

VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
FEBRUARY 11, 2025, 04:30 PM

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

AGENDA

PLANNING ZONING AND DESIGN BOARD MEETING

9401 Corkscrew Palms Circle, Estero, Florida

February 11, 2025, 04:30 pm

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**
5. **BUSINESS**

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

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

   a. **Consent Agenda**

      i. **Approval of January 14, 2025 meeting minutes.**

      Attachment: 01142025 PZDB Minutes.pdf

6. **PUBLIC INFORMATION MEETING (No votes are taken at Public Information Meetings)**

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

   a. **High 5 Building Elevation Review - (DOS2024-E007) (District 4) The Village owned property is located at 9000 Williams Road on the north side of Williams Road and east of Via Coconut and the railroad right of way.**

      Following up on the Development Order approval granted September 8, 2024.

      As stipulated in the September 8th motion, the applicant is returning to the board with revised architectural elevations for the south and west sides of High 5.

Attachment: 1. High 5 - East _ North Exterior Elevations.pdf
Attachment: 2. High 5 - West _ South Exterior Elevations.pdf

b. Shadow Wood C.C. Lifestyle Center (Pending submittal) (District 6) 22801 Oakwilde Boulevard, located in the development next to the Shadow Wood clubhouse.

The applicant seeks to construct a 38,000 square foot lifestyle center with 6 indoor pickleball courts, restaurant, pro shop and a new outdoor pool. The plan includes modifications to the entry drive, utilities, parking and landscaping.

Attachment: 1. Shadow Wood Life Style Center - Application.pdf
Attachment: 2. Shadow Wood Life Style Center - Site Plan.pdf
Attachment: 3. Shadow Wood Lifestyle Center - Presentation.pdf

7. PUBLIC HEARINGS (Quasi-Judicial)

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

a. Estero 4.2 -- Development Order (District 2) 19950 S. Tamiami Trail, located across US 41 from Wal-Mart and north of the Cayo de Estero Shoppes.

The Development Order is for 2 commercial buildings and supporting infrastructure on 4-acres. The evelopment will include a ±4,000 S.F. dental office and a ±18,000 S.F. day care.

Public Information Meeting was held May 9, 2023.

See Staff Report.

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

Attachment: 1. Estero 4.2 - Staff Report.pdf
Attachment: 2. Estero 4.2 - Attachment Daycare Operations Narrative.pdf
Attachment: 3. Estero 4.2 - Civil Plans.pdf
Attachment: 4. Estero 4.2 - Landscape Plans.pdf
Attachment: 5. Estero 4.2 - Photometric Plans.pdf
Attachment: 6. Estero 4.2 - Building _1 Architectural Plans.pdf
Attachment: 7. Estero 4.2 - Building _2 Architectural Plans.pdf
Attachment: 8. Estero 4.2 - Presentation.pdf

b. Walmart Expansion (DOS2023-E008) (District 2) 19975 So. Tamiami Trail, located at the corner of US 41 and Estero Parkway. The original Development Order was approved in 2012, DOS2012-00045.

Seeking to add a 3,567 square foot addition to the north side of the existing 186,404 square foot building to accommodate storage for on-line pickup orders. Project includes; reconfiguration of parking area adjacent

to addition, restriping in front of building, traffic control and wayfinding signage, and landscape modifications.

Public Information Meeting was held October 10, 2023.

See Staff Report.

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

Attachment: 1. Walmart Expansion - Staff Report.pdf
Attachment: 2. Walmart Expansion - Civil Plans.pdf
Attachment: 3. Walmart Expansion - Presentation.pdf

c. Home2 Suites -- Zoning and DRI Amendment (DCI2024-E005) (District 6) The 2.37-acre hotel site is south of the movie theater in the Coconut Point Mall on the northwest corner of Via Coconut and Via Monte Carlo Way. The property is currently used as a parking lot.

Zoning and DRI Amendment to allow the construction of a 4-story, 111-room hotel.

Public Information Meeting was held December 12, 2023 and a Workshop was held December 10, 2024.

See Staff Report.

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

Attachment: 1. Home2 Suites - Staff Report.pdf
Attachment: 2. Attachment A - Zoning Map_ and Future Land Use Map.pdf
Attachment: 3. Attachment B - Master Concept Plan.pdf
Attachment: 4. Attachment C - Zoning Conditions.pdf
Attachment: 5. Attachment D - Pattern Book.pdf
Attachment: 6. Attachment E - Applicant Information.pdf
Attachment: 7. Home2 Suites - Presentation.pdf
Attachment: 8. Home2 Suites - 8-Day Letter.pdf
Attachment: 9. Coconut Point DRI 10th Amendment to Development Order.pdf

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

9. BOARD COMMUNICATIONS

a. Next meeting - March 11, 2025

10. ADJOURN

General Attachments

- Transcript.pdf

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, FEBRUARY 11, 2025, 4:30 P.M.

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

04:31:16 [SOUNDING GAVEL]
04:31:17 >>Anthony Gargano: I WOULD LIKE TO CALL TO ORDER THE REGULAR
04:31:19 MEETING OF THE VILLAGE OF ESTERO PLANNING ZONING AND DESIGN
04:31:22 BOARD.
04:31:22 I INVITE YOU ALL TO PLEASE RISE FOR THE PLEDGE OF
04:31:25 ALLEGIANCE.
04:31:28 [PLEDGE OF ALLEGIANCE]
04:31:41 I WOULD LIKE TO CONGRATULATE AL AND JIM ON YOUR
04:31:55 REAPPOINTMENT TO THE BOARD.
04:31:58 GLAD TO HAVE YOU BACK ON.
04:32:00 TAMMY, CAN WE HAVE A CALL OF THE ROLL, PLEASE?
04:32:03 >>Tammy Duran: BOARD MEMBER JEANNIN?
04:32:07 >>Kristin Jeannin: HERE.
04:32:08 >>Tammy Duran: BOARD MEMBER JONES IS NOT IN ZOOM YET.
04:32:11 >>Al Paivandy: HERE.
04:32:11 >>Michael Sheeley: HERE.
04:32:13 >>James Tatooles: HERE.
04:32:14 >>Jim Wallace: HERE.

04:32:17 >>Dan Williams: HERE.
04:32:19 >>Anthony Gargano: HERE.
04:32:20 >>Tammy Duran: OUR ATTORNEY NANCY STROUD IS HERE TODAY.
04:32:24 >>Anthony Gargano: OKAY.
04:32:25 I WOULD LIKE TO HAVE A MOTION TO APPROVE THE AGENDA FOR
04:32:28 TONIGHT.
04:32:30 >> SO MOVED.
04:32:30 >> SECOND.
04:32:31 >>Anthony Gargano: ALL IN FAVOR?
04:32:32 ANY OPPOSED?
04:32:35 MOTION PASSES.
04:32:37 NOW WE NEED A MOTION FOR APPROVAL OF THE CONSENT AGENDA.
04:32:42 THE CONSENT AGENDA CONTAINS THE MINUTES OF THE JANUARY
04:32:46 14th MEETING.
04:32:47 I WOULD LIKE TO NOTE THAT THE PDF FILE NAME FOR THOSE
04:32:53 MINUTES SAYS 2005 INSTEAD OF 2025.
04:32:59 SO THAT NEEDS TO BE CORRECTED.
04:33:00 ANYWAY, A MOTION TO APPROVE THE CONSENT AGENDA.

04:33:07 >>Michael Sheeley: SO MOVED.
04:33:08 >>James Tatooles: SECOND.
04:33:11 >>Anthony Gargano: MOVED AND SECONDED.
04:33:13 ALL IN FAVOR?
04:33:13 ANY OPPOSED?
04:33:14 THANK YOU.
04:33:18 TONIGHT, LADIES AND GENTLEMEN, WE HAVE TWO PUBLIC

04:33:26 INFORMATION MEETINGS AND THREE PUBLIC HEARINGS.
04:33:31 THE PUBLIC INFORMATION MEETINGS ARE MEETINGS WHERE THIS
04:33:35 BOARD DOES NOT ACTUALLY MAKE ANY DECISIONS.
04:33:39 PUBLIC INFORMATION MEETINGS ARE AN OPPORTUNITY FOR AN
04:33:42 APPLICANT TO PRESENT WHAT THEY WANT TO DO, WHAT THEIR PLANS
04:33:46 ARE AND FOR THE PUBLIC AND THIS BOARD TO COMMENT, CRITIQUE,
04:33:53 MAKE SUGGESTIONS ON THOSE PLANS.
04:33:55 THE PUBLIC HEARINGS, WHEN WE HAVE THOSE, AND WE HAVE THREE
04:34:00 TONIGHT, THE BOARD SITS IN A QUASI-JUDICIAL ON THESE
04:34:13 MATTERS.
04:34:14 I NEED TO READ A STATEMENT: IN THE MATTERS WHERE THE BOARD
04:34:21 SITS IN A QUASI-JUDICIAL CAPACITY, IF YOU INTEND TO PROVIDE
04:34:26 TESTIMONY ON ANY OF THE APPLICATIONS, YOU MUST BE SWORN IN
04:34:31 BY THE BOARD ATTORNEY AND YOU SHOULD ALSO FILL OUT A PUBLIC
04:34:36 SPEAKER'S CARD AND GIVE IT TO THE DEPUTY VILLAGE CLERK
04:34:39 BEFORE THE ITEM IS CALLED.
04:34:40 IN GENERAL ON EACH APPLICATION, WE WILL FIRST HEAR AN
04:34:45 INTRODUCTION FROM THE VILLAGE COMMUNITY DEVELOPMENT
04:34:47 DIRECTOR, AND THEN A PRESENTATION FROM THE APPLICANT.
04:34:51 THE DIRECTOR MAY THEN MAKE A PRESENTATION.
04:34:56 AFTER THIS, I WILL ALLOW ANYONE FROM THE AUDIENCE WHO HAS
04:34:59 BEEN SWORN TO PROVIDE TESTIMONY.
04:35:00 PLEASE BE CONCISE IN YOUR COMMENTS NOT EXCEEDING FIVE
04:35:05 MINUTES.
04:35:06 THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS AND

04:35:10 PROVIDE REBUTTAL.
04:35:11 ABOUT CROSS-EXAMINATION, WITNESSES, INCLUDING THE PUBLIC,
04:35:15 MAY BE SUBJECT TO CROSS-EXAMINATION.
04:35:19 THE PUBLIC WILL NOT BE PERMITTED TO CROSS-EXAMINE WITNESSES,
04:35:22 BUT THE PUBLIC MAY REQUEST THE BOARD TO DIRECT QUESTIONS ON
04:35:26 THEIR BEHALF TO EITHER STAFF OR THE APPLICANT.
04:35:31 PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
04:35:33 INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
04:35:37 IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
04:35:40 AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
04:35:45 IN ADDITION, BEFORE THE PRESENTATION ON THE APPLICATION
04:35:47 BEGINS, ANY WRITTEN COMMUNICATIONS THAT HAVE BEEN RECEIVED
04:35:51 ON THE QUASI-JUDICIAL MATTER WILL BE PLACED IN THE PUBLIC
04:35:55 RECORD.

04:35:56 I WILL ALSO ASK EACH BOARD MEMBER TO DISCLOSE ANY EX PARTE
04:36:01 COMMUNICATIONS REGARDING THE PARTICULAR APPLICATION BEFORE
04:36:03 IT IS HEARD AND ANY BOARD MEMBER THAT HAS A CONFLICT
04:36:07 REGARDING THE APPLICATION MUST DECLARE THAT CONFLICT AND
04:36:11 WILL NOT BE ALLOWED TO PARTICIPATE IN THE DISCUSSION OR VOTE
04:36:14 ON THE APPLICATION.
04:36:16 SO, WILL ALL THOSE WHO INTEND TO TESTIFY AT ANY OF THE
04:36:23 HEARINGS THIS EVENING, PLEASE STAND, RAISE YOUR RIGHT HAND
04:36:27 TO BE SWORN IN BY THE BOARD ATTORNEY.
04:36:29 >>Nancy Stroud: SINCE NOT EVERYBODY IS HERE, WE MIGHT HAVE
04:36:33 TO DO THIS AGAIN.

04:36:33 >>Anthony Gargano: YES, UNDERSTAND.
04:36:36 >>Nancy Stroud: DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY
04:36:38 YOU WILL GIVE TONIGHT IS THE TRUTH, THE WHOLE TRUTH, AND
04:36:40 NOTHING BUT THE TRUTH?
04:36:41 THANK YOU.
04:36:45 >>Anthony Gargano: ONE FURTHER POINT OF CLARIFICATION, IN
04:36:49 THE PUBLIC INFORMATION PRESENTATIONS, THE PUBLIC IS ALLOWED
04:36:54 TO SPEAK FOR THREE MINUTES.
04:36:56 UNFORTUNATELY, THE DIGITAL CLOCK IS NOT WORKING, BUT YOU
04:37:01 WILL HEAR A TONE, YOU WILL HEAR A BEEP AT THE END OF THE
04:37:05 THREE MINUTES.
04:37:06 FOR THE QUASI-JUDICIAL HEARINGS, THE PUBLIC IS ALLOWED TO
04:37:11 SPEAK FOR FIVE MINUTES.
04:37:13 AGAIN, THE CLOCK IS NOT WORKING.
04:37:15 LISTEN FOR THE BEEP.
04:37:17 I THINK THAT COVERS ALL THE HOUSEKEEPING.
04:37:25 MARY, DO YOU WANT TO START US OFF?
04:37:32 >>Mary Gibbs: GOOD EVENING, EVERYBODY.
04:37:35 CAN YOU HEAR ME?
04:37:36 WE HAVE THE NEW SOUND SYSTEM, AND SOMEHOW THE RED LIGHT
04:37:39 MAKES ME THINK I'M SUPPOSED TO SHUT UP.
04:37:42 APPARENTLY IT IS THE OPPOSITE.
04:37:44 SO WE HAVE OUR FIRST TWO PUBLIC INFORMATION MEETINGS ON THE
04:37:48 AGENDA, WHICH DOESN'T REQUIRE THE SWEARING IN.
04:37:51 BUT THE FIRST PUBLIC INFORMATION MEETING WE HAVE IS THE HIGH

04:37:54 5 BUILDING ELEVATION REVIEW.
04:37:56 IF YOU ALL REMEMBER, THE HIGH 5 PROJECT IS THE VILLAGE
04:37:59 PROJECT ON WILLIAMS ROAD, 20 ACRES THAT CONSISTED OF THE OLD
04:38:03 DRIVING RANGE AND IS GOING TO BE REINVENTED AS THE HIGH 5
04:38:08 WITH THE PICKLEBALL AND SOME SPORTS ACTIVITIES AND
04:38:13 ENTERTAINMENT ACTIVITIES.
04:38:13 YOU ALL HAD REVIEWED THE DEVELOPMENT ORDER BACK IN
04:38:16 SEPTEMBER, AND YOU APPROVED IT AT THAT TIME, BUT YOU SAID WE
04:38:18 WOULD LIKE TO SEE THE ARCHITECTURAL ELEVATIONS FOR THE SOUTH
04:38:21 AND WEST SIDES TO COME BACK LATER BECAUSE YOU CONCEPTUALLY

04:38:26 YOU SAID THE DEVELOPMENT ORDER IS OKAY, BUT WE WOULD LIKE TO
04:38:28 SEE THE ELEVATIONS FOR THE TWO SIDES COME BACK.
04:38:31 SO WE'RE FOLLOWING UP WITH THAT DEVELOPMENT ORDER REQUEST
04:38:36 AND WE HAVE MICHAEL COMPARATO HERE FROM VIESTE, WHICH IS OUR
04:38:41 CONSULTANT, AND HE WILL SHOW YOU SOME OF THE ELEVATIONS, NOT
04:38:44 JUST THE TWO SIDES, BUT SHOW YOU KIND OF THE PLAN FOR THAT
04:38:47 PARK.
04:38:47 THERE'S BEEN A FEW LITTLE REVISIONS.
04:38:49 HE'S GOING TO EXPLAIN THAT FOR YOU.
04:38:53 I'LL ASK HIM, HE JUST RECENTLY HAD MAJOR BACK SURGERY.
04:38:57 I THINK HE WILL HOBBLE UP HERE AND HOPE HE DOESN'T HAVE TO
04:39:00 STAND FOR TOO LONG.
04:39:01 OTHERWISE WE'LL WHEEL A CHAIR UP AND LET HIM SIT.
04:39:06 COME ON UP, MICHAEL.
04:39:08 I THINK, TAMMY, YOU HAVE THE STUFF ONLINE THAT HE CAN BRING

04:39:11 UP.
04:39:39 >>Michael Comparato: GOOD EVENING, EVERYONE.
04:39:41 SORRY TO BE HOBBLING.
04:39:43 AND IF I DON'T HAVE MUCH OF A VOICE, I APOLOGIZE.
04:39:46 TRYING TO RETOOL, IF YOU WILL.
04:39:50 THANKS FOR ALLOWING ME BACK AGAIN.
04:39:51 MY NAME IS MIKE COMPARATO.
04:39:53 AS MARY SAID, OUR COMPANY IS SERVING AS ASSISTANT TO THE
04:39:59 STAFF AND TO THE VILLAGE MANAGER'S OFFICE IN OVERSEEING THE
04:40:03 VILLAGE CENTER PROJECT, ALL INCLUSIVE, BOTH THE
04:40:08 ENTERTAINMENT CAMPUS AND THE SPORTS PARK CAMPUS.
04:40:13 AGAIN, AS MARY ALLUDED TO IN OUR LAST VISIT, AS YOU APPROVE
04:40:17 THE DEVELOPMENT ORDER, YOU SPECIFICALLY AND RIGHTFULLY SO
04:40:20 WANTED TO REVISIT THE BACKDOOR SIDE OF THE BUILDING TO MAKE
04:40:22 SURE THAT HIGH 5 WAS WORKING WITH US TO MAKE SURE THAT
04:40:28 AESTHETICALLY WE COULD DO EVERYTHING WE POSSIBLY COULD TAKE
04:40:32 THAT BACK OF HOUSE AND DRESS IT UP TO BE ICONIC, IS THE WORD
04:40:36 I THINK WE'VE BEEN TRYING TO CONSISTENTLY USE AS WE COULD BE
04:40:39 TO BALANCE THE BUILDING.
04:40:43 ALSO, AS MARY ALLUDED TO, THERE HAVE BEEN SOME FAIRLY
04:40:47 EXTENSIVE, AND WE THINK VERY GOOD MODIFICATIONS, TO THE
04:40:50 OVERALL CONCEPT PLAN THAT HAS DRIVEN A LOT OF THIS THAT WE
04:40:53 THOUGHT WE WOULD SHARE WITH YOU ALL, EVEN THOUGH IT IS IN A
04:40:56 BIGGER CONTEXT.
04:40:57 SO WE HAD THEM SPECIFICALLY SHOW ALL OF THE BUILDING

04:41:01 ARCHITECTURE, BY THE WAY, HAS STAYED EXACTLY THE SAME AS
04:41:03 WHAT YOU SAW IN THE PRIOR APPROVAL PROCESS.
04:41:08 NOTHING HAS CHANGED WHATSOEVER IN ANY OF THE BUILDING
04:41:12 COMPONENTS OR BUILDING DESIGN.
04:41:14 THEY HAVE BEEN VERY CONSISTENT AND ARE STILL CONSISTENT WITH
04:41:16 THAT.

04:41:17 WHAT WE DID DO IS HAVE THEM DRESS UP THE BACK SIDE, THE WEST
04:41:21 AND SOUTH SIDES OF THE BUILDING.
04:41:25 AND WHAT WE HAD THEM DO IS ADD A LOT OF VERTICAL ELEMENTS
04:41:28 AND FEATURES TO THAT PART OF THE BUILDING THAT HOPEFULLY
04:41:31 YOU'LL SEE IN THESE PERSPECTIVES.
04:41:33 THIS IS ONE OF THOSE PERSPECTIVES LOOKING FROM THE WEST TO
04:41:38 THE SOUTH -- SOUTHEAST, IF YOU WILL.
04:41:42 THE FAR SIDE OF THAT SHOWS A SCULPTED ENTRYWAY.
04:41:47 YOU'LL BE ABLE TO SEE THIS BETTER IN THE PLAN WHEN I SHOW IT
04:41:50 TO YOU HERE IN A MINUTE WHERE THE BACK OF HOUSE SERVICES ON
04:41:53 THE FAR RIGHT SIDE, THEY ADDED A SERIES OF VERTICAL ELEMENTS
04:41:57 BOTH ON THE GROUND, YET TO BE DEFINED.
04:42:00 WE'VE GOT PLACE HOLDERS IN THERE NOW.
04:42:03 AND THEN ALSO VERTICAL ELEMENTS ATTACHED TO THE BUILDING TO
04:42:05 BREAK UP THE BUILDING AS SUGGESTED BY THE BOARD THAT WE'RE
04:42:11 CONTINUING TO REFINE AS WELL.
04:42:13 I MIGHT ALSO POINT OUT, YOU'LL SEE MULTIPLE LAYERS OF
04:42:17 LANDSCAPE AND HARD SCAPE FEATURES.
04:42:19 WE HAVE A TWO LAYER BUFFER ON THIS SIDE OF THE CAMPUS WITHIN

04:42:23 THE PERIMETER OF HIGH 5, THEY WILL HAVE THEIR OWN LANDSCAPE
04:42:27 AND HARD SCAPE PLAN.
04:42:28 OUTSIDE OF THAT AS PART OF OUR MASTER DEVELOPMENT FROM THE
04:42:31 VILLAGE'S PERSPECTIVE, WE HAVE YET ANOTHER LAYER OF
04:42:34 LANDSCAPE AND HARD SCAPE FEATURES IN ADDITION TO THEIRS.
04:42:39 SO WE HAVE A DUAL LEVEL OF EFFECTIVELY BUFFERING THAT WE'LL
04:42:42 BE DOING BETWEEN THEIR SCOPE OF WORK AND OURS FROM THE
04:42:46 VILLAGE PERSPECTIVE.
04:42:48 TAMMY, HOW DO I SWITCH?
04:42:50 TO THE OTHER PERSPECTIVE.
04:42:56 SO THIS IS LOOKING FROM THE SOUTHEAST TO THE NORTHWEST.
04:43:04 THIS IS THAT SAME -- FROM THE OTHER PERSPECTIVE, BUT THE
04:43:09 SAME SOUTHERN ELEVATION.
04:43:13 AGAIN, YOU'LL SEE A NUMBER OF DIFFERENT ELEMENTS THAT THEY
04:43:15 ARE BEGINNING TO INTRODUCE AND WE'RE WORKING WITH OUR, THE
04:43:18 VILLAGE'S LANDSCAPE AND HARD SCAPE PROFESSIONAL TEAM TO
04:43:23 BLEND THIS IN WITH WHAT WE'RE DOING ON THE BALANCE OF THE
04:43:25 CAMPUS WITH ALL THOSE FEATURES.
04:43:27 YOU CAN HOPEFULLY SEE THAT THEY HAVE ADDED A NUMBER OF THOSE
04:43:29 VERTICAL ELEMENT FEATURES TO THE BUILDING ON THESE
04:43:33 ELEVATIONS.
04:43:33 WHERE THIS GETS TO BE VERY IMPORTANT -- AND ONE LAST
04:43:39 REQUEST, TAMMY, IF YOU DON'T MIND, IF YOU CAN GET TO THE
04:43:42 CONCEPT PLAN, PLEASE -- THANK YOU.
04:43:51 IF YOU RECALL, BEFORE WE WERE ABLE TO REACH AN AGREEMENT

04:43:59 WITH THE COUNTY TO ACQUIRE THE ACREAGE BETWEEN OUR 20 ACRES
04:44:05 AND THE SCHOOL PROPERTY, WE HAD ORIENTED THE ENTERTAINMENT

04:44:10 CAMPUS, AS WE ARE CALLING IT, ALL TO THE SOUTHWEST, WITHIN
04:44:12 THE 20 ACRES THAT WE AS A VILLAGE OWNED AND CONTROLLED.
04:44:16 SO WHERE YOU SEE THE DRIVING RANGE NOW ON THIS FIGURE, THAT
04:44:24 IS WHERE THE CURRENT POP WARNER FIELDS ARE.
04:44:27 SO OUR 20-ACRE PARCEL IS TO THE WEST OF THAT.
04:44:30 THAT DRIVING RANGE PIECE IS TECHNICALLY NOW THE POP WARNER
04:44:36 FIELD IS OWNED BY THE COUNTY THAT THEY ARE TRANSFERRING
04:44:38 OWNERSHIP TO US.
04:44:39 AND THEN THE AREA TO THE NORTH OF THAT THAT IS HEAVILY
04:44:42 WOODED IS ALSO COUNTY OWNED.
04:44:45 THAT'S THE NEW PIECE THAT'S ENTERED INTO THE EQUATION
04:44:49 WHEREAS BEFORE WE HAD THE PARCEL OWNED BY THE SCHOOL
04:44:51 DISTRICT THAT WE'RE LEASING AND THEN THE PARCEL WE OWN TO
04:44:54 THE WEST OF IT BUT WITH A BUFFER AREA IN BETWEEN.
04:44:57 NOW WITH THE COUNTY TRANSACTION CLOSING AND THE AGREEMENT
04:45:02 SIGNED, WE'RE BLENDING THE ENTIRE CAMPUS INTO ONE HOLISTIC
04:45:05 CAMPUS.
04:45:07 SO WHAT WE'VE DONE AND WHAT HIGH 5 HAS BEEN VERY COOPERATIVE
04:45:10 IN DOING, WE INVERTED THE BUILDING.
04:45:13 WE ASKED THEM TO REORIENT THE FRONT DOOR.
04:45:15 IF YOU REMEMBER THE FRONT DOOR OF THEIR BUILDING WAS FACING
04:45:18 SOUTH.
04:45:19 WE ASKED THEM TO REORIENT IT --

04:45:21 >>Tammy Duran: EXCUSE ME.
04:45:22 I'M SO SORRY.
04:45:24 BOARD MEMBER JONES IS NOW IN THE MEETING.
04:45:25 BOARD MEMBER JONES IS NOW IN THE MEETING.
04:45:31 >>Michael Comparato: WHAT WE ASKED THEM TO DO IS REORIENT
04:45:34 THE FRONT DOOR TO THE NORTH PART OF THE BUILDING SO THAT ALL
04:45:37 OF OUR PARCELS, ALL OF OUR ENTERTAINMENT PARCELS AND FAMILY
04:45:41 AND RECREATION PARCELS THAT WERE COMBINING AND COLLABORATING
04:45:46 WITH THE SPORTS PARK WILL ALL FACE INWARD TOWARD THE CAMPUS.
04:45:49 EVERYTHING IS NOW ONE HOLISTIC CAMPUS, AND THEY ARE VERY
04:45:53 ACCOMMODATING, THAT IT CAUSED THEM TO REORIENT SOME OF THEIR
04:45:57 PICKLEBALL COURTS AND LAY THAT OUT SO WE COULD MAXIMIZE
04:46:01 VALUE BACK TO THE VILLAGE, WHICH THEY WERE HELPFUL.
04:46:03 WHAT IT DID IS IT CAUSED US TO TAKE THE SOUTHERN ENTRANCE OR
04:46:08 THE SERVICE ENTRANCE TO THE BUILDING TO THAT SOUTHEAST
04:46:11 QUADRANT.
04:46:12 THOSE WERE THE IMAGES WE JUST SHOWED YOU THE PERSPECTIVES.
04:46:15 YOU CAN SEE KIND OF THE DRIVE INTO THAT AREA.
04:46:20 THE PARKING AREA, IF YOU REMEMBER, IS OURS.
04:46:23 THAT'S ALL COMMON AREA OWNED BY THE VILLAGE AND BUILT BY THE
04:46:26 VILLAGE AND WILL BE COMMONLY MAINTAINED WITH COMMON AREA
04:46:29 ASSESSMENTS TO EACH OF OUR ENTERTAINMENT PARTNERS.
04:46:34 ALONG THAT PARKING LOT LINE, WE WILL HAVE A LAYER OF
04:46:36 LANDSCAPE AND HARD SCAPE BUFFER AND THEN ON THE PROPERTY

04:46:41 THEMSELVES, HIGH 5 AT THEIR BUILDING WILL HAVE ANOTHER LAYER

04:46:44 OF LANDSCAPE AND HARD SCAPING AS WELL TO REALLY BUFFER THAT
04:46:49 BACK OF HOUSE, IF YOU WILL, FROM OUR PARKING LOTS AND FROM
04:46:53 OTHER USERS AND RETENTION AREAS, ET CETERA.
04:46:57 JUST TO UPDATE YOU REAL QUICK ON WHERE WE ARE IN PROGRESS,
04:47:02 AS YOU KNOW, WE'RE ALREADY UNDER CONSTRUCTION AT THE SITE.
04:47:07 WE ARE IN THE PROCESS OF MAKING SOME REVISIONS TO THE SITE
04:47:10 BASED ON THE REVISIONS TO THE PLAN, AND WE ARE NOW
04:47:15 FINALIZING OUR CONSTRUCTION MANAGER AT RISK FOR THE SPORTS
04:47:18 PARK CAMPUS THAT WILL INCLUDE THE MAIN ENTRY OFF OF VIA
04:47:22 COCONUT TO WORK ITS WAY THROUGH, WORK OUR SPINE ROAD THROUGH
04:47:26 THE SPORTS PARK CAMPUS.
04:47:28 THAT WILL BE THE FRONT DOOR ENTRANCE TO HIGH 5 AS WELL.
04:47:32 AND WE'RE COORDINATING THE WORK BEING DONE BY OUR
04:47:35 ENTERTAINMENT CAMPUS CONTRACTOR, WRIGHT CONSTRUCTION, WITH
04:47:37 OUR NEW CONSTRUCTION MANAGER AT RISK ON THE SPORTS PARK SO
04:47:41 THAT ALL OF THE TIMING WORKS TO OPEN EVERYTHING AT THE SAME
04:47:44 TIME.
04:47:47 >>Jim Wallace: THE SPINE ROAD THAT YOU'RE TALKING ABOUT, IS
04:47:49 IT GOING TO BE JUST TWO LANES OR FOUR LANES?
04:47:52 >>Michael Comparato: IT'S DESIGNED TO BE A MEDIAN.
04:47:58 IT'S TWO LANES WITH THE MEDIAN.
04:48:01 WITH EXTRA WIDE SIDEWALKS, WHAT WE'RE REALLY DOING HERE, YOU
04:48:08 CAN SEE WE'RE IN THE SPORTS PARK, AND YOU'LL SEE MORE OF
04:48:11 THIS AS THE SPORTS PARK CONTINUES TO EVOLVE FROM THE CONCEPT
04:48:15 PLAN TO ACTUAL DESIGN AND ENGINEERING, BUT WE'RE REALLY

04:48:18 DESIGNING THIS TO BE A VERY PEDESTRIAN FRIENDLY PARK AND
04:48:25 ENJOY BOTH ENTERTAINMENT AND SPORTS PARK ASSETS AT THE SAME
04:48:29 TIME AS WELL.
04:48:34 >>Michael Sheeley: THE PARKING, SINCE YOU FLIPPED THE
04:48:36 BUILDING ENTRANCE TO THE NORTH, THE PARKING IS BEHIND THE
04:48:39 BUILDING.
04:48:40 >>Michael Comparato: NO.
04:48:41 IF YOU NOTICE TO THE NORTH OF HIGH 5, THERE IS A PARKING
04:48:44 FIELD AS WELL.
04:48:45 SO WE ORIENTED, I WANT TO SAY IT WAS 150 PARKING SPACE RANGE
04:48:49 THAT WE COLLABORATED WITH HIGH 5 ON TO HAVE AT THEIR FRONT
04:48:53 DOOR NEXT TO THE MINIATURE GOLF AREA NORTH OF THEIR
04:48:55 BUILDING.
04:48:56 ADDITIONALLY, THERE WILL OBVIOUSLY BE PARKING TO THE SOUTH
04:48:59 OF THE BUILDING.
04:49:00 AS PART OF OUR SPORTS PARK PLAN, WE HAVE ADDITIONAL COMMON
04:49:03 PARKING TO THE NORTH OF THE ROUNDABOUT OR THE PEANUT SHAPED
04:49:07 ROUNDABOUT NORTH OF THAT FOR ALL USERS.
04:49:09 AND THEN WE'RE WRAPPING PARKING ALONG THE SPINE ROAD AS WELL
04:49:12 FOR THE BENEFIT OF ALL THE USERS ALSO.

04:49:15 >>Michael Sheeley: THE MAJORITY OF PARKING IS STILL BEHIND
04:49:18 THE BUILDING.
04:49:19 HOW DO YOU SEE ACCESS FROM THAT PARKING TO THE BUILDING
04:49:21 ITSELF?
04:49:22 IS THAT A WALK THAT GOES NORTH-SOUTH ADJACENT TO THE

04:49:25 BUILDING?
04:49:25 >>Michael Comparato: UM-HUM.
04:49:26 THERE IS A SERVICE ROAD -- NOT A SERVICE ROAD, BUT
04:49:29 NORTH-SOUTH ROAD BETWEEN THE DRIVING RANGE AND HIGH 5 THAT
04:49:32 WILL ALSO HAVE A WIDE WALKWAY AND PEDESTRIAN SIGNAGE FOR
04:49:36 BOTH AND WAYFINDING SIGNAGE FOR BOTH PEDESTRIANS AND
04:49:40 VEHICULAR TRAFFIC.
04:49:42 >>Michael Sheeley: I SEE.
04:49:48 >>Kristin Jeannin: IS THE AREA TO THE SOUTH OF WHAT I THINK
04:49:50 IS HIGH 5 ON HERE, IT'S NOT LABELED.
04:49:54 HIGH 5 IS NOT LABELED.
04:49:55 THE PARKING LOTS ARE NOT LABELED AND WHATEVER THIS SQUARE
04:49:58 BOX IS --
04:50:00 >>Michael Comparato: THIS IS A CONCEPT PLAN FOR THE SPORTS
04:50:02 PARK.
04:50:03 >>Kristin Jeannin: IT'S NOT EVEN A CONCEPT PLAN.
04:50:05 IT IS AN INSUFFICIENT CONCEPT PLAN.
04:50:07 ALL THE THINGS WE'RE TALKING ABOUT AREN'T LABELED.
04:50:09 WHAT ARE WE LOOKING AT?
04:50:11 WHAT IS THAT SQUARE BOX?
04:50:12 >>Michael Comparato: THE SQUARE BOX TO THE SOUTH IS A
04:50:15 DEVELOPMENT PAD.
04:50:16 WE HAVE FIVE PADS IDENTIFIED AS PART OF OUR SPORTS PARK
04:50:20 ENTERTAINMENT CAMPUS.
04:50:23 THE DRIVING RANGE IS ONE.

04:50:25 HIGH 5 IS THE SECOND WHERE THE PICKLEBALL BALL COURTS ARE.
04:50:28 THERE ARE TWO ADDITIONAL PADS ALONG THE LAKE, ONE THERE AT
04:50:31 THE BOTTOM CORNER ALONG WILLIAMS AND ANOTHER ONE BETWEEN
04:50:34 HIGH 5 AND THE LAKE ALONG VIA COCONUT AND THEN A FIFTH
04:50:37 PARCEL NORTH WHERE THE MAINTENANCE BUILDING CURRENTLY IS
04:50:39 NORTH OF HIGH 5 WHERE YOU SEE THE GREENSPACE CURRENTLY,
04:50:43 UPPER LEFT-HAND CORNER.
04:50:48 >>Jim Wallace: I THINK IT'S ACTUALLY VERY GOOD.
04:50:50 I THINK IT'S A BIG IMPROVEMENT.
04:50:55 [FAINT AUDIO]
04:50:59 WITH ALL THE THINGS GOING ON HERE AND I BELIEVE IT WILL BE
04:51:03 VERY SUCCESSFUL, BE A CENTER OF DESTINATION FOR ESTERO
04:51:10 RESIDENTS, AS WE ALL KNOW, THERE'S GOING TO BE 70,000 OR
04:51:13 80,000 HOMES IN ESTERO VERY SOON.
04:51:19 I QUESTION WHETHER OR NOT A SINGLE TWO-LANE ROAD IS GOING TO
04:51:23 BE SUFFICIENT TO HAVE PEOPLE EXIT, PARTICULARLY ON VIA

04:51:28 COCONUT ROAD BUT ALSO THERE'S NO LIGHT OR ANYTHING ELSE ON
04:51:32 WILLIAMS.
04:51:33 WE KNOW THAT WILL BE FOUR-LANED.
04:51:35 THE ONLY SUGGESTION I WOULD MAKE, I THINK IT IS EXCELLENT,
04:51:40 BUT I'M VERY CONCERNED ABOUT THAT SPINE ROAD ONLY BEING
04:51:45 TWO-WAY TRAFFIC.
04:51:47 >>Michael Comparato: APPRECIATE THAT.
04:51:48 I DON'T KNOW IF DAVID IS STILL SITTING BEHIND ME BECAUSE I
04:51:53 CAN'T TURN AROUND RIGHT NOW, BUT I THINK WHAT HE WOULD AGREE

04:51:57 WITH IS, I THINK WE HAVE ENOUGH ROOM AS WE FINALLY ENGINEER
04:52:01 THE SPORTS PARK CAMPUS, WE HAVE ENOUGH ROOM TO ADJUST AS OUR
04:52:05 TRAFFIC STUDY.
04:52:10 >>Jim Wallace: IF YOU DON'T PUT IT IN NOW, IT'S TOO LATE --
04:52:13 >>Michael Comparato: SURE.
04:52:13 UNDERSTOOD.
04:52:14 APPRECIATE THAT.
04:52:16 >>Michael Sheeley: COULD YOU GO BACK TO THE BUILDING
04:52:18 ELEVATIONS, PLEASE?
04:52:20 OR TAMMY COULD.
04:52:22 CAN YOU TELL ME WHAT THOSE WHITE POLES ARE GOING TO BE?
04:52:34 YOU SAID MAYBE A CONCEPTUAL --
04:52:37 >>Michael Comparato: CONCEPTUAL PLACE HOLDERS FOR NOW MADE
04:52:40 TO LOOK LIKE BOWLING PINS.
04:52:42 >>Michael Sheeley: WOULD THERE BE LIGHTS IN THERE?
04:52:45 >>Michael Comparato: PROBABLY.
04:52:46 AGAIN, OUR LANDSCAPE ARCHITECTS AND HARD-SCAPE COORDINATION
04:52:50 HASN'T GONE TO THAT FAR YET, BUT WE WANT SOMETHING TO BE,
04:52:53 AGAIN, VERY DYNAMIC AND VERY ATTRACTIVE.
04:52:58 WE KNOW WE WANT VERTICAL ELEMENTS IN THE GROUND.
04:53:01 WE'RE CERTAIN THAT WE'RE GOING TO HAVE SITE LIGHTING ALONG
04:53:04 THE WALKWAYS TO LIGHT UP AND ENHANCE EVERYTHING.
04:53:07 IF YOU NOTICE WAY BACK IN THE BACKGROUND, THERE'S ALSO
04:53:10 WHATEVER PLACE HOLDER FOR SIMILAR FEATURES EVEN AT THE FRONT
04:53:14 OF THE BUILDING.

04:53:14 SO THERE'S CONSISTENCY ALL THE WAY AROUND.
04:53:17 >>Michael Sheeley: I LIKE THE BOWLING PIN IDEA.
04:53:20 >> I DON'T.
04:53:21 >>Michael Sheeley: YOU DON'T.
04:53:23 >>Kristin Jeannin: NOT AT ALL.
04:53:25 THAT'S KITSCHY.
04:53:26 THAT'S DISNEYLAND.
04:53:27 >>Michael Sheeley: THIS IS DISNEYLAND, ESTERO.
04:53:31 CAN YOU TELL ME ON THE FACE OF THE BUILDING, THE VERTICAL,
04:53:33 THE GREEN PART ON THE RIGHT SIDE, THE VERTICAL ELEMENTS THAT
04:53:36 ARE BLACK, ARE THOSE LIGHTS?
04:53:37 >>Michael Comparato: I THINK THAT'S LIGHTING, IF I'M NOT

04:53:40 MISTAKEN WITH FLAGS TO THE LEFT.
04:53:42 >>Michael Sheeley: FURTHER DOWN, THE BROWN THINGS THAT LOOK
04:53:44 LIKE THEY ARE SEPARATED FROM THE FACE WHAT THAT MIGHT BE?
04:53:47 >>Michael Comparato: I CAN'T REMEMBER HONESTLY WHAT THE
04:53:49 ARCHITECTS HAVE PLANNED THERE.
04:53:50 >>Kristin Jeannin: THERE'S GREEN AND BROWN BANNERS.
04:53:56 >>Michael Comparato: THERE ARE BANNERS ON THE LEFT-HAND
04:53:58 SIDE, KIND OF THE ORANGE FEATURES TO THE LEFT OF THE TREE
04:54:01 ARE DESIGNED TO BE BANNERS.
04:54:03 I THINK TO THE RIGHT ARE BUILDING LIGHTING, ENHANCED
04:54:07 LIGHTING FEATURES, IF I REMEMBER CORRECTLY.
04:54:13 >>James Tatooles: WHEN I LOOK AT IT, TO PIGGYBACK, THOSE
04:54:19 WHITE POSTS LOOK LIKE BARRICADES TO KEEP SOMEBODY OUT.

04:54:22 >>Michael Comparato: A LOT OF PEOPLE THINK THEY LOOK LIKE
04:54:25 TRAFFIC BOLLARDS.
04:54:25 WE'RE STILL CONTEMPLATING WHAT THOSE WILL LOOK LIKE AND WHAT
04:54:33 THEY WILL BE.
04:54:34 >>Kristin Jeannin: WHEN DO WE GET TO CONTEMPLATE WHAT THEY
04:54:36 ARE?
04:54:41 >>Jim Wallace: WE STARTED OUT THIS CONVERSATION SEVERAL
04:54:44 MONTHS AGO.
04:54:44 ONE OF THE THINGS I THINK WE ALL AGREED ON, CERTAINLY, THE
04:54:48 COMMITTEE AGREED ON IS THERE WAS AN OPPORTUNITY FOR THE
04:54:51 BUILDING TO BE ICONIC I THINK IS THE WORD WE USED.
04:54:54 IT'S GOTTEN BETTER.
04:54:58 FROM THE LAST MEETING, IF I REMEMBER, WE TALKED ABOUT DOING
04:55:01 THINGS WITH ARTICULATION, HAVING MORE RANDOM ROOF LINES,
04:55:06 OTHER THINGS THAT WOULD BREAK UP THAT SOUTH ELEVATION OF THE
04:55:09 BUILDING BECAUSE THE SOUTH AND EAST -- THE EAST ELEVATION IS
04:55:12 GOING TO BE FACING THAT SPINE ROAD THAT YOU'RE TALKING
04:55:15 ABOUT.
04:55:16 SO IT BETTER BE GREAT.
04:55:17 I LOOK AT IT AND I GO, OH, DOESN'T LOOK GREAT TO ME.
04:55:21 AS I SAID AT THE LAST MEETING, THE FACE OF THE BUILDING, THE
04:55:27 ELEVATION OF THE BUILDING IS FACING THE PARKING LOT WHERE
04:55:29 MOST OF THE PEOPLE ARE GOING TO ARRIVE, DOES THE BUILDING
04:55:34 BECOME A DISAPPOINTMENT RATHER THAN AN INSPIRATION?
04:55:38 I THINK IT'S DEFINITELY NOT ICONIC.

04:55:42 DOES IT LOOK LIKE A STORAGE BUILDING?
04:55:47 I DON'T KNOW.
04:55:48 THE SOUTH ELEVATION TO ME, I DON'T KNOW ABOUT MY
04:55:51 ARCHITECTURAL FRIENDS OVER HERE.
04:55:53 THEY ARE THE EXPERTS.
04:55:54 BUT IT CERTAINLY ISN'T WOWING ME.
04:55:57 I THINK YOUR SITE PLAN IS, YOUR CONCEPT IS, BUT THE
04:55:59 ARCHITECTURE IS STILL FOR ME JUST NOT THERE.

04:56:02 >>Michael Comparato: JUST AS A REMINDER, THE SOUTH ELEVATION
04:56:05 IS NOT THE ENTRANCE TO THE BUILDING.
04:56:07 THE ENTRANCE IS FROM THE NORTH.
04:56:08 THE NORTH ELEVATION IS THE FRONT DOOR AND THE MAJORITY OF
04:56:11 THE PARKING WILL BE IN THE FRONT OF THE BUILDING, NOT IN THE
04:56:15 BACK OF THE BUILDING.
04:56:15 >>Jim Wallace: WHERE DID I SEE THE PARKING LOT ON THE SOUTH
04:56:19 SIDE.
04:56:19 >>Michael Comparato: THERE IS A PARKING LOT ON THE SOUTH
04:56:21 SIDE BUT ALSO TWO OTHER PADS FOR THE PARKING LOT TO SERVE.
04:56:25 REMEMBER BACK TO THE CONCEPT PLAN, WE PUT 150 OR 200 PARKING
04:56:29 SPACES ON THE FRONT SIDE ON THE NORTH SIDE OF THE BUILDING
04:56:32 BY -- ON THE OTHER SIDE OF MINIATURE GOLF, THERE WILL BE THE
04:56:35 FRONT DOOR AND ENTRY POINT TO HIGH 5.
04:56:37 >>Jim Wallace: WITH THE GREATEST RESPECT FOR YOUR ARCHITECTS
04:56:40 AND EVERYONE ELSE, BUILDING CAN'T BE ICONIC ON ONE CORNER.
04:56:46 A GREAT BUILDING IS GREAT ON ALL FOUR SIDES.

04:56:50 >>Michael Comparato: APPRECIATE THAT.
04:56:51 THEY ARE TRYING TO ACCOMPLISH THAT GIVEN THE FACT THAT THIS
04:56:53 IS LITERALLY THE BACK OF HOUSE SERVICE.
04:56:56 >>Jim Wallace: IF THEY THINK IT'S GREAT, THEN I'M WRONG.
04:57:00 >>Michael Comparato: I APPRECIATE THAT.
04:57:04 >>Al Paivandy: LET ME START FROM THE BEGINNING AND SEE WHAT
04:57:06 I CAN DO.
04:57:07 LOOKING AT THE SITE PLAN, SO MUCH OF IT WAS THE RECREATION
04:57:12 AREA AND NOT THE BUILDING THAT YOU TALKED ABOUT BECAUSE --
04:57:17 ALTHOUGH TO ME STILL VERY CONFUSING THAT LITTLE CORNER WHERE
04:57:20 THE BUILDING IS.
04:57:22 NEXT TIME AND I'M SURE THERE WILL BE A NEXT TIME, IF YOU
04:57:26 WOULD SHOW THAT AND DEVELOP THE AREA AROUND THE BUILDING
04:57:28 WITH THE PARKING QUESTION THAT CAME UP AND EVERYTHING ELSE,
04:57:31 IT WOULD HELP US TO KNOW WHAT IT IS WE'RE LOOKING AT BECAUSE
04:57:37 THE SITE WAS EVEN CONFUSING TO ME.
04:57:40 THE NEXT THING IS, WHEN I LOOK AT THE ELEVATIONS THAT YOU
04:57:43 BROUGHT UP, MOST BEAUTIFUL WAREHOUSE THAT I HAVE EVER SEEN
04:57:51 WITH THE LITTLE CANOPIES ON TOP TO MAKE IT REFLECT.
04:58:00 ALTHOUGH YOU'RE GOING IN THE RIGHT DIRECTION, WHICHEVER
04:58:05 DIRECTION YOU WANT TO GO, THE CORRECT DIRECTION, FEW MORE
04:58:13 ELEVATION WOULD PROBABLY HELP US MAKE A BETTER DECISION AND
04:58:16 THESE LONG BOLLARDS, WHAT DID YOU CALL THEM?
04:58:22 BOWLING PINS.
04:58:25 UNLESS YOU CALL THEM THAT AND LABEL THEM ON THE SITE, I

04:58:35 DON'T THINK ANYBODY ELSE THINKS -- DOESN'T MATTER IF YOU PUT
04:58:39 LIGHTS ON.
04:58:40 >>Michael Comparato: APPRECIATE THAT FEEDBACK.
04:58:42 THANK YOU.

04:58:46 >>Michael Sheeley: I CONCUR.
04:58:47 I THINK THE BUILDING DOES NEED MORE WORK.
04:58:49 THE BOWLING PIN IDEA I THINK IS COOL.
04:58:51 IT'S NICE.
04:58:52 MAYBE A DIFFERENT SHAPE OF BOLLARD OR FEATURE, EVEN IF IT IS
04:58:57 A FLAT PLAIN AT LEAST EVOKES THE SHAPE OF A BOWLING PIN
04:59:01 MIGHT BE MORE UNDERSTANDABLE TO THE PUBLIC AND NOT LOOK LIKE
04:59:04 SOMETHING ELSE.
04:59:05 >>Michael Comparato: APPRECIATE THAT.
04:59:06 THANK YOU.
04:59:08 >>Michael Sheeley: I KNOW IT'S A WORK IN PROGRESS.
04:59:10 COME A LONG WAY.
04:59:11 I APPRECIATE THAT.
04:59:13 >>James Tatooles: I THINK WHAT WE'RE TRYING TO SAY IS THAT
04:59:16 THIS IS A VERY IMPORTANT PROJECT NOT ONLY FOR ESTERO, BUT
04:59:21 FOR THIS WHOLE AREA BECAUSE ATTRACTING PEOPLE FROM ALL THE
04:59:26 COMMUNITIES AROUND HERE TO COME TO IT.
04:59:29 I THINK WHAT WE'RE LOOKING FOR, WHEN SOMEBODY GOES THERE,
04:59:32 WHEN THEY GO HOME, THEY SAY, WOW, WAS THAT EVER A GREAT
04:59:36 EXPERIENCE.
04:59:36 IT SEEMS TO ME LIKE THIS IS ALL THROWN TOGETHER IN AN AREA,

04:59:44 BUT WHEN YOU LEAVE, YOU DON'T FEEL THAT YOU SAW SOMETHING
04:59:47 SPECIAL.
04:59:48 HE CALLED IT A WAREHOUSE.
04:59:53 WE'RE TALKING ABOUT BOWLING PINS STICKING UP.
04:59:58 NOTHING THAT I COULD SEE HERE THAT MAKES IT FEEL ALL PUT
05:00:01 TOGETHER.
05:00:04 THE WORD ICONIC THAT EVERYBODY USES, BUT IT SHOULD BE
05:00:07 SOMETHING THAT IS A WOW AND THIS ISN'T THE WOW.
05:00:09 WITH ALL THE MONEY WE'RE SPENDING HERE WITH THE COMBINATION
05:00:12 OF HAVING A RELATIONSHIP WITH HAVING SO MANY DIFFERENT
05:00:20 ACTIVITIES HERE, WHICH BRING A LOT OF DIFFERENT PEOPLE
05:00:23 COMING HERE, PEOPLE GOLF, BOWLING, SOMEBODY WHO WANTS TO GO
05:00:27 TO A COMFORTABLE PLACE TO DRINK, WE'VE GOT A LOT OF
05:00:30 DIFFERENT PEOPLE THAT WILL COME TO THIS AREA.
05:00:36 WHAT IS IT GOING TO BE IN THE CAR WHEN THEY ARE DRIVING HOME
05:00:39 TALKING ABOUT IT?
05:00:39 THAT'S THE QUESTION I HAVE.
05:00:41 >>Michael Comparato: APPRECIATE THAT.
05:00:42 THANK YOU.
05:00:48 >>Jim Wallace: I SIT BACK AND I GO THE INCREMENTAL COST OF
05:00:52 RANDOM ROOF LINES, IF ANY, IF ANY, IS NOMINAL.
05:00:57 ARTICULATION OF THE EXTERIOR WALLS, SO YOU GET SHADOW LINES
05:01:00 AND YOU GET NICE COLOR BREAKS AND THINGS LIKE THAT, ARE
05:01:04 VIRTUALLY WITHOUT COST.
05:01:06 I'M JUST TRYING -- I'M STRUGGLING WHY IT STILL LOOKS LIKE A

05:01:11 BOX WHEN THE COST OF MAKING IT NOT LOOK LIKE A BOX IS
05:01:16 NOMINAL OR VIRTUALLY NOTHING.
05:01:18 I BUILT A LOT OF BUILDINGS IN MY LIFE AND ARCHITECTURAL
05:01:22 DETAIL AND THINGS LIKE ARTICULATION OF THE STRUCTURAL WALLS,
05:01:27 ET CETERA, ARE VERY NOMINAL COST BUT CAN CREATE A LOT OF
05:01:30 DRAMA.
05:01:33 I JUST DON'T SEE ANY DRAMA ON THE SOUTH SIDE OF THE
05:01:36 BUILDING.
05:01:36 I DON'T SEE ANY DRAMA ON THE EAST SIDE OF THE BUILDING.
05:01:38 AND IT CAN BE DONE WITH ZERO OR VERY LITTLE COST.
05:01:43 ALL IT TAKES IS CREATIVITY.
05:01:45 AND SOMEBODY NEEDS TO -- ON THOSE TWO WALLS FOR ME, AT LEAST
05:01:49 ON THOSE TWO WALLS, NEED TO -- I MEAN, THE ONLY THING THAT
05:01:52 MAKES THE WEST WALL WORK IS THE GIANT SCREEN.
05:01:55 OTHERWISE IT'S PRETTY BORING.
05:01:57 I DON'T KNOW WHAT TO TELL YOU.
05:02:02 IT'S JUST BEGGING FOR SOME CREATIVITY AND IT'S JUST NOT
05:02:06 THERE FOR ME.
05:02:08 THE SAD THING IS THAT IT'S NOT A COST ISSUE.
05:02:12 IF IT WAS A COST ISSUE, I'D UNDERSTAND YOUR RETICENCE OR THE
05:02:16 RETICENCE OF YOUR PEOPLE TO CHANGE IT, TO MODIFY IT, TO MAKE
05:02:21 IT BETTER.
05:02:21 BUT I'VE BUILT TOO MANY BUILDINGS TO THINK IT'S COST.
05:02:25 I KNOW IT'S NOT.
05:02:27 >>Michael Comparato: APPRECIATE THE FEEDBACK.

05:02:29 >>Anthony Gargano: I THINK WHAT EVERYBODY IS SAYING,
05:02:30 MICHAEL, WHAT THEY ARE LOOKING FOR IS SOMETHING THAT IS
05:02:35 GOING TO MAKE A MEMORABLE IMPACT AND DELIVER A MEMORABLE
05:02:39 EXPERIENCE AND DON'T SEE IT YET.
05:02:43 >>Michael Comparato: APPRECIATE THAT.
05:02:44 THANK YOU.
05:02:47 >>Anthony Gargano: ANY OTHER COMMENTS?
05:02:48 >> WE LOVE EVERYTHING ELSE.
05:02:51 >>Kristin Jeannin: ARE WE GOING TO SEE THIS AGAIN?
05:02:56 >>Michael Comparato: STAFF WILL TALK ABOUT WHAT OUR NEXT
05:02:58 STEPS ARE.
05:02:59 I'LL HAVE TO SIT.
05:03:12 >>Barry Jones: I APOLOGIZE FOR GETTING HERE LATE.
05:03:15 MY CONCERN WHEN I LOOK AT THIS, WE WOULDN'T APPROVE THIS
05:03:18 BUILDING ON ANY OTHER PROPERTY IN ESTERO.
05:03:21 SO WHEN ESTERO BRINGS A BUILDING TO US, I THINK IT NEEDS TO
05:03:24 BE AT LEAST -- WE GOT TO HOLD OURSELVES AT LEAST TO THE
05:03:30 STANDARD THAT WE HOLD OTHERS TO.
05:03:31 I'VE BEEN ON THIS BOARD FOR A WHILE AND I CAN'T THINK OF
05:03:36 ANOTHER BUILDING OF THIS MAGNITUDE IN SIZE, LOCATION, AND
05:03:41 IMPORTANCE THAT WOULD HAVE GOTTEN APPROVED AT THIS LEVEL.
05:03:45 >>Michael Comparato: APPRECIATE THAT.

05:03:47 THANK YOU.
05:03:49 >>Barry Jones: LOOK AT WALMART, IF YOU WILL.
05:03:53 I JUST THINK WE SHOULD HOLD OURSELVES TO THE SAME STANDARD.

05:03:57 >>Kristin Jeannin: I FEEL LIKE WE SAW A LOT MORE DETAIL OF
05:03:59 THE LAYOUT OF THE BUILDING THE LAST TIME IT WAS IN HERE.
05:04:03 I'M WORRIED THAT THIS IS THE LAST TIME WE'RE GOING TO SEE IT
05:04:08 AND WE'RE JUST APPROVING JUST GETTING TO SEE THESE
05:04:11 ELEVATIONS --
05:04:15 >>Jim Wallace: THE DEVELOPMENT ORDER WAS APPROVED LAST TIME
05:04:18 SUBJECT TO CHANGES IN THE ARCHITECTURE.
05:04:23 THAT CONDITION STILL APPLIES.
05:04:25 CORRECT, MARY?
05:04:27 >>Mary Gibbs: CORRECT.
05:04:27 YOU SAID COME BACK WITH THE SOUTH AND WEST ELEVATIONS
05:04:33 BECAUSE YOU WEREN'T COMFORTABLE WITH THEM.
05:04:36 THIS IS AN INFORMATION MEETING, IF YOU WANT TO SEE MORE
05:04:38 REVISIONS, AS MICHAEL SAID, IT IS A WORK IN PROGRESS, WE CAN
05:04:41 COME BACK.
05:04:42 IN THE MEANTIME BECAUSE THE DEVELOPMENT ORDER SITE WORK IS
05:04:44 MOVING ALONG BECAUSE WE'RE TRYING TO MAKE PROGRESS WITH THAT
05:04:48 BECAUSE THE COUNCIL IS ANXIOUS TO GET THE THING GOING.
05:04:51 BUT THEN THE SITE PLAN, JUST TO ADD ONE MORE THING, MICHAEL
05:04:54 WAS SHOWING THE SITE PLAN, WE WILL ALSO BE COMING BACK AT
05:04:58 SOME POINT, AFTER THE COUNCIL REVIEWED THE MASTER PLAN, MADE
05:05:02 SOME TWEAKS TO IT, BUT WE'LL BE COMING BACK TO YOU ALL WITH
05:05:05 THE PATTERN BOOK.
05:05:07 WE JUST HAVEN'T BROUGHT IT BACK YET BECAUSE, AGAIN, THAT'S
05:05:10 STILL A WORK IN PROGRESS.

05:05:11 STAFF IS REVIEWING IT.
05:05:12 SO THERE WILL BE MORE THINGS FOR YOU TO LOOK AT.
05:05:14 >>Kristin Jeannin: OKAY.
05:05:15 I KNOW LAST TIME WE TALKED HOW THE LANDSCAPING COULD FIT IN
05:05:20 WITH THESE ELEVATIONS AND REALLY HELP THINGS, TOO.
05:05:22 I DON'T FEEL LIKE -- I THINK STUFF WAS KIND OF THROWN INTO
05:05:26 THIS RENDERING TO SOFTEN IT.
05:05:28 IT DOESN'T LOOK PLANNED.
05:05:29 I HOPE WE SEE THAT THE NEXT TIME IT COMES IN.
05:05:32 >>Michael Comparato: APPRECIATE THAT.
05:05:33 THANK YOU.
05:05:33 >>Jim Wallace: MARY, CAN I ASK YOU A QUESTION?
05:05:36 I WANT TO BE SURE OF THIS AND SURE THAT THEY HAVE THE
05:05:40 GUIDANCE, IF THEY DECIDE, THEY COME BACK AND SAY, OKAY,
05:05:43 WE'LL MAKE SUBSTANTIAL, I THINK THEY CALL THEM STEPS IN THE
05:05:48 ARTICULATION OF THE BUILDING, AND THE BUILDING FOOTPRINT
05:05:50 CHANGES BY A FOOT OR TWO OR 16 INCHES OR WHATEVER, I PRESUME
05:05:56 THAT THE STAFF IS NOT GOING TO BUST THEIR CHOPS BECAUSE THE

05:05:59 FOOTPRINT GOT A FOOT BIGGER THIS WAY OR TWO FEET BIGGER THAT
05:06:03 WAY, CORRECT?
05:06:04 AM I CORRECT?
05:06:05 >>Mary Gibbs: CORRECT.
05:06:06 THE FOOTPRINT HAS ALREADY MORPHED A LITTLE BIT.
05:06:08 BUT AS LONG AS WE'VE GOT THE SAME PARAMETERS, THEN THEY
05:06:12 WOULD NOT HAVE TO COME BACK TO YOU.

05:06:15 >>Jim Wallace: THEY ARE FREE TO DO THAT AS LONG AS THEY
05:06:18 DON'T GO CRAZY, AS LONG AS THEY ARE GENERALLY FOLLOWING THE
05:06:20 FOOTPRINT THAT'S THERE THAT THEY COULD CREATE A BIGGER STEP
05:06:25 -- I FORGET WHAT THEY CALL IT MODULATE -- THEY CAN DO THOSE
05:06:29 THINGS AND IT WOULD BE ACCEPTABLE TO YOU.
05:06:31 >>Mary Gibbs: CORRECT.
05:06:38 >>Dan Williams: I APOLOGIZE.
05:06:41 I CAN ASK MY QUESTION FROM HERE.
05:06:43 HIGH 5 HAS MANY COMPLEXES THEY HAVE DEVELOPED, CORRECT?
05:06:48 >> CORRECT.
05:06:49 >>Dan Williams: HAVE WE SEEN WHAT THOSE OTHER COMPLEXES LOOK
05:06:54 LIKE JUST FOR COMPARISON?
05:06:57 >>Kristin Jeannin: YEAH.
05:06:58 >>Dan Williams: WE HAVE.
05:06:59 I'M LATE TO THE GAME HERE.
05:07:01 THE NEWER MEMBER.
05:07:02 I DON'T KNOW FROM THE DEVELOPMENT STANDPOINT IF THEY HAVE
05:07:05 SEEN THE OTHER.
05:07:07 >>Mary Gibbs: YOU MAY NOT WANT TO SEE THE OTHERS.
05:07:12 THEY ARE FAIRLY MODERN.
05:07:15 >>Kristin Jeannin: THEY ARE MORE URBAN.
05:07:16 >>Dan Williams: IN LISTENING TO THE GROUP HERE AND WANTING
05:07:19 IT TO BE ICONIC AND I'LL SAY SOMETHING JUST TOTALLY OFF THE
05:07:23 WALL, ALMOST SOUNDS LIKE YOU WANT TO GET SOMEBODY FROM
05:07:25 DISNEY COME IN AND CONSULT ON THIS.

05:07:36 >>Kristin Jeannin: I THINK GETTING IT TO PAR WITH WHAT THE
05:07:39 OTHER PROJECTS THAT WE APPROVE WOULD BE A GOOD, RIGHT STEP.
05:07:46 >>Anthony Gargano: OKAY.
05:07:46 MICHAEL, I THINK YOU'VE GOTTEN A LOT OF GOOD INPUT.
05:07:50 >>Michael Comparato: THANK YOU VERY MUCH.
05:07:55 >>Nancy Stroud: MR. CHAIR, ARE YOU GOING TO OPEN UP FOR
05:07:57 PUBLIC COMMENT?
05:07:59 >>Anthony Gargano: THANK YOU, NANCY.
05:07:59 ANYONE FROM THE PUBLIC THAT WISHES TO BE HEARD ON THIS
05:08:06 MATTER?
05:08:07 >>Tammy Duran: I DON'T HAVE ANY CARDS.
05:08:09 >>Anthony Gargano: WE'LL CLOSE THE PUBLIC PORTION THEN.
05:08:11 THANK YOU.
05:08:14 NEXT.

05:08:32 >>Mary Gibbs: MOVING RIGHT ALONG, OUR NEXT INFORMATION
05:08:35 MEETING IS SHADOW WOOD COUNTRY CLUB AT THE BROOKS.
05:08:39 AND THEY HAVE RECENTLY CONTACTED US ABOUT CONSTRUCTING WHAT
05:08:44 THEY CALL A LIFESTYLE CENTER, WHICH IS RIGHT OVER IN THE
05:08:48 PARCEL THAT HAS THE CLUBHOUSE FOR SHADOW WOOD, WHICH IS
05:08:51 INTERIOR TO THE DEVELOPMENT AND THE LIFESTYLE CENTER IS
05:08:55 BASICALLY CONSISTS OF SOME PICKLEBALL COURTS INDOORS BECAUSE
05:09:01 WE KNOW PICKLEBALL IS SO POPULAR IN ESTERO AND EVERYWHERE.
05:09:04 THEY ALSO HAVE A RESTAURANT, PROSHOP AND POOL.
05:09:08 THEY MAY BE MAKING REVISIONS TO THE PARKING LOT OF SHADOW
05:09:12 WOOD AND SOME REVISIONS TO BUILD THE LIFESTYLE CENTER WHICH

05:09:17 IS ABOUT 38,000 SQUARE FEET.
05:09:20 BLAIR FOLEY IS HERE FOR SHADOW WOOD.
05:09:22 HE IS THE ENGINEER, AND HE WILL RUN THROUGH THE QUICK
05:09:26 PowerPoint AND SHOW YOU WHAT THEY ARE TALKING ABOUT.
05:09:28 SORRY.
05:09:30 ACTUALLY ADRIAN KARAPICI, THE ARCHITECT IS HERE.
05:09:36 HE WASN'T HERE A MINUTE AGO.
05:09:37 YOU'LL START, RIGHT?
05:09:45 >>Adrian Karapici: GOOD AFTERNOON, EVERYONE.
05:09:47 AS MARY MENTIONED, LET ME SEE IF I CAN AS MARY MENTIONED --
05:10:05 >>Anthony Gargano: CAN YOU STATE YOUR NAME AND POSITION FOR
05:10:08 THE RECORD, PLEASE?
05:10:10 >>Adrian Karapici: MY NAME IS ADRIAN KARAPICI.
05:10:14 I AM THE OWNER, ARCHITECT, PRINCIPAL OF AM DESIGN GROUP,
05:10:19 PRESENTING HERE THE LIFESTYLE CENTER FOR SHADOW WOOD.
05:10:22 AS I MENTIONED, WE HAVE A ONE-STORY BUILDING THAT IS 38,000
05:10:34 SQUARE FEET, AS MARY MENTIONED, THAT'S GOING TO HAVE SIX
05:10:40 PICKLEBALL COURTS INSIDE, TENNIS PROSHOP, PICKLEBALL
05:10:44 PROSHOP, RESTAURANT, STORAGE FACILITIES, AND THEN ON THE
05:10:48 OTHER SIDE, WHICH IS THE SOUTHERN SIDE, THERE'S GOING TO BE
05:10:51 A POOL, A LARGE RESORT-STYLE POOL.
05:10:56 THERE IS A POOL BUILDING, POOL TOILET BUILDING ALSO IN THE
05:11:01 SAME CAMPUS.
05:11:03 I'M NOT SURE IF YOU CAN FOLLOW ME ON THE SCREEN, BUT I'M
05:11:06 TRYING TO POINT, THIS IS THE POOL TOILET BUILDING AND THAT

05:11:10 IS THE LIFESTYLE CENTER.
05:11:12 THAT IS THE RESTAURANT OVERLOOKING THE LARGE RESORT-STYLE
05:11:17 POOL.
05:11:20 WE ARE RELOCATING THE EXISTING 8 TENNIS COURTS INTO A
05:11:26 BATTERY OF TWO SO TIMES FOUR WHICH IS A BETTER LAYOUT FROM
05:11:33 WHAT THE CURRENT LOCATION IS TODAY.
05:11:35 AND WE ALSO REDOING THE ENTIRE PARKING LOT.
05:11:39 THE INTENT IS TO MAKE IT MORE EFFICIENT AND ALSO GAIN SOME
05:11:43 ADDITIONAL PARKING SPACE FROM THE EXISTING.
05:11:48 SOME OF THE RENDERINGS WE PUT FOR YOU TO SEE TODAY, THIS IS

05:11:51 THE VIEW FROM OAKWILDE BOULEVARD.
05:11:55 THIS IS THE VIEW FROM THE TENNIS COURTS.
05:11:57 THIS VIEW HERE IS FROM THE POOL AND THE POOL BUILDING.
05:12:04 OBVIOUSLY, THIS IS THE AERIAL VIEW, AS I MENTIONED EARLIER.
05:12:10 BECAUSE THIS BUILDING IS SHARING THE SAME CAMPUS AS THE
05:12:18 CLUBHOUSE, WE'RE PROPOSING TO USE THE SAME ARCHITECTURAL
05:12:22 STYLE, THE SAME BUILDING ELEMENTS, SAME COLORS, SAME ROOF
05:12:26 MATERIALS, SAME EXTERIOR BUILDING MATERIALS, SAME COLUMN,
05:12:30 EVEN THE SAME COLUMN DETAIL JUST BECAUSE WE'RE SHARING THE
05:12:35 SAME CAMPUS.
05:12:37 SO THAT'S WHY WE'RE PROPOSING TO USE THE SAME COLORS THAT
05:12:42 CURRENTLY EXIST ON THE BUILDING TODAY.
05:12:43 WE HAVE PEARLY WHITE AND EXTRA WHITE FOR TRIM AND BODY COLOR
05:12:49 AND THEN THE CYBERSPACE IS THE CLOSEST ONE TO THE ROOF AND
05:12:56 SOME OF THE ACCENT FEATURES.

05:12:58 WE HAVE LABELED A LOT OF THESE COLORS ON THE RENDERINGS FOR
05:13:06 YOU TO BETTER UNDERSTAND THE PROPOSAL.
05:13:11 THIS IS AN OVERALL SITE PLAN WHERE YOU CAN SEE NOW THE
05:13:20 EXISTING CLUBHOUSE IS HERE.
05:13:23 THE EXISTING CART STAGING AREA IS HERE.
05:13:26 THE EXISTING CART BARN IS HERE, AND THE AREA THAT'S BEING
05:13:32 PROPOSED FOR A LIFESTYLE BUILDING IS RIGHT ON THIS CORNER.
05:13:36 THERE IS PARKING AROUND IN THE NORTH AND ON THE WEST.
05:13:42 THAT'S THE POOL.
05:13:43 AND THEN THE REST OF THE PARKING IS BEING REDONE TO CREATE A
05:13:48 MORE EFFICIENT WAY TO PARK AND MORE CAPACITY.
05:13:51 WE'RE ALSO INTRODUCING A NEW MAIN DRIVEWAY TO THE CLUBHOUSE.
05:13:56 SO FROM OAKWILDE BOULEVARD, YOU WOULD BE MAKING A RIGHT-HAND
05:14:01 TURN HERE AND THAT'S HOW YOU GET TO THE CLUBHOUSE.
05:14:10 THIS IS THE FLOOR PLAN FOR THE LIFESTYLE CENTER.
05:14:14 SO THESE ARE THE SIX INDOOR PICKLEBALL COURTS.
05:14:18 NORTH IS TO THE RIGHT.
05:14:20 SO NORTH IS TO THE RIGHT OF THE PLAN.
05:14:23 YOU HAVE THE LOCKER ROOMS FOR PICKLEBALL AND TENNIS HERE AND
05:14:28 HERE.
05:14:28 YOU HAVE THE PROSHOP FOR PICKLEBALL AND TENNIS.
05:14:31 YOU HAVE SOME ADMIN SPACE HERE, AND THEN THE REST IS KITCHEN
05:14:35 AND AN INDOOR/OUTDOOR RESTAURANT, PRIMARILY SERVING THE POOL
05:14:41 AND THE PICKLEBALL PLAYERS OR THE TENNIS PLAYERS.
05:14:43 THERE IS ALSO A TURN STAND HERE AT ABOUT RIGHT-HAND SIDE TOP

05:14:49 ON THE PLAN.
05:14:51 THIS IS WHERE GOLFERS WILL STOP TO GRAB A SANDWICH BEFORE
05:14:55 THEY PROCEED ON NUMBER 10 ON THE OTHER SIDE OF THE GOLF
05:14:58 COURSE.
05:14:58 SO THERE IS CART PARKING HERE.
05:15:01 IN ADDITION TO VEHICULAR PARKING.

05:15:03 THIS IS THE FLOOR PLAN OF THE POOL BUILDING.
05:15:11 AS THE NAME OF IT IS JUST BASICALLY JUST THE POOL TOILETS
05:15:15 SERVING THE POOL.
05:15:16 THERE IS A POOL ATTENDANT WHERE YOU GRAB YOUR TOWELS.
05:15:21 THERE IS A SMALL LAUNDRY ROOM IN THE BACK JUST PROCESSING
05:15:26 TOWELS AND SIMILAR THINGS SUPPORTING THE POOL.
05:15:31 WE HAVE MEN'S LOCKERS AND WOMEN'S LOCKERS, FOLLOWING THE
05:15:36 LAUNDRY ROOM AND THESE ARE OPEN TO THE POOL DECK.
05:15:40 SO THAT CONCLUDES THE PRESENTATION.
05:15:47 ANY QUESTIONS?
05:15:50 >>Michael Sheeley: WHAT IS THE SEATING IN YOUR DINING ROOM
05:15:53 QUANTITY?
05:15:54 >>Adrian Karapici: INDOOR IT'S GOING TO BE 90.
05:15:56 THERE IS SOME POTENTIAL TO DO OUTDOOR UMBRELLA DINING.
05:16:00 COULD GO MAYBE TO 120, DEPENDING ON THE NEED.
05:16:07 >>Jim Wallace: YOU HAVE 30 PARKING SPACES ADJACENT, ABOUT
05:16:09 30, I DIDN'T COUNT THEM, ADJACENT TO THE AMENITY CENTER.
05:16:14 DO YOU BELIEVE THAT'S GOING TO BE SUFFICIENT?
05:16:17 >>Adrian Karapici: ACTUALLY, THOSE ARE NOT THE ONLY PARKING

05:16:21 SPACES SUPPLYING THE LIFESTYLE CENTER WITH PARKING SPACES.
05:16:26 THOSE ARE NOT JUST ALL THE PARKING SPACES.
05:16:29 SO YOU PARK HERE, GO BACK TO THE SITE PLAN.
05:16:35 SO YOU PARK ANYWHERE HERE.
05:16:37 IF YOU ARE GOING TO TENNIS OR PICKLEBALL, YOU MOST LIKELY
05:16:42 PARK HERE.
05:16:42 THERE ARE SOME ADDITIONAL PARKING SPACES HERE, HERE AND
05:16:46 HERE, BUT THOSE ARE FIRST COME, FIRST SERVED.
05:16:50 IF YOU GO INTO TENNIS, YOU MOST LIKELY GOING TO PARK HERE
05:16:53 BECAUSE THAT'S HOW THE PROCESS GOES.
05:16:55 YOU GO TO THE PRO SHOP.
05:16:57 THAT'S WHERE YOU MEET AND GREET YOUR TEAMMATES.
05:16:59 >>Jim Wallace: I'M ASKING THE LIFESTYLE CENTER HAS BOTH
05:17:02 PICKLEBALL, WHICH I FORGET HOW MANY COURTS.
05:17:04 >>Adrian Karapici: SIX.
05:17:06 >>Jim Wallace: SO THAT'S 24 PEOPLE AND YOU HAVE DINING.
05:17:09 YOU HAVE ADJACENT TO THAT, THE PARKING MOST CONVENIENT TO
05:17:14 THE LIFESTYLE CENTER HAS TO ACCOMMODATE -- BEFORE THEY PARK
05:17:24 500 FEET AWAY.
05:17:26 YOU HAVE ABOUT 30 PEOPLE, 30 PARKING SPACES AND YOU FEEL
05:17:29 THAT IS SUFFICIENT -- I DON'T KNOW IF MARY HAS LOOKED AT IT.
05:17:32 MARY LOOKS AT EVERYTHING.
05:17:34 SHE COUNTS EVERYTHING.
05:17:37 THAT'S ENOUGH PARKING SPACES TO ACCOMMODATE THAT ADDITIONAL
05:17:41 BUILDING.

05:17:42 >>Adrian Karapici: I BELIEVE WE DO.
05:17:43 I BELIEVE WE DO ON THAT SIDE.

05:17:49 >>Michael Sheeley: ALSO CART PARKING ALONG THAT SIDE AS
05:17:51 WELL.
05:17:52 >>Adrian Karapici: ALSO CART PARKING.
05:17:53 PEOPLE THAT WANT TO DRIVE THEIR CARTS, THERE IS ALSO AN
05:17:56 OPTION TO RIDE YOUR BICYCLE THERE.
05:17:58 THERE WILL BE A BIKE RACK IN SEVERAL LOCATIONS AS WELL.
05:18:03 >>Jim Wallace: IT'S JUST A YES OR NO.
05:18:08 I DON'T HAVE SO MUCH CONCERN BECAUSE THE PUBLIC NEVER SEES
05:18:10 THIS.
05:18:11 I'M NOT REALLY SURE ARCHITECTURALLY, DOESN'T COME REALLY
05:18:16 BEFORE US BECAUSE THE PUBLIC NEVER SEES IT.
05:18:20 >>Adrian Karapici: THE ANSWER IS, IF I COUNT THEM, THE
05:18:23 ANSWER IS YES.
05:18:24 IF WE COUNT ALL THE PARKING SPACES, HERE WE HAVE OVER 30 ON
05:18:28 THAT SIDE.
05:18:29 >>Jim Wallace: YOU THINK THAT'S ENOUGH?
05:18:32 >>Adrian Karapici: TO PROVIDE FOR PICKLEBALL, YES.
05:18:37 >>Barry Jones: MARY, YOU'RE LOOKING AT THE SITE AS A WHOLE,
05:18:40 RIGHT?
05:18:40 THEY'LL DO A PARKING COUNT FOR THE SITE AS A WHOLE?
05:18:43 >>Mary Gibbs: RIGHT.
05:18:44 WE DON'T HAVE ANY APPLICATION IN BECAUSE THIS IS
05:18:46 PRELIMINARY.

05:18:47 WE LOOK AT IT AS A WHOLE, BUT WE ALSO WANT TO MAKE SURE
05:18:50 WE'RE NOT CREATING PROBLEMS LIKE BOARD MEMBER WALLACE BRINGS
05:18:56 UP.
05:18:56 WE WILL LOOK AT IT AS A WHOLE.
05:19:00 >>Barry Jones: WE HAVE TO LOOK AT IT AS A WHOLE.
05:19:03 LET'S BE REAL HERE.
05:19:05 YOU NEED SOME PEDESTRIAN CONNECTIVITY THROUGH THE SITE TO
05:19:09 YOUR MAIN PARKING LOT.
05:19:10 YOU NEED PEDESTRIAN CONNECTIVITY FROM YOUR PARKING LOT INTO
05:19:14 YOUR BUILDING BECAUSE YOU'VE GOT MASSIVE PARKING OUT THERE.
05:19:17 I KNOW YOU ARE TRYING TO MAXIMIZE AND GET IT ALL AND THAT'S
05:19:20 GREAT.
05:19:21 HOW IS THIS IMPACTING STORMWATER?
05:19:24 YOU PROBABLY HAVE TO FIGURE THAT OUT.
05:19:27 I DON'T KNOW WHAT YOU'RE DOING WITH ALL THE ADDITIONAL
05:19:29 IMPERVIOUS.
05:19:30 KNOW THAT THERE ARE NEW STORMWATER RULES THAT MAY CHANGE
05:19:33 THINGS IN YOUR WORLD.
05:19:36 FROM A SITE STANDPOINT, THAT'S MY PRIMARY THING, THE
05:19:39 PEDESTRIAN MOVEMENT FROM THE BIGGER PORTIONS OF THE PARKING
05:19:42 LOT TO WHERE THE ACTUAL DEMAND IS, SOMETHING TO CONSIDER.
05:19:48 >>Adrian Karapici: THAT'S CORRECT.
05:19:54 >>Blair Foley: GOOD EVENING.
05:19:55 MY NAME IS BLAIR FOLEY, PROFESSIONAL ENGINEER.

05:19:57 STORMWATER QUESTION FOR MR. JONES I COULD ANSWER, IF I MAY.

05:20:01 WE'VE DONE PRELIMINARY CALCULATIONS AND HAD PRELIMINARY
05:20:03 MEETINGS WITH THE STAFF OF THE DISTRICT, AND OVERALL, IT'S
05:20:06 NOT A HUGE INCREASE OF IMPERVIOUS SURFACE, BUT WE ARE GOING
05:20:10 TO COLLECT IT AND TREAT IT AND PROVIDE THE NECESSARY PERMITS
05:20:14 BOTH THROUGH THE DEVELOPMENT ORDER AND THROUGH A
05:20:17 MODIFICATION TO THE EXISTING ERP, ENVIRONMENTAL RESOURCE
05:20:20 PERMIT FROM SOUTH FLORIDA.
05:20:29 >>Anthony Gargano: I KNOW THAT NOT ALL RESIDENTS ARE MEMBERS
05:20:32 OF THE SHADOW WOOD COUNTRY CLUB.
05:20:34 WILL THIS LIFESTYLE CENTER BE AVAILABLE TO ALL THE RESIDENTS
05:20:40 OR JUST THE MEMBERS OF THE SHADOW WOOD COUNTRY CLUB?
05:20:43 >>Adrian Karapici: SO FAR THE INDICATION IS THAT IT IS JUST
05:20:45 FOR THE MEMBERS OF THE COUNTRY CLUB.
05:20:47 NOT EVERYBODY ELSE.
05:20:50 >>Kristin Jeannin: I HAVE A COUPLE OF QUICK QUESTIONS ABOUT
05:20:52 THE SITE PLAN.
05:20:53 WHAT EXISTS WHERE THE LIFESTYLE CENTER IS NOW?
05:20:58 >>Adrian Karapici: IT'S JUST LAWN AREA, TENNIS COURTS.
05:21:02 >>Kristin Jeannin: THEY ARE REMOVING A FEW COURTS?
05:21:05 >>Adrian Karapici: THE TENNIS COURTS, THERE ARE FOUR
05:21:10 BATTERIES -- TWO BATTERIES OF FOUR COURTS.
05:21:14 THE FIRST BATTERY IS HERE.
05:21:16 THE SECOND BATTERY IS HERE.
05:21:17 THE THIRD IS HERE AND THE FOURTH IS HERE.
05:21:19 SO THEY ARE SPREAD OUT ALMOST LIKE A STRAIGHT LINE HUGGING

05:21:25 OAKWILDE BOULEVARD.
05:21:26 IT'S NOT A GOOD LAYOUT, IN OUR OPINION, BECAUSE IT'S TOO FAR
05:21:34 SPREAD OUT.
05:21:35 IT'S MISSING THE SOCIAL COMPONENT.
05:21:37 >>Kristin Jeannin: WHAT IS ACROSS THE EXISTING LAKE?
05:21:41 >>Adrian Karapici: THERE ARE RESIDENCES HERE.
05:21:43 HOMES.
05:21:45 >>Kristin Jeannin: PRETTY CLOSE.
05:21:48 >>Adrian Karapici: YEAH.
05:21:49 >>Kristin Jeannin: ISN'T THERE BOCCE OVER THERE?
05:21:51 >>Adrian Karapici: THERE IS EXISTING BOCCE HERE, YES.
05:21:54 >>Kristin Jeannin: THAT'S EXISTING, THOSE THREE?
05:21:56 >>Adrian Karapici: YES.
05:21:57 WE'RE NOT TOUCHING THAT.
05:22:00 >>Kristin Jeannin: THE AERIAL UNDERNEATH DOESN'T LOOK LIKE
05:22:04 WHAT IS THERE.
05:22:05 >>Adrian Karapici: IT IS THERE, ACTUALLY.
05:22:08 MAYBE THE GOOGLE IMAGE THAT WE USED DOES NOT SHOW IT, BUT
05:22:11 IT'S BEEN THERE FOR A FEW YEARS.
05:22:15 >>Barry Jones: IT MIGHT BE AN OLD IMAGE.

05:22:17 >>Adrian Karapici: BOCCE HAS EXISTED THERE FOR SEVERAL
05:22:18 YEARS.
05:22:20 >>Barry Jones: [INAUDIBLE] LANDSCAPE BUFFERS?
05:22:25 ANY REQUIRED THERE?
05:22:30 >>Blair Foley: BLAIR FOLEY FOR THE RECORD.

05:22:31 WE ARE PROPOSING TO ENHANCE THOSE BUFFERS AND WE'RE LOOKING
05:22:34 AT WHAT'S THERE NOW AND WE'LL PROVIDE RUDIMENTARY OR A CODE
05:22:39 MINIMUM LANDSCAPE PLAN, BUT I DO BELIEVE THEY WILL BE
05:22:41 ENHANCED BEYOND THAT.
05:22:42 >>Barry Jones: THE ENTIRE AREA IS ALREADY BUFFERED.
05:22:45 >>Blair Foley: IT IS NOW.
05:22:46 WITH THE MODIFICATIONS TO THE PARKING, WE'RE GOING TO BE
05:22:49 MODIFYING THE ACCESS POINTS.
05:22:54 GIVES US AN OPPORTUNITY TO PROVIDE ADDITIONAL LANDSCAPING,
05:22:56 ACTUALLY.
05:22:57 >>Barry Jones: THANK YOU.
05:22:58 >>Kristin Jeannin: I'M A LITTLE BIT FAMILIAR WITH THIS FROM
05:23:02 A PROJECT THAT I DID DECADES AGO, AND I RECALL THE RESIDENTS
05:23:07 THAT ARE ACROSS THE LAKE THERE BEING VERY CONCERNED ABOUT
05:23:10 SOUND MITIGATION AND WHAT THEY ARE VIEWING, SO JUST KEEP
05:23:14 THAT IN MIND MOVING FORWARD.
05:23:18 >>Adrian Karapici: YES, AS A MATTER OF FACT, WE HAD A
05:23:20 SPECIAL MEETING WITH ALL THOSE RESIDENTS.
05:23:23 WE DID RENDERINGS AS YOU'RE LOOKING FROM THEIR LANAI AND AS
05:23:28 PART OF THE DESIGN THAT WE'RE GOING TO PUT FORWARD,
05:23:35 LANDSCAPE DESIGN, WE'LL PUT LAYERS UPON LAYERS OF LANDSCAPE
05:23:40 BUFFERS TO CREATE A VISUAL BARRIER AND ALSO A SOUND BARRIER.
05:23:45 >>Jim Wallace: THERE'S NO INTENTION TO HAVE MUSIC AND
05:23:47 ENTERTAINMENT IN THAT BAR, IS THERE?
05:23:49 >>Adrian Karapici: NOT TO THE POINT THAT THE ENTIRE

05:23:51 NEIGHBORHOOD IS GOING TO HEAR IT.
05:23:56 EVERYBODY IN THE CLUB IS TRYING TO BE RESPECTFUL OF THE
05:24:01 NEIGHBORS.
05:24:02 THE SAME THING IS GOING ON WITH BOCCE.
05:24:06 I'VE HEARD SEVERAL STORIES THAT IF THERE WAS AN ATTEMPT, AN
05:24:15 OCCASION AT ONE POINT THAT SOMEBODY WENT OVER THE LINE WITH
05:24:17 LOUD VOICE, IT WAS CORRECTED THE NEXT EVENING.
05:24:22 >>Jim Wallace: I ONLY ASK BECAUSE AT PELICAN SOUND WHEN THEY
05:24:25 MADE SOME OF THE MODIFICATIONS, IT WAS A HUGE ISSUE FOR
05:24:27 PEOPLE IMMEDIATELY ACROSS THE WATER, SOUND TRAVELS LIKE THAT
05:24:31 ACROSS WATER.
05:24:33 GETS AMPLIFIED.
05:24:36 >>Kristin Jeannin: GOOD YOUR PICKLEBALL IS INSIDE.
05:24:42 >>Adrian Karapici: I ALSO KNOW FOR A FACT THE LIGHTS IN THE
05:24:44 BOCCE GOES OFF AT CERTAIN TIME OF NIGHT EVERY NIGHT.
05:24:48 >>Jim Wallace: I JUST ASKED BECAUSE IT'S BEEN AN ISSUE

05:24:50 BEFORE, ADJACENT NEIGHBORS ACROSS THE LAKE.
05:24:54 >>Barry Jones: SINCE THIS IS PRIVATE AND SEPARATE, MAYBE YOU
05:24:57 CAN ANSWER, THE RESIDENTS ACROSS THE STREET, NOT THAT THERE
05:25:00 ARE CONFLICTING INTERESTS BUT BALANCE THE INTERESTS OF BOTH
05:25:03 PARTIES.
05:25:04 ARE THERE ANY CURRENT SOUND LIMITATIONS ON AMPLIFIED NOISES
05:25:08 IN THE BAR OR POOL AREA THAT YOU CAN'T HAVE AMPLIFIED NOISE
05:25:14 AFTER 9 P.M. OR ANYTHING LIKE THAT?
05:25:17 BECAUSE THAT MAY BE A QUESTION THAT WILL COME UP.

05:25:19 WE DON'T NEED YOU TO ANSWER IT NOW.
05:25:23 MAYBE SOMETHING YOU NEED TO LOOK AT.
05:25:25 THAT MAY BE SOMETHING CONSIDERABLE TO THE NEIGHBORS.
05:25:43 >>Kristin Jeannin: LOOKS LIKE AN AWESOME PROJECT.
05:25:46 >>Michael Sheeley: I WOULD JUST ADD THAT BEING IN THE CENTER
05:25:53 OF THIS COMMUNITY, WE LOOK AT THINGS DIFFERENTLY, I THINK,
05:25:57 AS BARRY ALLUDED TO OR MAYBE JIM DID, BUT I THINK YOU
05:26:01 FOLLOWING THE ARCHITECTURE OF THE EXISTING BUILDING AND THE
05:26:05 COLORS IS ENTIRELY APPROPRIATE.
05:26:07 I THINK OVERALL IT LOOKS GOOD.
05:26:11 >>Mary Gibbs: MAY I MAKE A COMMENT BECAUSE I WAS GOING TO
05:26:13 BRING IT UP BEFORE YOU JUMPED IN?
05:26:17 THE COLORS WHICH PROPOSING, WHICH I DIDN'T REALIZE ARE WHITE
05:26:20 AND WHITE.
05:26:21 THERE'S NOT MUCH DIFFERENCE IN THE COLOR.
05:26:24 I KNOW YOU WANT TO MATCH THE CLUBHOUSE.
05:26:27 BUT THE CLUBHOUSE WAS DONE BEFORE WE HAD THE PROHIBITION IN
05:26:30 THE CODE OF PREDOMINANTLY WHITE AND GRAY.
05:26:33 I KNOW THEY WANT TO MATCH IT, BUT THE TWO COLOR SAMPLES ARE
05:26:38 VERY LIKE EXTRA WHITE AND THE OTHER ONE IS VERY WHITE.
05:26:41 THEY ALMOST LOOK EXACTLY THE SAME.
05:26:43 WHEN WE DID THE GUARDHOUSE, DIDN'T YOU TONE DOWN THE COLOR A
05:26:47 LITTLE BIT?
05:26:48 I'M STRUGGLING WITH HOW WE GET BY THIS PROHIBITION IN OUR
05:26:52 CODE.

05:26:58 >>Jim Wallace: THIS IS NOT GOING TO BE SEEN BY THE PUBLIC.
05:27:02 >>Mary Gibbs: I UNDERSTAND, YES, IT IS INTERNAL, BUT THE
05:27:03 CODE DOESN'T SAY INTERNAL PROJECTS DON'T HAVE TO COMPLY.
05:27:08 >>Jim Wallace: IT WOULDN'T BE SEEN BY THE PUBLIC MAY BE GOOD
05:27:10 GROUNDS FOR A DEVIATION.
05:27:11 >>Mary Gibbs: WELL, THEN THAT WAS THE THING THAT SINCE THIS
05:27:15 HASN'T COME IN YET, WE DON'T HAVE AN APPLICATION, NANCY AND
05:27:17 I SPOKE ABOUT THAT.
05:27:19 I WAS GOING TO ASK ADRIAN, DID YOU CHANGE THE COLOR SLIGHTLY
05:27:22 ON THE GUARDHOUSE?
05:27:24 >>Adrian Karapici: NO.
05:27:28 >>Mary Gibbs: JUST MORE DIFFERENT MATERIALS.

05:27:29 >>Kristin Jeannin: MORE EMBELLISHMENTS.
05:27:33 >>Mary Gibbs: DIFFERENT WOOD, DIFFERENT MATERIALS INVOLVED
05:27:35 THAT BROKE IT UP AND IT WAS SMALLER.
05:27:37 BECAUSE THESE BUILDINGS LOOK PRETTY LARGE.
05:27:41 PRETTY BRIGHT.
05:27:42 >>Jim Wallace: THESE COLORS ARE CONSISTENT WITH THE NEW
05:27:45 GATEHOUSE COLORS?
05:27:46 >>Adrian Karapici: PRETTY MUCH FOR THE MOST PART, BUT THE
05:27:49 BODY COLOR IS DIFFERENT.
05:27:50 IT'S MATCHING THE CLUBHOUSE.
05:27:54 >>Michael Sheeley: MATCHING THE CLUBHOUSE WHICH TO ME IS THE
05:27:56 RIGHT THING TO DO.
05:27:57 I ARGUE IT OUGHT TO BE A CONSISTENT CAMPUS AND NOT HAVE A

05:28:00 SEPARATE COLOR SCHEME FOR THE BUILDING JUST BECAUSE IT WAS
05:28:03 WRITTEN IN OUR CODE.
05:28:09 >>Barry Jones: IF WE'RE GOING TO CONSIDER THAT, THEN MAYBE
05:28:12 WE SHOULD MODIFY THE RULE THAT THAT JUST APPLIES TO
05:28:16 EVERYBODY.
05:28:17 THEY CAN MATCH THE NONCONFORMING COLORS IF CONSISTENT WITH
05:28:20 EXISTING --
05:28:21 >>Mary Gibbs: I DON'T THINK WE REALLY THOUGHT THROUGH THAT.
05:28:23 NANCY AND I ARE LOOKING AT THAT BECAUSE I THINK ALSO THIS
05:28:31 BEING IN THE BROOKS DRI, THEY MAY NEED TO GET A FINAL PLAN
05:28:36 APPROVAL.
05:28:37 THERE IS A CONDITION.
05:28:38 YOU MIGHT REMEMBER THAT FROM THE WINN DIXIE PROJECT AND THEY
05:28:41 HAVE TO GET A FINAL PLAN APPROVAL FOR VERTICAL DEVELOPMENT
05:28:43 AND THEN FINAL PLAN APPROVAL, SOMETIMES YOU CAN ASK FOR
05:28:46 DEVIATIONS, SO WE'LL RESEARCH THAT A LITTLE BIT.
05:28:49 >>Jim Wallace: IS THERE A REASON WHY THAT COULDN'T BE
05:28:52 HANDLED BY DEVIATION?
05:28:53 EVERYBODY GETS TO LOOK AT IT, INCLUDING YOU AND THE VILLAGE
05:28:56 COUNCIL.
05:28:57 >>Nancy Stroud: IT'S PROBABLY WHAT WILL BE THE PROPER
05:28:59 PROCEDURE.
05:29:01 >>Mary Gibbs: WE HAVE TO RESEARCH IT.
05:29:02 >>Jim Wallace: AS SOON AS WE CREATE A HOLE --
05:29:06 >>Nancy Stroud: WE JUST NEED A PROCEDURE, AND I THINK THAT

05:29:09 MAY BE THE ONE.
05:29:16 >>Jim Wallace: I'M TOO QUIET.
05:29:18 THAT'S A FIRST.
05:29:18 >>Kristin Jeannin: WE GOT ALL THESE MICROPHONES FOR YOU.
05:29:20 >>Jim Wallace: I'M WORRIED THAT WE START CHANGING THE RULES,
05:29:23 THAT EVERYBODY STARTS SLIPPING THROUGH THE HOLES IN THE
05:29:28 RULES.
05:29:29 >>Barry Jones: PRECEDENT THAT INTERNAL DEVELOPMENT CAN BE

05:29:31 CONSISTENT WITH EXISTING, IF YOU SET A PRECEDENT, YOU'LL SET
05:29:34 A PRECEDENT.
05:29:35 IF NOT, THEN DON'T DO IT.
05:29:38 THAT'S BEYOND YOU, BUT THAT'S SOMETHING THE BOARD NEEDS TO
05:29:44 DISCUSS.
05:29:44 CAN'T SAY YOU CAN DO IT HERE AND DON'T DO IT THERE.
05:29:51 >>Jim Wallace: IF I'M CREATING A PRECEDENT, I WOULD RATHER
05:29:53 ARGUE IN THE FUTURE WITH NEALE MONTGOMERY.
05:29:59 >>Mary Gibbs: SHE IS HERE.
05:30:00 THIS MIGHT BE YOUR OPPORTUNITY.
05:30:05 >>Tammy Duran: CAN YOU BRING YOUR MIKE UP?
05:30:08 >>James Tatooles: IN THE INTERIOR PICKLEBALL COURT, IT IS
05:30:12 OUT OF PURVIEW OF WHAT WE'RE LOOKING AT RIGHT HERE.
05:30:15 IT IS SOMETHING I'VE COME ACROSS IN ANOTHER PROJECT.
05:30:18 HAVE YOU GONE INTO ANY ACOUSTICAL CONSULTING TO SEE WHAT
05:30:22 NOISE THERE'S GOING TO BE IN REVERBERATION INSIDE?
05:30:26 >>Adrian Karapici: YES.

05:30:27 >>James Tatooles: TONE DOWN THE ECHOING AND ACOUSTICS?
05:30:32 >>Adrian Karapici: VERY MUCH SO.
05:30:32 THE ENTIRE INTERIOR SPACE WILL HAVE TO BE TREATED WITH
05:30:35 ACOUSTICAL ABSORPTION MATERIAL.
05:30:43 >>Anthony Gargano: ANYTHING ELSE?
05:30:44 WE'LL OPEN THE PUBLIC PORTION.
05:30:48 ANYONE HERE FROM THE PUBLIC WISHING TO COMMENT ON THIS
05:30:51 MATTER?
05:30:52 BE HEARD ON THIS MATTER?
05:30:54 >>Tammy Duran: I DO NOT HAVE ANY CARDS.
05:30:56 >>Anthony Gargano: NO CARDS.
05:30:57 OKAY.
05:30:57 WE'LL CLOSE THE PUBLIC PORTION.
05:30:59 THANK YOU.
05:31:00 GOOD LUCK WITH THE PROJECT.
05:31:12 >>Nancy Stroud: MR. CHAIR, AS WE GO INTO THE PUBLIC
05:31:15 HEARINGS --
05:31:15 >>Anthony Gargano: I'M GOING TO ASK IF ANYBODY HAS NOT BEEN
05:31:18 SWORN.
05:31:19 >>Nancy Stroud: EX PARTES, CONFLICTS, AND ANYONE ELSE WHO
05:31:22 HASN'T BEEN SWORN IN BECAUSE THERE HAVE BEEN SOME PEOPLE WHO
05:31:26 HAVE COME IN.
05:31:52 >>Anthony Gargano: BEFORE YOU KICK IT OFF, LET ME ASK FOR
05:31:58 ANYONE WHO WAS NOT PREVIOUSLY SWORN THAT IS GOING TO BE
05:32:01 TESTIFYING IN THESE NEXT THREE CASES.

05:32:08 >>Nancy Stroud: STAND AND RAISE YOUR RIGHT HANDS.
05:32:11 >>Anthony Gargano: WE HAVE ONE, NEALE.
05:32:12 ANYONE ELSE?
05:32:14 >>Nancy Stroud: DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY

05:32:17 YOU WILL GIVE TONIGHT IS THE TRUTH, THE WHOLE TRUTH AND
05:32:19 NOTHING BUT THE TRUTH?
05:32:20 THANK YOU.
05:32:22 >>Anthony Gargano: THANK YOU.
05:32:22 I'M GOING TO ASK THE BOARD, ANY CONFLICTS OF INTEREST?
05:32:29 >> NO.
05:32:30 >> NO.
05:32:30 >> NO.
05:32:31 >> NO.
05:32:31 >> NO.
05:32:34 >>Anthony Gargano: ANY CONVERSATIONS THAT SHOULDN'T HAVE
05:32:37 BEEN HELD?
05:32:38 >> NO.
05:32:40 >> NO.
05:32:41 >>Anthony Gargano: OKAY.
05:32:41 NO EX PARTE COMMUNICATIONS THEN.
05:32:44 THANK YOU.
05:32:45 MARY.
05:32:49 >>Mary Gibbs: GOOD EVENING.
05:32:50 THIS IS A PUBLIC HEARING, DESPITE WHAT JOHN'S PowerPoint
05:32:54 SAYS, INFORMATION MEETING, IT IS ACTUALLY THE PUBLIC HEARING

05:32:56 TONIGHT FOR THE ESTERO 4.2 PROPERTY.
05:33:01 YOU MAY RECALL THIS, IT IS A FOUR-ACRE SITE.
05:33:04 IT IS ON U.S. 41.
05:33:06 IT'S IN FRONT OF BRECKENRIDGE AND IS ACROSS THE STREET FROM
05:33:10 ALDI'S.
05:33:12 IT'S KIND OF A TRIANGULAR-SHAPED PROPERTY.
05:33:15 THE PROPERTY HAS BEEN ZONED FOR COMMERCIAL USES FOR QUITE A
05:33:18 FEW YEARS.
05:33:20 IT WAS ZONED BY THE COUNTY, BUT IT WAS NEVER DEVELOPED.
05:33:23 SO THE APPLICANT IS ASKING FOR A DEVELOPMENT ORDER.
05:33:25 THEY WANT TO DO TWO ONE-STORY BUILDINGS.
05:33:28 ONE OF THEM IS FOR A DENTIST OFFICE AND ONE IS FOR A DAY
05:33:31 CARE.
05:33:31 JUST TO GIVE YOU A LITTLE BIT OF BACKGROUND, THEY CAME IN
05:33:36 QUITE A WHILE BACK FOR AN INFORMATION MEETING.
05:33:38 IN THE MEANTIME, THE BRECKENRIDGE RESIDENTS HAVE BEEN VERY
05:33:41 CONCERNED ABOUT STORMWATER AND FLOODING BECAUSE OF
05:33:45 HURRICANES AND SUCH.
05:33:46 SO THE APPLICANT SAID THE INFORMATION MEETING, HE WOULD GO
05:33:51 BACK, ONCE THEY GET THE PLANS MORE FINALIZED, THEY WOULD GO
05:33:53 BACK AND MEET WITH BRECKENRIDGE.
05:33:56 THEY ACTUALLY WENT TO MEET WITH BRECKENRIDGE AND THAT WAS
05:34:00 BACK IN JANUARY WHEN THEY HAD A MEETING AND IT WAS OVER AT
05:34:03 THE REC CENTER BECAUSE THERE WERE QUITE A FEW PEOPLE.
05:34:06 I ATTENDED THAT AS WELL.

05:34:07 THERE WERE A LOT OF QUESTIONS AT THE REC CENTER MEETING
05:34:11 ABOUT STORMWATER AND THEN COME QUESTIONS ABOUT THE WALL
05:34:15 THAT'S PROPOSED BETWEEN THIS PROPERTY'S WESTERN EDGE AND
05:34:19 BRECKENRIDGE.
05:34:21 SO THAT WAS KIND OF THE FOCUS OF THE MEETING IN JANUARY.
05:34:25 SO THEN WE HAD A FOLLOW-UP MEETING WITH OUR STAFF AND THE
05:34:29 APPLICANT AND SOME BRECKENRIDGE REPRESENTATIVES WHO ARE HERE
05:34:33 TONIGHT.
05:34:34 DAVID WILLEMS OF OUR PUBLIC WORKS STAFF TO TALK ABOUT THE
05:34:38 STORMWATER AND THE WALL ISSUE.
05:34:42 AND THAT WAS BACK IN JANUARY 21st.
05:34:45 I BELIEVE WE HAVE GOTTEN MOST OF THE QUESTIONS ANSWERED.
05:34:50 I WON'T SWEAR TO IT BECAUSE I DID SEE A LOT OF E-MAILS STILL
05:34:54 GOING BACK AND FORTH YESTERDAY AND TODAY, BUT I DO THINK
05:34:57 MOST OF THAT HAS BEEN WORKED OUT.
05:34:59 I'M GOING TO ASK THE APPLICANT TO EXPLAIN A LITTLE BIT ABOUT
05:35:03 THE STORMWATER AND A LITTLE BIT ABOUT THE WALL WHICH CAN'T
05:35:08 EXTEND ALL THE WAY TO THE CORNER BECAUSE THEY DON'T OWN THE
05:35:10 PROPERTY AT THE CORNER AND WHAT THEY ARE PROPOSING TO DO IS
05:35:13 OPAQUE LANDSCAPE BUFFER IN THAT CORNER INSTEAD.
05:35:16 AND THEN I'LL ASK THE APPLICANT TO JUST TOUCH ON THE DAY
05:35:21 CARE.
05:35:22 WE ATTACHED TO YOUR STAFF REPORT SOME INFORMATION FROM THE
05:35:24 DAY CARE ABOUT THE DROP-OFF AND PICKUP AND THE THINGS YOU
05:35:28 TYPICALLY WANT TO KNOW.

05:35:30 IF YOU DON'T HAVE ANY QUESTIONS FOR ME, I'LL TURN IT OVER TO
05:35:34 JOHN WOJDAK WHO WILL KICK IT OFF.
05:35:40 >>John Wojdak: GOOD EVENING.
05:35:42 FOR THE RECORD, JOHN WOJDAK WITH RESPEC.
05:35:45 HERE WITH ME TONIGHT IS TODD EICHELBERGER WHO IS THE
05:35:49 PROPERTY OWNER AND NOEL HERNANDEZ WHO IS THE ARCHITECT WITH
05:35:52 GMA.
05:35:54 THE INFAMOUS GREG DISERIO COULD NOT BE HERE TONIGHT.
05:36:01 HOPEFULLY NOT TOO MUCH ON LANDSCAPING, BUT I'LL DO MY BEST
05:36:04 TO COVER THAT.
05:36:05 LIKE MARY SAID, WE'VE BEEN WORKING ON THIS ONE FOR A WHILE.
05:36:12 IT STARTED OFF SOMEWHAT SPECULATIVE WITH THE BUILDINGS.
05:36:20 AS WE KIND OF REFINED AND SECURED TENANTS, WE REFINED THE
05:36:24 SITE PLAN, WHICH REDUCED THE BUILDINGS, ADDRESSED THE
05:36:29 NEIGHBOR CONCERNS.
05:36:30 I THINK WE'VE COME A LONG WAY SINCE WE WERE HERE THE LAST
05:36:33 TIME.
05:36:34 AS MARY SAID, THE SITE IS ON 41.
05:36:40 FOUR ACRES OF INFILL KIND OF BETWEEN THE EXISTING OLDER
05:36:44 SHOPPING CENTER DIRECTLY ACROSS FROM THE ALDI.
05:36:48 IT DOES CONNECT TO THE SIGNAL AT ESTERO PARKWAY THROUGH KIND
05:36:57 OF LIKE BEHIND ALDI AND THEN ACROSS THE FRONTAGE OF THE

05:37:01 EXISTING SMALL SHOPPING CENTER AND THEN WE HAVE KIND OF A
05:37:05 FRONTAGE DRIVE AISLE THAT GOES ALL THE WAY ACROSS OUR
05:37:08 FRONTAGE, JUST TO KIND OF GIVE YOU AN IDEA OF THE ACCESS.

05:37:11 SOME OF THIS MARY ALREADY WENT OVER.
05:37:17 I'LL POINT OUT THE ENTITLEMENT ARE FOR 41,000 SQUARE FEET,
05:37:21 ESSENTIALLY ABOUT 10,000 PER ACRE.
05:37:24 WE WERE HERE IN MAY OF '23 ACTUALLY IS WHEN WE STARTED ON
05:37:29 THIS.
05:37:30 THE ZONING WAS MODIFIED IN '14 ALSO THROUGH THE COUNTY TO
05:37:38 REVISE THE ACCESS.
05:37:41 THE SITE HAD AN ERP PERMIT WHICH WE HAVE MODIFIED A COUPLE
05:37:45 OF TIMES AS WE KIND OF REFINE THE SITE PLAN.
05:37:48 AS MARY MENTIONED, WE MET WITH THE BRECKENRIDGE COMMUNITY A
05:37:52 COUPLE OF TIMES WITH A SMALL GROUP AND THEN WE HAD A LARGE
05:37:57 MEETING OVER AT THE REC CENTER LAST MONTH.
05:38:00 THIS IS THE ZONING MASTER CONCEPT PLAN.
05:38:04 SO AS YOU CAN SEE, TWO BUILDING LAYOUT WHICH WERE VERY
05:38:11 CONSISTENT WITH THE LARGER BUILDING AND THE ZONING WAS
05:38:14 ACTUALLY APPROVED FOR TWO STORY, BUT EVERYTHING WE'RE DOING
05:38:16 IS SINGLE STORY.
05:38:19 THIS WAS THE ORIGINAL SITE PLAN THAT WE CAME IN WITH.
05:38:23 THE SMALLER BUILDING IS PRETTY MUCH THE SAME FOOTPRINT
05:38:28 THAT'S GOING TO BE AS ASPEN DENTAL OR HEARTLAND DENTAL.
05:38:33 SORRY.
05:38:34 I SAY THAT EVERY TIME.
05:38:35 THE L-SHAPED BUILDING THAT WE ORIGINALLY CAME IN WITH WAS
05:38:40 18,000 SQUARE FEET, AND THAT'S BEEN KIND OF REFINED AS
05:38:44 YOU'LL SEE, AND REDUCED.

05:38:46 AGAIN, THAT WAS SOMEWHAT SPECULATIVE FOR COMMERCIAL USES, SO
05:38:50 WE HAD PARKING ALL THE WAY AROUND IT, SERVICE AREAS, WHICH
05:38:53 ARE NO LONGER NEEDED.
05:38:55 AND THIS WAS THE ORIGINAL ARCHITECTURE.
05:39:02 NOT A TON OF NEGATIVE COMMENTS ON THIS WHEN WE WERE HERE THE
05:39:06 FIRST TIME, JUST THAT IT NEEDED SOME REFINEMENT, WHICH WE'VE
05:39:10 DONE.
05:39:10 THIS IS THE LARGER BUILDING, AGAIN FROM KIND OF OUR ORIGINAL
05:39:16 SUBMITTAL.
05:39:17 SO THINGS THAT WE'VE CHANGED SINCE WE WERE HERE LAST TIME,
05:39:25 BUILDING 2 WENT FROM 18,000 SQUARE FEET TO 10,000 SQUARE
05:39:28 FEET.
05:39:30 THE TENANT HAS BEEN SECURED AS A LEARNING EXPERIENCE, WHICH
05:39:34 IS A PRESCHOOL DAY CARE USER.
05:39:39 BASED ON THAT REDUCTION IN SIZE, IT REDUCED THE PARKING
05:39:43 REQUIREMENTS.
05:39:44 WE DIDN'T NEED SERVICE AREAS FOR LOADING.
05:39:48 SO BASICALLY THAT ENTIRE KIND OF SITE REVISION PULLED OUR

05:39:53 DEVELOPMENT FOOTPRINT MORE TOWARDS 41.
05:39:56 AND WE USED THAT KIND OF FREED-UP AREA TO MAKE THE
05:40:00 STORMWATER MANAGEMENT AREA LARGER TO ADDRESS THE DRAINAGE
05:40:03 CONCERNS.
05:40:03 ON THE LANDSCAPING, WE REVISED THE BUFFER, WHERE WE'RE
05:40:13 AGAINST BRECKENRIDGE TO BASICALLY MIRROR THE WALL AND
05:40:17 PLANTINGS THAT THE ADJACENT PROJECT USES.

05:40:20 SO FROM THE BRECKENRIDGE COMMUNITY, OUR WALL AND LANDSCAPE
05:40:26 BUFFER USES THE SAME WALL AND PLANTS SO THAT IT'S ALL
05:40:31 CONSISTENT FROM THEIR SIDE.
05:40:34 AS MARY MENTIONED, IT WILL SHOW ON THE LANDSCAPE PLANS WHERE
05:40:41 OUR WALL ENDS, WE CAN'T GO ALL THE WAY TO THE PROPERTY
05:40:45 CORNER BECAUSE OF THE BERM AND SWALE, BUT WE ARE GOING TO
05:40:49 ADD A HEDGE THERE TO CONTINUE A VISUAL OPAQUE SCREEN EVEN
05:40:55 THOUGH WE CAN'T DO A WALL.
05:40:57 SO WE'LL DO THAT WITH LANDSCAPING.
05:40:59 A COUPLE OF THINGS TO POINT OUT, THIS IS MY SECOND DAY CARE
05:41:07 PRESCHOOL.
05:41:08 SO I KNOW PICKUPS AND DROP-OFFS ARE ALWAYS A CONCERN.
05:41:15 THERE ARE SOME STATS ON IT.
05:41:16 THE BUILDING IS SIZED FOR A MAX OF 167 STUDENTS.
05:41:23 THEY TYPICALLY OPERATE AT ABOUT 80% OF THAT.
05:41:27 PICKUP, YOU BASICALLY HAVE LIKE A THREE-HOUR WINDOW IN THE
05:41:34 MORNING AND A TWO AND A HALF HOUR WINDOW IN THE AFTERNOON
05:41:37 WHERE STUDENTS ARE COMING AND GOING.
05:41:39 IT'S NOT LIKE IT'S CONCENTRATED IN LIKE HIGH SCHOOL WHERE IT
05:41:45 IS A HARD START AND EVERYBODY HAS GOT TO BE THERE.
05:41:50 LEARNING EXPERIENCE, OPERATIONALLY THEY WANT ABOUT 40
05:41:55 PARKING SPACES.
05:41:56 CODE REQUIRES 64 AND WE HAVE 67.
05:41:59 ON THE DRAINAGE, WE DID TALK WITH THE RESIDENTS QUITE A BIT
05:42:07 ABOUT THAT.

05:42:08 WE'VE EXPANDED OUR DETENTION AREA QUITE A BIT TO WHERE WE'RE
05:42:13 ABOUT JUST OVER 25% DRY DETENTION WHERE TYPICALLY 18 TO 20
05:42:20 ON THAT.
05:42:22 AND WE HAVE MODIFIED THE ERP PERMIT TO ADDRESS COMMENTS THAT
05:42:27 WERE RECEIVED FROM VILLAGE PUBLIC WORKS.
05:42:30 SO THIS IS THE CURRENT SITE PLAN, COMPARING IT TO THE
05:42:39 ORIGINAL ONE.
05:42:40 YOU CAN SEE THE SECOND BUILDING IS KIND OF SIMILAR IN DEPTH
05:42:44 TO THE SMALLER BUILDING, WHICH IS ABOUT 4200 FEET.
05:42:48 AND THEN 10,000 SQUARE FEET.
05:42:51 NO PARKING BEHIND THE BUILDINGS REALLY.
05:42:54 JUST KIND OF WRAP THE DRIVE AISLE FOR ACCESS AND FIRE
05:42:59 DEPARTMENT ACCESS.
05:43:01 YOU CAN SEE THE DRIVE AISLE IN THE FRONT THERE WHERE WE

05:43:06 CONNECT TO THE ADJACENT SHOPPING CENTER.
05:43:10 THAT DRIVE AISLE EXTENDS ACROSS OUR FRONTAGE AND THEN WE
05:43:15 HAVE THE RIGHT IN, RIGHT OUT DRIVEWAY ON 41 WITH THE
05:43:21 RIGHT-TURN LANE.
05:43:23 THIS IS JUST A BLOWUP KIND OF SHOWING THE DRAINAGE PLANS.
05:43:32 THERE IS A SWALE THAT RUNS THROUGH THE SITE RIGHT NOW WHICH
05:43:35 IS BEING REPLACED WITH A PIPE OVER TO THE EDGE TO BASICALLY
05:43:38 MAKE ROOM FOR THE DEVELOPMENT, AND THAT PIPE IS EQUAL IN
05:43:42 CAPACITY TO THE EXISTING SWALE THAT'S ON THE PROPERTY NOW.
05:43:45 AND THAT EXIT IS KIND OF AT THE SOUTHEAST OR KIND OF THE
05:43:53 SOUTH CORNER OF THE PROPERTY.

05:43:54 AND WHERE THAT EXITS IS WHERE WE CAN'T TAKE THAT WALL ALL
05:43:58 THE WAY ACROSS THERE, SO WE HAVE A HEDGE RIGHT ALONG THE
05:44:01 PROPERTY LINE.
05:44:02 AND THIS IS JUST A BLOWUP OF THE SITE SHOWING THE
05:44:08 CIRCULATION IN THE PARKING.
05:44:10 BASICALLY HAVE PARKING ON THREE SIDES OF BOTH BUILDINGS.
05:44:15 TO THE WEST OF THE SMALLER BUILDING IS KIND OF JUST AN OPEN
05:44:20 LAWN AREA WITH A SHADED SEATING AREA AND THEN BEHIND THE
05:44:26 LARGER BUILDING IS THE PLAYGROUND FOR THE LEARNING
05:44:31 EXPERIENCE.
05:44:33 GETTING INTO THE LANDSCAPE PLANS --
05:44:41 >>Jim Wallace: WHERE IS THE PICKUP AND DROP-OFF?
05:44:46 >>John Wojdak: SO THE WAY PICKUP AND DROP-OFF OPERATES WITH
05:44:49 THE LEARNING --
05:44:51 >>Jim Wallace: 164, 80% SINGLE CHILD, SO YOU HAVE 134
05:44:57 DROP-OFFS IN TWO AND A HALF HOURS, THAT'S ONE A MINUTE.
05:45:00 WHERE IS THE DROP-OFF?
05:45:03 BECAUSE THE PARKING IS AROUND THE BUILDING, SO PEOPLE HAVE
05:45:06 TO GET FROM THEIR CAR, DROP THE CHILD OFF, GET BACK AND
05:45:09 LEAVE IN ONE MINUTE.
05:45:12 >>John Wojdak: THIS IS DIFFERENT THAN SOME OF THE OTHER ONES
05:45:14 WHERE YOU DROP YOUR CAR OFF OR YOU DROP YOUR STUDENT OFF AND
05:45:21 YOU DON'T GET OUT OF THE CAR.
05:45:22 THE WAY THE LEARNING EXPERIENCE WORKS, THE PARENTS HAVE A
05:45:26 KEY FOB TO GET INTO THE BUILDING.

05:45:29 SO THEY ACTUALLY PARK AND TAKE THEIR STUDENT INTO THE
05:45:33 BUILDING.
05:45:34 BASICALLY THEY JUST UTILIZE THE PARKING AS IF IT WERE A
05:45:38 STORE.
05:45:38 >>Jim Wallace: YOU HAVE 32 PARKING SPACES.
05:45:41 YOU HAVE 134 DROP-OFFS.
05:45:43 YOU HAVE TWO AND A HALF HOURS.
05:45:45 THAT'S ONE A MINUTE.
05:45:46 PARK YOUR CAR, GET YOUR KID OUT OF THE CAR SEAT, WALK OVER,
05:45:50 DROP THEM OFF, COME BACK, GET IN YOUR CAR AND LEAVE SO THE

05:45:53 NEXT PERSON.
05:45:55 >>John Wojdak: CORRECT.
05:45:56 67 SPACES.
05:45:57 67 PARKING SPACES.
05:46:02 >> ON THE SITE.
05:46:03 >>John Wojdak: NO.
05:46:04 JUST FOR THE LEARNING EXPERIENCE.
05:46:10 >>Jim Wallace: I HAVE 8, 21, 14 -- I'VE GOT 32.
05:46:15 WHERE ARE THE OTHERS?
05:46:22 >>John Wojdak: 64 IS THE TOTAL REQUIRED.
05:46:27 >>Jim Wallace: I'M SORRY.
05:46:28 41 I HAVE.
05:46:29 UNLESS THERE ARE NO PEOPLE GOING IN THE MEDICAL OFFICE.
05:46:34 >>John Wojdak: THERE ARE PEOPLE GOING INTO THE MEDICAL
05:46:36 OFFICE.

05:46:40 >>Jim Wallace: WE WANT TO BE SURE WE HAVE IT RIGHT NOW, NOT
05:46:43 AFTER YOU BUILD IT.
05:46:44 >>John Wojdak: UNDERSTOOD.
05:46:45 BUT IN TERMS OF THE OPERATION, IT'S NOT LIKE SOME OF THE
05:46:49 OTHER ONES WHERE THERE'S KIND OF A LOOP OR ANYTHING LIKE
05:46:52 THAT.
05:46:54 >>Barry Jones: THAT IS THE CONCERN.
05:46:56 IF IT TAKES FIVE, TEN MINUTES FOR EACH PARENT TO DO IT,
05:47:00 PARKING AROUND THAT BUILDING ISN'T SUFFICIENT FOR THE
05:47:02 OPERATIONAL CRITERIA.
05:47:04 >>John Wojdak: UNDERSTOOD.
05:47:04 >>Barry Jones: AND THAT'S A CONCERN.
05:47:07 >>Michael Sheeley: WHAT IS THE MINIMUM PARKING REQUIRED FOR
05:47:09 A DAY CARE CENTER IN ESTERO?
05:47:13 >>Barry Jones: THEY ARE PROBABLY HITTING THE CODE REQUIRED.
05:47:15 I'M NOT SURE THE CODE --
05:47:24 >>John Wojdak: SO THE MINIMUM IS TWO PER EMPLOYEE AND ONE
05:47:29 PER 20 STUDENTS.
05:47:33 >>Barry Jones: ONE PER 20 STUDENTS JUST DOESN'T WORK AT
05:47:36 DROP-OFF AND PICKUP.
05:47:37 THAT'S JUST THE REALITY OF THE MATH.
05:47:39 >>John Wojdak: THAT REQUIREMENT --
05:47:42 >>Barry Jones: THAT DOESN'T MEAN WE CAN ENFORCE THAT BECAUSE
05:47:45 WE CAN'T ENFORCE THINGS OUTSIDE THE CODE.
05:47:47 >>John Wojdak: THAT'S 47 AND THEN THE MEDICAL OFFICE IS 15

05:47:55 REQUIRED.
05:48:03 >>Jim Wallace: YOU ARE ALLOCATING THE 8 THAT I SEE ON THE
05:48:06 SOUTH SIDE OF THE MEDICAL BUILDING --
05:48:09 >>Barry Jones: AND THE TEN ON THE NORTH SIDE.
05:48:11 >>Jim Wallace: YOU'RE ALLOCATING THOSE TO THE DAY CARE.
05:48:15 SO THAT WOULD BE 49 THEN.

05:48:17 49 PARKING SPACES.
05:48:21 >>John Wojdak: AND 47 REQUIRED.
05:48:24 >>Jim Wallace: THERE'S ONLY 47 REQUIRED.
05:48:26 HOW DID YOU ARRIVE AT THE 47?
05:48:30 >>Barry Jones: THAT IS THE CODE, JIM.
05:48:36 >>John Wojdak: THAT'S CODE AND OPERATIONALLY FOR THE
05:48:38 LEARNING EXPERIENCE, 40 MINIMUM.
05:48:42 >>Michael Sheeley: THEY HAVE A TRACK RECORD I'M SURE WITH
05:48:47 HOW MUCH THEY NEED -- IT'S NOT UP TO US TO SECOND GUESS
05:48:51 THAT.
05:48:51 >>Barry Jones: ARE YOU CONNECTING THAT ALL THE WAY THROUGH
05:48:54 TO THE NORTH?
05:48:55 >>John Wojdak: WE ARE NOT.
05:48:57 >>Barry Jones: IF I'M LEAVING THE SUBDIVISION AND HAVE A
05:49:00 CHILD AND TAKE THEM TO THE CHILD CARE, I HAVE TO DRIVE OUT
05:49:02 ON 41 AND BACK INTO THE PLACE.
05:49:05 >>John Wojdak: THAT'S CORRECT.
05:49:07 >>Barry Jones: WHAT IS THE REASON BEHIND NOT COMPLETING THE
05:49:09 FRONTAGE ROAD?

05:49:11 >>John Wojdak: WE STUBBED OUT AS FAR AS WE CAN GRADE DOWN
05:49:14 THE FRONTAGE ROAD ON THE BRECKENRIDGE PROFESSIONAL CENTER
05:49:19 DOESN'T COME ALL THE WAY OVER THERE.
05:49:22 THEY WOULD NEED TO MAKE THAT CONNECTION.
05:49:24 THEY HAVE AN EASEMENT.
05:49:26 WE'RE PROVIDING AN EASEMENT ACROSS OUR FRONTAGE.
05:49:31 >>Barry Jones: MARY, DO WE KNOW IF THERE IS ANY MECHANISM TO
05:49:34 TRY -- THERE IS A REASON WE TRY AND DO THE FRONTAGE ROADS TO
05:49:38 DO INTERNAL CAPTURE AND TAKE THE ROAD OFF OF 41 SO IT'S
05:49:42 SAFER.
05:49:44 THERE ARE A BAZILLION TRANSPORTATION REASONS TO DO IT.
05:49:47 TELL ME WHY WE CAN'T.
05:49:49 >>Mary Gibbs: WE WOULD, OF COURSE, PREFER TO HAVE MORE
05:49:51 CONNECTIVITY, BUT THEY HAVE THE CONNECTIVITY TO THE SOUTH.
05:49:53 WE HAD THIS DISCUSSION WHEN IT FIRST CAME IN BECAUSE WHETHER
05:49:56 THERE SHOULD BE AN ACCESS OFF OF 41 OR NOT OR IF IT SHOULD
05:50:00 CONNECT.
05:50:00 AND THEN F.D.O.T. ALLOWED THEM TO HAVE THE ACCESS, RIGHT-IN,
05:50:04 RIGHT-OUT ONLY AND IT CONNECTS TO THE SOUTH.
05:50:07 I'M NOT SURE I REMEMBER THIS, BUT I DIDN'T THINK THE
05:50:10 BRECKENRIDGE OR THE MEDICAL PLACE WANTED THE CONNECTION, THE
05:50:15 CONNECTION TO THE NORTH.
05:50:16 YOU DON'T HAVE -- IT'S PREFERABLE TO HAVE AS MANY
05:50:19 CONNECTIONS AS POSSIBLE.
05:50:21 DON'T KNOW THAT YOU CAN FORCE IT.

05:50:23 >>Barry Jones: FROM A GUY THAT'S DONE A LITTLE BIT OF
05:50:25 TRANSPORTATION BEFORE, THOSE INTERNAL CAPTURE ROADS WHEN

05:50:29 YOU'VE GOT THAT NUMBER OF UNITS LIKE AT BRECKENRIDGE AND
05:50:33 BELIEVE IT OR NOT THEY MIGHT EVEN BENEFIT FROM IT BECAUSE IT
05:50:35 CAN TAKE THEM DOWN TO THE TRAFFIC SIGNAL.
05:50:39 I CAN GO THROUGH QUESTION ON THE TURN LANE.
05:50:44 IF WE CAN'T ENFORCE IT AND NOBODY WANTS TO, I CAN'T BEAT THE
05:50:47 DRUM ANY HARDER.
05:50:48 THE TURN LANE, IS IT MEETING YOUR RIGHT TURN CRITERIA OR
05:50:53 LENGTH OR IS THAT BUS STOP GOT YOU --
05:50:56 >>John Wojdak: IT STARTS JUST AFTER THE BUS STOP.
05:50:58 >>Barry Jones: IT MEETS YOUR TURN LANE LENGTH.
05:51:01 >>John Wojdak: YES.
05:51:02 >>Michael Sheeley: YOUR TWO ACCESS POINTS ARE 41 RIGHT-IN,
05:51:06 RIGHT-OUT AND SOUTH ACCESS FRONT, FRONTAGE ROAD.
05:51:10 >>John Wojdak: CORRECT.
05:51:12 >>Jim Wallace: BARRY IS RIGHT, AN EASEMENT IS NOT A ROAD.
05:51:14 IT JUST SAYS WE MET OUR INTERCONNECTIVITY.
05:51:17 >>Barry Jones: LIKE THE ZONING AND EVERYBODY SAID PUT A ROAD
05:51:20 HERE BECAUSE IT IS THE RIGHT THING TO DO.
05:51:22 WHEN PUSH CAME TO SHOVE, NOBODY IS BUILDING THE ROAD.
05:51:24 WHAT IS THE INTENT OF FORCING IT THROUGH IF WE'RE NOT GOING
05:51:27 TO HOLD IT TO THE FIRE AT THIS POINT?
05:51:31 >>John Wojdak: WE ARE RECORDING A CROSS ACCESS EASEMENT
05:51:33 ACROSS OUR ENTIRE FRONTAGE.

05:51:35 >>Barry Jones: GIVING THEM RIGHT TO DO CONSTRUCTION ON YOUR
05:51:38 SITE?
05:51:39 BECAUSE WITHOUT THAT RIGHT TO COME ON YOUR SITE AND DO
05:51:41 CONSTRUCTION, THAT CROSS ACCESS EASEMENT IS USELESS.
05:51:45 >>John Wojdak: I DON'T HAVE THAT RIGHT EITHER ON THEIR SITE.
05:51:48 >>Barry Jones: I UNDERSTAND.
05:51:49 THEY DIDN'T GIVE IT TO YOU SO YOU CAN'T CONNECT.
05:51:52 NOW YOU WON'T GIVE IT TO THEM SO THEY CAN CONNECT.
05:51:57 NOBODY BUILDS A ROAD, PUBLIC LOSES.
05:52:00 >>John Wojdak: I DISAGREE WITH YOU A LITTLE BIT THERE,
05:52:02 BARRY.
05:52:03 I UNDERSTAND WHAT YOU'RE SAYING, BUT IF F.D.O.T. FORCED THE
05:52:08 ISSUE, THEN THEY COULD MAKE THAT HAPPEN.
05:52:15 >>Barry Jones: IT'S NOT F.D.O.T. CONCERN.
05:52:17 INTERNAL CAPTURE FOR LOCAL TRAFFIC.
05:52:20 TO ME IT IS A SAFETY THING.
05:52:22 I'M A BIG PROPONENT OF FRONTAGE ROADS ESPECIALLY WHEN YOU
05:52:26 GET THE THROAT DEPTH AND TURN LANE.
05:52:31 >>John Wojdak: I DON'T DISAGREE.
05:52:33 >>BARRY JONES: THERE ARE A LOT OF UNITS BACK THERE IN
05:52:33 BRECKENRIDGE. STAY OFF OF 41 AND GET TO A SAFE LEFT.
05:52:36 COULD ACCESS THIS FACILITY AND THE OTHER BUSINESSES.
05:52:43 >>Jim Wallace: YOU'RE ABSOLUTELY RIGHT, BARRY.
05:52:45 >>John Wojdak: I CAN'T --

05:52:50 >> IS IT CONNECTED TO THE NORTH -- JUST AN EASEMENT NO ROAD.

05:52:55 JUST AN EASEMENT.
05:52:56 >>John Wojdak: THE ROAD DOES NOT COME ALL THE WAY DOWN TO
05:52:59 OUR PROPERTY LINE.
05:53:00 ON THE ADJACENT PROPERTY.
05:53:03 >>Jim Wallace: YOU HAVE AN EASEMENT BUT NEITHER SIDE OF THE
05:53:07 EASEMENT IS A ROAD.
05:53:10 >> CORRECT.
05:53:10 >>Barry Jones: NEITHER ONE HAS THE RIGHT TO GO ON THE OTHER
05:53:14 PROPERTY TO MAKE THE CONNECTION.
05:53:15 CONUNDRUM WITH THE FRONTAGE ROADS.
05:53:18 WHEN THEY WRITE THE EASEMENTS, THEY DON'T WRITE RIGHT OF
05:53:22 ACCESS ON THE ADJOINING PROPERTY --
05:53:26 [OVERLAPPING CONVERSATION]
05:53:29 >>Barry Jones: SATISFIES THE ZONING BUT DOESN'T SATISFY THE
05:53:33 INTENT.
05:53:34 >>Michael Sheeley: IT'S BEYOND THE APPLICANT'S CONTROL.
05:53:36 WE'RE JUST PREACHING HERE.
05:53:37 WE CAN'T DO ANYTHING ABOUT IT.
05:53:38 >>John Wojdak: I'M NOT USING THAT AS ACCESS IN MY T.I.S.
05:53:44 IT'S NOT LIKE I'M SAYING ONE THING IN THE T.I.S. AND DOING
05:53:47 ANOTHER.
05:53:48 MY T.I.S. IS BASED ON THE PROPOSED CONDITION.
05:53:50 I CAN'T CONTROL THE NEIGHBORS.
05:53:53 >>Barry Jones: NOTHING THE VILLAGE CAN DO TO HELP YOU
05:53:55 FACILITATE THAT CONNECTION AND THERE'S NOTHING WE CAN DO.

05:53:58 FROM SOMEBODY THAT'S SUPPOSED TO REPRESENT THE VILLAGE,
05:54:00 THAT'S FRUSTRATING TO ME.
05:54:01 >>John Wojdak: I CAN APPRECIATE THAT.
05:54:03 >>Jim Wallace: THE VILLAGE HAS STATED MANY TIMES THAT IT'S A
05:54:08 GOAL, ONE OF THE OBJECTIVES, INTERCONNECTIVITY TO TAKE
05:54:12 EVERYTHING OFF ARTERIAL ROADS.
05:54:14 WHAT IS THE USE OF HAVING A MISSION, OBJECTIVE AND GOAL IF
05:54:19 IT DOESN'T EVER GET EXECUTED AND EVERYBODY GOES ALONG AND
05:54:22 SAYS, HEY, I GOT THE EASEMENT, TICK THE BOX AND MOVE ON.
05:54:26 DOESN'T MAKE SENSE TO ME.
05:54:27 >>Barry Jones: IT IS A HOLE WE NEED TO CLOSE SOMEHOW.
05:54:31 >>Anthony Gargano: OKAY.
05:54:32 I THINK THE POINT HAS BEEN MADE.
05:54:34 IT'S BEYOND WHAT THIS APPLICANT CAN DO.
05:54:39 >>Barry Jones: OUTFALL CANAL, WHO MAINTAINS THAT ON THE
05:54:42 SOUTH SIDE?
05:54:43 THAT BIG SWALE THAT RUNS THROUGH THE SOUTH SIDE.
05:54:48 >>John Wojdak: WE DO.
05:54:49 TO THE PROPERTY LINE AND THEN AS IT GOES ACROSS THE ESTERO
05:54:53 GRAND PROPERTY, THERE IS A DRAINAGE EASEMENT AND MAINTAINED

05:54:57 BY THE POA THERE PER THEIR DISTRICT PERMIT.
05:55:00 >>Barry Jones: DOWN THE STREAM NO MAINTENANCE RESPONSIBILITY
05:55:03 BUT IT'S --
05:55:04 >>John Wojdak: CORRECT.
05:55:06 >>Barry Jones: THAT'S BEEN SIZED AND DONE --

05:55:09 >>John Wojdak: THE VILLAGE HAS MADE SOME IMPROVEMENTS IN
05:55:12 KIND OF WHERE IT GOES DOWN BROADWAY, IMPROVE THE DRAINAGE
05:55:16 UNDERNEATH THE ROADWAY.
05:55:17 >>Barry Jones: YOUR TAIL WATER IS THE CONCERN THAT FAR OUT.
05:55:21 THANK YOU.
05:55:22 I'M SORRY I GOT ON A SOAPBOX AT YOUR EXPENSE.
05:55:25 I APOLOGIZE.
05:55:29 >>Jim Wallace: WE'RE GOING TO HAVE 60 PEOPLE TURNING ONTO
05:55:34 U.S. 41.
05:55:36 >>Barry Jones: IT'S BEEN BEAT TO DEATH.
05:55:37 THEY CAN GO SOUTH TO GET OUT, JIM.
05:55:40 THEY CAN GO DOWN TO THE LIGHT AND GO PAST.
05:55:45 >>John Wojdak: I'LL MOVE ON TO A SUBJECT I'M NOT AN EXPERT
05:55:48 IN.
05:55:50 [LAUGHTER]
05:55:54 >>Jim Wallace: AFTER YOU BUILD IT, I'LL GO AND PHOTOGRAPH
05:55:57 ALL THE CARS LINED UP WAITING TO TURN ON 41.
05:56:00 >>Michael Sheeley: THANK YOU FOR YOUR SERVICE.
05:56:01 [LAUGHTER]
05:56:09 >>John Wojdak: SO THIS IS A COLORED VERSION OF THE D.O.
05:56:14 LANDSCAPE PLAN.
05:56:16 IT'S THE EXACT SAME PLAN AND KIND OF SUBMITTED PLAN, JUST
05:56:22 COLORED TO SHOW A LITTLE BETTER ON THE PRESENTATION.
05:56:26 THERE IS A SLIDE FOR THE COLOR PALETTE SO YOU CAN SEE THAT.
05:56:30 WE HAVE THE BUFFER ALONG 41 AND THEN A BUFFER ALONG

05:56:38 BRECKENRIDGE.
05:56:39 >>Kristin Jeannin: WHERE IS THE WALL AND THE EXTENSION OF
05:56:41 THE WALL THAT YOU WERE TALKING ABOUT?
05:56:42 I WASN'T ABLE TO FOLLOW THAT.
05:56:46 >>Barry Jones: WEST SIDE AND NORTHWEST CORNER.
05:56:48 >>John Wojdak: SO PLAN LEFT STARTING FROM THE PROPERTY
05:56:53 CORNER, THERE IS A LITTLE BIT WHERE WE FRONT --
05:56:56 >>Kristin Jeannin: I CAN SEE IT NOW.
05:56:57 WHERE THE TREES STOP AND TURNS TO PALM TREES, IS THAT --
05:57:04 >>John Wojdak: YES.
05:57:05 WE ABUT THE BRECKENRIDGE PROFESSIONAL CENTER FOR A LITTLE
05:57:08 BIT, SO THAT IS A DIFFERENT BUFFER.
05:57:10 AGAINST THE RESIDENTIAL PORTION, THAT'S WHERE YOU KIND OF
05:57:13 HAVE THE MORE STEADY LINE OF TREES AND THE EIGHT-FOOT WALL.
05:57:18 THAT RUNS DOWN TO THE BOTTOM CORNER.
05:57:25 WE DO BREAK THE TREES UP A LITTLE BIT AS WE GET PAST OUR --

05:57:33 THEY ARE MORE KIND OF SOLDIERED UP WHERE WE'RE ADJACENT TO
05:57:37 WHERE THE UNITS ARE AND WHERE WE HAVE BUILDINGS.
05:57:39 AND THEN AS YOU GET DOWN PAST WHERE IT'S JUST OUR DETENTION
05:57:44 AREA, THEY BREAK UP A LITTLE BIT.
05:57:45 AND AT THE BOTTOM CORNER WHERE THAT SWALE IS WHERE THE PIPE
05:57:53 EXITS, THAT'S WHERE THE WALL ENDS AND THEN WE HAVE BUTTON
05:57:59 WOODS ALONG THE PROPERTY LINE TO CONTINUE THE VISUAL SCREEN
05:58:02 OF THE BERM AND WALL.
05:58:04 THERE IS THE PLANT PALETTE.

05:58:14 ANY QUESTIONS ON THAT?
05:58:19 WITH THAT, I'LL TURN IT OVER TO NOEL TO TALK ABOUT THE
05:58:26 BUILDINGS.
05:58:34 >> FOR THE RECORD, NOEL HERNANDEZ, GMA ARCHITECTS.
05:58:37 I'M PROJECT ARCHITECT FOR ESTERO 4.2.
05:58:43 I'M PROJECT ARCHITECT FOR 4.2.
05:58:47 AS JOHN MENTIONED, THE INITIAL DESIGN, THIS IS BUILDING 2
05:58:51 THAT YOU SEE, WHICH IS THE PRESCHOOL DAY CARE.
05:58:57 THE INITIAL DESIGN WAS 18,000 SQUARE FOOT SHELL.
05:59:03 WITH THE TENANT SECURED, WE REDUCED IT TO 10,000 SQUARE FEET
05:59:10 INTERIOR.
05:59:11 THERE WILL BE -- THE TLE HAS THEIR OWN ARCHITECT THAT WILL
05:59:15 BE DOING THE INTERIOR DESIGN --
05:59:18 >>Anthony Gargano: I'LL ASK YOU TO SPEAK UP A LITTLE BIT.
05:59:20 SPEAK A LITTLE LOUDER.
05:59:21 >>Noel Hernandez: YES, SIR.
05:59:22 SO MOVING TO THE ELEVATIONS, WE KEPT SIMILAR ELEMENTS FROM
05:59:29 THE INITIAL SUBMITTAL.
05:59:31 WE JUST REDUCED THE OVERALL WIDTH AND DEPTH TO MEET THEIR
05:59:38 REQUIREMENTS.
05:59:38 WE KEPT THE ELEMENTS FROM THE ORIGINAL WITH THE STEPPED
05:59:44 PARAPETS, THE PITCHED ROOFS, THE PITCHED ROOFS WILL BE TILE.
05:59:53 WE HAVE ARTICULATED THE FACADES PER THE LAND DEVELOPMENT
05:59:56 CODE.
05:59:57 THE ELEVATIONS THAT YOU SEE ARE THE EAST WHICH IS FRONTING

06:00:04 41.
06:00:05 THAT IS THE PRIMARY ENTRANCE, AND THEN THE ELEVATION AT THE
06:00:09 BOTTOM IS TO THE WEST, WHICH IS THE REAR OF THE BUILDING.
06:00:16 THE TWO ENGINEERED CANOPIES ARE FOR THE PLAYGROUND AREAS FOR
06:00:20 THE CHILDREN AS REQUIRED.
06:00:23 AND THESE ARE THE NORTH AND SOUTH ELEVATIONS FROM THE SIDE.
06:00:31 WE INCORPORATED -- WE MET WITH TLE AND WE ALSO MET WITH TODD
06:00:37 TO INCORPORATE THE BRANDING ELEMENTS FOR TLE, WHICH ARE THE
06:00:42 TWO SIGNS AS YOU SEE ON THE SIDE, WHICH THE LOWER ELEVATION
06:00:46 THAT FRONTS THE ADJACENT BUILDING.
06:00:52 FROM THE FRONT, THE TWO BRANDING ELEMENTS ARE THEIR MAIN
06:00:56 SIGN OVER THE ENTRANCE AND THEN THE COLORED ALPHABET BLOCKS

06:01:00 ON THE FACE OF THE COLUMNS.
06:01:03 AND THEY UNDERSTAND THAT THE VILLAGE'S COLOR PALETTE, THEIR
06:01:10 COLOR PALETTE IS NOT IN LINE WITH THE VILLAGE'S COLOR
06:01:13 PALETTE.
06:01:14 SO WE'VE MAINTAINED THE ORIGINAL PALETTE AS SHOWN.
06:01:20 JOHN IS PASSING AROUND THE ACTUAL PAINT SWATCHES.
06:01:27 THE ENCLOSURES FOR BOTH REFUSE DUMPSTER AND RECYCLING ARE IN
06:01:35 KEEPING WITH THE ARCHITECTURE.
06:01:37 SO SIMILAR COLOR PALETTE USING BRONZE METAL AS THE
06:01:42 STOREFRONT WOULD BE.
06:01:45 FOR THE HEARTLAND DENTAL BUILDING, SMALL FOOTPRINT, ABOUT
06:01:52 4300 SQUARE FEET.
06:01:54 WE DID RECEIVE COMMENTS FROM STAFF AT THE FIRST D.O.

06:01:58 SUBMITTAL FOR ARTICULATION TO THE TWO SIDE ELEVATIONS.
06:02:02 SO WE'VE INCORPORATED A STEPPED FACADE AND THE TRELLIS
06:02:07 ELEMENTS TO EITHER SIDE.
06:02:10 ON THE ELEVATION, THE PRIMARY ENTRANCE FOR THE DENTAL IS AT
06:02:16 THE CORNER, WHICH IS THE ACCENT COLOR IS THAT WILLOW GREEN,
06:02:21 AND WE HAVE THE SUN SHADE ELEMENTS AS YOU SEE AROUND THE
06:02:26 ELEMENTS AROUND THE BUILDING FACADES.
06:02:29 WE CARRIED OVER SIMILAR ELEMENTS ON BOTH BUILDINGS TO
06:02:33 PROVIDE A CONSISTENT ARCHITECTURAL LANGUAGE.
06:02:40 AND SCREENING OF ANY SERVICE ENTRANCES SUCH AS THE METER
06:02:46 BANK, THE FIRE RISERS, ALL OF THOSE ARE SCREENED BEHIND AS
06:02:51 YOU SEE THERE, THE GATED ELEMENT AT THE CORNER.
06:02:53 THAT IS THE ENCLOSURE FOR THE SMALL DENTAL BUILDING.
06:03:01 THIS IS THE RENDERING -- IT WOULD BE THE SOUTHEAST CORNER
06:03:11 BASICALLY FROM THE FRONTAGE ROAD LOOKING BACK TOWARDS THE
06:03:14 TWO BUILDINGS.
06:03:21 >>Michael Sheeley: DO YOU KNOW IF THE LANDSCAPING IS
06:03:22 REPRESENTED ACCURATELY IN THE RENDERING?
06:03:25 >>Noel Hernandez: WE HAD OUR RENDERING, WE USED THE
06:03:28 LANDSCAPE PLANS FROM GREG DISERIO AND PROVIDED THAT TO OUR
06:03:33 RENDERER.
06:03:34 THERE WERE SOME SHIFTS JUST TO BE ABLE TO SEE THE FACADE,
06:03:39 BUT IT'S CONSISTENT WITH THE LANDSCAPE PLAN.
06:03:43 >>Barry Jones: WHERE IS THE ROOF ACCESS FOR THESE BUILDINGS?
06:03:45 TYPICALLY I SEE A LADDER OR SOMETHING SOMEWHERE ON ONE OF

06:03:48 THE BUILDINGS.
06:03:49 IS THIS INTERNAL?
06:03:51 >>Noel Hernandez: FOR THE DAY CARE PRESCHOOL, IT WILL BE
06:03:56 INTERNAL.
06:03:57 FOR THE HEARTLAND DENTAL, AS YOU SEE ON THE PLAN, THE
06:04:02 NORTHWEST -- EXCUSE ME, THE NORTHEAST CORNER, THE ALCOVE.
06:04:09 >>Barry Jones: WHAT IS SHOWN IN THE EXTERIOR ELEVATIONS OR
06:04:12 CAPTURED SOMEHOW?

06:04:14 >>Noel Hernandez: WE HAVE IT CAPTURED.
06:04:17 >>Barry Jones: THE GLASS COLOR IN THE RENDERINGS, IS IT
06:04:19 GOING TO BE A DIFFERENT COLOR GLAZE OR WHAT IS THE COLOR
06:04:23 FINISH ON THE WINDOWS?
06:04:24 >>Noel Hernandez: AT THIS POINT, WE HAVEN'T SELECTED A
06:04:28 COLOR.
06:04:29 MY ASSUMPTION IS THAT IT WOULD BE EITHER CLEAR OR A BRONZE.
06:04:33 THE STOREFRONT ITSELF WOULD BE BRONZE IN KEEPING WITH THE
06:04:37 OTHER METAL ELEMENTS OF THE BUILDING.
06:04:40 >>Barry Jones: WERE YOU GOING TO USE THE LARGE FACES ON THE
06:04:44 DENTAL BUILDING FOR SIGNAGE LIKE YOU DID -- YOU'VE GOT TWO
06:04:49 LARGE FACES THERE THAT ARE KIND OF OPEN AND BLANK OTHER THAN
06:04:54 SOME --
06:04:55 >>Noel Hernandez: I BELIEVE THE ONLY AGREEMENT THAT THE
06:04:58 DEVELOPER HAS IS FOR ONE SIGNAGE FRONT, WHICH WOULD BE ON
06:05:01 THE PRIMARY FACADE OF THAT CORNER.
06:05:04 >>Barry Jones: THE ZONING LIMITS YOU TO ONE?

06:05:08 >>Noel Hernandez: I BELIEVE SO, YES.
06:05:11 >>Barry Jones: WAS THERE ANY ABILITY OR ANYTHING TO DO
06:05:14 ANYTHING WITH THOSE LARGE OPEN AREAS?
06:05:16 THEY KIND OF LOOK LIKE A BIG FOREHEAD TO ME.
06:05:22 >>Noel Hernandez: WELL, THAT'S WHERE THE SIGN WOULD BE.
06:05:25 >>Barry Jones: YOU ARE GOING TO SIGN THESE ELEMENTS.
06:05:27 I MISUNDERSTOOD.
06:05:27 I APOLOGIZE.
06:05:30 >>John Wojdak: I'M NOT SURE THERE WOULD BE A SIGN ON BOTH OF
06:05:32 THOSE, BARRY.
06:05:33 JUST THE ONE KIND OF FACING 41.
06:05:43 >>Barry Jones: SINCE YOU ARE UP THERE AND TALKING ABOUT
06:05:45 SIGNS, I WAS LOOKING AT THE MONUMENT SIGN LOCATION, IS THERE
06:05:48 A REASON YOU PUSHED IT THAT FAR BACK OFF THE RIGHT-OF-WAY?
06:05:51 >>John Wojdak: ACTUALLY, AT THIS POINT, WE HAD THAT LOCATED
06:05:54 ON THE PLAN, BUT WE ACTUALLY HAVEN'T DESIGNED ONE AND
06:05:59 CURRENTLY THINKING WE WOULD USE BUILDING SIGNAGE.
06:06:03 >>Barry Jones: YOU UNDERSTAND YOU HAVE TO COME IN FOR A
06:06:06 SEPARATE SUBMITTAL.
06:06:07 >>John Wojdak: UNDERSTOOD.
06:06:08 >>Barry Jones: IF WE APPROVE THIS, WE'RE GOING TO SAY THAT
06:06:11 HAS SOME FLEXIBILITY BECAUSE WITH YOUR SIGHT LINES AND
06:06:15 BUFFERS, IT WILL GET LOST SITTING RIGHT THERE.
06:06:19 >>John Wojdak: THAT'S KIND OF WHY WE'RE -- WEREN'T PUTTING
06:06:22 TOO MUCH WEIGHT ON IT BECAUSE IT WAS SO FAR BACK AND GROUND

06:06:28 LEVEL, WE'LL KIND OF GO WITH THE BUILDING SIGNS.
06:06:35 >>Michael Sheeley: I THINK THE BUILDINGS LOOK GOOD.
06:06:37 IT'S CONSISTENT WITH WHAT WE SAW BEFORE WITH SOME
06:06:40 IMPROVEMENTS.

06:06:46 THE RENDERINGS ARE PRETTY GOOD.
06:06:47 ELEVATIONS, FUTURE REFERENCE, MAYBE SHADE AND SHADOW ON THE
06:06:51 ELEVATIONS TO GIVE A LITTLE MORE LIFE TO THE BUILDINGS.
06:06:55 MAYBE ADDITIONAL RENDERINGS.
06:06:58 THAT RENDERING WAS A LITTLE FUZZY AT LEAST ON OUR MONITORS.
06:07:01 I'M NOT SURE.
06:07:03 BUT ONCE YOU SEE IT WITH THE SHADE AND SHADOW ON THE INS AND
06:07:07 OUTS YOU HAVE ON THE TRELLIS, I THINK IT'S GOING TO BE
06:07:10 PRETTY ATTRACTIVE BUILDING.
06:07:12 I DON'T HAVE ANY ISSUES WITH THE DESIGN.
06:07:16 >>Noel Hernandez: THANK YOU.
06:07:18 >>Dan Williams: I HAVE A GENERAL QUESTION THAT ONE OF YOU
06:07:22 CAN ANSWER.
06:07:22 IN THE LAST COUPLE OF MONTHS, I KNOW WE HAVE APPROVED TWO
06:07:26 PRESCHOOL DAY CARE.
06:07:28 THIS ONE IS I'M GOING TO GUESS IN THE NEIGHBORHOOD OF THREE
06:07:33 MILES DISTANCE, BUT THE LEARNING EXPERIENCE FEELS THERE'S
06:07:37 ENOUGH DEMAND TO GO FORWARD WITH THIS.
06:07:40 >>Kristin Jeannin: THERE IS ANOTHER ONE UP THE ROAD.
06:07:49 >>John Wojdak: BASICALLY THE PRESCHOOL DAY CARES ARE KIND OF
06:07:52 NOW BEHIND THE EIGHT BALL WITH ALL OF THE SINGLE-FAMILY AND

06:07:57 APARTMENTS THAT HAVE GONE UP, THE DEMAND IS HUMONGOUS,
06:08:01 ACTUALLY.
06:08:01 SO, YES, THEY ARE A NATIONALLY RECOGNIZED BRAND.
06:08:07 THEY DO A LONG-TERM LEASE, SO THEY GO WHERE THEY KNOW THERE
06:08:14 IS A NEED.
06:08:24 >>Anthony Gargano: ANY OTHER QUESTIONS?
06:08:26 DOES THAT CONCLUDE YOUR PRESENTATION?
06:08:31 OKAY.
06:08:33 WE'LL OPEN TO ANY MEMBERS OF THE PUBLIC TO BE HEARD ON THIS
06:08:38 MATTER.
06:08:38 >>Tammy Duran: NOT FOR THIS ONE.
06:08:39 >>Anthony Gargano: NO CARDS.
06:08:40 WE'LL CLOSE THE PUBLIC PORTION.
06:08:44 WE'LL GO AROUND FOR FINAL COMMENTS.
06:08:52 BOARD MEMBERS?
06:08:55 >>James Tatooles: I WOULD LIKE TO MAKE A COMMENT.
06:08:57 I THINK THAT THE USE OF THE PROPERTY AND THE SHAPE OF THE
06:09:03 BUILDINGS HAS IMPROVED FROM WHAT IT WAS BEFORE.
06:09:06 I THINK THESE ARE VERY EFFICIENT BUILDING LAYOUTS COMPARED
06:09:08 TO WHAT IT WAS BEFORE.
06:09:13 >>Anthony Gargano: THANK YOU, JIM.
06:09:14 ANYBODY ELSE?
06:09:15 >>Barry Jones: I DON'T KNOW IF THERE IS A WAY TO CONDITION
06:09:18 IT SUCH THAT WE COULD GET -- THE PUBLIC COULD GET OR THE
06:09:21 VILLAGE COULD GET A RIGHT OF CONSTRUCTION ACCESS IN THE

06:09:26 EVENT THAT SOMEBODY WANTED TO COME TO THEIR SENSES AND BUILD
06:09:33 A CONNECTION ROAD.
06:09:34 EXCUSE ME.
06:09:34 I SAID THAT OUT LOUD, DIDN'T I?
06:09:36 TO THE NORTH.
06:09:40 WE HAVE AN EASEMENT BUT WE DON'T HAVE RIGHT TO GO ON THERE
06:09:45 AND BUILD ANYTHING.
06:09:46 WE COULD SAY, OKAY, THEN BUILD A CEMENT WALL AND BUILD UP TO
06:09:49 THE LEVEL OF YOUR EASEMENT.
06:09:51 THEN THE NEXT GUY CAN HOOK UP TO YOU WITHOUT RIGHT TO
06:09:55 CONSTRUCT --
06:09:56 >>John Wojdak: AS PART OF OUR REQUIRED EASEMENT ACROSS
06:10:00 THERE, WE WOULD HAVE NO OBJECTION TO ADDING THAT LANGUAGE.
06:10:03 >>Barry Jones: THAT WOULD BE APPRECIATED AND HOPEFULLY SHOW
06:10:07 SOME OTHERS WHAT GOODWILL LOOKS LIKE.
06:10:12 >>Anthony Gargano: MARY, DO YOU HAVE THAT?
06:10:14 >>Mary Gibbs: I GOT PART OF IT.
06:10:15 THE RIGHT-OF-WAY --
06:10:18 >>Barry Jones: THE EASEMENT IS GOING TO INCLUDE THE RIGHT TO
06:10:20 CONSTRUCT THE REMAINING ELEMENT OF THE ACCESS ROAD IF THE
06:10:24 ADJOINING NEIGHBORS CHOOSE TO DO SO OR THE PUBLIC.
06:10:27 >>Jim Wallace: AND PARTICIPANT WOULD HAVE NO OBJECTION.
06:10:33 >>Barry Jones: I DON'T KNOW HOW TO CRAFT THAT LANGUAGE IN
06:10:35 THE DOCUMENT, BUT THAT'S WHY WE HAVE ATTORNEYS.
06:10:37 >>Nancy Stroud: THAT'S FINE FOR A CONDITION AND THEN WE'LL

06:10:39 HAVE THE ATTORNEYS WORK OUT THE DOCUMENT WITH THE EASEMENT.
06:10:49 >>Mary Gibbs: WE'LL ADD THAT AS A STIPULATION.
06:10:51 WE DID HAVE FOUR OTHER STIPULATIONS THAT WE HAD.
06:10:54 ONE OF THEM WAS ABOUT CONSTRUCTION ACTIVITY, ACCESSING THE
06:10:56 SITE FROM 41 JUST SO IT WON'T CREATE A NUISANCE.
06:11:01 AND THEN F.D.O.T. ACCESS AND DRAINAGE CONNECTION PERMITS
06:11:03 HAVE TO BE PROVIDED PRIOR TO BUILDING PERMIT, WHICH IS
06:11:08 PRETTY STANDARD.
06:11:09 WATER MANAGEMENT, PERMANENT FDOT DRAINAGE CONNECTION PERMITS
06:11:13 NEED TO BE PROVIDED.
06:11:14 I ADDED AN ADDITIONAL CONDITION ABOUT THE DEVELOPER
06:11:17 PROVIDING THE OPAQUE LANDSCAPE SCREENING FROM THE END OF
06:11:20 WHERE THE WALL ENDS TO THE CORNER OF THE PROPERTY WHICH
06:11:24 WOULD BE FOUR FOOT TALL AT TIME OF PLANTING AND MAINTAINED
06:11:27 AT TEN FEET HIGH PER THE LANDSCAPE PLAN SHEET THEY RECENTLY
06:11:31 SUPPLIED TO US WHICH I THINK THE BRECKENRIDGE PEOPLE HAVE
06:11:34 SEEN ALSO SO WE DON'T HAVE THAT GAP IN THE CORNER.
06:11:38 >>Barry Jones: MARY, THEY MAY HAVE A PROBLEM WITH ALL OF THE
06:11:40 CONSTRUCTION ACCESS FROM 41 BECAUSE THEY PROBABLY WILL NEED
06:11:43 A STAGING AREA TO BUILD THEIR TURN LANE.
06:11:45 I DON'T KNOW AND CAN'T SPEAK TO THE APPLICANT, IF IT WAS MY
06:11:51 PROJECT, I WOULD BE CONCERNED ABOUT NOT HAVING SOMEWHERE TO

06:11:53 WORK FROM A STAGING AREA.
06:11:56 THEY MAY HAVE TO HAVE LIMITED CONSTRUCTION ACCESS TO BUILD
06:11:58 THE TURN LANE IN ORDER TO GET THEIR FULL-TIME CONSTRUCTION

06:12:01 ACCESS.
06:12:04 >>Mary Gibbs: I THINK WE CAN REWORD THAT TO ALLOW FOR THAT.
06:12:07 >>Barry Jones: WOULDN'T WANT THEM TO START OFF IN A
06:12:09 VIOLATION SITUATION.
06:12:17 >>Anthony Gargano: ANYTHING ELSE?
06:12:20 >>Michael Sheeley: MR. CHAIRMAN I'LL MAKE A MOTION TO
06:12:22 APPROVE THIS MATTER WITH THE FOUR CONDITIONS OF THE STAFF
06:12:27 AND THE ADDITIONAL STIPULATION ON THE EASEMENT.
06:12:30 >>Jim Wallace: SECOND.
06:12:31 >>Anthony Gargano: WE HAVE A MOTION MADE AND SECONDED.
06:12:34 ANY DISCUSSION ON THE MOTION?
06:12:36 OKAY.
06:12:39 TAMMY, CAN WE HAVE A ROLL CALL VOTE PLEASE?
06:12:43 >>Kristin Jeannin: YES.
06:12:45 >>Barry Jones: YES.
06:12:46 >>Al Paivandy: YES.
06:12:48 >>Michael Sheeley: YES.
06:12:51 >>James Tatooles: YES.
06:12:52 >>Jim Wallace: YES.
06:12:54 >>Dan Williams: YES.
06:12:55 >>Anthony Gargano: YES.
06:12:56 THANK YOU.
06:13:00 >>Michael Sheeley: THANK YOU VERY MUCH.
06:13:05 >>Anthony Gargano: WE'RE GOING TO TAKE A FIVE-MINUTE RECESS.
06:13:08 [RECESS]

06:22:34 >>Anthony Gargano: ALL RIGHT.
06:22:35 WE'RE READY TO RESUME.
06:22:41 >>Michael Sheeley: I JUST WOULD LIKE TO MENTION TODAY IS
06:22:43 NATIONAL PEPPERMINT PATTY DAY.
06:22:46 I WANT TO THANK THE STAFF FOR HELPING US CELEBRATE.
06:22:48 [LAUGHTER]
06:22:54 >>Anthony Gargano: NEXT UP IS --
06:22:56 >>Mary Gibbs: COULD I MENTION, I THINK AT THE NEXT MEETING
06:22:59 IT'S GOING TO BE NATIONAL MARGARITA DAY.
06:23:01 [LAUGHTER]
06:23:02 >>Anthony Gargano: NOW YOU'RE TALKING.
06:23:04 NEXT UP IS THE WALMART EXPANSION.
06:23:10 BUT BEFORE WE START, HAS EVERYONE BEEN SWORN WHO IS GOING TO
06:23:13 BE TESTIFYING ON THIS PARTICULAR MATTER?
06:23:16 OKAY.
06:23:17 THANK YOU.
06:23:19 >>Tammy Duran: ONE SECOND, NANCY, WE HAVE A BUNCH OF PEOPLE
06:23:23 ON ZOOM FOR WALMART.

06:23:26 I DON'T KNOW IF THEY HAVE TO GET SWORN, BUT THERE'S ABOUT
06:23:29 SIX OF THEM.
06:23:30 WE HAVE PEOPLE IN TEAMS THAT ARE ASSOCIATED FOR WALMART.
06:23:41 >>Mary Gibbs: THEY ARE WALMART, THE WHOLE CAST OF THOUSANDS
06:23:44 OF WALMART, BIGWIGS ARE ON OUR ZOOM.
06:23:48 AND I THINK THEY ARE GOING TO BE AVAILABLE FOR QUESTIONS.
06:23:51 >> YES, MA'AM, THAT IS CORRECT.

06:23:54 THEY ARE REPRESENTATIVES FROM WALMART.
06:23:55 [NOT SPEAKING INTO MICROPHONE]
06:24:03 >>Nancy Stroud: IF WE HAVE QUESTIONS AND THEY NEED TO
06:24:06 TESTIFY, THEN WE'LL SWEAR THEM IN AT THAT TIME.
06:24:13 >> GOOD EVENING, MR. CHAIRMAN.
06:24:14 CHRISTOPHER BAKER, ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR.
06:24:18 GLAD TO BE HERE WITH YOU.
06:24:19 THANKS FOR YOUR ATTENTION AND THANKS FOR THE CONSIDERATION
06:24:21 ON THIS PARTICULAR PROJECT.
06:24:23 SO THE EXISTING WALMART FACILITY IN ESTERO IS APPROXIMATELY
06:24:26 186,400 SQUARE FEET.
06:24:30 IT IS GENERALLY LOCATED AT THE NORTHEAST CORNER OF 41 AND
06:24:35 ESTERO PARKWAY.
06:24:36 JUST AS A REFRESHER FOR YOU, IN CASE MAYBE YOU DIDN'T
06:24:39 RECALL, BUT ESTERO PARKWAY IS CONTROLLED AND MAINTAINED BY
06:24:43 LEE COUNTY, ALTHOUGH IT IS NAMED AFTER THE FAIR VILLAGE, SO
06:24:46 TO SPEAK, IT IS NOT OURS FOR MAINTENANCE OR IMPROVEMENT
06:24:50 PURPOSES.
06:24:50 THIS PARTICULAR PROJECT PROPOSES TO EXPAND ON THE EXISTING
06:24:56 WALMART FACILITY BY A TOTAL OF 3440 SQUARE FEET.
06:25:01 I BELIEVE ON YOUR AGENDA IT SAYS 3500 AND SOME CHANGE, BUT,
06:25:04 IN FACT, IT IS 3440 SQUARE FEET.
06:25:08 TO BE PRIMARILY USED OR ACTUALLY TO BE USED FOR STORAGE OF
06:25:13 PRODUCT FOR ONLINE PICKUP.
06:25:16 THERE CURRENTLY IS APPROXIMATELY 12 ONLINE PICKUP SPACES AND

06:25:19 WALMART IS PROPOSING TO EXPAND THAT TO 39 TOTAL SPACES.
06:25:23 THIS IS AN EXISTING SERVICE LINE THAT THEY OFFER RIGHT NOW,
06:25:28 SO THEY ARE EXPANDING THE PARKING AND THE LOGISTICAL
06:25:32 COMPONENT OF THAT SERVICE LINE AS WELL.
06:25:34 THERE WILL BE ALSO SOME OTHER IMPROVEMENTS ON-SITE.
06:25:38 SOME IMPROVEMENTS TO THE PARKING LOT, LANDSCAPING WILL BE
06:25:41 REMOVED, BUT IT WILL BE REPLACED BACK AND IT MEETS ALL THE
06:25:45 VILLAGE REQUIREMENTS.
06:25:46 SOME NEW PARKING LOT LIGHTING AS WELL.
06:25:49 FULL CUTOFF AND WE HAD A PHOTOMETRIC SURVEY AND PLAN
06:25:54 SUBMITTED THAT FULLY MEETS THE VILLAGE'S REQUIREMENT.
06:25:57 IT WILL BE .1 FOOT-CANDLES NO CLOSER THAN 78 FEET TO THE
06:26:02 PROPERTY LINE WITH THE VINES.
06:26:04 THAT'S NOT TO THE HOUSE.

06:26:05 THAT'S TO THE PROPERTY LINE BECAUSE THERE IS A ROAD AND THEN
06:26:08 THERE ARE THE HOMES ON THE OTHER SIDE.
06:26:09 AND SO THE PROJECT IS MEETING THE VILLAGE'S REQUIREMENTS AND
06:26:15 I KNOW THAT THERE ARE REPRESENTATIVES FROM WALMART HERE AS
06:26:18 WELL AS THE ENGINEER OF RECORD AS WELL.
06:26:20 IF YOU HAVE ANY QUESTIONS FOR ME, I'LL BE HAPPY TO ANSWER
06:26:22 THEM FOR YOU.
06:26:23 >>Kristin Jeannin: IS THIS THE SECOND TIME YOU'VE DONE THIS?
06:26:25 DIDN'T YOU EXPAND FOR THIS ON THE OTHER SIDE?
06:26:29 >>Mary Gibbs: MAY I ADD SOMETHING, CHRISTOPHER IS NEW, SO HE
06:26:32 WASN'T HERE WHEN IT FIRST CAME IN.

06:26:34 BUT, YES, YOU'RE CORRECT, BECAUSE WHEN THIS CAME IN FOR THE
06:26:38 INFORMATION MEETING QUITE A WHILE BACK THEY WERE SHOWING
06:26:41 THAT THEY WERE GOING TO DO THE EXPANSION ON THE SOUTH SIDE.
06:26:44 WHEN WE REVIEWED IT AND OUR ENGINEERS REVIEWED IT, THEY HAD
06:26:47 A LOT OF CONCERNS OF SAFETY, SAFETY ISSUES WITH THE PEOPLE
06:26:52 CROSSING AND IT WAS JUST PROBLEMATIC.
06:26:54 SO WE TALKED TO WALMART AND WE SAID WE'RE NOT REALLY GOING
06:26:58 TO SUPPORT THAT ON THE SOUTH SIDE.
06:27:00 THEY WERE PRETTY ACCOMMODATING AND THEY SAID HOW ABOUT WE
06:27:02 PUT IT ON THE NORTH SIDE AND WE SAID THAT SEEMS TO BE A MUCH
06:27:05 BETTER SOLUTION.
06:27:06 THAT'S HOW THAT MORPHED AND THAT'S WHY YOU REMEMBER IT FROM
06:27:09 THE OLD PUBLIC INFORMATION MEETING.
06:27:11 >>Kristin Jeannin: THANK YOU.
06:27:15 >>Christopher Baker: THANK YOU, MR. CHAIRMAN.
06:27:16 >>Anthony Gargano: THANK YOU, CHRIS.
06:27:24 >> THANK YOU SO MUCH, BOARD MEMBERS, FOR YOUR TIME THIS
06:27:27 EVENING, FOR THE OPPORTUNITY FOR US TO PRESENT OUR PROJECT.
06:27:30 MY NAME IS NIM ROBINSON WITH BOWMAN.
06:27:33 I AM THE CIVIL ENGINEERING CONSULTANT REPRESENTING WALMART.
06:27:36 JOINING ME IN PERSON TODAY IS MS. NICOLE REED.
06:27:40 SHE IS WALMART'S MARKET MANAGER.
06:27:43 SHE IS LOCAL TO THE VILLAGE OF ESTERO.
06:27:45 JOINING US ONLINE WE HAVE WALMART REPRESENTATIVES FROM THE
06:27:48 GOVERNMENT RELATIONS TEAM AS WELL AS MY PROJECT TEAM, AND

06:27:53 THEY ARE ALSO AVAILABLE IF YOU HAVE ANY QUESTIONS SPECIFIC
06:27:57 TO OUR ONLINE PICKUP DELIVERY OPERATIONS.
06:28:01 BEFORE I BEGIN THE PRESENTATION, I JUST WANTED TO SHARE A
06:28:08 LITTLE BIT OF BACKGROUND AND CONTEXT IN TERMS OF THE
06:28:11 ACRONYM, OPD.
06:28:14 THAT STANDS FOR ONLINE PICKUP DELIVERY PROGRAM.
06:28:19 IT IS A SERVICE THAT WALMART OFFERS FOR OUR CUSTOMERS AND
06:28:24 HOW THAT WORKS IS OUR CUSTOMERS WOULD GO THROUGH WALMART'S
06:28:26 WEBSITE OR THEIR APP.
06:28:27 THEY WOULD PLACE THEIR ONLINE ORDERS FOR THEIR GROCERY OR

06:28:31 RETAIL ITEMS.
06:28:32 THEY WILL THEN DRIVE TO THE SITE AND USING WAYFINDING PICKUP
06:28:36 SIGNS, NAVIGATE TO THE PICKUP AREA, PARK IN ONE OF THE
06:28:39 TEMPORARY PICKUP SPACES AS DESIGNATED THROUGH SIGNAGE AND
06:28:44 THEN A WALMART ASSOCIATE WOULD RUN THE GROCERIES OR RETAIL
06:28:48 ITEMS TO THEIR CAR FOR DELIVERY AND THEN OUR CUSTOMERS WOULD
06:28:51 DRIVE OFF.
06:28:52 AT NO POINT DO OUR CUSTOMERS GET OUT OF THEIR VEHICLE.
06:28:56 THIS IS STRICTLY A CONVENIENCE SERVICE.
06:28:59 AND THERE ARE MORE SUPPLEMENTAL SERVICES ASSOCIATED WITH OUR
06:29:04 OPD PROGRAM, IF YOU DON'T MIND, CAN I PASS THIS FLYER AROUND
06:29:09 JUST FOR YOU TO HAVE.
06:29:15 >>Mary Gibbs: DID YOU BRING ANY SAMPLES TONIGHT, NIM?
06:29:18 [LAUGHTER]
06:29:20 >> WITH THAT BEING SAID, I'LL HAVE NICOLE INTRODUCE HERSELF.

06:29:26 >> THANK YOU, NIM.
06:29:27 GOOD EVENING.
06:29:28 MY NAME IS NICOLE REED.
06:29:30 I AM THE MANAGER MARKET LEADER WITHIN SOUTHWEST FLORIDA.
06:29:35 I DO RESIDE WITHIN ESTERO.
06:29:39 VERY PROUD ESTERO RESIDENT.
06:29:40 SO I HAVE A PERSONAL COMMITMENT ALSO TO BEING HERE, NOT JUST
06:29:43 THE PROFESSIONAL ONE FROM A WALMART PERSPECTIVE.
06:29:46 SO NIM IS GOING TO TAKE YOU THROUGH CERTAINLY ALL THE
06:29:49 COMPONENTS FROM AN ARCHITECTURE, DESIGN.
06:29:52 AND I'M HERE CERTAINLY TO ANSWER ANY QUESTIONS ONCE SHE'S
06:29:56 DONE REALLY FROM A CUSTOMER OPERATIONS PERSPECTIVE.
06:29:59 WE HAVE HAD CUSTOMERS REALLY ASK FOR THE SERVICE.
06:30:02 AND ONE OF THE THINGS THAT SHE'LL SPEAK TO IS THAT
06:30:06 CONVENIENCE.
06:30:07 WHERE I'M SURE WHETHER YOU HAVE SEEN WHETHER IT'S WALMART OR
06:30:11 IN THE RETAIL LANDSCAPE, CUSTOMERS CHOOSING TO SHOP ONLINE
06:30:14 AND WE'RE ALSO GROWING THE DELIVERY SIDE OF THAT PICKUP
06:30:18 BUSINESS AS WELL AND THE ABILITY TO OFFER ALSO PHARMACY
06:30:22 BEING DELIVERED AND IN-HOME SERVICE.
06:30:25 SO REALLY SOME OF THAT SHIFTING FROM SOME OF THE IN-STORE
06:30:28 TRAFFIC TO OUR ABILITY TO DELIVER, AGAIN, FOR CONVENIENCE
06:30:32 FOR THE ESTERO COMMUNITY.
06:30:36 >>Jim Wallace: CAN I ASK A QUESTION?
06:30:37 I'M A NEOPHYTE WHEN IT COMES TO THIS.

06:30:40 LET ME UNDERSTAND.
06:30:41 I GO ONLINE AND I BUY SOMETHING, AND THEN HOW DO I KNOW WHEN
06:30:46 TO GO TO THE STORE?
06:30:47 DO I GO IMMEDIATELY?
06:30:49 >> WE'LL GIVE A DELIVERY WINDOW.
06:30:51 WITHIN ORDERING ONLINE FROM WALMART, YOU CAN CHOOSE TO

06:30:55 PICKUP OR YOU WOULD DRIVE OBVIOUSLY TO THE STORE AND ONE OF
06:30:59 THE PARKING SPOTS WE REFERENCED.
06:31:01 WE CAN ALSO DELIVER IT TO YOU AND WE'LL GIVE A WINDOW OF
06:31:04 TIME THAT WE'LL DELIVER TO YOUR HOME.
06:31:06 >>Jim Wallace: IF I GO THERE AND GO TO A DESIGNATED SPOT, I
06:31:09 PARK IN THAT SPOT, AND THEN YOU NOTIFY ME BY PHONE OR
06:31:12 SOMETHING?
06:31:13 >> IT'S ALL WITHIN THE APP.
06:31:14 WHEN YOU COME TO THE STORE, WE ACTUALLY HAVE LOCATION GPS
06:31:21 THAT YOU'LL COME WITHIN THAT SORT OF ELECTRONIC FIELD.
06:31:24 OUR CURRENT WAIT TIME IS UNDER TWO MINUTES.
06:31:27 >>Jim Wallace: I PARK AND THEN SOMEHOW YOU NOTIFY MY WALMART
06:31:30 APP.
06:31:31 >> THAT'S CORRECT.
06:31:32 >>Jim Wallace: I DRIVE OUT AND YOU PUT IT IN MY CAR AND I
06:31:35 DRIVE AWAY.
06:31:36 >> AND WE SAY THANK YOU VERY MUCH FOR YOUR PURCHASE.
06:31:38 [LAUGHTER]
06:31:40 >>Jim Wallace: TERRIFIC.

06:31:41 GREAT IDEA.
06:31:42 >> THANK YOU.
06:31:45 >>Mary Gibbs: I TAKE IT NICOLE DIDN'T BRING ANY SAMPLES
06:31:48 EITHER.
06:31:49 >> I CAN HAVE THEM DELIVERED.
06:31:51 [LAUGHTER]
06:31:58 >> NIM: ALL RIGHT.
06:32:00 WITHOUT FURTHER ADO, WE'LL GET STARTED WITH THE
06:32:04 PRESENTATION.
06:32:06 WE WENT THROUGH OUR PROJECT TEAM AND JUST TO RECAP THE
06:32:11 LOCATION, THE EXISTING WALMART SUPER CENTER STORE NUMBER
06:32:15 5347 IS LOCATED AT 19975 SOUTH TAMIAMI TRAIL IN ESTERO,
06:32:26 FLORIDA.
06:32:27 OUR SITE IS FULLY OPERATIONAL AND CAN BE ACCESSED THROUGH
06:32:32 THREE CONNECTIONS, ONE OFF OF TAMIAMI TRAIL AND THERE IS
06:32:37 ALSO A DRIVEWAY CONNECTION OFF OF ESTERO PARKWAY AND ANOTHER
06:32:41 ONE OFF OF NUTHATCH LANE TO THE NORTH OF US.
06:32:48 IN TERMS OF THE PROPOSED IMPROVEMENTS, WE ARE PROPOSING TO
06:32:51 ADD MORE OR LESS 3,440 SQUARE FOOT BUILDING ADDITION TO THE
06:32:56 NORTHEAST CORNER OF OUR EXISTING STORE.
06:33:00 AT THIS PARTICULAR LOCATION IS WHERE WE CURRENTLY HAVE OUR
06:33:03 OPD OPERATIONS WHERE THERE'S 12 EXISTING PICKUP SPACES.
06:33:09 SO TO ACCOMMODATE OUR NEW BUILDING EXPANSION, WE WILL BE
06:33:14 PROPOSING 39 ADDITIONAL OR PARKING SPACES, EXCUSE ME, TOTAL,
06:33:20 FOR THE OPD EXPANSION.

06:33:22 IN ADDITION TO THE IMPROVEMENTS ON THE NORTHEAST CORNER THAT
06:33:25 YOU SEE THERE, WE'RE ALSO GOING TO BE REFRESHING THE

06:33:30 FRONTAGE ROAD IN FRONT OF THE WALMART'S MAIN ENTRANCES BY
06:33:35 RESTRIPING THE CROSSWALK AREA, RESTRIPING THE STOP SIGNS AS
06:33:41 WELL AS THE LANE ARROWS.
06:33:46 ADDING PEDESTRIAN SIGNAGE AND/OR REPLACING EXISTING ONES,
06:33:52 JUST TO ENHANCE PEDESTRIAN SAFETY THROUGHOUT ALL OF
06:33:57 WALMART'S PROPERTY.
06:33:58 THIS IS TO SHOW THE EXISTING CONDITION VERSUS THE PROPOSED
06:34:05 CONDITION.
06:34:06 THE PICTURE YOU SEE ON THE LEFT IS THE EXISTING CONDITION OF
06:34:10 WHERE THE CURRENT OPD OPERATION IS TAKING PLACE.
06:34:12 AND THE PICTURE TO THE RIGHT IS A ZOOMED IN VERSION OF THE
06:34:19 SITE PLAN.
06:34:19 YOU WILL SEE MORE OR LESS 3,440 SQUARE FOOT BUILDING, AND
06:34:25 THE ASSOCIATED MODIFICATION TO THIS PARKING AREA.
06:34:29 PLEASE NOTE THAT WE ARE VERY MINDFUL OF MAKING SURE WE KEEP
06:34:33 AS MUCH OPEN SPACE AND DISTURBED AS LITTLE AS POSSIBLE OF
06:34:38 THE EXISTING LANDSCAPING.
06:34:40 SO MAJORITY OF OUR PROPOSED IMPROVEMENTS WILL BE ON TOP OF
06:34:44 WHAT'S ALREADY IMPERVIOUS.
06:34:46 IN ADDITION TO THAT, THE NEXT SLIDE, SPEAKING OF LANDSCAPING
06:34:53 TO COMPLEMENT THE PROPOSED BUILDING EXPANSION, WE ARE GOING
06:34:57 TO BE ADDING PLANTINGS AS WELL AS TREES AND EVERYTHING THAT
06:35:02 IS REQUIRED AS PART OF THE VILLAGE'S LANDSCAPE MATERIALS,

06:35:08 LANDSCAPE PLANS AND IRRIGATION PLANS WERE SUBMITTED AS PART
06:35:11 OF THE SITE PLAN REVIEW PROCESS.
06:35:13 ONCE AGAIN, ALL OUR LANDSCAPING WILL BE IN CONFORMANCE TO
06:35:17 YOUR LAND DEVELOPMENT CODE.
06:35:20 >>Dan Williams: COULD YOU GO BACK TO THE PRIOR SLIDE FOR A
06:35:23 SECOND?
06:35:23 UP AT THE TOP THERE WHERE IT SAYS THE PROPOSED, THERE IS A
06:35:26 GRAY AREA, WHAT DOES THAT SYMBOLIZE, PLEASE, RIGHT BEYOND
06:35:30 THAT?
06:35:31 >> NIM: THAT IS JUST A LIMIT OF DISTURBANCE.
06:35:34 I BELIEVE WE'RE GOING TO BE MODIFYING OR REPLACING SOME OF
06:35:37 THE PAVEMENT AREA AT THAT --
06:35:41 >>Dan Williams: IT'S NOT GOING TO BE CLOSED OFF.
06:35:43 >> NIM: NO, SIR.
06:35:45 YES, SIR.
06:35:46 THAT'S ALL PAVEMENT AND THE HATCHING ON THE GROUND.
06:35:49 >>Michael Sheeley: I HAVE A QUESTION ON THE SLIDE ALSO.
06:35:51 ARE YOU JUST REUSING THE EXISTING PARKING SPACES OR ARE YOU
06:35:54 RESTRIPING THAT AREA FOR DIFFERENT ARRANGEMENT?
06:35:58 >> YES, SIR.
06:35:58 THAT IS A GREAT QUESTION.
06:36:01 WE ARE GOING TO BE MODIFYING THE PARKING THAT'S EXISTING;
06:36:05 HOWEVER, THE 39 PICKUP SPACES ARE GOING TO BE WIDENED TO
06:36:09 ABOUT 12 FEET WIDE.

06:36:11 >>Michael Sheeley: THEY LOOKED WIDER ON HERE.

06:36:14 >> NIM: YES, SIR.
06:36:16 THE REASON WHY THEY ARE WIDENED TO 12 FEET WIDE IS THAT
06:36:20 WALMART HAS FOUND THAT IT ALLOWS CIRCULATION ROOM FOR THEIR
06:36:24 ASSOCIATES TO WORK BETWEEN CUSTOMER CARS AND ALSO ADDED
06:36:27 ENHANCED SAFETY.
06:36:28 >>Michael Sheeley: THEY BRING THE STUFF TO YOUR CAR.
06:36:32 >> YES, SIR, CORRECT.
06:36:33 >>Michael Sheeley: DID YOU LOSE PARKING OR DO YOU HAVE
06:36:36 EXCESS BARRING ALREADY ON THE SITE?
06:36:38 >> WE HAVE EXCESS PARKING.
06:36:39 WE'RE VERY FORTUNATE.
06:36:41 IT'S ALSO ONE OF THE ITEMS WHERE WE CAREFULLY, BECAUSE
06:36:45 WALMART IS VERY PARTICULAR ABOUT PROVIDING AMPLE PARKING
06:36:48 SPACES FOR THEIR STORE CUSTOMERS.
06:36:52 SO EVEN WITH OUR PROPOSED IMPROVEMENTS, WE HAVE AN EXCESS IN
06:36:56 I BELIEVE 39 PARKING SPACES MORE THAN WHAT YOUR LAND
06:37:01 DEVELOPMENT CODE REQUIRES, WHICH IS 4 PER 1,000.
06:37:05 >>Dan Williams: ONE OTHER QUESTION ON THE SLIDE THEN.
06:37:07 EXCUSE ME, IT SAYS PICKUP EXPANSION.
06:37:10 IS IT AN EXPANSION OR CONVERSION?
06:37:12 I'M TRYING TO COMPARE THE PICTURE ON THE RIGHT TO THE
06:37:16 PICTURE ON THE LEFT.
06:37:18 >> NIM: YES, SIR.
06:37:19 SO IT'S AN EXPANSION.
06:37:20 SO THE PICTURE ON --

06:37:24 >>Dan Williams: THAT'S WHAT I'M ASKING BUT TRY TO FIND THE
06:37:28 FLOW OF THE ROAD AND THE COMPARISON THERE.
06:37:29 >>Jim Wallace: SOUTHWEST SIDE --
06:37:37 >>Michael Sheeley: OFF THE CORNER OF THE BUILDING.
06:37:40 >> THE PICTURE IS TRICKY.
06:37:42 THE ONE ON THE LEFT IS A ZOOMED-OUT VERSION.
06:37:44 BUT THE SITE PLAN YOU SEE ON THE RIGHT, IT IS A MORE
06:37:47 ZOOMED-IN VERSION.
06:37:49 WE'RE NOT MODIFYING THE FLOW OF THOSE EXISTING DRIVE AISLES,
06:37:53 SO THOSE WILL REMAIN THE SAME.
06:37:55 AND WE ALSO EXTENSIVELY WORKED WITH THE VILLAGE OF ESTERO'S
06:37:59 ENGINEER TO ENSURE THAT EVEN WITH THE BUILDING EXPANSION YOU
06:38:03 SEE AT THE CORNER, THAT WE MAINTAIN THE APPROPRIATE SITE
06:38:08 TRIANGLE LEVEL SO THAT AS CUSTOMER CARS ARE TRAVELING
06:38:11 THROUGH THE NORTH OF THAT EXPANSION, THEY HAVE ENOUGH
06:38:15 VISIBILITY TO SEE ONCOMING TRAFFIC.
06:38:17 >>Dan Williams: THANK YOU.
06:38:22 >>James Tatooles: NOW THAT YOU HAVE MORE PICKUP LOCATIONS,
06:38:25 HOW IS THE MERCHANDISE CARRIED THROUGH THE BUILDING TO THE
06:38:29 CAR?

06:38:30 IN HAND OR DO THEY HAVE WAGONS OR DO THEY HAVE SOME VEHICLES
06:38:33 OR CARTS THAT THEY CAN --
06:38:35 >> NICOLE: I CAN SPEAK TO THAT.
06:38:36 THANK YOU, SIR.
06:38:37 SO WE HAVE DOLLIES FOR OUR ASSOCIATES, OUR WALMART EMPLOYEES

06:38:43 TO BE ABLE TO CARRY THOSE.
06:38:44 AND THEY ARE ALL IN SAFETY VESTS, EITHER YELLOW OR ORANGE,
06:38:49 DEPENDING ON THE CODES FOR EACH AREA THAT WILL BRING TO THE
06:38:53 CARS.
06:38:53 AND THEN THE VEHICLES ARE BOTH CUSTOMER PICKUP, YOURSELF AS
06:38:58 A RESIDENT WOULD COME AND WE WOULD LOAD YOUR GROCERIES, BUT
06:39:03 THERE ARE ALSO DELIVERY DRIVERS.
06:39:05 ACTUALLY, WE CAN COMBINE THREE BATCHES OF ORDERS, THREE
06:39:09 CUSTOMER RESIDENCES IN ONE OF THOSE VEHICLES, AND IT REALLY
06:39:13 STREAMLINES THAT EFFICIENCY.
06:39:15 AND THAT'S REALLY THE USE OF THE ASSOCIATES COMING, BRINGING
06:39:19 THOSE ORDERS TO EITHER A DELIVERY DRIVER THAT IS A THIRD
06:39:23 PARTY OR TO AN ESTERO CUSTOMER.
06:39:26 >>James Tatooles: THAT LEADS TO MY NEXT QUESTION WHICH IS
06:39:28 CONFUSION OF DELIVERY VERSUS PICKUP AND HOW MUCH CONFLICT
06:39:34 THERE IS BETWEEN THOSE DOLLIES BEING PULLED VERSUS CARS
06:39:41 DRIVING IN AND OUT.
06:39:43 >> NICOLE: WHEN YOU SAY CONFLICT, COULD YOU SPECIFY A
06:39:46 LITTLE MORE WHAT YOU'RE MEANING?
06:39:48 >>James Tatooles: PERSON HAS A DOLLY AND HAS GOODS ON IT AND
06:39:51 BRINGING IT TO A CAR TO DELIVER IT.
06:39:53 ANOTHER CAR ALREADY HAS ITS ORDER PUT IN THE CAR AND THEY
06:39:56 ARE PULLING OUT AND LEAVING, WHAT KIND OF CONFLICT AND
06:40:00 SAFETY DO YOU HAVE BETWEEN THE DOLLIES BEING PULLED AND THE
06:40:03 CARS PULLING OUT?

06:40:08 >>Jim Wallace: THEY DRIVE TO ONE LOCATION AND IT'S PUT IN
06:40:12 THEIR CAR --
06:40:15 >>Anthony Gargano: WHY DON'T WE LET THE WALMART PEOPLE
06:40:17 EXPLAIN WHAT THEY DO.
06:40:20 >> NIM: THAT IS A GREAT QUESTION, ACTUALLY.
06:40:22 AS AN ENGINEER AND WALMART ALSO HAS THEIR IN-HOUSE
06:40:26 PROFESSIONAL ENGINEERS.
06:40:28 AND THEY HAVE THOUSANDS OF STORES ACROSS THE COUNTRY, SO
06:40:31 THIS OPD PROGRAM IS IMPLEMENTED NATIONWIDE.
06:40:35 THE MOST IMPORTANT THING TO WALMART IS THE SAFETY OF THEIR
06:40:39 ASSOCIATES AS WELL AS THE PEDESTRIANS.
06:40:41 SO WHEN WE CAREFULLY PLAN FOR WHERE THESE OPD EXPANSIONS ARE
06:40:46 GOING TO GO, WHAT WE HAVE IS WHAT THEY CALL A DISPENSE PATH,
06:40:52 ASSOCIATE DISPENSE PATH.
06:40:53 SO IF YOU WOULD FOCUS ON THE RIGHT SIDE OF OUR PROPOSED
06:40:56 IMPROVEMENT, YOU WILL SEE THAT THERE IS A DELINEATED

06:41:00 CROSSWALK PATH, AND THAT'S OUR ASSOCIATE DISPENSE PATH.
06:41:06 FROM WHAT WALMART HAS ADVISED ME, THEIR STORE ASSOCIATES ARE
06:41:10 HIGHLY TRAINED WHEN IT COMES TO DELIVERING THESE PACKAGES OR
06:41:16 GROCERIES TO THEIR CUSTOMERS, THEY MUST REMAIN ON THOSE
06:41:19 DISPENSE PATHS.
06:41:21 AND AS THEY ARE WORKING THROUGH, AND THIS IS WHY IT IS
06:41:26 IMPORTANT TO HAVE THE WIDER PARKING STALLS, IS TO PROVIDE
06:41:29 ENOUGH CIRCULATION AREA SO THAT IF A CUSTOMER CAR WAS ALSO
06:41:32 TO PULL OUT, WE HAVE A LANDING SPACE TO GIVE ROOM FOR OUR

06:41:39 ASSOCIATES TO ESSENTIALLY WAIT.
06:41:42 BUT IT'S ONE OF THE THINGS THAT OUR INTERNAL SITE PLAN GOES
06:41:46 THROUGH SEVERAL CHANNELS OF INTERNAL ENGINEERING REVIEW JUST
06:41:50 TO MAKE SURE THAT ASSOCIATE SAFETY IS NUMBER ONE PRIORITY AS
06:41:55 WELL AS PEDESTRIANS.
06:41:57 >>Barry Jones: IS THERE AN EAST-WEST CORRIDOR RUNNING
06:42:00 BETWEEN THE MOST CENTER PARKING SPOTS?
06:42:05 >> NIM: EAST-WEST CORRIDOR IN BETWEEN?
06:42:07 >>Barry Jones: IN BETWEEN THE HEADS OF THOSE PARKING SPOTS?
06:42:11 >> NIM: SO THERE USED TO BE, SIR.
06:42:15 >>Barry Jones: THAT SEEMS TO BE THE PATH YOU CAN MOVE UP AND
06:42:18 DOWN WITHOUT CONFLICTING WITH WHAT'S HAPPENING IN THE DRIVE
06:42:21 AISLE.
06:42:21 THAT'S WHY IT MAKES SENSE TO BE THERE BUT THEN SEEMS TO BE
06:42:24 INTERRUPTED BY THE ISLAND WHICH DIDN'T MAKE SENSE TO ME WHY
06:42:27 IT WOULD BE THERE IF YOU WANTED TO MOVE AREA -- SOUTH OF THE
06:42:34 PARKING, THERE IS A BUNCH OF GRAY SCALE IN THERE THAT LOOKS
06:42:39 LIKE IT'S CONSIDERABLY WIDER ON THE AERIAL.
06:42:42 I GUESS IT'S JUST BECAUSE OF THE SCALE, BUT WHAT IS
06:42:44 HAPPENING IN THAT AREA?
06:42:46 IS ANYTHING CHANGING IN THAT AREA?
06:42:50 >> NIM: THE SOUTH END OF WHERE THOSE I GUESS DRIVEWAY LANES
06:42:54 ARE CONNECTING TO WALMART'S FRONTAGE ROAD.
06:42:57 >>Barry Jones: SOUTH END OF THE PARKING AREA.
06:42:59 SEEM TO BE DRIVE AISLES -- NORTH IS TO THE LEFT OF THE PAGE?

06:43:08 >>Jim Wallace: NORTH IS TO THE RIGHT OF THE PAGE.
06:43:16 >> NO.
06:43:17 >>Barry Jones: NORTH IS TO THE LEFT, JIM.
06:43:19 STICK WITH ME.
06:43:20 I THOUGHT SO.
06:43:21 I WAS ABOUT TO LOSE MY ENGINEERING DEGREE HERE.
06:43:23 THE PARKING AREA TO THE RIGHT, THE GRAY SCALE TO THE RIGHT
06:43:31 SIDE OF THE PARKING AREA, WHAT IS HAPPENING IN THERE?
06:43:34 IS THAT EXISTING.
06:43:35 >> YES, SIR.
06:43:35 >>Barry Jones: PEDESTRIAN WALKWAYS AND THAT'S STAYING THE
06:43:38 SAME.

06:43:39 >> YES, SIR, THAT'S CORRECT.
06:43:44 >>Barry Jones: I DO LIKE THE EAST-WEST WALKWAY AT THE HEAD
06:43:47 OF THE PARKING AISLE.
06:43:51 SEEMS TO WORK WELL WITH YOUR CROSS ACCESS AND ALLOWS YOU TO
06:43:55 MAKE A LOOP WITHOUT HAVING TO GO UP AND BACK IN CONFLICT.
06:44:01 ALMOST CIRCULATE YOUR TRAFFIC, DROP OFF PEOPLE IN A LOOP.
06:44:05 THEY ARE NOT GOING AGAINST EACH OTHER, BUT THAT'S YOUR
06:44:10 BUSINESS.
06:44:10 THE BUILDING RENDERINGS, DO YOU HAVE BUILDING RENDERINGS?
06:44:16 >> NIM: YES, SIR.
06:44:17 >> SHE'S NOT THERE YET.
06:44:18 SLOW DOWN.
06:44:23 >>Barry Jones: IT'S 7:00, ALMOST.

06:44:25 >> NIM: WE DID SPEAK ABOUT LANDSCAPING.
06:44:27 ONCE AGAIN, THE LANDSCAPING IS MEANT TO COMPLEMENT AND ALSO
06:44:30 MEET THE VILLAGE OF ESTERO'S LAND DEVELOPMENT CODE.
06:44:33 IN TERMS OF OUR PROPOSED BUILDING ELEVATION, AS PART OF
06:44:39 WALMART'S REMODEL AND AS PART OF THIS APPLICATION, WALMART
06:44:41 IS PROPOSING TO REFRESH THEIR ENTIRE BUILDING BY PAINTING
06:44:47 THE ELEVATIONS FROM ALL SIDES OF THE BUILDING WITH A NEW
06:44:51 COLOR SCHEME.
06:44:52 OUR ARCHITECT OF RECORD, CUHACI PETERSON, IS NOT IN
06:44:58 ATTENDANCE THIS EVENING.
06:44:59 HOWEVER, WHAT YOU SEE HERE DOES MEET THE VILLAGE OF ESTERO'S
06:45:03 DESIGN STANDARDS IN TERMS OF ELEVATION.
06:45:06 THIS ELEVATION IN THE PACKET IS ALSO PROVIDED AS PART OF OUR
06:45:10 SITE PLAN APPLICATION FOR STAFF'S REVIEW.
06:45:12 AND WHAT YOU SEE HERE IS HOW THE RENDERINGS WILL LOOK.
06:45:19 IN ADDITION TO THAT, I BELIEVE THERE'S ALSO GOING TO BE A
06:45:22 SEPARATE VERTICAL BUILDING PERMIT SO AT THAT POINT, THE
06:45:26 BUILDING DEPARTMENT WILL HAVE A CHANCE TO REVIEW THOSE
06:45:28 ELEVATIONS AGAIN TO MAKE SURE EVERYTHING IS IN CONFORMANCE.
06:45:33 >>Mary Gibbs: MAY I BRING SOMETHING UP?
06:45:34 THIS IS, I THINK, THE FIRST THAT I HEARD OF A REFRESH OF THE
06:45:38 PAINTING.
06:45:38 THIS IS NOT PART OF WHAT WE'RE TALKING ABOUT TONIGHT, I
06:45:42 THINK.
06:45:42 WE NEED TO TALK TO YOU ABOUT THE PAINTING BECAUSE PAINTING

06:45:47 REQUIRES LIKE A PAINT PERMIT AND THEN WE HAVE CERTAIN
06:45:50 COLORS.
06:45:51 I SEE YOU HAVE A LOT OF GRAY IN THERE.
06:45:54 DISCUSSION ABOUT EARLIER.
06:45:55 I THINK THE PAINTING MAY NEED TO COME BACK TO THIS BOARD.
06:46:00 >> YES, MA'AM.
06:46:00 >>Mary Gibbs: WE'LL TALK TO YOU ABOUT THAT.
06:46:03 >> NIM: OKAY.

06:46:04 YES, UNDERSTOOD.
06:46:06 IF THAT IS THE CASE THAT WE HAVE TO COME BACK TO THE BOARD
06:46:10 IN ORDER TO ENSURE THAT WHAT WE'RE PROPOSING TO DO IS IN
06:46:14 CONFORMANCE, THEN WE'LL GO THROUGH THAT PROCESS AGAIN FOR
06:46:17 THE REFRESH AND REPAINTING OF THE BUILDING EXTERIOR.
06:46:20 THIS IS THE LEFT ELEVATION.
06:46:26 SO THIS IS WHERE OUR OPD EXPANSION IS GOING TO GO.
06:46:32 THIS IS THE REAR.
06:46:33 SO THE BACK OF THE BUILDING WILL ALSO BE REPAINTED.
06:46:36 AND THEN THE GARDEN CENTER SITE WILL ALSO BE REPAINTED.
06:46:40 IN TERMS OF SITE LIGHTING, AGAIN, TO COMPLEMENT THE OPD
06:46:47 EXPANSION, WE ARE PROPOSING TO ADD LIGHT POLES WITHIN THE
06:46:50 PARKING LOT.
06:46:55 AS THE CITY MANAGER OR THE DEVELOPMENT DIRECTOR HAD STATED,
06:47:04 ALL OF OUR LIGHTING WILL MEET LAND DEVELOPMENT CODE AND
06:47:07 EVERYTHING WILL BE SHUT OFF AT OUR PROPERTY LINE AND NOT
06:47:12 SPILLED OVER.

06:47:13 BUT IT IS IMPORTANT FOR OUR ASSOCIATE AS WELL ESPECIALLY
06:47:15 DURING THE EVENING HOURS AS THEY ARE WORKING TO HAVE THE
06:47:18 APPROPRIATE AMOUNT OF LIGHTING TO WORK WITHIN THE SPECIFIC
06:47:23 AREA.
06:47:24 AND THEN THE REST OF THE WALMART SUPER CENTER LIGHTING WILL
06:47:26 REMAIN AS IS.
06:47:28 IN PHOTOMETRIC -- AND PHOTOMETRIC PLANS WERE SUBMITTED AS
06:47:35 WELL AS PART OF THE SITE PLAN REVIEW.
06:47:37 IN TERMS OF SIGNAGE, I DO WANT TO SPECIFY THAT THERE IS A
06:47:41 TYPO ON THE SLIDE.
06:47:42 WE ARE NOT PROPOSING A NEW MONUMENT SIGN.
06:47:46 WE ARE ONLY GOING TO BE REFRESHING THE EXISTING MONUMENT
06:47:51 SIGN.
06:47:53 AND IN ADDITION TO REFRESHING THE EXISTING MONUMENT SIGN,
06:47:56 WE'RE GOING TO BE ADDING ADDITIONAL WAYFINDING SIGNS FOR
06:48:00 PICKUP.
06:48:01 AND THOSE WAYFINDING SIGN LOCATIONS AND THE ROUTE OF THE
06:48:05 PICKUP IS INCLUDED AS PART OF THE CIVIL CONSTRUCTION
06:48:09 ENGINEERING PLAN SET FOR YOUR REVIEW.
06:48:12 AND I BELIEVE THAT SHEET WFS-1, IF YOU WOULD LIKE TO FLIP
06:48:20 THROUGH AND LOOK AT WHERE THOSE LOCATIONS ARE GOING TO BE.
06:48:23 >>Jim Wallace: IS THIS AN ADDITIONAL SIGN?
06:48:26 >> NIM: NO, SIR.
06:48:27 THERE IS A TYPO.
06:48:28 WE ARE NOT PROPOSING AN ADDITIONAL MONUMENT SIGN.

06:48:30 IT IS AN EXISTING MONUMENT SIGN HERE THAT WE'LL BE
06:48:34 REFRESHING.
06:48:34 >>Mary Gibbs: IF WE'RE REFRESHING THE SIGN, WE CAN DO THAT,
06:48:38 WE CAN LOOK AT THE PAINT AND THE PAINT PACKAGE AND DO THE

06:48:41 SIGN BECAUSE THAT MAY NEED TO COME BACK ALL AT THE SAME
06:48:45 TIME.
06:48:47 >> NIM: YES, MA'AM.
06:48:48 IN SUMMARY, THE PROPOSED BUILDING EXPANSION, ALONG WITH
06:48:55 LANDSCAPE, LIGHTING AND THEN THE ELEVATIONS, IT'S NOT PART
06:49:00 OF THIS APPROVAL, HOWEVER THAT WILL COME IN LATER FOR ITS
06:49:03 APPROVAL AND ADDITIONAL SUPPLEMENTAL PERMITS AS NEEDED FOR
06:49:07 PAINTING.
06:49:07 BUT ALL OF THE OTHER COMPONENTS OF OUR PROJECT WILL MEET THE
06:49:12 VILLAGE OF ESTERO'S LAND DEVELOPMENT CODE.
06:49:14 AND WE'RE HERE TO ADDRESS ANY QUESTIONS YOU MAY HAVE.
06:49:19 >>Michael Sheeley: CAN YOU GO BACK TO THE COLORED
06:49:21 ELEVATIONS?
06:49:21 I WAS CONFUSED AS TO WHERE THIS NEW BUILD-OUT IS IN THE
06:49:26 ELEVATIONS.
06:49:29 THE NEW PICKUP AREA.
06:49:31 WHERE IS IT SHOWN IN THIS ELEVATION?
06:49:41 >> NIM: SO ON --
06:49:43 >>Michael Sheeley: IS THIS THE NORTH ELEVATION.
06:49:45 >> NIM: YES, SIR, THAT IS CORRECT.
06:49:47 THIS IS THE NORTH ELEVATION, SO IF YOU THINK OF PLAN LEFT,

06:49:51 THE OPD EXPANSION IS GOING TO BE LOCATED, IT SHOULD BE RIGHT
06:49:55 IN THE REAR.
06:49:57 AND THEN --
06:49:58 >>Michael Sheeley: TRIPLE ARCH ELEMENT THERE.
06:50:01 >> YES.
06:50:02 AS YOU CAN SEE, THERE IS A CANOPY SO THAT LITTLE BUMP-OUT,
06:50:09 UPSIDE DOWN L THAT'S GOING TO BE WHERE THE DISPENSE DOOR IS
06:50:17 TO THE OPD EXPANSION.
06:50:19 >>Jim Wallace: WAYFINDING SIGN, YOU SAY THEY WILL BE FOUR
06:50:22 FEET TALL.
06:50:24 MAYBE THAT IS A LITTLE SHORT.
06:50:26 JUST THINKING OF THE VIEW FROM A VEHICLE BECAUSE EVERYBODY
06:50:33 IS GOING TO BE IN A CAR, MAYBE THEY SHOULD BE A LITTLE
06:50:40 TALLER.
06:50:44 >> NIM: I'LL DOUBLE CHECK THE SIGNAGE CODE.
06:50:47 I BELIEVE THE FOUR FEET WAS MINIMUM REQUIREMENT.
06:50:50 >>Jim Wallace: FOR WAYFINDING.
06:50:51 >> NIM: YES, SIR.
06:50:52 I WILL DOUBLE CHECK AND BRING IT BACK TO OUR WALMART DESIGN
06:50:55 TEAM TO SEE IF WE CAN RAISE IT.
06:51:01 >>Jim Wallace: SEEMS AWFULLY SHORT FOR WAY FINDING FROM A
06:51:05 CAR.
06:51:07 >> NIM: YES, SIR.
06:51:16 >>Anthony Gargano: THERE IS A STATEMENT IN HERE THAT THIS
06:51:19 WILL CAUSE NO INCREASE IN TRAFFIC.

06:51:22 BUT YOU'RE EXPANDING THIS FACILITY, SO WOULDN'T YOU HAVE
06:51:28 ADDITIONAL PEOPLE COMING?
06:51:30 WOULDN'T THERE BE SOME INCREASE IN TRAFFIC?
06:51:36 >> NIM: SO WE DID DO A TRAFFIC STUDY FOR THE PROPOSED
06:51:41 EXPANSION, IN ADDITION TO THAT THE CIRCULATION STUDY AS WELL
06:51:46 JUST TO ENSURE THAT THE INCREASE IN TRIPS, BECAUSE YOU ARE
06:51:49 CORRECT, THERE IS AN INCREASE IN TRIPS.
06:51:53 AND THAT TRAFFIC STUDY IS PROVIDED AS PART OF THE PACKAGE.
06:51:56 DURING A TRAFFIC STUDY AND EXCUSE ME, I'M PARAPHRASING AS
06:52:02 I'M NOT A PROFESSIONAL TRAFFIC ENGINEER, HOWEVER WHEN I READ
06:52:06 THROUGH THE STUDY AND WORKED WITH OUR TRAFFIC ENGINEER, THE
06:52:09 INCREASE IN THE WEEKDAY TRAFFIC IS VERY MINUSCULE.
06:52:14 I THINK ITS AVERAGE MAYBE AROUND 20 TRIPS IN THE A.M. AS
06:52:19 WELL AS THE P.M.
06:52:20 NOW, WHERE WE'RE GETTING MORE CUSTOMER TRAFFIC IS DURING THE
06:52:24 WEEKDAYS.
06:52:25 HOWEVER, THE OVERALL WALMART EXISTING CENTER, HOW THE
06:52:32 TRAFFIC ENGINEER ANALYZES WHETHER OR NOT IT'S GOING TO HAVE
06:52:35 A NEGATIVE IMPACT ON YOUR COMMUNITY SURROUNDING INTERSECTION
06:52:40 AND ROADWAY, THEY ANALYZE THESE INTERSECTIONS.
06:52:44 AND RIGHT NOW WITH THE EXISTING CONDITION AND THE ADDED
06:52:48 MINUSCULE NUMBER OF TRIPS, IT PROVIDES A LEVEL OF SERVICE A,
06:52:54 A MEANING THE MOST DESIRED IN TERMS OF THE FUNCTIONING AND
06:52:57 TRAFFIC FLOWS WITHIN THE SPECIFIC AREA.
06:53:01 >>Jim Wallace: ARE YOU SAYING YOUR CUSTOMER BASE ISN'T GOING

06:53:04 TO INCREASE?
06:53:05 JUST FEWER PEOPLE WILL SHOP IN STORE.
06:53:09 MORE PEOPLE WILL SHOP ONLINE, SAME CUSTOMER UNIVERSE.
06:53:13 >> NIM: YES, SIR.
06:53:14 THEY ARE JUST DISTRIBUTED DIFFERENTLY.
06:53:17 JUST SO YOU KNOW, TOO, OUR PROPOSED OPD EXPANSION AREA, IT'S
06:53:25 ONLY FOR STORAGE AND ASSOCIATE PREPS FOR THE PACKAGES.
06:53:28 IT'S NOT FOR RETAIL.
06:53:35 >>Anthony Gargano: THE REASON I RAISED THE QUESTION IS WE
06:53:40 RECEIVED A NUMBER OF RESIDENT COMMENTS ON THIS MATTER.
06:53:43 AN ISSUE THAT WAS RAISED -- I'VE SEEN IT MYSELF.
06:53:50 I TOOK A RIDE.
06:53:52 I WATCHED IT MYSELF.
06:53:59 AN ISSUE THAT WAS RAISED WAS EXITING THE WALMART PROPERTY
06:54:03 ONTO ESTERO PARKWAY TO HEAD EAST ON ESTERO PARKWAY, THAT
06:54:11 LOOKED LIKE A DISASTER.
06:54:12 TRAFFIC WAS BACKED UP.
06:54:17 I'M JUST WONDERING WHAT IN YOUR TRAFFIC STUDIES, WHAT IS
06:54:23 HAPPENING THERE.
06:54:25 YOU CERTAINLY MUST BE AWARE OF WHAT'S GOING ON THERE AND IS
06:54:29 THERE ANYTHING BEING LOOKED AT?
06:54:31 >> NIM: SO IN TERMS OF THE TRAFFIC STUDY, WHAT OUR

06:54:35 TRANSPORTATION ENGINEER AND AS WELL AS THE VILLAGE OF
06:54:39 ESTERO'S ENGINEERING CONSULTANT REVIEWED THE STUDY
06:54:43 SIGNIFICANTLY AND THE RESULTS SHOW AS I HAD MENTIONED THE

06:54:46 OPERATING LEVEL OF SERVICE BETWEEN THOSE INTERSECTIONS AND
06:54:49 THE CIRCULATION GOING IN AND OUT OF THE SITE IS NORMAL.
06:54:55 THERE MAY SEEM TO BE CONGESTION IN CERTAIN PEAK HOUR TRIPS,
06:54:59 LIKE IN THE MORNING HOURS OR THE EVENING RUSH HOUR TIME
06:55:04 LINE, BUT THAT TRAFFIC FLOW KIND OF DISSIPATES AND SLOWLY
06:55:10 GOES INTO NORMAL SO THAT YOU DON'T HAVE THOSE BACKUP IN
06:55:14 CIRCULATION.
06:55:15 AGAIN, WE'RE NOT GOING TO BE MODIFYING ANY OF THOSE EXISTING
06:55:18 DRIVEWAY CONNECTIONS THROUGH ALL OF THE THREE ROADWAYS.
06:55:27 >>Anthony Gargano: I WAS OVER THERE THIS AFTERNOON.
06:55:30 IT WASN'T PEAK TIME AND THERE WAS TRAFFIC BACKED UP.
06:55:32 IT LOOKED LIKE A MESS.
06:55:35 >>Mary Gibbs: IF I CAN ADD SOMETHING, THE TRAFFIC STUDIES
06:55:38 LOOK AT LEVEL OF SERVICE.
06:55:40 IF YOU ARE NOT LEVEL OF SERVICE F, THERE'S REALLY FOR
06:55:43 CONCURRENCY PURPOSES THERE'S NOTHING YOU CAN DO.
06:55:46 THERE ARE OPERATIONAL ISSUES.
06:55:47 THERE ARE ABSOLUTELY BACKUPS AT THE LIGHT AT PEAK HOURS AND
06:55:50 NONPEAK HOURS BECAUSE I'M OUT THERE A LOT, TOO.
06:55:53 I THINK WHAT THEY ARE SAYING WITH THIS LITTLE, THIS
06:55:56 3,000-SQUARE-FOOT EXPANSION IN THE OVERALL SCHEME OF THINGS
06:56:00 IS PRETTY DE MINIMIS.
06:56:03 >>Jim Wallace: EXCEPT, MARY, TONY'S POINT AND I THINK IT WAS
06:56:07 HIS POINT, NOW INSTEAD OF PEOPLE USING ONE OF THE THREE
06:56:12 ENTRANCES OFF U.S. 41, YOU'RE ENCOURAGING PEOPLE TO ENTER

06:56:17 OFF OF ESTERO PARKWAY SO THAT IF YOU HAVE A LINEUP NOW, IT'S
06:56:22 ONLY GOING TO GET LONGER, ONLY GOING TO GET WORSE BECAUSE
06:56:25 YOU ARE ACTUALLY ENCOURAGING PEOPLE TO USE ESTERO PARKWAY AS
06:56:29 AN ENTRANCE RATHER THAN ONE OF THE THREE U.S. 41 ENTRANCES.
06:56:33 >>Mary Gibbs: ONLY IF YOU COME FROM ONE DIRECTION BECAUSE
06:56:36 YOU CAN'T REALLY TURN.
06:56:37 SO THERE WILL STILL BE PEOPLE COMING FROM U.S. 41.
06:56:43 >>Anthony Gargano: THE ISSUE I OBSERVED WAS NOT ENTRANCE
06:56:45 INTO THE PROPERTY, IT WAS EXITING FROM THE PROPERTY.
06:56:49 >>Mary Gibbs: ACTUALLY, WHAT HAPPENED IS WHEN THE VILLAGE
06:56:51 PUT THE MEDIAN LANDSCAPING IN AND THEY CLOSED OFF SO THAT
06:56:54 YOU CAN'T DO THAT LEFT-HAND TURN OUT OF WALMART ANYMORE, SO
06:56:58 THAT'S CREATED A BACKUP SITUATION.
06:57:02 WHAT THEY ARE TALKING ABOUT EXPANSION IS A TINY PERCENTAGE
06:57:06 OF THE ISSUE THAT WE DON'T HAVE A GOOD SOLUTION FOR BECAUSE
06:57:11 AT PEAK HOUR THERE ARE A LOT OF PEOPLE OUT ON THE ROADS.
06:57:16 >>Anthony Gargano: JUST SO OUR RESIDENTS KNOW THAT SOMEBODY
06:57:18 IS READING THEIR E-MAILS.

06:57:20 >>Mary Gibbs: OH, YEAH, WE GOT A LOT OF THEM TOO.
06:57:24 >>Al Paivandy: LET ME SEE IF I CANNOT ONLY COMPLIMENT YOU IN
06:57:29 ONE WAY BY LETTING YOU KNOW, WIDENING THOSE PARKING LOTS
06:57:33 DOES HELP.
06:57:36 I HAD DIFFERENT FRIEND AND OBVIOUSLY -- ONE IS SOMEWHAT
06:57:42 HANDICAP.
06:57:43 PARKING SPECIFIC SPACE AS NORMALLY DONE IS VERY DIFFICULT

06:57:50 FOR THEM AND IT MAKES IT HARD FOR YOUR ASSOCIATE TO BE ABLE
06:57:52 TO SERVE THEM.
06:57:53 THEY ARE LITERALLY CAN ONLY GO TO THE STORE TO BE ABLE TO
06:57:59 SHOP.
06:57:59 I APPRECIATE EVERYTHING YOU'RE DOING FROM THAT ANGLE AND
06:58:02 WIDENING IT AND MAKING IT SAFE FOR THEM.
06:58:05 THEY ARE NOT ABLE TO COME OUT OF THE CAR, SO THEY ARE SAFE
06:58:09 IN THAT ARENA.
06:58:12 I RODE WITH THEM JUST BECAUSE THEY ARE FRIENDS AND I WANTED
06:58:15 TO MAKE SURE EVERYTHING WAS GOING SMOOTH FOR THEM.
06:58:18 THE PROBLEM THAT I HAVE OBSERVED, IF IT HELPS, AS THE CHAIR
06:58:26 MENTIONED IS NOT THE ENTRANCE TO.
06:58:31 IF YOU LOOK AT THE BACK OF THE STORE, ALL THE SEMIS GO AND
06:58:35 DELIVER FROM THERE.
06:58:36 WHEN THE SEMIS GET OUT, THEY GET OUT FROM THE NARROW ROAD IN
06:58:41 THE BACK WHICH IS CURVILINEAR AND ENDS UP BACK INTO THE
06:58:46 ESTERO PARKWAY.
06:58:50 ALL OF THAT IS NOT NECESSARILY A PROBLEM EXCEPT THE ONES
06:58:53 THAT WANT TO TURN LEFT ON ESTERO PARKWAY.
06:58:57 WHEN THEY DO, THE ENTIRE PLACE BACKS UP ALL THE WAY TO THE
06:59:01 RESIDENTIAL AREA.
06:59:02 THEY CAN'T EVEN GET OUT OF THERE, AND THERE IS ANOTHER
06:59:06 RESIDENTIAL THAT INTERSECTS AND THEY HAVE A STOP SIGN
06:59:13 BECAUSE I WENT THERE TO SEE, I READ THE COMPLAINTS OF THE
06:59:16 PEOPLE ALSO.

06:59:16 AND I HAVE TO TELL YOU, I TURNED AROUND AND WENT BACK AND
06:59:20 GOT OUT OF THE PLACE, ANOTHER DIRECTION.
06:59:23 IF THERE IS ANY WAY TO TELL YOUR SEMIS TO GO THE OTHER
06:59:31 DIRECTION, WHICH THEY CAN, AND GET OUT ON 41, YOU MAY SOLVE
06:59:35 THE PROBLEM BECAUSE NO ONE CAN GET OUT, ESPECIALLY IF THERE
06:59:38 ARE TWO SEMIS IN THAT 30-CAR LINEUP.
06:59:43 NOTHING CAN HAPPEN.
06:59:46 >> NICOLE: YES, I'M HAPPY TO DO THAT.
06:59:48 WHILE SUPPLY CHAIN ISN'T UNDER MY PYRAMID, WE WORK VERY
06:59:51 CLOSELY.
06:59:52 THOSE ARE WALMART DRIVERS.
06:59:53 SOME OF THE VENDORS MIGHT BE THIRD PARTY, BUT FOR THE MOST
06:59:56 PART, OUR WALMART TRAILERS, I CAN DO THAT WITHIN THE NEXT 24
07:00:00 HOURS AND PARTNER WITH OUR DRIVER AMBASSADORS AND OUR D.C.

07:00:04 PARTNERS AND MAKE SURE THAT THAT'S RECTIFIED.
07:00:08 >>Al Paivandy: THEY CAN GET OUT ON 41 AND YOU HAVE A NICE
07:00:11 ENTRANCE AND EXIT --
07:00:15 >>Jim Wallace: BUT THEY WOULD HAVE TO TURN AROUND.
07:00:18 >>Al Paivandy: NO, IN THE BACK, THERE ARE TWO WAYS.
07:00:20 THEY ENTER FROM 41 BUT THEY GET OUT THE OTHER SIDE.
07:00:23 THE BACK IS LARGE ENOUGH OR THEY CAN GO AROUND THE BUILDING
07:00:26 AND GO OUT -- I HAD NOTHING BETTER TO DO ONE DAY AND
07:00:32 PRACTICED THAT.
07:00:33 IF IT HELPS, IT WOULD REALLY HELP THE HOUSING DEVELOPMENT
07:00:38 BACK THERE BECAUSE AT TIMES I RUN OUT IMPATIENT SO I DO TURN

07:00:46 AROUND AND GO ELSEWHERE.
07:00:47 THERE'S PLENTY OF ROOM IN THE BACK TO TURN AROUND OR GO
07:00:51 AROUND YOUR BUILDING BECAUSE YOUR PARKING ACTUALLY HAS A
07:00:54 FULL DRIVEWAY ALL AROUND THE BUILDING TO GET BACK ON 41
07:00:59 AGAIN.
07:01:00 JUST TAKE A LOOK AT IT.
07:01:02 IT WOULD HELP THE COMMUNITY ALSO.
07:01:04 >>James Tatooles: TO ANSWER SOME OF THE COMPLAINTS OF THE
07:01:07 MESSAGES THAT WE DID GET, THE EXPANSION DOESN'T MAKE ANY
07:01:12 DIFFERENCE.
07:01:13 >>Al Paivandy: NO, AS A MATTER OF FACT --
07:01:14 >>James Tatooles: TRAFFIC PATTERN THAT IS MORE IMPORTANT
07:01:16 THAN THE EXPANSION OF THE SPACE.
07:01:24 >>Dan Williams: I HAVE A QUESTION MAYBE FOR MARY.
07:01:26 DOES THE FIRE DEPARTMENT HAVE TO STAMP APPROVAL THAT THE
07:01:30 FLOW WORKS?
07:01:31 >>Mary Gibbs: THE FIRE DEPARTMENT REVIEWS ALL THE
07:01:33 DEVELOPMENT ORDERS AND TYPICALLY THEY PROVIDE THE COMMENTS
07:01:36 WHEN WE DO.
07:01:37 I DON'T RECALL ANY SPECIFIC FIRE COMMENTS WITH THIS ONE.
07:01:42 >>Dan Williams: THANK YOU.
07:01:47 >> NIM: THANK YOU SO MUCH.
07:01:50 >>Anthony Gargano: ANYTHING ELSE FROM THE APPLICANT?
07:01:54 >> NIM: NO, SIR.
07:01:55 THANK YOU.

07:01:57 >> NICOLE: THANK YOU.
07:02:00 >>Anthony Gargano: BOARD MEMBERS, ANY OTHER COMMENTS OR
07:02:02 QUESTIONS?
07:02:02 OF THE HUGE ZOOM MEETING STAFF?
07:02:12 >>Dan Williams: I THINK IT WAS SAID AT THE BEGINNING THAT
07:02:15 THE AREA IS REALLY NOT COMING OFF OF ESTERO PARKWAY ONTO
07:02:20 NUTHATCH OR WHATEVER, THAT IS NOT CONTROLLED BY THE CITY OF
07:02:25 ESTERO?
07:02:25 IT FALLS OUTSIDE TO THE COUNTY?
07:02:29 >>Mary Gibbs: NO, NO.

07:02:31 ESTERO PARKWAY IS THE VILLAGE ROAD.
07:02:37 NUTHATCH IS A LOCAL ROAD.
07:02:39 OOPS.
07:02:51 I MEANT ESTERO PARKWAY IS MAINTAINED BY THE COUNTY.
07:02:55 NUTHATCH IS A LOCAL ROAD.
07:02:57 I STAND CORRECTED.
07:02:58 IT'S BEEN A LONG NIGHT.
07:03:00 >>Anthony Gargano: I'M GOING TO OPEN THE PUBLIC PORTION.
07:03:02 ANYONE HERE FROM THE PUBLIC THAT WANTS TO BE HEARD ON THIS
07:03:05 MATTER.
07:03:06 DO YOU HAVE CARDS, TAMMY?
07:03:07 >>Tammy Duran: YES, I DO.
07:03:08 MARY.
07:03:17 >> GOOD EVENING, COUNCIL.
07:03:18 THANK YOU FOR THE OPPORTUNITY TO SPEAK BEFORE YOU.

07:03:21 MY NAME IS MARY ETCHAE.
07:03:25 I'M PRESIDENT OF THE COA AT OSPREY COVE, WHICH IS A
07:03:31 NEIGHBORHOOD BORDERING WHERE WALMART IS.
07:03:36 OUR BACK GATE EXITS ONTO NUTHATCH LANE AS DO THE VINES.
07:03:43 THANK YOU VERY MUCH FOR BRINGING UP THE TRAFFIC ISSUE THAT
07:03:47 WE HAVE ALONG NUTHATCH BECAUSE IT HAS GOTTEN SIGNIFICANTLY
07:03:53 WORSE IN THE LAST SEVERAL YEARS AS TRAFFIC HAS INCREASED
07:03:58 EVERYWHERE.
07:03:59 THERE ARE MANY, MANY PEOPLE THAT USE THE BACK ENTRANCE OF
07:04:06 WALMART AS WELL AS WE HAVE A LOT OF SEMIS COMING IN THERE.
07:04:11 AND THERE ARE MANY TIMES DURING THE DAY THAT NUTHATCH IS SO
07:04:15 BACKED UP THAT WE CAN'T EVEN EXIT OUT OF THE BACK OF OUR
07:04:18 COMMUNITY.
07:04:19 IT'S UNBELIEVABLE.
07:04:21 NOT TO MENTION WE DO HAVE A LOT OF SCHOOL-AGE CHILDREN IN
07:04:26 OUR COMMUNITY THAT ARE BEING PICKED UP AND DROPPED OFF AT
07:04:32 BUSES, RIGHT AS YOU WOULD COME IN TO NUTHATCH AND YOU'RE
07:04:39 GOING TO PROCEED AROUND TO GO INTO THAT BACK ENTRANCE OF
07:04:42 WALMART, BUT THEY ARE GETTING PICKED UP AND DROPPED OFF ON
07:04:45 THAT ROAD RIGHT THERE.
07:04:46 SO THERE'S CONGESTION AS WELL AT CERTAIN TIMES OF THE DAY
07:04:51 WITH PARENTS PICKING UP THEIR CHILDREN.
07:04:54 I UNDERSTAND THAT THIS EXPANSION OF THEIR PICKUP AND
07:05:03 DELIVERY, THEY ARE SAYING THAT IT'S NOT GOING TO AFFECT THE
07:05:09 TRAFFIC THAT'S ALREADY THERE.

07:05:12 BUT I WOULD COUNTER THAT PERHAPS IT'S GOING TO BRING MORE
07:05:16 PEOPLE IN THROUGH THAT BACK GATE AREA AND EXITING THAT BACK
07:05:20 GATE AREA.
07:05:22 I'M JUST HOPING THAT COUNCILORS WILL CONSIDER THE IMPACT ON
07:05:30 THE COMMUNITIES ADJACENT.
07:05:33 THE VINES AS WELL HAVE THEIR BACK GATE COMING UP THERE.

07:05:36 AND WE DO AS WELL.
07:05:37 BECAUSE THERE ARE SO MANY PEDESTRIANS THAT WALK ON THAT
07:05:42 WALKWAY, TOO, ON A DAILY BASIS FROM OUR COMMUNITY, THAT'S
07:05:47 KIND OF PARK OF THEIR WALKING PATH AS WELL TOO.
07:05:53 IT IS A REAL SAFETY FACTOR FOR US.
07:05:55 I HOPE YOU CONSIDER.
07:06:00 I CERTAINLY DON'T HAVE ANY ANSWERS AS TO WHAT WE CAN DO, BUT
07:06:06 POSSIBLY LIKE YOU HAD SUGGESTED, DIRECTING MORE OF THE
07:06:10 TRAFFIC TO GO OUT ONTO 41 OR TO THE ESTERO PARKWAY EXIT
07:06:17 THERE AS WELL AS OPPOSED TO COMING OUT THAT BACK ENTRANCE
07:06:23 ONTO NUTHATCH.
07:06:24 I THANK YOU FOR YOUR TIME.
07:06:26 >>Anthony Gargano: THANK YOU.
07:06:28 >>Tammy Duran: THAT'S ALL.
07:06:29 >>Anthony Gargano: THAT'S IT.
07:06:31 OKAY.
07:06:31 ANYONE ELSE IN THE PUBLIC THAT WANTS TO BE HEARD ON THIS
07:06:35 MATTER?
07:06:36 OKAY.

07:06:37 WE'LL CLOSE THE PUBLIC PORTION.
07:06:42 >>Dan Williams: ONE LADY SAID, IF I UNDERSTOOD HER
07:06:45 CORRECTLY, IT WOULD NOT BE INSURMOUNTABLE TO ASK THEIR
07:06:49 DRIVERS TO EXIT ONTO 41.
07:06:52 CAN THEY ALSO ENTER OFF OF 41 TAKING THAT NUTHATCH AREA
07:06:59 TOTALLY OUT OF THE EQUATION?
07:07:02 >>Al Paivandy: I WANT TO SAY MOST OF THEM DO ENTER FROM 41.
07:07:07 >> NO, THEY DON'T, SIR.
07:07:10 >>Al Paivandy: MY APOLOGY THEN.
07:07:13 >> NICOLE: THE COMMITMENT I CAN MAKE THIS EVENING IS I WILL
07:07:16 PERSONALLY REACH OUT TO OUR SUPPLY CHAIN PARTNERS, BOTH ON
07:07:19 THE GM SIDE THAT'S FROM ONE DISTRIBUTION SYSTEM AND FOOD AND
07:07:23 CONSUMABLE FROZEN DAIRY SIDE AND I WILL LET THEM KNOW
07:07:26 BECAUSE OUR GOAL AT WALMART IS TO BE A GREAT NEIGHBOR.
07:07:30 I KNOW WALMART WE'RE SEEN SOMETIMES AS THIS BIG COMPANY BUT
07:07:33 I STAND BEFORE YOU AS A LOCAL RESIDENT.
07:07:35 AND I HEAR WHAT YOU'RE ALL SAYING.
07:07:39 I HEAR WHAT YOU'RE SAYING AS MY NEIGHBOR.
07:07:41 I WILL DO EVERYTHING I CAN TO REALLY GIVE THEM THAT ASK AND
07:07:46 FEEDBACK.
07:07:46 AGAIN, THEY HAVE BEEN REALLY GREAT PARTNERS.
07:07:48 IF THEY KNOW THAT'S WHAT THE COMMUNITY IS LOOKING FOR, I'M
07:07:51 SURE THAT WE CAN MAKE GREAT STRIDES.
07:07:54 MAYBE GIVE US A LITTLE BIT OF TIME TO TRY TO GET THAT DOWN
07:07:59 AND THEIR PATTERN AND BEHAVIOR, BUT YOU'VE GOT MY COMMITMENT

07:08:02 TO ADVOCATE FOR THAT.
07:08:03 >>Anthony Gargano: THAT'S GREAT.

07:08:05 WE APPRECIATE THAT COMMITMENT.
07:08:06 >>Jim Wallace: MIGHT BE WONDERFUL IF THERE WAS ON-SITE
07:08:08 SIGNAGE FOR YOUR DRIVERS TELLING THEM THE PREFERRED EXIT IS
07:08:11 U.S. 41 BECAUSE NOT EVERY DRIVER WILL BE ON YOUR WEBSITE.
07:08:17 >> SURE.
07:08:18 WE CAN CERTAINLY TAKE A LOOK AT THAT.
07:08:21 >>Barry Jones: -- CURRENTLY A TRUCK ROUTING PLAN BUILT INTO
07:08:23 IT.
07:08:24 IS THERE A REASON THAT TRUCK ROUTING PLAN CAN'T BE MODIFIED
07:08:27 TO REFLECT THAT COMMITMENT?
07:08:36 >> NIM: IT IS PART OF THE CIVIL CONSTRUCTION PLAN SET.
07:08:41 AND WE DO HAVE THE SEMIS ENTERING THE SITE OFF OF SOUTH
07:08:45 TAMIAMI TRAIL AND THEN GO AND UNLOAD AT THE LOADING DOCK AND
07:08:50 THEN DO A U-TURN GOING BACK OUT OF TAMIAMI TRAIL.
07:08:54 SO THAT IS PART OF OUR CONSTRUCTION PLAN SET HERE AS AN
07:08:59 EXHIBIT.
07:09:01 >>Barry Jones: IS THERE AN ENFORCEMENT MECHANISM OR WHATEVER
07:09:04 WITH WALMART IF YOU FIND YOUR DRIVER IS NOT DOING THAT?
07:09:08 IT'S NICE TO PUT IT ON THE PLANS.
07:09:11 OBVIOUSLY THE VILLAGE CAN'T GO IN THERE AND ENFORCE YOUR
07:09:14 TRUCK TRAFFIC.
07:09:16 >> NICOLE: APPRECIATE THE QUESTION.
07:09:19 FOR ME PERSONALLY, THE FIRST STEP IS GOING TO BE TO GET WITH

07:09:21 EVERYBODY IN THE SUPPLY CHAIN AND MAKE SURE THAT THEY ARE
07:09:26 CLEAR WITH THE EXPECTATIONS.
07:09:29 AND WE ARE COMMITTED TO MAKING SURE THAT WE'RE ALIGNED TO
07:09:31 THAT.
07:09:33 >>Barry Jones: I GUESS YOU ARE CLEAR THAT YOUR NEIGHBORS
07:09:35 WILL LET YOU KNOW IF YOU DON'T.
07:09:38 >> YOU KNOW MY NAME.
07:09:39 YOU CAN HAVE MY PHONE NUMBER IF YOU WOULD LIKE.
07:09:42 >>Anthony Gargano: OKAY.
07:09:43 THANK YOU.
07:09:43 ANY OTHER BOARD MEMBER COMMENTS OR QUESTIONS?
07:09:47 NO.
07:09:51 OKAY.
07:09:51 IN THAT EVENT, THEN, I'LL ASK FOR A MOTION.
07:10:01 >>Dan Williams: MOVE APPROVAL OF THE EXPANSION AND
07:10:03 CONSIDERATION BY WALMART ROUTING THEIR TRUCKS OFF OF 41.
07:10:10 >>Anthony Gargano: OKAY.
07:10:11 SO WE HAVE A MOTION ON THE FLOOR.
07:10:13 DO WE HAVE A SECOND.
07:10:16 >> SECOND.
07:10:16 >>Anthony Gargano: MOTION MADE AND SECONDED.
07:10:18 ANY DISCUSSION ON THAT MOTION?
07:10:19 TAMMY, CAN WE HAVE A ROLL CALL VOTE?
07:10:24 >>Kristin Jeannin: YES.

07:10:26 >>Barry Jones: YES.

07:10:28 >>Al Paivandy: YES.
07:10:29 >>Michael Sheeley: YES.
07:10:30 >>James Tatooles: YES.
07:10:32 >>Jim Wallace: YES.
07:10:34 >>Dan Williams: YES.
07:10:35 >>Anthony Gargano: YES.
07:10:35 THANK YOU.
07:10:39 MOVING RIGHT ALONG.
07:10:54 BOARD MEMBERS, I'M GOING TO ASK THE SAME QUESTIONS HERE.
07:11:39 ANY EX PARTE COMMUNICATIONS?
07:11:41 >> NO.
07:11:42 >> NO.
07:11:42 >>Anthony Gargano: ANY CONFLICTS?
07:11:43 >> NO.
07:11:44 >> NO.
07:11:44 >>Anthony Gargano: OKAY.
07:11:45 THANK YOU.
07:11:45 ANYONE HERE THAT'S GOING TO TESTIFY THAT HASN'T BEEN SWORN?
07:11:50 OKAY.
07:11:53 THANK YOU.
07:11:53 IT'S ALL YOURS, MARY.
07:12:00 >>Mary Gibbs: ALL RIGHT.
07:12:01 OUR FINAL PUBLIC HEARING CASE FOR THE NIGHT IS HOME2 SUITES
07:12:04 AT COCONUT POINT.
07:12:05 AND THEY ARE ASKING FOR A ZONING AMENDMENT TO THE MIXED USE

07:12:10 PLANNED DEVELOPMENT ZONING AND THEY ARE ALSO ASKING FOR A
07:12:12 DRI AMENDMENT BECAUSE THIS IS PART OF COCONUT POINT DRI
07:12:17 WHICH IS THE MUCH LARGER PROJECT.
07:12:21 THEY ARE WANTING TO DO A FOUR STORY, 111 ROOM HOTEL ON THE
07:12:25 TWO ACRE SITE THAT'S IN THE BACK OF THE PARKING LOT SOUTH OF
07:12:28 THE MOVIE THEATER AND JUST NORTH OF THOSE RESIDENCES,
07:12:32 MULTIFAMILY.
07:12:32 THE HOTEL, JUST TO EXPLAIN THE ZONING A LITTLE BIT, THE
07:12:41 HOTEL USE IS ALLOWED IN THE DRI AND IN THE ZONING, BUT THERE
07:12:44 WAS A LIMIT ON THE NUMBER OF ROOMS THAT WERE ALLOWED, AND
07:12:47 THE NUMBER OF ROOMS HAS BEEN USED UP BY SOME OTHER HOTELS --
07:12:51 HILTON GARDEN INN AND THE HYATT AND MARRIOTT TOWNEPLACE
07:12:56 SUITES.
07:12:57 SO THEY HAVE TO ASK FOR THE AMENDMENT IN ORDER TO GET THE
07:13:00 EXTRA ROOMS.
07:13:01 SO THERE IS AN AMENDMENT AGAIN TO BOTH THE ZONING AND THE
07:13:03 DRI TO INCREASE THE HOTEL ROOMS.
07:13:06 WHAT THEY ARE PROPOSING TO DO IS REDUCE SOME SQUARE FOOTAGE
07:13:10 OF THE COMMERCIAL RETAIL TO KIND OF OFFSET THE TRAFFIC
07:13:13 IMPACT, SO YOU END UP WITH LIKE A NO NET GAIN IN THE TRAFFIC

07:13:18 IMPACTS.
07:13:19 THEY ARE ALSO ASKING FOR TWO DEVIATIONS.
07:13:22 HEIGHT DEVIATION AND SMALL OPEN SPACE DEVIATION.
07:13:24 IN PLANNING ZONING AND DESIGN BOARD WHEN YOU FIRST HEARD
07:13:30 THIS OVER A YEAR AGO IN DECEMBER, THE ONE NIGHT THAT ALL THE

07:13:33 PROJECTS CAME IN THAT WERE ALL BIG WHITE BUILDINGS, FOUR BIG
07:13:40 WHITE BUILDINGS COME IN THAT NIGHT AND YOU HAD SOME
07:13:42 QUESTIONS ABOUT THE ARCHITECTURE AND ASKED THEM TO TAKE A
07:13:45 LOOK BECAUSE IT WAS A LITTLE BIT, DIDN'T QUITE FIT WITH THE
07:13:48 COCONUT POINT DESIGN GUIDELINES, SO YOU ASKED THEM TO GO
07:13:52 BACK AND LOOK AT REVISIONS, AND THEN THEY CAME BACK TO A
07:13:58 WORKSHOP IN DECEMBER WHERE THEY MADE REVISIONS LOOKING AT
07:14:02 THE OTHER BUILDINGS IN COCONUT POINT.
07:14:04 THEN I THINK ALSO PROVIDED, OR ASKED THEM TO PROVIDE A
07:14:12 RENDERING TO HAVE A BETTER IDEA.
07:14:14 BECAUSE THE ELEVATION LOOKED KIND OF MASSIVE, FLAT ROOF AND
07:14:17 DARK COLORS, WHICH THEY SAID WASN'T REALLY REPRESENTATIVE OF
07:14:19 WHAT THEY WERE TRYING TO DO.
07:14:20 SO YOU SAID BRING BACK A RENDERING SO YOU COULD GET A BETTER
07:14:24 PERSPECTIVE OF IT.
07:14:25 SO THAT'S WHAT THEY HAVE COME BACK WITH TONIGHT.
07:14:35 YOU MAY WANT TO LOOK AT THAT AND PROVIDE SOME COMMENTS ON
07:14:35 THAT.
07:14:35 THIS IS LIKE A REDEVELOPMENT PROJECT.
07:14:36 IT'S A LITTLE BIT DIFFICULT BECAUSE YOU ARE TRYING TO BLEND
07:14:39 THE LARGE BUILDING IN THE BACK OF THE PARKING LOT AND TRYING
07:14:42 TO CONNECT IT AND MAKE IT CONNECT WITH THE MALL ITSELF,
07:14:47 PROVIDE CONNECTIVITY.
07:14:48 AND THAT IS A LITTLE BIT DIFFICULT WHEN YOU'RE DOING A
07:14:51 REDEVELOPMENT.

07:14:52 THEY ARE PLANNING TO PLAT THIS AS A SEPARATE LOT.
07:14:55 SO WHAT WE WANT TO PROVIDE AS MUCH CONNECTIVITY AS WE CAN IN
07:15:00 THE BUFFERING SO IT DOESN'T LOOK LIKE IT'S SOME KIND OF
07:15:03 BUILDING THAT JUST KIND OF LANDED FROM OUTER SPACE.
07:15:07 I ALWAYS USE THIS ANALOGY WHEN I TELL PEOPLE THAT COME IN,
07:15:10 PLEASE DON'T DO LIKE GULF COAST TOWNSEND WHERE THESE
07:15:13 APARTMENTS LIKE LANDED FROM OUTER SPACE IN THE MIDDLE OF THE
07:15:16 SHOPPING CENTER.
07:15:17 THAT'S WHAT WE DON'T WANT TO SEE.
07:15:22 IT IS PROBLEMATIC AS WELL BECAUSE WE MADE THEM CHANGE THE
07:15:28 COLORS.
07:15:28 THE FIRST COLOR THEY CAME IN WITH LOOKED DARK.
07:15:32 FIRST IT WAS WHITE AND THEN DARK.
07:15:34 THEY WENT AND LOOKED AT EVERYTHING AROUND IT AND CAME UP
07:15:37 WITH THIS COLOR SCHEME WHICH THEY WILL EXPLAIN BASED ON THE
07:15:39 RESIDENCES AND SOME OF THE OTHER COCONUT POINT USES.

07:15:42 WE ALSO HEARD THAT SIMON IS LOOKING AT REFRESHING, EVERYBODY
07:15:47 IS TALKING ABOUT REFRESHING THE PAINTING.
07:15:49 TALKING ABOUT REFRESHING PAINTING THE WHOLE SHOPPING CENTER
07:15:53 WHICH NOW WILL BE A DIFFERENT COLOR SCHEME THAT WE DON'T
07:15:55 REALLY KNOW.
07:15:56 SO THESE ARE SOME THINGS THAT HAVE KIND OF WHY THIS HAS
07:16:00 TAKEN A LITTLE LONGER TO GET TO YOU HERE BECAUSE THERE ARE A
07:16:03 FEW THINGS THAT ARE MORPHING AS WE GO ALONG.
07:16:05 WE KNOW SIMON HAS PLANS TO CONVERT TO DEMOLISH POSSIBLY THE

07:16:14 MOVIE THEATER AND BUILD SOME OTHER USES THERE.
07:16:16 WE ASKED THEM, WHY DON'T YOU COME IN AND SUPPLY EVERYTHING
07:16:20 ALL AT THE SAME TIME SO WE'RE NOT DOING THIS PIECEMEAL.
07:16:22 WE'D LIKE TO SEE WHAT THE VISION IS, BUT THE TIMING DIDN'T
07:16:27 WORK AND THEY ARE NOT READY YET, SO WE'RE TRYING TO DEAL
07:16:29 WITH THE HOME2 BECAUSE THEY ARE WANTING TO GET GOING A
07:16:32 LITTLE FASTER.
07:16:33 AGAIN, IT MADE IT A LITTLE PROBLEMATIC FOR US, BUT WE'RE
07:16:37 DOING THE BEST WE CAN WITH THIS.
07:16:39 THERE ARE JUST A FEW THINGS I WANTED TO BRING TO YOUR
07:16:45 ATTENTION SINCE WE ARE TALKING ABOUT PARKING A LITTLE BIT,
07:16:48 THIS WOULD BE PLATTED AS ITS OWN LOT, SO THEY HAVE TO
07:16:51 PROVIDE PARKING WITH THE HOTEL USE, WHICH THEY DO, BUT I
07:16:55 WOULD LIKE THEM TO ADDRESS, WHICH LOOKS LIKE THEY ARE KIND
07:16:58 OF DISPLACING SOME PARKING FROM THE RESIDENCES WHO SEEM TO
07:17:03 PARK HERE AND OTHER CUSTOMERS.
07:17:06 SO I WOULD LIKE THEM TO KIND OF ADDRESS THAT A LITTLE BIT
07:17:08 TONIGHT.
07:17:08 AND THEN THE DRI AMENDMENTS WE'RE WORKING ON.
07:17:15 THEY ARE NOT MAJOR AMENDMENTS, BUT THE COCONUT POINT HAS HAD
07:17:20 NINE DRI AMENDMENTS THROUGHOUT THE YEARS BECAUSE IT'S SO
07:17:22 OLD.
07:17:23 WE'RE TRYING TO UPDATE THE AMENDMENTS NOW TO WORK FOR THE
07:17:27 HOTEL, BUT THERE ARE SOME OTHER THINGS WE NEED TO DO AS
07:17:31 CLEANUP AMENDMENTS AND IT'S BEEN MESSY TRYING TO GET THAT

07:17:33 GOING.
07:17:34 SO WE'RE WORKING.
07:17:36 THEIR ATTORNEY, NEALE MONTGOMERY IS WORKING WITH US AND
07:17:39 NANCY STROUD AND WE'LL CONTINUE TO TRY TO TWEAK IT A LITTLE
07:17:42 BIT.
07:17:42 ONE OF THE THINGS WE BROUGHT UP WAS THAT COCONUT POINT
07:17:47 HASN'T REALLY DONE -- THE DRIs, THE STATE HAS REALLY
07:17:52 RELINQUISHED ANY CONTROL OF DRIs.
07:17:55 IT ENDS UP BEING A LOCAL ISSUE NOW.
07:17:57 WE CAN ASK FOR TRAFFIC MONITORING REPORTS IF WE NEED THEM.
07:18:01 WE HAVEN'T REALLY NEEDED ONE.
07:18:03 SO WHEN WE TALKED TO SIMON, WE'RE TALKING ABOUT IF THEY DO

07:18:06 COME IN WITH SOME DEVELOPMENT OF THE MOVIE THEATER, WE WOULD
07:18:09 LIKE TO SEE A TRAFFIC UPDATE BECAUSE WE REALLY HAVEN'T HAD
07:18:13 AN UPDATE.
07:18:14 HOME2 HAS DONE A TRAFFIC ANALYSIS FOR THEIR PROPERTY.
07:18:18 SO THAT'S WHAT THEY ARE GOING TO EXPLAIN TONIGHT.
07:18:20 BUT AGAIN, WE'RE TRYING TO LOOK AT THE BIG PICTURE AND IT'S
07:18:24 JUST BEEN A LITTLE BIT MORE DIFFICULT.
07:18:28 WE'RE TRYING TO GET THOSE FINAL THINGS WORKED OUT.
07:18:32 SIMON IS SUPPOSED TO APPROVE ALL THE PROJECTS ON THEIR SITE.
07:18:37 WE HAD A PHONE CONVERSATION WITH SIMON.
07:18:39 WE TOLD THEM WE DIDN'T HAVE ANY OFFICIAL APPROVAL FOR THIS
07:18:43 YET.
07:18:43 AND THEY SAID, WELL, WE'LL GET BACK TO YOU, BUT WE HAVEN'T

07:18:46 HEARD YET.
07:18:47 WE'RE HOPING THAT WE'LL HEAR SOON ABOUT THAT.
07:18:49 AND THEN THERE WAS A QUESTION ON THE DRI, IF WE NEED TO HAVE
07:18:53 OAK BROOK AUTHORIZE THE AMENDMENTS BECAUSE THE DRI
07:18:56 AMENDMENTS AFFECT SIMON'S PROPERTY, BUT THEY ALSO AFFECT OAK
07:19:00 BROOK'S PROPERTY WHICH IS NORTH AND SOUTH VILLAGE.
07:19:02 I PROBABLY MADE THIS VERY CONFUSING, BUT I'M JUST TRYING TO
07:19:06 POINT OUT SOME OF THE THINGS THAT WE'RE TRYING TO WORK OUT
07:19:10 WITH THIS PROJECT.
07:19:11 ON THE PLUS SIDE, THE APPLICANT HAS BEEN VERY ACCOMMODATING
07:19:17 IN WORKING WITH US.
07:19:18 WE ASKED IF WE COULD, THEY WOULD HELP GET SOME MEDIAN
07:19:22 LANDSCAPING ON VIA COCONUT BECAUSE WE HAVE -- WHEN GENOVA
07:19:27 CAME IN AND THE VIA COCONUT PROJECT CAME IN, WE GOT SOME
07:19:30 MEDIAN LANDSCAPING BECAUSE THE ROAD IS KIND OF BEAR.
07:19:32 SO THEY HAVE AGREED WITH THEIR PROPERTY THAT THEY WOULD DO
07:19:36 SOME MEDIAN LANDSCAPING.
07:19:37 SO WE'RE HOPING THAT AT SOME POINT WHEN SIMON COMES IN WITH
07:19:40 THE REST, WE CAN GET CONTINUOUS MEDIAN LANDSCAPING WHICH
07:19:44 WILL KIND OF BEAUTIFY THAT AREA.
07:19:46 I PROBABLY TALKED TOO MUCH NOW, BUT I WANT TO TURN IT OVER
07:19:51 --
07:19:52 >>Michael Sheeley: WHAT IS THE PROPOSED REDUCTION IN OTHER
07:19:54 USES?
07:19:54 WHAT IS THAT GOING TO BE?

07:19:56 >>Mary Gibbs: IT'S VERY SMALL.
07:19:58 WE'RE STILL TRYING TO GET THE EXACT NUMBER OF HOTEL UNITS
07:20:01 BECAUSE WE HAVE A CONFLICT IN THE DRI AMENDMENTS.
07:20:03 ONE OF THEM SAYS 370 ROOMS AND ONE SAYS 320.
07:20:06 SO I THINK THE REDUCTION OF THE COMMERCIAL IS LIKE 2,000
07:20:09 SQUARE FEET OR SOMETHING.
07:20:10 >>Michael Sheeley: IS THAT UNDER THEIR CONTROL OR IS THAT AN
07:20:12 AGREEMENT WITH SIMON?

07:20:14 >>Mary Gibbs: THAT'S SIMON.
07:20:16 AND -- THAT'S SIMON AND THEY HAVE THE AGREEMENT WITH SIMON.
07:20:19 THAT'S NOT OAK BROOK.
07:20:21 BUT THEN AGAIN, WE ARE TRYING TO GET A HANDLE ON HOW MUCH
07:20:24 SQUARE FOOTAGE SIMON ACTUALLY HAS OUT THERE BECAUSE WE DON'T
07:20:28 HAVE LIKE OAK BROOK, WE DEALT WITH OAK BROOK, THEY KEEP A
07:20:32 SPREADSHEET THAT HAS EVERY SINGLE SQUARE FOOTAGE OF
07:20:36 EVERYTHING YOU COULD COMPARE AND WE HAVEN'T HAD THAT WITH
07:20:39 SIMON BECAUSE THEY HAVEN'T DONE THAT MANY CHANGES.
07:20:42 TRYING TO GET A HANDLE ON THAT.
07:20:44 >>Jim Wallace: BOUTIQUE HOTEL THAT IS JUST EAST OF THE FIRE
07:20:47 STATION?
07:20:49 >>Mary Gibbs: YEAH, THE HILTON GARDEN INN --
07:20:52 >>Jim Wallace: NEVER BEEN BUILT BUT APPROVED FOREVER.
07:20:54 >>Mary Gibbs: THAT IS A SAD STORY OF COVID.
07:20:57 THAT'S ACTUALLY GOING TO DO AN UPDATE FOR COUNCIL AND I
07:21:01 DIGRESS A BIT, I'LL DO AN UPDATE FOR COUNCIL AND MAYBE AN

07:21:07 UPDATE FOR YOU GUYS IF YOU HAVE AN AGENDA NOT PACKED, THEY
07:21:11 HAD COVID PROBLEMS, THEN THEY CAME BACK AND FINALLY GOT
07:21:13 EVERYTHING READY TO GO AND NOW THERE IS LIKE A LITTLE FEMA
07:21:17 FLOODWAY ISSUE AT THE CORNER OF THE PROPERTY.
07:21:20 THEY HAVE TO GET A NO RISE.
07:21:22 BUILDING PERMIT PLANS READY TO BE PICKED UP AND THERE IS AN
07:21:25 ISSUE WITH THE FLOODWAY.
07:21:27 IT'S GOING TO TAKE A FEW MORE MONTHS.
07:21:31 BUT THEY ARE TRYING TO GET THAT.
07:21:33 >>Barry Jones: 1700 IS ACCOUNTING FOR 111 UNITS OR ONLY THE
07:21:37 DIFFERENTIAL THAT THE NUMBER OF UNITS IS INCREASED TO GET TO
07:21:40 448?
07:21:41 >>Mary Gibbs: SAY THAT AGAIN.
07:21:42 >>Barry Jones: 1700 SQUARE FEET TO BE REDUCED OR DECREASED.
07:21:46 >>Mary Gibbs: THERE'S 30 SOMETHING EXTRA UNITS.
07:21:50 SO I THINK IT ACCOUNTS FOR 84.
07:21:52 >>Barry Jones: THAT 1700 SQUARE FEET EQUATES TO THE 84 HOTEL
07:21:57 UNITS THAT'S BEING ADDED TO THE CAP.
07:21:59 >>Mary Gibbs: WE'LL LET THEM CONFIRM THAT BUT I THINK THAT
07:22:02 WAS THE GIST OF IT.
07:22:03 >>Anthony Gargano: WELL, MARY, I'M CHALLENGED BY THIS TO
07:22:15 ACTUALLY MAKE A VOTE ON IT.
07:22:17 WE'RE BEING PRESENTED WITH A SITUATION WHERE THE PROPERTY
07:22:25 ADJACENT, THE MOVIE THEATER YOU SAY MIGHT BE APARTMENTS, THE
07:22:33 MALL OWNER IS LOOKING AT CHANGING PAINT COLORS.

07:22:38 I MEAN -- AND YOU WANT US TO DEAL WITH SOMETHING IN
07:22:45 ISOLATION WHEN WE SHOULD BE LOOKING AT SOME KIND OF
07:22:47 INTEGRATED PLAN, SOMETHING THAT ASSURES CONSISTENCY OF
07:22:51 APPEARANCE AND COMPATIBILITY.

07:22:56 >>Mary Gibbs: WE WOULD LIKE TO SEE AN INTEGRATED PLAN.
07:22:59 WE DID TELL SIMON WHEN WE MET WITH THEM, WE REALLY WOULD
07:23:02 LIKE TO KNOW THE FUTURE VISION BECAUSE IT IS HARD TO -- YOU
07:23:06 KNOW, IT'S HARD TO DEAL WITH CASE-BY-CASE BASIS BUT, YOU
07:23:11 KNOW, YOU CAN'T FORCE THEM TO DO THAT.
07:23:13 >>Anthony Gargano: I'M REMINDED OF MY OLD DAYS UP NORTH IN
07:23:20 NEW JERSEY WHEN THE BIG THING WAS SPOT ZONING.
07:23:24 THIS IS LIKE THE EQUIVALENT OF SPOT ZONING.
07:23:29 I DON'T THINK IT WORKS.
07:23:30 >>Jim Wallace: WE DO HAVE OTHERS WITHIN THAT DRI.
07:23:32 WE HAVE 10,000 SQUARE FEET OF LAND THAT IS ZONED FOR OFFICE
07:23:38 SPACE NEXT TO HERTZ WHEN WE KNOW THERE'S NO DEMAND FOR THE
07:23:41 OFFICE SPACE, THAT IT PROBABLY NEEDS TO BE CONVERTED TO
07:23:45 RESIDENTIAL OR WHATEVER.
07:23:52 IT'S AN ONGOING, EVOLVING THING.
07:23:55 WE STILL HAVE RAW LAND OUT THERE AND MARKET DEMAND.
07:24:00 PEOPLE DON'T WANT -- I SHOULDN'T SAY THAT.
07:24:03 THERE ISN'T THE DEMAND FOR MOVIE THEATERS THAT THERE USED TO
07:24:06 BE.
07:24:08 >>Barry Jones: EACH APPLICATION HAS TO STAND ON ITS OWN
07:24:11 BECAUSE THE MARKET IS A MOVING MARKET.

07:24:13 YOU CAN'T ASK THEM TO PROJECT HOW THAT'S GOING TO BE OUT IN
07:24:16 TWO YEARS AND TELL YOU WHAT IT'S GOING TO BE TODAY SIMPLY
07:24:19 BECAUSE THEY DON'T KNOW.
07:24:21 AND THEY CAN'T WAIT TWO YEARS TO DO THIS PHASE.
07:24:28 HISTORICALLY WE'VE TREATED EACH PROJECT AS A STAND-ALONE
07:24:32 PROJECT.
07:24:32 EACH LOT THAT CAME IN, EACH BUILDING THAT CAME IN STOOD ON
07:24:36 ITS OWN.
07:24:37 NOW, IF WE WANT TO -- IF THEY ARE WANTING TO DO A DRI
07:24:40 AMENDMENT AND YOU NEED A REFRESHED T.I.S., THAT MAY BE
07:24:44 WITHIN THE BOUNDS OF REASON TO REQUEST.
07:24:47 >>Mary Gibbs: I FEEL LIKE THE APPLICANT'S ATTORNEY IS
07:24:50 LURKING OVER MY SHOULDER SAYING LET US DO OUR PRESENTATION.
07:24:55 SO I THINK I'D LIKE TO TURN IT OVER TO THEM.
07:24:59 LET'S LET THEM DO THEIR PRESENTATION BECAUSE THEY HAVE A
07:25:02 PowerPoint TO EXPLAIN EVERYTHING.
07:25:05 AND THEN YOU CAN HAVE DISCUSSION.
07:25:10 I KIND OF JUMPED AHEAD.
07:25:12 NOW WE'LL GO BACKWARDS.
07:25:18 >>Neale Montgomery: GOOD EVENING.
07:25:19 FOR THE RECORD, NEALE MONTGOMERY.
07:25:21 THIS IS A STAND-ALONE APPLICATION.
07:25:25 SIMON HAS NOT FILED ANY APPLICATIONS REGARDING THE MOVIE
07:25:30 THEATER.
07:25:31 THEY HAVE NOT SUBMITTED ANY PLANS TO REFRESH.

07:25:34 THOSE THINGS MAY OR MAY NOT HAPPEN AT SOME POINT IN TIME IN
07:25:38 THE FUTURE, BUT TO TELL SOMEBODY WHO HAS BEEN IN THE PROCESS
07:25:41 FOR OVER A YEAR YOU HAVE TO WAIT FOR SOMETHING THAT MAY OR
07:25:44 MAY NOT HAPPEN BEFORE WE'LL LISTEN TO YOU DOESN'T SEEM FAIR
07:25:50 OR APPROPRIATE.
07:25:50 THE COCONUT POINT DRI IS A MIXED USE DRI WITH OVER A MILLION
07:25:55 AND A HALF SQUARE FEET.
07:25:57 ALL OF THE USES THAT WERE APPROVED HAVE NOT BEEN BUILT.
07:26:02 FOR THOSE OF YOU WHO DEALT WITH DRIs, YOU KNOW THAT THERE
07:26:05 IS AN APPROVED NUMBER OF NOT NEW EXTERNAL TRIPS AND THE 14
07:26:09 PLUS MILLION DOLLARS IN 2002 WAS PREPAID TO ADDRESS THE
07:26:15 IMPACTS OF THE PROJECT.
07:26:17 AND WHEN YOU LOOK AT THAT, WOULD HAVE TO ACCELERATE THE 14
07:26:21 PLUS MILLION TO TODAY'S DOLLARS GIVEN RECENT INFLATION I'M
07:26:25 THINKING, NOT BEING A MATH WHIZ, BUT I STILL THINK THAT IS A
07:26:29 BIG NUMBER.
07:26:30 MR. TRIESTE DID LOOK AT THE TRAFFIC TO MAKE SURE THAT WE
07:26:35 WERE NOT EXCEEDING THE NUMBER OF NET EXTERNAL TRIPS ALREADY
07:26:41 PAID FOR.
07:26:42 THIS IS CONSISTENT WITH THE TYPE OF USES THAT WERE APPROVED.
07:26:45 AS YOU PROBABLY WOULDN'T BE SURPRISED, IN 2002, THEY
07:26:50 ESTIMATED OR CAME UP WITH A LIST OF USES BASED ON WHAT THEY
07:26:53 THOUGHT THE DEMAND WOULD BE.
07:26:57 RARELY, IF EVER, WITH THAT MUCH SQUARE FOOTAGE AND THAT LONG
07:27:01 A BUILD-OUT DO YOU GUESS PRECISELY.

07:27:03 THE DEMAND HAS BEEN HIGHER IN THIS AREA FOR A VARIETY OF
07:27:07 REASONS, NOT THE LEAST OF WHICH IS THE UNIVERSITY AND THE
07:27:11 FACT THAT YOU ARE CENTRALLY LOCATED BETWEEN NAPLES, BONITA
07:27:15 AND FORT MYERS.
07:27:20 WITH THAT, I'LL LET THEM DO THE PowerPoint.
07:27:23 >> GOOD EVENING.
07:27:26 GOOD TO SEE YOU GUYS AGAIN.
07:27:28 ALL OF YOU.
07:27:29 LEE SHUMAN, I'M WITH PEACHTREE HOTEL GROUP.
07:27:32 I'M SENIOR VICE PRESIDENT OF DESIGN AND CONSTRUCTION.
07:27:35 I WAS BEFORE YOU GUYS AT THE WORK SESSION AS WELL.
07:27:38 I'M REALLY HERE TO GIVE YOU JUST SOME MORE INFORMATION ABOUT
07:27:42 PEACHTREE WITHOUT BEING REDUNDANT, YOU'VE PROBABLY FORGOTTEN
07:27:46 FROM THE LAST TIME I SPOKE WITH YOU, WE ARE A LARGE HOTEL
07:27:50 OWNERSHIP GROUP.
07:27:51 WE MANAGE ALL OF OUR HOTELS.
07:27:53 WE DEVELOP ACROSS THE COUNTRY IN OVER HALF THE STATES.
07:27:56 WE HAVE 11,000 HOTEL ROOMS NATIONWIDE.
07:27:59 WE LOVE THIS MARKET.
07:28:01 WE THINK THIS MARKET IS A WONDERFUL MARKET FOR A NEW HOTEL
07:28:04 AND SPECIFICALLY THIS BRAND.
07:28:07 AT THE LAST MEETING, SAW A COUPLE OF OTHER PROJECTS THAT YOU

07:28:12 GUYS HAD BEFORE YOU, ONE OF WHICH WAS SOME ATHLETIC FIELDS
07:28:17 AND THERE WAS DISCUSSION ABOUT TRAVEL TEAMS AND SO ON, WHICH
07:28:20 THIS BRAND CATERS TO.

07:28:22 IT IS AN ALL SUITES BRAND.
07:28:24 SO THE GUEST ROOMS ARE LARGE.
07:28:26 THEY HAVE FULL SIZE REFRIGERATORS.
07:28:29 THEY HAVE AMENITIES IN THEM THAT ARE BUILT FOR THOSE TYPE OF
07:28:33 FOLKS.
07:28:34 I WOULD LIKE TO ADDRESS SOME OF THE COMMENTS THAT WERE MADE
07:28:39 I THINK BEFORE WE STARTED, WE KIND OF ANTICIPATED WE WOULD
07:28:44 BE MAKING THIS PRESENTATION TODAY AFTER ALL THE COMMENTS
07:28:47 THAT WE RECEIVED OVER THE LAST YEAR OR SO.
07:28:50 IF THE HOTEL DOESN'T FIT IN THIS ENVIRONMENT AND IF IT'S NOT
07:28:57 AN APPROPRIATE USE, THAT'S SOMETHING THAT REALLY SHOULD BE
07:29:03 COMMUNICATED EARLY BEFORE PEOPLE SPEND HUNDREDS OF THOUSANDS
07:29:05 OF DOLLARS ON CONSULTANTS AND THINK WE HAVE A HOTEL THAT IS
07:29:09 WANTED AND NEEDED IN AN AREA.
07:29:12 SO I HOPE THAT YOU UNDERSTAND THAT AND HOW DIFFICULT THE
07:29:17 PROCESS HAS BEEN FOR US.
07:29:19 BUT WE'RE GLADLY WILLING TO GO THROUGH THAT PROCESS.
07:29:22 WE THINK THAT THIS HOTEL AND THE ADVANTAGES THAT IT BRINGS
07:29:26 TO THIS AREA ARE WORTH THAT.
07:29:28 THINK IT'S WORTH THE TIME AND THE EFFORT THAT WE HAVE GIVEN
07:29:31 TO DO THAT.
07:29:31 AND WE'VE TAKEN EACH OF YOUR COMMENTS VERY HONESTLY,
07:29:35 TRANSPARENTLY AND RESPONDED TO THOSE.
07:29:37 I HOPE THAT YOU'LL SEE SOME OF THE CHANGES THAT WE'VE MADE
07:29:39 FROM THE LAST TIME WE'VE BEEN IN FRONT OF YOU.

07:29:42 WE TOOK YOUR ADVICE AFTER THE LAST MEETING.
07:29:46 WE SPENT A DAY OR TWO HERE.
07:29:50 WE WALKED AROUND THE ENTIRE COCONUT POINT.
07:29:53 WE TOOK CUES FROM THAT ARCHITECTURE.
07:29:55 WE TOOK COLORS.
07:29:56 WE TALKED ABOUT THE ACCESS OF OUR GUESTS AND HOW THEY ARE
07:29:59 ACTUALLY GOING TO BE ABLE TO HAVE SOME OF THE AMENITIES OF
07:30:03 COCONUT POINT.
07:30:04 I CAN TELL YOU FROM EXPERIENCE BECAUSE I TRAVEL ALL THE TIME
07:30:08 THAT I PICK HOTELS THAT ARE IN THESE LOCATIONS.
07:30:10 THEY ARE DESIRABLE WHEN THEY ARE THIS CLOSE TO SHOPPING
07:30:13 CENTERS THAT HAVE FOOD AND BEVERAGE OUTLETS AND PLACES TO
07:30:17 SHOP THAT ARE WALKABLE.
07:30:19 PROXIMITY TO ALL OF THOSE AMENITIES ARE REALLY HOTEL
07:30:23 AMENITIES.
07:30:24 IN THE MODERN HOTEL SPACE, PEOPLE DON'T REALLY USE THE POOLS
07:30:27 LIKE THEY USED TO, BELIEVE IT OR NOT.
07:30:30 FITNESS CENTERS HAVE BECOME MUCH MORE OF AN AMENITY AND THE

07:30:35 FOOD AND BEVERAGE IN HOTELS MOST PEOPLE COMPLAIN ABOUT, EVEN
07:30:38 IF THEY GET IT FREE.
07:30:40 THEY WANT A HOTEL THAT IS NEAR PLACES WHERE THEY CAN GO AND
07:30:43 EAT AND ENJOY THE AMENITIES THAT ARE ADJACENT TO THEM AND
07:30:48 THAT'S WHY THIS IS AN ATTRACTIVE LOCATION FOR US.
07:30:53 WE HAVE THE CIVIL ENGINEER, TRAFFIC STUDY AND ARCHITECTURE
07:30:58 FIRM AS WELL.

07:30:59 THEY CAN ADDRESS THE TECHNICALITIES OF THE CHANGES WE HAVE
07:31:01 MADE AND THE REVISIONS WE BROUGHT BEFORE YOU TONIGHT.
07:31:03 I'LL GLADLY ANSWER ANY QUESTIONS NOW OR LATER.
07:31:45 >> TECHNICAL DIFFICULTY THERE.
07:31:48 JEREMY PETTIT, CIVIL ENGINEER ON THE PROJECT.
07:31:51 I WAS BEFORE YOU IN DECEMBER.
07:31:53 APPRECIATE YOUR TIME AGAIN.
07:31:55 I WANT TO WALK THROUGH SOME OF THE SITE PLAN.
07:31:57 LEE INTRODUCED PEACHTREE HOTEL GROUP WHAT THEY ARE ALL ABOUT
07:32:02 AND MYSELF, MY BIOGRAPHY.
07:32:06 THE LOCATION OF THE SITE, AS YOU CAN SEE, IS LOCATED BEHIND
07:32:08 THE MOVIE THEATERS OFF VIA MONTE CARLO AND VIA COCONUT.
07:32:16 THE LOCATION IS IN A VACANT PARKING AREA, CURRENTLY.
07:32:17 OUR SITE PLAN HAS NOT REALLY CHANGED SINCE WE BROUGHT IT TO
07:32:20 YOU ORIGINALLY BACK IN THE PUBLIC INFORMATION MEETING.
07:32:22 WE TOOK COMMENTS FROM STAFF, PROVIDED ADDITIONAL PEDESTRIAN
07:32:25 CONNECTIVITY TO THE LOCATIONS TO GET INTO THE RETAIL AREA
07:32:28 HERE AND ALSO BACK THIS WAY.
07:32:31 WE PROVIDED MORE LANDSCAPING AND GREEN AREA.
07:32:34 SITE PLAN IS RELATIVELY UNCHANGED FROM THE LAST TIME YOU SAW
07:32:37 IT.
07:32:38 HAPPY TO ANSWER QUESTIONS ABOUT THE SITE PLAN BEFORE WE MOVE
07:32:40 TO THE ARCHITECTURE SIDE.
07:32:41 HAPPY TO ANSWER THOSE QUESTIONS.
07:32:43 FOR ARCHITECTURE, CHRIS ALLRED WILL COME UP.

07:32:53 THIS IS THE BEST MARY COULD DIG UP.
07:32:56 IT HAS A YELLOW TINT TO IT BUT IT WAS IN THE APPROVED
07:32:59 PATTERN BOOK.
07:33:00 WE WANT TO BRING THIS UP TO SHOW YOU WHAT THE GUIDELINES
07:33:03 WERE AT THE TIME AND EXISTING PICTURES OF WHAT IS OUT THERE.
07:33:06 I'LL TURN IT OVER TO CHRIS NOW.
07:33:11 >> GOOD EVENING.
07:33:13 CHRISTOPHER ALLRED, THE ARCHITECT.
07:33:19 FOLLOWING THE LAST DECEMBER'S WORKSHOP, WE REALLY -- THE
07:33:24 DISCUSSION LED PRIMARILY AGAINST SOME OF THE COLORS THAT
07:33:28 WERE SHOWN AS WELL AS SOME OF THE IMAGERY PROVIDED DURING
07:33:31 THAT MEETING.
07:33:32 REALLY, WE FOCUSED A LOT, VERY HEAVILY ON WHAT IS OUT THERE
07:33:38 ADJACENT TO THE PROPERTY, ADJACENT TO THE SITE, KIND OF ON

07:33:40 THE SITE.
07:33:41 FROM A COLOR PALETTE STANDPOINT AS WELL AS IN SOME FASHION
07:33:48 MODIFYING THE ARCHITECTURE SLIGHTLY.
07:33:54 THIS IS KIND OF THE FRONT CORNER VIEW OF THE HOTEL ITSELF.
07:34:02 AS I FLIP THROUGH THESE, I DID BRING SOME HARD SAMPLES OF
07:34:08 THE STUCCO COLORS THAT WE HAVE.
07:34:11 ONE OF THE CHALLENGES THAT WE DISCUSSED THE LAST TIME IS THE
07:34:19 ISSUES WITH HAVING THE COLORS REPRESENTED ON ONE SCREEN OR
07:34:23 THE OTHER AND IN PRINTS AS WELL AS ON THE MONITORS IN FRONT
07:34:26 OF YOU AS WELL AS MY MONITOR AT THE OFFICE.
07:34:30 SO WE DEFINITELY WANTED TO BRING THE SAMPLES AND RELATE

07:34:34 THOSE TO WHAT YOU'RE LOOKING AT THERE.
07:34:36 IF YOU LOOK IN THE PACKET, I THINK YOU CAN START TO SEE SOME
07:34:41 OF THE CHALLENGES.
07:34:42 THIS IMAGE ON THE SCREEN BEST REPRESENTS THE INTENT OF THE
07:34:46 COLORS THAT WE HAVE SELECTED FOR THE PROJECT.
07:34:49 THE MILD SAGE GREENS, THE CORIANDER, THE ONE CALLED OUTER
07:34:57 BANKS AND ANOTHER ACCENT OF AESTHETIC WHITE.
07:35:00 THEY ARE ALL VERY MUTED COLORS BUT -- THEY ARE MUTED BUT
07:35:07 SATURATED IN A WAY THAT I FEEL LIKE REALLY REPRESENTS WHAT
07:35:10 IS OUT THERE IN COCONUT POINT AS WELL.
07:35:13 IF YOU LOOK AT THE IMAGE ON THE SCREEN, THAT IS AN EXISTING
07:35:17 KIND OF COLOR PALETTE THAT IS SIMILAR TO WHAT WE'RE
07:35:21 UTILIZING IN THIS PROPOSAL.
07:35:23 THE ARCHITECTURE ITSELF IS REALLY ONE OF TRYING TO NOT
07:35:32 NECESSARILY MATCH OR MIMIC WHAT'S GOING ON IN COCONUT POINT
07:35:36 BUT DRAW ELEMENTS OUT OF IT.
07:35:38 INTRODUCE SOME ELEMENTS THAT ARE UNIQUE TO THIS PROJECT
07:35:42 WHILE DRAWING SOME OF THE RELATIONSHIPS OF THE ARCHITECTURE
07:35:46 OF THE KIND OF OVERALL AREA.
07:35:48 IF YOU HAVE ANY HISTORY WITH THE HOME2, ESPECIALLY ONE THAT
07:35:55 IS MORE TRADITIONAL OF A HILTON KIND OF PRODUCT, WHAT THEY
07:36:00 CALL A PROTOTYPE, YOU CAN SEE RIGHT OFF THAT WE WENT
07:36:04 SIGNIFICANTLY FAR AWAY FROM WHAT THE HOME2 PROTOTYPE IS FROM
07:36:08 THE HILTON BRAND.
07:36:09 IT IS VERY MODERN.

07:36:10 IT IS LIME GREEN.
07:36:12 STARK GRAYS AND STARK WHITES.
07:36:15 SO WE REALLY WORKED WITH THE TEAM TO REALLY TRANSITION A LOT
07:36:20 OF THE ELEMENTS FROM SOME OF THE TOWER ELEMENTS THAT ARE A
07:36:22 HOME2 KIND OF ICON, BUT REALLY TRANSLATE THOSE INTO
07:36:27 SOMETHING THAT WE FEEL FITS WELL WITHIN COCONUT POINT,
07:36:31 DRAWING A LOT OF ELEMENTS FROM ADJACENT PROPERTIES, DRAWING
07:36:34 COLORS FROM ADJACENT PROPERTIES WHILE STILL KIND OF MEETING
07:36:37 SOME OF THE HILTON REQUIRED ELEMENTS AS FAR AS SOME OF THE
07:36:40 TOWERS GO.

07:36:41 WE FEEL LIKE THOSE WORK WELL WITH THE PATTERN BOOK IN THE
07:36:44 INFORMATION WE'VE SEEN, NOT ONLY LOCALLY, BUT ALSO WITHIN
07:36:48 THOSE BOOKS.
07:36:50 AND THEN REALLY KIND OF SOME VERY SMALL DETAILS THAT ARE
07:36:57 UNIQUE TO THIS PROJECT, BUT WE THINK REALLY KIND OF RELATE
07:37:01 WELL TO THE OVERALL AESTHETIC OF COCONUT POINT.
07:37:04 AGAIN, THIS IS THE FRONT VIEW LOOKING FROM THE OTHER CORNER.
07:37:09 YOU CAN SEE THE BLEND OF THE COLORS.
07:37:13 WHILE I FEEL LIKE THEY ARE SATURATED, THEY ARE SATURATED IN
07:37:16 A VERY MUTED WAY.
07:37:17 FULL-BODIED COLORS, FULL-BODIED KIND OF THAT EXPERIENCE OF
07:37:24 THOSE ELEMENTS.
07:37:25 THIS IMAGE IS PROBABLY THE BEST OF HOW YOU WOULD RELATE TO
07:37:31 THE PROJECT, KIND OF FROM THE SITE, KIND OF APPROACHING IT.
07:37:36 NOT ABLE TO SEE THE ENTIRE BREADTH OF THE PROJECT ITSELF BUT

07:37:40 REALLY BEING ABLE TO GET CLOSE TO IT AT STREET LEVEL, AT
07:37:44 PARKING LOT LEVEL, REALLY EXPERIENCING A LOT OF THE DETAILS,
07:37:47 SATURATED COLORS, THE SHADING THAT'S CREATED BY SOME OF THE
07:37:50 LOGGIA EFFECTS OR THE LOGGIA AREAS THAT ARE KIND OF LINING
07:37:54 THAT PUBLIC SPACE AS WELL AS SOME OF THE ELEMENTS IN THE
07:37:59 AREA.
07:37:59 THE GLAZING, EXPANDED NATURE OF THE WINDOWS IN THE HOTEL
07:38:04 ROOMS WHICH IS SIGNIFICANTLY DIFFERENT THAN WHAT YOU WOULD
07:38:07 SEE IN A TRADITIONAL HOTEL PROJECT.
07:38:10 AS WELL AS SOME OF THE ARCHITECTURAL DETAILS AS WELL, THE
07:38:14 LIGHTING AND SOME OF THE CORNICE WORK AND DETAILS.
07:38:20 THIS IS THE REAR ELEVATION.
07:38:22 THIS IS A VIEW ELEVATED MORE TO BE ABLE TO SEE THE PROJECT
07:38:28 OVER LANDSCAPING AND VEHICLES, LESS THAN EYE LEVEL.
07:38:32 IT'S REALLY KIND OF AN OVERALL VIEW OF HOW THE MASS IS
07:38:38 BROKEN DOWN AT THE PEDESTRIAN SCALE, KIND OF BROKEN UP WITH
07:38:41 SOME AWNINGS, SOME CHANGE IN ELEVATION, SOME CHANGE IN
07:38:45 MATERIALS.
07:38:46 REALLY KIND OF FOCUSING ON TAKING THE WIDTH OF THE PROJECT
07:38:49 DOWN THROUGH THE USE OF MATERIAL CHANGE, CHANGES IN FACADE,
07:38:57 ELEVATION IS THE WRONG WORD.
07:39:00 KIND OF THE INS AND OUTS OF THE PROJECT AS WELL AS A CHANGE
07:39:03 IN THE OVERALL CORNICE WORK AND HOW THOSE ARE HANDLED IN
07:39:07 DETAIL NOT ONLY FROM HEIGHT BUT STRUCTURE, BREAKING THE LONG
07:39:13 SPANS DOWN WITH SOME INTERSECTIONS AND SOME SCUPPER WORK BUT

07:39:21 ALSO KIND OF TYING THOSE THINGS TOGETHER AS WELL WITH COLOR,
07:39:23 MATERIAL, AND PALETTE.
07:39:25 THE OTHER VIEW OF THE REAR OF THE PROJECT AND KIND OF THE
07:39:33 DETAIL.
07:39:36 THE LITTLE PAVILION AT THE BACK OF THE AMENITY AREA IS ALSO
07:39:43 KIND OF A WELCOMING POINT FOR GUESTS AS THEY ENTER THE REAR

07:39:47 OF THE PROPERTY, REALLY WORKS TO HIGHLIGHT THAT ENTRY FROM A
07:39:50 GROUND LEVEL, FROM A PEDESTRIAN LEVEL.
07:39:52 AND ALSO REALLY KIND OF REINFORCES THE MATERIALITY OF THE
07:39:58 PROJECT ITSELF.
07:40:01 >>Jim Wallace: IS THAT STONE ON THAT WALL OR WHAT IS THAT?
07:40:04 IS THAT STONE?
07:40:14 >> IT IS A SCORED EIFS.
07:40:18 OR STUCCO, NOT EIFS.
07:40:24 >>Jim Wallace: IT LOOKS A LITTLE LIKE STONE.
07:40:26 >> THAT IS THE INTENT.
07:40:27 TO HAVE THE LIMESTONE LOOK.
07:40:29 NOT A LARGE WASH OF THE COLOR.
07:40:31 THE IDEA IS THERE WOULD BE SOME VARIATIONS AT THE SCORE
07:40:35 POINTS.
07:40:36 AGAIN, THE ELEVATIONS I THINK WE PROVIDED AS PART OF THE
07:40:41 NECESSARY PACKAGE BUT YOU CAN INITIALLY SEE THAT THE COLORS
07:40:46 REPRESENTED IN THE RENDERS WHICH WE STRIVED A LOT TO GET THE
07:40:50 COLORS AS CLOSE AS WE COULD, AS SOON AS YOU KIND OF
07:40:53 TRANSLATE THOSE INTO FLAT ELEVATIONS, A LOT OF THAT COLOR

07:40:57 WORK UNFORTUNATELY DISAPPEARS THROUGH A LOT OF DIFFERENT
07:41:04 MEANS.
07:41:06 YOU CAN SEE ON MINE, WHAT MY PRINT IN MY OFFICE, IT IS
07:41:10 WILDLY DIFFERENT THAN WHAT YOU ARE LOOKING AT ON THE SCREEN.
07:41:15 IT'S A CHALLENGE THAT UNFORTUNATELY WE HAVE TO DEAL WITH ALL
07:41:18 THE TIME.
07:41:19 BUT OTHER THAN THAT, WE MAINLY FOCUSED ON THE CHANGES IN THE
07:41:28 COLOR WORKS.
07:41:31 >>Jim Wallace: THE COLOR PALETTE IS WHAT YOU JUST SHOWED US.
07:41:35 >> YES.
07:41:35 WHAT WE HANDED OUT ARE THE COLORS WE HAVE SELECTED.
07:41:39 TRIED MY BEST TO REPRESENT THEM ON THE SCREEN.
07:41:41 OTHER THAN COLORS, THE MAIN POINT OF CHANGE THAT WE HAVE
07:41:46 HERE ARE THE BREAKING DOWN THE LENGTH OF THE PARAPET ON THE
07:41:51 LARGER MASSES OF THE PROJECT ITSELF, WITH KIND OF VARIED
07:41:57 MEDITERRANEAN FEEL OF SCUPPER WORK, THROUGH WALL SCUPPERS
07:42:04 BREAKING THOSE MASSES DOWN.
07:42:18 >>Al Paivandy: IF YOU CAN PULL UP THE EXISTING SITE
07:42:24 PHOTOGRAPH THAT HAS I THINK --
07:42:29 >> THIS ONE?
07:42:30 >>Al Paivandy: YES.
07:42:31 I WAS LOOKING AT THAT, THAT'S WHAT YOU SAID YOU TOOK IDEAS
07:42:35 FROM.
07:42:36 I NOTICE IN EVERY ONE OF THESE PICTURES THERE THAT ARE
07:42:40 ARCHES, QUITE A FEW OF THEM.

07:42:42 >> YES.
07:42:42 >>Al Paivandy: CAN THAT BE INTERPLAYED INTO YOUR DESIGN?

07:42:48 LOOK AT SOME OF THE DETAILS, THEY ALSO HAVE CURVATURE
07:42:58 BALCONIES THAT LOOK LIKE COULD LEND.
07:43:04 >> ONE OF THE THINGS THAT IS A CHALLENGE FOR THIS ONE IS THE
07:43:10 SIZE AND THE NATURE OF THE WINDOW GLAZING AT EACH UNIT
07:43:15 SPECIFICALLY AS WELL AS THE FIRST FLOOR.
07:43:18 WHAT WE HAVE TRIED TO DO IS KIND OF MIMIC THE ARCH WITH
07:43:23 EASED EDGES ON THE LOGGIA, SLASH, KIND OF COVERED WALKWAY
07:43:30 AREAS ON THE FRONT AS WELL AS THE BACK OF THE BUILDING.
07:43:32 REALLY KIND OF BRINGING THAT ARCH IDEA TO THE PEDESTRIAN
07:43:36 SCALE.
07:43:36 SO YOU'RE KIND OF REALLY -- YOU'RE SITTING ON THAT PORCH OR
07:43:41 WALKING THROUGH THAT LOGGIA OR DRIVING UNDER THE
07:43:45 PORTE-COCHERE ITSELF AND ABLE TO EXPERIENCE THOSE ARCHES.
07:43:48 IN A SIMILAR WAY AS YOU ARE ABLE TO EXPERIENCE THEM HERE,
07:43:51 BUT WITH MORE OF A KIND OF SOUTHWESTERN MEDITERRANEAN-STYLE
07:43:57 OF ARCHWAY AS OPPOSED TO A TRUE KIND OF DOMED ARCH.
07:44:02 >> SMOOTH AT THE CORNERS AND CURVED.
07:44:06 I JUST KNOW THAT THE ARCHES IN EVERY ONE OF THESE PICTURES
07:44:11 THAT YOU ARE SHOWING IS REALLY ARCHES.
07:44:16 THEY ARE NOT SMOOTH CORNERS.
07:44:19 AND BALCONIES, YOU HAVE FAUX BALCONIES.
07:44:32 >> I'LL JUST SAY NOT ONLY DID WE TAKE INSPIRATION FROM
07:44:35 PANERA BREAD BUT ALSO FROM THE RESIDENTIAL FACILITY ACROSS

07:44:39 THE WAY.
07:44:40 THEY HAVE USED A FEW, LESS SO THAN PANERA BREAD.
07:44:45 IT'S MORE ECONOMICAL SHOULD I SAY FOR A SMALL PANERA BREAD
07:44:50 TO PROVIDE FIVE ARCH WINDOWS THAN A HOTEL TO PROVIDE A
07:44:54 HUNDRED OF THEM, RIGHT?
07:44:55 WHAT WE TRIED TO DO WAS TAKE INSPIRATION FROM THE PANERA
07:44:59 BREAD ON CERTAIN ELEMENTS, MAYBE NOT THOSE ARCHES, PER SE,
07:45:03 MORE SO THE COLOR AND DETAIL OF THE CORNICE, THE TOWER
07:45:06 ELEMENTS.
07:45:07 AND WE TOOK A LOT OF INSPIRATION FROM SOME OF THESE OTHER
07:45:10 PROJECTS THAT DON'T HAVE ALL ARCHES IN THEIR FACADE.
07:45:16 WE DID TO CHRIS' POINT WANT TO MAKE SURE THOSE WERE
07:45:20 EXPERIENTIAL.
07:45:22 IN A SPACE WHERE YOU GO THROUGH AN ARCH OPENING, IT HAS A
07:45:25 CERTAIN FEEL TO IT THAT IS NICER.
07:45:28 PEOPLE ENJOY THAT.
07:45:30 WE TRIED TO USE THE USE OF THE ARCHWAYS AND CURVED ELEMENTS
07:45:34 IN PLACES THAT PEOPLE WOULD ENJOY AND EXPERIENCE THEM.
07:45:38 IF YOU LOOK AT THE BACK OF THE HOTEL, THE SMALL PAVILION
07:45:42 CHRIS TALKED ABOUT, WE HAVE ARCHED OPENINGS INTO THAT SPACE.
07:45:46 EASED EDGES ON THE PORTE-COCHERE AND LOGGIA.
07:45:49 CURVED ELEMENT ON SOME OF THE AWNINGS ON THE BACK OF THE
07:45:52 BUILDING.
07:45:53 WE DO HAVE A LITTLE BIT OF CURVATURE I BELIEVE ON THE

07:45:56 BALCONY PIECES.

07:45:58 >>Kristin Jeannin: I SAW THAT IN THE MIDDLE.
07:46:03 >> ANYWAY, I WANTED TO BRING THAT TO YOUR ATTENTION.
07:46:06 WE DID TALK ABOUT THAT.
07:46:07 >>Michael Sheeley: I THINK YOU ACCOMPLISHED IT.
07:46:10 I THINK IT'S PRETTY SUCCESSFULLY AND WELL DONE.
07:46:13 >> APPRECIATE IT.
07:46:14 THANK YOU.
07:46:14 >>Jim Wallace: THE FACT THAT YOU USED THE CURVATURE BUT NOT
07:46:18 ARCHES, I LOVE ARCHES, EYEBROWS AND WHOLE LOT OF THINGS.
07:46:23 IT WAS ALMOST REFRESHING, BUT I FELT STILL THE CONNECTION TO
07:46:29 MEDITERRANEAN BY HAVING THE CURVATURE IN THE CORNERS.
07:46:32 I THINK SOME OF THAT IS ALSO IN THE RESIDENCES OF COCONUT
07:46:35 POINT YOU SEE THAT.
07:46:36 I THOUGHT IT WAS REFRESHING.
07:46:41 I LOVE THIS STUFF.
07:46:42 I LOVE YOUR ELEVATIONS.
07:46:44 I THOUGHT THEY WERE GREAT.
07:46:45 ONE OF THE THINGS -- I DON'T KNOW WHETHER YOU CONCENTRATED
07:46:50 ON OR NOT, BUT YOU CREATED TWO LEVELS OF DIMENSION.
07:46:54 THERE WAS THE HUMAN SCALE, THE PEDESTRIAN SCALE WHICH I
07:46:57 THOUGHT YOU CAPTURED REALLY WELL AND MADE ME WANT TO BE
07:47:01 THERE AND AT THE SAME TIME YOU HAD THE SORT OF TOWER OF THE
07:47:06 HILTON, THE SIX-STORIES OR WHATEVER IT IS, THE LARGE HOTEL
07:47:11 BEHIND IT.
07:47:12 I KIND OF LIKE THE FACT THAT YOU CREATED SORT OF, FROM MY

07:47:17 PERSPECTIVE, TWO DIMENSIONS WITHIN THE SAME BUILDING.
07:47:21 ONE WAS VERY PEDESTRIAN, VERY HUMAN SCALE.
07:47:24 THE OTHER ONE CONSISTENT WITH A TALL BUILDING.
07:47:28 >> THAT'S ALWAYS THE TRICK WITH HOTELS HONESTLY ACROSS THE
07:47:30 COUNTRY WHEREVER WE ARE.
07:47:32 WE WANT TO BE SEEN, WHEN DRIVING, WANT TO KNOW THAT IS MY
07:47:36 HOTEL.
07:47:37 WHEN YOU GET THERE, YOU WANT A SENSE OF ARRIVAL AND SENSE OF
07:47:40 PLACE.
07:47:41 THAT HAPPENS DOWN AT THE STREET LEVEL AT THE PEDESTRIAN
07:47:44 LEVEL WHERE YOU CAN KIND OF TOUCH, FEEL, AND EXPERIENCE
07:47:46 THOSE SPACES.
07:47:48 WE DID TRY TO CONCENTRATE ON THAT AS SOMETHING WE
07:47:51 CONSCIOUSLY FOCUSED ON.
07:47:54 >>Michael Sheeley: I THINK YOU HAVE A GOOD USE OF SCALE HERE
07:47:56 AND A LOT OF VARIETY.
07:47:58 I THINK THE COLORS ARE SPOT ON IN MY OPINION.
07:48:01 I APPRECIATE THE NUMBER OF RENDERINGS YOU PROVIDED AS WELL.
07:48:06 CLOSE-UPS SO WE COULD SEE WHAT THE MATERIALS LOOK LIKE.
07:48:16 >>Jim Wallace: YOU DIDN'T JUST PUT LANDSCAPING.

07:48:20 PUT IN SOME HARD SCAPES.
07:48:22 IT GAVE ME A REASON TO GO THERE.
07:48:25 >> THIS BRAND, THAT IS A VERY IMPORTANT AMENITY ELEMENT.
07:48:29 IF YOU EVER STAYED AT A HOME2, THEY DO HAVE THE POOL, BUT
07:48:32 THEN THEY HAVE ANOTHER AMENITY SPACE.

07:48:35 A PLACE FOR PEOPLE TO GATHER, COOK, HAVE MEALS TOGETHER.
07:48:39 YOU MAY BE PICKING SOMETHING UP AND WANT TO EAT BY THE POOL.
07:48:42 SO THERE IS DEFINITELY A CONSCIOUS EFFORT BY THE BRAND AND
07:48:46 BY US AS WELL TO HAVE OUTDOOR SPACES LIKE THAT ADJACENT TO
07:48:49 THE POOL SO YOU DON'T JUST HAVE A BUNCH OF OPEN POOL DECK.
07:48:54 >>Jim Wallace: PARKING LOT AND OTHER SPACE -- THAT MIDDLE
07:49:00 GROUND IS KIND OF NICE.
07:49:03 >>Kristin Jeannin: THE WALL AROUND THE POOL IS A WALL, NOT A
07:49:07 FENCE, IS THAT RIGHT?
07:49:09 >> I BELIEVE SO.
07:49:16 >> WALL AND FENCE.
07:49:17 >> COLUMNS WITH LIGHTING AND THEN SOME FENCE.
07:49:19 WE TRIED WALLS.
07:49:24 WALLED THE POOL IN -- YOU DON'T GET A SENSE OF THE
07:49:29 VEGETATION THAT YOU USE AS A BUFFER.
07:49:30 IT'S REALLY NICE IF YOU MIX IT UP A LITTLE BIT.
07:49:33 >>Kristin Jeannin: I LIKE IT.
07:49:36 >>Barry Jones: A COUPLE OF COMMENTS, YOU'RE ON THE CORRIDOR
07:49:39 RIGHT ADJACENT TO THE ESTERO RAILS TO TRAILS.
07:49:42 ARE YOU FAMILIAR WITH THAT?
07:49:45 >> I AM.
07:49:45 >>Barry Jones: CREATE A NICE AMENITY FOR YOUR FACILITY.
07:49:47 ONE OF THE THINGS I'VE SEEN IN A LOT OF PLACES I'VE
07:49:50 TRAVELED, THEY ARE STARTING TO SEE MORE AND MORE BICYCLES
07:49:56 INCLUSIVE OF THE AMENITY FEE, WHATEVER YOU ARE CHARGING THAT

07:49:59 DAY.
07:50:00 ARE YOU ALL GOING TO HAVE THAT SORT OF AMENITY HERE?
07:50:02 HAVE YOU ACCOUNTED FOR IT INTERNALLY BECAUSE I DON'T SEE IT
07:50:06 EXTERNALLY?
07:50:07 >> WE DO.
07:50:08 THIS PARTICULAR BRAND DOESN'T PUT AS MUCH OF A FOCUS AS
07:50:13 MAYBE SOME OF THE OTHER BRANDS DO.
07:50:15 BUT WE TYPICALLY OPERATIONALLY HAVE THAT IN OUR PLAN ALL THE
07:50:21 TIME.
07:50:22 SO WE HAVE AGREEMENTS WITH DIFFERENT COMPANIES THAT ACTUALLY
07:50:24 WILL RENT US THE BIKES.
07:50:26 >>Barry Jones: STORED INTERNALLY OR EXTERNALLY?
07:50:29 >> A LOT OF TIMES THEY ARE INTERNAL.
07:50:30 WE'LL PUT THEM EITHER IN STORAGE.
07:50:32 ONE OR TWO OF THEM IN THE ELEVATOR LOBBY WITH SOME MARKETING
07:50:36 MATERIAL ABOUT THAT.

07:50:36 AND THEN DEPENDING ON THE DEMAND, IF PEOPLE ARE LIKE, WE
07:50:41 WOULD REALLY LIKE TO TAKE A BIKE RIDE, WE OFFER THAT.
07:50:45 WE HAVE THAT IN A LOT OF OUR MORE KIND OF LEISURE TRAVEL
07:50:50 MARKETS.
07:50:50 AS A MATTER OF FACT, DOWN IN GULF SHORES, ALABAMA, WE HAVE
07:50:53 THAT AND DELRAY BEACH, ANOTHER HOTEL, HAMPTON THERE, WE HAVE
07:50:57 THAT AMENITY AS WELL.
07:51:01 >>Barry Jones: THIS PROJECT'S RELATIONSHIP TO WHERE THE
07:51:03 PUBLIC TRANSPORT IS, THE ONLY BUS STATION UP ON 41 SO REALLY

07:51:10 NOT IN PROXIMITY TO THAT.
07:51:12 IS THAT CORRECT?
07:51:12 OKAY.
07:51:15 ANY MONUMENT SIGNAGE OR ANYTHING?
07:51:18 I DIDN'T SEE A MONUMENT SIGN ON THE PLAN.
07:51:23 DID I MISS IT?
07:51:27 >> IT'S AT THE CORNER OF VIA COCONUT AND MONTE CARLO.
07:51:37 >>Barry Jones: I DIDN'T SEE THE RENDERING BECAUSE YOU HAVE
07:51:41 TO BRING THE SIGN, TOO.
07:51:43 YOU HAVE TO COME BACK FOR A SEPARATE SUBMITTAL.
07:51:45 YOUR SIGN IS NOT INCLUDED IN THIS.
07:51:48 AND I DON'T SEE IT IN HERE.
07:51:49 EVEN THOUGH IT MIGHT BE INCLUDED FROM A PERSPECTIVE OF
07:51:52 LOCATION, THE SIGNAGE ISN'T APPROVED.
07:51:54 >>Kristin Jeannin: THEY MUST HAVE KNOWN THAT AND TOOK IT OFF
07:51:57 THEIR PLANS.
07:51:58 >> WE HAVE TO WORK WITH A HILTON SIGN VENDOR AND THEY ARE
07:52:01 AWARE --
07:52:02 >>Barry Jones: SIGNAGE IS NOT INCLUDED IN THIS.
07:52:05 >> [NOT SPEAKING INTO MICROPHONE]
07:52:08 >> WE UNDERSTAND THEY HAVE TO COME BACK FOR PERMITTING.
07:52:10 >>Barry Jones: CANOPY MATERIALS, I LOVE THE BUILDING AND
07:52:13 LOVE THE FACT THAT IT IS NOT SYMMETRICAL.
07:52:16 BIG FAN OF UNSYMMETRICAL AND BREAK IT DOWN INTO DIFFERENT
07:52:19 LITTLE BUILDINGS.

07:52:19 CANOPY MATERIALS ON HERE, ARE THEY CANVAS?
07:52:22 UV PROTECTED?
07:52:24 YOU'LL HAVE A LOT OF SUN ON THAT SIDE?
07:52:28 >> SO THE INTENTION IS THAT SOME OF THEM ARE CANVAS AND SOME
07:52:32 OF THEM ARE METAL.
07:52:34 >>Barry Jones: THAT'S WHAT I WAS ENVISIONING.
07:52:37 THEY ARE GREAT WHEN THEY LOOK GOOD AND THEY CAN REALLY TEAR
07:52:42 APART A BUILDING ONCE THEY START FADING.
07:52:46 >> I THINK THE ONLY FABRIC AWNINGS WE DID AT THE POOL.
07:52:50 I THINK SOME AT THE POOL.
07:52:52 >>Barry Jones: BRASS LOOKING ONES WERE THE METAL ONES.
07:52:56 THAT'S WHAT I WAS TRYING TO GET TO.

07:52:58 YEAH, NICE TOUCH.
07:52:59 >> I UNFORTUNATELY HAVE TO PUT IN A REQUEST WHEN WE DO THESE
07:53:02 DEVELOPMENT PROJECTS FOR WHAT WE KNOW WILL BE OUR CAPITAL
07:53:06 EXPENDITURES, AND THE AWNINGS WILL BE SOMETHING WE'LL BE
07:53:09 REPLACING THOSE PROBABLY EVERY FOUR YEARS OR SO, EVEN IF
07:53:13 THEY FADE A LITTLE, WE WANT THEM TO BE NICE AND CRISP AND
07:53:16 HAVE A NICE ARRIVAL EXPERIENCE.
07:53:18 THAT'S SOMETHING THAT WE BUILD INTO OUR MAINTENANCE.
07:53:21 >>Barry Jones: ONE MORE QUESTION AND I'LL QUIT.
07:53:23 THE PORTE-COCHERE ISLAND, IT'S MAYBE A FOOT WIDE.
07:53:29 AM I MISSING THAT SCALE?
07:53:31 IS IT REALLY REALISTIC THAT YOU CAN LANDSCAPE THAT ISLAND AT
07:53:34 THAT WIDTH?

07:53:35 IT SEEMS LIKE THERE IS ROOM, IF YOU WANTED TO, YOU COULD
07:53:38 PUSH YOUR PARKING LOT A FOOT OR TWO I GUESS SOUTH AND GET
07:53:42 SOME WIDTH ON THAT ISLAND AND DO SOMETHING WITH IT FROM A
07:53:45 LANDSCAPING PERSPECTIVE.
07:53:48 >> IT'S CLOSER TO THREE FEET.
07:53:50 WE CAN LOOK AT THAT.
07:53:52 >>Barry Jones: YOU'VE GOT MAYBE A FOOT IN THERE AND TRYING
07:53:55 TO JAM PLANTS IN THERE.
07:53:57 IT LOOKS NICE THERE, BUT THE REALITY OF TRYING TO BUILD THAT
07:54:02 AND GROW IT AND MAINTAIN IT.
07:54:04 >> YEAH, WE MAY ACTUALLY EVEN, QUITE HONESTLY, IF WE WANT TO
07:54:07 GET SOME OF THOSE LARGER PLANTS THERE, WE MAY DO PLANTERS
07:54:12 INSTEAD.
07:54:13 >>Barry Jones: YOU STILL HAVE TO GET THE WIDTH ON THE
07:54:15 ISLAND.
07:54:16 >> WE HAVE ABOUT THREE FEET.
07:54:17 IT DOESN'T LOOK LIKE THAT IN THE ELEVATION.
07:54:20 >>Barry Jones: EDGE OF PAVEMENT --
07:54:23 >> INSIDE OF CURB TO INSIDE OF CURB.
07:54:25 >>Kristin Jeannin: ENOUGH FOR ONE PLANT.
07:54:27 >> THAT'S RIGHT.
07:54:28 ONE REALLY GOOD LOOKING.
07:54:35 >> IT'S HARD TO REPRESENT, BUT THE PILASTERS OF THE
07:54:40 PORTE-COCHERE AND THE LOGGIA, THEY ARE TAPERED DOWN.
07:54:45 KIND OF WITH THE CURVE, A KIND OF KEYHOLE EFFECT WHICH I

07:54:50 BELIEVE THAT IT KIND OF CREATES THAT OPTICAL ILLUSION OF
07:54:54 THEM BEING STRAIGHT EVEN THOUGH THEY ARE ACTUALLY FLARED.
07:54:59 TO YOUR POINT, AT THE TOP OF THE CAPITAL, IT'S MORE LIKE
07:55:03 THREEISH FEET AT THE TOP, BUT THEY FLAIR OUT AT THE BOTTOM
07:55:07 SO THERE IS A LITTLE MORE SPACE AT THE BOTTOM THAT VISUALLY
07:55:13 YOU'RE ABLE TO SEE.
07:55:17 >>Kristin Jeannin: ARE YOU GOING TO GO INTO THE LANDSCAPE
07:55:19 PLAN A LITTLE BIT?

07:55:23 >> YES, HE IS.
07:55:24 >> I AM NOT THE LANDSCAPE ARCHITECT.
07:55:26 THEY DID GO THROUGH IT.
07:55:28 THEY ACTUALLY LOOKED AT THE CODE AND CODE LEVEL LANDSCAPE
07:55:34 PLAN FOR YOUR BENEFIT.
07:55:35 WE DID GO THROUGH AND ADD IN EXTRA LANDSCAPING AREA FROM THE
07:55:39 LAST MEETING AS WELL BEHIND THE BUILDING.
07:55:42 AND TOOK THE ISLAND OUT VIA COCONUT AND COMMUNITY
07:55:44 LANDSCAPING THAT ISLAND AS WELL.
07:55:47 IN ADDITION TO THE PLAN VIEW, WE PROVIDED A RENDERING OF
07:55:50 WHAT THAT COULD LOOK LIKE AT THE MEDIAN.
07:55:54 THAT CAN BE ADJUSTED BUT THAT'S WHAT WE'RE ENVISIONING FOR
07:55:57 THE ISLAND.
07:55:58 >>Kristin Jeannin: THIS IS SOMETHING THAT THE HOTEL
07:56:00 DEVELOPERS HAVE AGREED TO ADD --
07:56:02 >> ADD THE LANDSCAPING TO THE MEDIAN.
07:56:05 THAT WAS AT THE REQUEST OF THE STAFF.

07:56:07 >>Kristin Jeannin: IS THAT GOING TO BE MAINTAINED BY ESTERO,
07:56:09 THE VILLAGE?
07:56:14 >>Mary Gibbs: I DON'T REMEMBER WHAT WE PUT IN THE CONDITION.
07:56:16 I HAVE TO LOOK BECAUSE THE -- WHEN WE DID VIA COCONUT AND
07:56:22 GENOVA, WE HAD THE DEVELOPERS INSTALL IT AND MAINTAIN.
07:56:28 >>Kristin Jeannin: YOUR INTENT IS TO THEN TRY TO -- OR THE
07:56:31 VILLAGE'S INTENT IS TO GET THIS TO CONTINUE ALONG.
07:56:35 >>Mary Gibbs: RIGHT.
07:56:36 NORTH AND SOUTH VILLAGE, WE TALKED TO THEM BEFORE ABOUT
07:56:39 DOING LIKE A CONTINUOUS LANDSCAPE IN THE MEDIAN, AND WE
07:56:44 TALKED TO SIMON WHEN WE HAD THE MEETING AND SAID IF YOU COME
07:56:47 IN AND DO SOMETHING WITH THE MOVIE THEATER, WE WANT TO SEE
07:56:52 CONTINUATION OF THE MEDIAN LANDSCAPING.
07:56:54 >>Kristin Jeannin: ALL IN ALL I WOULD SAY IT IS A PRETTY
07:56:56 GOOD LANDSCAPE PLAN.
07:56:57 I CAN TELL SOMEBODY REALLY THOUGHT ABOUT WHAT WAS GOING
07:57:00 WHERE AND THAT'S GOOD.
07:57:02 ONE THING I'M CONCERNED ABOUT IS THERE IS A VERY LARGE
07:57:08 NUMBER OF ROYAL POINCIANAS ON THE PLAN, MEDIAN AND THE PLAN
07:57:14 ITSELF.
07:57:14 IT IS A BEAUTIFUL TREE, BUT IT'S SEMI DECIDUOUS AND VERY
07:57:20 MESSY.
07:57:20 >> LOOK AT LIMITING THE USE OF THAT.
07:57:22 >>Kristin Jeannin: I WOULD THINK ABOUT CUTTING IT BACK SOME.
07:57:25 I DON'T MIND IT ON THE MEDIAN, BUT WE PROBABLY JUST DON'T

07:57:29 WANT THAT GOING THE WHOLE STRETCH ALONG THAT MEDIAN IF IT
07:57:32 CONTINUES ALONG THERE.
07:57:33 IT'S NICE TO DO IN GROUPINGS.
07:57:36 BUT, YEAH, I THINK PROBABLY LIMITING IT BECAUSE THEY DO DROP

07:57:43 A LOT OF SEED PODS AND LEAF DEBRIS IN THE WINTER TOO WHEN
07:57:48 IT'S GOING TO BE THE BUSIEST SEASON.
07:57:50 IT WOULD BE AWESOME FOR US STILL HERE IN THE SUMMERTIME,
07:57:53 THEY LOOK AMAZING.
07:57:55 KEEP SOME, PLEASE, BUT PROBABLY NOT SO MANY.
07:57:59 >> WE'LL LOOK AT LIMITING THOSE.
07:58:01 THANK YOU FOR THE FEEDBACK.
07:58:01 >>Mary Gibbs: IF YOU'RE TALKING ABOUT THE MEDIAN, I THINK IN
07:58:04 THE CONDITION WE WROTE IN THERE AND SAID THE SPECIFIC
07:58:07 PLANTINGS WOULD BE DETERMINED AT TIME OF DEVELOPMENT ORDER
07:58:09 SO THAT YOU WOULD GET A BETTER CHANCE TO LOOK AT IT AND
07:58:13 FLESH IT OUT SOME MORE WHEN THEY COME BACK IN FOR THE
07:58:16 DEVELOPMENT ORDER.
07:58:18 >>Kristin Jeannin: ALL RIGHT.
07:58:19 SHOULD I NOT MENTION MY ONE OTHER COMMENT THAT HAS TO DO
07:58:22 WITH THE SPECIFIC PLANTS IN THE MEDIAN.
07:58:24 >>Mary Gibbs: NO, YOU'RE WELCOME TO MENTION IT.
07:58:26 >>Kristin Jeannin: AGAIN, I LOVE PLUMBAGO BUT IT ALSO IS
07:58:31 HARD TO MAINTAIN.
07:58:32 IT HAS A PEST ISSUE.
07:58:34 I THINK HAVING A LARGE NUMBER IN A PUBLICLY MAINTAINED

07:58:37 MEDIAN IS PROBABLY GOING TO NOT DO TOO WELL.
07:58:41 >> I'LL MAKE A NOTE OF THAT AS WELL.
07:58:44 >>Kristin Jeannin: IT LOOKS AWFUL --
07:58:51 >> WHEN IT'S NOT WELL.
07:58:55 >>Jim Wallace: WE'VE BEEN TALKING ABOUT 20 YEARS ABOUT
07:58:57 LANDSCAPING THAT MEDIAN SINCE THE ROAD WAS PAVED.
07:59:00 I KNOW THERE'S ONLY ONE DEVELOPER SO FAR WHO HAS PAVED.
07:59:09 >>Mary Gibbs: SUCH A BEAUTIFUL JOB, I HAVE TO SAY.
07:59:12 >>Jim Wallace: THE FACT THAT THE STREET LIGHTING WAS NOT PUT
07:59:14 IN PER PLAN IN 2024, IS THERE A REASON WHY THAT MONEY WASN'T
07:59:22 SPENT ON LANDSCAPING SINCE IT WASN'T SPENT ON LIGHTING?
07:59:30 >>Mary Gibbs: I'LL HAVE TO CHECK WITH OUR PUBLIC WORKS
07:59:33 DEPARTMENT.
07:59:34 >>Jim Wallace: IT'S CALLED DEFERRING, ISN'T IT?
07:59:36 >>Mary Gibbs: HONESTLY, I DON'T REALLY KNOW.
07:59:43 >>Kristin Jeannin: I VAGUELY REMEMBER THE ORIGINAL PLANS.
07:59:45 I ALMOST WISH YOU BROUGHT THE ORIGINAL ARCHITECTURE WE SAW.
07:59:50 I WANTED TO ALSO SAY THAT I ACTUALLY REALLY LOVE THE WAY
07:59:56 THIS LOOKS.
07:59:57 >> I APPRECIATE THAT.
07:59:57 I THOUGHT YOU GUYS MAY HAVE LIKED -- ACTUALLY, QUITE
08:00:04 HONESTLY, LOOKING BACK AT WHAT WE DID, I THINK THIS ACTUALLY
08:00:08 ACCOMPLISHES A LOT OF WHAT WE WANTED TO DO TOO.
08:00:10 WE HAVE A LOT OF OPINIONATED PEOPLE IN MY COMPANY.
08:00:17 WE HAVE THOUSANDS OF FOLKS AND SOME FOLKS IN OUR DEVELOPMENT

08:00:19 DEPARTMENT THAT LOVE THE KIND OF MODERN FEEL OF SOME OF THE
08:00:23 NEWER ARCHITECTURE.
08:00:24 WELL, IF YOU COME TO ESTERO AND YOU'VE BEEN HERE AND EATEN
08:00:27 AT THESE RESTAURANTS, BEEN AT COCONUT POINT WHICH I HAVE NOW
08:00:31 SEVERAL TIMES, YOU UNDERSTAND THAT YOU HAVE TO DO SOMETHING
08:00:35 DIFFERENT.
08:00:35 AS A MATTER OF FACT, YOU'RE NOT -- PEOPLE AREN'T GOING TO
08:00:38 REALLY WANT TO STAY AT YOUR HOTEL IF IT DOESN'T FIT THAT
08:00:41 STYLE.
08:00:41 QUITE HONESTLY, I THINK THE PROCESS HAS BEEN GOOD FOR US.
08:00:44 I'M EXCITED ABOUT WHAT THE PRODUCT IS GOING TO MEAN FOR THE
08:00:49 FOLKS THAT COME HERE.
08:00:50 I KNOW THIS IS A PLACE I WANT TO STAY.
08:00:53 I WANT TO BRING MY FAMILY DOWN AND STAY AND HOPE MY DAUGHTER
08:00:56 CAN PLAY SOFTBALL DOWN HERE SOMETIME AND STAY HERE, TOO.
08:01:00 ANYWAY, WE'RE EXCITED ABOUT IT.
08:01:02 I THINK IT IS A GREAT LOOKING BUILDING THAT WE CAN BE PROUD
08:01:06 OF.
08:01:07 >>Jim Wallace: PICK UP ON SOMETHING BARRY SUGGESTED.
08:01:10 RENT A BIKE.
08:01:17 WITH THE NEW SIDEWALKS ON COCONUT ROAD AND I UNDERSTAND
08:01:20 SHADOW WOOD OR WHATEVER ASSOCIATION ARE DOING THE OTHER,
08:01:25 THERE IS ABOUT A 12 OR 15-MILE GREENWAY IN ESTERO NOW.
08:01:30 SOME OF IT IS REALLY TERRIFIC.
08:01:32 I BIKE THAT ALL THE TIME.

08:01:33 IN CITIES SO MANY OF YOUR PEOPLE ARE COMING FROM BIG CITIES.
08:01:40 WHERE I COME FROM MONTREAL, RENTAL BIKES ARE EVERYWHERE.
08:01:46 WITH YOUR PHONE AND EVERYTHING ELSE.
08:01:48 ISN'T THAT SOMETHING YOU COULD USE TO DIFFERENTIATE
08:01:54 YOURSELF?
08:01:54 IT'S REALLY AN OPPORTUNITY AND IT WOULD REALLY BE GREAT FOR
08:01:58 PEOPLE TO START TO PARTICIPATE IN 12 OR 15 MILES THAT ESTERO
08:02:04 HAS NOW CREATED ITS GREENWAY LOOP WHICH CAN KIND OF START
08:02:08 AND STOP AT COCONUT POINT.
08:02:10 >> YEAH, WE CERTAINLY -- WE HAVE A VENDOR THAT WE USE AT ALL
08:02:17 OUR OTHER LEISURE HOTELS.
08:02:20 WE HAVE ACCESS TO THAT.
08:02:22 DEFINITELY IN OPERATIONS PLAN.
08:02:23 SOME OF IT DOESN'T GET IRONED OUT AND COMPLETED UNTIL WE GET
08:02:26 CLOSE TO THE END OF THE PROJECT WHERE WE KIND OF KNOW WHAT
08:02:28 THE DEMAND DRIVERS ARE GOING TO BE.
08:02:31 BUT WE'RE PREPARED FOR IT.
08:02:34 >>Jim Wallace: YOU KNOW WHAT I'M TALKING ABOUT.
08:02:38 >> WE PREFER NOT TO HAVE THEM OUTSIDE TYPICALLY FOR THEFT
08:02:43 REASONS AND KIDS MESSING WITH THEM AT NIGHT AND THAT KIND OF
08:02:46 THING.
08:02:47 WE TRY TO KEEP THEM OUTSIDE.

08:02:49 WE TRY TO PUT ONE OUT FOR DISPLAY.
08:02:51 THE VENDOR WE HAVE USED IN THE PAST WILL ACTUALLY DELIVER.
08:02:55 LARGE GROUP, 15 PEOPLE, DIDN'T HAVE ACCESS TO 15 BIKES IN

08:02:59 YOUR HOTEL, THEY'LL DELIVER THE BIKES TO YOU AND HAVE THEM
08:03:02 THERE FOR YOU AND USE THEM WHILE THEY ARE THERE.
08:03:04 I THINK THAT'S DEFINITELY SOMETHING ON OUR RADAR.
08:03:07 OUR OPERATIONS TEAM LOVES THAT.
08:03:09 >>Dan Williams: CAN YOU GO BACK TO THE QUESTION OF THE REAR
08:03:15 VIEW?
08:03:16 ABOUT IN THE MIDDLE, THERE ARE LOUVERED PANELS THAT LOOK
08:03:23 LIKE WROUGHT IRON.
08:03:24 ARE THOSE DECORATIVE OR FUNCTIONAL?
08:03:28 >> IN THE CENTER SECTION, THOSE SHADE DEVICES.
08:03:33 WE HAD A SERVICE CORRIDOR SECTION ON EACH FLOOR THAT WAS
08:03:41 JUST GOING TO BE A KIND OF BLANK FACADE.
08:03:44 SO WE REALLY FELT LIKE WE NEEDED TO DO SOMETHING THERE.
08:03:47 WE DIDN'T WANT TO PUT A WINDOW WITH A WALL BEHIND IT KIND OF
08:03:50 THING.
08:03:50 THAT KIND OF ALLUDES TO A WINDOW WITH THAT BAHAMA SHUTTER
08:03:54 THAT'S THERE.
08:03:55 THOSE ARE NOT FUNCTIONAL.
08:03:57 THOSE ARE ESSENTIALLY SHADE DEVICES.
08:04:00 >>Dan Williams: THANK YOU.
08:04:01 JUST CURIOUS.
08:04:03 >>Anthony Gargano: I HAVE A QUESTION.
08:04:11 FIRST OF ALL, WHAT YOU PROPOSE THERE LOOKS REALLY NICE.
08:04:14 IN CHOOSING THIS SITE AND KNOWING THERE IS A VACANT USE JUST
08:04:25 ADJACENT TO YOU, HAVE YOU HAD ANY DISCUSSIONS WITH SIMON ON

08:04:31 WHAT THEIR POTENTIAL USE FOR THAT IS BECAUSE IT COULD IMPACT
08:04:38 YOUR PARKING.
08:04:41 IT COULD IMPACT THE LOOK OF THE AREA.
08:04:43 HAVE YOU HAD ANY DISCUSSIONS AT ALL WITH SIMON?
08:04:46 >> ONLY TO THE EFFECT THAT WE KNOW THEY WANT TO REDEVELOP
08:04:49 THAT.
08:04:49 I DON'T THINK THEY KNOW WHAT THEY WANT TO DO.
08:04:54 THAT'S ONE REASON WHY WE'LL RE-PLAT OUR PARCEL SO THAT THE
08:04:57 PARKING IS ESSENTIALLY, THAT IS INTERNAL TO OUR LOT.
08:05:05 WE DON'T HAVE ANY PROTECTION DEVICES TO KEEP THEM FROM
08:05:07 PARKING THERE, OBVIOUSLY.
08:05:08 THERE'S PLENTY OF PARKING REMAINING BEHIND THE BUILDING THAT
08:05:12 YOU'RE TALKING ABOUT.
08:05:16 CONCERNED, I DON'T KNOW IF THAT IS THE RIGHT WORD.
08:05:18 I THINK FOR US THE PROXIMITY TO ALL OF THE THINGS THAT OUR
08:05:22 HOTEL GUESTS ARE GOING TO USE IS MORE -- IS THE POSITIVE
08:05:27 DRIVER.
08:05:28 IF THAT BECOMES SOME OTHER USE THAT'S ADVANTAGEOUS TO US,

08:05:33 THAT IS A BONUS.
08:05:34 IF IT BECOMES -- IF THEY DECIDE TO MAKE IT A THEATER AGAIN
08:05:39 OR IF THEY DECIDE TO DO SOMETHING OTHER THAN THAT IN THAT
08:05:42 FACILITY, I THINK IT'S JUST GOING TO ADD TO IT.
08:05:45 WE DON'T HAVE ANY, THERE'S NOTHING IN OUR PRO FORMA THAT
08:05:49 WE'RE DRIVING FROM THAT.
08:05:51 THE CURRENT AMENITY SPACES THAT WE THINK THAT ARE ALL

08:05:54 WALKABLE TO THE HOTEL ARE WONDERFUL FOR US.
08:05:58 WE THINK IT'S GOING TO BE VERY SUCCESSFUL REGARDLESS OF WHAT
08:06:01 THEY DO THERE.
08:06:01 WE KNOW THEY ARE GOING TO HAVE TO COME IN FRONT OF YOU FOLKS
08:06:04 ON WHAT THEY WANT TO DO.
08:06:06 WE KNOW IT'S GOING TO BE CONDUCIVE TO THE AREA.
08:06:09 WE KNOW IT'S GOING TO LOOK NICE.
08:06:11 WE KNOW THE USE WILL BE COMPATIBLE.
08:06:13 IT'S NOT REALLY BEEN A FOCUS OF OURS, BUT WE DO HOPE THAT
08:06:19 THAT'S SOMETHING THAT OBVIOUSLY THEY REDEVELOP AND PROVIDE
08:06:23 SOME ADDITIONAL AMENITIES FOR OUR HOTEL GUESTS.
08:06:31 >>Anthony Gargano: I STILL HAVE A PROBLEM, BUT THAT'S ME.
08:06:34 >> I UNDERSTAND.
08:06:35 THANK YOU.
08:06:39 >>Anthony Gargano: ANY OTHER COMMENTS, QUESTIONS FROM BOARD
08:06:45 MEMBERS?
08:06:45 LET'S OPEN THE PUBLIC PORTION.
08:06:47 ANYONE HERE.
08:06:48 YES, MA'AM.
08:06:50 >>Tammy Duran: HOLD ON.
08:06:51 I HAVE CARDS.
08:06:52 SO YOU CAN FILL OUT A CARD.
08:06:54 JOAN, YOU ARE FIRST.
08:06:59 >> THANK YOU, MR. CHAIR AND CHAIR PEOPLE.
08:07:01 I APPRECIATE BEING HERE AND LISTENING TO MY CONCERNS.

08:07:07 >>Tammy Duran: PLEASE STATE YOUR FULL NAME.
08:07:09 >> JOAN KRAMER.
08:07:10 8001 VIA MONTE CARLO WAY.
08:07:15 SO I LIVE RIGHT ACROSS FROM WHERE THEY ARE PROPOSING THIS
08:07:20 HOTEL.
08:07:20 ORIGINALLY, IT WAS SUPPOSED TO BE, IN MY UNDERSTANDING,
08:07:25 CORRECT ME IF I'M WRONG, A BOUTIQUE HOTEL, NOT FOUR STORIES
08:07:28 HIGH, NOT 111 UNITS.
08:07:32 AND WHERE WE ARE IS RESIDENTIAL.
08:07:36 OUR BUILDING IS THREE STORIES HIGH, 21 PEOPLE IN THAT
08:07:41 BUILDING.
08:07:42 MOST OF THEM ARE OVER 70. SO WE'RE IN FAVOR OF PROGRESS,
08:07:46 BUT NOT IN FAVOR OF RUINING OUR QUALITY OF LIFE.
08:07:50 I WANT TO KNOW WHY OR WHAT THE REASONING IS THAT THEY

08:07:54 COULDN'T HAVE MOVED IT DOWN FURTHER TOWARD MEDITERRANEAN
08:07:58 DRIVE, WHICH IS BY TARGET.
08:08:00 THAT'S ALL COMMERCIAL.
08:08:03 THAT WOULD BE AWAY FROM MONTE CARLO WAY.
08:08:07 THE TRAFFIC, IF YOU HAVE COME DOWN THERE, EITHER BICYCLE,
08:08:10 CAR, WHATEVER, WALKING, IS HORRENDOUS NOW.
08:08:13 TURNING OFF OF COCONUT POINT ROAD DOWN TO MONTE CARLO WE
08:08:21 HAVE SEMITRUCKS THAT I DON'T UNDERSTAND WHY THEY COME DOWN
08:08:24 THERE WHEN THEY CAN'T COME DOWN MEDITERRANEAN BY TARGET TO
08:08:27 DELIVER.
08:08:27 IT'S JUST TOO MUCH CONGESTION RIGHT NOW.

08:08:34 WE DESERVE SOMETHING A LITTLE QUIET.
08:08:36 WHERE IS THE POOL GOING TO BE?
08:08:38 IS IT GOING TO BE RIGHT IN OUR FACE THAT WE HAVE TO LISTEN?
08:08:41 WHAT ARE THE HOURS OF THE POOL GOING TO BE?
08:08:43 WE ALSO HAVE A SAYING, NEVER BEFORE SEVEN, WHICH MEANS NO
08:08:48 TRASH PICKUP BEFORE 7 A.M.
08:08:50 NO DELIVERIES BEFORE 7 A.M. WHICH PEOPLE THEY ADHERE TO OUR
08:08:54 BUILDINGS FOR THAT.
08:08:55 WHAT IS THEIR SCHEDULING?
08:08:59 HOW CAN THEY TELL US THAT WE'RE NOT GOING TO HAVE DELIVERIES
08:09:02 ALL NIGHT LONG DOWN ON MONTE CARLO WHERE OUR ENTRANCES ARE
08:09:06 AT 4 IN THE MORNING OR 5 IN THE MORNING.
08:09:08 SO I THINK THERE HAS TO BE CONSIDERATION ON BOTH ENDS OF THE
08:09:13 SPECTRUM.
08:09:14 WE'RE WILLING AND EVERYBODY WANTS PROGRESS, BUT, AGAIN, NOT
08:09:21 AT OUR QUALITY OF LIFE, TO ADHERE TO THAT.
08:09:24 WE'D LIKE TO BE A GOOD NEIGHBOR, BUT I THINK CONCESSIONS CAN
08:09:29 BE MADE, AND THEY DWELL A LOT ON THE PAINT COLORS AND SIMON,
08:09:35 WE'RE GOING TO PAINT OUR BUILDINGS IN THE NEAR FUTURE.
08:09:37 WE HAVE TAKEN PALETTES TO THE VILLAGE OR WE HAVE LOOKED AT
08:09:43 YOUR PALETTES AND SUGGESTED SOME.
08:09:46 I THINK THEY REFUSE WHAT WE DECIDED, WHICH WERE YOUR
08:09:48 PALETTES, I DON'T KNOW WHY.
08:09:50 ANYWAY, IT'S JUST A NIGHTMARE THERE.
08:09:54 I THINK IF ANY OF YOU WOULD WANT TO WALK DOWN, I LIVE ON THE

08:09:58 TOP UNIT ON THE THIRD FLOOR SO I SEE EVERYTHING.
08:10:01 I HAVE A BEAUTIFUL VIEW OF THE POOL -- NOT THE POOL, I'M
08:10:03 SORRY, THE POND ACROSS THE WAY, BUT NOW WHAT AM I GOING TO
08:10:07 LOOK AT?
08:10:08 I DO THANK YOU FOR YOUR TIME AND I APPRECIATE IT.
08:10:12 I KNOW YOUR OBLIGATIONS AND RESPONSIBILITIES.
08:10:15 I RETIRED SIX YEARS AGO AS A COUNCILWOMAN.
08:10:19 I SERVED NINE YEARS, REELECTED EVERY THREE YEARS.
08:10:21 I WAS PRESIDENT OF COUNCIL.
08:10:23 I WAS ALSO PRESIDENT OF THE LEAGUE OF MUNICIPALITIES FOR THE

08:10:27 COUNTY.
08:10:28 SO I DO UNDERSTAND YOUR OBLIGATIONS, BUT YOU DO HAVE A
08:10:32 RESPONSIBILITY TO YOUR CONSTITUENTS.
08:10:36 THANK YOU VERY MUCH.
08:10:37 >>Anthony Gargano: THANK YOU.
08:10:41 >>Barry Jones: YOUR BUILDING IS TO THE SOUTH OF THE HOTEL,
08:10:43 CORRECT?
08:10:45 >> AS SOON AS YOU COME OFF OF COCONUT POINT --
08:10:50 >>Barry Jones: YOU ARE SOUTH OF THE HOTEL AND THE POOL IS ON
08:10:52 THE NORTH SIDE OF THE HOTEL.
08:10:55 >> BUT THEY ARE SAYING, FROM WHAT I UNDERSTAND, BEHIND THE
08:10:58 MOVIE THEATER.
08:10:59 THAT'S RIGHT WHERE WE ARE.
08:11:04 >>Barry Jones: THE POOL IS ON THE NORTH SIDE.
08:11:08 SO THE BUILDING BUFFERS --

08:11:11 >> WHAT'S GOING TO HAPPEN WHEN THEY TAKE THE MOVIE THEATER
08:11:15 DOWN, IF IT'S TAKEN DOWN?
08:11:17 I UNDERSTAND IT'S GOING TO BE A SPORTS, LIKE A DAVE AND
08:11:20 BUSTERS.
08:11:21 YOU ARE FROM NEW JERSEY, SO YOU KNOW DAVE AND BUSTERS.
08:11:24 >>Barry Jones: [NOT SPEAKING INTO MICROPHONE]
08:11:29 >> WE'LL SEE.
08:11:29 YOU'LL HAVE TO REALLY TAKE THE TRAFFIC PATTERN INTO
08:11:33 CONSIDERATION.
08:11:34 >>Barry Jones: YOUR HOURS OF OPERATION FOR DELIVERY, WOULD
08:11:39 YOU MIND ADDRESSING THAT.
08:11:44 >> WE ARE VERY COGNIZANT OF OUR DELIVERY AREAS AND OUR
08:11:47 DUMPSTER PICKUP BECAUSE OBVIOUSLY WE HAVE GUESTS AT THE
08:11:50 HOTEL, TOO.
08:11:51 OUR DELIVERY HOURS ARE USUALLY FROM 10 A.M., BUT THEY DON'T
08:11:55 TYPICALLY SHOW UP THAT EARLY.
08:11:57 USUALLY FROM NOON UNTIL 3.
08:11:59 THE REASON THAT IS BECAUSE WE HAVE OUR GUESTS CHECKING IN
08:12:02 AND OUT OF THE HOTEL IN THE MORNING, CHECKING IN THE HOTEL
08:12:05 AT 3:00 TO ROUGHLY --
08:12:07 >>Barry Jones: [INAUDIBLE] [NOT SPEAKING INTO MICROPHONE]
08:12:10 >> NO.
08:12:10 AND WE DO MAKE SURE ALL THE DUMPSTER PULLS ARE DURING THAT
08:12:16 SAME TIME.
08:12:18 TO ADDRESS THE POOL HOURS, IT IS ON THE NORTH SIDE, OUR POOL

08:12:24 WOULD NOT BE OPEN LATER THAN 10 P.M.
08:12:26 WE ACTUALLY ARE CONSIDERING CLOSING AT DUSK.
08:12:30 WE'RE NOT SURE WE WANT TO DO THAT.
08:12:32 DEPENDS ON THE DEMAND OF THE POOL.
08:12:34 AS YOU GUYS KNOW, THERE ARE LIGHTING COMPONENTS BY THERE
08:12:37 THAT YOU HAVE TO HAVE IF YOU'RE GOING TO BE OPEN PAST DUSK.

08:12:40 MOST OF THE TIME WE DON'T WANT TO DO THAT MAINLY FOR THAT
08:12:45 LIGHTING BLEED INTO ANY RESIDENTIAL AREAS.
08:12:48 MOST LIKELY WE WILL BE CLOSING AT DUSK.
08:12:51 >>Barry Jones: [NOT SPEAKING INTO MICROPHONE] BIGGEST
08:13:00 CHALLENGE WILL BE SHADE.
08:13:02 >> BUILDING HEIGHT IS 45?
08:13:12 >> TO THE MAIN PORTION OF THE BUILDING -- MAIN PARAPET
08:13:19 HEIGHT IS 48.
08:13:20 ONLY THING THAT EXTENDS ABOVE THAT IS TWO STAIRWELLS ON THE
08:13:26 EAST AND WEST.
08:13:28 >> 55.5.
08:13:29 WE ARE 48 FOR OURS.
08:13:36 >>Anthony Gargano: ANY MORE CARDS, TAMMY?
08:13:38 >>Tammy Duran: YES.
08:13:39 MARY.
08:13:42 >> HI.
08:13:43 THANK YOU FOR LISTENING.
08:13:44 APPRECIATE EVERYTHING EVERYBODY HAS DONE.
08:13:47 I DO ALSO LIVE ON VIA MONTE CARLO WAY.

08:13:51 I EXIT MY PARKING WHICH WILL BE PROBABLY DIRECTLY ACROSS
08:13:55 FROM THEIR ENTRANCE INTO THE FRONT OF THE HOTEL.
08:14:01 AT THIS POINT WHEN I WANT TO GET OUT OF VIA MONTE CARLO AND
08:14:04 ON TO VIA COCONUT POINT, 80% OF THE TIME I HAVE TO GO UP TO
08:14:13 THE MARRIOTT AND DO A UY.
08:14:15 IT IS THAT BUSY AT THIS POINT.
08:14:17 AND TO ESTABLISH AND ENVISION THAT WE HAVE TWO SMALL LANES
08:14:21 THAT WE'RE GOING TO ADD TRAFFIC TO ON TOP OF THE MALL
08:14:25 TRAFFIC BECAUSE THE MALL TRAFFIC IS QUITE LARGE.
08:14:28 IT'S GETTING LARGER, WHICH IS GREAT, IT'S A CONCERN.
08:14:33 I'M SURE ALL OF YOU KNOW THAT VIA COCONUT POINT IS KIND OF
08:14:39 OUR HOT ROD ROAD.
08:14:42 WE HAVE A LOT OF NOISE.
08:14:43 WE HAVE A LOT OF TRAFFIC.
08:14:44 WE HAVE A LOT OF BOOM-BOOMS GOING ON OUT THERE.
08:14:48 NOT BOOM-BOOMS AS IN BOMBS BUT BOOM-BOOMS AS IN BIG MUFFLERS
08:14:52 AND BIG BASSES.
08:14:54 THE NOISE THERE IS ALREADY AN ISSUE FOR US.
08:14:56 I'M CONCERNED ABOUT MORE TRAFFIC.
08:15:01 I'M CONCERNED ABOUT THE ABILITY TO GET IN AND OUT OF MY OWN
08:15:04 PARKING.
08:15:04 I WILL BE LOOKING DIRECTLY AT THE HOTEL.
08:15:09 I ALSO LIVE ON THE THIRD FLOOR.
08:15:12 SO I THINK WE JUST NEED -- I'M NOT AGAINST PROGRESS.
08:15:18 I'M JUST CONCERNED IT'S A VERY CLOSE PROXIMITY TO ACTUAL

08:15:23 PEOPLE WHO LIVE IN CONDOMINIUMS WHO HAVE PAID A LARGE AMOUNT
08:15:34 OF MONEY FOR THEIR LIFESTYLE TO ADD ANOTHER COMPETITIVE EDGE

08:15:37 TO OUR WORLD.
08:15:38 AND THAT'S ALL.
08:15:41 MARY ARDUOUS.
08:15:49 >>Tammy Duran: WE HAVE ONE MORE CARD.
08:15:59 >> GOOD EVENING.
08:16:00 MY NAME IS LEE PISCITELLI.
08:16:03 RESIDENT AT THE RESIDENCES OF COCONUT POINT.
08:16:05 THANK YOU VERY MUCH FOR ALL THAT YOU DO FOR THE VILLAGE OF
08:16:07 ESTERO.
08:16:08 I MOVED HERE -- WE MOVED HERE 14 YEARS AGO, AND WE WANTED TO
08:16:15 BE IN AN URBAN SETTING.
08:16:17 I LOVE IT.
08:16:19 I MOVED HERE BECAUSE ESTERO IS THE PLACE TO BE AND THERE'S
08:16:24 SO MUCH GROWTH.
08:16:27 THIS IS THE PLACE TO BE.
08:16:28 I THANK YOU FOR BRINGING THE HOTEL TO ESTERO BECAUSE IT'S
08:16:33 THE RIGHT TIME, THE RIGHT PLACE.
08:16:36 WHEN WE HAD THE HURRICANE, OUR HOTEL, THE MARRIOTT ACROSS
08:16:39 THE STREET WAS BOOKED.
08:16:41 I THINK IT'S STILL BOOKED.
08:16:43 WE HAD PEOPLE THAT WERE DISPLACED.
08:16:47 YOU KNOW, I'VE NEVER HEARD ANY INSTANCES WHERE THE POLICE
08:16:51 WERE CALLED SINCE IT'S BEEN BUILT.

08:16:54 OF COURSE, THERE'S TRAFFIC EVERYWHERE.
08:16:56 EVERYWHERE IN SOUTHWEST FLORIDA.
08:17:01 WHEN YOU COME OUT OF VIA MONTE CARLO, YOU NEVER WANT TO TAKE
08:17:05 A LEFT.
08:17:06 YOU ARE ALWAYS TOLD TO TAKE A RIGHT WHEN YOU LEAVE.
08:17:08 JUST LIKE YOU NEVER PULL IN.
08:17:11 YOU ALWAYS BACK IN.
08:17:13 BUT WE'RE ALL FOR IT.
08:17:16 AND I THANK YOU.
08:17:17 IT'S LIKE WHEN YOU MOVE NEAR AN AIRPORT AND YOU BUILD A HOME
08:17:22 NEAR AN AIRPORT, THEN YOU COMPLAIN THAT THERE ARE PLANES
08:17:25 FLYING, MAKING TOO MUCH NOISE.
08:17:27 THAT'S OUR URBAN LIVING.
08:17:29 AND THANK YOU.
08:17:31 >> THANK YOU.
08:17:33 >>Tammy Duran: THAT'S ALL.
08:17:34 >>Anthony Gargano: ANYONE ELSE?
08:17:35 WE'LL CLOSE THE PUBLIC PORTION.
08:17:40 ANY FINAL COMMENTS OR QUESTIONS BY MEMBERS OF THE BOARD?
08:17:47 I'M GOING TO MAKE A COMMENT.
08:17:54 MY COMMENT IS THAT I BELIEVE THAT WE HAVE A RESPONSIBILITY
08:18:03 TO SEE AN INTEGRATED PLAN THAT ASSURES COMPATIBILITY,
08:18:09 CONSISTENCY, AND I THINK WE NEED TO HOLD PEOPLE'S FEET TO
08:18:14 THE FIRE TO SEE THAT.

08:18:15 THE HOTEL LOOKS VERY, VERY NICE.

08:18:27 MY ISSUE ISN'T THE HOTEL.
08:18:29 IT'S THE OVERALL LOOK AND APPEARANCE AND I DON'T THINK IT'S
08:18:39 ASKING TOO MUCH TO BE ABLE TO MAKE AN INFORMED DECISION.
08:18:45 I'M NOT GOING TO SUPPORT THIS.
08:18:47 HAVING SAID THAT, ANY OTHER COMMENTS?
08:18:57 >>Jim Wallace: THE ONLY THING I HAVE TO SAY TO THAT AS I'VE
08:19:00 BEEN VERY INVOLVED IN THAT AREA, IS THAT AT ONE TIME WHERE
08:19:05 HERTZ IS NOW, WE WENT THROUGH THE WHOLE PROCESS OF REZONING
08:19:11 TO BE A PERFORMING ARTS THEATER, MIXED USE AND 314 HOMES.
08:19:17 BUT IT ENDED UP BEING HERTZ.
08:19:19 IN FRONT OF RAPALLO, IT WAS SUPPOSED TO BE 144 HOMES.
08:19:25 RECENTLY AND UNDER CONSTRUCTION NOW IT'S A McDONALD'S, A
08:19:29 RIVER HALL -- HOWEVER THAT IS SAID IN ENGLISH, AND TWO
08:19:36 RETAIL STRIPS.
08:19:37 144 HOMES, IT'S NOTHING LIKE THAT.
08:19:44 I THINK THIS IS JUST PART OF THE EVOLUTION OF THE FINAL
08:19:48 LITTLE PIECES OF WHAT COCONUT POINT HAS BEEN.
08:19:54 WE HAD A BANK IN ONE STAND-ALONE BUILDING.
08:19:57 NOW IT'S SOMETHING ELSE.
08:19:58 SOME OF THE RETAILERS COME AND GO AND WE HAVE SEVERAL
08:20:02 FURNITURE STORES WHERE WE DIDN'T HAVE ANYTHING LIKE THAT AND
08:20:07 THE SHOPPING CENTER, WE HAVE A T-42, REPLACED ONE RESTAURANT
08:20:11 AND BECAME ANOTHER AND SALOON BECAME -- IT'S AN
08:20:15 EVER-EVOLVING PROCESS OVER THE LAST 20 YEARS.
08:20:20 I THINK THIS IS PART OF THE PROCESS.

08:20:22 I HEAR WHAT YOU'RE SAYING, THAT WE NEED AN OVERALL PLAN, BUT
08:20:26 I THINK WE HAVE AN OVERALL PLAN, BUT YOU CAN'T LOCK
08:20:29 EVERYTHING IN IN CONCRETE.
08:20:33 >>Barry Jones: WE HAVE A PATTERN BOOK.
08:20:35 WE HAVE A DRI, WE HAVE EXISTING, AND HAVING BEEN IN
08:20:39 DEVELOPMENT AND REDEVELOPMENT, YOU CANNOT PROJECT WHAT'S
08:20:42 GOING TO HAPPEN IN THREE, SIX, NINE MONTHS.
08:20:45 I'VE GOT 50 SETS OF PERFECT PLANS.
08:20:48 EVERY ONE OF THEM WAS NEVER BUILT.
08:20:52 DONE 50 PROJECTS THAT NEVER GOT BUILT.
08:20:54 I THINK, AND NANCY CAN CORRECT ME, WE'RE LEGALLY REQUIRED TO
08:21:01 JUDGE EACH APPLICATION ON ITS OWN.
08:21:07 IF IT'S INCONSISTENT WITH THE SURROUNDING AREA BUT WE HAVE
08:21:10 TO JUDGE THE APPLICATION ON ITS OWN MERIT.
08:21:13 >>Nancy Stroud: STANDARD FOR PD APPROVALS INCLUDES EXISTING
08:21:16 AND PLANNED DEVELOPMENT, THAT IT'S COMPATIBLE WITH EXISTING
08:21:19 AND PLANNED DEVELOPMENT.
08:21:22 SO IT'S NOT UNREASONABLE TO CONSIDER WHAT THE PLANNED
08:21:27 DEVELOPMENT MIGHT BE.
08:21:29 >>Barry Jones: PLANNED DEVELOPMENT IS ALREADY SPELLED OUT IN

08:21:31 THE DRI.
08:21:32 >>Nancy Stroud: RIGHT.
08:21:33 THEY HAVE TO GET A CHANGE TO THE ZONING TO ALLOW THIS
08:21:38 DEVELOPMENT.
08:21:38 IT'S NOT LIKE THIS WAS EVEN PLANNED.

08:21:42 THEY HAVE TO HAVE MORE.
08:21:43 >>Barry Jones: -- TAKE OUT THE THEATER AND PUT IN
08:21:46 APARTMENTS, THEY'LL HAVE TO COME BACK IN FOR ANOTHER ZONING
08:21:49 CHANGE?
08:21:50 >>Nancy Stroud: THEY NEED A REZONING FOR THIS WHEN IT GOES
08:21:54 TO THE COUNCIL, IT WILL BE AN AMENDMENT TO THE ZONING AND
08:21:56 THE DRI BECAUSE THEY DON'T HAVE THAT ENTITLEMENT IN THE
08:21:59 EXISTING ZONING OR DRI.
08:22:04 >>Barry Jones: THANK YOU.
08:22:05 >>Jim Wallace: WE'VE SEEN THE PROPERTIES INTENDED TO BE
08:22:07 BANKS THAT ARE NOW A CULVER'S DRIVE-THROUGH RESTAURANT.
08:22:11 YOU TALK ABOUT DIFFERENT FAST-FOOD VERSUS A BANK.
08:22:17 COCONUT POINT, THINK ABOUT THE EVOLUTION.
08:22:20 IT'S DRAMATICALLY DIFFERENT TODAY BASED ON ONLINE SHOPPING
08:22:25 AND WHOLE LOT OF OTHER THINGS AS RETAIL CONVERTS TO OFFICE
08:22:28 SPACE AND OTHER SPACE.
08:22:29 IT'S GOING TO KEEP CHANGING.
08:22:34 >>Michael Sheeley: I THINK THAT WE HAVE TO LOOK AT IT AS A
08:22:36 STAND-ALONE.
08:22:37 WE HAVE TO MAKE A DECISION BASED ON THIS PROJECT, AND WE'RE
08:22:40 MAKING A RECOMMENDATION TO COUNCIL FOR THE REZONE.
08:22:43 WE'RE NOT DECIDING THIS CASE.
08:22:45 I WOULD MAKE A MOTION TO APPROVE THE RECOMMENDATION TO
08:22:49 COUNCIL BASED ON THE STAFF REPORT.
08:22:55 >>Barry Jones: [INAUDIBLE]

08:23:00 >>Nancy Stroud: THE STAFF REPORT INCLUDES THE DEVIATIONS,
08:23:04 THE RECOMMENDATION ON THE DEVIATIONS.
08:23:06 SO YOU CAN RECOMMEND AS PRESENTED IN THE STAFF REPORT.
08:23:11 >>Barry Jones: THREE SEPARATE VOTES --
08:23:14 >>Nancy Stroud: ONE VOTE FOR THE PROPOSAL.
08:23:18 >>Anthony Gargano: WE HAVE A MOTION.
08:23:20 DO WE HAVE A SECOND?
08:23:22 >> SECOND.
08:23:22 >>Anthony Gargano: BARRY SECONDED.
08:23:24 ANY DISCUSSION ON THE MOTION?
08:23:25 TAMMY, ROLL CALL VOTE.
08:23:30 >>Kristin Jeannin: YES.
08:23:30 >>Barry Jones: YES.
08:23:32 >>Al Paivandy: YES.
08:23:33 >>Michael Sheeley: YES.
08:23:35 >>James Tatooles: YES.

08:23:37 >>Jim Wallace: YES.
08:23:39 >>Dan Williams: YES.
08:23:40 >>Anthony Gargano: NO.
08:23:42 OKAY.
08:23:49 MOTION CARRIES.
08:23:50 WE'RE DONE.
08:23:55 >> MAKE A MOTION TO ADJOURN.
08:23:58 >> SECOND.

DISCLAIMER:
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ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

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

DRAFT MINUTES

Planning Zoning and Design Board Meeting

Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
January 14, 2025 4:30 p.m.

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

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

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

Also present: Community Development Director Mary Gibbs, Land Use Attorney Nancy Stroud, Assistant Community Development Director Christopher Baker, Aymee Chavez, Associate Planner, and Deputy Village Clerk Tammy Duran.

4. APPROVAL OF AGENDA:

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

5. BUSINESS:

(a) Consent Agenda

(1) Approval of December 10, 2024 meeting minutes.

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

6. PUBLIC HEARINGS (Quasi-Judicial)

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

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

The Development Order is for the last phase of the Genova Estero Planned Development. It includes the construction of 11 townhomes and 20 single-family units, and associated infrastructure within the 3.6 ± acre site.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
Christopher Scott, Peninsula Engineering
John English, Peninsula Engineering
Steve Sammons, Peninsula Engineering
Rex Henderson, MAS, LLC

Public Comment
None.

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

Motion: Motion to approve Development Order with the staff conditions and the requested deviations.

Motion by: Vice Chairman Sheeley
Seconded by: Board Member Tatooles

Action: Approved Development Order with the staff conditions.

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

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

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

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
Tyler Bonnough, Bowman
Bruce Ackerman, General Manager of Estero Country Club

Board Questions or Comments
Board Members Wallace and Willams.

Public Comment
None

Motion: Motion to approve Limited Development Order with the staff conditions and the requested deviations.

Motion by: Vice Chairman Sheeley
Seconded by: Board Member Jeannin

Action: Approved Limited Development Order with the staff conditions and the requested deviations.

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

(c) 8111 Broadway East Development Order Amendment #1 (DOS2019-E004) (District 4)

8111 Broadway East is a 1-acre site located 200 feet east of US 41. It was developed in 1983 by the U.S. Federal Government for a Post Office.

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

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
Dean Martin, TDM Consulting
Jason Kulsveen, Landesco
David Moore, Moore and Spence Architects

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

Public Comment
None

Motion: Motion to approve Development Order with the following conditions: darker colors for the accent color instead of the latte, remove the vines, the monument sign would be simpler design with a three foot base, staff stipulation which was about connecting to sewer when it's available, and a zoning condition to do an inspection before to make sure the septic tank is working.

Motion by: Board Member Jeannin
Seconded by: Vice Chairman Sheeley

Action: Approved Development Order with the following conditions: darker colors for the accent color instead of the latte, remove the vines, the monument sign would be simpler design with a three foot base, staff stipulation which was about connecting to sewer when it's available, and a zoning condition to do an inspection before to make sure the septic tank is working.

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

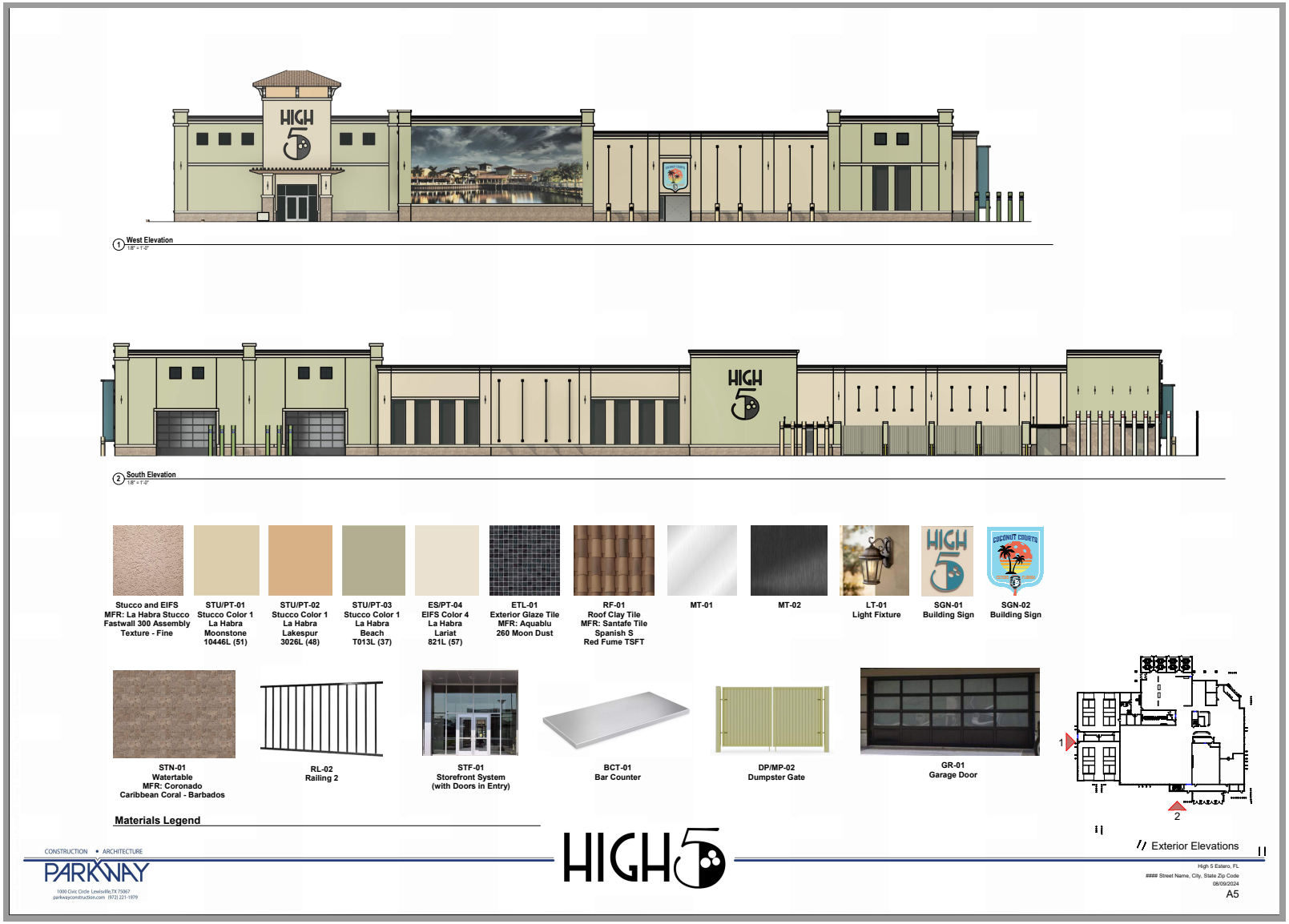
7. BOARD COMMUNICATIONS

(a) Next meeting – February 11, 2025

8. ADJOURNMENT: 6:08 pm.

_____
Tammy Duran
Deputy Village Clerk


East Elevation
North Elevation
Stucco and EIFS
MFR: La Habra Stucco
Fastwall 300 Assembly
Texture - Fine
STU/PT-01
Stucco Color 1
La Habra
Moonstone
10446L (51)
STU/PT-02
Stucco Color 1
La Habra
Lakespur
3026L (48)
STU/PT-03
Stucco Color 1
La Habra
Beach
T013L (37)
ES/PT-04
EIFS Color 4
La Habra
Lariat
821L (57)
ETL-01
Exterior Glaze Tile
MFR: Aquablu
260 Moon Dust
RF-01
Roof Clay Tile
MFR: Santafe Tile
Spanish S
Red Fume TSFT
MT-01
MT-02
LT-01
Light Fixture
SGN-01
Building Sign
SGN-02
Building Sign
STN-01
Watertable
MFR: Coronado
Caribbean Coral - Barbados
RL-02
Railing 2
STF-01
Storefront System
(with Doors in Entry)
BCT-01
Bar Counter
DP/MP-02
Dumpster Gate
GR-01
Garage Door
Materials Legend
CONSTRUCTION • ARCHITECTURE
PARKWAY
HIGH 5
Exterior Elevations
High 5 Estero, FL
Street Name, City, State Zip Code
08/09/2024
A4


HIGH 5
1 West Elevation
1/8" = 1'-0"
HIGH 5
2 South Elevation
1/8" = 1'-0"
Stucco and EIFS
MFR: La Habra Stucco
Fastwall 300 Assembly
Texture - Fine
STU/PT-01
Stucco Color 1
La Habra
Moonstone
10446L (51)
STU/PT-02
Stucco Color 1
La Habra
Lakespur
3026L (48)
STU/PT-03
Stucco Color 1
La Habra
Beach
T013L (37)
ES/PT-04
EIFS Color 4
La Habra
Lariat
821L (57)
ETL-01
Exterior Glaze Tile
MFR: Aquablu
260 Moon Dust
RF-01
Roof Clay Tile
MFR: Santafe Tile
Spanish S
Red Fume TSFT
MT-01
MT-02
LT-01
Light Fixture
SGN-01
Building Sign
SGN-02
Building Sign
STN-01
Watertable
MFR: Coronado
Caribbean Coral - Barbados
RL-02
Railing 2
STF-01
Storefront System
(with Doors in Entry)
BCT-01
Bar Counter
DP/MP-02
Dumpster Gate
GR-01
Garage Door
1
2
Materials Legend
CONSTRUCTION • ARCHITECTURE
PARKWAY
1000 Civic Circle Lewisville,TX 75067
parkwayconstruction.com (972) 221-1979
HIGH 5
Exterior Elevations
High 5 Estero, FL
Street Name, City, State Zip Code
08/09/2024
A5

APPLICATION FOR PUBLIC INFORMATION MEETING
PLANNING ZONING AND DESIGN BOARD
VILLAGE OF ESTERO

REQUEST IS FOR: Public Information Meeting pursuant to LDC Section 2-401

1. Applicant/Project Name: Shadow Wood Country Club, Inc. / Lifestyle Center
2. Address: 22801 Oakwilde Blvd, Estero, FL 34135
3. Strap Number: 10-47-25-E2-0900F.0000
4. Application Number:

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

- ☐ Comprehensive Plan Amendment
- ☐ Planned Development - Amendment or Final Plan Approval
- ☐ Conventional Rezoning
- ☐ Bar Special Permit
- ☐ Planned Development Zoning
- ☐ Variance
- ☐ Special Exception
- ☑ Development Orders

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

The project consists of a new 38,000SF lifestyle center including indoor pickelball, dining, and tennis proshop. Support spaces such as kitchen, storage, restrooms and lockers to be provided. Surrounding site work includes; relocated/expanded tennis courts, revised entry drive and parking layout to maximize spaces. New pool and pool restrooms. Canopy shade structures throughout and modfications to loading dock. Landscape to be enhanced. Modifications to underground utilities will be necessary.

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

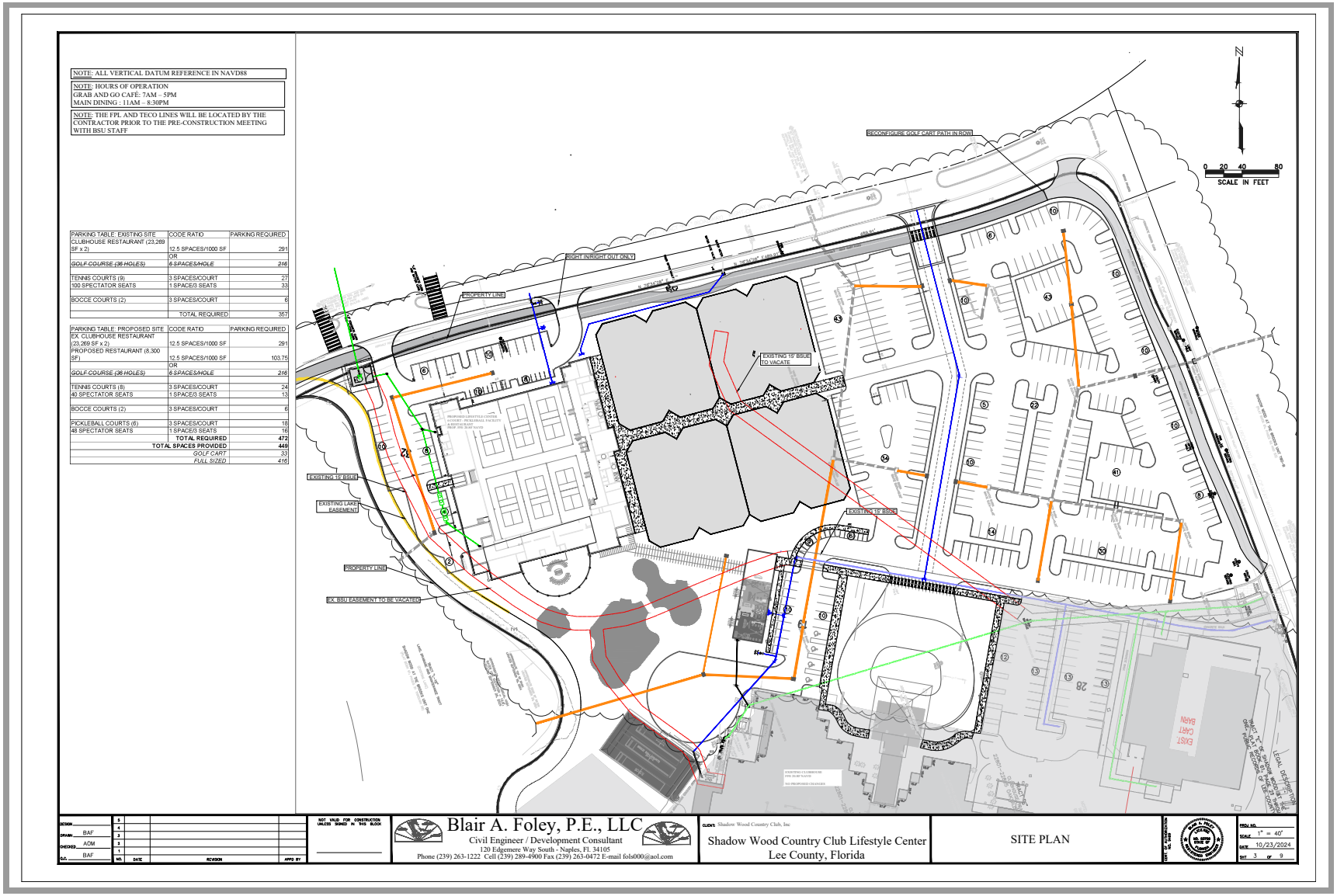
Signature

1/23/2025
Date

Adrian Karapici
Print Name

Village of Estero | 9401 Corkscrew Palms Circle | Estero, FL 33928 | Phone: 239.221.5035 | Fax: 239.494.5343 | www.Estero-fl.gov

Updated 11/17/2021


NOTE: ALL VERTICAL DATUM REFERENCE IN NAVD88
NOTE: HOURS OF OPERATION
GRAB AND GO CAFÉ: 7AM – 5PM
MAIN DINING : 11AM – 8:30PM
NOTE: THE FPL AND TECO LINES WILL BE LOCATED BY THE CONTRACTOR PRIOR TO THE PRE-CONSTRUCTION MEETING WITH BSU STAFF
PARKING TABLE: EXISTING SITE
CLUBHOUSE RESTAURANT (23,269 SF x 2) 12.5 SPACES/1000 SF OR 291
GOLF COURSE (36 HOLES) 6 SPACES/HOLE 216
TENNIS COURTS (9) 3 SPACES/COURT 27
100 SPECTATOR SEATS 1 SPACE/3 SEATS 33
BOCCE COURTS (2) 3 SPACES/COURT 6
TOTAL REQUIRED 357
PARKING TABLE: PROPOSED SITE
EX. CLUBHOUSE RESTAURANT (23,269 SF x 2) 12.5 SPACES/1000 SF 291
PROPOSED RESTAURANT (8,300 SF) 12.5 SPACES/1000 SF OR 103.75
GOLF COURSE (36 HOLES) 6 SPACES/HOLE 216
TENNIS COURTS (8) 3 SPACES/COURT 24
40 SPECTATOR SEATS 1 SPACE/3 SEATS 13
BOCCE COURTS (2) 3 SPACES/COURT 6
PICKLEBALL COURTS (6) 3 SPACES/COURT 18
48 SPECTATOR SEATS 1 SPACE/3 SEATS 16
TOTAL REQUIRED 472
TOTAL SPACES PROVIDED 448
GOLF CART 33
FULL SIZED 416
RECONFIGURE GOLF CART PATH IN ROW
RIGHT IN/RIGHT OUT ONLY
PROPERTY LINE
EXISTING 15' BSUE TO VACATE
EXISTING 15' BSUE
EXISTING LAKE EASEMENT
EX. BSU EASEMENT TO BE VACATED
EXIST CART BARN
0 20 40 80
SCALE IN FEET
Blair A. Foley, P.E., LLC
Civil Engineer / Development Consultant
120 Edgemere Way South - Naples, Fl. 34105
Phone (239) 263-1222 Cell (239) 289-4900 Fax (239) 263-0472 E-mail fols000@aol.com
Shadow Wood Country Club Lifestyle Center
Lee County, Florida
SITE PLAN
10/23/2024

Shadow Wood®
COUNTRY CLUB

LIFESTYLE CENTER

DESIGN GROUP AM

EXTERIOR RENDERINGS:



NORTH ELEVATION - VIEW FROM OAKWILDE BLVD



EAST ELEVATION - TENNIS COURTS



SOUTHEAST ELEVATION - POOL COMPLEX AND TRELLIS ENTRY



SOUTH ELEVATION - POOL DECK



NORTHEAST ELEVATION - VIEW FROM OAKWILDE BLVD



OVERALL AERIAL VIEW

ARCHITECTURE

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Naples, FL 34109
T: 239.631.8884

OWNER

Shadow Wood Country Club

22801 OAKWILDE BLVD.
ESTERO, FL 34135

CONSULTANTS

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JUPITER, FL 33477
T: 561.743.0165

CIVIL AND LANDSCAPE ENGINEER:
ELAIR FOLEY
120 ESCONTRE WAY S,
NAPLES, FL 34105
T: 239.263.1222

PROJECT INFO

Shadow Wood
COUNTRY CLUB
SHADOW WOOD LIFESTYLE CENTER

22801 OAKWILDE BLVD.
ESTERO, FL 34135

NEW CONSTRUCTION

LAND DEVELOPMENT

SEAL

ADRIAN KAVAPCO
STATE OF FLORIDA
REG: AR95949

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SHEET TITLE: EXTERIOR RENDERINGS

G-100

SHEET: OF:

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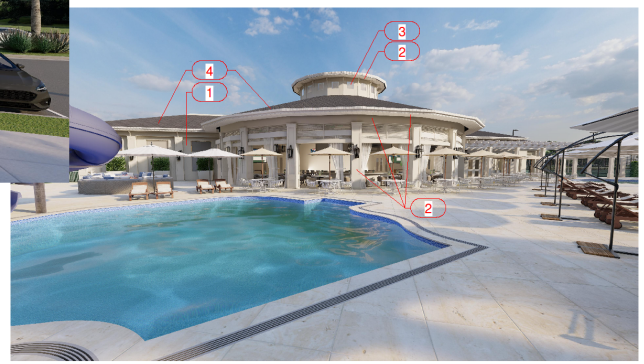
EXTERIOR VIEWS:





PAINT COLOR DESCRIPTION:

- **WALLS ARE TO BE SW7009 PEARLY WHITE - SATIN**
- **TRIMS ARE TO BE SW7006 EXTRA WHITE - SATIN**

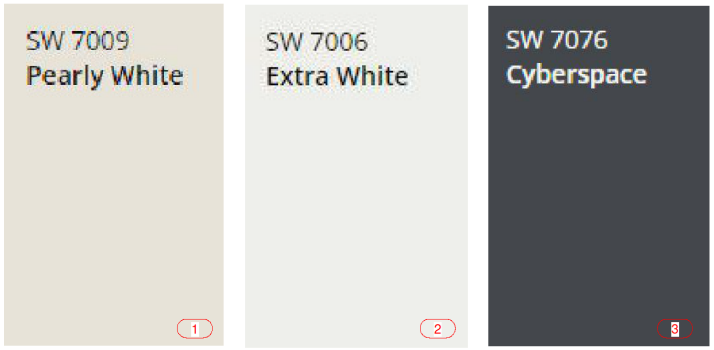
TRIMS INCLUDE ALL WINDOW CASINGS, CORNER BANDS, COLUMNS, DECORATIVE FAUX COLUMNS, ROOFTOP DECORATIVE COLUMNS, SOFFITS, FASCIA, WOOD BRACKETS, STOREFRONT CASING, DECORATIVE STUCCO BANDS (HORIZONTAL & VERTICAL), ETC

EXISTING CAMPUS:





EXTERIOR PAINT COLORS:



EXTERIOR ROOF COLOR:

NEWPOINT

Westlake
Royal Roofing Solutions™

PRODUCT INFORMATION



Product Name:	Saxony® 900 Slate - Dark Charcoal Blend - Okeechobee
SKU Number:	1FMCS1135O
Product Type:	Standard Weight
Color:	Black, Grey, Multicolor

Tile Specifications:

Size:	17 x 13 in
Coverage:	85
Approx. Installed Weight:	950 lbs
Pieces per Pallet:	210
Squares per Pallet:	2.47
Approx. Weight per Pallet:	2566 lbs

4

ARCHITECTURE

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T: 239.631.8884

OWNER

Shadow Wood Country Club

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STATE OF FLORIDA
REG: AR95949

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SHEET: OF:

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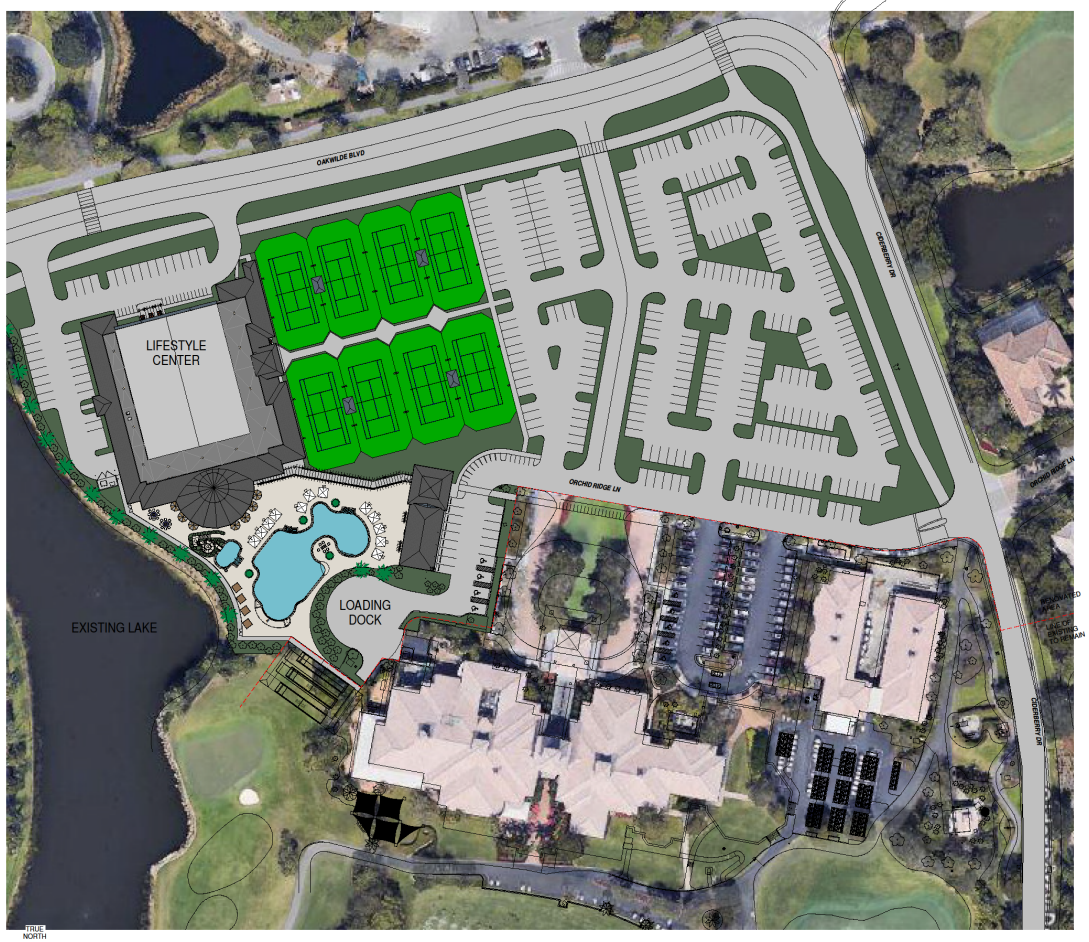
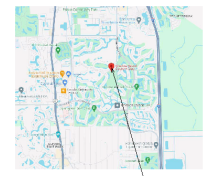


1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'-0"

VICINITY MAP



GENERAL SITE NOTES

A. ARCHITECTURAL DEMOLITION DRAWING IS BASED ON SURVEY INFORMATION AND FIELD NOTES PREPARED BY OTHERS. THE ARCHITECT MAKES NO REPRESENTATION AS TO THE ACCURACY OF THE INFORMATION, AND IS NOT RESPONSIBLE FOR ERRORS THEREIN OR CORRECTIONS REQUIRED AS A RESULT. CONTRACTOR SHALL VERIFY EXISTING/PROPOSED TOPOGRAPHY AND SITE CONDITIONS PRIOR TO CONSTRUCTION.

B. REFER TO FLOOR PLAN FOR DETAILED BUILDING INFORMATION. SHOULD DISCREPANCIES EXIST, NOTIFY ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION.

C. REFER TO EXISTING CIVIL CONSTRUCTION DOCUMENTS UNDER A SEPARATE COVER FOR UTILITY LINE REMOVAL AND CONNECTION LOCATIONS, PAVING ELEVATIONS, AND ALL OTHER SITE INFRASTRUCTURE RELATED ELEMENTS.

D. PROVIDE SIGNAGE FOR FIRE ACCESS AS REQUIRED BY GOVERNING AGENCIES AND AUTHORITIES HAVING JURISDICTION.

E. CONTRACTOR TO LOCATE AND IDENTIFY UNDERGROUND UTILITIES AND DEACTIVATE OR REROUTE AS REQUIRED, PRIOR TO ANY BUILDING OR SITE DEMOLITION. THIS IS TO INCLUDE BOTH PRIVATE, OWNER AND PUBLIC UTILITIES.

F. PROTECT ALL EXISTING TREES AND VEGETATION TO REMAIN UNLESS SPECIFICALLY INDICATED TO BE REMOVED. COORDINATE WITH LANDSCAPE DOCUMENTS.

G. CONTRACTOR SHALL COORDINATE WITH OWNER TO SCHEDULE WORK TO AVOID CONFLICTS WITH EXISTING OR TEMPORARY FACILITIES, PARKING, OR CONDITIONS, OR PLANNED ACTIVITIES AND EVENTS. PROVIDE TEMPORARY STRUCTURES TO MAINTAIN SAFE AND UNRESTRICTED ACCESS TO FACILITIES IN USE.

H. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATIONS OF UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES TO VERIFY SIZE, ELEVATION, ROUTES, AND LOCATIONS, AND NOTIFY THE CIVIL ENGINEER AND ARCHITECT OF DISCREPANCIES PRIOR TO DEMOLITION OR SITE WORK. THE CONTRACTOR SHALL REPAIR AT HIS OWN EXPENSE ANY DAMAGE TO EXISTING UTILITIES CAUSED BY FAILURE TO DO SO.

I. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL UTILITY COMPANIES AND APPROPRIATE AGENCIES FOR PERMITS, APPROVALS, CONNECTIONS, TESTS, AND TEMPORARY SERVICES DURING DEMOLITION.

J. THE OWNER RESERVES THE RIGHT TO CEASE ANY OR ALL DEMOLITION WORK AT ANY GIVEN TIME WHEN SUCH WORK IS NOT BEING PERFORMED IN COMPLIANCE WITH THE OWNER'S CONSTRUCTION PROCEDURES, INTERFERES WITH THE DAY TO DAY OPERATION OF THE OWNER'S ADJACENT FACILITIES.

K. CONTRACTOR SHALL NOT COMMENCE ANY DEMOLITION WORK INVOLVING EXISTING MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION OR OTHER UTILITY SYSTEMS WITHOUT THE APPROVAL OF THE OWNER.

L. LIMIT OF ARCHITECT'S CONSTRUCTIONAL DOCUMENT SCOPE OF WORK IS WITHIN FIVE (5) FEET OF THE OUTSIDE PERIMETER OF THE BUILDING.

M. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES HAVING JURISDICTION.

N. THE CONTRACT LIMIT NOTATION IS NOT AN EXACT LOCATION. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN BY THESE DOCUMENTS AND FOR COORDINATION IN ANY OTHER CONTRACTS THAT MAY OCCUR DURING THE LENGTH OF THIS CONTRACT.

O. SECURITY AND SAFETY ITEMS FOR CONTRACTOR STAGING/TRAILER AREA (i.e. CONSTRUCTION FENCES, BARRICADES, CONTRACTOR'S STAGING AREA, etc.) SHALL BE RESPONSIBILITY OF THE CONTRACTOR. MATERIALS AND INSTALLATION SHALL BE AS PER OSHA OR OTHER APPLICABLE STANDARDS OR CODES AND DETAILS NOTED, WHICHEVER CONSTITUTES THE MORE STRINGENT REQUIREMENTS.

P. SECURITY AND SAFETY ITEMS FOR THE AREA OF DEMOLITION (i.e. TEMPORARY CONSTRUCTION PARTITIONS, SIGNAGE, BARRICADES, etc.) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. MATERIALS AND INSTALLATION SHALL BE AS PER OSHA OR OTHER APPLICABLE STANDARDS OR CODES AND DETAILS NOTED, WHICHEVER CONSTITUTES THE MORE STRINGENT REQUIREMENTS.

Q. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL INSPECT ALL FIELD CONDITIONS PRIOR TO SUBMITTING A BID. (BIDS) SHALL INCLUDE ALL WORK TO MEET THE DESIGN INTENT AND DETAILS IMPLIED BY THESE DRAWINGS.

R. THE SITE DRAWING IS EXCERPTED FROM A DOCUMENT PROVIDED BY CONTRACTED SURVEYOR. ALL DIMENSIONS AND CONDITIONS SHOWN ON THIS DRAWING SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.

S. GENERAL CONTRACTOR SHALL COMPLY WITH FBC 2023 - CHAPTER 33 - SAFEGUARDS DURING CONSTRUCTION

ARCHITECTURE

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2223 Trade Center Way
Naples, FL 34109
T: 239.631.8884

OWNER

Shadow Wood Country Club

22801 OAKWILDE BLVD.
ESTERO, FL 34135

CONSULTANTS

STRUCTURAL ENGINEERING:
WOOLF ENGINEERING
20320 VETERANS BLVD UNIT 20,
PORT CHARLOTTE, FL 33954
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JUPITER, FL 33477
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CIVIL AND LANDSCAPE ENGINEER:
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NAPLES, FL 34105
T: 239.263.1222

PROJECT INFO

Shadow Wood COUNTRY CLUB
SHADOW WOOD LIFESTYLE CENTER

22801 OAKWILDE BLVD.
ESTERO, FL 34135

NEW CONSTRUCTION

LAND DEVELOPMENT

SEAL

ADRIAN KARAPICI
STATE OF FLORIDA
REG: AR95949

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REVISIONS

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SHEET TITLE: ARCHITECTURAL SITE PLAN

AS-100

SHEET: OF:

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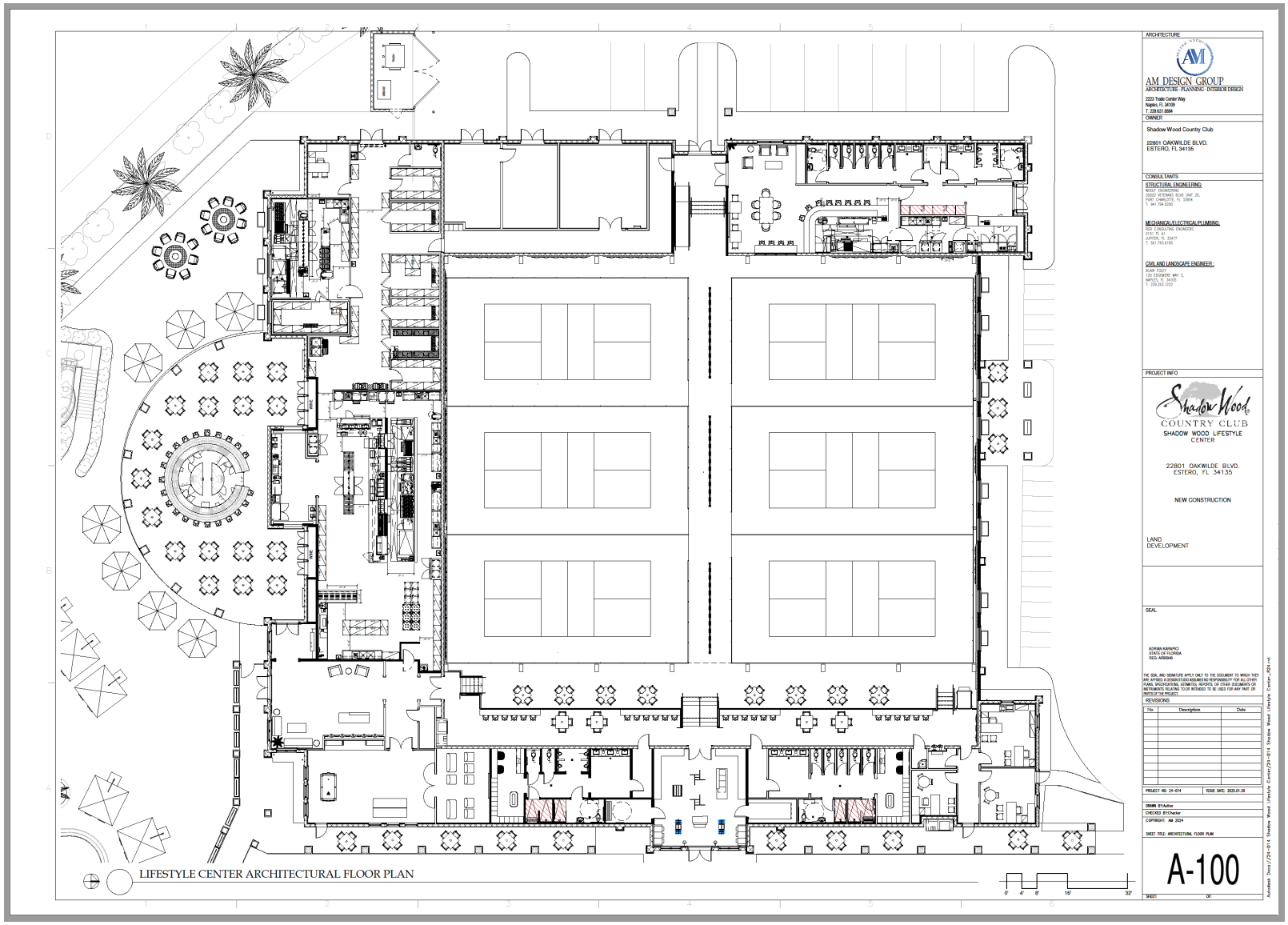
LIFESTYLE CENTER ARCHITECTURAL FLOOR PLAN
ARCHITECTURE
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T. 239-631-8884
OWNER
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22801 OAKWILDE BLVD.
ESTERO, FL 34135
CONSULTANTS
STRUCTURAL ENGINEERING:
MECHANICAL/ELECTRICAL/PLUMBING:
CIVIL AND LANDSCAPE ENGINEER :
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ESTERO, FL 34135
NEW CONSTRUCTION
LAND DEVELOPMENT
SEAL
ADRIAN KARAPICI
STATE OF FLORIDA
REVISIONS
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Date
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SHEET TITLE: ARCHITECTURAL FLOOR PLAN
A-100
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OF:
0'
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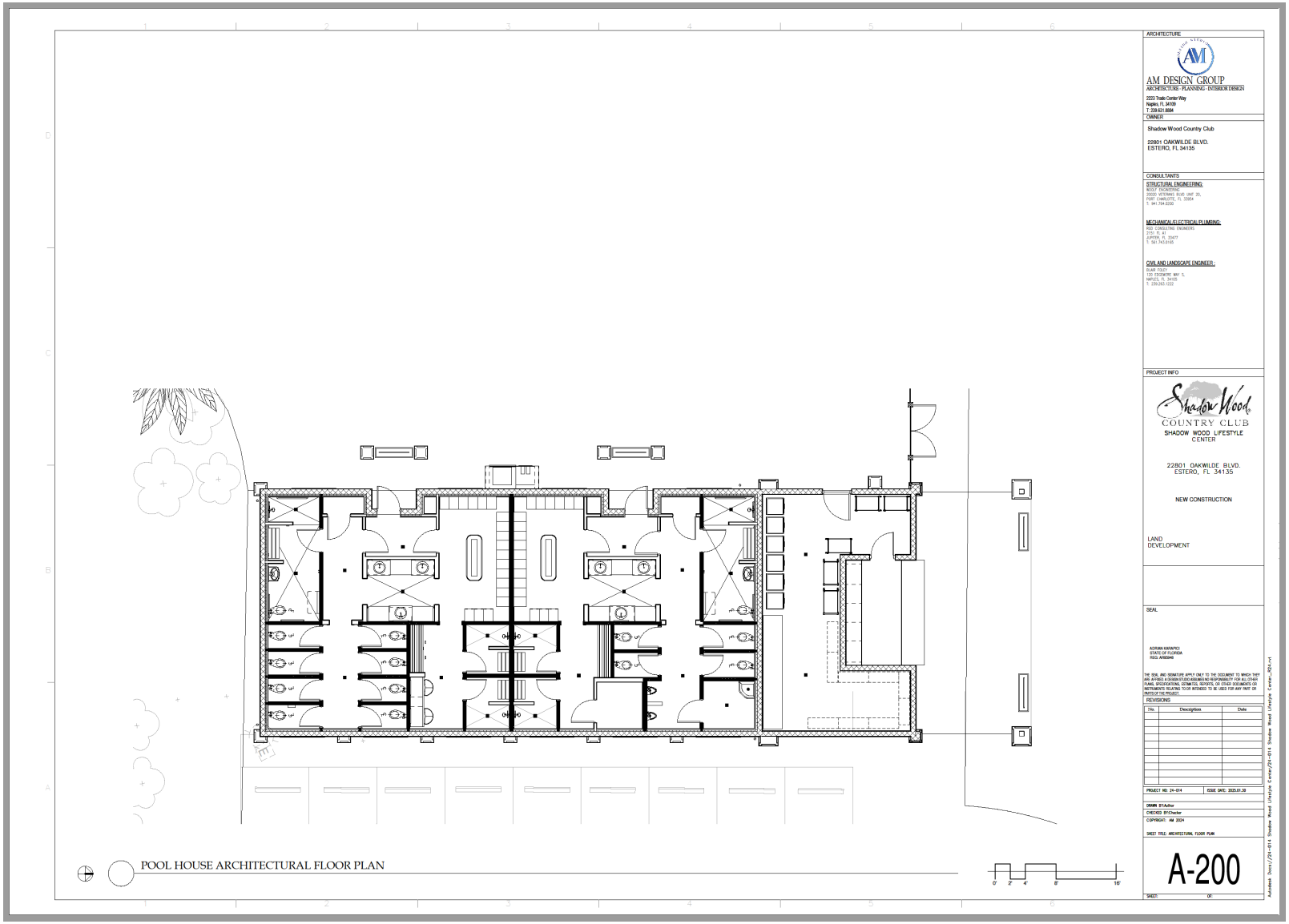
16'
32'


ARCHITECTURE
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SHEET TITLE: ARCHITECTURAL FLOOR PLAN
A-200
SHEET: OF:
POOL HOUSE ARCHITECTURAL FLOOR PLAN
0' 2' 4' 8' 16'

Village of ESTERO

Planning Zoning and Design Board

Staff Report

PROJECT NAME
Estero 4.2
CASE NUMBER
DOS2023-E013
MEETING DATE
February 11, 2025
REQUEST
To construct access, parking, pedestrian facilities, drainage facilities, and utilities required for a 4,260-sf Medical Office Building and a 10,000-s.f. Day Care Center with a 5,000-s.f. playground area on a 4.2-acre triangular-shaped site
APPLICANT
Eich Properties of Estero Parkway, LLC
LOCATION
19950 South Tamiami Trail, Estero, FL 33928, south of entrance to Breckenridge and Gulf Professional office plaza
PROPERTY SIZE
4.20 acres± (4.05 acres excluding FDOT right-of-way)
ZONING
CPD (Resolution Z-06-037, ADD2014-00178)
PUBLIC INFORMATION MEETING DATES
The PZDB conducted the most recent Public Information Meeting on May 9, 2023. At the meeting the applicant's representative agreed to have an additional meeting with the Breckenridge community to discuss access and drainage concerns. The applicant held the neighborhood meeting at the Estero Recreation Center on January 9, 2025. A follow-up meeting was held with Breckenridge Board members and Village Staff January 21, 2025 to discuss issues in more detail.

Staff Recommendation

Staff recommends approval with stipulations of the development order. The stipulations are the standard stipulations and additional conditions as follows:

1. All construction activity must access the site from US 41 and not through the office development to the north of the subject property.

2. FDOT access and drainage connection permits must be provided prior to building permit issuance to show that the improvements, as approved by FDOT, do not further impact the Village of Estero owned improvements such as lighting, landscaping, irrigation and the monument sign located north of the subject property.

3. A SFWMD permit and FDOT drainage connection permit for the improvements within the FDOT right-of-way must be provided to show that the increase in the design stage and/or the increase in the discharge from the control structure have been reviewed and approved by both agencies.

4. Developer will provide an opaque landscape screen from the end of the wall to the property corner, 4-foot tall at time of planting and maintained at 10 feet high, per Landscape Plan Sheet L-3.

Project Summary

The applicant is proposing a medical office building and a day care center with playground area on a 4.2-acre parcel on US 41 south of the entrance to Breckenridge and a small office plaza. The buildings are both one story in height. Access will be via a right-in/right-out access onto US 41/Tamiami Trail and via cross-access to adjacent properties to the north and south of the subject site.

Architecture

The architecture for the two proposed buildings is consistent. The buildings are painted stucco with accent bands, simulated wood, and decorative corbels. There are two tower features. Colors are primarily earth tones with a contrasting tile roof. The east elevation is the front which faces US 41. The dumpster enclosure matches the earth tone building color.

Transportation

A Traffic Impact Study was completed for the proposed project based upon the medical office and day care with 161 students.

The trip generation from the report submitted used Land Use Code 720 (Medical Office) and Land Use Code 565 (Day Care Center).

Table 2
Trip Generation
Estero 4.2

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	(2-way)
Medical Office (4,260 square feet)	11	3	14	4	10	14	75
Day Care (161 Students)	61	54	115	52	59	111	620
Total Trips	72	57	129	56	69	125	695

Based on the level of service analysis conducted as part of the TIS, there is sufficient capacity on US 41 which is shown at the Level of Service D. This project will generate 695 total daily trips.

A separate southbound right turn lane is proposed on US 41 at the site access and is being permitted through FDOT. No intersection improvements are warranted or proposed at Estero Parkway or Vintage Parkway subject to final approval by FDOT. It should be noted that there are existing peak hour intersection delays without this project. The turn lanes at Estero Parkway and Vintage Parkway are sufficient length to accommodate the additional trips from this development.

Off-Street Parking

The proposed plan requires 61 parking spaces, and 67 parking spaces are provided including 4 ADA spaces & 63 standard spaces.

Stormwater

On-Site:

The applicant has worked closely with the Village's Public Works staff to ensure that there will be no negative stormwater impacts for Breckenridge which was an issue of concern for that community.

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

Discharge from the site is currently permitted at 0.24 cfs in accordance with the existing Permit No. 36-08410-P. The modification to the existing permit will raise the peak design stage from 14.0 ft NAVD to 15.04 ft NAVD and increase the peak discharge to 0.59 cfs.

A copy of the approved SFWMD elevation must be submitted prior to building permit issuance to ensure that the District has accepted the increased stage.

FDOT Right of Way:

It appears that the proposed drainage system increases the existing peak discharge of 5.66 cfs to 7.19 cfs. A copy of the approved SFWMD permit and FDOT drainage connection permit must be provided prior to issuance of the building permit to show that this increase in peak discharge has been approved.

Day Care

The applicant has provided information about the day care operation including hours of operation and drop-off and pick-up details. Each parent must park and bring their child into the center and check in. The hours of operation are 6:30 a.m. to 6:30 p.m. See attached operations narrative.

Lighting

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

Lee County Utilities

This project requires construction approval from Lee County Utilities.

Landscaping

The landscaping proposed meets the requirements of the Village of Estero and the conditions set forth in Lee County Resolution Number Z-06-037 and ADD2014-00178. Some landscaping may need to be relocated beyond the Village's monument sign.

Open Space and Buffers

The site meets the criteria for 35% open space required by the Lee County Resolution #Z-06-037 as amended by ADD2014-00178. The landscape buffers are also consistent with the buffers in the zoning resolution. The applicant is proposing a wall, berm and plantings between the back of this property and the Breckenridge development. There is a small area where the wall would not connect to the existing Estero Parc wall because Estero 4.2 does not own that property. The developer has suggested a solid landscape screen in this area from the end of the wall to the property corner to block the view corridor.

Attachment: Daycare Operating Narrative 2025

OPERATIONS NARRATIVE 2024

The following is information regarding The Learning Experience® and our operations. If you have any questions, please contact us directly.

The Learning Experience has 420+ operating child development centers throughout the United States with an additional 250+ in various stages of development. Our secure centers offer premier childcare to children ages six weeks to five years: infants, toddlers, twaddlers, preppers, preschoolers, pre-K, kindergarten and after school care for children up to eight years of age at some of our centers.

The Learning Experience is an industry leader, not only in childcare, but also in early education. Our proprietary L.E.A.P. Curriculum (Learning Experience Academic Program), created by our team of accomplished educators, encourages children to learn in their favorite way: by exploring and doing and focuses on the six ages and stages of early childhood development.

At TLE, each child develops intellectually, socially and cognitively at their own pace. This forms a foundation for kids to learn, play and grow under the care of our nurturing teachers and staff.

The curriculum also includes enrichment programs, like music, engineering, and physical fitness, where our “little learners” have fun while learning through hands-on activities. This child-focused approach to education is offered at TLE at no additional charge.

Every lesson and teaching moment at TLE also comes with help from our beloved Bubbles and Friends. Our full cast of characters are partners, educators, and friends throughout every child’s journey at The Learning Experience.

Information regarding our Operations:

Hours of Operation
- 6:30am-6:30pm (12 hours per day)
- Occasional activities on nights & weekends (Open Houses, parties, etc.) The occur very seldomly

Size of the building
- 10,000 square ft. building

Size of playground
- 5,000 sq ft (typical size)
- 7,500 sq ft in Arizona
- 12,500 sq ft in California
- Playground size will vary in hyper-urban markets

Overall average enrollment
- 80% Occupancy (approximately 140 children)

Capacity of the center
- 170 – 190 children (varies per county and state licensing)

Children Diapered/Potty Trained

- Average center: 36 children diapered, 35 children potty training, 112 children non-diapered

Part time children attendance
- Typical center has 25% part-time students

Part time schedules
- Schedules vary (am students to pm students)

Families with siblings
- Approximately 20% have one or more siblings attending

Absenteeism rate
- Approximately 8% - 12%, per day

Number of employees
- Approximately 18 to 25 staff at any one time (25 is usually the max)
- 30% Are part time

Number of parking spots
- 38 parking spots minimum with 40 as the norm

Traffic
- Each parent parks their vehicle in The Learning Experience parking area and brings their child into the center. Their child is checked in at the reception counter. Subsequently, the parent then brings their child to their designated classroom. The reverse of this occurs at pick up.
- During drop off (average 5 minutes) generally between 6:30 am to 9:30 am
- During pick up (average 8 minutes) generally between 4:00 pm to 6:30 pm

Average Traffic during drop off (average 5 minutes):

- 6:30am-7:00am (15 children)
- 7:00am-7:30am (33 children)
- 7:30am-8:00am (44 children)
- 8:00am-8:30am (44 children)
- 8:30am-9:00am (33 children)
- 9:00am-9:30am (34 children)

Calculations based on a center with the capacity of 183

Average Traffic during pick up (average 8 minutes):

- 3:30pm-4:00pm (13 children)
- 4:00pm-4:30pm (32 children)
- 4:30pm-5:00pm (43 children)
- 5:00pm-5:30pm (45 children)
- 5:30pm-6:00pm (32 children)
- 6:00pm-6:30pm (18 children)

Calculations are based on a center with the capacity of 183. The disparity between drop off and pick up is due to several factors, including but not limited to, half-day/ part time attendees, early release due to illness, early pick-up.

Drop-off and pick-up policies:
From the moment your child arrives until he or she is picked up at the end of the day, your child's safety is our foremost concern. No child shall ever be left unsupervised.
Our center is equipped with an intercom/telephone in each classroom for emergency use.
Procedures for arrivals and departures are designed to ensure the safety and well-being of everyone at the center.

- Parents are to use only the front door for entering and exiting.
- Each authorized individual receives a key fob that he/she must use to obtain entry into the building.
- Children must be walked into the building by a parent or authorized guardian and placed with their assigned center *staff member.*
- Parents must complete the electronic sign-in and sign-out process as well as the manual sign-in sheet on a daily basis and any applicable forms requested by the center (e.g., medication, Communication Form).
- When parents pick up a child they are required to sign out.

Safety and Security
The Learning Experience has instituted security systems as an effective means of protecting our children. This may include:

- Gates and fences surrounding the property with alarms on gates.
- Special locks at entrance with limited access.
- Cameras throughout the center for the purpose of monitoring a secure environment and for observation by both administration and parents.
- Windows on the doors allow parents the opportunity to view the child's activities without disturbing the integrity of the classroom environment.

Release of Children
Security fobs are issued to each authorized person who will be routinely dropping off and picking up your child. It is imperative for security purposes that the center is aware of each person coming or going.

On any occasion when a person without a security fob or pass must pick up a child, the person's name must be in child's file. He or she will be asked for a photo identification, which will be photocopied and placed in your child's file for future reference. A child will not be permitted to leave with any person other than those designated in writing by the parent.

Playground

Children of all ages are encouraged to participate daily in at least two occasions of age-appropriate outdoor time, weather permitting for a minimum of 30 minutes per increment. The children are always supervised during outdoor play.

If you have any additional questions or concerns, please feel free to contact me.

Michael Sanchirico
Assoc. AIA, LEED AP
AVP, Pre-Construction

The Learning Experience
210 Hillsboro Technology Drive
Deerfield Beach, FL 33441

O. 561-288-9655
E. msanchirico@tlecorp.com

ESTERO 4.2
RETAIL/OFFICE BUILDINGS

DEVELOPMENT ORDER PLANS

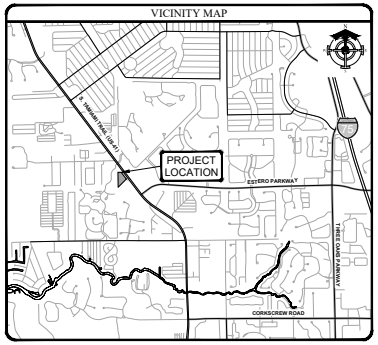
LOCATED IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 25 EAST
ESTERO, LEE COUNTY, FLORIDA

PROJECT INFORMATION	
ZONING	CPD (RESOLUTION Z-06-037, ADD2014-00178)
SFWMD PERMIT	36-08414-P
PARCEL ID	21-46-25-E4-U1816.2582

CONSULTANTS		
ENGINEER	LANDSCAPE ARCHITECT	TRAFFIC
DELISI FITZGERALD, INC. 1605 HENDRY ST. FORT MYERS, FL 33901 (239) 418-0691	DAVID M. JONES, JR. & ASSOCIATES, INC. 2221 MCGREGOR BOULEVARD FORT MYERS, FL 33901 (239) 337-5525	TR TRANSPORTATION CONSULTANTS, INC. 2728 OAK RIDGE COURT, SUITE 503 FORT MYERS, FL 33901 (239) 278-3090

UTILITY PROVIDERS		
WATER & SEWER	ELECTRIC	TELEPHONE
LEE COUNTY UTILITIES 1500 MONROE ST. FORT MYERS, FL 33901 (239) 533-8181	FLORIDA POWER AND LIGHT (FPL) 2425 THOMPSON ST. FORT MYERS, FL 33901 (239) 332-9154	CENTURYLINK 2820 CARGO ST. FORT MYERS, FL 33916 (239) 336-2008
CABLE	GAS	FIRE DISTRICT
COMCAST CABLE 10041 CORPORATE LAKES DR. FORT MYERS, FL 33913 (239) 432-1800	TECO GAS 1501 ENTERPRISE PKWY. FORT MYERS, FL 33905 (239) 690-5313	SAN CARLOS PARK FIRE PROTECTION & RESCUE SERVICE DISTRICT 19391 BEN HILL GRIFFIN PKWY. FORT MYERS, FLORIDA 33913 (239) 267-7525

VICINITY MAP



FDOT INFORMATION	
E.R. NUMBER	DR-45, SECTION 12010, M.P. 0.330 - 0.534
ACCESS PERMIT NO.	2024-A-192-00028
DRAINAGE PERMIT NO.	2024-D-192-00033

SHEET INDEX	
NO.	DESCRIPTION
1	COVER SHEET, VICINITY MAP AND INDEX
2	AERIAL AND EXISTING CONDITIONS PLAN
3	DEMOLITION AND CLEARING PLAN
4	MASTER SITE PLAN
5	MASTER DRAINAGE PLAN
6-7	PAVING, GRADING AND DRAINAGE PLAN
8	MASTER UTILITY PLAN
9	PLAN & PROFILE
10	TYPICAL SECTIONS
11	PAVING DETAILS
12	DRAINAGE DETAILS
13-14	LEE COUNTY UTILITIES DETAILS
15	GRINDER STATION DETAIL
16	EROSION CONTROL PLAN

REVISIONS SUMMARY			
REV.	DATE	DESCRIPTION	REVISED SHEETS

CONSTRUCTION INFORMATION



CALL BEFORE YOU DIG: 811

DeLisi Fitzgerald, Inc.
Florida - Georgia - Virginia
A Division of Banner Supply, LLC
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida Registry License Number 33253

ENGINEER OF RECORD:
JOHN T. HOOKER, P.E.
FLORIDA P.E. NO. 63317

OWNER / DEVELOPER:
EICH PROPERTIES OF ESTERO PARKWAY, LLC
8800 EXPO DRIVE, SUITE 100
DEXTER, FL 38103
(901) 761-7533
CONTACT: JOHN EICH

PROJECT:
ESTERO 4.2
RETAIL/OFFICE BUILDINGS

PLAN REVISIONS

DATE	BRIEF DESCRIPTION

COVER SHEET, VICINITY MAP AND INDEX

Project Manager:	JTW
Drawn By:	EPS
Checked By:	JTW
Project Number:	W0446.22001
Located in Section(s):	21
Township: 46 S	Range: 25 E
County, State:	LEE COUNTY, FL

Status:

Sheet Number: 1

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DeLisi Fitzgerald, Inc.
Planning · Engineering · Project Management
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida Certificate of Authorization Number 3253

ENGINEER OF RECORD:
JOHN T. NOSAK, P.E.
FLORIDA P.E. NO. 46817

OWNER / DEVELOPER:
EICH PROPERTIES OF ESTERO PARKWAY, LLC
12800 UNIVERSITY DRIVE, SUITE 150
FORT MYERS, FL 33907
(239) 275-3105
CONTACT: JOHN EICH

PROJECT:
ESTERO 4.2
RETAIL/OFFICE BUILDINGS

NO.	DATE	DESCRIPTION

PLAN REVISIONS

AERIAL AND EXISTING CONDITIONS PLAN

Project Manager:	JTW
Drawn By:	EPS
Checked By:	JTW
Project Number:	W0446.22001
Located in Section(s):	23
Township: 46 S	Range: 25 E
County, State:	LEE COUNTY, FL
Status:	

Sheet Number: 2

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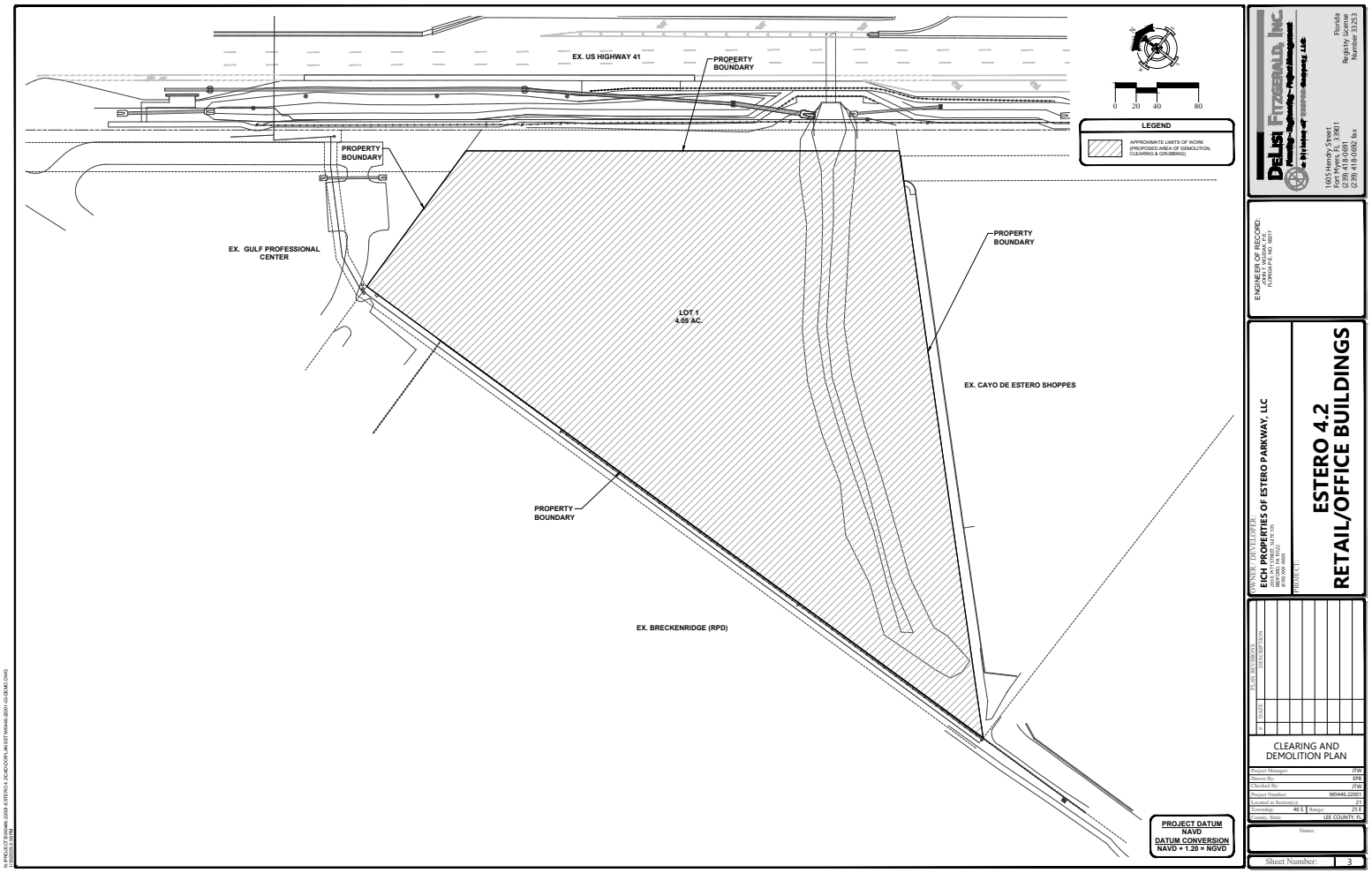
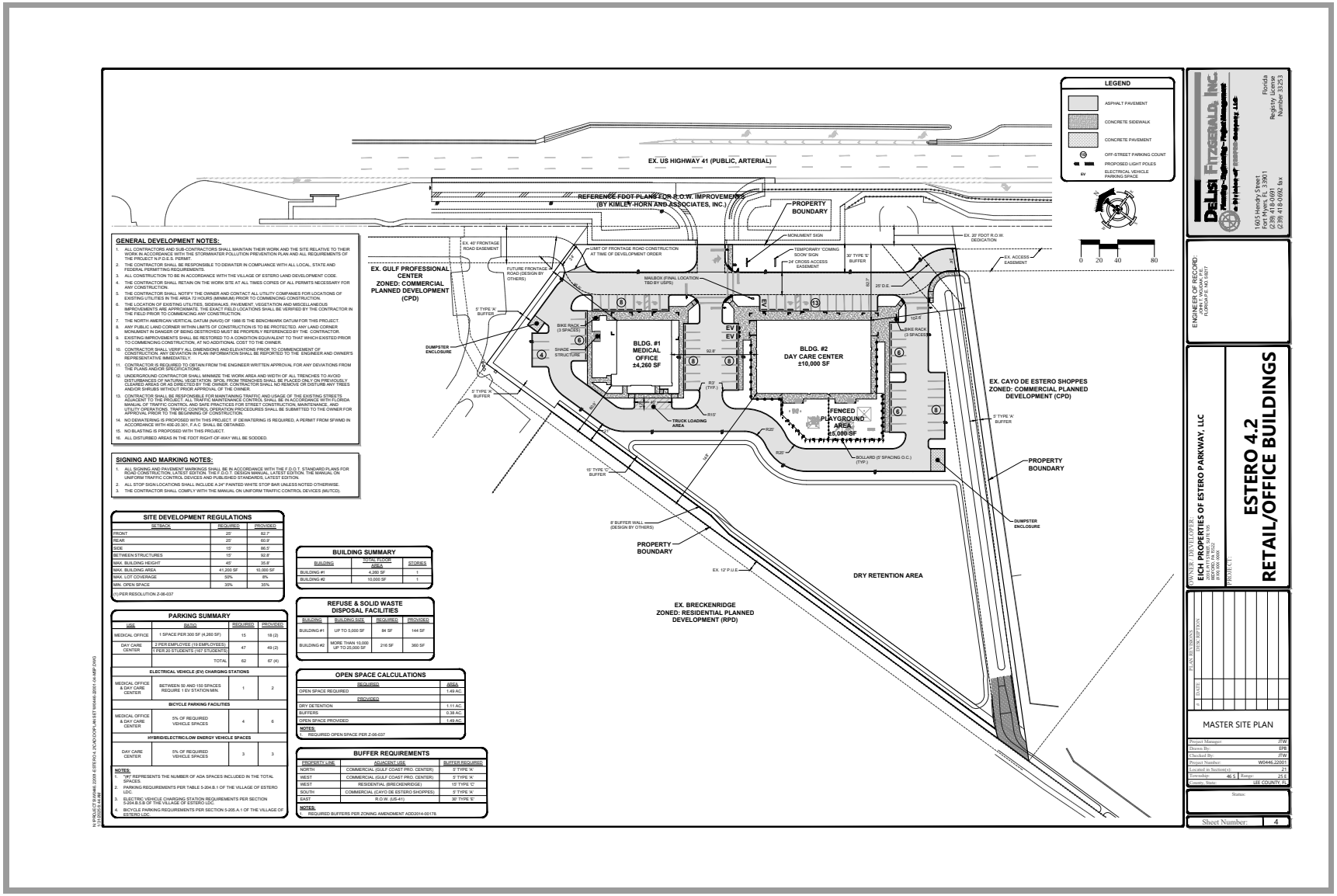

EX. US HIGHWAY 41
PROPERTY BOUNDARY
PROPERTY BOUNDARY
EX. GULF PROFESSIONAL CENTER
LOT 1
4.05 AC.
PROPERTY BOUNDARY
EX. CAYO DE ESTERO SHOPPES
PROPERTY BOUNDARY
EX. BRECKENRIDGE (RPD)
0 20 40 80
LEGEND
APPROXIMATE LIMITS OF WORK (PROPOSED AREA OF DEMOLITION, CLEARING & GRUBBING)
PROJECT DATUM
NAVD
DATUM CONVERSION
NAVD + 1.20 = NGVD
DELISI FITZGERALD, INC.
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida Registry License Number 33253
ENGINEER OF RECORD:
JOHN T. WOJDAK, P.E.
FLORIDA P.E. NO. 68017
OWNER / DEVELOPER:
EICH PROPERTIES OF ESTERO PARKWAY, LLC
PROJECT:
ESTERO 4.2
RETAIL/OFFICE BUILDINGS
PLAN REVISIONS
DATE DESCRIPTION
CLEARING AND DEMOLITION PLAN
Project Manager: JTW
Drawn By: EPB
Checked By: JTW
Project Number: W0446.2200T
Located in Section(s): 21
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
Sheet Number: 3



GENERAL DEVELOPMENT NOTES:

1. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL MAINTAIN THEIR WORK AND THE SITE RELATIVE TO THEIR WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REQUIREMENTS OF THE PROJECT N.P.D.E.S. PERMIT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO DEWATER IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
4. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.
6. THE LOCATION OF EXISTING UTILITIES, SIDEWALKS, PAVEMENT, VEGETATION AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE. THE EXACT FIELD LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO COMMENCING ANY CONSTRUCTION.
7. THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT.
8. ANY PUBLIC LAND CORNER WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED. ANY LAND CORNER MONUMENT IN DANGER OF BEING DESTROYED MUST BE PROPERLY REFERENCED BY THE CONTRACTOR.
9. EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNER'S REPRESENTATIVE IMMEDIATELY
11. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
12. UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF ALL TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NO REMOVE OR DISTURB ANY TREES AND/OR SHRUBS WITHOUT PRIOR APPROVAL OF THE OWNER.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THIS PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS. A COPY OF THE TRAFFIC CONTROL PROCEDURES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
14. NO DEWATERING IS PROPOSED WITH THIS PROJECT. IF DEWATERING IS REQUIRED, A PERMIT FROM SFWMD IN ACCORDANCE WITH 40E-20.301, F.A.C. SHALL BE OBTAINED.
15. NO BLASTING IS PROPOSED WITH THIS PROJECT.
16. ALL DISTURBED AREAS IN THE FDOT RIGHT-OF-WAY WILL BE SODDED.

SIGNING AND MARKING NOTES:

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

SITE DEVELOPMENT REGULATIONS

SETBACK	REQUIRED	PROVIDED
FRONT	25'	62.7'
REAR	25'	60.9'
SIDE	15'	86.5'
BETWEEN STRUCTURES	15'	92.8'
MAX. BUILDING HEIGHT	45'	35.8'
MAX. BUILDING AREA	41,200 SF	10,000 SF
MAX. LOT COVERAGE	50%	6%
MIN. OPEN SPACE	35%	35%

(1) PER RESOLUTION Z-06-037

BUILDING SUMMARY

BUILDING	TOTAL FLOOR AREA	STORIES
BUILDING #1	4,260 SF	1
BUILDING #2	10,000 SF	1

PARKING SUMMARY

USE	RATIO	REQUIRED	PROVIDED
MEDICAL OFFICE	1 SPACE PER 300 SF (4,260 SF)	15	18 (2)
DAY CARE CENTER	2 PER EMPLOYEE (19 EMPLOYEES) 1 PER 20 STUDENTS (167 STUDENTS)	47	49 (2)
	TOTAL	62	67 (4)
ELECTRICAL VEHICLE (EV) CHARGING STATIONS			
MEDICAL OFFICE & DAY CARE CENTER	BETWEEN 50 AND 150 SPACES REQUIRE 1 EV STATION MIN.	1	2
BICYCLE PARKING FACILITIES			
MEDICAL OFFICE & DAY CARE CENTER	5% OF REQUIRED VEHICLE SPACES	4	6
HYBRID/ELECTRIC/LOW ENERGY VEHICLE SPACES			
DAY CARE CENTER	5% OF REQUIRED VEHICLE SPACES	3	3

NOTES:
1. "(#)" REPRESENTS THE NUMBER OF ADA SPACES INCLUDED IN THE TOTAL SPACES.
2. PARKING REQUIREMENTS PER TABLE 5-204.B.1 OF THE VILLAGE OF ESTERO LDC.
3. ELECTRIC VEHICLE CHARGING STATION REQUIREMENTS PER SECTION 5-204.B.5.B OF THE VILLAGE OF ESTERO LDC
4. BICYCLE PARKING REQUIREMENTS PER SECTION 5-205.A.1 OF THE VILLAGE OF ESTERO LDC

REFUSE & SOLID WASTE DISPOSAL FACILITIES

BUILDING	BUILDING SIZE	REQUIRED	PROVIDED
BUILDING #1	UP TO 5,000 SF	84 SF	144 SF
BUILDING #2	MORE THAN 10,000 UP TO 25,000 SF	216 SF	360 SF

OPEN SPACE CALCULATIONS

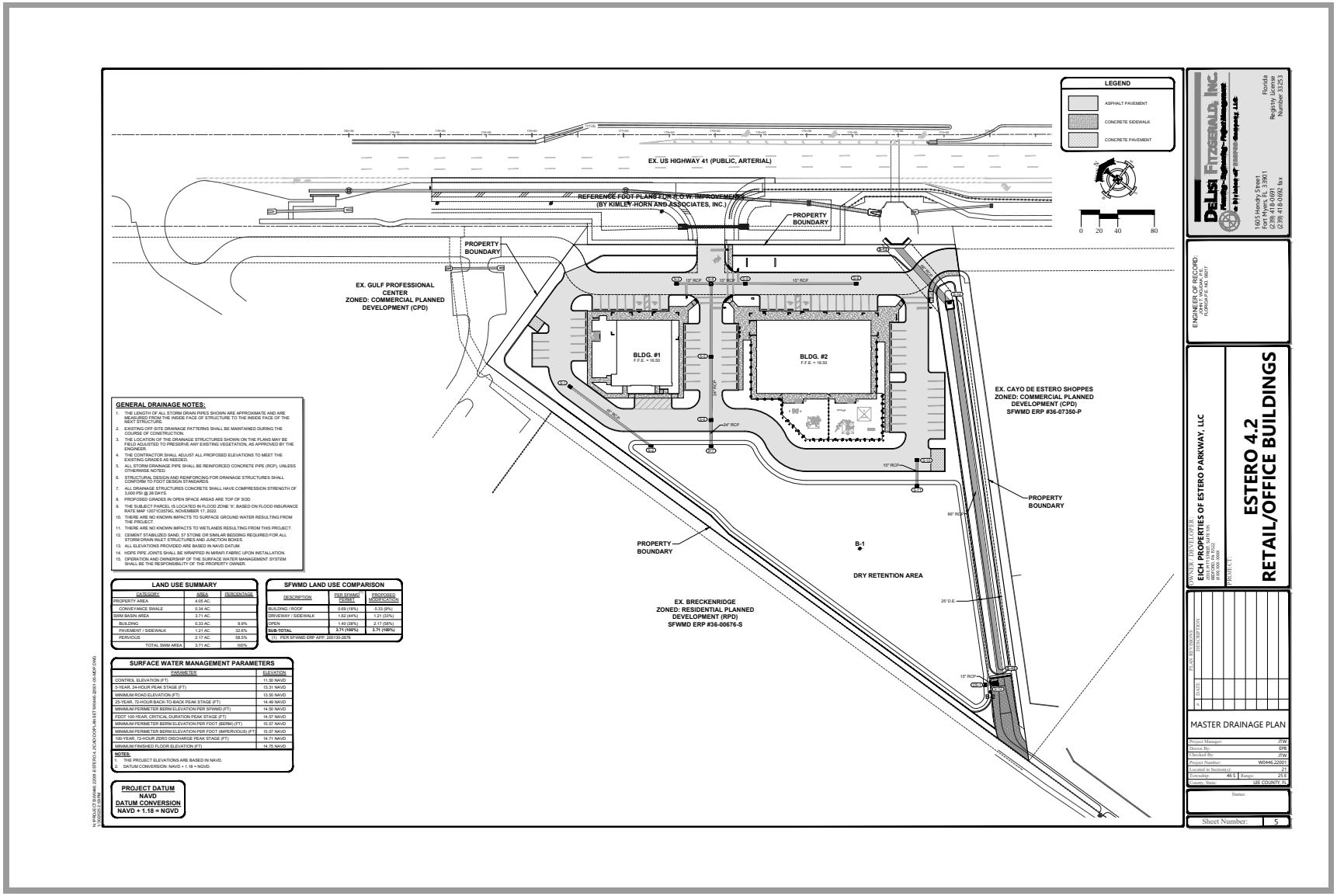
REQUIRED	AREA
OPEN SPACE REQUIRED	1.49 AC.
PROVIDED	
DRY DETENTION	1.11 AC.
BUFFERS	0.38 AC.
OPEN SPACE PROVIDED	1.49 AC.

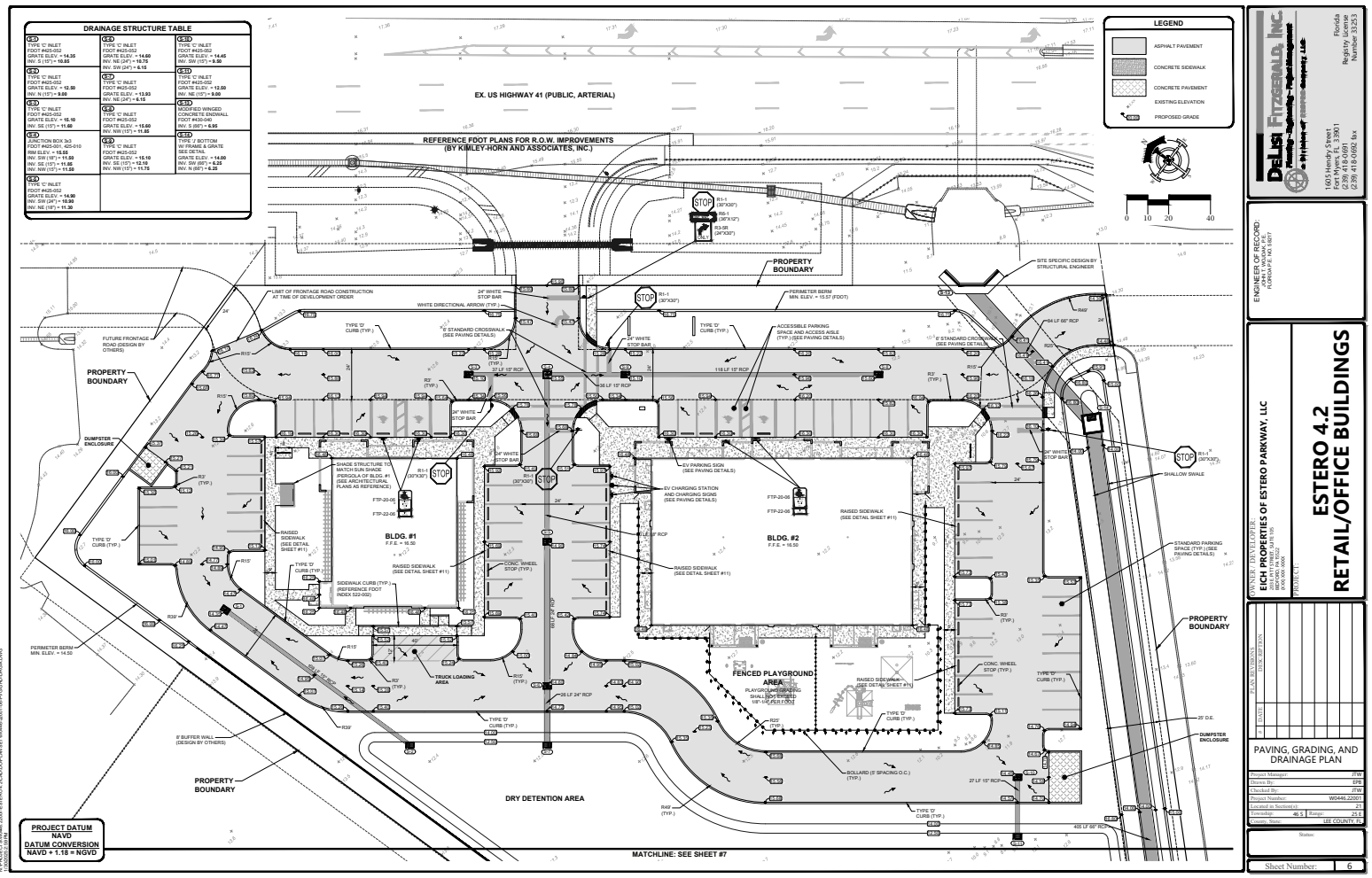
NOTES:
1. REQUIRED OPEN SPACE PER Z-06-037

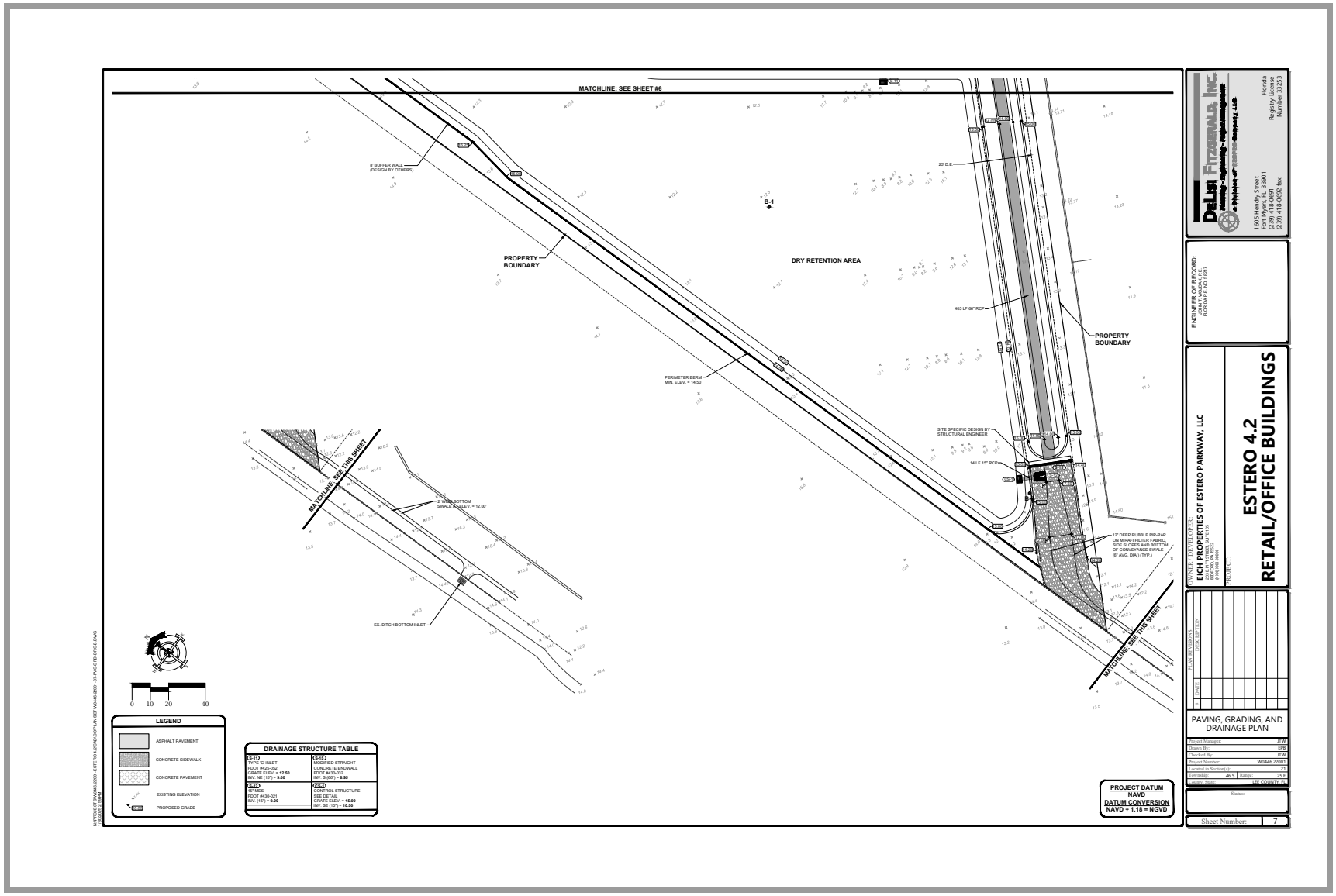
BUFFER REQUIREMENTS

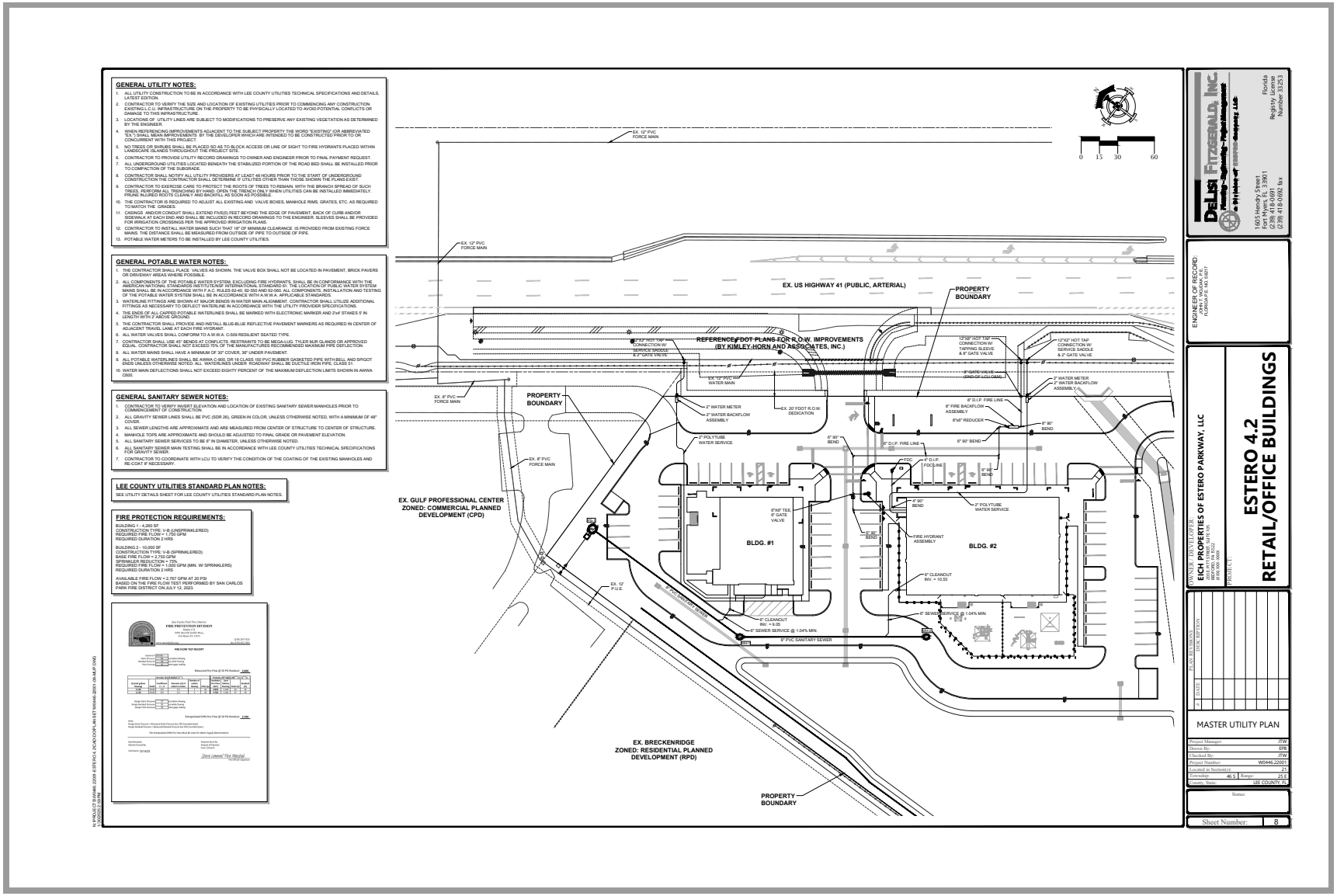
PROPERTY LINE	ADJACENT USE	BUFFER REQUIRED
NORTH	COMMERCIAL (GULF COAST PRO. CENTER)	5' TYPE 'A'
WEST	COMMERCIAL (GULF COAST PRO. CENTER)	5' TYPE 'A'
WEST	RESIDENTIAL (BRECKENRIDGE)	15' TYPE 'C'
SOUTH	COMMERCIAL (CAYO DE ESTERO SHOPPES)	5' TYPE 'A'
EAST	R.O.W. (US-41)	30' TYPE 'E'

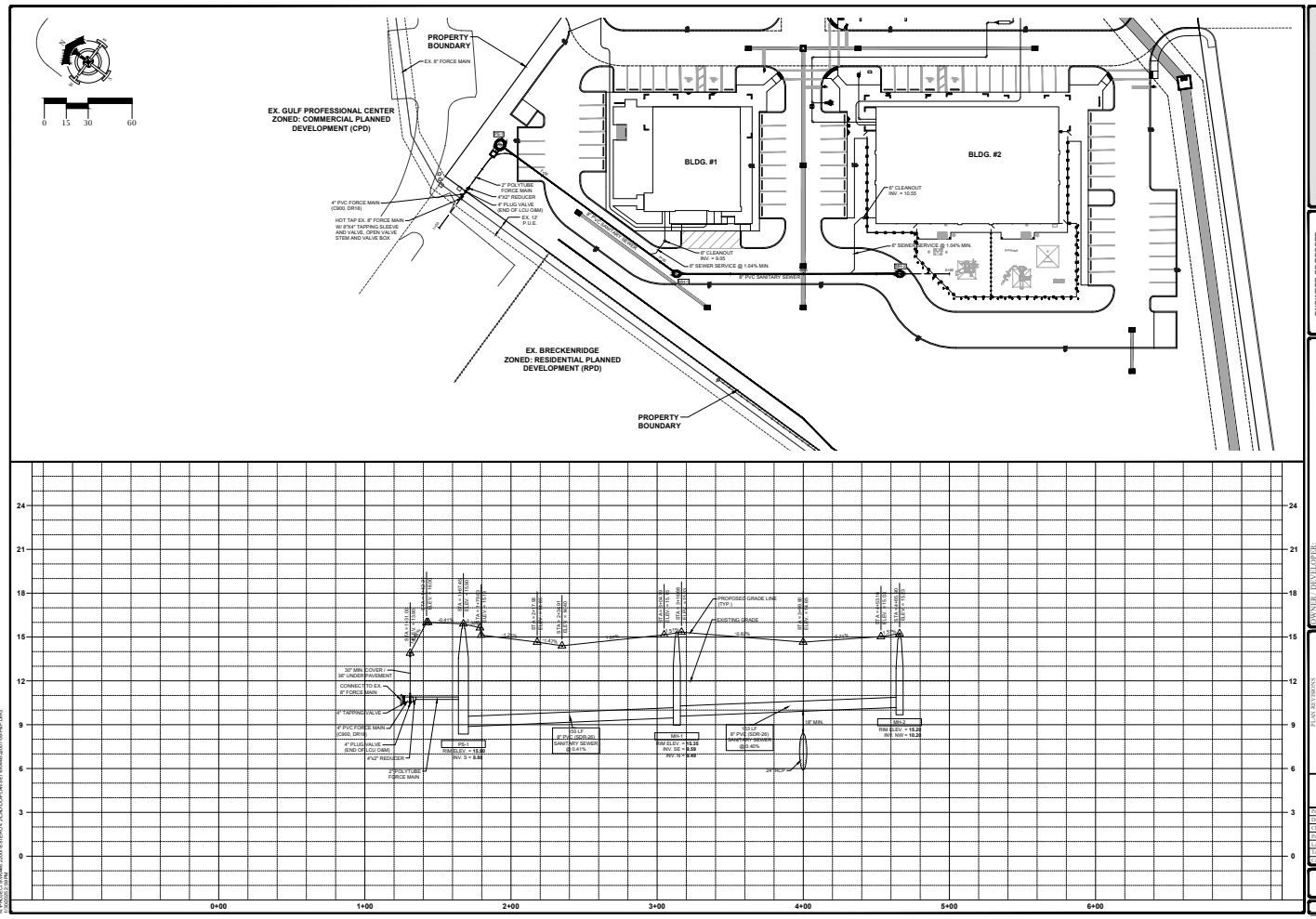
NOTES:
1. REQUIRED BUFFERS PER ZONING AMENDMENT ADD2014-00178.


LEGEND
ASPHALT PAVEMENT
CONCRETE SIDEWALK
CONCRETE PAVEMENT
0 20 40 80
EX. US HIGHWAY 41 (PUBLIC, ARTERIAL)
REFERENCE FDOT PLANS FOR S.C.W. IMPROVEMENTS (BY KIMLEY-HORN AND ASSOCIATES, INC.)
PROPERTY BOUNDARY
PROPERTY BOUNDARY
EX. GULF PROFESSIONAL CENTER
ZONED: COMMERCIAL PLANNED DEVELOPMENT (CPD)
BLDG. #1
F.F.E. = 16.50
BLDG. #2
F.F.E. = 16.50
EX. CAYO DE ESTERO SHOPPES
ZONED: COMMERCIAL PLANNED DEVELOPMENT (CPD)
SFWMD ERP #36-07360-P
PROPERTY BOUNDARY
PROPERTY BOUNDARY
B-1
DRY RETENTION AREA
EX. BRECKENRIDGE
ZONED: RESIDENTIAL PLANNED DEVELOPMENT (RPD)
SFWMD ERP #36-00676-S
15" RCP
24" RCP
66" RCP
25' D.E.
GENERAL DRAINAGE NOTES:
1. THE LENGTH OF ALL STORM DRAIN PIPES SHOWN ARE APPROXIMATE AND ARE MEASURED FROM THE INSIDE FACE OF STRUCTURE TO THE INSIDE FACE OF THE NEXT STRUCTURE.
2. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING THE COURSE OF CONSTRUCTION.
3. THE LOCATION OF THE DRAINAGE STRUCTURES SHOWN ON THE PLANS MAY BE FIELD ADJUSTED TO PRESERVE ANY EXISTING VEGETATION, AS APPROVED BY THE ENGINEER.
4. THE CONTRACTOR SHALL ADJUST ALL PROPOSED ELEVATIONS TO MEET THE EXISTING GRADES AS NEEDED.
5. ALL STORM DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP), UNLESS OTHERWISE NOTED.
6. STRUCTURAL DESIGN AND REINFORCING FOR DRAINAGE STRUCTURES SHALL CONFORM TO FDOT DESIGN STANDARDS.
7. ALL DRAINAGE STRUCTURES CONCRETE SHALL HAVE COMPRESSION STRENGTH OF 3,000 PSI @ 28 DAYS.
8. PROPOSED GRADES IN OPEN SPACE AREAS ARE TOP OF SOD.
9. THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE 'X', BASED ON FLOOD INSURANCE RATE MAP 12071C0537G, NOVEMBER 17, 2022.
10. THERE ARE NO KNOWN IMPACTS TO SURFACE GROUND WATER RESULTING FROM THE PROJECT.
11. THERE ARE NO KNOWN IMPACTS TO WETLANDS RESULTING FROM THIS PROJECT.
12. CEMENT STABILIZED SAND, 57 STONE OR SIMILAR BEDDING REQUIRED FOR ALL STORM DRAIN INLET STRUCTURES AND JUNCTION BOXES.
13. ALL ELEVATIONS PROVIDED ARE BASED IN NAVD DATUM.
14. HDPE PIPE JOINTS SHALL BE WRAPPED IN MIRAFI FABRIC UPON INSTALLATION.
15. OPERATION AND OWNERSHIP OF THE SURFACE WATER MANAGEMENT SYSTEM SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
LAND USE SUMMARY
CATEGORY | AREA | PERCENTAGE
PROPERTY AREA | 4.65 AC. |
CONVEYANCE SWALE | 0.34 AC. |
SWM BASIN AREA | 3.71 AC. |
BUILDING | 0.33 AC. | 8.9%
PAVEMENT / SIDEWALK | 1.21 AC. | 32.6%
PERVIOUS | 2.17 AC. | 58.5%
TOTAL SWM AREA | 3.71 AC. | 100%
SFWMD LAND USE COMPARISON
DESCRIPTION | PER SFWMD PERMIT (1) | PROPOSED CONDITIONS
BUILDING / ROOF | 0.69 (18%) | 0.33 (9%)
DRIVEWAY / SIDEWALK | 1.62 (44%) | 1.21 (33%)
OPEN | 1.40 (38%) | 2.17 (58%)
SUB-TOTAL | 3.71 (100%) | 3.71 (100%)
(1) PER SFWMD ERP APP. 200130-3678
SURFACE WATER MANAGEMENT PARAMETERS
PARAMETER | ELEVATION
CONTROL ELEVATION (FT) | 11.50 NAVD
3-YEAR, 24-HOUR PEAK STAGE (FT) | 13.31 NAVD
MINIMUM ROAD ELEVATION (FT) | 13.50 NAVD
25-YEAR, 72-HOUR BACK-TO-BACK PEAK STAGE (FT) | 14.49 NAVD
MINIMUM PERIMETER BERM ELEVATION PER SFWMD (FT) | 14.50 NAVD
FDOT 100-YEAR, CRITICAL DURATION PEAK STAGE (FT) | 14.57 NAVD
MINIMUM PERIMETER BERM ELEVATION PER FDOT (BERM) (FT) | 15.57 NAVD
MINIMUM PERIMETER BERM ELEVATION PER FDOT (IMPERVIOUS) (FT) | 15.07 NAVD
100-YEAR, 72-HOUR ZERO DISCHARGE PEAK STAGE (FT) | 14.71 NAVD
MINIMUM FINISHED FLOOR ELEVATION (FT) | 14.75 NAVD
NOTES:
1. THE PROJECT ELEVATIONS ARE BASED IN NAVD.
2. DATUM CONVERSION: NAVD + 1.18 = NGVD.
PROJECT DATUM
NAVD
DATUM CONVERSION
NAVD + 1.18 = NGVD
DeLisi Fitzgerald, Inc.
Florida Registered Engineering Business Number 3325
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
ENGINEER OF RECORD:
JOHN T. NOONAN, P.E.
FLORIDA P.E. NO. 66317
OWNER / DEVELOPER:
EICH PROPERTIES OF ESTERO PARKWAY, LLC
8300 COLLEGE PKWY, STE 100
FORT MYERS, FL 33919
(239) 313-1100
CONTACT: DAVID EICH
PROJECT:
ESTERO 4.2
RETAIL/OFFICE BUILDINGS
PLAN REVISIONS
| DATE | DESCRIPTION
MASTER DRAINAGE PLAN
Project Manager: JTW
Drawn By: EPS
Checked By: JTW
Project Number: W0446.22001
Located in Section(s): 23
Township: 46 S | Range: 25 E
County, State: LEE COUNTY, FL
Status:
Sheet Number: 5


DRAINAGE STRUCTURE TABLE
LEGEND
ASPHALT PAVEMENT
CONCRETE SIDEWALK
CONCRETE PAVEMENT
EXISTING ELEVATION
PROPOSED GRADE
EX. US HIGHWAY 41 (PUBLIC, ARTERIAL)
REFERENCE FOOT PLANS FOR R.O.W. IMPROVEMENTS
(BY KIMLEY-HORN AND ASSOCIATES, INC.)
PROPERTY BOUNDARY
BLDG. #1
BLDG. #2
FENCED PLAYGROUND AREA
DRY DETENTION AREA
TRUCK LOADING AREA
DUMPSTER ENCLOSURE
PROJECT DATUM
NAVD
DATUM CONVERSION
NAVD + 1.18 = NGVD
MATCHLINE: SEE SHEET #7
DeLisi Fitzgerald, Inc.
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida Registry License Number 33253
ENGINEER OF RECORD:
OWNER / DEVELOPER:
EICH PROPERTIES OF ESTERO PARKWAY, LLC
PROJECT:
ESTERO 4.2
RETAIL/OFFICE BUILDINGS
PAVING, GRADING, AND DRAINAGE PLAN
Project Manager: JTW
Drawn By: EPB
Checked By: JTW
Project Number: W0446.22001
Located in Section(s): 21
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
Sheet Number: 6


MATCHLINE: SEE SHEET #6
8' BUFFER WALL (DESIGN BY OTHERS)
PROPERTY BOUNDARY
DRY RETENTION AREA
25' D.E.
405 LF 66" RCP
PROPERTY BOUNDARY
PERIMETER BERM MIN. ELEV. = 14.50
SITE SPECIFIC DESIGN BY STRUCTURAL ENGINEER
14 LF 15" RCP
12" DEEP RUBBLE RIP-RAP ON MIRAFI FILTER FABRIC, SIDE SLOPES AND BOTTOM OF CONVEYANCE SWALE (8" AVG. DIA.) (TYP.)
MATCHLINE: SEE THIS SHEET
2' WIDE BOTTOM SWALE ELEV. = 12.00'
EX. DITCH BOTTOM INLET
MATCHLINE: SEE THIS SHEET
0 10 20 40
LEGEND
ASPHALT PAVEMENT
CONCRETE SIDEWALK
CONCRETE PAVEMENT
EXISTING ELEVATION
PROPOSED GRADE
DRAINAGE STRUCTURE TABLE
TYPE 'C' INLET
FDOT #425-052
GRATE ELEV. = 12.50
INV. NE (15") = 9.00
MODIFIED STRAIGHT CONCRETE ENDWALL
FDOT #430-032
INV. S (66") = 6.50
15' MES
FDOT #430-021
INV. (15") = 9.00
CONTROL STRUCTURE
SEE DETAIL
GRATE ELEV. = 15.00
INV. SE (15") = 10.50
PROJECT DATUM
NAVD
DATUM CONVERSION
NAVD + 1.18 = NGVD
DELISI FITZGERALD, INC.
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida Registry License Number 33253
ENGINEER OF RECORD:
OWNER / DEVELOPER:
EICH PROPERTIES OF ESTERO PARKWAY, LLC
PROJECT:
ESTERO 4.2
RETAIL/OFFICE BUILDINGS
PLAN REVISIONS
DATE DESCRIPTION
PAVING, GRADING, AND DRAINAGE PLAN
Project Manager: JTW
Drawn By: EPB
Checked By: JTW
Project Number: W0446.2200T
Located in Section(s): 21
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
Sheet Number: 7


GENERAL UTILITY NOTES:
1. ALL UTILITY CONSTRUCTION TO BE IN ACCORDANCE WITH LEE COUNTY UTILITIES TECHNICAL SPECIFICATIONS AND DETAILS, LATEST EDITION.
2. CONTRACTOR TO VERIFY THE SIZE AND LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. EXISTING L.C.U. INFRASTRUCTURE ON THE PROPERTY TO BE PHYSICALLY LOCATED TO AVOID POTENTIAL CONFLICTS OR DAMAGE TO THIS INFRASTRUCTURE.
3. LOCATIONS OF UTILITY LINES ARE SUBJECT TO MODIFICATIONS TO PRESERVE ANY EXISTING VEGETATION AS DETERMINED BY THE ENGINEER.
4. WHEN REFERENCING IMPROVEMENTS ADJACENT TO THE SUBJECT PROPERTY THE WORD 'EXISTING' (OR ABBREVIATED 'EX.'), SHALL MEAN IMPROVEMENTS BY THE DEVELOPER WHICH ARE INTENDED TO BE CONSTRUCTED PRIOR TO OR CONCURRENT WITH THIS PROJECT.
5. NO TREES OR SHRUBS SHALL BE PLACED SO AS TO BLOCK ACCESS OR LINE OF SIGHT TO FIRE HYDRANTS PLACED WITHIN LANDSCAPE ISLANDS THROUGHOUT THE PROJECT SITE.
6. CONTRACTOR TO PROVIDE UTILITY RECORD DRAWINGS TO OWNER AND ENGINEER PRIOR TO FINAL PAYMENT REQUEST.
7. ALL UNDERGROUND UTILITIES LOCATED BENEATH THE STABILIZED PORTION OF THE ROAD BED SHALL BE INSTALLED PRIOR TO COMPACTION OF THE SUBGRADE.
8. CONTRACTOR SHALL NOTIFY ALL UTILITY PROVIDERS AT LEAST 48 HOURS PRIOR TO THE START OF UNDERGROUND CONSTRUCTION THE CONTRACTOR SHALL DETERMINE IF UTILITIES OTHER THAN THOSE SHOWN THE PLANS EXIST.
9. CONTRACTOR TO EXERCISE CARE TO PROTECT THE ROOTS OF TREES TO REMAIN. WITH THE BRANCH SPREAD OF SUCH TREES. PERFORM ALL TRENCHING BY HAND. OPEN THE TRENCH ONLY WHEN UTILITIES CAN BE INSTALLED IMMEDIATELY. PRUNE INJURED ROOTS CLEANLY AND BACKFILL AS SOON AS POSSIBLE.
10. THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS REQUIRED TO MATCH THE GRADES.
11. CASINGS AND/OR CONDUIT SHALL EXTEND FIVE(5) FEET BEYOND THE EDGE OF PAVEMENT, BACK OF CURB AND/OR SIDEWALK AT EACH END AND SHALL BE INCLUDED IN RECORD DRAWINGS TO THE ENGINEER. SLEEVES SHALL BE PROVIDED FOR IRRIGATION CROSSINGS PER THE APPROVED IRRIGATION PLANS.
12. CONTRACTOR TO INSTALL WATER MAINS SUCH THAT 18" OF MINIMUM CLEARANCE IS PROVIDED FROM EXISTING FORCE MAINS. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
13. POTABLE WATER METERS TO BE INSTALLED BY LEE COUNTY UTILITIES.
GENERAL POTABLE WATER NOTES:
1. THE CONTRACTOR SHALL PLACE VALVES AS SHOWN. THE VALVE BOX SHALL NOT BE LOCATED IN PAVEMENT, BRICK PAVERS OR DRIVEWAY AREAS WHERE POSSIBLE.
2. ALL COMPONENTS OF THE POTABLE WATER SYSTEM, EXCLUDING FIRE HYDRANTS, SHALL BE IN CONFORMANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE/NSF INTERNATIONAL STANDARD 61. THE LOCATION OF PUBLIC WATER SYSTEM MAINS SHALL BE IN ACCORDANCE WITH F.A.C. RULES 62-40, 62-550 AND 62-560. ALL COMPONENTS, INSTALLATION AND TESTING OF THE POTABLE WATER SYSTEM SHALL BE IN ACCORDANCE WITH A.W.W.A. APPLICABLE STANDARDS.
3. WATERLINE FITTINGS ARE SHOWN AT MAJOR BENDS IN WATER MAIN ALIGNMENT. CONTRACTOR SHALL UTILIZE ADDITIONAL FITTINGS AS NECESSARY TO DEFLECT WATERLINE IN ACCORDANCE WITH THE UTILITY PROVIDER SPECIFICATIONS.
4. THE ENDS OF ALL CAPPED POTABLE WATERLINES SHALL BE MARKED WITH ELECTRONIC MARKER AND 2"x4" STAKES 5' IN LENGTH WITH 2' ABOVE GROUND.
5. THE CONTRACTOR SHALL PROVIDE AND INSTALL BLUE-BLUE REFLECTIVE PAVEMENT MARKERS AS REQUIRED IN CENTER OF ADJACENT TRAVEL LANE AT EACH FIRE HYDRANT.
6. ALL WATER VALVES SHALL CONFORM TO A.W.W.A. C-509 RESILIENT SEATED TYPE.
7. CONTRACTOR SHALL USE 45° BENDS AT CONFLICTS. RESTRAINTS TO BE MEGA-LUG, TYLER MUR GLANDS OR APPROVED EQUAL. CONTRACTOR SHALL NOT EXCEED 75% OF THE MANUFACTURES RECOMMENDED MAXIMUM FIRE DEFLECTION.
8. ALL WATER MAINS SHALL HAVE A MINIMUM OF 30" COVER, 36" UNDER PAVEMENT.
9. ALL POTABLE WATERLINES SHALL BE AWWA C-900, DR 18 CLASS 150 PVC RUBBER GASKETED PIPE WITH BELL AND SPIGOT ENDS UNLESS OTHERWISE NOTED. ALL WATERLINES UNDER ROADWAY SHALL BE DUCTILE IRON PIPE, CLASS 51.
10. WATER MAIN DEFLECTIONS SHALL NOT EXCEED EIGHTY PERCENT OF THE MAXIMUM DEFLECTION LIMITS SHOWN IN AWWA C600.
GENERAL SANITARY SEWER NOTES:
1. CONTRACTOR TO VERIFY INVERT ELEVATION AND LOCATION OF EXISTING SANITARY SEWER MANHOLES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL GRAVITY SEWER LINES SHALL BE PVC (SDR 26), GREEN IN COLOR, UNLESS OTHERWISE NOTED, WITH A MINIMUM OF 48" COVER.
3. ALL SEWER LENGTHS ARE APPROXIMATE AND ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
4. MANHOLE TOPS ARE APPROXIMATE AND SHOULD BE ADJUSTED TO FINAL GRADE OR PAVEMENT ELEVATION.
5. ALL SANITARY SEWER SERVICES TO BE 6" IN DIAMETER, UNLESS OTHERWISE NOTED.
6. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH LEE COUNTY UTILITIES TECHNICAL SPECIFICATIONS FOR GRAVITY SEWER.
7. CONTRACTOR TO COORDINATE WITH LCU TO VERIFY THE CONDITION OF THE COATING OF THE EXISTING MANHOLES AND RE-COAT IF NECESSARY.
LEE COUNTY UTILITIES STANDARD PLAN NOTES:
SEE UTILITY DETAILS SHEET FOR LEE COUNTY UTILITIES STANDARD PLAN NOTES.
FIRE PROTECTION REQUIREMENTS:
BUILDING 1 - 4,260 SF
CONSTRUCTION TYPE: V-B (UNSPRINKLERED)
REQUIRED FIRE FLOW = 1,750 GPM
REQUIRED DURATION 2 HRS
BUILDING 2 - 10,000 SF
CONSTRUCTION TYPE: V-B (SPRINKLERED)
BASE FIRE FLOW = 2,750 GPM
75% REDUCTION = 1,000 GPM
REQUIRED FIRE FLOW = 1,000 GPM (MIN. W SPRINKLERS)
REQUIRED DURATION 2 HRS
AVAILABLE FIRE FLOW = 2,767 GPM AT 20 PSI
BASED ON THE FIRE FLOW TEST PERFORMED BY SAN CARLOS PARK FIRE DISTRICT ON JULY 12, 2023.
FIRE PREVENTION DIVISION
FIRE FLOW TEST RECEIPT
EX. 12" PVC FORCE MAIN
EX. US HIGHWAY 41 (PUBLIC, ARTERIAL)
PROPERTY BOUNDARY
REFERENCE FDOT PLANS FOR R.O.W. IMPROVEMENTS (BY KIMLEY-HORN AND ASSOCIATES, INC.)
EX. 8" PVC FORCE MAIN
EX. 20' FDOT R.O.W. DEDICATION
2" POLYTUBE WATER SERVICE
EX. GULF PROFESSIONAL CENTER ZONED: COMMERCIAL PLANNED DEVELOPMENT (CPD)
BLDG. #1
BLDG. #2
FIRE HYDRANT ASSEMBLY
EX. 12' P.U.E.
8" PVC SANITARY SEWER
EX. BRECKENRIDGE ZONED: RESIDENTIAL PLANNED DEVELOPMENT (RPD)
0 15 30 60
DeLisi Fitzgerald, Inc.
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida Registry Number 33253
ENGINEER OF RECORD:
JOHN T. WOOLEY, P.E.
FLORIDA PE NO. 68817
OWNER / DEVELOPER:
EICH PROPERTIES OF ESTERO PARKWAY, LLC
PROJECT:
ESTERO 4.2
RETAIL/OFFICE BUILDINGS
PLAN REVISIONS
MASTER UTILITY PLAN
Project Manager: JTW
Drawn By: EFS
Checked By: JTW
Project Number: W0446.22001
Located in Section(s): 23
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
Sheet Number: 8



DeLisi Fitzgerald, Inc.
Planning · Engineering · Project Management
A Division of Barraco Property, LLC
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0690
(239) 418-0692 fax
Florida Registry Certificate Number 31253

ENGINEER OF RECORD:
JOHN T. HOOKER, P.E.
FLORIDA REG. NO. 65817

OWNER / DEVELOPER:
EICH PROPERTIES OF ESTERO PARKWAY, LLC
8000 DEVONSHIRE ST.
DAVENPORT, IA 52803
(563) 343-7100
CONTACT: JOHN EICH

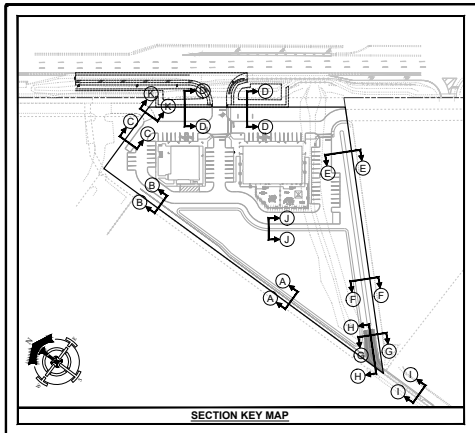
PROJECT:
ESTERO 4.2
RETAIL/OFFICE BUILDINGS

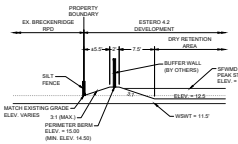
PLAN REVISIONS

#	DATE	DESCRIPTION

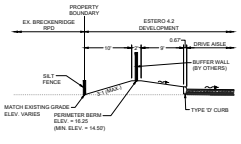
PLAN & PROFILE

Project Manager:	JTW
Drawn By:	EPB
Checked By:	JTW
Project Number:	W0446.2200
Located in Section(s):	21
Township: 46 S	Range: 25 E
County, State:	LEE COUNTY, FL
Status:	
Sheet Number:	9





SECTION A-A
NTS



SECTION B-B
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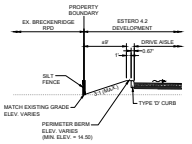

SECTION C-C
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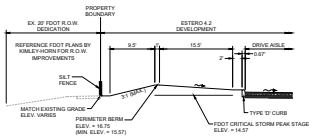
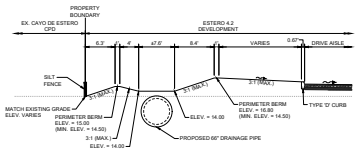


SECTION D-D
NTS



SECTION E-E
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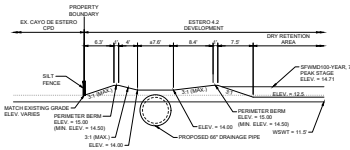
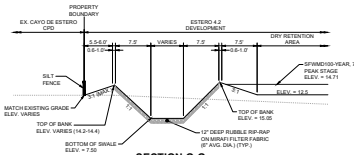


SECTION F-F
NTS



SECTION G-G
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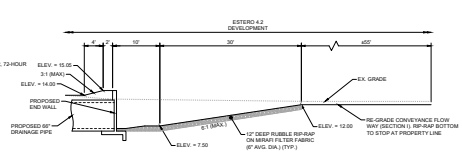

SECTION H-H
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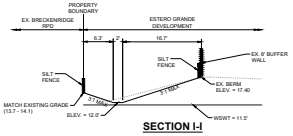
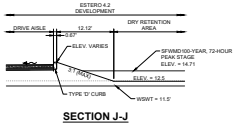
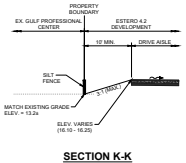


SECTION I-I
NTS



SECTION J-J
NTS



SECTION K-K
NTS

PROJECT DATUM
NAVD
DATUM CONVERSION
NAVD + 1.18 = NGVD

N:\PROJECTS\W0446.2200\8 ESTERO 4.2\CAD\CIVIL\PLANSET\W0446.2200 - 10-SECTIONS.DWG
2/20/2023 1:29 PM

DeLisi Fitzgerald, Inc.
Florida Engineering Registry Management
A Division of Kimley-Horn Capacity, LLC
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0092
Florida Registry Number 33253

ENGINEER OF RECORD:
JOHN T. WOOLK, P.E.
FLORIDA P.E. NO. 68817

OWNER / DEVELOPER:
EICH PROPERTIES OF ESTERO PARKWAY, LLC
3501 SW 160th AVENUE
SUITE 203
MIRAMAR, FL 33027

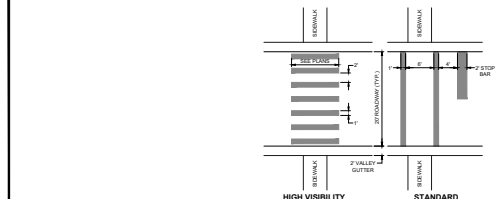
PROJECT:
ESTERO 4.2
RETAIL/OFFICE BUILDINGS

NO.	DATE	REVISIONS
1	1/31/23	PER RAI #1

TYPICAL SECTIONS

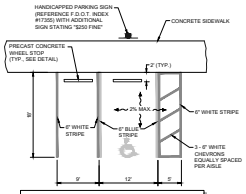
Project Manager:	JTW
Drawn By:	EPS
Checked By:	JTW
Project Number:	W0446.2200
Located in Section(s):	23
Township:	46 S
Range:	25 E
County, State:	LEE COUNTY, FL
Status:	

Sheet Number: 10



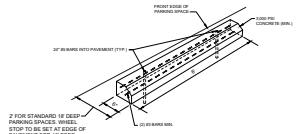
NOTES:
1. SEE PLANS FOR TYPE OF CROSSWALK STRIPING AND LOCATION.
2. DETAILS REFERENCED F.D.O.T. INDEX NO. 17346 & M.U.T.C.D. SECTION 3B.17
3. CROSSWALKS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%) PER ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 4.3.

TYPICAL PEDESTRIAN CROSSWALKS
NTS



NOTES:
1. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS PER ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 4.6.

TYPICAL PARKING SPACE DETAIL
NTS



WHEEL STOP DETAIL
NTS



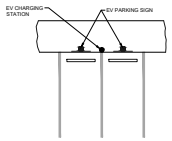
EV PARKING SIGN DETAIL



EV CHARGING SIGN DETAIL



EV CHARGING STATION



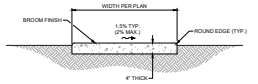
EV CHARGING STATION DETAIL

PLEASE CONTACT MANAGEMENT COMPANY WITH ANY EQUIPMENT PROBLEMS
COMPANY NAME: TBD
PHONE NUMBER: TBD

EV CHARGING STATION DECAL

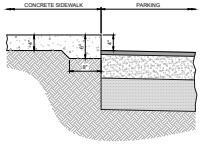
NOTES:
1. EV CHARGING STATIONS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. EV CHARGING STATION DECAL SHALL BE ATTACHED TO EACH STATION.

CT4000 EV CHARGING STATION DETAIL
NTS

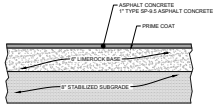


NOTES:
1. SIDEWALK SHALL BE CONSTRUCTED IN CONFORMANCE WITH FDOT STANDARD PLANS INDEX 522-001 AND STANDARD SPECIFICATION 522 AND CORRESPONDING STANDARDS.
2. COMPACT FILL AREAS TO MINIMUM 95% OF AASHTO T99 DENSITY.
3. SIDEWALK SHALL HAVE CONTRACTION JOINTS SPACED EQUALLY TO THE SIDEWALK WIDTH AND HAVE EXPANSION JOINTS EVERY 120' MAXIMUM.
4. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.
5. SIDEWALKS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%) PER ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 4.3.
6. CURB RAMPS SHALL BE CONSTRUCTED IN CONFORMANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 4.7 AND FDOT STANDARD PLANS INDEX 522-002.

TYPICAL CONCRETE SIDEWALK DETAIL
NTS

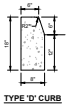


RAISED SIDEWALK ABUTTING PARKING
NTS



PAVEMENT NOTES:
1. 6" LIMEROCK BASE, PRIMED AND COMPACTED TO 98% OF MAX. DENSITY (DETERMINED BY AASHTO T-180), (MIN. LBR 100).
2. 6" STABILIZED SUBGRADE (MIN. LBR 40).
3. STABILIZED SUBGRADE TO EXTEND 1 FOOT BEYOND EDGE OF PAVEMENT AND BACK OF CURB.
4. WHEN NO CURB IS PROPOSED LIMEROCK TO EXTEND 6 INCHES BEYOND EDGE OF PAVEMENT.

PARKING ASPHALT PAVEMENT SECTION
NTS



TYPE 'D' CURB

NOTES:
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS UNLESS OTHERWISE NOTED.
2. CURB SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX 300.
3. CURB SHALL HAVE EXPANSION JOINTS INSTALLED AT ALL INLETS AND EVERY 500'±.

CURB DETAILS
NTS

DeLisi Fitzgerald, Inc.
Florida Engineering Management Corporation
A Division of Barraco Property, LLC
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0690
(239) 418-0692 fax
Florida Registry License Number 33253

ENGINEER OF RECORD:
JOHN T. WOOLF, P.E.
FLORIDA P.E. NO. 68317

OWNER / DEVELOPER:
EICH PROPERTIES OF ESTERO PARKWAY, LLC
8800 EXPO PLAZA DRIVE, SUITE 100
DEXTER, FL 70122
(313) 215-1100
CONTACT: JOHN EICH

PROJECT:
ESTERO 4.2
RETAIL/OFFICE BUILDINGS

#	DATE	DESCRIPTION
		PLAN REVISIONS

PAVING DETAILS

Project Manager:	JTW
Drawn By:	EFS
Checked By:	JTW
Project Number:	W0446.22001
Located in Section(s):	23
Township: 46 S	Range: 25 E
County, State:	LEE COUNTY, FL
Status:	

Sheet Number: 11

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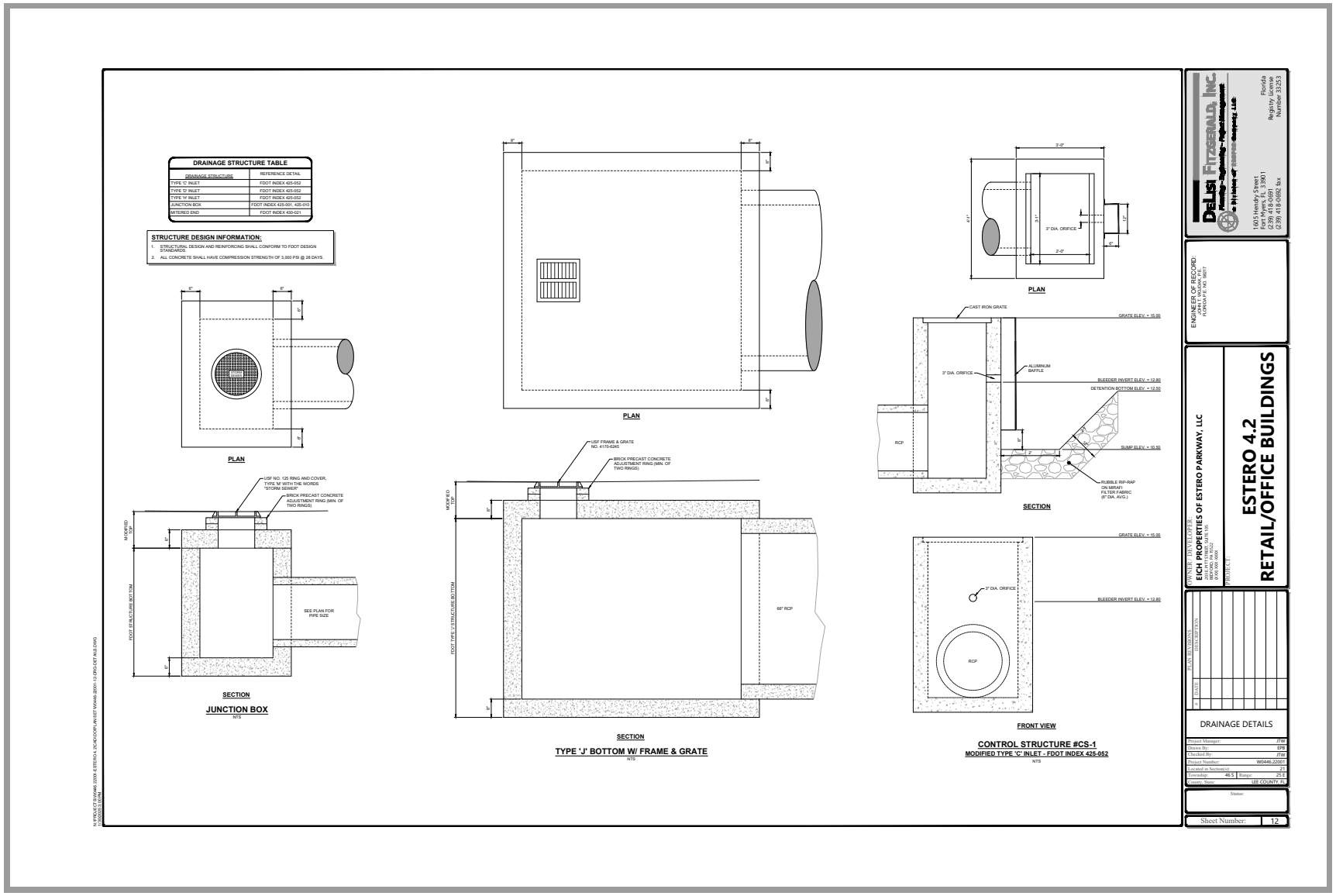
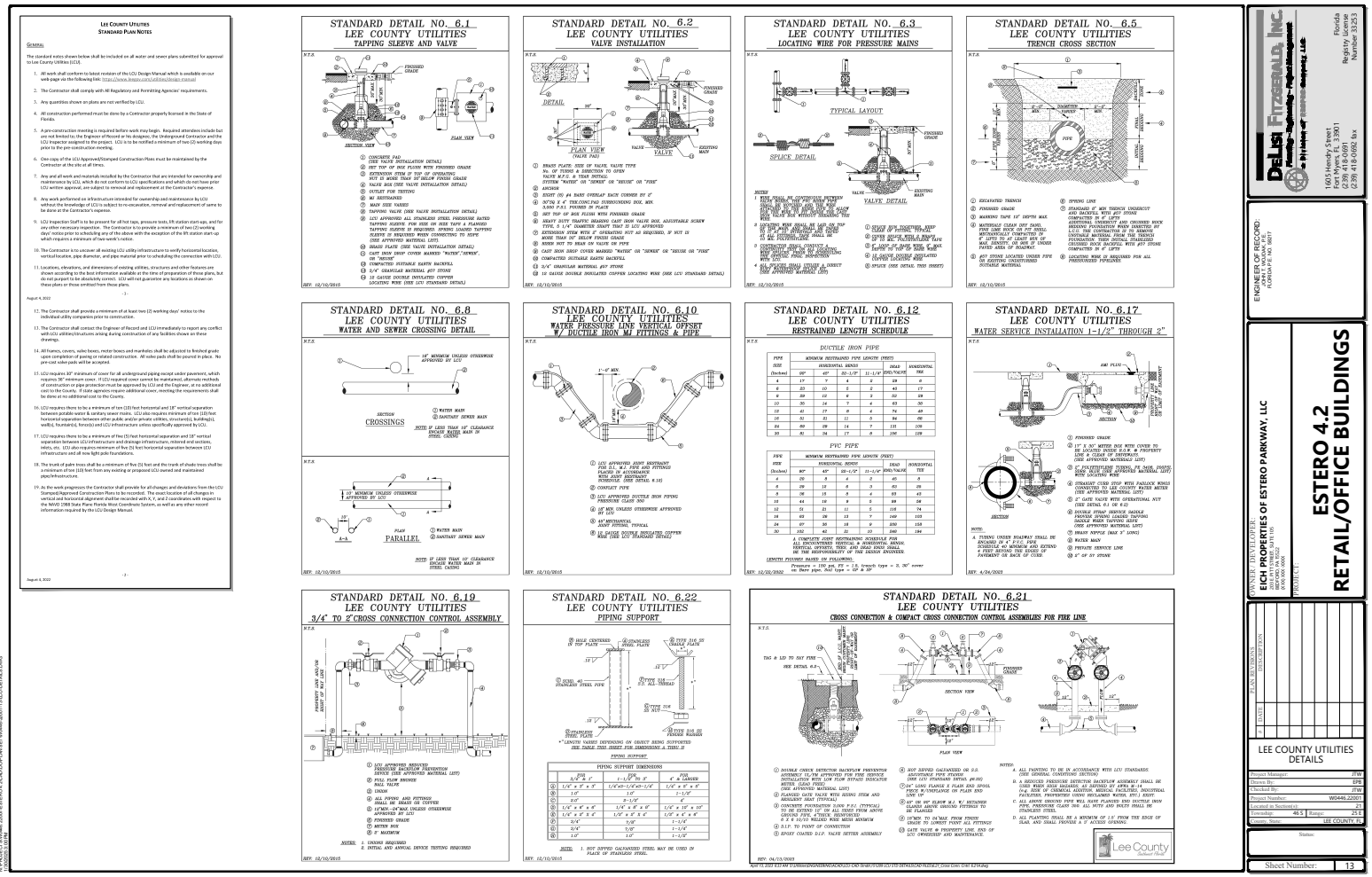

DRAINAGE STRUCTURE TABLE
DRAINAGE STRUCTURE | REFERENCE DETAIL
TYPE 'C' INLET | FDOT INDEX 425-052
TYPE 'D' INLET | FDOT INDEX 425-052
TYPE 'H' INLET | FDOT INDEX 425-052
JUNCTION BOX | FDOT INDEX 425-001, 425-010
MITERED END | FDOT INDEX 430-021
STRUCTURE DESIGN INFORMATION:
1. STRUCTURAL DESIGN AND REINFORCING SHALL CONFORM TO FDOT DESIGN STANDARDS.
2. ALL CONCRETE SHALL HAVE COMPRESSION STRENGTH OF 3,000 PSI @ 28 DAYS.
PLAN
SECTION
JUNCTION BOX
NTS
USF NO. 125 RING AND COVER, TYPE 'M' WITH THE WORDS "STORM SEWER"
BRICK PRECAST CONCRETE ADJUSTMENT RING (MIN. OF TWO RINGS)
SEE PLAN FOR PIPE SIZE
USF FRAME & GRATE NO. 4170-6245
66" RCP
TYPE 'J' BOTTOM W/ FRAME & GRATE
NTS
3" DIA. ORIFICE
CAST IRON GRATE
ALUMINUM BAFFLE
RCP
GRATE ELEV. = 15.00
BLEEDER INVERT ELEV. = 12.80
DETENTION BOTTOM ELEV. = 12.50
SUMP ELEV. = 10.50
RUBBLE RIP-RAP ON MIRAFI FILTER FABRIC (6" DIA. AVG.)
FRONT VIEW
CONTROL STRUCTURE #CS-1
MODIFIED TYPE 'C' INLET - FDOT INDEX 425-052
NTS
DELISI FITZGERALD, INC.
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida Registry License Number 33253
ENGINEER OF RECORD:
JOHN T. WOJDAK, P.E.
FLORIDA P.E. NO. 66217
OWNER / DEVELOPER:
EICH PROPERTIES OF ESTERO PARKWAY, LLC
PROJECT:
ESTERO 4.2
RETAIL/OFFICE BUILDINGS
PLAN REVISIONS
DRAINAGE DETAILS
Project Manager: JTW
Drawn By: EPB
Checked By: JTW
Project Number: W0446.22001
Located in Section(s): 21
Township: 46 S
Range: 25 E
County, State: LEE COUNTY, FL
Status:
Sheet Number: 12



LEE COUNTY UTILITIES STANDARD PLAN NOTES

GENERAL

The standard notes shown below shall be included on all water and sewer plans submitted for approval to Lee County Utilities (LCU).

1. All work shall conform to latest revision of the LCU Design Manual which is available on our web page via the following link: https://www.leegov.com/utilities/design-manual
2. The Contractor shall comply with All Regulatory and Permitting Agencies' requirements.
3. Any quantities shown on plans are not verified by LCU.
4. All construction performed must be done by a Contractor properly licensed in the State of Florida.
5. A pre-construction meeting is required before work may begin. Required attendees include but are not limited to: the Engineer of Record or his designee, the Underground Contractor and the LCU Inspector assigned to the project. LCU is to be notified a minimum of two (2) working days prior to the pre-construction meeting.
6. One copy of the LCU Approved/Stamped Construction Plans must be maintained by the Contractor at the site at all times.
7. Any and all work and materials installed by the Contractor that are intended for ownership and maintenance by LCU, which do not conform to LCU specifications and which do not have prior LCU written approval, are subject to removal and replacement at the Contractor's expense.
8. Any work performed on infrastructure intended for ownership and maintenance by LCU without the knowledge of LCU is subject to re-excavation, removal and replacement of same to be done at the Contractor's expense.
9. LCU Inspection Staff is to be present for all hot taps, pressure tests, lift station start-ups, and for any other necessary inspection. The Contractor is to provide a minimum of two (2) working days' notice prior to scheduling any of the above with the exception of the lift station start-up which requires a minimum of two week's notice.
10. The Contractor is to uncover all existing LCU utility infrastructure to verify horizontal location, vertical location, pipe diameter, and pipe material prior to scheduling the connection with LCU.
11. Locations, elevations, and dimensions of existing utilities, structures and other features are shown according to the best information available at the time of preparation of these plans, but do not purport to be absolutely correct. LCU will not guarantee any locations as shown on these plans or those omitted from these plans.

-1-

August 4, 2022

12. The Contractor shall provide a minimum of at least two (2) working days' notice to the individual utility companies prior to construction.
13. The Contractor shall contact the Engineer of Record and LCU immediately to report any conflict with LCU utilities/structures arising during construction of any facilities shown on these drawings.
14. All frames, covers, valve boxes, meter boxes and manholes shall be adjusted to finished grade upon completion of paving or related construction. All valve pads shall be poured in place. No pre-cast valve pads will be accepted.
15. LCU requires 30" minimum of cover for all underground piping except under pavement, which requires 36" minimum cover. If LCU required cover cannot be maintained, alternate methods of construction or pipe protection must be approved by LCU and the Engineer, at no additional cost to the County. If state agencies require additional cover, meeting the requirements shall be done at no additional cost to the County.
16. LCU requires there to be a minimum of ten (10) feet horizontal and 18" vertical separation between potable water & sanitary sewer mains. LCU also requires minimum of ten (10) feet horizontal separation between water mains and private utilities (unmanned), buildings, swells, swales(s), fence(s) and LCU infrastructure unless specifically approved by LCU.
17. LCU requires there to be a minimum of five (5) feet horizontal separation and 18" vertical separation between LCU infrastructure and drainage infrastructure, mitered end sections, inlets, etc. LCU also requires minimum of five (5) feet horizontal separation between LCU infrastructure and all new light pole foundations.
18. The trunk of palm trees shall be a minimum of five (5) feet and the trunk of shade trees shall be a minimum of ten (10) feet from any existing or proposed LCU-owned and maintained pipe/infrastructure.
19. As the work progresses the Contractor shall provide for all changes and deviations from the LCU Stamped/Approved Construction Plans to be recorded. The exact location of all changes in vertical and horizontal alignment shall be recorded with X, Y, and Z coordinates with respect to the NAVD 1988 State Plane Florida West Coordinate System, as well as any other record information required by the LCU Design Manual.

-2-

August 4, 2022

STANDARD DETAIL NO. 6.1
LEE COUNTY UTILITIES
TAPPING SLEEVE AND VALVE

STANDARD DETAIL NO. 6.2
LEE COUNTY UTILITIES
VALVE INSTALLATION

STANDARD DETAIL NO. 6.3
LEE COUNTY UTILITIES
LOCATING WIRE FOR PRESSURE MAINS

STANDARD DETAIL NO. 6.5
LEE COUNTY UTILITIES
TRENCH CROSS SECTION

STANDARD DETAIL NO. 6.8
LEE COUNTY UTILITIES
WATER AND SEWER CROSSING DETAIL

STANDARD DETAIL NO. 6.10
LEE COUNTY UTILITIES
WATER PRESSURE LINE VERTICAL OFFSET
W/ DUCTILE IRON MJ FITTINGS & PIPE

STANDARD DETAIL NO. 6.12
LEE COUNTY UTILITIES
RESTRAINED LENGTH SCHEDULE

STANDARD DETAIL NO. 6.17
LEE COUNTY UTILITIES
WATER SERVICE INSTALLATION 1-1/2" THROUGH 2"

STANDARD DETAIL NO. 6.19
LEE COUNTY UTILITIES
3/4" TO 2" CROSS CONNECTION CONTROL ASSEMBLY

STANDARD DETAIL NO. 6.22
LEE COUNTY UTILITIES
PIPING SUPPORT

STANDARD DETAIL NO. 6.21
LEE COUNTY UTILITIES
CROSS CONNECTION & COMPACT CROSS CONNECTION CONTROL ASSEMBLIES FOR FIRE LINE

DeLisi Fitzgerald, Inc.
Florida Engineering Management
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ENGINEER OF RECORD:
JOHN T. HOOVER, P.E.
FLORIDA P.E. NO. 69077

OWNER / DEVELOPER:
EICH PROPERTIES OF ESTERO PARKWAY, LLC
3451 BONITA BEACH ROAD
SUITE 105
BONITA SPRINGS, FL 34134

PROJECT:
ESTERO 4.2
RETAIL/OFFICE BUILDINGS

PLAN REVISIONS

#	DATE	DESCRIPTION

LEE COUNTY UTILITIES DETAILS

Project Manager:	JTW
Drawn By:	EFB
Checked By:	JTW
Project Number:	W0446.2200
Located in Section(s):	23
Township: 46 S Range:	25 E
County, State:	LEE COUNTY, FL
Status:	
Sheet Number:	13

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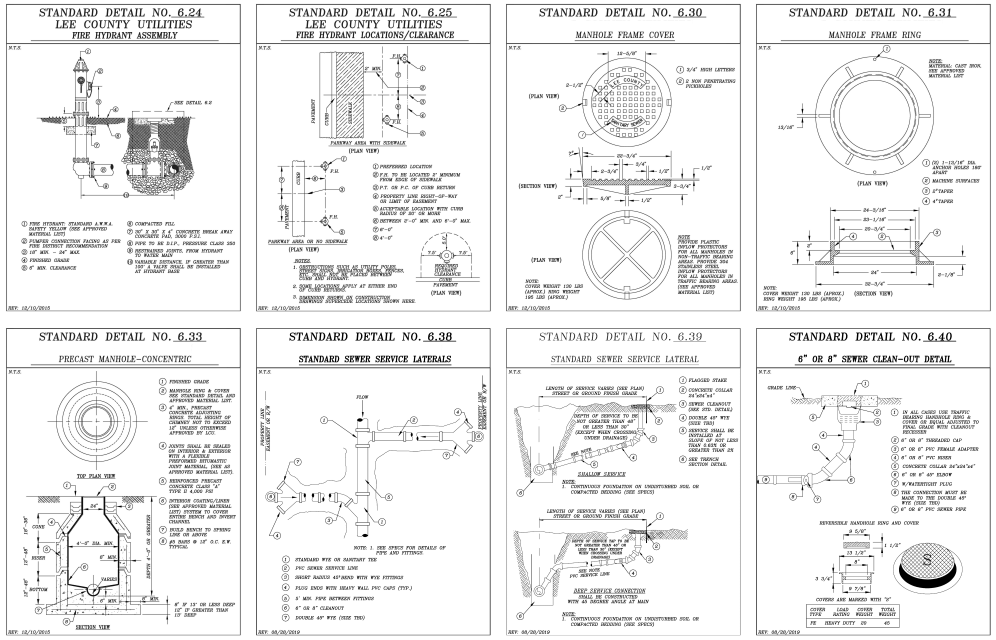
LAST SAVED BY: EFB



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Florida Registry License Number 33253

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FLORIDA P.E. NO. 56077

OWNER / DEVELOPER:
EICH PROPERTIES OF ESTERO PARKWAY, LLC
2800 FIFTH STREET, SUITE 105
BROOKLYN, FL 33222
(800) 500-0000

PROJECT:
ESTERO 4.2
RETAIL/OFFICE BUILDINGS

PLAN REVISIONS

#	DATE	DESCRIPTION

LEE COUNTY UTILITIES DETAILS

Project Manager:	JTW
Drawn By:	EPB
Checked By:	JTW
Project Number:	W0446.22001
Located in Section(s):	21
Township: 46 S	Range: 25 E
County, State:	LEE COUNTY, FL
Status:	

Sheet Number: 14

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SOUTH FLORIDA LIFT STATION, INC.
PACKAGED FIBERGLASS LIFT STATIONS
PACKAGED FIBERGLASS VALVE BOXES
D.E.P. OR STANDARD CONTROL PANELS

COMPLETE SYSTEM SHALL BE SUPPLIED BY
SOUTH FLORIDA LIFT STATION, INC.
FORT MYERS, FL. 33901
(239) 332-0041
FAX (239) 332-0045

CLICK TO EDIT SPECIFICATION
DESIGN CONDITIONS

MODEL LIBERTY LGV02 H.P. 2.5
VOLT 208-230 PHASE 3
DISCHARGE 1 1/4" IMPELLER N/A
GPM 60 TDH 16.5

SUBMERSIBLE GRINDER PUMP

PUMPS:

SUBMERSIBLE GRINDER PUMPS SHALL BE LIBERTY LGV02. THE PUMPS SHALL BE INSTALLED IN THE H-20 GRP FRP WETWELL UTILIZING A STAINLESS STEEL SLIDE RAIL SYSTEM. THE GRINDER UNIT SHALL BE CAPABLE OF MACERATING ALL MATERIALS IN NORMAL DOMESTIC AND COMMERCIAL SEWAGE, INCLUDING FOREIGN OBJECTS SUCH AS PLASTIC, SANITARY NAPKINS, AND DISPOSISBLE DIAPERS INTO A FINE SLURRY WHICH WILL PASS THROUGH THE PUMP AND THE SCH.80 PVC DISCHARGE PIPING.

SINGLE PHASE MOTORS SHALL BE OF THE CAPACITOR START, CAPACITOR RUN TYPE FOR HIGH STARTING TORQUE. STATOR WINDING SHALL BE OPEN TYPE WITH CLASS F INSULATION AND SHALL BE HEAT-SHRINK FITTED INTO THE STATOR HOUSING. THE USE OF PINS, BOLTS, OR OTHER FASTENING DEVICES IS NOT ACCEPTABLE.
A HEAT SENSOR THERMOSTAT SHALL BE ATTACHED TO THE TOP END OF THE MOTOR WINDING AND SHALL BE CONNECTED IN SERIES WITH THE MAGNETIC CONTATOR COIL IN THE CONTOR PANEL TO STOP MOTOR IF WINDING TEMPERATURE EXCEEDS 140 C., BUT SHALL AUTOMATICALLY RESET WITHIN TEMPERATURE RETURNS TO NORMAL. TWO HEAT SNESOR THERMOSTATS SHALL BE USED ON THREE PHASE MOTORS.

H-2O LOAD RATED WETWELL WITH LIFTING LUGS:

THE FIBERGLASS WETWELL MUST BE H-20 LOAD RATED W/INTEGRAL LIFTING LUGS, AND CERTIFICATION OF THIS RATING MUST BE SUPPLIED AT TIME OF SUBMITTAL.
THE WETWELL SHALL BE MANUFACTURED OF FIBERGLASS REINFORCED POLYESTER (FRP) OF DIAMETER AND DEPTH AS SHOWN ON THE LIFT STATION ELEVATION DETAIL. THE WALL THICKNESS SHALL BE ADEQUATE FOR THE DEPTH OF THE WETWELL TO MAINTAIN THE H-20 LOAD RATING.
REINFORCING MATERIALS: THE REINFORCING MATERIAL SHALL BE COMMERCIAL GRADE "E" TYPE GLASS IN THE FORM OF MAT, CHOPPED OR ROVING FABRIC, HAVING A COUPLING AGENT THAT WILL PROVIDE A SUITABLE BOND BETWEEN THE GLASS REINFORCEMENT AND THE RESIN.
ADDITIVES, SUCH AS THIXOTOPIC AGENTS, CATALYSTS, PROMOTERS, ETC., MAY BE ADDED AS REQUIRED BY THE SPECIFIC MANUFACTURING PROCESS TO BE USED TO MEET THE REQUIREMENTS OF THIS SPECIFICATION.
THE RESIN SYSTEM SHALL BE SUITABLE FOR ATMOSPHERES CONTAINING HYDROGEN SULFIDE AND DILUTE SULFURIC ACID AS WELL AS OTHER GASES ASSOCIATED WITH THE WASTEWATER COLLECTION SYSTEMS. WET WELL SHALL BE A ONE PIECE UNIT MANUFACTURED BY L.F. MAUFACTURING, INC. OR AN APPROVED EQUAL.
EACH WET WELL IS FACTORY SERIAL NUBERED FOR QUALITY AND LOW GRADE TESTING AND TRACKING PURPOSES.

H-2O LOAD RATING

THE COMPLETE WET WELL SHALL HAVE A MINIMUM DYNAMIC-LOAD RATING OR 16,000 FT-LB WHEN TESTED. THE COMPLETE WET WELL SHALL NOT HAVE LEAKS, CRACKS, OR SUFFER FROM DELAMINATION, BLISTERS, WRINKLES, DRY AREAS, OR OTHER DAMAGES WHEN LOAD TESTED TO 40,000 FT-LBS. AND SHALL NO DEFLECT VERTICALLY DOWNWARD MORE THAN 1/4" AT THE POINT OF LOAD APPLICATION WHEN LOADED TO 24,000 LBS.

WATER TIGHT INTEGRITY

ALL WET WELLS ARE 100% WATER TIGHT PUMP MOUNTING BOLTS ARE INSTALLED FOR EASIER INSTALLATION AND TO INSURE BASIN WATERTIGHT INTEGRITY. AN INTEGRAL FIBERGLASS SLOPED BOTTOM CAN BE INSTALLED UPON REQUEST FROM CONTRACTOR OR ENGINEER LENGTH AND HEIGHT OF SLOPE CAN CHAGE DUE TO DIAMETER OF WET WELL AND SIZE OF PUMPS.

VALVE BOX

FIBERGLASS VALVE BOX INNER SURFACE SHALL BE EQUIPPED WITH GEL COAT TO PROVIDE A SMOOTH INNER SURFACE. ALUMINUM HATCH COVER SHALL BE DIAMOND PLATE150 LB P.S.F AND SHALL BE MANUFACTURED BY HALLIDAY PRODUCTS, INC. STAINLESS STEEL BOLTS, NUTS, AND HINGES WITH LOCKING STAPLE OR APPROVED EQUAL. VALVE BOX SHALL BE PRE PLUMBED USING ALL SCH 80 PVC PIPING AND FITTINGS AND SHALL INCLUDE: (3) 3" BRASS ¼ TURN BALL VALVES, AND (2) BRASS SWING CHECK VALVES. (1) 2" BRASS ¼ TURN BALL VALVE IS SUPPLIED AS AN EMERGENCY PUMP OUT. ALL VALVES TO BE FLANGED FOR QUICK AND EASY CHANGE OUT. AN INTEGRAL FIBERGLASS SLOPED BOTTOM SHALL BE SUPPLIED TO PREVENT STANDING WATER FROM SITTING IN VALVE BOX. STRENGTHENER RODS SHALL BE APPLIED TO OUTSIDE OF VALVE BOX TO INCREASE STRUCTURAL INTEGRITY. SYSTEM SHALL BE RATED FOR 150 PSI.

ALUMINUM HATCH COVERS

SHALL BE FABRICATED FROM 1/4" ALUMINUM DIAMOND PLATE AND BUILT TO WITHSTAND A LOAD OF 150 LB P.S.F AND SHALL BE MANUFACTURED BY
HALLIDAY PRODUCTS, OR EQUAL
STAINGLESS STEEL BOLTS, NUTS, AND HINGES- W/LOCKING STAPLE

FLOATS

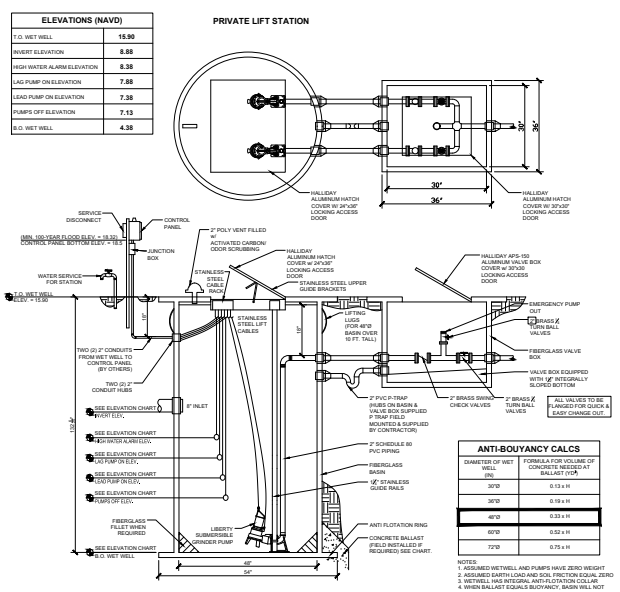
SHALL BE ANCHOR SCIENTIFIC POLYPROYLENE FLOAT SWITCHES RATED AT 5 AMPS AT 120V, OR APPROVED EQUAL.

FOR TECHNICAL ASSISTANCE, CONTACT

SOUTH FLORIDA LIFT STATION, INC.
FT. MYERS, FL 33901
TEL# (239) 332-0041
FAX# (239) 332-0045

ELEVATIONS (NAVD)	
T.O. WET WELL	15.90
INVERT ELEVATION	8.88
HIGH WATER ALARM ELEVATION	8.38
LAG PUMP ON ELEVATION	7.88
LEAD PUMP ON ELEVATION	7.38
PUMPS OFF ELEVATION	7.13
B.O. WET WELL	4.38

PRIVATE LIFT STATION

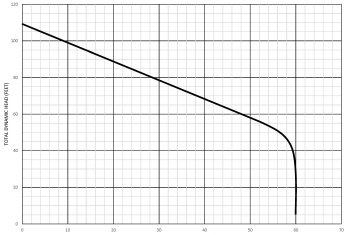


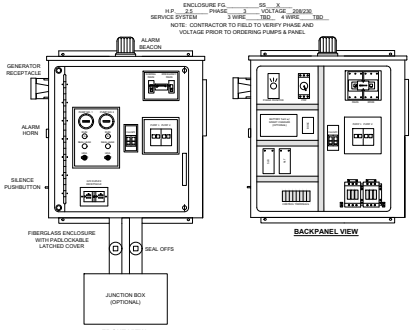
ANTI-BOUYANCY CALCS	
DIAMETER OF WET WELL (IN)	FORMULA FOR VOLUME OF CONCRETE NEEDED AT BALLAST (1CF)
30"Ø	0.13 x H
36"Ø	0.19 x H
48"Ø	0.33 x H
60"Ø	0.52 x H
72"Ø	0.75 x H

NOTES:
1. ASSUMED WETWELL AND PUMPS HAVE ZERO WEIGHT
2. ASSUMED EARTH LOAD AND SOIL FRICTION EQUAL ZERO
3. WETWELL HAS INTEGRAL ANTI-FLOTATION COLLAR
4. WHEN BALLAST EQUALS BUOYANCY, BASIN WILL NOT FLOAT AND SAFETY FACTOR HAS BEEN PROVIDED BY NOTES 1 & 2.
5. H= HEIGHT OF WETWELL

PUMP PERFORMANCE CURVE
UTILIZE LGV02 - HIGH VOLUME

LIBERTY PUMPS (X)LGV02 SERIES GRINDER PUMPS





CONTROL PANEL
PER D.E.P. REQUIREMENTS

SPECIFICATIONS FOR DUPLEX D.E.P. TYPE CONTROL PANEL

EACH PANEL SHALL CONTROL TWO 2.5 HP 208-230 VOLT, 3 PHASE, 60 HZ PUMPS. A NEUTRAL SHALL BE SUPPLIED TO THE PANEL FOR 120 VOLT CONTROL POWER.

PANEL ENCLOSURE

ENCLOSURE SHALL BE NEMA 4 FABRICATED FROM STAINLESS STEEL.
OUTER DOOR SHALL HAVE HINGES AND MEANS FOR PADLOCKING. INNER DEADFRONT DOOR SHALL BE SECURED WITH ALLOY ALUMINUM. ALL MOUNTING HOLES SHALL BE DRILLED AND TAPPED. SELF TAPPING SCREWS ARE NOT ACCEPTABLE. ALL BOLTS, NUTS, LOCK WASHERS, AND MACHINE SCREWS SHALL BE STAINLESS STEEL.
THE FOLLOWING COMPONENTS ARE REQUIRED:

1. MAIN BREAKER
2. EMERGENCY BREAKER AND GENERATOR RECEPTACLE- RUSSEL STOLL
3. PUMP BREAKERS
4. CONTROL CIRCUIT BREAKER
5. ALTERNATOR
6. HIGH LEVEL FLASHING ALARM LIGHT
7. HIGH LEVEL HORN ALARM WITH SILENCE- WHEN SILENCE LIGHT STAYS ON
8. LIGHTING ARRESTOR
9. SURGE SUPPRESSOR
10. PHASE FAILURE/ VOLTAGE MONITORING RELAY IF 3 PHASE, UNDER VOLTAGE MOUNTING RELAY IF SINGLE PHASE
11. NEMA RATED MOTOR STARTERS WITH OVERLOAD PROTECTION FOR ALL POWER LEGS
12. ELAPSE TIME METERS
13. RUN LIGHTS
14. CAPACITORS AND START-RELAYS AS APPROVED FOR HOMA PUMPS ON SINGLE PHASE SYSTEMS
15. SEAL LEAK PILOT LIGHTS (OPTIONAL)
16. PUMP 1 & 2 SEAL LEAK MONITOR (OPTIONAL)
17. BATTERY BACKUP w/ SMART CHARGER (OPTIONAL)

TYPICAL SEQUENCE OF OPERATION

ON RISE LEVEL:

LOWEST FLOAT WILL CLOSE CIRCUIT TO RELAY. LEAD PUMP ON FLOAT CLOSES TO BRING LEAD PUMP ON. IF LEAD DOES NOT RECEDE AND CONTINUES TO RISE, THE LAG FLOAT WILL CLOSE AND BRING ON THE LAG PUMP. FURTHER RISING OF LEVEL IN WETWELL WILL CLOSE 4TH FLOAT (HIGH LEVEL) AND ACTIVATE THE HIGH LEVEL ALARM LIGHT AND HORNS.

ON FALLING LEVEL:

ALL PUMPS WILL DE-ENERGIZE AT THE OPENING OF THE LOWEST (OFF) FLOAT

CONTROL CIRCUITRY WILL BE SUCH THAT NO FLOAT WILL DEPEND ON ANOTHER FLOAT FOR ITS CONTROL POWER.

CONTROL PANEL SCHEMATIC, IN PLASTIC LAMINATE, IS TO BE AFFIXED TO THE INSIDE OF THE OUTER DOOR.

ALL WIRING SHALL BE NUMBERED.

IN THE EVENT THE PUMPS BEING FURNISHED REQUIRE SEAL FAILURE COMPONENTS AND INDICATION TO VALIDATE WARRANTY, THESE COMPONENTS SHALL BE FURNISHED AS REQUIRED.

ALL COMPONENT LABELS SHALL BE OF LASER PRINTED MYLAR PLASTIC LABELS.

A 24 HOUR EMERGENCY TELEPHONE CONTACT SHALL BE DISPLAYED BY THE OWNER.

DeLisi Fitzgerald, Inc.
Florida Licensed Engineering Corporation
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(239) 418-0060 Fax
(239) 418-0692 Bx
Florida Registry of Engineering Number 31253

ENGINEER OF RECORD:
JOHN T. HOOVER, P.E.
FLORIDA REG. #66917

OWNER / DEVELOPER:
EICH PROPERTIES OF ESTERO PARKWAY, LLC
8800 EXPO PLACE
SEBASTIAN, FL 32958
(772) 581-1100
CONTACT: RAY HOWARD

PROJECT:
ESTERO 4.2
RETAIL/OFFICE BUILDINGS

NO.	DATE	DESCRIPTION
1	4.30.15	PER SFWMD RAI
2		
3		
4		
5		

GRINDER STATION DETAIL

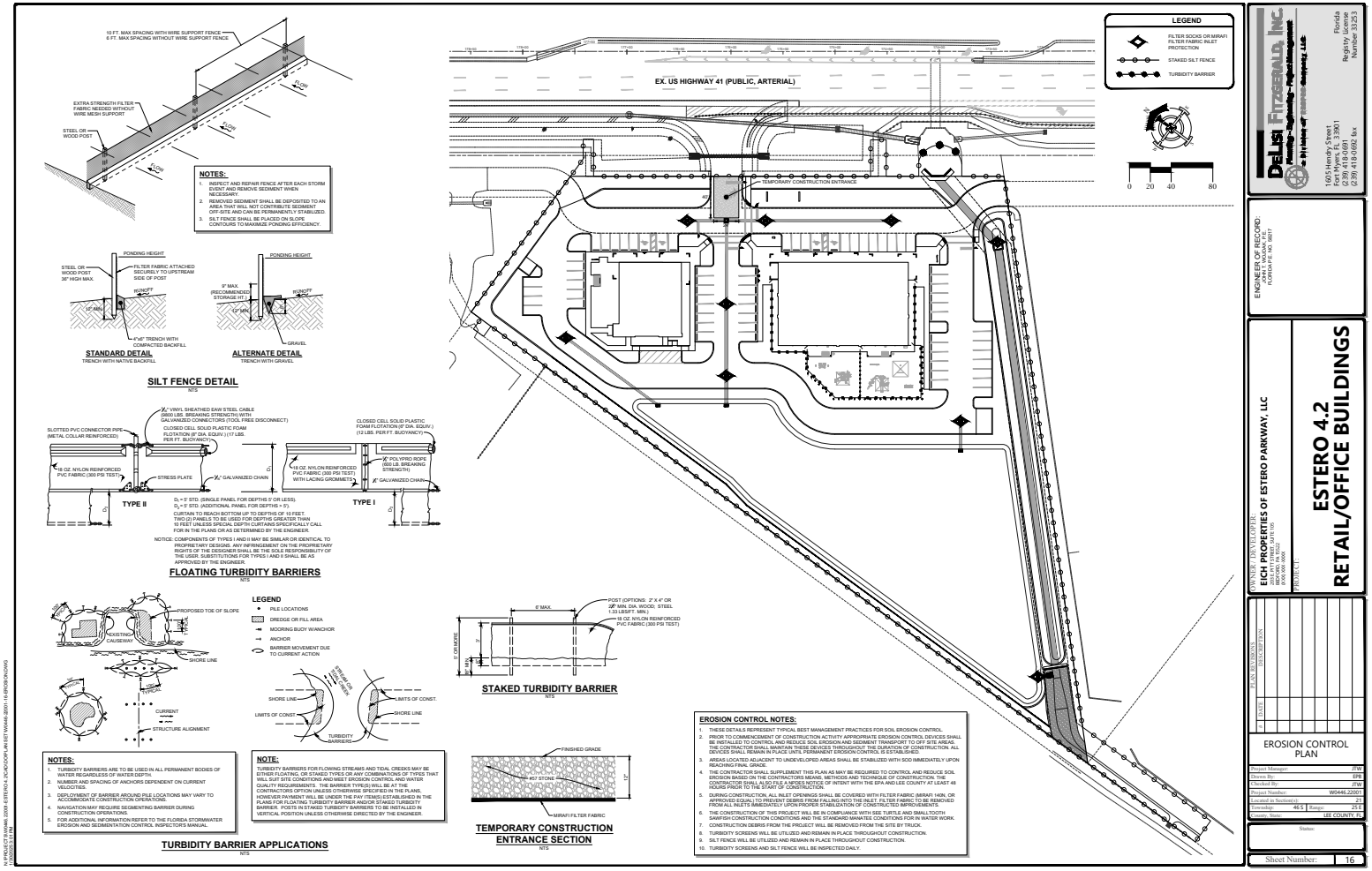
Project Manager:	JTW
Drawn By:	EPS
Checked By:	JTW
Project Number:	W0446.22001
Located in Section(s):	23
Township: 46 S	Range: 25 E
County, State:	LEE COUNTY, FL

Status:

Sheet Number: 15

REVISIONS			
NO.	DATE	BY	
1			
2			
3			
4			
5			

SOUTH FLORIDA LIFT STATION, INC.
FT. MYERS, FL
PACKAGED GRINDER
PUMP - FIBERGLASS LIFT STATION


SILT FENCE DETAIL
NTS
STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL
ALTERNATE DETAIL
TRENCH WITH GRAVEL
NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
FLOATING TURBIDITY BARRIERS
NTS
TYPE II
TYPE I
NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.
TURBIDITY BARRIER APPLICATIONS
NTS
NOTES:
1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH.
2. NUMBER AND SPACING OF ANCHORS DEPENDENT ON CURRENT VELOCITIES.
3. DEPLOYMENT OF BARRIER AROUND PILE LOCATIONS MAY VARY TO ACCOMMODATE CONSTRUCTION OPERATIONS.
4. NAVIGATION MAY REQUIRE SEGMENTING BARRIER DURING CONSTRUCTION OPERATIONS.
5. FOR ADDITIONAL INFORMATION REFER TO THE FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL.
NOTE:
TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE FLOATING OR STAKING, OR STAKED TYPES OR ANY COMBINATIONS OF TYPES THAT WILL SUIT SITE CONDITIONS AND MEET EROSION CONTROL AND WATER QUALITY REQUIREMENTS. THE BARRIER TYPE(S) WILL BE AT THE CONTRACTORS OPTION UNLESS OTHERWISE SPECIFIED IN THE PLANS. HOWEVER PAYMENT WILL BE UNDER THE PAY ITEM(S) ESTABLISHED IN THE PLANS FOR FLOATING TURBIDITY BARRIER AND/OR STAKED TURBIDITY BARRIER. POSTS IN STAKED TURBIDITY BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
STAKED TURBIDITY BARRIER
NTS
TEMPORARY CONSTRUCTION ENTRANCE SECTION
NTS
EROSION CONTROL NOTES:
1. THESE DETAILS REPRESENT TYPICAL BEST MANAGEMENT PRACTICES FOR SOIL EROSION CONTROL.
2. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF SITE AREAS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
3. AREAS LOCATED ADJACENT TO UNDEVELOPED AREAS SHALL BE STABILIZED WITH SOD IMMEDIATELY UPON REACHING FINAL GRADE.
4. THE CONTRACTOR SHALL SUPPLEMENT THIS PLAN AS MAY BE REQUIRED TO CONTROL AND REDUCE SOIL EROSION BASED ON THE CONTRACTORS MEANS, METHODS AND TECHNIQUE OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO FILE A NPDES NOTICE OF INTENT WITH THE EPA AND LEE COUNTY AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
5. DURING CONSTRUCTION, ALL INLET OPENINGS SHALL BE COVERED WITH FILTER FABRIC (MIRAFI 140N, OR APPROVED EQUAL) TO PREVENT DEBRIS FROM FALLING INTO THE INLET. FILTER FABRIC TO BE REMOVED FROM ALL INLETS IMMEDIATELY UPON PROPER STABILIZATION OF CONSTRUCTED IMPROVEMENTS.
6. THE CONSTRUCTION OF THIS PROJECT WILL BE IN COMPLIANCE WITH SEE TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS AND THE STANDARD MANATEE CONDITIONS FOR IN WATER WORK.
7. CONSTRUCTION DEBRIS FROM THE PROJECT WILL BE REMOVED FROM THE SITE BY TRUCK.
8. TURBIDITY SCREENS WILL BE UTILIZED AND REMAIN IN PLACE THROUGHOUT CONSTRUCTION.
9. SILT FENCE WILL BE UTILIZED AND REMAIN IN PLACE THROUGHOUT CONSTRUCTION.
10. TURBIDITY SCREENS AND SILT FENCE WILL BE INSPECTED DAILY.
LEGEND
FILTER SOCKS OR MIRAFI FILTER FABRIC INLET PROTECTION
STAKED SILT FENCE
TURBIDITY BARRIER
EX. US HIGHWAY 41 (PUBLIC, ARTERIAL)
TEMPORARY CONSTRUCTION ENTRANCE
0 20 40 80
DeLisi Fitzgerald, Inc.
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0690
(239) 418-0692 fax
Florida Registry License Number 33253
ENGINEER OF RECORD:
JOHN T. WOOD, P.E.
FLORIDA P.E. NO. 66317
OWNER / DEVELOPER:
EICH PROPERTIES OF ESTERO PARKWAY, LLC
PROJECT:
ESTERO 4.2
RETAIL/OFFICE BUILDINGS
PLAN REVISIONS
EROSION CONTROL PLAN
Project Manager: JTW
Drawn By: BFB
Checked By: JTW
Project Number: W0446.2200
Located in Section(s): 23
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
Sheet Number: 16

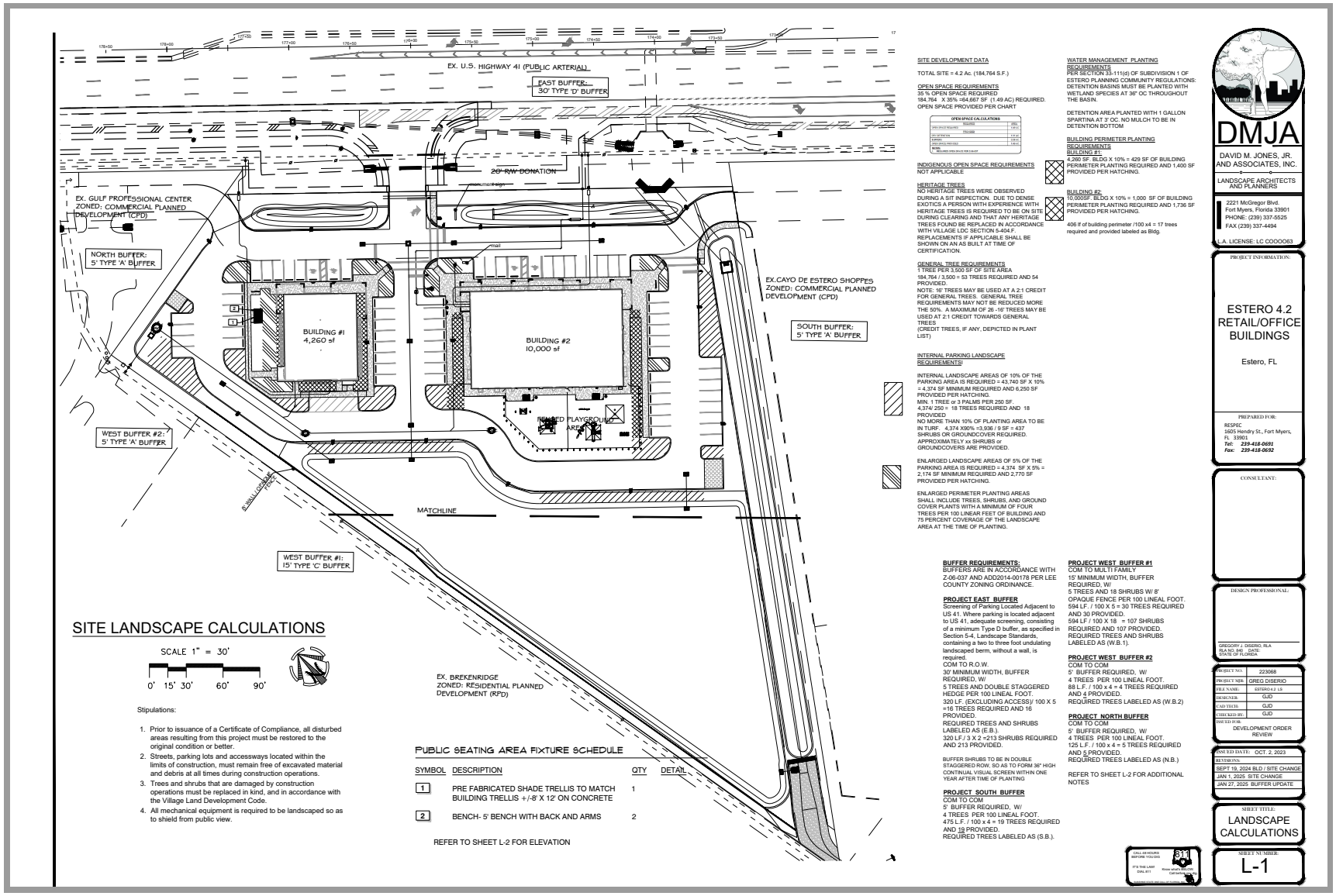

EX. U.S. HIGHWAY 41 (PUBLIC ARTERIAL)
EAST BUFFER:
30' TYPE 'D' BUFFER
20' R/W DONATION
EX. GULF PROFESSIONAL CENTER
ZONED: COMMERCIAL PLANNED
DEVELOPMENT (CPD)
NORTH BUFFER:
5' TYPE 'A' BUFFER
BUILDING #1
4,260 sf
BUILDING #2
10,000 sf
EX.CAYO DE ESTERO SHOPPES
ZONED: COMMERCIAL PLANNED
DEVELOPMENT (CPD)
SOUTH BUFFER:
5' TYPE 'A' BUFFER
WEST BUFFER #2:
5' TYPE 'A' BUFFER
MATCHLINE
WEST BUFFER #1:
15' TYPE 'C' BUFFER
EX. BREKENRIDGE
ZONED: RESIDENTIAL PLANNED
DEVELOPMENT (RPD)
SITE LANDSCAPE CALCULATIONS
SCALE 1" = 30'
0' 15' 30' 60' 90'
Stipulations:
1. Prior to issuance of a Certificate of Compliance, all disturbed areas resulting from this project must be restored to the original condition or better.
2. Streets, parking lots and accessways located within the limits of construction, must remain free of excavated material and debris at all times during construction operations.
3. Trees and shrubs that are damaged by construction operations must be replaced in kind, and in accordance with the Village Land Development Code.
4. All mechanical equipment is required to be landscaped so as to shield from public view.
PUBLIC SEATING AREA FIXTURE SCHEDULE
SYMBOL DESCRIPTION QTY DETAIL
1 PRE FABRICATED SHADE TRELLIS TO MATCH BUILDING TRELLIS +/-8' X 12' ON CONCRETE 1
2 BENCH- 5' BENCH WITH BACK AND ARMS 2
REFER TO SHEET L-2 FOR ELEVATION
SITE DEVELOPMENT DATA
TOTAL SITE = 4.2 Ac. (184,764 S.F.)
OPEN SPACE REQUIREMENTS
35 % OPEN SPACE REQUIRED
184,764 X 35% =64,667 SF (1.49 AC) REQUIRED.
OPEN SPACE PROVIDED PER CHART
OPEN SPACE CALCULATIONS
INDIGENOUS OPEN SPACE REQUIREMENTS
NOT APPLICABLE
HERITAGE TREES
NO HERITAGE TREES WERE OBSERVED DURING A SIT INSPECTION. DUE TO DENSE EXOTICS A PERSON WITH EXPERIENCE WITH HERITAGE TREES IS REQUIRED TO BE ON SITE DURING CLEARING AND THAT ANY HERITAGE TREES FOUND BE REPLACED IN ACCORDANCE WITH VILLAGE LDC SECTION 5-404.F. REPLACEMENTS IF APPLICABLE SHALL BE SHOWN ON AN AS BUILT AT TIME OF CERTIFICATION.
GENERAL TREE REQUIREMENTS
1 TREE PER 3,500 SF OF SITE AREA
184,764 / 3,500 = 53 TREES REQUIRED AND 54 PROVIDED.
NOTE: 16' TREES MAY BE USED AT A 2:1 CREDIT FOR GENERAL TREES. GENERAL TREE REQUIREMENTS MAY NOT BE REDUCED MORE THE 50%. A MAXIMUM OF 26 -16' TREES MAY BE USED AT 2:1 CREDIT TOWARDS GENERAL TREES
(CREDIT TREES, IF ANY, DEPICTED IN PLANT LIST)
INTERNAL PARKING LANDSCAPE REQUIREMENTS!
INTERNAL LANDSCAPE AREAS OF 10% OF THE PARKING AREA IS REQUIRED = 43,740 SF X 10% = 4,374 SF MINIMUM REQUIRED AND 6,250 SF PROVIDED PER HATCHING.
MIN. 1 TREE or 3 PALMS PER 250 SF.
4,374/ 250 = 18 TREES REQUIRED AND 18 PROVIDED.
NO MORE THAN 10% OF PLANTING AREA TO BE IN TURF. 4,374 X90% =3,936 / 9 SF = 437 SHRUBS OR GROUNDCOVER REQUIRED. APPROXIMATELY xx SHRUBS or GROUNDCOVERS ARE PROVIDED.
ENLARGED LANDSCAPE AREAS OF 5% OF THE PARKING AREA IS REQUIRED = 4,374 SF X 5% = 2,174 SF MINIMUM REQUIRED AND 2,770 SF PROVIDED PER HATCHING.
ENLARGED PERIMETER PLANTING AREAS SHALL INCLUDE TREES, SHRUBS, AND GROUND COVER PLANTS WITH A MINIMUM OF FOUR TREES PER 100 LINEAR FEET OF BUILDING AND 75 PERCENT COVERAGE OF THE LANDSCAPE AREA AT THE TIME OF PLANTING.
WATER MANAGEMENT PLANTING REQUIREMENTS
PER SECTION 33-111(d) OF SUBDIVISION 1 OF ESTERO PLANNING COMMUNITY REGULATIONS: DETENTION BASINS MUST BE PLANTED WITH WETLAND SPECIES AT 36" OC THROUGHOUT THE BASIN.
DETENTION AREA PLANTED WITH 1 GALLON SPARTINA AT 3' OC. NO MULCH TO BE IN DETENTION BOTTOM
BUILDING PERIMETER PLANTING REQUIREMENTS
BUILDING #1:
4,260 SF. BLDG X 10% = 429 SF OF BUILDING PERIMETER PLANTING REQUIRED AND 1,400 SF PROVIDED PER HATCHING.
BUILDING #2:
10,000SF. BLDG X 10% = 1,000 SF OF BUILDING PERIMETER PLANTING REQUIRED AND 1,736 SF PROVIDED PER HATCHING.
406 lf of building perimeter /100 x4 = 17 trees required and provided labeled as Bldg.
BUFFER REQUIREMENTS:
BUFFERS ARE IN ACCORDANCE WITH Z-06-037 AND ADD2014-00178 PER LEE COUNTY ZONING ORDINANCE.
PROJECT EAST BUFFER
Screening of Parking Located Adjacent to US 41. Where parking is located adjacent to US 41, adequate screening, consisting of a minimum Type D buffer, as specified in Section 5-4, Landscape Standards, containing a two to three foot undulating landscaped berm, without a wall, is required.
COM TO R.O.W.
30' MINIMUM WIDTH, BUFFER REQUIRED, W/
5 TREES AND DOUBLE STAGGERED HEDGE PER 100 LINEAL FOOT.
320 LF. (EXCLUDING ACCESS)/ 100 X 5 =16 TREES REQUIRED AND 16 PROVIDED.
REQUIRED TREES AND SHRUBS LABELED AS (E.B.).
320 LF./ 3 X 2 =213 SHRUBS REQUIRED AND 213 PROVIDED.
BUFFER SHRUBS TO BE IN DOUBLE STAGGERED ROW, SO AS TO FORM 36" HIGH CONTINUAL VISUAL SCREEN WITHIN ONE YEAR AFTER TIME OF PLANTING
PROJECT SOUTH BUFFER
COM TO COM
5' BUFFER REQUIRED, W/
4 TREES PER 100 LINEAL FOOT.
475 L.F. / 100 x 4 = 19 TREES REQUIRED AND 19 PROVIDED.
REQUIRED TREES LABELED AS (S.B.).
PROJECT WEST BUFFER #1
COM TO MULTI FAMILY
15' MINIMUM WIDTH, BUFFER REQUIRED, W/
5 TREES AND 18 SHRUBS W/ 8' OPAQUE FENCE PER 100 LINEAL FOOT.
594 LF. / 100 X 5 = 30 TREES REQUIRED AND 30 PROVIDED.
594 LF / 100 X 18 = 107 SHRUBS REQUIRED AND 107 PROVIDED.
REQUIRED TREES AND SHRUBS LABELED AS (W.B.1).
PROJECT WEST BUFFER #2
COM TO COM
5' BUFFER REQUIRED, W/
4 TREES PER 100 LINEAL FOOT.
88 L.F. / 100 x 4 = 4 TREES REQUIRED AND 4 PROVIDED.
REQUIRED TREES LABELED AS (W.B.2)
PROJECT NORTH BUFFER
COM TO COM
5' BUFFER REQUIRED, W/
4 TREES PER 100 LINEAL FOOT.
125 L.F. / 100 x 4 = 5 TREES REQUIRED AND 5 PROVIDED.
REQUIRED TREES LABELED AS (N.B.)
REFER TO SHEET L-2 FOR ADDITIONAL NOTES
DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-5525
FAX (239) 337-4494
L.A. LICENSE: LC CCCCC63
PROJECT INFORMATION:
ESTERO 4.2
RETAIL/OFFICE
BUILDINGS
Estero, FL
PREPARED FOR:
RESPEC
1605 Hendry St., Fort Myers, FL 33901
Tel: 239-418-0691
Fax: 239-418-0692
CONSULTANT:
DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
RLA NO. 840 DATE:
STATE OF FLORIDA
PROJECT NO: 223068
PROJECT MGR: GREG DISERIO
FILE NAME: ESTERO 4.2 LS
DESIGNER: GJD
CAD TECH: GJD
CHECKED BY: GJD
ISSUED FOR:
DEVELOPMENT ORDER REVIEW
ISSUED DATE: OCT. 2, 2023
REVISIONS:
SEPT 19, 2024 BLD / SITE CHANGE
JAN 1, 2025 SITE CHANGE
JAN 27, 2025 BUFFER UPDATE
SHEET TITLE:
LANDSCAPE CALCULATIONS
SHEET NUMBER:
L-1



FIGURE 2. AERIAL WITH FLUCFCS AND SURVEY TRANSECTS
FT REAL ESTATE HOLDINGS

DRAWN BY	DATE
D.B./F.L.	8/22/14
REVIEWED BY	DATE
B.B.	8/22/14
REVISED	DATE

PASSARELLA & ASSOCIATES, INC.

3

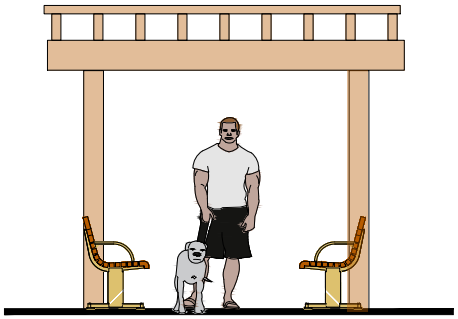
NOTES:

A SITE INSPECTION WAS PERFORMED ON FEB. 1, 2024 IN ORDER TO DETERMINE IF THERE ARE EXISTING TREES WORTHY OF PRESERVATION. THE FLUCCS MAP PROVIDED BY PASSARELLA AND ASSOCIATES IS INCLUDED WITH THIS SUBMITTAL AS DOCUMENTATION OF EXISTING VEGETATION.

THERE WERE NO TREES WORTHY OF PRESERVATION FOUND ON THE SITE.

THERE ARE NO HERITAGE TREES ON SITE.

EXISTING TREES CONSISTS PREDOMINANTLY OF EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, MELALEUCA AND BRAZILLIAN PEPPER.



PUBLIC SEATING AREA TO MATCH PRE FABRICATED BUILDING PERGOLA STYLE

DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-5525
FAX (239) 337-4494
L.A. LICENSE: LC C0000063

PROJECT INFORMATION:
ESTERO 4.2 RETAIL/OFFICE BUILDINGS
Estero, FL

PREPARED FOR:
RESPEC
1605 Hendry St., Fort Myers, FL 33901
Tel: 239-418-0691
Fax: 239-418-0692

CONSULTANT:

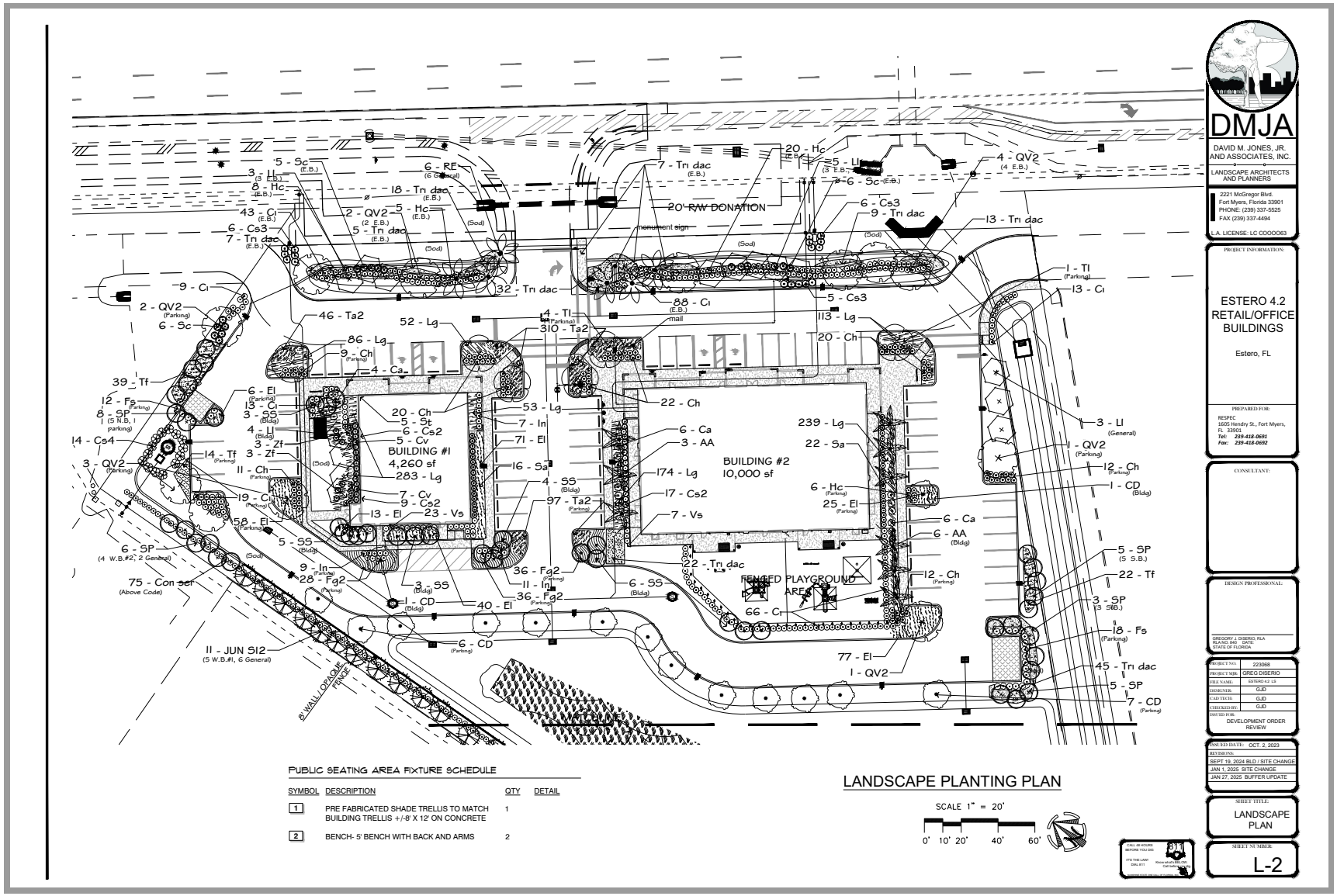
DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
RLA NO. 840 DATE:
STATE OF FLORIDA

PROJECT NO:	223068
PROJECT MGR:	GREG DISERIO
FILE NAME:	ESTERO 4.2 LS
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD
ISSUED FOR:	DEVELOPMENT ORDER REVIEW

ISSUED DATE:	OCT. 2, 2023
REVISIONS:	
SEPT 19, 2024	BLD / SITE CHANGE
JAN 1, 2025	SITE CHANGE
JAN 27, 2025	BUFFER UPDATE

SHEET TITLE:
FLUCCS & PUBLIC SEATING ELEVATION

SHEET NUMBER:
L-1.A


20' R/W DONATION
monument sign
BUILDING #1
4,260 sf
BUILDING #2
10,000 sf
FENCED PLAYGROUND AREA
8' WALL / OPAQUE FENCE
PUBLIC SEATING AREA FIXTURE SCHEDULE
SYMBOL DESCRIPTION QTY DETAIL
1 PRE FABRICATED SHADE TRELLIS TO MATCH BUILDING TRELLIS +/-8' X 12' ON CONCRETE 1
2 BENCH- 5' BENCH WITH BACK AND ARMS 2
LANDSCAPE PLANTING PLAN
SCALE 1" = 20'
0' 10' 20' 40' 60'
DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-5525
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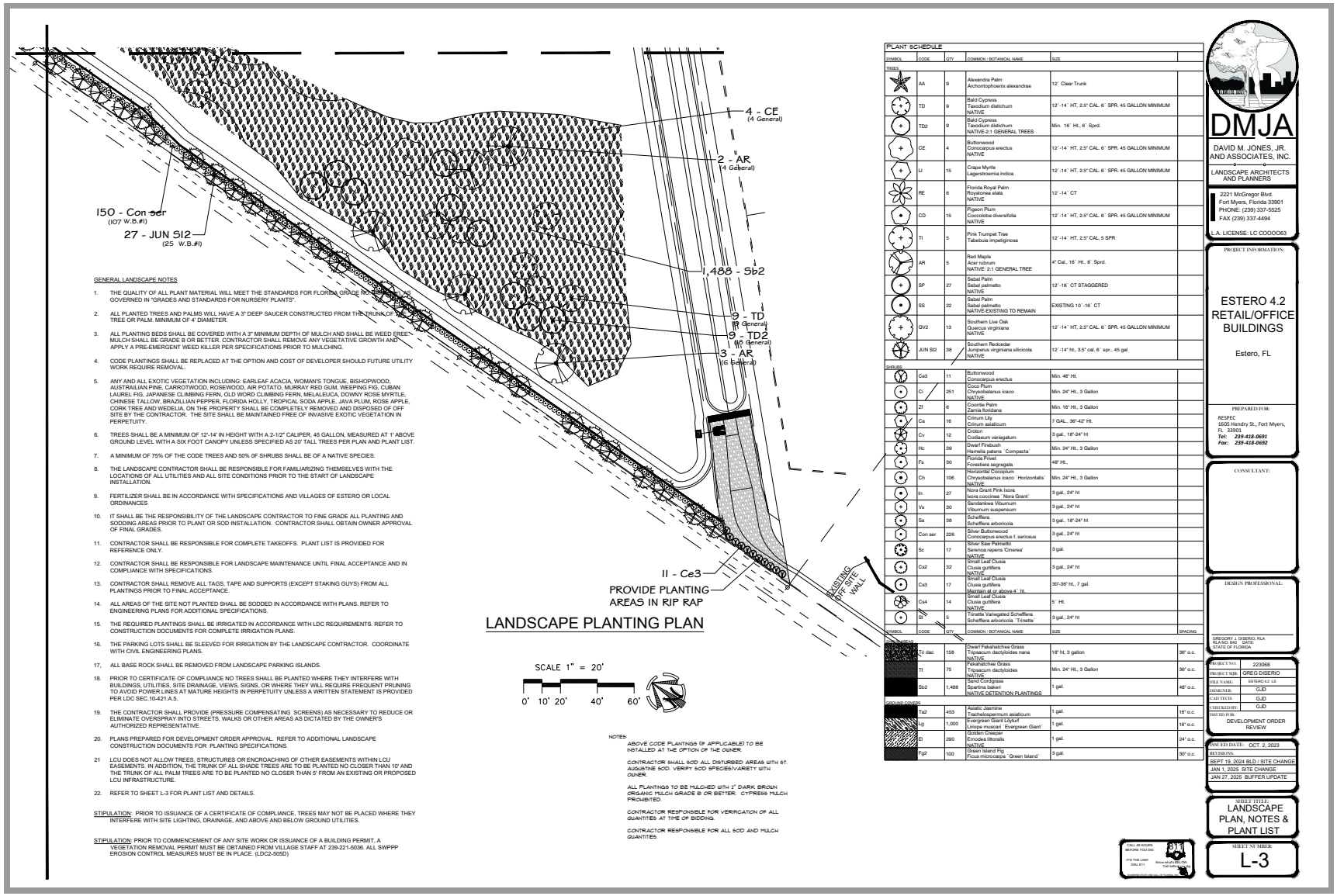
L.A. LICENSE: LC COOOO63
PROJECT INFORMATION:
ESTERO 4.2
RETAIL/OFFICE
BUILDINGS
Estero, FL
PREPARED FOR:
RESPEC
1605 Hendry St., Fort Myers, FL 33901
Tel: 239-418-0691
Fax: 239-418-0692
CONSULTANT:
DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
FLA NO. 940 DATE:
STATE OF FLORIDA
PROJECT NO. 223068
PROJECT MGR. GREG DISERIO
FILE NAME: ESTERO 4.2 LS
DESIGNER: GJD
CAD TECH: GJD
CHECKED BY: GJD
ISSUED FOR:
DEVELOPMENT ORDER REVIEW
ISSUED DATE: OCT. 2, 2023
REVISIONS:
SEPT 19, 2024 BLD / SITE CHANGE
JAN 1, 2025 SITE CHANGE
JAN 27, 2025 BUFFER UPDATE
SHEET TITLE:
LANDSCAPE PLAN
SHEET NUMBER:
L-2



GENERAL LANDSCAPE NOTES

1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO. 1 OR BETTER AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS".
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM. MINIMUM OF 4' DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. CODE PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF DEVELOPER SHOULD FUTURE UTILITY WORK REQUIRE REMOVAL.
5. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRAILIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILLIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
6. TREES SHALL BE A MINIMUM OF 12'-14' IN HEIGHT WITH A 2-1/2" CALIPER, 45 GALLON, MEASURED AT 1' ABOVE GROUND LEVEL WITH A SIX FOOT CANOPY UNLESS SPECIFIED AS 20' TALL TREES PER PLAN AND PLANT LIST.
7. A MINIMUM OF 75% OF THE CODE TREES AND 50% OF SHRUBS SHALL BE OF A NATIVE SPECIES.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
9. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND VILLAGES OF ESTERO OR LOCAL ORDINANCES
10. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
13. CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
14. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SODDED IN ACCORDANCE WITH PLANS. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
16. THE PARKING LOTS SHALL BE SLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
17. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
18. PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE, VIEWS, SIGNS, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY UNLESS A WRITTEN STATEMENT IS PROVIDED PER LDC SEC.10-421.A.5.
19. THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
20. PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR PLANTING SPECIFICATIONS.
21 LCU DOES NOT ALLOW TREES, STRUCTURES OR ENCROACHING OF OTHER EASEMENTS WITHIN LCU EASEMENTS. IN ADDITION, THE TRUNK OF ALL SHADE TREES ARE TO BE PLANTED NO CLOSER THAN 10' AND THE TRUNK OF ALL PALM TREES ARE TO BE PLANTED NO CLOSER THAN 5' FROM AN EXISTING OR PROPOSED LCU INFRASTRUCTURE.
22. REFER TO SHEET L-3 FOR PLANT LIST AND DETAILS.

STIPULATION: PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLIANCE, TREES MAY NOT BE PLACED WHERE THEY INTERFERE WITH SITE LIGHTING, DRAINAGE, AND ABOVE AND BELOW GROUND UTILITIES.

STIPULATION: PRIOR TO COMMENCEMENT OF ANY SITE WORK OR ISSUANCE OF A BUILDING PERMIT, A VEGETATION REMOVAL PERMIT MUST BE OBTAINED FROM VILLAGE STAFF AT 239-221-5036. ALL SWPPP EROSION CONTROL MEASURES MUST BE IN PLACE. (LDC2-505D)

NOTES:

ABOVE CODE PLANTINGS (IF APPLICABLE) TO BE INSTALLED AT THE OPTION OF THE OWNER.

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

ALL PLANTINGS TO BE MULCHED WITH 2" DARK BROWN ORGANIC MULCH GRADE B OR BETTER. CYPRESS MULCH PROHIBITED.

CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES AT TIME OF BIDDING.

CONTRACTOR RESPONSIBLE FOR ALL SOD AND MULCH QUANTITIES.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING
TREES					
	AA	9	Alexandra Palm Archontophoenix alexandrae	12` Clear Trunk	
	TD	9	Bald Cypress Taxodium distichum NATIVE	12`-14` HT, 2.5" CAL 6` SPR. 45 GALLON MINIMUM	
	TD2	9	Bald Cypress Taxodium distichum NATIVE-2:1 GENERAL TREES	Min. 16` Ht., 6` Sprd.	
	CE	4	Buttonwood Conocarpus erectus NATIVE	12`-14` HT, 2.5" CAL 6` SPR. 45 GALLON MINIMUM	
	LI	15	Crape Myrtle Lagerstroemia indica	12`-14` HT, 2.5" CAL 6` SPR. 45 GALLON MINIMUM	
	RE	6	Florida Royal Palm Roystonea elata NATIVE	12`-14` CT	
	CD	15	Pigeon Plum Coccoloba diversifolia NATIVE	12`-14` HT, 2.5" CAL 6` SPR. 45 GALLON MINIMUM	
	TI	5	Pink Trumpet Tree Tabebuia impetiginosa	12`-14` HT, 2.5" CAL 5 SPR	
	AR	5	Red Maple Acer rubrum NATIVE: 2:1 GENERAL TREE	4" Cal., 16` Ht., 6` Sprd.	
	SP	27	Sabal Palm Sabal palmetto NATIVE	12`-18` CT STAGGERED	
	SS	22	Sabal Palm Sabal palmetto NATIVE-EXISTING TO REMAIN	EXISTING 10`-16` CT	
	QV2	13	Southern Live Oak Quercus virginiana NATIVE	12`-14` HT, 2.5" CAL 6` SPR. 45 GALLON MINIMUM	
	JUN SI2	38	Southern Redcedar Juniperus virginiana silicicola NATIVE	12`-14" ht., 3.5" cal. 6` spr., 45 gal	
SHRUBS					
	Cs3	11	Buttonwood Concarpus erectus	Min. 46" Ht.	
	Ci	251	Coco Plum Chrysobalanus icaco NATIVE	Min. 24" Ht., 3 Gallon	
	ZI	8	Coontie Palm Zamia floridana	Min. 18" Ht., 3 Gallon	
	Ca	16	Crinum Lily Crinum asiaticum	7 GAL., 36"-42" Ht.	
	Cv	12	Croton Codiaeum variegatum	3 gal., 18"-24" ht	
	Hc	39	Dwarf Firebush Hamelia patens `Compacta`	Min. 24" Ht., 3 Gallon	
	Fs	30	Florida Privet Forestiera segregata	48" Ht.,	
	Ch	106	Horizontal Cocoplum Chrysobalanus icaco `Horizontalis` NATIVE	Min. 24" Ht., 3 Gallon	
	In	27	Nora Grant Pink Ixora Ixora coccinea `Nora Grant`	3 gal., 24" ht	
	Vs	30	Sandankwa Viburnum Viburnum suspensum	3 gal., 24" ht	
	Sa	38	Schefflera Schefflera arboricola	3 gal., 18"-24" ht	
	Con ser	226	Silver Buttonwood Conocarpus erectus f. sericeus	3 gal., 24" ht	
	Sc	17	Silver Saw Palmetto Serenoa repens 'Cinerea' NATIVE	3 gal.	
	Cs2	32	Small Leaf Clusia Clusia guttifera NATIVE	3 gal., 24" ht	
	Cs3	17	Small Leaf Clusia Clusia guttifera Maintain at or above 4` ht.	30"-36" ht., 7 gal.	
	Cs4	14	Small Leaf Clusia Clusia guttifera NATIVE	5` Ht.	
	St	5	Trinette Variegated Schefflera Schefflera arboricola `Trinette`	3 gal., 24" ht	
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING
GROUNDCOVERS					
	Dt dac	158	Dwarf Fakahatchee Grass Tripsacum dactyloides nana NATIVE	18" ht, 3 gallon	36" o.c.
	Tf	75	Fakahatchee Grass Tripsacum dactyloides NATIVE	Min. 24" Ht., 3 Gallon	36" o.c.
	Sb2	1,488	Sand Cordgrass Spartina bakeri NATIVE-DETENTION PLANTINGS	1 gal.	48" o.c.
GROUNDCOVERS					
	Ta2	453	Asiatic Jasmine Trachelospermum asiaticum	1 gal.	18" o.c.
	Lg	1,000	Evergreen Giant Lilyturf Liriope muscari `Evergreen Giant`	1 gal.	18" o.c.
	Gi	260	Golden Creeper Ernodea littoralis NATIVE	1 gal.	24" o.c.
	Fg2	100	Green Island Fig Ficus microcarpa `Green Island`	3 gal.	30" o.c.

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Fort Myers, Florida 33901
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FAX (239) 337-4494
L.A. LICENSE: LC C000063

PROJECT INFORMATION:
ESTERO 4.2 RETAIL/OFFICE BUILDINGS
Estero, FL

PREPARED FOR:
RESPEC
1605 Hendry St., Fort Myers, FL 33901
Tel: 239-418-0691
Fax: 239-418-0692

CONSULTANT:

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

PROJECT NO.:	223068
PROJECT MGR:	GREG DISERIO
FILE NAME:	ESTERO 4.2 LS
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD

ISSUED FOR:
DEVELOPMENT ORDER REVIEW

ISSUED DATE: OCT. 2, 2023

REVISIONS:
SEPT 19, 2024 BLD / SITE CHANGE
JAN 1, 2025 SITE CHANGE
JAN 27, 2025 BUFFER UPDATE

SHEET TITLE:
LANDSCAPE PLAN, NOTES & PLANT LIST

SHEET NUMBER:
L-3

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DIAL 811
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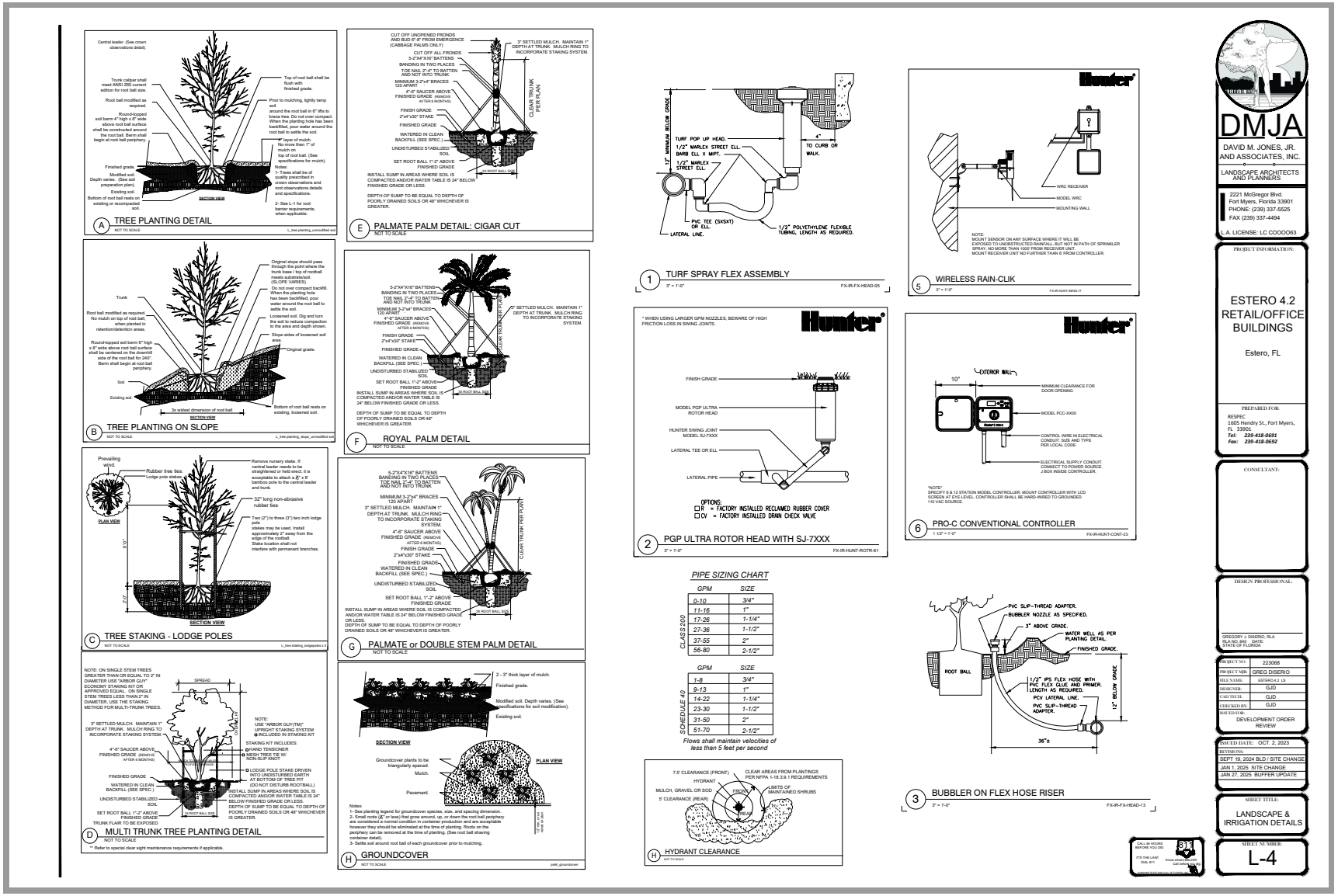
A TREE PLANTING DETAIL
NOT TO SCALE
B TREE PLANTING ON SLOPE
NOT TO SCALE
C TREE STAKING - LODGE POLES
NOT TO SCALE
D MULTI TRUNK TREE PLANTING DETAIL
NOT TO SCALE
** Refer to special clear sight maintenance requirements if applicable.
E PALMATE PALM DETAIL: CIGAR CUT
NOT TO SCALE
F ROYAL PALM DETAIL
NOT TO SCALE
G PALMATE or DOUBLE STEM PALM DETAIL
NOT TO SCALE
H GROUNDCOVER
NOT TO SCALE
1 TURF SPRAY FLEX ASSEMBLY
3" = 1'-0"
2 PGP ULTRA ROTOR HEAD WITH SJ-7XXX
3" = 1'-0"
3 BUBBLER ON FLEX HOSE RISER
3" = 1'-0"
5 WIRELESS RAIN-CLIK
3" = 1'-0"
6 PRO-C CONVENTIONAL CONTROLLER
1 1/2" = 1'-0"
PIPE SIZING CHART
CLASS 200
SCHEDULE 40
Flows shall maintain velocities of less than 5 feet per second
H HYDRANT CLEARANCE
NOT TO SCALE
DMJA
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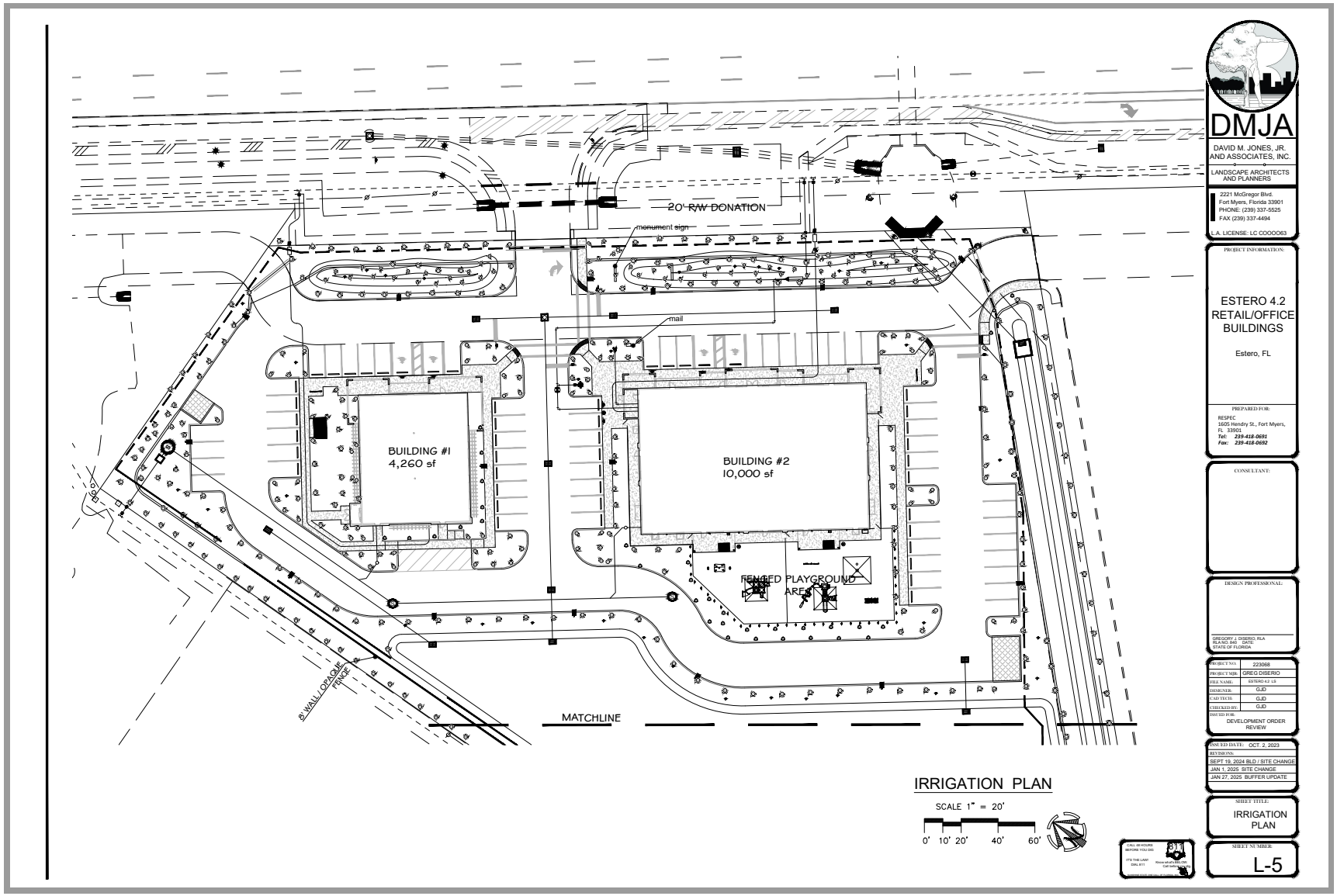
JAN 1, 2025 SITE CHANGE
JAN 27, 2025 BUFFER UPDATE
SHEET TITLE:
LANDSCAPE & IRRIGATION DETAILS
SHEET NUMBER:
L-4


20' R/W DONATION
monument sign
mail
BUILDING #1
4,260 sf
BUILDING #2
10,000 sf
FENCED PLAYGROUND AREA
8' WALL/ OPAQUE FENCE
MATCHLINE
IRRIGATION PLAN
SCALE 1" = 20'
0' 10' 20' 40' 60'
DMJA
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L.A. LICENSE: LC 0000063
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RLA NO. 940 DATE:
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PROJECT NO. 223068
PROJECT MGR. GREG DISERIO
FILE NAME: ESTERO 4.2 LS
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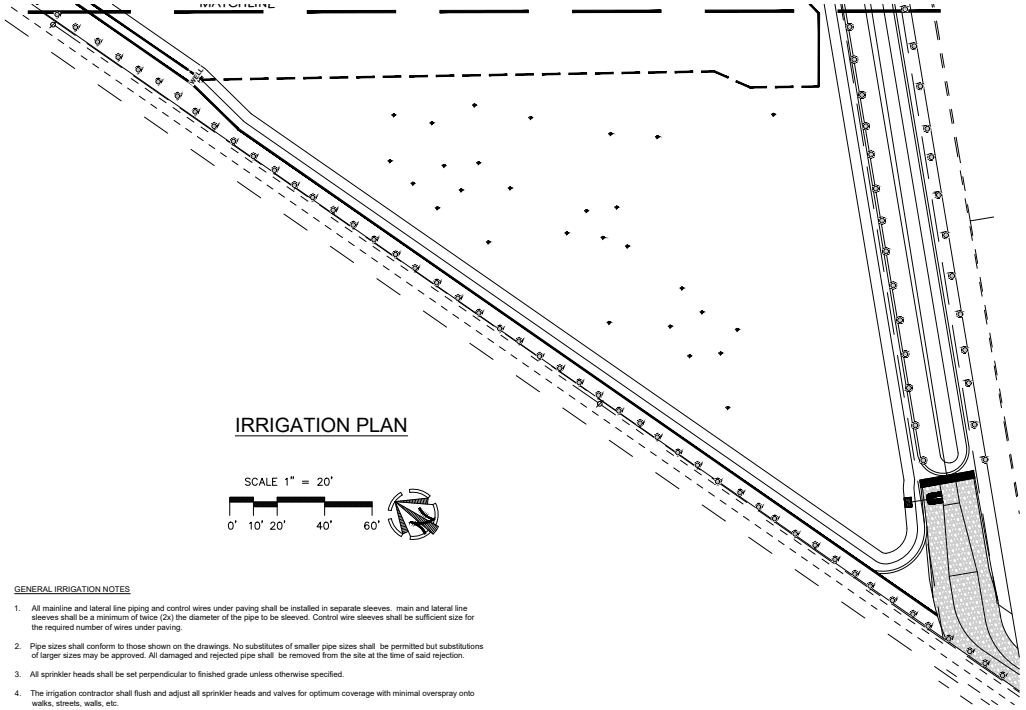
JAN 27, 2025 BUFFER UPDATE
SHEET TITLE:
IRRIGATION PLAN
SHEET NUMBER:
L-5



IRRIGATION PLAN

SCALE 1" = 20'

0' 10' 20' 40' 60'

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
LB LCB RCS CB SS	Hunter PROS-06 Strip Series Turf Spray, 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.
Q T H F	Hunter PROS-06 8 Series Turf Spray, 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.
Q T H F	Hunter PROS-06 10 Series Turf Spray, 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.
Q T H F	Hunter PROS-06 12 Series Turf Spray, 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.
Q T H F	Hunter PROS-06 15 Series Turf Spray, 6in. Pop-Up. Co-molded wiper seal with UV Resistant Material.
SR SST ST SS	Hunter AFB Adjustable Flow Bubbler, 1/2in. FIPT, stainless steel screw adjustment.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
07	Hunter PGP-ADJ 07 Turf Rotor, 4in. Pop-Up. Adjustable and Full Circle. Standard Angle Red Nozzle. Lower Precipitation Rate.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PGV-100A 1" 1in. Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet. Angle Configuration, No Flow Control.
	Hunter PGV-151 Angle 1-1/2" 1-1/2in. Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet, With Flow Control. Angle Configuration.
WELL	Point of Connection IRRIGATION WELL. SFWMD PERMIT BY OTHERS
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Class 200 SDR 21
	Pipe Sleeve: PVC Class 200 SDR 21

Valve Callout
Valve Number
Valve Flow
Valve Size

GENERAL IRRIGATION NOTES

1. All mainline and lateral line piping and control wires under paving shall be installed in separate sleeves. main and lateral line sleeves shall be a minimum of twice (2x) the diameter of the pipe to be sleeved. Control wire sleeves shall be sufficient size for the required number of wires under paving.
2. Pipe sizes shall conform to those shown on the drawings. No substitutes of smaller pipe sizes shall be permitted but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
3. All sprinkler heads shall be set perpendicular to finished grade unless otherwise specified.
4. The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal overspray onto walks, streets, walls, etc.
5. Irrigation heads shall be a minimum of 24" from buildings.
6. This drawing sheet is diagrammatic and for reference only. All piping, valves, etc. shown within paved areas are for design clarification only and shall be installed in planting areas whenever possible. The contractor shall locate all valves in shrub areas where possible.
7. It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
8. Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, water levels or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of owners representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
9. All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
10. The contractor shall provide (Pressure Compensating Screens) as necessary to reduce or eliminate over spray into streets, walks or other areas as dictated by the owner's authorized representative.
11. All remote control valves, gate valves, quick couplers and control wire splices shall be installed in approved valve boxes with locking covers. All shall be marked indicating controller and station numbers for control valve.
12. Contractor to provide the Owner with a complete irrigation design in compliance with Owners program. All required plantings shall be irrigated.
13. Irrigation system shall be designed for complete coverage only. Verify with owner limits of irrigation prior to bidding.
14. The sprinkler system to be based on a minimum operating pressure of 50 PSI. The irrigation contractor shall verify water pressures, flows, elevations, and other requirements prior to construction. Report any differences between the water pressure and flows indicated on drawings and the actual pressure reading at the irrigation point of connection to the owners authorized representative.
15. Installer shall conduct final testing and adjustments to achieve design specifications prior to completion of the system and acceptance by the owner or owner's representative.
16. The installer shall provide property owners and users with post-construction documentation, including as-constructed drawings, recommended maintenance activities and schedules, operational schedule, design precipitation rates, instructions on adjusting the system to apply less water after the landscape is established, maintenance schedule, water source, water shut-off method, and the manufacturer's operation guide for the irrigation controller. To the extent feasible, similar information should be made available for subsequent property transfers.
17. Any changes and/or modifications to the water source shall require appropriate adjustments to the system design.
18. The contractor shall be responsible for providing all code required backflow preventers in addition to all permits as required by the governing agencies including water use permits, if applicable.
19. Plan prepared for development order permitting only. Refer to construction documents for complete irrigation system design.
20 The irrigation source will be an irrigation service from a well. SFWMD Permit by others.
21. Contractor to coordinate with the irrigation maintenance personnel on the final irrigation design and layout.

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PROJECT INFORMATION:

ESTERO 4.2 RETAIL/OFFICE BUILDINGS

Estero, FL

PREPARED FOR:

RESPEC
1605 Hendry St., Fort Myers, FL 33901
Tel: 239-418-0691
Fax: 239-418-0692

CONSULTANT:

DESIGN PROFESSIONAL:

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

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CHECKED BY:	GJD

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DEVELOPMENT ORDER REVIEW

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JAN 1, 2025 SITE CHANGE
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SHEET TITLE:
IRRIGATION PLAN AND SCHEDULE

SHEET NUMBER:
L-6

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PHOTOMETRICS
FOR
ESTERO 4.2

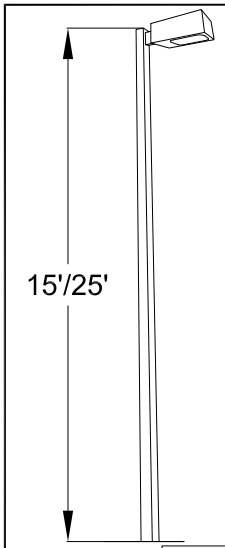


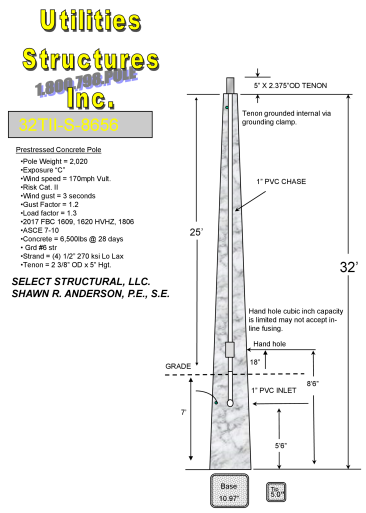
INDEX OF LIGHTING PLANS

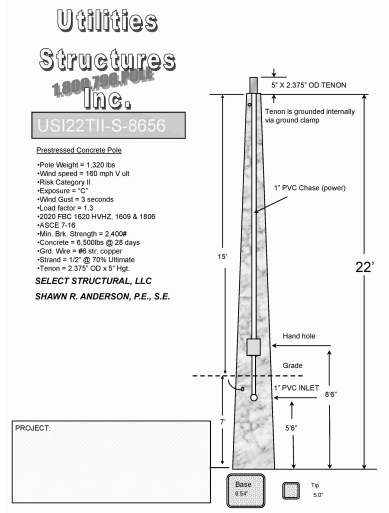
SHEET NO.	SHEET DESCRIPTION
L-1	COVER
L-2	POLE DETAIL, STATISTICS AND LUMINAIRE SCHEDULE
L-3	LUMINAIRE SPECIFICATIONS & LUMINAIRE PROPERTIES
L-4	PLAN

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MAY BE CONSIDERED WHEN OBTAINING SCALED DATA.

JOB NO.	DATE	BY	REVISIONS	DESIGNED BY R.C.F. / DRAWN BY W.L.F. / CHECKED BY R.C.F.	APPROVED BY: REID C. FELLOWS P.E. 61673	OCTOBER 7, 2024	TRANSPORTATION CONSULTANTS, INC	2726 OAK RIDGE COURT, SUITE 503 FORT MYERS, FLORIDA 33901-9356 (239) 278-3090 CERTIFICATE OF AUTHORIZATION: #27003	ESTERO 4.2 / COVER	SHEET NO. L-1
F2308.02										







Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	0.77	2.9	0.3	2.57	9.67
Property Line	Illuminance	Fc	0.05	0.5	0.0	N.A.	N.A.
10 foot off Property Line	Illuminance	Fc	0.03	0.4	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Lum. Watts	LLF	BUG Rating
▪	16	SA	SINGLE	RFS-35W16LED3K-G2-4-HS	38	1.000	B0-U0-G1

NOTES:

1. LOCATE ROADWAY LIGHT POLES 2 FEET BEHIND BACK OF SIDEWALK/ 4 FEET BEHIND EOP (AS SHOWN ON PLAN).
2. POLES SHALL BE WALL MOUNTED, DIRECT BURIAL OR FOUNDATION TO BE DESIGNED BY OTHERS.

JOB NO.	DATE	BY	REVISIONS	DESIGNED BY	APPROVED BY:				
F2308.02				DRAWN BY W.J.F.	REID C. FELLOWS	OCTOBER 7, 2024	TR TRANSPORTATION CONSULTANTS, INC	2726 OAK RIDGE COURT, SUITE 503 FORT MYERS, FLORIDA 33901-9356 (239) 278-3090 CERTIFICATE OF AUTHORIZATION: #27003	ESTERO 4.2 / POLE DETAIL, STATISTICS AND LUMINAIRE SCHEDULE	SHEET NO. L-2
				CHECKED BY R.C.F.	P.E. 61673					

LUMEC by ignify

Roadway

RoadFocus

RFS Cobra head (small)



Lumec RoadFocus LED cobra head luminaires feature a sleek design that provides seamless replacement of existing HID luminaires. RoadFocus is available in three sizes, offers multiple lumen packages, and a complete array of optical distributions, making it an outstanding solution for all types of roadway applications. Includes Service Tag, innovative way to provide assistance throughout the life of the product.

Project:
Location:
Cat. No.
Type:
Lumens: Qty:
Notes:

Ordering guide

example: RFS-39W16LED4K-G2-R2M-UNV-DMG-HS-PNR-RCD7-GY3

Series	LED module	CCT	Generation	Distribution	Voltage	Options: Controls [1]	Options	Finish
RFS RoadFocus small	16W1LED 20W12LED 25W16LED 30W16LED 36W16LED 49W16LED 50W16LED 54W16LED 60W16LED[2] 20W20LED[3] 40W20LED[3] 69W20LED[3] 36W32LED 55W32LED 60W32LED 72W32LED 108W32LED[3] 31W40LED[4] 50W40LED[4] 55W40LED[4] 65W40LED[4] 80W40LED[4] 100W40LED[4][19]	4K 4000K 3K 3000K 2.7K[5] 2700K	G2 Generation 2	Type 2 R2S Type II short, (ASYM) Type 3 R2M Type II Medium (ASYM) Type 3 R3S Type III short, (ASYM) Type 3 R3M Type III Medium (ASYM) Type 4 4 Type IV (ASYM) Type 5 5 Type V (SYMM)	UNV 120-277V HVU 347-480V	D41[6] Zhaga-D4i certified Digitally addressable lighting interface DALI Digitally addressable lighting interface DMG[6] 0-10V SRD[6] Sensor ready driver, standard configuration SRD1 Sensor ready driver, alternate configuration	API Factory installed NEMA label, ANSI C136.15-2015 compliant FAWS[7] Field adjustable wattage selector CSS[8][9] Cut-de-Sac Shield FSS[8][9] Front Side Shield HS[8][9] House Side Shield LSS[8][9] Left Side Shield RSS[8][9] Right Side Shield NRC[10] No receptacle NYBC 4-position terminal block OMS[11] Outdoor Multisensor PNB[12] Twist-lock photoelectric cell. UNV (120-277VAC) PHB/347[12,13] Twist-lock photoelectric cell (347VAC) PHB/480[12,13] Twist-lock photoelectric cell (480VAC) PHXL[12] Twist-lock photoelectric cell. extended life. UNV (120-277VAC) PNIB[12] Shorting cap RCD[14][15] Tool less receptacle for twist-lock photocell or shorting cap. 7-pin (optional) RCD7[14] Tool less receptacle for twist-lock photocell or shorting cap. 7-pin (standard) SPD 20kV / 10kA Surge protector TLRSR[14] SR receptacle BAC[17] Meets the requirements of the Buy American Act of 1933 (BAA)	BK Black BR Bronze GY3 Grey WH White

[1] Not available with HVU.
[2] Refer to Accessories section to confirm compatibility of shields with optical distribution.
[3] Use of photoelectric cell or shorting cap is required to ensure proper illumination.
[4] Select either DALI or DMG or SRD or SRD1 mandatory option.
[5] Please note this integrated feature come standard with RoadFocus.
[6] Only available with SRD or SRD1 Driver Options.
[7] Only available with DMG Driver Options.
[8] Not available with PHB, PHB/347, PHB/480, PHXL, PNB, DALI, SRD or SRD1 Driver Options.
[9] Not available with SRD Driver Options.
[10] Either RCD or RCD7 must be selected for this option.
[11] Extended lead-time may apply. Consult factory.
[12] Not available with UNV.
[13] Only available with R2M or R3M distributions.
[14] 1 shield provided per LED light engine
[15] TLRSR must be selected with D41
[16] TLRSR and D41 must be selected with OMS
[17] Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act. or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
[19] Consult Signify to confirm whether specific accessories are BAA-compliant.

Accessories[18] (must be ordered as separate line item - quickly and easily installed in the field)
Interact City connector node (Contact the factory for additional support when connected lighting or additional services are desired.)
Shielding accessories

Description	Luminaire Option Code	Accessory Ordering Code: 12/16 LED version*	Accessory Ordering Code: 20 LED version*	Shield vs Distribution Compatibility: R2M	R2S	R3M	R3S	4	5
Cut-de-sac shield	CSS	ACC-LG66YKLED-CSS	ACC-LG66YX20LED-CSS	Yes	Yes	Yes	Yes	Yes	Yes
Front side shield	FSS	ACC-LG66YKLED-FSS	ACC-LG66YX20LED-FSS	Yes	Yes	Yes	Yes	No	Yes
House side shield	HS	ACC-LG66YKLED-HS	ACC-LG66YX20LED-HS	Yes	Yes	Yes	Yes	Yes	No
Left side shield	LSS	ACC-LG66YKLED-LSS	ACC-LG66YX20LED-LSS	Yes	Yes	Yes	Yes	Yes	Yes
Right side shield	RSS	ACC-LG66YKLED-RSS	ACC-LG66YX20LED-RSS	Yes	Yes	Yes	Yes	Yes	Yes

*Refer to Wattage table to confirm light engine configuration. Example, if configuration is 2x16LED, 2 of the desired shields must be ordered per luminaire.

RFS RoadFocus

LED Cobra head (small)

3000K LED Lumen values

Ordering Code	Color Temp.	Type R2M: Lumen Output	Type R2M: Efficacy (LPW)	Type R2M: BUG Rating	Type R2S: Lumen Output	Type R2S: Efficacy (LPW)	Type R2S: BUG Rating	Type R3M: Lumen Output	Type R3M: Efficacy (LPW)	Type R3M: BUG Rating	Type R3S: Lumen Output	Type R3S: Efficacy (LPW)	Type R3S: BUG Rating	Type 4: Lumen Output	Type 4: Efficacy (LPW)	Type 4: BUG Rating	Type 5: Lumen Output	Type 5: Efficacy (LPW)	Type 5: BUG Rating
RFS-16W1LED	3000	1,581	114	B1-U0-G1	1,620	117	B1-U0-G1	1,740	126	B1-U0-G1	1,769	128	B1-U0-G1	1,735	125	B1-U0-G1	1,809	130	B1-U0-G1
RFS-20W12LED	3000	2,189	122	B1-U0-G1	2,489	127	B1-U0-G1	2,362	122	B1-U0-G1	2,394	123	B1-U0-G1	2,359	121	B1-U0-G1	2,445	126	B2-U0-G2
RFS-25W12LED	3000	2,708	109	B1-U0-G1	2,819	113	B1-U0-G1	2,700	108	B1-U0-G1	2,736	110	B1-U0-G1	2,667	106	B1-U0-G1	2,795	112	B2-U0-G2
RFS-25W16LED	3000	3,117	129	B1-U0-G1	3,244	134	B1-U0-G1	3,107	128	B1-U0-G1	3,149	130	B1-U0-G1	3,092	128	B1-U0-G1	3,217	133	B2-U0-G2
RFS-30W16LED	3000	3,341	122	B1-U0-G1	3,635	127	B1-U0-G1	3,520	122	B1-U0-G1	3,567	124	B1-U0-G1	3,504	121	B1-U0-G1	3,644	126	B2-U0-G2
RFS-36W16LED	3000	4,512	119	B1-U0-G1	4,667	124	B1-U0-G1	4,493	118	B1-U0-G1	4,558	120	B1-U0-G1	4,477	118	B1-U0-G1	4,657	123	B3-U0-G2
RFS-49W16LED	3000	5,157	110	B1-U0-G1	5,349	115	B1-U0-G1	5,141	114	B1-U0-G1	5,212	115	B1-U0-G1	5,117	113	B1-U0-G1	5,322	115	B3-U0-G2
RFS-50W16LED	3000	5,465	109	B1-U0-G1	5,688	113	B1-U0-G1	5,448	109	B1-U0-G1	5,521	110	B1-U0-G1	5,422	108	B1-U0-G1	5,640	112	B3-U0-G2
RFS-54W16LED	3000	5,961	113	B2-U0-G2	6,207	117	B2-U0-G2	5,944	112	B1-U0-G1	6,024	114	B1-U0-G1	5,916	112	B1-U0-G1	6,154	116	B3-U0-G2
RFS-60W16LED	3000	6,500	106	B2-U0-G2	6,767	111	B2-U0-G2	6,480	106	B2-U0-G2	6,567	107	B1-U0-G2	6,450	106	B1-U0-G2	6,709	110	B3-U0-G2
RFS-20W20LED	3000	2,427	124	B1-U0-G1	N/A	N/A	N/A	2,440	124	B1-U0-G1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-40W20LED	3000	4,833	122	B1-U0-G1	N/A	N/A	N/A	4,859	122	B1-U0-G1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-69W20LED	3000	7,442	110	B2-U0-G2	N/A	N/A	N/A	7,462	107	B2-U0-G2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-36W32LED	3000	4,875	132	B1-U0-G1	5,075	137	B1-U0-G1	4,860	131	B1-U0-G1	4,925	133	B1-U0-G1	4,837	131	B1-U0-G1	5,032	136	B3-U0-G2
RFS-55W32LED	3000	7,062	132	B2-U0-G2	7,351	137	B2-U0-G2	7,040	132	B2-U0-G2	7,134	133	B1-U0-G2	7,007	131	B1-U0-G2	7,289	136	B3-U0-G2
RFS-60W32LED	3000	7,158	122	B2-U0-G2	7,452	127	B2-U0-G2	7,136	122	B2-U0-G2	7,232	123	B1-U0-G2	7,103	121	B1-U0-G2	7,388	126	B3-U0-G2
RFS-72W32LED	3000	8,636	121	B2-U0-G2	9,186	126	B2-U0-G2	8,709	121	B2-U0-G2	8,917	122	B1-U0-G2	8,758	120	B2-U0-G2	9,110	125	B3-U0-G2
RFS-108W32LED	3000	12,219	113	B3-U0-G2	12,720	118	B3-U0-G2	12,391	115	B2-U0-G2	12,344	114	B2-U0-G2	12,124	112	B2-U0-G2	12,611	117	B4-U0-G2
RFS-31W40LED	3000	5,283	141	B1-U0-G2	N/A	N/A	N/A	5,232	140	B1-U0-G2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-50W40LED	3000	6,959	140	B2-U0-G2	N/A	N/A	N/A	6,996	144	B2-U0-G2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-55W40LED	3000	7,297	134	B2-U0-G2	N/A	N/A	N/A	7,338	135	B2-U0-G2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-65W40LED	3000	8,580	130	B2-U0-G2	N/A	N/A	N/A	8,626	131	B2-U0-G2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-80W40LED	3000	10,137	127	B2-U0-G2	N/A	N/A	N/A	10,091	126	B2-U0-G2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-100W40LED	3000	12,228	121	B3-U0-G3	N/A	N/A	N/A	12,294	122	B3-U0-G2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

2700K LED Lumen values

Ordering Code	Color Temp.	Type R2M: Lumen Output	Type R2M: Efficacy (LPW)	Type R2M: BUG Rating	Type R2S: Lumen Output	Type R2S: Efficacy (LPW)	Type R2S: BUG Rating	Type R3M: Lumen Output	Type R3M: Efficacy (LPW)	Type R3M: BUG Rating	Type R3S: Lumen Output	Type R3S: Efficacy (LPW)	Type R3S: BUG Rating	Type 4: Lumen Output	Type 4: Efficacy (LPW)	Type 4: BUG Rating	Type 5: Lumen Output	Type 5: Efficacy (LPW)	Type 5: BUG Rating
RFS-16W1LED	2700	1,401	114	B1-U0-G1	1,669	119	B1-U0-G1	1,556	113	B1-U0-G1	1,615	115	B0-U0-G1	1,556	113	B0-U0-G1	1,615	118	B1-U0-G1
RFS-20W12LED	2700	2,172	112	B1-U0-G1	2,291	117	B1-U0-G1	2,166	112	B1-U0-G1	2,195	113	B1-U0-G1	2,156	111	B1-U0-G1	2,242	116	B2-U0-G2
RFS-25W12LED	2700	2,483	100	B1-U0-G1	2,585	104	B1-U0-G1	2,476	99	B1-U0-G1	2,509	101	B1-U0-G1	2,464	99	B1-U0-G1	2,583	103	B2-U0-G2
RFS-25W16LED	2700	2,858	118	B1-U0-G1	2,975	123	B1-U0-G1	2,849	118	B1-U0-G1	2,888	119	B1-U0-G1	2,835	117	B1-U0-G1	2,950	122	B2-U0-G2
RFS-30W16LED	2700	3,218	112	B1-U0-G1	3,371	117	B1-U0-G1	3,228	112	B1-U0-G1	3,271	113	B1-U0-G1	3,212	111	B1-U0-G1	3,342	116	B2-U0-G2
RFS-36W16LED	2700	4,138	109	B1-U0-G1	4,307	113	B1-U0-G1	4,125	108	B1-U0-G1	4,180	110	B1-U0-G1	4,105	108	B1-U0-G1	4,271	112	B3-U0-G2
RFS-49W16LED	2700	4,729	104	B1-U0-G1	4,923	108	B1-U0-G1	4,714	104	B1-U0-G1	4,776	106	B1-U0-G1	4,692	104	B1-U0-G1	4,880	108	B3-U0-G2
RFS-50W16LED	2700	5,012	100	B1-U0-G1	5,217	104	B1-U0-G1	4,996	100	B1-U0-G1	5,063	101	B1-U0-G1	4,972	99	B1-U0-G1	5,172	103	B3-U0-G2
RFS-54W16LED	2700	5,468	103	B2-U0-G2	5,692	107	B2-U0-G2	5,451	103	B1-U0-G1	5,524	104	B1-U0-G1	5,425	102	B1-U0-G1	5,643	106	B3-U0-G2
RFS-60W16LED	2700	5,961	98	B2-U0-G2	6,205	102	B2-U0-G2	5,942	97	B2-U0-G2	6,022	99	B1-U0-G2	5,915	97	B1-U0-G2	6,152	101	B3-U0-G2
RFS-20W20LED	2700	2,211	113	B1-U0-G1	N/A	N/A	N/A	2,223	114	B1-U0-G1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-40W20LED	2700	4,416	111	B1-U0-G1	N/A	N/A	N/A	4,440	112	B1-U0-G1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-69W20LED	2700	6,800	100	B2-U0-G2	N/A	N/A	N/A	6,817	98	B2-U0-G2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-36W32LED	2700	4,470	121	B1-U0-G2	4,654	126	B1-U0-G2	4,457	121	B1-U0-G2	4,518	122	B1-U0-G2	4,436	120	B1-U0-G2	4,614	125	B3-U0-G2
RFS-55W32LED	2700	6,478	121	B2-U0-G2	6,741	126	B2-U0-G2	6,456	121	B2-U0-G2	6,542	122	B1-U0-G2	6,426	120	B1-U0-G2	6,684	125	B3-U0-G2
RFS-60W32LED	2700	6,564	112	B2-U0-G2	6,834	117	B2-U0-G2	6,544	112	B2-U0-G2	6,632	113	B1-U0-G2	6,514	111	B1-U0-G2	6,775	116	B3-U0-G2
RFS-72W32LED	2700	8,094	111	B2-U0-G2	8,430	115	B2-U0-G2	8,068	111	B2-U0-G2	8,177	112	B1-U0-G2	8,031	110	B2-U0-G2	8,314	114	B3-U0-G2
RFS-108W32LED	2700	11,305	104	B3-U0-G2	11,664	108	B3-U0-G2	11,170	103	B2-U0-G2	11,320	105	B2-U0-G2	11,118	103	B2-U0-G2	11,565	107	B4-U0-G2
RFS-31W40LED	2700	4,754	135	B1-U0-G1	N/A	N/A	N/A	4,700	135	B1-U0-G1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-50W40LED	2700	6,259	131	B2-U0-G2	N/A	N/A	N/A	6,310	133	B2-U0-G2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-55W40LED	2700	6,567	121	B2-U0-G2	N/A	N/A	N/A	6,303	123	B2-U0-G2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-65W40LED	2700	7,840	119	B2-U0-G2	N/A	N/A	N/A	7,882	119	B2-U0-G2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-80W40LED	2700	9,121	118	B2-U0-G2	N/A	N/A	N/A	9,211	117	B2-U0-G2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RFS-100W40LED	2700	11,173	111	B2-U0-G2	N/A	N/A	N/A	11,233	111	B2-U0-G2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

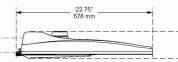
Actual performance may vary due to installation variables including optics, mounting/ceiling height, dirt depreciation, light loss factor, etc. highly recommended to confirm performance with a layout - contact Applications at signify.com/outdoorluminaires. Consult DLC QPL to confirm your specific fixture selection is DLC approved.
Note: Some data may be scaled based on tests of similar but not identical luminaires.

RFS RoadFocus

LED Cobra head (small)

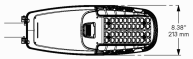
Dimensions

Side View



Weight: 9.4 lbs
EPA: 0.62 sq. feet

Bottom View



Field Adjustable Wattage (FAWS) Multiplier Chart

FAWS Position	Typical Delivered Lumens Multiplier	Typical System wattage
1	0.31	0.28
2	0.53	0.50
3	0.62	0.58
4	0.70	0.67
5	0.78	0.75
6	0.83	0.81
7	0.89	0.87
8	0.92	0.91
9	0.96	0.95
10	1.00	1.00

Note: Typical value accuracy +/- 5%

Specifications

Housing
Made of a low copper die cast Aluminum alloy (A360), 0.100" (2.5mm) minimum thickness. Fits on a 1.66" (42mm) O.D. (1.25" NPS), 1.9" (48mm) O.D. (1.5" NPS) or 2 3/8" (60mm) O.D. (2" NPS) by 5 1/2" (140mm) minimum long tenon. Comes with a zinc plated clamp fixed by 2 zinc plated hexagonal bolts 3/8-16 UNC for ease of installation. Provides an easy step adjustment of +/- 5° tilt in 2.5° increments. Includes integral bubble level standard (always included). A quick release, tool less entry, single latch, hinged, removable door opens downward to provide access to electronic components and to a terminal block. Door is secured to prevent accidental dropping or disengagement. A clearance of 13" (330mm) at the rear is required in order to remove the door. Complete with a bird guard protecting against birds and similar intruders and an ANSI label as per C136.15-2015 to identify wattage and source (both included in box). Housing (including electrical compartment) rated IP54 per ANSI C136.37.

Light Engine
Composed of 4 main components: LED Module / Optical System / Heat Sink / Driver.
Electrical components are RoHS compliant, IP66 sealed light engine equipped LEDs tested by ISO 17025-2005 accredited lab in accordance with IESNA LM-80 guidelines in compliance with EPA ENERGY STAR, extrapolations in accordance with IESNA TM-21. Metal core board ensures greater heat transfer and longer lifespan.
LED Module: Composed of high-performance white LEDs. Color temperature as per ANSI/NEMA bin 2700 Kelvin nominal (2725 ±145K), 3000 Kelvin nominal (3045K +/- 175K) or 4000 Kelvin nominal (3985K +/- 275K). CRI 70 Min. 75 Typical. Other CCT/CRI also available, consult factory.

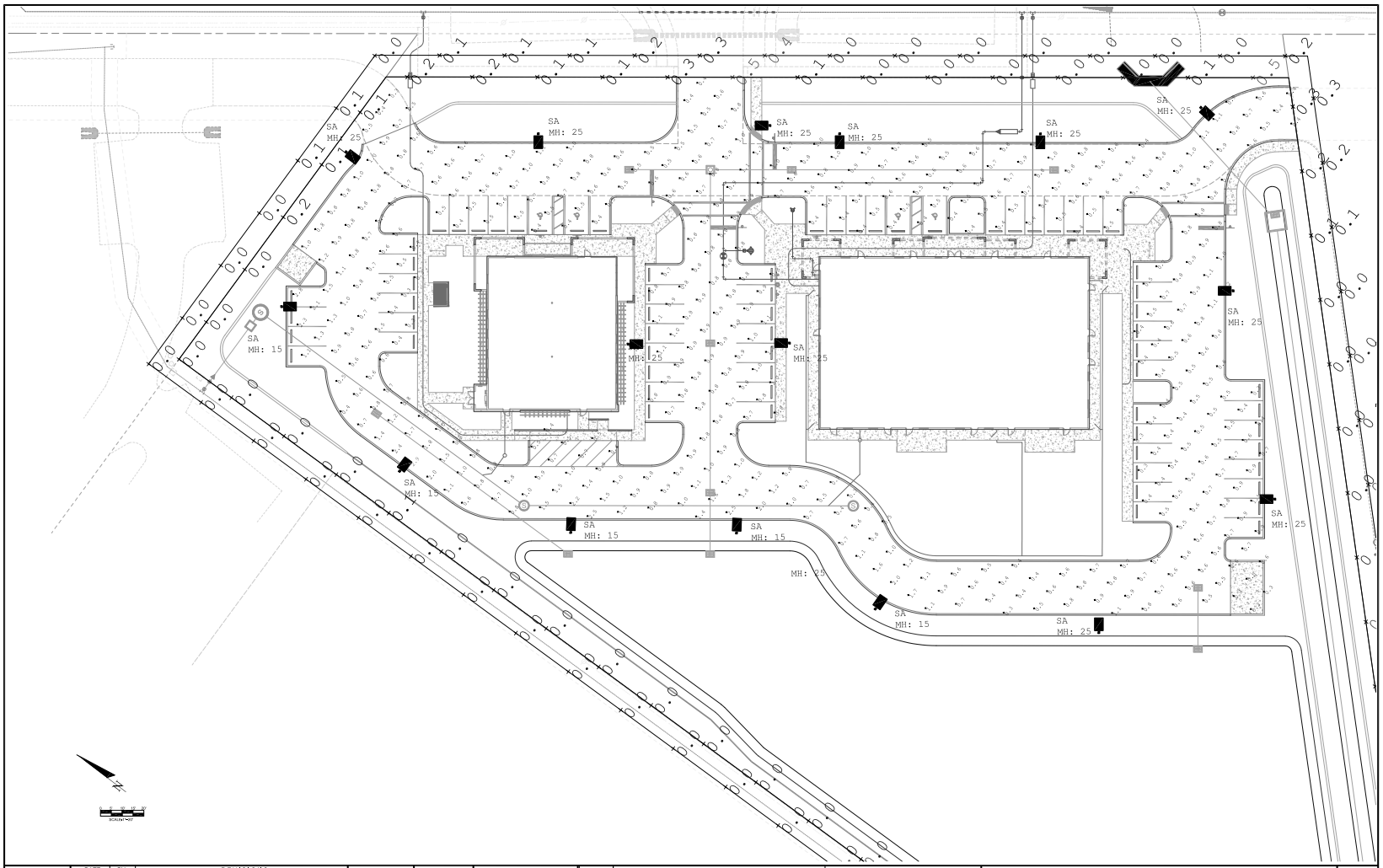
Optical System: Composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. System is rated IP66. Performance shall be tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. 0% uplight and UO per IESNA TM-15.
Heat Sink: Built in the housing, designed to ensure high efficacy and superior cooling by natural vertical convection air flow pattern always close to LEDs and driver optimising their efficiency and life. Product does not use any cooling device with moving parts (only passive cooling). Wide openings enable natural cleaning and removal of dirt and debris. Entire luminaire is rated for operation in ambient temperature of -40°C / -40°F up to +50°C / +122°F.
Driver: High power factor of 90% min. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 VAC rated for both application line to line or line to neutral. Class I or 2, THD of 20% max.
DMG: Dimming compatible 0-10 volts. The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard 6 built in driver surge protection of 2.5kV (min).

Integrated Features
DMG: Dimmable driver 0-10V.
RCD7*: Tool less orientable receptacle with 7 pins enabling dimming and additional functionality (to be determined), can be used with a twist lock Interact City node or photoelectric cell or a shorting cap.
Please note: Additional hardware will be required to utilize the additional 2 pins on this receptacle.
SPI: Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario 1 Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA.
Please note that these integrated features always come with RoadFocus luminaire.
* Use of photoelectric cell or shorting cap is required to ensure proper illumination.

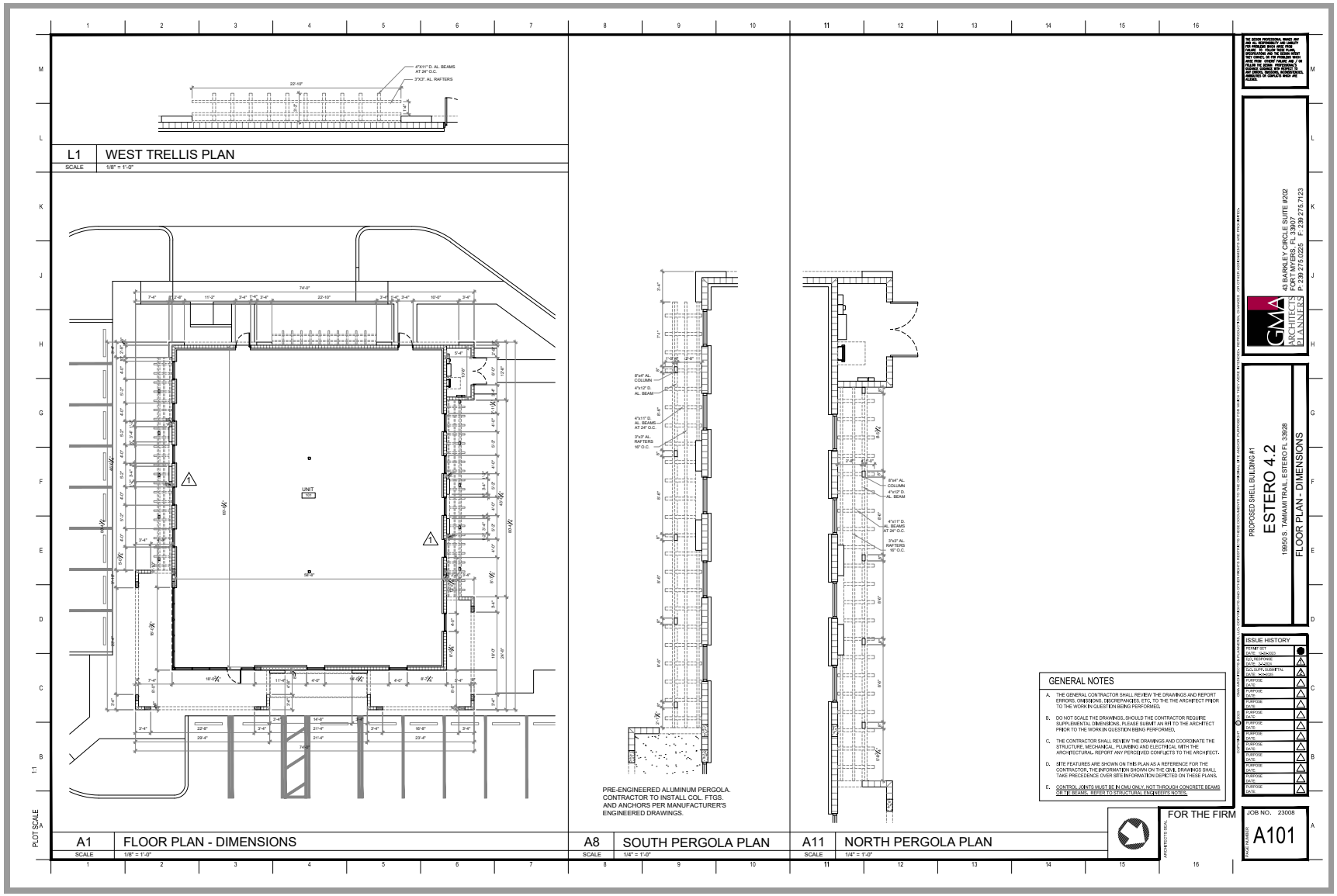
NOTES:

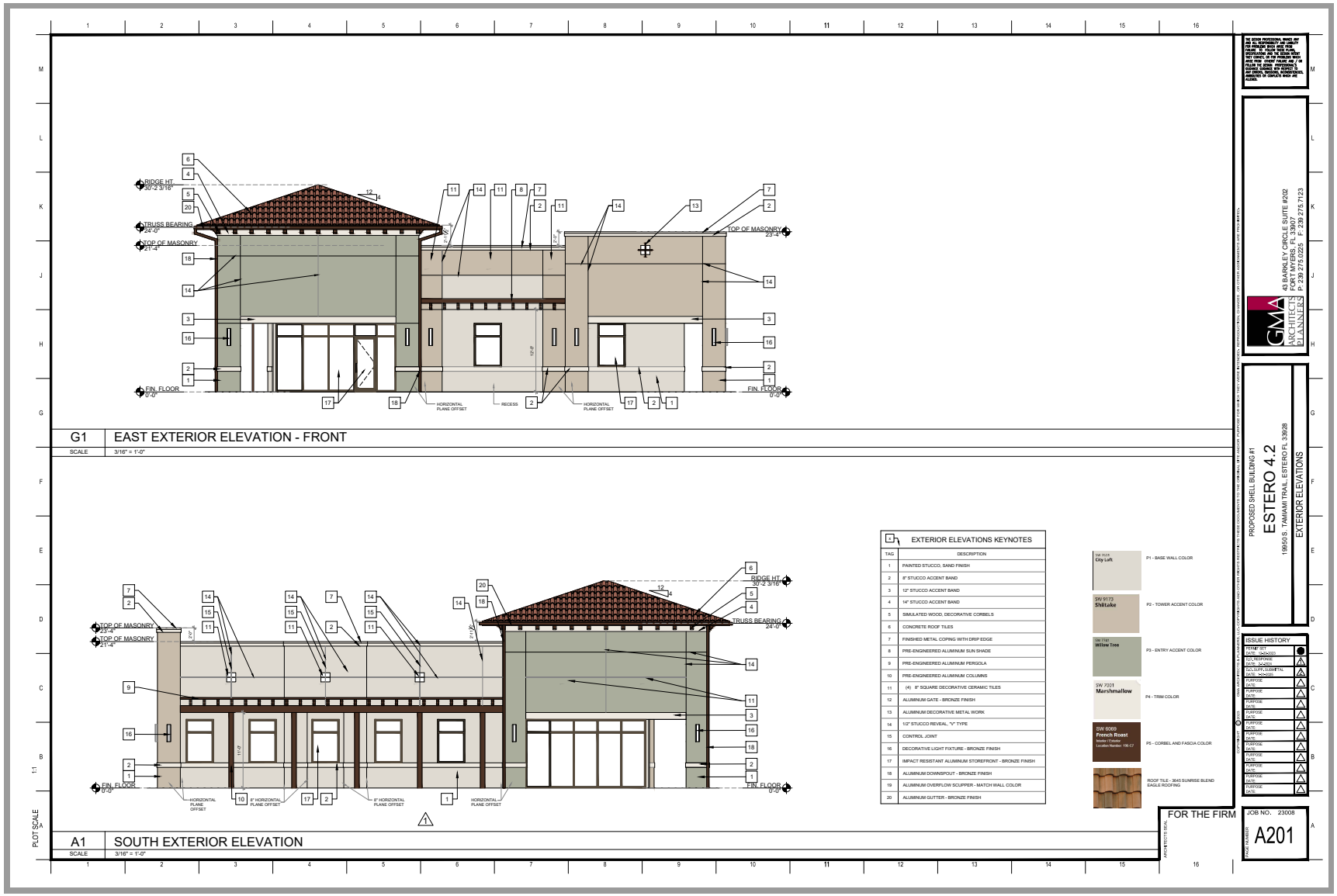
1. FIXTURES ARE TO BE LUMEC ROADFOCUS LED SERIES, 40 WATT LED, MOUNTED AT 15 & 25 FEET AS SHOWN ON PLAN.
2. POLES SHALL BE DIRECT BURIAL OR FOUNDATION TO BE DESIGNED BY OTHERS.

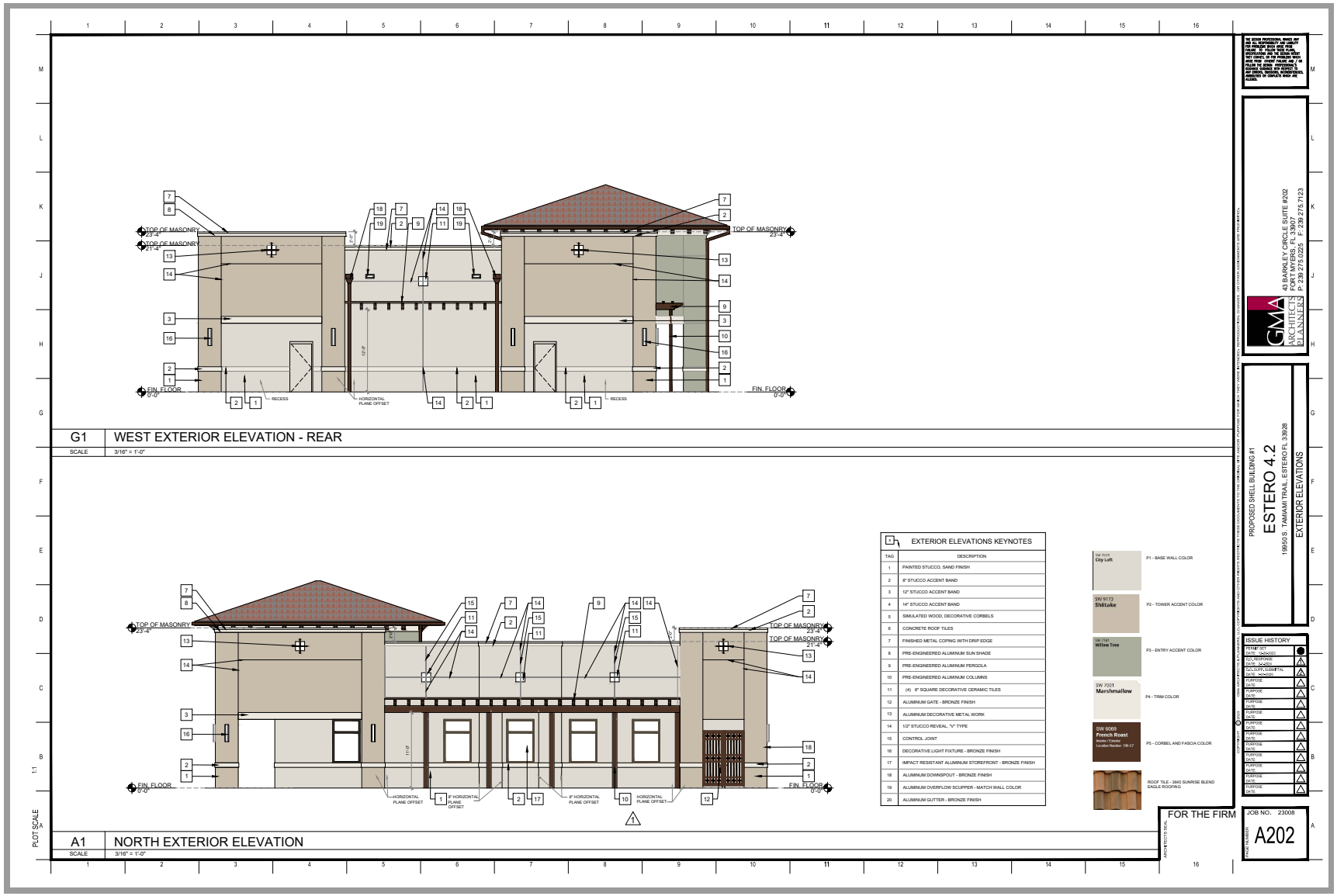
JOB NO.	DATE	BY	REVISIONS	DESIGNED BY	R.C.F.	APPROVED BY:				
F2308.02				DRAWN BY	W.J.F.	REID C. FELLOWS	OCTOBER 7, 2024	TR TRANSPORTATION CONSULTANTS, INC	2726 OAK RIDGE COURT, SUITE 503 FORT MYERS, FLORIDA 33901-9356 (239) 278-3090 CERTIFICATE OF AUTHORIZATION: #27003	ESTERO 4.2 LUMINAIRE SPECIFICATIONS AND LUMINAIRE PROPERTIES	SHEET NO. L-3
				CHECKED BY	R.C.F.	P.E. 61673					

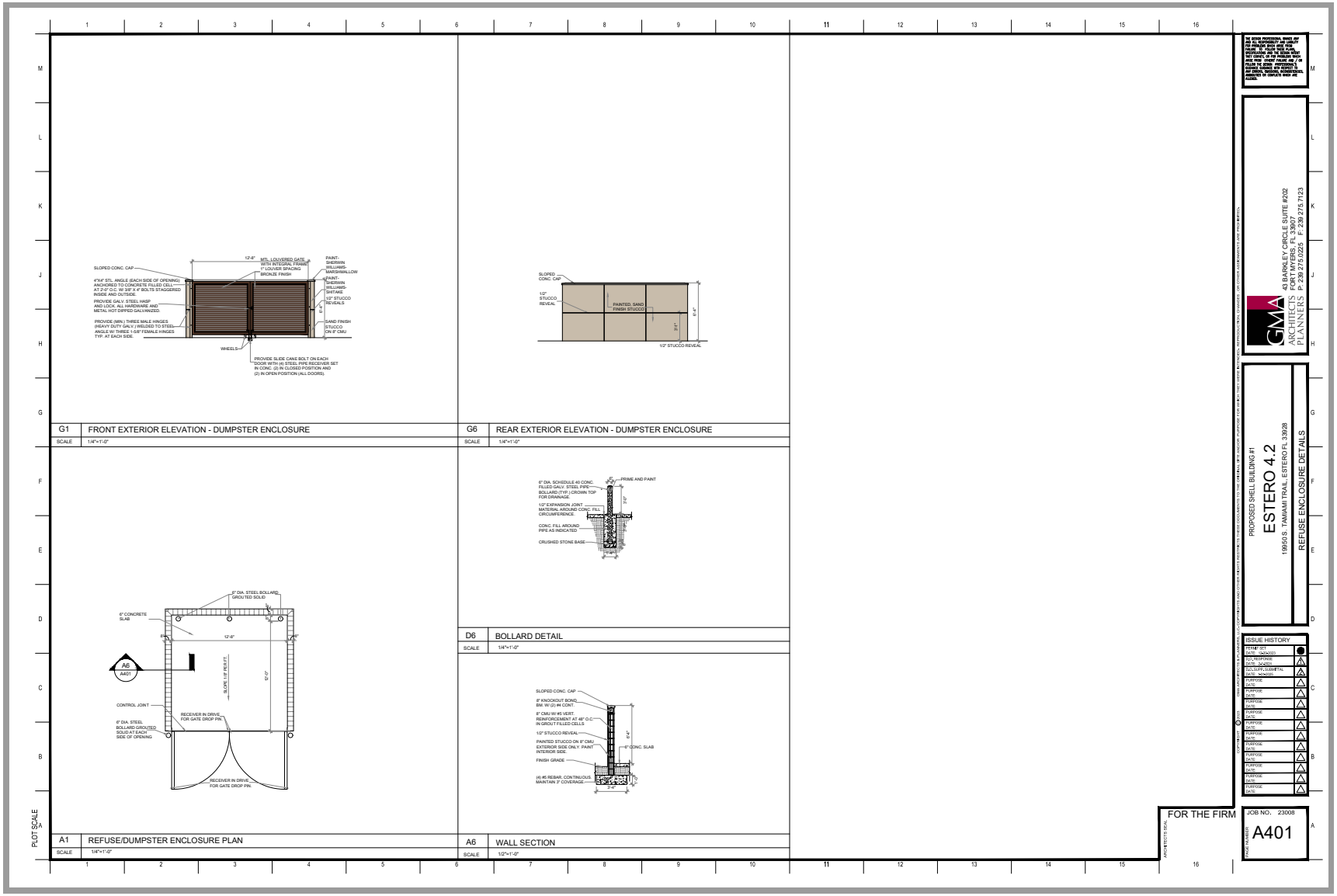


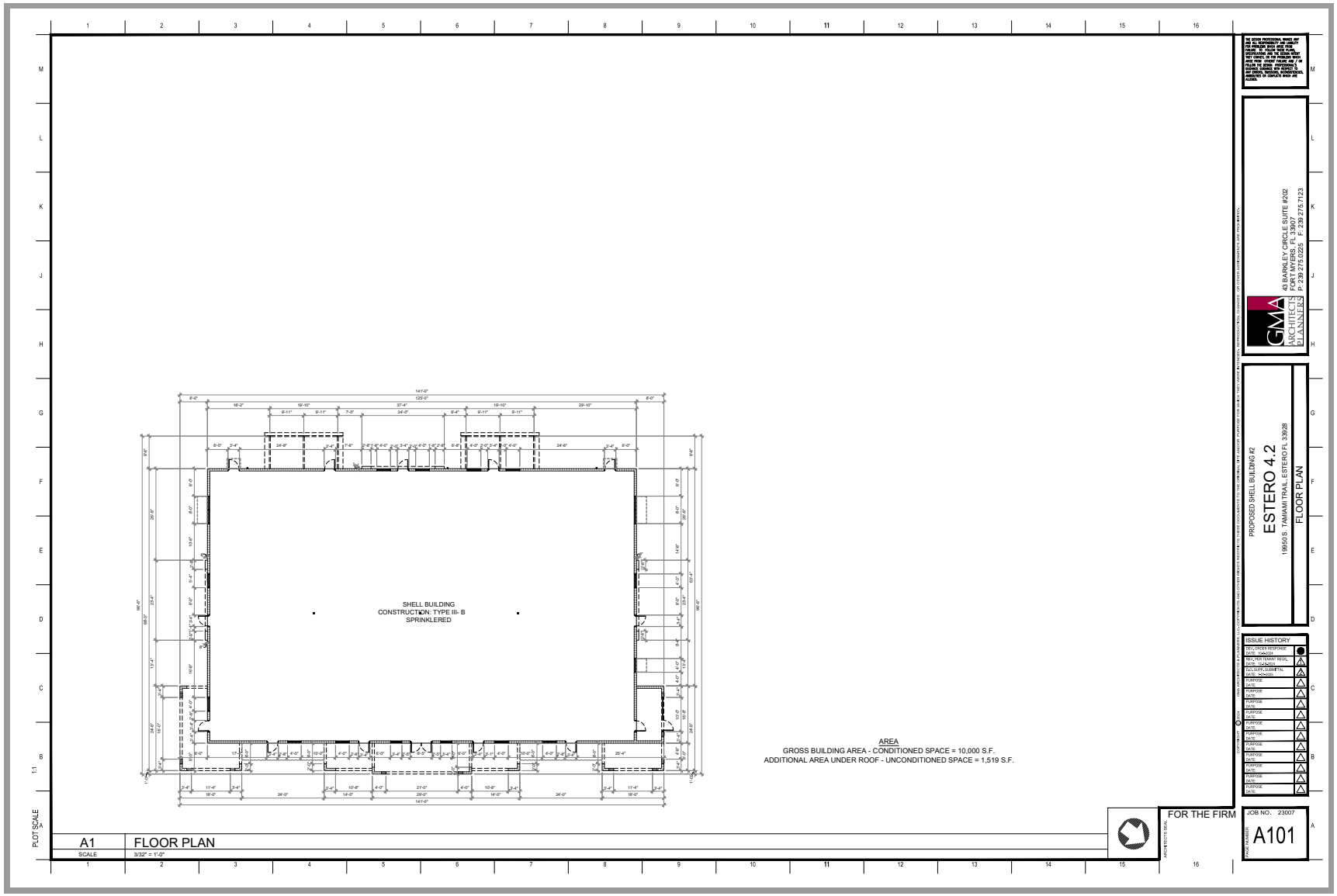
JOB NO. F2308.02	DATE / BY / REVISIONS	DESIGNED BY R.C.F. DRAWN BY W.L.F. CHECKED BY R.C.F.	APPROVED BY: REID C. FELLOWS P.E. 61673	OCTOBER 7, 2024	TR TRANSPORTATION CONSULTANTS, INC	2726 OAK RIDGE COURT, SUITE 503 FORT MYERS, FLORIDA 33901-9356 (239) 278-3090 CERTIFICATE OF AUTHORIZATION: #27003	ESTERO 4.2 PLAN	SHEET NO. L-4

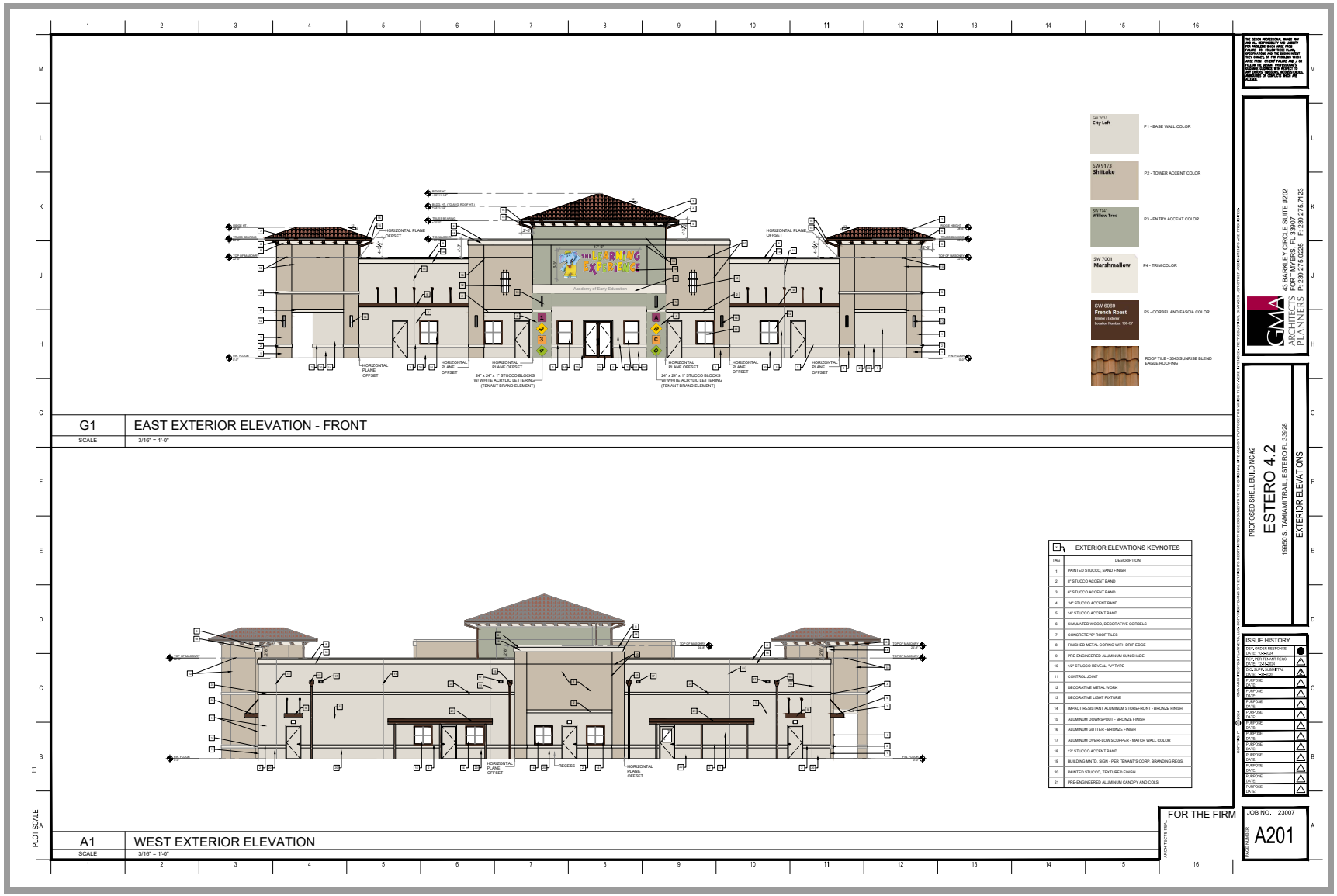

L1 WEST TRELLIS PLAN
SCALE 1/8" = 1'-0"
A1 FLOOR PLAN - DIMENSIONS
SCALE 1/8" = 1'-0"
A8 SOUTH PERGOLA PLAN
SCALE 1/4" = 1'-0"
A11 NORTH PERGOLA PLAN
SCALE 1/4" = 1'-0"
PRE-ENGINEERED ALUMINUM PERGOLA. CONTRACTOR TO INSTALL COL. FTGS. AND ANCHORS PER MANUFACTURER'S ENGINEERED DRAWINGS.
GENERAL NOTES
A. THE GENERAL CONTRACTOR SHALL REVIEW THE DRAWINGS AND REPORT ERRORS, OMISSIONS, DISCREPANCIES, ETC, TO THE THE ARCHITECT PRIOR TO THE WORK IN QUESTION BEING PERFORMED.
B. DO NOT SCALE THE DRAWINGS, SHOULD THE CONTRACTOR REQUIRE SUPPLEMENTAL DIMENSIONS, PLEASE SUBMIT AN RFI TO THE ARCHITECT PRIOR TO THE WORK IN QUESTION BEING PERFORMED.
C. THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND COORDINATE THE STRUCTURE, MECHANICAL, PLUMBING AND ELECTRICAL WITH THE ARCHITECTURAL. REPORT ANY PERCEIVED CONFLICTS TO THE ARCHITECT.
D. SITE FEATURES ARE SHOWN ON THIS PLAN AS A REFERENCE FOR THE CONTRACTOR, THE INFORMATION SHOWN ON THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER SITE INFORMATION DEPICTED ON THESE PLANS.
E. CONTROL JOINTS MUST BE IN CMU ONLY, NOT THROUGH CONCRETE BEAMS OR TIE BEAMS. REFER TO STRUCTURAL ENGINEER'S NOTES.
GMA ARCHITECTS PLANNERS
4530 PARK LEE CIRCLE SUITE #202
FORT MYERS, FL 33907
P: 239.275.0225 F: 239.275.7123
PROPOSED SHELL BUILDING # 1
ESTERO 4.2
19950 S. TAMIAMI TRAIL, ESTERO FL 33928
FLOOR PLAN - DIMENSIONS
ISSUE HISTORY
PERMIT SET
DOT RESPONSE
DOT/DEP SUBMITTAL
JOB NO. 23008
A101
FOR THE FIRM

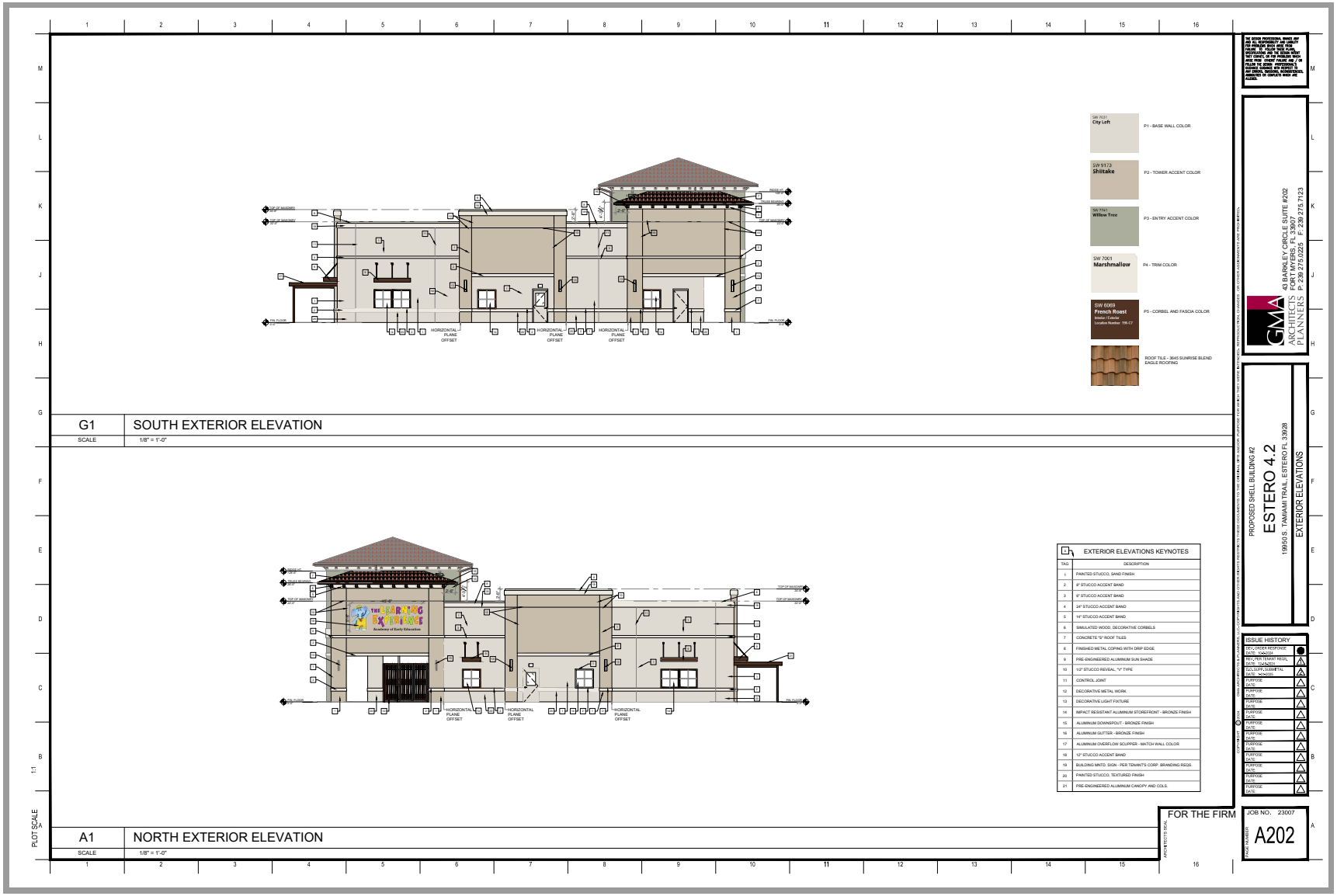

RIDGE HT 30'-2 3/16"
TRUSS BEARING 24'-0"
TOP OF MASONRY 21'-4"
TOP OF MASONRY 23'-4"
FIN. FLOOR 0'-0"
HORIZONTAL PLANE OFFSET
RECESS
G1 EAST EXTERIOR ELEVATION - FRONT
SCALE 3/16" = 1'-0"
A1 SOUTH EXTERIOR ELEVATION
SCALE 3/16" = 1'-0"
EXTERIOR ELEVATIONS KEYNOTES
TAG DESCRIPTION
1 PAINTED STUCCO, SAND FINISH
2 8" STUCCO ACCENT BAND
3 12" STUCCO ACCENT BAND
4 14" STUCCO ACCENT BAND
5 SIMULATED WOOD, DECORATIVE CORBELS
6 CONCRETE ROOF TILES
7 FINISHED METAL COPING WITH DRIP EDGE
8 PRE-ENGINEERED ALUMINUM SUN SHADE
9 PRE-ENGINEERED ALUMINUM PERGOLA
10 PRE-ENGINEERED ALUMINUM COLUMNS
11 (4) 8" SQUARE DECORATIVE CERAMIC TILES
12 ALUMINUM GATE - BRONZE FINISH
13 ALUMINUM DECORATIVE METAL WORK
14 1/2" STUCCO REVEAL, "V" TYPE
15 CONTROL JOINT
16 DECORATIVE LIGHT FIXTURE - BRONZE FINISH
17 IMPACT RESISTANT ALUMINUM STOREFRONT - BRONZE FINISH
18 ALUMINUM DOWNSPOUT - BRONZE FINISH
19 ALUMINUM OVERFLOW SCUPPER - MATCH WALL COLOR
20 ALUMINUM GUTTER - BRONZE FINISH
SW 9169 City Loft — P1 - BASE WALL COLOR
SW 9173 Shiitake — P2 - TOWER ACCENT COLOR
SW 7741 Willow Tree — P3 - ENTRY ACCENT COLOR
SW 7001 Marshmallow — P4 - TRIM COLOR
SW 9089 French Roast — P5 - CORBEL AND FASCIA COLOR
ROOF TILE - 3645 SUNRISE BLEND EAGLE ROOFING
GMA ARCHITECTS PLANNERS
40 BARKLEY CIRCLE SUITE #202
FORT MYERS, FL 33907
P: 239.275.0225 F: 239.275.7123
PROPOSED SHELL BUILDING # 1
ESTERO 4.2
19950 S. TAMIAMI TRAIL, ESTERO FL 33928
EXTERIOR ELEVATIONS
ISSUE HISTORY
FOR THE FIRM
JOB NO. 23008
A201

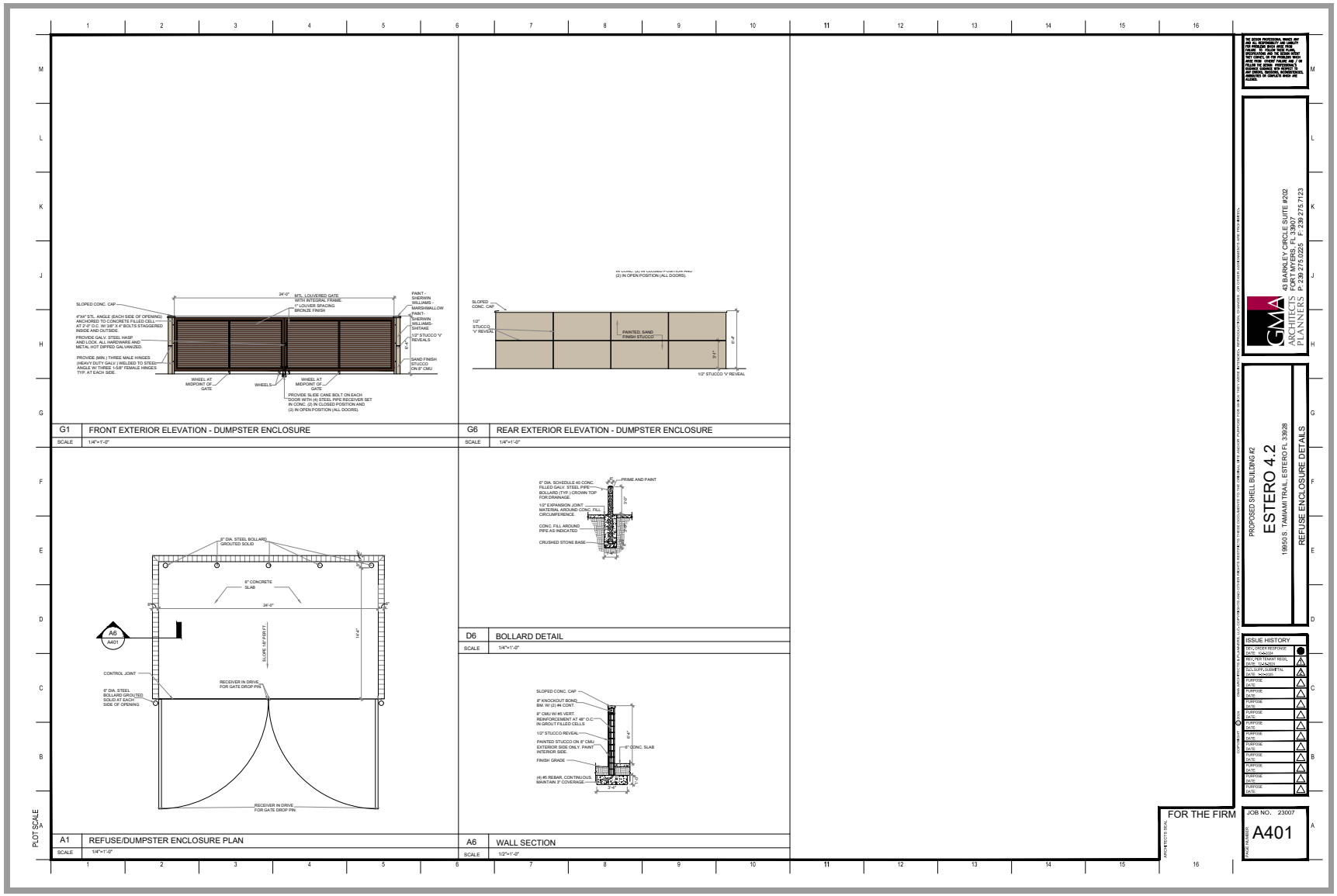

G1 WEST EXTERIOR ELEVATION - REAR
SCALE 3/16" = 1'-0"
A1 NORTH EXTERIOR ELEVATION
SCALE 3/16" = 1'-0"
TOP OF MASONRY 23'-4"
TOP OF MASONRY 21'-4"
FIN. FLOOR 0'-0"
RECESS
HORIZONTAL PLANE OFFSET
EXTERIOR ELEVATIONS KEYNOTES
TAG DESCRIPTION
1 PAINTED STUCCO, SAND FINISH
2 8" STUCCO ACCENT BAND
3 12" STUCCO ACCENT BAND
4 14" STUCCO ACCENT BAND
5 SIMULATED WOOD, DECORATIVE CORBELS
6 CONCRETE ROOF TILES
7 FINISHED METAL COPING WITH DRIP EDGE
8 PRE-ENGINEERED ALUMINUM SUN SHADE
9 PRE-ENGINEERED ALUMINUM PERGOLA
10 PRE-ENGINEERED ALUMINUM COLUMNS
11 (4) 8" SQUARE DECORATIVE CERAMIC TILES
12 ALUMINUM GATE - BRONZE FINISH
13 ALUMINUM DECORATIVE METAL WORK
14 1/2" STUCCO REVEAL, "V" TYPE
15 CONTROL JOINT
16 DECORATIVE LIGHT FIXTURE - BRONZE FINISH
17 IMPACT RESISTANT ALUMINUM STOREFRONT - BRONZE FINISH
18 ALUMINUM DOWNSPOUT - BRONZE FINISH
19 ALUMINUM OVERFLOW SCUPPER - MATCH WALL COLOR
20 ALUMINUM GUTTER - BRONZE FINISH
City Loft
P1 - BASE WALL COLOR
Shiitake
P2 - TOWER ACCENT COLOR
Willow Tree
P3 - ENTRY ACCENT COLOR
Marshmallow
P4 - TRIM COLOR
French Roast
P5 - CORBEL AND FASCIA COLOR
ROOF TILE - 3645 SUNRISE BLEND EAGLE ROOFING
FOR THE FIRM
PROPOSED SHELL BUILDING #1
ESTERO 4.2
19950 S. TAMIAMI TRAIL, ESTERO FL 33928
EXTERIOR ELEVATIONS
ISSUE HISTORY
JOB NO. 23008
A202
PLOT SCALE

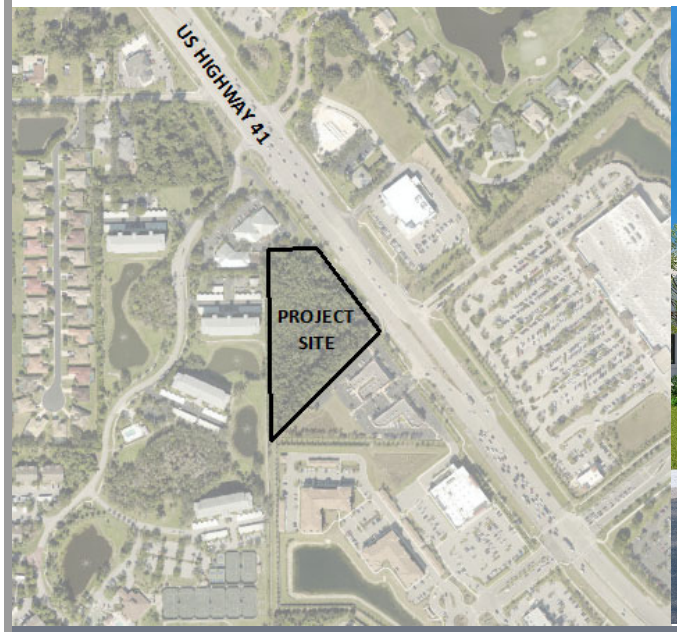

SLOPED CONC. CAP
4"X4" STL. ANGLE (EACH SIDE OF OPENING) ANCHORED TO CONCRETE FILLED CELL - TYP. W/ (2) 3/4" DIA. LOCK 4" BOLTS STAGGERED INSIDE AND OUTSIDE
PROVIDE GALV. STEEL HASP AND LOCK. ALL HARDWARE AND METAL NOT DIPPED GALVANIZED.
PROVIDE (MIN.) THREE MALE HINGES (HEAVY DUTY GALV.) WELDED TO STEEL ANGLE W/ THREE 1-5/8" FEMALE HINGES TYP. AT EACH SIDE.
WHEELS
12'-8" MTL. LOUVERED GATE WITH INTEGRAL FRAME 1" LOUVER SPACING BRONZE FINISH
PAINT: SHERWIN WILLIAMS- MARSHMALLOW
PAINT: SHERWIN WILLIAMS- SHITAKE
6'-0"
1/2" STUCCO REVEALS
SAND FINISH STUCCO ON 8" CMU
PROVIDE SLIDE CANE BOLT ON EACH DOOR WITH (4) STEEL PIPE RECEIVER SET IN CONC. (2) IN CLOSED POSITION AND (2) IN OPEN POSITION (ALL DOORS).
G1 FRONT EXTERIOR ELEVATION - DUMPSTER ENCLOSURE
SCALE 1/4"=1'-0"
SLOPED CONC. CAP
1/2" STUCCO REVEAL
PAINTED SAND FINISH STUCCO
6'-0"
3'-0"
1/2" STUCCO REVEAL
G6 REAR EXTERIOR ELEVATION - DUMPSTER ENCLOSURE
SCALE 1/4"=1'-0"
6" DIA. SCHEDULE 40 CONC. FILLED GALV. STEEL PIPE BOLLARD (TYP.) CROWN TOP FOR DRAINAGE.
1/2" EXPANSION JOINT MATERIAL AROUND CONC. FILL CIRCUMFERENCE.
CONC. FILL AROUND PIPE AS INDICATED
CRUSHED STONE BASE
PRIME AND PAINT
3'-0"
D6 BOLLARD DETAIL
SCALE 1/4"=1'-0"
6" DIA. STEEL BOLLARD GROUTED SOLID
6" CONCRETE SLAB
12'-6"
12'-0"
BLDR. LIST (REV.)T.
A6
A401
CONTROL JOINT
RECEIVER IN DRIVE FOR GATE DROP PIN
6" DIA. STEEL BOLLARD GROUTED SOLID AT EACH SIDE OF OPENING
RECEIVER IN DRIVE FOR GATE DROP PIN.
A1 REFUSE/DUMPSTER ENCLOSURE PLAN
SCALE 1/4"=1'-0"
SLOPED CONC. CAP
8" KNOCKOUT BOND BM. W/ (4) #4 CONT.
8" CMU W/ #5 VERT. REINFORCEMENT AT 48" O.C. IN GROUT FILLED CELLS
1/2" STUCCO REVEAL
PAINTED STUCCO ON 8" CMU EXTERIOR SIDE ONLY. PAINT INTERIOR SIDE.
FINISH GRADE
6'-4"
6" CONC. SLAB
(4) #5 REBAR, CONTINUOUS MAINTAIN 3" COVERAGE
3'-4"
A6 WALL SECTION
SCALE 1/2"=1'-0"
PLOT SCALE
THE ESTERO PROFESSIONAL OWNER'S MAY USE ALL DOCUMENTS AT LAND FOR APPROVAL AND CONSTRUCTION OF THE PROJECT ONLY. ALL OTHER USE OR REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE DESIGN SHALL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY TO THE ARCHITECT AND CONSULTANTS. OWNER SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT AND CONSULTANTS AGAINST ALL DAMAGES, LIABILITIES OR COSTS ARISING FROM SUCH REUSE.
GMA ARCHITECTS PLANNERS
4530 PARK LEY CIRCLE SUITE #202 FORT MYERS, FL 33907 P: 239.275.0225 F: 239.275.7123
PROPOSED SHELL BUILDING # 1
ESTERO 4.2
19950 S. TAMIAMI TRAIL, ESTERO FL 33928
REFUSE ENCLOSURE DETAILS
ISSUE HISTORY
PERMIT SET DATE: 10/24/2023
PURPOSE DATE:
FOR THE FIRM
ARCHITECT'S SEAL
JOB NO. 23008
A401
SEAL/SIGNATURE
DATE


SHELL BUILDING
CONSTRUCTION: TYPE III- B
SPRINKLERED
AREA
GROSS BUILDING AREA - CONDITIONED SPACE = 10,000 S.F.
ADDITIONAL AREA UNDER ROOF - UNCONDITIONED SPACE = 1,519 S.F.
PROPOSED SHELL BUILDING #2
ESTERO 4.2
19950 S. TAMIAMI TRAIL, ESTERO FL 33928
FLOOR PLAN
ISSUE HISTORY
FOR THE FIRM
JOB NO. 23007
A101
A1
FLOOR PLAN
SCALE
3/32" = 1'-0"
PLOT SCALE
1:1


G1
EAST EXTERIOR ELEVATION - FRONT
SCALE 3/16" = 1'-0"
A1
WEST EXTERIOR ELEVATION
SCALE 3/16" = 1'-0"
PLOT SCALE 1:1
P1 - BASE WALL COLOR
P2 - TOWER ACCENT COLOR
P3 - ENTRY ACCENT COLOR
P4 - TRIM COLOR
P5 - CORBEL AND FASCIA COLOR
ROOF TILE - 3645 SUNRISE BLEND EAGLE ROOFING
EXTERIOR ELEVATIONS KEYNOTES
TAG DESCRIPTION
1 PAINTED STUCCO, SAND FINISH
2 8" STUCCO ACCENT BAND
3 6" STUCCO ACCENT BAND
4 24" STUCCO ACCENT BAND
5 14" STUCCO ACCENT BAND
6 SIMULATED WOOD, DECORATIVE CORBELS
7 CONCRETE "S" ROOF TILES
8 FINISHED METAL COPING WITH DRIP EDGE
9 PRE-ENGINEERED ALUMINUM SUN SHADE
10 1/2" STUCCO REVEAL, "V" TYPE
11 CONTROL JOINT
12 DECORATIVE METAL WORK
13 DECORATIVE LIGHT FIXTURE
14 IMPACT RESISTANT ALUMINUM STOREFRONT - BRONZE FINISH
15 ALUMINUM DOWNSPOUT - BRONZE FINISH
16 ALUMINUM GUTTER - BRONZE FINISH
17 ALUMINUM OVERFLOW SCUPPER - MATCH WALL COLOR
18 12" STUCCO ACCENT BAND
19 BUILDING MNTD. SIGN - PER TENANT'S CORP. BRANDING REQS.
20 PAINTED STUCCO, TEXTURED FINISH
21 PRE-ENGINEERED ALUMINUM CANOPY AND COILS
GMA ARCHITECTS PLANNERS
PROPOSED SHELL BUILDING #2
ESTERO 4.2
19950 S. TAMIAMI TRAIL, ESTERO FL 33928
EXTERIOR ELEVATIONS
ISSUE HISTORY
FOR THE FIRM
JOB NO. 23007
A201


G1
SOUTH EXTERIOR ELEVATION
SCALE
1/8" = 1'-0"
A1
NORTH EXTERIOR ELEVATION
SCALE
1/8" = 1'-0"
P1 - BASE WALL COLOR
P2 - TOWER ACCENT COLOR
P3 - ENTRY ACCENT COLOR
P4 - TRIM COLOR
P5 - CORBEL AND FASCIA COLOR
ROOF TILE - 3645 SUNRISE BLEND EAGLE ROOFING
EXTERIOR ELEVATIONS KEYNOTES
PROPOSED SHELL BUILDING #2
ESTERO 4.2
19950 S. TAMIAMI TRAIL, ESTERO FL 33928
ISSUE HISTORY
FOR THE FIRM
JOB NO. 23007
A202


G1 FRONT EXTERIOR ELEVATION - DUMPSTER ENCLOSURE
SCALE 1/4"=1'-0"
G6 REAR EXTERIOR ELEVATION - DUMPSTER ENCLOSURE
SCALE 1/4"=1'-0"
D6 BOLLARD DETAIL
SCALE 1/4"=1'-0"
A1 REFUSE/DUMPSTER ENCLOSURE PLAN
SCALE 1/4"=1'-0"
A6 WALL SECTION
SCALE 1/2"=1'-0"
PLOT SCALE
GMA ARCHITECTS PLANNERS
PROPOSED SHELL BUILDING #2
ESTERO 4.2
19950 S. TAMIAMI TRAIL, ESTERO FL 33928
REFUSE ENCLOSURE DETAILS
ISSUE HISTORY
FOR THE FIRM
JOB NO. 23007
A401





ESTERO 4.2- BRECKENRIDGE NEIGHBORHOOD INFORMATION MEETING

ESTERO, FL

February 11, 2025

CONSULTANT TEAM

EICH PROPERTIES, *Developer*

DAVID M. JONES & ASSOCIATES, *Landscape Architecture*

GMA ARCHITECTS, *Architect*

RESPEC, *Civil Engineering*

ESTERO 4.2

VICINITY MAP



3

PROJECT INFORMATION & HISTORY

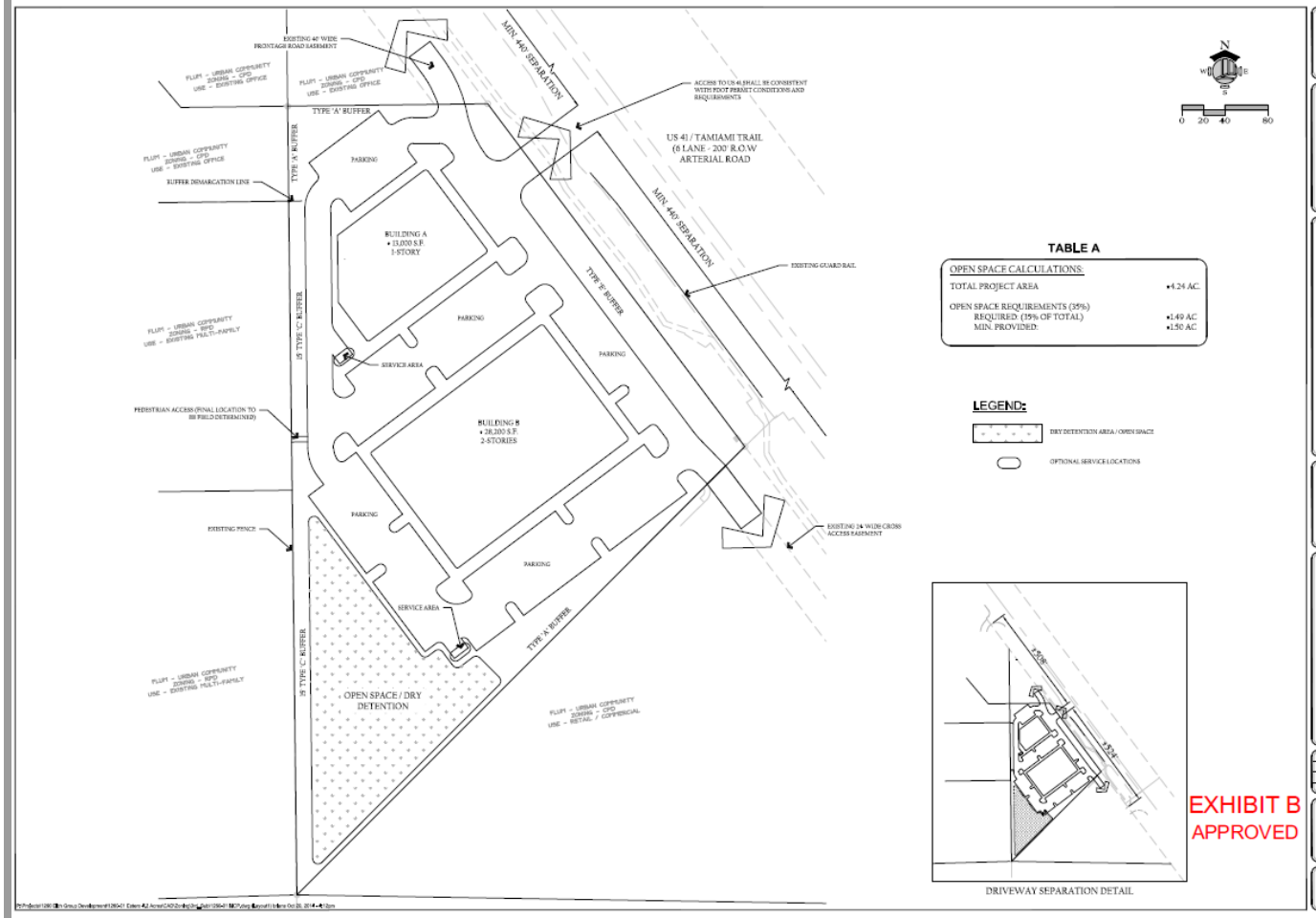
PROJECT INFORMATION

- AREA: 4.2 ACRES (4.05 ACRES W/ ROW DEDICATION)
- ZONING: COMMERCIAL PLANNED DEVELOPMENT (CPD)
- RESOLUTIONS: Z-06-037, ADD2014-00178
- ROADWAY FRONTAGE: US 41
- ENTITLEMENTS: 41,200 SF MAX (RETAIL/OFFICE/RESTAURANT)

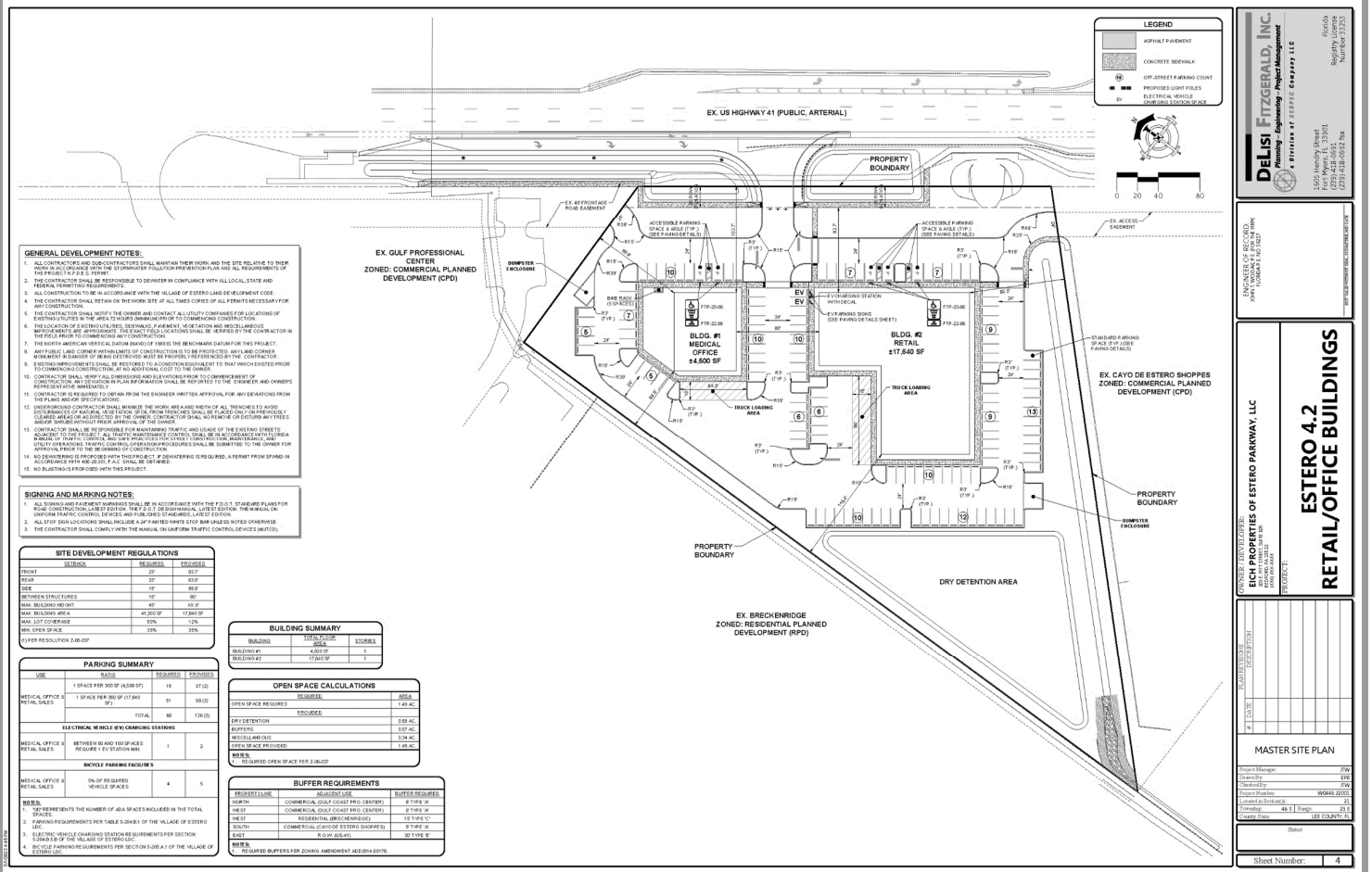
PERMITTING SUMMARY

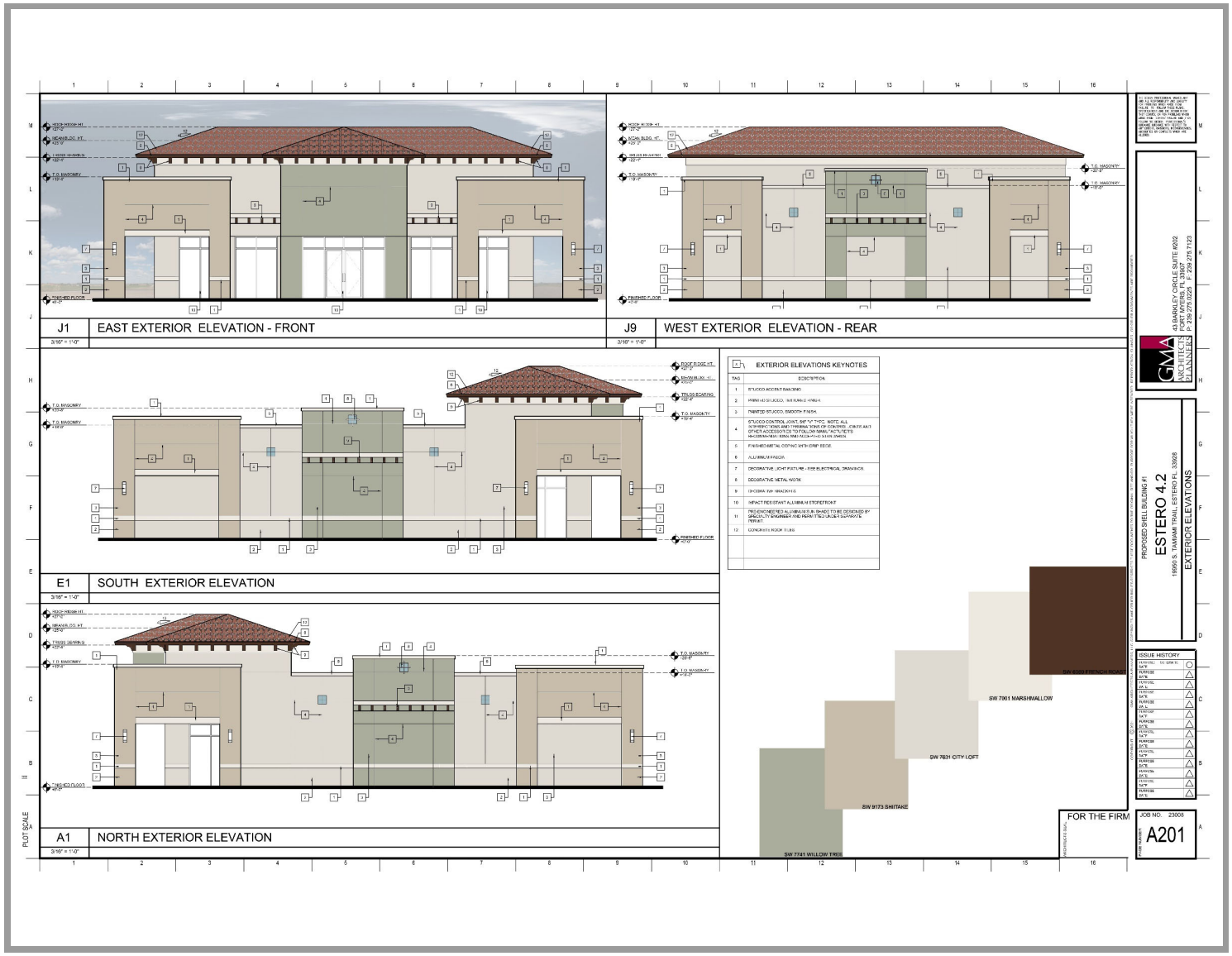
- MAY 9, 2023 PUBLIC INFORMATION MEETING W/ PZDB
- REZONE APPLICATION FILED IN 2005 TO REZONE TO COMMERCIAL PLANNED DEVELOPMENT, APPROVED BY BOCC ON JUNE 5, 2006
- ZONING MODIFIED BY ADMINISTRATIVE AMENDMENT IN 2014 FOR CURRENT MCP
- SFWMD ERP 36-08410-P ISSUED IN 2020, MODIFIED 2024 FOR CURRENT SITE PLAN AND ADDRESSING VILLAGE CONCERNS
- FDOT PERMITTING IN PROCESS, RIGHT-OF-WAY DONATION COMPLETE
- MEETING W/ BRECKENRIDGE COMMUNITY IN JANUARY

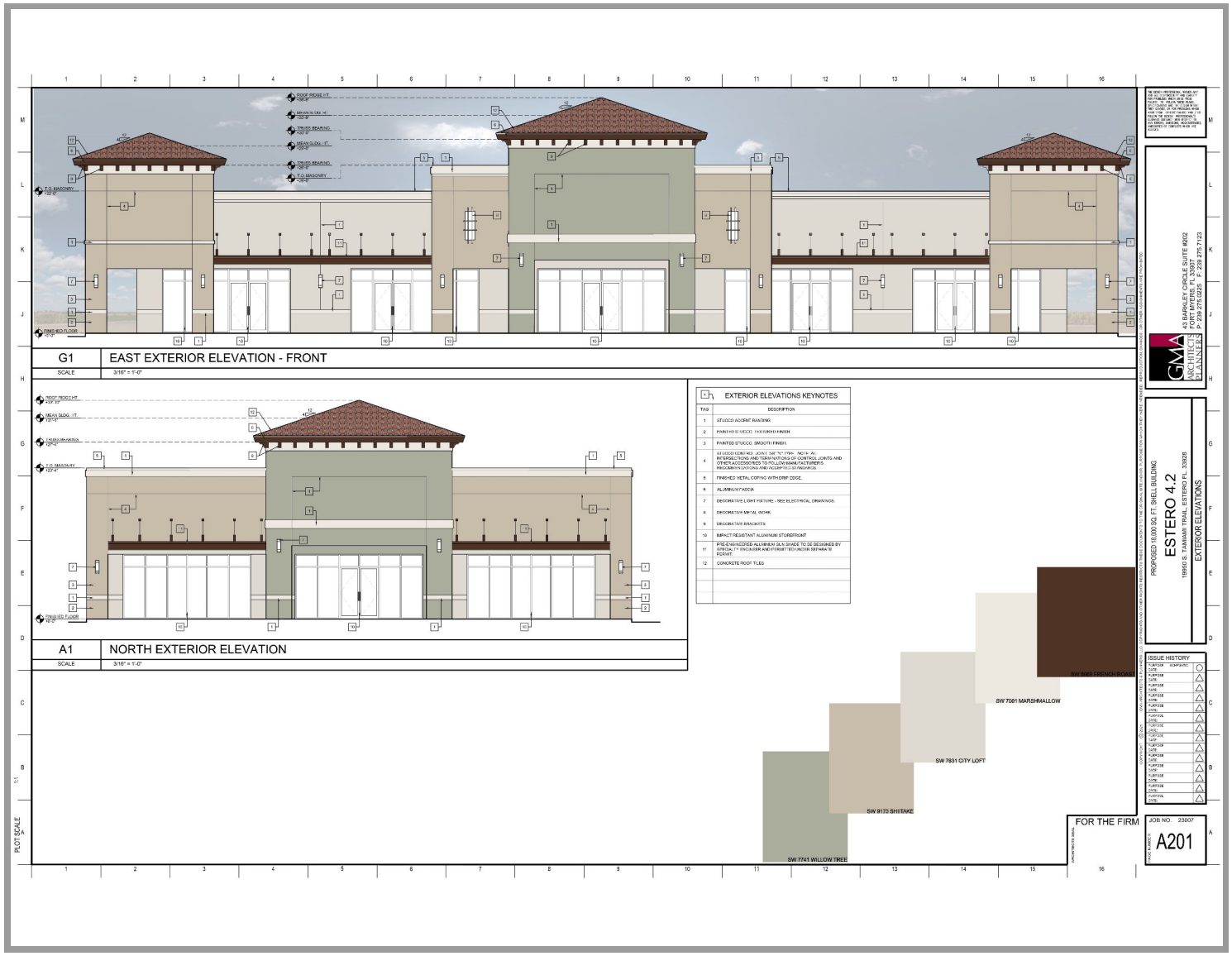
ZONINGMASTER CONCEPT PLAN



ORIGINALLY PRESENTED SITE PLAN




J1
EAST EXTERIOR ELEVATION - FRONT
3/16" = 1'-0"
J9
WEST EXTERIOR ELEVATION - REAR
3/16" = 1'-0"
E1
SOUTH EXTERIOR ELEVATION
3/16" = 1'-0"
A1
NORTH EXTERIOR ELEVATION
3/16" = 1'-0"
EXTERIOR ELEVATIONS KEYNOTES
TAG
DESCRIPTION
1 STUCCO ACCENT BANDING
2 PAINTED STUCCO, SMOOTH FINISH
3 PAINTED STUCCO, SMOOTH FINISH
4 STUCCO CONTROL JOINT, 3/8" "V" TYP., NOTE: ALL
5 FINISHED METAL COPING WITH DRIP EDGE
6 ALUMINUM FASCIA
7 DECORATIVE LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
8 DECORATIVE METAL WORK
9 DECORA TIVE BRACKETS
10 IMPACT RESISTANT ALUMINUM STOREFRONT
11 PRE-ENGINEERED ALUMINUM FLIN SHEET TO BE DESIGNED BY
12 CONCRETE ROOF TILES
SW 6369 FRENCH ROAST
SW 7901 MARSHMALLOW
SW 7631 CITY LOFT
SW 9173 SHIITAKE
SW 7741 WILLOW TREE
GMA ARCHITECTS
43 BARKLEY CIRCLE SUITE #202
FORT MYERS, FL 33907
P 239.275.7123
PROPOSED SHELL BUILDING #1
ESTERO 4.2
19950 S. TAMIAMI TRAIL ESTERO FL, 33928
EXTERIOR ELEVATIONS
ISSUE HISTORY
FOR THE FIRM
JOB NO. 23008
A201
PLOT SCALE


G1
EAST EXTERIOR ELEVATION - FRONT
SCALE
3/16" = 1'-0"
A1
NORTH EXTERIOR ELEVATION
SCALE
3/16" = 1'-0"
EXTERIOR ELEVATIONS KEYNOTES
TAG
DESCRIPTION
1 STUCCO ACCENT BANDING
2 PAINTED STUCCO, TEXTURED FINISH
3 PAINTED STUCCO, SMOOTH FINISH
4 STUCCO CONTROL JOINT, SAW "V" TYPE - NOTE: AT INTERSECTIONS AND TERMINATIONS OF CONTROL JOINTS AND OTHER ACCESSORIES TO FOLLOW MANUFACTURER'S RECOMMENDATIONS AND ACCEPTED STANDARDS
5 FINISHED METAL COPING WITH DRIP EDGE.
6 ALUMINUM FASCIA
7 DECORATIVE LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS.
8 DECORATIVE METAL WORK
9 DECORATIVE BRACKETS
10 IMPACT RESISTANT ALUMINUM STOREFRONT
11 PRE-ENGINEERED ALUMINUM SUN SHADE TO BE DESIGNED BY SPECIALTY ENGINEER AND PERMITTED UNDER SEPARATE PERMIT.
12 CONCRETE ROOF TILES
SW 6009 FRENCH ROAST
SW 7001 MARSHMALLOW
SW 7631 CITY LOFT
SW 9173 SHIITAKE
SW 7741 WILLOW TREE
FOR THE FIRM
PLOT SCALE
GMA ARCHITECTS PLANNERS
43 BARKLEY CIRCLE SUITE #202
FORT MYERS, FL 33907
P: 239.275.0225 F: 239.275.7123
PROPOSED 18,000 SQ. FT. SHELL BUILDING
ESTERO 4.2
19950 S. TAMIAMI TRAIL, ESTERO FL. 33928
EXTERIOR ELEVATIONS
ISSUE HISTORY
JOB NO. 23007
A201

SUMMARY OF CHANGES

SITE PLAN

- REDUCED BUILDING 2 SIZE BY 60% FROM 18,000 TO 10,000 SQUARE FEET
- REVISED BLDG 2 USE FROM RETAIL TO PRE-SCHOOL/DAY CARE
- REDUCED IMPERVIOUS COVERAGE DUE TO ELIMINATION OF LOADING/DELIVERY AREAS
- INCREASED SIZE OF PERVIOUS AREAS AND DETENTION AREA
- REVISED SFWMD PERMIT TO PROVIDE ADDITIONAL STORAGE & ADDRESS VILLAGE OF ESTERO CONCERNS

BUILDINGS

- REVISED BLDG 2 TO ACCOMMODATE PROPOSED USE
- ENHANCED REAR & SIDE ELEVATIONS TO PROVIDE ADDITIONAL ARCHITECTURAL DETAILS
- CONFIRMED TENANTS: HEARTLAND DENTAL & THE LEARNING EXPERIENCE

LANDSCAPING

- REVISED BUFFER PLANTINGS AND WALL TO BE CONSISTENT WITH ESTERO GRANDE
- ADDITIONAL PLANTINGS IN EXPANDED GREEN AREAS
- ADDED HEDGE BEYOND WALL TO SCREEN ENTIRE BOUNDARY ADJACENT TO BRECKENRIDGE (BUTTONWOOD, 4’ INSTALL, MAINTAIN AT 10’)

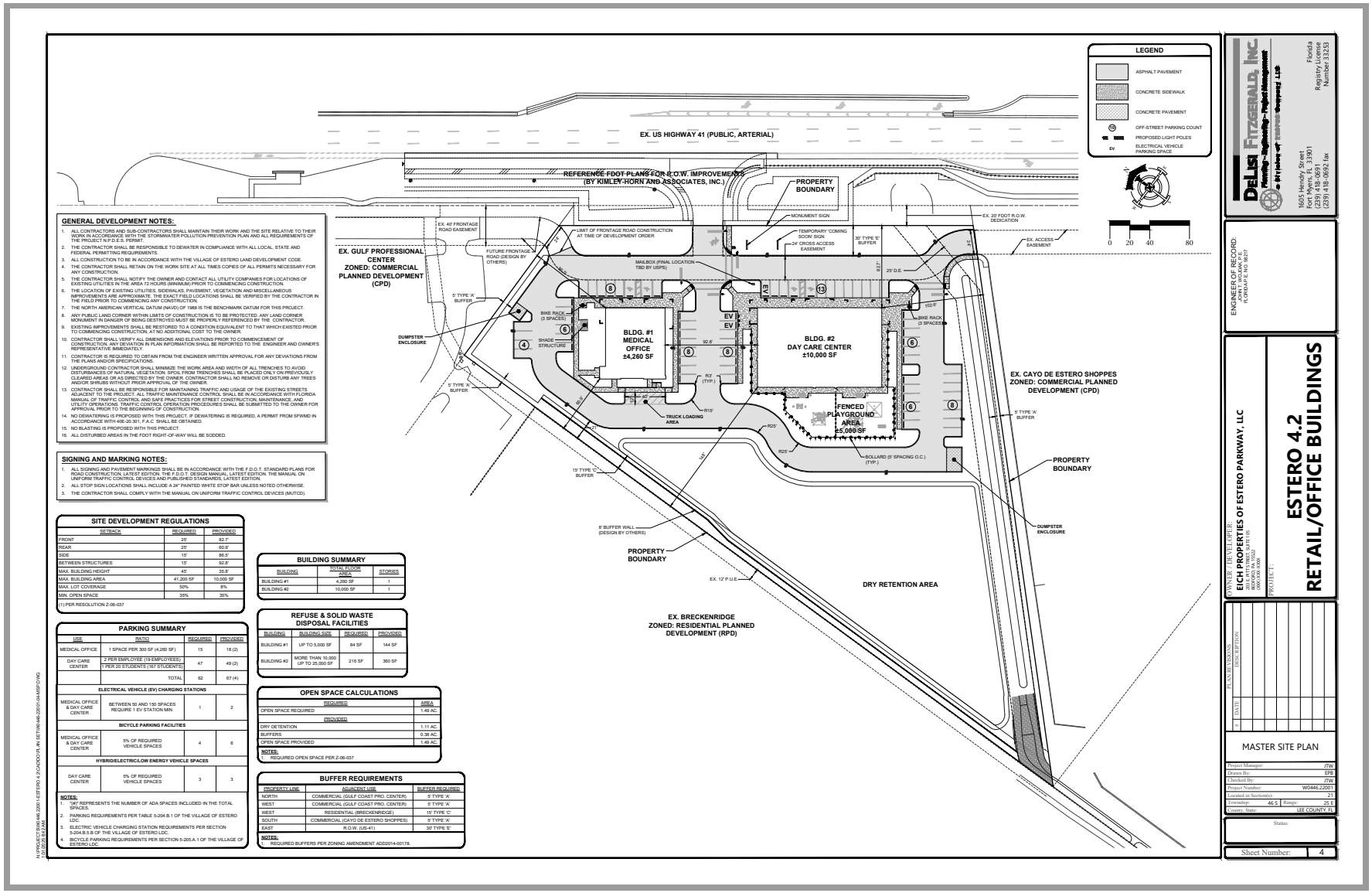
PLAN DETAILS

THE LEARNING EXPERIENCE OPERATIONS

- 420+ LOCATIONS NATIONWIDE
- HOURS OF OPERATION 6:30 AM TO 6:30 PM
- 167 STUDENTS MAXIMUM, TYPICALLY OPERATE AT 80% CAPACITY (134+/-)
- 20% OF STUDENTS HAVE 1 OR MORE SIBLING ENROLLED & 30% PART TIME
- DROP OFF: 6:30 AM – 9:30 AM / PICK UP: 4:00 PM TO 6:30 PM
- PARENTS PARK AND TAKE STUDENT TO THEIR CLASSROOM, KEY-FOB ENTRY
- 19+/- STAFF
- 67 PARKING SPACES PROVIDED (64 REQUIRED, 40 NEEDED PER TLE)

DRAINAGE

- SITE PLAN MODIFIED TO PROVIDE ADDITIONAL DETENTION AREA TO ADDRESS NEIGHBOR CONCERNS.
- DESIGN REVISED AND SFWMD PERMIT MODIFIED TO ADDRESS VOE COMMENTS
- EXISTING SWALE ONSITE REPLACED WITH PIPE OF EQUAL CAPACITY TO ACCOMMODATE DEVELOPMENT OF SITE (66” PIPE).
- ACCEPTS DISCHARGE FROM WALMART & OSPREY COVE, NEIGHBORING PROJECTS ON EAST SIDE OF 41 (VINES, ALDI, ETC.) DO NOT FLOW THROUGH THE ESTERO 4.2 PROJECT



GENERAL DEVELOPMENT NOTES:

1. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL MAINTAIN THEIR WORK AND THE SITE RELATIVE TO THEIR WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REQUIREMENTS OF THE PROJECT N.P.D.E.S. PERMIT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO DEWATER IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
4. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.
6. THE LOCATION OF EXISTING UTILITIES, SIDEWALKS, PAVEMENT, VEGETATION AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE. THE EXACT FIELD LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO COMMENCING ANY CONSTRUCTION.
7. THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT.
8. ANY PUBLIC LAND CORNER WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED. ANY LAND CORNER MONUMENT IN DANGER OF BEING DESTROYED MUST BE PROPERLY REFERENCED BY THE CONTRACTOR.
9. EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNER'S REPRESENTATIVE IMMEDIATELY.
11. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
12. UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF ALL TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NO REMOVE OR DISTURB ANY TREES AND/OR SHRUBS WITHOUT PRIOR APPROVAL OF THE OWNER.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS. TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
14. NO DEWATERING IS PROPOSED WITH THIS PROJECT. IF DEWATERING IS REQUIRED, A PERMIT FROM SFWMD IN ACCORDANCE WITH 40E-20.301, F.A.C. SHALL BE OBTAINED.
15. NO BLASTING IS PROPOSED WITH THIS PROJECT.
16. ALL DISTURBED AREAS IN THE FDOT RIGHT-OF-WAY WILL BE SODDED.

SIGNING AND MARKING NOTES:

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

SITE DEVELOPMENT REGULATIONS

SETBACK	REQUIRED	PROVIDED
FRONT	25'	82.7'
REAR	25'	60.9'
SIDE	15'	86.5'
BETWEEN STRUCTURES	15'	92.9'
MAX. BUILDING HEIGHT	45'	35.8'
MAX. BUILDING AREA	41,200 SF	10,000 SF
MAX. LOT COVERAGE	50%	8%
MIN. OPEN SPACE	35%	35%

(1) PER RESOLUTION Z-06-037

BUILDING SUMMARY

BUILDING	TOTAL FLOOR AREA	STORIES
BUILDING #1	4,260 SF	1
BUILDING #2	10,000 SF	1

REFUSE & SOLID WASTE DISPOSAL FACILITIES

BUILDING	BUILDING SIZE	REQUIRED	PROVIDED
BUILDING #1	UP TO 5,000 SF	84 SF	144 SF
BUILDING #2	MORE THAN 10,000 UP TO 25,000 SF	216 SF	360 SF

PARKING SUMMARY

USE	RATIO	REQUIRED	PROVIDED
MEDICAL OFFICE	1 SPACE PER 300 SF (4,260 SF)	15	18 (2)
DAY CARE CENTER	2 PER EMPLOYEE (19 EMPLOYEES) 1 PER 20 STUDENTS (167 STUDENTS)	47	49 (2)
	TOTAL	62	67 (4)
ELECTRICAL VEHICLE (EV) CHARGING STATIONS			
MEDICAL OFFICE & DAY CARE CENTER	BETWEEN 50 AND 150 SPACES REQUIRE 1 EV STATION MIN.	1	2
BICYCLE PARKING FACILITIES			
MEDICAL OFFICE & DAY CARE CENTER	5% OF REQUIRED VEHICLE SPACES	4	6
HYBRID/ELECTRIC/LOW ENERGY VEHICLE SPACES			
DAY CARE CENTER	5% OF REQUIRED VEHICLE SPACES	3	3

NOTES:
1. "(#)" REPRESENTS THE NUMBER OF ADA SPACES INCLUDED IN THE TOTAL SPACES.
2. PARKING REQUIREMENTS PER TABLE 5-204.B.1 OF THE VILLAGE OF ESTERO LDC.
3. ELECTRIC VEHICLE CHARGING STATION REQUIREMENTS PER SECTION 5-204.B.5.B OF THE VILLAGE OF ESTERO LDC.
4. BICYCLE PARKING REQUIREMENTS PER SECTION 5-205.A.1 OF THE VILLAGE OF ESTERO LDC.

OPEN SPACE CALCULATIONS

REQUIRED	AREA
OPEN SPACE REQUIRED	1.49 AC.
PROVIDED	
DRY DETENTION	1.11 AC.
BUFFERS	0.38 AC.
OPEN SPACE PROVIDED	1.49 AC.

NOTES:
1. REQUIRED OPEN SPACE PER Z-06-037

BUFFER REQUIREMENTS

PROPERTY LINE	ADJACENT USE	BUFFER REQUIRED
NORTH	COMMERCIAL (GULF COAST PRO. CENTER)	5' TYPE 'A'
WEST	COMMERCIAL (GULF COAST PRO. CENTER)	5' TYPE 'A'
WEST	RESIDENTIAL (BRECKENRIDGE)	15' TYPE 'C'
SOUTH	COMMERCIAL (CAYO DE ESTERO SHOPPES)	5' TYPE 'A'
EAST	R.O.W. (US-41)	30' TYPE 'E'

NOTES:
1. REQUIRED BUFFERS PER ZONING AMENDMENT ADD2014-00178.

PLAN REVISIONS		
#	DATE	DESCRIPTION

Project Manager:	JTW
Drawn By:	EPG
Checked By:	JTW
Project Number:	W0446.22001
Located in Section(s):	21
Township: 46 S	Range: 25 E
County, State:	LEE COUNTY, FL
Status:	
Sheet Number:	4

N:\PROJECTS\W0446.2200\1-ESTERO 4.2\CADD\DWG\PLANS\W0446.2200-1-ESTERO 4.2-MASTER SITE PLAN.DWG
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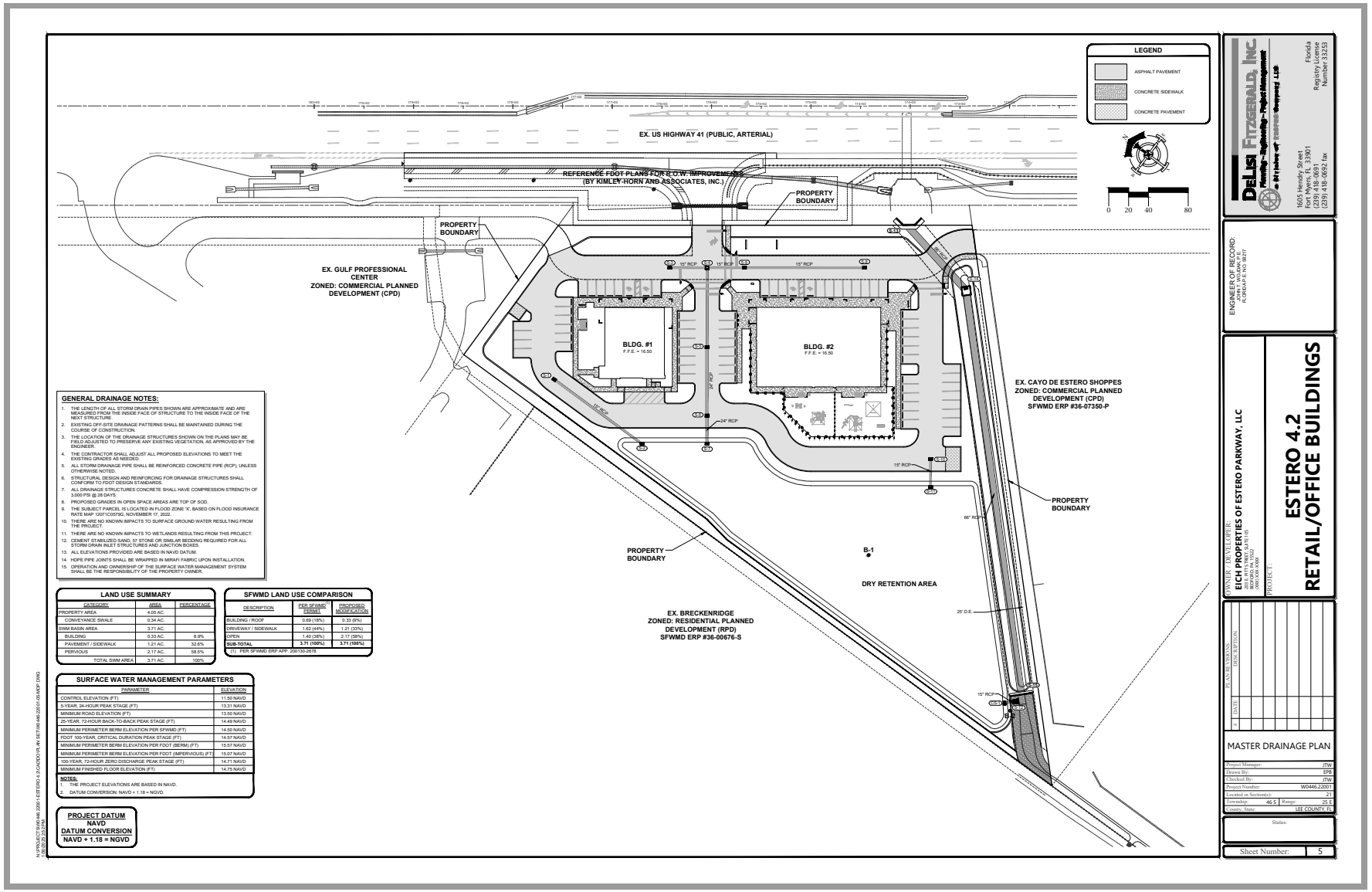
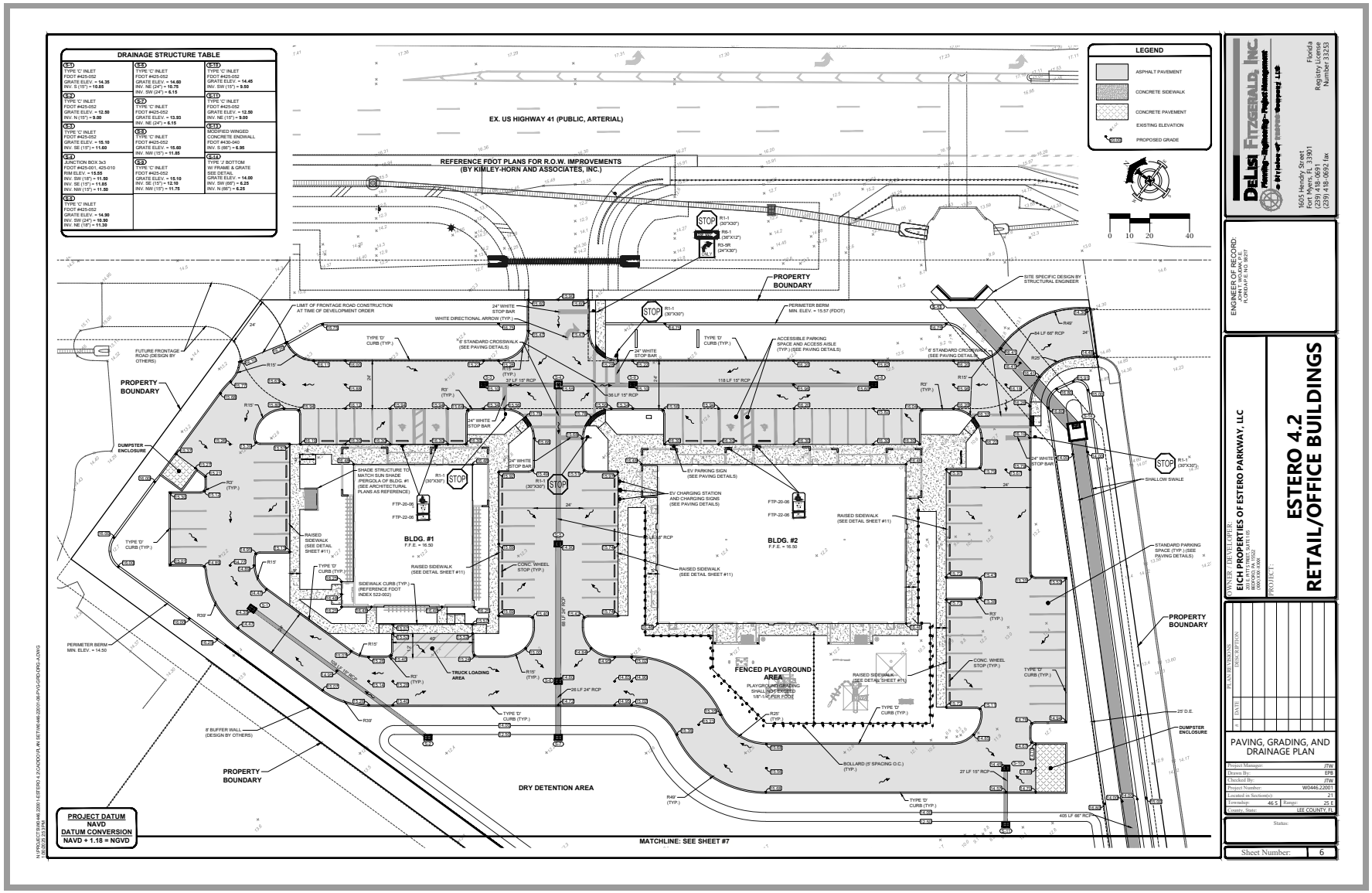
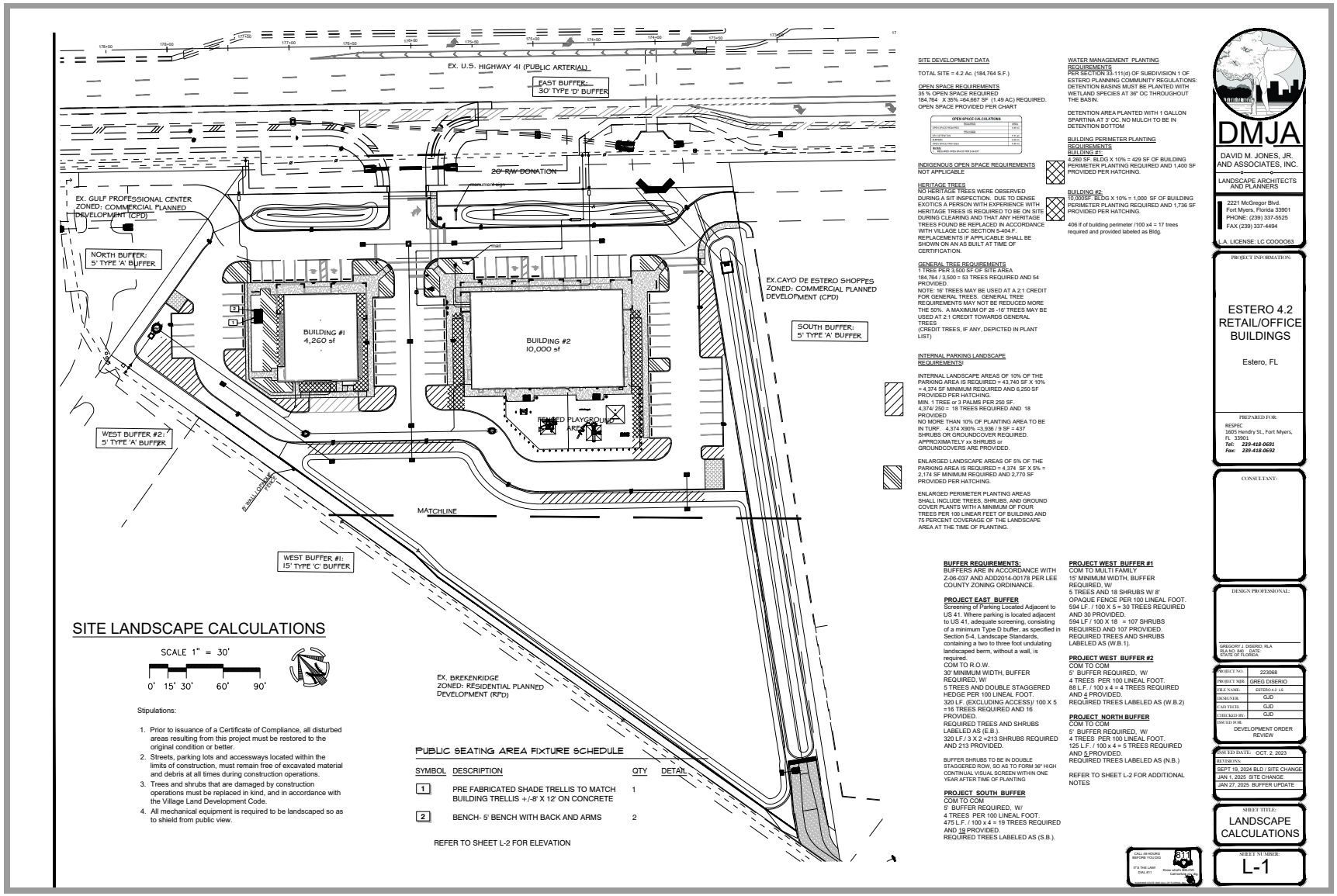

LEGEND
ASPHALT PAVEMENT
CONCRETE SIDEWALK
CONCRETE PAVEMENT
EX. US HIGHWAY 41 (PUBLIC, ARTERIAL)
REFERENCE FDOT PLANS FOR R.O.W. IMPROVEMENTS (BY KIMLEY-HORN AND ASSOCIATES, INC.)
PROPERTY BOUNDARY
EX. GULF PROFESSIONAL CENTER
ZONED: COMMERCIAL PLANNED DEVELOPMENT (CPD)
BLDG. #1
F.F.E. = 16.50
BLDG. #2
F.F.E. = 16.50
EX. CAYO DE ESTERO SHOPPES
ZONED: COMMERCIAL PLANNED DEVELOPMENT (CPD)
SFWMD ERP #36-07350-P
B-1
DRY RETENTION AREA
EX. BRECKENRIDGE
ZONED: RESIDENTIAL PLANNED DEVELOPMENT (RPD)
SFWMD ERP #36-00676-S
0 20 40 80
GENERAL DRAINAGE NOTES:
1. THE LENGTH OF ALL STORM DRAIN PIPES SHOWN ARE APPROXIMATE AND ARE MEASURED FROM THE INSIDE FACE OF STRUCTURE TO THE INSIDE FACE OF THE NEXT STRUCTURE.
2. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING THE COURSE OF CONSTRUCTION.
3. THE LOCATION OF THE DRAINAGE STRUCTURES SHOWN ON THE PLANS MAY BE FIELD ADJUSTED TO PRESERVE ANY EXISTING VEGETATION, AS APPROVED BY THE ENGINEER.
4. THE CONTRACTOR SHALL ADJUST ALL PROPOSED ELEVATIONS TO MEET THE EXISTING GRADES AS NEEDED.
5. ALL STORM DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP), UNLESS OTHERWISE NOTED.
6. STRUCTURAL DESIGN AND REINFORCING FOR DRAINAGE STRUCTURES SHALL CONFORM TO FDOT DESIGN STANDARDS.
7. ALL DRAINAGE STRUCTURES CONCRETE SHALL HAVE COMPRESSION STRENGTH OF 3,000 PSI @ 28 DAYS.
8. PROPOSED GRADES IN OPEN SPACE AREAS ARE TOP OF SOD.
9. THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE 'X', BASED ON FLOOD INSURANCE RATE MAP 12071C0579G, NOVEMBER 17, 2022.
10. THERE ARE NO KNOWN IMPACTS TO SURFACE GROUND WATER RESULTING FROM THE PROJECT.
11. THERE ARE NO KNOWN IMPACTS TO WETLANDS RESULTING FROM THIS PROJECT.
12. CEMENT STABILIZED SAND, 57 STONE OR SIMILAR BEDDING REQUIRED FOR ALL STORM DRAIN INLET STRUCTURES AND JUNCTION BOXES.
13. ALL ELEVATIONS PROVIDED ARE BASED IN NAVD DATUM.
14. HDPE PIPE JOINTS SHALL BE WRAPPED IN MIRAFI FABRIC UPON INSTALLATION.
15. OPERATION AND OWNERSHIP OF THE SURFACE WATER MANAGEMENT SYSTEM SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
LAND USE SUMMARY
CATEGORY | AREA | PERCENTAGE
PROPERTY AREA | 4.05 AC. |
CONVEYANCE SWALE | 0.34 AC. |
SWM BASIN AREA | 3.71 AC. |
BUILDING | 0.33 AC. | 8.9%
PAVEMENT / SIDEWALK | 1.21 AC. | 32.6%
PERVIOUS | 2.17 AC. | 58.5%
TOTAL SWM AREA | 3.71 AC. | 100%
SFWMD LAND USE COMPARISON
DESCRIPTION | PER SFWMD[1] PERMIT | PROPOSED MODIFICATION
BUILDING / ROOF | 0.69 (18%) | 0.33 (9%)
DRIVEWAY / SIDEWALK | 1.62 (44%) | 1.21 (33%)
OPEN | 1.40 (38%) | 2.17 (58%)
SUB-TOTAL | 3.71 (100%) | 3.71 (100%)
(1) PER SFWMD ERP APP. 230130-2678
SURFACE WATER MANAGEMENT PARAMETERS
PARAMETER | ELEVATION
CONTROL ELEVATION (FT) | 11.50 NAVD
5-YEAR, 24-HOUR PEAK STAGE (FT) | 13.31 NAVD
MINIMUM ROAD ELEVATION (FT) | 13.50 NAVD
25-YEAR, 72-HOUR BACK-TO-BACK PEAK STAGE (FT) | 14.49 NAVD
MINIMUM PERIMETER BERM ELEVATION PER SFWMD (FT) | 14.50 NAVD
FDOT 100-YEAR, CRITICAL DURATION PEAK STAGE (FT) | 14.57 NAVD
MINIMUM PERIMETER BERM ELEVATION PER FDOT (BERM) (FT) | 15.57 NAVD
MINIMUM PERIMETER BERM ELEVATION PER FDOT (IMPERVIOUS) (FT) | 15.07 NAVD
100-YEAR, 72-HOUR ZERO DISCHARGE PEAK STAGE (FT) | 14.71 NAVD
MINIMUM FINISHED FLOOR ELEVATION (FT) | 14.75 NAVD
NOTES:
1. THE PROJECT ELEVATIONS ARE BASED IN NAVD.
2. DATUM CONVERSION: NAVD + 1.18 = NGVD.
PROJECT DATUM
NAVD
DATUM CONVERSION
NAVD + 1.18 = NGVD
DeLisi FITZGERALD, INC
Planning • Engineering • Project Management
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida Registry License Number 33253
ENGINEER OF RECORD:
JOHN T. WOJDAK, P.E.
FLORIDA P.E. NO. 86217
OWNER / DEVELOPER:
EICH PROPERTIES OF ESTERO PARKWAY, LLC
PROJECT:
ESTERO 4.2
RETAIL/OFFICE BUILDINGS
PLAN REVISIONS
| DATE | DESCRIPTION
MASTER DRAINAGE PLAN
Project Manager: JTW
Drawn By: EPG
Checked By: JTW
Project Number: W0446.2.2001
Located in Section(s): 21
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
Sheet Number: 5


DRAINAGE STRUCTURE TABLE
LEGEND
ASPHALT PAVEMENT
CONCRETE SIDEWALK
CONCRETE PAVEMENT
EXISTING ELEVATION
PROPOSED GRADE
EX. US HIGHWAY 41 (PUBLIC, ARTERIAL)
REFERENCE FDOT PLANS FOR R.O.W. IMPROVEMENTS (BY KIMLEY-HORN AND ASSOCIATES, INC.)
PROPERTY BOUNDARY
BLDG. #1
F.F.E. = 16.50
BLDG. #2
F.F.E. = 16.50
FENCED PLAYGROUND AREA
DRY DETENTION AREA
TRUCK LOADING AREA
DUMPSTER ENCLOSURE
PERIMETER BERM
MIN. ELEV. = 14.50
PERIMETER BERM
MIN. ELEV. = 15.57 (FDOT)
SHALLOW SWALE
25' D.E.
MATCHLINE: SEE SHEET #7
PROJECT DATUM
NAVD
DATUM CONVERSION
NAVD + 1.18 = NGVD
DeLisi Fitzgerald, Inc.
Planning • Engineering • Project Management
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida
Registry License
Number 33233
ENGINEER OF RECORD:
JOHN T. WOJDAK, P.E.
FLORIDA P.E. NO. 86217
OWNER / DEVELOPER:
EICH PROPERTIES OF ESTERO PARKWAY, LLC
PROJECT:
ESTERO 4.2
RETAIL/OFFICE BUILDINGS
PLAN REVISIONS
NO. DATE DESCRIPTION
PAVING, GRADING, AND DRAINAGE PLAN
Project Manager: JTW
Drawn By: EPS
Checked By: JTW
Project Number: W0446.22001
Located in Section(s): 21
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
Sheet Number: 6



SITE LANDSCAPE CALCULATIONS

SCALE 1" = 30'

0' 15' 30' 60' 90'

Stipulations:

1. Prior to issuance of a Certificate of Compliance, all disturbed areas resulting from this project must be restored to the original condition or better.
2. Streets, parking lots and accessways located within the limits of construction, must remain free of excavated material and debris at all times during construction operations.
3. Trees and shrubs that are damaged by construction operations must be replaced in kind, and in accordance with the Village Land Development Code.
4. All mechanical equipment is required to be landscaped so as to shield from public view.

PUBLIC SEATING AREA FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	PRE FABRICATED SHADE TRELLIS TO MATCH BUILDING TRELLIS +/-8' X 12' ON CONCRETE	1	
2	BENCH- 5' BENCH WITH BACK AND ARMS	2	

REFER TO SHEET L-2 FOR ELEVATION

SITE DEVELOPMENT DATA

TOTAL SITE = 4.2 Ac. (184,764 S.F.)

OPEN SPACE REQUIREMENTS
35 % OPEN SPACE REQUIRED
184,764 X 35% =64,667 SF (1.49 AC) REQUIRED.
OPEN SPACE PROVIDED PER CHART

OPEN SPACE CALCULATIONS

	REQUIRED	AREA
OPEN SPACE PROVIDED	35%	1.49 AC
	PROVIDED	
ON SITE PRESERVE		0.42 AC
EXPANSION		0.82 AC
TOTAL OPEN SPACE PROVIDED		1.49 AC

NOTES:
1. INCLUDES OPEN SPACE FOR CLIENT

INDIGENOUS OPEN SPACE REQUIREMENTS
NOT APPLICABLE

HERITAGE TREES
NO HERITAGE TREES WERE OBSERVED DURING A SIT INSPECTION. DUE TO DENSE EXOTICS A PERSON WITH EXPERIENCE WITH HERITAGE TREES IS REQUIRED TO BE ON SITE DURING CLEARING AND THAT ANY HERITAGE TREES FOUND BE REPLACED IN ACCORDANCE WITH VILLAGE LDC SECTION 5-404.F. REPLACEMENTS IF APPLICABLE SHALL BE SHOWN ON AN AS BUILT AT TIME OF CERTIFICATION.

GENERAL TREE REQUIREMENTS
1 TREE PER 3,500 SF OF SITE AREA
184,764 / 3,500 = 53 TREES REQUIRED AND 54 PROVIDED.
NOTE: 16" TREES MAY BE USED AT A 2:1 CREDIT FOR GENERAL TREES. GENERAL TREE REQUIREMENTS MAY NOT BE REDUCED MORE THE 50%. A MAXIMUM OF 26 -16" TREES MAY BE USED AT 2:1 CREDIT TOWARDS GENERAL TREES
(CREDIT TREES, IF ANY, DEPICTED IN PLANT LIST)

INTERNAL PARKING LANDSCAPE REQUIREMENTS/

INTERNAL LANDSCAPE AREAS OF 10% OF THE PARKING AREA IS REQUIRED = 43,740 SF X 10% = 4,374 SF MINIMUM REQUIRED AND 6,250 SF PROVIDED PER HATCHING.
MIN. 1 TREE or 3 PALMS PER 250 SF.
4,374/ 250 = 18 TREES REQUIRED AND 18 PROVIDED.
NO MORE THAN 10% OF PLANTING AREA TO BE IN TURF. 4,374 X90% =3,936 / 9 SF = 437 SHRUBS OR GROUNDCOVER REQUIRED. APPROXIMATELY xx SHRUBS or GROUNDCOVERS ARE PROVIDED.

ENLARGED LANDSCAPE AREAS OF 5% OF THE PARKING AREA IS REQUIRED = 4,374 SF X 5% = 2,174 SF MINIMUM REQUIRED AND 2,770 SF PROVIDED PER HATCHING.

ENLARGED PERIMETER PLANTING AREAS SHALL INCLUDE TREES, SHRUBS, AND GROUND COVER PLANTS WITH A MINIMUM OF FOUR TREES PER 100 LINEAR FEET OF BUILDING AND 75 PERCENT COVERAGE OF THE LANDSCAPE AREA AT THE TIME OF PLANTING.

WATER MANAGEMENT PLANTING REQUIREMENTS
PER SECTION 33-111(d) OF SUBDIVISION 1 OF ESTERO PLANNING COMMUNITY REGULATIONS: DETENTION BASINS MUST BE PLANTED WITH WETLAND SPECIES AT 36" OC THROUGHOUT THE BASIN.

DETENTION AREA PLANTED WITH 1 GALLON SPARTINA AT 3' OC. NO MULCH TO BE IN DETENTION BOTTOM

BUILDING PERIMETER PLANTING REQUIREMENTS
BUILDING #1:
4,260 SF. BLDG X 10% = 429 SF OF BUILDING PERIMETER PLANTING REQUIRED AND 1,400 SF PROVIDED PER HATCHING.

BUILDING #2:
10,000SF. BLDG X 10% = 1,000 SF OF BUILDING PERIMETER PLANTING REQUIRED AND 1,736 SF PROVIDED PER HATCHING.

406 lf of building perimeter /100 x4 = 17 trees required and provided labeled as Bldg.

BUFFER REQUIREMENTS:
BUFFERS ARE IN ACCORDANCE WITH Z-06-037 AND ADD2014-00178 PER LEE COUNTY ZONING ORDINANCE.

PROJECT EAST BUFFER
Screening of Parking Located Adjacent to US 41. Where parking is located adjacent to US 41, adequate screening, consisting of a minimum Type D buffer, as specified in Section 5-4, Landscape Standards, containing a two to three foot undulating landscaped berm, without a wall, is required.
COM TO R.O.W.
30' MINIMUM WIDTH, BUFFER REQUIRED, W/
5 TREES AND DOUBLE STAGGERED HEDGE PER 100 LINEAL FOOT.
320 LF. (EXCLUDING ACCESS)/ 100 X 5 =16 TREES REQUIRED AND 16 PROVIDED.
REQUIRED TREES AND SHRUBS LABELED AS (E.B.).
320 LF./ 3 X 2 =213 SHRUBS REQUIRED AND 213 PROVIDED.

BUFFER SHRUBS TO BE IN DOUBLE STAGGERED ROW, SO AS TO FORM 36" HIGH CONTINUAL VISUAL SCREEN WITHIN ONE YEAR AFTER TIME OF PLANTING

PROJECT SOUTH BUFFER
COM TO COM
5' BUFFER REQUIRED, W/
4 TREES PER 100 LINEAL FOOT.
475 L.F. / 100 x 4 = 19 TREES REQUIRED AND 19 PROVIDED.
REQUIRED TREES LABELED AS (S.B.).

PROJECT WEST BUFFER #1
COM TO MULTI FAMILY
15' MINIMUM WIDTH, BUFFER REQUIRED, W/
5 TREES AND 18 SHRUBS W/ 8' OPAQUE FENCE PER 100 LINEAL FOOT.
594 LF. / 100 X 5 = 30 TREES REQUIRED AND 30 PROVIDED.
594 LF / 100 X 18 = 107 SHRUBS REQUIRED AND 107 PROVIDED.
REQUIRED TREES AND SHRUBS LABELED AS (W.B.1).

PROJECT WEST BUFFER #2
COM TO COM
5' BUFFER REQUIRED, W/
4 TREES PER 100 LINEAL FOOT.
88 L.F. / 100 x 4 = 4 TREES REQUIRED AND 4 PROVIDED.
REQUIRED TREES LABELED AS (W.B.2)

PROJECT NORTH BUFFER
COM TO COM
5' BUFFER REQUIRED, W/
4 TREES PER 100 LINEAL FOOT.
125 L.F. / 100 x 4 = 5 TREES REQUIRED AND 5 PROVIDED.
REQUIRED TREES LABELED AS (N.B.)

REFER TO SHEET L-2 FOR ADDITIONAL NOTES

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

DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-5525
FAX (239) 337-4494
L.A. LICENSE: LC CCCCC63

PROJECT INFORMATION:
ESTERO 4.2
RETAIL/OFFICE
BUILDINGS
Estero, FL

PREPARED FOR:
RESPEC
1605 Hendry St., Fort Myers, FL 33901
Tel: 239-418-0691
Fax: 239-418-0692

CONSULTANT:

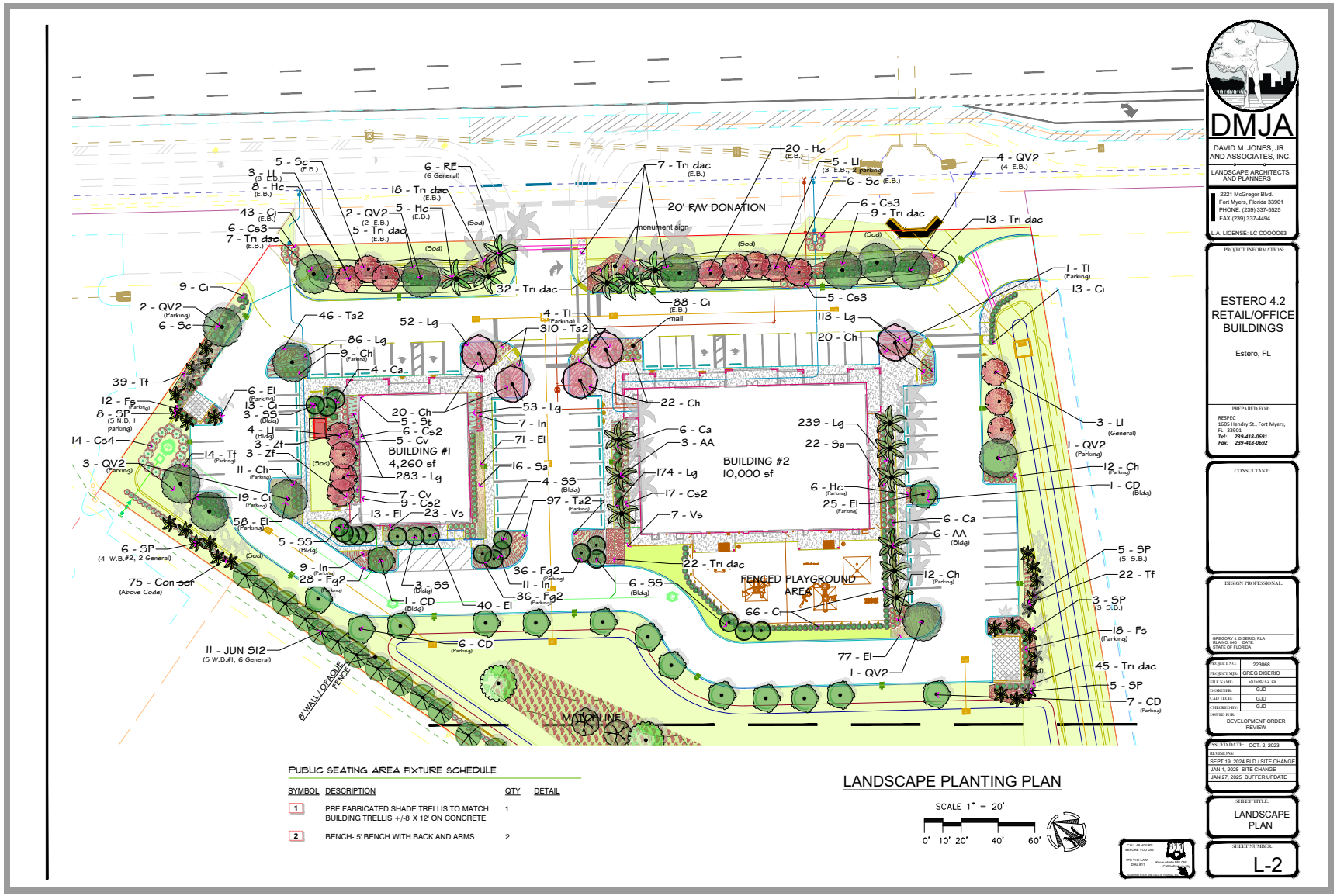
DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
RLA NO. 840 DATE:
STATE OF FLORIDA

PROJECT NO:	223068
PROJECT MGR:	GREG DISERIO
FILE NAME:	ESTERO 4.2 LS
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD
ISSUED FOR:	DEVELOPMENT ORDER REVIEW

ISSUED DATE: OCT. 2, 2023
REVISIONS:
SEPT 19, 2024 BLD / SITE CHANGE
JAN 1, 2025 SITE CHANGE
JAN 27, 2025 BUFFER UPDATE

SHEET TITLE:
LANDSCAPE CALCULATIONS

SHEET NUMBER:
L-1


DMJA
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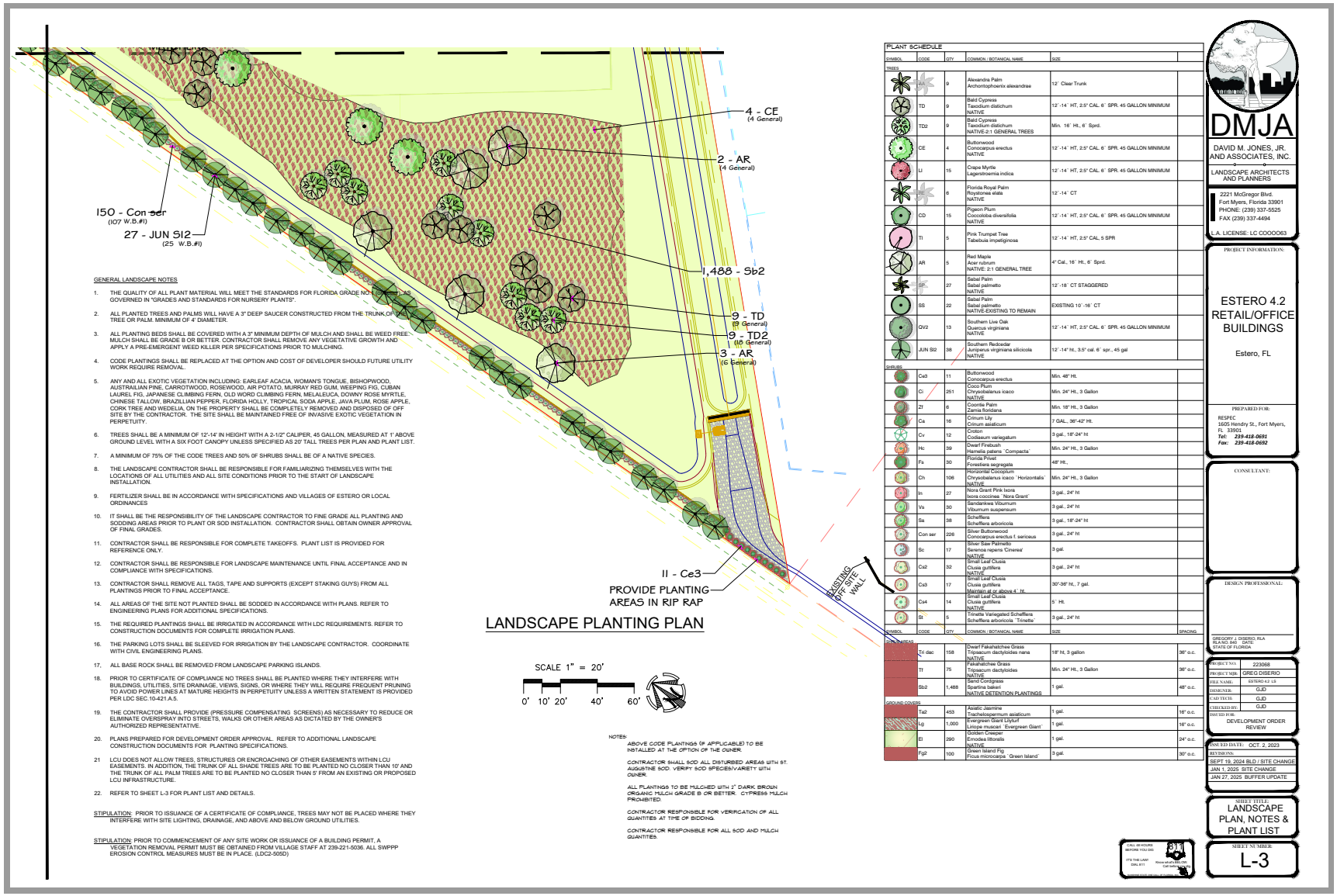
2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-5525
FAX (239) 337-4494
L.A. LICENSE: LC COOOO63
PROJECT INFORMATION:
ESTERO 4.2 RETAIL/OFFICE BUILDINGS
Estero, FL
PREPARED FOR:
RESPEC
1605 Hendry St., Fort Myers, FL 33901
Tel: 239-418-0691
Fax: 239-418-0692
CONSULTANT:
DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
RLA NO. 840 DATE:
STATE OF FLORIDA
PROJECT NO: 223068
PROJECT MGR: GREG DISERIO
FILE NAME: ESTERO 4.2 LS
DESIGNER: GJD
CAD TECH: GJD
CHECKED BY: GJD
ISSUED FOR: DEVELOPMENT ORDER REVIEW
ISSUED DATE: OCT. 2, 2023
REVISIONS:
SEPT 19, 2024 BLD / SITE CHANGE
JAN 1, 2025 SITE CHANGE
JAN 27, 2025 BUFFER UPDATE
SHEET TITLE: LANDSCAPE PLAN
SHEET NUMBER: L-2
20' R/W DONATION
monument sign
BUILDING #1
4,260 sf
BUILDING #2
10,000 sf
FENCED PLAYGROUND AREA
MATCHLINE
8' WALL / OPAQUE FENCE
PUBLIC SEATING AREA FIXTURE SCHEDULE
SYMBOL DESCRIPTION QTY DETAIL
1 PRE FABRICATED SHADE TRELLIS TO MATCH BUILDING TRELLIS +/-8' X 12' ON CONCRETE 1
2 BENCH- 5' BENCH WITH BACK AND ARMS 2
LANDSCAPE PLANTING PLAN
SCALE 1" = 20'
0' 10' 20' 40' 60'



GENERAL LANDSCAPE NOTES

1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO. 1 OR BETTER AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS".
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF A TREE OR PALM. MINIMUM OF 4' DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. CODE PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF DEVELOPER SHOULD FUTURE UTILITY WORK REQUIRE REMOVAL.
5. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRAILIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILLIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
6. TREES SHALL BE A MINIMUM OF 12'-14' IN HEIGHT WITH A 2-1/2" CALIPER, 45 GALLON, MEASURED AT 1' ABOVE GROUND LEVEL WITH A SIX FOOT CANOPY UNLESS SPECIFIED AS 20' TALL TREES PER PLAN AND PLANT LIST.
7. A MINIMUM OF 75% OF THE CODE TREES AND 50% OF SHRUBS SHALL BE OF A NATIVE SPECIES.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
9. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND VILLAGES OF ESTERO OR LOCAL ORDINANCES
10. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
13. CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
14. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SODDED IN ACCORDANCE WITH PLANS. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
16. THE PARKING LOTS SHALL BE SLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
17. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
18. PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE, VIEWS, SIGNS, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY UNLESS A WRITTEN STATEMENT IS PROVIDED PER LDC SEC.10-421.A.5.
19. THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
20. PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR PLANTING SPECIFICATIONS.
21 LCU DOES NOT ALLOW TREES, STRUCTURES OR ENCROACHING OF OTHER EASEMENTS WITHIN LCU EASEMENTS. IN ADDITION, THE TRUNK OF ALL SHADE TREES ARE TO BE PLANTED NO CLOSER THAN 10' AND THE TRUNK OF ALL PALM TREES ARE TO BE PLANTED NO CLOSER THAN 5' FROM AN EXISTING OR PROPOSED LCU INFRASTRUCTURE.
22. REFER TO SHEET L-3 FOR PLANT LIST AND DETAILS.

STIPULATION: PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLIANCE, TREES MAY NOT BE PLACED WHERE THEY INTERFERE WITH SITE LIGHTING, DRAINAGE, AND ABOVE AND BELOW GROUND UTILITIES.

STIPULATION: PRIOR TO COMMENCEMENT OF ANY SITE WORK OR ISSUANCE OF A BUILDING PERMIT, A VEGETATION REMOVAL PERMIT MUST BE OBTAINED FROM VILLAGE STAFF AT 239-221-5036. ALL SWPPP EROSION CONTROL MEASURES MUST BE IN PLACE. (LDC2-505D)

NOTES:

ABOVE CODE PLANTINGS (IF APPLICABLE) TO BE INSTALLED AT THE OPTION OF THE OWNER.

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

ALL PLANTINGS TO BE MULCHED WITH 2" DARK BROWN ORGANIC MULCH GRADE B OR BETTER. CYPRESS MULCH PROHIBITED.

CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES AT TIME OF BIDDING.

CONTRACTOR RESPONSIBLE FOR ALL SOD AND MULCH QUANTITIES.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	
TREES					
	PA	9	Alexandra Palm Archontophoenix alexandrae	12` Clear Trunk	
	TD	9	Bald Cypress Taxodium distichum NATIVE	12`-14` HT, 2.5" CAL 6` SPR. 45 GALLON MINIMUM	
	TD2	9	Bald Cypress Taxodium distichum NATIVE-2:1 GENERAL TREES	Min. 16` Ht., 6` Sprd.	
	CE	4	Buttonwood Conocarpus erectus NATIVE	12`-14` HT, 2.5" CAL 6` SPR. 45 GALLON MINIMUM	
	LI	15	Crape Myrtle Lagerstroemia indica	12`-14` HT, 2.5" CAL 6` SPR. 45 GALLON MINIMUM	
	RP	8	Florida Royal Palm Roystonea elata NATIVE	12`-14` CT	
	CD	15	Pigeon Plum Coccoloba diversifolia NATIVE	12`-14` HT, 2.5" CAL 6` SPR. 45 GALLON MINIMUM	
	TI	5	Pink Trumpet Tree Tabebuia impetiginosa	12`-14` HT, 2.5" CAL 5 SPR	
	AR	5	Red Maple Acer rubrum NATIVE: 2:1 GENERAL TREE	4" Cal., 16` Ht., 6` Sprd.	
	SP	27	Sabal Palm Sabal palmetto NATIVE	12`-18` CT STAGGERED	
	SS	22	Sabal Palm Sabal palmetto NATIVE-EXISTING TO REMAIN	EXISTING 10`-16` CT	
	QV2	13	Southern Live Oak Quercus virginiana NATIVE	12`-14` HT, 2.5" CAL 6` SPR. 45 GALLON MINIMUM	
	JUN SI2	38	Southern Redcedar Juniperus virginiana silicicola NATIVE	12`-14" ht., 3.5" cal. 6` spr., 45 gal	
SHRUBS					
	Cs3	11	Buttonwood Conocarpus erectus	Min. 46" Ht.	
	Ci	251	Coco Plum Chrysobalanus icaco NATIVE	Min. 24" Ht., 3 Gallon	
	ZI	8	Coontie Palm Zamia floridana	Min. 18" Ht., 3 Gallon	
	Ca	16	Crinum Lily Crinum asiaticum	7 GAL., 36"-42" Ht.	
	Cv	12	Croton Codiaeum variegatum	3 gal., 18"-24" ht	
	Hc	39	Dwarf Firebush Hamelia patens `Compacta`	Min. 24" Ht., 3 Gallon	
	Fs	30	Florida Privet Forestiera segregata	48" Ht.,	
	Ch	106	Horizontal Cocoplum Chrysobalanus icaco `Horizontalis` NATIVE	Min. 24" Ht., 3 Gallon	
	In	27	Nora Grant Pink Ixora Ixora coccinea `Nora Grant`	3 gal., 24" ht	
	Vs	30	Sandankwa Viburnum Viburnum suspensum	3 gal., 24" ht	
	Sa	38	Schefflera Schefflera arboricola	3 gal., 18"-24" ht	
	Con ser	226	Silver Buttonwood Conocarpus erectus f. sericeus	3 gal., 24" ht	
	Sc	17	Silver Saw Palmetto Serenoa repens 'Cinerea' NATIVE	3 gal.	
	Cs2	32	Small Leaf Clusia Clusia guttifera NATIVE	3 gal., 24" ht	
	Cs3	17	Small Leaf Clusia Clusia guttifera Maintain at or above 4` ht.	30"-36" ht., 7 gal.	
	Cs4	14	Small Leaf Clusia Clusia guttifera NATIVE	5` Ht.	
	St	5	Trinette Variegated Schefflera Schefflera arboricola `Trinette`	3 gal., 24" ht	
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING
GRASS AREAS					
	Tri dac	158	Dwarf Fakahatchee Grass Tripsacum dactyloides nana NATIVE	18" ht, 3 gallon	36" o.c.
	TI	75	Fakahatchee Grass Tripsacum dactyloides NATIVE	Min. 24" Ht., 3 Gallon	36" o.c.
	Sb2	1,488	Sand Cordgrass Spartina bakeri NATIVE-DETENTION PLANTINGS	1 gal.	48" o.c.
GROUND COVERS					
	Ta2	453	Asiatic Jasmine Trachelospermum asiaticum	1 gal.	18" o.c.
	Lg	1,000	Evergreen Giant Lilyturf Liriope muscari `Evergreen Giant`	1 gal.	18" o.c.
	Ei	290	Golden Creeper Ernodea littoralis NATIVE	1 gal.	24" o.c.
	Fg2	100	Green Island Fig Ficus microcarpa `Green Island`	3 gal.	30" o.c.

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

2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-5525
FAX (239) 337-4494
L.A. LICENSE: LC C000063

PROJECT INFORMATION:

ESTERO 4.2
RETAIL/OFFICE BUILDINGS

Estero, FL

PREPARED FOR:

RESPEC
1605 Hendry St., Fort Myers, FL 33901
Tel: 239-418-0691
Fax: 239-418-0692

CONSULTANT:

DESIGN PROFESSIONAL:

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

PROJECT NO.	223068
PROJECT MGR.	GREG DISERIO
FILE NAME:	ESTERO 4.2 LS
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD

ISSUED FOR: DEVELOPMENT ORDER REVIEW

ISSUED DATE: OCT. 2, 2023

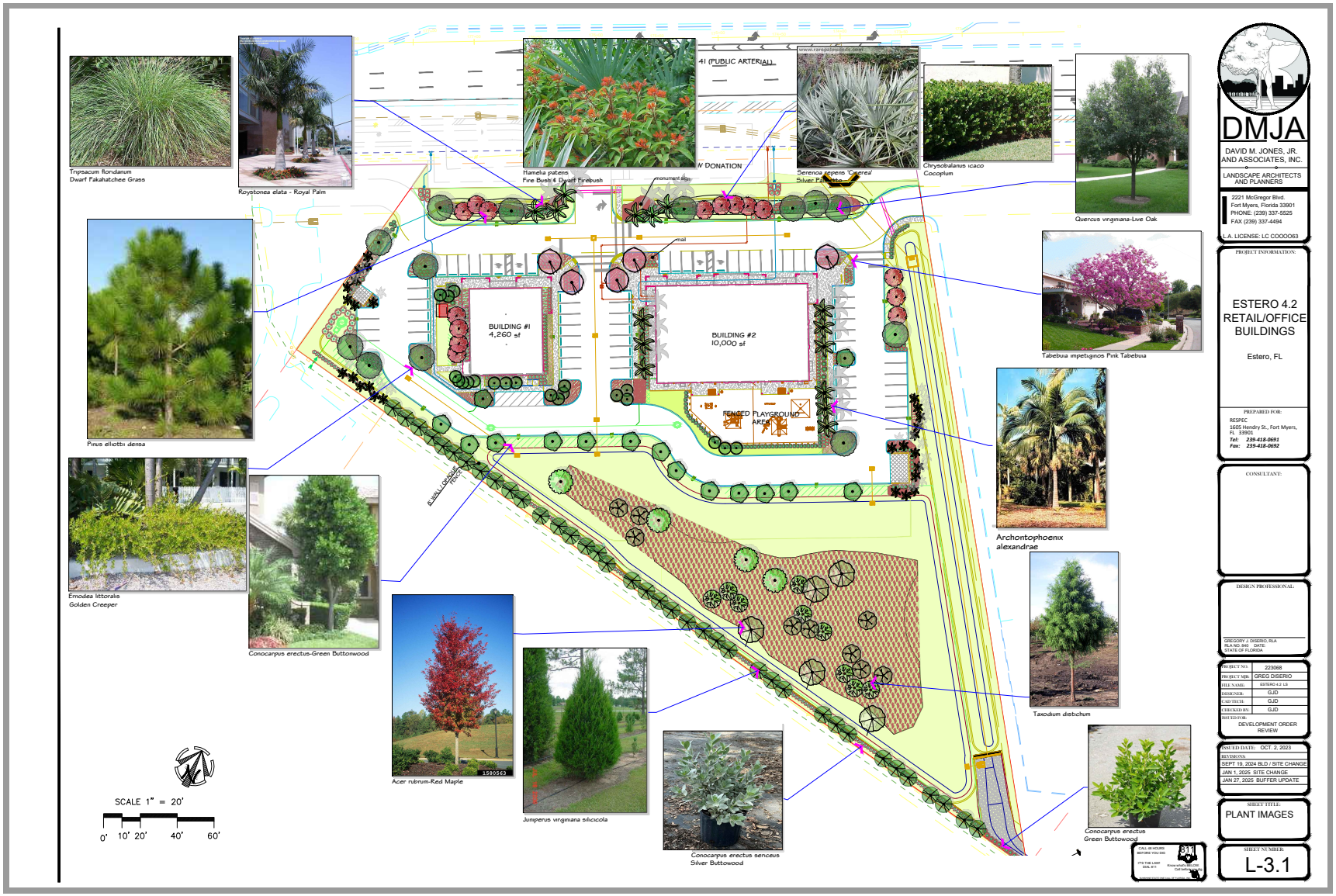
REVISIONS:

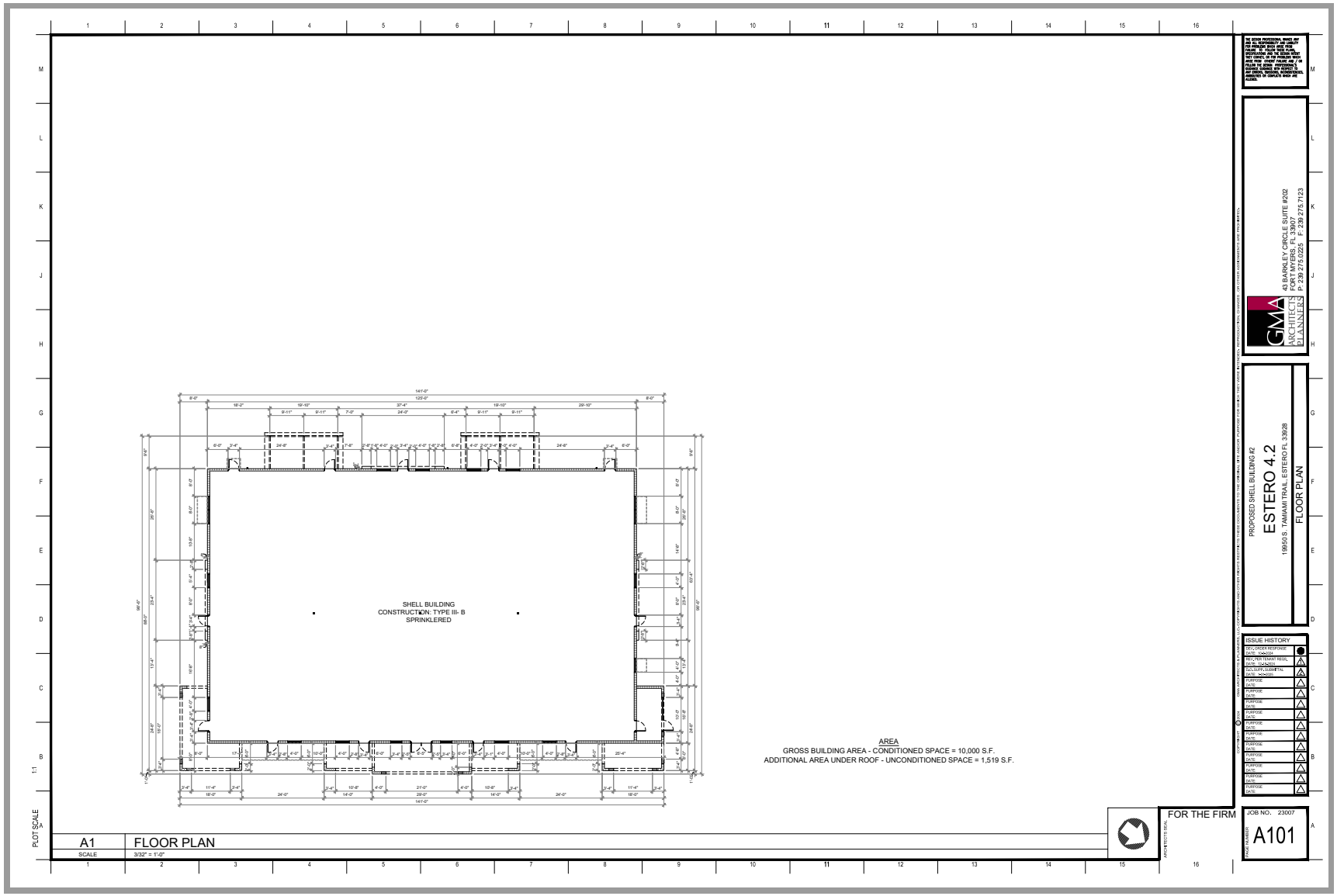
SEPT 19, 2024 BLD / SITE CHANGE
JAN 1, 2025 SITE CHANGE
JAN 27, 2025 BUFFER UPDATE

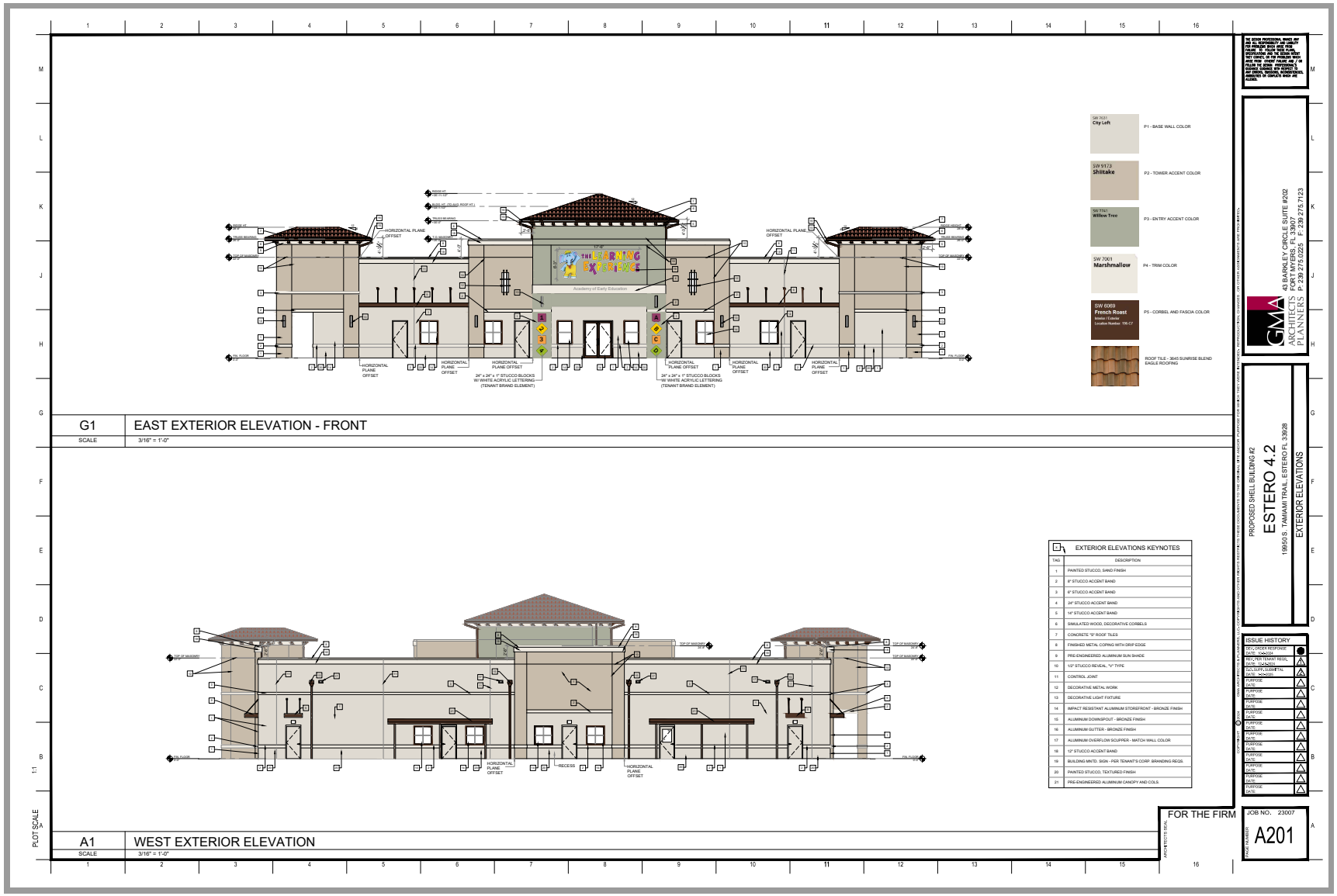
SHEET TITLE:
LANDSCAPE PLAN, NOTES & PLANT LIST

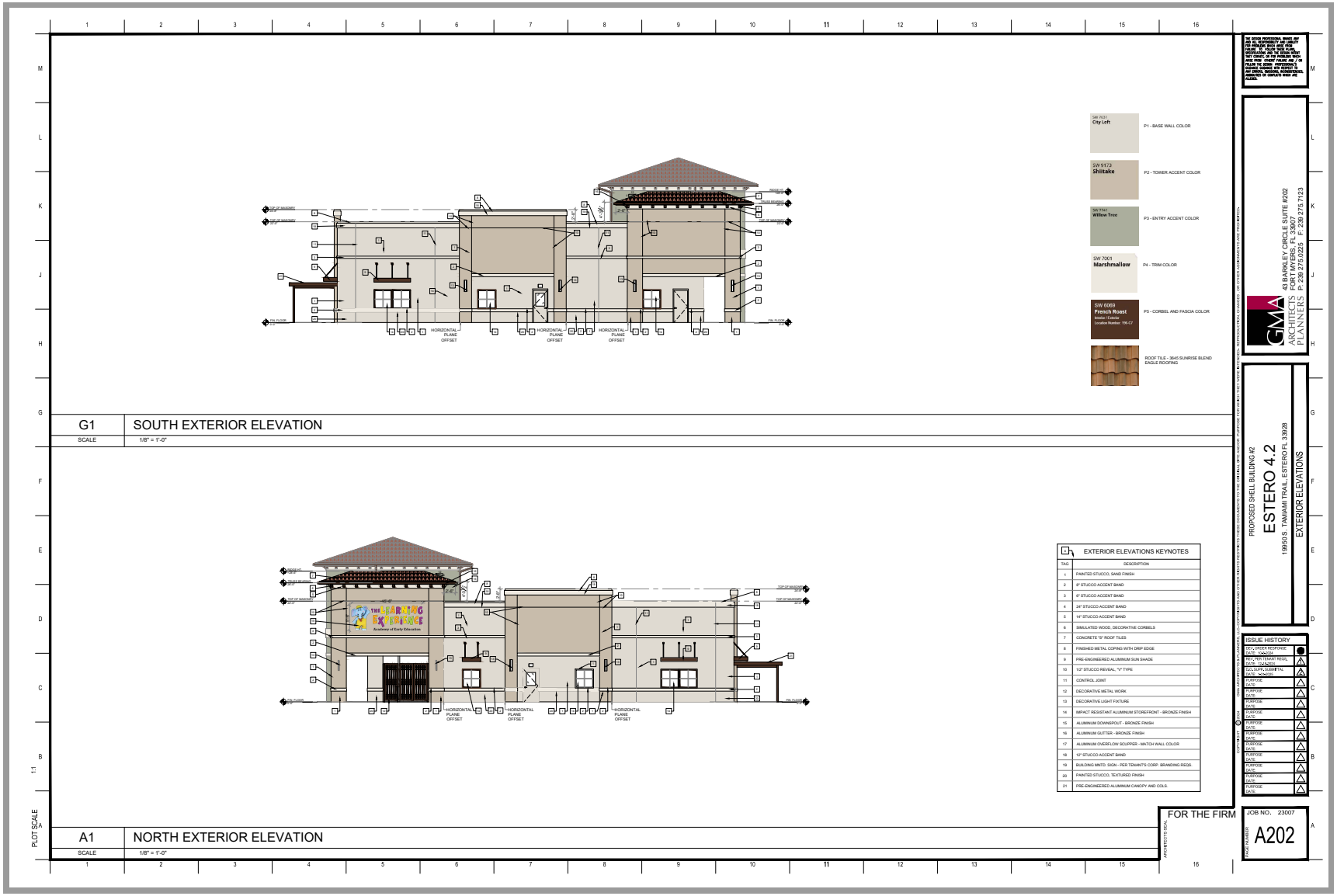
SHEET NUMBER:
L-3

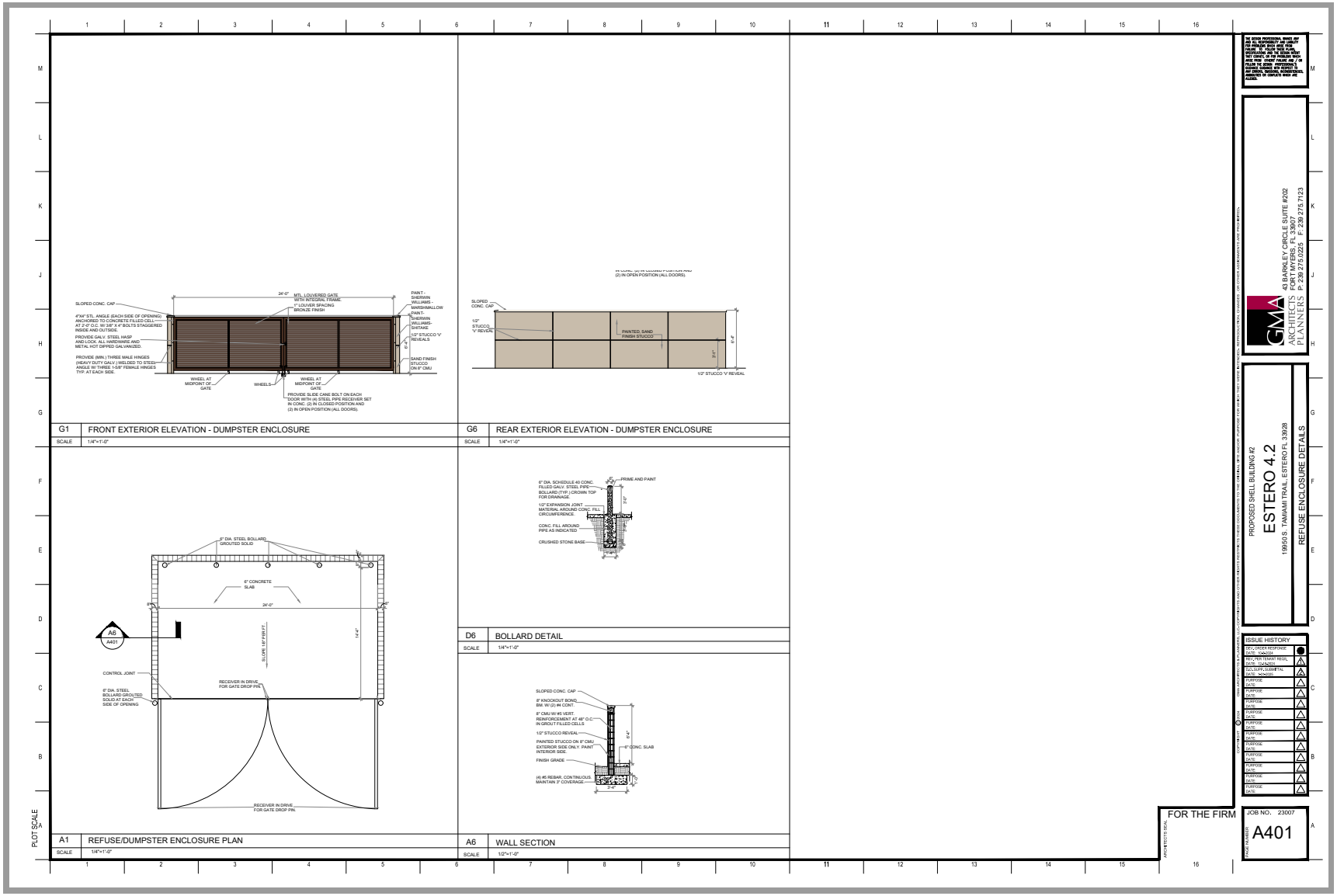
CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
Know what's below. Call before you dig.

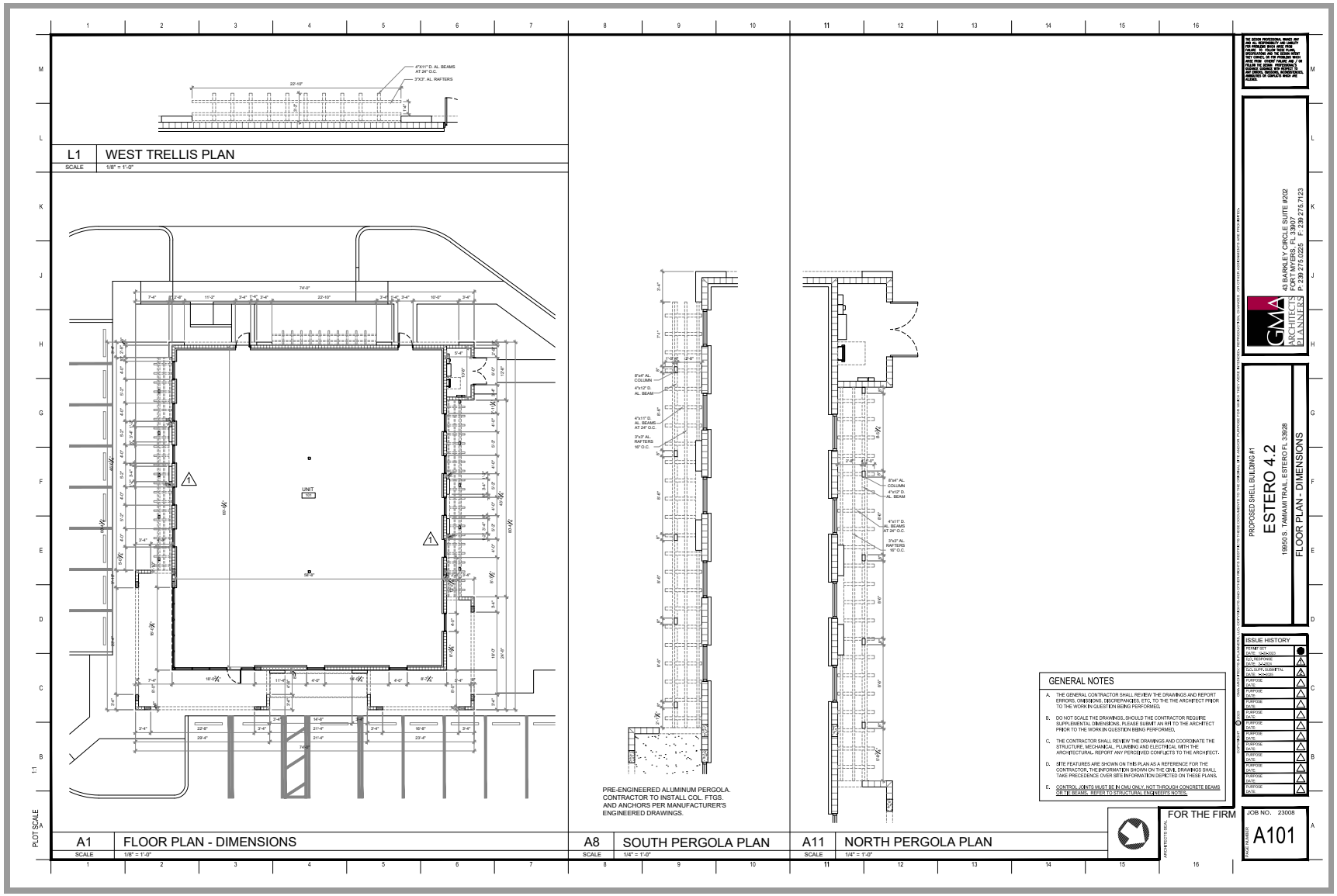

Tripsacum floridanum
Dwarf Fakahatchee Grass
Roystonea elata - Royal Palm
Hamelia patens
Fire Bush & Dwarf Firebush
Serenoa repens 'Cinerea'
Silver Saw Palmetto
Chrysobalanus icaco
Cocoplum
Quercus virginiana-Live Oak
Tabebuia impetiginos Pink Tabebuia
Pinus elliottii densa
Archontophoenix
alexandrae
Ernodea littoralis
Golden Creeper
Conocarpus erectus-Green Buttonwood
Acer rubrum-Red Maple
Juniperus virginiana silicicola
Taxodium distichum
Conocarpus erectus
Green Buttonwood
Conocarpus erectus sericeus
Silver Buttonwood
BUILDING #1
4,260 sf
BUILDING #2
10,000 sf
FENCED PLAYGROUND
AREA
SCALE 1" = 20'
0' 10' 20' 40' 60'
DMJA
DAVID M. JONES, JR.
AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
AND PLANNERS
2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-5525
FAX (239) 337-4494
L.A. LICENSE: LC C000063
PROJECT INFORMATION:
ESTERO 4.2
RETAIL/OFFICE
BUILDINGS
Estero, FL
PREPARED FOR:
RESPEC
1605 Hendry St., Fort Myers, FL 33901
Tel: 239-418-0691
Fax: 239-418-0692
CONSULTANT:
DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
RLA NO. 845 DATE:
STATE OF FLORIDA
PROJECT NO. 223068
PROJECT MGR. GREG DISERIO
FILE NAME: ESTERO 4.2 LS
DESIGNER: GJD
CAD TECH. GJD
CHECKED BY: GJD
ISSUED FOR:
DEVELOPMENT ORDER
REVIEW
ISSUED DATE: OCT. 2, 2023
REVISIONS:
SEPT. 19, 2024 BLD / SITE CHANGE
JAN. 1, 2025 SITE CHANGE
JAN. 27, 2025 BUFFER UPDATE
SHEET TITLE:
PLANT IMAGES
SHEET NUMBER:
L-3.1

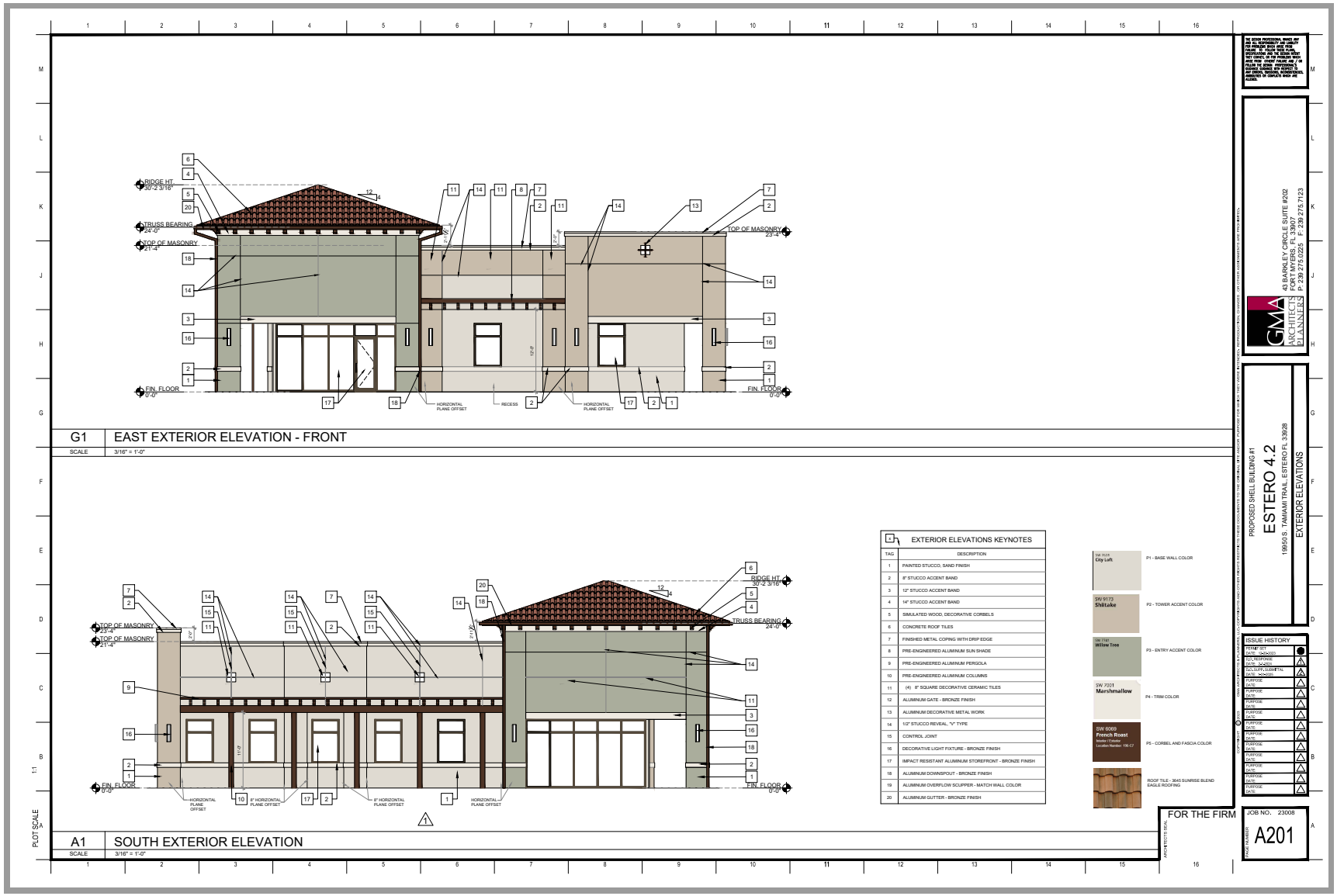

SHELL BUILDING
CONSTRUCTION: TYPE III- B
SPRINKLERED
AREA
GROSS BUILDING AREA - CONDITIONED SPACE = 10,000 S.F.
ADDITIONAL AREA UNDER ROOF - UNCONDITIONED SPACE = 1,519 S.F.
GMA ARCHITECTS PLANNERS
PROPOSED SHELL BUILDING #2
ESTERO 4.2
19950 S. TAMIAMI TRAIL, ESTERO FL 33928
FLOOR PLAN
ISSUE HISTORY
FOR THE FIRM
JOB NO. 23007
A101
A1
FLOOR PLAN
SCALE
3/32" = 1'-0"
PLOT SCALE

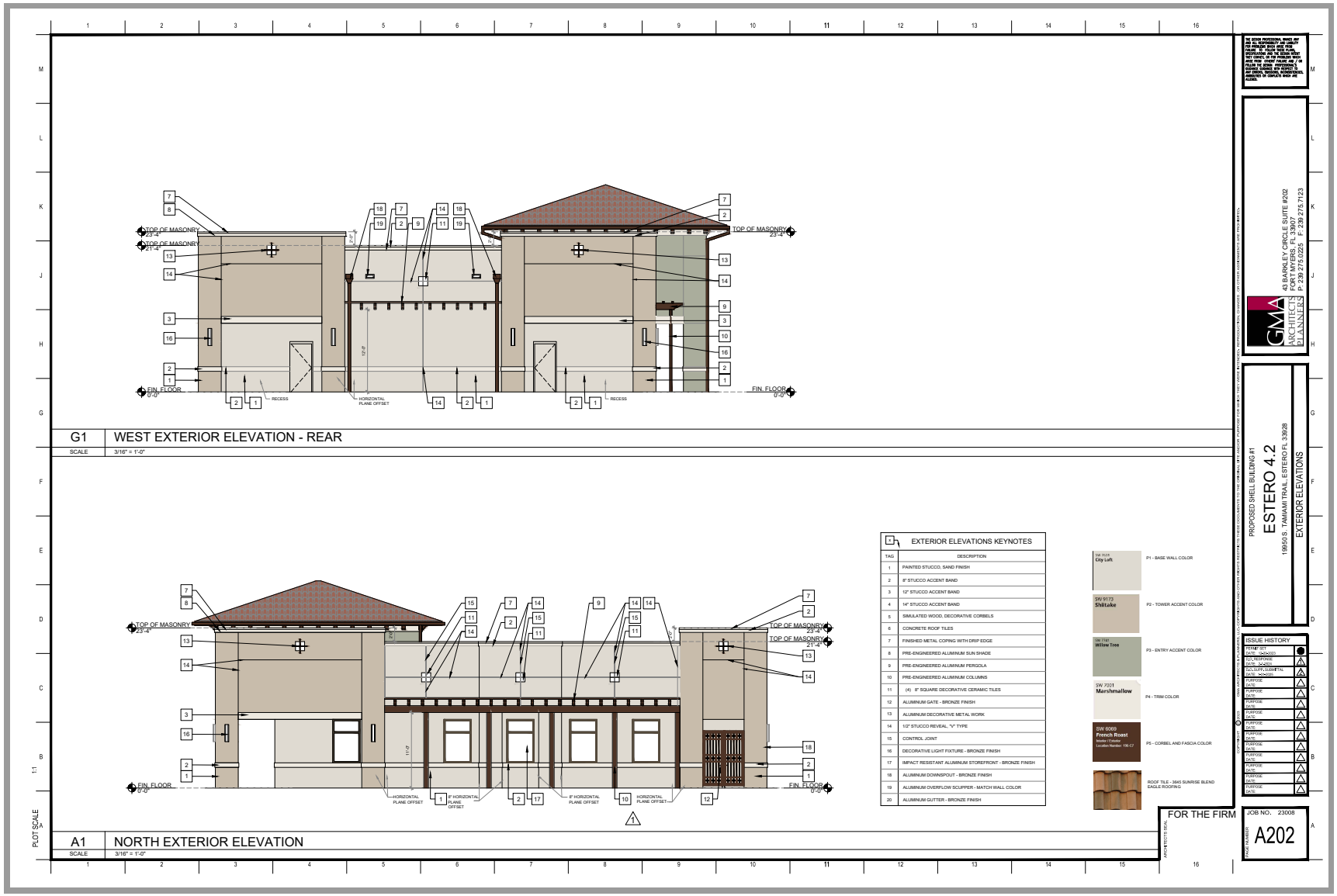

G1
EAST EXTERIOR ELEVATION - FRONT
SCALE 3/16" = 1'-0"
A1
WEST EXTERIOR ELEVATION
SCALE 3/16" = 1'-0"
SW 7631 City Loft
P1 - BASE WALL COLOR
SW 9173 Shiitake
P2 - TOWER ACCENT COLOR
SW 7741 Willow Tree
P3 - ENTRY ACCENT COLOR
SW 7001 Marshmallow
P4 - TRIM COLOR
SW 6089 French Roof
P5 - CORBEL AND FASCIA COLOR
ROOF TILE - 3645 SUNRISE BLEND EAGLE ROOFING
EXTERIOR ELEVATIONS KEYNOTES
TAG
DESCRIPTION
1 PAINTED STUCCO, SAND FINISH
2 8" STUCCO ACCENT BAND
3 6" STUCCO ACCENT BAND
4 24" STUCCO ACCENT BAND
5 14" STUCCO ACCENT BAND
6 SIMULATED WOOD, DECORATIVE CORBELS
7 CONCRETE "S" ROOF TILES
8 FINISHED METAL COPING WITH DRIP EDGE
9 PRE-ENGINEERED ALUMINUM SUN SHADE
10 1/2" STUCCO REVEAL, "V" TYPE
11 CONTROL JOINT
12 DECORATIVE METAL WORK
13 DECORATIVE LIGHT FIXTURE
14 IMPACT RESISTANT ALUMINUM STOREFRONT - BRONZE FINISH
15 ALUMINUM DOWNSPOUT - BRONZE FINISH
16 ALUMINUM GUTTER - BRONZE FINISH
17 ALUMINUM OVERFLOW SCUPPER - MATCH WALL COLOR
18 12" STUCCO ACCENT BAND
19 BUILDING MNTD. SIGN - PER TENANT'S CORP. BRANDING REQS.
20 PAINTED STUCCO, TEXTURED FINISH
21 PRE-ENGINEERED ALUMINUM CANOPY AND COILS
GMA ARCHITECTS PLANNERS
PROPOSED SHELL BUILDING #2
ESTERO 4.2
19950 S. TAMIAMI TRAIL, ESTERO FL 33928
EXTERIOR ELEVATIONS
ISSUE HISTORY
FOR THE FIRM
JOB NO. 23007
A201


G1
SOUTH EXTERIOR ELEVATION
SCALE
1/8" = 1'-0"
A1
NORTH EXTERIOR ELEVATION
SCALE
1/8" = 1'-0"
HORIZONTAL PLANE OFFSET
P1 - BASE WALL COLOR
P2 - TOWER ACCENT COLOR
P3 - ENTRY ACCENT COLOR
P4 - TRIM COLOR
P5 - CORBEL AND FASCIA COLOR
ROOF TILE - 3645 SUNRISE BLEND EAGLE ROOFING
EXTERIOR ELEVATIONS KEYNOTES
PROPOSED SHELL BUILDING #2
ESTERO 4.2
19950 S. TAMIAMI TRAIL, ESTERO FL 33928
EXTERIOR ELEVATIONS
ISSUE HISTORY
FOR THE FIRM
JOB NO. 23007
A202


G1 FRONT EXTERIOR ELEVATION - DUMPSTER ENCLOSURE
SCALE 1/4"=1'-0"
G6 REAR EXTERIOR ELEVATION - DUMPSTER ENCLOSURE
SCALE 1/4"=1'-0"
D6 BOLLARD DETAIL
SCALE 1/4"=1'-0"
A1 REFUSE/DUMPSTER ENCLOSURE PLAN
SCALE 1/4"=1'-0"
A6 WALL SECTION
SCALE 1/2"=1'-0"
PLOT SCALE
PROPOSED SHELL BUILDING #2
ESTERO 4.2
19950 S. TAMIAMI TRAIL, ESTERO FL 33928
REFUSE ENCLOSURE DETAILS
ISSUE HISTORY
FOR THE FIRM
JOB NO. 23007
A401


L1 WEST TRELLIS PLAN
SCALE 1/8" = 1'-0"
A1 FLOOR PLAN - DIMENSIONS
SCALE 1/8" = 1'-0"
A8 SOUTH PERGOLA PLAN
SCALE 1/4" = 1'-0"
A11 NORTH PERGOLA PLAN
SCALE 1/4" = 1'-0"
PRE-ENGINEERED ALUMINUM PERGOLA. CONTRACTOR TO INSTALL COL. FTGS. AND ANCHORS PER MANUFACTURER'S ENGINEERED DRAWINGS.
GENERAL NOTES
A. THE GENERAL CONTRACTOR SHALL REVIEW THE DRAWINGS AND REPORT ERRORS, OMISSIONS, DISCREPANCIES, ETC, TO THE THE ARCHITECT PRIOR TO THE WORK IN QUESTION BEING PERFORMED.
B. DO NOT SCALE THE DRAWINGS, SHOULD THE CONTRACTOR REQUIRE SUPPLEMENTAL DIMENSIONS, PLEASE SUBMIT AN RFI TO THE ARCHITECT PRIOR TO THE WORK IN QUESTION BEING PERFORMED.
C. THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND COORDINATE THE STRUCTURE, MECHANICAL, PLUMBING AND ELECTRICAL WITH THE ARCHITECTURAL. REPORT ANY PERCEIVED CONFLICTS TO THE ARCHITECT.
D. SITE FEATURES ARE SHOWN ON THIS PLAN AS A REFERENCE FOR THE CONTRACTOR, THE INFORMATION SHOWN ON THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER SITE INFORMATION DEPICTED ON THESE PLANS.
E. CONTROL JOINTS MUST BE IN CMU ONLY, NOT THROUGH CONCRETE BEAMS OR TIE BEAMS. REFER TO STRUCTURAL ENGINEER'S NOTES.
GMA ARCHITECTS PLANNERS
4530 PARK LEY CIRCLE SUITE #202
FORT MYERS, FL 33907
P: 239.275.0225 F: 239.275.7123
PROPOSED SHELL BUILDING # 1
ESTERO 4.2
19950 S. TAMIAMI TRAIL, ESTERO FL 33928
FLOOR PLAN - DIMENSIONS
ISSUE HISTORY
FOR THE FIRM
JOB NO. 23008
A101


RIDGE HT 30'-2 3/16"
TRUSS BEARING 24'-0"
TOP OF MASONRY 21'-4"
TOP OF MASONRY 23'-4"
FIN. FLOOR 0'-0"
HORIZONTAL PLANE OFFSET
RECESS
G1 EAST EXTERIOR ELEVATION - FRONT
SCALE 3/16" = 1'-0"
A1 SOUTH EXTERIOR ELEVATION
SCALE 3/16" = 1'-0"
EXTERIOR ELEVATIONS KEYNOTES
TAG DESCRIPTION
1 PAINTED STUCCO, SAND FINISH
2 8" STUCCO ACCENT BAND
3 12" STUCCO ACCENT BAND
4 14" STUCCO ACCENT BAND
5 SIMULATED WOOD, DECORATIVE CORBELS
6 CONCRETE ROOF TILES
7 FINISHED METAL COPING WITH DRIP EDGE
8 PRE-ENGINEERED ALUMINUM SUN SHADE
9 PRE-ENGINEERED ALUMINUM PERGOLA
10 PRE-ENGINEERED ALUMINUM COLUMNS
11 (4) 8" SQUARE DECORATIVE CERAMIC TILES
12 ALUMINUM GATE - BRONZE FINISH
13 ALUMINUM DECORATIVE METAL WORK
14 1/2" STUCCO REVEAL "V" TYPE
15 CONTROL JOINT
16 DECORATIVE LIGHT FIXTURE - BRONZE FINISH
17 IMPACT RESISTANT ALUMINUM STOREFRONT - BRONZE FINISH
18 ALUMINUM DOWNSPOUT - BRONZE FINISH
19 ALUMINUM OVERFLOW SCUPPER - MATCH WALL COLOR
20 ALUMINUM GUTTER - BRONZE FINISH
SW 9169 City Loft — P1 - BASE WALL COLOR
SW 9173 Shiitake — P2 - TOWER ACCENT COLOR
SW 7741 Willow Tree — P3 - ENTRY ACCENT COLOR
SW 7001 Marshmallow — P4 - TRIM COLOR
SW 9089 French Roast — P5 - CORBEL AND FASCIA COLOR
ROOF TILE - 3645 SUNRISE BLEND EAGLE ROOFING
GMA ARCHITECTS PLANNERS
40 BARKLEY CIRCLE SUITE #202
FORT MYERS, FL 33907
P: 239.275.0225 F: 239.275.7123
PROPOSED SHELL BUILDING # 1
ESTERO 4.2
19950 S. TAMIAMI TRAIL, ESTERO FL 33928
EXTERIOR ELEVATIONS
ISSUE HISTORY
FOR THE FIRM
JOB NO. 23008
A201


G1 WEST EXTERIOR ELEVATION - REAR
SCALE 3/16" = 1'-0"
A1 NORTH EXTERIOR ELEVATION
SCALE 3/16" = 1'-0"
TOP OF MASONRY 23'-4"
TOP OF MASONRY 21'-4"
FIN. FLOOR 0'-0"
RECESS
HORIZONTAL PLANE OFFSET
EXTERIOR ELEVATIONS KEYNOTES
TAG DESCRIPTION
1 PAINTED STUCCO, SAND FINISH
2 8" STUCCO ACCENT BAND
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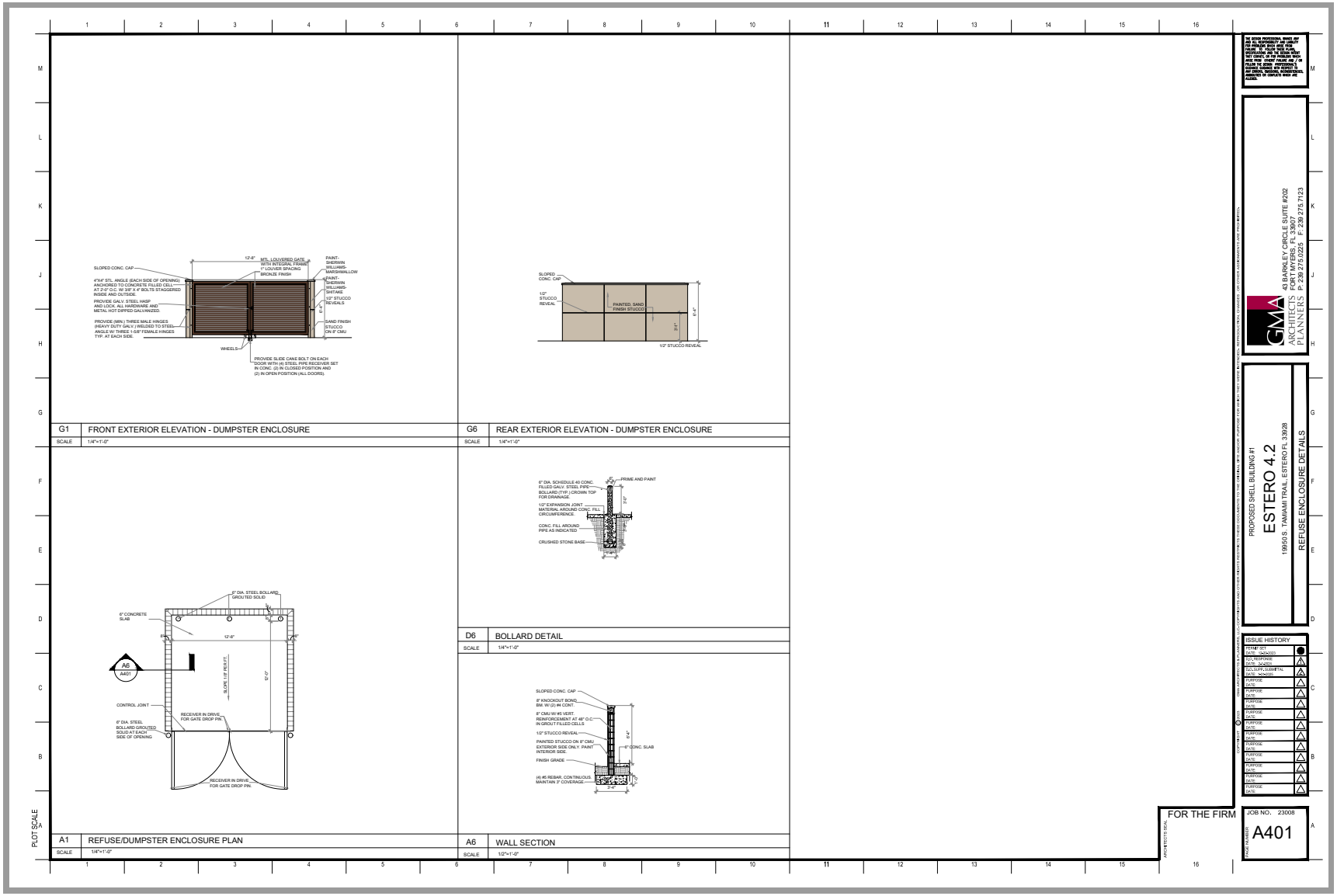
SW 7035 City Loft
P1 - BASE WALL COLOR
SW 9173 Shiitake
P2 - TOWER ACCENT COLOR
SW 7741 Willow Tree
P3 - ENTRY ACCENT COLOR
SW 7001 Marshmallow
P4 - TRIM COLOR
SW 6069 French Roast
P5 - CORBEL AND FASCIA COLOR
ROOF TILE - 3645 SUNRISE BLEND EAGLE ROOFING
FOR THE FIRM
GMA ARCHITECTS PLANNERS
43 BARKLEY CIRCLE SUITE #202
FORT MYERS, FL 33907
P: 239 275.0225 F: 239 275.7123
PROPOSED SHELL BUILDING #1
ESTERO 4.2
19950 S. TAMIAMI TRAIL, ESTERO FL 33928
EXTERIOR ELEVATIONS
ISSUE HISTORY
JOB NO. 23008
A202
PLOT SCALE 1:1


G1 FRONT EXTERIOR ELEVATION - DUMPSTER ENCLOSURE
SCALE 1/4"=1'-0"
G6 REAR EXTERIOR ELEVATION - DUMPSTER ENCLOSURE
SCALE 1/4"=1'-0"
D6 BOLLARD DETAIL
SCALE 1/4"=1'-0"
A1 REFUSE/DUMPSTER ENCLOSURE PLAN
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A6 WALL SECTION
SCALE 1/2"=1'-0"
PLOT SCALE
PROPOSED SHELL BUILDING # 1
ESTERO 4.2
19950 S. TAMIAMI TRAIL, ESTERO FL 33928
REFUSE ENCLOSURE DETAILS
ISSUE HISTORY
FOR THE FIRM
JOB NO. 23008
A401
GMA ARCHITECTS PLANNERS
40 BARKLEY CIRCLE SUITE #202
FORT MYERS, FL 33907
P: 239.275.0225 F: 239.275.7123

RENDERING



QUESTIONS

THANK YOU!

QUESTIONS?

Planning, Zoning and Design Board

Staff Report

PROJECT NAME
Walmart Expansion
CASE NUMBER
DOS2023-E008
MEETING DATE
February 11, 2025
REQUEST
Development Order for the construction of a 3,440sq.ft. +/- addition to the existing 186,404 sq. ft. building to accommodate storage for on-line pickup orders. Project scope includes reconfiguration of parking area and drive aisles where the addition will be constructed.
APPLICANT
Bowman on behalf of Walmart
LOCATION
Northeast corner of Estero Parkway and S. Tamiami Trail
PROPERTY SIZE
31.6 +/- acres
ZONING
Parcel is zoned Mixed Use Planned Development (MPD)
PUBLIC INFORMATION MEETING DATES
The PZDB conducted a Public Information Meeting on October 10, 2023

Staff Recommendation

Staff recommends approval of the Development Order. The submitted plans meet the requirements of the Land Development Code.

Project Summary

This project is a Development Order for the construction a 3,440+/- sq. ft. addition to the existing 186,404 sq. ft. Walmart. The project is bounded by The Vines on the north, Belle Lago on the east, Estero Parkway on the south and Tamiami Trail on the west. The proposed addition is located at the northeast corner of the building and is to serve as short-term storage of product for on-line order pickup.

Additionally, there will be restriping, conversion of standard parking spaces to pickup spaces, and a new seal coat.

Architecture

The proposed architecture blends with the existing architecture of Walmart, including roof type and color, building colors, and architectural features. An exterior building paint color schematic and materials are provided in the applicant's plans along with elevations and perspectives.

Transportation/Parking

There is no impact to transportation or access to the site, as the Development Order is only expanding storage and not increasing the overall retail sq. footage of the store. The addition will not create more traffic than the existing facility does, and it does not offer a new service line that is not already in existence. The site currently has 12 online pickup spaces and the project will create a total of 39. The LDC requires 781 parking spaces for Walmart including expansion; 820 on-site spaces are being provided.

Walmart originally proposed the improvements and expansion on the south side of the building. However, as a result of staff's request, it has been moved to the northeast corner of the building. There were concerns regarding traffic circulation and conflicts with pedestrians on the south side. Relocating the project to the northeast corner eliminates these concerns and conflicts.

Stormwater

The project will be increasing 3,440 sq. ft. of impervious area as a result of the expansion, thus, there is no material impact to the overall volume of stormwater generation. Walmart will be installing new grate inlets and underground conveyance in order to capture stormwater to manage it in conformance with the existing development.

Lighting

There are revisions to the site and parking lot lighting proposed with this project. The proposed fixtures meet Village requirements. The photometric plan confirms that there will be zero footcandles at the common property line of Walmart and The Vines. In fact, 0.1 footcandles will be no closer than 78' and as far away as 142.5' from The Vines.

On-Site Signage

Interior directional signage will be revised to assist customers to navigate to the appropriate location for on-line order pickup.

Landscaping/ Environmental

The area where the expansion will take place is currently landscaped and there are 12 existing trees that will be removed:

1 Live Oak: 8 DBH
7 Cabbage Palmetto: 10DBH
4 Slash Pines: 4DBH

Walmart has a new landscape plan that meets the replacement requirements, installs new building perimeter landscape and trees, and conforms to the Village landscape requirements. New and replacement installation includes:

15 Cabbage Palmetto
39 Red Tip shrubs
7 Slash Pine
2 Winged Elm
2 Live Oak

Furthermore, tree preservation barricades are to be installed to protect trees and landscape near the location of the construction.

PROPOSED IMPROVEMENTS FOR:

WALMART NO. 5347 SUPERCENTER
OGP EXPANSION

19975 S TAMIAMI TRAIL,
FORT MYERS, FL 33967

DRAWING INDEX

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DM1.0	DEMOLITION PLAN
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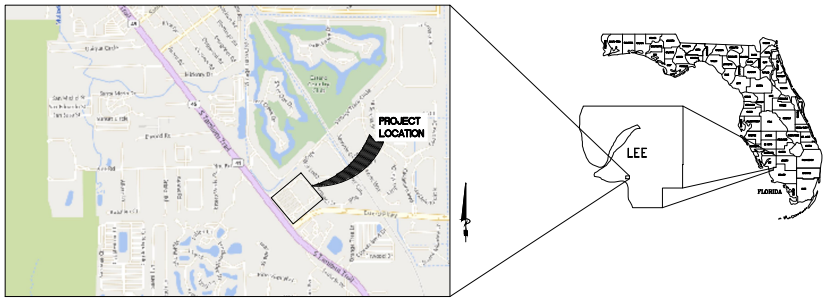
L-3	DETAILS AND NOTES
L-4	IRRIGATION PLAN
L-5	DETAILS AND NOTES
P-1	PHOTOMETRIC PLAN

CONTRACTOR TO REFER TO SPECIFICATIONS BOOK FOR CIVIL SITE WORK SPECIFICATIONS.



VICINITY MAP
SCALE: 1" = 1000'

DIRECTIONS TO PROJECT SITE:
FROM I75 TAKE EXIT 123 WEST ON CORKSCREW RD. AFTER 2 MILES TURN RIGHT ONTO S TAMIAMI TRAIL. SITE WILL BE ON THE RIGHT IN 1.6 MILES.

OWNER:
WALMART REAL ESTATE BUSINESS
WALMART PROPERTY TAX DEPARTMENT
PO BOX 8050
MS 0555
BENTONVILLE, AR - 72712

LAND SURVEYOR:
BOWMAN CONSULTING
5404 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL 33609
PHONE: (813) 474-7424

CIVIL ENGINEER:
BOWMAN CONSULTING
ATTN: ANDREW J. PETERSEN
850 NORTH POINT PKWY
SUITE 200
ALPHARETTA, GA - 30005
PHONE: (321) 270-8983

BUILDING ARCHITECT:
CUHACI & PETERSON
930 WOODCOCK DRIVE
SUITE 101
ORLANDO, FL 32808
PHONE: 407-661-9100

DEVELOPER:
WALMART STORES INC.
2608 SE J ST.
BENTONVILLE, AR - 72712

Bowman

COVER SHEET

REVISIONS | BY

Bowman

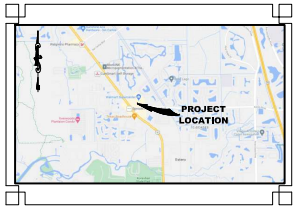
SUPERSTORE #5347
ESTERO, FLORIDA
WAL-MART STORES, INC.
19975 S TAMIAMI TRAIL,
ESTERO, FL 33928

Walmart

C-0

ALTA / NSPS LAND TITLE SURVEY

REPLAT OF A PORTION OF SHULTE TAMIAMI PARK
RECORDED IN P.B. 5, PG. 33
AND A TRACT OF LAND ALL
LYING IN SECTIONS 21-28, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION: STEWART TITLE GUARANTY COMPANY, TITLE COMMITMENT NO, 2900051003362, EFFECTIVE DATE APRIL 26, 2023 @ 8:00 AM.

LOT 1, WALMART AT ESTERO PARKWAY RECORDED AS INSTRUMENT NO. 2015000057305 IN THE RECORDS OF LEE COUNTY, FLORIDA, BEING A REPLAT OF SCHULTE TAMIAMI PARK AS RECORDED IN PLAT BOOK 5, PAGE 33

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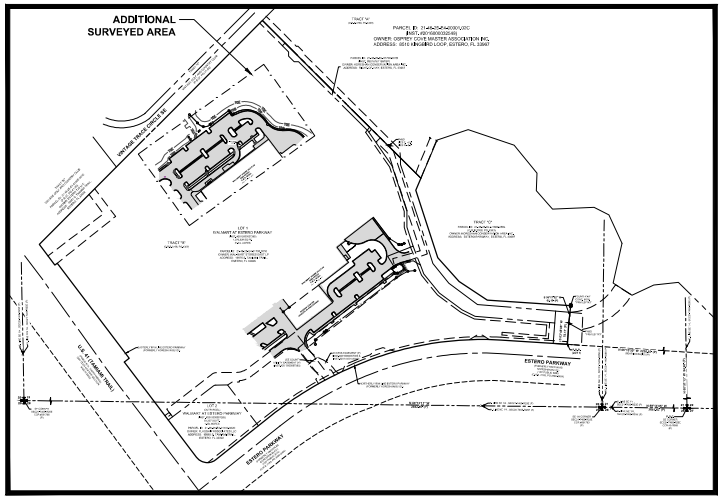
SHEET 1	COVER
SHEET 2	SURVEY & ALTA NOTES
SHEET 3	OVERALL BOUNDARY SURVEY
SHEET 4 & 5	LIMITED TOPOGRAPHIC SURVEY



AERIAL MAP
1"=150'

GRAPHIC SCALE
1" = 150'

SURVEYOR'S CERTIFICATION:

TO: WALMART STORES EAST LP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7C, 8, 9, 11A, 13, 16, 17 AND 19 OF TABLE A THEREOF.

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

ALSO

I FURTHER CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

7/24/24
DATE OF LAST FIELDWORK

MAX R. GEORGE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO., 7340
MGEORGE@BOWMAN.COM

BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

Max R. George, PSM

Bowman

Bowman Consulting Group, Ltd., Inc.
3434 COMPASS CENTER DR.
SUITE 101
TAMPA, FL 33619
Phone: (813) 474-4724
www.bowman.com
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 8030

WAL-MART STORE #5347-00
ALTA / NSPS LAND TITLE SURVEY
LEE COUNTY FLORIDA

PROJECT NO
011089--01--034

PLAN STATUS	
7/3/23	ADDED SUE.
7/24/24	ADDED ADDITIONAL TOPO AREA
8/7/24	ADDED TITLE INFO
DATE	DESCRIPTION

FIELD BOOK MR2023 PAGE 8--13
SUE--MAX1 TSC--SR1 36 38--40
FIELD CREW: MR/HAYDEN
P.A.C. DRAWN M.R.G. CHKD
SCALE: 1"=150'
JOB#011089--01--034
DATE JUNE 8, 2023
FILE #
011089--034MALMARTTOPO
SHEET 1 OF 5

THE ELECTRONIC VERSION OF THIS PLAT IS THE ORIGINAL DRAWING AS DEFINED IN CHAPTER 5J-17.052(2)(b) OF THE FLORIDA ADMINISTRATIVE CODE. ANY ELECTRONIC COPIES OF THIS PLAT ARE NOT TO BE CONSIDERED ORIGINAL DRAWINGS. THE SURVEYOR AND MAPPER IS NOT RESPONSIBLE FOR ANY ADDITIONS OR DELETIONS TO THE ELECTRONIC COPIES OF THIS PLAT THAT WERE NOT PERFORMED BY THE SURVEYOR AND MAPPER IN CHARGE OR HIS DESIGNEE. ©2024 BOWMAN CONSULTING GROUP, LTD.
Cad file name: N:\011089 -- Walmart FY23\011089--01--034 (ENG) -- Walmart 5347--302 Ft Myers, FL\Engineering\Survey\Survey Submittal\SURVEY\CAD DRAWINGS TOPO SHEET\011089--01--034 WALMART ESTERO_ALTA & ADDITIONAL TOPO = SUE.dwg 8/7/2024

SURVEYOR'S NOTES:

1. THIS IS A TOPOGRAPHIC AND LIMITED BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE (F.A.C.), PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE MAY BE OTHER MATTERS IN THE PUBLIC RECORDS THAT AFFECT THE SUBJECT PROPERTY., NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE, THE BOUNDARY SHOWN IS BASED ON FOUND EVIDENCE AND RECORD INFORMATION AND IS SHOWN FOR REFERENCE ONLY. A FULL AND COMPLETE RE-ENACTMENT WAS NOT PART OF THIS SURVEY.
2. THE COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83) / 2011 ADJUSTMENT, THIS REFERENCE WAS ESTABLISHED BY USING TRIMBLE R12 RECEIVERS WITH THE TRIMBLE VRS NETWORK, AND VERIFIED BY MULTIPLE OCCUPATIONS ON THE FOLLOWING MONUMENT AS PUBLISHED BY NATIONAL GEODETIC SURVEY AND DESCRIBED AS FOLLOWS:

   PID "AD1340" - NATIONAL GEODETIC SURVEY (NGS) BENCHMARK, BRASS DISC IN HEADWALL.
   N= 76688.00
   E= 715176.21
   ELEVATION: 14.45 (NAVD88)

   THE BASIS OF BEARING REFERS TO A BEARING OF NORTH 89°15'09" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF ESTERO PARKWAY (PER PLAT, INSTRUMENT #2015000057365) BEARING MEASURED IN NORTH 89°15'09" WEST.
3. THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988 AND ARE BASED UPON THE FOLLOWING BENCHMARKS BY BOWMAN CONSULTING:

   "SBMP" - SET NAIL & DISK, STAMPED "BOWMAN CS LB8030 TRAV", SET AT BACK OF SIDEWALK JUST SOUTHEAST OF LIFT STATION ENCLOSURE.
   N: 78465.15
   E: 716020.29
   ELEVATION: 17.27' (NAVD88)

   "TBMP - SET NAIL & DISK, STAMPED "BOWMAN CO LB8030 TRAV", SET AT BACK OF SIDEWALK JUST NORTHEAST OF SOUTHERLY ENTRANCE SHOWN.
   N= 78924.78
   E= 715225.79
   ELEVATION: 16.95' (NAVD88)
4. THIS SURVEY WAS PERFORMED UTILIZING R.T.K.-G.P.S. AND TRADITIONAL SURVEY PROCEDURES WITH MULTIPLE MEASUREMENTS ON PROJECT CONTROL POINTS, AND HAS A HORIZONTAL AND VERTICAL POSITIONAL TOLERANCE OF LESS THAN 0.10 FEET.
5. SUBSURFACE OR UNDERGROUND UTILITIES OR FOUNDATIONS HAVE NOT BEEN LOCATED AT THE TIME OR SURVEY.
6. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF AND ARE MEASURED DISTANCES, UNLESS OTHERWISE NOTED.
7. SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. ALL MATTERS SHOWN ON RECORDED PLATS PROVIDED TO THE SURVEYOR ARE SHOWN ON THE SURVEY.
9. THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONES "X" PER FLOOD INSURANCE RATE MAP NUMBER 12071C0579G, DATED 11/17/2022.
10. THIS SURVEY WAS MADE WITHOUT BENEFIT OF TITLE WORK, ENCUMBRANCES, EASEMENTS OR OTHER MATTERS THAT MIGHT BE DISCLOSED IN TITLE WORK MAY EXIST FOR THIS PARCEL.

SUBSURFACE UTILITY ENGINEERING GENERAL NOTES:

BOWMAN CONSULTING EXERCISED THE PROFESSIONAL STANDARD OF CARE IN THE PROPER SELECTION AND APPLICATION OF SURFACE GEOPHYSICAL TECHNIQUES FOR MAPPING THE SUBSURFACE UTILITIES WITHIN THE PROJECT LIMITS AS SHOWN ON THIS DRAWING.

BOWMAN CONSULTING DOES NOT GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL UTILITIES WITHIN THE PROJECT AREA. UTILITY INFORMATION IS BASED ON AVAILABLE FIELD AND RECORD INFORMATION. LOCATION, SIZE, OR DEPTH MAY NOT BE ACCURATE IN ALL AREAS AS THESE MAY HAVE BEEN MODIFIED AT SEGMENTS THAT HAVE NOT BEEN VERIFIED.

DESIGNATED UTILITIES MEET ASCE AND THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION DEFINITION FOR QUALITY LEVEL STANDARDS AS DEFINED BELOW.

ASCE C-I 38-02 STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA.

QUALITY LEVEL A (QLA)	PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES, USUALLY AT A SPECIFIC POINT. WITH THE USE OF EXCAVATING EQUIPMENT, THAT IS NON-DESTRUCTIVE AT CERTAIN AREAS.
QUALITY LEVEL B (QLB)	INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. THESE FIELD LOCATED UTILITIES ARE SURVEYED.
QUALITY LEVEL C (QLC)	INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D.
QUALITY LEVEL D (QLD)	INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

A.L.T.A. TITLE COMMITMENT - SCHEDULE "BII" EXCEPTIONS

PER: STEWART TITLE GUARANTY COMPANY, TITLE COMMITMENT NO.: 2000003052, EFFECTIVE DATE APRIL 26, 2023 @ 8:00 AM.

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I REQUIREMENTS ARE MET.
   NOT A SURVEY MATTER.
2. STANDARD EXCEPTIONS: RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS, EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS, ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES, ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETO OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS, ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LANDS INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED, AND ARTIFICIALLY EXPOSED LANDS AND LANDS ACCRETED TO SUCH LANDS, SPECIAL

   EXCEPTIONS:
3. GENERAL OR SPECIAL TAXES AND ASSESSMENTS FOR THE YEAR 2023 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
   NOT A SURVEY MATTER.
4. ANY LIEN ARISING UNDER CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER SYSTEM, SEWER SYSTEM OR GAS SYSTEM SERVICING THE LANDS DESCRIBED HEREIN.
   NOT A SURVEY MATTER.
5. ALL MATTERS SHOWN ON THE PLAT RECORDED IN PLAT INSTRUMENT 2015000057365, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
   EASEMENT SHOWN HEREON.
6. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 3768, PAGE 4308, AS AMENDED IN OFFICIAL RECORDS INSTRUMENT 2013000139028, AS AFFECTED BY ACCESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT 2014000198824, AS AMENDED IN OFFICIAL RECORDS INSTRUMENT 2017000188770, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL AMENDMENTS THERETO, WHICH MAY PROVIDE FOR ASSOCIATION DUES, FEES AND/OR ASSESSMENTS, PRIOR APPROVAL OF SALE, IN ADDITION TO ANY EASEMENTS, RESERVATIONS, COVENANTS, BUILDING SET BACK REQUIREMENTS, OPTION TO PURCHASE, RIGHT OF FIRST REFUSAL, AND ANY SPECIAL ASSESSMENTS WHICH MAY COME DUE BUT OMITTING ANY SUCH COVENANT BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, NATIONAL ORIGIN, HANDICAP, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME, DISABILITY, MEDICAL CONDITION, OR OTHER UNLAWFUL BASIS.
   EASEMENT SHOWN HEREON.
7. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2015000026998, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL AMENDMENTS THERETO, WHICH MAY PROVIDE FOR ASSOCIATION DUES, FEES AND/OR ASSESSMENTS, PRIOR APPROVAL OF SALE, IN ADDITION TO ANY EASEMENTS, RESERVATIONS, COVENANTS, BUILDING SET BACK REQUIREMENTS, OPTION TO PURCHASE, RIGHT OF FIRST REFUSAL, AND ANY SPECIAL ASSESSMENTS WHICH MAY COME DUE BUT OMITTING ANY SUCH COVENANT BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, NATIONAL ORIGIN, HANDICAP, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME, DISABILITY, MEDICAL CONDITION, OR OTHER UNLAWFUL BASIS.
   NO RECORDED EASEMENTS TO SHOW HEREON.
8. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2017000154667, AS AMENDED BY OFFICIAL RECORDS INSTRUMENT 2018000099935, IN OFFICIAL RECORDS INSTRUMENT 2018000099999, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH ALL AMENDMENTS THERETO, WHICH MAY PROVIDE FOR ASSOCIATION DUES, FEES AND/OR ASSESSMENTS, PRIOR APPROVAL OF SALE, IN ADDITION TO ANY EASEMENTS, RESERVATIONS, COVENANTS, BUILDING SET BACK REQUIREMENTS, OPTION TO PURCHASE, RIGHT OF FIRST REFUSAL, AND ANY SPECIAL ASSESSMENTS WHICH MAY COME DUE BUT OMITTING ANY SUCH COVENANT BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, NATIONAL ORIGIN, HANDICAP, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME, DISABILITY, MEDICAL CONDITION, OR OTHER UNLAWFUL BASIS.
   NO RECORDED EASEMENTS TO SHOW HEREON.
9. 10' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2183, PAGE 3460, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
   EASEMENT SHOWN HEREON.
10. TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN DEED OF CONSERVATION EASEMENT GIVEN TO LEE COUNTY WITH THIRD PARTY ENFORCEMENT RIGHTS TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 4164, PAGE 4266, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
    NO RECORDED EASEMENTS TO SHOW HEREON.
11. EASEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT 2006000053075, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
    EASEMENT SHOWN HEREON.
12. EASEMENT AGREEMENT WITH COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2013000237191, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
    EASEMENT SHOWN HEREON.
13. ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT 2017000154659, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
    EASEMENT SHOWN HEREON.
14. SUBJECT TO THE RESERVATION OF OIL, GAS, MINERAL AND SUB-SURFACE RIGHTS WITHOUT RIGHT OF ENTRY OR EXPLORATION, AS CONTAINED IN WARRANTY DEED RECORDED IN DEED BOOK 294, PAGE 326, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
    NOT A SURVEY MATTER.
15. RIGHTS OF TENANTS UNDER ANY UNRECORDED LEASES, (NOT A SURVEY MATTER)
    NOT A SURVEY MATTER.
16. LEE COUNTY ORDINANCES NO. 89-14 AND 95-38 PROVIDING FOR MANDATORY SOLID WASTE COLLECTION AND THE IMPOSITION OF SPECIAL ASSESSMENTS FOR SAID COLLECTION SERVICES. THE SPECIAL ASSESSMENTS FOR THE CURRENT TAX YEAR ARE PAYABLE WITH THE AD VALOREM TAXES, (NOT SURVEY MATTER)
    NOT A SURVEY MATTER.
17. RIGHTS OF WAY FOR DRAINAGE DITCHES, TILES, FEEDERS AND LATERALS, AND OTHER DRAINAGE EASEMENTS, IF ANY, (NOT A SURVEY MATTER)
    NOT A SURVEY MATTER.
18. AS TO SCHEDULE B-I ITEM 4, SATISFACTORY EVIDENCE OF PAYMENT OF ANY MUNICIPAL LIENS OR ASSESSMENTS FOR PUBLIC IMPROVEMENTS OR ASSESSMENTS, AS PROVIDED FOR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEMS SUPPLYING THE LANDS DESCRIBED HEREIN, A MUNICIPAL LIEN SEARCH WILL NEED TO BE ORDERED AND WILL TAKE 10 TO 15 BUSINESS DAYS TO COMPLETE, SUGGESTED VENDORS ARE:

    TFG PROPERTY REPORTS
    1339 ARLINGTON ST., ORLANDO, FL 32805
    PHONE: (407) 456-1888 OR (855) 767-8972
    TITLE SERVICES AND RESEARCH OF FLORIDA, INC.
    16691 N. KENDALL DR., STE. 100
    MIAMI, FL 33176
    PHONE: (305) 595-0615

    TITLE SERVICES AND RESEARCH OF FLORIDA, INC.
    16691 N. KENDALL DR., STE. 100
    MIAMI, FL 33176
    PHONE: (305) 595-0615

    NOT A SURVEY MATTER.

INDEX OF SHEETS

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Bowman

Bowman Consulting Group, Ltd., PC
3434 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL 33607
Phone: (813) 474-2424
www.bowman.com
© BOWMAN CONSULTING, LLC

WAL-MART STORE #5347-00
ALTA / NSPS SURVEY
LEE COUNTY — FLORIDA

PROJECT NO
011089-01-034

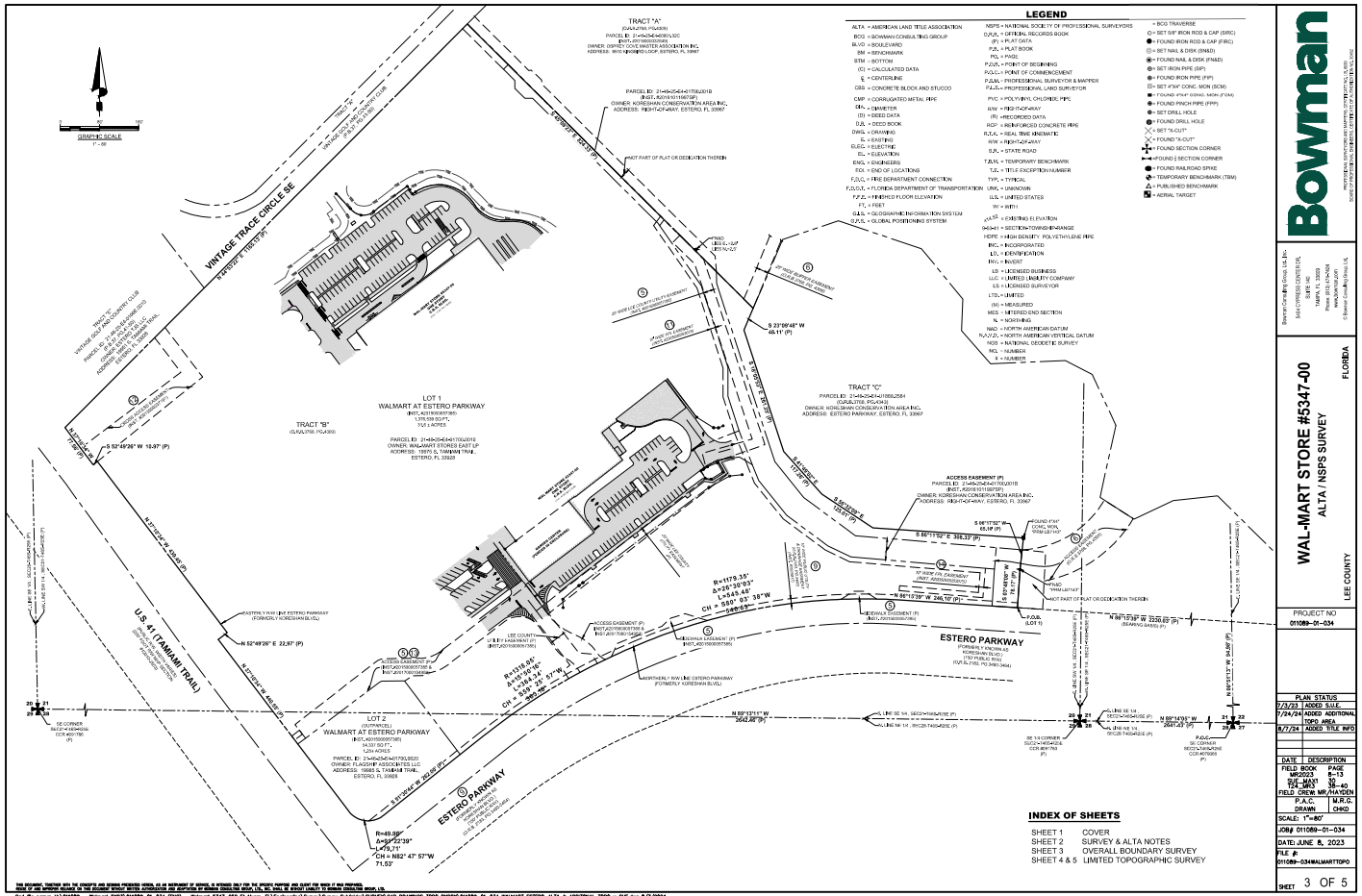
PLAN STATUS	
7/3/23	ADDED SUE
7/24/24	ADDED ADDITIONAL TOPO AREA
8/7/24	ADDED TITLE INFO

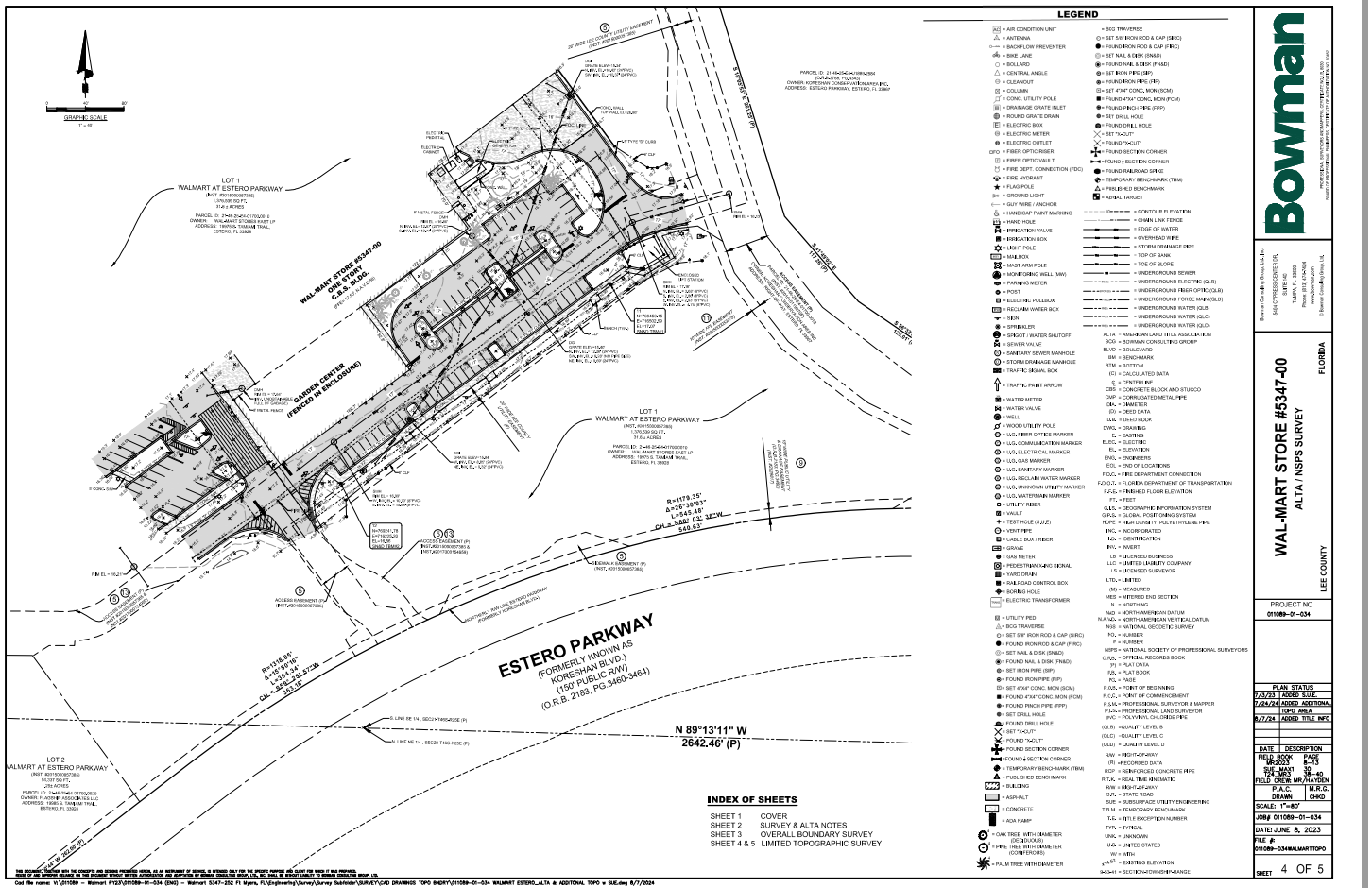
DATE	DESCRIPTION
FIELD BOOK	PAGE
MR2023	8-13
SUE-MAY1	36
TS-SR3	39-40
FIELD CREW: MR/RAYDEN	
P.A.C.	M.R.C.
DRAWN	CHKD

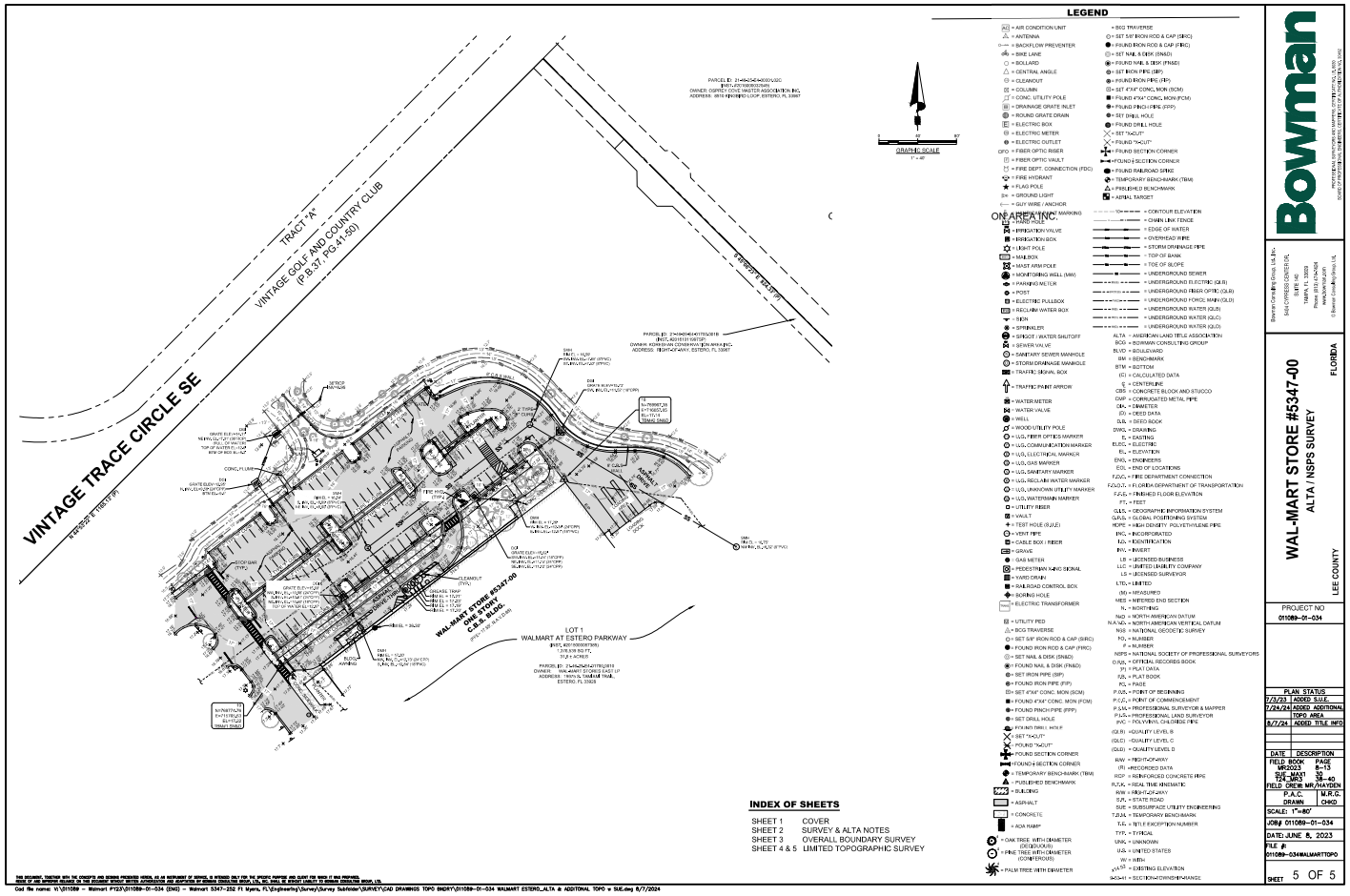
SCALE: 1"=150'
JOB#011089-01-034
DATE JUNE 8, 2023
FILE #
011089-034WALMARTTOPO
SHEET 2 OF 5

THE ELEVATION, LOCATION AND TYPE OF UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD SURVEY AND RECORD INFORMATION. THE CONTRACTOR SHALL VERIFY THE ELEVATION, LOCATION AND TYPE OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS.

Civil file name: N:\011089 - Walmart FY23\011089-01-034 (SNE) - Walmart 5347-00 Ft Myers, FL\Engineering\Survey\Survey Submittals\SURVEY\CAD DRAWINGS TOPO SHEET\011089-01-034 WALMART ESTERO_ALTA & ADDITIONAL TOPO v SUE.dwg 8/7/2024


LEGEND
TRACT "A"
TRACT "B"
TRACT "C"
LOT 1
WALMART AT ESTERO PARKWAY
LOT 2
WALMART AT ESTERO PARKWAY
VINTAGE TRACE CIRCLE SE
U.S. 41 (TAMIAMI TRAIL)
ESTERO PARKWAY
INDEX OF SHEETS
SHEET 1 COVER
SHEET 2 SURVEY & ALTA NOTES
SHEET 3 OVERALL BOUNDARY SURVEY
SHEET 4 & 5 LIMITED TOPOGRAPHIC SURVEY
Bowman
WAL-MART STORE #5347-00
ALTA / NSPS SURVEY
LEE COUNTY
FLORIDA
PROJECT NO
011089-01-034
PLAN STATUS
7/3/23 ADDED S.U.E.
7/24/24 ADDED ADDITIONAL TOPO AREA
8/7/24 ADDED TITLE INFO
DATE DESCRIPTION
FIELD BOOK PAGE
MR2023 8-13
SUE_MAX1 30
T24_MR3 38-40
FIELD CREW: MR/HAYDEN
P.A.C. DRAWN
M.R.C. CHKD
SCALE: 1"=80'
JOB# 011089-01-034
DATE: JUNE 8, 2023
FILE #: 011089-034WALMARTTOPO
SHEET 3 OF 5


LEGEND
ESTERO PARKWAY
(FORMERLY KNOWN AS
KORESHAN BLVD.)
(150' PUBLIC R/W)
(O.R.B. 2183, PG.3460-3464)
N 89°13'11" W
2642.46' (P)
LOT 1
WALMART AT ESTERO PARKWAY
LOT 2
WALMART AT ESTERO PARKWAY
WALMART STORE #5347-00
C.N.R. BLDG.
ONE STORY
GARDEN CENTER
(FENCED IN ENCLOSURE)
INDEX OF SHEETS
SHEET 1 COVER
SHEET 2 SURVEY & ALTA NOTES
SHEET 3 OVERALL BOUNDARY SURVEY
SHEET 4 & 5 LIMITED TOPOGRAPHIC SURVEY
Bowman
WAL-MART STORE #5347-00
ALTA / NSPS SURVEY
LEE COUNTY
FLORIDA
PROJECT NO
011089--01--034
PLAN STATUS
7/3/23 ADDED S.U.E.
7/24/24 ADDED ADDITIONAL TOPO AREA
8/7/24 ADDED TITLE INFO
DATE DESCRIPTION
FIELD BOOK PAGE
MK2023 5--13
SUE_MA21 30
T24_MK3 38--40
FIELD CREW: MK/HAYDEN
P.A.C. M.R.C.
DRAWN CHKD
SCALE: 1"=80'
JOB# 011089--01--034
DATE: JUNE 8, 2023
FILE #:
011089--034WALMARTTOPO
SHEET 4 OF 5


LEGEND
VINTAGE TRACE CIRCLE SE
TRACT "A"
VINTAGE GOLF AND COUNTRY CLUB
(P.B.37, PG.41-50)
LOT 1
WALMART AT ESTERO PARKWAY
WAL-MART STORE #5347-00
ONE STORY
C.B.S. BLDG.
INDEX OF SHEETS
SHEET 1 COVER
SHEET 2 SURVEY & ALTA NOTES
SHEET 3 OVERALL BOUNDARY SURVEY
SHEET 4 & 5 LIMITED TOPOGRAPHIC SURVEY
Bowman
WAL-MART STORE #5347-00
ALTA / NSPS SURVEY
LEE COUNTY
FLORIDA
PROJECT NO
011089-01-034
PLAN STATUS
7/3/23 ADDED S.U.E.
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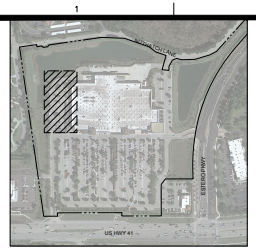
DATE DESCRIPTION
FIELD BOOK MR2023 PAGE 8-13
SUE_MAX1 30
T24_MR3 38-40
FIELD CREW: MR/HAYDEN
P.A.C. DRAWN
M.R.C. CHKD
SCALE: 1"=80'
JOB# 011089-01-034
DATE: JUNE 8, 2023
FILE #: 011089-034WALMARTTOPO
SHEET 5 OF 5



KEY MAP
N.T.S.

WATER, SEWER, RECLAIM

LEE COUNTY UTILITIES
7391 COLLEGE PARKWAY
FORT MYERS, FL 33907
PHONE: (239) 533-8845
EMAIL: JSIMS@leegov.com

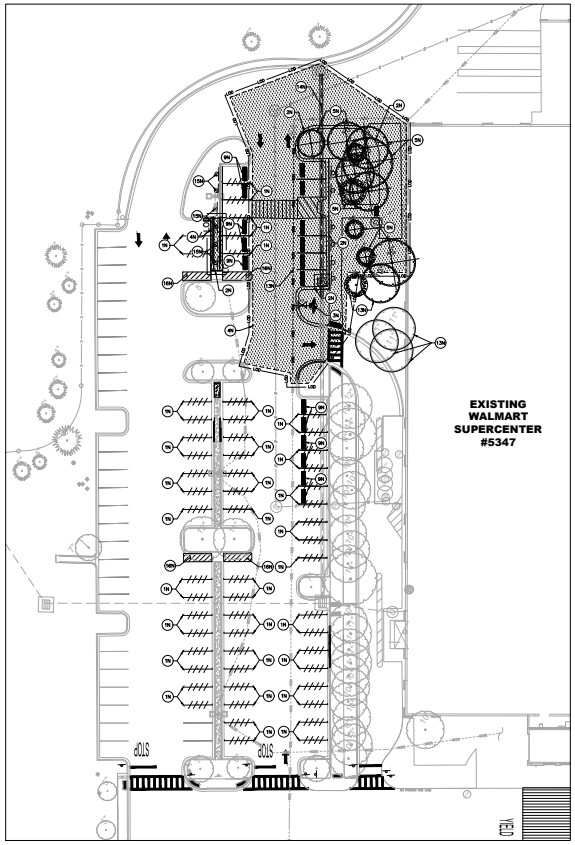
FIBER/TELEPHONE
CENTURYLINK
8619 ESTERO BLVD
FORT MYERS BEACH, FL 33931
PHONE:(800) 283-1987

ELECTRIC
FLORIDA POWER & LIGHT- LEE COUNTY
13213 Lee Street FORT MYERS, FL 33901
PHONE: (800) 226-5855

IRRIGATION
LEE COUNTY IRRIGATION
7391 COLLEGE PARKWAY
FORT MYERS FL 33907
PHONE: 239-533-8845

COMMUNICATION LINES, ELECTRIC, FIBER, STREET LIGHTS
LEE COUNTY TRAFFIC DEPARTMENT
7391 COLLEGE PARKWAY
FORT MYERS, FL 33907
PHONE: 239-533-8845

GAS
TECO PEOPLES GAS- FT MYERS
2107 ORTIZ AVENUE
FORT MYERS, FL 33905
PHONE: 239-690-5508



1 DEMOLITION SITE PLAN
SCALE: 1" = 20'

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL MATERIALS, SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SERVICES TO ANY NECESSARY UTILITIES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING OBSTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CONSTRUCTION MANAGER.
9. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
10. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
11. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
12. DAMAGE TO ALL EXISTING FACILITIES AND IMPROVEMENTS TO REMAIN WILL BE REPLACED AT CONTRACTORS EXPENSE.
13. FOR ALL ITEMS NOTED TO BE REMOVED, REMOVE/NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALSO REMOVE ALL UNDERGROUND ELEMENTS AS WELL INCLUDING, BUT NOT LIMITED TO FOUNDATIONS, DRAINS, PILLS, TREE ROOTS, PIPES, TANKS, ETC.
14. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK MEETING THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL INVESTIGATION REPORT FOR THIS SITE.
15. ASBESTOS AND ANY OTHER HAZARDOUS MATERIAL SHALL BE PROPERLY PERMITTED AND REMOVED BY THE CONTRACTOR. CONTRACTOR SHALL SECURE ALL PERMITS FOR DEMOLITION AND REMOVAL OF MATERIALS FROM THE SITE.
16. EXISTING PERIMETER TREES & LANDSCAPING TO REMAIN WHEREVER POSSIBLE.
17. THE PROTECTIVE BARRIER/FENCING FOR TREES SHALL BE 4-5 FEET TALL. AN INSPECTION OF THE INSTALLED FENCING SHALL BE DONE PRIOR TO CONTINUED CONSTRUCTION ACTIVITY.
18. THE PROTECTIVE TREE FENCING SHALL BE INSTALLED PRIOR TO AND MAINTAINED THROUGHOUT CONSTRUCTION. FENCING SHALL NOT BE REMOVED UNTIL FINAL LANDSCAPE IS INSTALLED.
19. THE PROTECTIVE TREE FENCING SHALL CONSIST OF CHAIN LINK, ORANGE LAMINATED PLASTIC, WOODEN POSTS, TWO RAIL FENCING OR OTHER EQUIVALENT RESTRAINING MATERIAL.
20. IN THE EVENT OF A CONFLICT, MAIN BREAK, OR OTHER INCIDENT, ETC., THE APPROPRIATE PARTY TO BE CONTACTED.
21. PRIOR TO COMMENCEMENT OF ANY SITE WORK OR ISSUANCE OF A BUILDING PERMIT, A VEGETATION REMOVAL PERMIT MUST BE OBTAINED FROM VILLAGE STAFF AT 239-221-5030. A SWPPP EROSION CONTROL INSPECTION BY THE VILLAGE IS REQUIRED PRIOR TO ISSUANCE OF THE VEGETATION REMOVAL PERMIT.
22. PRIOR TO COMMENCEMENT OF ANY SITE WORK PROVIDE A COPY OF THE APPROVED ENVIRONMENTAL RESOURCE PERMIT BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) INDIVIDUAL PERMIT PRIOR TO CONSTRUCTION COMMENCEMENT.

DISTURBED AREA
11,776 SF
(0.27 ± AC)

NOTES

1N EXISTING STRIPING TO BE REMOVED
2N EXISTING CURBING TO BE REMOVED
3N EXISTING FIRE HYDRANT TO BE RELOCATED.
4N EXISTING SIGN
5N EXISTING TREE TO BE REMOVED.
6N EXISTING DRAINAGE PIPES / INLET TO REMAIN.
7N EXISTING ASPHALT/CONCRETE PAVEMENT MARKINGS TO BE REMOVED.
8N REMOVE EXISTING DRAINAGE PIPE. SEE UTILITY PLAN FOR NEW PIPE REPLACEMENT.
9N EXISTING PICKUP PAVEMENT/CURB/ETC TO BE REMOVED BY HYDRO-BLAST
10N STORM DRAIN INLET TO BE REPLACED WITH MANHOLE, TOP AND RIM ADJUSTED TO FINAL GRADE.
11N EXISTING TREE TO BE TRIMMED OR REMOVED / MODIFIED.
12N EXISTING TREE TO BE PROTECTED.
13N EXISTING WATER MAIN TO BE REMOVED.
14N EXISTING SEWER MAIN TO BE REMOVED.
15N EXISTING PICKUP SIGNS TO BE REMOVED.
16N EXISTING STRIPING ISLAND TO BE REMOVED.

LEGEND

FIRE HYDRANT
LIGHT POLE
TREES
LIMITS OF DISTURBANCE
STRIPING REMOVAL
LANDSCAPE, ASPHALT, AND CONCRETE REMOVAL
TREE REMOVAL - REFER TO LANDSCAPE PLANS
TREE PROTECTION - REFER TO LANDSCAPE PLANS

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

DEMOLITION PLAN

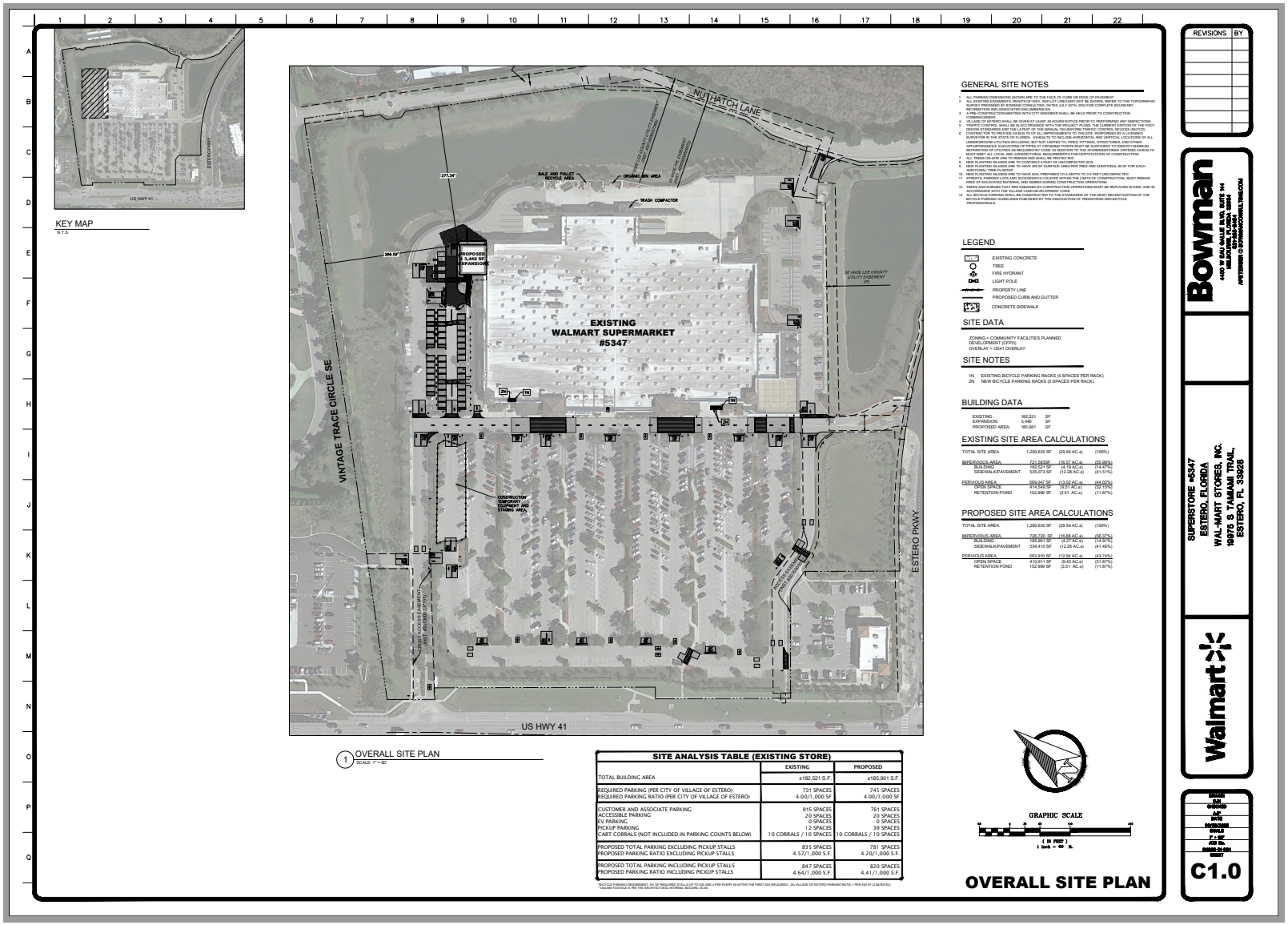
REVISIONS | BY

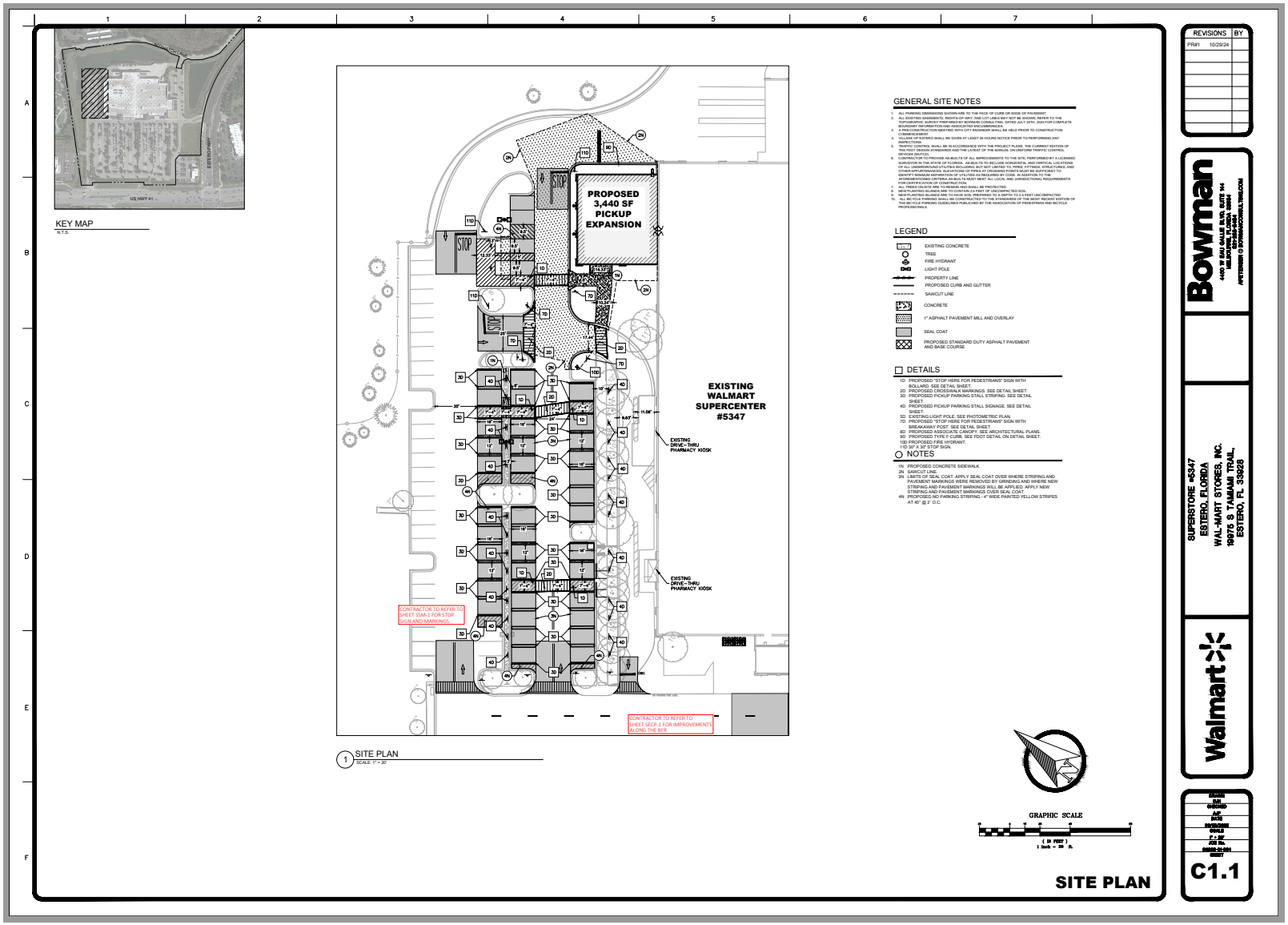
Bowman
4001 TAMIAMI TRAIL N. SUITE 300
NAPLES, FLORIDA 34103
PH: (239) 643-3636
AUTHORIZATION #: EB-0006484

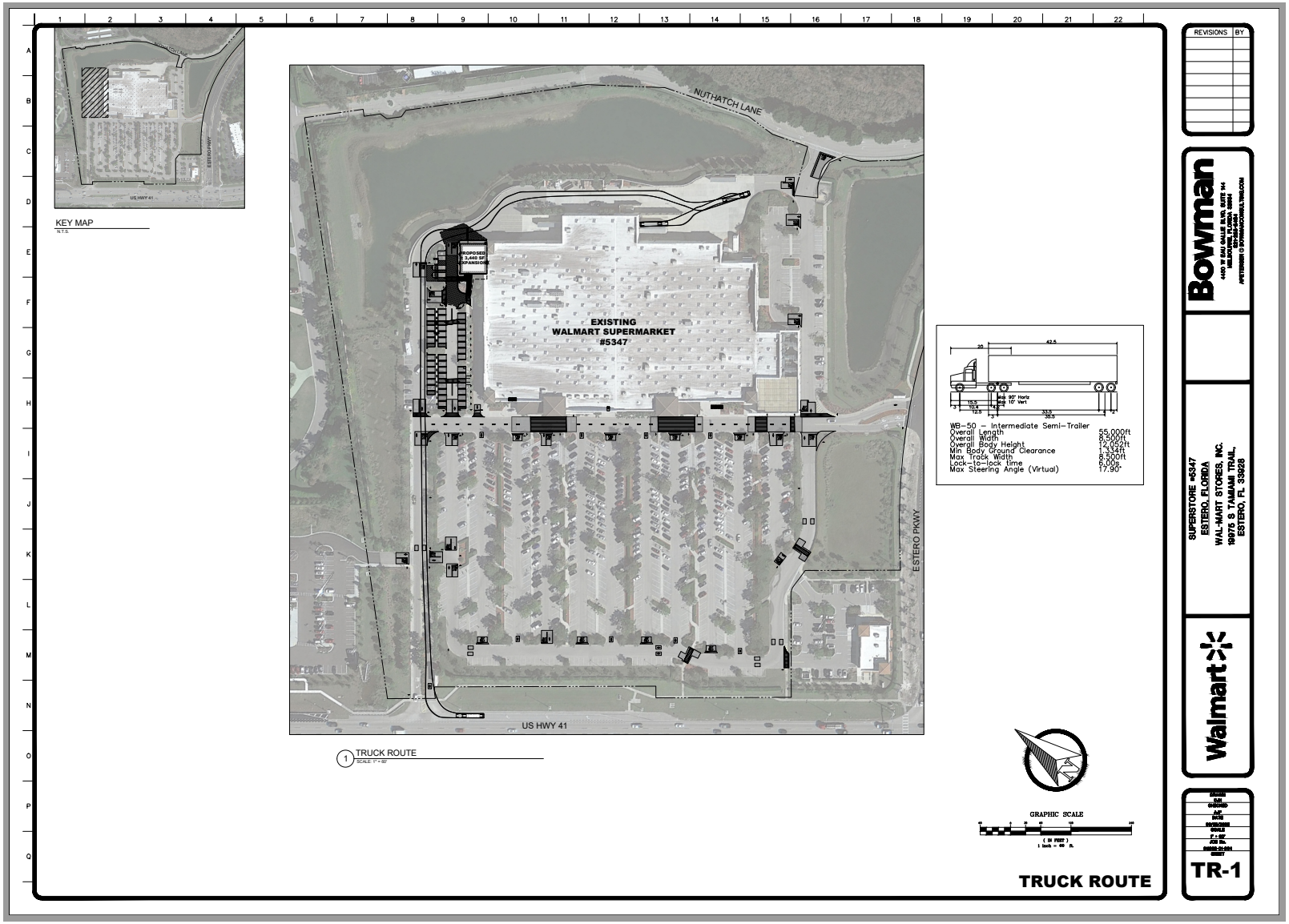
SUPERSTORE #5347
ESTERO, FLORIDA
WAL-MART STORES, INC.
10675 S. TAMIAMI TRAIL,
ESTERO, FL 33928

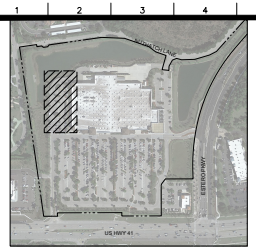
Walmart

DM1.0

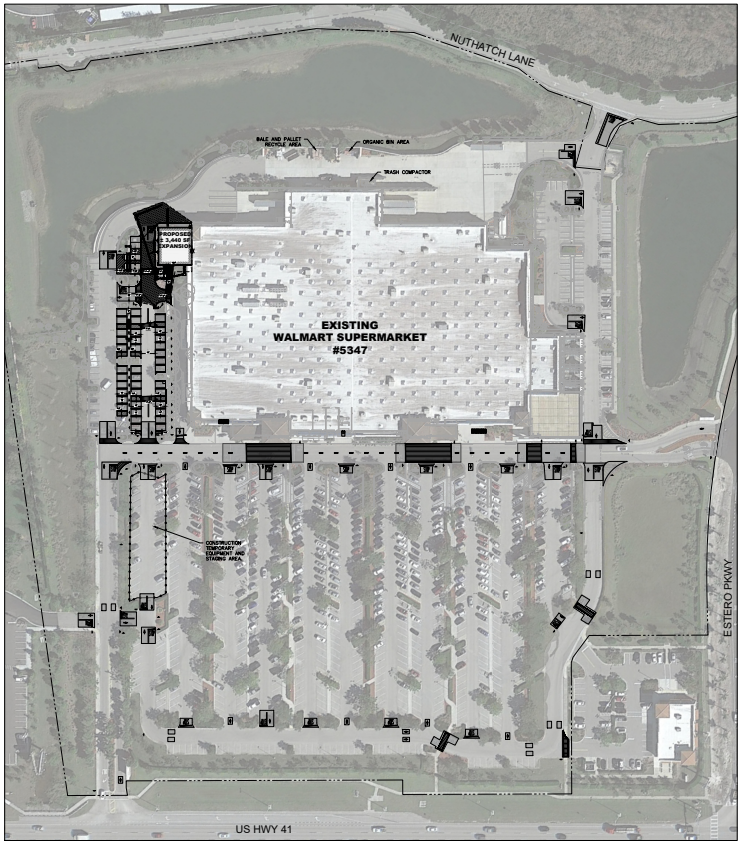

KEY MAP
N.T.S.
NUTHATCH LANE
VINTAGE TRACE CIRCLE SE
ESTERO PKWY
US HWY 41
EXISTING
WALMART SUPERMARKET
#5347
PROPOSED
3,440 SF
EXPANSION
BALE AND PALLET
RECYCLE AREA
ORGANIC BIN AREA
TRASH COMPACTOR
277.34'
266.69'
30' WIDE LEE COUNTY
UTILITY EASEMENT
(TYP.)
CONSTRUCTION
ACCESS, STAGING,
EQUIPMENT AND
STAGING AREA
1 OVERALL SITE PLAN
SCALE: 1" = 60'
GENERAL SITE NOTES
1. ALL PARKING DIMENSIONS SHOWN ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE TOPOGRAPHIC SURVEY PREPARED BY BOWMAN CONSULTING, DATED JULY 30TH, 2024 FOR COMPLETE BOUNDARY AND EASEMENT INFORMATION AND DESCRIPTIONS.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY ENGINEERING SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE FDOT DESIGN STANDARDS AND THE LATEST OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
6. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE, PERFORMED BY A LICENSED SURVEYOR IN THE STATE OF FLORIDA. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES AND STRUCTURES. ALL AS-BUILTS TO BE SUBMITTED TO THE ENGINEER FOR APPURTENANCES: ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES AS REQUIRED BY CODE. IN ADDITION TO THIS AFORMENTIONED CRITERIA AS-BUILTS FOR WATER AND SEWER SHALL BE SUBMITTED FOR REVIEW AND CERTIFICATION OF CONSTRUCTION.
7. ALL TREES ON-SITE ARE TO REMAIN AND SHALL BE PROTECTED.
8. NEW PLANTING ISLANDS ARE TO CONTAIN 2.5 FEET OF UNCOMPACTED SOIL.
9. NEW PLANTING ISLANDS ARE TO HAVE 200 SF SURFACE AREA PER TREE AND ADDITIONAL 80 SF FOR EACH ADDITIONAL TREE PLANTED.
10. NEW PLANTING ISLANDS ARE TO HAVE SOIL PREPARED TO A DEPTH TO 2.5 FEET UNCOMPACTED.
11. STREETS, PARKING LOTS AND ACCESSWAYS LOCATED WITHIN THE LIMITS OF CONSTRUCTION, MUST REMAIN FREE OF EXCAVATED MATERIAL AND DEBRIS DURING CONSTRUCTION OPERATIONS.
12. ANY EXISTING PAVEMENT, CURBING, SIDEWALKS OR OTHER IMPROVEMENTS DAMAGED OR REMOVED DURING CONSTRUCTION OPERATIONS MUST BE REPLACED IN KIND, AND IN ACCORDANCE WITH THE VILLAGE LAND DEVELOPMENT CODE.
13. ALL BICYCLE PARKING SHALL BE CONSTRUCTED TO THE STANDARDS OF THE MOST RECENT EDITION OF THE BICYCLE PARKING GUIDELINES PUBLISHED BY THE ASSOCIATION OF PEDESTRIAN AND BICYCLE PROFESSIONALS.
LEGEND
EXISTING CONCRETE
TREE
FIRE HYDRANT
LIGHT POLE
PROPERTY LINE
PROPOSED CURB AND GUTTER
CONCRETE SIDEWALK
SITE DATA
ZONING = COMMUNITY FACILITIES PLANNED DEVELOPMENT (CFPD)
OVERLAY = US41 OVERLAY
SITE NOTES
1N EXISTING BICYCLE PARKING RACKS (5 SPACES PER RACK).
2N NEW BICYCLE PARKING RACKS (5 SPACES PER RACK).
BUILDING DATA
EXISTING: 182,521 SF
EXPANSION: 3,440 SF
PROPOSED AREA: 185,961 SF
EXISTING SITE AREA CALCULATIONS
TOTAL SITE AREA 1,290,630 SF (29.59 AC ±) (100%)
IMPERVIOUS AREA 731,685SF (16.47 AC ±) (56.98%)
BUILDING 182,521 SF (4.19 AC ±) (14.47%)
SIDEWALK/PAVEMENT 535,073 SF (12.28 AC ±) (41.51%)
PERVIOUS AREA 569,047 SF (13.02 AC ±) (44.02%)
OPEN SPACE 414,549 SF (9.51 AC ±) (32.10%)
RETENTION POND 152,998 SF (3.51 AC ±) (11.87%)
PROPOSED SITE AREA CALCULATIONS
TOTAL SITE AREA 1,290,630 SF (29.59 AC ±) (100%)
IMPERVIOUS AREA 726,725 SF (16.68 AC ±) (56.37%)
BUILDING 185,961 SF (4.27 AC ±) (14.41%)
SIDEWALK/PAVEMENT 534,410 SF (12.26 AC ±) (41.46%)
PERVIOUS AREA 563,910 SF (12.94 AC ±) (43.74%)
OPEN SPACE 410,911 SF (9.43 AC ±) (31.87%)
RETENTION POND 152,998 SF (3.51 AC ±) (11.87%)
SITE ANALYSIS TABLE (EXISTING STORE)
EXISTING
PROPOSED
TOTAL BUILDING AREA ±182,521 S.F. ±185,961 S.F.
REQUIRED PARKING (PER CITY OF VILLAGE OF ESTERO) 731 SPACES 745 SPACES
REQUIRED PARKING RATIO (PER CITY OF VILLAGE OF ESTERO) 4.00/1,000 SF 4.00/1,000 SF
CUSTOMER AND ASSOCIATE PARKING 815 SPACES 761 SPACES
ACCESSIBLE PARKING 20 SPACES 20 SPACES
EV PARKING 0 SPACES 0 SPACES
PICKUP PARKING 12 SPACES 39 SPACES
CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW) 10 CORRALS / 10 SPACES 10 CORRALS / 10 SPACES
PROPOSED TOTAL PARKING EXCLUDING PICKUP STALLS 835 SPACES 781 SPACES
PROPOSED PARKING RATIO EXCLUDING PICKUP STALLS 4.57/1,000 S.F. 4.20/1,000 S.F.
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS 847 SPACES 820 SPACES
PROPOSED PARKING RATIO INCLUDING PICKUP STALLS 4.64/1,000 S.F. 4.41/1,000 S.F.
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
OVERALL SITE PLAN
REVISIONS BY
Bowman
SUPERSTORE #5347
ESTERO, FLORIDA
WAL-MART STORES, INC.
10675 S. TAMIAMI TRAIL,
ESTERO, FL 33928
C1.0


KEY MAP
N.T.S.
PROPOSED 3,440 SF PICKUP EXPANSION
EXISTING WALMART SUPERCENTER #5347
EXISTING DRIVE-THRU PHARMACY KIOSK
CONTRACTOR TO REFER TO SHEET SSM-1 FOR STOP SIGN AND MARKINGS
CONTRACTOR TO REFER TO SHEET SECP-1 FOR IMPROVEMENTS ALONG THE BFR
1 SITE PLAN
SCALE: 1" = 30'
GENERAL SITE NOTES
LEGEND
DETAILS
NOTES
GRAPHIC SCALE
REVISIONS
BY
PR#1 10/29/24
Bowman
SUPERSTORE #5347
ESTERO, FLORIDA
WAL-MART STORES, INC.
10675 S TAMIAMI TRAIL,
ESTERO, FL 33928
Walmart
C1.1
SITE PLAN


KEY MAP
N.T.S.
NUTHATCH LANE
EXISTING
WALMART SUPERMARKET
#5347
ESTERO PKWY
US HWY 41
1 TRUCK ROUTE
SCALE: 1" = 80'
WB-50 - Intermediate Semi-Trailer
Overall Length 55.000ft
Overall Width 8.500ft
Overall Body Height 12.052ft
Min Body Ground Clearance 1.134ft
Max Track Width 8.500ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 17.90°
GRAPHIC SCALE
REVISIONS
BY
Bowman
SUPERSTORE #5347
ESTERO, FLORIDA
WAL-MART STORES, INC.
19675 S TAMIAMI TRAIL,
ESTERO, FL 33928
Walmart
TR-1
TRUCK ROUTE



KEY MAP
N.T.S.



1 CONSTRUCTION ACTIVITY MANAGEMENT PLAN
SCALE: 1" = 60'

GENERAL SITE NOTES

1. ALL PARKING DIMENSIONS SHOWN ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE TOPOGRAPHIC SURVEY PREPARED BY BOWMAN CONSULTING, DATED AUGUST 4TH, 2022 FOR ADDITIONAL INFORMATION REGARDING EXISTING EASEMENTS AND RIGHTS-OF-WAY.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ESTERO SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTION.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE FDOT DESIGN STANDARDS AND THE LATEST OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE, PERFORMED BY A LICENSED SURVEYOR IN THE STATE OF FLORIDA. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND ALL ABOVE GROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, POLES, PEDESTALS, ETC. SUBJECT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES AS REQUIRED BY CODE. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR SUBMITTAL AND APPROVAL OF CONSTRUCTION.
7. ALL TREES ON SITE ARE TO REMAIN AND SHALL BE PROTECTED.
8. NEW PLANTING ISLANDS ARE TO CONTAIN 2.5 FEET OF UNCOMPACTED SOIL.
9. NEW PLANTING ISLANDS ARE TO HAVE 200 SF SURFACE AREA PER TREE AND ADDITIONAL 80 SF FOR EACH ADDITIONAL TREE PLANTED.
10. NEW PLANTING ISLANDS ARE TO HAVE SOIL PREPARED TO A DEPTH TO 2.5 FEET UNCOMPACTED
11. CONTRACTOR TO PROVIDE MAINTENCE OF TRAFFIC WITH AT LEAST 1 LANE OF TRAFFIC FLOW DURING PAVEMENT WORK.

LEGEND

- EXISTING CONCRETE
- TREE
- FIRE HYDRANT
- LIGHT POLE
- PROPERTY LINE
- PROPOSED CURB AND GUTTER
- CONCRETE SIDEWALK

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

CONSTRUCTION ACTIVITY MANAGEMENT PLAN

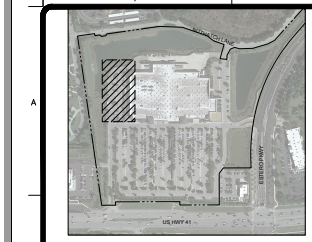
REVISIONS | BY

Bowman
4400 PGA BLVD, SUITE 900
MIAMI, FLORIDA 33418
561-413-4000
WWW.BOWMANCONSULTING.COM

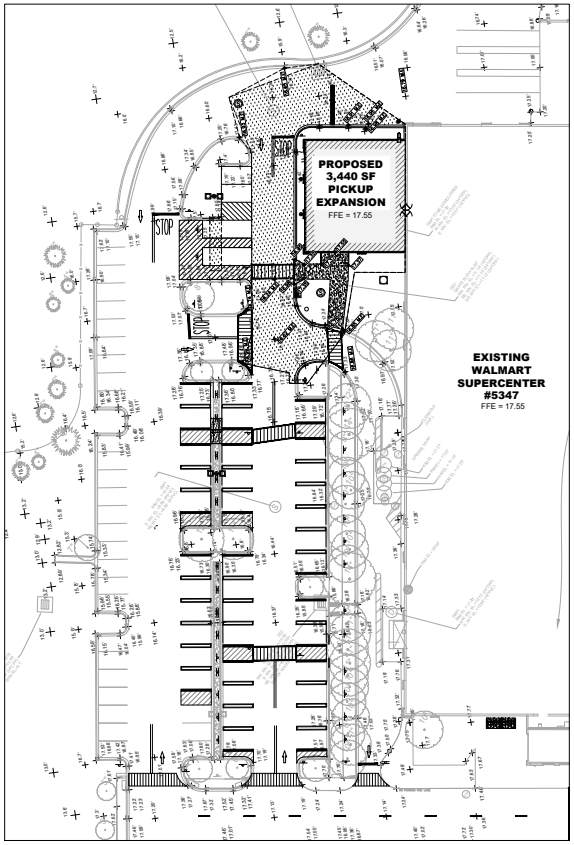
SUPERSTORE #5347
ESTERO, FLORIDA
WAL-MART STORES, INC.
10675 S TAMIAMI TRAIL,
ESTERO, FL 33928

Walmart

CA.0



KEY MAP
N.T.S.



1 PAVING AND DRAINAGE PLAN
SCALE: 1" = 30'

PAVING & DRAINAGE NOTES

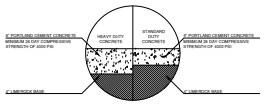
1. SAWCUT AND REPAIR EXISTING ASPHALT AT ALL DRIVEWAY CONNECTIONS.
2. DETECTABLE WARNING SURFACE SHALL BE CAST WITHIN THE FIRST PANEL ON EACH SIDE OF PROPOSED NEW SIDEWALK WITH A CONTRASTING COLOR TO THE ADJACENT SIDEWALK.
3. ANY DAMAGE TO EXISTING CURB, SIDEWALK, PAVEMENT OR OTHER PROPERTY, IN OWNERHAR OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

GRADING NOTES:

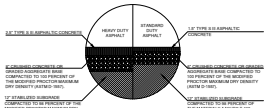
1. THE ELEVATIONS SHOW HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29). MIAMI-DADE COUNTY BENCH-MARK PK-475.
2. SAWCUT AND REPAIR EXISTING ASPHALT AT ALL DRIVEWAY CONNECTIONS.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND) AS SHOWN ON THESE PLANS ARE APPROXIMATE AND NOT ALL UTILITIES MAY BE SHOWN. THE CONTRACTOR HAS RELIED ON EXISTING SURVEYS, AND/OR FROM UTILITY OWNERS. THE OWNER DOES NOT GUARANTEE THAT EXISTING UTILITY LOCATIONS ARE EXACT. IT SHALL BE THIS RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER (ABOVE AND BELOW GROUND) BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER AT LEAST 72 HOURS BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND/OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. ALL CUT OR FILL SLOPES SHALL BE A 1:3IR FLATTER UNLESS OTHERWISE NOTED.
5. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND RE-PAINED AS NEEDED, AND CLEANED OF ALL DEBRIS AND SEDIMENT AT THE END OF CONSTRUCTION.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER AT NO COST.
7. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND FOR ALL NATURAL AND PAVED AREAS.
8. ALL AREAS DISTURBED OR DISTURBED BY GRADING OPERATION SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL DRESS DISTURBED AREAS IN ACCORDANCE WITH CITY/COUNTY SPECIFICATIONS UNTIL HEALTHY STAND OF GRASS IS OBTAINED.
9. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
10. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT PROVIDED BY THE OWNER.
11. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE, PERFORMED BY A LICENSED SURVEYOR IN THE STATE OF FLORIDA. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES AND APPURTENANCES. ELEVATIONS OF PIPES, PIPE FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES AS REQUIRED BY F.A.C. 62-555. AS-BUILTS TO BE SUBMITTED IN DIGITAL FORMAT AND ARE ALSO TO MEET MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
12. ALL PROPOSED SPOT ELEVATIONS ARE PAVEMENT GRADES, UNLESS OTHERWISE NOTED.
13. WHEN ANY ROOTS OF EXISTING TREES ARE ENCOUNTERED DURING LAND CLEARING AND/OR EXCAVATION, THEY SHALL BE CUT OFF CLEANLY WITH SAWS, CHAIN SAWS OR PRUNING TOOLS. THE CONTRACTOR/DEVELOPER SHALL MINIMIZE DAMAGE TO EXISTING TREE ROOT SYSTEMS.
14. ALL MANHOLE BOXES, HAND HOLE COVERS, OR CLEAN-OUTS WITHIN THE DISTURBED AREA ARE TO BE RAISED TO FINAL GRADE.
15. ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SFWMD REQUIREMENTS AND PROVIDE FOR THE ATTENUATION / RETENTION OF STORMWATER FROM THE SITE.

LEGEND

- EXISTING CONCRETE
- TREE
- FIRE HYDRANT
- LIGHT POLE
- PROPOSED CURB AND GUTTER
- SAWCUT LINE
- CONCRETE SIDEWALK



2 CONCRETE (RIGID) PAVEMENT
SCALE: NONE



3 ASPHALT (FLEXIBLE) PAVEMENT
SCALE: NONE

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

PAVING AND DRAINAGE PLAN

REVISIONS | BY

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SUPERSTORE #5347
ESTERO, FLORIDA
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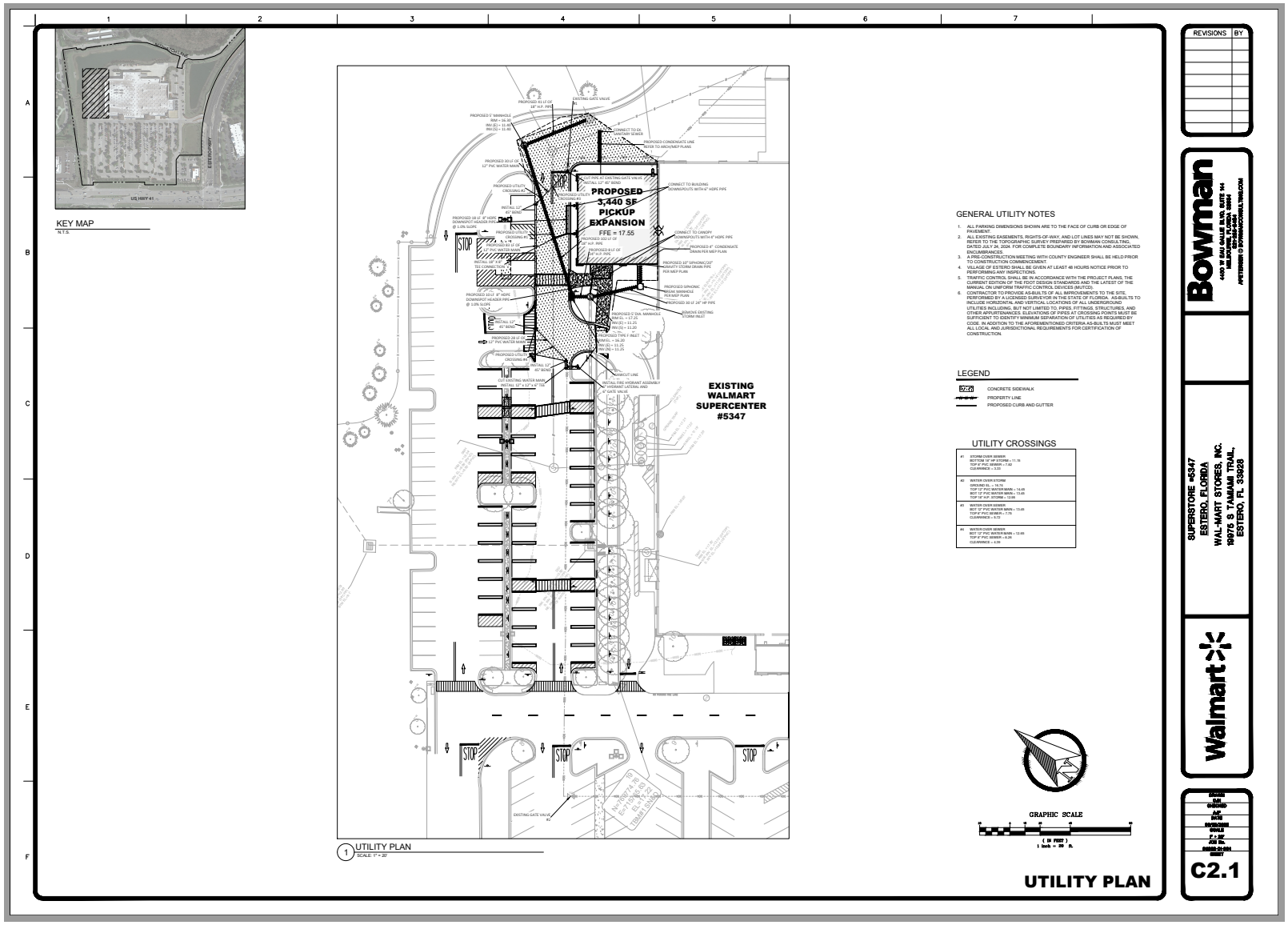
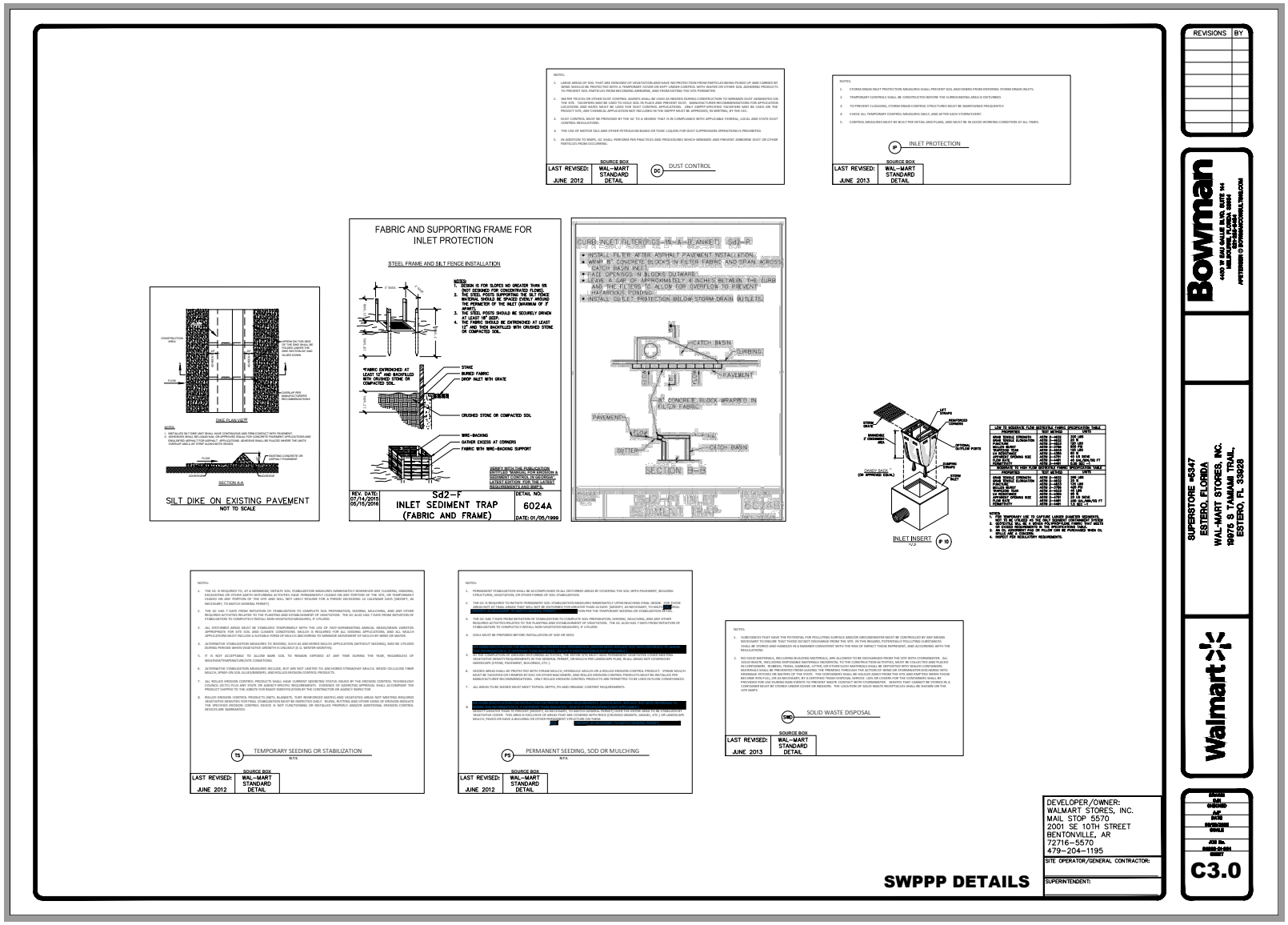
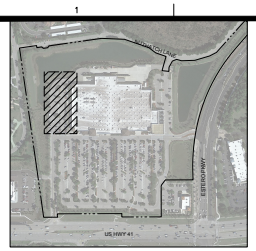
1975 S TAMIAMI TRAIL,
ESTERO, FL 33928

Walmart

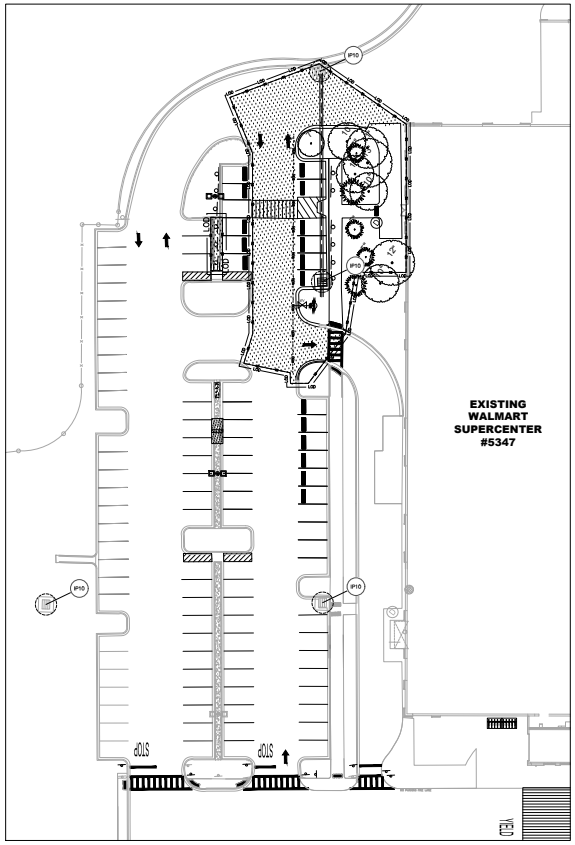
C2.0


KEY MAP
N.T.S.
US HWY 41
ESTERO PKWY
PROPOSED 3,440 SF PICKUP EXPANSION
FFE = 17.55
EXISTING WALMART SUPERCENTER #5347
STOP
1 UTILITY PLAN
SCALE: 1" = 20'
GENERAL UTILITY NOTES
1. ALL PARKING DIMENSIONS SHOWN ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN, REFER TO THE TOPOGRAPHIC SURVEY PREPARED BY BOWMAN CONSULTING, DATED JULY 24, 2024. FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH COUNTY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. VILLAGE OF ESTERO SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE FDOT DESIGN STANDARDS AND THE LATEST OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE, PERFORMED BY A LICENSED SURVEYOR IN THE STATE OF FLORIDA. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES, ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES AS REQUIRED BY CODE. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
LEGEND
CONCRETE SIDEWALK
PROPERTY LINE
PROPOSED CURB AND GUTTER
UTILITY CROSSINGS
#1 STORM OVER SEWER
BOTTOM 18" HP STORM = 11.16
TOP 8" PVC SEWER = 7.82
CLEARANCE = 3.33
#2 WATER OVER STORM
GROUND EL. = 16.76
TOP 12" PVC WATER MAIN = 14.65
BOT 12" PVC WATER MAIN = 13.65
TOP 18" H.P. STORM = 12.65
#3 WATER OVER SEWER
BOT 12" PVC WATER MAIN = 13.65
TOP 8" PVC SEWER = 7.75
CLEARANCE = 5.72
#4 WATER OVER SEWER
BOT 12" PVC WATER MAIN = 12.65
TOP 8" PVC SEWER = 8.26
CLEARANCE = 4.39
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
UTILITY PLAN
REVISIONS
BY
Bowman
4400 W SAU GALLE BLVD, SUITE 144
MILLSTONE, FLORIDA 33964
APPLETONGIN @ BOWMANCONSULTING.COM
SUPERSTORE #5347
ESTERO, FLORIDA
WAL-MART STORES, INC.
19975 S TAMIAMI TRAIL,
ESTERO, FL 33928
Walmart
C2.1


DUST CONTROL
LAST REVISED: JUNE 2012
SOURCE BOX
WAL-MART STANDARD DETAIL
INLET PROTECTION
LAST REVISED: JUNE 2013
SOURCE BOX
WAL-MART STANDARD DETAIL
FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION
STEEL FRAME AND SILT FENCE INSTALLATION
SILT DIKE ON EXISTING PAVEMENT
NOT TO SCALE
Sd2-F
INLET SEDIMENT TRAP
(FABRIC AND FRAME)
6024A
SECTION B-B
INLET INSERT
TEMPORARY SEEDING OR STABILIZATION
LAST REVISED: JUNE 2012
SOURCE BOX
WAL-MART STANDARD DETAIL
PERMANENT SEEDING, SOD OR MULCHING
LAST REVISED: JUNE 2012
SOURCE BOX
WAL-MART STANDARD DETAIL
SOLID WASTE DISPOSAL
LAST REVISED: JUNE 2013
SOURCE BOX
WAL-MART STANDARD DETAIL
REVISIONS
BY
Bowman
SUPERSTORE #5347
ESTERO, FLORIDA
WAL-MART STORES, INC.
19975 S TAMIAMI TRAIL,
ESTERO, FL 33928
Walmart
DEVELOPER/OWNER:
WALMART STORES, INC.
MAIL STOP 5570
2001 SE 10TH STREET
BENTONVILLE, AR
72716-5570
479-204-1195
SITE OPERATOR/GENERAL CONTRACTOR:
SUPERINTENDENT:
SWPPP DETAILS
C3.0



KEY MAP
N.T.S.



1 SWPPP PLAN
SCALE: 1" = 30'

NOTES:

1. THE ELEVATIONS SHOW HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. SAWCUT AND REPAIR EXISTING ASPHALT AT ALL DRIVEWAY CONNECTIONS.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND) AS SHOWN ON THESE PLANS ARE APPROXIMATE AND WERE LOCATED BASED ON EITHER VISUAL OBSERVATIONS AT THE SITE, OR BASED ON RECORD INFORMATION FURNISHED TO THE ENGINEER. IT SHALL BE NOTED THAT EXISTING UTILITY LOCATIONS ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES(KNOWN AND UNKNOWN) BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER IN THE EVENT OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
5. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILTS AND DEBRIS.
6. WHERE ANY PART OF AN EXISTING STRUCTURE IS REMOVED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO XISISTING CONDITIONS OR BETTER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS OF THE GENERAL NPDES PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTIONS ACTIVITIES.
8. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND FOR ALL NATURAL AND PAVED AREAS.
9. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 6 INCHES OF TOPSOIL, SEED AND MULCH IN ACCORDANCE WITH LANDSCAPE PLANS AND WITH CITY/COUNTY SPECIFICATIONS. UNPAVED AREAS SHALL HAVE STABILIZED GRADES.
10. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
11. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT PROVIDED BY THE OWNER.
12. ALL CURB RADII ARE TO BACK OF CURB AND ARE 3' UNLESS OTHERWISE NOTED.
13. WHEN ANY ROOTS OF EXISTING TREES ARE ENCOUNTERED DURING LAND CLEARING AND/OR GRADING OF THE SITE, THE ROOTS MUST BE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS. THE CONTRACTOR/DEVELOPER SHALL MINIMIZE DAMAGE TO EXISTING TREE ROOT SYSTEMS.
14. WHEN ANY ROOTS OF EXISTING TREES ARE ENCOUNTERED DURING LAND CLEARING AND/OR GRADING OF THE SITE, THE ROOTS MUST BE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS. THE CONTRACTOR/DEVELOPER SHALL MINIMIZE THE DAMAGE TO EXISTING TREE ROOT SYSTEMS.

LEGEND

PROPERTY LINE
PROPOSED CURB AND GUTTER
IP/C INLET PROTECTION
SD SILT DIKE
SF SILT FENCE

DISTURBED AREA
11,776 SF
(0.27 ± AC)

*FOR PURPOSES OF SWPPP PLANS, DISTURBED AREA DOES NOT INCLUDE EXISTING AND REQUIRING LONG SHAVE. BASE COURSE IS NOT EXPOSED.

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

SWPPP PLAN

REVISIONS	BY

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NEW ORLEANS, FLORIDA 33904
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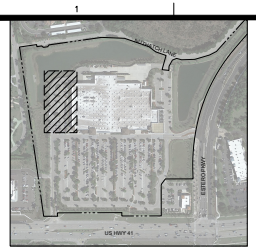
AWETZNER@BOWMANLLTWC.COM

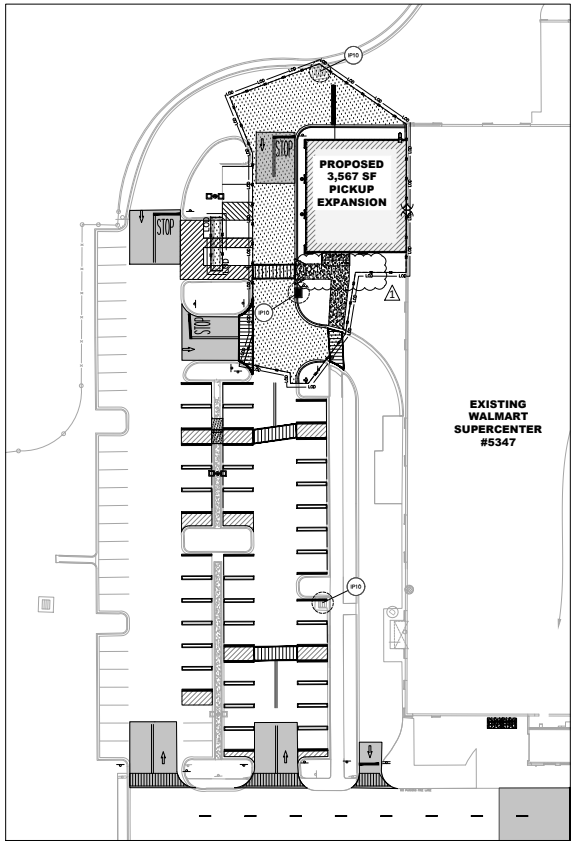
SUPERSTORE #5347
ESTERO, FLORIDA
WAL-MART STORES, INC.
19975 S TAMIAMI TRAIL,
ESTERO, FL 33928

Walmart

C3.1



KEY MAP
N.T.S.



1 SWPPP PLAN
SCALE: 1" = 30'

NOTES:

1. THE ELEVATIONS SHOW HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. SAWCUT AND REPAIR EXISTING ASPHALT AT ALL DRIVEWAY CONNECTIONS.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND) AS SHOWN ON THESE PLANS ARE APPROXIMATE AND WERE LOCATED BASED ON EITHER VISUAL OBSERVATIONS AT THE SITE, OR BASED ON RECORD INFORMATION FURNISHED TO THE ENGINEER. IT SHALL BE THE CONTRACTOR'S THAT EXISTING UTILITY LOCATIONS ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES(KNOWN AND UNKNOWN) BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RESOLVE ANY CONFLICTS WITH THE LOCATION OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
5. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILTS AND DEBRIS.
6. WHERE EXISTING PIPE IS DAMAGED OR DISTURBED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
7. THE CONTRACTOR SHALL OBTAIN A NPDES GENERIC PERMIT AND COMPLY WITH THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTIONS ACTIVITIES.
8. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND FOR ALL NATURAL AND PAVED AREAS.
9. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 6 INCHES OF TOPSOIL, SEED, FERTILIZER AND MULCH AS SPECIFIED IN ACCORDANCE WITH CITY/COUNTY SPECIFICATIONS, UNTIL HEALTHY STAND OF VEGETATION IS OBTAINED.
10. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
11. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT PROVIDED BY THE OWNER.
12. ALL CONCRETE SHALL BE 3000 PSI MINIMUM AT 28 DAYS UNLESS OTHERWISE NOTED.
13. WHEN ANY ROOTS OF EXISTING TREES ARE ENCOUNTERED DURING LAND CLEARING AND/OR GRADING OF THE SITE, THE ROOTS MUST BE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS. THE CONTRACTOR/DEVELOPER SHALL MINIMIZE DAMAGE TO EXISTING TREE ROOT SYSTEMS.
14. WHEN ANY ROOTS OF EXISTING TREES ARE ENCOUNTERED DURING LAND CLEARING AND/OR GRADING OF THE SITE, THE ROOTS MUST BE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS. THE CONTRACTOR/DEVELOPER SHALL MINIMIZE THE DAMAGE TO EXISTING TREE ROOT SYSTEMS.

LEGEND

PROPERTY LINE
PROPOSED CURB AND GUTTER
CONCRETE SIDEWALK
STANDARD DUTY ASPHALT PAVEMENT
INLET PROTECTION
SD — SILT DIKE
SF — SILT FENCE
PERMANENT SEEDING AND SODDING

DISTURBED AREA
11,776 SF
(0.27 ± AC)

*FOR PURPOSES OF SWPPP PLANS, DISTURBED AREA DOES NOT INCLUDE ASPHALT, CURB, AND REQUIRD AREA WHERE BASE COURSE IS NOT EXPOSED.

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

SWPPP PLAN

REVISIONS	BY
PR#1 10/29/24	

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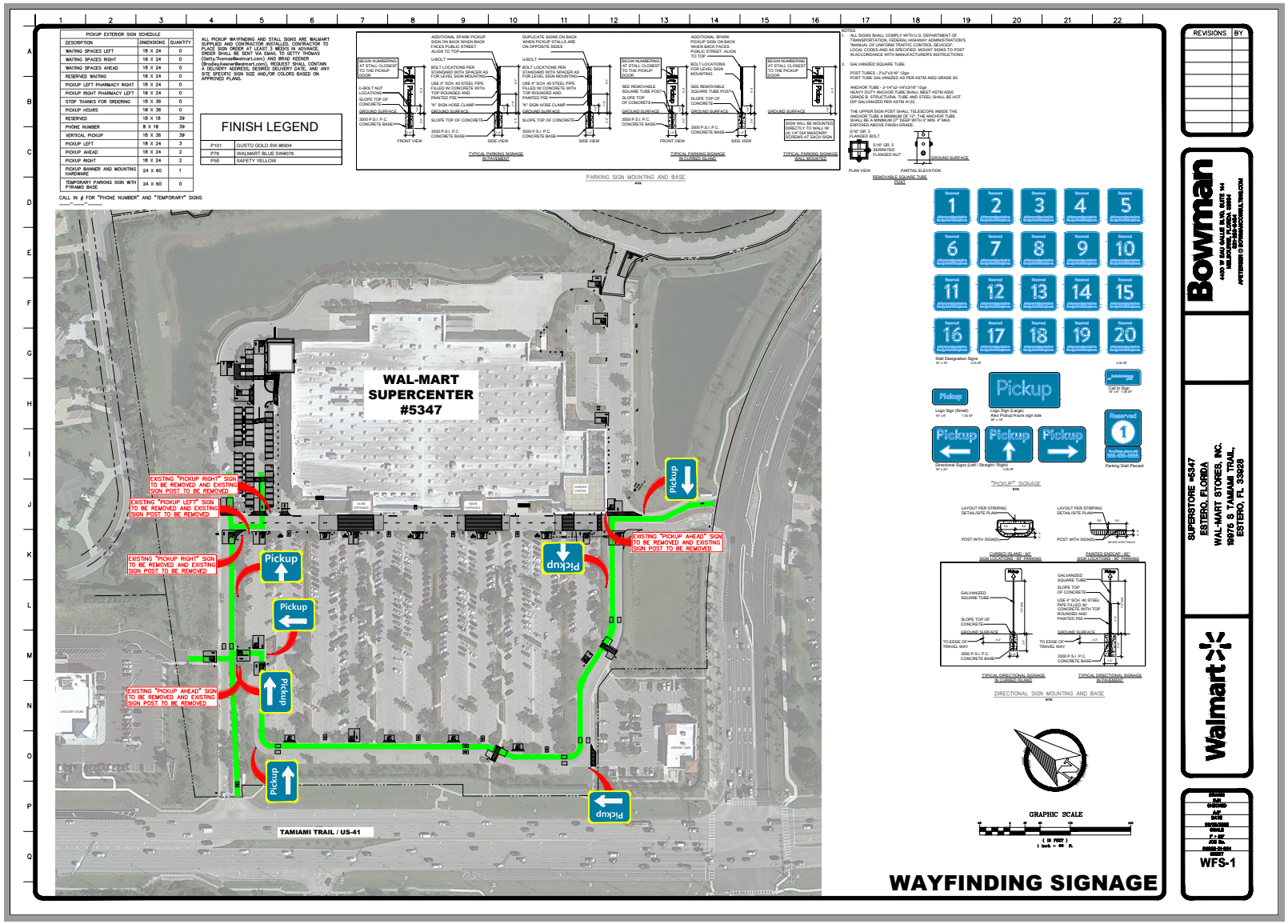
WAL-MART STORES, INC.
19975 S TAMIAMI TRAIL,
ESTERO, FL 33928

Walmart

C3.2


WAL-MART SUPERCENTER
#5347
CONTRACTOR TO REFER TO SITE PLAN SHEET C1.1 FOR ADDITIONAL IMPROVEMENTS AT THE OPD EXPANSION AREA
CONTRACTOR TO REFER TO THE SECP-1 SHEET FOR ADDITIONAL IMPROVEMENTS ALONG THE BFR
BFR
OCR
TAMIAMI TRAIL / US-41
STOP SIGNS AND MARKING PLAN LEGEND
NOTES TO CONTRACTOR :
1. BRF (BUILDING FRONTAGE ROAD)
OCR (OUTER CIRCULATION ROAD)
2. CONTRACTOR SHALL INSTALL 'NEW' STOP BARS, SIGNS, AND TEXT TO MATCH CURRENT DETAILS AT THE LOCATIONS SHOWN ON THESE PLANS.
3. ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR SHALL BE INSTALLED ON A SINGLE POST WITH BOLLARD.
4. CONTRACTOR TO REPAINT PARKING LOT LIGHT POLE BASES AND REMOVE PREVIOUS OVERSPRAY ON PAVING. REPLACE COVER FOR ANCHOR BOLTS IF DAMAGES/MISSING.
5. CONTRACTOR TO REFRESH ALL PARKING LOT STRIPING TO MATCH EXISTING, EXCEPT WHERE SPECIFIED IN SSM OR SECP SHEETS.
6. CONTRACTOR TO INSTALL SIGNS 4' FROM FACE OF CURB.
7. CONTRACTOR TO TRIM TREES /SHRUBS FOR VISIBILITY ACCORDINGLY.
GRAPHIC SCALE
REVISIONS
BY
Bowman
Walmart
SUPERSTORE #5347
ESTERO, FLORIDA
WAL-MART STORES, INC.
10675 S TAMIAMI TRAIL,
ESTERO, FL 33928
SSM-1
STOP SIGNS AND MARKINGS SHEET


WAL-MART
SUPERCENTER
#5347
TAMIAMI TRAIL / US-41
EXISTING "PICKUP RIGHT" SIGN TO BE REMOVED AND EXISTING SIGN POST TO BE REMOVED
EXISTING "PICKUP LEFT" SIGN TO BE REMOVED AND EXISTING SIGN POST TO BE REMOVED
EXISTING "PICKUP RIGHT" SIGN TO BE REMOVED AND EXISTING SIGN POST TO BE REMOVED
EXISTING "PICKUP AHEAD" SIGN TO BE REMOVED AND EXISTING SIGN POST TO BE REMOVED
EXISTING "PICKUP AHEAD" SIGN TO BE REMOVED AND EXISTING SIGN POST TO BE REMOVED
Pickup
FINISH LEGEND
P101 GUSTO GOLD SW #6304
P76 WALMART BLUE SW#076
PSE SAFETY YELLOW
PARKING SIGN MOUNTING AND BASE
"PICKUP" SIGNAGE
DIRECTIONAL SIGN MOUNTING AND BASE
GRAPHIC SCALE
WAYFINDING SIGNAGE
REVISIONS
Bowman
SUPERSTORE #5347
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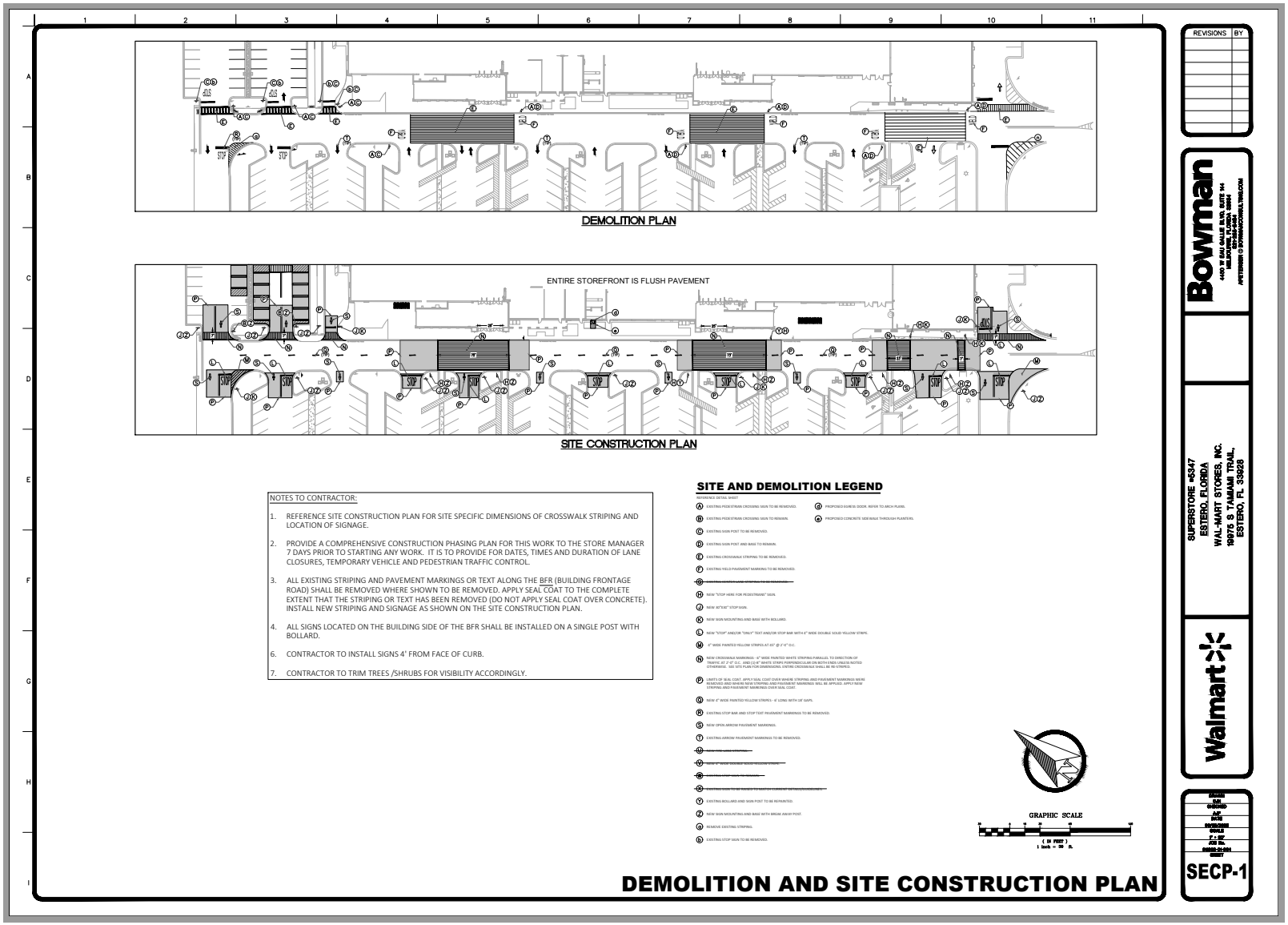
Walmart
WFS-1


DEMOLITION PLAN
ENTIRE STOREFRONT IS FLUSH PAVEMENT
SITE CONSTRUCTION PLAN
NOTES TO CONTRACTOR:
1. REFERENCE SITE CONSTRUCTION PLAN FOR SITE SPECIFIC DIMENSIONS OF CROSSWALK STRIPING AND LOCATION OF SIGNAGE.
2. PROVIDE A COMPREHENSIVE CONSTRUCTION PHASING PLAN FOR THIS WORK TO THE STORE MANAGER 7 DAYS PRIOR TO STARTING ANY WORK. IT IS TO PROVIDE FOR DATES, TIMES AND DURATION OF LANE CLOSURES, TEMPORARY VEHICLE AND PEDESTRIAN TRAFFIC CONTROL.
3. ALL EXISTING STRIPING AND PAVEMENT MARKINGS OR TEXT ALONG THE BFR (BUILDING FRONTAGE ROAD) SHALL BE REMOVED WHERE SHOWN TO BE REMOVED. APPLY SEAL COAT TO THE COMPLETE EXTENT THAT THE STRIPING OR TEXT HAS BEEN REMOVED (DO NOT APPLY SEAL COAT OVER CONCRETE). INSTALL NEW STRIPING AND SIGNAGE AS SHOWN ON THE SITE CONSTRUCTION PLAN.
4. ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR SHALL BE INSTALLED ON A SINGLE POST WITH BOLLARD.
6. CONTRACTOR TO INSTALL SIGNS 4' FROM FACE OF CURB.
7. CONTRACTOR TO TRIM TREES /SHRUBS FOR VISIBILITY ACCORDINGLY.
SITE AND DEMOLITION LEGEND
GRAPHIC SCALE
DEMOLITION AND SITE CONSTRUCTION PLAN
REVISIONS
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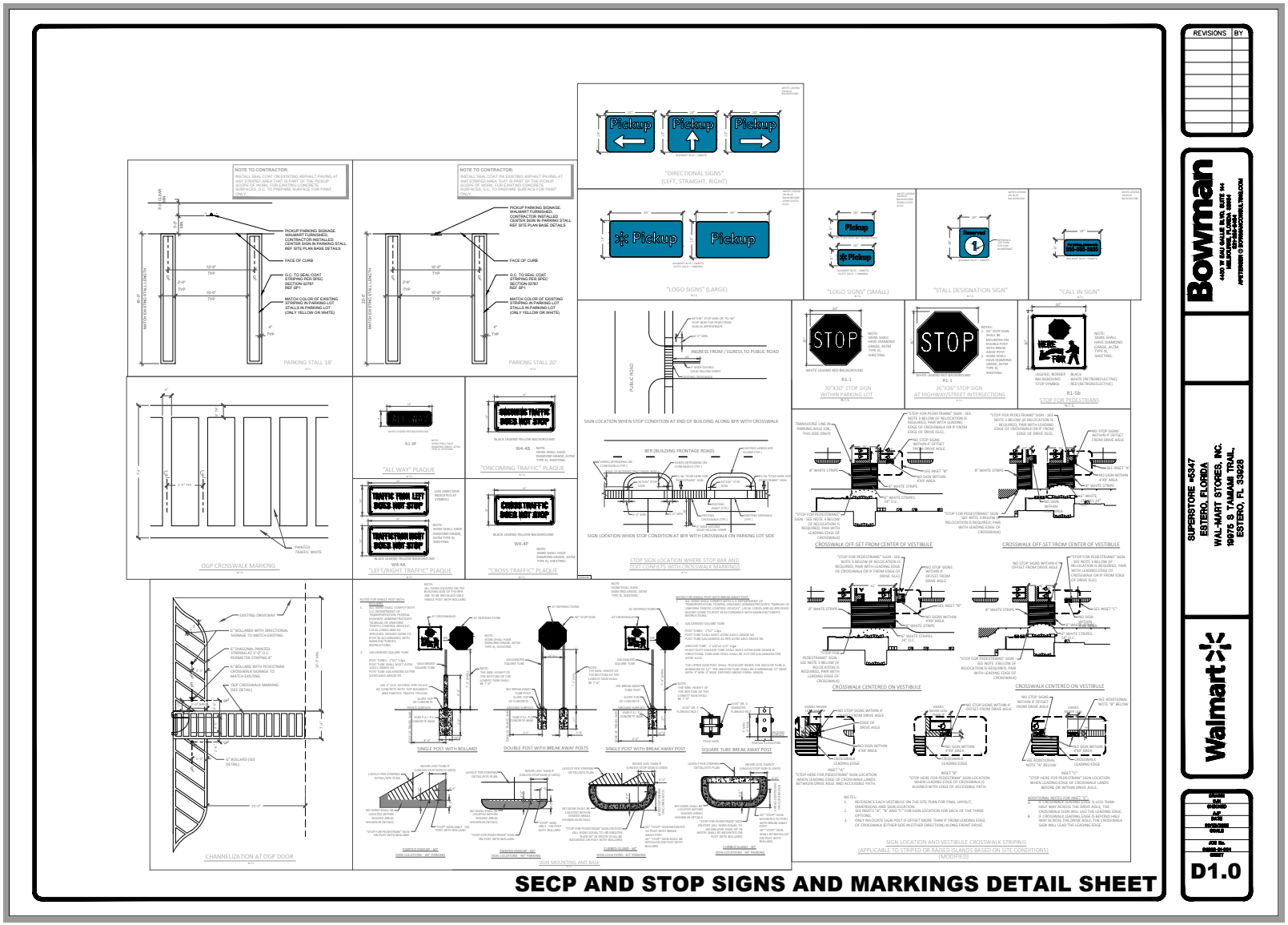
SECP-1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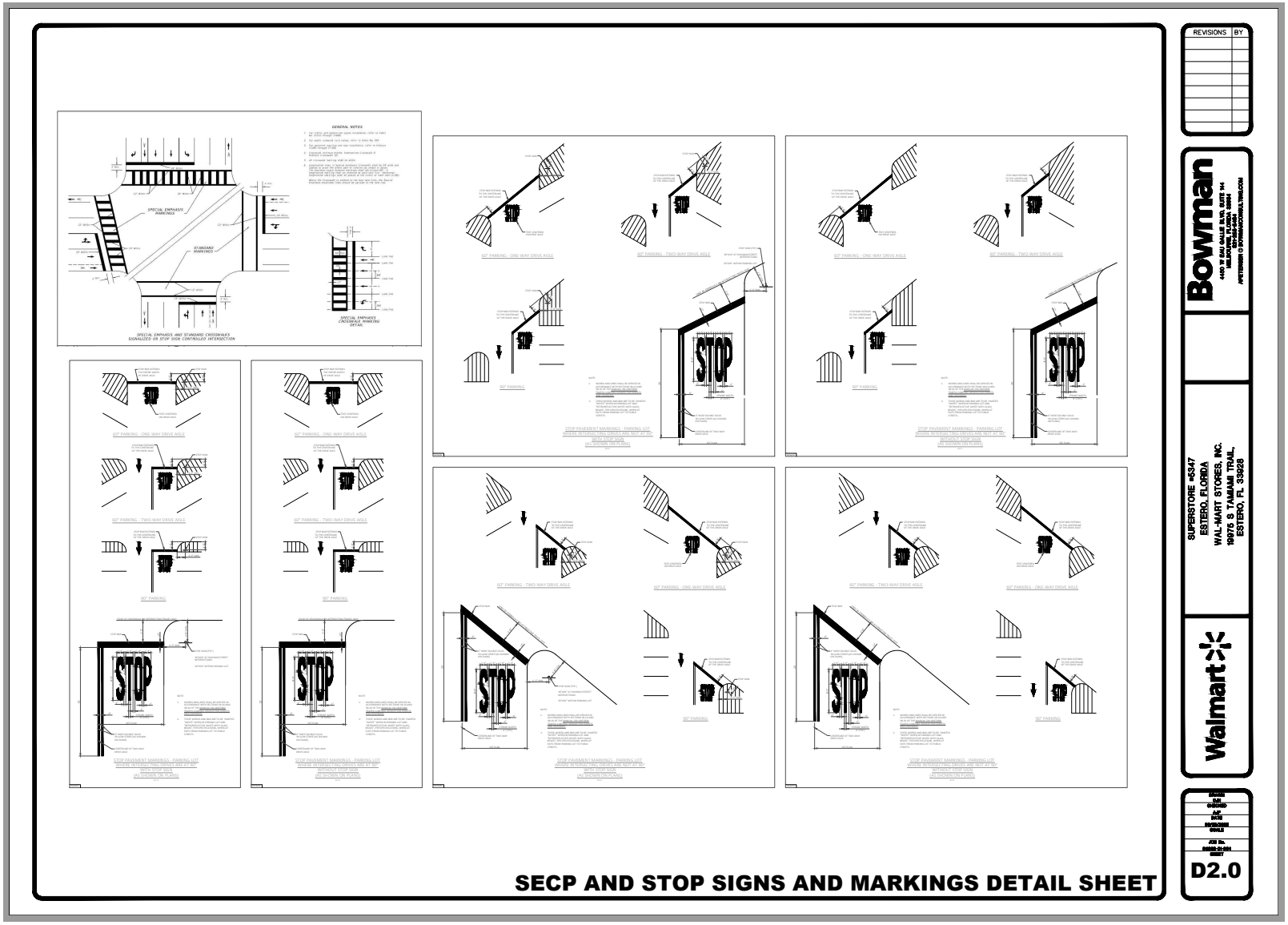
SECP AND STOP SIGNS AND MARKINGS DETAIL SHEET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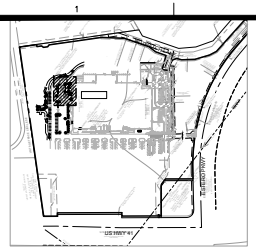
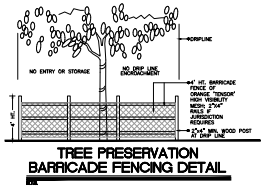


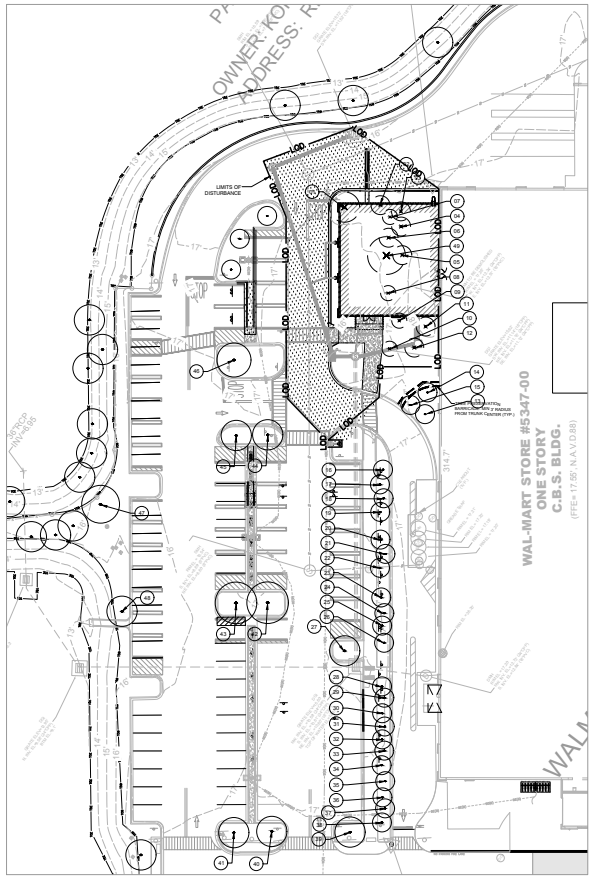
KEY MAP
N.T.S.

GENERAL EXISTING TREE, TREE RELOCATION, & ROOT-PRUNING NOTES:

1. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TYPES PRESCRIBED BY GOVERNING AUTHORITY. DURING PERIODS OF SITE DEVELOPMENT & CONSTRUCTION, THE AREAS WITHIN THE DRIP LINE OF PRESERVED TREES SHALL BE MAINTAINED AT THEIR ORIGINAL GRADES WITH PERVIOUS LANDSCAPE MATERIAL. WITHIN THESE AREAS, THERE SHALL BE NO TRENCHING OR CUTTING OF ROOTS, EXCEPT AS SPECIFICALLY EXEMPT DUE TO PREVIOUS CONSTRUCTION. INSTALL, CONNECTION, OR REMOVAL OF UTILS. & NO USE OF CONCRETE, PAINT, CHEMICALS, OR OTHER FOREIGN SUBSTANCES.
2. TREES & PLANTS TO BE RELOCATED SHALL BE PROTECTED WITH TREE PROTECTION BARRICADES PRIOR TO & CAUSE/PERMIT ON-SITE DISRUPTION OR CONSTRUCTION WORK THESE PLAN STATES. TRANSPLANTATION SHALL OCCUR FULL DURING DORMANT PERIOD, ROUGH GRADING, & MAIN PLANTING OF FUNCTIONAL IRRIGATION SYSTEM, BUT PRIOR TO MAIN ANY IMPROVED FLOWN TREES AND PLANTS. TREES TO BE RELOCATED SHALL BE MOVED FROM ORIGINAL LOCATION TO FINAL PLANTING LOCATION SAME TIME DAY.
3. CONTRACTOR SHALL STAKE IN OUTFALL TREES IN PLACE AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT PERIOD.
4. NON-PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DISMISSED.
5. ALL ROOT PRUNING & CANOPY TRIMMING ACTIVITIES SHALL BE CONDUCTED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST UTILIZING BEST MANAGEMENT PRACTICES TO ENSURE VIABILITY OF EXISTING TREES. NO TREE CANOPY SHALL BE TRIMMED BY MORE THAN 25%. ALL TREES TO REMAIN SHALL BE STRUCTURALLY PRUNED. ANY NECESSARY TREE TRIMMING SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PRUNING STANDARDS PRIOR TO ANY CONSTRUCTION WORK TAKING PLACE.
6. ROOT PRUNING: PRIOR TO ANY CONSTRUCTION OR INSTALLATION OF UNDERGROUND UTILITIES WITHIN THE EXISTING CANOPY DRIPLINE, ROOT PRUNE ALL TREES TO BE PRESERVED WHERE ROOTS ARE ENCOUNTERED. ROOT PRUNING SHALL BE PERFORMED BY AN EXPERIENCED ARBORIST OR LANDSCAPE CONTRACTOR. ROOTS SHALL BE CUT CLEANLY FROM THE TRUNK DIRECTION TREES TOWARDS AND OUTSIDE ALL ROOTS ENCOUNTERED THAT ARE LARGER THAN 2INCHES IN DIAMETER SHALL BE CUT CLEANLY AT RIGHT ANGLES TO THE ROOT.
7. CANOPY TREE RELOCATION: A MINIMUM OF 4 WEEKS OF ROOT PRUNING PRIOR TO TREE RELOCATION, ALL CRITICAL ROOTS MUST BE CUT BACK TO MAKE A CLEAN CUT AT THE CITY, LA, OR BOARD'S DISCRETION, OF AN AVAILABLE BRANCH. A WEEK OF ROOT PRUNING PRIOR CALIPER INCH OF TRUNK IS REQUIRED PRIOR TO TRANSPLANT OPERATIONS TO ENSURE SUCCESSFUL RELOCATION. PLACED ROOTS BELOW ARE ROOT PRUNING & SHALL BE TRANSPLANTED IMMEDIATELY.
8. ADDITIONAL TREES OR SHRUBS MAY BE ADDED TO OR DISTRICT FOR ALL RELOCATED TRANSPLANTING OF TREES. TRANSPLANTING DIRECTIONS SHALL BE ESTABLISHED PRIOR TO ANY CONSTRUCTION ACTIVITY. ALL TREES SHALL BE MARKED WITH A NORTH ORIENTATION MARK BEFORE DIGGING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING PROPERTY CAUSED BY THE OPERATIONS COVERED UNDER THIS CONTRACT. THE CONTRACTOR SHALL AT ANY TIME & AT NO COST TO THE OWNER BE HELD TO REPAIR THE RELOCATION REPORT FOR TREES SPECIFIED TO BE RELOCATED UNDER THIS CONTRACT.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING HEALTH OF THE RELOCATED TREES AND SHALL RE-INSTALL TREES IN THE SAME CONDITION AS WHEN RELOCATED. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER IRRIGATION OF THE RELOCATED TREES. FINAL TRANSPLANTATION LOCATION SHALL BE FOCUS ON GRADES & IRRIGATION SYSTEM INSTALLED & FULLY FUNCTIONAL SO AS TO PROVIDE ADEQUATE WATER & ENSURE VIABILITY. SUPPLEMENTAL IRRIGATION MAY BE NECESSARY DURING TRANSPLANTATION OR STORAGE.
10. SUPPLEMENTAL IRRIGATION (IF NECESSARY) SHALL BE APPLIED SO THAT THERE IS A TOTAL OF 5 GALLONS PER EACH CALIPER INCH OF SUBJECT TREE TO BE TRANSPLANTED. A TEMPORARY IRRIGATION SYSTEM IS RECOMMENDED IN THE CANOPIES OF RELOCATED TREES THROUGHOUT CONSTRUCTION.
11. LOCATION OF BARRICADES SHALL BE ASSIGNED TO THE CONTRACTOR FOR TREES SPECIFIED TO BE PRESERVED THAT DO OR ARE DAMAGED AS A RESULT OF IMPROPER TREE PROTECTION PROCEDURES DURING CONSTRUCTION OPERATIONS. TREES KILLED OR DAMAGED DO THAT THEY ARE BEYOND REPAIR SHALL BE REPLACED AT THE COST TO THE CONTRACTOR AS DETERMINED BY THE OWNER OR ENGINEER ON A CASE BY CASE BASIS WHICH ADDS AN ADDITIONAL TWENTY PERCENT (20%) PENALTY OVER FOUR INCHES OF CALIPER INCHES AND AGREED LOCATION CHANGES. TREES MAY BE REPLACED AT THE REQUESTING GOVERNMENT AGENCY, ENGINEER OR OWNERS. ONE SHALL BE REQUIRED AT FOUR FEET & A HALF (5.5) ABOVE SURROUNDING GROUND.
12. IN ALL VEHICULAR USE AREAS, ALL TREES SHALL BE PROVIDED A DIRECT PATH TO ALLOW FOR CLEARANCE PREVIOUS AT 14 & 8.5 FT HEIGHT. EXISTING TREES ADJACENT TO VEHICULAR USE AREAS MAY BE TRIMMED UP TO 12.5 FT ABOVE VEHICULAR USE AREAS.
13. ROOT BARRIERS SHALL BE PROVIDED FOR EQUIVENT TO ALL PROPOSED UTILITIES. SEE ROOT BARRIER DETAIL ON THE LANDSCAPE DETAILS SHEET.
14. ALL INVASIVE EXOTIC PLANT MATERIALS SHALL BE REMOVED & DISPOSED OF FROM THE ENTIRE SITE IN PERPETUITY PRIOR TO FINAL LANDSCAPE CERTIFICATION. PERPETUAL MAINTENANCE IS REQUIRED TO PREVENT THE RESETTING GERMINANT OF INVASIVE EXOTIC SPECIES THROUGHOUT THE SITE & WITHIN ALL PRESERVATION & MITIGATION AREAS.
15. ALL TREES DESIGNATED TO BE REMOVED OR THAT HAVE BEEN PREVIOUSLY REMOVED & WHICH REMAINING STUMPS SHALL BE CUT DOWN, STUMP GROUND, & SHALL HAVE ALL ROOTS REMOVED.
16. DURING LAND ALTERATION & CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION NOT DESIGNED OR TO PLACE SOIL DEPOSITS, DEBRIS, EQUIPMENT, CONSTRUCTION MATERIALS, MACHINERY, OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN UNLESS OTHERWISE APPROVED BY THE JURISDICTION.
17. UNLESS OTHERWISE NOTED, ALL SHRUBS, ACCENT PLANTS, & GROUNDCOVERS SHALL BE INSTALLED FROM CONSTRUCTION AREA, EXCEPT NATIVE PLANTS IN PRESERVATION AREAS.
18. VINES & WIRES / WILL CRADDO NATIVE EXCLUSIVE, BUT NOT NOTED, EXCLUSIVE, AMENDED IF NECESSARY, & RECOMMENDED BY APPROVED TYPES IN LANDSCAPE AREAS OTHERWISE, PLANTING DETS TO BE AS SPECIFIED IN THE LANDSCAPE GENERAL NOTES. ALL PLANT MATERIAL TO RECEIVE PLANTING DETS, REFER DETAILS.
19. ALL PLANTING BEDS AND WATER BASINS FOR TREES SHALL BE EXCAVATED WITH A DEPTH OF 1" MINIMUM DEPTH. SHREDDED DUCAL MULCH OR EQUIVALENT SHOVEL BY SPECIFIED PLACED NO CLOSER THAN 6" TO THE TRUNK OF ALL EXISTING/RELOCATED & PROPOSED TREES.



TREE PRESERVATION BARRICADE FENCING DETAIL



EXISTING TREE DISPOSTION CHART
WALMART EXPANSION FORT MYERS

TREE NO.	COMMON NAME	DBH	Condition	HEIGHT	DISPOSITION
01	Live oak	8	Good	Height 15 ft	Remove
02	Cabbage palmetto	10	Good	Height 15 ft	Remove
03	Cabbage palmetto	10	Good	Height 15 ft	Remove
04	Cabbage palmetto	10	Good	Height 15 ft	Remove
05	Cabbage palmetto	10	Good	Height 15 ft	Remove
06	Cabbage palmetto	10	Good	Height 15 ft	Remove
07	Slash pine	4	Good	Height 15 ft	Remove
08	Slash pine	4	Good	Height 15 ft	Remove
09	Slash pine	4	Good	Height 15 ft	Remove
10	Slash pine	4	Good	Height 15 ft	Remove
11	Cabbage palmetto	10	Good	Height 15 ft	Remove
12	Cabbage palmetto	10	Good	Height 15 ft	Remove
13	Cabbage palmetto	10	Good	Height 15 ft	REMAIN
14	Cabbage palmetto	10	Good	Height 15 ft	REMAIN
15	Cabbage palmetto	10	Good	Height 15 ft	REMAIN
16	Cabbage palmetto	10	Good	Height 15 ft	REMAIN
17	Cabbage palmetto	10	Good	Height 15 ft	REMAIN
18	Cabbage palmetto	10	Good	Height 15 ft	REMAIN
19	Cabbage palmetto	10	Good	Height 15 ft	REMAIN
20	Cabbage palmetto	10	Good	Height 15 ft	REMAIN
21	Cabbage palmetto	10	Good	Height 15 ft	REMAIN
22	Cabbage palmetto	10	Good	Height 15 ft	REMAIN
23	Cabbage palmetto	10	Good	Height 15 ft	REMAIN
24	Cabbage palmetto	10	Good	Height 15 ft	REMAIN
25	Cabbage palmetto	10	Good	Height 15 ft	REMAIN
26	Cabbage palmetto	10	Good	Height 15 ft	REMAIN
27	Live oak	8	Good	Height 15 ft	REMAIN
28	Cabbage palmetto	10	Good	Height 15 ft	REMAIN
29	Cabbage palmetto	10	Good	Height 15 ft	REMAIN
30	Cabbage palmetto	10	Good	Height 15 ft	REMAIN
31	Cabbage palmetto	10	Good	Height 15 ft	REMAIN
32	Cabbage palmetto	10	Good	Height 15 ft	REMAIN
33	Cabbage palmetto	10	Good	Height 15 ft	REMAIN
34	Cabbage palmetto	10	Good	Height 15 ft	REMAIN
35	Cabbage palmetto	10	Good	Height 15 ft	REMAIN
36	Cabbage palmetto	10	Good	Height 15 ft	REMAIN
37	Cabbage palmetto	10	Good	Height 15 ft	REMAIN
38	Cabbage palmetto	10	Good	Height 15 ft	REMAIN
39	Live oak	8	Good	Height 15 ft	REMAIN
40	Live oak	8	Good	Height 15 ft	REMAIN
41	Live oak	8	Good	Height 15 ft	REMAIN
42	Goldenrain tree	11	Good	Height 20 ft	REMAIN
43	Goldenrain tree	11	Good	Height 20 ft	REMAIN
44	Live oak	8	Good	Height 15 ft	REMAIN
45	Live oak	8	Good	Height 15 ft	REMAIN
46	Live oak	9	Good	Height 15 ft	REMAIN
47	Slash pine	10	Good	Height 15 ft	REMAIN
48	Live oak	8	Good	Height 15 ft	REMAIN
49	Slash pine	10	Good	Height 15 ft	Remove
	TOTAL TREES TO REMAIN:				11
	TOTAL TREES TO BE REMOVED:				6
	TOTAL PALMS TO BE REMOVED:				7
	TOTAL PALMS REMAIN:				25

LEGEND

EXISTING TREE OR PALM TO BE PROTECTED IN PLACE
TREE PROTECTION FENCE
XX INDICATES TREE OR PALM NUMBER

EXISTING TREE OR PALM TO BE REMOVED
XX INDICATES TREE OR PALM NUMBER

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

DISPOSITION PLAN

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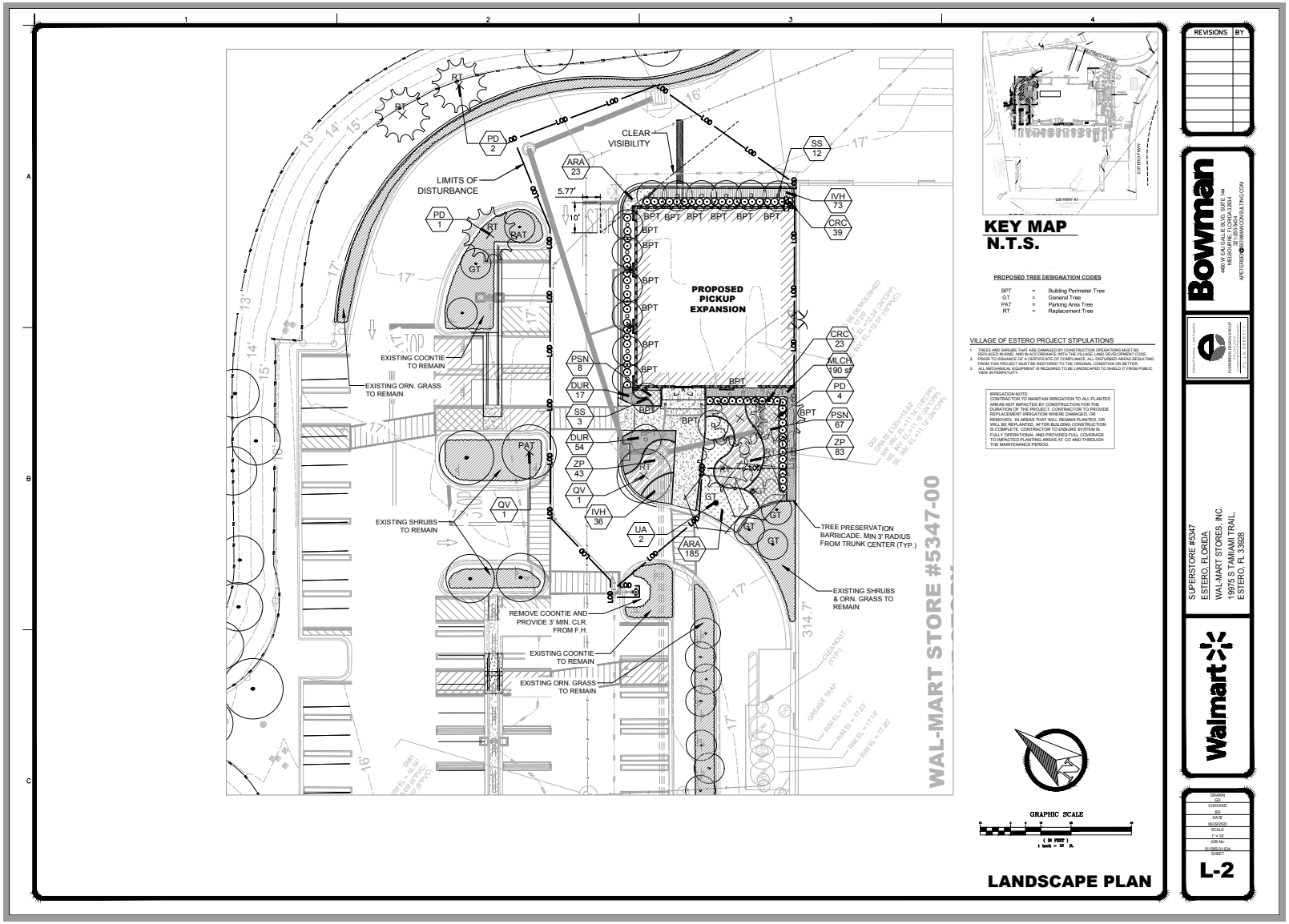
CHECKED: BD
DATE: 05/29/2023
SCALE: 1" = 20'
JOB No.: 011686.01.024
SHEET

L-1



KEY MAP
N.T.S.
PROPOSED TREE DESIGNATION CODES
BPT = Building Perimeter Tree
GT = General Tree
PAT = Parking Area Tree
RT = Replacement Tree
VILLAGE OF ESTERO PROJECT STIPULATIONS
PROPOSED PICKUP EXPANSION
CLEAR VISIBILITY
LIMITS OF DISTURBANCE
EXISTING COONTIE TO REMAIN
EXISTING ORN. GRASS TO REMAIN
EXISTING SHRUBS TO REMAIN
TREE PRESERVATION BARRICADE. MIN 3' RADIUS FROM TRUNK CENTER (TYP.)
EXISTING SHRUBS & ORN. GRASS TO REMAIN
REMOVE COONTIE AND PROVIDE 3' MIN. CLR. FROM F.H.
EXISTING COONTIE TO REMAIN
EXISTING ORN. GRASS TO REMAIN
WAL-MART STORE #5347-00
GRAPHIC SCALE
LANDSCAPE PLAN
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PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	DBH	HEIGHT	SPREAD	NATIVE	XERIC		REMARKS
PD	7	Slash Pine	Pinus elliotti densa	B & B	2.5"Cal	12-14' Ht	5'	Yes	High		8` CT
QV	2	Southern Live Oak	Quercus virginiana	B & B	2.5"Cal	12-14' Ht	5'	Yes	High		8` CT
UA	2	Winged Elm	Ulmus alata	45 gal	2.5"Cal	12-14' Ht	5'	Yes	High		8` CT
PALM TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	DBH	HEIGHT	SPREAD	NATIVE	XERIC		REMARKS
SS	15	Cabbage Palmetto	Sabal palmetto	B & B		12'-16' c.t.		Yes	Medium		COUNTED @3:1
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC		REMARKS
CRC	62	Red Tip Cocoplum	Chrysobalanus icaco `Red Tip`	3 gal min.	30"	36"	24"	Yes	High		
SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	SPACING	REMARKS
PSN	75	Wild Coffee	Psychotria nervosa	3 gal min.	24"	18"	16-18"	Yes	High	24" o.c.	
ZP	126	Coontie Cycad	Zamia pumila	3 gal min.	24"	14-16"	24"	No	Medium	24" o.c.	
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	SPACING	REMARKS
ARA	208	Perennial Peanut	Arachis glabrata	1 gal min.	18"	8-10"	8-10"	Yes	High	18" o.c.	
DUR	71	Gold Mound Dewdrops	Duranta erecta `Gold Mound`	1 gal min.	18"	10-12"	12"	Yes	High	18" o.c.	
IVH	109	Carolina Iris	Iris hexagona	1 gal min.	18"	10-12"	12"	Yes	Medium	18" o.c.	
SOD/SEED/MULCH	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	SPACING	REMARKS
MLCH	190 sf	Wood Mulch	n/a	See note #27, L-3							

VILLAGE OF ESTERO, FL - LANDSCAPE CODE COMPLIANCE CHART
Chapter 5 - Site Development Standards
Section 5-4 - LANDSCAPE STANDARDS

Sec. 5-403.B. - Plant material standards.
Trees: 2.5" Cal. 12' ht., 5'-6' spread Min., 45 gal. or field grown
Palms: 10' ct. Min.
Shrubs: 24" ht., 3 gal. Min. for hedges

Limits of Disturbance: 10,873 sqft

			REQUIRED	PROVIDED
Sec. 5-405: GENERAL TREE STANDARDS (GT)				
(1) Tree for each 3,000 sf of development area (10,873 sf)			**4 TREES**	**4 TREES******
Sec. 5-409: PARKING AREAS (PAT)				
All parking areas shall have 10% min. of the gross area, or more, developed as landscaped areas.				*Complies*
VUA distrubance: 5,062 sqft	(5,062*10%)			
Minimum (1) Tree or cluster of 3 palms/250sqft		(506sqft/250sqft)	**2 TREES**	**2 TREES***
(1) Tree or Palm per plantinig island or planting area.	existing islands to remain no proposed new islands			**EXISTING TREES TO REMAIN**
Sec. 5-407.D.: BUILDING PERIMETER PLANTINGS (BPT)				
5% of parking area (5,062 sf)		*(5,062 sf* 5%)*	**253 SF**	*1,829sqft*
Min. 10' width				
(4) Trees per 100 LF of building (165 LF)		*(1.65 * 4)*	**7 TREES**	**7 TREES****
Turfgrass at Max. 10% of required Landscape Area for bldg perimeter plantings			**25 SF Max.**	**0 SF**
Sec. 5-404: TREE REPLACEMENT (RT)				
Trees removed from developments less than ten acres must be replaced to meet the required ratios. Trees removed @1:1				
L 6 Trees Removed			*6 TREES*	*6 TREES****
		TOTALS	**19 TREES**	**19 TREES**

* Includes (1) existing island tree, and (1) proposed tree.
** Includes (15) proposed palms counted at 3:1, and (2) proposed trees.
*** Includes (6) proposed trees.
**** Includes (3) existing palms counted at 3:1 and (1) existing Buttonwood credited for (2) general trees, and (2) proposed trees.

PROPOSED TREE DESIGNATION CODES

BPT	=	Building Perimeter Tree
GT	=	General Tree
PAT	=	Parking Area Tree
RT	=	Replacement Tree

LANDSCAPE SCHEDULE

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DRAWN: GC
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DATE: 06/29/2023
SCALE: 1" = 10'
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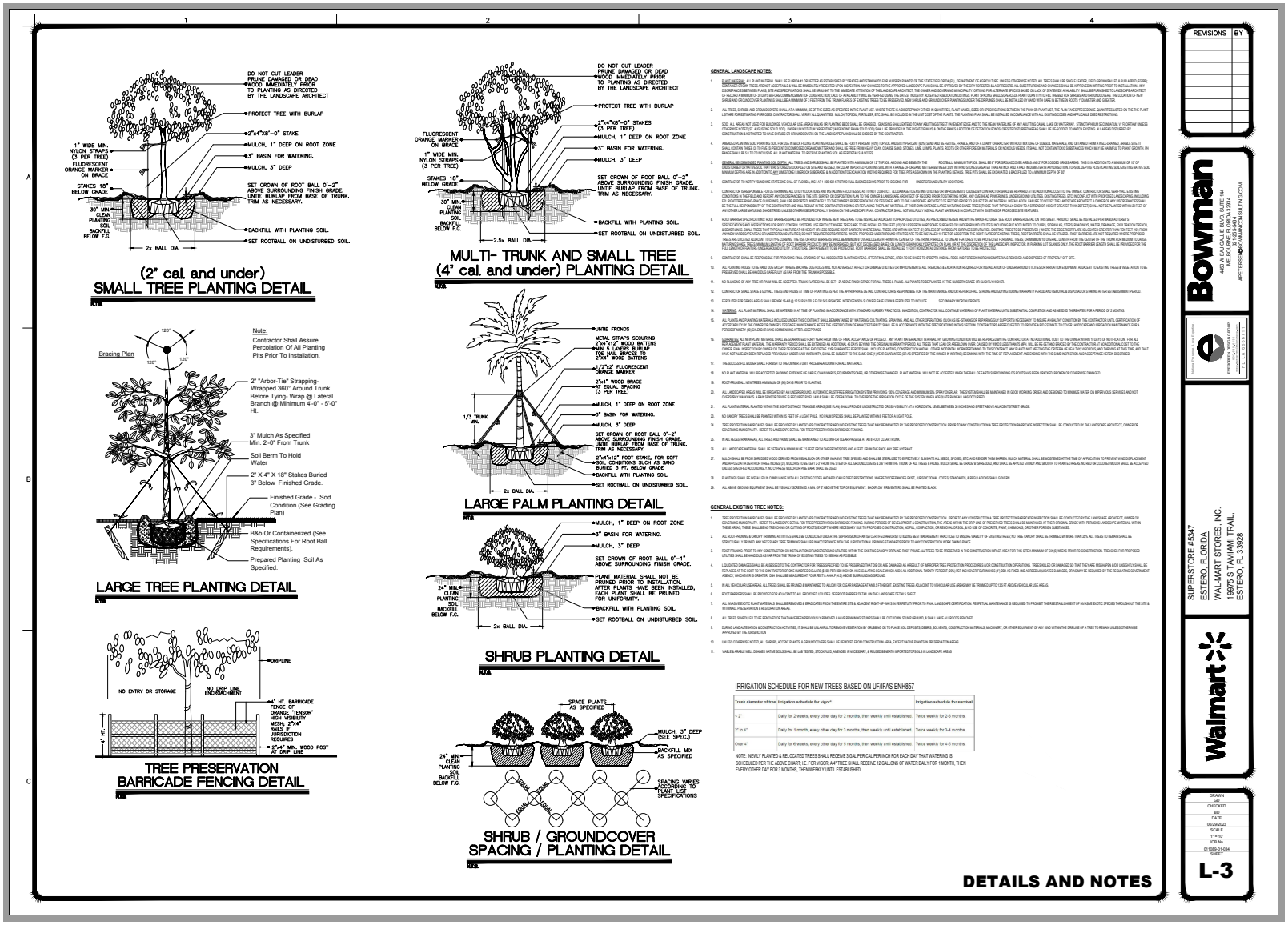
(2" cal. and under)
SMALL TREE PLANTING DETAIL
MULTI- TRUNK AND SMALL TREE
(4" cal. and under) PLANTING DETAIL
LARGE PALM PLANTING DETAIL
LARGE TREE PLANTING DETAIL
SHRUB PLANTING DETAIL
TREE PRESERVATION
BARRICADE FENCING DETAIL
SHRUB / GROUNDCOVER
SPACING / PLANTING DETAIL
GENERAL LANDSCAPE NOTES:
GENERAL EXISTING TREE NOTES:
IRRIGATION SCHEDULE FOR NEW TREES BASED ON UF/IFAS ENH857
DETAILS AND NOTES
REVISIONS
BY
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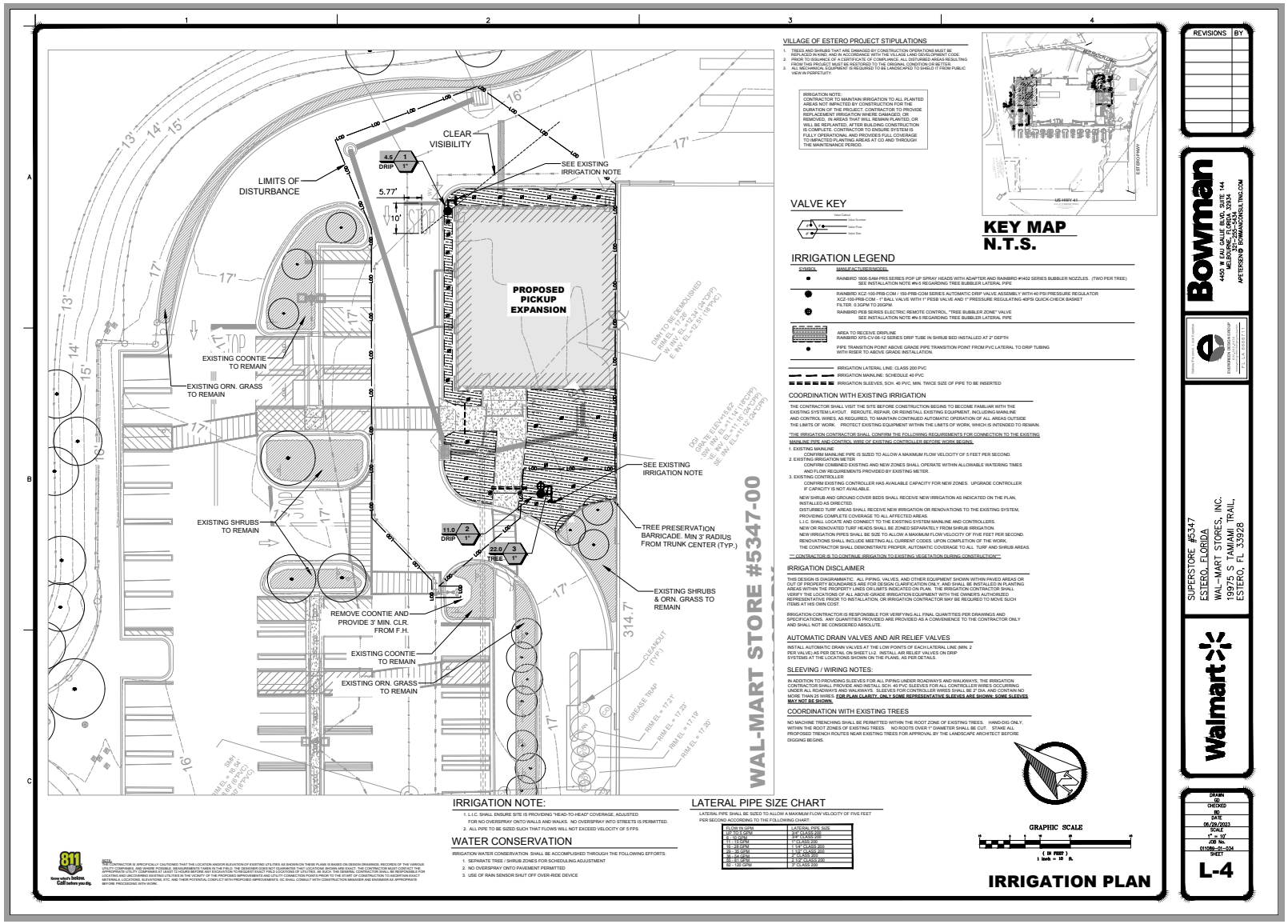
CLEAR VISIBILITY
LIMITS OF DISTURBANCE
SEE EXISTING IRRIGATION NOTE
PROPOSED PICKUP EXPANSION
EXISTING COONTIE TO REMAIN
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TREE PRESERVATION BARRICADE. MIN 3' RADIUS FROM TRUNK CENTER (TYP.)
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WAL-MART STORE #5347-00
VILLAGE OF ESTERO PROJECT STIPULATIONS
IRRIGATION NOTE:
CONTRACTOR TO MAINTAIN IRRIGATION TO ALL PLANTED AREAS NOT IMPACTED BY CONSTRUCTION FOR THE DURATION OF THE PROJECT. CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION TO AREAS THAT ARE TEMPORARILY REMOVED. IN AREAS THAT WILL REMAIN PLANTED, OR WILL BE REPLANTED, AFTER BUILDING CONSTRUCTION IS COMPLETE, CONTRACTOR TO ENSURE SYSTEM IS FULLY OPERATIONAL AND PROVIDES FULL COVERAGE TO IMPACTED PLANTING AREAS AT CO AND THROUGH THE MAINTENANCE PERIOD.
VALVE KEY
KEY MAP
N.T.S.
IRRIGATION LEGEND
SYMBOL
MANUFACTURER/MODEL
RAINBIRD 1806-SAM-PRS SERIES PDP UP SPRAY HEADS WITH ADAPTER AND RAINBIRD #1402 SERIES BUBBLER NOZZLES. (TWO PER TREE) SEE INSTALLATION NOTE #N-5 REGARDING TREE BUBBLER LATERAL PIPE
RAINBIRD XCZ-100-PRB-COM / 100-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR XCZ-100-PRB-COM - 1" BALL VALVE WITH 1" PEB® VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.
RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL "TREE BUBBLER ZONE" VALVE SEE INSTALLATION NOTE #N-5 REGARDING TREE BUBBLER LATERAL PIPE
AREA TO RECEIVE DRIPLINE
RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH
PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.
IRRIGATION LATERAL LINE: CLASS 200 PVC
IRRIGATION MAINLINE: SCHEDULE 40 PVC
IRRIGATION SLEEVES, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED
COORDINATION WITH EXISTING IRRIGATION
THE CONTRACTOR SHALL VISIT THE SITE BEFORE CONSTRUCTION BEGINS TO BECOME FAMILIAR WITH THE EXISTING SYSTEM LAYOUT. REROUTE, REPAIR, OR REINSTALL EXISTING EQUIPMENT, INCLUDING MAINLINE AND CONTROL WIRES, AS REQUIRED, TO MAINTAIN CONTINUED AUTOMATIC OPERATION OF ALL AREAS OUTSIDE THE LIMITS OF WORK. PROTECT EXISTING EQUIPMENT WITHIN THE LIMITS OF WORK, WHICH IS INTENDED TO REMAIN.
*THE IRRIGATION CONTRACTOR SHALL CONFIRM THE FOLLOWING REQUIREMENTS FOR CONNECTION TO THE EXISTING MAINLINE PIPE AND CONTROL WIRE OF EXISTING CONTROLLER BEFORE WORK BEGINS:
1. EXISTING MAINLINE
CONFIRM MAINLINE PIPE IS SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF 5 FEET PER SECOND.
2. EXISTING IRRIGATION METER
CONFIRM COMBINED EXISTING AND NEW ZONES SHALL OPERATE WITHIN ALLOWABLE WATERING TIMES AND FLOW REQUIREMENTS PROVIDED BY EXISTING METER.
3. EXISTING CONTROLLER
CONFIRM EXISTING CONTROLLER HAS AVAILABLE CAPACITY FOR NEW ZONES. UPGRADE CONTROLLER IF CAPACITY IS NOT AVAILABLE.
NEW SHRUB AND GROUND COVER BEDS SHALL RECEIVE NEW IRRIGATION AS INDICATED ON THE PLAN, INSTALLED AS DIRECTED.
DISTURBED TURF AREAS SHALL RECEIVE NEW IRRIGATION OR RENOVATIONS TO THE EXISTING SYSTEM, PROVIDING COMPLETE COVERAGE TO ALL AFFECTED AREAS.
L.I.C. SHALL LOCATE AND CONNECT TO THE EXISTING SYSTEM MAINLINE AND CONTROLLERS.
NEW OR RENOVATED TURF HEADS SHALL BE ZONED SEPARATELY FROM SHRUB IRRIGATION.
NEW IRRIGATION PIPES SHALL BE SIZE TO ALLOW A MAXIMUM FLOW VELOCITY OF FIVE FEET PER SECOND.
RENOVATIONS SHALL INCLUDE MEETING ALL CURRENT CODES. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL DEMONSTRATE PROPER, AUTOMATIC COVERAGE TO ALL TURF AND SHRUB AREAS.
*** CONTRACTOR IS TO CONTINUE IRRIGATION TO EXISTING VEGETATION DURING CONSTRUCTION***
IRRIGATION DISCLAIMER
THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE.
AUTOMATIC DRAIN VALVES AND AIR RELIEF VALVES
INSTALL AUTOMATIC DRAIN VALVES AT THE LOW POINTS OF EACH LATERAL LINE (MIN. 2 PER VALVE) AS PER DETAIL ON SHEET L1-2. INSTALL AIR RELIEF VALVES ON DRIP SYSTEMS AT THE LOCATIONS SHOWN ON THE PLANS, AS PER DETAILS.
SLEEVING / WIRING NOTES:
IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, THE IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES. FOR PLAN CLARITY, ONLY SOME REPRESENTATIVE SLEEVES ARE SHOWN. SOME SLEEVES MAY NOT BE SHOWN.
COORDINATION WITH EXISTING TREES
NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN THE ROOT ZONE OF EXISTING TREES. HAND-DIG ONLY, WITHIN THE ROOT ZONES OF EXISTING TREES. NO ROOTS OVER 1" DIAMETER SHALL BE CUT. STAKE ALL PROPOSED TRENCH ROUTES NEAR EXISTING TREES FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.
IRRIGATION NOTE:
1. L.I.C. SHALL ENSURE SITE IS PROVIDING "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.
2. ALL PIPE TO BE SIZED SUCH THAT FLOWS WILL NOT EXCEED VELOCITY OF 5 FPS
WATER CONSERVATION
IRRIGATION WATER CONSERVATION SHALL BE ACCOMPLISHED THROUGH THE FOLLOWING EFFORTS:
1. SEPARATE TREE / SHRUB ZONES FOR SCHEDULING ADJUSTMENT
2. NO OVERSPRAY ONTO PAVEMENT PERMITTED
3. USE OF RAIN SENSOR SHUT OFF OVER-RIDE DEVICE
LATERAL PIPE SIZE CHART
LATERAL PIPE SHALL BE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF FIVE FEET PER SECOND ACCORDING TO THE FOLLOWING CHART:
FLOW IN GPM | LATERAL PIPE SIZE
0 GPM TO 3 GPM | 3/4" CLASS 200
GREATER THAN 3 GPM TO 7 GPM | 1" CLASS 200
7 - 11 GPM | 1-1/4" CLASS 200
11 - 23 GPM | 1-1/2" CLASS 200
23 - 35 GPM | 1-1/2" CLASS 200
35 - 54 GPM | 2" CLASS 200
54 - 81 GPM | 2-1/2" CLASS 200
81 - 120 GPM | 3" CLASS 200
GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.
IRRIGATION PLAN
REVISIONS | BY
Bowman
4630 W SAU GALLE BLVD, SUITE 144
MELBOURNE, FLORIDA 32934
APETERSEN@BOWMANCONSULTING.COM
SUPERSTORE #5347
ESTERO, FLORIDA
WAL-MART STORES, INC.
19975 S TAMIAMI TRAIL,
ESTERO, FL 33928
DRAWN
CD
CHECKED
BD
DATE
06/29/2023
SCALE
1" = 10'
JOB No.
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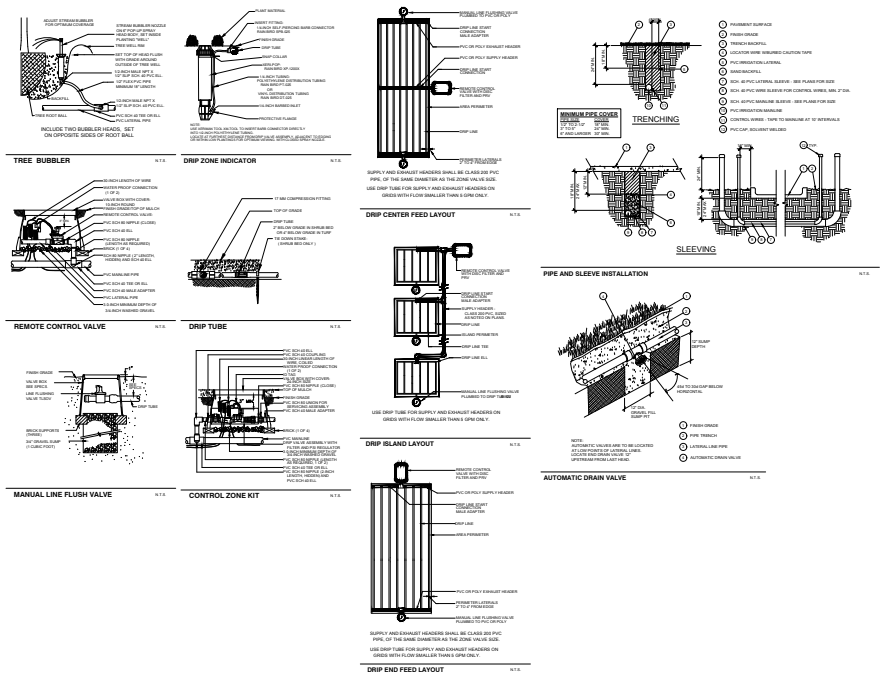


IRRIGATION SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF IRRIGATION CONTRACTOR
1. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE IRRIGATION CONTRACTOR FOR PROPER SINGLE IRRIGATION SYSTEMS. SEE THE IRRIGATION PLAN FOR SPECIFIC EQUIPMENT AND SYSTEM LAYOUT.
2. THE IRRIGATION CONTRACTOR MUST HAVE ON ITS STAFF A LICENSED IRRIGATION INSTALLER, AS REGULATED BY THE APPROPRIATE LOCAL JURISDICTION. A LICENSED IRRIGATION INSTALLER SHALL BE PRESENT AT THE PROJECT SITE AT ALL TIMES AS SHOWN IN THE PROJECT SITE. THE CONTRACTOR PROVIDES FOR A LICENSED IRRIGATION INSTALLER TO BE PRESENT AT THE PROJECT SITE AND SUPERVISING ALL IRRIGATION WORK.
3. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.

B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES, FEES, AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED AND SHOWN ON THE DRAWINGS, THE IRRIGATION PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK. INCLUDING ALL NOTIFICATIONS AND PERMITS REQUIRED BY LOCAL, STATE AND FEDERAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS. IN CASE OF CONFLICT BETWEEN THESE PLANS AND LOCAL AND/OR STATE CODES, CODES SHALL PREVAIL.
3. THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. THE IRRIGATION PLAN IS GENERALLY DIAGRAMMATIC. COORDINATE IRRIGATION INSTALLATION WITH LANDSCAPE PLANS. ACTUAL LOCATION OF CONTROLLER, BACKFLOW DEVICE, PIPING, VALVES, SPRAY HEADS, DRIP IRRIGATION, AND INSTALLATION EQUIPMENT MAY NEED TO BE ADJUSTED BASED ON ACTUAL SITE CONDITIONS.
4. FOR CLARITY, PURPOSES, SOME IRRIGATION LINES AND EQUIPMENT WILL BE SHOWN IN LANDSCAPE AREAS WITHOUT ACCESS SUBSTITUTE. THESE LINES SHALL BE INSTALLED IN A COMMON TRENCH OR AT THE BACK OF CURB IN LANDSCAPE AREAS. MINOR FIELD ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

PRODUCTS

A. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE AND SHALL BE THE BEST OF THEIR CLASS AND/OR ALL MATERIALS SHALL HAVE A MINIMUM COMPARTMENT OF ONE YEAR AGAINST MATERIAL DEFECTS OR DEFECTIVE WORKMANSHIP. ALL MATERIALS SHALL BE OF THE BRANDS AND TYPES NOTED ON THE DRAWINGS OR AS SPECIFIED HEREIN, OR APPROVED EQUAL. THE CONTRACTOR MUST PROVIDE THE OWNER WITH THE IRRIGATION DESIGNER FOR ALL APPROVED EQUAL BEFORE INSTALLING SUCH MATERIALS IN THE FIELD. OR THE CONTRACTOR MAY BE REQUIRED TO REPLACE SUCH MATERIALS AT HIS OWN COST.

B. BACKFLOW PREVENTION DEVICES SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS. INSTALL BACKFLOW PREVENTION DEVICES AND ALL ACCESSORIES WITH IRRIGATION CONSTRUCTION DETAILS AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.

C. PIPING
1. PRESSURE SUPPLY LINES, DOWNSTREAM THE POINT OF CONNECTION
   a. SCHEDULE 40 PVC FOR ALL PIPE 1 1/2" OR LESS
   b. CLASS 200 PVC FOR ALL PIPE 2" AND LARGER
2. SLEEVING AND NON-PRESSURE LATERAL LINES (DOWNSTREAM FROM VALVES) CLASS 200 PVC
3. FITTINGS: SCH 40 PVC, EXCEPT AS NOTED OTHERWISE

D. VALVES AND DRIP VALVE ASSEMBLIES: TYPE AND SIZE AS NOTED ON PLANS. EACH VALVE SHALL BEAR A PRE-MANUFACTURED, NUMBERED WATERPROOF TAG BEARING A NUMBER CORRESPONDING TO ITS VALVE SEQUENCE OF OPERATION ON THE CONTROLLER. THE IRRIGATION DESIGNER SHALL MAKE THE FINAL SELECTION OF VALVE SIZES.

E. QUICK COUPLERS: MALE VALVES AND SPRAY VALVES: TYPE AND SIZE PER PLANS.

F. VALVE BOXES: TYPE AND SIZE AS NOTED ON DETAILS. ALL VALVES BOXES SHALL BE LOCKING BOLT-DOWN TYPE. FURNISHED WITH LOCK AND BOLTS. BOXES SHALL BE OF A SIZE TO CONTAIN THE ENTIRE VALVE AND/OR VALVE ASSEMBLY. THE VALVE BOX LID SHALL HAVE THE VALVE STATION NUMBER HEAT BRANDED INTO THE LID WITH 2" HIGH LETTERS.

G. FIELD SPRAY HEADS AND NOTIFIED: PLASTIC BODY POP-UP WITH A REMOVABLE PLASTIC SPRAY NOZZLE. EXACT TYPE, MODEL, AND NOZZLE SHALL BE AS NOTED ON PLANS.

H. INTEGRAL EMITTER DRIP TUBING: TUBING MODEL AND FLOW RATE AS NOTED ON PLANS. WITH INTEGRAL EMITTERS WELDED TO THE INSIDE WALL OF THE TUBING AS AN INTEGRAL PART OF THE TUBING ASSEMBLY.

I. AUTOMATIC CONTROLLER: TYPE AND MODEL PER PLANS. PROVIDE VANDAL-PROOF ENCLOSURE FOR ALL EXTERIOR INSTALLATIONS. PROVIDE LINE VOLTAGE DISCONNECT SWITCH WITH GROUND FAULT PROTECTION.

J. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE. U.F. APPROVED FOR DIRECT BURIAL. SINGLE CONDUCTOR IRRIGATION WIRE. EACH CONTROLLER SHALL HAVE A DIFFERENT COLOR STATION AND COMMON WIRE.
   1. STATION WIRE: ANY COLOR EXCEPT WHITE OR BLUE
   2. COMMON WIRE: WHITE
   3. EXTRA COMMON WIRE: BLUE

K. WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF COMPOUND OR GEL. ALL FIELD SPLICES SHALL BE LOCATED IN A 4 INCH PLUMBING VALVE BOX.

L. RAIN SENSOR: TYPE AND MODEL PER PLANS.

METHODS

A. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN FIXED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATIONS ONLY. AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL WORK OR ANY IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST. IRRIGATION CONTRACTOR SHALL BE MADE AWARE THE CONSTRUCTION PLANS AND PLACEMENT LOCATION OF CONNECTION.

B. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK. AND SHALL CONTAIN ALL WORK SHOWN ON THE LANDSCAPE AND OTHER APPLICABLE PLANS. DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

C. THE IRRIGATION CONTRACTOR SHALL NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS. GRADES OR DIMENSIONS EXIST THAT WERE NOT HAVE BEEN CONSIDERED IN THE PLAN BEARING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE OR DESIGNER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND NECESSARY COSTS.

D. THE IRRIGATION CONTRACTOR SHALL PAY ANY AND ALL FEES AND PERMITS ASSOCIATED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.

E. AT LEAST SEVEN DAYS BEFORE BEGINNING WORK, COMPARE THE STATIC WATER PRESSURE IS AT LEAST 60 PSI. IF STATIC WATER PRESSURE IS OUTSIDE OF THE STATED RANGE, DO NOT PROCEED WITHOUT FIRST NOTIFYING THE IRRIGATION DESIGNER AND OWNER'S REPRESENTATIVE AND OBTAINING SUBSEQUENT DIRECTION FOR CORRECTIONAL MEASURES. SHOULD THE IRRIGATION CONTRACTOR CHOOSE TO BEGIN THE INSTALLATION WITHOUT SUCH NOTIFICATION, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCLUDING TO REMOVE THE EXTERIOR ENSURE THE SYSTEM IS WORKING PROPERLY. NO CHANGE ORDERS WILL BE AUTHORIZED IN SUCH CIRCUMSTANCES.

F. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF SIMILAR STRUCTURES AND UTILITIES.

G. COORDINATE WITH THE OWNER THE PROPOSED LOCATIONS OF THE AUTOMATIC CONTROLLER AND ANY REQUIRED SLEEVES THROUGH THE BUILDING FOR CONTROL WIRES.

H. TRENCHING NEAR EXISTING TREES:
   1. CONTRACTOR SHALL NOT DISTURB ROOTS 1 1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTION TO AVOID DAMAGE TO THEIR ROOTS. THE ROOT ZONE (CRZ) OF EXISTING TREES IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER AT BREAST HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
   2. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
   3. ALL ROOTS 1 1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD. THEN, WHERE THE ROOTS 1 1/2" AND LARGER DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. ALL ROOTS 1 1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD.
   4. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

I. BACKFILL
   1. ALL BACKFILL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER. BACKFILL MATERIAL SHALL BE FREE FROM RUBBISH, ROCK LARGER THAN 1" LARGE STONES, BRUSH, ROD, FROZEN MATERIAL OR OTHER UNSUITABLE SUBSTANCES THAT MAY DAMAGE PIPE. BACKFILL TO BE MADE IN ACCORDANCE WITH THE OWNER'S REPRESENTATIVE OR DESIGNER'S DIRECTION FROM EXCAVATED MATERIAL. AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING. COVER PIPE BOTH TOP AND SIDES OF PIPE SHALL BE A MINIMUM OF 2 INCHES OF ROCK FREE SOIL, SAND, OR OTHER APPROVED MATERIAL.
   2. IN THE EVENT THAT THE MATERIAL FROM THE EXCAVATION OR TRENCHING IS FOUND TO BE UNSUITABLE FOR USE IN BACKFILL, IT SHALL BE REMOVED FROM THE SITE AND PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN PURCHASE AND AND FURNISH SUITABLE BACKFILL MATERIAL CONSISTING OF EARTH LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS FREE OF DEBRIS.

J. BACKFLOW PREVENTER INSTALLATION: CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER SOURCES AT LOCATIONS SHOWN ON PLANS AND AS APPROVED BY THE OWNER. AND SHALL MAKE ANY MINOR CHANGES IN LOCATION AS MAY BE NECESSARY DUE TO ACTUAL SITE CONDITIONS. BACKFLOW PREVENTER HEIGHT SHALL BE AS PER LOCAL CODES AND INSTALLATION OF BACKFLOW PREVENTER WITH THE SUPPLY SIDE OF THE CONTROL VALVE SHALL BE AN ISOLATION VALVE. TO EVERY EXTENT POSSIBLE, INSTALL BACKFLOW PREVENTER ON A LOCATION SCREENED FROM PUBLIC VIEW (SUCH AS BEHIND A SHRUB ROW).

K. PIPING
   1. PIPE SIZE SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS FOR LARGER SIZES MAY BE APPROVED.
   2. MAINLINE PIPE AND SWEEP SHALL BE INSTALLED WITH A MINIMUM COVER OF 18 INCHES OF FOR SWEEP SIZE 2" AND 30" FOR SWEEP SIZE 4" AND GREATER. LATERAL PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 12 INCHES.
   3. ASSEMBLE ALL THREADED FITTINGS WITH TEFLON TAPE, WHICH SHALL BE APPLIED TO MALE THREADS ONLY.
   4. ALL SOLVENT WELD CONNECTIONS SHALL BE MADE WITH APPROVED SOLVENT WELD PRIMER AND GLUE.
   5. PIPE SHALL BE INSTALLED WITH A MINIMUM OF 2" HORIZONTAL CLEARANCE FROM ANY OTHER PIPE AND 2" VERTICAL CLEARANCE FROM ANY PIPES THAT CROSS OVER OR UNDER.

L. VALVES
   1. VALVES SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.
   2. VALVE BOXES SHALL BE INSTALLED FLUSH WITH THE GRADE, WITH CLEAN PEA GRAVEL LOCATED BELOW THE VALVE AS NOTED ON THE DETAILS. LOCATE BOXES WITHIN 12 TO 24" OF SIDEWALK OR CURB OR BOXES WITH 2 TO 4" OF SOIL OR ROCK OR ROCK FREE SOIL OR TURF. AND 2" ABOVE FINISH GRADE IN SHRUB AREAS (TO AVOID BEING COVERED BY MULCH).
   3. BACK VALVE BOX COVER SHALL BE HEAT BRANDED WITH THE CONTROLLER STATION NUMBER.
   4. DO NOT INSTALL MORE THAN TWO VALVES IN A JUMBO BOX.

M. DRIP IRRIGATION EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.
   1. EMITTER OR DRIP LINES SHALL BE BURIED NO MORE THAN 2" BELOW FINISH GRADE.
   2. DRIP LINES MOUNTED ON GRADE SHALL BE LOCATED BENEATH LANDSCAPE FABRIC, AND SHOULD BE HELD WITH WIRE STAPLES AT A MINIMUM OF 24" OF SEA COVER.

N. SPRAY, ROTOR, AND BUBBLER HEADS
   1. ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED. FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE PERFORMED AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
   2. ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED. FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE PERFORMED AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
   3. ALL ROTOR, SPRAY AND BUBBLER HEADS SHALL BE SET PERPENDICULAR AND FLUSH TO FINISH GRADE AND WITH A CLEARANCE OF 12 INCHES SHALL BE MADE FROM THE SIDE OF ANY BUILDINGS, WALLS, BOULDERS, AND HARDSCAPE, WITH A CLEARANCE OF TWELVE INCHES SPRINKLER FROM BUILDINGS, UNLESS OTHERWISE SPECIFIED.
   4. ALL ROTOR, SPRAY AND BUBBLER HEADS AND VALVES SHALL BE FLUSHED AND ADJUSTED FOR OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ON WALKS, STREETS, SHALL ETC.
   5. LATERAL PIPE TO THREE STREAM BUBBLER HEADS IS CONTRACTOR GRAPHIC LIGHTS.
   6. ALL SPRAY AND BUBBLER HEADS TO BE MADE OF SCHEDULE 40 PVC PIPE SIZED TO ALLOW A MINIMUM FLOW VELOCITY OF 5 FEET PER SECOND.

O. AUTOMATIC CONTROLLER
   1. INSTALL THE CONTROLLER AT THE LOCATION INDICATED BY THE OWNER. INSTALL CONTROLLER WITH A BACKUP BATTERY AS RECOMMENDED BY THE MANUFACTURER.
   2. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C. ELECTRICAL POWER TO CONTROLLER AND DISCONNECT SWITCH. ALL ELECTRICAL WORK SHALL BE PERFORMED BY THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
   3. ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, SOLID CAT. TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES BY FIRST NOTCHING AND BOXES WITH THE TEST DIRECT BURIAL SPLICE ACT. THE CONTRACTOR SHALL LAYER ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.
   4. PROVIDE ALL COMMON WIRE, DIRECT BURIAL TO ALL REMOTE CONTROL VALVES.
   5. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3MT 1300 DIRECT BURIAL SPLICE ACT. ANY OTHER SPLICES IS NOT ALLOWED.
   6. PROVIDE THREE ADDITIONAL IRRIGATION CONTROL WIRES ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLER.
   7. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SURFACES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. SEE SUBSTITUTIONS.

P. INSTALL THE RAIN SENSOR IN THE SHADE OF ANY CONTROLLER AND COORDINATE SUCH FOR WITH THE OWNER. PROVIDE SUBMITTAL CUT SHEETS FOR CONTROLLER AND SUPPLIER'S PRICE AND CLEAR OF ANY TREE CANOPY OR OTHER OVERHEAD OBSTRUCTIONS. AND ABOVE THE HEIGHT OF THE SPRINKLER COVERAGE. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THE RAIN SENSOR IS PLACED IN A LOCATION WHERE IT CAN RECEIVE ADEQUATE RAINFALL. PROVIDE THE RAIN SENSOR IN THE SHADE OF ANY CONTROLLER. IF THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO RELOCATE IT AT NO ADDITIONAL COST TO THE OWNER.

Q. PUMP ON SITE
   1. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

R. QUALITY CONTROL
   1. PERFORM COVERAGE TESTS AFTER IRRIGATION SYSTEM IS COMPLETED BUT PRIOR TO ANY PLANTING AND PERFORM TESTING IN THE PRESENCE OF THE IRRIGATION DESIGNER AND THE CONTRACTOR'S REPRESENTATIVE.
   2. TEST SYSTEM TO ASSURE THAT ALL LAWN AND PLANTING AREAS ARE WATERED COMPLETELY AND UNIFORMLY.
   3. MAKE ALL NECESSARY ADJUSTMENTS TO PROVIDE COMPLETE COVERAGE, INCLUDING REALIGNMENT OF HEADS AND REPLACEMENT OF NOZZLES.

T. CLEAN UP
   1. DURING IRRIGATION EXCAVATION AND INSTALLATION, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OF THE PROJECT SITE.

U. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRAINS, AND SUITABLE FOR USE AS INTENDED. THE IRRIGATION CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE WORK HAS BEEN RE-INSPECTED BY THE OWNER'S REPRESENTATIVE AND DEEMED TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN SECTION OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
   4. CONTROLLER CHART: THE IRRIGATION CONTRACTOR SHALL PROVIDE A 17" X 17" COLOR-CODED, LAMINATED COPY OF THE IRRIGATION LAYOUT AND PLACE IT IN THE CONTROLLERS COVER. THE CONTROLLER CHART SHALL CLEARLY DELINEATE THE AREAS COVERED BY EACH VALVE. USING A SEPARATE COLOR FOR EACH ZONE.
   5. TURN THE FOLLOWING ITEMS IN TO THE OWNER UPON COMPLETION OF THE INSTALLATION.
   6. ALL COLOR CHARTS AND DIAGRAMS.
   7. CONTROLLER MANUAL (1)
   8. CONTROLLER KEYS (2)
   9. A MINIMUM OF (2) COPIES OF RECORD DRAWINGS. A RECORD DRAWINGS IS A RECORD OF ALL CHANGES AND DEVIATIONS IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR CHANGE THAT DRAWING MARKUPS.

V. REFER TO THE PLANTING SPECIFICATIONS FOR ADDITIONAL CONDITIONS OF FINAL ACCEPTANCE AND START OF THE MAINTENANCE PERIOD.

W. WARRANTY
   1. THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED LABOR AND MATERIALS TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF FINAL ACCEPTANCE. DURING THIS PERIOD, THE CONTRACTOR SHALL ALSO REPAIR ANY SETTLEMENT OF THE IRRIGATION TRENCHES.
   2. BY THE END OF THE WARRANTY PERIOD, ANY IRRIGATION PART THAT IS EITHER INTERCHANGEABLE OR THAT IS OPERATING BELOW ITS DESIGNED AS DETERMINED BY THE OWNER, SHALL BE WEARING FROM THE SITE AND SHALL BE REPLACED. REPLACEMENTS SHALL BE OF THE SAME KIND AS SPECIFIED IN THE IRRIGATION LEGEND, AND SHALL BE INSTALLED AS DETERMINED BY SPECIFIED.
   3. IRRIGATION PARTS DAMAGED OR REPAIRED DUE TO ACTS OF GOD, VANDALISM AND/OR THE OWNER'S IMPROPER MAINTENANCE SHALL NOT BE COVERED BY THIS WARRANTY.

X. SHOULD THE PERMITTING JURISDICTION REQUIRE AN IRRIGATION AUDIT, THE IRRIGATION CONTRACTOR SHALL RETAIN THE SERVICES OF A THIRD PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR, AT NO ADDITIONAL COST TO THE OWNER.

REVISIONS | BY

Bowman
4450 W EAU GALLE BLVD, SUITE 144
MELBOURNE, FLORIDA 32934
321-255-5434
APETERSEN@BOWMANCONSULTING.COM

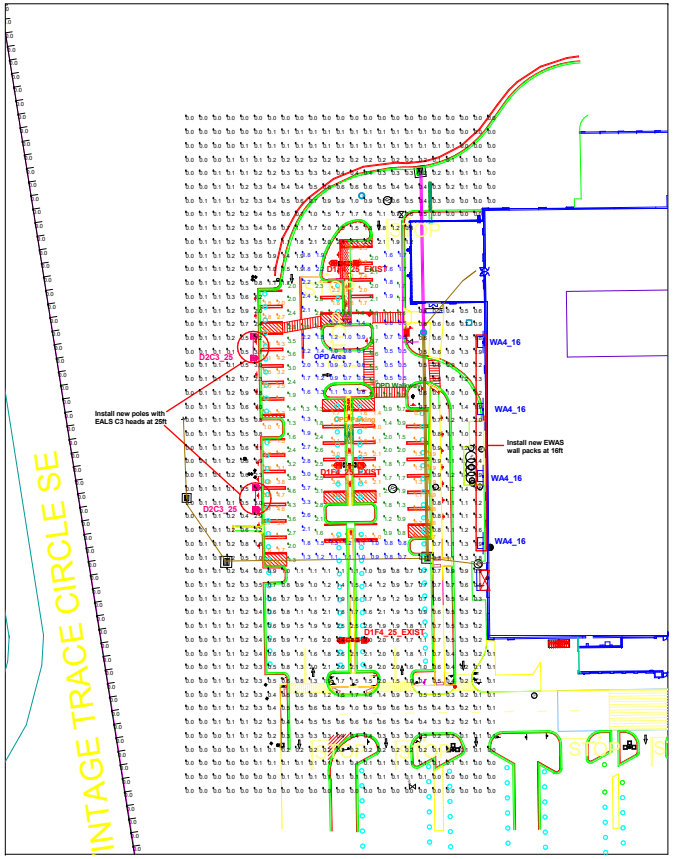
EVERGREEN DESIGN GROUP
LANDSCAPE ARCHITECTURE
PLANNING
PLAN REVIEW

SUPERSTORE, #5347
ESTERO, FLORIDA
WAL-MART STORES, INC.
19975 S. TAMIAMI TRAIL,
ESTERO, FL 33928

Walmart

DRAWN GD
CHECKED BD
DATE 06/29/2023
SCALE 1" = 10'
JOB No. 015089-01-034
SHEET L-5

IRRIGATION DETAILS AND NOTES



Scale: 1 inch= 37.5 Ft.

L85 = OPERATING HOURS AT WHICH AN AVERAGE OF 15% OF INITIAL LUMENS HAVE BEEN LOST IN A TESTED POPULATION OF LED PLATFORMS. THE POPULATION STILL EMITS 85% OF INITIAL LUMENS. THE LUMINAIRE HAS NOT FAILED. IT IS STILL OPERATING WITH A REDUCED LIGHT OUTPUT.

L93 = OPERATING HOURS AT WHICH AN AVERAGE OF 8% OF INITIAL LUMENS HAVE BEEN LOST IN A TESTED POPULATION OF LED PLATFORMS. THE POPULATION STILL EMITS 93% OF INITIAL LUMENS. THE LUMINAIRE HAS NOT FAILED. IT IS STILL OPERATING WITH A REDUCED LIGHT OUTPUT.

IN COMPARISON, NON-LED LUMINAIRES ARE RATED WITH MEAN LUMENS MEASURED AT 40-50% OF RATED LIFE, DEPENDING ON TECHNOLOGY, AND RATED LIFE OF B50, WHERE B50 = OPERATING HOURS AT WHICH 50% OF A TESTED POPULATION OF LAMPS HAVE FAILED.

PROPERTY LINES BASED OFF PROVIDED LIGHTING RETROFIT SURVEY AND GOOGLE EARTH PRO. CALCULATION AREAS TREATED AS OPEN AND EMPTY. NO TREES ARE CONSIDERED IN THE DESIGN, ACTUAL VALUES MAY VARY FROM CALCULATED VALUES SHOWN.
LED STATISTICS SHOWN ARE AT 50000 HOURS L85 & L93 RATING (~12 YEARS @ 12 HRS/DAY)

Notes:
This is a remodel request for the OPD area on a site that has already been retrofit to LED fixtures in 2015
Material with "exist" label is already installed on site and is included here as light contribution only
All other material is what is being added to increase the lighting in the OPD pick up area per request

Calculation Summary Illuminance Foot-candles					
Label	Avg	Max	Min	Avg/Min	Max/Min
Area	0.55	3.2	0.0	N.A.	N.A.
OPD Area	1.39	3.7	0.5	2.78	7.40
OPD Parking	2.16	5.1	0.7	3.09	7.29
OPD Walkway	1.89	4.6	0.5	3.78	9.20
Property Line	0.00	0.0	0.0	N.A.	N.A.

Current Luminaire Schedule — EXISTING MATERIAL

Project: Existing Material

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating	[MANUFAC]
	3	D1F4_25_EXIST	BACK-BACK	0.765	2-EAS_5F4F5509BBLCKD2F 22ft pole on 3ft base	342	28800	B2-U0-G3	CURRENT LIGHTING

Current Luminaire Schedule — ADDITIONAL MATERIAL

Project: New material

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating	[MANUFAC]
	4	WA4_16	SINGLE	0.837	1-EWAS010A4AF730N1FMBLCK mounted at 16ft	21	2900	B1-U0-G1	CURRENT LIGHTING
	2	D2C3_25	ROTATED OPTICS	0.837	1-EALS035C3AW730NDD1BLCKFS1 & 1-EALS035C3AW730NDD1BLCKFS2 w/ELS-EAL-DBL-BLCK 22ft pole on 3ft base	100	12800	B1-U0-G1	CURRENT LIGHTING

THIS IS A D SIZE SHEET. THE NOTED SCALE IS NOT VALID IF PRINTED AS ANY OTHER SIZE.

Current

Provided for:
CURRENT

Provided BY:
Application Solution Center
apps@currentlighting.com

6085 Parkland Blvd,
Mayfield Heights OH 44124

Designer: Joshua Watkins
Date: 1/22/2025
Drawing #: Walmart #5347 Estero, FL OPP - A2133653D.AGI

Walmart #5347 Estero, FL OPD
A2133653D

Page 1 of 1

Walmart Store #5347 Proposed Expansion

19975 S Tamiami Trl, Estero, FL 33928

Planning Zoning & Design Board Meeting

Village of Estero

Date: February 11, 2025

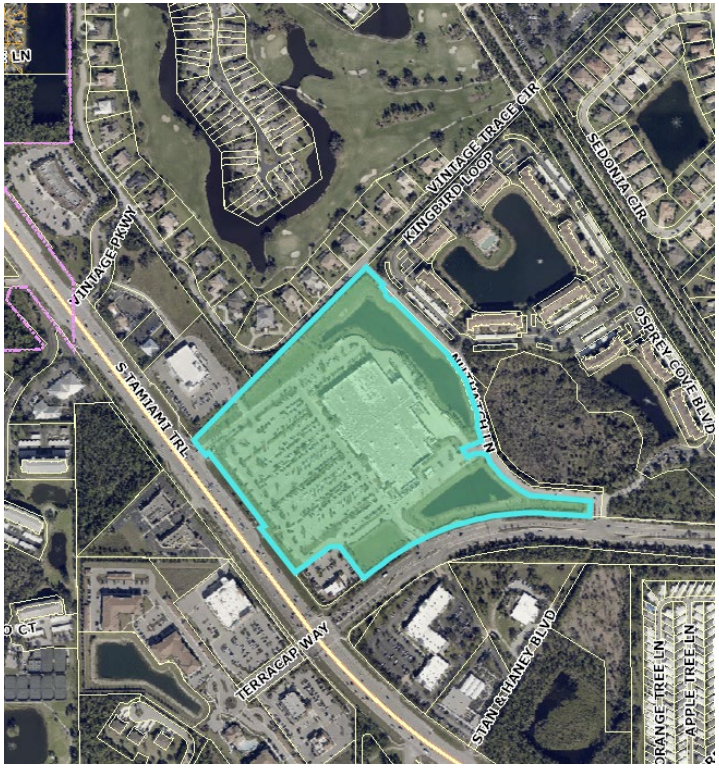


Project Team

- Developer/Applicant: Wal-Mart Stores East LP
- Engineer: Bowman
- Landscape Architect: Evergreen
- Architect: Cuhaci Peterson
- Photometric: Current
- Signage : Florida Sign







Property Location

19975 S Tamiami Trl, Estero, FL

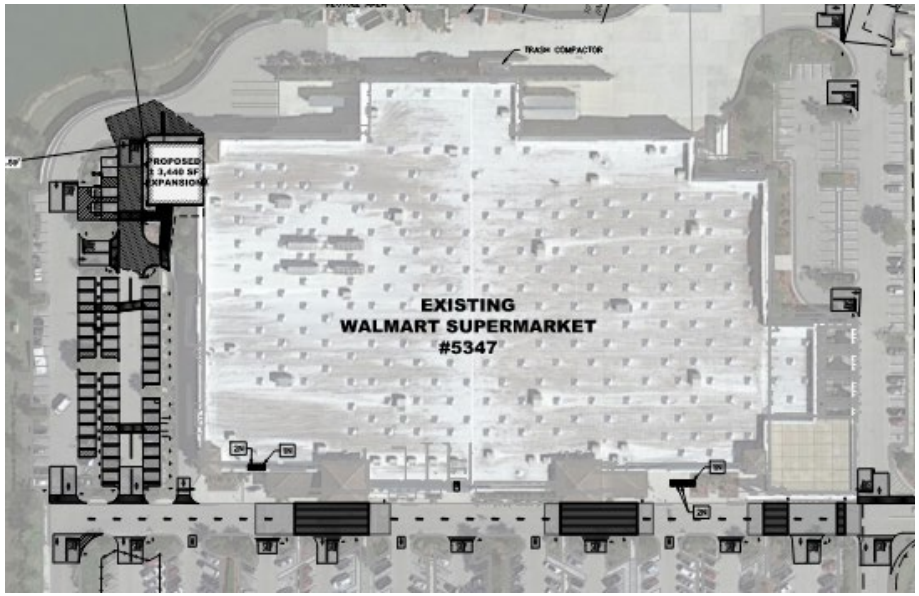
Located at the norther Corner of Intersection
of South Tamiami Trail & Estero Parkway



Site location in Lee County

Project Site Plan

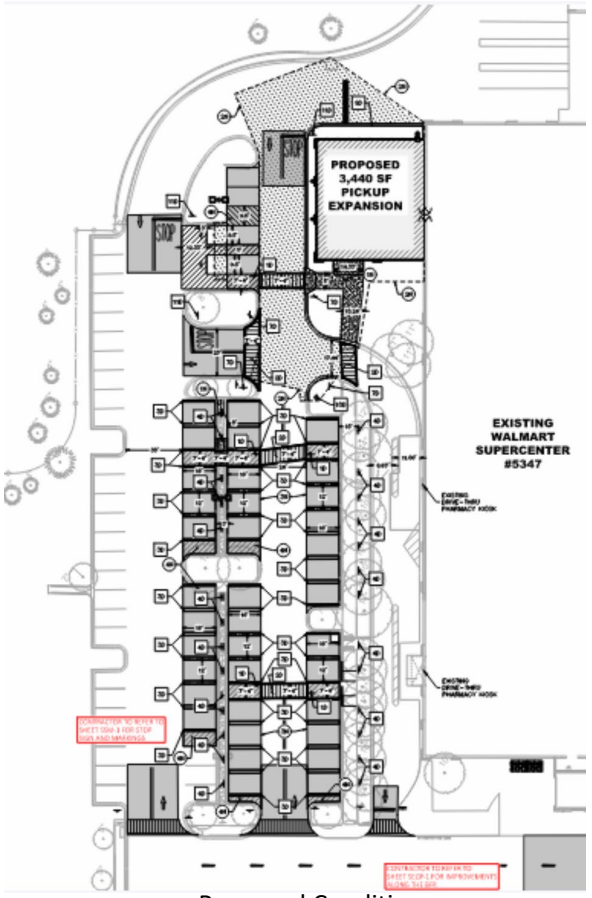
- Proposed ± 3,440 SF Pickup Expansion to North-East Corner of Existing Walmart (Estero Supercenter)
- Improvements consist of building expansion, associated pickup parking, traffic signage and associated pavement markings, and landscaping.



Site Plan Internal Circulation



Existing Condition

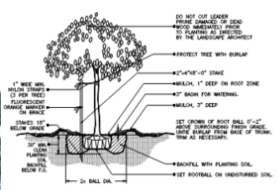


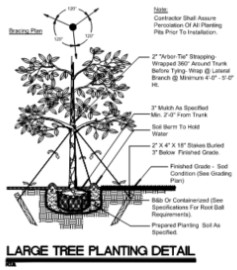
Proposed Condition

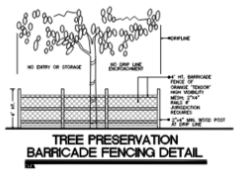
Site Landscaping

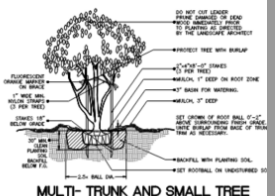
- Landscaping is provided in addition to the proposed expansion area of the site.
- The site has been heavily planted to maximize all available planting space.
- The caliper of shade trees were upsized to provide a more mature atmosphere to add the site's appearance.
- Tree choices consisted of Cypresses and Magnolias in order to ensure the trees can withstand the wet season. Palms and grasses are proposed for consistency with adjacent developments.

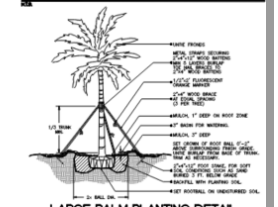


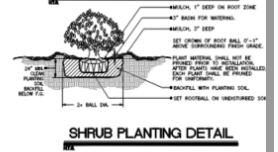


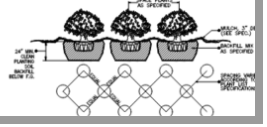






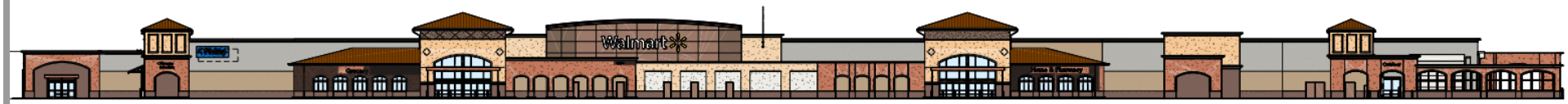






Proposed Pattern Look – Front Elevation

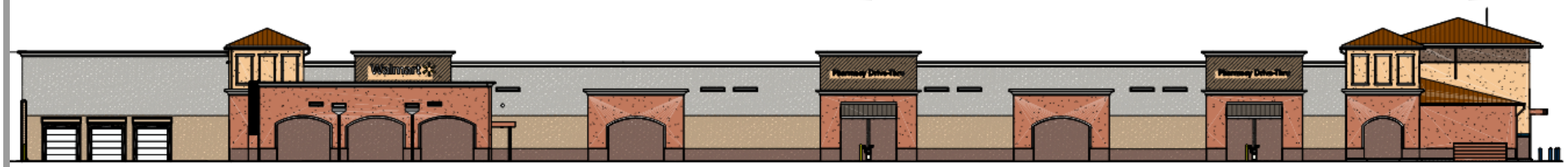
	P#	COLOR NAME
	P5E	SAFETY YELLOW
	P8E	PURE WHITE SW#7005
	P36E	BLACK
	P69E	BAKED CLAY SW6340
	P80E	MOROCCAN BROWN SW6060
	P83E	COBBLE BROWN SW6082
	P200E	FLAN SW6652
	P201E	DELICIOUS MELON SW6653
	P76U	"WALMART BLUE"
	P162E	DARK GRAY
	P217E	DARK BRONZE
	WP2	SOLID PHENOLIC PAN EL DARK BROWN
	WP3	SOLID PHENOLIC PAN EL COBBLE BROWN







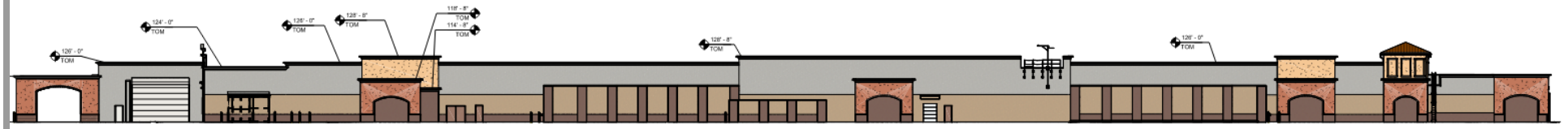
Left Elevation







Rear Elevation





Right Elevation

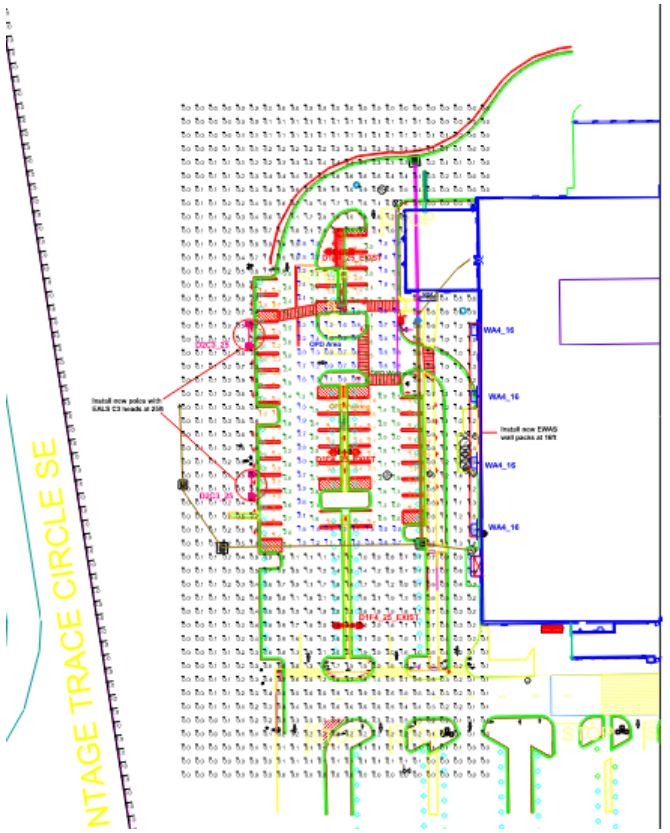






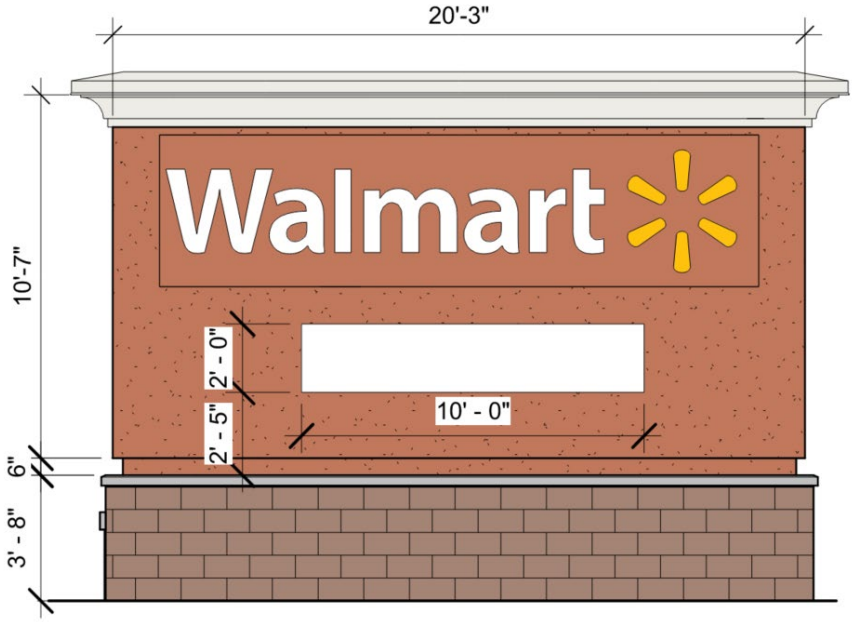
Site Lighting

- Lighting has been designed in accordance with the Village of Estero Land Development Code for the accessibility and safety of the community. New lighting does not affect neighboring properties as it is designed to have a net 0 before it reaches.
- Proposed design includes:
  - Pedestrian lighting
  - Expansion Parking area lighting
  - Walkway lighting



Site Signage

- Monument sign is proposed on the northwest corner at 10′-7″ height.
- 4′ tall directional signs will be placed at the driveways.



Summary

- The proposed development is designed in accordance with all AHJ guidelines, and currently in review with the Village of Estero to ensure the safety and attraction of the Village are met.
- This development is a high-quality retail store with an online pickup designated area.
- Community space is also provided in the form of outdoor seating and a public space on the Walmart property.
- High Quality architectural elements are included to compliment the appearance of the surrounding community.
- This addition to the existing location will serve the community along the South Tamiami Trail. Walmart prides itself on being resilient during emergency situations serving our community.


Are There Any Questions?

Home2 Suites at Coconut Point MPD/DRI

Zoning Staff Report

For Planning Zoning and Design Board

February 11, 2025

PROJECT NAME:	**Home2 Suites at Coconut Point MPD/DRI**
CASE TYPE:	**Amendment to Mixed-Use Planned Development Zoning and Development of Regional Impact**
CASE NUMBER:	**DCI2024-E005**
PLANNING ZONING & DESIGN BOARD DATE:	**February 11, 2025**

SUMMARY OF REQUEST

The applicant is requesting an amendment to the Coconut Point Mixed-Use Planned Development (MPD) to allow a 4-story, 111-room hotel on an approximately 2.37 acre site in the Coconut Point mall parking lot. The applicant is also requesting related amendments to the DRI Development Order.

The site is located west of Via Coconut Point and Shadow Wood at the Brooks in the parking lot north of The Residences at Coconut Point.

RECOMMENDATION

Staff recommends approval with conditions.

GENERAL INFORMATION

Applicant
PHG Acquisitions, LLC

Authorized Agent
Jeremy Pettit, P.E., Ingenium Enterprises, Inc.

Location
Within the parking lot of Coconut Point Mall

STRAP Number
09-47-25-E2-360SC.0010

Surrounding Zoning and Land Use
North Vacant Regal movie theater, parking lot, then Target

East Via Coconut Point, Seminole Gulf Railway, then, Shadow Wood community

South Via Monte Carlo Way, then, The Residences at Coconut Point

West Various retail stores within Coconut Point Mall

Zoning
Mixed-Use Planned Development (MPD). The property is also subject to the US 41 Overlay which outlines additional requirements for parking lot design and landscaping.

Comprehensive Plan Land Use Category
Transitional Mixed Use

Project History
The property is part of Coconut Point MPD and Coconut Point DRI. The property was rezoned from Agriculture (AG-2) to a Mixed Use Planned Development (MPD) by Lee County in 2002 under zoning resolution Z-02-009. The DRI and MPD zoning have been amended numerous times by Lee County as well as the Village of Estero after incorporation.

Public Information Meeting
A Public Information Meeting was held on December 12, 2023. The applicant's summary of the meeting is attached.

STAFF REVIEW

The zoning amendment is to develop a 4-story, 111-room hotel in the back parking lot of the Coconut Point shopping center.

The applicant is requesting an amendment to Coconut Point Mixed Use Planned Development and DRI. The DRI Development Order Amendment will increase the number of hotel units permitted to 448 units and decrease the square footage of commercial retail floor area by 1,700 square feet.

Hotel use is allowed within the property, however, there is a limit on the number of rooms. Due to the approval of three other hotels within the property, there are not enough remaining hotel rooms, necessitating the DRI and zoning amendment. The proposed increase in hotel rooms on the property would need to be offset by a proposed reduction in other uses to ensure no net increase in vehicular trips.

Master Concept Plan

The Master Concept Plan shows the following:

- The proposed location of the 4-story, 111-room hotel
- Parking areas
- Outdoor amenity area, including pool and active recreation areas
- Dumpster enclosure and landscape buffers
- Pedestrian connections to the shopping center
- Access to the proposed hotel from Via Monte Carlo Way off Via Coconut

Pattern Book

A Pattern Book is required for a zoning amendment. The Pattern Book is "supplemental" because there are already design guidelines for the larger Coconut Point development which includes Simon and Oakbrook property.

The proposed Pattern Book includes a conceptual site plan, color renderings, architectural elevations, color and material samples, line of sight exhibits, and a planting plan that includes plantings in the median along Via Coconut Point.

Architecture

Based on comments at the Public Information Meeting and staff comments, the applicant has revised the architecture to blend better with the "Mediterranean Style" of Coconut Point.

The adjacent buildings within Coconut Point Mall showcase mediterranean style architectural details with a warm earth tone color palette. The colors have been revised to a more muted green, beige, and other accent colors and materials consistent with the Coconut Point Design Review Guidelines and the color palettes of adjacent buildings within Coconut Point Mall.

Height

The proposed hotel will be 48 feet in height to the main parapet and 58 feet 6 inches to the top of the architectural element. The applicant is requesting a deviation from maximum height requirement of 45 feet and explains that the adjacent multi-family development, The Residences at Coconut Point on Tract 2A, is approximately 55 feet in height. The proposed 4-story hotel development will be comparable in height to the Residences.

Pedestrian Connections

Sidewalks and walkways will be provided from the parking lot areas and primary building entrances. Pedestrian connections will be provided to Via Coconut Point and adjacent parcels within Coconut Point Mall via concrete sidewalks and ADA accessible ramps/crosswalks. Bicycle racks will be provided adjacent to the building entrance.

Signs

There is an existing monument sign on the corner of Via Coconut Point and Via Monte Carlo Way. The Pattern Book also provides a conceptual design for wall signs that include the brand name and logo

for the proposed hotel, “Home2 Suites By Hilton.” A new monument sign is not being proposed as part of this amendment.

Flood Issues

The site does not fall within a Special Flood Hazard Area and is in the X Flood Zone per the most recent flood map.

Stormwater Management

The applicant is not proposing any changes to existing infrastructure, including stormwater management.

Transportation

The Traffic Analysis provided by the applicant, illustrates the following:

- Via Coconut Point is projected to operate at a Level of Service “C” with the addition of the project traffic. No roadway capacity improvements are required.
- No turn lanes will be warranted at the proposed site access connections along Via Monte Carlo Way and internal roadways within Coconut Point Mall.
- Primary access to this development will be provided via Monte Carlo Way.
- The proposed 111-room hotel would generate an average of 30 weekday P.M. peak hour trips.

Parking

Per Sec. 5-204 (Table 5-204.B.1) of the Land Development Code, hotel use requires 1 space per 1.2 guest rooms, resulting in a total of 93 required parking spaces for the proposed development.

A total of 116 on-site parking spaces will be provided as a part of this project. The proposed hotel site is within an existing parking lot in Coconut Point Mall. As a result of this development, 239 parking spaces that currently serve the mall will be removed, creating a net reduction of 123 spaces.

According to a Parking Demand Study provided by the applicant, the following findings were found:

- Development Area #2 of the Coconut Point MPD, which includes the subject area, currently has 5,888 spaces.
- The peak weekday parking demand of Development Area #2 is 5,490 spaces
- The total number of parking spaces in Development Area #2 of the Coconut Point MPD after the proposed hotel development is 5,765 spaces.
- However, there will be an excess of 275 available parking spaces during peak weekday demand.

- Weekend peak demand calculations were not included as part of this study.

While the overall parking provides "excess" spaces, it should be noted that the "Residences" appear to use this lot for additional parking which may create an operational issue.

Perimeter Buffers and Landscaping

There is an existing buffer along Via Monte Carlo Way, however, the applicant will revise the buffer to make it 25 feet wide and include additional plantings to screen the development from the right-of way. A 5-foot wide landscape buffer will be provided along the north and west sides of the development site. There is also an existing a 20-foot landscape buffer along via Coconut Point and all existing street trees and shrubs along the roadway frontage will be protected. Internal landscape islands with canopy trees and other plantings will be provided throughout the parking lot area and around the outdoor pool area. They are also proposing plantings along the median on Via Coconut Point, external to the site.

Utilities

Utilities will be provided by Bonita Springs Utilities. BSU will provide comments at time of development order/BSU application to construct.

Fire

Estero Fire Department indicated it would provide comments at time of development order.

Development of Regional Impact (DRI) Review

The applicant is also requesting amendments to the Coconut Point DRI in addition to the zoning amendment. The Development of Regional Impact is applicable to all of Coconut Point, including the Simon property (shopping center) as well as North Village (Rapallo, Marketplace and Hertz) and South Village (Lee Health and other developments).

The proposed DRI amendments are not extensive. The amendments seek to clarify some of the provisions that have already been completed and increase the number of hotel rooms, and extend the DRI buildout date.

The DRI was originally approved by Lee County on October 21, 2002 and has been amended nine times since its original approval. DRIs no longer require State of Florida review and approval for amendments.

Staff has reviewed the proposed changes and suggests some alternative language for monitoring reports at the Village request, in lieu of the applicant's proposed deletion of the language.

COMPREHENSIVE PLAN ANALYSIS

The project is in the Transitional Mixed Use Future Land Use category. The category is described below:

FLU-1.2.8 TRANSITIONAL MIXED USE
Transitional Mixed Use areas are characterized by primarily existing or emerging developments where the Village's largest and most intense commercial and multifamily residential developments

are or will be concentrated, including some areas that currently have some degree of mixed use. Urban services are in place or readily expandable to support moderately intense levels of mixed commercial and residential development.

Staff Comment: A broad mix of uses is allowed within the Transitional Mixed Use Future Land Use area, subject to compatibility standards, including regional, community, and neighborhood scale commercial to foster the live/work/play mixed use lifestyle sought in this category.

Coconut Point MPD is an existing mixed use development with various retail stores, residential multi-family units, commercial office, health care, and three approved hotels. This 4-story hotel will be located in the back parking lot of the shopping area.

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 a review of:

- Traffic and access impacts. The Traffic Impact Statement provided by the applicant indicates that Via Coconut Point will operate at a LOS C in the year 2026 both with and without the addition of the proposed project traffic. Based on this analysis, the proposed 4-story hotel development will not create a level of service issue. Hotels are typically “off-peak hour” traffic generators.

- Architectural and landscape design is reviewed through the provision of a Pattern Book. The most recent renderings appear to be consistent with the Coconut Point Design Review Guidelines.

- Site planning and interconnectivity are met by the provision of internal walkways and pedestrian connections to Via Coconut Point and to the Coconut Point shopping center.

- Adjacent land uses should not be negatively impacted by this proposal. The proposed development is within an existing MPD which features a variety of uses including residential, retail, and other commercial uses. The line of sight diagram does not indicate any detrimental impact to the to the Brooks Community to the east across Via Coconut and the railroad ROW.

DEVIATIONS

The applicant requested two deviations from the Village of Estero land Development Code:

Deviation 1 *requests to deviate from the Land Development Code (LDC) Section 5-408.C Open Space Standards, which requires a minimum of 30% open space, to allow 28% open space for this development.*

Staff Comment: Due to the lot size, configuration, and the required parking, the applicant requests a slight deviation from the 30% open space requirement to allow 28% open space. The applicant will install required plantings within the proposed parking area and landscape buffers. In addition,

the applicant will also plant the median in front of the proposed development site along Via Coconut Point with a variety of trees and plantings.

Staff recommends approval of this deviation because the applicant is offering median landscaping.

Deviation 2 *requests to deviate from the Land Development Code (LDC) Section 3-706.C Intensity and Dimensional standards, which allows a maximum building height of 45 feet, to allow a maximum building height of 48 feet to the main parapet and 58 feet 6 inches to the top of the architectural tower element.*

Staff Comment: The proposed 4-story hotel measures 48 feet high to the main parapet and 58 feet 6 inches to the top of the architectural tower element. The adjacent residential multi-family building, The Residences at Coconut Point is 4-story building measuring 55 feet in height. The Brooks Shadow Wood community is approximately 500 feet away from the development site and the existing trees along the Railroad ROW east of the site are approximately 20 feet tall to block the view.

Staff recommends approval of this deviation.

CONCLUSION

Staff has proposed the following findings for the MPD Amendment if the PZDB wishes to approve the request:

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 Mixed Use Planned Development, surrounded by a variety of residential, retail, and 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 two deviations from required standards.

3. The Planned Development Amendment will address a community need.

   Staff Comment: The proposed amendment is for a 111-room, 4-story hotel in an existing and developed Mixed Use Planned Development. Hotel use is permitted within the MPD, and this development will help diversify the uses in the center and promote pedestrian movement within the Coconut Point shopping center, emphasizing the “live/work/play” goal of the Transitional Mixed Use future land use designation of this site. The applicant has stated that there is a need for extended stay hotels in Estero.

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

Staff Comment: The amendment, with the proposed conditions, will be compatible with the existing and planned uses in the surrounding area. The surrounding uses are mixed and include residential, retail, and other commercial uses.

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 in a partially unused parking lot within a commercial shopping center in an established MPD.

6. The Planned Development Amendment will not adversely affect the property values in the area.

   Staff Comment: The proposed amendment 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 project 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 and is a parking lot.

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 Deviations:

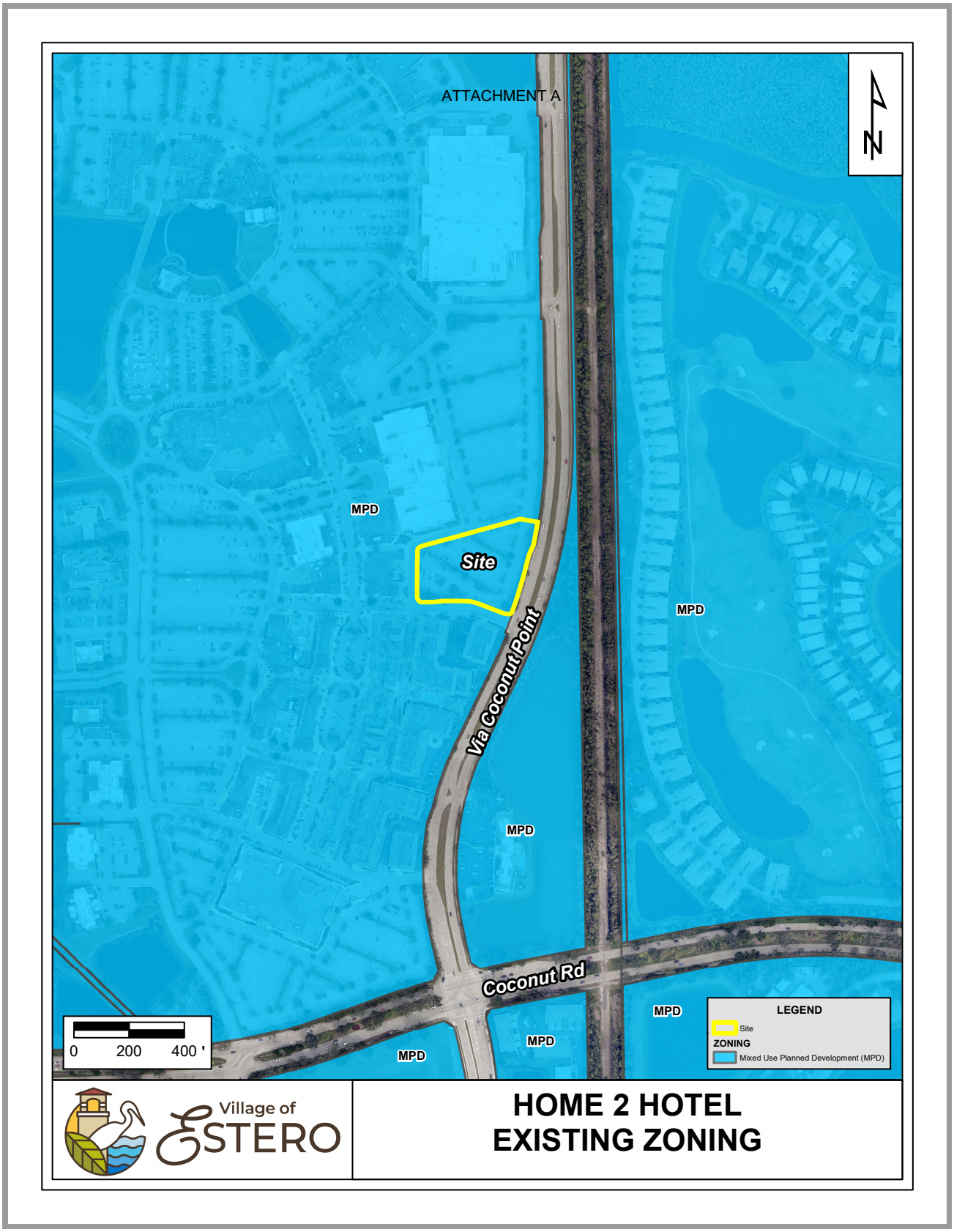
The proposed deviations for open space and building height will:

1. Off-set the minor open space reduction with landscaping in the median on Via Coconut.
2. Be similar to the height of the existing adjacent 4-story residential multi-family building.

ATTACHMENTS:

A. Maps – Zoning Map, and Future Land Use Map
B. Master Concept Plan
C. Zoning Conditions
D. Pattern Book
E. Applicant Information
   1) Public Information Meeting Summary

2) Traffic Memo
3) Parking Demand Study
4) Hotel Room Calculations


ATTACHMENT A
N
MPD
Site
MPD
Via Coconut Point
MPD
Coconut Rd
MPD
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MPD
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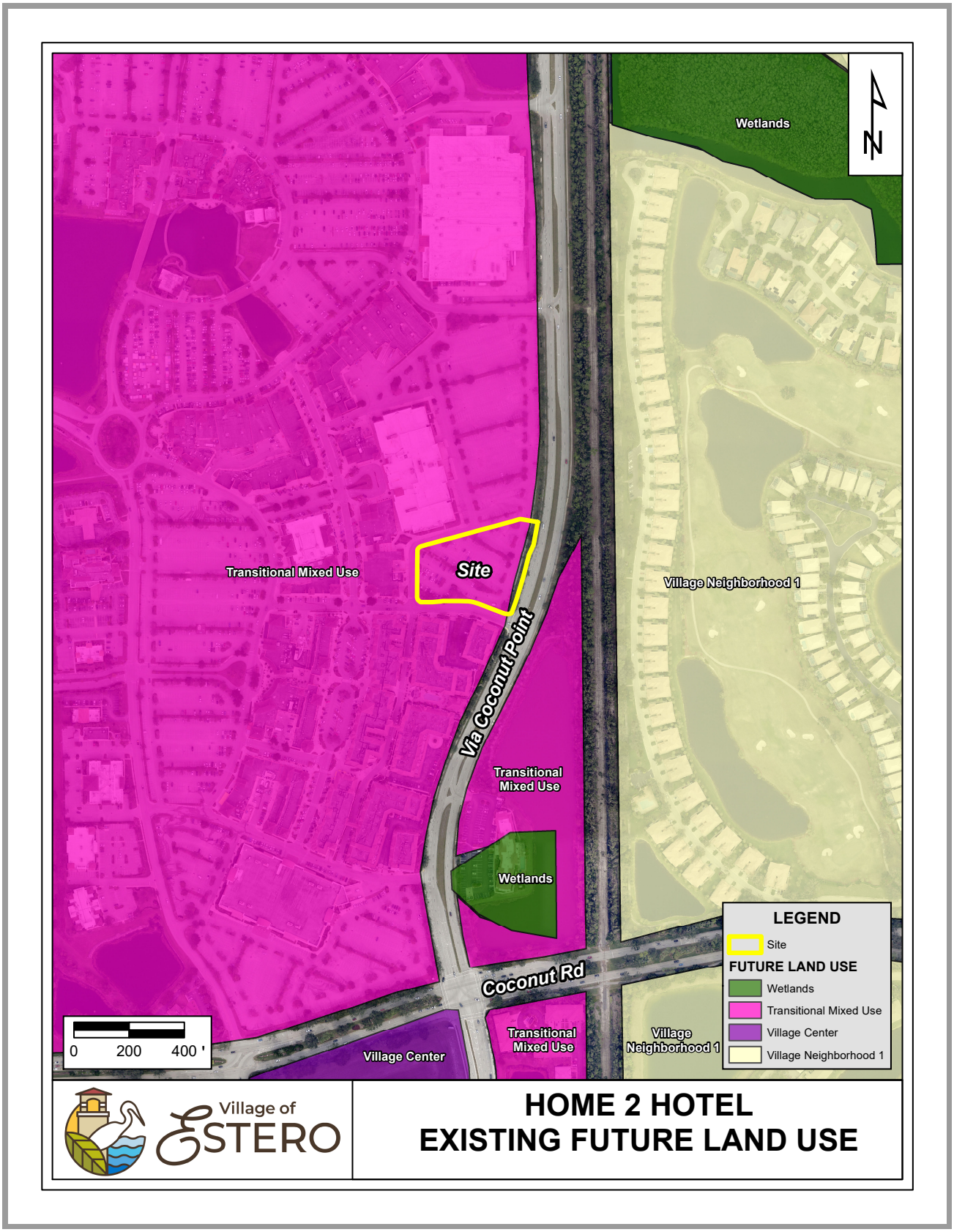
LEGEND
Site
ZONING
Mixed Use Planned Development (MPD)
Village of
ESTERO
HOME 2 HOTEL
EXISTING ZONING


Wetlands
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Transitional Mixed Use
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Village Neighborhood 1
Via Coconut Point
Transitional Mixed Use
Wetlands
Coconut Rd
Village Center
Transitional Mixed Use
Village Neighborhood 1
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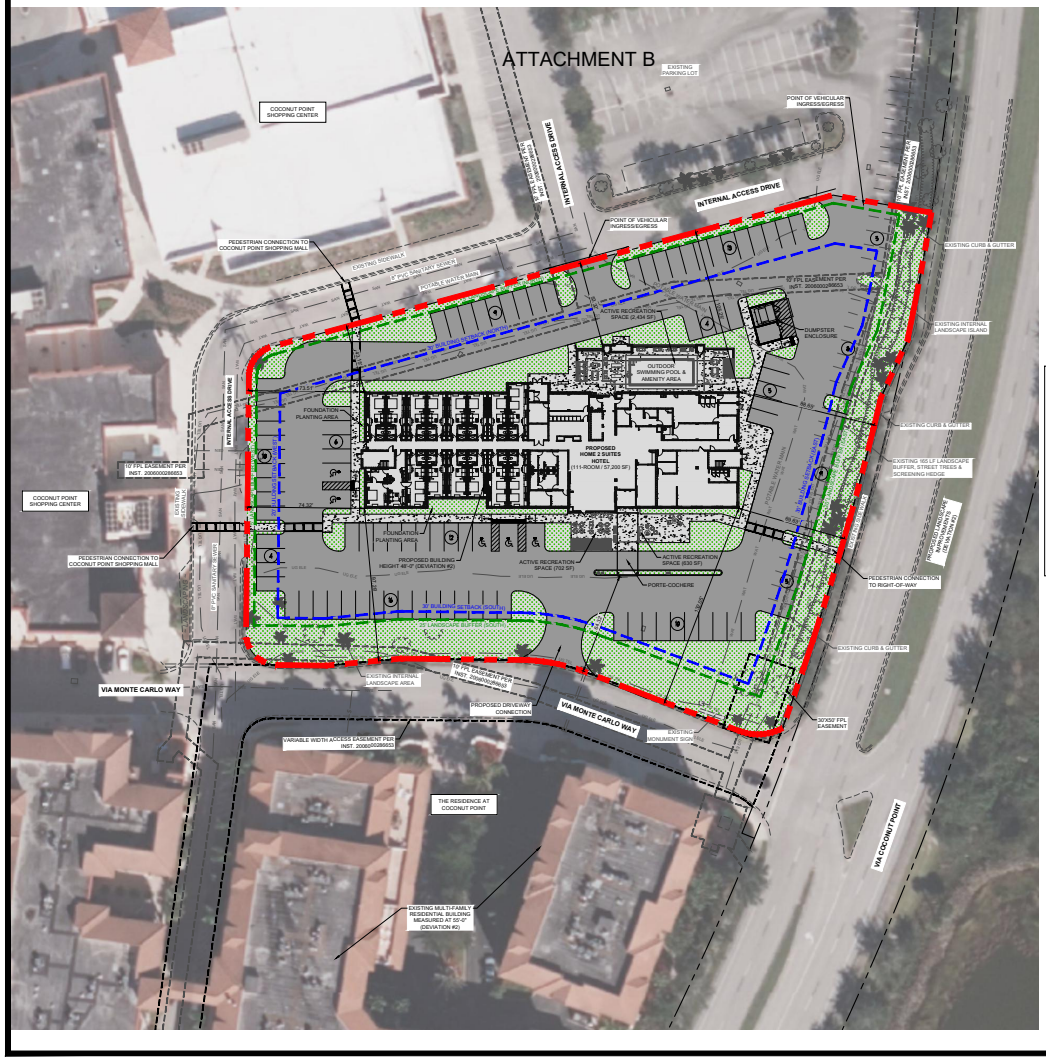
LEGEND
Site
FUTURE LAND USE
Wetlands
Transitional Mixed Use
Village Center
Village Neighborhood 1
Village of ESTERO
HOME 2 HOTEL
EXISTING FUTURE LAND USE



PROPERTY INFORMATION	
PARCEL ID #	09-47-25-E2-3600C.0010
JURISDICTION:	VILLAGE OF ESTERO
ZONING DISTRICT:	MIXED-USE PLANNED DEVELOPMENT (MPD) & US HWY 41 OVERLAY
TOTAL SITE AREA:	2.372 AC / 103,310 SF

LAND USE SCHEDULE	
SUBJECT PROPERTY:	PROPOSED HOME2SUITES HOTEL
NORTH:	COCONUT POINT (VACANT CINEMA)
SOUTH:	THE RESIDENCES AT COCONUT POINT
EAST:	SHADOW WOOD COMMUNITY & COUNTRY CLUB
WEST:	COCONUT POINT (AMERICAN EAGLE & BUCKLE)

PROPOSED BUILDING DATA	
TOTAL FLOORS:	4-STORY
GROSS BUILDING AREA:	57,200 SF
TOTAL ROOMS:	111-KEYS
NON-RESIDENTIAL INTENSITY:	0.69

SETBACKS & BUFFERS		
DIRECTION	BUILDING SETBACK	LANDSCAPE BUFFER
NORTH	30'-0"	5'-0"
SOUTH	30'-0"	25'-0"
EAST	30'-0"	20'-0"
WEST	20'-0"	5'-0"

MINIMUM PARKING REQUIREMENTS	
MINIMUM PARKING CRITERIA:	1 SPACES : 1.2 ROOM
CALCULATION (MINIMUM):	93
MAXIMUM PARKING CRITERIA:	125% OF MINIMUM
CALCULATION (MAXIMUM):	116

PROPOSED PARKING		
SPACE TYPE	SIZE	NO. PROPOSED
PROPOSED REGULAR	9' X 18'	111
PROPOSED ACCESSIBLE	12' X 18'	5
TOTAL:		116

OPEN SPACE CRITERIA		
OPEN SPACE REQUIRED:	30%	30,993 SF
OPEN SPACE PROVIDED:	28%	28,885 SF

REQUESTED DEVIATIONS

1. **DEVIATION 1 - OPEN SPACE CRITERIA (SECTION 5-408.C)** *THE APPLICANT IS SEEKING RELIEF FOR THE MINIMUM 30% OPEN SPACE REQUIREMENT, DUE TO THE LOT SIZE AND CONFIGURATION THE MSP WAS DESIGNED TO MAXIMIZE THE OFF-STREET PARKING PROPOSED AND MAINTAIN THE EXISTING LANDSCAPE BUFFER ALONG THE RIGHT-OF-WAY. THE MCP HAS PROPOSED A TOTAL 28% OPEN SPACE AND PROPOSES TO INCREASE THE LANDSCAPE AREA ON-SITE FROM THE EXISTING PARKING LOT CONDITIONS. ADDITIONALLY, THE MCP HAS PROPOSED TO INSTALL LANDSCAPED AREAS AND STREET TREES WITHIN CENTER MEDIAN FOR THE VIA COCONUT POINT RIGHT-OF-WAY.*
2. **DEVIATION 2 - MAX. BUILDING HEIGHT (SECTION 3-706.C)** *THE APPLICANT IS SEEKING RELIEF FOR THE MAXIMUM 45'-0" BUILDING HEIGHT REQUIREMENT. THE PROPOSED HOME2SUITES BUILDING MEASURES 48'-0" IN HEIGHT TO THE MAIN PARAPET AND 58'-6" TO THE TOP OF THE ARCHITECTURAL TOWER ELEMENT PROPOSED. ON THE ADJACENT LOT TO THE SOUTH THERE IS AN EXISTING/MULTI-FAMILY RESIDENTIAL COMMUNITY, THE RESIDENCE AT COCONUT POINT WITH 4-STORY BUILDINGS MEASURING 55'-0" IN HEIGHT.*

MASTER CONCEPT PLAN NOTES

3-702.D.1.A
EXISTING EASEMENTS ARE SHOWN AND ARE LABELED ON THIS MASTER CONCEPT PLAN.

3-702.D.1.B
ALL VEHICULAR POINTS OF INGRESS/EGRESS ARE NOTED ON THE MASTER CONCEPT PLAN.

3-702.D.1.C
NONRESIDENTIAL FLOOR AREA: 71,316 SF (17,682 SF ON GROUND FLOOR)
NONRESIDENTIAL INTENSITY: 0.69 (103,310.68 SF / 71,316 SF)

3-702.D.1.D
THE PROPOSED PLANNED DEVELOPMENT IS NOT DIVIDED INTO LOTS OR PARCELS.

3-702.D.1.E
THE PROPOSED BUFFERS AND BUILDING SETBACKS ALONG EACH PROPERTY LINE ARE LABELED ON THE MASTER CONCEPT PLAN.

3-702.D.1.F
THE OPEN SPACE DESIGN PLAN TO DELINEATE INDIGENOUS PRESERVES AND/OR NATIVE TREE PRESERVATION AREAS IS NOT APPLICABLE AS THE SUBJECT PROPERTY IS AN EXISTING PARKING LOT.

3-702.D.1.G
OPEN SPACE REQUIRED: 30% (30,993 SF)
OPEN SPACE PROVIDED: 28% (28,471 SF)

3-702.D.1.H
THE PROPOSED ACTIVE RECREATION OPEN SPACES ARE LABELED ON THE MASTER CONCEPT PLAN.

3-702.D.1.I
THE LOCATION OF PROPOSED RECREATION AREAS AND PROPOSED PARKING SPACES ARE LABELED ON THE MASTER CONCEPT PLAN. NO INDIGENOUS AREAS OR FLOW WAYS ARE REQUIRED TO BE PRESERVED, RESTORED, OR CREATED; THEREFORE, THOSE ARE NOT SHOWN ON THE PLAN.

3-702.D.1.J
NO ENVIRONMENTALLY SENSITIVE LANDS EXIST ON THE SUBJECT PROPERTY.

3-702.D.1.K
THE ON-SITE PEDESTRIAN CIRCULATION SYSTEM IS SHOWN VIA THE PROPOSED SIDEWALKS ON THE MASTER CONCEPT PLAN. THE CONNECTION POINTS TO THE OFF-SITE PEDESTRIAN SYSTEM ARE LABELED ON THE MASTER CONCEPT PLAN.

3-702.D.1.L
THE CONNECTION POINTS TO THE OFF-SITE ROADS HAVE BEEN LABELED AND EACH OFF-SITE ROAD HAS BEEN LABELED ON THE MASTER CONCEPT PLAN.

3-702.D.1.N
THE LOCATIONS OF THE EXISTING POTABLE WATER AND WASTEWATER LINES HAVE BEEN LABELED ON THE MASTER CONCEPT PLAN. CONNECTIONS TO THE MAIN LINES WILL BE PER BONITA SPRINGS UTILITIES, INC. REQUIREMENTS.

3-702.D.1.O
THERE ARE SEVERAL EXISTING STORM DRAINAGE STRUCTURES ON-SITE. THE PROPOSED DEVELOPMENT WILL CONNECT TO THESE EXISTING STRUCTURES. THE EXISTING STRUCTURES CONVEY STORMWATER TO AN EXISTING POND.

3-702.D.1.P
THE EXISTING DEVELOPMENT WHICH THIS PROPOSED HOTEL WILL BE JOINING, IS ALREADY SERVED BY OFF-SITE PUBLIC FACILITIES FOR FIRE PROTECTION, POLICE PROTECTION, EMERGENCY MANAGEMENT, AND SOLID WASTE MANAGEMENT.

CONCEPTUAL LAND USE BREAKDOWN

HOTEL:	0.40 ACRES
HARDSCAPE/GREENSPACE/AMENITY AREAS:	1.97 ACRES
TOTAL:	2.37 ACRES

CONCEPTUAL OPEN SPACE BREAKDOWN

OPEN SPACE REQUIRED:	30% (30,993 SF)
OPEN SPACE PROVIDED:	28% (28,471 SF)

PROPOSED NONRESIDENTIAL INTENSITY

NONRESIDENTIAL FLOOR AREA:	71,316 SF
SITE AREA:	103,310 SF
NONRESIDENTIAL INTENSITY:	0.69

SCALE: 1" = 30'

INGENIUM ENTERPRISES, INC.
19445 SHUMARD OAK DR.
SUITE 102
LAND O LAKES, FL 34638
PHONE: (813) 387-0084

FBPE CERT. OF AUTHORITY #8370

INGENIUM PROJECT:	220037
PROJECT PM:	NK
PROJECT RE:	LW
ISSUE DATE:	10/18/2024

DWG NAME: 220037 MASTER CONCEPT PLAN.DWG

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CLIENT:
Peachtree Hotel Group
3500 Lenox Road - Suite 625
Atlanta, GA 30326
Phone: (470) 298-3648

HOME2 SUITES BY HILTON
COCONUT POINT
23106 FASHION DRIVE
ESTERO, FLORIDA 33928

NO.	DATE	DESCRIPTION

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ENGINEER NAME, PE ON THE DATE ADJACENT TO THE SEAL ON THE COVER SHEET (CS1.0).

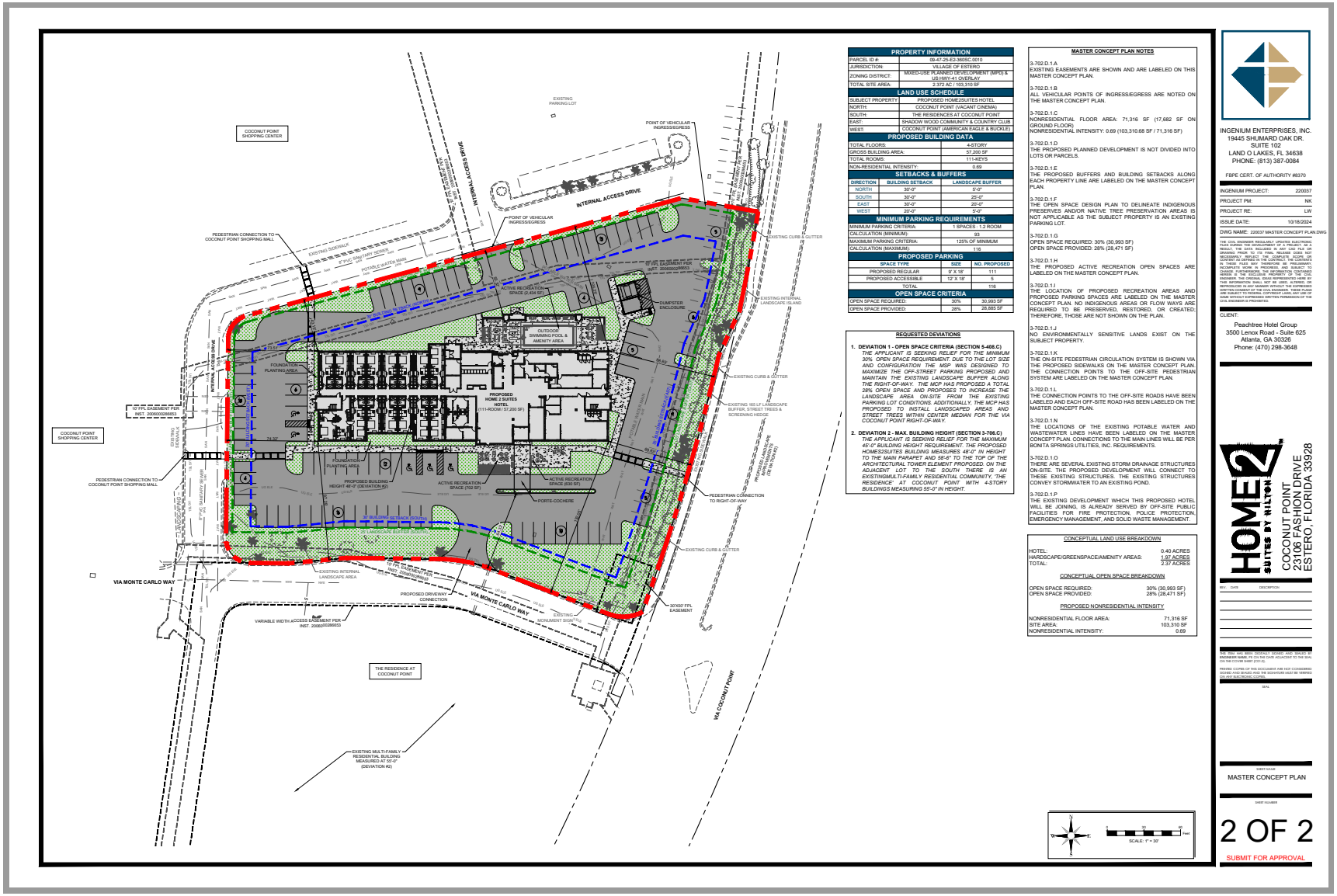
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SEAL

SHEET NAME
MASTER CONCEPT PLAN

SHEET NUMBER
1 OF 2

SUBMIT FOR APPROVAL



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CONCEPTUAL LAND USE BREAKDOWN

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TOTAL:	2.37 ACRES

CONCEPTUAL OPEN SPACE BREAKDOWN

OPEN SPACE REQUIRED:	30% (30,993 SF)
OPEN SPACE PROVIDED:	28% (28,471 SF)

PROPOSED NONRESIDENTIAL INTENSITY

NONRESIDENTIAL FLOOR AREA:	71,316 SF
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19445 SHUMARD OAK DR.
SUITE 102
LAND O LAKES, FL 34638
PHONE: (813) 387-0084

FBPE CERT. OF AUTHORITY #8370

INGENIUM PROJECT:	220037
PROJECT PM:	NK
PROJECT RE:	LW
ISSUE DATE:	10/18/2024
DWG NAME:	220037 MASTER CONCEPT PLAN.DWG

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CLIENT:
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3500 Lenox Road - Suite 625
Atlanta, GA 30326
Phone: (470) 298-3648

HOME2 SUITES BY HILTON
COCONUT POINT
23106 FASHION DRIVE
ESTERO, FLORIDA 33928

NO.	DATE	DESCRIPTION

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SEAL

SHEET NAME
MASTER CONCEPT PLAN

SHEET NUMBER
2 OF 2

SUBMIT FOR APPROVAL

ATTACHMENT C

Home2 Suites at Coconut Point MPD

Zoning Conditions

DCI2024-E005

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1. The previous approvals contained in Resolution Z-02-009, 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 "Master Concept Plan" stamped "Received October 23, 2024."

3. Development Parameters and Uses

   Development is permitted at a maximum as follows:

   Hotel – 111 Rooms

   Consumption on premises for hotel, per state liquor license

4. Maximum Building Height and Property Development Regulations

   Height: 48 feet to the main parapet and 58 feet 6 inches to the top of the architectural tower element, see Deviation 2.

   Minimum Building Setbacks:

   Front: 30 feet
   Side (East): 30 feet
   Side (West): 20 feet
   Rear: 30 feet

   Open Space Requirements: 28% minimum, see Deviation 1.

5. No Blasting

   No development blasting is permitted as part of this project.

6. Utilities

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

7. Pattern Book

The development must be consistent with the Pattern Book "Home2 Suites At Coconut Point Supplemental Pattern Book" stamped "Received January 16, 2025."

8. Construction

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

9. Buffers

As part of local development order approval, the development order plans must demonstrate buffering consistent with the Master Concept Plan, the Land Development Code, and the Pattern Book. As part of local development order approval, all required buffer planting must be 100% native vegetation.

10. Via Coconut Point Median Landscaping

The applicant will coordinate with Village of Estero staff to provide landscaping in the median east of this property. The specific plantings will be determined at the time of development order.

11. 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.

12. Lighting

Lighting will be reviewed at the time of development order.

13. Radio Enhancement

The owner or owner's representative shall conduct an assessment model at the time of development order to determine if the minimum radio signal's strength for the fire department communication is in compliance with NFPA1:11.10, NFPA 1221:11.3.9, standards for inbound and outbound signal strength and quality. If minimum signal strength is not available, the applicant shall install radio enhancement in the building.

14. Hurricane Preparedness

A Hurricane Preparedness Plan or mitigation will be required at time of development order per Land Development Code, Sections 7-504 and 7-505.

15. Re-Plat

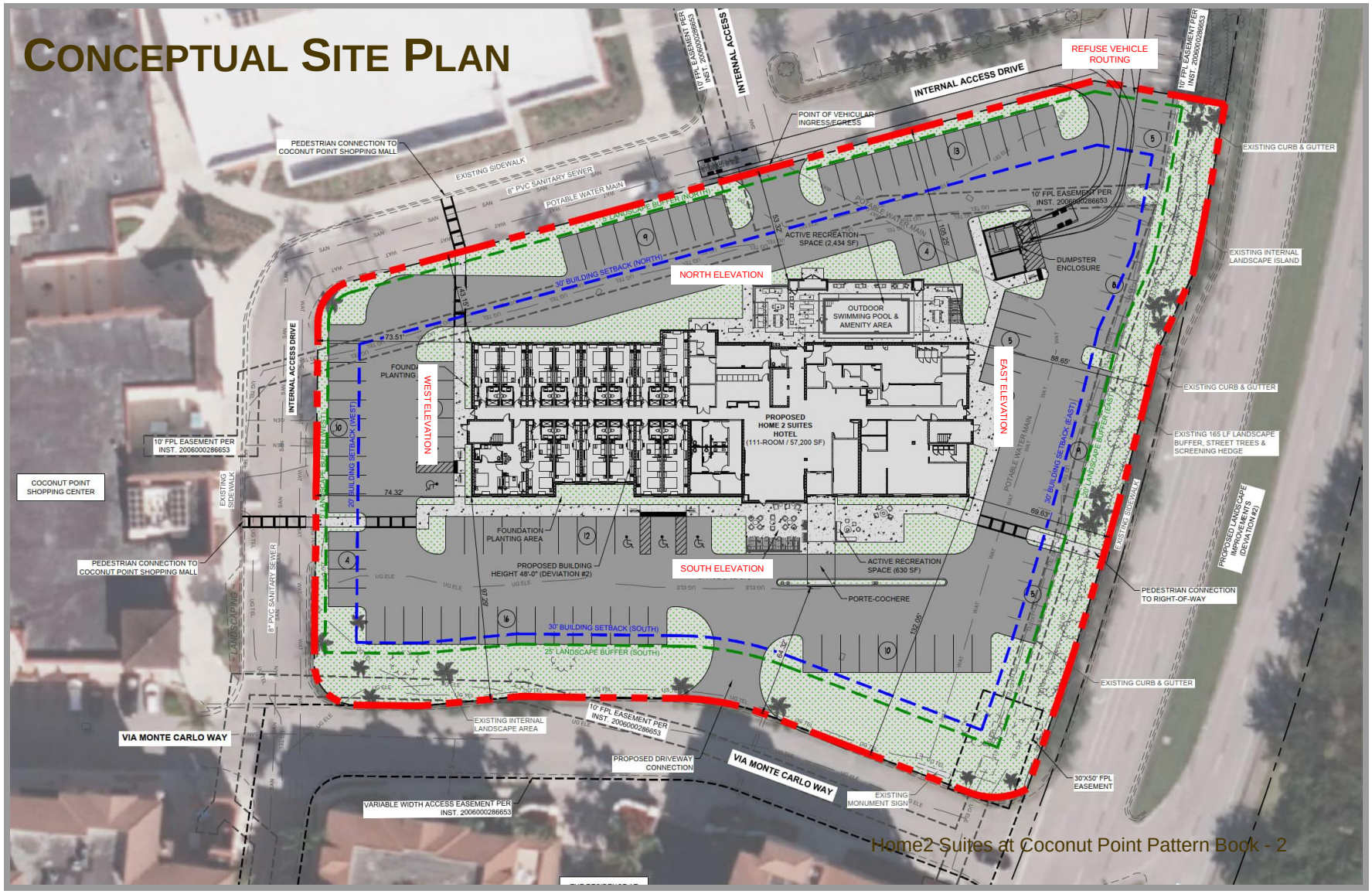
Prior to a development order for the hotel being issued, a re-plat of the subject property

must be submitted, reviewed, and approved.

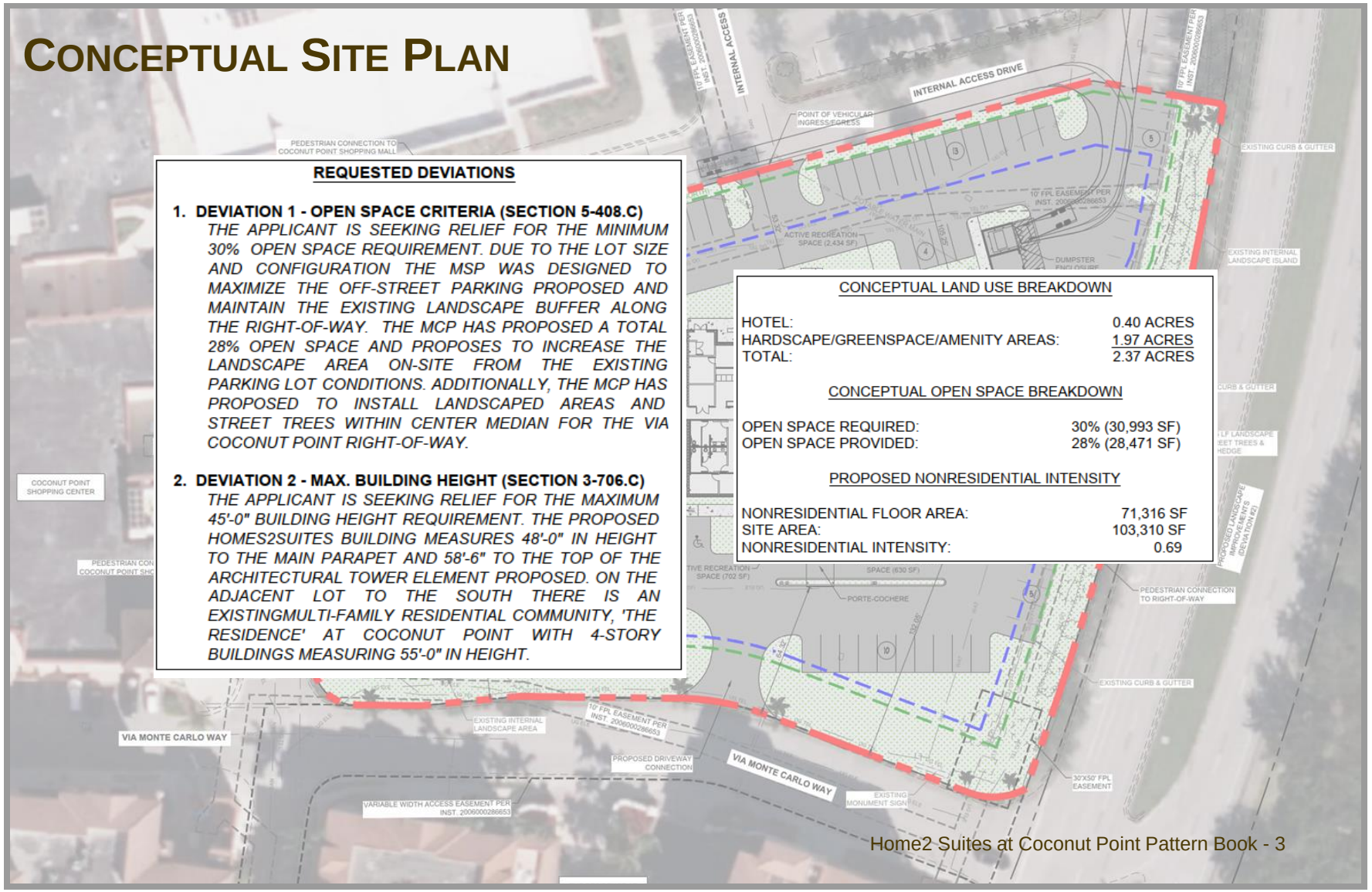
16. Land Development Code (LDC)

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.


ATTACHMENT D
HOME2 SUITES AT COCONUT POINT
SUPPLEMENTAL PATTERN BOOK
INGENIUM ENTERPRISES
Civil Engineering & Planning
Peachtree Group
HOME2
SUITES BY HILTON


CONCEPTUAL SITE PLAN
REFUSE VEHICLE ROUTING
INTERNAL ACCESS DRIVE
POINT OF VEHICULAR INGRESS/EGRESS
PEDESTRIAN CONNECTION TO COCONUT POINT SHOPPING MALL
EXISTING SIDEWALK
8" PVC SANITARY SEWER
POTABLE WATER MAIN
10' FPL EASEMENT PER INST. 2006000286653
EXISTING CURB & GUTTER
ACTIVE RECREATION SPACE (2,434 SF)
DUMPSTER ENCLOSURE
EXISTING INTERNAL LANDSCAPE ISLAND
30' BUILDING SETBACK (NORTH)
NORTH ELEVATION
OUTDOOR SWIMMING POOL & AMENITY AREA
WEST ELEVATION
EAST ELEVATION
PROPOSED HOME 2 SUITES HOTEL (111-ROOM / 57,200 SF)
20' BUILDING SETBACK (WEST)
30' BUILDING SETBACK (EAST)
EXISTING 165 LF LANDSCAPE BUFFER, STREET TREES & SCREENING HEDGE
COCONUT POINT SHOPPING CENTER
FOUNDATION PLANTING AREA
PROPOSED BUILDING HEIGHT 48'-0" (DEVIATION #2)
SOUTH ELEVATION
ACTIVE RECREATION SPACE (630 SF)
PORTE-COCHERE
PROPOSED LANDSCAPE IMPROVEMENTS (DEVIATION #3)
PEDESTRIAN CONNECTION TO RIGHT-OF-WAY
30' BUILDING SETBACK (SOUTH)
25' LANDSCAPE BUFFER (SOUTH)
EXISTING CURB & GUTTER
VIA MONTE CARLO WAY
EXISTING INTERNAL LANDSCAPE AREA
PROPOSED DRIVEWAY CONNECTION
30'X50' FPL EASEMENT
EXISTING MONUMENT SIGN
VARIABLE WIDTH ACCESS EASEMENT PER INST. 2006000286653
Home2 Suites at Coconut Point Pattern Book - 2

CONCEPTUAL SITE PLAN



REQUESTED DEVIATIONS

1. **DEVIATION 1 - OPEN SPACE CRITERIA (SECTION 5-408.C)**
   THE APPLICANT IS SEEKING RELIEF FOR THE MINIMUM 30% OPEN SPACE REQUIREMENT. DUE TO THE LOT SIZE AND CONFIGURATION THE MSP WAS DESIGNED TO MAXIMIZE THE OFF-STREET PARKING PROPOSED AND MAINTAIN THE EXISTING LANDSCAPE BUFFER ALONG THE RIGHT-OF-WAY. THE MCP HAS PROPOSED A TOTAL 28% OPEN SPACE AND PROPOSES TO INCREASE THE LANDSCAPE AREA ON-SITE FROM THE EXISTING PARKING LOT CONDITIONS. ADDITIONALLY, THE MCP HAS PROPOSED TO INSTALL LANDSCAPED AREAS AND STREET TREES WITHIN CENTER MEDIAN FOR THE VIA COCONUT POINT RIGHT-OF-WAY.

2. **DEVIATION 2 - MAX. BUILDING HEIGHT (SECTION 3-706.C)**
   THE APPLICANT IS SEEKING RELIEF FOR THE MAXIMUM 45'-0" BUILDING HEIGHT REQUIREMENT. THE PROPOSED HOMES2SUITES BUILDING MEASURES 48'-0" IN HEIGHT TO THE MAIN PARAPET AND 58'-6" TO THE TOP OF THE ARCHITECTURAL TOWER ELEMENT PROPOSED. ON THE ADJACENT LOT TO THE SOUTH THERE IS AN EXISTINGMULTI-FAMILY RESIDENTIAL COMMUNITY, 'THE RESIDENCE' AT COCONUT POINT WITH 4-STORY BUILDINGS MEASURING 55'-0" IN HEIGHT.

CONCEPTUAL LAND USE BREAKDOWN

HOTEL:	0.40 ACRES
HARDSCAPE/GREENSPACE/AMENITY AREAS:	1.97 ACRES
TOTAL:	2.37 ACRES

CONCEPTUAL OPEN SPACE BREAKDOWN

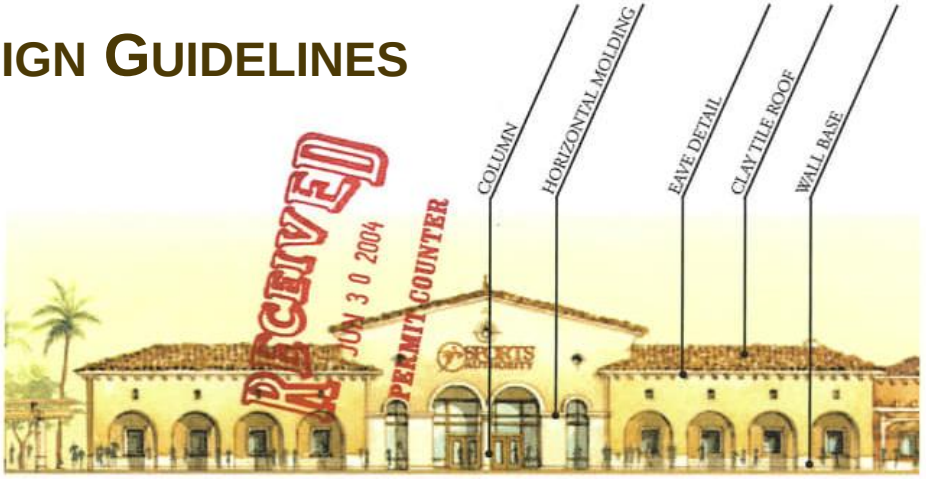
OPEN SPACE REQUIRED:	30% (30,993 SF)
OPEN SPACE PROVIDED:	28% (28,471 SF)

PROPOSED NONRESIDENTIAL INTENSITY

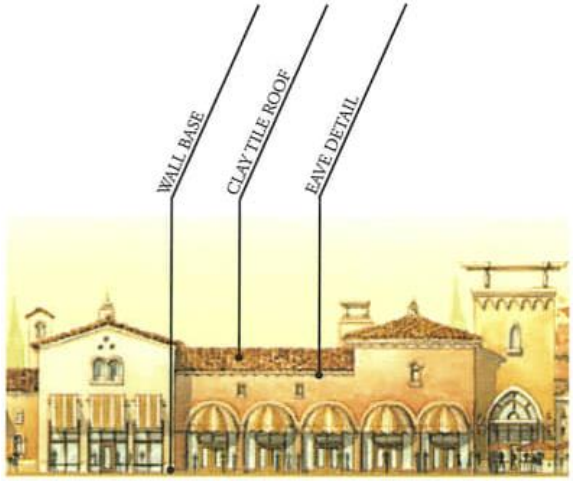
NONRESIDENTIAL FLOOR AREA:	71,316 SF
SITE AREA:	103,310 SF
NONRESIDENTIAL INTENSITY:	0.69

Home2 Suites at Coconut Point Pattern Book - 3

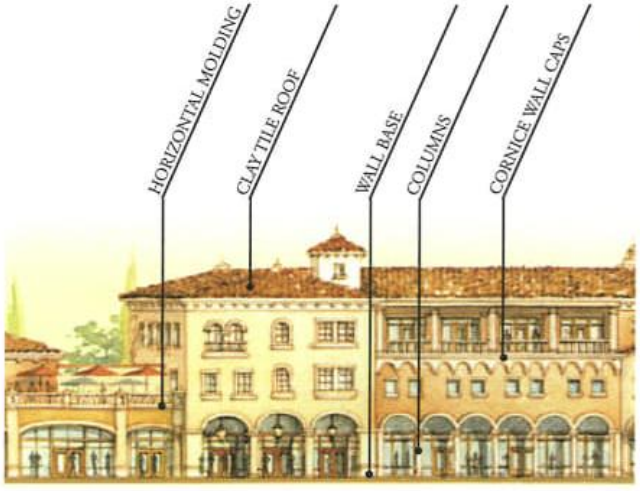
COCONUT POINT DESIGN GUIDELINES



Elevation - Type A2



Elevation - Type A3



Elevation - Type A4

JUNE 14, 2004

Home2 Suites at Coconut Point Pattern Book - 4

EXISTING SITE PHOTOGRAPHS







Home2 Suites at Coconut Point Pattern Book - 5


FRONT
HOME2
Home2 Suites at Coconut Point Pattern Book - 6


FRONT
Home2 Suites at Coconut Point Pattern Book - 7


FRONT ENTRY
Home2 Suites at Coconut Point Pattern Book - 8


REAR
Home2 Suites at Coconut Point Pattern Book - 9


REAR
HOME2
Home2 Suites at Coconut Point Pattern Book - 10


REAR ENTRY
Home2 Suites at Coconut Point Pattern Book - 11

NORTH AND SOUTH ELEVATIONS



NORTH BUILDING ELEVATION (REAR)
SCALE: 1/8" = 1'-0"



SOUTH BUILDING ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"

Home2 Suites at Coconut Point Pattern Book - 12

EAST AND WEST ELEVATIONS



EAST BUILDING ELEVATION (RIGHT)
SCALE: 1/8" = 1'-0"



WEST BUILDING ELEVATION (LEFT)
SCALE: 1/8" = 1'-0"

s1
EXTERIOR STUCCO SYSTEM
TEXTURE:
LIGHT SAND FINISH
COLOR TO MATCH:
SW 6178 - CLARY SAGE

s2
EXTERIOR STUCCO SYSTEM
TEXTURE:
LIMESTONE FINISH
COLOR TO MATCH:
SW 7035 - AESTHETIC WHITE

s3
EXTERIOR STUCCO SYSTEM
TEXTURE:
LIGHT SAND FINISH
COLOR TO MATCH:
SW 9025 - CORIANDER POWDER

s4
EXTERIOR STUCCO SYSTEM
TEXTURE:
LIGHT SAND FINISH
COLOR TO MATCH:
SW 7534 - OUTERBANKS

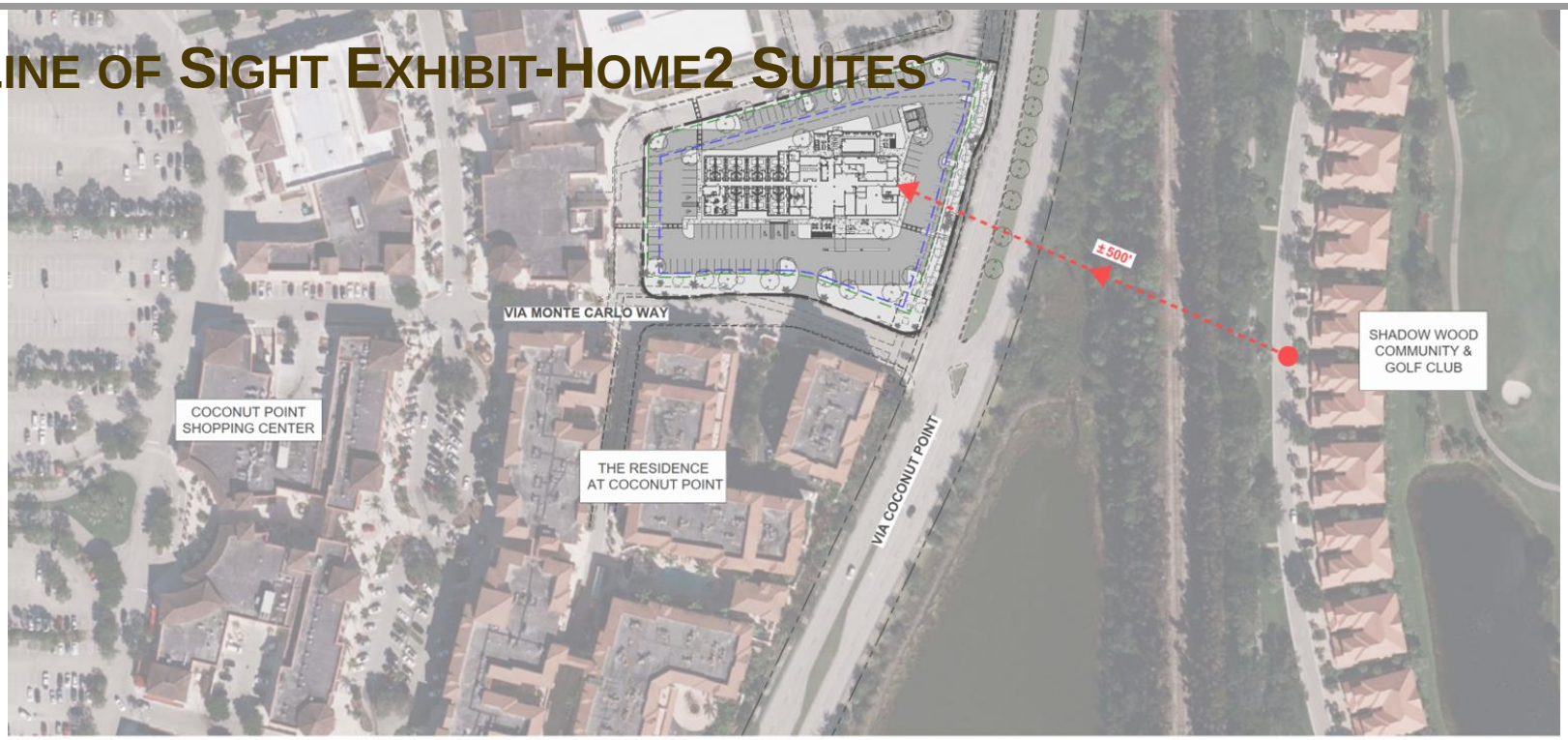
s5
EXTERIOR STUCCO SYSTEM
TEXTURE:
LARGE FORMAT STONE
COLOR TO MATCH:
VARIED COLOR TO MATCH
SW 7534 & SW7035

s6
EXTERIOR STUCCO SYSTEM
TEXTURE:
LARGE FORMAT CORAL STONE
COLOR TO MATCH:
COLOR TO MATCH
SW 7534

s7
CEMETITIOUS BARREL TILE ROOFING
COLOR TO MATCH:
ADOBE

Home2 Suites at Coconut Point Pattern Book - 13

LINE OF SIGHT EXHIBIT-HOME2 SUITES

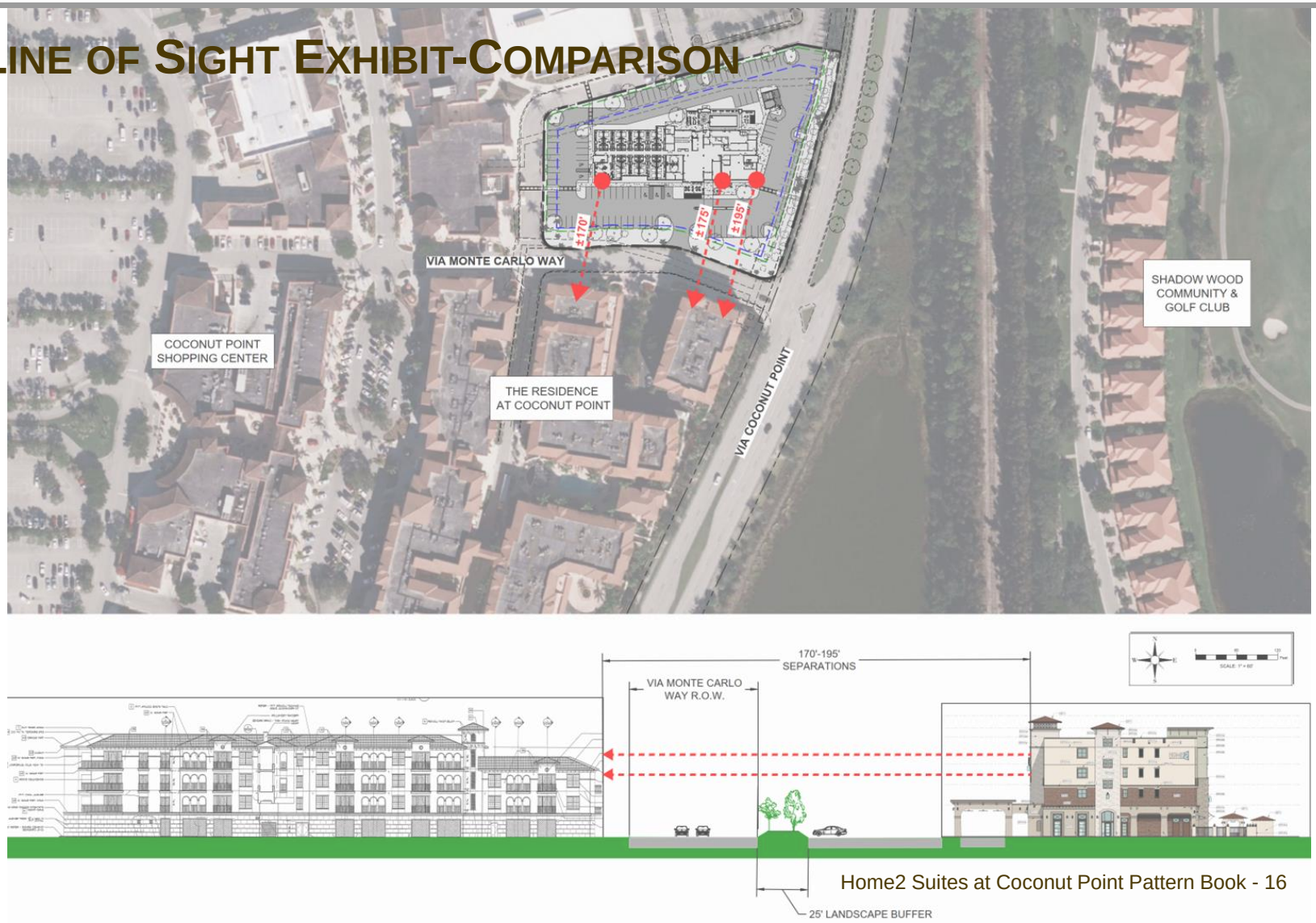


Home2 Suites at Coconut Point Pattern Book - 14

LINE OF SIGHT EXHIBIT-EXISTING

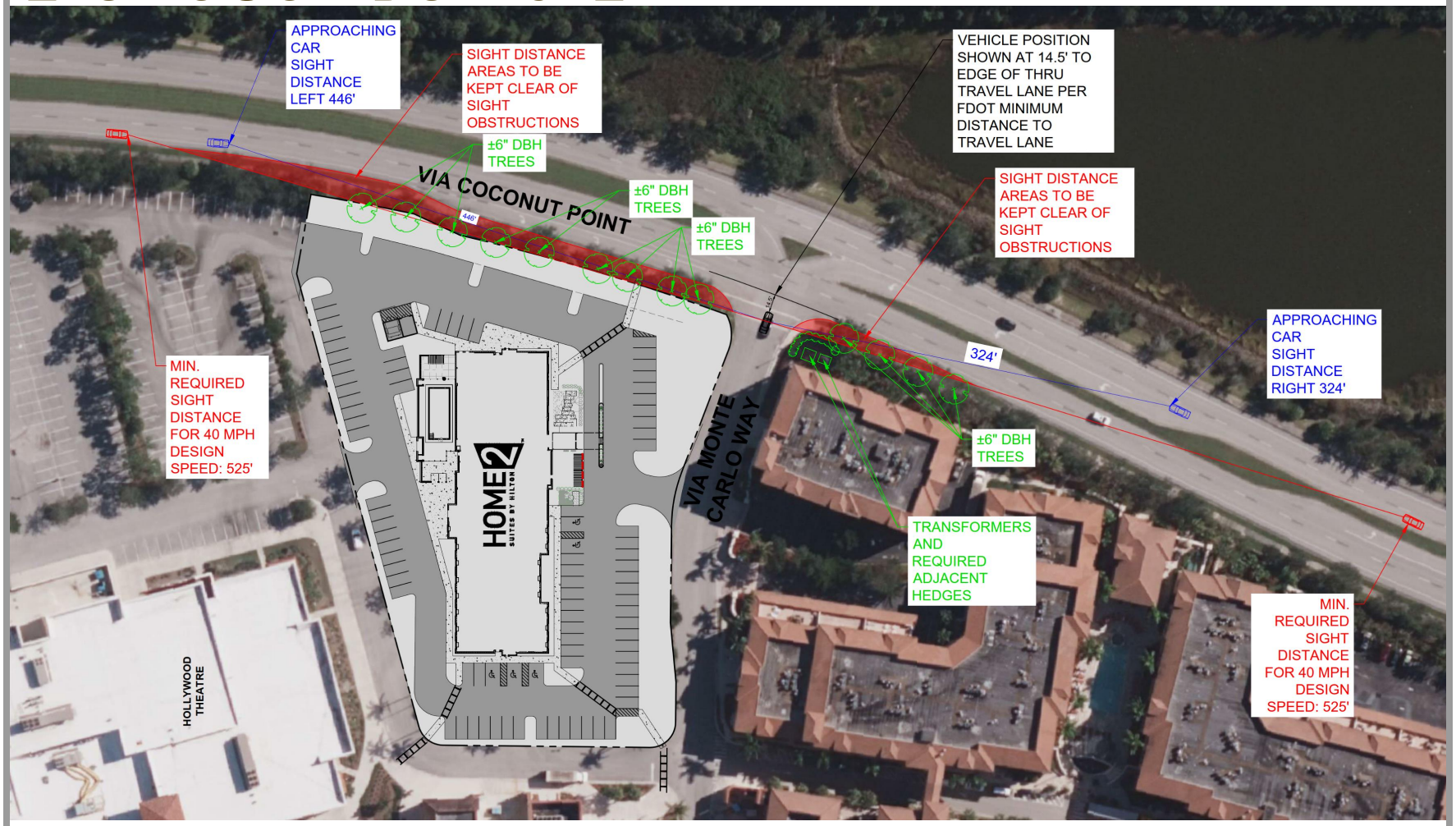


LINE OF SIGHT EXHIBIT-COMPARISON

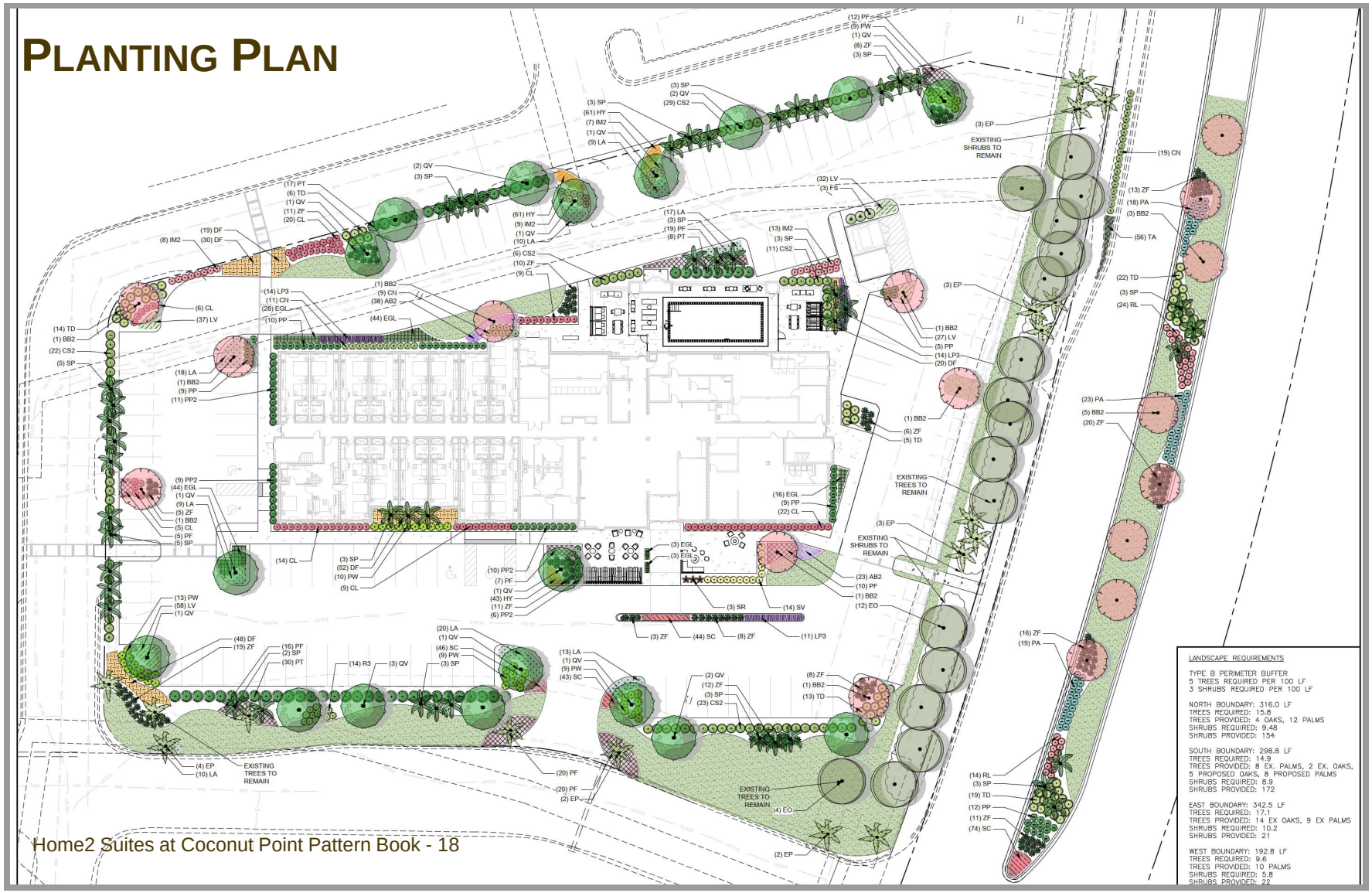


Home2 Suites at Coconut Point Pattern Book - 16

EXISTING SIGHT DISTANCE EXHIBIT



Home2 Suites at Coconut Point Pattern Book - 17


PLANTING PLAN
LANDSCAPE REQUIREMENTS
TYPE B PERIMETER BUFFER
5 TREES REQUIRED PER 100 LF
3 SHRUBS REQUIRED PER 100 LF
NORTH BOUNDARY: 316.0 LF
TREES REQUIRED: 15.8
TREES PROVIDED: 4 OAKS, 12 PALMS
SHRUBS REQUIRED: 9.48
SHRUBS PROVIDED: 154
SOUTH BOUNDARY: 298.8 LF
TREES REQUIRED: 14.9
TREES PROVIDED: 8 EX. PALMS, 2 EX. OAKS, 5 PROPOSED OAKS, 8 PROPOSED PALMS
SHRUBS REQUIRED: 8.9
SHRUBS PROVIDED: 172
EAST BOUNDARY: 342.5 LF
TREES REQUIRED: 17.1
TREES PROVIDED: 14 EX OAKS, 9 EX PALMS
SHRUBS REQUIRED: 10.2
SHRUBS PROVIDED: 21
WEST BOUNDARY: 192.8 LF
TREES REQUIRED: 9.6
TREES PROVIDED: 10 PALMS
SHRUBS REQUIRED: 5.8
SHRUBS PROVIDED: 22
EXISTING TREES TO REMAIN
EXISTING SHRUBS TO REMAIN
Home2 Suites at Coconut Point Pattern Book - 18

PLANT SCHEDULE COCONUT POINT HOTEL

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	REMARKS
TREES								
	BB2	8	DELONIX REGIA	ROYAL POINCIANA	B&B OR CONT	3"CAL	12-14` HT	FULL HEAD, SPECIMEN QUALITY, MIN. 12' CLEAR TRUNK
	EO	17	EXISTING OAK	EXISTING OAK	N/A			EXISTING OAK TO REMAIN
	EP	17	EXISTING PALM	EXISTING PALM	N/A			EXISTING PALM TO REMAIN
	QV	18	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	B&B OR CONT	3"CAL	12`-14`	FULL HEAD, SPECIMEN QUALITY, MIN. 6' CLEAR TRUNK
	SP	39	SABAL PALMETTO	SABAL PALM	FG		14-16` H	CLEAR-TRUNK HEIGHT NOTED

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING	REMARKS
SHRUBS								
	CL	85	CALLISTEMON CITRINUS `LITTLE JOHN`	LITTLE JOHN DWARF BOTTLEBRUSH	N/A	24" MIN.	36" o.c.	FULL FORM
	CN	20	CLUSIA GLUTTIFERA 'NANA'	DWARF CLUSIA	3 GAL		36" o.c.	FULL FORM
	CS2	91	CLUSIA GUTTIFERA	CLUSIA	N/A	36" MIN.	48" o.c.	FULL FORM
	FS	3	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	N/A	24" MIN.	54" o.c.	FULL FORM
	IM2	37	IXORA COCCINEA 'NORA GRANT'	NORA GRANT IXORA	N/A	24" MIN.	36" o.c.	FULL FORM
	PT	55	PITTOSPORUM TOBIRA	PITTOSPORUM	N/A	36" MIN.	60" o.c.	FULL FORM
	PW	50	PITTOSPORUM TOBIRA `WHEELERS DWARF`	WHEELER`S DWARF PITTOSPORUM	N/A	18"	42" o.c.	FULL FORM
	PP	43	PODOCARPUS MACROPHYLLUS `PRINGLES`	PRINGLES DWARF PODOCARPUS	N/A	24" MIN.	36" o.c.	FULL FORM
	PP2	36	PODOCARPUS MACROPHYLLUS MAKI	SHRUBBY YEW PODOCARPUS	15 GAL	48"	36" o.c.	FULL FORM
	R3	14	ROSA HYBRID 'MEIZORLAND'	WHITE DRIFT ROSE	N/A	24" MIN.	36" o.c.	FULL FORM
	SV	14	SCHEFFLERA ARBORICOLA 'VARIEGATA'	DWARF VARIEGATED SCHEFFLERA	N/A	24" MIN.	36" o.c.	FULL FORM
	SR	3	STRELITZIA REGINAE	BIRD OF PARADISE	N/A	24" MIN.	36" o.c.	FULL FORM
	TD	38	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	N/A	24" MIN.	48" o.c.	FULL FORM
	ZF	101	ZAMIA FLORIDANA	COONTIE PALM	N/A	12" MIN.	36" o.c.	FULL FORM
SHRUB AREAS								
	DF	169	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	N/A	24" MIN.	24" o.c.	FULL FORM
	PF	109	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	N/A	24" MIN.	36" o.c.	FULL FORM
GROUND COVERS								
	AB2	61	AGAPANTHUS AFRICANUS `BLUE`	BLUE LILY OF THE NILE	1 GAL		18" o.c.	FULL FORM
	HY	165	HEMEROCALLIS 'WF-479'	EVERGREEN STELLA DAYLILY	1 GAL		12" o.c.	FULL FORM
	LP3	39	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	4"POT		30" o.c.	FULL FORM
	LA	106	LANTANA MONTEVIDENSIS 'ALBA'	WHITE TRAILING LANTANA	4"POT		30" o.c.	FULL FORM
	LV	154	LIRIOPE MUSCARI	LIRIOPE	1 GAL		15" o.c.	FULL FORM
	EGL	138	LIRIOPE MUSCARI `EVERGREEN GIANT`	EVERGREEN GIANT LIRIOPE	1 GAL		18" o.c.	FULL FORM
	SC	133	SEASONAL COLOR		4"POT		12" o.c.	
SOD/SEED								
	SOD	9,524 SF	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS	SOD			

PLANTING SCHEDULES

PLANT SCHEDULE MEDIAN

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	REMARKS
TREES								
	BB2	8	DELONIX REGIA	ROYAL POINCIANA	B&B OR CONT	3"CAL	12-14` HT	FULL HEAD, SPECIMEN QUALITY, MIN. 12' CLEAR TRUNK
	SP	6	SABAL PALMETTO	SABAL PALM	FG		14-16` H	CLEAR-TRUNK HEIGHT NOTED

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING	REMARKS
SHRUBS								
	CN	19	CLUSIA GLUTTIFERA 'NANA'	DWARF CLUSIA	3 GAL		36" o.c.	FULL FORM
	PA	60	PLUMBAGO AURICULATA	BLUE PLUMBAGO	N/A	24" MIN.	36" o.c.	FULL FORM
	PP	12	PODOCARPUS MACROPHYLLUS `PRINGLES`	PRINGLES DWARF PODOCARPUS	N/A	24" MIN.	36" o.c.	FULL FORM
	RL	38	RONDELETIA LEUCOPHYLLA	PANAMA ROSE	3 GAL		36" o.c.	FULL FORM
	TD	41	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	N/A	24" MIN.	48" o.c.	FULL FORM
	ZF	60	ZAMIA FLORIDANA	COONTIE PALM	N/A	12" MIN.	36" o.c.	FULL FORM
GROUND COVERS								
	SC	74	SEASONAL COLOR		4"POT		12" o.c.	
	TA	56	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	4"POT@		12" o.c.	
SOD/SEED								
	SOD	3,727 SF	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS	SOD			

Home2 Suites at Coconut Point Pattern Book - 19

PLANTINGS IMAGES

TREES


Sabal Palm


Southern Live Oak


Royal Poinciana

GRASSES


Fakahatchee Grass


Hamein Dwarf Fountain Grass


Purple Fountain Grass


Evergreen Giant Liriope

GROUNDCOVER


Agapanthus


Evergreen Daylily


Purple Traling Lantana


White Traling Lantana


Variegated Liriope

Home2 Suites at Coconut Point Pattern Book - 20

PLANTINGS IMAGES

SHRUBS


Shrubby Yew Podocarpus


Pittosporum tobira


Clusia


Pineapple Guava


Bird of Paradise


Dwarf Variegated Schefflera


Dwarf Palmetto


Pringles Dwarf Podocarpus


Nora Grant Ixora


White Drift Rose


Little John Dwarf Bottlebrush


Wheeler's Dwarf Pittosporum


Coontie

Home2 Suites at Coconut Point Pattern Book - 21


MEDIAN PLANTING RENDERING
Home2 Suites at Coconut Point Pattern Book - 22

ATTACHMENT E

Public Meeting Requirements

The required Public Information Meeting for the proposed Home2 Suites to be located in Coconut Point was held on December 12, 2023. In addition to representatives from the Village of Estero and the general public, the following persons were in attendance for the developer: The Peachtree Group (Mitul Patel, Lee Shuman, and Tracy Ray), Ingenium Enterprises (Jeremy Pettit), The RBA Group (Chris Allred and Chris Byers), and Paves Law Firm (Neale Montgomery).

Generally, the project was view favorably by the board and the feedback on the architectural style of the building was especially good. The only concern with the look of the proposed building elevations was the white colors being used for the exterior. The direction from the board was that the colors should match more of what was done for the surrounding Coconut Point buildings, no white and more color. Other concerns noted had to do with the loss of parking behind the shops, specifically American Eagle, and how the loss of this parking would affect the patrons of the area as well as any overflow parking from the adjacent apartment complex. The developer team agreed to take the building color comments and parking concerns into account for the next submittal.

TR TRANSPORTATION CONSULTANTS, INC

2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FL 33901-9356
OFFICE 239.278.3090
FAX 239.278.1906

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

MEMORANDUM

TO: Mr. Jeremy M. Pettit, P.E.
Ingenium Enterprises, Inc.

FROM: Yury Bykau, P.E.
Senior Project Manager

DATE: Revised: January 15, 2025

RE: Coconut Point Hotel – Coconut Point MPD Amendment
Village of Estero, Florida

TR Transportation Consultants, Inc. has prepared a trip generation analysis for the proposed amendment to the existing Coconut Point Mixed Use Planned Development (MPD) located within the Coconut Point Development of Regional Impact. As a result of the proposed amendment, a 111-room hotel will be permitted within the property referred to as Tract 2A (Area #2) of the Coconut Point MPD. The proposed hotel development will be specifically located at the northwest corner of Via Coconut Point and Via Monte Carlo Way, which is currently occupied by a parking lot serving the adjacent commercial uses.

Coconut Point MPD is governed by Zoning Resolution No. Z-02-009, which approved a mix of different uses including commercial retail uses and up to 370 hotel rooms. However, to date, the MPD has been developed with 3 different hotels (Hyatt Place, TownePlace Suites & Hilton Garden Inn) for a total of 337 hotel rooms. As a result, only 33 hotel rooms (370 rooms minus 337 rooms) are available for development within MPD. The applicant is requesting the development of up to 111 rooms on the subject property, or an additional 78 hotel rooms (111 rooms minus 33 rooms) above the existing development entitlements. The proposed amendment will not exceed the original traffic entitlements for this MPD. This will be ensured by reducing the equivalent number of trips associated with the proposed hotel use from the permissible commercial retail floor area.

Table 1 illustrates the weekday PM peak hour trip generation of the additional 78 hotel rooms that will allow for a 111-room hotel development on site. **Table 2** illustrates the equivalent weekday PM peak hour trip generation and resultant floor area of commercial retail uses consistent with the trip generation shown in Table 1. These tables were developed based on the trip generation equations obtained from the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 11th Edition. ITE Land Use Code 310 (Hotel) was utilized for the trip generation purposes of the hotel uses

and Land Use Code 820 (Shopping Center) was utilized for the analysis purposes of the permissible commercial retail uses. These ITE land uses are consistent with the uses used in the original DRI Development Order.

Table 1
Trip Generation – Hotel
Coconut Point MPD

Land Use	Weekday P.M. Peak Hour		
	In	Out	Total
Hotel (+78 Hotel Rooms) *	15	15	30

*The applicant is proposing a 111-room hotel. MPD has 33 hotel rooms available.

Table 2
Trip Generation – Commercial Retail
Coconut Point MPD

Land Use	Weekday P.M. Peak Hour		
	In	Out	Total
Shopping Center (1,700 Sq. Ft.)	14	16	30

As illustrated on Table 1 and Table 2, an addition of 78 hotel rooms would require a reduction of approximately 1,700 square feet of commercial retail floor area from the existing commercial development entitlements within the Coconut Point MPD. Therefore, no further transportation analysis should be necessary for the proposed MPD Amendment application. The proposed amendment will not increase the trip generation from what is currently permitted within the overall MPD and there is sufficient commercial floor area available for reduction to allow for a development of the proposed 111-room hotel, or an additional 78 hotel rooms above the existing development entitlements.

If you have any additional questions, please do not hesitate to contact us.

Attachments

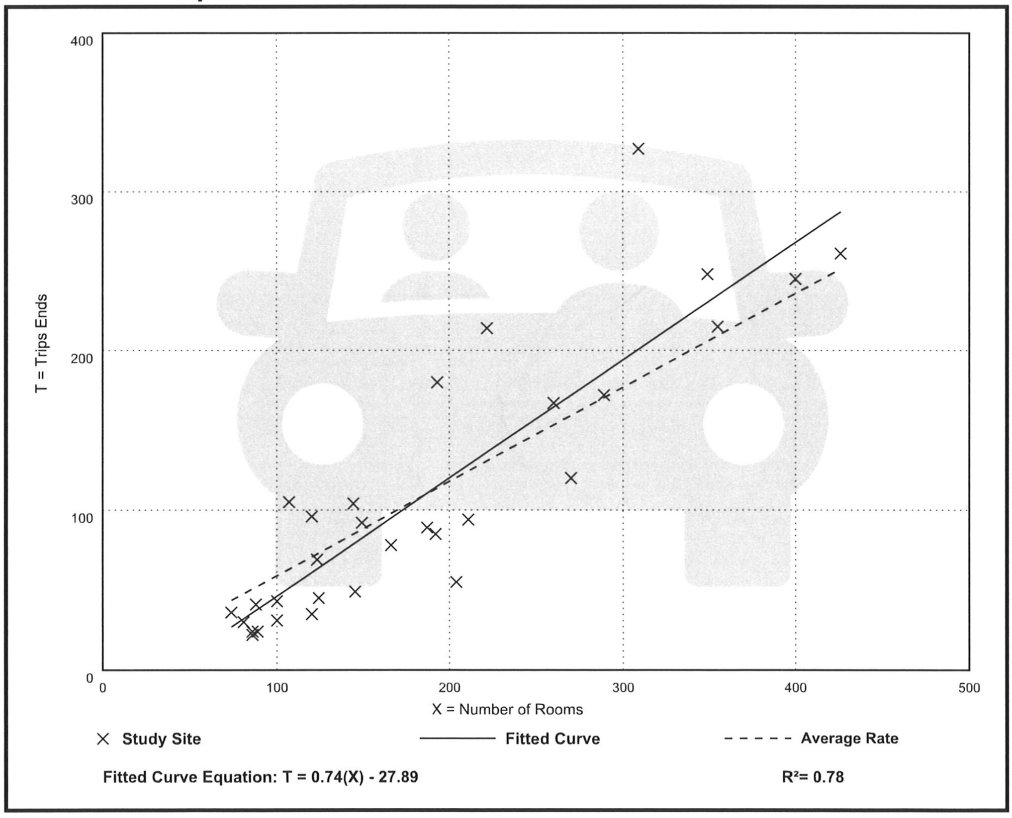
Hotel
(310)

Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. Num. of Rooms: 186
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.59	0.26 - 1.06	0.22

Data Plot and Equation



Shopping Center (>150k)
(820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 126
Avg. 1000 Sq. Ft. GLA: 581
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.40	1.57 - 7.58	1.26

Data Plot and Equation

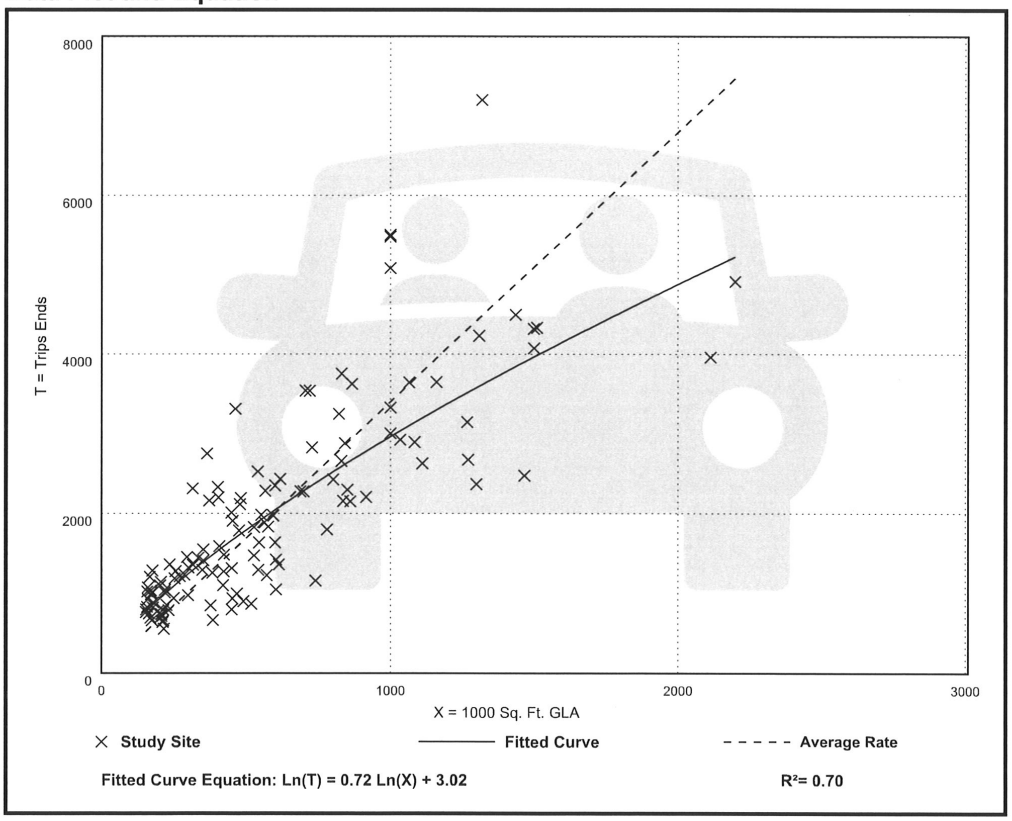
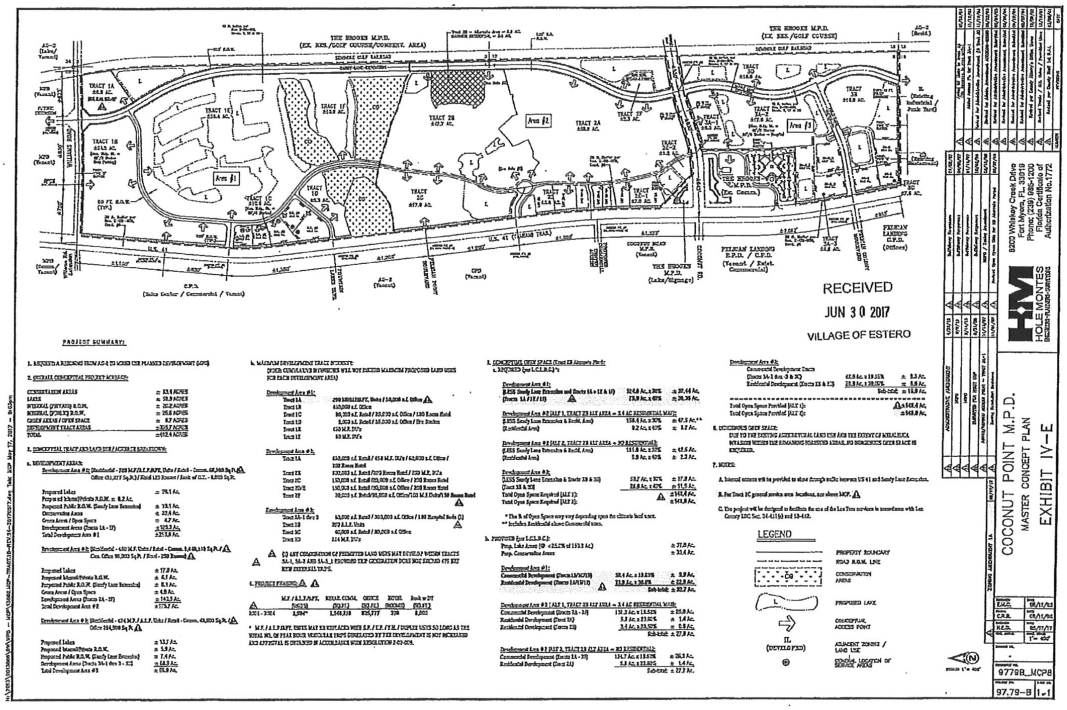


EXHIBIT A


RECEIVED
JUN 30 2017
VILLAGE OF ESTERO
COCONUT POINT M.P.D.
MASTER CONCEPT PLAN
EXHIBIT IV-E
9779B_MCP8
97.79-B 1-1

TR TRANSPORTATION CONSULTANTS, INC

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FORT MYERS, FL 33901-9356
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TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

MEMORANDUM

TO: Mr. Jeremy M. Pettit, P.E.
Ingenium Enterprises, Inc.

FROM: Yury Bykau, P.E.
Senior Transportation Planner

DATE: February 20, 2024

RE: Home2 Suites at Coconut Point – Parking Demand Study
Village of Estero

TR Transportation Consultants, Inc. has completed the following evaluation of the parking demand for the Coconut Point Shopping Center located in the Village of Estero in Lee County, Florida. As part of the accompanying Development Order application, the applicant is proposing to construct a 111-room Home2 Suites hotel within the existing parking lot at the northwest corner of Via Coconut Point and Via Monte Carlo Way that serves the Coconut Point Shopping Center. As a result, up to 239 parking spaces that currently serve the shopping center will be removed and replaced by a hotel development containing 116 on-site parking spaces. The following parking demand study will evaluate if there are sufficient number of parking spaces to support the overall Coconut Point Shopping Center as well as the proposed hotel development on the subject property.

In support of the parking demand study, TR Transportation referenced the Institute of Transportation Engineer's (ITE) ***Parking Generation Manual***, 6th Edition, which was just published by ITE in October of 2023 as well as the Urban Land Institute (ULI) ***Shared Parking***, 3rd Edition manual and spreadsheet. These manuals identify the parking demands of various land uses based on data surveys of similar uses around the Country and are considered a national standard in gauging parking requirements for various land uses. The Shared Parking manual and spreadsheet identifies the shared parking characteristics between mixed use projects where parking resources are shared among the various users on the property.

Based on the discussion with the General Manager of the Coconut Point Shopping Center, the Development Area #2 as shown the Master Concept Plan (DCI2013-00018) for Coconut Point Development of Regional Impact (DRI2013-00006) is currently developed with up to 1,069,864 square feet of commercial retail uses (includes 35,000 square foot vacant building previously occupied by the Hollywood Theater), 83,281

square feet of restaurant uses as well as a 108-room hotel. This area also contains residential uses within the condominium complex referred to as The Residences at Coconut Point. However, this residential use was not included in this analysis since all of the residential parking is within a gated parking structure isolated from the commercial uses. **Table 1** summarizes the existing and proposed commercial/hotel uses and intensities within Coconut Point Shopping Center, respectively. Also shown in Table 1 is the difference in the intensity between the two scenarios.

Table 1
Land Use
Development Area #2 – Coconut Point MPD

Land Use	Existing	Proposed	Difference
Commercial Retail	1,069,864 Sq. Ft.	1,069,864 Sq. Ft.	0
Restaurant	83,281 Sq. Ft.	83,281 Sq. Ft.	0
Hotel	108 Rooms	219 Rooms	+111 Rooms

The Urban Land Institute (ULI) has prepared the ***Shared Parking,*** 3rd Edition manual and spreadsheet that takes into account the interaction between land uses that share parking resources. In 2020, in association with the National Parking Association and the International Council of Shopping Centers (ICSC), ULI published the 3rd Edition of the ***Shared Parking, 3rd Edition*** manual and Excel spreadsheet that allows the user to input data into the spreadsheet (such as number of hotel keys, floor area of retail, restaurants, movies screens, etc.) and develop a true parking demand ratio based on studies of mixed-use developments around the Country.

This spreadsheet was utilized to compute the parking demand that would be rational for the overall Coconut Point Shopping Center, which included the proposed hotel development on the subject property. Proposed uses and intensities shown in Table 1 were entered into the Shared Parking database to determine, based on the deductions for shared parking between the uses, the number of parking spaces that would be necessary to support the overall shopping Center. **Table 2** reflects the total parking spaces that would be necessary to accommodate the total parking demand based on the shared parking analysis, which included the proposed 111-room Home2 Suites hotel development. Table 2 also indicates the excess parking spaces that would still be available after the existing 239 parking spaces are replaced by a hotel development with 116 parking spaces (net reduction of total 123 parking spaces).

Table 2
Shared Parking Demand Summary
Development Area #2 – Coconut Point MPD

Time Period	Total Number of Current Parking Spaces	Peak Parking Demand	Total Number of Parking Spaces After Home2 Suites Hotel Project	Excess Parking Spaces
Weekday	5,888 spaces	5,490 spaces	5,765 spaces (5,888 spaces – 123 spaces) *	+275 spaces

*Existing 239 parking spaces will be replaced by a hotel development with 116 parking spaces (net reduction of 123 parking spaces).

As can be seen from Table 2, there will still be an excess of 275 parking spaces that will be available after the proposed 111-room hotel is constructed on the subject property. A summary spreadsheet of the Shared Parking Demand Summary is attached to this memo for reference that outlines the various reductions applied based on the uses proposed on the site. The share parking analysis accounts for employee parking demands on-site as well.

ITE parking data was also reviewed for the proposed Home2 Suites hotel development. Land Use Code 310 (Hotel) was utilized to determine the potential parking demands of the proposed hotel development on the subject property, which is proposing a total of 116 on-site parking spaces. **Table 3** identifies the parking demand based on the ITE data for the hotel for both the weekday and a Saturday time period. Copies of the data sheets from the ***Parking Generation Manual, 6th Edition*** for LUC 310 is attached to this memo for reference.

Table 3
Parking Generation – Home2 Suites Hotel
Based on ITE Parking Generation Manual

Proposed Use	Time Period	Peak Parking Demand
Hotel	Weekday	82 spaces
Hotel	Sat	98 spaces

Based on Table 3, the ITE parking requirement of 98 parking spaces identified by ITE is far less than the 134 parking spaces (1.2 spaces per hotel room) required as outlined by the Village of Estero for a hotel use. In addition to the parking demand being able to be accommodated on-site, the peak parking demand of the proposed hotel use will not coincide with the other existing commercial uses within the Coconut Point Shopping Center. Data included in the ITE ***Parking Generation Manual, 6th Edition*** includes the time-of-day distribution of the parking demand of the hotel and commercial uses. The data is illustrated in the attached graph that shows the peak parking demand of the hotel use occurs during the overnight hours (between midnight and 5:00 A.M.) and the peak time of the commercial uses peaks during the middle of the day and early evening

periods, when the hotel parking demand is lower. So the shared parking characteristics between the uses within Coconut Point Shopping Center also allow uses to exist on-site together without exceeding the parking supply.

Therefore, based on the ITE ***Parking Generation, 6th Edition*** data as well as the ***Shared Parking, 3rd Edition*** data published by ULI, there will be sufficient parking spaces within the Coconut Point Shopping Center to accommodate the projected peak parking demand of the existing uses as well as the proposed 111-room Home2 Suites hotel.

Attachments

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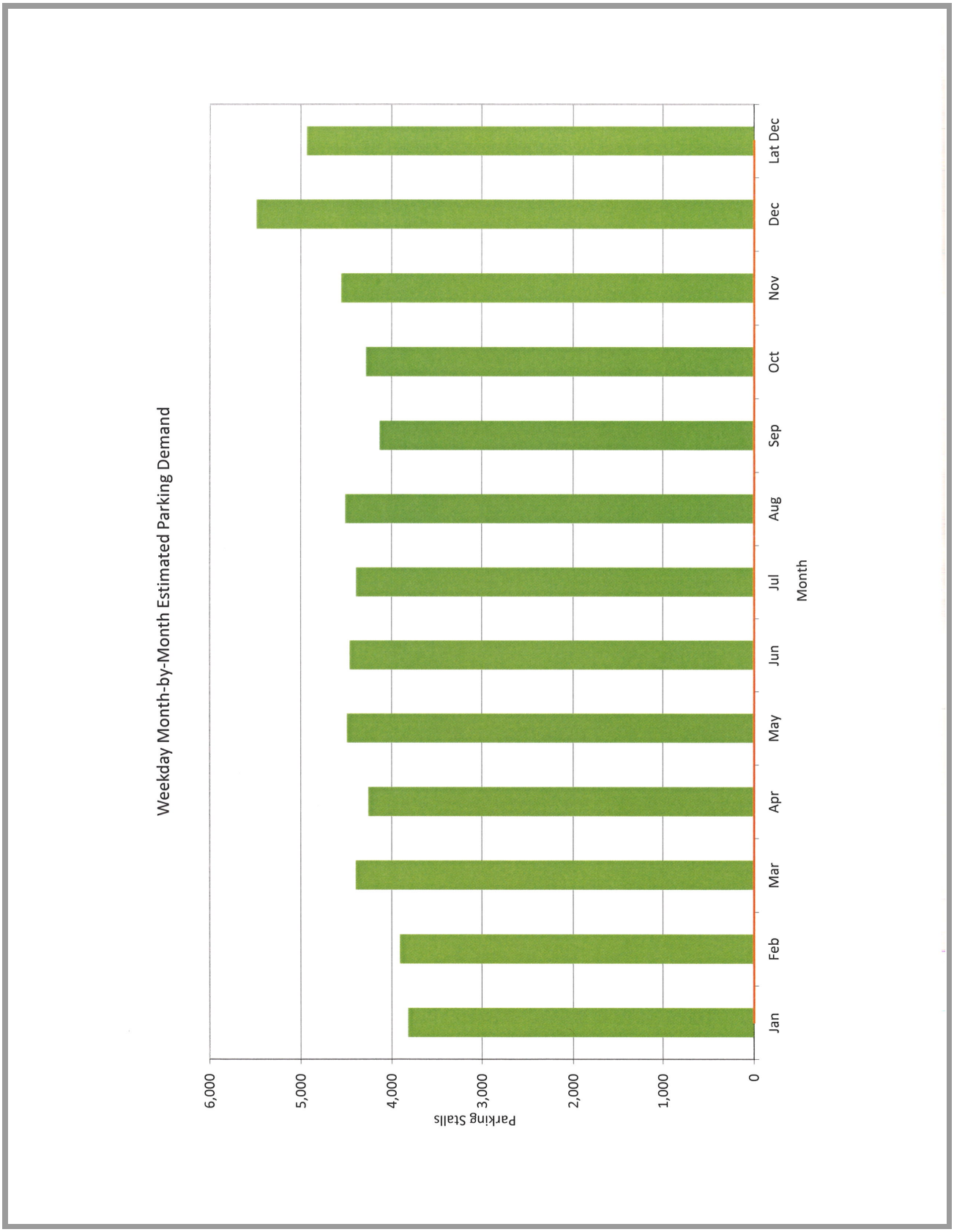
Project:	Coconut Point
Description:	Home2Suites

Shared Parking Demand Summary

Peak Month: DECEMBER -- Peak Period: 12 PM, WEEKEND

Land Use	Project Data		Weekday					Weekend					Weekday		
	Quantity	Unit	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj 1 PM	Peak Mo Adj December	Estimated Parking Demand
Retail															
Retail (1,000 ksf to 2,000 ksf)	1,069,864	sf GLA	3.18	100%	100%	3.17	ksf GLA	3.57	100%	100%	3.56	ksf GLA	100%	100%	3,389
Employee			0.79	100%	100%	0.79		0.89	100%	100%	0.89		100%	100%	849
Food and Beverage															
Fine/Casual Dining	20,820	sf GLA	13.25	100%	96%	12.73	ksf GLA	15.25	100%	96%	14.70	ksf GLA	75%	100%	199
Employee			2.25	100%	100%	2.25		2.50	100%	100%	2.50		90%	100%	42
Family Restaurant	62,461	sf GLA	15.25	100%	96%	14.65	ksf GLA	15.00	100%	96%	14.46	ksf GLA	90%	100%	824
Employee			2.15	100%	100%	2.15		2.10	100%	100%	2.10		100%	100%	135
Entertainment and Institutions															
Hotel and Residential															
Hotel-Business		keys	1.00	59%	100%	0.59	key	1.00	69%	100%	0.69	key	55%	60%	-
Hotel-Leisure	219	keys	1.00	50%	100%	0.50	key	1.00	50%	100%	0.50	key	65%	50%	36
Hotel Employees	219	keys	0.15	100%	100%	0.15	key	0.15	100%	100%	0.15	key	100%	50%	16
Restaurant/Lounge		sf GLA	6.67	63%	90%	3.78	ksf GLA	7.67	54%	30%	1.24	ksf GLA	100%	100%	-
Meeting/Banquet (0 to 20 sq ft/key)		sf GLA	0.00	68%	60%	0.00	ksf GLA	0.00	68%	70%	0.00	ksf GLA	65%	100%	-
Meeting/Banquet (20 to 50 sq ft/key)		sf GLA	0.00	68%	60%	0.00	ksf GLA	0.00	68%	70%	0.00	ksf GLA	65%	100%	-
Meeting/Banquet (50 to 100 sq ft/key)		sf GLA	0.00	68%	60%	0.00	ksf GLA	0.00	68%	70%	0.00	ksf GLA	65%	100%	-
Convention (100 to 200 sq ft/key)		sf GLA	0.00	68%	60%	0.00	ksf GLA	5.50	68%	70%	2.62	ksf GLA	100%	100%	-
Convention (> 200 sq ft/key)		sf GLA	5.50	68%	60%	2.24	ksf GLA	5.50	68%	70%	2.62	ksf GLA	100%	100%	-
Restaurant/Meeting Employees		sf GLA	0.00	100%	100%	0.00	ksf GLA	0.00	100%	100%	0.00	ksf GLA	100%	100%	-
Office															
Additional Land Uses															

Customer/Visitor	4,447
Employee/Resident	1,043
Reserved	-
Total	5,490


Weekday Month-by-Month Estimated Parking Demand
Parking Stalls
6,000
5,000
4,000
3,000
2,000
1,000
0
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
Lat Dec
Month

Land Use: 310 Hotel

Description

A hotel is a place of lodging that provides sleeping accommodations and supporting facilities such as a full-service restaurant, concierge service, valet parking, cocktail lounge, meeting rooms, banquet room, and convention facilities. A hotel typically provides a swimming pool or another recreational facility such as a fitness room.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (four study sites) and a Saturday (three study sites) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand	
	Weekday	Saturday
12:00–4:00 a.m.	100	100
5:00 a.m.	—	—
6:00 a.m.	90	80
7:00 a.m.	90	81
8:00 a.m.	90	80
9:00 a.m.	80	79
10:00 a.m.	74	70
11:00 a.m.	67	65
12:00 p.m.	65	61
1:00 p.m.	61	57
2:00 p.m.	59	48
3:00 p.m.	58	50
4:00 p.m.	61	55
5:00 p.m.	60	59
6:00 p.m.	62	66
7:00 p.m.	65	76
8:00 p.m.	70	76
9:00 p.m.	75	78
10:00 p.m.	88	87
11:00 p.m.	97	95

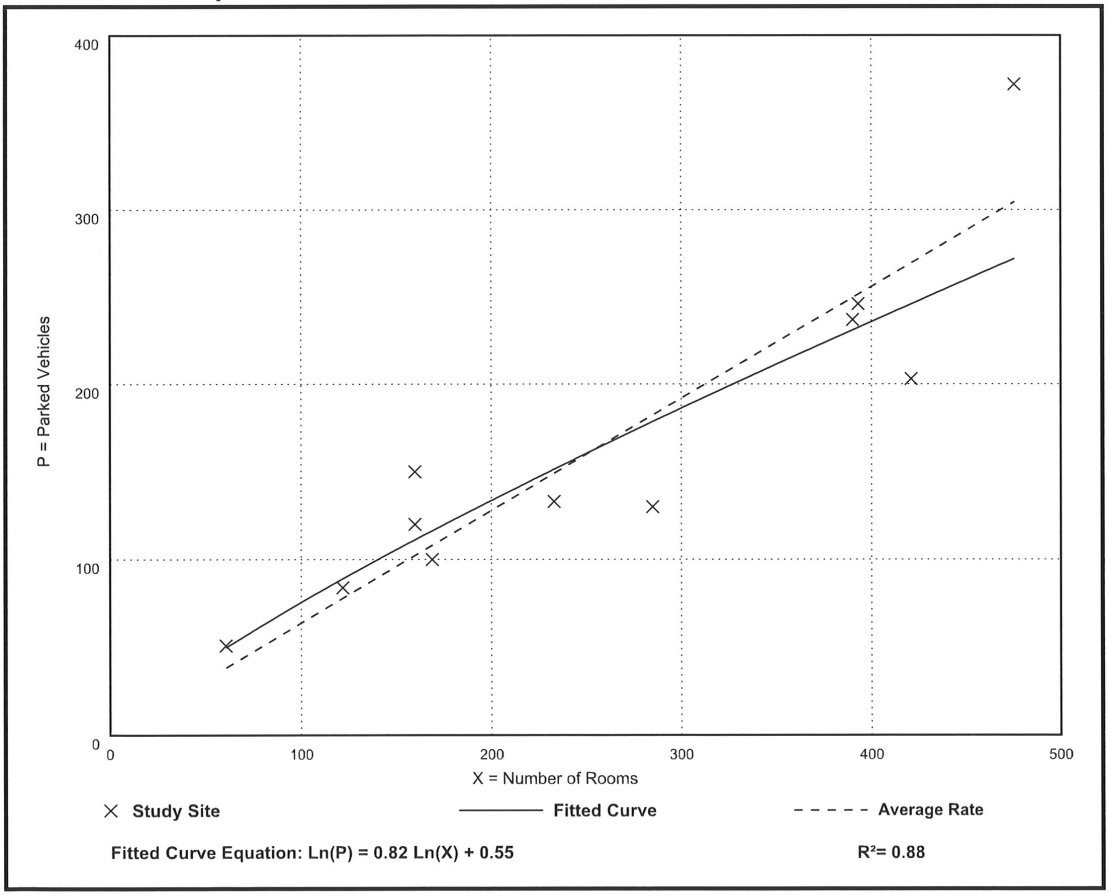
Hotel
(310)

Peak Period Parking Demand vs: Rooms
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Rooms: 261

Peak Period Parking Demand per Room

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.64	0.46 - 0.94	0.59 / 0.87	***	0.14 (22%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.82 Ln(X) + 0.55

R^2= 0.88

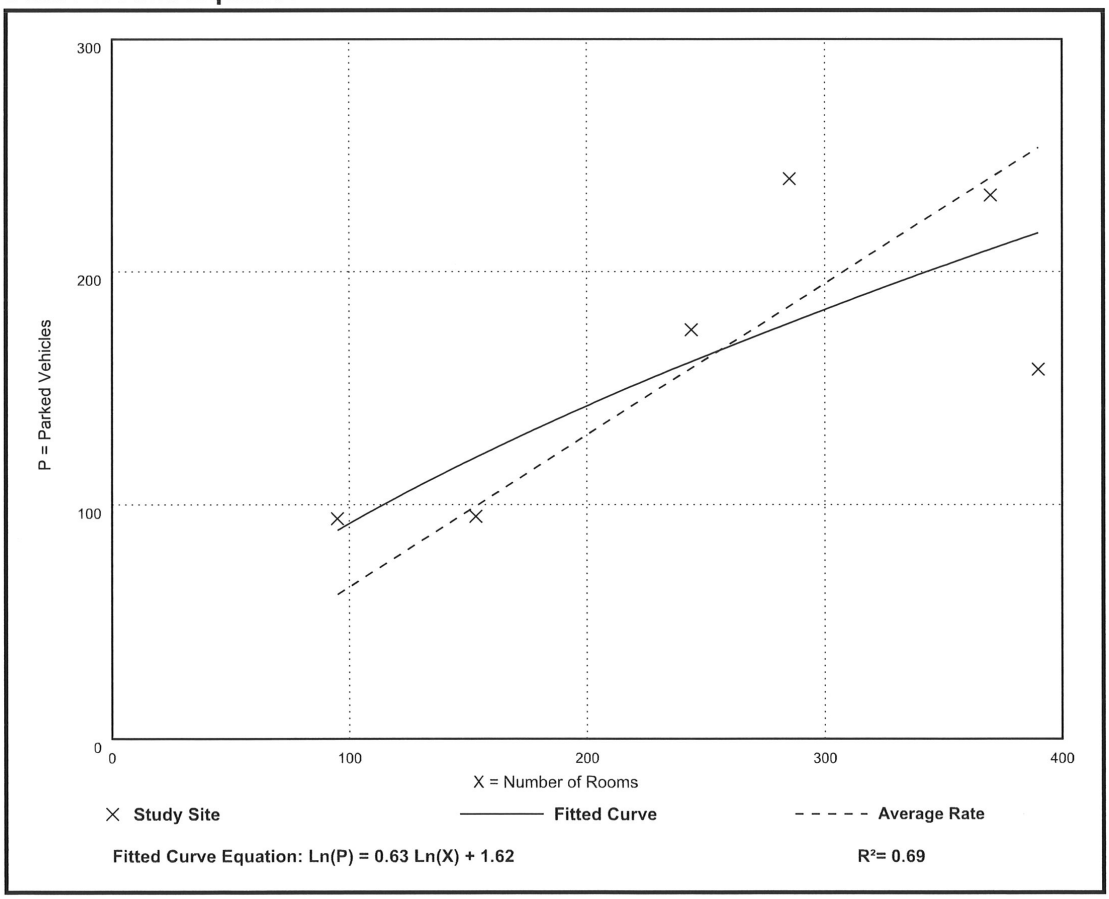
Hotel
(310)

Peak Period Parking Demand vs: Rooms
On a: Saturday
Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Rooms: 256

Peak Period Parking Demand per Room

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.65	0.41 - 0.99	0.62 / 0.98	***	0.19 (29%)

Data Plot and Equation



Land Use: 820 Shopping Center (>150k)

Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has at least 150,000 square feet of gross leasable area (GLA). It often has more than one anchor store. Various names can be assigned to a shopping center within this size range, depending on its specific size and tenants, such as community center, regional center, superregional center, fashion center, and power center.

A shopping center of this size typically contains more than retail merchandising facilities. Office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities are common tenants.

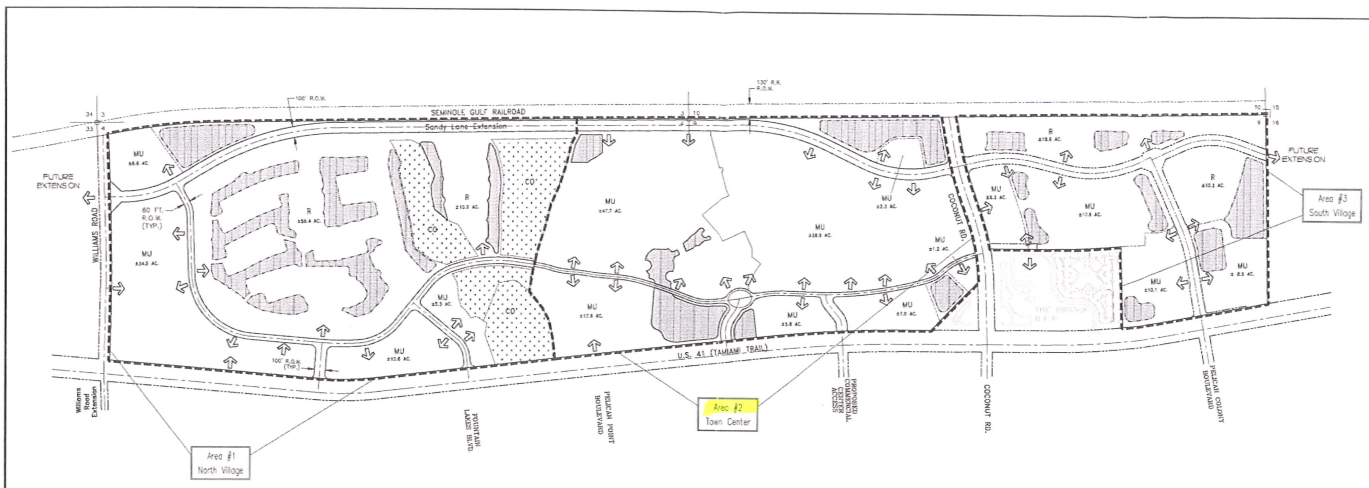
A shopping center of this size can be enclosed or open-air. Parking demand generated at a shopping center is based upon the total GLA of the center. In the case of a smaller center without an enclosed mall or peripheral buildings, the GLA is the same as the gross floor area (GFA) of the building.

The 150,000 square feet GLA threshold value between this shopping center land use and shopping plaza (Land Use 821) is based on an examination of parking demand data. For a shopping plaza that is smaller than the threshold value, the presence or absence of a supermarket within the plaza has a noticeable effect on site parking demand. For a shopping center that is larger than the threshold value, the parking demand generated by its other major tenants appears to mask the effects of the presence or absence of an on-site supermarket.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a Monday-Thursday (five study sites), a Friday (five study sites), and a Saturday (six study sites).

Hour Beginning	Percent of Peak Parking Demand		
	Weekday (Monday-Thursday)	Friday	Saturday
12:00-4:00 a.m.	–	–	–
5:00 a.m.	–	–	–
6:00 a.m.	–	–	–
7:00 a.m.	–	–	–
8:00 a.m.	–	–	–
9:00 a.m.	–	–	–
10:00 a.m.	47	–	67
11:00 a.m.	69	88	84
12:00 p.m.	97	93	94
1:00 p.m.	100	97	98
2:00 p.m.	94	95	100
3:00 p.m.	87	100	91
4:00 p.m.	82	95	72
5:00 p.m.	84	92	59
6:00 p.m.	82	87	–
7:00 p.m.	–	–	–
8:00 p.m.	–	–	–
9:00 p.m.	–	–	–
10:00 p.m.	–	–	–
11:00 p.m.	–	–	–



LAND USE BREAKDOWN

CONSERVATION AREAS	±33.4 ACRES
LAKES	±58.8 ACRES
INTERNAL (Private) R.O.W.	±17.7 ACRES
INTERNAL (Public) R.O.W.	±25.6 ACRES
GREEN AREA / OPEN SPACE	± 8.7 ACRES
DEVELOPMENT AREAS	±338.2 ACRES
TOTAL	±482.4 ACRES

PROJECT INTENSITY

RESIDENTIAL UNITS (MF)	1,214
RESIDENTIAL UNITS (ALF)	400
COMMERCIAL/RETAIL (GROSS LEASABLE AREA)	1,607,500
GENERAL OFFICE (S.F.)	678,444
MEDICAL OFFICE (S.F.)	234,000
HOTEL (ROOMS)	320
BANK w/ D.T. (S.F.)	8,000
HOSPITAL (BEDS)	160

DEVELOPMENT AREA BREAKDOWN

RESIDENTIAL (R)	98.1 Ac. ±
MIXED USE (MU)	240.1 Ac. ±

LEGEND

MU	MIXED USE
R	RESIDENTIAL
	PROPERTY BOUNDARY
	DELINEATION OF DEVELOPMENT AREAS
	ROAD R.O.W. LINE
	CONSERVATION AREAS
	PROPOSED LAKE
	CONCEPTUAL ACCESS POINT

NOTES:

1. LOCATIONS/CONFIGURATIONS OF PROPOSED LAND USES, SUCH AS LAKES, CONSERVATION AREAS, ROADWAYS AND OPEN SPACE ARE CONCEPTUALLY SHOWN AND SUBJECT TO CHANGE DURING FINAL DESIGN/PERMITTING.
2. THE MIXED USE (MU) DESIGNATION CONTAINS A MIX OF RETAIL/COMMERCIAL, HOTEL, OFFICE, RESIDENTIAL, ALF, AND PUBLIC FACILITY LAND USES.

Approved as Exhibit B
Map H Page 1 of 1
Resolution # Z-14-005

6202-F Presidential Court
Fort Myers, FL 33919
Phone : (239) 985-1200
Florida Certificate of Authorization No.1772
Naples - Fort Myers - Venice - Englewood

HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

COCONUT POINT
MASTER CONCEPT PLAN
MAP 'H'

DRAWN: C.R.B.	DATE: 11/15/04
CHECKED: N.E.D.	DATE: 11/04
1" = 400'	
REFERENCE NO: 9779BMAPH	
PROJECT NO: 97.79-B	SHEET NO: 1 of 1

SCALE: 1"= 400'

Home2 Suites at Coconut Point Room Calculations

Existing/In Construction Hotels	Rooms
Hyatt Place Coconut Point	108
TownePlace Suites Fort Myers Estero	114
Hilton Garden Inn Estero	115
Subtotal:	337

Proposed Hotel	Rooms
Home2 Suites	111

Total Proposed Hotel Rooms:	**448**
Hotel Rooms Allowed per DRI:	370
Available Hotels Rooms:	33
Additional Hotel Rooms Requested:	**78**


HOME2 SUITES AT COCONUT POINT
DRI/MPUD AMENDMENT
INGENIUM ENTERPRISES
Civil Engineering & Planning
Peachtree Group
HOME2
SUITES BY HILTON

Peachtree Group



Home2 Suites at Coconut Point - 2

INSTITUTIONAL USE ONLY – NOT FOR USE WITH THE GENERAL PUBLIC

Hotel Development and Renovation Expertise

Award winning development and renovation

>$1.7 billion in construction and redevelopment with a $1.0 billion pipeline

Completed development/renovation of >7,200 keys







Lee Shuman, Senior Vice President of Design and Construction

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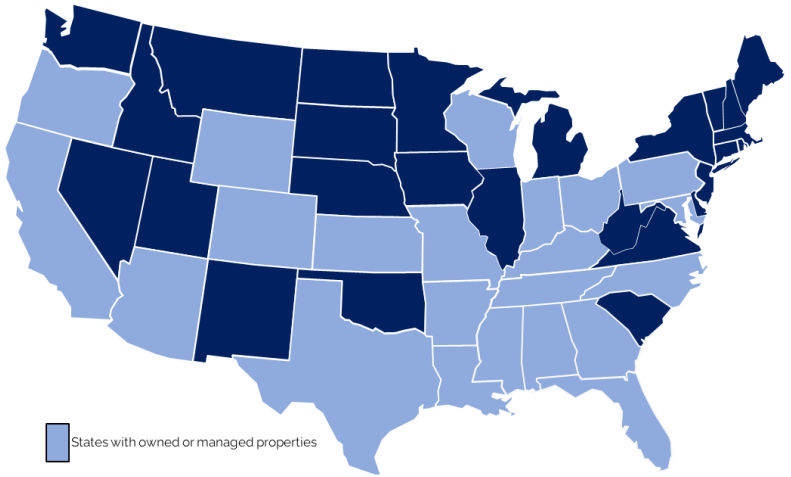
Best-In-Class Hospitality Management

Maximizes the financial performance and value of every asset





INSTITUTIONAL USE ONLY – NOT FOR USE WITH THE GENERAL PUBLIC

ARCHITECT AND CIVIL ENGINEER

Christopher Allred AIA, Partner

As the Director of Design, Christopher is involved in the design and quality control of all major projects. He works closely with each client to craft an inspirational design while keeping a constant eye on budget. Christopher is responsible for monitoring the design throughout the process to guarantee a successful product is delivered to each of our clients. Christopher joined RBA in 2013 and has been integral to continued success of RBA.

Jeremy M. Pettit, P.E., Vice President

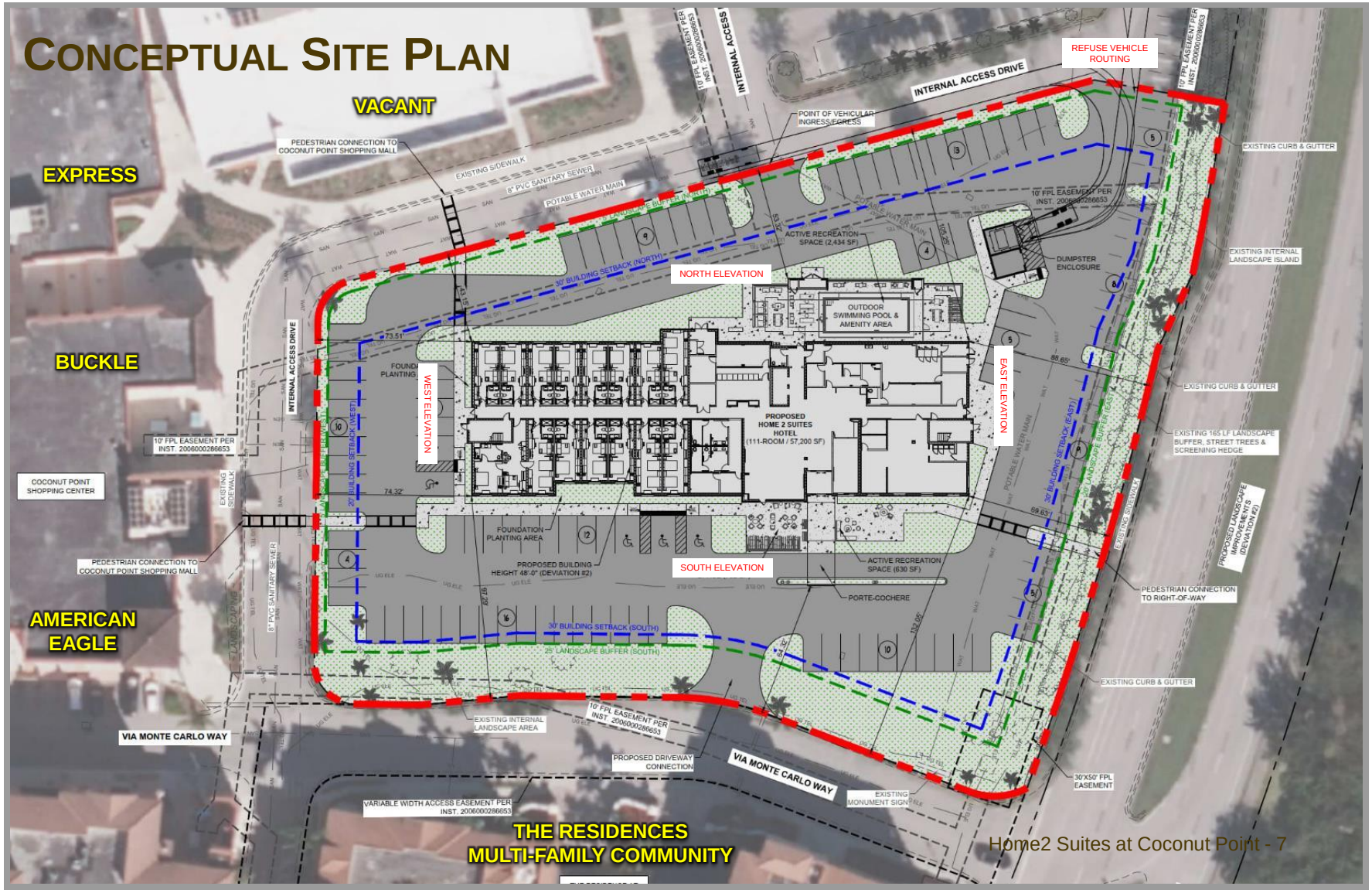
As a founding partner of Ingenium, Jeremy is active in all aspects of the business and takes a hands-on approach with clients and projects. He has a wide variety of experience with civil design for hospitality projects and has been the engineer of record for many of Peachtree Group's projects in multiple states since working with them on their first ground up project in 2007. Jeremy is based out of Ingenium's Tampa Office.

INTRODUCTION

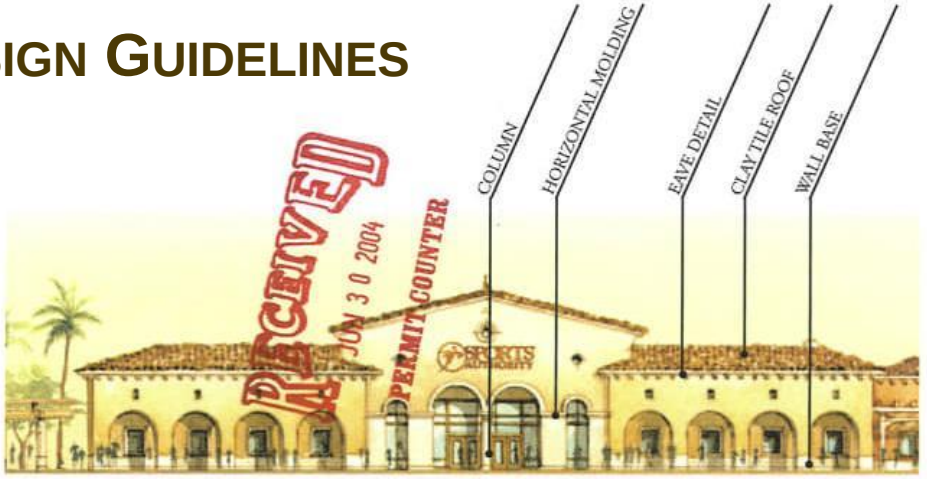
The Peachtree Group has proposed a Home2 Suites within the Coconut Point Shopping Mall along S. Tamiami Trail in the Village of Estero. The proposed hotel will be located along the eastern portion of the overall development, adjacent to Via Coconut Point. The Home2 Suites will be situated on a 2.37-Acres lot that will be subdivided from the overall Coconut Point parent parcel. The lot is currently being utilized as a parking lot area for the Coconut Point Shopping Mall.

The proposed hotel is 4-stories in height and will feature 111 guest rooms, fitness center (including a Peloton Cycle Bar), outdoor swimming pool, and amenity area. A covered porte-cochere will be provided at the primary entrance for guest loading/unloading from the proposed parking lot which will feature 116 off street parking spaces. Access to the hotel will be provided from a curb cut off of Via Monte Carlo Way.

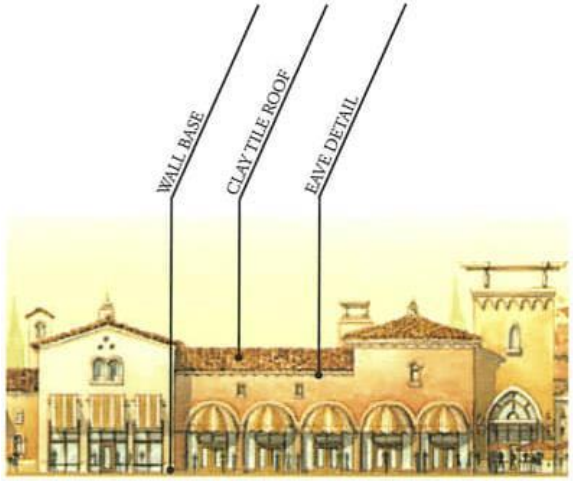



CONCEPTUAL SITE PLAN
VACANT
EXPRESS
BUCKLE
AMERICAN EAGLE
THE RESIDENCES MULTI-FAMILY COMMUNITY
VIA MONTE CARLO WAY
INTERNAL ACCESS DRIVE
REFUSE VEHICLE ROUTING
NORTH ELEVATION
WEST ELEVATION
EAST ELEVATION
SOUTH ELEVATION
PROPOSED HOME 2 SUITES HOTEL (111-ROOM / 57,200 SF)
OUTDOOR SWIMMING POOL & AMENITY AREA
ACTIVE RECREATION SPACE (2,434 SF)
ACTIVE RECREATION SPACE (630 SF)
DUMPSTER ENCLOSURE
PORTE-COCHERE
POINT OF VEHICULAR INGRESS/EGRESS
PEDESTRIAN CONNECTION TO COCONUT POINT SHOPPING MALL
PEDESTRIAN CONNECTION TO RIGHT-OF-WAY
EXISTING SIDEWALK
8" PVC SANITARY SEWER
POTABLE WATER MAIN
10' FPL EASEMENT PER INST. 2006000286653
30' BUILDING SETBACK (NORTH)
30' BUILDING SETBACK (SOUTH)
20' BUILDING SETBACK (WEST)
30' BUILDING SETBACK (EAST)
25' LANDSCAPE BUFFER (SOUTH)
EXISTING CURB & GUTTER
EXISTING INTERNAL LANDSCAPE ISLAND
EXISTING 165 LF LANDSCAPE BUFFER, STREET TREES & SCREENING HEDGE
PROPOSED LANDSCAPE IMPROVEMENTS (DEVIATION #3)
EXISTING INTERNAL LANDSCAPE AREA
PROPOSED DRIVEWAY CONNECTION
VARIABLE WIDTH ACCESS EASEMENT PER INST. 2006000286653
EXISTING MONUMENT SIGN
30'X50' FPL EASEMENT
COCONUT POINT SHOPPING CENTER
FOUNDATION PLANTING AREA
PROPOSED BUILDING HEIGHT 48'-0" (DEVIATION #2)
Home2 Suites at Coconut Point - 7

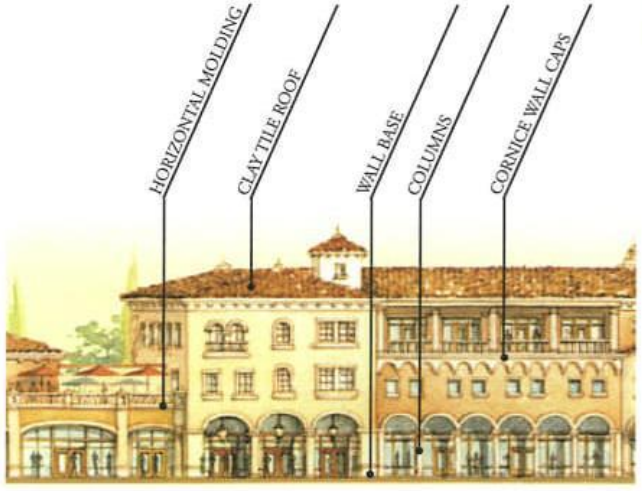
COCONUT POINT DESIGN GUIDELINES



Elevation - Type A2



Elevation - Type A3



Elevation - Type A4

ADD 2004-00060
35
PART 2 ARCHITECTURE

JUNE 14, 2004

ARCHITECTURAL STYLE/COLOR PRECEDENTS







Home2 Suites at Coconut Point - 9


FRONT
Home2 Suites at Coconut Point - 10


FRONT
Home2 Suites at Coconut Point - 11


FRONT ENTRY
Home2 Suites at Coconut Point - 12


REAR
Home2 Suites at Coconut Point - 13


REAR
HOME 2
Home2 Suites at Coconut Point - 14


REAR ENTRY
Home2 Suites at Coconut Point - 15

NORTH AND SOUTH ELEVATIONS



NORTH BUILDING ELEVATION (REAR)
SCALE: 1/8" = 1'-0"



SOUTH BUILDING ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"

Home2 Suites at Coconut Point - 16

EAST AND WEST ELEVATIONS



EAST BUILDING ELEVATION (RIGHT)
SCALE: 1/8" = 1'-0"



WEST BUILDING ELEVATION (LEFT)
SCALE: 1/8" = 1'-0"

s1
EXTERIOR STUCCO SYSTEM
TEXTURE:
LIGHT SAND FINISH
COLOR TO MATCH:
SW 6178 - CLARY SAGE

s2
EXTERIOR STUCCO SYSTEM
TEXTURE:
LIMESTONE FINISH
COLOR TO MATCH:
SW 7035 - AESTHETIC WHITE

s3
EXTERIOR STUCCO SYSTEM
TEXTURE:
LIGHT SAND FINISH
COLOR TO MATCH:
SW 9025 - CORIANDER POWDER

s4
EXTERIOR STUCCO SYSTEM
TEXTURE:
LIGHT SAND FINISH
COLOR TO MATCH:
SW 7534 - OUTERBANKS

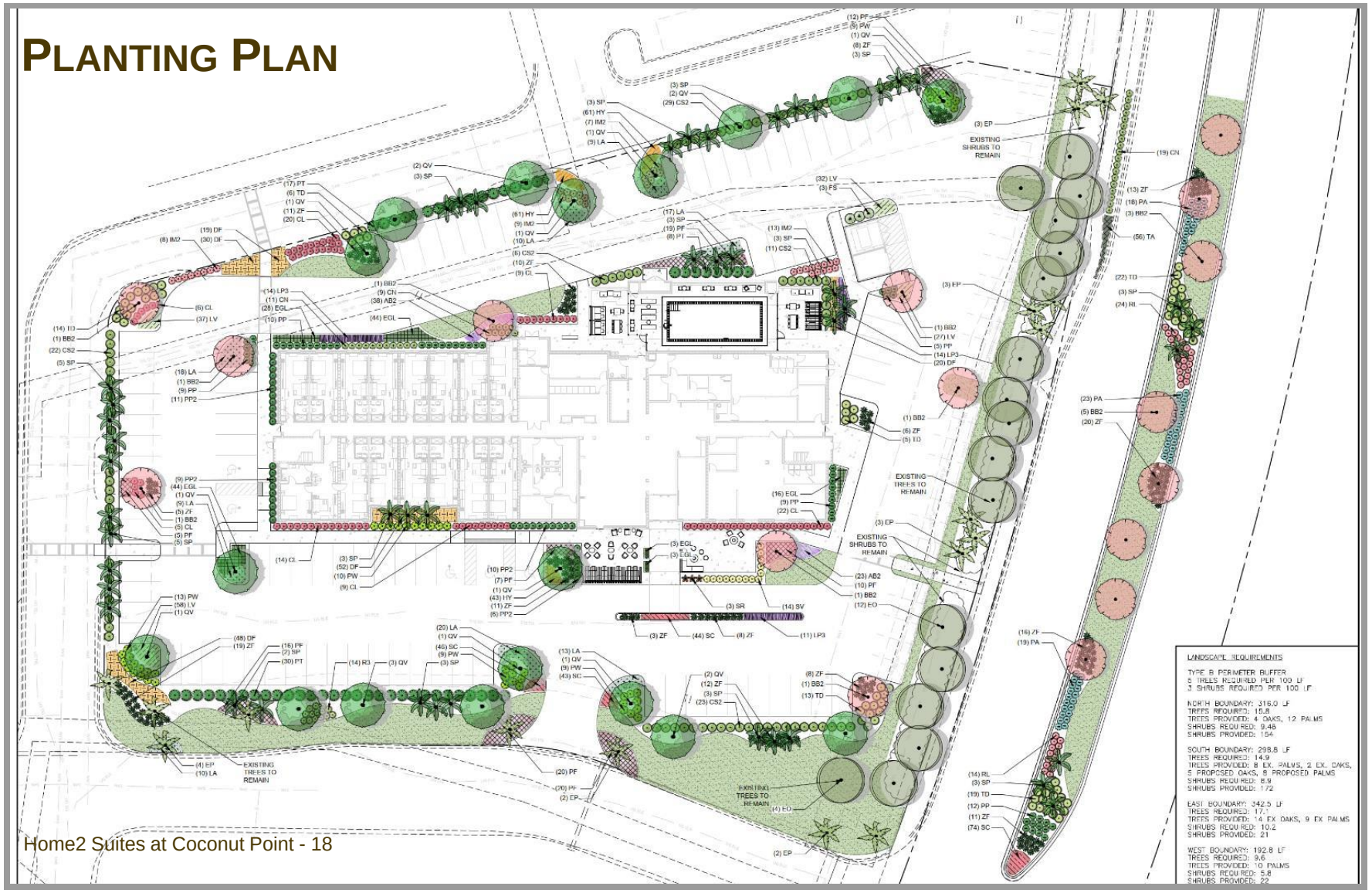
s5
EXTERIOR STUCCO SYSTEM
TEXTURE:
LARGE FORMAT STONE
COLOR TO MATCH:
VARIED COLOR TO MATCH
SW 7534 & SW7035

s6
EXTERIOR STUCCO SYSTEM
TEXTURE:
LARGE FORMAT CORAL STONE
COLOR TO MATCH:
COLOR TO MATCH
SW 7534

s7
CEMETITIOUS BARREL TILE ROOFING
COLOR TO MATCH:
ADOBE

Home2 Suites at Coconut Point - 17

PLANTING PLAN



Home2 Suites at Coconut Point - 18


MEDIAN PLANTING RENDERING
Home2 Suites at Coconut Point - 19

PLANTINGS IMAGES



Home2 Suites at Coconut Point - 20

PLANTINGS IMAGES



Home2 Suites at Coconut Point - 21

INGENIUM

February 3, 2025

Ms. Mary Gibbs
Director of Community Development
Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928

Re: Home2 Suites 8-Day Letter
Village Project Number and Name: DCI2024-E005 Home2 Suites at Coconut Point MPD/DRI

Dear Ms. Gibbs:

We have received and reviewed the Draft Staff Report and Draft Zoning Conditions for the upcoming February 11, 2025 Planning Board Meeting provided by the Village of Estero on January 31, 2025. Upon review, we have the following comments:

- Draft Staff Report
  - The Home2 Suites hotel is not an "extended stay" hotel but rather an "upscale all-suites" hotel. A typical "extended stay" hotel has a full kitchen with cooktop and dining element (bar with stools, etc.). We prefer the language used in the Draft Staff report be amended to replace "extended stay" with "upscale all-suites".
  - Since the amendment to the DRI is still being negotiated between our land use attorney and the Village, we reserve the right to review the draft amendment prior to the Planning Board Meeting.
- Draft Zoning Conditions
  - We do not take exception to the conditions as drafted.

We appreciate all your assistance throughout this process and look forward to bringing this exciting new project to Estero. Please call me at (813) 387-0084 if you have any additional questions or concerns.

Sincerely,

INGENIUM ENTERPRISES, INC.

Jeremy M. Pettit, P.E.
Vice President

Attachments: Draft Staff Report and Draft Zoning Conditions

Ingenium Enterprises, Inc. Civil Engineering & Planning
19445 Shumard Oak Drive, Suite 102 | Land O Lakes, FL 34638 | 813.387.0084
www.ingeniumenterprises.com

Home2 Suites at Coconut Point MPD/DRI

Zoning Staff Report

For Planning Zoning and Design Board

February 11, 2025

PROJECT NAME:	**Home2 Suites at Coconut Point MPD/DRI**
CASE TYPE:	**Amendment to Mixed-Use Planned Development Zoning and Development of Regional Impact**
CASE NUMBER:	**DCI2024-E005**
PLANNING ZONING & DESIGN BOARD DATE:	**February 11, 2025**

SUMMARY OF REQUEST

The applicant is requesting an amendment to the Coconut Point Mixed-Use Planned Development (MPD) to allow a 4-story, 111-room hotel on an approximately 2.37 acre site in the Coconut Point mall parking lot. The applicant is also requesting related amendments to the DRI Development Order.

The site is located west of Via Coconut Point and Shadow Wood at the Brooks in the parking lot north of The Residences at Coconut Point.

RECOMMENDATION

Staff recommends approval with conditions.

GENERAL INFORMATION

Applicant
PHG Acquisitions, LLC

Authorized Agent
Jeremy Pettit, P.E., Ingenium Enterprises, Inc.

Location
Within the parking lot of Coconut Point Mall

STRAP Number
09-47-25-E2-360SC.0010

Surrounding Zoning and Land Use
North Vacant Regal movie theater, parking lot, then Target

East Via Coconut Point, Seminole Gulf Railway, then, Shadow Wood community

South Via Monte Carlo Way, then, The Residences at Coconut Point

West Various retail stores within Coconut Point Mall

Zoning
Mixed-Use Planned Development (MPD). The property is also subject to the US 41 Overlay which outlines additional requirements for parking lot design and landscaping.

Comprehensive Plan Land Use Category
Transitional Mixed Use

Project History
The property is part of Coconut Point MPD and Coconut Point DRI. The property was rezoned from Agriculture (AG-2) to a Mixed Use Planned Development (MPD) by Lee County in 2002 under zoning resolution Z-02-009. The DRI and MPD zoning have been amended numerous times by Lee County as well as the Village of Estero after incorporation.

Public Information Meeting
A Public Information Meeting was held on December 12, 2023. The applicant's summary of the meeting is attached.

STAFF REVIEW

The zoning amendment is to develop a 4-story, 111-room hotel in the back parking lot of the Coconut Point shopping center.

The applicant is requesting an amendment to Coconut Point Mixed Use Planned Development and DRI. The DRI Development Order Amendment will increase the number of hotel units permitted to 448 units and decrease the square footage of commercial retail floor area by 1,700 square feet.

Hotel use is allowed within the property, however, there is a limit on the number of rooms. Due to the approval of three other hotels within the property, there are not enough remaining hotel rooms, necessitating the DRI and zoning amendment. The proposed increase in hotel rooms on the property would need to be offset by a proposed reduction in other uses to ensure no net increase in vehicular trips.

Master Concept Plan

The Master Concept Plan shows the following:

- The proposed location of the 4-story, 111-room hotel
- Parking areas
- Outdoor amenity area, including pool and active recreation areas
- Dumpster enclosure and landscape buffers
- Pedestrian connections to the shopping center
- Access to the proposed hotel from Via Monte Carlo Way off Via Coconut

Pattern Book

A Pattern Book is required for a zoning amendment. The Pattern Book is "supplemental" because there are already design guidelines for the larger Coconut Point development which includes Simon and Oakbrook property.

The proposed Pattern Book includes a conceptual site plan, color renderings, architectural elevations, color and material samples, line of sight exhibits, and a planting plan that includes plantings in the median along Via Coconut Point.

Architecture

Based on comments at the Public Information Meeting and staff comments, the applicant has revised the architecture to blend better with the "Mediterranean Style" of Coconut Point.

The adjacent buildings within Coconut Point Mall showcase mediterranean style architectural details with a warm earth tone color palette. The colors have been revised to a more muted green, beige, and other accent colors and materials consistent with the Coconut Point Design Review Guidelines and the color palettes of adjacent buildings within Coconut Point Mall.

Height

The proposed hotel will be 48 feet in height to the main parapet and 58 feet 6 inches to the top of the architectural element. The applicant is requesting a deviation from maximum height requirement of 45 feet and explains that the adjacent multi-family development, The Residences at Coconut Point on Tract 2A, is approximately 55 feet in height. The proposed 4-story hotel development will be comparable in height to the Residences.

Pedestrian Connections

Sidewalks and walkways will be provided from the parking lot areas and primary building entrances. Pedestrian connections will be provided to Via Coconut Point and adjacent parcels within Coconut Point Mall via concrete sidewalks and ADA accessible ramps/crosswalks. Bicycle racks will be provided adjacent to the building entrance.

Signs

There is an existing monument sign on the corner of Via Coconut Point and Via Monte Carlo Way. The Pattern Book also provides a conceptual design for wall signs that include the brand name and logo

for the proposed hotel, “Home2 Suites By Hilton.” A new monument sign is not being proposed as part of this amendment.

Flood Issues

The site does not fall within a Special Flood Hazard Area and is in the X Flood Zone per the most recent flood map.

Stormwater Management

The applicant is not proposing any changes to existing infrastructure, including stormwater management.

Transportation

The Traffic Analysis provided by the applicant, illustrates the following:

- Via Coconut Point is projected to operate at a Level of Service “C” with the addition of the project traffic. No roadway capacity improvements are required.
- No turn lanes will be warranted at the proposed site access connections along Via Monte Carlo Way and internal roadways within Coconut Point Mall.
- Primary access to this development will be provided via Monte Carlo Way.
- The proposed 111-room hotel would generate an average of 30 weekday P.M. peak hour trips.

Parking

Per Sec. 5-204 (Table 5-204.B.1) of the Land Development Code, hotel use requires 1 space per 1.2 guest rooms, resulting in a total of 93 required parking spaces for the proposed development.

A total of 116 on-site parking spaces will be provided as a part of this project. The proposed hotel site is within an existing parking lot in Coconut Point Mall. As a result of this development, 239 parking spaces that currently serve the mall will be removed, creating a net reduction of 123 spaces.

According to a Parking Demand Study provided by the applicant, the following findings were found:

- Development Area #2 of the Coconut Point MPD, which includes the subject area, currently has 5,888 spaces.
- The peak weekday parking demand of Development Area #2 is 5,490 spaces
- The total number of parking spaces in Development Area #2 of the Coconut Point MPD after the proposed hotel development is 5,765 spaces.
- However, there will be an excess of 275 available parking spaces during peak weekday demand.

- Weekend peak demand calculations were not included as part of this study.

While the overall parking provides "excess" spaces, it should be noted that the "Residences" appear to use this lot for additional parking which may create an operational issue.

Perimeter Buffers and Landscaping

There is an existing buffer along Via Monte Carlo Way, however, the applicant will revise the buffer to make it 25 feet wide and include additional plantings to screen the development from the right-of way. A 5-foot wide landscape buffer will be provided along the north and west sides of the development site. There is also an existing a 20-foot landscape buffer along via Coconut Point and all existing street trees and shrubs along the roadway frontage will be protected. Internal landscape islands with canopy trees and other plantings will be provided throughout the parking lot area and around the outdoor pool area. They are also proposing plantings along the median on Via Coconut Point, external to the site.

Utilities

Utilities will be provided by Bonita Springs Utilities. BSU will provide comments at time of development order/BSU application to construct.

Fire

Estero Fire Department indicated it would provide comments at time of development order.

Development of Regional Impact (DRI) Review

The applicant is also requesting amendments to the Coconut Point DRI in addition to the zoning amendment. The Development of Regional Impact is applicable to all of Coconut Point, including the Simon property (shopping center) as well as North Village (Rapallo, Marketplace and Hertz) and South Village (Lee Health and other developments).

The proposed DRI amendments are not extensive. The amendments seek to clarify some of the provisions that have already been completed and increase the number of hotel rooms, and extend the DRI buildout date.

The DRI was originally approved by Lee County on October 21, 2002 and has been amended nine times since its original approval. DRIs no longer require State of Florida review and approval for amendments.

Staff has reviewed the proposed changes and suggests some alternative language for monitoring reports at the Village request, in lieu of the applicant's proposed deletion of the language.

COMPREHENSIVE PLAN ANALYSIS

The project is in the Transitional Mixed Use Future Land Use category. The category is described below:

FLU-1.2.8 TRANSITIONAL MIXED USE
Transitional Mixed Use areas are characterized by primarily existing or emerging developments where the Village's largest and most intense commercial and multifamily residential developments

are or will be concentrated, including some areas that currently have some degree of mixed use. Urban services are in place or readily expandable to support moderately intense levels of mixed commercial and residential development.

Staff Comment: A broad mix of uses is allowed within the Transitional Mixed Use Future Land Use area, subject to compatibility standards, including regional, community, and neighborhood scale commercial to foster the live/work/play mixed use lifestyle sought in this category.

Coconut Point MPD is an existing mixed use development with various retail stores, residential multi-family units, commercial office, health care, and three approved hotels. This 4-story hotel will be located in the back parking lot of the shopping area.

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 a review of:

- Traffic and access impacts. The Traffic Impact Statement provided by the applicant indicates that Via Coconut Point will operate at a LOS C in the year 2026 both with and without the addition of the proposed project traffic. Based on this analysis, the proposed 4-story hotel development will not create a level of service issue. Hotels are typically "off-peak hour" traffic generators.

- Architectural and landscape design is reviewed through the provision of a Pattern Book. The most recent renderings appear to be consistent with the Coconut Point Design Review Guidelines.

- Site planning and interconnectivity are met by the provision of internal walkways and pedestrian connections to Via Coconut Point and to the Coconut Point shopping center.

- Adjacent land uses should not be negatively impacted by this proposal. The proposed development is within an existing MPD which features a variety of uses including residential, retail, and other commercial uses. The line of sight diagram does not indicate any detrimental impact to the to the Brooks Community to the east across Via Coconut and the railroad ROW.

DEVIATIONS

The applicant requested two deviations from the Village of Estero land Development Code:

Deviation 1 *requests to deviate from the Land Development Code (LDC) Section 5-408.C Open Space Standards, which requires a minimum of 30% open space, to allow 28% open space for this development.*

Staff Comment: Due to the lot size, configuration, and the required parking, the applicant requests a slight deviation from the 30% open space requirement to allow 28% open space. The applicant will install required plantings within the proposed parking area and landscape buffers. In addition,

the applicant will also plant the median in front of the proposed development site along Via Coconut Point with a variety of trees and plantings.

Staff recommends approval of this deviation because the applicant is offering median landscaping.

Deviation 2 *requests to deviate from the Land Development Code (LDC) Section 3-706.C Intensity and Dimensional standards, which allows a maximum building height of 45 feet, to allow a maximum building height of 48 feet to the main parapet and 58 feet 6 inches to the top of the architectural tower element.*

Staff Comment: The proposed 4-story hotel measures 48 feet high to the main parapet and 58 feet 6 inches to the top of the architectural tower element. The adjacent residential multi-family building, The Residences at Coconut Point is 4-story building measuring 55 feet in height. The Brooks Shadow Wood community is approximately 500 feet away from the development site and the existing trees along the Railroad ROW east of the site are approximately 20 feet tall to block the view.

Staff recommends approval of this deviation.

CONCLUSION

Staff has proposed the following findings for the MPD Amendment if the PZDB wishes to approve the request:

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 Mixed Use Planned Development, surrounded by a variety of residential, retail, and 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 two deviations from required standards.

3. The Planned Development Amendment will address a community need.

   Staff Comment: The proposed amendment is for a 111-room, 4-story hotel in an existing and developed Mixed Use Planned Development. Hotel use is permitted within the MPD, and this development will help diversify the uses in the center and promote pedestrian movement within the Coconut Point shopping center, emphasizing the “live/work/play” goal of the Transitional Mixed Use future land use designation of this site. The applicant has stated that there is a need for extended stay hotels in Estero.

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

Staff Comment: The amendment, with the proposed conditions, will be compatible with the existing and planned uses in the surrounding area. The surrounding uses are mixed and include residential, retail, and other commercial uses.

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 in a partially unused parking lot within a commercial shopping center in an established MPD.

6. The Planned Development Amendment will not adversely affect the property values in the area.

   Staff Comment: The proposed amendment 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 project 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 and is a parking lot.

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 Deviations:

The proposed deviations for open space and building height will:

1. Off-set the minor open space reduction with landscaping in the median on Via Coconut.
2. Be similar to the height of the existing adjacent 4-story residential multi-family building.

ATTACHMENTS:

A. Maps – Zoning Map, and Future Land Use Map
B. Master Concept Plan
C. Zoning Conditions
D. Pattern Book
E. Applicant Information
   1) Public Information Meeting Summary

2) Traffic Memo
3) Parking Demand Study
4) Hotel Room Calculations

Home2 Suites at Coconut Point MPD

Zoning Conditions

DCI2024-E005

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1. The previous approvals contained in Resolution Z-02-009, 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 "Master Concept Plan" stamped "Received October 23, 2024."

3. Development Parameters and Uses

   Development is permitted at a maximum as follows:

   Hotel – 111 Rooms

   Consumption on premises for hotel, per state liquor license

4. Maximum Building Height and Property Development Regulations

   Height: 48 feet to the main parapet and 58 feet 6 inches to the top of the architectural tower element, see Deviation 2.

   Minimum Building Setbacks:

   Front: 30 feet
   Side (East): 30 feet
   Side (West): 20 feet
   Rear: 30 feet

   Open Space Requirements: 28% minimum, see Deviation 1.

5. No Blasting

   No development blasting is permitted as part of this project.

6. Utilities

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

7. Pattern Book

The development must be consistent with the Pattern Book "Home2 Suites At Coconut Point Supplemental Pattern Book" stamped "Received January 16, 2025."

8. Construction

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

9. Buffers

As part of local development order approval, the development order plans must demonstrate buffering consistent with the Master Concept Plan, the Land Development Code, and the Pattern Book. As part of local development order approval, all required buffer planting must be 100% native vegetation.

10. Via Coconut Point Median Landscaping

The applicant will coordinate with Village of Estero staff to provide landscaping in the median east of this property. The specific plantings will be determined at the time of development order.

11. 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.

12. Lighting

Lighting will be reviewed at the time of development order.

13. Radio Enhancement

The owner or owner's representative shall conduct an assessment model at the time of development order to determine if the minimum radio signal's strength for the fire department communication is in compliance with NFPA1:11.10, NFPA 1221:11.3.9, standards for inbound and outbound signal strength and quality. If minimum signal strength is not available, the applicant shall install radio enhancement in the building.

14. Hurricane Preparedness

A Hurricane Preparedness Plan or mitigation will be required at time of development order per Land Development Code, Sections 7-504 and 7-505.

15. Re-Plat

Prior to a development order for the hotel being issued, a re-plat of the subject property

must be submitted, reviewed, and approved.

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.

~~NINTH~~TENTH
DEVELOPMENT ORDER AMENDMENT[1] ~~AND RESTATEMENT~~
FOR COCONUT POINT DRI
STATE DRI # 09-2001-153

Let it Be Known That, pursuant to Florida Statutes §380.06, the Board of County Commissioners of Lee County, Florida, heard at a public hearing convened on October 21, 2002, the Application For Development Approval submitted by The Simon Property Group, L.P. and Oakbrook Properties, Inc., for Coconut Point DRI (originally known as Simon Suncoast DRI), a mixed use development in Lee County, consisting of approximately 482.4+/- acres.

WHEREAS, the Board of County Commissioners of Lee County, Florida considered the report and recommendations of the Southwest Florida Regional Planning Council, the Lee County Staff, the Lee County Hearing Examiner, the application and sufficiency submittals, and the documents and comments made on the record in public hearing, and after full consideration of those reports, recommendations, documents and comments, the Board of County Commissioners of Lee County, Florida, adopted the Coconut Point Development of Regional Impact (DRI) Development Order; and

WHEREAS, the original Development Order for the Coconut Point DRI was approved on October 21, 2002; and

WHEREAS, the DRI Development Order was subsequently amended on February 7, 2005, to reduce the number of hotel rooms from 600 to 350, decrease the number of apartments from 450 to 250, and increase the number of residential condominiums from 550 to 1,000; and

WHEREAS, on August 1, 2006, the DRI Development Order was amended a second time to extend the build out date one year to December 31, 2007; and

WHEREAS, on August 30, 2006, the DRI Development Order was amended a third time to: (1) increase condominium units from 1,000 to 1,528; (2) decrease apartment units from 250 to 0; (3) increase hotel units from 350 to 440; (4) decrease retail commercial square footage from 1,800,000 to 1,638,900; (5) increase commercial square footage for banks by 8,000 square feet; (6) increase general office square footage from 200,000 to 315,000; (7) decrease medical office square footage from 100,000 to 68,333; (8) add a 506 seat performing arts center; and (9) add a land use conversion chart; and

WHEREAS, the Coconut Point DRI was amended a fourth time on March 18, 2008, to provide the benefit of the statutory extension to all phase build out and expiration dates as provided under HB 7203; and

[1] This is a codification and ~~restatement~~ update of the Coconut Point DRI Development Orders as amended through ~~July 26, 2027~~ _____, 2025.

WHEREAS, the Coconut Point DRI was amended a fifth time on December 19, 2009, to provide the benefit of the statutory extension to all phase build out and expiration dates as provided under SB 360; and

WHEREAS, on June 2, 2011, House Bill 7207 (HB 7207) was signed into law by the Governor of the State of Florida. HB 7207, as codified in Chapter 2011-139, Laws of Florida, authorizes a four year extension for all valid DRI Development Orders. At the option of the developer, all commencement, phase, build out and expiration dates for valid Developments of Regional Impacts may be extended by four (4) years regardless of previous extensions issued in the past; and

WHEREAS, on June 29, 2011, Lee County received a request to extend the DRI compliance dates as contemplated under HB 7207, resulting in an extension to December 31, 2016; and

WHEREAS, Executive Order Number 11-128 provided for an extension of 60 days (extended an additional 60 days by Executive Order 11-172 and an additional 30 days by Executive Order 11-202), for build out, commencement and completion dates for valid DRI Development Orders at the option of the developer; and

WHEREAS, under Florida Statutes §252.363 (effective July 1, 2011) build out dates for valid DRI Development Orders were extended an additional 6 months;

WHEREAS, on January 26, 2012, Lee County received a request to extend the DRI compliance dates as contemplated under Executive Order Number 11-128 (extended by 11-172 and 11-202) and Florida Statutes §252.363, resulting in an extension to November 6, 2017; and

WHEREAS, Executive Order Number 12-140 provided for an extension of 60 days (extended an additional 30 days by Executive Order 12-192 and an additional 5 days by Executive Order 12-217) for build out, commencement and completion dates for valid DRI Development Orders at the option of the developer; and

WHEREAS, under Florida Statutes §252.363, build out dates for valid DRI Development Orders were extended an additional 6 months; and

WHEREAS, on July 2, 2012, Lee County received a request to extend the DRI compliance dates as contemplated under Executive Order Number 12-140 (extended by 12-192 and 12-217) and Florida Statutes §252.363, resulting in an extension to August 8, 2018; and

WHEREAS, Executive Order Number 12-199 provided for an extension of 60 days for build out, commencement and completion dates for valid DRI Development Orders at the option of the developer; and

WHEREAS, under Florida Statutes §252.363, Executive Order Number 12-199 extended the build out dates for valid DRI Development Orders an additional 6 months; and

WHEREAS, on October 2, 2012, Lee County received a request to extend the DRI compliance dates as contemplated under Executive Order Number 12-199 and Florida Statutes §252.363, resulting in an extension to April 7, 2019; and

WHEREAS, on January 8, 2013, the Coconut Point DRI was amended a sixth time to extend the build out and termination dates to April 7, 2019, and April 7, 2025, respectively; and

WHEREAS, on August 5, 2013, the DRI Development Order was amended a seventh time to: (a) decrease the number of residential units from 1,528 to 1,214; (b) decrease the retail square footage from 1,638,900 to 1,607,500; (c) increase the office square footage from 315,000 to 782,777; (d) eliminate the performing arts center; (e) increase the number of ALF units from 200 to 400; (f) reduce the number of hotel units from 440 to 320; and (g) extend the build out and termination dates to December 31, 2019, and December 31, 2025, respectively; and

WHEREAS, on September 20, 2013, Lee County received a request for an Eighth Amendment to the Coconut Point DRI Development Order to: (1) add an acute care hospital and increase the amount of medical office from 104,333 sf. to 234,000 sf. and (2) extend the build out date and termination date to December 31, 2024, and December 31, 2030, respectively; and

WHEREAS, the Eighth Amendment (1) provided an option to develop an acute care hospital within Tract 3A; (2) increased the square footage of office that can be constructed within Tract 3A so long as net new external trips from Tract 3A do not exceed 614; and (3) extended the buildout and termination dates to December 31, 2024, and December 31, 2030, respectively.

WHEREAS, the Eighth Amendment application was reviewed by the Southwest Florida Regional Planning Council and the Lee County Hearing Examiner, who found it consistent with the Lee County Comprehensive Plan; and

WHEREAS, the Board approved the Eighth Amendment on May 7, 2014, finding the proposed changes did not constitute a substantial deviation from the original development approvals; and

WHEREAS, the Village of Estero was created on or about December 31, 2014, and the Coconut Point DRI is now under the jurisdiction of the Village of Estero; and

WHEREAS, an application was submitted by Lee Memorial Health System to make corrections to the DRI DO created by the Eighth Amendment. These corrections allowed Tract 3A-1, 3A-2, and 3A-3 1 in the South Village to be developed with (1) a 160-bed

acute care hospital constructed only within Tracts 3A-1, 3A-2 and 3A-3_1, and (2) with any of the following land uses or combinations so long as they do not exceed 479 total net new external trips: up to 60,000 gross leasable square feet of retail, 300,000 square feet office (of which a maximum of 198,000 square feet may be medical office), 160 acute care hospital beds. These corrections were approved by the Village Council as Ordinance 2016-10 on August 31, 2016. The corrections approved by Ordinance 2016-10 are included in this Ninth Development Order Amendment and Restatement ("Ninth Amendment"); and

WHEREAS, an application to further amend the Eighth DRI Development Order was submitted by Coconut Point Holdings, LP on or about August 16, 2016, to (1) ~~reduce~~ eliminate 200 assisted living facility (ALF) units in Tract 1A; (2) ~~reduce~~ eliminate 18,900 square feet of commercial retail in Tract 1C; and (3) to add 180 multi-family apartment (MF-APT) units within ~~Development Area 1~~Tract 1A; and

WHEREAS, Department of Economic Opportunity (DEO) issued a letter on or about July 19, 2016, finding that the amendment is a change pursuant to Section 380.06(19)(e).2.k., Florida Statutes and not a substantial deviation; and

WHEREAS, the Village of Estero Council has determined that the amendment is not a substantial deviation and concurred with DEO that the amendment is a Section 380.06(19)(e).2.k. change; and

WHEREAS, ~~this~~ the Ninth Amendment ~~will correct~~corrected certain inconsistencies of land use intensity changes that were approved by previous amendments but not corrected in the previous amendments; and

WHEREAS, the applicant applied to amend the Ninth Amendment to incorporate buildout date extensions approved pursuant to Section 252.361 Florida Statute ~~this Tenth Amendment will update the Section 252.361, F.S. extensions,~~ and permit an increase of 84 hotel units on Tract ____, and a decrease of 2,000 square feet of commercial retail floor area on Tract ____.

NOW, THEREFORE, be it resolved by the Village Council of the Village of Estero, Florida, that the Development Order for the Coconut Point DRI is hereby amended ~~and restated~~ by this Tenth Development Order Amendment as follows:

I. FINDINGS OF FACT AND CONCLUSIONS OF LAW

A. The Coconut Point DRI is a master planned commercial development consisting of 482.4+/- acres located in unincorporated south central Lee County at the intersection of US 41 and Coconut Road. The Coconut Point DRI is a mixed use development that will consist of: 1,440,110 gross leasable square feet of retail/regional mall (Regional Retail Center), ~~106,100~~ 104,100 gross leasable square feet of retail on other parcels adjacent to the regional mall (Community Commercial Retail), 8,000 gross leasable square feet of Banks, 835,777 square feet of office, of which no more than

234,000 square feet may be medical office, ~~370~~ 454 hotel rooms, 1,214 condominium units, 180 multi-family apartment units, and a 200 unit assisted living facility. The project will include 33.4 acres of conservation areas, 57.1 acres of lakes, 43.2 acres of road rights-of-way and 9.0 acres of green area/open space.

B. Water and wastewater treatment will be provided by Bonita Springs Utilities.

C. The project phasing schedule consists of one phase with build out in 2038 ~~2028~~.

~~C.~~D. The terms of this Development Order apply to the property located and described in attached Exhibit A.

~~D.~~E. The property is zoned Mixed Planned Development (MPD). ~~Undeveloped portions of the property are currently in active agricultural use.~~

~~E.~~F. The Application for Development Approval (ADA) is consistent with the requirements of §380.06, Florida Statutes, and was found sufficient by the Southwest Florida Regional Planning Council (SWFRPC) on January 17, 2001.

~~F.~~G. The development is not located in an area designated as an Area of Critical State Concern under the provision of §380.05, Florida Statutes.

~~G.~~H. The development will not unreasonably interfere with the achievement of the objectives of the adopted State Land Development Plan. The development is consistent with the State Comprehensive Plan if developed in accordance with the conditions set forth herein.

~~H.~~I. On July 19, 2016, the Department of Economic Opportunity determined that the Ninth Amendment was not a substantial deviation and did not require the filing of a Notice of Proposed Change.

~~I.~~J. The development ~~is~~ was originally located in the Urban Community and Wetlands future land use categories (now Transitional Mixed Use, Conservation and Wetlands). The project, as proposed and conditioned herein, is consistent with the Village of Estero Comprehensive Plan and the Village of Estero Land Development Code.

~~J.~~K. The conditions set forth below meet the criteria found in §380.06(15)(d), Florida Statutes.

II. ACTION ON THE REQUEST AND CONDITIONS OF APPROVAL

NOW THEREFORE, be it resolved by the Village Council of the Village of Estero, Florida, in a public meeting duly advertised, constituted and assembled that the Development of Regional Impact Application for Development Approval submitted on behalf of Simon Property Group, L.P., and the Oakbrook Properties, Inc., for the project

known as the Coconut Point DRI, originally approved October 21, 2002, is hereby further amended subject to the following conditions, restrictions and limitations. For the purpose of this Development Order, the term "Developer" refers to Simon Property Group, L.P., Oakbrook Properties, Inc., and Coconut Point Developers, LLC, and includes all successors or assigns. All references to County Ordinances or other regulations, including amendments thereto up to and including the date at which the Village was incorporated. References to Village Ordinances and regulations include all amendments that may take effect in the future.

A. AFFORDABLE HOUSING

1. *150 Affordable Housing Units ($600,000)*.[2]

a. The Developer must provide, either directly or through third parties, 150 units (combined total) of affordable housing for very low, low, and moderate-income persons within the identified DRI housing assessment area on or before December 31, 2006.

b. In the event the Developer does not provide all of the 150 units required above prior to December 31, 2006, the Developer may satisfy the remaining affordable housing obligation by paying $4,000 ($600,000 divided by 150 units) for each unit of the shortfall to the Lee County Affordable Housing Trust Fund.

2. *University Student Housing ($400,000)*[3]. In addition to the above, the Developer will subsidize University student housing by giving $400,000 to the Florida Gulf Coast University prior to the issuance of the first development order allowing vertical construction within the DRI (excepting any public uses mandated by this Development Order). These funds must be specifically earmarked for University student housing.

~~3. The changes to the development parameters proposed in the Ninth Amendment do not create impacts to affordable housing warranting further mitigation.~~

[2] The Developer paid $600,000 to Lee County on December 20, 2006, to satisfy this condition. These funds were accepted by the Board via Blue Sheet 20070290 in March 2007.

[3] This requirement was satisfied in October 2004.

B. ENERGY

The Developer must incorporate, as a minimum, the following energy conservation features into all site plans and architectural programs or insure that the following features are implemented through deed restrictions or covenants with successors in title. All applications for site plan approvals and building permits must be accompanied by documents detailing proposed compliance with these conditions. If deed restrictions or covenants are utilized to insure compliance, those documents must be approved by the Village Attorney's Office prior to recording.

These features are:

1. A bicycle/pedestrian system connecting all land uses, to be placed along arterial and collector roads within the project and also along Sandy Lane. This system will be consistent with LDC regulations.

2. Bicycle racks or storage facilities in recreational, commercial and multi-family residential areas.

3. Bus stops, shelters and other passenger and system accommodations for a transit system to service the project area.

4. Energy efficient features in window design (e.g., tinting and exterior shading), operable windows, ceiling fans, appliances and equipment.

5. Minimize coverage by asphalt, concrete, rock and similar substances in street, parking lots and other area to reduce local air temperatures and reflecting light and heat.

6. Energy-efficient lighting for streets, parking area, recreation area and other interior and exterior public areas.

7. Water closets with a maximum flush of 1.6 gallons and shower heads and faucets with a maximum flow rate of 2.5 gallons per minute (at 80 pounds of water pressure per square inch).

8. Selecting, planting and maintaining native plants, trees and other vegetation and landscape design features that reduce requirements for water, fertilizer, maintenance and other needs.

9. Planting native shade trees to provide reasonable shade for all recreation areas, street and parking areas. Planting native shade trees for each residential unit.

10. Placing trees to provide needed shade in the warmer months while not overly reducing the benefits of sunlight in the cooler months. Orienting structures,

whenever possible, to reduce solar heat gain by walls and utilize the natural cooling effects of the wind.

11. Including porch and patio areas in residential units.

12. Establishing project architectural review committees that will consider energy conservation measures to assist builders and residents in the efforts to achieve greater energy efficiency in the development.

C. STORMWATER MANAGEMENT

1. The Developer must meet the criteria set forth in Chapter 40E, Florida Administrative Code, and the South Florida Water Management District (SFWMD) Basis of Review. The Developer must obtain a modification of SFWMD Permit No. 36-00288-S for the construction and operation of the surface water management system[4]. This permit must address any impacts created by the development to wetlands and other surface waters. Halfway Creek is classified as an Outstanding Florida Water (OFW). Any discharge to an OFW requires additional water quality consideration. Prior to the issuance of the permit modification, the SFWMD will evaluate this issue in greater detail.

2. The Developer must obtain all necessary approvals from the Florida Department of Transportation for any proposed discharge points and water control structures associated with US 41.

3. At the time of permit modification application, the Developer must provide finalized information regarding the size of proposed project lakes, the location of major water control structures, the correct identification of control structures within pre-treatment areas and verification of adequate dimensions for pre-treatment areas.

4. Best management practices are subject to the Village of Estero review and approval and must be included on all construction plans for development.

5. All internal storm water management lakes and ditches as well as any onsite preserved or enhanced wetland areas, must be set aside as private drainage or conservation easements on the recorded plat. Storm water lakes must include, where practical, adequate maintenance easements around the lakes with access to a paved roadway.

6. During construction activities, the Developer must employ best management practices for erosion and sedimentation control. These practices must be included with, or presented on, all construction plans, and are subject to approval by the appropriate agencies prior to implementation.

[4] Developer has and will obtain all necessary water management permits and modifications.

7. The final storm water management plan must consider, as applicable, measures to reduce runoff rates and volumes, including, but not limited to, fixed control structures, perforated pipes, and grass swale conveyances. Swales, rather than closed systems, must be used whenever possible.

8. Any shoreline banks created along the onsite storm water management system must include littoral zones constructed on slopes consistent with SFWMD and the Village of Estero requirements and be planted in native emergent or submergent aquatic vegetation. The Developer must ensure, by supplemental replanting if necessary, that at least 80% cover by native aquatic vegetation is established/maintained within the littoral zone for the duration of the project.

9. The Developer must conduct annual inspections of the Master Stormwater Management System and any preserved/enhanced wetland areas on the project site to ensure that these areas are maintained in keeping with the final approved designs, and that the water management system is capable of accomplishing the level of storm water storage and treatment for which it was intended. The Developer or operating entity must undertake any cleaning and repair determined to be necessary based upon the annual inspection.

10. The Developer must confirm, to the satisfaction of all applicable federal, state, and local review agencies, and the SFWMD, that the proposed storm water management system will not impact habitats of any state or federally listed plant and/or animal species potentially occurring onsite, or that such impacts will be mitigated to the benefit of onsite populations of those species.

11. The Developer must undertake a regularly scheduled vacuum sweeping of all common streets and parking areas within the development.

12. If the Village of Estero establishes a Village-wide storm water management system, the Developer must participate to the extent the system benefits the development.

13. Ditch and swale slopes must be designed to minimize discharges so that these facilities may provide some additional water quality treatment prior to discharge. Treatment swales must be grassed.

14. The grassed storm water treatment areas must be mowed on a regular basis as part of the normal lawn maintenance of the development. Any debris that may accumulate in project lakes, ditches or swales, or which may interfere with the normal flow of water through discharge structures and under drain systems, must be cleaned from the detention/retention areas on a regular basis. Any erosion to banks must be replaced immediately.

15. Under drain systems and grease baffles, if utilized within the Coconut Point DRI, must be inspected and cleaned and/or repaired on a regular basis. In no instance may the period between such inspections exceed eighteen months.

16. Storm water management system maintenance requirements include removal of any mosquito-productive nuisance plant species (e.g., water lettuce, water hyacinth, cattails and primrose willows) from all system nodes, reaches, and percolation basins, as well as from the lake littoral zones employed in the system.

17. When required by the SFWMD permit, any isolated wading bird "pools" constructed in lake littoral zones must be excavated to a depth that provides aquatic habitat for mosquito larvae predators, such as *Gambusia affinis*.

18. The Developer ~~will~~ has establish<u>ed</u> a legal operating entity in accordance with the SFWMD Basis of Review and the applicable Lee County or the Village of Estero Land Development Code to maintain the internal storm water management lakes, ditches and wetlands. Easements, common areas or other legal mechanisms may be utilized to ensure there is sufficient access to the storm water management areas for maintenance purposes.

D. TRANSPORTATION

1. **Significant Impacts**

a. *Assessment Parameters*

The traffic impact assessment for the Project assume~~s~~d the following development parameters as a worst case traffic scenario achievable under the maximum potential development parameters identified in Exhibit C,

	Build out <u>(2038)</u>~~(2028)~~
Multifamily Condominiums (ITE LUC 230) (450 d.u. Town Center, 540 d.u. North Village) 224 d.u. South Village	1,214 d.u.
Multifamily Apartments (ITE LUC 220) (180 d.u. North Village)	180 d.u.
Assisted Living Facility (ITE LUC 252) (200 d.u. South Village)	200 d.u.
Hotel (ITE LUC 310) (250 rooms Town Center, 120 rooms South Village)	370 rooms
Community Retail (ITE LUC 820)	106,100 sq. ft. (gla)

(66,100 square feet North Village, 40,000 square feet South Village*)	
Regional Retail Center (ITE LUC 820) 1,440,110 square feet Town Center)	1,440,110 sq.ft (gla)
General Office (ITE LUC 710) (481,277 square feet North Village, 90,000 square feet Town Center, 30,500 square feet South Village*)	601,777 sq. ft.
Medical Office (ITE LUC 720) (234,000 square feet South Village*)	234,000 sq. ft.
Bank with drive-thru (8,000 square feet North Village)	8,000 sq. ft.

*Tracts 3A-1, 3A-2, and 3A-3 1 in the South Village (shown on page 3 of Map H attached hereto as Exhibit "B") may be developed with up to 60,000 gross leasable sq. ft. retail, 300,000 sq. ft. office (of which a maximum of 198,000 sq. ft. may be medical office), 160 acute care hospital beds, or any combination of these uses that do not exceed 479 net new external trips.

The above parameters form the basis for the Project impacts and the mitigation requirements contained herein. The assumed land uses associated with the general parameters are identified by the Land Use Code (LUC) from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 6th Edition. While approved zoning categories may allow a wider range of uses, from a DRI standpoint the Project impacts are based on the above parameters and assumed uses. If the Developer exercises Mitigation Option 2 and is granted concurrency vesting for all or a portion of the DRI, any significant change in the assumed uses, mix of uses or location of uses on the Master Concept Plan will require a re-evaluation of the DRI transportation impacts. A significant change is one that would increase the external project traffic by 5% or more or that would change the projected distribution and assignment of project traffic so as to result in a net increase in road miles of significantly and adversely impacted roadway links. This condition does not apply if Mitigation Option 1 is selected.

The overall traffic at the Project driveway entrances based on the 2002 development parameters, was estimated to be 5,909 trips, including 4,120 PM net new external peak hour trips. The approval of the Seventh Development Order Amendment increased the overall traffic at the driveway entrances to 6,467 trips, including 4,565 PM net new external peak hour trips. The approval of the Eighth Amendment increased the overall traffic at the driveway entrances to 6,588 trips, including 4,734 PM net new external peak hour. The approval of the Tenth amendment does

not alter the number of net new external peak hour trips because of the simultaneous increase and decrease in the development parameters.

b. *Build Out Impacts*

The original assessment on an existing-plus-committed network assuming the advancement of certain projects indicates that the significantly impacted roadways and intersections described below ~~will~~ would be operating below acceptable levels of service at the end of the original 2006 Build out:

Roadway Improvements Needed

Roadways	Needed Improvement
I-75	
– Corkscrew Road to Daniels Parkway	Widen to 6 lanes
Three Oaks Parkway	
- Williams Road to Corkscrew Road	Widen to 6 lanes
US 41	
– Koreshan Boulevard to San Carlos Boulevard	Widen to 6 lanes
- Bonita Beach Road to Coconut Road	Widen to 6 lanes
Old US 41	
- Rosemary Drive to US 41	Widen to 4 lanes

Intersection Improvements Needed

Bonita Beach Road @ Old 41(1)	Add 2nd SB left turn lane
Coconut Road @ Driveway 9/Regional Retail Center(2)	Add WB right turn lane
	Add SB right turn lane
	Add SB left turn lane
	Add dual EB left turn lane
	Signalization(3)
Coconut Road @ Sandy Lane(2)	Add WB left turn lane
	Add WB right turn lane
	Add NB right turn lane
	Add NB left turn lane
	Add SB left turn lane
	Add SB right turn lane
	Add EB left turn lane
	Add EB right turn lane
	Signalization(3)
Corkscrew Road @ Ben Hill Griffin Parkway(1)	Add 2nd EB left turn lane

	Add 2nd NB left turn lane
	Add 2nd SB left turn lane
Corkscrew Road @ River Ranch Road(1)	Signal retiming
Corkscrew Road @ Three Oaks Parkway	Add 2nd WB left turn lane
	Add 2nd NB left turn lane
	Add 2nd SB left turn lane
I-75 @ Corkscrew Road(1)	Add 2nd EB left turn lane(4)
	Add 2nd WB left turn lane(4)
	Add 2nd NB left turn lane
	Add 2nd SB left turn lane
Old 41 @ Dean Street(1)	Signalization(3)
Old 41 @ Pennsylvania Avenue(1)	Signal retiming
Old 41 @ West Terry Street(1)	Add 2nd NB thru lane
	Add 2nd SB thru lane
Three Oaks Parkway @ Koreshan Boulevard(1)	Signalization(3)
Three Oaks Parkway @ Williams Road(1)	Signalization(3)
Three Oaks Parkway @ Coconut Road(1)	Signalization(3)
US 41 @ Immokalee Road(1)	Signal retiming
US 41 @ Old 41(1) (Collier County)	Signal retiming
US 41 @ Bonita Beach Road	Signal retiming
US 41 @ West Terry Street	Signal retiming
US 41 @ Old 41/Pelican Landing Parkway	Add 2nd WB right turn lane
	Add 2nd NB left turn lane
	Add 2nd SB left turn lane
	Add 2nd EB left turn lane
US 41 @ Pelican Colony Boulevard	Add dual WB left turn lane(2)
	Add WB right turn lane(2)
	Add NB right turn lane(2)
	Add 2nd NB left turn lane
	Add dual SB left turn lane(2)
	Add 2nd EB left turn lane
	Add EB right turn lane
US 41 @ Coconut Road	Add 2nd WB left turn lane
	Add 2nd NB right turn lane
	Add 2nd NB left turn lane
	Add 2nd SB left turn lane
	Add 2nd EB left turn lane
	Add EB right turn lane
US 41 @ Driveway 6/Regional Retail Center(1)	Add NB right turn lane(2)
	Add SB left turn lane(2)(3)
	Add WB right turn lane(2)
	Signalization(2)(3)
US 41 @ Driveway 5/Internal East-west Road(1)	Add NB right turn lane(2)
	Add dual SB left turn lane(2)

	Add dual WB left turn lane[2]
	Add WB right turn lane[2]
	Signalization[2][3]
US 41 @ Driveway 4/Pelican Point Boulevard[1]	Add NB right turn lane[2]
	Add SB Left turn lane[2]
	Add WB right turn lane[2]
	Signalization[2][3]
US 41 @ Driveway 3/Fountain Lakes Boulevard[1]	Add NB right turn lane[2]
	Add SB left turn lane[2]
	Add dual WB left turn lane[2]
	Add WB thru lane[2]
	Add WB right turn lane[2]
	Signalization[2][3]
US 41 @ Driveway 2/Estero Greens[1]	Add NB right turn lane[2]
	Add dual SB left turn lane[2]
	Add dual WB left turn lane[2]
	Add WB thru lane[2]
	Add WB right turn lane[2]
	Add EB right turn lane[2]
	Signalization[2][3]
US 41 @ Driveway 1/Community Commercial[1]	Add NB right turn lane[2]
	Add SB left turn lane[2]
	Add WB right turn lane[2]
US 41 @ Williams Road[1]	Add 2nd SB left turn lane
	Add 2nd WB left turn lane
US 41 @ Corkscrew Road[1]	Add 2nd WB left turn lane
US 41 @ Broadway[1]	Signal retiming
US 41 @ Koreshan Boulevard	Signalization[3]
US 41 @ Sanibel Boulevard[1]	Signal retiming
US 41 @ Metro Parkway[1]	Add 2nd NB right turn lane
US 41 @ Alico Road[1]	Signal retiming
US 41 @ Island Park Road[1]	Signal retiming
US 41 @ Ben Pratt/Six Mile Cypress Parkway[1]	Add EB thru lane
	Add WB thru lane
Williams Road @ Driveway 1/Comm Commercial[1]	Signalization[3]
Williams Road @ River Ranch Road[1]	Signalization[3]
Williams Road @ Sandy Lane[2]	Signalization[3]
	Add WB left turn lane
	Add NB right turn lane
	Add NB left turn lane
	Add EB right turn lane
Williams Road @ Three Oaks Parkway	Signalization[3]

(1) *This intersection is not included in a significantly and adversely impacted roadway segment.*
(2) *This intersection is considered a site-related improvement.*
(3) *Signalization only if warranted and subject to approval by the maintaining agency.*
(4) *Dual EB and WB left turn lanes should be provided if they can be constructed without requiring reconstruction of the I-75 overpass bridge structure.*

The intersection improvements include at grade geometric improvements, such as turn lanes and signalization when warranted. Intersection improvements are accounted for in the overall proportionate share calculation. Site-related needs at the Project entrances are not addressed in the proportionate share calculation and must be addressed by the Developer at the time of local development order approval.

2. **Mitigation**

a. *Build Out Proportionate Share*

The build out proportionate share is $14,600,000 in year 2002 dollars. This figure represents the Developer's share of necessary roadway and intersection improvements based on the development parameters set forth in Section II.D.1.a. The estimated roads impact fees based on the schedule effective July 1, 2000, is $10,196,250, which is lower than the proportionate share estimate.

As noted in Condition D.3, the Developer must pay $170,000 as mitigation for the project's Comprehensive Plan impacts to the 2020 level of service on US 41 from Koreshan Boulevard to Alico Road. Therefore, the total proportionate share obligation deemed sufficient to mitigate both the build out DRI-related transportation impacts on the non-site related roads and intersections set forth in Paragraph D.1.b and the project's Comprehensive Plan impacts is $14,770,000. However, if the reanalysis described in section D.2.d.1 demonstrates that additional funds are necessary to mitigate the project's transportation impacts, then the Developer will be required to pay the higher mitigation amount.

No independent fee calculation will be permitted for the project, or a subpart thereof, absent a Notice of Proposed Change.

b. *Mitigation Options*

The Developer must choose one of the two mitigation options identified below to satisfy the proportionate share obligation.

(1) Traffic Mitigation Option 1

(a) Payment

All development within the project must pay roads impact fees in effect at the time of building permit issuance. In addition to roads impact fees, and prior to the issuance of the first building permit for vertical construction of any portion of the Regional Retail Center, the Developer must make a lump sum cash payment of $4,573,750 in year 2002 dollars. This lump sum cash payment is intended to mitigate the transportation impacts associated with the Regional Retail Center and satisfy the proportionate share obligation that is due over and above road impact fees.

In accordance with local policies and regulations, the Developer may be entitled to roads impact fee credits for road improvements constructed within the area surrounding the project.

(b) Concurrency

All development within the project will be subject to the Village of Estero Concurrency Management System at the time it obtains a local development order. Section 8-2, Land Development Code recognizes concurrency vesting provisions in Developments of Regional Impact which have completed their DRI DO concurrency commitments, and thus development authorized in the Tenth Amendment will not be ~~and transportation is not~~ subject to transportation concurrency restrictions.

(2) Traffic Mitigation Option 2[5][4]

(a) Payment

[5] The Developer chose Option 2 and made the two installment payments in a timely manner.
[4] ~~The Developer chose Option 2 and made the two installment payments in a timely manner.~~

The Developer may vest, for concurrency purposes, up to 400,000 square feet of retail uses and all of the non-retail uses by making an up-front payment of $6,270,000 in 2002 dollars on or before December 31, 2003, or the issuance of the first building permit for the site, whichever comes first (excepting any public uses mandated by this Development Order). The remaining portion of the project will be entitled to concurrency vesting upon the payment of $8,500,000 in 2002 dollars on or before December 31, 2004, or the issuance of the first building permit for the retail uses of the project over 400,000 square feet, whichever comes first. The value of creditable pipelined improvements identified in the Development Agreement may be subtracted from the second payment only.

Concurrency certificates issued pursuant to this option will be effective until December 31, 2019[6], or for three (3) years from the date a local development order is issued, whichever is later.

(b) Development Agreement

Exercise of traffic mitigation option 2 requires a Local Government Development Agreement executed pursuant to §163.3220, Florida Statutes, and Chapter 2, Article III of the Lee County Land Development Code. The Developer must submit a draft Development Agreement to Lee County within 6 months of the adoption of the original DRI Development Order or prior to submittal of any local development order application for the Regional Retail Center or the Community Commercial Retail. The Development Agreement must be executed prior to issuance of a local development order allowing vertical construction anywhere on the site, excepting public uses mandated by this Development Order. The agreement must specify the payment schedule for the total proportionate share obligation in accordance with subparagraph (2)(a) above. An agreement was entered into

[6] In Lee County and the Village of Estero, concurrency is reviewed at the time of local development order approval, which is independent of the DRI review process. However, the Developer submitted a traffic analysis for a new build out scenario resulting from HB 7207 demonstrating that the DRI project will not significantly or adversely impact any of the relevant road segments. Based upon this analysis, concurrency vesting rights were extended by Lee County to December 31, 2017. Analysis during the May 10, 2013 NOPC resulted in an extension of concurrency vesting until December 31, 2019. Concurrency vesting was subsequently extended to December 31, 2024, as a result of analyses performed for the seventh and eighth amendments to the DRI.

with Lee County pursuant to this provision prior to incorporation of the Village of Estero.

c. *Application of Payments*

(1) Cash.

The County ~~will~~ committed originally to apply all impact fees and cash payments made by the DRI toward the non-site related improvements identified in Section D.1.b. In the alternative, the County ~~will~~ agreed to apply the fees toward improvements that relieve those roadways, provided those improvements ~~are~~ were deemed necessary to maintain the County's adopted level of service standards. If the improvements identified in Section D.1.b are ultimately funded through other sources, in whole or in part, or deemed unnecessary to maintain the adopted level of service standards, Lee County agreed that it may apply the impact fees and cash payments paid by the DRI to other improvements consistent with the requirements of Lee County LDC Chapter 2. Potential applications of the cash payment can be specified in the Development Agreement. The funds were paid, and improvements made prior to incorporation of the Village of Estero.[7]

(2) Pipelined Improvements.[8]

The Developer ~~may~~ was permitted to propose in the Development Agreement to provide a specific roadway improvement or improvements in lieu of the second cash payment to the County of $8,500,000 in 2002 dollars, which is referenced in Section D.2.b.(2)(a). The proposed pipeline

[7] An Interlocal Agreement addressing the traffic impacts to the City of Bonita Springs precipitated by approval of the Coconut Point DRI was approved by the Board of County Commissioners on March 23, 2003. The Agreement required the County to: (1) conduct the Sandy Lane Alignment Study; (2) transfer $2.184 million to the City for the DRI impacts to Old U.S. 41 between Rosemary Drive and the intersection of Old U.S. 41 with U.S. 41 and Pelican Colony Boulevard; (3) transfer $138,000 for specified intersection improvements; and, (4) set the alignment of Sandy Lane between Pelican Landing Boulevard and the southern DRI boundary. As of November 2004, all requirements of the Interlocal Agreement have been fulfilled and the Interlocal is considered terminated by its own terms.

[8] The developer chose to pipeline improvements by constructing Sandy Lane Extension (now known as via Coconut Point) from Pelican Colony Boulevard to Corkscrew Road. Lee County accepted that portion of Sandy Lane Extension from Pelican Colony Boulevard to Williams Road for maintenance on January 16, 2007; and, the portion of Sandy Lane Extension from Williams Road to Corkscrew Road was accepted for maintenance on August 5, 2008.

improvements ~~are~~ were subject to County approval. In addition to the improvements listed in Section D.1.b, potential improvements for pipelining consideration include (but are not limited to):

(a) Sandy Lane 2-lane Extension, from the south property line to the north property line (Williams Road) and from Williams Road to Corkscrew Road. Consistent with the County's long-range plan for Sandy Lane as a 2-lane collector and the County's standards for collector roads, no more than 100 feet of right-of-way and 2 lanes of construction will be eligible for credits against the proportionate share obligation. The reasonable cost of providing the railroad crossing between Williams Road and Corkscrew Road will be eligible for credits against the project's proportionate share obligation. If the Developer chooses to build more than 2 lanes, it will be at the Developer's sole expense.

(b) Interim improvements not requiring right-of-way at the Corkscrew Road/I-75 interchange (subject to FDOT approval).

The estimated costs of any improvements made by the Developer (including design, right-of-way acquisition, drainage, permitting, water retention, construction, and the like) ~~must~~ were required to be documented and submitted to the County for review and approval. The County reserves the right to obtain its own estimates for comparison purposes. Credit against the proportionate share obligation will be based on the final actual costs of the agreed upon improvements. Any right-of-way granted to the County ~~will~~ were to be valued as of the day prior to the DRI and zoning approval and subject to the compliance with applicable LDC provisions. Credit for the construction costs ~~will~~ were to be subject to the provisions of the County Land Development Code and standard practice related to project timing. The improvements ~~must~~ were required to be built to applicable County or State standards and accepted for maintenance in accordance with the requirements of the responsible jurisdiction.

d. *Build out Extension*

(1) Requirement for Reanalysis

The original DRI Development Order approval indicated that extension of the build out date beyond 2007 may alter the project's impact to the area road network. Under the Second DRI Development Order amendment, the Developer was obligated to file a complete traffic re-analysis in order to achieve an extension of the build out date beyond December 2007. However, a three-year statutory extension of the build out date was granted by 2007 legislation; and a two-year statutory extension of the build out date was granted by 2009 legislation.

As a result of Florida HB 7207, Executive Order Numbers 11-128 (extended by 11-172 and 11-202), 12-140 (extended by 12-192 and 12-217) and 12-199, and §252.363, Florida Statutes, the DRI build out date was automatically extended to April 7, 2019. However, concurrency vesting was not automatically extended. The traffic analysis submitted by the Developer demonstrated that the DRI project will not significantly or adversely impact any of the relevant road segments up to December 31, 2017. A subsequent analysis included in the May 10, 2013, NOPC resulted in an extension of concurrency vesting until December 31, 2019. Analyses performed for subsequent seventh and eighth amendments to the DRI resulted in an extension of concurrency vesting to December 31, 2024. The extension of the build out date after December 31, 2024, will, therefore, require an additional traffic assessment to the Village of Estero for review and approval. The buildout date has been extended per Florida Statutes to December 8, 2038.

The assessment must include, but is not limited to, identification of the adjusted phasing, the level of development anticipated for the revised phasing, estimated traffic impacts, needed improvements, and the project's proportionate share of those improvements.

The assessment must include a cumulative analysis of the project's traffic impacts. The assessment must also identify mitigation for significantly and adversely impacted road segments by cumulative project traffic at the extended build out year in accordance with the Transportation Uniform Standard Rule in the Florida Administrative Code. Prior to conducting a reassessment analysis, the Developer must attend a transportation methodology meeting with the Village

of Estero, and other review agencies as necessary, to establish the appropriate methodology.

The traffic assessment will be prepared by the Developer following generally acceptable transportation planning procedures consistent with the standards in effect at the time of reanalysis. Payment of additional mitigation, if any, resulting from the traffic assessment must be specified in an amended development order. The development order must be amended via a Notice of Proposed Change to reflect the revised phasing and additional mitigation.

The Village of Estero will provide credit against the recalculated proportionate share for all mitigation paid through the date of the new traffic assessment. Proportionate share payments previously made by the Developer will be adjusted to then current year dollars. This will be accomplished by increasing the principal amount paid by an amount equal to the increase as determined in the State Highway Bid Index for the State of Florida, published in the Engineering News Record, using an average of the last four quarterly factors. This increase will be expressed as a percentage and will be measured from the index published for the fourth quarter of 2001 to the index published in the then latest available edition.

Under no circumstances will reimbursement be granted for any portion of a payment made in exchange for concurrency vesting, regardless of the outcome of a reanalysis.

(2) Alternative for Reanalysis

(a) *Extension of Build out.*[9]

[9] The developer paid the lump sums required to exercise Mitigation Option 2 in December 2004 and December 2005. The second DRI Development Order Amendment adopted August 1, 2006 served to extend the build out date to December 31, 2007. In accord with the terms of the original DRI Development Order approval, the one-year extension to 2007 was the maximum extension that could be approved without a complete traffic reanalysis. Adoption of HB7203 resulted in a three-year statutory extension of the DRI build out date to December 31, 2010. The Developer submitted an abridged traffic analysis demonstrating that the concurrent status of the project could also be extended to December 31, 2010 because no additional roadways would be significantly or adversely impacted by the statutory extension of the build out date.

A second statutory extension of the build out date was granted to 2012 under SB 360 as adopted June 1, 2009. This second extension was not based upon additional traffic analysis due to the Board adoption of Resolution 09-06-22. Therefore, impacts from 2010 forward must be addressed in a subsequent extension of the build out beyond 2012.

If all or a part of the Regional Retail Center has received building permits prior to December 31, 2006, the Developer may choose to pay the traffic mitigation for some or all of the balance of the development through build out in a lump sum at the time the extension application is approved. Full payment of the required mitigation pursuant to Mitigation Option 2 constitutes an election under this section. This section is not intended to supersede the standard submittal requirements for a typical Notice of Proposed Change under state law.

(b) *NOPC filed to extend build out beyond 2012.*

If the entirety of the Coconut Point DRI is not built out by September 4, 2028, the NOPC requesting a build out date extension must be accompanied by a complete cumulative traffic reanalysis, as contemplated by the June 15, 2005, RPC recommendation. The traffic impact analysis must date back to 2010 and address all relevant impacts moving forward from December 31, 2010.

3. **Comprehensive Plan Mitigation**

An amendment to the Future Land Use Map, to change 435 acres from "Rural" to "Urban Community" was necessary to accommodate the original approval of this DRI. To support the Map amendment, an analysis different from the DRI Transportation Analysis was necessary. This Comprehensive Plan analysis required review of the effects of the proposed DRI project in the year 2020 on the planned, financially feasible roadway network. The result of this analysis indicated that four road segments, beyond those planned for improvement as part of the 2020 financially feasible roadways network plan, will fail with the addition of the Coconut Point (aka Simon Suncoast) project. The failure for three of the identified segments will likely be addressed through other means, but the segment of US 41 from Koreshan Boulevard to Alico Road is projected to fail even after the six-lane improvement identified in paragraph D.1.b.

A third statutory extension of the build out date was granted under HB 7207 and Executive Orders 11-128 and 12-140. With this third extension the Developer submitted a traffic analysis for a new build out scenario demonstrating that the DRI project will not significantly or adversely impact any of the relevant road segments. Based upon this analysis, concurrency vesting was extended to December 31, 2017.

Concurrency vesting was subsequently extended to December 31, 2024 pursuant to subsequent seventh and eighth amendments.

The comprehensive plan amendment transmittal package approved by the Board of County Commissioners on December 13, 2001, indicated that appropriate traffic impact mitigation must be provided at the time of rezoning or DRI development approval.

The costs for needed improvements beyond those planned in the 2020 Financially Feasible Plan are solely the responsibility of the Developer and are treated much as a proportionate share obligation. In this case, the Developer has estimated that the provision of dual left turn lanes at a number of key intersections along the impacted segment of US 41 will improve the capacity enough to allow satisfactory operation. The Developer estimated that the cost of providing these turn lanes would be roughly $692,000, not including the costs of maintenance of traffic, mobilization and permitting. The Developer's proportionate share of the cost of the turn lanes is $170,000. This figure has been added to the project's DRI proportionate share, as noted above.

4. **Access and Site Related Improvements**

In addition to the proportionate share obligation set forth above, the Developer is responsible for its share of the following site-related roadway and intersection improvements: all internal roadways, all intersection improvements, including signalization, turn lanes, deceleration lanes, and other improvements deemed necessary by the County Engineer and consistent with the Village of Estero Land Development Code for the Project's access points onto U.S. 41, Coconut Road, and Williams Road. The improvements include the installation of a signal coordination system on U.S. 41 from Pelican Colony Boulevard to Williams Road. During the local development order review process, site-related improvements must be evaluated based on weekday, PM peak hour conditions. Saturday mid-day conditions must be considered in the design of turn lanes due to the retail component of the DRI. Site-related improvements are not eligible for credit against impact fees and may not be used to offset the proportionate share obligation. Project accesses onto US 41 are subject to obtaining a connection permit from FDOT.

5. **Committed Improvements**[10] [11]

[10] As of the date the Third DRI DO was adopted, many of the improvements identified as committed are complete. The completed improvements include Alico Road, Ben Hill Griffin/Treeline, Bonita Beach Road, Livingston/Imperial, Three Oaks from Coconut Road to Corkscrew Road, US 41 and Williams Road. Three Oaks from Corkscrew Road to Alico Road is currently under construction. Construction of Three Oaks Parkway from Alico to Daniels Parkway is delayed; and the Metro Parkway project is currently not funded.

[11] As of the date the Fifth DRI DO was adopted the following improvements were under construction: Metro Parkway Extension and the widening of a portion of I-75 to six lanes; and the segment of Three Oaks from Alico to Corkscrew is complete.

Roadway Improvements

Roadways	Start Year	Improvement
Alico Road		
– US 41 to Seminole Gulf Railway	02	4 Lanes
– Seminole Gulf Railway to I-75 West Ramps	02	6 Lanes
Ben Hill Griffin Parkway/Treeline Avenue		
– Alico Road to Daniels Parkway	02	4 Lane Ext.
Bonita Beach Road		
- Imperial Street to I-75	03	6 Lanes
Livingston/Imperial Connection		
– Immokalee Road to Bonita Beach Road	U/C	2 Lane Ext.
Metro Parkway		
– U.S. 41/Alico Road to Ben Pratt/Six Mile Cypress Pkwy (including interchange)	04	6 Lane Ext.
Three Oaks Parkway		
– S. of Coconut Road to Williams Road	U/C	4 Lane Ext.
– Williams Road to Corkscrew Road	U/C	4 Lane Ext.
– Corkscrew Road to Alico Road	03	4 Lanes
– Alico Road to Daniels Parkway	03	4 Lane Ext.
US 41		
– Old 41 (Collier County) to N. of Bonita Beach Road	03	6 Lanes
- San Carlos Boulevard to Alico Road	U/C	6 Lanes
Williams Road		
– River Ranch Road to Three Oaks Parkway	02	2 Lane Ext.

The Regional Retail Center has the potential to create a temporary burden on the transportation network. The following Staging Schedule is an effort to minimize the temporary transportation burden while providing the Developer with the ability to obtain building permits for vertical construction of retail uses. Issuance of any building permit

for vertical construction will require prior compliance with the mitigation options set forth in condition D.2. The “Maximum Square Footage” column identifies the maximum gross retail square footage for which building permits allowing vertical construction may be issued prior to the corresponding date, unless the improvements identified “to Avoid Interim Level of Service Problem” are under construction on or before the identified date. If all required interim improvements are completed or under construction on or before the identified date, then building permits for the maximum amount of retail square footage as identified in conjunction with the corresponding date may be issued.

Date	Maximum Square Footage	Needed Improvements to Avoid Interim Level of Service Problem	
		Route	Limit
Adoption of DRI DO AND Compliance with Cond. D.2	400,000	Not Applicable	Not Applicable
July 1, 2004	800,000	U. S. 41 - 6 Lane	Collier County line to Bonita Beach Road
July 1, 2005	1,200,000	Three Oaks Ext. 4L	Terry St. to Coconut Rd.
		OR	
		Livingston Rd./ Imperial St. 4 Lane	Immokalee Rd. to E. Terry St.
July 1, 2006	1,800,000	US 41-6Lane	Corkscrew Rd. to San Carlos
		AND	
		Three Oaks Ext. 4 Lane	Terry St. to Coconut Rd.
		AND	
		Old 41 - 4 lane	Rosemary dr. to US 41
		AND	
		Metro Pkwy. Ext.- 6 Lane	Alico Rd. to ben C Pratt/ Six Mile Cypress Pkwy
		AND	
		Three Oaks Ext- 4 Lane	Alico Rd. to Daniels Pkwy

or Treeline Ext.-4L	Alico Rd. to Daniels Pkwy.

6. **Annual Transportation Monitoring Program**

~~a. *Design of Monitoring Program*~~

~~The transportation monitoring program will be designed in cooperation with the Village of Estero, Lee County Department of Transportation, the Florida Department of Transportation (FDOT), the Southwest Florida Regional Planning Council (SWFRPC), and the Florida Department of Community Affairs (FDCA) prior to submittal of the first report. The methodology of the annual transportation monitoring report may be revised if agreed upon by all parties.~~ The Village may require transportation monitoring per Florida Statutes. The program will be designed in cooperation with the Village an other agencies deemed appropriate by the Village.

~~b. *Submittal of Monitoring Report*~~

~~The Developer must submit an annual transportation monitoring report to the following entities for review and approval: Village of Estero, Lee County Department of Transportation, FDOT, FDCA, and SWFRPC. The first monitoring report will be submitted one year after the effective date of the DRI Development Order.[15] The Developer must provide written notice to the above review agencies if the Developer concludes that a traffic monitoring report is not required because no traffic impacts have been created. Once the transportation monitoring report has been submitted, a report must be submitted annually thereafter until Project build out, whether actual or declared.~~

~~c. *Minimum Requirements for Report Contents*~~

~~The monitoring report will measure the Project's actual external roadway impacts and the level of service conditions on the impacted roads and intersections, and determine the timing for needed improvements. The traffic monitoring report must also contain the following information:~~

~~(1) P.M. peak Signalization[(2)(3)] hour traffic counts with turning movements at the Project's access points onto U.S. 41, Coconut Road, Williams Road, Pelican Colony Boulevard and Sandy Lane, and on the external road~~

~~[15] The first monitoring report was submitted in January 2004.~~

~~segments and intersections identified in Paragraph D.1.b. (Traffic counts/volumes may be obtained from original traffic counts, public agency reports, other monitoring reports, and other available data.)~~

~~(2) A comparison of field measured external Project traffic volumes to the 5,909 total P.M. Peak hour external (including 757 pass-by and 1,032 inter-zonal trip ends) project trip generation from all driveways onto U.S. 41, Coconut Road, Williams Road, Pelican Colony Boulevard and Sandy Lane assumed in the DRI analysis. If an interconnection is provided to The Brooks parcel at the southeast corner of U.S. 41 and Coconut Road, a methodology must be developed to identify pass-through trips generated by The Brooks parcel.~~

~~(3) Estimated existing levels of service and needed improvements for the roads and intersections specified in Paragraph D.1.b. above.~~

~~(4) Estimated future levels of service and needed improvements for the roads and intersections specified in Paragraph D.1.b. above, based on a one-year projection of future volumes. A summary of the status of road improvements assumed to be committed by Village of Estero, City of Bonita Springs, Collier County, Lee County and FDOT.~~

~~d. *Implications*[16]~~

~~(1) If the transportation monitoring report reveals that the Project trip generation exceeds the original assumptions contained herein, then the statutory provisions regarding substantial deviations will govern.~~

~~(2) Changes to development parameters or build out may require the Developer to rebut the statutory presumption of substantial deviation. In some instances, the evidence necessary to rebut the presumption may involve a comparison of Project trip distribution and assignment.~~

7. **Pedestrian/Bicycle and Transit Facilities**

The Developer will provide for pedestrian and bicycle facilities and bus stop locations in accordance with the map attached as Exhibit ~~F~~E.

~~[16] The statutory two-year extension granted under SB 360 did not serve to suspend the Developer's obligation to address impacts identified under this subsection in the event the monitoring report indicates a substantial deviation has occurred.~~

E. VEGETATION AND WILDLIFE/WETLANDS

1. Impacts to the habitat value of the site (i.e. habitat utilized by dispersing juveniles and possible habitat available to adults occupying the Corkscrew area) must be considered during the permitting review process with the SFWMD and the Department of Army Corps of Engineers (ACOE). This impact must be assessed in terms of the type and function of the forested habitat on site, and the site's contribution as a connection between preserve lands to support wide-ranging and wetland dependent species. The Developer will coordinate with the U.S. Fish and Wildlife Service (USFWS) and Florida Fish and Wildlife Conservation Commission (FFWCC) to address the impacts the proposed project may have on habitat utilized by wide-ranging listed species including the Florida Panther and Florida Black Bear.

2. The lake designs must include draw down pool features in littoral shelf slopes to favor use by woodstork and other wading birds.

3. The Developer must follow the Standard U.S. Fish and Wildlife Service Protection Measures for the Eastern Indigo Snake; and an Eastern Indigo Snake Protection Plan to be submitted for review and approval by the FFWCC as a condition of local development order approval.

4. The Developer must provide an on-site preserve management plan for review and approval by the FFWCC as a condition of local development order approval.

5. The 482± acre site originally consisted of 36.23± acres of SFWMD jurisdictional wetlands. The Developer is committed to conserving 22.15 acres of jurisdictional wetlands and 4.81 acres of jurisdictional surface waters. An estimated 9.27 acres of jurisdictional wetlands are proposed to be impacted with an additional 14.56 acres of non-jurisdictional surface waters to be filled (borrow lakes). 3.76 acres of the proposed wetland impacts have been previously permitted by the SFWMD and the Army Corp of Engineers (ACOE) under the Sweetwater MPD/Brooks project (e.g., eradication of exotic vegetation and wetland hydro-period enhancement).

6. Prior to impacting the additional 5.51 acres of jurisdictional wetlands, the Developer ~~must modify~~ modified existing SFWMD and ACOE ~~permits and provide additional mitigation~~.

7. Wetlands and surface waters remaining on the project site must be protected during construction through the implementation of temporary erosion and sedimentation control procedures.

8. Littoral plantings will be incorporated into the final design of the proposed stormwater management ponds. Plantings of desirable wetland herbaceous plants, to include species such as pickerelweed, maiden cane, and blue flag iris, cypress and black gum.

9. The existing flow-way is part of the Halfway Creek Watershed and headwaters. The 32.7 acre flow-way must be preserved and enhanced. An enhancement plan must be submitted as part of the local development order approval process. This plan must include a restoration planting plan for the 8.49± acres melaleuca dominated slash pine-cypress mixed wetland forest and the 6.84± acre area located in the southeast branch of the flow-way that was previously cleared/disturbed. The restoration planting plan, which is outside of the mitigation requirements under the existing permits, can be utilized as compensatory mitigation for additional wetland impacts during subsequent permitting review processes with the state and federal regulatory agencies.

F. HURRICANE PREPAREDNESS

1. The Developer has stated an intention to utilize various community buildings, which are to be built in several locations throughout the development, as onsite emergency shelters for the project's residents. Based on the estimate of needed shelter space prepared by the staff of the Southwest Florida Regional Planning Council, the total shelter space provided by the Developer within Coconut Point DRI will be 10,480 square feet.

2. Construction of the buildings to serve, as onsite shelters must be started no later than the issuance of the 100th residential unit certificate of occupancy within each separate community in the overall development. All buildings to be utilized as shelters must meet the following criteria:

a. elevated above the Category 3 storm surge level;

b. constructed in accordance with the requirements in Rule 9J-2.0257(6)(e), FAC, to withstand winds of at least one hundred twenty (120) miles per hour;

c. all windows in the building are shuttered;

d. equipped with an emergency power generator with adequate capacity to handle the following:

(1) ventilation fans;

(2) emergency lighting;

(3) life safety equipment (i.e., intercom, fire and smoke alarms); and

(4) refrigeration and cooking equipment.

e. have an auxiliary potable water supply.

3. As an alternative to providing all or part of the shelter space in on-site buildings, the Developer may limit the onsite shelter demand of the project by elevating all or portion of the residential units above 15.9 to 16.8 feet NGVD, if the units are located in these elevation ranges, which is the maximum predicted Category 3 storm surge flooding level. The amount of shelter space to be constructed or shelter impact fees to be paid will be determined by the Lee County Office of Emergency Management.

4. All deeds to property located within the Coconut Point DRI must include or be accompanied by a disclosure statement in the form of a covenant stating the property is located in a hurricane vulnerability zone and that the hurricane evacuation clearance time for Lee County or the Southwest Florida Region is high and hurricane shelter spaces are limited.

5. The Developer is also proposing to develop ~~370~~ 454 hotel or motel rooms, within the Coconut Point DRI. Prior to issuance of a local development order for the hotel/motel, the hotel/motel Developer must contact Lee County Emergency Management with respect to establishing written hurricane preparation and evacuation/sheltering procedures. These procedures must be reduced to a written plan, prepared by the hotel/motel Developer, and approved by Lee County Emergency Management prior to occupancy of the hotel/motel.

6. Mitigation for hurricane evacuation route impacts will be accomplished through implementation of one of the following provisions. The mitigation option to be used must be identified by the Developer as part of the local development order process.

a. Establish and maintain a public information program within the proposed homeowners associations for the purpose of educating the development's residents regarding the potential hurricane threat; the need for timely evacuation in the event of an impending hurricane; the availability and location of hurricane shelters (specifically including the onsite shelters); and the identification of steps to minimize property damage and protect human life.

In order to use the above mitigation option, the Developer must provide a continuing hurricane awareness program and a hurricane evacuation plan. The hurricane evacuation plan must address and include, at a minimum, the following items: operational procedures for the warning and notification of all residents and visitors prior to and during a hurricane watch and warning period; a public awareness program that addresses vulnerability, hurricane evacuation, hurricane shelter alternatives including hotels, the locations of both the onsite hurricane shelters and onsite or offsite public shelters, and other protective actions that may be specific to the development; identification of who is responsible for implementing the plan;

and other items as deemed appropriate. The plan must be developed in coordination with local emergency management officials. In order to use this mitigation option, the final plan must be found sufficient by the reviewing agencies and must address the recommendations provided by the reviewing agencies; or

b. Alternatively, the Developer must commit to providing roadway capacity improvements above and beyond those improvements required by Rule 9J-2.0255, FAC; or

c. The Developer must commit to providing funds to be used for the purpose of procuring communications equipment, which would upgrade the existing warning and notification capability of local emergency management officials. In order to use this mitigation option, the Developer must provide reasonable assurance to local emergency management officials regarding the provision's ability to reduce the development's hurricane evacuation impacts. The amount of the funding will be determined and approved by the local emergency management officials. The evaluation of the impacts and the mitigation will be determined in accordance with Section 7-504 and 7-505, Land Development Code.

G. WASTEWATER MANAGEMENT/WATER SUPPLY

1. The Developer will obtain a SFWMD permit for groundwater withdrawals for landscape irrigation, for irrigation well construction, as well as for any dewatering needed to construct the project lakes, roads or building foundations.

2. The Developer will utilize water conserving devices and methods necessary to meet the criteria established in the water conservation plan of the public water supply permit issued to Bonita Springs Utilities (BSU).

3. The Developer will coordinate with BSU or other water supplier to ensure that adequate potable water is available to meet the demands of the project.

4. The Developer will provide any necessary verification to the SFWMD that the Developer’s plumbing and irrigation designs are consistent with SFWMD rules.

5. The Developer must demonstrate at the time of local development order approval that sufficient potable water and wastewater treatment capacity is available. If BSU cannot provide the necessary service, then the Developer must obtain service from an alternate provider with capacity or construct on-site interim facilities that satisfy BSU Standards. Interim facilities must be dismantled at the Developer’s expense when service by BSU is available.

6. The on-site lakes, wetlands, and storm water management system must be buffered from treated effluent contamination in accordance with SFWMD regulations.

7. Septic systems utilized in conjunction with construction trailers, sales offices and model homes must be temporary. When it is feasible to connect the temporary uses to the regional wastewater treatment facilities, all temporary septic systems must be abandoned or removed by a licensed septic system firm, in accordance with all applicable regulations.

8. The Developer must submit copies of all local development order application plans that include potable water or wastewater collection and distribution systems to BSU. BSU will review the plans for compliance with the BSU specifications manual.

9. Bonita Springs Utilities will evaluate all potable water facilities to ensure that the facilities are properly sized to meet average, peak day, and fire flow demands in accordance with the LDC. The Village of Estero will consult with the appropriate fire protection district to confirm that the fire flow demands will be satisfied by the proposed potable water facility.

10. The Developer must use the lowest, yet acceptable for the intended purpose, quality of water available for all non-potable water purposes.

H. COMPREHENSIVE PLAN

On October 21, 2002, the Board adopted a resolution amending the Lee Plan to reclassify the DRI site to the Urban Community land use category. The Village of Estero adopted a comprehensive plan for the Village of Estero on June 13, 2018 and designated the site as Transitional Mixed Use, Conservation and Wetlands.

I. POLICE AND FIRE PROTECTION

1. The Developer will ensure that first responders to the area are adequately trained by TECO/People Gas to address accidental natural gas releases from the natural gas pipelines that are to be located on or adjacent to the site to ensure the safety of the residents and visitors to the area.

2. The project must be constructed and maintained in accordance with the adopted Life Safety and Fire Code requirements.

3. The owner or operator of a facility qualifying under the Superfund Amendments Reauthorization Act (SARA) Title III of 1986, and the Florida Hazardous Materials Emergency Response and Community Right to Know Act of 1988, must file

hazardous materials reporting applications in accordance with §§302, 303, 304, 311, 312, or 313. The applications must be updated annually by each reporting facility.

4. The Developer will provide the Lee County Sheriff's Department with finished shell space in the main regional mall complex (Regional Retail Center) for use as a Sheriff's substation to facilitate law enforcement activities. This space will be provided at nominal cost to the Sheriff's Department.

5. The Fire and EMS impacts of this project will be mitigated by the payment of impact fees in accordance with the schedules set forth in the LDC. However, the Developer must provide the Estero Fire Rescue District with an appropriate parcel (not less than 1 acre in size) for the location of a fire-rescue station and emergency medical services facility on the project site. Upon transfer of this site to the Fire District, the Developer will be entitled to fire impact fee credits in accordance with the LDC.[12]

6. The Developer will conduct a comprehensive security study and evaluation during the design and construction of each retail development phase. The purpose of this study is to design and implement site specific security measures. The plan must provide for review on a quarterly basis by regional security audits. A copy of this plan must be submitted to the County as a condition of local development order approval.

7. The water mains, fire hydrants, and site access must be designed and constructed in accordance with Village of Estero regulations and BSU guidelines by providing large water mains meeting minimum diameters based upon proposed land use, and installation of fire hydrants in suitable locations to provide adequate fire protection coverage. Internal fire sprinkler systems may be required for structures to meet supplemental fire protection.

8. Any on-site facilities with commercial pool operations must comply with appropriate codes and statutes including required safety measures such as chemical sensors, internal alarm systems, or emergency shutdown systems.

J. EDUCATION

1. The education impact of this project will be mitigated by the payment of school impact fees in accordance with the schedules set forth in the LDC. However, the Developer must provide a site at least five acres in size and appropriately located to accommodate the growing school needs in this area of the county. Upon transfer of this

[12] The requirement to provide property to the Estero Fire Rescue District was satisfied by the recording of a deed at OR Book 4097 Page 0672, dated July 31, 2003.

site to the School District, the Developer may be entitled to seek school impact fee credits in accordance with the LDC.[13]

2. This project will have an impact on the Estero High School and surrounding neighborhood traffic. The Developer will use reasonable efforts to prevent the project's construction traffic from using Williams Road east of the railroad tracks.

III. LEGAL EFFECT AND LIMITATIONS OF THIS DEVELOPMENT ORDER, AND ADMINISTRATIVE REQUIREMENTS

A. Resolution. This Development Order constitutes a resolution of the Village of Estero adopted by the Village in response to the amendment to the DRI filed for Coconut Point DRI.

B. Additional Developer Commitments. All commitments and impact mitigating actions volunteered by the Developer in the ADA and supplementary documents that are not in conflict with conditions or stipulations specifically enumerated above are incorporated by reference into this Development Order. These documents include, but are not limited to the following:

1. The Coconut Point (f/k/a Simon Suncoast) Application for Development Approval, stamped received on September 12, 2000;

2. The Coconut Point DRI sufficiency responses stamped received on February 7, 2001, and April 10, 2001 (transportation) and April 13, 2001; and

3. The governing zoning resolution for the Coconut Point (f/k/a Simon Suncoast) MPD.

C. Master Plan of Development. Map H, dated May 17, 2017, attached hereto as Exhibit "B", is for the current DRI revision and is incorporated by reference. It is understood that because it is a concept plan it is very general. This amendment does not require a revision to Map H due to its small scale. The Developer may modify the boundaries of development areas and the locations of internal roadways to accommodate topography, vegetation, market conditions, traffic circulation, or other site related conditions as long as the modifications meet local development regulations. This provision may not be used to reduce the size of wetland preserve areas. Precise wetland boundaries will be determined by the SFWMD, as delegated by the Department of Environmental Protection (FDEP) and the Army Corp of Engineers (ACOE).

[13] Developer transferred two 5-acre parcels to the School Board (instr # 2008000042208) on February 14, 2008. School impact fee credits in the amount of $280,000 were issued to DMM Development, LLC (acct # 200805851).

D. Binding Effect. The Development Order is binding upon the Developer, its successors and assigns. Where the Development Order refers to lot owners, business owners or other specific reference, those provisions are binding on the entities or individuals referenced. Those portions of this Development Order that clearly apply only to the project Developer are binding upon any builder/developer who acquires a tract of land within the DRI. The Developer may impose or pass on the requirements of this DRI development order to ultimate purchasers through covenants that run with the land. ~~and phasing schedule.~~

E. Reliance. The terms and conditions set out in this Development Order constitute a basis upon which the Developer and the Village of Estero may rely with respect to future actions necessary to fully implement the final development contemplated by this Development Order. The development parameters and phasing schedule upon which this development order approval is based ~~is~~ are set forth in Exhibit C. These development parameters may be adjusted to the extent contemplated by, and in accordance with, the Land Use Conversion Table set forth in Exhibit C-1. Change to the development mix or phasing schedule may require a reanalysis of project impacts. ~~in order to rebut a presumption of substantial deviation.~~

F. Enforcement. All conditions, restrictions, stipulations and safeguards contained in this Development Order may be enforced by either party by action at law or equity. ~~All costs of those proceedings, including reasonable attorney's fees, will be paid by the defaulting party.~~

G. Successor Agencies. References to governmental agencies will be construed to mean future instrumentalities that may be created and designated as successors in interest to, or which otherwise possess, the powers and duties of the referenced governmental agencies in existence on the effective date of this Development Order.

H. Severability. If any portion or section of this Development Order is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, then that decision will not affect the remaining portions or sections of the Development Order, which will remain in full force and effect.

I. Applicability of Regulations. This Development Order does not negate the Developer's responsibility to comply with federal, state, regional and local regulations.

J. Further Review. Subsequent requests for local development permits shall be reviewed pursuant to §380.06 Florida Statutes.~~do not require further DRI review pursuant to §380.06, Florida Statutes. However, upon a finding at a public hearing by the Village that any of the following conditions exist, the Village must order a termination of all development activity in that portion of the development affected by substantial deviation until a DRI Application for Development Approval, Notice of Substantial~~

~~Deviation or Notice of Proposed Change has been submitted, reviewed and approved in accordance with §380.06, Florida Statutes.~~

~~1. There is a substantial deviation from the terms or conditions of this Development Order or other changes to the approved development plans that create a reasonable likelihood of an additional regional impact or any other regional impact created by the change that has not been evaluated and reviewed by the Regional Planning Council; or~~

~~2. Expiration of the period of effectiveness of the Development Order. Any request to extend the effectiveness of this Development Order will be evaluated based on the criteria for the extension of the build out date set forth in §380.06(19), Florida Statutes.~~

~~3. Conditions in this development order that specify circumstances in which the development will be required to undergo additional DRI review. See 9J-2.025(10).~~

K. Build out and Termination Dates. The project has a build out date of ~~September 4, 2028~~, December ~~7~~8, 2038, and a termination date of ~~September 5, 2034~~ December 8~~7~~, 2044. The termination date is based on the recognition that a local Development Order is valid for six years after the build out date. ~~No permits for development will be issued by the Village subsequent to the termination date or expiration date unless the conditions set forth in §380.06(15)(g) are applicable.~~

L. Commencement of Physical Development. As of November 2004, commencement of substantial physical development of the project has occurred. Further development must occur in accordance with the development parameters and phasing schedule set forth in Exhibit C.

M. Assurance of Compliance. The director of the Village of Estero Department of Community Development, or their designee, will be the local official responsible for assuring compliance with this Development Order. The Village of Estero is primarily responsible for monitoring the development and enforcing the provisions of the development order. No permits or approvals will be issued if the Developer fails to act in substantial compliance with the development order.

N. Credits Against Local Impact Fees. Pursuant to §380.06(16), Florida Statutes, the Developer may be eligible for credits for contributions, construction, expansion, or acquisition of public facilities, if the Developer is also subject by local ordinances to impact fees or exactions to meet the same needs. However, no credit will be provided for internal or external site-related facilities required by Village regulations,

or to any off-site facilities to the extent those facilities are necessary to provide safe and adequate services to the development.

O. Protection of Development Rights. The project will not be subject to down-zoning, unit density reduction, or intensity reduction prior to ~~September 4, 2028~~ December ~~7~~8, 2038. If the Village demonstrates at a public hearing that substantial changes have occurred in the conditions underlying the approval of this Development Order, or finds that the Development Order was based on substantially inaccurate information provided by the Developer, or that the change is clearly established by the Village of Estero to be essential to public health, safety and welfare, then down-zoning, unit density reduction, or intensity reduction may occur.

P. Biennial Reports. At the request of the Village staff, the Developer shall provide a report regarding the status of the development or part of the development within the DRI, and any conditions applied to the development by the Development Order. This condition shall cease to be in effect upon the build out of the project. The content of the report will include the information in Exhibit D.~~The Developer must submit a report biennial to the Village of Estero Department of Community Development, the SWFRPC and Florida DCA on Form RPM-BSP-Annual Report-1. The content of the report must include the information set forth in Exhibit D, and must also be consistent with the rules of the FDCA. The first monitoring report was submitted to the DRI coordinator for SWFRPC, DCA, and Lee County no later than one year after the effective date of this Development Order[20]. Further reporting must be submitted every two years for subsequent calendar years thereafter, until build out, whether actual or declared. Failure to comply with this reporting procedure is governed by §380.06(18), Florida Statutes, which provides for the temporary suspension of the DRI Development Order.~~

~~The Developer must file the monitoring reports until actual or declared build out of the project. The Simon Property Group is the party responsible for filing the monitoring reports until one or more successor entities are named in the development order. The Developer must inform successors in title to the undeveloped portion of the real property covered by this development order of the reporting requirement. Tenants or owners of individual lots or units have no obligation to comply with this reporting condition.~~

~~The Developer must also submit a transportation annual report in accordance with the provisions set forth in Section II.D. of this development order.~~

Q. Community Development District. The Developer might elect to petition for the formation of a Uniform Community Development District to serve all or a portion of the project pursuant to Florida Statutes, Chapter 190, as it may be in effect from time to

~~[20] The first monitoring report was submitted in January 2004.~~

time. Lee County hereby gives its approval that any such district may undertake the construction and/or funding of all or any of the mitigation and public infrastructure projects for which the Developer is responsible under the terms of this development order, whether within or without the boundaries of the district, and including the payment of mitigation amounts provided for in this development order, as a co-obligor hereunder. This provision may not be construed to require the approval of any petition to form such a district, and in no event will the Developer be released from its obligations under this development order. The Developer did not elect to petition for a Community Development District for all or a portion of the DRI.

R. Transmittal and Effective Date. The Village will forward certified copies of this Development Order to the SWFRPC, the Developer, and appropriate state agencies. This Development Order is effective at the time of its adoption by the Village of Estero Village Council. ~~rendered as of the date of that transmittal, but will not be effective until the expiration of the statutory appeal period (45 days from rendition) or until the Florida Department of Economic Opportunity (DEO) has completed its review and has determined not to take an appeal, should that occur prior to the expiration of the 45-day period, or until the completion of any appellate proceedings, whichever time is greater. In accordance with the requirements of §380.06(15)f, Florida Statutes, once this development order is effective, the~~ The Developer must record notice of its adoption in the office of the Clerk of the Circuit Court of Lee County.

S. Continued Agricultural Use of Property. Bona fide agricultural uses in existence on the date of this DRI initially approved October 21, 2005 may continue until the first development order approval for a site within the particular tract, as designed on Map H, (excluding public uses mandated by this Development Order). No development activity of any kind may occur on the property, including the clearing of vegetation or cutting of trees, unless such activity is reviewed and approved in accordance with Lee County regulations as if no agricultural use existed on the property. The purpose of the limitation is to eliminate any exemption or other special considerations or procedures that might otherwise be available under the Village of Estero regulations by virtue of the existing agriculture on the property.

(remainder of page intentionally left blank)

Councilmember _____ made a motion to adopt the ~~Ninth~~ Tenth Development Order Amendment~~ and Restatement~~, seconded by Councilmember _____. The vote was as follows:

	AYE	NAY
Mayor Jon McLain	____	____
Vice Mayor Joann Ribble	____	____
Councilmember Larry Fiesel	____	____
Councilmember Lori Fayhee	____	____
Councilmember Rafael Lopez	____	____
Councilmember Jim Ward	____	____
Councilmember George Zalucki	____	____

DULY PASSED AND ADOPTED this ____ day of _____, ~~2017~~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

Exhibits:

A. Legal Description
B. Master Plan of Development (Map H) dated 5/17/17
C. Development Parameters and Phasing Schedule
C-1 Land Use Conversion Table
D. ~~Biennial~~ Monitoring Report Requirements
E. Calculation of Road Impact Fee Obligation
F. Pedestrian, Bicycle and Bus Stop Plan

DRI
EXHIBIT A

LEGAL DESCRIPTION

DRI
EXHIBIT B

MASTER PLAN OF DEVELOPMENT (Map H, dated 5/17/17)

DRI
EXHIBIT C

Development Parameters and Phasing Schedule

		Buildout
Regional Retail Commercial	1,440,110* sq. ft.	2038~~2028~~
Community Retail	10~~6~~4,100* sq. ft.	2038~~2028~~
Office	835,777** sq. ft.	2038~~2028~~
Hotel	~~370~~ 454 Rooms	2038~~2028~~
Residential, Multi-family	1,214 du	2038~~2028~~
Residential, MF Apartments	180 units	2038~~2028~~
Assisted Living Facility	200 units	2038~~2028~~
Banks	8,000 sq. ft.	2038~~2028~~

* Gross Leasable Area

**Up to 234,000 sq. ft., may be medical office

Note (1): a 160 acute care bed hospital may only be constructed within Tracts 3A-1, 3A-2 and 3A-3_1 and; (2) Tracts 3A-1, 3A-2, and 3A-3_1 may be developed with any of the following land uses or combinations so long as the uses do not exceed 479 total net new external trips: up to 60,000 gross leasable sq. ft. retail, 300,000 sq. ft. office (of which a maximum of 198,000 sq. ft. may be medical office), 160 acute care hospital beds.

DRI EXHIBIT C-1

Land Use Conversion Table

Land Use	Max Increase*
Retail	54,999 sf
Office (Gen / Med)	65,999 sf
Residential	54 MF
Hotel	82 rms

*The purpose of this table is to permit one land use to be converted to a different use. The conversion may be approved only if the project's overall trips do not exceed the parameters set forth in Condition II.D.1.a.

DRI

EXHIBIT D

~~BIENNIAL~~ MONITORING REPORT REQUIREMENTS

The Report ~~Biennial Monitoring Report that must be~~ submitted by the Developer ~~in accordance with Subsections 380.06(15) and 380.06(18), Florida Statutes, and 9J-2.025(7), Florida Administrative Code,~~ must include the following unless deemed not necessary by the Community Development Director:

A. Any changes in the plan of development or in the representations contained in the application for development approval, or in the phasing for the reporting year and for the next year;

B. A summary comparison of development activity proposed and actually conducted for the year;

C. Identification of undeveloped tracts of land, other than individual single family lots, that have been sold to separate entities or developers.

D. Identification and intended use of lands purchased, leased, or optioned by the Developer adjacent to the original DRI site since the development order was issued;

E. A specific assessment of the Developer's ~~and the local government's~~ compliance with each individual condition of approval contained in the DRI Development;~~Order and the commitments contained in the application for development approval that have been identified by the local government, the RPC, or the DCA as being significant;~~

~~F. Any requests for substantial deviation determination that were filed in the reporting year and to be filed during the following year;~~

~~G. An indication of a change, if any, in local government jurisdiction for any portion of the development since the development order was issued;~~

~~H. A list of significant local, state, and federal permits that have been obtained or are pending by agency, type of permit, permit number and purpose of each;~~

~~I. A statement that all persons have been sent copies of the report in conformance with Subsections 380.06(15) and (18), Florida Statutes;~~

~~J. A copy of any recorded notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the Developer pursuant to Paragraph 380.06(15)(f), Florida Statutes.~~

~~NOTE: The Florida Administrative Code specifically requires that the development order specify the requirements for the report. The Administrative Code requires that the report will be submitted to DCA, the RPC, and the local government on Form RPM-BSP-Annual Report-1.~~

DRI
EXHIBIT E
Calculation of Road Impact Fee Obligation[14]

LAND USE	ITE LUC	UNIT	RATE	SIZE	AMOUNT
GENERAL INDUSTRIAL	130	1000 SF	$1,681.00	0	$ -
WAREHOUSE	150	1000 SF	$1,198.00	0	$ -
MINI-WAREHOUSE	151	1000 SF	$ 419.00	0	$ -
SINGLE-FAMILY DETACHED	210	DU	$2,436.00	0	$ -
MULTI-FAMILY	220	DU	$1,687.00	1000	$ 1,687,000.00
MOBILE HOME (PARK UNIT)/RV SITE	240	DU	$1,221.00	0	$ -
ACLF	252	DU	$ 550.00	200	$ 110,000.00
HOTEL	310	ROOM	$1,834.00	600	$ 1,100,400.00
TIMESHARE	310	DU	$1,834.00	0	$ -
GOLF COURSE	430	ACRE	$ 711.00	0	$ -
MOVIE THEATRE	443	1000 SF	$5,600.00	0	$ -
ELEMENTARY/SECONDARY SCHOOL (PRIVATE)	520	1000 SF	$ 611.00	0	$ -
CHURCH	560	1000 SF	$1,402.00	0	$ -
DAYCARE	565	1000 SF	$3,900.00	0	$ -
HOSPITAL	610	1000 SF	$2,941.00	0	$ -
NURSING HOME	620	1000 SF	$ 824.00	0	$ -
OFFICE UNDER 100,000 SF	710	1000 SF	$2,254.00	100	$ 225,400.00
OFFICE 100,000 SF AND OVER	710	1000 SF	$1,918.00	100	$ 191,800.00
MEDICAL OFFICE	720	1000 SF	$6,334.00	100	$ 633,400.00
RETAIL UNDER 100,000 SF	820	1000 SF	$3,992.00	100	$ 399,200.00
RETAIL 100,000 SF TO 250,000 SF	820	1000 SF	$3,869.00	150	$ 580,350.00
RETAIL 250,000 SF TO 500,000	820	1000 SF	$3,634.00	250	$ 908,500.00
RETAIL 500,000 SF AND OVER	820	1000 SF	$3,354.00	1300	$ 4,360,200.00
STANDARD RESTAURANT	831	1000 SF	$8,715.00	0	$ -
FAST FOOD RESTAURANT	834	1000 SF	$9,886.00	0	$ -
CAR WASH, SELF-SERVICE	847	STALL	$7,749.00	0	$ -
CONVENIENCE FOOD AND BEVERAGE STORE	851	1000 SF	$8,715.00	0	$ -
BANK	911	1000 SF	$6,063.00	0	$ -
TOTAL					$10,196,250.00

DRI
EXHIBIT ~~E~~F

[14] The calculations included here are based upon the impact fee schedule effective July 1, 2000. The fee schedule was used as a basis for establishing traffic mitigation option 1. The Developer did not ultimately choose option 1.

PEDESTRIAN, BICYCLE AND BUS STOP PLAN