VILLAGE OF ESTERO
VILLAGE COUNCIL MEETING
PACKET
FEBRUARY 5, 2025, 09:30 AM

www.Estero-fl.gov

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

AGENDA
VILLAGE COUNCIL MEETING
9401 Corkscrew Palms Circle, Estero, Florida

February 5, 2025, 09:30 am

1. CALL TO ORDER

INVOCATION

Father Reji Joseph Our Lady of Light Church

PLEDGE OF ALLEGIANCE

ROLL CALL

2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

4. CONSENT AGENDA

a. January 22, 2025 Village Council Meeting Minutes

Attachment: 01222025.pdf

b. Financial Report for Month ended November 2024

Attachment: SS Monthly Financial Report 11302024.pdf
Attachment: 1 November Budget Report All Funds.pdf
Attachment: 2 November Available Funds Report.pdf

5. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

6. ACTION ITEMS

a. Resolution No. 2025-01 Reappoint two (2) Planning, Zoning, and Design Board members for a one-year term.

A Resolution of the Village Council of the Village of Estero, Florida, Reappointing Members to the Village of Estero Planning Zoning And Design Board; Establishing Terms of the Members; and Providing an Effective Date.

Recommended Action
Motion to approve Resolution No. 2025-01 to reappoint two (2) Planning, Zoning, and Design Board members for a one-year term.

Financial Impact
No financial impact. The Planning, Zoning, and Design Board is a volunteer Board. The Board also functions as the Local Planning Agency which is required by State Statute.

Attachment: SS Resolution 2025-01 PZDB Member Appointments.pdf
Attachment: Res No. 2025 -01 Reappoint PZD Board Members.pdf

b. RFP 100625 Estero Sports Park CMAR

Recommended Action
Seeking approval of this Agenda Item with provides the top ranked firms for RFP 100625 Estero Sports Park CMAR.

Authorize the Village Manager or delegated staff to negotiate a final agreement with the top ranked firm which will come back to Council for approval.

Financial Impact
There is no financial impact from this action.

Attachment: Summary Sheet.pdf
Attachment: 1 Shortlist Evaluation Ranking.pdf
Attachment: 2 Suffolk.pdf
Attachment: 3 Burke Construction Group.pdf
Attachment: 4 Charles Perry Partners _CPPI_.pdf

7. SECOND READING AND PUBLIC HEARING

a. Second Reading of Zoning Ordinance No. 2024-14 Coconut Trace CPD Amendment -- Tract F

An Ordinance of the Village Council of the Village of Estero, Florida, Approving with Conditions an Amendment to the Commercial Planned Development and a Deviation for a Reduced Type D Landscape Buffer for the Property Located in the Coconut Trace Subdivision Located on US 41, West of Lyden Drive and East of the Marsh Landing Community; Providing for Severability; and Providing an Effective Date.

Recommended Action
Motion to adopt Ordinance No. 2024-14.

Financial Impact
Minor cost for newspaper advertisement for second reading.

Attachment: SS 2-5-25 Coconut Trace CPD Amendment Council Second Reading docx.pdf
Attachment: 1 DRAFT Ordinance 2024-14 Amendment Coconut Trace CPD.pdf
Attachment: 1 a Master Concept Plan Stamped Received 1-22-2025.pdf
Attachment: 1 b Coconut Trace PDA Pattern Book _1-29-2025_.pdf
Attachment: 1 c Arch Revisions Comparision _1-29-2025_.pdf
Attachment: 2 a 1st READING SUMMARY AND RESPONSES _1-20-2025_.pdf
Attachment: 2 b 1 Estero Fire Email.pdf
Attachment: 2 b 2 Firetruck Auto Turn Path Analysis.pdf
Attachment: 2 c SWMS Narrative _6-11-2024_.pdf
Attachment: 3. Excerpt from 1-8-25 Transcript Council First Reading.pdf
Attachment: 4 DCI2024-E006 Staff Report Council Second Reading 2-5-25.pdf
Attachment: A. Staff Report Attachment - Maps.pdf
Attachment: B1 Public Information Meeting Summary _7-16-2024_.pdf
Attachment: B2 Request Statement _6-11-2024_.pdf
Attachment: B3 Drone Photos of Western Vegetation _8-9-2024_.pdf
Attachment: C. Staff Report Attachment - PZDB eComments.pdf

8. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

9. VILLAGE ATTORNEY'S REPORT

10. VILLAGE MANAGER'S REPORT

Adjourn Regular Session and Convene Workshop Items

11. WORKSHOP

a. Property Acquisition Update

Attachment: SS Property Acquisition Update.pdf
Attachment: 1 Corkscrew Rd Pathway Plan Sheet.pdf
Attachment: 2 Sandy Ln Pathway Plan Sheets.pdf

12. ADJOURNMENT

General Attachments

- Transcript.pdf

VILLAGE OF ESTERO COUNCIL MEETING
WEDNESDAY, FEBRUARY 5, 2025, 9:30 A.M.

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

09:30:36 >>Mayor McLain: GOOD MORNING.
09:30:38 WELCOME TO THE VILLAGE OF ESTERO, A PLACE THAT WE CALL
09:30:42 PARADISE.
09:30:43 I'D LIKE TO NOW CALL THE FEBRUARY 5, 2025, 9:30 A.M. VILLAGE
09:30:48 COUNCIL MEETING TO ORDER.
09:30:50 [SOUNDING GAVEL]
09:30:50 I'D LIKE TO REMIND EVERYONE IF YOU HAVE A CELL PHONE OR
09:30:54 OTHER BUZZING DEVICE, PLEASE TURN IT OFF AT THIS POINT.
09:30:59 ALSO, ANYBODY WHO WILL BE SPEAKING, MAKE SURE YOU GET CLOSE
09:31:02 TO THE MICROPHONES THAT WE CAN RECORD ALL THE PROCEEDINGS
09:31:05 TODAY.
09:31:05 WE HAVE A PRETTY BUSY AGENDA.
09:31:07 WE'D LIKE TO START OFF THIS MORNING WITH AN INVOCATION.
09:31:12 THIS MORNING, WE ARE HONORED TO HAVE FATHER JOSEPH, THE NEW
09:31:20 ADMINISTRATOR AT THE LADY OF LIGHT CATHOLIC CHURCH.
09:31:22 FATHER JOSEPH.
09:31:34 >> LET US PLACE OURSELVES IN THE PRESENCE OF GOD.
09:31:47 TO GIVE THANKS, TO SHARE OUR BURDENS AND TO PRAY FOR OUR

09:31:52 VILLAGE, MAYOR AND THE COUNCILORS.
09:31:57 BY YOUR SPIRIT AND GUIDANCE STRENGTHEN OUR STREETS AND
09:32:09 HOMES.
09:32:10 AND SYSTEMS THAT REFUSE TO CHANGE.
09:32:19 HOLY ONE, SAVE US FROM WEAK RESIGNATION.
09:32:24 REMIND US OF OUR POWER TO SEEK THE WELFARE OF OUR PLACE.
09:32:31 WE ACKNOWLEDGE THE MANY BURDENS WE CARRY INTO THIS WORK.
09:32:36 WE GIVE THANKS FOR THE COMMUNITIES THAT SUPPORT US, FAMILY
09:32:42 MEMBERS, FRIENDS, NEIGHBORS, AND LOVED ONES WHO SACRIFICE SO
09:32:50 THAT WE MAY BE HERE THIS DAY.
09:32:53 BLESS THEM.
09:32:54 WE PRAY FOR ALL ELECTED OFFICIALS WITH THE HOLY CALLING OF
09:33:01 PUBLIC SERVICE.
09:33:03 KEEP THEM PURE IN HEART.
09:33:05 WE PRAY FOR ALL THE RESIDENTS OF OUR VILLAGE AND THE PEOPLE
09:33:12 WE SERVE.
09:33:13 FROM THE PROPHET ISAIAH, SEEK FROM THE BOOK OF THE LORD AND
09:33:21 READ, NOT ONE OF THESE WILL BE MISSING.

09:33:25 NONE WILL BE LACKING FOR HIS MOUTH HAS COMMANDED AND HIS
09:33:31 SPIRIT HAS GUIDED THEM.
09:33:35 LET US PRAY.
09:33:36 HOLY ONE, BLESS THE WORK THAT IS BEFORE THIS VILLAGE COUNCIL
09:33:44 TODAY.
09:33:45 MAY EVERY DECISION WE MAKE, EVERY PHONE CALL WE PICK UP,
09:33:49 EVERY E-MAIL WE RESPOND TO THIS DAY BE DONE WITH SPIRIT.

09:33:58 TELL US AGAIN, REORIENT OUR HEARTS, REMIND US OF THE TRUTH
09:34:03 OF JEREMIAH THAT IN THE WELFARE OF THE CITY WE WILL FIND OUR
09:34:09 OWN WELFARE IN ALL WE DO, IS IN ALL WE SAY, MAY WE SEEK THE
09:34:15 WELFARE OF THIS AREA.
09:34:19 WE KNOW YOU BY MANY NAMES AND FINALLY, FATHER, RENEW US WITH
09:34:25 THE STRENGTH OF YOUR PRESENCE AND THE JOY OF HELPING TO
09:34:29 BUILD A COMMUNITY WORTHY OF THE HUMAN PERSON.
09:34:35 WE ASK THIS AS YOUR SONS AND DAUGHTERS, CONFIDENT IN YOUR
09:34:41 GOODNESS AND LOVE, AMEN.
09:34:45 >>Mayor McLain: THANK YOU, FATHER.
09:34:46 HAVE A GREAT DAY.
09:34:47 PLEASE STAND AND JOIN ME IN THE PLEDGE OF ALLEGIANCE.
09:34:52 [PLEDGE OF ALLEGIANCE]
09:35:07 MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL?
09:35:12 >>Vice-Mayor Ribble: HERE.
09:35:14 >>Larry Fiesel: HERE.
09:35:15 >>Mayor McLain: HERE.
09:35:18 >>Lori Fayhee: HERE.
09:35:19 >>Rafael Lopez: HERE.
09:35:21 >>Jim Ward: HERE.
09:35:23 >>George Zalucki: HERE.
09:35:25 >>Mayor McLain: THANK YOU.
09:35:25 NEXT ON THE AGENDA IS THE APPROVAL OF THE AGENDA.
09:35:28 DOES ANYONE HAVE ANY ADDITIONS, DELETIONS, OR CHANGES TO THE
09:35:31 AGENDA?

09:35:33 I UNDERSTAND, STEVE, THAT WE ARE GOING TO REMOVE 6B,
09:35:40 POSSIBLY, FROM THE AGENDA.
09:35:41 >>Steven Sarkozy: YES, THE RECOMMENDATION IS THAT WE REMOVE
09:35:43 6B AT THIS POINT.
09:35:46 THIS WILL COME BACK TO YOU IN TWO WEEKS.
09:35:48 WHAT'S HAPPENED IS THAT WE GOT SOME VERY GOOD PROPOSALS FOR
09:35:52 THE CONSTRUCTION MANAGER AT RISK FOR THE SPORTS PARK.
09:35:56 INSTEAD OF MAKING A DECISION BASED ON LIMITED PRESENTATIONS
09:36:01 AND THE SUBMISSION OF THEIR DOCUMENTS, WE ASKED THAT THE
09:36:05 FINAL THREE OR THE TOP THREE COME IN FOR INTERVIEWS.
09:36:09 AND THAT WAS DONE AND WE HAVE TO CONFER YET TO SELECT WHICH
09:36:13 OF THE TOP THREE WE WOULD BRING FORWARD.
09:36:16 IT'S REALLY A GOOD-NEWS PIECE BECAUSE WE'VE GOT SOME GREAT
09:36:23 PROPOSALS HERE.

09:36:23 OF COURSE, WE WILL BE LIVING WITH THIS DECISION FOR THE NEXT
09:36:28 TWO YEARS WHILE WE'RE IN CONSTRUCTION, SO WE WANT TO MAKE
09:36:31 SURE WE MAKE A GOOD SELECTION.
09:36:33 >>Mayor McLain: ANY OTHER ADDITIONS, DELETIONS FROM COUNCIL?
09:36:35 IF NOT, I'D LIKE TO ENTERTAIN A MOTION TO APPROVE THE AGENDA
09:36:41 AFTER REMOVING ITEM 6B.
09:36:44 DO I HAVE A MOTION?
09:36:47 >>Larry Fiesel: I MAKE A MOTION TO APPROVE IT.
09:36:49 >>Mayor McLain: COUNCILMAN FIESEL MADE THE MOTION.
09:36:51 SECONDED BY THE VICE-MAYOR.
09:36:53 MADAM CLERK, PLEASE CALL THE ROLL.

09:36:55 >>Larry Fiesel: AYE.
09:36:57 >>Lori Fayhee: AYE.
09:36:58 >>Rafael Lopez: AYE.
09:37:00 >>Jim Ward: AYE.
09:37:02 >>George Zalucki: AYE.
09:37:03 >>Vice-Mayor Ribble: AYE.
09:37:05 >>Mayor McLain: AYE.
09:37:09 >>Carol Sacco: MAYOR, MAY I ASK THAT I GET THE PACKET BACK
09:37:12 FROM YOU GUYS AFTER THE MEETING, ALL THE PAPERS, FOR THE ONE
09:37:17 WE JUST PULLED.
09:37:18 >>Steven Sarkozy: ITEM 6B IS A LOT OF PAGES FOR THE
09:37:21 PROPOSALS.
09:37:22 RATHER THAN PRINT THEM A SECOND TIME, IF YOU WANT TO LEAVE
09:37:25 THEM FOR US.
09:37:26 >>Mayor McLain: DON'T WANT RUN OUT OF INK.
09:37:28 >>Steven Sarkozy: THEY ARE ALL COLOR.
09:37:32 >>Mayor McLain: WE WILL NOW TAKE COMMENTS FROM THE PUBLIC ON
09:37:34 ITEMS THAT ARE NOT ON THE AGENDA.
09:37:40 JUST AS A REMINDER, A CARD MUST BE COMPLETED BEFORE THE
09:37:43 MEETING, AND YOU WILL ONLY HAVE THREE MINUTES TO SPEAK.
09:37:46 WHEN YOU DO SPEAK, AS I MENTIONED EARLIER, PLEASE BE CLOSE
09:37:49 TO THE MICROPHONE.
09:37:50 MADAM CLERK, DO WE HAVE ANYONE TO SPEAK?
09:37:53 >>Carol Sacco: YES, MAYOR, WE HAVE HONORABLE REPRESENTATIVE
09:37:56 ADAM BOTANA ON ZOOM.

09:38:00 >>Mayor McLain: IS HE ON ZOOM NOW?
09:38:03 >>Carol Sacco: YES, HE IS.
09:38:05 >>Mayor McLain: IF SO, WELCOME, REPRESENTATIVE ADAM BOTANA.
09:38:10 YOU HAVE THE PODIUM FOR THREE MINUTES.
09:38:12 >> THANK YOU.
09:38:15 ONE SECOND, GUYS.
09:38:16 LET ME SEE IF I CAN FIGURE THIS OUT.
09:38:18 ONE MINUTE.
09:38:20 THANKS, GUYS.
09:38:26 THANKS FOR ALLOWING ME TO COME IN.

09:38:28 SORRY I WASN'T ON MUTE WHEN YOU GUYS WERE DOING THE PLEDGE.
09:38:32 THANKS FOR HAVING ME.
09:38:34 I DISCUSSED WITH THE MAYOR ALREADY A CONCERN I HAD AND ALSO
09:38:37 ALONG WITH YOUR CITY MANAGER, STEVE SARKOZY.
09:38:41 JUST TO BRING IT TO YOUR ATTENTION, A COUPLE OF WEEKS AGO, I
09:38:44 WAS LOOKING THROUGH THE NEWS AND I SEEN AN ARTICLE ABOUT
09:38:48 ELECTION CANCELED IN ESTERO.
09:38:51 IT WAS INTRIGUING TO ME WHAT WOULD CAUSE THIS.
09:38:54 I READ THE ARTICLE THAT NOBODY ELSE QUALIFIED.
09:38:59 ONLY THREE PEOPLE THAT WERE RUNNING FOR THE OPEN SEATS.
09:39:03 I JUST HAVE SOME CONCERNS ABOUT THIS WITH EVERYTHING GOING
09:39:08 ON HERE.
09:39:08 SO I REACHED OUT TO STEVE.
09:39:10 HE EXPLAINED TO ME YOUR FOUNDING FATHERS WHEN YOU GUYS FIRST
09:39:14 STARTED, YOU WANTED TO HAVE AN OFF DATE FOR PRIMARIES AND

09:39:21 QUALIFYING.
09:39:21 IT JUST DOESN'T SEEM QUITE WELL, AND WE WERE TALKING SOME
09:39:26 OTHER FACTS UP HERE IN TALLAHASSEE ABOUT THIS.
09:39:29 I'VE REACHED OUT TO STEVE AND WE WENT BACK AND FORTH A
09:39:32 COUPLE OF TIMES.
09:39:33 I TALKED TO YOUR MAYOR, ALL VERY GOOD.
09:39:35 I WOULD LIKE TO BRING IT TO YOUR ATTENTION.
09:39:37 IF YOU DID HAVE SOMEBODY ELSE QUALIFY, IT IS A FEE TO THE
09:39:41 CITY OF ANYWHERE FROM 60 TO 75 THOUSAND DOLLARS.
09:39:44 I DON'T BELIEVE IT'S QUITE FISCALLY RESPONSIBLE.
09:39:48 I WOULD LIKE TO SEE OF ALL OUR CITIES TO ACTUALLY GET ALONG
09:39:53 THE SAME LINES AS THE NORMAL BALLOT, NORMAL QUALIFYING DATE.
09:39:59 I THINK IT'S SOMEWHAT -- KIND OF KEEPS A SMALL GROUP IN
09:40:03 CHARGE.
09:40:04 UNFORTUNATELY, I KNOW THAT STEVE SAID YOU GUYS ADVERTISE IT
09:40:08 ON YOUR WEBSITE.
09:40:09 YOU DO A PRESS RELEASE, BUT IT DIDN'T FEEL QUITE RIGHT AND
09:40:13 IT FEELS, MYSELF, MY OPINION, FEELS UN-AMERICAN NOT TO HAVE
09:40:17 AN ELECTION FOR ANY SITTING POSITION THAT'S ELECTED.
09:40:20 THAT'S ALL I HAD.
09:40:22 I WOULD LIKE TO SEE YOU GUYS, IF YOU COULD HAVE SOME
09:40:25 DISCUSSION, MAYBE CONSIDER BRINGING IN LINE WITH THE REST OF
09:40:29 THE COUNTY WHEN THEY HAVE THEIR ELECTIONS.
09:40:31 SAME CONVERSATION WITH SANIBEL ALSO, BUT THAT'S ALL I HAD TO
09:40:34 SAY.

09:40:34 I JUST WANTED TO JUMP ON THIS MORNING.
09:40:36 AND NOW I HAVE TO RUN BACK TO COMMITTEE.
09:40:39 LOOKING FORWARD TO SEEING YOU ALL UP HERE WHEN YOU COME UP.
09:40:42 >>Mayor McLain: WE APPRECIATE YOU COMING ON.
09:40:43 I KNOW YOU HAVE A BUSY SCHEDULE UP THERE.
09:40:47 WE WILL TAKE UNDER CONSIDERATION YOUR THOUGHTS.

09:40:50 WE'VE GOT SOME TIME TO MAKE SOME CHANGES, IF NEED BE.
09:40:53 DO SOME GOOD THINGS UP THERE.
09:40:56 WE APPRECIATE YOUR TIME AND EFFORT.
09:41:00 >> WE'RE WORKING ON BERT, SO DON'T WORRY.
09:41:04 THAT IS THE MAIN THING.
09:41:05 I KNOW THAT IS A NEED FOR YOU GUYS AND ALL GOOD FOR
09:41:07 SOUTHWEST FLORIDA.
09:41:08 THANK YOU, GUYS.
09:41:09 HAVE A GOOD DAY.
09:41:10 THANK YOU, MAYOR.
09:41:10 HAVE A GOOD DAY.
09:41:11 >>Mayor McLain: ANY OTHER COMMENTS?
09:41:12 >>Carol Sacco: NO OTHER ONES, MAYOR, NO.
09:41:16 >>Mayor McLain: WE'LL GO ON TO OUR NEXT AGENDA ITEM.
09:41:21 NEXT IS THE CONSENT AGENDA.
09:41:23 ITEM 4A, JANUARY 22 VILLAGE COUNCIL MINUTES AND THE NOVEMBER
09:41:32 24 FINANCIAL REPORTS.
09:41:33 COUNCIL MEMBERS HAVE ANY COMMENTS OR QUESTIONS?
09:41:36 I DON'T SEE ANY.

09:41:39 I WILL ENTERTAIN A MOTION TO APPROVE THE CONSENT AGENDA.
09:41:44 COUNCILPERSON FAYHEE HAS MADE THE MOTION AND SECONDED BY
09:41:47 COUNCILMAN LOPEZ.
09:41:49 MADAM CLERK, PLEASE CALL THE ROLL.
09:41:53 >>George Zalucki: AYE.
09:41:53 >>Jim Ward: AYE.
09:41:55 >>Rafael Lopez: AYE.
09:41:57 >>Lori Fayhee: AYE.
09:41:59 >>Larry Fiesel: AYE.
09:42:00 >>Vice-Mayor Ribble: AYE.
09:42:01 >>Mayor McLain: AYE.
09:42:05 NEXT ON THE AGENDA IS 6A, RESOLUTION 2025-01 REAPPOINT TWO
09:42:11 PLANNING, ZONING, AND DESIGN BOARD MEMBERS FOR A ONE-YEAR
09:42:14 TERM.
09:42:14 MADAM CLERK, WOULD YOU PLEASE READ THE RESOLUTION?
09:42:21 >>Carol Sacco: RESOLUTION 2025-01, A RESOLUTION OF THE
09:42:24 VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA,
09:42:26 REAPPOINTING MEMBERS TO THE VILLAGE OF ESTERO PLANNING
09:42:28 ZONING AND DESIGN BOARD; ESTABLISHING TERMS OF THE MEMBERS;
09:42:31 AND PROVIDING AN EFFECTIVE DATE.
09:42:34 >>Mayor McLain: THANK YOU.
09:42:35 STEVE, WOULD YOU PLEASE INTRODUCE THIS ITEM?
09:42:37 >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
09:42:40 THIS ITEM WAS PREVIOUSLY DISCUSSED AT YOUR WORKSHOP TWO
09:42:44 WEEKS AGO.

09:42:47 THE SUGGESTION WAS MADE AND DISCUSSED BY COUNCIL THAT THERE
09:42:51 BE A ONE-YEAR RENEWAL OF THE TWO PLANNING AND ZONING BOARDS

09:42:57 WHOSE TERMS HAVE EXPIRED.
09:42:59 THEY INCLUDE JIM TATOOLES AND AL PAIVANDY.
09:43:07 THIS WOULD ALLOW US THEN NEXT YEAR TO ADVERTISE EXTENSIVELY
09:43:15 FOR REPLACEMENTS ON THE PLANNING AND ZONING BOARD, NOT ONLY
09:43:18 FOR THESE TWO POSITIONS BUT ALSO THREE OTHER POSITIONS AND
09:43:22 THE POSSIBILITY OF A CHANGE IN LEADERSHIP THERE AS WELL.
09:43:26 SO THIS COMES TO YOU AFTER PRIOR DISCUSSION AND WITH A
09:43:32 RECOMMENDATION FOR APPROVAL.
09:43:36 >>Mayor McLain: WE'LL NOW TAKE PUBLIC COMMENTS ON THIS.
09:43:38 >>Carol Sacco: WE HAVE NO PUBLIC COMMENT AND NO E-COMMENTS.
09:43:43 >>Mayor McLain: THANK YOU.
09:43:44 ANY COMMENTS FROM COUNCIL?
09:43:45 I WILL NOW ENTERTAIN A MOTION REGARDING.
09:43:52 VICE-MAYOR HAS MADE THE MOTION.
09:43:54 SECONDED BY COUNCILMAN FIESEL.
09:43:57 MADAM CLERK, PLEASE CALL THE ROLL.
09:44:01 >>Larry Fiesel: AYE.
09:44:05 >>Lori Fayhee: AYE.
09:44:06 >>Rafael Lopez: AYE.
09:44:08 >>Jim Ward: AYE.
09:44:08 >>George Zalucki: AYE.
09:44:10 >>Vice-Mayor Ribble: AYE.
09:44:11 >>Mayor McLain: AYE.

09:44:12 WE REMOVED ITEM 6B, SO WE'LL MOVE ON TO 7A.
09:44:22 WE WILL NOW OPEN THIS AS A PUBLIC HEARING.
09:44:26 ON THE AGENDA IS THE SECOND READING OF 7A, ORDINANCE NUMBER
09:44:31 24-14, COCONUT TRACE CPD, AMENDMENT TRACT F.
09:44:38 MADAM CLERK, HAS THIS ORDINANCE BEEN PROPERLY ADVERTISED?
09:44:43 >>Carol Sacco: YES, MAYOR.
09:44:44 >>Mayor McLain: MADAM CLERK, WOULD YOU PLEASE READ THE TITLE
09:44:46 OF THE ORDINANCE?
09:44:50 >>Carol Sacco: ORDINANCE 2024-14, AN ORDINANCE OF THE
09:44:54 VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING
09:44:56 WITH CONDITIONS AN AMENDMENT TO THE COMMERCIAL PLANNED
09:44:58 DEVELOPMENT AND A DEVIATION FOR A REDUCED TYPE D LANDSCAPE
09:45:01 BUFFER FOR THE PROPERTY LOCATED IN THE COCONUT TRACE
09:45:03 SUBDIVISION LOCATED ON U.S. 41, WEST OF LYDEN DRIVE AND EAST
09:45:09 OF THE MARSH LANDING COMMUNITY; PROVIDING FOR SEVERABILITY;
09:45:12 AND PROVIDING AN EFFECTIVE DATE.
09:45:15 >>Mayor McLain: THANK YOU.
09:45:17 I HAVE ASKED NANCY STROUD, OUR LAND USE ATTORNEY, TO EXPLAIN
09:45:21 THE QUASI-JUDICIAL PROCEDURES.
09:45:24 NANCY?
09:45:25 >>Nancy Stroud: GOOD MORNING, EVERYONE.
09:45:26 LADIES AND GENTLEMEN, THIS MORNING'S AGENDA HAS A ZONING
09:45:30 ITEM FOR THE COUNCIL'S DECISION.
09:45:33 ON THIS ITEM, THE COUNCIL SITS IN A QUASI-JUDICIAL CAPACITY.

09:45:37 SO THE DECISION OF WHETHER OR NOT TO APPROVE THE

09:45:39 APPLICATION, LIKE ALL QUASI-JUDICIAL ITEMS, MUST BE BASED ON
09:45:44 THE CRITERIA IN THE LAND DEVELOPMENT CODE AND ON SUBSTANTIAL
09:45:48 COMPETENT EVIDENCE THAT'S PRESENTED AT THE HEARING.
09:45:51 SO IF ANYONE HERE INTENDS TO PROVIDE TESTIMONY ON THE
09:45:55 APPLICATION, THAT IS THE SUBJECT OF TODAY'S QUASI-JUDICIAL
09:45:59 HEARING, THEY MUST BE SWORN IN BY MADAM CLERK IN A MOMENT
09:46:03 AND YOU SHOULD FILL OUT A PUBLIC SPEAKER'S CARD AND GIVE IT
09:46:06 TO THE CLERK BEFORE SPEAKING.
09:46:09 ANY PERSON WHO PROVIDES TESTIMONY ON THE APPLICATION MAY BE
09:46:12 SUBJECT TO CROSS-EXAMINATION, WHICH HAS OCCURRED ON
09:46:16 OCCASION.
09:46:16 THE GENERAL PUBLIC WILL NOT BE PERMITTED TO CROSS-EXAMINE
09:46:20 WITNESSES, BUT THE PUBLIC MAY REQUEST THE COUNCIL TO DIRECT
09:46:24 QUESTIONS ON THEIR BEHALF TO EITHER STAFF OR THE APPLICANT.
09:46:27 AND THE APPLICANT OR THE VILLAGE STAFF MAY CROSS-EXAMINE
09:46:31 WITNESSES.
09:46:32 AND, OF COURSE, COUNCIL MAY ASK QUESTIONS OF THE WITNESSES
09:46:35 AT ANY TIME.
09:46:37 THE CLERK WILL SWEAR IN ANY PERSONS WHO INTEND TO PROVIDE
09:46:40 TESTIMONY ON THE APPLICATION TODAY AND IN A MOMENT.
09:46:44 THEN WE'LL HEAR AN INTRODUCTION FROM THE VILLAGE COMMUNITY
09:46:47 DEVELOPMENT DIRECTOR, MARY GIBBS, AND THEN THE APPLICANT
09:46:50 WILL ADDRESS THE COUNCIL.
09:46:51 MARY WILL THEN BE CALLED UPON FOR ANY FURTHER TESTIMONY.
09:46:57 AFTER THIS, THE MAYOR WILL ALLOW ANYONE FROM THE PUBLIC WHO

09:47:00 HAS BEEN SWORN IN TO PROVIDE TESTIMONY.
09:47:04 THE PUBLIC MUST LIMIT THEIR COMMENTS TO THREE MINUTES PER
09:47:07 PERSON.
09:47:10 IN ADDITION, IF ANY COUNCIL MEMBERS HAVE HAD EX PARTE
09:47:13 COMMUNICATIONS REGARDING TODAY'S APPLICATION, THAT MEMBER
09:47:16 WILL NEED TO DISCLOSE THE SUBJECT MATTER OF THAT
09:47:19 COMMUNICATION AND THE PERSON TO WHOM THE COUNCILMEMBER
09:47:23 SPOKE.
09:47:23 IF ANY COUNCILMEMBER HAS A CONFLICT OF INTEREST, THE MEMBER
09:47:26 MUST DISCLOSE THE CONFLICT AND RECUSE HIMSELF OR HERSELF
09:47:31 FROM PARTICIPATION IN DISCUSSION OR IN VOTING.
09:47:33 SO AT THIS TIME, I WOULD ASK THAT ANYONE WHO INTENDS TO
09:47:38 TESTIFY AT THE HEARING STAND AND RAISE YOUR RIGHT HAND SO
09:47:42 THE CLERK MAY ADMINISTER THE OATH.
09:47:46 >>Carol Sacco: DO YOU SWEAR TO TELL THE TRUTH, THE WHOLE
09:47:48 TRUTH AND NOTHING BUT THE TRUTH SO HELP YOU GOD?
09:47:52 >>Nancy Stroud: AT THIS TIME, I WOULD ALSO ASK THAT ANY
09:47:56 MEMBERS WHO HAVE HAD EX PARTE COMMUNICATIONS, PLEASE
09:47:59 DISCLOSE THOSE COMMUNICATIONS.
09:48:02 >>Vice-Mayor Ribble: NO.

09:48:03 >> I'VE HAD NONE.
09:48:04 >>Lori Fayhee: I'VE HAD NONE.
09:48:05 >>Mayor McLain: NONE.
09:48:06 >>Rafael Lopez: NONE.
09:48:06 >>Jim Ward: HAD NONE.

09:48:08 >>George Zalucki: NO EX PARTE.
09:48:10 >>Nancy Stroud: THANK YOU.
09:48:11 ANY CONFLICTS OF INTEREST MUST BE DISCLOSED HERE AS WELL.
09:48:14 >>Vice-Mayor Ribble: NONE.
09:48:15 >>Larry Fiesel: NONE.
09:48:16 >>Lori Fayhee:
09:48:20 >>Mayor McLain: NONE.
09:48:21 >>Rafael Lopez: NONE.
09:48:23 >>Mayor McLain: MADAM CLERK, ANY LETTERS OR WRITTEN
09:48:25 COMMUNICATIONS THAT HAVE BEEN RECEIVED RELATIVE TO THIS
09:48:27 MATTER?
09:48:30 >>Carol Sacco: I'LL DEFER TO MARY.
09:48:36 >>Mary Gibbs: I DON'T HAVE A MICROPHONE OVER THERE.
09:48:37 WE DID NOT GET ANY FOR TODAY'S HEARING.
09:48:39 WE DID GET SOME IN THE PAST FOR PLANNING AND ZONING.
09:48:44 >>Mayor McLain: OKAY.
09:48:45 THANK YOU.
09:48:45 YOU MIGHT AS WELL STAY UP THERE, IF YOU'D LIKE BECAUSE NEXT
09:48:48 ON THE AGENDA IS TO CALL THE COMMUNITY DEVELOPMENT DIRECTOR
09:48:51 TO THE PODIUM TO INTRODUCE THIS TO THE COUNCIL.
09:48:56 >>Mary Gibbs: GOOD MORNING, EVERYBODY.
09:48:58 THIS IS THE ZONING AMENDMENT FOR A TWO-ACRE LOT IN THE
09:49:04 COCONUT TRACE SUBDIVISION, WHICH IS A COMMERCIAL SUBDIVISION
09:49:08 ON U.S. 41 OFF OF LYDEN DRIVE.
09:49:12 IT'S ACTUALLY RIGHT ACROSS THE STREET FROM COCONUT POINTE

09:49:15 MALL AND RIGHT IN FRONT OF MARSH LANDING.
09:49:18 THE APPLICANT IS ASKING TO DO A FOUR-STORY, 122-ROOM HOTEL
09:49:25 ON ONE OF THE TRACTS THAT'S STILL VACANT.
09:49:30 THE MAJORITY OF THE PROJECT IS ALREADY DEVELOPED FOR
09:49:32 COMMERCIAL USES.
09:49:33 THE ZONING, WHICH WAS APPROVED BY THE COUNTY MANY YEARS AGO,
09:49:37 DOES ALLOW HOTELS, BUT ONLY ON THE FRONT TRACTS, WHICH WERE
09:49:41 FRONTING U.S. 41.
09:49:43 BECAUSE THE APPLICANT WANTED TO DO THIS HOTEL ON THE BACK
09:49:45 TRACT NEXT TO MARSH LANDING, THAT WAS NOT ALLOWED AND THEY
09:49:48 HAVE TO DO THE ZONING AMENDMENT.
09:49:50 THAT IS WHY IT IS HERE FOR YOU TODAY.
09:49:53 JUST TO KIND OF REFRESH THE COUNCIL, THE STATUS OF THIS,
09:49:57 BECAUSE IT'S BEEN TO PLANNING AND ZONING, IT'S BEEN HERE,
09:50:00 LET ME GIVE YOU A QUICK REFRESHER.
09:50:03 IT ACTUALLY WAS ORIGINALLY SCHEDULED AT PLANNING AND ZONING

09:50:06 OCTOBER 29.
09:50:07 THEN AT THAT TIME, BECAUSE OF THE PUBLIC INPUT WE GOT FROM
09:50:10 MARSH LANDING, PLANNING AND ZONING DECIDED TO CONTINUE THAT
09:50:14 AT STAFF'S REQUEST, SO THAT THE APPLICANT COULD HOLD A
09:50:18 MEETING WITH MARSH LANDING.
09:50:19 THEY HAD BEEN MEETING WITH MARSH LANDING HOA, BUT I THINK
09:50:22 THERE WAS A LITTLE BIT OF CONFUSION AT THAT TIME BECAUSE THE
09:50:25 CONDO, PEOPLE THAT LIVE IN THE CONDOS THAT ARE MOST DIRECTLY
09:50:29 AFFECTED SAID THEY DIDN'T KNOW ABOUT THE MEETINGS.

09:50:31 SO WE WANTED TO OPEN UP THE MEETING AND MAKE SURE THAT
09:50:34 EVERYBODY THAT WAS INTERESTED TO COME TO THE MEETING.
09:50:36 SO THE MEETING WAS HELD ON NOVEMBER 8 AT MARSH LANDING.
09:50:41 I WENT TO THAT MEETING TO BE IN ATTENDANCE TO SEE WHAT
09:50:44 HAPPENED.
09:50:44 IT WAS A VERY GOOD MEETING.
09:50:47 A LOT OF THE PEOPLE'S COMMENTS CAME OUT.
09:50:50 THE APPLICANT ADDRESSED MANY, MANY OF THE QUESTIONS, WHICH
09:50:54 IS WHY PROBABLY IF YOU LOOK AROUND TODAY, YOU'LL SEE, I
09:50:57 DON'T THINK THERE'S ANYBODY HERE FROM MARSH LANDING TO
09:50:59 SPEAK.
09:50:59 THERE MAY BE ONE OR TWO.
09:51:01 IT WAS A GOOD ATTENDED MEETING AND WE MADE GOOD PROGRESS.
09:51:05 THEN IT WENT BACK TO PLANNING AND ZONING BOARD NOVEMBER 12
09:51:09 AND PLANNING AND ZONING BOARD RECOMMENDED APPROVAL AT THAT
09:51:12 TIME WITH SOME CONDITIONS.
09:51:14 THEY ACTUALLY HAD SOME ADDITIONAL CONDITION TO ADDRESS THE
09:51:17 ARCHITECTURE OF THE FRONT ENTRYWAY.
09:51:19 THEY WANTED TO SEE SOME ENHANCEMENTS ON THE ENTRYWAY.
09:51:22 SO THEN WE SCHEDULED FOR COUNCIL FIRST READING IN DECEMBER.
09:51:26 IT WAS TABLED TO THAT TIME BECAUSE YOU HAD SOME ADDITIONAL
09:51:29 QUESTIONS ON THE PATTERN BOOK AND WANTED TO KNOW ABOUT THE
09:51:31 LANDSCAPING AS WELL.
09:51:32 AND THERE WERE SEVERAL QUESTIONS.
09:51:34 SO THE APPLICANT SUBMITTED A REVISED PATTERN BOOK.

09:51:37 WE CAME BACK TO COUNCIL FOR FIRST READING JANUARY 8, AND
09:51:41 THEN YOU SAID AT THAT TIME WE WOULD LIKE ANSWERS TO OUR
09:51:45 QUESTIONS ON LANDSCAPING, A FEW MORE PATTERN BOOK REVISIONS
09:51:50 YOU WOULD LIKE TO SEE, AND YOU WANTED SOME ADDITIONAL
09:51:53 INFORMATION.
09:51:55 THERE WAS A LIST OF THINGS YOU BROUGHT UP AT THAT TIME.
09:51:57 SO WHAT HAS HAPPENED NOW IS THE APPLICANT -- AND IN YOUR
09:52:02 PACKET, WE HAVE RESPONSES TO THAT.
09:52:05 THE APPLICANT PROVIDED A NEW REVISED PATTERN BOOK.
09:52:09 THEY HAVE BLENDED THE ARCHITECTURE.
09:52:11 I THINK ONE OF YOUR SUGGESTIONS WAS THE ROOF WAS PRETTY
09:52:14 FLAT.

09:52:14 IT LOOKED A LITTLE BIT CONTEMPORARY.
09:52:16 WAS THERE A WAY TO MAKE IT BLENDED TO MAKE IT A LITTLE MORE
09:52:20 MEDITERRANEAN TO FIT IN WITH WHAT WAS IN THE SURROUNDING
09:52:22 AREA.
09:52:23 SO THE APPLICANT HAS BLENDED IN.
09:52:26 YOU'LL SEE IN HERE HOW THEY BLENDED IN ARCHITECTURE WITH THE
09:52:28 TILE ROOF, MORE MEDITERRANEAN DESIGN.
09:52:32 AND IN THE PATTERN -- SO YOU'VE GOT A NEW PATTERN BOOK.
09:52:35 THEY ALSO MADE SOME COLOR CHANGES AND THEY'LL TALK ABOUT
09:52:38 THIS IN MORE DETAIL.
09:52:40 THERE IS THE PATTERN BOOK IN HAD YOUR PACKAGE.
09:52:45 THE APPLICANT ALSO SUBMITTED BEFORE-AND-AFTER PICTURES SO
09:52:47 YOU COULD SEE WHAT IT LOOKED LIKE WITH THE FLAT ROOF AND

09:52:50 WHAT IT WOULD LOOK LIKE NOW.
09:52:52 THEY ALSO SUBMITTED A WRITTEN RESPONSE BECAUSE AT FIRST
09:52:55 READING YOU SAID WE WANT TO KNOW ABOUT PLANTINGS AROUND THE
09:52:57 POOL.
09:52:58 WE WANT TO KNOW IF YOU CAN DO EXTRA TREES.
09:53:00 WE WANT TO KNOW ABOUT THE FIRE DEPARTMENT AND WHETHER THEY
09:53:04 CAN TAKE THEIR TRUCKS ALL THE WAY AROUND THE BUILDING.
09:53:07 SO WE ASKED THE APPLICANT TO PUT THAT IN WRITING IN A
09:53:09 RESPONSE.
09:53:10 IT'S IN YOUR PACKET.
09:53:11 I THINK THEY ARE GOING TO GO THROUGH AND EXPLAIN THAT TO YOU
09:53:14 TODAY.
09:53:15 ASK THEM, WALK THE COUNCIL THROUGH THE REVISIONS TO THE
09:53:18 PATTERN BOOK AND SOME OF THOSE QUESTIONS FROM THE FIRST
09:53:20 READING.
09:53:20 SO THAT'S WHAT THEY ARE GOING TO DO TODAY.
09:53:24 ALSO, WE HAVE THE DEVELOPER HERE WHO DIDN'T SPEAK BECAUSE
09:53:29 YOU CAN'T SPEAK AT FIRST READING, BUT WE GOT THE DEVELOPER
09:53:32 HERE TODAY WHO WANTS TO ALSO TELL YOU A LITTLE BIT ABOUT
09:53:35 WHAT THEY DO AND THEIR PROJECTS.
09:53:36 IF YOU DON'T HAVE ANY QUESTIONS FOR ME, I'LL TURN IT OVER TO
09:53:41 THE APPLICANT.
09:53:42 >>Mayor McLain: ANY QUESTIONS?
09:53:43 APPLICANT.
09:53:45 >>Mary Gibbs: I THINK JEREMIE CHASTAIN WILL KICK IT OFF,

09:53:51 RIGHT?
09:53:52 OKAY.
09:53:56 >>Mayor McLain: WELCOME BACK.
09:53:56 >>Jeremie Chastain: GOOD MORNING.
09:53:58 FOR THE RECORD, MY NAME IS JEREMIE CHASTAIN.
09:54:00 I AM A CERTIFIED PLANNER FROM BOWMAN.
09:54:03 WITH ME TODAY I HAVE ON BEHALF OF THE APPLICANT DIEGO
09:54:08 FERRAEZ FROM COMERLAT HOSPITALITY.

09:54:11 THEN WE HAVE CHARLIE KREBS, A PROFESSIONAL ENGINEER FROM
09:54:15 BOWMAN.
09:54:15 MICHAEL SHEELEY, AIA, FROM MK ARCHITECTURE, AND BILL PRYSI,
09:54:18 PLA, FROM BOWMAN, A REGISTERED LANDSCAPE ARCHITECT.
09:54:23 I WILL NOW TURN IT OVER TO DIEGO FERRAEZ TO TALK ABOUT
09:54:30 COMERLAT AND THEIR DEVELOPMENT.
09:54:32 >> GOOD MORNING.
09:54:32 WELL, FIRST OF ALL, THANK YOU VERY MUCH FOR ALL OF THE
09:54:37 FEEDBACK PREVIOUS MEETINGS.
09:54:38 IT'S BEEN VERY HELPFUL AND GOOD GUIDANCE.
09:54:42 SO FAR FOR THIS PROJECT, IT IS A PARTNERSHIP BETWEEN
09:54:49 INTERMOUNTAIN HOTELS AND MY COMPANY, COMERLAT HOSPITALITY.
09:54:52 WE BOTH FOCUS IN HOTEL DEVELOPMENT.
09:54:54 MY COMPANY HAS MORE THAN 40 YEARS OF EXPERIENCE IN REAL
09:54:57 ESTATE.
09:54:57 DIFFERENT ASSET TYPES, OFFICES, RESIDENTIAL DEVELOPMENT.
09:55:03 WE ARE NOW FOCUSING ON HOTEL DEVELOPMENT.

09:55:06 WE HAVE PROJECTS IN HOUSTON.
09:55:09 HOLIDAY INN EXPRESS.
09:55:11 WE HAVE PROJECTS IN FLORIDA IN FT. LAUDERDALE AIRPORT, IN
09:55:14 FORT MYERS, COLONIAL.
09:55:16 OUR PARTNER INTERMOUNTAIN HOTELS HAS MORE THAN 40 YEARS OF
09:55:21 EXPERIENCE IN HOTEL DEVELOPMENT AND MANAGEMENT.
09:55:23 MORE THAN A HUNDRED HOTELS IN THE PORTFOLIO.
09:55:26 HALF OF THEM ARE OWNED BY THEM.
09:55:29 HALF ARE THIRD-PARTY MANAGED.
09:55:30 AND THEY FOCUS ON MORE THAN 50% OF THE PORTFOLIOS EXTENDED
09:55:37 STAY HOTELS.
09:55:38 IN THE INDUSTRY, THEY ARE VERY WELL RECOGNIZED BY ALL OF THE
09:55:41 MAJOR BRANDS FOR HOTEL DEVELOPMENT AND MANAGEMENT.
09:55:44 I'LL LET JEREMIE CONTINUE WITH THE PRESENTATION.
09:55:51 VERY EXCITED TO BE HERE AND VERY EXCITED ABOUT THE PROJECT
09:55:54 AND HAPPY TO ANSWER ANY QUESTIONS.
09:55:56 THANK YOU.
09:56:02 >>Jeremie Chastain: MARY DID A VERY THOROUGH PRESENTATION.
09:56:06 I WILL TRY NOT TO REPEAT SOME OF WHAT SHE'S ALREADY STATED.
09:56:09 AGAIN, THE PROPERTY IS ON A COMMERCIAL PLANNED DEVELOPMENT.
09:56:13 THE CPD CURRENTLY PERMITS 130-ROOM HOTEL WITH AN ACCESSORY
09:56:19 RESTAURANT WITHIN TRACTS A THROUGH D.
09:56:21 THE SUBJECT PROPERTY, TRACT F IS THE LAST UNDEVELOPED PARCEL
09:56:26 WITHIN THE CPD.
09:56:27 SO WE ARE PROPOSING TO AMEND THE CPD TO ALLOW FOR THE 122

09:56:33 ROOM HOTEL IN TRACT F WITHOUT AN ACCESSORY RESTAURANT.
09:56:37 AS MARY SAID, WE HAD AN ADDITIONAL INFORMATIONAL MEETING
09:56:43 WITH MARSH LANDING AT THEIR CLUBHOUSE ON NOVEMBER 8.
09:56:46 APPROXIMATELY 15 MEMBERS OF THE PUBLIC ATTENDED AND WE HAD

09:56:50 ONE MEMBER OF THE PUBLIC PARTICIPATE VIA ZOOM.
09:56:54 THERE WERE SEVERAL CONCERNS RAISED REGARDING THE BUILDING
09:56:57 HEIGHT, THE VIEW FROM THE HOTEL ROOMS INTO MARSH LANDING,
09:57:00 STORMWATER MANAGEMENT, REPAIRS TO THE WALL WITHIN THE
09:57:04 LANDSCAPE BUFFER ON THE SUBJECT PROPERTY.
09:57:07 NOISE AND LIGHT TRESPASS AND THEN THE EXISTING VEGETATION
09:57:11 WITHIN THE MARSH LANDING PRESERVE ON THEIR PROPERTY.
09:57:15 SO IN RESPONSE TO THAT, WHERE THERE'S PARKING LOCATED
09:57:20 ADJACENT TO MARSH LANDING, WE PROPOSE TO DO A CONTINUOUS
09:57:24 HEDGEROW TO HELP SHIELD.
09:57:26 ALSO EXISTING 8-FOOT WALL IN THE BUFFER.
09:57:29 AND THEN WE PROPOSE ENHANCED PERIMETER BUFFERING, WHICH I
09:57:34 KNOW THERE WAS SOME CONFUSION ABOUT THIS DURING THE FIRST
09:57:37 READING.
09:57:37 SO THE PRESERVE IS ACTUALLY LOCATED ON MARSH LANDING
09:57:41 PROPERTY.
09:57:42 THERE IS A SMALL PORTION OF OUR PROPERTY THAT EXTENDS
09:57:45 OUTSIDE OF THE WALL, SO ADJACENT TO THEIR PRESERVE.
09:57:48 SO IN THAT AREA, AND ON THE OTHER SIDE OF THE WALL WE'RE
09:57:53 PROPOSING ADDITIONAL PLANTINGS TO TRY AND FILL IN WHERE
09:57:56 THERE ARE GAPS IN THE VEGETATION ON THE MARSH LANDING

09:57:59 PROPERTY DUE TO TREES DYING OR HURRICANE DAMAGE.
09:58:02 AND THEN THOSE TREES -- I'LL DO MY BEST WITH THIS -- THEY
09:58:06 ARE ENHANCED WITH STAGGERED SABAL PALMS AT CLEAR TRUNK
09:58:11 HEIGHTS BETWEEN 10 FEET AND 30 FEET.
09:58:14 SO WHAT THAT WILL DO IS CREATE ADDITIONAL SCREENING TO THE
09:58:18 EXTERIOR WINDOWS AT DIFFERENT LEVELS AND COMPLETELY SCREEN
09:58:22 MOST OF THE BUILDING.
09:58:25 NONE OF THE WINDOWS WILL BE ABLE TO SEE THROUGH THE
09:58:26 VEGETATION AT THAT HEIGHT.
09:58:28 FOR THE PARKING LOT LIGHTING, WE AGREE TO LIMIT THE LIGHT
09:58:31 POLES TO A MAXIMUM HEIGHT OF 20 FEET.
09:58:33 AND THEN FOR THE WINDOWS AND VISIBILITY, WE AGREED THAT THE
09:58:40 THIRD AND FOURTH FLOOR WINDOWS ON THE WESTERN FACADE
09:58:43 ADJACENT TO MARSH LANDING SHALL UTILIZE TIN OR OTHER SIMILAR
09:58:49 TECHNIQUES AND MATERIALS TO REDUCE THE ABILITY TO SEE OUT
09:58:52 AND INTO THE WINDOWS AND FILTER THE LIGHT.
09:58:54 WITH THE WALL REPAIRS, THAT'S TECHNICALLY THE RESPONSIBILITY
09:59:01 OF THE COCONUT TRACE COMMERCIAL HOA.
09:59:05 AND SO THE APPLICANT HAS BEEN WORKING WITH THEM TO TRY AND
09:59:09 REPAIR THE FENCE.
09:59:10 WE WILL CONTINUE TO DO SO AND PUSH EVEN HARDER DURING THE
09:59:14 DEVELOPMENT ORDER PROCESS.
09:59:15 THIS IS A COPY OF THE MASTER CONCEPT PLAN.
09:59:22 I WILL BRING UP CHARLIE KREBS, THE PROFESSIONAL ENGINEER, TO
09:59:26 TALK ABOUT THE STORMWATER MANAGEMENT.

09:59:32 >>Charlie Krebs: GOOD MORNING.
09:59:32 MY NAME IS CHARLIE KREBS.
09:59:34 I'M A PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA.
09:59:36 I'M THE DIRECTOR OF ENGINEERING FOR BOWMAN.
09:59:38 SO AS JEREMIE WAS SAYING, I'M HERE TO TALK ABOUT THE WATER
09:59:43 MANAGEMENT SYSTEM.
09:59:44 WHAT WE'RE PROPOSING WITH THE PROPERTY RIGHT NOW IS WE'LL
09:59:47 YOU'LL SEE UNDERGROUND VAULTS THAT WILL BE LOCATED IN THE
09:59:49 PARKING AREA TO PROVIDE THE ADDITIONAL WATER QUALITY AND
09:59:52 TREATMENT VOLUME THAT THE CURRENT SOUTH FLORIDA WATER
09:59:55 MANAGEMENT DISTRICT REQUIRES.
09:59:56 ONCE THAT WATER IS COLLECTED AND TREATED BY THE VAULTS, IT
10:00:00 WILL DISCHARGE INTO THE ADJACENT WATER MANAGEMENT TRACT
10:00:03 WHICH IS ALSO THE INDIGENOUS PRESERVE PER THE ORIGINAL
10:00:06 ZONING.
10:00:07 THAT IS CONNECTED TO THE CONTROL STRUCTURE AND IT'S NOT
10:00:11 SHOWN ON HERE, BUT THE EXISTING CONTROL STRUCTURE IS LOCATED
10:00:14 IN THE NORTHEAST CORNER BEHIND AUTUMN LEAFS.
10:00:19 THERE IS A SWALE THAT RUNS BEHIND THIS PROPERTY AND THE
10:00:22 ADJACENT.
10:00:23 WHAT WE ARE PROPOSING AS PART OF THIS DEVELOPMENT IS WE'RE
10:00:26 GOING TO REPLACE THE EXISTING SWALE WITH A 60-INCH
10:00:31 EQUIVALENT ELLIPTICAL PIPE SO THAT AREA CAN BE MAINTAINED
10:00:35 BETTER, SO IT WILL PROVIDE MORE OF A SOD.
10:00:39 IT WON'T REDUCE THE CAPACITY OF THE SWALE BUT WILL ALLOW

10:00:41 THAT AREA TO BE MAINTAINED BEHIND THE HOTEL.
10:00:43 THAT WATER GETS CONVEYED TO THE NORTH WHERE THERE ARE INLETS
10:00:46 THAT THEN CONVEY THAT TO THE EXISTING CONTROL STRUCTURE WITH
10:00:50 AUTUMN LEAFS.
10:00:51 I KNOW THERE WAS SOME CONCERN WITH MARSH LANDING GOING
10:00:59 THROUGH THE PLANNING BOARD WHERE THERE WERE SOME CONCERNS
10:01:01 ABOUT THE WATER MANAGEMENT SYSTEM.
10:01:02 THE SYSTEM IS WORKING THE WAY IT WAS INTENDED.
10:01:05 AS YOU ALL KNOW IN THE SUMMERTIME, WHEN WE GET HEAVY RAINS,
10:01:08 YOU'RE GOING TO SEE STANDING WATER AROUND THE INLETS UNTIL
10:01:11 SUCH TIME AS THE WATER MANAGEMENT SYSTEM CAN CATCH UP AND
10:01:14 DISCHARGE IT, ALL THROUGH THE DUE DILIGENCE OF THIS, WE DID
10:01:18 MAKE SITE VISITS, DID LOOK AT HOW THE CONTROLLED STRUCTURE
10:01:21 WAS OPERATING.
10:01:22 IT WAS FREELY DISCHARGING INTO 41 SO WE KNOW THERE WEREN'T
10:01:26 ANY BACKUPS WITH 41.
10:01:28 WE DID LOOK AT WHAT MARSH LANDING'S CONCERNS WERE
10:01:31 SURROUNDING THE PROPERTY AND GAVE SUGGESTIONS WHAT POSSIBLY
10:01:34 COULD DO.
10:01:34 ONE WAS REACH OUT TO THE SOUTH FLORIDA WATER MANAGEMENT
10:01:37 DISTRICT TO SEE IF THE DISTRICT COULD HELP THEM WITH SOME OF
10:01:40 THEIR CONCERNS.

10:01:41 THIS WHOLE TIME WE WERE HAVING FREE AND OPEN CONVERSATIONS
10:01:43 WITH THEM TO HELP THEM AND ALLEVIATE ANY CONCERNS THAT THE
10:01:47 DEVELOPMENT HERE WOULD NOT IMPACT WATER MANAGEMENT SYSTEMS

10:01:50 ON THEIR SIDE.
10:01:51 WE WOULDN'T HAVE ANY DISCHARGES GOING OVER THE BERMS.
10:01:53 EVERYTHING WAS GOING TO OPERATE THE WAY THE PERMIT WAS
10:01:56 INTENDED.
10:01:56 WITH THAT, IF THERE ARE ANY QUESTIONS, I'LL TURN IT BACK
10:02:02 OVER TO JEREMIE.
10:02:04 >>Mayor McLain: I HAVE A QUESTIONS ABOUT THE WALLS IN THE
10:02:08 PARKING LOT.
10:02:08 DOES THE WATER GO IN THERE AND YOU SAY IT HELPS CLEAN THE
10:02:12 WATER UP.
10:02:13 IS THERE A FILTER -- NOT A FILTER, BUT BY STANDING THERE IT
10:02:17 KIND OF DROPS SOME OF THE DEBRIS AND THAT STUFF AT THE
10:02:21 BOTTOM AND THEN YOU CLEAN THAT VAULT UP EVERY ONCE IN A
10:02:23 WHILE?
10:02:24 >>Charlie Krebs: CORRECT.
10:02:25 THE VAULTS WILL HAVE PORTHOLES THAT WILL BE USED TO CLEAN
10:02:28 THEM.
10:02:28 THE RECOMMENDATION FROM THE MANUFACTURER IS WHEN THEY GET
10:02:31 ABOUT THREE INCHES OF SEDIMENT IN THE BOTTOM OF THOSE, THAT
10:02:34 THEY DO A THOROUGH CLEANING.
10:02:35 THE VAULTS WILL BE DESIGNED AS A RETENTION SYSTEM SO THAT
10:02:38 ONCE THE WATER GETS IN THERE, IT'S GOING TO RETAIN IT TO A
10:02:42 CERTAIN VOLUME BEFORE IT ALLOWS IT TO FLOW AND THEN ANY
10:02:45 WATER THAT IS BELOW THAT VOLUME STAYS IN THOSE VAULTS, AS
10:02:49 YOU WERE SAYING, THE DEBRIS, OILS, AND THEN THAT GETS

10:02:52 PERCOLATED INTO THE GROUND.
10:02:53 SO IT KIND OF ADDS SOME ADDITIONAL FILTRATION, CAPTURES SOME
10:02:57 OF THE FLOATING AND HEAVY SEDIMENTS IN THE BOTTOM OF THOSE.
10:03:00 AS I SAID, AS THE MANUFACTURER REQUESTS, THEY GET INSPECTED
10:03:05 LIKE THE FIRST YEAR AND BASED ON THAT SEDIMENT, YOU CAN SET
10:03:08 UP A LATER INSPECTION.
10:03:11 MAYBE THEY ONLY NEED TO BE INSPECTED EVERY THREE YEARS IF
10:03:15 NOT COLLECTING A LOT OF SEDIMENT.
10:03:17 ONCE THEY GET UP TO THREE INCHES, THEY RECOMMEND CLEANING IT
10:03:19 OUT.
10:03:19 >>Mayor McLain: YOU SUCK THEM OUT.
10:03:21 >> VACUUM TRUCK, GO THROUGH THE PORTHOLES AND SUCK OUT ANY
10:03:24 OF THE MATERIAL IN THE BOTTOM OF THE TRUCKS.
10:03:26 >>Mayor McLain: THANK YOU FOR THAT.
10:03:27 >>Charlie Krebs: YOU'RE WELCOME.
10:03:28 ANY OTHER QUESTIONS?
10:03:39 >>Jeremie Chastain: WE HAVE SOME EXHIBITS THAT SHOW THE
10:03:41 PROXIMITY TO THE COCONUT POINTE MALL AND COMMERCIAL IN THE

10:03:44 AREA.
10:03:46 THERE IS A LOT OF PEDESTRIAN FRIENDLY AMENITIES.
10:03:48 IT'S VERY EASY TO WALK FROM THE PROPOSED HOTEL LOCATION TO
10:03:53 SURROUNDING COMMERCIAL.
10:03:56 INTERIOR TO THE SITE AND ON A LITTLE BIT SMALLER OF A STYLE
10:04:00 ALONG LYDEN DRIVE AND BULB WAY, WE'RE TRYING TO SHOW OUR
10:04:04 PROPOSED PEDESTRIAN FACILITIES ON THE SITE AND WHERE THEY

10:04:07 WILL CONNECT TO THE EXTERNAL FACILITIES AND THOSE CONNECT TO
10:04:10 41 AND OVERALL TO ESTERO.
10:04:12 HERE WE REALLY WANTED TO ILLUSTRATE THE SETBACKS TO MARSH
10:04:22 LANDING, TO THE CLOSEST BUILDINGS.
10:04:24 AS YOU CAN SEE, THE CLOSEST IS ABOUT 170 FEET FROM THE
10:04:27 LOCATION OF THE PROPOSED BUILDING.
10:04:33 WITH THAT, WE WILL GET INTO THE REVISED ARCHITECTURE.
10:04:36 I'D LIKE TO ASK MIKE SHEELEY TO COME UP NOW.
10:04:40 THANK YOU.
10:04:48 >>Michael Sheeley: GOOD MORNING, MR. MAYOR, COUNCIL.
10:04:50 I'M MICHAEL SHEELEY, PRESIDENT OF MK ARCHITECTURE, FORT
10:04:53 MYERS AND NAPLES.
10:04:55 I AM THE PROJECT ARCHITECT FOR THE BUILDING.
10:04:58 HERE IS THE REVISED RENDERING OF THE BUILDING.
10:05:02 I WILL GO THROUGH THESE SLIDES.
10:05:04 THESE ARE ALTERNATE VIEWS OF THE REVISED DESIGN.
10:05:11 I WILL EXPLAIN SOME DIFFERENCES FROM THE PREVIOUS DESIGN AS
10:05:15 WE GO.
10:05:16 THESE ARE THE ELEVATION VIEWS OF THE REVISED DESIGN AND
10:05:25 THESE ARE THE MATERIALS WE'VE USED.
10:05:28 I THINK WE HAVE SLIDES.
10:05:29 THAT'S THE DUMPSTER ENCLOSURE.
10:05:31 DO WE HAVE SLIDES OF THE BEFORE AND AFTER?
10:05:35 THEY ARE IN YOUR PACKET.
10:05:37 LET ME GO BACK THEN.

10:05:39 THE ORIGINAL DESIGN THAT YOU SAW AT YOUR PREVIOUS MEETING
10:05:45 DID NOT HAVE A LOT OF THE FEATURES THAT WE'VE ADDED TO THE
10:05:49 BUILDING.
10:05:49 LET ME BACK UP AND TELL YOU WHAT WE STARTED WITH WAS A
10:05:55 TYPICAL PROTOTYPE BUILDING FROM HYATT STUDIOS, WHICH IS
10:05:59 PRETTY MUCH A BOX.
10:06:01 LIKE YOU SEE MOST FOUR-STORY BUILDINGS ALONG THE INTERSTATE,
10:06:04 THEY ARE NOT VERY WELL DECORATED OR DON'T HAVE A LOT OF
10:06:08 RELIEF IN THE BUILDING.
10:06:09 WE INITIALLY DESIGNED THIS BY ADDING SOME HORIZONTAL PLAINS,
10:06:14 SOME VERTICAL ELEMENTS AND SOME COLORS THAT WERE CONSISTENT
10:06:17 WITH PRAIRIE STYLE ARCHITECTURE, WHICH IS ALLOWED IN THE
10:06:20 LAND DEVELOPMENT CODE.
10:06:21 A LITTLE BIT TOUGH TO HANDLE IN A FOUR-STORY BUILDING,

10:06:27 HONESTLY, BUT I DID REFER TO A COUPLE OF HOTELS THAT FRANK
10:06:31 LLOYD WRIGHT HAD DESIGNED AROUND THE COUNTRY AND USED SOME
10:06:34 OF THOSE ELEMENTS IN THE DESIGN.
10:06:36 BUT WHEN IT CAME THROUGH TO YOU LAST TIME, THERE WAS A
10:06:39 DISCUSSION THAT SOME MEMBERS OF THE COUNCIL THOUGHT THE
10:06:42 BUILDING WAS A LITTLE BIT TOO COLD OR MAYBE NOT APPROACHABLE
10:06:46 OR NOT FRIENDLY ENOUGH TO THE SURROUNDING AREA NOR WERE SOME
10:06:51 OF THE COMMENTS THEY THOUGHT THE BUILDING DIDN'T FIT IN THAT
10:06:55 WELL WITH THE VILLAGE.
10:06:57 SO WE WENT BACK AND WE CHANGED THE COLOR PALETTE AND WE
10:07:01 SOFTENED THE COLORS.

10:07:03 WE ADDED SLOPED ROOFS ON THE ROOF AND WITH TILE AS YOU CAN
10:07:08 SEE THERE.
10:07:09 WE HAVE THE STONE.
10:07:10 WE HAVE DIFFERENT WOOD ELEMENTS ON THE BUILDING, ON THE
10:07:13 FACE, TO GET SOME OF THOSE WARMER MATERIALS.
10:07:19 I'LL POINT OUT THAT ON THE REAR OF THE BUILDING, AND YOU CAN
10:07:23 SEE IT IN THESE ELEVATIONS, WE DID NOT RAISE THAT CENTER
10:07:26 ROOFLINE.
10:07:27 WE KEPT IT FLAT, AGAIN, BECAUSE OF THE BUILDING HEIGHT AND
10:07:35 ADJACENCY TO MARSH LANDING TO BE A GOOD NEIGHBOR.
10:07:39 IF YOU LOOK THROUGH YOUR PACKET AND YOU SEE THE BEFORE AND
10:07:43 AFTERS, YOU'LL SEE THERE IS QUITE A MARKED DIFFERENCE IN THE
10:07:45 DESIGN.
10:07:47 WE ALSO ADDED THE BRACKETS AT THE ROOFLINE, WHICH ALSO
10:07:47 PROVIDE A VISUAL ENHANCEMENT, SHADE AND SHADOW, AND KIND OF
10:07:52 AN ADDITIONAL ARCHITECTURAL FEATURE TO THE DESIGN.
10:07:54 I THINK OVERALL IT IS A GOOD IMPROVEMENT FROM WHERE WE WERE
10:07:57 BEFORE, AND I HOPE YOU AGREE WITH THAT.
10:07:59 THE COLORS ARE REPRESENTED HERE.
10:08:03 THE WOOD ELEMENTS THAT WE HAVE IN THE STONE AND THE KIND OF
10:08:06 SOFTER BASE BODY COLORS WITH THE TRIM COLORS.
10:08:10 AGAIN, THE DUMPSTER ENCLOSURE.
10:08:13 LET ME ADD AT THE END AS AN ARCHITECT WORKING IN THIS
10:08:19 COMMUNITY, THIS AREA FOR THE LAST 40 YEARS, MOST OF MY WORK
10:08:24 HAS BEEN FOR REAL ESTATE DEVELOPERS.

10:08:27 I HAVE RARELY SEEN A DEVELOPER AS COOPERATIVE AND FRIENDLY
10:08:31 TO THE COMMUNITY AS COMERLAT HAS BEEN AND WILLINGNESS TO
10:08:37 PARTICIPATE WITH THE NEIGHBORS, MAKE CHANGES ACCORDINGLY,
10:08:41 AND WORK WITH THE VILLAGE.
10:08:43 I THINK THAT IS AN IMPORTANT ELEMENT TO THIS DESIGN.
10:08:47 I WOULD BE HAPPY TO ANSWER ANY QUESTIONS YOU MAY HAVE ON THE
10:08:51 CHANGES TO THE ARCHITECTURE.
10:08:56 >>Larry Fiesel: MICHAEL, I HAVE A FEW QUESTIONS RELATING TO
10:08:58 THE ROOF, PARTICULARLY, BECAUSE OUR BOOK, THE LAST MEETING
10:09:02 WE INDICATED WE WOULD LIKE TO SEE A LITTLE MORE

10:09:05 MEDITERRANEAN LOOK INTO THE PROJECT AND WHAT IT WAS
10:09:08 ORIGINALLY.
10:09:09 IT SAYS THE PATTERN BOOK HAS BEEN REVISED TO INCORPORATE
10:09:13 MEDITERRANEAN ELEMENTS INCLUDING A TILE ROOF AND TOWERS.
10:09:16 YOU ALLUDED TO THE RENDERINGS, AND THEY ARE CLEARLY SHOWING
10:09:23 TILE ROOF IN THE RENDERINGS.
10:09:26 BUT THE ELEVATION VIEWS ARE CLEARLY SHOWING STANDING METAL
10:09:30 SEAM ROOF WHICH YOU HAVE INCORPORATED AS ONE OF THE ELEMENTS
10:09:33 ON THE BACK PAGE WHEN YOU HAVE THE COLORS.
10:09:36 TILE OR STANDING METAL SEAM?
10:09:39 >>Michael Sheeley: IT WILL BE TILE.
10:09:41 THAT WAS A DECISION WE MADE AFTER THESE WERE DONE, WHEN THE
10:09:45 RENDERINGS WERE PRESENTED SO THAT WE HAVE TILE.
10:09:47 AND WE KNOW THAT THAT IS THE PREFERRED ROOF MATERIAL.
10:09:54 >>Larry Fiesel: YES, I APPRECIATE THAT.

10:09:56 BECAUSE THE TILE TENDS TO BE MORE MEDITERRANEAN THAN
10:09:59 STANDING METAL SEAM.
10:10:00 THANK YOU FOR THE CLARIFICATION.
10:10:01 >>Mayor McLain: ANY OTHER QUESTIONS, COUNCIL?
10:10:02 I SEE THE WOOD THAT YOU HAVE.
10:10:05 CAN YOU TELL US WHERE THE WOOD IS?
10:10:07 IS IT HORIZONTAL IN THE ENTRYWAY?
10:10:09 IS THAT WHERE IT IS?
10:10:11 >>Michael Sheeley: YEAH, WE HAVE HORIZONTAL AT THE ENTRYWAY,
10:10:13 AND WE ALSO HAVE THE ELEMENTS THAT ARE VERTICALLY IN THE
10:10:16 CENTER OF THE BUILDING WITH A WOOD LOOK.
10:10:20 YOU SEE THE GRID, BROWN --
10:10:22 >>Mayor McLain: DARKER COLOR, THAT'S ALL WOOD?
10:10:25 >>Michael Sheeley: THAT IS A WOOD APPEARANCE.
10:10:27 IT'S NOT REAL WOOD BECAUSE WE REALLY CAN'T USE WOOD ON THE
10:10:30 EXTERIOR HERE.
10:10:31 IT WILL BE EITHER CERAMIC MATERIAL OR SOME TYPE OF MATERIAL
10:10:34 THAT LOOKS LIKE WOOD.
10:10:39 >>Mary Gibbs: DOES COUNCIL WANT TO SEE THE COLORS?
10:10:41 JEREMIE HAS THE COLOR THAT SHOWS YOU WHAT THE WOOD LOOKS
10:10:44 LIKE.
10:10:45 MAYBE HE CAN PASS THAT AROUND.
10:10:52 >>Mayor McLain: I APPRECIATE THE DEVELOPER, AS YOU
10:10:56 INDICATED, WORKING WITH THE NEIGHBORS.
10:10:59 IT'S SOMETHING THAT WE REALLY THINK IS IMPORTANT AS

10:11:03 JOHNNY-COME-LATELY.
10:11:05 YOU HAVE TO BLEND INTO THOSE NEIGHBORHOODS AND NOT IMPACT
10:11:08 THE QUALITY OF LIFE.
10:11:10 I THINK YOU HAVE DONE A NICE JOB ON THAT.
10:11:12 I DON'T THINK WE HAVE ANYBODY SPEAKING.
10:11:14 IT APPEARS AS THOUGH YOU'VE DONE A GOOD EFFORT OF TRYING TO

10:11:17 APPEAL TO THEM AND IT'S SHOWN IN HERE.
10:11:20 I ALSO APPRECIATE -- WE MADE NUMEROUS COMMENTS ON THE
10:11:23 CONSTRUCTION, THE APPEARANCE OF IT.
10:11:29 IT DID COME TO US INITIALLY AS A BOX AND I THINK IT'S NOW
10:11:34 BEEN ENHANCED WITH THE ROOFLINE AND THE TILE AND I THINK THE
10:11:38 COLOR SELECTION.
10:11:40 I APPLAUD YOU FOR LISTENING TO US AND COMING BACK WITH SOME
10:11:46 CHANGES IN THERE THAT I THINK ARE GOOD.
10:11:48 JIM.
10:11:55 >>Jim Ward: ONE QUESTION.
10:11:57 THE PORTICO WHERE YOU ENTER INTO THE BUILDING, DOES THAT
10:12:01 PROVIDE FOR THE ABILITY TO PROTECT CUSTOMERS COMING IN FROM
10:12:06 WEATHER?
10:12:06 >>Michael Sheeley: YES.
10:12:08 THAT'S THE REASON IT IS DESIGNED THAT WAY.
10:12:10 WE WANTED TO AT THE -- THE DESIGN BOARD ASKED THE APPLICANT
10:12:17 TO ENHANCE THE ENTRY ELEMENTS SO THAT IT WAS MORE VISIBLE,
10:12:22 BETTER UNDERSTANDING ABOUT HOW TO ENTER THE BUILDING.
10:12:25 BUT AT THE SAME TIME, WE HAD TO PROTECT FROM THE WEATHER.

10:12:27 THAT'S WHY YOU SEE THE ROOF DESIGNED THE WAY THEY ARE TO
10:12:30 GIVE HEIGHT AND WIDTH AND STILL PROTECT FOR THE PEDESTRIAN.
10:12:35 >>Jim Ward: I CAN SEE IT ON THE DRAWING.
10:12:36 IT'S DIFFICULT TO GET THE SCALE OF IT IN TERMS OF HOW FAR IT
10:12:40 COMES TO AN ENTRYWAY WHERE YOU WOULD PARK A CAR AND ENTER
10:12:43 INTO.
10:12:45 >>Michael Sheeley: DOESN'T EXTEND OVER THE ASPHALT.
10:12:47 IT IS NOT A PORTE-COCHERE, BUT IT DOES GO PRETTY FAR OUT SO
10:12:51 YOU CAN DROP SOMEBODY OFF OUT OF THE WEATHER.
10:12:54 THANK YOU.
10:12:55 >>Mayor McLain: ANY OTHER QUESTIONS, COUNCIL?
10:12:57 OKAY.
10:13:16 >>Jeremie Chastain: WE PROVIDED A CODE COMPLIANT LANDSCAPE
10:13:20 PLAN TO SHOW HOW WELL PLANTED THE AREA WOULD BE.
10:13:22 WE HAVE THE 15-FOOT TYPE D LANDSCAPE BUFFER ALONG LYDEN
10:13:26 DRIVE.
10:13:26 A TYPE A LANDSCAPE BUFFER TO THE NORTH AND TO THE SOUTH.
10:13:30 AND THEN TO THE EAST ADJACENT TO MARSH LANDING, THERE IS THE
10:13:34 EXISTING LANDSCAPE BUFFER AND THAT WAS PLANTED CONSISTENT
10:13:36 WITH THE ZONING APPROVAL FROM LEE COUNTY.
10:13:40 AND THEN WE'RE ALSO PROPOSING THOSE ENHANCED SABAL PALMS
10:13:42 THAT I SPOKE ABOUT EARLIER.
10:13:44 YOU CAN KIND OF SEE WHERE THE APPROXIMATE LOCATIONS ARE.
10:13:48 TO DETERMINE THAT, WE WENT OUT AND WE HAD OUR SURVEYOR FLY
10:13:52 DRONES BETWEEN 40 AND 50ISH FEET TO TRY TO SEE WHERE FROM

10:13:58 THE HOTEL AT THE HIGHEST YOU COULD CLEARLY SEE MARSH
10:14:00 LANDING.

10:14:01 WE WERE ABLE TO IDENTIFY THOSE AREAS AND SHOW THEM ON THE
10:14:04 MASTER PLAN.
10:14:05 THIS IS JUST THE SPECIFICS OF THE PLANTINGS OF THE LANDSCAPE
10:14:10 BUFFER, AND THEN WE DISCUSSED THE ENHANCED LANDSCAPING.
10:14:14 AGAIN, ADJACENT TO MARSH LANDING, WE'RE GOING TO ENHANCE
10:14:18 THAT LANDSCAPE BUFFER WITH SABAL PALMS, STAGGER AT THE CLEAR
10:14:23 TRUNK HEIGHT BETWEEN 10 FEET AND 30 FEET.
10:14:25 THAT SCREENING WILL CREATE BUFFERS AGAINST VIEWS OF 8 FEET
10:14:28 AND 35 FEET IN HEIGHT DUE TO THE SPREAD OF THE VEGETATION ON
10:14:31 THE TREES.
10:14:32 AND THESE ENHANCED PLANTINGS, SO THAT THE SABAL PALMS ARE
10:14:35 LOCATED ENTIRELY ON THE SUBJECT SITE.
10:14:38 SO THE APPLICANT'S PROPERTY.
10:14:40 IN ADDITION TO THOSE ENHANCED PLANTINGS, THE DEVELOPER HAS
10:14:44 AGREED TO COORDINATE WITH MARSH LANDING.
10:14:48 DETERMINED AREAS MAYBE WITHIN THE MARSH LANDING DEVELOPMENT
10:14:51 WHERE ADDITIONAL PLANTINGS COULD BE MADE TO ADD MORE
10:14:53 SCREENING FOR THEM.
10:14:55 AND THEN IF AN AGREEMENT IS MET WITH THE MARSH LANDING HOA,
10:15:00 APPLICANT WILL PROVIDE CASH IN LIEU TO MARSH LANDING SO THEY
10:15:05 CAN MAKE THE PLANTINGS AND TAKE CARE OF THE PLANTS AND MAKE
10:15:08 SURE THEY SURVIVE HURRICANES.
10:15:10 THAT WAS A SUGGESTION ORIGINALLY, I THINK, AT THE PZDB

10:15:15 MEETING.
10:15:16 PUT THE TREES ON THE MARSH LANDING PROPERTY, BUT THE
10:15:18 LIABILITY AND MAINTENANCE ISSUES WITH THAT, AND WE DON'T OWN
10:15:23 THE PROPERTY.
10:15:24 IT WAS TOO MUCH OF AN ISSUE.
10:15:26 AGAIN, ALONG THE WESTERN PARKING, WE PROVIDE -- WE PROPOSE
10:15:29 TO PROVIDE AN ADDITIONAL HEDGEROW, MAINTAIN TO FORM A VISUAL
10:15:35 SCREEN WITHIN ONE YEAR AFTER TIME OF PLANTING TO HELP FILTER
10:15:38 THE HEADLIGHTS IN ADDITION TO THE WALL ALREADY IN THE
10:15:41 EXISTING BUFFER.
10:15:42 WE HAVE A LINE OF SIGHT THAT KIND OF SHOWS THE VIEW FROM
10:15:47 MARSH LANDING FROM THE CLOSEST BUILDING.
10:15:49 WE GOT THE APPROXIMATE HEIGHTS OF THE TREES ON THE MARSH
10:15:52 LANDING PROPERTY WHEN WE TOOK THE DRONE PHOTOGRAPHY.
10:15:56 AS YOU CAN SEE, WE ADDED IN ON OUR PROPERTY THE SABAL PALMS
10:15:59 AND THEN WE DID TWO LINES OF SIGHT.
10:16:02 ONE FROM THE APPROXIMATE AREA OF THE WINDOWS ON THE FOURTH
10:16:05 FLOOR, WHICH IS THE LOWER LINE OF SIGHT LINE, AND THEN THE
10:16:08 OTHER LINE OF SIGHT IS TO THE TOP OF THE ROOF.
10:16:12 AS YOU CAN SEE, THE PALMS WILL SCREEN THE MAJORITY OF THE
10:16:15 WINDOWS.
10:16:19 THEN WE PROVIDED -- THIS IS THE BUFFER ALONGSIDE LYDEN
10:16:28 DRIVE.
10:16:29 THIS WAS THE ONLY DEVIATION WE REQUESTED FOR A REDUCTION IN

10:16:32 WIDTH TO 15 FEET, BUT NO CHANGES TO THE REQUIRED PLANTINGS

10:16:35 IN A TYPE D BUFFER.
10:16:37 AND WE DID THIS SO WE COULD ACCOMMODATE THE PUBLIC UTILITY
10:16:40 EASEMENT AND THE SIDEWALK THAT WILL BE ALONG LYDEN DRIVE.
10:16:42 PLANTINGS WILL BE LOCATED OUTSIDE OF THE UTILITY EASEMENT
10:16:47 AND THE REDUCED WIDTH WON'T AFFECT THE HEALTH OF THE TREES
10:16:50 OR THE SHRUBS.
10:16:51 AND THIS BUFFER WILL MATCH THE OTHER BUFFERS ALONG LYDEN
10:16:54 DRIVE WITHIN THE PLANNED DEVELOPMENT.
10:16:57 TO DISCUSS THE ISSUES WITH MARSH LANDING ON LIGHTING, WE'RE
10:17:04 PROPOSING AS LITTLE LIGHTING AS POSSIBLE ON THE WESTERN
10:17:06 FACADE.
10:17:07 WE WOULD LIKE IT TO BE ZERO, BUT, UNFORTUNATELY, THERE ARE
10:17:10 BUILDING CODE REQUIREMENTS AND FIRE CODE REQUIREMENTS.
10:17:14 SO WE ARE PROVIDING A SINGLE LIGHT OVER A DOOR ON THE REAR
10:17:19 OF THE BUILDING.
10:17:19 THAT DOOR IS NOT A PUBLIC ACCESS DOOR.
10:17:22 IT IS EMERGENCY AND PROBABLY MAINTENANCE ONLY.
10:17:24 THE SINGLE LIGHT WILL BE SHIELDED SO THE LIGHT SHINES
10:17:27 DIRECTLY DOWN AND WE'LL PUT IT AT THE LOWEST AMOUNT OF
10:17:30 LUMENS THAT WE CAN THAT OUR BUILDING CODE WILL ALLOW.
10:17:34 AND THEN FOR LIGHTING ALONG THE PATHWAY THERE, WHICH, AGAIN,
10:17:38 IS REQUIRED BY BUILDING CODE AND POSSIBLY FIRE CODE.
10:17:42 WE'RE PROPOSING -- I CALL THEM POSTS, BUT THEY ARE NOT
10:17:45 POSTS.
10:17:46 THEY ARE GROUND MOUNTED.

10:17:47 USUALLY ABOUT WAIST HIGH CYLINDERS AND THEN LIGHTS ON THE
10:17:51 TOP.
10:17:52 THEY DON'T EMIT MUCH LIGHT.
10:17:53 IT'S REALLY TO LIGHT THE PATH.
10:17:58 AND THEN WITH THAT, WE'LL CONCLUDE OUR PRESENTATION AND WE
10:18:00 CAN ANSWER ANY ADDITIONAL QUESTIONS YOU GUYS HAVE.
10:18:05 >>George Zalucki: GREAT PRESENTATION.
10:18:07 I CAN APPRECIATE ALL THE IMPROVEMENTS YOU'VE MADE SINCE YOU
10:18:10 STARTED THIS.
10:18:10 THANK YOU FOR WORKING WITH THE PLANNING AND ZONING AND THE
10:18:14 COUNCIL.
10:18:14 ONE QUICK QUESTION.
10:18:16 ON THE LAST SLIDE AND I'VE BEEN THINKING ABOUT IT, YOU
10:18:19 MENTION THE REAR EXIT DOOR.
10:18:20 IS THAT JUST A FIRE DOOR, EMERGENCY EXIT ONLY?
10:18:27 >> I BELIEVE SO.
10:18:28 I'M NOT SURE IF THERE'S MAINTENANCE.
10:18:32 SOMETHING GOING IN AND OUT.
10:18:34 BUT THE PLAN IS TO USE IT LEAST POSSIBLE.
10:18:38 SO IT'S NOT PLANNED TO HAVE ANY ACCESS WITH KEYS FOR GUESTS.

10:18:43 IT'S BASICALLY MORE OPERATIONAL.
10:18:44 WE BELIEVE FIRE CODE WOULD REQUIRE IT FOR EMERGENCY PURPOSES
10:18:48 FOR EXIT PATH BETWEEN THE BUILDING.
10:18:53 >>George Zalucki: THE REASON I ASK, OBVIOUSLY FOR FIRE
10:18:56 PURPOSE AND EMERGENCY PURPOSES, I THINK THAT'S WHAT ITS

10:18:59 INTENTION IS.
10:19:00 IF IT'S NOT AN ALARM DOOR, IN OTHER WORDS, IF SOMEBODY
10:19:03 BREACHES IT AND IT'S NOT AN ALARM, GUESTS MAY BE INCLINED TO
10:19:06 GO OUT THERE AND SMOKE CIGARETTES OR CONGREGATE.
10:19:08 I JUST WANT TO MAKE SURE WE'RE CLEAR ON THIS SO MARSH
10:19:11 LANDING FEELS GOOD THAT THERE'S NOT -- IT'S NOT GOING TO BE
10:19:15 ENCOURAGED TO HAVE PEOPLE CONGREGATING IN THE BACK OF THE
10:19:18 BUILDING.
10:19:18 >> YES.
10:19:19 WE CAN LOOK INTO THAT.
10:19:20 INTERMOUNTAIN IS OUR PARTNER, DOES THE MANAGEMENT.
10:19:26 WE'LL BE LOOKING AT OTHER OPTIONS JUST TO NOT ENCOURAGE
10:19:31 GUESTS TO NOT USE THE EXIT FOR SURE.
10:19:33 ALSO, THERE IS A WALL IN THE BACK.
10:19:37 EIGHT-FOOT WALL THAT YOU WOULDN'T EVEN SEE, I THINK THE BACK
10:19:42 DOOR IN REALITY FROM MARSH LANDING.
10:19:45 >>George Zalucki: YEAH, IT IS A LONG-TERM HOTEL STAY.
10:19:47 SO FOLKS WILL FIGURE OUT, IF THEY ARE SMOKERS, WHERE TO GO
10:19:50 AND SMOKE.
10:19:51 EITHER THEY'LL GO OUT FRONT, PROBABLY NEED ASHTRAYS OR OUT
10:19:55 BACK BECAUSE THAT IS THE ONLY DOOR CLOSEST TO THEIR
10:19:58 APARTMENT, IT'S PROBABLY WHERE THEY ARE GOING TO GO.
10:19:59 IT'S SOMETHING TO EXERCISE IS WHAT I WOULD SAY.
10:20:02 I ALSO APPRECIATE WHAT YOU HAVE DONE WITH THE BUFFERING, THE
10:20:04 ENHANCED BUFFERING ON THE WEST SIDE OF THE BUILDING.

10:20:07 I APPRECIATE THAT.
10:20:07 ALSO, THIS AGREEMENT WITH MARSH LANDING HOA RELATIVE TO CASH
10:20:14 IN LIEU OF YOU PLANTING BECAUSE OF LIABILITY ISSUES, I THINK
10:20:17 THAT'S GREAT.
10:20:18 BUT THAT IS GOING TO HAPPEN, CORRECT?
10:20:20 THERE IS GOING TO BE A MEETING WITH THE HOA AND THERE IS
10:20:24 GOING TO BE AN AGREEMENT WITH THAT ENHANCED BUFFERING ON
10:20:26 THEIR SIDE OF THE WALL.
10:20:33 >>Jeremie Chastain: ACTUALLY, WE MET WITH THE HOA, THE
10:20:37 OVERALL HOA PRESIDENT WHEN WE WERE AT THE PUBLIC MEETING AT
10:20:41 THEIR CLUBHOUSE.
10:20:42 YEAH, WE ALREADY OPENED THE CHANNELS AND DISCUSSED WITH
10:20:45 THEM, SO, YES, THAT MEETING WILL HAPPEN.
10:20:47 >>George Zalucki: OKAY.
10:20:49 THANK YOU VERY MUCH.
10:20:49 >>Mayor McLain: MARY IS THAT PART OF THE DEVELOPMENT ORDER?

10:20:52 WOULD WE BE INVOLVED TO ENSURE THAT DID HAPPEN?
10:20:55 THE MEETING?
10:20:59 >>Mary Gibbs: YES, BECAUSE WE HAVE A CONDITION IN THE
10:21:02 ORDINANCE IF YOU WANT TO APPROVE IT, ABOUT DOING THAT
10:21:05 AGREEMENT AND THEN WHEN THEY COME IN FOR THE DEVELOPMENT
10:21:08 ORDER, WE FOLLOW UP WITH ALL THE CONDITIONS AND MAKE SURE
10:21:11 THEY ARE COMPLYING.
10:21:12 >>Mayor McLain: THANK YOU.
10:21:12 JIM, YOU HAD A QUESTION.

10:21:15 >>Jim Ward: ON THE DRAWING THAT YOU SHOWED WITH THE LINE OF
10:21:18 SIGHT AND THE POSITION OF THE LANDSCAPING BETWEEN MARSH
10:21:22 LANDING AND THE HOTEL, THE PLANTINGS, HOW LONG WILL IT TAKE
10:21:29 TO GET TO THAT POINT WHERE THE LINE OF SIGHT WILL BE
10:21:32 SUFFICIENT TO COVER THE --
10:21:36 >>Jeremie Chastain: I'LL BRING BILL UP.
10:21:38 HE IS THE EXPERT.
10:21:41 >> BILL PRYSI, LANDSCAPE ARCHITECT WITH BOWMAN.
10:21:45 THE PALMS WILL GO IN IN STAGGERED HEIGHTS, AS JEREMIE
10:21:49 EXPLAINED, FROM 10 TO 30 FEET.
10:21:52 IT WILL BASICALLY CREATE A WALL WHEN LOOKING BACK AT IT.
10:21:55 THEY DO IN AS HURRICANE CUT.
10:21:58 IF ANYBODY IS FAMILIAR WITH THE WAY CABBAGE PALMS ARE
10:22:01 INSTALLED.
10:22:01 LOOKS LIKE A LITTLE PIN, BUT THE MORTALITY IS LOWER.
10:22:05 THEY ACTUALLY FLUSH THEIR HEADS OUT FASTER WHEN YOU INSTALL
10:22:08 THEM THROUGH A HURRICANE CUT.
10:22:09 IT WILL TAKE PROBABLY A FULL YEAR FOR THE HEADS TO FULLY
10:22:12 COME OUT.
10:22:13 WHEN THEY FULLY COME OUT WITHIN THAT STAGGER AND THEIR
10:22:16 PROXIMITY, BOTH VERTICALLY AND HORIZONTALLY -- DID THAT
10:22:20 BACKWARDS -- THEY WILL CREATE A WALL THAT WILL GIVE YOU THAT
10:22:23 LINE OF SIGHT, THE BUFFERING OF THAT LINE OF SIGHT.
10:22:26 THE IDEA, WHEN WE TALKED WITH RESIDENTS AT THE MARSH
10:22:28 LANDINGS, WAS THAT YOU WOULDN'T SEE THE WINDOWS OR THE

10:22:31 LIGHTS EMANATING OUT FROM THE WINDOWS.
10:22:33 THAT WAS THE INTENT.
10:22:34 WE WANTED TO LOCATE THEM WHERE THE HOLES WERE BECAUSE THERE
10:22:38 IS A FAIR AMOUNT OF VEGETATION EXISTING IN THAT PRESERVE
10:22:40 WHERE YOU WON'T SEE THE BUILDING AT ALL, BUT THERE ARE A
10:22:42 COUPLE OF HOLES AND THAT'S WHERE WE PRESENTED THE STAGGERING
10:22:45 OF CABBAGE PALMS.
10:22:47 WE ALSO COMMITTED TO THEM WHEN WE WERE THERE, ALLUDING TO
10:22:50 THE PAYMENT IN LIEU IS THAT WE WOULD BE MORE THAN HAPPY TO
10:22:53 MEET WITH THEM TO HELP THEM FACILITATE ANY ADDITIONAL
10:22:56 PLANTINGS THEY COULD HAVE ON THEIR SITE.
10:22:58 WHEN YOU BRING PLANTINGS CLOSER TO THE POINT OF VIEW, THE

10:23:01 SCREENING IS MUCH BETTER.
10:23:02 IF THEY REALLY WANTED TO CREATE SCREENING, IT WOULD BE MOST
10:23:06 EFFECTIVE ON THEIR SIDE THAN OUR SIDE.
10:23:08 BUT THE INTENT WOULD BE TO HAVE AT LEAST THE APPLICANT DOING
10:23:11 THEIR DUE DILIGENCE TO CREATE THAT SCREENING ON THEIR SIDE
10:23:13 AND ALSO TO HAVE SOME ADDITIONAL PLANTING ON THEIR SIDE TO
10:23:16 GIVE YOU THAT DOUBLE LAYER.
10:23:18 >>Jim Ward: THERE WILL BE FURTHER DISCUSSIONS WITH THE HOA
10:23:20 TO ENSURE THAT THAT RESOLVES THEIR CONCERNS?
10:23:24 >> WE WOULD PLAN ON DISCUSSING WITH THEM DURING CONSTRUCTION
10:23:26 TO MAKE SURE THAT THEY WERE SATISFIED WITH WHAT WE WERE
10:23:28 DOING ON THEIR SIDE AND TO ASSIST THEM WITH ANY ADDITIONAL
10:23:34 PLANTINGS ON THEIR SIDE.

10:23:36 >>Mayor McLain: ANY OTHER QUESTIONS?
10:23:37 DOES THE APPLICANT HAVE ANYTHING ELSE THAT YOU WANT TO
10:23:41 PRESENT?
10:23:41 ANY CROSS-EXAMINATION BY ANYONE?
10:23:43 GO AHEAD, MARY.
10:23:47 >>Mary Gibbs: NOT CROSS-EXAMINATION, BUT I WANTED TO CLARIFY
10:23:50 A COUPLE OF THINGS.
10:23:51 I THINK JEREMIE MIGHT HAVE FORGOTTEN TO MENTION THIS, BUT
10:23:55 ONE OF THE QUESTIONS YOU HAD AT THE FIRST READING, THE FIRE
10:23:58 DEPARTMENT AND YOU'RE LIKE, IS THERE A CONCERN WITH THE FACT
10:24:01 THAT YOU DON'T HAVE ACCESS AROUND THE BACK OF THE BUILDING.
10:24:03 SO I REACHED OUT TO SCOTT DANIELSON AT THE FIRE DEPARTMENT,
10:24:08 AND I SAID, IS THAT A CONCERN FOR YOU?
10:24:11 HE SAID, NO, THAT'S FINE.
10:24:12 THERE ARE MULTIPLE HOTELS IN THE VILLAGE THAT DO NOT HAVE
10:24:15 THE 360 ACCESS.
10:24:16 SO I WANTED TO CLARIFY THAT.
10:24:18 ONE OTHER THING WHEN THEY TALKED ABOUT THE WALL, THERE IS A
10:24:21 PIECE OF THE WALL THAT SEPARATES THIS PROPERTY FROM MARSH
10:24:23 LANDING THAT FELL DOWN I THINK IN THE HURRICANE, AND I
10:24:27 REACHED OUT TO THE DEVELOPER OF THE SUBDIVISION, TULIP
10:24:32 ASSOCIATES, TO SEE IF THEY CAN WORK WITH MARSH LANDING TO
10:24:35 REPLACE THAT PIECE OF THE WALL, AND THEN COMERLAT SAID THEY
10:24:38 WOULD HELP, TOO.
10:24:39 I THINK IN BETWEEN THE THREE PARTIES, WE CAN GET THAT FIXED.

10:24:42 HOPEFULLY AT THE TIME OF DEVELOPMENT ORDER, IF NOT BEFORE.
10:24:46 >>Mayor McLain: THANK YOU.
10:24:46 WE CAN OPEN UP THE MEETING NOW FOR PUBLIC COMMENT ON THIS
10:24:51 ITEM.
10:24:52 DO WE HAVE ANYBODY HERE TO SPEAK?
10:24:53 >>Carol Sacco: YES, MAYOR, WE DO.
10:24:55 WE HAVE MR. GARY LEE FROM MARSH LANDING, REPRESENTING
10:24:59 HIMSELF.

10:25:04 >>Mayor McLain: WELCOME.
10:25:05 >> MAYOR AND COUNCIL, I'M GARY LEE.
10:25:07 I LIVE IN THAT LITTLE PART OF PARADISE CALLED MARSH LANDING.
10:25:11 MY TWO CONCERNS ARE, NUMBER ONE, DURING THE CONSTRUCTION OF
10:25:15 THIS PROJECT, IS THERE ANY PROVISION FOR DUST CONTROL?
10:25:19 AS WE KNOW, WE HAVE A LOT OF EXTRA WIND AROUND THESE DAYS,
10:25:25 AND IF WE'RE USING THE COMPARISON OF THE PILING OF THE
10:25:28 DEBRIS FROM THE IAN, THERE WAS A LOT OF DUST AND STUFF IN
10:25:36 THE AIR AND CREATED A LOT OF AIR POLLUTION FOR MARSH
10:25:39 LANDING.
10:25:40 THERE IS A TIME IN CONSTRUCTION WHEN THEY ARE DOING THE
10:25:42 INFRASTRUCTURE PART OF IT WHERE THERE IS A LOT OF DIRT BEING
10:25:48 MOVED AND PILED AND I DON'T KNOW IF THERE'S ANY PROVISION
10:25:51 FOR ANY CONTROL OF THAT DUST, WHETHER IT BE WATERING DAILY
10:25:54 OR WHATEVER IT MIGHT BE TO KEEP DOWN THE DUST.
10:25:58 THE SECOND THING IS TALKED A LOT ABOUT FLOOD CONTROL, AND I
10:26:02 WAS NOT SPECIFICALLY AWARE OF THE VAULTS THAT THEY WERE

10:26:04 TALKING ABOUT, BUT I DON'T KNOW IF PERVIOUS ASPHALT IS
10:26:11 SOMETHING THAT THIS AREA IS FAMILIAR WITH, BUT IT IS A
10:26:14 PRODUCT THAT CAN BE USED IN PLACE OF NORMAL ASPHALT THAT IS
10:26:19 PERVIOUS AND THAT DOES NOT ALLOW FOR RUNOFF.
10:26:23 AND I DON'T KNOW IF THE DEVELOPER HAS LOOKED AT THAT, HAS
10:26:26 ANY EXPERIENCE WITH THAT OR WHATEVER, BUT I'D LIKE TO ASK
10:26:29 THAT THAT POSSIBLY BE EVALUATED AND MAYBE FOR NOT JUST THIS
10:26:34 PROJECT, BUT FOR OTHER PROJECTS IN ESTERO BECAUSE FLOOD
10:26:40 CONTROL IS A HUGE DEAL EVERY YEAR.
10:26:44 THANK YOU.
10:26:45 >>Mayor McLain: THANK YOU.
10:26:45 ANYBODY GET COMMENTS ON THE DUST CONTROL?
10:26:50 >>Mary Gibbs: YEAH.
10:26:52 AND THE ENGINEER MAY WANT TO ANSWER ABOUT THE PERVIOUS
10:26:56 PAVERS.
10:26:56 THE DUST CONTROL IS SOMETHING THAT WE MONITOR BECAUSE WE DO
10:27:01 GET COMPLAINTS AND WE GET CONSTRUCTION PROJECTS.
10:27:04 SO THE APPLICANT TYPICALLY HAS A WATER TRUCK GO OUT ON THE
10:27:08 WINDY DAYS.
10:27:08 IF THEY DON'T HAVE THE WATER TRUCK GO OUT, STANLEY IS
10:27:13 CALLING AND HOUNDING THEM.
10:27:15 WE'RE PRETTY GOOD WITH THE DUST CONTROL.
10:27:17 ONE OF THE THINGS THEY HAVE TO SUBMIT WHEN THEY COME IN WITH
10:27:19 DEVELOPMENT ORDER IS CONSTRUCTION ACTIVITY MANAGEMENT PLAN.
10:27:22 SO WE LOOK FOR THAT TO GIVE US ALL THE SPECIFICS OF CONTACT

10:27:26 PEOPLE BECAUSE A LOT OF TIMES STANLEY WILL GO OUT AND
10:27:29 EVERYBODY CLAIMS, OH, WE DON'T KNOW WHO IS IN CHARGE.
10:27:32 YOU DON'T HAVE A PERSON TO CONTACT.
10:27:33 SO WE GET THAT UP FRONT.

10:27:35 GIVE US THE PERSON'S NAME THAT WE CAN CALL IF WE HAVE ANY
10:27:38 COMPLAINTS SO THAT WE CAN MAKE SURE THAT EVERYBODY IS BEING
10:27:40 GOOD NEIGHBORS.
10:27:43 I'M NOT SURE -- ASK THE APPLICANT, BECAUSE I KNOW THERE ARE
10:27:47 SOME WATER MANAGEMENT ISSUES WITH PERVIOUS PAVERS.
10:27:52 >>Charlie Krebs: CHARLIE KREBS, FOR THE RECORD.
10:27:55 WE DIDN'T LOOK AT PERVIOUS PAVEMENT OR PAVERS IN THIS AREA,
10:27:59 ONE, BECAUSE THE EXISTING WATER MANAGEMENT SYSTEM AND OUR
10:28:02 USE OF THE UNDERGROUND VAULTS, BUT IT'S ALSO MORE OF A
10:28:05 MAINTENANCE ISSUE.
10:28:06 THERE IS A LOT MORE MAINTENANCE WHEN YOU HAVE PERVIOUS
10:28:09 PAVERS AND PAYMENTS TO GO OUT THERE AND REMOVE SEDIMENT IN
10:28:13 THE CELLS THAT IS SUPPOSED TO ALLOW THE WATER TO PERCOLATE.
10:28:16 WE JUST DON'T HAVE GOOD EXPERIENCE WITH HAVING THAT WORK
10:28:21 WITH LOW MAINTENANCE.
10:28:22 SO THAT'S WHY WE STICK WITH THE TRADITIONAL ASPHALT AND DO
10:28:24 UNDERGROUND VAULTS TO TRY TO PROVIDE ADDITIONAL STORAGE AND
10:28:28 WATER QUALITY.
10:28:33 >>Mayor McLain: THANK YOU.
10:28:34 ANY OTHER PUBLIC SPEAKERS?
10:28:35 >>Carol Sacco: NO, WE HAVE NO MORE AND NO E-COMMENTS.

10:28:38 >>Mayor McLain: NO E-COMMENTS.
10:28:41 DOES COUNCIL HAVE ANYTHING FURTHER?
10:28:47 DOESN'T SOUND LIKE IT.
10:28:49 I THINK AT THIS POINT, I CAN CLOSE THE PUBLIC HEARING.
10:28:55 OKAY.
10:28:55 LET'S CLOSE THE PUBLIC HEARING.
10:28:57 DO I HAVE ANY COUNCILMEMBER COMMENTS OR DISCUSSION OR CAN I
10:29:03 GET A MOTION REGARDING THIS ORDINANCE?
10:29:05 >> SO MOVED.
10:29:07 >>Mayor McLain: JIM WARD HAS --
10:29:08 >>Mary Gibbs: COULD I ADD SOMETHING?
10:29:10 >>Mayor McLain: SURE.
10:29:12 BEFORE WE CLOSE THE PUBLIC SESSION.
10:29:15 >>Mary Gibbs: WELL, NO.
10:29:16 I JUST WANT TO RUN YOU THROUGH SOME CHANGES THAT WE MADE TO
10:29:20 THE ORDINANCE, IF YOU ARE INCLINED TO APPROVE THIS.
10:29:24 I WANTED TO EXPLAIN SOME OF THE CHANGES WE MADE TO THE
10:29:27 ORDINANCE THAT KIND OF RESULTED FROM THE QUESTIONS AND
10:29:31 COMMENTS YOU HAD AT THE FIRST READING.
10:29:32 WHAT WE CHANGED IN THE ORDINANCE, IT SHOULD BE ON YOUR
10:29:41 SECOND PAGE.
10:29:42 IN MY COPY, IT'S IN BLUE.
10:29:45 NOT SURE IF IT'S IN BLUE.
10:29:48 JUST TO CLARIFY AND, OF COURSE, WE UPDATED THE PLAN, SO WE
10:29:53 CHANGED THE DATE OF THE MASTER CONCEPT PLAN TO UPDATE TO THE

10:29:56 MOST RECENT PLAN.
10:29:57 ONE OF THE THINGS THAT'S NOT IN BLUE BUT CAME UP AS A
10:29:59 QUESTION, I ADDED CONDITION 3 ABOUT CONSUMPTION ON PREMISES
10:30:04 FOR THE HOTEL PER STATE LIQUOR LICENSE.
10:30:07 I PUT THIS IN THERE BECAUSE CURRENTLY THE ONLY CONSUMPTION
10:30:11 ON PREMISES THAT'S APPROVED FOR THIS WHOLE SUBDIVISION IS
10:30:14 JUST WITH THE RESTAURANT.
10:30:14 BUT IN THE HOTEL, THEY SOMETIMES WILL SELL YOU OUT OF THE
10:30:20 LITTLE FREEZER A BEER OR SOMETHING TO TAKE TO YOUR ROOM.
10:30:24 THEY ARE NOT GOING TO HAVE A BAR AT THIS HOTEL.
10:30:27 I WANT TO JUST CLARIFY THAT.
10:30:29 THEY CAN CONFIRM THAT.
10:30:31 JUST BECAUSE THE STATE LIQUOR LICENSE WILL LET YOU SELL,
10:30:34 SOMEBODY, A BEER, GLASS OF WINE TO TAKE TO YOUR ROOM OR
10:30:38 SOMETHING.
10:30:38 THAT'S WHY WE ADDED THAT CONDITION JUST TO BE CLEAR THAT
10:30:42 THEY DIDN'T HAVE TO COME BACK LATER.
10:30:44 I DO NEED TO MAKE ONE CHANGE ON CONDITION 7, WHICH IS THE
10:30:49 PATTERN BOOK.
10:30:51 YOU DO SEE IN BLUE THAT THEY ADDED -- YOU ASKED FOR EXTRA
10:30:55 TREES IN THE FRONT OF THE BUILDING, SO THEY DID ADD THE
10:30:58 EXTRA TREES.
10:30:59 THERE'S FIVE, NOT THREE.
10:31:01 I WOULD LIKE TO ADD A SENTENCE TO CLARIFY THIS ISSUE ON THE
10:31:04 ROOF THAT SAYS ROOF MATERIAL IS REVISED TO TILE ROOF BECAUSE

10:31:10 THERE WAS THE CONFUSION.
10:31:12 THERE WAS ONE PICTURE THAT SHOWED THE METAL ROOF, BUT IT'S
10:31:16 REALLY PLANNED TO BE TILE.
10:31:17 IF WE COULD ADD THAT TO NUMBER 7.
10:31:21 CONDITION 8, IT ADDS IN BLUE WHERE I THINK THE VICE-MAYOR
10:31:25 HAD ASKED THE FIRST READING, CAN YOU DO SOME LANDSCAPING
10:31:28 AROUND THE POOL.
10:31:29 SO THEY HAVE -- OR THEY SAID THEY WOULD PROVIDE LANDSCAPING
10:31:33 AROUND THE POOL TO SCREEN THE PARKING LOT AND THE PLANTINGS
10:31:37 WILL BE DETERMINED AT TIME OF DEVELOPMENT ORDER BUT IT WILL
10:31:39 FORM A CONTINUOUS VISUAL BARRIER WHICH WILL BE AT OR NEAR
10:31:44 THE HEIGHT OF THE POOL FENCING.
10:31:45 CONDITION 9 WE JUST CLARIFIED THAT PART A THAT SAID ENHANCED
10:31:54 BUFFER WILL BE ENTIRELY LOCATED WITHIN THE SUBJECT PROPERTY
10:31:57 BECAUSE THIS IS THE ISSUE WHERE THEY CAN'T PLANT ON MARSH
10:32:01 LANDING.
10:32:02 WE REWORDED CONDITION B BECAUSE THAT WAS THE QUESTION THAT
10:32:07 CAME UP ABOUT PAYING MONIES THAT WE SAID IN ADDITION TO THE
10:32:10 PLANTINGS, THEY WILL COORDINATE WITH MARSH LANDING TO
10:32:13 DETERMINE AREAS SUITABLE FOR ADDITIONAL PLANTINGS.
10:32:17 THAT WAS THE GAP AREAS.
10:32:18 AND IF THEY HAVE AN AGREEMENT, THEY'LL PROVIDE THE CASH IN

10:32:21 LIEU TO MARSH LANDING AND THEN INSTALL THE PLANTINGS.
10:32:25 THEN WE ADDED CONDITION C, WE CLARIFIED THAT BY SAYING THEY
10:32:28 WILL PLANT THE HEDGEROW TO FORM 48-INCH HIGH VISUAL SCREEN

10:32:34 WITHIN A YEAR OF PLANTING ON THE EDGE OF THE PARKING LOT,
10:32:37 WHICH YOU HAVE BROUGHT UP BEFORE.
10:32:39 AND THEN I ADDED ALSO CONDITION NUMBER 15, WHICH IS
10:32:43 HURRICANE PREPAREDNESS, AND THIS IS JUST TO PUT THEM ON
10:32:47 NOTICE BECAUSE HOTELS, RESIDENTS, RESIDENTIAL UNITS HAVE TO
10:32:52 EITHER DO A HURRICANE PLAN OR PROVIDE A FEE IN LIEU.
10:32:55 THAT'S IN OUR CODE.
10:32:58 WE DO THAT AT TIME OF DEVELOPMENT ORDER, BUT THAT'S JUST SO
10:33:01 THAT THEY DON'T FORGET OR DIDN'T KNOW.
10:33:04 THOSE ARE THE ONLY CHANGES TO THE CONDITIONS.
10:33:10 IN THE PATTERN BOOK, WE UPDATED THE DATE.
10:33:14 >>Mayor McLain: THANK YOU.
10:33:15 I THINK I HAD A MOTION BY JIM WARD.
10:33:27 THE MOTION IS TO APPROVE AS PRESENTED WITH THE CHANGES THIS
10:33:33 ORDINANCE.
10:33:34 NOW I NEED A SECOND.
10:33:35 COUNCILMAN LOPEZ HAS MADE THE SECOND.
10:33:39 ANY FURTHER DISCUSSION?
10:33:43 IF NOT, MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL.
10:33:46 >>Larry Fiesel: AYE.
10:33:48 >>Lori Fayhee: AYE.
10:33:50 >>Rafael Lopez: AYE.
10:33:52 >>Jim Ward: AYE.
10:33:53 >>George Zalucki: AYE.
10:33:54 >>Vice-Mayor Ribble: AYE.

10:33:55 >>Mayor McLain: AYE.
10:33:56 THANKS TO THE APPLICANT.
10:33:59 NICE JOB PRESENTING TODAY.
10:34:01 NEXT IS COUNCIL COMMUNICATIONS.
10:34:07 I THINK WE STARTED WITH THE VICE-MAYOR, SO WE'LL START WITH
10:34:10 GEORGE THIS TIME.
10:34:11 >>George Zalucki: THANK YOU, MAYOR.
10:34:12 I DON'T HAVE MUCH OF A REPORT.
10:34:14 UNFORTUNATELY, I WAS NOT ABLE TO ATTEND THE LEAD ESTERO OVER
10:34:19 AT GRANDEZZA BREAKING PAR.
10:34:22 I UNDERSTAND IT WAS WELL ATTENDED.
10:34:24 I WANT TO SAY CONGRATULATIONS TO MANAGER SARKOZY FOR GETTING
10:34:26 THE RECOGNITION HE CERTAINLY DESERVES.
10:34:31 I HOPE TO MAKE THE ONE NEXT YEAR.
10:34:33 THAT'S ALL I HAD.
10:34:34 THANK YOU.
10:34:36 >>Jim Ward: I DID HAVE THE OPPORTUNITY TO ATTEND THAT LEAD
10:34:40 ESTERO EVENT AT GRANDEZZA.

10:34:41 IT WAS VERY WELL DONE.
10:34:43 VERY WELL ATTENDED.
10:34:45 RAISED A LOT OF FUNDS FOR THE EDUCATION SYSTEM IN ESTERO.
10:34:49 CONGRATULATIONS TO STEVE ON BEING RECOGNIZED FOR THE WORK
10:34:53 THAT HE DOES FOR THE VILLAGE AND THE RESIDENTS OF ESTERO.
10:34:57 THANK YOU.
10:34:59 >>Rafael Lopez: I HAD A VERY BUSY DAY ON SATURDAY.

10:35:03 I STARTED GETTING UP AT 5 A.M. TO PARTICIPATE IN THE STATE
10:35:09 TAKE STOCK IN CHILDREN'S EDUCATION 5K RUN-WALK.
10:35:15 I'M PROUD TO SAY THAT I WALKED IT.
10:35:18 MY GOAL WAS TO DO IT IN ONE HOUR.
10:35:20 BUT I WAS ABLE TO DO IT IN ONE HOUR AND TWO MINUTES.
10:35:24 I'M STILL HAPPY WITH THAT.
10:35:26 >>Mayor McLain: YOU HAVE IMPROVEMENT YET.
10:35:27 >>Rafael Lopez: WE DID IT IN SUPPORT OF THE PINEWOODS
10:35:29 ELEMENTARY RUNNING TEAM.
10:35:31 THAT'S IN MY DISTRICT.
10:35:35 ANYWAY, I ALSO PARTICIPATED IN THE CHILI CHALLENGE WHICH
10:35:40 BENEFITS HONOR FLIGHT AND TUNNELS TO TOWERS FOUNDATION.
10:35:45 THE NEXT HONOR FLIGHT WILL BE ON APRIL 12, AND WE ENCOURAGE
10:35:50 EVERYONE TO COME OUT AND GREET ALL OUR VETERANS.
10:35:53 I ALSO PARTICIPATED IN BREAKING PAR AND CONGRATULATIONS TO
10:35:58 STEVE ON HIS AWARD.
10:36:00 WE TOOK PICTURES OF YOUR BACK FROM THE SEATS.
10:36:07 >>Lori Fayhee: THANK YOU.
10:36:08 I'D LIKE TO THANK ALL THE MEMBERS OF THE PLANNING, ZONING,
10:36:14 AND DESIGN BOARD.
10:36:15 I DON'T SAY IT UP HERE OFTEN ENOUGH, BUT WE REALLY
10:36:19 APPRECIATE EVERYTHING THEY DO.
10:36:21 AND, MARY, YOU TOO.
10:36:23 I WENT TO THE GALA AND I WANTED TO CONGRATULATE STEVE ON
10:36:30 BEING HONORED AT THIS EVENT.

10:36:32 IT WAS VERY NICE.
10:36:33 I'D LIKE TO THANK EVERYONE WHO SENT E-COMMENTS AND MADE
10:36:39 PHONE CALLS AND SENT LETTERS REGARDING THE SPORTS CENTER AND
10:36:45 THE SPLASH PAD AND PLAYGROUND.
10:36:49 WE'RE STILL WORKING ON THIS.
10:36:50 WE DO LISTEN TO YOU SO PLEASE KEEP LETTING US KNOW WHAT YOU
10:36:56 WANT.
10:36:56 THERE ARE A LOT OF PEOPLE TO PLEASE.
10:37:00 WE HAVE TO BE DELICATE WITH ALL THIS.
10:37:03 REPRESENTATIVE BOTANA, THANKS FOR STOPPING IN TODAY.
10:37:10 WE LOOK FORWARD TO DISCUSSING THE VOTING POLICIES FURTHER.
10:37:16 THANK YOU.
10:37:20 >>Larry Fiesel: I'M SORRY I DIDN'T HAVE AN OPPORTUNITY TO GO
10:37:24 TO THE DINNER LAST WEEKEND.

10:37:27 CONGRATULATIONS, STEVE.
10:37:28 HAD OTHER THINGS ALREADY PRESCHEDULED ON THE CALENDAR.
10:37:32 NOT MUCH HAS HAPPENED SINCE WE LAST MET.
10:37:35 THAT'S ABOUT ALL I HAVE TO SAY.
10:37:39 >>Vice-Mayor Ribble: JUST TO ADD MY CONGRATULATIONS TO
10:37:42 STEVE.
10:37:42 WELL DESERVED.
10:37:43 >>Mayor McLain: JUST A LITTLE BIT ON THE BREAKING PAR AND
10:37:46 THE LEAD, I THINK JIM SHIELDS INITIALLY STARTED WITH JUNIOR
10:37:51 ACHIEVEMENT FOR THE BREAKING PAR.
10:37:54 IN 2022, TWO STUDENTS FROM ESTERO HIGH SCHOOL ACTUALLY CAME

10:38:00 UP WITH THE IDEA OF LEAD AND A FUND-RAISER TO HELP JUNIORS
10:38:06 AND SENIORS MAYBE START A CAREER IN ENTREPRENEURSHIP AND THE
10:38:10 LIKE.
10:38:14 IN FACT, ONE OF THE SONS IS STILL INVOLVED WITH LEAD.
10:38:18 LEAD HAS BEEN MAKING, I DON'T KNOW, 15, 20 THOUSAND DOLLARS
10:38:23 EACH YEAR.
10:38:24 I THINK LAST YEAR MAYBE 30,000.
10:38:27 I HEAR THIS YEAR THAT THEY MADE $90,000 -- 60 LAST YEAR.
10:38:35 ALL RIGHT.
10:38:35 STILL NICE IMPROVEMENT FROM 60 TO 90.
10:38:39 IT'S GREAT THAT WE HAVE PEOPLE IN ESTERO THAT ARE WILLING TO
10:38:46 STEP UP AND HELP OUR YOUNG PEOPLE GO FORWARD.
10:38:49 AND THOSE THAT SPOKE, THE YOUNG PEOPLE THAT DID SPEAK WERE
10:38:52 VERY, VERY IMPRESSIVE.
10:38:53 SO YOU HEAR A LOT ABOUT EDUCATION.
10:38:57 I THINK WE STILL MAY BE IN GOOD HANDS WITH THE CHILDREN
10:39:01 GOING FORWARD IN THIS THING.
10:39:03 STEVE WAS OUR GUEST OF HONOR.
10:39:05 I HAD THE PLEASURE OF BEING ABLE TO SPEAK ABOUT THE MANY
10:39:10 ACCOMPLISHMENTS THAT THE LEADERSHIP OF STEVE HAS HELPED THE
10:39:15 VILLAGE OF ESTERO GO FORWARD.
10:39:17 I WON'T LIST ALL THE THINGS.
10:39:18 IF YOU LOOK OVER THE LAST NINE YEARS OR SO, THE VILLAGE HAS
10:39:23 EMERGED AS A SIGNIFICANT FORCE IN SOUTHWEST FLORIDA.
10:39:28 THAT'S ALL I'VE GOT.

10:39:29 AT THIS POINT, I WILL CALL ON OUR VILLAGE ATTORNEY TO SAY A
10:39:37 FEW WORDS.
10:39:39 >>Robert Eschenfelder: THANK YOU, MAYOR AND COUNCIL.
10:39:40 I DON'T HAVE ANY LEGAL NEWS TO REPORT.
10:39:43 I DO WANT TO VERY BRIEFLY, THOUGH, ADDRESS BECAUSE IT WAS
10:39:47 RAISED BY OUR REPRESENTATIVE ABOUT OUR ELECTION CYCLE.
10:39:52 I JUST DON'T WANT IT TO BE LOST ON OUR RESIDENTS AND ON
10:39:55 COUNCIL AND ON THE REPRESENTATIVE THAT THE FLORIDA
10:39:59 LEGISLATURE IN CHAPTER LAW 2014-249 SAID WHAT OUR ELECTION
10:40:05 CYCLE SHOULD BE.

10:40:10 COUNCIL COULD HAVE A DEBATE ABOUT WHETHER THE CHARTER NEEDS
10:40:12 TO BE AMENDED MOVING FORWARD.
10:40:16 I THINK IT'S A BIT, JUST TO CALL IT UNDEMOCRATIC, THAT IS
10:40:20 WHAT GOT ADOPTED BY THE LEGISLATURE TO CREATE THE TOWN AND
10:40:24 THE LEGISLATURE SET FORTH THAT WAS OUR ELECTION DATE.
10:40:27 AND WE DO MAKE EVERY EFFORT TO ADVERTISE OPEN POSITIONS.
10:40:32 IF FOLKS ARE INTERESTED IN RUNNING FOR OFFICE, THEY KNOW TO
10:40:35 PAY ATTENTION AND SO FORTH.
10:40:38 THAT'S HOW YOU ALL GOT TO THE COUNCIL.
10:40:39 AS YOU ALL MOVE FORWARD, YOU CAN CERTAINLY DISCUSS IF YOU
10:40:43 FEEL IT'S IN THE VILLAGE'S BEST INTEREST TO CHANGE, BUT I
10:40:48 JUST WANTED THAT TO BE PUT OUT THERE, THAT WE DIDN'T MAKE
10:40:51 THAT -- WE DIDN'T IMPOSE THAT.
10:40:54 THE LEGISLATURE IMPOSED IT ON US.
10:40:56 THAT'S ALL I'VE GOT.

10:40:58 >>Mayor McLain: MAYBE HERE IN THE FUTURE, BEFORE THE NEXT
10:41:00 ELECTION CYCLE, WHICH IS TWO YEARS FROM NOW, WE PROBABLY
10:41:04 SHOULD HAVE SOME WORKSHOPS ON THAT AND SAY IS THERE A BETTER
10:41:08 WAY.
10:41:08 MY CONCERN IS NOT REALLY WHEN WE DO IT, BUT HOW DO WE GET
10:41:12 MORE PEOPLE FROM THE VILLAGE TO GET INVOLVED IN THE FUTURE
10:41:16 OF THE VILLAGE.
10:41:18 EVEN THOUGH WE ADVERTISE IT, WE STILL HAVEN'T GOTTEN, IN MY
10:41:23 MIND, SIGNIFICANT PEOPLE RUNNING BECAUSE WE WANT TO GET THE
10:41:26 BEST PERSON WE CAN, AND I THINK WE HAVE.
10:41:29 WE HAVE A GREAT COUNCIL HERE.
10:41:30 WE SHOULD OPEN IT UP.
10:41:33 WE'LL LISTEN TO ADAM.
10:41:38 VILLAGE MANAGER.
10:41:39 >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
10:41:41 FIRST, THANK YOU FOR ATTENDING AND ALSO THE COMMENTS
10:41:45 REGARDING THE AWARD.
10:41:47 THAT WAS QUITE A SURPRISE TO ME WHEN THEY TOLD ME A COUPLE
10:41:50 OF WEEKS AGO THAT THAT WAS TO BE CONFERRED.
10:41:53 WHILE I APPRECIATE IT, I EXPLAINED THEN AND I'LL EXPLAIN
10:42:02 AGAIN, THE SUCCESS WE HAVE IS DUE TO THE TEAM AND NOT JUST
10:42:06 ME.
10:42:06 SPECIAL APPRECIATION TO THE STAFF WHO IS VERY HARDWORKING,
10:42:10 DEDICATED AND ALSO TO THE COUNCIL THAT IS ENGAGED ON A
10:42:14 CONTINUAL BASIS FOR THE SUCCESS OF THE ORGANIZATION.

10:42:19 WE DO HAVE A COUPLE OF COMMENTS HERE.
10:42:25 AS YOU KNOW, WE HAVE ABOUT 44 COMMENTS REGARDING THE
10:42:30 DELETION OF THE SPLASH PAD FROM THE FINAL DESIGN.
10:42:36 PRIOR TO RECEIVING THOSE, WE HAD ABOUT A HALF A DOZEN PEOPLE
10:42:40 WHO COMMENTED INDIVIDUALLY ABOUT THE LOCATION OF THE SPLASH
10:42:46 PAD.

10:42:47 THEIR CONCERN, AND THEY WERE PRIMARILY PARENTS OF KIDS WITH
10:42:53 DEVELOPMENTAL DISABILITIES, AND THEY WERE CONCERNED THAT THE
10:42:58 SPLASH PAD IMMEDIATELY ADJACENT TO THE LAKE CREATED A
10:43:02 POTENTIAL HAZARD FOR THEIR KIDS AND THAT THE KIDS WOULD
10:43:06 WANDER INTO THE LAKE OR THINGS WOULD WANDER OUT OF THE LAKE
10:43:10 TO PROVIDE A RISK TO THE KIDS.
10:43:16 AND THEY WERE VERY FOCUSED ON THAT.
10:43:20 ONE OF THE THOUGHTS HAS BEEN TO DELETE THE SPLASH PAD AT
10:43:28 THAT LOCATION, BUT DEPENDING UPON THE KIND OF PROPOSALS THAT
10:43:32 WE GET FOR OTHER OF THE PAD DEVELOPMENTS BY PRIVATE
10:43:37 PARTNERS, IF THEY COME IN WITH A YOUTH PROPOSAL AND WE HAVE
10:43:45 SEVERAL PARTIES INTERESTED, MAYBE THE PLACE TO PUT THE
10:43:48 SPLASH PAD IS RIGHT ADJACENT OR NEARBY SO THAT THE YOUNG
10:43:52 KIDS ARE ALL CRAWLING AROUND THE SAME AREA.
10:43:55 ANYWAY, THE SPLASH PAD FINANCING, LIKE A LOT OF THE ELEMENTS
10:43:58 OF THE PLAN, WON'T COME INTO REAL FOCUS FOR ABOUT ANOTHER
10:44:03 YEAR UNTIL WE GET INTO THE FINAL DEVELOPMENT ELEMENTS.
10:44:07 THE CONCERNS ARE NOT FORGOTTEN.
10:44:11 AND PLEASE CONVEY BOTH SIDES OF THAT ISSUE TO OTHERS AS YOU

10:44:15 TALK TO THEM.
10:44:15 THE LAST ITEM WE HAVE IS AN UPDATE ON A FEMA NOTICE THAT IS
10:44:23 GOING OUT.
10:44:25 I'LL ASK KRISTIN SCHUMACHER TO COME UP.
10:44:30 IT IS KIND OF A ROUTINE THING BUT REALLY MORE POINT OF
10:44:33 INFORMATION FOR COUNCIL AND COMMUNITY.
10:44:36 WE NEED TO SEND OUT NOTICES TO SPECIFIC PROPERTIES WHO HAVE
10:44:45 A RECURRING THREAT TO THEIR PROPERTY AS A RESULT OF
10:44:50 FLOODING.
10:44:55 THAT IS THE SUM OF WHAT I KNOW.
10:44:57 LET ME TURN IT OVER TO KRISTIN SCHUMACHER, OUR FLOODPLAIN
10:45:05 ADMINISTRATOR.
10:45:06 >>Kristin Schumacher: GOOD MORNING, EVERYONE.
10:45:08 I'M SENDING OUT A LETTER WITH INFORMATION TO PROPERTY OWNERS
10:45:12 WHERE WE HAVE ESTABLISHED A REPETITIVE LOSS AREA.
10:45:16 THAT MEANS THEY'VE GOT FLOODED SEVERAL TIMES.
10:45:21 IT'S MORE INFORMATION ON MITIGATING, WHAT REQUIRES PERMITS,
10:45:28 ASKING ABOUT WHERE YOUR FLOOD ZONE IS, DISTRIBUTING THE LEE
10:45:32 COUNTY ALL HAZARDS GUIDE, AND GETTING FLOOD INSURANCE.
10:45:37 IT'S PURELY INFORMATIONAL.
10:45:39 I'D LIKE TO ALSO PUT IT ON THE WEBSITE FOR ANYBODY IN A
10:45:42 FLOOD ZONE TO SEE.
10:45:47 I'M ALWAYS HERE FOR QUESTIONS IF ANYONE HAS THEM.
10:45:50 THIS IS PART OF THE COMMUNITY RATING SYSTEM WHERE WE GET
10:45:54 POINTS FOR FLOOD INSURANCE DISCOUNTS.

10:45:58 IT'S ONE OF THE ITEMS IS THROUGH OUR PROGRAM FOR PUBLIC
10:46:02 INFORMATION WITH LEE COUNTY, AND THIS IS AN OUTREACH PROJECT

10:46:07 FOR THE PPI.
10:46:14 AGAIN, IF ANYONE HAS QUESTIONS, I'M HERE.
10:46:16 I ALSO HAVE EXTRA LETTERS TO PASS OUT IF ANYONE IN THE
10:46:20 AUDIENCE OR IF ANY COUNCIL MEMBER WOULD LIKE A COPY.
10:46:25 >>Mayor McLain: I THINK, COUNCIL MEMBERS, YOU SHOULD GET A
10:46:28 COPY OF THE LETTER.
10:46:29 BECAUSE I THINK YOU MAY GET PHONE CALLS.
10:46:31 RATHER THAN TRYING TO BE AN EXPERT, MAYBE TURN IT OVER TO
10:46:35 OUR DEPARTMENT THAT CAN ANSWER THOSE.
10:46:37 THANK YOU FOR THE CLARIFICATION.
10:46:39 >>Steven Sarkozy: ONE OTHER COMMENT IS THAT WE'VE HEARD --
10:46:45 ACTUALLY CAME FROM STATE REPRESENTATIVE BOTANA, THAT SOME
10:46:50 PEOPLE ARE CALLING HIS OFFICE WONDERING WHEN WE'RE GOING TO
10:46:52 BE DOING THE SEPTIC TO SEWER PROJECT IN ESTERO RIVER HEIGHTS
10:46:57 SPECIFICALLY BUT IN THAT AREA OF WEST BROADWAY.
10:47:00 AS YOU KNOW, THAT IS ONE OF OUR MAJOR PROJECTS COMING UP.
10:47:07 YOU AUTHORIZED THE FINAL DESIGN.
10:47:08 EVERYTHING IS COMPLETE.
10:47:10 IT'S PERMITTED AND READY TO GO.
10:47:11 SO THIS ENTIRE AREA THAT YOU SEE IN COLOR -- DON'T ERASE IT
10:47:18 YET -- IS GOING TO BE TORN UP.
10:47:21 ALL THE STREETS TORN UP WITH WATER AND SEWER GOING UNDER THE
10:47:23 STREETS, CONNECTING TO THE HOUSES.

10:47:26 THE RESIDENTS ARE CLAMORING WHEN.
10:47:29 AS YOU KNOW, WE'VE HELD OFF UNTIL WE CAN GET THE MAXIMUM
10:47:36 BENEFIT OF GRANTS THAT WE'VE SUBMITTED.
10:47:38 SO THERE IS ONE GRANT FROM FEMA, HAZARD MITIGATION GRANT
10:47:46 PROGRAM, THAT'S APPROXIMATELY $16 MILLION.
10:47:51 AND IF WE CAN WAIT LONG ENOUGH TO BE ABLE TO SECURE THAT
10:47:56 GRANT, THAT $16 MILLION DROPS THE COST TO THE RESIDENTS AND
10:48:00 TO THE VILLAGE.
10:48:01 SO WE'RE WAITING VERY ANXIOUSLY, FRANKLY, GO IN WEEKLY AND
10:48:10 ASK SOME OF THE STAFF WHERE IS IT?
10:48:14 BUT AS SOON AS WE GET THAT, WE'RE GOING TO ROLL FORWARD WITH
10:48:17 SOME OF THE THINGS THAT WE NEED TO DO THERE AND GET INTO THE
10:48:22 CONSTRUCTION RIGHT AWAY.
10:48:24 SO THIS IS A MAJOR PROJECT.
10:48:27 JUST BY WAY OF BACKGROUND, THE TWO MANUFACTURED HOME
10:48:34 COMMUNITIES THAT ARE TO THE RIGHT OF THE YELLOW AREA ON THIS
10:48:41 ARE ALSO AFFECTED BY OTHER GRANTS.
10:48:45 SO WE'LL BE TEARING UP MOST OF EVERYTHING ON WEST BROADWAY
10:48:49 AS WE GO FORWARD.
10:48:50 AGAIN, UNTIL WE GET CONFIRMATION THAT THE GRANTS ARE GOOD TO
10:48:53 GO, I THINK A LITTLE MISGUIDED THAT WE PULL THE TRIGGER TOO
10:49:01 QUICKLY AND ELIMINATE THE POTENTIAL OF THE IMPACTS OF THOSE
10:49:04 GRANTS.
10:49:04 IT'S FRUSTRATING.

10:49:07 WE SIT HERE AND WAIT, BUT THAT'S THE GAME PLAN.

10:49:12 >>Mayor McLain: THANK YOU, STEVE.
10:49:13 WE CAN NOW ADJOURN THE REGULAR SESSION AND GO INTO OUR
10:49:20 WORKSHOP ITEMS, WHICH THERE WILL BE I GUESS JUST ONE,
10:49:26 PROPERTY ACQUISITION UPDATE.
10:49:27 STEVE WILL INTRODUCE THAT.
10:49:31 >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
10:49:33 THE ISSUE OF PROPERTY ACQUISITION IS REALLY IMPORTANT AS WE
10:49:40 TEE UP CAPITAL PROJECTS.
10:49:42 IN MANY CASES, WE NEED TO EITHER ACQUIRE THE LAND IN FEE
10:49:49 TITLE OR MORE THAN LIKELY ACQUIRE EASEMENTS FOR THE WORK
10:49:54 THAT WE'RE DOING ON SOME OF OUR MAJOR ROADWAY PROJECTS.
10:49:59 OUR APPROACH HAS BEEN TO KIND OF TAKE A UNIFORM APPROACH
10:50:06 AROUND THE COMMUNITY AND TRY TO SECURE THOSE EASEMENTS AT NO
10:50:10 OR VERY LITTLE COST TO THE COMMUNITY AT-LARGE.
10:50:15 AND WHAT WE'RE DOING, IF WE GET INTO A SITUATION WHERE WE
10:50:19 START PAYING FOR EASEMENTS, THE COST OF THE ACQUISITION
10:50:23 PROGRAM IS GOING TO QUICKLY ACCELERATE, IMPACTING TAXPAYER
10:50:31 BENEFITS ON THE PROJECT.
10:50:32 WHAT WE SAID TO EVERYONE IS THAT AS PART OF THE COMMUNITY
10:50:37 SPIRIT, AS PART OF YOUR COMMITMENT TO CREATING A BETTER
10:50:40 COMMUNITY, WE'D LIKE ALL OF THE PROPERTY OWNERS, WHETHER
10:50:44 THEY ARE HOAs OR INDIVIDUAL PROPERTY OWNERS, TO GIVE US,
10:50:49 AGAIN, LOW OR VERY LITTLE COST, THE EASEMENTS THAT ARE
10:50:52 NECESSARY.
10:50:54 THAT'S BEEN VERY SUCCESSFUL.

10:50:58 SO THE PROJECTS THAT WE'VE DONE TO DATE HAVE NOT REQUIRED US
10:51:02 TO PURCHASE PROPERTY.
10:51:05 WE HAVE A SITUATION NOW WHERE WE HAVE TWO SITUATIONS WHERE
10:51:11 THE ADJOINING PROPERTY OWNERS HAVE BEEN RELUCTANT OR
10:51:15 UNWILLING TO GIVE US THE PROPERTY THAT WE NEED.
10:51:18 AND IF WE DECIDE TO GO AROUND THEIR PROPERTY, IT'S GOING TO
10:51:23 AFFECT THE APPEARANCE AND THE QUALITY OF THE STREETSCAPES
10:51:27 THAT WE'RE ABLE TO DO FOR THE BENEFIT OF THE PUBLIC.
10:51:32 VERY RELUCTANTLY, WE'RE LOOKING AT AN ALTERNATIVE THAT WOULD
10:51:38 INCLUDE A CONDEMNATION FOR THOSE SMALL SECTIONS OF
10:51:44 EASEMENTS.
10:51:46 THIS IS NOT SOMETHING THAT WE'RE DOING IN AN INTERACTIVE,
10:51:55 DESIRABLE WAY.
10:51:56 WE WOULD CERTAINLY PREFER NOT TO DO THIS.
10:51:58 BUT WHEN IT COMES DOWN TO COMPROMISING THE QUALITY OF OUR
10:52:01 PROJECTS, WHEN EVERYBODY ELSE IN THE VILLAGE IS HIGHLY
10:52:07 SUPPORTIVE, IT SEEMS THAT THIS IS AN ITEM THAT WE WOULD AT
10:52:10 LEAST PUT ON YOUR PLATE AND ASK FOR DIRECTION.
10:52:13 THIS IS A WORKSHOP.
10:52:15 WE'RE NOT ASKING FOR A FINAL DECISION, BUT WE HAVE TWO CASES

10:52:19 THAT WE WOULD LIKE TO EXPLAIN AND HOPEFULLY WE WON'T HAVE
10:52:24 MANY OF THESE AS WE MOVE FORWARD AT ALL.
10:52:26 WITH THAT, I WOULD LIKE TO TURN IT OVER TO DAVID TO DIVE
10:52:33 INTO THE TWO SITUATIONS THAT ARE ABNORMAL AT THIS POINT.
10:52:37 >>David Willems: GOOD MORNING.

10:52:41 AS THE VILLAGE MANAGER JUST MENTIONED, REALLY ALL THE
10:52:43 RESIDENTS AND PROPERTY OWNERS THAT THE VILLAGE HAS BEEN
10:52:46 TRYING TO COORDINATE WITH ON OUR PROJECTS HAVE BEEN VERY
10:52:48 FORTHCOMING.
10:52:50 CORKSCREW ROAD WE PROBABLY HAD 15 PEOPLE THAT WE NEEDED TO
10:52:53 WORK WITH, AND WE'VE SECURED ALL OF THE EASEMENTS ON THE
10:52:57 PROPERTY THAT WE NEED EXCEPT FOR ONE.
10:53:01 RIVER RANCH ROAD, WE PUSHED THAT PROJECT BACK, BUT WE'RE
10:53:04 WORKING ON IT AND I THINK THERE'S ONLY BEEN ONE PERSON
10:53:07 THAT'S PUSHED BACK, AND THAT HAS LIKE 30 PROPERTY OWNERS.
10:53:10 REALLY, THE MAJORITY OF THE PROPERTY OWNERS UNDERSTAND WHAT
10:53:13 THE VILLAGE IS DOING IS GOING TO HELP THEM INCREASE THEIR
10:53:16 PROPERTY VALUES, INCREASE THEIR ENJOYMENT, SO THEY ARE
10:53:19 WILLING TO GIVE US THE EASEMENTS.
10:53:21 BUT THERE ARE A FEW PROJECTS AND I'LL FOCUS ON TWO HERE, BUT
10:53:25 THERE ARE OTHERS AS WELL WHERE THE PROPERTY OWNERS ARE
10:53:28 EITHER NOT WORKING WITH US AT ALL, HAVE STOPPED RETURNING
10:53:33 PHONE CALLS OR ARE WORRIED ABOUT WHAT'S IN IT FOR THEM.
10:53:37 THEY WANT US TO PAY THEM FOR THE PROPERTY OR OTHER THINGS
10:53:41 THAT THEY WANT.
10:53:42 TWO OF THEM THAT IS REALLY HOLDING UP PROJECTS, ONE IS
10:53:46 CORKSCREW ROAD AND ONE IS SANDY LANE.
10:53:48 ON SANDY LANE, VILLAGE COUNCIL VOTED TO PUSH THAT PROJECT
10:53:52 BACK, BUT WE'RE LOOKING AT AN OPTION OF POTENTIALLY DOING
10:53:56 THE BRIDGE RIGHT NOW AND DOING THE REST OF IT LATER.

10:54:00 WE'RE GOING TO NEED THOSE EASEMENTS FOR THAT.
10:54:02 SO WHAT I WANTED TO DO WAS GO OVER THOSE TWO SCENARIOS,
10:54:06 EXPLAIN WHAT'S GOING ON, AND THE VILLAGE, TO MOVE FORWARD
10:54:11 WITH THESE, THE VILLAGE STAFF PROBABLY WILL NEED SOME SORT
10:54:15 OF AUTHORIZATION TO PAY FOR THE EASEMENT AND/OR EVENTUALLY
10:54:19 MAYBE USING EMINENT DOMAIN BECAUSE ONE OF THE PROPERTY, THIS
10:54:22 ONE HERE, WE'VE ACTUALLY TRIED TO GET INTO THE DISCUSSION OF
10:54:26 WHAT THE COSTS WOULD BE.
10:54:29 ONCE WE STARTED TALKING ABOUT COSTS, THEY STOPPED RETURNING
10:54:32 OUR PHONE CALLS.
10:54:32 IT'S BEEN A COUPLE OF MONTHS FOR THEM TO RETURN PHONE CALLS.
10:54:35 WHAT YOU HAVE HERE, THIS IS THE DOMINO'S DENTAL BUILDING IN
10:54:41 FRONT OF PUBLIX ON CORKSCREW ROAD.
10:54:43 IF YOU LOOK A LITTLE BIT CLOSER, YOU CAN SEE EXACTLY WHAT
10:54:46 WE'RE TRYING TO DO.
10:54:48 WHAT WE'RE TRYING TO DO IS KEEP THE SIDEWALK AS FAR AWAY

10:54:52 FROM THE ROAD AS WE CAN.
10:54:54 AND IN THIS SITUATION, WHAT WE'RE PROPOSING TO DO IS PUT THE
10:54:57 SIDEWALK ON THE EDGE OF THE RIGHT-OF-WAY, BUT IN ORDER TO DO
10:54:59 THAT, WE NEED TO GET A SLOPE EASEMENT SO WE CAN SLOPE BACK
10:55:04 DOWN TO NATURAL GRADE.
10:55:06 THE NET RESULT ON THE PROPERTY IS ALMOST NOTHING.
10:55:10 ALL THAT WILL HAPPEN IS THE LAND IS GOING TO BE SLOPED A
10:55:12 LITTLE BIT DIFFERENT.
10:55:13 GENERALLY WHERE THERE IS GRASS, THERE WILL BE GRASS IN THE

10:55:15 FUTURE.
10:55:16 THERE REALLY ISN'T A WHOLE LOT OF IMPACT.
10:55:18 BUT THAT PROPERTY OWNER HAS BEEN UNWILLING TO DISCUSS.
10:55:21 IF WE WERE TO NOT GET AN EASEMENT FROM THEM, THAT PATH WOULD
10:55:26 PROBABLY HAVE TO MOVE OVER 10 OR 15 FEET CLOSER TO THE ROAD
10:55:29 AND YOU'D HAVE SOMETHING THAT IS MORE ON THE ROAD AS A PATH
10:55:33 RATHER THAN BEING OFF THE ROAD.
10:55:35 SO THAT'S THE FIRST ONE.
10:55:40 THE SECOND ONE TO TALK ABOUT IS SANDY LANE.
10:55:43 AND ALONG SANDY LANE, JUST SOUTH OF THE RIVER, THERE IS A
10:55:49 COMMUNITY, ESTATES AT ESTERO RIVER.
10:55:52 IT'S A LITTLE BIT COMPLICATED THERE IN THAT THERE IS A LOT
10:55:55 OF DIFFERENT PROPERTIES THAT WE HAVE TO WORK THROUGH.
10:55:58 AND THE WAY THEY HAVE BEEN DOING IT IS WE'VE HAD TO WORK
10:56:01 THROUGH THE HOA BASICALLY TO EVEN GET TO THE PRIVATE
10:56:04 PROPERTY OWNERS.
10:56:04 SO THE HOA CONTROLS TWO OF THE PROPERTIES.
10:56:07 AND THEN I BELIEVE THERE ARE FOUR OR FIVE PROPERTY OWNERS
10:56:09 THAT WE'RE GOING TO NEED TO GET EASEMENTS FROM.
10:56:13 IN THIS CASE, THE IMPACT TO THE COMMUNITY IS ALMOST NOTHING.
10:56:16 EVERYTHING THAT WE'RE PROPOSING TO DO IS OUTSIDE THEIR WALL,
10:56:19 AND WE'RE PROPOSING TO BUILD THE PATH AND CONSTRUCT IT SO
10:56:25 THAT IT DOESN'T IMPACT THEIR OAK TREES.
10:56:28 AND THEY ARE ACTUALLY GOING TO GET SOME ADDITIONAL BENEFIT
10:56:30 IN THAT THEY'LL HAVE THE PATH AND THEN THEY ARE -- WE

10:56:34 ACTUALLY WILL PAY TO PUT THE POWER LINES UNDERGROUND.
10:56:36 SO THEY'LL NOW HAVE FRONTAGE THAT DOESN'T HAVE POWER LINES.
10:56:39 THEY HAVE BEEN UNWILLING TO REALLY WORK WITH US ON THE
10:56:42 EASEMENT.
10:56:43 THEY BASICALLY ASKED US TO PAY THEM FOR THE EASEMENT.
10:56:47 THE DISCUSSION, THERE WAS A NUMBER THROWN AROUND OF $10,000
10:56:51 FOR THE EASEMENT.
10:56:55 WE HAVEN'T SAID YES OR NO TO THAT BECAUSE HISTORICALLY WE'VE
10:56:58 BEEN TRYING TO GET THEM TO DONATE THE EASEMENT BECAUSE THEY
10:57:01 ARE GETTING THE BENEFIT.
10:57:02 BUT IT FEELS LIKE TO MOVE THIS ONE FORWARD, WE'LL PROBABLY
10:57:05 HAVE TO DO SOMETHING TO DO THAT.

10:57:08 AND THERE ARE OTHER PROJECTS, BUT THESE ARE THE TWO THAT ARE
10:57:11 KIND OF THE MOST URGENT RIGHT NOW TO KEEP THE PROJECTS
10:57:15 MOVING FORWARD, ESPECIALLY CORKSCREW ROAD.
10:57:17 IF YOU'VE BEEN DOWN THERE, THE CONTRACTOR IS MOVING DIRT,
10:57:20 PUTTING OUT THE SILT FENCE.
10:57:23 IF WE DON'T GET THAT EASEMENT SOON, IT COULD ACTUALLY DELAY
10:57:26 THAT PROJECT.
10:57:30 >> FROM THE AUDIENCE: WHERE IS THAT ON CORKSCREW ROAD?
10:57:36 >>Mayor McLain: FILL OUT A CARD AND WE'LL ADDRESS THAT FOR
10:57:39 YOU.
10:57:41 >>David Willems: JUST WANTED TO BRING THAT FORWARD AND SEE
10:57:43 WHAT COUNCIL'S THOUGHTS ARE ON THAT.
10:57:45 THIS IS NOT A DECISION HERE.

10:57:47 WE'LL HAVE TO COME BACK.
10:57:49 I BELIEVE THE VILLAGE ATTORNEY CAN MENTION SPECIFICALLY IF
10:57:53 WE HAD TO GO TO EMINENT DOMAIN, HOW THAT WOULD HAPPEN, BUT
10:57:56 THERE IS A PROCESS FOR THAT THAT WE'D HAVE TO COME BACK TO
10:57:58 VILLAGE COUNCIL FOR.
10:58:01 >>Mayor McLain: I THINK WE ALL AGREE.
10:58:03 I WAS DOWN BONITA BEACH, ON THE BEACH SIDE THIS SUNDAY
10:58:11 WALKING ALONG THE SIDEWALK THAT'S THERE.
10:58:14 IF YOU STEPPED OFF, YOU'RE NO LONGER HERE.
10:58:18 I THINK OUR PLANS HAVE ALWAYS BEEN TO TRY TO GET OFF THE
10:58:22 MAIN THING.
10:58:23 FROM MY STANDPOINT, WE SHOULD MOVE THIS THING FORWARD AND
10:58:29 BRING IT BACK FOR A VOTE AT THE APPROPRIATE TIME.
10:58:32 I ALSO WORRY A LITTLE BIT ABOUT ESTABLISHING A PRECEDENT.
10:58:39 WE'RE PAYING PEOPLE FOR NOTHING BASICALLY.
10:58:43 >>David Willems: THE OTHER CONCERN IS ONCE WE START PAYING
10:58:46 ONE -- WE'RE NOT GOING TO GET ANYBODY DONATING ANYMORE
10:58:49 BECAUSE THEY HAVE SEEN WE'VE PAID PEOPLE.
10:58:53 >>Jim Ward: THE 10,000 NUMBER THAT YOU JUST ALLUDED TO, IS
10:58:57 THAT PER OWNER OR IS THAT FOR THE ENTIRE EASEMENT?
10:59:00 >>David Willems: THAT WAS JUST TO GET THE EASEMENTS.
10:59:02 THAT WAS FOR THE HOA EASEMENTS.
10:59:04 I'M NOT SURE WHAT THE HOMEOWNERS WOULD BE.
10:59:08 >>Jim Ward: YOU'RE RIGHT.
10:59:09 I THINK ONCE YOU OPEN UP THIS PANDORA'S BOX, YOU KNOW IT'S

10:59:14 GOING TO BE AN ISSUE FOR THE REST OF WHAT WE WERE TRYING TO
10:59:16 DO.
10:59:18 >>Rafael Lopez: THE OWNERS OF THE DENTAL CARE AND DOMINO'S
10:59:21 ARE NOT RETURNING CALLS ANYMORE.
10:59:24 >>David Willems: I'M NOT CALLING THEM, BUT OUR ACQUISITION
10:59:26 CONSULTANT, CORRECT.
10:59:31 >>Lori Fayhee: WITH SANDY LANE, ARE YOU DEALING WITH OR IS
10:59:34 THE ACQUISITION, DEALING WITH HOA OR THE COMMUNITY OR --

10:59:40 >>David Willems: REPRESENTATIVES OF THE HOA.
10:59:44 >>Lori Fayhee: OKAY.
10:59:45 HAS IT BEEN CONSIDERED TO HAVE A MEETING WITH THE COMMUNITY?
10:59:49 >>David Willems: WE'VE MET WITH THEM NUMEROUS TIMES.
10:59:55 >>Lori Fayhee: OKAY.
10:59:56 THANK YOU.
10:59:58 >>Vice-Mayor Ribble: AT A FUTURE DATE, QUITE SOON, I'D LIKE
11:00:01 TO HEAR FROM OUR ATTORNEY WHAT IS INVOLVED WITH EMINENT
11:00:06 DOMAIN, IF WE'LL HAVE TO MAKE A DECISION, I'D LIKE TO HEAR
11:00:09 WHAT THE PROCESS INVOLVES AND HOW LONG IT WILL TAKE AND HAVE
11:00:13 THAT KNOWLEDGE BEFORE WE HAVE TO MAKE A DECISION.
11:00:17 >>David Willems: ABSOLUTELY.
11:00:18 >>Mayor McLain: ANY OTHER COMMENTS?
11:00:20 >>George Zalucki: THANK YOU, MAYOR.
11:00:21 JUST ONE COMMENT.
11:00:22 DAVID, THANK YOU FOR GIVING US THIS INSIGHT.
11:00:26 AS FAR AS CORKSCREW ROAD GOES, WE CAN'T HAVE PLAN B IF WE

11:00:30 DON'T GO EMINENT DOMAIN AND IF WE DON'T GET THE EASEMENT
11:00:34 THROUGH OTHER CHANNELS.
11:00:36 SO THERE IS A PLAN B, AND IT'S SOMETHING THAT WE DON'T WANT.
11:00:39 THE PATH WOULD BE SIDEWALK CLOSER TO THE ROAD.
11:00:41 BUT MY QUESTION WOULD BE AS FAR AS TIMING.
11:00:44 I DON'T THINK THAT WE SHOULD ALLOW SOMETHING LIKE THIS TO
11:00:47 NECESSARILY DELAY US UNLESS IT HAS TO.
11:00:51 AS THE VICE-MAYOR ASKED THE QUESTION, HOW LONG WOULD IT TAKE
11:00:54 FOR US TO GO THROUGH THE PROCESS OF SECURING IT THROUGH
11:00:56 EMINENT DOMAIN VERSUS PERHAPS CONTINUING TO TRY TO WORK AND
11:01:01 MAYBE DO THE WORK AROUND THE PLAN B IF NOTHING ELSE WORKS?
11:01:06 >>David Willems: JUST FROM A PROCESS PROJECT STANDPOINT,
11:01:09 THIS WILL NOT HOLD UP THE PROJECT.
11:01:11 IF IT GOT TO THE POINT THAT THE VILLAGE COUNCIL DETERMINED
11:01:14 THAT WE WERE JUST GOING TO MOVE FORWARD AND NOT GET THE
11:01:17 EASEMENT, WE WOULD WORK WITH JOHNSON ENGINEERING, WE WOULD
11:01:20 REDESIGN THE PATH, AND IT WOULD NOT REQUIRE THE EASEMENT.
11:01:23 WE CAN DO THAT.
11:01:24 SHOULDN'T CHANGE THE COST BECAUSE THE PATH IS THE SAME
11:01:27 LENGTH.
11:01:28 IT WOULD JUST BE RELOCATING IT.
11:01:31 WE WOULD NOT BE HOLDING UP THE PROJECT.
11:01:33 WE'LL MAKE SURE THAT DOESN'T HAPPEN.
11:01:38 >>Robert Eschenfelder: IN TERMS OF PROCESS, IT'S ALL
11:01:40 GOVERNED BY FLORIDA STATUTES.

11:01:42 STARTS WITH THE GOVERNING BOARD ADOPTING A RESOLUTION,
11:01:46 FINDING THAT THE PROPERTY NEEDS TO BE TAKEN AND THE PLAN,
11:01:52 UNLESS YOU ALL DIRECT OTHERWISE, IS THAT AT YOUR NEXT
11:01:56 MEETING, YOU WOULD SEE AT LEAST ONE RESOLUTION FOR THE MOST

11:02:00 DIFFICULT PROPERTY.
11:02:01 I THINK THE DENTAL PROPERTY.
11:02:04 AND THEN WE'LL SEE WHERE WE GO ON THE OTHER.
11:02:07 ONCE YOU ADOPT THAT RESOLUTION, THAT THEN GETS MARRIED UP
11:02:11 WITH THE APPRAISAL AND THE STAFF'S JUSTIFICATION AND THEN I
11:02:16 FILE A TAKING LAWSUIT.
11:02:19 THE LAW ALLOWS EITHER WHAT IS CALLED A QUICK TAKE OR A
11:02:22 NON-QUICK TAKE.
11:02:23 WE WOULD PROBABLY QUICK TAKE THIS.
11:02:25 WE WOULD HAVE TO PROFFER TO THE OWNER, HERE'S WHAT WE
11:02:29 BELIEVE IT'S WORTH AND THEN IF THE OWNER DOESN'T TAKE THAT,
11:02:32 THEN WE GO TO TRIAL AND 12 JURORS WOULD HEAR EVIDENCE ON
11:02:38 BOTH SIDES AND DECIDE WHAT THE VALUE OF THE PROPERTY IS.
11:02:41 BUT AT THE END OF THE DAY, WE WOULD STILL BE ENTITLED TO
11:02:45 TAKE THE PROPERTY.
11:02:45 TAKING CAN INCLUDE NOT JUST FEE SIMPLE ALL OF IT, BUT IT CAN
11:02:50 INCLUDE A LESSER INTEREST, SUCH AS IN THIS CASE, ALL WE'RE
11:02:53 LOOKING FOR IS AN EASEMENT.
11:02:55 YOU CONTINUE TO OWN THE DIRT, WE JUST WANT AN EASEMENT TO DO
11:02:58 WHAT WE NEED TO DO TO MAKE THE PROJECT GO FORWARD.
11:03:01 AT THE END OF THE DAY, IN TERMS OF PAYING, YOU'RE GOING TO

11:03:05 PAY BECAUSE THE FLORIDA CONSTITUTION SAYS YOU CAN'T TAKE
11:03:08 PROPERTY WITHOUT JUST COMPENSATION.
11:03:12 SO IT'S UNFORTUNATE THAT OWNERS WON'T WORK THROUGH THE
11:03:15 PROCESS.
11:03:17 BUT MY FEELING IS, AND AGAIN, I WILL TAKE YOUR DIRECTION OR
11:03:21 FEEDBACK TODAY, IS THAT YOU SHOULD AT LEAST START BY
11:03:24 ADOPTING THE RESOLUTION BECAUSE THAT THEN GIVES STAFF AND
11:03:28 OUR FOLKS WHO ARE NEGOTIATING A DOCUMENT TO SAY, LISTEN,
11:03:32 WE'RE MOVING FORWARD WITH THIS, WHETHER YOU WANT TO RETURN
11:03:35 PHONE CALLS OR NOT.
11:03:37 COULD WE PLEASE JUST BE EFFICIENT ABOUT THIS AND SIT DOWN
11:03:40 AND TALK ABOUT HOW WE COULD WORK IT OUT?
11:03:41 SO THAT WOULD BE -- MY RECOMMENDATION TO YOU IS GO AHEAD AND
11:03:46 LET ME BRING BACK THE RESOLUTION, GET IT ADOPTED.
11:03:48 THAT MAY GIVE LEVERAGE TO STAFF TO HELP PRY SOME OF THESE
11:03:53 FOLKS LOOSE.
11:03:56 >>George Zalucki: THAT KIND OF ANSWERS MY QUESTIONS
11:03:57 REGARDING SANDY LANE.
11:03:59 EITHER WAY, WE'RE GOING TO BE REQUIRED TO PAY.
11:04:01 SO CAN'T REALLY AVERT -- SO THE $10,000 OFFER MIGHT BE A
11:04:05 REALLY GOOD OFFER FOR US NOT -- TO BE ABLE TO AVOID THAT
11:04:10 PROCESS.
11:04:11 >>Robert Eschenfelder: YES.
11:04:12 MY RECOMMENDATION THERE, I CERTAINLY, DIRECTOR WILLEMS CAN
11:04:16 CORRECT ME IF HE FEELS I'M WRONG, WHEN WE BUDGET FOR ANY

11:04:21 PROJECT, ANY PUBLIC WORK PROJECT THAT WE KNOW IS GOING TO
11:04:25 REQUIRE LAND ACQUISITION, THAT BUDGET INCLUDES LAND
11:04:28 ACQUISITION COSTS.
11:04:30 IF WE COME TO FIND OUT THAT WE EXPECTED IN OUR BUDGET THAT
11:04:36 RIGHTS-OF-WAY WOULD BE DONATED SO WE DIDN'T BUDGET FOR IT,
11:04:40 THERE MIGHT NEED TO BE AN INCREASE IN THE OVERALL BUDGET TO
11:04:44 ALLOW STAFF TO HAVE ADDITIONAL MONEY TO WORK WITH.
11:04:47 MY RECOMMENDATION IS THAT WE NOT REALLY BRING TO COUNCIL ON
11:04:51 A PARCEL-BY-PARCEL BASIS, DISCUSSIONS OF SHOULD WE PAY THIS
11:04:55 OWNER 10,000 OR THIS OWNER.
11:04:57 IT'S ALL VERY SUBJECT TO -- AND THE -- IN THE -- THERE IS
11:05:03 CASE LAW, THE MOMENT WE START TALKING ABOUT SPECIFIC
11:05:05 PARCELS, WE'VE ALREADY BEGUN THE TAKING PROCESS.
11:05:08 IT'S VERY CLEAR WITH THE DENTAL PARCEL THAT THEY JUST HAVE
11:05:12 BECOME OBSTREPEROUS AND NOT RETURNING CALLS.
11:05:16 THAT ONE FOR SURE I THINK WE SHOULD BRING BACK A RESOLUTION.
11:05:19 WITH THE OTHER ONES, I THINK, YOU KNOW, STAFF NEEDS TO, I
11:05:21 GUESS, UNDERSTAND FROM YOU ALL TODAY, ARE YOU ALL
11:05:25 COMFORTABLE WITH THE FACT THAT IF DIRECTOR WILLEMS, OR THE
11:05:27 FOLKS NEGOTIATING FOR HIM, THE CONTRACTOR, RUN INTO A
11:05:30 SITUATION WHERE SOME COMPENSATION, BE IT MONETARY OR
11:05:34 NONMONETARY, BECAUSE SOMETIMES WHAT WE'LL DO IS SAY, YOU
11:05:37 KNOW, IN EXCHANGE FOR THIS EASEMENT, WE WILL DO THIS
11:05:41 IMPROVEMENT OR WHATEVER.
11:05:42 LIKE BURYING THE POWER LINES, THAT HE HAS THE FLEXIBILITY TO

11:05:47 DO THAT.
11:05:48 I FEEL HE ALREADY DOES, BUT I THINK IT WOULD BE HELPFUL IF
11:05:52 HE HEARD FROM YOU ALL TODAY, HE DIDN'T HAVE TO COME BACK TO
11:05:54 YOU AND ASK FOR THAT KIND OF PERMISSION.
11:05:58 >>Mayor McLain: GOOD.
11:05:58 ANY QUESTIONS?
11:06:01 >>Larry Fiesel: DAVID, I HAVE TWO QUICK ONES.
11:06:03 ON THE SANDY LANE ACQUISITION, YOU HAD MENTIONED EARLIER, WE
11:06:09 OBVIOUSLY MOVED THIS PROJECT BACK, BUT YOU MENTIONED EARLIER
11:06:11 YOU WOULD LIKE TO GO FORWARD WITH THE BRIDGE PART OF THE
11:06:14 PROJECT.
11:06:14 IS THIS LAND ACQUISITION NECESSARY FOR THAT BRIDGE?
11:06:17 OR IS THIS JUST DOWN THE ROAD --
11:06:20 >>David Willems: NO.
11:06:21 NECESSARY FOR THE BRIDGE.
11:06:22 TO INSTALL THE BRIDGE, WE'D HAVE TO DO DRAINAGE IMPROVEMENTS
11:06:26 BETWEEN THEIR ENTRANCE ROAD AND THE RIVER.
11:06:27 THE ACQUISITION THAT'S IMPORTANT NOW IS JUST THE HOA
11:06:31 ACQUISITION.
11:06:31 SINGLE PROPERTY COULD HAPPEN LATER IF WE NEEDED IT TO.
11:06:37 >>Larry Fiesel: I AGREE WITH COUNCILMAN WARD OF NOT SETTING
11:06:40 THE PRECEDENT OF STARTING TO PAY PEOPLE FOR THESE PIECES OF

11:06:44 LAND.
11:06:44 WILLIAMS ROAD AT THE WALGREENS STORE, THAT GOT DELAYED AND
11:06:50 AT THAT TIME I THINK THE RESIDENTS, FOUNTAIN LAKES AND THE

11:06:53 LIFE CARE CENTER WERE BOTH ASKING FOR ADDITIONAL FUNDING.
11:06:57 WE'RE GETTING CLOSE TO BEING ABLE TO DO THAT PROJECT.
11:07:01 DID WE GET THAT LAND WITHOUT HAVING TO PAY FOR IT?
11:07:06 >>David Willems: NO, THERE WILL BE SOME PAYMENT ASSOCIATED
11:07:08 WITH THAT.
11:07:09 ONE OF THE THINGS THAT VILLAGE ATTORNEY MENTIONED WAS THE
11:07:12 FOUNTAIN LAKES, I DON'T THINK WAS ASKING FOR MONEY.
11:07:15 IT WAS FOR OTHER IMPROVEMENTS.
11:07:18 THEY HAVE A SAFETY CONCERN CROSSING WILLIAMS ROAD.
11:07:22 A LOT OF THEIR RESIDENTS WANT TO WALK ON THE SIDEWALK ON THE
11:07:25 NORTH SIDE OF THE ROAD, THERE'S NO CROSS WALK, SO I DON'T
11:07:27 THINK THEY REQUESTED MONEY.
11:07:29 THEIR REQUEST WAS A MID BLOCK CROSSING AT THAT LOCATION.
11:07:33 >>Larry Fiesel: I THINK THAT IS AN ACCEPTABLE REQUEST.
11:07:35 >>David Willems: COSTS THE VILLAGE MORE MONEY BUT IT IS A
11:07:37 SAFETY IMPROVEMENT ALONG A ROADWAY, SO IT IS A LITTLE BIT
11:07:40 DIFFERENT THAN A CASH PAYMENT.
11:07:41 >>Mayor McLain: I THINK WE SAID LET'S FOCUS ON CORKSCREW.
11:07:44 THE QUESTION I HAVE ABOUT SANDY LANE AND THE BRIDGE, IS THE
11:07:48 BRIDGE COMING OUR WAY OR CAN WE JUST -- WE'VE DELAYED THE
11:07:51 PROJECT SO WHY WORRY ABOUT THE BRIDGE?
11:07:55 >>David Willems: IF WE DON'T INSTALL THE BRIDGE, WE WILL BE
11:07:58 OUT DOLLARS.
11:08:00 WE WILL BE OUT DOLLARS, MONEY.
11:08:02 FOR THE BRIDGE.

11:08:03 BECAUSE WE ALREADY PURCHASED THE BRIDGE.
11:08:09 THEY ARE ALREADY BUILDING THE BRIDGE.
11:08:11 IF WE WERE TO CANCEL THE BRIDGE CONTRACT, WE'RE OUT OF THE
11:08:15 DOLLARS THAT THEY HAVE SPENT.
11:08:17 >>Mayor McLain: OKAY.
11:08:21 >>Jim Ward: JUST A FURTHER THOUGHT ON THIS, DURING OUR
11:08:23 CONSIDERATION OF THIS, I THINK IT'S IMPORTANT TO UNDERSTAND
11:08:27 WHETHER OR NOT THAT THE PROPERTY THAT WE'RE ASKING FOR AN
11:08:31 EASEMENT ON HAS A USEFUL PURPOSE TO THE OWNER.
11:08:34 IF WE'RE TAKING SOMETHING AWAY FROM THE OWNER, THEN THERE IS
11:08:36 A RATIONALE FOR PROVIDING SOME CONSIDERATION.
11:08:40 IF THE PROPERTY IS USELESS TO THEM AND THEY ARE JUST BEING A
11:08:44 THORN IN OUR SIDE FOR SOME PURPOSE, THEN I THINK WE NEED TO
11:08:50 CONSIDER OTHER OPTIONS THAT WE HAVE.
11:08:53 >>David Willems: GENERALLY WE'RE PRETTY GOOD -- I CAN'T
11:08:57 THINK OF AN INSTANCE WHERE WE ARE TAKING USABLE PROPERTY.
11:09:03 GENERALLY WE'RE TAKING WHAT WOULD BE CONSIDERED EITHER A
11:09:04 UTILITY EASEMENT ALREADY OR THEIR LANDSCAPE BUFFER OR

11:09:08 SOMETHING ALONG THOSE LINES.
11:09:09 I DON'T THINK IN ANY CASE ARE WE TAKING PROPERTY THAT THEY
11:09:12 COULD EVER DEVELOP FOR ANYTHING OTHER THAN GREENSPACE.
11:09:19 >>Mayor McLain: DO WE HAVE ANYONE SIGNED UP TO SPEAK?
11:09:22 >>Carol Sacco: NO, WE HAVE NO ONE SIGNED UP.
11:09:23 >>Mayor McLain: WITH THAT, THANK YOU, DAVID.
11:09:25 LET'S ADJOURN THE MEETING.

11:09:27 [SOUNDING GAVEL]
11:09:27 OH, I CAN'T DO THAT.
11:09:29 I HAVE TO HAVE A MOTION.
11:09:29 WHO WANTS TO MAKE A MOTION?
11:09:31 >> SO MOVED.
11:09:33 >>Carol Sacco: WHO MADE THE MOTION?
11:09:35 >>Mayor McLain: VICE-MAYOR AND LARRY, TOO.
11:09:39 ADJOURNED.
11:09:39 >>Carol Sacco: I'LL HAND OUT A LETTER AND ALSO E-MAILED IT
11:09:42 TO YOU.

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

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

DRAFT MINUTES
VILLAGE COUNCIL REGULAR MEETING

Village of Estero Council Chambers
9401 Corkscrew Palms Circle
Estero, FL 33928

January 22, 2025 9:30 a.m.

1. CALL TO ORDER

INVOCATION

Pastor Kyle Strom from Ocean Church

PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor Jon McLain - District 3, Vice Mayor Joanne Ribble - District 1, Councilmember Larry Fiesel - District 2, Councilmember Lori Fayhee – District 4, Councilmember Rafael Lopez - District 5, Councilmember Jim Ward - District 6, and Councilmember George Zalucki - District 7.

Also present
Village Manager Steve Sarkozy, Village Attorney Robert Eschenfelder, Public Works Director David Willems, Community Development Director Mary Gibbs, Assistant Community Development Director Christopher Baker, Finance Director Kevin Greenville, Floodplain Manager Kristen Schumacher, Public Works Project Manager Robert Wiley, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

Motion: Motion to approve agenda.

.

Motion by: Vice Mayor Ribble
Seconded by: Councilmember Fiesel

Action: Approved agenda.

Vote: (Roll Call)
Aye: Councilmembers Fayhee, Fiesel, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain
Nay:
Abstentions:

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

In-Person
Gary Israel, Stoneybrook

eComments
Mark Novitski, Bella Terra

4. CONSENT AGENDA

(a) January 8, 2025 Village Council Meeting Minutes

Motion: Motion to approve consent agenda.
.

Motion by: Councilmember Lopez
Seconded by: Councilmember Ward

Action: Approved consent agenda.

Vote: (Roll Call)
Aye: Councilmembers Fayhee, Fiesel, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain
Nay:
Abstentions:

5. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA
None

6. ACTION ITEM

(a) Approval of Estero Sports Park Master Plan and authorization to submit the infrastructure plan for permits to the SFWMD.

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Council Questions or Comments
Councilmembers Fiesel, Ward, Zalucki, Fayhee, Vice Mayor Ribble, Mayor McLain.

Public Comments
eComments
Rachael Robbins, Stoneybrook
Robert Fleming, Lakes of Estero

Motion: Motion to approve the Alternate Master Plan.

Motion by: Vice Mayor Ribble
Seconded by: Councilmember Zalucki

Action: Approved the Alternate Master Plan.

Vote: (Roll Call)
Aye: Councilmembers Fayhee, Fiesel, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain
Nay:
Abstentions:

7. SECOND READING AND PUBLIC HEARING

(a) Second Reading of Ordinance 2025-01 regarding Village seal and administrative code.

An Ordinance of the Village Council of the Village of Estero, Florida, Amending § 2-1 (Official Seal) and § 2-2 (Administrative Code) of the Village Code; Making Related Findings; and Providing for Severability, Codification and an Effective Date.

Staff Presentation/Comments
Steve Sarkozy, Village Manager
Robert Eschenfelder, Village Attorney

Council Questions or Comments
None

Public Comments
None

Motion: Motion to adopt Ordinance No. 2025-01.

Motion by: Councilmember Ward
Seconded by: Councilmember Fiesel

Action: Adopted Ordinance No. 2025-01.

Vote: (Roll Call)
Aye: Councilmembers Fayhee, Fiesel, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain
Nay:
Abstentions:

8. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

Councilmembers Fiesel, Ward, Zalucki, Fayhee, and Mayor McLain.

9. VILLAGE ATTORNEY'S REPORT

None.

10. VILLAGE MANAGER'S REPORT

Steve Sarkozy, Village Manager

Adjourn Regular Session at 10:04 am and Convene Workshop Items at 10:04 am

11. WORSHOPS

(a) Planning, Zoning, and Design Board Appointments

Staff Presentation/Comments
Steve Sarkozy, Village Manager
Mary Gibbs, Community Development Director

Council Questions or Comments
Vice Mayor Ribble

Public Comments
None

(b) 2025 Estero Fest/10th Year Anniversary

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Council Questions or Comments
Councilmembers Zalucki, Ward, Lopez, Vice Mayor Ribble, and Mayor McLain.

Public Comments
None

Village Manager Sarkozy presented a proposal for sponsorship of the Estero Fest for $3,500 and $20,000 budget. Council did not have an objection.

12. ADJOURNMENT at 10:21 am

Motion by Councilmember Fiesel and seconded by Councilmember Fayhee.

ATTEST: VILLAGE OF ESTERO, FLORIDA

By: _____ By: _____

Carol Sacco, CMC, Village Clerk Jon McLain, Mayor

(td/CS)
For an official copy of the signed minutes, please submit a Public Record Request.

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
February 5, 2025

Agenda Item:

Financial Report for the month ended November 30, 2024.

Description:

This financial report provides budget to actual comparisons for the month ending November 30, 2024, which is the **second** month of the 2024-2025 fiscal year. Activity year to date is trending as projected during the first quarter of the fiscal year.

- *Ad valorem (real estate) taxes*: November is traditionally the beginning of ad valorem taxes being remitted to the Village from the Lee County Tax Collector. In November, the Village received 25%, or $1,668,524 of the annual budgeted ad valorem taxes.

- *General Fund*: Revenue Sharing Sales Tax (8%), and State Revenue Sharing Fuel Tax (8%) began strong this fiscal year, Half-Cent Sales Tax (8%) totaled $66,695 all received in November.

- *Reserved Funds:* In March of 2024, Council adopted a comprehensive update to Village financial policies. Included in this was an update to reserve policy as follows:

  General Fund Committed Fund Balance – Emergency Reserve: The minimum level for the Emergency Reserve is 50% of General Fund budgeted expenditures less transfers out and any uses of fund balances.

  General Fund Committed Fund Balance – Operating Reserve: The minimum level for the Operating Reserve is 20% of General Fund budgeted expenditures less transfers out and any uses of fund balances.

  General Fund Assigned Fund Balance – Litigation Reserve: The minimum level for the Litigation Reserve is $750,000. Given the geographical area is prone to legal challenges, these funds are to be used in the event legal action is taken, or, conversely, in an instance where the Village seeks a legal remedy to protect the public interest.

General Fund Assigned Fund Balance – Major Road Maintenance Reserve: The Major Road Maintenance Reserve was established in fiscal year 2019-2020 with an initial contribution of $300,000 with 3% annual growth adjustments, unless directed otherwise by supermajority Council approval of an Ordinance amendment.

With the beginning of a new fiscal year in October, staff updated the required reserve amounts. After update, the General Fund has $4,984,975 in emergency reserve funds, $1,993,990 in operating reserve funds, $750,000 in litigation defense reserve funds and $1,940,400 in major road maintenance reserve funds. The remaining funds are allocated to Capital Projects and total $31,913,374.

- *Available funds:* total funds categorized as available are $48,157,959 which includes the General Fund Capital Projects reserve.

Action Requested:

Accept financial reports.

Financial Impact:

There is no financial impact of this report.

Prepared by: Kevin Greenville, CPA Finance Director

Attachments:

1. November 30, 2024, Budget Report All Funds
2. November 30, 2024, Available Funds Report

Village of Estero
Budget Report All Funds
For Month Ending November 2024

	Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
Revenue						
001-General Fund						
311000	Ad Valorem Taxes	-1,668,524.44	-1,668,524.44	-6,560,880.00	-4,892,355.56	**25.43%**
312410	Local Option Gas Tax-1-6 Cent	-46,204.59	-46,204.59	-625,000.00	-578,795.41	**7.39%**
315200	Local Communications Srvs Tax	-93,953.57	-93,953.57	-950,500.00	-856,546.43	**9.88%**
316000	Local Business Tax	-1,626.38	-1,626.38	-27,000.00	-25,373.62	**6.02%**
323100	Franchise Fees-Electric	-254,345.10	-254,345.10	-2,850,000.00	-2,595,654.90	**8.92%**
323400	Franchise Fees-Natural Gas	-7,465.65	-14,621.50	-102,500.00	-87,878.50	**14.26%**
323700	Franchise Fees-Solid Waste	0.00	0.00	-137,500.00	-137,500.00	**0.00%**
329500	ROW Permits	0.00	0.00	-1,000.00	-1,000.00	**0.00%**
331500	Federal Grant - Econ Environ	0.00	0.00	-8,476,900.00	-8,476,900.00	**0.00%**
334400	State Grant - Transportation	0.00	0.00	-145,000.00	-145,000.00	**0.00%**
334500	State Grant - Econ Environ	0.00	0.00	0.00	0.00	**0.00%**
335140	Rev Sharing-Mobile Home Lic Tx	-360.25	-360.25	-3,750.00	-3,389.75	**9.61%**
335150	Rev Sharing-Alcohol Bevrage Tx	0.00	-636.27	-31,250.00	-30,613.73	**2.04%**
335160	Rev Sharing-Sales Tax	-66,694.31	-66,694.31	-850,000.00	-783,305.69	**7.85%**
335180	Rev Sharing-1/2 Cent Sales Tax	-270,413.54	-270,413.54	-4,200,000.00	-3,929,586.46	**6.44%**
335430	Rev Sharing-Fuel Tax	-16,788.37	-16,788.37	-195,000.00	-178,211.63	**8.61%**
341300	Administrative Fee	-2,766.24	-9,241.27	-150,000.00	-140,758.73	**6.16%**
341301	Cost Recovery-Admin Charge	0.00	-800.00	-15,000.00	-14,200.00	**5.33%**
341900	Dev & Zoning-Fixed Fees	-3,000.00	-11,783.00	-60,000.00	-48,217.00	**19.64%**
341909	Dev & Zoning-Cost Recovery Fee	-2,040.79	-3,114.17	-90,500.00	-87,385.83	**3.44%**
342500	Code Comp & Contractor License	0.00	0.00	-45,000.00	-45,000.00	**0.00%**
359000	Fines & Forfeitures	-133.12	-167.78	-250.00	-82.22	**67.11%**
361100	Interest Income	-133,029.36	-277,432.69	-650,000.00	-372,567.31	**42.68%**
362000	Rents & Royalties	-3,000.00	-6,000.00	-36,000.00	-30,000.00	**16.67%**

Village of Estero
Budget Report All Funds
For Month Ending November 2024

	Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
369900	Miscellaneous Revenue	-2,441.00	-9,625.93	-65,000.00	-55,374.07	**14.81%**
369909	Cash Over / Short	0.00	0.00	0.00	0.00	**0.00%**
	Total for General Fund	**-2,572,786.71**	**-2,752,333.16**	**-26,268,030.00**	**-23,515,696.84**	**10.48%**
105-Driving Range						
000-Non Divisional						
341302	Convenience Fee	0.00	0.00	0.00	0.00	0.00%
347200	Charges for Svcs-Parks & Rec	0.00	0.00	0.00	0.00	0.00%
361100	Interest Income	-608.40	-1,268.39	-5,015.00	-3,746.61	25.29%
369909	Cash Over / Short	0.00	0.00	0.00	0.00	0.00%
	Total for Non Divisional	**-608.40**	**-1,268.39**	**-5,015.00**	**-3,746.61**	**25.29%**
	Total for Driving Range	**-608.40**	**-1,268.39**	**-5,015.00**	**-3,746.61**	**25.29%**
110-Building Fee Fund						
445-Building Dept						
322000	Building Permit Fees	-67,430.42	-289,342.84	-1,400,000.00	-1,110,657.16	20.67%
329501	Surcharge Fee Retained	0.00	0.00	-1,750.00	-1,750.00	0.00%
341302	Convenience Fee	-2,315.08	-5,312.60	-35,000.00	-29,687.40	15.18%
361100	Interest Income	-2,065.07	-4,305.23	-23,500.00	-19,194.77	18.32%
	Total for Building Dept	**-71,810.57**	**-298,960.67**	**-1,460,250.00**	**-1,161,289.33**	**20.47%**
	Total for Building Fee Fund	**-71,810.57**	**-298,960.67**	**-1,460,250.00**	**-1,161,289.33**	**20.47%**
201-Debt Service						
000-Non Divisional						
	Total for Non Divisional	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
	Total for Debt Service	**0.00**	**0.00**	**0.00**	**0.00**	**100.00%**
300-Capital Projects						
350-Road Impact Fees						
324310	Road Imp Fee-Residential	-4,492.00	-99,960.00	-1,250,000.00	-1,150,040.00	8.00%

Village of Estero
Budget Report All Funds
For Month Ending November 2024

	Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
324320	Road Imp Fees-Commercial	0.00	-148,243.85	-400,500.00	-252,256.15	37.01%
361100	Interest Income	-48,480.88	-96,961.76	-368,400.00	-271,438.24	26.32%
	Total for Road Impact Fees	**-52,972.88**	**-345,165.61**	**-2,018,900.00**	**-1,673,734.39**	**17.10%**
351-Comm Park Impact Fees						
361100	Interest Income	-390.90	-814.93	-3,225.00	-2,410.07	25.27%
	Total for Comm Park Impact Fees	**-390.90**	**-814.93**	**-3,225.00**	**-2,410.07**	**25.27%**
352-Reg Park Imp Fee						
	Total for Reg Park Imp Fee	**0.00**	**0.00**	**0.00**	0.00	**0.00%**
353-Comm Park Contributions						
361100	Interest Income	-366.21	-763.46	-1,575.00	-811.54	48.47%
	Total for Comm Park Contributions	**-366.21**	**-763.46**	**-1,575.00**	**-811.54**	**48.47%**
354-Public Land						
361100	Interest Income	-518.79	-1,081.57	-4,275.00	-3,193.43	25.30%
	Total for Public Land	**-518.79**	**-1,081.57**	**-4,275.00**	**-3,193.43**	**25.30%**
355-Park Impact Fees						
324610	Park Imp Fees-Residential	-3,070.00	-15,350.00	-115,000.00	-99,650.00	13.35%
324620	Park Imp Fee-Commercial	0.00	-2,324.00	-67,500.00	-65,176.00	3.44%
361100	Interest Income	-4,439.60	-9,255.62	-36,595.00	-27,339.38	25.29%
	Total for Park Impact Fees	**-7,509.60**	**-26,929.62**	**-219,095.00**	**-192,165.38**	**12.29%**
360-Physical Environment						
381001	Transfer from General Fund	37,998.71	37,998.71	-10,304,615.00	-10,342,613.71	-0.37%
	Total for Physical Environment	**37,998.71**	**37,998.71**	**-10,304,615.00**	**-10,342,613.71**	**-0.37%**
365-Transportation						
366000	Contributions & Donations	0.00	0.00	-16,600,600.00	-16,600,600.00	0.00%
381001	Transfer from General Fund	0.00	0.00	-30,000,000.00	-30,000,000.00	0.00%
381350	Transfer from Road Impact Fee	116,315.15	116,315.15	0.00	-116,315.15	0.00%

Village of Estero
Budget Report All Funds
For Month Ending November 2024

	Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
381366	Transfer from Gas Tax	0.00	0.00	0.00	0.00	0.00%
	Total for Transportation	**116,315.15**	**116,315.15**	**-46,600,600.00**	**-46,716,915.15**	**-0.25%**
366-Gas Tax						
312420	Local Option Gas Tax 1-5 Cent	-32,272.20	-34,596.20	-415,000.00	-380,403.80	8.34%
361100	Interest Income	0.00	-8,874.41	-143,350.00	-134,475.59	6.19%
	Total for Gas Tax	**-32,272.20**	**-43,470.61**	**-558,350.00**	**-514,879.39**	**7.79%**
600-Parks & Recreation						
381001	Transfer from General Fund	1,085,810.17	1,085,810.17	-10,000,000.00	-11,085,810.17	-10.86%
381355	Transfer from Park Impact Fees	0.00	0.00	0.00	0.00	0.00%
	Total for Parks & Recreation	**1,085,810.17**	**1,085,810.17**	**-10,000,000.00**	**-11,085,810.17**	**-10.86%**
	Total for Capital Projects	**1,146,093.45**	**821,898.23**	**-69,710,635.00**	**-70,532,533.23**	**-1.18%**
	Total for Revenue	**-1,498,503.83**	**-2,229,395.60**	**-97,438,915.00**	**-95,209,519.40**	**2.29%**
001-General Fund						
000-Non Divisional						
581360	Transfer to Physcal Envirnment	37,998.71	37,998.71	12,304,615.00	12,266,616.29	0.31%
581365	Transfer to Transportation	116,315.15	116,315.15	30,000,000.00	29,883,684.85	0.39%
581600	Transfer to Parks& Rec CapProj	1,085,810.17	1,085,810.17	8,000,000.00	6,914,189.83	13.57%
	Total for Non Divisional	**1,240,124.03**	**1,240,124.03**	**50,304,615.00**	**49,064,490.97**	**2.47%**
100-Village Council						
511000	Executive Salaries	10,356.43	20,712.86	124,300.00	103,587.14	16.66%
521000	FICA Taxes	792.29	1,584.58	9,600.00	8,015.42	16.51%
524000	Workers Compensation	83.98	213.51	1,910.00	1,696.49	11.18%
525000	Unemployment Compensation	129.53	129.53	2,000.00	1,870.47	6.48%
540000	Travel and Per Diem	0.00	0.00	23,000.00	23,000.00	0.00%
554000	Books Pub & Memberships	6,243.00	6,243.00	9,500.00	3,257.00	65.72%
555000	Training	0.00	0.00	1,500.00	1,500.00	0.00%

Village of Estero
Budget Report All Funds
For Month Ending November 2024

	Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
	Total for Village Council	**17,605.23**	**28,883.48**	**171,810.00**	**142,926.52**	**16.81%**
101-Village Manager						
511000	Executive Salaries	20,009.46	39,986.19	260,130.00	220,143.81	15.37%
512000	Regular Salaries & Wages	11,279.12	22,538.08	195,000.00	172,461.92	11.56%
513000	Other Salaries & Wages	640.38	1,305.76	8,300.00	6,994.24	15.73%
521000	FICA Taxes	1,130.42	2,258.82	35,410.00	33,151.18	6.38%
522000	Retirement Contributions	2,104.43	4,198.55	44,250.00	40,051.45	9.49%
523000	Group Health Insurance	8,834.59	23,332.59	95,035.00	71,702.41	24.55%
524000	Workers Compensation	35.70	90.76	7,100.00	7,009.24	1.28%
525000	Unemployment Compensation	0.00	0.00	850.00	850.00	0.00%
531000	Professional Services	0.00	0.00	85,000.00	85,000.00	0.00%
534000	Misc Contracted Services	0.00	0.00	35,000.00	35,000.00	0.00%
534101	Public Relations	7,492.93	10,958.93	20,000.00	9,041.07	54.79%
540000	Travel and Per Diem	0.00	0.00	12,500.00	12,500.00	0.00%
541000	Communication Services	3,144.00	6,288.00	38,000.00	31,712.00	16.55%
554000	Books Pub & Memberships	745.00	745.00	4,000.00	3,255.00	18.63%
555000	Training	0.00	0.00	4,250.00	4,250.00	0.00%
	Total for Village Manager	**55,416.03**	**111,702.68**	**844,825.00**	**733,122.32**	**13.22%**
110-Village Attorney						
531101	Legal Services	38,073.87	38,073.87	212,500.00	174,426.13	17.92%
531102	Land Use Legal Services	8,572.50	8,572.50	85,000.00	76,427.50	10.09%
531103	Code Enforcement Legal	0.00	0.00	12,000.00	12,000.00	0.00%
531106	Land Dev Code Legal	0.00	0.00	15,000.00	15,000.00	0.00%
531109	Miscellaneous legal	0.00	0.00	12,500.00	12,500.00	0.00%
531402	Comprehensive Plan	0.00	0.00	15,000.00	15,000.00	0.00%
	Total for Village Attorney	**46,646.37**	**46,646.37**	**352,000.00**	**305,353.63**	**13.25%**

Village of Estero
Budget Report All Funds
For Month Ending November 2024

	Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
115-Village Clerk						
512000	Regular Salaries & Wages	3,462.61	6,914.94	130,715.00	123,800.06	5.29%
521000	FICA Taxes	264.88	528.97	10,015.00	9,486.03	5.28%
522000	Retirement Contributions	907.64	1,810.84	8,845.00	7,034.16	20.47%
523000	Group Health Insurance	0.00	0.00	24,640.00	24,640.00	0.00%
524000	Workers Compensation	0.00	0.00	2,550.00	2,550.00	0.00%
525000	Unemployment Compensation	35.70	90.76	850.00	759.24	10.68%
531117	Election Services	0.00	0.00	85,000.00	85,000.00	0.00%
534102	Codification	0.00	0.00	3,000.00	3,000.00	0.00%
540000	Travel and Per Diem	0.00	985.28	1,250.00	264.72	78.82%
548000	Legal Notices	1,544.35	1,544.35	5,000.00	3,455.65	30.89%
554000	Books Pub & Memberships	0.00	0.00	500.00	500.00	0.00%
555000	Training	0.00	0.00	750.00	750.00	0.00%
	Total for Village Clerk	**6,215.18**	**11,875.14**	**273,115.00**	**261,239.86**	**4.35%**
130-Finance						
512000	Regular Salaries & Wages	29,398.94	58,883.40	388,490.00	329,606.60	15.16%
521000	FICA Taxes	2,186.35	4,379.24	29,750.00	25,370.76	14.72%
522000	Retirement Contributions	2,772.55	5,531.53	36,000.00	30,468.47	15.37%
523000	Group Health Insurance	8,609.07	22,736.99	85,465.00	62,728.01	26.60%
524000	Workers Compensation	0	0	7,120.00	6,986.55	1.87%
525000	Unemployment Compensation	52.49	133.45	1,250.00	-3,962.50	417.00%
531000	Professional Services	5,212.50	5,212.50	10,000.00	4,787.50	52.13%
532000	Auditing Services	3,000.00	4,000.00	51,000.00	47,000.00	7.84%
540000	Travel and Per Diem	0.00	0.00	4,500.00	4,500.00	0.00%
554000	Books Pub & Memberships	300.50	300.50	2,000.00	1,699.50	15.03%
555000	Training	135.00	135.00	2,000.00	1,865.00	6.75%

Village of Estero
Budget Report All Funds
For Month Ending November 2024

	Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
	Total for Finance	**51,667.40**	**101,312.61**	**617,575.00**	**511,049.89**	**16.40%**
170-Information Technology						
531110	IT Contracted Services	44,626.89	44,626.89	175,000.00	130,373.11	25.50%
531111	Webmaster Srvs & Maintenance	3,243.49	3,392.00	34,300.00	30,908.00	9.89%
531112	Audio Visual Services	0.00	0.00	120,000.00	120,000.00	0.00%
552001	Software Licensing	38,667.40	80,185.24	145,000.00	64,814.76	55.30%
552002	Small Tools & Equipment	0.00	0.00	10,000.00	10,000.00	0.00%
564000	Capital Outlay - Mach & Equip	0.00	0.00	10,000.00	10,000.00	0.00%
	Total for Information Technology	**86,537.78**	**128,204.13**	**494,300.00**	**366,095.87**	**25.94%**
180-General Government						
531112	Audio Visual Services	5,205.00	5,205.00	27,550.00	22,345.00	18.89%
531113	Recruitment Services	7,335.00	9,266.45	12,500.00	3,233.55	74.13%
531114	Lobbying Services	7,986.00	10,986.00	80,000.00	69,014.00	13.73%
534000	Misc Contracted Services	250.00	250.00	250,000.00	249,750.00	0.10%
540000	Travel and Per Diem	176.55	176.55	5,000.00	4,823.45	3.53%
541000	Communication Services	2,083.24	2,649.49	6,500.00	3,850.51	40.76%
542000	Freight & Postage	249.00	324.36	4,500.00	4,175.64	7.21%
543000	Utilities	12,006.32	16,239.48	55,750.00	39,510.52	29.13%
544100	Building Lease	23,691.07	47,201.20	295,000.00	247,798.80	16.00%
544200	Equipment Rental & Leases	254.20	254.20	11,000.00	10,745.80	2.31%
545000	Insurance	0.00	0.00	175,000.00	175,000.00	0.00%
546000	Repair & Maintenance Services	2,731.16	2,814.15	20,000.00	17,185.85	14.07%
547000	Printing	0.00	0.00	1,500.00	1,500.00	0.00%
549101	State Administrative Fees	0.00	0.00	9,500.00	9,500.00	0.00%
549102	Tax Collector Fees	0.00	0.00	4,000.00	4,000.00	0.00%
549103	Contingency	0.00	0.00	125,000.00	125,000.00	0.00%

Village of Estero
Budget Report All Funds
For Month Ending November 2024

	Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
551000	Office Supplies	1,238.21	1,390.70	7,500.00	6,109.30	18.54%
552000	Operating Supplies	1,719.34	1,763.17	25,000.00	23,236.83	7.05%
552005	Bank Charges	0.00	0.00	500.00	500.00	0.00%
554000	Books Pub & Memberships	0.00	0.00	2,000.00	2,000.00	0.00%
	Total for General Government	**64,925.09**	**98,520.75**	**1,117,800.00**	**1,019,279.25**	**8.81%**
197-COVID						
	Total for COVID	**0.00**	**0.00**	**0.00**	**0.00**	**100.00%**
201-Law Enforcement/Security						
534201	Lee Cty Law Enforcement	935.00	1,155.00	10,000.00	8,845.00	11.55%
534501	Lee Cty Animal Control Srvs	0.00	0.00	45,000.00	45,000.00	0.00%
	Total for Law Enforcement/Security	**935.00**	**1,155.00**	**55,000.00**	**53,845.00**	**2.10%**
210-Code Compliance Services						
531115	Special Magistrate Srvs	2,000.00	2,000.00	20,250.00	18,250.00	9.88%
531201	Code Compliance Contract Srvs	43,180.15	43,180.15	162,500.00	119,319.85	26.57%
549105	Other Chrges-Filing Fees	20.75	20.75	1,500.00	1,479.25	1.38%
	Total for Code Compliance Services	**45,200.90**	**45,200.90**	**184,250.00**	**139,049.10**	**24.53%**
298-Lee County Marine Patrol						
534202	Lee Cty Marine Patrol	0.00	0.00	43,860.00	43,860.00	0.00%
	Total for Lee County Marine Patrol	**0.00**	**0.00**	**43,860.00**	**43,860.00**	**0.00%**
299-Disaster Response						
531000	Professional Services	7,067.50	7,067.50	25,000.00	17,932.50	28.27%
531116	Disaster Preparedness Services	1,805.47	1,805.47	10,000.00	8,194.53	18.05%
	Total for Disaster Response	**8,872.97**	**8,872.97**	**35,000.00**	**26,127.03**	**25.35%**
360-Physical Environment						
531000	Professional Services	0.00	0.00	25,000.00	25,000.00	0.00%
531301	Water Level & Quality Monitor	8,330.00	8,330.00	170,000.00	161,670.00	4.90%

Village of Estero
Budget Report All Funds
For Month Ending November 2024

	Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
531305	NPDES Compliance	0.00	0.00	5,000.00	5,000.00	0.00%
531415	Reclaimed Water Study	0.00	0.00	20,000.00	20,000.00	0.00%
531502	Flood Plain-Com Rating System	0.00	0.00	150,000.00	150,000.00	0.00%
534000	Misc Contracted Services	0.00	0.00	50,000.00	50,000.00	0.00%
546301	Stormwater Maint	0.00	0.00	150,000.00	150,000.00	0.00%
549106	Water Quality Joint Advocacy	5,000.00	5,000.00	7,500.00	2,500.00	66.67%
	Total for Physical Environment	**13,330.00**	**13,330.00**	**577,500.00**	**564,170.00**	**2.31%**
365-Transportation						
512000	Regular Salaries & Wages	24,936.91	50,717.20	341,225.00	290,507.80	14.86%
521000	FICA Taxes	1,819.81	3,704.13	26,130.00	22,425.87	14.18%
522000	Retirement Contributions	1,456.42	2,905.70	19,000.00	16,094.30	15.29%
523000	Group Health Insurance	7,876.14	20,801.28	45,020.00	24,218.72	46.20%
524000	Workers Compensation	0.00	0.00	10,050.00	10,050.00	0.00%
525000	Unemployment Compensation	42.00	106.78	1,000.00	893.22	10.68%
531306	Traffic Counts	0.00	0.00	20,000.00	20,000.00	0.00%
534000	Misc Contracted Services	56,401.42	56,401.42	100,000.00	43,598.58	56.40%
534301	Street Sweeping Services	4,000.00	4,000.00	30,000.00	26,000.00	13.33%
534302	Right-of-Way Permit Review	0.00	0.00	25,000.00	25,000.00	0.00%
534306	Misc Construction Services	8,272.00	8,272.00	60,000.00	51,728.00	13.79%
540000	Travel and Per Diem	495.04	1,203.11	6,500.00	5,296.89	18.51%
541000	Communication Services	87.06	87.06	650.00	562.94	13.39%
543000	Utilities	7,284.41	8,603.82	85,000.00	76,396.18	10.12%
544200	Equipment Rental & Leases	0.00	0.00	2,500.00	2,500.00	0.00%
545000	Insurance	0.00	0.00	14,750.00	14,750.00	0.00%
546302	Bridge Maintenance	0.00	0.00	10,000.00	10,000.00	0.00%
546304	Irrigation Maintenance	12,944.18	12,944.18	77,500.00	64,555.82	16.70%

Village of Estero
Budget Report All Funds
For Month Ending November 2024

	Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
546305	Landscape Maintenance	215,200.50	222,068.50	1,180,000.00	957,931.50	18.82%
546306	Mowing Maintenance	0.00	0.00	32,500.00	32,500.00	0.00%
546307	Ditch Maintenance	0.00	11,786.81	157,000.00	145,213.19	7.51%
546309	Street Light Maintenance	0.00	0.00	85,500.00	85,500.00	0.00%
546310	Traffic Sign Maintenance	0.00	0.00	70,000.00	70,000.00	0.00%
546311	Traffic Signal Maintenance	0.00	0.00	66,000.00	66,000.00	0.00%
546312	Railroad Maintenance	27,970.00	27,970.00	150,000.00	122,030.00	18.65%
546313	Road Maintenance	0.00	0.00	412,000.00	412,000.00	0.00%
552000	Operating Supplies	0.00	128.90	5,000.00	4,871.10	2.58%
554000	Books Pub & Memberships	0.00	248.00	1,500.00	1,252.00	16.53%
555000	Training	0.00	0.00	3,000.00	3,000.00	0.00%
	Total for Transportation	**368,785.89**	**431,948.89**	**3,036,825.00**	**2,604,876.11**	**14.22%**
439-Development Services						
512000	Regular Salaries & Wages	19,263.94	42,250.83	585,875.00	543,624.17	7.21%
521000	FICA Taxes	1,473.69	3,208.96	44,845.00	41,636.04	7.16%
522000	Retirement Contributions	1,472.82	3,532.82	54,190.00	50,657.18	6.52%
523000	Group Health Insurance	1,420.04	7,938.88	105,810.00	97,871.12	7.50%
524000	Workers Compensation	129.54	129.54	12,710.00	12,580.46	1.02%
525000	Unemployment Compensation	83.99	213.53	1,500.00	1,286.47	14.24%
531000	Professional Services	649.00	649.00	60,000.00	59,351.00	1.08%
531315	Growth Model Srvs	0.00	0.00	10,000.00	10,000.00	0.00%
531316	Development Srvcs Manager	0.00	0.00	40,000.00	40,000.00	0.00%
531402	Comprehensive Plan	0.00	0.00	30,000.00	30,000.00	0.00%
531403	Land Development Code	0.00	0.00	40,000.00	40,000.00	0.00%
534000	Misc Contracted Services	83,118.93	83,118.93	365,000.00	281,881.07	22.77%
540000	Travel and Per Diem	0.00	0.00	2,500.00	2,500.00	0.00%

Village of Estero
Budget Report All Funds
For Month Ending November 2024

	Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
548000	Legal Notices	171.00	171.00	6,000.00	5,829.00	2.85%
554000	Books Pub & Memberships	3,318.78	3,563.78	10,000.00	6,436.22	35.64%
555000	Training	0.00	0.00	1,000.00	1,000.00	0.00%
	Total for Development Services	**111,101.73**	**144,777.27**	**1,369,430.00**	**1,224,652.73**	**10.57%**
440-Planning, Zoning, Dev Review						
512000	Regular Salaries & Wages	1,180.20	1,896.75	125,000.00	123,103.25	1.52%
521000	FICA Taxes	90.29	144.04	9,600.00	9,455.96	1.50%
524000	Workers Compensation	0.00	0.00	2,000.00	2,000.00	0.00%
525000	Unemployment Compensation	0.00	0.00	500.00	500.00	0.00%
531000	Professional Services	0.00	0.00	15,000.00	15,000.00	0.00%
549104	Planning & Zoning-Fixed Fee	97,072.09	97,072.09	350,000.00	252,927.91	27.73%
	Total for Planning, Zoning, Dev Review	**98,342.58**	**99,112.88**	**502,100.00**	**402,987.12**	**19.74%**
601-Parks Master Plan						
512000	Regular Salaries & Wages	0.00	0.00	140,000.00	140,000.00	0.00%
521000	FICA Taxes	0.00	0.00	10,710.00	10,710.00	0.00%
522000	Retirement Contributions	0.00	0.00	14,700.00	14,700.00	0.00%
523000	Group Health Insurance	0.00	0.00	31,950.00	31,950.00	0.00%
524000	Workers Compensation	0.00	0.00	2,150.00	2,150.00	0.00%
525000	Unemployment Compensation	0.00	0.00	500.00	500.00	0.00%
534601	YMCA Operating Agreement	1,500.00	12,735.12	69,300.00	56,564.88	18.38%
543000	Utilities	1,865.36	2,528.87	7,750.00	5,221.13	32.63%
544200	Equipment Rental & Leases	0.00	0.00	2,500.00	2,500.00	0.00%
546000	Repair & Maintenance Services	3,000.00	9,000.00	15,000.00	6,000.00	60.00%
	Total for Parks Master Plan	**6,365.36**	**24,263.99**	**294,560.00**	**270,296.01**	**8.24%**
	Total for General Fund	**2,222,071.54**	**2,535,931.09**	**60,274,565.00**	**57,733,421.41**	**4.21%**
105-Driving Range						

Village of Estero
Budget Report All Funds
For Month Ending November 2024

	Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
600-Parks & Recreation						
534000	Misc Contracted Services	0.00	0.00	2,500.00	2,500.00	0.00%
541000	Communication Services	0.00	0.00	1,800.00	1,800.00	0.00%
543000	Utilities	1,073.37	1,258.23	3,000.00	1,741.77	41.94%
546000	Repair & Maintenance Services	0.00	0.00	2,000.00	2,000.00	0.00%
552000	Operating Supplies	0.00	0.00	1,500.00	1,500.00	0.00%
	Total for Parks & Recreation	**1,073.37**	**1,258.23**	**10,800.00**	**9,541.77**	**11.65%**
	Total for Driving Range	**1,073.37**	**1,258.23**	**10,800.00**	**9,541.77**	**11.65%**
110-Building Fee Fund						
445-Building Dept						
531000	Professional Services	0.00	675.00	100,000.00	99,325.00	0.68%
531110	IT Contracted Services	1,403.28	1,403.28	5,750.00	4,346.72	24.40%
531401	Building Service Contract	592,716.96	592,716.96	1,300,000.00	707,283.04	45.59%
541000	Communication Services	182.90	182.90	2,000.00	1,817.10	9.15%
542000	Freight & Postage	51.00	51.00	750.00	699.00	6.80%
543000	Utilities	1,250.22	2,069.13	8,500.00	6,430.87	24.34%
544100	Building Lease	4,852.39	9,667.72	62,500.00	52,832.28	15.47%
544200	Equipment Rental & Leases	1,973.45	1,973.45	8,600.00	6,626.55	22.95%
546000	Repair & Maintenance Services	406.17	423.17	3,000.00	2,576.83	14.11%
551000	Office Supplies	45.99	122.80	3,500.00	3,377.20	3.51%
552000	Operating Supplies	0.00	0.00	5,000.00	5,000.00	0.00%
552001	Software Licensing	3,825.00	3,825.00	15,000.00	11,175.00	25.50%
552009	Credit Card Fees	2,492.42	5,587.15	40,000.00	34,412.85	13.97%
	Total for Building Dept	**609,199.78**	**618,697.56**	**1,554,600.00**	**935,902.44**	**39.80%**
	Total for Building Fee Fund	**609,199.78**	**618,697.56**	**1,554,600.00**	**935,902.44**	**39.80%**
201-Debt Service						

Village of Estero
Budget Report All Funds
For Month Ending November 2024

	Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
000-Non Divisional						
	Total for Non Divisional	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
	Total for Debt Service	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
300-Capital Projects						
350-Road Impact Fees						
581365	Transfer to Transportation	0.00	0.00	0.00	0.00	0.00%
	Total for Road Impact Fees	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
351-Comm Park Impact Fees						
	Total for Comm Park Impact Fees	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
352-Reg Park Imp Fee						
	Total for Reg Park Imp Fee	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
354-Public Land						
	Total for Public Land	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
355-Park Impact Fees						
581365	Transfer to Transportation	0.00	0.00	0.00	0.00	0.00%
	Total for Park Impact Fees	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
360-Physical Environment						
563000	Capital Outlay - Infrastrcture	37,998.71	37,998.71	57,421,714.00	57,383,715.29	0.07%
	Total for Physical Environment	**37,998.71**	**37,998.71**	**57,421,714.00**	**57,383,715.29**	**0.07%**
365-Transportation						
563000	Capital Outlay - Infrastrcture	116,315.15	116,315.15	22,447,200.00	22,330,884.85	0.52%
	Total for Transportation	**116,315.15**	**116,315.15**	**22,447,200.00**	**22,330,884.85**	**0.52%**
366-Gas Tax						
581365	Transfer to Transportation	0.00	0.00	0.00	0.00	0.00%
	Total for Gas Tax	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
600-Parks & Recreation						

Village of Estero
Budget Report All Funds
For Month Ending November 2024

	Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
561000	Capital Outlay - Land	0.00	0.00	0.00	0.00	0.00%
563000	Capital Outlay - Infrastrcture	1,085,810.17	1,085,810.17	0.00	0.00	0.00%
	Total for Parks & Recreation	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
	Total for Capital Projects	**154,313.86**	**154,313.86**	**79,868,914.00**	**79,714,600.14**	**0.00%**
	Total for Expense	**2,986,658.55**	**3,310,200.74**	**141,708,879.00**	**138,393,465.76**	**2.34%**
	288	**1,488,154.72**	**1,080,805.14**	**44,269,964.00**	**43,183,946.36**	**2.44%**

Village of Estero

Reserved and Available Funds Report
For the Month Ending November 24

Reserved and Available Funds Report		
Emergency Reserve	$	4,984,975
Operating Reserve		1,993,990
Litigation Defense Reserve		750,000
Major Road Maintenance Reserve		1,940,400
Total Reserved Funds	$	9,669,365
General Fund Capital Projects	$	31,913,374
Building Fee Fund		536,960
Gas Tax Capital Projects		2,216,321
Developer Contribution		231,606
Road Impact Fees		11,625,612
Community Park Impact Fees		101,721
Regional Park Impact Fees		-
Estero Park Entry Contribution		95,246
Park Imp Fees		1,154,807
Public Land Purchase		134,969
Driving Range		147,342
Total Available Funds	$	48,157,959

1

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
February 5, 2025

Agenda Item:

Resolution No. 2025-01

Motion to approve Resolution No. 2025-01 to reappoint two (2) Planning, Zoning, and Design Board members for a one-year term.

Background and Description:

Two members of the Planning, Zoning, and Design Board have terms that expire on April 30, 2025. In addition, there is one vacancy.

At a Council workshop on January 22, 2025, staff suggested reappointing the two members whose terms will expire for another one-year term. Staff also suggested leaving the vacant position until next year, when the Council can reevaluate whether they desire to do broad outreach at that time.

The Resolution calls for reappointment of James Tatooles and Al Paivandy for an additional one-year term.

Action Requested:

Motion to approve Resolution No. 2025- 01 to reappoint two (2) Planning, Zoning, and Design Board members for a one-year term.

Financial Impact:

No financial impact. The Planning, Zoning, and Design Board is a volunteer Board. The Board also functions as the Local Planning Agency which is required by State Statute.

Prepared by: Mary Gibbs

Attachments:

1. Resolution No. 2025-01

VILLAGE OF ESTERO, FLORIDA

RESOLUTION NO. 2025 – 01

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, REAPPOINTING MEMBERS TO THE VILLAGE OF ESTERO PLANNING ZONING AND DESIGN BOARD; ESTABLISHING TERMS OF THE MEMBERS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Land Development Code adopted by the Council on January 27, 2021 established a Planning, Zoning and Design Board in lieu of two separate boards; and

WHEREAS, two members' terms expire on April 30, 2025; and

WHEREAS, there is one vacant position on the Board;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, AS FOLLOWS:

Section 1. The following individuals are hereby reappointed to the Village of Estero Planning, Zoning and Design Board with terms as indicated:

BOARD MEMBERS	TERM
1. Al Paivandy	5/1/2025 - 4/30/2026
2. James E. Tatooles	5/1/2025 - 4/30/2026

Section 2. This Resolution shall take effect immediately upon adoption.

ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this 5th day of February, 2025.

Attest: **VILLAGE OF ESTERO, FLORIDA**

By: _____ By:_____
Carol Sacco, Village Clerk Jon McLain, Mayor

Reviewed for legal sufficiency:

By: _____
Nancy Stroud, Esq.,
Village Land Use Attorney

WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
February 5, 2025

Agenda Item:

RFP 100625 Estero Sports Park CMAR

Seeking approval of this Agenda Item with provides the top ranked firms for RFP 100625 Estero Sports Park CMAR.

Authorize the Village Manager or delegated staff to negotiate a final agreement with the top ranked shortlisted firm which will return to Council for final approval.

Background:

An RFP was issued publicly on 12/2/2024 for an Estero Sports Park CMAR. The Village received five proposals. The Selection Committee ranked the top three firms in an evaluation meeting held on 1/22/2025. The Selection Committee will hold finalist interviews. After finalist's interviews are Village Staff will conduct a final evaluation and return to Council with a recommended draft agreement.

We received proposals from:

Burke Construction
Charles Perry Partners
Gulf Building
Manhattan Construction
Suffolk Construction

Shortlisted firmes are :

Suffolk Construction
Burke Construction
Charles Perry Partners

Description:

The Sports Park project will be constructed in multiple phases. The CMAR will play a pivotal role in managing all aspects of the design and construction of the park. The Village

seeks a Construction Manager at Risk to immediately begin constructing phases 1a-b-c and 2. Phase 1a has a critical delivery timeline of March 2026. The CMAR will be expected to maintain a collaborative approach with the Village of Estero and all stakeholders including the integration with the entertainment district, providing valuable input and ensuring that the vision for the Estero Sports Park is fully realized across all phases.

Action Requested:

Seeking approval of this Agenda Item with provides the top ranked firms for RFP 100625 Estero Sports Park CMAR.

Authorize the Village Manager or delegated staff to negotiate a final agreement with the top ranked shortlisted firm which will return to Council for final approval.

Process and Timeline:

Finalist interviews are scheduled and a final agreement will return to Council as soon as possible.

Financial Impact:

There is no financial impact from this action.

Prepared by: Steve Gillette

Attachments:

1. Shortlist Evaluation Ranking
2. Suffolk Proposal
3. Burke Construction Group Proposal
4. Charles Perry Partners (CPPI) Proposal

RFP100625 Estero Sports Park CMAR 1/22/2025

VENDOR	Firm Qualifications Team Ranking (average of individual's ranking	Tot Ranking Score
Burke Construction	3.67	3.67
Charles Perry Partners	3.33	3.33
Gulf Building	0.00	0.00
Manhattan Construction	0.00	0.00
Suffolk Construction	5.00	5.00

Steve Sarkozy

Burke Construction	4
Charles Perry Partners	3
Gulf Building	
Manhattan Construction	
Suffolk Construction	5

David Willems

Burke Construction	3
Charles Perry Partners	4
Gulf Building	
Manhattan Construction	
Suffolk Construction	5

Kevin Greenville

Burke Construction	4
Charles Perry Partners	3
Gulf Building	
Manhattan Construction	
Suffolk Construction	5

_____ Procurement Manager

_____ Witness

1/27/2025

01.15.2025

Village of ESTERO

Estero Sports Park

PROPOSAL FOR CONSTRUCTION MANAGEMENT AT RISK

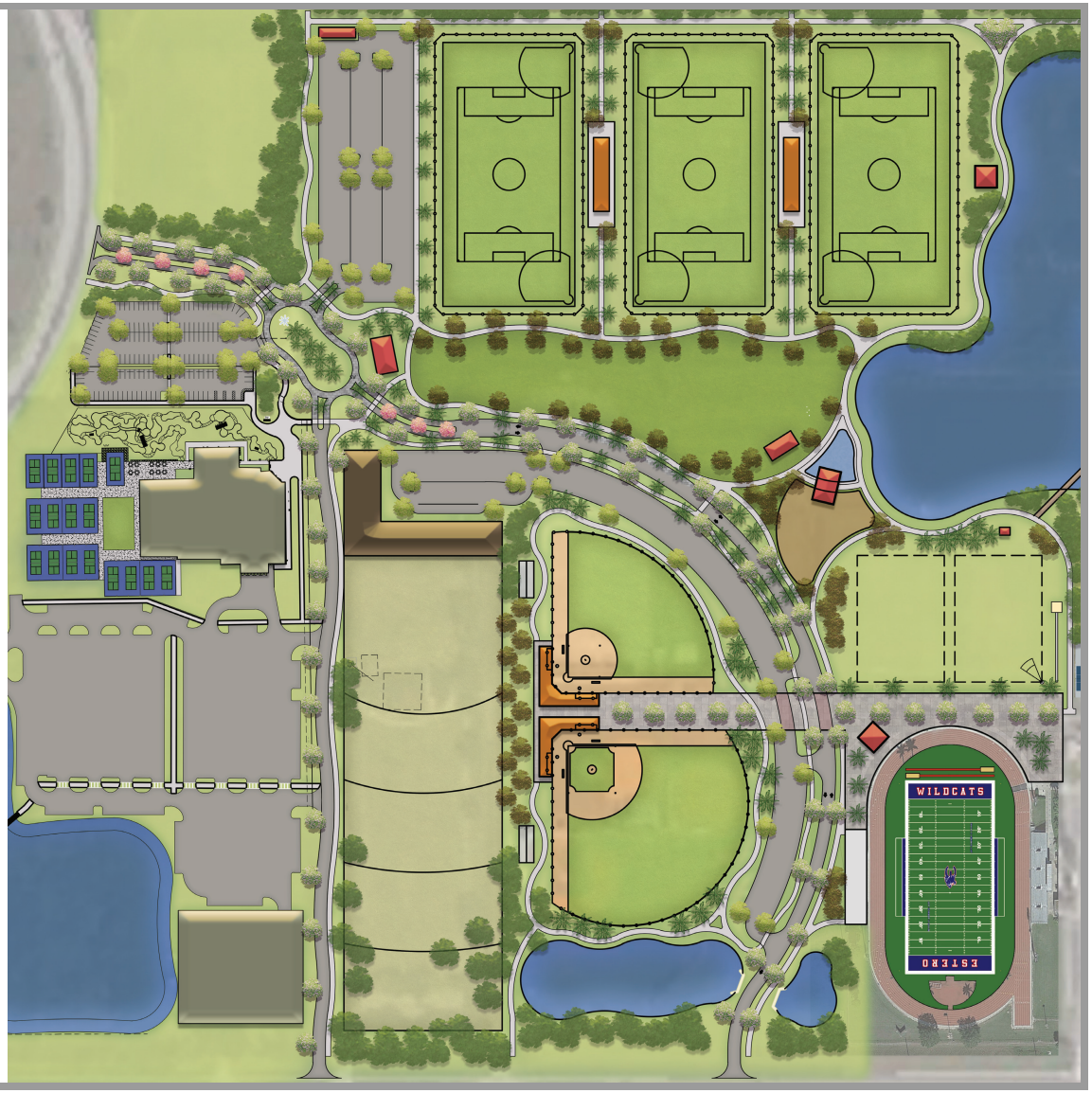
SUFFOLK

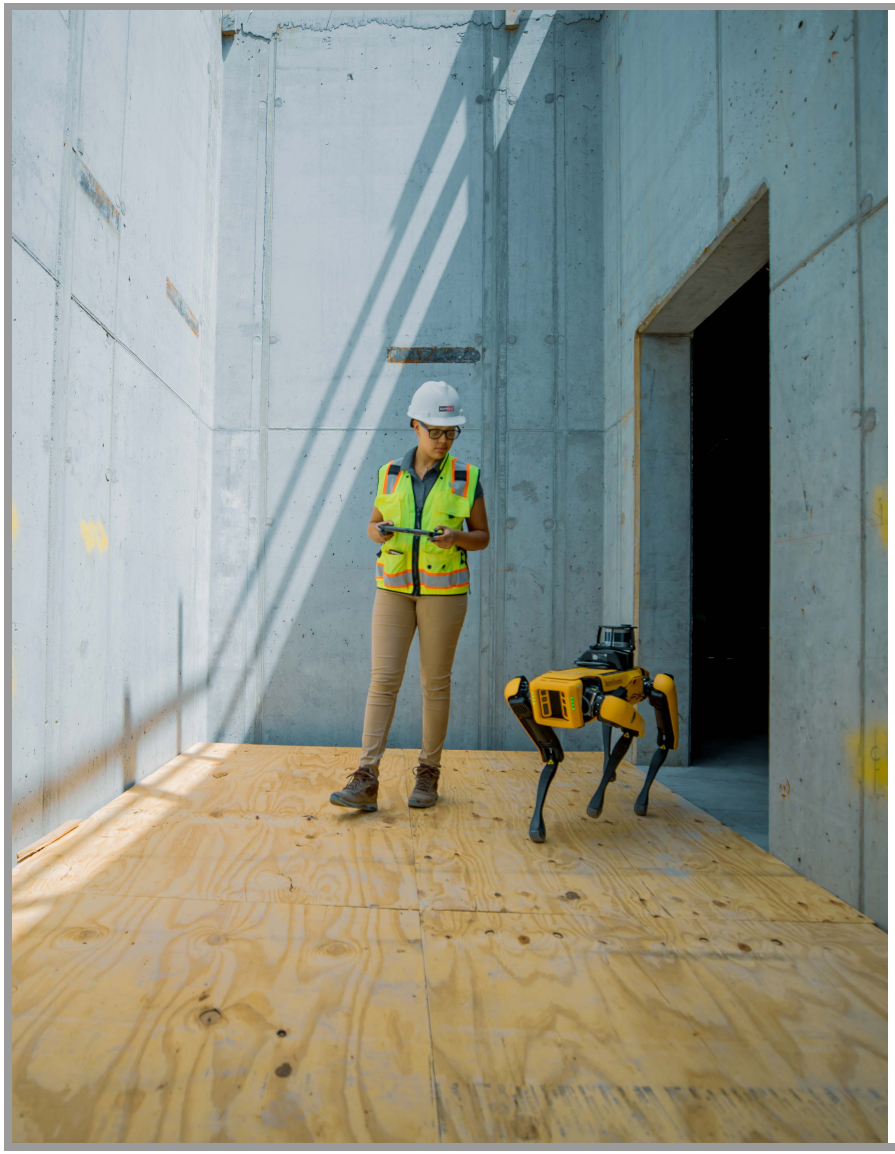
AMERICA'S CONTRACTOR

SCHENKEL SHULTZ

Weston & Sampson

PEREZ PLANNING + DESIGN, LLC





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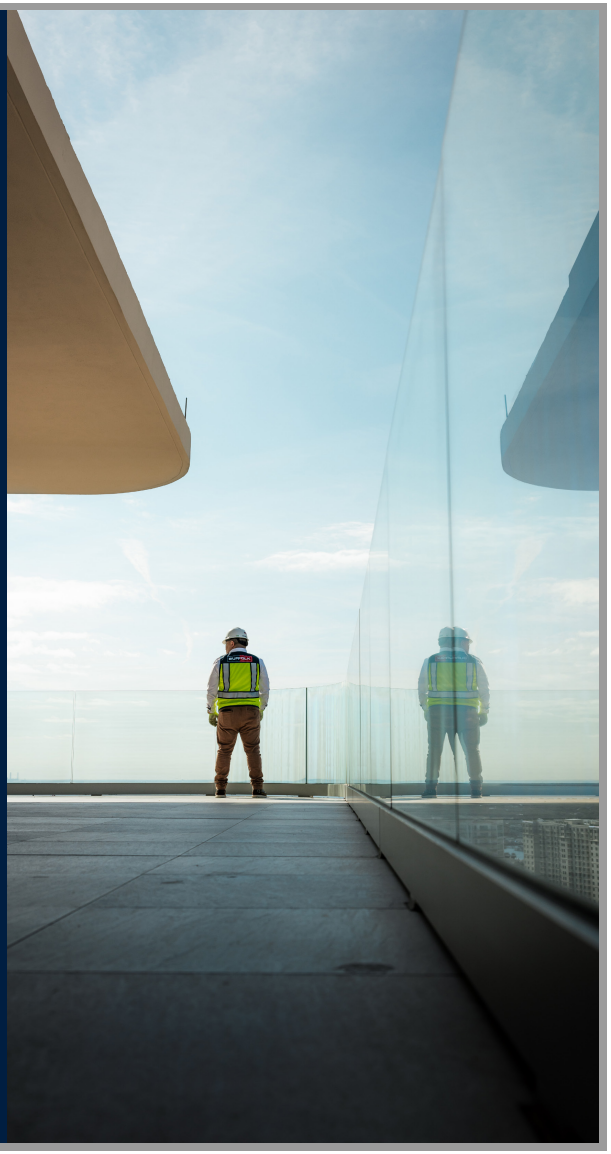
01
Submittal Letter



Our team brings over 20 years of strong collaboration and extensive, relevant expertise.

$4B
in SWFL Construction Last 5 Years

35
years working in SWFL

250+
Total Employees in SWFL

Our proven expertise and deep regional ties make us the clear choice to build the Estero Sports Park.

SUFFOLK AMERICA'S CONTRACTOR | Weston & Sampson | SCHENKEL SHULTZ | PEREZ PLANNING + DESIGN, LLC

1.15.2025

Procurement Office
9401 Corkscrew
Palms Circle
Estero, FL 33928

RE: Estero Sports Park
Proposal for CM-at-Risk Services

Dear Members of the Selection Committee,

We are pleased to submit our proposal for Construction Manager at Risk (CMAR) services to the Village of Estero for the Estero Sports Park project. In partnership with Weston & Sampson Engineers, Perez Planning + Design, and Schenkel Shultz Architects, Suffolk brings a unique combination of hyper-local engagement, specialized expertise in park and athletic facility design and construction, and a seamless, collaborative approach to project management. We are committed to delivering a world-class sports park that reflects the Village of Estero's vision and serves its residents for generations.

Deep Local Roots and Community Engagement:
Suffolk is proud to be a part of the Southwest Florida community, with a regional office in the Village of Estero and over 150 team members who actively engage with and support our local community. As a Village of Estero Chamber member, we are deeply invested in fostering strong relationships and supporting local initiatives. Our entire design team also live and work in the region, providing an unmatched understanding of local priorities. This proximity ensures responsive communication and a shared commitment to the success of this project, grounded in the values and needs of the Estero community.

Extensive Experience in High-Performance Parks & Athletic Facilities:
Suffolk's track record in athletic facility construction speaks for itself. We have delivered state-of-the-art projects ranging from venues like professional athletic fields such as Gillette Stadium, home of the Patriots, to high school campuses such as Gateway High School in Lee County. Over the past two decades, Suffolk's team has worked closely with the School District of Lee County, building educational and athletic facilities that enhance student experiences and community engagement. This history of almost 25 years, underscores our expertise and long-standing partnership with the district. Our expertise includes artificial turf systems, advanced drainage solutions, and complex multi-field configurations, ensuring the Estero Sports Park meets the highest standards for durability, safety, and performance. Weston & Sampson Engineers' athletic field design expertise, Perez Planning + Design parks expertise and Schenkel Shultz Architects' extensive portfolio of high school projects further strengthen our team's capabilities in this critical area.

Design and Project Management Expertise:
Suffolk excels in managing the design process to align with client goals and project requirements. Our in-house design management team, supported by over 20 years of relationships with the design firms and Suffolk leadership, ensures seamless integration of ideas and solutions, optimizing workflows and fostering innovation. Partnering with Weston & Sampson Engineers and Schenkel Shultz Architects, our proven pull-planning methodology streamlines project timelines, optimizes permitting and construction workflows, and minimizes disruption on active campuses. This comprehensive approach ensures an efficient and responsive design process that meets the Village of Estero's needs from initial schematics to final delivery.

We are honored by the opportunity to contribute to the future of Estero through this significant project. Suffolk, in collaboration with Weston & Sampson Engineers, Perez Planning + Design, and Schenkel Shultz Architects, is fully prepared to deliver a cutting-edge sports park that reflects the pride and aspirations of the Village of Estero. We look forward to partnering with you to bring this vision to life.

Sincerely,

Peter Tuffo, President, Gulf Coast of FL
Suffolk | 10600 Chevrolet Way, Suite 301, Estero, FL 33928
ptuffo@suffolk.com, 239.671.2085

SUFFOLK

02

Firm Qualifications & Experience



Team Organizational Chart

Our team is strategically structured to ensure the success of The Village of Estero's Sports Park project.

We have carefully considered all major scopes and firms to ensure the successful delivery of a high-quality sports park that aligns perfectly with the Village of Estero's vision.

Scope	Suffolk	Weston & Sampson	Perez Planning+ Design	Schenkel Shultz	Burgess Brant	Bortak	Velocity	KCI
Overall Project Management	x							
Park Design		x						
Civil Engineering Design		x						
MEP					x			
Structural		x						
Architecture Design				x				
Landscape Architecture Design			x					
Athletic Field Design		x						
Pathway Design			x					
Construction Plans		x						
Permitting (Village of Estero & Lee County Utilities)		x						
Utility Coordination		x						
Bidding	x							
GMP Preparation	x							
Scheduling	x							
Estimating	x							
Virutal Design & Construction	x							
Community Outreach	x							
Design Management	x							
Value Analysis	x							
Overall Design Visioning			x					
Interior Design				x				
Demoition Bid Documents		x						
Lighting Design					x			
MOT Plans		x						
Irrigation						x		
Geotech							x	
Survey								x

Construction & Design Management

SUFFOLK

Design Coordination, Civil, Site, Structural and Aquatics

Weston & Sampson

Landscape Architect

PEREZ PLANNING + DESIGN, LLC

Irrigation

bortak.design

Architect & Interior Design

SCHENKEL SHULTZ

Geotech

Velocity ENGINEERING SERVICES

MEP Engineer

BURGESS BRANT CONSULTING ENGINEERS

Survey

KCI

SUFFOLK

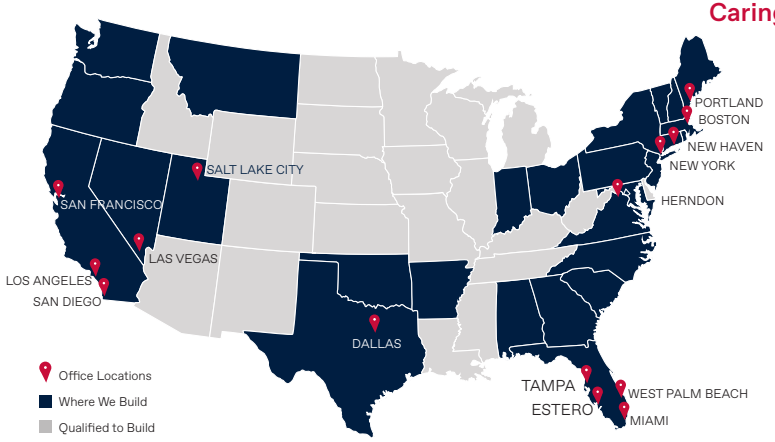
Firm Qualifications & Experience

Suffolk Overview

Redefining how America builds

We are America's Contractor.
As the country's leader in providing sophisticated building expertise, safety, innovation, and investment, we help clients achieve their dreams — always working with integrity, professionalism, and respect for the clients, employees, and communities we serve.

Passion
Integrity
Hard work
Professionalism
Caring



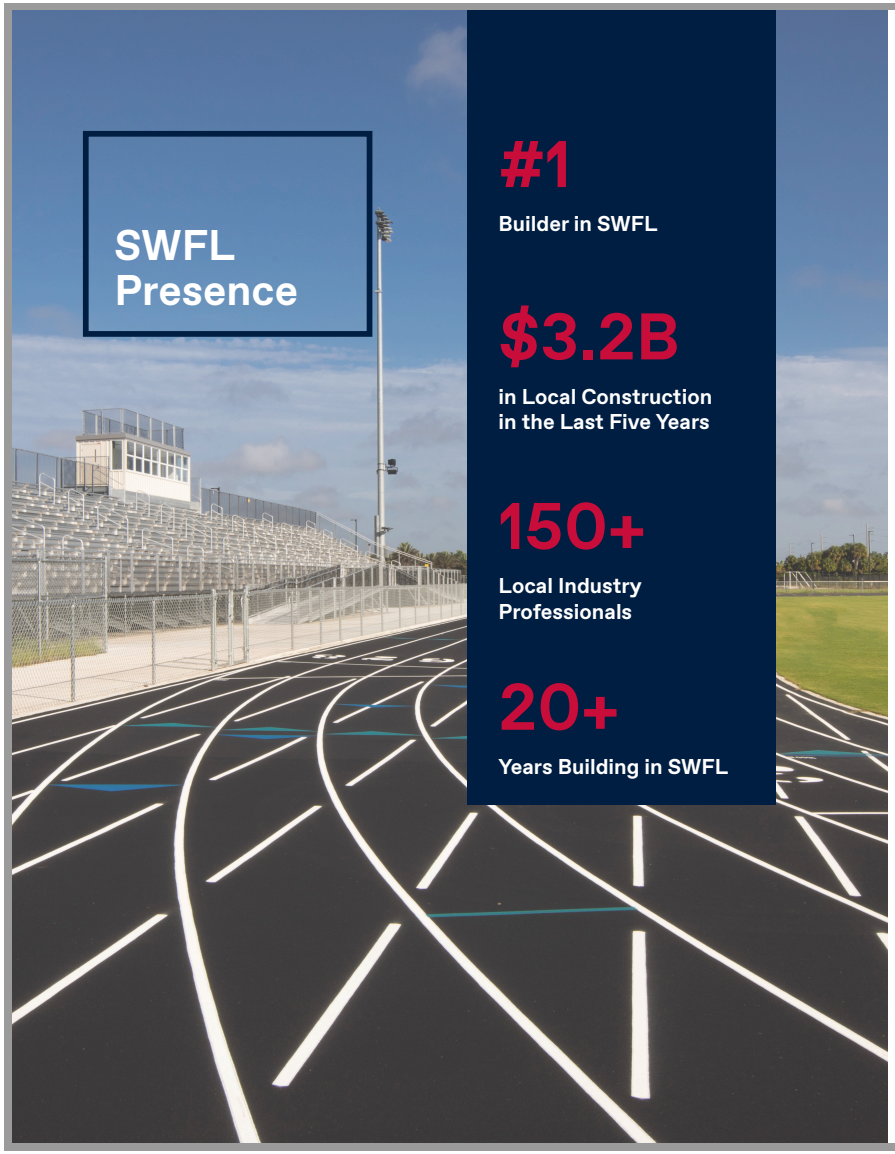
SUFFOLK
AMERICA'S CONTRACTOR

- Founded in **1982**
- **Privately owned** company led by Chairman, CEO and sole proprietor John Fish
- **$6.25 billion** annual revenue
- **$1 billion** single bonding capacity; **$5.5 billion** total bonding capacity
- **2,800** employees
- **Locations:** Boston, New York City, New Haven, Miami, West Palm Beach, Tampa, Estero, Dallas, Los Angeles, San Francisco, San Diego, Portland, Herndon, Salt Lake City, Las Vegas
- **Sectors:** Commercial, Residential, Hospitality, Federal/Government, Life Sciences, Healthcare, Higher-Ed, K-12, Mission Critical, Aviation/Transportation, Gaming, Advanced Technology
- **Capabilities:** Preconstruction, Construction Management, Design-Build, General Contracting

Awards & Rankings

Engineering News Record
#8 Top 100 Green Contractors

Fortune
Top 10 Best Large Workplaces in Construction



SWFL Presence

#1
Builder in SWFL

$3.2B
in Local Construction in the Last Five Years

150+
Local Industry Professionals

20+
Years Building in SWFL



Lee Health's Golisano Children's Hospital Mother's Day Care Packages



Annual Toy Drive for Lee County Children



Annual Bike Build and Donation for Lee County School Children

Supporting our communities when it matters most

Making a Positive Impact

Suffolk supports initiatives that address the greatest challenges facing our communities. No matter where we live or work, we are dedicated to making a positive impact.

SUFFOLK CARES

The Suffolk Cares Foundation supports organizations and initiatives that tackle the biggest challenges facing our neighborhoods. We are dedicated to collaborating with those who build community and redefine what's possible every day. Focus areas include:

- **Empowering Young People:** Helping provide students with access to cutting-edge educational experiences
- **Building Healthy Communities:** Supporting organizations in healthcare and social services transform neighborhoods into thriving communities

SUFFOLK GIVING CIRCLE

Giving Circle is Suffolk's employee-driven nonprofit—the only nonprofit of its kind in our industry—which offers support to members of the extended Suffolk community during times of personal hardship and tragedy. That community not only includes Suffolk and Liberty employees but extends to our trade partners and their families as well.

SUFFOLK

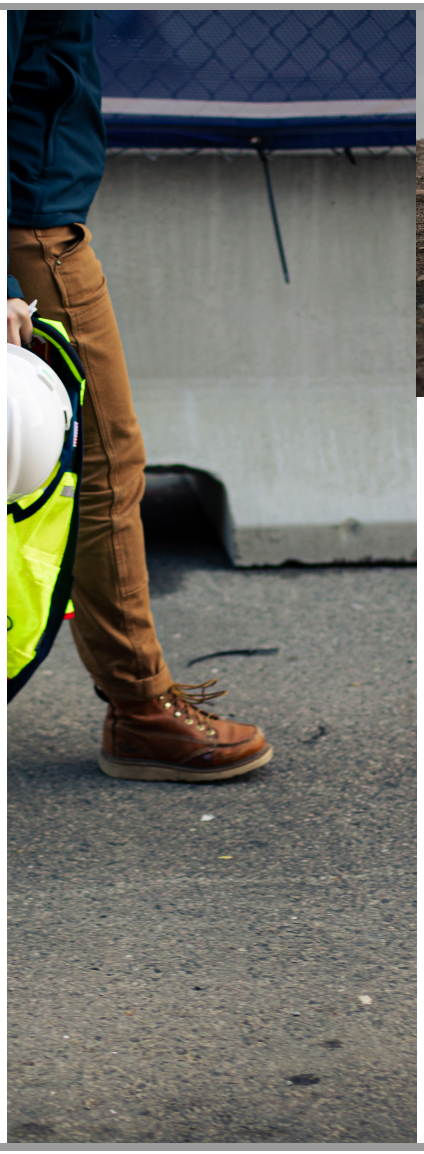
Our integrated design and construction approach creates lower costs, faster schedules, and safer sites

Creating an experience that establishes a foundation of trust and transparency, achieves all project goals, and **safely delivers your project on-time and on-budget** is our main objective. Leveraging modeling technologies, our innovative approach centers around earlier collaboration with the design team, document finalization, and the sharing of real-time information with trade partners to execute at the highest level of quality in the field.

Understanding Your Goals

Our team develops a broad, in-depth understanding of your needs through frequent and open communication with all project stakeholders. We dedicate the time and resources necessary to gather your input so that we clearly understand the most critical goals for success.

This allows us to effectively work with the design team on scope and design processes — identifying gaps and providing you with **complete transparency from the start.** The result is more informed decisions, a more efficient structure, and the flexibility to quickly respond to market conditions.





Committed to being the safest in our industry

Safety

The health and safety of all workers is our top priority. We depend upon our people — employees, contractors, and visitors — to make safety of the work environment their foremost concern. Everyone on site has a duty to act in a safe manner and comply with all health and safety requirements. **Our safety approach not only keeps our people and partners safe — it also results in lower costs and minimized risk.**

SUFFOLK SAFER TOGETHER

Suffolk's Safer Together Program helps our teams form stronger relationships with trade partners by emphasizing people and teamwork over processes and checklists. **Safety permeates our entire organization**, including our leadership teams, employees in our offices, and our construction professionals in the field.

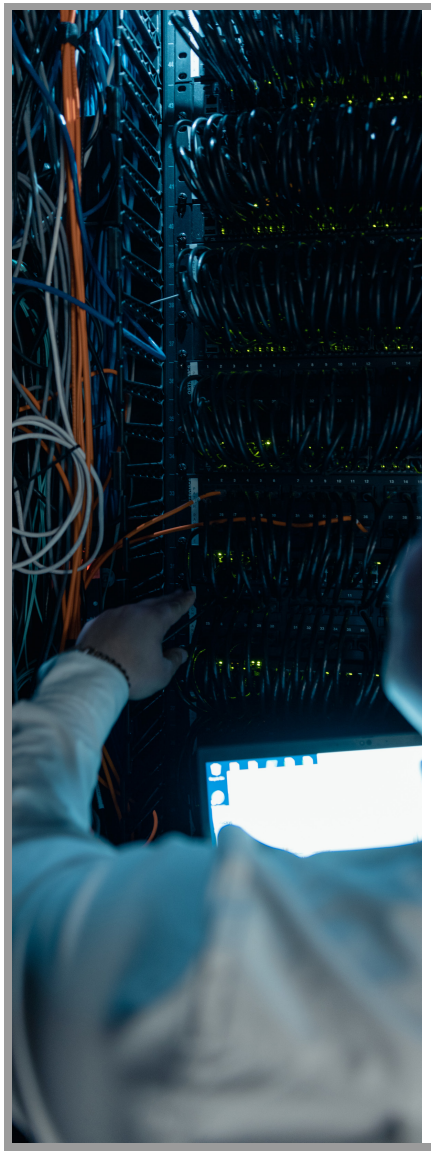
Technology for Safer Sites

We utilize technology and data tools to create **predictability and a safe work environment** on our projects.

Newmetrix: Enhances safety through modules for observations, monitoring, and predictive analytics. Identifies and manages risks prior to beginning work — ensures trade partners make informed decisions prior to hazardous activities.

Predictive Safety: Forecasts the risk of an incident occurring on a job site based on a comprehensive set of proven and historical factors and artificial intelligence.

SUFFOLK



America's Leader in Construction Tech

Technology Tools

We leverage technology innovations connected to a larger digital ecosystem for identifying, testing, and scaling solutions quickly and sustainably. Using a standardized set of cutting-edge tools consistently maximizes efficiency on our project sites. Differentiators include:

- **Continuous scanning of the construction tech market ensures we always have the best tools readily deployed on projects**
- **Solutions are integrated into our broader ecosystem to ensure a connected toolbox**
- **Operations teams serve as a testbed for R&D, as well as data source for standardized tools**

Data Analytics & Dashboards

Our sophisticated data backbone creates connectivity between all of our systems, standardizes collection of metrics, and centralizes information. This enables the development of dashboards, data tools, and predictive analytics to drive decision-making and transparency. Differentiators include:

- **Utilization of advanced historical and comparative project data**
- **Dynamic insight into portfolio-wide pricing and procurement data**
- **Application of predictive analytics and AI**
- **Access to an Owner Dashboard with data at your fingertips 24/7**

A vetted technology toolbox to support the full project lifecycle

PRECON

ediphi

Ediphi: Collaborative estimating platform with historical cost database which instantaneously reflects project updates, allowing for real-time budgeting.

STARTUP

AUTOSPECS

AutoSpecs: Platform that builds an accurate submittal log from specifications and drawings.

EXECUTION

SUFFOLK EDGE

Suffolk Edge: Proprietary collaborative scheduling tool that drives on-time delivery of project milestones with real-time forecasting.

OPENSPACE

OpenSpace: Reality capture platform that leverages seamless photo and video capture with AI to passively generate visual records.

VOYAGE CONTROL

Voyage Control: Delivery management platform that facilitates trade partner collaboration for logistics management and delivery scheduling.

CLEARSTORY

ClearStory: Change order communication platform to ensure accurate, organized, transparent COR and T&M information.

NEWMETRIX

NewMetrix: Enhances safety by combining human and artificial intelligence into a platform through modules for observations, monitoring, and predictive analytics.

Green Badger

Green Badger: Automates LEED compliance to streamline the certification process, create efficiency, and support an on-time, on-budget project delivery.

TURNOVER

CLOSEOUT

Closeout: Documentation platform that collects required documents from trade partners to create an asset for clients.

SOFTWARE PLATFORMS ACROSS THE LIFECYCLE

PROCORE

Procore: Workflow manager that displays bulletins, contracts, submittals, RFIs, schedules, O&M manuals as well as QC, safety, commissioning, punchlist, and closeout documentation.

AUTODESK

Autodesk: Suite of tools for project management, design, and documentation connects teams, workflow, and project data at every stage of construction—reducing risk and increasing predictability.

SUFFOLK

Suffolk Design

Suffolk's in-house design management team fully integrates with clients, design partners, and Suffolk Construction Operations to deliver projects with greater speed, completeness, and certainty.

We are uniquely prepared to deliver on your request.

SUFFOLK
AMERICA'S CONTRACTOR

Weston & Sampson℠

PEREZ PLANNING + DESIGN, LLC

SCHENKEL SHULTZ



Design Management

Suffolk Design is our in-house design management team made up of licensed architects, professional engineers, and design technologists who fully integrate with clients, design partners, and Suffolk Operations to **reduce risk and drive superior project outcomes.**

As architects working on the builder's side of the equation, our design managers bridge the gap between design and construction — **balancing design vision with constructability, cost, and schedule goals.** Suffolk Design integrates with our clients, design partners, trade partners, and construction teams from day one to provide tailored design support services that meet your project's specific needs.

An Opportunity to Solve an Industry Challenge

The Architecture-Engineering-Construction industry grapples with fragmentation and inefficiency. When design and construction experts are unable to collaborate or communicate effectively during design phases, incomplete and uncoordinated drawings lead to construction delays and added costs.

The Suffolk Design Solution

We've learned an effective design process begins with early integration — the majority of critical project decisions are made in the initial project phases. Working as part of the Preconstruction Operations Team, Suffolk Design's licensed architects and engineers are qualified to provide sophisticated design and design management leadership from conception to final completion.

1. **Design Management**
   Design Team Integration & Constraint Resolution
2. **Constructability Reviews**
   Drawing Completeness and Accuracy Assessments
3. **Construction Phase Design Assist**
   Design team support during construction

SUFFOLK

Firm Qualifications & Experience
Proposed Subcontractors

Weston & Sampson℠

Overview

Transforming your Environment

Established in 1899, Weston & Sampson is a full-service multi-disciplined consulting firm with more than 950 professionals and 27 office locations. Nationally ranked among the top 140 design firms and top 105 environmental firms in the United States, according to the Engineering News Record, Weston & Sampson is proud of our steady record of growth and the ability of our project management staff to understand our clients' needs, develop appropriate solutions, and provide comprehensive engineering services on time and on budget. All of this has contributed to a consistent company-wide client return rate exceeding 85%.

Highlights of Our History:

- Weston & Sampson is proud of our steady record of growth and the ability of our project management staff to understand our clients' needs, develop appropriate solutions, and provide comprehensive engineering and landscape architecture services on time and on budget.

Landscape Architecture:

- Our landscape architecture services include:
- Public commons and town greens
- Downtown village centers and streetscapes
- Neighborhood parks and playgrounds
- Waterfront parks and open spaces
- Track and field complexes, courts, and competitive facilities
- Water-based recreation and aquatic facilities
- Skateparks
- Multiuse trails and greenway systems
- Conservation land planning and programming
- River and harbor front pathways
- Community gardens and urban agriculture venue
- Memorials and interpretive spaces
- Summer camp master planning
- State park and forest amenities
- Parkways and roadways
- Campus master planning
- Mixed-use and residential development master planning

Parks and Open Space:

- Skateparks
- Public commons and town greens
- Waterfront parks and open spaces
- Multiuse trails and greenway systems
- Conservation land planning and programming
- River- and harbor-front pathways
- Community gardens and urban agriculture venues
- Memorials and interpretive spaces
- Natural areas restoration







Firm Qualifications & Experience
Proposed Subcontractors

PEREZ
PLANNING +
DESIGN, LLC

Overview

Re-Defining the Public Realm

Perez Planning + Design, LLC (PP+D) is a research based planning and design firm that lives at the intersection of people, space, and the built and natural environment. They focus on working collaboratively with their Clients to thoughtfully and strategically integrate these key elements to plan, design, and implement a public realm that is viable, responsive, dynamic, and resilient. Stated simply, they work collaboratively with their Clients in Re+Defining the Public Realm.

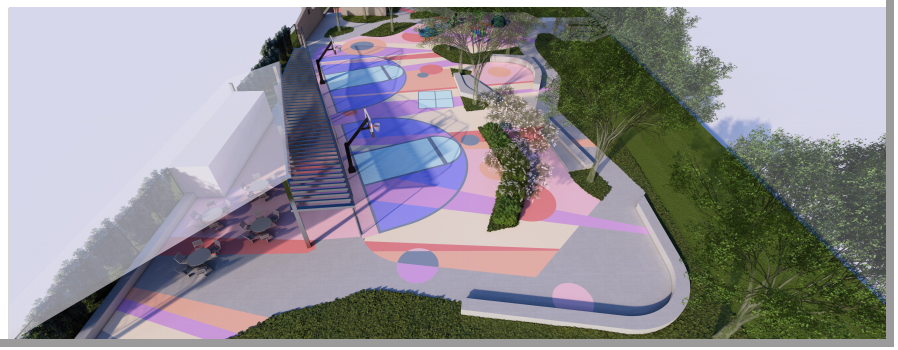
PP+D specializes in Landscape Architecture for Public Spaces, Parks System Planning and Design, Active-Transportation Planning and Design, and Urban Design. Through their experience on working with over seventy-five (75) cities on landscape architecture projects; parks, recreation, and trail system master plans; and park, greenway, and trail plans, they have developed a collaborative, participatory, and researched based planning and design process that produces implementable plans and solutions. This process allows their staff to work collaboratively with agencies, stakeholders, and the public to strategically and creatively leverage resources and spaces that respond to the needs and desires of residents and stakeholders to enhance the quality of life.

Specific services that PP+D provides include:

- Landscape Architecture
- Parks + Open Space System Planning + Design
- Parks + Open Space Programming
- Active Transportation Planning + Design
- Urban Design







SCHENKEL SHULTZ

Overview

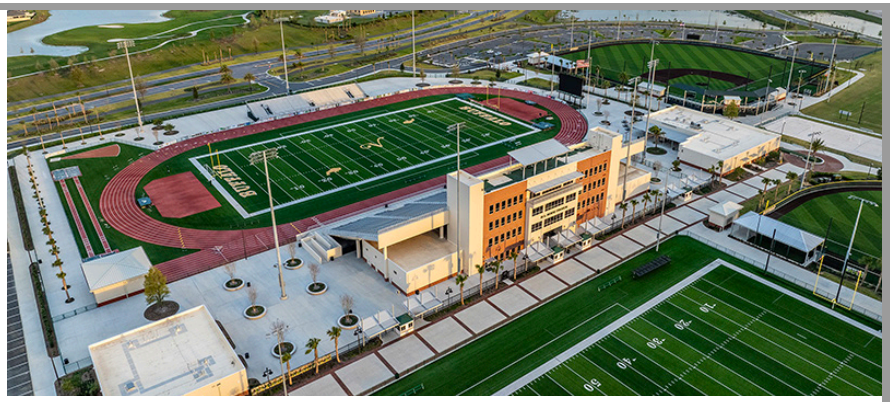
Architectural Excellence Rooted in Florida

Founded in 1958 as a two-person partnership, Schenkel Shultz is a Florida-based studio providing full-service architectural and interior design services. **Having served the Lee County community for the past 32 years, our Southwest Florida office, located in Estero, is an established and respected business that continues to thrive.**

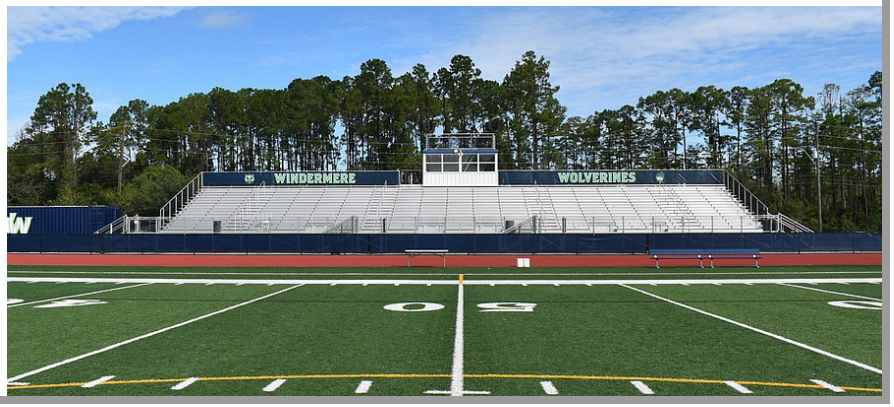
Highlights of Our Legacy:
- Over 55 professionals across Florida offices in Sarasota and Orlando.
- Strong Community Ties: Partnerships with municipalities, including:
  - Lee, Collier, and Charlotte Counties, The City of Naples and Cape Coral

Proven Success in Project Delivery:
- Nearly 4 Million SF of Projects in Lee County:
  - Recreational, educational, aviation, workplace, commercial, and municipal facilities.
- 1 Million SF in Recreational Projects:
  - Athletic complexes with football, baseball, soccer, and softball fields.
  - Community centers, parks, concession buildings, pavilions, and support buildings.

Collaborative Approach:
- 20-Year Partnership with Suffolk Construction:
  - Collaborating with Nathalie White, AIA (Design Project Manager) and Rob Russell, RA, LEED® AP (Project Architect) to deliver visionary projects like the Village of Estero.



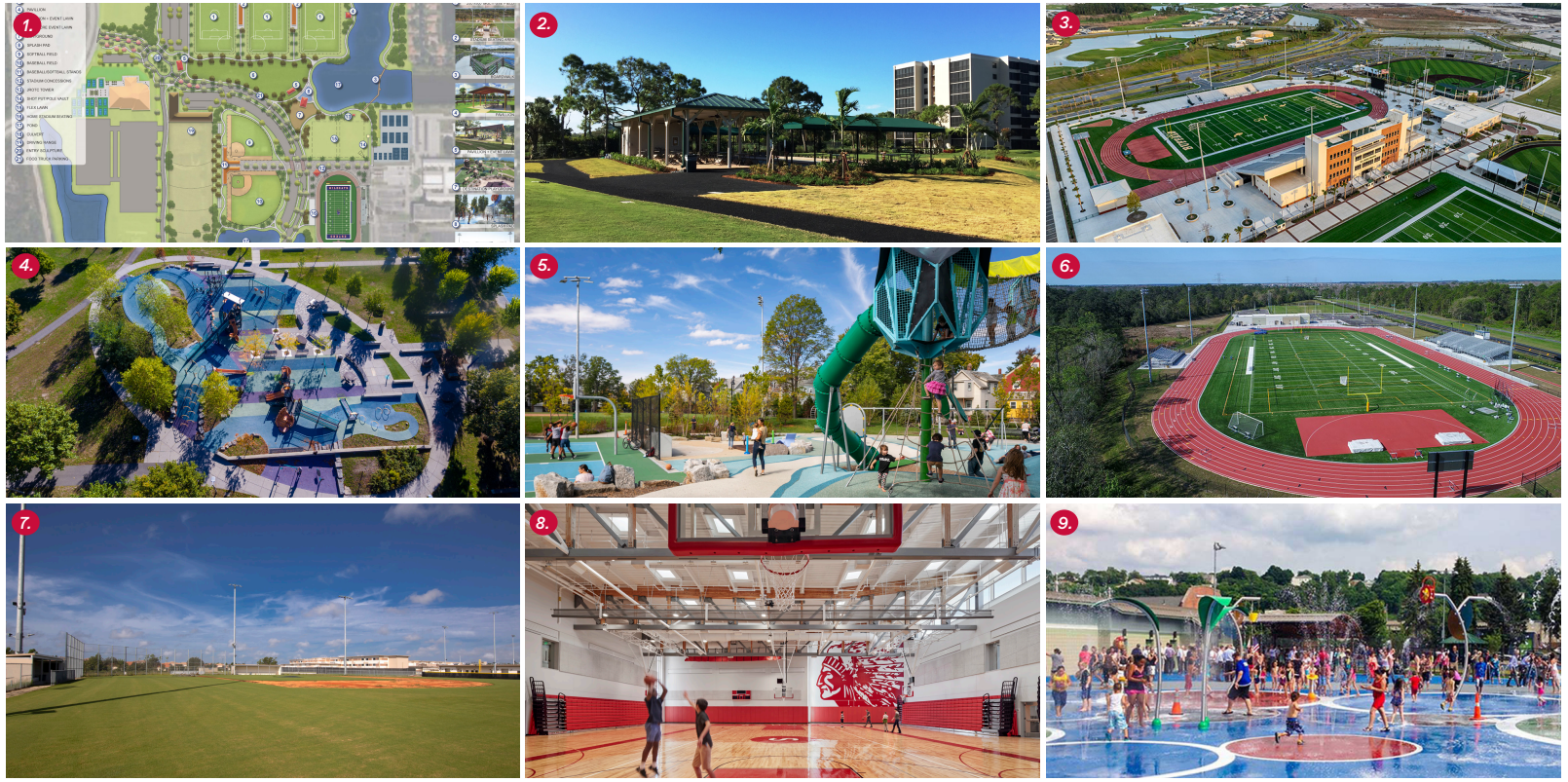




Related Experience

We are the Sports Park Builders & Designers of Choice Across the U.S.!

SUFFOLK | Weston & Sampson | SCHENKEL SHULTZ | PEREZ PLANNING + DESIGN, LLC

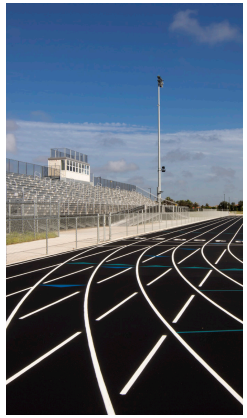


1. Estero Sports Park **2.** Moorings Park Bocce Ball Courts and Pavillion **3.** Mark G. Morse Sports Complex **4.** Harambee Park **5.** Lincoln Park **6.** Orange County Deputy Scott Pine Community Park **7.** Gateway High School Athletic Fields **8.** Saugus Middle-High School **9.** East Park Splash Pad

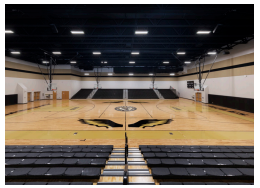
SUFFOLK

Related Experience









Location

Fort Myers, FL

Size & Value

300,000 SF
$81,200,000

Schedule

Start: September 2019
Finish: April 2021

Owner

The School District of Lee County

Owner Contact

Tina Silcox, The School District of Lee County
239.479.4274
tinasil@leeschools.net

Architect

BSSW

Gateway High School

Suffolk provided preconstruction and construction management services for the Gateway High School project. The project scope included a three-story prototype high school with the capacity to hold approximately 2,000 student stations. The campus features multiple buildings, complete with full athletic fields, parking and site amenities.

Academies at Gateway High School include Medical Assisting, Veterinary, Cyber Security, Carpentry, and Engineering.

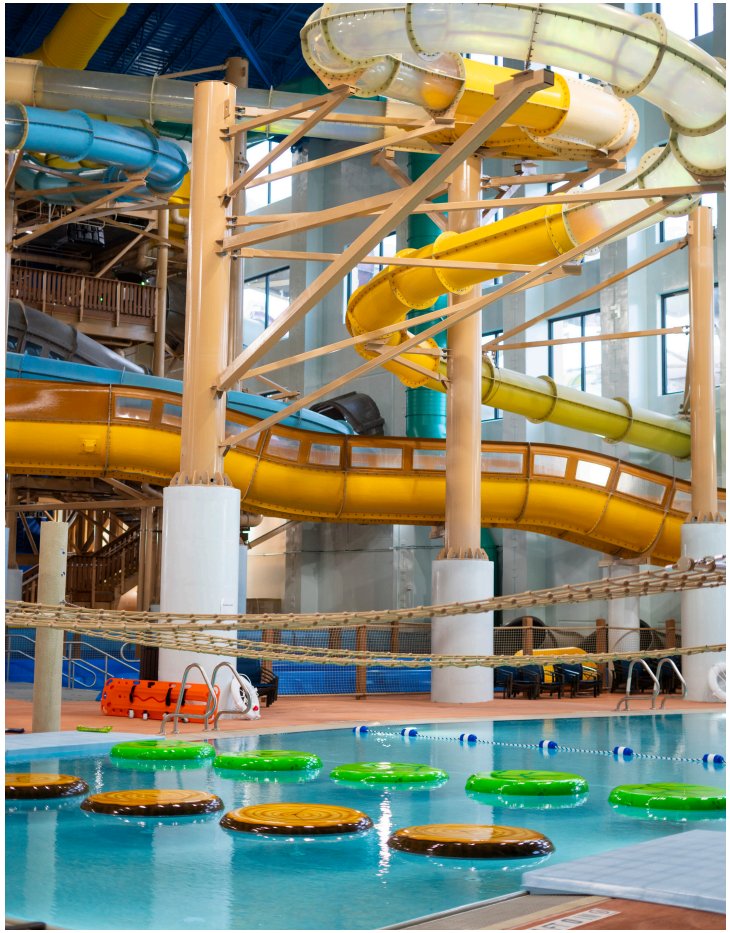
On the Gateway High School project, Suffolk's team worked diligently during the preconstruction effort to provide accurate and consistent budget information for the district. During a ten-month period from the first internal conceptual estimate to the 100% design development budget, Suffolk's cost variance was only 0.3%.

Additionally, Suffolk's team identified $650,000 in value analysis options, $400,000 of which were accepted by the district.

RELEVANCY TO ESTERO SPORTS PARK

- Lee County
- High School Facility
- Stadium Seating
- Press Box
- Sports lighting
- Hardscapes
- Landscaping

Related Experience





Location
Naples, FL

Size & Value
500,000 SF
20 Acres of Sitework
$164,500,000

Schedule
Start: July 2022
Finish: August 2024

Owner
Great Wolf Resorts

Owner Contact
Paul Knepley
Great Wolf Resorts
610.416.2254

Architect
Stantec

Great Wolf Lodge

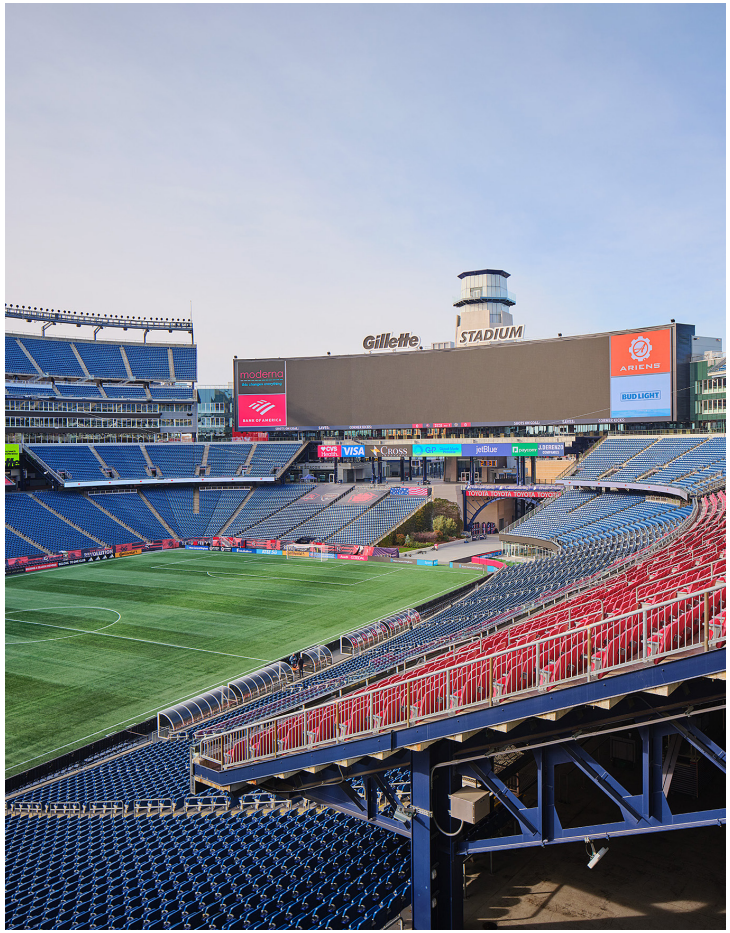
The Great Wolf Lodge in Naples is a new indoor water park resort. This project will involve three connected structures, including a seven-story, 500-key resort with 10,000 square feet of meeting space, a 90,000 square-foot indoor water park, an outdoor pool, and an indoor family entertainment center.

The indoor family entertainment center will provide mini bowling, a miniature golf course, restaurants, retail space, as well as, several branded amenities and entertainment activities.

RELEVANCY TO ESTERO SPORTS PARK

- Water Features
- Splash Pads
- Hardscapes
- Landscaping

Related Experience



SUFFOLK



Location

Foxborough, MA

Size & Value

100,000 SF

6 Acres of Sitework
$170,000,000

Schedule

Start: February 2022
Finish: September 2023

Owner

The Kraft Group

Owner Contact

Dan Krantz
The Kraft Group
508.922.6044
dkrantz@thekraftgroup.com

Architect

Populous

Gillette Stadium
North End Zone Renovation & Expansion

Gillette Stadium, home of the New England Patriots and New England Revolution, has transformed its north end zone of the stadium to allow for additional amenities, function spaces, and more - providing an overall maximized experience for stadium-goers.

Part of the renovation includes the largest outdoor stadium high-definition video board in North America, measuring 370' x 60'. The 22,200 square feet of video board space is nearly double the size of the south end zone video board.

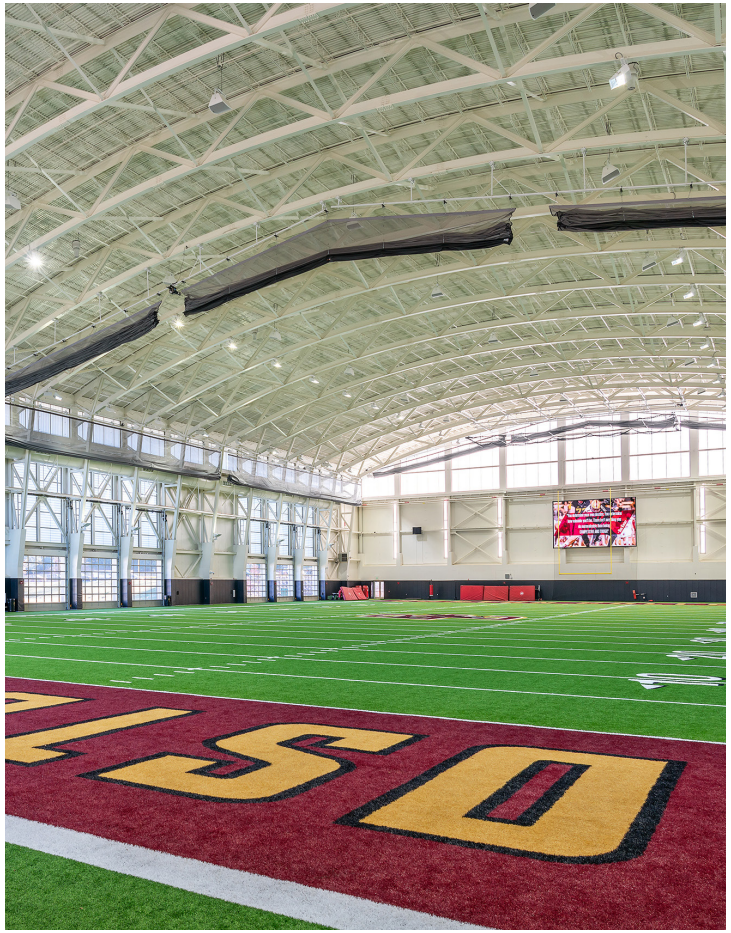
The project scope also features amenity spaces including bars, concessions, a rooftop bar, and suites. Site development includes decorative concrete, benches with lights, ticket gates, decorative grand stairs, and more.

RELEVANCY TO ESTERO SPORTS PARK

- Stadium Seating
- Press Box
- Sports Lighting
- Artificial Turf Fields
- Concessions
- Hardscapes
- Landscaping

SUFFOLK

Related Experience









Location
Chestnut Hill, MA

Size & Value
115,700 SF
$52,600,000

Schedule
May 2017
August 2018

Owner
Boston College

Owner Contact
Mary Nardone
Chestnut Hill, MA
617-552-0346
mary.nardone.1@bc.edu

Architect
ARC/Architectural Resources Cambridge

Boston College Football Field House

Suffolk collaborated with ARC on a design-build approach for the new 95,000 square-foot Fish Field House for Boston College. The new field house is located adjacent to Alumni Stadium, which ARC designed and completed. The field house helps address space demands for the NCAA Division I football program as well as recreational and club sports at Boston College.

Included in the program are support spaces for both varsity and recreational sports as well as a public lobby featuring Hall of Fame displays. The project also includes a new natural grass practice field with lights for Boston College teams.

LEED Gold

RELEVANCY TO ESTERO SPORTS PARK

- Public Space
- Artificial Turf Fields
- Hardscapes
- Landscaping

Related Experience



Weston & Sampson



Location
Estero, FL

Size & Value
3,005,763 SF
$321,990

Schedule
Oct 2024
January 2025

Owner
Village of Estero

Owner Contact

Estero Sports Park Master Plan

The Village of Estero assembled 100 acres of contiguous land through an intergovernmental agreement with the Lee County School Board, Lee County, and private owners. The assembled land parcels will be developed to create a park that will serve as a community hub for residents of the Village of Estero.

Weston & Sampson, in collaboration with Perez Planning + Design, LLC, developed a master plan for 85 of the 100 acres. The plan incorporates a village green that will provide a central gathering space for village civic events and festivals, athletic fields for use by both Estero High School and the community, and general park amenities including walking trails, pavilions, restrooms, playgrounds, and splash areas to serve the community at large.

Upon completion, the park will be operated by a private park manager who will be responsible for park programming, activation, and maintenance. The village will lease portions of the property to private operators of wellness and family entertainment facilities. Revenue generated from the leases will be used to fund maintenance and operations of the park.

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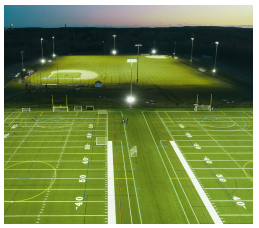
Related Experience









Location
Walpole, MA

Value
$7,454,133

Schedule
May 2018
October 2022

Owner
Walpole

Owner Contact
Jim Johnson
Town Administrator
508-660-7304
jjohnson@walpole.ma.gov

Route 1A Athletic Fields Recreation Complex

The Town of Walpole selected Weston & Sampson in 2016 to study and master plan the recreational possibilities of a town-owned parcel to alleviate over-use at other town-owned facilities. Over a four-year period, Weston & Sampson provided planning, final design, and construction services for this 30-acre, multi-sport and recreational activities complex. The master planned complex provides two full-size multi-sport synthetic turf fields; two full-size natural turf soccer fields, overlayed with full-size baseball and softball fields; two basketball courts; a universally accessible playground; a support building with concessions, restroom, and operational and storage space; infrastructure to construct a splash pad; walking paths; and parking for 265 vehicles.

Project construction began in late 2019 as a culmination of a town-wide recreation master plan led by Weston & Sampson in 2008 and the site-wide feasibility and master plan in 2016. Construction was completed in 2021.

RELEVANCY TO ESTERO SPORTS PARK

- Public Park
- Multi-purpose Fields
- Artificial Turf Fields
- Sports Lighting
- Walking Trails
- Event Lawn
- Concessions
- Splash Pad

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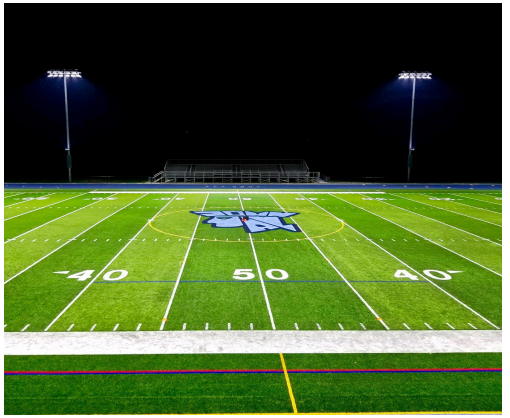
Related Experience



Weston & Sampson



Location
East Fishkill, NY

Value
$8,400,000

Schedule
May 2018
August 2018

Owner
Wappingers Central School District

Owner Contact
Ronald Broas
Facilities Director
Wappingers Central School District
845-298-5150 ext. 42119
Ronald.Broas@wcsdny

Comprehensive School District Improvements

Weston & Sampson and Rhinebeck Architecture completed Phases 1 and 2 of the Wappingers Central School District comprehensive improvements which included work at the two high schools, junior high, middle school, seven elementary schools and transportation facility. As a part of these improvements projects,we also provided complete stormwater analysis and design of all facilities.

Key projects include:

- Two new turf fields with LED lighting
- Survey at eleven campuses across the district
- Paving and traffic improvements at eleven campuses
- New transportation facility
- New bus parking at two remote sites
- Integrated fueling systems at three sites
- Window replacement
- ADA improvements

RELEVANCY TO ESTERO SPORTS PARK

- Stadium Seating
- Press Box
- Sports Lighting
- Artificial Turf Fields
- Concessions
- Hardscapes
- Roadway and Paving
- School District Facilities

SUFFOLK

Related Experience



PEREZ PLANNING + DESIGN, LLC



Location

Atlanta, GA

Size & Value

30,000 SF

$1,200,000

Schedule

September 2013 - October 2014;

November 2017 - September 2019

Length of Contract

35 Months

Owner

Georgia World Congress Center

Owner Contact

Kevin Duvall

kduvall@gwcc.com

404.223.8885

Re-Visioning of Centennial Olympic Park

Carlos Perez served as the Project Manager and Landscape Architect for the Re-visioning of Centennial Olympic Park with a previous firm. As the Park approached its 20th Anniversary, Downtown Atlanta Stakeholders were contemplating ways to update the role that Centennial Olympic Park played in Downtown Atlanta. The Georgia World Congress Center (GWCC) hired a Team managed by Carlos Perez to complete the re-visioning of the Park.

Upon the completion of the Master Plan, the GWCC completed a $45 Million Capital Campaign to fund five key projects. Perez Planning + Design (PP+D) was selected to implement one of the key projects associated with pedestrian and bicycle connectivity.

Services that PP+D provided included project management, design, permitting, and construction administration for enhanced sidewalks, trails, decorative hardscape designs, landscape architecture, irrigation, and lighting.

RELEVANCY TO ESTERO SPORTS PARK

- Public Park
- Hardscapes
- Landscaping
- Water Features
- Event Lawn
- Walking Trails

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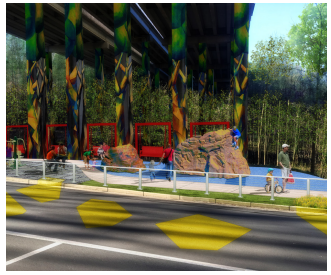
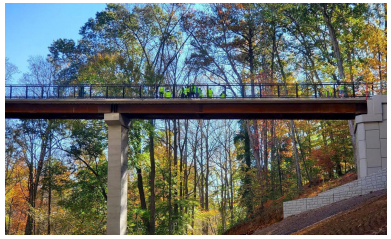
Related Experience



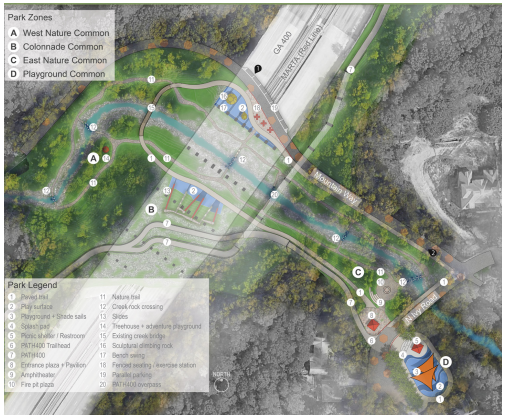








PEREZ PLANNING + DESIGN, LLC



Location
Atlanta, GA

Size & Value
474,800 SF
$14,750,000

Schedule
March 2014
Projected June 2025

Length of Contract
35 Months

Owner
Livable Buckhead, Inc

Owner Contact
Denise Starling
denise@livablebuckhead.org
404.842.2682

Mountain Way Common Linear Park

Mountain Way Common is one of the most unique and progressive greenspaces in Metro Atlanta. It reconnects a neighborhood divided by the construction of the GA 400 Highway by transforming 10.9-acres of underutilized land into a usable greenspace and amenities for area residents.

Over the last 10-years, PP+D has completed conceptual design, final design, permitting, and construction administration for a series of pedestrian connectivity and public art projects in the greenspace. These have included nature trails, sidewalk, seating areas, pedestrian bridges, and public art.

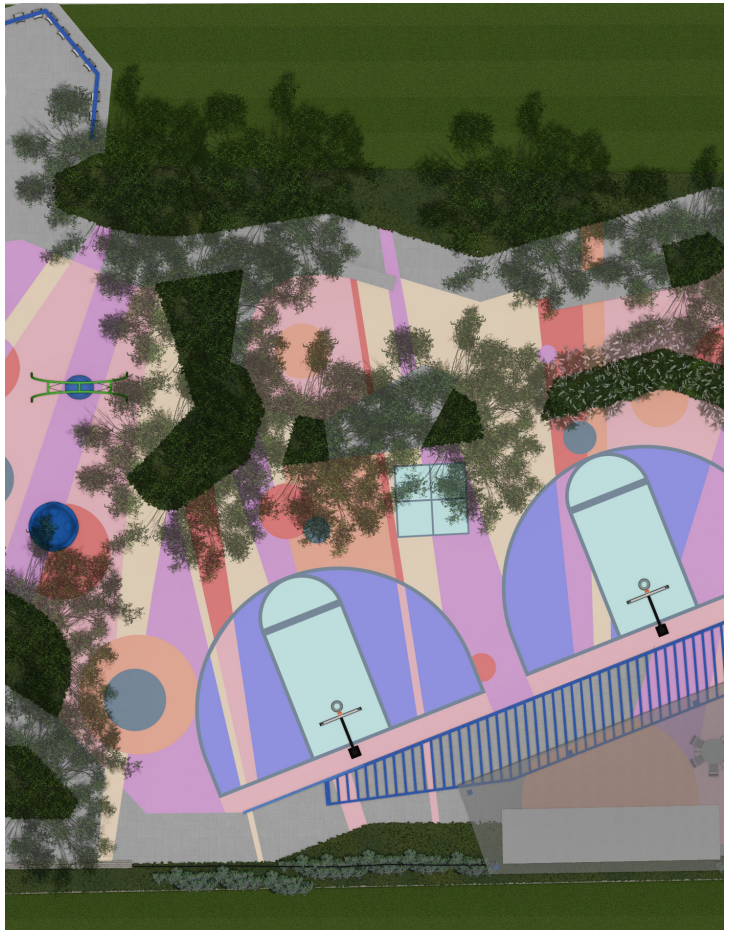
Currently, PP+D is providing landscape architecture, permitting, and construction administration services for PATH 400, an ADA accessible multi-use trail that traverses above and into the park and includes a 1,000 foot long bridge 60 feet over the park and through park forests.

RELEVANCY TO ESTERO SPORTS PARK

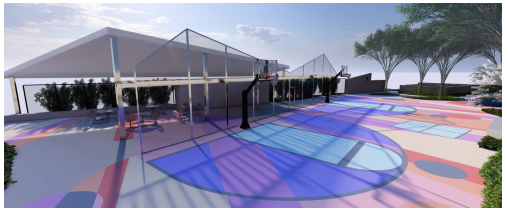
- Hardscapes
- Landscaping
- Roads & Paving
- Public Park
- Splash Pad
- Walking Trails

SUFFOLK

Related Experience



PEREZ PLANNING + DESIGN, LLC





Location
Decatur, GA

Size & Value
16,400 SF
$2,200,000

Schedule
January 2024
Projected March 2026

Length of Contract
26 Months

Owner
City of Decatur

Owner Contact
Kim Whatley
Kim.Whatley@decaturga.com
404.377.0494

City of Decatur Ebster Park Teen Activity Area

Perez Planning + Design (PP+D) is currently providing project management, design, permitting, and construction administration services for the development of the City of Decatur Ebster Park Teen Activity Area.

Similar to the Village of Estero, this project emerged as one of the priority projects from the City of Decatur Parks and Recreation Master Plan completed by PP+D. PP+D developed a conceptual master plan for the site that the City of Decatur used to pursue a $2,000,000 state grant, which it was awarded. Once awarded, PP+D was contracted to lead the design and implementation of the project.

Services that PP+D is currently providing are project management, community-based design, permitting, and construction administration. The final design of the park included two half-size basketball courts, skate amenities, play area, walking track, a restroom, pavilion, hardscape with decorative concrete, landscaping, lighting, security cameras, and public art.

RELEVANCY TO ESTERO SPORTS PARK

- Hardscapes
- Landscaping
- Public Park
- Event Lawn
- Walking Trails
- Pavilions

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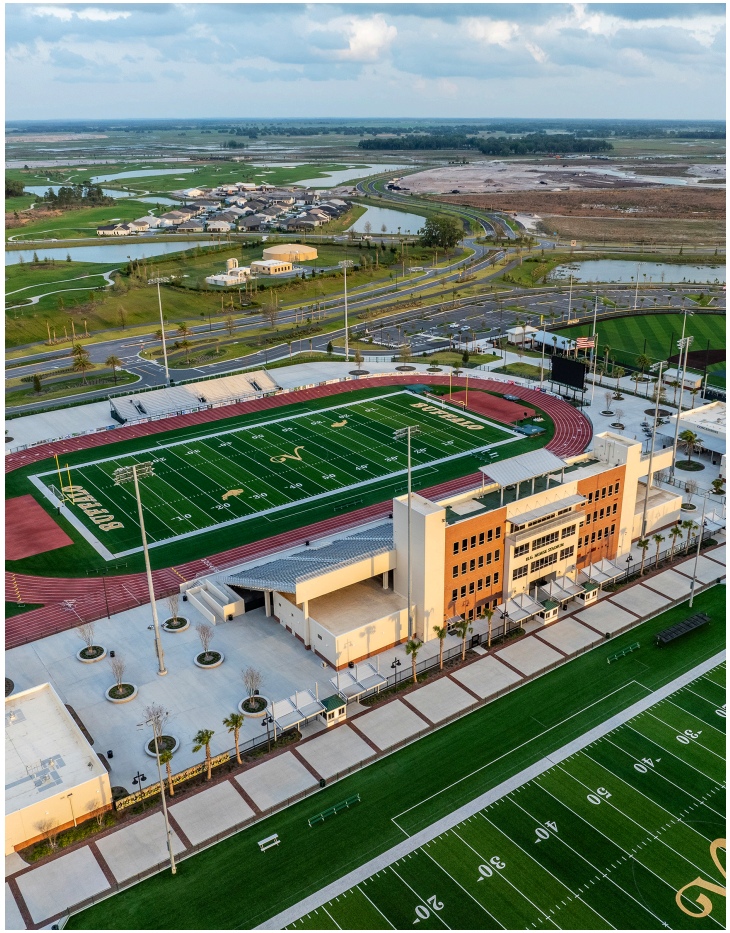
Related Experience



SCHENKEL SHULTZ







Location
The Villages, FL

Size & Value
59,977 SF
$33,200,000

Schedule
July 2020
May 2021

Length of Contract
38 Months

Owner
The Villages

Owner Contact
Gary Mark
352-753-6711
gary.mark@thevillages.com

Mark G. Morse Sports Complex

The Mark G. Morse Sports Complex serves as a shared space, offering a wide range of athletic amenities, including a main arena with 1,200 seats, 4 additional auxiliary courts, a wrestling room, and a weight room. The campus also features an Olympic-size swimming pool, a 4,000-seat football stadium, baseball and softball fields, tennis courts, practice fields, and a golf putting green, all of which were designed by Schenkel Shultz as part of a larger master plan.

These collegiate-grade, state-of-the-art sports facilities provide the neighboring high school with a competitive arena for division play and serve the larger Villages community.

RELEVANCY TO ESTERO SPORTS PARK

- Sports Lighting
- Stadium Seating
- Press Box
- Concessions
- High School Facilities
- Artificial Turf Fields

SUFFOLK

Related Experience



SCHENKEL SHULTZ



Location
Horizon West, FL

Size & Value
6,960 SF
$8,700,000

Schedule
December 2015
November 2017

Length of Contract
23 Months

Owner
Orange County Government

Owner Contact
Roan Waterbury
407-836-0034
roan.waterbury@ocfl.net

Orange County Deputy Scott Pine Community Park

Scott Pine Community Park was a joint effort between Orange County Government and Orange County Public Schools (OCPS) to provide the community with a park and the nearby Windermere High School with a football stadium to host home games.

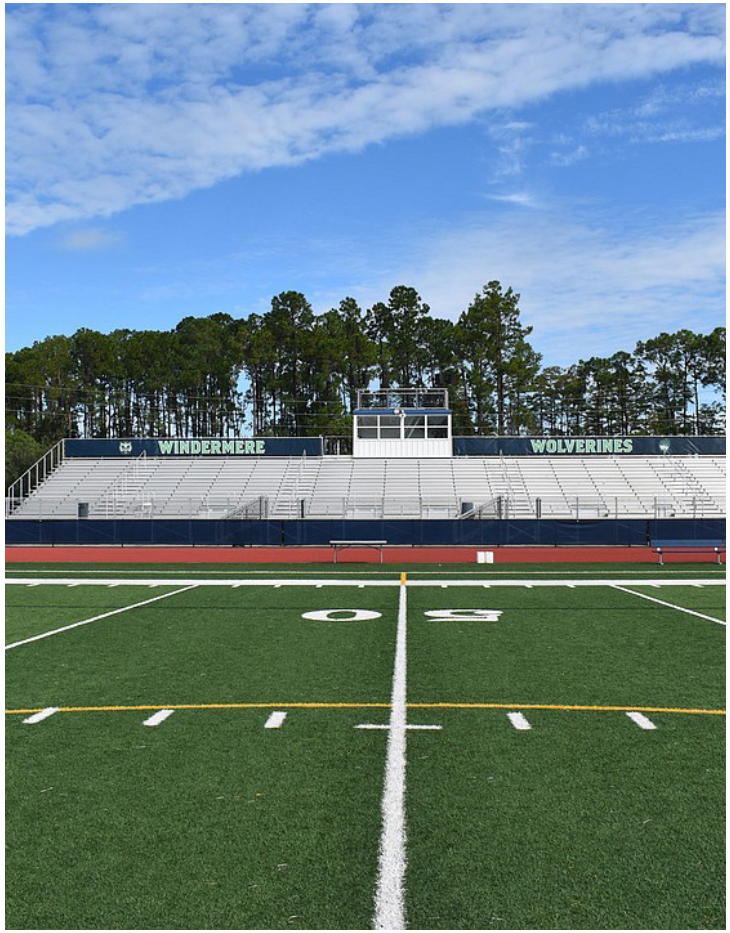
The new football stadium was designed according to OCPS' prototype standards and includes a synthetic turf field along with stadium seating, a field house and track & field. The community park includes a lighted multi-purpose field that can be used for soccer games, retention, parking and a bus loop that can accommodate parking for 5 school buses.

RELEVANCY TO ESTERO SPORTS PARK

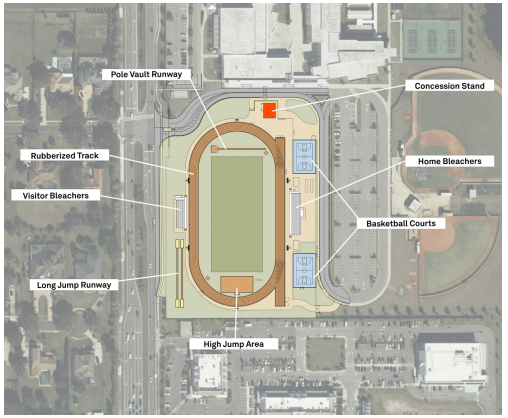
- Public Park
- High School Facilities
- Artificial Turf Fields
- Stadium Seating
- Press Box
- Sports Lighting
- Multipurpose Fields
- Concessions

SUFFOLK

Related Experience



SCHENKEL SHULTZ



Location
Lake Butler, FL

Size & Value
6,200 SF
$3,000,000

Schedule
December 2015
November 2017

Length of Contract
23 Months

Owner
Orange County Government

Owner Contact
Cathie Sullivan
407-317-3700 ext. 2025078
catherine.sullivan@ocps.net

Windermere High School Football Stadium

In 2023, Schenkel Shultz was contracted by Orange County Public Schools (OCPS) to modify the existing practice field and track to accommodate on-site home football games. These modifications included the addition of new home and visitor bleachers, which can accommodate 1,070 and 480 spectators, respectively.

In order to re-imagine the existing space, the field lighting was removed and replaced by newer, stadium-quality lighting. Other site additions included the new construction of a concessions/restroom building, a scoreboard, a flagpole with lighting and the rubberization of the existing track.

RELEVANCY TO ESTERO SPORTS PARK

- Concessions
- Multipurpose Fields
- Sports Lighting
- Press Box
- Stadium Seating
- Artificial Turf Fields
- High School Facilities

SUFFOLK

References

> This new campus is complete with full athletic fields, parking, and site amenities. Suffolk's careful planning and persistent coordination paved the way for a smooth process from start to finish. During preconstruction, Suffolk's team impressively identified over $650,000 in cost saving solutions, allowing the district to maximize the programming and educational environment for the school's future staff and students. This team truly works to make sure receive the best experience, and I would recommend them to anyone who asks.

Tina Silcox
Assistant Director, Construction Projects Management
Lee County Schools

Design Team References

Weston & Sampson

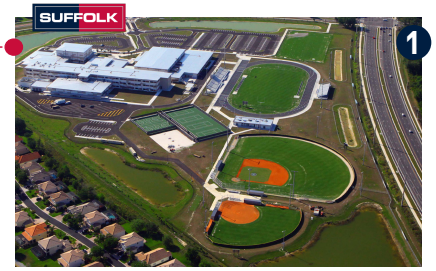
Lazaro Quintero, MPA, PMP, CPRP
Capital Improvements Division Chief
City of Doral, Florida
305.593.6600
Lazaro.quintero@cityofdoral.com

SCHENKEL SHULTZ

Scott Vanderbrook, Fire Chief
Estero Fire Rescue
239.390.8000
vanderbrook@esterofire.org

PEREZ PLANNING + DESIGN, LLC

Kim Whatley , Facilities Operations Manager
City of Decatur Parks and Recreation Department
678.553.6562
kim.whatley@decaturga.com



1 **Tina Silcox | Assistant Director, Construction Projects Management**
Lee County Schools
239.479.4274
tinalsil@leeschools.net



2 **Katy Kurili | Executive Director**
Moorings Park Grande Lake
239.919.1786
kkurili@mooringspark.org



3 **Mark Marlow | Founder**
Fortress Ventures
850.502.0294
mark@fortressventuresllc.com

SUFFOLK

Licenses and Certifications

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

TUFFO, PETER JEFFREY
SUFFOLK CONSTRUCTION COMPANY, INC.
426 CLEMATIS STREET
WEST PALM BEACH FL 33401

LICENSE NUMBER: CGC1524958
EXPIRATION DATE: AUGUST 31, 2026
Always verify licenses online at MyFloridaLicense.com

ISSUED: 05/06/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

2024 - 2025
LEE COUNTY LOCAL BUSINESS TAX RECEIPT

Account Number: 1087867
Receipt Number: 2500649
State License Number: CGC1524958

Account Expires: September 30, 2025

Location:
10600 CHEVROLET WAY STE 301
ESTERO, FL 33928-4424

May engage in the business of:
GENERAL CONTRACTOR-CERTIFIED

THIS LOCAL BUSINESS TAX RECEIPT IS NON REGULATORY

SUFFOLK CONSTRUCTION COMPANY, INC.
PETER J TUFO
10600 CHEVROLET WAY STE 301
ESTERO, FL 33928-4424

Payment Information:
PAID INT-00-02547979 08/21/2024
$ 50.00

State of Florida
Department of State

I certify from the records of this office that SUFFOLK CONSTRUCTION COMPANY, INC. is a Massachusetts corporation authorized to transact business in the State of Florida, qualified on April 13, 1994.

The document number of this corporation is F94000001902.

I further certify that said corporation has paid all fees due this office through December 31, 2024, that its most recent annual report/uniform business report was filed on February 8, 2024, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Sixth day of January, 2025

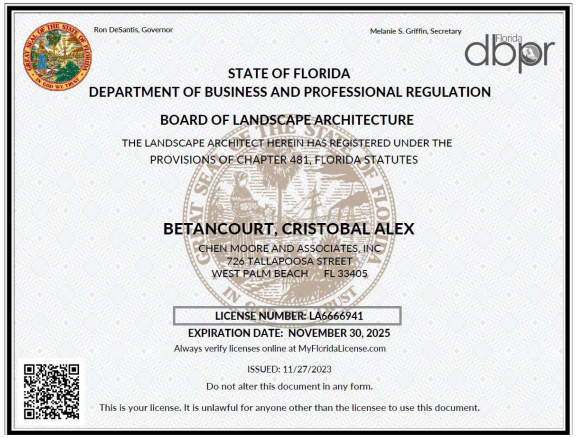
Secretary of State

Tracking Number: 8888467605CU

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

Licenses and Certifications


Ron DeSantis, Governor
Melanie S. Griffin, Secretary
Florida dbpr
STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF LANDSCAPE ARCHITECTURE
THE LANDSCAPE ARCHITECT HEREIN HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES
BETANCOURT, CRISTOBAL ALEX
CHEN MOORE AND ASSOCIATES, INC
726 TALLAPOOSA STREET
WEST PALM BEACH FL 33405
LICENSE NUMBER: LA6666941
EXPIRATION DATE: NOVEMBER 30, 2025
Always verify licenses online at MyFloridaLicense.com
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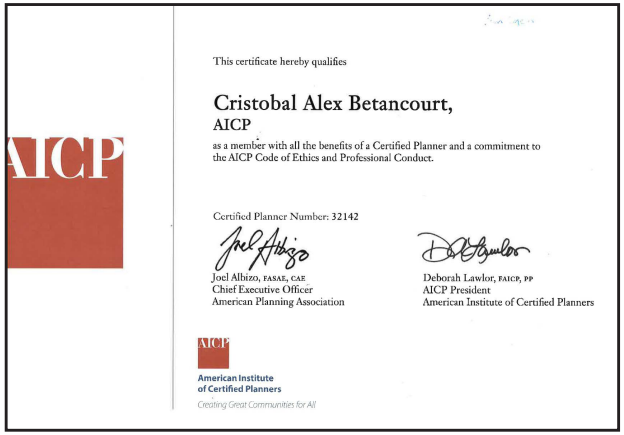
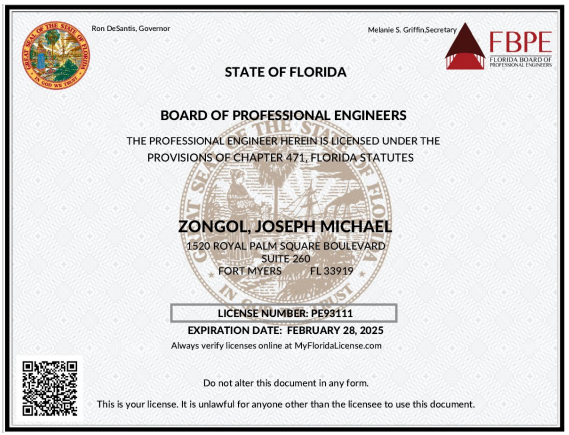

AICP
This certificate hereby qualifies
Cristobal Alex Betancourt,
AICP
as a member with all the benefits of a Certified Planner and a commitment to the AICP Code of Ethics and Professional Conduct.
Certified Planner Number: 32142
Joel Albizo, FASAE, CAE
Chief Executive Officer
American Planning Association
Deborah Lawlor, FAICP, PP
AICP President
American Institute of Certified Planners
AICP
American Institute of Certified Planners
Creating Great Communities for All


Ron DeSantis, Governor
Melanie S. Griffin,Secretary
FBPE
FLORIDA BOARD OF PROFESSIONAL ENGINEERS
STATE OF FLORIDA
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES
ZONGOL, JOSEPH MICHAEL
1520 ROYAL PALM SQUARE BOULEVARD
SUITE 260
FORT MYERS FL 33919
LICENSE NUMBER: PE93111
EXPIRATION DATE: FEBRUARY 28, 2025
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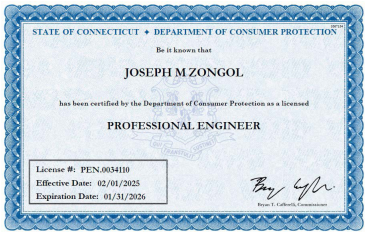
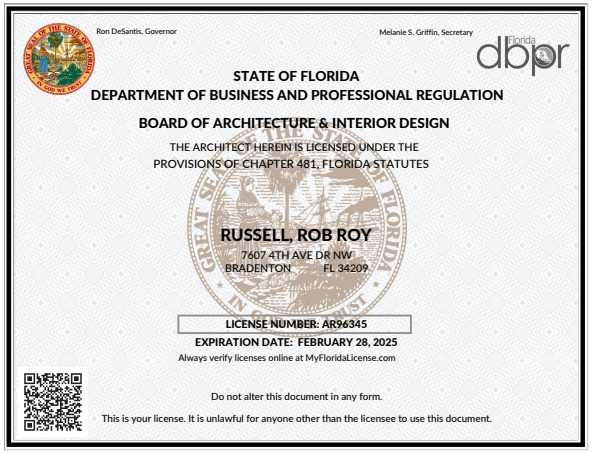
The University of the State of New York
Education Department
Office of the Profession
REGISTRATION CERTIFICATE
Do not accept a copy of this certificate


STATE OF CONNECTICUT ✦ DEPARTMENT OF CONSUMER PROTECTION
Be it known that
JOSEPH M ZONGOL
has been certified by the Department of Consumer Protection as a licensed
PROFESSIONAL ENGINEER
License #: PEN.0034110
Effective Date: 02/01/2025
Expiration Date: 01/31/2026


The State of New Jersey
State Board of Professional Engineers and Land Surveyors
Professional Engineering
24GE05434100

Licenses and Certifications

SCHENKEL SHULTZ



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

RUSSELL, ROB ROY
7607 4TH AVE DR NW
BRADENTON FL 34209

LICENSE NUMBER: AR96345
EXPIRATION DATE: FEBRUARY 28, 2025
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Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

LAGGAN, DANIEL C
SCHENKEL & SHULTZ INC
834 N ORANGE AVENUE
WINTER PARK FL 32789-4705

LICENSE NUMBER: AR94736
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/04/2024

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State of Florida
Department of State

I certify from the records of this office that SCHENKEL & SHULTZ, INC. is a corporation organized under the laws of the State of Florida, filed on May 16, 2017, effective September 22, 1976.

The document number of this corporation is P17000043560.

I further certify that said corporation has paid all fees due this office through December 31, 2024, that its most recent annual report/uniform business report was filed on January 5, 2024, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fifth day of January, 2024

Secretary of State

Tracking Number: 5773971447CC

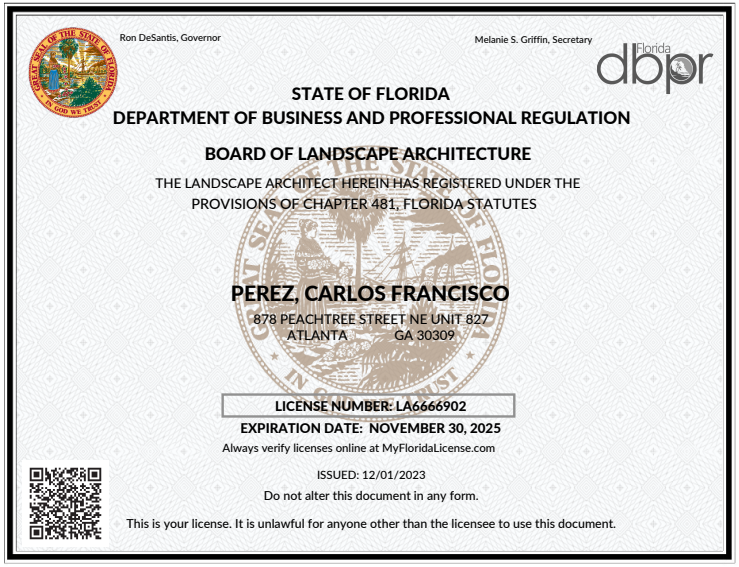
To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

SUFFOLK

Licenses and Certifications

PEREZ PLANNING + DESIGN, LLC



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF LANDSCAPE ARCHITECTURE

THE LANDSCAPE ARCHITECT HEREIN HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

PEREZ, CARLOS FRANCISCO
878 PEACHTREE STREET NE UNIT 827
ATLANTA GA 30309

LICENSE NUMBER: LA6666902
EXPIRATION DATE: NOVEMBER 30, 2025

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ISSUED: 12/01/2023

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Control No.: 14030485

STATE OF GEORGIA
Secretary of State
Corporations Division
313 West Tower
#2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brian P. Kemp,** The Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Perez Planning + Design, LLC
a Domestic Limited Liability Company

is hereby issued a CERTIFICATE OF ORGANIZATION under the laws of the State of Georgia on **March 17, 2014** by the filing of all documents in the Office of the Secretary of State and by the paying of all fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on March 26, 2014

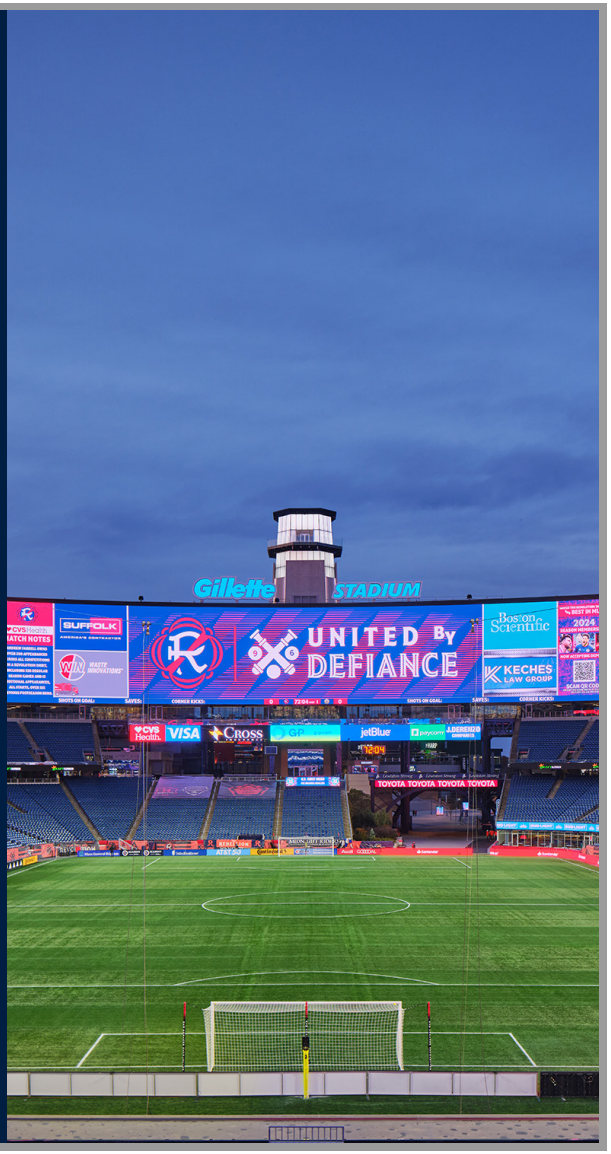
Brian P. Kemp
Secretary of State

Tracking #: FwdPOXpe

SUFFOLK

03

Staff Qualifications & Experience



Team Organization

Our team develops in-depth understanding of your needs through frequent communication

Village of ESTERO

SUFFOLK

John Hayes
Project Executive

James Labbe
Design Management

Clayton Walder
Dir. Digital Engineering

PRECONSTRUCTION

Gordon Glover
Senior VP

Nico Zepp
Dir. of Preconstruction

Jack Hernandez
Senior Estimator

Butch Shull
General Superintendent

Matthew Pledger
Senior Superintendent

Kyle Lampitt
Sr. Project Manager

Kevin Reig
Superintendent

Martin Nwodo
Asst. Project Manager

Obed Martinez
Asst. Superintendent

Executive Leadership

Pete Tuffo
President, Gulf Coast

Ben Wilson
COO, Gulf Coast

Support Staff

Harold Pick
Senior Planner

Loredie Martinez
Project Controller

John Murphy
Safety Director

Robert Martinez
QA/QC Manager

Weston & Sampson

Cristobal Betancourt
Landscape Architecture Lead

Joseph Zongol
Principal-in-Charge

Gary Ferrante
Civil Engineer

Jeff Santacruce
Civil Engineer

Brandon Kunkel
Senior Landscape Architect

Brandon Ivey
Water/Wastewater/Engineering/Permitting

Patrick Bates
Aquatics Designer

Rafael Jimenez Valez
PE, SE, SI | Structural Engineer

Miurel Brewer
Permitting

Jordan Boughner
Landscape Architecture Support

PEREZ PLANNING + DESIGN, LLC

Carlos Perez
Design Principal

Hayley Harrison
Senior Landscape Architect

Kevan Klosterwill
Landscape Designer

SCHENKEL SHULTZ

Nathalie White, AIA
Design Project Manager

Rob Russell, RA, LEED AP
Project Architect

BURGESS & BRANT CONSULTING ENGINEERS

SUFFOLK

Staff Qualifications & Experience



Peter Tuffo CGC1520803

CGC | PRESIDENT, FLORIDA GULF COAST REGION

With more than 29 years of experience, Peter Tuffo is the President for Suffolk's Florida Gulf Coast Region. He is responsible for providing strategic direction and regional initiatives with company goals, as well as driving operational efficiency with all of Suffolk's project teams and the region's overall operations. He ensures that proper staffing and expertise is allocated to meet each project's unique needs, and oversees the management of projects and client relationships.

Background

Years of Experience
Industry - 29 | Suffolk - 12

Western Michigan University
B. S. Construction Management

Registrations

Certified General Contractor (CGC1520803)

North Collier Regional Park

Naples, FL | $58,000,000
262-Acre Park | Five Tournament Softball Fields | Eight Tournament Soccer Fields | Concession Stands | Walking Trails | Boardwalk | Water Park | Fitness Center

Gateway High School

Fort Myers, FL | $81,200,000 | 300,000 SF
New Construction | Three-Story Prototype High School | 2000 Student Stations | Multiple Buildings | Full Athletic Fields | Parking | Site Amenities

JetBlue Park - Boston Red Sox Spring Training Facility

Fort Myers, FL | $49,000,000
New Construction | Fenway Park Replica | 120 Acres | 11,000 Seats | Six Practice Fields | State-Of-The-Art Batting Cages | Major/Minor League Clubhouses | Full Kitchen/Dining | Five Soccer Fields | Three Man-Made Lakes | Complete Site Utilities | Irrigation System

Naples High School

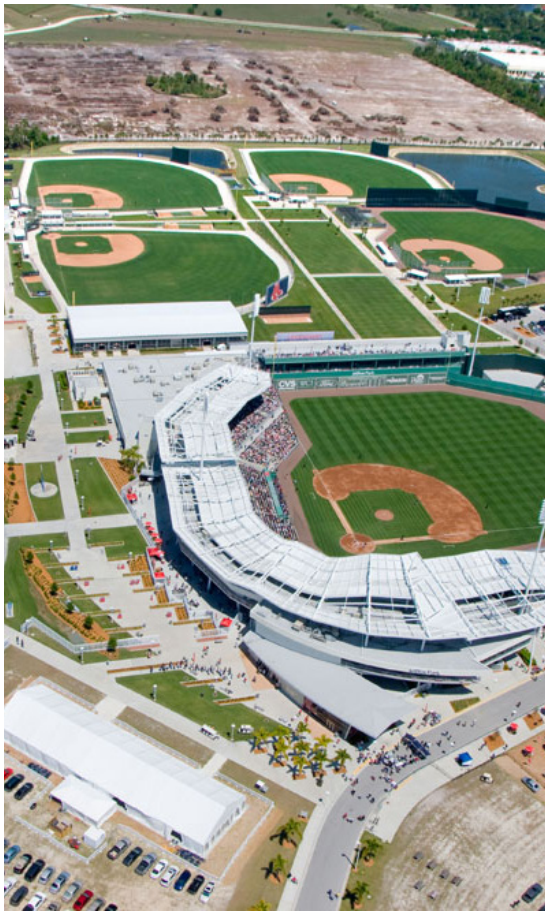
Naples, FL | $29,000,000 | 150,000 SF
New Construction | Two-Story High School Facility | 1,800 Student Stations | Advanced Classrooms and Labs | Full Athletic Complex | Parking | Site Enhancements

Cape Coral High School

Cape Coral, FL | $17,000,000 | 120,000 SF
New Construction | State-of-the-Art High School Facility | 1,200 Student Stations | Modern Classrooms and Labs | Full Athletic Fields | Parking | Site Amenities

Dunbar High School

Fort Myers, FL | $30,000,000 | 205,000 SF
Addition & Renovation | 130,000 SF Demolition | 170,000 SF New Construction | 35,000 SF Renovations | Two Existing Buildings | Occupied Campus



Staff Qualifications & Experience



Ben Wilson

CHIEF OPERATING OFFICER, ESTERO

As Chief Operating Officer, Ben's 17 years of expertise and strong grasp of project objectives allows him to provide valuable direction in both the preconstruction and construction phases of the project—ensuring our team delivers on all project goals. His leadership and operational skills are critical to providing effective guidance for the project team. Ben is committed to remaining visible and accessible throughout the entire project.

Background

Years of Experience
Industry - 18 | Suffolk - 8

University of Florida
B.S. Building Construction Management

University of Miami
Master of Business Administration

Registrations

LEED Accredited Professional

Florida CBC 1258109

OSHA 30-Hour Certification

National Safety Council Advanced
First Aid, CPR, and AED Certified

Gateway High School

Fort Myers, FL | $81,200,000 | 300,000 SF
New Construction | Three-Story Prototype High School | 2000 Student Stations | Multiple Buildings | Full Athletic Fields | Parking | Site Amenities

Pahokee Middle School

Pahokee, FL | $32,000,000 | 12,000 SF
New Construction | Tilt-Up Concrete | Gymnasium | Sports/Recreation Facilities & Fields | USGBC LEED Oriented Design | Florida Green Building Coalition Certified

Pahokee High School - Stadium and Athletic Complex

Pahokee, FL | $11,000,000
New Construction | 4,000-Seat Stadium | Concession Stands | Restroom Building | Elevator Tower | Concrete Block Structure | Extensive Bleacher & Railing System

Great Wolf Lodge

Naples, FL | $155,000,000 | 500,000 SF
New Construction | Indoor Water Park Resort | Three Connected Structures | Seven-Story/500-Key Resort | 10,000 SF Meeting Space | 90,000 SF Indoor Water Park | Outdoor Pool | Indoor Family Entertainment Center | Restaurants | Retail Space

Riverdale High School Renovation

Fort Myers, FL | $51,800,000 | 318,000 GSF
Addition & Renovation | New Science Classrooms & Gymnasium Building | Campus Ingress/Egress Renovation | Administrative Spaces | Kitchen | Cafeteria | Hallways | Classrooms | Parking Area | Site Drainage System | Portable Removal



Staff Qualifications & Experience



John Hayes

LEED | PROJECT EXECUTIVE

As Project Executive, John provides strong, effective overall leadership and direction to the project team. John is responsible for ensuring complete transparency and collaboration are implemented throughout the entire project. With professionalism and passion, John serves as a direct point of contact, ensuring delivery on safety, quality, and innovation.

Background

Years of Experience
Industry - 42 | Suffolk - 2

Dunwoody College of Technology

Registrations

Florida Class A Licensed GC

Board member, Lee County Public Schools

Riverdale High School Renovation

Fort Myers, FL | $51,800,000 | 318,000 GSF
Addition & Renovation | New Science Classrooms & Gymnasium Building | Campus Ingress/Egress Renovation | Administrative Spaces | Kitchen | Cafeteria | Hallways | Classrooms | Parking Area | Site Drainage System | Portable Removal

Lemon Bay High School Football Practice Field

Port Charlotte, FL | $2,000,000
New Practice Field for the Lemon Bay High School Football Team

Palmetto Ridge High School Athletic Facilities Renovations

Naples, FL | $1,500,000
Athletic Fields Artificial Turf Replacements | Running Track Replacement

Tropical Isles Elementary School

Fort Myers, FL | $5,000,000
Addition & Renovation | Design Build | 16 Classrooms | 16 Restrooms | Two Stories | Elevator | Exterior Motif | Freestanding Building with Aluminum Canopy Connection

Barron Collier High School Tennis Courts

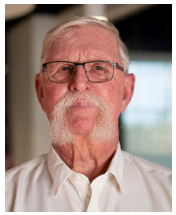
Naples, FL | $2,500,000 | 20,000 SF
New Construction | Tennis Court Complex | Multiple Courts with Lighting | Spectator Seating | Parking | Site Improvements

Patriot Elementary School & Challenger Middle School

Cape Coral, FL | $52,000,000
New Construction | CEP for Both Schools | Shared Bus Loop | One Civil Engineer | Separate A/E Teams for each school | Each school finished approximately one month early



Staff Qualifications & Experience



Butch Shull

OPERATIONS MANAGER

As Operations Manager, Butch's 47 years of expertise and strong grasp of project objectives allows him to provide valuable direction in both the preconstruction and construction phases of the project—ensuring our team delivers on all project goals. His leadership and operational skills are critical to providing effective guidance for the project team. Butch is committed to remaining visible and accessible throughout the entire project.

Background

Years of Experience
Industry - 47 | Suffolk - 10

United States Air Force

Registrations

OSHA 30-Hour Certification

National Safety Council Advanced
First Aid, CPR, and AED Certified

North Collier Regional Park

Naples, FL | $58,000,000
262-Acre Park | Five Tournament Softball Fields | Eight Tournament Soccer Fields | Concession Stands | Walking Trails | Boardwalk | Water Park | Fitness Center

JetBlue Park - Boston Red Sox Spring Training Facility

Fort Myers, FL | $49,000,000
New Construction | Fenway Park Replica | 120 Acres | 11,000 Seats | Six Practice Fields | State-Of-The-Art Batting Cages | Major/Minor League Clubhouses | Full Kitchen/Dining | Five Soccer Fields | Three Man-Made Lakes | Complete Site Utilities | Irrigation System

Hammond Stadium - Renovation

Fort Myers, FL | $48,000,000 | 100,000 SF
Upgraded Concourses | 360-Degree Boardwalk | Seating Berm | Group Seating Areas | Residential Player Development Academy | Practice Field | Agility Field | Training Area

Gateway High School

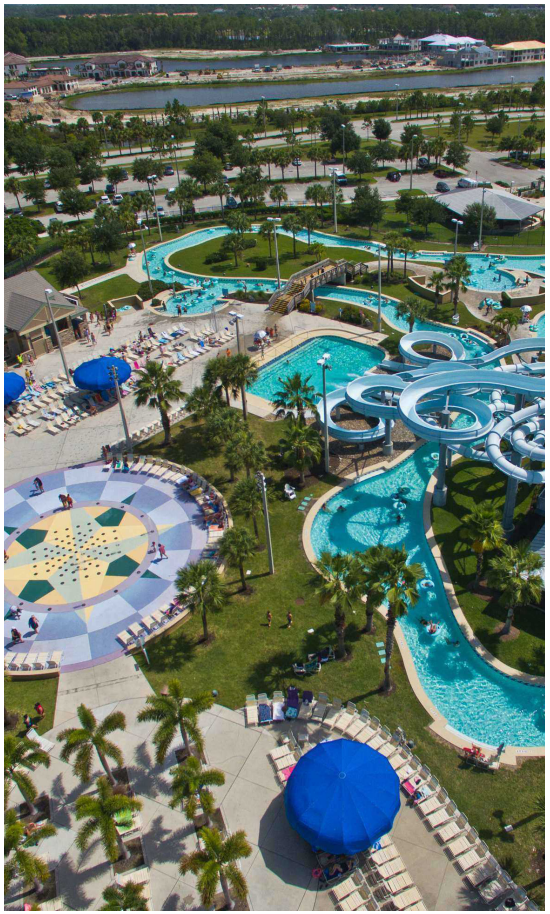
Fort Myers, FL | $81,200,000 | 300,000 SF
New Construction | Three-Story Prototype High School | 2000 Student Stations | Multiple Buildings | Full Athletic Fields | Parking | Site Amenities

Great Wolf Lodge

Naples, FL | $155,000,000 | 500,000 SF
New Construction | Indoor Water Park Resort | Three Connected Structures | Seven-Story/500-Key Resort | 10,000 SF Meeting Space | 90,000 SF Indoor Water Park | Outdoor Pool | Indoor Family Entertainment Center | Restaurants | Retail Space

Riverdale High School Renovation

Fort Myers, FL | $51,800,000 | 318,000 GSF
Addition & Renovation | New Science Classrooms & Gymnasium Building | Campus Ingress/Egress Renovation | Administrative Spaces | Kitchen | Cafeteria | Hallways | Classrooms | Parking Area | Site Drainage System | Portable Removal



Staff Qualifications & Experience



James Labbe

LEED AP | DIRECTOR OF ARCHITECTURE, SUFFOLK DESIGN

As Director of Architecture and with 30 years of experience, James leads some of our most complex projects in the Northeast. On project design assists, he quickly assesses the most pressing design and construction administration needs and provides expertise, clear communication, and organized process oversight to push towards timely completion of the project and complex design RFIs. Before joining Suffolk Design, James was with Sasaki, CannonDesign, and S3 Design where he focused on athletic and recreation facilities for higher education institutions.

Background

Years of Experience
Industry - 31 | Suffolk - 2

Boston Architectural College
B. Architecture

Massasoit Community College
A.A.S. Architectural & Construction Technology

University of Florida, College of Architecture
Preservation Institute of Nantucket - 9 Master's Level Credits

Registrations

LEED Accredited Professional

Towson University SECU Arena

Towson, MD | $85,000,000 | 183,000 SF | LEED Gold
Renovation to Existing Arena | 5,200 Seats | Split-Bowl Design | Extra Wide Concourse for Various Functions & Uses | Private Suites | Renovation of Existing Locker Rooms

University of North Carolina at Charlotte Health and Wellness Center (UREC)

Charlotte, NC | $66,000,000 | 148,000 SF
Study of Feasibility & Implementation | New Construction | Four-court Gymnasium/Multipurpose Athletic Space | Natatorium | Fitness Center | Wellness Center | Multipurpose Rooms | Outdoor Programs | Swimming Pool | Recreation Administration

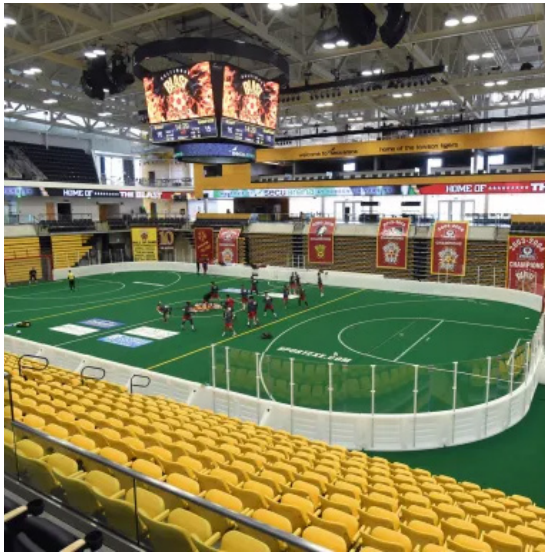
Deerfield Academy New Field House & Hockey Rink Athletic Complex Addition & Renovation

Deerfield, MA | $52,000,000 | 130,000 SF | LEED Gold
New Construction | Addition | New Rink & Field House | Former Ice Rink | Existing Athletic Complex | Stacked Venue Configuration | Large Group Exercise Room | Indoor Competition Tennis Venue | Indoor Golf Simulator | Row Tanks | Elevated Jogging Track

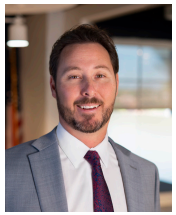
College of the Holy Cross Recreation Center (THE JO)

Worcester, MA | $30,000,000 | 51,000 SF
New Construction | Campus Recreation Center | Multiple Gymnasiums | Suspended Free Form Jogging Track | Multipurpose Rooms | Heavy Weight Room | Cardio Fitness & Support Spaces | Administration Suite





Staff Qualifications & Experience



Gordon Glover

LEED AP | SENIOR VP

As Senior Vice President, Gordon is an integral part of Suffolk's preconstruction process. Gordon takes a proactive and collaborative approach in developing the project delivery plan and is responsible for coordinating various operational resources to contribute their expertise. Gordon serves as the client's advocate and is a primary point of contact during a project's early stages.

Background

Years of Experience
Industry - 19 | Suffolk - 7

Boston College University
B.S. Business Management
Masters in Business Management

Registrations

OSHA 30-Hour Certification

National Safety Council Advanced
First Aid, CPR, and AED Certified

Gateway High School

Fort Myers, FL | $81,200,000 | 300,000 SF
New Construction | Three-Story Prototype High School | 2000 Student Stations | Multiple Buildings | Full Athletic Fields | Parking | Site Amenities

Heritage High School

Melbourne, FL | $65,000,000 | 315,000 SF
New Construction | Prototype Greenfield Project | 65 Acres | 1- Three-Story Buildings | Tilt Wall Methods | Performing Arts Space | Learning Spaces | Media Center | Cafeteria | Chiller Plant | Technology Labs | Gymnasium | Full Athletic Facilities | Football Stadium | Running Track | 16-Month Fast Track

Parkside Elementary School

Naples, FL | $26,500,000 | 125,000 SF
New Construction | Eight-Month Accelerated Delivery | Athletic Fields | Roadway Improvements | Bridge Construction

Great Wolf Lodge

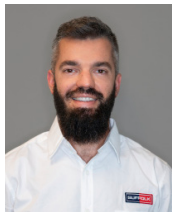
Naples, FL | $155,000,000 | 500,000 SF
New Construction | Indoor Water Park Resort | Three Connected Structures | Seven-Story/500-Key Resort | 10,000 SF Meeting Space | 90,000 SF Indoor Water Park | Outdoor Pool | Indoor Family Entertainment Center | Restaurants | Retail Space

Riverdale High School Renovation

Fort Myers, FL | $51,800,000 | 318,000 GSF
Addition & Renovation | New Science Classrooms & Gymnasium Building | Campus Ingress/Egress Renovation | Administrative Spaces | Kitchen | Cafeteria | Hallways | Classrooms | Parking Area | Site Drainage System | Portable Removal



Staff Qualifications & Experience



Nico Zepp

DIRECTOR OF PRECONSTRUCTION

As Director of Preconstruction, Nico is responsible for controlling the project budget and overseeing the preconstruction efforts. In this role, Nico leads estimating, value engineering and constructability analysis, competitive bidding, and project management for numerous challenging building projects.

Background

Years of Experience
Industry - 18 | Suffolk - 10

University of West Florida
B.S. Building Construction

Registrations

OSHA 30-Hour Certification

National Safety Council Advanced
First Aid, CPR, and AED Certified



Great Wolf Lodge

Naples, FL | $155,000,000 | 500,000 SF
New Construction | Indoor Water Park Resort | Three Connected Structures | Seven-Story/500-Key Resort | 10,000 SF Meeting Space | 90,000 SF Indoor Water Park | Outdoor Pool | Indoor Family Entertainment Center | Restaurants | Retail Space

One Particular Harbour Margaritaville Residences - Phase I & II

Bradenton, FL | $41,000,000 | 256,000 SF
New Construction | 11 Resort Villa Buildings | 12 Units Each | Waterfront Residences | Three/Four/Five Stories Over Parking | Private Amenities | Resort-Style Pool | Shade Pavilion | Splash Zone | Recreation Area

Moorings Park Campus & Improvements

Naples, FL | $63,000,000
Multi-year Contract Systematically Renovating the Outdoor Athletic Facilities, Walking Trails, Lnadscape, Hardscapes, Roadways, and Site Lighting

Riverdale High School Renovation

Fort Myers, FL | $51,800,000 | 318,000 GSF
Addition & Renovation | New Science Classrooms & Gymnasium Building | Campus Ingress/Egress Renovation | Administrative Spaces | Kitchen | Cafeteria | Hallways | Classrooms | Parking Area | Site Drainage System | Portable Removal

NNN High School

Alva, FL | $100,000,000 | 300,000 SF
New Construction | Prototype Greenfield Project | 2000 Student Station | Tilt Wall Methods | Performing Arts Space | Learning Spaces | Media Center | Cafeteria | Chiller Plant | Technology Labs | Gymnasium | Full Athletic Facilities | Football Stadium | Running Track

Staff Qualifications & Experience



Matthew Pledger

SENIOR SUPERINTENDENT

As Senior Superintendent, Matt provides overall on-site leadership to ensure a successful project outcome. He maintains strong and transparent working relationships with all project stakeholders from the start of preconstruction through closeout and beyond. During the lifecycle of the project, Matt ensures all standards for safety, constructability, quality, scope compliance, and trade partner management are met or exceeded

Background

Years of Experience
Industry - 13 | Suffolk - 10

Florida Gulf Coast University
B.S. Management

Edison College

Gateway High School

Fort Myers, FL | $81,200,000 | 300,000 SF
New Construction | Three-Story Prototype High School | 2000 Student Stations | Multiple Buildings | Full Athletic Fields | Parking | Site Amenities

Moorings Park Grande Lake - Clubhouse

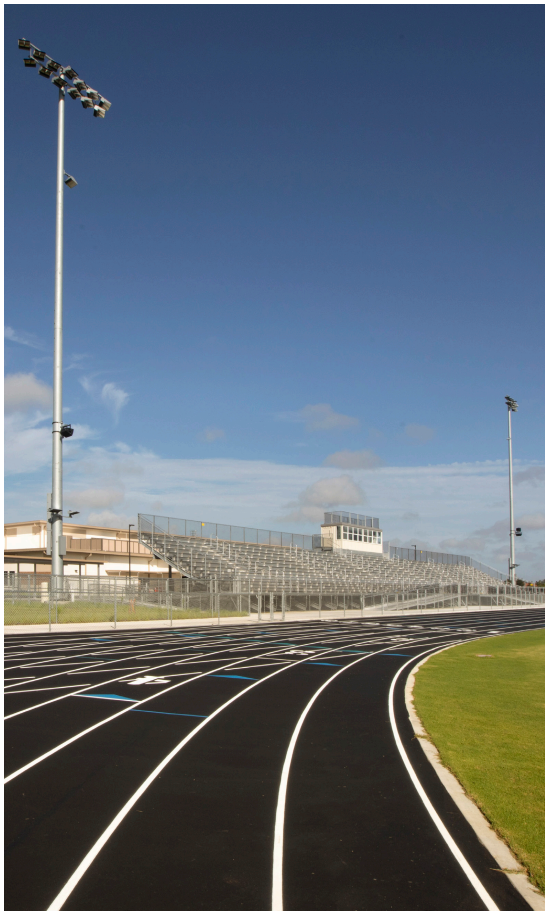
Naples, FL | $63,000,000 | 325,500 SF
New Construction | Seven-Story Clubhouse | Three-Level Resident Amenities | Restaurants | Fitness Center | Doctor Offices | Two-Level Parking Deck | Resort-Style Amenity Pool Deck

Sunseeker Resorts - Phase I

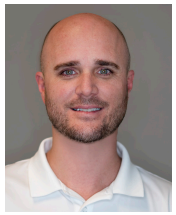
Port Charlotte, FL | $300,000,000 | 1,100,000 SF
New Construction | 485 Rooms | 273 Suites | 30,000 SF Restaurants | 80,000 SF Meeting & Convention Facilities | Rooftop Destination Entertainment Pool

Edition Hotel & Residences

Tampa, FL | $152,000,000 | 327,000 SF
Preconstruction | New Construction | 27-Story Marriott-Brand Tower | 172 Guest Rooms | 38 Cross-Branded Condominiums | 11-Story Podium | Three Food & Beverage Venues | Entertainment Venue | Meeting Space | Administrative Offices | Rooftop Pool | Indoor/Outdoor Bar & Restaurant | Spa & Fitness Center | Ground-Floor Retail



Staff Qualifications & Experience



Kyle Lampitt

SENIOR PROJECT MANAGER

Kyle is a dedicated and skilled Senior Project Manager responsible for the oversight and management of all necessary project resources and documentation. Kyle ensures that all safety, budget, schedule, and quality standards for the project are met or exceeded. Kyle manages overall team progress alongside the project plan through consistent and transparent collaboration.

Background

Years of Experience
Industry - 13 | Suffolk - 9

Florida Gulf Coast University
B.S. Civil Engineering

Registrations

OSHA 30-Hour Certification

JetBlue Park - Boston Red Sox Spring Training Facility

Fort Myers, FL | $49,000,000
New Construction | Fenway Park Replica | 120-Acre Site | 11,000 Seats | Six Practice Fields | State-Of-The-Art Batting Cages | Major/Minor League Clubhouses | Five Soccer Fields/Grass Parking | Three Man-Made Lakes | Complete Site Utilities | Irrigation System

Hammond Stadium Renovation

Fort Myers, FL | $48,000,000 | 100,000 SF
Renovation | Upgraded Concourses | Retail Store | 360-Degree Boardwalk | Seating Berm | Group Seating Areas | Residential Player Development Academy | Practice Field | Agility Field | Training Area

Gateway High School

Fort Myers, FL | $81,200,000 | 300,000 SF
New Construction | Three-Story Prototype High School | 2000 Student Stations | Multiple Buildings | Full Athletic Fields | Parking | Site Amenities

Sunseeker Resorts - Phase I

Port Charlotte, FL | $300,000,000 | 1,100,000 SF
New Construction | 485 Rooms | 273 Suites | 30,000 SF Restaurants | 80,000 SF Meeting & Convention Facilities | Rooftop Destination Entertainment Pool

Florida Gulf Coast University's University Village - Phase II

Fort Myers, FL | $21,000,000 | 180,000 SF
New Construction | Four Three-Story Student Housing Residential Buildings | 336 Total Beds | Maintenance Building | Shallow Footings | Slab On Grade | Load Bearing Masonry Walls | Hollow Core Slabs | Wood Roof Trusses | Clay Tile Roofing | DX HVAC Systems | Electrical | Plumbing | Fire Suppression | Stucco | Drywall | Cabinetry | Appliances |

Moorings Park - Building R

Naples, FL | $23,500,000 | 79,000 SF | LEED Silver
New Construction | Three-Story Residential Building | One-Level Parking | Six Units/Floor | 18 Total Units | Extensive Work To Boardwalk/Overlook/Gardens



Staff Qualifications & Experience



Kevin Rieg

SUPERINTENDENT

Kevin is a hardworking and detail-oriented Superintendent, responsible for overseeing and managing all day-to-day jobsite activities including compliance with safety and quality standards, project team performance, and effective trade partner management. Kevin proactively addresses any challenges while ensuring that all aspects of construction are transparent and consistent with the contracted scope of work.

Background

Years of Experience
Industry - 9 | Suffolk - 9

Florida Gulf Coast University
B.S. Environmental Engineering

Gateway High School

Fort Myers, FL | $81,200,000 | 300,000 SF
New Construction | Three-Story Prototype High School | 2000 Student Stations | Multiple Buildings | Full Athletic Fields | Parking | Site Amenities

Riverdale High School Renovation

Fort Myers, FL | $51,800,000 | 318,000 GSF
Addition & Renovation | New Science Classrooms & Gymnasium Building | Campus Ingress/Egress Renovation | Administrative Spaces | Kitchen | Cafeteria | Hallways | Classrooms | Parking Area | Site Drainage System | Portable Removal

Vi at Bentley Village - Additions & Renovations

Naples, FL | $33,728,507 | 160,000 SF
Addition & Renovation | Assisted Living Residences | Common Areas & Rooms | Hallways | Chillers | Backup Generators | Bentley Continuing Care Center | AHCA | Physical Therapy Treatment Building

Sunseeker Resorts - Phase I

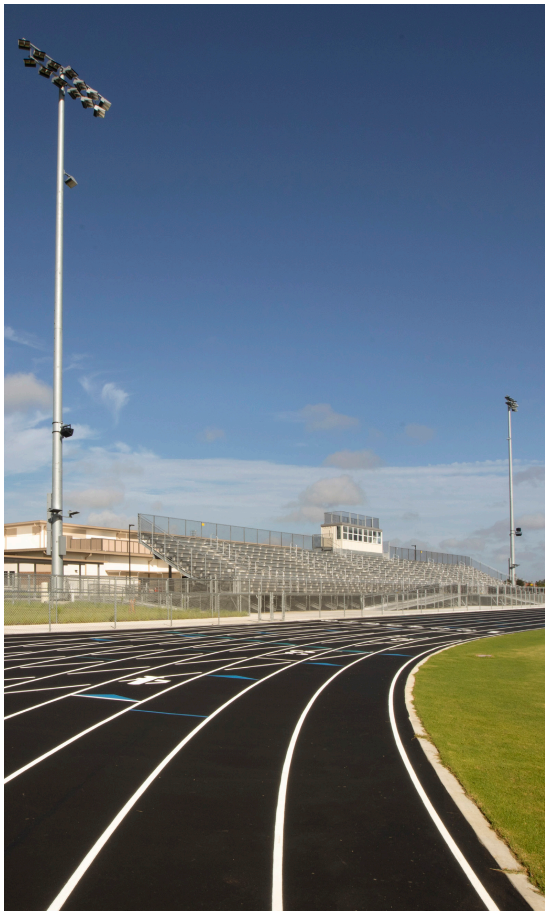
Port Charlotte, FL | $300,000,000 | 1,100,000 SF
New Construction | 485 Rooms | 273 Suites | 30,000 SF Restaurants | 80,000 SF Meeting & Convention Facilities | Rooftop Destination Entertainment Pool

Moorings Park - A & G

Naples, FL | $39,000,000 | 320,000 SF
Renovation | Façade | Two Existing Independent Living Buildings | Unit Balconies | Curtain Wall | Fire Suppression/Fire Alarm Systems | Residential Units | Landscaping

Moorings Park - Carports & Canopies

Naples, FL | $8,500,000 | 56,000 SF
Addition & Renovation | Demolition | Landscape/Walkway/Canopies | Installation | 35,783 SF Carport Structures | New Parking Lot | 12,500 SF Walkway Canopy Systems



Staff Qualifications & Experience



Cristobal Betancourt

SENIOR PROJECT MANAGER, TEAM LEADER OF LANDSCAPE ARCHITECTURE

Cristobal provides high-level visioning and urban design, public engagement and outreach, site analysis and programming, site/master planning, construction documentation, and construction administration services. Cristobal's experience includes the design of hardscapes, landscapes, irrigation, lighting, water features, wayfinding, and site furnishings; land use entitlements, code compliance and regulatory review, and LEED documentation; as well as arborist services, benthic surveys and mapping, threatened and endangered species assessments, wetland assessments and mitigation, and urban forestry management. He is a passionate advocate for quality public space and has led and supported a range of project types, including parks, recreation, and aquatics facilities.

Background

Years of Experience
Industry - 27 | Weston & Sampson - 1

Cornell University
Bachelor of Science, Landscape Architecture

Royal Danish Academy of Fine Arts
Post Graduate Studies

Registrations

Registered Landscape Architect in Florida # LA6666941

American Institute of Certified Planners (AICP) #32142

CLARB Certified, Record #12558

Estero Sports Park Master Plan

Estero, FL | 85 AC
Community Facilities | Village Green | Walking Trails | Playgrounds | Splash Pads | Pavilions | Lakes | Athletic Facilities | Baseball | Softball | Football | Soccer | Lacrosse | Track | 85 Acres Developed | Wellness & Sports Operators

Doral Glades Park Improvements

Doral, FL | $10,600,000 | 25 AC
12-Acre Lake & Wetland Area | Pedestrian & Bicycle Trails | Kayak Launch | Community Center | Event Lawn | Playground | Waterfront Promenade | Basketball Courts | Sand Volleyball Courts | Tennis Courts | Picnic Pavilions | Fishing Facilities

Wellington Environmental Preserve

Wellington, FL | $21,200,000 | 365 AC
Six-Story Observation Tower | Comfort Stations | Landscape Architecture | Former Agricultural Site Redevelopment | Bicycle, Equestrian & Pedestrian Trails

Westside Park Improvements

Deerfield Beach, FL | $4,000,000 | 6 AC
3 Baseball Fields | Multi-Purpose Athletic Field | Pedestrian Trail | Lighting & Safety Improvements

Draw Seven Park Revitalization

Somerville, MA | $35,000,000 | 12 AC
Urban Design & Landscape Architecture | Utility Infrastructure | Waterfront Engineering | Cultural Resource Planning | Climate-Resilient Park Redesign & Redevelopment

Wimberly Field - Phase 1

Oakland Park, FL | $8,000,000 | 3 AC
Community Park Improvements | Concession & Restroom Facility Renovation | Pickleball & Basketball Courts | Splash Pad | Nature-Based Playground | Benches & Lighting





SUFFOLK

Staff Qualifications & Experience



Joseph Zongol

PE, NICET III | PRINCIPAL-IN-CHARGE, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE

Joe is a Regional Manager with Weston & Sampson responsible for the overview and control of project budgets, schedules, and technical performance. He provides resource management to ensure that projects are properly staffed to meet client needs and schedules. Joe has nearly 15 years of experience in the design and construction of a variety of municipal infrastructure projects, including wastewater treatment and collection system investigation and improvements, drainage and stormwater management, transportation improvements, municipal park development, site development, public works facility design, dam evaluations and design, and retaining wall evaluation and design.

Background

Years of Experience
Industry - 16 | Weston & Sampson - 2

Rensselaer Polytechic Institute
Bachelor of Science, Civil Engineering

Registrations

Licensed Professional Engineer in Florida #93111

NICET Level III

OSHA 10-Hour Construction

OSHA 40-Hour HAZWOPER

Estero Sports Park Master Plan

Estero, FL | 85 AC
Community Facilities | Village Green | Walking Trails | Playgrounds | Splash Pads | Pavilions | Lakes | Athletic Facilities | Baseball | Softball | Football | Soccer | Lacrosse | Track | 85 Acres Developed | Wellness & Sports Operators

Cypress Park Circle Utility Extension Project

Estero, FL | $311,650 | 34 Lots
Utility Extension | Cypress Park Circle | Private Water & Sewer Conversion | Public Water & Sewer Services

Reclaimed Water Feasibility Study

Estero, FL | $70,000
Reclaimed Water Expansion | Village-Wide Irrigation | Existing System Mapping | Extension of Reclaimed Water Mains | Pressure Analysis | Roadway Landscaping Areas

Edison Park Drainage

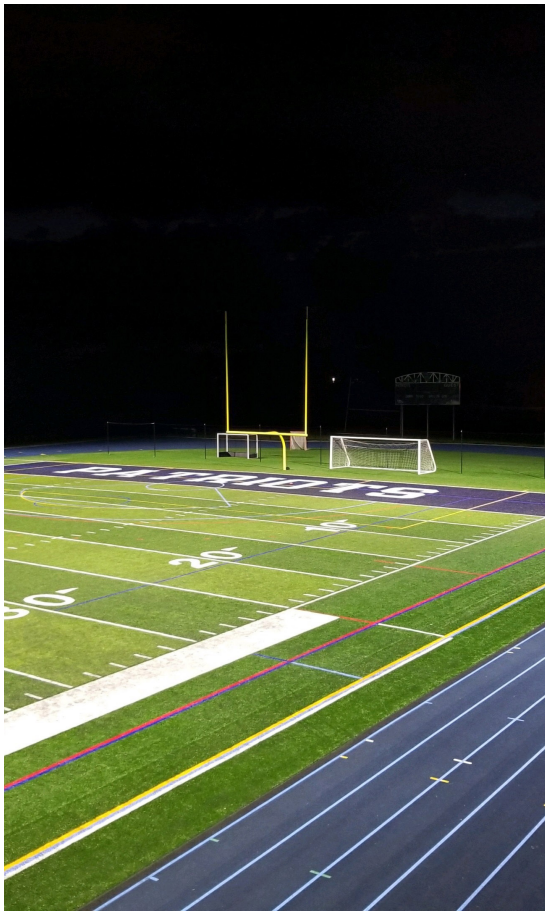
Fort Myers, FL | $1,470,000
New Construction | Bridge Rehabilitation | Immokalee Road | 8-Lane Roadway | Canal Overpass | Golden Gate Canal | Temporary Traffic Signal

Hudson Central School District Site Improvements

Hudson, FL | $11,600,000 | 16.25 AC
School Site & Paving Upgrades | MC Smith Middle School | Stormwater Improvements | New School Wing Addition | Hudson High School | Artificial Turf Field Design

Wappingers Central School District Site Improvements

Wappingers, NY | $5,500,000
School Site & Paving Upgrades | Seven School Sites | 50,000 SY Full-Depth Asphalt Reclamation | 6,000 SY Asphalt Milling & Overlay | Two Artificial Turf Fields



SUFFOLK

Staff Qualifications & Experience



Brandon Ivey

SENIOR PROJECT ENGINEER

Brandon is a senior project engineer with more than 15 years of experience in water and wastewater utility design, permitting, and construction oversight. He has expertise in regulatory compliance requirements for various utility projects from the design stage to upgrading existing facilities to current standards. His combination of design, construction, and regulatory experience helps avoid any potential issues before they become significant problems.

Background

Years of Experience
Industry - 13 | Weston & Sampson - 7

Florida Gulf Coast University
Master in Business Management

Registrations

Registered Engineering Intern in Florida #1100012297

Fiddlesticks Water Main Replacement

Lee County, FL | $6,000,000 | 60,000 LF
Water Main Replacement | Multi-Phase Construction | Replacement/Installation of Services | Blow-Offs | Meter Boxes | Valve Boxes | Fire Hydrants | Plan & Profile Creation

Cape Coral North 2 Utilities Extension

Lee County, FL | $250,000,000 | 1,500,000 SF
Utility Installation | 7 Square Mile Area | Potable Mains (6-24 Inches) | Fire Hydrants | Air-Release Valves | Meters | Services | Valves & Valve Boxes | Meter Boxes | Gravity Sewer (4-20+ Feet Depth) | Reuse Mains (4-42 Inches) | Force Mains (6-24 Inches) | Subconsultant Guidance | Specification Creation | Water, Force Main, Reuse & Gravity Design & Adjustment

Matlacha Isles Water Main Replacement

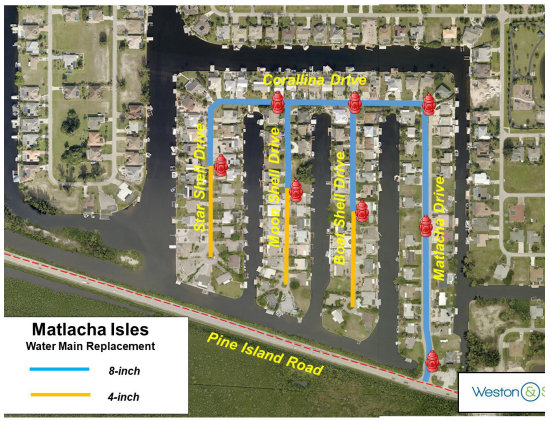
Matlacha Isles, FL | $630,000 | 5,750 LF
Water Main Installation | Replacement/Installation of Services | Blow-Offs | Meters | Meter Boxes | Valves | Valve Boxes | Fire Hydrants | Civil 3D Plan & Profile Creation

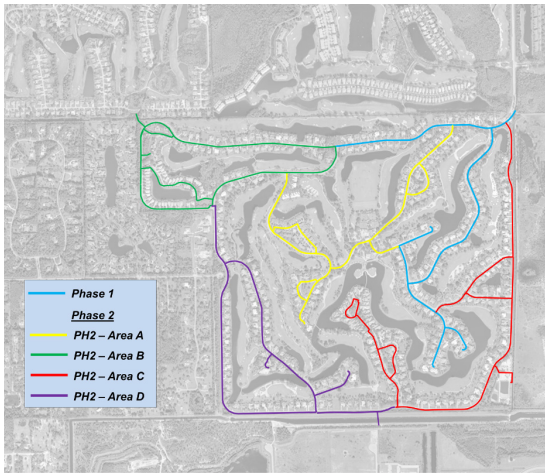
Immokalee Water and Sewer District Utility Relocation

Immokalee, FL | $100,000
Water Main Installation | 800 Linear Feet of 14-Inch HDPE (Horizontal Directional Drill) | 60 Linear Feet of Ductile Iron (Open Cut) | Under County Roadway | Fire Hydrants | Roadway Restoration Details | Civil 3D Design & Drafting | Permit Drafting | Specifications & Contract Documents

Immokalee Water and Sewer District Utility Relocation

Immokalee, FL | $21,000,000
Water Main Replacement | 6-Inch to 12-Inch Mains





DID YOU KNOW?

Brandon is a former Florida Department of Environmental Protection employee. His experience and relationships will guide and expedite the permitting process.

ESTERO SPORTS PARK

SUFFOLK

Staff Qualifications & Experience



Brandon Kunkel

SENIOR LANDSCAPE ARCHITECT

Brandon is a practice leader with more than 20 years of experience in innovative design and master planning. His areas of expertise include athletic field and courts, complex master planning and design, urban parks, academic and corporate campuses and natural resource conservation and rehabilitation. He has managed projects associated with planning land use area development, including work with sensitive and complex issues related to environmental concerns, sustainability, and historic preservation. Brandon routinely collaborates with public officials, state agencies, and external consultants on multiple projects concurrently.

Background

Years of Experience
Industry - 23 | Weston & Sampson - 10

University of Rhode Island
Bachelor of Landscape Architecture

Registrations

Registered Landscape Architect in Connecticut #LAR.0001609
Registered Landscape Architect in Maine #LAR5342
Registered Landscape Architect in Massachusetts #4040
Registered Landscape Architect in New Hampshire #00214
Registered Landscape Architect in Rhode Island #LA.0000735
Member, American Society of Landscape Architects
CLARB – Council of Landscape Architecture Registration Board

Route 1A Athletic Field Complex

Walpole, MA | $7,454,133 | 30 AC
Multi-Sport & Recreation Complex | 2 Synthetic Turf Multi-Sport Fields | 2 Natural Turf Soccer Fields | Baseball & Softball Overlays | 2 Basketball Courts | Universally Accessible Playground | Support Building | Walking Paths | Parking

Danvers High School Athletic Complex

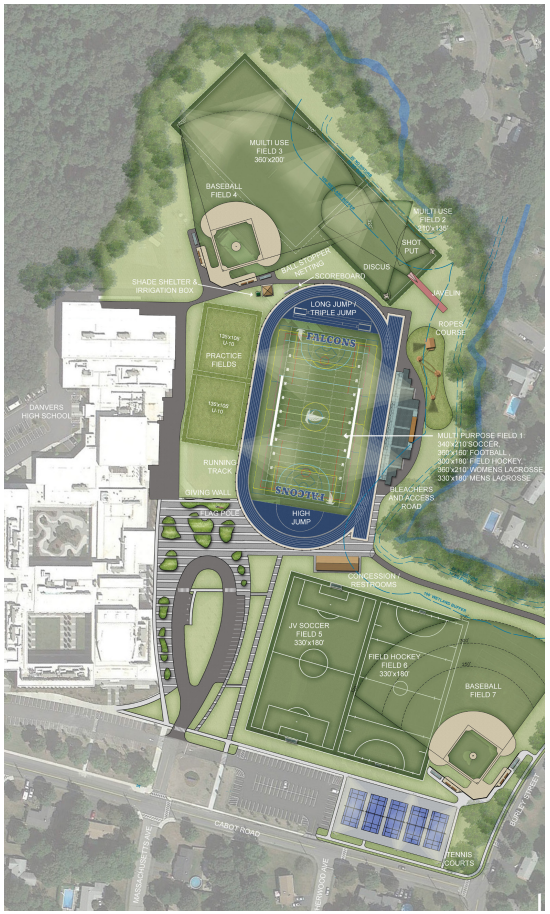
Danvers, MA | $5,232,000 | 1,500,000 SF
Athletic Complex Construction Administration | Synthetic Turf Stadium Field | Competition-Level Track | Bleachers for 2,600 Spectators | Lighting Systems | Scoreboard | Baseball Field | Multi-Purpose Field | Tennis Courts | Sports & Site Support Facilities

Cypress Street Playground & Athletic Field Improvements

Brookline, MA | $5,958,000 | 227,383 SF
Park Redesign & Construction | Children's Playground with Universally Accessible Equipment | Splash Pad | Plaza Spaces | Basketball Court Area | Multi-Use Natural Turf Playing Field | Lighting | New Irrigation System | Green Infrastructure for On-Site Infiltration | Planting Plan

Harambee Park Master Plan and Multi-phased Design and Construction

Dorchester, MA | $11,215,163 | 44 AC
Universally Accessible Play Areas | Splash Pad | 2 Basketball Courts | 2 Multi-Use Rectangular Fields | 2 Football Fields | Pathways | Parking | Stormwater Management | Additional Amenities



SUFFOLK

Staff Qualifications & Experience



Gary Ferrante

PE | TEAM LEADER, SITE/CIVIL ENGINEERING

Gary has over 30 years of professional experience, with a broad background in various aspects of civil engineering. He has civil engineering experience in the areas of transportation, storm water, utilities, land development, and water and wastewater plant design. Additional technical experience consists of long-range planning and master planning projects for several clients.

Background

Years of Experience
Industry - 27 | Weston & Sampson - 1

Case Western Reserve University
Master of Science, Civil Engineering
Bachlelor of Science, Civil Engineering

Registrations

Registered Professional Engineer in Florida #65011

Member, American Water Works Association

Fiddlesticks Water Main Replacement

Lee County, FL | $10,000,000 | 60,000 Linear Feet
Water Main Replacement for Upscale Residential Development | 6" to 30" Potable Water Mains

Neighborhood Park

Cape Coral, FL | $300,000 | 3 AC
City-Owned Park Development | Playground | Basketball Court | Pavilion with Outdoor Grill | Drainage Design

Sirenia Vista Park

Cape Coral, FL | 10.4 AC
New Construction | Civil/Site Design | City-Owned Park

Picaya Bay Surgery Center

Estero, FL | $500,000 | 19,300 SQ
New Construction | Medical Office Facility | Civil/Site Design

Fichter's Creek Restoration

Lee County, FL | $1,200,000 | 4,500 AC
New Construction | Water Quality and Drainage Improvements | 4,500-Acre Basin





SUFFOLK

Staff Qualifications & Experience



Jeff Santacruce

PE, PTOE | ROADWAY, CIVIL ENGINEERING

Jeff has 30 years of transportation and traffic engineering, design, management, and permitting experience on a wide variety of public and private projects. He has worked on rural, urban, and interstate roadway and traffic design projects, roadway reconstructions, traffic calming strategies, roundabouts, safety improvements, and Complete Streets. He also has experience in the management of interdisciplinary projects, cost estimating, QC/QA, constructability reviews, construction administration, and is adept at communicating and developing consensus with community stakeholders during the public engagement process.

Background

Years of Experience
Industry - 30 | Weston & Sampson - 6

University of New Hampshire
Bachelor of Science, Civil Engineering

Registrations

Licensed Professional Engineer in Florida #PE85994

Professional Traffic Operations Engineer #4394

Traffic Control Supervisor, Florida #46880

Member, Institute of Transportation Engineers, New England Section

Access Road Feasibility Study

Lee County, FL | $15,210,000
New Construction | Emergency & Employee Access Road | Lee County Solid Waste Recovery Facility

Dora Street Improvements

Fort Myers, FL | $410,000
New Construction | Intersection Modifications | Dora Street & Veronica Shoemaker Boulevard | Site Reconnaissance

Winkler Avenue Right Turn Lane at Colonial Boulevard

Fort Myers, FL | $373,400
New Construction | Intersection Improvements | Roadway Widening | Pavement Marking Updates | Stormwater Management Improvements | Pedestrian Signal Upgrades

Collier County Bridge Traffic Management Plans

Naples, FL | $1,470,000
New Construction | Bridge Rehabilitation | Traffic Management Plans (TMPs) | Immokalee Road | 8-Lane Roadway | Canal Overpass | Lane Closures | Pedestrian Detour Plans | Golden Gate Canal | Temporary Traffic Signal |



SUFFOLK

Staff Qualifications & Experience



Jordon Boughner

LANDSCAPE ARCHITECTURE SUPPORT

Jordan is a designer at Weston & Sampson with a range of experience, including planning and design projects for both public and private clients. Since graduating with a Bachelor of Science in Landscape Architecture, Jordan's project experience has involved, primarily, the planning and design of public spaces, including parks, plazas, athletic facilities, and streetscapes. Sheis also responsible for facilitating the stakeholder engagement component for many of her public projects.

Background

Years of Experience
Industry - 3 | Weston & Sampson - 1

University of Georgia
Bachelor of Science, Landscape Architecture

O'Donnell, Father Maguire, and North Common Parks

Lowell, MA | $3,830,000 | 11.9 AC
Urban Park Improvements | Three Park Sites | Tennis & Basketball Court Upgrades | Universal Accessibility Playground | Park Site Furnishings Upgrades

Municipal Park Revitalization

Clayton, NC | $6,500,000 | 25 AC
Town Civic Center | Central Green Space | Amphitheater with Permanent Stage | Splashpad | Playground | Basketball & Futsal Courts | Event-Friendly Spaces

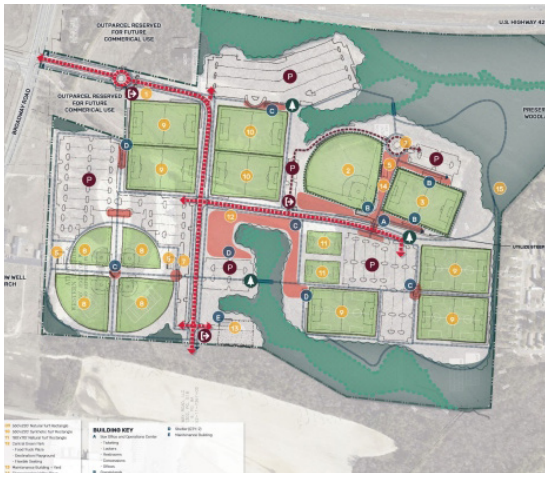
Lee Country Sports Complex

Stanford, NC | $27,000,000 | 120 AC
Four Baseball Fields | Clubhouse | Four Natural Turf Multi-Use Fields | Two Synthetic Turf Multi-Use Fields | Destination Playground | Event Lawn | Picnic Shelters | Nature Trails

Earl G. and Inez Batts Recreation Complex

Surf City, NC | $1,000,000 | 20 AC
Recreation Complex & Community Park | Natural Grass Full-Size Multi-Use Fields | Sand Volleyball Court | Skate Park | Destination Playground | Picnic Shelter





SUFFOLK

Staff Qualifications & Experience



Miurel Brewer, PHD

PERMITTING

Miurel is a project engineer at Weston & Sampson with the Water Group. She has experience managing complex water resource projects, ensuring regulatory compliance, and delivering sustainable environmental solutions. With over eight years of experience, Miurel has led numerous large-scale projects with a strong focus on water resource modeling, interdisciplinary research, and collaboration with multiple stakeholders.

Background

Years of Experience
Industry - 8 | Weston & Sampson - 1

University of Florida
Doctor of Philosophy, Soil, Water, and Ecosystems Sciences

Master of Science, Soil and Water Sciences

Registrations

American Society of Horticultural Science

Florida State Horticultural Society

Soil Science Society of America

Crop Science Society of America

Agronomy Society of America

Bethel Farms

DeSoto County, FL | $1,941,000 | 15 AC
Three Phases | Four Surface Reservoirs

Bayside Sod

Manatee County, FL | $650,000 | 215 AC
Water Conservation Project | 212 Acres of Sod | One Surface Reservoir | Two Lateral Irrigation Systems

Symon Grove

DeSoto County, FL | $1,111,150 | Five AC
Water Conservation Projects | 170,000 Gallons/Day Savings | Two-Acre & Three-Acre Surface Reservoirs | Surface Water Pump Stations | Filtration Systems | Mainline Piping

DID YOU KNOW?

Miurel is a former SWFL Water Management employee. Her experience and relationships will guide and expedite the permitting process.



SUFFOLK

Staff Qualifications & Experience



Rafael Jimenez Valez

PE, SE, SI | STRUCTURAL ENGINEER

Rafael is a senior project manager in our Transportation Group. He has more than 20 years of experience as civil / structural engineer and has special expertise in high-wind and high-seismic hazard areas and resiliency hardening of public facilities in coastal areas. Rafael has experience with construction inspection; wind/seismic/flood proofing retrofit design of existing buildings; and design of public, institutional, healthcare, and commercial facilities, including zoos, storm shelters, juvenile detention centers, wastewater treatment plants, flood control structures, and multi-story parking with retail spaces.

Background

Years of Experience
Industry - 22 | Weston & Sampson - 1

Cornell University
Master of Engineering, Civil Engineering

Registrations

Registered Professional Engineer in Florida #84876

Hammond Stadium Emergency Shoring & Lintel Repair

Fort Myers, FL | $50,000
Structural Repairs | Field Assessments | Lintel Repair Design | CMU Wall Support | Concession Stand Renovation

Visions Veterans Memorial Arena

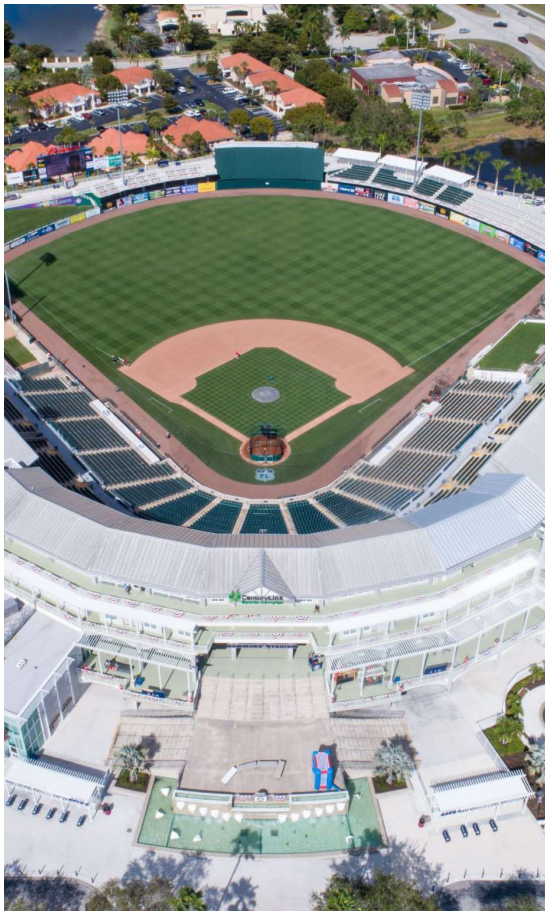
Binghamton, NY | 64,00,000 SF
Orthogonal Space Trusses | Load Evaluation | Report on Structural Retrofits | Graphical Tools for Load Limitations | Structural Field Investigations | Roof Support Bearing Pad Conditions

Florida Gulf Coast University

Fort Myers | $60,000,000 | 117,000 SF
New Construction | Steel-Framed Structure | Glass Curtainwall Exterior | Architectural Precast Concrete Panels | Four-Story Lobby Gathering Space | Research & Teaching Laboratories | Classroom Space | 580 Solar Panels for Power Generation

Harambee Park Master Plan and Multi-phased Design and Construction

Dorchester, MA | $11,215,163 | 44 AC
Universally Accessible Play Areas | Splash Pad | 2 Basketball Courts | 2 Multi-Use Rectangular Fields | 2 Football Fields | Pathways | Parking | Stormwater Management | Additional Amenities



SUFFOLK

Staff Qualifications & Experience



Patrick Bates

AIA, LEED AP, CPHC | AQUATICS DESIGNER

Patrick is the Aquatics Team Leader in Weston & Sampson's design studio. A Registered Architect, he has more than 20 years of experience working on multi-disciplinary project teams. Patrick's experience includes designing and managing recreational facilities, mixed-use developments, and commercial interior projects. His experience primarily involves the design of aquatic facilities, including indoor, outdoor, and rooftop pools; splash pads; spas; and steam and sauna facilities.

Background

Years of Experience
Industry - 16 | Weston & Sampson - 2

Rensselaer Polytechnic Institute
Bachelor of Science, Civil Engineering

Registrations

Licensed Professional Engineer in Florida #93111
NICET Level III
OSHA 10-Hour Construction
OSHA 40-Hour HAZWOPER

The Youth Opportunity Union Indoor Aquatic Facility

Poughkeepsie, NY | $50,000,000
Design, engineering, and project management services for an indoor aquatic facility within this proposed $50,000,000 community recreation center. The facility includes an eight lane, 25-yard competition pool and an adjacent family pool. Both pools feature concrete construction, regenerative filtration, and fully recessed stainless-steel gutters with integrated evacuator system for removal of harmful disinfection byproducts at the water surface.

High School for Arts & Technology Pool Restoration

New York , NY
Design and project management services for the restoration of a swim training pool for the New York School Construction Authority. The project complies with applicable design standards, current codes, and incorporates modern equipment.

One Dock Street Rooftop Amenity Pool

Stamford, CT
Design, engineering, and project management services for a new stainless-steel rooftop amenity pool for a high-rise residential development project. Coordinated the aquatics design with architectural, structural, MEP, and landscape disciplines. Secured Department of Health application approval. Performed progress inspections.

Whippoorwill Country Club

Armonk, NY | 5,000 SF
Provided a conditions assessment, code review, and scoping documents for alterations to a swimming pool. The existing pool was constructed prior to the introduction of current codes and required additional depth for competition starts.



SUFFOLK

Staff Qualifications & Experience

SCHENKEL SHULTZ



Nathalie White

DESIGN PROJECT MANAGER

Nathalie is a seasoned architect and project manager whose career has spanned over 17 years. As Principal and leader of the Estero office, she has led the development of impactful community projects for Schenkel Shultz in Southwest Florida. Her portfolio ranges from aviation and commercial projects to municipal work, totaling over 1.5 million SF of architectural design experience with Schenkel Shultz.

Background

Years of Experience
Industry - 17 | Schenkel Shultz - 5

University of Florida
Bachelor of Landscape Architecture

Registrations

CO Registered Architect #ARC.00407847

Village of Estero | Estero on the River

Estero, FL | TBD
Design/Build Services | Improvements to Recreational Park | Perimeter Decorative Wall and Fence on Southern Portion of Property | New Fence at West Side of Property | Onsite Paths and Walkways | Eagles Nest Viewing Deck | New Asphalt Path | New Pedestrian Crossing | Landscape and Irrigation

Estero Fire Rescue District | Fire Station No. 45

Estero, FL | $7,400,000 | 19,200 SF
New Construction | New Fire Station | Experience in Estero | Design Captures the Essence of the Local Ecology | Site Master Planning for Future Flexibility | Public Lobby | Meeting Room and Offices | Indoor and Outdoor Fitness Training Space | Wrap-Around Porch | Five Apparatus Bays | Storage Facility

Florida Gulf Coast University | Central Spine Master Planning & Redesign

Fort Myers, FL | 2.3 AC
Central Spine Redesign | Outdoor Corridor | Shaded Open-Air Spaces | Academic & Social Activities | Private Study | Small Seminar Discussions

Sanibel Island Fire & Rescue District | Fire Station No. 172

Sanibel, FL | $8,000,000 | 12,012 SF
New Construction | Essential Facility | Community Garden | Building Interacts with Local Bike Path for Visibility and Access for the Community | Includes Fitness Area, Public Lobby, Bunker Gear Storage | Three Apparatus Bays



SUFFOLK

Staff Qualifications & Experience

SCHENKEL SHULTZ



Rob Russell, RA, LEED® AP

PROJECT ARCHITECT

Rob has been involved in over 4.3 million SF of architectural design with Schenkel Shultz, including municipal, public safety, and educational projects. His educational portfolio includes the design of several athletic fields and facilities for high schools in the Central and Southwest Florida regions. As Project Architect, he will work closely with Design Project Manager Nathalie White, AIA, and Weston and Sampson Engineers, Inc. on the architectural design and documentation for this project.

Background

Years of Experience
Industry - 40 | Schenkel Shultz - 14

University of Illinois Urbana-Champaign
Bachelor of Science in Architecture

Registrations

FL Registered Architect #AR96345

LEED 2.0 Accredited Professional





Estero Fire Rescue District | Fire Station No. 45

Estero, FL | $7,400,000 | 19,200 SF
New Construction | New Fire Station | Experience in Estero | Design Captures the Essence of the Local Ecology | Site Master Planning for Future Flexibility | Public Lobby | Meeting Room and Offices | Indoor and Outdoor Fitness Training Space | Wrap-Around Porch | Five Apparatus Bays | Storage Facility

Orange County Public Schools | Windermere High School & Athletic Facilities

Windermere, FL | $72,900,000 I 348,066 SF
New Construction | Relief High School Equipped with Full Athletic Amenities | Two Soccer Fields | Baseball and Softball Fields | Three Outdoor Basketball/Multipurpose Courts | Three Tennis Courts | Track and Football Field | Auditorium, Gymnasium and Media | Courtyard | Constructed with the Infrastructure to Incorporate Solar Pavilions in the Future

Orange County Public Schools | Lake Buena Vista High School & Athletic Facilities

Orlando, FL | $95,600,000 I 373,111 SF
New Construction | New High School Design | Football Stadium and Track with a Field House | Dance Room | Weight Room | Practice Fields | Baseball and Softball Fields | Concession Stands | Tennis Courts | Outdoor Basketball Courts

School District of Manatee County | Parrish Community High School & Athletic Facilities

Parrish, FL | $73,600,000 I 284,231 SF
New Construction | High School I Parking Lot I Community Center

SUFFOLK

Staff Qualifications & Experience PEREZ PLANNING + DESIGN, LLC



Carlos F. Perez

PLA | PRESIDENT, DESIGN PRINCIPAL, LANDSCAPE ARCHITECTURE

Carlos is the President of Perez Planning + Design with more than 20 years of experience in parks master planning and design, active transportation planning and design, urban design, and landscape architecture. Carlos' experience includes the master planning and design of parks and trails and related hardscapes, landscapes, irrigation, lighting, wayfinding, and site furnishings. He has worked with over seventy-five municipalities and counties on park and active transportation planning and design projects throughout the United States, including the Village of Estero.

Background

Years of Experience
Industry - 20 | Perez Planning + Design - 10

University of Florida
Bachelor of Landscape Architecture

Registrations

Registered Landscape Architect in Florida # LA6666902
Registered Landscape Architect in Georgia # LA001824
Registered Landscape Architect in Tennessee # LA1283I

Estero Sports Park Master Plan

Estero, FL | $321,990
Community Facilities | Village Green | Walking Trails | Playgrounds | Splash Pads | Pavilions | Lakes | Athletic Facilities | Baseball | Softball | Football | Soccer | Lacrosse | Track | 85 Acres Developed | Wellness & Sports Operations

John A. White Golf Course Club House and Senior Center

Atlanta, GA | $27,500,000
Addition and Renovation of 25,000 SF Two Story Building | Parking Lot | Golf Cart Parking Area | Patios | Outdoor Events Pavilion and Plaza | Seating Areas | Fire Pits | Landscape | Hardscape | Site Amenities

City of Decatur Ebster Park Teen Activity Area

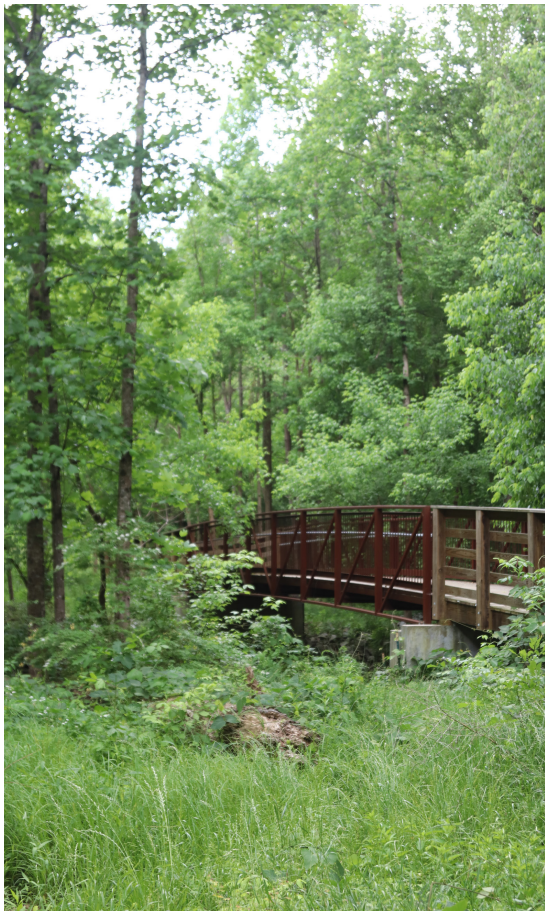
Decatur, GA | $2,200,000
Addition and Renovation of 16,400 SF Park Area | Two Half-size Basketball Courts | Skate Amenities | Play Area | Walking Track | Restroom | Pavilion | Hardscape with Decorative Concrete | Landscape | Lighting | Security Cameras | Public Art | Site Amenities

Mountain Way Common

Atlanta, GA | $14,750,000
Nature Trails | Sidewalks | Trail | Seating Areas | Pedestrian Bridges | Public Art | Decorative Hardscape | Landscape | Site Amenities

Atlanta Beltline Northeast Trail - Segment 1

Atlanta, GA | $10,100,000
4,800 LF | 14 FT Wide Multi-use Trail | Decorative Hardscape | Landscape | Lighting | Security Cameras



SUFFOLK

Staff Qualifications & Experience PEREZ PLANNING + DESIGN, LLC



Hayley Harrison

PLA | SENIOR, LANDSCAPE ARCHITECTURE

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Background

Years of Experience
Industry - 20 | Perez Planning + Design - 8

University of Florida
Bachelor of Landscape Architecture

Registrations

Registered Landscape Architect in Florida # LA6666963

John A. White Golf Course Club House and Senior Center

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Atlanta, GA | $10,100,000
4,800 LF | 14 FT Wide Multi-use Trail | Decorative Hardscape | Landscape | Lighting | Security Cameras

Atlanta Beltline Northeast Trail - Segment 2

Atlanta, GA | $18,400,000
3,200 LF | 14 FT Wide Multi-use Trail | Decorative Hardscape | Landscape | | Stormwater Planters | Lighting | Security Cameras



SUFFOLK

Staff Qualifications & Experience PEREZ PLANNING + DESIGN, LLC



Kevin Klosterwill

PHD | LANDSCAPE DESIGNER

Kevan is a Landscape Designer and planner whose experience ranges from serving as the lead Park Planner for Athens-Clarke County, Georgia to consulting on parks and cultural landscape projects across the United States. He also brings experience in research on historic and contemporary community engagement practices, publishing in leading scholarly journals. His book on Olmsted protege Warren H. Manning's participatory planning practices is slated for publication in early 2025. Kevan serves as a designer assisting with design and development of construction documents and cost estimates.

Background

Years of Experience
Industry - 10 | Perez Planning + Design - 1

University of Virginia
PhD in the Constructed Environment

University of Georgia
Bachelor of Landscape Architecture
Master in Landscape Architecture

Registrations

Registered Landscape Architect in Florida # LA6666963

Estero Sports Park Master Plan

Estero, FL | $321,990
Community Facilities | Village Green | Walking Trails | Playgrounds | Splash Pads | Pavilions | Lakes | Athletic Facilities | Baseball | Softball | Football | Soccer | Lacrosse | Track | 85 Acres Developed | Wellness & Sports Operations

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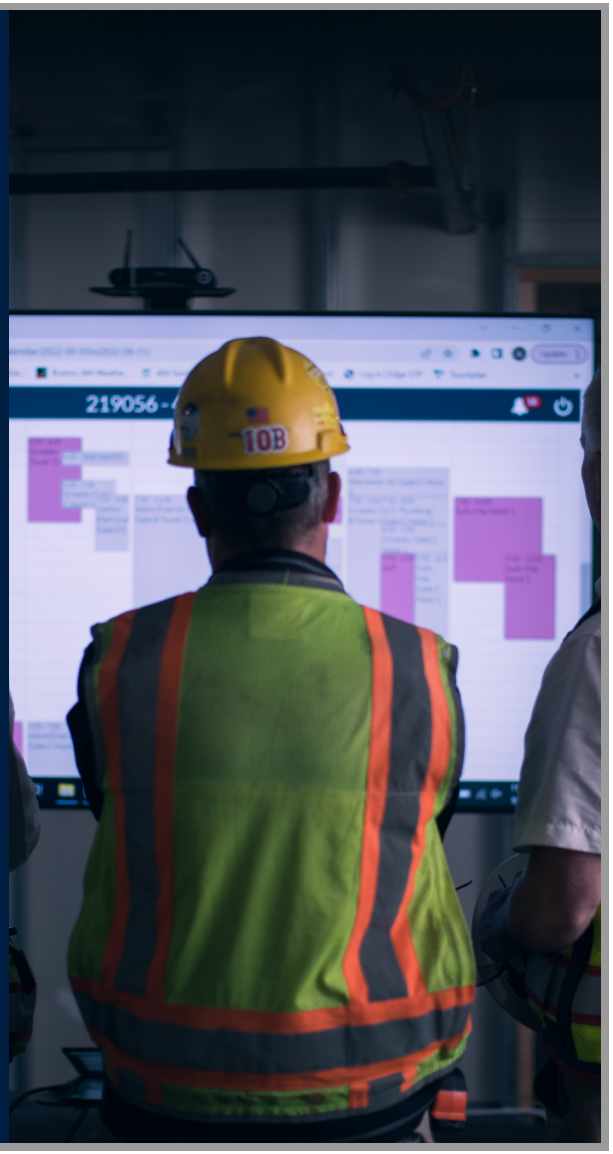
04
Project Approach





Vision Statement

The Estero Sports Park is more than just a recreational space—it is a powerful catalyst for community transformation. Since its conception in 2018, the park's vision has been shaped by recommendations from the Village of Estero's Parks, Recreation, and Open Space Master Plan. From the Estero-on-the-River Hub to the Village Center and School Campus Hub, **the park will serve as a central gathering place where the community can unite, celebrate, and express its identity. By fulfilling this vision, Estero will not only create a true heart for the Village** but also enhance the environmental, social, and economic well-being of its residents, setting the stage for a brighter, more cohesive future.

Embodying the Village's "Government Light" philosophy, Estero Sports Park represents a collaborative model for sustainable and innovative park development. Through strong partnerships between the school board, county, and Village, this project highlights the power of intergovernmental cooperation. Managed by a private park operator, the park will offer dynamic programming and maintenance while leasing spaces for family entertainment, wellness, and recreation facilities—generating vital revenue for continued operations. **This forward-thinking approach positions Estero Sports Park as a trailblazer, setting a new standard for the parks of tomorrow, where community, collaboration, and innovation converge.**



Project Approach

As you embark on the Estero Sports Park project that represents Village's impact to the community, our team is fully prepared to support your mission in every manner possible.

Key Project Priorities

- **Deliver a World-Class Sports Park**
- **Provide Comprehensive Design & Construction Seamless Platform**
- **Integrate with All Community Stakeholders**
- **Predictability in Budget, Schedule & Phasing**

Understanding Your Vision

As you embark on this landmark project that represents The Village of Estero's impact to support the growth of the community, our team is fully committed to supporting your mission. We believe that true success comes from collaboration and working strategically with all stakeholders at every stage to ensure your goals are achieved to the highest standard.

To Suffolk, a successful project is one that brings your vision to life - on time, on budget, and with a focus on delivering the very best for our community.

COLLABORATION
Facilitate team-wide collaboration and accountability based on transparency, partnership, and alignment

COST & SCHEDULE CONTROL
Utilize in-house resources to enhance estimating, predictability, constructability, and planning

COMMUNICATION
Establish effective communication and outreach plans to ensure real-time information is readily available

EARLY ENGAGEMENT
Engage with the Village of Estero and all project stakeholders to understand goals, outreach, and impacts to our community

EXPERIENCE
Leverage lessons learned, our team's expertise, and our extensive portfolio of similar projects

SAFETY
Rigorous planning during and use of technology to identify and mitigate risks on-site

As your **trusted partner**, we will provide you with the information needed to **make informed decisions** and ultimately **ensure the most successful outcome for the Estero Sports Park.**

SUFFOLK

EARLY COLLABORATION

Preconstruction: An Integrated Approach

An early and efficient preconstruction process will equate to significant increased value for you and your project. It will enhance predictability; eliminate rework in the field; generate faster schedules and lower costs; and create safer jobsites. To achieve this, we integrate with the full project team, internal and external stakeholders, and end users to create a collaborative and trusting partnership.

During preconstruction, we will proactively develop strategies that address design, schedule, constructability, logistics, site safety, cost control, quality control, permitting, and procurement.

We will also address construction-specific services including but not limited to project controls, mobilization, VDC/BIM coordination, start-up and commissioning, turnover and training, sustainability, diversity and inclusion, and appropriate project management and communication tools.



PRECONSTRUCTION SERVICES

COMMUNICATION	DESIGN / COORDINATION	BUDGET MANAGEMENT	OPERATIONS PLANNING	PROCUREMENT
Project Kickoff Session	Phase Plan	Consensus Budget	Schedule Development	Prequalification
Owner's Dashboard	Design Pull Planning	Interval Cost Estimating	Permitting	M/WBE Plan
Communication Plan	Design Reviews	Milestone Estimates	Safety Plan	Scope Reviews
Community Engagement	Exploratory Work	GMP Development	Quality Control Plan	Open Book Buyout
	Constructability Reviews	Value Engineering	Site Investigation	Subcontract Execution
	Engineering Peer Reviews	Life Cycle Cost Analysis	Logistics	Long-Lead Items
	BIM / VDC		Sustainability	



1. *Gateway High School*
2. *Moorings Park Bocce Ball Courts*
3. *Great Wolf Lodge Water Park*

Design Approach and Communication

As a transformative project for the Village, our team must adapt its design approach to accommodate the needs of the project. By applying our user-focused design methodology, we recognize the immediately impacted stakeholders as Village residents, Estero High School, and Pop Warner Youth Football, which currently utilizes the Lee County Fields that the Village is purchasing.

The foundation of successful projects lies in effective communication. Our team will establish regular design meetings on a mutually agreeable schedule to address critical issues that may affect the execution of the project. Several key meetings must occur early in the design process. For instance, the design team will collaborate with the athletics and Junior ROTC programs at the high school to ensure their specific needs are fully addressed.

Additionally, the design team must engage with the park's operator, selected by the Village, to discuss the park's programming and operations. This will ensure the design includes adequate infrastructure to support the Village's programming requirements. These may include elements such as adequate access to power for events, sufficient restroom facilities and capacity, storage space, special lighting, and more. All meetings will follow a defined agenda and be recorded and transcribed to ensure transparency and to document key elements.

The Village of Estero Permitting Process

The development of Estero Sports Park requires multiple permits. Wetlands mitigation permits must be obtained through the South Florida Water Management District (SFWMD) and the Florida Department of Environmental Protection (FDEP). Permitting for water and wastewater utility connections will be coordinated with FDEP and Lee County. Additionally, storm water permitting will be required from the SFWMD, with potential implications from the nearby Estero River South Branch, which is classified as an Outstanding Florida Water and subject to heightened nutrient reduction criteria. A Lee County Development Order will also be necessary, contingent on the completion of all required permits and design plans. No species permitting or U.S. Army Corps of Engineers (USACE) permitting is anticipated.

Permit	Agency	Time
Wetlands Mitigation	SFWMD / FDEP	12 Months
Water (Utility)	FDEP / Lee Coun-ty	6 Months
Wastewater (Utility)	FDEP / Lee County	6 Months
Storm	SFWMD	12 Months
Development Order	Lee County	12 Months

Design, Coordination & Management

From notice of award, our preconstruction team proactively integrates themselves into the design and planning process, allowing us to have the greatest impact on your project in terms of cost and schedule. We will work alongside and manage the design approach to provide the best value and constructability feedback for that level of design phase. Suffolk's ability to manage the design team from conception of the project provides a more holistic view to develop scope, identify gaps, and provide options before the construction documents are complete.

We emphasize frequent communication between the estimating team and the design team to ensure close collaboration and transparency of design and cost impacts. In addition, Suffolk will work with the design team to ensure timely and accurate trade bid packages are prepared for release.

Key components of our approach during design and preconstruction include:

- Design-Construction Phase Plan
- Design Pull Plan
- Design and Constructability Reviews

SUFFOLK DESIGN

IN-HOUSE RESOURCE: SUFFOLK DESIGN MANAGEMENT

Working hand-in-hand with our Preconstruction Operations team, **Suffolk Design** is our in-house design management team which consists of licensed architects who are uniquely qualified to provide sophisticated design management leadership from conception through final completion. Suffolk Design provides significant value by **enhancing the effectiveness, accuracy, and detail of the design and documentation process leading to efficient and predictable construction.**

As architects working on the builder's side of the equation, our design managers appreciate the need to balance design vision with constructability, cost, and schedule goals. Suffolk Design seamlessly integrates with our clients, design partners, trade partners, and construction teams from day one.

Our Preconstruction Process

DESIGN-CONSTRUCTION PHASE PLAN

- Align project stakeholder's interests
- Establish achievable goals
- Define a clear road map

DESIGN PULL PLAN

- Identify deliverables
- Create accountability across teams
- Develop project schedule based on milestones for design and construction

DESIGN & CONSTRUCTABILITY REVIEWS

- Hold regular design and constructability reviews
- Define hand-offs
- Ensure complete plans and documents

Weston & Sampson

Master Plan Reconciliation

This early process of communication with user groups transitions into a Master Plan Reconciliation phase, where the developed master plan is evaluated against regulatory requirements, survey and geotechnical data, and programming needs. The reconciled Master Plan will be presented to the Village for approval and subsequently used in discussions with permitting agencies to address specific project needs.

Meetings with Permitting Agencies

After the Village approves the reconciled Master Plan, the design team will conduct pre-application meetings with the relevant agencies overseeing the project site. These agencies include the South Florida Water Management District (SFWMD), the Florida Department of Environmental Protection (FDEP), Lee County, and utility service providers.

Preparation of Construction Documents

The design team will prepare construction documents for the entire project site, delivered at 30%, 60%, 90%, and 100% completion intervals. These intervals will facilitate cost assessments, client decisions, and timely submittals to permitting agencies. Weston & Sampson, as the prime designer, will establish a design schedule that allows for thorough internal technical reviews and coordination with the subconsultant team. Weston & Sampson's in-house professional staff, who provide similar services as the subconsultants, will ensure productive collaboration and maintain quality. The construction documents will reflect the phased construction strategies developed in coordination with Suffolk and the Village, based on available funding for project execution.

Bid and Permit Coordination

At the conclusion of the design phase, the design team will support Suffolk and the Village with permit issuance and obtaining the Final Development Order. Local staff and subconsultants bring extensive familiarity with local codes, regulations, and permit requirements. During this phase, the team will address Requests for Information (RFIs), respond to permit comments, and assist with pre-bid and pre-construction meetings. Additionally, the team will review subcontractor bids for completeness and ensure they meet technical requirements to support Suffolk's efforts.



We promise to facilitate a **collaborative preconstruction and construction** process predicated exclusively on your goals, while leveraging our **approach delivering projects of similar complexity and scope**—this will **provide you the most value.**

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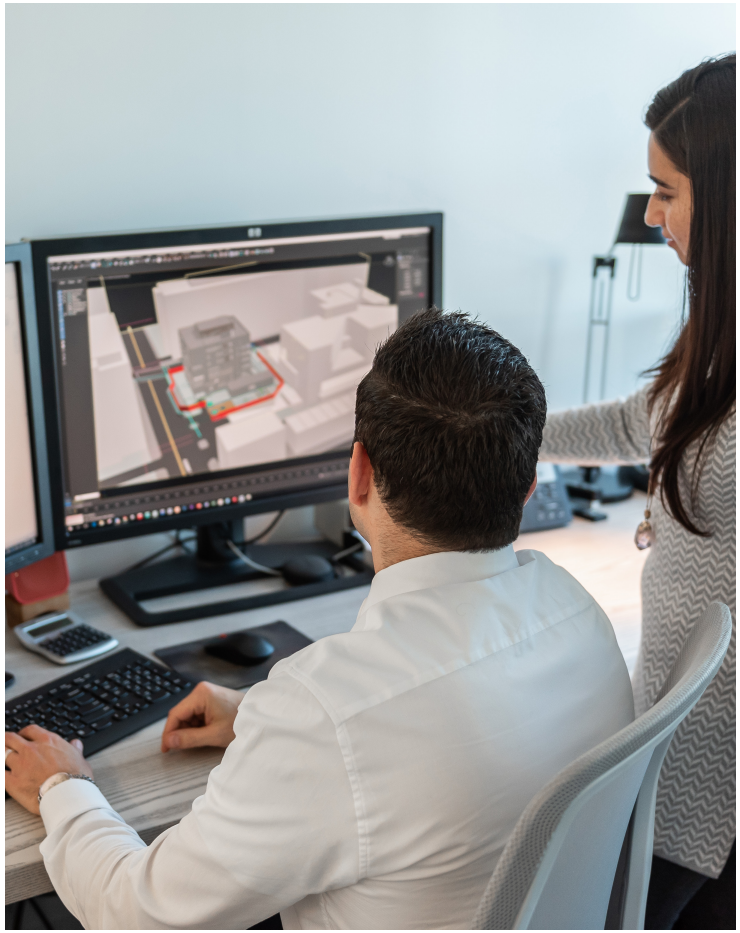
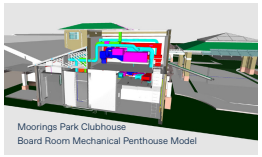


BIM & VDC

The biggest advantages of Building Informational Modeling (BIM) and Virtual Design and Construction (VDC) are that they facilitate highly-detailed planning and execution. By leveraging BIM and VDC, the design team, Suffolk, and the trade partners are able to identify and solve constructability, coordination, and geometry challenges much earlier in the project lifecycle. Utilizing this detailed modeling tool results in dimensionally-accurate drawings, a more efficient work flow, as well as time and money savings.



Moorings Park Clubhouse
Board Room Mechanical Penthouse Model

REVIT We start with the design Revit model and adapt it to construction methods and as-built information. We require our trade partners to use Revit and/or BIM on all projects.

DESIGN-ASSIST We work with trade partners to model their scope, hold regular meetings, and work hand-in-hand to review changes, impacts, constructability, and implementation.

MODEL MANAGEMENT We ensure that everyone is working with the most up-to-date information which requires full collaboration between the design team, subcontractors, vendors, facilities staff, and field teams. The final 'as-built' model will be handed off to the client during turnover.

LEAN BIM We use the model to visualize design decisions and impacts, and understand milestones for schedule pull planning in order to minimize waste.

MEP Coordination

Suffolk's in-house engineering team provides critical MEP insight during preconstruction, construction, and project turnover.

- MEP design and constructability reviews
- BIM clash detection and model oversight
- Lifecycle energy analysis
- MEP bid scope reviews
- Strategies for long-lead items and early bid packages
- Integrating start-up and commissioning into the overall project schedule
- Design-assist as necessary
- Design-build as necessary

Utilizing design-assist will allow major MEP, architectural, and structural coordination issues to be identified earlier to avoid redesign and offer cost-effective solutions to be incorporated into the final documents.

Design-assist with the MEP trade partners will require a dedicated effort to working hand-in-hand with real-time pricing options, lead-time information, and optimization routing to help The Village of Estero make informed decisions.

Digital Engineering

Suffolk's Digital Engineering team collaborates with the design team to enhance coordination using BIM, sequencing, pre-planning, and MEP layout analysis. By pre-planning with the end user in mind, we ensure design intent is met, incorporate construction details, and prioritize scope to save money and avoid delays. This approach enables The Village of Estero to make timely decisions, identify constraints early, and explore alternatives. It also helps the design team focus on critical areas to release sooner and streamline early coordination.

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Project Approach - Preconstruction | Cost Control

Step 1. Establish Budget

- Establish consensus on project scope to develop accurate initial budget
- Early budget becomes baseline from which design progresses and key decisions are made
- Engage stakeholders in early conversations
- Collaboratively approach budgeting process for a more reliable budget based on a comprehensive project scope

Step 2. Maintain Budget

- Interval cost estimating
- Consistently evaluating the scope, design progress, and cost implications
- Provide full visibility for project costs during design
- Potential design adjustments can be made faster and with less budget implications

Step 3. Deliver GMP

- Provide maximum value and transparency
- Leverage strong market presence to acquire broad selection of qualified trade partners, solid numbers earlier in the process, and the best price
- Compile a set of clearly defined documents
- Produce an exhibit that accurately outlines the scope
- Properly scope all trades

- **Design team will track any major changes made to the design and produce a set of narratives, sketches, and drawings on a set interval**
- **Our team will price any changes**
- **Entire team will come together to review the changes and potential costs. The team will evaluate if the changes are valid, if direction needs to be adjusted, or if contingency can be used to pay for the changes**
- **Include key decision makers who can quickly provide approval**

Budget Management

We believe that truly controlling costs can best be accomplished when a format of continuous estimating is established from the start. Establishing the scope of the project early on is critical to determining the appropriate budget. Providing you with maximum value and complete transparency will be our top priority when developing the project budget and GMP.

The main goal of preconstruction will be to establish a proper initial project budget and then manage that cost throughout the life of the project. As design progresses, our team will update the estimate in detail—and reconcile with the baseline budget—to ensure that the design always stays within the target budget.

In collaboration with the design team, we will consult with suppliers and trade partners to refine the scope of work to ensure that desired budgetary goals are achieved without compromising program or design intent. We will support the compilation of clearly defined documents and produce exhibits to accurately outline the scope of work for our trade partners.

Getting to GMP

We will provide complete new estimates at Schematic, Design Development and 60% Construction Documents and reconcile with the entire team. This will ultimately lead to us providing a final GMP that meets your design goals and is on budget. Our estimates are transparent and include supporting data such as unit costs, backed up with material estimates and estimated labor hours. The granularity of our estimates will allow us to convey the required information to our partners in order to help the team make sound decisions. Real-time continuous cost estimating will be a crucial part of the process to facilitate decision making.

Target Value Design

As a team, we will work to establish a target project cost that has the consensus of all stakeholders. Once established, the team will set budget goals for each scope of work identified in the project estimate and design to that agreed-upon amount. The Suffolk team will constantly monitor costs to ensure the design and the budget stay on target.

On average, our team's variance from initial budget to final GMP is less than 1%

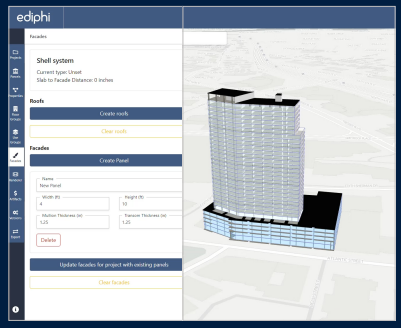
Value Management

Developing a list of cost-effective solutions that provides added value for you without compromising project program, design, or schedule will be an ongoing part of preconstruction and budget management. Finishes, MEP systems, ease of operation/ maintenance, and life-cycle costs will all be important value engineering considerations. During a detailed analysis of your project, we will evaluate any premiums that are atypical from similar project in this market and communicate these with the team for thoughtful consideration of cost saving alternatives of equal performance. This analysis will ensure that you are saving the most money and achieving the maximum level of return on your investment.

ediphi

IN-HOUSE ESTIMATING TOOL: EDIPHI

Our in-house estimating software, Ediphi, provides instantaneous, up-to-date project estimates. With Ediphi, we can generate informative estimates with minimal project inputs using a rich cloud database of scope and historical cost data. Once a project has been built in Ediphi, Suffolk estimators can easily adjust values to quickly reflect design updates — allowing for real-time budgeting as well as a higher-degree of accuracy. This technology provides a complete and holistic budgetary snapshot of your entire project and also has the ability to sort the estimate in different ways.



SUFFOLK

Knowing the Market: Best Team, Best Value

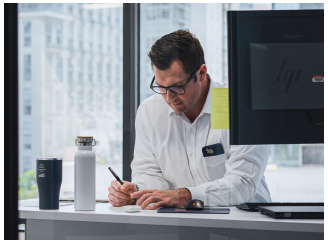
We know we have the best estimators in the nation. Our dedicated MEP estimators know our market sectors inside and out. Many came from design firms and trade partners, which means they know what to look for at all stages of the project. Most importantly, our estimators have spent decades in the local market, and have the relationships and knowledge necessary to get the absolute best value for our clients. Our team estimates over $500M annually in SWFL, and we have a unique buying power that can maximize the Village's investment.

In the past five years, Suffolk's local estimators have helped deliver over $2B of projects in Lee County alone.

Given our **commanding presence in the regional market,** combined with a **healthy backlog** through 2026, we are confident that we are currently, and will remain, the **most informed contractor** to advise local market trends and **protect your interests**.

DMP Program

Suffolk has a proven track record of setting up Direct Material Purchasing (DMP) programs for a wide range of clients, helping them streamline their procurement processes and achieve cost savings. Leveraging years of expertise, we assist clients in optimizing supplier relationships, negotiating favorable terms, and implementing efficient purchasing strategies tailored to their specific needs. Our comprehensive approach ensures that every aspect of the DMP process is handled seamlessly, from initial planning and vendor selection to ongoing management and optimization. Trust Suffolk to guide you through creating a DMP program that enhances operational efficiency and delivers measurable results.



CASE STUDY



On Gateway High School, Suffolk saved the District **over $800,000!**

On the Gateway High School project, Suffolk worked diligently during preconstruction to provide accurate and comprehensive cost information. **From the first internal conceptual estimate to the 100% design development budget, Suffolk's cost variance was only 0.3%.** Also, the team identified $1,200,000 in value engineering options to the school district of which approximately $650,000 in options were accepted and incorporated into the design. Examples of these options include different coatings, carpets, brand of bathroom partitions and types of fencing.

Managing Market Risk

Our strategies for hedging schedule and financial risk due to market conditions include:

- LIVE UPDATES ON COMMODITY & MATERIAL MARKETS: Our team stays abreast of all local, regional, and national markets including cost escalation and volatility at all times. We communicate in real-time any potential budget impacts and provide a path to course correct.
- EARLY PROCUREMENT: We start the lead time conversation as early as possible to ensure the desired materials can be procured on schedule. If needed, we provide comparable options that meet project objectives.
- DESIGN-ASSIST & DESIGN-BUILD: The early award of key trades to work alongside the design team is key. This leads to more complete drawings, schedule adherence, and cost certainty.
- UNDERSTANDING OF TRADE PARTNER MARKET CAPACITY: We have strong relationships with the local trades and know the right partners to bring onboard. We understand each firm's capacity and resources to perform work.
- DIRECT VENDOR PROCUREMENT: Our preconstruction team speaks directly with equipment vendors daily. This gives us an early start on purchasing long lead items as soon as design is complete, eliminating schedule disruptions from supply delays.





SUFFOLK

Project Approach - Preconstruction

Developing Logistics in Precon

With proper planning and a thorough design and preconstruction phase, we will be able to identify potential challenges and apply creative solutions. Developing detailed and thoughtful logistics plans will ensure the safety of all as we establish the project site and enter the construction phase.

We have formulated preliminary logistics plans that we believe will provide the most practical and efficient means to deliver the Estero Sports Park safely, on time, and on budget.

Our approach to logistics and coordination planning for the Sports Park incorporates:

- A site-specific Safety Plan
- Exploratory work and site survey
- Clear separation of construction activities with proper signage and protection
- Traffic management plan focused on mitigating neighborhood traffic congestion
- Communication plan for all stakeholders and the community
- Stormwater management plan for rain runoff and water storage
- Best windows for deliveries and preferred trucking route
- Locations for temporary parking and contractor parking
- Mitigation plan for potential impacts to daily operations and schedules

Working on Your Site

Suffolk understands the nuances of working on an active site and the sensitivity required to avoid disturbances to your daily operations. We understand how we operate can impact the experience for the community. Working on the site, we will demonstrate the highest level of respect and sensitivity to all ongoing activities.

During construction, Senior Project Manager Kyle Lampitt and Senior Superintendent Matt Pledger will work alongside The Village of Estero and maintain communication to ensure any construction-relation disruptions to ongoing operations are completely avoided.



Site Knowledge
We have identified items that present opportunities that will guide the planning, design, and execution of the sports park project. Further studies and coordination with local partners and our team will allow us to address these factors and ensure the successful development of the park while maintaining safety, sustainability, and community benefit.

Local Trade Partner Utilization

90%
Local Participation Rate

Part of the above mentioned bidding effort includes ensuring trade partner diversity. We foster strong partnerships with local organizations, associations, community leaders, and agencies to mentor, coach, and recruit local residents. It is our strong commitment to the Village of Estero to utilize as many local minority and women workforces and local trade partners and vendors as possible. Our goal is to deliver the lowest responsible cost while maximizing local participation.

Over the last three years, **Suffolk has** awarded nearly $500 million in contracts to 180+ certified firms.



SUFFOLK

Safety Planning in Preconstruction

Engaging the team and your stakeholders in safety planning during preconstruction will include, but is not limited to:

- A communication plan and reporting cadence, such as daily communications between Suffolk's Safety Manager and The Village of Estero and with the community
- Building relationships with the community to ensure safe work practices for the entire area
- Developing an impact log and discussing any high hazard work and potential impacts
- Review logistics plans for safe movement in and around the site, as well as emergency egress and evacuation routes
- Creating a 24-hour hotline to track questions and concerns from the general public
- Discuss optimal window for deliveries to the construction site
- Ensure all trade partners are knowledgeable of and will adhere to Suffolk's safety requirements and training



TECHNOLOGY FOR SAFETY

	APPLICATION	DEMONSTRATED VALUE
SAFETY	Pre-Task Plan (PTP) App	• Creates high-quality PTPs and streamlines communication with our trade partners. • Identifies and manages risks prior to beginning work on hazardous activities.
	Predictive Safety	• Forecasts the risk of incidents based on proven and historical factors and AI.
	NewMetrix	• Enhances safety through modules for observations, monitoring, and predictive analytics.



The Village of Estero Permitting Process Quality Control Program

A vigilant quality control program that begins in preconstruction and is implemented throughout construction, occupancy, and beyond will be essential to the success of your project. Our team will meet, if not exceed, the high standards for quality that you expect. Our proposed team will ensure quality control by:

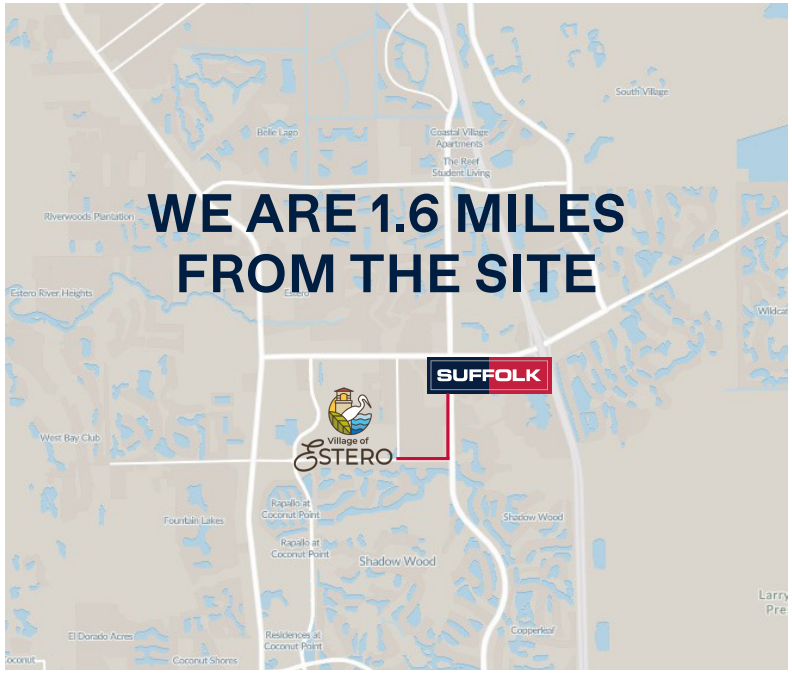
- Reviewing and coordinating all submittals and shop drawings
- Working with our superintendents to inspect all work on site
- Verifying that all materials are installed per the approved drawings
- Creating virtual or physical mock-ups, if necessary, for details to scale
- Coordinating with the BIM Manager to keep the model up-to-date



SUFFOLK

Project Approach - Community Engagement

Suffolk is the largest local contractor, and leads the team with unmatched expertise and a proven track record of delivering transformative projects in the region. Weston & Sampson, Perez Planning & Design, and Schenkel Shultz complement this strength with their specialized project knowledge and commitment to excellence. **Together, our team embodies the experience, dedication, and community focus needed to deliver a project that will have a lasting impact.**



WE LOVE SUPPORTING OUR LOCAL COMMUNITY!


Lee Health Pedal for a Purpose


Habitat for Humanity Women Build Event Lee County


Bike Donation to Manatee Elementary School in Lee County



Walk for Wishes


Lee County Beach Clean Up


Panel for the FGCU Women in Construction



Suffolk Built a Playground for Make-A-Wish, Wish Kid Noah



School District of Lee County Golden Apple Award Sponsors


Junior Achievement Inspire at FGCU

SUFFOLK

CONTINUITY FROM PRECON TO CONSTRUCTION

Our proposed project team consists of team members who are involved from preconstruction straight through to project turnover. **Project Executive John Hayes** will be your key point of contact throughout the project. This ensures a high level of continuity throughout the entire process and allows our construction professionals to leverage the lessons learned and strong relationships developed during preconstruction.

Providing you with a cohesive project team minimizes the project risk and eliminates unwanted surprises, delays, or disruptions during the construction phase because every member of the team is already familiar with the Estero Sports Park project requirements and your needs.

Strong Construction Presence

During construction, responsiveness from the design team is critical to the successful execution of the project. We will ensure that the same design team members assigned during the design phase remain actively engaged throughout construction, along with a dedicated construction administrator for the project. This team will attend regular construction meetings, coordinate support services, visit the site, and address issues through submittal reviews, RFI responses, inspections, punch lists, final completion, and permit closeout.

Trade Coordination & Communication

We know working efficiently and coordinating with our trade partners will drive decisions and construction activities, thus ensuring exceptional quality of execution in the field. Communication, transparency, and collaboration is key to remain engaged with trades and subcontractors.

Suffolk will consistently meet with the trades and foremen on site to facilitate meetings for safety, daily huddles, weekly work planning, and make-ready pull planning. All trades will have access to the project's Procore site and the same drawing sets, submittals, bulletins, specifications, and model.





Suffolk's Owner Portal **pulls directly from our internal construction management Project Dashboard** and provides mobile access to a live picture of a job's health.

Project Controls & Communication

Suffolk uses a host of tools for reporting and information management - all part of our integrated technology bundle. We will utilize project controls and communication tools to update your community and stakeholders. Our goal is to be transparent and provide project updates on a regular basis.

We utilize technology and applications to create predictability on our projects as well as enhance communication and information sharing. During an initial meeting with The Village of Estero we will determine the appropriate reporting tools for your project and establish the best workflow and cadence for communications.

	APPLICATION	DEMONSTRATED VALUE
REPORTING	Procore	• Streamlines and stores project documentation for transparency
	Owner's Portal	• Displays project metrics for collaboration and transparency in real-time
CONSTRUCTION	Voyage Control	• Provides on-site logistics management, delivery scheduling, and resource allocation. • Minimizes scheduling inefficiencies, manages inventory, and ensures quality.
	ClearStory	• Tracks change order work digitally, allowing teams to manage costs in real-time.
	Green Badger	• Streamlines LEED process for efficiency and on-time, on-budget project delivery.
	Wint	• Detects any water issues with auto-shut off and escalation capabilities.

SUFFOLK

Project Approach - Construction

Good Neighbor Approach During Construction

Ensuring the presence of your construction partner does not impede the daily activities and traffic of your neighborhood and community, is critical to the project's success. It is our social responsibility to promote transparency and continue engagement throughout construction. This will help to alleviate neighborhood concerns and inform of project milestones and schedule updates.

Weekly project updates will include all details related to noise levels, level of trucking, off-hour, and critical or atypical activities. A stream of information will be provided for local businesses, neighbors, and community organizations.

Examples of past strategies Suffolk has used to engage with the local community include:

- **Customized Scrim:** Local schools or organizations produced customized scrim featuring artwork for our K-12 projects.
- **Learning Opportunities:** A class visited Suffolk's CoLab to experience the hands-on technology utilized in managing a High School Project; local youth organizations toured our jobsites and learned about construction.
- **Social Media:** In collaboration with the High School team on their project, Suffolk shared project updates via Twitter, Facebook, and monthly newsletters. "Durfee Rising" served as a community online resource to follow and engage with the project's progress.
- **Town Halls & Community Meetings:** Suffolk will participate in meetings at the owner's request to discuss the project, update the community, and address concerns.

Safety Program Implementation

It will be critical to protect and separate all construction activities from surrounding operations. Throughout each phase, sensitive adjacencies, overhead protection, perimeter fencing, and secured movement to and away from the site will be meticulously accounted for and coordinated. Gated points around the jobsite perimeter will allow for secure entry for trucking, material deliveries, and guests.

Because of the proximity of Estero High School, close attention will be paid to the dust, vibrations, and noise that occurs in the work zone and clear signage that the public can easily follow will be installed. Pedestrian walkways will be maintained (continuously cleaned and well-lit) and wayfinding signage will be installed near each gate, intersection, and pedestrian walkway. This will include the maintenance of required emergency egress, evacuation routes for all, and addressing all ADA requirements.

OUR MANAGERS WILL:

- Resource and plan policy implementation.
- Monitor, measure, and review performance targets and achievements so we can learn from the experience, correct deficiencies, and ensure continuous improvement.
- Take appropriate action against any individual or contractor who fails to uphold Suffolk's safety rules and standards.
- Ensure, through appropriate coaching and training, that all employees competently undertake their duties without causing injury or ill health to themselves or others, or damage to property, plant, and equipment.
- Comply, with all health and safety legislation, regulation and codes of practice that are relevant to the business activity.
- Assess in advance the health and safety risk implications of any new processes, procedures, substances, and equipment to implement safe systems of work.
- Not allow any employee or contractor to undertake a task unless it can be completed safely.
- Report and investigate any incidents that occur and implement appropriate corrective actions to prevent recurrence.

CASE STUDY

WORKING ON AN ACTIVE CAMPUS
RIVERDALE HIGH SCHOOL



Suffolk is managing a 17-phase construction project on an occupied campus at Riverdale High School in Lee County, all completed on time and within budget. This experience in balancing active educational environments with efficient project execution is directly relevant to the Estero Sports Park project near Estero High School. Our proven ability to minimize disruptions, ensure safety, and deliver high-quality results makes us well-equipped to ensure the success of the Estero Sports Park.



EMR: 0.63

We are proud of our safety rating, well below the industry average of 1.0



JLA Badging

Suffolk understands the critical importance of JLA Badging for the Estero Sports Park project, especially given its proximity to Estero High School. Our 100% JLA Badging process ensures that all personnel involved in the project are thoroughly vetted, contributing to peace of mind for parents, educators, and students at the neighboring school.

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Site Map - Current Conditions

Site Knowledge

The preliminary investigation of the future construction site for the proposed sports park, located in close proximity to Estero High School, has provided valuable insights into the existing conditions of the site. Several key observations have been made that will inform the design and planning process for the project.

With the current conditions, we have identified thirteen items that present opportunities that will guide the planning, design, and execution of the sports park project. Further studies and coordination with local partners and our team will allow us to address these factors and ensure the successful development of the park while maintaining safety, sustainability, and community benefit.




1 DIESEL FUELING STATION



8 LIFT STATION & FORCE MAIN


2 EMS SUPPLY STATION



9 LIGHTNING SAFETY SYSTEM


3 FENCED UNKNOWN AREA


10 EXISTING UTILITIES


4 EMERGENCY ACCESS FOR EMS FIRE


11 SPORTS LIGHTING ELECTRICAL PANEL


5 SDLC ATHLETIC STORAGE


12 MAIN ELECTRICAL POWER


6 7 MAIN ELECTRIC SERVICE FOR FIELDS, IRRIGATION PUMP & CONTROLS


13 EXISTING STORMWATER DRAINAGE DITCH

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Project Approach - Logistics & Phasing

1. Multiple land owners
2. Occupied site with public & school district activities
3. Utility coordination with Lee County
4. Emergency response access
5. Phased project due to funding
6. Integration of private partnerships to create public spaces
7. Creating central gathering space for the community



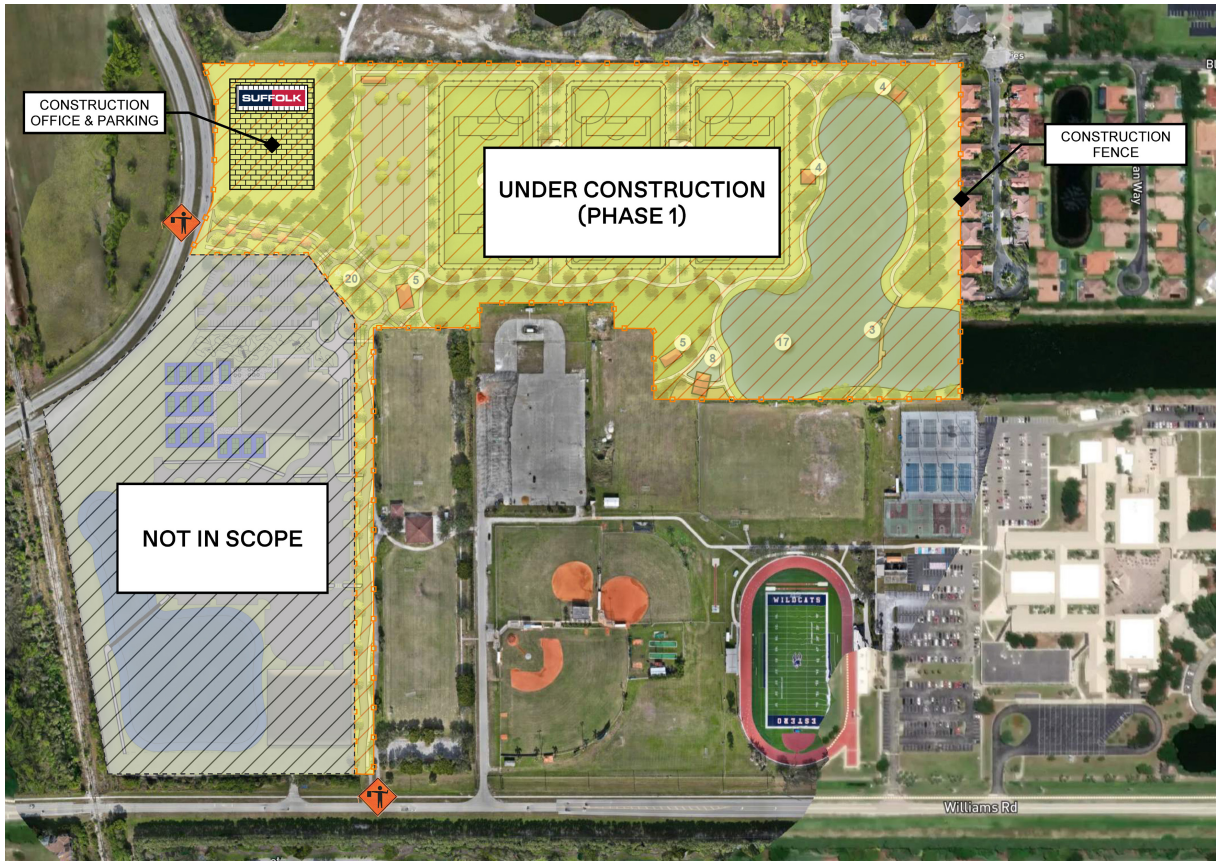
SUFFOLK

Project Approach - Logistics & Phasing

Our approach is based on the ability to minimize community impact, while delivering a world class facility.
In reviewing the phasing, we believe it is appropriate to deliver all play field and parking on the north side of the campus in order to provide parking for the new play fields prior to demolishing the existing pop warner fields and parking.

This allows for further coordination and review with Lee County School District, utilities, EMS for life safety, fire access road and diesel fueling requirements.

1. Secure all work areas
2. Mobilize with compound
3. Excavation and mass grading
4. MOT
5. Coordination with Lee County Utilities
6. Drainage
7. Paving
8. Roadway lighting
9. Coordination with Lee County EMS
10. Further exploration of diesel fueling station



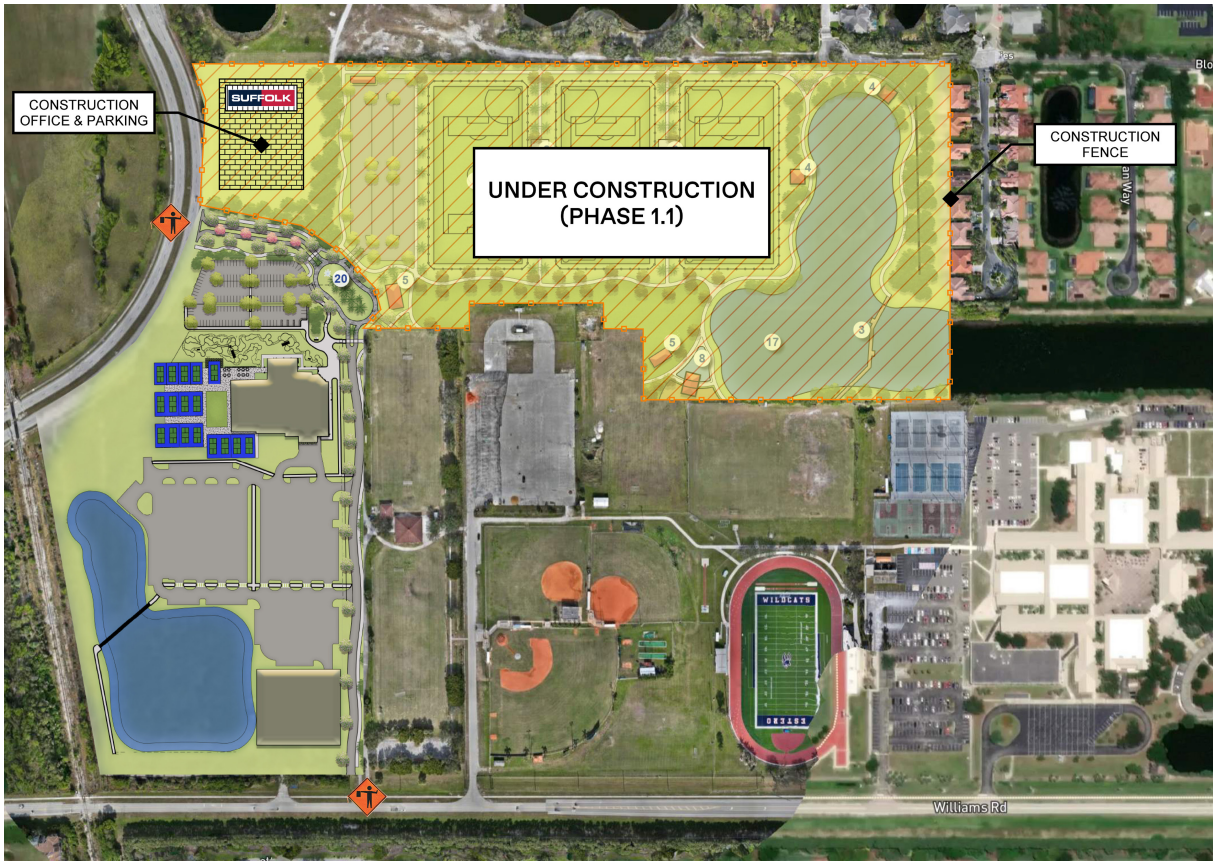
SUFFOLK

Project Approach - Logistics & Phasing

Entrances on Via Coconut and Williams road will be prioritized to provide access to the private development High Five. Meanwhile, we will continue work on the remainder of the site.

Continue to work on:

1. Perculating subgrade
2. Under-drain systems
3. Ortona sand
4. Turf installation
5. Bleachers
6. Concessions
7. Restrooms
8. Site Lighting
9. Lake & boardwalk
10. Parking lots
11. Scoreboards



SUFFOLK

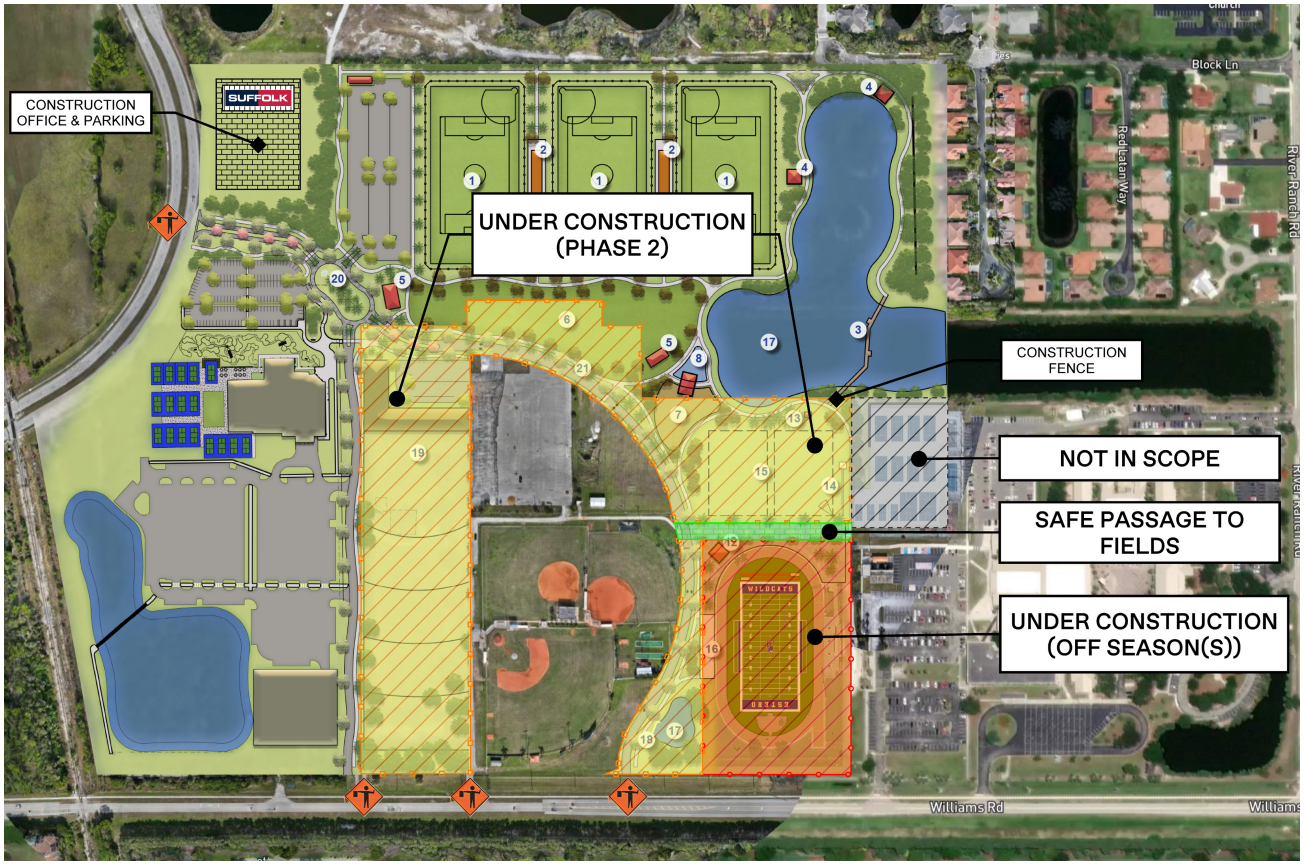
Project Approach - Logistics & Phasing

Turning over fully function athletic field, bleachers, concessions, parking lots. This allows all community teams to continue to play uninterrupted with state of the art facilities.

We will now move our limits of construction to encompass current pop warner fields and portions of SDLC athletic fields. The football stadium renovation will be done during off season, while providing a safe passage to all baseball/softball fields.

The current baseball/softball field parking will remain intact for safe and convenient access.

1. Secure all work areas
2. Excavation and mass grading
3. MOT
4. Drainage
5. Paving
6. Roadway lighting
7. Purculating sub grade
8. Under-drain systems
9. Ortona sand
10. Turf installation
11. Bleachers site lay
12. Concessions
13. Restrooms
14. Site Lighting
15. Lake & boardwalk
16. Parking lots
17. Football stadium seating and press box

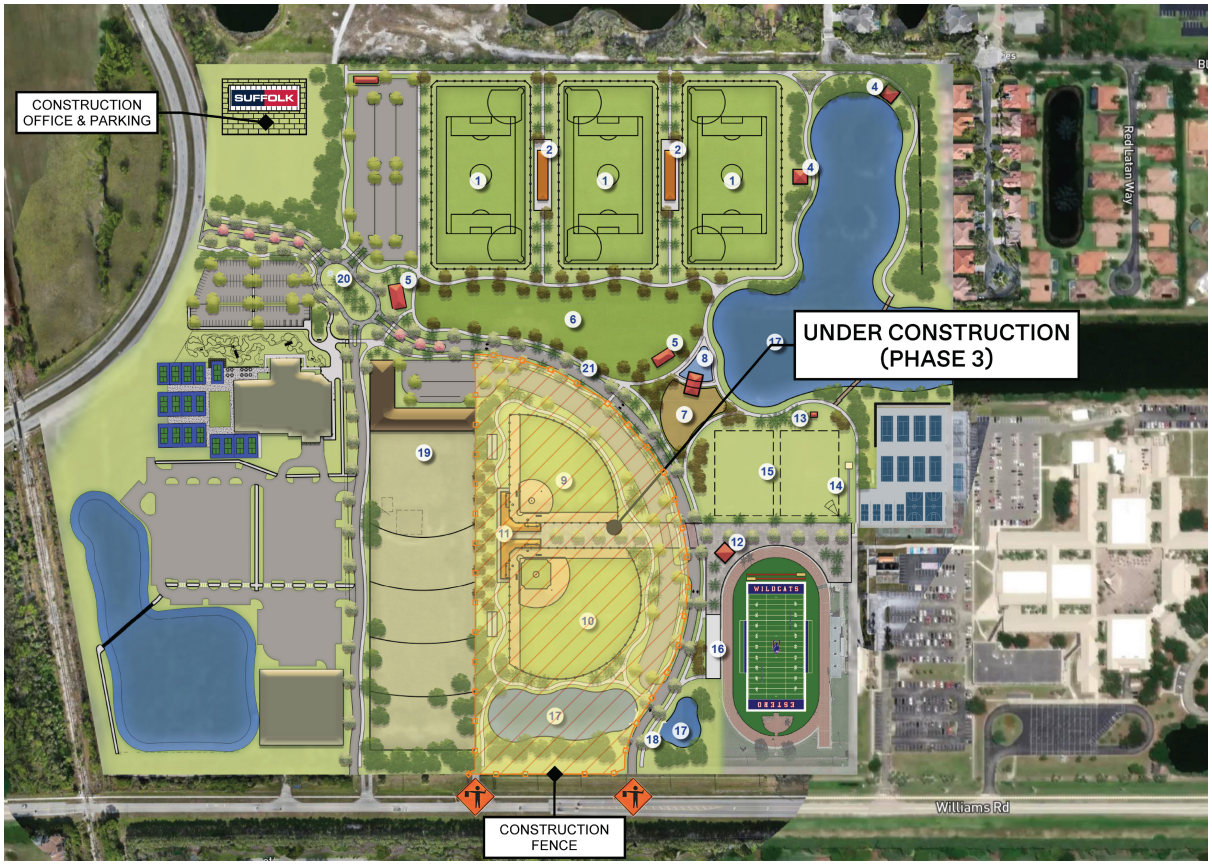


SUFFOLK

Project Approach - Logistics & Phasing

Deliver site pad to the driving range provider and coordinate for construction. The football stadium, ROTC and main public spaces are open and in use. Commence with the renovation of the championship baseball and softball fields.

1. Secure work areas
2. Subgrade
3. Drainage systems
4. Turf Installation
5. Clay setting
6. Fencing
7. Scoreboards
8. Stadium seating
9. Concessions/restrooms
10. Paving
11. Roadway
12. Site lightings
13. Remainder of drainage system/lake



SUFFOLK

Project Approach - Logistics & Phasing

All phases are open to the public with thoughtfully planned, double-gated systems allowing secure access for public and students alike.



SUFFOLK

Project Approach - Schedule

Schedule Development

The goal of schedule development will be to provide you with a detailed, reliable, and efficient project work plan. We will ensure the participation of and engagement with the right stakeholders and trade partners for critical decision-making.

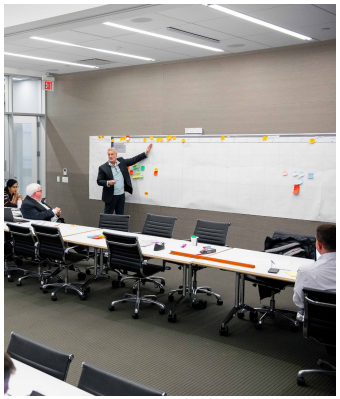
Utilizing the deliverables and commitments identified in the Design Pull Planning sessions and topic-specific workshops, in combination with data from our extensive prior experience, our team will deliver a realistic yet aggressive project schedule with reduced risk and complete transparency. Our scheduling approach will ensure:

- **Up-front evaluation of construction means and methods, workforce planning, site safety, and material management**
- **Use of Primavera P6 scheduling software to develop and track a detailed overall project schedule**
- **Continual impact assessments to enable trade partners to improve resource utilization and reduce delivery times**
- **Task assignments are clearly defined before arriving on-site to minimize disruptions, errors, and inefficiencies**
- **Prerequisite work, design information, materials, and equipment will be ready**
- **Installation dates will strictly meet your project's master schedule**

Our Planning Manager, Harold Pick will be heavily involved throughout preconstruction to develop a detailed and appropriately sequenced schedule based on your project. Our project management and field teams will continue to update the schedule through construction. Any schedule changes will be discussed as a team to determine potential impacts. **Our team will always look for solutions to keep the project on track.**



Harold Pick
Planning Manager, Estero



TECHNOLOGY FOR PLANNING

	APPLICATION	DEMONSTRATED VALUE
Planning	**Suffolk Edge**	• Automates short-term planning from P6 schedule to enhance efficiency. • Improves trade partner schedules by streamlining task/labor activities. • Forecasts in real-time for early problem detection and improved billing projections.

Planning for the Unexpected

As a long-time Florida contractor, hurricane preparedness is central to our safety approach. Our refined procedures ensure safety for our employees, clients, and the public during a storm. Leading up to a storm, we diligently lower cranes, secure materials, and clear debris from the jobsite. We also distribute a contact list and communication plan to reach project stakeholders before, during, and after the storm, ensuring our employees, clients, and partners have resources to secure their families and properties.

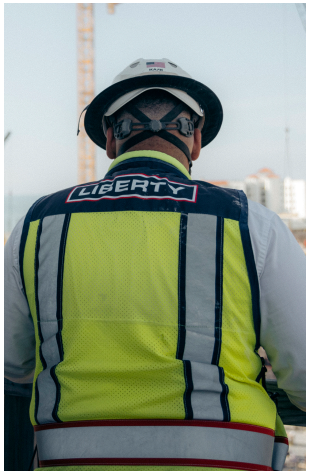
- Up-front evaluation of construction means and methods, workforce planning, site safety and material management.
- Continual impact assessment will enable trade partners to dramatically improve the utilization of their resources, resulting in a reduced delivery time for your project.
- The proven process of pull planning will also continue into the construction phase and for the life of the project.
- Having all stakeholders in agreement prior to working in the field will create an environment of trust and collaboration.
- Task assignments and responsible disciplines will be clearly defined before arriving on-site, minimizing disruptions, errors, and inefficiencies.
- All trade partners will honor commitments based on their confidence that prerequisite work, design information, materials, and equipment will be ready.
- Installation dates that strictly meet your project's master schedule.

LIBERTY

Unique to Suffolk, our self-perform subsidiary, Liberty, enables swift storm preparation and recovery with immediate access to local manpower, crane-lowering capabilities, and a nationwide network for additional resources. This in-house support shields our projects from labor shortages during storm events.

For this project, we will develop a hurricane preparedness plan to share with the owner and trade partners, with strategies including:

- Monitoring weather alerts and conducting pre-storm inspections
- Securing and storing containers, materials, and equipment
- Disconnecting electricity, water, and gas



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Project Approach - Schedule

We will break out the permitting, design, and construction of the entrance to High Five Development and entry road to Williams to be complete by March of 2026.

ID	Task Mode	Task Name	Duration	Start	Finish
1		**2026/2027 Sports Seasons (EHS Plays on EXISTING Fields)**	**197 days**	**Sun 8/16/26**	**Tue 5/18/27**
2		2026 Football & Cross Country	67 days	Sun 8/16/26	Mon 11/16/26
3		2026/2027 Soccer Season	83 days	Wed 10/28/26	Fri 2/19/27
4		2027 Lacrosse Season	43 days	Sat 2/6/27	Tue 4/6/27
5		2027 Baseball & Softball, Track & Field	66 days	Tue 2/16/27	Tue 5/18/27
6		**2027/2028 Sports Seasons (EHS Plays on NEW Fields)**	**198 days**	**Mon 8/16/27**	**Wed 5/17/28**
7		2027 Football & Cross Country	67 days	Mon 8/16/27	Tue 11/16/27
8		2027/2028 Soccer Season	83 days	Thu 10/28/27	Mon 2/21/28
9		2028 Lacrosse Season	43 days	Sun 2/6/28	Tue 4/4/28
10		2028 Baseball & Softball, Track & Field	66 days	Wed 2/16/28	Wed 5/17/28
11		**Permits**	**362 days**	**Mon 2/3/25**	**Tue 6/23/26**
12		Project Kickoff	0 days	Mon 2/3/25	Mon 2/3/25
13		Wetlands Mitigation - SFWMD/FDEP	260 days	Mon 2/3/25	Fri 1/30/26
14		Water (Utility) - FDEP/Lee County	129 days	Mon 2/3/25	Thu 7/31/25
15		Wastewater (Utility) - FDEP/Lee County	129 days	Mon 2/3/25	Thu 7/31/25
16		Storm - SFWMD	260 days	Mon 2/3/25	Fri 1/30/26
17		Development Order - Lee County	290 days	Mon 2/3/25	Fri 3/13/26
18		Schematic Design Phase	46 days	Mon 2/3/25	Mon 4/7/25
19		Design Development Phase	66 days	Tue 4/8/25	Tue 7/8/25
20		Construction Document Phase	55 days	Wed 7/9/25	Tue 9/23/25
21		Site Development Permit - Lee County	42 days	Mon 2/2/26	Tue 3/31/26
22		Building Permit(s) - Lee County	60 days	Wed 4/1/26	Tue 6/23/26
23					
24		**Construction**	**360 days**	**Wed 4/1/26**	**Tue 8/17/27**
25		Sitework Notice to Proceed	20 days	Wed 4/1/26	Tue 4/28/26
26		Vertical Work - Notice to Proceed	20 days	Wed 6/24/26	Tue 7/21/26
27		**Phase 1**	**160 days**	**Wed 4/29/26**	**Tue 12/8/26**
28		3x Multi-sports Fields - Clear, Grubb, Lake Excavation	50 days	Wed 4/29/26	Tue 7/7/26
29		Williams Rd Entrance & North/South Roadway	50 days	Wed 4/29/26	Tue 7/7/26
30		3x Multi-sport Fields - Import Fill, Base, U/G Drainage & Utilities	50 days	Wed 7/8/26	Tue 9/15/26
31		3x Multi-sport Fields - Fields, Hardscapes, Adjacent Facilities	60 days	Wed 9/16/26	Tue 12/8/26
32		Via Coconut Entranceway, Roundabout, & NW Surface Parking Lot	40 days	Wed 7/8/26	Tue 9/1/26
33		**Phase 2**	**80 days**	**Wed 12/9/26**	**Tue 3/30/27**
34		Estero High School Practice Fields (N. of Stadium)	30 days	Wed 12/9/26	Tue 1/19/27
35		Future "For Development" Driving Range Parcel	40 days	Wed 12/9/26	Tue 2/2/27
36		Driving Range Facility - Construction Start (by others)	0 days	Tue 2/2/27	Tue 2/2/27
37		Arch Roadway Around Baseball Complex	80 days	Wed 12/9/26	Tue 3/30/27
38		**Phase 3**	**100 days**	**Wed 3/31/27**	**Tue 8/17/27**
39		Baseball & Softball Competition Fields, Outfield Parking	100 days	Wed 3/31/27	Tue 8/17/27
40		**Key Project Delivery Milestones**	**290 days**	**Tue 7/7/26**	**Tue 8/17/27**
41		Williams Rd. Entrance & North/South Drive Complete	0 days	Tue 7/7/26	Tue 7/7/26
42		Via Coconut Entranceway, Roundabout, & NW Surface Parking Lot Complet	0 days	Tue 9/1/26	Tue 9/1/26
43		3x Multi-sport Fields & Parking Complete	0 days	Tue 12/8/26	Tue 12/8/26
44		Central Greenway, Park, & Splashpad Complete	0 days	Tue 12/8/26	Tue 12/8/26
45		Estero High School Practice Fields Completed	0 days	Tue 1/19/27	Tue 1/19/27
46		Driving Range Facility - Ready to Begin Construction (by others)	0 days	Tue 2/2/27	Tue 2/2/27
47		Arch Roadway Around Baseball Complex Complete -	0 days	Tue 3/30/27	Tue 3/30/27
48		All Roadways Complete & Open	0 days	Tue 3/30/27	Tue 3/30/27
49		Baseball & Softball Complex Completed	0 days	Tue 8/17/27	Tue 8/17/27



Project Approach - Construction

Quality Control

We know that a vigilant quality control program begins in preconstruction and is implemented throughout construction, occupancy, and beyond will be essential to the success of your project. Our team will meet, if not exceed, the high standards for quality that you expect. Our proposed team will ensure quality control by:

- Reviewing and coordinating all submittals and shop drawings
- Working with our superintendents to inspect all work on site
- Verifying that all materials are installed per the approved drawings
- Creating virtual or physical mock-ups, if necessary, for details to scale
- Coordinating with the BIM Manager to keep the model up-to-date





QA/QC IN CONSTRUCTION: METICULOUS ATTENTION TO YOUR DETAILS

Repeat Steps 1-4 for Each Phase of Construction

Planning & Coordination — 1

- **What:** Logistics plans; using the Trimble to locate existing utilities; creating a Revit model to use with the architectural and structural models; 3D scanning existing conditions in renovations to compare against the architectural/structural/MEP models
- **When:** Preconstruction/ Enabling (as possible) through Construction

Built-In Quality Sessions

- **What:** Bridges gap between design and construction; pre-planning to optimize work sequence, logistics, and installations
- When: Eight to ten weeks prior to construction start on key systems

First Delivery Inspections — 2

- **What:** Confirming material/ equipment/furniture/finishes are an exact match to the approved submittals
- **When:** The first time materials get delivered to the jobsite and then periodic follow-ups thereafter to ensure it is still correct

Source Inspections

1b (As Needed for Long-Lead Items)

- **What:** Verifying correct material on-site with manufacturer for long lead/ specialty items
- **When:** As material is being manufactured or when it arrives at trade warehouse

Benchmarks & Mock-ups — 3

- **What:** Confirming first installation of a system is approved by the design team and owner. **The first correct installation is the established benchmark.**
- **When:** The first time a system/design element is being installed on site or before bulk production of an off-site assembly (e.g., prefabricated facade panels)



Worklist — 4

- **What:** Conducting formal inspections of the work completed prior to the next major phase of construction/ trade. **This ensures each subsequent phase/trade can proceed smoothly as planned.**
- **When:** Before each major phase of work begins to eliminate cost or schedule impacts
- **Who:** QC Manager, field team

Punchlist & Walkthrough — 5

- **What:** Design team and owner review the scope of work
- **When:** After Suffolk's worklist

Maintenance, Warranty — 6

- **What:** Responding to any issues that may arise after turnover and getting the appropriate trade back on site to fix the issue
- **When:** After turnover

Best Practices Review — 7

- **What:** Discussing project successes that can be applied to next project. These discussions happen both internally and with owner/ architect.
- **When:** After project completion.

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Project Approach - Construction

Commissioning

We understand that ample time needs to be built in to the schedule for start-up, commissioning, and training of facilities, maintenance, and staff. Suffolk will work with your commissioning agent to ensure building systems perform according to design intent and operational needs. Together with the MEP team and commissioning agent, we will verify that all systems have been started and that all functional testing forms are accurately completed.

Walkthroughs and trainings with facilities and maintenance staff are conducted to familiarize them with the location of valves and equipment. We also deliver the operation/maintenance manuals and as-built drawings during this phase. Our team follows up on any deficiencies noted. Should needs arise, we will remain available and committed to you and your project after the warranty phase has completed.



Closeout, Turnover, and Warranty

Turning over your project on time is our priority. During closeout we will work tirelessly to finalize punchlist items, complete coordination with trade partners, review as-built drawings, and facilitate walkthroughs and training with your facilities team. The comprehensive turnover process on your project will consist of:

- Coordinating start-up and commissioning with trade partners
- Punchlist documentation and completion
- Operational and maintenance manuals
- Full trade and vendor lists
- Implementation of Warranty Issue Response Plan
- Review all as-built/record drawings, maintenance information, and warranty information in detail
- Workshop training sessions for end users and building maintenance personnel
- BIM 6D (if desired) for Facilities
- Financial Closeout



In-House Warranty Department

Our team will remain active even after closeout procedures are finished and the building has successfully been handed-off. As your partner, our commitment to your project will not expire with the warranty period.



Turnover & Walkthroughs

Owner Request Portal

24 / 7 Responsiveness

Setting Suffolk apart from typical contractors is our dedicated in-house Warranty Department. It has allowed us to take a proactive approach to the warranty process and ensures that our owners always have an available point of contact and swift resolution for any warranty work that may arise.



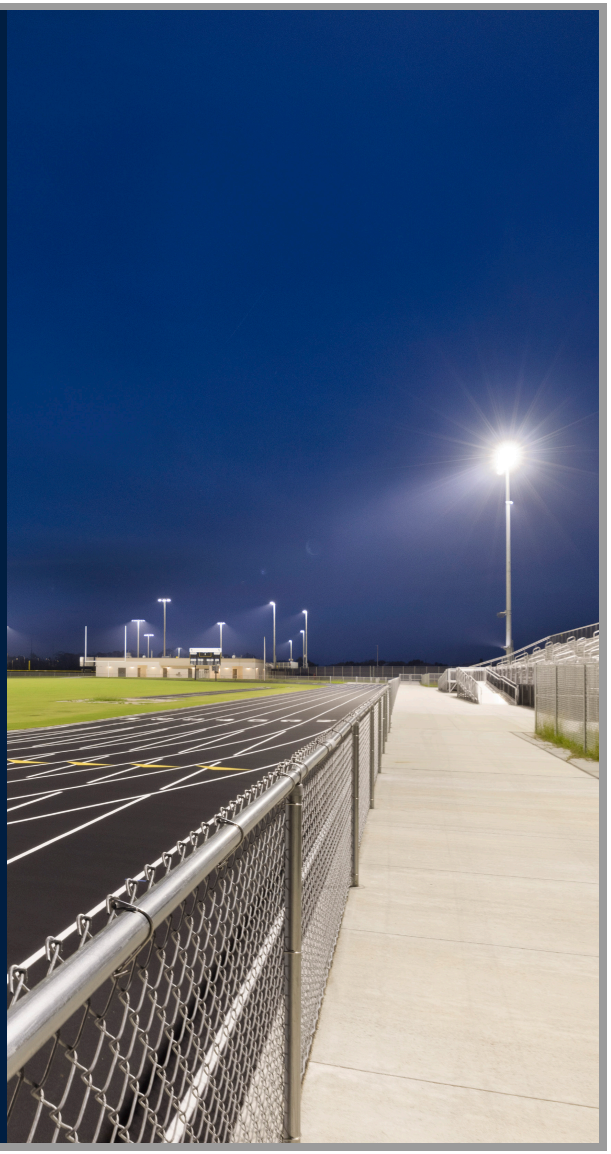
YOUR TRUSTED PARTNER

We are ready to support the Village of Estero in any way possible so that your vision for the Estero Sports Park is achieved. Our teams will hone their understanding of your needs through collaboration, active listening, and open communication starting in preconstruction and continuing through project closeout and beyond. We will commit the people, time, and resources necessary so that we clearly understand your most critical project goals and requirements.

As a multifaceted project, the Estero Sports Park will require a trusted partner who will provide technical sophistication, proactive solutions, transparent communication, and seamless integration with the existing chemistry of your team and the community. **Our team will provide just that and more. Suffolk is looking forward to being your partner to deliver your project at the best price, fastest schedule, and highest level of safety and quality.**

SUFFOLK

05
Required Forms



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 1/14/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Alliant Insurance Services, Inc.
125 High Street, Suite 2205
Boston MA 02110

CONTACT NAME: Graham Hindle
PHONE (A/C, No, Ext): 332-208-2920 **FAX (A/C, No):**
E-MAIL ADDRESS: Graham.Hindle@alliant.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Liberty Mutual Fire Insurance Co	23035
INSURER B : Starr Indemnity & Liability Co	38318
INSURER C : XL Insurance America, Inc.	24554
INSURER D : General Security National Insurance Co.	39322
INSURER E : Berkley Regional Insurance Co	29580
INSURER F :	

INSURED SUFFCON-01
Suffolk Construction Co., Inc.
10600 Chevrolet Way, Suite 301
Estero, FL 33928

COVERAGES **CERTIFICATE NUMBER:** 360962837 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	Y	Y	TB2-641-444149-044	8/31/2024	8/31/2025	EACH OCCURRENCE	$ 3,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						MED EXP (Any one person)	$ 10,000
	POLICY X PRO-JECT X LOC						PERSONAL & ADV INJURY	$ 3,000,000
	OTHER:						GENERAL AGGREGATE	$ 6,000,000
							PRODUCTS - COMP/OP AGG	$ 6,000,000
								$
A	AUTOMOBILE LIABILITY	Y	Y	AS2-641-444149-054	8/31/2024	8/31/2025	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
B	UMBRELLA LIAB X OCCUR	Y	Y	1000584589241	8/31/2024	8/31/2025	EACH OCCURRENCE	$ 10,000,000
	X EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 10,000,000
	DED RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N		Y	WC2-641-444149-074	8/31/2024	8/31/2025	X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N	N / A					E.L. EACH ACCIDENT	$ 1,000,000
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
C	1st Layer Excess Liab	Y	Y	US00035484LI24A	8/31/2024	8/31/2025	Each Occ./Aggregate	$15,000,000
E	2nd Layer Excess Liab	Y	Y	BCS 8800096-30	8/31/2024	8/31/2025	Each Occ./Aggregate	$12,500,000
D	3rd Layer Excess Liab	Y	Y	FA0120253-2024-1	8/31/2024	8/31/2025	Each Occ./Aggregate	$12,500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
• Pollution Liability
Policy Number ICELLUW00159752 effective 8/31/2024 – 8/31/2025 Ironshore Specialty Insurance Company (Non-Admitted)
Pollution Liability Limit: $50,000,000 per claim/aggregate

• Professional Liability
Policy Number CEO7421755 effective 8/31/2024 – 8/31/2025 Indian Harbor Insurance Company
Professional Liability Limit: $25,000,000 per claim/aggregate

See Attached...

CERTIFICATE HOLDER
Village of Estero
Procurement Manager
9401 Corkscrew Palms Circle
Estero FL 33928

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: SUFFCON-01
LOC #:

ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY Alliant Insurance Services, Inc.
POLICY NUMBER
CARRIER **NAIC CODE**
NAMED INSURED Suffolk Construction Co., Inc. 10600 Chevrolet Way, Suite 301 Estero, FL 33928
EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

RE: RFP #100625, ESTERO SPORTS PARK CMAR.

The Village of Estero, and its officers, officials and employees are included as Additional Insureds as required by written contract and executed prior to a loss, but limited to the operations of the Insured under said contract, with respect to the Automobile, General Liability, Pollution and Umbrella/Excess Liability policies. Automobile, General Liability, Pollution and Umbrella/Excess Liability evidenced herein are primary and noncontributory to other insurance available to an additional insured, but only to the extent required by written contract with the insured and executed prior to a loss. A Waiver of Subrogation applies in favor of above mentioned additional insureds with respect to insured operations where required by written contract but limited to the operations of the Insured under said Contract and executed prior to a loss, with respect to the Automobile, General Liability, Workers Compensation, Pollution and Umbrella/Excess Liability policies.

Sample

Sample

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Alliant

January 14, 2025

Village of Estero
9401 CORKSCREW PALMS CIRCLE
ESTERO, FL 33928

Re: Suffolk Construction Company
RFP – ESTERO SPORTS PARK CMAR

To Whom it may concern:

The purpose of this letter is to provide information to you regarding your request for insurance qualifications for the above captioned project.

Alliant Insurance Services is the current Broker of Record for insurance and insurance services for Suffolk Construction Company, Inc. As Broker for Suffolk, Alliant can confirm that Suffolk's Insurance program meets or exceeds the requirements outlined in the Request for Proposal for the captioned Project.

For the builders risk requirement, Suffolk maintains a master builders risk program which would allow them to utilize the placement of a tailored project specific builders risk policy on a replacement cost basis.

Should you have any additional questions or concerns, please feel free to contact me at James.Hamel@Alliant.com or my cellphone 339.235.5631.

Sincerely,

James Hamel
Vice President, Account Executive -Lead

Alliant Insurance Services, Inc. • 131 Oliver St. • 4th floor • Boston, MA 02110
Phone (617) 535-7200 Fax (617) 535-7205 • www.alliantinsurance.com

Form **W-9** (Rev. October 2007)
Department of the Treasury Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give form to the requester. Do not send to the IRS.

Print or type See Specific Instructions on page 2.

Name (as shown on your income tax return)
Suffolk Construction Company, Inc.

Business name, if different from above

Check appropriate box: ☐ Individual/Sole proprietor ☒ Corporation ☐ Partnership
☐ Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶
☐ Other (see instructions) ▶

☐ Exempt payee

Address (number, street, and apt. or suite no.)
10600 Chevrolet Way, Suite 301

Requester's name and address (optional)

City, state, and ZIP code
Estero, FL 33928

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number
or
Employer identification number
04 : 2776356

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here Signature of U.S. person ▶ Juan Diaz, General Counsel Date ▶ July 11, 2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,

Cat. No. 10231X Form **W-9** (Rev. 10-2007)

SUFFOLK

LOBBYING AFFIDAVIT

STATE OF Florida
COUNTY OF Palm Beach

Juan Diaz **being first duly sworn, deposes and says that he or she is the (sole owner) (general partner) (joint venture partner) (president) (secretary) or (authorized representative) (circle one) of** Suffolk Construction Company, Inc., dba Suffolk **(Bidder/Proposer), maker of the attached bid/proposal and that neither the Bidder/Proposer nor its agents have lobbied to obtain an award of the Agreement required by this solicitation from the Village of Estero, Council Members or employees of the Village, individually or collectively, regarding this solicitation.**

Asst.

AFFIANT Juan Diaz, General Counsel - S/ National Coding + Asst. Secy

Notary Public
STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was signed and acknowledged before me this 13 **day of** January, 2025, **by** Juan Diaz **by means of ☒ physical presence or ☐ online notarization who produced the following as identification** _____ **(type of identification) or is personally known to me.**

My Commission Expires 9.14.2028 **[stamp or seal]**

[Signature of Notary Public]
Ellen M. Rand
[Typed or printed name]

ELLEN M. RAND
Notary Public
State of Florida
Comm# HH587096
Expires 9/14/2028

NOTE: THIS FORM MUST BE COMPLETED AND SUBMITTED BY ALL BIDDERS/PROPOSERS AND, IN THE CASE OF A JOINT VENTURE, FROM EACH PARTNER

NON-COLLUSION AFFIDAVIT

STATE OF Florida
COUNTY Palm Beach

Juan Diaz, being duly sworn, deposes and says that:

(1) He/she is General Counsel & Asst. Secretary (Title) of Suffolk Construction (Firm/Company), the Proposer that has submitted the attached Bid/Proposal.
(2) He/she is fully informed respecting the preparation and contents of the attached Bid/Proposal and of all pertinent circumstances respecting such Bid/Proposal.
(3) Such Proposal is genuine and is not a collusive or sham Bid/Proposal.
(4) Neither the said Bidder/Proposer nor any of its officers, partners, owners, agent representatives, employees or parties in interest including this affiant, has in any way, colluded, conspired, or agreed, directly or indirectly, with any other Bidder/Proposer, firm or person, to submit a collusive or sham Bid/Proposal in connection with the Agreement for which the attached Bid/Proposal has been submitted or to refrain from proposing in connection with such Agreement, or has in any manner, directly or indirectly, sought by Agreement or collusion or communication or conference with any other Bidder/Proposer, firm or person to fix the price or prices in the attached Bid/Proposal or of any other Bidder/Proposer, or to fix any overhead, profit or cost element of the Bid/Proposal price or the Bid/Proposal price of any other Bidder/Proposer, or to secure through any collusion, conspiracy, connivance or unlawful Agreement any advantage against the Village or any person interested in the proposed Agreement.
(5) The price or prices submitted in the attached Bid/Proposal are fair and proper and are not tainted by any collusion, conspiracy, or unlawful Agreement on the part of the Bidder/Proposer or any of its agents, representatives, owners, employees, or parties of interest, including affiant.

(Signed) _____
General Counsel & Asst. Secretary
(Title)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 13th January 2025 by Juan Diaz, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

_____ (Signature of Notary Public)

Ellen M. Rand (Name of Notary, typed, printed or stamped)

HH587096 (Serial Number)

(Notary's Seal)

ELLEN M. RAND
Notary Public
State of Florida
Comm# HH587096
Expires 9/14/2028

suffolk.com

SUFFOLK
AMERICA'S CONTRACTOR

VILLAGE OF ESTERO

ESTERO SPORTS PARK CMAR

RFP NO. 100625



JANUARY 15, 2025

PRESENTED BY

BURKE CONSTRUCTION GROUP, INC.
10145 NW 19TH STREET, DORAL, FL, 33172
ANTHONY BURKE, CEO
TBURKE@BCGINC.NET
305.468.6604

BURKE
Construction Group Inc.

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BURKE
Construction Group Inc.

TAB 1
(SUBMITTAL LETTER)

TRANSMITTAL LETTER

JANUARY 15, 2025

Village of Estero
Steve Gillette, Procurement Manager
9401 Corkscrew Palms Circle
Estero, FL 33928

Re: RFP No. 100625 – Estero Sports Park CMAR

Thank you for considering Burke Construction Group (BCG) for the Estero Sports Park project. We are excited about the opportunity to bring our expertise to this project as your construction manager and to support the Village of Estero's vision of growth and community enrichment.

With a proven track record of delivering projects like this, BCG is uniquely equipped to partner with the Village of Estero. Our extensive experience with the CM-at-Risk process has enabled us to assemble a skilled local team recognized for excellence and collaboration. This team is committed to ensuring a seamless, efficient, and rewarding experience for all stakeholders.

Full Legal Company Name: Burke Construction Group, Inc.
Physical Street & Mailing Address: 10145 NW 19th Street, Doral, FL 33172
Primary Point of Contact: Anthony Burke, President & CEO
Primary Company Phone: (305) 468-6604
Primary company Email: tburke@bcginc.net
Company Type: Corporation

Firm History: Founded in 2007, Burke Construction Group is a construction management firm with over $2.5 billion in high-profile projects. We specialize in commercial, public safety, educational, and community projects throughout the State of Florida. Recognizing the need for top-tier sports facility construction, Burke Sports Construction Group (BSCG) was launched to deliver premium-quality sports facilities for communities, schools, stadiums, and athletic complexes. Backed by extensive expertise in land development, athletic and golf course construction, BSCG has completed over 80 major sports complexes nationwide since its inception. With two decades of proven excellence, BCG continues to set the standard in construction and looks forward to collaborating with The Village of Estero.

Dedicated Team: Our proposed team has collectively delivered more than 20 park, recreational, and sports projects across Southwest Florida. With a thorough understanding of local regulatory requirements, permitting processes, and building standards, we bring invaluable expertise to ensure this project's success. We are not just builders; we are engaged partners, committed to delivering a park that exceeds expectations and enriches the community.

The design portion of our team will be headed by the architectural firm **RG Architects**, supported by the engineering firm of **Davidson Engineering**, and landscape architectural firm of **RVi Planning + Landscape Architecture**. Each firm was carefully selected for their extensive experience designing, planning, and working on projects just like this one. Together, we represent a reliable, adaptable, and highly experienced team ready to address any challenges that may arise and deliver a first-class facility.

Competitive Edge: Selecting the right construction manager is a critical decision, and BCG brings unmatched qualifications for this endeavor. Our key strengths include:

- Dedicated sports division specializing in the design, development, and construction of sporting complexes.
- Proven collaboration with the proposed design team on previous sports/park projects.
- Over a decade of expertise in constructing state-of-the-art sports parks.
- Extensive experience managing projects within Lee County and the Southwest Florida region.
- Access to a robust database of value engineering solutions tailored to park developments.
- A comprehensive portfolio of over $100 million in park project investments.
- A deep understanding of the local subcontractor network, ensuring smooth execution.

BCG is committed to maintaining meticulous documentation, transparent communication, and a thorough plan to deliver the highest quality park while being responsible stewards of taxpayer funds. Our team will prioritize community needs, respecting local residents, businesses, and events while ensuring that schedules are met, and expectations exceeded.

We are genuinely excited about the opportunity to collaborate with the Village of Estero and are confident that our proven track record, commitment to excellence, and understanding of the local community can help bring another outstanding park to life. We look forward to the chance to present our qualifications in more detail and to demonstrate how our team will deliver exceptional results for the Estero Sports Park. Thank you for considering Burke Construction Group for this important project.

Sincerely,



Anthony Burke, CEO

BURKE Construction Group Inc. + Village of ESTERO

BURKE
Construction Group Inc.

TAB 2
(FIRM QUALIFICATIONS & EXPERIENCE)

FIRM QUALIFICATIONS

At Burke Construction Group, building parks and recreation projects is part of who we are. From the very beginning, we've taken pride in shaping the communities we serve through exceptional craftsmanship and community-focused design. With over 50 completed community parks and sports fields spanning more than 500 acres and generating over $100 million in revenue, we have a proven track record of delivering impactful, high-quality spaces.

As proud members of the American Sports Builders Association and being Certified Field Builders, we bring unparalleled expertise to every project. Our extensive experience allows us to understand the unique requirements of constructing vibrant sports parks and the invaluable benefits they provide to communities. Having built some of the most popular parks and sports facilities in the state, we are excited to bring our passion and expertise to the Estero Sports Park project.







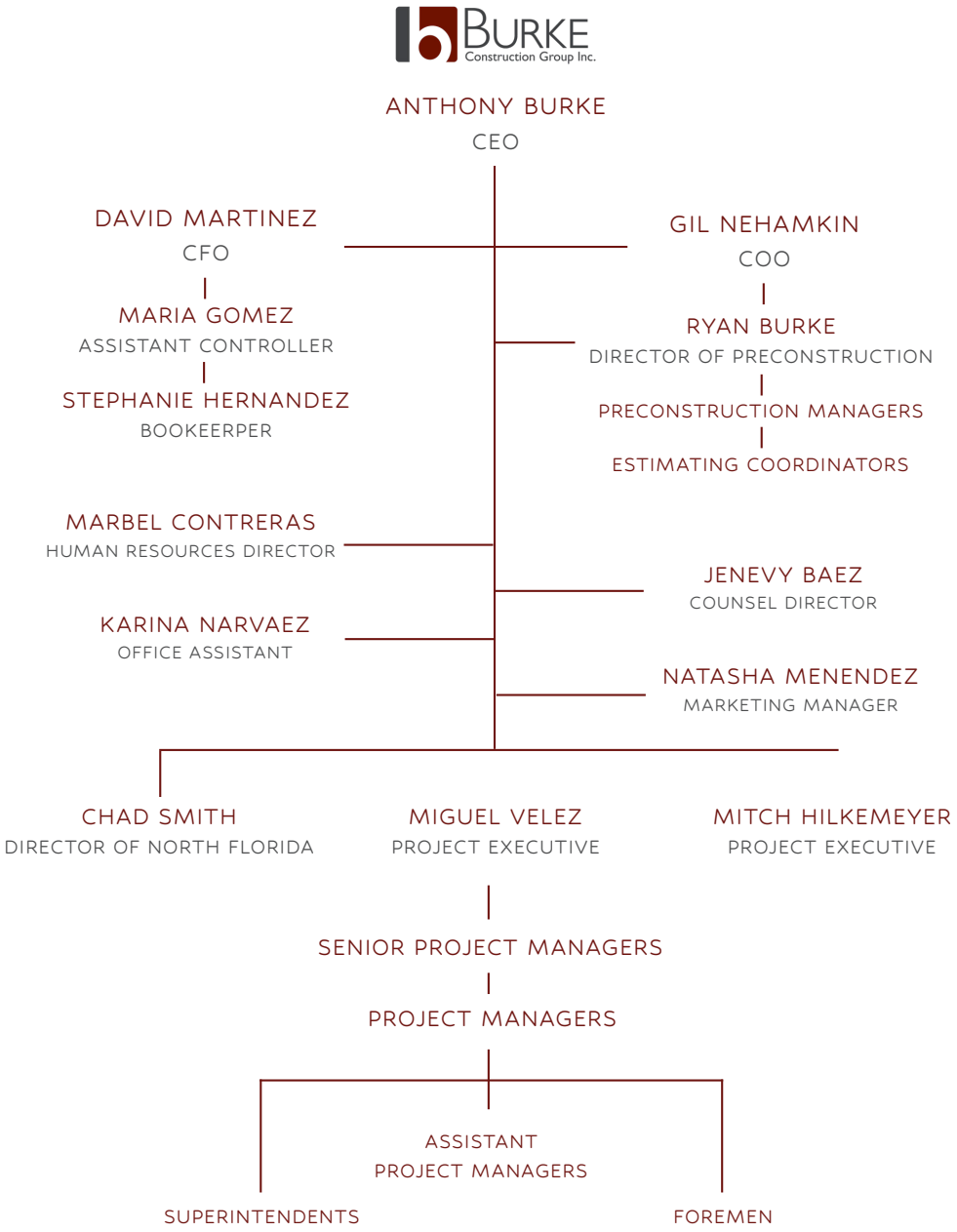








COMPANY ORGANIZATIONAL CHART



BURKE Construction Group Inc.

8

PROPOSED SUBCONTRACTORS

Burke Construction Group's selected design professionals will provide the Village of Estero with compelling advantages:

- **RG Architects** will contribute their local expertise, ensuring project goals are achieved while fostering collaboration, creativity, and innovation through a thoughtful design process.
- **Davidson Engineering**, a Naples-based civil engineering firm with experience spanning over 100 projects in Lee and Collier counties, is dedicated to delivering innovative solutions and flawless execution through efficient project design and management.
- **RVi** will bring their extensive nationwide expertise in parks and open space design. With 19 Florida municipalities under multi-year contracts for planning and landscape architecture. RVi has a proven track record, including their 2019 collaboration with the Village of Estero tasked to conceptually master plan this property for an expansion of Estero Community Park.







RG Architects, PA. is an Architectural Studio committed to collaboration, creativity and innovation through a thoughtful design process.

85%

Repeat Clients

+3.5 M

SF of Government and Municipalities Projects

+26

Years of Experience

RG Architects, P.A was founded in Fort Myers back in 2012, and since then, we've grown from three partners to a diverse team of dedicated employees. Our passion lies in delivering excellence in architecture, exceeding our client's expectations, and creating new connections within the Southwest Florida community. We believe architecture can be a powerful force for good, and we work collaboratively with our stakeholders to help them achieve their vision. Together, we're building a better future for OUR COMMUNITY.

OUR PHILOSOPHY

Our genuine passion for the work we do makes the difference.

At RG Architects, P.A. Everyone has a voice and contributes their unique knowledge and skills, creating a team commitment to continuous growth and exploration. Never content with stagnation, we are always seeking new challenges and opportunities for improvement.

OUR SERVICES

- Feasibility Study
- Concept Design
- Master Planning
- Programming
- Schematic Design
- Design Development
- Construction Document
- Bidding and Negotiation
- Construction Observations
- Closeout

FIRM LOCATION

1. RG Architects, P.A
2070 McGregor Blvd. Suite 1
Fort Myers, Florida 33901

Person(s) responsible for contracting services hereunder:

Ryan Richards,
Principal, AIA, NCARB
rsr@rgarchitectspa.com

OUR PROFESSIONAL CAPABILITIES
We exceed expectations:

Our reputation for excellence in the industry stems from our deep understanding of our clients' needs. We provide tailored solutions that consistently surpass expectations, fostering strong relationships.

OUR MISSION

Elevate our community through design:

At RG Architects, P.A. we believe our impact extends beyond the projects we create. We aim to build a stronger, more vibrant community where everyone can thrive.

OUR VISION

Designing connections between people and environments:

We envision a future where our work leads the way in creating spaces that harmonize with the planet, enriching lives while safeguarding the environment for generations to come.

RG Architects is proud to be a Certified Minority Owned Business specializing in Architecture, Planning, and Programming. As a Minority Business Enterprise (MBE) certified company, we are committed to fulfilling our clients', partners', and community's diverse commitments and goals. We believe that this certification affirms our dedication to diversity, equity, and inclusion.

Here's why our minority-owned status matters:

- Diversity Fuels Innovation: At RG Architects, we firmly believe in treating every individual with respect and dignity, irrespective of their ethnicity, gender, social status, or religion. We take pride in fostering a culture of diversity. Our diverse team of talented professionals brings a wealth of experiences, ideas, and creativity to the table.

- Empowering Communities: Being a minority-owned business means we have a special connection to undeserved communities. We understand the importance of economic empowerment and strive to create job opportunities and support local economies in these areas. By choosing RG Architects P.A, you're contributing to these positive impacts.

- Commitment to Excellence: Our minority-owned status underscores our commitment to excellence. We hold ourselves to the highest standards of quality, precision, and reliability. Our reputation for exceptional Architecture, Planning, and Programming services is a testament to the values we uphold.

- Inclusive and Fair Practices: Inclusive isn't just about our workforce; it's a cornerstone of our clients relationships. We actively seek partnerships with diverse suppliers and prioritize inclusive in our supply chain. By doing so, we support a network that reflects the rich tapestry of our society.

CLIENT LIST (NO POTENTIAL CONFLICTS OF INTEREST)

Public Clients
Florida Gulf Coast University
Florida SouthWestern State College
Lee County School District
Collier County Government
Collier County Schools
Charlotte County Schools
The City of Fort Myers
Town of fort Myers Beach
City of Cape Coral

Private Clients
Pelican Sound Golf and Racket Club
Shell Point Retirement Community
Fort Myers Broadcasting
The Community School of Naples
Heights Foundation

Our project methodology, and perspective guide us in determining the appropriate steps to take, the order in which to execute them, and the rationale behind each step. We prioritize understanding the "why" behind our actions, ensuring a comprehensive and purposeful project implementation.

R.G. Architects P.A, leverages valuable insights from previous completed work with various entities to ensure efficient project management and adherence to timelines. This data-driven approach enables us to create carefully crafted timelines optimized for successful project completion.

Our proficiency in cost control results from our vast experience in the field. R.G. Architects P.A. has developed a comprehensive understanding of cost management techniques, which allows us to monitor project expenses, identify potential cost-saving opportunities effectively, and deliver projects within budgetary constraints.
At R.G. Architects P.A., Innovation and creativity are deeply ingrained in our work ethos.

As natural-born designers, we leverage cutting-edge software tools to create visually appealing and highly detailed models of our product designs. These visual representations serve as essential communication tools, facilitating clear and effective collaboration with stakeholders throughout the project life cycle.

We have a deep understanding of the unique challenges and requirements that come with designing, permitting, managing, and overseeing the construction of Institutional, and Educational projects. Our team has extensive experience in collaborating with local authorities, navigating regulatory processes, and ensuring compliance with applicable codes and regulations.

Our portfolio includes a range of Institutional, and Educational projects in the region, showcasing our ability to create impaction and efficient spaces that meet the specific needs of the community.

Continuing Architectural Contract under School District of Lee County | **Project Name:** Lehigh Senior High School

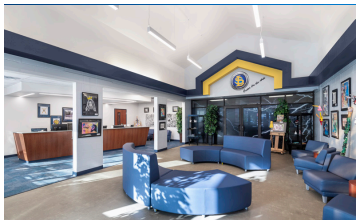


Building Area: 23,700 GSF

Location of Project: Lee County, FL

Project Description: Lehigh Sr. HS included 2 story High School Addition with classrooms resource rooms, ROTC Activity Suite. Renovation to the Media Center, Labs, Admin. Office, & New Outdoor Dining.

Scope of Services: Javier Salazar and Laura Salazar provided Construction Documents and Construction Administration.





PROJECT RELEVANCE

The renovation and expansion was intended to accommodate the influx of approximately 500 additional students for the 2019-2020 school year. Lee County School District selected RG Architects P.A. to provide design management services for this project, and thus facilitate the successful completion of the school expansion and renovation.

TEAM IN CHARGE



JAVIER SALAZAR
AIA, NCARB
Design Principal



LAURA SALAZAR
AIA ASSOCIATE
Project Manager

1

Continuing Architectural Contract under Community School of Naples | **Project Name:** John N. Allen Family Stadium



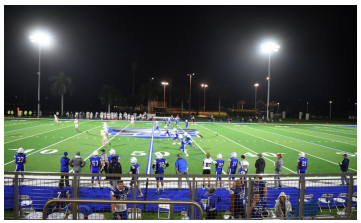
Building Area: 10,300 GSF

Location of Project: Collier County, FL

Project Description: RG Architects, P.A. provided design, permitting, and construction administration for the Community School of Naples New John N. Allen Family Stadium.

Scope of Services: Ryan Richards, and Austin Landrette, provided Construction Documents and Construction Administration.





PROJECT RELEVANCE

The John N. Allen Family Stadium has a wide range of features. Spectators have the option of sitting in the bleacher sections, getting premium seats around midfield, or enjoying the action close-up on the west side of the stadium. The stadium faces northeast, and the field is built using the Field Turf Cool-play system, which reduces surface temperatures. High-tech field lights, a scoreboard, a welcome center, and a concession are additional features. The new structure is considered a community environment in which each student can develop self-confidence, strong character, and exercise leadership skills.

TEAM IN CHARGE



RYAN RICHARDS
AIA, NCARB, LEED® AP
Design Principal



AUSTIN LANDRETTE
AIA ASSOCIATE
Project Manager

2

Continuing Architectural Contract under Community School of Naples | **Project Name:** Athletic Performance Center



Building Area: 11,353 SF GSF

Location of Project: Collier County, FL

Project Description: RG Architects, P.A. provided design, permitting, and construction administration for the Community School of Naples.

Scope of Services: Ryan Richards, and Austin Landrette, provided Construction Documents and Construction Administration.





PROJECT RELEVANCE

RG Architects, P.A. also developed to Community School of Naples, the Athletic Performance Center. This is a facility that fosters a winning mindset by integrating fitness, injury prevention, recovery and regeneration, in a well-staffed professional atmosphere. Planners and designers developed an overall space utilization plan, programmed spaces for future growth and strategically determined how the school's property could be further developed. The resulting master plan is a dynamic outline for the physical growth of the campus.

TEAM IN CHARGE



RYAN RICHARDS
AIA, NCARB, LEED® AP
Design Principal



AUSTIN LANDRETTE
AIA ASSOCIATE
Project Manager

Continuing Architectural Contract under Pelican Sound. | **Project Name:** River Club



Building Area: 71,41GSF

Location of Project: Estero, FL

Project Description: A triangular footprint maximizes the available space and plays with an angle that addresses the pool and deck in a meaningful way. This new and uniquely shaped shading structure repurposes the fire pits casual dining and pool lounging areas while keeping the old Florida Style with a contemporary modern twist.

Scope of Services: Javier Salazar, and Laura Salazar, provided Architectural Design, Construction Documents and Construction Administration.





PROJECT RELEVANCE

The River Club at Pelican Sound is an example of resilience and teamwork, a project that surged from unforeseen events and turned into a reimagined and detail-driven architecture piece.

The interior renovations take advantage of the open floorplan by setting in place a new social hub with bar and dining areas complimentary to the lifestyle of the residents. Every room was reimagined to transport people while still radiating the casual vibes of the River Club.

A new outdoor dining space is hosted under a steel structure that respects the existing building but stands out as a new architectural landmark of Pelican Sound.

TEAM IN CHARGE



RYAN RICHARDS
AIA, NCARB,
LEED® AP
Design Principal



CARLA ORTEGA
AIA ASSOCIATE
Project Manager

4

Continuing Architectural Contract under City of Bonita Springs | **Project Name:** Imperial 41 - Downtown Bonita Springs



Location of Project: Bonita Springs

Project Description: RG Architects, P.A. is proud to be at the forefront of a transformative mixed-use development project in collaboration with the City of Bonita Springs and Barron Collier Company. This innovative endeavor encompasses a diverse array of elements, including residential units, retail spaces, offices, and public amenities.

Scope of Services: Javier Salazar, and Emily Minkowitz, provided Architectural Design, Construction Documents and Construction Administration.



1 SOUTH BUILDING-EAST

PROJECT RELEVANCE

Designing the building envelope, structure, residential and communal areas, and retail units, ensuring each facet aligns seamlessly with the project's vision. Currently in the concept design phase, the project promises to deliver vibrant public open spaces featuring recreational amenities like water access points, concessions, and restrooms, enhancing community life and urban vitality. This joint venture not only redefines urban living but also fosters synergy by integrating with existing infrastructure such as the Imperial River vehicular and pedestrian crossing, underscoring its status as a true exemplar of mixed-use urban development.

TEAM IN CHARGE



JAVIER SALAZAR
AIA, NCARB
Design Principal



EMILY MINKOWITZ
AIA ASSOCIATE
Project Manager

5

Continuing Architectural Contract under Florida Gulf Coast University | **Project Name:** FGCU Master Plan



Location of Project: Lee County Campus, Florida
Project Description: RG Architects is currently engaged in the development of the **master plan** for **Florida Gulf Coast University (FGCU)**, a project encompassing a series of pivotal developments that have substantially enhanced the campus. Noteworthy projects include the **Academic Building 9 / The Water School**, along with the **Cohen Student Union** in its Phase I and II. Currently, RG Architects is working on the design of **Academic Building 10**, which will house the new "School of Nursing".
Scope of Services: Javier Salazar, leaded as Design Principal, and Ryan Richards as Principal in Charge





PROJECT RELEVANCE

Currently, RG Architects is working on the design of Academic Building 10, which will house the new School of Nursing, and Cohen Student Union Phase II. The master plan is intended to facilitate the efficient expansion of the campus while creating a sustainable and dynamic environment that promotes collaboration and learning, aligned with the evolving needs of the student body and the broader university community.

TEAM IN CHARGE



JAVIER SALAZAR
AIA, NCARB
Design Principal



RYAN RICHARDS
AIA, NCARB, LEED® AP
Principal in Charge

6

About Us

Davidson Engineering, Inc.

Civil Engineering • Permitting • Land Development

Davidson Engineering (DE) is pleased to offer a talented team of Professional Engineers, dedicated Project Managers, technical and administrative support team with **extensive knowledge of local codes, ordinances and state regulations and local experience** in civil site design, permitting, and construction administration for both private and public sectors.

Davidson Engineering (DE) has been in business in Collier County since 1997 and has a proven track record of success in getting the job done. Navigating projects from conceptual to design and through complex processes and often numerous permitting agencies is a continued strength of our firm. Additionally, our hands-on approach and practice of individualized follow-up with all necessary agency review staff prior to re-submittals results in fewer reviews, fast tracked permitting approvals and meeting project deadlines.

DE has extensive experience with **Sports Parks**. A prime example, is the Paradise Coast Sports Complex. The ±195 acre campus was development in multiple phases and started with preliminary planning review of the site's existing conditions, zoning district, overlays and future land use(s), preliminary engineering review of the stormwater management requirements, site circulation, access and parking conditions, internal way-finding and monumental signs, and site security to develop the master site plan.

Skills, Abilities and Strengths

- **Local Experience / Knowledge.**
  This team has extensive knowledge and experience designing and permitting projects related to recreation and sports fields and have recently completed the Collier County Paradise Coast Sports Complex, a project with similar scope of work to the Estero Sports Park including:

  • Sports Fields *(Football, Baseball, Multi-purpose)*
  • Pavilions / Pedestrian & Player Shade Structures
  • Concession Stands
  • Paved Multi-use Pathways
  • Paved Parking Lots
  • Locker Rooms

- **Quality Assurance / Quality Control.**
  Navigating the project design through the complex and sometimes numerous permitting agencies is a continued strength of our Team. The internal cross-departmental quality assurance/quality control reviews result in an increased level of accuracy from the first design submittal (30 , 60 , etc.). Additionally, our practice of individualized follow-up with project review and technical staff prior to resubmittals results in fewer lengthy reviews and requests for information (RFI's), thus saving the client both time and money.

DAVIDSON ENGINEERING
ESTABLISHED 1997

Areas of Expertise

- *Conceptual Site Engineering*
- *Site Development Plans (SDP)*
- *Design and Permitting*
- *Review Agency Liaison / Permitting*
- *Land Development and Construction Project Administration*
- *Construction Cost Estimating*
- *Comprehensive Plan Amendment*
- *Build-out Studies*
- *Traffic Impact Statements*
- *Feasibility Studies*
- *Construction Plans and Plat*
- *Stormwater Management Design*
- *Local Government Projects*
- *Conditional Uses*
- *Planning Commission, HEX and Board of County Commissioners Hearings*
- *Public Information Meetings*



Collier County Paradise Coast Sports Complex Multi-Purpose Fields

Paradise Coast Sports Complex

Collier County , FL



Paradise Coast Sports Complex is a ±195 acre property located in the City Gate Commerce Park within Collier County. The scope of work included Master Campus Planning, Development and Implementation of a Landscape Pilot Program in conjunction with the Naples Botanical Gardens and the Collier County Planning Council and Board of Commissioners, phased site design and permitting, modification to the overall ±255 acre seven (7) basin master stormwater management system for City Gate Commerce Park, originally designed by Davidson Engineering, to accommodate the the Sports Complex into the master ERP creating an overall master ERP acreage of 368 acres and civil construction administration services. Construction has been completed for Phases 1, 2 and portions of Phase 3 which include the following:

Phase 1::

Multiple Buildings and required parking
The Cove Beer and Wine Bar
The Factory Outdoor Workout Facility
Lake Trail
The Great Lawn
Multi-purpose Turf Fields 1-4

Phase 2:

Extension of City Gate Blvd North and South
South Side Parking
3,500-seat Stadium

Phase 3:

Fields 5-8
6 Volleyball Courts (SE corner of Lake)
Coming 2025 - 11 Diamond Fields





Project Relevancy

- *Conceptual Civil Site Engineering*
- *Site Development Plans (SDP)*
- *Civil Site Design and Permitting*
- *Engineering Construction Administration*
- *Traffic Impact Statements*
- *Community Sports Park Complex*
- *Stormwater Management Design*
- *Water and Wastewater Utilities*
- *Local Government Project*

Project Schedule:
Start: June 2018
(Master Campus Planning, Civil Site Design / Permitting & Construction Phases 1-3)

End: Park Opened July 2020
(Phases 1-2 & portion of Phase 3)

Team Members:
Jeff Davidson, P.E.
Ryan White, P.E.
Lee Davidson, P.E.
Brandon Copper, E.I.

Client: Collier County ***Project Contact:*** Margaret Bishop, P.E.
239-252-5857
Margaret.Bishop@colliercountyfl.gov

Seacrest Community School
New Gymnasium & Sport Fields

Collier County , FL

SEACREST COUNTRY DAY SCHOOL

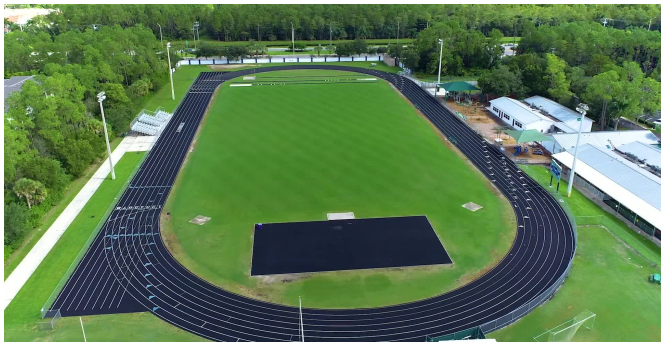


Seacrest is an existing 39.4 acre private school for children from grades PK through 12. The school campus is located on the southeast corner of Davis Blvd. and Country Bard Road in Collier County, Florida.

Davidson Engineering has provided engineering services to Seacrest for several years as the facility has expanded to keep pup with the student population growth. Davidson Engineering designed, permitted and provided construction services for an additional single story classroom building, a new 23,915 s.f. gymnasium, new softball dugouts with field drainage improvements the addition of a playground with drainage improvements.







Project Relevancy

- *Conceptual Civil Site Engineering*
- *Site Development Plans (SDP)*
- *Civil Site Design and Permitting*
- *Engineering Construction Administration*
- *Traffic Impact Statements*
- *Sports Fields/Drainage*
- *Stormwater Management Design*
- *Water and Wastewater Utilities*
- *Community Project*

Project Schedule:
Start: Classroom & Gymnasium
June 2011
Fields & Playground: May 2018

End: Classroom & Gymnasium
Construction Completed
November 2012
Fields & Playground: November 2018

Team Members:
Jeff Davidson, P.E.
Ryan White, P.E.

Client: Seacrest School, Inc.
Contact: Laura Ryan
239-793-1986
lryan@seacrest.org

Collier County Public Schools 'GGG'
Aubrey Rogers High School

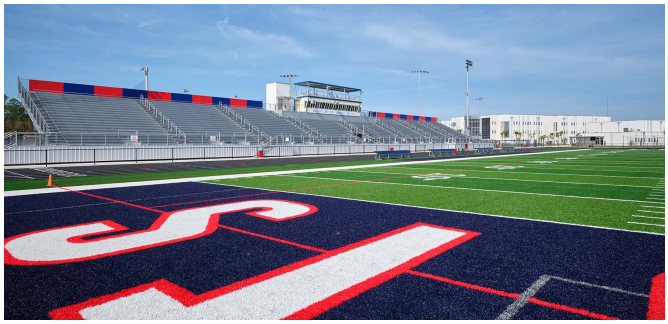
Collier County , FL



The New Aubrey Rogers High School fka 'GGG' was designed as a "21st Century School" with 3-stories and 314,000 sf located on a 60-acre campus off Livingston Road along Veterans Memorial Blvd.

The GGG High School project was designed with a stormwater management system that utilized a series of dry detention areas and lakes. A treatment train was implemented to reduce the amount of total phosphorus and total nitrogen to pre-development levels. The system was also analyzed to ensure that the system's discharge rate provided adequate hydration to the on-site wetlands.

DE provided Conceptual Site Planning and Engineering, Site Development Plan (SDP) Design and Collier County School Board Review (SBR), Environmental Resource Permitting, and Road Extension Construction support. Construction commenced in July 2021 and school opened in August of 2023.



Project Relevancy

- *Conceptual Civil Site Engineering*
- *Site Development Plans (SDP)*
- *Civil Site Design and Permitting*
- *Engineering Construction Administration*
- *Traffic Impact Statements*
- *Sports Fields*
- *Stormwater Management Design*
- *Water and Wastewater Utilities*
- *Local Governmental Project*

Project Schedule:

Start: April 2019 *(Design/Permitting)*
End: August 2023 *(Construction Completed)*

Team Members:

Jeff Davidson, P.E.
Ryan White, P.E.
Brandon Copper, E.I.

Client: District School Board of Collier County
Contact: Jorge L Rodriguez
239.377.0241
rodrj26@collierschools.com



Our purpose is to inspire people to be outside and engage in the community around them.



CREATIVITY

STRATEGIC THINKING

PROCESS

PASSION

As planners and landscape architects, we embrace every opportunity to advance this mission by creating memorable and engaging outdoor experiences. Founded in 1982, RVi has grown into a national firm with 12 offices across the country, five of which are in Florida - in Bonita Springs, Fort Myers, Sarasota, Tampa and Orlando. We offer a broad range of project experience that inspires our team to think creatively, and approach each new opportunity with an adventurous spirit, collaborative mindset, and a desire to consistently raise the bar for our clients and the communities we serve.

We believe that great municipalities are founded on thoughtful planning. RVi currently serves 19 municipalities in Florida for planning and landscape architecture services, including parks and open space design in recent years for the cities of Bonita Springs, Maitland, Babcock Ranch and Village of Estero.

WE KNOW PARKS & TRAILS

Whether wandering through the woods or near a roadside, every park and every trail has an underlying story to tell and a connection to make with its users. The RVi team loves digging into stories of the land and works hand-in-hand with the community to find the tales waiting to be discovered.

We have over 40 years of experience planning and designing parks, trails and greenways. The success of our projects is rooted in our commitment to community engagement, being good stewards of our clients' financial resources and our passion for creating fun and imaginative places for people of all ages to enjoy.

COMMUNITY PARK MASTER PLAN - EXPANSION STUDY

Village of Estero — Estero, FL



DATE
2019

SCOPE
Conceptual Master Planning
Landscape Architecture
Pedestrian Connectivity

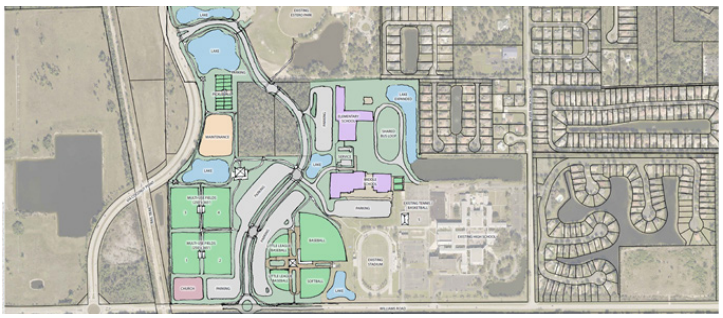
OVERALL PROJECT BUDGET
$15,000 (RVi's project budget)

KEY PROJECT STAFF
Sabrina McCabe, PLA
(Project Manager)

REFERENCE
David Willems - Public Works Director
Village of Estero
239-221-5035
willems@estero-fl.gov

PROJECT DESCRIPTION
RVi (formerly known as Waldrop Engineering) was hired by the Village to produce multiple iterations of a master planning assignment for the potential expansion of Estero Community Park on property to its immediate south and southeast.

The intent was to help the Village staff and Lee County Public Schools visualize how an expansion to the park could incorporate the addition of a new elementary school near the high school, multiple new sports fields, pickleball courts for the park, a trail system, maintenance facility, and adequate parking and circulation to remedy traffic congestion concerns in the area. RVi's landscape architects also conceptually designed a pedestrian trail network with proposed points of connection throughout the park to existing public trails and anticipated future points of pedestrian access.



BABCOCK RANCH REGIONAL SPORTS PARK

Kitson & Partners

Babcock Ranch, FL



DATE
2018 - 2022

SCOPE
Land Planning
Landscape Architecture
Environmentally-Sensitive Design
Construction Documentation

OVERALL PROJECT BUDGET
$24 million

KEY PROJECT STAFF
Laurah Walker, PLA (Project Manager)

REFERENCE
Bill Moore
Babcock Property Holdings, LLC / Kitson & Partners
239-449-5920
bmoore@kitsonpartners.com

PROJECT DESCRIPTION
Also known as the William & Mary Anne Smith Sports Park Complex, RVi assisted in the site planning of this 23-acre sports park and provided landscape architecture design for the common areas and trail connection points. The sports park offers a turf multi-sport field and track, flex field for soccer and other sports, baseball and softball fields and skate park, as well as surface parking, restrooms, and a concession building.

The landscape design was carefully thought out to provide buffers for adjacent homes and to screen headlights in the parking lot. RVi also designed turf berms around the multi-sport turf field to provide additional seating for viewing events on the field. Native vegetation was used to keep within the planting requirements of Babcock Ranch, with sustainability and water conservation at the forefront of design.

The sports park is adjacent to the Babcock Ranch Neighborhood School (K-8) and Babcock High School. Students will utilize the fields, but they are also for everyone in the community to enjoy. Recreational leagues for soccer, baseball and softball for all ages will be offered at the park.

Completion date: Design completed in 2022, construction projected for completion in fall of 2024

BONITA SPRINGS RECREATION CENTER RENOVATION – PH I & II

City of Bonita Springs — Bonita Springs, FL



SIZE
~35 acres

SCOPE
Master Planning
Landscape Architecture
Park & Open Space Design
Recreation Center Design
ADA-Compliant Design
Construction Documentation

OVERALL PROJECT BUDGET
$2.5 million

KEY PROJECT STAFF
Will Hellman, PLA (Project Manager)
Sabrina McCabe, PLA (QA/QC of Landscape and Hardscape)

REFERENCE
Nicole Perino - Parks & Recreation Director
City of Bonita Springs
239-992-2556
nicole.perino@cityofbonitasprings.org

PROJECT DESCRIPTION
Last renovated in the early 2000s, the Bonita Recreation Center ballfields were overdue for performance improvements and aesthetic enhancements. Phase I renovations included ADA accessibility, pedestrian circulation, stormwater and landscape improvements. The project scope presented a unique challenge in that it required ADA compliance and stormwater improvements while maintaining existing ballfield and concession stand grades. Adding to the challenge, Phase I had to be completed in a shortened time frame to allow for spring ball season to resume on schedule.

The design team developed a curb-and-trench drain detail that solved the ADA and drainage challenges by inverting the existing drainage scheme. This resulted in a larger spectator space with gentle slopes and pedestrian circulation delineated by decorative pavers. This improved space ties into improved site circulation and wayfinding, implemented through decorative paving patterns and nodes. Thoughtfully located native and tropical palms reinforced wayfinding while establishing site character and enhancing aesthetics. Completion of Phase I set the stage for Phase II improvements to include redesign of the playing fields, all new turf and irrigation system, custom-designed dugouts, spectator shade structures, site furnishings and more.

RVi has also been engaged by the City as Project Lead Consultant to begin designing the City's newest soccer complex.

Completion date: 2021 (Phase I) and 2023 (Phase II)


BURKE CONSTRUCTION GROUP RELATED EXPERIENCE

RELATED EXPERIENCE







MILL CREEK SPORTS PARK

St. Augustine, FL

Burke Construction Group was selected to construct this 20 Acre sports park located in St. Augustine, FL. This project consists of new baseball fields, softball fields, new multi-use field (soccer/football), concession stands, restroom building, and site improvements. This park is a featured destination for the regional that will host sporting tournaments and events year-round.

Project Schedule: December 2023 - December 2024
Contract Value: $12,892,380
Services Performed: Construction Manager
Owner: St. John's County Parks & Recreation

"This is the first step in the County really making a big commitment toward Parks and Recreation and the future generations of St. Johns County." - Ryan Kane, St. Johns County Parks and Recreation Director

RELATED EXPERIENCE







FESTIVAL PARK

Cape Coral, FL

Burke Construction Group was selected to construct an 80-acre community park in Cape Coral, FL, designed for large events and recreation. The park will feature festival grounds, a concert venue, ten (10) multi-use sports fields, a concession building, an amphitheater, playground, stadium seating, and event lawns with a grass berm for seating. This park is the first of its kind for the City of Cape Coral and will bring a new destination to the city.

Project Schedule: July 2024 - May 2025
Contract Value: $17,324,713
Services Performed: Construction Manager
Project Owner: City of Cape Coral

"The sprawling, multi-million park facility in the making park will significantly enhance the city's recreation offerings." - John Gunter, City of Cape Coral Mayor

RELATED EXPERIENCE



Project Similarities

Sports Park
City Project
Baseball Fields





BERNSTEIN PARK

Stock Island, FL

BCG constructed Bernstein Park, a public recreation sports park located in Stock Island, FL. This project consisted of a new community building, maintenance building, baseball fields, basketball courts, soccer fields, state-of-the-art field lighting, and a new children's playground.

Project Schedule: May 2017 - August 2018
Contract Value: $7,921,975
Services Performed: Construction Manager
Project Owner: Monroe County

BURKE Construction Group Inc.

RELATED EXPERIENCE



EVANGELICAL CHRISTIAN SCHOOL

Fort Myers, FL

Burke Construction Group in partnership with Burke Sports was selected to bring exciting renovations to the existing athletic complex located at ECS school in Fort Myers, FL. Being one of the first schools in Lee County with artificial turf, both the baseball and football facilities were renovated to help expand the world class athletic programs at the school and the campus.

Project Schedule: June 2019 - December 2019
Contract Value: $1,708,356
Services Performed: Construction Manager, Athletic Field Construction
Project Owner: Evangelical Christian School

BURKE Construction Group Inc.

RELATED EXPERIENCE







Project Similarities

Baseball Fields
SWFL Region
Design Build
Synthetic Turf

FLORIDA SOUTHWESTERN STATE COLLEGE ATHLECTIC COMPLEX

Fort Myers, FL

Burke Construction Group along with Burke Sports constructed turn-key baseball fields for FSW College located in Fort Myers, FL. This project was a design/build/assist for all fields including all associated sitework, concrete, sodding, and stadium seating.

Project Schedule: May 2022 - December 2022
Contract Value: $3,137,912
Services Performed: Athletic Field Construction
Project Owner: Florida Southwestern College

"By building this facility, we continue to provide our students with on-campus extracurricular opportunities at world-class sporting venues." - Jeff Allbritten, FWS President

BURKE Construction Group Inc.

RELATED EXPERIENCE



Project Similarities

Sports Fields
City Project
Playground





MARTIN LUTHER KING JR. RECREATION CENTER & PARK

Panama City, FL

Burke Construction Group was selected to construct this new recreation center park located in Panama City, FL. This ongoing project consists of a new 30,000 SF multi-purpose center will include a gymnasium, fitness room, STEM lab, E-sports room, arts & crafts room, teaching kitchen, a recording studio, and an editing studio. Additionally, it will include outdoors basketball courts, multi-purpose fields, playground, and other site amenities.

Project Schedule: February 2024 to June 2025
Contract Value: $19,549,646
Services Performed: Construction Manager
Project Owner: City of Panama City

"The partner that we've selected with Burke Construction has been outstanding to work with. They're constantly in communication. They've been good stewards of the project, the city's funds, and FEMA dollars." - Keith Mefford, City of Panama City Director of Parks, Culture and Recreation

BURKE Construction Group Inc.

RELATED EXPERIENCE



Project Similarities

Sports Fields
SWFL Region





WESTON TEQUESTA TRACE PARK

Weston, FL

BCG was selected to enhance the 42-acre community park in Weston. The project included the construction of two new synthetic turf multi-use fields, complete with associated site work, landscaping, irrigation, stadium seating, and site concrete. Additional upgrades throughout the park included new site amenities, illuminated walkways, and modern site furnishings, creating a more functional and inviting environment for the community.

Project Schedule: November 2016 to May 2017
Contract Value: $1,948,753
Services Performed: Construction Manager
Project Owner: City of Weston

OTHER RELEVANT EXPERIENCE



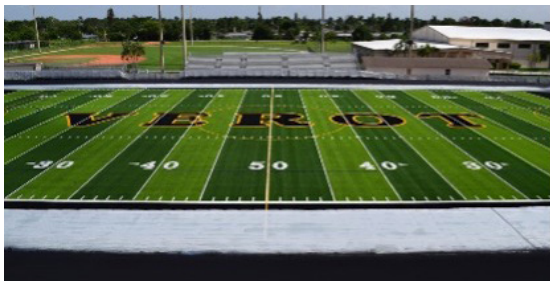
CLAYTON STERLING SPORTS COMPLEX

New 6-acre sports complex located in Key West, FL



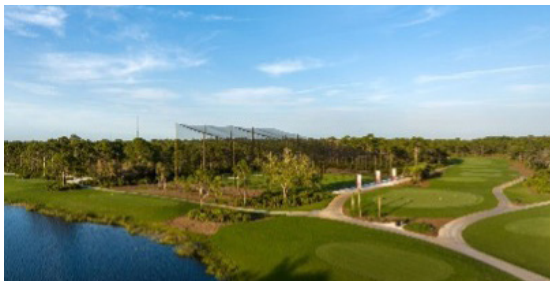
LABELLE SPORTS COMPLEX

New 25 Acre Sports Park with football fields, baseball field, and restroom building located in Labelle, FL.



BISHOP VEROT HIGH SCHOOL

New athletic complex for high school located in Fort Myers, FL.



RAPTOR BAY GOLF CLUB & RANGE

Renovation to golf course and driving range located in Estero, FL.



MARITIME SPORTS PARK

Multi-use Park in Pensacola, FL which includes a stadium, community buildings, waterfront park, and amphitheater.



WEST FLORENCE HIGH SCHOOL STADIUM

New football stadium for West Florence High School located in Florence, South Carolina.

REFERENCES

JAMES BREAKFIELD, P.E., PROJECT MANAGER
City of Cape Coral
(239) 707-1718
jbreakfi@capecoral.gov

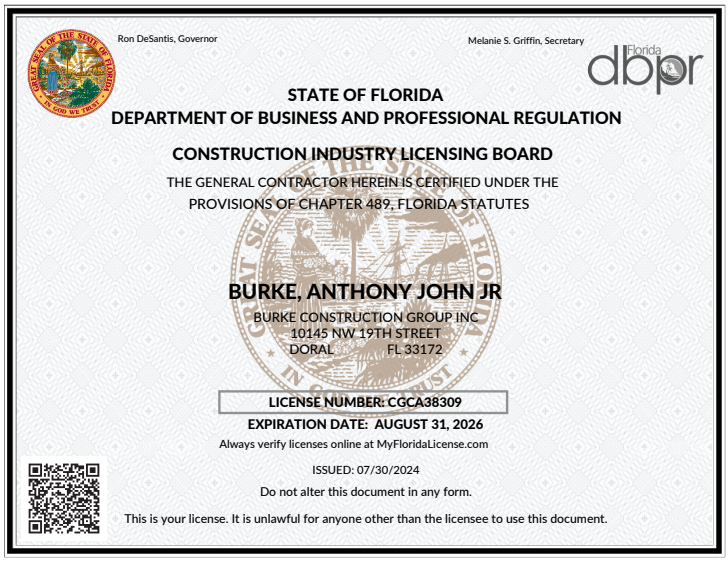
BRIAN KELSAY, ENGINEER, PROJECT MANAGER
St. Johns Count, Parks & Recreation
(904) 209-0115
bkelsay@sjcfl.us

JOHN M. HUNTE, HEADMASTER
Evangelical Christian School
(239) 936-3319
jhunte@goecs.org

KEITH MEFFORD, FACILITIES DIRECTOR
City of Panama City
(850) 872-3000
kmefford@panamacity.gov

RICHARD O'MALLEY, SUPERINTENDENT OF SCHOOLS
Florence Schools
(843) 664-8472

LICENSES AND CERTIFICATIONS



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

BURKE, ANTHONY JOHN JR

BURKE CONSTRUCTION GROUP INC
10145 NW 19TH STREET
DORAL FL 33172

LICENSE NUMBER: CGCA38309
EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 07/30/2024

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State of Florida
Department of State

I certify from the records of this office that BURKE CONSTRUCTION GROUP, INC. is a corporation organized under the laws of the State of Florida, filed on July 2, 2007, effective June 25, 2007.

The document number of this corporation is P07000075715.

I further certify that said corporation has paid all fees due this office through December 31, 2024, that its most recent annual report/uniform business report was filed on January 5, 2024, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fifth day of January, 2024

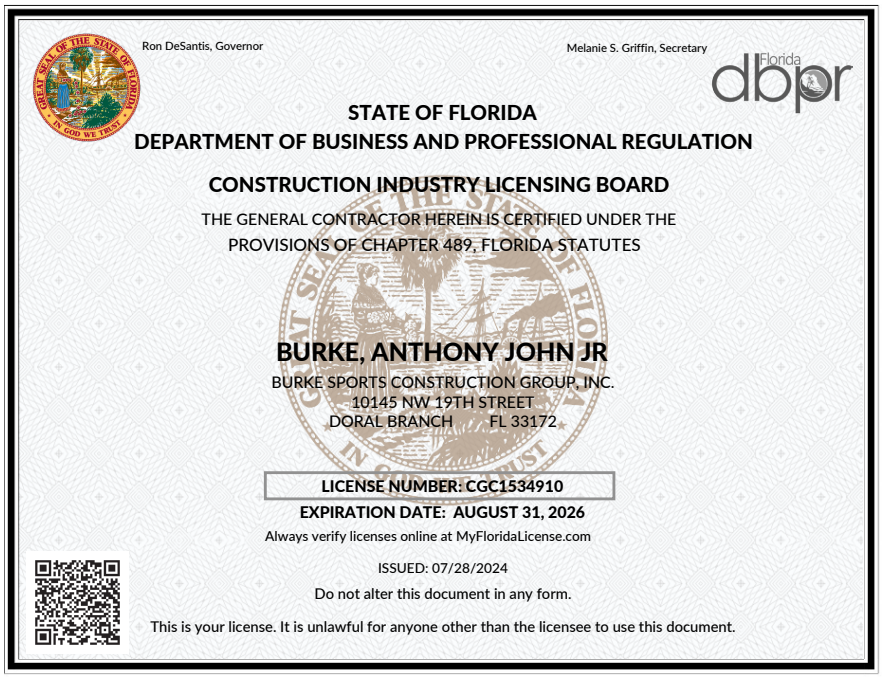
Secretary of State

Tracking Number: 6483947056CC

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

LICENSES AND CERTIFICATIONS



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

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PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

BURKE, ANTHONY JOHN JR

BURKE SPORTS CONSTRUCTION GROUP, INC.
10145 NW 19TH STREET
DORAL BRANCH FL 33172

LICENSE NUMBER: CGC1534910
EXPIRATION DATE: AUGUST 31, 2026

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ISSUED: 07/28/2024

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CFB CERTIFIED FIELD BUILDER
AMERICAN SPORTS BUILDERS ASSOCIATION

AMERICAN SPORTS BUILDERS ASSOCIATION

Through Its Certification Board
Has Conferred Upon

Brad Moretti

The Designation

CERTIFIED FIELD BUILDER

AMERICAN SPORTS BUILDERS ASSOCIATION CORPORATE SEAL 1963 DELAWARE

FOR EFFORTS TO RAISE THE PROFESSIONAL STANDARDS OF FIELD CONSTRUCTION AND FOR HAVING SUCCESSFULLY FULFILLED THE CONDITIONS OF ELIGIBILITY AND PASSED THE REQUIRED EXAMINATION.

In witness whereof we have set our hands on this 31st *day of* December, 2023

Certification expires: December 31, 2026

Executive Director

Certification Chairman

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

SALAZAR, JAVIER EDUARDO

1320 SE 15TH PLACE
CAPE CORAL FL 33990

LICENSE NUMBER: AR102579
EXPIRATION DATE: FEBRUARY 28, 2025

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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

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PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

RICHARDS, RYAN SCOTT

557 Keenan A KEENAN AVENUE
FORT MYERS FL 33919

LICENSE NUMBER: AR94102
EXPIRATION DATE: FEBRUARY 28, 2025

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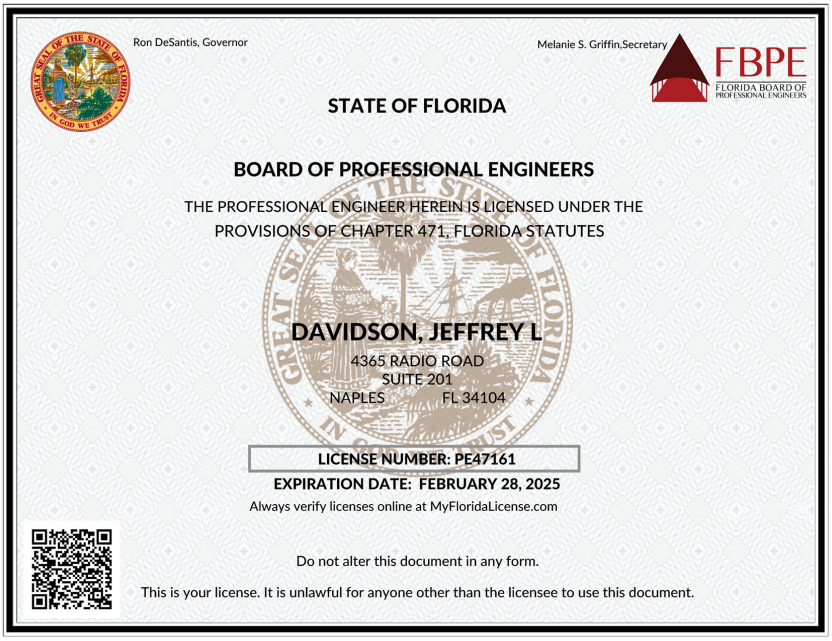

Ron DeSantis, Governor

Melanie S. Griffin,Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

DAVIDSON, JEFFREY L

4365 RADIO ROAD
SUITE 201
NAPLES FL 34104

LICENSE NUMBER: PE47161

EXPIRATION DATE: FEBRUARY 28, 2025

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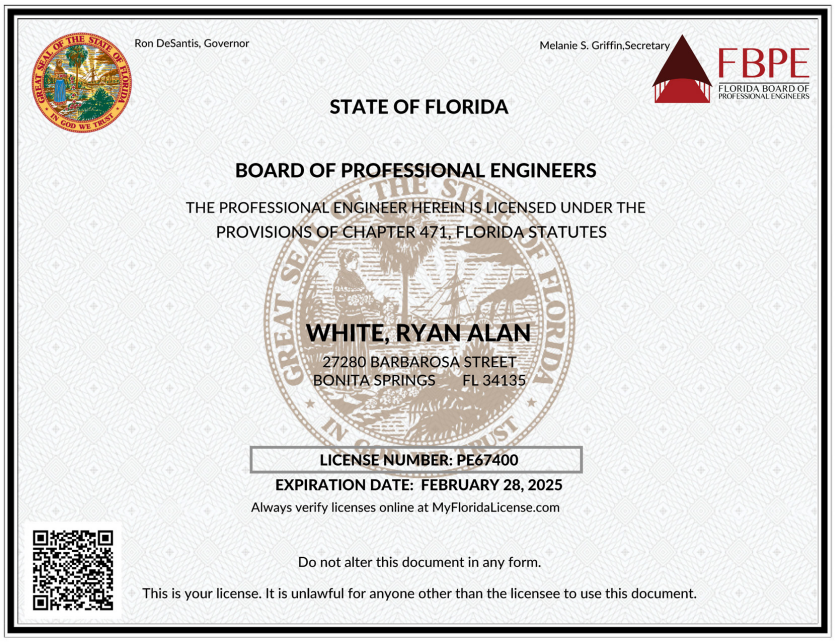

Ron DeSantis, Governor

Melanie S. Griffin,Secretary

FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS

STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

WHITE, RYAN ALAN

27280 BARBAROSA STREET
BONITA SPRINGS FL 34135

LICENSE NUMBER: PE67400

EXPIRATION DATE: FEBRUARY 28, 2025

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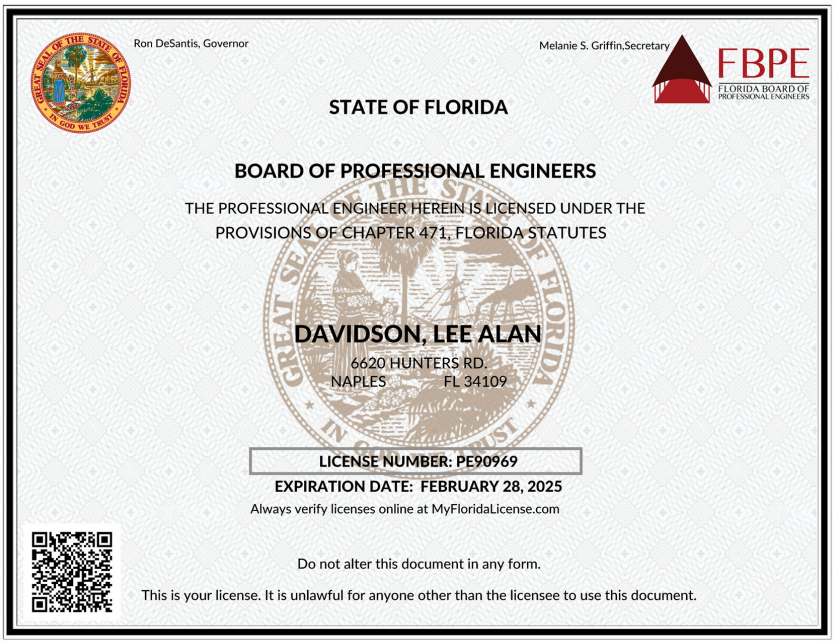

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FBPE
FLORIDA BOARD OF PROFESSIONAL ENGINEERS

STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

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DAVIDSON, LEE ALAN

6620 HUNTERS RD.
NAPLES FL 34109

LICENSE NUMBER: PE90969

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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF LANDSCAPE ARCHITECTURE

THE LANDSCAPE ARCHITECT HEREIN HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

MCCABE, SABRINA L

3345 BALBOA CIRCLE E.
NAPLES FL 34105

LICENSE NUMBER: LA6667231
EXPIRATION DATE: NOVEMBER 30, 2025
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ISSUED: 12/11/2023

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Melanie S. Griffin, Secretary

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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF LANDSCAPE ARCHITECTURE

THE LANDSCAPE ARCHITECT HEREIN HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

WALKER, LAURAH

14520 AERIES WAY DRIVE
FORT MYERS FL 33912

LICENSE NUMBER: LA6667582
EXPIRATION DATE: NOVEMBER 30, 2025
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ISSUED: 12/04/2023

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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF LANDSCAPE ARCHITECTURE

THE LANDSCAPE ARCHITECT HEREIN HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

HELLMAN, WILLIAM

15115 AUK WAY
BONITA SPRINGS FL 34135

LICENSE NUMBER: LA6667653
EXPIRATION DATE: NOVEMBER 30, 2025
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ISSUED: 10/04/2023

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Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF LANDSCAPE ARCHITECTURE

THE LANDSCAPE ARCHITECT HEREIN HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

SEACRIST, RYAN ANDREW

111 N. MAGNOLIA AVENUE
SUITE 1350
ORLANDO FL 32801

LICENSE NUMBER: LA6667322
EXPIRATION DATE: NOVEMBER 30, 2025
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ISSUED: 12/22/2023

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BURKE
Construction Group Inc.

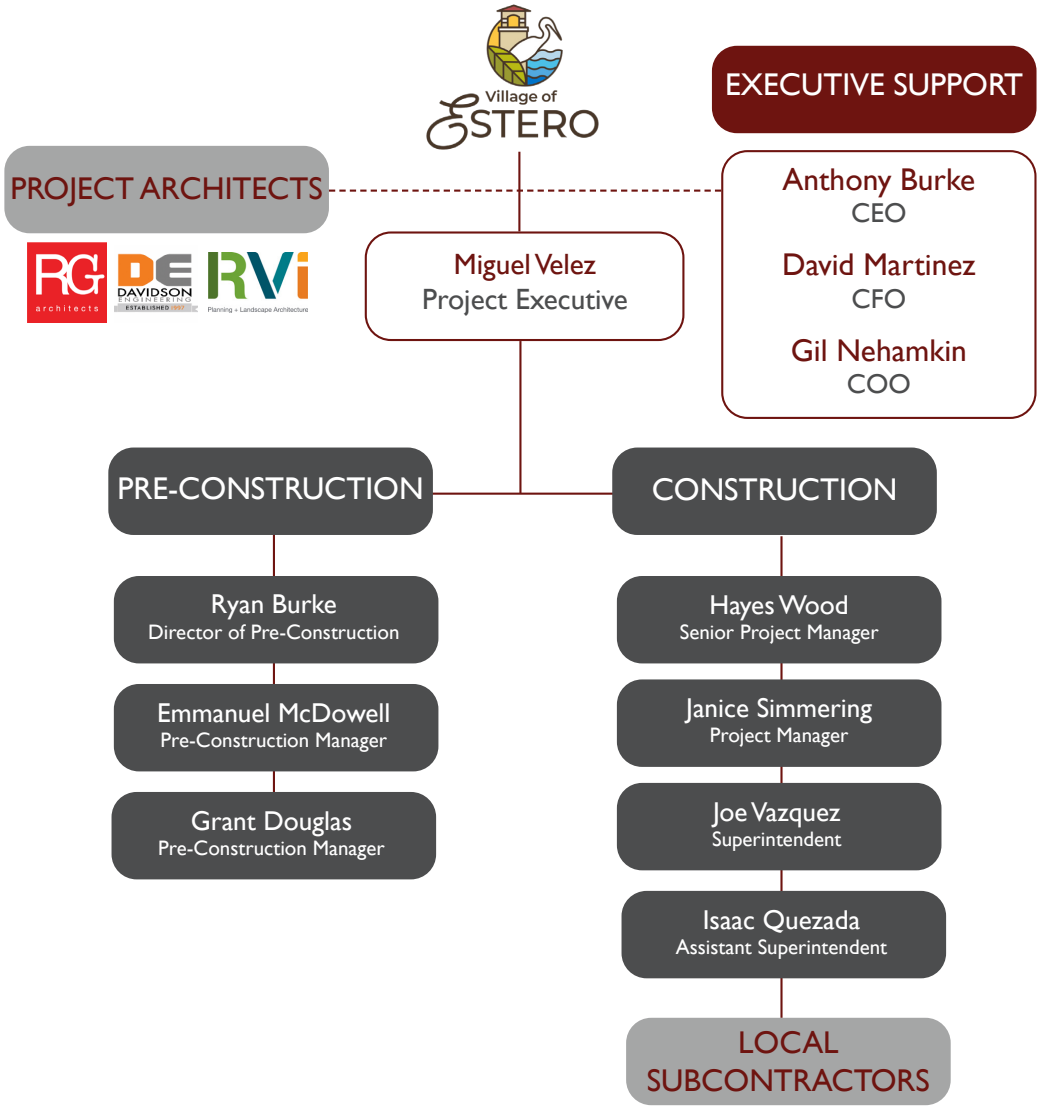
TAB 3
(STAFF QUALIFICATIONS & EXPERIENCE)



STAFF QUALIFICATIONS & EXPERIENCE

Burke Construction Group is a full-service construction management firm with a robust in-house team, including preconstruction and estimating specialists, experienced schedulers, and a full-time BIM/VDC manager. Below, we have provided an organizational chart detailing the staff assigned to the **Estero Sports Park** project. Each team member has been carefully selected for their technical expertise, extensive CMAR experience, and availability to meet the Village's timeline, budget, and expectations for long-term quality.

Our organizational strategy emphasizes efficiency through the thoughtful deployment of skilled personnel. The team outlined below has a proven track record of working together on numerous successful projects, and they will bring that same synergy and dedication to ensure the success of the Estero Sports Park project.





ANTHONY BURKE

PRESIDENT / CHIEF EXECUTIVE OFFICER

YEARS OF EXPERIENCE

34 Years
17 Years with Burke

EDUCATION

B.S. in Construction Management
Indiana State University

CERTIFICATIONS

Certified General Contractor

30 Hour OSHA Certification

10 Hour OSHA Certification

Appointed Member State of Florida's Construction Industry Licensing Board

Mr. Burke, a visionary leader, founded and has been serving as CEO of Burke Construction Group (BCG) since 2007. With an impressive track record spanning over 30 years, he has successfully led and transformed BCG to achieve operational excellence. Mr. Burke excels in developing and executing strategic initiatives, cultivating client relationships, and driving business expansion. He holds certifications as a General Contractor and possesses both 30-Hour and 10-Hour OSHA certifications, demonstrating his commitment to maintaining a safe and secure work environment.

Notably, Mr. Burke's expertise has led to his appointment as a distinguished member of the State of Florida's construction industry licensing board. His unwavering dedication to delivering high-quality projects on time and within budget has consistently ensured client satisfaction while surpassing industry standards. With a proven leadership acumen and a relentless pursuit of excellence, Mr. Burke is poised to continue propelling BCG's success and making a significant impact in the construction industry.

NOTABLE PROJECT EXPERIENCE

PROJECT	VALUE	LOCATION
Jaguar Land Rover Dealership	$ 46,165,984	Coral Gables, FL
Cheeca Lodge & Spa	$ 21,822,948	Islamorada, FL
Ocean Isles Fishing Village	$ 19,903,275	Marathon, FL
Dolphin Citi Center	$ 9,736,562	Doral, FL
Dolphin Professional Center	$ 9,824,549	Doral, FL
Midtown Miami North	$ 38,190,000	Miami, FL
Midtown Miami South	$ 60,501,188	Miami, FL
Jungle Island	$ 33,700,000	Miami, FL
Miami Edison Adidas Field Divine Savior School	$ 1,100,000	Miami, FL
Key West City Hall	$ 9,496,110	Delray Beach, FL
The Palace at Weston	$ 15,500,000	Key West, FL
Poet's Walk Memory Care	$ 91,000,000	Weston, FL
Tequesta Trace Park	$ 6,491,000	Sarasota, FL
Bernstein Park	$ 1,800,000	Weston, FL
	$ 7,985,000	Key West, FL

BURKE Construction Group Inc.



DAVID MARTINEZ

CHIEF FINANCIAL OFFICER

YEARS OF EXPERIENCE

33 Years
17 Years with Burke

EDUCATION

B.S. in Business Administration
Florida International University

CERTIFICATIONS

American Institute of Certified Public Accountants

Florida Institute of Certified Public Accountants.

FIU Construction Industry Advisory Board

University of Miami Construction MGMT Advisory Board

Construction Financial Management Association

David W. Martinez began his career thirty-three years ago as a staff accountant and local municipality's auditor. In 1992 he opened his own CPA firm with services that included tax, financial, audit, and consulting, with a heavy concentration in the construction industry.

Mr. Martinez has been highly recognized as an expert in construction accounting and has handled over $400 million worth of owner-direct purchase programs for local municipalities. In 2000, Mr. Martinez became one of the partners in The Tower Group and helped build that company into one of Florida's leading contractors with 250 employees and annual revenues in excess of $200M. That firm was sold in 2006 and in 2007, Mr. Martinez, along with Anthony Burke, launched Burke Construction Group, Inc. In 2015, BCG opened a sports field division and has completed over 30 fields in the last 3 years including the Atlanta Falcons Practice Fields, US Lacrosse Headquarters in Maryland, and a Min-Wrigley field in Maine.

In 2017, Martinez helped launch Burke Energy Solutions which is quickly becoming a national leader in the Solar Industry. Together Burke and Martinez have completed over $3.7 billion of construction projects.

NOTABLE PROJECT EXPERIENCE

PROJECT	VALUE	LOCATION
Jaguar Land Rover Dealership	$ 46,165,984	Coral Gables, FL
Cheeca Lodge & Spa	$ 21,822,948	Islamorada, FL
Ocean Isles Fishing Village	$ 19,903,275	Marathon, FL
Plantation Fire Station #1	$ 5,394,600	Plantation, FL
Dolphin Citi Center	$ 9,736,562	Doral, FL
Midtown Miami North	$ 38,190,000	Miami, FL
Midtown Miami South	$ 60,501,188	Miami, FL
Jungle Island	$ 33,700,000	Miami, FL
Miami Edison Adidas Field Divine Savior School	$ 1,100,000	Miami, FL
Key West City Hall	$ 12,144,122	Key West, FL
The Palace at Weston	$ 91,000,000	Weston, FL
Poet's Walk Memory Care	$ 6,431,942	Sarasota, FL
Tequesta Trace Park	$ 1,908,994	Weston, FL
Bernstein Park	$ 7,985,081	Stock Island, FL
Hampton Inn	$ 9,017,838	Marathon, FL

BURKE Construction Group Inc.



GIL NEHAMKIN

CHIEF OPERATING OFFICER

YEARS OF EXPERIENCE

35 Years
13 Years with Burke

EDUCATION

B.S. in Construction Management
Technion Israel Institute of Technology

CERTIFICATIONS

Florida Professional Engineer

Mr. Nehamkin, a valued principal at Burke Construction Group, has been serving as the COO since 2020. His key responsibilities revolve around contract negotiations with subcontractors and providing oversight for all construction operations. As a seasoned professional with over 30 years of experience, he is unwaveringly committed to upholding excellence, integrity, and fostering a culture of continuous improvement within the organization.

Mr. Nehamkin began his career in the construction industry as a Captain in the Israeli Air Force overseeing large military projects. Prior to joining Burke Construction, Mr. Nehamkin was the founder of The Tower Group which he owned and managed for twelve years prior to selling the firm to an international company. Prior to founding the Tower Group, Nehamkin worked three years with a prominent local Florida developer serving as Chief Estimator.

His exceptional leadership skills enable him to build and lead high-performance teams, resulting in outstanding operational outcomes. With a strong focus on project management, Mr. Nehamkin effectively guides and supports management personnel throughout the entire project lifecycle, from the awarding phase to successful completion. With his vast expertise and dedication to achieving exceptional results, Mr. Nehamkin plays a crucial role in driving the success of Burke Construction Group.

NOTABLE PROJECT EXPERIENCE

PROJECT	VALUE	LOCATION
Midtown Miami South	$ 60,501,188	Miami, FL
Jungle Island	$ 33,700,000	Miami, FL
Cheeca Lodge and Spa	$ 23,500,000	Islamorada, FL
Ocean Isles Fishing Village	$ 20,100,000	Marathon, FL
Riverside Village	$ 8,200,000	Jensen Beach, FL
LaPlaya Hotel Renovation	$ 27,000,000	Naples, FL
The Palace at Weston	$ 91,000,000	Weston, FL
Poet's Walk Memory Care	$ 10,600,000	Palm Beach, FL
Sea Breeze RV Resort	$ 21,200,000	Islamorada, FL

BURKE Construction Group Inc.



MIGUEL VELEZ-MAYMI

PROJECT EXECUTIVE

YEARS OF EXPERIENCE

26 Years
9 Years with Burke

EDUCATION

B.S. Construction Management
Universidad Politecnica De Puerto Rico

CERTIFICATIONS

Certified General Contractor

Construction Quality Manager

USACOE

OSHA 30 Hours

Work Place Safety Training

Waterstop Fabrication and Installation Southern Metals

Florida Advance Work Zone Traffic Control ATSSA

Green Sustainable Construction

Microsoft Project Seminar, CSA Group, Inc.

Project Management Seminar

Small Business Administration Seminar

With a robust professional history spanning over two decades, Mr. Velez emerges as an accomplished Project Executive, distinguished for his versatile skill set and proactive approach. His extensive and impressive portfolio serves as a testament to his consistent success in the flawless execution and timely delivery of a diverse array of projects.

Central to his prowess is his remarkable ability to deftly navigate challenges, proactively identifying and addressing potential setbacks to ensure smooth progress. As the driving force behind project management, he assumes a leadership role overseeing a spectrum of projects and dynamic project teams.

Mr. Velez's multifaceted responsibilities encompass a wide range of crucial tasks. He meticulously crafts and meticulously maintains project schedules, ensuring harmonious coordination between owner representatives and architects. Adept at cost control and financial reporting, he ensures that projects stay within budgetary parameters. His attentive supervision of field staff guarantees that the projects are carried out to the highest standards, while his active involvement in the design phase adds an extra layer of expertise.

RELEVANT PROJECT EXPERIENCE

Festival Park - $16,980,000 - Cape Coral, FL
BCG was selected to construct Festival Park, an 80-acre community space in Cape Coral, FL, designed for large events and recreation. The park will feature festival grounds, a concert venue, multi-use sports fields with lighting, a concessions building, an amphitheater, and event lawns with a grass berm for seating.

Bernstein Park - $7,921,975 - Stock Island, FL
BCG constructed Bernstein Park, a public recreation sports park located in Stock Island, FL. This project consisted of constructing a new community building, maintenance building, baseball fields, basketball courts, soccer fields, state-of-the-art field lighting, and a new children's playground.

La Playa - $61,000,000 – Naples, FL
BCG was contracted to undertake a transformative renovation of the La Playa Beach & Golf Resort in Naples, FL. This comprehensive project included the full renovation of the 15-story Gulf Tower, Beach House, and Bay Tower. Significant upgrades were also made to the property's exterior, featuring new pavers and enhanced landscaping, to elevate both the aesthetic appeal and functionality of the resort.



YEARS OF EXPERIENCE

10 Years
4 Years with Burke

EDUCATION

B.S. Construction Management
University of Mississippi

Hayes Wood boasts an exceptional skill set as a project manager, showcasing his remarkable prowess within his field. He demonstrates a remarkable ability to adeptly coordinate diverse activities in strict alignment with project guidelines and scope. Wood's collaboration skills extend seamlessly to architects, engineers, building officials, contractors, inspectors, and other esteemed industry professionals, culminating in a synergy that drives highly effective teamwork.

Taking direct charge of project management, Wood assumes a hands-on role in orchestrating on-site functions. His dedication ensures the punctual execution of tasks, meticulous upkeep of current as-built records and daily reports, vigilant oversight of safety program adherence, and unwavering commitment to rigorous quality control protocols. Providing clear and concise direction to subcontractors, he deftly manages interactions with inspectors and regulatory bodies, readily embracing additional field assignments to safeguard the project's triumphant outcome.

RELEVANT PROJECT EXPERIENCE

Festival Park - $16,980,000 - Cape Coral, FL
BCG was selected to construct Festival Park, an 80-acre community space in Cape Coral, FL, designed for large events and recreation. The park will feature festival grounds, a concert venue, multi-use sports fields with lighting, a concessions building, an amphitheater, and event lawns with a grass berm for seating.

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Tropicana Park - $4,710,000 – Cape Coral, FL
BCG was selected to construct the new 10 Acre community park located in Cape Coral, FL. Tropicana Park will provide waterfront activation for recreational purposes and boats. Amenities include a beach area, water access points, launch docks, a boat tie-up dock, and an accessible kayak launch. Other amenities will include an observation pavilion, event, lawn, playground, walking paths with fitness stations, parking, and restrooms.



JANICE SIMMERING

PROJECT MANAGER

YEARS OF EXPERIENCE

7 Years
7 Years with Burke

EDUCATION

M.S. in Business Administration
Nova Southern University

B.S. in Biology Nova Southern University

CERTIFICATIONS

ProCore Administrator

Notary Public, State of Florida

Janice Simmering serves as one of the Project Managers at Burke Construction. She is a skilled, adaptable, and trilingual professional with a diverse background in managing projects of varying sizes, from small private endeavors to extensive multi-million-dollar corporate constructions. In her role, Simmering is responsible for daily communication and coordination among numerous field and office personnel, subcontractors, suppliers, vendors, design teams, and clients, ensuring the smooth execution and completion of construction activities. She is also proficient in generating Owner and Subcontractor Purchase Orders, handling Change Orders, and offering consistent administrative support to Project Managers and Superintendents.

Playing a crucial role in both pre-construction and post-construction phases, Simmering actively monitors subcontractors' insurance certificates, oversees lien release coordination, manages the submission and tracking of RFIs and Submittals, and diligently compiles project closure documents.

RELEVANT PROJECT EXPERIENCE

Festival Park - $16,980,000 - Cape Coral, FL
Burke Construction Group was selected to construct Festival Park, an 80-acre community space in Cape Coral, FL, designed for large events and recreation. The park will feature festival grounds, a concert venue, multi-use sports fields with lighting, a concessions building, an amphitheater, and event lawns with a grass berm for seating.

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BURKE
Construction Group Inc.

JOE VAZQUEZ

SUPERINTENDENT

YEARS OF EXPERIENCE

35 Years
4 Years with Burke

EDUCATION

BROWARD COLLEGE, Davie, Florida 1979-1984 Construction Management, Architecture.

STATE OF FLORIDA FIRE COLLEGE, Pembroke Park, Florida 1979 State Firefighter Certification

CERTIFICATIONS

1979, STATE CERTIFIED FIREFIGHTER

1984, STATE CERTIFIED GENERAL CONTRACTOR

1995 - 2006, STATE CERTIFIED UNDERGROUND CONTRACTOR

2007, U.S. MERCHANT MARINE OFFICER

2019, PROCORE CERTEFIED PROJECT MANAGER

2019, PROCORE CERTIFIED SUPERINTENDANT

At the forefront of construction leadership, Joe Vazquez emerges as an impassioned and adept superintendent, wielding a comprehensive wealth of experience in overseeing the multifaceted dimensions of construction projects. His track record stands as a testament to his remarkable leadership acumen, exemplifying a profound mastery of critical elements such as seamless communication, shrewd negotiation, and strategic orchestration. Vazquez's resounding success is palpably evident in his adept management of contractors and subcontractors. His innovative and forward-thinking approach positions him as a luminous figure, continuously pushing the envelope of industry knowledge and dynamics.

RELEVANT PROJECT EXPERIENCE

Festival Park - $16,980,000 - Cape Coral, FL
Burke Construction Group was selected to construct Festival Park, an 80-acre community space in Cape Coral, FL, designed for large events and recreation. The park will feature festival grounds, a concert venue, multi-use sports fields with lighting, a concessions building, an amphitheater, and event lawns with a grass berm for seating.

Tropicana Park - $4,710,000 – Cape Coral, FL
BCG was selected to construct the new 10 Acre community park located in Cape Coral, FL. Tropicana Park will provide waterfront activation for recreational purposes and boats. Amenities include a beach area, water access points, launch docks, a boat tie-up dock, and an accessible kayak launch. Other amenities will include an observation pavilion, event, lawn, playground, walking paths with fitness stations, parking, and restrooms.

La Playa - $61,000,000 – Naples, FL
BCG was contracted to undertake a transformative renovation of the La Playa Beach & Golf Resort in Naples, FL. This comprehensive project included the full renovation of the 15-story Gulf Tower, Beach House, and Bay Tower. Significant upgrades were also made to the property's exterior, featuring new pavers and enhanced landscaping, to elevate both the aesthetic appeal and functionality of the resort.

BURKE Construction Group Inc.



YEARS OF EXPERIENCE

12 Years
9 Years with Burke

Ryan Burke is a seasoned construction professional with nearly a decade of expertise in the Estimating Department of Burke Construction Group. Specializing in precise cost estimates for upscale commercial, residential, and retail projects, Ryan ensures seamless project execution through close collaboration with project management teams.

With 9 years of experience, he has a proven track record of accurately estimating project costs and efficiently managing preconstruction phases to ensure project feasibility and success. Ryan excels in analyzing project specifications, conducting comprehensive site visits, and collaborating closely with stakeholders to develop detailed project proposals. He is adept at negotiating pricing with subcontractors and suppliers to optimize project budgets without compromising quality. Ryan is proficient in utilizing industry-leading software for estimating and project management, contributing to streamlined processes and enhanced project outcomes. Known for his effective communication and leadership skills, Ryan guides project teams and fosters productive working relationships to achieve project goals efficiently.

RELEVANT PROJECT EXPERIENCE

Festival Park - $16,980,000 - Cape Coral, FL
BCG was selected to construct Festival Park, an 80-acre community space in Cape Coral, FL, designed for large events and recreation. The park will feature festival grounds, a concert venue, multi-use sports fields with lighting, a concessions building, an amphitheater, and event lawns with a grass berm for seating.

Bernstein Park - $7,921,975 - Stock Island, FL
BCG constructed Bernstein Park, a public recreation sports park located in Stock Island, FL. This project consisted of constructing a new community building, maintenance building, baseball fields, basketball courts, soccer fields, state-of-the-art field lighting, and a new children's playground.

Martin Luther King Jr. Recreation Center & Park - $19,549,646 - Panama City, FL
BCG is the construction manager for the new recreation center and park located in Panama City, FL. This project features a new 30,000 SF recreation center with indoor gymnasium, classrooms, fitness rooms, and recording & editing studios. Additionally, this project consists outdoor amenities including new multi-purpose fields, basketball courts, and playground areas.

Mill Creek Sports Park - $12,892,380
BCG was selected to construct this 20 Acre sports park located in St. Augustine, FL. This project consists of new baseball fields, softball fields, new multi-use field (soccer/football), concession stands, restroom building, and site improvements. This park is a featured destination for the regional that will host sporting tournaments and events year-round.



EMMANUEL MCDOWELL

PRE-CONSTRUCTION MANAGER

YEARS OF EXPERIENCE

7 Years
3 Years with Burke

EDUCATION

B.S Civil Engineering at Florida Gulf Coast University

M.A Community Development at Southeastern University

Emmanuel McDowell, a seasoned professional with nearly ten years of experience in the construction industry, specializes in providing accurate cost evaluations for high-end commercial, residential, and retail construction projects at Burke Construction Group.

As an Estimator and Preconstruction Manager, he is committed to working closely with project management teams to ensure smooth and successful project completion. Emmanuel has a proven track record of accurately estimating project costs and effectively managing preconstruction phases to ensure project feasibility and success. Adept at analyzing project specifications, conducting site visits, and collaborating with stakeholders to develop comprehensive project proposals, he excels in negotiating pricing with subcontractors and suppliers, optimizing project budgets without compromising quality.

Emmanuel is experienced in utilizing industry-leading software for estimating and project management, contributing to streamlined processes and enhanced project outcomes. His strong communication skills and leadership abilities enable him to guide project teams and foster productive working relationships, ensuring projects are delivered on time and within budget.

RELEVANT PROJECT EXPERIENCE

Festival Park - $16,980,000 - Cape Coral, FL
Burke Construction Group was selected to construct Festival Park, an 80-acre community space in Cape Coral, FL, designed for large events and recreation. The park will feature festival grounds, a concert venue, multi-use sports fields with lighting, a concessions building, an amphitheater, and event lawns with a grass berm for seating.

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BURKE Construction Group Inc.


SUBCONTRACTORS RESUMES

Professional Resume

Project Director

Ryan Richards, AIA, LEED AP

RG Architects P.A



Ryan Richards has over 27 years of experience across several sectors, including educational, municipal, commercial, and hospitality sectors. His architectural expertise, leadership, project management skills, and strategies ensure that projects are designed, documented, and executed to meet high-quality standards and comply with relevant regulations and codes. Mr. Richards also provides support for integrating innovative and sustainable design practices into projects.

Education
Bachelor's degree in architecture:
University of Miami
Licensed Architect, FL AR94102

Community
2019, 2020 - AIA SWFL President
2008 - Present - Lee County Schools
Construction Advisor Committee

Awards
AIA New Commercial Award 2022
FGCU Water-school

AIA New Work Merit 2020
Crystal Dining Shell Point Village

AIA Unbuilt Honor 2020
CSN New Science Bldg.

CLIENT LIST (NO POTENTIAL CONFLICTS OF INTEREST)

Public Clients
- Florida Gulf Coast University
- Florida SouthWestern State College
- Lee County School District
- Collier County Government
- Collier County Schools
- Charlotte County Schools
- The City of Fort Myers
- Town of fort Myers Beach
- City of Cape Coral

Private Clients
- Pelican Sound Golf and Racket Club
- Shell Point Retirement Community
- Fort Myers Broadcasting
- The Community School of Naples
- Heights Foundation



Pelican Sound - River Club



Fort Myers Beach, FL / Bayside Park



CSN - John N. Allen Family Stadium

1

Professional Resume

Design Principal

Javier Salazar, AIA, NCARB

RG Architects P.A



Education
Bachelor's degree in architecture:
University of Louisiana at Lafayette,
Licensed Architect, FL AR102579

Community
ACE Mentoring
Heights Foundation Board Member

Awards
AIA New Commercial Award
2022FGCU Water-school

AIA Graphics Merit 2020
FMB Bay-side Park

AIA Unbuilt Honor 2020
CSN New Science Bldg.

Javier Salazar is a highly experienced architect with over 20 years of experience in K-12 and higher education architectural design. As a Vice-President and design principal, he shapes the vision and direction of architectural projects, ensuring that designs align with client needs. He provides creative direction and leads design efforts, overseeing every facet of the process. His effective management techniques and construction experience enable him to produce cost-effective designs, overcoming project constraints. Javier's extensive experience ensures high levels of client satisfaction.

CLIENT LIST (NO POTENTIAL CONFLICTS OF INTEREST)

Public Clients

- Florida Gulf Coast University
- Florida SouthWestern State College
- Lee County School District
- Collier County Government
- Collier County Schools
- Charlotte County Schools
- The City of Fort Myers
- Town of fort Myers Beach
- City of Cape Coral

Private Clients

- Pelican Sound Golf and Racket Club
- Shell Point Retirement Community
- Fort Myers Broadcasting
- The Community School of Naples
- Heights Foundation



Imperial 41 - Downtown Bonita Springs



FGCU - The Water School



Fort Myers Beach, FL / Bayside Park

2



Jeff Davidson, P.E.

Davidson Engineering

President

Jeff Davidson, founded Davidson Engineering in 1997 and serves as its President. Jeff has directed the growth of Davidson Engineering into a multi- disciplinary firm providing quality Civil Site Design and Permitting services for projects throughout southwest Florida. He continues his "hands on" approach to all projects in order to ensure a high level of client service.

Education

B.S. Civil Engineering
University of South Florida

Licenses

State of Florida Professional Engineer
PE License No. 47161

Memberships

Florida Engineering Society
American Society of Civil Engineers

Relevant Experience

- CC Sports Complex and Events Center - multiple sports fields, including a turf football field, stadium facility, several rest room buildings, maintenance buildings, multipurpose pathways, food pavilion, welcome center, fitness area, playground and associated parking; *Collier County*
- Gateway Golf & Country Club - Clubhouse Expansion; *Lee County*
- Collier County School District Everglades City School - Ballfield Updates, New Maintenance Building, New Modular Rest room with pedestrian connection to existing facilities; *Collier County*
- North Naples United Methodist Church Village School-Classroom Expansion and addition of a new Gymnasium; *Collier County*
- Hodges University Ft. Myers Campus; *Lee County;*
- Hodges University Campus Expansion; *Collier County*
- Seacrest Country Day School - New 2,915 sf Gymnasium Building and updates to existing ball-field; *Collier County*
- Rick Johnson Auto Lehigh-Full Civil Site Design, Permitting and Construction Administration; *Lee County*



Ryan White, P.E.

Davidson Engineering

Senior Project Manager

Ryan White is an accomplished professional engineer and native to the Naples Area with over 21-years of experience in site design and permitting on a multitude of private and public sector projects. Ryan has gained extensive knowledge of local development codes and has earned the respect from staff at local, federal and state permitting agencies. Ryan administers all aspects of engineering, project management, client interaction, civil construction administration, and permitting to ensure project schedules, client expectations and deliverables are met. He has been responsible for a broad range of engineering design projects and has developed a working relationship with the County project managers and staff.

Education

B.S. Civil Engineering
University of Central Florida

Licenses

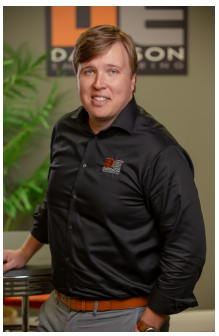
State of Florida Professional Engineer
PE License No. 67400

Memberships

Florida Engineering Society
American Society of Civil Engineers

Relevant Experience

- CC Sports Complex and Events Center-multiple sports fields, including a turf football field, stadium facility, several rest room buildings, maintenance buildings, multipurpose pathways, food pavilion, welcome center, fitness area, playground and associated parking; *Collier County*
- Hodges University New Ft. Myers Campus & Campus Expansion in *Collier County*
- Kelly Greens Golf & Country Club-Full Civil Site Design, several Development Orders for Community Expansion-Assessment/Feasibility/ Lake Study; *Lee County*
- Collier County Public Schools-Aubrey Rogers High School-New 3-story 314k s.f. school with multiple sport fields; *Collier County*
- Seacrest Country Day School-New Gymnasium & Sport Fields; *Collier County*



Lee Davidson, P.E.

Davidson Engineering

Project Manager

Lee Davidson, serves as a Project Manager for Davidson Engineering and has been a practicing engineer in Southwest Florida for over 10-years. His areas of practice and expertise include site planning, ADA access, underground utility design, transportation impact statements, storm water management and water resources, grant funding, construction engineering inspections and administrative services (CEI), in addition to obtaining land use entitlements/permits at the local, state, and federal level. Lee has worked as a civil engineer and project manager on many different types of projects in Southwest Florida including Single and Multi-Family, Institutional, Commercial, Industrial developments, and several local government facilities. Additionally, he has been responsible for a broad range of engineering design projects and has developed a working relationship with the local agencies project managers and staff.

Education

B.S. Economics
Florida State University

B.S. Environmental Engineering
Florida Gulf Coast University

U.S. Army's Leader's
Training Course
Ft. Knox, KY

Licenses

State of Florida Professional Engineer
PE License No. 90969

Memberships

David Lawrence Center's Young
Executive Board Member
Florida Engineering Society
Associate Leadership Collier

Relevant Experience

- CC Sports Complex &Events Center-multiple sports fields, including a turf football field, stadium facility, several rest room buildings, maintenance buildings, multi-purpose pathways, food pavilion, welcome center, fitness area, playground and associated parking; *Collier County*
- Heritage Palms Clubhouse Expansion; *Lee County*
- Rick Johnson Auto Lehigh-Full Civil Site Design, Permitting and Construction Administration; *Lee County*
- Collier County Public Schools-Aubrey Rogers High New 3-story 314k s.f. school with multiple sport fields; *Collier County*



Brandon Copper, E.I.

Davidson Engineering

Project Engineer

Brandon Copper joined Davidson Engineering (DE) as an intern in 2019. Throughout his 5 years of profession, he has moved from Intern to Project Engineer to Project Manager and has gained licensure as an Engineering Intern with his Professional Engineering license on the horizon. He has gained experience in all aspects of site civil design, project management, permitting and construction on all types of developments including, commercial, industrial, marinas, multi-family residential and mixed-use developments.

Brandon expanded DE's services to Highlands County, including the City of Sebring, and recently completed the design and permitting of a 157-unit Luxury Motor Condo and 24-unit Townhome development less than a mile from the Sebring International Speedway. His experience in the Sebring area also includes ±3-miles of utility extensions for the Spring Lake Improvement District, 183-unit Mobile Home Development in Highlands County and a 529-unit apartment complex in the City of Sebring.

Education

B.S. Civil Engineering
Minor Environmental Engineering
Florida Gulf Coast University

Licenses

State of Florida Engineering Intern
EI License No. 1100024978

Memberships

Florida Engineering Society
American Society of Civil Engineers

Relevant Experience

- CC Sports Complex and Events Center-multiple sports fields, including a turf football field, stadium facility, several rest room buildings, maintenance buildings, multipurposepathways, food pavilion, welcome center, fitness area, playground and associated parking; *Collier County*
- Bay Pines Medical Center-multi-story ±27k sq ft medical office building, associated parking lot, stormwater management system, and utilities; *Collier County*
- Camden Landings-Eight 5-story ±34k sq ft residential multi-family condominium development; *Collier County*
- Collier County Public Schools-Aubrey Rogers High New 3-story 314k s.f. school with multiple sport fields; *Collier County*

RYAN SEACRIST, PLA

Principal of Landscape Architecture - Florida



Ryan specializes in the essential integration of landscape architecture and planning with a passion for developing elevated human experiences. Throughout his 14 year career, Ryan has focused on and led public realm design, including a myriad of streetscape, complete streets, and trail projects across Florida and the Midwest. As Principal of RVi's Florida landscape architecture practice, Ryan promotes synergy between urban design, landscape architecture, and planning disciplines to bring people-focused solutions for safe, equitable, and appealing multi-modal transportation infrastructure.

EDUCATION

University of Central Florida, Masters of Urban Planning

West Virginia University, B.S. in Landscape Architecture

PROFESSIONAL LICENSURE

AICP Certified Planner No. Professional Landscape Architect, Florida No. LA6667322; West Virginia No. 387

COMMUNITY INVOLVEMENT

American Society of Landscape Architects (ASLA)

Urban Land Institute (ULI)

City of Orlando Municipal Planning Board, Chair

Orlando Affordable Housing Advisory Committee, Member

HONORS & AWARDS

Florida ASLA, Honor Award, Victory Pointe Park, 2019

Engineering News-Record, Best Project Under $10M, Victory Pointe Park, 2019

ON A PERSONAL NOTE

Ryan enjoys browsing and collecting used vinyl records

SELECTED PROJECT EXPERIENCE








City of Maitland
New Library & Public Park
Independence Square Park & Festival Street*

Osceola County*
NeoCity Master Plan

City of St. Cloud
Landscape Architecture CSA - Plan Review Services
Lakefront Park Master Plan*

Town of Celebration*
Community Parks Level of Service Study

City of Clermont*
Victory Pointe Wetland Park

City of Orlando*
Lake Lorna Doone Park
SoDo DSNID Master Plan

Tavistock Development Company*
Laureate City Park in Lake Nona

Putnam County*
Valley Park Master Plan
Putnam County Parks & Open Space Plan

City of St. Petersburg*
Warehouse Arts District Master Plan

City of Inverness*
Downtown Wayfinding Plan

City of Leesburg*
Leesburg Gateway Design

* indicates experience prior to joining RVi

SABRINA MCCABE, PLA

Director of Landscape Architecture



Sabrina began her career in southwest Florida after graduating from the University of Florida in 2002. Since joining RVi in 2011 (formerly Waldrop), she has become a registered landscape architect, project manager, project director and now director of landscape architecture, leading the implementation of landscapes and hardscapes for private and public-sector projects across Florida. Her project experience includes master planning, community design and branding, amenity programming and design, construction documentation and observation, and the preparation of large-scale graphic renderings and project marketing materials.

EDUCATION

University of Florida,
Bachelor of Landscape Architecture

PROFESSIONAL LICENSURE

Professional Landscape Architect, Florida No. 6667231

COMMUNITY INVOLVEMENT

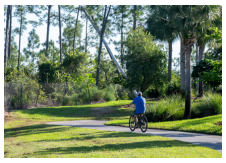
American Society of Landscape Architects, Member

City of Naples Design Review Board, Member

ON A PERSONAL NOTE

Sabrina enjoys volunteering to coach girls U-12 soccer teams in Collier County, and has been actively involved through the years in coaching youth sports or volunteering in local parks programs.

SELECTED PROJECT EXPERIENCE








City of Ft. Myers
US41 Landscape Enhancements

Town of Ft. Myers Beach
Ft. Myers Beach DiamondHead Beach Dune Restoration

Village of Estero
Streetscape Inspection & Construction Observation
Community Park Master Plan Expansion Study

City of Bonita Springs
Recreation Center Baseball Fields Renovation
Recreation Center Soccer Fields Expansion
Riverside Park

City of Naples
Alligator Lake Park

Lakewood Ranch District
University Parkway Roadway Enhancement

Taylor Morrison
Esplanade by the Islands
Esplanade Naples
Esplanade Rivergrass
Esplanade Lakewood

Pulte
Ave Maria
Del Webb

Toll Brothers
Seven Shores
Azure

WILL HELLMAN, PLA

Senior Project Manager



Will joined RVi in 2014 (formerly Waldrop) and has become responsible for the design and implementation of landscapes and hardscapes across a variety of southwest Florida projects. His project experience includes permitting packages, community landscape assessments, landscape and hardscape design, construction documentation and observation, as well as the preparation of graphic rendering packages. Will currently manages various projects for Florida Gulf Coast University under a Master Services Agreement and leads RVi's extensive landscape architecture work for the City of Bonita Springs under two CSAs with the City.

EDUCATION

Texas Tech University, Master of Landscape Architecture

Western Washington University, Bachelor of Arts in Environmental Planning & Policy

PROFESSIONAL LICENSURE

Professional Landscape Architect, Florida LA6667653

COMMUNITY INVOLVEMENT

American Society of Landscape Architects (ASLA), Member

National CLARB Exam Committee, Member

ON A PERSONAL NOTE

Will is an avid bird watcher and is currently up to 253 species on his life's goal list.

SELECTED PROJECT EXPERIENCE









Florida Gulf Coast University
Academic Building 9 (The Water School)
Campus Main Entrance
North Lake Village Promenade
Campus Monumental Signage

City of Bonita Springs
Bonita Springs Recreation Center & Community Park – PH I & II
Leitner Creek Soccer Complex
Riverside Park

Heights Foundation
Heights Career Tech Institute

Quadrum Global
Amavida Assisted Living Resort Facility

Birdsong Housing Partners
Cardinal Pointe Senior Living
Egret Landing Senior Living

FL Star Development
Creative Commons Independent Living
Hammock Park Apartments
Azalea Park Apartments
Seven Shores Apartments

GMA Architects
Ave Maria Fire Station
Immokalee Fire Station

Taylor Morrison
Esplanade Lake Club Main Amenity Building & Serenity Park
Esplanade at Starling

Butters Group
Gulf Landings Logistics Center

LAURAH WALKER, PLA

Senior Project Manager



Laurah began her career in 2015 with RVi (formerly Waldrop) and has worked on a variety of private land development and municipal projects in southwest Florida, including residential community landscape, hardscape and monument design, construction documentation and observation, landscape design for community parks and schools, as well as production of graphic rendering presentation packages. Laurah has become a vital asset in providing site planning services to RVi clients across Florida.

EDUCATION

University of Georgia,
Bachelor of Landscape Architecture

PROFESSIONAL LICENSURE

Professional Landscape Architect, Florida No. 6667582

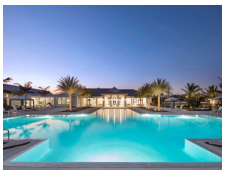
ON A PERSONAL NOTE

Laurah hosts a Fiesta every May for her dog Willow's birthday, and invites all her puppy and people friends to celebrate.

SELECTED PROJECT EXPERIENCE






City of Ft. Myers
US41 Landscape Enhancements

Babcock Ranch
Babcock Ranch Community Amenities & Infrastructure
Babcock Ranch Regional Sports Park ("William & Mary Anne Smith Sports Complex")
Babcock Ranch Neighborhood School (K-8) & High School
Babcock Ranch Telegraph Linear Park
Babcock Ranch Streetscapes
Babcock Ranch Fire & EMS
Babcock Ranch Bloom Academy

Toll Brothers
Azure at Hacienda Lakes

Pink Shell Beach Resort
Pink Shell Beach Resort Pool & Spa Renovation

Forestar
Star Farms at Lakewood Ranch
Promenade Estates
Promenade East
Coral Bay
Enbrook
Palencia

Taylor Morrison
Bella Via
Solena

BURKE
Construction Group Inc.

TAB 4
(PROJECT APPROACH)

PROJECT APPROACH & METHODOLOGY

PROJECT UNDERSTANDING

The Village of Estero's proposed Sports Park Project presents a transformative opportunity to develop a multi-use recreational hub that serves both the community and Estero High School. The nearly 100-acre site, a mix of Village-owned and leased School District land, is envisioned to include state-of-the-art facilities supporting athletics, events, and community engagement.

The conceptual design incorporates essential amenities such as:

- Three Multi-Use Sports Fields with shared stadium seating, accommodating various competitive and recreational uses.
- Baseball/Softball Complex with spectator stands and adjacent driving range to encourage diverse sports programming.
- Event Spaces, including a central flex lawn and entertainment areas to host community events and gatherings.
- Supporting Infrastructure, such as parking, ponds with pavilions, crossing boardwalks, and pedestrian-friendly pathways.

KEY OBJECTIVES

The Village's intent is to enhance recreational offerings while addressing functionality, accessibility, and community needs. Specific project objectives include:

- **Active Sports Integration**: Providing top-tier fields and facilities to accommodate competitive play and youth development.
- **Sustainability and Permitting Compliance**: Incorporating utility coordination, drainage, and landscape design while adhering to SFWMD and Lee County permitting requirements.
- **Community Engagement**: Developing event lawns and entertainment spaces that foster family-friendly activities and year-round use.
- **Phased Execution**: Ensuring a structured approach to design, pre-construction, and build-out phases to minimize disruption while optimizing costs and timelines.



PROJECT MANAGEMENT TECHNIQUES, CONTROLS & TECHNOLOGIES

At Burke Construction Group, our extensive experience in building recreational and sports facilities ensures that every project is approached with precision and care, and the Estero Sports Park is no exception. Our process begins by thoroughly understanding not just what we are building, but why. For this project, we recognize the Village of Estero's vision: a park that seamlessly blends community spaces for events, nature areas, athletic fields, multi-purpose trails, and various amenities. Our expertise in this sector positions us to deliver exceptional results while keeping the client's interests at the forefront.

The project begins with a strong emphasis on design. Selecting the right design partners is crucial to turning the vision into reality. For the Estero Sports Park, we have partnered with RG Architects, Davidson Engineering, and RVi Planning + Landscape Architecture—a team with over 100 years of combined experience in designing recreational and sports facilities throughout Southwest Florida. This handpicked team ensures that the design is not only functional and feasible but also aligned with the Village of Estero's goals. Their collective expertise lays the groundwork for a successful project, ensuring alignment with the community's vision.

Equally important is the selection of the right construction management team. For this project, we've assembled a seasoned group of professionals with extensive experience in building parks and sports facilities. This team includes individuals who have not only completed numerous similar projects but have also worked collaboratively on recent park projects, such as the City of Cape Coral's newest Festival Park.

At BCG, we prioritize the client's needs in every project. For the Estero Sports Park, maintaining the budget and schedule while delivering exceptional quality is paramount. While each project is unique, our proven approach includes thoroughly analyzing the site, understanding the community's needs, exploring design options, and more. These efforts, many of which are detailed further in our proposal, form the foundation of a successful partnership with the Village.

PROJECT APPROACH - FRONT END

Burke Construction Group utilizes a Construction Management (CM) methodology that provides measurable value to the Village of Estero. Our commitment to excellence is defined by delivering safe, high-quality projects on time while protecting the owner's budget.

Before any construction begins, we ensure all stakeholders—including the Village, our BCG staff, and the design team—are aligned and prepared for the work ahead. By involving our key project operations personnel early in the preconstruction process, we eliminate the learning curve when transitioning into construction. This proactive approach ensures a seamless and efficient execution, setting the stage for a successful project from the outset.

PRECONSTRUCTION PROCESS

The first phase of this project, as with many others, begins with preconstruction. However, this project stands apart from traditional ones due to the integrated design team, which calls for a higher level of collaboration from the outset. This initial step is critical to the project's success, as it establishes the foundation for how our team will deliver a high-quality outcome for the Village of Estero and the surrounding community. Leading this phase is our Director of Preconstruction, Ryan Burke, who will oversee all preconstruction activities within our organization and coordinate seamlessly with the design consultants to ensure alignment and efficiency.

At Burke Construction Group, we approach preconstruction with a focus on cost certainty, detailed planning, and value-driven results. By leveraging proven methodologies and advanced technology, we develop comprehensive bid packages that drive efficient procurement. Key elements of our preconstruction process include:

- **Detailed Bid Packages:** Our preconstruction team develops thorough subcontractor bid package documents that clearly outline all project requirements. This reduces the risk of missed scope and unexpected cost increases. These documents are shared via our dedicated BCG planroom (Pantera Tools) and through traditional outlets such as industry-specific publications and associations.
- **Prequalification of Trade Partners:** We conduct a rigorous evaluation of potential trade partners, reviewing key metrics such as financial stability, insurance coverage, safety records, past performance, qualifications, and character. This ensures that only reliable and capable firms participate in the project.
- **Document Review:** With our extensive expertise in contract documents and scope analysis, we ensure that bids are solicited and priced accurately, minimizing discrepancies.
- **Timely Procurement:** Subcontractor bidding is initiated at the earliest appropriate stage, considering the state of the design documents. This allows us to capitalize on market conditions and mitigate cost escalation.
- **Pre-bid Conferences:** We host pre-bid conferences, both in-person and virtually, to generate interest, address project-specific questions, and provide clarity to bidders. When needed, site tours are conducted to help bidders understand existing conditions. For certain scopes, attendance at these meetings may be mandatory. Meeting minutes, along with clarifications and revisions arising from bidder inquiries, are distributed to eliminate confusion.
- **Bidder-Proposed Substitutions:** We welcome cost-saving proposals from bidders, provided they follow a defined process outlined in the bid documents. Substitutions must be submitted in writing before the bid date and are reviewed by the architect or engineer, with responses shared with all bidders. For the winning bidder, we require a proposed construction schedule with estimated monthly work values to facilitate efficient fund management and timely payments.
- **Bid Evaluation:** After evaluating all bids, we hold pre-award confirmation meetings with the apparent low bidder to address any errors or misinterpretations before contract signing. This ensures that the lowest bid truly delivers the best value without compromising quality or schedule.
- **Responsive Bidder Selection:** BCG will collaborate with the Village of Estero and the design team to define criteria for subcontractor selection. Our detailed review process considers cost, scope understanding, resource availability, schedule compliance, and safety performance. A comprehensive award recommendation is then provided to the project team for approval.
- **Development of Construction Schedule:** This phase will be an integral part of the preconstruction process. The goal will be to look at the overall work program and corresponding phases outline by the Village as well as investigating any collaboration efforts with High 5 Entertainment Complex. This phase gathers and researches current material and labor availabilities to create task durations for a harmonious project that minimizes impacts to the community. The comprehensive construction schedule, as developed, will be incorporated into the bid process so that all bidders understand the expectations and goals of the Village.

SUBCONTRACTOR MANAGEMENT & BIDDING

Over the years, we have developed and maintained relationships with hundreds of qualified subcontractors and suppliers across the Southwest Florida region. As a company operating in Lee County Florida for several years, it is because of these relationships that we can consistently complete our projects on time or ahead of schedule.

Our expertise in the CMAR methodology allows us to engage key trade contractors early in the project, leveraging their insights to inform design decisions and achieve competitive pricing. This approach ensures project systems, products, and details are fully coordinated and of the highest quality, delivering exceptional value to the client.

Our Preconstruction Department understands that appropriate planning and preparation during the preconstruction phase, primarily in terms of subcontractor selection, makes course corrections once the project goes into the field that is much easier to manage. The adage, “We are only as successful as the subcontractors we hire” remains true to this day. Our large database of prequalified subcontractors will allow us to select bidders that are well suited for similar sized projects and even narrowing to project type so that the most competitive pricing is procured whilst having good performance.

We believe early and frequent collaboration with subcontractors ensures a seamless construction process. With years of experience in Southwest Florida, particularly Lee County, we rely on a trusted pool of pre-qualified subcontractors to bring projects to life. Below are examples of subcontractors from past sports projects who would add value to this endeavor.

Preconstruction is a critical yet often underestimated phase of many projects. It provides an opportunity for all stakeholders to collaborate and establish a strong foundation for success while proactively addressing potential challenges that might arise during construction. At BCG, we integrate key project operations personnel into the preconstruction process to ensure a seamless transition into the construction phase, minimizing inefficiencies and eliminating the learning curve.

BCG firmly believes that the success of any project depends on fostering a cohesive team dynamic from the very beginning. By working collaboratively from preconstruction through construction, we create a unified project culture that drives excellence and delivers meaningful value to our clients.

DESIGN PHILOSOPHY

Our team is a collaboration of design specialists with the capability to deliver superior results for the Estero Sports Park Project. The roles played by our key team members are fundamental to establishing effective lines of communication and co-ordination. The professionals selected for the project team were specifically chosen based on their expertise, their knowledge of the Village, their experience with this project type, and their understanding of the scope of this project.

A successful project is a skillfully planned and managed project. Our team has developed a multitude of key means and methods over the past 40 years in municipal and athletic facility design that have proven to be instrumental in assuring a superlative result. Several of the more important attributes that set us apart from other firms are:

- Hands-on senior principals involved in, and directing, the work every step of the way.
- Complete and comprehensive process to collect meaningful input from a diverse user's groups, assess their needs, and implement an operationally superior planning solution, that provides maximum usability and comfort while maximizing shared spaces and multipurpose rooms.
- Maximizing facility programming capacities for each dollar invested.
- We know you will see and appreciate our Team's difference in project approach from the very first design charrette to the final OAC meeting.

Managing the flow of information is critical during each and every phase. Even in the beginning, the information quickly becomes voluminous and requires diligent documentation and communication in a user-friendly manner. The following must be done in order to assure successful management of information:

- Set up of an FTP Site to post design documents for consultants, contractors, owners, co-ordination, and users.
- Maintaining records of all e-mail communications.
- Utilization of Revit/BIM for real-time 3D editing and virtual reality simulations during the design phases to better convey design concept and progress.
- Providing the city with access to design files for use in conveying project progress to the public.

CONSTRUCTION PROCESS

As with all our projects, ensuring a seamless transition from phase to phase with minimal interruptions is a top priority. Toward the conclusion of the preconstruction phase, our project management team becomes fully engaged, attending turnover meetings as well as performing site visits to gain a comprehensive understanding of the project's current state. Leading the charge will be Miguel Velez, our Project Executive, who will oversee all aspects of project management, ensuring effective coordination of staffing and resources from early development through final completion. With this leadership in place, we are well-prepared to transition into the critical initial stages of construction. Understanding this project will be constructed in phase allows for our team to appropriately plan to begin with site investigations to prep and lay the groundwork for the project's ultimate success.



SITE INVESTIGATION & PREPARATION

Burke Construction Group understands the importance of thoroughly assessing and preparing the project site before commencing work. Familiarity with the site's existing features, environmental considerations—such as endangered or protected species—and the surrounding community enables our project management team to plan with precision and care. Early in the process, BCG staff will maintain a consistent presence on-site, collaborating closely with our preconstruction team, design partners, and the Village of Estero to ensure a smooth transition into construction.

The project site, located along Williams Road adjacent to Estero High School's athletic facilities, currently features small structures, sports fields with lighting, and parking areas. Surrounded by residential neighborhoods, this location necessitates active community engagement and cooperation to ensure the project's success. Based on our extensive local experience, we anticipate sandy soils with areas of dense pine, palm, and oak trees. Site preparation will include demolition and a carefully planned logistics strategy to facilitate an efficient and seamless start to construction activities.

During a preliminary site visit, we identified utilities along Williams Road and Via Coconut Point, emphasizing the importance of offsite connections and onsite utility work as key project components. By accurately mapping these utilities and understanding their potential impacts, our team can efficiently plan tie-ins and minimize disruptions to the community. This effort underscores our commitment to delivering a park facility that enhances the surrounding area. Additionally, effective coordination with the nearby Entertainment Campus will be critical, particularly regarding shared utility infrastructure.

Collaboration with the Village of Estero, our design consultants, and local utility providers—including FPL, Lee County, FDEP, Comcast, and CenturyLink—will remain a top priority throughout preconstruction and construction. These partnerships will ensure that all project needs are addressed, facilitating a seamless workflow. At the same time, we are committed to engaging with the surrounding community and local businesses, addressing concerns, and maintaining open lines of communication. As active members of this community, we prioritize creating a safe and respectful construction environment that supports the well-being of neighboring residents.

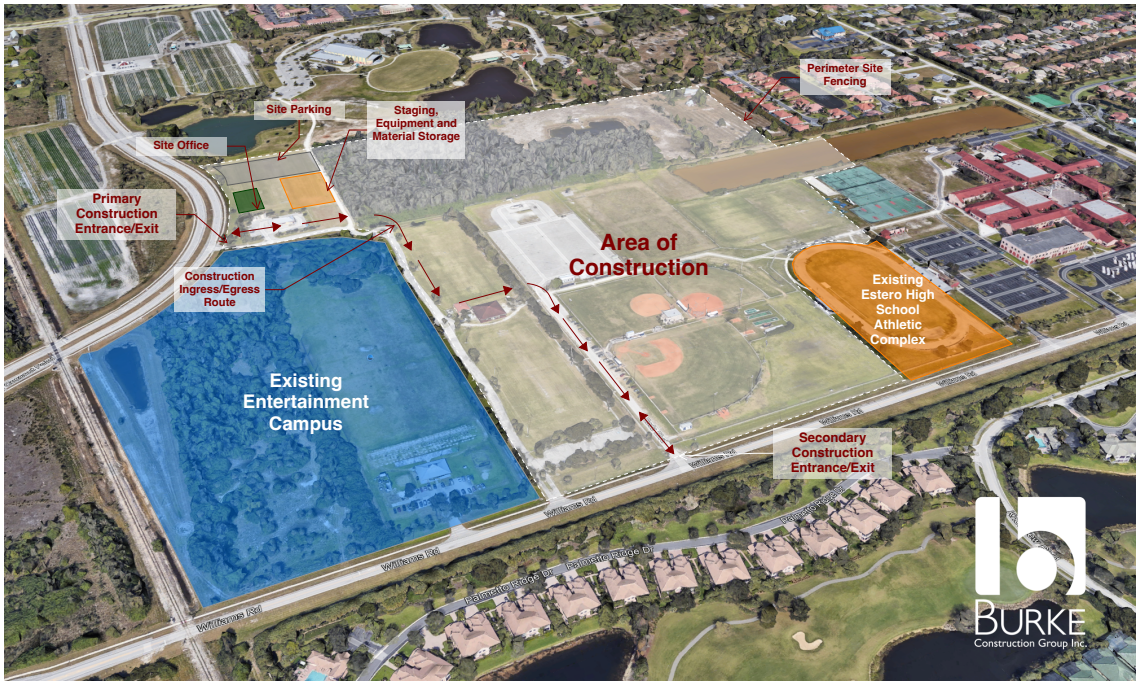
Controlled Access – The project site is located in an area that can be susceptible to trespassing and/or unauthorized visitors, resulting in discarded trash and debris that detract from the site's aesthetic and overall integrity. To address this, Burke Construction Group will implement comprehensive measures to secure the site and maintain its cleanliness and appeal throughout the construction process.

Our team will conduct daily site inspections to identify and address any unauthorized access or debris. Additionally, we will install secure perimeter fencing to restrict access to the site, effectively deterring unwanted visitors. A single stabilized construction entrance will be established, complete with proper signage to guide authorized personnel. This entrance will be equipped with the capability to be securely closed and locked at the end of each workday, ensuring the site remains protected outside of active construction hours. These measures will not only safeguard the project but also contribute to preserving the site's beauty and ensuring a clean, professional environment throughout construction.

Our site logistics plan reflects this commitment. Designated access points will minimize disruptions to the community, with the primary entry for contractors, owners, consultants, and architects/engineers located along Via Coconut Point Road. This strategic approach streamlines site operations while reducing impacts on nearby areas. Key construction elements—including the trailer, laydown/staging areas, and vendor parking—will be positioned near this entry to ensure efficiency. The site will be secured with perimeter construction fencing and silt fencing as required to uphold safety and environmental standards.

SITE LOGISTICS PLAN

BCG approaches projects of this type by creating a construction logistics plan that disturbs the site as little as possible to limit the effect we'll have on the natural surroundings community and protected habitats. We understand that any construction activity could have an adverse effect due to the noise, interruption to the site, or trash created. Throughout the construction phase, all existing utilities will be carefully maintained in an "operational" state so the surrounding community can continue to thrive as an active hub. Our team is aware of the needs of adjacent residential neighborhoods and operational businesses and will ensure a harmonious construction process. See below graphic of construction logistics for your project.



SITEWORK PHASE

Once the initial site investigation and preparation phase is complete, our site crews will mobilize to implement erosion control measures and begin demolition, clearing, and grubbing operations throughout the project area. This phase will involve significant tree and brush removal, demolition of small structures and buildings, and the removal of asphalt parking areas to prepare the site for subsequent phases. All debris will be securely managed, stockpiled, and disposed of properly to mitigate any public or environmental concerns.

These preparatory activities will establish the foundation for the earthwork planned in Phase 2. The Village of Estero has emphasized the importance of initiating the project swiftly and maintaining a streamlined, efficient schedule. By prioritizing the completion of front-end documentation during preconstruction, we ensure subcontractor crews are ready to mobilize promptly, avoiding unnecessary delays.

As sitework is the critical driver of this project's timeline, it is imperative to engage a highly skilled and reliable subcontractor to execute these tasks with precision and efficiency. We will leverage our network of prequalified local contractors, enabling rapid mobilization to initiate early-phase activities. Earthwork operations—including excavation, import and export of fill material, and grading—will begin as soon as possible. Given the scope and importance of these tasks, completing them promptly will allow us to shift focus toward horizontal construction preparation seamlessly.

To ensure a seamless transition into subsequent phases, we plan to mobilize crews during earlier stages. Underground utility work will also begin, involving offsite connections and the installation of new mains and service laterals throughout the site for Phase 2. Since parts of the site previously served as parking areas and sports fields, navigating and addressing existing underground utilities will be a priority. We will proactively investigate and uncover these utilities to minimize potential delays caused by unknown conditions. Our commitment to efficiency includes identifying opportunities for task overlap where feasible. For example, utility installation will proceed concurrently with other site activities. We will coordinate with local utility companies to establish proper connections while surveying designated areas for accuracy. Trenches will be excavated, utilities installed and backfilled promptly to avoid leaving open ditches at the end of each workday, ensuring safety and project continuity.

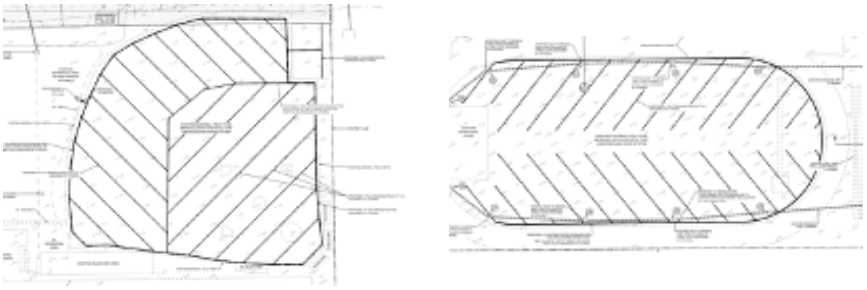
Given that much of this project will take place during the rainy and hurricane seasons, meticulous planning will be essential to mitigate weather-related risks. Our proactive measures include securing loose materials, collecting and disposing of debris, and bundling temporary facilities and fencing to minimize exposure to adverse conditions and protect ongoing work.



SPORTS FIELD CONSTRUCTION

As certified sports field builders, calling this our expertise is an understatement. With experience constructing over 100 sports fields and facilities, we bring unparalleled knowledge to collaborate with the design team during preconstruction. This ensures the design meets the specific needs of the Village and the community. Our streamlined construction process guarantees efficient and successful project execution. Below are key areas we will address with the design team:

1. **Drainage System:** Southwest Florida gets rain in bursts which often leaves fields soaked with a lot of water in a short span. The community counts on the drainage system to enable to fields to be playable as quickly as possible.

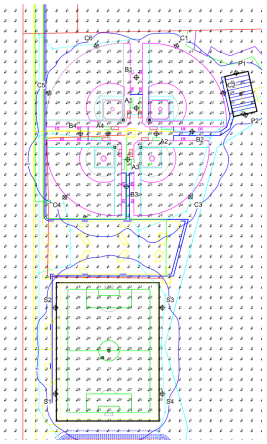


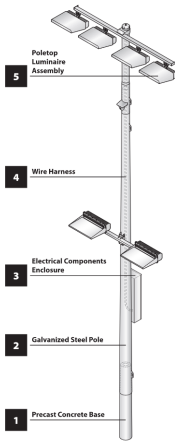
Pictured above is a recent example BCG has had building fields for Evangelical Christian School where we they experience ponding on the current fields due to improper drainge. BCG worked with the design team to propose and create a underfield drainage system that addressed these concerns.

   - **Baseball/Softball Field Drainage:** Proper drainage involves a network of 4-inch lines across the outfield, paired with a line just inside the clay infield, feeding into a 12-inch main line. Since the clay infield is impervious, precise grading is essential to direct water toward the drainage system.
   - **Football/Soccer/Multi-Purpose Fields Drainage:** The key to a great draining system for soccer/multi-purpose fields is about two things: infrastructure and grading. The infrastructure is typically aligned diagonally to the center apex of the system (see example in the above call-out). This allows the system to be geometrically spaced and then sloped (assuming a gravity system). The grading is where the center of the field is the apex and slightly slopes down towards the sides.

2. **Sloping:** Quality control on playfield include making sure the proper slope of the fields is designed and built given the specific drainage system specified. With an underground drainage system (recommended) the slope of a typical field will be .5in-1.0in from the center. With no underground field drainage system, the slope would be 1.0in-1.5in from the center.
3. **Irrigation:** Proper irrigation is essential for maintaining healthy and durable sports fields. We ensure systems are designed to meet the field's specific needs.
4. **Soils:** Sports fields need the right topsoil to be optimal for continued use for sporting events. We suggest bringing in a new top level for the fields or mixing in new material for the top. This will create a suitable condition for the fields to grow in hearty and take the abuse that occurs from use
5. **Grass:** Our experience has taught us the optimal time to plant the grass to ensure we time the growing season properly. Then we make sure the fields are watered regularly to promote healthy growth and there is adequate time between planting and then final turn over. This attention to detail results in fields that make a better playing surface and that will last longer than parks built by other contractors.

6. **Lighting:** We have extensive expertise with Musco lighting systems, the industry leader in sports field lighting. For the City of Cape Coral, we recently installed Musco systems and are well-versed in their installation, controls, and configurations. We'll work with the Village of Estero to meet your lighting and control requirements. Importantly, lighting mast arms are tall and heavy, requiring large equipment. To protect field grading, we recommend installing mast lighting early in construction. One often overlooked factor to lighting is that the mast arms are very tall and heavy which means the equipment needed to bring the poles to their spot of installation is large and heavy. It is important to place the mast lighting early in the construction process so that the equipment does not damage the final grading of the fields.





By focusing on these critical elements, we ensure the fields are not only functional and resilient but also a valuable asset to the community for years to come.

BCG prides itself on turning over parks and playfields that are pristine and are of top quality!

REMAINING CONSTRUCTION ACTIVITIES

As the sitework and sport field activities are underway, other project elements—including the boardwalk (marine), landscaping, site irrigation systems, and trails - will advance under the guidance of specialized subcontractors. Simultaneously, vertical construction will commence, starting with foundation work and MEP rough-ins for building structures and miscellaneous pavilions. Throughout this phase, the Burke Construction Group team will closely oversee subcontractor performance and monitor the overall project schedule to ensure timely and high-quality delivery.

To address any schedule variances, we will continuously monitor progress and identify opportunities for adjustments or acceleration. Drawing on our experience with similar regional projects, we are confident in our ability to work collaboratively with local Authorities Having Jurisdiction to achieve a smooth and compliant turnover at project completion.

Upon completing all phases and passing final inspections, our team will work with the Village of Estero staff to provide comprehensive training on operating and maintaining the project's systems. These training sessions will be recorded, and detailed owner and maintenance manuals will be provided for future reference. To uphold the quality of our work, our warranty team will conduct follow-up walkthroughs six (6) months and twelve (12) months after project completion, addressing and resolving any issues before the warranty period concludes.

PROJECT APPROACH - BEHIND THE SCENES

Our commitment to excellence extends beyond visible outcomes, focusing on the meticulous behind-the-scenes efforts that often go unnoticed but are critical to project success. Whether it's fostering streamlined communication channels, maintaining strict adherence to the established budget, upholding rigorous quality control and assurance standards, or acting as responsible stewards of the surrounding community, we approach this phase with the same dedication and precision as every other. These efforts collectively ensure a seamless and successful project from start to finish.

COST TRACKING & COST CONTROL

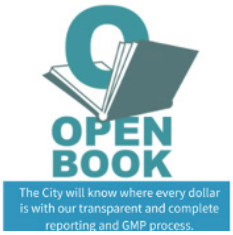
We take pride in being responsible stewards of our clients' money, prioritizing strict adherence to the budget throughout the design, preconstruction, and construction phases. Our team is committed to identifying and presenting alternative solutions, allowing the Village of Estero to select the options that provide the greatest value for their investment.

Effective budget management begins with the creation of a comprehensive Project Cost Model (PCM) during the Design Phase. This model leverages industry benchmarks from comparable projects and accounts for known site-specific factors. As the design evolves and progresses through successive milestones, the PCM is refined to incorporate greater detail and reflect current local construction pricing trends.

This iterative approach empowers the project team to evaluate cost-effective alternatives, maintain financial control, and ensure that the budget is carefully managed at every stage of development.

COST CONTROL DURING PRECONSTRUCTION

Effective cost management for any project begins in the preconstruction phase. Our preconstruction team will collaborate closely with the design team and the Village to thoroughly understand project needs before initiating tasks. We uphold an open-book policy throughout this process, conducting detailed constructability reviews, presenting realistic logistics plans, developing accurate budgets, and identifying cost-saving opportunities that enhance value without compromising quality.



PROJECT APPROACH

Our mission is to deliver a world class sports park while ensuring cost sustainability. Recognizing that budget alignment is crucial in today's projects, we employ a rigorous preconstruction process built on five essential pillars:

- **Developing a Budget and Maximizing Value:** We begin with a preliminary budget informed by schematic plans, early specifications, subcontractor input, graphical take-offs, and gap analyses. Through comprehensive constructability reviews, we refine budget estimates and introduce Value Management options to maintain cost alignment without sacrificing scope or quality.
- **Options Analysis; Saving Time and Costs Without Compromising Functionality:** We provide precise cost data and propose alternative construction methods to reduce time and expenses while preserving functionality and quality. By evaluating various systems, materials, and equipment, we empower the team to make well-informed decisions that ensure efficiency and feasibility before finalizing plans.
- **Value Engineering for Smart Economic Impact:** Our Value Engineering approach focuses on optimizing budget allocation by identifying cost-effective solutions that align with the project vision and objectives. Unlike conventional methods that may compromise design integrity, we emphasize preserving quality and functionality while enhancing economic outcomes.
- **Life Cycle Cost Analysis:** Balancing Short-Term and Long-Term Costs: We assess both initial and long-term expenses through detailed life cycle cost analyses. This includes evaluating systems such as plumbing, mechanical, and electrical for their sustainability and efficiency. Our in-house expertise ensures that decisions account for future operational costs, preventing short-term savings from resulting in long-term expenses.
- **Constructability Analysis:** Identifying and Resolving Design Challenges: During the design development stage, we perform constructability analyses to uncover and address inconsistencies, material conflicts, and sequencing gaps. We evaluate critical components such as roofing, mechanical systems, and finishes, offering cost-effective alternatives. We also assess external factors, providing recommendations for logistics, traffic flow, staging, and parking to ensure seamless project execution.

In navigating the challenges of supply chain disruptions and cost escalations, Burke Construction Group employs a proactive and rational approach to securing the best possible pricing. Our preconstruction team remains engaged throughout procurement, taking responsibility for contracting all scopes of work. This continuous involvement—from project inception through subcontract execution—ensures that procurement goals are met efficiently, distinguishing us from competitors who may separate these functions.

Burke's preconstruction team experience with projects of this type gives us a great historical database of project cost and scope to draw upon. By staying ahead of unstable market conditions, potential supply chain disruptions, and maintaining a steadfast commitment to our clients, **we deliver projects on time and within budget, without compromising the vision or quality of the final product.**

COST CONTROL DURING CONSTRUCTION

After a final GMP has been reached, we work tirelessly to further control and/or minimize additional costs. We implement structured control system to effectively manage costs throughout all project phases, from initiation to completion. Our process starts with understanding program requirements, analyzing the overall budget, and aligning it with our construction estimates. When all aspects of a project are properly considered in the preconstruction phase, the project team can better concentrate on production, quality and cost savings. The P6 software utilized by BCG includes a cost loading feature which enables us to input scheduled values for each trade, general conditions, etc. into designated fields and project costs versus time with great accuracy creating accurate cash flow projections and serving as additional support for monthly applications for payment. The input information can be updated as necessary. When a project is managed effectively, the project team has a greater ability to spot and capitalize on potential savings.

We utilize Sage software for real-time cost analysis and reporting, ensuring transparency and accuracy. Our on-site team provides monthly status reports to stakeholders and uses labor variance reporting to predict labor productivity trends. Our comprehensive reporting system includes:

- **Project Accounting Report:** Breakdown of all project expenditures.
- **Monthly Reports:** Up to date schedule tracking
- **Cost Control Report:** Current project costs and payment status.

Our primary goal is to prioritize cost reduction while actively identifying opportunities for savings, ensuring that all stakeholders benefit from the process. As with any project, unforeseen costs can arise due to site conditions or subcontractor-related factors. We take great care to minimize these occurrences by thoroughly scrutinizing potential change orders and working collaboratively to find solutions before they are presented to the owner.

Our mission is to manage costs efficiently while preserving and enhancing quality at every stage of construction. Through careful planning, proactive cost control measures, and attention to detail, we ensure that the project stays on track financially without compromising the integrity of the work.



COMMUNICATION APPROACH

A key factor in the success of the new Estero Sports Park will be maintaining open and effective communication among the Village of Estero staff, Burke Construction Group, and the selected design consultants throughout the design, preconstruction, and construction phases. Construction is inherently a collaborative effort that relies on the collective expertise and experience of many individuals. Without clear and efficient communication channels in place, the potential for misunderstandings or delays increases significantly. By fostering seamless collaboration and proactive dialogue, we can anticipate challenges, resolve issues swiftly, and ensure the project progresses smoothly.

COMMUNICATION WITH VILLAGE STAFF

BCG takes on the responsibility to be the project communication leader. After the initial kick-off meeting with the Village staff and the program requirements from the previous schematic design are reconfirmed, we will establish a coordination meeting schedule with the Village to communicate progress and findings associated with the project. Our team will establish clear communication channels, such as regular progress meetings, shared project management tools, and a designated communication protocol, to ensure seamless information exchange. The use of Procore management system has work very well for our local projects and is a robust tool used by all stakeholders including owner, designers and subcontractors. Our team's project manager will serve as the point person for day-to-day communications from the design team to consultants, the construction manager and owner, providing a streamlined approach. He will assure that all team members are duly informed of communications and will convey the team's communications in turn. An internal activity report will be maintained to both adhere to the project schedule and assure vital decisions regarding the project's development are well- documented and easily accessible. We promote a paperless communication approach but at the same time want to ensure that all Village staff and the rest of the team are always informed about every aspect of the project.

We are committed to keeping the Village, key stakeholders, as well as community members in the loop of critical project information throughout project and that will be a main priority even throughout until final completion. **We believe the success of the project boils down to open communication and working together as a team!**

COMMUNICATION WITH COMMUNITY MEMBERS

This project is located within a residential neighborhood and near local businesses, making it essential to minimize any potential impact on the surrounding community through careful planning. Based on our experience with similar projects, we have found that creating a dedicated project website significantly enhances community engagement and transparency. This website would include essential information such as contact details, the project timeline, weekly updates, and notifications about events or activities, helping to keep residents and businesses informed and reassured about ongoing construction activities.

To ensure effective communication, we have a dedicated team member who will work closely with the project team to develop a customized outreach plan. This plan will be designed in collaboration with Village staff to address the community's specific needs and concerns. Once finalized, our on-site team will implement the plan throughout the construction process, ensuring that residents and businesses remain informed about the timing and scope of work in each phase. This proactive approach fosters trust and minimizes disruptions, creating a positive experience for the entire community.

QUALITY CONTROL & ASSURANCE

At Burke Construction Group, we cultivate a culture of accountability, embedding quality awareness across all organizational processes. Our commitment to quality control, customer satisfaction, and continuous improvement is reinforced by our robust Quality Management (QM) program, which establishes clear, measurable standards.

Quality Control processes are built into every project that we deliver, and the relationship of the CM is very important and fundamental to producing a quality product for our clients. During each phase of the project our design team will have key initiatives and milestones detailed below that will ensure quality control and assurance is upheld from the moment we receive the notice to proceed until the final certificate of occupancy.

PRECONSTRUCTION AND DESIGN PHASE

Collaborative Workshops: Our team will conduct joint workshops involving architects, engineers, construction manager and Village to align project goals, expectations, and design intent.

Document Review: At each step of the design development process our team will follow a systematic review process for design documents to ensure accuracy, feasibility, and compliance with local regulations and codes. This review and reporting process maintains a documented trail of constructive comments through design that benefit the entire project. Regular Meetings: Bi-weekly meetings will be held between the design and build teams to facilitate real-time communication, address queries, and resolve design-related issues promptly.

Design Coordination: Our team will implement a collaborative digital platform for sharing design files, drawings, and specifications, ensuring all team members are working from the latest revisions.

CONSTRUCTION PHASE

On-Site Coordination: RG Architects, Davidson Engineering, and landscape architectural firm RVi Planning + Landscape Architecture will be our designated liaisons from the design team to be present on-site regularly, ensuring that the construction aligns with the approved designs and resolving any discrepancies immediately.

Quality Inspections: Perform regular quality inspections, involving both design and construction team members, to ensure that the work meets the specified standards and design requirements.

Change Management: Implement a change management process that involves collaboration between the design and build teams, clearly documenting any changes and their impacts on the project.

Comprehensive Submittal Reviews: We believe strongly that comprehensive submittal reviews by our team, not only on the contractor side but also the design side, assists in catching the potential mistakes of improperly purchased materials before they happen on a project. While many firms “rubber stamp” this review process, our team will be thorough in their review to ensure compliance with contract documents from all parties.

Mock-ups/Design & Finishes Boards: We use mock-ups and Architectural Design & Finishes Boards to set the standard for quality for multi trade coordination. In the field those mock-ups and boards are used to benchmark the final product in order to make sure the finished project exceeds the quality standard desired and agreed upon by the mock-up. This is a guide for the subcontractors and a level of quality to which we hold them accountable.

Pre-Installation Meetings: The coordination and full understanding of many installations is of paramount importance on a project, and in order to ensure success our team creates a list of Pre-Installation meetings prior to the start of construction. At these meetings the goal is to bring together entire Burke team, Subcontractors, Architect, and the Village for the benefit of meeting the expectations of the Village and end users.

SAFETY PROGRAMS

At Burke Construction Group, jobsite safety is more than a priority—it's a mindset. A safe working environment is the cornerstone of every successful project, and we are committed to achieving a goal of zero accidents throughout the construction process. Our core value is ensuring every worker goes home safely at the end of each day. To uphold our exemplary safety standards, we require our superintendents to undergo advanced and ongoing training, surpassing industry norms. While most contractors mandate OSHA 10 certification, we require OSHA 30 certification, equating to 30 hours of training annually. This comprehensive training covers critical areas such as fall protection, trench and excavation safety, and the latest innovative safety measures.

Safety education doesn't stop with our team. We extend this knowledge to our subcontractors through Weekly Toolbox Meetings. These sessions gather all subs on-site to review project updates and discuss essential safety protocols for current and upcoming tasks. In addition, we employ an independent OSHA-certified Safety Inspector who conducts unannounced site visits at least once a month. The inspector provides a detailed report reviewed by our executive team, project executives, and the project team. Actionable points from the report are addressed immediately through a Safety Action Plan (SAP), which is inspected for completion and accuracy within 48 hours. Final approval of the SAP is provided by the Project Executive and reported directly to the company president.

Our safety efforts extend beyond the jobsite to protect the public. We prioritize the safety of pedestrians and motorists in the vicinity of our projects. To ensure this, we develop detailed Maintenance of Traffic (MOT) plans that establish safe, well-marked pathways around our sites, allowing the community to navigate with confidence.

At Burke Construction Group, safety is not just a practice—it's our promise to every worker and the community we serve.

CERTIFIED MINORITY ENTERPRISE

While Burke Construction Group is not a Certified Minority Business Enterprise (MBE), our team is deeply committed to promoting equitable opportunities for MBE firms. Our corporate philosophy mandates that every project team identify and engage local and regional MBEs, developing tailored plans to maximize their participation. In line with this commitment, we have partnered with RG Architects, a firm dedicated to meeting the diverse goals of clients, partners, and communities. This partnership underscores our unwavering dedication to diversity, equity, and inclusion.

Additionally, in order to maximize MBE participation, we plan to take the following steps to ensure MBE subcontractors and suppliers have opportunities to be involved with this project and shaping the community.

- **Outreach Phase:** This phase involves organizing and participating in seminars and workshops to attract and engage MBE participants. It includes identifying and addressing participant concerns regarding program operations and/or project goals and representing the team at governmental or participant meetings.

- **Bid Process Phase:** This phase involves reviewing contractor bids for compliance and alignment with agency goals, participating in pre-bid and preconstruction meetings to clarify requirements, assisting in the prequalification of participants, and analyzing bid responses to ensure alignment with specific goals. It also includes maintaining detailed records of bid responses, negotiations, and related goal achievements, including financial impacts.

- **Construction Phase:** This phase focuses on monitoring contractor performance to ensure goal compliance by reviewing utilization reports and conducting regular reviews with bidders. It involves assisting in resolving contract disputes involving goal participants, tracking and reporting on participant contract awards, and compiling detailed data on bid activity, job categories, participation, and financial impacts. Additionally, it includes preparing and updating reports on subcontractors and generating monthly cumulative compliance reports.

Burke Construction Group has consistently created opportunities for MBE firms to participate in various construction projects. We have already initiated this effort through our design team and remain committed to engaging local participants to further advance this objective.

ENVIRONMENTAL STEWARDS WILDLIFE

Burke Construction Group is deeply committed to protecting project sites and their surrounding environments. By proactively planning and collaborating with local authorities, we ensure that our construction activities minimize any impact on endangered or protected species. Our team is well-prepared to implement measures that safeguard these species while maintaining project efficiency.

MILBORNE, LLC

Additionally, we plan to collaborate with Milborne, LLC, a leader in environmental protection with over 25 years of experience in restoring and managing environmentally sensitive land. Their expertise will guide our efforts in controlling and maintaining any exotic or invasive species, as well as managing vegetation and land to ensure sustainable practices.

We are highly knowledgeable about environmental protection protocols, including the specifics of the Bald Eagle Monitoring Plan, and have extensive experience working around various protected species such as snakes, tortoises, owls, and eagles. Once all critical environmental concerns are identified and mitigation measures are in place, Burke personnel and subcontractors will perform daily inspections and maintenance of protective equipment to ensure its continued effectiveness.

A notable example of our mitigation efforts occurred during a project in Cape Coral, where our team encountered Gopher Tortoise burrows and Burrowing Owls during site clearing operations. Similarly, on other project sites across Southwest Florida, we have successfully managed encounters with indigo snakes, bald eagles, and manatees, ensuring the safe relocation of any endangered species populations before beginning construction activities.

This level of diligence underscores our commitment to environmental stewardship and our ability to balance construction progress with ecological preservation.



(Gropher Tortoise Hole at Festival Park)



(Burrowing Owls at Festival Park)

POST CONSTRUCTION

At the beginning of a project, we will draft a detailed plan that identifies steps required to close-out the project. This plan will be written and communicated to the Village staff and is devised to ensure a minimal punch list and quick occupancy of your projects. The close-out plan will include the following:

- **As-Built Documentation:** Our team will create accurate 3 Dimensional as-built drawings and documentation to reflect any deviations from the original design, ensuring a comprehensive record of the constructed Estero Sports Park for the Village of Estero
- **Report Systems and Project Close-Out:** We have developed many techniques to ensure that project close-out is completed smoothly and quickly. By utilizing a Project Close-out Log, we are able to track and verify that all subcontractors and suppliers have provided the correct close-out manuals, end user training, as-built records, certifications and warranties. We also track all Agency and Owner required Certifications and Tests necessary for occupancy and final completion. By performing a pre-punch walk through, our project staff is able to resolve many close-out items prior to the formal walk-through performed by the Owner and A/E Teams, thus reducing the punch list completion time. We use our project management system to combine and track all Punch Lists so that they are managed in an efficient and coordinated effort.

Our goal is to be your lifelong partner, dedicated to delivering a project that will be around for many generations.

PROPOSED WORK SCHEDULE / TIMELINE

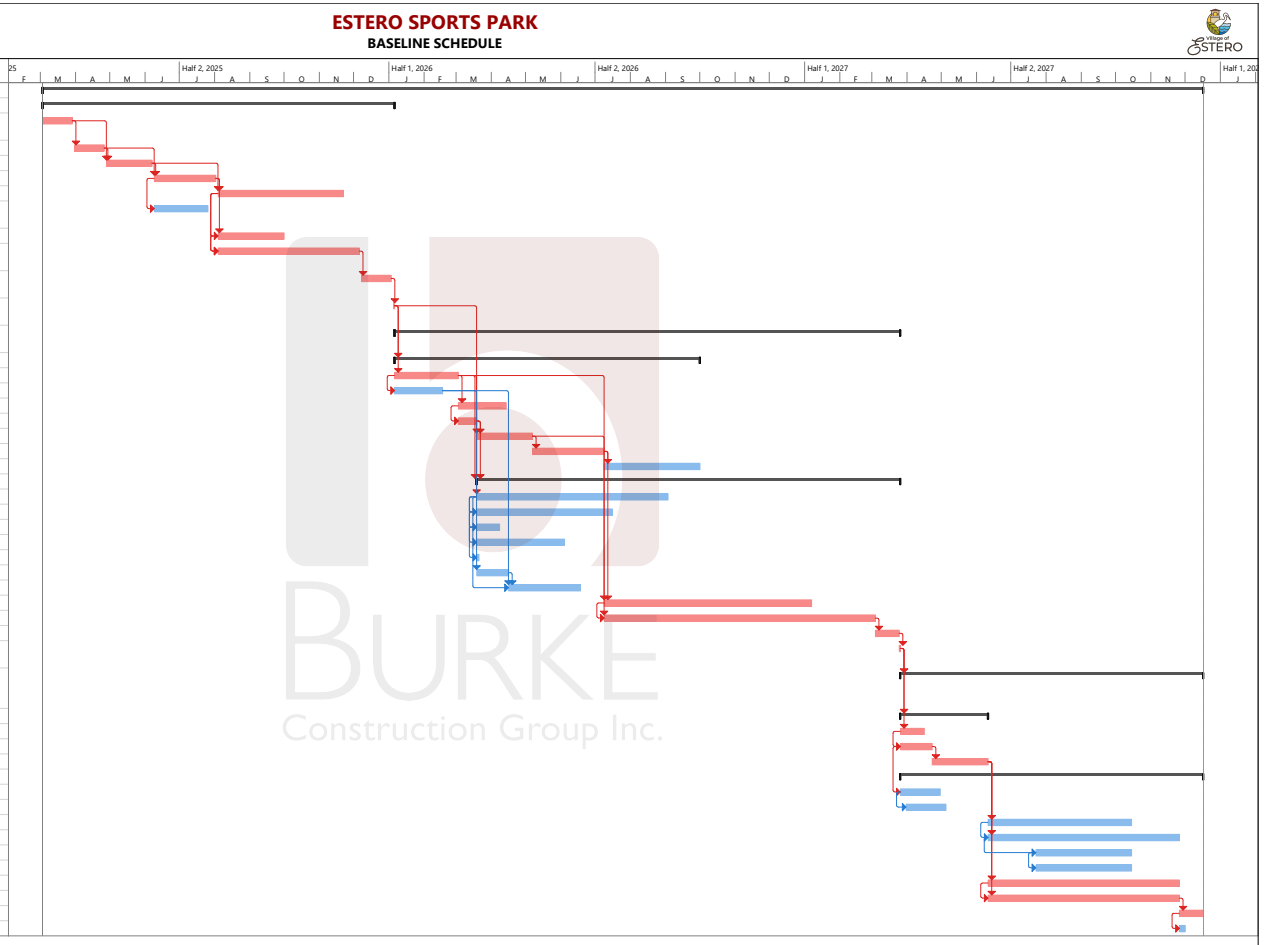
We have prepared a preliminary project schedule with critical activities shown. Once selected, we will refine this schedule in collaboration with the Village and all major subcontractors. Our subcontractors submit their evolving schedules throughout the course of preconstruction to ensure every activity is properly accounted for in our final comprehensive plan. Once Construction Documents are 100% complete, our subcontractors and suppliers submit their final sequencing, durations and level of detail schedule. The final construction schedule is then incorporated into each subcontractor's contract as a measure to ensure their adherence to the master schedule. Throughout construction, the project team and in-house schedulers monitor the activities and make any necessary adjustments to keep the project on schedule.

MASTER SCHEDULE (on following page)

ESTERO SPORTS PARK

BASELINE SCHEDULE

ID	Task Name	Duration	Start	Finish
1	**Estero Sprots Park CMAR**	**729 days**	**Mon 3/3/25**	**Thu 12/16/27**
2	**Phase I - Pre-Construction/Design**	**221 days**	**Mon 3/3/25**	**Mon 1/5/26**
3	Initial Assessment/Review of Current Master Plan W/ Client	20 days	Mon 3/3/25	Fri 3/28/25
4	Conceptual Design	20 days	Mon 3/31/25	Fri 4/25/25
5	Schematic Design	30 days	Mon 4/28/25	Fri 6/6/25
6	Design Development DD's	40 days	Mon 6/9/25	Fri 8/1/25
7	Construction Documentation CD's	80 days	Mon 8/4/25	Fri 11/21/25
8	Engineering Design Coordination & Prep	35 days	Mon 6/9/25	Fri 7/25/25
9	Prepare & Issue Engineering CD's	42 days	Mon 8/4/25	Tue 9/30/25
10	Permitting/Village Of Estero Review Process	90 days	Mon 8/4/25	Fri 12/5/25
11	Update Construction Documents After Review & Resubmit	20 days	Mon 12/8/25	Fri 1/2/26
12	Final Drawings Approved For Construction Received	1 day	Mon 1/5/26	Mon 1/5/26
13	**Phase II - Civil/Earthwork, Construction of Fields & Structures**	**318 days**	**Tue 1/6/26**	**Thu 3/25/27**
14	**Earth Work/Site Utilities**	**192 days**	**Tue 1/6/26**	**Wed 9/30/26**
15	Earthwork	40 days	Tue 1/6/26	Mon 3/2/26
16	Excavate Pond (2 EA)	30 days	Tue 1/6/26	Mon 2/16/26
17	Layout & Install Utilities	30 days	Tue 3/3/26	Mon 4/13/26
18	Install Culvert	12 days	Tue 3/3/26	Wed 3/18/26
19	Asphalt Paving	35 days	Thu 3/19/26	Wed 5/6/26
20	Site Concrete	45 days	Thu 5/7/26	Wed 7/8/26
21	Landscaping & Irrigation	60 days	Thu 7/9/26	Wed 9/30/26
22	**Field & Structures Construction**	**266 days**	**Thu 3/19/26**	**Thu 3/25/27**
23	250'x500' Multiuse Fields (2 EA)	120 days	Thu 3/19/26	Wed 9/2/26
24	Stadium Seating Structures (2 E	85 days	Thu 3/19/26	Wed 7/15/26
25	Pavilion's (2 EA)	14 days	Thu 3/19/26	Tue 4/7/26
26	Pavilion's (2 EA) + Event Lawn	55 days	Thu 3/19/26	Wed 6/3/26
27	Entry Sculpture	2 days	Thu 3/19/26	Fri 3/20/26
28	Boardwalk Piles/Piers	20 days	Thu 3/19/26	Wed 4/15/26
29	Boardwalk	45 days	Thu 4/16/26	Wed 6/17/26
30	Home Stadium Seating	130 days	Thu 7/9/26	Wed 1/6/27
31	Driving Range	170 days	Thu 7/9/26	Wed 3/3/27
32	Punch Out & Turn Over of Phas	15 days	Thu 3/4/27	Wed 3/24/27
33	Phase II Completed. Begin Transition To Phase III	1 day	Thu 3/25/27	Thu 3/25/27
34	**Phase III - Finish Remainder of Sitework, Construction of Fields & Structures**	**190 days**	**Fri 3/26/27**	**Thu 12/16/27**
35	**Remainder of Sitework**	**55 days**	**Fri 3/26/27**	**Thu 6/10/27**
36	Excavate Pond	15 days	Fri 3/26/27	Thu 4/15/27
37	Flex Lawn	20 days	Fri 3/26/27	Thu 4/22/27
38	Site Concrete	35 days	Fri 4/23/27	Thu 6/10/27
39	**Field & Structures Construction**	**190 days**	**Fri 3/26/27**	**Thu 12/16/27**
40	Shot Put & Pole Vault Area	25 days	Fri 3/26/27	Thu 4/29/27
41	JROTC Tower	25 days	Wed 3/31/27	Tue 5/4/27
42	Stadium Concessions	90 days	Fri 6/11/27	Thu 10/14/27
43	Baseball & Softball Stands	120 days	Fri 6/11/27	Thu 11/25/27
44	Baseball Field	60 days	Fri 7/23/27	Thu 10/14/27
45	Softball Field	60 days	Fri 7/23/27	Thu 10/14/27
46	Splash Pad	120 days	Fri 6/11/27	Thu 11/25/27
47	Playground	120 days	Fri 6/11/27	Thu 11/25/27
48	Punch Out & Turn Over of Phas	15 days	Fri 11/26/27	Thu 12/16/27
49	CO & Final Completion	3 days	Fri 11/26/27	Tue 11/30/27



BURKE
Construction Group Inc.

Project: Estero Sports Park RB
Date: Tue 1/14/25

Task, Split, Milestone, Summary, Project Summary, Inactive Task, Inactive Milestone, Inactive Summary, Manual Task, Duration-only, Manual Summary Rollup, Manual Summary, Start-only, Finish-only, External Tasks, External Milestone, Deadline, Critical, Critical Split, Progress, Manual Progress

Page 1

SCHEDULE CONTROL NARRATIVE

Burke Construction Group recognizes that schedule control is a cornerstone of successful project delivery, aligning directly with our Value Proposition of "timeliness." Our commitment goes beyond merely delivering projects on time—we strive to significantly reduce the overall project duration whenever possible. This commitment is reflected in our processes and reinforced by the following strategies to effectively manage and expedite schedules:

- **Overlapping Scopes:** Identify work scopes that can be performed concurrently to accelerate progress.
- **Early Starts:** Pinpoint scopes of work that can begin and finish ahead of schedule milestones.
- **Proactive Conflict Resolution:** Continuously identify potential conflicts or schedule-impacting issues and implement mitigation strategies to minimize delays.
- **Subcontractor Collaboration:** Conduct weekly subcontractor progress meetings to review the schedule and explore opportunities for improvement based on subcontractor input.
- **Two-Week Look-Ahead:** Update and distribute two-week look-ahead schedules on a weekly basis to keep the project team informed and aligned.
- **Monthly Schedule Updates:** Provide comprehensive monthly schedule updates to the project team, ensuring transparency and progress tracking throughout the construction phase.

Our team takes scheduling very seriously. The project schedule is a living document that serves as a valuable tool for the entire project team. We live and work in a world where construction projects need to be completed as fast as possible with safety and budget also in mind. The BCG team has a distinct advantage other do not have in the industry; our dedicated in-house scheduling department uses internal proprietary reports, based on historic data, to track trends across the industry and varying project types. Having in-house schedulers allows us to explore the schedule impacts of multiple scenarios for resource allocation and efficiency, critical path activities, long-lead procurement, and for incorporating outside agency activities such as permitting, testing, and commissioning.

With this proven approach to scheduling, we mitigate the risk of delayed project completion on all of our jobsites and this one would be no different. We make to keep not only our schedulers accountable to the project schedule but also our project team to ensure all parties are on the same page.


PRE-GMP SERVICES

Village of Estero **January 15, 2025**
Steve Gillette, Procurement Manager
9401 Corkscrew Palms Circle
Estero, FL 33928

Re: Pre-GMP Services Fee for RFP No. 100625 – Estero Sports Park CMAR

To Whom it May Concern,

Burke Construction Group is pleased to present to you our pre-GMP services fee for your review. This fee includes all costs associated with preconstruction, bid preparation, scheduling, and all associated design fees required. Our Preconstruction process for this project is broken down into the following tasks:

Task 1: Meetings & Site Investigation

- Project Kickoff Meetings - BCG will prepare and attend a kickoff meeting.
- Subject Specific Meetings - BCG will attend three (3) subject specific meetings to discuss project specific elements.
- Value Engineering Workshop - BCG will administer one (1) workshop with the Owner and Engineer to identify preliminary alternatives, substitutions, and constructability items. BCG will summarize the meeting and provide cost estimates for any selected concepts.
- Site Visits & Investigation - BCG will perform at minimum one (1) site visit to investigate existing conditions, review spatial constraints, learn facility operational constraints, develop ingress & egress plan during construction, and analyze site conditions for development of site-specific safety and quality plans. BCG will provide final reports of encountered conditions to the Owner.

Task 2: Preliminary Cost Estimates

- 100% Cost Estimate - BCG preconstruction staff will perform detailed takeoffs based on the 100% Plans and Specifications for all construction trades such as concrete, utilities, masonry, roofing, doors, windows, etc. A full cost estimate book will be provided showing all material, labor, and equipment take-offs and any subcontractor cost estimates.

Task 3: Design Review and Value Engineering

- 100% Submittal Design Review - BCG will perform detailed design and constructability review to identify conflicts, constructability concerns, spatial concerns, general questions, and overall consistency of the design disciplines (structural, architectural, civil, etc.). Value engineering options will also be provided.

Task 4: CPM Master Schedule

- 100% Schedule Development - BCG will develop a baseline Critical Path Method (CPM) schedule using Primavera P6 software. The schedule will be broken down by phase (design/permitting, procurement, construction, and closeout) as by structure. A detailed schedule sequence will be provided for each structure. All portions of the project will be interrelated by schedule logic so that a true “critical path” is easily identifiable.
- Final GMP Schedule - The schedule developed in the previous step is modified based on the final design. Final construction sequencing is determined. This schedule will serve as the basis for General Conditions costs in the GMP as well as the contract time required for the duration of construction.

Task 5: Bidding, Procurement, and GMP

- Owner Direct Purchase Plan - BCG will aid the Owner in direct purchase of materials and/or equipment to exercise the County's exemption from State sales tax.
- Long Lead Equipment Purchase Orders - BCG will develop bid packages for long lead equipment and early work packages. They will be developed to minimize schedule impacts for equipment procurement.
- Develop Bidders List - In collaboration with the Owner, BCG will develop a list of qualified bidders to perform the work. BCG will advertise to qualified professionals and administer the open-book bidding process.
- GMP Development (Bid Packages) - BCG will identify and assembly appropriate work packages from GMP design documents to solicit prospective subcontractor and supplier proposals for providing all elements of Work not included in the General Conditions. Work packages will be assembled with appropriate scopes of work should the Owner have any goals for involvement of the local and/or small contracting community. BCG preconstruction staff will perform detailed takeoffs (based on the GMP design documents) for all self-perform work. A full cost estimate book will be provided showing all material, labor, and equipment take-offs and any subcontractor/supplier cost estimates. This estimate will be submitted as the GMP Proposal for the work.
- Pre-Bid Site Visit - BCG will host, coordinate, and manage a pre-bid site visit for all potential bidders for the subcontract and purchase order work packages. BCG will take notes and answer questions. Clarifications/addenda will be issued to bidding parties as needed.
- Receive Bids - BCG will receive bids throughout the course of an entire day. The bid times may be staggered to ensure our ability to answer questions or provide direction up to the last minute.
- Review Bids and Recommend Award - All of the subcontractor and purchase order work package bids are reviewed for completeness, responsiveness, exceptions, clarifications, and deviations from the contract documents. Value engineering ideas and schedule commitments will also be evaluated. BCG will provide a bid tabulation worksheet and make a recommendation for package award based on the best interest of the Owner. Final decision is made by the Owner.
- Final GMP Assembly - All documents that comprise the GMP are assembled into a single tabbed and searchable binder/pdf document (both hard copy and electronic copy provided). This includes all schedules, bid documents, subcontractor and supplier bids, BCG self-perform cost estimates, other backup quotes, general conditions breakdowns, value engineering logs, contingencies, and allowances, and other GMP relevant documents that were considered in creation of the GMP.

Task 6: Miscellaneous

- Site Utilization Plan - Creation and implementation of a site utilization plan that will streamline construction activities including detailing the layout of temporary structures, equipment placement, material storage areas, access points, and how the site will change as the project progresses through different phases, ensuring efficient workflow and maximizing space utilization.

Task 7: Design

- Programming - A Master Plan Drawing has been provided by the Village of Estero. As part of this Phase, our selected design team will review the Master Plan thoroughly with the Village for any minor deviations requested and provide input to update the Master Plan. Programming of the Athletic Fields, Driving Range, Site Amenities, Baseball/Softball Stadium, and various buildings is included. Deliverables include an updated master plan program area summary including all fields, building, pavilions, and miscellaneous structures.
- Conceptual Design - During this Phase our design team will work with the Village to provide Schematic Design for the entire site. Engineering and Landscaping teams will update the stie plan to meet the Village's development objectives and work towards maximizing the site's function and appearance. Full reviewal of utility locations, landscape buffers, access locations, etc. will take place in this phase of the design. Several iterations of drawings review, and comment are anticipated. Deliverables includes schematic site plans, conceptual layouts of the surface water management system, conceptual floors plans, and building elevations.

PROJECT APPROACH

- Schematic Design - Provides scope of work in outline terms sufficient to identify all costs influences and estimate the cost of the work. Operational parameters of major project systems will be established. Several iterations of review and comment are anticipated. Meeting with the Village staff to establish appropriate Traffic Impact Statement (TIS) methodology and coordinate on applicable transportation issues, if necessary. Deliverables include preliminary project data summary, engineered site plan, proposed paving and grading plans, detailed Engineering Report include all water/sewer demand and storm water management, landscape and irrigation plans, generic project specifications, and Softline building outlines.
- Design Development - Provides scope of work in outline terms required for a complete and operational park. Sufficient information will be provided to compile project costs for the construction. Though not intended for construction, the deliverables in this phase are intended as a description of the project sufficient to commence construction documentation. Preliminary mechanical, electrical and structural system performance descriptions are included. Operational parameters of major building systems will be established. Several iterations of review and comment are anticipated. Deliverables include project data summary, site plan, floor plans, preliminary MEPS diagrams and narratives, and specifications.
- Construction Documentation & Observation - Once the previous phases are completed to your satisfaction, we can commence with the preparation of construction documents suitable for construction. We will provide the following services during this phase. Deliverables include CD drawings, completed project manual, interior design selections, and permitting services.
- Additionally, the design team will assist with planning, zoning, and other Governing Authority approval processing, FF&E purchasing coordination and installation management, Publication-quality renderings, coordination with Village of Estero, Lee County Utilities, and High 5 Entertainment Hub.

The following is a detailed breakdown of all the aforementioned tasks as well as costs associated with design. Burke Construction Group is proposing to provide staff and personnel to perform the above noted services for an amount not to exceed One Million, Four Hundred and Forty One Thousand Dollars ($1,441,000). The breakdown for the work is as follows:

Task (Description)	Costs
Task 1: Meetings & Site Investigation	$17,684.62
Task 2: Preliminary Cost Estimates	$12,130.77
Task 3: Design Review and Value Engineering	$25,723.08
Task 4: CPM Master Schedule	$22,032.69
Task 5: Bidding, Procurement and GMP	$43,298.08
Task 6: Miscellaneous	$3,297.60
Task 7: Design	$1,316,833.17

Burke Construction Group - Qualifications, Assumptions, Clarifications:

- We will provide a formal estimate based on current market conditions.
- The cost estimate will be formatted using the CSI Mater Format Division breakdown. Additionally, the building costs will be identified separately from the site costs.
- The cost estimate will include allowances, and contingencies for unidentified items for the completion of Phase 2 and Phase 3 Construction separately.
- The cost estimate will include assumptions regarding material and/or labor costs increases necessary.

Sincerely,



Anthony Burke

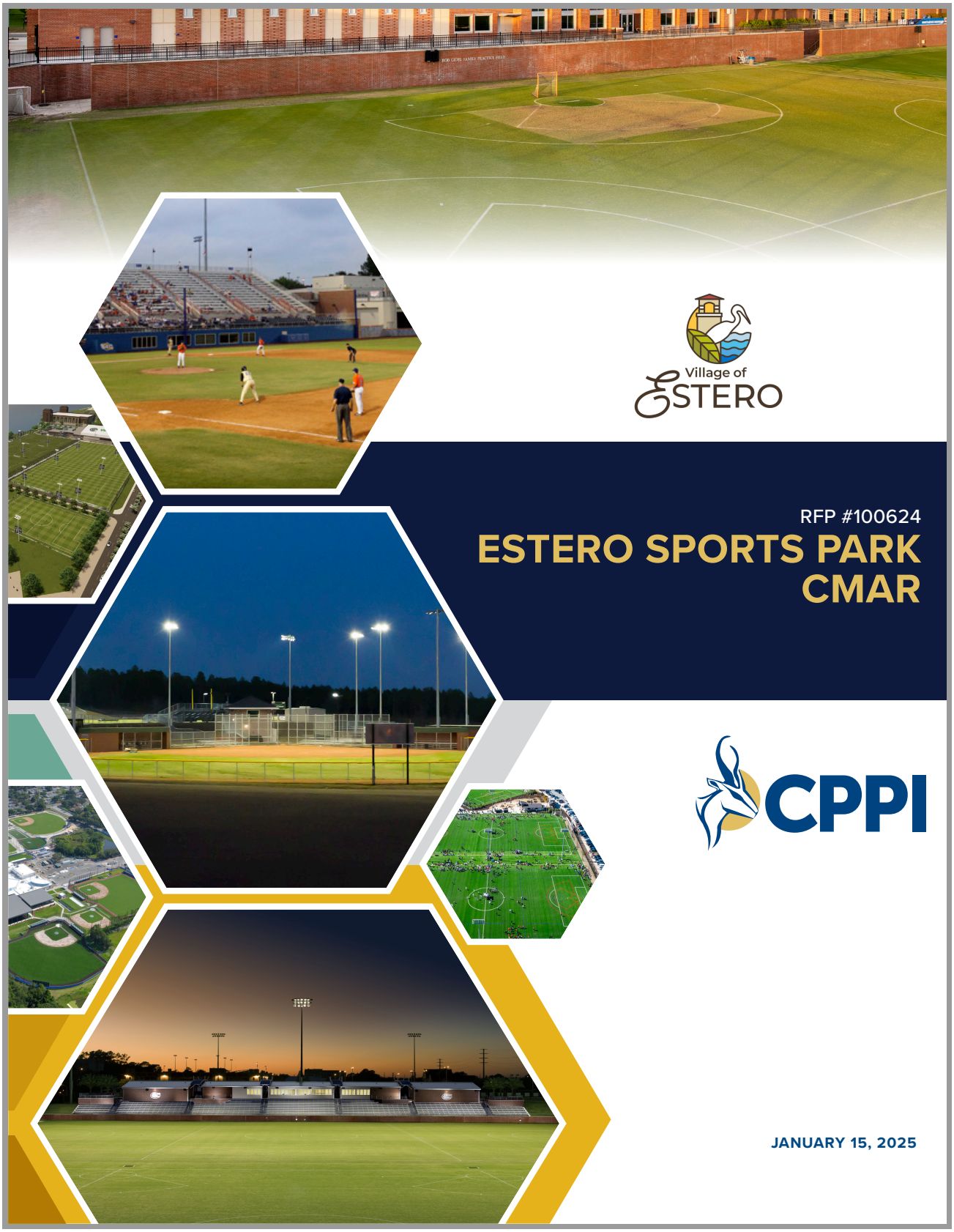
PROPOSED DESIGN

We have already begun to take a deep dive into this project. We have created our own in-house 3-D models of the project with still images to represent approximate views of the completed project.








Village of
ESTERO
RFP #100624
ESTERO SPORTS PARK
CMAR
CPPI
JANUARY 15, 2025



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CPPI
CHARLES PERRY PARTNERS, INC

January 15, 2025

Village of Estero
Steve Gillette, Procurement Manager
9401 Corkscrew Palms Circle
Estero, FL 33928

RE: Request for Proposal (RFP) #100625 for Estero Sports Park CMAR

Dear Members of the Selection Committee,

Parks are essential to communities, providing spaces for recreation, relaxation, and social interaction that improve both mental and physical health. Parks serve as vibrant gathering spots where children, families, and friends can connect and play. Ultimately, parks are a powerful reminder of how well-designed, accessible green spaces can change lives, creating stronger, healthier, and more connected communities. CPPI is uniquely positioned to collaborate with Estero on the Sports Park Project due to our strong partnerships with local team members, ensuring a deep understanding of the community's needs and goals. With extensive expertise in developing sports, parks, and recreation facilities, we bring a proven track record of successful projects in these areas. Our team's long-standing presence in Lee County, including within Estero, enables us to leverage valuable local knowledge and maintain strong relationships with key stakeholders. Additionally, our team's previous work on the project site has provided us with valuable insights into the location, enhancing our ability to deliver a tailored, unique prospective and solution to approaching this project.

TRUST BUILT ON PERFORMANCE

In 1968, Charles R. "Chuck" Perry founded Charles Perry Construction in Gainesville, Florida, creating a tradition of excellence with a wide range of services for public and private clients. In 1996, to better serve his clients, Chuck launched PPI Construction Management as the construction management model became more popular. In 2011, the companies merged to form Charles Perry Partners, Inc. (CPPI), combining expertise and maintaining Chuck's original principles. CPPI is a Florida-based Construction Management, Design-Build, and General Contracting firm with more than 200 employees. We provide a full range of services, including preconstruction, scheduling, MEP/FP coordination, virtual design, quality control, and safety. Our project experience spans athletics, municipal, healthcare, and higher education sectors, with offices in Fort Myers, Gainesville, Tampa, Orlando, Palm Beach, Jacksonville, Ocala, and Savannah, Georgia. CPPI is a leader in sustainability and innovation, committed to the communities we serve.

CPPI's team is well-equipped to ensure your project's success. When reviewing our qualifications, please consider the following points addressed within our proposal:

Leadership – Led by Robert Hayes, our experienced local team brings deep knowledge of Estero and the surrounding community. ***Robert, with 35 years of experience, is a trusted partner who understands the Village's vision and has a strong background in delivering top-tier athletic facilities.***

Locality - Our proximity to Estero allows us to provide efficient support, ensuring seamless project execution. Our team is here and available to you, from the top down.

Team Expertise - Robert will oversee preconstruction efforts with Jake Plein, CPPI's VP of Preconstruction, who has strong local connections and recent experience with similar projects. Our field team, led by Bobby Tribble, brings extensive experience in athletic construction, including fields, stadiums, and sitework. Together, our dedicated project team is ready to deliver the quality and results expected by the County and Parks and Recreation stakeholders.

Partnerships - CPPI is ideally suited to collaborate with Estero on the Sports Park Project, thanks to our strong local partnerships that provide a deep understanding of the community's needs and goals.

Understanding Your Project Needs – We understand the drivers for this project, your project goals, even the site itself.

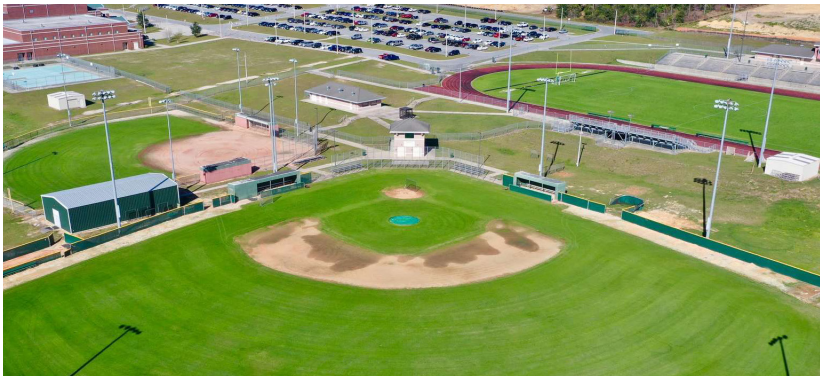
Continuity – Several of our team members have worked closely with The Village on this project and will bring their knowledge and expertise to the team.

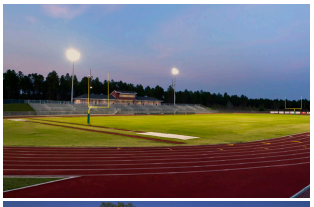
With a team that has specialized expertise in the relevant project typology, combined with our unique approach focused on collaboration, sustainability, and community impact, CPPI is best equipped to bring Estero's vision to life. We look forward to the opportunity to contribute to the Village of Estero's Sports Park project's success and discuss further how CPPI can be your partner in achieving your vision.

Sincerely,

Trent Swartz, Regional Manager
Charles Perry Partners, Inc.

CHARLES PERRY PARTNERS, INC, | 8200 COLLEGE PKWY SUITE 202 FORT MYERS, FL 33919 | 239-204-2016







COMMUNITY SPORTS COMPLEXES

MUNICIPAL PARKS

COMPETITIVE ATHLETIC FIELDS

MULTI-PURPOSE STADIUMS

PROVEN SPORTS DESIGN & CONSTRUCTION TEAM

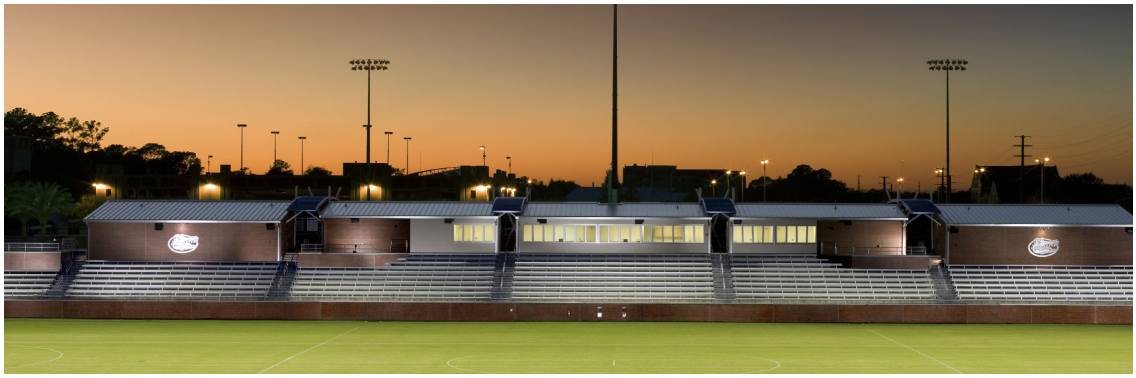
CPPI

GMA ARCHITECTS PLANNERS

J.R. EVANS ENGINEERING

Catalyst DESIGN GROUP

Pennoni



FIRM PROFILE

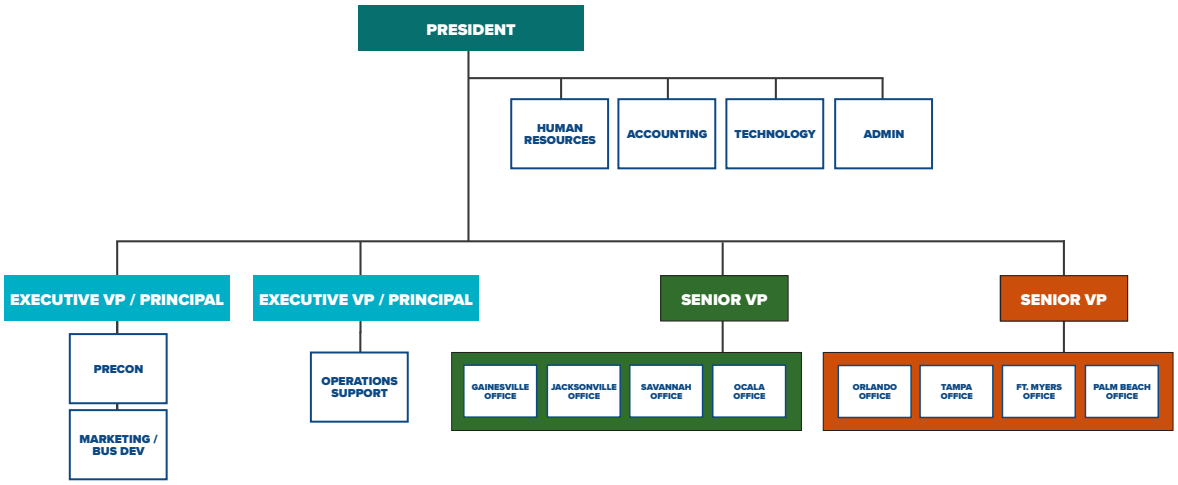
Charles Perry Partners, Inc. (CPPI) is a professional general contracting, design-build and construction management firm with offices in Fort Myers, Tampa, Gainesville, Orlando, Ocala, Jacksonville, Palm Beach, and Savannah. Since 1968, CPPI has established a tradition of excellence by providing an impressive array of services for our clients. Our services cover a wide range, including project planning and modeling, budget estimating, cost management, project scheduling and construction. The firm is a leader in sustainability and is dedicated to the communities in which it serves. ***CPPI will serve as the prime contracting entity for the Village of Estero.***

MARKETS SERVED

- Athletics
- Healthcare
- Higher Education
- Housing/Mixed Use
- K-12 Education
- Life Sciences
- Government
- Commercial



COMPANY ORGANIZATIONAL CHART



PROPOSED SUBCONSULTANTS

The success of this project hinges on engaging the right team. Our team's decades-long collaboration, local expertise in Lee County—particularly within Estero—and strong relationships with specialized vendors ensure efficient, high-quality delivery.

KEY HIGHLIGHTS OF OUR EXPERIENCE IN ESTERO

1. Public Sector Projects:
Extensive work with local municipalities, delivering civic buildings, parks, and community spaces that enhance quality of life and promote community engagement.

2. Private Sector Projects:
Designed retail centers, office buildings, and residential communities, contributing to Estero's economic growth while maintaining a balance between functionality and aesthetic appeal.

3. Collaborative Approach:
Strong relationships with Estero's government and community foster developments that respect natural environments, address residential needs, and reflect community values.

4. Sustainability & Local Context:
Commitment to sustainable design, including energy-efficient systems and stormwater management, aligns with Estero's emphasis on preserving its natural beauty.

With decades of experience, deep community ties, and established partnerships with local subcontractors and trade specialists, our team is uniquely positioned to ensure the success of your sports park project.

INDIVIDUAL EXPERIENCE

Our team's extensive experience in parks, recreation, and public projects is complemented by expertise in complex athletic facility construction. Key members, including Robert Hayes (Principal in Charge), Bobby Tribble (Project Director), and Brandon Tinckham (Project Manager), have completed numerous projects with programmatic elements such as fields, bleachers, and lighting, directly aligning with the Village of Estero's needs.

Key Leadership & Expertise


Robert Hayes

Robert Hayes, Principal in Charge
- Over 35 years of construction management experience, with a distinguished history at OSPORTS and Osborn Engineering.
- Co-led critical master-planning efforts, with a focus on delivering top-quality turf and natural fields.
- Oversees preconstruction, supported by Chief Estimator David Lowe, who provides accurate pricing insights and key subcontractor relationships.


Bobby Tribble

Bobby Tribble, Project Director
- Extensive expertise in athletic construction, including stadiums, seating, lighting, and sitework.
- Serves as the primary point of contact and daily team leader, ensuring all project aspects meet the highest standards.

Comprehensive Team Support
Our team also includes skilled Project Managers and a dedicated Superintendent, each focused on delivering exceptional results for the parks project. ***With Robert Hayes' leadership and our team's depth of experience, CPPI is ready to deliver seamless execution, meeting the County's and Parks and Recreation stakeholders' expectations. We are fully prepared to begin immediately and deliver outstanding results.***

Our team has experience with all components of your project:

- Multi-Use Fields
- Stadium Seating
- Boardwalks
- Pavilions & Event Lawns
- Playgrounds
- Splash Pads
- Softball Fields
- Baseball Fields
- Baseball / Softball Stands
- Stadium Concessions
- JROTC Tower
- Shot Put / Pole Vault
- Ponds
- Culverts
- Driving Ranges
- Entry Sculpture
- Food Truck Parking
- Maintenance Buildings
- Restrooms
- Lighting
- Paved Paths
- Roundabouts
- Sitework
- Landscaping









LAKE KENNEDY PARK RACQUET CENTER & STORAGE BUILDING

CAPE CORAL, FL







SCOPE:

This project consists of the construction of a new racquet center and storage building for the Lake Kennedy Park community. The facility includes 12 tennis courts, 32 pickleball courts, and a new building. The building contains a pro shop, concessions, restrooms, staff offices, covered seating, and storage areas for both concessions and equipment. Additional project scope includes sitework, utilities, and parking.

OWNER REFERENCE

City of Cape Coral
James Breakfield, Professional Engineer - Principal
(239) 707-1718
jbreakfi@capecoral.gov

DATES OF WORK:

May 2023 - June 2024

PROJECT COST:

$11.2M



RELEVANCY FACTORS

- Sports Courts
- Community Building
- Sports Lighting
- Concessions
- Storage Building
- Restrooms
- Sitework
- Utilities
- Parking

TENNIS CENTER AND TOURNAMENT MANAGEMENT FACILITY

PLANT CITY, FL







SCOPE:

CPPI built a new tennis center and a new tournament management facility for the City of Plant City at Ellis Methvin Park. This project consisted of two separate buildings on different sites within the same park.

The Tennis Center consists of the demolition of the existing facility and replacement with a new larger Tennis Center with 2,366 SF of ground level space and a 2,753 SF elevated deck. The Tournament Management Facility consists of 1,644 SF of ground level space and a 2,570 SF elevated deck. Spaces within the facilities include a lobby, expanded restrooms with showers for men and women players, a pro shop, officials area, food service area, and large observation decks. Additional work included sitework and parking improvements.

"From the initial planning stages to the final execution, CPPI exhibited a remarkable level of competency and attention to detail. They efficiently managed all aspects of the project, including site preparation, construction, installation, and finishing touches, ensuring that every step was carried out to the highest standards of quality and craftsmanship."

Julie Garretson - Director, Parks and Recreation
City of Plant City

OWNER REFERENCE

City of Plant City
Julie Garretson, Director, Parks & Recreation
(813) 659-4200 x4303
jgarretson@plantcitygov.com

DATES OF WORK:

May 2022 - December 2023

PROJECT COST:

$6.2M

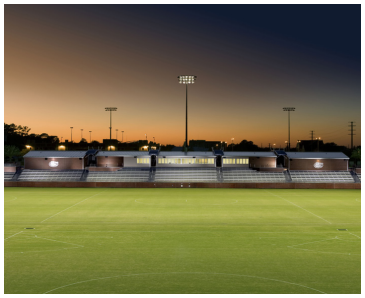
RELEVANCY FACTORS

- Sports Courts
- Community Building
- Sports Lighting
- Concessions
- Shade Structures
- Restrooms
- Sitework
- Utilities
- Parking

DONALD R. DIZNEY SOCCER & LACROSSE STADIUM AND EXPANSION

GAINESVILLE, FL







SCOPE:

CPPI has completed two projects for the University of Florida's Lacrosse and Soccer programs. The first project consisted of the new construction of the Donald R. Dizney Stadium. The scope of the project included two practice fields, one for soccer and one for lacrosse, one competition field fully lit for lacrosse, grandstand capacity seating for 1,000 to 1,500 with press box, restrooms and concessions stand. Also included in the project scope was a building which includes locker rooms for two teams and meeting rooms.

The expansion project included the addition of a reception area, coaches offices, storage and work areas. The existing maintenance area for the complex was modified and a Soccer Facility constructed to provide all Soccer program functions such as coaches offices, locker room, training area, equipment storage, and other program spaces. In addition to the individual program upgrades, a common multi-purpose classroom/team meeting room was created at the south end of the Lacrosse stadium.

OWNER REFERENCE

University of Florida
Bill Smith, Assistant Athletics Director
(352) 375-4683 x6045
bills@gators.ufl.edu

DATES OF WORK:

October 2015
Stadium: 09/2008 - 07/2009
Expansion: 04/2021 - 02/2022

PROJECT COST:

Stadium: $13.7M
Expansion: $6.1M

Your constant communication, leadership, and follow up, and your continuous excellent customer service speaks volume about you as a team and as individuals. The chemistry among you as a team and with the design team and other project team members brought unity and enthusiasm to the team. It made working enjoyable, very productive, and resulted in delivering a successful project that everyone was proud to be a part of.

Bahar Armaghani
Assistant Director, Facilities Planning and Construction (Former)
University of Florida

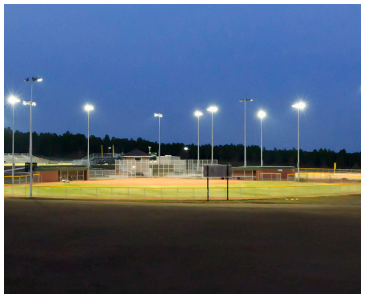
RELEVANCY FACTORS

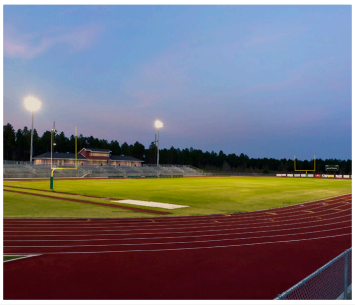
- Multi-Purpose Stadium
- Multi-Purpose Fields with Lighting
- Stadium Bleachers
- Shade Structures
- Concessions
- Restrooms
- Maintenance Building

LAKE MINNEOLA ATHLETICS COMPLEX

MINNEOLA, FL







SCOPE:

The Lake Minneola High School Athletics Complex consisted of the construction of separate home and visitor football concessions, press box, bathrooms, locker rooms and storage, as well as a baseball and softball press box, locker rooms, storage, and dugouts.

Home football bleachers and visitor football bleachers surround the football field as well as a track with recycled rubber surface. The facility also contains a baseball field, softball field, athletic field lighting and ADA lifts for each press box.

OWNER REFERENCE

Lake County Schools
Dave Parker, Director
(352) 253-4180
parkerd3@lake.k12.fl.us

DATES OF WORK:

December 2011 - January 2014

PROJECT COST:

$4.1M

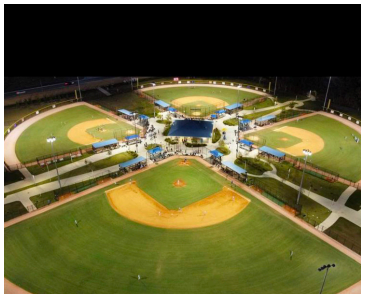


RELEVANCY FACTORS

- Baseball Field
- Softball Field
- Sports Lighting
- Concessions
- Stadium Seating
- Storage Building
- Sitework
- Utilities
- Parking

CITY OF AUBURNDALE
LAKE MYRTLE SPORTS PARK
AUBURNDALE, FL







SCOPE:
Catalyst staff have participated in providing landscape architectural and master planning services for each phase of the baseball and soccer field expansions since developing the initial master plan in 2007. Our staff have participated in five separate expansions, growing the facility to 34 different sports fields, including nine tournament baseball fields, five little league and accessible baseball fields, and 13 soccer fields. Catalyst's work on the most recent phase encompasses the addition of four softball fields, three soccer fields, and a ski lake promenade for hosting large-scale events.

The sports park is one of Polk Sports Marketing's key facilities to make Polk County a sporting event and vacation destination for regional and national-level tournaments. In each expansion, Catalyst staff led the master planning efforts; provided field, hardscape, site furnishing and landscape design and specification and participated in the subsequent construction phases.

OWNER
City of Auburndale
Jeff Tillman, City Manager
(863) 965-5530

DATES OF WORK:
20212-2020; 2022
(five different expansions)

PROJECT COST:
$15.2M

RELEVANCY FACTORS

- Baseball Fields
- Soccer Fields
- Softball Fields
- Stadium Seating
- Concessions
- Restrooms
- Lighting



CITY OF HAINES CITY LARRY PARRISH PARK

HAINES CITY, FL





SCOPE:

For over 17 years, Catalyst staff have provided landscape architectural and master planning services for various Haines City parks, including the flagship downtown Lake Eva Community Park and the ongoing expansion of Larry Parrish Park. The expansion began with an update to a previous conceptual master plan of the 33-acre site, including six new baseball fields, two multipurpose fields, a destination playground, a festival / event street through the heart of the complex, a boardwalk and trail network through wetlands, and a tiered stormwater system on the site's significant slopes.

Catalyst is providing design documents for the park after revisiting the master plan (to be completed in early 2025), now featuring one 300 ft. baseball field, three 225 ft. softball fields, two multipurpose fields, basketball courts, a splash pad, a destination playground, and a tiered field and viewing layout utilizing the site's significant slopes. Other programming includes two basketball courts, three tennis/pickleball courts, restroom/concession buildings, large and small picnic pavilions, and a maintenance yard.

OWNER

City of Haines City
Terrell Griffin
Parks and Recreation Director
(863) 421-3700

DATES OF WORK:

2023-2025

PROJECT COST:

$37.6M

RELEVANCY FACTORS

- Baseball Fields
- Softball Fields
- Stadium Seating
- Splash Pads
- Pavilions
- Concessions
- Restrooms

CITY OF WINTER HAVEN CHAIN OF LAKES PARK

WINTER HAVEN, FL



SCOPE:

Catalyst staff completed the master plan for the City of Winter Haven's 70-acre Chain of Lakes Park. The project featured the addition of a 60,000-SF field house constructed and opened in 2020 with an upgraded theater and recreation building. The master plan also included the renovation of the aquatics center and an overall new design for the existing open space areas of this lakefront park. The new open space facilities include four collegiate baseball fields, a large "commons," two multipurpose fields, two multipurpose/event parking fields, and a waterfront promenade that features a restroom building, picnic pavilions, environmental stormwater park, playground, and docks for visiting boats.

In September of 2021, Catalyst revisited the master plan to reflect the field house and aquatic center improvements and create a final master plan emphasizing the open space and field sports facilities. Catalyst then prepared phased design documents for the ball field construction to be completed for RussMatt competition by early 2025.

OWNER

City of Winter Haven
Andy Palmer, AICP
Assistant City Manager
(863) 965-5530

DATES OF WORK:

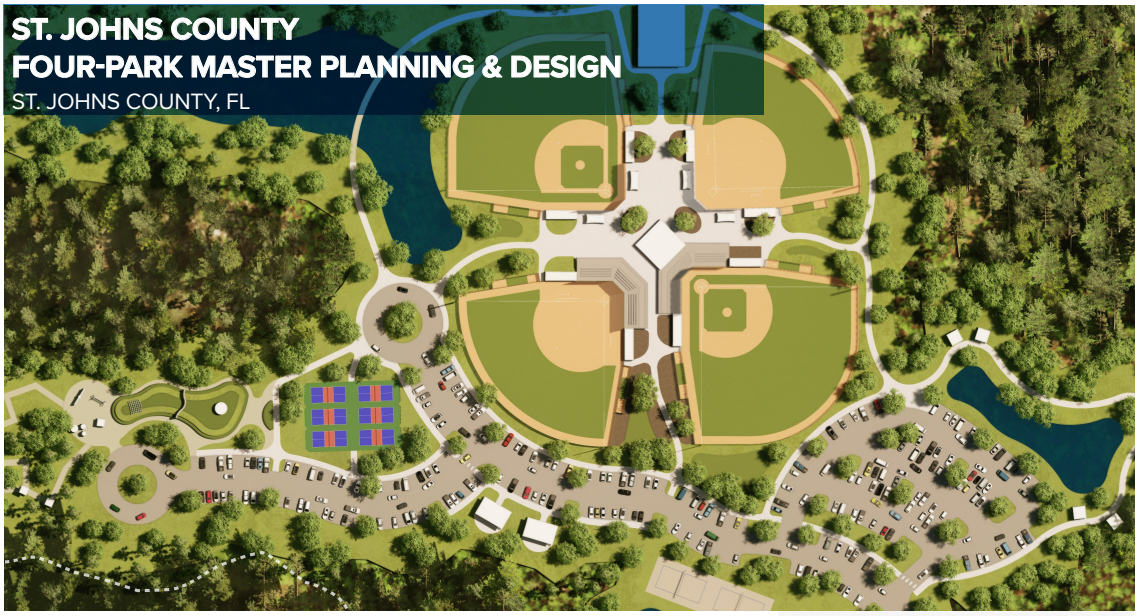
2021-2024

PROJECT COST:

$26M

RELEVANCY FACTORS

- Baseball Fields
- Multipurpose Fields
- Splash Pads
- Pavilions
- Playgrounds
- Concessions
- Restrooms



SCOPE:
Catalyst provided landscape architectural design and master planning services for four significant active and passive recreational community parks for Village of Estero. In addition to leading the master planning effort, Catalyst led the public involvement process and provided construction documents, including hardscape, site furnishings, accent lighting, landscape, and irrigation.

The four parks range in size and features:

- **Northeast Community Park** includes 50 acres of multipurpose fields and sports courts, restroom/concession buildings, plazas, an outdoor fitness area, event lawn, playground, picnic pavilions, a walking path, and a stormwater pond.
- **Northwest Community Park** includes 63 acres of multipurpose fields and sports courts, restroom/concession buildings, plazas, outdoor fitness areas, an event lawn, a destination playground, a walking path, picnic pavilion, and a stormwater pond.
- **Central Community Park** is 10 acres, featuring a community center, outdoor lighted basketball courts, pickleball courts, parking lots, playgrounds, outdoor fitness areas, plazas, an event lawn, a walking path, and a stormwater pond / rain garden.
- **St. Johns Central Sportsplex** is a 40-acre park, including one stadium field and six multipurpose fields, restroom/concession buildings, an observation tower, plazas, outdoor fitness areas, event lawn, playground, picnic pavilions, a walking path, parking, and a stormwater pond.

OWNER
St. Johns County
Ryan Kane, Director of Parks and Recreation
(904) 209-0655

DATES OF WORK:
2022-2024

PROJECT COST:
$126M

RELEVANCY FACTORS

- Baseball Fields
- Multipurpose Fields
- Stadium Seating
- Pavilions
- Playgrounds
- Concessions
- Restrooms

REFERENCES

City of Cape Coral
James Breakfield, Professional Engineer - Principal
(239) 707-1718
jbreakfi@capecoral.gov

City of Plant City
Julie Garretson, Director, Parks & Recreation
(813) 659-4200 x4303
jgarretson@plantcitygov.com

University of Florida
Bill Smith, Assistant Athletics Director
(352) 375-4683 x6045
bills@gators.ufl.edu

Lake County Schools
Dave Parker, Director
(352) 253-4180
parkerd3@lake.k12.fl.us



"From the initial planning stages to the final execution, CPPI exhibited a remarkable level of competency and attention to detail. They efficiently managed all aspects of the project, including site preparation, construction, installation, and finishing touches, ensuring that every step was carried out to the highest standards of quality and craftsmanship.

Not only did CPPI meet our expectations, but they also exceeded them in many regards."

Julie Garretson, Director
City of Plant City Parks and Recreation

ADDITIONAL PARKS AND RECREATION EXPERIENCE

In addition to our athletic and parks experience highlighted on the previous pages, members of our team have extensive additional experience with parks and recreation. This experience includes:

- Quality Life Center
- Trailhead Park
- North Fort Myers Community Park
- Manatee Park
- Centennial Park
- Riverside Park Recreation Center
- Lakes Park Concession
- Lehigh Acres Community Park
- Sandoval Community Center
- Harlem Heights Community Center
- Somerset Recreation Center
- Bridgetown Recreation Center
- Oyster Creek Park
- Amberjack Slough Park
- Charlotte County Park
- Port Charlotte Beach Park
- Franz Ross Park
- Carmelita Park
- Sunrise Park
- Rotonda Park
- Bonita Springs Park
- South Naples Park
- Ward One Community Center
- Eagle Lakes Park
- Bonita Springs Recreation Center
- Tringali Community Center
- Guadalupe Family Center
- Martin Luther King Recreation Center
- Jonesville Park
- Bo Diddley Plaza Pavilion















ADDITIONAL LOCAL PUBLIC EXPERIENCE

In addition to our athletic and parks experience highlighted on the previous pages, members of our team have extensive additional local experience for public and municipal clients. This experience includes:

- **South Regional Library (Estero)**
- **Collier County Mosquito Control**
- **South Fort Myers Library at Rutenburg Park**
- **Collier County Library**
- **Fort Myers Beach Public Library**
- **City of Palms Parking Garage**
- **Hendry County Public Health Unit**
- **Downtown Fort Myers Riverfront Design**
- **USPS Post Office Lehigh Acres**
- **Bonita Springs Fire District**
  - Bonita Springs Station #1
  - Bonita Springs Station #2
  - Bonita Springs Station #3
  - Bonita Springs Station #5
  - Bonita Springs Station #26
  - Bonita Springs Station #23
- **Immokalee Fire Control**
  - Ave Maria No. 32
  - Immokalee Fire No. 30
- **Fort Myers Beach Fire District**
  - Ft. Myers Beach Station #32
  - Ft. Myers Beach Station #33
  - Ft Myers Beach Station #31
- **Lehigh Acres Fire District**
  - Lehigh Station #4
  - Lehigh Station #5
- **South Trail Fire District**
  - Gateway Fire Station
  - South Trail Station #2
- **Big Corkscrew Island Fire District**
  - District Headquarters Station #14
- **Tice Fire and Rescue District**
- **Iona/McGregor Fire District**
  - Iona/McGregor #73
  - Iona/McGregor #75
  - Sheriff Office
  - Fire/EMS
  - Tax Collector
- **Sanibel Emergency Operation Center Master Planning/Feasibility Study**
- **Pine Ridge Government Complex**









Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

LESLIE, BRIAN KEITH

CHARLES PERRY PARTNERS, INC.
8200 NW 15TH PLACE
GAINESVILLE FL 32606

LICENSE NUMBER: CGC060191
EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/19/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

State of Florida
Department of State

I certify from the records of this office that CHARLES PERRY PARTNERS, INC. is a corporation organized under the laws of the State of Florida, filed on April 8, 2011.

The document number of this corporation is P11000035219.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 3, 2025, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Third day of January, 2025

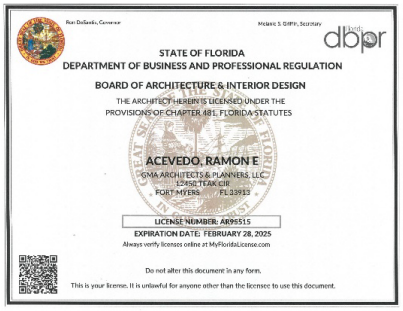
Secretary of State

Tracking Number: 2043654185CC

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

GMA ARCHITECTS PLANNERS



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF ARCHITECTURE & INTERIOR DESIGN
THE ARCHITECT HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

ACEVEDO, RAMON E
GMA ARCHITECTS & PLANNERS, LLC
12450 TEAK CIR
FORT MYERS FL 33913

LICENSE NUMBER: AR95515
EXPIRATION DATE: FEBRUARY 28, 2025
Always verify licenses online at MyFloridaLicense.com

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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF ARCHITECTURE & INTERIOR DESIGN
THE ARCHITECT HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

HERNANDEZ, NOEL
8252 BEACON BLVD
FORT MYERS FL 33907

LICENSE NUMBER: AR97085
EXPIRATION DATE: FEBRUARY 28, 2025
Always verify licenses online at MyFloridaLicense.com

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State of Florida
Minority Business Certification

GMA Architects & Planners, LLC

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
06/25/2024 to 06/25/2026

Pedro Allende
Florida Department of Management Services

Office of Supplier Development
4050 Esplanade Way, Suite 380
Tallahassee, Florida 32399
850-487-0915
www.dms.myflorida.com/osd



State of Florida
Department of State

I certify from the records of this office that GMA ARCHITECTS & PLANNERS, LLC is a limited liability company organized under the laws of the State of Florida, filed on September 12, 2008.

The document number of this limited liability company is L08000086928.

I further certify that said limited liability company has paid all fees due this office through December 31, 2024, that its most recent annual report was filed on January 29, 2024, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-ninth day of January, 2024

Secretary of State

Tracking Number: 8949084655CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

2024-2025
LEE COUNTY LOCAL BUSINESS TAX RECEIPT

Account Number: 1055153
Receipt Number: 1805005
State License Number: AA26001694

Account Expires: September 30, 2025

Location:
43 BARLEY CIR ATE 202
FT MYERS, FL 33907

May engage in the business of:
ARCHITECT FIRM

THIS LOCAL BUSINESS TAX RECEIPT IS NON REGULATORY

GMA ARCHITECTS & PLANNERS LLC
GMA ARCHITECTS & PLANNERS LLC
43 BARLEY CIR ATE 202
FT MYERS, FL 33907

Payment Information:
PAID DP-00-02544911 08/20/2024
$ 50.00

2024-2025
LEE COUNTY LOCAL BUSINESS TAX RECEIPT

Account Number: 1055156
Receipt Number: 1805008
State License Number: AR95515

Account Expires: September 30, 2025

Location:
43 BARLEY CIR STE 202
FT MYERS, FL 33907

May engage in the business of:
ARCHITECT

THIS LOCAL BUSINESS TAX RECEIPT IS NON REGULATORY

GMA ARCHITECTS & PLANNERS LLC
ACEVEDO RAMON
43 BARLEY CIR STE 202
FT MYERS, FL 33907

Payment Information:
PAID DP-00-02544911 08/20/2024
$ 30.00

The City of Fort Myers, Florida
Community Development Department
1825 Hendry Street, #101
Fort Myers, Florida 33901
Email: businesstax@cityftmyers.com

ENGINEERING & ARCHITECTURE
EFFECTIVE 09/28/2024 - EXPIRING 09/30/2025

GMA ARCHITECTS & PLANNERS LLC
43 BARKLEY CIR
#202
FORT MYERS, FL 33907

Business Tax #: BUS2006-50621

The City of Fort Myers wishes you success with your business. The Business Tax Receipt below is valid from 06/28/2024 until 09/30/2025.

If you need to change the business name, mailing address, contact data, location and/or closing the business, please contact our office:

Description: ARCHITECT

CITY OF FORT MYERS FLORIDA
Business Tax Receipt

43 BARKLEY CIR #201 &202
GMA ARCHITECTS & PLANNERS LLC
Business Tax#: BUS2006-50621

(22) Architect

ALCOHOL SALES PERMITTED: HOMEBASED: No

Owner: GMA ARCHITECTS & PLANNERS LLC, 43 BARKLEY CIR #202 FORT MYERS, FL 33907

POST THIS RECEIPT IN A CONSPICUOUS PLACE AT YOUR BUSINESS LOCATION

*Any violation of applicable chapter of the City Code of Ordinances may cancel this receipt



PROVEN KEY PERSONNEL

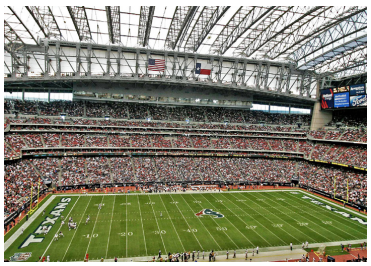
- SPORTS CONSTRUCTION
- LOCAL CONSTRUCTION
- SPECIALTY SUBCONTRACTOR RELATIONSHIPS
- DESIGN TEAM EXPERIENCE















Project Team Organization Chart

Selecting the right team is absolutely essential to the success of any project. Your project requires a well-planned, tightly coordinated approach that begins in preconstruction and is delivered by a team with significant experience with publicly funded and specialty projects. Our team takes great pride in being a good partner. We will be flexible and creative, provide innovative solutions to challenges, have an in-depth understanding of the local market, and will create an environment of collaboration and communication — a true partnership between Village of Estero, CPPI, GMA Architects, Catalyst, and our subconsultant team.

Village of ESTERO

PRINCIPAL LEADERSHIP

Robert Hayes
Principal in Charge

EXECUTIVE LEADERSHIP

Trent Swartz
Project Executive

COMMUNITY OUTREACH

Maggie Briggs
Community Liaison

DESIGN / PRECON

DESIGN LEAD

Ramon Acevedo
President / Principal

ESTIMATING

David Lowe
Chief Estimator

DESIGN PROJECT MANAGER

Zachary Smith
Sr. Project Manager

ENVIRONMENTAL

Cathy Olson
Environmental Scientist

CIVIL ENGINEER

Josh Evans
Civil Engineer

LANDSCAPE ARCHITECT

Bruce Hall
Landscape Architect

CONSTRUCTION

TEAM LEADER

Bobby Tribble
Project Director

DAILY MANAGEMENT

Brandon Tinckham
Project Manager

FIELD SUPERVISION

Dale Wicker
Superintendent

VALUE ADDED RESOURCES

SAFETY
CORE SAFETY GROUP
CORE Safety Group
Safety Consultant

MEP / BIM

Lee Hall
Utility / Infrastructure Coordinator

ACCOUNTING / ODP

Christine Rushworth
Accountant

Key Personnel





Robert Hayes

Principal in Charge

About Robert

Robert will serve as the Principal in Charge for your project. He brings over 36 years of construction experience with a focus on athletic projects. He is an expert in project development and delivery and his experience will be utilized for strategic decision-making, the establishment of appropriate project budget information, design review, preconstruction monitoring and finalizing contractual arrangements.

YEARS OF EXPERIENCE
36 years

EDUCATION
College of Charleston
B.S., Business Administration

"THE PROJECT WAS A MAJOR SUCCESS, AS WAS OPENING DAY, DUE TO ROBERT'S LEADERSHIP AND COLLABORATIVE APPROACH."

Donald C. Moore,
President and General Manager
Greensboro Grasshoppers

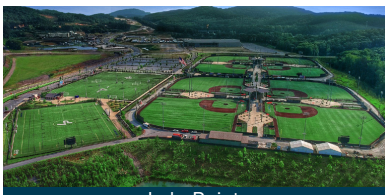
Select Project Experience



St. Johns County Multiple Parks (Design)



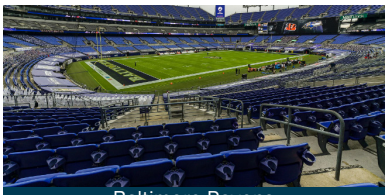
Philadelphia Union WSFS Bank Sportsplex Youth Academy & Training



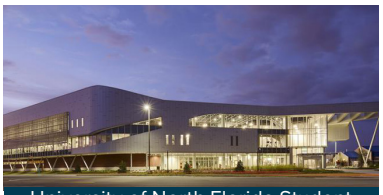
LakePoint Sports Complex



Toronto Blue Jays Player Development Complex



Baltimore Ravens M&T Bank Stadium Upgrades



University of North Florida Student Wellness and Sports Education Center

Additional Experience:

- Roger Dean Chevrolet Stadium Renovation (in progress)
- Grand Avenue Community Center
- Confidential Client Sports & Entertainment Venue | Lake Buena Vista, FL
- Tohopekaliga High School
- Cleveland Guardians Spring Training Facility Renovation
- Surprise Stadium | Los Angeles Angels & Texas Rangers
- Fenway Park Improvements
- Truist Field
- TicketReturn.com Field at Pelicans Ballpark
- Clipper Magazine Stadium | Lancaster Barnstormers
- Medlar Baseball Stadium | Pennsylvania State University

Key Personnel





Trent Swartz

Project Executive

About Trent

Trent is the Regional Manager of CPPI's Fort Myers office. He will provide leadership of administration, estimating, business interactions, and construction operations. He will assist with project coordination, review of the project budget and schedule, administration and construction operations.

YEARS OF EXPERIENCE
29 years

EDUCATION
University of Florida B.S., Building Construction,

CERTIFICATIONS:
LEED AP, BD+C

Certified General Contractor - FL, CGC1519835

OSHA 30 Hr. Safety

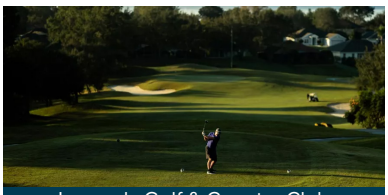
Select Project Experience



City of Cape Coral
Lake Kennedy Racquet Center - $10M



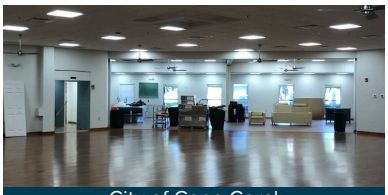
Alachua County
Jonesville Park Expansion



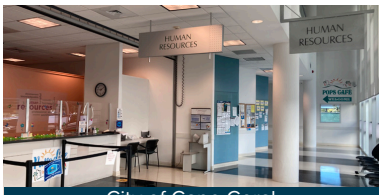
Legends Golf & Country Club
$170M+



Hideaway Golf & Country Club
$XM



City of Cape Coral
Lake Kennedy Community Center Reno



City of Cape Coral
HR Renovation

Additional Experience:

- Collier County Public School Ave Maria Elementary School (in progress)
- Lee County Schools Harns Marsh & Trafalgar Renovation
- Lee County Schools Pottorf & Tanglewood Renovation
- Lee County Schools Royal Palm Renovation
- Lee Health Continuing Contract
- Collier County Public Schools Continuing Contract
- Florida Gulf Coast University Continuing Contract
- Dr. Omar Chiropractic Office
- Christian Life Academy
- Fawcett Hospital Cath Lab Renovation

Key Personnel





Ramon Acevedo
AIA, NCARB

President / Principal Architect

About Ramon

As Principal Architect, Ramon is responsible for all aspects of office and project management. He relies on his extensive background in programming, site and building design, development of construction documents, and construction administration activities to deliver the high level of customer satisfaction for which the firm is recognized. His business practices are based in honest and dependable partnerships.

YEARS OF EXPERIENCE
26 years

EDUCATION
Kansas State University
B.A., Bachelor of Architecture

CERTIFICATIONS:
LEED AP, BD+C

NAVFAC Construction Quality Control Management for Contractors

OSHA 30 Hr. Safety

Select Project Experience

North Ft Myers Community Park
Location: North Fort Myers, FL

Riverside Park Recreation Center
Location: Fort Myers, FL

Carmelita Park
Location: Port Charlotte

Goodwill Industries - 5 Mercantile Projects in Southwest Florida
Value: Ranging $2.0M - $300,000
Florida Green Building Coalition - Registered - Lehigh Acres FL Project

Bonita Springs Fire #26 & #23
Location: Bonita Springs, FL

Chico's FAS Headquarters - Warehouse Office Conversion
Location: Fort Myers, FL
Type: Master Plan / Retail / Build-out
Value: $4M
Honor: AIA Southwest Florida Chapter - Design Awards 2006 - Un-built Merit Award

FineMark Bank Headquarters - Fort Myers Florida
Type: Corporate Headquarters
Value: $4.4M
Honor: BIA Summit Awards 2008 - Office

Bonita Springs Utilities Operation Center
Location: Bonita Springs, FL
Value: $4.5M
Honor: BIA Summit Awards 2009-Industrial

Estero Crossings
Location: Estero, FL
Immokalee Fire & Rescue District
Location: Ave Maria #32
Immokalee #30

Key Personnel



Zachary Smith

Senior Project Manager

About Zachary

Zachary has more than 20 years of experience in Architecture including multiple projects in SWFL. He has previously served as an adjunct professor of Architecture for five years at a local Fort Myers College. He will serve as the design team's Senior Project Manager on the Village of Estero project.

YEARS OF EXPERIENCE
20 years

EDUCATION
Florida International University
Master of Architecture 2007

California State Polytechnic University, Pomona
Master of Architecture 2005

The University of Memphis
Bachelor of Fine Arts 2004



Select Project Experience

North Ft Myers Community Park
Location: North Fort Myers, FL

Quality Life Center
Location: Fort Myers, FL

IMAG Expansion
Location: Fort Myers, FL

Estero Crossings
Location: Estero, FL

The Landings Wheelhouse/Helm Club
Location: Fort Myers, FL

2 Meatballs in a Kitchen Renovation
Location: Fort Myers, FL

Collier County Mosquito Control
Location: Naples, FL

7-Elevens
Location: Multiple in, FL

Goodwill of SWFL
Multiple Locations in SW Florida

Lee Health– Metro Pkwy
Location: Fort Myers, FL

Alico Center
Tenant Improvements

The Boat House Tiki Bar and Restaurant
Location: Cape Coral, FL

Houch Medical
Location: Estero, FL

Luxury Condo Storage
Location: Fort Myers, FL

Key Personnel





Bruce Hall
PLA, ASLA

Landscape Architect

About Bruce

Bruce has over 35 years of experience with site design and landscape architecture. Areas of specialty include active/passive recreation; residential/mixed-use community master planning and design; streetscape design; and multipurpose pedestrian / bicycle facilities.

YEARS OF EXPERIENCE
36 years

EDUCATION
University of Florida
Bachelor of Landscape Architecture

CERTIFICATIONS:
Registered Landscape Architect

Select Project Experience

Austin-Tindall Regional Park
Osceola County, FL

City of Orlando Everbe Community Park
Orlando, FL

Lake Myrtle Sports Complex
Auburndale, FL

Estero Crossings
Estero, FL

St. Johns County Four Parks Design and Planning
St. Johns County, FL

Larry Parrish Park Expansion
Haines City, FL

Lake Maude Park
Winter Haven, FL

Northeast Regional Park
Polk County, FL

Bartow Softball Fields
Bartow, FL

Viera Regional Park
Viera, FL

Chain of Lakes Park
Winter Haven, FL

Lake Wales NW Neighborhood Park
Lake Wales, FL

Lake Wales Sports Complex
Lake Wales, FL

Ocoee Lakefront Park
Ocoee, FL

Key Personnel



Josh Evans P.E.

Civil Engineer

About Josh

Josh offers over 25 years of experience in civil engineering consulting services for the municipal government, utility, and private land development industries. He has a proven ability to execute complicated projects while building quality relationships with key project contributors. During his career, Mr. Evans has provided professional consulting services in the design, permitting, value engineering, and project management in all aspects of land development projects to public and private sector clients, but he specializes in stormwater management systems, dewatering planning, and hydrologic restoration.

YEARS OF EXPERIENCE
25 years

EDUCATION
University of Florida
Master of Engineering, Hydrologic Sciences

University of Kentucky
B.S., Biosystems and Agricultural Engineering

CERTIFICATIONS:
Professional Engineer - Florida



Select Project Experience

Pulte Home Corporation
Ave Maria, Collier County

8,000 unit, 4,000-acre residential development surrounding the town of Ave Maria and Ave Maria University. The project entailed the construction of three distinct Pulte communities utilizing the Del Webb, DiVosta, and Traditional Pulte brands. Overall project responsibilities included feasibility study, purchase contract analysis, master federal, state, and local entitlement processes, and amenity planning. The project has a projected duration of 25 years with estimated revenues of over 2 billion dollars.

Stormwater Master Plan
Village of Estero, Lee County

Principal in charge of stormwater master plan for the Village of Estero which created a detailed and calibrated model of the Village's stormwater infrastructure that was utilized in evaluating the system for improvements, defining regulatory activities, and assessing impacts of development projects. The project used a combination of MIKE SHE/MIKE 11 for a regional stormwater analysis which included multiple watersheds and created boundary conditions for a more detailed model using ICPR for use within the boundaries of the Village. The modeling effort has led to multiple drainage improvement projects now identified for capital funding initiatives.

U.S. Fish and Wildlife Service, Fruit Farm Creek Hydrologic Restoration
Marco Island, Collier County

Greyhawk at Golf Club of the Everglades
Collier County

The Place at Corkscrew
Lee County

Winding Cypress
Collier County

Verdana Village Hydrologic Restoration
Lee County

The Quarry – Master Water Management System Modification
Collier County

Clam Bay Water Quality Monitoring
Collier County

Key Personnel





Cathy Olson CWB

Environmental Scientist

About Cathy

Cathy serves as a Senior Environmental Scientist with 26 years of experience with Southwest Florida natural systems and permitting. At Pennoni, she assists with projects involving natural resources, wetlands, protected species studies, natural communities, and wildlife assessments. She is well-versed in local, state, and federal agency permitting requirements for wildlife and wetlands. She has permitted multiple projects through the Southwest Florida Water Management District, South Florida Water Management District, Florida Department of Environmental Protection, and the United States Army Corps of Engineers.

YEARS OF EXPERIENCE
26 years

EDUCATION
University of Florida
M.S., Wildlife Ecology and Conservation

University of Maryland
B.S., Natural Resources Management

CERTIFICATIONS:
Certified Park and Recreation Professional

Registered Agent: Burrowing Owls

Authorized Gopher Tortoise Agent

Imperiled Beach Nesting Bird Monitor

Select Project Experience

The Alva School, Environmental Assessment
Alva, FL

Estero Sports Park
Estero, FL

Blue Sky Communities
Cape Coral & Punta Gorda, FL

Village of Estero Trails
Estero, FL

South Seas Resort
Captiva, FL

Victory Park
Cape Coral, FL

Larry Parrish Park
Haines City, FL

Big Carlos Pass Bridge
Bonita Springs, FL

Five Towns Oleander
St. Petersburg, FL

Pine Island Road
Cape Coral, FL

Pelican Landing
Bonita Springs, FL

Florida Drawbridges, Inc., Blackburn Swing Bridge, Riprap Repair
Osprey, FL

Polk Co. Parks & Natural Resources Div., Boat Ramp
Polk County, FL

Wild Turkey Strand Preserve and Yellow Fever Creek Preserve Enhancement
Cape Coral and Fort Myers, FL

Joe Coviello Park
Cape Coral, FL

Pelican Sound Golf & River Club Dog Park
Estero, FL

Sanibel Causeway Shoreline Stabilization
Lee County, FL

Key Personnel





Bobby Tribble

Project Director

About Bobby

Bobby brings more than 37 years of experience to the CPPI team. He will provide project leadership and support to the team. He will oversee communication and correspondence with the owner, architect, superintendent and trade contractors as well as the overall day-to-day management of the project. He will participate in preconstruction, constructability analysis, development of the project schedule, scope review and project buyout.

YEARS OF EXPERIENCE
37 years

EDUCATION
B.S., Construction Administration, Kennesaw State University

CERTIFICATIONS:

Construction Fall Management

Mobile and Tower Crane Management

Powered Industrial Truck Certification

OSHA 30 Hour Safety

CPR / First Aid

Steel Erection Safety Standards

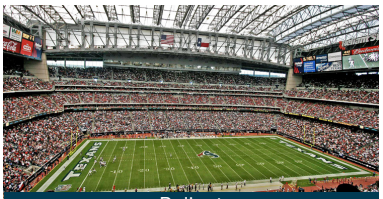
Trench and Excavation Competent Person Awareness

Scaffold & Aerial Platform Training

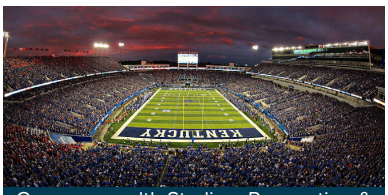
Select Project Experience



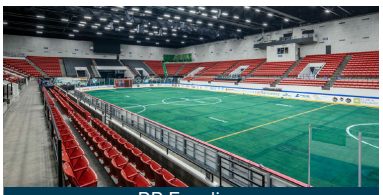
Toronto Blue Jays Player Development Complex



Reliant Stadium



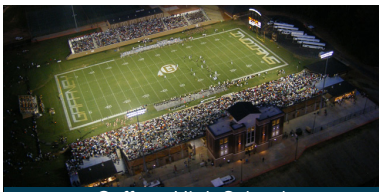
Commonwealth Stadium Renovation & Expansion



RP Funding Center Renovation



University of South Carolina Arena



Gaffney High School Athletics Complex

Additional Experience:

- Roger Dean Chevrolet Stadium Renovation (in progress)
- Orange County Fire Rescue Emergency Operations Center Renovation
- Auburn Swim Center
- George C. Young Federal Courthouse
- University of Central Florida Research 1 Facility
- University of Central Florida District Energy Plant IV
- Oak Hill Hospital Expansion & Renovation
- Duval County Courthouse
- Historic Federal Courthouse - Downtown Jacksonville
- Savannah International Trade and Convention Center

Key Personnel





Brandon Tinckham

Senior Project Manager

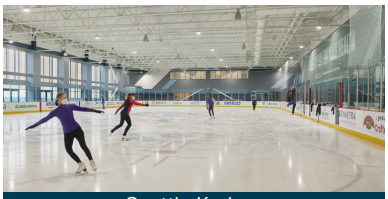
About Brandon

Brandon brings more than 25 years of experience to the CPPI team, including recent athletics experience. Brandon will be responsible for overall project coordination and management of daily operations. He will participate in preconstruction, constructability analysis, development of the project schedule, scope review and project buyout.

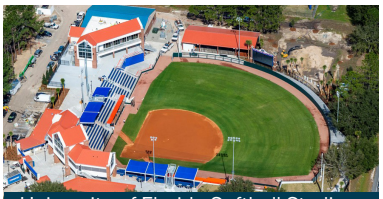
YEARS OF EXPERIENCE
25 years

EDUCATION
University of Florida
B.S., Building Construction

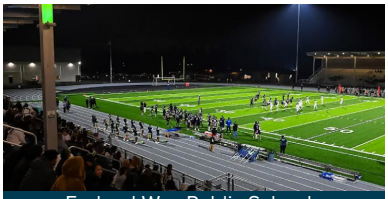
Select Project Experience



Seattle Kraken Community Iceplex



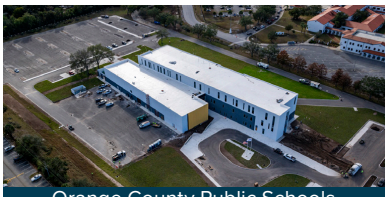
University of Florida Softball Stadium Addition and Renovation



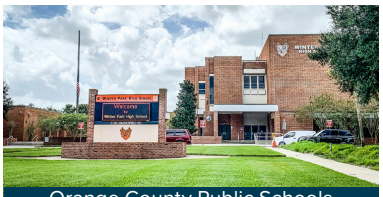
Federal Way Public Schools Memorial Stadium



University of Florida McKethan Stadium Expansion and Renovation



Orange County Public Schools Orange Technical College Winter Park



Orange County Public Schools Winter Park High School Renovation

Additional Experience:

- University of Florida Cypress Hall
- University of Florida Harn Museum Asian Art Wing Addition
- LifeSouth Community Blood Centers Addition & Renovation
- The Village Retirement Community Campus Expansion Phase VIII
- Oak Hammock at the University of Florida
- University of South Florida Quinn Hall
- Spring District Block 13
- UW Bothell Corporate Yard
- Genesis Project Research and Development Labs
- City Place Apartments
- Cascades Luxury Apartments
- Urban Walkway Infrastructure Project
- Catalyst Park Medical Office Renovation
- Keys Complex Breezeway Project

Key Personnel





Dale Wicker

Superintendent

About Dale

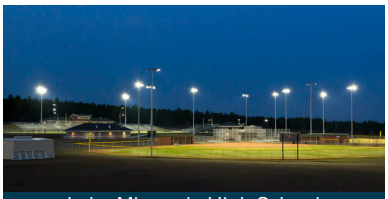
Dale brings more than 25 years of experience to the CPPI team, including recent athletics experience. Dale will be directly responsible for all on-site construction activity on each project including quality control, project safety, management of on-site employees and coordination of site logistics.

YEARS OF EXPERIENCE
28 years

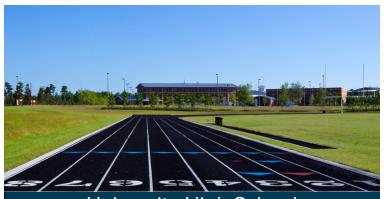
CERTIFICATION
OSHA 30 Hour Safety

OSHA 40 Hour Hazwoper Safety

Select Project Experience



Lake Minneola High School
Athletics Complex



University High School
Athletic Facilities



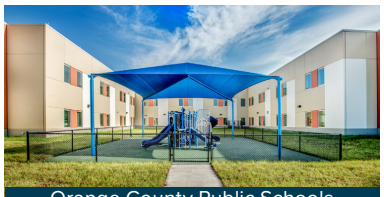
Orange County Public Schools
Sally Ride Elementary School



Orange County Public Schools
Magnolia School & Silver Pines Academy



Lake County
Judicial Complex



Orange County Public Schools
Vista Pointe Elementary School

Additional Experience:

- Collier County Public Schools Transportation East
- Collier County Public Schools Transportation South
- Collier County Public Schools MMS Administration
- Lee County School District Pottorf & Tanglewood WW
- Pinellas County Schools Orange Grove Elementary School Addition
- Pasco County Schools Shady Hills Elementary School
- Pasco County Schools R.B. Cox Elementary School
- Technical College of the Lowcountry Culinary Institute of the South
- Lake-Sumter State College South Lake Nursing and Science Building
- Lake County Schools Tavares Middle School Addition
- City of Gainesville RTS Bus Fleet Maintenance and Operations Facility

Key Personnel





David Lowe

Chief Estimator

About David

David has 25 years of construction experience, including extensive athletic experience. He will work closely with the design team during preconstruction effort to provide pricing information to the design team and to transitiona seamlessly into construction. CPPI will provide a full preconstruction services program, including schedule, budgeting, value management, design review, and constructability.

YEARS OF EXPERIENCE
25 years

EDUCATION
University of Florida
B.S., Building Construction

Select Project Experience



City of Cape Coral
Lake Kennedy Racquet Center



Alachua County
Jonesville Park Expansion



City of Plant City
Tennis Center



University of Florida McKethan Stadium
Expansion and Renovation



University of Florida
Lacrosse Stadium



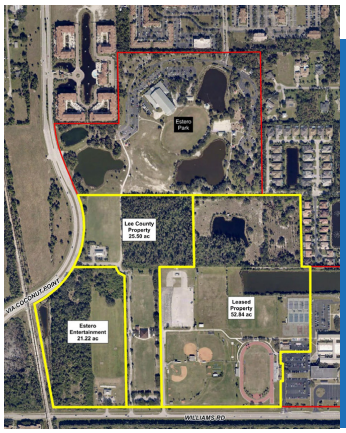
University of Florida
Lacrosse / Soccer Stadium Expansion

Additional Experience:

- University of Florida Heavener Football Complex
- University of Florida Stadium West Concourse Renovation
- Lake Minneola High School Athletics Complex
- University of Florida Flavet Field Recreation Complex (in progress)
- University of Central Florida Recreation & Wellness Center
- University of Florida Rec Center Phase II & III
- University of Florida Indoor Tennis Facility
- University of Florida Golf Course Clubhouse Renovation
- University of Florida Basketball Practice Facility

APPROACHING YOUR SPORTS PARK PROJECT

CPPI is committed to delivering the Estero Sports Park project on time and within budget. Working alongside the Village of Estero, design consultants, and user groups, we will focus on:



1. Supporting design completion through cost estimation, constructability reviews, material procurement, and value analysis.
2. Developing guaranteed maximum prices (GMP) to maintain budget integrity while meeting program requirements.
3. Ensuring the highest quality construction while adhering to budget and schedule goals.

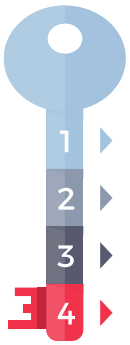
OUR PROJECT APPROACH

As your Construction Manager, CPPI serves as your partner and advocate, utilizing time-tested systems to prioritize sustainability, cost, quality, and efficiency. Our open-book, streamlined process fosters transparency, reduces staff burden, and ensures clear communication. With over 57 years of experience, our team excels in both small-scale projects and multimillion-dollar developments, leveraging lessons learned and modern technology to optimize delivery.

INTEGRATED PROJECT DELIVERY

Our approach combines design and construction phases, enhancing collaboration and creating a single point of accountability. Key benefits include:

- **Streamlined Communication:** Greater transparency and faster decision-making.
- **Accelerated Timelines:** Overlapping phases reduce project duration.
- **Cost Efficiency:** Unified project management mitigates risks and cost overruns.
- **Simplified Oversight:** A single point of contact ensures quicker issue resolution.



KEYS TO SUCCESS

1. Defined expectations and milestones.
2. Creative, timeless design aligned with maintenance and operational needs.
3. Transparent communication and stakeholder collaboration
4. Rigorous cost control, permitting expertise, and construction oversight.

5D COLLABORATIVE APPROACH

Our proven process ensures thoughtful design aligned with community needs:

1. **Desire:** Engage stakeholders to define project success and establish expectations.
2. **Discovery:** Assess site opportunities, permitting, and community feedback for informed planning.
3. **Design:** Update the master plan collaboratively, incorporating input and phased implementation.
4. **Discussion:** Refine designs with ongoing feedback and alignment milestones at 30%, 60%, 90%, and 100%.
5. **Documentation:** Finalize construction documents, specifications, and permitting for seamless execution.



PRECONSTRUCTION SERVICES

Critical preconstruction activities ensure project success, including:

- Material/system recommendations for cost-effective outcomes.
- Constructability reviews, life cycle cost analysis, and iterative estimating.
- Development of GMP, scheduling, and competitive bidding.
- Detailed scope reviews and compliance management.

COST CONTROL

Our three-tier quality performance plan ensures durable, cost-effective facilities by optimizing substrate levels, wear surfaces, and long-term maintenance. This comprehensive approach guarantees a successful project that enhances Estero Sports Park as a valuable community asset.

CONSTRUCTION PHASE

A successful preconstruction phase sets the stage for smooth construction activities. CPPI will provide the following key services during construction:

- Site mobilization and establishment of the project schedule.
- Regular on-site and subcontractor coordination meetings.
- Maintenance of project budget and safety management.
- Weekly subcontractor meetings and monthly owner

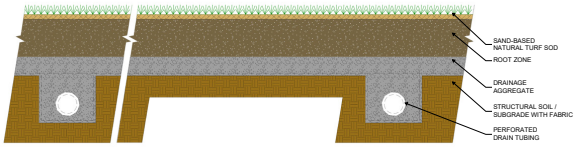




Lake Kennedy Racquet Club - Pickleball and Tennis Court Construction

FIELD CONSTRUCTION EXPERTISE

CPPI brings extensive experience in field construction and maintains strong relationships with leading natural grass and synthetic turf suppliers. Our team stays current with advancements in field performance and safety, ensuring the Village of Estero receives the best systems tailored to each site's specific needs.



FIELD SURFACE SELECTION

We evaluate factors like level of play and site requirements to recommend suitable field surfaces, including:

- Seeding and sod installation.
- Sand-based root zones.
- Synthetic turf systems with advanced performance features.

FIELD ORIENTATION

Proper orientation is critical for optimizing athlete and spectator experiences:

- **Soccer and Football Fields:** North/South alignment minimizes sun conflicts.
- **Baseball and Softball Fields:** East-Northeast alignment from home plate to center field reduces glare.

When perfect alignment is not feasible, CPPI prioritizes showcase or stadium fields to ensure high performance and comfort.



INNOVATIVE DRAINAGE SOLUTIONS

Synthetic turf systems offer post-construction stormwater management solutions through stone bases and under-drainage systems. Benefits include:

- Aggregate base void spaces for stormwater storage.
- Reduced need for additional detention systems.
- Backflow prevention in high water table or wetland-adjacent areas to protect drainage systems from flooding or sediment buildup.

For natural grass fields, proper root-zone establishment is critical to ensure durability and minimize early reseeding needs. CPPI ensures all fields are constructed with longevity and performance in mind.

PROFESSIONAL STANDARDS

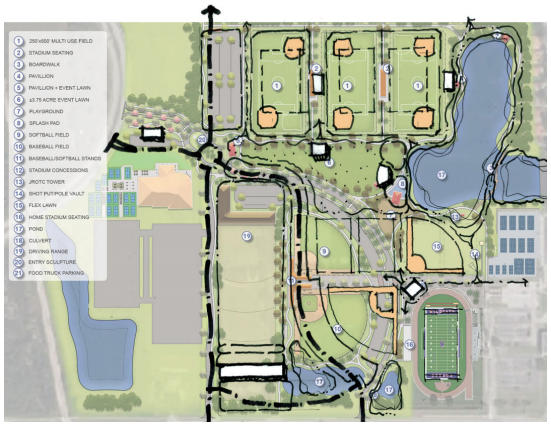
CPPI adheres to recognized design and construction standards, including those from the ASBA, ensuring all courts, tracks, and fields meet precise specifications and certifications. Our commitment results in safe, professional-grade parks ready for long-term enjoyment.

ADDITIONAL DESIGN CONSIDERATIONS

Phase 2 Implementation Strategy
CPPI's approach to Phase 2, guided by the existing master plan, divides the site into two work areas, separated by the south side of the event lawn.

Southern Half:
- Enables demolition and rough grading with minimal permitting.
- Ensures ballfields and multipurpose fields (Phase 3) remain operational during construction.

Northern Half:
- Requires extensive permitting for clearing, grading, and site preparation due to existing vegetation and a pond.



Southern Half Work Plan

Existing Drive:
- Remains in place to connect Phase 1 and Phase 2 areas, saving costs and maintaining access to the southern parking lot for existing ballfields.

Driving Range:
- Constructed west of ballfields with netting positioned near bleachers and a pedestrian walkway for field access.

Spine Road:
- Built initially as a 2-lane road per the master plan.
- Parking areas constructed incrementally as space permits.
- Southern parking lot removed as new ballfield parking becomes available.
- Stormwater ponds near Williams Road and maintenance yard at Via Coconut Palm Road addressed during construction.
- Potential median cut on Via Coconut Palm Road to improve connectivity.

Northern Half Work Plan

Forested Wetland and Pond:
- Cleared and filled after permitting, with excavated fill reused across the site or stockpiled for Phase 3.

North Parking Area:
- Adds driveway connection to improve circulation, safety, and parking distribution.
- Northeast corner may remain unfinished as a staging area for Phase 3 construction.

Multipurpose Fields and Event Lawn:
- Synthetic turf fields constructed via event lawn and parking area.
- Rough grading of western multipurpose fields using fill from pond excavation; hydroseeding for stabilization until Phase 3.
- Event lawn, playground, and splash pad simultaneously rough-graded and stabilized.

Phase 3 Construction

Focuses on completing remaining park elements:
- Spine road and southern parking areas.
- Ballfields, smaller multipurpose fields, third large multipurpose field.
- Playground and splash pads.
- Satellite staging zones for compact work areas and minimal disruption to park users

SCHEDULE CONTROL

Early alignment of stakeholders ensures an accurate forecast of schedule and budget. CPPI fosters collaboration and open communication to maintain team success.

Project Schedule:

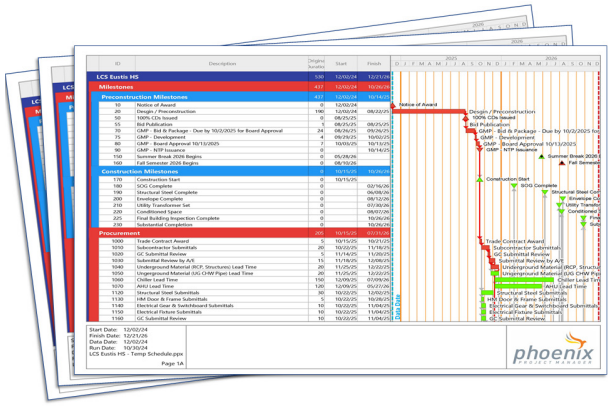
- Covers programming, design, procurement, construction, and occupancy.
- Centralized guide for smooth project delivery.

Construction Schedule:

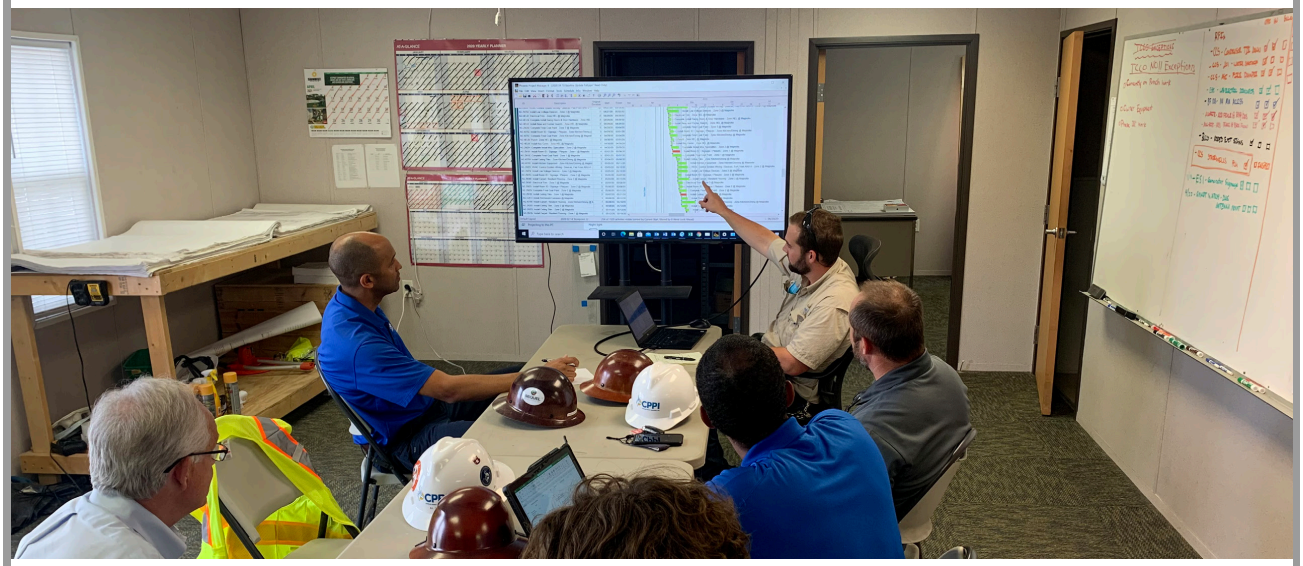
- Focuses on activities from groundbreaking to punch list completion.
- Incorporates Lean scheduling for subcontractor efficiency.

Look-Ahead Schedule:

- Two-week short-term schedule to manage critical path tasks and adjust for field conditions.
- Updated by the project superintendent for effective coordination.

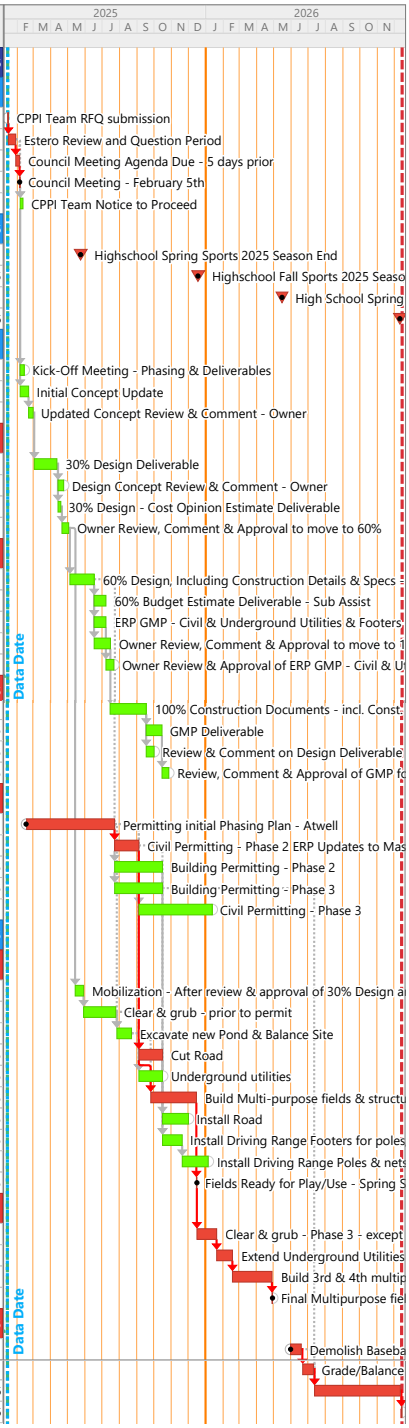






PROPOSED WORK SCHEDULE

ID	Description	Original Duration	Start	Finish
Estero Sports Park		481	01/15/25	12/14/26
Qualifications & Project Award		18	01/15/25	02/10/25
0100	CPPI Team RFQ submission	1	01/15/25	01/15/25
0200	Estero Review and Question Period	8	01/16/25	01/28/25
0300	Council Meeting Agenda Due - 5 days prior	5	01/29/25	02/04/25
0400	Council Meeting - February 5th	1	02/05/25	02/05/25
0500	CPPI Team Notice to Proceed	3	02/06/25	02/10/25
Notable Dates				12/10/26
SP25	Highschool Spring Sports 2025 Season End	0		05/23/25
FA25	Highschool Fall Sports 2025 Season End	0		12/17/25
SP26	High School Spring Sports 2026 Season End	0		05/15/26
FA26	High School Fall Sports 2026 Season Ends	0		12/10/26
Design & Preconstruction		227	02/06/25	01/12/26
1000	Kick-Off Meeting - Phasing & Deliverables	5	02/06/25	02/12/25
1100	Initial Concept Update	10	02/06/25	02/20/25
1200	Updated Concept Review & Comment - Owner	6	02/21/25	02/28/25
30% Plans - Phase 2 & 3		45	03/03/25	05/02/25
1300	30% Design Deliverable	30	03/03/25	04/11/25
1400	Design Concept Review & Comment - Owner	8	04/14/25	04/23/25
1500	30% Design - Cost Opinion Estimate Deliverable	5	04/14/25	04/18/25
1600	Owner Review, Comment & Approval to move to 60%	10	04/21/25	05/02/25
60% Plans - Phase 2 & 3		54	05/05/25	07/21/25
1700	60% Design, Including Construction Details & Specs - Civil Permit Set	30	05/05/25	06/16/25
1800	60% Budget Estimate Deliverable - Sub Assist	14	06/17/25	07/07/25
1900	ERP GMP - Civil & Underground Utilities & Footers - Phase 2	14	06/17/25	07/07/25
2000	Owner Review, Comment & Approval to move to 100% Construction Docs	20	06/17/25	07/15/25
2100	Owner Review & Approval of ERP GMP - Civil & Utilities Phase 2	10	07/08/25	07/21/25
100% Plan - Phase 2 & 3		73	07/16/25	10/27/25
2200	100% Construction Documents - incl. Const. Details & Specs	45	07/16/25	09/17/25
2400	GMP Deliverable	20	09/18/25	10/15/25
2600	Review & Comment on Design Deliverable	10	09/18/25	10/01/25
2500	Review, Comment & Approval of GMP for Construction	8	10/16/25	10/27/25
Permitting		220	02/18/25	01/12/26
2700	Permitting initial Phasing Plan - Atwell	110	02/18/25	07/23/25
2800	Civil Permitting - Phase 2 ERP Updates to Master Plan	30	07/24/25	09/04/25
2900	Building Permitting - Phase 2	60	07/24/25	10/16/25
3000	Building Permitting - Phase 3	60	07/24/25	10/16/25
3100	Civil Permitting - Phase 3	80	09/05/25	01/12/26
Construction		397	05/15/25	12/14/26
Construction - Phase 2		153	05/15/25	01/05/26
3200	Mobilization - After review & approval of 30% Design and Concept Pricing	10	05/15/25	05/29/25
3300	Clear & grub - prior to permit	40	05/30/25	07/25/25
3400	Excavate new Pond & Balance Site	20	07/28/25	08/22/25
3500	Cut Road	30	09/05/25	10/16/25
3600	Underground utilities	30	09/05/25	10/16/25
3700	Build Multi-purpose fields & structures	55	09/26/25	12/15/25
3800	Install Road	30	10/17/25	12/01/25
3900	Install Driving Range Footers for poles/nets	25	10/17/25	11/20/25
3910	Install Driving Range Poles & nets	20	11/21/25	01/05/26
4000	Fields Ready for Play/Use - Spring Sports 2026	1	12/16/25	12/16/25
Construction - Phase 3A		86	12/17/25	04/29/26
4100	Clear & grub - Phase 3 - except Baseball & Softball	15	12/17/25	01/20/26
4200	Extend Underground Utilities	20	01/21/26	02/17/26
4300	Build 3rd & 4th multipurpose fields	50	02/18/26	04/28/26
4310	Final Multipurpose fields ready for Summer/Fall 2026	1	04/29/26	04/29/26
Construction - Phase 3B		141	06/01/26	12/14/26
4400	Demolish Baseball & Softball Fields - After Spring 2026 Season	15	06/01/26	06/19/26
4500	Grade/Balance at new Fields & ponds	15	06/22/26	07/10/26
4600	Install new Baseball & Softball Fields, incl. Accessory structures & Fencing	110	07/13/26	12/11/26
4700	Ballfields ready for Spring 27 Season	1	12/14/26	12/14/26



AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
February 5, 2025

Agenda Item:

Second reading of Zoning Ordinance No. 2024-14, Coconut Trace CPD Amendment – Tract F

Approve Ordinance No. 2024-14

Background:

This is an amendment to the commercial zoning for one lot in the approximately 25-acre commercial subdivision known as Coconut Trace, located on US 41, west of Lyden Drive and east of Marsh Landing. The site is currently vacant.

The applicant is requesting an amendment to allow for the development of a 122-room, 4-story hotel on Tract F. The approved zoning allows hotel on the lot fronting US 41, but not on this tract, necessitating the amendment.

Description:

This case was scheduled at Planning Zoning and Design Board on October 29, 2024 and was continued to allow the applicant to meet with residents of Marsh Landing to address their concerns that were voiced at the October 29th meeting. A meeting was held at the Marsh Landing clubhouse on Friday, November 8, 2024. There were approximately 25 people in attendance, including staff.

The Planning Zoning and Design Board reviewed the project again at its November 12, 2024 meeting and recommended approval with several additional conditions and a revision to the Pattern Book architecture of the front entryway of the building.

The Council held a first reading on December 4, 2024, but tabled the item because of questions pertaining to the Pattern Book. The applicant submitted a revised Pattern Book on December 30, 2024. The revisions include changes to the front entryway, some colors and materials, and additional landscape information. At a first reading on January 8, 2024, Council voted to hold the second reading on February 5th in order to give the applicant additional time to revise the Pattern Book further and provide additional information. The applicant has submitted a Summary Response to Council's questions

from the first reading, as well as updated architectural renderings and Pattern Book. The Pattern Book architectural renderings have been revised to incorporate some Mediterranean elements, including a tile roof and towers to break up the flat roof line, and more color contrast.

See attached staff report for details.

Action Requested:

Approve Ordinance No. 2024-14

Process and Timeline:

- Public Information Meeting April 9, 2024
- Planning Zoning and Design Board hearing October 29, 2024 continued to November 12, 2024
- Council first reading December 4, 2024 – tabled for revisions to project including Pattern Book
- Council first reading January 8, 2025
- Council second reading February 5, 2025

Financial Impact:

Minor cost for newspaper advertisement for second reading.

Prepared By: Mary Gibbs

Attachment:

1. Revised Ordinance No. 2024-14
   - Master Concept Plan titled "Comerlat Hospitality Tract F Hotel" stamped received 01-22-2025
   - Revised Pattern Book
   - Architecture Revision Comparison
2. Applicant New Information
   - First Reading Summary and Responses
   - Estero Fire Email and Exhibit
   - Surface Water Narrative
3. Excerpt from Transcript of Council First Reading (January 8, 2025)
4. Staff Report Case No. DCI2024-E006

VILLAGE OF ESTERO, FLORIDA
ZONING
ORDINANCE NO. 2024-14

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING WITH CONDITIONS AN AMENDMENT TO THE COMMERCIAL PLANNED DEVELOPMENT AND A DEVIATION FOR A REDUCED TYPE D LANDSCAPE BUFFER FOR THE PROPERTY LOCATED IN THE COCONUT TRACE SUBDIVISION LOCATED ON US 41, WEST OF LYDEN DRIVE AND EAST OF THE MARSH LANDING COMMUNITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, InterMountain Hotels, represented by Hole Montes, a Bowman Company (the "Applicant"), filed an application to amend the Commercial Planned Development (CPD) zoning for a property located within **Coconut Trace**, consisting of approximately 2.24-acres (the "Property"); and

WHEREAS, the Property is located at 22910 Lyden Drive, Tract F, bearing STRAP number 04-47-25-E3-3500A.00F0, and is legally described as Out-Parcel "F", in Block "A", of Coconut Trace, according to the map or plat thereof as recorded in Plat Book Instrument No. 2006000423660, of the Public Records of Lee County, Florida; and

WHEREAS, the zoning case number is DCI2024-E006; and

WHEREAS, the 13.47-acre portion of the CPD that includes the property was rezoned from Agriculture to Commercial Planned Development by Lee County in 2000. The remaining 11.3-acres of the CPD were rezoned from Agriculture to Commercial Planned Development by Lee County in 2003. Subsequent Administrative Amendment ADD2003-00002, amended the approved Master Concept Plan to facilitate shared access to US 41 with the adjoining property to the south, eliminating a shared buffer and adjusting the internal roadway to accommodate the shared access; and

WHEREAS, the Applicant proposes a 122-room, 4-story hotel, and a revised Master Concept Plan, Pattern Book, and deviation; and

WHEREAS, a noticed Public Information Meeting was held on April 9, 2024, at the Planning Zoning and Design Board; and

WHEREAS, at a duly noticed public hearing held on October 29, 2024 the Planning Zoning and Design Board continued the hearing until November 12, 2024; and

WHEREAS, on November 12, 2024, the Planning Zoning and Design Board recommended approval with conditions of the request, including the deviation; and

WHEREAS, a duly noticed first reading was held before the Village Council on December 4, 2024, at which time the Council tabled the item until further revisions were made to the project Pattern Book; and

WHEREAS, a first reading was subsequently held before the Village Council on January 8, 2025; and

WHEREAS, a duly noticed second reading and public hearing was held before the Village Council on February 5, 2025, at which time the Village Council gave consideration to the evidence presented by the Applicant and the Village staff, the recommendations of the Planning Zoning and Design Board, and the comments of the public.

NOW, THEREFORE, be it ordained by the Village Council of the Village of Estero, Florida;

Section 1. Approval.

The Village Council approves with conditions the amendment to the zoning subject to the following conditions and deviation.

Section 2. Conditions.

1. The previous approvals contained in Resolution Z-00-010, including conditions and deviations, remain in effect except as modified by the conditions in this approval.

2. Master Concept Plan

   Development of this project must be consistent with the Master Concept Plan (MCP) titled "Comerlat Hospitality Tract F Hotel" stamped "Received January 22, 2025" except as modified by the conditions below.

3. Development Parameters

   Development is permitted at a maximum as follows:

   122-Room Hotel on Tract F

   Consumption on Premises for Hotel, per State liquor license

4. Maximum Building Height and Property Development Regulations

   Height: 40 feet (4 stories)

   Property Development Regulations - Setbacks

Street: 25 feet
Side: 15 feet
Rear: 25 feet

5. No Blasting

No development blasting is permitted as part of this project.

6. Utilities

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

7. Pattern Book

Development must be substantially consistent with the revised Pattern Book "Pattern Book Coconut Trace CPD Tract F" dated "Rev. 1-22-2025". Pattern Book shall also include five signature trees/palms at the front column areas of the entryway to soften the massing of the vertical open panels on the building.

8. Buffers and Landscaping

a. Landscape buffers will be supplemented as detailed in Condition 9. As part of local development order approval, all required buffer planting must be 100% native vegetation.

b. Landscaping will be provided around the pool to screen the parking lot. Specific plantings will be determined at time of development order to form a continuous visual barrier at or near the height of the pool fencing.

9. Enhanced Perimeter Buffering Adjacent to Marsh Landing

a. In the areas identified on the Master Concept Plan where there are gaps, the western perimeter buffer shall be enhanced with staggered Sabal Palms at Clear Trunk Heights (CT) between 10' CT and 30' CT to create additional screening of the exterior windows between the heights of 8' and 35'. The enhanced buffer will be entirely located within the subject property and must be planted early enough during development of the project so that it will be visually opaque at time of certificate of occupancy of the hotel.

b. ~~The developer will coordinate with Marsh Landing to provide plantings in gap areas by planting on Marsh Landing property or provide cash in lieu for future plantings.~~ In addition to the plantings discussed above, the developer shall coordinate with the Marsh Landing HOA to determine areas within the Marsh Landing development suitable for plantings that would provide additional screening of the proposed

development. If an agreement is met with the Marsh landing HOA, the applicant will provide cash in lieu to the Marsh Landing HOA to fund the purchase and installation of these plantings within the Marsh Landing Development.

c. ~~There will be a 48" high continuous hedgerow west of the parking lot adjacent to Marsh Landing.~~ The applicant has agreed to plant a hedge row maintained to form a 48" height visual screen within one year after time of planting along the edge of the parking area located in the western portion of the proposed development (as depicted on the Master Concept Plan). These plantings are located within the subject property.

10. Concurrency

Approval of this rezoning does not constitute a finding that the proposed project meets the mandatory concurrency requirements set forth in the Land Development Code and the Comprehensive Plan. The developer is required to demonstrate compliance with all mandatory concurrency requirements prior to issuance of a local development order.

11. Parking Lot Lighting

Parking lot lighting shall be limited to a maximum pole height of 20'. All parking lot lighting will comply with the applicable requirements of the Estero LDC.

12. Lighting and Signage

There will be no building signage on the west side of the building. Lighting on the west building façade will use reduced glare and reduced quantity of light fixtures on ground level.

13. Rear Windows/Visibility

The third and fourth floor windows on the western façade shall be designed to improve privacy and reduce visibility and light trespass using grey glass, tint, or other similar techniques and/or materials to be visually opaque.

14. Radio Enhancement

The owner or owner's representative shall conduct an assessment model to determine if the minimum radio signals' strength for the fire department communication is in compliance with NFPA 1:11.10, NFPA 1221:11.3.9, standards for inbound and outbound signal strength and quantity. If minimum signal strength is not available, the applicant shall install radio enhancement in the building.

15. Hurricane Preparedness

Evaluation of hurricane impacts and shelter will be determined at time of development order in accordance with Land Development Code Sections 7-504 and 7-505.

16. Land Development Code (LDC)

Where the Village LDC is referenced in these conditions of approval for implementation of the condition at the time of development order issuance, the LDC in effect at the time of the local development order shall be applicable.

Section 3. Deviations.

Deviation from LDC Table 5-406.B.4. *Buffer Type Required*, which requires a 20-foot wide Type D landscape buffer between commercial and right-of-way uses, to allow a 15-foot wide Type D landscape buffer, of which 10 feet will be located in a utility easement is approved.

Section 4. Findings and Conclusions.

Based upon an analysis of the application and the standards for approval in the Land Development Code, and the conditions of approval, the Council finds and concludes as follows:

1. The Planned Development Amendment as conditioned will be consistent with the goals, objectives, and policies of the Comprehensive Plan.
2. The Planned Development Amendment as conditioned will not conflict with any portion of the Land Development Code, except for the deviation.
3. The Planned Development Amendment will address a community need for services.
4. The Planned Development Amendment as conditioned will be compatible with existing and planned uses surrounding the subject land.
5. The Planned Development Amendment will result in a logical and orderly development pattern.
6. The Planned Development Amendment will not adversely affect the property values in the area.
7. The Planned Development Amendment will result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities).
8. The Planned Development Amendment as conditioned will not result in significantly adverse impacts on the natural environment including, but not limited to, water, air,

noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

9. The Planned Development Amendment as conditioned will be compatible with existing or planned uses in the surrounding area.

The proposed deviation for a reduced buffer will:

1. Be similar to the other right-of-way landscape buffers found within the subdivision.

2. Reduce the width of the buffer by 5 feet but will contain the required trees and shrubs of the Type D buffer.

Section 5. Exhibits.

The following exhibits are attached to this Ordinance and incorporated by reference:

Exhibit A Master Concept Plan titled "Comerlat Hospitality Tract F Hotel" stamped "Received January 22, 2025".
Exhibit B Pattern Book titled "Pattern Book Coconut Trace CPD Tract F" dated "Rev. 1-22-2025".

Section 6. Severability.

Should any section, paragraph, sentence, clause, phrase, or other part of this Ordinance subsequent to its effective date be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion thereof, other than the part so declared to be invalid.

Section 7. Effective Date.

This Ordinance shall take effect immediately upon adoption.

PASSED on first reading the 8th day of January, 2025.

PASSED AND ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida on second reading this 5th day of February, 2025.

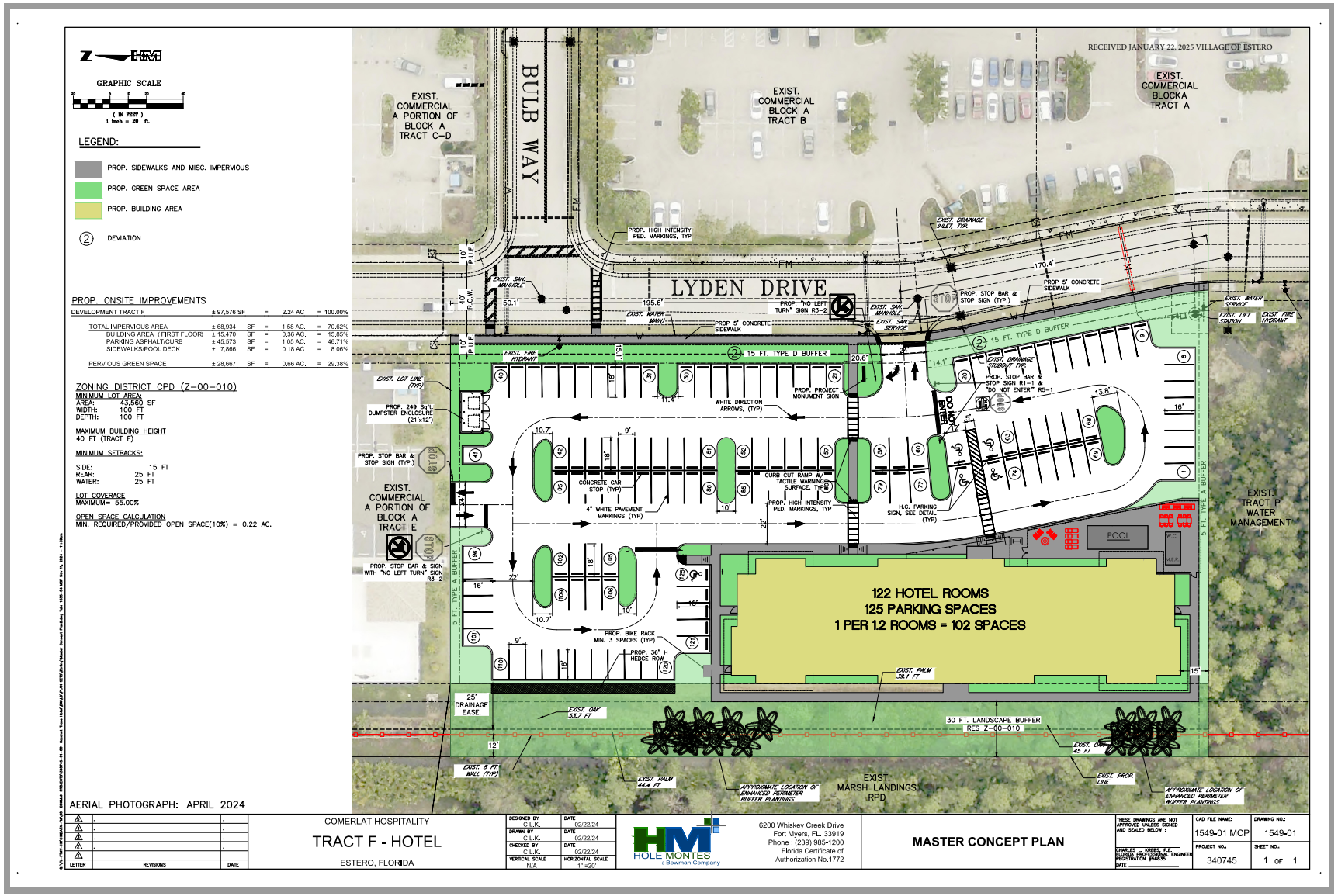
Attest: **VILLAGE OF ESTERO, FLORIDA**

By: _____ By: _____
Carol Sacco, Village Clerk Jon McLain, Mayor

Reviewed for legal sufficiency:

By: _____
Nancy E. Stroud, Village Land Use Attorney

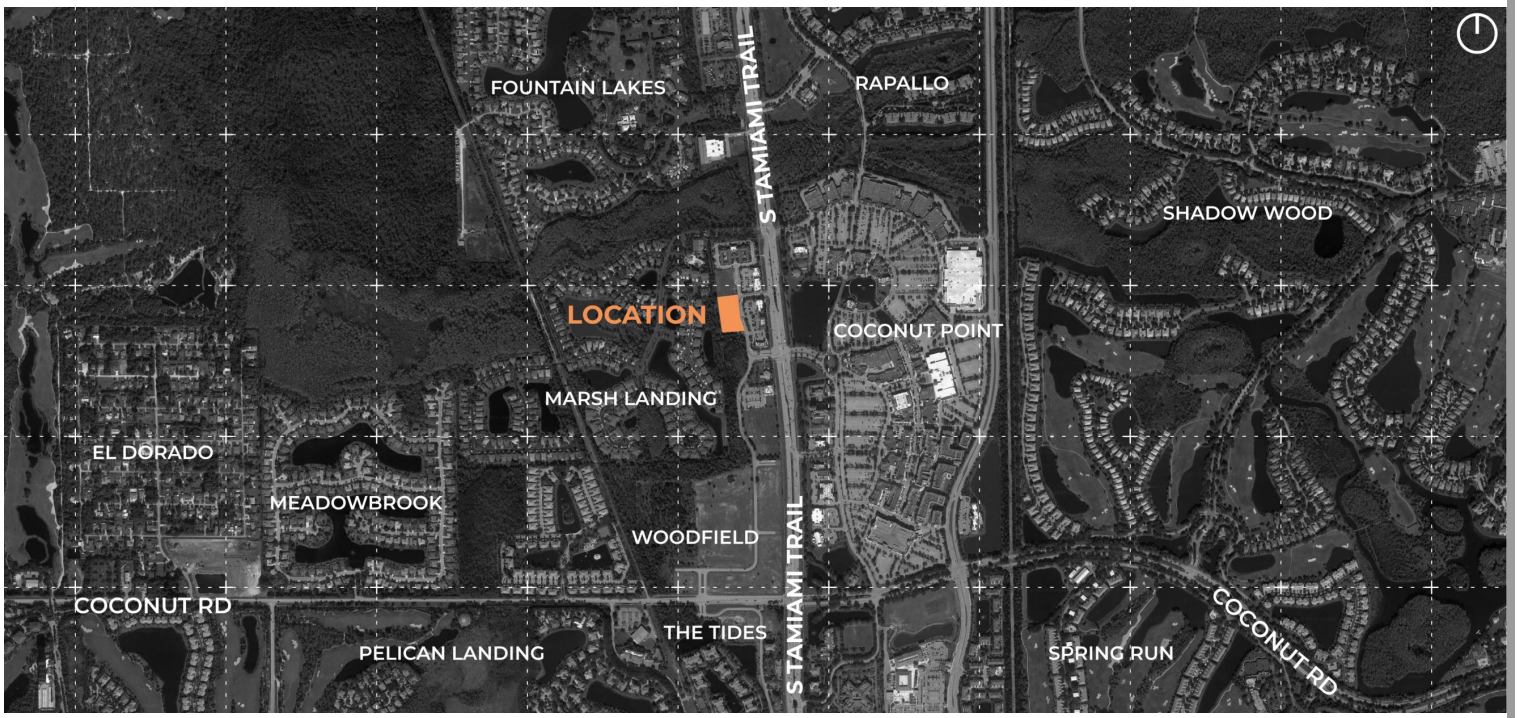
Vote:	AYE	NAY
Mayor McLain	____	____
Vice Mayor Ribble	____	____
Councilmember Fiesel	____	____
Councilmember Fayhee	____	____
Councilmember Lopez	____	____
Councilmember Ward	____	____
Councilmember Zalucki	____	____


RECEIVED JANUARY 22, 2025 VILLAGE OF ESTERO
GRAPHIC SCALE
LEGEND:
PROP. SIDEWALKS AND MISC. IMPERVIOUS
PROP. GREEN SPACE AREA
PROP. BUILDING AREA
DEVIATION
PROP. ONSITE IMPROVEMENTS
DEVELOPMENT TRACT F ± 97,576 SF = 2.24 AC. = 100.00%
TOTAL IMPERVIOUS AREA ± 68,934 SF = 1.58 AC. = 70.62%
BUILDING AREA (FIRST FLOOR) ± 15,470 SF = 0.36 AC. = 15.85%
PARKING ASPHALT/CURB ± 45,573 SF = 1.05 AC. = 46.71%
SIDEWALKS/POOL DECK ± 7,866 SF = 0.18 AC. = 8.06%
PERVIOUS GREEN SPACE ± 28,667 SF = 0.66 AC. = 29.38%
ZONING DISTRICT CPD (Z-00-010)
MINIMUM LOT AREA:
AREA: 43,560 SF
WIDTH: 100 FT
DEPTH: 100 FT
MAXIMUM BUILDING HEIGHT
40 FT (TRACT F)
MINIMUM SETBACKS:
SIDE: 15 FT
REAR: 25 FT
WATER: 25 FT
LOT COVERAGE
MAXIMUM= 55.00%
OPEN SPACE CALCULATION
MIN. REQUIRED/PROVIDED OPEN SPACE(10%) = 0.22 AC.
AERIAL PHOTOGRAPH: APRIL 2024
EXIST. COMMERCIAL A PORTION OF BLOCK A TRACT C-D
BULB WAY
EXIST. COMMERCIAL BLOCK A TRACT B
EXIST. COMMERCIAL BLOCKA TRACT A
LYDEN DRIVE
PROP. HIGH INTENSITY PED. MARKINGS, TYP
EXIST. DRAINAGE INLET, TYP.
PROP. STOP BAR & STOP SIGN (TYP.)
PROP 5' CONCRETE SIDEWALK
EXIST. WATER SERVICE
EXIST. LIFT STATION
EXIST. FIRE HYDRANT
EXIST. SAN. MANHOLE
EXIST. WATER MAIN
PROP. "NO LEFT TURN" SIGN R3-2
15 FT. TYPE D BUFFER
EXIST. DRAINAGE STUBOUT TYP.
PROP. STOP BAR & STOP SIGN R1-1 & "DO NOT ENTER" R5-1
EXIST. LOT LINE (TYP)
PROP. 249 SqFt. DUMPSTER ENCLOSURE (21'x12')
WHITE DIRECTION ARROWS, (TYP)
PROP. PROJECT MONUMENT SIGN
CONCRETE CAR STOP (TYP)
4" WHITE PAVEMENT MARKINGS (TYP)
CURB CUT RAMP W/ TACTILE WARNINGS SURFACE, TYP.
PROP. HIGH INTENSITY PED. MARKINGS, TYP
H.C. PARKING SIGN, SEE DETAIL (TYP)
EXIST. COMMERCIAL A PORTION OF BLOCK A TRACT E
PROP. STOP BAR & SIGN WITH "NO LEFT TURN" SIGN R3-2
5 FT. TYPE A BUFFER
122 HOTEL ROOMS
125 PARKING SPACES
1 PER 1.2 ROOMS = 102 SPACES
POOL
EXIST. TRACT P WATER MANAGEMENT
PROP. BIKE RACK MIN. 3 SPACES (TYP)
PROP. 36" H HEDGE ROW
EXIST. PALM 39.1 FT
25' DRAINAGE EASE.
EXIST. OAK 53.1 FT
30 FT. LANDSCAPE BUFFER RES Z-00-010
EXIST. 8 FT. WALL (TYP)
EXIST. PALM 44.4 FT
APPROXIMATE LOCATION OF ENHANCED PERIMETER BUFFER PLANTINGS
EXIST. MARSH LANDINGS RPD
EXIST. PROP. LINE
EXIST. OAK 45 FT.
COMERLAT HOSPITALITY
TRACT F - HOTEL
ESTERO, FLORIDA
HOLE MONTES
a Bowman Company
6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772
MASTER CONCEPT PLAN
CAD FILE NAME: 1549-01 MCP
DRAWING NO.: 1549-01
PROJECT NO.: 340745
SHEET NO.: 1 OF 1


Pattern Book
Planned Development Amendment
Coconut Trace CPD Tract F
DCI2024-E006
Rev. 1-22-2025

Location

2



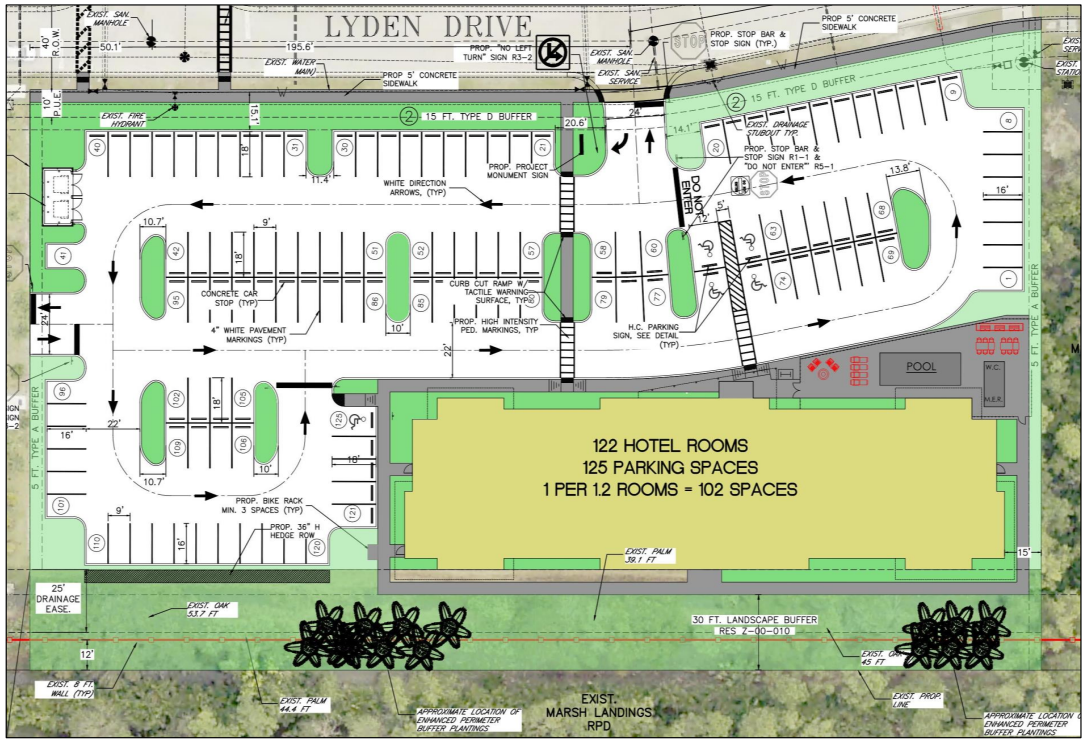
Bowman VK ARCHITECTURE HYATT studios InterMountain Comerlat Hospitality

Location



Bowman VK ARCHITECTURE HYATT studios InterMountain Comerlat Hospitality

Development Standards (per Lee County Zoning Resolution Z-00-010)



MIN. LOT AREA
Area: 43,500 SF
Width: 100 ft.
Depth: 100 ft.

MAX. BUILDING HEIGHT
40 ft. (Tract F)

MIN. SETBACKS
Side: 15 ft.
Rear: 25 ft.
Water: 25 ft.

LOT COVERAGE
Maximum: 55%

OPEN SPACE
Min. Req./Provided (10%):
0.22 Ac.

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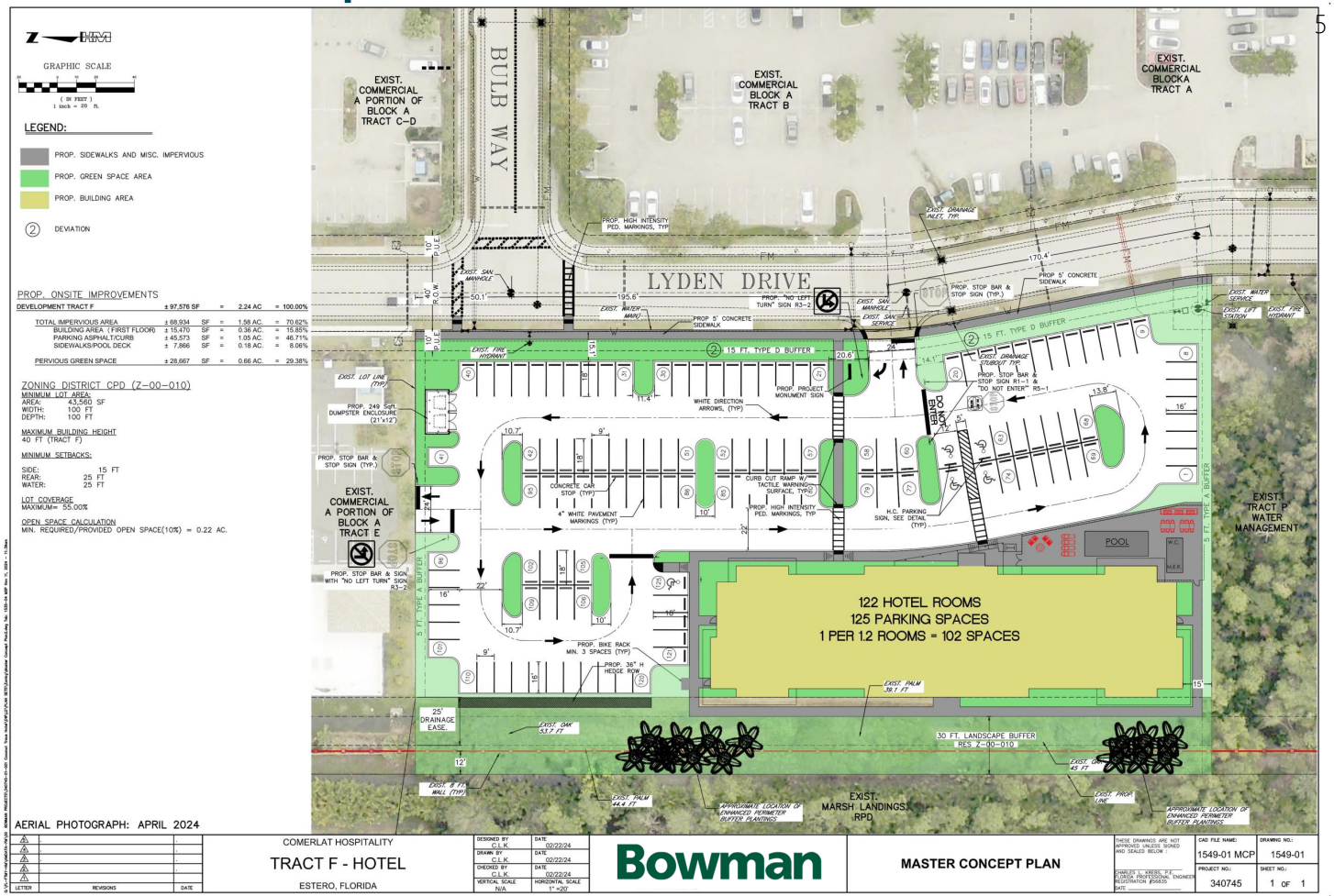
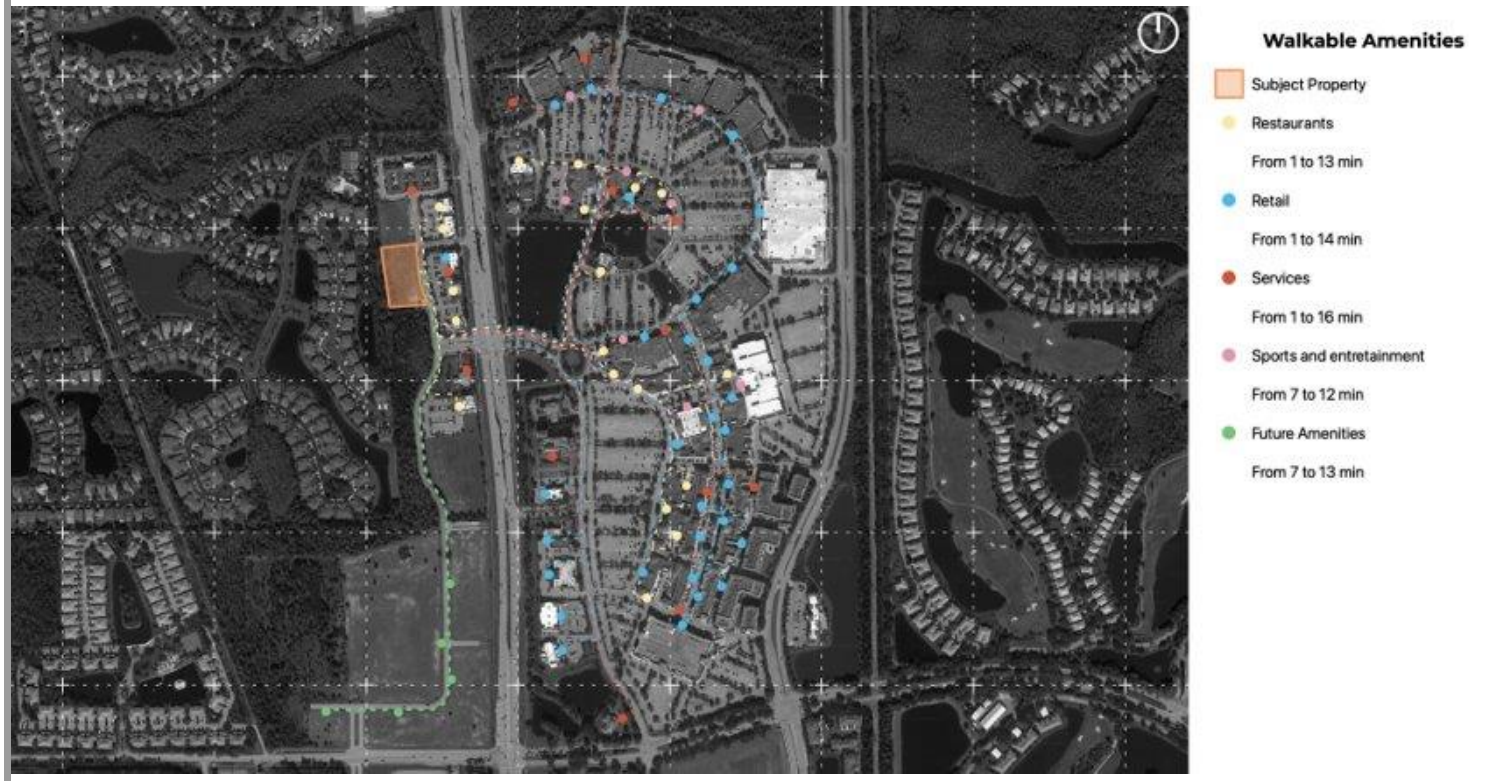
Master Concept Plan



Connectivity

6



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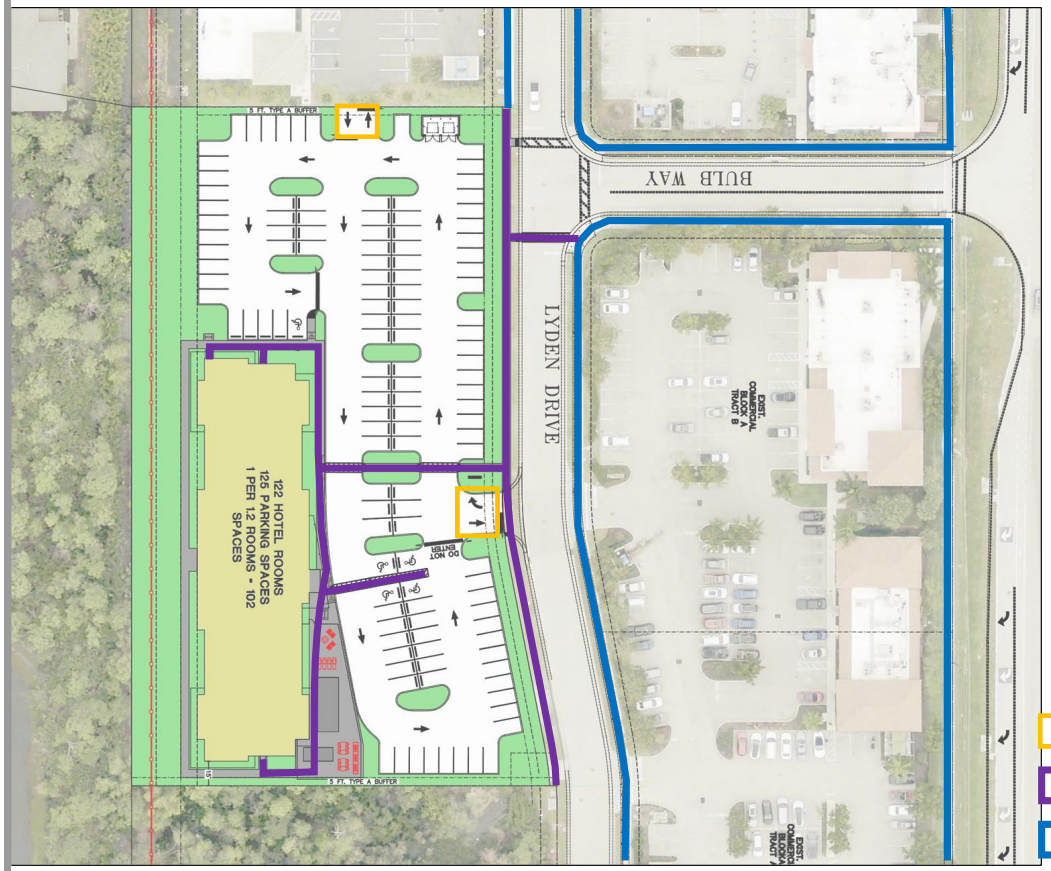
Connectivity

7



Two-way access

Proposed pedestrian improvements

Off-site pedestrian facilities

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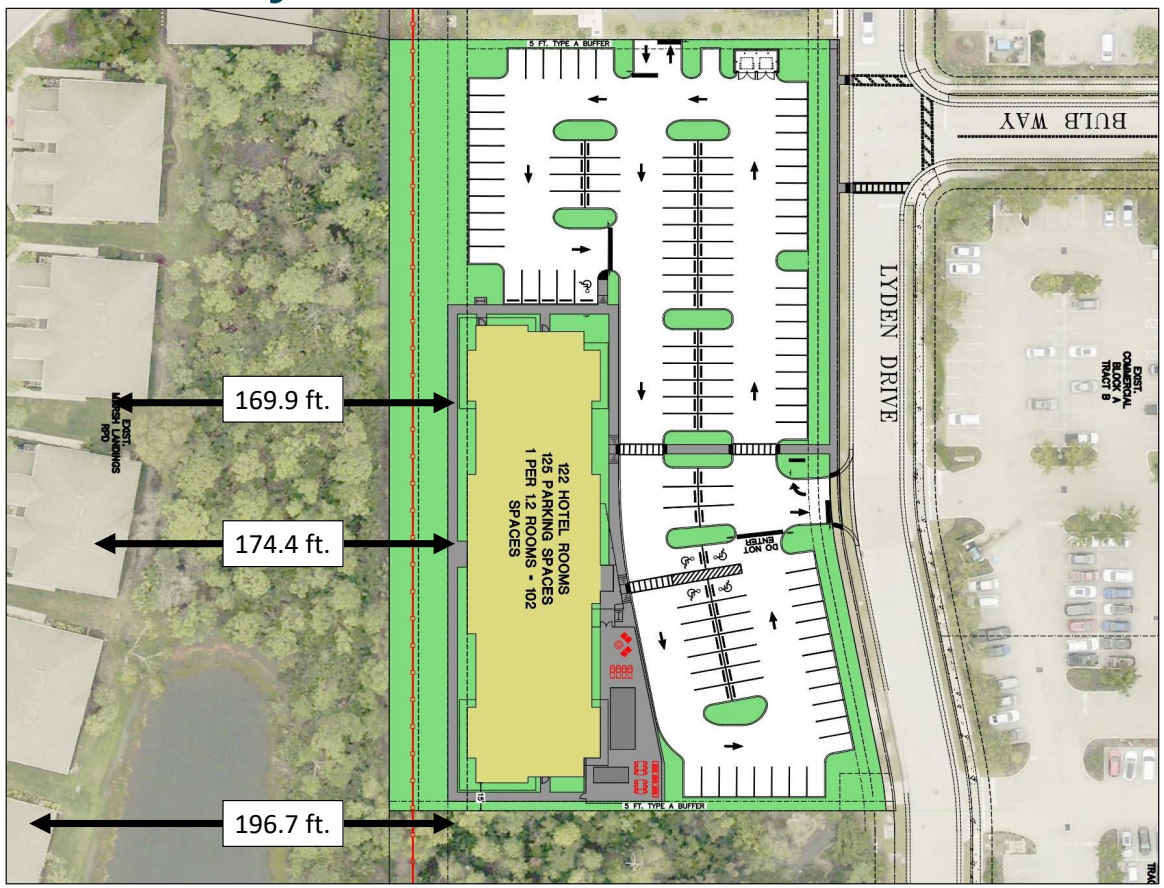
Setbacks to Adjacent Residential



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Design



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Design



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Design



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Design

12



FRONT ELEVATION
Scale 1/8" = 1'-0"



SIDE ELEVATION
Scale 1/8" = 1'-0"

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Design

13



REAR ELEVATION

Scale 1/8" = 1'-0"



SIDE ELEVATION

Scale 1/8" = 1'-0"

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Materials



1st Level Horizontal Wood Siding
StoCast Wood – Oak



Vertical Wood Siding
StoCast Wood – Mocha



Stone
Coronado Stone – Quick Stack – Antique Cream

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Materials

Building Paint Colors

Champagne
SW6644



Desert Lace
Sto Color 1009
Southwest Collection

Trim / 1st Level Overhang Color / Brackets / Fascia

Extra White
SW 7006

Standing Seam Metal Roof



Sierra Tan
Pac-Clad

Parapet Trim



Spalding Gray
SW6074

Bowman

VK ARCHITECTURE

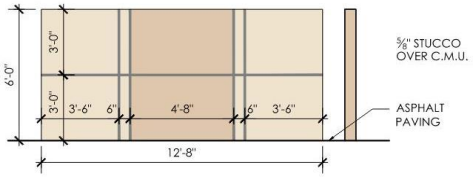
HYATT studios

InterMountain

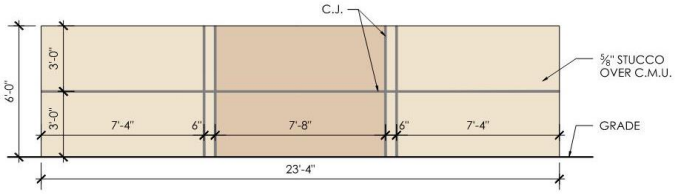
Comerlat Hospitality

Design

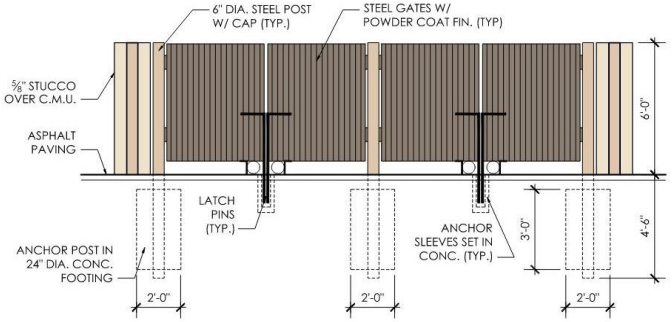
16



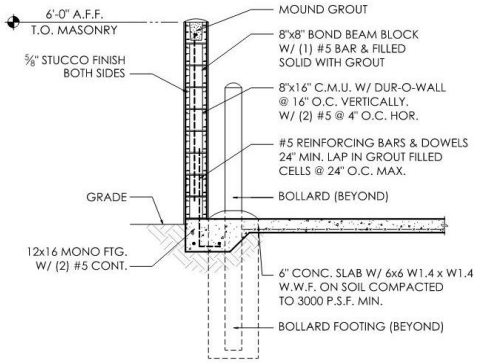
SIDE ELEVATION



BACK ELEVATION



FRONT DUMPSTER ELEVATION



DUMPSTER WALL SECTION

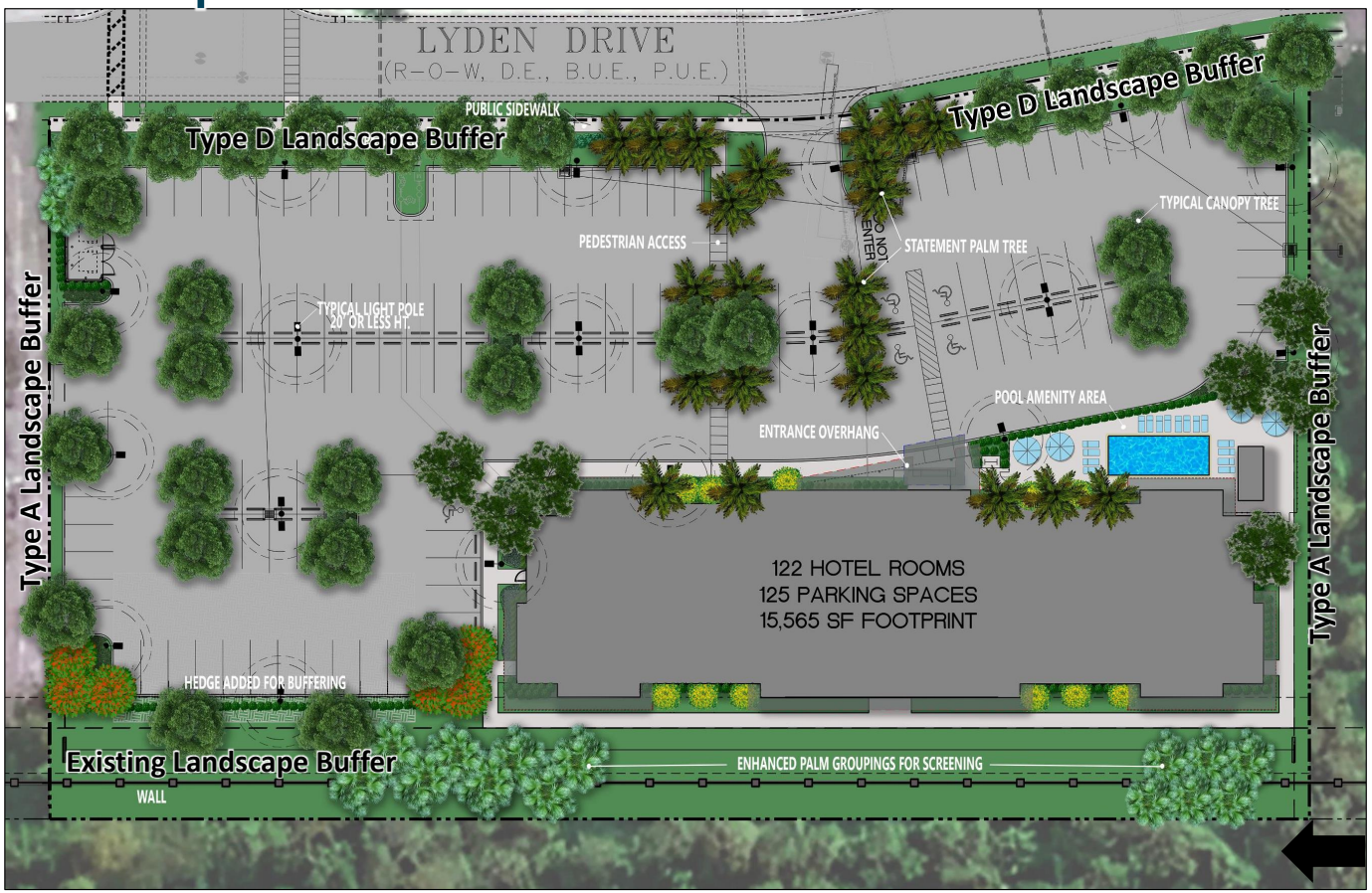
PAINT COLOR LEGEND
SHERWIN WILLIAMS SW6644 CHAMPAGNE
STOCOLOR SOUTHWEST COLLECTION GROUT COLOR 1009 DESERT LACE
SHERWIN WILLIAMS SW6074 SPALDING GRAY

VK ARCHITECTURE

1-16-2025

Bowman · VK ARCHITECTURE · HYATT studios · InterMountain · Comerlat Hospitality

Landscape Plan



17

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Perimeter Landscape Buffers

- North: Type A perimeter landscape buffer consisting of 4 trees per 100 linear feet.
- South: Type A perimeter landscape buffer consisting of 4 trees per 100 linear feet.
- East (along Lyden Drive): Type D perimeter landscape buffer consisting of 5 trees per 100 linear feet; double staggered hedge rows maintained to form a 36” height visual screen within one year after time of planting.
- West: Existing 30’ perimeter landscape buffer in accordance with Resolution Z-00-010 consisting of 10 trees per 100 linear feet; hedge; and a solid wall 8 feet in height.

Enhanced Landscaping

- West (adjacent to Marsh Landing): In the approximate areas shown on the plan where there is a lack of existing vegetation, sabal palms staggered at clear trunk heights (CT) between 10’ CT and 30’ CT. The screening provided will create buffers against views between 8’ and 35’ in height. **These enhanced plantings are located within the subject site.**
- In addition to the plantings discussed above, the developer shall coordinate with the Marsh Landing HOA to determine areas within the Marsh Landing development suitable for plantings that would provide additional screening of the proposed development. If an agreement is met with the Marsh Landing HOA, the applicant will provide cash in lieu to the Marsh Landing HOA to fund the purchase and installation of these plantings within the Marsh Landing development.
- Along the western parking, a hedge row maintained to form a 48” height visual screen within one year after time of planting. **These enhanced plantings are located within the subject site.**

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Enhanced Western Perimeter Buffer



COCONUT TRACE HOTEL SITE

LINE OF SITE EXHIBIT NOTES:

APPLICATION

1. The Applicant will locate the sections of the adjacent preserve within the Marsh Landings Community that have opening that allow views into the Hotel Site. The Applicant will fill those lines of sight with Sabal Palms in effort to screen the Hotel Building from the neighboring residential units.
2. Sabal Palms will be staggered at Clear Trunk Heights (CT) between 10'CT and 30'CT. The screening effect will created buffers against views between 8 and 35 feet.
3. The existing wall will provide a visual buffer up to 8 feet
4. All Planting will take place on the Applicant's property and will be staggered on both sides of the existing perimeter wall. The Applicant will maintain the plantings in perpetuity.
5. At the time of construction, the Applicant will be sure to cluster the illustrated Sabal Palms in all openings and continously through those openings found on site.

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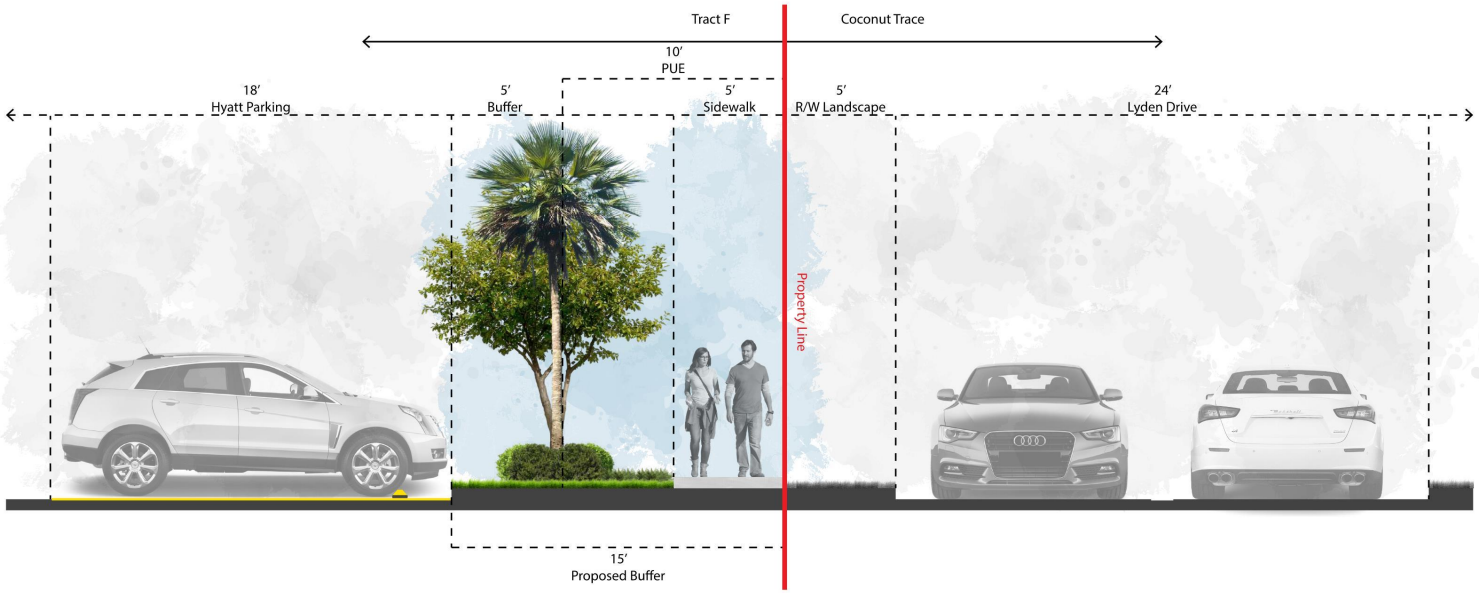
Perimeter Buffer – Adjacent to Lyden Dr.

20



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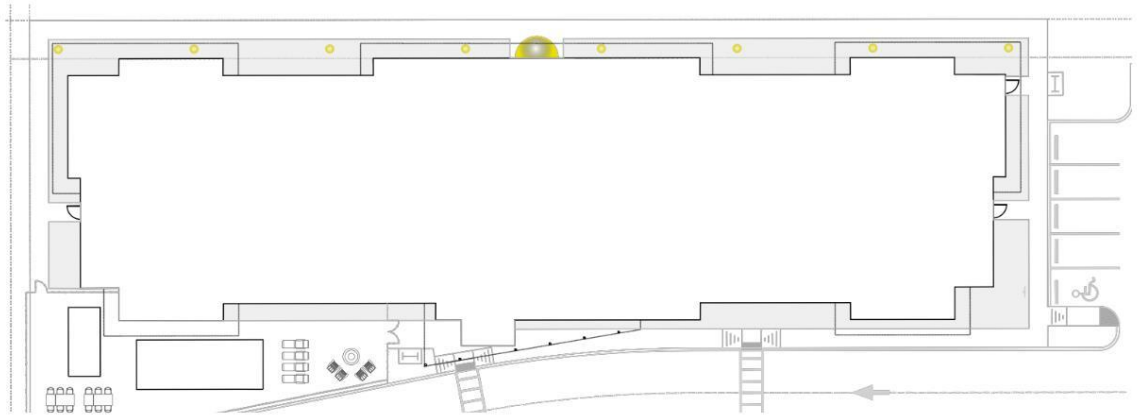
Western Façade Lighting

21

Rear Elevation





The outdoor lamp posts are intended solely to provide lighting for pedestrian use. The proposed fixtures are under 4 feet in height with direct, downward-facing light.

For the rear access, a single lighting fixture is recommended at a maximum height of 12 feet. This fixture will have low glare, with intensity set to the minimum level permitted by code.

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Revisions Comparison
Planned Development Amendment
Coconut Trace CPD Tract F
DCI2024-E006
Rev. 1-29-2025

PREVIOUS DESIGN

2



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PREVIOUS DESIGN

3



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PREVIOUS DESIGN

4



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REVISED Design

5



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REVISED Design

6



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REVISED Design

7



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PREVIOUS MATERIALS

8



- StoCast Wood Color Tone: Light Oak 38140 + VT192392

- StoColor Southwest Collection Grout color: Marble White 1008



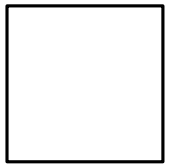
- Coronado Stone | Type: Idaho Drystack | Color: I Antique Buff



- SW 6123 Baguette



- StoCast Wood Color Tone: Light Oak 38103

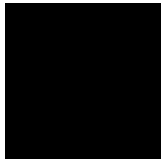


- SW 7006 Extra White



- SW 7510 Chateau Brown

- SW 7657 Tinsmith



- Door & Window Metal

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NEW Materials



1st Level Horizontal Wood Siding
StoCast Wood – Oak



Vertical Wood Siding
StoCast Wood – Mocha



Stone
Coronado Stone – Quick Stack – Antique Cream

9

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NEW Materials

10

Building Paint Colors

Champagne
SW6644

Desert Lace
Sto Color 1009
Southwest Collection

Trim / 1st Level Overhang Color / Brackets / Fascia

Extra White
SW 7006

Standing Seam Metal Roof

Sierra Tan
Pac-Clad

Parapet Trim

Spalding Gray
SW6074

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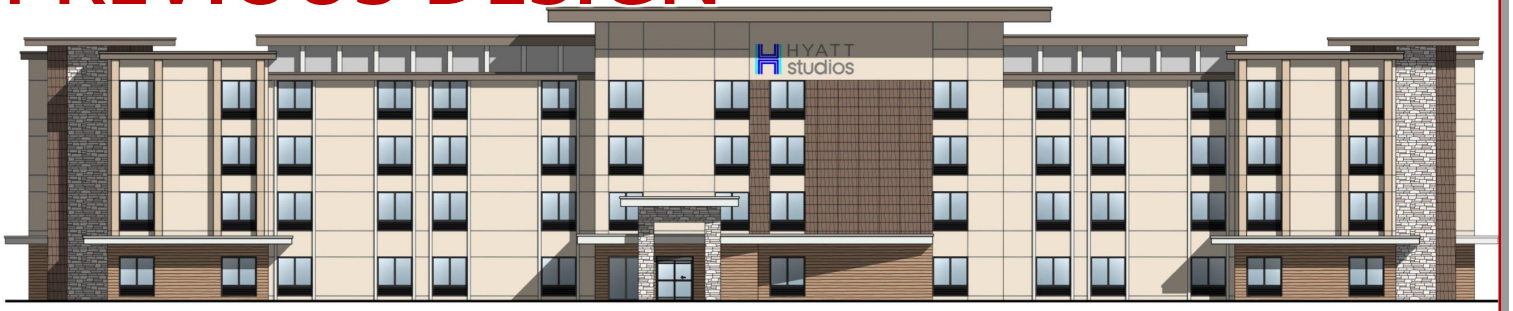
REVISED Design

11



FRONT ELEVATION
Scale 1/8" = 1'-0"

PREVIOUS DESIGN



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REVISED Design



SIDE ELEVATION
Scale 1/8" = 1'-0"

PREVIOUS DESIGN



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REVISED Design

13



REAR ELEVATION
Scale 1/8" = 1'-0"

PREVIOUS DESIGN



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REVISED Design

14



SIDE ELEVATION
Scale 1/8" = 1'-0"

PREVIOUS DESIGN



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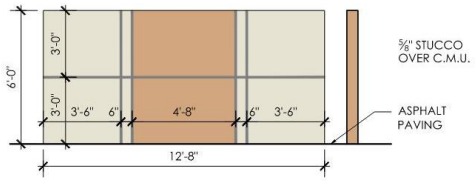
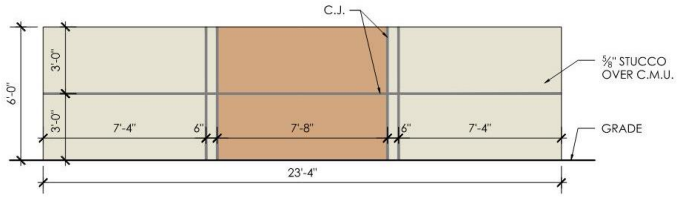
PREVIOUS DESIGN

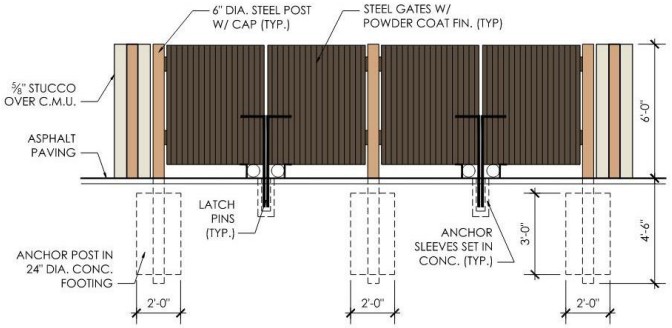
15



SIDE ELEVATION

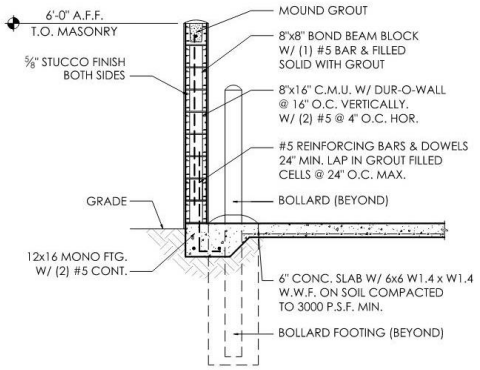


BACK ELEVATION



FRONT DUMPSTER ELEVATION

PAINT COLOR LEGEND
STOCOLOR SOUTHWEST COLLECTION GROUT COLOR MARBLE WHITE 1008
SHERWIN WILLIAMS SW 6123 BAGUETTE
SHERWIN WILLIAMS SW 7150 CHATEAU BROWN



DUMPSTER WALL SECTION

ARCHITECTURE

11-4-2024

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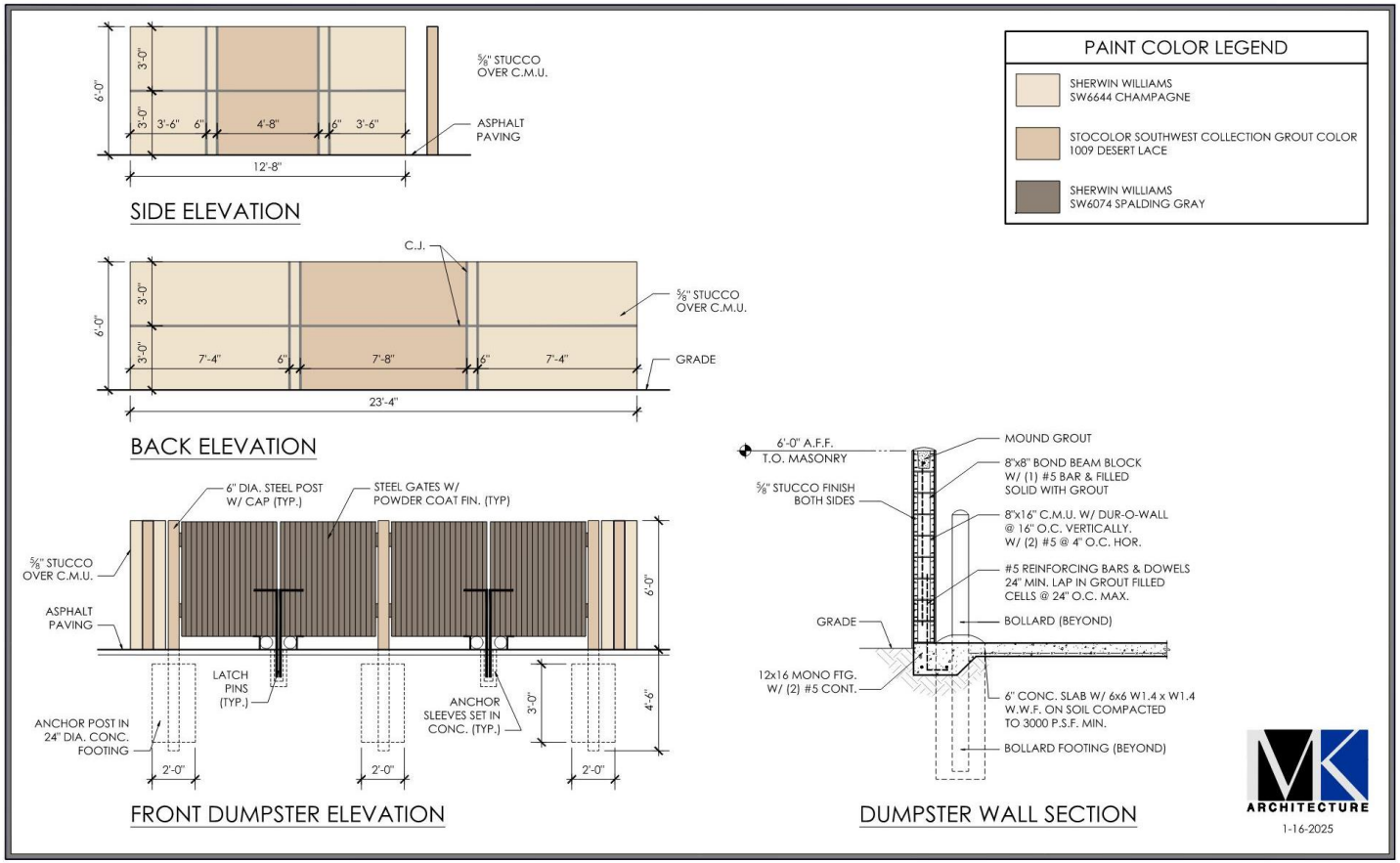
REVISED Design



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COCONUT TRACE CPD PDA
VILLAGE COUNCIL 1st READING SUMMARY AND RESPONSES

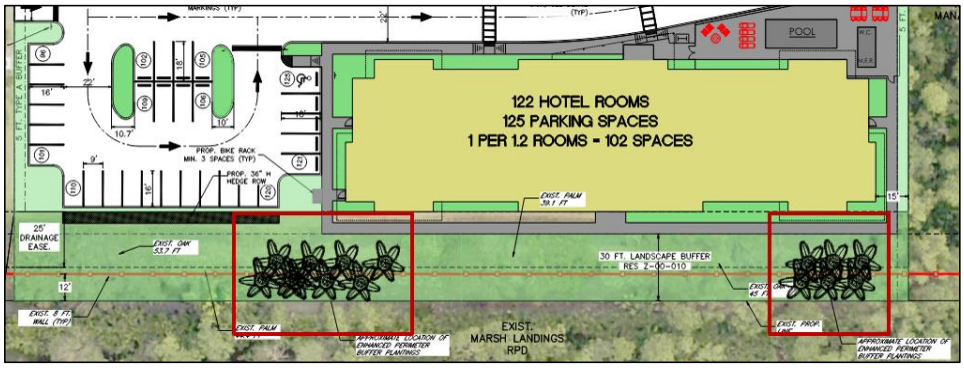
The Village Council 1st Reading for the Coconut Trace CPA PDA (DCI2024-E006) was held on Wednesday, January 8, 2025. The following comments/questions were raised by the council members in attendance:

- **Will there be landscaping around the pool to screen the parking lot.**

  Yes, landscaping will be utilized around the pool area to ensure appropriate screening. Although specific plantings are not known at this time, the plantings will be maintained to form a continuous visual barrier at or near the height of the pool fencing.

- **Ownership of the preserve area to the west of the proposed development.**

  The preserve area is within the Marsh Landing community and is not a part of the subject property. The enhanced plantings proposed to provide additional screening where the preserve vegetation is thin will be located entirely within the subject property (outlined in red, below). The subject property extends west of the existing wall. There is existing, mature vegetation in this area that is not within the Marsh Landing development.



- **Details about the proposed developments stormwater management system.**

  Please see the Surface Water Management Plan submitted and included with this document. Charlie Krebs, PE, will attend the second hearing to answer specific questions regarding stormwater management within the proposed development and to provide details on the overall stormwater management of the surrounding area.

- **There were multiple comments regarding the architecture of the building.**

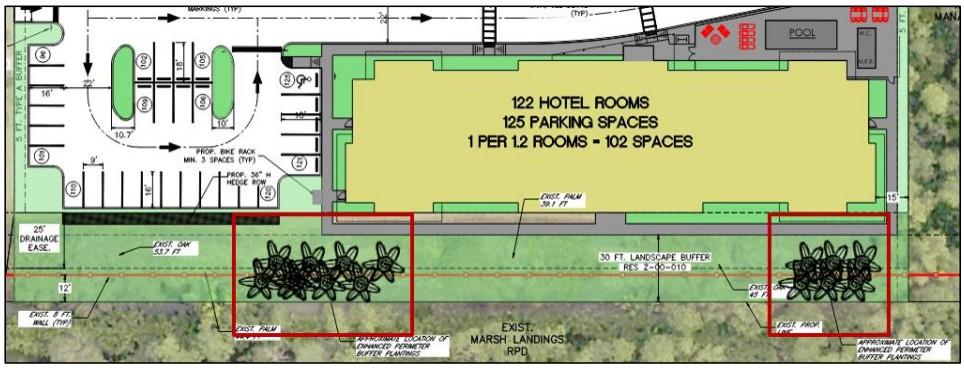
The architecture has been revised to implement some elements of Mediterranean design. The roofline has been designed to utilize hipped roofs to provide more variation in the roofline. The vertical architectural embellishments just below the roofline have been removed to soften the exterior of the building. Above the entryway, the lower overhang has been extended to the edge of the sidewalk and the higher overhang has been extended slightly over the drive aisle to provide additional shelter from weather conditions. The Pattern Book and supplemental exhibits have been revised to include the revised architectural elevations and renderings.

- **Additional foundation plantings in the front of the building.**

  In response to a specific request from the council, the applicant has agreed to utilize an additional two palm trees within the foundation plantings located in the front of the building to further break the building mass.

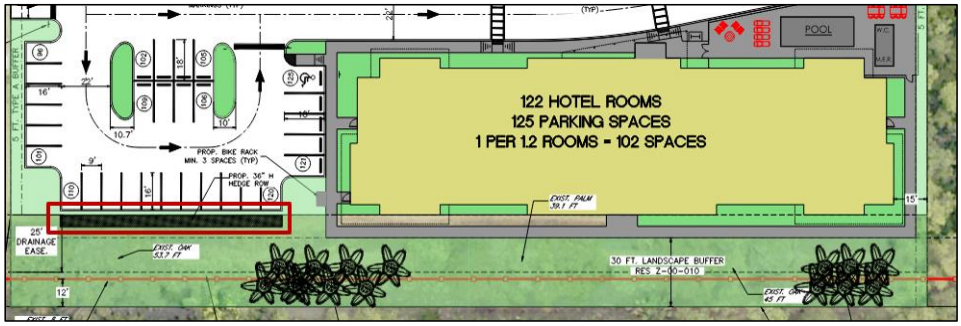
- **Details regarding the enhanced landscaping.**

  The applicant has proposed the following landscaping enhancements:
  - Within western perimeter buffer located on the subject property, in the approximate areas shown on the Master Plan, sabal palms staggered at clear trunk heights (CT) between 10' CT and 30' CT will be utilized to provide additional screening of the building when viewed from Marsh Landing between 8' and 35' in height. These additional plantings will be located entirely within the subject property (outlined in red, below).



  - In addition to the plantings discussed above, the developer shall coordinate with the Marsh Landing HOA to determine areas within the Marsh Landing development suitable for plantings that would provide additional screening of the proposed development. If an agreement is met with the Marsh Landing HOA, the applicant will provide cash in lieu to the Marsh Landing HOA to fund the purchase and installation of these plantings within the Marsh Landing development.

- The applicant has agreed to plant a hedge row maintained to form a 48" height visual screen within one year after time of planting along the edge of the parking area located in the western portion of the proposed development (as depicted on the Master Concept Plan). These plantings are located within the subject property (outlined in red, below).



- **Concerns regarding fire safety and fire truck access.**

  An exhibit providing an auto turn analysis of a fire truck (with dimensions supplied by Estero Fire Rescue) traveling through the site without issue was submitted as part of the review process. This exhibit was also sent to Scott Danielson, Estero Fire Rescue, Lt./Plans Examiner, who did not raise any concerns. The auto turn analysis has been included with this document.

Mary Gibbs

From: Danielson, Scott <danielson@esterofire.org>
Sent: Thursday, January 23, 2025 2:31 PM
To: Mary Gibbs
Subject: RE: Proposed Hotel on Lyden Drive off US 41

This Message Is From an External Sender
This message came from outside your organization.
Report Suspicious

Yes that is fine, there are multiple hotels in the village that do not have full 360 access.

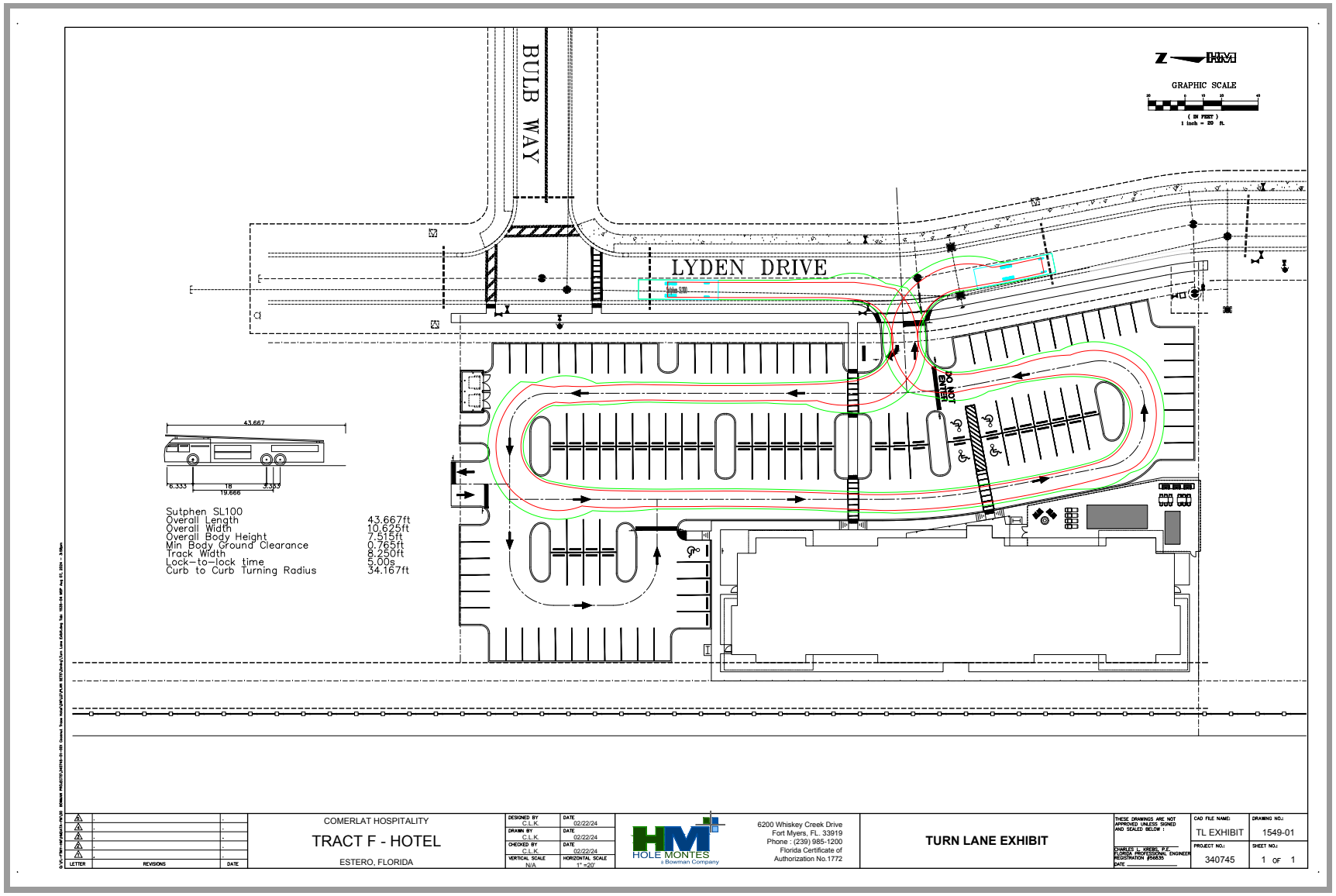
Scott Danielson
Estero Fire Rescue
Lt./Plans Examiner
239-390-8000 Office
239-390-8020 Fax

"Most people do not listen with the intent to understand; they listen with the intent to reply." **Stephen R. Covey**

From: Mary Gibbs <gibbs@estero-fl.gov>
Sent: Thursday, January 23, 2025 2:14 PM
To: Danielson, Scott <danielson@esterofire.org>
Subject: Proposed Hotel on Lyden Drive off US 41

Hi Scott, you looked at the zoning plan for the proposed Hyatt extended stay hotel on Lyden in front of Marsh Landing. Their parking lot was in front of the building and the rear of the parcel was a preserve buffer between them and Marsh Landing. The Council wanted to make sure the EFD was ok with no access around the back of the building.
You were ok with the auto turn analysis (attached) but Council wanted confirmation for me to reach out to you to make sure there isn't an issue with the lack of parking in the back of the building.
Thanks so much,
Mary Gibbs

Email which is created or received by a Village of Estero employee or official in connection with the transaction of official business of the Village of Estero is considered public record and is subject to inspection and/or copying in accordance with Chapter 119, Florida Statutes and is subject to applicable state retention laws, unless exempted by law.


BULB WAY
LYDEN DRIVE
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
DO NOT ENTER
43.667
6.333
18
19.666
Sutphen SL100
Overall Length 43.667ft
Overall Width 10.625ft
Overall Body Height 7.515ft
Min Body Ground Clearance 0.765ft
Track Width 8.250ft
Lock-to-lock time 5.00s
Curb to Curb Turning Radius 34.167ft
COMERLAT HOSPITALITY
TRACT F - HOTEL
ESTERO, FLORIDA
HOLE MONTES
a Bowman Company
6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772
TURN LANE EXHIBIT
CAD FILE NAME: TL EXHIBIT
DRAWING NO.: 1549-01
PROJECT NO.: 340745
SHEET NO.: 1 OF 1

Coconut Trace CPD Planned Development Amendment

Resolution No. Z-00-010

Surface Water Narrative

1. A written description of the Surface Water Management Plan that Includes:

   a. *The runoff characteristics of the property in its existing state:*

      The property is part of existing Commercial Plan Developments that is made up of developed and undeveloped parcels. The water management system has been approved by South Florida Water Management District under permit #36-05142-P. The existing water management system collects the runoff from the proposed outparcels and the internal roadway and directs the water to the existing water management basin that is also the existing indigenous vegetation area. This area acts as a dry detention area that provides the water quality and attenuation for the entirety of the Coconut Trace CPD. The existing control structure is in the northeast corner of the Coconut Trace CPD and discharges directly to the roadway swale along US 41. The subject property currently drains to an existing swale that runs along the west property line.

   b. *In general terms, the drainage concepts proposed, including the outfall to canals or natural water bodies including how drainage flow from the adjacent properties will be maintained.*

      The proposed drainage design will direct flows from the proposed uplands areas of the site to proposed inlets and drainage pipes. The drainage pipes will convey the runoff to water management basin to the south. A new bubble-up structure will be placed within the water management basin.

   c. *The retention features (including existing natural features) that will be incorporated into the drainage system and the legal mechanism which will guarantee their maintenance.*

      There are no existing natural drainage features that will be maintained after the site is developed. The property will maintain a single ownership, who will be responsible for maintaining the proposed onsite water management system.

   d. *How existing natural features will be preserved. Include an estimate of ranges of existing and post development water table elevations, where appropriate;*

      There are no natural features onsite to preserve. The site has been previously cleared and filled under the original Development Order approval from Lee County. The proposed control elevation of 11.32 ft NAVD, is based on the existing SFWMD permit #36-05142-P.

e. *If the property is subject to seasonal inundation or subject to inundation by a stream swollen by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the effects of expectable flooding.*

The proposed building finished floor elevations will be set above the established FEMA base flood elevation or the SFWMD 100 year / 72-hour zero discharge elevation, whichever is higher. The project does not lie in or adjacent to a floodway.

- *Detail how the proposed development can assure that flood issues are addressed and a description of characteristics and performance of the existing/proposed surface water management system.*

  The proposed building finished floor elevations will be set above the established FEMA base flood elevation or the SFWMD 100 year / 72 hour zero discharge elevation, whichever is higher. The project will be designed to meet SFWMD and Village of Estero requirements.

  The proposed water management system will utilize existing dry detention to provide the required water quality and attenuation in line with the approved SFWMD permit conditions.

09:44:06 BECAUSE THE LEACHING EFFECT FROM SOME OF THESE SEPTICS COULD

09:44:11 TAKE A YEAR OR TWO OR MORE DEPENDING ON HOW BAD THE LEACHING
09:44:15 HAS BEEN IN THE PAST AREAS.
09:44:18 JUST SO WE HAVE SOME CLARITY, I THINK THAT'S IMPORTANT.
09:44:22 >>David Willems: THAT IS A VERY GOOD POINT.
09:44:24 THE PROJECT ITSELF WILL TAKE US A YEAR TO TWO YEARS TO GET
09:44:26 THE INFRASTRUCTURE INSTALLED AND THEN THE HOMES HOOKED UP
09:44:29 AND SEPTIC TANKS ABANDONED.
09:44:32 WE'LL GET PROBABLY TWO YEARS OF EXISTING STATUS QUO THAT
09:44:36 THERE ARE SEPTIC TANKS DISCHARGING IN THE RIVER.
09:44:39 AFTER THAT, THERE WILL BE A LAG TIME.
09:44:42 THE BACTERIA WILL PROBABLY HAVE A LITTLE BIT SHORTER OF A
09:44:44 LAG TIME THAN THE NUTRIENTS BECAUSE THE NUTRIENTS STAY IN
09:44:48 THE ENVIRONMENT AND IT WILL BE A LITTLE BIT LONGER BEFORE
09:44:53 YOU SEE A CHANGE.
09:44:54 ANOTHER REASON WE'RE ADDING THE STATION IS THAT WE'RE GOING
09:44:56 TO BE SUBJECT TO A TNDL HERE SHORTLY IN THE VILLAGE, WHICH
09:45:00 IS THE STATE'S REQUIREMENT FOR US TO CLEAN UP THE RIVER.
09:45:04 IT'S GOING TO BE FOR BACTERIA.
09:45:06 AND HAVING THESE ADDITIONAL STATIONS WILL HELP US
09:45:10 DEMONSTRATE TO THE STATE THAT WHAT WE'VE DONE HAS
09:45:13 ACCOMPLISHED WHAT WE NEEDED TO ACCOMPLISH.
09:45:17 >>Mayor McLain: GREAT.
09:45:18 THANK YOU.
09:45:18 ANYONE TO SPEAK FROM THE PUBLIC?
09:45:21 >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENTS.

09:45:24 >>Mayor McLain: THANK YOU.
09:45:24 I NEED A MOTION TO APPROVE THIS.
09:45:29 COUNCILPERSON FAYHEE HAS MADE THE MOTION.
09:45:31 >>Larry Fiesel: I'LL SECOND THE MOTION.
09:45:34 >>Mayor McLain: SECONDED BY LARRY.
09:45:35 MADAM CLERK, PLEASE TAKE THE ROLL.
09:45:39 >>Larry Fiesel: AYE.
09:45:41 >>Lori Fayhee: AYE.
09:45:43 >>Rafael Lopez: AYE.
09:45:44 >>Jim Ward: AYE.
09:45:46 >>George Zalucki: AYE.
09:45:46 >>Vice-Mayor Ribble: AYE.
09:45:48 >>Mayor McLain: AYE.
09:45:49 NEXT ON THE AGENDA IS ITEM 7A, ORDINANCE NUMBER 2024-14, THE
09:45:55 FIRST READING OF ZONING ORDINANCE NUMBER 2024-14 COCONUT
09:46:00 TRACE CPD AMENDMENT, TRACT F.
09:46:04 MADAM CLERK, WOULD YOU PLEASE READ THE TITLE OF THIS
09:46:07 ORDINANCE?
09:46:08 >>Carol Sacco: ORDINANCE 2024-14, AN ORDINANCE OF THE
09:46:11 VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING

09:46:14 WITH CONDITIONS AN AMENDMENT TO THE COMMERCIAL PLANNED
09:46:17 DEVELOPMENT AND A DEVIATION FOR A REDUCED TYPE D LANDSCAPE
09:46:21 BUFFER FOR THE PROPERTY LOCATED IN THE COCONUT TRACE
09:46:24 SUBDIVISION LOCATED ON U.S. 41, WEST OF LYDEN DRIVE AND EAST
09:46:28 OF MARSH LANDING COMMUNITY; PROVIDING FOR SEVERABILITY; AND

09:46:32 PROVIDING AN EFFECTIVE DATE.
09:46:34 >>Mayor McLain: THANK YOU.
09:46:35 STEVE, WOULD YOU LIKE TO INTRODUCE THIS ORDINANCE?
09:46:37 >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
09:46:39 THIS ACTION BEFORE YOU IS A FIRST READING FOR A REZONING TO
09:46:46 ALLOW 122-ROOM HOTEL ON LYDEN DRIVE ON THE WEST SIDE OF U.S.
09:46:54 41 ACROSS FROM COCONUT POINTE MALL.
09:46:57 THIS CAME TO YOU ORIGINALLY IN EARLY DECEMBER AT YOUR
09:47:01 COUNCIL MEETING WHERE YOU CONTINUED THE FIRST READING AND
09:47:07 ASKED THE DEVELOPER TO CONSIDER SOME POSSIBLE CHANGES IN
09:47:11 THEIR DESIGN.
09:47:13 THIS IS BACK FOR COUNCIL CONSIDERATION.
09:47:17 I'D LIKE TO TURN IT OVER TO MARY GIBBS TO PRESENT THE NEW
09:47:22 PROPOSAL AND THE REQUEST OF THE DEVELOPER.
09:47:26 >>Mayor McLain: THANK YOU.
09:47:27 WELCOME, MARY.
09:47:28 >>Mary Gibbs: GOOD MORNING.
09:47:29 SO THE COUNCIL HEARD THIS ON DECEMBER 4.
09:47:33 YOU ACTUALLY TABLED THE FIRST READING AND SAID WE'RE NOT
09:47:35 GOING TO PASS IT ON TO SECOND READING.
09:47:37 WE'D LIKE TO SEE SOME REVISIONS TO THE PATTERN BOOK AND SOME
09:47:40 ADDITIONAL INFORMATION PROVIDED.
09:47:45 THERE WERE SOME INCONSISTENT PICTURES IN THE PATTERN BOOK
09:47:48 WHERE ONE THE BUILDING LOOKED DIFFERENT ON ONE PAGE THAN IT
09:47:51 LOOKED ON THE OTHER PAGE AND THEN SOME COLORS THAT LOOKED A

09:47:54 LITTLE DISTORTED AND I DON'T THINK REFLECTED WHAT THE COLORS
09:47:58 WERE.
09:47:59 YOU WANTED CLARIFICATION OF LANDSCAPING.
09:48:00 SO SINCE THAT FIRST READING, WE MET WITH THE APPLICANT.
09:48:04 WE TOLD THEM THEY NEED TO REVISE THE PATTERN BOOK.
09:48:07 THEY HAVE DONE THAT.
09:48:09 THE NEW PATTERN BOOK THAT'S IN YOUR PACKET TODAY, THE
09:48:14 CHANGES ARE SUBTLE.
09:48:15 THERE ARE NOT DRASTIC CHANGES TO THE DESIGN ITSELF.
09:48:21 THEY DID LIGHTEN UP THE COLORS QUITE A BIT SO YOU CAN SEE
09:48:25 THAT THE COLORS LOOK BETTER, IN MY OPINION.
09:48:27 THEY PROVIDED SOME MORE LANDSCAPING INFORMATION AS WELL AND
09:48:31 SHOWED SOME -- WHERE THE ADDITIONAL TREES WERE GOING TO BE
09:48:35 PLANTED.
09:48:36 AGAIN, BUT IT WASN'T MAJOR DESIGN.
09:48:39 THEY DID CHANGE THE FRONT ENTRYWAY WHICH THE PLANNING ZONING

09:48:41 AND DESIGN BOARD SAID LOOKED KIND OF DINKY AND CHINTZY I
09:48:45 THINK WERE THEIR ACTUAL WORDS.
09:48:48 SO THEY FIXED THAT.
09:48:50 THEY ARE BACK AGAIN.
09:48:50 THIS WOULD BE THE FIRST READING TO SEE IF YOU HAVE
09:48:54 ADDITIONAL QUESTIONS, IF YOU THINK THEY HAVE DONE ENOUGH TO
09:48:57 ADDRESS YOUR QUESTIONS OR IF YOU WOULD LIKE THEM TO COME
09:48:59 BACK WITH MORE INFORMATION WHEN THEY COME BACK FOR SECOND
09:49:03 READING, IF YOU WANT TO SCHEDULE THE SECOND READING.

09:49:05 I THINK WE WANT TO KNOW IF YOU HAVE ANY ADDITIONAL
09:49:08 QUESTIONS, IF THERE ARE OTHER THINGS WITH THE DESIGN THAT
09:49:11 YOU WOULD LIKE THEM TO ADDRESS OR IF THERE'S ANY ADDITIONAL
09:49:17 LANDSCAPING OR COLOR COMMENTS.
09:49:20 >>Mayor McLain: ANY MEMBERS OF THE APPLICANT.
09:49:27 >>Mary Gibbs: JEREMIE IS WAVING IN THE BACK ROW.
09:49:31 THEY ARE LISTENING.
09:49:32 >>Mayor McLain: I HOPE HE IS A GOOD NOTE-TAKER.
09:49:34 >>Mary Gibbs: HE WAS PRETTY GOOD AT THE LAST MEETING.
09:49:37 >>Mayor McLain: GOOD.
09:49:38 VICE-MAYOR, YOU HAVE QUESTIONS.
09:49:39 >>Vice-Mayor Ribble: YEAH, A FEW COMMENTS.
09:49:41 I DO LIKE THE COLOR SCHEMES THAT THEY NOW SHOW.
09:49:45 IT'S MUCH IMPROVEMENT FROM THE PREVIOUS DESIGN THAT WE HAD
09:49:48 SEEN.
09:49:49 AS A CONCESSION TO MARSH LANDING, THEY HAD PUT THE POOL IN
09:49:54 THE FRONT OF THE BUILDING INSTEAD OF THE BACK OF THE
09:49:56 BUILDING.
09:49:57 I WAS JUST WONDERING, MARY, IF MAYBE THEY NEED SOME -- I
09:50:00 DIDN'T SEE ANY LANDSCAPING AROUND THE POOL IN THE FRONT.
09:50:03 MAYBE SOME LANDSCAPING AROUND THE POOL IN THE FRONT BECAUSE
09:50:06 IT ABUTS RIGHT UP TO THE PARKING.
09:50:08 >>Mary Gibbs: OKAY.
09:50:09 WE'LL MAKE A NOTE OF THAT.
09:50:11 >>Mayor McLain: ANY OTHER QUESTIONS?

09:50:13 >>Jim Ward: MARY, I DO LIKE -- SUBSTANTIAL IMPROVEMENT FROM
09:50:17 THE FIRST DESIGN.
09:50:18 ONE OF THE QUESTIONS THAT I HAVE IS REGARDING STORMWATER
09:50:23 MANAGEMENT ON THE PROPERTY.
09:50:24 THERE SEEMS TO BE CONSIDERABLE AMOUNT OF CONCERN RAISED BY
09:50:29 RESIDENTS IN MARSH LANDING CONCERNING THAT, THAT THERE'S
09:50:34 CURRENTLY FLOODING AND THAT THIS NEW DEVELOPMENT WILL ONLY
09:50:37 EXACERBATE THE SITUATION.
09:50:39 I'M WONDERING IF THE DEVELOPER HAS ANY PLANS AND HAS DONE
09:50:44 ANYTHING FURTHER TO HELP THE RESIDENTS UNDERSTAND THAT THEY
09:50:48 ARE GOING TO MITIGATE THAT.
09:50:49 >>Mary Gibbs: YEAH, WE'LL HAVE THEM ADDRESS THAT AT THE

09:50:52 SECOND READING.
09:50:53 THAT ACTUALLY CAME UP -- IT CAME UP THIS OUT THE PROCESS.
09:50:56 WE HAD THE NEIGHBORHOOD MEETING AT MARSH LANDING, I ATTENDED
09:51:00 THAT.
09:51:00 THEY HAVE AN EXPLANATION OF THE STORMWATER PROBLEMS, WHICH
09:51:03 ARE ACTUALLY CAUSED BY THE PROJECT TO THE NORTH, I THINK --
09:51:08 THEY'LL HAVE THE ENGINEER EXPLAIN THAT.
09:51:10 THEY ARE DOING SOME THINGS.
09:51:11 WE'LL HAVE THEM EXPLAIN THAT AT THE SECOND READING.
09:51:14 >>Jim Ward: IS IT TRUE ALSO THIS HAS TO BE APPROVED BY THE
09:51:18 FLORIDA STORMWATER MANAGEMENT AGENCY?
09:51:21 >>Mary Gibbs: WATER MANAGEMENT DISTRICT, YES, YES, THEY HAVE
09:51:25 TO APPROVE IT.

09:51:28 >>Mayor McLain: ANY OTHER QUESTIONS?
09:51:33 >>Larry Fiesel: I'D LIKE TO COMMENT ON THE PREVIOUS MEETING
09:51:35 OF THIS PROJECT.
09:51:36 I WAS PRETTY VOCAL.
09:51:38 THE PRESENTATION LEFT ME COLD, I THINK WERE THE WORDS I
09:51:40 USED.
09:51:41 I WOULD HAVE TO COMPLIMENT THEM ON THE SUBTLE CHANGES THAT
09:51:44 HAVE BEEN MADE.
09:51:45 I THINK THE BUILDING LOOKS SIGNIFICANTLY DIFFERENT, EVEN
09:51:48 THOUGH IT'S NOT TOTALLY REDONE IN AN ARCHITECTURAL CONCEPT.
09:51:52 BUT THE WHOLE PROJECT NOW SEEMS TO BE A LITTLE MORE COHERENT
09:51:58 WITH THE PROPERTY WHERE IT'S BEING LOCATED.
09:52:00 I COMPLIMENT THEM ON MAKING WHAT ARE SUBTLE CHANGES BUT I
09:52:07 THINK SIGNIFICANT IN THE OVERALL APPEARANCE OF THE BUILDING.
09:52:14 >>George Zalucki: THE ONE QUESTION I HAD AT THE LAST MEETING
09:52:16 WAS RELATIVE TO THE BUFFER BETWEEN THE RESIDENTS AND, OF
09:52:20 COURSE, THE HOTEL.
09:52:22 THE QUESTION WAS, WHO OWNS THE PRESERVE.
09:52:25 I THINK WE'LL GET BACK WITH THAT INFORMATION.
09:52:28 THAT WOULD BE -- MY CONCERN IS THERE ENOUGH -- I THINK THAT
09:52:32 WAS ONE OF THE CONCERNS THAT I READ AND I WAS AWARE OF IS
09:52:35 THE LINE OF SIGHT WITH THE ADJACENT COMMUNITY.
09:52:38 SO I THINK THIS IS A SENSITIVITY POINT THERE THAT HOPEFULLY
09:52:42 IS FULLY ADDRESSED.
09:52:43 BUT I THINK THE QUESTION WAS STILL, WHO HAS OWNERSHIP OF THE

09:52:47 PRESERVE BETWEEN THE TWO?
09:52:49 >>Mary Gibbs: RIGHT.
09:52:50 AND WE NEED THE APPLICANT TO CLARIFY THAT.
09:52:55 >>George Zalucki: THANK YOU.
09:52:55 >>Mayor McLain: ANY OTHER COMMENTS?
09:52:56 I'VE GOT JUST A FEW COMMENTS.
09:53:00 TO START OFF, THE VILLAGE OF ESTERO IS MAINLY MEDITERRANEAN,
09:53:08 BUT IN OUR ORDINANCE OR ONE OF OUR DOCUMENTS WE HAVE,

09:53:11 PLANNING DOCUMENTS, WE DO HAVE APPROVAL FOR PRAIRIE-TYPE
09:53:16 ARCHITECTURE.
09:53:19 THIS PARTICULAR ARCHITECTURE THAT WE'RE LOOKING AT TODAY IS
09:53:22 SUPPOSED TO BE REMINISCENT OF PRAIRIE.
09:53:26 MY CONCERN THAT I HAVE, OUR CONCERN IN THE VILLAGE OF ESTERO
09:53:32 HAS BEEN WHEN PEOPLE DRIVE INTO OUR VILLAGE, WE WANT TO SAY,
09:53:37 GEEZ, THIS LOOKS DIFFERENT.
09:53:40 THEREBY WE HAVE DONE SIGNIFICANT EFFORTS IN LANDSCAPING OUR
09:53:44 ROADWAYS TO REALLY MAKE A DIFFERENCE.
09:53:46 SO WHEN YOU DRIVE IN FROM THE SOUTH TO THE NORTH INTO ESTERO
09:53:50 AND YOU'RE ON THE ROADS, YOU FIND THAT IT'S DIFFERENT THAN
09:53:54 OUR NEIGHBORS TO THE NORTH AND TO THE SOUTH.
09:53:57 THAT'S ALWAYS BEEN OUR PLAN.
09:54:00 THE CONCERN I HAVE WITH THE BASIC ARCHITECTURE -- THEY HAVE
09:54:04 MADE IMPROVEMENTS IN COLOR, BUT THE ARCHITECTURE ITSELF, THE
09:54:09 INTERPRETATION OF PRAIRIE -- AND I'M NOT AN ARCHITECT -- IT
09:54:13 DOESN'T SEEM LIKE THIS REALLY HITS THE MARK ON THIS.

09:54:17 MY CONCERN WITH THE PRAIRIE VERSUS MEDITERRANEAN IS THAT A
09:54:21 LOT OF THIS HAS BEEN TO COLLEGE UNIVERSITIES AROUND THE
09:54:25 COUNTRY.
09:54:25 YOU ALL HAVE DIFFERENT EXPERIENCES IN THAT.
09:54:27 MY EXPERIENCE TO THAT, I'M LOOKING AT NUMEROUS COLLEGES, IS
09:54:33 WHAT A BEAUTIFUL PICTURE YOU SEE WHEN YOU GO INTO A COLLEGE
09:54:38 CAMPUS AND YOU SEE ALL THE BUILDINGS FROM THE 1800s TO
09:54:41 WHAT THEY BUILD TODAY ARE VERY SIMILAR.
09:54:45 COULD BE GEORGIA ARCHITECTURE, COULD BE ANOTHER
09:54:48 ARCHITECTURAL SCHEME.
09:54:49 I'VE SEEN OTHER UNIVERSITIES WHERE THEY START OUT IN THE
09:54:53 1800s, 1600s WITH A CERTAIN TYPE.
09:54:56 THEN THEY BUILD ANOTHER ADDITION TO THE CAMPUS.
09:54:59 IT'S A DIFFERENT VERSION, AND THEN THEY BUILD NEW BUILDINGS.
09:55:02 SO THERE'S NO CONTINUITY.
09:55:04 I THINK IT'S IMPORTANT FOR THE VILLAGE OF ESTERO TO HAVE
09:55:08 THAT RECOGNITION OF CONTINUITY THAT WE'VE BEEN FORCED FOR
09:55:11 MANY YEARS HERE WITH THE MEDITERRANEAN.
09:55:13 WE'VE HEARD FROM BUILDERS AND THE LIKE, YOU KNOW, WE NEED TO
09:55:18 GO TO COASTAL.
09:55:19 NOW WE'RE GOING TO PRAIRIE.
09:55:21 I THINK OUR CONCERN HAS TO BE, AND MY CONCERN IS, I WANT TO
09:55:25 BE CONSISTENT IN HOW WE DO THIS.
09:55:28 IN REGARDS TO THAT, I'VE GOT SEVERAL CONCERNS ABOUT THIS
09:55:33 ARCHITECTURE.

09:55:34 ONE, I DO THINK THE COLORS ARE PRETTY MUCH IN COMPLIANCE
09:55:41 WITH THE VILLAGE.
09:55:42 PRETTY NEUTRAL.
09:55:42 I THINK YOU'VE DONE A NICE JOB ON THAT.

09:55:44 BUT WHEN I LOOK AT THE BUILDING, IT'S GOT JUST A PLAIN, FLAT
09:55:48 FACE.
09:55:48 IT DOESN'T HAVE THE MEDITERRANEAN LOOK FOR SURE.
09:55:50 BUT I'M CONCERNED ABOUT WE'RE IN FLORIDA HERE.
09:55:55 BEAUTIFUL WEATHER TODAY, BUT IN JUNE, JULY, AUGUST,
09:55:58 SEPTEMBER AND OTHER TIMES OF THE YEAR, WE GET A LOT OF RAIN.
09:56:01 THIS PARTICULAR FRONT ENTRANCE, EVEN THOUGH THERE WERE SOME
09:56:05 COMMENTS FROM OUR DESIGN REVIEW BOARD THAT YOU DON'T HAVE A
09:56:09 COVERED ENTRY.
09:56:10 SO THERE IS A LITTLE BIT OF A COVER IN HERE.
09:56:13 BUT JUST IMAGINE COMING IN THERE WITH A FAMILY OR BY
09:56:16 YOURSELF, YOU'VE GOT YOUR BAGS, PULL INTO THE LANE AND
09:56:19 YOU'RE GOING TO GET DRENCHED BEFORE YOU GET YOUR BAGS OUT OF
09:56:22 YOUR TRUNK.
09:56:23 I THINK THAT IMPACTS THE FRONT LOOK OF THIS HYATT STUDIOS.
09:56:32 IT JUST DOESN'T LOOK VERY WELCOMING.
09:56:34 I UNDERSTAND, THOUGH, THAT'S ALSO THE TRAFFIC LANE.
09:56:36 SO I'D ASK THEM TO TAKE A LOOK AT THAT ENTRY TO SEE IF, ONE,
09:56:41 YOU COULD MAKE A COVERING THAT WOULD ACTUALLY PROTECT YOUR
09:56:44 FUTURE CUSTOMERS FROM GETTING DRENCHED BECAUSE I'M SURE,
09:56:48 ONE, IT COULD BE A SAFETY HAZARD AS THEY ENTER THE BUILDING

09:56:51 WITH NO DRY AREA BEFORE YOU GET INTO THE BUILDING.
09:56:54 I THINK THAT'S AN ISSUE.
09:56:57 THE VICE-MAYOR BROUGHT UP LANDSCAPING AROUND THE POOL.
09:57:03 I WOULD AGREE THAT COULD USE SOME ADDITIONAL LANDSCAPING.
09:57:06 BUT WHEN I GO INTO ITEM NUMBER 7 IN THE APPROVAL OF THE
09:57:11 PATTERN BOOK, WE TALK ABOUT, ALSO INCLUDE THREE SIGNATURE
09:57:19 TREE AT THE FRONT COLUMNS ON THE ENTRYWAY TO SOFTEN THE
09:57:24 MASSING OF THE VERTICAL OPEN PANELS ON THE BUILDING.
09:57:26 I WOULD RECOMMEND THAT YOU ALSO ADD TWO MORE OF THOSE THREE
09:57:32 PALM TREES ON BOTH THE NORTH SIDE AND TRY TO INCORPORATE IT
09:57:37 AROUND THE POOL, PROBABLY HAVE TO BE TO THE SOUTH OF THE
09:57:39 POOL.
09:57:40 BUT I THINK THAT WOULD HELP BREAK UP THE FLATNESS OF THAT
09:57:44 BUILDING IN THERE.
09:57:45 THE OTHER AREA AROUND LANDSCAPING THAT IS A CONCERN TO ME IS
09:57:53 PARAGRAPH NUMBER 9B, THE DEVELOPER WILL COORDINATE WITH
09:57:56 MARSH LANDING TO PROVIDE PLANTINGS IN GAP AREAS BY PLANTING
09:58:01 ON MARSH LANDING PROPERTY OR PROVIDE CASH IN LIEU OF FUTURE
09:58:06 PLANTINGS.
09:58:06 I DON'T PARTICULARLY LIKE THAT -- I DON'T WANT CASH COMING
09:58:14 FROM THE DEVELOPER GOING INTO THE POCKET AND WE DON'T
09:58:18 IMPROVE THE PICTURE.
09:58:19 I THINK BEFORE WE GET IT APPROVED, WE NEED TO UNDERSTAND
09:58:22 WHERE THE TREES ARE GOING TO BE AND WHO IS GOING TO ACTUALLY
09:58:25 PAY FOR THEM AND WILL THEY BE IN AT THE CONCLUSION OF

09:58:29 WHATEVER THE PROCESS IS THAT WE'VE GOT IN HERE.
09:58:32 FROM A LANDSCAPING STANDPOINT, I THINK THAT'S SOME
09:58:37 IMPROVEMENTS THAT YOU COULD INCORPORATE.
09:58:39 THE OTHER ITEM THAT I HAVE, THIS LOT IS PRETTY SHALLOW AND
09:58:45 THEREFORE THERE IS NO ACCESS TO THE REAR OF THE PROPERTY.
09:58:51 AND THE LANDSCAPING BECOMES AN ISSUE OF WHERE IT IS PLANTED
09:58:55 BECAUSE YOU HAVE A UTILITY EASEMENT BACK THERE.
09:58:58 I HAVEN'T SEEN ANY APPROVAL THAT THE UTILITIES HAVE SAID,
09:59:04 YEAH, IT'S OKAY TO GO ONTO OUR PROPERTY AND PLANT TREES IN
09:59:08 THERE.
09:59:08 TWO, I WORRY ABOUT FIRE SAFETY.
09:59:14 NO TRUCKS ARE GOING TO BE ABLE TO GET TO THE REAR OF THAT
09:59:18 BUILDING.
09:59:19 I'D LIKE TO UNDERSTAND, AT THIS PROCESS, THE FIRE DEPARTMENT
09:59:25 SHOULD HAVE ALREADY APPROVED THIS, BUT I'D LIKE TO BE ABLE
09:59:27 TO SEE THAT AND MAYBE GET CONFIRMATION FROM THE FIRE
09:59:32 DEPARTMENT THAT A FOUR-STORY BUILDING WITH NO ACCESS TO
09:59:36 TRUCK VEHICULAR TRAFFIC TO THE BACK OF IT, IS THAT THE
09:59:40 PROPER WAY TO BUILD A BUILDING IN HERE?
09:59:43 I'M NOT AN EXPERT ON THAT.
09:59:44 I'M FLOPPING AROUND HERE A LITTLE BIT.
09:59:52 ARCHITECTURE -- AND I'M NOT AN ARCHITECT.
09:59:55 I THINK YOU'VE MADE SOME NICE IMPROVEMENTS IN COLOR, YOU
10:00:00 KNOW, SOMEBODY TOLD ME THAT THE LEE COUNTY HEALTH CENTER WAS
10:00:04 KIND OF A PRAIRIE DESIGN.

10:00:08 I HAPPENED TO GO DOWN THERE YESTERDAY AND LOOKED AT THAT AND
10:00:10 I'M NOT SURE WHAT THAT ARCHITECTURE IS, BUT IT'S VERY
10:00:13 BEAUTIFUL.
10:00:13 WHAT MAKES IT BEAUTIFUL IS THE ENTIRE PROJECT IS BEAUTIFUL,
10:00:17 BUT THEY ACTUALLY HAVE A ROOFLINE.
10:00:20 WHEN I LOOK AT YOURS BEING FLAT, IT DOESN'T HAVE THAT KIND
10:00:23 OF DEFINITION THAT THE LEE HEALTH BUILDING PROVIDES.
10:00:28 SO I LOOK AT THE FRONT OF THE BUILDING AND I UNDERSTAND
10:00:32 NEIGHBORS TO THE BACK DON'T WANT A 50-FOOT BUILDING BACK
10:00:36 THERE THAT THEY STARE AT.
10:00:39 I'M MORE CONCENTRATED IN THE FRONT OF THE BUILDING.
10:00:41 I FOCUS ON THE VERTICAL BARS, I GUESS YOU CALL IT, THE
10:00:46 VERTICAL PILLARS AT THE TOP BY THE ROOFLINE ON BOTH SIDES OF
10:00:49 THE ENTRY.
10:00:51 IF THERE WAS SOMETHING THAT COULD BE DONE TO SOFTEN THAT
10:00:53 LOOK UP JUST A LITTLE BIT, I THINK IT WOULD BE A MUCH MORE
10:00:58 APPEALING BUILDING, I THINK, FIT INTO OUR ARCHITECTURAL
10:01:04 SCHEME.
10:01:04 I WOULD RECOMMEND BEFORE YOU COME IN FOR A SECOND READING
10:01:08 THAT YOU MAKE SURE THAT YOU'VE ADDRESSED THE CONCERNS THAT
10:01:14 WE'VE HAD HERE.
10:01:16 TALK TO THE FIRE DEPARTMENT.

10:01:17 I WOULD LIKE SOME CONFIRMATION OF THAT.
10:01:19 MAYBE GIVE US A PLAN B ON WHAT THAT FRONT COULD BE USED AND
10:01:24 AGREE TO THE TREES AND THE OTHER LANDSCAPING IMPROVEMENTS

10:01:27 THAT WE'VE TALKED ABOUT IN HERE.
10:01:28 I THINK THAT MAY BE THE MAJORITY OF MINE.
10:01:47 THOSE LOOK LIKE SIMPLE FIXES, I HOPE.
10:01:49 ANY OTHER COMMENTS FROM COUNCIL?
10:01:57 >>Jim Ward: JON RAISES GOOD POINTS RELATIVE TO THE
10:02:00 MEDITERRANEAN STYLE AND KEEPING WHAT WE'VE DEVELOPED OVER
10:02:02 THE YEARS.
10:02:03 I'M CURIOUS, WHERE IS THE PLANNING AND ZONING DESIGN BOARD
10:02:07 KIND OF FALLING AT?
10:02:09 WHAT HAS THEIR APPROACH BEEN TO THAT ISSUE IN RECENT YEARS?
10:02:14 >>Mary Gibbs: WELL, IT'S INTERESTING BECAUSE SOME OF THE
10:02:18 PLANNING ZONING AND DESIGN BOARD MEMBERS ARE PRETTY
10:02:21 TRADITIONAL, PREFERRING THE MEDITERRANEAN.
10:02:24 SOME OF THE DESIGN REVIEW BOARD MEMBERS ARE A LITTLE MORE
10:02:28 INTO THE CONTEMPORARY.
10:02:29 SO WE'VE HAD A MIX ON THE BOARD IN THE PAST.
10:02:35 WHAT I CAN SAY, I THINK, IN THINKING ABOUT THIS AND WHAT
10:02:40 YOUR NEXT STEPS MIGHT BE, SOME OF THESE -- THE QUESTIONS YOU
10:02:45 HAVE ARE PRETTY EASILY CLARIFIED.
10:02:49 BUT IF YOU WANT TO GO BACK AND LOOK AT THE DESIGN TO SEE --
10:02:51 BECAUSE PRAIRIE IS ALLOWED IN OUR CODE, BUT IT SAYS IT HAS
10:02:55 TO BE COMPATIBLE WITH WHAT'S AROUND IT.
10:02:58 SO WHAT'S AROUND IT IN THIS SUBDIVISION IS KIND OF A MIX OF
10:03:01 THINGS.
10:03:01 SOME MEDITERRANEAN AND SOME WHAT I CALL ECLECTIC.

10:03:05 SOME THINGS ARE OLD AND DON'T REALLY HAVE ANY STYLE.
10:03:07 WHAT I THINK WE WANT TO LOOK AT IS TO SEE MAYBE IF THE
10:03:13 ARCHITECT CAN BLEND A LITTLE BIT OF THE MEDITERRANEAN INTO
10:03:17 THIS, IF THIS IS WHAT YOU'RE THINKING.
10:03:20 CAN HE JUST MAKE A COUPLE OF TWEAKS?
10:03:22 IS THERE A WAY THEY CAN COME BACK WITH A COUPLE OF OPTIONS
10:03:25 AND SAY, HERE'S HOW I COULD BLEND THIS.
10:03:29 I DON'T THINK YOU CAN REALLY FIX THE FLAT ROOF, BUT MAYBE
10:03:32 THERE IS A WAY SOME TOWER CAN BE ADDED.
10:03:34 I DON'T KNOW.
10:03:35 I WOULD SUGGEST THAT WE ASK THE ARCHITECT TO LOOK AT SOME
10:03:40 WAY HE CAN BLEND IT SO IT LOOKS A LITTLE BIT MORE
10:03:44 MEDITERRANEAN.
10:03:44 THE OTHER QUESTIONS I WOULD HAVE THE APPLICANT PROVIDE US A
10:03:50 NARRATIVE THAT ANSWERS ALL THE QUESTIONS SO YOU HAVE THAT IN
10:03:53 YOUR PACKET SO YOU CAN LOOK AT THAT AND KNOW, INSTEAD OF
10:03:56 PUTTING IT IN THE PRESENTATION, YOU CAN HAVE IT IN ADVANCE
10:03:58 SO YOU CAN KNOW WHAT THE ANSWERS ARE TO THESE QUESTIONS.

10:04:02 >>Mayor McLain: I AGREE WITH THE COMMENTS YOU HAVE IN THERE.
10:04:05 AND YOURS, JIM.
10:04:08 >>Mary Gibbs: ONE MORE THING.
10:04:09 SORRY TO INTERRUPT.
10:04:10 IF THE COUNCIL IS NOT LIKING PRAIRIE-STYLE, WE DON'T HAVE
10:04:15 MANY REQUESTS FOR PRAIRIE, BUT WE DO HAVE ANOTHER PROJECT
10:04:18 THAT'S PENDING THAT HAS KIND OF A PRAIRIE MODERN STYLE.

10:04:21 WE TOLD THEM THIS HAS BEEN A CONCERN TO COUNCIL.
10:04:25 THEY ARE NOT REALLY HEAVILY IN FAVOR OF THE PRAIRIE-STYLE.
10:04:29 ALTHOUGH WE DID LIKE IT WITH LEE HEALTH.
10:04:32 AGAIN, IT WAS A KIND OF MODIFIED PRAIRIE-STYLE.
10:04:35 IF YOU REALLY DON'T WANT TO SEE A LOT OF PRAIRIE, IF YOU
10:04:38 WANT TO PROVIDE SOME DIRECTION, THE LEE HEALTH BUILDING
10:04:42 MIGHT BE THE EXAMPLE OF PRAIRIE THAT THE COUNCIL LIKES, BUT
10:04:45 MAYBE NOT THE FLAT ROOFS.
10:04:46 AND THEN WE CAN TELL PEOPLE WHEN THEY COME IN WITH THEIR
10:04:49 PROJECTS THAT PRAIRIE IS A -- SHOULD HAVE SOME BLENDING OF
10:04:55 SOMETHING ELSE IN WITH IT.
10:04:58 >>Mayor McLain: I AGREE WITH THAT.
10:04:59 IF YOU LOOK AT LEE HEALTH, IT IS A GOOD EXAMPLE.
10:05:02 THAT'S PRAIRIE.
10:05:03 OUR INTERPRETATION, EVEN MEDITERRANEAN OVER THE YEARS.
10:05:06 I'VE BEEN ON THE COUNCIL NOW GOING ON EIGHT YEARS.
10:05:08 THE INTERPRETATION OF MEDITERRANEAN, IT CAN SLIDE QUITE A
10:05:13 BIT.
10:05:13 BUT WE HAVE THE MAJORITY OF WHAT WE ARE IS MEDITERRANEAN.
10:05:18 SO THIS IS A DEPARTURE.
10:05:20 WE HAVE WOODFIELD THAT IS BEING DEVELOPED ON THE CORNER NOT
10:05:24 VERY FAR FROM THEM.
10:05:25 WE APPROVED THE ARCHITECTURE THERE.
10:05:27 IF THEY CAN BLEND IT IN WITH THAT LOOK, THAT MAKES SOME
10:05:30 CONTINUITY.

10:05:30 THIS IS AN UNUSUAL LOOKING BUILDING.
10:05:34 IT'S NOT ON 41.
10:05:35 IT'S OFF OF 41.
10:05:36 BUT I THINK WE HAVE TO BE CONSISTENT THAT IF WE APPROVE THIS
10:05:41 STYLE OF ARCHITECTURE, YOU CAN'T RESTRICT OTHER PEOPLE
10:05:45 COMING IN WITH THE SAME THING.
10:05:47 THE FLAT ROOF AND THE LOOK OF THAT I THINK IS PROBABLY ONE
10:05:50 OF THE BIGGER ISSUES THAT WE'VE GOT WITH THIS.
10:05:53 AND THEN, COUNCIL, WE HAVE THE RIGHT.
10:05:55 IT'S NOT RIGHT TO TURN THE PAGE NOW, BUT I THINK WE HAVE THE
10:05:58 RIGHT IF WE SAY THERE'S TOO MUCH CONFUSION ON PRAIRIE, WE
10:06:02 CAN ELIMINATE THAT AND SAY MEDITERRANEAN IS WHAT WE REALLY
10:06:06 WANT.
10:06:07 WE DON'T HAVE A TREMENDOUS AMOUNT OF OPEN SPACE.

10:06:11 WE HAVE A HUNDRED ACRES NORTH OF THAT THAT'S GOING TO BE
10:06:16 DEVELOPED.
10:06:16 I THINK THAT'S LOOKING AT POTENTIALLY MEDITERRANEAN IN
10:06:19 THERE.
10:06:20 SO THERE'S NOT A LOT OF NEW BUILDING SPACES IN THERE THAT
10:06:23 WE'RE GOING TO HAVE LARGE EXPANSIONS LIKE THIS THAT I'M
10:06:26 AWARE OF.
10:06:27 MAYBE SOME WILL POP UP.
10:06:29 I'M JUST NOT A VERY GOOD FAN OF PRAIRIE, BUT IT'S A COMMON
10:06:36 VOTE UP HERE.
10:06:37 I THINK I'VE SAID ENOUGH IN THERE.

10:06:39 ANY OTHER COMMENTS FROM COUNCIL?
10:06:44 >>Mary Gibbs: MAY I MAKE A SUGGESTION, THOUGH?
10:06:46 IF YOU WANT TO SEE SOME POTENTIAL TWEAKINGS OF THE DESIGN, I
10:06:51 THINK JANUARY 22 IS TOO SOON FOR SECOND READING BECAUSE YOU
10:06:55 ACTUALLY HAVE TO GET EVERYTHING BACK TO US IN THE NEXT WEEK.
10:06:59 I THINK MAYBE THE FIRST MEETING IN FEBRUARY MIGHT BE A
10:07:03 BETTER DATE.
10:07:03 I KNOW THE APPLICANT IS IN A HURRY, BUT I THINK WE DON'T
10:07:07 WANT TO RUSH IT BECAUSE WE WANT IT TO BE RIGHT.
10:07:10 >>Mayor McLain: IT'S PROBABLY IN THEIR BEST INTEREST TO BE
10:07:12 RIGHT THAN COME IN WITH SOME OF THE COMMENTS WE GOT TODAY.
10:07:17 THAT IS A DECISION THEY CAN MAKE.
10:07:19 I SURE RECOMMEND THEM TAKING THE TIME TO DO IT BASED ON OUR
10:07:22 COMMENTS TODAY.
10:07:23 >>Mary Gibbs: I THINK THAT DATE IS FEBRUARY 5th.
10:07:26 FEBRUARY 5th.
10:07:34 >>Mayor McLain: DO WE HAVE ANY PUBLIC COMMENTS ON THIS?
10:07:37 >>Carol Sacco: WE HAVE NO PUBLIC COMMENT AND NO E COMMENTS.
10:07:40 >>Mayor McLain: WE NEED TO MAKE A MOTION.
10:07:42 THE MOTION -- WE SHOULD MAKE THE MOTION SAYING IT WOULD BE
10:07:46 FEBRUARY -- SECOND READING WOULD BE DELAYED UNTIL FEBRUARY.
10:07:50 >>Mary Gibbs: SCHEDULE THE SECOND READING FOR FEBRUARY 5 AND
10:07:54 THE APPLICANT WILL NEED TO PROVIDE US THE ADDITIONAL
10:07:56 INFORMATION.
10:07:58 >>Mayor McLain: DO I HAVE A MOTION TO THAT?

10:07:59 >>Vice-Mayor Ribble: SO MOVED.
10:08:00 >>Mayor McLain: VICE-MAYOR MADE THE MOTION.
10:08:02 SECONDED BY COUNCILMAN LOPEZ.
10:08:04 MADAM CLERK, PLEASE CALL THE ROLL.
10:08:08 >>George Zalucki: AYE.
10:08:09 >>Jim Ward: AYE.
10:08:11 >>Rafael Lopez: AYE.
10:08:12 >>Lori Fayhee: AYE.
10:08:14 >>Larry Fiesel: AYE.
10:08:15 >>Vice-Mayor Ribble: AYE.

Coconut Trace CPD – Tract F

Zoning Staff Report

for

Village Council

Second Reading

PROJECT NAME:	**Coconut Trace CPD Amendment – Tract F**
CASE TYPE:	**Amendment to Commercial Planned Development**
CASE NUMBER:	**DCI2024-E006**
PLANNING, ZONING AND DESIGN BOARD MEETING:	**November 12, 2024 (Continued from October 29, 2024)**
VILLAGE COUNCIL:	**January 8, 2025 First Reading February 5, 2025 Second Reading**

SUMMARY OF REQUEST

The applicant, **InterMountain Hotels**, is requesting to amend the commercial zoning for one lot in the approximately 25-acre commercial subdivision known as Coconut Trace, located on US 41, west of Lyden Drive and east of the Marsh Landing community.

The zoning amendment would allow for the development of a 122-room, 4 story hotel within Tract F. The approved zoning allows hotel, but not on this tract, necessitating the zoning amendment.

STAFF AND PLANNING ZONING AND DESIGN BOARD RECOMMENDATION

Staff and PZDB recommend approval of the zoning amendment request with conditions. The conditions are listed in the draft ordinance.

This zoning amendment request was reviewed by the Planning, Zoning, and Design Board on October 29th and was continued to November to allow the applicant to meet with residents of Marsh Landing to address their concerns that were voiced at the October 29th meeting. A meeting was held by the applicant at the Marsh Landing clubhouse on Friday, November 8, 2024. There were approximately 25 people in attendance, including staff.

At the November 12, 2024 PZDB meeting, the Board reviewed updates provided by the applicant including a revised site line illustration and a revised plan showing the locations of the additional plantings that will be placed on the applicant's property to help cover any gaps where the Marsh Landing Condominiums are visible.

The architect for this project described the proposed hotel as "prairie style." Although the CPD consists of an eclectic mix of architectural styles, the proposed hotel has a more modern appearance than the existing buildings within the subdivision. The PZDB had several comments including the front entryway and requested revisions to make it more welcoming and less plain.

GENERAL INFORMATION

Applicant
Christie Patterson, Vice President of Development, InterMountain Hotels

Property Owner
Tulip Associates LLC

Authorized Agent
Jeremie Chastain, AICP, Hole Montes, a Bowman Company
Location
22910 Lyden Dr

STRAP Numbers
04-47-25-E3-3500A.00F0

Size of Property
Approximately 2.24-acres of the 24.77-acre CPD

Surrounding Zoning/Land Use
North Medical offices, then Gulf Coast Memory Care ALF

East along Lyden Drive, a First Watch, T-Mobile, Aspen Dental, and Mattress Firm, then across US 41, Coconut Point Mall

South Coconut Trace conservation area

West Preserve area, then Marsh Landing Residential Planned Development (RPD)

Zoning
Commercial Planned Development (CPD)

Comprehensive Plan Land Use Category
Urban Commercial

Project History

Coconut Trace CPD consists of approximately 24.77 acres in total. The 13.47- acre portion of the CPD that includes the subject parcel was rezoned from Agricultural (AG-2) to Commercial Planned Development (CPD) in 2000 by Lee County Zoning Resolution Z-00-010. The remaining

11.3- acres of the CPD were rezoned from AG-2 to CPD in 2003 by Lee County Zoning Resolution Z-03-011.
In 2003, Administrative Amendment ADD2003-00002, amended the approved Master Concept Plan to facilitate shared access to US 41 with the adjoining property to the south, eliminating a shared buffer and adjusting the internal roadway to accommodate the shared access.

Coconut Trace CPD is mostly developed, with only the subject parcel remaining vacant. Infrastructure is existing and the vacant tract is cleared of any vegetation.

Public Information Meeting

A Public Information Meeting was held on April 9, 2024. Discussions included concerns regarding the location of the proposed hotel on the west side of the parcel and its proximity and impact to Marsh Landing. A resident of Marsh Landing who spoke at the Public Information Meeting expressed their concerns about how the proposed development would affect flooding into the community. A summary of the meeting is attached.

Marsh Landing Community Meeting

A community meeting was held on November 8, 2024 at the Marsh Landing clubhouse. There were approximately 25 people in attendance, including staff. The applicant provided updated visuals of the proposed hotel, including line of site illustrations and drone photos showing the gaps in the existing landscaping. The community members raised concerns about the proposed building height, possible flooding and drainage issues, traffic, and safety and privacy. The applicant was able to discuss remediation options with the community members and HOA representatives.

PROJECT DESCRIPTION

The Coconut Trace CPD is located west of Lyden Drive, between Marsh Landing Boulevard and Vanderberg Way. The CPD is comprised of a total of approximately 24.77 acres. Tract F, the subject of this zoning amendment is an approximately 2.43 acre parcel and is adjacent to commercial development and medical offices to the north and east. When this portion of the Coconut Trace CPD was initially approved, it was stipulated that all buildings on Tract F be situated on the west side of the tract, with parking located on the east side of the buildings.

The approved zoning allowed hotels, but only on the tracts adjacent to US 41. This specific amendment to the zoning is to amend the Schedule of Uses to allow for a 122-room 4 story hotel on Tract F. The proposed hotel would be constructed on the southwest side of the parcel, with parking mostly located in the eastern portion. There are no proposed changes to the existing site layout, such as stormwater management, roadways, or indigenous preserves. There are also no proposed changes to the approved property development regulations, including the maximum height of 40 feet.

The applicant has conducted outreach with Marsh Landing Homeowner's Association to understand and receive feedback for their concerns regarding noise impact, visual impact, privacy, traffic generation, and flooding issues. In order to address the concerns of the HOA and to mitigate the impact of the proposed development on the adjacent residents and properties, the applicant has considered the following:

- *Building Position* – The proposed southwestern location of the building allows for parking on the east side of the tract which allows the building to act as a barrier for most of the parking activity, which will occur at the hotel main entrance.

- *Lighting* – reduced impact glare lighting throughout parking areas and fewer light fixtures at ground level height on western building façade. No building signage is proposed on western façade. Interior lighting will utilize bulbs with lower lumen to ensure warm lighting and privacy curtains will be included in the rooms, which provide additional screening of interior lights to the adjacent residential community.

- *Perimeter Buffer* – there is an existing 8 foot concrete wall on the western perimeter buffer and a preserve area on Marsh Landing property. There is an existing Type F buffer on the southwest side of Tract F and the applicant is proposing to supplement this buffer with additional trees where there are less vegetated areas to ensure adequate buffering from Marsh Landing.

- *Noise* – the outdoor amenity area for guests only is proposed on the eastern side of the building, allowing the building to act as a barrier to mitigate visual and noise impacts. Hours of Operation for the amenity area will be limited to 10 am – 9 pm and there is no restaurant or bar proposed at the hotel. There are no proposed operational windows in hotel rooms.

- *Parking Lot Lighting* – parking lot lighting will be limited to a maximum pole height of 20 feet. All parking lot lighting will comply with the applicable requirements of the Estero LDC.

- *Rear Windows/Visibility* – the third and fourth floor windows on the western façade will be designed to improve privacy and reduce visibility and light trespass using grey glass, tint, or other similar techniques and/or materials to be visually opaque.

STAFF REVIEW

The staff analysis describes the project, Master Concept Plan, Pattern Book, connectivity, transportation, and other issues along with an analysis of Comprehensive Plan consistency. The analysis balances all these factors to support the staff recommendation.

Master Concept Plan

The Master Concept Plan shows the following:

- The proposed location of the 122-room hotel on the southwest side of the site.
- Parking areas, mostly on the eastern side of the site with some parking adjacent to the building, on the southwest side of the site.
- Outdoor amenity area, including a pool
- Pedestrian accessways

Pattern Book

A Pattern Book is required for a zoning amendment. The proposed Pattern Book includes development standards, Master Concept Plan, connectivity, architectural elevations and renderings, color and material samples, and a conceptual landscape design plan.

Architecture

The proposed hotel is described as “Prairie” Architectural style defined in the Land Development Code by low pitched hipped or flat roofs, strong horizontal lines, use of natural materials like stone and wood/wood-look alternatives, and restrained ornamentation, such as friezes around windows and doors or as bands under the eaves.

The buildings within the subdivision do not include any Prairie style but have an eclectic mix of different architectural style elements including some Mediterranean. The proposed Prairie Style’s neutral color tones and natural finishes is an alternative style permitted by the LDC under the following conditions:

- The plan and architectural style for the proposed development is in conformity with good taste, good design, and in general contributes to the image of the Village as a place of beauty, spaciousness, harmony, taste, fitness, and high quality.
- The plan and architectural style for the proposed development is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the existing and evolving Village environment to materially depreciate in appearance and value.
- The plan and architectural style for the proposed development conforms with the standards of this LDC and other applicable ordinances, particularly with respect to the location and appearance of the buildings and structures proposed in the development.
- The plan and architectural style for the proposed development is compatible with the existing and any proposed surrounding development and is consistent with the comprehensive plan.
- The building is constructed with material that is sufficient and of such high technical quality to allow for continuing renovation and adaptive reuse well beyond the expiration of initial planned use or cost recovery.
- The building is designed to share some of the design characteristics of neighboring buildings or public spaces where applicable.

The proposed alternative Prairie style building must be designed to share some of the design characteristics of neighboring buildings or public spaces where applicable per the alternative architectural style requirements outlined in the LDC.

Pedestrian Circulation

The pedestrian circulation through the site includes an existing sidewalk system with multiple pedestrian connections to US 41/Tamiami Trail, which allows pedestrian connectivity both within the CPD and to the external pedestrian network. The applicant has revised the Master Concept Plan to line up the proposed access with the existing driveway to the east, across Lyden Dr. The revised MCP also shows the addition of a crosswalk on the south side of Bulb Way and a sidewalk along Lyden Dr.
The proposed development is within one-quarter mile of a fixed-route corridor and the closest bus stop is #12215. A sidewalk exists from the proposed development to and from the bus stop and there is an existing bicycle storage rack.

Signs

The Pattern Book provides a conceptual design for wall signs that include the brand name and logo for the proposed hotel, "Hyatt Studios."

Flood Issues

The site falls within the AE Flood Zone which is a Special Flood Hazard area. The proposed building will need to be constructed to meet the required base flood plus one foot.

Stormwater Management

The applicant is not proposing any changes to existing infrastructure, including stormwater management. The applicant has met with Marsh Landing to determine if they can assist with flooding issues at Marsh Landing. Project Engineer Charlie Krebs, P.E. performed a field inspection of the Coconut Trace Master Stormwater System to evaluate if the water accumulation on Marsh Landing property could be caused by issues such as lack of maintenance or design flaws within the system.

Transportation

The applicant's traffic study indicates an issue on US 41, which will be level of service "F" in the projected buildout year 2027, both with and without this project. The applicant will pay road impact fees, as mitigation for traffic impacts. Under state law, level of service cannot be used to deny a project.

Under the existing zoning, the CPD is approved for commercial development of up to 130,500 square feet of floor area. Tracts A-E have been developed with approximately 77, 579 square feet of floor area, which could potentially allow the remaining permitted 52,921 square feet of commercial floor area to be developed on Tract F. The proposed hotel will generate less traffic than other potential commercial uses that would be allowed on this parcel.

The transportation consultants used by the applicant also conducted a turn lane analysis for Lyden Drive. A turn lane is not warranted. The applicant has located the project entrance to align with the entrance to the property across Lyden Dr.

Buffers

There is an existing 30 foot landscape perimeter buffer which includes an 8 foot concrete wall on the west side of Tract F. The applicant provided drone photos which helped show where there are gaps in the existing vegetation. The applicant proposes enhancements of additional trees to supplement several gaps within the existing western buffer. The applicant has requested a deviation from the required 20 foot Type D buffer on the east side fronting Lyden Dr, to allow a buffer width reduction of 5-feet for a 15 foot Type D buffer. Additionally, 5 foot Type A buffers are proposed on the north and south sides of the parcel.

Marsh Landing had concerns regarding a damaged section of the existing 8 foot wall on the west side of Tract F. The applicant has stated that they will contact the Coconut Trace Association to repair the damaged portion of the wall.

Utilities

Water and sewer are available from Lee County Utilities.

Fire

Estero Fire requested an auto turn path analysis as part of the initial review. The applicant provided the analysis which was completed on February 22, 2024. Estero Fire requested that the property owner also conduct an assessment model to determine if the minimum radio signals' strength for the fire department communication is in compliance in accordance with NFPA codes and standards. Estero Fire also indicated that they may have additional comments at time of development order.

COMPREHENSIVE PLAN ANALYSIS

The project is in the Urban Commercial Future Land Use Category. The category is described below:

FLU 1.2.9 Urban Commercial
Urban Commercial. The main purpose for the Urban Commercial designation is to foster development of a unique destinations rather than a strip development pattern. Urban Commercial areas are characterized by primarily existing or emerging developments along the Village's corridors where primarily single use retail, restaurant, office, and assisted living uses are concentrated. These properties are generally small in size (less than 10 acres) and serve nearby residential neighborhoods and consumers from outside Estero with daily and occasional needs for goods and services.

Staff Comment: A broad mix of commercial uses is allowed within the Urban Commercial category. This property is within an existing developed commercial subdivision.

FLU 1.10.1 Commercial Development Form
To permit orderly and well-planned commercial development at appropriate locations, all applications for commercial development will be reviewed and evaluated as to their compatibility with adjacent and nearby uses.

Staff Comment: This policy includes review of:

- *Traffic and access impacts*. The proposed development will not increase the density or intensity of the existing zoning approvals. US 41 is operating at a LOS "F" and a traffic analysis determined that it would continue to operate at LOS "F" without or without the proposed project. Hotels generate less traffic than many other commercial uses, and the traffic is typically at non-peak times.

- *Impact on adjacent land uses and surrounding neighborhoods*. There is a wall and buffer/ preserve area separating this project from The Marsh Landing residential development to the west. The applicant is proposing lighting restrictions to mitigate any potential impacts to Marsh Landing.

- *Proximity to other similar centers*. The proposed hotel is located within an existing commercial subdivision and is consistent with the adjacent commercial developments.

- *Environmental considerations*. The site is vacant and cleared. The proposed development will not have an adverse effect on the environment.

FLU 1.10.2 Commercial Development Standards
New commercial development should be designed to arrange uses in an integrated and cohesive unit in order to address compatibility with the adjacent and nearby uses.

Staff Comment: Commercial development standards include:

- Sufficient buffers are provided to ensure visual harmony and screening.
- Pedestrian connectivity is provided.
- Negative impacts have been mitigated on surrounding land uses by provision of landscape in "gap" areas, existing landscape buffer, and 8 foot wall on the west side of Tract F, facing Marsh Landing. The position of the proposed hotel on the west side of the tract also provides mitigation from noise impacts in the parking lot and the outdoor amenity area.

The applicant has had several meetings with Marsh Landing HOA representatives and a community meeting on November 8th. The proposed development was designed to consider the feedback received from those meetings and to provide compatibility with the adjacent residential neighborhood.

FLU 1.10.3 Encourage commercial developments within the Village of Estero to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including, but not limited to, bike paths and pedestrian accessways. Connections to existing residential neighborhoods will be encouraged and will not be precluded by the commercial development's design.

Staff Comment: The development has been designed to interconnect with the adjacent commercial properties within the CPD and will connect to the existing pedestrian network via the addition of a crosswalk on the south side of Bulb Way and a sidewalk along Lyden Dr.

DEVIATIONS

The applicant has requested one new deviation in addition to approved deviations.

> Deviation 2 seeks relief from LDC Table 5-406.B.4. *Buffer Type Required*, which requires a 20 foot wide Type D landscape buffer between commercial and right of way uses, to allow a 15 foot wide Type D landscape buffer, of which 10 feet will be located in a utility easement.

Staff Comment: This deviation is to reduce the Type D buffer width from the required 20 foot to a 15 foot buffer. The required number of trees and other plantings will be met. The proposed landscaping buffer will be similar to the existing buffers found throughout the CPD.

Staff recommends approval of the deviation.

CONCLUSION

Staff has proposed the following findings for the CPD Amendment if the Council wishes to approve the zoning amendment:

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

   Staff Comment: The proposed amendment is generally consistent with the Comprehensive Plan. The proposed hotel development will be located within an existing Commercial Planned Development, surrounded by other commercial uses.

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

   Staff Comment: The proposed amendment is not in conflict with the LDC in general but does request one deviation from required standards.

3. The Planned Development Amendment will address a community need.

   Staff Comment: The proposed amendment is for a 122-room, 4 story hotel in an existing and developed commercial subdivision. With its proximity to Coconut Point Mall, across US 41, it is a complimentary use. Findings from the Traffic Study show the proposed hotel has less traffic than other potential commercial uses, and different peak hours.

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

   Staff Comment: The proposed amendment, under the proposed conditions, does not request any change to the existing site layout or development regulations. The surrounding uses are commercial and are compatible with the existing and proposed use.

5. The Planned Development Amendment will result in a logical and orderly development pattern.

   Staff Comment: The proposed amendment is to allow a commercial use on the last vacant lot within the existing commercial subdivision.

6. The Planned Development Amendment will not adversely affect the property values in the area.

   Staff Comment: The proposed amendment as conditioned, should not adversely affect the property values in the area.

7. The Planned Development Amendment will result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities.)

   Staff Comment: The proposed amendment will be served by public facilities.

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

   Staff Comment: The proposed amendment will not adversely affect the natural environment as the parcel has already been cleared.

9. The Planned Development Amendment is compatible with existing or planned uses in the surrounding area.

Staff Comment: The proposed amendment with the staff recommended conditions will be compatible with the surrounding area.

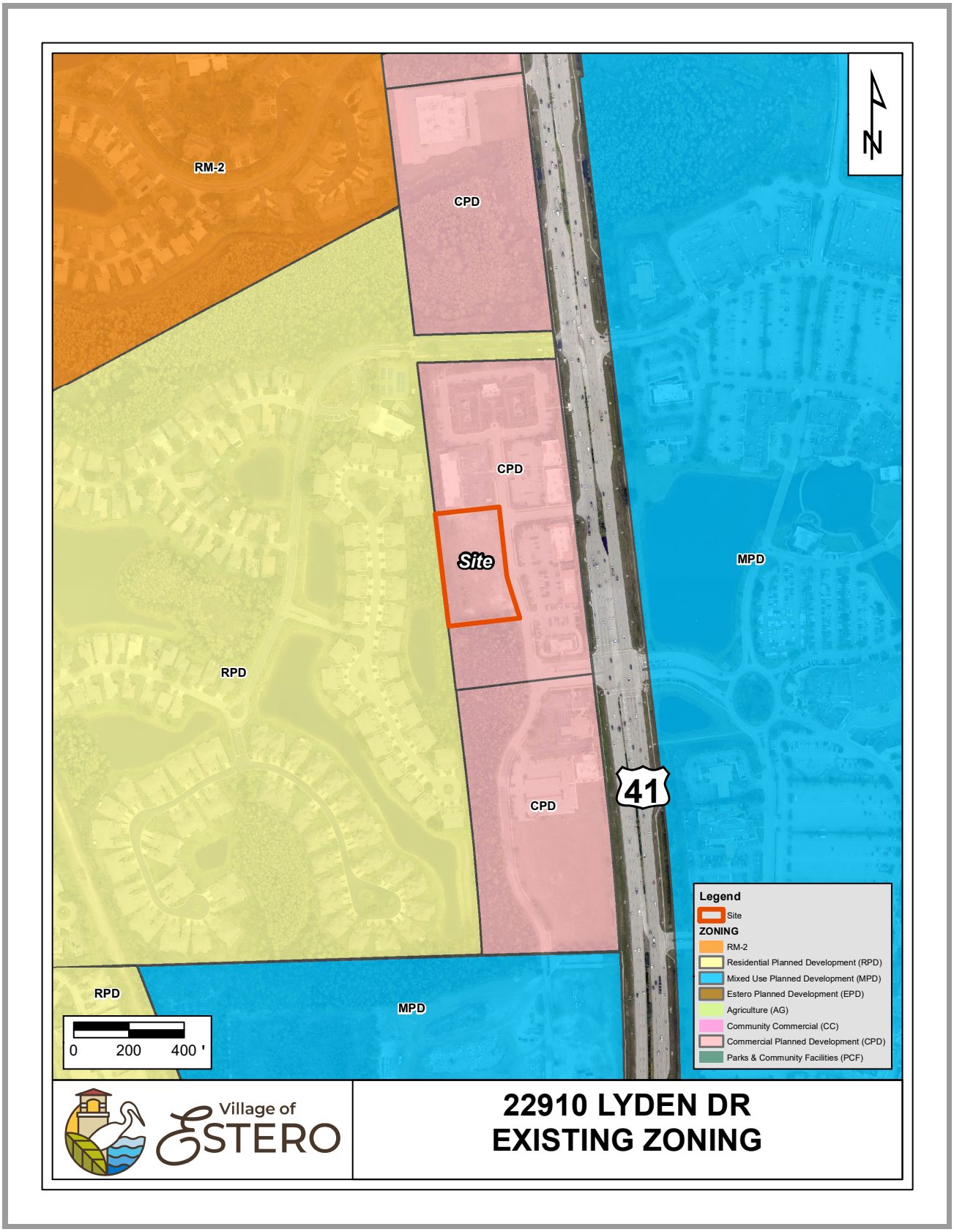
Staff has proposed the following findings for the Deviation:

The proposed deviation for a reduced buffer will:

1. Be similar to the other right of way landscape buffers found within the CPD.
2. Reduce the width of the buffer by 5 feet but will contain the required trees and shrubs of the Type D buffer.

ATTACHMENTS:

A. Maps – Zoning Map, and Future Land Use Map
B. Applicant Information
   1) Public Information Meeting
   2) Applicant Request Statement
   3) Drone Photos of Western Perimeter Buffer
C. PZDB eComments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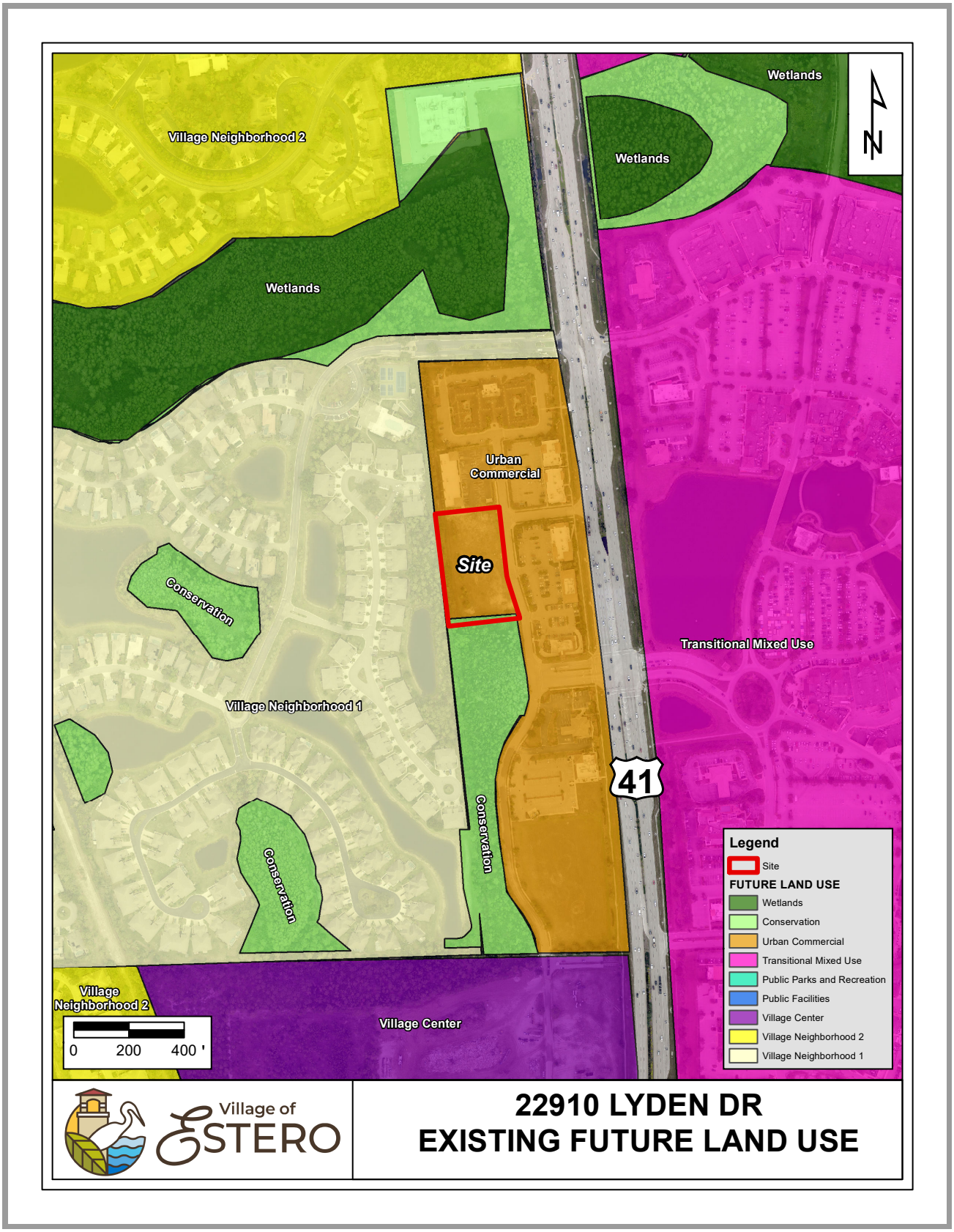
Residential Planned Development (RPD)
Mixed Use Planned Development (MPD)
Estero Planned Development (EPD)
Agriculture (AG)
Community Commercial (CC)
Commercial Planned Development (CPD)
Parks & Community Facilities (PCF)
Village of ESTERO
22910 LYDEN DR
EXISTING ZONING


Village Neighborhood 2
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Conservation
Urban Commercial
Transitional Mixed Use
Public Parks and Recreation
Public Facilities
Village Center
Village Neighborhood 2
Village Neighborhood 1
Village of ESTERO
22910 LYDEN DR
EXISTING FUTURE LAND USE

PIM SUMMARY

Coconut Trace CPD Amendment (DCI2024-E006)
Tuesday, April 9, 2024
Village of Estero Planning Zoning and Design Review Board

The PIM was held for the above referenced petition. The petition is described as follows:

1. **Coconut Trace CPD Amendment)DCI2024-E006)** This is a request to amend the existing Coconut Trace CPD (Resolution Z-00-010) to amend the Schedule of Uses to allow for a 122-room hotel within Tract F; and to request a new deviation seeking relief from LDC Table 5-304.A.1.A.

Note: This is a summary of the PIM.

Attendees

Planning Zoning and Design Review Board (PZDRB)
- Leonard "Scotty" Wood III, Chairman
- Michael Sheeley
- James Tatooles
- Anthony Gargano
- Barry Jones
- Jim Wallace
- Kristin Jeannin

Community Development
- Mary Gibbs, Director
- Aymee Chavez, Associate Planner

On Behalf of the Applicant
- Christie Patterson, InterMountain Hotels (Applicant)
- Diego Ferraez, InterMountain Hotels (Applicant)
- Charlie Krebs, PE, Bowman
- Jeremie Chastain, AICP, Bowman

Michael Sheeley, a member of the PZDRB, is also a member of the project team for this application. Mr. Sheeley recused himself and stepped down to sit with the project team for the duration of the PIM.

Mary Gibbs provided a summary of the application to the PZDRB and public in attendance:

- "This one is coconut trace planned development amendment. This property is a commercial subdivision, it's located across the street on the west side of Coconut Point Mall and it's in front of marsh landing. The applicant is asking for a zoning amendment to do a 122-room hotel on one of the tracts in the zoning, there is a hotel allowed with that many rooms and height, but it's limited to the front part of the property on U.S. 41. So it's not allowed on the back tract. They are doing the zoning amendment so they can put the hotel on the back tract."

Jeremie Chastain started the presentation by introducing himself, the project team, and other consultants.

Christie Patterson provided an overview of the Hyatt brand proposed, a brief introduction of Intermountain Hotels and Comerlat Hospitality, and explained the joint venture between the two.

- **Intermountain Hotels** is a family-owned and operated hotel company and they celebrated 42 years in the hotel industry.
- Specific to this project, this is a new Hyatt branded hotel. Hyatt approached InterMountain and it's owner Dewey Weaver to assist in the development of the brand of interest, everything from the building to the design, to the operating model, given their many years of success in this extended stay segment within the hotel industry.
- **Comerlat Hospitality** is a company that have operated for 30 years in a variety of different industries and in multiple countries. They are experienced in real estate investment throughout Mexico and the U.S. Their portfolio consists of 319-room, dual branded hotel which is a Holiday Inn Express and Staybridge in the Houston Galleria Area. And then they are working on a 105-room development project today in ft. Lauderdale by the airport. They also have a mixed-use development project that he's working on in Fort Myers on colonial boulevard, which will include 114 room hotel.

Jeremie Chastain introduced the project team, Bowman and MK Architecture, and provided an overview of project.

- **Bowman [FKA Hole Montes]** has been working in southwest Florida for over 50 years on various land development projects from site development to land use planning
- **MK Architecture** is an experienced local firm with years of experience working on hospitality projects.
- The property was rezoned to a commercial planned development via lee county resolution Z-00-0010 in March of 2000. The CPD permits various commercial uses, including the hotel with an accessory restaurant on tracts A through D. The subject property, Tract F, is the last tract undeveloped within the CPD. We are proposing to amend the schedule of uses to allow for a 122-room hotel without an accessory restaurant on Tract F. There are no changes proposed to the approved development standards, open space, or native vegetation requirements. Explained pool location and site plan design basis with intentions to provide distance to marsh landing, to reduce noise and provide additional visual screening.

The following comments/questions were raised by the members of the PZDRB and public in attendance.

Location of the Proposed Building

PZDRB members Jim Wallace and Barry Jones expressed concern on the proximity of the building o marsh landing and inquired about alternatives of building on the eastern side of the property.
Response from project team: The location of the building on the western side of the property was due to Condition 9 of resolution, requiring buildings to be on the western end of the Tracts "F" and "E" and explained intention to allow for building to provide visual screening and to

act as noise barrier from parking, proposed outdoor amenities and existing commercial uses to the east.

Applicant's Response and Proposal to Address Concern

It is believed that the site plan and building's location is at its best option to not only comply with condition 9 of the Resolution, but also to mitigate noise and visual impact to residential use on Marsh Landing to the West. Furthermore, applicant did not share at the Public Information meeting that the site plan had been presented in person to Marsh Landing HOA representatives before the public information meeting on March 26, 2024 for feedback from Marsh Landing. There was no opposition from Marsh Landing on location of the building and the representatives expressed relief to have building between outdoor amenities and parking on the east. Therefore, development team concluded building would be best located on western side of the property.

Landscaping

PZDRB member Jim Wallace: When you do your line-of-sight drawing, you have vegetation there, which shows 30-foot trees, I presume that's existing vegetation. The vegetation you're showing is in the area.

Response from project team: Yes, in the attached drone pictures we specify the characteristic of such vegetation located between Marsh Landing and the building.

Applicant's Response and Proposal to Address Concern

We will provide an exhibit that better shows details on vegetation and drone photos provided.

PZDRB member Kristin Jeannin: You've got a sidewalk coming from Lyden Drive to the hotel and going through landscape islands, so you've got a narrow landscape island there. Maybe we can make that island the size of the other islands so that the vegetation you put in there will thrive and be consistent with the others.

Response from project team: Currently, the proposed landscape island and sidewalk going Lyden Dr. to the proposed building is the same size as the other islands proposed and complies with LDC standards.

Applicant's Response and Proposal to Address Concern

The island has been widened to include a landscaping areas along either side of the proposed sidewalk at a width that will ensure the survivability of vegetation planted.

Impact on Marsh Landing

PZDRB member Jim Wallace: What could you have done to make the building less visible to Marsh Landing?

Response from project team: Due to the existing vegetation, visibility is quite limited. In areas where there is less or no vegetation, the perimeter landscape buffer will be enhanced with additional plantings to ensure adequate screening.

Applicant's Response and Proposal to Address Concern

The drone photos provided were taken to identity any gaps where there could be less vegetated areas. Applicant is proposing to enhance the perimeter landscape buffer by adding mature vegetation above the minimum height required by the LDC to improve the density of the plantings and provide an immediate visual barrier.

Parking spaces

PZDRB member Jim Wallace: Your parking lot, I thought we had a maximum of ten spaces between landscape medians and here we've got 20 and 12. I'm not sure it meets code.

Response from Development team: It has been verified that the proposed parking lot complies with the applicable standards found in the LDC.

Floods and water management

Neighbor, Artem Nashmam: Overall I don't have an issue with the hotel, but there is an issue regarding the water flow and the easement that runs between both of our properties. Currently if you ever drive through that area in the summer, that land currently is completely flooded. And so, all the water runoff right now runs just past our building, and during major storms, the water fills up and runs almost all the way to the building. So, the issue we're having is when you develop this site, you're going to raise everything. The water is going to drain somewhere. and now it's going to be causing even more flooding for our building and everything else. So, something you can have regarding what will happen to that.

Response from Development Team: An ongoing monitoring process is being conducted with civil engineers to identify the floods' root cause and devise a corresponding solution.

PZDRB member Barry Jones explained to Mr. Nashmam that the applicant will be required to apply to the South Florida Water Management District (SFWMD), who will review the proposed development and surface water management system. The proposed development will be required to comply with all applicable SFWMD standards.

The PIM concluded at approximately 5:15 PM.

Concerns from Marsh Landing

Marsh Landing: Marsh Landing has also expressed concern regarding flooding. Marsh Landing has experienced flooding issues where their property is adjacent to the Coconut Trace CPD and has concerns how the proposed development will affect flooding on their property.

Applicant's Response and Proposal to Address Concern

The project teams civil engineer, Charlie Krebs, PE, Bowman, designed the original Coconut Trace CPD master system. Mr. Krebs has been inspecting the overall surface water management system within the Coconut Trace CPD to determine if the system is currently working appropriately; and to determine if there is any maintenance required to improve the system's functionality. Inspections have found some maintenance items that can be performed by Coconut Trace Association to the master system to improve water flow that should reduce water accumulation. The Coconut Trace Association will continue inspections after

maintenance activities have been made, and after construction of the proposed development is complete.

Moreover, applicant is also proposing in its stormwater management design to convey all water from Tract F site directly to the water management basin to the south of Tract F. This is expected to improve water accumulation within the CPD, as the subject property currently drains to the existing swale. Conveying water to south before going to swale will reduce the impacts to the properties to the west and north.

Wall Maintenance

Marsh Landing has also expressed discomfort on wall damage that happened over a year ago and that Coconut Trace Association has not fixed, even after multiple requests from Marsh Landing.

Applicant's Response and Proposal to Address Concern

The applicant has been in contact with the Coconut Trace Association and requested that the wall be repaired.

COCONUT TRACE CPD PDA
REQUEST STATEMENT

Summary of Request

This is a request to amend the existing Coconut Trace CPD (Resolution Z-00-010) to amend the Schedule of Uses to allow for a 122-room hotel within Tract F; and to request a new deviation seeking relief from LDC Table 5-304.A.1.A.

There are no proposed changes to the existing site layout, such as stormwater management, roadways, or indigenous preserves.

Development Location

The Coconut Trace CPD is located west of Lyden Drive, between Marsh Landing Boulevard and Vanderberg Way. Lyden Drive runs through the CPD and connects to Tamiami Trail via Bulb Lane and Vandenberg Way (a signalized intersection); and connects to Coconut Road to the south outside of the CPD.

The CPD contains approximately 24.77 acres in total. The planned development is abutted on the north (across Marsh Landing Boulevard) by a parcel within a Conservation Easement zoned CPD; on the south by an indigenous area zoned CPD; on the east (across Tamiami Trail) by Coconut Point Mall zoned MPD; and on the west by multifamily development zoned RPD (Marsh Landing).

The CPD is mostly developed, with only one tract remaining vacant. Infrastructure has been installed and the vacant tract is cleared of vegetation. Perimeter landscape buffers are in place, and there is a large, shared native open space and conservation area in the southern portion of the CPD. Gulf Coast Medical Care is in the northing portion of the CPD. There is a medical office to the north, west of Lyden Drive. The east of Lyden Drive, adjacent to Tamiami Trail, there are various commercial uses: Sleep Number mattress store; two El Gaucho Inca restaurants; Eye Glass World; Mattress Firm Estero; Aspen Dental; T-Mobile; First Watch; and a Pollo Tropical with a drive through facility. Vehicular ingress and egress to these parcels is via Lyden Drive, and there are no vehicular access points into the parcels from Tamiami Trail.

The requested amendment affects one parcel within the CPD: Tract F (as shown on the Master Concept Plan). The property is designated Urban Commercial on the Future Land Use Map 2040. Please see the table below for the surrounding zoning and land uses.

Tract F	**Zoning**	**Existing Land Use**
North	CPD (Coconut Trace)	Medical office.
South	CPD (Coconut Trace)	Native open space and conservation area.
East	CPD (Coconut Trace)	Lyden Dr., retail, restaurant, dental office.
West	RPD (Marsh Landing)	Multifamily.

Design Standards

Tract F is adjacent to commercial development to both the north and east. There is an interconnection proposed to the adjacent tract to the north. Sidewalks exist within the developed tracts of the CPD, with multiple pedestrian connections to Tamiami Trail, and allow for pedestrian connectivity both within the CPD and to the external pedestrian network. There are existing pedestrian facilities along the eastern side of Lyden Drive, and both sides of Bulb Lane and Vandenberg Way. There is a Lee Tran stop for Routes 140 and 240 adjacent to Tamiami Trail in the northeastern corner of the CPD. Route 140 runs from Merchant Crossing to the South Fort Myers Transfer Station and Park and Ride; and Route 240 runs from the South Fort Myers Transfer Station and Park and Ride to Coconut Point.

There are no proposed changes to the approved property development regulations, including the maximum height. The proposed hotel building will be located the southwest corner of Tract F, with parking mostly located in the eastern portion, consistent with Condition 9 of Resolution Z-00-010 and in consideration of the residential development to the west. Locating the building in this manner will allow for the building to provide visual buffering of and screen noise from the parking, proposed outdoor amenity (a pool), existing commercial uses within the CPD, and Tamiami Trail.

Outreach to the Marsh Landing HOA

Christie Patterson, VP of Development for InterMountain Hotels and Diego Ferraez, Principal of Comerlat Hospitality, initially reached out to Marsh Landing HOA representatives in August of 2023 to share their development intentions on "Tract F" of the Coconut Trace Planned Development, which is adjacent to Marsh Landing Residential Development. The approach was with intentions to hear feedback and understand any concerns of the Association regarding the proposed hotel development project, and to consider their comments in site planning. This first meeting held between development team and Marsh Landing Association Representatives included Marsh Landing Association President - Connie Mansfield, Treasurer - James Philot, as well as Christie Patterson and Diego Ferraez from development team. The Association representatives expressed concerns specific to noise impact, visual impact, privacy, hotel type, target market/guests, and traffic generation.

In best efforts to address the concerns of the Association representatives and to mitigate the impact on adjacent residents and properties, development team considered the following in the design of the site and of overall development.

Master Plan Layout:

- Building Position: positioned the proposed building on the southwestern portion of the development site to increase distance to the properties on the northwest of the property as much as possible. Having the building on southwestern portion also allows to have most of the parking area on the eastern side of the building and the building would act as a barrier to most parking activity and potential parking visual and light impact. The proposed location of the building is also compatible with zoning resolution requirements.

- Perimeter Buffer: it is believed that the existing required western perimeter buffer along the "Tract F" boundary (which includes an 8' concrete wall over a berm) and the existing conservation area on the Marsh Landing property (approximately 120' wide of heavily vegetated conservation area) significantly reduces any visual or noise impact of the proposed development to adjacent residences within Marsh Landing. The Line-of-Sight Exhibit represents this visual impact mitigation. The development team also proposes to supplement the western buffer with additional trees where there are less vegetated areas to ensure adequate buffering. The developer proposes trees above minimum code height to have better barrier immediately and not wait for trees to grow and mature. The development team has acquired drone photos in efforts to better understand gaps in the existing vegetation and where landscaping can be supplemented to provide additional mitigation to visual impacts. These photos have been included with this submittal under separate cover.

- Outdoor Amenities: the outdoor amenity area for guests only is proposed on the eastern side of the building to mitigate any visual or noise impact to adjacent properties, allowing the building to act as a barrier. Furthermore, to the south and west there are existing heavily vegetated conservation areas that naturally enclose outdoor amenity. It is also proposed to have screening between parking lot of the proposed development and the outdoor amenity to enclose fully the proposed outdoor amenity, which will be limited in both area and seating, and will also have limited hours of operation (10:00 AM – 9:00 PM).

- Lighting: development team has proposed to use reduced impact glare lighting throughout parking and a significantly reduced quantity of light fixtures on the ground floor level of the western building façade to mitigate further visual impact. There is no building signage on the western façade.

- Windows: There are no proposed operational windows in hotel rooms.

- Proposed Hotel Concept:
  - Staffed 24/7 with approximately 12-16 associates per shift.
  - The proposed extended stay hotel type has reduced check-in and checkout, resulting in further reduced trip generation when compared to a typical hotel. Targeted guests' length of stay is 14 nights or more. Trip generation for this type of hotel is less than traditional hotels and other approved uses on the tract.
  - The proposed extended stay concept has a compact lobby and public space totaling ±745 SF with seating for 12-15 people. The lobby seating area will also provide space for self-serve coffee; and muffin/bagel grab and go breakfast.
  - There is no restaurant, bar, or meeting room.
  - No amenities or services that would attract non-guests.
  - Distance from surrounding amenities and services generates a walkable environment, reducing the need for guests to drive offsite.

After detailed consideration of Association representatives feedback and design efforts to mitigate impact to neighbors, the development team designed the current proposed site plan. Before the Public Information Meeting, the development team personally met with the association representatives again to present the plans for the project. In this second meeting held March 2024,

there were four Marsh Landing HOA Representatives present: Connie Mansfield, President; James Philot, Treasurer; and Kate Uhart, Secretary. Christie Patterson and Diego Ferraez attended as representatives of the development team.

The Association's representatives conveyed relief in understanding the upper midscale type and branding of the hotel. They also expressed the need for this type of hotel in the area given the extended stay concept and lack of inventory in the area. The site plan design shared was acceptable to the representatives as it addressed their main concerns outlined above. The representatives did bring attention to issues with flooding they have experienced due to new development and due to existing issues with excess water accumulation prior to the new development. To help address the neighbors concern, developer asked civil engineer Hole Montes to do field inspection of the Coconut Trace Master Stormwater System and evaluate if water accumulation on Marsh Landing property could be caused by issues with the system within the Coconut Trace CPD. This would allow all parties to understand plausible causes and solutions. Furthermore, HOA representatives expressed discomfort that damage to the wall sustained during Hurricane Ian has not been repaired. Other than flooding concerns and the damaged wall, representatives did not express opposition to the project or proposed use and conveyed their support for the hotel project.

Density/Intensity

The proposed amendment will not increase the density or intensity of the existing entitlements.

Deviations

This amendment proposed one new deviation. One previously approved deviation for this project will remain in effect. Please see the Schedule of Deviations for additional details.

Decision Making Compliance

In accordance with LDC Sec. 2-501.C.2.A, the data and analysis provided in the enclosed application demonstrates the following:

2. *Rezoning (Zoning Map Amendment) Review Standards*.

    1. Whether the applicant has provided, as part of the record of public hearing(s) on the application, competent substantial evidence that the proposed amendment:

        1. The application is consistent with and furthers the goals, objectives, and policies of the comprehensive plan (please see the Comprehensive Plan consistency narrative, below);

        2. The request will meet or exceed all performance and locational standards set forth in the Comprehensive Plan and LDC. One new deviation is being requested that enhances the achievement of the objectives of the planned development and preserves and protects the general intent of the LDC to protect the public health, safety and welfare;

3. There is a lack of extended stay units in the area to serve the surrounding community.

4. The proposed structures and uses will be compatible with the area;

5. The subject property is the last undeveloped tract within the CPD and will result in infill development in an area with access to adequate public facilities.

6. The requested amendment will not adversely affect the property values in the area;

7. The project will have access to adequate public facilities and will not unduly burden the transportation network;

8. The project will not adversely affect environmentally critical or sensitive areas and natural resources. Preliminary site work has been completed per local development order approval and an existing SFWMD ERP;

9. Is compatible with existing or planned uses in the surrounding area. The proposed use or mix of uses is appropriate at the proposed location, as the Urban Commercial Future Land Use Category allows a broad range of commercial uses.

2. The current zoning district designation included the proposed use, has been previously deemed appropriate within the CPD, and the amendment accomplishes a legitimate public purpose.

Comprehensive Plan Compliance

The project is consistent with the Comprehensive Plan based on the following Goals, Objectives, and Policies:

FLU-1.2.9 URBAN COMMERCIAL. The main purpose of the Urban Commercial designation is to foster development of unique destinations rather than a strip development pattern. Urban Commercial areas are characterized by primarily existing or emerging developments along the Village's corridors where primarily single use retail, restaurant office, assisted living uses are concentrated. These properties are generally smaller in size (less than 10 acres) and serve nearby residential neighborhoods and consumers from outside Estero with daily and occasional needs for goods and services. Urban services are in place or readily expandable to support moderately intense levels of commercial development. Residential uses are also allowable, however they are not incentivized. These areas were typically designated Urban Community or Suburban and within the Mixed-Use Overlay per the Village's Transitional Comprehensive Plan. Urban Commercial areas are generally the individual development sites along major corridors of U.S. 41, Corkscrew Road, and Three Oaks Parkway. These areas are located in

close proximity to: public transit routes; education facilities; recreation opportunities; and existing residential, shopping and employment centers.

A. Uses: A broad mix of commercial uses is allowed in the Urban Commercial areas to foster convenience and efficiency for a broader live/work/play environment, including neighborhood and community scale commercial including shopping, restaurant, hotel and office, all subject to the compatibility standards of FLU-1.10. Assisted living facilities, public and quasi-public uses are allowed in the Urban Commercial future land use category. Residential development is allowed subject to compatibility standards, and limited to parcels of 5 or more acres in size or parcels subject to an approved and effective Development of Regional Impact (DRI) that designates residential development as allowable on the parcel.

B. Development type, Density and Intensity: Development types and corresponding maximum allowed densities and intensities in the Urban Commercial areas are outlined in the following table:

Urban Commercial Category Development Types, Density and Intensity			
Development Types	**Standard Density**	**Bonus Density**	**Intensity**
Single use commercial subject to compatibility standards	n/a	n/a	1 FAR; and Neighborhood or community scale commercial per FLU-1.5
Residential Limited to parcels of 5 or more acres in size or parcels subject to an approved and effective DRI that designates residential development as allowable on the parcel	1 du/acre – 6 du/acre based on gross residential acreage	n/a	n/a
Integrated horizontal mixed use subject to compatibility standards	1 du/acre – 6 du/acre based on gross residential acreage	n/a	1 FAR; and Minor, Neighborhood or Community scale commercial per FLU-1.5
Vertical mixed use subject to compatibility standards	1 du/acre – 6 du/acre based on gross acreage including non-residential land		1 FAR; and Minor, Neighborhood or Community scale commercial per FLU-1.5
Assisted Living Facilities	1-6 du/ac, subject to conversion standards in the Land Development Code	n/a	

The project is consistent with the Urban Commercial designation permitted uses and commercial intensity.

FLU-1.3.1 To ensure that future commercial and mixed-use developments meet the community's planning priorities, all new commercial development which requires rezoning must be rezoned to a Commercial (CPD), Mixed Use (MPD), or Compact PD, as those districts may be amended from time to time. Commercial development shall not be established where traffic is required to travel through areas with significantly lower densities or intensities (e.g. commercial access through residential areas), except where adequate mitigation can be provided as determined acceptable through the public hearing process.

The proposed development is located within an existing CPD, in accordance with this policy.

FLU-1.6.1 The Village shall continue to use the Florida Department of State, Division of Historical Resources "Florida Master Site File" and Lee County's local register of historic places as the method of maintaining a record of local historically significant structures, sites, and housing.

The subject property is not designated as a historic place on the "Florida Master Site File" or Lee County's local register of historic places.

FLU-1.10.1 COMMERCIAL DEVELOPMENT FORM. To permit orderly and well-planned commercial development at appropriate locations, all applications for commercial development will be reviewed and evaluated as to their compatibility with adjacent and nearby uses, including consideration of the following:

A. Traffic and access impacts (rezoning and development orders);

The proposed amendment will not increase the density or intensity of the existing entitlements.

B. Architectural and landscape architectural design (rezoning and development orders);

The proposed development will be designed in accordance with the applicable Village of Estero architectural and landscape architectural design requirements.

C. Site planning, interconnectivity, and public space (rezoning and development orders);

The site has been designed to interconnect with the adjacent, developed property and to the existing road network; and will connect to the existing pedestrian network.

D. Screening, landscaping and buffering (rezoning and development orders);

Screening and buffering will meet the applicable LDC standards.

E. Availability and adequacy of services and facilities (rezoning and development orders);

Public services and facilities exist; and are available and have the capacity to serve the proposed development.

F. Impact on adjacent land uses and surrounding neighborhoods (rezoning);

The amendment is compatible with the surrounding land uses and neighborhoods.

G. Proximity to other similar centers (rezoning); and

The proposed amendment is consistent with adjacent commercial within the Coconut Trace CPD.

H. Environmental considerations (rezoning and development orders)

The project will not adversely affect environmentally critical or sensitive areas and natural resources. Preliminary site work has been completed.

FLU-1.10.2 COMMERCIAL DEVELOPMENT STANDARDS. New commercial developments should be designed to arrange uses in an integrated and cohesive unit in order to address compatibility with the adjacent and nearby uses by adhering to the following standards:

A. Provide visual harmony and screening;

The proposed development will provide the appropriate screening and will be designed in an aesthetic manner.

B. Reduce dependence on the automobile;

The proposed development is in close proximity to commercial services and Coconut Point, reducing the need for vehicular travel for guests of the proposed hotel.

C. Promote pedestrian movement within the development and connectivity to adjacent and nearby uses where such uses are compatible;

The project will connect to the existing pedestrian facilities within the CPD, which connect to the pedestrian facilities within the US 41 right-of-way. An interconnection is proposed to the commercial development to the north.

D. Utilize joint parking, access and loading facilities;

The development proposes one new access point to Lyden Dr. and an interconnection to the commercial development to the north.

E. Avoid negative impacts on surrounding land uses and traffic circulation;

The proposed development will not have a negative impact on surrounding land uses and traffic circulation.

F. Protect natural resources; and

The project will not adversely affect environmentally critical or sensitive areas and natural resources.

G. Provide necessary services and facilities where they are inadequate to serve the proposed use.

Public services and facilities exist; and are available and have the capacity to serve the proposed development.

H. Large scale nonresidential establishments will incorporate development design techniques to integrate the establishment into the surrounding community. Such design techniques will include:

1. ***Creation of a series of smaller, well defined customer entrances to break up long facades and provide pedestrian scale and variety, that may be achieved through the use of liner buildings.***

2. ***Limited number and size of signs.***

3. ***Landscaping and use of pocket parks and courtyards adequate to soften large building masses.***

Not applicable.

I. The Village shall evaluate establishing a review process for managing impacts of any new or expanding commercial development or use within a critical distance of an existing residential use or zoning district where residential use is allowed. Considerations of such a process may involve establishing limitations and controls associated with noise, light, security, aesthetic appearance, buffering, hours of operation and access to ensure compatibility of proposed commercial activity with nearby residences.

The applicant has had multiple meetings with HOA representatives of the adjacent residential development to the west. The site has been designed to consider the feedback received during these meetings and ensure compatibility with the adjacent residential development. A letter of support from the Marsh Landing Community Association at Estero, Inc. has been included with this submittal.

FLU-1.10.3 Encourage commercial developments within the Village of Estero to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities

with commercial areas, including, but not limited to, bike paths and pedestrian accessways. Connections to existing residential neighborhoods will be encouraged and will not be precluded by the commercial development's design.

The proposed development includes an interconnection to commercial development to the north.

TRA-1.2.2 Establish land development code standards that ensure the development of a well connected transportation system that includes pedestrian pathways, bikeways, transit, and roadways. These standards should:

- ***A. Require, where feasible, interconnects with adjacent uses;***
- ***B. To the extent feasible, minimize access points onto primary road corridors by providing multiple access to adjacent properties;***
- ***C. Link neighborhoods, commercial and mixed-use centers, public facilities, and parks, with priority on corridors linking neighborhoods to each other and a corridor to link Estero Community Park, the Estero River, Koreshan State Park, and Estero Bay Preserve; and***
- ***D. Enable multi-modal transportation access (pedestrian, bicycle, vehicular, and transit) within and between the different neighborhoods, economic and employment centers, civic uses, and public space, park, and recreational facilities within the Estero Community.***

The proposed development furthers this policy through the proposed interconnection to the commercial development to the north; minimizes access points to US 41 through proposing access via Lyden Dr. (which has existing access points to US 41); connecting to the existing pedestrian network that provides access to adjacent commercial uses and the nearby Coconut Point development.

TRA-1.2.4 During the review of comprehensive plan amendments, rezonings, zoning amendments, and development order applications, applicants must provide an evaluation addressing potential for addition of new interconnections between communities, creation of pedestrian and vehicular interconnection, and addition of new connections to the surrounding road network.

Access to the proposed development has been designed to complement and enhance the surrounding road network and pedestrian facilities.

TRA-1.5.4 During the review of rezonings or zoning amendments, and development order applications, applicants must provide an evaluation of vehicle, bicycle and pedestrian safety in the proposed design or plan.

Public utilities exist and are in place to service the proposed development.

INF-1.3.1 No building permit will be issued unless potable water supply will be available to meet current and projected growth demands, or surety is given that it will be available prior to occupancy.

The project will access potable water in accordance with this policy.

INF-1.4.5 No development order for new development, or change in use or intensity in an approved development order, will be issued unless sanitary sewer service is available at the minimum acceptable level of service within 1/4 mile of the development, or surety is given that it will be installed prior to occupancy.

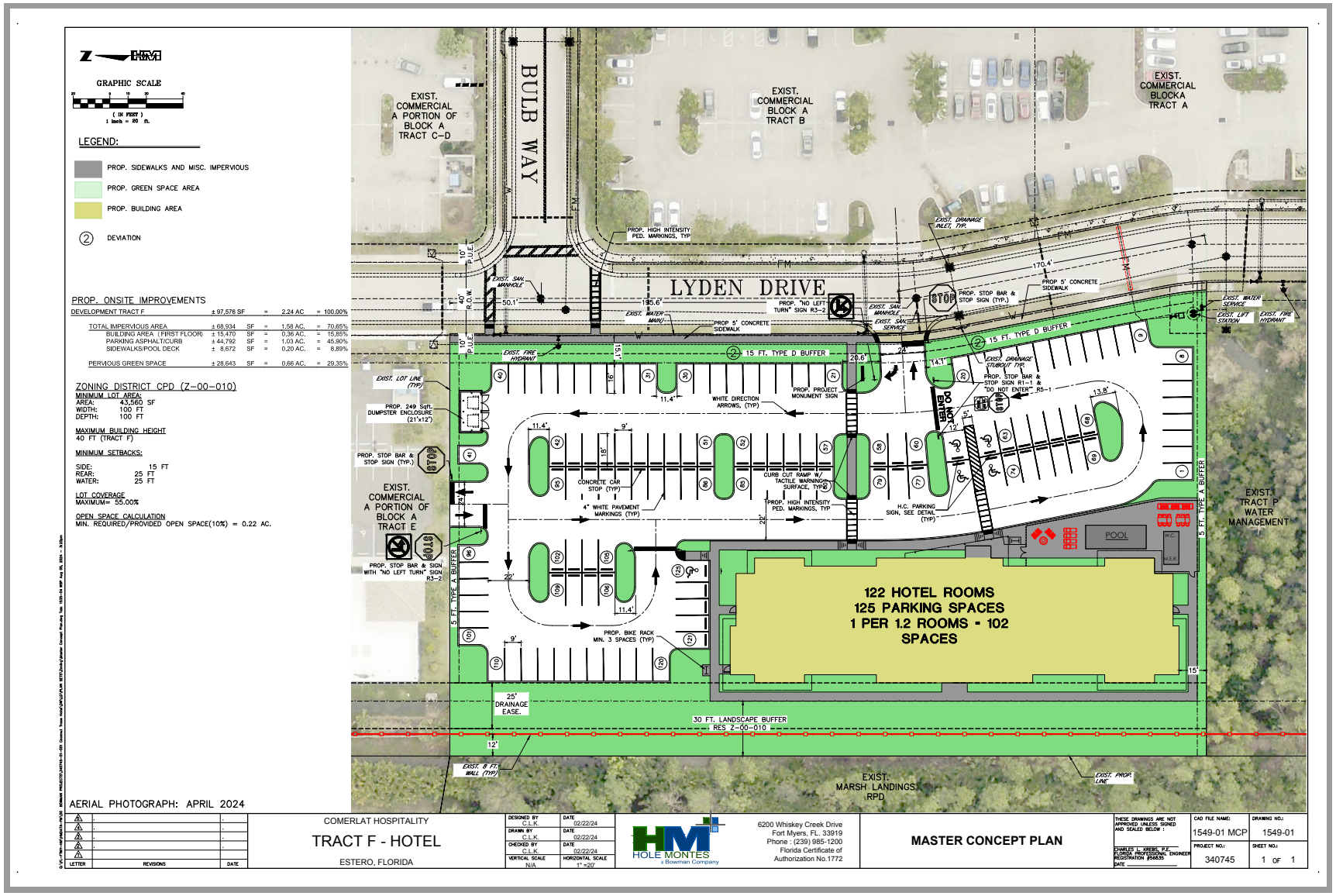
The project will access sanitary sewer service in accordance with this policy.

INF-1.5.4 No development order for new development will be issued unless potable water service, at the minimum acceptable level of service, is available at the property line, or surety is given that it will be installed prior to occupancy.

The project will access potable water in accordance with this policy.

CCM-1.4.2 Conserve habitat of native and non-invasive plant and animal species through development review, regulation, incentives, and acquisition.

No changes are proposed to the existing native vegetation preservation area within the CPD.


GRAPHIC SCALE
LEGEND:
PROP. SIDEWALKS AND MISC. IMPERVIOUS
PROP. GREEN SPACE AREA
PROP. BUILDING AREA
DEVIATION
PROP. ONSITE IMPROVEMENTS
DEVELOPMENT TRACT F ± 97,576 SF = 2.24 AC. = 100.00%
TOTAL IMPERVIOUS AREA ± 68,934 SF = 1.58 AC. = 70.65%
BUILDING AREA (FIRST FLOOR) ± 15,470 SF = 0.36 AC. = 15.85%
PARKING ASPHALT/CURB ± 44,792 SF = 1.03 AC. = 45.90%
SIDEWALKS/POOL DECK ± 8,672 SF = 0.20 AC. = 8.89%
PERVIOUS GREEN SPACE ± 28,643 SF = 0.66 AC. = 29.35%
ZONING DISTRICT CPD (Z-00-010)
MINIMUM LOT AREA:
AREA: 43,560 SF
WIDTH: 100 FT
DEPTH: 100 FT
MAXIMUM BUILDING HEIGHT
40 FT (TRACT F)
MINIMUM SETBACKS:
SIDE: 15 FT
REAR: 25 FT
WATER: 25 FT
LOT COVERAGE
MAXIMUM= 55.00%
OPEN SPACE CALCULATION
MIN. REQUIRED/PROVIDED OPEN SPACE(10%) = 0.22 AC.
AERIAL PHOTOGRAPH: APRIL 2024
BULB WAY
LYDEN DRIVE
EXIST. COMMERCIAL A PORTION OF BLOCK A TRACT C-D
EXIST. COMMERCIAL BLOCK A TRACT B
EXIST. COMMERCIAL BLOCKA TRACT A
EXIST. COMMERCIAL A PORTION OF BLOCK A TRACT E
EXIST. TRACT P WATER MANAGEMENT
EXIST. MARSH LANDINGS RPD
15 FT. TYPE D BUFFER
5 FT. TYPE A BUFFER
30 FT. LANDSCAPE BUFFER
RES Z-00-010
122 HOTEL ROOMS
125 PARKING SPACES
1 PER 1.2 ROOMS - 102 SPACES
POOL
PROP. 249 SqFt. DUMPSTER ENCLOSURE (21'x12')
PROP. PROJECT MONUMENT SIGN
PROP. BIKE RACK MIN. 3 SPACES (TYP)
25' DRAINAGE EASE.
EXIST. 8 FT. WALL (TYP)
EXIST. PROP. LINE
COMERLAT HOSPITALITY
TRACT F - HOTEL
ESTERO, FLORIDA
HOLE MONTES
a Bowman Company
6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772
MASTER CONCEPT PLAN
1549-01 MCP
1549-01
340745
1 OF 1













PUBLIC COMMENT CARD : Entry # 62281

Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.

Choose The Meeting You Are Commenting On

Planning Zoning and Design Board Meeting

Name

VICKY SHAW

Address

23027 LONE OAK DR
ESTERO FL
United States
Map It

Community

MARSH LANDING

Email

VICKY@THESHAWSONLINE.COM

Phone

(802) 393-1964

Representing

RESIDENTS ACROSS FENCE FROM TRACT F COCONUT TRACE

Date

10/28/2024

Agenda Item No. or Topic

7C

Comments

Subject: Concerns Regarding Proposed Hotel Development in Coconut Trace

Dear Village Planning Zoning and Design Board,

I would like to express my gratitude to the Village for notifying adjacent property owners about the upcoming meeting regarding the proposed four-story hotel in Coconut Trace. As a resident of Marsh Landing, I only learned of this development through the Village's letter; unfortunately, the Marsh Landing Master Association did not reach out to individual property owners on Lone Oak Drive.

I must voice my opposition to the proposed zoning amendments for this development. The presence of a hotel so close to our condo buildings will undoubtedly diminish our property values. Had the hotel been constructed on the opposite side of the street,

PUBLIC COMMENT CARD : Entry # 62281

as currently zoned, the impact on height, drainage, and noise would be far less significant for those of us living along the back wall. Planting additional trees cannot adequately mitigate the effects of allowing such a large structure in proximity to our homes.

Furthermore, raising the lot to meet code will eliminate any space for drainage between the elevated land and our wall. With sidewalks situated within the 25-foot drainage easement, I am concerned about potential flooding and drainage issues.

The anticipated increased activity and expanded hours of operation will negatively affect our quality of life. A commercial or medical facility with regulated business hours would have been a more considerate option for our community.

Additionally, our private views will be replaced with the sight of hotel guests overlooking our lanais and bedroom windows. The drone photo, taken below the tree line, misrepresents the actual view from both the hotel and our condos. The top two floors of the hotel will rise above the treetops, providing an unobstructed view directly into our homes.

This large facility, squeezed into a small tract of land, poses significant concerns for nearby residents. I am alarmed that the Zoning Board is even considering deviations from the existing zoning regulations that were initially designed to protect the interests of Marsh Landing residents.

Though I am joining this discussion late, I hope my voice will be heard on behalf of the residents of Lone Oak Drive who will be directly affected by this development.

Thank you for your attention to these important concerns.

Sincerely,
Vicky Shaw

Notes

Admin Notification (ID: 5e70ca9c71a8d)
added 15 mins ago

WordPress successfully passed the notification email to the sending server.

PUBLIC COMMENT CARD : Entry # 62215

Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.

Choose The Meeting You Are Commenting On

Planning Zoning and Design Board Meeting

Name

Richard Miller

Address

22975 Lone Oak dr
Estero 33928
United States
Map It

Community

Marsh Landing

Email

repm1116@yahoo.com

Phone

(216) 255-0174

Representing

Richard and Brigitte Miller

Date

10/22/2024

Agenda Item No. or Topic

Coconut Trace cpd

Comments

We are 6 year owners of our beautiful condo in Marsh Landing having purchased it for its peace and quiet next to a preserve with natural views. We are against the rezoning of the property behind the preserve for a hotel which is not needed or wanted. This hotel idea is contrary to the current zoning which was originated for the betterment of all people in Estero. Estero and the area on Linden as well as Marsh Landing community are better served by keeping the current zoning in place. A 4 story hotel would not improve the community and would result in decreased property values for us and all surrounding neighbors. Please respect the ideals and wishes of the originators of the current zoning restrictions.

Notes

Admin Notification (ID: 5e70ca9c71a8d)
added October 22, 2024 at 11:13 pm

WordPress successfully passed the notification email to the sending server.

PUBLIC COMMENT CARD : Entry # 62175

Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.

Choose The Meeting You Are Commenting On

Village Council Meeting

Name

Xiao xun Zhang

Address

22983 Lone Oak Dr
Estero Florida 33928
United States
Map It

Community

Lone Oak

Email

xiaoxun168@hotmail.com

Phone

(561) 542-4032

Representing

Lone Oak residents

Date

10/21/2024

Agenda Item No. or Topic

About 4 stories hotel build

Comments

I won't agree to build 4 story hotel beside the community, due to it will block some unites views and also interfere some units owners privacy, if to build office building is much better if need to build something by the location.
Thanks for take consideration of our opinion and comments

Notes

Admin Notification (ID: 5e70ca9c71a8d)
added October 21, 2024 at 11:40 am

WordPress successfully passed the notification email to the sending server.

PUBLIC COMMENT CARD : Entry # 62169

Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.

Choose The Meeting You Are Commenting On

Planning Zoning and Design Board Meeting

Name

Chris Sahakian

Address

23007 Lone Oak Drive
Estero 33928
United States
Map It

Community

Marsh Landing

Email

chrisds92@aol.com

Phone

(239) 722-7290

Representing

Marsh Landing resident

Date

10/19/2024

Agenda Item No. or Topic

Coconut Trace Hotel at 22910 Lynden Drive

Comments

I'd like to make a request to block the zoning amendment and construction of a 4 story tall Coconut Trace Hotel at 22910 Lynden Drive in Estero. Too tall. This hotel would block the view of the resident condos in neighboring Marsh Landing just on the other side of the fence and would look down on our properties. I will be at the zoning meeting on October 29th at 4:30pm with other neighbors to try and discuss not having this zoning amendment approved.

Notes

Admin Notification (ID: 5e70ca9c71a8d)
added October 19, 2024 at 6:33 pm

WordPress successfully passed the notification email to the sending server.

PUBLIC COMMENT CARD : Entry # 62129

Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.

Choose The Meeting You Are Commenting On

Planning Zoning and Design Board Meeting

Name

Robert Bodnar

Address

23008 Marsh Landing Blvd
Estero 33928
United States
Map It

Community

Marsh Landing

Email

robert_d_bodnar@yahoo.com

Phone

(440) 289-7025

Representing

Myself

Date

10/17/2024

Agenda Item No. or Topic

Coconut Trace Planned Development - Hotel Zoning

Comments

Dear Board Members,
The intent of zoning is to balance individual property rights with the interests of the community to create a healthy, safe and orderly living environment. Deviations from established zoning should not be a rubber stamp exercise and take into consideration the effect upon property owners who bought and developed with the good faith promise and protection the existing zoning laws provided. The Marsh Landing community has seen significant development in neighboring areas (e.g. Coconut Point, storage facilities, the planned Woodfield development, etc.) that has greatly increased the amount of traffic and noise / light pollution. Adding a hotel to the proposed site will add more of this, and impact the quality of living and properties within Marsh Landing, especially those bordering the hotel location. Additionally, please do an internet search of the linkage between human trafficking and extended stay hotels. Do we really need to give a special zoning accommodation for investors over the interest of our residents? Thank you for your careful consideration.

Notes

Admin Notification (ID: 5e70ca9c71a8d)
added October 17, 2024 at 3:11 pm

WordPress successfully passed the notification email to the sending server.

PUBLIC COMMENT CARD : Entry # 62037

Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.

Choose The Meeting You Are Commenting On

Planning Zoning and Design Board Meeting

Name

Beth Reinhardt

Address

22979 Lone Oak Drive
Estero 33928
United States
Map It

Community

Marsh Landing

Email

bareinhardt@comcast.net

Phone

(217) 414-5372

Representing

Myself

Date

10/06/2024

Agenda Item No. or Topic

DCI2024-E006 Coconut Trace Planned Development

Comments

My Husband and I have owned our condo in Marsh Landing since early 2014. It faces east toward the preserve and is located directly 169.9 feet from the view of the proposed hotel. Prior to the meeting in April 2024, we spoke to the Marsh Landing president concerning the proposed Hotel and was told that she was against it and would fight any changes to the current zoning. That is the last communication I had concerning the proposed zoning changes, until I read in the current plans that state that the Board has a letter from Marsh Landing supporting the development. I have checked with most of my condo neighbors that will be effected by this proposal and there has been no communication between any of the residents concerning this development. They clearly are not representing the condo residents. Therefore, I would like to express my concerns and request that the Zoning changes be denied and the proposed Hotel be denied. A 4 story, 122 room hotel will invade my privacy. People staying in the hotel will be able to see in my Bedroom window as well as my lanai and home. The preserve behind us is very sparce now and continues to diminish with each Hurricane. I don't think there are native trees that can be planted that will create a 4 story buffer to block our windows. If a Hotel is built, I will no longer be able to sit on my lanai and enjoy the beautiful sunrise each morning. It will

PUBLIC COMMENT CARD : Entry # 62037

be blocked. I will also no longer be able to sit on my lanai and watch the rocket launches. They will be blocked from my view. These Florida perks are my favorite. A Hotel will create additional traffic challenges, especially during Season. The residents of Marsh Landing must turn right/south to exit our community. If your destination is North, it is easier to make an immediate turn on Bulb Way, turn on Lyden, and go to the light on Vandenberg Way. Adding 122 cars coming and going will add to the congestion at that traffic light as well as on Tamiami. Lastly, I understand the Village of Estero wants to develop its land, but I am asking you to consider a development in this spot that won't intrude on my privacy and change the life I have enjoyed for 14 years. Perhaps a business that functions 8 am to 5 pm, instead of 24 hours per day 7 days a week in order to let the condo residents of Marsh Landing maintain their privacy and some normalcy. Thank you for hearing my request.

Notes

Admin Notification (ID: 5e70ca9c71a8d)
added October 6, 2024 at 2:47 pm

WordPress successfully passed the notification email to the sending server.

PUBLIC COMMENT CARD : Entry # 62036

Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.

Choose The Meeting You Are Commenting On

Planning Zoning and Design Board Meeting

Name

John Reinhardt

Address

22979 Lone Oak Drive
Estero 33928
United States
Map It

Community

Marsh Landing

Email

jdreinhardt1@comcast.net

Phone

(217) 414-5362

Representing

Myself

Date

10/06/2024

Agenda Item No. or Topic

Coconut Trace Planned Development (DCI2024-E006)

Comments

As an owner and six month seasonal resident of a condominium unit in Marsh Landing who will be negatively affected by this project, I voice my opposition to it. Our rear sliders, our lanai and master bedroom window will all directly face this proposed hotel, which will eliminate the privacy that we currently have. Of course, there is approximately 50 yards of preserve that provides some blockage, but that changes with every season and every storm. I especially enjoy watching the sunrise from the lanai, which will be blocked if this development is approved. Plus, I can only imagine the additional noise and commotion form people coming and going from the hotel at all hours of the day and night. I just have one question for each of the members. If this proposed development was directly behind your residence or property would you want it there and vote for approval? As far as the "Letter of Support" from the Marsh Landing Community, I also have several questions. No one on the Marsh Landing Board of Directors who approved this letter of "support" will be directly affected by the hotel. Nor did anyone from the Marsh Landing Board reach out to any of the owners/residents of the Marsh Landing Condominium I Association (who will all be affected by this development) for any input before they gave their "support." So to me, that is a rather hollow endorsement. I feel that a more traditional 8:00 to 5:00

PUBLIC COMMENT CARD : Entry # 62036

business that isn't four stories tall would be more appropriate in that space - that I think I could live with. In the end, I am acutely aware that this is all about money as well developing every square foot of land that can be developed, which is sad. Our property was purchased almost 14 years ago, before the Village of Estero was established. When the Village was incorporated I initially had some hope that there would be at least some level of controlled development, but that is no longer my perception and the reality is that money talks. Loudly. More building equals more revenue but also equals more congestion, more strain on infrastructure, and less and less green space. Unfortunately, I have little faith that my voice will actually be heard or that my objection will be more than casually considered. Please prove me wrong. Thank you for your time and I do appreciate you hearing me out.

Notes

Admin Notification (ID: 5e70ca9c71a8d)
added October 6, 2024 at 12:48 pm

WordPress successfully passed the notification email to the sending server.

PUBLIC COMMENT CARD : Entry # 62026

Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.

Choose The Meeting You Are Commenting On

Planning Zoning and Design Board Meeting

Name

margaret jelley

Address

22973 lone oak drive
estero 33928
United States
Map It

Community

marsh landing

Email

maggie.jelley@yahoo.com

Phone

(708) 772-5288

Representing

self

Date

10/05/2024

Agenda Item No. or Topic

DC12024-E006 Coconut Trace CPD Amendment

Comments

I am writing to express my opposition to allowing this deviation. Our condos will be greatly impacted by this development. We will not have any sunshine in our unit and we will be looking at a wall. Also the noise and congestion will be intolerable. I am concerned about water runoff and flooding. This construction will impact my resale value. We were not allowed to vote within our community to voice our concerns. I completely oppose this deviation.

Notes

Admin Notification (ID: 5e70ca9c71a8d)
added October 5, 2024 at 2:08 pm

WordPress successfully passed the notification email to the sending server.

PUBLIC COMMENT CARD : Entry # 62028

Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.

Choose The Meeting You Are Commenting On

Planning Zoning and Design Board Meeting

Name

Dawn Glownia

Address

22988 Lone Oak Dr
Estero 33928
United States
Map It

Community

Marsh Landing

Email

dglow65@roadrunner.com

Phone

(716) 432-8747

Representing

Marsh landing

Date

10/08/2024

Agenda Item No. or Topic

Hyatt hotel being built

Comments

I understand that Marsh Landing HOA has approved this hotel but I don't recall having a resident meeting to vote on it. I feel a four-story hotel will be a bit intrusive to our privacy, and I am not in favor. I would hope that there would be another alternative. If not what will be done to protect our privacy. I also feel there will be alot light and autible noise with such a tall hotel. Not to mention it may hinder our resale values, Thank you

Notes

Admin Notification (ID: 5e70ca9c71a8d)
added October 5, 2024 at 5:23 pm

WordPress successfully passed the notification email to the sending server.

PUBLIC COMMENT CARD : Entry # 62421

Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.

Choose The Meeting You Are Commenting On

Planning Zoning and Design Board Meeting

Name

Robert Bodnar

Address

23008 Marsh Landing Blvd
Estero 33928
United States
Map It

Community

Marsh Landing

Email

robert_d_bodnar@yahoo.com

Phone

(440) 289-7025

Representing

Myself

Date

11/07/2024

Agenda Item No. or Topic

Coconut Trace / Lyden Drive Hotel Project

Comments

Dear Sir / Madam,

I had previously stated my objection to the zoning change to allow the proposed hotel to be built on Lyden Drive, adjacent to Marsh Landing. Our residents invested in our individual properties with the good faith assurance that zoning legislation would be respected and development would not affect our property values or quality of life. I would ask how this hotel project will benefit Marsh Landing property owners? The answer is it simply doesn't. Please carefully contemplate the adverse effects of lower property values, and diminished quality of life for our residents before rubber stamping another zoning change to benefit investors rather than residents who's interest you are supposed to represent. Thank You.

Notes

WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
February 5, 2025

Agenda Item:

Property Acquisition Update

Description:

Prior to the Village's incorporation, roadways throughout Estero were designed with relatively narrow rights-of-way, sidewalks next to the road, and limited landscaping. As the Village works through each of these roadways, building sidewalks away from the road and installing more landscaping, additional right of way is required.

Since incorporation, the Village has worked with adjacent property owners to obtain easements or right of way at no cost for the Village. This was done with the understanding the Village is spending a substantial amount of money to improve the roadway, which will benefit the property owners greatly.

This has worked well in most cases, but the Village has encountered several property owners that require payment for the easement or refuse to provide the required easement. This has resulted in project delays.

Corkscrew Road:
Property acquisition along Corkscrew Road is mostly finished with only two parcels remaining, The Club at Grandezza and the Dental Care/Dominos parcel in front of Publix. The Club at Grandezza had a few concerns that we believe our consultant has worked through. We are expecting to obtain the easement shortly. The owner of the Dental Care/Dominos parcel originally requested payment for the easement, which our consultant was working on. Recently the property owner has been unresponsive to requests regarding the easement.

Sandy Lane:
While The Village Council has delayed the Sandy Lane project, our consultant has continued to pursue property acquisition. The Village requires easements on seven (7) separate properties along the Estates at Estero River Community. We have been working with them for several years to obtain each easement. Their HOA Board recently voted to approve providing one of the easements to the Village and withhold the others. Note: four of the easements are over private residential lots. It has been difficult for our consultant to contact several of the private property owners.

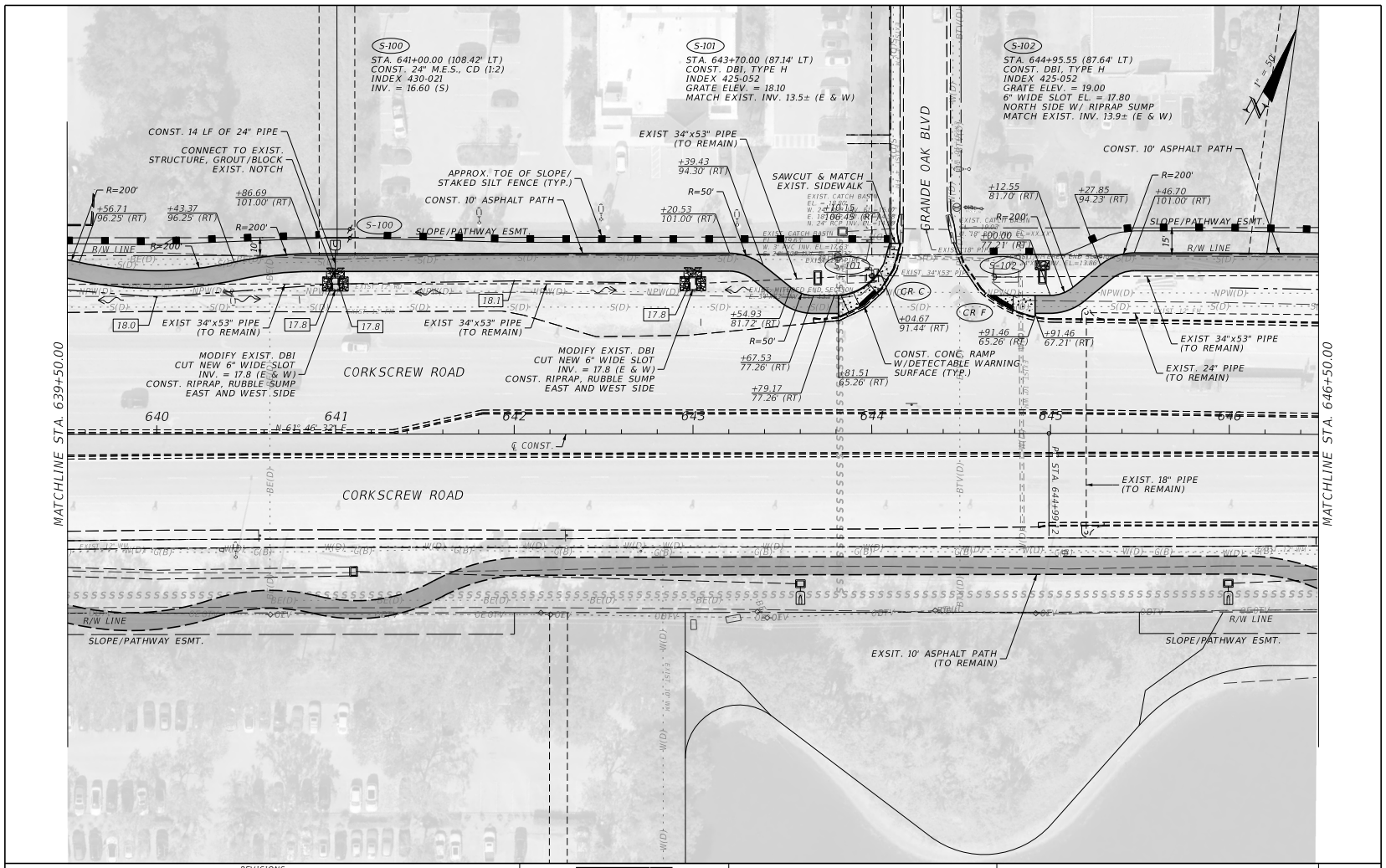
Financial Impact:

Financial impacts are not known at this time.

Prepared by: David Willems, P.E.

Attachments:

1. Corkscrew Road Construction Plans Sheets
2. Sandy Lane Construction Plans Sheets



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

JOHNSON ENGINEERING
2122 JOHNSON STREET
FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010

VILLAGE OF ESTERO		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	LEE	20203155-000

PLAN SHEET
STA. 639+50 TO STA. 646+50

SHEET NO. 8

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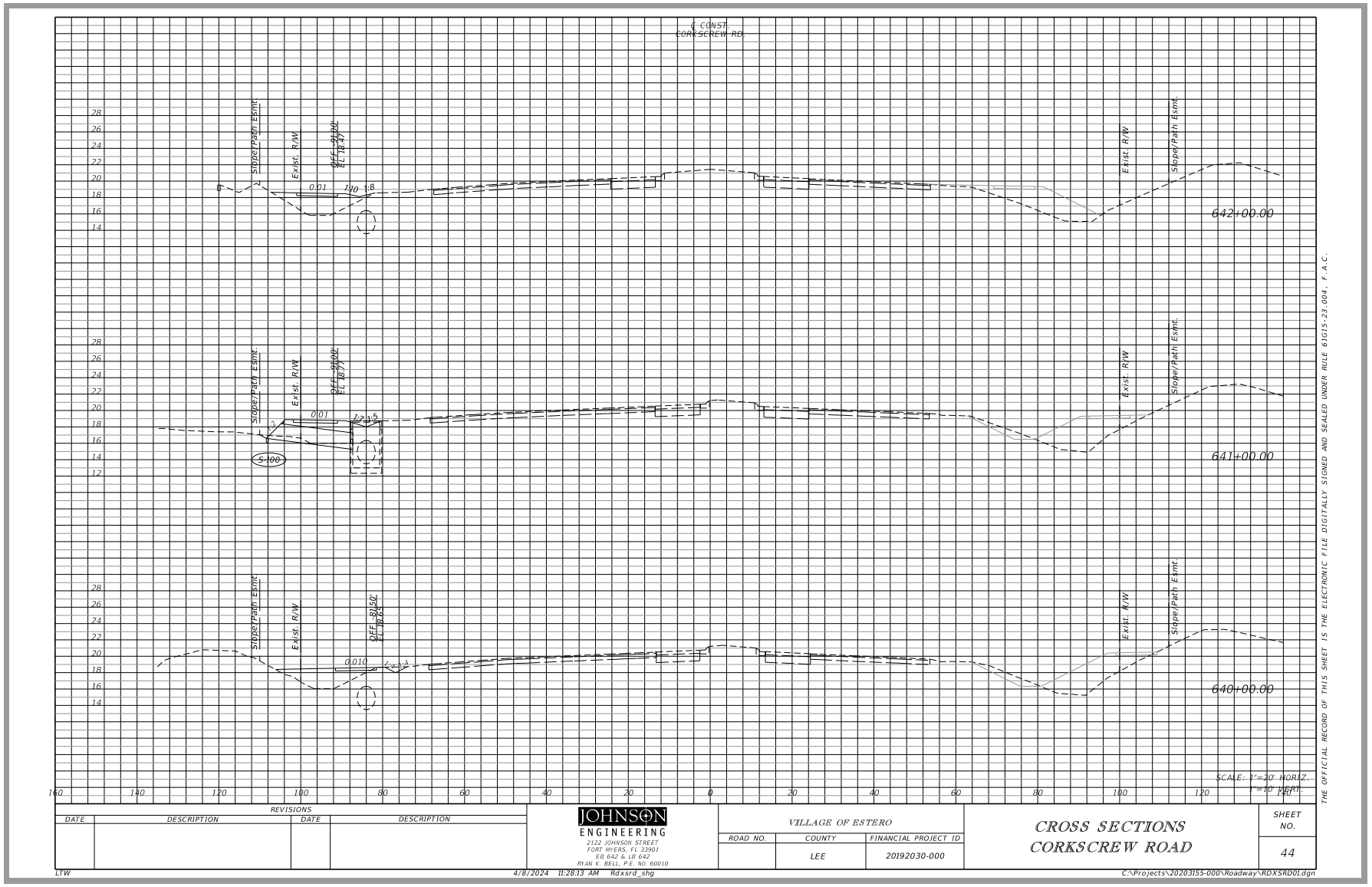

℄ CONST.
CORKSCREW RD.
Slope/Path Esmt.
Exist. R/W
OFF -91.00'
EL 18.47
0.01
1:10
1:8
642+00.00
OFF -91.00'
EL 18.77
1:2
1:5
S-100
641+00.00
OFF -81.50'
EL 18.63
0.010
640+00.00
SCALE: 1"=20' HORIZ.
1"=10' VERT.
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.
REVISIONS
DATE
DESCRIPTION
DATE
DESCRIPTION
JOHNSON
ENGINEERING
2122 JOHNSON STREET
FORT MYERS, FL 33901
EB 642 & LB 642
RYAN K. BELL, P.E. NO. 60010
VILLAGE OF ESTERO
ROAD NO.
COUNTY
FINANCIAL PROJECT ID
LEE
20192030-000
CROSS SECTIONS
CORKSCREW ROAD
SHEET NO.
44
LTW
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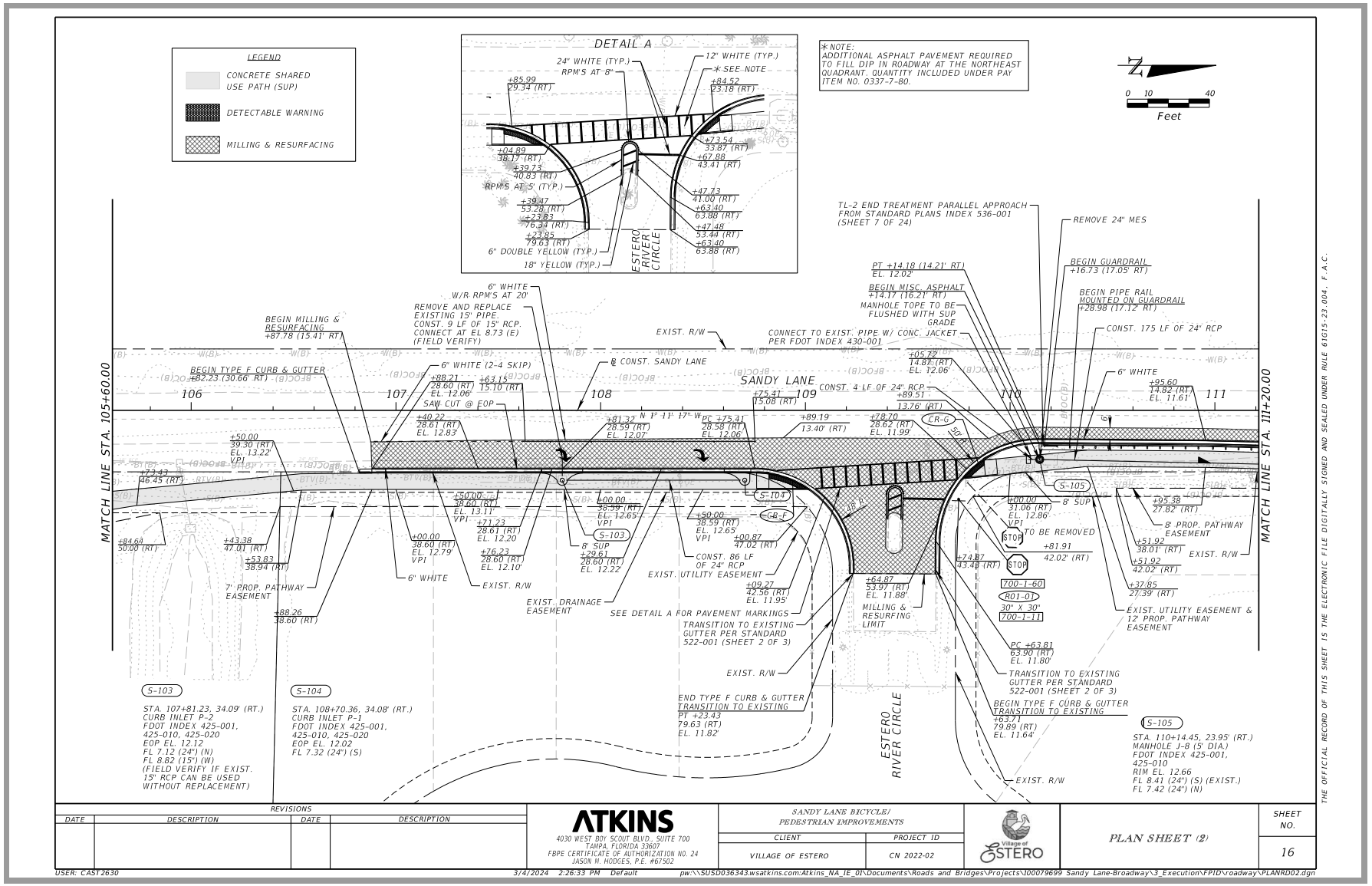
LEGEND
CONCRETE SHARED USE PATH (SUP)
DETECTABLE WARNING
MILLING & RESURFACING
DETAIL A
NOTE:
ADDITIONAL ASPHALT PAVEMENT REQUIRED TO FILL DIP IN ROADWAY AT THE NORTHEAST QUADRANT. QUANTITY INCLUDED UNDER PAY ITEM NO. 0337-7-80.
0 10 40
Feet
SANDY LANE
ESTERO RIVER CIRCLE
MATCH LINE STA. 105+60.00
MATCH LINE STA. 111+20.00
REMOVE 24" MES
CONST. 175 LF OF 24" RCP
CONST. 4 LF OF 24" RCP
CONST. 86 LF OF 24" RCP
CONST. SANDY LANE
EXIST. R/W
EXIST. DRAINAGE EASEMENT
EXIST. UTILITY EASEMENT
EXIST. UTILITY EASEMENT & 12' PROP. PATHWAY EASEMENT
7' PROP. PATHWAY EASEMENT
8' PROP. PATHWAY EASEMENT
8' SUP
6" WHITE
6" DOUBLE YELLOW (TYP.)
18" YELLOW (TYP.)
24" WHITE (TYP.)
12" WHITE (TYP.)
RPM'S AT 8"
RPM'S AT 5' (TYP.)
SEE DETAIL A FOR PAVEMENT MARKINGS
MILLING & RESURFING LIMIT
TRANSITION TO EXISTING GUTTER PER STANDARD 522-001 (SHEET 2 OF 3)
END TYPE F CURB & GUTTER TRANSITION TO EXISTING
BEGIN TYPE F CURB & GUTTER TRANSITION TO EXISTING
BEGIN MILLING & RESURFACING
BEGIN TYPE F CURB & GUTTER
BEGIN GUARDRAIL
BEGIN PIPE RAIL MOUNTED ON GUARDRAIL
BEGIN MISC. ASPHALT
REMOVE AND REPLACE EXISTING 15" PIPE. CONST. 9 LF OF 15" RCP. CONNECT AT EL 8.73 (E) (FIELD VERIFY)
CONNECT TO EXIST. PIPE W/ CONC. JACKET PER FDOT INDEX 430-001
MANHOLE TOPE TO BE FLUSHED WITH SUP GRADE
TL-2 END TREATMENT PARALLEL APPROACH FROM STANDARD PLANS INDEX 536-001 (SHEET 7 OF 24)
SAW CUT @ EOP
TO BE REMOVED
STOP
700-1-60
R01-01
30" X 30"
700-1-11
S-103
STA. 107+81.23, 34.09' (RT.)
CURB INLET P-2
FDOT INDEX 425-001, 425-010, 425-020
EOP EL. 12.12
FL 7.12 (24") (N)
FL 8.82 (15") (W)
(FIELD VERIFY IF EXIST. 15" RCP CAN BE USED WITHOUT REPLACEMENT)
S-104
STA. 108+70.36, 34.08' (RT.)
CURB INLET P-1
FDOT INDEX 425-001, 425-010, 425-020
EOP EL. 12.02
FL 7.32 (24") (S)
S-105
STA. 110+14.45, 23.95' (RT.)
MANHOLE J-8 (5' DIA.)
FDOT INDEX 425-001, 425-010
RIM EL. 12.66
FL 8.41 (24") (S) (EXIST.)
FL 7.42 (24") (N)
REVISIONS
DATE
DESCRIPTION
ATKINS
4030 WEST BOY SCOUT BLVD., SUITE 700
TAMPA, FLORIDA 33607
FBPE CERTIFICATE OF AUTHORIZATION NO. 24
JASON M. HODGES, P.E. #67502
SANDY LANE BICYCLE/ PEDESTRIAN IMPROVEMENTS
CLIENT
VILLAGE OF ESTERO
PROJECT ID
CN 2022-02
Village of ESTERO
PLAN SHEET (2)
SHEET NO.
16
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.
USER: CAST2630
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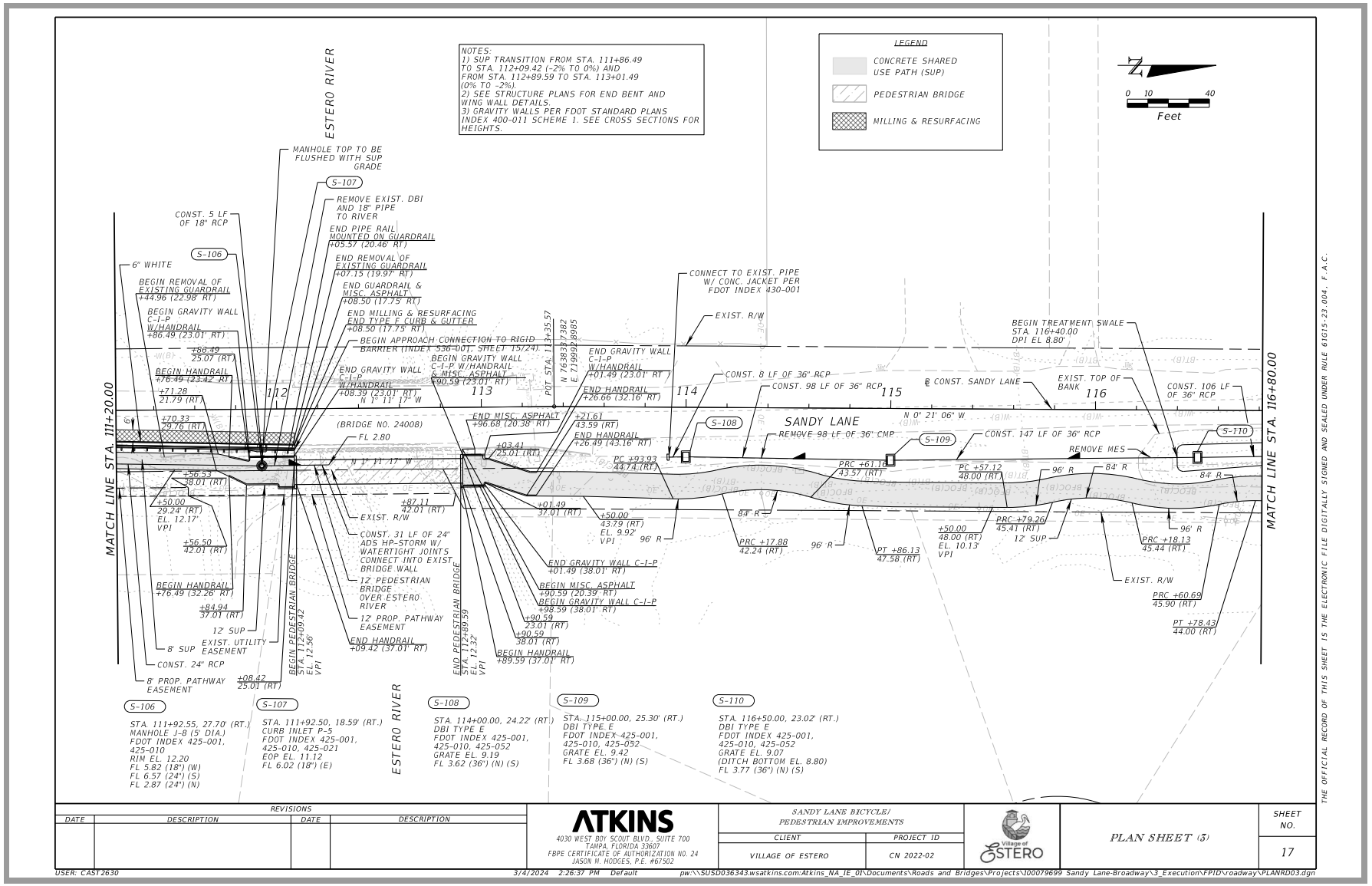
NOTES:
1) SUP TRANSITION FROM STA. 111+86.49 TO STA. 112+09.42 (-2% TO 0%) AND FROM STA. 112+89.59 TO STA. 113+01.49 (0% TO -2%).
2) SEE STRUCTURE PLANS FOR END BENT AND WING WALL DETAILS.
3) GRAVITY WALLS PER FDOT STANDARD PLANS INDEX 400-011 SCHEME 1. SEE CROSS SECTIONS FOR HEIGHTS.
LEGEND
CONCRETE SHARED USE PATH (SUP)
PEDESTRIAN BRIDGE
MILLING & RESURFACING
0 10 40
Feet
ESTERO RIVER
MATCH LINE STA. 111+20.00
MATCH LINE STA. 116+80.00
SANDY LANE
MANHOLE TOP TO BE FLUSHED WITH SUP GRADE
S-107
REMOVE EXIST. DBI AND 18" PIPE TO RIVER
CONST. 5 LF OF 18" RCP
END PIPE RAIL MOUNTED ON GUARDRAIL +05.57 (20.46' RT)
S-106
END REMOVAL OF EXISTING GUARDRAIL +07.15 (19.97' RT)
6" WHITE
END GUARDRAIL & MISC. ASPHALT +08.50 (17.75' RT)
BEGIN REMOVAL OF EXISTING GUARDRAIL +44.96 (22.98' RT)
END MILLING & RESURFACING
END TYPE F CURB & GUTTER +08.50 (17.75' RT)
BEGIN GRAVITY WALL C-I-P W/HANDRAIL +86.49 (23.01' RT)
BEGIN APPROACH CONNECTION TO RIGID BARRIER (INDEX 536-001, SHEET 15/24)
+86.49 25.07 (RT)
BEGIN GRAVITY WALL C-I-P W/HANDRAIL & MISC. ASPHALT +90.59 (23.01' RT)
POT STA. 113+35.57
N 763837.7382
E 719992.8965
END GRAVITY WALL C-I-P W/HANDRAIL +08.39 (23.01' RT)
BEGIN HANDRAIL +76.49 (23.42' RT)
+71.28 21.79 (RT)
N 1° 11' 17" W
112
113
114
115
116
END GRAVITY WALL C-I-P W/HANDRAIL +01.49 (23.01' RT)
END HANDRAIL +26.66 (32.16' RT)
CONNECT TO EXIST. PIPE W/ CONC. JACKET PER FDOT INDEX 430-001
EXIST. R/W
BEGIN TREATMENT SWALE STA. 116+40.00 DPI EL 8.80'
℄ CONST. SANDY LANE
EXIST. TOP OF BANK
CONST. 106 LF OF 36" RCP
CONST. 8 LF OF 36" RCP
CONST. 98 LF OF 36" RCP
+70.33 29.76 (RT)
(BRIDGE NO. 24008)
FL 2.80
END MISC. ASPHALT +96.68 (20.38' RT)
+21.61 43.59 (RT)
END HANDRAIL +26.49 (43.16' RT)
+03.41 25.01 (RT)
S-108
S-109
S-110
N 0° 21' 06" W
REMOVE 98 LF OF 36" CMP
CONST. 147 LF OF 36" RCP
REMOVE MES
PC +93.93 44.74 (RT)
PRC +61.16 43.57 (RT)
PC +57.12 48.00 (RT)
+56.53 38.01 (RT)
+50.00 29.24' (RT) EL. 12.17' VPI
+87.11 42.01 (RT)
+01.49 37.01 (RT)
+50.00 43.79 (RT) EL. 9.92' VPI
+50.00 48.00 (RT) EL. 10.13' VPI
96' R
84' R
PRC +17.88 42.24 (RT)
PT +86.13 47.58 (RT)
PRC +79.26 45.41 (RT)
12' SUP
PRC +18.13 45.44 (RT)
+56.50 42.01 (RT)
EXIST. R/W
CONST. 31 LF OF 24" ADS HP-STORM W/ WATERTIGHT JOINTS CONNECT INTO EXIST. BRIDGE WALL
12' PEDESTRIAN BRIDGE OVER ESTERO RIVER
12' PROP. PATHWAY EASEMENT
END GRAVITY WALL C-I-P +01.49 (38.01' RT)
BEGIN MISC. ASPHALT +90.59 (20.39' RT)
BEGIN GRAVITY WALL C-I-P +98.59 (38.01' RT)
BEGIN HANDRAIL +76.49 (32.26' RT)
+84.94 37.01 (RT)
12' SUP
EXIST. UTILITY EASEMENT
8' SUP EASEMENT
END HANDRAIL +09.42 (37.01' RT)
+90.59 23.01 (RT)
+90.59 38.01 (RT)
BEGIN HANDRAIL +89.59 (37.01' RT)
CONST. 24" RCP
8' PROP. PATHWAY EASEMENT
+08.42 25.01 (RT)
BEGIN PEDESTRIAN BRIDGE STA. 112+09.42 EL. 12.56' VPI
END PEDESTRIAN BRIDGE STA. 112+89.59 EL. 12.32' VPI
EXIST. R/W
PRC +60.69 45.90 (RT)
PT +78.43 44.00 (RT)
S-106
STA. 111+92.55, 27.70' (RT.)
MANHOLE J-8 (5' DIA.)
FDOT INDEX 425-001, 425-010
RIM EL. 12.20
FL 5.82 (18") (W)
FL 6.57 (24") (S)
FL 2.87 (24") (N)
S-107
STA. 111+92.50, 18.59' (RT.)
CURB INLET P-5
FDOT INDEX 425-001, 425-010, 425-021
EOP EL. 11.12
FL 6.02 (18") (E)
S-108
STA. 114+00.00, 24.22' (RT.)
DBI TYPE E
FDOT INDEX 425-001, 425-010, 425-052
GRATE EL. 9.19
FL 3.62 (36") (N) (S)
S-109
STA. 115+00.00, 25.30' (RT.)
DBI TYPE E
FDOT INDEX 425-001, 425-010, 425-052
GRATE EL. 9.42
FL 3.68 (36") (N) (S)
S-110
STA. 116+50.00, 23.02' (RT.)
DBI TYPE E
FDOT INDEX 425-001, 425-010, 425-052
GRATE EL. 9.07
(DITCH BOTTOM EL. 8.80)
FL 3.77 (36") (N) (S)
REVISIONS
DATE
DESCRIPTION
DATE
DESCRIPTION
ATKINS
4030 WEST BOY SCOUT BLVD., SUITE 700
TAMPA, FLORIDA 33607
FBPE CERTIFICATE OF AUTHORIZATION NO. 24
JASON M. HODGES, P.E. #67502
SANDY LANE BICYCLE/ PEDESTRIAN IMPROVEMENTS
CLIENT
PROJECT ID
VILLAGE OF ESTERO
CN 2022-02
Village of ESTERO
PLAN SHEET (5)
SHEET NO.
17
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.
USER: CAST2630
3/4/2024 2:26:37 PM Default
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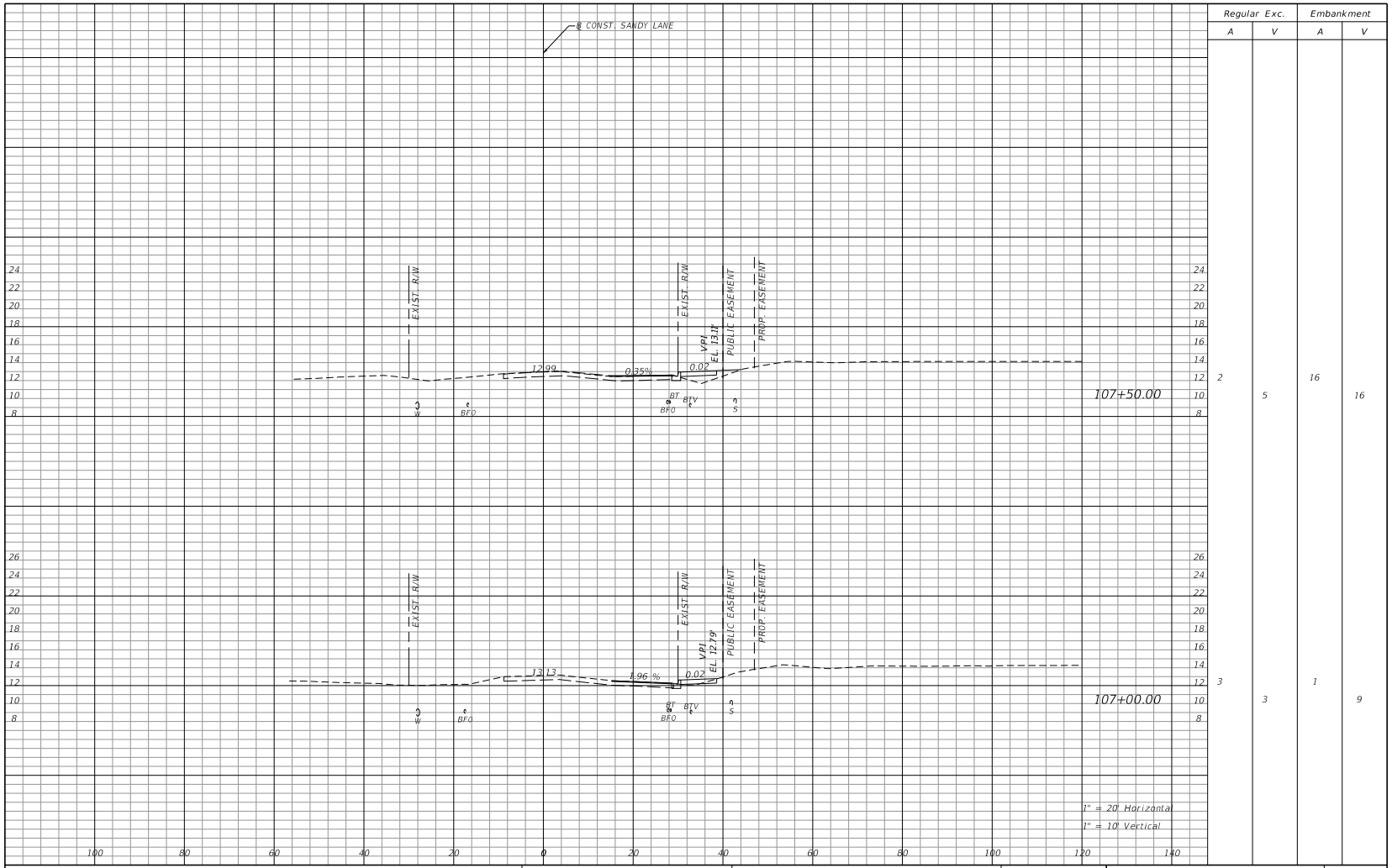
℄ CONST. SANDY LANE
EXIST. R/W
EXIST. R/W
PUBLIC EASEMENT
PROP. EASEMENT
VPI
EL. 13.11'
12.99
0.35%
0.02
107+50.00
BT BTV
BFO
W
S
EXIST. R/W
EXIST. R/W
PUBLIC EASEMENT
PROP. EASEMENT
VPI
EL. 12.79'
13.13
1.96 %
0.02
107+00.00
1" = 20' Horizontal
1" = 10' Vertical
Regular Exc.
Embankment
A
V
A
V
2
5
16
16
3
3
1
9
REVISIONS
DATE
DESCRIPTION
DATE
DESCRIPTION
ATKINS
4030 WEST BOY SCOUT BLVD., SUITE 700
TAMPA, FLORIDA 33607
FBPE CERTIFICATE OF AUTHORIZATION NO. 24
JASON M. HODGES, P.E. #67502
SANDY LANE BICYCLE/
PEDESTRIAN IMPROVEMENTS
CLIENT
VILLAGE OF ESTERO
PROJECT #
CN 2022-02
Village of ESTERO
CROSS SECTIONS
SHEET NO.
29
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.
CAST2630
3/4/2024 2:26:58 PM Rdxsrd_shg
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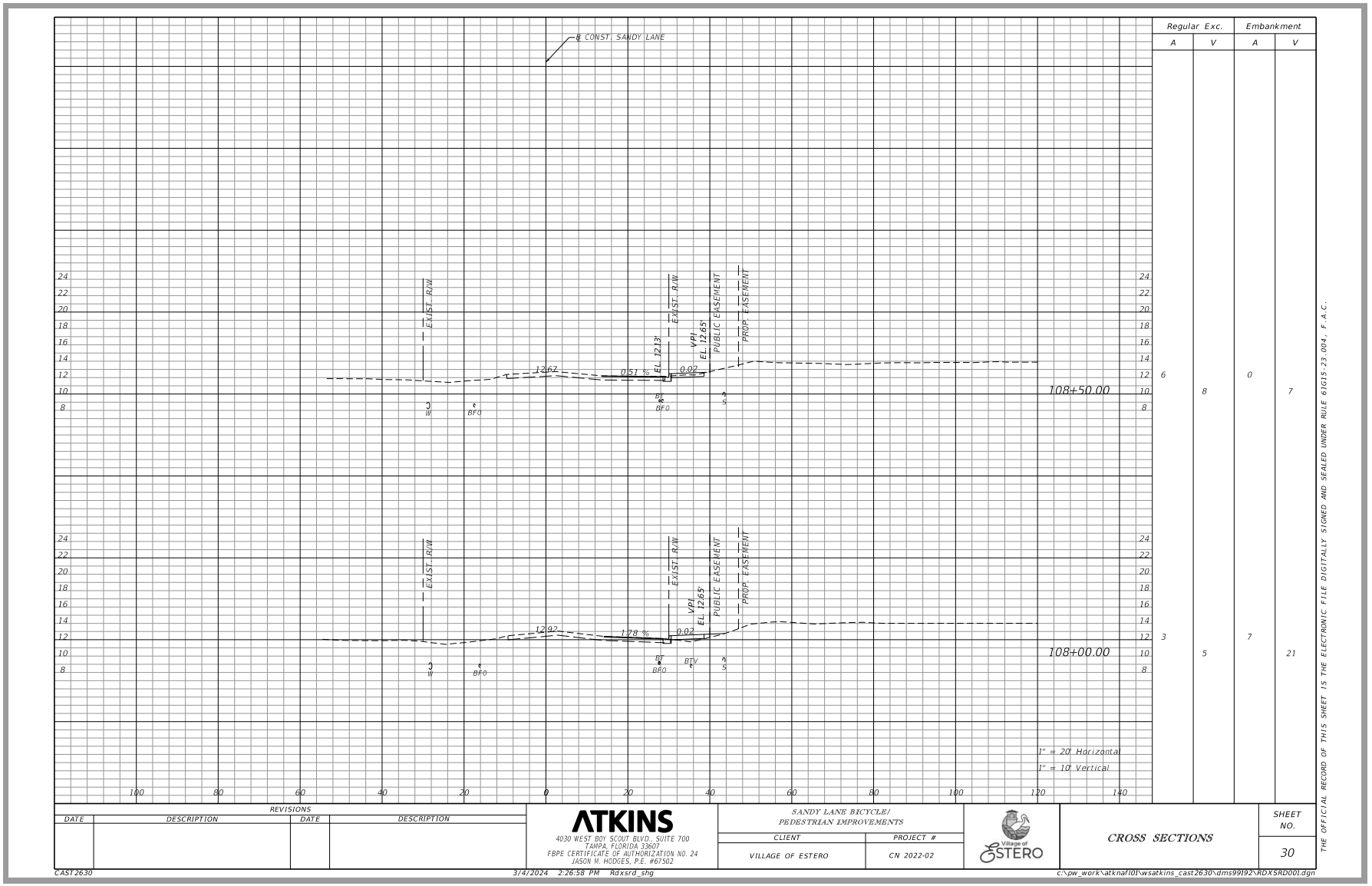
℄ CONST. SANDY LANE
EXIST. R/W
EXIST. R/W
PUBLIC EASEMENT
PROP. EASEMENT
VPI
EL. 12.65'
EL. 12.13'
12.67
0.51 %
0.02
108+50.00
BT
BFO
EXIST. R/W
EXIST. R/W
PUBLIC EASEMENT
PROP. EASEMENT
VPI
EL. 12.65'
12.92
1.78 %
0.02
108+00.00
BT
BFO
BTV
1" = 20' Horizontal
1" = 10' Vertical
Regular Exc.
Embankment
A
V
A
V
6
8
0
7
3
5
7
21
REVISIONS
DATE
DESCRIPTION
DATE
DESCRIPTION
ATKINS
4030 WEST BOY SCOUT BLVD., SUITE 700
TAMPA, FLORIDA 33607
FBPE CERTIFICATE OF AUTHORIZATION NO. 24
JASON M. HODGES, P.E. #67502
SANDY LANE BICYCLE/
PEDESTRIAN IMPROVEMENTS
CLIENT
VILLAGE OF ESTERO
PROJECT #
CN 2022-02
Village of ESTERO
CROSS SECTIONS
SHEET NO.
30
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.
CAST2630
3/4/2024 2:26:58 PM Rdxsrd_shg
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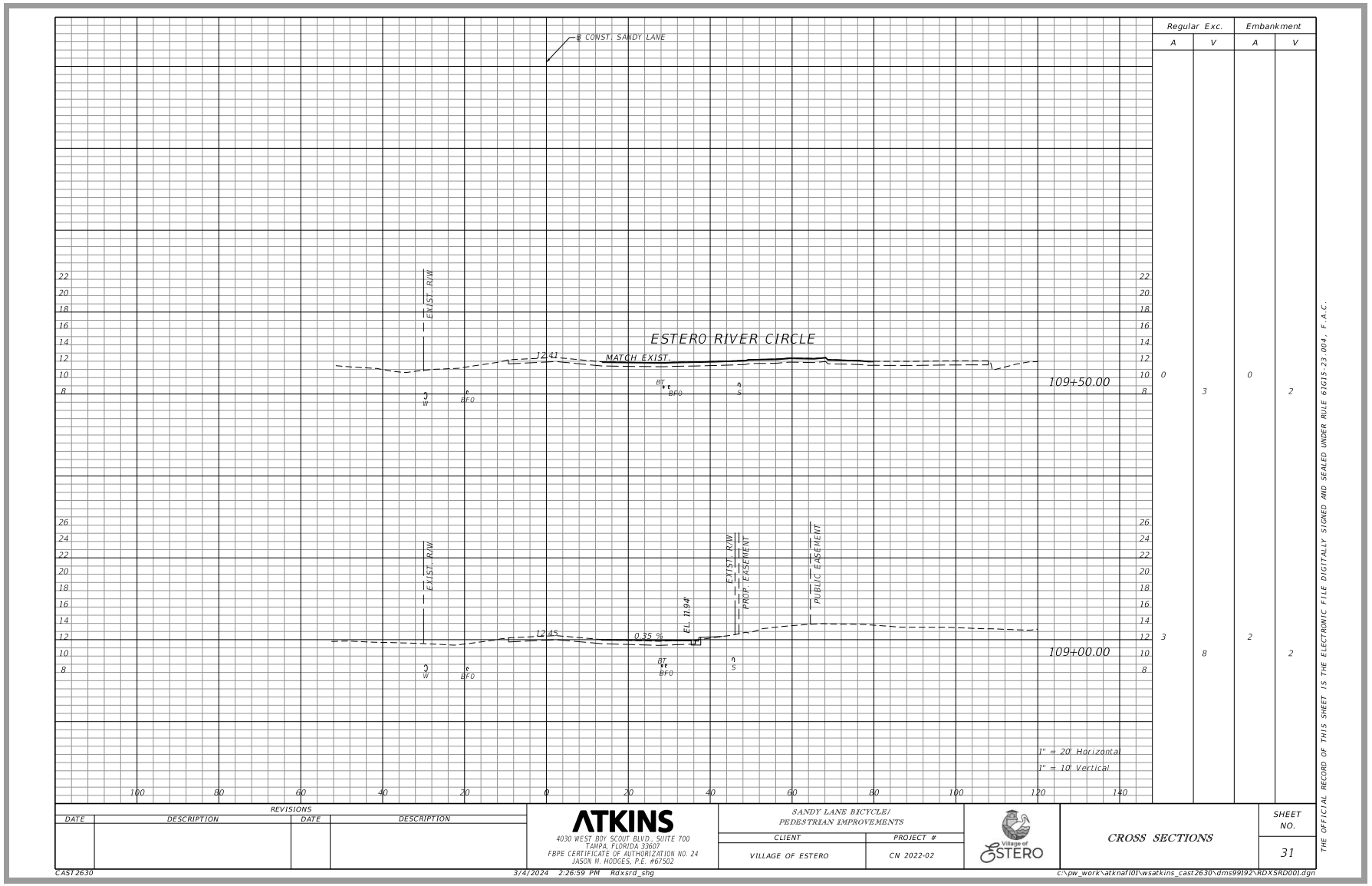
E CONST. SANDY LANE
ESTERO RIVER CIRCLE
MATCH EXIST.
12.41
109+50.00
12.45
0.35 %
EL. 11.94'
109+00.00
EXIST. R/W
PROP. EASEMENT
PUBLIC EASEMENT
BFG
1" = 20' Horizontal
1" = 10' Vertical
Regular Exc.
Embankment
A
V
A
V
0
3
0
2
3
8
2
2
REVISIONS
DATE
DESCRIPTION
DATE
DESCRIPTION
ATKINS
4030 WEST BOY SCOUT BLVD., SUITE 700
TAMPA, FLORIDA 33607
FBPE CERTIFICATE OF AUTHORIZATION NO. 24
JASON M. HODGES, P.E. #67502
SANDY LANE BICYCLE/
PEDESTRIAN IMPROVEMENTS
CLIENT
VILLAGE OF ESTERO
PROJECT #
CN 2022-02
Village of ESTERO
CROSS SECTIONS
SHEET NO.
31
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.
CAST2630
3/4/2024 2:26:59 PM Rdxsrd_shg
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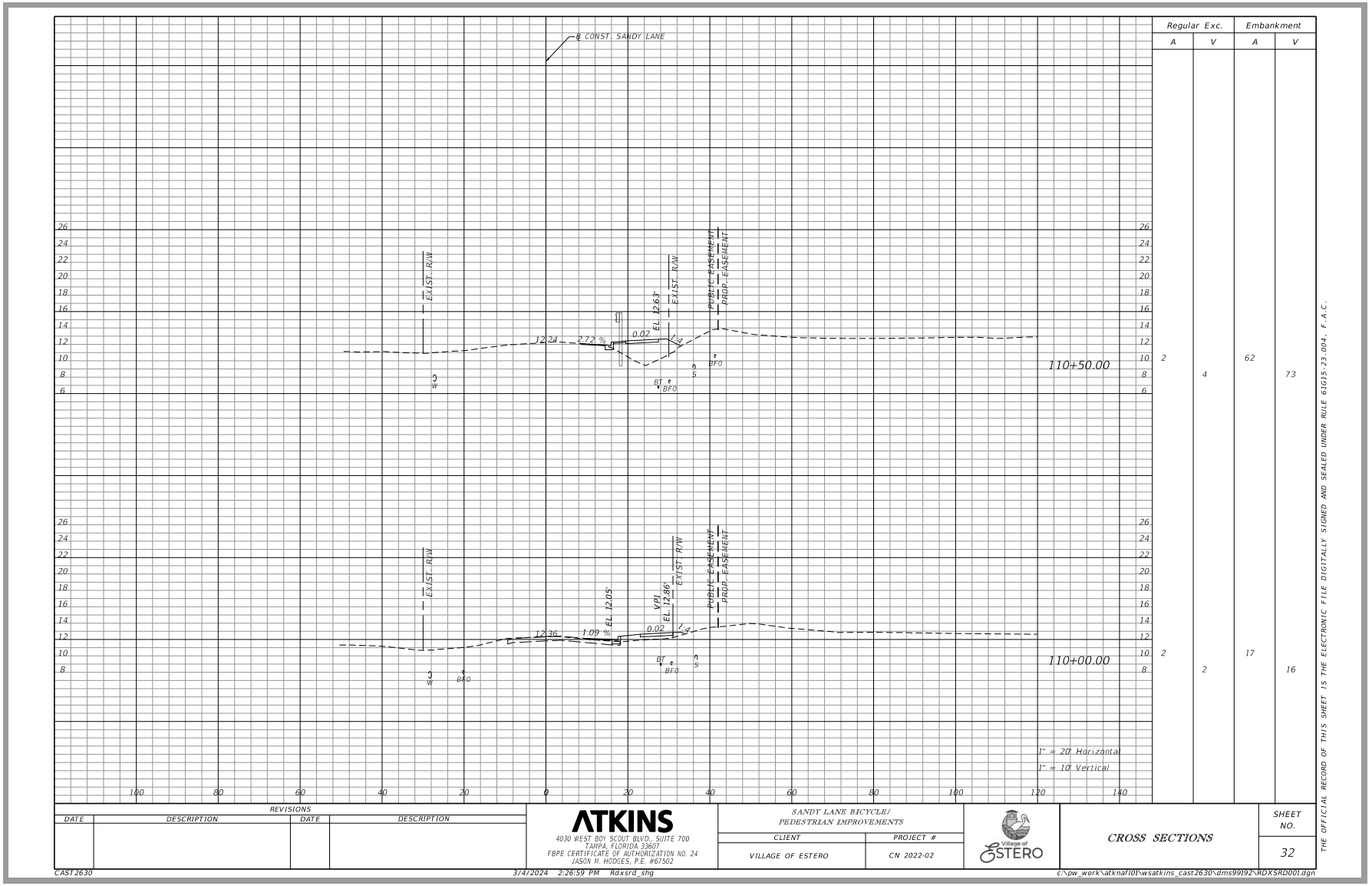

	Regular Exc.		Embankment	
	A	V	A	V
	2	4	62	73
	2	2	17	16

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ATKINS
4030 WEST BOY SCOUT BLVD., SUITE 700
TAMPA, FLORIDA 33607
FBPE CERTIFICATE OF AUTHORIZATION NO. 24
JASON M. HODGES, P.E. #67502

SANDY LANE BICYCLE/ PEDESTRIAN IMPROVEMENTS

CLIENT	PROJECT #
VILLAGE OF ESTERO	CN 2022-02

Village of ESTERO

CROSS SECTIONS

SHEET NO. 32

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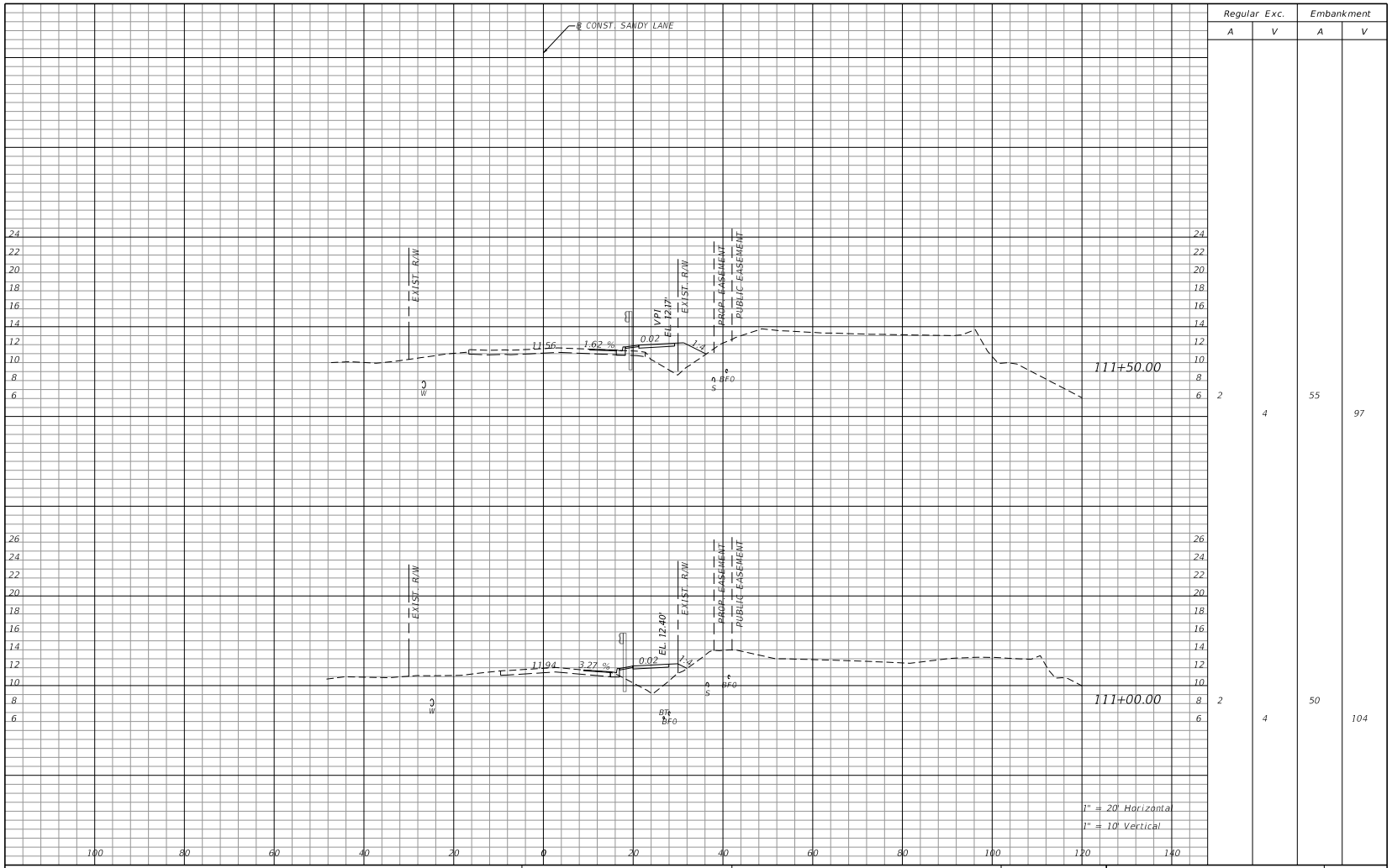

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ATKINS
4030 WEST BOY SCOUT BLVD., SUITE 700
TAMPA, FLORIDA 33607
FBPE CERTIFICATE OF AUTHORIZATION NO. 24
JASON M. HODGES, P.E. #67502

SANDY LANE BICYCLE/
PEDESTRIAN IMPROVEMENTS

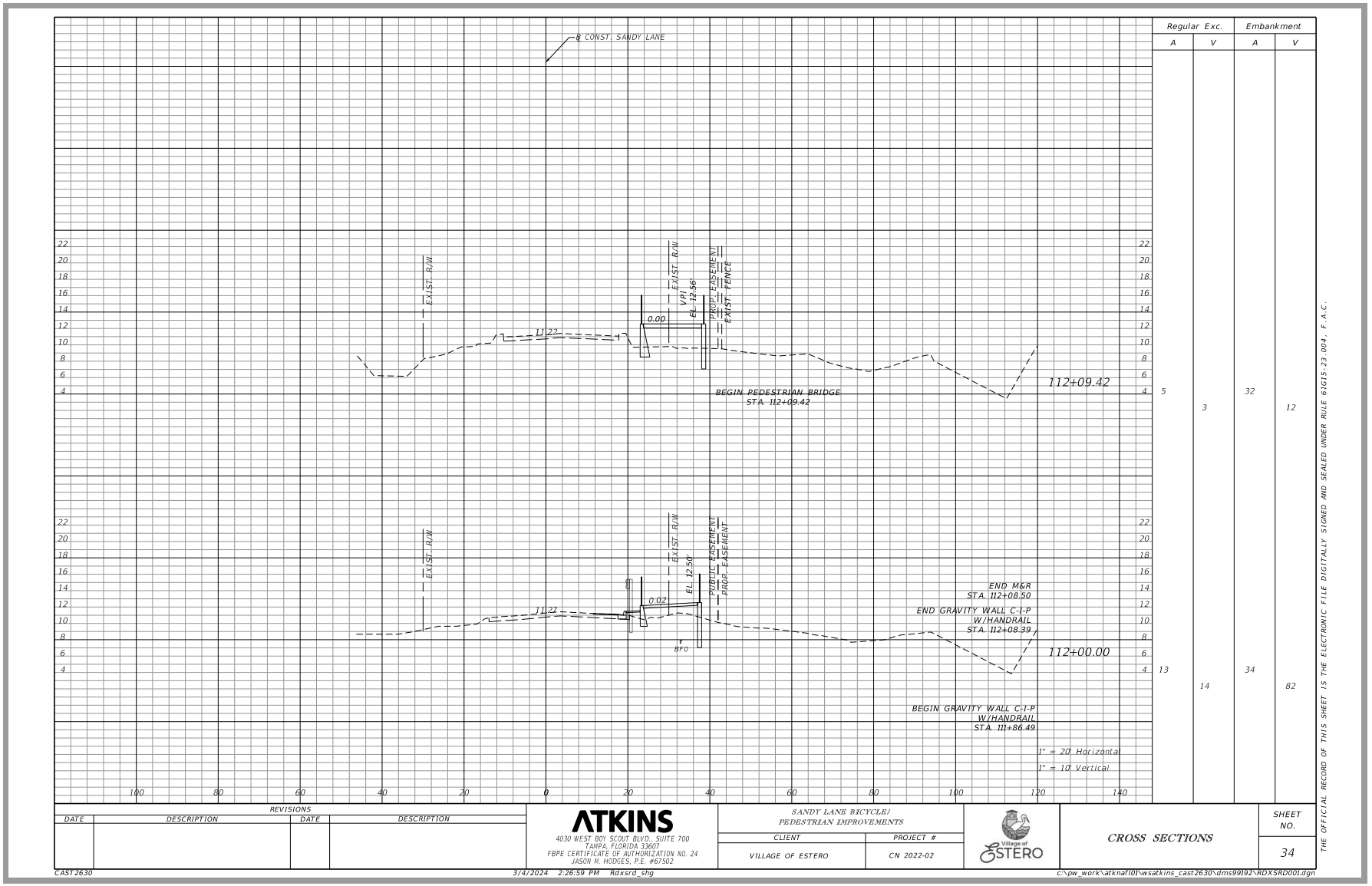
CLIENT	PROJECT #
VILLAGE OF ESTERO	CN 2022-02

Village of ESTERO

CROSS SECTIONS

SHEET NO. 33

CAST2630 3/4/2024 2:26:59 PM Rdxsrd_shg c:\pw_work\atknaf101\wsatkins_cast2630\dms99192\RDXSRD001.dgn


E CONST. SANDY LANE
EXIST. R/W
EXIST. R/W
VPI
EL. 12.56'
PROP. EASEMENT
EXIST. FENCE
0.00
11.22
BEGIN PEDESTRIAN BRIDGE
STA. 112+09.42
112+09.42
EXIST. R/W
EXIST. R/W
EL. 12.50'
PUBLIC EASEMENT
PROP. EASEMENT
0.02
11.22
BFG
END M&R
STA. 112+08.50
END GRAVITY WALL C-I-P
W/HANDRAIL
STA. 112+08.39
112+00.00
BEGIN GRAVITY WALL C-I-P
W/HANDRAIL
STA. 111+86.49
1" = 20' Horizontal
1" = 10' Vertical
Regular Exc.
Embankment
A
V
A
V
5
3
32
12
13
14
34
82
100 80 60 40 20 0 20 40 60 80 100 120 140
REVISIONS
DATE
DESCRIPTION
DATE
DESCRIPTION
ATKINS
4030 WEST BOY SCOUT BLVD., SUITE 700
TAMPA, FLORIDA 33607
FBPE CERTIFICATE OF AUTHORIZATION NO. 24
JASON M. HODGES, P.E. #67502
SANDY LANE BICYCLE/
PEDESTRIAN IMPROVEMENTS
CLIENT
VILLAGE OF ESTERO
PROJECT #
CN 2022-02
Village of ESTERO
CROSS SECTIONS
SHEET NO.
34
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.
CAST2630
3/4/2024 2:26:59 PM Rdxsrd_shg
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