VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
APRIL 8, 2025, 04:30 PM

www.Estero-fl.gov

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

AGENDA

PLANNING ZONING AND DESIGN BOARD MEETING

9401 Corkscrew Palms Circle, Estero, Florida

April 8, 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 March 11, 2025 meeting minutes.**

      Attachment: 03112005 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. **Estero Storage -- Development Order (District 4) (Pending Application) 10251 Arcos Avenue located on a ± 7-acre vacant site east of the Estero Medical Center, off Arcos Avenue in the Plaza Del Sol Commercial Planned Development (CPD)**

      Applicant seeks to construct a ±107,000 S.F. self-storage building, associated site work, infrastructure and the open space serving the entire development.

      Attachment: 1. Estero Storage DO - PIM Application.pdf
      Attachment: 2. Estero Storage DO - Presentation.pdf

b. Grandezza Pickleball -- Limited Development Order (District 5) (Pending Application) Located at The Club at Grandezza 11481 Grande Oaks Boulevard, southeast corner of parking lot.

Applicant seeks to modify the club parking lot to allow for 4 pickleball courts.

Attachment: 1. Grandezza Pickleball Courts - PIM Application.pdf
Attachment: 2. Grandezza - Location Map.pdf
Attachment: 3. Grandezza - Site Plan.pdf

7. PUBLIC HEARINGS (Quasi-Judicial)

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

a. Via Coconut -- Development Order Amendment (DOS2022-E007) (District 4) 8990 Corkscrew Road, 21650 & 21750 Via Coconut Point, 21331, 21350 & 21351 Happy Hollow Lane. Properties are located south of Corkscrew Road and west of Via Coconut Point Road.

Development Order Amendment to allow for modifications to site plan. Project includes 330 multi-family units, 29,600 Square feet of commercial uses and public space and amenities.

Public Information Meeting was held January 10, 2024.

See Staff Report.

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

Attachment: 1. Staff Report for Amendment 1 - Via Coconut EPD.pdf
Attachment: 2. Via Coconut D.O. Amendment - Civil Plan Final.pdf
Attachment: 3. Via Coconut D.O. Amendment - Architectural Plans.pdf
Attachment: 4. Via Coconut D.O. Amendment - Landscape Plans.pdf (link)
Attachment: 5.a. Via Coconut D.O. Amendment - Site Lighting Fixture Specifications.pdf
Attachment: 5.b. Via Coconut D.O. Amendment- Site Lighting Fixture Specifications.pdf
Attachment: 6. Via Coconut D.O. Amendment - Site Photometric Plan North.pdf
Attachment: 7. Via Coconut D.O. Amendment - Site Photometric Plan South.pdf
Attachment: 8. Via Coconut D.O. Amendment - Presentation.pdf

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

9. BOARD COMMUNICATIONS

a. Next meeting - May 13, 2025

10. ADJOURN

General Attachments

- Transcript.pdf

ESTERO PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, APRIL 8, 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.

04:31:19 [SOUNDING GAVEL]
04:31:21 >>Michael Sheeley: GOOD AFTERNOON.
04:31:22 I WOULD LIKE TO CALL THE MEETING OF THE PLANNING, ZONING AND
04:31:25 DESIGN BOARD IN SESSION HERE FOR APRIL 8.
04:31:29 4:30 P.M.
04:31:32 WELCOME, EVERYBODY.
04:31:33 WE HAVE A BIG CROWD.
04:31:35 WE'LL HAVE FUN TONIGHT.
04:31:35 [LAUGHTER]
04:31:36 MY NAME IS MICHAEL SHEELEY.
04:31:38 I AM THE VICE-CHAIR OF THE BOARD.
04:31:39 I'M SITTING IN FOR OUR CHAIRMAN, ANTHONY GARGANO WHO COULD
04:31:43 NOT COME TONIGHT.
04:31:44 HE WILL BE HERE NEXT MONTH.
04:31:46 I ALSO WANTED TO SAY, HOW ABOUT THEM GATORS?
04:31:49 [APPLAUSE]
04:31:49 NATIONAL CHAMPIONS.
04:31:58 >>Jim Wallace: HOCKEY AND EVERYTHING NOW.

04:31:59 >>Michael Sheeley: EVERYTHING.
04:32:01 THEY DOMINATE.
04:32:02 FIRST UP IS OUR PLEDGE OF ALLEGIANCE.
04:32:04 [PLEDGE OF ALLEGIANCE]
04:32:25 >>Michael Sheeley: TAMMY, COULD WE HAVE THE ROLL CALL,
04:32:26 PLEASE?
04:32:28 >>Tammy Duran: BOARD MEMBER JEANNIN IS STILL NOT IN TEAMS.
04:32:31 BOARD MEMBER JONES.
04:32:31 >>Barry Jones: HERE.
04:32:35 >>Tammy Duran: BOARD MEMBER PAIVANDY IS NOT HERE TODAY.
04:32:37 >>Michael Sheeley: HERE.
04:32:40 >>James Tatooles: HERE.
04:32:41 >>Jim Wallace: HERE.
04:32:43 >>Dan Williams: HERE.

04:32:44 >>Tammy Duran: CHAIRMAN GARGANO IS ABSENT AND OUR LAND USE
04:32:47 ATTORNEY, NANCY STROUD, IS HERE TODAY.
04:32:51 >>Michael Sheeley: THANK YOU.
04:32:51 THE FIRST ITEM ON THE AGENDA IS APPROVAL OF THE AGENDA.
04:32:53 COULD I HAVE A MOTION FOR APPROVAL?
04:32:57 >>James Tatooles: SO MOVE.
04:32:58 >>Michael Sheeley: MOTION AND SECOND.
04:32:59 ALL IN FAVOR, AYE.
04:33:01 OPPOSED LIKE SIGN.
04:33:02 MOTION CARRIES.
04:33:03 NEXT ITEM ON THE AGENDA IS THE CONSENT AGENDA.

04:33:06 COULD I HAVE A MOTION TO APPROVE THAT, PLEASE?
04:33:10 >>Dan Williams: SO MOVED.
04:33:11 >>James Tatooles: I'LL SECOND.
04:33:12 >>Michael Sheeley: ALL IN FAVOR SAY AYE.
04:33:13 OPPOSED LIKE SIGN.
04:33:14 MOTION CARRIES.
04:33:15 TONIGHT WE HAVE TWO PUBLIC INFORMATION MEETINGS AND ONE
04:33:22 PUBLIC HEARING.
04:33:23 THE PUBLIC INFORMATION MEETINGS WILL BE FIRST.
04:33:28 I THINK I KNOW WHO MOST OF THE PEOPLE ARE HERE FOR, WHICH
04:33:35 ITEM TONIGHT.
04:33:37 ESTERO STORAGE IS FIRST AND GRANDEZZA PICKLEBALL IS SECOND.
04:33:41 THOSE ARE PUBLIC INFORMATION MEETINGS.
04:33:43 THOSE ARE NONVOTING MEETINGS OF THE BOARD.
04:33:45 THEY ARE JUST HERE FOR YOU AS THE PUBLIC, AND WE THANK YOU
04:33:48 FOR BEING HERE, AND US TO GATHER INFORMATION FROM THE
04:33:52 APPLICANT.
04:33:53 THEN LATER ON WE WILL HAVE A PUBLIC HEARING ON THE VIA
04:33:55 COCONUT PROJECT AND NANCY WILL DESCRIBE AT THAT TIME WHAT'S
04:33:59 REQUIRED FOR THE PUBLIC HEARING.
04:34:00 LET ME JUST MENTION, WE'RE GOING TO HAVE A LOT OF PUBLIC
04:34:07 COMMENT TONIGHT, SO WE WOULD ASK FOR THE SAKE OF BREVITY,
04:34:10 THAT IF YOU HAVE COMMENTS, JUST REPEAT WHAT SOMEBODY ELSE
04:34:14 SAID, WE WOULD APPRECIATE IF YOU DIDN'T SAY THE SAME THING
04:34:17 OVER AND OVER.

04:34:17 IF YOU HAVE SOMETHING NEW TO SAY, GREAT.
04:34:20 WE'RE GLAD TO HEAR FROM YOU.
04:34:21 THE FIRST ITEM IS THE ESTERO STORAGE.
04:34:23 MARY?
04:34:33 >>Mary Gibbs: GOOD EVENING.
04:34:34 CAN EVERYBODY HEAR ME IN THE AUDIENCE?

04:34:35 SO THE FIRST CASE WE HAVE FOR THE INFORMATION MEETING IS
04:34:40 ESTERO STORAGE.
04:34:42 YOU MAY RECALL THIS ONE, YOU REVIEWED THE ZONING A WHILE
04:34:50 BACK.
04:34:51 THIS WENT TO THE VILLAGE COUNCIL.
04:34:52 THIS WAS A MIXED USE PROJECT THAT WAS INCLUDING A STORAGE
04:34:56 UNIT WHICH IS ON THE NORTH SIDE OF CORKSCREW ROAD BEHIND THE
04:35:01 CULVER'S AND SOME OF THOSE USES AND NEXT TO ESTERO MEDICAL
04:35:04 OFF OF THREE OAKS.
04:35:06 IT'S SET BACK IN OFF THE ROAD OF A SEVEN ACRE PARCEL.
04:35:09 THIS IS GOING TO HAVE STORAGE UNITS.
04:35:12 AND THEN IN THE FRONT, THERE WAS GOING TO BE A HOTEL AND
04:35:14 SOME OFFICE AND RETAIL USES.
04:35:16 SO THIS IS THE DEVELOPMENT ORDER OR SITE PLAN APPROVAL
04:35:21 INFORMATION MEETING FOR THE FIRST PHASE.
04:35:22 SO THE FIRST PHASE IS GOING TO INCLUDE THE STORAGE UNIT AND
04:35:25 ALSO SOME OF THE INFRASTRUCTURE BUFFERS AND THEN THE PUBLIC
04:35:30 LITTLE GAZEBO THAT THEY HAVE FOR THE PUBLIC SPACE.
04:35:35 WHEN YOU LOOKED AT THIS, WHICH HAS BEEN A WHILE, COMMENTS

04:35:40 ABOUT THE PATTERN BOOK AND MAKE SURE THE PATTERN BOOK WAS
04:35:43 COHESIVE BECAUSE ARCHITECTURAL STYLES WERE A LITTLE BIT
04:35:46 DISPARATE FROM USE TO USE AND THE COLORS WERE A LITTLE BIT
04:35:50 DARK.
04:35:50 SO I THINK YOU ALL HAD COMMENTS.
04:35:52 THEN YOU MADE SOME COMMENTS THAT IT SHOULD BE MODIFIED TO BE
04:35:55 MORE COHESIVE.
04:35:57 THEN THE APPLICANT MODIFIED IT ADDITIONALLY BEFORE IT WENT
04:36:00 TO COUNCIL.
04:36:01 WHEN IT GOT TO COUNCIL, THEY ALSO ASKED FOR A LITTLE BIT
04:36:04 LIGHTER COLOR.
04:36:05 THE APPLICANT DID I THINK A VERY GOOD JOB MODIFYING THE
04:36:10 ARCHITECTURE AND COLORS BASED ON YOUR COMMENTS.
04:36:13 SO WHEN IT GOT TO COUNCIL, IT WAS APPROVED.
04:36:15 I THINK YOU SAW IT WHEN IT WAS A LITTLE BIT DARKER
04:36:18 ITERATION.
04:36:19 THE APPLICANT IS HERE TODAY.
04:36:21 JOHN WOJDAK IS HERE, THE ENGINEER FOR THE OWNER.
04:36:25 HE'S GOING TO EXPLAIN A LITTLE BIT ABOUT WHAT THEY HAVE DONE
04:36:28 AND WHAT THEY PROPOSE TO DO FOR YOUR COMMENTS.
04:36:31 >>Michael Sheeley: THANK YOU.
04:36:49 >>John Wojdak: FOR THE RECORD, JOHN WOJDAK WITH RESPEC.
04:36:53 THANK YOU FOR THE INTRO.
04:36:54 LIKE MARY MENTIONED, WE WENT TO COUNCIL FOR APPROVAL ON THIS

04:36:56 PROJECT IN NOVEMBER, AND I THINK WE WERE HERE LATE SUMMER.

04:37:02 WE DID TAKE SOME TIME TO UPDATE THE PATTERN BOOK AFTER THE
04:37:06 FIRST READING WITH COUNCIL.
04:37:08 SO WE TOOK A LITTLE TIME TO GO BACK AND MAKE SURE THAT WHAT
04:37:13 WE TOOK WAS WHAT EVERYBODY WAS ASKING FOR.
04:37:19 WITH ME TONIGHT, ARCHITECT IS NOT HERE.
04:37:27 GREG DISERIO FROM DAVE JONES AND ASSOCIATES, WHO YOU ALL
04:37:30 KNOW, AND THEN SHAWN, THE DEVELOPER IS HERE AS WELL.
04:37:36 QUICK REFRESHER, AS MARY SAID, SEVEN-ACRE INTERIOR PARCEL IN
04:37:45 PLAZA DEL SOL, THE PUD AT THE CORNER OF CORKSCREW AND THREE
04:37:49 OAKS.
04:37:52 IT'S JUST OVER SEVEN ACRES.
04:37:53 IT'S BEEN ZONED QUITE A WHILE.
04:37:57 THIS PARCEL, SOME OF YOU MAY RECALL WAS REZONED AT ONE POINT
04:38:03 FOR ASSISTED LIVING, WHICH ENDED UP NOT HAPPENING AND THEN
04:38:08 WE REZONED IT TO THE PROJECT THAT WAS APPROVED IN NOVEMBER.
04:38:15 SO THE ENTITLEMENTS THAT WE ENDED UP WITH WAS 120 HOTEL
04:38:19 ROOMS, 110,000 SQUARE FEET OF STORAGE, AND 18,000 SQUARE
04:38:23 FEET OF COMMERCIAL RETAIL.
04:38:27 THIS IS THE MASTER CONCEPT PLAN.
04:38:33 LITTLE LIGHT.
04:38:34 SORRY ABOUT THAT.
04:38:35 BUT THE STORAGE IS ALL THE WAY IN THE BACK UP AGAINST THE
04:38:37 LAKE, AND THEN THE VILLAGE PROPERTY IS KIND OF ACROSS THE
04:38:40 LAKE TO THE NORTH.
04:38:42 THE HOTEL IS TO THE EAST ALSO AGAINST THE EXISTING LAKE, AND

04:38:47 THEN THE KIND OF DASHED AREA IS ALLOCATED FOR THAT 18,000
04:38:52 SQUARE FEET OF RETAIL.
04:38:55 THIS IS KIND OF WHERE WE -- I FORGOT THAT YOU GUYS DIDN'T
04:39:00 SEE THE FINAL PATTERN BOOK.
04:39:02 PROBABLY SHOULD HAVE INCLUDED THE WHOLE THING.
04:39:05 BUT THIS WAS KIND OF THE MATERIALS SECTION OF THAT WHERE IT
04:39:08 LANDED AS APPROVED BY COUNCIL.
04:39:14 WITH THE TILE ROOFS AND WE DID PUT A LOT OF EFFORT INTO
04:39:17 MAKING ALL THE BUILDINGS LOOK THE SAME TO HAVE A COHESIVE
04:39:20 LOOK ACROSS THE PROJECT.
04:39:23 AND THEN THESE ARE THE RENDERINGS OUT OF THE PATTERN BOOK.
04:39:27 THIS IS THE STORAGE BUILDING IN THIS VIEW.
04:39:32 THAT CLOSEST FRONT CORNER IS THE OFFICE AREA.
04:39:34 SO WE'RE HERE FOR THE D.O. AS MARY MENTIONED, WHICH WILL
04:39:41 INCLUDE THE STORAGE BUILDING, THE ACCESS INTO THE PROPERTY,
04:39:47 THE STORMWATER AND UTILITY INFRASTRUCTURE, AND THEN ALL THE

04:39:51 PERIMETER BUFFERS AND OBVIOUSLY THE VEHICULAR USE AND
04:39:58 BUILDING PERIMETER PLANTINGS FOR THE STORAGE.
04:40:01 THIS IS THE KIND OF MASTER SITE PLAN AT THE D.O. LEVEL.
04:40:06 ACCESS OFF OF ARCOS WITH TWO INTERCONNECTIONS TO THE
04:40:11 EXISTING ESTERO MEDICAL CENTER BUILDING TO THE WEST.
04:40:14 AS YOU COME IN, THEN WE HAVE THAT CENTRAL KIND OF PUBLIC
04:40:18 PARK AREA WITH THE COVERED PAVILION AND THEN THE STORAGE IN
04:40:23 THE BACK.
04:40:24 WE DON'T NEED ALL THAT PARKING, BUT IT JUST MAKES SENSE TO

04:40:30 BUILD IT SO WE'RE NOT TEARING IT UP LATER.
04:40:33 THIS IS A LANDSCAPE PLAN.
04:40:40 AS I MENTIONED, WE ARE DOING ALL OF THE PERIMETER BUFFERS,
04:40:45 LANDSCAPING, THE CENTRAL PUBLIC SPACE AND ALSO WHAT'S NOT
04:40:53 SHOWN ON HERE IN THE ZONING, IN THE ORIGINAL ZONING THERE'S
04:40:59 SUPPOSED TO BE A FOUNTAIN IN THE LAKE THAT NEVER GOT BUILT
04:41:02 SO WE AGREED TO DO THAT, AND WE'LL INCLUDE THAT IN OUR FIRST
04:41:06 PHASE.
04:41:07 GETTING INTO THE BUILDING JUST FLOOR PLAN SO YOU CAN SEE THE
04:41:14 UNDULATIONS AND THE FACADE, AGAIN, OFFICE PLAN LEFT, WHICH
04:41:22 IS ALSO EAST.
04:41:23 IT'S ORIENTED PROPERLY.
04:41:27 AND THEN THESE ARE A LITTLE DARK.
04:41:31 I APOLOGIZE.
04:41:32 HATCHED MEANT TO PORTRAY TEXTURE AND IT DIDN'T COME OUT
04:41:37 QUITE LIKE I WANTED.
04:41:39 ESSENTIALLY THE SAME EXACT BUILDING THAT'S IN THE PATTERN
04:41:43 BOOK AND RENDERINGS --
04:41:48 >>Jim Wallace: IS THIS BRICK OR STONE ON THE FACE?
04:41:53 >>Barry Jones: BAD PRINT.
04:41:56 >>John Wojdak: WE WERE ORIGINALLY THINKING CAST STONE.
04:42:00 WE ARE WORKING THROUGH SOME DESIGN ISSUES WITH THAT.
04:42:04 >>Jim Wallace: THE ONLY REASON I ASK, THERE IS OBVIOUSLY
04:42:07 QUITE A BIT OF DIFFERENCE BETWEEN THE BLACK AND RIGHT AND
04:42:09 THE COLOR RENDERING THAT YOU'RE SHOWING.

04:42:14 >>John Wojdak: THIS COLOR ELEVATION IS BASED ON, LIKE I
04:42:19 SAID, THE COLORS AREN'T GREAT.
04:42:23 BUT THIS IS BASICALLY AN ARCHITECTURAL ELEVATION FOR THAT
04:42:27 IMAGE.
04:42:28 >>Jim Wallace: IS THIS WHAT YOU'RE BUILDING?
04:42:30 >>John Wojdak: IT IS WHAT WE'RE BUILDING.
04:42:32 >>Michael Sheeley: THE COLORS ON THE RENDERING ARE MORE
04:42:34 ACCURATE.

04:42:35 >>John Wojdak: CORRECT.
04:42:37 BUT THE PATTERN BOOK CALLS FOR CAST STONE.
04:42:40 WE'RE WORKING THROUGH THAT WITH THE ARCHITECT.
04:42:47 >>Barry Jones: UNDERSTOOD.
04:42:49 >>John Wojdak: THAT'S THE FRONT OF THE BUILDING FACING
04:42:52 ARCOS, AND THEN THIS IS THE REAR OF THE BUILDING, OBVIOUSLY
04:42:57 A LOT MORE STUCCO, BUT WE DO HAVE THE UNDULATIONS.
04:43:02 AND IN THE ENTRY AREA IS WHERE YOU GO TO THE INTERIOR, THOSE
04:43:07 ARE THE AREAS THAT BUMPED OUT WITH THE FAUX WINDOWS AND THE
04:43:09 CANOPY WHICH ALSO PROVIDE COVER FOR WHEN PEOPLE ARE LOADING
04:43:16 AND UNLOADING.
04:43:17 AND THEN THESE ARE THE ENDS HERE WITH THE TOP VIEW BEING THE
04:43:25 OFFICE AND THEN THE BOTTOM VIEW BEING THE EAST FACADE, KIND
04:43:31 OF FACING TOWARDS 75.
04:43:34 >>Michael Sheeley: THOSE ELEVATION VIEWS AREN'T DOING YOU A
04:43:37 FAVOR.
04:43:37 >>John Wojdak: I DON'T DISAGREE WITH YOU.

04:43:39 >>Michael Sheeley: I'D STAY WITH THE RENDERING.
04:43:41 FAR BETTER.
04:43:45 >>John Wojdak: THAT'S IT.
04:43:49 >>Jim Wallace: CAN YOU GO BACK TO THE LANDSCAPE?
04:43:51 I DON'T REMEMBER SEEING THE LANDSCAPE PLAN FOR THE BUILDING
04:43:55 ITSELF.
04:43:55 BECAUSE, OBVIOUSLY, THERE ISN'T AS MUCH ARTICULATION,
04:44:00 ARCHITECTURAL ACCENT ON THE BACK OF THE BUILDINGS.
04:44:02 ARE YOU PUTTING IN MORE LANDSCAPING FOR THAT SIMPLER FACE?
04:44:07 >>John Wojdak: WE DO HAVE, AS YOU CAN SEE HERE, THIS IS THAT
04:44:10 KIND OF VIEW.
04:44:15 WE BASICALLY HAVE TREES ACROSS THE DRIVE AISLE FROM THE BACK
04:44:18 OF THE HOTEL TO BREAK THAT VIEW UP.
04:44:21 AND THEN THERE ARE ALSO PLANTINGS ALONG THE LAKE AND THEN
04:44:24 THE PROJECT BUFFER AND PLANTINGS ON THE OTHER SIDE OF THE
04:44:29 LAKE.
04:44:29 >>Jim Wallace: ARE YOU SAYING THERE'S ADDITIONAL PLANTING
04:44:32 ADJACENT TO THE LAKE BETWEEN WHAT I'M SEEING AND THE LAKE?
04:44:36 >>John Wojdak: THE OTHER SIDE ACROSS THE LAKE.
04:44:40 >>Michael Sheeley: WHAT TYPE OF TREES OR SIZE?
04:44:42 TYPE OF TREES AND SIZE, DO YOU KNOW WHAT THEY ARE?
04:44:45 >>John Wojdak: I DON'T, BUT I BET GREG DOES.
04:44:48 CANOPY TREES ALONG THE BACK, WHICH WOULD BE IN THE 12, 14.
04:45:02 >>Jim Wallace: JUST DON'T PUT THEM IN 12 FEET.
04:45:06 OBVIOUSLY, THE BACK OF THE BUILDING IS NOT AS --

04:45:09 >>Barry Jones: THEIR ZONING ALREADY SPECIFIES THE BUFFER
04:45:12 REQUIREMENTS.
04:45:13 SO THEY'LL HAVE TO MEET WHATEVER BUFFER REQUIREMENTS ARE
04:45:16 SPELLED OUT IN THE ZONING.
04:45:19 >>John Wojdak: THAT DID COME UP IN THE ZONING AND WE HAVE A
04:45:22 SIMILAR PLAN IN THE ZONING THAT SPELLS IT OUT.
04:45:25 >>Jim Wallace: ALL I'M SAYING IS IF YOU'VE CHOSEN TO
04:45:29 SIMPLIFY THE REAR OF THE BUILDING, I'M SURE AT THE SAME TIME
04:45:33 YOU RECOGNIZE IT'S NOT QUITE AS PLEASANT, ADDED ADDITIONAL
04:45:37 LANDSCAPING TO BUFFER --
04:45:42 >>John Wojdak: THERE IS QUITE A BIT OF DISTANCE BETWEEN US
04:45:45 AND ANYONE ELSE.
04:45:50 >>Barry Jones: INTERCONNECTS TO THE ADJACENT PROPERTY, DO
04:45:52 YOU HAVE RIGHTS TO BUILD OVER ON THEIR PROPERTY OR ALREADY
04:45:55 BUILT ONTO YOU?
04:45:56 >>John Wojdak: THEY ARE BUILT UP TO THE LINE AND THERE ARE
04:45:59 EASEMENTS IN THE HOA DOCS.
04:46:01 >>Barry Jones: GREAT.
04:46:03 SIGNAGE.
04:46:06 >>John Wojdak: DON'T HAVE THE SIGN.
04:46:10 >>Barry Jones: CONSOLIDATED GARBAGE, EVERYBODY GOING TO HAVE
04:46:13 THEIR OWN GARBAGE?
04:46:20 >>John Wojdak: BASICALLY BACK CORNER OF THE STORAGE IS THE
04:46:25 DUMPSTER THERE AND THEN FOR THE HOTEL, THE KIND OF EAST-WEST
04:46:32 DRIVE AISLE ON THE SOUTH SIDE OF THE STORAGE, IS THAT ONE

04:46:36 WOULD BE THERE SO IT'S AWAY FROM THE ROAD.
04:46:39 >>Barry Jones: YOU'LL DO INDIVIDUALS.
04:46:41 >>John Wojdak: KIND OF THREE, ONE FOR THE HOTEL, ONE FOR
04:46:44 STORAGE AND ONE FOR THE RETAIL.
04:46:49 >>Jim Wallace: I HAVE TO COMPLIMENT THE APPLICANT ON WHAT
04:46:52 THEY HAVE DONE IN TERMS OF DISGUISING OR CREATING A STEALTH
04:46:56 BUILDING.
04:46:57 WE OFTEN FACE THE PROBLEM OF LARGE BOXES WHICH ARE EFFICIENT
04:47:01 TO BUILD AND MAKE SENSE FOR INTERIOR PLANTING, AND WE HAVE
04:47:06 TO WORK REAL HARD TO GET THE BOX NOT TO LOOK LIKE A BOX.
04:47:11 THIS DOESN'T LOOK LIKE A BOX.
04:47:12 MOST PEOPLE JUST LIKE EXTRA SPACE STORAGE ON U.S. 41, LOOKS
04:47:17 LIKE A HOTEL.
04:47:17 THIS DOESN'T LOOK LIKE A STORAGE FACILITY.
04:47:20 I HAVE TO COMPLIMENT THE PEOPLE.
04:47:22 THERE ARE OTHER APPLICANTS THAT WE HAVE THAT COULD TAKE A
04:47:25 LESSON FROM WHAT CAN BE DONE IN TERMS OF MAKING A BUILDING
04:47:29 LOOK STEALTH.

04:47:30 I HAVE TO COMPLIMENT THE APPLICANT.
04:47:33 >>John Wojdak: THANK YOU.
04:47:34 >>Barry Jones: I WOULD AGREE.
04:47:36 FOR A MINI-WAREHOUSE BUILDING.
04:47:38 I WOULD BE CURIOUS IF YOU CAN ANSWER A QUESTION WHENEVER YOU
04:47:42 DO COME BACK AS TO WHAT THE ADDITIONAL COST WAS INCURRED
04:47:46 BETWEEN YOUR STANDARD BUILDING AND THE LIPSTICK YOU HAD TO

04:47:49 PUT ON THIS ONE TO MAKE IT SO MUCH BETTER THAN STANDARD.
04:47:52 JUST ALWAYS CURIOUS WHAT THE DIFFERENTIAL IN TOTAL COST ENDS
04:47:57 UP BEING SO THAT WHEN THE APPLICANTS EXPRESS CONCERN, WE
04:48:04 HAVE SOME BAROMETER AS TO WHAT THE REAL NUMBER IS.
04:48:07 THAT TYPE OF INFORMATION IS ALWAYS APPRECIATED.
04:48:15 >>Jim Wallace: AS A BUILDER, I ALWAYS FEEL STRONGLY THAT
04:48:19 ARCHITECTURAL ACCENTS AND ARTICULATION COST VERY, VERY
04:48:22 LITTLE MONEY WHEN GOING OUT TO BID ON A BUILDING, ON
04:48:26 CONSTRUCTION.
04:48:26 IF ANYTHING.
04:48:28 BUT THAT'S SOMETHING THAT WE ALWAYS TRY TO TELL APPLICANTS.
04:48:32 SOME OF THEM DON'T WANT TO HEAR IT.
04:48:34 IF WE HAD SOME HARD NUMBERS, THAT WOULD EVEN MAKE IT EASY
04:48:39 FOR US TO CONVINCE PEOPLE TO MAKE THEIR BUILDINGS MORE
04:48:43 ATTRACTIVE IN ESTERO.
04:48:47 >>Michael Sheeley: I AGREE WITH THE OTHER MEMBERS OF THE
04:48:49 BOARD.
04:48:49 I THINK IF YOU TOOK THE SIGN OFF THE BUILDING, YOU WOULDN'T
04:48:52 BE ABLE TO TELL IF IT WAS AN OFFICE BUILDING OR HOTEL.
04:48:55 I THINK YOU'VE DONE A GOOD JOB WITH THAT.
04:48:59 I ENCOURAGE TO YOU KEEP IT GOING.
04:49:01 >>John Wojdak: THANKS.
04:49:02 >>Michael Sheeley: ANY PUBLIC COMMENT TONIGHT?
04:49:04 >>Tammy Duran: I DON'T HAVE ANYTHING.
04:49:06 >>Michael Sheeley: ANYONE HERE LIKE TO SPEAK IN REGARDS TO

04:49:08 THIS PROJECT?
04:49:10 CLOSE THE PUBLIC HEARING.
04:49:12 ANY OTHER COMMENTS FROM THE BOARD?
04:49:14 THANK YOU VERY MUCH, JOHN.
04:49:16 >>John Wojdak: THANKS.
04:49:17 >>Michael Sheeley: GOOD JOB.
04:49:18 APPRECIATE IT.
04:49:18 NEXT UP IS THE EXCITING PROJECT, THE GRANDEZZA PICKLEBALL.
04:49:33 MARY WILL GET US STARTED.
04:49:36 >>Mary Gibbs: THIS IS THE MAIN EVENT TONIGHT, APPARENTLY.

04:49:39 NOT AS EXCITING AS THAT BASKETBALL GAME LAST NIGHT, BUT
04:49:43 MAYBE CLOSE.
04:49:44 SO LET'S TALK ABOUT PICKLEBALL AT GRANDEZZA.
04:49:52 I WANT TO GIVE YOU A LITTLE BACKGROUND ON HOW THIS CAME
04:49:56 ABOUT.
04:49:57 THE STAFF WAS CONTACTED, I'M GOING TO SAY MAYBE A MONTH AGO
04:50:01 BY HERITAGE GOLF GROUP WHICH NOW APPARENTLY OWNS THE
04:50:05 CLUBHOUSE AND GOLF COURSE AT GRANDEZZA.
04:50:07 THEY WANTED TO COME TALK TO US ABOUT PICKLEBALL.
04:50:10 SO WE SAID, OKAY, COME IN AND LET'S TALK ABOUT THIS.
04:50:14 WHERE ARE YOU GOING TO PUT IT?
04:50:16 THEY SAID, WELL, KIND OF IN THE CLUBHOUSE LOCATION, MAYBE
04:50:19 DOWN BY THE BASKETBALL COURT OR BOCCE.
04:50:21 I SAID, GEE, THIS SOUNDS A LITTLE BIT FAMILIAR BECAUSE I
04:50:24 THINK SEVERAL YEARS AGO WE HAD A SIMILAR REQUEST FOR

04:50:27 PICKLEBALL AT GRANDEZZA, AND THEN THERE WAS SOME
04:50:31 CONSTERNATION WITH THE NEIGHBORS AT THAT TIME.
04:50:33 EVEN THOUGH I NOTICE IN SOME OF THESE E-COMMENTS THERE'S
04:50:37 SOME CONFUSION BECAUSE I DON'T BELIEVE THAT ANY APPLICATION
04:50:40 WAS EVER PRESENTED BACK SEVERAL YEARS AGO.
04:50:42 THEY JUST CONTACTED US AND SAID, WE'D LIKE TO DO PICKLEBALL.
04:50:46 I THINK THEY DID SOME INTERNAL CHECKING WITH THE COMMUNITY
04:50:50 AND THE COMMUNITY I THINK AT THAT TIME SAID WE DON'T WANT
04:50:52 THE PICKLEBALL.
04:50:53 SO THIS IS JUST MY RECOLLECTION OF THIS.
04:50:55 WE NEVER HAD AN APPLICATION IN.
04:50:58 WHEN HERITAGE GOLF GROUP CAME IN TO TALK TO US, OKAY, WE
04:51:02 WOULD SUGGEST THAT YOU HAVE AN INFORMATION MEETING.
04:51:05 BEFORE YOU GET TOO FAR ALONG INTO THIS PROJECT, LET'S COME
04:51:08 TO THE PLANNING, ZONING, DESIGN BOARD WHERE WE CAN INVITE
04:51:10 THE PEOPLE FROM GRANDEZZA.
04:51:12 WE'LL POST SIGNS, MAKE SURE PEOPLE KNOW ABOUT THE MEETING SO
04:51:14 THAT THEY CAN FIND OUT WHAT THESE GUYS ARE PROPOSING BECAUSE
04:51:19 THERE ARE SOME, I THINK, CONDOMINIUMS THAT ARE ACROSS THE
04:51:24 LAKE THAT ARE A COUPLE HUNDRED FEET AWAY.
04:51:27 OF COURSE, WE ALWAYS HAVE CONCERNS ABOUT THE NOISE, AND WE
04:51:29 WANT TO MAKE SURE THAT EVERYTHING IS BEING MITIGATED AND
04:51:31 THAT WE KIND OF DO A NICE JOB OF LOOKING AT ALL THE ISSUES.
04:51:36 SO WE SUGGESTED THAT THEY HAVE THIS MEETING SO THAT PEOPLE
04:51:40 COULD COME AND HEAR ABOUT IT AND THEN ALSO GET YOUR

04:51:43 COMMENTS, SOUND STUDIES ARE NEEDED AND THINGS LIKE THAT IF
04:51:47 THEY WANT TO PROCEED.

04:51:48 THAT'S HOW WE GOT TO BE HERE.
04:51:49 WE DID GET, I THINK, SOME E-COMMENTS WHICH WE FORWARDED TO
04:51:56 YOU ALL.
04:51:57 I THINK WE GOT NINE THAT WERE AGAINST AND ABOUT 20, MAYBE,
04:52:01 THAT WERE IN FAVOR.
04:52:02 AND THEN WE DO HAVE A SPEAKER TONIGHT THAT CAME TO VISIT ME
04:52:05 YESTERDAY THAT HAS A PETITION WITH 300 SIGNATURES THAT'S IN
04:52:09 FAVOR.
04:52:10 SO HE'S GOING TO EXPLAIN ABOUT THAT TONIGHT.
04:52:12 WE HAVE A LOT OF INTEREST HERE, I THINK, ON BOTH SIDES.
04:52:15 BUT I JUST WANTED TO GIVE YOU THAT BACKGROUND BEFORE I TURN
04:52:18 IT OVER TO HERITAGE GOLF GROUP.
04:52:22 I THINK DESI IS GOING TO GET UP AND EXPLAIN WHAT THEY ARE
04:52:27 DOING.
04:52:27 >> THANK YOU.
04:52:29 GOOD EVENING, BOARD MEMBERS.
04:52:31 GOOD EVENING, MEMBERS OF GRANDEZZA.
04:52:34 IT'S NICE TO SEE WE'RE SO POPULAR.
04:52:37 MY NAME IS DESI HOWE, REGIONAL VICE PRESIDENT WITH HERITAGE
04:52:41 GOLF GROUP.
04:52:43 HERITAGE GOLF GROUP IS THE FASTEST GROWING COUNTRY CLUB
04:52:45 LIFESTYLE COMPANY IN THE UNITED STATES.
04:52:48 WE HAVE UP TO 43 GOLF AND COUNTRY CLUBS AND GOLF COURSES IN

04:52:51 THE UNITED STATES FROM THE EASTERN SEABOARD ALL THE WAY TO
04:52:55 COLORADO.
04:52:56 SO BEING THE REGIONAL VICE PRESIDENT, I'M RESPONSIBLE FOR
04:52:58 THE SEVEN CLUBS IN FLORIDA.
04:53:02 NUMBER ONE, WE'RE VERY PROUD AND HONORED TO BE A PART OF
04:53:06 ESTERO, THIS BEAUTIFUL COMMUNITY IN GRANDEZZA, AS BEAUTIFUL
04:53:10 AS THAT COMMUNITY IS.
04:53:11 ONE OF THE THINGS THAT WE REALLY DRIVE FOR OUR CLUBS
04:53:17 THROUGHOUT OUR PORTFOLIO IS TO UNDERSTAND THE NEEDS AND THE
04:53:20 WANTS AND THE DESIRES OF THE MEMBERSHIP AT THE CLUB.
04:53:24 WE DO THAT THROUGH A NUMBER OF WAYS OF COMMUNICATION.
04:53:28 AND IT REALLY IS STEMMING ALL AROUND PROGRAMMING AND WHAT
04:53:32 CAN WE DO TO ENHANCE THE PROGRAMS AT THE CLUB, THINGS THAT
04:53:35 MEMBERS WOULD LIKE TO SEE GROW, THINGS THAT WE'VE BEEN
04:53:38 SUCCESSFUL AT PREVIOUSLY TO REPEAT AND NEW THINGS FOR THE
04:53:42 FUTURE OF THE CLUB, TO UNDERSTAND HOW WE COULD REMAIN
04:53:46 COMPETITIVE IN THE MARKET, THE OPPORTUNITY TO CONTINUE TO
04:53:50 ELEVATE THE HOME PRODUCT OR THE HOME WORTH BY HAVING A GREAT
04:53:54 CLUB AND A THRIVING CLUB AND A LOT OF THAT HAS TO DO WITH
04:53:58 PROGRAMMING THROUGHOUT.

04:53:59 IF YOU SEE SOME OF OUR CLUBS NATIONWIDE, WE HAVE A LOT OF
04:54:02 TENNIS, PICKLEBALL.
04:54:03 WE HAVE, OBVIOUSLY, ALL THE GOLF YOU COULD IMAGINE.
04:54:07 BUT THE SOCIAL ASSET BECOMES A BIG PART OF THE CLUB'S
04:54:12 NATURE.

04:54:12 THROUGH OUR GROWTH AND UNDERSTANDING OF PICKLEBALL, WE HAVE
04:54:15 SEEN A VERY FAST STUDY THAT SHOWS IT CONTINUES TO GROW AT A
04:54:18 VERY ELEVATED RATE, CONTINUES TO BE A COMPETITIVE MARK IN
04:54:21 OUR MARKETPLACE TODAY, CERTAINLY IN THIS AREA, WHEN YOU'RE
04:54:26 TALKING ABOUT ESTERO, NAPLES AND BETTER PART OF FORT MYERS
04:54:29 CONTINUES TO GROW STEADILY.
04:54:31 SO OUR FINDINGS REALLY ARE THROUGH A COUPLE OF DIFFERENT
04:54:34 CHANNELS AT THE CLUB.
04:54:35 IF YOU ARE A CLUB MEMBER, YOU'LL KNOW THAT WE'VE DONE
04:54:37 SEVERAL MEETINGS.
04:54:38 WE HAD A TOWN HALL WHEN WE FIRST STARTED.
04:54:41 WE BOUGHT THE CLUB IN SEPTEMBER OF 2022, AND WE'VE BEEN AT
04:54:44 THE CLUB NOW FOR THE BETTER PART OF A YEAR AND A HALF.
04:54:47 THROUGH THAT TIME, WE'VE HAD SEVERAL MEETINGS.
04:54:49 WE STARTED WITH A TOWN HALL, WHICH I THINK WE HAD CLOSE TO
04:54:52 400 AND SOME MEMBERS ATTEND.
04:54:54 THAT WAS ALL THE MEMBERS ATTENDING THAT TOWN HALL, AND WE
04:54:58 GOT SOME GREAT FEEDBACK THERE ON DIFFERENT PROGRAMMING,
04:55:00 THINGS THAT NEEDED IMPROVED, THINGS WE COULD DO GREAT,
04:55:04 THINGS WE HAVE DONE GREAT.
04:55:05 WE BROKE OFF FROM THERE INTO A SESSION OF FOCUS GROUP
04:55:09 MEETINGS.
04:55:09 IN THE FOCUS GROUP MEETINGS, THEY WERE MORE INTIMATE
04:55:12 MEETINGS WITH 14 PEOPLE IN EACH OF THE MEETINGS OVER A
04:55:15 PERIOD OF SIX TO EIGHT OVER THE COURSE OF A WEEK OR SO.

04:55:18 SO WE WERE ABLE TO GET A LITTLE MORE INTIMATE KNOWLEDGE OF
04:55:22 THE MEMBERSHIP ITSELF TO THE TUNE OF ABOUT 80 OR 90 MEMBERS
04:55:25 AT THAT POINT IN TIME.
04:55:26 FROM THERE, WE DEVELOPED COMMITTEES THAT KIND OF HAD
04:55:29 OUTLINED DISCIPLINE FOR EACH OF THE AREAS AROUND THE CLUB,
04:55:32 FOOD AND BEVERAGE, TENNIS, SOCIAL, GOLF, THOSE COMMITTEES
04:55:37 HELP US WITH THE ADVISORY BOARD THAT WE HAVE.
04:55:39 THE ADVISORY BOARD REALLY IS OUR CONDUIT TO AND FROM THE
04:55:42 MEMBERSHIP TO UNDERSTAND WHAT NEEDS, ARE WE HEARING, WHAT
04:55:45 ARE WE SEEING, WHAT'S IN THE FUTURE AND WHAT COULD WE DO NOW
04:55:49 TO CONTINUE TO ENHANCE THE EXPERIENCE AT THE CLUB AT
04:55:51 GRANDEZZA.

04:55:52 SO THOSE CHANNELS WERE VERY IMPORTANT TO US TO UNDERSTAND
04:55:56 HOW WE MIGHT GO ABOUT EXPANDING PROGRAMMING, LED US INTO THE
04:56:00 OPPORTUNITY TO PRESENT PICKLEBALL.
04:56:01 SO WE'RE HERE TONIGHT TO DO THAT.
04:56:04 I DO HAVE MY TEAM WITH ME.
04:56:06 I THINK EVERYBODY KNOWS STACY.
04:56:08 STACY, SAY HELLO, OUR GENERAL MANAGER AT GRANDEZZA.
04:56:11 I HAVE VILLE HERE WITH ME HERE ALSO FROM HERITAGE GOLF AND
04:56:15 ADAM FROM DND WHO WILL EXPLAIN THE SCOPE.
04:56:18 I WANTED TO MAKE SURE YOU UNDERSTOOD ABOUT HERITAGE GOLF,
04:56:21 WHO WE WERE, WHAT WE FEEL IS IMPORTANT IN THE MARKETPLACE
04:56:24 AND HOW IMPORTANT GRANDEZZA IS TO US TO CONTINUE TO BE ONE
04:56:28 OF THE TOP LEADING CLUBS IN OUR COMMUNITY.

04:56:32 THAT COMPETITIVE NATURE OF US IS HERE TO KIND OF SHOW THAT.
04:56:36 I WOULD LIKE TO INTRODUCE ADAM, IF YOU WANT TO GO OVER THE
04:56:39 SCOPE.
04:56:40 >>Michael Sheeley: HOW MANY RESIDENTS LIVE IN GRANDEZZA AND
04:56:42 HOW MANY MEMBERS OF THE CLUB, PLEASE?
04:56:45 >> EVERY MEMBER THAT'S IN THE CLUB IS A MEMBER AT GRANDEZZA.
04:56:48 I THINK WE HAVE 950 -- 978 HOMES.
04:56:54 EACH HOME HAS A MEMBERSHIP ATTACHED TO THE CLUB.
04:56:58 >>Michael Sheeley: THANK YOU.
04:56:59 >> MY PLEASURE.
04:57:00 ANY OTHER QUESTIONS FOR ME AT THIS TIME?
04:57:01 ALL RIGHT.
04:57:02 ADAM.
04:57:08 >> GOOD EVENING.
04:57:10 MY NAME IS ADAM DAVEY.
04:57:12 I'M A CIVIL ENGINEER, GULF COAST DESIGN PROFESSIONALS.
04:57:15 HIRED BY HERITAGE GOLF GROUP.
04:57:19 I WORK WITH THEM ON A NUMBER OF THEIR COMMUNITIES AND WORK
04:57:26 AS OF RECENTLY QUITE A BIT MORE ON PICKLEBALL, TENNIS,
04:57:30 BOCCE, DIFFERENT RACKET SPORTS AND DOING DESIGN AND
04:57:38 PERMITTING FOR THAT.
04:57:38 THE SCOPE OF THE PROJECT, WE'VE TAKEN A LOOK AT GRANDEZZA
04:57:43 WITH THIS TEAM, AND THIS AREA IS KIND OF THE MOST BALANCED
04:57:49 AREA FOR WHAT THE COMMUNITY IS LOOKING TO ACHIEVE WITH THIS,
04:57:55 WITH BEING CLOSE TO PROGRAMMING AND THINGS LIKE THAT.

04:57:58 AS YOU CAN SEE, IT DOES HAVE THE PROXIMITY TO -- THIS IS A
04:58:05 LITTLE BIT HARD TO SEE, BUT TO THE EAST ACROSS THE POND,
04:58:09 IT'S ABOUT 367 FEET TO THAT FIRST BUILDING, THE OPPOSITE
04:58:15 WAY, 386 FEET.

04:58:17 YOU CAN SEE THOSE ARROWS KIND OF ON THAT SCREEN THERE.
04:58:23 SO KNOWING THAT, YOU KNOW, SOUND IS ONE OF THE THINGS THAT
04:58:32 WILL BE THE BIGGEST DISCUSSION POINT OF THIS.
04:58:35 BUT THE LOCATION GENERALLY IS SUITING, YOU KNOW, WITH THE
04:58:44 ABILITY TO PROVIDE WHAT THE COMMUNITY IS LOOKING FOR.
04:58:47 AS FAR AS PARKING THAT WE'RE LOSING AND MAINTAINING ACCESS.
04:58:54 IS THERE ANOTHER ONE IN HERE?
04:58:56 SOME PARKING IS BEING IMPACTED BY THIS, BUT PER CODE, THERE
04:59:18 IS EXCESS PARKING ON-SITE.
04:59:23 WE'RE ALSO PROPOSING TO MAINTAIN VEHICULAR ACCESS,
04:59:27 PARTICULARLY EMERGENCY ACCESS, BUT ALSO TYPICAL VEHICLES
04:59:34 BEING ABLE TO MAINTAIN.
04:59:35 NO DEAD ENDS IS WHAT YOU'RE TRYING TO ACHIEVE BY THIS.
04:59:39 PROPOSING FOUR COURTS ADJACENT TO THE EXISTING BOCCE.
04:59:44 THERE ARE AREAS THAT PEOPLE WANT TO CONGREGATE WHILE PLAYING
04:59:52 PICKLEBALL, WE KIND OF HAVE A PLACEHOLDER THERE FOR CART
04:59:55 PARKING WHERE THE EXISTING BASKETBALL COURT IS.
04:59:58 BUT SOME ADDITIONAL SPACE THERE FOR PEOPLE TO CONGREGATE AND
05:00:05 TO DO THE PICKLEBALL AS WELL.
05:00:08 I THINK, GENERALLY SPEAKING, FROM A PLANNING DESIGN
05:00:13 PERMITTING, IT'S PRETTY STRAIGHTFORWARD PROJECT.

05:00:18 IT'S GOING TO BE A LIT COURT.
05:00:22 IT'S PROPOSED TO BE LIT.
05:00:26 OTHER THAN THAT, THAT'S ABOUT ALL FROM A SCOPE PERSPECTIVE.
05:00:33 >>Michael Sheeley: HOW MANY PARKING SPACES ARE YOU LOSING?
05:00:37 >> SO WE ARE LOSING 34 SPACES.
05:00:45 SO RIGHT HERE WE'VE GOT 204 SPACES REQUIRED PER CODE.
05:00:50 THEY CURRENTLY HAVE 262 VEHICLE SPACES, 21 GOLF CART SPACES
05:00:59 FOR THE FOUR COURTS, TWO PER COURT.
05:01:02 8 ARE REQUIRED.
05:01:04 WE'RE LOSING THE 34, BUT AS THIS DRAWING SHOWS, PROPOSING 26
05:01:12 GOLF CART SPACES.
05:01:13 MY UNDERSTANDING IS GRANDEZZA IS A LOT -- A LOT OF THE
05:01:19 RESIDENTS HAVE GOLF CARTS AND USE THOSE TO COMMUNICATE OR TO
05:01:24 MOVE AROUND THE COMMUNITY.
05:01:27 IN ALL, YOU GOT 212 THAT WILL BE REQUIRED AND PROVIDED IS
05:01:35 228 VEHICLE SPACES, 26 GOLF CART SPACES.
05:01:42 >>Michael Sheeley: THANK YOU.
05:01:43 >> YES, SIR.
05:01:44 >>Jim Wallace: AS YOU SAID, ONE OF THE BIG ISSUES, OR
05:01:46 SOMEONE SAID, BIG ISSUE IS NOISE AND NOISE ABATEMENT.
05:01:49 WHAT SPECIFICALLY WILL YOU BE DOING?
05:01:54 WE ALL KNOW THAT SOUND TRAVELS INSTANTLY ACROSS WATER.

05:01:58 SO 367 FEET ACROSS WATER IS LIKE 40 FEET ACROSS WATER.
05:02:04 WHAT ARE YOU DOING ON THAT EAST SIDE? DO YOU HAVE ANY NOISE
05:02:10 ABATEMENT SCREENING GOING IN THERE?

05:02:12 WHAT'S HAPPENING THERE THAT'S GOING TO BUFFER THAT NOISE
05:02:15 FROM THE NEIGHBORS ACROSS THE LAKE?
05:02:18 >> I'LL LET VILLE SPEAK TO THAT, BUT CERTAINLY MEASURES WILL
05:02:24 BE PUT IN PLACE.
05:02:31 >>Barry Jones: DO YOU HAVE TO RELOCATE ANY STORM OR
05:02:35 UTILITIES?
05:02:37 >>Michael Sheeley: SIR, YOU CAN'T ANSWER FROM THERE.
05:02:39 YOU NEED TO COME TO THE MICROPHONE.
05:02:41 >> YES, THERE IS AN INLET RIGHT NOW UNDERNEATH WHERE THIS
05:02:49 IS.
05:02:50 END OF LINE RUN.
05:02:51 IT WILL JUST BE --
05:02:55 >>Barry Jones: END OF A DEAD RUN.
05:02:57 >> YEAH, YEAH.
05:02:58 WE SHOULD BE ABLE TO SLOPE THE COURTS TO THE NORTH.
05:03:01 YOU CAN SEE THERE IS A DETENTION BASIN HERE.
05:03:05 THERE IS AN INLET RIGHT OVER HERE.
05:03:07 SO FROM A STORMWATER PERSPECTIVE, WE'LL BE SLOPING SOUTH TO
05:03:11 NORTH AND IT WILL GO INTO THAT DETENTION BASIN.
05:03:17 >>Barry Jones: DEMOLITION OF ANY EXISTING TREES?
05:03:22 >> YES, YES.
05:03:23 THERE ARE FIVE OAK TREES IN LANDSCAPE ISLANDS THAT WILL GET
05:03:28 DEMOED.
05:03:36 I THINK VEGETATION IS GOING TO BE ONE OF THE BIG -- I KNOW
05:03:42 VEGETATION HELPS WITH SOUND.

05:03:44 SO I THINK VEGETATION IS GOING TO BE ONE OF THE THINGS THAT
05:03:47 WILL BE INCREASED AROUND THE PERIMETER HERE.
05:03:51 BUT, YEAH, THE TREES, THAT'S PER LAND DEVELOPMENT CODE.
05:03:57 >>Jim Wallace: ACTUALLY, LANDSCAPING REALLY DOESN'T DO A
05:04:01 GREAT JOB WITH NOISE ABATEMENT.
05:04:03 IT'S A BIT OF A MISNOMER.
05:04:06 >> OH, IS IT?
05:04:08 >>Jim Wallace: JUST ONE OTHER QUESTION.
05:04:10 YOU'VE GOT, I GUESS 16 PEOPLE PLUS THE BOCCE PEOPLE,
05:04:14 ET CETERA.
05:04:15 I DON'T SEE HERE ANY DETAIL ON SITTING AREA, GATHERING AREA.
05:04:24 THERE IS A GAME PLAYING.
05:04:25 THE PEOPLE COME EARLY.
05:04:26 THEY SIT, THEY PUT THEIR SHOES ON, WHATEVER.

05:04:29 OR JUST TALK.
05:04:32 WHERE IS THAT GATHERING AREA?
05:04:34 >> THAT WILL GENERALLY BE IN THIS AREA HERE.
05:04:38 >>Jim Wallace: I THOUGHT THAT WAS THE PARKING AREA.
05:04:41 >> THERE'S PROBABLY ABOUT 15 FEET BETWEEN THE COURTS AND
05:04:44 WHERE THAT BASKETBALL COURT IS.
05:04:50 SO THIS IS ABOUT 40 FEET BETWEEN -- LENGTH-WISE.
05:04:58 >>Jim Wallace: WHEN YOU COME BACK, I THINK YOU NEED TO
05:05:00 ANSWER THAT.
05:05:01 WE ALL KNOW THERE'S GOT TO BE A WAITING AREA WHILE COURTS
05:05:04 ARE GOING ON.

05:05:06 >>Barry Jones: IT'S A PROGRAM ISSUE FOR THE OPERATOR, BUT IF
05:05:10 THEY OPERATE THESE ELSEWHERE, CERTAINLY IN FLORIDA, THERE'S
05:05:15 ALWAYS NEEDED TO BE A SHADY AREA FOR PEOPLE TO SIT.
05:05:18 IF YOU WANT ANOTHER LITTLE TIKI HUT OR STRUCTURE OR
05:05:20 SOMETHING OUT THERE, MAKE SURE YOU INCORPORATE THAT INTO
05:05:24 YOUR SITE PLAN I THINK IS THE POINT.
05:05:26 >> YEAH, FOR SURE.
05:05:27 OKAY.
05:05:29 >>Dan Williams: MR. CHAIRMAN, IF I MAY, I HAVE A QUESTION
05:05:31 FOR MR. DAVEY.
05:05:32 I WANTED TO DISCLOSE FIRST THAT I AM A GRANDEZZA RESIDENT.
05:05:36 I DO NOT CURRENTLY PLAY BASKETBALL, PICKLEBALL, TENNIS, ANY
05:05:40 OF THAT.
05:05:40 I CHECKED WITH VILLAGE STAFF AND I DO NOT HAVE A CONFLICT.
05:05:45 I JUST WANTED TO SAY THAT UP FRONT.
05:05:47 YOU MADE A COMMENT REGARDING THE BASKETBALL COURT.
05:05:54 IS THAT GOING?
05:05:55 IS THAT STAYING?
05:05:57 >> WE'RE PRETTY EARLY IN THE PLANNING STAGES OF THIS.
05:06:02 LIKE MARY SAID, WE'VE BEEN THINKING ABOUT -- THEY HAVE BEEN
05:06:06 THINKING ABOUT IT FOR A LONG TIME.
05:06:08 I'VE BEEN IN THIS PROJECT FOR LIKE A MONTH OR SO.
05:06:11 DEVELOPED SOME EXHIBITS.
05:06:17 THAT BASKETBALL -- OR THE BASKETBALL COURT AREA THAT'S
05:06:21 PARKING IS -- IT'S UNDERSTOOD THAT IT'S A CONGREGATING AREA

05:06:28 IS NEEDED FOR PICKLEBALL.
05:06:30 MORE OR LESS, THAT IS A PLACEHOLDER OF PARKING AND POTENTIAL
05:06:36 CONGREGATING AREA.
05:06:39 >>Dan Williams: I KNOW MR. WALLACE BROUGHT UP THE ISSUE OF
05:06:42 SOUND.
05:06:42 IF I UNDERSTOOD YOU CORRECTLY, THIS IS GOING TO BE AVAILABLE

05:06:45 FOR NIGHT PLAY ALSO.
05:06:47 HAVE YOU TALKED WITH THE VILLAGE ABOUT REQUIREMENTS FOR THE
05:06:49 LIGHTING TO MAKE SURE THAT'S COMPLIANT?
05:06:56 >> NO.
05:06:57 OTHER THAN OUR BRIEF MEETING WITH MARY, THIS IS OUR MEETING.
05:07:02 >>Dan Williams: THAT IS SOMETHING YOU'LL HAVE TO CONSIDER.
05:07:11 >>Jim Wallace: WE'VE HAD A LOT OF PICKLEBALL APPLICATIONS
05:07:17 AND THEY ALL ASSURE US THAT THEY ARE NO NIGHT PLAY.
05:07:21 THIS IS THE FIRST I HEARD OF NIGHT PLAY.
05:07:24 >>Barry Jones: GENERALLY IT IS A SOUND ISSUE.
05:07:27 >> I'D LIKE TO TALK TO THAT.
05:07:30 MY NAME IS VILLE JANSSON.
05:07:32 I SERVE AS THE REGIONAL DIRECTOR OF RACKET SPORTS BY
05:07:37 HERITAGE GOLF GROUP.
05:07:39 THANK YOU FOR HAVING US AND THANK YOU FOR ALL THE MEMBERS
05:07:40 ATTENDING.
05:07:41 I SPENT 20 YEARS IN HOUSTON.
05:07:43 LAST NIGHT WAS --
05:07:45 >>Tammy Duran: I'M SORRY.

05:07:46 CAN YOU GET CLOSER TO THE MIKE?
05:07:48 >> 20 YEARS IN HOUSTON.
05:07:49 LAST NIGHT WAS NOT A GOOD NIGHT FOR US, BUT CONGRATULATIONS
05:07:51 TO ALL OF YOU ALL.
05:07:53 BUT WE DO HAVE SOMETHING IN COMMON IN HERE.
05:07:57 BEFORE I GET INTO SOUND AND ALL THAT, SEVEN YEARS AGO,
05:08:04 RACKET SPORTS, AT THAT TIME, TENNIS AT A VERY THRIVING CLUB,
05:08:08 I WAS APPROACHED, YOU'VE GOT TO PUT PICKLEBALL IN.
05:08:11 I FOUGHT IT.
05:08:12 I WENT HARD AGAINST IT.
05:08:16 SEVEN YEARS LATER, I HAVE SEEN FIRSTHAND AT MANY LOCATIONS
05:08:20 WHAT PICKLEBALL BRINGS TO THE SOCIAL ASPECT OF THE CLUB.
05:08:23 AND TO ADDRESS THE SOCIAL ASPECT, I THINK THE BEAUTY ABOUT
05:08:27 THE SPORT OF PICKLEBALL IS YOU PLAY.
05:08:31 YOU SIT OUT.
05:08:32 YOU PLAY.
05:08:33 YOU SIT OUT.
05:08:33 AND THAT'S WHY IT IS SO POPULAR.
05:08:35 ANYONE CAN PLAY IT.
05:08:36 YOU LEARN HOW TO KEEP SCORE AND YOU ARE OFF AND RUNNING.
05:08:40 WHAT WE PREACH IN THE CLUB BUSINESS IS THAT 30 MINUTES
05:08:44 BEFORE PLAY, DEEP PLAY, 30 MINUTES AFTER PLAY IS VERY
05:08:49 CRUCIAL.
05:08:49 THAT'S WHAT MAKES A CLUB AND THAT'S WHAT MAKES A MEMBERSHIP

05:08:52 LIKE THIS.

05:08:54 THREE WEEKS AGO, I ATTENDED A SEMINAR FOR SPECIFICALLY FOR
05:08:59 RACKET SPORTS IN MIAMI.
05:09:01 IT WAS A THREE-DAY CONVENTION.
05:09:04 PICKLEBALL RULED THE FLOOR AS FAR AS THE VENDORS AND SEMINAR
05:09:09 SPEAKERS.
05:09:10 AND THE THING AFTER 313% GROWTH IN THE SPORT, WHERE THE
05:09:17 SPORT SOMETIMES TOOK OVER TENNIS COURTS WHERE THERE WERE NO
05:09:21 PERMITTING ISSUES OR SO FORTH, TO KEEP THE GROWTH GOING AND
05:09:24 TO MAINTAIN IT AND CAPTURE THE NEW DEMOGRAPHICS COMING INTO
05:09:28 SPORT THEY NEED TO BUILD MORE COURTS.
05:09:31 THE THING THAT'S COMING OUT OF THIS IS THE NOISE.
05:09:35 AND HOW DO YOU MITIGATE THE NOISE?
05:09:37 THE MANUFACTURERS ARE NOW TASKED BY THE GOVERNING BODIES.
05:09:43 THERE ARE A COUPLE OF THEM IN PICKLEBALL.
05:09:45 THEY ARE GOING TO FIGURE THAT OUT, HOW TO QUIET THE GAME
05:09:48 DOWN, AND THAT'S COMING.
05:09:49 A LOT OF DOLLARS BEING SPENT ON THAT.
05:09:52 AND THEN NOW A WHOLE NEW INDUSTRY OF MITIGATING SOUND AND
05:09:58 SOUND STUDIES.
05:10:00 BEFORE I WENT TO THE SEMINAR, I THOUGHT ACOUSTIC STUDY
05:10:03 REALLY ENTAILED SOMEBODY WALKING AROUND WITH A DECIBEL
05:10:07 MEETER AND JUST FIGURING OUT WHAT THE DECIBELS ARE.
05:10:11 IT IS NOW A HIGH-TECH INDUSTRY.
05:10:14 AND WE HAD A THIRD-PARTY, NON-BIAS PARTY STANDING BY TO DO
05:10:20 ACOUSTIC STUDY WITH MITIGATION NEEDED FOR US.

05:10:23 AND, YES, LANDSCAPING IS MORE TO COVER UP SOUND BARRIERS
05:10:28 THAN MITIGATING SOUND.
05:10:30 THE PICKLEBALL SOUND IS NOT NECESSARILY LOUDER THAN TENNIS.
05:10:35 IT IS THE HIGH PITCH OF PICKLEBALL AND ALSO WHEN YOU GET
05:10:39 INTO THE FAST VOLLEY BACK AND FORTH AND THE CELEBRATION
05:10:43 AFTER THE POINT, THAT'S WHAT BRINGS THE SOUND UP.
05:10:48 TENNIS, TAKES ANOTHER TWO SECONDS, BALL COMES BACK.
05:10:53 THE SOUND LEVEL IS ABOUT THE SAME AS THE HIGH PITCH.
05:10:57 WE ARE GOING TO HAVE A -- AN ACOUSTIC STUDY DONE BY A THIRD
05:11:04 PARTY.
05:11:04 IT'S DONE BY SOFTWARE THROUGH A SATELLITE VIEW OF IT.
05:11:08 THEY MEASURE NOT ONLY ELEVATION, THE TEMPERATURE OF THE
05:11:13 WATER, OVER THE POND.
05:11:15 THEY DO CHECK ON OTHER NOISE SOURCE OR SOUND COMING FROM,
05:11:21 PARKING, TRAFFIC.
05:11:22 AND THEY LITERALLY PRODUCE A MAP ON THIS IS THE DECIBELS AT

05:11:28 THIS AREA AND EVEN ON THE SECOND STORY OF SOME OF THE HOUSES
05:11:33 WILL BE DIFFERENT THAN THE FIRST STORY.
05:11:35 IF WE ARE A GO, WE WILL ENGAGE THAT PARTY TO DO THAT STUDY.
05:11:43 >>Michael Sheeley: THAT SOUNDS GOOD.
05:11:45 WE'VE HAD SOUND STUDIES IN THE PAST BUT THEY HAVE BEEN THE
05:11:47 FORMER TYPE YOU TALKED ABOUT, NOT THE NEW TYPE.
05:11:51 >> THEY HAVE COME A LONG WAY.
05:11:53 >>Michael Sheeley: -- SEE WHAT THE TECHNOLOGY CAN DO.
05:11:55 >> THE OUTFIT WE ARE ENGAGING, THEY HAVE FIVE ENGINEERS ON

05:11:58 STAFF.
05:11:58 THEY DO STUDIES WORLDWIDE NOW.
05:12:01 IT'S A WHOLE NEW INDUSTRY THAT'S COME ABOUT.
05:12:05 >>Michael Sheeley: CAN YOU TELL US ABOUT THE NIGHT PLAY OR
05:12:07 THE HOURS OF OPERATION AND THE LIGHTING PLEASE?
05:12:09 >> THE TENNIS COURTS ARE LIT.
05:12:12 IT'S ALL UP TO THE VILLAGE TO ADHERE TO RULES AND
05:12:19 REGULATIONS.
05:12:20 >>Michael Sheeley: WHAT ARE YOUR INTENDED HOURS?
05:12:22 DO YOU KNOW YET?
05:12:23 >> I DO NOT KNOW.
05:12:25 THE CLUB AT BOCA POINT, THEY ARE LIT AND WE PLAY TILL 7:30,
05:12:29 8:00.
05:12:32 >>Barry Jones: ONE THING I KNOW ABOUT SOUND IS YOU CAN'T
05:12:35 CONTAIN IT.
05:12:36 YOU MIGHT BOUNCE IT IN AN OPPOSITE DIRECTION BUT YOU CAN'T
05:12:39 CONTAIN IT.
05:12:40 >> TRUE.
05:12:41 >>Barry Jones: I WOULD BE VERY INTERESTED TO KNOW IF YOU
05:12:43 ORIENTED THIS THING ANOTHER TWO OR THREE DEGREES TO THE
05:12:47 NORTHWEST AND YOU LEFT THE ENDS OPEN, WHAT YOUR SOUND
05:12:51 MODELING WOULD LOOK LIKE IF YOU REALLY BOUNCED IT OFF THE
05:12:54 WALLS AND SEND IT OUT THE ENDS WHERE YOU'VE GOT THE OPENINGS
05:12:58 AND NOBODY IN A LONG DISTANCE.
05:13:01 >> PICKLEBALL AND TENNIS BUILD NORTH TO SOUTH BECAUSE OF THE

05:13:04 SUN SO YOU DON'T PLAY INTO IT.
05:13:07 >>Barry Jones: I'M MORE WORRIED ABOUT THE PERSON ON THE
05:13:10 PATIO THAN SUN IN THE EYES.
05:13:12 >> YOU HAVE TO HAVE SHADE STRUCTURES.
05:13:15 PICKLEBALL WITHOUT THE SOCIAL ASPECT DOESN'T WORK.
05:13:18 SOUND, I FOUND OUT TRAVEL MORE LENGTH-WISE WITH THE COURT
05:13:22 THAN SIDE-WISE.
05:13:26 >>Jim Wallace: IN ONE PARTICULAR INSTANCE, I THINK THEY WERE

05:13:28 PUTTING IN 16 COURTS.
05:13:30 THEN YOU GET THE CUMULATIVE EFFECT.
05:13:32 THAT'S LIKE PRRRR.
05:13:35 ANOTHER 16 COURTS.
05:13:37 THE SOUND OF A BALL EVERY HALF SECOND.
05:13:39 WHAT IS THE CUMULATIVE EFFECT IN TERMS OF -- THE SOUND
05:13:44 ENGINEER GOT INTO WAVES AND EVERYTHING ELSE THAT I DIDN'T
05:13:49 UNDERSTAND.
05:13:49 THE OTHER ISSUE, AND I DON'T KNOW -- YOU'LL PROBABLY SAY --
05:13:54 I'M A NEOPHYTE.
05:13:56 PLEASE EXCUSE MY IGNORANCE.
05:13:57 THEY WERE TALKING ABOUT WHEN YOU GET INTO SOUND ABATEMENT
05:14:01 SCREENING, SOUND SCREENING, THAT YOU ALSO CUT DOWN ON BREEZE
05:14:06 SO THE COURTS CAN BE HOTTER.
05:14:08 IN THIS PARTICULAR CASE, THEY ENDED UP SAYING, OKAY, IF WE
05:14:12 DO THAT, THEN WE NEED TO PUT IN CANOPIES TO KEEP THE SUN OFF
05:14:16 IN MAY AND JUNE AND OCTOBER AND THE FALL AND THE SUMMER

05:14:20 MONTHS.
05:14:20 THOSE ARE JUST THE THINGS THAT WE HAVE IN THE FOUR, FIVE,
05:14:27 SIX INSTANCES WHERE WE'VE HAD PEOPLE COME BEFORE US, THOSE
05:14:30 ARE THE ISSUES THAT PEOPLE HAVE EVENTUALLY ADDRESSED.
05:14:35 I JUST BRING THEM UP IN CASE YOU HAVEN'T THOUGHT OF
05:14:38 ADDRESSING THEM YET.
05:14:40 >> IT'S COME UP IN BOCA POINT.
05:14:43 >>Barry Jones: ZOOM OUT ON THIS ON GOOGLE EARTH AND LOOK AT
05:14:46 IT, THEY HAVE LONG REACHES NORTH AND SOUTH OUT THE ENDS WITH
05:14:50 NO HOUSES OTHER THAN THEIR CLUBHOUSE OR THEIR GOLF COURSE
05:14:53 THAT THEY CAN LET THE SOUND GO THAT WAY IF YOU DON'T, IF YOU
05:14:58 BLOCK --
05:15:00 >> AS LONG AS YOU DON'T HAVE OUTDOOR DINING AT THE
05:15:03 CLUBHOUSE.
05:15:04 >>Barry Jones: THAT IS THE PRICE -- I'D RATHER INCONVENIENCE
05:15:08 THE OUTDOOR DINER THAT HAS A CHOICE THAN THE HOUSE ACROSS
05:15:11 THE LAKE THAT DOESN'T.
05:15:12 >>Jim Wallace: TOTALLY.
05:15:13 I AGREE.
05:15:14 >> ANOTHER THING I LEARNED FROM THE SOUND MITIGATION
05:15:17 SEMINAR, WHEN YOU ARE WITHIN 300 FEET OF RESIDENTS, MOST
05:15:22 LIKELY WILL BE SOME MITIGATION NEEDED.
05:15:25 200, A LOT.
05:15:27 100, DON'T EVEN TRY IT.
05:15:31 >>Jim Wallace: AS A CASE IN POINT OF REALITY VERSUS THE

05:15:38 ALGORITHM, WE HAD AN APPLICANT IN HERE WHO WANTED TO DO
05:15:42 OUTDOOR MUSIC IN THEIR DINING AREA.
05:15:47 THEY DID A WONDERFUL SOUND STUDY.
05:15:49 AND THE PEOPLE WHO WERE 500 FEET AWAY ACROSS WATER COULDN'T
05:15:53 GO OUT, IN THEIR SINGLE-FAMILY HOMES, COULDN'T GO OUT IN
05:15:58 THEIR BACKYARDS IN THE EVENING.
05:15:59 THEY COULD HEAR THE SOUND VIBRATING ON THEIR WINDOWS.
05:16:05 AND THEN THE SOUND READINGS WHERE THERE WAS A BUILDING WAS
05:16:10 VIRTUALLY NOTHING.
05:16:13 AMBIENT NOISE.
05:16:14 SO WE KNOW OVER WATER -- I'M NOT TELLING YOU ANYTHING YOU
05:16:19 DON'T KNOW.
05:16:20 I JUST THINK WE'VE GOT TO BE REAL, REAL -- 367 FEET IS A
05:16:24 VERY SHORT DISTANCE OVER WATER.
05:16:28 >> SOME CLUBS HAVE PUT WATER FOUNTAINS IN THE WATER TO
05:16:35 CREATE MORE OF A WHITE NOISE IF YOU WANT TO CALL IT THAT.
05:16:42 >>Barry Jones: IN YOUR MODEL, A COUPLE OF THINGS JIM BROUGHT
05:16:45 UP IS MAKING SURE THERE WERE MULTIPLE COURTS.
05:16:47 THE OTHER THING WE FOUND IS THERE IS A CHANGE WHEN YOU DO
05:16:50 THESE SOUND MODELS THAT I'VE LOOKED AT, IF YOU FACTOR FOR
05:16:54 HUMIDITY, YOU'LL ALSO GET A DIFFERENTIAL.
05:16:58 AND I DON'T KNOW WHAT YOU'RE USING FOR AMBIENT NOISE AS FAR
05:17:01 AS NEARBY ROADWAYS.
05:17:04 I DON'T THINK THERE'S ANYTHING CLOSE BY.
05:17:07 >> REALLY JUST THAT ONE ROAD I CAN THINK OF.

05:17:09 THAT'S ALL THE FACTORS THEY DO TAKE INTO PLAY.
05:17:12 >>Barry Jones: MARY OR STAFF, AS THIS ADVANCES, I CAN DO
05:17:18 HYDRAULIC MODELING AND THINGS LIKE THAT BECAUSE THAT'S WHAT
05:17:21 I DO.
05:17:22 DOES STAFF HAVE OR DO WE NEED TO ENGAGE INDEPENDENT PEOPLE
05:17:25 TO REVIEW SOUND MODELS IF WE'RE GOING TO BE RELYING ON THEM
05:17:30 OR DO WE JUST CONDITION THAT THE SOUND MODEL DOESN'T MATCH
05:17:35 THE LIVING MODEL THAT WE GO OUT AND DO ADDITIONAL
05:17:37 MITIGATION.
05:17:40 >> THERE HAVE BEEN STUDIES WHERE YOU GET A SOUND BAR WITH
05:17:44 THE SOUND OF PICKLEBALL AND YOU PUT IT ON THE COURTS AND
05:17:47 THEN WALK AROUND AS WELL.
05:17:48 THEN WHICH WAY IS IT BLOWING?
05:17:53 IS THERE A LAWN MOWER?
05:17:54 SO MANY FACTORS.
05:17:59 >>Jim Wallace: SURE DON'T WANT TO BE FIXING IT LATER.
05:18:01 >> I'VE SEEN COURTS BUILT AND RIGHT AT RIBBON CUTTING, NOT
05:18:07 HAPPENING.

05:18:08 >>Michael Sheeley: LET'S LET MARY ANSWER THE QUESTION.
05:18:10 >>Mary Gibbs: WE DON'T HAVE A SOUND EXPERT ON STAFF.
05:18:17 WE MAKE LOOK FOR ONE.
05:18:19 I THINK WE WOULD RATHER ADDRESS IT UP FRONT.
05:18:22 SOMETIMES WE TRY TO PUT CONDITIONS IN LATER.
05:18:26 >>Barry Jones: ENFORCEMENT BECOMES AN ISSUE.
05:18:27 THAT'S MY CONCERN AND THAT'S WHY I BROUGHT IT UP.

05:18:30 IF WE DON'T HAVE ANYBODY QUALIFIED TO LOOK AT IT, NO
05:18:34 OFFENSE, BUT YOU CAN GIVE ME A MODEL AND IT'S GARBAGE IN AND
05:18:38 GARBAGE OUT AND I MIGHT NOT KNOW.
05:18:40 >>Mary Gibbs: WE DID HAVE ENGINEERS.
05:18:41 WE'VE LOOKED AT THE OLDER STUDIES WHICH ARE A LOT EASIER TO
05:18:44 FIGURE OUT.
05:18:45 WE'LL SEE WHAT WE GET HERE AND WE'LL LOOK.
05:18:47 AGAIN, I DON'T WANT TO BE DEALING WITH AFTER THE FACT.
05:18:51 >>Barry Jones: ONE LAST THING, IF I MAY.
05:18:53 YOU MENTIONED SOMETHING ABOUT WHAT IS REQUIRED.
05:18:56 GENERALLY, ESTERO DOES MORE THAN THE BARE MINIMUM.
05:19:02 I DON'T KNOW THAT WE GOT ANYTHING CODIFIED, BUT WE'RE NOT A
05:19:06 BARE MINIMUM COMMUNITY.
05:19:09 >> WE WANT TO BE AS TRANSPARENT AND GOOD NEIGHBORS AND THIS
05:19:16 IS -- WE WANT TO BE HERE --
05:19:18 >>Barry Jones: APPRECIATE YOUR PARTICIPATION.
05:19:20 >> THANKS FOR SHARING INFORMATION.
05:19:21 WE LOOK FORWARD TO RECEIVING INFORMATION.
05:19:27 >>Jim Wallace: THE ONE LAST CAUTION WE HAVE, WE'VE SEEN
05:19:30 SITUATIONS WHERE A CLAUSE WILL BE PUT IN.
05:19:32 WE HAVE APPROVAL CONDITIONAL UPON CLOSE CONSTRUCTION WOULD
05:19:37 GO IN TO MEASURE, ET CETERA.
05:19:38 THAT'S NICE.
05:19:40 ONCE YOU FIND OUT YOU HAVE A PROBLEM, WHAT'S THE CURE?
05:19:43 WHAT'S THE CURE FOR THE PICKLEBALL PLAYERS?

05:19:46 WHAT'S THE CURE FOR THE OTHER RESIDENTS IN THE COMMUNITY?
05:19:48 DOES IT DIVIDE THE COMMUNITY?
05:19:50 AT WHAT COST, ET CETERA?
05:19:52 I'M WITH YOU.
05:19:54 GET IT RIGHT THE FIRST TIME.
05:19:57 >> YES, SIR.
05:19:57 THAT'S WHY WE ARE IN THE DUE DILIGENCE STAGES OF THIS.
05:20:02 >>Michael Sheeley: THANKS VERY MUCH.
05:20:03 WE'LL OPEN THE PUBLIC HEARING.
05:20:05 TAMMY.

05:20:06 PUBLIC COMMENT, EXCUSE ME.
05:20:08 NOT PUBLIC HEARING.
05:20:09 >>Tammy Duran: MARK IS FIRST AND THEN MICHAEL WILL BE
05:20:11 SECOND.
05:20:12 YOU'LL HAVE THREE MINUTES.
05:20:16 WHEN YOU HEAR THE BEEP, THAT MEANS THE THREE MINUTES ARE UP.
05:20:20 THE TIMER IS NOT WORKING ON THE WALL.
05:20:23 >> MY NAME IS MARK PAZ.
05:20:25 MY WIFE AND I ARE ORIGINAL GRANDEZZA.
05:20:31 WE BOUGHT PRECONSTRUCTION 25 YEARS AGO AND WE WERE THE
05:20:36 24th GOLFING MEMBER.
05:20:39 OVER THE YEARS WE HAVE TRULY LOVED OUR LIFE THERE EVEN
05:20:43 THOUGH WE GO BACK AND FORTH, AND WE THINK IT'S A TREMENDOUS,
05:20:47 VIBRANT COMMUNITY.
05:20:52 WE ARE A HUNDRED PERCENT BEHIND HAVING PICKLEBALL, BUT WE

05:20:56 ARE ALSO AGAINST THE PROPOSED LOCATION.
05:21:02 I THINK THERE ARE OTHER AVENUES THAT COULD BE FOUND OR
05:21:06 LOCATIONS FOUND.
05:21:09 I THINK THAT BY PUTTING THE PICKLEBALL COURTS WHERE THEY ARE
05:21:14 PROPOSING, YOU'RE GOING TO GET THE NOISE FROM THE DRIVING
05:21:17 RANGE.
05:21:21 THE PEOPLE IN THE CABANA HEAR IT.
05:21:24 PEOPLE AT THE POOL HEAR IT.
05:21:25 HOW WOULD YOU LIKE TO BE HAVING YOUR DAUGHTER'S WEDDING AND
05:21:28 YOU ARE OUT ON THE VERANDA OR OUTSIDE ON THE LAWN LISTENING
05:21:33 TO IT?
05:21:35 SO I THINK THAT SOME OF THE DUE DILIGENCE HASN'T BEEN DONE
05:21:39 THINKING ABOUT THOSE OPTIONS BESIDES WHAT IT DOES TO SOME OF
05:21:43 THE HOMEOWNERS ACROSS THE WAY WHICH WE ARE ONE.
05:21:48 I THINK IF THEY REALLY ARE DETERMINED TO DO IT, I THINK THAT
05:21:55 IN ORDER TO PROVE TO PEOPLE THAT IT CAN BE DONE, THEY SHOULD
05:21:59 PUT UP A COUPLE OF TEMPORARY PICKLEBALL COURTS AND LET
05:22:04 PEOPLE MAKE A DECISION ON THEIR OWN RATHER THAN JUST JUMPING
05:22:09 INTO IT.
05:22:09 I KNOW FROM OUR CLUB AT HOME, PICKLEBALL WAS A BIG THING,
05:22:16 AND UNTIL IT WAS PROVEN WITH THE SOUND BARRIERS AND
05:22:19 EVERYTHING ELSE, IT WAS A TOUGH SELL.
05:22:23 BUT PICKLEBALL IS TRULY ONE OF THE FASTEST GROWING -- 25
05:22:27 YEARS AGO WHEN GRANDEZZA WAS BUILT, PEOPLE DIDN'T EVEN GO
05:22:31 FOR PICKLEBALL.

05:22:32 I THINK THEY SHOULD HAVE THEIR OPTION TO DO IT, BUT I THINK
05:22:38 THERE IS A BETTER WAY TO DO IT IN A BETTER LOCATION THAN

05:22:42 WHAT IS BEING PROPOSED BECAUSE THERE HAVE BEEN ADVANCES WITH
05:22:49 THE SOUND WALLS.
05:22:51 THE EQUIPMENT NOW, I KNOW THERE'S LIKE FOAM BALLS, DIFFERENT
05:22:55 RACKETS.
05:22:56 SO I THINK THERE SHOULD BE MORE OF A STUDY DONE SO THAT WE
05:23:00 CAN REALLY HONESTLY SUPPORT HAVING IT, WHICH I THINK
05:23:05 GRANDEZZA SHOULD.
05:23:07 BUT I JUST DON'T THINK WE SHOULD HAVE IT WHERE THEY ARE
05:23:10 PROPOSING.
05:23:10 THANK YOU.
05:23:13 >>Tammy Duran: MICHAEL AND ED WILL BE NEXT.
05:23:19 >> HI.
05:23:20 MY NAME IS MIKE SCHRIMMEL.
05:23:23 20-YEAR RESIDENT OF GRANDEZZA.
05:23:26 MY WIFE AND I THOROUGHLY ENJOY THE COMMUNITY AND ALL OF OUR
05:23:30 NEIGHBORS.
05:23:30 IT'S GOOD TO SEE EVERYBODY.
05:23:32 I'VE HAD A LOT OF PEOPLE APPROACH ME PROBABLY BECAUSE I'VE
05:23:36 BEEN ON SEVERAL BOARDS IN GRANDEZZA OVER THE YEARS AND
05:23:41 PEOPLE RECOGNIZE ME AND THEY EXPRESS CONCERN, NOT ABOUT
05:23:44 PICKLEBALL.
05:23:44 THEY ARE NOT OPPOSED TO PICKLEBALL.
05:23:46 THEY ARE CONCERNED ABOUT THE NOISE LEVEL, THEIR QUALITY OF

05:23:50 LIFE, PEACE AND TRANQUILITY.
05:23:54 I TALKED TO THEM AND SAID, LOOK, LET'S FIND A WIN-WIN
05:23:58 SOLUTION RATHER THAN JUST FIGHTING THIS AND BUTTING HEADS.
05:24:03 WE DON'T THINK THAT IS THE WAY TO SOLVE IT.
05:24:05 I'VE BEEN INVOLVED A LITTLE BIT IN SOUND STUDIES BEFORE IN
05:24:08 BUSINESS WITH OSHA.
05:24:10 I KNOW IT IS A SLIPPERY SLOPE AND NOT A PRECISE SCIENCE.
05:24:15 PERIODS OF TIME AND UPS AND DOWNS AND ALL THAT.
05:24:18 WE THOUGHT MAYBE THE BEST SOLUTION AND I DID WANT TO SAY WE
05:24:23 APPRECIATE YOUR SOUND MITIGATION EFFORTS YOU'RE MAKING.
05:24:26 WE THINK THAT IS A GREAT FIRST STEP.
05:24:28 MAYBE THE ULTIMATE SOLUTION ON THIS THING IS THAT WE
05:24:31 NEGOTIATE AN ACCEPTABLE DECIBEL LEVEL AT THE RESIDENTS THAT
05:24:37 ARE WITHIN A CERTAIN DISTANCE FROM THE PICKLEBALL COURTS.
05:24:41 IF THE CLUB AND THE RESIDENTS CAN AGREE WITH THAT, THEN WE
05:24:45 DON'T HAVE TO GET INTO ALL OF HOW WELL DOES THE MITIGATION
05:24:49 WORK.
05:24:51 I'VE SEEN ONE CLUB RECENTLY THAT HAD THE BARRIERS PUT UP.
05:24:55 THEY HAVE SINCE TAKEN THEM DOWN.
05:24:57 I DON'T KNOW WHY, BUT THERE WAS SOME ISSUE.

05:24:59 SO I'M NOT SURE WHAT THE ULTIMATE SOLUTION IS, BUT WE'RE NOT
05:25:04 OPPOSED TO ANYTHING.
05:25:04 WE'RE NOT FOR ANYTHING.
05:25:06 WE JUST LIKE THE DECIBEL LEVEL TO BE AT A LEVEL THAT THE
05:25:09 CLUB CAN AGREE TO AND WE CAN AGREE AND ALL HAPPY.

05:25:14 THE OTHER THING IS THE RESIDENTS WERE CONCERNED ABOUT THE
05:25:18 HOURS OF OPERATION.
05:25:21 WE'VE SENT A LETTER TO THE CLUB STATING THAT OUR PREFERENCE
05:25:27 WOULD BE IF THEY CAN ACCOMMODATE US IT WOULD BE A WIN-WIN.
05:25:30 THEY WOULD GET THE PICKLEBALL COURTS AND IF THEY COULD
05:25:32 RESTRICT THE HOURS OF OPERATION FROM 8 IN THE MORNING UNTIL
05:25:35 5 IN THE EVENING, WE WOULD CERTAINLY APPRECIATE THAT.
05:25:38 ALSO, WE THOUGHT IF WE CAN'T WORK IT OUT IN THIS WAY, AS
05:25:43 MARK SAID EARLIER, THERE ARE OTHER LOCATIONS THAT WE WOULD
05:25:47 APPRECIATE IF THEY WOULD CONSIDER IT.
05:25:51 ED AND I WENT OUT AND LOOKED AT THEM AND MEASURED THEM, AND
05:25:54 IT SEEMS LIKE THERE WOULD BE ENOUGH SPACE ACROSS THE ROAD
05:25:57 FROM THE MAINTENANCE SHED.
05:26:00 IT BASICALLY HAS BRUSH THAT'S BEEN CUT DOWN.
05:26:03 THERE IS AN OLD TRAILER THAT'S ROTTING AWAY.
05:26:06 IT ACTUALLY NEEDS TO BE CLEANED UP A LITTLE BIT IN THE FIRST
05:26:08 PLACE.
05:26:09 SEEMS LIKE WE MEASURED OUT, MORE THAN ENOUGH ROOM FOR FOUR
05:26:13 PICKLEBALL COURTS.
05:26:15 IT APPEARS THAT THERE'S PLENTY OF ROOM FOR AUTOMOBILE AND
05:26:18 GOLF CART PARKING THERE TOO.
05:26:20 WE THINK THAT'S ONE AREA THAT MIGHT BE CONSIDERED.
05:26:24 AND THAT COULD TAKE CARE OF THE NOISE ISSUE.
05:26:28 THE OTHER ONE WAS RIGHT BEHIND THE TENNIS COURTS, ADJACENT
05:26:32 TO THE CLUBHOUSE.

05:26:35 I THINK THERE IS AN ISSUE THERE WITH THE INGRESS AND EGRESS
05:26:39 OF THE EMERGENCY VEHICLES THAT NEED TO BE ADDRESSED, AND
05:26:41 THERE MIGHT BE SOME PARKING SPOTS THAT ARE LOST BY THAT.
05:26:44 BUT WE'D APPRECIATE IF YOU TAKE A LOOK AT THAT AND CONSIDER
05:26:48 IT AND SEE IF THAT WOULD WORK OUT.
05:26:50 MOST OF THE RESIDENTS AFTER HEARING ABOUT AGREEING ON A
05:26:56 NOISE LEVEL SAID THEY COULD BUY INTO IT AND THEY COULD
05:27:00 SUPPORT PICKLEBALL, IF WE COULD DO THAT.
05:27:03 AND I DON'T KNOW WHY, IT MIGHT NOT BE SIMPLE.
05:27:05 IT MIGHT TAKE A WHILE BUT WE SHOULD BE ABLE TO AGREE ON
05:27:10 SOMETHING.
05:27:10 ONE OTHER THOUGHT THAT CAME UP IN THIS, BOCCE BALL IS AS

05:27:16 MUCH A SOCIAL EVENT AS IT IS AN ATHLETIC EVENT.
05:27:20 YOU DO A LOT OF CHITCHAT AND TALKING AND STRATEGIZING AND
05:27:24 WHAT HAVE YOU.
05:27:25 I THINK THAT'S GOING TO BE PRETTY DIFFICULT TO CONVERSE WITH
05:27:29 EACH OTHER WHILE YOU ARE ON THE BOCCE BALL COURT IF YOU HAVE
05:27:32 THE PICKLEBALL COURT RIGHT NEXT TO IT.
05:27:35 I'M NOT SURE THAT'S AN ISSUE FOR YOU TONIGHT, BUT IT'S
05:27:38 SOMETHING I WILL BRING UP AND FOR THE CLUB TO CONSIDER TOO.
05:27:44 I WON'T CUT INTO ANY MORE OF YOUR HAPPY HOUR TIME.
05:27:48 THANK YOU FOR LETTING ME SPEAK.
05:27:50 >> WOULD YOU RATHER SEE TWO ADDITIONAL COURTS AND JUST
05:27:53 DAYTIME HOURS, GIVE SIMILAR CAPACITY?
05:27:57 >> WELL, I HAVEN'T REALLY CONSIDERED THAT AND I HAVEN'T

05:28:00 DISCUSSED IT WITH ANYBODY.
05:28:01 THIS IS THE FIRST WE HEARD THAT THEY WANTED TO HAVE LIGHTS
05:28:05 THERE.
05:28:05 >>Barry Jones: ME TOO.
05:28:07 >> KNEE JERK REACTION I'M NOT REALLY CRAZY ABOUT LIGHTS.
05:28:11 I KNOW THE TENNIS COURT IS LIGHTED.
05:28:13 FROM WHERE WE ARE, AND WE'RE RIGHT ACROSS THE POND THAT
05:28:16 EVERYBODY IS TALKING ABOUT, YOU CAN'T SEE THE LIGHTS BECAUSE
05:28:19 OF THE FOLIAGE.
05:28:20 SO THE TENNIS COURT LIGHTS ARE NOT AN ISSUE.
05:28:23 IT WOULD BE HOW THEY LIGHT THE PICKLEBALL.
05:28:26 WE JUST THINK AT SOME POINT IN TIME, PEACE AND QUIET AND NOT
05:28:30 HAVING LIGHTS SHINE IN, IT GETS A LITTLE COMMERCIAL.
05:28:35 >> THANK YOU.
05:28:36 >> THANK YOU.
05:28:38 >>Tammy Duran: ED NEWBIE.
05:28:41 AND THEN TOM WILL BE NEXT AFTER THAT.
05:28:51 >> THANK YOU, MEMBERS OF THE BOARD.
05:28:53 WE'RE HAVING A LITTLE TROUBLE HEARING OVER HERE.
05:28:57 CAN EVERYBODY HEAR ME?
05:28:58 I'M UP HERE TO SAY I AM NOT ANTI-PICKLEBALL, BUT I AM
05:29:06 ANTI-THIS LOCATION.
05:29:08 I KNOW THERE ARE TWO SIDES.
05:29:13 A LOT OF PEOPLE WANT IT.
05:29:14 I UNDERSTAND THAT.

05:29:15 THAT IF THEY LIVED IN MY RESIDENCE, THEY WOULDN'T WANT IT.
05:29:22 I HAPPEN TO BE IN THE BUILDING THAT'S 357 FEET AWAY.
05:29:26 AND YOU ADDRESSED SOUND OVER WATER.
05:29:34 WE CAN HEAR A LOT THERE, EVEN NOW FROM THE NORMAL COMMOTION

05:29:40 ACROSS THE WATER, BUT THAT'S OKAY TOO.
05:29:43 IN 2019, THIS IS A LETTER HERE, A COPY OF THE LETTER, THIS
05:29:49 WAS ADDRESSED.
05:29:52 A PETITION TO PUT IN PICKLEBALL COURTS AND BOCCE BALL.
05:29:56 AND THE LETTER WAS SENT OUT REGARDING THAT.
05:30:01 AT THAT TIME, IT WAS 750 FEET AWAY.
05:30:05 IT WAS OVERWHELMINGLY REJECTED.
05:30:10 THEY DID PUT THE BOCCE BALL COURTS IN AND THEN THEY ADDED
05:30:13 THE BASKETBALL COURT ABOUT THE SAME TIME.
05:30:20 IF YOU ARE A BOCCE BALLPLAYER, AND I KNOW SOME OF THEM ARE
05:30:23 HERE, IF YOU ARE A BOCCE BALLPLAYER, IT'S OVER.
05:30:29 IT'S NOT -- YOU CAN'T SUPPRESS THE SOUND ENOUGH EVEN IF
05:30:35 MODERN SOUND SUPPRESSION SYSTEMS THAT THEY ARE TALKING
05:30:38 ABOUT.
05:30:40 ALL MY FRIENDS HERE THAT WANT PICKLEBALL, I UNDERSTAND THAT,
05:30:47 BUT YOU HAVE TO UNDERSTAND WHY WE DON'T WANT IT IN OUR
05:30:53 UNITS, BECAUSE THERE IS NOTHING MORE ENJOYABLE TO ME THAN
05:30:57 AFTER GOING IN THE GOLF COURSE WITH SOME OF MY GOLFING
05:31:01 BUDDIES OVER HERE THAT TAKE ALL MY MONEY, I GO HOME AND I
05:31:06 GET A NICE COLD BEER AND I GO OUT ON THE LANAI AND I
05:31:09 OVERLOOK THIS BEAUTIFUL PLACE WE LIVE AND I DON'T WANT TO

05:31:14 LOSE THAT.
05:31:15 I HAVE BEEN TOLD BY A COUPLE OF MEMBERS, YOU HAVE A CHOICE.
05:31:23 MOVE.
05:31:24 WELL, THAT'S THE MOST RIDICULOUS SOLUTION TO THE PROBLEM
05:31:27 I'VE EVER HEARD.
05:31:29 I THANK THE BOARD FOR THEIR CONSIDERATION OF MY COMMENTS.
05:31:33 I'LL YIELD TO THE NEXT SPEAKER.
05:31:39 >>Michael Sheeley: THE BASKETBALL, IS THAT AN ANNOYANCE TO
05:31:41 YOU?
05:31:42 >> WE CAN HEAR IT, BUT THAT IS A SOFTER SOUND.
05:31:47 THE BASKETBALL COURT I WOULD TELL YOU GETS HEAVY USE WHEN
05:31:54 SCHOOL BREAKS TAKE PLACE AND GRANDKIDS COME DOWN.
05:31:59 I DON'T THINK IT'S BEEN USED IN THE LAST WEEK THAT I'VE
05:32:03 SEEN.
05:32:03 IT DOESN'T GET MUCH USE ON NORMAL DAY TO DAY TIMES.
05:32:10 >>Barry Jones: PERSONALLY, THE OPERATIONAL CHARACTERISTICS
05:32:13 OF THE CLUB WOULD BE A FUNCTION OF WHATEVER THE OWNER WANTED
05:32:16 TO DO AS AN INDIVIDUAL OWNER, HOW THOSE IMPACTED OUTSIDE THE
05:32:22 BOUNDARIES OF THAT OWNERSHIP IS KIND OF WHERE WE HAVE TO
05:32:26 LOOK AT IT.
05:32:27 IMPACTING YOUR QUALITY OF LIFE, THAT IS A DIFFERENT ISSUE TO
05:32:32 ME THAN IMPACTING THE BOCCE BALL.

05:32:34 BECAUSE IF THE BOCCE BALLPLAYER DOESN'T WANT TO SHOW UP
05:32:37 ANYMORE OR THE PERSON DOESN'T WANT TO HAVE THEIR WEDDING AT
05:32:39 THE CLUB, THAT'S THE CLUB'S CHOICE THAT THEY CREATED THAT

05:32:43 ENVIRONMENT THAT CAUSED THAT ADVERSE IMPACT TO THEIR
05:32:46 BUSINESS ENTERPRISE.
05:32:48 IF THEY ARE CREATING AN ADVERSE IMPACT TO THE QUALITY OF
05:32:51 LIFE AND YOUR PERSONAL PROPERTY, I THINK THAT'S WHERE THE
05:32:54 PUBLIC INTEREST HAS TO BE PROTECTED.
05:32:55 IN MY MIND, THOSE ARE SEPARATE ISSUES, JUST TO GIVE YOU A
05:32:59 PERSPECTIVE FROM WHERE I SIT.
05:33:01 >> I AGREE.
05:33:03 I WAS ONE OF THE VERY FIRST RESIDENTS IN GRANDEZZA.
05:33:06 I'VE BEEN THERE 22 PLUS YEARS, AND IT IS A WONDERFUL
05:33:10 COMMUNITY.
05:33:11 AND I HATE TO SEE THIS BRING ANY DIVISION AMONG ANY OF THE
05:33:16 NEIGHBORS.
05:33:17 I DON'T WANT THAT.
05:33:18 BUT I JUST CAN'T ACCEPT THE FACT THAT THIS WON'T AFFECT OUR
05:33:25 PROPERTY VALUES AND OUR PEACE AND QUIET, SO TO SPEAK.
05:33:31 >>Barry Jones: IF YOU WERE A PICKLEBALL PLAYER AND GOT A
05:33:33 CONDO NEXT TO THE PICKLEBALL COURT, WOULD YOU PAY MORE FOR
05:33:36 IT?
05:33:36 SOME PEOPLE VALUE IT.
05:33:37 SOME PEOPLE DEVALUE IT.
05:33:39 YOU DEVALUE IT.
05:33:42 I APPRECIATE THAT.
05:33:45 >> -- TRADE HOMES.
05:33:47 >>Michael Sheeley: LET'S MOVE ON.

05:33:49 >>Jim Wallace: I ONLY WANT TO SAY TWO THINGS, REALLY.
05:33:51 FIRST OF ALL, IF YOU ARE LOSING MONEY, IT'S NOT GOING TO
05:33:54 STOP PRESSING YOU ON THE BACK NINE.
05:33:59 THE OTHER THING WAS, I'VE BEEN ON THIS BOARD AND OTHER
05:34:04 BOARDS FOR A LONG TIME.
05:34:06 WHEN PEOPLE COLLABORATE, THE WHOLE IDEA OF YOU GETTING UP
05:34:09 AND TALKING, SOMEONE ELSE GETTING UP AND TALKING, THERE IS A
05:34:12 SOLUTION OUT THERE.
05:34:13 JUST HAVEN'T FOUND IT, WHERE THE PICKLEBALL PEOPLE WILL GET
05:34:16 WHAT THEY WANT.
05:34:18 YOU'LL GET THE PEACE OF MIND AND EVERYTHING YOU WANT.
05:34:20 THERE IS A SOLUTION OUT THERE.
05:34:22 PART OF IT OF THE PUBLIC INFORMATION MEETING IS GET
05:34:25 EVERYTHING ON THE TABLE AND START THE COLLABORATION AND

05:34:28 DISCUSSION GOING SO THAT THE EXPERTS OVER HERE CAN WORK ON A
05:34:31 SOLUTION AND THE CLUB.
05:34:32 TO ENCOURAGE YOU, IT'S NOT PRESSING THEM ON THE BACK NINE
05:34:36 AND THERE IS A SOLUTION.
05:34:38 >> ONE OTHER THING, THERE IS PRECEDENT FOR THIS.
05:34:41 PELICAN SOUND HAD THIS ISSUE.
05:34:45 MAYBE YOU WERE ON THE BOARD AT THE TIME.
05:34:47 THAT APPROVAL WAS THAT THEY HAD TO PLACE IT AT THE
05:34:50 MAINTENANCE BUILDING.
05:34:56 OBVIOUSLY IT WAS A SOUND ISSUE.
05:34:57 >>Jim Wallace: MAYBE THAT IS THE SOLUTION.

05:34:59 ALL I'M SAYING TO ENCOURAGE YOU, I KNOW THERE IS A SOLUTION.
05:35:03 YOU JUST HAVE TO FIND IT.
05:35:04 >> WOULD LOVE TO WORK WITH YOU.
05:35:06 >>Michael Sheeley: THANK YOU.
05:35:07 >>Tammy Duran: TOM DEPOLO.
05:35:10 AND THEN BASIL IS NEXT.
05:35:22 >> GOOD EVENING OR GOOD AFTERNOON.
05:35:25 >>Tammy Duran: CAN YOU MAKE SURE YOU SPEAK INTO THE MIKE,
05:35:27 PLEASE?
05:35:29 >> CAN YOU HEAR ME?
05:35:30 NO?
05:35:31 REALLY CLOSE.
05:35:33 MY NAME IS TOM DEPONYO.
05:35:36 I'M A RESIDENT OF GRANDEZZA FOR ABOUT FOUR YEARS NOW.
05:35:40 I'M A RELATIVE NEWBIE.
05:35:42 I'M IN FAVOR OF PROVIDING THE PICKLEBALL SPORT TO THE
05:35:47 COMMUNITY.
05:35:48 AS FAR AS THE LOCATION AND HOW TO ATTENUATE THE SOUND AND
05:35:52 ALL THAT STUFF, I'M WITH YOU.
05:35:53 I THINK IT'S A PROBLEM THAT CAN BE SOLVED IN SOME WAY,
05:35:57 SHAPE, OR FORM.
05:35:58 BUT I KNOW THERE IS A PROBLEM, NOBODY WANTS IT IN THEIR
05:36:01 BACKYARD, BUT I'LL TELL YOU WHAT, IN MY BACKYARD, I WOULD
05:36:05 TRADE ABOUT A HUNDRED PICKLEBALL COURTS FOR CORKSCREW RIGHT
05:36:10 NOW.

05:36:10 THAT'S ALL I'VE GOT TO SAY.
05:36:13 THANK YOU.
05:36:13 [LAUGHTER]
05:36:15 >>Michael Sheeley: THANK YOU.
05:36:15 NEXT.
05:36:17 >>Tammy Duran: BASIL.

05:36:19 ALICE IS AFTER THAT.
05:36:32 >> HELLO.
05:36:34 CAN EVERYONE HEAR ME?
05:36:35 MY NAME IS BASIL McCRAY.
05:36:38 MY WIFE IS JILL WHO WILL GO LIKE THIS WHEN SHE WANTS ME TO
05:36:42 STOP.
05:36:43 SO I'LL KEEP AN EYE ON HER.
05:36:44 FIRST AND FOREMOST, MIKE, SOME GREAT POINTS THAT YOU
05:36:49 MENTIONED.
05:36:50 WE APPRECIATE THAT, BUT WHEN WE CAME HERE TODAY, A GROUP OF
05:36:55 US THAT ARE OBVIOUSLY IN FAVOR OF PICKLEBALL BIG TIME, VERY
05:36:58 PASSIONATE TOWARDS IT, WE PLAY AT THREE OAKS.
05:37:03 WE GOT 300 PLUS LETTERS OF ENDORSEMENT.
05:37:07 I DON'T THINK I NEED TO GO ON ABOUT HOW BADLY A LOT OF
05:37:10 PEOPLE WANT PICKLEBALL, BUT WE DO UNDERSTAND AND WANT TO BE
05:37:16 COMPASSIONATE ABOUT MAKING EVERYONE HAPPY.
05:37:19 I KNOW THE REALITY IS THAT AT THE END, NOT EVERYONE IS GOING
05:37:23 TO BE TOTALLY HAPPY, BUT I THINK THE GOAL SHOULD BE THAT
05:37:26 EVERYONE IS HAPPY.

05:37:27 WE ALL HAVE A LOT OF MONEY INVESTED IN OUR HOMES.
05:37:30 WE'RE NOT HERE FOR LEFT VERSUS RIGHT OR BLACK AND WHITE.
05:37:35 WE WANT EVERYONE TO WORK TOGETHER AND FIND A SOLUTION.
05:37:39 THE ONLY THING I'M GOING TO TALK ABOUT, I AM NOT A
05:37:43 PROFESSIONAL SPEAKER.
05:37:45 WHAT WE'VE BEEN VERY, VERY FORTUNATE AS OUR GROUP IS THAT WE
05:37:48 REALLY PIGGY BACKED ON TO THE BACKS OF WILDCAT RUN WHO JUST
05:37:53 OPENED UP THEIR COURTS FIVE MONTHS AGO.
05:37:55 I'VE TALKED TO A FELLOW NAMED JOHN BENKY WHO BY TRADE IS AN
05:38:02 ENGINEER.
05:38:02 HE WAS ON THE BOARD.
05:38:03 WAS NOT A PICKLEBALL PLAYER.
05:38:05 HARD-CORE GOLFER, BUT LIKE HE SAID, HE LOVED PICKLEBALL
05:38:08 BECAUSE IT LOOSENED UP THE TEE SHEET FOR HIM IN THE MORNING.
05:38:12 JOHN WAS VERY GRACIOUS IN GIVING US A LOT OF INFORMATION.
05:38:17 FROM THERE, MY WIFE AND I, WE HAVE VERY GOOD FRIENDS THAT
05:38:20 LIVE OVER THERE, AND WE PLAYED.
05:38:22 WE JOINED IN ON THEIR DINK AND DRINK, AND THEY HAVE A
05:38:26 WONDERFUL THING GOING ON OVER AT WILDCAT RUN.
05:38:30 SO I HAVE A COUPLE OF LETTERS HERE JUST BECAUSE I'M NOT HERE
05:38:35 TO SAY PICKLEBALL IS GREAT.
05:38:36 WE KNOW THE STATISTICS ON WHAT A GREAT SPORT IT IS.
05:38:41 BUT THE LETTERS ARE THE FACTS WHICH ARE HAPPENING OVER AT
05:38:44 WILDCAT RUN.

05:38:45 AGAIN, I MET MARY THE OTHER DAY.

05:38:50 THANK YOU, MARY.
05:38:51 SHE GAVE ME TEN MINUTES OF HER TIME TO TALK AND EVERYTHING
05:38:54 ELSE.
05:38:54 BUT JUST TO GO ON THE RECORD, I ASKED MARY, WE HAD A
05:39:04 DISCUSSION, AND WE TALKED ABOUT WILDCAT RUN.
05:39:08 I'M HERE, MARY, YOU CAN CONFIRM, YOU GUYS GET A LOT OF CALLS
05:39:12 AND COMPLAINTS.
05:39:13 YOU DON'T WANT CALLS AND COMPLAINTS.
05:39:16 FIVE MONTHS INTO RUNNING WILDCAT HAS HAD ZERO COMPLAINTS
05:39:22 TOWARDS THE VILLAGE OF ESTERO.
05:39:23 SO WILDCAT HAS DONE SOMETHING RIGHT.
05:39:27 I THINK WE SHOULD PIGGYBACK AND USE THAT.
05:39:30 IT'S A GREAT RESOURCE AND THOSE PEOPLE OVER THERE ARE
05:39:32 FANTASTIC.
05:39:32 THEY HAVE BEEN SO ACCOMMODATING.
05:39:34 I MET AND TALKED WITH OUR GENERAL MANAGER, ROBERT DEBASEY.
05:39:38 YOU PROBABLY KNOW HIM, STACY.
05:39:40 AND IF YOU'LL JUST BEAR WITH ME.
05:39:44 ROBERT AND I SPOKE AND HE SAID, E-MAIL ME YOUR THREE BIGGEST
05:39:49 QUESTIONS OR CONCERNS, WHICH I DID.
05:39:51 A, HAS THERE BEEN ANY NEGATIVE COMMENTS OR CONCERNS DUE TO
05:39:57 NOISE?
05:39:58 WE HAVE RECEIVED ZERO NEGATIVE COMMENTS OR COMPLAINTS
05:40:01 REGARDING THE NOISE SINCE WE OPENED.
05:40:04 I DO BELIEVE THAT OUR DUE DILIGENCE REGARDING THE SOUND

05:40:07 STUDY AS WELL AS THE INVESTMENT IN HIGH-QUALITY SOUND PANELS
05:40:10 IN STRATEGIC LOCATIONS BASED ON THE SOUND STUDY HAVE
05:40:14 ASSISTED IN THE SUCCESS.
05:40:17 SECOND QUESTION, HAS THERE BEEN ANY NEGATIVE ISSUES OR
05:40:20 CONCERNS WITH THE TENNIS COMMUNITY?
05:40:21 SINCE WE STARTED IN NOVEMBER, THE TENNIS COMMUNITY HAS
05:40:25 EMBRACED THE PICKLEBALL ACTIVITY.
05:40:27 WE HAVE FOUR PICKLEBALL COURTS AND IT HAS INCREASED THE
05:40:30 ACTIVITY AND SOCIALIZATION IN THE ENTIRE AREA.
05:40:33 MANY OF OUR ACTIVE TENNIS PLAYERS ARE NOW PARTICIPATING IN
05:40:36 BOTH SPORTS.
05:40:37 THE THIRD QUESTION I ASKED THEM, LASTLY, AND PROBABLY MOST
05:40:40 IMPORTANTLY, WHAT IS THE OVERALL FEELINGS AND FEEDBACK OF
05:40:43 THE MEMBERSHIP ON THE NEW PICKLEBALL COURTS?
05:40:45 THE CONSTRUCTION OF FOUR PICKLEBALL COURTS IN OUR COMMUNITY
05:40:49 HAS BEEN A FANTASTIC ADDITION TO THE AMENITIES PACKAGE.

05:40:53 OVER THE YEARS, VAST MAJORITY OF PROSPECTIVE MEMBERS LOOKING
05:40:56 AT OUR CLUB INQUIRED ABOUT PICKLEBALL.
05:40:58 I'M NOW HAPPY TO BE ABLE TO REPLY, YES, WE HAVE PICKLEBALL.
05:41:02 AND THEN I JUST ASKED HIM, I SAID, ANY OTHER INSIGHTS OR
05:41:07 DIRECTION WOULD BE GREATLY APPRECIATED.
05:41:10 LET US KNOW.
05:41:11 ALL HE SAID WAS, TAKE THE TIME TO DO IT RIGHT.
05:41:14 BUDGET ACCORDINGLY, AND DO NOT SKIMP ON THE ADDITIONAL SPACE
05:41:18 NECESSARY FOR A GATHERING IN BETWEEN MATCHES AS WELL AS

05:41:22 MEMBERS THAT MAY WANT TO WATCH.
05:41:23 THAT WAS FROM THE GENERAL MANAGER.
05:41:26 I JUST WANT EVERYONE HERE TO KNOW THAT THEY ARE VERY
05:41:28 SINCERE.
05:41:30 I THINK YOU SHOULD GO OVER AND LOOK AT IT.
05:41:32 MY WIFE AND I HAVE BEEN OVER PLAYING THERE.
05:41:36 WE'VE ACTUALLY STOOD IN THE PARKING LOT WHEN TENNIS IS BEING
05:41:39 PLAYED AND PICKLEBALL.
05:41:41 WE COULD HEAR THE TENNIS BALLS MORE SO THAN THE PICKLEBALLS.
05:41:45 THEY HAVE DONE A FANTASTIC JOB.
05:41:47 LASTLY, WE DO HAVE A REAL ESTATE GROUP HERE.
05:41:54 I'M NOT GOING TO READ THEIR WHOLE LETTER.
05:41:56 SUNSHINE STATE REALTY SERVICES.
05:41:58 STEVE AND MELVA BORLEY, RESIDENTS OF GRANDEZZA AND ALSO REAL
05:42:04 ESTATE AGENTS.
05:42:05 THE ONE, THEY WROTE A LETTER BOTH SUPPORTING IT AS MEMBERS
05:42:09 AND AS PROFESSIONALS, AND THEY DID OVER THE LAST TWO YEARS A
05:42:16 SURVEY ASKING OUR PROSPECTIVE BUYERS AND WHAT THEY WISH FOR
05:42:23 IN A COUNTRY CLUB OF OUR STANDING, EIGHT OUT OF TEN FUTURE
05:42:26 CLIENTS STATED PICKLEBALL AS A HIGH ON THEIR LIST OF WANTS
05:42:30 AND NEEDS.
05:42:31 I THINK A LOT OF THINGS HAVE BEEN SAID, AND I THINK WE'RE
05:42:39 ALL IN AGREEMENT THAT WE ALL WANT TO WORK TOGETHER BECAUSE
05:42:43 GRANDEZZA, MY WIFE AND I, WE'VE BEEN THERE FOUR YEARS.
05:42:46 WE'LL NEVER LEAVE JUST BECAUSE THE PEOPLE ARE FANTASTIC.

05:42:49 I'M SURE WE CAN FIND A COMMON GROUND HERE.
05:42:55 LIKE I SAID, MIKE, I REALLY DO APPRECIATE THE LIGHT THING.
05:42:58 I'M IN AGREEMENT WITH YOU.
05:42:59 I'M NOT SURE THAT WE REALLY NEED LIGHTS OR WE SHOULD HAVE
05:43:04 LIGHTS.
05:43:05 IT'S JUST GOING TO ENCOURAGE PLAY AT THE WRONG HOURS.
05:43:08 THE ONLY THING I WANT TO MENTION, THE ONE FELLA THAT
05:43:12 MENTIONED ABOUT THE NOISE, BUT YOU'VE NEVER PLAYED

05:43:16 PICKLEBALL.
05:43:17 HOW DO YOU KNOW ABOUT THE NOISE?
05:43:19 I JUST WANT TO TELL YOU, THE BOCCE, ONLY THING THAT THREW ME
05:43:23 OFF WAS THE DISCUSSION ABOUT THE BOCCE.
05:43:24 I CAN BE HITTING BALLS, WHATEVER, AND I THINK IT'S
05:43:28 FANTASTIC.
05:43:28 THE BOCCE PEOPLE ARE HAVING A GREAT TIME.
05:43:30 THEY ARE YELLING, SCREAMING.
05:43:32 I PLAYED IN FRONT OF 20,000 PEOPLE AT ONE TIME, I THOUGHT I
05:43:35 WAS BACK.
05:43:36 IT WAS UNBELIEVABLE THE NOISE.
05:43:39 I DON'T THINK YOU CAN SAY PICKLEBALL WILL DISRUPT THE BOCCE
05:43:43 FROM MY EXPERIENCE.
05:43:45 >>Tammy Duran: ALICE AND THEN MARY.
05:43:47 LAST WILL BE MICHAEL DUNN.
05:43:53 >> GOOD EVENING.
05:43:54 CAN YOU HEAR ME OKAY?

05:43:56 AT LEAST I'M THE RIGHT HEIGHT FOR THIS MICROPHONE, I THINK.
05:44:01 REALLY APPRECIATE THE OPPORTUNITY TO HAVE PUBLIC COMMENT
05:44:07 TONIGHT.
05:44:07 I KNOW ALL OF OUR RESIDENTS IN GRANDEZZA APPRECIATE THAT
05:44:10 TOO.
05:44:11 IT IS A WONDERFUL COMMUNITY.
05:44:12 WE LOVE LIVING IN ESTERO.
05:44:14 I TOO BELIEVE WE CAN FIND COMMON GROUND AND COMMON SOLUTION.
05:44:18 THERE'S NO QUESTION THAT PICKLEBALL IS ONE OF THE FASTEST
05:44:23 GROWING SPORTS NOT ONLY IN AMERICA, BUT IN MANY OTHER
05:44:27 COUNTRIES.
05:44:27 IT'S SO IMPORTANT TO HAVE WELLNESS AMENITIES, WELLNESS
05:44:31 OPPORTUNITIES, SOCIAL OPPORTUNITIES.
05:44:34 I'M DEFINITELY FOR MYSELF AND FOR MANY OF MY FRIENDS AND
05:44:40 COLLEAGUES ON THE TENNIS TEAM AND OTHER RESIDENTS IN
05:44:43 GRANDEZZA, I'M DEFINITELY IN SUPPORT OF PICKLEBALL AND
05:44:48 FINDING A GOOD SOLUTION.
05:44:50 AND I BELIEVE THAT IF WE CAN JUST DEAL WITH THAT SOUND
05:44:54 ABATEMENT, IF WE CAN JUST SOLVE THAT ISSUE, AND WE'LL KNOW
05:44:58 MORE WHEN WE GET THE TESTS, I THINK THAT WE CAN FIND A
05:45:03 SOLUTION.
05:45:04 I WANT TO THANK YOU AGAIN FOR TAKING THE TIME TO LISTEN TO
05:45:07 ALL OF US TONIGHT.
05:45:08 THANK YOU.
05:45:10 >>Michael Sheeley: THANK YOU.

05:45:10 >>Tammy Duran: AND MARY.
05:45:23 >> GOOD EVENING.
05:45:25 GOOD EVENING, EVERYBODY.
05:45:26 I AM NOT A PICKLEBALL PLAYER, BUT I HAVE A GRANDSON WHO
05:45:30 PLAYS PICKLEBALL UP IN INDIANAPOLIS INSIDE.
05:45:33 AND WHAT I'VE HEARD ABOUT AND WHAT I'VE READ ABOUT
05:45:36 PICKLEBALL, IT'S A HIGH INJURY AND A HIGH NOISE SPORT.
05:45:41 IN TALKING TO SOME PEOPLE OVER THE LAST COUPLE OF WEEKS,
05:45:43 SINCE WE BECAME AWARE THAT THE PICKLEBALL COURTS WERE GOING
05:45:46 TO BE PLACED CLOSE TO THE AREA WHERE I LIVE, PEOPLE HAVE
05:45:50 SAID THAT THEY MADE SOME CHANGES TO PICKLEBALL THAT HAS
05:45:54 DECREASED THE SOUND, BUT I WOULD REALLY LIKE MORE RESEARCH
05:45:57 IN THAT AREA.
05:45:58 I WOULD ALSO LIKE TO HEAR SOME OF THE SOLUTIONS AND PLANS
05:46:03 THAT PEOPLE WOULD LIKE TO MAKE TO LOOK AT AN ALTERNATE
05:46:07 LOCATION AND WHAT THEY ARE GOING TO DO FOR SOUND, WHAT KIND
05:46:10 OF SOUND BARRIERS ARE GOING TO BE PUT UP AND WHERE THIS IS
05:46:15 GOING TO BE.
05:46:16 I KNOW THERE ARE OTHER LOCATIONS IN GRANDEZZA THAT THE
05:46:19 COURTS CAN BE PLACED.
05:46:21 AND I WOULD LIKE EVERYBODY IN THE COMMUNITY AND THE PLANNING
05:46:24 BOARD TO LOOK AT THOSE SOLUTIONS, PARTICULARLY BECAUSE OF
05:46:28 THE NOISE AND HOW IT CARRIES OVER THE WATER.
05:46:33 THERE ARE 8, 16, 24, 32 FAMILIES THAT ARE GOING TO BE
05:46:38 AFFECTED BY THE HIGH NOISE LEVELS.

05:46:39 AND THAT'S A LOT OF FAMILIES THAT ARE GOING TO BE AFFECTED.
05:46:42 SO WE NEED TO LOOK AT SOME SOLUTIONS FOR THE NOISE.
05:46:45 THANK YOU.
05:46:47 >>Michael Sheeley: THANK YOU VERY MUCH.
05:46:48 >>Tammy Duran: MICHAEL DUNN.
05:47:02 >> THANK YOU, I HOPE WE SAVED THE BEST FOR LAST.
05:47:06 LEARNED A LOT OF THINGS TONIGHT.
05:47:08 ONE OF THE BEST THINGS I LEARNED IS THIS IS JUST A
05:47:10 PRELIMINARY PROPOSAL OR FIRST DRAFT.
05:47:12 IT IS NOT THE BE-ALL, END-ALL.
05:47:15 I'M EASED ABOUT THAT.
05:47:18 I'M ALSO IMPRESSED WITH A COUPLE OF YOU FELLOWS AND YOUR
05:47:22 THINKING.
05:47:22 YOU ARE LOOKING AT THE RIGHT THINGS.
05:47:23 YOUR HEADS ARE ON STRAIGHT.
05:47:25 I APPRECIATE THAT.
05:47:27 I'M IMPRESSED BY THAT.
05:47:28 I'M A P.E. ALSO.

05:47:30 I'VE DONE HEAVY INDUSTRY, PARTICIPATED IN A LOT OF NOISE
05:47:34 STUDIES, ET CETERA, ET CETERA.
05:47:35 IT'S VERY EASY TO GET FOCUSED ON DECIBELS.
05:47:41 DECIBELS ISN'T THE PROBLEM HERE.
05:47:44 IT'S THE FREQUENCY.
05:47:47 IT'S THE POP -- [SNAPPING FINGERS] -- TYPICAL PICKLEBALL
05:47:53 COURT, YOU HAVE 900 POPS, HITS PER HOUR PER COURT.

05:47:58 SO WE'RE LOOKING AT 3600, ONE PER SECOND, WHAT IS IT GOING
05:48:03 TO BE 8:00 TO 8:00?
05:48:05 I DON'T CARE.
05:48:06 12 HOURS A DAY, SEVEN DAYS A WEEK.
05:48:10 YOU'LL HEAR THIS [SNAPPING FINGERS] 65 DECIBELS IS FINE.
05:48:16 75 DECIBELS IS FINE.
05:48:17 BUT A DRONING NOISE THAT IS DISRUPTIVE TO YOUR PEACE CAN
05:48:23 DRIVE YOU CRAZY.
05:48:25 IT'S TRUE, PICKLEBALL IS A BIG FAD IN THE COUNTRY.
05:48:29 VERY POPULAR.
05:48:31 GAINING IN POPULARITY.
05:48:32 YOU KNOW WHAT ELSE IS GAINING IN POPULARITY?
05:48:34 THE LAWSUITS REGARDING NOISE BY COMMUNITIES JUST LIKE
05:48:39 GRANDEZZA HAVE QUADRUPLED.
05:48:45 THE NUMBER OF LAWSUITS REGARDING PICKLEBALL NOISE HAVE
05:48:47 QUADRUPLED EVERY YEAR FOR THE LAST THREE YEARS.
05:48:51 WHAT DOES THAT TELL YOU?
05:48:53 I HAPPEN TO BE MR. 367.
05:49:00 THAT ARROW GOES RIGHT TO MY PLACE ON THE BOTTOM FLOOR.
05:49:03 I KNOW THE EFFECTS OF WATER.
05:49:04 YOU KNOW THE EFFECTS OF WATER.
05:49:06 367 FEET, 200 AND WHATEVER IT IS FEET IS TOO CLOSE, AND
05:49:11 YOU'RE ASKING FOR NOISE WALLS TO DO WAY TOO MUCH WORK TO
05:49:17 BRING THAT DOWN.
05:49:19 [SNAPPING FINGERS]

05:49:21 BECAUSE THEY ARE SUSCEPTIBLE TO ATMOSPHERIC CONDITIONS.
05:49:25 THEIR EFFICIENCY IS AFFECTED.
05:49:27 WIND, ALL KINDS OF THINGS.
05:49:28 SO, WHERE DOES THAT LEAVE US?
05:49:31 TO ME, PERSONALLY, I BELIEVE THE ONLY WAY THIS IS GOING TO
05:49:35 WORK THERE IS IF IT IS ENCLOSED.
05:49:38 THAT'S IT.
05:49:38 IT MEANS YOU HAVE TO AIR CONDITION IT.
05:49:42 YOU HAVE TO LIGHT IT.
05:49:43 HAS TO BE HURRICANE RESISTANT, ET CETERA, ET CETERA.

05:49:46 PROBABLY HAVE TO HAVE A SPRINKLER SYSTEM IN THERE.
05:49:49 YOU'RE TALKING MUCH MORE EXPENSE IN THIS MINIMALIST PLAN,
05:49:54 WHICH DOESN'T EVEN HAVE AN ARROW SAYING NOISE ABATEMENT TO
05:49:58 BE DETERMINED.
05:49:59 NOTHING ON THERE TO ADDRESS IT.
05:50:00 WHEN THIS WAS PRESENTED, 20 SECONDS WAS SPENT ON NOISE AND
05:50:06 FOUR AND A HALF TO FIVE MINUTES WAS SPENT ON THE PARKING.
05:50:09 SO I HOPE THAT THE OWNERS HAVE A LITTLE BIT MORE OF A SENSE
05:50:15 OF WHAT'S IMPORTANT AS THEY CARRY THIS THING THROUGH AND WE
05:50:19 HAVE THE SECOND ITERATION AND THIRD AND SO ON.
05:50:22 THIS ISN'T WILDCAT RUN.
05:50:28 DOES WILDCAT RUN HAVE THE SAME FOOTPRINT AS THIS?
05:50:31 I DON'T THINK SO.
05:50:34 EVERY SITE IS SPECIFIC TO ITSELF.
05:50:37 THAT'S IT.

05:50:38 YOU CAN'T COMPARE THIS WITH ANY COURTS IN ARIZONA OR
05:50:42 WASHINGTON OR WHEREVER ELSE.
05:50:45 EACH ONE HAS ITS OWN PECULIARITIES.
05:50:50 LIKE I SAY, THE WAY THIS SHOULD START RIGHT OFF THE BAT
05:50:56 BECAUSE OF THESE CIRCUMSTANCES AND THE PROXIMITY OF IT,
05:50:59 ET CETERA, ET CETERA, THIS NEEDS TO BE AN ENCLOSED FACILITY
05:51:04 AND START WITH THAT DESIGN ASSUMPTIONS AND STUDY THAT
05:51:07 ACCORDINGLY BECAUSE YOU'RE BLOWING SMOKE IF YOU'RE NOT GOING
05:51:12 TO DO THAT AND YOU EXPECT, OH, WE'LL PUT UP A FEW AIR WALLS
05:51:17 AND DO IT ON THE CHEAP.
05:51:19 >>Michael Sheeley: OR AN ALTERNATE LOCATION.
05:51:20 >> ALTERNATE LOCATION, BUT IN GRANDEZZA, I CAN'T SPEAK TO
05:51:25 THE LANDSCAPING AREA.
05:51:28 I DIDN'T LOOK AT THAT.
05:51:29 WHEN I'M LOOKING AT THE AERIAL, ANYPLACE YOU PUT IT, A LOT
05:51:34 OF PEOPLE WOULD LIKE IT BEHIND THE UTILITY BUILDING -- NOT
05:51:38 UTILITY BUILDING, IT'S LIKE A GYM.
05:51:40 I GUESS IT WAS THE SALES OFFICE ORIGINALLY.
05:51:44 STUDIO.
05:51:45 AS YOU COME IN, YOU SEE IT.
05:51:48 BEHIND THERE, THERE IS A LOT OF ROOM, BUT THERE ARE HOUSES
05:51:51 THAT ARE CLOSE THERE TOO.
05:51:54 THE NOISE, THIS [SNAPPING FINGERS] TO DISSIPATE OVER THE
05:52:01 TYPICAL LANDSCAPE WILL DISSIPATE BUT YOU NEED SIX TO EIGHT
05:52:07 HUNDRED FEET FOR THAT TO HAPPEN.

05:52:08 I DON'T THINK THERE'S ANY HOUSE THAT'S FARTHER AWAY.
05:52:15 SO, YEAH, THE NOISE WALLS CAN HELP UNDER CERTAIN

05:52:21 CIRCUMSTANCES, BUT NOT WHEN HOUSES ARE THIS CLOSE.
05:52:24 YOU'RE EXPECTING THEM TO DO WAY TOO MUCH.
05:52:31 >>Michael Sheeley: THANK YOU FOR YOUR COMMENTS.
05:52:32 APPRECIATE IT.
05:52:34 >> I THINK YOU GUYS -- I'M PRESSED WITH YOUR LOGIC AND SO
05:52:40 ON.
05:52:41 I HAVE HIGH HOPES THIS WILL WORK.
05:52:44 THANKS VERY MUCH.
05:52:45 >>Michael Sheeley: IS THERE ANYONE ELSE HERE TONIGHT THAT
05:52:47 WOULD LIKE TO SPEAK ON THIS MATTER?
05:52:56 >>Jim Wallace: CAN I SAY SOMETHING?
05:52:58 >>Michael Sheeley: YOU MAY.
05:52:59 >>Jim Wallace: I THINK GRANDEZZA IS PRETTY LUCKY --
05:53:02 >>Tammy Duran: HOLD ON ONE SECOND.
05:53:04 THE BACKGROUND TALK, PLEASE, BECAUSE THEY CAN'T HEAR ON THE
05:53:09 MIKES.
05:53:09 THANK YOU.
05:53:10 GO AHEAD.
05:53:12 >>Jim Wallace: I THINK YOU'RE LUCKY BECAUSE YOU'RE NOT THE
05:53:15 FIRST.
05:53:18 WE SAW SHADOW WOOD I FORGET HOW MANY PICKLEBALL COURTS THEY
05:53:22 ARE PUTTING IN.
05:53:23 I THINK IT'S EIGHT.

05:53:24 THE BROOKS IS PUTTING IN 12.
05:53:29 THE VINES, THEY PUT IN FOUR RIGHT NEXT TO THEIR TENNIS
05:53:33 COURTS, AND NOW THEY ARE EXPANDING THAT TO SIX.
05:53:37 SO ALL OF THOSE, AND ON AND ON.
05:53:41 YOU'RE TALKING ABOUT WILDCAT RUN AND WHAT YOU'VE LEARNED
05:53:45 THERE.
05:53:45 THE ONLY THING I WOULD SUGGEST AND I THINK IS THAT YOU'RE
05:53:49 LUCKY THAT YOU'RE NOT FIRST.
05:53:50 THE PROBLEMS THAT YOU'RE ENCOUNTERING OR THE CONCERNS YOU
05:53:59 HAVE, THOSE COMMUNITIES HAVE HAD THE EXACT SAME ISSUES.
05:54:02 WE'VE LISTENED TO THEM FOR TWO YEARS OR THREE YEARS NOW, AND
05:54:07 THEY ARE ALL THE SAME ISSUES, AND THEY ARE REAL ISSUES.
05:54:10 I WANT TO PLAY.
05:54:11 I'M WORRIED ABOUT NOISE.
05:54:12 WELL, I'M THE GUY ACROSS THE LAKE.
05:54:14 I'M THE GUY RIGHT NEXT DOOR.
05:54:16 WE'RE LOSING PARKING OR WE'RE LOSING A TENNIS COURT, ALL
05:54:20 THOSE ISSUES HAVE ALREADY OCCURRED.
05:54:25 YOU MAY BE WISE, WHO AM I TO TELL YOU, YOU MAY BE WISE, BUT
05:54:31 MAYBE BECAUSE WE'VE HEARD IT SO MANY TIMES BEFORE.

05:54:33 YOU MAY BE WISE NOT JUST TO TALK TO WILDCAT RUN BUT TALK TO
05:54:38 SHADOW WOOD, TO TALK TO THE PEOPLE AT THE BROOKS, TALK TO
05:54:41 THE VINES WHO HAVE NOW DONE IT TWICE AND OTHER COMMUNITIES.
05:54:47 THEY MAY BE ABLE TO GIVE YOU SOME SOLUTIONS THAT YOU HAVEN'T
05:54:51 THOUGHT ABOUT YET AND YOU CAN GATHER THEIR IDEAS, THEIR

05:54:55 PROBLEMS AND SOLUTIONS AND CREATE YOUR OWN SO YOU END UP
05:54:59 WITH A WIN-WIN.
05:55:00 I'M CONFIDENT THAT YOU WILL HAVE A WIN-WIN IN THE END AND
05:55:04 EVERYBODY WILL BE HAPPY.
05:55:05 >>Michael Sheeley: THANK YOU, JIM.
05:55:06 THAT WAS WELL SAID.
05:55:08 HERITAGE, YOU HAVE YOUR WORK CUT OUT FOR YOU.
05:55:10 WE APPRECIATE YOUR PRESENTATION AND APPRECIATE ALL OF YOU
05:55:15 COMING TONIGHT.
05:55:15 ANYTHING ELSE FROM ANYBODY ON THIS TOPIC?
05:55:16 THANK YOU.
05:55:18 WE'LL TAKE A COUPLE OF MINUTES WHILE EVERYONE CLEARS OUT OF
05:55:21 THE ROOM.
05:55:22 [SOUNDING GAVEL]
05:59:00 >>Michael Sheeley: LET'S GET STARTED, PLEASE.
05:59:50 [SOUNDING GAVEL]
05:59:51 THANK YOU.
05:59:52 WE'LL RECONVENE.
05:59:53 THE NEXT ITEM IS THE PUBLIC HEARING FOR THE VIA COCONUT
05:59:58 DEVELOPMENT ORDER AMENDMENT.
06:00:00 MARY.
06:00:03 SORRY.
06:00:04 NANCY IS FIRST.
06:00:05 >>Nancy Stroud: THANK YOU, MR. CHAIR.
06:00:06 WHEN WE HAVE QUASI-JUDICIAL HEARINGS LIKE ON THE ITEM WE

06:00:10 HAVE TONIGHT, I READ THE STATEMENT TO REMIND PEOPLE OF THE
06:00:15 SPECIAL PROCEDURE AND STANDARDS THAT THE BOARD NEEDS TO
06:00:20 FOLLOW.
06:00:22 IN A QUASI-JUDICIAL CAPACITY, THE BOARD WILL SIT TONIGHT TO
06:00:29 CONSIDER THE VIA COCONUT DEVELOPMENT ORDER.
06:00:32 IF ANYONE INTENDS TO PROVIDE TESTIMONY ON THIS APPLICATION,
06:00:36 YOU MUST BE SWORN IN BY MYSELF IN A MOMENT AND YOU SHOULD
06:00:39 FILL OUT A PUBLIC SPEAKERS CARD IF YOU ARE A MEMBER OF THE
06:00:43 PUBLIC AND WISH TO SPEAK AND GIVE IT TO THE DEPUTY VILLAGE
06:00:47 CLERK BEFORE THE ITEM IS CALLED.
06:00:49 ON THIS APPLICATION, WE'LL FIRST HEAR AN INTRODUCTION FROM
06:00:54 THE VILLAGE COMMUNITY DEVELOPMENT DIRECTOR AND THEN A

06:00:56 PRESENTATION FROM THE APPLICANT.
06:00:58 THE DIRECTOR MAY THEN MAKE A FOLLOW-UP PRESENTATION.
06:01:03 AFTER THAT, THE CHAIR WILL ALLOW ANYONE FROM THE AUDIENCE
06:01:05 WHO HAS BEEN SWORN IN TO PROVIDE COMMENTS AND TESTIMONY.
06:01:09 WE ASK THAT YOU NOT EXCEED FIVE MINUTES IN THOSE COMMENTS.
06:01:14 THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS AND
06:01:19 PROVIDE REBUTTAL ABOUT CROSS-EXAMINATION.
06:01:22 WITNESSES INCLUDING THE PUBLIC MAY BE SUBJECT TO
06:01:24 CROSS-EXAMINATION.
06:01:26 BUT THE PUBLIC WILL NOT BE PERMITTED TO CROSS-EXAMINE
06:01:29 WITNESSES.
06:01:30 THEY MAY REQUEST THE BOARD TO DIRECT QUESTIONS TO EITHER THE
06:01:35 STAFF OR APPLICANT.

06:01:36 BEFORE THE PRESENTATION OF ANY APPLICATION BEGINS, ANY
06:01:39 WRITTEN COMMUNICATIONS THAT HAVE BEEN RECEIVED ON A
06:01:42 QUASI-JUDICIAL MATTER WILL BE PLACED IN THE PUBLIC RECORD
06:01:45 AND EACH BOARD MEMBER WILL DISCLOSE ANY EX PARTE
06:01:50 COMMUNICATIONS REGARDING THE APPLICATION.
06:01:54 ANY BOARD MEMBER THAT HAS A CONFLICT REGARDING THE
06:01:57 APPLICATION MUST ALSO DECLARE THAT CONFLICT AND WILL NOT BE
06:02:00 ALLOWED TO PARTICIPATE IN THE DISCUSSIONS OR VOTE ON THE
06:02:03 APPLICATION.
06:02:05 SO AT THIS POINT, ANYBODY WHO IS GOING TO TESTIFY IN THIS
06:02:09 MATTER, INCLUDING ANY PUBLIC WHO WANTS TO MAKE COMMENTS,
06:02:11 PLEASE STAND AND RAISE YOUR RIGHT HAND.
06:02:14 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU WILL GIVE
06:02:16 TONIGHT IS THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT THE
06:02:20 TRUTH.
06:02:21 THANK YOU.
06:02:25 >>Michael Sheeley: WE'LL POLL THE BOARD, EXCEPT FOR JIM, ANY
06:02:28 EX PARTE COMMUNICATIONS OR CONFLICTS?
06:02:33 >>Barry Jones: NO CONFLICTS.
06:02:34 I WAS CONTACTED BY THE PROJECT ENGINEER TO SEE IF HE HAD ANY
06:02:37 QUESTIONS BECAUSE CHARLIE KREBS SAID HE WOULDN'T BE HERE.
06:02:42 I DIDN'T RESPOND TO IT.
06:02:43 BUT I DID RECEIVE THE E-MAIL.
06:02:45 THAT'S IT.
06:02:48 >>Nancy Stroud: MR. WALLACE, DO YOU HAVE ANY CONFLICTS OR

06:02:50 ANY EX PARTE COMMUNICATIONS ON THE VIA COCONUT?
06:02:55 >>Michael Sheeley: I CONFLICTS OR EX PARTE COMMUNICATION ON
06:02:57 THIS CASE, JIM?
06:02:58 >>Jim Wallace: NO.

06:02:58 >>Michael Sheeley: THANK YOU.
06:03:03 >>Nancy Stroud: GREAT.
06:03:04 AT THIS POINT I'LL TURN IT BACK TO YOU, MR. CHAIR, FOR MARY
06:03:07 TO BEGIN HER PRESENTATION.
06:03:08 >>Michael Sheeley: THANK YOU, NANCY.
06:03:13 >>Mary Gibbs: GOOD EVENING, AGAIN.
06:03:14 THE ONE THING I WANT TO SAY ABOUT THIS PROJECT IS IT DOES
06:03:16 NOT HAVE PICKLEBALL INCLUDED.
06:03:20 [LAUGHTER]
06:03:20 IT SHOULD GO A LOT SHORTER THAN THE LAST ONE.
06:03:26 YOU'VE SEEN THIS, SEVERAL OF YOU HAVE SEEN THIS MULTIPLE
06:03:29 TIMES.
06:03:29 I'M SURE YOU RECALL THE 20-ACRE PROJECT ACROSS FROM GENOVA.
06:03:35 THEY HAD COME IN.
06:03:36 THEY GOT THE ZONING APPROVED.
06:03:38 THEY GOT A DEVELOPMENT ORDER APPROVED, AND THEN THEY CAME
06:03:40 BACK BECAUSE THEY WANTED TO MAKE SOME REVISIONS TO THE
06:03:42 DEVELOPMENT ORDER TO ELIMINATE THE UNDER-BUILDING PARKING,
06:03:46 TO TAKE THE MAIN STREET MULTISTORY BUILDINGS AND REDUCE THEM
06:03:50 FROM THREE STORIES TO TWO, AND THEN MAKE SOME SHIFTING
06:03:53 AROUND OF SOME OF THE OTHER THINGS.

06:03:55 THAT WAS THEIR DEVELOPMENT ORDER REVISION, AND THEN WHEN IT
06:04:00 CAME TO YOU ALL FOR THE PUBLIC INFORMATION MEETING, YOU
06:04:03 BASICALLY SAID THAT YOU THOUGHT THAT THE PROJECT WAS
06:04:07 IMPROVED WITH THE COURTYARDS THAT REPLACED THE UNDER
06:04:10 BUILDING PARKING.
06:04:11 YOU THOUGHT THAT THE PROJECT WAS IMPROVED FROM WHAT IT WAS
06:04:13 BEFORE.
06:04:14 I DON'T WANT TO BELABOR THIS.
06:04:17 I'LL LET THE APPLICANT GET UP AND EXPLAIN IT.
06:04:20 I DID WANT TO SAY THAT THE STAFF IS RECOMMENDING APPROVAL
06:04:24 WITH STIPULATIONS.
06:04:25 WE WORKED IT OUT WITH THE APPLICANT.
06:04:27 WE HAVE NO E-COMMENTS ON THIS FROM ANYBODY, BUT WE DO HAVE
06:04:32 TWO RESIDENTS OF GENOVA THAT HAVE WAITED FOR THE WHOLE
06:04:35 PRESENTATION OF PICKLEBALL, AND THEY WOULD LIKE TO KNOW WHEN
06:04:38 THIS PROJECT IS GOING TO GET STARTED.
06:04:40 SO HOPEFULLY THE APPLICANT WILL EXPLAIN THAT IN THEIR
06:04:44 PRESENTATION.
06:04:45 >>Michael Sheeley: WILL YOU EXPLAIN THE STIPULATIONS OR THE
06:04:46 APPLICANT?
06:04:47 >>Mary Gibbs: IF THE STIPULATIONS ARE LIKE THE STANDARD
06:04:50 LANGUAGE THAT WE HAVE ABOUT HAVING YOUR WATER MANAGEMENT

06:04:51 PERMITS IN PLACE.
06:04:53 THE ONLY THING WE DID ADDITIONAL IS WE TWEAKED THE LANGUAGE.
06:04:56 WE HAD LANGUAGE IN THE ZONING, IN THE ORIGINAL DEVELOPMENT

06:05:00 ORDER STIPULATION ABOUT REMOVING THE BILLBOARD AT THE NORTH
06:05:03 END WHERE THE PARK IS GOING TO BE.
06:05:04 WE CHANGED THAT LANGUAGE A LITTLE BIT BECAUSE THEY WANT TO
06:05:08 REMOVE IT PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE FIRST
06:05:12 VERTICAL BUILDING BECAUSE OF THE TIMING.
06:05:14 AND THEN THERE IS A HURRICANE MITIGATION FEE THAT'S DUE AT
06:05:18 TIME OF DEVELOPMENT ORDER.
06:05:20 WE CHANGED LANGUAGE TO SAY WITHIN THE NEXT 30 DAYS BECAUSE
06:05:23 THEIR ACCOUNTANT HAS BEEN SICK THE PAST FEW DAYS.
06:05:26 THEY'LL BRING A CHECK TONIGHT, BUT WE SAID 30 DAYS IS FINE.
06:05:29 WE ALSO TWEAKED SOME LANGUAGE ON EASEMENTS THAT OUR
06:05:33 ATTORNEY, NOT NANCY, BUT OUR GENERAL ATTORNEY AND THEIR
06:05:37 ATTORNEY, FRANCESCA PASSIDOMO TRIED TO WORK OUT LANGUAGE ON
06:05:41 THE EASEMENTS TO MAKE SURE THEY COULD DO CONSTRUCTION.
06:05:43 THE LANGUAGE WE HAD IN THE ZONING WAS A LITTLE BIT VAGUE.
06:05:46 SO THOSE ARE REALLY THE ONLY STIPULATIONS THAT ARE
06:05:49 DIFFERENT.
06:05:50 EVERYTHING ELSE, THE SAME PROJECT -- THE PROJECT IS THE
06:05:53 SAME.
06:05:53 SAME NUMBER OF UNITS, SAME COMMERCIAL SQUARE FOOTAGE.
06:05:57 SAME ARCHITECTURE, SAME COLOR SCHEME.
06:06:01 EVERYTHING IS THE SAME.
06:06:02 >>Jim Wallace: WHY ARE WE SEEING IT THEN?
06:06:04 >>Mary Gibbs: THEY AMENDED.
06:06:06 REDUCED BUILDING SIZE, TOOK OUT UNDER BUILDING PARKING,

06:06:09 SHIFTED AROUND.
06:06:10 >>Barry Jones: WE SAW THE ZONING WHERE THEY FLATTENED IT.
06:06:13 >>Jim Wallace: I UNDERSTAND NOW.
06:06:14 I THOUGHT YOU WERE SAYING NOTHING CHANGED EXCEPT THE LEGAL
06:06:18 PEOPLE.
06:06:19 >>Mary Gibbs: NOTHING CHANGED IN THE OVERALL PARAMETERS.
06:06:21 I THINK TYLER LAMKEY IS GOING TO DO --
06:06:26 >>Michael Sheeley: THANKS, MARY.
06:06:28 >>Tyler Lamkey: GOOD EVENING.
06:06:28 I'M TYLER LAMKEY WITH THE DEVELOPMENT TEAM WITH RIVERSIDE
06:06:33 INVESTMENT DEVELOPMENT.
06:06:34 WE ARE PARTNERS WITH ROYAL PROPERTIES AND ATLANTIC
06:06:49 RESIDENTIAL.
06:06:49 BEEN WORKING WITH MHK ARCHITECT AS OUR ARCHITECT.

06:06:54 BOWMAN IS ENGINEER.
06:06:56 CHARLIE UNFORTUNATELY COULDN'T MAKE IT.
06:06:58 HE HAD SENIOR NIGHT FOR HIS DAUGHTER.
06:07:00 I'LL DO MY BEST TO ANSWER ANY QUESTIONS THAT MIGHT COME UP
06:07:03 THERE.
06:07:03 ALD, CHRISTIAN WILL BE UP HERE TO DISCUSS THAT AND THEN
06:07:08 WE'VE BEEN WORKING WITH ALEXIS CRESPO AND FRANCESCA ON THE
06:07:14 ZONING.
06:07:14 GENERALLY, AGAIN, THIS IS LISTING KIND OF THE HISTORY OF THE
06:07:18 ZONING AMENDMENT, WHICH WE ALL -- WE SAW YOU ALL AT THAT
06:07:21 TIME.

06:07:23 THAT WAS APPROVED IN OCTOBER.
06:07:26 WE CAME BACK IN DECEMBER, DID THE PIM MEETING FOR THIS FOR A
06:07:30 DEVELOPMENT ORDER AMENDMENT SUBMISSION, AND THAT WAS, AGAIN,
06:07:34 TO ESSENTIALLY CONFORM WITH THE ZONING AMENDMENT THAT WE HAD
06:07:38 JUST COMPLETED.
06:07:39 STAFF REVIEW, WE COMPLETED THAT HERE IN MARCH.
06:07:44 AND THEN NOW WE'RE HERE IN APRIL.
06:07:46 WE ARE PLANNING -- ONE THING CHARLIE WAS GOING TO TALK
06:07:51 ABOUT, WE ALREADY RESUBMITTED ALL OUR S.W.F.W.M.D. PERMITS.
06:07:54 WE HAD THOSE.
06:07:55 WE HAD TO AMEND THOSE.
06:07:57 WE ARE ALSO IN FOR THE LEE COUNTY UTILITIES PERMITS.
06:08:00 THEY ESSENTIALLY NEED THE DEVELOPMENT ORDER AMENDMENT
06:08:04 APPROVAL TO BE ABLE TO ISSUE THOSE.
06:08:06 SO THAT IS THE NEXT STEP LITERALLY THROUGH THE PROCESS, JUST
06:08:10 AWAITING THOSE.
06:08:11 OUR PLAN START DATE IS IN JUNE.
06:08:15 THAT IS OUR CURRENT PLAN, CONSTRUCTION LENDER IS ON BOARD.
06:08:20 WE HAVE ALREADY ENGAGED THE RETAIL LEASING FOR THE
06:08:27 COMMERCIAL SPACES, PLANNED FOR A LAUNCH ABOUT THE SAME TIME
06:08:30 AS GROUND BREAKING AS WELL.
06:08:33 AND THEN THE PROJECT ITSELF IS ABOUT TWO YEARS TOTAL,
06:08:38 ALTHOUGH PORTIONS OF THE BUILDINGS WILL DELIVER ABOUT,
06:08:42 STARTING ABOUT SIX MONTHS IN ADVANCE OF THAT.
06:08:44 FIRST OCCUPANCIES WILL START OCCURRING IN BEGINNING OF 2027,

06:08:50 COMPLETING AROUND JUNE OF 2027.
06:08:54 >>Michael Sheeley: YOU ALREADY HAVE BUILDING PERMIT AS WELL?
06:08:57 >> NO, WE WILL BE SUBMITTING THOSE NEXT WEEK AS WELL.
06:09:00 WE'RE PREPARED TO SUBMIT BUT WAITING ON THE DEVELOPMENT
06:09:02 ORDER.
06:09:03 >>Michael Sheeley: IS THAT FOR A PHASING PLAN?

06:09:04 WHAT IS YOUR --
06:09:06 >>Tyler Lamkey: WE'RE GOING TO BE SUBMITTING ALL FIVE
06:09:09 BUILDINGS, BUT FOR THE RETAIL BUILDINGS AT THIS TIME.
06:09:12 SO THERE IS A TOTAL OF EIGHT BUILDINGS ON THE SITE.
06:09:15 THE PHASE TWO BUILDINGS, WHICH ARE THE RETAIL BUILDINGS,
06:09:18 WILL COME AT A LATER DATE ONCE WE HAVE SOME MORE CLARITY ON
06:09:22 THE RETAIL LEASING ON THOSE BUILDINGS.
06:09:27 >>Jim Wallace: CONGRATULATIONS.
06:09:28 BEEN A LONG TIME.
06:09:30 >>Tyler Lamkey: YES, THANK YOU VERY MUCH.
06:09:32 I'LL QUICKLY RUN THROUGH A COUPLE OF THINGS HERE.
06:09:36 AGAIN, WE WENT THROUGH THE LOCATION.
06:09:37 JUST A COUPLE OF UPDATES HERE.
06:09:40 AGAIN, THE BIG MOVES REALLY WERE REMOVE THE PARKING IN THE
06:09:44 COURTYARDS, BRING THE COURTYARD DOWN TO GRADE.
06:09:47 WE STILL DO HAVE APPROXIMATELY 80 INTERIOR GARAGE SPACES, SO
06:09:51 THOSE ARE STILL WITHIN THE BUILDING AND THEN WE MOVED TO THE
06:09:54 COVERED PARKING SPACES TO THE NORTH -- SORRY, TO THE WEST OF
06:09:58 THE BUILDINGS AGAINST THE RAILROAD TRACKS OR ALONG THAT

06:10:02 AREA.
06:10:02 OVERALL, THE SITE OPEN SPACE HAS ACTUALLY INCREASED
06:10:06 SIGNIFICANTLY.
06:10:07 THAT IS ABOUT AN ACRE OF ADDITIONAL OPEN SPACE, WHICH IS
06:10:11 GREAT.
06:10:12 THAT OBVIOUSLY IMPROVED SOME OF THE DRAINAGE AND OTHER
06:10:14 THINGS.
06:10:15 THIS IS OUR FINAL PROPOSED MASTER SITE PLAN AS PROPOSED OF
06:10:19 THE AMENDMENT.
06:10:20 I INCLUDED A SNAPSHOT IN HERE.
06:10:22 YOU SAW THE FULL --
06:10:23 >>Jim Wallace: CAN I ASK A QUESTION ON THAT?
06:10:27 DO YOU PLAN YOUR BUILDING A, I GUESS YOU CALL IT ALMOST A
06:10:31 MARKETING QUESTION, BUILDING A, IS THAT GOING TO BE LOWER
06:10:34 RENTS?
06:10:35 >>Tyler Lamkey: OH, BECAUSE IT DOESN'T HAVE A POOL.
06:10:38 IT'S SPECIFICALLY SET UP THAT WAY.
06:10:41 ONE OF THE REASONS, AND OUR PARTNERS, ATLANTIC RESIDENTIAL,
06:10:46 THEY MANAGE SOMETHING LIKE 1500 UNITS CURRENTLY IN THE
06:10:50 FLORIDA AREA HERE, WE ACTUALLY HAVE -- IT'S DIFFERENT
06:10:54 VIGNETTES FOR EACH BUILDING.
06:10:55 SOME PEOPLE LIKE TO BE AROUND THE ACTION OF THE POOL.
06:10:58 SOME PEOPLE DON'T.
06:11:00 SOME PEOPLE LIKE THE QUIET.

06:11:01 WE HAVE A FOUNTAIN PLANNED FOR THE MIDDLE OF THAT ONE.

06:11:06 >>Jim Wallace: RESEARCH BASED.
06:11:07 CURIOSITY.
06:11:08 >>Tyler Lamkey: NO.
06:11:09 IT WAS STRATEGIC IN THAT SENSE, YEAH.
06:11:11 WE HAVE COMPLETED THE DRAINAGE AND RELOCATION EASEMENT FOR
06:11:18 THE CURRENT DRAINAGE THAT RUNS ACROSS THE SITE.
06:11:20 THAT IS ACTUALLY COMPLETED, SITTING IN ESCROW, WAS ALREADY
06:11:23 APPROVED BY LEE COUNTY, ESSENTIALLY JUST WAITING ON THE WORK
06:11:26 TO BE PUT IN PLACE AND INSPECTED.
06:11:29 AND THEN WE'VE EXECUTED THE DRAINAGE LICENSE AGREEMENT WITH
06:11:32 THE RAILROAD, WHICH ALLOWS US TO DRAIN ONTO THEIR PROPERTY
06:11:36 THROUGH THAT EXISTING PIPE.
06:11:38 THAT'S ALL SET AND WAITING FOR CONSTRUCTION TO COMMENCE.
06:11:45 AGAIN, JUST NOTING THE PHASES THERE.
06:11:48 REALLY THE THREE BLUE AREAS IN THE FRONT ARE PLANNED TO BE
06:11:52 LANDSCAPED AS PHASE ONE.
06:11:53 OUR INTENT, THOUGH, STILL, AND OUR GOAL, WE ARE COMMENCING
06:11:58 LEASING.
06:12:00 THE GROUNDBREAKING DAY.
06:12:02 THE GOAL IS TO STILL HAVE THOSE OPEN AT THE SAME TIME AS THE
06:12:05 REST OF THE PROJECTS, BUT WE NEEDED A LITTLE FLEXIBILITY
06:12:08 WHICH WE APPRECIATED, BUT THAT IS OUR GOAL AND WE'LL BE
06:12:11 KICKING OFF THE LEASING COMPONENTS WITH THAT.
06:12:14 REALLY, I'LL LET MATT COME UP AND TALK ABOUT THE
06:12:22 ARCHITECTURE.

06:12:23 AGAIN, NOT MUCH HAS CHANGED SINCE WE'VE SEEN IT BEFORE.
06:12:27 >>Barry Jones: ARE YOU GOING TO DO A SEPARATE LEASING
06:12:31 TRAILER OR WAIT UNTIL YOUR FIRST BUILDING IS CC'D BEFORE YOU
06:12:35 OPEN A LEASING OFFICE?
06:12:37 >>Tyler Lamkey: GREAT QUESTION.
06:12:38 LEASING OFFICE WILL ACTUALLY BE IN THE C BUILDING.
06:12:42 THAT'S GOING TO BE OUR FIRST BUILDING THAT'S GOING TO OPEN.
06:12:45 IT WILL OPEN WELL AHEAD OF EVERYTHING ELSE.
06:12:47 THAT'S ACTUALLY WHERE WE'RE --
06:12:49 >>Barry Jones: YOU'LL TRY AND PHASE YOUR INFRASTRUCTURE?
06:12:51 OR GET ALL YOUR INFRASTRUCTURE DONE FOR THAT ONE BUILDING?
06:12:55 >>Tyler Lamkey: NO.
06:12:56 EVERYTHING WILL GET IN PLACE FOR THAT BUILDING.
06:12:58 THAT ONE WOULD OPEN IN ABOUT 18 MONTHS AND ESSENTIALLY EACH
06:13:01 OF THE BIG BUILDINGS WOULD COME ON ABOUT TWO MONTHS AFTER
06:13:04 THAT.

06:13:05 >>Barry Jones: I WASN'T AWARE YOU ALL WERE STILL GOING TO
06:13:08 THE RAILROAD.
06:13:10 MAYBE YOU CAN ANSWER.
06:13:11 YOU MENTIONED YOU HAD EASEMENTS RIGHTS TO OUTFALL TO THE
06:13:14 RAILROAD.
06:13:15 >>Tyler Lamkey: YES, WE EXECUTED THAT LICENSE AGREEMENT.
06:13:17 >>Barry Jones: DO YOU HAVE A RIGHT TO -- IF RAILROAD DOES
06:13:22 WHAT RAILROADS HAVE BEEN KNOWN TO DO AROUND HERE AND DOESN'T
06:13:25 TAKE CARE OF THEIR STUFF.

06:13:27 >>Tyler Lamkey: THERE IS ACTUALLY A MAINTENANCE AGREEMENT WE
06:13:29 HAVE IN PLACE.
06:13:31 >>Barry Jones: YOU HAVE A MAINTENANCE AGREEMENT WHERE THEY
06:13:33 WILL MAINTAIN IT OR A MAINTENANCE AGREEMENT THAT YOU CAN GO
06:13:35 IN AND FIX IT IF THEY DON'T.
06:13:37 >>Tyler Lamkey: CORRECT.
06:13:38 >>Barry Jones: YOU HAVE RIGHT TO QR.
06:13:41 >>Tyler Lamkey: CORRECT, YES.
06:13:42 >>Barry Jones: THANK YOU.
06:13:44 >> MATTHEW ALLEN, MHK ARCHITECTURE.
06:13:47 I'LL REPEAT IT FOR THE THIRD TIME.
06:13:50 THERE ARE NOT A WHOLE LOT OF CHANGES FROM THE ORIGINAL
06:13:54 APPROVED DEVELOPMENT ORDER.
06:13:55 ESSENTIALLY, THE BIG MOVES ARE THE ENTIRE FLOOR OF PARKING
06:14:03 FROM BEFORE THAT HAS NOW COME OUT THAT ALLOWED US TO SHRINK
06:14:07 THE BUILDINGS A LITTLE BIT AND ESSENTIALLY ALLOW THAT EXTRA
06:14:10 PERVIOUS SPACE, THE OPEN YARDS.
06:14:14 WE STILL DO HAVE SOME PARKING AROUND THE OUTSIDE, AND WE DO
06:14:18 STILL OFFER CANOPY PARKING FOR THE RESIDENTS THERE AS WELL.
06:14:22 SO WE'RE STILL KEEPING WITH THAT INTENT AS WELL.
06:14:25 BUT AS FAR AS THE BUILDINGS GO THAT WE'RE STILL MAINTAINING
06:14:31 THE HIGH QUALITY STANDARDS OF THE LDC.
06:14:33 WE'RE STILL KEEPING WITH THE COLOR SCHEMES, THE PAINT
06:14:36 SCHEMES, ALTHOUGH THERE WAS A MINOR CHANGE BECAUSE OF A
06:14:39 CHANGE IN AN ALLOWABLE COLOR IN THERE, WHICH WE INCORPORATED

06:14:43 IN THE LATEST VERSION.
06:14:45 WE'VE KEPT THE DIFFERENT VARYING ROOF TYPES ALONG THE TOP.
06:14:50 WE'VE KEPT THE UNDULATING FACADE OF POP-OUTS AND RECESSES TO
06:14:55 CREATE SHADOW LINES.
06:14:56 WE'VE KEPT THE STEP-BACK OF THE THIRD AND THE FOURTH FLOORS
06:15:01 AT THE FRONT OF THE BUILDING.
06:15:02 IF YOU SEE SOME OF THE RENDERINGS, WE REALLY DO FEEL IT WILL
06:15:06 LOOK LIKE SIX BUILDINGS INSTEAD OF THREE, AT LEAST THE BIG

06:15:10 MAJOR BUILDINGS.
06:15:11 THE LOWERED COURTYARDS ALSO HELP WITH THAT AS WELL.
06:15:15 JUST KEEPING IT TO A HUMAN BASICALLY SCALE.
06:15:22 YOU CAN SEE SOME OF OUR RENDERINGS HERE, VERY REMINISCENT OF
06:15:29 THE ORIGINAL DESIGN WITH WATER FEATURES ADDED, PLANTINGS
06:15:32 BECAUSE THAT ALLOWED US TO DO THAT.
06:15:34 I THINK THAT'S ONE OF THE REASONS WHY IT'S BEEN WELL
06:15:38 RECEIVED THUS FAR.
06:15:39 AGAIN, YOU CAN SEE WHERE WE'RE STILL KEEPING A LOT OF THE
06:15:44 SAME DESIGN FEATURES, A LOT OF THE SAME ARCHITECTURAL
06:15:47 ELEMENTS, EVEN THOUGH THIS BUILDING IS PROBABLY ONE OF THE
06:15:50 BIGGER CHANGE ONES BECAUSE WE TOOK A FLOOR OFF OF IT AND
06:15:54 KEPT THE MAIN STREET MORE TO HUMAN SCALE.
06:15:57 >>Jim Wallace: HAVE YOU ADDED A LITTLE MORE DENSITY TO THE
06:16:02 ROOF LINE?
06:16:04 THIS IS A LOT MORE ATTRACTIVE.
06:16:05 >>Barry Jones: IT HAS A LITTLE MORE VERTICAL RELIEF.

06:16:07 >>Jim Wallace: I LOVE WHAT'S GOING ON ON YOUR ROOF HERE.
06:16:11 DID YOU CHANGE THAT FROM THE LAST TIME?
06:16:14 >> NOT FROM THE LAST TIME WE PRESENTED THIS REVISION, BUT
06:16:16 FROM THE ORIGINAL APPROVED DEVELOPMENT ORDER, YES, BECAUSE
06:16:20 WE'VE ACTUALLY GOT A DIFFERENT UNIT MIX ON THAT SECOND
06:16:23 FLOOR.
06:16:24 SO THAT'S WHERE A LOT OF THE ARCHITECTURAL CHANGES ARE
06:16:26 COMING FROM, NOT THAT WE'RE TRYING TO REINVENT THE WHEEL
06:16:31 HERE.
06:16:31 >>Jim Wallace: BUILDING HAS A LOT MORE INTEREST ON THE
06:16:33 SECOND FLOOR ON THE ROOF LINE.
06:16:35 >> I WOULD SAY THE LOWERED HEIGHT ON IT ACTUALLY MAKES THOSE
06:16:38 FEATURES POP OUT MORE.
06:16:39 AGAIN, WE TALKED ABOUT THE COMMERCIAL BUILDINGS HERE.
06:16:47 SO RIGHT NOW WE ARE SHOWING THOSE EXACTLY AS THEY WERE
06:16:51 BEFORE.
06:16:51 NO DIFFERENCE.
06:16:53 ONE STORY BUILDINGS, MASONRY CONSTRUCTION, STILL USING THE
06:16:56 BARREL TILES.
06:16:58 KEEP EVERYTHING COHESIVE.
06:16:59 I BELIEVE THE GOAL IS ESSENTIALLY TO ONCE WE GET TENANTS
06:17:03 INVOLVED, THEY MIGHT HAVE A FEW MINOR TWEAKS OR SOME WAY LAY
06:17:08 OUT THE BUILDING SLIGHTLY DIFFERENT THAT ACCOMMODATES THAT
06:17:11 AND GETS A GOOD LEASER IN THERE.
06:17:17 >>Barry Jones: CAN I ASK AN ARCHITECTURAL QUESTION?

06:17:19 EACH ONE OF THE POP-UPS, THE SLOPE IS IDENTICAL.
06:17:23 IF THEY WERE TO ALTERNATE THE SLOPE, WOULD THAT ALTER THE
06:17:28 CHARACTER OR ARE THERE MINIMUMS OR MAXIMUMS?
06:17:30 I DON'T KNOW.
06:17:31 I'M JUST BRINGING IT UP FOR DISCUSSION BECAUSE I LOOK AT
06:17:34 THEM AND I LIKE THE VERTICALITY AND THE DIFFERENCE, BUT THEN
06:17:37 I LOOK AT THEM AND THEY KIND OF LOOK COPIED.
06:17:42 THEY ARE THE SAME SLOPE --
06:17:43 >> YOU CAN SEE THAT THERE IS A SLIGHTLY DIFFERENT SLOPE FROM
06:17:45 ONE BUILDING TO THE OTHER, BUT WITHIN THE BUILDING.
06:17:49 AND I THINK --
06:17:50 >>Barry Jones: DIFFERENT BUILDINGS ARE HAVING DIFFERENT
06:17:54 SLOPES BUT YOU DON'T MIX THE SLOPES.
06:17:56 >> I THINK A LOT OF THAT COMES FROM, WITH THE PALATE THAT WE
06:17:59 ARE WITH, THE BUILDING BECOMES A LITTLE MORE UNIFORMED, NOT
06:18:02 SO MUCH LIKE A REAL MEDIEVAL MEDITERRANEAN VILLAGE WHERE YOU
06:18:07 MIGHT HAVE DIFFERENT BUILDINGS OVER HUNDREDS OF YEARS AND
06:18:11 WITH STARKLY DIFFERENT COLORS.
06:18:13 WITH THIS ONE, THE BUILDING KIND OF CREATES A COHESIVE
06:18:16 FACADE TO IT, SO THEN THE ROOF IS GOING TO FOLLOW SUIT.
06:18:24 >>Barry Jones: IS THAT WHAT WE ARE GOING FOR IS A COHESIVE
06:18:27 BIG BUILDING OR DIVERSITY THAT MAKES IT LOOK MORE LIKE
06:18:30 SEPARATE LITTLE BUILDINGS?
06:18:32 >> WE HAVE DONE THAT.
06:18:33 YOU CAN SEE THAT IN THE BIGGER BUILDINGS.

06:18:35 IT IS A LOT EASIER TO DO THAT IN THE GRANDEUR BUILDINGS.
06:18:38 WE CAN CHANGE THE DIFFERENT ROOF TYPES.
06:18:41 THIS SCENARIO HERE BEING A SMALLER BUILDING AND IT BEING A
06:18:44 LITTLE BIT LESS WITH THE DIFFERENT COLOR SCHEMES, IT DOES
06:18:50 LEND ITSELF TO DOING THAT.
06:18:52 IF IT'S SOMETHING THAT YOU WOULD LIKE US TO CONSIDER DURING
06:18:55 --
06:18:55 >>Barry Jones: HOW ABOUT YOUR EAVE HEIGHT TO -- I DON'T KNOW
06:18:59 WHAT IT IS CALLED, THE TOP OF THE BEAM, IS THAT UNIFORM FOR
06:19:04 EACH BUILDING, IF YOU VARIED THAT, I'M JUST LOOKING FOR
06:19:10 SUGGESTIONS OR IF IT DOESN'T BOTHER ANYBODY ELSE, I DON'T
06:19:13 CARE.
06:19:13 IT JUST LOOKS KIND OF UNIFORM FOR EACH ONE OF THE LITTLE
06:19:16 BUILDINGS THAT THEY HAVE ALL THESE LITTLE -- THEY ALL LOOK
06:19:20 THE SAME, IF YOU WILL.
06:19:22 >>Michael Sheeley: LET ME INTERRUPT.
06:19:25 WE'RE ALSO SEEING THESE IN ELEVATIONS.
06:19:27 SOME ARE IN THE FRONT, SOME BACK.

06:19:30 >> ON THE COMMERCIAL BUILDINGS, YES, I WOULD AGREE WITH YOU.
06:19:33 KIND OF GIVEN EVEN WE'LL CALL IT EVEN SPACE FOR THE
06:19:39 DIFFERENT TENANTS AND THEIR SIGNAGE ON THERE.
06:19:43 AS FAR AS THE RESTAURANT, WE KIND OF BREAK IT UP A BIT WITH
06:19:45 YOUR DIFFERENT WINDOW TREATMENTS ON THE EXTERIOR.
06:19:50 BUT, YEAH, FOR JUST ECONOMY OF BUILDING, IT MAKES SENSE TO
06:19:55 KIND OF KEEP YOUR HEADERS AT THE SAME.

06:19:59 >>Barry Jones: DEFINITELY MORE THE NORTH BUILDING OR THE
06:20:02 BUILDING ON THE RIGHT.
06:20:12 >> ON THE BIGGER BUILDING, YOU CAN SEE WHERE WE HAVE THE
06:20:14 ABILITY TO KIND OF BREAK IT UP A LOT MORE WITHOUT IT LOOKING
06:20:18 COMPLETELY CHAOTIC.
06:20:21 >>Barry Jones: THAT'S JUST MY AMATEUR EYE.
06:20:23 THAT'S WHAT I SAW.
06:20:30 >> THIS IS YOUR RETAIL AREA WHERE WE'VE GOT EVEN AMOUNT OF
06:20:35 SPACING.
06:20:36 >>Barry Jones: DON'T SEE IT AS MUCH FROM THE GROUND LEVEL.
06:20:40 >> WHEN YOU LOOK AT THE ELEVATION, YOU'RE ALSO SEEING THE
06:20:43 ROOF IN THE BACK TOO.
06:20:44 IT'S MORE OF EXCLAMATION POINTS OR HIGH POINTS THROUGHOUT --
06:20:50 >>Jim Wallace: I THINK THIS IS REALLY NOISE.
06:20:52 I THINK IT'S GREAT.
06:20:54 >>Michael Sheeley: WE'VE SEEN THIS ARCHITECTURE FOR A LONG
06:20:56 TIME AND IT'S JUST GREAT.
06:20:58 WE'RE VERY HAPPY WITH THIS PROJECT.
06:21:00 >> WE'RE HAPPY TO HEAR THAT.
06:21:02 >>Jim Wallace: YOU HAVE A WONDERFUL PLAY BETWEEN THE
06:21:07 ARTICULATION, THE SECTIONS THAT YOU ARE BRINGING OUT AND
06:21:10 THEN THE ROOF COMES DOWN BESIDE IT, THERE'S SOME WONDERFUL
06:21:15 PLAY THAT I THINK IS REALLY VERY, VERY INTERESTING.
06:21:17 WELL DONE.
06:21:20 >>Barry Jones: ANY CONSIDERATION GIVEN TO USING BRIGHT

06:21:22 ACCENT COLORS TO OFFSET 12 SHADES OF TAUPE OR 12 SHADES OF
06:21:29 BROWN HERE?
06:21:31 >> WE ARE USING THE BRIGHTEST ALLOWED.
06:21:33 WE HAD A BRIGHTER COLOR, BUT IT WAS TAKEN OFF THE COLOR
06:21:36 SCHEME WE WERE ALLOWED TO USE.
06:21:38 WE HAD TO CHANGE IT THE LAST SUBMITTAL.
06:21:41 BUT WE ARE USING, AND IF YOU SEE -- WE ALSO PROVIDED
06:21:47 CALCULATIONS THERE.
06:21:48 MOST OF THEM ARE AROUND 19 TO 20 PERCENT FOR THE BRIGHTER
06:21:51 COLORS, WHICH IS THE MAX THAT WE'RE ALLOWED TO USE.

06:21:55 >>Barry Jones: THE COLOR SCHEMES, THE WAY THEY ARE PRINTING,
06:21:58 DIDN'T SEE A BRIGHT COLOR --
06:22:00 >> THE BRIGHTEST COLORS ARE A LITTLE BIT OF AN OFF-WHITE.
06:22:03 IT'S NOT A BRIGHT WHITE.
06:22:05 I DON'T KNOW IF YOU'RE FAMILIAR WITH MHK, WE USE A LOT OF
06:22:10 BRIGHT WHITES SO WE HAD TO CONTROL OURSELVES A LITTLE BIT.
06:22:13 >>Jim Wallace: I PRESUME YOUR SIGNING IS NOT ALL GOING TO BE
06:22:16 IN GRAY.
06:22:16 SOME RED, SOME BLUE, RETAIL SIGNING I PRESUME.
06:22:20 >> IT WILL BE WHATEVER THE LOGO IS.
06:22:24 IT'S ALWAYS HARD TO PUT SIGNAGE IN OUR RENDERINGS BECAUSE
06:22:29 SOME BUSINESSES MIGHT OFFEND SOME PEOPLE OVER OTHERS.
06:22:37 >>Jim Wallace: HARD TO HAVE RETAILERS USE GRAY TONES RATHER
06:22:40 THAN CORPORATE COLORS.
06:22:41 UNDERSTAND.

06:22:43 >> THAT'S BASICALLY THE RUN THROUGH THE STRUCTURES ON THE
06:22:47 SITE.
06:22:47 ANY OTHER QUESTIONS OR I CAN INTRODUCE YOU TO LANDSCAPE.
06:22:51 >>Michael Sheeley: WELL DONE.
06:22:52 >> THANK YOU VERY MUCH.
06:22:54 LANDSCAPE, WE'LL HAVE CHRISTIAN FROM --
06:23:00 >> CHRISTIAN ANDREA WITH ARCHITECTURAL LAND DESIGN,
06:23:04 LANDSCAPE ARCHITECT.
06:23:06 THIS IN GENERAL I THINK IS VERY MUCH AS IT WAS BEFORE
06:23:14 STARTING IN THE SOUTH CORNER HERE, THIS IS A DOG PARK.
06:23:19 FENCED IN.
06:23:20 LITTLE POCKET PARK AS YOU COME ACROSS HERE.
06:23:22 WE HAVE A MEANDERING SIDEWALK THAT RUNS ALONG THE FRONT OF
06:23:25 THE PROPERTY.
06:23:26 SIGNIFICANT LAKE HERE.
06:23:36 RECAPPING, THE DOG PARK HERE, WE HAVE SOME BENCHES IN THAT
06:23:39 AREA, WELL LANDSCAPED.
06:23:41 WE HAVE A LITTLE POCKET PARK HERE.
06:23:42 LITTLE PAVILION STRUCTURE HERE, MEANDERING PATHWAYS.
06:23:46 THEN AS WE GO INTO THIS LARGE LAKE HERE, THE FIRST COURTYARD
06:23:50 IN BUILDING A IS MORE OF A PLAZA-LIKE COURTYARD.
06:23:54 AS TYLER INDICATED, IT IS A MORE PASSIVE, QUIET, SERENE
06:23:58 PARK-LIKE ENVIRONMENT.
06:23:59 THE NEXT BUILDING HAS A LAGOON STYLE POOL, MORE RESORT
06:24:04 STYLE.

06:24:04 THE SECONDARY POOL IS MORE OF AN ARCHITECTURAL STYLE.
06:24:08 >>Jim Wallace: QUICK QUESTION, HAVE YOU BETWEEN BUILDINGS A

06:24:12 AND B, HAVE YOU ADDED A LAKESIDE DECK?
06:24:15 >> THERE IS A WALKWAY AND DECKING.
06:24:18 THAT DOES CONNECT.
06:24:19 THIS WHOLE MEZZANINE LEVEL WAS A BIG OUTDOOR SEATING,
06:24:27 COUCHES, FIRE PITS, SMALL PAVILION STRUCTURE IN THE MIDDLE.
06:24:30 WE THINK THAT WILL BE A NICE SPOT, NICE VIEW OF THE LAKE AND
06:24:33 WHATNOT.
06:24:34 WE HAVE THE RESTAURANT PROPERTY HERE.
06:24:37 MAIN ENTRANCE WAY, SIGNAGE ELEMENT HERE.
06:24:39 PAVER ENTRANCE COMING THROUGH THE PROPERTY, COMING ALL THE
06:24:42 WAY BACK.
06:24:43 AND THEN THE NORTH HALF, THIS IS THE NEXT POOL, AGAIN, MORE
06:24:49 ARCHITECTURAL, CLASSIC DESIGN, CLEAN AND SIMPLE, GOOD
06:24:53 SEATING AND DECK OPPORTUNITIES.
06:24:55 THIS BECOMES A BIG DETENTION, KIND OF A WETLAND AREA, MARSH
06:25:01 TYPE SYSTEM WITH A LOT OF GRASSES AND WETLAND APPROPRIATE
06:25:04 SPECIES, MAPLE, CYPRESS, THINGS LIKE THAT.
06:25:07 THERE WERE LATTICE PANELS A CONDITION FROM WAY BACK WHEN.
06:25:10 I GAVE UP COFFEE TODAY.
06:25:15 I'M A LITTLE JIGGLY.
06:25:17 I THINK 20-FOOT LATTICE PANELS WITH VINES ON IT.
06:25:20 A COUPLE ACROSS THAT PARKING LOT AND A COUPLE DOWN HERE IN
06:25:23 THE LOWER PARKING LOT AND THEN ANOTHER SIGNAGE ELEMENT OVER

06:25:26 HERE.
06:25:27 AND THEN WE HAVE ANOTHER DETENTION BASIN IN THIS AREA, AND
06:25:31 THEN THIS IS ANOTHER PARK WITH MEANDERING SIDEWALKS AND
06:25:36 BENCHES.
06:25:37 BIKE RACKS SCATTERED THROUGHOUT THE PROPERTY AS WELL.
06:25:40 THAT'S ABOUT IT.
06:25:41 HAPPY TO ANSWER ANY QUESTIONS.
06:25:44 >>Michael Sheeley: VERY NICE, CHRISTIAN.
06:25:46 THANK YOU.
06:25:49 >>Barry Jones: PERIMETER BUFFERS GOING IN IN PHASE ONE?
06:25:53 >> YEAH.
06:25:54 EVERYTHING IS GOING IN -- WE'RE DOING THE LINEAR PARK ALONG
06:25:58 THE FRONT, ALL THE BUFFERS.
06:26:00 THERE IS A WALL THAT GOES BETWEEN US AND EXISTING
06:26:05 RESIDENTIAL THAT IS ON THE WEST SIDE, THAT ALL GOES IN AS
06:26:09 PHASE ONE.
06:26:10 THE ONLY THING WE'RE NOT DOING AS PART OF PHASE ONE,
06:26:15 ACTUALLY, WE'RE PUTTING IN ALL THE LANDSCAPING AS PART OF
06:26:17 PHASE ONE.
06:26:18 WE'RE JUST PUTTING IN ADDITIONAL LANDSCAPING OVER THE PADS

06:26:21 FOR THE FUTURE RETAIL.
06:26:24 OUR GOAL, OBVIOUSLY, AGAIN, THOUGH, IS TO BUILD THE RETAIL
06:26:27 AND NOT EVEN DO THE LANDSCAPING.
06:26:29 >>Barry Jones: IRRIGATION FROM GROUNDWATER OR FROM POTABLE?
06:26:34 >> GROUNDWATER.

06:26:34 WE HAVE A GROUNDWATER PERMIT FOR IT.
06:26:37 >>Barry Jones: AND THE ROAD EXTENSION ACROSS THE RAILROAD,
06:26:44 WHERE YOUR ROAD GOES DOWN AND DEAD ENDS --
06:26:47 >> PAVERS CURRENTLY.
06:26:48 >>Barry Jones: CORRECT.
06:26:49 DO YOU HAVE THE EASEMENT RIGHTS ACROSS THAT RAILROAD?
06:26:51 DOES THE VILLAGE HAVE EASEMENT RIGHTS?
06:26:53 I'M JUST WONDERING HOW THAT ROAD -- WHAT IT WILL LOOK LIKE
06:27:01 WHEN IT GROWS UP.
06:27:02 >> WE DO NOT KNOW.
06:27:04 UNSURE OF THAT.
06:27:07 >>Barry Jones: NO DISCUSSIONS BETWEEN THIS DEVELOPMENT AND
06:27:09 THE RAILROAD ABOUT THE EXTENSION THERE.
06:27:11 >> NO.
06:27:14 >>Barry Jones: THANK YOU.
06:27:14 >>Jim Wallace: THAT'S WHOEVER DOES NORTH POINT WRITES THAT
06:27:17 $3 MILLION CHECK.
06:27:18 >>Barry Jones: NO, THEY LOOK AT EACH OTHER AND IT'S LIKE OUR
06:27:21 FRONTAGE ROAD THAT NEVER GETS BUILT.
06:27:23 THEY CAN'T MEET IN THE MIDDLE.
06:27:26 >>Jim Wallace: MARY SAYS YOU HAVE TO BUILD THAT CONNECTION
06:27:27 WHEN YOU --
06:27:29 >>Mary Gibbs: WE HAVE BEEN TALKING TO NORTH POINT ABOUT
06:27:31 HAVING TO SHOW THE ROAD BECAUSE THEY INITIALLY DIDN'T WANT
06:27:33 TO SHOW IT.

06:27:34 NO, YOU HAVE TO SHOW THE CONNECTION.
06:27:36 WE WANT TO SEE THE CONNECTION.
06:27:36 THE VILLAGE REALLY WANTS TO GET SOMETHING GOING WITH THE
06:27:39 RAILROAD.
06:27:40 EVEN THE VILLAGE MAY END UP HAVING TO DEAL WITH IT AT SOME
06:27:43 POINT.
06:27:45 >>Barry Jones: THAT'S WHAT I SUSPECTED, HENCE THE GENESIS OF
06:27:47 THE QUESTION.
06:27:50 >>Jim Wallace: MY ARGUMENT AND NANCY IS BEHIND ME ON THIS IS
06:27:53 WARREN BUFFETT IS WEALTHY ENOUGH ALREADY.
06:27:56 HE DOESN'T NEED MY 3 MILLION FOR THAT EASEMENT.
06:28:01 >>Barry Jones: BUT HIS INVESTORS DESERVE IT.

06:28:03 [LAUGHTER]
06:28:07 >>Jim Wallace: I THINK YOU GUYS HAVE DONE AN INCREDIBLE JOB
06:28:10 HERE.
06:28:10 THE DETAIL, AT HUMAN SCALE, YOU REALLY CREATED SOMETHING NOT
06:28:18 ONLY BEAUTIFUL BUT ALSO AT A HUMAN SCALE, VERY PEDESTRIAN,
06:28:22 LITTLE THINGS LIKE ADDING THAT LITTLE LAKESIDE VIEWING DECK,
06:28:26 I KNOW IT'S NOT A LOT OF MONEY, BUT IT'S MONEY THAT YOU ARE
06:28:29 SPENDING THAT YOU DIDN'T HAVE TO SPEND.
06:28:31 I COMPLIMENT YOU ON THAT.
06:28:34 >>Barry Jones: MORE THAN THE BARE MINIMUM.
06:28:36 >> WE'RE ALSO ASKING FOR PROBABLY A LITTLE MORE THAN THE
06:28:38 BARE MINIMUM RENTS.
06:28:40 COMMENSURATELY BUILDING A NICE PROJECT.

06:28:43 >>Michael Sheeley: ANY OTHER QUESTIONS?
06:28:45 >>James Tatooles: I CONCUR.
06:28:47 I THINK IT IS A BEAUTIFUL PROJECT.
06:28:52 >> THANK YOU.
06:28:56 >>Michael Sheeley: THANK YOU.
06:28:57 WE WILL OPEN THE PUBLIC HEARING.
06:28:58 ARE THERE ANY CARDS?
06:29:00 >>Tammy Duran: NO, I DON'T HAVE ANYTHING.
06:29:02 >>Michael Sheeley: ANYONE HERE WISHING TO SPEAK?
06:29:04 NO.
06:29:04 THEN WE CLOSE THE PUBLIC HEARING.
06:29:06 I WILL ENTERTAIN A MOTION FOR THIS PROJECT.
06:29:10 >>Barry Jones: MAKE A MOTION BE APPROVED WITH THE
06:29:12 STIPULATIONS PROVIDED BY STAFF, TWO STIPULATIONS, AND THE
06:29:16 RECOMMENDATION FOR APPROVAL.
06:29:19 >>Dan Williams: SECOND.
06:29:20 >>Jim Wallace: SECOND.
06:29:21 >>Michael Sheeley: TAMMY, CALL THE ROLL, PLEASE.
06:29:24 >>Barry Jones: YES.
06:29:27 >>Michael Sheeley: YES.
06:29:29 >>James Tatooles: YES.
06:29:31 >>Jim Wallace: YES.
06:29:33 >>Dan Williams: YES.
06:29:35 >>Michael Sheeley: APPROVED.
06:29:36 THANK YOU VERY MUCH.

06:29:37 GOOD LUCK WITH IT.
06:29:40 APPRECIATE IT.
06:29:41 ANY OTHER BUSINESS TONIGHT?
06:29:42 MARY, ANYTHING ELSE?

06:29:45 >>Mary Gibbs: NOTHING ELSE.
06:29:46 >>Michael Sheeley: ANYTHING FOR ANY DISCUSSION AMONG THE
06:29:48 BOARD?
06:29:50 >>Barry Jones: YEAH, I HAD SOMETHING I WANTED TO DISCUSS.
06:29:52 A WHILE BACK, THE BOARD WAS PRESENTED A PRESENTATION ABOUT
06:29:58 WHETHER THE VILLAGE SHOULD HAVE, STAFF SHOULD HAVE THE RIGHT
06:30:02 TO INDEPENDENTLY REVIEW VILLAGE APPLICATIONS.
06:30:05 THE BOARD MADE A RECOMMENDATION THAT THE VILLAGE SHOULD BE
06:30:12 SUBJECT TO EVERYBODY ELSE AND I BELIEVE IT WAS UNANIMOUS,
06:30:16 AND THAT WAS PUT FORWARD.
06:30:18 THERE IS SOME DISCUSSION AS TO OUR REVIEW AND DELAY WITH
06:30:25 RESPECT TO THE VILLAGE PROPERTY AND WHETHER THEY SHOULD
06:30:30 ADVANCE THAT OPPORTUNITY TO BYPASS THE BOARD
06:30:34 RECOMMENDATIONS.
06:30:34 IN ORDER TO FAST-TRACK THAT PROJECT.
06:30:38 I'VE BEEN HERE MORE YEARS THAN I CAN REMEMBER.
06:30:44 I CAN'T EVER REMEMBER FACILITATING A PROJECT TIMELINE AS
06:30:49 BEING THE PRIMARY RESPONSIBILITY OF THE BOARD.
06:30:51 WE'VE STOOD UP AGAINST WALMART.
06:30:54 WE'VE STOOD UP AGAINST WAWA.
06:30:56 WE STOOD UP AGAINST EVERY NATIONAL CHAIN THAT CAME INTO THIS

06:31:01 VILLAGE AND ATTEMPTED TO ALTER OUR STANDARDS TO ADVANCE
06:31:04 THEIR PROJECT ON THEIR TIMELINE.
06:31:06 I DON'T THINK THAT THE VILLAGE SHOULD DECREASE THOSE
06:31:11 STANDARDS FOR ANY INDIVIDUAL, LET ALONE OUR OWN PERSONAL
06:31:16 SELF-INTEREST.
06:31:17 THAT'S ALL I HAD TO SAY.
06:31:18 THANK YOU.
06:31:18 >>Michael Sheeley: WELL SAID.
06:31:20 >>Jim Wallace: THE BOARD DID UNANIMOUSLY DENY THAT
06:31:23 APPLICATION, IF I REMEMBER.
06:31:26 >>Barry Jones: WE MADE A UNANIMOUS RECOMMENDATION THAT IT
06:31:28 NOT BE APPROVED.
06:31:30 >>Mary Gibbs: IF I CAN JUST ADD SOMETHING.
06:31:32 SO THAT ORDINANCE, YOU ALL MADE THE RECOMMENDATION NOT TO
06:31:35 APPROVE IT.
06:31:36 AND THEN IT WAS GOING TO BE SCHEDULED FOR COUNCIL, BUT I
06:31:40 BELIEVE IT'S BEEN PUT ON HOLD FOR MORE STAFF DISCUSSION.
06:31:45 SO IT'S NOT SCHEDULED TO GO TO COUNCIL, ALTHOUGH WE MAKE A
06:31:49 RECOMMENDATION AND NOT APPROVE IT, IT'S STILL UP TO COUNCIL,
06:31:51 BUT IT HAS NOT BEEN SCHEDULED.
06:31:53 BUT IF IT IS SCHEDULED, I'LL LET YOU KNOW.
06:31:59 >>Jim Wallace: WHAT I FIND FRUSTRATING, I'LL SPEAK

06:32:02 PERSONALLY, WHAT I FIND FRUSTRATING IS WHEN I SEE EXTRA
06:32:06 SPACE STORAGE COME IN TODAY AND EMBRACE THE CONCEPT OF
06:32:11 STEALTH DESIGN AND PRESENT A BOX THAT IS BROKEN DOWN INTO

06:32:17 LITTLE ITTY-BITTY SPACES AND WE KNOW IT'S JUST A BOX, BUT
06:32:22 IT'S AN ATTRACTIVE BOX AND CERTAINLY ACCEPTABLE.
06:32:26 THEY LISTEN AND THEY GO BACK AND THEY PUT ON THEIR CREATIVE
06:32:29 HATS.
06:32:32 I'VE DONE A LOT OF BUILDING IN 30 YEARS.
06:32:36 ARCHITECTURAL ACCENT AND ARTICULATION ADDS VERY LITTLE, IF
06:32:42 ANY MONEY TO CONSTRUCTION COSTS.
06:32:44 CREATIVITY IS WHAT IT'S ALL ABOUT.
06:32:47 IT'S ALL ABOUT CREATIVE.
06:32:49 IT'S NOT ABOUT WHETHER A CBS BLOCK IS TURNED THIS WAY OR
06:32:56 THIS WAY TO CREATE AN EIGHT INCH ARTICULATION.
06:32:59 I FIND THIS PROJECT COULD BE -- THE SLAB COULD BE POURED AND
06:33:06 CURB IN AND WHATEVER ELSE BY NOW IF, WHENEVER THE APPLICANT
06:33:12 EMBRACES RATHER THAN FIGHTS US.
06:33:16 IT GETS DELAYED, UNFORTUNATELY.
06:33:18 AND THEN I SEE SOMETHING, WHEN REVIEWING THIS AND REVIEWING
06:33:22 EXTRA SPACE AND I GO, THERE IS AN APPLICANT WHO LISTENED.
06:33:27 I CAN'T SAY THEY ARE GOING TO BE APPROVED, BUT THEY ARE
06:33:31 CERTAINLY -- THEY CERTAINLY GOT A POSITIVE RESPONSE.
06:33:36 IT'S SAD BECAUSE WE ALL WANT THE PROJECT TO GO FORWARD, BUT
06:33:39 WE DON'T WANT IT TO BE AN EMBARRASSMENT WHEN IT GOES
06:33:42 FORWARD, WHEN WE HOLD OTHER DEVELOPMENTS TO A HIGHER
06:33:46 STANDARD THAN WE HOLD THIS VERY IMPORTANT PROJECT.
06:33:49 IT TEARS ME APART AS A MEMBER OF THIS BOARD THAT IT COULD BE
06:33:57 GREAT AND IT DOESN'T HAVE TO COST MORE.

06:33:59 EVERYBODY HAS A BUSINESS MODEL AND YOU HAVE TO FIT INTO THAT
06:34:04 BUSINESS MODEL, BUT IF YOU TAKE A BUILDING THAT IS A CERTAIN
06:34:06 HEIGHT AND A CERTAIN SIZE AND CONFIGURATION, ADDING
06:34:10 ARTICULATION AND ARCHITECTURAL DETAIL IS NOT GOING TO PUT
06:34:14 THAT BUILDING OUTSIDE THE BUSINESS MODEL.
06:34:17 I'VE BUILT TOO MANY BUILDINGS TO BELIEVE THAT.
06:34:20 AND THAT'S THE SAD PART FOR ME.
06:34:24 >>James Tatooles: JIM, THE SAD PART ABOUT IT, SUCH A
06:34:27 GOOD-LOOKING BUILDING, TOO BAD IT IS A STORAGE FACILITY.
06:34:32 >>Barry Jones: WHEN OUR STORAGE FACILITIES LOOK BETTER THAN
06:34:34 OUR VILLAGE'S KEYNOTE ENTERTAINMENT DISTRICT BUILDING DOES,
06:34:39 SOMETHING IS AMISS.
06:34:40 AND THAT'S SOMETHING THAT I CALL WANT TO.
06:34:44 YOU CAN'T TEACH WANT TO AND YOU CAN'T TEACH ANYTHING ELSE.

06:34:48 IF THEY WANT TO DO IT RIGHT, THEY CAN.
06:34:50 SOMETHING LIKE THE PEOPLE THAT SHOWED UP TODAY PROVED THAT
06:34:53 IT CAN BE DONE.
06:34:54 WE HAVE TOLD APPLICANT AFTER APPLICANT THAT A RISING TIDE
06:35:00 LIFTS ALL SHIPS.
06:35:02 SPEND ANOTHER 5 TO 10 PERCENT TO BRING THE VILLAGE IN AND
06:35:05 THEN WE GO BUILD THE THING AT THE MAIN INTERSECTION IN THE
06:35:08 CENTER OF OUR DOWNTOWN CORE AND WE WANT TO BYPASS EVERY
06:35:13 RECOMMENDATION WE HAVE EVER DONE AND MAKE US SIT UP HERE AND
06:35:16 HAVE TO DEFEND THAT BUILDING TO EVERYBODY THAT COMES IN
06:35:18 AFTER THEM AND SAYS, WELL, LOOK AT THIS BUILDING THAT GOT

06:35:22 APPROVED, WHY CAN'T WE DO THIS.
06:35:25 I DON'T WANT TO HAVE TO DEFEND THAT.
06:35:29 >>Mary Gibbs: I WILL PASS ALONG THE COMMENTS.
06:35:31 ALL I CAN SAY IS WE'RE HAVING INTERNAL DISCUSSIONS.
06:35:36 >>Jim Wallace: I LOOK AT THE COLLABORATION THAT HAS
06:35:39 HAPPENED, GOOD PROJECTS, OTHER THAN MINE WHICH WERE
06:35:42 BRILLIANT FROM DAY ONE, BUT STILL GOT FIVE HOURS TO APPROVE
06:35:48 IT WITH MY FRIEND HOWARD.
06:35:51 BUT I LOOK AT WHAT STOCK DID, I JUST HAD SOMEBODY THE OTHER
06:35:55 DAY SAID, OH, WHAT A WONDERFUL DEVELOPMENT THAT IS.
06:35:58 THEY CAME IN, WE MADE A COUPLE OF COMMENTS.
06:36:00 THEY LISTENED, CAME BACK THE SECOND TIME AND IT WAS
06:36:04 WONDERFUL.
06:36:05 YOU LOOK AT WOODFIELD, SOME OF THE THINGS THEY WERE DOING ON
06:36:08 THE STREET, HEY, WE HAD SOME COLLABORATIVE MEETINGS, YOU
06:36:12 ATTENDED.
06:36:13 WITH ROSS AND HIS PEOPLE.
06:36:17 HEY, LET'S TAKE THAT LAWN AND LET'S TURN IT INTO AN
06:36:21 INTERACTIVE PARK.
06:36:22 TAKE THE STREET AND DO IT PEDESTRIAN ONLY FOR THE RESTAURANT
06:36:24 ROW AND LET'S MOVE THIS BUILDING BACK ANOTHER 30, 40 FEET TO
06:36:27 MAKE A BIGGER PARK ON U.S. 41.
06:36:30 THE LITTLE THINGS LIKE THAT WITHOUT ADDRESSING THE BUILDING.
06:36:33 YOU KNOW, THEY LISTENED.
06:36:35 HUMPHREY WORKED ON IT.

06:36:36 THEY CAME BACK AND IT'S TERRIFIC.
06:36:38 IT'S JUST WHEN IT'S SO EASY TO WORK TOGETHER AND COME UP
06:36:44 WITH A BETTER PRODUCT, IT'S SAD THAT WE'VE WASTED SO MUCH
06:36:48 TIME AND WE DON'T HAVE SOMETHING WOW.
06:36:55 BECAUSE WE'VE DONE IT.
06:36:57 WE'VE JUST DONE IT SO MANY TIMES.

06:36:59 EVEN THOUGH I WASN'T 100% HAPPY WITH WHAT WE ENDED UP WITH
06:37:04 TOLL BROTHERS, I THINK WE COULD HAVE DONE BETTER.
06:37:06 I HONESTLY BELIEVE THAT.
06:37:07 IT'S DRAMATICALLY BETTER THAN WHAT THEY ORIGINALLY
06:37:10 PRESENTED.
06:37:11 WE'VE DONE IT SO MANY TIMES, IT'S FRUSTRATING WE CAN'T DO
06:37:15 THIS.
06:37:16 THE SOLUTION IS NOT TO TAKE US OUT OF THE COLLABORATIVE
06:37:20 PROCESS.
06:37:20 IT'S TO PUT US IN THE COLLABORATIVE PROCESS.
06:37:28 >>Barry Jones: THANK YOU FOR ENTERTAINING THAT.
06:37:29 I FELT IT NEEDED TO BE BROUGHT UP.
06:37:31 >>Michael Sheeley: MOTION TO ADJOURN, ANYBODY?
06:37:33 >> MOTION.
06:37:34 >> SECOND.
06:37:34 >>Michael Sheeley: WE'RE DONE.
06:37:35 [SOUNDING GAVEL]

DISCLAIMER:

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

Final Action Agenda/Minutes are supplemented by audio and video recordings of the meetings, as well as transcripts. Video recordings of 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
March 11, 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, Barry Jones (arrived 4:35 pm), Kristen Jeannin (arrived 4:49 pm), Dan Williams, Vice Chairman Michael Sheeley, and Chairman Anthony Gargano. Absent Al Paivandy.

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

4. APPROVAL OF AGENDA:

Motion: Motion to approve the agenda with 6 (b) removed and will be rescheduled for the April 8th meeting.

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

Action: Approved the agenda with 6 (b) removed and will be rescheduled for the April 8th meeting.

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

5. BUSINESS:

(a) Consent Agenda

(1) Approval of February 11, 2025 meeting minutes

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

6. PUBLIC HEARING (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) South Regional Library – Redesign of exterior entry and interior remodel (District 4) 18251 Three Oaks Parkway, located on the west side of Three Oaks Parkway and north of Corkscrew Road.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
Miguel Goizuetta, Grace Hebert Curtis Architects
Greg Diserio, DMJA

Public Comment
None.

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

Motion: Motion to approve exterior renovation at the entrance.

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

Action: Approved exterior renovation at the entrance.

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

(b) Piccolo Buco – DOS2022-E001 Minor Change – Marketplace at Coconut Point Exterior Building Color Change (District 6) located at the southern portion of Marketplace at Coconut Point between US 41 and Via Villagio and identified as Building III on the Development Order plans.

Rescheduled for the April 8, 2025 Meeting.

7. PUBLIC INFORMATION MEETINGS

(a) Estero Community Park Maintenance Building Relocation – Limited Development Order (District 4)
Located in the Estero Community Park, east of Via Coconut Point and north of Williams Road.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
John Wojdak, PE, RESPEC

Public Comment
None.

Board Questions or Comments
Board Members Wallace, Jeannin, and Jones

(b) Discount Tire - Development Order (DOS2025-E002) (District 4)
10411 Corkscrew Commons Drive, a vacant 1-acre site located in Estero Interstate Commerce Park, fronting Corkscrew Road and situated between Rib City and Mr. Tequila.

Staff Presentation/Comments
Mary Gibbs, Community Development Director
Christopher Baker, Assistant Community Development Director

Presentation/Information by
Erick Castillo, BL Companies – Civil Engineer Design Firm

Board Questions or Comments
Wallace, Jones, Tatooles, Vice Chairman Sheeley, and Chairman Gargano.

Public Comment
None

8. **ANNUAL PROJECT REVIEW – Staff Presentation**

Staff Presentation/Comments
Mary Gibbs, Community Development Director

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

Public Comment
None

9. **PUBLIC INPUT**
None

10. **BOARD COMMUNICATIONS**

(a) Next meeting – April 8, 2025

8. ADJOURNMENT: 6:11 pm.

_____
Tammy Duran
Deputy Village Clerk

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

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

1. Applicant/Project Name: Sean Rasmus / Estero Storage
2. Address: 10251 Arcos Ave., Estero, FL 33928
3. Strap Number: 35-46-25-E1-3100G.0010
4. Application Number:

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

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

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

This project includes the initial vertical development of a +/- 107,000 SF self-storage building, along with the accessways, buffers, surface water management system, and urban green space to serve the entire parcel. Additional supporting sitework includes the parking, sidewalks, and utilities to serve the self-storage building.

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

3/11/25
Date

Sean Rasmus
Printed Name

sean@lmurphyllc.com (770) 365-2609
Email/Phone

THE VILLAGE OF ESTERO
DEPARTMENT OF COMMUNITY DEVELOPMENT
9401 CORKSCREW PALMS CIRCLE
ESTERO, FLORIDA 33928
PHONE (239) 221-5036

Page 1



ESTERO STORAGE (PLAZA DEL SOL PARCEL G EAST)
PUBLIC INFORMATION MEETING

ESTERO, FL

April 8, 2025

CONSULTANT TEAM

ESTERO STORAGE, LLC, *Developer*

DAVID M. JONES & ASSOCIATES, *Landscape Architecture*

PATRICK HIGGINS ARCHITECT, *Architect*

RESPEC, *Civil Engineering*

VICINITY MAP



PROJECT INFORMATION & HISTORY

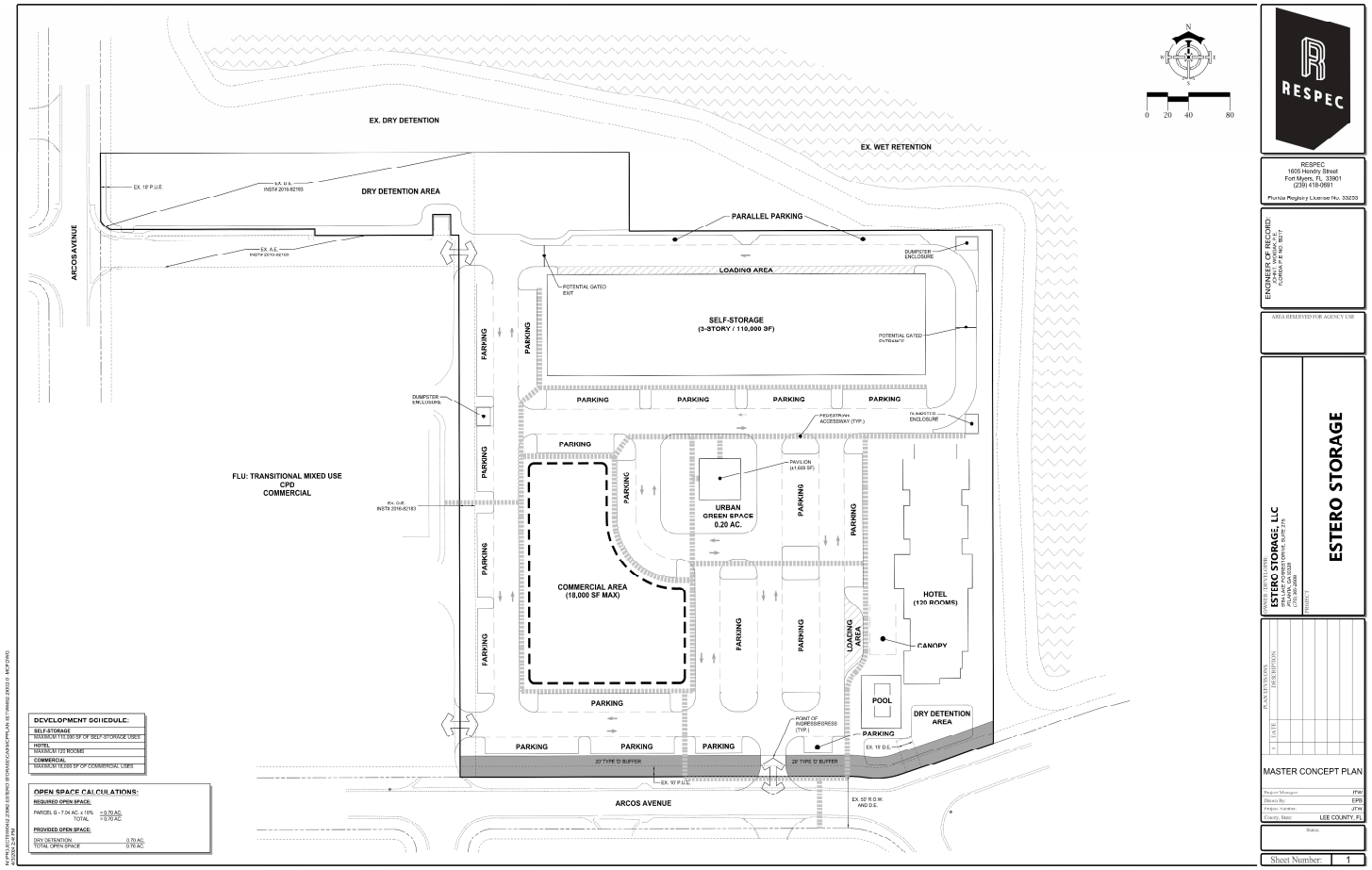
PROJECT INFORMATION

- AREA: 7.04 ACRES
- ZONING: COMMERCIAL PLANNED DEVELOPMENT (CPD)
- RESOLUTIONS: Z-09-037, ORD2024-08
- ROADWAY FRONTAGE: ARCOS AVENUE (REVERSE FRONTAGE ROAD FOR CORKSCREW RD, THREE OAKS PKWY)
- ENTITLEMENTS: 18,000 SF COMMERCIAL, 110,000 SF SELF-STORAGE, 120 HOTEL ROOMS

PERMITTING SUMMARY

- ORIGINALLY REZONED IN 1994 TO COMMERCIAL PLANNED DEVELOPMENT (Z-94-050), OVERALL MCP MOST RECENTLY UPDATED IN 2009 (Z-09-037)
- ZONING MODIFIED BY ADMINISTRATIVE AMENDMENT IN 2024 FOR CURRENT ENTITLEMENTS (ORDINANCE 2024-08)
- SFWMD ERP 36-04135-P-05 ISSUED IN 2024

MASTER CONCEPT PLAN



RESPEC
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
Florida Registry License No. 33220

ENGINEER OF RECORD:
JOSEPH M. TAMPONE, P.E.
FLORIDA P.E NO. 56717

AREA RESERVED FOR AGENCY USE

OWNER/DEVELOPER:
ESTERO STORAGE, LLC
7751 LEE FOREST DRIVE, SUITE 275
FORT MYERS, FL 33908
(727) 851-3000

PROJECT
ESTERO STORAGE

PLAN REVISIONS
| # | DATE | DESCRIPTION |

MASTER CONCEPT PLAN

Project Manager	JTW
Drawn By	EPD
Project Number	JTW
County, State	LEE COUNTY, FL
Status	

Sheet Number: 1

PATTERN BOOK - MATERIAL SELECTIONS & ELEVATION DETAILS



SHERWIN WILLIAMS
NATURAL WHITE 9542

SHERWIN WILLIAMS
OAT MILK 9501

SHERWIN WILLIAMS
ENDURING BRONZE 7055

STUCCO / TRIM / PAINT
LIGHT SAND FINISH



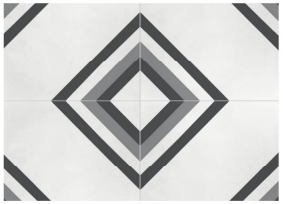
CAST STONE
CORONADO STONE OR SIMILAR
FRENCH LIMESTONE—FRENCH WHITE



TILE ROOF
MISSION S SHAPE
HOUSTONIAN BLEND



CAST STONE
CORONADO STONE OR SIMILAR
FRENCH LIMESTONE—COUNTRY BEIGE



DECORATIVE TILE
ENCAUSTIC TILE
PATTERN T.B.D.

PATTERN BOOK – SITE RENDERING

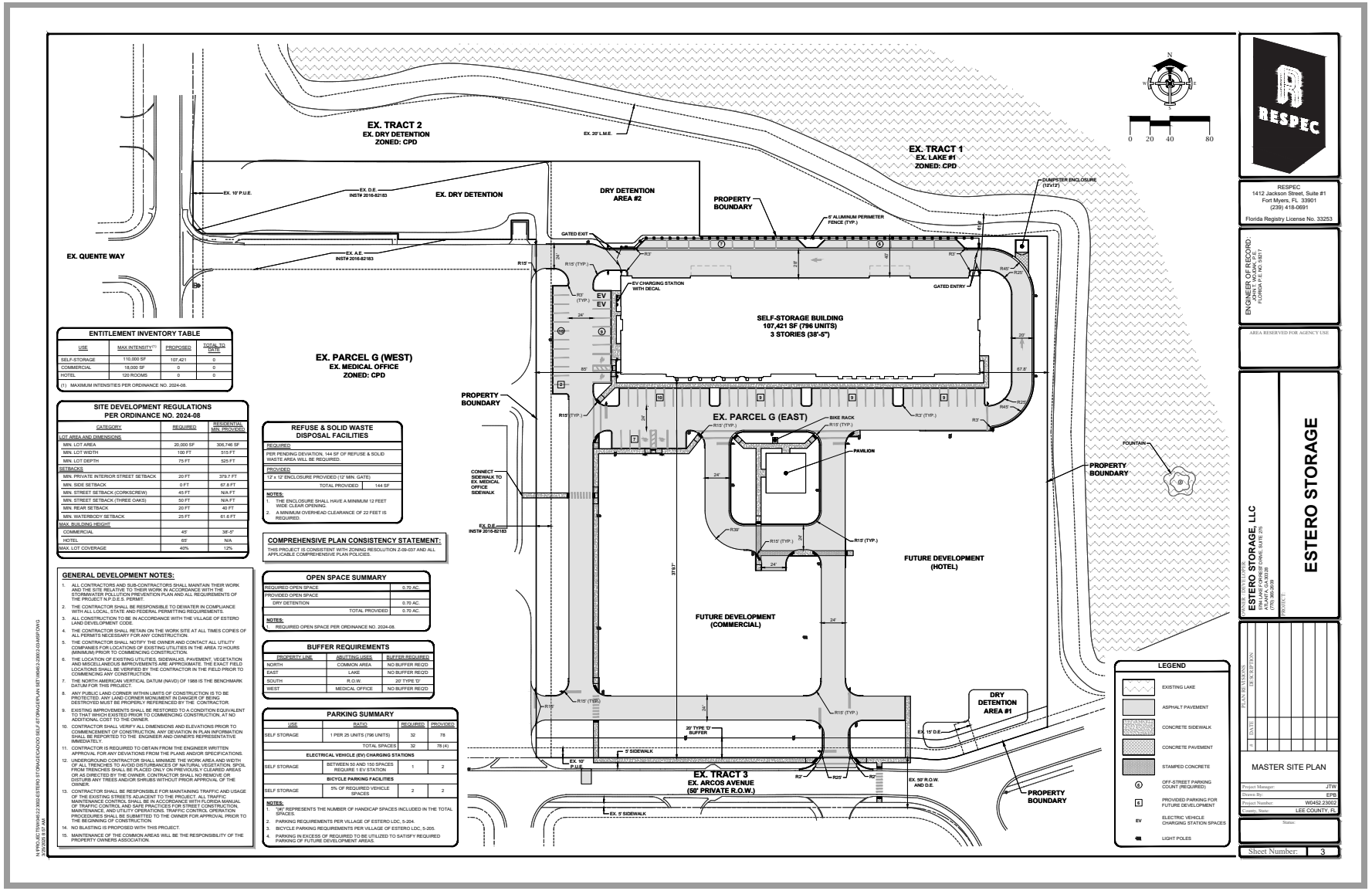


STORAGE BUILDING SOUTHWEST CORNER

DEVELOPMENT ORDER APPLICATION

INITIAL DO APPLICATION FOR SELF STORAGE

- DEVELOPMENT ORDER FILED FOR THE DEVELOPMENT OF ±107,000 SF SELF-STORAGE BUILDING, ALONG WITH THE ACCESSWAYS, BUFFERS, SURFACE WATER MANAGEMENT SYSTEM, AND URBAN GREEN SPACE TO SERVE THE ENTIRE PARCEL.
- SITE PLAN COSISTENT WITH APPROVED MCP
- ARCHITECTURE CONSISTENT WITH PATTERN BOOK
- LANDSCAPING CONSISTENT WITH PATTERN BOOK
- PHASING CONSISTENT WITH ZONING CONDITIONS



ENTITLEMENT INVENTORY TABLE

USE	MAX INTENSITY(1)	PROPOSED	TOTAL TO DATE
SELF-STORAGE	110,000 SF	107,421	0
COMMERCIAL	18,000 SF	0	0
HOTEL	120 ROOMS	0	0

(1) MAXIMUM INTENSITIES PER ORDINANCE NO. 2024-08.

SITE DEVELOPMENT REGULATIONS PER ORDINANCE NO. 2024-08

CATEGORY	REQUIRED	RESIDENTIAL MIN. PROVIDED
LOT AREA AND DIMENSIONS		
MIN. LOT AREA	20,000 SF	306,746 SF
MIN. LOT WIDTH	100 FT	515 FT
MIN. LOT DEPTH	75 FT	525 FT
SETBACKS		
MIN. PRIVATE INTERIOR STREET SETBACK	20 FT	379.7 FT
MIN. SIDE SETBACK	0 FT	67.8 FT
MIN. STREET SETBACK (CORKSCREW)	45 FT	N/A FT
MIN. STREET SETBACK (THREE OAKS)	50 FT	N/A FT
MIN. REAR SETBACK	20 FT	40 FT
MIN. WATERBODY SETBACK	25 FT	61.6 FT
MAX. BUILDING HEIGHT		
COMMERCIAL	45'	38'-5"
HOTEL	65'	N/A
MAX. LOT COVERAGE	40%	12%

REFUSE & SOLID WASTE DISPOSAL FACILITIES

REQUIRED

PER PENDING DEVIATION, 144 SF OF REFUSE & SOLID WASTE AREA WILL BE REQUIRED.

PROVIDED

12' x 12' ENCLOSURE PROVIDED (12' MIN. GATE)

TOTAL PROVIDED	144 SF

NOTES:
1. THE ENCLOSURE SHALL HAVE A MINIMUM 12 FEET WIDE CLEAR OPENING.
2. A MINIMUM OVERHEAD CLEARANCE OF 22 FEET IS REQUIRED.

COMPREHENSIVE PLAN CONSISTENCY STATEMENT:

THIS PROJECT IS CONSISTENT WITH ZONING RESOLUTION Z-09-037 AND ALL APPLICABLE COMPREHENSIVE PLAN POLICIES.

OPEN SPACE SUMMARY

REQUIRED OPEN SPACE	0.70 AC.
PROVIDED OPEN SPACE	
DRY DETENTION	0.70 AC.
TOTAL PROVIDED	0.70 AC.

NOTES:
1. REQUIRED OPEN SPACE PER ORDINANCE NO. 2024-08.

BUFFER REQUIREMENTS

PROPERTY LINE	ABUTTING USES	BUFFER REQUIRED
NORTH	COMMON AREA	NO BUFFER REQ'D
EAST	LAKE	NO BUFFER REQ'D
SOUTH	R.O.W.	20' TYPE 'D'
WEST	MEDICAL OFFICE	NO BUFFER REQ'D

PARKING SUMMARY

USE	RATIO	REQUIRED	PROVIDED
SELF STORAGE	1 PER 25 UNITS (796 UNITS)	32	78
	TOTAL SPACES	32	78 (4)
ELECTRICAL VEHICLE (EV) CHARGING STATIONS			
SELF STORAGE	BETWEEN 50 AND 150 SPACES REQUIRE 1 EV STATION	1	2
SELF STORAGE	5% OF REQUIRED VEHICLE SPACES	2	2
BICYCLE PARKING FACILITIES			

NOTES:
1. "(#)" REPRESENTS THE NUMBER OF HANDICAP SPACES INCLUDED IN THE TOTAL SPACES.
2. PARKING REQUIREMENTS PER VILLAGE OF ESTERO LDC, 5-204.
3. BICYCLE PARKING REQUIREMENTS PER VILLAGE OF ESTERO LDC, 5-205.
4. PARKING IN EXCESS OF REQUIRED TO BE UTILIZED TO SATISFY REQUIRED PARKING OF FUTURE DEVELOPMENT AREAS.

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 ALL EXISTING FACILITIES. ALL WORK ON THE PROJECT, ALL TRAFFIC MAINTENANCE AND CONTROL SHALL BE IN ACCORDANCE WITH FDOT 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 BLASTING IS PROPOSED WITH THIS PROJECT.
15. MAINTENANCE OF THE COMMON AREAS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.

LEGEND

- EXISTING LAKE
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- STAMPED CONCRETE
- OFF-STREET PARKING COUNT (REQUIRED)
- PROVIDED PARKING FOR FUTURE DEVELOPMENT
- EV ELECTRIC VEHICLE CHARGING STATION SPACES
- LIGHT POLES

RESPEC
1412 Jackson Street, Suite #1
Fort Myers, FL 33901
(239) 418-0691
Florida Registry License No. 33253

ENGINEER OF RECORD:
JOSEPH T. WEIKEL, P.E.
FLORIDA P.E NO. 93617

AREA RESERVED FOR AGENCY USE

PREPARED FOR:
ESTERO STORAGE, LLC
ATTN: JACK SIEGEL
3784 LAKE EXPRESS DRIVE, SUITE 275
COLLEGE STATION, TX 77845
(713) 824-7436

PROJECT:
ESTERO STORAGE

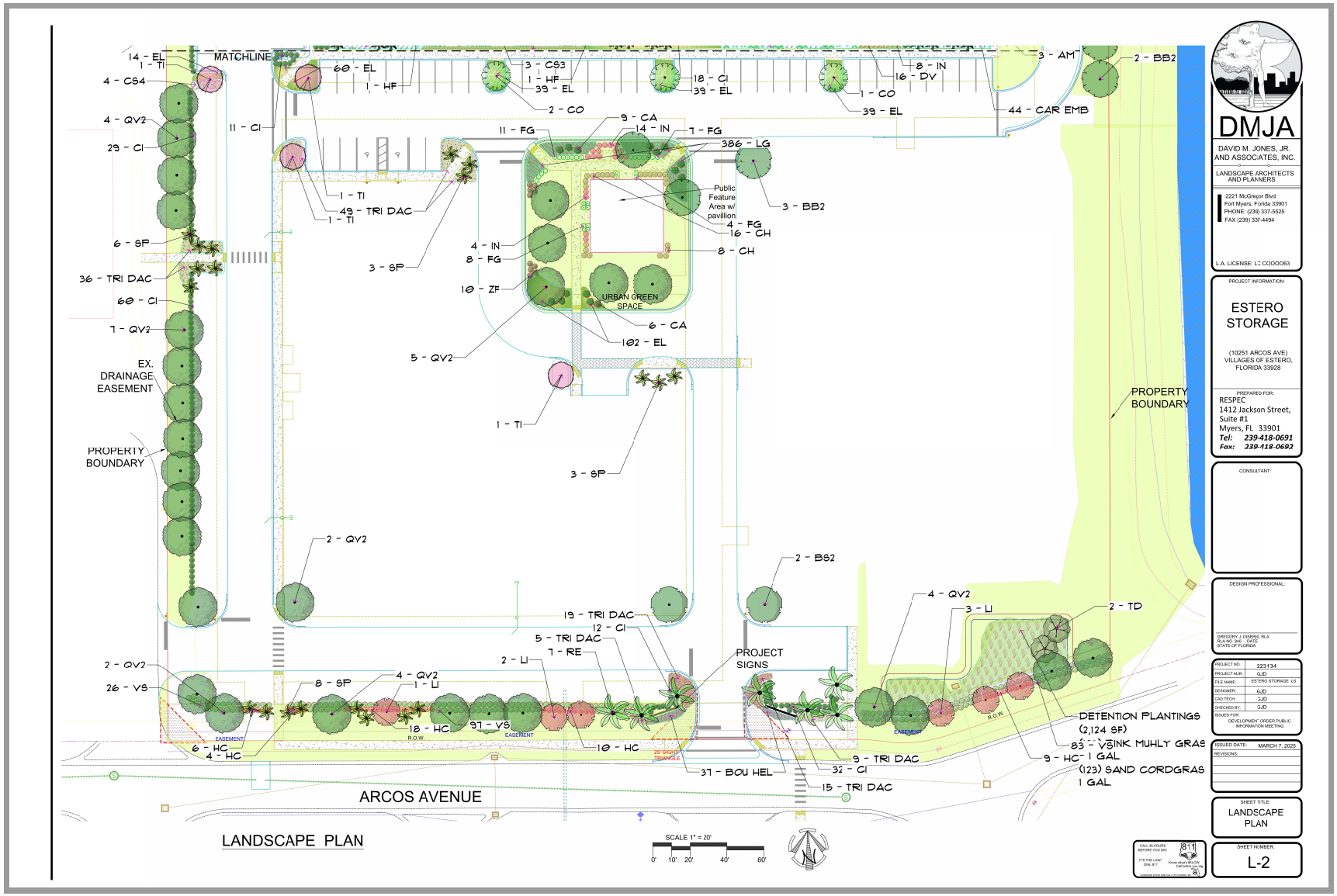
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		RE SUBMITTAL

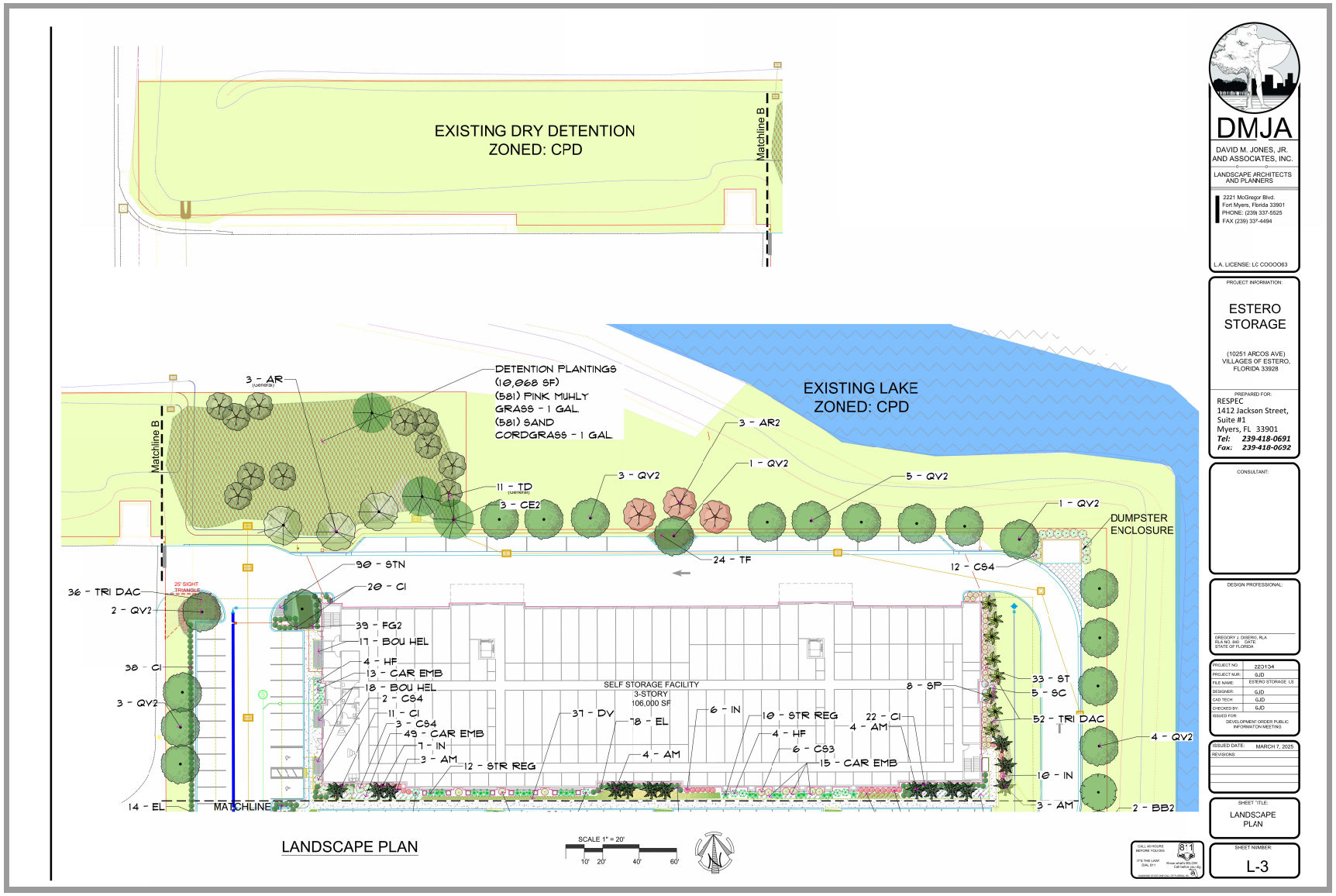
MASTER SITE PLAN

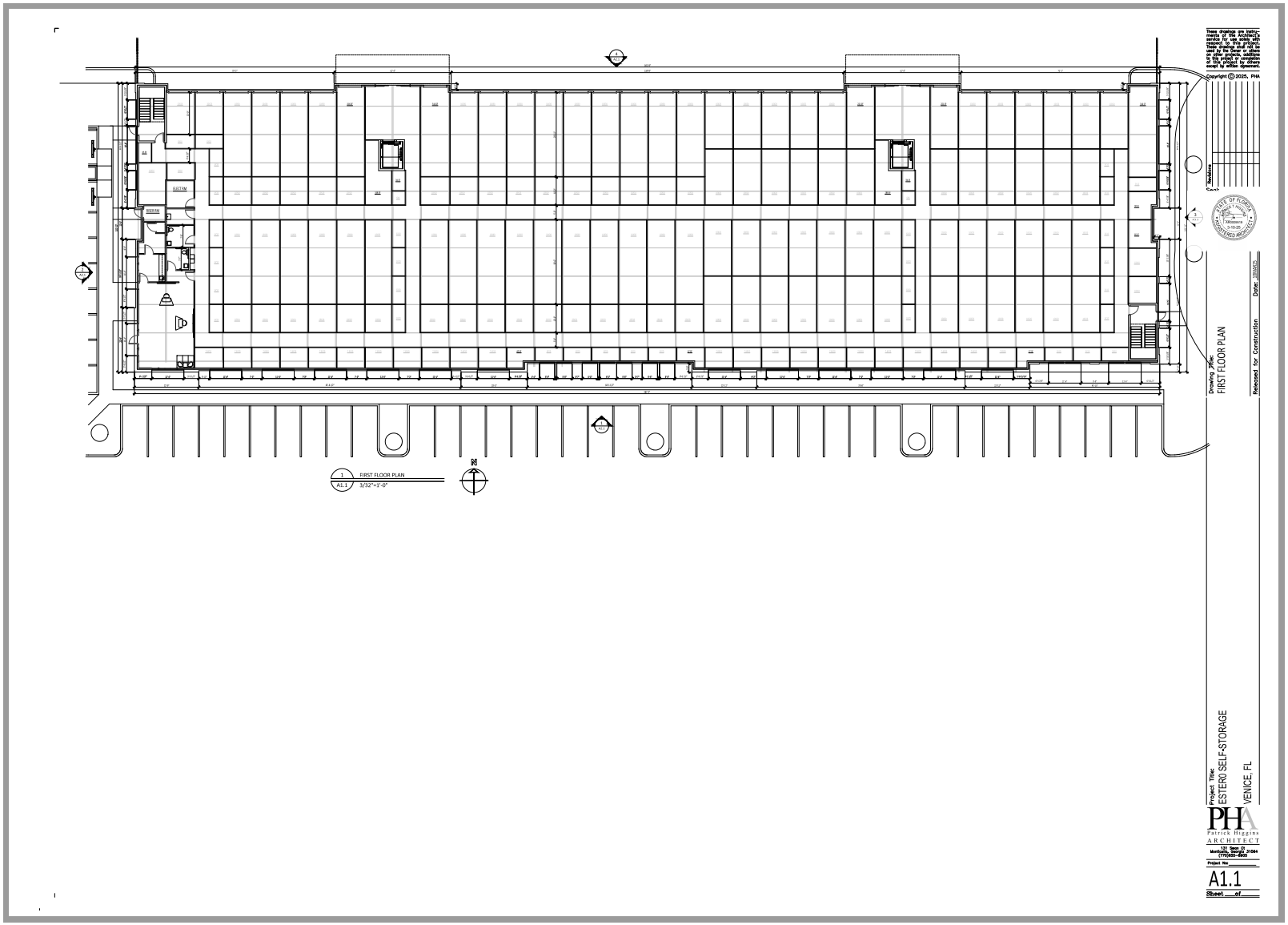
Project Manager:	JTW
Drawn By:	EPB
Project Number:	W0452.23002
County, State:	LEE COUNTY, FL
Status:	

Sheet Number: 3

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2/3/2025 8:57:19 AM


MATCHLINE
14 - EL
1 - TI
4 - CS4
4 - QV2
29 - CI
6 - SP
36 - TRI DAC
60 - CI
7 - QV2
EX. DRAINAGE EASEMENT
PROPERTY BOUNDARY
2 - QV2
26 - VS
60 - EL
1 - HF
3 - CS3
1 - HF
39 - EL
2 - CO
11 - CI
9 - CA
14 - IN
11 - FG
7 - FG
386 - LG
3 - BB2
Public Feature Area w/ pavillion
4 - FG
16 - CH
8 - CH
1 - TI
49 - TRI DAC
1 - TI
3 - SP
4 - IN
8 - FG
10 - ZF
URBAN GREEN SPACE
6 - CA
102 - EL
5 - QV2
1 - TI
3 - SP
2 - QV2
19 - TRI DAC
12 - CI
5 - TRI DAC
7 - RE
2 - LI
8 - SP
4 - QV2
1 - LI
18 - HC
97 - VS
6 - HC
4 - HC
10 - HC
37 - BOU HEL
9 - TRI DAC
32 - CI
15 - TRI DAC
PROJECT SIGNS
2 - BS2
4 - QV2
3 - LI
2 - TD
DETENTION PLANTINGS (2,124 SF)
83 - MUHLY GRASS 1 GAL
9 - HC 1 GAL
(123) SAND CORDGRASS 1 GAL
3 - AM
2 - BB2
8 - IN
16 - DY
1 - CO
39 - EL
44 - CAR EMB
PROPERTY BOUNDARY
ARCOS AVENUE
LANDSCAPE 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
FAX (239) 337-4494
L.A. LICENSE: LC COOOO63
PROJECT INFORMATION:
ESTERO STORAGE
(10251 ARCOS AVE)
VILLAGES OF ESTERO,
FLORIDA 33928
PREPARED FOR:
RESPEC
1412 Jackson Street,
Suite #1
Myers, FL 33901
Tel: 239-418-0691
Fax: 239-418-0692
CONSULTANT:
DESIGN PROFESSIONAL:
GREGORY J. DISERIS, RLA
PROJECT NO: 223134
PROJECT MGR: GJD
FILE NAME: ESTERO STORAGE LS
DESIGNER: GJD
CAD TECH: JJD
CHECKED BY: GJD
ISSUED FOR: DEVELOPMENT ORDER PUBLIC INFORMATION MEETING
ISSUED DATE: MARCH 7, 2025
REVISIONS:
SHEET TITLE: LANDSCAPE PLAN
SHEET NUMBER: L-2


EXISTING DRY DETENTION
ZONED: CPD
Matchline B
EXISTING LAKE
ZONED: CPD
DETENTION PLANTINGS
(10,068 SF)
(581) PINK MUHLY
GRASS - 1 GAL.
(581) SAND
CORDGRASS - 1 GAL.
3 - AR
11 - TD
3 - CE2
3 - QV2
1 - QV2
3 - AR2
5 - QV2
1 - QV2
DUMPSTER
ENCLOSURE
24 - TF
12 - CS4
90 - STN
20 - CI
36 - TRI DAC
2 - QV2
39 - FG2
17 - BOU HEL
4 - HF
13 - CAR EMB
18 - BOU HEL
2 - CS4
11 - CI
3 - CS4
49 - CAR EMB
7 - IN
3 - AM
12 - STR REG
38 - CI
3 - QV2
14 - EL
MATCHLINE
SELF STORAGE FACILITY
3-STORY
106,000 SF
37 - DV
78 - EL
4 - AM
6 - IN
10 - STR REG
4 - HF
6 - CS3
15 - CAR EMB
22 - CI
4 - AM
8 - SP
33 - ST
5 - SC
52 - TRI DAC
4 - QV2
16 - IN
3 - AM
2 - BB2
LANDSCAPE PLAN
SCALE 1" = 20'
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 COOOO63
PROJECT INFORMATION:
ESTERO STORAGE
(10251 ARCOS AVE)
VILLAGES OF ESTERO, FLORIDA 33928
PREPARED FOR:
RESPEC
1412 Jackson Street, Suite #1
Myers, FL 33901
Tel: 239-418-0691
Fax: 239-418-0692
CONSULTANT:
DESIGN PROFESSIONAL:
GREGORY J. DIBERG, RLA
RLA NO. 340 DATE:
STATE OF FLORIDA
PROJECT NO: 223134
PROJECT MGR: GJD
FILE NAME: ESTERO STORAGE LS
DESIGNER: GJD
CAD TECH: GJD
CHECKED BY: GJD
ISSUED FOR: DEVELOPMENT ORDER PUBLIC INFORMATION MEETING
ISSUED DATE: MARCH 7, 2025
REVISIONS:
SHEET TITLE:
LANDSCAPE PLAN
SHEET NUMBER:
L-3


1
A1.1
FIRST FLOOR PLAN
3/32"=1'-0"
N
Drawing Title:
FIRST FLOOR PLAN
Released for Construction
Date:
Project Title:
ESTERO SELF-STORAGE
VENICE, FL
PHA
Patrick Higgins
ARCHITECT
A1.1
Sheet ___of

ELEVATION KEY NOTES

1. MISSION S" SHAPE CONCRETE ROOF TILES, INCLUDING COORDINATING RIDGE CAPS.
2. LIGHT SAND FINISH CEMENT PLASTER STUCCO; SEE RENDERINGS FOR COLOR SELECTIONS
3. SIMULATED CAST STONE CLADDING; SEE RENDERINGS FOR COLOR SELECTIONS
4. LIGHT SAND FINISH TERA OR CORNICE PROFILE; CEMENT STUCCO OR POLYSTYRENE WITH URETHANE COATING
5. SIMULATED WOOD RAFTER TAIL
6. POWDER COATED DECORATIVE ALUMINUM GUARD
7. DECORATIVE TILE CLADDING; TILE T.B.D.
8. MEDIUM BRONZE FINISH STOREFRONT, DOOR, OR WINDOW FRAME
9. MEDIUM BRONZE FINISH SEGMENTED OVERHEAD DOOR
10. INTERNALLY ILLUMINATED EXTERIOR WALL SIGN; CONTENT T.B.D.
11. DECORATIVE MEDALLION; POLYSTYRENE WITH URETHANE COATING
12. PRECAST CONCRETE WALL CAP AND FINIAL
13. POWDER COATED ALUMINUM LEADER HEAD OR RAIN GUTTER, DOWNSPOUT, STRAPS, AND BOOT; MATCH MEDIUM BRONZE OF STOREFRONT SYSTEM



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



STORAGE BUILDING - SOUTH ELEVATION 1
1/8" = 1'-0"

These drawings are instruments of the Architect's service for use solely with respect to this project. These drawings shall not be used by the Owner or others on other projects, additions to this project or extensions to this project or others except by written agreement.

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Revisions 3/10/25 DEVELOPMENT ORDER

Seal:

STATE OF FLORIDA PATRICK T. HIGGINS 28500699 3-10-25 REGISTERED ARCHITECT

Drawing Title: EXTERIOR ELEVATIONS

Released for Construction Date: 10/14/25

Project Title: ESTERO SELF-STORAGE VENICE, FL

PHA Patrick Higgins ARCHITECT
131 Town Pl
Monticello, Georgia 31064
(770)400-8606

Project No:

A2

Sheet ___of___

ELEVATION KEY NOTES

1. MISSION S" SHAPE CONCRETE ROOF TILES, INCLUDING COORDINATING RIDGE CAPS
2. LIGHT SAND FINISH CEMENT PLASTER STUCCO; SEE RENDERINGS FOR COLOR SELECTIONS
3. SIMULATED CAST STONE CLADDING; SEE RENDERINGS FOR COLOR SELECTIONS
4. LIGHT SAND FINISH TRIM OR CORNICE PROFILE; CEMENT STUCCO OR POLYSTYRENE WITH URETHANE COATING
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STORAGE BUILDING - NORTH ELEVATION 3
1/8" = 1'-0"



STORAGE BUILDING - NORTH ELEVATION 1
1/8" = 1'-0"

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Revisions
3/14/25 DEVELOPMENT ORDER

Seal:

STATE OF FLORIDA
PATRICK T. HIGGINS
AR0009819
5-10-25
REGISTERED ARCHITECT

Drawing Title:
EXTERIOR ELEVATIONS

Released for Construction Date: 10/24/25

Project Title:
ESTERO SELF-STORAGE
VENICE, FL

PHA
Patrick Higgins
ARCHITECT
131 Town Pl
Montgomery, AL 31064
(770)400-8605

Project No:

A3

Sheet ___of___


ELEVATION KEY NOTES
1 MISSION S" SHAPE CONCRETE ROOF TILES, INCLUDING COORDINATING RIDGE CAPS
2 LIGHT SAND FINISH CEMENT PLASTER STUCCO; SEE RENDERINGS FOR COLOR SELECTIONS
3 SIMULATED CAST STONE CLADDING; SEE RENDERINGS FOR COLOR SELECTIONS
4 LIGHT SAND FINISH TRIM OR CORNICE PROFILE; CEMENT STUCCO OR POLYSTYRENE WITH URETHANE COATING
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These drawings are instruments of the Architect's service for use solely with respect to this project. These drawings shall not be used by the Owner or others on other projects, additions to this project or completion of this project by others except by written agreement.
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Revisions
3/17/25 DEVELOPMENT ORDER
Seal:
STATE OF FLORIDA PATRICK T. HIGGINS PH0006619 3-10-25 REGISTERED ARCHITECT
Drawing Title: EXTERIOR ELEVATIONS
Released for Construction
Date: 10/08/25
Project Title: ESTERO SELF-STORAGE VENICE, FL
PHA Patrick Higgins ARCHITECT
131 Town Ct Venice, FL 34285 (770)400-8605
Project No:
A4
Sheet ___of___
STORAGE BUILDING - WEST ELEVATION 3 1/8" = 1'-0"
STORAGE BUILDING - EAST ELEVATION 1 1/8" = 1'-0"
MONUMENT SIGN - REAR ELEVATION 18 1/8" = 1'-0"
DUMPSTER ENCLOSURE - ELEVATIONS 18 1/8" = 1'-0"
MONUMENT SIGN - ELEVATION 17 1/8" = 1'-0"
PAVILION BLDG. - ELEVATION 13 1/8" = 1'-0"

QUESTIONS

THANK YOU!

QUESTIONS?

Village of ESTERO

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

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

1. Applicant/Project Name: HOA Grandezza The Club at Grandezza - Pickelball Courts
2. Address: 11481 Grande Oak Blvd. Estero, FL 33928
3. Strap Number: 25-46-25-E1-16CH1.0000
4. Application Number: TBD

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

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

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

4- Pickelball Courts - Install new

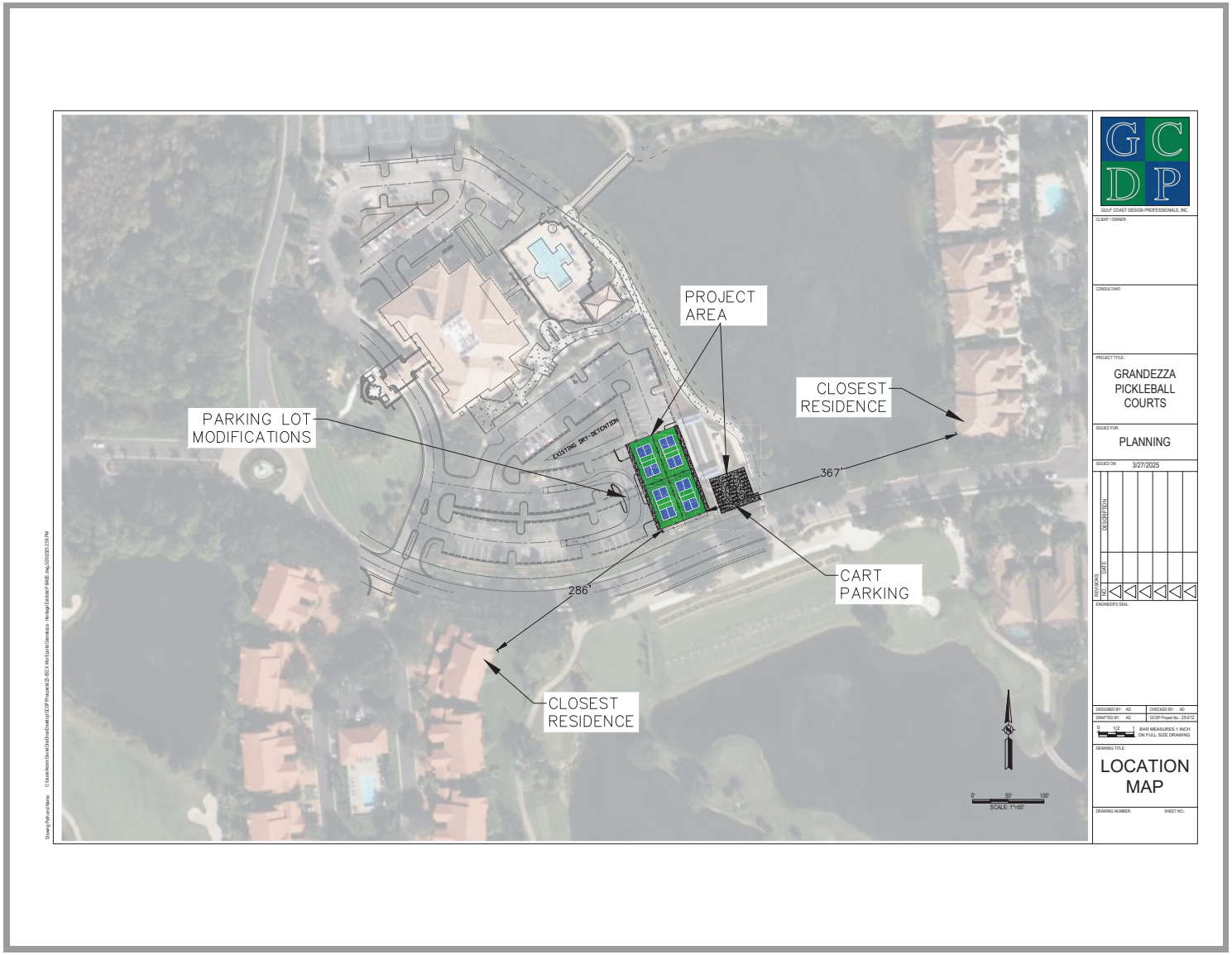
7. Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. The plans shall define what is being requested and the deviation or change from the permitted ~~and/or~~ existing conditions.

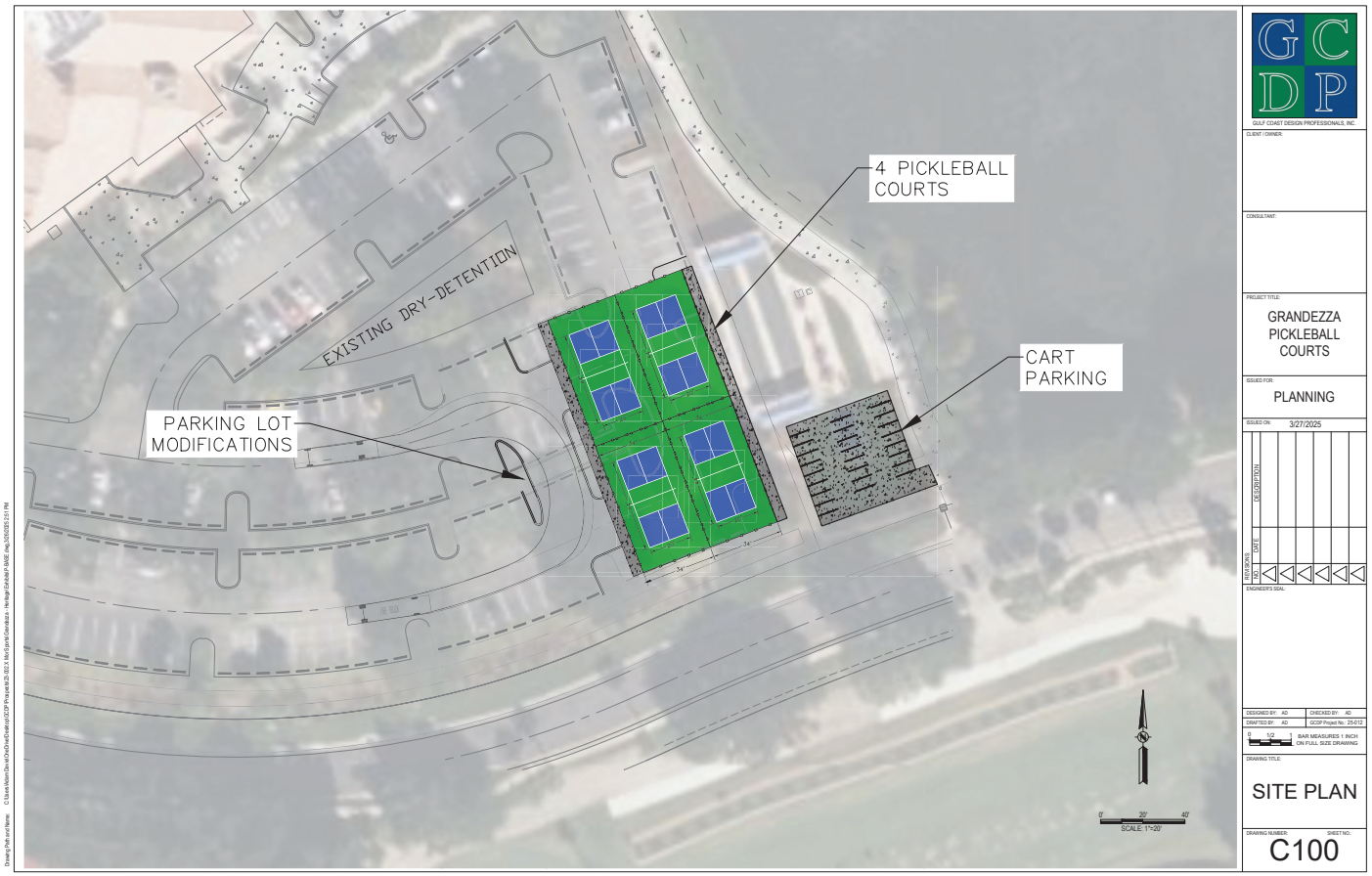
Signature

3-24-25
Date

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

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


PROJECT AREA
CLOSEST RESIDENCE
PARKING LOT MODIFICATIONS
EXISTING DRY-DETENTION
367'
286'
CART PARKING
CLOSEST RESIDENCE
0' 50' 100'
SCALE: 1"=50'
GULF COAST DESIGN PROFESSIONALS, INC.
CLIENT / OWNER:
CONSULTANT:
PROJECT TITLE:
GRANDEZZA PICKLEBALL COURTS
ISSUED FOR:
PLANNING
ISSUED ON:
3/27/2025
REVISIONS
NO.
DATE
DESCRIPTION
ENGINEER'S SEAL:
DESIGNED BY: AD
CHECKED BY: AD
DRAFTED BY: AD
GCDP Project No.: 25-012
0 1/2 1
BAR MEASURES 1 INCH ON FULL SIZE DRAWING
DRAWING TITLE:
LOCATION MAP
DRAWING NUMBER:
SHEET NO.:


4 PICKLEBALL COURTS
CART PARKING
EXISTING DRY-DETENTION
PARKING LOT MODIFICATIONS
GULF COAST DESIGN PROFESSIONALS, INC.
CLIENT / OWNER:
CONSULTANT:
PROJECT TITLE:
GRANDEZZA PICKLEBALL COURTS
ISSUED FOR:
PLANNING
ISSUED ON:
3/27/2025
REVISIONS
NO.
DATE
DESCRIPTION
ENGINEER'S SEAL:
DESIGNED BY: AD
CHECKED BY: AD
DRAFTED BY: AD
GCDP Project No: 25-012
BAR MEASURES 1 INCH ON FULL SIZE DRAWING
DRAWING TITLE:
SITE PLAN
DRAWING NUMBER:
SHEET NO.:
C100
SCALE: 1"=20'

Village of ESTERO

PLANNING, ZONING, & DESIGN BOARD

Staff Report

PROJECT NAME
Via Coconut EPD
CASE NUMBER
DOS2022-E007 Amendment 1
MEETING DATE
April 8, 2025
REQUEST
Development Order Amendment and Monument Sign
APPLICANT
Estero 5, LLC
LOCATION
Project site is located at 21650-21750 Via Coconut Point
PROPERTY SIZE
20.19 acres (Total Project)
ZONING
The property was rezoned from Agriculture (AG) and Parks and Community Facilities (PCF) to Estero Planned Development (EPD) in 2021 under Ordinance No. 2021-10. An amendment to the EPD was approved in 2024, which revised the Master Concept Plan, Pattern Book, and deviations (Ordinance No. 2024-11.)
PUBLIC INFORMATION MEETING
A Public Information Meeting was held on December 10, 2024.

Staff Recommendation

Staff recommends approval of the amendment with stipulations. Stipulations are the standard stipulations, and also include compliance with the zoning conditions, the stipulations of the original development order, and the following additional two stipulations

Stipulations -

1. The applicant has agreed to remove the billboard located in the northwest section of the project along Corkscrew Road. The billboard must be removed prior to commencement of construction of the first vertical building in the project.

2. Hurricane Fee in lieu must be paid within 30 days.

Request

This project has an approved Development Order for the construction of 330 multiple-family units, 29,600 square feet of commercial uses, and 10,000 square foot church or alternative commercial use. The project will also include public spaces including a public park, walking trails, and other private amenities such as a dog park. The amendment does not change any of these parameters.

The amendment reflects zoning changes that were approved under Ordinance No. 2024-11. These changes include:

- the elimination of the "under building parking" replacing with courtyards, with garages, carports, and surface parking behind the buildings
- modification of the building footprints and shifting some units
- parallel spaces on Main Street have been replaced with angled parking
- reduction to the height of the mixed use buildings on Main Street from 3 to 2 stories
- removal of dumpsters along the west property line and addition of interior trash rooms in buildings A, B, C, D, and E
- new sidewalks to the west for future connection to linear park and additional sidewalk connections north of Main Street
- modifications to deviations

The PZDB at the information meeting stated that they thought the amendment was an improvement to the original project.

Transportation

The property is located in the southwest corner of Corkscrew Road and Via Coconut Point. Access to the project is from Via Coconut Point. Traffic impacts have been evaluated as part of the original development order and the parameters have not changed.

Drainage

The applicant must demonstrate legal authority for the drainage to discharge into the ditch at the railroad property, or will seek approval for an alternate outfall, subject to approval of staff and the Village attorney.

Lighting

Exterior street/parking lighting complies with the Village LDC.

Landscaping

The applicant has added landscaping in the courtyard areas that replace the under building parking.

Zoning Conditions

The rezoning of the property was approved with conditions in Village Ordinance 2021-10. An amendment to the zoning was approved with conditions in Village Ordinance 2024-11. The applicant must comply with the conditions of approval.

Architecture

The proposed architecture is the same as approved in the original development order.

Public Gathering Areas

The applicant has provided details of improvements associated with public gathering areas in this amendment, and details of the fence/wall between this project and single family residences on Happy Hollow Lane.

Signage

The proposed monument sign for the residential project meets the minimum requirements including setback and architectural style. The commercial signage for the 1st floor commercial in two residential buildings will be reviewed with each sign permit application.

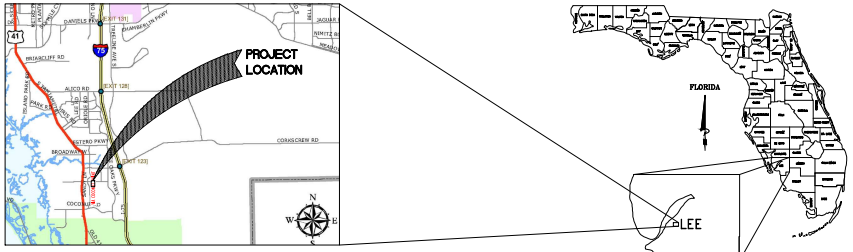
DEVELOPMENT ORDER PLANS FOR:

VIA COCONUT - MPD

SECTION 33 TOWNSHIP 46 RANGE 25
LEE COUNTY, FLORIDA

UTILITY PROVIDERS:

SANITARY SEWER	LEE COUNTY UTILITIES 1500 MONROE STREET FORT MYERS, FL 33901 CONTACT: NATHAN BEAL, PMP EMAIL: NBEAL@LEEGOV.COM PHONE (239) 533-8157	RECLAIM	GULF DISPOSAL, INC P.O. BOX 6985 FORT MYERS, FL 33911
WATER	LEE COUNTY UTILITIES 1500 MONROE STREET FORT MYERS, FL 33901 CONTACT: NATHAN BEAL, PMP EMAIL: NBEAL@LEEGOV.COM PHONE (239) 533-8157	GAS	TECO PEOPLES GAS 5901 ENTERPRISE PARKWAY FORT MYERS, FL 33905 PHONE (239) 694-6558
STORM WATER	SOUTH FLORIDA WATER MANAGEMENT DISTRICT FORT MYERS SERVICE CENTER 2301 MCGREGOR BLVD. FORT MYERS, FL 33901 PHONE (239)338-2929	ELECTRIC	FLORIDA POWER AND LIGHT 13924 WINKLER ROAD FORT MYERS, FL 33905 CONTACT BRANDON PARRISH EMAIL BRANDON.PARRISH@FPL.COM PHONE (239) 415-1319
FIRE PROTECTION	ESTERO FIRE RESCUE 2500 THREE OAKS PARKWAY ESTERO, FL 33928	TELEPHONE	EMBARQ P.O. BOX 2477 NAPLES, FL 34106 CONTACT: DENNIS CORLISS



SITE LOCATION MAP
N.T.S.



VICINITY MAP

STRAP NUMBERS:

33-46-25-E2-U1971.2349
33-46-25-E2-U1967.2342
33-46-25-E2-U1963.2334
33-46-25-E2-U1967.2334
33-46-25-E3-U1969.2320
33-46-25-E3-U1971.2299
34-46-25-E4-0100C.0170
33-46-25-E3-U1973.2285

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

OWNER

ESTERO 5, LLC
MICHAEL J, HENNAMAN SR.
999 VANDERBILT BEACH RD STE. 200
NAPLES, FLORIDA 34108
PH (239) 325-1820

DEVELOPER

INVESTMENT & DEVELOPMENT
TYLER LAMKEY
150 N. RIVERSIDE PLAZA, SUITE 1800
CHICAGO, IL - 60606
(312)-788-1815

LAND SURVEYOR:	CIVIL ENGINEER:	BUILDING ARCHITECT:	LANDSCAPE ARCHITECT:
BOWMAN CONSULTING, LTD TOM MURPHY 6200 WHISKEY CREEK DRIVE FORT MYERS, FL - 33919 PHONE: (239) 985-1200	BOWMAN CONSULTING, LTD ENGINEER OF RECORD: CHARLES L. KREBS 6200 WHISKEY CREEK DRIVE FORT MYERS, FL - 33919 PHONE: (239) 985-1200	MHK ARCHITECTURE MATTHEW ALLEN 2059 TAMIAMI TRAIL E NAPLES, FL - 34112 PHONE: (239) 331-7092	BOWMAN CONSULTING, LTD CHRISTIAN ANDREA 2780 S. HORSESHOE DRIVE SUITE 5 NAPLES, FL - 34104 PHONE: (239) 430-1661

1. THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH AND ARE GOVERNED BY THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, ROADWAY AND TRAFFIC DESIGN STANDARDS (BOOKLET DATED 2021-22), AND AMENDMENTS THERETO.
2. GOVERNING SPECIFICATIONS: STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, DATED 2021, AND AMENDMENTS THERETO, AS NOTED IN THE TECHNICAL SPECIFICATIONS AND CONTRACT DOCUMENTS FOR THIS PROJECT.

Bowman
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C-01	COVER SHEET
C-02	GENERAL NOTES
C-03	AERIAL / EXISTING CONDITIONS
C-04	DEMOLITION PLAN
C-05	MASTER SITE PLAN
C-06	PHASING PLAN AND NOTES
C-07	OPEN SPACE EXHIBIT
C-08	DIMENSION PLAN SOUTH
C-09	DIMENSION PLAN NORTH
C-10	MASTER DRAINAGE PLAN
C-11	TRAFFIC MITIGATION PLAN
C-12	GRADING AND DRAINAGE PLAN - SOUTH
C-13	GRADING AND DRAINAGE PLAN - MAIN STREET
C-14	GRADING AND DRAINAGE PLAN - NORTH
C-15	TYPICAL GRADING SECTIONS
C-16	TYPICAL GRADING SECTIONS
C-17	MASTER UTILITY PLAN
C-18	PLAN AND PROFILE - SCHMIDT DRIVE, SOUTH
C-19	PLAN AND PROFILE - SCHMIDT DRIVE, NORTH
C-20	PLAN AND PROFILE - HENNEMAN AVENUE AND SCHMIDT DRIVE
C-21	PLAN AND PROFILE - VIA COCONUT POINT 4" W.M., NORTH
C-22	PLAN AND PROFILE - VIA COCONUT POINT 4" F.M., SOUTH
C-23	PLAN AND PROFILE - VIA COCONUT POINT 12" W.M., SOUTH
C-24	PLAN AND PROFILE - VIA COCONUT POINT 12" W.M., NORTH
C-25	PAVING DETAILS
⚠ C-26	DRAINAGE DETAILS
C-27	STORMTECH CHAMBER NOTES
C-28	STORMTECH CHAMBER DETAILS
C-29	EROSION AND SEDIMENT CONTROL PLAN
C-30	UTILITIES DETAILS
C-31	LIFT STATION DETAILS
C-32	L.C.U. STANDARD ELECTRICAL DRAWINGS
C-33	L.C.U. STANDARD ELECTRICAL DRAWINGS
C-34	L.C.U. STANDARD ELECTRICAL DRAWINGS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHARLES L. KREBS, P.E. ON 03/07/2025. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Bowman
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462

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

VIA COCONUT - MPD
COVER SHEET
SECTION 33 TOWNSHIP 46 RANGE 25
LEE COUNTY

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

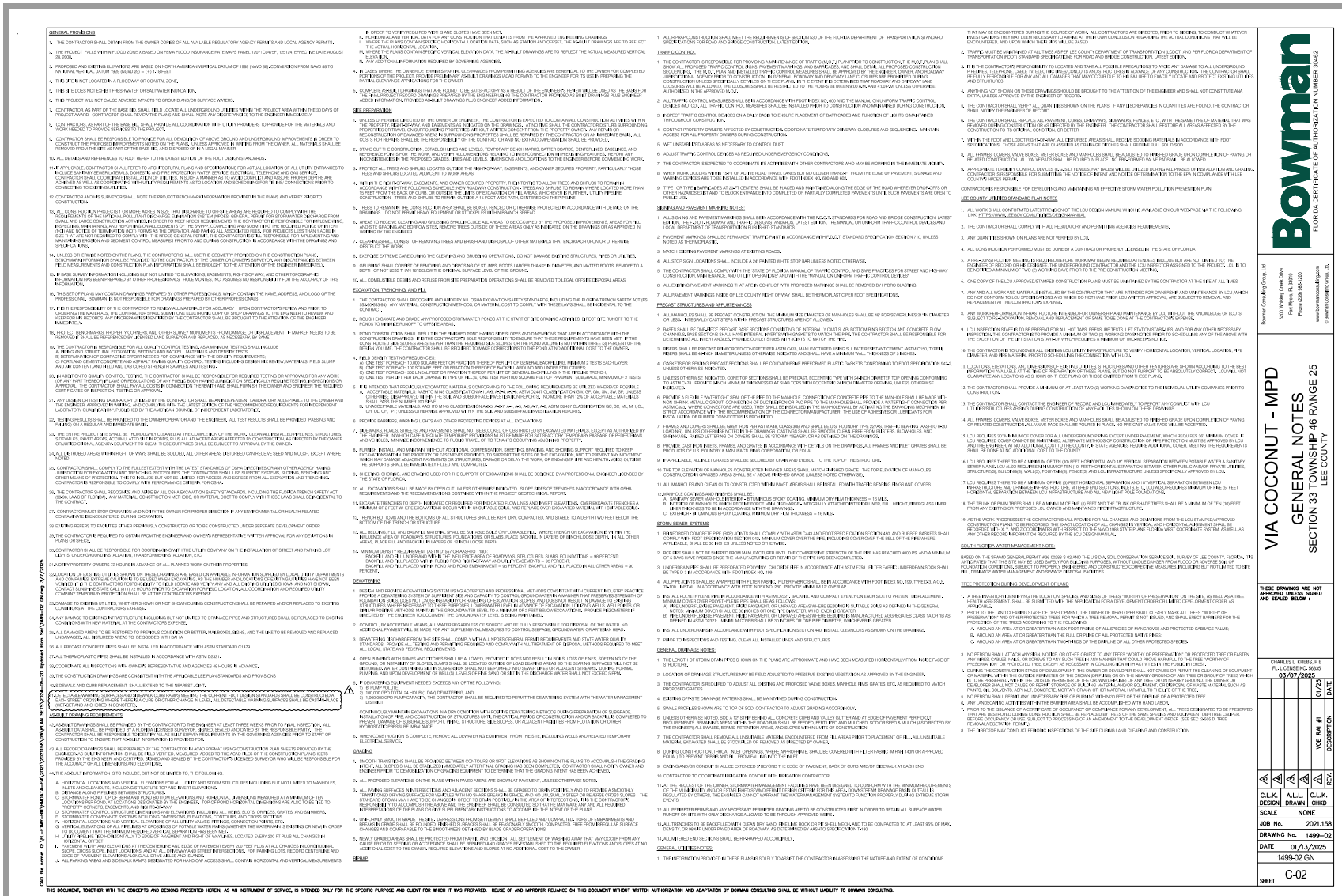
CHARLES L. KREBS, P.E.
FL LICENSE NO. 56935
03/07/2025

REV'S	DESCRIPTION	DATE
5	VCE PAP #1	07/25
4		
3		
2		
1		
⚠		

DESIGN	DRAWN	CHKD
C.L.K.	A.L.L.	C.L.K.

SCALE

JOB No. 2021.158
DRAWING No. 1499-01
DATE 03/07/2025
1499-01 CVR
SHEET C-01



GENERAL PROVISIONS

1. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS.
2. THE PROJECT FALLS WITHIN FLOOD ZONE X BASED ON PANEL NO. 12071C0170F, 12015A EFFECTIVE DATE AUGUST 28, 2018.
3. PROPOSED AND EXISTING ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), CONVERSION FROM NAVD 88 TO NATIONAL VERTICAL DATUM 1929 (NGVD 29) = (+) 1.16 FEET.
4. THE SITE IS NOT LOCATED IN A FLOODWAY OR COASTAL ZONE.
5. THIS SITE DOES NOT CONTAIN FRESHWATER OR SALTWATER WETLANDS.
6. THIS PROJECT WILL NOT CAUSE ADVERSE IMPACTS TO GROUND AND/OR SURFACE WATERS.
7. CONTRACTOR, AS PART OF THE BASE BID, SHALL FIELD LOCATE ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA WITH IN THE 30 DAYS OF PROJECT AWARD. CONTRACTOR SHALL REVIEW THE PLANS AND SHALL NOTE ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
8. CONTRACTORS, AS PART OF THE BASE BID, SHALL PROVIDE ALL COORDINATION WITH UTILITY PROVIDERS TO PROVIDE FOR THE MATERIALS AND WORK NEEDED TO PROTECT, RELOCATE TO THE PROJECT.
9. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE FOR ALL DEMOLITION OF ABOVE GROUND AND UNDERGROUND IMPROVEMENTS IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS NOTED ON THE PLANS. UNLESS APPROVED IN WRITING FROM THE OWNER, ALL MATERIALS SHALL BE REMOVED FROM THE SITE AS PART OF THE BASE BID, AND DISPOSED OF IN A LEGAL MANNER.
10. ALL DETAILS AND REFERENCES TO FDOT REFER TO THE LATEST EDITION OF THE FDOT DESIGN STANDARDS.
11. IF APPLICABLE, CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICT AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH UTILITY REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR TEMPORARY CONNECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.
12. CONTRACTOR AND/OR SURVEYOR SHALL NOTE THE PROJECT BENCHMARK INFORMATION PROVIDED IN THE PLANS AND VERIFY PRIOR TO CONSTRUCTION.
13. ALL CONSTRUCTION PROJECTS / OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES PRIOR TO WEST NILE(S) REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING, INSPECTING, MAINTAINING, AND REPORTING ON ALL ELEMENTS OF THE SWPPP. COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) FORMS AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES. FOR PROJECTS LESS THAN 5 ACRES THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT, THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
14. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNERS SURVEYOR, ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
15. IF BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS, HOLE MONTES, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
16. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL, BOWMAN IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.
17. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL MATERIALS FOR ACCURACY , UPON CONTRACTOR'S REVIEW AND PRIOR TO ORDERING THE MATERIALS, THE CONTRACTOR SHALL SUBMIT ONE ELECTRONIC COPY OF SHOP DRAWINGS TO THE ENGINEER TO REVIEW AND APPROVE. ALL SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
18. PROTECT BENCH MARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED, AS NECESSARY, BY SAME.
19. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING AS A MINIMUM, TESTING SHALL INCLUDE
   A) TESTING OF CONCRETE FOR COMPRESSIVE STRENGTH AND SLUMP, ONE SET PER 100 CUBIC YARDS
   B) ASPHALT CONCRETE TESTING FOR COMPACTION, GRADATION, AND THICKNESS, ONE SET PER 1000 SQUARE FEET
   C) PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING SHALL INCLUDE MATERIAL REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.
20. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK OR ANY PART THEREOF IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL, THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL.
21. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION" PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.
22. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND TIMELY BASIS.
23. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, DEBRIS(ES), PAVED AREAS, ACCUMULATED DUST IN PONDS, PLUS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. CLEAN WATER IN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
24. ALL DISTURBED AREAS WITHIN RIGHT-OF WAYS SHALL BE SODDED, ALL OTHER AREAS DISTURBED CAN RECEIVE SEED AND MULCH, EXCEPT WHERE NOTED.
25. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION, THIS TO INCLUDE BUT NOT BE LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
26. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (TSA) LAWS OF FLORIDA, ANY MATERIAL, CONSTRUCTION METHODS, EXCAVATION, COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.
27. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONDITIONS ARE ENCOUNTERED DURING EXCAVATION.
28. EXISTING REFERS TO FACILITIES EITHER PREVIOUSLY CONSTRUCTED OR TO BE CONSTRUCTED UNDER SEPERATE DEVELOPMENT ORDER.
29. THE CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER AND OWNER'S REPRESENTATIVE WRITTEN APPROVAL FOR ANY DEVIATIONS IN PLANS OR SPECS.
30. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE UTILITY COMPANY ON THE INSTALLATION OF STREET AND PARKING LOT LIGHTS, UNDERGROUND INSTALLATION, TRANSFORMER INSTALLATION, ETC.
31. NOTIFY PROPERTY OWNERS 72 HOURS IN ADVANCE OF ALL PLANNED WORK ON THEIR PROPERTIES.
32. LOCATION OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE BASED ON AVAILABLE INFORMATION SUPPLIED BY LOCAL UTILITY DEPARTMENTS AND COMPANIES. EXTREME CAUTION IS TO BE USED WHEN EXCAVATING. AS THE NUMBER AND LOCATIONS OF EXISTING UTILITIES MAY NOT HAVE BEEN VERIFIED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE AND VERIFY ANY AND ALL EXISTING UTILITIES SHOWN AND NOT SHOWN, CONTACT SUNSHINE STATE CALL 811 / 72 HOURS PRIOR TO EXCAVATION FOR FIELD LOCATION. ALL COORDINATION AND REQUIRED UTILITY COMPANY TEMPORARY RELOCATION SHALL BE AT THE CONTRACTORS EXPENSE.
33. DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT SHOWN DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED TO EXISTING CONDITIONS AT THE CONTRACTORS EXPENSE.
34. ANY DAMAGE TO EXISTING INFRASTRUCTURES INCLUDING BUT NOT LIMITED TO DRAINAGE PIPES AND STRUCTURES SHALL BE REPLACED TO EXISTING CONDITIONS WITH NEW MATERIAL AT THE CONTRACTORS EXPENSE.
35. ALL DAMAGED AREAS TO BE RESTORED TO PREVIOUS CONDITION OR BETTER, MAILBOXES, SIGNS, AND THE LIKE TO BE REMOVED AND REPLACED UNDAMAGED, ALL DISTURBED AREAS TO BE SODDED WITH BAHIA.
36. ALL PRECAST CONCRETE PIPES SHALL BE INSTALLED IN ACCORDANCE WITH LASTM STANDARD C478.
37. ALL THERMOPLASTIC PIPES SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321.
38. COORDINATE ALL INSPECTIONS WITH OWNERS REPRESENTATIVE AND AGENCIES 48-HOURS IN ADVANCE.
39. THE CONSTRUCTION DRAWINGS ARE CONSISTENT WITH THE APPLICABLE ADA PLAN STANDARDS AND PROVISIONS
40. SIDEWALK AND CURB REPLACEMENT SHALL EXTEND TO THE NEAREST JOINT.
41. ALL CURB RAMPS, GUTTERS AND SIDEWALK CURB RAMPS MEETING THE CURRENT FDOT DESIGN STANDARDS SHALL BE CONSTRUCTED AT EACH STREET WHERE THERE IS A CURB OR OTHER CHANGE IN LEVEL ALL DETECTABLE WARNING SURFACES SHALL BE DARK-RED IN COLOR AND COMPLY WITH ADA REQUIREMENTS.

ASPHALT DRAINAGE REQUIREMENTS

45. ASPHALT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER AT LEAST THREE WEEKS PRIOR TO FINAL INSPECTION. ALL ASPHALT DRAWINGS SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED AND DATED BY THE RESPONSIBLE PARTY. THE CONTRACTOR SHALL BE RESPONSIBLE TO DEVELOP ALL AS-BUILT SURVEY REQUIREMENTS BY THE GOVERNING AGENCIES PRIOR TO START OF CONSTRUCTION TO ENSURE THAT PROPER INFORMATION IS PROVIDED FOR CERTIFICATION.
46. ALL RECORD DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR IN ACAD FORMAT USING CONSTRUCTION PLAN SHEETS PROVIDED BY THE ENGINEER. AS-BUILT INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO, ACCESS TO THE ACAD FILES OF THE CONSTRUCTION PLANS PROVIDED BY THE ENGINEER, AND CERTIFIED, SIGNED AND SEALED BY THE CONTRACTOR'S LICENSED SURVEYOR WHO WILL BE RESPONSIBLE FOR THE ACCURACY OF ALL DRAWINGS AND ELEVATIONS.
44. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
   A. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS AND CLEAN-OUTS, INCLUDING STRUCTURE TOP AND INVERT ELEVATIONS.
   B. DISTANCE ALONG PIPELINES BETWEEN STRUCTURES.
   C. STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAYS.
   D. STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND SWIMMERS.
   E. STORMWATER POND AND SWALE CLEAN-OUT LOCATIONS, ELEVATIONS, DIMENSIONS, ETC. AND CROSS-SECTIONS.
   F. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS OF ALL UTILITY LATERALS, FITTINGS, CONNECTION POINTS, ETC.
   G. ALL UTILITY LOCATIONS OF ANY TEMPORARY UTILITIES, WATER MAINS, ETC. THAT ARE TO BE ABANDONED IN PLACE OR REMOVED IN ORDER TO BE DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATION WAS ACHIEVED.
   H. UTILITY PIPELINE TIED HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 200-FT PLUS ALL CHANGES IN HORIZONTAL OFFSET.
   I. PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN CONDITIONAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS, FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL CRIBS AISLES AND ISLANDS.
   J. ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET.
   K. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.
   L. WHERE THE PLANS CONTAIN SPECIFIC ROADWAY LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.
   M. WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION.
   N. ANY ADDITIONAL INFORMATION REQUIRED BY GOVERNING AGENCIES.
4. IN CASES WHERE THE OWNER OBTAINING PARTIAL CLEARANCES FROM PERMITTING AGENCIES ARE BENEFICIAL TO THE OWNER FOR COMPLETED PORTIONS OF THE PROJECT, PROVIDE FIVE (5) COPIES OF SIGNED / SEALED (ACAD FORMAT) TO THE ENGINEER FOR HIS REVIEW TO THE PARTIAL CLEARANCE APPLICATIONS FOR THE OWNER.
5. COMPLETE ASBUILT DRAWINGS THAT ARE FOUND TO BE SATISFACTORY AS A RESULT OF THE ENGINEER'S REVIEW WILL BE USED AS THE BASIS FOR THE FINAL PROJECT RECORD DRAWINGS PREPARED BY THE ENGINEER USING THE CONTRACTOR PROVIDED AS-BUILT DRAWINGS PLUS ENGINEER ACCEPTED INFORMATION, PROVIDED AS-BUILT DRAWINGS PLUS ENGINEER ADDED INFORMATION.

SITE PREPARATION

1. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONFINE ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY RIGHT-OF-WAY AND EASEMENTS AS INDICATED ON THE DRAWINGS. TO NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OUTSIDE THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLANS WITHOUT PRIOR WRITTEN PERMISSION OF THE PROPERTY OWNER OR PROPER AUTHORITY. ANY DAMAGE OR RESTORATION OF LAND AND/OR IMPROVEMENTS OUTSIDE THE LIMITS SHALL BE REPAIRED BY THE CONTRACTOR OR AN EQUITABLE BASIS, ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE ENTERED.
2. STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS, TEMPORARY BENCH MARKS, BATTER BOARDS, CENTERLINES, BASELINES, AND REFERENCE POINTS FOR THIS WORK, AND VERIFY ALL DIMENSIONS RELATING TO INTERCONNECTION WITH EXISTING FACILITIES, REPORT ANY INCONSISTENCIES IN THE PROPOSED GRADES, LINES AND LEVELS, DIMENSIONS AND LOCATIONS TO THE ENGINEER BEFORE COMMENCING WORK.
3. PROTECT ALL TREES AND SHRUBS LOCATED OUTSIDE THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, THAT MUST BE REMOVED TO ALLOW TREES AND SHRUBS TO REMAIN IN ACCORDANCE WITH THE FOLLOWING REGULATIONS. NEW ROADWAY CONSTRUCTION IS TO BE STAKED AND SHRUBS TO REMAIN WHERE LOCATED MORE THAN 10 FEET FROM THE BACK OF CURB, OR OUTSIDE THE LIMITS OF EXCAVATION ON INLET AREAS, WHICHEVER IS FURTHER. UTILITY PIPELINE CONSTRUCTION - TREES AND SHRUBS TO REMAIN OUTSIDE A 15 FOOT WIDE PATH, CENTERED ON THE PIPELINE.
4. TREES TO REMAIN IN THE CONSTRUCTION AREA SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES TO WITHIN DRIPLINE SPREAD.
5. AREAS TO RECEIVE CLEARING AND GRUBBING SHALL INCLUDE ALL AREAS TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS. AREAS FOR FILL AND CUTS, GRADING AND DISPOSAL SITES. REMOVE TREES OUTSIDE OF THESE AREAS ONLY AS INDICATED ON THE DRAWINGS OR AS APPROVED IN WRITING BY THE ENGINEER.
7. CLEARING SHALL CONSIST OF REMOVING TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT ENCROACH UPON OR OTHERWISE OBSTRUCT THE WORK.
8. EXERCISE CARE WHEN CLEARING OR DURING THE CLEARING AND GRUBBING OPERATIONS. DO NOT DAMAGE EXISTING STRUCTURES, PIPES OR UTILITIES.
9. GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF STUMPS, ROOTS LARGER THAN 3" IN DIAMETER, AND MATTED ROOTS, REMOVE TO A DEPTH OF NOT LESS THAN 18" BELOW THE ORIGINAL SURFACE LEVEL OF THE GROUND.
10. ALL COMBUSTIBLE DEBRIS AND REFUSE FROM SITE PREPARATION OPERATIONS SHALL BE REMOVED TO LEGAL OFFSITE DISPOSAL AREAS.

EXCAVATION, TRENCHING AND FILL

1. THE CONTRACTOR SHALL IDENTIFY AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (FS 553.60-553.64). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.
2. ROUGH EXCAVATE AND GRADE ANY PROPOSED STORMWATER PONDS AT THE START OF SITE GRADING ACTIVITIES, DIRECT SITE RUNOFF TO THE PONDS TO MINIMIZE RUNOFF TO OFFSITE AREAS.
3. POND CONSTRUCTION SHALL RESULT IN THE FINISHED POND HAVING SIDE SLOPES AND DIMENSIONS THAT ARE IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT THESE REQUIREMENTS HAVE BEEN MET. IF THE CONSTRUCTED SIDE SLOPES ARE DEEPER THAN THE REQUIRED SLOPE, OR THE POND VOLUME IS NOT WITHIN THREE (3) PERCENT OF THE DESIGN VOLUME, THE CONTRACTOR SHALL BE REQUIRED TO MAKE CORRECTIONS TO THE POND AT NO ADDITIONAL COST TO THE OWNER.
4. FIELD DENSITY TESTING FREQUENCIES
   A) ONE TEST FOR EACH 1000 SQUARE FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING, MINIMUM 2 TESTS EACH LAYER.
   B) ONE TEST FOR EACH 1000 SQUARE FEET OR FRACTION THEREOF OF BACKFILL AROUND AND UNDER STRUCTURES.
   C) ONE TEST FOR EACH 1000 LINEAL FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING IN TRENCHES
   D) ONE TEST PER LIFT FOR EACH CHANGE IN TYPE OF FILL, (1) ONE TEST PER 1000 SQUARE FEET OF PAVEMENT SUBGRADE, MINIMUM OF 2 TESTS.
5. IT IS INTENDED THAT PREVIOUSLY EXCAVATED MATERIALS CONFORMING TO THE FOLLOWING REQUIREMENTS BE UTILIZED WHEREVER POSSIBLE.
   A. ACCEPTABLE MATERIALS ASSHTO M145 CLASSIFICATION A-1, A-2, A-3, A-4, ASTM D2487 CLASSIFICATION GW, GP, GM, SM, SW, SP, UNLESS OTHERWISE SPECIFIED IN THE SOILS INVESTIGATION REPORTS. NO MORE THAN 12% OF ACCEPTABLE MATERIALS SHALL PASS THE NUMBER 200 SIEVE.
   B. UNACCEPTABLE MATERIALS ASSHTO M145 CLASSIFICATION A-5, A-6, A-7, A-8, ASTM D2487 CLASSIFICATION GC, SC, ML, MH, CL, OH, OL, PT, UNLESS OTHERWISE APPROVED IN WRITING BY THE SOILS INVESTIGATION REPORTS.
6. PROVIDE BARRIERS, WARNING LIGHTS AND OTHER PROTECTIVE DEVICES AT ALL EXCAVATIONS.
7. SIDEWALKS, ROADS, STREETS, AND PAVEMENTS SHALL NOT BE BLOCKED OR OBSTRUCTED BY EXCAVATED MATERIALS, EXCEPT AS AUTHORIZED BY THE ENGINEER, WHICH OR CASE ADEQUATE TEMPORARY PROVISIONS MUST BE MADE FOR SATISFACTORY TEMPORARY PASSAGE OF PEDESTRIANS AND VEHICLES. PROVIDE AND MAINTAIN ALL ACCESS ROADS, TRAVEL OR TO TENANTS OCCUPIED BUILDING PROPERTY.
8. FURNISH, INSTALL AND MAINTAIN, WITH HOT ADDITIONAL COMPENSATION, SHEETING, BRACING, AND SHORING SUPPORT REQUIRED TO KEEP EXCAVATIONS WITHIN THE PROPERTY OR EASEMENTS PROVIDED TO SUPPORT THE SIDES OF THE EXCAVATION, AND TO PREVENT ANY MOVEMENT WHICH MAY DAMAGE ADJACENT PAVEMENTS OR STRUCTURES, DAMAGE OR DELAY THE WORK, OR ENDANGER LIFE AND HEALTH. WORK OUTSIDE THE SUPPORTS SHALL BE INSPECTED, FILLED AND COMPACTED.
9. SHEETING, SHORING, AND BRACING USED FOR THE SUPPORT OF EXCAVATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF FLORIDA.
10. ALL EXCAVATIONS SHALL BE MADE BY OPEN CUT UNLESS OTHERWISE INDICATED. SLOPE SIDES OF TRENCHES IN ACCORDANCE WITH OSHA REQUIREMENTS AND THE RECOMMENDATIONS CONTAINED WITHIN THE PROJECT GEOTECHNICAL REPORT.
11. EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED FOR INDICATED FLOW LINES AND INVERT ELEVATIONS. OVER EXCAVATE TRENCHES A MINIMUM OF 2 FEET IN ARE EXCAVATIONS OCCUPIED BY UNDERGROUND SOILS, AND REPLACE OVER EXCAVATED MATERIAL WITH SUITABLE SOILS.
12. TRENCH BOTTOMS AND THE BOTTOMS OF ALL STRUCTURES SHALL BE KEPT DRY, COMPACTED, AND STABLE TO A DEPTH TWO FEET BELOW THE BOTTOM OF THE TRENCH FOR STRUCTURES.
13. ALL BEDDING, FILL, AND BACKFILL MATERIAL SHALL BE SUITABLE SOILS OR FLOWABLE FILL, WHERE TRENCH OR EXCAVATION IS WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, FOUNDATIONS, OR SLABS, PLACE BACKFILL IN LAYERS OF 6INCH LOOSE DEPTH, IN ALL OTHER AREAS, PLACE BACKFILL IN LAYERS OF 12 INCH LOOSE DEPTH.
14. MINIMUM DENSITY REQUIREMENT (ASTM D1557 OR AASHTO T180)
   BACKFILL AND FILL UNDER AND WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, SLABS, FOUNDATIONS = 98 PERCENT.
   BACKFILL AND FILL PLACED WITHIN PUBLIC ROAD RIGHT-OF-WAYS AND UTILITY EASEMENTS = 95 PERCENT.
   BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT, BACKFILL AND FILL PLACED IN ALL OTHER AREAS = 90 PERCENT.

DEWATERING

1. DESIGN AND PROVIDE A DEWATERING SYSTEM USING ACCEPTED AND PROFESSIONAL METHODS CONSISTENT WITH CURRENT INDUSTRY PRACTICE. PROVIDE DEWATERING SYSTEM OF SUFFICIENT CAPACITY AND EQUIPMENT TO CONTROL GROUNDWATER AND SURFACE WATER SO THAT FOUNDATION SOILS DOES NOT DETERIORATE BY REASON OF DEWATERING OF EXCAVATION SLOPES, AND DOES NOT RESULT IN DAMAGE TO EXISTING OR NEW CONSTRUCTION. DEWATERING SYSTEM SHALL BE CAPABLE OF LOWERING GROUNDWATER TO A DEPTH OF AT LEAST 2 FEET BELOW THE GRADE OF THE EXCAVATION AT ALL TIMES.
2. DEWATERING EQUIPMENT NEEDED EXCEEDS ANY OF THE FOLLOWING:
   1) 6" PUMP VOLUTE
   2) 100,000 GPD TOTAL IN HOURLY DAY DEWATERING, AND,
   3) 1,000,000 GPD PUMP CAPACITY. THE CONTRACTOR SHALL BE REQUIRED TO PERMIT THE DEWATERING SYSTEM WITH THE WATER MANAGEMENT DISTRICT.

   CONTRACTOR SHALL NOTIFY AND EXCAVATIONS IN A DRY CONDITION WITH POSITIVE DEWATERING METHODS DURING PREPARATION OF SUBGRADE, INSTALLATION OF PIPE AND CONSTRUCTION OF STRUCTURES UNTIL THE SHELL, BACKFILL OF CONSTRUCTION AND BACKFILLING IS COMPLETED TO PREVENT DAMAGE OF SUBGRADE, SUPPORT, FITTING, STRUCTURE, SIDE SLOPES, OR ADJACENT FACILITIES FROM FLOTATION OR OTHER HYDROSTATIC PRESSURE FORCES.
3. WHEN CONSTRUCTION IS COMPLETE, REMOVE ALL DEWATERING EQUIPMENT FROM THE SITE, INCLUDING WELLS AND RELATED TEMPORARY ELECTRICAL SERVICE.

GRADING

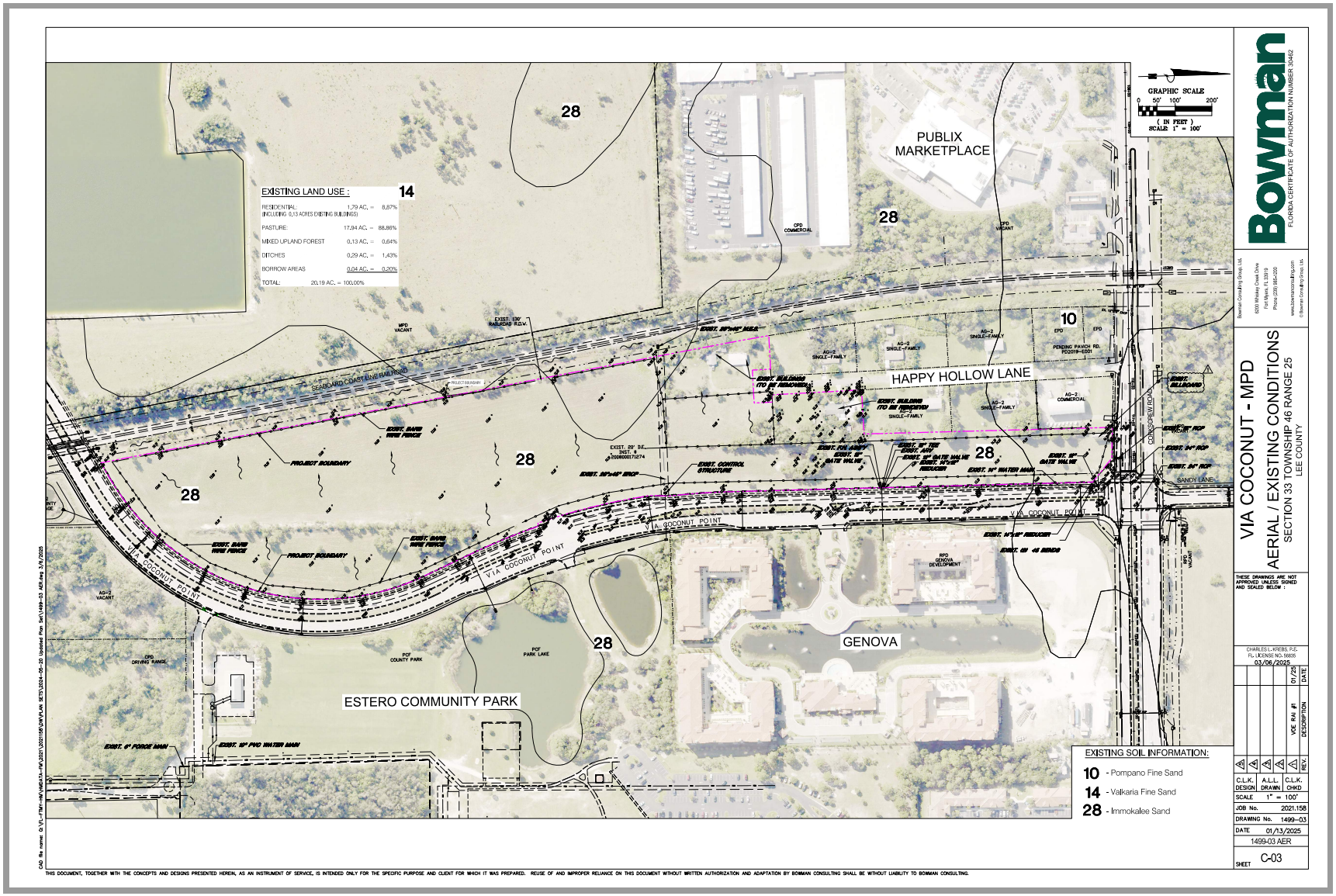
1. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE UNIFORM BETWEEN GRADE BREAKS AND HAVE BEEN CONSTRUCTED, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
2. ALL PROPOSED ELEVATIONS ON THE PLANS WITHIN PAVED AREAS ARE SHOWN AT PAVEMENT, UNLESS OTHERWISE NOTED.
3. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTHLY TRANSITIONING CONTINUOUS SURFACE FOR VEHICLES WITHOUT SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN ROADWAYS IN THE AREA OF INTERSECTIONS, IN THE CONTINGENCIES DESCRIBED ABOVE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OBTAIN WRITTEN INSTRUCTIONS BEFORE PROCEEDING WITH ALL RELATED INTERPRETATIONS OF THE PLANS OR ON SUPPLEMENTARY INSTRUCTIONS TO ACCOMPANY THE INTENT OF THE PLANS.
4. UNIFORMLY SMOOTH GRADE THE SITE, DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED, FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND CONFORMING TO THE SMOOTHNESS OBTAINED BY SELF-PROPELLED GRADER OPERATIONS.
5. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION, ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO FINAL ACCEPTANCE SHALL BE REPAIRED AND GRADES REESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER, UNLESS REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

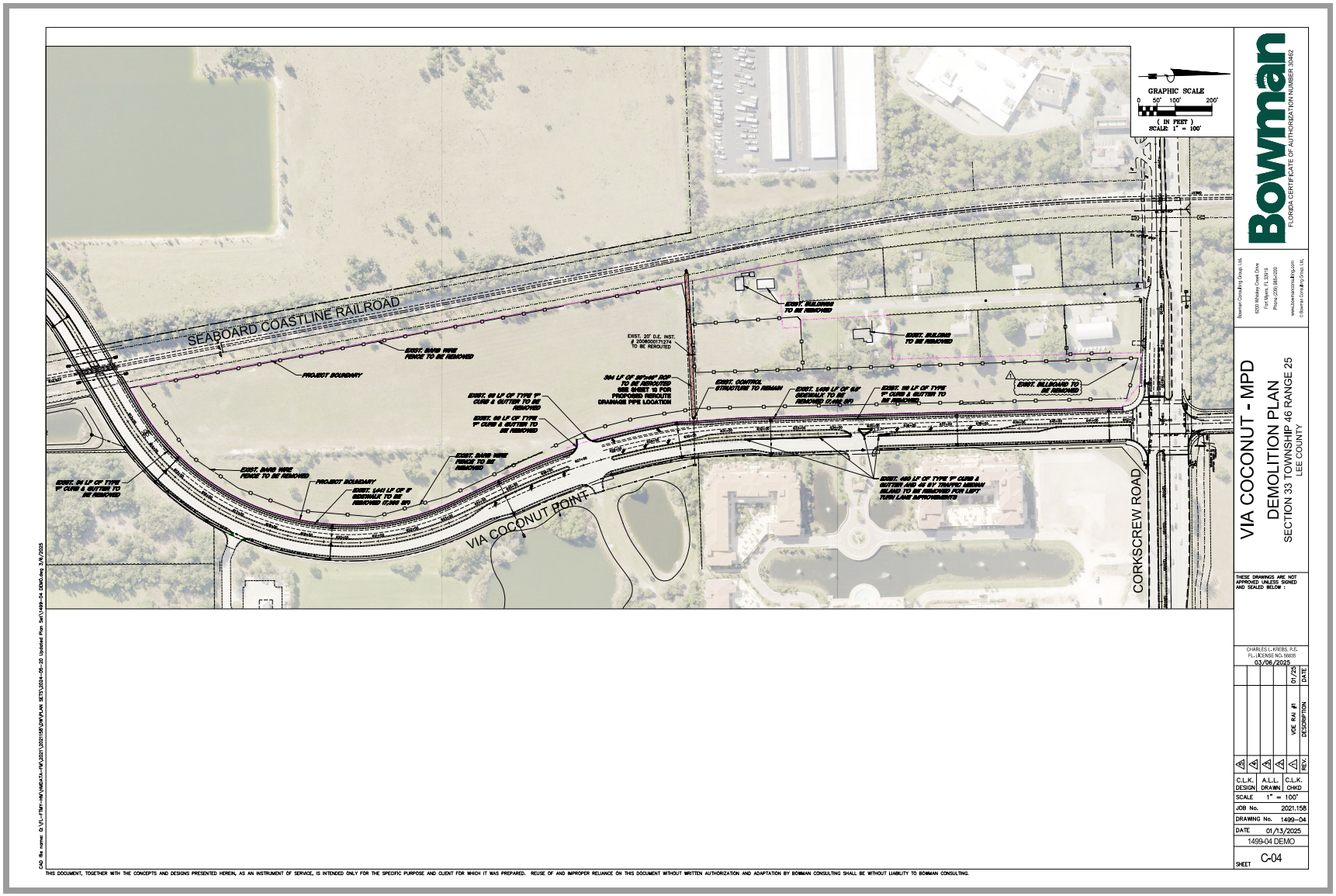
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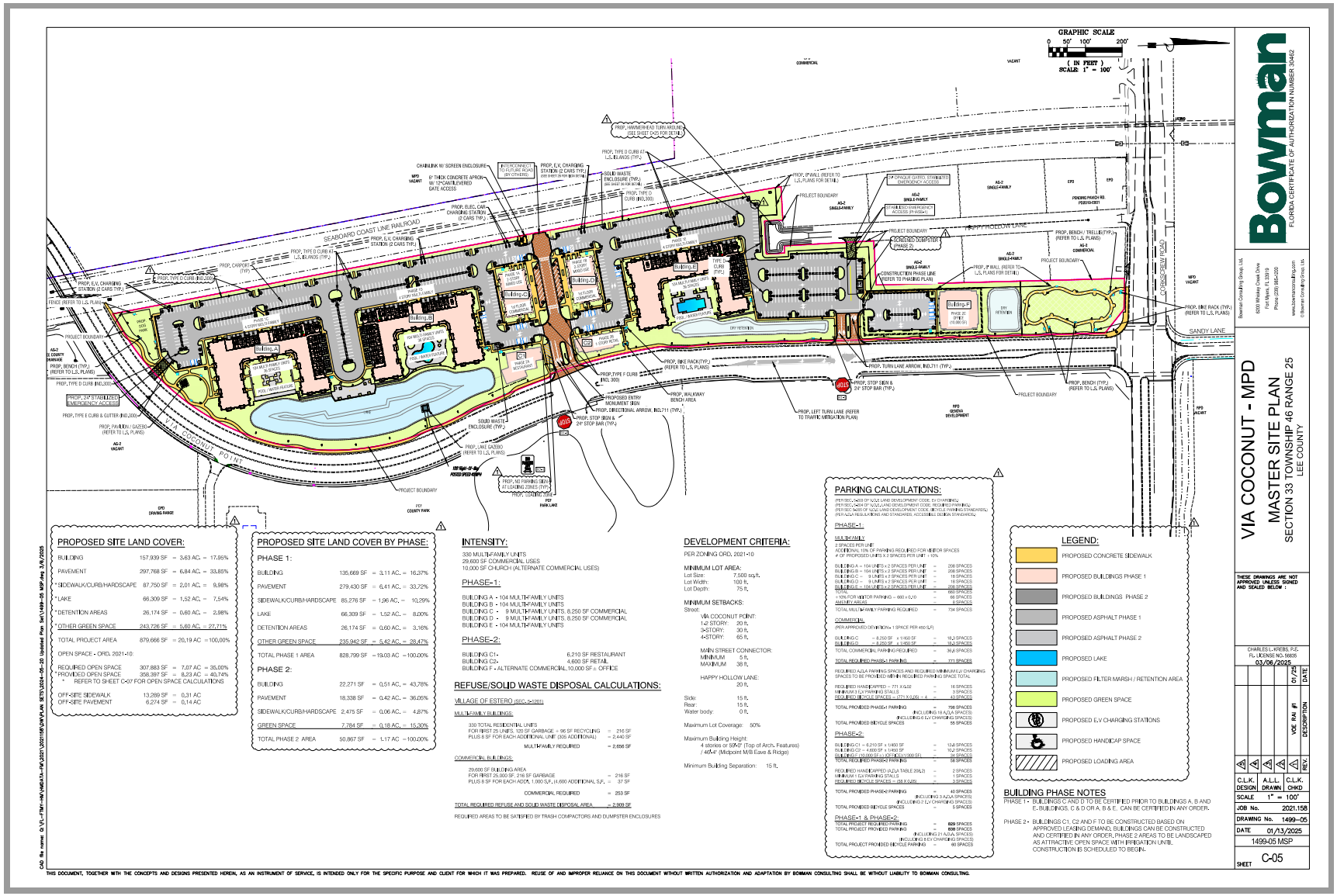
1. ALL ASPHALT CONSTRUCTION SHALL MEET THE REQUIREMENTS OF SECTION 530 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

TRAFFIC CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN PRIOR TO CONSTRUCTION, THE M.O.T. PLAN SHALL SH


PUBLIX MARKETPLACE
HAPPY HOLLOW LANE
VIA COCONUT POINT
GENOVA
ESTERO COMMUNITY PARK
SEABOARD COASTLINE RAILROAD
PROJECT BOUNDARY
EXISTING LAND USE :
RESIDENTIAL: 1.79 AC. = 8.87% (INCLUDING 0.13 ACRES EXISTING BUILDINGS)
PASTURE: 17.94 AC. = 88.86%
MIXED UPLAND FOREST 0.13 AC. = 0.64%
DITCHES 0.29 AC. = 1.43%
BORROW AREAS 0.04 AC. = 0.20%
TOTAL: 20.19 AC. = 100.00%
EXISTING SOIL INFORMATION:
10 - Pompano Fine Sand
14 - Valkaria Fine Sand
28 - Immokalee Sand
GRAPHIC SCALE
(IN FEET)
SCALE: 1" = 100'
Bowman
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462
VIA COCONUT - MPD
AERIAL / EXISTING CONDITIONS
SECTION 33 TOWNSHIP 46 RANGE 25
LEE COUNTY
THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :
CHARLES L. KREBS, P.E.
FL. LICENSE NO. 56555
03/06/2025
01/25 DATE
VCE RAI #1 DESCRIPTION
C.L.K. DESIGN
A.L.L. DRAWN
C.L.K. CHKD
SCALE 1" = 100'
JOB No. 2021.158
DRAWING No. 1499-03
DATE 01/13/2025
1499-03 AER
SHEET C-03
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.


SEABOARD COASTLINE RAILROAD
VIA COCONUT POINT
CORKSCREW ROAD
PROJECT BOUNDARY
EXIST. BARB WIRE FENCE TO BE REMOVED
EXIST. BUILDING TO BE REMOVED
EXIST. BILLBOARD TO BE REMOVED
EXIST. CONTROL STRUCTURE TO REMAIN
EXIST. 20' D.E. INST. # 2008000171274 TO BE REROUTED
394 LF OF 57"x48" RCP TO BE REROUTED SEE SHEET 10 FOR PROPOSED REROUTE DRAINAGE PIPE LOCATION
EXIST. 1,445 LF OF 6.5' SIDEWALK TO BE REMOVED (7,446 SF)
EXIST. 460 LF OF TYPE 'F' CURB & GUTTER AND 45 SY TRAFFIC MEDIAN ISLAND TO BE REMOVED FOR LEFT TURN LANE IMPROVEMENTS
GRAPHIC SCALE
0 50' 100' 200'
(IN FEET)
SCALE: 1" = 100'
Bowman
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462
VIA COCONUT - MPD
DEMOLITION PLAN
SECTION 33 TOWNSHIP 46 RANGE 25
LEE COUNTY
THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :
CHARLES L. KREBS, P.E.
FL. LICENSE NO. 56935
03/06/2025
C.L.K. DESIGN
A.L.L. DRAWN
C.L.K. CHKD
SCALE 1" = 100'
JOB No. 2021.158
DRAWING No. 1499-04
DATE 01/13/2025
1499-04 DEMO
SHEET C-04
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PROPOSED SITE LAND COVER:

BUILDING	157,939 SF	= 3.63 AC. =	17.95%
PAVEMENT	297,768 SF	= 6.84 AC. =	33.85%
*SIDEWALK/CURB/HARDSCAPE	87,750 SF	= 2.01 AC. =	9.98%
*LAKE	66,309 SF	= 1.52 AC. =	7.54%
*DETENTION AREAS	26,174 SF	= 0.60 AC. =	2.98%
OTHER GREEN SPACE	243,726 SF	= 5.60 AC. =	27.71%
TOTAL PROJECT AREA	879,666 SF	= 20.19 AC.	=100.00%
OPEN SPACE - ORD. 2021-10:			
REQUIRED OPEN SPACE	307,883 SF	= 7.07 AC. =	35.00%
*PROVIDED OPEN SPACE	356,397 SF	= 8.23 AC. =	40.74%
* REFER TO SHEET C-07 FOR OPEN SPACE CALCULATIONS			
OFF-SITE SIDEWALK	13,289 SF	= 0.31 AC	
OFF-SITE PAVEMENT	6,274 SF	= 0.14 AC	

PROPOSED SITE LAND COVER BY PHASE:

PHASE 1:			
BUILDING	135,669 SF	= 3.11 AC. =	16.37%
PAVEMENT	279,430 SF	= 6.41 AC. =	33.72%
SIDEWALK/CURB/HARDSCAPE	85,276 SF	= 1.96 AC. =	10.29%
LAKE	66,309 SF	= 1.52 AC. =	8.00%
DETENTION AREAS	26,174 SF	= 0.60 AC. =	3.16%
OTHER GREEN SPACE	235,942 SF	= 5.42 AC. =	28.47%
TOTAL PHASE 1 AREA	828,799 SF	=19.03 AC.	=100.00%
PHASE 2:			
BUILDING	22,271 SF	= 0.51 AC. =	43.78%
PAVEMENT	18,338 SF	= 0.42 AC. =	36.05%
SIDEWALK/CURB/HARDSCAPE	2,475 SF	= 0.06 AC. =	4.87%
GREEN SPACE	7,784 SF	= 0.18 AC. =	15.30%
TOTAL PHASE 2 AREA	50,867 SF	= 1.17 AC	=100.00%

INTENSITY:

330 MULTI-FAMILY UNITS
29,600 SF COMMERCIAL USES
10,000 SF CHURCH (ALTERNATE COMMERCIAL USES)

PHASE-1:

BUILDING A - 104 MULTI-FAMILY UNITS
BUILDING B - 104 MULTI-FAMILY UNITS
BUILDING C - 9 MULTI-FAMILY UNITS, 8,250 SF COMMERCIAL
BUILDING D - 9 MULTI-FAMILY UNITS, 8,250 SF COMMERCIAL
BUILDING E - 104 MULTI-FAMILY UNITS

PHASE-2:

BUILDING C1- 6,210 SF RESTAURANT
BUILDING C2- 4,600 SF RETAIL
BUILDING F - ALTERNATE COMMERCIAL 10,000 SF = OFFICE

REFUSE/SOLID WASTE DISPOSAL CALCULATIONS:

VILLAGE OF ESTERO (SEC. 5-1201)

MULTI-FAMILY BUILDINGS:

330 TOTAL RESIDENTIAL UNITS
FOR FIRST 25 UNITS, 120 SF GARBAGE + 96 SF RECYCLING = 216 SF
PLUS 8 SF FOR EACH ADDITIONAL UNIT (305 ADDITIONAL) = 2,440 SF
MULTI-FAMILY REQUIRED = 2,656 SF

COMMERCIAL BUILDINGS:

29,600 SF BUILDING AREA
FOR FIRST 25,000 SF, 216 SF GARBAGE = 216 SF
PLUS 6 SF FOR EACH ADDTL. 1,000 S.F., in 4,600 ADDITIONAL S.F. = 37 SF
COMMERCIAL REQUIRED = 253 SF

TOTAL REQUIRED REFUSE AND SOLID WASTE DISPOSAL AREA = 2,909 SF

REQUIRED AREAS TO BE SATISFIED BY TRASH COMPACTORS AND DUMPSTER ENCLOSURES

DEVELOPMENT CRITERIA:

PER ZONING ORD. 2021-10

MINIMUM LOT AREA:
Lot Size: 7,500 sq.ft.
Lot Width: 100 ft.
Lot Depth: 75 ft.

MINIMUM SETBACKS:
Street:
VIA COCONUT POINT:
1-2 STORY: 20 ft.
3-STORY: 30 ft.
4-STORY: 65 ft.
MAIN STREET CONNECTOR:
MINIMUM 5 ft.
MAXIMUM 35 ft.
HAPPY HOLLOW LANE:
20 ft.
Side: 15 ft.
Rear: 15 ft.
Water body: 0 ft.

Maximum Lot Coverage: 50%

Maximum Building Height:
4 stories or 59'-7" (Top of Arch, Features)
/ 46'-4" (Midpoint M/B Eave & Ridge)

Minimum Building Separation: 15 ft.

PARKING CALCULATIONS:

(PER SEC. 34-2(4) OF VOLUME LAND DEVELOPMENT CODE, EV CHARGING)
(PER SEC. 34-2(4) OF VOLUME LAND DEVELOPMENT CODE, REQUIRED PARKING)
(PER SEC. 34-20 OF VOLUME LAND DEVELOPMENT CODE, BICYCLE PARKING STANDARDS)
(PER ADA REGULATIONS AND STANDARDS, ACCESSIBLE DESIGN STANDARDS)

PHASE-1:

MULTI-FAMILY
2 SPACES PER UNIT
ADDITIONAL 10% OF PARKING REQUIRED FOR VISITOR SPACES
OF PROPOSED UNITS x 2 SPACES PER UNIT + 10%

BUILDING A = 104 UNITS x 2 SPACES PER UNIT	=	208 SPACES
BUILDING B = 104 UNITS x 2 SPACES PER UNIT	=	208 SPACES
BUILDING C = 9 UNITS x 2 SPACES PER UNIT	=	18 SPACES
BUILDING D = 9 UNITS x 2 SPACES PER UNIT	=	18 SPACES
BUILDING E = 104 UNITS x 2 SPACES PER UNIT	=	208 SPACES
TOTAL	=	660 SPACES
+10% FOR VISITOR PARKING = 660 x 0.10	=	66 SPACES
AMENITY AREAS	=	8 SPACES
TOTAL MULTI-FAMILY PARKING REQUIRED	=	734 SPACES

COMMERCIAL
(PER APPROVED DEPARTION - 1 SPACE PER 400 S.F.)

BUILDING C	= 8,250 SF	x 1/400 SF	= 18.3 SPACES
BUILDING D	= 8,250 SF	x 1/400 SF	= 18.3 SPACES
TOTAL COMMERCIAL PARKING REQUIRED		=	36.6 SPACES
TOTAL REQUIRED PHASE-1 PARKING		=	771 SPACES

REQUIRED ADA PARKING SPACES AND REQUIRED MINIMUM EV CHARGING SPACES TO BE PROVIDED WITHIN REQUIRED PARKING SPACE TOTAL

REQUIRED HANDICAPPED = 771 X 0.02	=	16 SPACES
MINIMUM EV PARKING STALLS	=	3 SPACES
REQUIRED BICYCLE SPACES = 771 X 0.05 = 4	=	43 SPACES
TOTAL PROVIDED PHASE-1 PARKING	=	796 SPACES
	(INCLUDING 18 ADA SPACES)	
	(INCLUDING 6 EV CHARGING SPACES)	
TOTAL PROVIDED BICYCLE SPACES	=	55 SPACES

PHASE-2:

BUILDING C1 = 6,210 SF x 1/450 SF	=	13.8 SPACES
BUILDING C2 = 4,600 SF x 1/450 SF	=	10.2 SPACES
BUILDING F = 10,000 SF = OFFICE (1/300 SF)	=	33.3 SPACES
TOTAL REQUIRED PHASE-2 PARKING	=	58 SPACES

REQUIRED HANDICAPPED (ADA TABLE 208.2)	=	2 SPACES
MINIMUM 1 EV PARKING STALLS	=	1 SPACES
REQUIRED BICYCLE SPACES = 58 X 0.05	=	3 SPACES
TOTAL PROVIDED PHASE-2 PARKING	=	40 SPACES
	(INCLUDING 3 ADA SPACES)	
	(INCLUDING 2 EV CHARGING SPACES)	
TOTAL PROVIDED BICYCLE SPACES	=	5 SPACES

PHASE-1 & PHASE-2:

TOTAL PROJECT REQUIRED PARKING	=	829 SPACES
TOTAL PROJECT PROVIDED PARKING	=	836 SPACES
	(INCLUDING 21 ADA SPACES)	
	(INCLUDING 8 EV CHARGING SPACES)	
TOTAL PROJECT PROVIDED BICYCLE PARKING	=	60 SPACES

LEGEND:

- PROPOSED CONCRETE SIDEWALK
- PROPOSED BUILDINGS PHASE 1
- PROPOSED BUILDINGS PHASE 2
- PROPOSED ASPHALT PHASE 1
- PROPOSED ASPHALT PHASE 2
- PROPOSED LAKE
- PROPOSED FILTER MARSH / RETENTION AREA
- PROPOSED GREEN SPACE
- PROPOSED E.V. CHARGING STATIONS
- PROPOSED HANDICAP SPACE
- PROPOSED LOADING AREA

BUILDING PHASE NOTES

PHASE 1 - BUILDINGS C AND D TO BE CERTIFIED PRIOR TO BUILDINGS A, B AND E. BUILDINGS, C & D OR A, B & E. CAN BE CERTIFIED IN ANY ORDER.

PHASE 2 - BUILDINGS C1, C2 AND F TO BE CONSTRUCTED BASED ON APPROVED LEASING DEMAND, BUILDINGS CAN BE CONSTRUCTED AND CERTIFIED IN ANY ORDER, PHASE 2 AREAS TO BE LANDSCAPED AS ATTRACTIVE OPEN SPACE WITH IRRIGATION UNTIL CONSTRUCTION IS SCHEDULED TO BEGIN.

Bowman
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462
Bowman Consulting Group, Ltd.
8300 Whiskey Creek Drive
Fort Myers, FL 33919
Phone (239) 985-1200
www.bowmanconsulting.com
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VIA COCONUT - MPD
MASTER SITE PLAN
SECTION 33 TOWNSHIP 46 RANGE 25
LEE COUNTY

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

CHARLES L. KREBS, P.E.
FL. LICENSE NO. 56935
03/06/2025

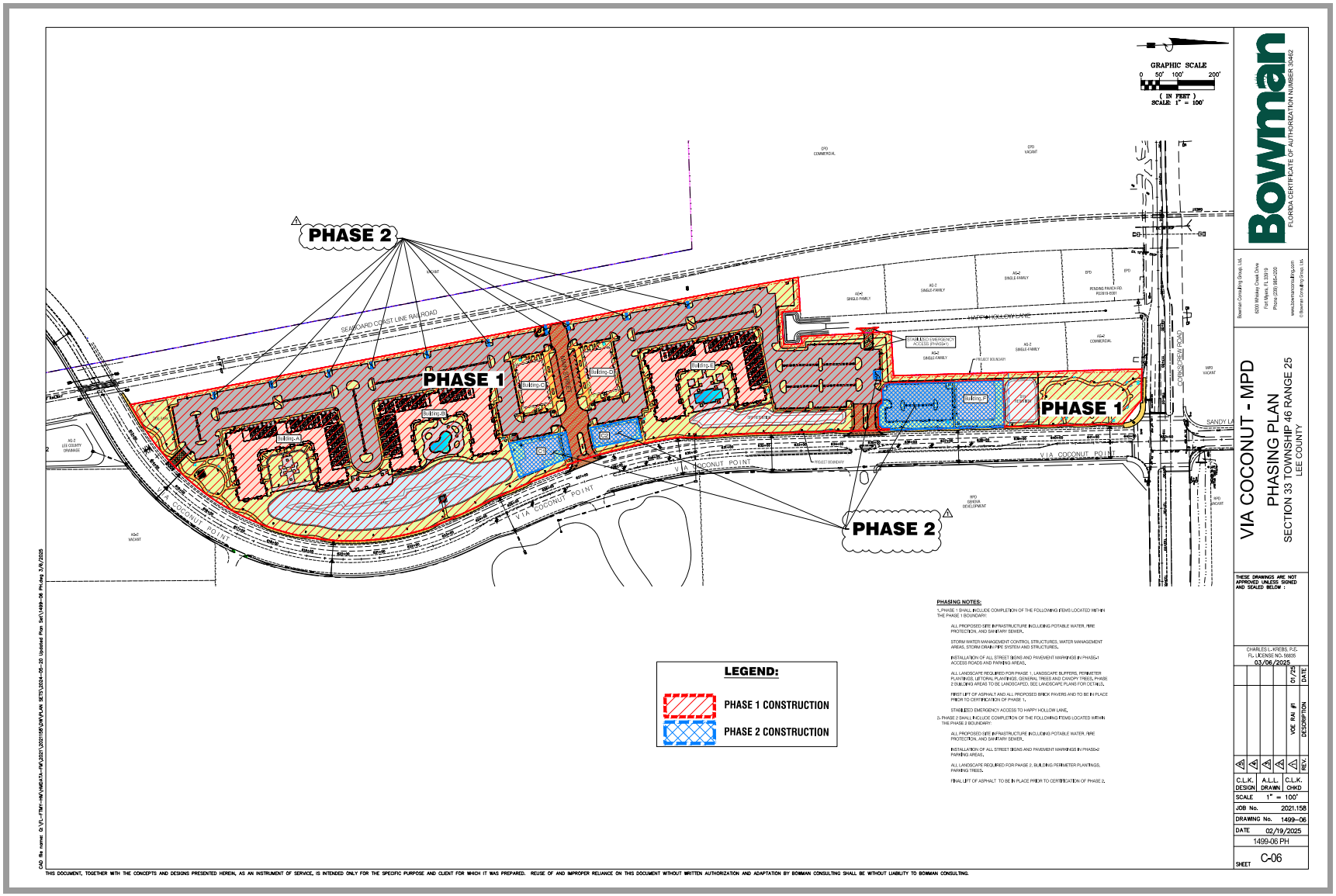
REV.	DESCRIPTION	DATE
	VDE RAI #1	01/13/25

C.L.K. DESIGN | A.L.L. DRAWN | C.L.K. CHKD

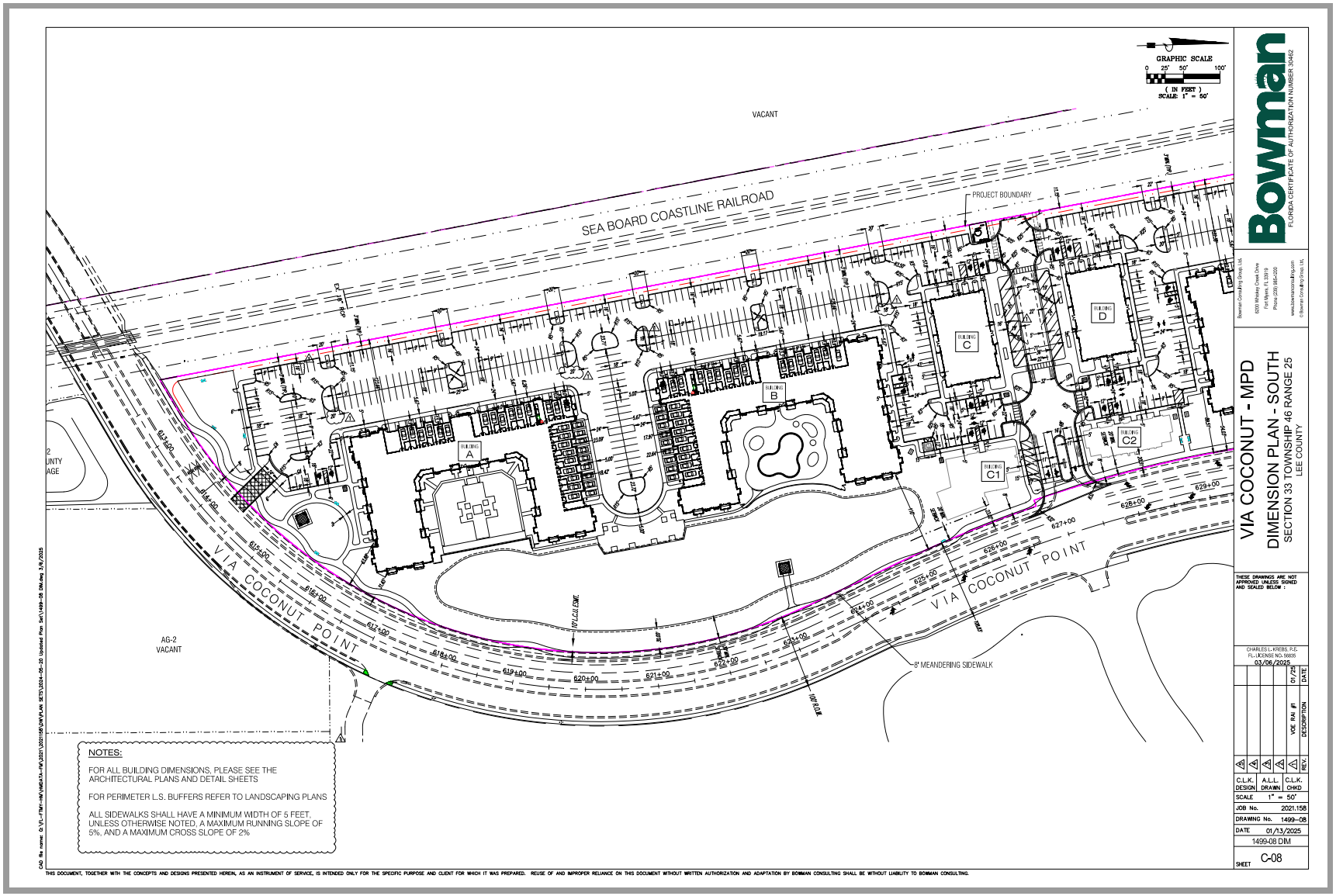
SCALE 1" = 100'
JOB No. 2021.158
DRAWING No. 1499-05
DATE 01/13/2025
1499-05 MSP
SHEET C-05

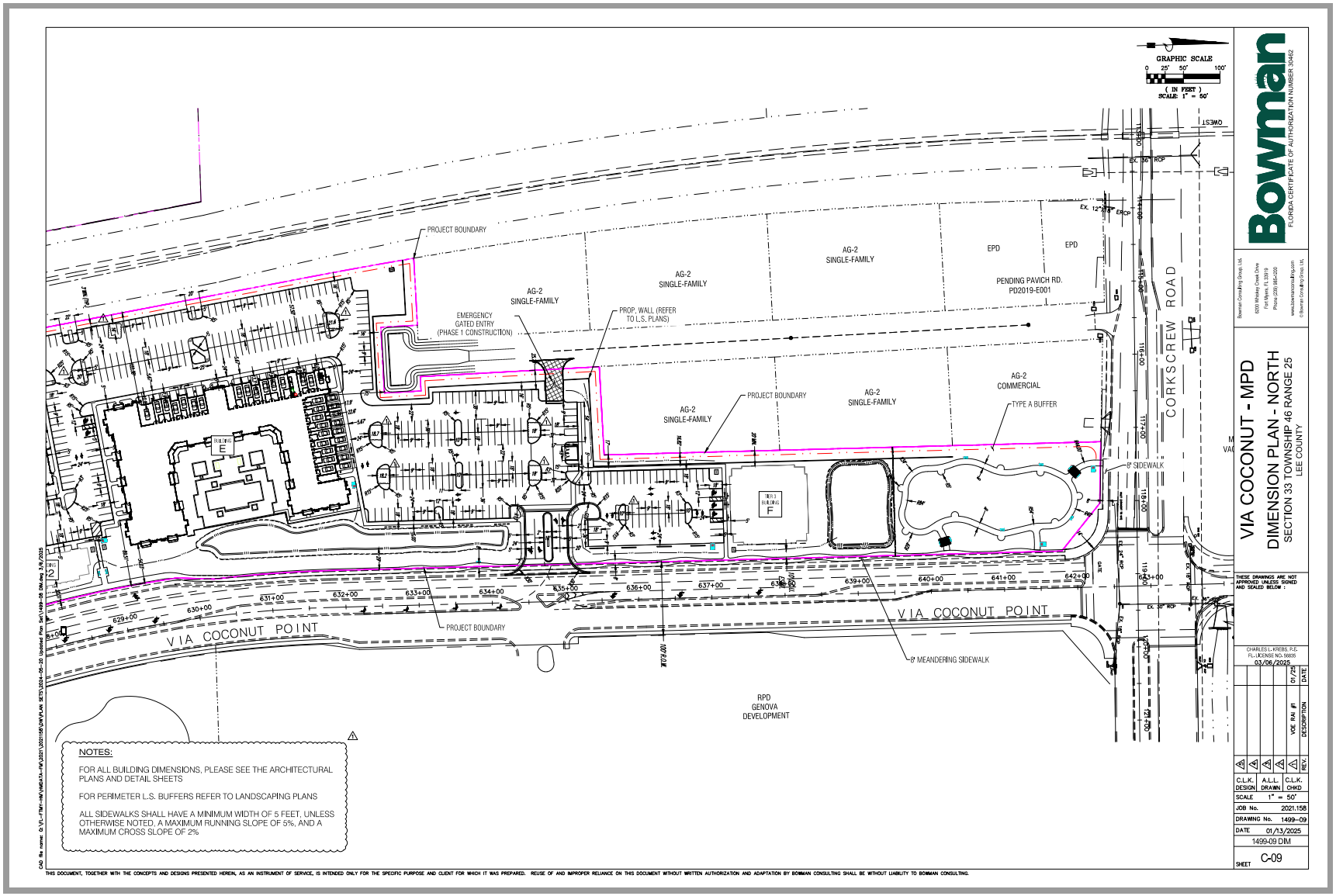
CAD file name: Q:\FL-FMY-HAN\HAN1A-FMY\2021\2021158\SHT\PLAN SETS\2024-05-20 Updated Plan Set\1499-05 MSP.dwg 3/6/2025

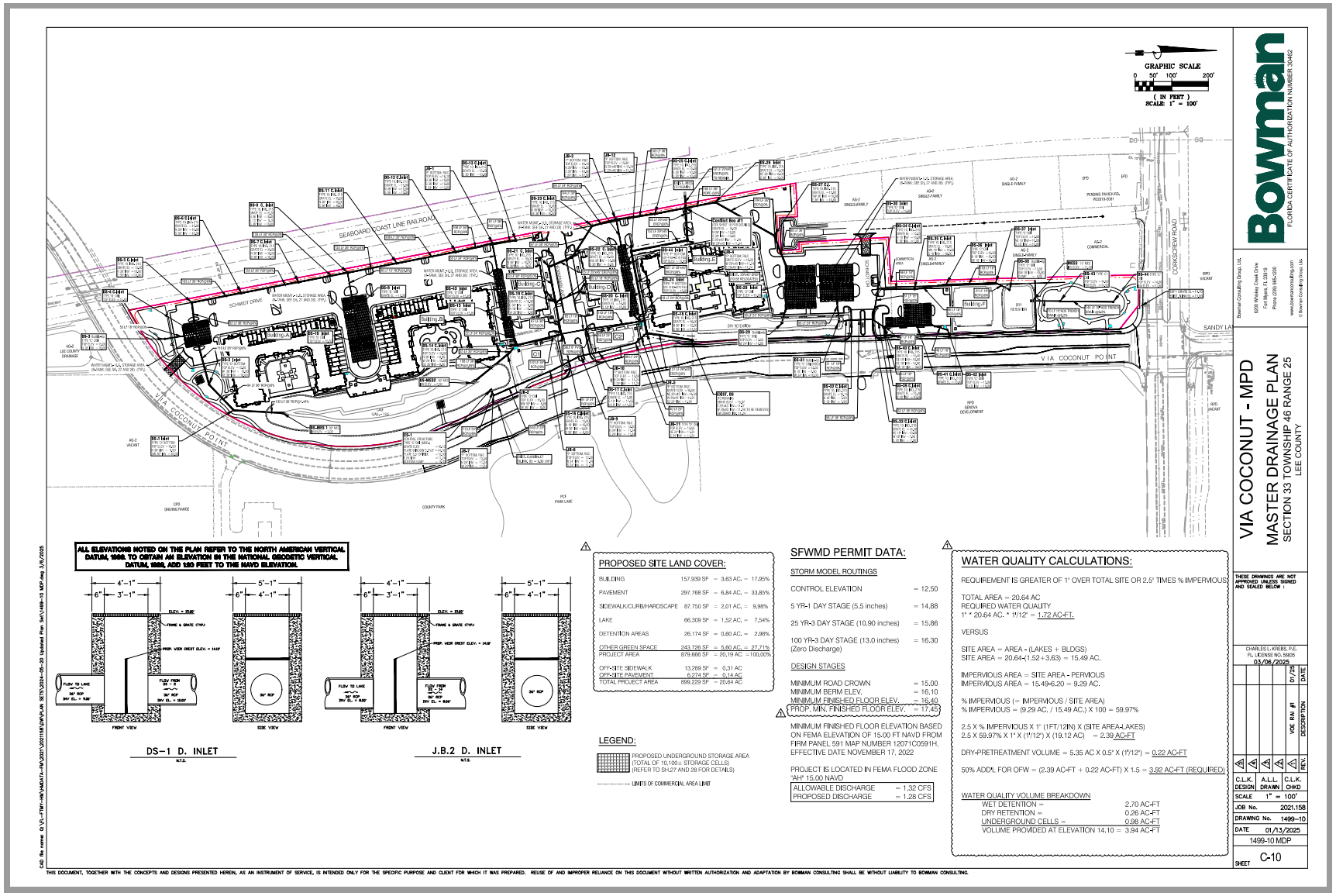
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PHASE 2
PHASE 1
PHASE 1
PHASE 2
GRAPHIC SCALE
0 50' 100' 200'
(IN FEET)
SCALE 1" = 100'
SEABOARD COAST LINE RAILROAD
VIA COCONUT POINT
HAPPY HOLLOW LANE
CORKSCREW ROAD
SANDY LA
LEGEND:
PHASE 1 CONSTRUCTION
PHASE 2 CONSTRUCTION
PHASING NOTES:
1. PHASE 1 SHALL INCLUDE COMPLETION OF THE FOLLOWING ITEMS LOCATED WITHIN THE PHASE 1 BOUNDARY:
ALL PROPOSED SITE INFRASTRUCTURE INCLUDING POTABLE WATER, FIRE PROTECTION, AND SANITARY SEWER.
STORM WATER MANAGEMENT CONTROL STRUCTURES, WATER MANAGEMENT AREAS, STORM DRAIN PIPE SYSTEM AND STRUCTURES.
INSTALLATION OF ALL STREET SIGNS AND PAVEMENT MARKINGS IN PHASE-1 ACCESS ROADS AND PARKING AREAS.
ALL LANDSCAPE REQUIRED FOR PHASE 1, LANDSCAPE BUFFERS, PERIMETER PLANTINGS, LITTORAL PLANTINGS, GENERAL TREES AND CANOPY TREES, PHASE 2 BUILDING AREAS TO BE LANDSCAPED. SEE LANDSCAPE PLANS FOR DETAILS.
FIRST LIFT OF ASPHALT AND ALL PROPOSED BRICK PAVERS AND TO BE IN PLACE PRIOR TO CERTIFICATION OF PHASE 1.
STABILIZED EMERGENCY ACCESS TO HAPPY HOLLOW LANE.
2. PHASE 2 SHALL INCLUDE COMPLETION OF THE FOLLOWING ITEMS LOCATED WITHIN THE PHASE 2 BOUNDARY:
ALL PROPOSED SITE INFRASTRUCTURE INCLUDING POTABLE WATER, FIRE PROTECTION, AND SANITARY SEWER.
INSTALLATION OF ALL STREET SIGNS AND PAVEMENT MARKINGS IN PHASE-2 PARKING AREAS.
ALL LANDSCAPE REQUIRED FOR PHASE 2, BUILDING PERIMETER PLANTINGS, PARKING TREES.
FINAL LIFT OF ASPHALT TO BE IN PLACE PRIOR TO CERTIFICATION OF PHASE 2.
Bowman
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462
VIA COCONUT - MPD
PHASING PLAN
SECTION 33 TOWNSHIP 46 RANGE 25
LEE COUNTY
THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :
CHARLES L. KREBS, P.E.
FL. LICENSE NO. 56935
03/06/2025
05/26 VDE RAI #1
DESCRIPTION
DATE
REV.
C.L.K. DESIGN
A.L.L. DRAWN
C.L.K. CHKD
SCALE 1" = 100'
JOB No. 2021.158
DRAWING No. 1499-06
DATE 02/19/2025
1499-06 PH
SHEET C-06
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GRAPHIC SCALE
0 50' 100' 200'
(IN FEET)
SCALE 1" = 100'
SEABOARD COAST LINE RAILROAD
VIA COCONUT POINT
CORKSCREW ROAD
SANDY
Building A
Building B
Building C
Building D
Building E
Building F
C1
C2
PROPOSED OPEN SPACE
PROPOSED ONSITE IMPROVEMENTS
TOTAL PROJECT AREA 879,666 SF = 20.19 AC = 100.00%
OPEN SPACE - ORD. 2021-10:
REQUIRED OPEN SPACE 307,883 SF = 7.07 AC = 35.00%
CALCULATION FOR OPEN SPACE PROVIDED:
GREEN SPACE 269,900 SF = 6.20 AC = 30.68%
SIDEWALK 22,188 SF = 0.51 AC = 2.52%
LAKE 66,309 SF = 1.52 AC = 7.54%
PROVIDED OPEN SPACE 358,397 SF = 8.23 AC = 40.74%
Bowman
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462
VIA COCONUT - MPD
OPEN SPACE
SECTION 33 TOWNSHIP 46 RANGE 25
LEE COUNTY
THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :
CHARLES L. KREBS, P.E.
FL. LICENSE NO. 56655
03/06/2025
DATE
DESCRIPTION
REV.
C.L.K. DESIGN
A.L.L. DRAWN
C.L.K. CHKD
SCALE 1" = 100'
JOB No. 2021.158
DRAWING No. 1499-07
DATE 01/13/2025
1499-07 OSPACE
SHEET C-07
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GRAPHIC SCALE
0 25' 50' 100'
(IN FEET)
SCALE: 1" = 50'
VACANT
SEA BOARD COASTLINE RAILROAD
PROJECT BOUNDARY
BUILDING A
BUILDING B
BUILDING C
BUILDING C1
BUILDING C2
BUILDING D
VIA COCONUT POINT
AG-2
VACANT
8' MEANDERING SIDEWALK
NOTES:
FOR ALL BUILDING DIMENSIONS, PLEASE SEE THE ARCHITECTURAL PLANS AND DETAIL SHEETS
FOR PERIMETER L.S. BUFFERS REFER TO LANDSCAPING PLANS
ALL SIDEWALKS SHALL HAVE A MINIMUM WIDTH OF 5 FEET, UNLESS OTHERWISE NOTED, A MAXIMUM RUNNING SLOPE OF 5%, AND A MAXIMUM CROSS SLOPE OF 2%
Bowman
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462
VIA COCONUT - MPD
DIMENSION PLAN - SOUTH
SECTION 33 TOWNSHIP 46 RANGE 25
LEE COUNTY
THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :
CHARLES L. KREBS, P.E.
FL. LICENSE NO. 56935
03/06/2025
DATE
DESCRIPTION
REV.
C.L.K. DESIGN
A.L.L. DRAWN
C.L.K. CHKD
SCALE 1" = 50'
JOB No. 2021.158
DRAWING No. 1499-08
DATE 01/13/2025
1499-08 DIM
SHEET C-08
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GRAPHIC SCALE
0 25' 50' 100'
(IN FEET)
SCALE: 1" = 50'
PROJECT BOUNDARY
AG-2
SINGLE-FAMILY
EMERGENCY
GATED ENTRY
(PHASE 1 CONSTRUCTION)
PROP. WALL (REFER TO L.S. PLANS)
EPD
PENDING PAVICH RD.
PD2019-E001
AG-2
COMMERCIAL
TYPE A BUFFER
CORKSCREW ROAD
8' SIDEWALK
VIA COCONUT POINT
8' MEANDERING SIDEWALK
RPD
GENOVA
DEVELOPMENT
NOTES:
FOR ALL BUILDING DIMENSIONS, PLEASE SEE THE ARCHITECTURAL PLANS AND DETAIL SHEETS
FOR PERIMETER L.S. BUFFERS REFER TO LANDSCAPING PLANS
ALL SIDEWALKS SHALL HAVE A MINIMUM WIDTH OF 5 FEET, UNLESS OTHERWISE NOTED, A MAXIMUM RUNNING SLOPE OF 5%, AND A MAXIMUM CROSS SLOPE OF 2%
Bowman
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462
VIA COCONUT - MPD
DIMENSION PLAN - NORTH
SECTION 33 TOWNSHIP 46 RANGE 25
LEE COUNTY
THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :
CHARLES L. KREBS, P.E.
FL. LICENSE NO. 56935
03/06/2025
01/25 DATE
VDE MAJ #1 DESCRIPTION
C.L.K. DESIGN
A.L.L. DRAWN
C.L.K. CHKD
SCALE 1" = 50'
JOB No. 2021.158
DRAWING No. 1499-09
DATE 01/13/2025
1499-09 DIM
SHEET C-09
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.



PROPOSED SITE LAND COVER:

BUILDING	157,939 SF	= 3.63 AC. =	17.95%
PAVEMENT	297,768 SF	= 6.84 AC. =	33.85%
SIDEWALK/CURB/HARDSCAPE	87,750 SF	= 2.01 AC. =	9.98%
LAKE	66,309 SF	= 1.52 AC. =	7.54%
DETENTION AREAS	26,174 SF	= 0.60 AC. =	2.98%
OTHER GREEN SPACE	243,726 SF	= 5.60 AC. =	27.71%
PROJECT AREA	879,666 SF	= 20.19 AC =	100.00%
OFF-SITE SIDEWALK	13,269 SF	= 0.31 AC	
OFF-SITE PAVEMENT	6,274 SF	= 0.14 AC	
TOTAL PROJECT AREA	899,229 SF	= 20.64 AC	

SFWMD PERMIT DATA:

STORM MODEL ROUTINGS

CONTROL ELEVATION	= 12.50
5 YR-1 DAY STAGE (5.5 inches)	= 14.88
25 YR-3 DAY STAGE (10.90 inches)	= 15.86
100 YR-3 DAY STAGE (13.0 inches) (Zero Discharge)	= 16.30

DESIGN STAGES

MINIMUM ROAD CROWN	= 15.00
MINIMUM BERM ELEV.	= 16.10
MINIMUM FINISHED FLOOR ELEV.	= 16.40
PROP. MIN. FINISHED FLOOR ELEV.	= 17.45

MINIMUM FINISHED FLOOR ELEVATION BASED ON FEMA ELEVATION OF 15.00 FT NAVD FROM FIRM PANEL 591 MAP NUMBER 12071C0591H, EFFECTIVE DATE NOVEMBER 17, 2022

PROJECT IS LOCATED IN FEMA FLOOD ZONE "AH" 15.00 NAVD

ALLOWABLE DISCHARGE	= 1.32 CFS
PROPOSED DISCHARGE	= 1.28 CFS

WATER QUALITY CALCULATIONS:

REQUIREMENT IS GREATER OF 1" OVER TOTAL SITE OR 2.5" TIMES % IMPERVIOUS

TOTAL AREA = 20.64 AC
REQUIRED WATER QUALITY
1" * 20.64 AC. * 1'/12' = 1.72 AC-FT.

VERSUS

SITE AREA = AREA - (LAKES + BLDGS)
SITE AREA = 20.64-(1.52+3.63) = 15.49 AC.

IMPERVIOUS AREA = SITE AREA - PERVIOUS
IMPERVIOUS AREA = 15.49-6.20 = 9.29 AC.

% IMPERVIOUS (= IMPERVIOUS / SITE AREA)
% IMPERVIOUS = (9.29 AC. / 15.49 AC.) X 100 = 59.97%

2.5 X % IMPERVIOUS X 1" (1FT/12IN) X (SITE AREA-LAKES)
2.5 X 59.97% X 1" X (1'/12') X (19.12 AC) = 2.39 AC-FT

DRY-PRETREATMENT VOLUME = 5.35 AC X 0.5" X (1'/12') = 0.22 AC-FT

50% ADD'L FOR OFW = (2.39 AC-FT + 0.22 AC-FT) X 1.5 = 3.92 AC-FT (REQUIRED)

WATER QUALITY VOLUME BREAKDOWN

WET DETENTION =	2.70 AC-FT
DRY RETENTION =	0.26 AC-FT
UNDERGROUND CELLS =	0.98 AC-FT
VOLUME PROVIDED AT ELEVATION 14.10 =	3.94 AC-FT

Bowman
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462

Bowman Consulting Group, Ltd.
8300 Whiskey Creek Drive
Fort Myers, FL 33919
Phone (239) 985-1200
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

VIA COCONUT - MPD
MASTER DRAINAGE PLAN
SECTION 33 TOWNSHIP 46 RANGE 25
LEE COUNTY

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

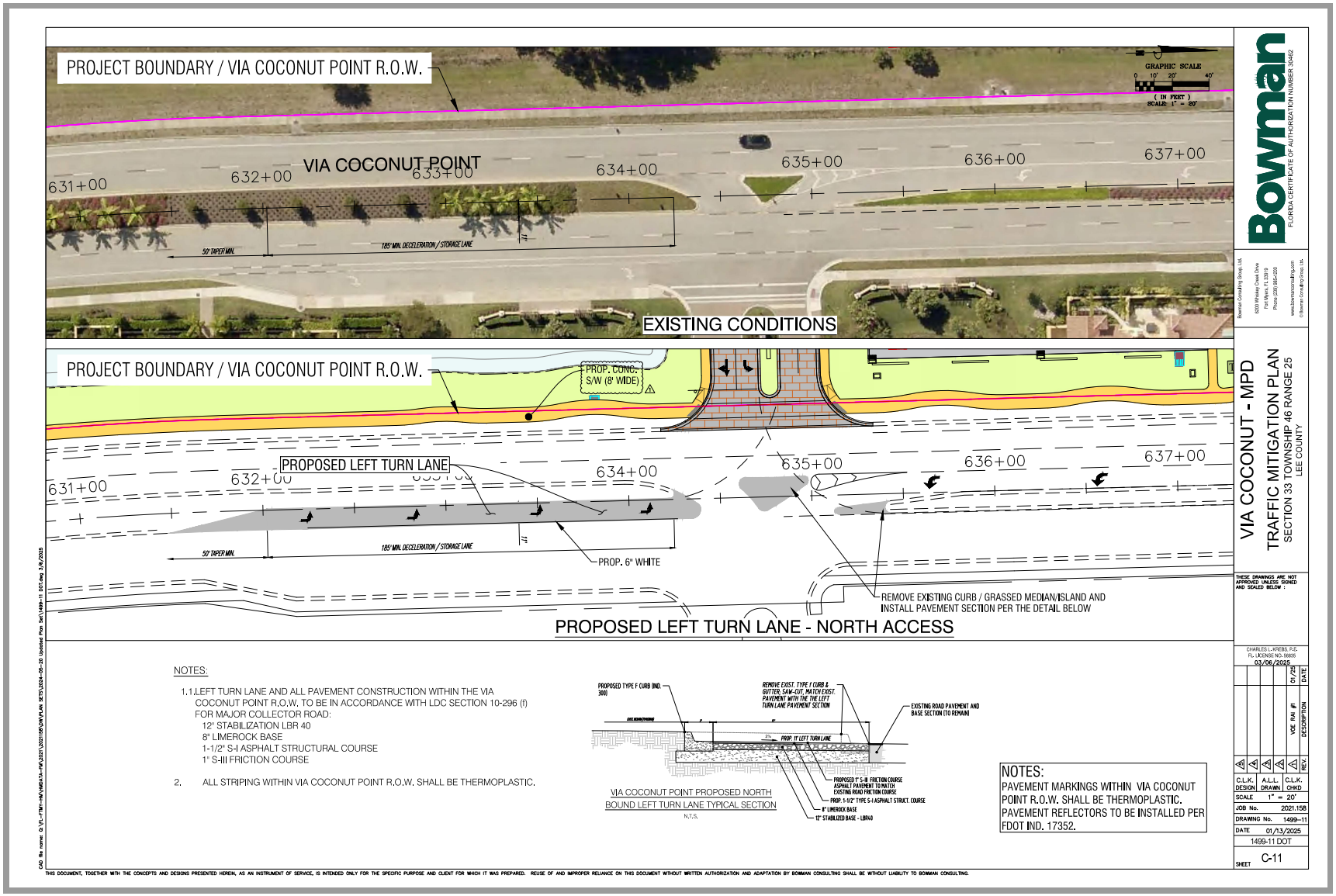
CHARLES L. KREBS, P.E.
FL. LICENSE NO. 56935
03/06/2025

REV.	DESCRIPTION	DATE
1	VOE RAI #1	01/28/25

C.L.K. DESIGN | A.L.L. DRAWN | C.L.K. CHKD

SCALE	1" = 100'
JOB No.	2021.158
DRAWING No.	1499-10
DATE	01/13/2025
	1499-10 MDP
SHEET	C-10

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NOTES:

1. LEFT TURN LANE AND ALL PAVEMENT CONSTRUCTION WITHIN THE VIA COCONUT POINT R.O.W. TO BE IN ACCORDANCE WITH LDC SECTION 10-296 (f) FOR MAJOR COLLECTOR ROAD:
   - 12" STABILIZATION LBR 40
   - 8" LIMEROCK BASE
   - 1-1/2" S-I ASPHALT STRUCTURAL COURSE
   - 1" S-III FRICTION COURSE
2. ALL STRIPING WITHIN VIA COCONUT POINT R.O.W. SHALL BE THERMOPLASTIC.

VIA COCONUT POINT PROPOSED NORTH BOUND LEFT TURN LANE TYPICAL SECTION

N.T.S.

NOTES:
PAVEMENT MARKINGS WITHIN VIA COCONUT POINT R.O.W. SHALL BE THERMOPLASTIC.
PAVEMENT REFLECTORS TO BE INSTALLED PER FDOT IND. 17352.

Bowman
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462

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8300 Whiskey Creek Drive
Fort Myers, FL 33919
Phone (239) 985-1200
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VIA COCONUT - MPD
TRAFFIC MITIGATION PLAN
SECTION 33 TOWNSHIP 46 RANGE 25
LEE COUNTY

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FL. LICENSE NO. 56655
03/06/2025

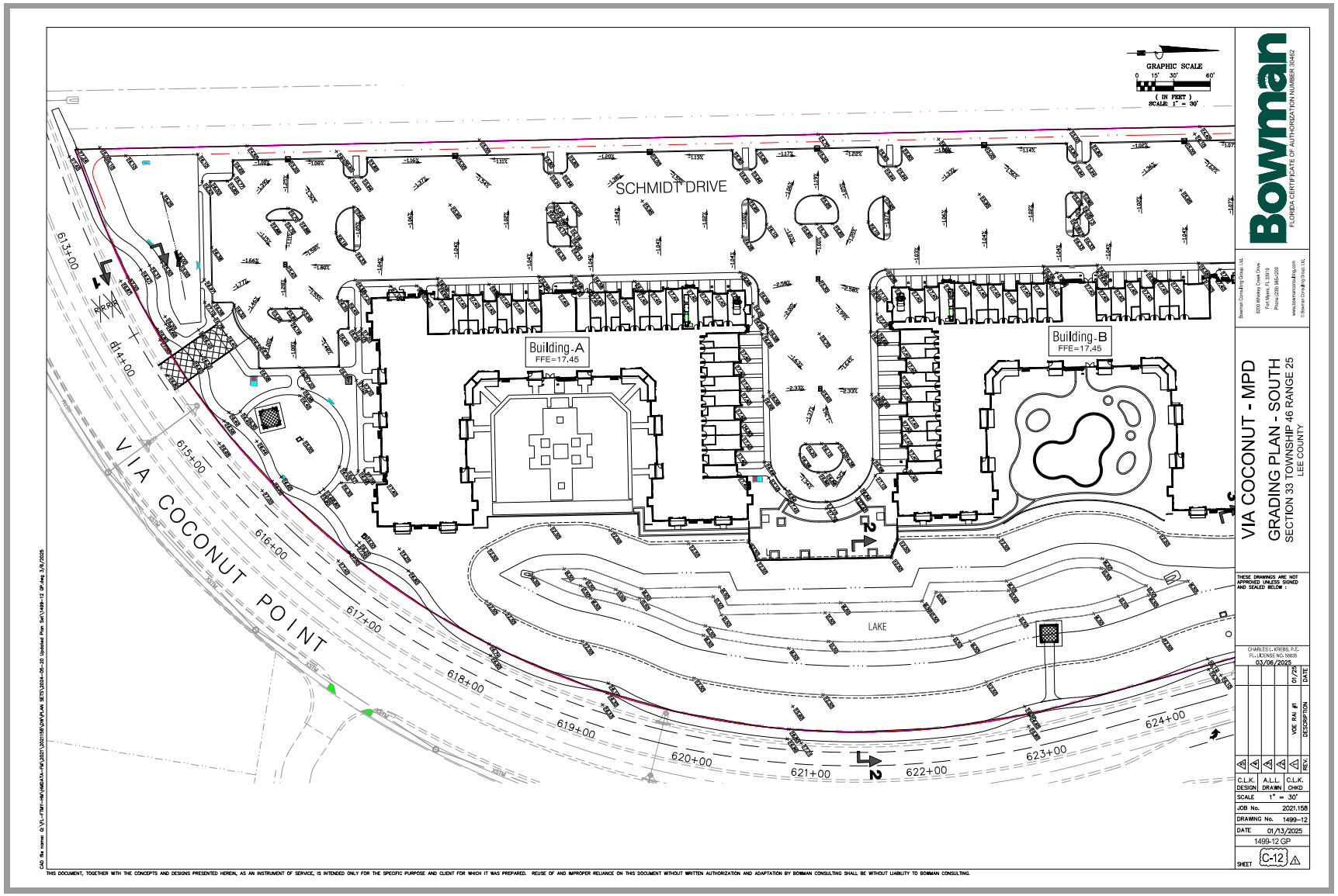
REV.	DESCRIPTION	DATE
	VDE RAI #1	01/28/

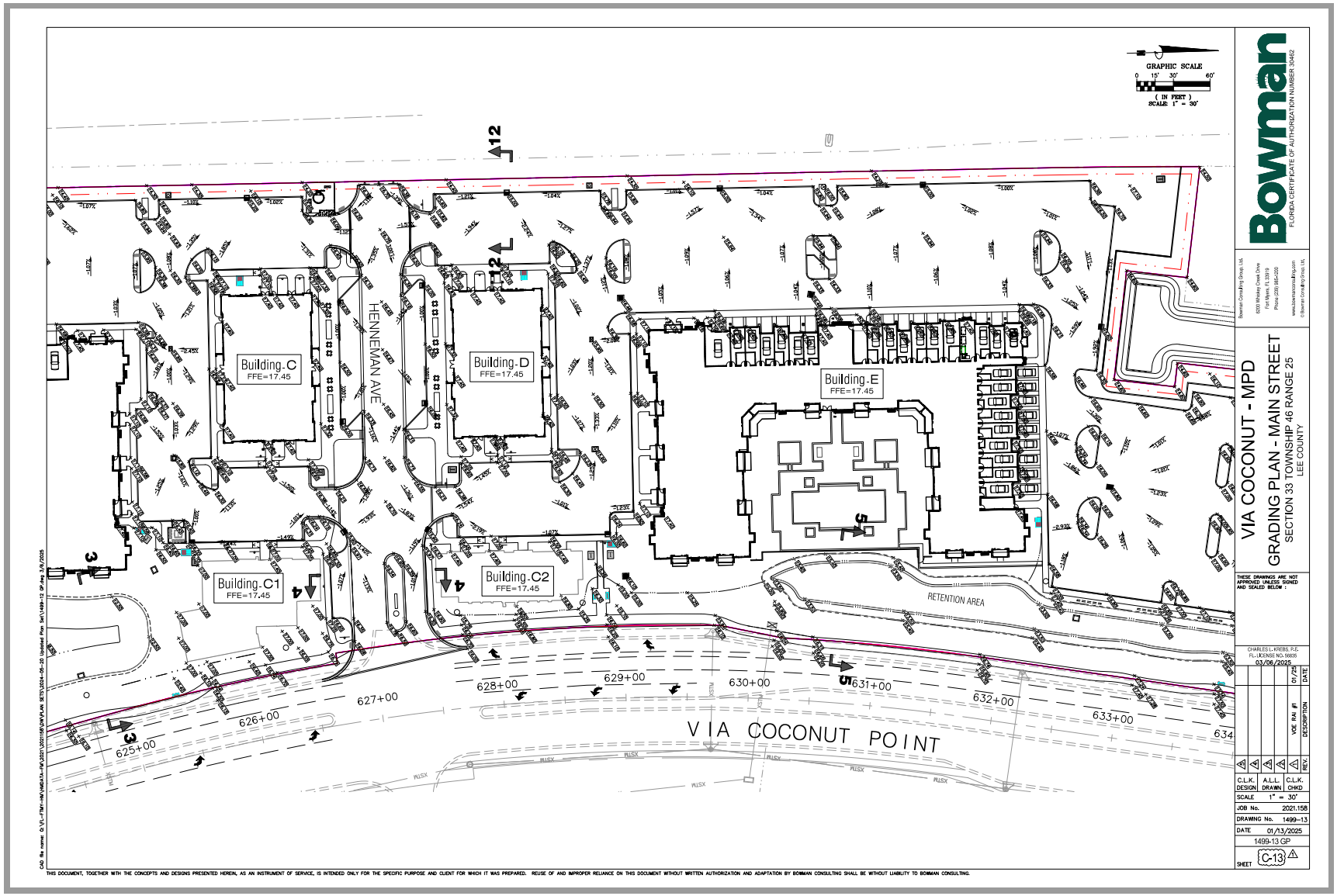
C.L.K. DESIGN	A.L.L. DRAWN	C.L.K. CHKD

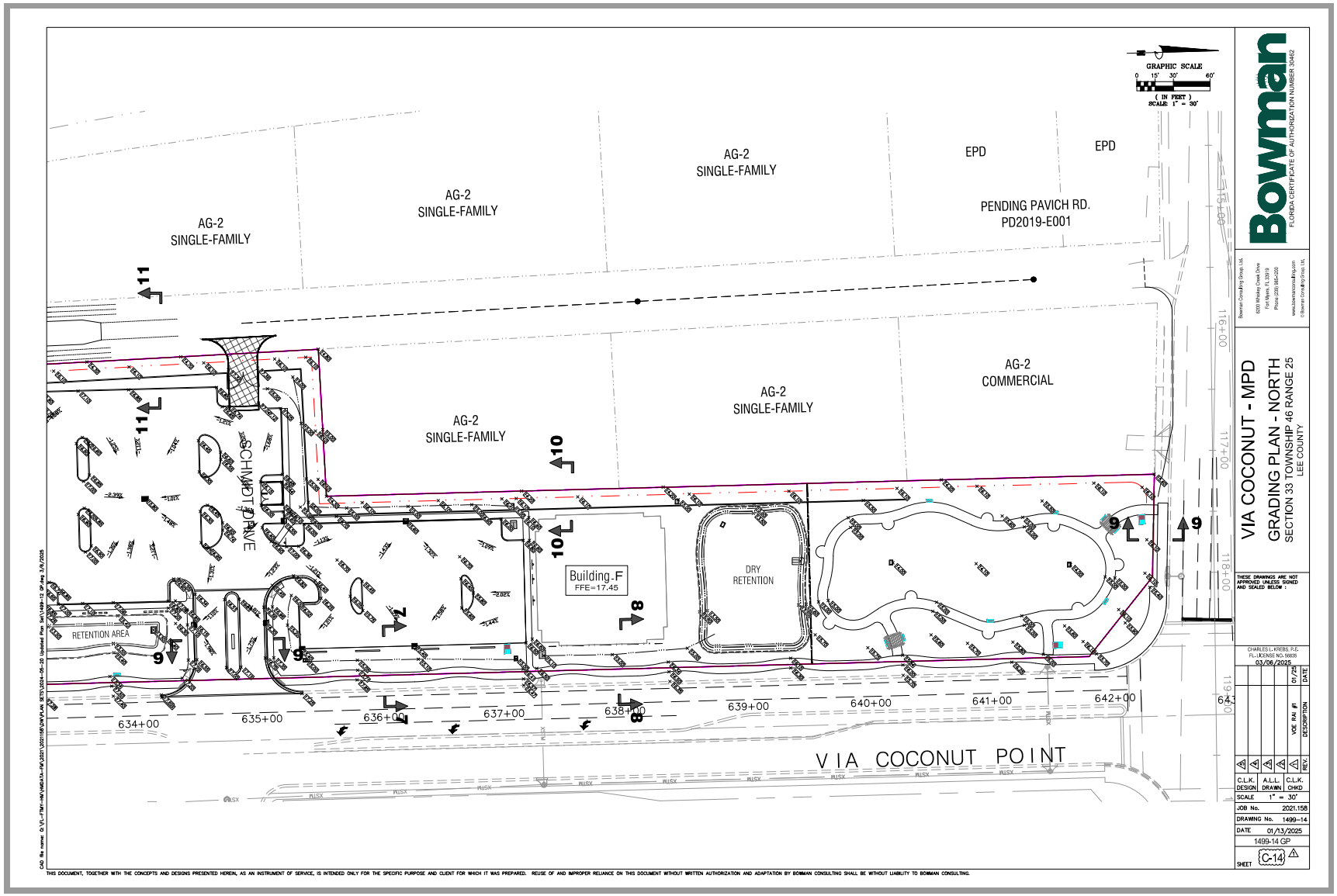
SCALE 1" = 20'
JOB No. 2021.158
DRAWING No. 1499-11
DATE 01/13/2025
1499-11 DOT
SHEET C-11

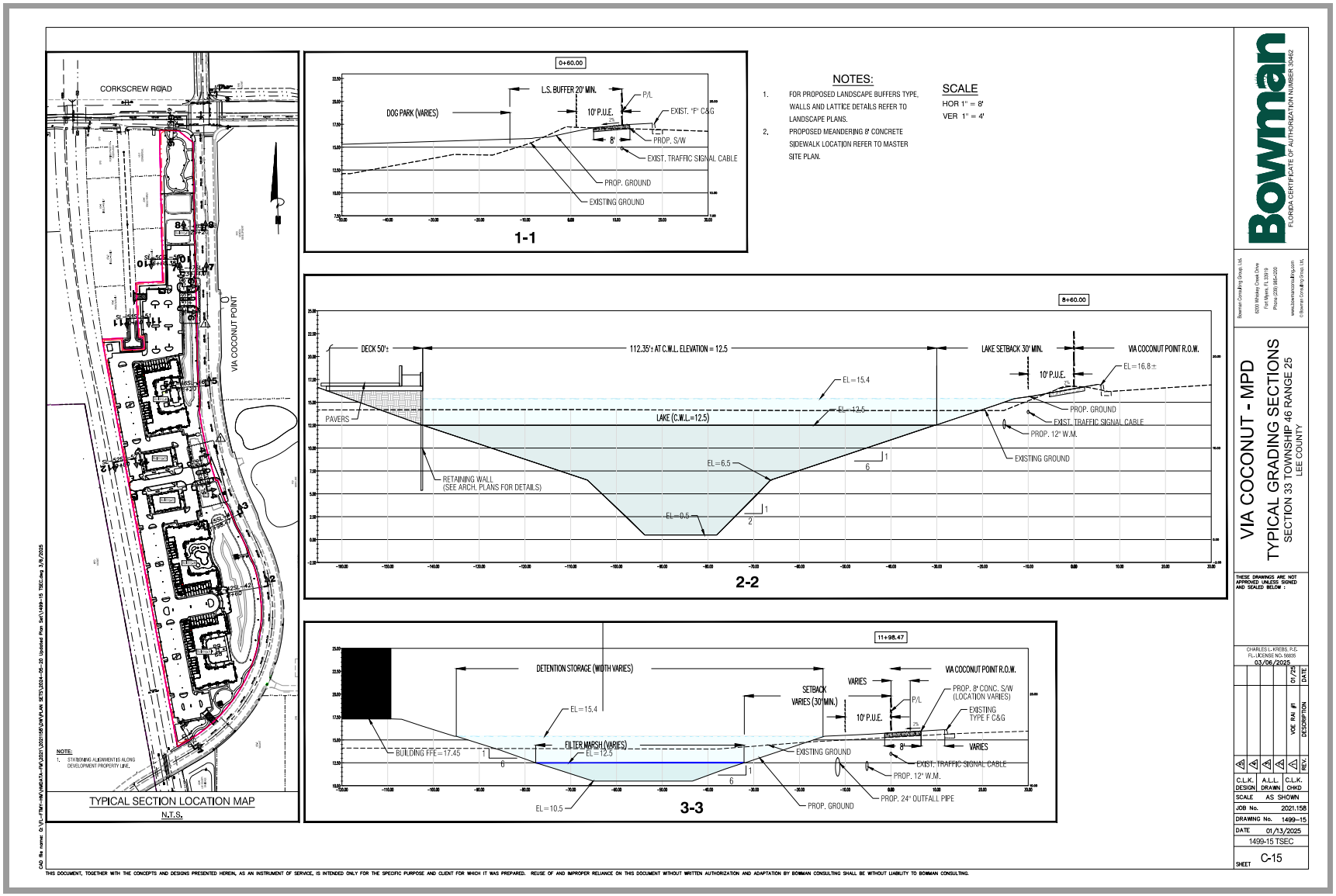
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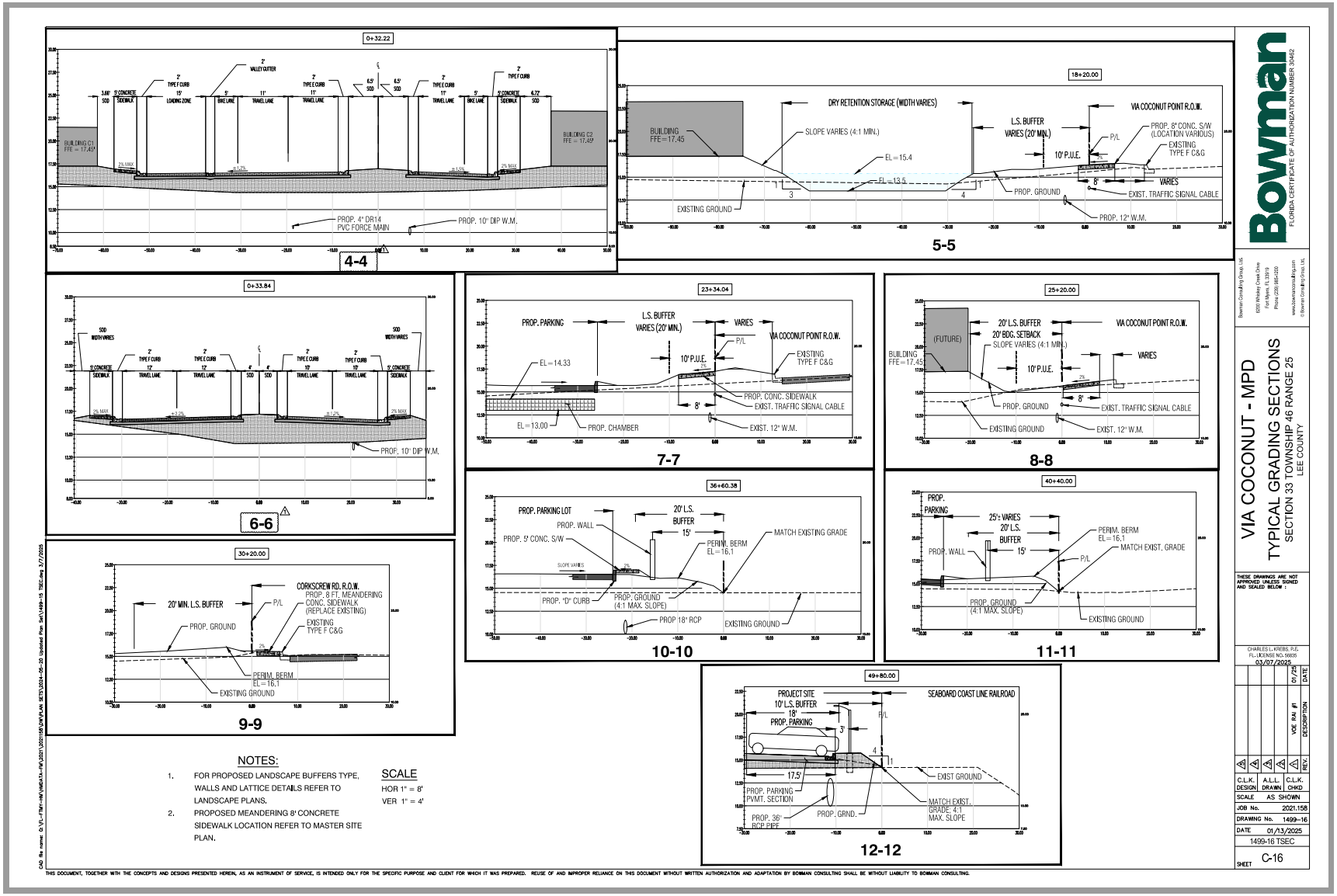
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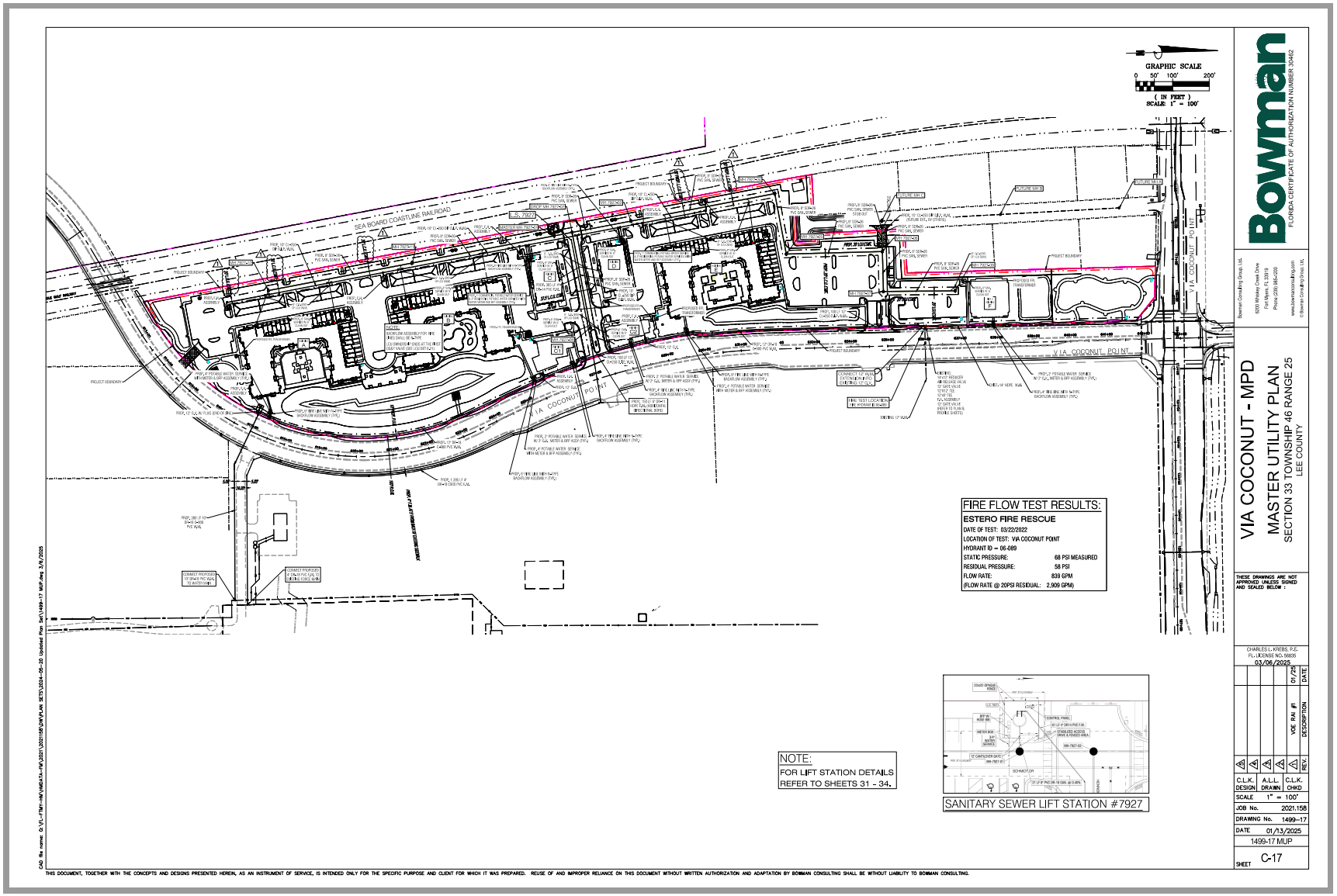

GRAPHIC SCALE
0 15' 30' 60'
(IN FEET)
SCALE: 1" = 30'
SCHMIDT DRIVE
Building-A
FFE=17.45
Building-B
FFE=17.45
LAKE
VIA COCONUT POINT
613+00
614+00
615+00
616+00
617+00
618+00
619+00
620+00
621+00
622+00
623+00
624+00
Bowman
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462
VIA COCONUT - MPD
GRADING PLAN - SOUTH
SECTION 33 TOWNSHIP 46 RANGE 25
LEE COUNTY
THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :
CHARLES L. KREBS, P.E.
FL. LICENSE NO. 56935
03/06/2025
DESIGN C.L.K.
DRAWN A.L.L.
CHKD C.L.K.
SCALE 1" = 30'
JOB No. 2021.158
DRAWING No. 1499-12
DATE 01/13/2025
1499-12 GP
SHEET C-12
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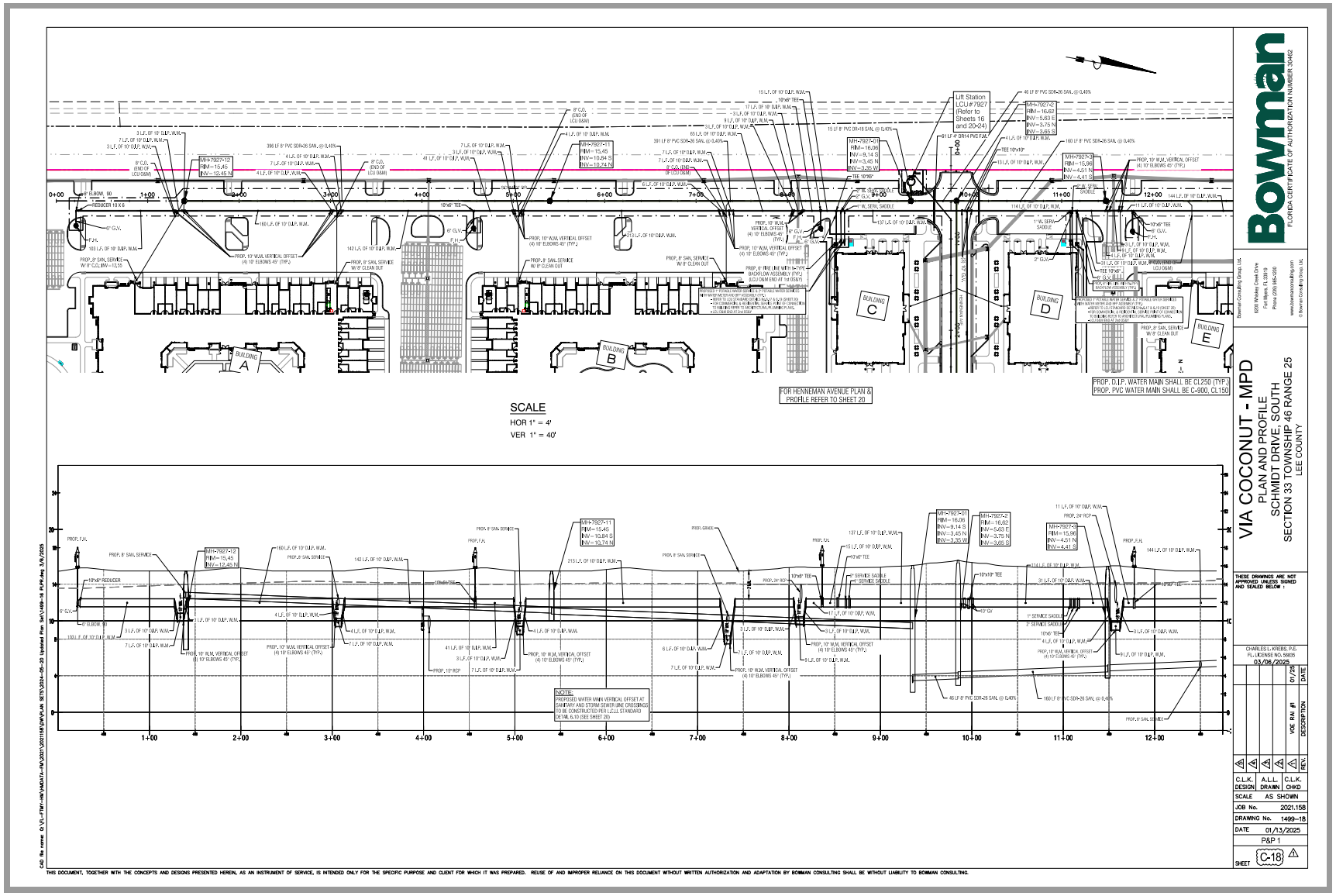

GRAPHIC SCALE
0 15' 30' 60'
(IN FEET)
SCALE: 1" = 30'
Building-C
FFE=17.45
Building-D
FFE=17.45
Building-E
FFE=17.45
Building-C1
FFE=17.45
Building-C2
FFE=17.45
HENNEMAN AVE
RETENTION AREA
VIA COCONUT POINT
625+00
626+00
627+00
628+00
629+00
630+00
631+00
632+00
633+00
Bowman
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462
VIA COCONUT - MPD
GRADING PLAN - MAIN STREET
SECTION 33 TOWNSHIP 46 RANGE 25
LEE COUNTY
THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :
CHARLES L. KREBS, P.E.
FL. LICENSE NO. 56935
03/06/2025
C.L.K. DESIGN
A.L.L. DRAWN
C.L.K. CHKD
SCALE 1" = 30'
JOB No. 2021.158
DRAWING No. 1499-13
DATE 01/13/2025
1499-13 GP
SHEET C-13
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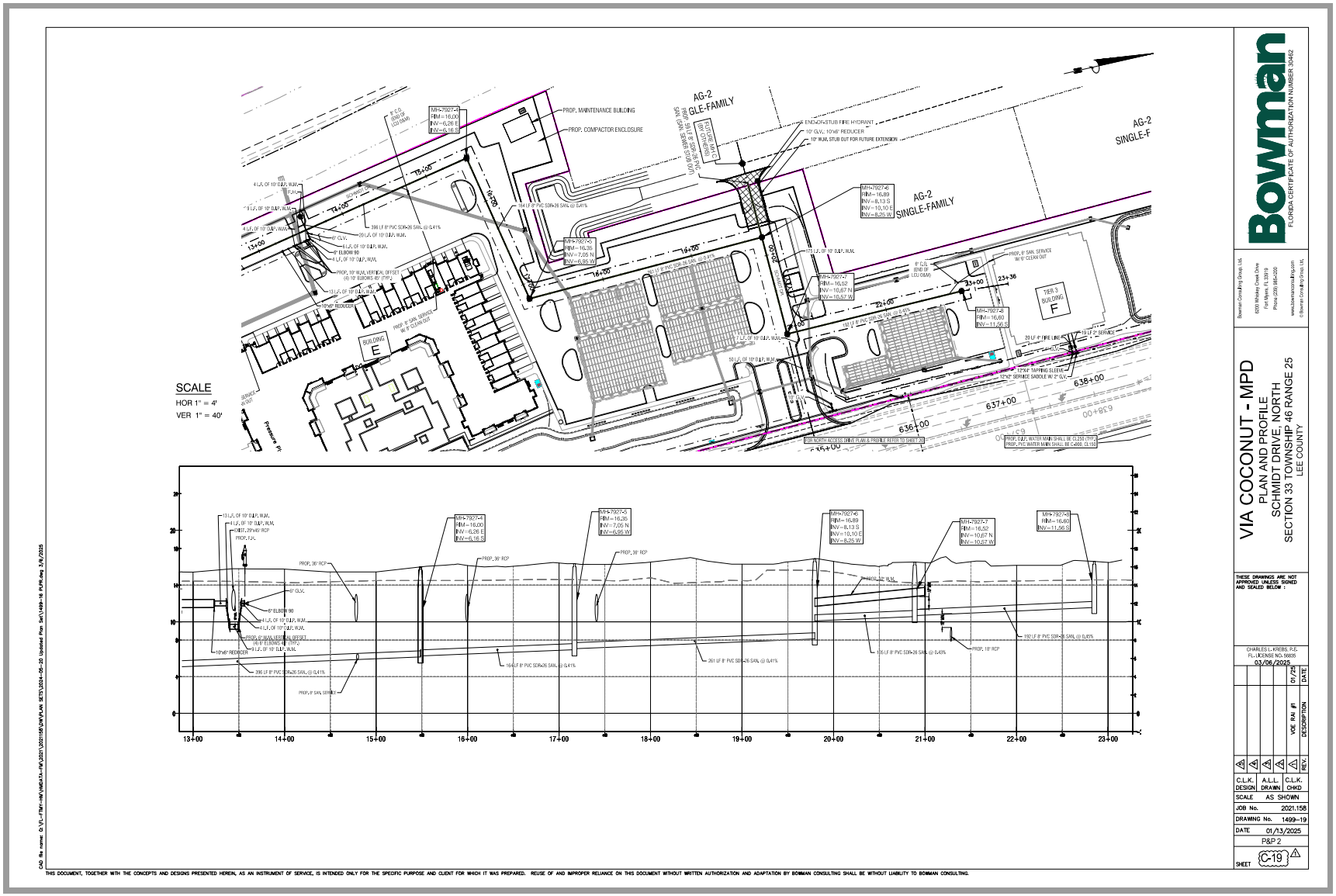

GRAPHIC SCALE
0 15' 30' 60'
(IN FEET)
SCALE: 1" = 30'
AG-2
SINGLE-FAMILY
AG-2
SINGLE-FAMILY
AG-2
SINGLE-FAMILY
EPD
EPD
PENDING PAVICH RD.
PD2019-E001
AG-2
SINGLE-FAMILY
AG-2
SINGLE-FAMILY
AG-2
COMMERCIAL
SCHWARTZ DRIVE
Building F
FFE=17.45
DRY
RETENTION
RETENTION AREA
634+00
635+00
636+00
637+00
638+00
639+00
640+00
641+00
642+00
115+00
116+00
117+00
118+00
VIA COCONUT POINT
Bowman
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462
VIA COCONUT - MPD
GRADING PLAN - NORTH
SECTION 33 TOWNSHIP 46 RANGE 25
LEE COUNTY
THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :
CHARLES L. KREBS, P.E.
FL. LICENSE NO. 56935
03/06/2025
DESIGN
DRAWN
CHKD
SCALE 1" = 30'
JOB No. 2021.158
DRAWING No. 1499-14
DATE 01/13/2025
1499-14 GP
SHEET C-14
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CORKSCREW ROAD
VIA COCONUT POINT
NOTE:
1. STATIONING ALIGNMENTS ALONG DEVELOPMENT PROPERTY LINE.
TYPICAL SECTION LOCATION MAP
N.T.S.
0+60.00
L.S. BUFFER 20' MIN.
P/L
DOG PARK (VARIES)
10' P.U.E.
EXIST. 'F' C&G
8'
PROP. S/W
EXIST. TRAFFIC SIGNAL CABLE
PROP. GROUND
EXISTING GROUND
1-1
NOTES:
1. FOR PROPOSED LANDSCAPE BUFFERS TYPE, WALLS AND LATTICE DETAILS REFER TO LANDSCAPE PLANS.
2. PROPOSED MEANDERING 8' CONCRETE SIDEWALK LOCATION REFER TO MASTER SITE PLAN.
SCALE
HOR 1" = 8'
VER 1" = 4'
8+60.00
DECK 50'±
112.35'± AT C.W.L. ELEVATION = 12.5
LAKE SETBACK 30' MIN.
VIA COCONUT POINT R.O.W.
EL=16.8±
10' P.U.E.
EL=15.4
EL=12.5
PROP. GROUND
EXIST. TRAFFIC SIGNAL CABLE
PROP. 12" W.M.
PAVERS
LAKE (C.W.L.=12.5)
EXISTING GROUND
EL=6.5
RETAINING WALL
(SEE ARCH. PLANS FOR DETAILS)
EL=0.5
2-2
11+98.47
DETENTION STORAGE (WIDTH VARIES)
VIA COCONUT POINT R.O.W.
SETBACK
VARIES (30' MIN.)
VARIES
PROP. 8' CONC. S/W
(LOCATION VARIES)
P/L
10' P.U.E.
EXISTING
TYPE F C&G
EL=15.4
BUILDING FFE=17.45
FILTER MARSH (VARIES)
EL=12.5
EXISTING GROUND
8'
VARIES
EXIST. TRAFFIC SIGNAL CABLE
PROP. 12" W.M.
EL=10.5
PROP. GROUND
PROP. 24" OUTFALL PIPE
3-3
Bowman
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462
VIA COCONUT - MPD
TYPICAL GRADING SECTIONS
SECTION 33 TOWNSHIP 46 RANGE 25
LEE COUNTY
THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :
CHARLES L. KREBS, P.E.
FL. LICENSE NO. 56935
03/06/2025
01/25
DATE
VDE RAI #1
DESCRIPTION
REV.
C.L.K. DESIGN
A.L.L. DRAWN
C.L.K. CHKD
SCALE AS SHOWN
JOB No. 2021.158
DRAWING No. 1499-15
DATE 01/13/2025
1499-15 TSEC
SHEET C-15
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0+32.22
4-4
18+20.00
5-5
0+33.84
6-6
23+34.04
7-7
25+20.00
8-8
30+20.00
9-9
36+60.38
10-10
40+40.00
11-11
49+80.00
12-12
NOTES:
1. FOR PROPOSED LANDSCAPE BUFFERS TYPE, WALLS AND LATTICE DETAILS REFER TO LANDSCAPE PLANS.
2. PROPOSED MEANDERING 8' CONCRETE SIDEWALK LOCATION REFER TO MASTER SITE PLAN.
SCALE
HOR 1" = 8'
VER 1" = 4'
VIA COCONUT - MPD
TYPICAL GRADING SECTIONS
SECTION 33 TOWNSHIP 46 RANGE 25
LEE COUNTY
Bowman
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462
THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :
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FL. LICENSE NO. 56935
03/07/2025
C.L.K. DESIGN
A.L.L. DRAWN
C.L.K. CHKD
SCALE AS SHOWN
JOB No. 2021.158
DRAWING No. 1499-16
DATE 01/13/2025
1499-16 TSEC
SHEET C-16
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.


GRAPHIC SCALE
0 50' 100' 200'
(IN FEET)
SCALE 1" = 100'
SEA BOARD COASTLINE RAILROAD
U.S. 75/27
VIA COCONUT POINT
PROJECT BOUNDARY
FIRE FLOW TEST RESULTS:
ESTERO FIRE RESCUE
DATE OF TEST: 03/22/2022
LOCATION OF TEST: VIA COCONUT POINT
HYDRANT ID – 06-089
STATIC PRESSURE: 68 PSI MEASURED
RESIDUAL PRESSURE: 58 PSI
FLOW RATE: 839 GPM
(FLOW RATE @ 20PSI RESIDUAL: 2,909 GPM)
NOTE:
FOR LIFT STATION DETAILS
REFER TO SHEETS 31 - 34.
SANITARY SEWER LIFT STATION #7927
Bowman
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462
VIA COCONUT - MPD
MASTER UTILITY PLAN
SECTION 33 TOWNSHIP 46 RANGE 25
LEE COUNTY
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CHARLES L. KREBS, P.E.
FL. LICENSE NO. 56935
03/06/2025
01/25
VDE SAA JF
DESCRIPTION
DATE
REV.
C.L.K. DESIGN
A.L.L. DRAWN
C.L.K. CHKD
SCALE 1" = 100'
JOB No. 2021.158
DRAWING No. 1499-17
DATE 01/13/2025
1499-17 MUP
SHEET C-17
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SCALE
HOR 1" = 4'
VER 1" = 40'
FOR HENNEMAN AVENUE PLAN & PROFILE REFER TO SHEET 20
PROP. D.I.P. WATER MAIN SHALL BE CL250 (TYP.)
PROP. PVC WATER MAIN SHALL BE C-900, CL150
Lift Station LCU#7927 (Refer to Sheets 16 and 20-24)
BUILDING A
BUILDING B
BUILDING C
BUILDING D
BUILDING E
NOTE:
PROPOSED WATER MAIN VERTICAL OFFSET AT SANITARY AND STORM SEWER LINE CROSSINGS TO BE CONSTRUCTED PER L.C.U. STANDARD DETAIL 6.10 (SEE SHEET 20)
Bowman
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462
VIA COCONUT - MPD
PLAN AND PROFILE
SCHMIDT DRIVE, SOUTH
SECTION 33 TOWNSHIP 46 RANGE 25
LEE COUNTY
THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :
CHARLES L. KREBS, P.E.
FL. LICENSE NO. 56935
03/06/2025
DESCRIPTION
DATE
REV.
C.L.K. DESIGN
A.L.L. DRAWN
C.L.K. CHKD
SCALE AS SHOWN
JOB No. 2021.158
DRAWING No. 1499-18
DATE 01/13/2025
P&P 1
SHEET C-18
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.



VIA COCONUT - MPD
PLAN AND PROFILE
SCHMIDT DRIVE, NORTH
SECTION 33 TOWNSHIP 46 RANGE 25
LEE COUNTY

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

CHARLES L. KREBS, P.E.
FL. LICENSE NO. 59555
03/06/2025

REV.	DESCRIPTION	DATE
	VDE SAI #1	01/25

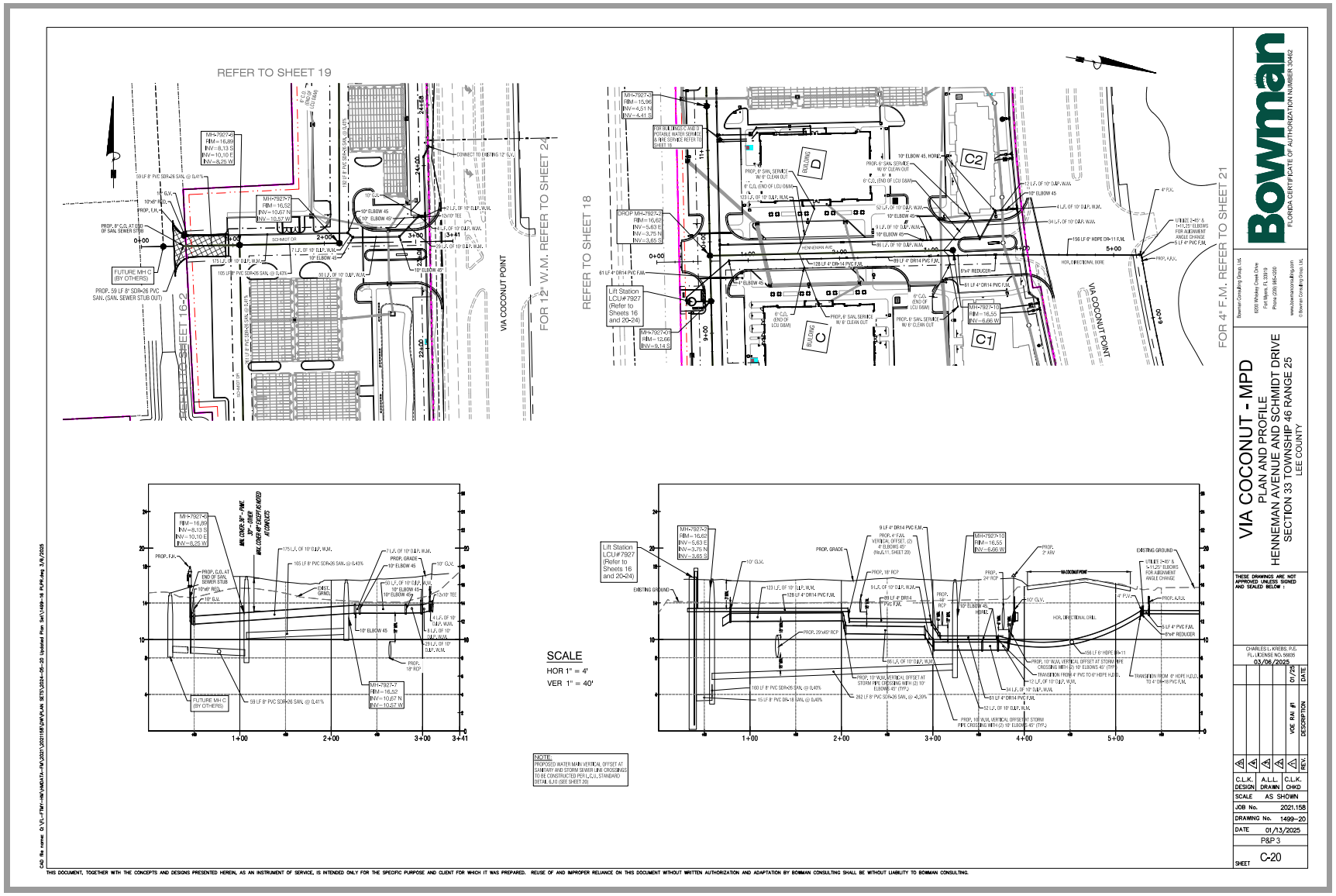
C.L.K. DESIGN | A.L.L. DRAWN | C.L.K. CHKD
SCALE AS SHOWN
JOB No. 2021.158
DRAWING No. 1499-19
DATE 01/13/2025
P&P 2
SHEET C-19

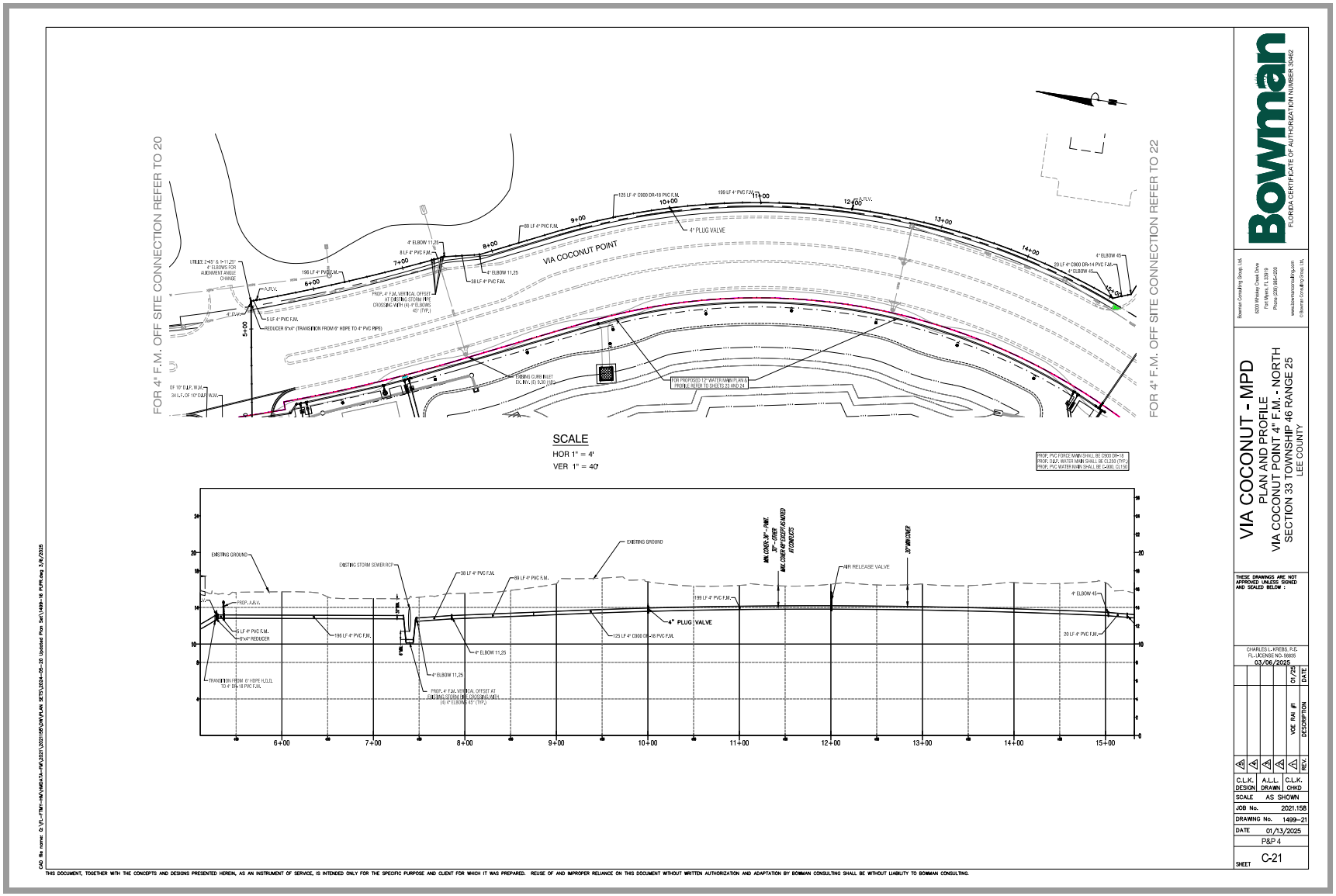
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CAD file name: Q:\FL-FTM\HBA\ATA-PW\2021\2021158\SHEETS\2024-05-20 Updated Plan Set\1499-16 PLAN.dwg 1/6/2025

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REFER TO SHEET 19
REFER TO SHEET 18
FOR 4" F.M. REFER TO SHEET 21
FOR 12" W.M. REFER TO SHEET 24
VIA COCONUT POINT
SCALE
HOR 1" = 4'
VER 1" = 40'
NOTE:
PROPOSED WATER MAIN VERTICAL OFFSET AT SANITARY AND STORM SEWER LINE CROSSINGS TO BE CONSTRUCTED PER L.C.U. STANDARD DETAIL 4.10 (SEE SHEET 20)
VIA COCONUT - MPD
PLAN AND PROFILE
HENNEMAN AVENUE AND SCHMIDT DRIVE
SECTION 33 TOWNSHIP 46 RANGE 25
LEE COUNTY
Bowman
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462
THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :
CHARLES L. KREBS, P.E.
FL. LICENSE NO. 56935
03/06/2025
DESIGN A.L.L. DRAWN C.L.K. CHKD
SCALE AS SHOWN
JOB No. 2021.158
DRAWING No. 1499-20
DATE 01/13/2025
P&P 3
SHEET C-20
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VIA COCONUT - MPD
PLAN AND PROFILE
VIA COCONUT POINT 4" F.M. - NORTH
SECTION 33 TOWNSHIP 46 RANGE 25
LEE COUNTY

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

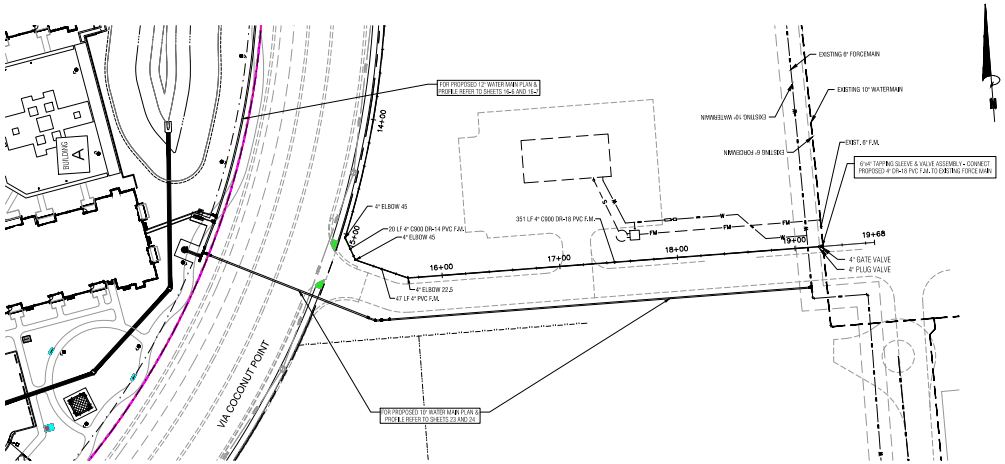
CHARLES L. KREBS, P.E.
FL. LICENSE NO. 56935
03/06/2025

REV.	DESCRIPTION	DATE
1	VDE RAI #1	01/06

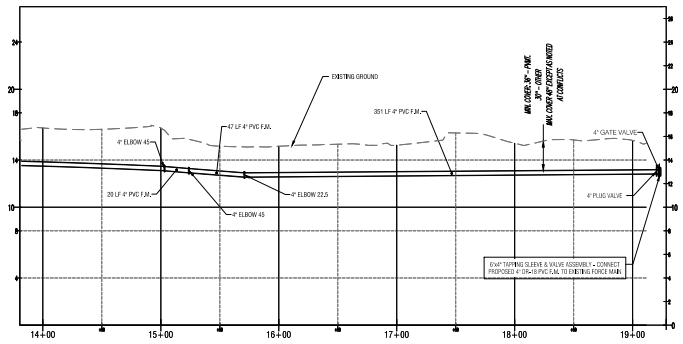
C.L.K. DESIGN | A.L.L. DRAWN | C.L.K. CHKD

SCALE AS SHOWN
JOB No. 2021.158
DRAWING No. 1499-21
DATE 01/13/2025
P&P 4
SHEET C-21

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PROP. PVC FORCE MAIN SHALL BE C900 DR-14
PROP. D.I.P. WATER MAIN SHALL BE CL250 (TYP.)
PROP. PVC WATER MAIN SHALL BE C-900, CL150



SCALE
HOR 1" = 4'
VER 1" = 40'

Bowman
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462

Bowman Consulting Group, Ltd.
8300 Whiskey Creek Drive
Fort Myers, FL 33919
Phone (239) 985-1200
www.bowmanconsulting.com
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VIA COCONUT - MPD
PLAN AND PROFILE
VIA COCONUT 4" F.M. - SOUTH
SECTION 33 TOWNSHIP 46 RANGE 25
LEE COUNTY

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CHARLES L. KREBS, P.E.
FL. LICENSE NO. 56935
03/06/2025

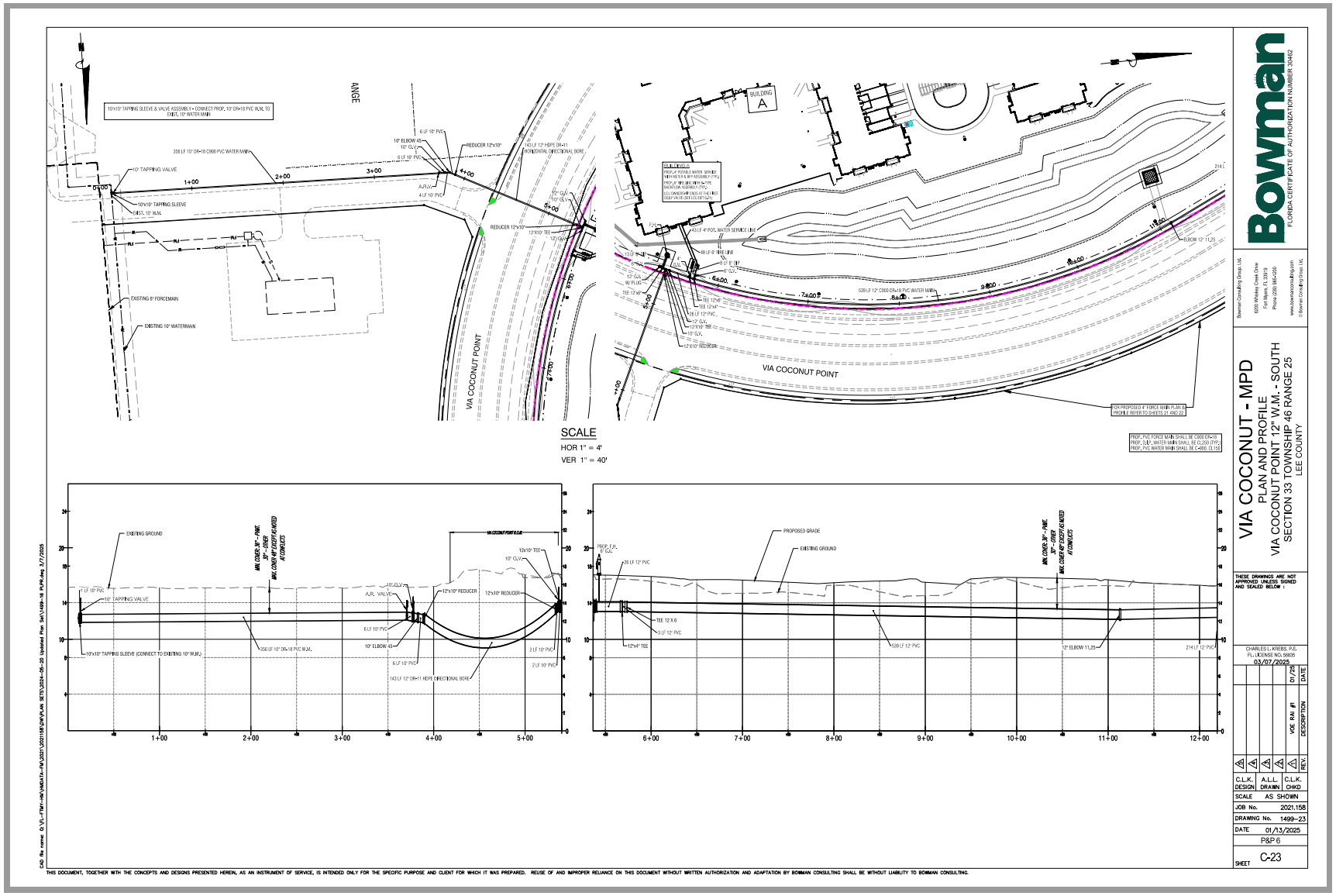
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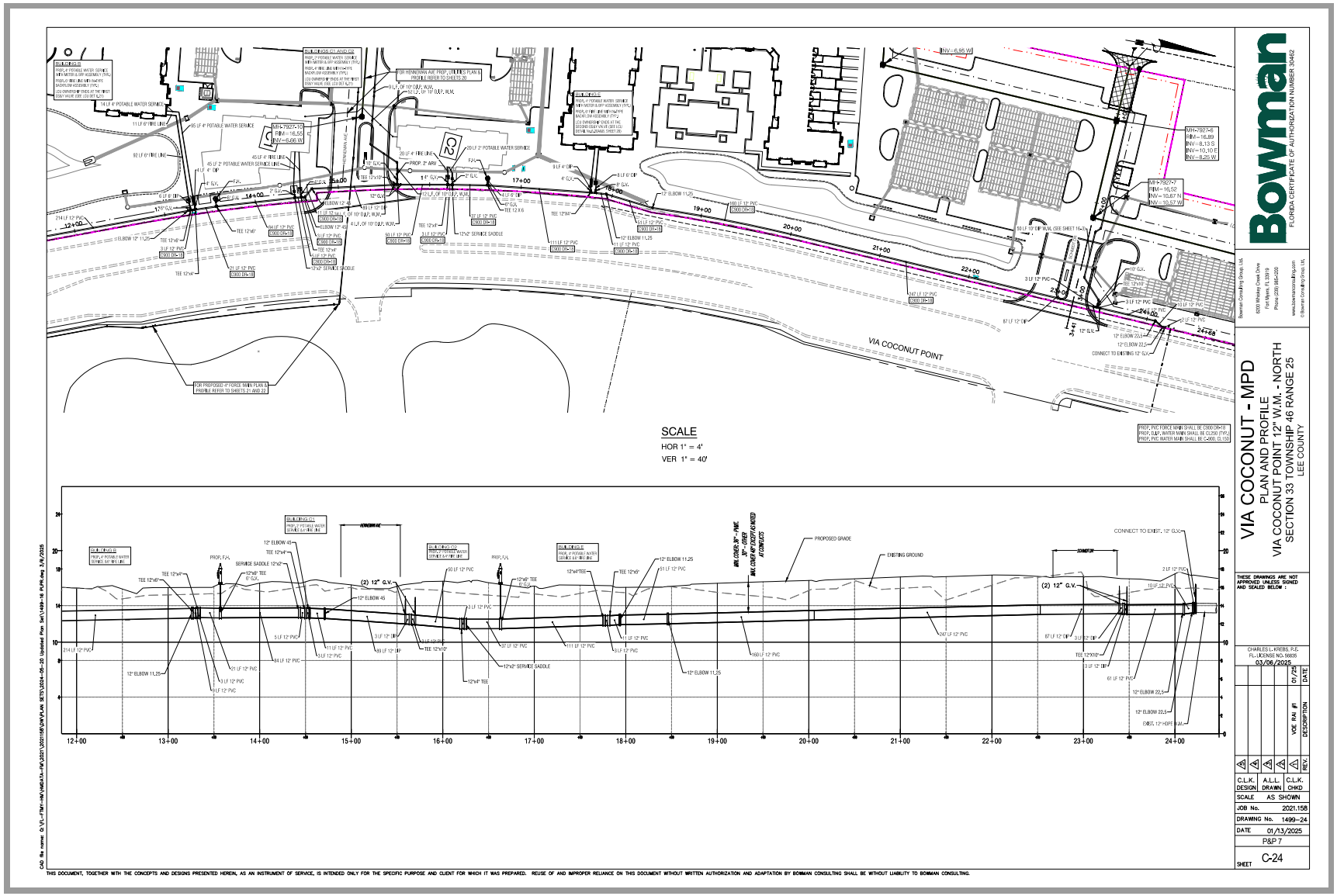
C.L.K. DESIGN	A.L.L. DRAWN	C.L.K. CHKD

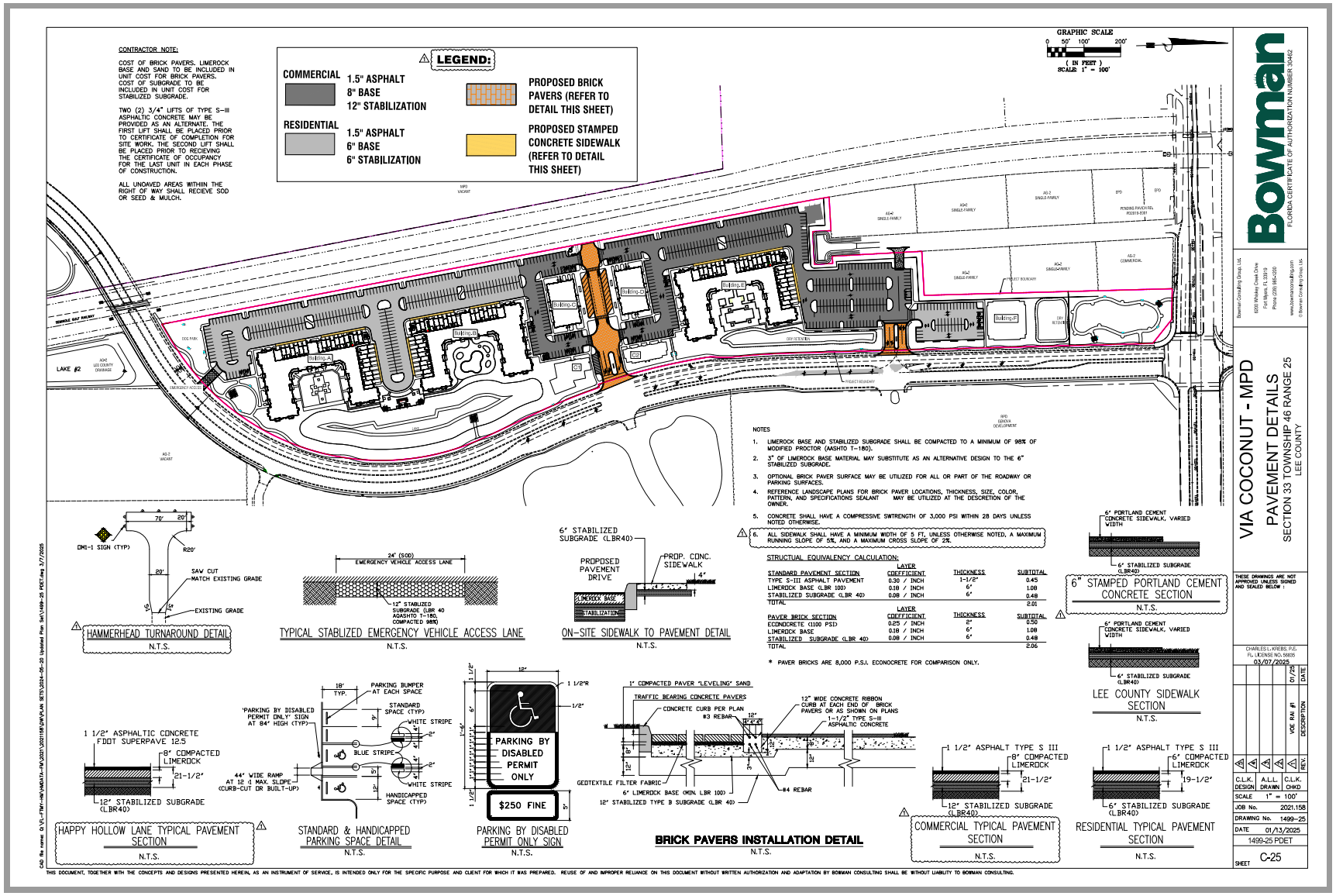
SCALE AS SHOWN
JOB No. 2021.158
DRAWING No. 1499-22
DATE 01/13/2025
P&P 5
SHEET C-22

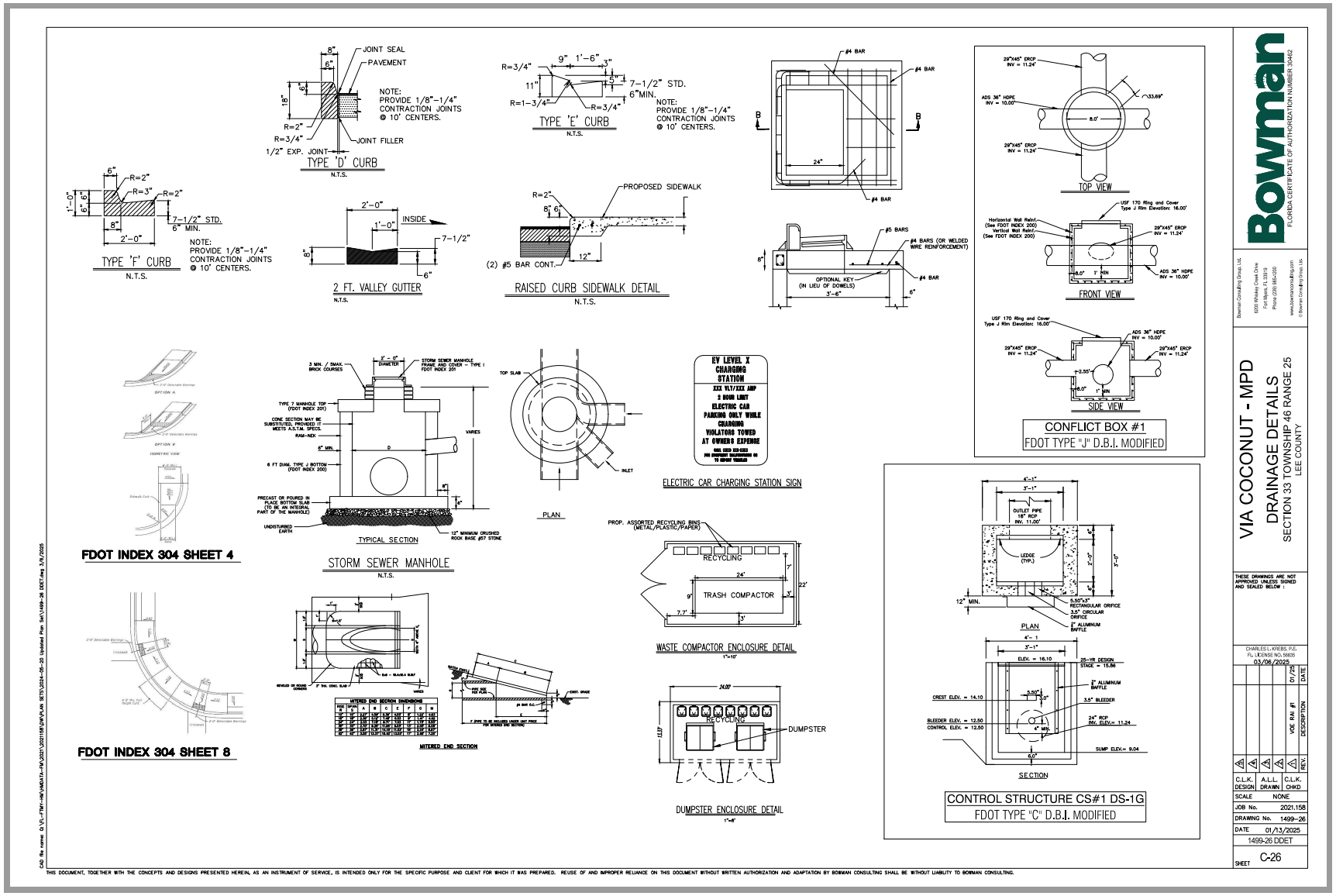
CAD file name: Q:\FL-FTM\-WK\WORK\A-PW\2021\2021158\SUR\PLAN SETS\2024-05-20 Updated Proc Set\1499-16 PLPR.dwg 3/6/2025

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10"x10" TAPPING SLEEVE & VALVE ASSEMBLY - CONNECT PROP. 10" DR-18 PVC WLM. TO EXIST. 10" WATER MAIN
10" TAPPING VALVE
10"x10" TAPPING SLEEVE
EXIST. 10" WLM.
EXISTING 8" FORCEMAIN
EXISTING 10" WATERMAIN
356 LF 10" DR-18 C900 PVC WATER MAIN
10" ELBOW 45°
10" G.V.
6 LF 10" PVC
4 LF 10" PVC
A.R.V.
REDUCER 12"x10"
143 LF 12" HDPE DR-11 HORIZONTAL DIRECTIONAL BORE
12"x10" TEE
12" G.V.
VIA COCONUT POINT
BUILDING A
4" POT. WATER SERVICE LINE
8" F.M.
559 LF 12" C900 DR-18 PVC WATER MAIN
ELBOW 12° 11.25
TEE 12"x6"
TEE 12"x4"
12"x10" REDUCER
FOR PROPOSED 4" FORCE MAIN PLAN & PROFILE REFER TO SHEETS 21 AND 22
PROP. PVC FORCE MAIN SHALL BE C900 DR-18
PROP. D.I.P. WATER MAIN SHALL BE CL.250 (TYP.)
PROP. PVC WATER MAIN SHALL BE C-900, CL.150
SCALE
HOR 1" = 4'
VER 1" = 40'
EXISTING GROUND
MIN. COVER 36" - PAVE.
36" - OTHER
MIN. COVER NOT EXCEPT AS NOTED AT CONFLICTS
PROPOSED GRADE
PROP. F.G.
28 LF 12" PVC
TEE 12"X 6
6 LF 12" PVC
12"x4" TEE
539 LF 12" PVC
12° ELBOW 11.25
214 LF 12" PVC
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
10+00
11+00
12+00
Bowman
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462
Bowman Consulting Group, Ltd.
8300 Whiskey Creek Drive
Fort Myers, FL 33919
Phone (239) 985-1200
www.bowmanconsulting.com
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VIA COCONUT - MPD
PLAN AND PROFILE
VIA COCONUT POINT 12" W.M. - SOUTH
SECTION 33 TOWNSHIP 46 RANGE 25
LEE COUNTY
THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :
CHARLES L. KREBS, P.E.
FL. LICENSE NO. 56935
03/07/2025
01/25
DATE
VDE RAI #1
DESCRIPTION
REV.
C.L.K. DESIGN
A.L.L. DRAWN
C.L.K. CHKD
SCALE AS SHOWN
JOB No. 2021.158
DRAWING No. 1499-23
DATE 01/13/2025
P&P 6
SHEET C-23
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VIA COCONUT POINT
SCALE
HOR 1" = 4'
VER 1" = 40'
VIA COCONUT - MPD
PLAN AND PROFILE
VIA COCONUT POINT 12" W.M. - NORTH
SECTION 33 TOWNSHIP 46 RANGE 25
LEE COUNTY
Bowman
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462
THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :
CHARLES L. KREBS, P.E.
FL. LICENSE NO. 56935
03/06/2025
C.L.K. DESIGN
A.L.L. DRAWN
C.L.K. CHKD
SCALE AS SHOWN
JOB No. 2021.158
DRAWING No. 1499-24
DATE 01/13/2025
P&P 7
SHEET C-24
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CONTRACTOR NOTE:
COST OF BRICK PAVERS. LIMEROCK BASE AND SAND TO BE INCLUDED IN UNIT COST FOR BRICK PAVERS. COST OF SUBGRADE TO BE INCLUDED IN UNIT COST FOR STABILIZED SUBGRADE.
TWO (2) 3/4" LIFTS OF TYPE S-III ASPHALTIC CONCRETE MAY BE PROVIDED AS AN ALTERNATE. THE FIRST LIFT SHALL BE PLACED PRIOR TO CERTIFICATE OF COMPLETION FOR SITE WORK. THE SECOND LIFT SHALL BE PLACED PRIOR TO RECIEVING THE CERTIFICATE OF OCCUPANCY FOR THE LAST UNIT IN EACH PHASE OF CONSTRUCTION.
ALL UNOAVED AREAS WITHIN THE RIGHT OF WAY SHALL RECIEVE SOD OR SEED & MULCH.
LEGEND:
COMMERCIAL
1.5" ASPHALT
8" BASE
12" STABILIZATION
RESIDENTIAL
1.5" ASPHALT
6" BASE
6" STABILIZATION
PROPOSED BRICK PAVERS (REFER TO DETAIL THIS SHEET)
PROPOSED STAMPED CONCRETE SIDEWALK (REFER TO DETAIL THIS SHEET)
GRAPHIC SCALE
0 50' 100' 200'
(IN FEET)
SCALE 1" = 100'
LAKE #2
Building-A
Building-B
Building-C
Building-D
Building-E
Building-F
NOTES
1. LIMEROCK BASE AND STABILIZED SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 98% OF MODIFIED PROCTOR (AASHTO T-180).
2. 3" OF LIMEROCK BASE MATERIAL MAY SUBSTITUTE AS AN ALTERNATIVE DESIGN TO THE 6" STABILIZED SUBGRADE.
3. OPTIONAL BRICK PAVER SURFACE MAY BE UTILIZED FOR ALL OR PART OF THE ROADWAY OR PARKING SURFACES.
4. REFERENCE LANDSCAPE PLANS FOR BRICK PAVER LOCATIONS, THICKNESS, SIZE, COLOR, PATTERN, AND SPECIFICATIONS SEALANT MAY BE UTILIZED AT THE DESCRETION OF THE OWNER.
5. CONCRETE SHALL HAVE A COMPRESSIVE SWTRENGTH OF 3,000 PSI WITHIN 28 DAYS UNLESS NOTED OTHERWISE.
6. ALL SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 5 FT, UNLESS OTHERWISE NOTED, A MAXIMUM RUNNING SLOPE OF 5%, AND A MAXIMUM CROSS SLOPE OF 2%.
STRUCTURAL EQUIVALENCY CALCULATION:
STANDARD PAVEMENT SECTION | LAYER COEFFICIENT | THICKNESS | SUBTOTAL
TYPE S-III ASPHALT PAVEMENT | 0.30 / INCH | 1-1/2" | 0.45
LIMEROCK BASE (LBR 100) | 0.18 / INCH | 6" | 1.08
STABILIZED SUBGRADE (LBR 40) | 0.08 / INCH | 6" | 0.48
TOTAL | | | 2.01
PAVER BRICK SECTION | LAYER COEFFICIENT | THICKNESS | SUBTOTAL
ECONOCRETE (1100 PSI) | 0.25 / INCH | 2" | 0.50
LIMEROCK BASE | 0.18 / INCH | 6" | 1.08
STABILIZED SUBGRADE (LBR 40) | 0.08 / INCH | 6" | 0.48
TOTAL | | | 2.06
* PAVER BRICKS ARE 8,000 P.S.I. ECONOCRETE FOR COMPARISON ONLY.
HAMMERHEAD TURNAROUND DETAIL
N.T.S.
TYPICAL STABLIZED EMERGENCY VEHICLE ACCESS LANE
N.T.S.
ON-SITE SIDEWALK TO PAVEMENT DETAIL
N.T.S.
6" STAMPED PORTLAND CEMENT CONCRETE SECTION
N.T.S.
LEE COUNTY SIDEWALK SECTION
N.T.S.
HAPPY HOLLOW LANE TYPICAL PAVEMENT SECTION
N.T.S.
STANDARD & HANDICAPPED PARKING SPACE DETAIL
N.T.S.
PARKING BY DISABLED PERMIT ONLY SIGN
N.T.S.
BRICK PAVERS INSTALLATION DETAIL
N.T.S.
COMMERCIAL TYPICAL PAVEMENT SECTION
N.T.S.
RESIDENTIAL TYPICAL PAVEMENT SECTION
N.T.S.
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FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462
VIA COCONUT - MPD
PAVEMENT DETAILS
SECTION 33 TOWNSHIP 46 RANGE 25
LEE COUNTY
THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :
CHARLES L. KREBS, P.E.
FL. LICENSE NO. 56555
03/07/2025
C.L.K. DESIGN
A.L.L. DRAWN
C.L.K. CHKD
SCALE 1" = 100'
JOB No. 2021.158
DRAWING No. 1499-25
DATE 01/13/2025
1499-25 PDET
SHEET C-25
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VIA COCONUT - MPD
DRAINAGE DETAILS
SECTION 33 TOWNSHIP 46 RANGE 25
LEE COUNTY

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CHARLES L. KREBS, P.E.
FL. LICENSE NO. 56555
03/06/2025

REV.	DESCRIPTION	DATE
4	VDE RAI #1	01/28/

C.L.K. DESIGN | A.L.L. DRAWN | C.L.K. CHKD

SCALE NONE
JOB No. 2021.158
DRAWING No. 1499-26
DATE 01/13/2025
1499-26 DDET
SHEET C-26

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PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER:	
ADS SALES REP:	RICK PFAFFENDORF 8456285388 (OUTBAND 1) 2392425487@EDGE.[illegible].COM
PROJECT NO:	8456285388

ADS
Advanced Drainage Systems, Inc.

ADS SiteAssist® FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR APP

VIA COCONUT MPD

ESTERO, FL

SC-310 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-310.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE OR POLYETHYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLYETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (1-HR MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-HWEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.9 OF ASTM F2922 SHALL BE GREATER THAN OR EQUAL TO 400 LBF/FT/%, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.05 FOR BOTH LONG-DURATION DEAD LOADS AND SHORT-DURATION LIVE LOADS, BASED ON THE FACTORED LOADS IN SECTION 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2922 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR CREEP.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310 SYSTEM

1. STORMTECH SC-310 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-310XL/DC-780/MC-3500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONE AND PLATE VIBRATORY COMPACTION (ROS).
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4"-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-310XL/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTH IS ACHIEVED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-310XL/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-310XL/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

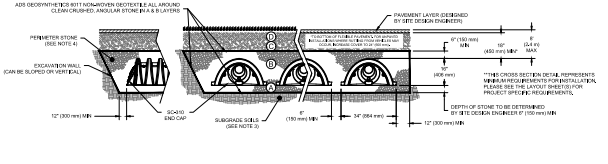
USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-866-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

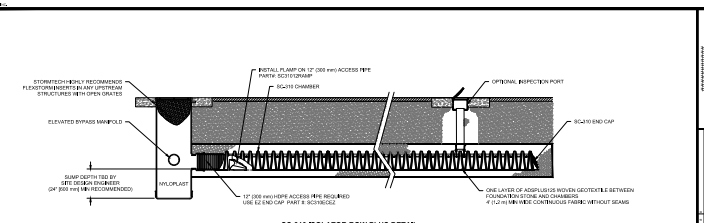
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL**: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL**: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145*: A-1, A-2-4, A-3 OR AASHTO M43*: 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	ROBIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% RELATIVE DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE**: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43*: 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE**: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43*: 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.**

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLYETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.9 OF ASTM F2922 SHALL BE GREATER THAN OR EQUAL TO 400 LBF/FT/%, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE, GOLD OR YELLOW COLORS.



SC-310 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/SUPPLEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2). IF NOT, PROCEED TO STEP 3).
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i. MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii. FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENTS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2). IF NOT, PROCEED TO STEP 3).

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1,1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

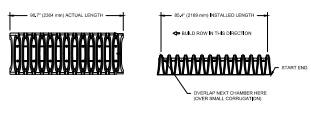
STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

SC-310 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (X x Y x Z)	34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2169 mm)
CHAMBER STORAGE	14.7 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	31.0 CUBIC FEET	(0.88 m³)
WEIGHT	78.4 lbs.	(35.6 kg)

*ASSUMES 9" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS



PRE-CAK STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "8"
PRE-CAK STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

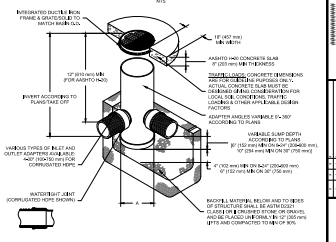
PART #	STUB	A	B	C
SC310PTEPP / SC310PTEPPBPC	6" (150 mm)	14.9" (394 mm)	—	10.4" (265 mm)
SC310PTEPP / SC310PTEPPBPC		12" (305 mm)	—	10" (15 mm)
SC310PTEPP / SC310PTEPPBPC	8" (200 mm)	11.4" (292 mm)	—	10" (15 mm)
SC310PTEPP / SC310PTEPPBPC		10" (255 mm)	14" (35 mm)	—
SC310PTEPP / SC310PTEPPBPC	10" (250 mm)	13.7" (323 mm)	—	10" (15 mm)
SC310EPP / SC310EPPBPC	12" (300 mm)	13.7" (343 mm)	—	10" (15 mm)

ALL STUBS, EXCEPT FOR THE SC310EOZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-866-892-2694.

* FOR THE SC310EOZ THE 12" (300 mm) STUB IS LESS BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE 94.2 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

NYLOPLAST DRAIN BASIN
NTS



NOTES

1. 24"" (2286x150 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2. 24"" (2286x150 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3. DOMES RAISED TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212.
5. FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC.
6. FOR COMPLETE DESIGN AND PRODUCT INFORMATION, WWW.NYLOPLAST-US.COM
7. TO ORDER CALL: 888-621-4766

A	PART #	GRATE/SOLID COVER OPTIONS			
6" (208 mm)	2006AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	—	SOLID LIGHT DUTY
8" (208 mm)	2008AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	—	SOLID LIGHT DUTY
10" (305 mm)	2012AG	PEDESTRIAN (AASHTO H20)	STANDARD AASHTO H20	SOLID AASHTO H20	
12" (370 mm)	2012AG	PEDESTRIAN (AASHTO H20)	STANDARD AASHTO H20	SOLID AASHTO H20	
15" (458 mm)	2015AG	PEDESTRIAN (AASHTO H20)	STANDARD AASHTO H20	SOLID AASHTO H20	
18" (458 mm)	2018AG	PEDESTRIAN (AASHTO H20)	STANDARD AASHTO H20	SOLID AASHTO H20	
24" (608 mm)	2024AG	PEDESTRIAN (AASHTO H20)	STANDARD AASHTO H20	SOLID AASHTO H20	
30" (758 mm)	2030AG	PEDESTRIAN (AASHTO H20)	STANDARD AASHTO H20	SOLID AASHTO H20	

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VIA COCONUT - MPD
STORMTECH CHAMBER NOTES
SECTION 33 TOWNSHIP 46 RANGE 25
LEE COUNTY

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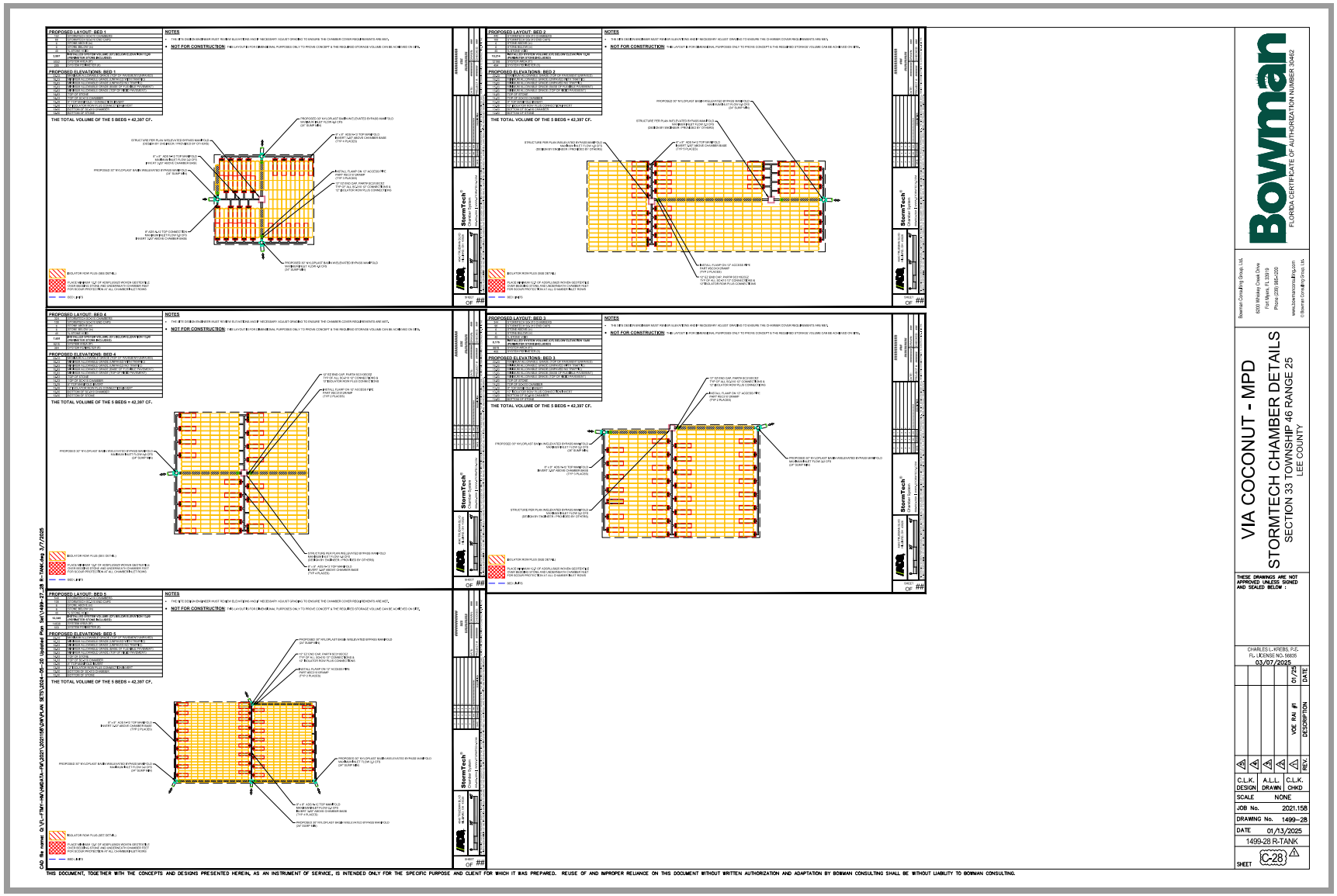
REV.	DESCRIPTION	DATE
1	VOL RAI #1	01/26

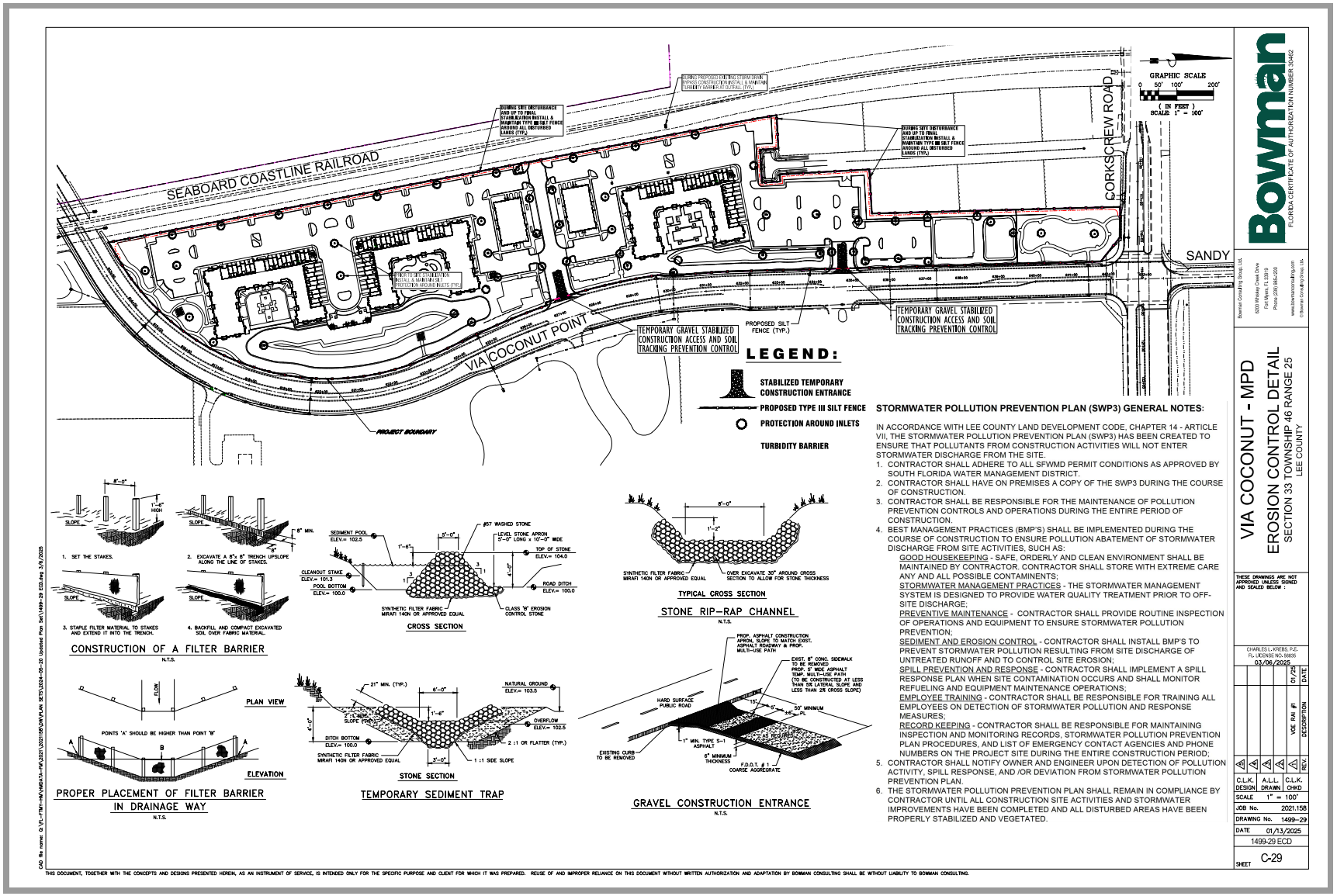
C.L.K. DESIGN	A.L.L. DRAWN	C.L.K. CHKD

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DRAWING No. 1499-27
DATE 01/13/2025
1499-27 R-TANK
SHEET C-27

CAD file name: Q:_FTMY-HAN\HAN-TA-PAV\2021\2021158\PLAN\PLAN SETS\2024-05-20 Updated Plan Set\1499-27_JOB R-TANK.dwg 3/7/2025

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PROPOSED LAYOUT: BED 1
PROPOSED ELEVATIONS: BED 1
THE TOTAL VOLUME OF THE 5 BEDS = 42,397 CF.
PROPOSED LAYOUT: BED 2
PROPOSED ELEVATIONS: BED 2
THE TOTAL VOLUME OF THE 5 BEDS = 42,397 CF.
PROPOSED LAYOUT: BED 4
PROPOSED ELEVATIONS: BED 4
THE TOTAL VOLUME OF THE 5 BEDS = 42,397 CF.
PROPOSED LAYOUT: BED 3
PROPOSED ELEVATIONS: BED 3
THE TOTAL VOLUME OF THE 5 BEDS = 42,397 CF.
PROPOSED LAYOUT: BED 5
PROPOSED ELEVATIONS: BED 5
THE TOTAL VOLUME OF THE 5 BEDS = 42,397 CF.
NOTES
NOT FOR CONSTRUCTION
StormTech
Bowman
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STORMTECH CHAMBER DETAILS
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STORMWATER POLLUTION PREVENTION PLAN (SWP3) GENERAL NOTES:

IN ACCORDANCE WITH LEE COUNTY LAND DEVELOPMENT CODE, CHAPTER 14 - ARTICLE VII, THE STORMWATER POLLUTION PREVENTION PLAN (SWP3) HAS BEEN CREATED TO ENSURE THAT POLLUTANTS FROM CONSTRUCTION ACTIVITIES WILL NOT ENTER STORMWATER DISCHARGE FROM THE SITE.

1. CONTRACTOR SHALL ADHERE TO ALL SFWMD PERMIT CONDITIONS AS APPROVED BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT.
2. CONTRACTOR SHALL HAVE ON PREMISES A COPY OF THE SWP3 DURING THE COURSE OF CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF POLLUTION PREVENTION CONTROLS AND OPERATIONS DURING THE ENTIRE PERIOD OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE IMPLEMENTED DURING THE COURSE OF CONSTRUCTION TO ENSURE POLLUTION ABATEMENT OF STORMWATER DISCHARGE FROM SITE ACTIVITIES, SUCH AS:
   - GOOD HOUSEKEEPING - SAFE, ORDERLY AND CLEAN ENVIRONMENT SHALL BE MAINTAINED BY CONTRACTOR. CONTRACTOR SHALL STORE WITH EXTREME CARE ANY AND ALL POSSIBLE CONTAMINENTS;
   - STORMWATER MANAGEMENT PRACTICES - THE STORMWATER MANAGEMENT SYSTEM IS DESIGNED TO PROVIDE WATER QUALITY TREATMENT PRIOR TO OFF-SITE DISCHARGE;
   - PREVENTIVE MAINTENANCE - CONTRACTOR SHALL PROVIDE ROUTINE INSPECTION OF OPERATIONS AND EQUIPMENT TO ENSURE STORMWATER POLLUTION PREVENTION;
   - SEDIMENT AND EROSION CONTROL - CONTRACTOR SHALL INSTALL BMP'S TO PREVENT STORMWATER POLLUTION RESULTING FROM SITE DISCHARGE OF UNTREATED RUNOFF AND TO CONTROL SITE EROSION;
   - SPILL PREVENTION AND RESPONSE - CONTRACTOR SHALL IMPLEMENT A SPILL RESPONSE PLAN WHEN SITE CONTAMINATION OCCURS AND SHALL MONITOR REFUELING AND EQUIPMENT MAINTENANCE OPERATIONS;
   - EMPLOYEE TRAINING - CONTRACTOR SHALL BE RESPONSIBLE FOR TRAINING ALL EMPLOYEES ON DETECTION OF STORMWATER POLLUTION AND RESPONSE MEASURES;
   - RECORD KEEPING - CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING INSPECTION AND MONITORING RECORDS, STORMWATER POLLUTION PREVENTION PLAN PROCEDURES, AND LIST OF EMERGENCY CONTACT AGENCIES AND PHONE NUMBERS ON THE PROJECT SITE DURING THE ENTIRE CONSTRUCTION PERIOD;
5. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER UPON DETECTION OF POLLUTION ACTIVITY, SPILL RESPONSE, AND /OR DEVIATION FROM STORMWATER POLLUTION PREVENTION PLAN.
6. THE STORMWATER POLLUTION PREVENTION PLAN SHALL REMAIN IN COMPLIANCE BY CONTRACTOR UNTIL ALL CONSTRUCTION SITE ACTIVITIES AND STORMWATER IMPROVEMENTS HAVE BEEN COMPLETED AND ALL DISTURBED AREAS HAVE BEEN PROPERLY STABILIZED AND VEGETATED.

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EROSION CONTROL DETAIL
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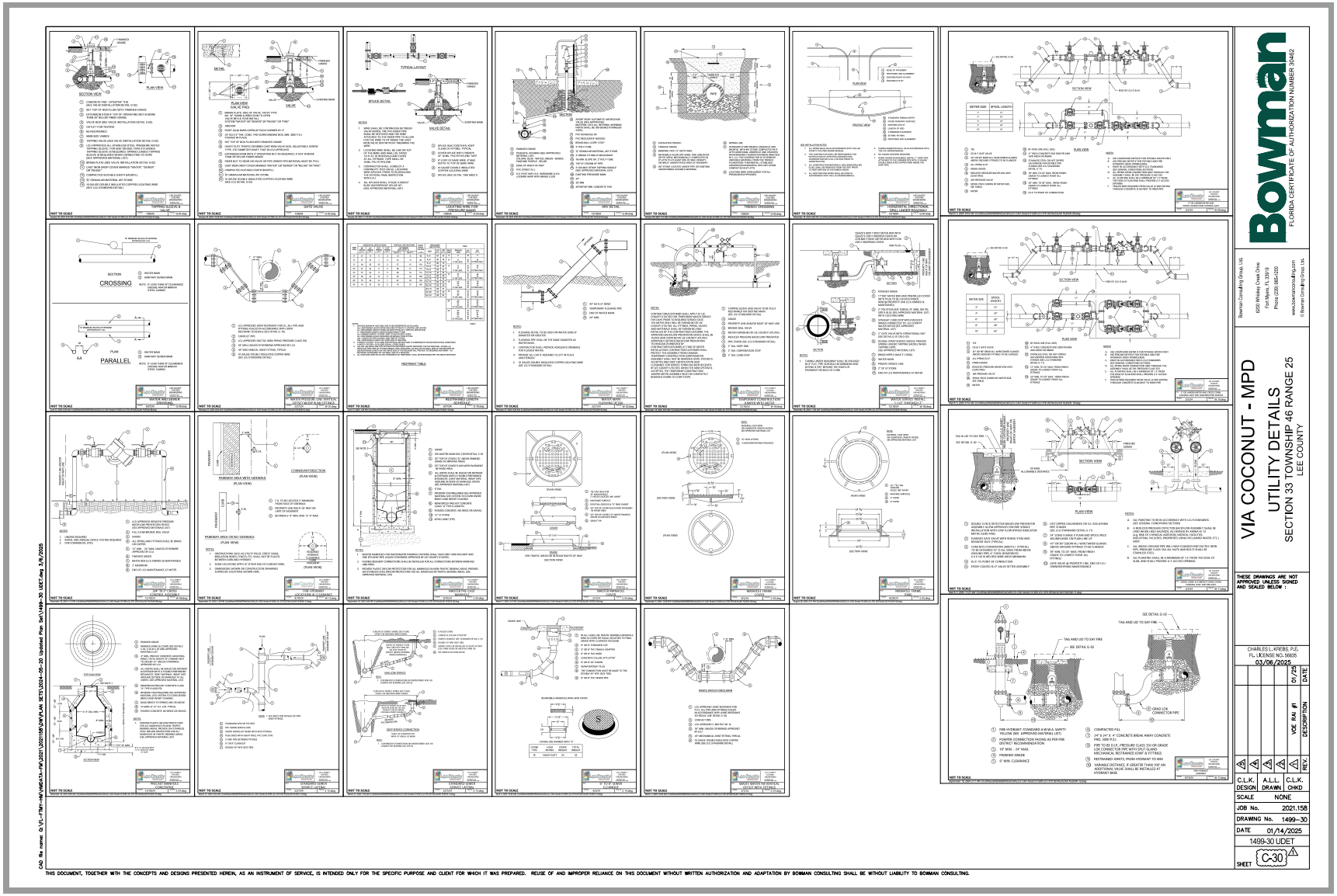
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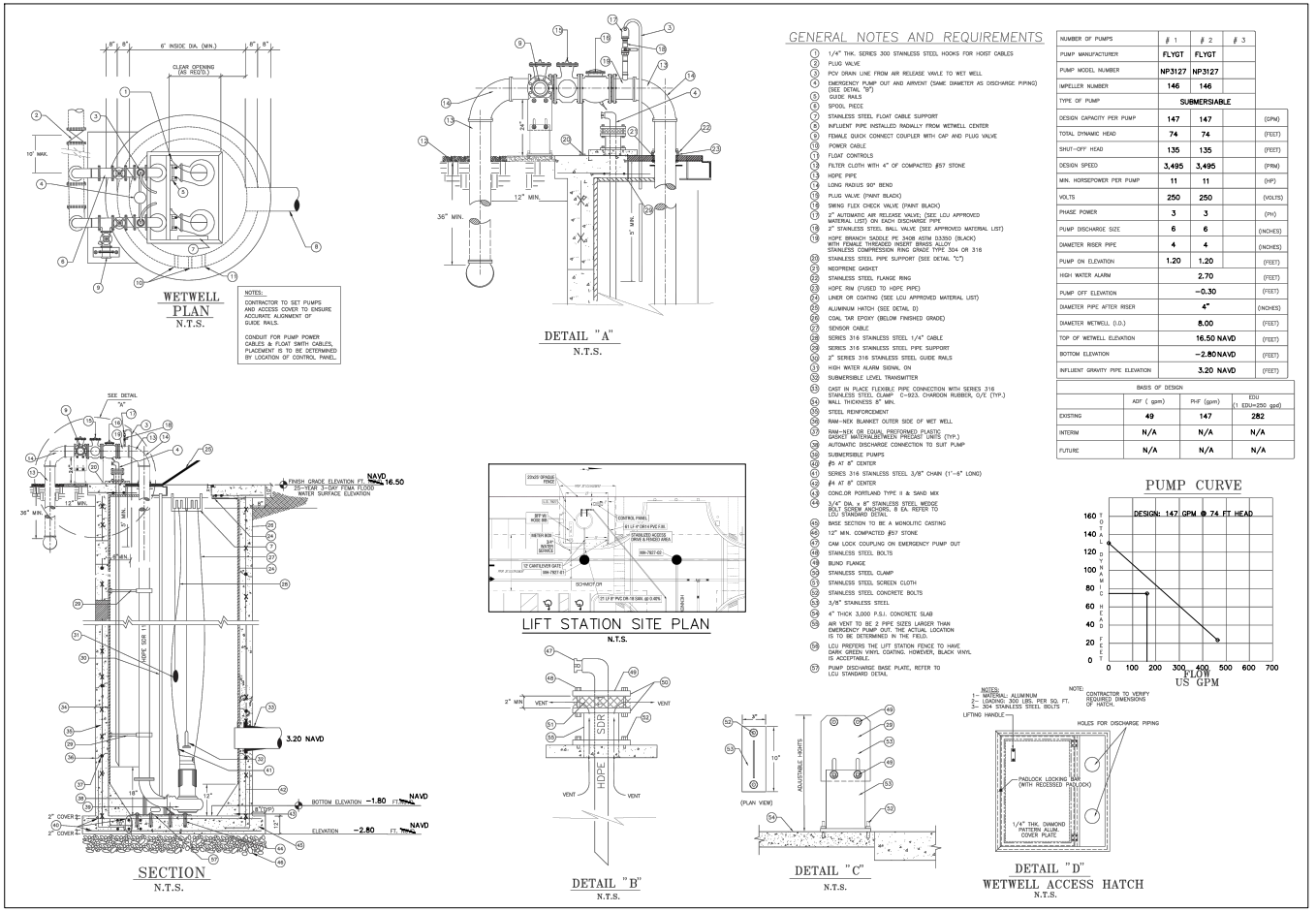
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6	VOL XVI, #1	01/28/25

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1499-29 ECD
SHEET C-29

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DRAWING No. 1499-30
DATE 01/14/2025
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	# 1	# 2	# 3	
NUMBER OF PUMPS				
PUMP MANUFACTURER	FLYGT	FLYGT		
PUMP MODEL NUMBER	NP3127	NP3127		
IMPELLER NUMBER	146	146		
TYPE OF PUMP	SUBMERSIABLE			
DESIGN CAPACITY PER PUMP	147	147		(GPM)
TOTAL DYNAMIC HEAD	74	74		(FEET)
SHUT-OFF HEAD	135	135		(FEET)
DESIGN SPEED	3,495	3,495		(RPM)
MIN. HORSEPOWER PER PUMP	11	11		(HP)
VOLTS	250	250		(VOLTS)
PHASE POWER	3	3		(PH)
PUMP DISCHARGE SIZE	6	6		(INCHES)
DIAMETER RISER PIPE	4	4		(INCHES)
PUMP ON ELEVATION	1.20	1.20		(FEET)
HIGH WATER ALARM		2.70		(FEET)
PUMP OFF ELEVATION		−0.30		(FEET)
DIAMETER PIPE AFTER RISER		4"		(INCHES)
DIAMETER WETWELL (I.D.)		8.00		(FEET)
TOP OF WETWELL ELEVATION		16.50 NAVD		(FEET)
BOTTOM ELEVATION		−2.80 NAVD		(FEET)
INFLUENT GRAVITY PIPE ELEVATION		3.20 NAVD		(FEET)

BASIS OF DESIGN	ADT (gpm)	PHF (gpm)	EDU (1 EDU=250 gpd)
EXISTING	49	147	282
INTERIM	N/A	N/A	N/A
FUTURE	N/A	N/A	N/A

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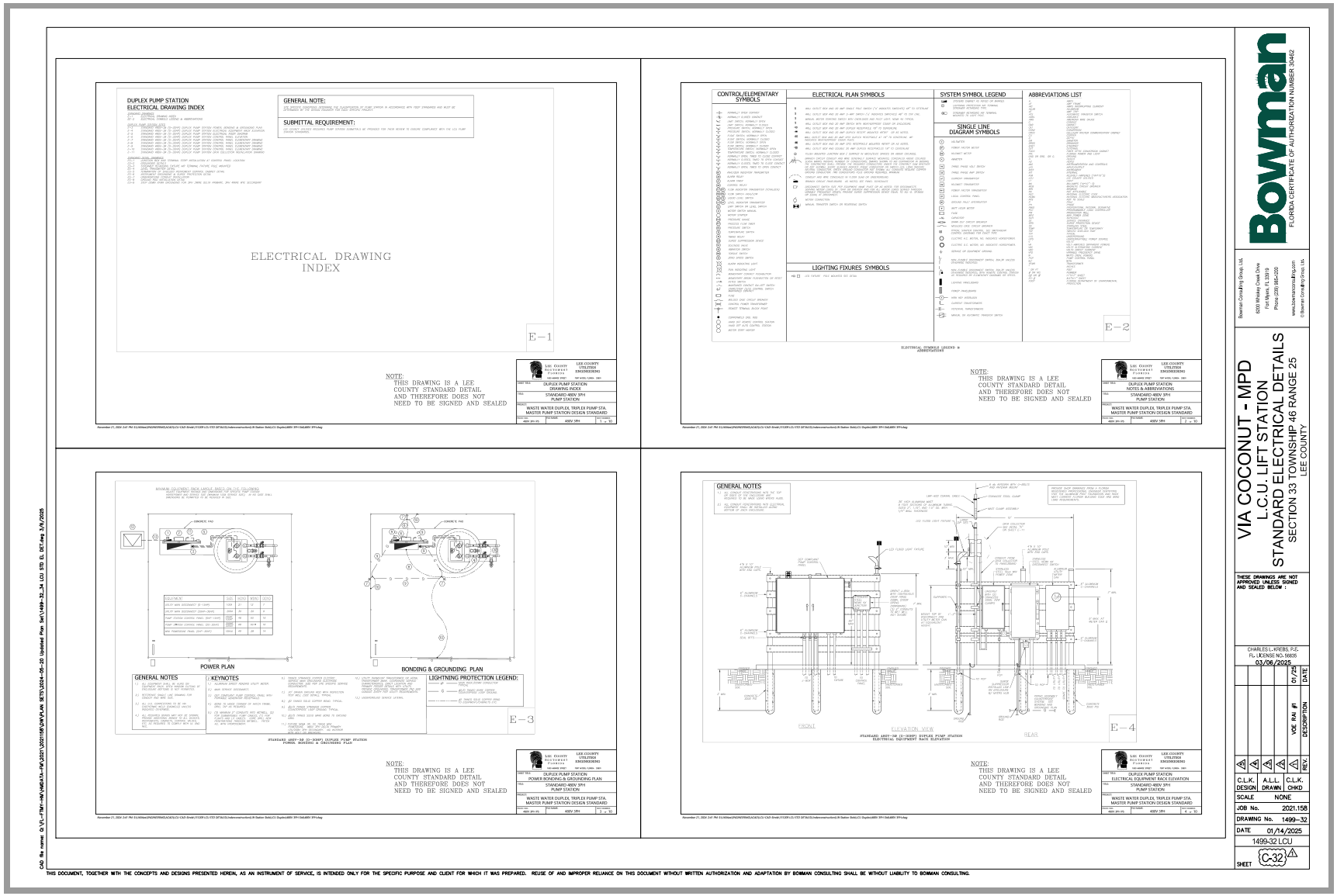
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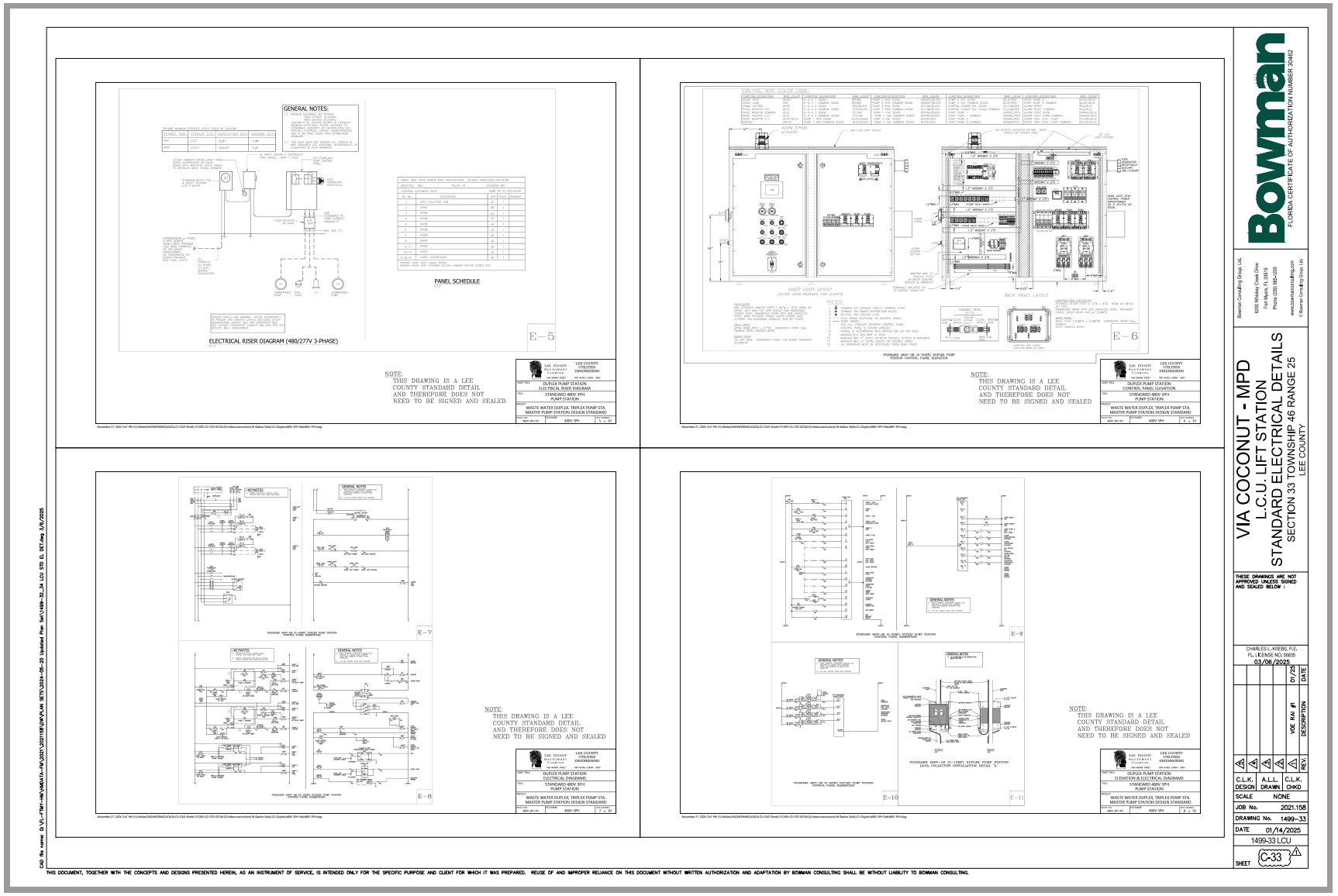
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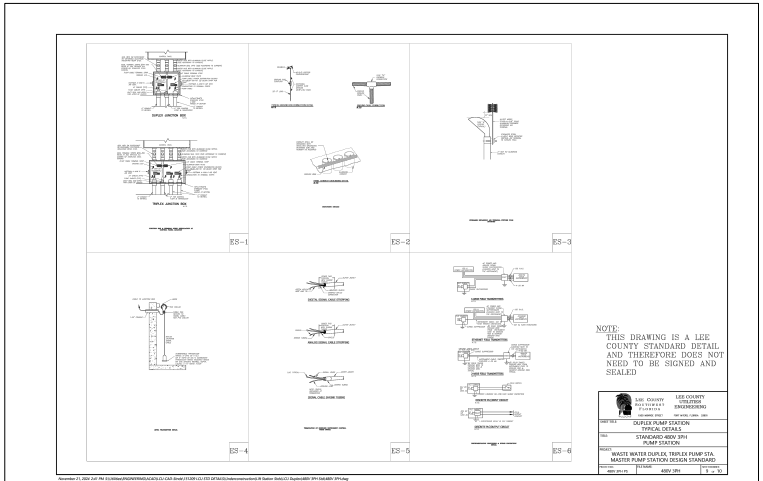
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JOB No. 2021.158
DRAWING No. 1499-31
DATE 01/14/2025
1499-31 LS1
SHEET C-31

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DUPLEX PUMP STATION
ELECTRICAL DRAWING INDEX
GENERAL NOTE:
SUBMITTAL REQUIREMENT:
ELECTRICAL DRAWING INDEX
E-1
NOTE:
THIS DRAWING IS A LEE COUNTY STANDARD DETAIL AND THEREFORE DOES NOT NEED TO BE SIGNED AND SEALED
CONTROL/ELEMENTARY SYMBOLS
ELECTRICAL PLAN SYMBOLS
SYSTEM SYMBOL LEGEND
ABBREVIATIONS LIST
SINGLE LINE DIAGRAM SYMBOLS
LIGHTING FIXURES SYMBOLS
E-2
NOTE:
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POWER PLAN
BONDING & GROUNDING PLAN
GENERAL NOTES
KEYNOTES
LIGHTNING PROTECTION LEGEND:
E-3
NOTE:
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GENERAL NOTES
FRONT
ELEVATION VIEW
REAR
E-4
NOTE:
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GENERAL NOTES:
ELECTRICAL RISER DIAGRAM (480/277V 3-PHASE)
PANEL SCHEDULE
E-5
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AND THEREFORE DOES NOT
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DUPLEX PUMP STATION
ELECTRICAL RISER DIAGRAM
STANDARD 480V 3PH
PUMP STATION
WASTE WATER DUPLEX, TRIPLEX PUMP STA.
MASTER PUMP STATION DESIGN STANDARD
E-6
DUPLEX PUMP STATION
CONTROL PANEL ELEVATION
E-7
E-8
DUPLEX PUMP STATION
ELECTRICAL DIAGRAMS
E-9
E-10
E-11
DUPLEX PUMP STATION
ELEVATION & ELECTRICAL DIAGRAMS
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L.C.U. LIFT STATION
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DESIGN
A.L.L.
DRAWN
C.L.K.
CHKD
SCALE
NONE
JOB No.
2021.158
DRAWING No.
1499-33
DATE
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1499-33 LCU
SHEET
C-33
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VIA COCONUT - MPD
L.C.U. LIFT STATION
STANDARD ELECTRICAL DETAILS
SECTION 33 TOWNSHIP 46 RANGE 25
LEE COUNTY

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

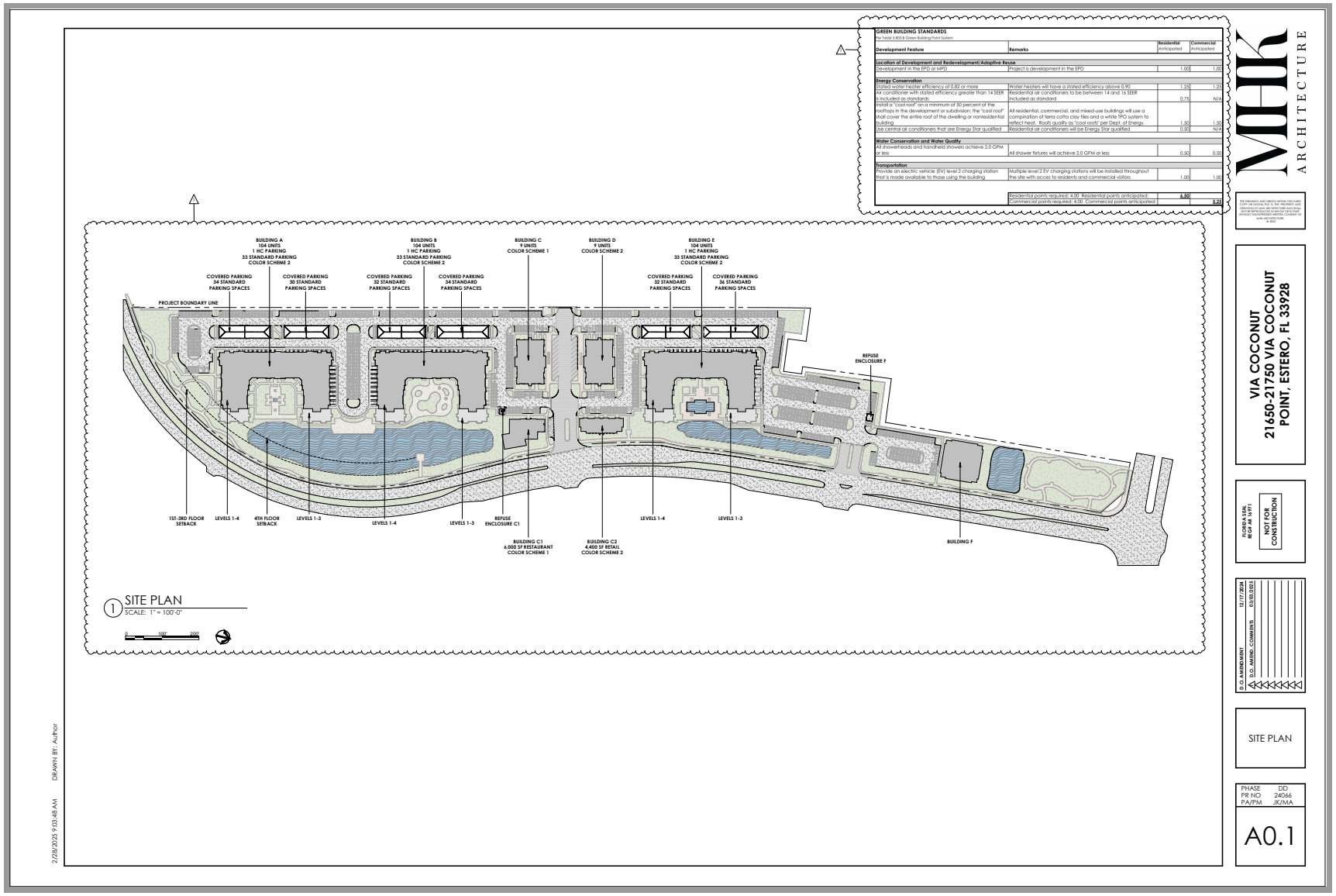
CHARLES L. KREBS, P.E.
FL. LICENSE NO. 56655
03/06/2025

REV.	DESCRIPTION	DATE
	VDE RAI #1	01/06

C.L.K. DESIGN	A.L.L. DRAWN	C.L.K. CHKD

SCALE NONE
JOB No. 2021.158
DRAWING No. 1499-34
DATE 01/14/2025
1499-34 LCU
SHEET C-34

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.


GREEN BUILDING STANDARDS
Per Table 5.803.8 Green Building Point System
Development Feature
Remarks
Residential Anticipated
Commercial Anticipated
Location of Development and Redevelopment/Adaptive Reuse
Development in the EPD or MPD
Project is development in the EPD
1.00
1.00
Energy Conservation
Stated water heater efficiency of 0.82 or more
Water heaters will have a stated efficiency above 0.90
1.25
1.25
Air conditioner with stated efficiency greater than 14 SEER included as standards
Residential air conditioners to be between 14 and 16 SEER included as standard
0.75
N/A
Install a "cool roof" on a minimum of 50 percent of the rooftops in the development or subdivision; the "cool roof" shall cover the entire roof of the dwelling or nonresidential building
All residential, commercial, and mixed-use buildings will use a combination of terra cotta clay tiles and a white TPO system to reflect heat. Roofs qualify as "cool roofs" per Dept. of Energy
1.50
1.50
Use central air conditioners that are Energy Star qualified
Residential air conditioners will be Energy Star qualified
0.50
N/A
Water Conservation and Water Quality
All showerheads and handheld showers achieve 2.0 GPM or less
All shower fixtures will achieve 2.0 GPM or less
0.50
0.50
Transportation
Provide an electric vehicle (EV) level 2 charging station that is made available to those using the building
Multiple level 2 EV charging stations will be installed throughout the site with acces to residents and commercial visitors
1.00
1.00
Residential points required: 4.00 Residential points anticipated:
6.50
Commercial points required: 4.00 Commercial points anticipated:
5.25
BUILDING A
104 UNITS
1 HC PARKING
33 STANDARD PARKING
COLOR SCHEME 2
BUILDING B
104 UNITS
1 HC PARKING
33 STANDARD PARKING
COLOR SCHEME 2
BUILDING C
9 UNITS
COLOR SCHEME 1
BUILDING D
9 UNITS
COLOR SCHEME 2
BUILDING E
104 UNITS
1 HC PARKING
33 STANDARD PARKING
COLOR SCHEME 2
COVERED PARKING 34 STANDARD PARKING SPACES
COVERED PARKING 30 STANDARD PARKING SPACES
COVERED PARKING 32 STANDARD PARKING SPACES
COVERED PARKING 34 STANDARD PARKING SPACES
COVERED PARKING 32 STANDARD PARKING SPACES
COVERED PARKING 36 STANDARD PARKING SPACES
PROJECT BOUNDARY LINE
REFUSE ENCLOSURE F
1ST-3RD FLOOR SETBACK
LEVELS 1-4
4TH FLOOR SETBACK
LEVELS 1-3
LEVELS 1-4
LEVELS 1-3
REFUSE ENCLOSURE C1
BUILDING C1
6,000 SF RESTAURANT
COLOR SCHEME 1
BUILDING C2
4,400 SF RETAIL
COLOR SCHEME 2
LEVELS 1-4
LEVELS 1-3
BUILDING F
1 SITE PLAN
SCALE: 1" = 100'-0"
0
100
200
MHK ARCHITECTURE
VIA COCONUT
21650-21750 VIA COCONUT POINT, ESTERO, FL 33928
FLORIDA SEAL
NOT FOR CONSTRUCTION
D.O. AMENDMENT
1. D.O. AMEND. COMMENTS
10/17/2024
03/03/2025
SITE PLAN
PHASE DD
PR NO 24066
PA/PM JK/MA
A0.1
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DRAWN BY: Author

PAINT SCHEMES

PAINT SCHEME 1

SW 7512
Pavilion Beige
Interior/Exterior
Location Number: 250-C4

SW 9109
Natural Linen
Interior/Exterior
Location Number: 205-C1

SW 7102
White Flour
Interior/Exterior
Location Number: 267-C2

PAINT SCHEME 2

SW 7508
Tavern Taupe
Interior/Exterior
Location Number: 248-C6

SW 9109
Natural Linen
Interior/Exterior
Location Number: 205-C1

SW 7102
White Flour
Interior/Exterior
Location Number: 267-C2

SW 7506
Loggia
Interior/Exterior
Location Number: 248-C2

- White paint limited to trim and cornices;
- Dark bronze paint for all metallic features and facias of roof-line; and
- No less than three (3) different shades of taupe paint color on each facade, including: Pavillion Beige, Natural Linen, Loggia, Tavern Taupe, or White Flour,
- In no case shall either White Flour or Natural Linen (together) be more than 20% of each facade; and
- In no case shall Pavillion Beige or Tavern Taupe be less than 20% of each facade.

ROOF TILES



METAL TRIM



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MHK ARCHITECTURE

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VIA COCONUT
21650-21750 VIA COCONUT
POINT, ESTERO, FL 33928

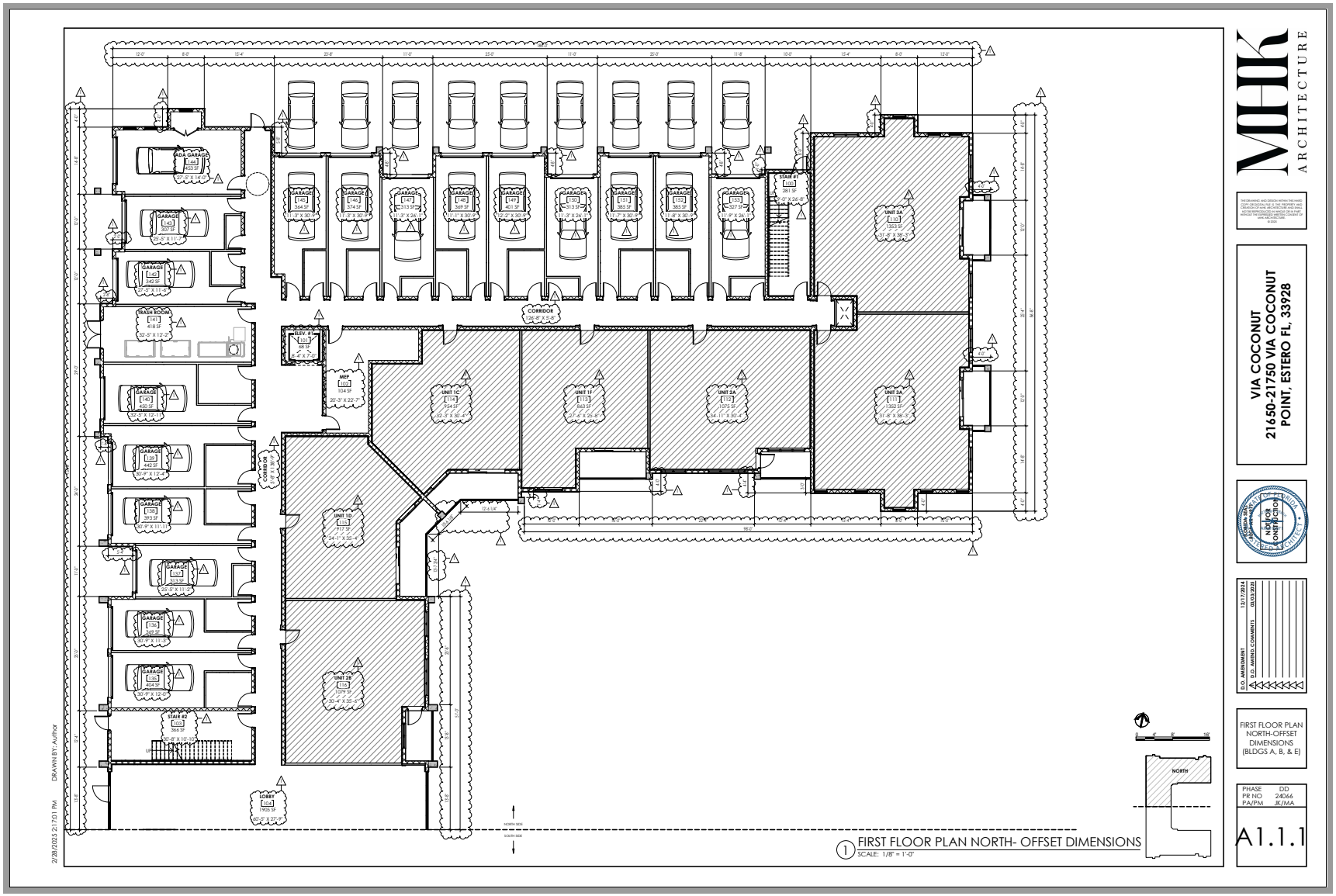
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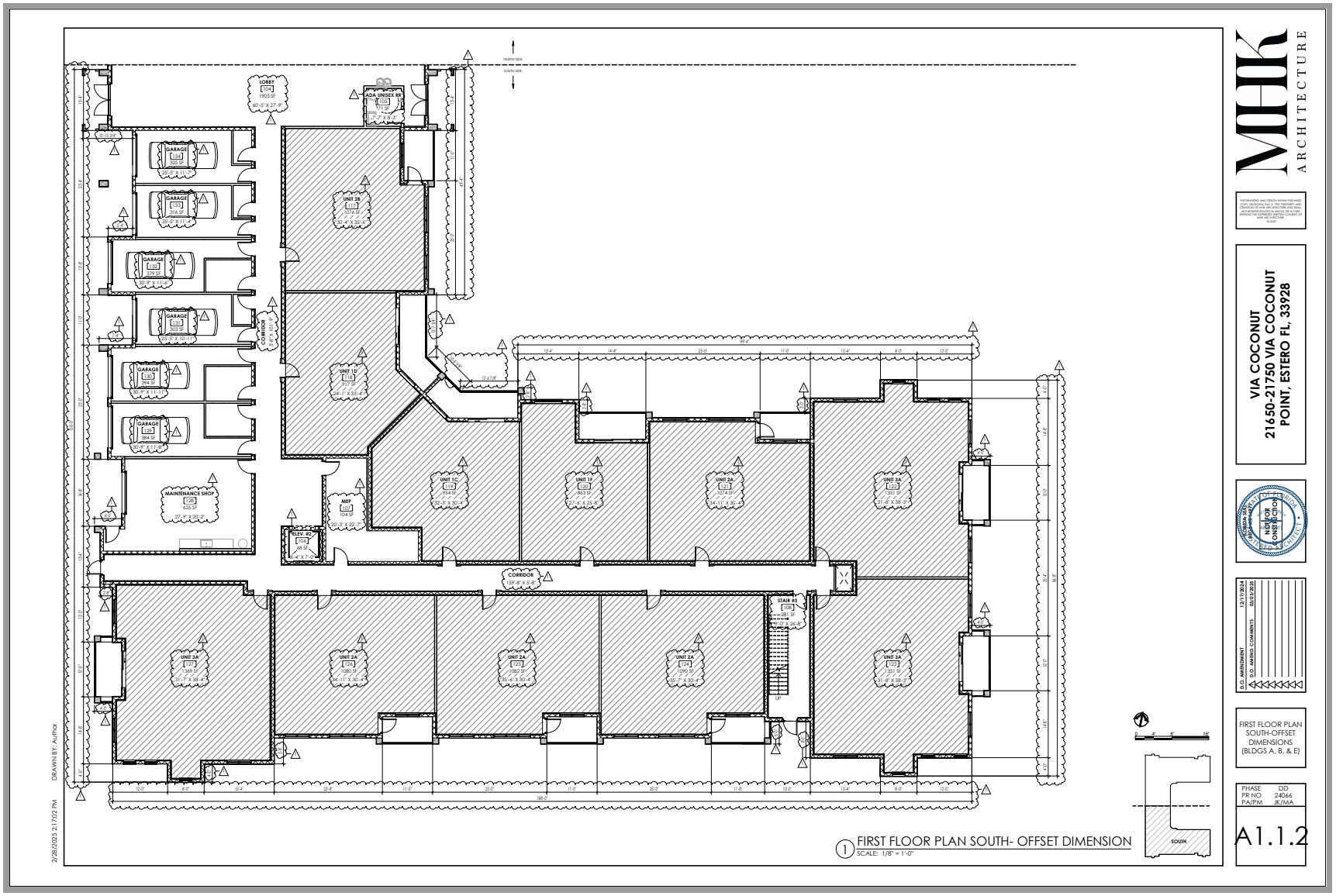
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		03/03/2025

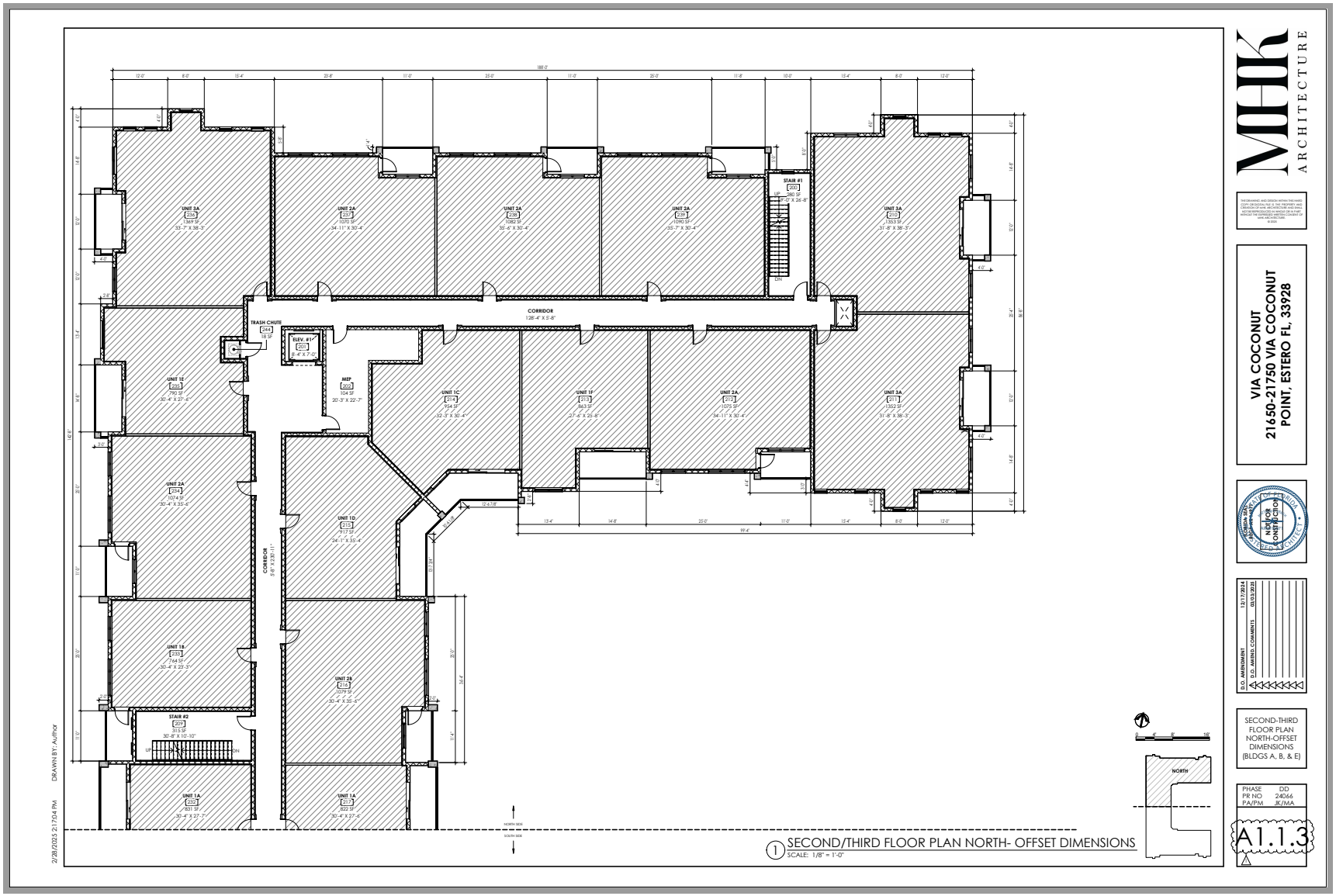
PAINT SCHEMES

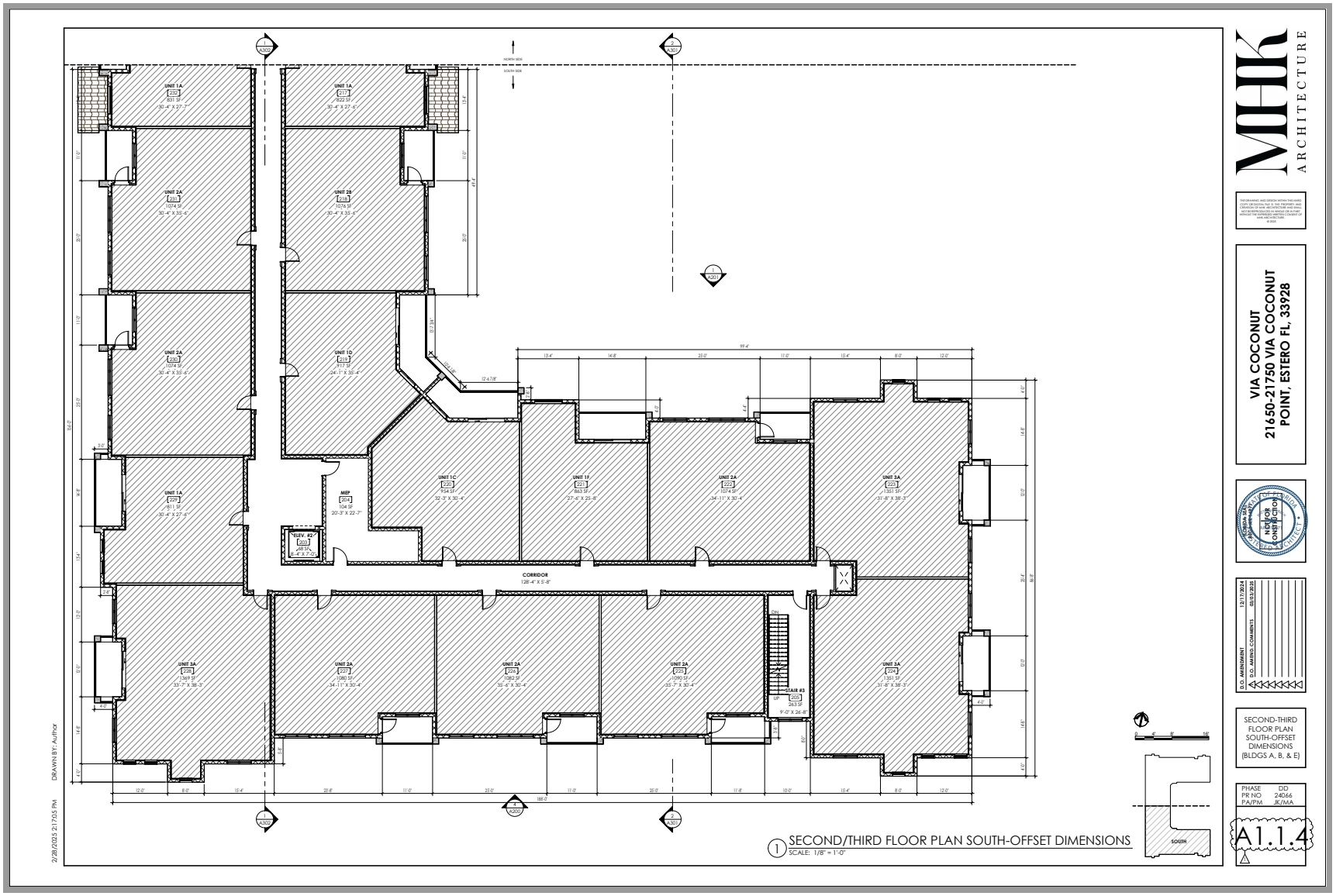
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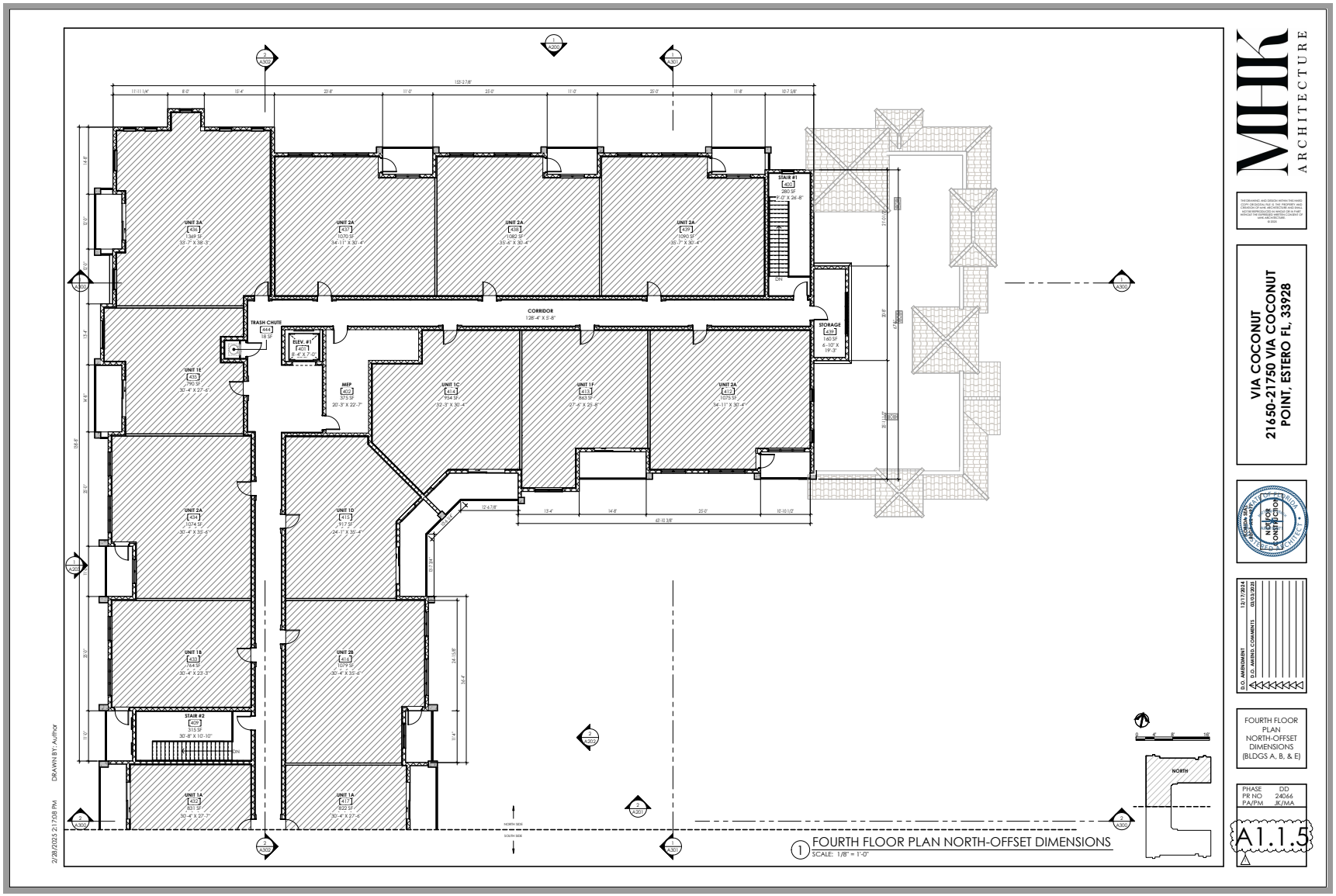
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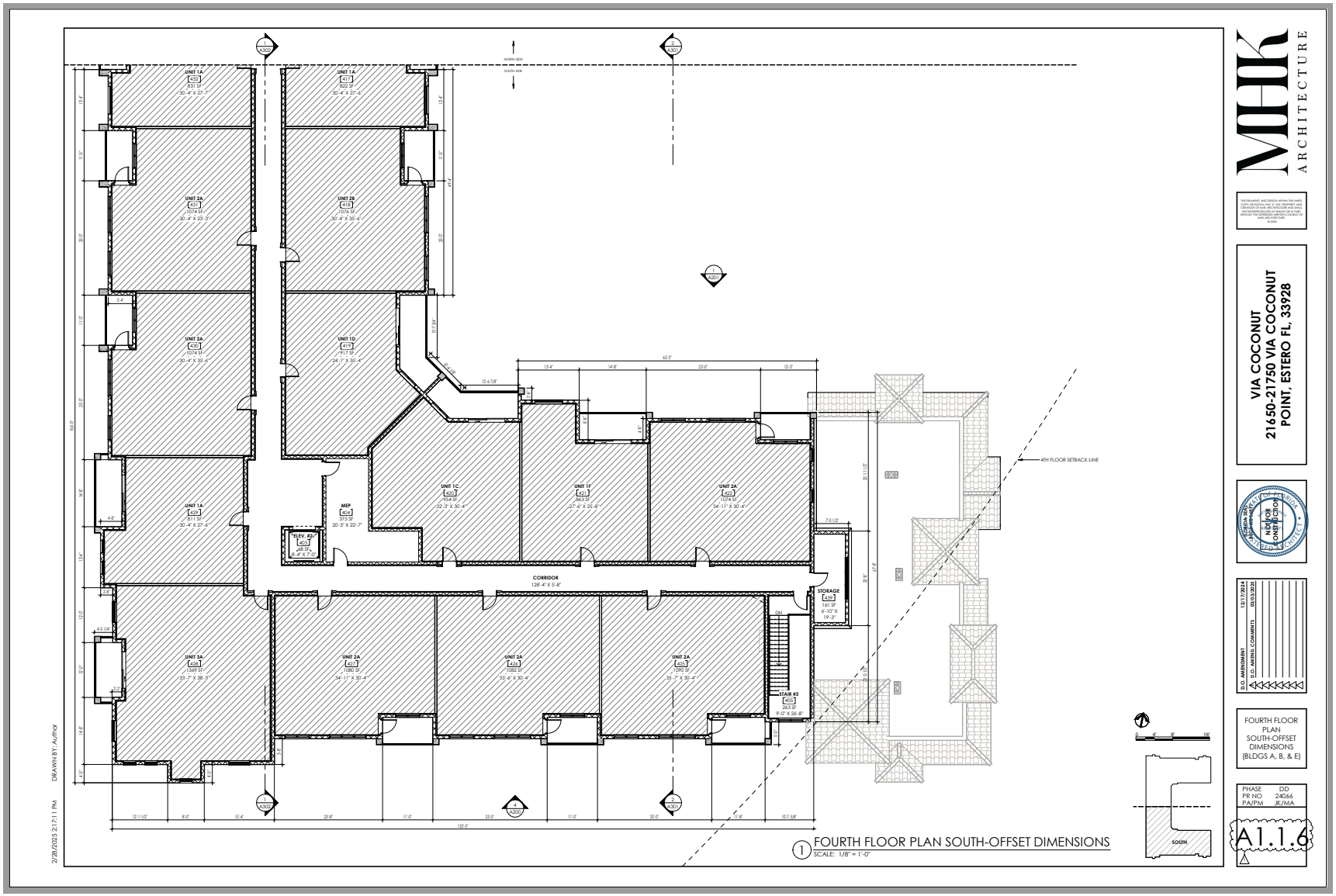

FIRST FLOOR PLAN NORTH- OFFSET DIMENSIONS
SCALE: 1/8" = 1'-0"
NORTH
VIA COCONUT
21650-21750 VIA COCONUT
POINT, ESTERO FL, 33928
D.O. AMENDMENT 12/17/2024
D.O. AMEND. COMMENTS 03/03/2025
FIRST FLOOR PLAN
NORTH-OFFSET
DIMENSIONS
(BLDGS A, B, & E)
PHASE DD
PR NO 24066
PA/PM JK/MA
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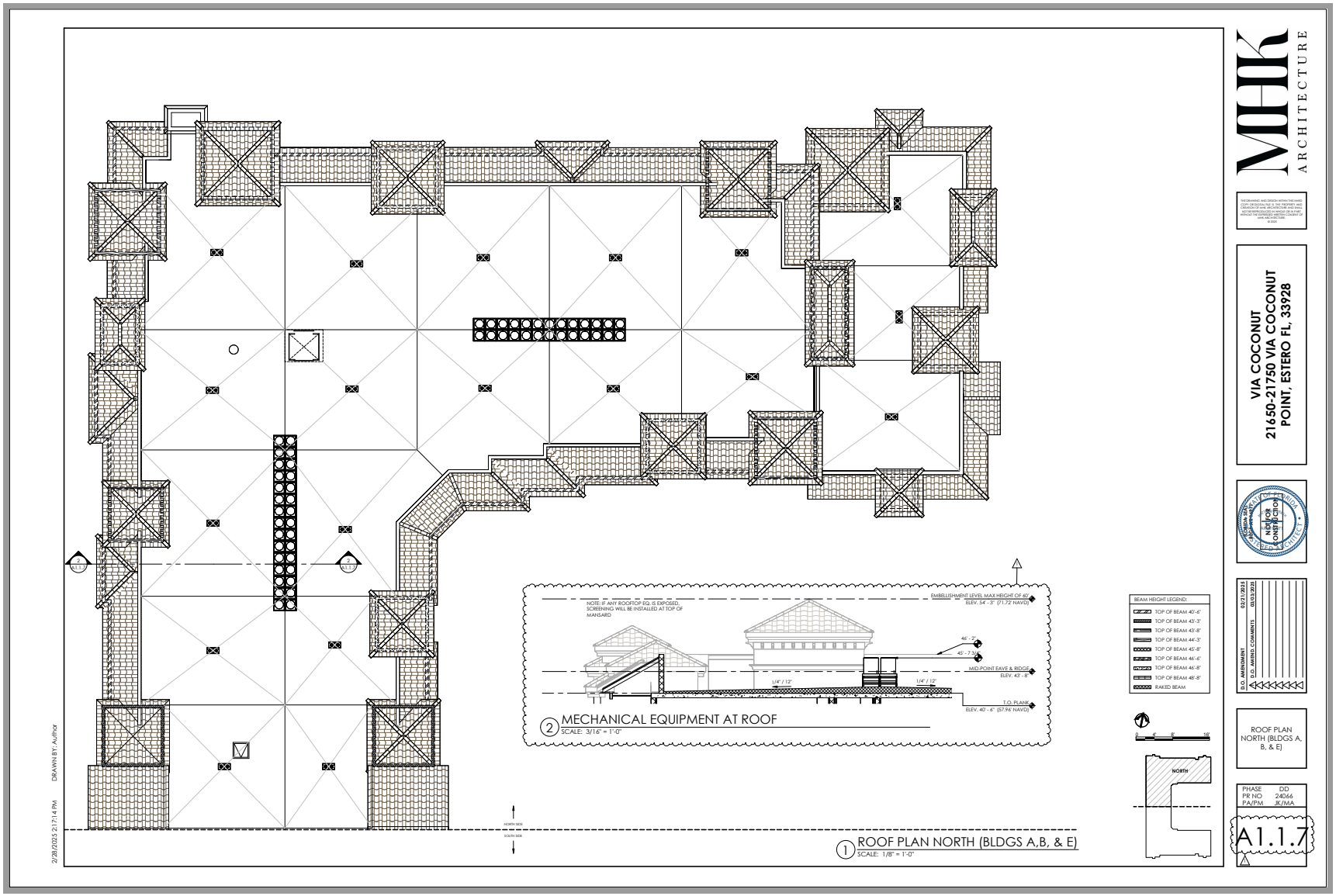

LOBBY
ADA UNISEX RR
GARAGE
UNIT 2B
UNIT 1B
MAINTENANCE SHOP
MEP
ELEV. #2
CORRIDOR
UNIT 1C
UNIT 1A
UNIT 2A
UNIT 3A
STAIR #3
1 FIRST FLOOR PLAN SOUTH- OFFSET DIMENSION
SCALE: 1/8" = 1'-0"
SOUTH
MHK ARCHITECTURE
VIA COCONUT
21650-21750 VIA COCONUT POINT, ESTERO FL, 33928
NOT FOR CONSTRUCTION
D.O. AMENDMENT 12/17/2024
D.O. AMEND COMMENTS 02/21/2025
FIRST FLOOR PLAN SOUTH-OFFSET DIMENSIONS (BLDGS A, B, & E)
PHASE DD
PR NO 24066
PA/PM JK/MA
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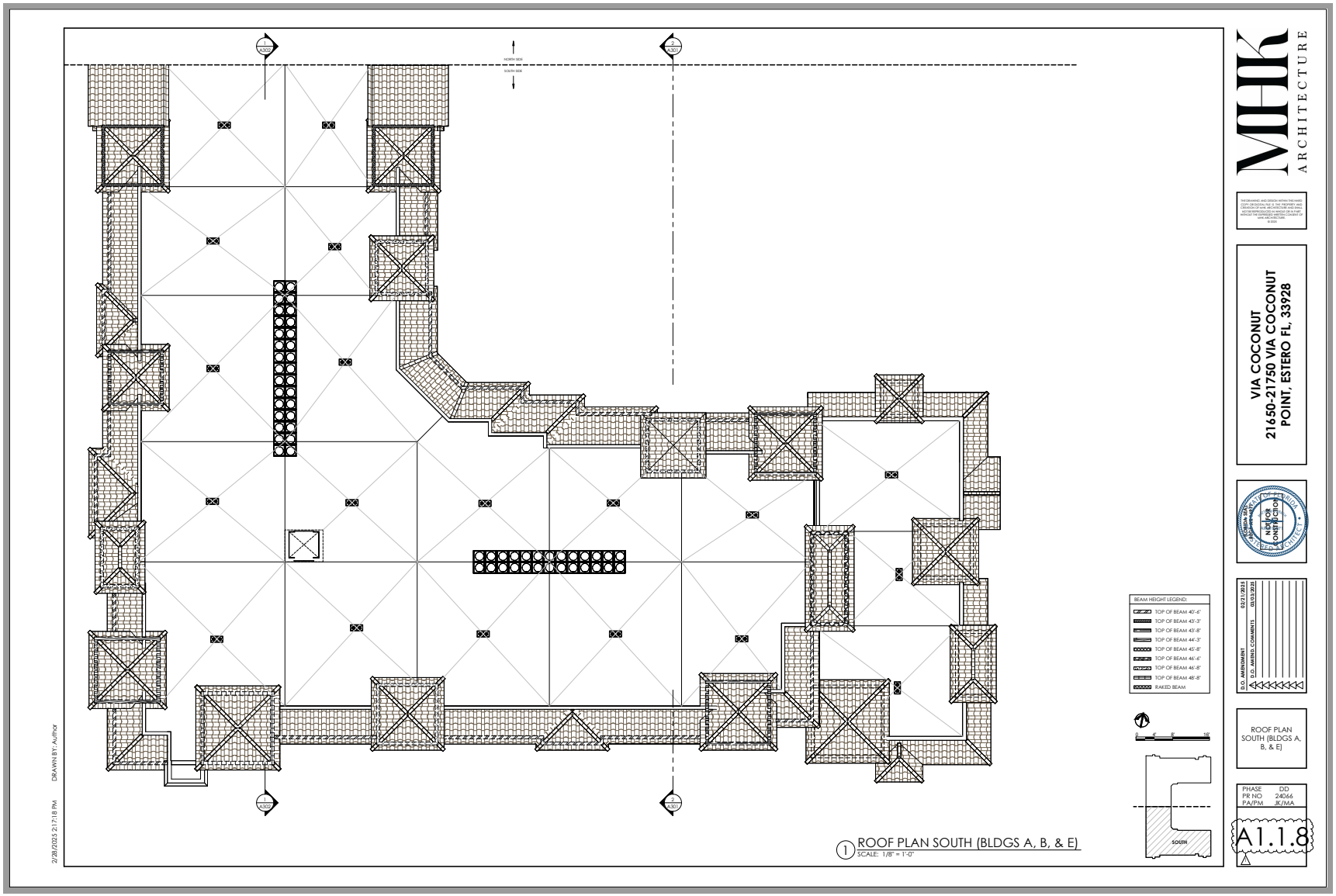

188'-0"
UNIT 2A
UNIT 2A
UNIT 2A
UNIT 2A
UNIT 3A
STAIR #1
CORRIDOR
128'-4" X 5'-8"
TRASH CHUTE
ELEV. #1
MEP
UNIT 1E
UNIT 1C
UNIT 1F
UNIT 2A
UNIT 3A
UNIT 2A
UNIT 1D
CORRIDOR
UNIT 1B
UNIT 2B
STAIR #2
UNIT 1A
UNIT 1A
99'-4"
NORTH
SOUTH
DRAWN BY: Author
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1 SECOND/THIRD FLOOR PLAN NORTH- OFFSET DIMENSIONS
SCALE: 1/8" = 1'-0"
NORTH
MHK ARCHITECTURE
VIA COCONUT
21650-21750 VIA COCONUT POINT, ESTERO FL, 33928
NOT FOR CONSTRUCTION
D.O. AMENDMENT 12/17/2024
I.D.O. AMEND. COMMENTS 03/03/2025
SECOND-THIRD FLOOR PLAN NORTH-OFFSET DIMENSIONS (BLDGS A, B, & E)
PHASE DD
PR NO 24066
PA/PM JK/MA
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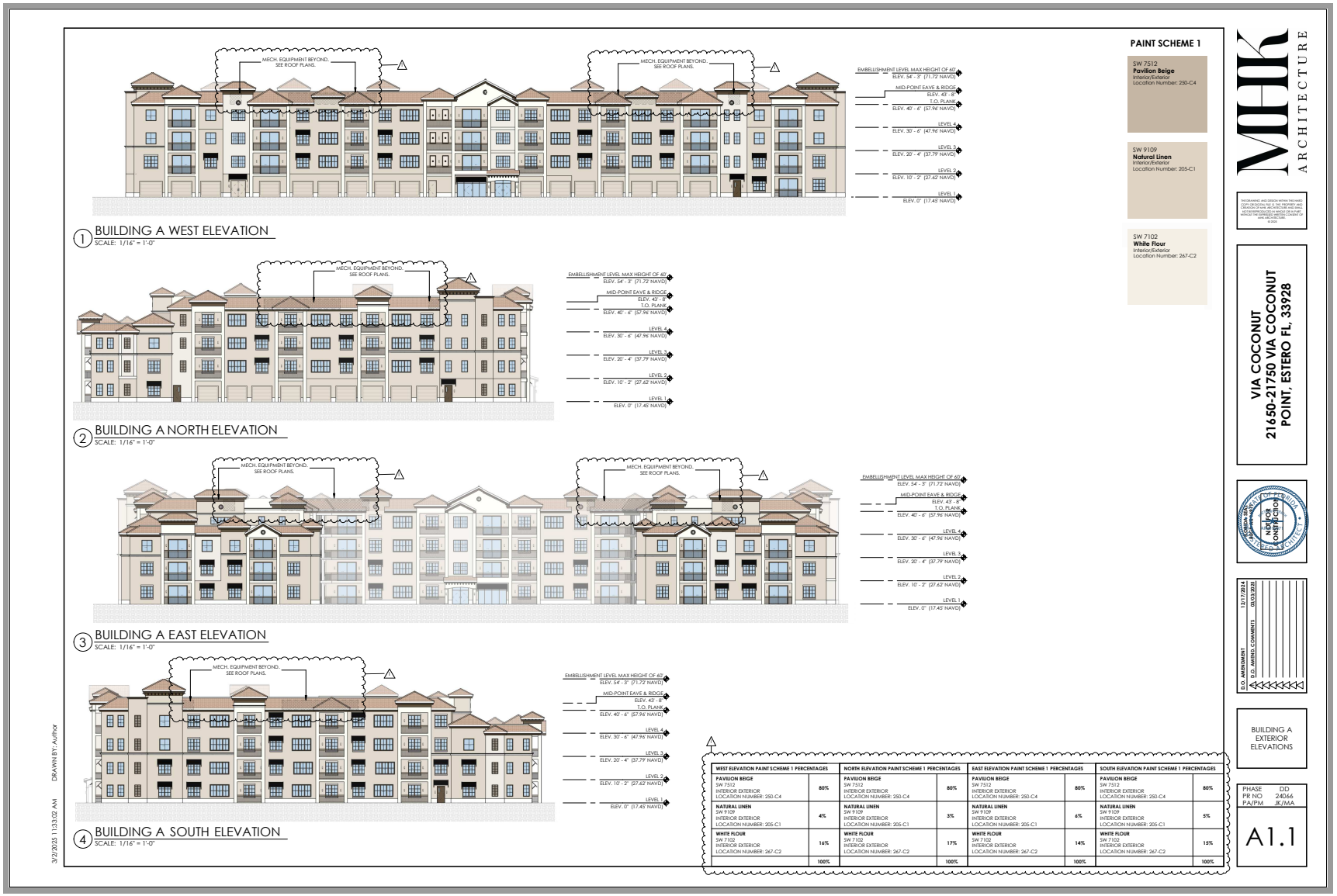

UNIT 1A
UNIT 2A
UNIT 2B
UNIT 1D
UNIT 1C
UNIT 1F
UNIT 3A
MEP
ELEV. #2
CORRIDOR
128'-4" X 5'-8"
STAIR #3
SOUTH
1 SECOND/THIRD FLOOR PLAN SOUTH-OFFSET DIMENSIONS
SCALE: 1/8" = 1'-0"
MHK ARCHITECTURE
VIA COCONUT
21650-21750 VIA COCONUT POINT, ESTERO FL, 33928
D.O. AMENDMENT
1ST D.O. AMEND. COMMENTS
12/17/2024
03/03/2025
SECOND-THIRD FLOOR PLAN SOUTH-OFFSET DIMENSIONS (BLDGS A, B, & E)
PHASE DD
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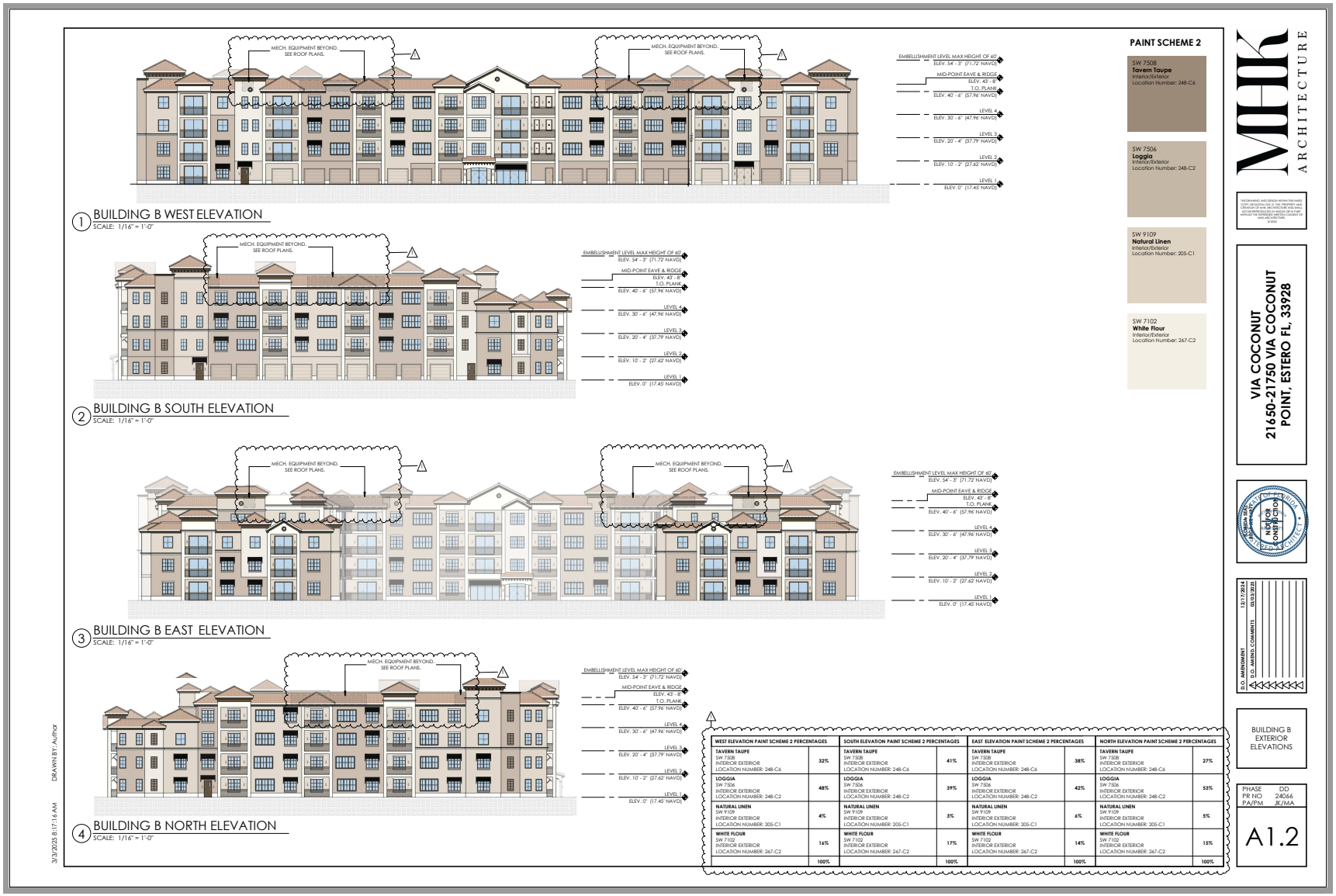

UNIT 3A
UNIT 2A
UNIT 2A
UNIT 2A
STAIR #1
CORRIDOR
TRASH CHUTE
ELEV. #1
STORAGE
UNIT 1E
MEP
UNIT 1C
UNIT 1F
UNIT 2A
UNIT 2A
UNIT 1D
UNIT 1B
UNIT 2B
STAIR #2
UNIT 1A
UNIT 1A
NORTH SIDE
SOUTH SIDE
NORTH
1 FOURTH FLOOR PLAN NORTH-OFFSET DIMENSIONS
SCALE: 1/8" = 1'-0"
2/28/2025 2:17:08 PM
DRAWN BY: Author
MHK ARCHITECTURE
VIA COCONUT
21650-21750 VIA COCONUT POINT, ESTERO FL, 33928
NOT FOR CONSTRUCTION
D.O. AMENDMENT 12/17/2024
D.O. AMEND. COMMENTS 03/03/2025
FOURTH FLOOR PLAN NORTH-OFFSET DIMENSIONS (BLDGS A, B, & E)
PHASE DD
PR NO 24066
PA/PM JK/MA
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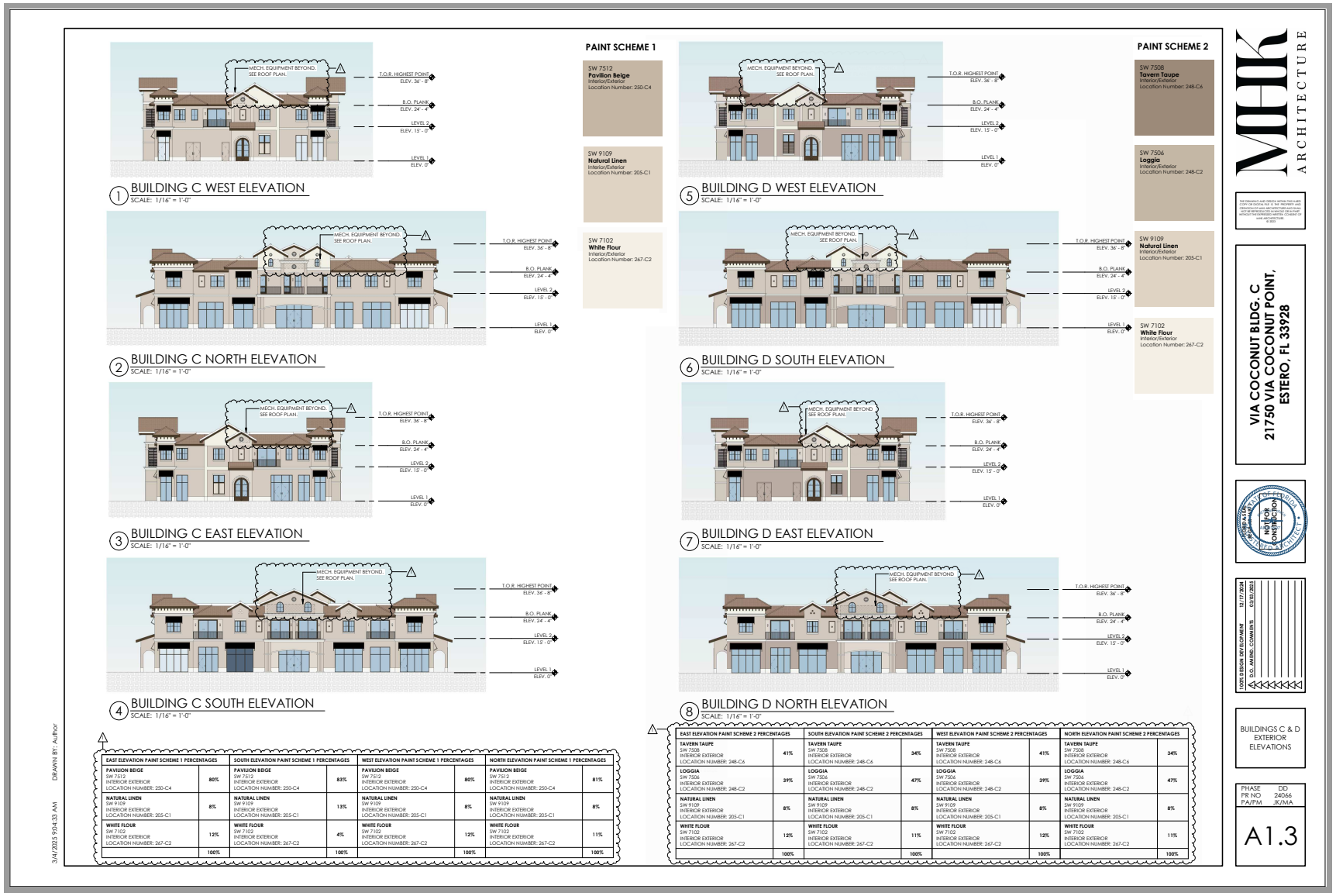

UNIT 1A
UNIT 2A
UNIT 2B
UNIT 1D
UNIT 1C
UNIT 1F
UNIT 2A
UNIT 3A
MEP
ELEV. #2
CORRIDOR
STORAGE
STAIR #3
45TH FLOOR SETBACK LINE
SOUTH
1 FOURTH FLOOR PLAN SOUTH-OFFSET DIMENSIONS
SCALE: 1/8" = 1'-0"
MHK ARCHITECTURE
VIA COCONUT
21650-21750 VIA COCONUT POINT, ESTERO FL, 33928
D.O. AMENDMENT
1ST D.O. AMEND. COMMENTS
12/17/2024
03/03/2025
FOURTH FLOOR PLAN SOUTH-OFFSET DIMENSIONS (BLDGS A, B, & E)
PHASE DD
PR NO 24066
PA/PM JK/MA
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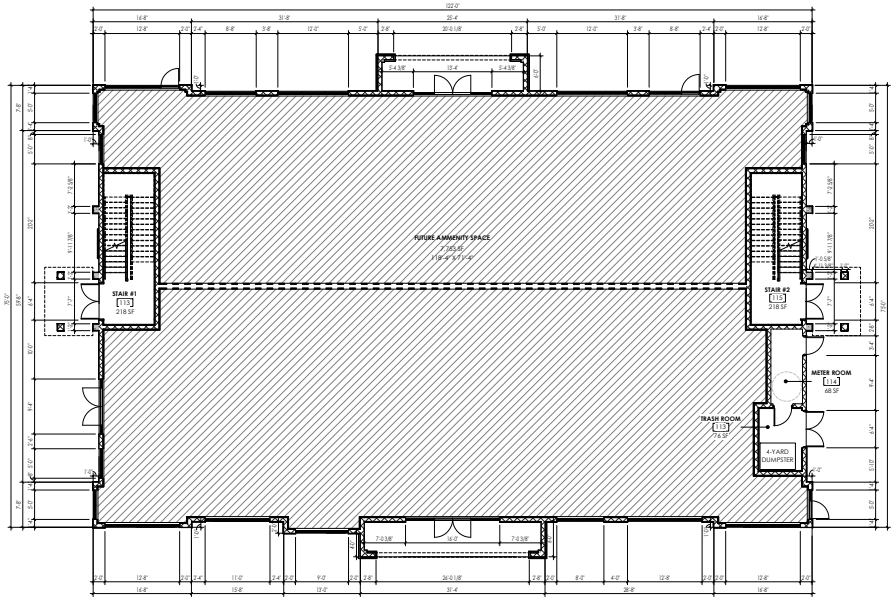

NOTE: IF ANY ROOFTOP EQ. IS EXPOSED, SCREENING WILL BE INSTALLED AT TOP OF MANSARD
EMBELLISHMENT LEVEL MAX HEIGHT OF 60'
ELEV. 54' - 3" (71.72' NAVD)
46' - 2"
45' - 7 3/4"
MID-POINT EAVE & RIDGE
ELEV. 43' - 8"
1/4" / 12"
1/4" / 12"
T.O. PLANE
ELEV. 40' - 6" (57.96' NAVD)
BEAM HEIGHT LEGEND:
TOP OF BEAM 40'-6"
TOP OF BEAM 43'-3"
TOP OF BEAM 43'-8"
TOP OF BEAM 44'-3"
TOP OF BEAM 45'-8"
TOP OF BEAM 46'-6"
TOP OF BEAM 46'-8"
TOP OF BEAM 48'-8"
RAKED BEAM
NORTH
2 MECHANICAL EQUIPMENT AT ROOF
SCALE: 3/16" = 1'-0"
1 ROOF PLAN NORTH (BLDGS A,B, & E)
SCALE: 1/8" = 1'-0"
2/28/2025 2:17:14 PM
DRAWN BY: Author
MHK ARCHITECTURE
VIA COCONUT
21650-21750 VIA COCONUT
POINT, ESTERO FL, 33928
NOT FOR CONSTRUCTION
D.O. AMENDMENT 02/21/2025
D.O. AMEND. COMMENTS 03/31/2025
ROOF PLAN NORTH (BLDGS A, B, & E)
PHASE DD
PR NO 24066
PA/PM JK/MA
A1.1.7


BEAM HEIGHT LEGEND:
TOP OF BEAM 40'-4"
TOP OF BEAM 43'-3"
TOP OF BEAM 43'-8"
TOP OF BEAM 44'-3"
TOP OF BEAM 45'-8"
TOP OF BEAM 46'-6"
TOP OF BEAM 46'-8"
TOP OF BEAM 48'-8"
RAKED BEAM
SOUTH
1 ROOF PLAN SOUTH (BLDGS A, B, & E)
SCALE: 1/8" = 1'-0"
MHK ARCHITECTURE
VIA COCONUT
21650-21750 VIA COCONUT POINT, ESTERO FL, 33928
NOT FOR CONSTRUCTION
D.O. AMENDMENT
D.O. AMEND COMMENTS
03/21/2025
03/31/2025
ROOF PLAN SOUTH (BLDGS A, B, & E)
PHASE DD
PR NO 24066
PA/PM JK/MA
A1.1.8
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MECH. EQUIPMENT BEYOND. SEE ROOF PLANS.
EMBELLISHMENT LEVEL MAX HEIGHT OF 60'
ELEV. 54' - 3" (71.72' NAVD)
MID-POINT EAVE & RIDGE
ELEV. 43' - 8"
T.O. PLANK
ELEV. 40' - 6" (57.96' NAVD)
LEVEL 4
ELEV. 30' - 6" (47.96' NAVD)
LEVEL 3
ELEV. 20' - 4" (37.79' NAVD)
LEVEL 2
ELEV. 10' - 2" (27.62' NAVD)
LEVEL 1
ELEV. 0" (17.45' NAVD)
1 BUILDING A WEST ELEVATION
SCALE: 1/16" = 1'-0"
2 BUILDING A NORTH ELEVATION
SCALE: 1/16" = 1'-0"
3 BUILDING A EAST ELEVATION
SCALE: 1/16" = 1'-0"
4 BUILDING A SOUTH ELEVATION
SCALE: 1/16" = 1'-0"
PAINT SCHEME 1
SW 7512
Pavilion Beige
Interior/Exterior
Location Number: 250-C4
SW 9109
Natural Linen
Interior/Exterior
Location Number: 205-C1
SW 7102
White Flour
Interior/Exterior
Location Number: 267-C2
WEST ELEVATION PAINT SCHEME 1 PERCENTAGES
PAVILION BEIGE SW 7512 INTERIOR EXTERIOR LOCATION NUMBER: 250-C4 80%
NATURAL LINEN SW 9109 INTERIOR EXTERIOR LOCATION NUMBER: 205-C1 4%
WHITE FLOUR SW 7102 INTERIOR EXTERIOR LOCATION NUMBER: 267-C2 16%
100%
NORTH ELEVATION PAINT SCHEME 1 PERCENTAGES
PAVILION BEIGE SW 7512 INTERIOR EXTERIOR LOCATION NUMBER: 250-C4 80%
NATURAL LINEN SW 9109 INTERIOR EXTERIOR LOCATION NUMBER: 205-C1 3%
WHITE FLOUR SW 7102 INTERIOR EXTERIOR LOCATION NUMBER: 267-C2 17%
100%
EAST ELEVATION PAINT SCHEME 1 PERCENTAGES
PAVILION BEIGE SW 7512 INTERIOR EXTERIOR LOCATION NUMBER: 250-C4 80%
NATURAL LINEN SW 9109 INTERIOR EXTERIOR LOCATION NUMBER: 205-C1 6%
WHITE FLOUR SW 7102 INTERIOR EXTERIOR LOCATION NUMBER: 267-C2 14%
100%
SOUTH ELEVATION PAINT SCHEME 1 PERCENTAGES
PAVILION BEIGE SW 7512 INTERIOR EXTERIOR LOCATION NUMBER: 250-C4 80%
NATURAL LINEN SW 9109 INTERIOR EXTERIOR LOCATION NUMBER: 205-C1 5%
WHITE FLOUR SW 7102 INTERIOR EXTERIOR LOCATION NUMBER: 267-C2 15%
100%
MHK ARCHITECTURE
VIA COCONUT
21650-21750 VIA COCONUT POINT, ESTERO FL, 33928
NOT FOR CONSTRUCTION
D.O. AMENDMENT 12/17/2024
D.O. AMEND COMMENTS 02/03/2025
BUILDING A EXTERIOR ELEVATIONS
PHASE DD
PR NO 24066
PA/PM JK/MA
A1.1
3/2/2025 11:53:02 AM DRAWN BY: Author


MECH. EQUIPMENT BEYOND. SEE ROOF PLANS.
EMBELLISHMENT LEVEL MAX HEIGHT OF 60'
ELEV. 54' - 3" (71.72' NAVD)
MID-POINT EAVE & RIDGE
ELEV. 43' - 8"
T.O. PLANK
ELEV. 40' - 6" (57.96' NAVD)
LEVEL 4
ELEV. 30' - 6" (47.96' NAVD)
LEVEL 3
ELEV. 20' - 4" (37.79' NAVD)
LEVEL 2
ELEV. 10' - 2" (27.62' NAVD)
LEVEL 1
ELEV. 0" (17.45' NAVD)
1 BUILDING B WEST ELEVATION
SCALE: 1/16" = 1'-0"
2 BUILDING B SOUTH ELEVATION
SCALE: 1/16" = 1'-0"
3 BUILDING B EAST ELEVATION
SCALE: 1/16" = 1'-0"
4 BUILDING B NORTH ELEVATION
SCALE: 1/16" = 1'-0"
PAINT SCHEME 2
SW 7508
Tavern Taupe
Interior/Exterior
Location Number: 248-C6
SW 7506
Loggia
Interior/Exterior
Location Number: 248-C2
SW 9109
Natural Linen
Interior/Exterior
Location Number: 205-C1
SW 7102
White Flour
Interior/Exterior
Location Number: 267-C2
WEST ELEVATION PAINT SCHEME 2 PERCENTAGES
TAVERN TAUPE SW 7508 INTERIOR EXTERIOR LOCATION NUMBER: 248-C6 32%
LOGGIA SW 7506 INTERIOR EXTERIOR LOCATION NUMBER: 248-C2 48%
NATURAL LINEN SW 9109 INTERIOR EXTERIOR LOCATION NUMBER: 205-C1 4%
WHITE FLOUR SW 7102 INTERIOR EXTERIOR LOCATION NUMBER: 267-C2 16%
100%
SOUTH ELEVATION PAINT SCHEME 2 PERCENTAGES
TAVERN TAUPE SW 7508 INTERIOR EXTERIOR LOCATION NUMBER: 248-C6 41%
LOGGIA SW 7506 INTERIOR EXTERIOR LOCATION NUMBER: 248-C2 39%
NATURAL LINEN SW 9109 INTERIOR EXTERIOR LOCATION NUMBER: 205-C1 3%
WHITE FLOUR SW 7102 INTERIOR EXTERIOR LOCATION NUMBER: 267-C2 17%
100%
EAST ELEVATION PAINT SCHEME 2 PERCENTAGES
TAVERN TAUPE SW 7508 INTERIOR EXTERIOR LOCATION NUMBER: 248-C6 38%
LOGGIA SW 7506 INTERIOR EXTERIOR LOCATION NUMBER: 248-C2 42%
NATURAL LINEN SW 9109 INTERIOR EXTERIOR LOCATION NUMBER: 205-C1 6%
WHITE FLOUR SW 7102 INTERIOR EXTERIOR LOCATION NUMBER: 267-C2 14%
100%
NORTH ELEVATION PAINT SCHEME 2 PERCENTAGES
TAVERN TAUPE SW 7508 INTERIOR EXTERIOR LOCATION NUMBER: 248-C6 27%
LOGGIA SW 7506 INTERIOR EXTERIOR LOCATION NUMBER: 248-C2 53%
NATURAL LINEN SW 9109 INTERIOR EXTERIOR LOCATION NUMBER: 205-C1 5%
WHITE FLOUR SW 7102 INTERIOR EXTERIOR LOCATION NUMBER: 267-C2 15%
100%
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DRAWN BY: Author
MHK ARCHITECTURE
VIA COCONUT
21650-21750 VIA COCONUT POINT, ESTERO FL, 33928
NOT FOR CONSTRUCTION
D.O. AMENDMENT 12/17/2024
D.O. AMEND COMMENTS 03/03/2025
BUILDING B EXTERIOR ELEVATIONS
PHASE DD
PR NO 24066
PA/PM JK/MA
A1.2


PAINT SCHEME 1
SW 7512
Pavilion Beige
Interior/Exterior
Location Number: 250-C4
SW 9109
Natural Linen
Interior/Exterior
Location Number: 205-C1
SW 7102
White Flour
Interior/Exterior
Location Number: 267-C2
PAINT SCHEME 2
SW 7508
Tavern Taupe
Interior/Exterior
Location Number: 248-C6
SW 7506
Loggia
Interior/Exterior
Location Number: 248-C2
SW 9109
Natural Linen
Interior/Exterior
Location Number: 205-C1
SW 7102
White Flour
Interior/Exterior
Location Number: 267-C2
1 BUILDING C WEST ELEVATION
SCALE: 1/16" = 1'-0"
2 BUILDING C NORTH ELEVATION
SCALE: 1/16" = 1'-0"
3 BUILDING C EAST ELEVATION
SCALE: 1/16" = 1'-0"
4 BUILDING C SOUTH ELEVATION
SCALE: 1/16" = 1'-0"
5 BUILDING D WEST ELEVATION
SCALE: 1/16" = 1'-0"
6 BUILDING D SOUTH ELEVATION
SCALE: 1/16" = 1'-0"
7 BUILDING D EAST ELEVATION
SCALE: 1/16" = 1'-0"
8 BUILDING D NORTH ELEVATION
SCALE: 1/16" = 1'-0"
MECH. EQUIPMENT BEYOND, SEE ROOF PLAN.
T.O.R. HIGHEST POINT ELEV. 36' - 8"
B.O. PLANK ELEV. 24' - 4"
LEVEL 2 ELEV. 15' - 0"
LEVEL 1 ELEV. 0"
EAST ELEVATION PAINT SCHEME 1 PERCENTAGES
SOUTH ELEVATION PAINT SCHEME 1 PERCENTAGES
WEST ELEVATION PAINT SCHEME 1 PERCENTAGES
NORTH ELEVATION PAINT SCHEME 1 PERCENTAGES
PAVILION BEIGE SW 7512 INTERIOR EXTERIOR LOCATION NUMBER: 250-C4 80% 83% 80% 81%
NATURAL LINEN SW 9109 INTERIOR EXTERIOR LOCATION NUMBER: 205-C1 8% 13% 8% 8%
WHITE FLOUR SW 7102 INTERIOR EXTERIOR LOCATION NUMBER: 267-C2 12% 4% 12% 11%
100% 100% 100% 100%
EAST ELEVATION PAINT SCHEME 2 PERCENTAGES
SOUTH ELEVATION PAINT SCHEME 2 PERCENTAGES
WEST ELEVATION PAINT SCHEME 2 PERCENTAGES
NORTH ELEVATION PAINT SCHEME 2 PERCENTAGES
TAVERN TAUPE SW 7508 INTERIOR EXTERIOR LOCATION NUMBER: 248-C6 41% 34% 41% 34%
LOGGIA SW 7506 INTERIOR EXTERIOR LOCATION NUMBER: 248-C2 39% 47% 39% 47%
NATURAL LINEN SW 9109 INTERIOR EXTERIOR LOCATION NUMBER: 205-C1 8% 8% 8% 8%
WHITE FLOUR SW 7102 INTERIOR EXTERIOR LOCATION NUMBER: 267-C2 12% 11% 12% 11%
100% 100% 100% 100%
3/4/2025 9:04:33 AM
DRAWN BY: Author
MHK ARCHITECTURE
VIA COCONUT BLDG. C
21750 VIA COCONUT POINT,
ESTERO, FL 33928
NOT FOR CONSTRUCTION
100% DESIGN DEVELOPMENT 12/17/2024
D.O. AMEND. COMMENTS 03/03/2025
BUILDINGS C & D EXTERIOR ELEVATIONS
PHASE DD
PR NO 24066
PA/PM JK/MA
A1.3



1 FIRST FLOOR PLAN- OFFSET DIMENSIONS
SCALE: 1/8" = 1'-0"

MHK ARCHITECTURE

VIA COCONUT BLDG. C
21750 VIA COCONUT POINT,
ESTERO, FL 33928

NOT FOR CONSTRUCTION

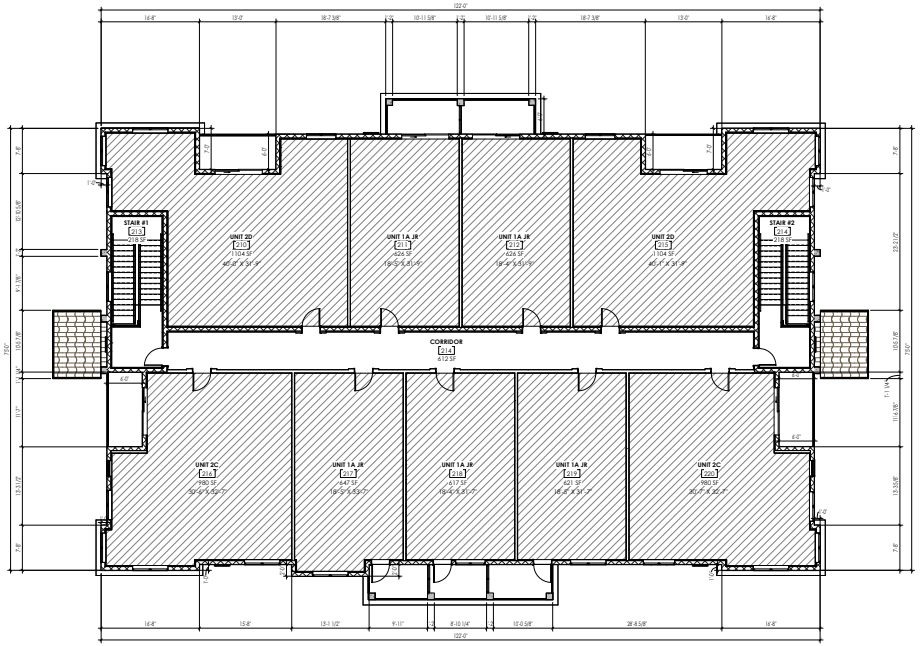
100% DESIGN DEVELOPMENT	09/27/2024
D.O. AMEND. COMMENTS	03/03/2025

FIRST FLOOR PLAN- OFFSET DIMENSIONS

PHASE	DD
PR NO	24066
PA/PM	JK/MA

A1.3.1

2/28/2025 3:42:38 PM DRAWN BY: Author



1 SECOND FLOOR PLAN- OFFSET DIMENSIONS
SCALE: 1/8" = 1'-0"

MHK ARCHITECTURE

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VIA COCONUT BLDG. C
21750 VIA COCONUT POINT,
ESTERO, FL 33928

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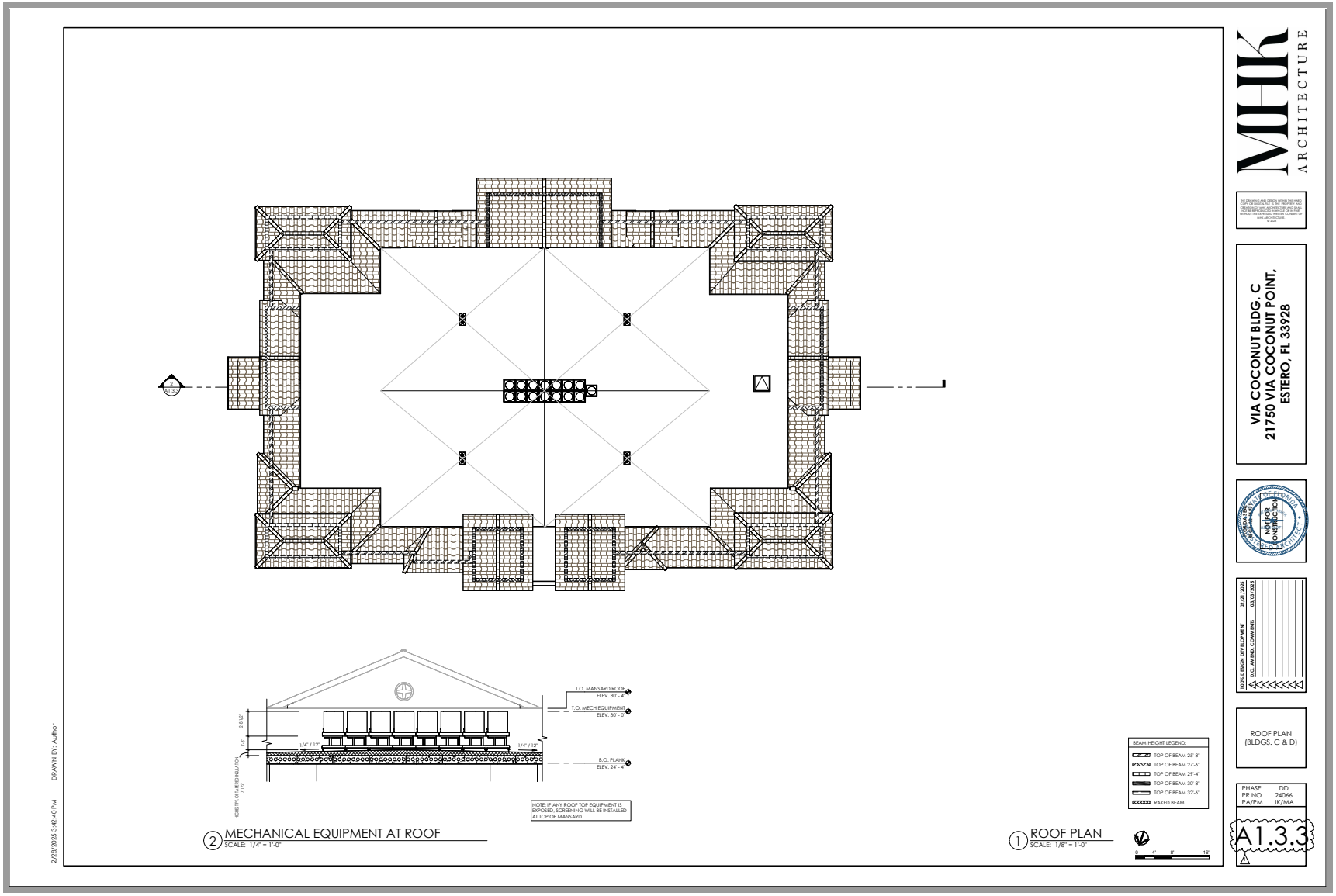
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D.O. AMEND. COMMENTS	03/03/2025

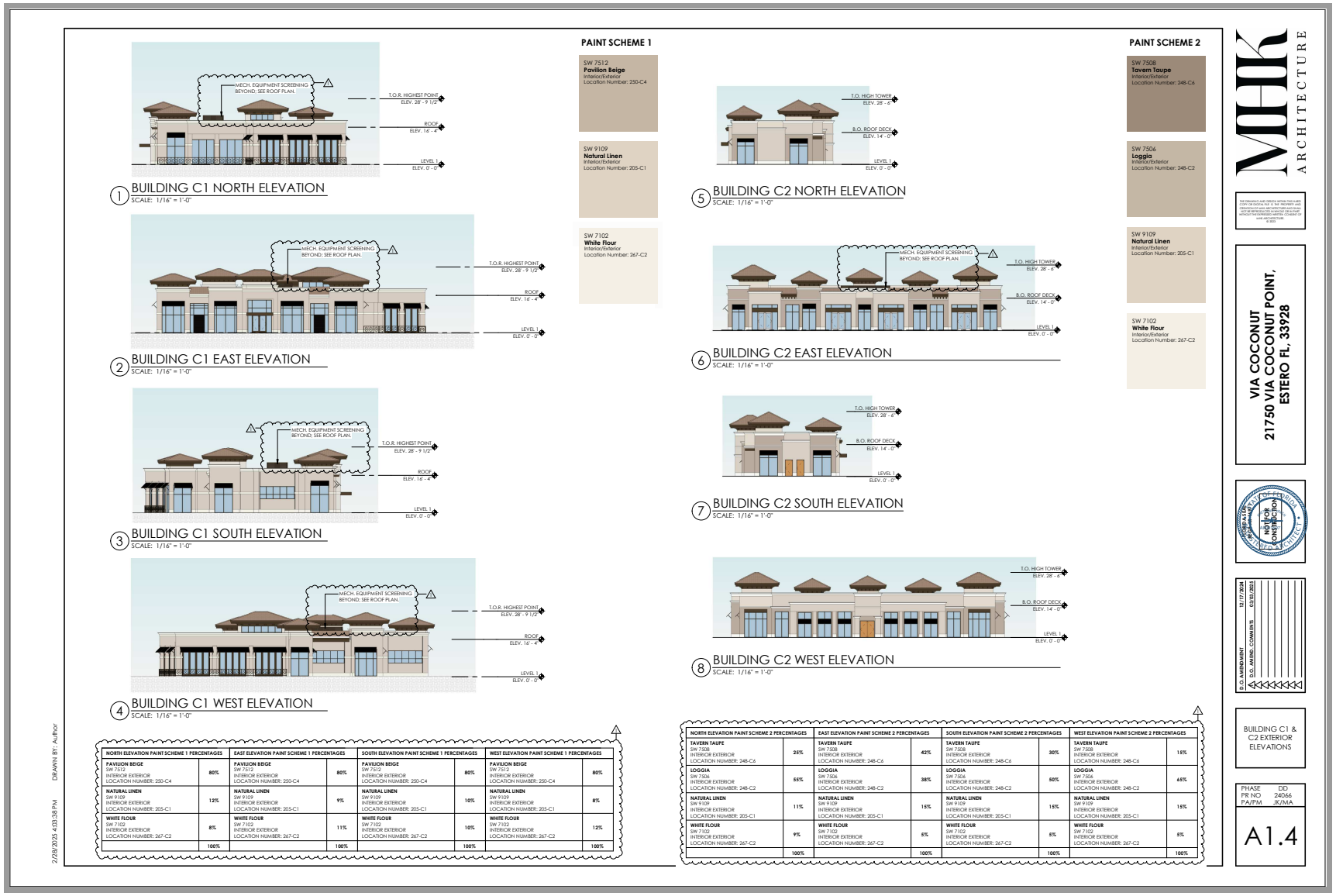
SECOND FLOOR PLAN-DIMENSIONS

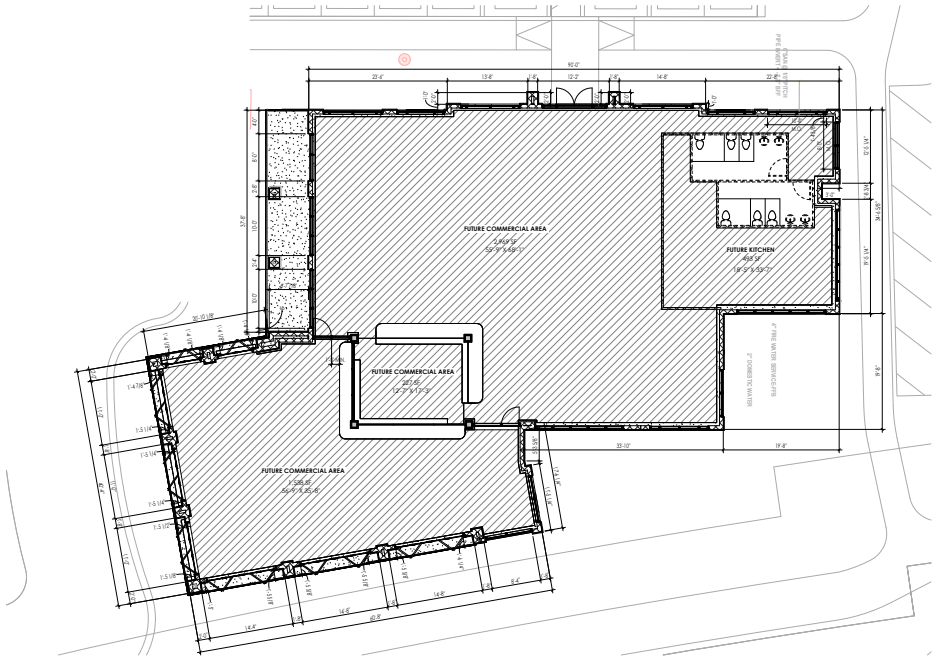
PHASE DD
PR NO 24066
PA/PM JK/MA

A1.3.2

2/28/2025 3:42:39 PM DRAWN BY: Author


MHK ARCHITECTURE
VIA COCONUT BLDG. C
21750 VIA COCONUT POINT,
ESTERO, FL 33928
NOT FOR CONSTRUCTION
100% DESIGN DEVELOPMENT 02/27/2025
D.O. AMEND. COMMENTS 03/03/2025
ROOF PLAN
(BLDGS. C & D)
PHASE DD
PR NO 24066
PA/PM JK/MA
A1.3.3
2/28/2025 3:42:40 PM DRAWN BY: Author
T.O. MANSARD ROOF ELEV. 32' - 4"
T.O. MECH EQUIPMENT ELEV. 30' - 4"
B.O. PLANK ELEV. 24' - 4"
1/4" / 12"
NOTE: IF ANY ROOF TOP EQUIPMENT IS EXPOSED, SCREENING WILL BE INSTALLED AT TOP OF MANSARD
2 MECHANICAL EQUIPMENT AT ROOF
SCALE: 1/4" = 1'-0"
BEAM HEIGHT LEGEND:
TOP OF BEAM 25'-8"
TOP OF BEAM 27'-6"
TOP OF BEAM 29'-4"
TOP OF BEAM 30'-8"
TOP OF BEAM 32'-4"
RAKED BEAM
1 ROOF PLAN
SCALE: 1/8" = 1'-0"


PAINT SCHEME 1
SW 7512
Pavilion Beige
Interior/Exterior
Location Number: 250-C4
SW 9109
Natural Linen
Interior/Exterior
Location Number: 205-C1
SW 7102
White Flour
Interior/Exterior
Location Number: 267-C2
PAINT SCHEME 2
SW 7508
Tavern Taupe
Interior/Exterior
Location Number: 248-C6
SW 7506
Loggia
Interior/Exterior
Location Number: 248-C2
SW 9109
Natural Linen
Interior/Exterior
Location Number: 205-C1
SW 7102
White Flour
Interior/Exterior
Location Number: 267-C2
1 BUILDING C1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"
2 BUILDING C1 EAST ELEVATION
SCALE: 1/16" = 1'-0"
3 BUILDING C1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"
4 BUILDING C1 WEST ELEVATION
SCALE: 1/16" = 1'-0"
5 BUILDING C2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"
6 BUILDING C2 EAST ELEVATION
SCALE: 1/16" = 1'-0"
7 BUILDING C2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"
8 BUILDING C2 WEST ELEVATION
SCALE: 1/16" = 1'-0"
MECH. EQUIPMENT SCREENING BEYOND; SEE ROOF PLAN.
T.O.R. HIGHEST POINT ELEV. 28' - 9 1/2"
ROOF ELEV. 16' - 4"
LEVEL 1 ELEV. 0' - 0"
T.O. HIGH TOWER ELEV. 28' - 6"
B.O. ROOF DECK ELEV. 14' - 0"
NORTH ELEVATION PAINT SCHEME 1 PERCENTAGES
EAST ELEVATION PAINT SCHEME 1 PERCENTAGES
SOUTH ELEVATION PAINT SCHEME 1 PERCENTAGES
WEST ELEVATION PAINT SCHEME 1 PERCENTAGES
PAVILION BEIGE SW 7512 INTERIOR EXTERIOR LOCATION NUMBER: 250-C4 80%
NATURAL LINEN SW 9109 INTERIOR EXTERIOR LOCATION NUMBER: 205-C1 12%
WHITE FLOUR SW 7102 INTERIOR EXTERIOR LOCATION NUMBER: 267-C2 8%
PAVILION BEIGE SW 7512 INTERIOR EXTERIOR LOCATION NUMBER: 250-C4 80%
NATURAL LINEN SW 9109 INTERIOR EXTERIOR LOCATION NUMBER: 205-C1 9%
WHITE FLOUR SW 7102 INTERIOR EXTERIOR LOCATION NUMBER: 267-C2 11%
PAVILION BEIGE SW 7512 INTERIOR EXTERIOR LOCATION NUMBER: 250-C4 80%
NATURAL LINEN SW 9109 INTERIOR EXTERIOR LOCATION NUMBER: 205-C1 10%
WHITE FLOUR SW 7102 INTERIOR EXTERIOR LOCATION NUMBER: 267-C2 10%
PAVILION BEIGE SW 7512 INTERIOR EXTERIOR LOCATION NUMBER: 250-C4 80%
NATURAL LINEN SW 9109 INTERIOR EXTERIOR LOCATION NUMBER: 205-C1 8%
WHITE FLOUR SW 7102 INTERIOR EXTERIOR LOCATION NUMBER: 267-C2 12%
100%
NORTH ELEVATION PAINT SCHEME 2 PERCENTAGES
EAST ELEVATION PAINT SCHEME 2 PERCENTAGES
SOUTH ELEVATION PAINT SCHEME 2 PERCENTAGES
WEST ELEVATION PAINT SCHEME 2 PERCENTAGES
TAVERN TAUPE SW 7508 INTERIOR EXTERIOR LOCATION NUMBER: 248-C6 25%
LOGGIA SW 7506 INTERIOR EXTERIOR LOCATION NUMBER: 248-C2 55%
NATURAL LINEN SW 9109 INTERIOR EXTERIOR LOCATION NUMBER: 205-C1 11%
WHITE FLOUR SW 7102 INTERIOR EXTERIOR LOCATION NUMBER: 267-C2 9%
TAVERN TAUPE SW 7508 INTERIOR EXTERIOR LOCATION NUMBER: 248-C6 42%
LOGGIA SW 7506 INTERIOR EXTERIOR LOCATION NUMBER: 248-C2 38%
NATURAL LINEN SW 9109 INTERIOR EXTERIOR LOCATION NUMBER: 205-C1 15%
WHITE FLOUR SW 7102 INTERIOR EXTERIOR LOCATION NUMBER: 267-C2 5%
TAVERN TAUPE SW 7508 INTERIOR EXTERIOR LOCATION NUMBER: 248-C6 30%
LOGGIA SW 7506 INTERIOR EXTERIOR LOCATION NUMBER: 248-C2 50%
NATURAL LINEN SW 9109 INTERIOR EXTERIOR LOCATION NUMBER: 205-C1 15%
WHITE FLOUR SW 7102 INTERIOR EXTERIOR LOCATION NUMBER: 267-C2 5%
TAVERN TAUPE SW 7508 INTERIOR EXTERIOR LOCATION NUMBER: 248-C6 15%
LOGGIA SW 7506 INTERIOR EXTERIOR LOCATION NUMBER: 248-C2 65%
NATURAL LINEN SW 9109 INTERIOR EXTERIOR LOCATION NUMBER: 205-C1 15%
WHITE FLOUR SW 7102 INTERIOR EXTERIOR LOCATION NUMBER: 267-C2 5%
100%
2/28/2025 4:03:38 PM
DRAWN BY: Author
MHK ARCHITECTURE
VIA COCONUT
21750 VIA COCONUT POINT,
ESTERO FL, 33928
NOT FOR CONSTRUCTION
D.O. AMENDMENT 12/17/2024
D.O. AMEND. COMMENTS 03/07/2025
BUILDING C1 & C2 EXTERIOR ELEVATIONS
PHASE DD
PR NO 24066
PA/PM JK/MA
A1.4



1 BUILDING C1 - FIRST FLOOR - WALL OFFSET DIMENSIONS
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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VIA COCONUT
21750 VIA COCONUT POINT,
ESTERO FL, 33928

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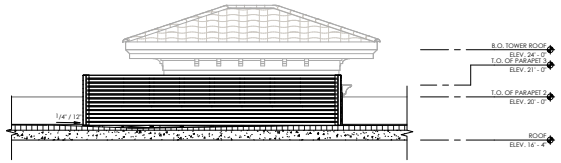
D.O. AMENDMENT	07/19/22
1.D.O. AMEND. COMMENTS	03/03/2023

BUILDING C1 - FIRST FLOOR - WALL OFFSET DIMENSIONS

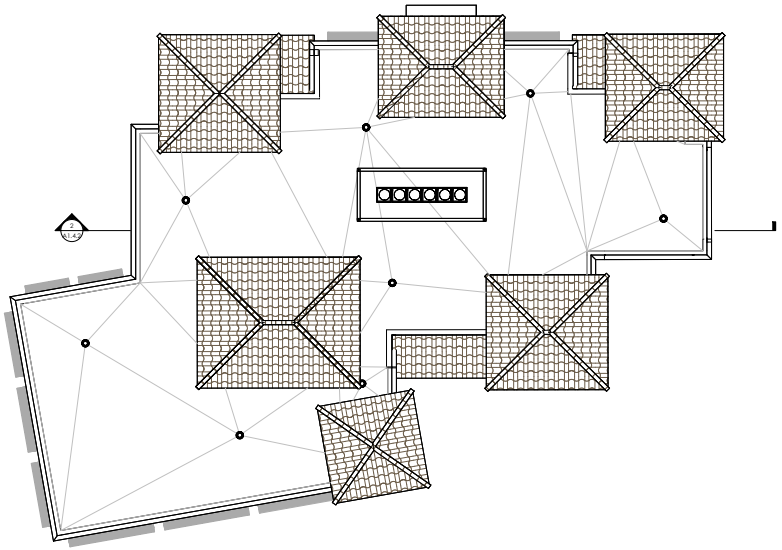
PHASE	DD
PR NO	24066
PA/PM	JK/MA

A1.4.1

2/28/2025 4:19:41 PM DRAWN BY: Author



2 MECHANICAL EQUIPMENT AT ROOF
SCALE: 1/4" = 1'-0"



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

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VIA COCONUT
21750 VIA COCONUT POINT,
ESTERO FL, 33928

NOT FOR CONSTRUCTION

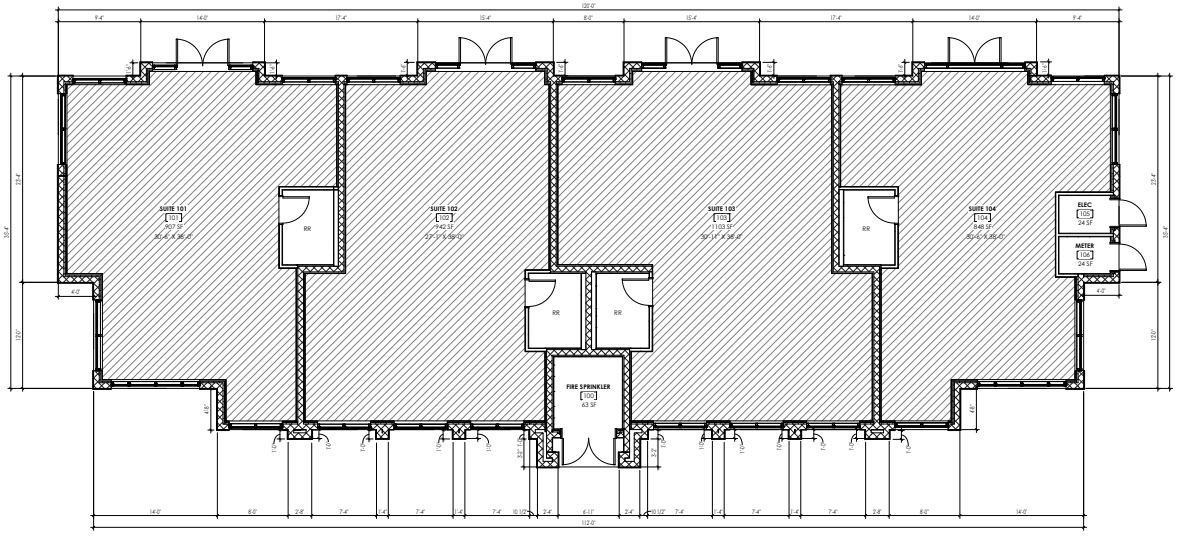
D.O. AMENDMENT	07/19/22
1 D.O. AMEND. COMMENTS	03/03/2023

ROOF PLAN

PHASE DD
PR NO 24066
PA/PM JK/MA

A1.4.2

2/28/2025 4:22:33 PM DRAWN BY: Author



1 BUILDING C2 - FIRST FLOOR - WALL OFFSET DIMENSIONS
SCALE: 3/16" = 1'-0"

MHK ARCHITECTURE

VIA COCONUT BLDG. C2
21750 VIA COCONUT POINT,
ESTERO, FL 33928

NOT FOR CONSTRUCTION

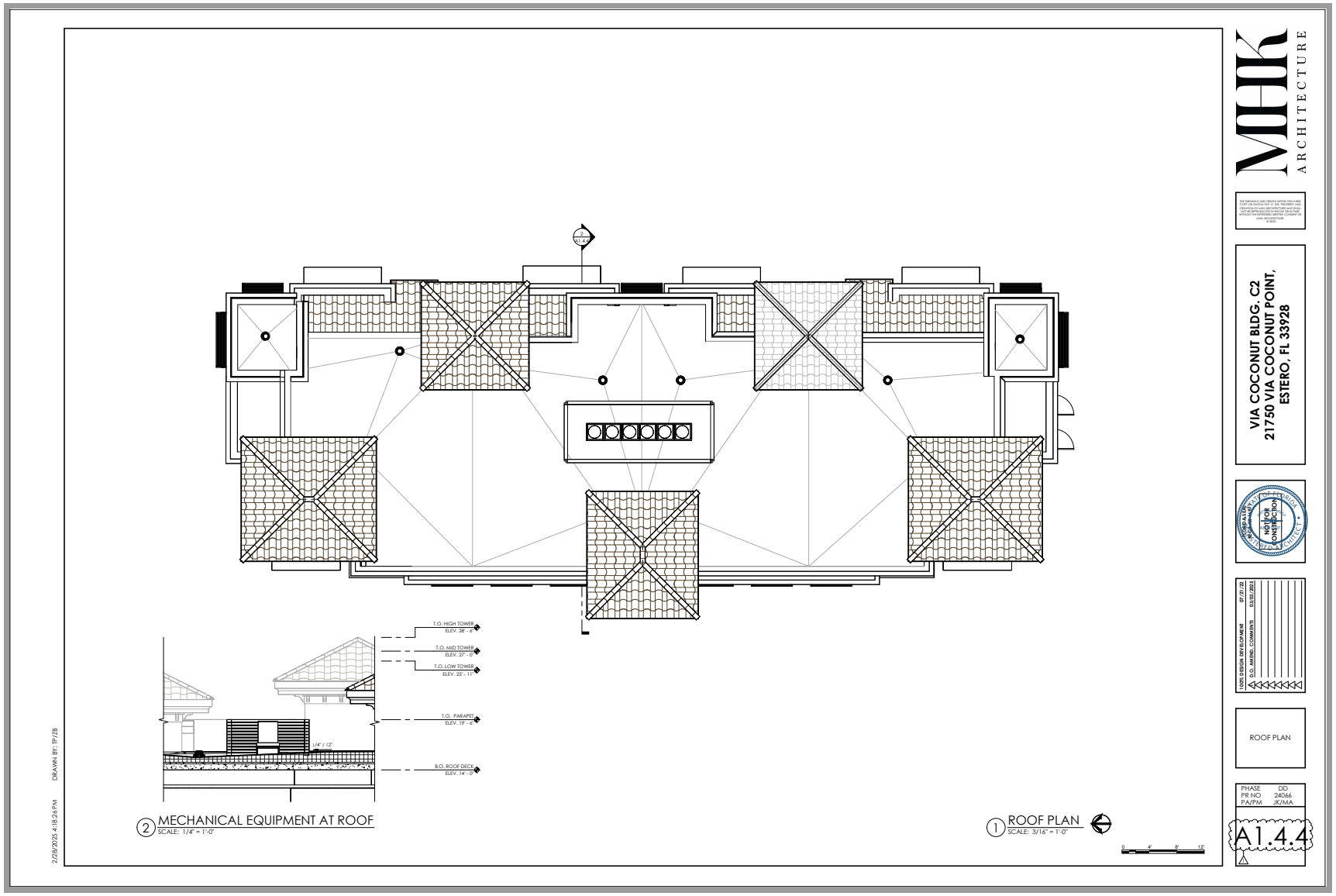
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L.O. AMEND. COMMENTS	03/03/2023

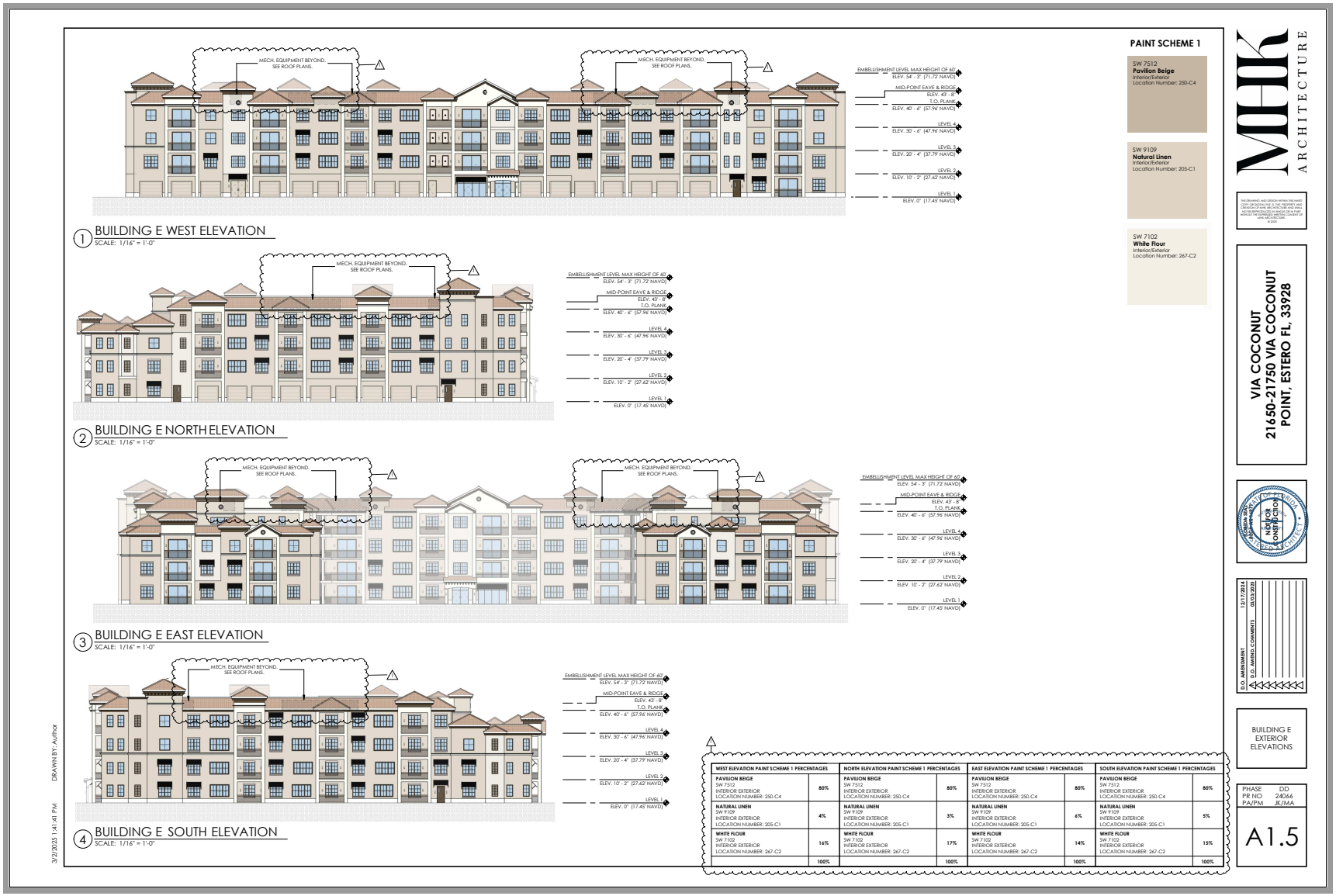
BUILDING C2 - FIRST FLOOR - WALL OFFSET DIMENSIONS

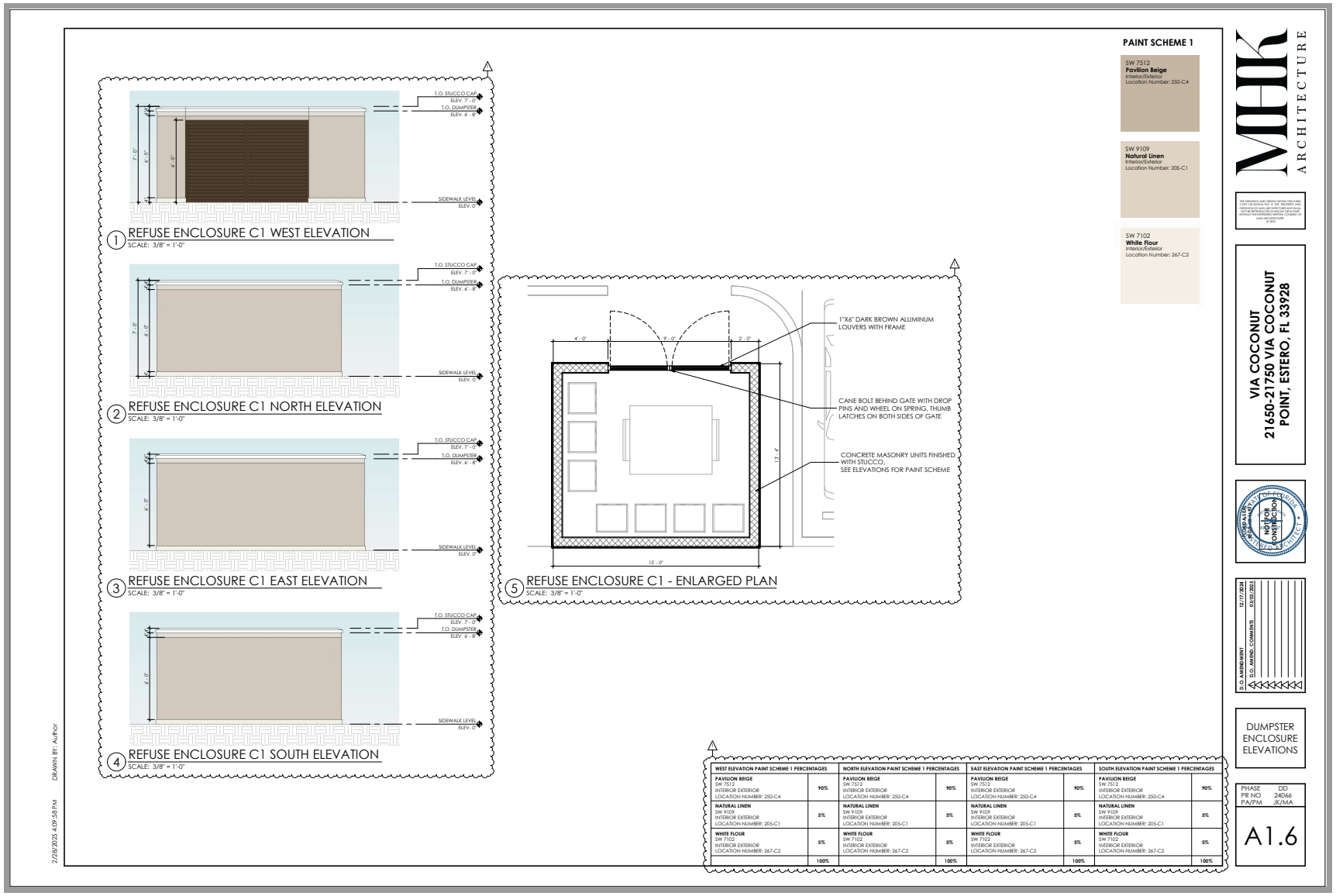
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PA/PM	JK/MA

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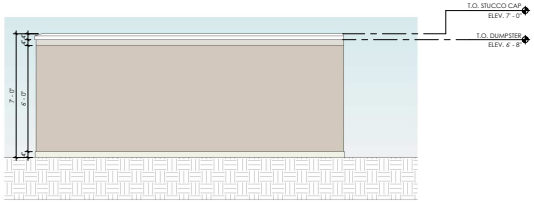

T.O. HIGH TOWER
ELEV. 28' - 6"
T.O. MID TOWER
ELEV. 27' - 0"
T.O. LOW TOWER
ELEV. 25' - 11"
T.O. PARAPET
ELEV. 19' - 6"
1/4" / 12"
B.O. ROOF DECK
ELEV. 14' - 0"
2 MECHANICAL EQUIPMENT AT ROOF
SCALE: 1/4" = 1'-0"
1 ROOF PLAN
SCALE: 3/16" = 1'-0"
0
4'
8'
12'
MHK ARCHITECTURE
VIA COCONUT BLDG. C2
21750 VIA COCONUT POINT,
ESTERO, FL 33928
NOT FOR CONSTRUCTION
100% DESIGN DEVELOPMENT 07/21/22
D.O. AMEND. COMMENTS 03/07/2023
ROOF PLAN
PHASE DD
PR NO 24066
PA/PM JK/MA
A1.4.4
2/28/2025 4:18:26 PM DRAWN BY: TP/TB


PAINT SCHEME 1
SW 7512
Pavilion Beige
Interior/Exterior
Location Number: 250-C4
SW 9109
Natural Linen
Interior/Exterior
Location Number: 205-C1
SW 7102
White Flour
Interior/Exterior
Location Number: 267-C2
MECH. EQUIPMENT BEYOND. SEE ROOF PLANS.
EMBELLISHMENT LEVEL MAX HEIGHT OF 60'
ELEV. 54' - 3" (71.72' NAVD)
MID-POINT EAVE & RIDGE
ELEV. 43' - 8"
T.O. PLANK
ELEV. 40' - 6" (57.96' NAVD)
LEVEL 4
ELEV. 30' - 6" (47.96' NAVD)
LEVEL 3
ELEV. 20' - 4" (37.79' NAVD)
LEVEL 2
ELEV. 10' - 2" (27.62' NAVD)
LEVEL 1
ELEV. 0" (17.45' NAVD)
1 BUILDING E WEST ELEVATION
SCALE: 1/16" = 1'-0"
2 BUILDING E NORTH ELEVATION
SCALE: 1/16" = 1'-0"
3 BUILDING E EAST ELEVATION
SCALE: 1/16" = 1'-0"
4 BUILDING E SOUTH ELEVATION
SCALE: 1/16" = 1'-0"
DRAWN BY: Author
3/2/2025 1:41:41 PM
WEST ELEVATION PAINT SCHEME 1 PERCENTAGES
PAVILION BEIGE SW 7512 INTERIOR EXTERIOR LOCATION NUMBER: 250-C4 80%
NATURAL LINEN SW 9109 INTERIOR EXTERIOR LOCATION NUMBER: 205-C1 4%
WHITE FLOUR SW 7102 INTERIOR EXTERIOR LOCATION NUMBER: 267-C2 16%
100%
NORTH ELEVATION PAINT SCHEME 1 PERCENTAGES
PAVILION BEIGE SW 7512 INTERIOR EXTERIOR LOCATION NUMBER: 250-C4 80%
NATURAL LINEN SW 9109 INTERIOR EXTERIOR LOCATION NUMBER: 205-C1 3%
WHITE FLOUR SW 7102 INTERIOR EXTERIOR LOCATION NUMBER: 267-C2 17%
100%
EAST ELEVATION PAINT SCHEME 1 PERCENTAGES
PAVILION BEIGE SW 7512 INTERIOR EXTERIOR LOCATION NUMBER: 250-C4 80%
NATURAL LINEN SW 9109 INTERIOR EXTERIOR LOCATION NUMBER: 205-C1 6%
WHITE FLOUR SW 7102 INTERIOR EXTERIOR LOCATION NUMBER: 267-C2 14%
100%
SOUTH ELEVATION PAINT SCHEME 1 PERCENTAGES
PAVILION BEIGE SW 7512 INTERIOR EXTERIOR LOCATION NUMBER: 250-C4 80%
NATURAL LINEN SW 9109 INTERIOR EXTERIOR LOCATION NUMBER: 205-C1 5%
WHITE FLOUR SW 7102 INTERIOR EXTERIOR LOCATION NUMBER: 267-C2 15%
100%
MHK ARCHITECTURE
VIA COCONUT
21650-21750 VIA COCONUT POINT, ESTERO FL, 33928
D.O. AMENDMENT 12/17/2024
D.O. AMEND. COMMENTS 02/03/2025
BUILDING E EXTERIOR ELEVATIONS
PHASE DD
PR NO 24066
PA/PM JK/MA
A1.5

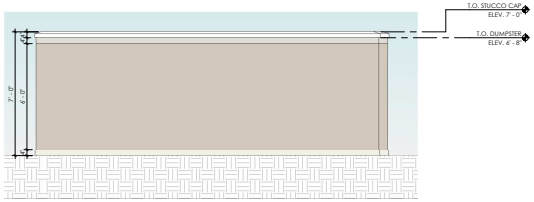

PAINT SCHEME 1
SW 7512
Pavilion Beige
Interior/Exterior
Location Number: 250-C4
SW 9109
Natural Linen
Interior/Exterior
Location Number: 205-C1
SW 7102
White Flour
Interior/Exterior
Location Number: 267-C2
T.O. STUCCO CAP ELEV. 7'-0"
T.O. DUMPSTER ELEV. 6'-8"
SIDEWALK LEVEL ELEV. 0'
1 REFUSE ENCLOSURE C1 WEST ELEVATION
SCALE: 3/8" = 1'-0"
2 REFUSE ENCLOSURE C1 NORTH ELEVATION
SCALE: 3/8" = 1'-0"
3 REFUSE ENCLOSURE C1 EAST ELEVATION
SCALE: 3/8" = 1'-0"
4 REFUSE ENCLOSURE C1 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"
1"X6" DARK BROWN ALUMINUM LOUVERS WITH FRAME
CANE BOLT BEHIND GATE WITH DROP PINS AND WHEEL ON SPRING, THUMB LATCHES ON BOTH SIDES OF GATE
CONCRETE MASONRY UNITS FINISHED WITH STUCCO. SEE ELEVATIONS FOR PAINT SCHEME
5 REFUSE ENCLOSURE C1 - ENLARGED PLAN
SCALE: 3/8" = 1'-0"
WEST ELEVATION PAINT SCHEME 1 PERCENTAGES
NORTH ELEVATION PAINT SCHEME 1 PERCENTAGES
EAST ELEVATION PAINT SCHEME 1 PERCENTAGES
SOUTH ELEVATION PAINT SCHEME 1 PERCENTAGES
PAVILION BEIGE SW 7512 INTERIOR EXTERIOR LOCATION NUMBER: 250-C4 90%
NATURAL LINEN SW 9109 INTERIOR EXTERIOR LOCATION NUMBER: 205-C1 5%
WHITE FLOUR SW 7102 INTERIOR EXTERIOR LOCATION NUMBER: 267-C2 5%
100%
MHK ARCHITECTURE
VIA COCONUT
21650-21750 VIA COCONUT POINT, ESTERO, FL 33928
NOT FOR CONSTRUCTION
D.O. AMEND/MINT 12/17/2024
D.O. AMEND. COMMENTS 03/03/2025
DUMPSTER ENCLOSURE ELEVATIONS
PHASE DD
PR NO 24066
PA/PM JK/MA
A1.6
2/28/2025 4:09:58 PM DRAWN BY: Author



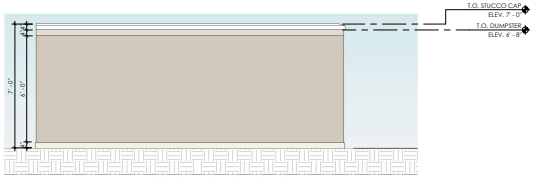
1 REFUSE ENCLOSURE F WEST ELEVATION
SCALE: 3/8" = 1'-0"



2 REFUSE ENCLOSURE F NORTH ELEVATION
SCALE: 3/8" = 1'-0"



3 REFUSE ENCLOSURE F EAST ELEVATION
SCALE: 3/8" = 1'-0"



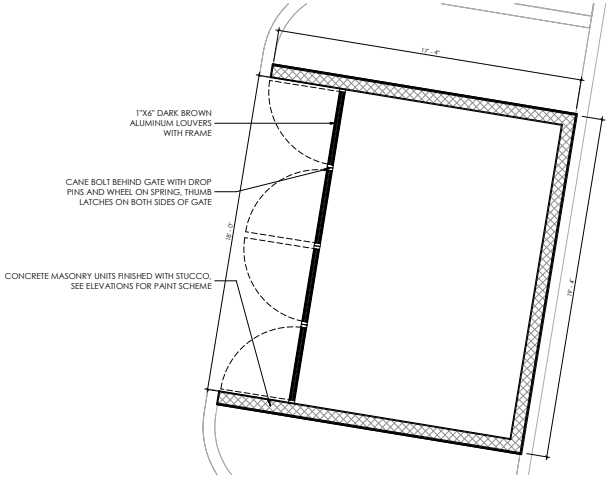
4 REFUSE ENCLOSURE F SOUTH ELEVATION
SCALE: 3/8" = 1'-0"

PAINT SCHEME 1

SW 7512
Pavilion Beige
Interior/Exterior
Location Number: 250-C4

SW 9109
Natural Linen
Interior/Exterior
Location Number: 205-C1

SW 7102
White Flour
Interior/Exterior
Location Number: 267-C2



5 REFUSE ENCLOSURE F - ENLARGED PLAN
SCALE: 3/8" = 1'-0"

WEST ELEVATION PAINT SCHEME 1 PERCENTAGES		NORTH ELEVATION PAINT SCHEME 1 PERCENTAGES		EAST ELEVATION PAINT SCHEME 1 PERCENTAGES		SOUTH ELEVATION PAINT SCHEME 1 PERCENTAGES	
PAVILION BEIGE SW 7512 INTERIOR EXTERIOR LOCATION NUMBER: 250-C4	90%	**PAVILION BEIGE** SW 7512 INTERIOR EXTERIOR LOCATION NUMBER: 250-C4	90%	**PAVILION BEIGE** SW 7512 INTERIOR EXTERIOR LOCATION NUMBER: 250-C4	90%	**PAVILION BEIGE** SW 7512 INTERIOR EXTERIOR LOCATION NUMBER: 250-C4	90%
NATURAL LINEN SW 9109 INTERIOR EXTERIOR LOCATION NUMBER: 205-C1	5%	**NATURAL LINEN** SW 9109 INTERIOR EXTERIOR LOCATION NUMBER: 205-C1	5%	**NATURAL LINEN** SW 9109 INTERIOR EXTERIOR LOCATION NUMBER: 205-C1	5%	**NATURAL LINEN** SW 9109 INTERIOR EXTERIOR LOCATION NUMBER: 205-C1	5%
WHITE FLOUR SW 7102 INTERIOR EXTERIOR LOCATION NUMBER: 267-C2	5%	**WHITE FLOUR** SW 7102 INTERIOR EXTERIOR LOCATION NUMBER: 267-C2	5%	**WHITE FLOUR** SW 7102 INTERIOR EXTERIOR LOCATION NUMBER: 267-C2	5%	**WHITE FLOUR** SW 7102 INTERIOR EXTERIOR LOCATION NUMBER: 267-C2	5%
	100%		100%		100%		100%

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VIA COCONUT
21650-21750 VIA COCONUT POINT, ESTERO, FL 33928

NOT FOR CONSTRUCTION

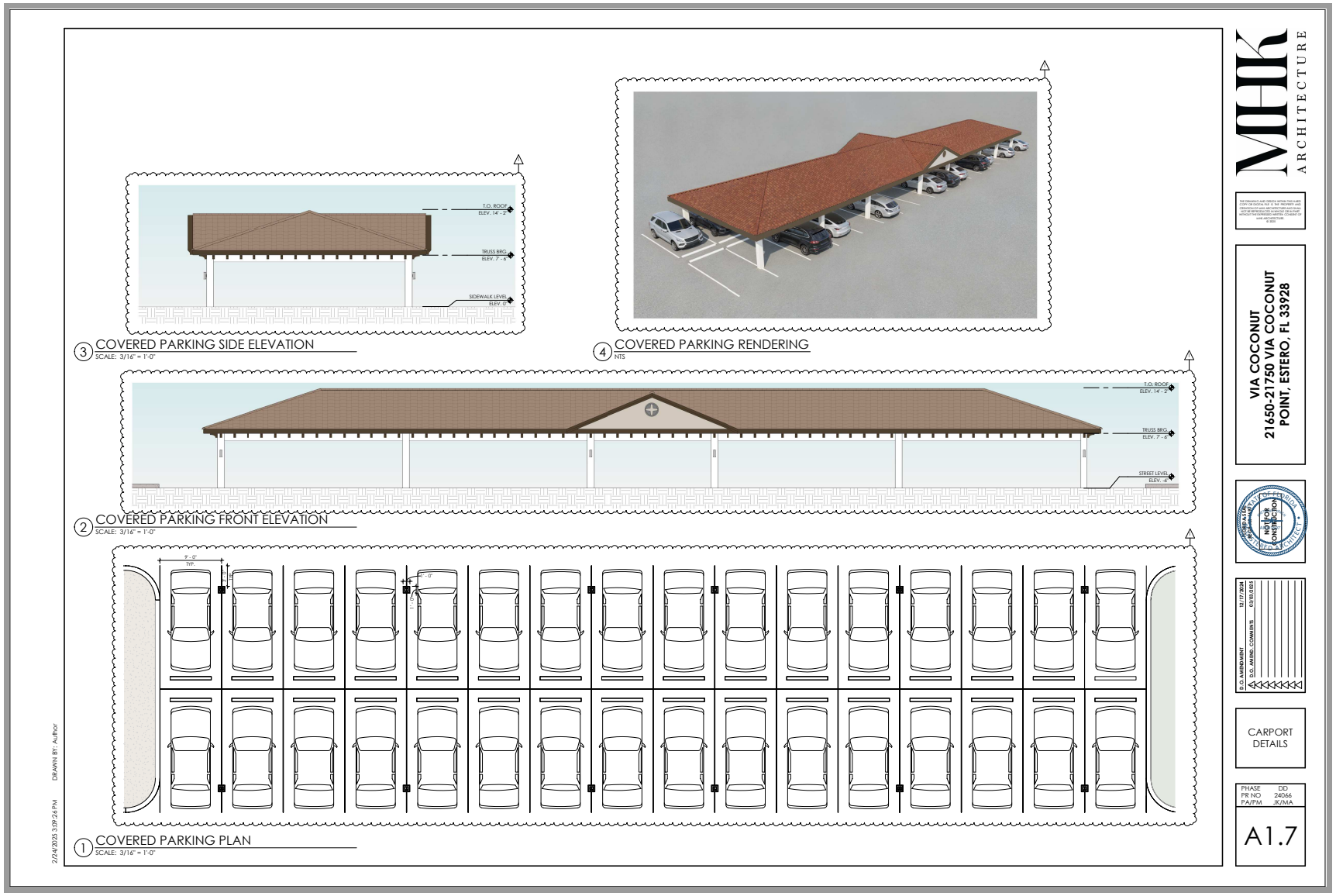
D.O. AMENDMENT	10/17/2024
1 D.O. AMEND. COMMENTS	03/03/2025

DUMPSTER ENCLOSURE ELEVATIONS

PHASE DD
PR NO 24066
PA/PM JK/MA

A1.6.1

2/28/2025 4:10:02 PM DRAWN BY: Author


T.O. ROOF
ELEV. 14'-2"
TRUSS BRG.
ELEV. 7'-6"
SIDEWALK LEVEL
ELEV. 0"
3 COVERED PARKING SIDE ELEVATION
SCALE: 3/16" = 1'-0"
4 COVERED PARKING RENDERING
NTS
T.O. ROOF
ELEV. 14'-2"
TRUSS BRG.
ELEV. 7'-6"
STREET LEVEL
ELEV. -8"
2 COVERED PARKING FRONT ELEVATION
SCALE: 3/16" = 1'-0"
9'-0" TYP.
1 COVERED PARKING PLAN
SCALE: 3/16" = 1'-0"
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VIA COCONUT
21650-21750 VIA COCONUT
POINT, ESTERO, FL 33928
NOT FOR CONSTRUCTION
D.O. AMENDMENT
D.O. AMEND. COMMENTS
10/17/2024
03/03/2025
CARPORT DETAILS
PHASE DD
PR NO 24066
PA/PM JK/MA
A1.7







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D.O. AMENDMENT	D.O. AMEND. COMMENTS	10/17/2024
		03/03/2025

RENDERINGS

PHASE DD
PR NO 24066
PA/PM JK/MA

A2.1

2/24/2025 3:10:29 PM DRAWN BY: Author







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D.O. AMENDMENT	10/17/2024
1.D.O. AMEND. COMMENTS	03/03/2025

RENDERINGS

PHASE DD
PR NO 24066
PA/PM JK/MA

A2.2

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D.O. AMENDMENT	10/17/2024
D.O. AMEND. COMMENTS	03/03/2025

RENDERINGS

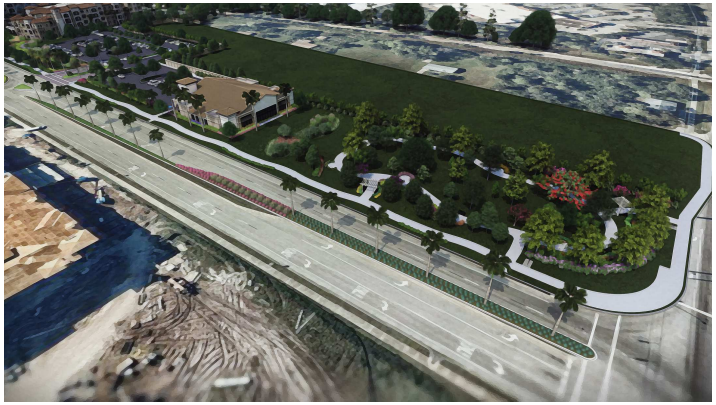
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D.O. AMENDMENT	12/17/2024
D.O. AMEND. COMMENTS	03/03/2025

RENDERINGS

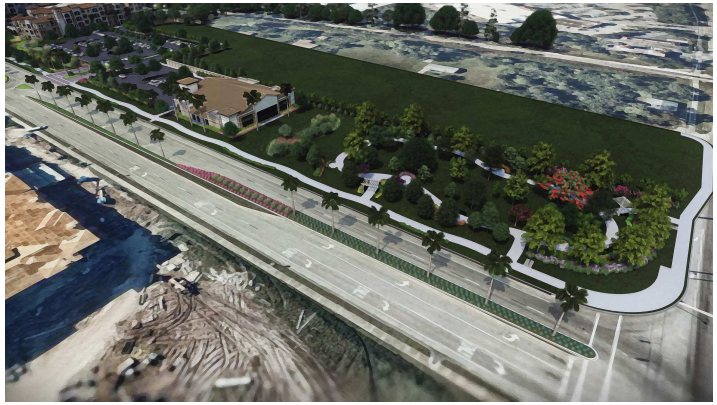
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21650-21750 VIA COCONUT POINT, ESTERO, FL 33928

STATE OF FLORIDA
JOSEPH KLEIN
LICENSE NO. AR0018766
NOT FOR CONSTRUCTION

D.O. AMENDMENT	12/17/2024
D.O. AMEND. COMMENTS	03/03/2025

RENDERINGS

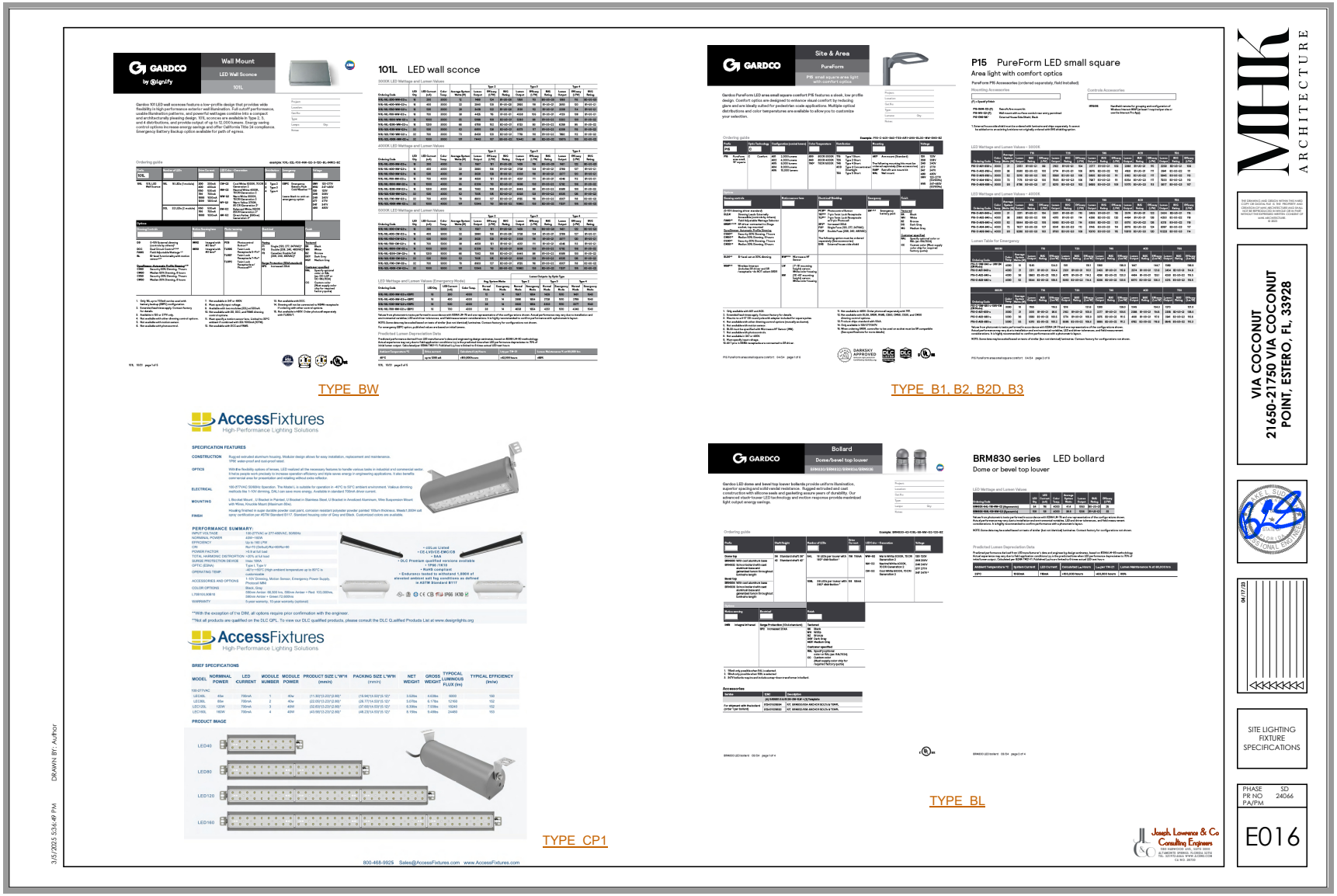
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PA/PM JK/MA

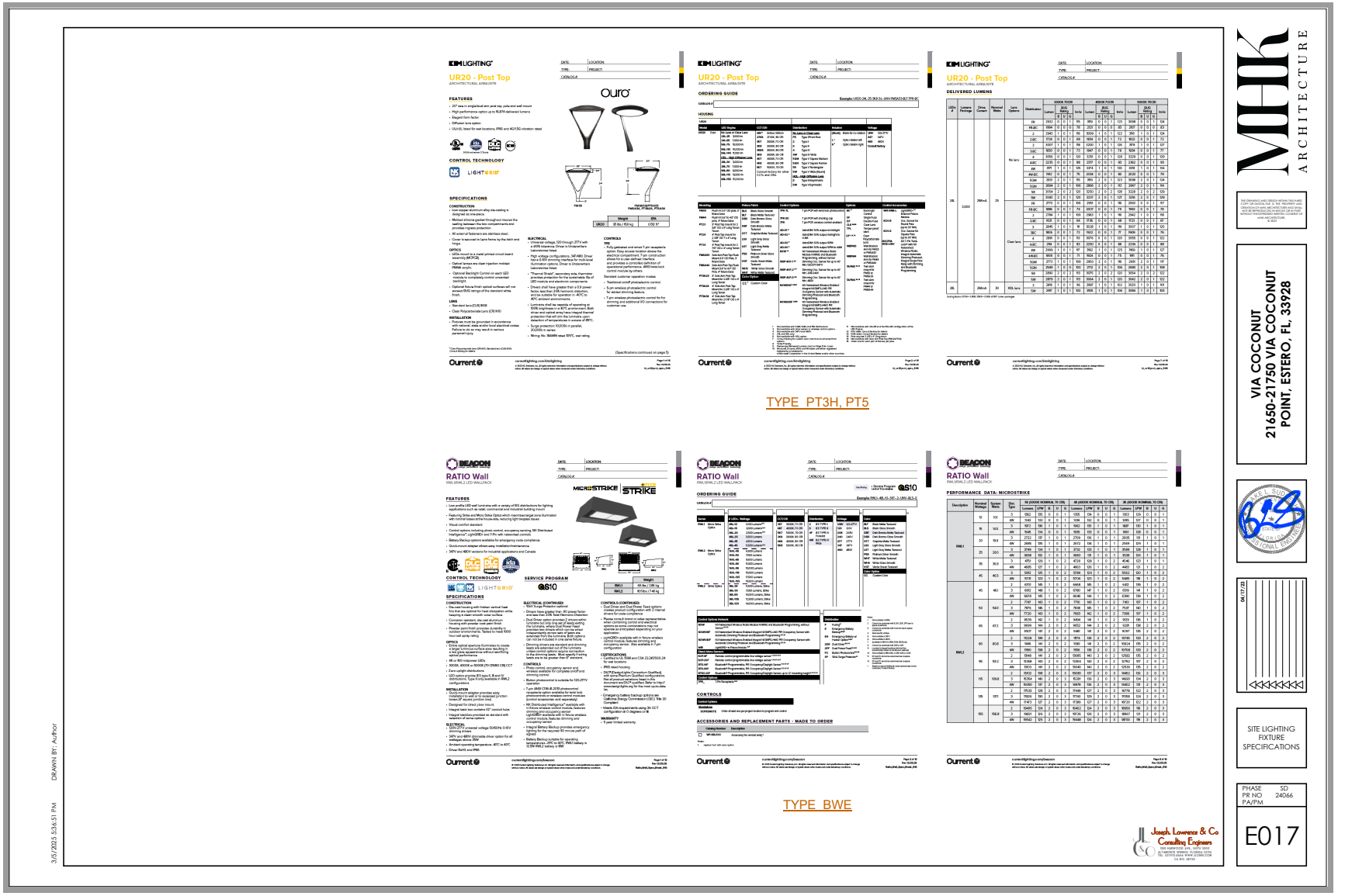
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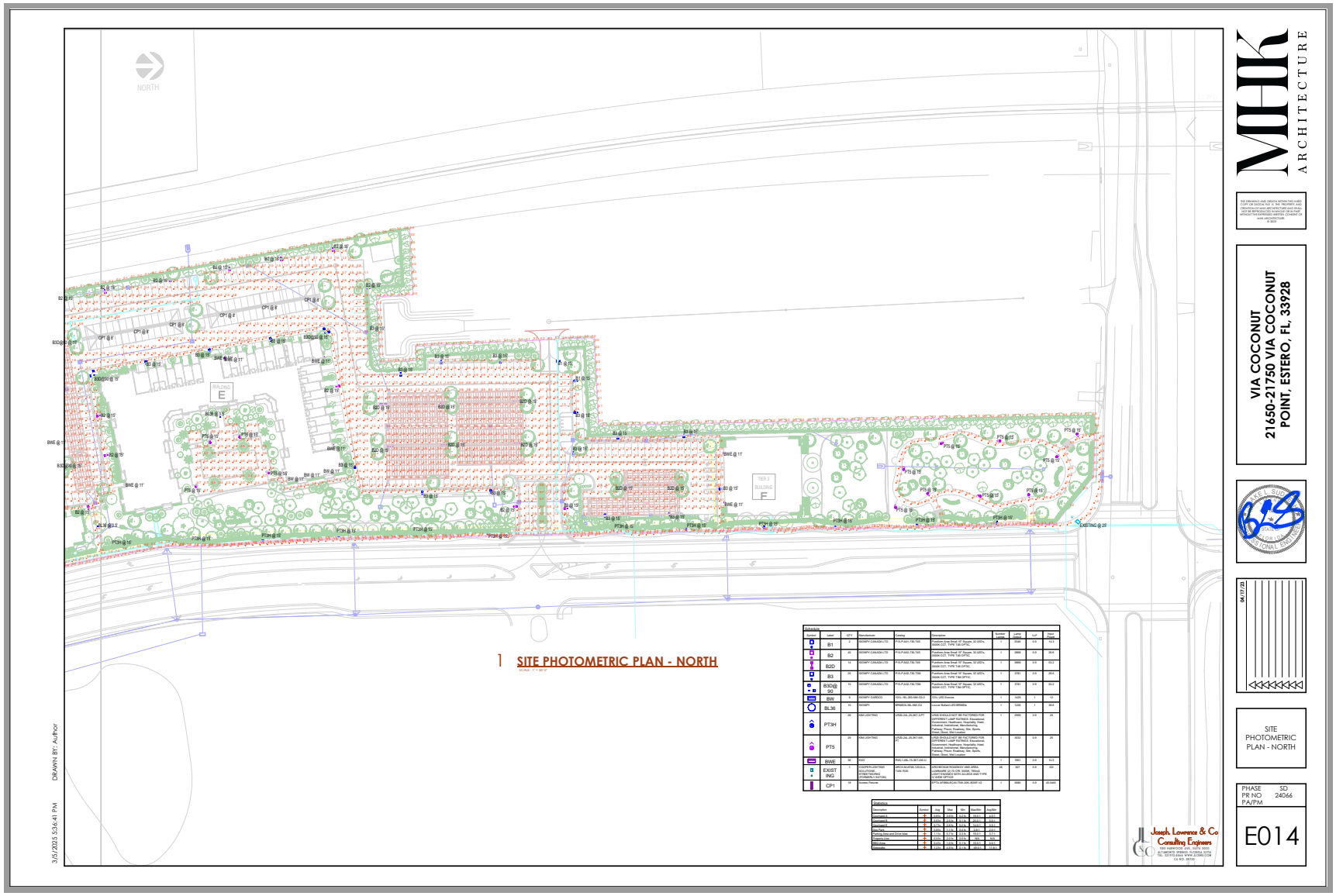
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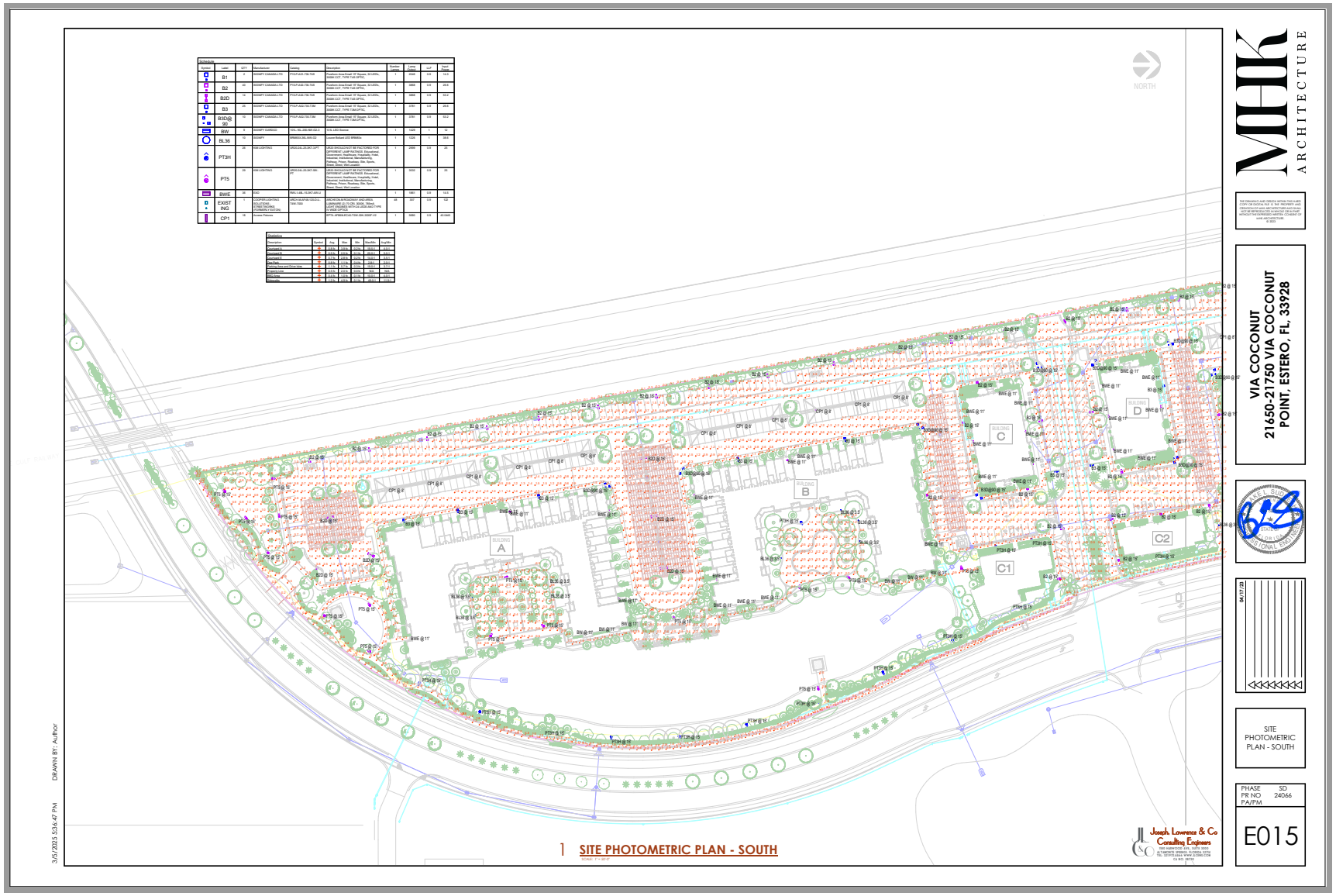
Remote Attachment:

4. Via Coconut D.O. Amendment - La ... d0c1b634e8e68c51615e8ab774e55.pdf) (LINK)


GARDCO
by Signify
Wall Mount
LED Wall Sconce
101L
101L LED wall sconce
TYPE BW
GARDCO
Site & Area
PureForm
P15 PureForm LED small square
Area light with comfort optics
TYPE B1, B2, B2D, B3
AccessFixtures
High-Performance Lighting Solutions
SPECIFICATION FEATURES
PERFORMANCE SUMMARY:
BRIEF SPECIFICATIONS
PRODUCT IMAGE
LED40
LED80
LED120
LED160
TYPE CP1
GARDCO
Bollard
Dome/bevel top louver
BRM830 series LED bollard
Dome or bevel top louver
TYPE BL
Joseph Lawrence & Co
Consulting Engineers
MHK
ARCHITECTURE
VIA COCONUT
21650-21750 VIA COCONUT
POINT, ESTERO, FL, 33928
SITE LIGHTING
FIXTURE
SPECIFICATIONS
PHASE SD
PR NO 24066
PA/PM
E016
DRAWN BY: Author
3/5/2025 5:34:49 PM


UR20 - Post Top
ARCHITECTURAL LUMINAIRE
Ouro
TYPE PT3H, PT5
RATIO Wall
RWL1/RWL2 LED WALLPACK
MICROSTRIKE
STRIKE
TYPE BWE
MHK ARCHITECTURE
VIA COCONUT
21650-21750 VIA COCONUT
POINT, ESTERO, FL, 33928
SITE LIGHTING
FIXTURE
SPECIFICATIONS
PHASE SD
PR NO 24066
PA/PM
E017
Joseph, Lawrence & Co
Consulting Engineers
3/5/2025 5:36:51 PM DRAWN BY: Author


NORTH
BUILDING E
BUILDING F
1 SITE PHOTOMETRIC PLAN - NORTH
MHK ARCHITECTURE
VIA COCONUT
21650-21750 VIA COCONUT
POINT, ESTERO, FL, 33928
SITE PHOTOMETRIC PLAN - NORTH
PHASE SD
PR NO 24066
PA/PM
E014
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NORTH
BUILDING A
BUILDING B
BUILDING C
BUILDING D
C1
C2
1 SITE PHOTOMETRIC PLAN - SOUTH
MHK ARCHITECTURE
VIA COCONUT
21650-21750 VIA COCONUT
POINT, ESTERO, FL, 33928
SITE PHOTOMETRIC PLAN - SOUTH
PHASE SD
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PA/PM
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Development Order Amendment

VIA COCONUT
Mixed Use Development

PZDB Meeting
April 8th, 2025



1

Presentation Agenda

Project Team

Project Timeline Update

Civil Development Order Amendment

Architecture Development Order Amendment

Landscape Development Order Amendment

Conclusion

VIA COCONUT
Mixed Use Development

2

Project Team

Developers:

Royal Properties

Riverside Investment & Development

Atlantic Residential

Architecture: MHK Architecture

Civil Engineer: Bowman

Landscape Architect: ALD

Zoning Consultant: RVI Planning

Zoning Attorney: CYK

VIA COCONUT
Mixed Use Development

3

Via Coconut Project Timeline Update

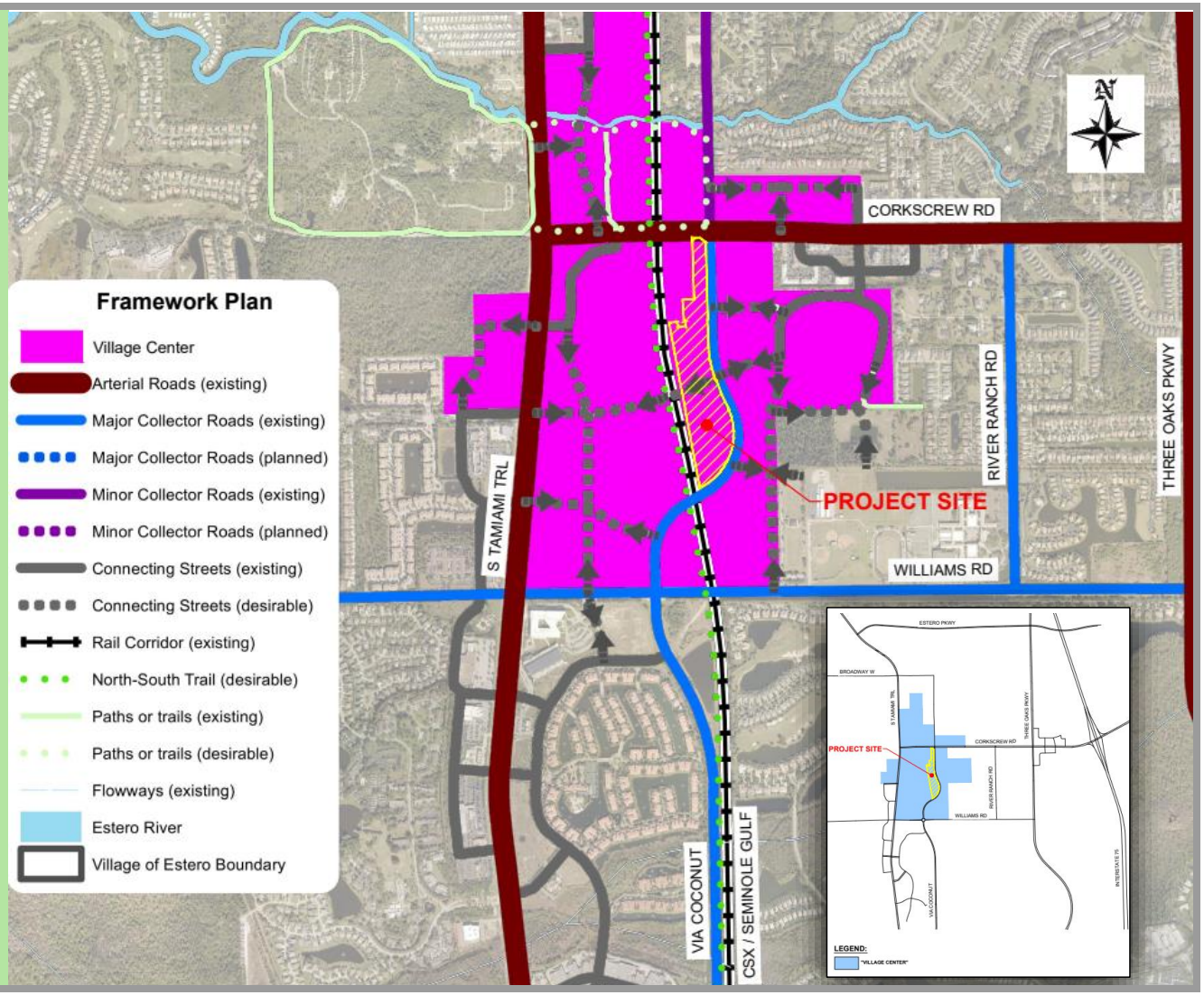
- March 2024 – Zoning Amendment Submission
- May 2024 – Zoning Amendment Staff Recommendation
- July 2024 – Zoning Amendment PZDB Approval
- October 2024 – Zoning Amendment Council Approval
- December 2024 – DO Amendment Submission
- January-March 2025 – DO Amendment Staff Review
- April 2025 – Planned PZDB Review
- May 2025 – Planned Permit Issuances
- June 2025 – Planned Construction Commencement
- June 2027 – Planned Project Completion

VIA COCONUT
Mixed Use Development

4

Project Location

- Village Center Connectivity Map



VIA COCONUT
Mixed Use Development

Civil Development Order Amendment



VIA COCONUT
Mixed Use Development

6

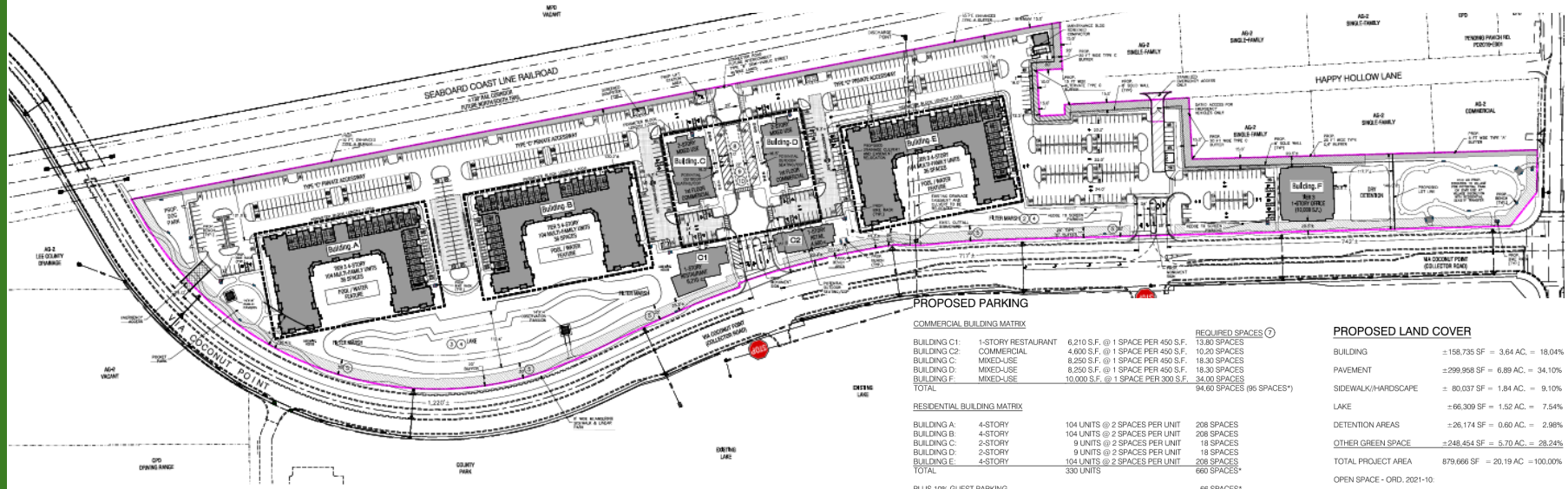
Approved MCP
October 2024

- **20.19 Acres**
- **330 Units, 37,310 SF Commercial**
- **829 Required Parking Stalls**
- **340,937 SF** (38.76%) **open space**

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

NOTE: STORMWATER VAULT LOCATIONS ARE CONCEPTUAL AND SUBJECT TO SFWMD APPROVAL



PROPOSED PARKING

COMMERCIAL BUILDING MATRIX

			REQUIRED SPACES ⑦
BUILDING C1:	1-STORY RESTAURANT	6,210 S.F. @ 1 SPACE PER 450 S.F.	13.80 SPACES
BUILDING C2:	COMMERCIAL	4,600 S.F. @ 1 SPACE PER 450 S.F.	10.20 SPACES
BUILDING C:	MIXED-USE	8,250 S.F. @ 1 SPACE PER 450 S.F.	18.30 SPACES
BUILDING D:	MIXED-USE	8,250 S.F. @ 1 SPACE PER 450 S.F.	18.30 SPACES
BUILDING F:	MIXED-USE	10,000 S.F. @ 1 SPACE PER 300 S.F.	34.00 SPACES
TOTAL			94.60 SPACES (95 SPACES*)

RESIDENTIAL BUILDING MATRIX

BUILDING A:	4-STORY	104 UNITS @ 2 SPACES PER UNIT	208 SPACES
BUILDING B:	4-STORY	104 UNITS @ 2 SPACES PER UNIT	208 SPACES
BUILDING C:	2-STORY	9 UNITS @ 2 SPACES PER UNIT	18 SPACES
BUILDING D:	2-STORY	9 UNITS @ 2 SPACES PER UNIT	18 SPACES
BUILDING E:	4-STORY	104 UNITS @ 2 SPACES PER UNIT	208 SPACES
TOTAL		330 UNITS	660 SPACES*
PLUS 10% GUEST PARKING			66 SPACES*
PLUS CLUB AMENITIES			8 SPACES*
TOTAL REQUIRED SPACES*			829 SPACES

PARKING PROVIDED

BUILDING A:	36 SPACES
BUILDING B:	36 SPACES
BUILDING E:	36 SPACES
SURFACE PARKING	723 SPACES
TOTAL PROVIDED PARKING	831 SPACES

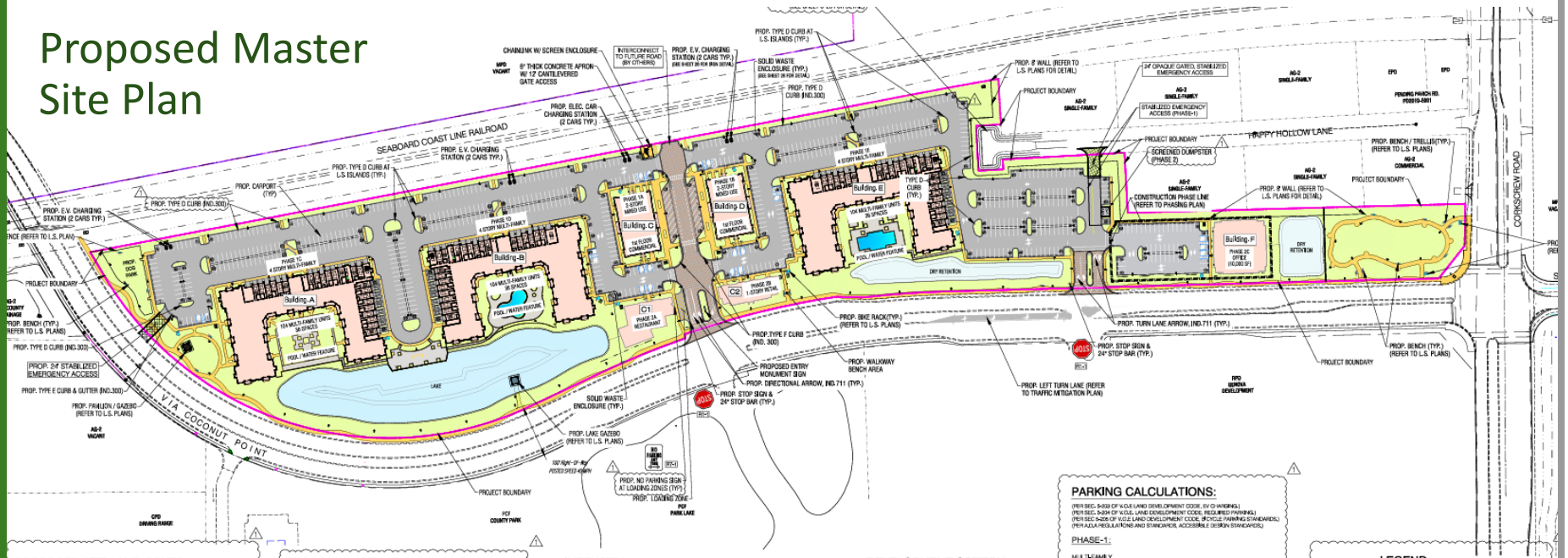
BICYCLE PARKING WILL BE PROVIDED PER LDC REQUIREMENTS

PROPOSED LAND COVER

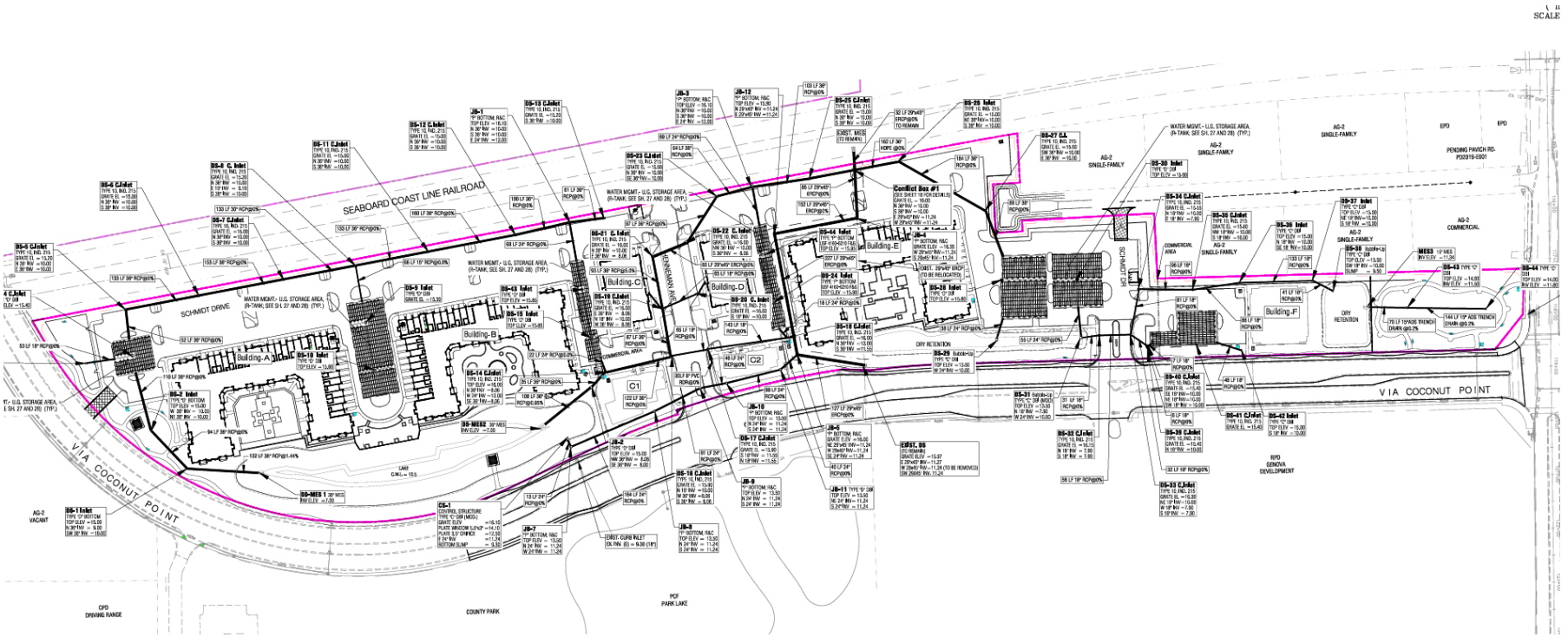
BUILDING	±158,735 SF	= 3.64 AC. =	18.04%
PAVEMENT	±299,958 SF	= 6.89 AC. =	34.10%
SIDEWALK//HARDSCAPE	± 80,037 SF	= 1.84 AC. =	9.10%
LAKE	±66,309 SF	= 1.52 AC. =	7.54%
DETENTION AREAS	±26,174 SF	= 0.60 AC. =	2.98%
OTHER GREEN SPACE	±248,454 SF	= 5.70 AC. =	28.24%
TOTAL PROJECT AREA	879,666 SF	= 20.19 AC =	100.00%
OPEN SPACE - ORD. 2021-10:			
REQUIRED OPEN SPACE	307,883 SF	= 7.07 AC =	35.00%
PROVIDED OPEN SPACE	340,937 SF	= 7.83 AC =	38.76%
LAKE	66,309 SF	= 1.52 AC =	7.54%
DETENTION AREAS	26,174 SF	= 0.60 AC. =	2.98%
OTHER GREEN SPACE	248,454 SF	= 5.70 AC. =	28.24%
OFF-SITE SIDEWALK	13,309 SF	= 0.31 AC	
OFF-SITE PAVEMENT	3,600 SF	= 0.08 AC	

7

Proposed Master Site Plan

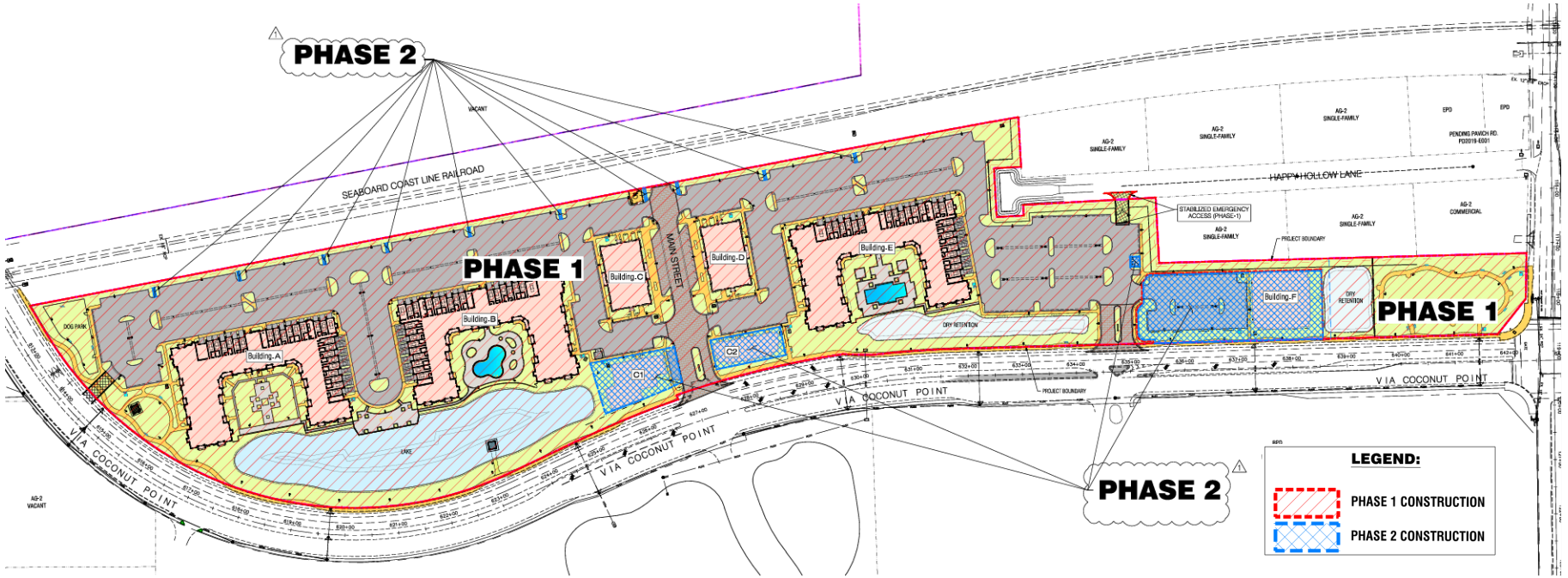

SEABOARD COAST LINE RAILROAD
VIA COCONUT POINT
HAPPY HOLLOW LANE
CORKSCREW ROAD
PROJECT BOUNDARY
Building A
Building B
Building C
Building D
Building E
Building F
LAKE
STOP
PROP. STOP SIGN & 24" STOP BAR (TYP.)
PROP. TURN LANE ARROW, IND.711 (TYP.)
PROP. LEFT TURN LANE (REFER TO TRAFFIC MITIGATION PLAN)
PROP. BIKE RACK(TYP.) (REFER TO L.S. PLANS)
PROP. WALKWAY BENCH AREA
PROPOSED ENTRY MONUMENT SIGN
PROP. DIRECTIONAL ARROW, IND.711 (TYP.)
PROP. LAKE GAZEBO (REFER TO L.S. PLANS)
PROP. NO PARKING SIGN AT LOADING ZONES (TYP.)
PROP. LOADING ZONE
PROP. 8' WALL (REFER TO L.S. PLANS FOR DETAIL)
PROP. BENCH / TRELLIS(TYP.) (REFER TO L.S. PLANS)
PROP. BENCH (TYP.) (REFER TO L.S. PLANS)
24' OPAQUE GATED, STABILIZED EMERGENCY ACCESS
STABILIZED EMERGENCY ACCESS (PHASE-1)
SCREENED DUMPSTER (PHASE 2)
CONSTRUCTION PHASE LINE (REFER TO PHASING PLAN)
PROP. 24' STABILIZED EMERGENCY ACCESS
PROP. TYPE D CURB (IND.300)
PROP. TYPE F CURB (IND. 300)
PROP. TYPE E CURB & GUTTER (IND.300)
PROP. E.V. CHARGING STATION (2 CARS TYP.)
PROP. CARPORT (TYP.)
PROP. PAVILION / GAZEBO (REFER TO L.S. PLANS)
SOLID WASTE ENCLOSURE (TYP.)
CHAINLINK W/ SCREEN ENCLOSURE
INTERCONNECT TO FUTURE ROAD (BY OTHERS)
PROP. ELEC. CAR CHARGING STATION (2 CARS TYP.)
PROP. TYPE D CURB AT L.S. ISLANDS (TYP.)
PROP. 6' THICK CONCRETE APRON W/ 12' CANTILEVERED GATE ACCESS
PROP. DOG PARK
PROP. BENCH (TYP.) REFER TO L.S. PLANS)
PROJECT BOUNDARY
PROP. TYPE D CURB (IND.300)
PROP. 24' STABILIZED EMERGENCY ACCESS
PROP. TYPE E CURB & GUTTER (IND.300)
PROP. PAVILION / GAZEBO (REFER TO L.S. PLANS)
PROP. BIKE RACK(TYP.) (REFER TO L.S. PLANS)
PROP. WALKWAY BENCH AREA
PROP. LEFT TURN LANE (REFER TO TRAFFIC MITIGATION PLAN)
PROP. STOP SIGN & 24" STOP BAR (TYP.)
PROP. TURN LANE ARROW, IND.711 (TYP.)
PROP. BENCH (TYP.) (REFER TO L.S. PLANS)
PROJECT BOUNDARY
PROP. 8' WALL (REFER TO L.S. PLANS FOR DETAIL)
PROP. BENCH / TRELLIS(TYP.) (REFER TO L.S. PLANS)
PROJECT BOUNDARY
SCREENED DUMPSTER (PHASE 2)
CONSTRUCTION PHASE LINE (REFER TO PHASING PLAN)
PROP. 8' WALL (REFER TO L.S. PLANS FOR DETAIL)
PROJECT BOUNDARY
PROP. BENCH (TYP.) (REFER TO L.S. PLANS

Proposed Master Drainage Plan



- **Drainage Relocation & Easement Agreement with Lee County & VOE - Completed**
- **Drainage License Agreement with railroad - Completed**

Proposed Master Phasing Plan



- **Phase 1 : Buildings A, B, E, C, D, North Park, Linear Park**
- **Phase 2 : Buildings C1, C2, F**
- **Phase 2 areas to be landscaped as part of Phase 1 delivery**

Architecture Development Order Amendment



VIA COCONUT
Mixed Use Development

11

Proposed Building A (Building A, B & E Similar)



1 BUILDING A WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING A EAST ELEVATION
SCALE: 1/16" = 1'-0"

Proposed Building B (Building A & E Similar)



2 BUILDING A NORTH ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING A SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

PAINT SCHEME 1

SW 7512
Pavilion Beige
Interior/Exterior
Location Number: 250-C4

SW 9109
Natural Linen
Interior/Exterior
Location Number: 205-C1

SW 7102
White Flour
Interior/Exterior
Location Number: 267-C2

PAINT SCHEME 2

SW 7508
Tavern Taupe
Interior/Exterior
Location Number: 248-C6

SW 7506
Loggia
Interior/Exterior
Location Number: 248-C2

SW 9109
Natural Linen
Interior/Exterior
Location Number: 205-C1

SW 7102
White Flour
Interior/Exterior
Location Number: 267-C2

Proposed Building B (Building A & E Similar)







Proposed Building C (Building D Similar)



1 BUILDING C WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING C NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING C EAST ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING C SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

PAINT SCHEME 1

SW 7512
Pavilion Beige
Interior/Exterior
Location Number: 250-C4

SW 9109
Natural Linen
Interior/Exterior
Location Number: 205-C1

SW 7102
White Flour
Interior/Exterior
Location Number: 267-C2

PAINT SCHEME 2

SW 7508
Tavern Taupe
Interior/Exterior
Location Number: 248-C6

SW 7506
Loggia
Interior/Exterior
Location Number: 248-C2

SW 9109
Natural Linen
Interior/Exterior
Location Number: 205-C1

SW 7102
White Flour
Interior/Exterior
Location Number: 267-C2

Proposed Buildings C1, C2



1 BUILDING C1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING C1 EAST ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING C1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING C1 WEST ELEVATION
SCALE: 1/16" = 1'-0"

PAINT SCHEME 1

SW 7512
Pavilion Beige
Interior/Exterior
Location Number: 250-C4

SW 9109
Natural Linen
Interior/Exterior
Location Number: 205-C1

SW 7102
White Flour
Interior/Exterior
Location Number: 267-C2



5 BUILDING C2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



6 BUILDING C2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



7 BUILDING C2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



8 BUILDING C2 WEST ELEVATION
SCALE: 1/16" = 1'-0"

PAINT SCHEME 2

SW 7508
Tavern Taupe
Interior/Exterior
Location Number: 248-C6

SW 7506
Loggia
Interior/Exterior
Location Number: 248-C2

SW 9109
Natural Linen
Interior/Exterior
Location Number: 205-C1

SW 7102
White Flour
Interior/Exterior
Location Number: 267-C2

16

Proposed Buildings C, D, C1, C2, F









17

Landscape Development Order Amendment



VIA COCONUT
Mixed Use Development

18

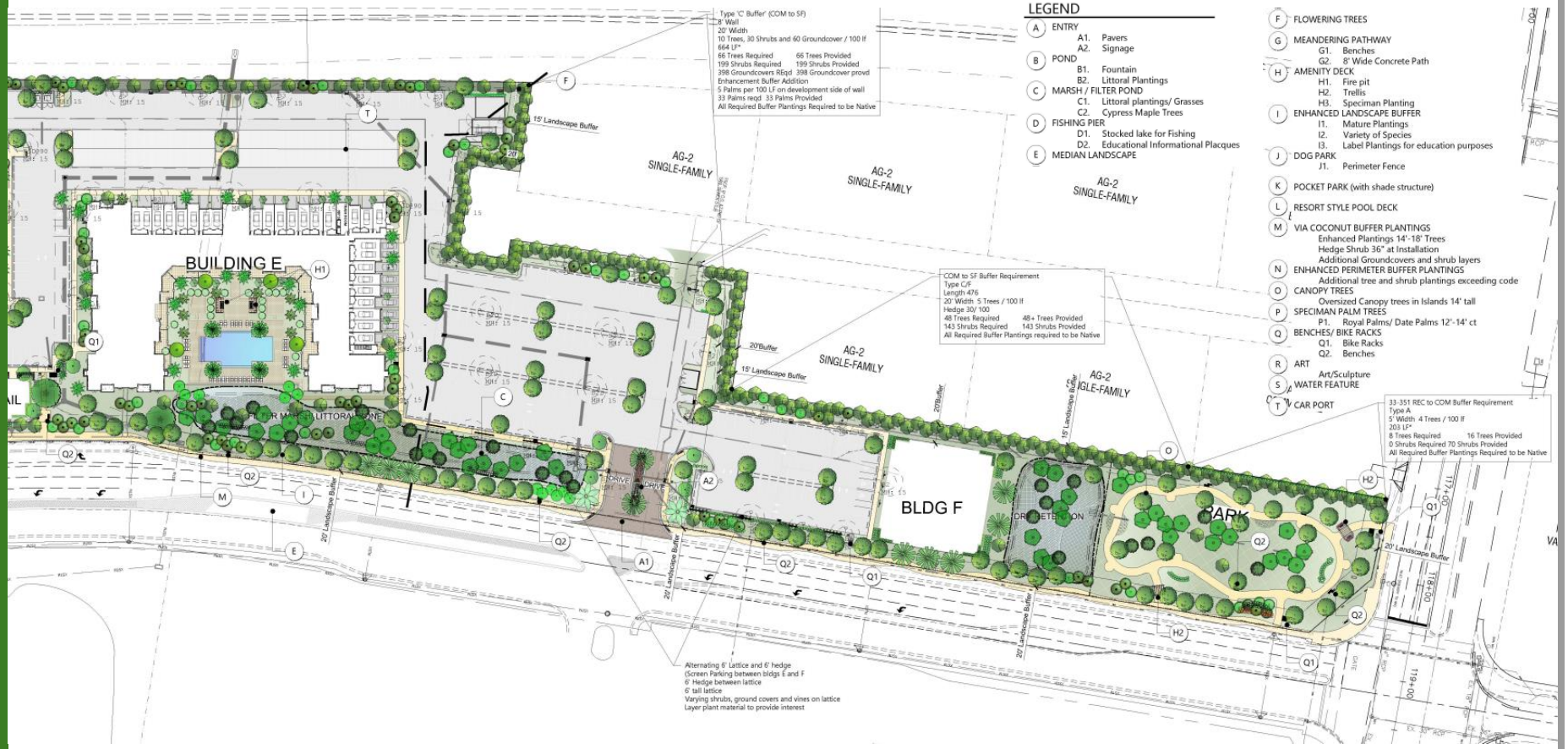
Proposed Master Landscape Plan



Proposed Landscape Plan (South)



Proposed Landscape Plan (North)



Proposed Plantings

Legend

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT
TREES			
	AR12	Acer rubrum Red Maple	12' x 5' x 2.5" cal
	ADM12C	Adonidia merrillii Christmas Palm	12'-14' sngl, dbl or triple
	BBS14	Bucida buceras `Shady Lady` Shady Lady Black Olive	14' x 6' spd x 6' ct 100 gallon cont.
	BUL ARB	Bulnesia arborea Verawood	12'-14 oa, 2.5" cal, Field grown
	CN7	Cocos nucifera `Maypan` Maypan Coconut Palm	Field grown
	CE12A	Conocarpus erectus Buttonwood	12'-14 oa, 2.5" cal, Field grown
	DR14	Delonix regia Royal Poinciana	12'-14` oa 3" cal.
	ED12	Elaeocarpus decipiens TM Japanese Blueberry Tree	12' x 5' x 2" cal
	LL8	Ligustrum lucidum Glossy Privet	8` x 6` Multi
	QV14	Quercus virginiana Southern Live Oak	14`-16` ox x 6` spd 6` ct 3.5" cal
	QV20	Quercus virginiana Southern Live Oak	20`-22 oa x14 sdp, 6" cal, Field grown
	TD13	Taxodium distichum Bald Cypress	12` oa, 4` spd, 2.5" cal, Single trunk
PALMS			
	BN12	Bismarckia nobilis Bismarck Palm	12` ct 28` oa
	PS12	Phoenix sylvestris Wild Date Palm	12` ct 28` oa
	RE10	Roystonea elata Florida Royal Palm	12` ct 28` oa
	SP	Sabal palmetto Cabbage Palmetto	12` 16` 20` stgrd hts
	SP16	Sabal palmetto Cabbage Palmetto	16` OA
	SP20	Sabal palmetto Cabbage Palmetto	20` oa
	SP24	Sabal palmetto Cabbage Palmetto	24` OA
	VMO16C	Veitchia montgomeryana Montgomery Palm	16` OA Triple
	VM16	Veitchia montgomeryana Montgomery Palm	16-18` OA Single
	WB20	Wodyetia bifurcata Foxtail Palm	16`-18` oa

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT
SHRUBS			
	AEC BLA	Aechmea blanchetiana Orange Bromeliad	7 Gallon 30"
	ALC7	Alcantarea imperialis Imperial Bromeliad	7 Gallon 20"-24" Ht
	ALPV3	Alpinia zerumbet `Variegata` Variegated Shell Ginger	3 gal 20"
	BEGW3	Begonia odorata `Alba` Giant White Angel Begonia	3 gallon 14"
	BOU3	Bougainvillea spectabilis `Helen Johnson` Bougainvillea	3 gallon 16"
	CHR-H	Chrysobalanus icaco `Horizontalis` Horizontal Cocoplum	3 gallon 18"
	CHR15	Chrysobalanus icaco `Red Tip` Red Tip Cocoplum	15 Gallon 6`
	CHR7	Chrysobalanus icaco `Red Tip` Red Tip Cocoplum	7 gal 36"
	CLU10	Clusia guttifera Small-Leaf Clusia	10 gal. 4`-5`
	CLU7	Clusia guttifera Small-Leaf Clusia	7 gallon 36"
	CLU7	Clusia guttifera Small-Leaf Clusia	7 gallon 36"
	COC7	Coccoloba uvifera Sea Grape	10 gallon 48"
	COD3	Codiaeum variegatum `Petra` Bravo Croton	3 gallon 18"
	CON15	Conocarpus erectus Buttonwood	15 gal 6`
	DW6	Dombeya wallichii Pink Ball Tree	10 Gallon 3-4` x 3` multi
	FIM3	Ficus microcarpa `Green Island` Green Island Ficus	3 Gallon 16", 18" oc
	GJ	Gardenia jasminoides `Miami Supreme` Gardenia	10 gallon 30" ht
	GAR7	Gardenia jasminoides `Miami Supreme` Gardenia	7 Gallon 30"
	HIBY3A	Hibiscus rosa-sinensis Hibiscus Yellow	3 gal 20"
	IXN3	Ixora x `Nora Grant` Ixora `Nora Grant	3 gallon 18"
	JAS-3	Jasminum simplicifolium Wax Jasmine	3 Gallon 16"
	LIR EM2	Liriope muscari `Emerald Goddess` Liriope	1 gallon 12"
	MUHY3	Muhlenbergia capillaris Pink Muhly	3 gal 20"
	MYRS7	Myrcianthes fragrans Simpson Stopper Simpson Stopper	7 gal 36"
	MYR3A2	Myrica cerifera Wax Myrtle	3 gallon 24"
	POD7	Podocarpus macrophyllus Yew Pine	7 gallon 36"
	RUE3A	Ruellia brittoniana Blue Bells (Seedless)	3 gallon 18"
	SCHGC7	Schefflera arboricola `Gold Capella` Gold Capella Arboricola	7 gallon 36"
	SER7	Serenoa repens Saw Palmetto	7 Gallon 24" ht
	TRA3	Trachelospermum jasminoides `Confederate` Confederate Jasmine	3 gallon 36"
	TRDXF3	Tripsacum dactyliferа Fakahatchee Grass	7 Gallon 24" ht
PALM TREES			
	LC16C	Livistona chinensis Chinese Fan Palm	16` oa -20` oa trpl
	PS13	Phoenix sylvestris Wild Date Palm	12` CT heavy trunk
	PT16A	Ptychosperma elegans Alexander Palm	16-18` OA Single
	VMO12C	Veitchia montgomeryana Montgomery Palm	12` oa single, 2.5" cal, Field grown

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT
SHRUB AREAS			
	BOUH3	Dwarf Bougainvillea Bougainvillea Helen Johnson	3 gallon 18"
	FIM	Ficus microcarpa `Green Island` Green Island Fig	3 gallon 16", 18" oc
	ILEX3A	Ilex vomitoria nana Dwarf Yaupon Holly	3 gallon 18"
	MUH1	Muhlenbergia capillaris Muhly Grass	1 Gallon 18"
	MUH CAP	Muhlenbergia capillaris Pink Muhly Grass	1 Gallon
	SPAB1	Spartina bakeri Sand Cord Grass	1 Gallon 18"
LITTORALS			
	IRIS2	Iris virginiana Blue Flag Iris	Bare Root 18"
	PON COR	Pontederia cordata Pickerel Weed	18" Bare root
	SAG DUC	Sagittaria lancifolia Duck Potato	Bare Root 18"
	THA GEN	Thalia geniculata Fire Flag	Bare Root 18"
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT
GROUND COVERS			
	ANN1	Annuals Mix Annuals Seasonal Mix	4" Container 5"x 5"
	ARAG1	Arachis glabrata Perennial Peanut	1 gallon 6"
	ASP DE3	Asparagus densiflorus `Myers` Myers Asparagus	3 gallon 18"
	BTRFLY	Butterfly Garden Mix Pentas-Milkweed-Firebush-Lantana	1 gallon 12"
	FIM3A	Ficus Microcarpa Green Island Ficus	3 gallon 18"
	HEL1	Helianthus debilis Dune Sunflower	1 gallon 12"
	JUP1	Juniperus chinensis `Parsonii` Parsoni Juniper	1 gallon 8" spd
	MIM1	Mimosa Mimosa	1 gallon 12"
	NEP1	Nephrolepis biserata Sword Fern	1 gallon 12"
	NEP1A	Nephrolepis exalta Sword Fern	1 gallon 12"
SOD/SEED			
	STE AUG	Stenotaphrum secundatum `Floritam` Floritam St. Augustine Sod	sod

VIA COCONUT

Mixed Use Development

