



Village of  
**ESTERO**

**VILLAGE OF ESTERO**  
**PLANNING ZONING AND DESIGN BOARD MEETING**  
**PACKET**  
**SEPTEMBER 9, 2025, 04:30 PM**





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

**AGENDA**  
**PLANNING ZONING AND DESIGN BOARD MEETING**  
**9401 Corkscrew Palms Circle, Estero, Florida**  
**September 9, 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 public will have an opportunity to speak during each agenda item; each individual has one opportunity to speak for five minutes per agenda item.**

**a. Consent Agenda**

**i. Approval of August 12, 2025 meeting minutes**

Attachment: [08122005\\_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. 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 construct 4 pickleball courts between existing tennis courts and the clubhouse on land currently used for parking.

Attachment: [1. Grandezza Pickleball - Application - Location Map.pdf](#)

**7. Public Hearings (Quasi-Judicial)**

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

**a. Summercrest previously known as Toll Brothers Development Order (DOS2024-E008) (District 4) 153 Townhome Development located on ±21 acres on the northeast corner of Corkscrew Road and Sandy Lane.**

Applicant seeks to develop 153 townhome units, amenities, utilities and infrastructure.

Plans include a public use area.

- Public Information Meeting was held December 10, 2024.
- See Staff Report.
- Planning, Zoning and Design Board will make a decision on the Development Order

Attachment: [1. Summercrest D.O. - Staff Report.pdf](#)

Attachment: [2. Summercrest - Civil Plans.pdf](#)

Attachment: [3. Summercrest - Landscape Plans.pdf](#)

Attachment: [4. Summercrest - Presentation Revised.pdf](#)

**b. Broadway Crossing formerly named Mayfair Village (DOS2025-E006) (District 4) 8790 Broadway East, located south of Broadway East and west of Sandy Lane and east of the Seminole Gulf Railroad right-of-way.**

Applicant seeks to develop 17 single-family units on 7.5 acres. Property was recently rezoned to RPD-Residential Planned Development.

- Public Information Meeting for rezoning was held October 29, 2024. Rezoning was approved June 4, 2025 Ordinance 2025-06.
- See Staff Report
- Planning, Zoning and Design Board will make a decision on the Development Order.

Attachment: [1. Broadway Crossing D.O. - Staff Report.pdf](#)

Attachment: [2. Broadway Crossing - Civil - Lighting Plans.pdf](#)

Attachment: [3. Broadway Crossing - Landscape Plans.pdf](#)

Attachment: [4. Broadway Crossing - Entry Monument Sign Colored Rendering.pdf](#)

Attachment: [5. Broadway Crossing - Presentation.pdf](#)

**c. Coconut Trace Hotel-Tract F (DOS2025-E007) (District 1) 22910 Lyden Drive, located west of US 41 across from the Coconut Point Mall.**

Applicant seeks to develop a 122-room, 4-story hotel on Tract F. Rezoning action was recently approved February 5, 2025, via Ordinance 2024-14 to allow a hotel on this tract.

- A Public Information Meeting for the zoning was held April 9, 2024.
- See Staff Report
- Planning, Zoning and Design Board will make a decision on the Development Order

Attachment: [1. Coconut Trace Hotel- Tract F - Staff Report.pdf](#)

Attachment: [2. Coconut Trace Hotel - Civil Plans.pdf](#)

Attachment: [3. Coconut Trace Hotel - Building Elevations.PDF](#)

Attachment: [4. Coconut Trace Hotel - Landscape Plans.pdf](#)

Attachment: [5. Coconut Trace Hotel - Photometric Plans.pdf](#)

Attachment: [6. Coconut Trace Hotel - Presentation.pdf](#)

**d. Ordinance Review - Capital Improvement Schedule Update Review Ordinance 2025-10, updating the Capital Improvements Element which includes the Capital Improvement Program approved for Fiscal Year 2025/2026.**

- See attached Agenda Summary Sheet and Ordinance.

*Planning Zoning and Design Board will make a recommendation to Council. The Council will review the Ordinance on September 17th*

Attachment: [1. CIP Ordinance 2025-10 - Summary Sheet.pdf](#)

Attachment: [1. CIP Ordinance 2025-10.pdf](#)

Attachment: [2. Exhibit A Village of Estero CIP.pdf](#)

Attachment: [3. Exhibit B Lee County School District Capital Plan 2024-2033.pdf](#)

## **8. Board Communications**

**a. Next meeting -- October 14, 2025**

## **9. Adjourn**

**General Attachments**

[- Transcript.pdf](#)

PLANNING ZONING AND DESIGN BOARD MEETING  
TUESDAY, SEPTEMBER 9, 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.

4:32:15PM [ SOUNDING GAVEL ]  
4:32:16PM >>Anthony Gargano: I WOULD LIKE TO CALL TO ORDER THE MONTHLY  
4:32:19PM MEETING OF THE VILLAGE OF ESTERO PLANNING, ZONING AND DESIGN  
4:32:22PM BOARD.  
4:32:23PM PLEASE RISE FOR THE PLEDGE OF ALLEGIANCE.  
4:32:27PM [PLEDGE OF ALLEGIANCE]  
4:32:49PM >>Anthony Gargano: TAMMY, CAN WE HAVE A CALL OF THE ROLL,  
4:32:51PM PLEASE?  
4:32:51PM >>Kristin Jeannin: HERE.  
4:32:54PM >> BOARD MEMBER JONES IS NOT HERE TODAY.  
4:32:56PM BOARD MEMBER PAIVANDY IS ABSENT.  
4:32:58PM VICE-CHAIRMAN SHEELEY.  
4:32:59PM >>Michael Sheeley: HERE.  
4:33:00PM >>James Tatoes: HERE.  
4:33:03PM >> BOARD MEMBER WALLACE IS IN TEAMS.  
4:33:05PM BOARD MEMBER WILLIAMS?  
4:33:11PM >> HERE.  
4:33:12PM >>Anthony Gargano: HERE.  
  
4:33:14PM >> NANCY STROUD IS NOT HERE YET.  
4:33:23PM >>Anthony Gargano: I WOULD LIKE TO MAKE FOR A CALL OF A  
4:33:26PM MOTION FOR APPROVAL OF THE AGENDA.  
4:33:29PM >>Dan Williams: SO MOVED.  
4:33:31PM >> I'LL SECOND.  
4:33:31PM >>Anthony Gargano: IT'S BEEN MOVED AND SECONDED TO APPROVE  
4:33:33PM THE AGENDA.  
4:33:34PM ANY QUESTIONS ON THE MOTION?  
4:33:34PM ALL IN FAVOR?  
4:33:38PM ANY OPPOSED?  
4:33:39PM THE AGENDA IS APPROVED.  
4:33:42PM LADIES AND GENTLEMEN, OUR FIRST -- I'M SORRY.  
4:33:57PM WE NEED TO APPROVE THE MINUTES ON THE CONSENT AGENDA.  
4:34:03PM >> SO MOVED.

4:34:05PM >> SECOND.  
 4:34:08PM >>Anthony Gargano: MOTION HAS BEEN MADE, SECONDED.  
 4:34:09PM >>Tammy Duran: CAN EVERYONE MAKE SURE THEY ARE TALKING INTO  
 4:34:12PM THE MIKE, PLEASE?  
 4:34:13PM >>Anthony Gargano: ANY DISCUSSION ON THE MOTION?  
 4:34:14PM ALL IN FAVOR?  
 4:34:17PM ANY OPPOSED?  
 4:34:19PM CARRIED.  
 4:34:20PM THE FIRST CASE TONIGHT IS A PUBLIC INFORMATION MEETING.  
 4:34:28PM AND IN A PUBLIC INFORMATION MEETING, THE BOARD MAKES NO  
 4:34:33PM DECISIONS.  
  
 4:34:34PM THE PURPOSE OF THE PUBLIC INFORMATION MEETING IS FOR THE  
 4:34:38PM APPLICANT TO PRESENT AND FOR BOARD MEMBERS TO COMMENT,  
 4:34:45PM QUESTION, AND FOR MEMBERS OF THE PUBLIC, ALSO WELCOME TO  
 4:34:52PM MAKE COMMENTS, POSE QUESTIONS.  
 4:34:55PM AND THAT'S THE PURPOSE OF THE PUBLIC INFORMATION MEETING.  
 4:34:58PM SO NO DECISION WILL BE MADE.  
 4:35:04PM IF YOU DO INTEND TO SPEAK, WE INVITE TO YOU FILL OUT A CARD  
 4:35:18PM AND PRESENT IT.  
 4:35:26PM ON THAT, WE'LL MOVE TO THAT FIRST CASE.  
 4:35:39PM >>Mary Gibbs: GOOD EVENING, EVERYBODY.  
 4:35:42PM THE FIRST CASE, THE INFORMATION MEETING THAT WE HAVE  
 4:35:45PM CONTINUED TO IS FOR GRANDEZZA PROPOSED PICKLEBALL, LIMITED  
 4:35:50PM DEVELOPMENT ORDER.  
 4:35:50PM THERE'S NO APPLICATION FILED YET BUT THE APPLICANT ASKED FOR  
 4:35:54PM AN INFORMATION MEETING.  
 4:35:55PM IF YOU RECALL A FEW MONTHS AGO, THEY CAME FORWARD WITH A  
 4:35:57PM PROPOSAL FOR PICKLEBALL THAT WAS ON KIND OF THE SOUTH SIDE  
 4:36:01PM OF THE CLUBHOUSE AREA WHERE THE BASKETBALL COURTS WERE  
 4:36:05PM LOCATED.  
 4:36:05PM WHEN THEY TALKED ABOUT IT AT THAT TIME A FEW MONTHS AGO, I  
 4:36:09PM KNOW THAT THE BOARD HAD SOME CONCERNS BECAUSE THERE WAS A  
 4:36:12PM LAKE RIGHT BEHIND IT.  
 4:36:14PM THERE'S PROXIMITY TO SEVERAL RESIDENCES ABOUT 200 PLUS FEET  
 4:36:19PM AWAY.  
 4:36:19PM SO AFTER DISCUSSION AT THAT MEETING, MY RECOLLECTION IS THE  
  
 4:36:25PM BOARD SAID WHY DON'T YOU GO LOOK AT SOME ALTERNATE  
 4:36:29PM LOCATIONS.  
 4:36:29PM THERE MIGHT BE SOMETHING THAT WAS BETTER.  
 4:36:31PM SO THEY ARE BACK NOW FOR ANOTHER INFORMATION MEETING, AND  
 4:36:35PM THE NEW LOCATION IS NORTH OF THE CLUBHOUSE, SOUTH OF THE  
 4:36:39PM TENNIS COURTS, NORTH OF THE CLUBHOUSE IN THE PARKING LOT

4:36:42PM AREA.  
 4:36:43PM THEY WANT TO CONSTRUCT FOUR PICKLEBALL COURTS BETWEEN THE  
 4:36:46PM TENNIS COURTS AND THE CLUBHOUSE.  
 4:36:49PM I WILL LET THEM EXPLAIN A LITTLE BIT.  
 4:36:51PM WE HAVE THE SAME SPEAKERS BACK THAT WERE HERE BEFORE.  
 4:36:54PM I DON'T BELIEVE THEY HAVE A PowerPoint, BUT I THINK THEY  
 4:36:56PM HAD A SMALL SITE PLAN THAT SHOULD BE IN YOUR PACKET.  
 4:37:00PM IF YOU DON'T HAVE ANY QUESTIONS OF ME, SINCE WE HAVE NO  
 4:37:03PM APPLICATION AT THIS POINT, THEY DID ACTUALLY SEND US  
 4:37:08PM ACOUSTICAL STUDY LATE YESTERDAY, BUT WE HAVE A RULE THAT YOU  
 4:37:12PM HAVE TO GET EVERYTHING SEVEN DAYS AHEAD OF TIME.  
 4:37:16PM SO WE DIDN'T SEND THAT TO YOU ALL, BUT IT WILL COME IN WITH  
 4:37:18PM THE APPLICATION WHEN WE GET AN APPLICATION.  
 4:37:21PM I THINK OUR FIRST SPEAKER KICKING IT OFF IS DEZZI HOWE FROM  
 4:37:29PM HERITAGE GOLF GROUP.  
 4:37:40PM >> GOOD EVENING.  
 4:37:41PM FIRST THINGS FIRST, I'D LIKE TO THANK THE VILLAGE OF ESTERO  
 4:37:44PM FOR HAVING US HERE.  
 4:37:45PM THIS IS OUR SECOND VISIT ON AN INFORMATIONAL MEETING.  
  
 4:37:48PM I WOULD ALSO LIKE TO THANK ALL THE RESIDENTS AND MEMBERS  
 4:37:51PM THAT HAVE COME OUT TO SUPPORT AND ALSO GIVE THEIR FEEDBACK  
 4:37:54PM ABOUT THE OPPORTUNITY FOR PICKLEBALL.  
 4:37:57PM I DO HAVE OUR TEAM HERE WITH US TONIGHT, SO I'LL HAVE A  
 4:38:00PM COUPLE OF SPEAKERS WITH ME.  
 4:38:01PM THE GOAL REMAINS THE SAME.  
 4:38:05PM WE ARE LOOKING FOR DELIVERING A HIGH LEVEL OF HOSPITALITY  
 4:38:08PM FOR GRANDEZZA, INCLUDING PICKLEBALL.  
 4:38:10PM IF YOU LOOK AT THE LANDSCAPE OF THE AREAS AROUND US, THERE  
 4:38:13PM ARE A LOT OF CLUBS AROUND US THAT DO HAVE PICKLEBALL WHERE  
 4:38:17PM MEMBERS ENJOY WITH GUESTS PLAYING.  
 4:38:19PM AND WE'D LIKE TO HAVE THE OPPORTUNITY TO BUILD PICKLEBALL  
 4:38:24PM FOR OUR CLUB AS WELL.  
 4:38:25PM THE SECONDARY GOAL IS REALLY ATTACHED TO THAT, IS WHY WE  
 4:38:30PM UNDERSTAND THE NEED TO DELIVER HOSPITALITY AND DELIVER  
 4:38:33PM ANOTHER LEVEL OF OPPORTUNITY SUCH AS PICKLEBALL.  
 4:38:36PM WE ALSO UNDERSTAND THE NEED TO BE GOOD NEIGHBORS.  
 4:38:38PM WE ALSO UNDERSTAND THE NEED FOR US TO STUDY AND ENSURE THAT  
 4:38:43PM WE ARE DOING THE THINGS NECESSARY TO COME IN FRONT OF THE  
 4:38:46PM VILLAGE OF ESTERO.  
 4:38:49PM FOR THAT PURPOSE, WE HAVE LEARNED A FEW THINGS SINCE OUR  
 4:38:53PM LAST VISIT.  
 4:38:53PM THE FIRST VISIT YOU REMEMBER THE LOCATION THAT WE HAD WAS  
 4:38:56PM CLOSER TO A SPORT AREA, WHICH INCLUDED A BASKETBALL COURT

4:39:00PM AND SOME BOCCIE BALL, WHICH VERY CLOSE AND NEAR TO A LAKE.

4:39:04PM DECIDED TO GO BACK AND CHANGE THE LOCATION.

4:39:07PM WE ALSO HIRED A SOUND ENGINEER, SOUND EXPERT, IF YOU WILL,

4:39:11PM FROM AN ACOUSTICAL STANDPOINT, AND WE'LL HAVE HIM ON HERE

4:39:15PM SHORTLY AS WE TRY TO CONNECT HIM I THINK INTO THE LINK.

4:39:18PM HE'S JOINING US FROM, IS IT MINNESOTA?

4:39:21PM FROM MINNESOTA.

4:39:22PM HE WILL BE ON SHORTLY.

4:39:23PM AT THIS POINT, I AM GOING TO INVITE VILLA UP TO TALK A

4:39:28PM LITTLE BIT ABOUT OUR LOCATION CHANGE.

4:39:29PM YOU CAN SEE FROM OUR SITE MAP WE'VE MOVED IT DIRECTLY TO THE

4:39:32PM OTHER SIDE OF THE PARKING LOT AWAY FROM THE LAKE AND TRIED

4:39:38PM TO TUCK THIS IN BEHIND OUR SIX TENNIS COURTS THAT WE

4:39:41PM CURRENTLY HAVE.

4:39:42PM THAT HAVE BEEN THERE SINCE THE BEGINNING OF THE PROJECT

4:39:45PM BEING BUILT BACK IN THE EARLY 2000s.

4:39:48PM SO, VILLA, WOULD YOU LIKE TO COME UP AND TALK A LITTLE BIT

4:39:51PM ABOUT THE LOCATION.

4:39:53PM ONCE AGAIN, MY NAME IS DESI HOWE.

4:39:55PM I'M THE REGIONAL VICE PRESIDENT FOR HERITAGE GOLF GROUP.

4:39:57PM MY RESPONSIBILITY TO SPAN THE GLOBE OF FLORIDA.

4:40:01PM THANK YOU FOR HAVING ME HERE TONIGHT.

4:40:03PM I'LL TURN IT TO VILLA FOR A FEW COMMENTS.

4:40:07PM >>Anthony Gargano: LET THE MINUTES REFLECT THAT BOARD MEMBER

4:40:08PM JONES HAS JOINED THE MEETING.

4:40:13PM >> GOOD EVENING.

4:40:14PM MY NAME IS VILLA JANSEN.

4:40:16PM REGIONAL DIRECTOR OF RACKET SPORTS FOR HERITAGE GOLF GROUP.

4:40:19PM WE DID AN ACOUSTICAL STUDY WITH PSM CONSULTING.

4:40:25PM WE'RE TRYING TO GET THE TEAMS TO WORK.

4:40:28PM SUPPOSED TO ANSWER QUESTIONS REGARDING THE STUDY.

4:40:32PM I CAN SPEAK TO THE EXECUTIVE SUMMARY OF THE STUDY, THAT BY

4:40:37PM DOING SOUND MITIGATION CURTAINS ON EACH FENCE FACING NORTH,

4:40:43PM SOUTH, EAST, WEST, WE ARE BELOW 50 DECIBELS FOR THIS

4:40:48PM LOCATION, WHICH IS WELL WITHIN -- I'M SORRY.

4:40:52PM WHICH IS WELL WITHIN THE NORMS.

4:40:54PM PSM CONSULTING I THINK HAS DONE OVER 200 ACOUSTICAL STUDIES.

4:40:59PM THEY HAVE DONE SEVERAL HERE IN FRONT OF THIS COUNCIL AND

4:41:05PM HAVE YET ANY COME BACK SAYING THAT THEIR STUDY WAS NOT

4:41:08PM ACCURATE.

4:41:08PM IT'S A THIRD PARTY.

4:41:10PM WE HAVE TOTAL TRUST WITH PSM CONSULTING.



4:41:16PM IT'S ABOUT A 44-PAGE REPORT THAT WE FORWARD TO YOU ALL.  
 4:41:20PM THAT YOU CAN READ.  
 4:41:22PM BUT AS FAR AS THE LOCATION, THIS LENDS ITSELF -- THIS  
 4:41:27PM LOCATION LENDS ITSELF TO MORE OF A RACKET CENTER THAN HAVING  
 4:41:30PM PICKLEBALL IN ONE AREA, TENNIS IN ANOTHER AREA.  
 4:41:33PM THEY KIND OF GO HAND IN HAND, AND WE'RE EXCITED ABOUT THIS  
 4:41:37PM LOCATION.  
 4:41:38PM IT'S FURTHER AWAY FROM ANY RESIDENTS THAN THE PRIOR LOCATION  
 4:41:41PM THAT WE SUGGESTED.

4:41:43PM I'M JUST HERE TO ANSWER ANY QUESTIONS.  
 4:41:47PM AS FAR AS LOGISTICS AND CLUB OPERATIONS, HAVING FOUR  
 4:41:51PM PICKLEBALL COURTS NEXT TO SIX TENNIS COURTS JUST LENDS  
 4:41:53PM ITSELF TO A GREAT ENVIRONMENT.  
 4:41:58PM >>Michael Sheeley: CAN I ASK WHY THIS LOCATION WASN'T  
 4:42:00PM PREVIOUSLY CONSIDERED?  
 4:42:03PM >> IT WAS MORE -- IT'S MORE OF A REDO OF THE PARKING LOT AND  
 4:42:06PM WHAT YOU SEE AS FAR AS TRUCKS COMING FOR DELIVERY AND SO  
 4:42:11PM FORTH.  
 4:42:11PM WE FOUND THE LOCATION FURTHER AWAY THERE ON THE OTHER SIDE  
 4:42:16PM TO BE A LITTLE BIT MORE, I SHOULD SAY, EASIER TO BUILD  
 4:42:20PM PICKLEBALL COURTS.  
 4:42:23PM THIS LOCATION WAS ALSO SUGGESTED BY MEMBERS.  
 4:42:30PM >>Kristin Jeannin: THERE IS A LOADING DOCK MODIFICATION AS  
 4:42:35PM WELL?  
 4:42:35PM >> JUST A CIRCLE THAT YOU SEE ON THE CUL-DE-SAC TO MAKE SURE  
 4:42:38PM THAT THE TRUCKS CAN CIRCLE AROUND AND EMS, FIRST RESPONDERS,  
 4:42:43PM ALL THAT.  
 4:42:43PM >>Kristin Jeannin: SO IT IS EXISTING THERE?  
 4:42:46PM >> THAT'S GOING TO BE EXPANDED, THAT AREA.  
 4:42:48PM >>Kristin Jeannin: I SEE THE CUL-DE-SAC IS NEAR.  
 4:42:51PM >> IT'S BEING EXPANDED.  
 4:42:53PM IT'S PARKING SPACE RIGHT NOW.  
 4:42:58PM >>James Tatooles: [INAUDIBLE] HOW DOES IT ADVERSELY AFFECT  
 4:43:05PM YOUR PARKING?

4:43:06PM >> WELL, WE ARE STILL WELL WITHIN OUR QUOTA FOR PARKING  
 4:43:09PM SPACES FOR THE FACILITY.  
 4:43:23PM >> ADAM DAVEY, GULF COAST DESIGN PROFESSIONALS.  
 4:43:26PM I'M THE CIVIL ENGINEER WORKING ON THE PROJECT.  
 4:43:28PM TO ANSWER YOUR QUESTION, BEFOREHAND -- SO BEFOREHAND, THIS  
 4:43:50PM CIRCLED AROUND LIKE THIS, WHERE WE'RE SHOWING HERE, AND  
 4:43:53PM THERE'S PARKING ON BOTH SIDES.  
 4:43:55PM SO THIS IS THE REASON FOR THE CUL-DE-SAC FOR FIRE

4:44:00PM TURNAROUND.  
 4:44:02PM THE LOADING DOCK, WE'RE JUST BASICALLY EXPANDING THE RADIUS  
 4:44:08PM IN AND OUT OF THE LANDSCAPE ISLANDS THERE JUST TO GET BETTER  
 4:44:13PM MOBILITY FOR TRUCKS COMING IN AND OUT.  
 4:44:16PM AS FAR AS PARKING, TO ANSWER YOUR QUESTION, THE CLUB ALREADY  
 4:44:20PM HAD EXCESS PARKING SPACES PER CODE.  
 4:44:25PM IT'S A LITTLE FUZZY THERE.  
 4:44:29PM THE EXISTING SPACES BEFORE THE PROJECT IS 262 VEHICLE  
 4:44:33PM SPACES.  
 4:44:34PM THERE'S ALSO AN AREA FOR GOLF CART SPACES.  
 4:44:38PM 21 ARE THERE.  
 4:44:39PM THE MINIMUM REQUIREMENT PER CODE IS 204.  
 4:44:42PM SO WITH THIS PROJECT, WE'RE IMPACTING 46 SPACES, ADDING THE  
 4:44:50PM REQUIREMENT FOR 8, TWO PER PICKLEBALL COURT.  
 4:44:53PM TO BRING THE REQUIREMENT TO 212 SPACES AND WITH THE  
 4:44:59PM REDUCTION, WE'VE GOT 216 VEHICLE SPACES AND THEN THE 21 GOLF  
 4:45:04PM CART SPACES.  
  
 4:45:05PM PER CODE, IT'S STILL WITHIN THE REQUIREMENTS.  
 4:45:14PM >> BASED ON WHAT YOU SAID IN TERMS OF PER CODE, DOES THIS  
 4:45:18PM ALSO INCLUDE THE EXISTING SPACES THAT ARE TO THE EAST?  
 4:45:23PM >> YES.  
 4:45:23PM THIS INCLUDES ALL OF THE PARKING SPACES FOR THE CLUBHOUSE.  
 4:45:29PM >> I JUST WANT TO CLARIFY.  
 4:45:30PM I'M A GRANDEZZA RESIDENT.  
 4:45:33PM SO I HAVE A LITTLE BIT OF INSIGHT AS FAR AS WHAT'S CURRENTLY  
 4:45:37PM BEING USED AND WHAT SEEMS NOT TO BE USED.  
 4:45:39PM IT SEEMS LIKE THOSE ON THE EAST SIDE SPACES ARE NOT USED AS  
 4:45:45PM MUCH AS THE ONES WE'RE TALKING ABOUT.  
 4:45:46PM SO THERE IS THAT TRADE-OFF.  
 4:45:49PM >> RIGHT.  
 4:45:50PM I'M SURE.  
 4:45:51PM I'M SURE.  
 4:45:52PM >>Dan Williams: THANK YOU.  
 4:45:54PM >> I WANT TO ADD ONE MORE THING TO THE SOUND MITIGATION, TO  
 4:45:59PM MEET THEIR REQUIREMENTS, LOOKING FOR A 12-FOOT FENCE TO THE  
 4:46:03PM NORTH.  
 4:46:04PM SO IT IS HIGHER THAN THE NORMAL 10-FOOT FENCE.  
 4:46:08PM AND 10-FOOT FENCING AROUND THE SOUTH, EAST AND WEST WITH THE  
 4:46:13PM SOUND BARRIER INSTALLED ON THE FENCE.  
 4:46:23PM >>Mary Gibbs: MAY I ASK HOW FAR AWAY THE CLOSEST NEIGHBORS  
 4:46:26PM ARE?  
 4:46:27PM >> APPROXIMATELY 300 FEET.

4:46:30PM >>Mary Gibbs: I THOUGHT IT SAID 250 ON THIS DRAWING, BUT  
 4:46:34PM IT'S HARD TO READ.  
 4:46:35PM JUST TRYING TO CLARIFY THAT.  
 4:46:46PM >>Barry Jones: THEY ARE NOT IN THE ORIENTATION OF THE  
 4:46:48PM COURTS.  
 4:46:48PM >> CLOSEST RESIDENCE TO THE NORTH PAST THE TENNIS COURTS.  
 4:46:52PM >>Mary Gibbs: I THINK THEY ARE TO THE WEST.  
 4:46:54PM I THINK IF YOU SCROLL IN, MAYBE ADAM CAN SCROLL IN AND SEE.  
 4:47:04PM I THINK I SAW THE DISTANCE --  
 4:47:06PM >> IT'S IN THE ACOUSTICAL STUDY.  
 4:47:08PM I JUST BROUGHT THE EXECUTIVE SUMMARY.  
 4:47:11PM >>Mary Gibbs: I THINK IT IS ON THIS PLAN, MAYBE.  
 4:47:14PM >>James Tatoes: I GOT ANOTHER QUESTION.  
 4:47:16PM PICKLEBALL IS NOTORIOUSLY BLAMED FOR HAVING TOO MUCH NOISE.  
 4:47:23PM IT'S LOCATED SO CLOSE TO THE TENNIS COURTS, I JUST ASK, DOES  
 4:47:32PM THE NOISE FROM THE PICKLEBALL COURTS ADVERSELY AFFECT THE  
 4:47:35PM PEOPLE WHO ARE PLAYING TENNIS?  
 4:47:37PM DO YOU HAVE ANY CROSS --  
 4:47:39PM >> NO, SIR.  
 4:47:39PM WE SEE THIS ALL THE TIME WHERE TENNIS COURTS BECOME  
 4:47:42PM PICKLEBALL COURTS.  
 4:47:44PM AND THEY DO NEIGHBOR UP AGAINST EACH OTHER QUITE A BIT.  
 4:47:47PM IT'S A VERY VALID ARGUMENT.  
 4:47:52PM I HEAR IT EVERY TIME FROM THE TENNIS PLAYERS.  
 4:48:00PM >>Anthony Gargano: ANY OTHER BOARD QUESTIONS?  
  
 4:48:04PM >>Mary Gibbs: I HAD A QUESTION BACK ON THE PARKING.  
 4:48:06PM MAYBE ADAM CAN LOOK AT THE SITE PLAN.  
 4:48:08PM THEY SENT ME A BETTER SITE PLAN BECAUSE THIS ONE IS REALLY  
 4:48:10PM FOR SOMEBODY THAT HAS CATARACTS OR SOMETHING.  
 4:48:14PM ADAM, IT LOOKS LIKE THE CLOSEST RESIDENCE IS 250, AND IT  
 4:48:21PM LOOKS LIKE SOME ARE NORTH AND SOME ARE WEST.  
 4:48:26PM >> I BELIEVE THAT SAYS 280 --  
 4:48:34PM >> CAN YOU GET ON THE MIKE?  
 4:48:35PM >> I BELIEVE IT'S 280 FROM THE NORTHWEST CORNER TO THE  
 4:48:40PM CLOSEST RESIDENCE.  
 4:48:42PM THEN 707 FEET TO THE NEAREST RESIDENT TO THE WEST.  
 4:48:50PM EXCUSE ME, TO THE EAST.  
 4:48:52PM AND THEN 491 FEET TO THE SOUTH.  
 4:49:04PM >> CLOSEST RESIDENCE IS ON SARACENO DRIVE.  
 4:49:16PM >>Mary Gibbs: I HAD A COMMENT, TOO.  
 4:49:18PM WERE YOU ALL DONE WITH COMMENTS?  
 4:49:19PM I WASN'T SURE.  
 4:49:23PM >>Kristin Jeannin: WE SHOULD ASK IF THERE ARE ANY OTHER

4:49:26PM RESTRICTIONS BEING PLANNED, LIKE HOURS OF PLAY OR PADDLES  
 4:49:30PM THAT ARE NOISE DAMPENING?  
 4:49:34PM >> HOURS OF PLAY WOULD HAVE TO BE DECIDED UPON, BUT,  
 4:49:38PM OBVIOUSLY, WOULD END ACCORDING TO THE ORDINANCE.  
 4:49:42PM THE INDUSTRY ITSELF IS REALLY TRYING TO QUIET DOWN THE GAME  
 4:49:46PM WITH A SOFTER BALL AND SOFTER PADDLE.  
 4:49:50PM THEY ARE NOT THERE YET, BUT THEY UNDERSTAND WHAT WE HAVE TO  
  
 4:49:54PM GO THROUGH TO TRY TO GET PICKLEBALL INTO FACILITIES.  
 4:50:00PM >> I BELIEVE ONE OF THE COMMENTS I WAS AWARE OF IS PEOPLE'S  
 4:50:04PM CONCERN ABOUT PARKING, I MAY MISPRONOUNCE IT, SARACENO.  
 4:50:13PM I DON'T KNOW IF YOU THOUGHT ABOUT THAT IN TERMS OF PUTTING  
 4:50:16PM UP NO PARKING SIGNS OR ANY SORT OF IMPEDIMENT TO KEEP THE  
 4:50:19PM AREA CLEAR.  
 4:50:25PM >> THANK YOU AGAIN.  
 4:50:26PM SO ON THAT ROAD, THAT IS ACTUALLY, THAT ROAD IS OWNED AND  
 4:50:29PM MANAGED BY THE CLUB ITSELF.  
 4:50:31PM WE WOULD NOT ALLOW ANY PARKING THERE, WHETHER THAT'S TOWING  
 4:50:36PM A CAR IF WE'RE SETTING AN EXAMPLE OR IF WE NEED TO, A SIGN  
 4:50:40PM THAT SAYS NO PARKING IN CERTAIN AREAS.  
 4:50:42PM WE HAVE BIG EVENTS AT THE CLUB AS WELL WHICH FAR EXCEED IN  
 4:50:46PM SOME REGARD AND WE DON'T HAVE PARKING THERE.  
 4:50:50PM I SEE IT AS A CONVENIENCE OPPORTUNITY FOR AN INDIVIDUAL IF  
 4:50:54PM PICKLEBALL WAS THERE, IT WOULD JUST HAVE TO BE MANAGED BY  
 4:50:57PM OUR CLUB MANAGEMENT TEAM.  
 4:51:02PM >>Anthony Gargano: MARY, YOU SAY YOU HAVE ANOTHER COMMENT?  
 4:51:05PM >>Mary Gibbs: ARE YOU ALL DONE?  
 4:51:06PM I DON'T WANT TO JUMP IN.  
 4:51:08PM I JUST HAD A FEW COMMENTS.  
 4:51:11PM THEY HAVE NOT FILED AN APPLICATION YET.  
 4:51:15PM I THINK THEY WERE HERE TO GET A READING AS TO WHETHER YOU  
 4:51:17PM THOUGHT THIS WAS A BETTER LOCATION THAN THE PRIOR LOCATION.  
 4:51:20PM IF THEY DO FILE AN APPLICATION, WE'LL BE LOOKING FOR THIS  
  
 4:51:26PM INFORMATION IN THE LDO.  
 4:51:27PM WHAT THE HOURS OF PLAY ARE, IS THERE EXISTING LIGHTING, IS  
 4:51:31PM THERE NEW LIGHTING?  
 4:51:31PM WHAT'S HAPPENING WITH THE LIGHTING?  
 4:51:33PM BIG EXPLANATION OF THE PARKING BECAUSE YOU SAY IT HAS MORE  
 4:51:37PM THAN CODE, BUT WHAT CODE IS THAT.  
 4:51:39PM YOU MENTIONED ONE PER TWO PICKLEBALL, BUT I THINK IT IS ONE  
 4:51:43PM PER THREE.  
 4:51:44PM NO PARKING SIGNS.  
 4:51:46PM WE HAD E-COMMENTS.

4:51:48PM I THINK WE HAD LIKE 16 IN FAVOR AND 6 THAT HAD CONCERNS  
 4:51:51PM ABOUT THE PARKING ISSUE.  
 4:51:53PM SO I WANT TO MAKE SURE WE ADDRESS ALL OF THAT IN WHATEVER  
 4:51:56PM APPLICATION.  
 4:52:00PM >> JUST TO CONFIRM, THE APPROVAL PROCESS, THIS IS AN LDO AND  
 4:52:06PM CORRECT ME IF I'M WRONG, IS THERE A ZONING, A PLANNING AND  
 4:52:09PM ZONING APPROVAL ASSOCIATED WITH THIS OR JUST --  
 4:52:13PM >>Mary Gibbs: PICKLEBALL, WE DO THIS AS A LIMITED  
 4:52:16PM DEVELOPMENT ORDER, BUT IT HAS TO HAVE A PLANNING, ZONING,  
 4:52:20PM DESIGN BOARD PUBLIC HEARING.  
 4:52:21PM BECAUSE IT'S A PUBLIC HEARING PROCESS FOR ALL PICKLEBALL.  
 4:52:25PM ONCE YOU FILE THE APPLICATION, STAFF WILL REVIEW IT.  
 4:52:29PM ONCE IT IS READY, WE'LL BRING IT BACK HERE TO THIS BOARD AND  
 4:52:32PM THEY'LL CONDUCT THE PUBLIC HEARING WHILE THE RESIDENTS CAN  
 4:52:35PM TALK.  
  
 4:52:35PM THEY CAN TALK TONIGHT, TOO.  
 4:52:38PM OBVIOUSLY WE WANT ALL THEIR PUBLIC INPUT TONIGHT.  
 4:52:40PM THEN COME BACK TO THE SECOND HEARING AND TALK AS WELL.  
 4:52:43PM IT'S KIND OF HOW THE PROCESS WORKS.  
 4:52:49PM >> ONCE THAT GOES TO THE PLANNING BOARD MEETING WOULD BE  
 4:52:57PM AFTER REVIEW COMMENTS HAVE ALREADY BEEN ADDRESSED.  
 4:53:00PM >>Mary Gibbs: YES.  
 4:53:02PM >> ADMINISTRATIVE LEVEL.  
 4:53:03PM >>Mary Gibbs: RIGHT.  
 4:53:04PM WE TIDY UP THE APPLICATION, ALL READY TO GO, WE'LL COME BACK  
 4:53:08PM HERE, THEY'LL REVIEW IT AND SEE IF THEY HAVE ANY ADDITIONAL  
 4:53:11PM COMMENTS OR STIPULATIONS THEY WANT TO ADD TO IT.  
 4:53:14PM >> UNDERSTOOD.  
 4:53:14PM THANK YOU.  
 4:53:15PM >>Anthony Gargano: ANY OTHER BOARD MEMBER COMMENTS OR  
 4:53:17PM QUESTIONS BEFORE I OPEN TO THE PUBLIC?  
 4:53:20PM >>Jim Wallace: THIS IS JIM WALLACE.  
 4:53:21PM I HAVE TO SAY THAT THE LAST TIME THEY WERE HERE, WE HAD BIG  
 4:53:29PM ISSUES ABOUT THE PROXIMITY TO THE LAKE BECAUSE OF THE SOUND  
 4:53:32PM TRANSMISSION ACROSS WATER.  
 4:53:34PM SO I THINK THIS IS A SIGNIFICANT IMPROVEMENT.  
 4:53:39PM LIKE EVERYTHING, IT DOESN'T SEEM TO BE HUNDRED PERCENT  
 4:53:42PM PERFECT, BUT YOU NEVER GET HUNDRED PERCENT.  
 4:53:45PM SO I THINK THIS IS A BIG IMPROVEMENT OVER BEING CLOSE TO  
 4:53:48PM WATER AND CREATING THAT NOISE TRANSMISSION ACROSS WATER TO  
  
 4:53:53PM HOMES.  
 4:53:55PM >>Anthony Gargano: OKAY.

4:53:56PM THANK YOU, JIM.  
 4:53:57PM I WANT TO OPEN IT TO THE PUBLIC.  
 4:54:00PM ANYONE FROM THE PUBLIC WISH TO BE HEARD HERE?  
 4:54:02PM >>Tammy Duran: ALAN.  
 4:54:05PM >> I APOLOGIZE FOR THE TEAMS LINK NOT WORKING.  
 4:54:08PM WE HAVE FORWARDED --  
 4:54:09PM >>Anthony Gargano: I CAN'T HEAR YOU.  
 4:54:10PM >> I APOLOGIZE FOR THE TEAM LINKS NOT WORKING.  
 4:54:14PM BUT WE HAVE FORWARDED THE COMPLETED ACOUSTICAL STUDY FOR YOU  
 4:54:18PM ALL TO SEE.  
 4:54:20PM >>Mary Gibbs: YOU'LL HAVE TO INCLUDE THAT.  
 4:54:23PM IF ADAM IS DOING THE APPLICATION, HE'LL INCLUDE THAT IN THE  
 4:54:26PM APPLICATION AND THEN THAT WILL BE PART OF WHAT THESE GUYS  
 4:54:28PM SEE WHEN IT COMES BACK.  
 4:54:31PM >> THANK YOU ALL FOR YOUR TIME.  
 4:54:36PM >> GOOD EVENING.  
 4:54:37PM MY NAME IS ALAN LEVI.  
 4:54:40PM BEEN IN GRANDEZZA SINCE 2002 WHEN I WAS 12 YEARS OLD.  
 4:54:45PM [ LAUGHTER ]  
 4:54:45PM I CANNOT STAND PICKLEBALL, BUT I KNOW WE MUST HAVE IT.  
 4:54:49PM I'M A REAL ESTATE BROKER.  
 4:54:51PM HAD PEOPLE COME INTO OPEN HOUSES ASKING IF THE COMMUNITY HAS  
 4:54:55PM PICKLEBALL AND SAY NO AND THEY WALK OUT.  
  
 4:54:56PM I HAVE MANY FRIENDS INJURED BY IT, SO I WOULD NEVER PLAY IT.  
 4:55:00PM IN ANY EVENT, TO ANSWER SOME OF YOUR QUESTIONS, THE CLOSEST  
 4:55:06PM HOUSE --  
 4:55:07PM >>Tammy Duran: YOU HAVE TO STAY ON THE MIKE.  
 4:55:09PM I'M SORRY.  
 4:55:10PM >> UP THERE.  
 4:55:11PM IT'S AN ATTACHED VILLA AND PERPENDICULAR TO THE BACK OF THE  
 4:55:22PM TENNIS COURTS.  
 4:55:24PM THE OTHER IS A HOUSE ACROSS THE WAY WHICH BACKS UP TO WOODS  
 4:55:28PM AND WOULD HAVE NO EFFECT.  
 4:55:30PM THAT AREA FOR PARKING IS RARELY USED.  
 4:55:34PM MOST CASES WE HAVE OTHER PARKING ON THE OTHER SIDE OF THE  
 4:55:37PM CLUBHOUSE, AND AS FAR AS PARKING ON THE STREET, I'VE NEVER  
 4:55:42PM SEEN ANYBODY PARK ON THE STREET IN THE SARACENO SECTION AND  
 4:55:47PM WALK ALL THE WAY DOWN TO PLAY PICKLEBALL.  
 4:55:49PM THAT'S PROBABLY THE BEST PLACE OTHER THAN PUTTING IT INSIDE  
 4:55:53PM IN A LOCATION THAT I WOULD IMAGINE WOULD BE POSSIBLE.  
 4:55:58PM IF ANYBODY WANTS ANY GOOD TENNIS LESSONS, OUR TENNIS PRO IS  
 4:56:03PM RIGHT OVER THERE.  
 4:56:04PM HE IS THE BEST TENNIS PRO IN SOUTHWEST FLORIDA.

4:56:08PM OTHER THAN THAT, WE DEFINITELY NEED AND WE THANK YOU FOR  
 4:56:13PM YOUR TIME FOR YOUR INDULGENCE.  
 4:56:16PM IF YOU HAVE ANY QUESTIONS, IF I DON'T KNOW THE ANSWER, I'LL  
 4:56:20PM MAKE BELIEVE.  
 4:56:22PM >> WHEN IS YOUR 13th BIRTHDAY?  
  
 4:56:28PM >> MY 13th BIRTHDAY.  
 4:56:29PM 61th ANNIVERSARY OF MY 13th BIRTHDAY.  
 4:56:38PM >>Tammy Duran: MIKE.  
 4:56:45PM >> THANK YOU.  
 4:56:45PM JUST FOR THE RECORD, I REQUESTED FROM HERITAGE A COPY OF THE  
 4:56:53PM NOISE REPORT AT MY EXPENSE.  
 4:56:57PM AS OF YET, I DON'T HAVE IT.  
 4:56:59PM I'M CURIOUS ABOUT IT.  
 4:57:04PM IF YOU'RE GOING TO ASK QUESTIONS, YOU REALLY NEED TO HAVE  
 4:57:08PM SOME FIRM FOUNDATION IN ORDER TO ASSESS THE METHODOLOGY AND  
 4:57:13PM SO ON, BECAUSE THERE COULD BE LOTS OF QUESTIONS.  
 4:57:15PM I DON'T KNOW IF IT IS ALL BASED AROUND DECIBELS OR NOT, SO I  
 4:57:23PM REALLY CAN'T -- I DON'T WANT TO FLY BLIND HERE.  
 4:57:25PM I GUESS I HAVE TO WAIT FOR THE NEXT MEETING FOR THAT.  
 4:57:28PM ANYWAY, FROM WHAT I KNOW, I'M HAPPY TO HEAR THAT THERE ARE  
 4:57:36PM CURTAINS PLANNED 12 FEET HIGH, I THINK I HEARD.  
 4:57:41PM I LIKE THAT.  
 4:57:45PM I WOULD SUGGEST TO YOU FROM MY KNOWLEDGE, IF THEY ARE LINED  
 4:57:55PM WITH MATERIAL, THESE MATERIAL HAVE SOUND PENETRATION RATING,  
 4:58:01PM SPR.  
 4:58:02PM MOST PEOPLE PUT UP 23 RATING, WHICH ISN'T GOOD ENOUGH.  
 4:58:06PM IT'S RECOMMENDED 45 BE THE MINIMUM, PREFERABLY 65.  
 4:58:10PM SO IN READING THE REPORT, IF IT ADDRESSES THAT, TRY TO KEEP  
 4:58:15PM THAT IN MIND.  
 4:58:16PM OTHER THINGS I HEARD TONIGHT, I'M NOT AGAINST PICKLEBALL.  
  
 4:58:23PM I WAS MR. 367 AT THE PAST MEETING.  
 4:58:28PM NOW I'M MR. 850.  
 4:58:29PM I DON'T REALLY HAVE SKIN IN THIS.  
 4:58:33PM BUT I WOULD LIKE TO SEE IT DONE CORRECTLY.  
 4:58:36PM IF THERE'S SOME COMPUTER ANALYSIS, IT WAS MENTIONED THAT  
 4:58:44PM PREDICTED RESULTS FOR AS BUILT, AFTERWARDS, THERE WERE NO  
 4:58:52PM COMPLAINTS.  
 4:58:52PM THAT'S FINE.  
 4:58:53PM TECHNICALLY FROM DATA, I WOULD REALLY BE CURIOUS AS TO WHAT  
 4:58:57PM THE PREDICTED SOUND DATA WAS, AND THEN AFTERWARDS, ANOTHER  
 4:59:07PM SOUND STUDY TO REALLY COMPARE IF THE INITIAL ESTIMATE WAS AT  
 4:59:15PM ALL ACCURATE.

4:59:18PM IF YOU FOLLOW WHAT I'M SAYING.  
 4:59:20PM THAT WOULD BE NICE.  
 4:59:21PM THAT WOULD BE NICE.  
 4:59:22PM AND IF THERE'S ANY MONEY IN THE BUDGET FROM HERITAGE, IF  
 4:59:26PM THERE ARE SOME HOLES IN THIS, IF THEY HAVE SOME MONEY TO  
 4:59:30PM MAYBE EXTEND THE CURTAINS OR WHATEVER YOU'D HAVE TO DO, TO  
 4:59:36PM FINE TUNE THE FACILITY.  
 4:59:40PM WE'LL SEE HOPEFULLY.  
 4:59:42PM CAN I READ THE REPORT AND MAYBE COMMENT FURTHER NEXT TIME.  
 4:59:45PM I DON'T KNOW.  
 4:59:45PM I HOPE SO.  
 4:59:46PM BUT I APPRECIATE YOUR TIME.  
 4:59:48PM THANKS.

4:59:48PM >>Anthony Gargano: THANK YOU.  
 4:59:49PM >>Mary Gibbs: IF I CAN SAY SOMETHING, IF I CAN GET YOUR  
 4:59:53PM E-MAIL.  
 4:59:53PM WAS IT MIKE?  
 4:59:53PM IF YOU WANT TO GIVE ME YOUR E-MAIL, WE GOT THE REPORT.  
 4:59:58PM WE GOT THE REPORT FROM THEM YESTERDAY.  
 5:00:00PM SO WE CAN E-MAIL YOU THE REPORT.  
 5:00:02PM ALL RIGHT.  
 5:00:05PM YOU HAVE SOME LATE-NIGHT READING.  
 5:00:10PM >>Barry Jones: OUR ABILITY TO REGULATE SOUND IS BASED ON OUR  
 5:00:14PM NOISE ORDINANCE, WHICH IS BASED ON DECIBELS.  
 5:00:18PM PICKLEBALL IS DIFFICULT BECAUSE IT HAS A STACCATO STRIKING  
 5:00:24PM SOUND THAT'S KIND OF DIFFERENT FROM DECIBELS SO IT CREATES  
 5:00:27PM MORE OF A CHALLENGE.  
 5:00:28PM SOMETIMES THERE IS CONSIDERATION GIVEN BEYOND JUST DECIBELS  
 5:00:33PM BY THE APPLICANT TO HELP MITIGATE THE DIFFERENTIAL IN SOUND  
 5:00:40PM AND OUR LIMITATIONS WITH OUR ORDINANCE.  
 5:00:42PM I DON'T KNOW IF THAT ANSWERS ANY OF YOUR QUESTIONS, BUT AT  
 5:00:45PM LEAST IT GIVES YOU A LITTLE BIT OF INFORMATION.  
 5:00:53PM >>Mary Gibbs: I HAVE A SPEAKER CARD, DONNA NESTLE BUSH.  
 5:01:01PM >> YES, MR. CHAIRMAN, MEMBERS OF THE BOARD, MY NAME IS DONNA  
 5:01:04PM NESTLE BUSH.  
 5:01:05PM I HAVE OWNED IN GRANDEZZA SINCE 2011.  
 5:01:10PM I'M HERE REPRESENTING MYSELF AND COUNTED UP ON MY PHONE, 18  
 5:01:13PM NEIGHBORS.

5:01:14PM THERE'S BEEN A TEXT THREAD GOING ON FOR THE LAST COUPLE OF  
 5:01:16PM DAYS IN ADVANCE OF THIS MEETING.  
 5:01:18PM I JUST WANT TO THANK YOU ALL FOR YOUR CAREFUL REVIEW OF THIS  
 5:01:23PM PROPOSAL.



5:01:24PM I SPOKE TODAY WITH OUR GENERAL MANAGER, STACY HENSON, OVER  
 5:01:27PM AT GRANDEZZA.  
 5:01:28PM I HAVEN'T SPOKEN WITH THE HERITAGE PEOPLE.  
 5:01:31PM I JUST FEEL PROUD OF OUR WHOLE COMMUNITY, ESTERO, GRANDEZZA,  
 5:01:36PM HERITAGE.  
 5:01:37PM I SEE THE INTERACTION THAT HAS HAPPENED OVER THE LAST  
 5:01:40PM SEVERAL MONTHS TO TRY TO PICK THE BEST LOCATION.  
 5:01:43PM WHEN A BETTER LOCATION WAS FOUND, OBVIOUSLY PEOPLE WERE  
 5:01:46PM WILLING TO MOVE OVER THERE.  
 5:01:48PM IT IS, AS SOMEONE WHO HAS LIVED THERE FOR SEVERAL YEARS AND  
 5:01:54PM CARES ABOUT THE COMMUNITY, NUMBER ONE, WE ALSO CARE ABOUT  
 5:01:56PM OUR HEALTH.  
 5:01:57PM I LOVE PICKLEBALL.  
 5:01:58PM I THINK IT KEEPS US ALL HEALTHY, AS DO THE OTHER SPORTS AT  
 5:02:03PM GRANDEZZA.  
 5:02:03PM WE ALSO CAN'T DENY THAT IT'S JUST -- IT IS THE RAGE.  
 5:02:08PM IT IS THE FASTEST GROWING SPORT IN AMERICA, I THINK.  
 5:02:10PM ALTHOUGH MY BUFFALO BILLS DID A GREAT JOB.  
 5:02:12PM I SAW SOMEBODY OVER HERE WITH A BUFFALO BILLS HAT THE OTHER  
 5:02:16PM DAY ON SUNDAY NIGHT TV.  
 5:02:18PM ANYWAY, WE ALSO CARE ABOUT OUR PROPERTY VALUES.  
  
 5:02:20PM ALAN LEVY SPOKE ABOUT THAT.  
 5:02:24PM IF A COMMUNITY DOESN'T HAVE PICKLEBALL, IT CAN BE VERY  
 5:02:27PM DISADVANTAGEOUS TO THE COMMUNITY.  
 5:02:29PM BY THE WAY, DON'T EVER CHALLENGE ALAN LEVY TO A BOCCE GAME  
 5:02:34PM BECAUSE HE'S PRO.  
 5:02:36PM WE ALSO WANT TO BE GOOD NEIGHBORS.  
 5:02:37PM I WAS VERY MOVED WHEN SOMEBODY PRESENTED EARLIER SAID THAT.  
 5:02:40PM I'M PROUD OF GRANDEZZA IN THAT WE DON'T WANT TO JUST DO THIS  
 5:02:44PM WHERE IT MIGHT NOT BE THE MOST AND THE BEST SPOT AND WHERE  
 5:02:47PM IT MIGHT HAVE AN IMPACT ON OTHER PEOPLE.  
 5:02:50PM I APPRECIATE ALL OF THE WORK THAT HAS GONE INTO COMING UP  
 5:02:54PM WITH WHAT WE THINK AND HOPE IS THE VERY BEST LOCATION.  
 5:02:57PM THE MITIGATION FACTORS OF THE FENCE AND THE SLIGHTLY HIGHER  
 5:03:02PM FENCE BEHIND THE TENNIS COURTS TO PROTECT SARACENO I THINK  
 5:03:06PM ARE ALL GREAT MEASURES.  
 5:03:08PM I KNOW THAT ALL OF US WHO ARE DYING TO GET PICKLEBALL IN  
 5:03:11PM GRANDEZZA WILL WORK WITH THIS COMMITTEE AND THE OTHERS TO DO  
 5:03:16PM WHATEVER IS POSSIBLE TO GET THE VERY BEST PLACEMENT AND DO  
 5:03:22PM ALL OF THE VERY BEST TECHNOLOGY TO KEEP THE SOUND DOWN SO  
 5:03:25PM THAT WE CAN BE GOOD NEIGHBORS TO OUR SARACENO FRIENDS.  
 5:03:28PM HAVING BEEN IN GRANDEZZA FOR MANY YEARS NOW, THERE ARE OFTEN  
 5:03:34PM THESE VERY LARGE WEDDINGS.

5:03:35PM I'VE NEVER SEEN ANY PARKING ON THE SARACENO STREET SIDE.  
 5:03:40PM I DON'T HAVE THE NUMBERS ON THE PARKING LOT.  
 5:03:44PM SOMEONE ELSE DID PRESENT THEM.  
  
 5:03:46PM THERE ALWAYS SEEMS TO BE ADEQUATE PARKING.  
 5:03:48PM I THINK ALL OF US WOULD BE VERY RESPECTFUL OF NOT WANTING TO  
 5:03:52PM PARK IN FRONT OF SOMEBODY'S HOUSE ON SARACENO TO GET TO THE  
 5:03:58PM PICKLEBALL COURTS.  
 5:03:59PM WE DO THIS FOR HEALTH AND STAY IN SHAPE.  
 5:04:03PM I PERSONALLY HAVE NO PROBLEM PARKING ON THE EAST SIDE WHERE  
 5:04:08PM THE TIKI BAR IS AND WALKING OVER TO THE PICKLEBALL COURTS.  
 5:04:11PM AGAIN, THANK YOU FOR YOUR SERVICE TO ESTERO AND TO THE  
 5:04:16PM VARIOUS COMMUNITIES.  
 5:04:17PM ALL OF US WHO LIVE HERE.  
 5:04:19PM AS I SAID, I KNOW THE RESIDENTS WILL WORK WITH THIS BODY IN  
 5:04:23PM ANY WAY POSSIBLE TO TRY TO GET PICKLEBALL COURTS IN THE VERY  
 5:04:27PM BEST LOCATION FOR ALL.  
 5:04:28PM THANK YOU.  
 5:04:29PM >>Anthony Gargano: THANK YOU.  
 5:04:39PM >> GOOD EVENING.  
 5:04:39PM I'M SUE BROWN.  
 5:04:40PM I LIVE ON SARACENO.  
 5:04:43PM IT'S NOT THE QUESTION OF STREET PARKING IN FRONT OF OUR  
 5:04:45PM HOUSES.  
 5:04:46PM IT'S THAT THAT'S ONE ROAD INTO OUR NEIGHBORHOOD WHICH IS  
 5:04:49PM CUL-DE-SAC'D.  
 5:04:50PM AND A LOT OF TIMES, LIKE WHEN THEY ARE DOING THE MULCH AND  
 5:04:55PM WE HAVE THE BIG TRAILERS PARKED THERE, OUR STREET BECOMES A  
 5:04:59PM ONE-WAY STREET.  
  
 5:05:01PM AND THAT'S OUR ONLY WAY IN AND OUT.  
 5:05:03PM THE SARACENO PEOPLE ARE MORE CONCERNED ABOUT NOT IN FRONT OF  
 5:05:06PM OUR HOUSE BUT IN FRONT OF WHERE THE PICKLEBALL IS.  
 5:05:09PM THERE ARE PEOPLE SOMETIMES DURING TENNIS THAT PUT THEIR  
 5:05:13PM GUARDS ON THE GRASS, THEN THEY BACK UP, AND THAT IS OUR  
 5:05:16PM STREET TO GO IN AND OUT.  
 5:05:17PM IT HAS NOTHING TO DO WITH PARKING IN FRONT OF OUR STREET AND  
 5:05:20PM WALKING UP TO PLAY PICKLEBALL.  
 5:05:22PM WE'RE JUST TALKING ABOUT IN THE NEW AREA WHEN YOU'RE LOOKING  
 5:05:26PM AT THE STREET.  
 5:05:27PM THANK YOU.  
 5:05:28PM >>Anthony Gargano: THANK YOU.  
 5:05:31PM >>Tammy Duran: I DON'T HAVE ANY MORE.  
 5:05:33PM >>Anthony Gargano: ANYBODY ELSE WISH TO BE HEARD?

5:05:35PM YOU CAN FEEL FREE TO COME UP AND FILL OUT A CARD AFTERWARDS.  
 5:05:40PM NO.  
 5:05:40PM GOING, GOING, GONE.  
 5:05:45PM I'LL CLOSE THE PUBLIC PORTION.  
 5:05:47PM ANY FINAL COMMENTS OR QUESTIONS?  
 5:05:53PM >>Mary Gibbs: CAN I JUST SAY THE NEXT STEPS WILL BE THEY  
 5:05:56PM FILE AN APPLICATION.  
 5:05:57PM STAFF REVIEWS IT.  
 5:05:58PM WHEN IT COMES BACK TO YOU ALL FOR THE FINAL REVIEW AND  
 5:06:02PM PUBLIC HEARING, THE APPLICANT WILL SEND A NOTICE TO ANYBODY  
 5:06:06PM WITHIN 500 FEET, POST SIGNS ABOUT THE MEETING TO MAKE SURE  
  
 5:06:10PM THAT THE PUBLIC KNOWS ABOUT THE MEETING.  
 5:06:13PM IT WON'T BE NEXT WEEK.  
 5:06:16PM IT WILL PROBABLY BE A FEW MONTHS.  
 5:06:17PM JUST TO GIVE EVERYBODY AN IDEA.  
 5:06:20PM >>Anthony Gargano: I THINK BOARD MEMBER WALLACE SUMMARIZED  
 5:06:23PM IT BEST.  
 5:06:24PM CONGRATULATIONS ON THE SPOT THAT YOU SELECTED, THAT YOU  
 5:06:28PM MOVED TO FOR THE NEW LOCATION.  
 5:06:34PM THANK YOU.  
 5:06:34PM LADIES AND GENTLEMEN, WE WILL CONTINUE.  
 5:07:37PM THE NEXT PORTION OF THIS MEETING, THIS BOARD WILL BE SITTING  
 5:07:44PM AS A QUASI-JUDICIAL BOARD.  
 5:07:50PM I'M GOING TO READ A STATEMENT HERE.  
 5:07:54PM THIS MEETING INCLUDES THE AGENDA -- THE AGENDA INCLUDES  
 5:07:57PM CERTAIN QUASI-JUDICIAL APPLICATIONS.  
 5:07:59PM IN THESE MATTERS, THE BOARD SITS IN A QUASI-JUDICIAL  
 5:08:02PM CAPACITY.  
 5:08:04PM IF YOU INTEND TO PROVIDE TESTIMONY ON ANY OF THE  
 5:08:08PM APPLICATIONS, YOU MUST BE SWORN IN BY THE BOARD ATTORNEY,  
 5:08:12PM AND SHE WILL DO THAT IN JUST A MOMENT.  
 5:08:14PM YOU SHOULD ALSO FILL OUT A PUBLIC SPEAKER'S CARD, GIVE IT TO  
 5:08:19PM THE DEPUTY VILLAGE CLERK BEFORE THE ITEM IS CALLED.  
 5:08:22PM IN GENERAL ON EACH APPLICATION, WE WILL FIRST HEAR AN  
 5:08:26PM INTRODUCTION FROM THE VILLAGE COMMUNITY DEVELOPMENT  
 5:08:29PM DIRECTOR, AND THEN A PRESENTATION FROM THE APPLICANT.  
  
 5:08:33PM THE DIRECTOR MAY THEN MAKE A PRESENTATION, AND I WILL ALLOW  
 5:08:38PM ANYONE FROM THE AUDIENCE WHO HAS BEEN SWORN IN TO PROVIDE  
 5:08:41PM TESTIMONY.  
 5:08:42PM PLEASE BE CONCISE IN YOUR COMMENTS NOT TO EXCEED FIVE  
 5:08:46PM MINUTES.  
 5:08:46PM THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS AND

5:08:52PM PROVIDE REBUTTAL.  
 5:08:53PM NOW, ABOUT CROSS-EXAMINATION, WITNESSES, INCLUDING THE  
 5:08:58PM PUBLIC, MAY BE SUBJECT TO CROSS-EXAMINATION.  
 5:09:02PM THE PUBLIC WILL NOT BE PERMITTED TO CROSS-EXAMINE WITNESSES,  
 5:09:06PM BUT THE PUBLIC MAY REQUEST THE BOARD TO DIRECT QUESTIONS ON  
 5:09:10PM THEIR BEHALF TO EITHER STAFF OR THE APPLICANT.  
 5:09:14PM PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE  
 5:09:16PM INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.  
 5:09:19PM IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR  
 5:09:24PM AUTHORITY TO SPEAK FOR THAT ORGANIZATION MUST BE PROVIDED.  
 5:09:27PM IN ADDITION, BEFORE THE PRESENTATION ON THE APPLICATION  
 5:09:32PM BEGINS, ANY WRITTEN COMMUNICATIONS THAT HAVE BEEN RECEIVED  
 5:09:35PM ON THE QUASI-JUDICIAL MATTER WILL BE PLACED INTO THE PUBLIC  
 5:09:38PM RECORD.  
 5:09:39PM I WILL ALSO ASK EACH BOARD MEMBER TO DISCLOSE ANY EX PARTE  
 5:09:44PM COMMUNICATIONS REGARDING THE PARTICULAR APPLICATION BEFORE  
 5:09:48PM IT IS HEARD AND ANY BOARD MEMBER THAT HAS A CONFLICT  
 5:09:52PM REGARDING THE APPLICATION MUST DECLARE THAT CONFLICT AND  
 5:09:55PM WILL NOT BE ALLOWED TO PARTICIPATE IN THE DISCUSSION OR VOTE  
  
 5:09:59PM ON THE APPLICATION.  
 5:10:00PM SO WILL ALL THOSE WHO INTEND TO TESTIFY IN ANY OF THE NEXT  
 5:10:06PM HEARINGS, PLEASE RAISE YOUR RIGHT HAND AND THE BOARD  
 5:10:09PM ATTORNEY WILL SWEAR YOU IN.  
 5:10:17PM >>Nancy Stroud: THAT INCLUDES ANY PUBLIC WHO INTEND TO  
 5:10:18PM SPEAK.  
 5:10:19PM DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU GIVE TONIGHT  
 5:10:24PM WILL BE THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT THE  
 5:10:26PM TRUTH.  
 5:10:27PM >> I DO.  
 5:10:29PM >>Nancy Stroud: THANK YOU.  
 5:10:31PM >>Barry Jones: DID WE EVER SWEAR NANCY IN?  
 5:10:33PM SHE WALKED IN, BUT FOR THE RECORD, SHE'S HERE.  
 5:10:43PM >>Anthony Gargano: OKAY.  
 5:10:44PM MARY, DO YOU WANT TO TEE US UP WITH THE NEXT ONE.  
 5:10:53PM WHILE YOU ARE WALKING UP TO THE FRONT, DO WE HAVE ANY EX  
 5:10:58PM PARTE COMMUNICATIONS?  
 5:11:00PM >> NO.  
 5:11:01PM >> NO.  
 5:11:02PM >>Anthony Gargano: ARE THERE ANY CONFLICTS IN THIS NEXT  
 5:11:05PM CASE?  
 5:11:06PM >> NO.  
 5:11:07PM >> NO.  
 5:11:07PM >>Barry Jones: WE ALL MET OR SOME OF US MET WITH THE

5:11:11PM        APPLICANT AND STAFF AT SOME POINT IN TIME TO DISCUSS THIS.

5:11:15PM        I DON'T KNOW THE DEFINITION OF EX PARTE.

5:11:18PM        >>Mary Gibbs: THAT WAS WHEN THE ZONING CASE WAS GOING

5:11:21PM        FORWARD, RIGHT?

5:11:22PM        >>Barry Jones: JUST TO BE CLEAR.

5:11:23PM        THANK YOU.

5:11:28PM        >>Anthony Gargano: YOU'RE UP.

5:11:29PM        >>Mary Gibbs: YOU PROBABLY REMEMBER THIS AS THE TOLL

5:11:32PM        BROTHERS PROJECT.

5:11:34PM        IT'S NOW CALLED SUMMERCREST.

5:11:38PM        IT IS LOCATED RIGHT ACROSS THE STREET AT THE CORNER OF SANDY

5:11:41PM        LANE AND CORKSCREW ROAD.

5:11:43PM        THEY ARE PROPOSING A TOWN HOUSE DEVELOPMENT WITH 153 UNITS.

5:11:47PM        I THINK WHEN YOU SAW THE ZONING, IT WAS 171.

5:11:50PM        IT WAS REDUCED TO 154 AND NOW DOWN TO 153.

5:11:54PM        IT'S ON 20 ACRES.

5:11:56PM        I KNOW YOU'VE SEEN THIS SEVERAL TIMES THROUGHOUT THE ZONING

5:12:01PM        PROCESS.

5:12:01PM        THE APPLICANT MADE SUBSTANTIAL CHANGES BASED ON PLANNING AND

5:12:05PM        ZONING BOARD COMMENTS AND ALSO COUNCIL.

5:12:08PM        WE HAD A PUBLIC INFORMATION MEETING IN DECEMBER.

5:12:10PM        SINCE THEN, THE APPLICANT HAS BEEN WORKING ON THEIR

5:12:13PM        DEVELOPMENT ORDER FOR THE DEVELOPMENT.

5:12:16PM        IT'S CONSISTENT WITH THE APPROVED ZONING, SO THE STAFF IS

5:12:20PM        RECOMMENDING APPROVAL OF IT WITH SOME STIPULATIONS THAT ARE

5:12:22PM        IN THE STAFF REPORT.

5:12:24PM        THE APPLICANT HAS A PRETTY COMPREHENSIVE PRESENTATION, SO IF

5:12:28PM        YOU DON'T HAVE ANY COMMENTS FOR ME, I THINK I'LL TURN IT

5:12:30PM        OVER TO THEM AND THEY'LL COVER EVERYTHING, KIND OF REFRESH

5:12:34PM        YOU ON THAT.

5:12:35PM        JIM HEPLER FROM TOLL BROTHERS I THINK WILL KICK IT OFF.

5:12:39PM        NEVER MIND, JACKIE LAROCQUE.

5:12:43PM        >>Nancy Stroud: MARY, WERE THERE ANY E-MAILS OR --

5:12:46PM        >>Mary Gibbs: THERE WERE NO E-COMMENTS ON THIS CASE.

5:12:48PM        I DO THINK THERE MAY BE A COUPLE OF NEIGHBORS.

5:12:53PM        I DON'T KNOW IF THEY WILL TALK OR JUST OBSERVE.

5:12:58PM        >>Anthony Gargano: THANK YOU, MARY.

5:13:00PM        >>Jackie Larocque: I AM NOT JIM FOR THE RECORD.

5:13:02PM        I AM JACKIE LAROCQUE, SENIOR DIRECTOR AT ATWELL, LICENSED

5:13:06PM        P.E. IN THE STATE OF FLORIDA.

5:13:07PM        I'M EXCITED TO RE-PRESENT THIS TO YOU.

5:13:10PM        SO WE HAVE GONE THROUGH THIS IN THE PAST.

5:13:12PM WE WERE HERE I THINK TWICE FOR PLANNING AND ZONING, ONCE FOR  
 5:13:15PM THE PIM.  
 5:13:17PM WE'RE GOING TO WALK YOU BACK THROUGH KIND OF WHERE WE LEFT  
 5:13:20PM IT OFF WITH YOU GUYS WHEN WE HAD APPROVAL.  
 5:13:22PM WE WENT AHEAD AND GOT BCC APPROVAL SINCE THEN AND SUBMITTED  
 5:13:27PM THE DEVELOPMENT ORDER APPLICATION.  
 5:13:28PM THE SITE IS FULLY ENGINEERED NOW, AND WE'RE WORKING TOWARDS  
 5:13:31PM GETTING TO CONSTRUCTION, KNOCK ON WOOD, THIS YEAR.  
 5:13:34PM THAT'S OUR GOAL.

5:13:35PM SO WITH THAT, LET ME INTRODUCE THE TEAM AGAIN.  
 5:13:40PM I'M JACKIE LAROCQUE.  
 5:13:41PM WE HAVE JIM HEPLER AND IAN BECKMAN FROM TOLL BROTHERS.  
 5:13:46PM WE'VE GOT NICK WALTERS, A LICENSED P.E. WORKING ON THE JOB  
 5:13:50PM WITH ME.  
 5:13:51PM FRANCESCA FROM COLEMAN, YOVANOVICH, OUR COUNSEL.  
 5:13:58PM SABRINA McCABE IS HERE.  
 5:13:59PM SHE WILL WALK YOU THROUGH ALL THE PRETTY STUFF.  
 5:13:59PM SHE IS THE ONE WHO WILL REFRESH YOU ON EVERYTHING BEAUTIFUL.  
 5:14:01PM NORM IS HERE FOR TRAFFIC.  
 5:14:02PM OUR ENVIRONMENTAL IS ANDREW.  
 5:14:03PM HE'S NOT HERE TODAY.  
 5:14:04PM BUT IF WE HAVE ENVIRONMENTAL QUESTIONS, WE CAN TALK THROUGH  
 5:14:06PM THAT.  
 5:14:07PM THE PROPERTY, AGAIN, IT'S RIGHT ACROSS THE STREET.  
 5:14:12PM IT'S 21 ACRES.  
 5:14:13PM YOU GUYS PROBABLY SEE IT EVERY DAY.  
 5:14:15PM WE'RE GOING TO DEVELOP IT INTO THIS TOWNHOME PRODUCT.  
 5:14:18PM IT'S 21 ACRES.  
 5:14:20PM WE DID HAVE THE ZONING APPROVED, AS MARY STATED, LAST  
 5:14:24PM OCTOBER.  
 5:14:24PM SO OUR ORDINANCE IS IN PLACE, AND WE HAVE THE ESTABLISHED  
 5:14:29PM PATTERN BOOK THAT WE HAVE FOLLOWED TO THE T.  
 5:14:31PM SO, AGAIN, THE REQUEST FOR THE RECORD IS TO OBTAIN  
 5:14:36PM DEVELOPMENT ORDER APPROVAL.

5:14:38PM WE ALREADY HAVE STAFF APPROVAL.  
 5:14:40PM THE ZONING WAS ORIGINALLY PRESENTED TO YOU AT 171 UNITS.  
 5:14:46PM WE WENT THROUGH A LOT OF BACK AND FORTH WITH YOU GUYS.  
 5:14:48PM WE MET WITH YOU SEPARATELY.  
 5:14:51PM AS BARRY STATED, WE HAD ONE-ON-ONE MEETINGS TO GET FEEDBACK.  
 5:14:54PM WHAT DO YOU WANT TO SEE?  
 5:14:55PM WHAT DO YOU WANT TO FEEL WHEN YOU DRIVE TO WORK EVERY DAY?  
 5:14:59PM A LOT OF THE FEEDBACK WE INCORPORATED.

5:15:01PM WE THEN WENT TO 154 UNITS WHICH IS WHAT THE ZONING WAS  
 5:15:04PM APPROVED AT.  
 5:15:05PM SINCE THEN, TOLL BROTHERS HAS MODIFIED ONE OF THE BUILDINGS  
 5:15:08PM AND DROPPED A UNIT, SO WE'RE AT 153.  
 5:15:11PM WE HAVE THE PRIVATE ON-SITE RECREATIONAL FACILITY WHICH WILL  
 5:15:14PM BE -- IT'S NOT ON THIS DEVELOPMENT ORDER APPLICATION.  
 5:15:17PM IT WILL COME IN AS A SEPARATE PHASE, BUT THAT WILL BE THE  
 5:15:20PM NEXT APPLICATION IN.  
 5:15:23PM AND WE'VE GOT THE PUBLIC AMENITIES THAT THAT WAS THE BIG  
 5:15:27PM THING.  
 5:15:27PM THAT WAS WHAT DO WE HAVE THAT IS A PUBLIC BENEFIT.  
 5:15:30PM WE HAVE THE CORNER PARK.  
 5:15:31PM WE HAVE THE WALKING TRAILS.  
 5:15:32PM THAT'S WHAT SABRINA IS GOING TO WALK YOU THROUGH WHEN WE GET  
 5:15:35PM TO HER SECTION.  
 5:15:36PM AGAIN, LET ME GO TO THE SLIDES, SO THIS IS THE CURRENT  
 5:15:43PM MASTER CONCEPT PLAN, THE ONLY DIFFERENCE -- IF YOU CAN  
  
 5:15:48PM FOLLOW MY MOUSE, THIS BUILDING RIGHT HERE, IT'S TWO  
 5:15:55PM BUILDINGS NOW.  
 5:15:55PM IT WAS ONE BUILDING IN WHAT WAS THE APPROVED PACKET.  
 5:15:56PM THAT BUILDING SEPARATED, AND THAT'S WHERE THE ONE UNIT WAS  
 5:16:00PM DROPPED AT.  
 5:16:01PM EVERYTHING ELSE IS CONSISTENT WITH WHAT WAS PREVIOUSLY  
 5:16:05PM APPROVED, AND, AGAIN, LIKE I SAID, IT'S FULLY ENGINEERED AND  
 5:16:11PM THIS IS THE SITE PLAN FROM THE DEVELOPMENT ORDER THAT WAS  
 5:16:13PM SUBMITTED.  
 5:16:17PM WE WENT THROUGH THE ZONING.  
 5:16:20PM AS WE WERE GOING THROUGH THE ZONING PROCESS, THE CORNER  
 5:16:23PM PARK, AS SABRINA WILL GET INTO, IS THE BIG PUBLIC BENEFIT.  
 5:16:27PM WITH THAT, PART OF THE ENGINEERING THAT WAS HAPPENING IS  
 5:16:32PM WE'RE WORKING WITH THE VILLAGE OF ESTERO ON THE DRAINAGE  
 5:16:35PM IMPROVEMENTS AND THE CROSSWALKS AT THE CORNER OF CORKSCREW  
 5:16:40PM AND SANDY LANE.  
 5:16:41PM THE VILLAGE REDESIGNED THAT AREA.  
 5:16:43PM TOLL BROTHERS IS TAKING THE COST OF THE DRAINAGE  
 5:16:45PM IMPROVEMENTS FOR THAT.  
 5:16:46PM THEY ARE IMPROVING IT PER THE PLANS THAT THE VILLAGE ALREADY  
 5:16:50PM HAS DESIGNED AND THAT'S PART OF OUR FIRST PHASE OF  
 5:16:55PM CONSTRUCTION IN ORDER TO GET THAT DONE, COMPLETE, GET THE  
 5:16:57PM PARK ONLINE.  
 5:16:58PM WE'RE ALSO HELPING WITH THE CONSTRUCTION COST FOR THE  
 5:17:02PM CROSSWALKS ALONG CORKSCREW.

5:17:03PM WE'RE NOT BUILDING THEM, BUT WE'RE DONATING INTO THE FUND  
 5:17:06PM FOR THAT PER OUR ZONING DOCUMENT.  
 5:17:08PM WE HAVE THE DEVELOPMENT ORDER LANDSCAPE PLANS.  
 5:17:18PM YOU HAVE THE FULL PACKAGE.  
 5:17:20PM SABRINA WILL TALK THROUGH THIS IN MORE DETAIL.  
 5:17:23PM WITH THAT, I'M SORRY GOING TO HAND IT OVER TO SABRINA.  
 5:17:26PM WE'LL TALK THROUGH LANDSCAPE STUFF.  
 5:17:27PM WE'LL TALK THROUGH A LITTLE BIT OF TRAFFIC.  
 5:17:29PM I'M GOING TO COME BACK UP AND TALK THROUGH BUILDING  
 5:17:31PM ELEVATIONS.  
 5:17:35PM BRANDON SINNERY IS SICK TODAY SO I'LL FILL IN AS THE TOLL  
 5:17:38PM BROTHERS REPRESENTATIVE.  
 5:17:50PM >>Sabrina McCabe: GOOD EVENING.  
 5:17:51PM THANK YOU, JACKIE.  
 5:17:53PM I WILL DO MY BEST.  
 5:17:58PM IF YOU CAN'T HEAR ME, LET ME KNOW.  
 5:18:00PM AS MENTIONED, WE REALLY HAVEN'T CHANGED MUCH OTHER THAN THE  
 5:18:06PM REDUCTION OF THE UNITS AND REFINING WHAT WE WERE WORKING ON  
 5:18:09PM AS WE GOT INTO THE D.O. DESIGN.  
 5:18:11PM WE STILL ARE PROVIDING THE SAME ENHANCED BUFFERS ALL THE WAY  
 5:18:15PM AROUND THE PERIMETER AS WELL AS WHAT YOU SEE ON THIS SLIDE  
 5:18:19PM CURRENTLY, THE PUBLIC AMENITY ELEMENTS.  
 5:18:21PM THEY ARE HIGHLIGHTED IN THE GREEN AREAS.  
 5:18:23PM WE HAVE ON THE EAST CORNER ON DESIGN PARK, A COMMUNITY PARK  
 5:18:28PM THAT HAS A GAZEBO CONNECTED TO THE TRAIL SYSTEM THAT IS  
  
 5:18:32PM PROPOSED TO RUN ALONG THE DRAINAGE TO THE NORTH OF THE CANAL  
 5:18:36PM ALONG CORKSCREW.  
 5:18:37PM WE WORKED WITH STAFF.  
 5:18:39PM IT WAS THE BEST AND SAFEST TO HAVE THE MULTIUSE TRAIL  
 5:18:42PM CONNECTION ON THE NORTH SIDE OF THE DRAINAGE CANAL, WHICH  
 5:18:44PM WAS GREAT FOR ME AND ALLOWED US TO KEEP ALL THE BEAUTIFUL  
 5:18:47PM TREES THAT ARE EXISTING ALONG THE BACK OF CURB AND GIVE THAT  
 5:18:51PM STREET TREE EXPERIENCE.  
 5:18:53PM ON THE OTHER SIDE OF IT, WE HAVE A TRAIL THAT RUNS FROM EAST  
 5:18:56PM TO WEST, CONNECTS YOU TO THE WEST CORNER PARK WHICH IS A  
 5:19:00PM LITTLE BIT LARGER OF AN AREA AND WILL THEN CONNECT YOU INTO  
 5:19:04PM CROSSWALKS THAT ARE BEING COORDINATED WITH VILLAGE OF ESTERO  
 5:19:06PM THAT WILL CROSS CORKSCREW AND SANDY.  
 5:19:09PM SO AS WE GET FURTHER ON, YOU'LL SEE MORE DETAIL ON BOTH  
 5:19:13PM THESE PARKS AND PERSPECTIVES THAT WE TRIED TO STAY VERY  
 5:19:17PM CONSISTENT WITH IN THEIR SPECIES AND PLANTINGS AS WELL AS  
 5:19:20PM THE DESIGN.  
 5:19:23PM YOU'LL SEE ALSO SOME OF THE GREENSPACES WITHIN THE



5:19:26PM COMMUNITY.  
 5:19:26PM WHAT I WANT TO POINT OUT WITH THE MOUSE, BECAUSE THIS  
 5:19:29PM DOESN'T SHOW LATER, RIGHT BY THIS PARKING LOT TO THE AMENITY  
 5:19:32PM HERE, IF YOU CAN SEE THAT, AND OVER HERE BY THE OTHER  
 5:19:35PM PASSIVE PARK, YOU'LL SEE A WALKWAY.  
 5:19:38PM THERE ARE TWO GATES LOCATED THERE FOR RESIDENTS TO ACCESS  
 5:19:41PM THAT MULTIUSE TRAIL.  
  
 5:19:43PM SO WE HAVE SOME ORNAMENTAL GATES IN THOSE LOCATIONS.  
 5:19:47PM THERE IS AN EIGHT-FOOT PERIMETER WALL TO THE NORTH, CONCRETE  
 5:19:53PM WITH A FINISH THAT WILL BE COMPLEMENTARY TO THE BUILDINGS  
 5:19:56PM AND MATCH THE COLOR PALETTE.  
 5:19:59PM TO THE EAST, SOUTH, AND WEST WILL BE A SIX-FOOT CONCRETE  
 5:20:02PM WALL.  
 5:20:03PM YOU'LL SEE ALSO AS WE GET TO THE LAKE, IT IS A LITTLE MORE  
 5:20:06PM SINUOUS.  
 5:20:07PM WE CREATED A LITTLE BETTER OF A CURVY SHAPE TO GIVE MORE  
 5:20:10PM INTEREST.  
 5:20:11PM IT HAS LAKE FOUNTAINS.  
 5:20:12PM ALSO WHERE WE WOULD LIKE TO PROVIDE THE VIEW, GET A LITTLE  
 5:20:15PM BIT OF THE VIEW OF THE LAKE AND THE FOUNTAIN.  
 5:20:17PM SO YOU'LL SEE SOME RENDERINGS WHERE WE SHOW WHAT THE VIEW  
 5:20:23PM COULD LOOK LIKE AS YOU'RE PASSING BY.  
 5:20:25PM YOU'LL SEE GAPS WHERE WE HAVE FENCE PANELS THAT ALLOW A  
 5:20:28PM LITTLE BIT MORE OF THAT LOOK THROUGH.  
 5:20:31PM ALSO, WITH THE LANDSCAPE BUFFER PLANTINGS, WE'LL BE ABLE TO  
 5:20:36PM PROVIDE A NICE SHADED WALK SYSTEM, PLANTING ALONG THAT  
 5:20:41PM WALKWAY.  
 5:20:41PM SO THIS WAS -- THIS IS WHAT WE WORKED THROUGH AND CREATED  
 5:20:46PM FOR THE WEST CORNER PARK.  
 5:20:47PM IT DOES HAVE A MULTIUSE TRAIL, WHICH THE ONE THING WE HAVE  
 5:20:51PM ADDED SINCE THIS RENDERING IS WE HAVE A TRAIL THAT GOES  
 5:20:55PM THROUGH THE PARK, THROUGH THE CIRCLE, BUT WE ALSO HAVE A  
  
 5:21:00PM BYPASS, THOSE ON THE MULTIUSE RIDING THAT DON'T WANT TO COME  
 5:21:04PM THROUGH THE MIDDLE WHERE PEOPLE MAY BE SITTING ENJOYING THE  
 5:21:07PM SPACE AREN'T INTERRUPTED.  
 5:21:11PM BEAUTIFUL PAVING PATTERN.  
 5:21:14PM THIS IS WHERE WE ENHANCED THE LANDSCAPE TO ADD A LITTLE BIT  
 5:21:17PM OF TROPICAL COVER AND PLANTINGS THAT WILL ENHANCE THAT  
 5:21:20PM CORNER AND CREATE A NICE FEEL AND ALSO A NICE VIEW FROM  
 5:21:23PM WHETHER YOU ARE A PEDESTRIAN, BIKE, OR CAR.  
 5:21:26PM THESE ARE SOME MORE SHOTS AS YOU ARE ENTERING INTO THE PARK.  
 5:21:31PM THIS ONE IS REALLY NICE AS YOU COME OFF THE CENTER.

5:21:35PM YOU SEE IN THE BACKDROP A LARGE SPECIMEN TREE.  
 5:21:38PM WE DID HAVE TO REMOVE ONE OAK THAT WAS IN A LITTLE BIT OF  
 5:21:44PM ROUGH SHAPE, BUT WE ARE REPLACING IT AND PUTTING A NICE  
 5:21:47PM SPECIMEN TREE ON THAT CORNER WHICH WILL ALSO HELP AS A  
 5:21:50PM BUFFER BETWEEN THE TWO BUT A BEAUTIFUL BACKDROP TO THIS  
 5:21:54PM PARK.  
 5:21:54PM THAT WOULD BE YOUR VIEW IF YOU'RE DRIVING ALONG.  
 5:22:01PM NOW, YOU HAVE TO IMAGINE THERE ARE POWER LINES AND OTHER  
 5:22:03PM THINGS THERE THAT WE'RE NOT SHOWING.  
 5:22:06PM YOU'LL GET A CHANCE TO SEE THAT EVEN AS YOU'RE DRIVING A  
 5:22:08PM NICE SPOT IN THE CORNER WITH SOME COLOR.  
 5:22:13PM WE DO HAVE SIMILAR PLANTINGS THAT WE HAVE A LITTLE BIT MORE  
 5:22:16PM THAN THIS.  
 5:22:17PM WE DO HAVE THE OAKS AND THE SABALS AND NATIVE SPECIES, BUT  
 5:22:22PM WE ARE ADDING A FEW MORE SPECIES AND LINING THIS WITH SOME  
  
 5:22:27PM TALLER PALMS, ABILITY TO LIGHT IN THE HOLIDAY TIMES AND  
 5:22:31PM THINGS LIKE THAT AND ADD INTEREST.  
 5:22:33PM SO THIS IS THE VIEW I WAS TALKING ABOUT AS YOU PASS  
 5:22:36PM CORKSCREW.  
 5:22:37PM THOSE SNAPSHOTS WHERE WE'RE TRYING TO GIVE PEEK-THROUGHS  
 5:22:41PM INTO THE LAKE AND THE FOUNTAIN FEATURES.  
 5:22:43PM NOT JUST A SOLID WALL AND UNDULATION ALONG CORKSCREW.  
 5:22:48PM THIS IS WHERE WE GET INTO THE BUFFERS OF EACH.  
 5:22:51PM AS I MENTIONED, WE PROVIDED ENHANCED BUFFERS.  
 5:22:53PM IT'S BEEN VERY TIGHT AS WE WORK THROUGH WITH UTILITIES, BUT  
 5:22:57PM WE ARE PROVIDING THIS, WHICH IS A LAYERING OF CANOPY AND  
 5:23:02PM PALMS TO HELP PROVIDE THAT AS IT GROWS IN, THAT LAYERED  
 5:23:07PM GREEN SCREEN.  
 5:23:08PM ALSO SOME ACCENT COLORS TO HAVE SOME INTEREST ALONG THE  
 5:23:12PM WALK.  
 5:23:12PM WE WERE ABLE TO DO A LITTLE BIT OF MEANDERING WHERE WE COULD  
 5:23:16PM SO IT WASN'T SO STRAIGHT.  
 5:23:18PM I KNOW THIS SHOWS IT STRAIGHT, BUT THERE IS A LITTLE  
 5:23:21PM UNDULATION WHERE WE COULD FIT IT.  
 5:23:23PM THIS IS YOUR VIEW FROM ESTERO RIVER.  
 5:23:25PM SO THIS IS THE NORTH.  
 5:23:26PM THEY ARE CONSISTENT AS WELL WITH ENHANCED BUFFER.  
 5:23:29PM THE TEAM DID -- SORRY, THE TEAM.  
 5:23:32PM THEY ARE PART OF THE TEAM NOW.  
 5:23:33PM THE ESTATES GROUP DID ASK TO DO SHADY LADIES AS OPPOSED TO  
  
 5:23:37PM LIVE OAKS.  
 5:23:38PM THEY ALSO ASKED FOR AN EIGHT-FOOT WALL.

5:23:41PM THAT IS OUR LAYERING WITH PALMS, OAKS, SILVER BUTTON WOODS  
 5:23:47PM AND OVER TIME WILL CONTINUE TO GROW.  
 5:23:49PM THIS IS YOUR VIEW FROM SANDY LANE, WHICH IS VERY SIMILAR TO  
 5:23:52PM WHAT YOU'RE SEEING ON CORKSCREW AND DESIGN PARK.  
 5:23:59PM THE COMMUNITY PALETTE IS NATIVE FOR ALL THE CODE  
 5:24:03PM REQUIREMENTS, BUT THEN ENHANCED WITH ADDITIONAL.  
 5:24:09PM AND THAT'S IT.  
 5:24:15PM >>Mary Gibbs: JACKIE WILL BE APPEARING AS BRANDON.  
 5:24:18PM >>Jackie Larocque: I'M JIM TONIGHT AND BRANDON TONIGHT.  
 5:24:23PM JACKIE LAROCQUE FOR THE RECORD.  
 5:24:24PM BRANDON IS SICK TODAY, SO YOU GET ME.  
 5:24:28PM I'M A CIVIL.  
 5:24:28PM I DON'T DO BUILDINGS, SO WE'RE GOING TO WALK THROUGH THIS AS  
 5:24:32PM BEST WE CAN.  
 5:24:33PM TOLL BROTHERS IS HERE IF WE HAVE QUESTIONS.  
 5:24:35PM THE COLOR PALETTE, IF YOU GUYS REMEMBER WHEN THEY WERE HERE  
 5:24:38PM LAST TIME, WE HAD THE FOUR SAMPLES IN FRONT OF YOU.  
 5:24:40PM THOSE ARE STILL THE SAME COLORS THAT WE'RE GOING WITH.  
 5:24:43PM THOSE ARE WHAT'S REPRESENTED UP THERE.  
 5:24:45PM THEY WERE JUST A HAIR DIFFERENT IF YOU REMEMBER WHEN WE WERE  
 5:24:48PM IN PERSON BUT WE HAD THEM AND WE ALL LOOKED AT THEM.  
 5:24:51PM WE HAD A LOT OF COMMENTS ON THE FACADES OF THE BUILDINGS,  
 5:24:55PM THE WINDOW DORMERS, THE SHUTTERS, THINGS LIKE THAT.  
  
 5:24:59PM I'LL WALK YOU KIND OF BACK THROUGH WHAT THE BUILDING  
 5:25:03PM ELEVATIONS LOOK LIKE.  
 5:25:04PM SO THIS IS A FRONT.  
 5:25:08PM THIS IS A SIDE.  
 5:25:11PM WE'VE GOT A REAR ELEVATION.  
 5:25:13PM THERE WAS A LOT OF TALK LAST TIME, IF YOU REMEMBER, ON THE  
 5:25:16PM REAR ELEVATION.  
 5:25:17PM IT WAS BORING.  
 5:25:18PM IT WAS BLAND.  
 5:25:18PM THAT'S WHERE THEY ADDED A LOT OF FEATURES TO IT.  
 5:25:22PM AND THEN TRANSPORTATION.  
 5:25:25PM LET'S GET NORM UP HERE.  
 5:25:26PM I HOPE THAT WAS GOOD.  
 5:25:31PM >>Barry Jones: THOSE SLIDES YOU JUST SHOWED, DID ANY OF YOU  
 5:25:35PM ALL GET THOSE?  
 5:25:36PM NO.  
 5:25:37PM THEY WEREN'T IN THE APPLICATION PACKAGE, NO.  
 5:25:41PM >>Jackie Larocque: WHEN WE E-MAILED THEM TO MARY.  
 5:25:43PM >>Mary Gibbs: THE PowerPoint, I DON'T THINK WE PRINT YOU  
 5:25:47PM THE PowerPoint.

5:25:48PM I THINK WE SEND YOU THE LINK.  
 5:25:49PM >>Barry Jones: UNDERSTOOD.  
 5:25:50PM I'M JUST USED TO SEEING THE ARCHITECTURALS.  
 5:25:53PM I WANT TO MAKE SURE NOBODY ELSE HAS SEEN THOSE.  
 5:25:56PM BECAUSE THAT'S THE FIRST TIME I HAD SEEN THOSE BUILDINGS AND  
  
 5:25:57PM THAT WAS PRETTY QUICK.  
 5:26:03PM >>Jackie Larocque: WE'LL GO BACK THROUGH THEM.  
 5:26:03PM THEY ARE THE EXACT SAME BUILDINGS.  
 5:26:05PM THEY ARE BEAUTIFUL.  
 5:26:06PM IF YOU WANT TO GO BACK THROUGH, WE CAN LOOK AT THEM AGAIN.  
 5:26:09PM OKAY.  
 5:26:09PM WE'LL BRING NORM UP.  
 5:26:14PM >> GOOD AFTERNOON.  
 5:26:15PM MY NAME IS NORM TREBILCOCK.  
 5:26:18PM I AM A CERTIFIED PLANNER, PROFESSIONAL ENGINEER AND  
 5:26:21PM PROFESSIONAL OPERATIONS ENGINEER WITH OVER 35 YEARS OF LOCAL  
 5:26:25PM EXPERIENCE.  
 5:26:25PM WE PREPARED THE TRAFFIC IMPACT STATEMENT FOR THE PROJECT AND  
 5:26:28PM ALSO WE HELPED WITH THE SITE LIGHTING, TOO, IF THERE ARE ANY  
 5:26:32PM QUESTIONS ON SITE LIGHTING FOR THE PROJECT AS WELL.  
 5:26:34PM JUST FROM A TRAFFIC STANDPOINT, WE USE THE INSTITUTE OF  
 5:26:52PM TRANSPORTATION ENGINEERS TRIP GENERATION.  
 5:26:55PM WE DID BASE IT ON THE 154.  
 5:26:57PM SO WE HAVE ONE MORE UNIT THAT WE BASED EVERYTHING ON AND  
 5:27:01PM THERE WOULD BE NO DIFFERENCE WITH ONE LESS UNIT.  
 5:27:03PM THE DISTRIBUTION, WE USED JUDGMENT COORDINATING WITH STAFF,  
 5:27:07PM BUT ALSO USED THE FSUTMS MODEL AS WELL THAT'S USED FOR OUR  
 5:27:12PM LOCAL TRANSPORTATION ANALYSIS.  
 5:27:14PM THE SURROUNDING ROAD NETWORK WAS ANALYZED IN 2027 LOOKING  
 5:27:18PM FORWARD A COUPLE OF YEARS.  
  
 5:27:22PM WE USE THE LEE COUNTY CONCURRENCY REPORT AND THE VILLAGE  
 5:27:26PM TRAFFIC COUNT REPORTS FOR THE BACKGROUND TRAFFIC.  
 5:27:30PM IT IS BACKGROUND PROVIDED TO US THAT WE ADD OUR TRAFFIC TO.  
 5:27:34PM THAT IS THE BASIS OF IT, SO IT'S INDEPENDENT THAT WAY.  
 5:27:37PM REALLY JUST OVERALL, THE PROJECT ISN'T A SIGNIFICANT  
 5:27:42PM GENERATOR FOR THE ANALYZED ROAD NETWORK IN THE AREA HERE AS  
 5:27:46PM WELL.  
 5:27:46PM WE DID AT THIS POINT HAVE TO LOOK AT TURN LANE WARRANTS, AND  
 5:27:50PM WE DIDN'T MEET THE WARRANT FOR TURN LANES OR ANYTHING.  
 5:27:56PM WE ARE FOLLOWING THROUGH WITH THE COMMITMENTS AS JACKIE HAD  
 5:27:58PM MENTIONED, THE CROSSWALK IMPROVEMENTS THAT WE'RE WORKING ON  
 5:28:02PM AND THEN ALSO ON PARC LANE ITSELF, THE EGRESS STRIPING AS

5:28:06PM WELL THAT'S REFLECTED IN THE TRAFFIC, RATHER IN THE CIVIL  
 5:28:11PM ENGINEERING DRAWINGS FOR THE PROJECT.  
 5:28:12PM THERE IS ADEQUATE AND SUFFICIENT ROADWAY CAPACITY TO  
 5:28:15PM ACCOMMODATE THE PROJECT AT BUILD-OUT.  
 5:28:17PM I'M AVAILABLE FOR ANY QUESTIONS ON THE LIGHTING AS WELL.  
 5:28:20PM STAFF HAD REVIEWED THE LIGHTING PLANS, MEETING THE VILLAGE'S  
 5:28:27PM CRITERIA IN TERMS OF HEIGHTS AND ALSO WITH COLOR TEMPERATURE  
 5:28:31PM AND BUG RATINGS AND AS SUCH AND ALSO NOT SPREADING THE LIGHT  
 5:28:36PM BEYOND THE PROJECT AS WELL.  
 5:28:37PM WITH THAT, I'M AVAILABLE.  
 5:28:41PM THE TEAM IS AVAILABLE FOR ANY QUESTIONS YOU MAY HAVE AS  
 5:28:44PM WELL.  
 5:28:44PM THANK YOU.

5:28:48PM >>Dan Williams: ON PAGE 4 OF WHAT WAS PROVIDED TO US, I  
 5:28:52PM DON'T KNOW IF YOU HAVE THAT.  
 5:28:54PM I HOPE YOU DO.  
 5:28:54PM >>Mary Gibbs: I THINK IT IS THE SITE PLAN.  
 5:28:59PM >>Dan Williams: UNDER THE PHASING TABLE AND IT'S VERY SMALL  
 5:29:04PM PRINT, BUT IT MAKES USE -- MAKES REFERENCE TO MULTIUSE  
 5:29:07PM PARKING ALONG CORKSCREW.  
 5:29:09PM AND I WASN'T QUITE SURE WHAT THAT MEANT OR WHERE IT WOULD  
 5:29:14PM BE.  
 5:29:14PM I MAY NOT HAVE READ IT CORRECTLY.  
 5:29:18PM IT'S VERY, VERY SMALL PRINT.  
 5:29:20PM I TOOK OUT MY MAGNIFYING GLASS.  
 5:29:46PM >>Jackie Larocque: THERE IS NO PARKING ON CORKSCREW.  
 5:29:48PM LET ME CONFIRM THAT, FIRST OF ALL.  
 5:29:51PM WE'RE DEFINITELY NOT PARKING ANYBODY ON CORKSCREW.  
 5:29:57PM >>Dan Williams: THAT'S WHY I WAS A LITTLE BIT CONCERN WHEN I  
 5:30:01PM THOUGHT I READ THAT.  
 5:30:07PM >>Jackie Larocque: I'M JUST LOOKING FOR THE NOTE.  
 5:30:09PM I DON'T SEE IT.  
 5:30:10PM WE'LL LOOK FOR THAT NOTE.  
 5:30:14PM IF IT'S ON THERE, WE'LL WORK WITH MARY.  
 5:30:17PM >>Mary Gibbs: CAN I ASK WHAT SHEET NUMBER?  
 5:30:21PM >> SHEET 4.  
 5:30:23PM >>Barry Jones: PHASING PLAN, SHEET 4.  
 5:30:25PM PROBABLY UNDER THE PHASING TABLE THAT HE PICKED IT UP.

5:30:31PM >>Jackie Larocque: WE'LL LOOK FOR IT, MARY.  
 5:30:33PM IF WE FIND IT, WE'LL COORDINATE WITH YOU.  
 5:30:42PM >>Barry Jones: JACKIE, COULD I ASK YOU A FEW QUESTIONS?  
 5:30:46PM THE CANAL OUT FRONT, THAT'S ON YOUR SITE OR HALF ON YOUR

5:30:48PM SITE, HALF OFF, IS THAT IN AN EASEMENT?

5:30:51PM >>Jackie Larocque: IT IS IN THE LEE COUNTY RIGHT-OF-WAY.

5:30:54PM >>Barry Jones: SO IF YOU WANTED TO DO ANY SORT OF LANDSCAPE

5:30:58PM ENHANCEMENTS WITHIN THAT CANAL EASEMENT, SIMILAR TO AS BEEN

5:31:03PM DONE ELSEWHERE UP AND DOWN CORKSCREW, WOULD THAT BE

THROUGH

5:31:05PM AN AGREEMENT WITH VILLAGE OF ESTERO OR WITH LEE COUNTY

5:31:09PM RIGHT-OF-WAY?

5:31:09PM >>Jackie Larocque: OUR PROPERTY LINE IS BASICALLY TOP OF

5:31:13PM BANK ON THAT CANAL.

5:31:14PM THE SIDEWALK IS ALL ON OUR PROPERTY.

5:31:16PM THE LANDSCAPING IS ALL ON OUR PROPERTY.

5:31:20PM WE WON'T NEED TO GO TO LEE COUNTY FOR OUR LANDSCAPE

5:31:23PM AGREEMENT.

5:31:23PM >>Barry Jones: I UNDERSTAND.

5:31:25PM ONE OF THE OPPORTUNITIES AND CHALLENGES ON CORKSCREW ROAD IS

5:31:29PM THESE OPEN CANALS THAT ARE SOMEWHAT OF AN EYESORE.

5:31:33PM THEY CAN BE ENHANCED WITH PROPER LANDSCAPE PROCEDURE.

5:31:39PM I'M TRYING TO FIGURE OUT HOW TO ENHANCE THE EXPERIENCE

5:31:42PM THROUGH A SHARED AGREEMENT TO MAKE SOMETHING HAPPEN WITHIN

5:31:44PM THAT CANAL, IF POSSIBLE, TO MAKE IT SOMETHING BESIDES A

5:31:49PM DIRTY DIRT CANAL.

5:31:50PM >>Jackie Larocque: IF WE WANTED TO DO GRASSES OR SOMETHING

5:31:53PM ALONG THE CANAL, THAT WOULD BE THE JOINT AGREEMENT WITH LEE

5:31:56PM COUNTY.

5:31:57PM >>Barry Jones: THE VILLAGE CURRENTLY MAINTAINS -- MARY, DOES

5:32:02PM THE VILLAGE MAINTAIN THE LANDSCAPE ON CORKSCREW ROAD

5:32:07PM RIGHT-OF-WAY?

5:32:08PM >>Jim Wallace: YES.

5:32:09PM >>Barry Jones: I'M GOING WITH THAT.

5:32:12PM [ LAUGHTER ]

5:32:14PM >>Jackie Larocque: SHE HIT A GROWTH SPURT.

5:32:24PM >>Barry Jones: NEVER KNOW WHERE THIS IS GOING TO GO, DO WE?

5:32:27PM THERE ARE THINGS ON CORKSCREW ROAD OUT THERE IN FRONT OF YOU

5:32:31PM THAT ARE ON THE RIGHT-OF-WAY THAT I UNDERSTAND ARE OUTSIDE

5:32:34PM YOUR PROJECT LIMITS, THAT IF THEY WERE TO BE ADDRESSED TO

5:32:36PM HELP ENHANCE NOT ONLY YOUR PROJECT BUT THE VILLAGE

5:32:40PM EXPERIENCE, THERE IS THAT EXISTING TURN LANE.

5:32:44PM WHAT IS THE DISPOSITION OF THAT?

5:32:46PM >>Jackie Larocque: WE ARE REMOVING THE TURN LANE.

5:32:48PM THAT WAS PART OF OUR --

5:32:51PM >>Barry Jones: -- CROSS WALK.

5:32:52PM >>Jackie Larocque: THERE IS AN EXISTING TURN LANE THAT TURNS

5:32:54PM INTO THE PROPERTY.  
 5:32:55PM THAT'S COMING OUT.  
 5:32:57PM >>Barry Jones: IT'S SOMEWHERE IN THE BACK OF SOMEWHERE THAT  
 5:33:01PM I DON'T REMEMBER.  
  
 5:33:01PM SO THAT TURN LANE IS COMING OUT.  
 5:33:04PM THAT WILL ALL GO TO GRASS.  
 5:33:06PM THAT CROSS WALK, THAT PIPE IS COMING OUT.  
 5:33:09PM SO THERE'S WORK BEING DONE IN THE RIGHT-OF-WAY.  
 5:33:11PM AND I DON'T KNOW IF THE VILLAGE IS INTERESTED IN  
 5:33:14PM ENTERTAINING SOMETHING TO TRY AND MAKE SOMETHING WITH THE  
 5:33:17PM DITCH EITHER HERE OR LENNAR IS INTERESTED IN -- TOLL  
 5:33:23PM BROTHERS.  
 5:33:24PM SORRY.  
 5:33:24PM LOOKING AT THE OTHER JOB.  
 5:33:25PM IF TOLL BROTHERS IS INTERESTED IN DOING SOMETHING IN THAT  
 5:33:28PM RIGHT-OF-WAY TO HELP ENHANCE THEIR FRONT DOOR OR NOT.  
 5:33:31PM SO THERE IS AN OPPORTUNITY THERE.  
 5:33:33PM PEDESTRIAN ACCESS DIRECTLY TO CORKSCREW ANYWHERE?  
 5:33:38PM >>Jackie Larocque: PEDESTRIAN YES TO THE MULTIUSE PATH.  
 5:33:41PM VEHICULAR, NO.  
 5:33:41PM >>Barry Jones: JUST AT THE CORNER IS --  
 5:33:45PM >>Jackie Larocque: NO.  
 5:33:46PM THERE ARE TWO GATES.  
 5:33:47PM >>Barry Jones: THERE'S GOING TO BE ANOTHER PED ACROSS THE  
 5:33:51PM DITCH?  
 5:33:52PM >>Jackie Larocque: NO.  
 5:33:53PM LET ME CLARIFY.  
 5:33:54PM THE ACCESS -- WHEN I SAY THE ACCESS TO CORKSCREW, IT IS THE  
 5:33:57PM MULTIUSE PATH THAT RUNS PARALLEL TO CORKSCREW.  
  
 5:34:00PM >>Barry Jones: IT'S ON THE OTHER SIDE OF THE DITCH.  
 5:34:02PM MY BAD.  
 5:34:03PM >>Jackie Larocque: CORRECT.  
 5:34:04PM YES, SIR.  
 5:34:04PM THE ONLY CROSSING OF THE DITCH IS AT CORKSCREW AND SANDY AT  
 5:34:08PM THAT INTERSECTION, WHICH IS WHERE WE ARE DOING THE DRAINAGE  
 5:34:10PM IMPROVEMENTS IN CONJUNCTION WITH THE VILLAGE.  
 5:34:16PM >>Barry Jones: GREAT.  
 5:34:16PM MY LAST QUESTION WAS GUEST PARKING.  
 5:34:19PM YOUR DRIVEWAY ARE COUNTING TOWARDS REQUIRED PARKING.  
 5:34:26PM I SEE A COUPLE OF GUEST PARKING SPOTS AROUND THE SITE.  
 5:34:30PM IS THAT TAKEN INTO CONSIDERATION OR ACCOUNTED FOR?  
 5:34:33PM >>Jackie Larocque: YES, SIR.

5:34:34PM >>Barry Jones: SO WE'RE MEETING CODE ON THE GUEST PARKING.  
 5:34:37PM >>Jackie Larocque: YES, SIR, WE ARE.  
 5:34:38PM >>Barry Jones: AMENITY IS COMING IN UNDER A SEPARATE COVER.  
 5:34:41PM >>Jackie Larocque: YES, SIR.  
 5:34:45PM >>Barry Jones: I THINK YOU ANSWERED ALL MY QUESTIONS.  
 5:34:47PM I APPRECIATE YOUR TIME.  
 5:34:50PM >>Dan Williams: IF I MAY GO BACK AND STAND CORRECTED.  
 5:34:54PM PHASING TABLE, 15 FOR DETAILS AND MULTIUSE AND IT WAS PADS,  
 5:35:00PM NOT PARKING ON CORKSCREW.  
 5:35:02PM >>Jackie Larocque: I KEPT LOOKING FOR PARKING.  
 5:35:04PM I DON'T SEE IT BUT I'M GOING TO HURT SOMEBODY IF IT'S THERE.  
 5:35:08PM [ LAUGHTER ]  
  
 5:35:12PM >>Dan Williams: I WAS TYING BACK THE NUMBERS FOR THE  
 5:35:15PM BUILDINGS WITH THE VERY FINE PRINT HERE.  
 5:35:19PM AND I TAKE IT BUILDINGS 120 THROUGH 125 ARE THE MODELS, IS  
 5:35:24PM THAT CORRECT?  
 5:35:26PM >>Jackie Larocque: 120 THROUGH 125 ARE THE MODELS, YES, SIR.  
 5:35:31PM >>Dan Williams: THAT LOOKS LIKE FIRST PHASE, WHICH MAKES  
 5:35:34PM SENSE.  
 5:35:35PM THAT IS THE DARKER PURPLE.  
 5:35:36PM THE LIGHTER PURPLE, THE SECOND PHASE, KIND OF CUTS IN FRONT  
 5:35:39PM OF THAT.  
 5:35:40PM HOW IS THAT AREA GOING TO BE ADDRESSED IN TERMS OF GETTING  
 5:35:45PM THE EQUIPMENT AND STUFF IN THERE IF THAT SECOND PHASE FOR  
 5:35:48PM THE PARKING, LOOKS LIKE YOU HAD IT --  
 5:35:55PM >>Jackie Larocque: YES.  
 5:35:56PM WE HAVE THE CONSTRUCTION ACCESS.  
 5:35:57PM WE HAVE THE SECONDARY ACCESS OFF OF GALLERIA OR DESIGN PARC  
 5:36:02PM ALSO.  
 5:36:04PM TOLL BROTHERS, THE GOAL IS GET THE ENTRY BUILT FIRST PHASE.  
 5:36:06PM GET THE MODELS UP.  
 5:36:08PM GET THE MODEL PARKING BUILT.  
 5:36:10PM ALL CONSTRUCTION ACCESS WILL COME IN THE OTHER WAY AND THEN  
 5:36:13PM WE'LL BUILD AND KIND OF PUSH OF OURS TOWARD DESIGN PARC.  
 5:36:17PM SANDY WILL BE FINISHED.  
 5:36:19PM CONSTRUCTION FENCE THAT OFF AND BE ALMOST IN TWO SEPARATE  
 5:36:23PM WORLDS.  
  
 5:36:24PM MODEL WORLD, CONSTRUCTION WORLD.  
 5:36:25PM >>Dan Williams: THANK YOU.  
 5:36:26PM ON THE PHASE 1-A, LOOKING AT THE NUMBERS OF THE UNITS, IT  
 5:36:32PM LOOKS LIKE, IF I'M READING THIS CORRECTLY, THAT ONE SECTION  
 5:36:36PM SAYS 51 THROUGH 76.



5:36:39PM >>Jackie Larocque: YES, SIR.  
 5:36:42PM >>Dan Williams: I THINK THAT IS A TRANSPOSITION, IT SHOULD  
 5:36:44PM BE 67 BECAUSE THAT WAS THE NUMBER --  
 5:36:47PM >>Jackie Larocque: YES, YOU'RE CORRECT.  
 5:36:49PM YOU'RE CORRECT.  
 5:36:50PM >>Dan Williams: THANK YOU.  
 5:36:51PM >>Jackie Larocque: WE WILL MAKE THAT ADJUSTMENT.  
 5:36:55PM >>Barry Jones: JACKIE, WHERE ARE THE MAILBOXES?  
 5:36:57PM >>Jackie Larocque: THEY WILL BE AT THE AMENITY.  
 5:36:59PM SO WE'LL PROVIDE FOR PHASE ONE WITH THE MODELS, WE'LL DO A  
 5:37:06PM TEMPORARY MAIL KIOSK AND THEN THAT NEXT D.O. WILL BE COMING  
 5:37:10PM IN HERE SHORTLY, THAT WILL HAVE OUR PERMANENT MAIL KIOSK,  
 5:37:14PM PERMANENT AMENITY PARKING LOT WITH THE MAIL DESIGNATED SPOT.  
 5:37:20PM >>Barry Jones: DO WE NEED TO STIP THAT THAT HAS TO BE DONE  
 5:37:26PM PRIOR TO CO OR SOMETHING SO THEY HAVE MAIL SERVICE --  
 5:37:30PM >>Jackie Larocque: I THINK A TEMPORARY MAIL KIOSK.  
 5:37:32PM A LOT OF TIMES WHAT WE DO WITH DEVELOPMENTS, THE BIG MAIL  
 5:37:35PM KIOSK WITH THE ROOF OVER IT, THAT COMES AT A LATER PHASE.  
 5:37:39PM WE'LL PUT ONE BOX OUT IN A STRATEGIC LOCATION.  
 5:37:42PM MAIL CAN BE DELIVERED THERE WHILE WE'RE BUILDING THE AMENITY  
  
 5:37:44PM IN THE PARKING LOT.  
 5:37:45PM THEN THE PERMANENT KIOSK IS THERE.  
 5:37:48PM >>Barry Jones: AS LONG AS EVERYBODY IS IN AGREEMENT TO  
 5:37:52PM WHAT'S HAPPENING, I'M GOOD.  
 5:37:53PM >>Jackie Larocque: UNDERSTOOD.  
 5:37:55PM >>Jim Wallace: THIS IS JIM WALLACE, IF EVERYBODY IS  
 5:37:59PM FINISHED, I CAN ASK ONE QUESTION.  
 5:38:02PM IT'S BEEN MY EXPERIENCE THAT NORMALLY PARKING AT THE  
 5:38:06PM CLUBHOUSE, USUALLY THE NUMBER OF PARKING SPACES IS 20% OF  
 5:38:12PM THE NUMBER OF UNITS, WHICH WOULD MEAN YOU WOULD NEED 30  
 SOME  
 5:38:18PM ODD, 31 PARKING SPACES.  
 5:38:21PM I NOTICED YOU ONLY HAVE 20.  
 5:38:25PM IS THIS CONSISTENT WITH BOTH?  
 5:38:29PM IT JUST SEEMS TO BE YOU DON'T HAVE ENOUGH PARKING AT THE  
 5:38:33PM CLUBHOUSE.  
 5:38:34PM >>Jackie Larocque: THIS IS CONSISTENT WITH WHAT WAS SHOWN AT  
 5:38:37PM THE ZONING.  
 5:38:38PM THE PARKING AT THE AMENITY WILL AND DOES MEET THE CODE THAT  
 5:38:41PM THE AMENITY REQUIRES.  
 5:38:42PM WHAT'S NICE ABOUT THIS ONE, TOO, IT IS A SMALLER COMMUNITY,  
 5:38:46PM SO IT IS WALKABLE, BIKEABLE, THINGS LIKE THAT.  
 5:38:49PM YOU'RE NOT DRIVING MILES TO GET TO THE CLUBHOUSE.

5:38:52PM BUT WE WILL HAVE ENOUGH PARKING PER CODE TO SERVICE THE  
 5:38:55PM AMENITY AND THE COMMUNITY.  
 5:38:58PM >>Jim Wallace: IT MAY BE PER CODE.

5:39:00PM YOU PUT THE AMENITY ON THE WEST END OF THE COMMUNITY, NOT IN  
 5:39:04PM THE CENTER OF THE COMMUNITY.  
 5:39:06PM SO IT'S A LONG WALK FOR SOMEBODY ON THE NORTHEAST CORNER TO  
 5:39:10PM THE CLUBHOUSE.  
 5:39:11PM I'M JUST SURPRISED THAT THE STAFF HAVE ALLOWED YOU TO DO 20  
 5:39:19PM SPACES RATHER THAN 30, 35, SOMETHING LIKE THAT, WHICH WOULD  
 5:39:23PM BE MORE REPRESENTATIVE OF WHAT IS TYPICALLY DONE IN THE  
 5:39:26PM CLUBHOUSE OF A COMMUNITY WITH THIS MANY UNITS.  
 5:39:29PM >>Jackie Larocque: UNDERSTOOD.  
 5:39:32PM >>Mary Gibbs: AS I RECALL, WE HAD A PRETTY LONG DISCUSSION  
 5:39:35PM AT THE ZONING HEARING WHEN WE CAME HERE AND THEN WENT TO  
 5:39:38PM COUNCIL AND KIND OF SETTLED ON THAT NUMBER BASED ON THE  
 5:39:43PM DISCUSSIONS AND THE SIZE OF THE PROJECT.  
 5:39:49PM >>Anthony Gargano: OKAY.  
 5:39:50PM >>Jim Wallace: YOU ARE A MARSHMALLOW, MARY.  
 5:39:54PM >>Michael Sheeley: MY COMMENT IS WE HAVE EVEN THIS PROJECT  
 5:40:00PM EVOLVE, THIS BOARD, AND I WANT TO THANK TOLL BROTHERS FOR  
 5:40:04PM LISTENING AND DOING THE RIGHT THING.  
 5:40:07PM I THINK IT IS A REALLY NICE PROJECT AND WILL BE WELL  
 5:40:09PM RECEIVED.  
 5:40:09PM >>Barry Jones: AGREED.  
 5:40:14PM IT'S COME A LONG WAYS.  
 5:40:16PM >>Jackie Larocque: THANK YOU FOR YOUR TIME.  
 5:40:17PM >>Anthony Gargano: ANY OTHER COMMENTS, BOARD MEMBERS?  
 5:40:18PM I'LL OPEN THE PUBLIC PORTION.

5:40:21PM DO WE HAVE ANY CARDS, TAMMY?  
 5:40:24PM >>Mary Gibbs: I HAVE A SPEAKER CARD.  
 5:40:26PM >>Tammy Duran: THEY ARE GOING TO MARY TONIGHT.  
 5:40:29PM >>Mary Gibbs: MY NEW ROLE AS DEPUTY CLERK.  
 5:40:31PM I'M NOT AS GOOD AS TAMMY, BUT TRYING.  
 5:40:34PM WE'RE ROLE PLAYING TONIGHT.  
 5:40:40PM SPEAKER CARD IS CANDACE ROSEN.  
 5:40:46PM >>Tammy Duran: SHE LEFT, MARY.  
 5:40:49PM >>Mary Gibbs: APPARENTLY I DON'T HAVE A CARD TONIGHT.  
 5:40:55PM >>Anthony Gargano: IS THERE ANYONE ELSE IN THE PUBLIC THAT  
 5:40:58PM WISHES TO BE HEARD ON THIS MATTER?  
 5:40:59PM OKAY.  
 5:41:03PM I WILL CLOSE THE PUBLIC PORTION.  
 5:41:06PM ANY FINAL COMMENTS, BOARD MEMBERS?

5:41:10PM IF NOT, WE'LL ENTERTAIN A MOTION.  
 5:41:14PM >>Michael Sheeley: I'LL MAKE A MOTION, MR. CHAIRMAN, FOR  
 5:41:17PM APPROVAL WITH THE STAFF RECOMMENDATIONS.  
 5:41:19PM >>Anthony Gargano: WE HAVE A MOTION WITH APPROVAL, THAT  
 5:41:24PM APPROVAL INCLUDES THE STAFF RECOMMENDATIONS.  
 5:41:26PM DO WE HAVE A SECOND?  
 5:41:27PM >>Dan Williams: SECOND.  
 5:41:29PM >>Anthony Gargano: MOTION HAS BEEN MADE AND SECONDED.  
 5:41:32PM ANY DISCUSSIONS ON THE MOTION?  
 5:41:34PM TAMMY, CAN WE HAVE A ROLL CALL VOTE PLEASE.  
 5:41:41PM >>Kristin Jeannin: YES.  
  
 5:41:42PM >>Barry Jones: YES.  
 5:41:44PM >>Michael Sheeley: YES.  
 5:41:46PM >>James Tatoes: YES.  
 5:41:49PM >>Jim Wallace: YES.  
 5:41:52PM >>Dan Williams: YES.  
 5:41:52PM >>Anthony Gargano: YEAH, IT LOOKS LIKE A GREAT PROJECT, YES.  
 5:41:56PM THANK YOU.  
 5:41:59PM NEXT ON THE AGENDA IS BROADWAY CROSSING.  
 5:42:11PM >>Nancy Stroud: I THINK WE ONLY DID THE CONFLICT AND EX  
 5:42:13PM PARTE FOR THE FIRST PROJECT, SO WE NEED TO DO IT AGAIN FOR  
 5:42:17PM THIS PROJECT.  
 5:42:18PM ANYBODY HAVE ANY EX PARTE COMMUNICATIONS?  
 5:42:22PM >> NO.  
 5:42:22PM >> NO.  
 5:42:23PM >> NO.  
 5:42:23PM >> NO.  
 5:42:24PM >>Nancy Stroud: CONFLICTS OF INTEREST?  
 5:42:26PM >> NO.  
 5:42:27PM >>Nancy Stroud: NONE.  
 5:42:28PM THANK YOU.  
 5:42:30PM >> GOOD EVENING, MR. CHAIRMAN.  
 5:42:32PM HOW ARE YOU?  
 5:42:33PM GOOD TO SEE YOU.  
 5:42:34PM GOOD TO BE HERE.  
 5:42:35PM TONIGHT I HAVE THE PLEASURE OF PRESENTING TO YOU BROADWAY  
  
 5:42:39PM CROSSING, WHICH IS ALSO FORMERLY KNOWN AS MAYFAIR VILLAGE.  
 5:42:44PM IF YOU REMEMBER, THIS PROJECT CAME BEFORE YOU FOR SOME  
 5:42:47PM ZONING CONSIDERATION LATE SPRING, EARLY SUMMER.  
 5:42:51PM THAT DID ADVANCE TO COUNCIL AND COUNCIL DID, IN FACT,  
 5:42:55PM APPROVE IT.  
 5:42:55PM IT IS NOW ZONED FOR A RESIDENTIAL PLANNED DEVELOPMENT.

5:42:59PM IF YOU'LL RECALL, THIS WAS A PROJECT THAT'S BEING EXECUTED  
 5:43:02PM BY LENNAR.  
 5:43:04PM IT IS PROPOSING 17 UNITS ON ROUGHLY 7.5 ACRES OF PROPERTY.  
 5:43:10PM AS PART OF THAT ZONING PROCESS, IF YOU'LL RECALL, WE DID  
 5:43:14PM HAVE VERY SPECIFIC STIPULATIONS ABOUT LIGHTING AND LANDSCAPE  
 5:43:18PM BUFFERS AS WELL AS FENCING ON THE EAST SIDE OF THE PROPERTY  
 5:43:22PM ADJACENT TO THE EXISTING HOMES AS WELL.  
 5:43:24PM AND ALL OF THAT HAS BEEN APPROPRIATELY REFLECTED IN THE  
 5:43:27PM DEVELOPMENT ORDER PLANS THAT ARE FOR YOUR CONSIDERATION  
 5:43:30PM TONIGHT.  
 5:43:31PM THERE IS GOING TO BE ROAD CONSTRUCTION AS PART OF THIS  
 5:43:35PM PROJECT.  
 5:43:35PM IT IS A PRIVATE ROAD, BUT IT WILL NOT HAVE A GATE.  
 5:43:39PM THE HOMES ARE SINGLE-FAMILY HOMES ON INDIVIDUAL LOTS WITH A  
 5:43:41PM MAXIMUM HEIGHT OF 35 FEET.  
 5:43:45PM WITH THAT, MR. CHAIRMAN, I'LL GIVE YOU A BRIEF OVERVIEW OF  
 5:43:48PM THE PROJECT.  
 5:43:49PM I'M HAPPY TO ANSWER ANY PARTICULAR QUESTIONS.  
 5:43:52PM I SHOULD MENTION ONE THING, IT WILL BE SERVED BY WATER AND  
  
 5:43:55PM SEWER FROM LEE COUNTY UTILITIES AND LENNAR AND THE ENGINEER  
 5:43:58PM HAVE BEEN COOPERATING WITH THE VILLAGE WITH THE BROADWAY  
 5:44:01PM EAST INFRASTRUCTURE AND SEWER PROJECT AS WELL.  
 5:44:05PM ALL THAT IS PROGRESSING AS WELL.  
 5:44:07PM THE HOMES WILL BE SERVED BY PUBLIC WATER AND SEWER.  
 5:44:10PM WITH THAT, MR. CHAIRMAN, UNLESS YOU HAVE ANY QUESTIONS FOR  
 5:44:13PM ME, I'LL BE HAPPY TO TURN IT OVER TO MR. JOHN WOJDAK WHO IS  
 5:44:18PM THE ENGINEER FOR THE PROJECT.  
 5:44:22PM >>Anthony Gargano: THANK YOU.  
 5:44:22PM JOHN.  
 5:44:27PM >>John Wojdak: GOOD EVENING.  
 5:44:28PM BEEN A COUPLE OF MONTHS SINCE I WAS HERE.  
 5:44:32PM >>Anthony Gargano: I WAS GOING TO SAY, HAVEN'T SEEN YOU FOR  
 5:44:34PM A WHILE.  
 5:44:35PM >>John Wojdak: IT WAS ACTUALLY FOR THIS PROJECT.  
 5:44:38PM JOHN WOJDAK WITH RESPEC REPRESENTING LENNAR HOMES, THE  
 5:44:42PM APPLICANT ON THIS.  
 5:44:43PM THANKS FOR THE INTRO, CHRISTOPHER.  
 5:44:47PM I DON'T HAVE A VERY DETAILED PRESENTATION BECAUSE WE WERE  
 5:44:52PM RECENTLY HERE AND WE REALLY HAVE CHANGED NOTHING FROM WHEN  
 5:44:55PM WE WERE HERE FOR THE ZONING.  
 5:44:58PM GREG DISERIO, OUR ESTERO RESIDENT LANDSCAPE ARCHITECT IS  
 5:45:06PM HERE.  
 5:45:07PM ALONG WITH MATT SHOREY FROM LENNAR.

5:45:09PM FAMILIAR WITH THE PROJECT LOCATION.

5:45:16PM JUST TO RECAP, WE WERE HERE IN APRIL, I BELIEVE, FIRST

5:45:24PM READING IN MAY, COUNCIL IN JUNE, AND THEN WE HAD THE

5:45:27PM DEVELOPMENT ORDER IN PROCESS DURING THAT, SO WE KIND OF

5:45:31PM WRAPPED UP THAT REVIEW AND WRAPPED THINGS UP WITH STAFF SO

5:45:36PM WE COULD BE HERE THIS EVENING.

5:45:38PM 17 SINGLE-FAMILY LOTS, GENERALLY 60 BY 130.

5:45:45PM THEY ARE A LITTLE WIDER FOR OVERHANGS AND AC UNITS AND

5:45:49PM THINGS LIKE THAT.

5:45:49PM IT IS NOT GATED.

5:45:52PM PRIVATE ROADWAY, SIDEWALK DOWN ONE SIDE.

5:45:57PM WE DID A LOT OF COORDINATION WITH THE NEIGHBORS ON THE

5:45:59PM ZONING.

5:46:00PM THAT'S ALL REFLECTED IN THE DEVELOPMENT ORDER CONSISTENT

5:46:04PM WITH THE AGREEMENTS THAT LENNAR MADE AS PART OF THE ZONING.

5:46:09PM SO WE HAVE JUST TO KIND OF GO OVER A COUPLE OF SITE PLAN

5:46:13PM ELEMENTS, THE SIDEWALK IS ON THE EAST SIDE OF THE ROAD.

5:46:20PM IN WORKING WITH STAFF, THAT SIDEWALK DOES EXTEND DOWN TO AS

5:46:24PM CLOSE AS WE CAN PHYSICALLY BUILD IT TO THE RAILROAD

5:46:28PM RIGHT-OF-WAY IN HOPES THAT EVERYBODY COMES TOGETHER FOR THAT

5:46:32PM RAILS TO TRAILS PROJECT, WHICH WOULD BE AN AWESOME THING TO

5:46:36PM HAVE.

5:46:37PM WE HAVE EMERGENCY ACCESS, EMERGENCY VEHICLES ONLY AT THE

5:46:43PM SOUTH END.

5:46:47PM RIGHT NOW THAT IS KIND OF INCONSISTENT WITH THE NEIGHBORING

5:46:51PM MASTER CONCEPT PLAN, BUT IF THAT MOVES FORWARD, HOPEFULLY

5:46:54PM THAT COULD BE CONNECTED, SO THERE'S EMERGENCY ACCESS BETWEEN

5:46:57PM THE PROJECTS.

5:47:00PM DRY DETENTION FOR THE WATER MANAGEMENT BECAUSE OF THE SIZE.

5:47:07PM THERE'S NOT ROOM FOR A LAKE WITH ALL THE SETBACKS AND SLOPES

5:47:10PM FOR THAT.

5:47:11PM AND THEN GETTING INTO THE LANDSCAPE PLAN, THIS IS THE

5:47:20PM RENDERED PLAN FROM THE PATTERN BOOK AS PART OF THE ZONING,

5:47:23PM WHICH DOES REFLECT THE COMMITMENTS WE MADE WITH THE

5:47:26PM NEIGHBORS WHERE WE HAVE THE FENCE ON THE EAST SIDE OF THAT

5:47:32PM SOUTHERN PORTION WHERE THEY BACK UP TO US.

5:47:38PM AND THEN THIS IS THE D.O. PLAN.

5:47:42PM SORRY, I DON'T HAVE A COLORIZED VERSION OF THIS.

5:47:45PM BUT IT'S BASICALLY A D.O. VERSION OF THE SAME PLAN THAT WE

5:47:48PM HAD AT THE TIME OF ZONING.

5:47:49PM GREG SAID I COULD COVER THIS AND HE WOULD ANSWER ANY

5:47:56PM QUESTIONS.

5:47:56PM THIS IS THE MONUMENT SIGN.  
 5:48:06PM PRETTY SUBTLE.  
 5:48:08PM IT'S CODE COMPLIANT.  
 5:48:09PM ONE SINGLE SIGN OUT FRONT.  
 5:48:11PM AGAIN, NON-GATED.  
 5:48:13PM KIND OF MORE, I DON'T WANT TO USE THE TERM RURAL, BUT KIND  
 5:48:17PM OF FITTING IN WITH THE CHARACTER OF THE EXISTING UNITS IN  
 5:48:21PM THE AREA.  
 5:48:22PM AND THEN ONE THING THAT GOT ADDED AT ZONING, WHICH REALLY  
  
 5:48:29PM WASN'T TALKED ABOUT HERE WITH YOU GUYS WAS JUST -- WE HAD  
 5:48:34PM PRESENTED THESE UNITS IN THE PATTERN BOOK, WHICH IS LENNAR'S  
 5:48:38PM MANOR PRODUCT LINE.  
 5:48:41PM THE COUNCIL WANTED THAT KIND OF MEMORIALIZED IN THE ZONING,  
 5:48:46PM WHICH WAS MANOR, YOU KNOW, STYLE.  
 5:48:49PM WE DIDN'T WANT TO LOCK IT DOWN TO THAT NAME IN CASE LENNAR  
 5:48:52PM CHANGED IT.  
 5:48:53PM BUT THESE ARE THE UNITS THAT THEY INTEND TO BUILD AT THIS  
 5:48:59PM LOCATION.  
 5:48:59PM THEY ARE THREE-CAR GARAGE, BRICK PAVER DRIVEWAYS, TILE  
 5:49:03PM ROOFS.  
 5:49:05PM THE HOUSE ON THE BOTTOM IS ACTUALLY A UNIT THAT I LIVE IN  
 5:49:10PM OUT AT THE PLACE.  
 5:49:16PM >>Michael Sheeley: WE'RE APPROVING JUST THE SITE DEVELOPMENT  
 5:49:18PM AND THE LOTS, CORRECT?  
 5:49:19PM IT IS A LAND PROJECT.  
 5:49:20PM >>John Wojdak: IT IS A DEVELOPMENT ORDER TO --  
 5:49:24PM >>Michael Sheeley: -- SELL SINGLE-FAMILY LOTS.  
 5:49:29PM >>John Wojdak: THAT'S CORRECT.  
 5:49:33PM >>Michael Sheeley: THAT'S THE INTENT OF THE MODELS THEY  
 5:49:33PM ARE PLANNING TO PROVIDE --  
 5:49:33PM >>John Wojdak: CORRECT.  
 5:49:33PM >>Kristin Jeannin: I HAVE A LANDSCAPE QUESTION.  
 5:49:35PM SHEET L-1 SAYS THAT YOU'LL PROVIDE A SURVEY OF THE HERITAGE  
 5:49:40PM TREE AT THE TIME OF DEVELOPMENT ORDER.  
  
 5:49:41PM THAT PROBABLY DIDN'T GET DONE.  
 5:49:47PM >>John Wojdak: IT'S JUST THE ONE, RIGHT, GREG?  
 5:49:51PM >> YES, IT WAS JUST THE ONE.  
 5:49:53PM >>John Wojdak: THERE'S ONE RIGHT HERE.  
 5:49:55PM >> GREG DISERIO WITH DAVE JONES AND ASSOCIATES.  
 5:50:02PM IT IS AN EXISTING PINE IN THAT GENERAL LOCATION.  
 5:50:08PM >>Kristin Jeannin: CAN YOU KEEP IT?  
 5:50:10PM >> WE'RE GOING TO TRY.

5:50:11PM I ASSUME WITH THE GRADING FOR THE DETENTION AS WELL AS THE  
 5:50:16PM FILL.  
 5:50:18PM >>Kristin Jeannin: I THINK WE MIGHT NEED TO ADD A  
 5:50:21PM STIPULATION BECAUSE THE WORDING ON THIS IS NOT GOING TO  
 5:50:25PM WORK.  
 5:50:26PM >>Jim Wallace: CAN YOU WELL IT?  
 5:50:28PM >>Kristin Jeannin: IF YOU ARE DOING DRY DETENTION, PROBABLY  
 5:50:31PM WORK AROUND IT.  
 5:50:32PM >>John Wojdak: THE ISSUE IS THE CONTROL ELEVATION OF THE  
 5:50:35PM WATER MANAGEMENT SYSTEM IS BASICALLY EXISTING GRADE.  
 5:50:38PM SO WE'RE NOT FILLING AROUND IT.  
 5:50:41PM THE PROBLEM IS THAT THERE WOULD BE WATER AROUND IT.  
 5:50:44PM I BELIEVE YOUR PLAN DOES NOTE THE REPLACEMENT TREES PER THE  
 5:50:49PM LDC.  
 5:50:52PM >>Kristin Jeannin: IF IT'S GOING TO GET WATER UP AROUND IT,  
 5:50:56PM IT WILL PROBABLY DIE.  
 5:50:57PM WE NEED SOMETHING ABOUT IT BEING REPLACED IF IT DIES.  
  
 5:51:12PM >> YES, I THINK WE DID HAVE A NOTE ON THERE.  
 5:51:14PM YES, WE CAN ADJUST THIS AND MAKE SURE THAT IS SHOWN AND  
 5:51:17PM REPLACED PER CODE.  
 5:51:18PM >>Kristin Jeannin: THANK YOU.  
 5:51:19PM >> ABSOLUTELY.  
 5:51:28PM >>Anthony Gargano: ANYTHING ELSE?  
 5:51:28PM I'LL OPEN THE PUBLIC PORTION.  
 5:51:35PM ANY CARDS?  
 5:51:38PM >>Tammy Duran: I DO NOT HAVE ANY.  
 5:51:39PM >>Anthony Gargano: MARY, ANY CARDS?  
 5:51:41PM [ LAUGHTER ]  
 5:51:48PM >>Tammy Duran: YOU CAN SPEAK, BUT THEN FILL OUT A CARD FOR  
 5:51:50PM ME, BECAUSE I DON'T HAVE A CARD.  
 5:51:55PM >> I JUST WANTED TO ASK IF --  
 5:51:58PM >>Tammy Duran: CAN YOU STATE YOUR NAME FOR THE RECORD?  
 5:52:02PM >> MICHAEL FLANNERY.  
 5:52:04PM THAT'S ALL I WAS ASKING.  
 5:52:09PM CAN YOU SHOW WHERE THE WATER AND SEWER LINES COME IN?  
 5:52:17PM >>John Wojdak: SO AS PART OF THE BROADWAY EAST UTILITY  
 5:52:21PM EXPANSION PLAN, BASICALLY YOU GO FROM THE RAILROAD TRACKS  
 5:52:28PM EAST AND THEN THE SEWER -- PUMP STATION, SO THIS LITTLE  
 5:52:34PM SQUARE RIGHT HERE IS A NEW PUMP STATION THAT SERVES THE  
 5:52:38PM BROADWAY EAST AREA.  
 5:52:40PM GRAVITY SEWER THAT WILL ULTIMATELY GO DOWN SANDY LANE FROM  
 5:52:45PM -- THE PUMP STATION WILL BE PART OF THE INITIAL PHASE THAT

5:52:48PM WILL SUPPORT THIS PROJECT, GO NORTH SLIGHTLY, COME DOWN  
 5:52:53PM BROADWAY TO THE WEST, SLIGHTLY PAST OUR ENTRANCE TO CATCH  
 5:52:58PM THE UNITS ALL THE WAY, THAT ABOUT THE RAILROAD.  
 5:53:02PM AND THEN THE PUMP STATION WILL HAVE A FORCE MAIN THAT GOES  
 5:53:07PM UP BROADWAY TO THE EAST AND THEN THROUGH AN EASEMENT INTO  
 5:53:11PM CASCADES.  
 5:53:12PM AND CONNECT INTO THEIR EXISTING SEWER SYSTEM.  
 5:53:17PM WHICH ULTIMATELY GOES TO THE THREE OAKS SEWER PLANT.  
 5:53:22PM WHAT WATER IS EXISTING ON BROADWAY.  
 5:53:28PM >> THE SEWER LINE IS GOING TO RUN SOUTH ON BROADWAY?  
 5:53:33PM >>John Wojdak: WEST ON BROADWAY.  
 5:53:34PM IN THE MIDDLE OF THE ROAD.  
 5:53:37PM IT WILL BE GRAVITY SEWER WITH SERVICES.  
 5:53:40PM >> [INAUDIBLE]  
 5:53:41PM >>John Wojdak: CORRECT.  
 5:53:42PM IT WILL BE INSTALLED.  
 5:53:44PM >> GO FROM THE LIFT STATION TO.  
 5:53:47PM >>John Wojdak: -- TO THE INTERSECTION.  
 5:53:49PM >> AND THEN WEST.  
 5:53:50PM >>John Wojdak: YEP.  
 5:53:53PM >> CAN IT HANDLE 17 UNITS THERE?  
 5:53:56PM >>John Wojdak: SERVICES WILL BE PROVIDED TO THE PROPERTIES  
 5:53:59PM ON THE OPPOSITE, ON THE NORTH SIDE OF BROADWAY.  
 5:54:06PM >>Barry Jones: THAT'S PART OF THE VILLAGE UTILITY EXPANSION,  
 5:54:08PM CORRECT?  
  
 5:54:08PM >>John Wojdak: THAT IS CORRECT.  
 5:54:10PM >>Barry Jones: IF HE WANTS TO SEE THE FULL LIMIT, YOU NEED  
 5:54:13PM TO LOOK AT THE VILLAGE UTILITY EXPANSION.  
 5:54:16PM IT WILL SHOW YOU WHERE THE EXTENSIONS OF ALL THOSE LINES  
 5:54:20PM WILL GO.  
 5:54:20PM IT'S NOT BEING SET UP JUST TO SERVE THIS DEVELOPMENT.  
 5:54:23PM >>John Wojdak: RIGHT, IT IS AN OVERALL PROJECT THAT WE'LL BE  
 5:54:26PM COORDINATING AND PAYING OUR PROPORTIONATE SHARE FOR WHAT  
 5:54:29PM SERVES THE PROJECT.  
 5:54:34PM >>Anthony Gargano: ANYONE ELSE IN THE PUBLIC?  
 5:54:36PM WE'LL CLOSE THE PUBLIC PORTION.  
 5:54:40PM ANY FINAL COMMENTS?  
 5:54:43PM ENTERTAIN A MOTION?  
 5:54:53PM >>James Tatoes: [INAUDIBLE]  
 5:55:02PM >>Anthony Gargano: MOTION HAS BEEN MADE TO APPROVE, THAT  
 5:55:08PM INCLUDES ANY STIPULATIONS FROM STAFF.  
 5:55:12PM WE ALSO HAVE KRISTIN'S STIPULATION ON THE TREE THAT WOULD BE  
 5:55:18PM ADDED TO THAT.



5:55:24PM >>Kristin Jeannin: IS THERE SOME REQUIREMENT ALREADY THAT IF  
 5:55:26PM THE TREES DIES IT WOULD NEED TO BE REPLACED?  
 5:55:29PM DOESN'T NEED TO ADD ANYTHING.  
 5:55:31PM >>Mary Gibbs: I THINK WE COULD ADD A STIPULATION AND SAY THE  
 5:55:34PM HERITAGE TREE, THEY WOULD TRY TO RETAIN THE HERITAGE TREE  
 5:55:37PM AND IF IT DIES, THEY HAVE TO REPLACE IT.  
 5:55:41PM >>Barry Jones: DO WE NEED TO PUT A D.E. OVER THIS ON-SITE  
  
 5:55:46PM PERIMETER SWALE THAT CONVEYS OFF-SITE WATER?  
 5:55:49PM BECAUSE THAT SHOULD HAVE A DRAINAGE EASEMENT THAT THE  
 5:55:52PM VILLAGE HAS ACCESS TO IF IT'S FOR AN OFF-SITE D.E. OR  
 5:55:56PM OFF-SITE CONVEYANCE SWALE.  
 5:55:58PM YOU CAN PUT THAT ON THE PLAT.  
 5:56:02PM IT SHOULD BE A CONDITION THAT THE VILLAGE HAS DRAINAGE  
 5:56:05PM EASEMENT OVER THE CONVEYANCE SWALE THAT CONVEYS THE  
 5:56:08PM OFF-SITE.  
 5:56:09PM IT'S PICKING UP THE NEIGHBOR'S WATER, RIGHT AND EVEN STUFF  
 5:56:13PM FROM BROADWAY.  
 5:56:16PM >>John Wojdak: JUST TO CLARIFY, I ASSUME YOU WOULD MEAN  
 5:56:19PM RIGHT BUT NOT THE OBLIGATION AND THE POA WOULD BE  
 5:56:23PM RESPONSIBLE FOR MAINTENANCE.  
 5:56:24PM >>Barry Jones: CORRECT.  
 5:56:25PM IT WOULD BE A SECONDARY GRANT TO THEM IN THE EVENT THAT YOU  
 5:56:28PM GO BELLY UP OR SOMEBODY DOESN'T DO WHAT THEY NEED TO AND WE  
 5:56:32PM HAVE TO PROTECT THOSE PROPERTY OWNERS TO MAKE SURE THAT  
 5:56:34PM OUTFALL IS CLEAR.  
 5:56:36PM >>John Wojdak: WE HAVE NO OBJECTION TO THAT.  
 5:56:38PM >>Barry Jones: I WOULDN'T THINK SO, BUT IT'S SOMETHING THAT  
 5:56:40PM NEEDS TO BE INCORPORATED.  
 5:56:41PM I WOULD ADD A STIPULATION THAT THE CONVEYANCE SWALE THAT  
 5:56:45PM MOVES THE OFF-SITE DRAINAGE WATER BE GRANTED AN EASEMENT IN  
 5:56:48PM THE PLATTING PROCESS TO ALLOW FOR VILLAGE OF ESTERO TO HAVE  
 5:56:52PM SECONDARY MAINTENANCE AS NEEDED.  
  
 5:56:58PM >>John Wojdak: NO PROBLEM ON OUR END.  
 5:57:06PM >>Anthony Gargano: WE HAVE THE MOTION AND THERE'S BEEN SOME  
 5:57:08PM MODIFICATIONS TO THE MOTION.  
 5:57:09PM IT'S BEEN SECONDED.  
 5:57:10PM DO WE HAVE ANY DISCUSSION ON THE MOTION? ANY QUESTIONS?  
 5:57:13PM TAMMY, CAN WE HAVE A ROLL CALL VOTE, PLEASE?  
 5:57:18PM >>Kristin Jeannin: YES.  
 5:57:20PM >>Barry Jones: YES.  
 5:57:22PM >>Michael Sheeley: YES.  
 5:57:24PM >>James Tatooles: YES.

5:57:26PM >>Jim Wallace: YES.  
 5:57:28PM >>Dan Williams: YES.  
 5:57:30PM >>Anthony Gargano: YES.  
 5:57:30PM THANK YOU.  
 5:57:35PM WE'LL TAKE A COUPLE OF MINUTES WHILE WE WAIT FOR BOARD  
 5:57:55PM MEMBER JONES TO RETURN.  
 6:00:03PM >>Anthony Gargano: I WOULD LIKE TO CALL THE MEETING BACK TO  
 6:00:05PM ORDER.  
 6:00:05PM NOW I'D LIKE TO CALL THE MEETING BACK TO ORDER.  
 6:00:23PM SO NEXT UP IS COCONUT TRACE HOTEL.  
 6:00:31PM I KNOW WE HAVE SOME ISSUES THERE.  
 6:00:39PM ANYONE HAVE ANY EX PARTE COMMUNICATIONS?  
 6:00:44PM >> YES.  
 6:00:45PM >>Anthony Gargano: OKAY.  
 6:00:46PM CONFLICT?  
  
 6:00:48PM >>Michael Sheeley: YES, MR. CHAIRMAN.  
 6:00:49PM MY FIRM IS THE ARCHITECT FOR THIS PROJECT, SO I WILL RECUSE  
 6:00:53PM MYSELF FROM THIS CASE.  
 6:00:54PM >>Anthony Gargano: THANK YOU, SIR.  
 6:00:55PM VICE-CHAIRMAN SHEELEY WILL RECUSE HIMSELF FROM THIS PROJECT  
 6:01:03PM -- NOT FROM THE PROJECT, FROM THIS APPLICATION.  
 6:01:11PM >>Mary Gibbs: I'M GOING TO HAVE -- IF YOU RECALL, WE  
 6:01:14PM INTRODUCED OUR ENGINEER, ERIC WISHART, AT THE LAST MEETING.  
 6:01:19PM ERIC WILL DO A QUICK INTRO AND THEN TURN IT OVER TO CHARLIE  
 6:01:23PM KREBS TO REFRESH YOUR MEMORY ON THIS HOTEL THAT YOU HAVE  
 6:01:26PM SEEN BEFORE ALSO.  
 6:01:29PM >> GOOD EVENING.  
 6:01:30PM PLEASURE TO BE HERE.  
 6:01:33PM >>Mary Gibbs: YOU CAN TELL HE'S NEW BECAUSE HE KEEPS SAYING  
 6:01:37PM THAT.  
 6:01:37PM YOU WON'T HEAR ME SAY THAT TOO MUCH.  
 6:01:41PM >> BY WAY OF INTRODUCTION OF MYSELF, I MOVED HERE A COUPLE  
 6:01:44PM OF YEARS AGO.  
 6:01:45PM I LIVE IN VERANDA IN FORT MYERS.  
 6:01:49PM 40-YEAR CIVIL STRUCTURAL ENGINEER FROM THE NORTHEAST AND  
 6:01:53PM REALLY ENJOY IT HERE.  
 6:01:54PM SO OUR APPLICATION BEFORE YOU TONIGHT YOU HAVE SEEN BEFORE  
 6:02:00PM SEVERAL TIMES.  
 6:02:01PM AS A MINIMUM THE PIM AS WELL AS THE ZONING ORDINANCE THAT  
 6:02:04PM WAS ADVANCED IN 2024.  
  
 6:02:09PM THIS PROJECT STARTED IN YEAR 2000 WITH THE LEE COUNTY ZONING  
 6:02:15PM CHANGE FROM AGRICULTURAL TO CPD.

6:02:17PM IT REMAINS CPD UNTIL THE 202414 ZONING AMENDMENT SPECIFIC TO  
 6:02:24PM THIS PARTICULAR PROJECT.  
 6:02:26PM IT CONSISTS OF 122 ROOM HOTEL.  
 6:02:32PM IT IS NOW A MARRIOTT STUDIO RES EXTENDED STAY.  
 6:02:37PM IT IS ON TWO AND A QUARTER ACRES OF PROPERTY.  
 6:02:39PM THE PROJECT MEETS ALL OF THE ESTERO LAND DEVELOPMENT CODE  
 6:02:44PM REGULATIONS, AND IT DID RECOGNIZE A COUPLE OF VARIANCES THAT  
 6:02:50PM THE ZONING ORDINANCE PROVIDED.  
 6:02:53PM THEY DO HAVE A MONUMENT SIGN.  
 6:02:55PM THEY HAVE EXTENSIVE LANDSCAPING.  
 6:02:57PM IN PARTICULAR, IT WAS DESIGNED TO BUFFER TO THE MARSH  
 6:03:01PM LANDING PROPERTIES.  
 6:03:02PM THERE MAY BE ADDITIONAL DISCUSSION THERE.  
 6:03:05PM THE APPLICANT DOES HAVE SOME ADJUSTMENT AVAILABLE WITH THEIR  
 6:03:10PM SPACING OF THEIR TREES, SPECIFIC TO BORDERING SOME OF THE  
 6:03:15PM NEIGHBORING NEIGHBORS.  
 6:03:16PM BUT ALL IN ALL, WE BELIEVE THEY HAVE DONE A GREAT JOB IN THE  
 6:03:20PM LAYOUT AND WE RECOMMEND APPROVAL.  
 6:03:23PM WITH THAT, IF YOU HAVE QUESTIONS FOR ME, I'LL TAKE THOSE.  
 6:03:29PM >>Mary Gibbs: WE DID GET ONE E-COMMENT FROM ONE OF THE  
 6:03:32PM NEIGHBORS.  
 6:03:35PM >> WITH THAT, I WILL TURN THE PRESENTATION OVER TO MR.  
 6:03:38PM CHARLIE KREBS.  
  
 6:03:41PM >>Charlie Krebs: GOOD EVENING.  
 6:03:43PM I'LL SAY IT IS A PLEASURE TO BE HERE BECAUSE OF WHAT MARY  
 6:03:46PM SAID.  
 6:03:47PM MY NAME IS CHARLIE KREBS.  
 6:03:48PM I'M THE DIRECTOR OF CIVIL ENGINEERING FOR BOWMAN IN THE FORT  
 6:03:50PM MYERS OFFICE.  
 6:03:52PM WITH ME TODAY, I HAVE DEMA KITSUTKIN WITH BASK DEVELOPMENT,  
 6:04:01PM STEFFI BANDRIL WITH MK ARCHITECTURE, FRANCESCA PASSIDOMO  
 6:04:06PM WITH CYK, AND BILL PRYSI WITH BOWMAN TO TALK ABOUT  
 6:04:09PM LANDSCAPING.  
 6:04:10PM AS THEY SAID, WE BROUGHT THIS BEFORE YOU SEVERAL TIMES.  
 6:04:16PM JUST KIND OF A REFRESHER, LOCATION OF THE PROJECT IS ACROSS  
 6:04:22PM FROM COCONUT POINT ADJACENT TO MARSH LANDINGS ON THE WEST  
 6:04:28PM SIDE OF U.S. 41, SPECIFICALLY TRACT F INSIDE THE COCONUT  
 6:04:34PM TRACE CPD.  
 6:04:35PM THE SITE PLAN, AS YOU CAN SEE RIGHT HERE IS ESSENTIALLY THE  
 6:04:41PM SAME SITE PLAN THAT WE BROUGHT YOU BEFORE IN THE PIM AND IN  
 6:04:44PM THE ZONING.  
 6:04:45PM THERE'S BEEN LITTLE CHANGE TO WHAT WE PROPOSED OTHER THAN  
 6:04:51PM ADDRESSING COMMENTS WE GOT THROUGH COUNCIL, CHANGES, IF YOU

6:04:55PM NOTICE ONE THING, THE BUILDING, WE HAVE A LOT MORE  
6:04:58PM GREENSPACE.  
6:04:59PM WE SHIFTED THIS BUILDING TO THE SOUTH AS PART OF THE  
6:05:01PM COMMENTS THAT WE GOT FROM COUNCIL, THEY WANTED MORE -- THE  
6:05:05PM ENTRANCE WAS SUPPOSED TO BE ENHANCED.

6:05:07PM COMMENT FROM YOU ALL AS WELL.  
6:05:09PM SO ENHANCEMENTS, THE COLUMNS IN ORDER TO MAKE PEDESTRIAN  
6:05:14PM ACCESS TO THE BUILDING SHIFTED SOUTH, SO WE HAVE MUCH MORE  
6:05:16PM GREENSPACE.  
6:05:17PM THAT IS ESSENTIALLY THE BIGGEST CHANGE WE HAVE FROM WHAT WE  
6:05:20PM BROUGHT TO YOU FROM THE ZONING PLAN TO RIGHT NOW.  
6:05:23PM EVERYTHING ELSE HAS ESSENTIALLY STAYED THE SAME.  
6:05:26PM I SKIPPED SOMETHING.  
6:05:30PM I WAS GOING TO INTRODUCE DEMA.  
6:05:32PM LET ME STEP BACK AND INTRODUCE DEMA WITH BASK DEVELOPMENT.  
6:05:35PM SO HE CAN INTRODUCE HIMSELF.  
6:05:40PM >>Dema Kitsutkin: GOOD EVENING, EVERYBODY.  
6:05:42PM MY NAME IS DEMA, LAST NAME KITSUTKIN.  
6:05:47PM I WANTED TO SPEAK SPECIFICALLY TO INTRODUCE MYSELF AND BASK  
6:05:52PM DEVELOPMENT.  
6:05:52PM WE ARE A NATIONAL HOTEL DEVELOPMENT COMPANY.  
6:05:56PM THE COMPANY HAS BEEN IN BUSINESS 15-PLUS YEARS.  
6:06:00PM WE HAVE DEVELOPED OVER 30 HOTELS THROUGHOUT DIFFERENT  
6:06:04PM STATES.  
6:06:04PM >> COULD YOU SPEAK LOUDER?  
6:06:06PM >>Dema Kitsutkin: OF COURSE.  
6:06:07PM IS THIS BETTER?  
6:06:08PM CURRENTLY, WE HAVE QUITE A FEW HOTELS UNDER DEVELOPMENT HERE  
6:06:14PM IN THE FLORIDA MARKET AS WELL.  
6:06:16PM WE'RE ALL EXCITED ABOUT THIS ESTERO PROJECT, AND WE'RE

6:06:19PM LOOKING TO SOON START HERE HOPEFULLY FIRST OF THE YEAR OF  
6:06:24PM '26.  
6:06:25PM I MYSELF AM ATTACHED TO A TAMPA OFFICE.  
6:06:30PM WE HAVE AN OFFICE IN TAMPA.  
6:06:32PM MAIN OFFICE IS LOCATED IN CHICAGO LAND AREA.  
6:06:35PM AGAIN, WE'RE VERY EXCITED ABOUT BEING PART OF ESTERO.  
6:06:40PM MORE SO, I WANTED TO SAY THAT WE VOLUNTARILY MET WITH MARSH  
6:06:45PM LANDINGS AND HAVE DISCUSSED THE APPROVED ZONING ORDINANCE  
6:06:50PM AND REINFORCED OUR COMMITMENT TO WHAT WAS ALREADY APPROVED.  
6:06:55PM WITH THAT, I'LL TURN IT OVER BACK TO THE ENGINEERING AND TO  
6:06:58PM OUR TEAM THAT WE ENJOYED WORKING WITH ON THIS PROJECT.  
6:07:03PM IF YOU HAVE ANY SPECIFIC QUESTIONS, I'M HERE TO ADDRESS THEM

6:07:08PM AS WELL.  
 6:07:10PM >>Anthony Gargano: THANK YOU.  
 6:07:15PM >>Charlie Krebs: AGAIN, I'M BACK.  
 6:07:17PM THE SITE PLAN, WE KEPT THE ACCESS POINT THE SAME.  
 6:07:22PM THE PEDESTRIAN ACCESS HASN'T CHANGED, CONNECTING IT TO LYDEN  
 6:07:26PM DRIVE.  
 6:07:28PM THE BUILDING IS ESSENTIALLY THE SAME BUILDING, EXCEPT WE  
 6:07:31PM SHIFT IT TO THE SOUTH TO ADJUST THAT ENTRANCE TO PROVIDE  
 6:07:36PM CONNECTIVITY TO THE SIDEWALK UP FRONT AND AROUND THE  
 6:07:38PM PROPERTY.  
 6:07:38PM GREENSPACE, OPEN SPACE, AND THE UNITS HAVE ALL STAYED THE  
 6:07:44PM SAME AS WELL AS THE PARKING COUNT.  
 6:07:46PM WE HAVEN'T ADJUSTED ANY OF THAT.  
  
 6:07:48PM THE EV PARKING, WE ALL HAVE ON THE SIDE OF THE BUILDING OVER  
 6:07:52PM HERE.  
 6:07:52PM THERE IS ACTUALLY ONE CHARGER THAT IS GOING TO BE USED FOR  
 6:07:57PM THE HANDICAP SPACE.  
 6:07:58PM SO WE WILL HAVE A HANDICAP SPACE AVAILABLE, EV CHARGING  
 6:08:01PM SPACE, BUT THERE ARE FOUR SPACES THAT ARE PROPOSED.  
 6:08:03PM LIGHT, YOU CAN SEE WE HAVE LIGHT POLES LOCATED THROUGHOUT  
 6:08:08PM THE PARKING AREA.  
 6:08:09PM BILL WILL BE ABLE TO TALK ABOUT THE LIGHTING WHEN HE COMES  
 6:08:11PM UP HERE IN A MINUTE AS WELL AS THE LANDSCAPING.  
 6:08:13PM WE ARE SHOWING THE CONNECTIVITY TO THE ADJACENT PROPERTY.  
 6:08:17PM SO WE HAVE TWO POINTS OF CONNECTION.  
 6:08:19PM AND THEY MENTIONED THE PROPOSED MONUMENT SIGN.  
 6:08:22PM WE'RE SHOWING THE MONUMENT SIGN ON THIS ISLAND RIGHT NOW, IN  
 6:08:25PM THIS LOCATION.  
 6:08:26PM UTILITIES ARE ALL BEING PROVIDED BY BONITA SPRINGS  
 6:08:32PM UTILITIES, WATER, SEWER.  
 6:08:35PM WITH THAT, I WILL MOVE OVER TO LANDSCAPING AND BILL, UNLESS  
 6:08:39PM YOU HAVE QUESTIONS FOR ME RIGHT NOW.  
 6:08:45PM >> BILL PRYSI FOR THE RECORD, LANDSCAPE ARCHITECT WITH  
 6:08:49PM BOWMAN.  
 6:08:49PM AS CHARLIE POINTED OUT, THERE'S VERY LITTLE THAT HAS CHANGED  
 6:08:53PM ON THIS FROM OUR LAST APPLICATION.  
 6:08:55PM IT'S STILL PRETTY HEAVILY LANDSCAPED WITH PALMS OUT ALONG  
 6:08:58PM LYDEN DRIVE AND DATE PALMS AND ROYAL PALMS ADDRESSING THE  
  
 6:09:01PM FRONT.  
 6:09:01PM PRETTY ELEGANT ENTRANCE WHEN YOU COME INTO THE PROJECT.  
 6:09:07PM MOST IMPORTANTLY WAS DEALING WITH THE BUFFER ALONG THE WEST  
 6:09:09PM SIDE WITH MARSH LANDINGS.

6:09:11PM WE HAVE RIGHT NOW A SERIES OF STAGGERED CABBAGE PALMS IN THE  
 6:09:15PM REAR, AND THOSE WERE TO ADDRESS SOME OF THE OPEN AREAS IN  
 6:09:19PM THE ADJACENT PRESERVE.  
 6:09:20PM THE PRESERVE IS PRETTY FULL, BUT THERE ARE A COUPLE OF  
 6:09:23PM POCKETS WHERE THE LANDSCAPING INSIDE THE PRESERVE HAS  
 6:09:28PM PERISHED, AND THERE ARE SOME VIEW CORRIDORS THAT PEOPLE THAT  
 6:09:30PM LIVE IN THE UNITS IN THE LANDING WILL BE ABLE TO SEE THE  
 6:09:30PM BACK OF THE BUILDING.  
 6:09:33PM THE INTENT THERE IS TO CREATE A STAGGERED WALL OF PALMS TO  
 6:09:36PM HELP ADDRESS THE WINDOW EXPOSURE BACK INTO THERE.  
 6:09:39PM THE INTENT HERE IS ALSO THAT IF WE NEED TO MAKE SLIGHT  
 6:09:42PM ADJUSTMENTS AS TO WHERE THEY ARE LOCATED ON THE PLAN IN THE  
 6:09:45PM FIELD TO ADJUST THE OPENINGS AND THE EXPOSURE TO THE  
 6:09:48PM WINDOWS, WE'LL DO THAT ON THE FLY.  
 6:09:50PM BEYOND THAT, IT'S PRETTY STRAIGHTFORWARD LANDSCAPE PLAN.  
 6:09:53PM IT'S PRETTY FULL AS YOU CAN SEE.  
 6:09:55PM ABOUT EVERY SQUARE FOOT OF GREENSPACE HAS BEEN TAKEN  
 6:09:58PM ADVANTAGE OF ON THIS PLAN TO PLANT LANDSCAPING.  
 6:10:02PM >>Barry Jones: NO SUPPLEMENTAL PLANTINGS GOING IN THE  
 6:10:05PM PRESERVE OUTSIDE THE PROPERTY LINE?  
 6:10:07PM >> RIGHT NOW EVERYTHING IS ADDRESSED FROM THE PROPERTY IN.  
  
 6:10:10PM >>Barry Jones: THE AREAS WHERE THAT IS TO BE PLANTED COULD  
 6:10:12PM THOSE BE PLANTED NOW?  
 6:10:14PM AT GRADE AND COULD BE PLANTED NOW SO CLOSER TO ESTABLISHMENT  
 6:10:19PM BY THE TIME YOUR BUILDINGS ARE GETTING OCCUPIED?  
 6:10:21PM >> IT WOULDN'T BE PRACTICAL TO PLANT THAT BACK SIDE UNTIL  
 6:10:25PM THE PROJECT GOT GOING BECAUSE THERE WILL HAVE TO BE WORK ON  
 6:10:34PM THE WALL.  
 6:10:34PM IT'S DILAPIDATED AND HAS TO GET REWORKED.  
 6:10:38PM IT MIGHT GET REPLACED.  
 6:10:40PM >>Barry Jones: PLANTING OUTSIDE THE WALL.  
 6:10:44PM >> YEAH.  
 6:10:44PM >>Barry Jones: YOU CAN DO THE WALL AND FIRST PLANTING AS  
 6:10:47PM PART OF THE FIRST INITIAL PHASE AND NOT AT THE ENDS OF THE  
 6:10:49PM PROJECT IF YOU SO CHOOSE.  
 6:10:51PM >> YEAH.  
 6:10:54PM THAT WOULD MAKE SENSE TO PUT SOME OF THE INITIAL LANDSCAPING  
 6:10:58PM IN --  
 6:10:58PM >>Barry Jones: -- ESTABLISHED AND GET THE OUTSIDE BUFFER ROW  
 6:11:02PM AND MAKE SURE IT IS SOLID AND GROWING BEFORE YOU COME FOR  
 6:11:04PM YOUR CO WOULD PROBABLY BE A GOOD THING.  
 6:11:06PM >>Kristin Jeannin: ESPECIALLY BECAUSE A LOT IS SABAL PALMS.  
 6:11:11PM LET THEM OPEN UP.

6:11:15PM >>Barry Jones: PEOPLE WILL MOVE IN, SABALS WILL COLLAPSE,  
6:11:18PM WINDOWS WILL BE THERE AND EVERYBODY WILL SCREAM.  
6:11:23PM >> ONE OF THE DOWN SIDES TO THAT, BARRY, IF WE PUT THE  
  
6:11:26PM SABALS IN AT THAT POINT BEFORE THE BUILDING GOES UP, THERE  
6:11:32PM WON'T BE AN OPPORTUNITY TO MAKE SIGHT ADJUSTMENTS.  
6:11:34PM >>Barry Jones: ON YOUR SIDE OF THE FENCE.  
6:11:37PM >> I THOUGHT -- YOU'RE ALLUDING TO JUST PUTTING THE MATERIAL  
6:11:40PM THAT'S ON THE PRESERVE SIDE OF THE FENCE.  
6:11:42PM >>Barry Jones: YOU KNOW WHERE YOUR WINDOWS ARE GOING TO GO.  
6:11:45PM >> FOR THE MOST PART.  
6:11:48PM >>Barry Jones: I WOULD HOPE SO, OTHERWISE THE BUILDING WOULD  
6:11:51PM HAVE TO BE REDESIGNED.  
6:11:53PM >>Kristin Jeannin: IT LOOKS TO ME ON THE PLAN YOU'VE GOT  
6:11:56PM THINGS ON BOTH SIDES OF THE WALL.  
6:11:58PM >> YES.  
6:12:01PM >>Barry Jones: 15 TO 18 MONTHS TO BUILD THIS, RIGHT?  
6:12:03PM IF YOU PLANT THE PLANTS NOW, THEY HAVE 15 TO 18 MONTHS TO  
6:12:09PM GROW BEFORE YOU OCCUPY --  
6:12:10PM >> I DON'T DISCOUNT BOTH THE POINTS YOU MADE.  
6:12:14PM >>Kristin Jeannin: WAS IT OAKS, SABALS AND WHAT ELSE IS IN  
6:12:19PM THERE?  
6:12:20PM >> THERE'S I THINK SOME -- I THINK WE HAVE SOME TABS IN  
6:12:24PM THERE FOR COLOR.  
6:12:25PM BUT IT'S PRIMARILY OAK AND SABLE.  
6:12:28PM TO GIVE IT A GOOD HEARTY, NATIVE BACKBONE THROUGH THERE.  
6:12:38PM >>Jim Wallace: BILL PRYSI.  
6:12:42PM >> MR. WALLACE, I HEAR YOU.  
6:12:44PM >> IT'S JIM WALLACE.  
  
6:12:46PM AT THE LAST MEETING -- I KNOW I'M GETTING OLD -- BUT I  
6:12:51PM THOUGHT THERE WAS A COMMITMENT BY THE APPLICANT TO ADD -- I  
6:12:55PM FORGET WHETHER IT WAS CANOPY TREES OR PINES OR SOMETHING  
6:12:58PM THAT WAS ON THE WEST SIDE OF YOUR PROPERTY, ON THE WEST SIDE  
6:13:03PM OF THE WALL WITHIN THE MARSH LANDING PRESERVE AREA.  
6:13:11PM >> I'M GOING TO LET DEMA ANSWER THAT QUESTION, JIM.  
6:13:20PM >> FRANCESCA PASSIDOMO FOR THE RECORD.  
6:13:23PM CORRECT.  
6:13:24PM DEMA WILL TALK ABOUT THE SEQUENCING.  
6:13:26PM I WANT TO SPEAK TO THE COMMITMENT FOR OFF-SITE.  
6:13:28PM THERE IS A STIPULATION IN THE ZONING CONDITION WHICH WE WILL  
6:13:32PM HONOR TO THE DEGREE THAT THERE ARE GAPS AND THERE IS AN  
6:13:36PM AGREEMENT WITH MARSH LANDING, THERE WAS A DISCUSSION AT  
6:13:38PM ZONING LEVEL THAT THERE WOULD BE A CONTRIBUTION.

6:13:41PM SO THAT IS STILL A STIPULATION, BUT IT'S NOT RIPE TO  
 6:13:44PM DETERMINE WHETHER OR NOT THAT WILL APPLY.  
 6:13:47PM WE NEED TO DETERMINE IF THERE ARE GAPS.  
 6:13:49PM WE NEED TO COME TO AN AGREEMENT WITH MARSH LANDING.  
 6:13:52PM WE'RE IN CONTINUOUS DISCUSSION WITH THEM.  
 6:13:53PM WE WILL HONOR THAT COMMITMENT, BUT IT'S NOT RIPE AT THIS  
 6:14:02PM TIME.  
 6:14:02PM >>Kristin Jeannin: GIVES ALL THE MORE REASON TO GET THE  
 6:14:05PM BUFFER IN SOONER THAN LATER TO MAKE THAT ASSESSMENT.  
 6:14:09PM >>Jim Wallace: THAT COMMITMENT WILL BE SATISFIED BEFORE THE  
 6:14:12PM BUILDING IS C.O.'D, I PRESUME.  
  
 6:14:17PM >> IN TERMS OF OUR CONTINUED COOPERATION WITH MARSH LANDING  
 6:14:20PM AND ONCE OUR BUFFER IS IN, I THINK THAT'S WHEN IT WOULD BE  
 6:14:24PM VISITED IN TERMS OF WHAT IS THE VISIBILITY -- WHAT DOES THE  
 6:14:29PM VISIBILITY LOOK LIKE AT THIS TIME?  
 6:14:30PM WE WOULD EXPECT THAT TO BE IN CONJUNCTION WITH C.O. BECAUSE  
 6:14:33PM THAT'S REALLY WHEN YOU CAN SEE IF THERE ARE GAPS OR NOT.  
 6:14:37PM >>Jim Wallace: IT'S NICE TO HEAR IT ON RECORD.  
 6:14:42PM >>Barry Jones: THERE IS A CHALLENGE COMING TO AGREEMENT WITH  
 6:14:44PM MARSH LANDING, THERE ARE PEOPLE THAT CAN MITIGATE OR HELP  
 6:14:48PM RESOLVE ISSUES IF THAT'S NEEDED.  
 6:14:50PM SO WE WANT TO MAKE SURE -- WE UNDERSTAND YOU HAVE A  
 6:14:53PM COMMITMENT TO MAKE AN EFFORT.  
 6:14:55PM IF YOU CAN'T COME TO A REASONABLE AGREEMENT, WE JUST WANT TO  
 6:14:58PM MAKE SURE THAT EVERYBODY IS BEING REASONABLE.  
 6:15:00PM >> RIGHT.  
 6:15:00PM WE EVEN SUGGESTED A CONDITION TO MS. GIBBS AND CAN OFFER IT.  
 6:15:08PM IT IS ESSENTIALLY REPEATING WHAT WAS AT ZONING.  
 6:15:10PM AND THERE WAS A DOLLAR FIGURE THAT WAS OFFERED AS A CAP, A  
 6:15:15PM NOT TO EXCEED, AND SO WE WOULD NEED TO VISIT IT WITH THAT  
 6:15:18PM CAP IN MIND AND WITH THE ENTIRE PURPOSE IN MIND.  
 6:15:22PM THIS IS NOT AN OFFER CARTE BLANCHE TO PUT LANDSCAPING  
 6:15:24PM WHEREVER IN MARSH LANDING, OF COURSE.  
 6:15:26PM DIRECT NEXUS TO THE PROJECT.  
 6:15:28PM >>Barry Jones: APPRECIATE THAT.  
 6:15:29PM THANK YOU.  
  
 6:15:39PM >> SPEAK TO A TIMELINE.  
 6:15:41PM 12 TO 14 MONTHS, SPECIFICALLY AT THAT LOCATION ON THE WEST  
 6:15:43PM SIDE OF THE BUILDING JUST BECAUSE OF THE PROXIMITY TO THE  
 6:15:50PM MARSH LANDINGS AND THE HEIGHT OF THE BUILDING BEING FOUR  
 6:15:53PM STORY NOT PRACTICAL TO PUT THE LANDSCAPING IN RIGHT NOW.  
 6:16:03PM THEY ARE FAIRLY LARGE TREES.



6:16:04PM THE EQUIPMENT, SUCH AS SCAFFOLDING LIFTS WOULD NEED TO BE  
6:16:07PM PRESENT THERE TO ACCOMMODATE THE CONSTRUCTION OF THE  
6:16:09PM BUILDING.  
6:16:14PM >>Barry Jones: WHAT WE'RE ASKING FOR IS THE WALL AND THE  
6:16:16PM BUFFER OUTSIDE THE WALL.  
6:16:18PM I DON'T KNOW, 25, 30 FEET FROM THE FACE OF YOUR BUILDING,  
6:16:21PM NOT THE ENTIRE LANDSCAPE BUFFER WITHIN YOUR PROPERTY.  
6:16:25PM >> YEAH, ON THE OTHER SIDE OF THE WALL, YES.  
6:16:27PM >>Barry Jones: CORRECT.  
6:16:29PM THE WALL, I'M JUST EYEBALLING IT, BUT 25 FEET OR SO FROM  
6:16:34PM YOUR BUILDING.  
6:16:34PM YOU'D STILL HAVE A 25-FOOT CORRIDOR TO WORK BETWEEN THE WALL  
6:16:41PM AND THE LANDSCAPING TO THE OUTSIDE.  
6:16:42PM THAT WALL AND LANDSCAPING OCCUPIES MAYBE FIVE OR TEN FEET OF  
6:16:45PM THE SITE.  
6:16:50PM SO THAT WOULD BE THE ASK AND YOU'RE SAYING THAT'S NOT  
6:16:57PM SOMETHING THAT CAN BE ACCOMMODATED, IS THAT WHAT I'M  
6:16:59PM HEARING?  
6:17:02PM >> IF WE'RE TALKING ABOUT THE WALL AND LANDSCAPING WEST OF  
  
6:17:04PM THE WALL, THAT CAN BE DONE.  
6:17:07PM >>Barry Jones: OKAY, THANK YOU.  
6:17:08PM >> IF WE'RE TALKING ABOUT THE ENTIRETY OF THE WEST LANDSCAPE  
6:17:12PM BUFFER, THIS PRACTICALLY CANNOT BE COMPLETED.  
6:17:15PM >>Barry Jones: UNDERSTOOD ENTIRELY.  
6:17:17PM >>Kristin Jeannin: WHAT ABOUT THE FIRST ROW OF TREES CLOSEST  
6:17:21PM TO THE WALL?  
6:17:22PM IT'S ONLY TO YOUR ADVANTAGE TO DO IT IF YOU CAN.  
6:17:25PM I UNDERSTAND IF YOU CAN'T, ESPECIALLY IF YOU HAVE A  
6:17:27PM COMMITMENT TO DO THE WEST SIDE OF THE WALL, BUT IF YOU CAN  
6:17:30PM DO THAT ONE MORE ROW, THAT WOULD ALSO HELP YOU.  
6:17:36PM >>Barry Jones: THAT ONE MIGHT BE THEIR ADJUSTMENT ROW.  
6:17:38PM WE WERE TALKING ABOUT WAITING UNTIL THE BUILDING IS UP AND  
6:17:41PM SLIDE THINGS LEFT OR RIGHT.  
6:17:43PM >>Kristin Jeannin: THERE ARE THREE ROWS OF TREES.  
6:17:45PM SO THE THIRD ROW COULD BE THAT ONE.  
6:17:47PM HERE'S WHY I BRING THIS UP TO YOU.  
6:17:51PM I DON'T KNOW IF EVERYBODY HERE UNDERSTANDS HOW SABAL PALMS  
6:17:57PM WORK.  
6:17:57PM THEY LOOK LIKE A TELEPHONE POLE WHEN THEY GO IN.  
6:18:00PM IF YOU ARE WAITING UNTIL THAT BUILDING GOES UP, YOU'LL HAVE  
6:18:03PM A LOT OF VISIBILITY.  
6:18:07PM YOU NEED A SEASON TO LET THOSE OPEN UP.  
6:18:11PM >> I UNDERSTAND WHAT YOU'RE SAYING.

6:18:13PM WHAT I'M TRYING TO CONVEY, AT THE ACTIVE CONSTRUCTION SITE

6:18:18PM WITH THE TREES IN THE GROUND AND WHAT WE HAVE EXPERIENCED IN

6:18:24PM THE PAST, EQUIPMENT WORKING RIGHT NEXT TO THE PALM TREES

6:18:30PM MIGHT BE A SAFETY ISSUE.

6:18:31PM I WOULDN'T SAY ANYTHING ON THE EAST SIDE OF THE WALL WOULD

6:18:34PM BE PRACTICAL OR SAFE WITH THE CONSTRUCTION OF THE BUILDING.

6:18:40PM >>Jim Wallace: I AGREE.

6:18:43PM >> WE CAN EXPLORE IT.

6:18:45PM ALL I WAS GOING TO SAY THE WALL, AND WEST OF THE WALL, I'M

6:18:49PM HEARING HIM SAY THAT THAT'S PRACTICALLY FEASIBLE.

6:18:53PM BUT FOR CONSTRUCTION TO FUNCTION --

6:18:55PM >>Barry Jones: EVEN IF YOU JUST DID THE SABALS ON THE EAST

6:18:58PM SIDE -- IT'S HARD TO KILL A SABAL PALM.

6:19:05PM >> CAN WE COMMIT TO EXPLORE IT.

6:19:07PM BECAUSE THAT IS CONSTRUCTION LEVEL, THE WORST THING THAT

6:19:09PM WOULD HAPPEN, WE PUT THEM IN AND WE REALIZE THEY ARE ALL

6:19:12PM GOING TO BE DESTROYED.

6:19:14PM WE ACKNOWLEDGE IT'S TO OUR BENEFIT TO PUT THEM IN, BUT IT'S

6:19:17PM ALSO TO EVERYBODY'S DETRIMENT TO PUT SOMETHING IN ONLY --

6:19:23PM >>Barry Jones: WHEN WE'RE TALKING ABOUT WINDOWS, WE DON'T

6:19:26PM WANT TO HEAR, WELL, WAIT UNTIL THE TREES OPEN UP.

6:19:29PM >> YOU PUT US ON NOTICE.

6:19:30PM IT'S OUR JOB TO MAKE SURE CONSTRUCTION CAN FUNCTION AND

6:19:35PM WE'RE PROTECTING THE INTEGRITY OF THE SCREENING.

6:19:42PM >>Kristin Jeannin: AS A PROFESSIONAL THAT DOES LANDSCAPE AND

6:19:43PM YOU HAVE A LANDSCAPE PROFESSIONAL ON YOUR TEAM, TAKE INTO

6:19:47PM CONSIDERATION SOME OF HIS RECOMMENDATIONS BECAUSE HE WILL

6:19:51PM TELL YOU SABAL PALMS ARE VERY RUGGED.

6:19:53PM YOU'VE GOT THEM PRETTY FAR AWAY FROM THAT BUILDING.

6:19:56PM I DON'T KNOW HOW MUCH CONSTRUCTION ROOM YOU NEED.

6:19:58PM I'M ONLY KIND OF MAKING THE POINT AGAIN BECAUSE I THINK IT

6:20:04PM WILL BENEFIT YOU, BENEFIT THE COMMUNITY NEXT DOOR AND IT

6:20:07PM DOESN'T SEEM LIKE --

6:20:18PM >>Jim Wallace: I SEE SIDEWALKS AND OTHER THINGS BETWEEN THE

6:20:20PM BUILDING AND THE WALL.

6:20:21PM >>Barry Jones: NO SIDEWALKS.

6:20:22PM PROBABLY MULCH BEDS.

6:20:24PM SHRUB ROWS.

6:20:25PM >>Kristin Jeannin: THERE'S NO SIDEWALK ON THE WEST SIDE

6:20:28PM EXCEPT FOR RIGHT UP AGAINST THE BUILDING.

6:20:30PM >>Jim Wallace: WHAT'S SHOWING THEN ON THE PLAN?

6:20:34PM IT SHOWS A SIDEWALK.

6:20:38PM >>Kristin Jeannin: WHAT'S GRAY?  
 6:20:40PM >>Barry Jones: THOSE ARE SIDEWALKS, JIM.  
 6:20:42PM >>Jim Wallace: THOSE ARE SIDEWALKS, CORRECT?  
 6:20:46PM >>Barry Jones: THE SLIDE YOU'RE LOOKING AT NOW, YES.  
 6:20:52PM >>Jim Wallace: HAVING BUILT BUILDINGS, I DON'T KNOW HOW YOU  
 6:20:55PM DO THAT IN 25 FEET AND HAVE TREES IN THE WAY.  
 6:20:58PM >>Kristin Jeannin: THEY ARE NOT IN THE WAY.  
 6:21:02PM >>Jim Wallace: I DON'T THINK IT'S DOABLE.  
 6:21:03PM >> MR. WALLACE, MAY I SUGGEST A CONDITION.  
  
 6:21:06PM EVEN BETWEEN THE BOARD WE'RE RECOGNIZING THAT THIS IS A  
 6:21:09PM DEBATABLE POINT.  
 6:21:12PM I'M HEARING MY CLIENT SAY THAT AS A FIRST PHASE THE WALL AND  
 6:21:17PM LANDSCAPING ON THE WEST SIDE OF THE WALL CAN BE INSTALLED.  
 6:21:20PM AND WE WILL USE OUR BEST EFFORTS TO EXPLORE THE FIRST ROW OF  
 6:21:24PM LANDSCAPING ON THE WEST SIDE SO LONG AS IT DOES NOT  
 6:21:28PM INTERFERE WITH CONSTRUCTION.  
 6:21:29PM >>Barry Jones: REPHRASE THAT.  
 6:21:31PM FIRST ROW OF SABAL PALMS.  
 6:21:32PM YOU DON'T NEED BUSHES.  
 6:21:33PM YOU DON'T NEED THE CANOPY TREES.  
 6:21:37PM BECAUSE CANOPY TREES WILL COME IN WITH A CANOPY AND THEY  
 6:21:39PM WILL BE THERE.  
 6:21:40PM THE SABAL PALM WILL TAKE THREE TO SIX MONTHS TO ACTUALLY  
 6:21:43PM GROW SOMETHING.  
 6:21:44PM THE SABAL PALMS ARE MUCH MORE HEARTY THAN THE CANOPY TREES,  
 6:21:50PM AS FAR AS YOU PUT THEM IN AND BACK INTO THEM.  
 6:21:52PM UNLESS YOU SET IT ON FIRE AND DRILL A HOLE AND POUR GASOLINE  
 6:21:56PM DOWN IT, YOU AIN'T GOING TO KILL IT.  
 6:21:58PM I'VE TRIED TO KILL TOO MANY OF THEM.  
 6:22:04PM >> THAT'S WHAT WE'RE TRYING TO CONVEY IS THAT IT'S PROBABLY  
 6:22:04PM EASIER THAN YOU THINK.  
 6:22:08PM >> IF THE CONDITION AS I ARTICULATED IT -- AND IF I GOT MY  
 6:22:11PM WEST AND EAST WRONG, I THINK THAT'S FROM RICH YOYANOVICH.  
 6:22:13PM HE TOLD ME THAT IS HIS SCHTICK.  
  
 6:22:22PM IN ANY EVENT, THAT'S THE INTENT.  
 6:22:24PM IF MS. GIBBS OR MS. STROUD WAS ABLE TO CAPTURE THAT, THEN  
 6:22:24PM IT'S ACCEPTABLE ON OUR SIDE.  
 6:22:28PM >>Anthony Gargano: I THINK WE BEAT THAT ONE TO DEATH.  
 6:22:33PM >>Barry Jones: I HAD ONE MORE QUESTION FOR THE APPLICANT.  
 6:22:35PM SECURITY CAMERAS IN THE PARKING LOT.  
 6:22:37PM ARE THERE GOING TO BE SECURITY CAMERAS ON THESE CORNERS?  
 6:22:39PM IS THERE 24 HOUR, THIS IS A LONG-TERM EXTENDED STAY HOTEL.

6:22:47PM I'M CURIOUS -- IN LEE COUNTY, WE HAVE TO DO A CRIME  
 6:22:50PM PREVENTION THROUGH ENVIRONMENTAL DESIGN.  
 6:22:51PM CHARLIE KNOWS ALL ABOUT THOSE.  
 6:22:53PM IT'S KIND OF MANDATORY NOW ALMOST.  
 6:22:57PM >> NOT OUT ON LYDEN.  
 6:22:59PM IF WE CAN ADDRESS THAT THROUGH BUILDING PERMIT ACQUISITION  
 6:23:03PM PROCESS AS WELL IF THAT BECOMES A REQUIREMENT.  
 6:23:04PM I DON'T THINK WE'RE OPENING TO ADDING A COUPLE OF CAMERAS TO  
 6:23:08PM BUILDING SECURITY SYSTEM.  
 6:23:09PM >>Barry Jones: I'M NOT SAY IT IS A CRIME -- ALWAYS GOOD TO  
 6:23:14PM LOOK FOR IT AHEAD OF TIME.  
 6:23:15PM I NOTICED IN LONDON, AS MANY CAMERAS, AND IT SO DISCOURAGES  
 6:23:22PM CRIME WHEN PEOPLE THINK THEY WILL BE ON VIDEO.  
 6:23:27PM SOMETHING TO CONSIDER.  
 6:23:28PM THANK YOU.  
 6:23:41PM >> ANY QUESTIONS ON LIGHTING?  
 6:23:42PM BASICALLY IT IS A STANDARD APPLIED LIGHTING THROUGH THE  
  
 6:23:46PM PARKING LOT.  
 6:23:47PM KELVIN IS 3,000 LEVEL HERE TO MEET ESTERO STANDARD AS WELL.  
 6:23:52PM I BELIEVE WE KEPT THE POLES AT 15 ALONG THE PROPERTY LINE  
 6:23:54PM AND 18 IN THE PARKING LOT ITSELF.  
 6:23:58PM IT IS PRETTY SUBTLE LIGHTING.  
 6:24:00PM IT WOULD NOT AFFECT LIGHTING SPLASHING INTO MARSH LANDING  
 6:24:04PM EITHER.  
 6:24:04PM I'LL TURN IT BACK OVER TO CHARLIE.  
 6:24:13PM >>Charlie Krebs: WITH THAT, I'LL ASK -- TO COME UP TO TALK  
 6:24:21PM ABOUT THE ARCHITECTURE.  
 6:24:23PM >> HI.  
 6:24:23PM MY NAME IS STEFFI.  
 6:24:25PM I AM A PROJECT MANAGER WITH MK ARCHITECTURE.  
 6:24:28PM THE OVERALL DESIGN OF THE BUILDING HAS NOT CHANGED SINCE THE  
 6:24:34PM ZONING WAS APPROVED EARLIER THIS YEAR.  
 6:24:36PM WE HAVE THE SAME COLOR PALETTE, THE SAME MATERIAL PALETTE.  
 6:24:41PM IT'S MAINLY THE SIGNAGE THAT WAS CHANGED BETWEEN CHANGING  
 6:24:47PM THE DEVELOPER.  
 6:25:05PM SAME WITH THE DUMPSTER ENCLOSURE.  
 6:25:07PM WE ADDED THE MONUMENT SIGN RECENTLY TO MATCH THE COLOR AND  
 6:25:11PM MATERIAL PALETTE OF THE BUILDING.  
 6:25:15PM YEAH, PRETTY STRAIGHTFORWARD.  
 6:25:18PM >>Kristin Jeannin: DOES THAT REFLECT THE ACTUAL SIGNAGE?  
 6:25:20PM I MEAN, THE LETTERING, ESSENTIALLY.  
 6:25:23PM >> THE LETTERING, YEAH, THAT IS THE STANDARD LETTERING FOR

6:25:26PM THE STUDIORES HOTEL.

6:25:31PM >>Barry Jones: CAN YOU GO BACK OVER THE FACE OF THE

6:25:33PM BUILDING?

6:25:34PM I LIKE THE BUILDING AND I LIKE THE FACT THAT THE ENTRY IS

6:25:44PM OFFSET FROM THE MIDDLE OF THE BUILDING TO TAKE AWAY SOME OF

6:25:48PM THE SYMMETRY.

6:25:51PM MY CHALLENGE IS ALL OF THE WINDOWS AND ALL OF THE UNITS LOOK

6:25:56PM THE SAME.

6:25:57PM THERE IS A LOT OF BLANK AREAS IN BETWEEN UNITS.

6:26:03PM I DON'T KNOW WHAT GADGETS NEED TO BE ADDED TO IT, BUT TO ME,

6:26:09PM IT'S NOT -- THAT IS NOT REPRESENTATIVE OF WHAT WE HAVE DONE

6:26:14PM ELSEWHERE, WHERE THERE IS MORE LIPSTICK ON IT THAT ENHANCES

6:26:20PM IT AND BREAKS UP THE UNIFORMITY OF IT.

6:26:23PM I'M GOING TO DEFER TO OTHERS ON THIS BOARD.

6:26:28PM JUST MY GUTTURAL FEELING WHEN I LOOK AT THE IMAGE.

6:26:32PM OPEN IT UP TO OTHERS.

6:26:33PM >>Mary Gibbs: MAY I MAKE A COMMENT?

6:26:35PM THE ARCHITECTURE WAS CHANGED QUITE A BIT FROM WHEN YOU ALL

6:26:41PM LOOKED AT IT BEFORE, IT WAS LIKE A LITTLE MORE PRAIRIE

6:26:44PM STYLE.

6:26:45PM AND THEN YOU MADE SOME COMMENTS AT THE INITIAL MEETING ABOUT

6:26:48PM THE FRONT ENTRYWAY.

6:26:51PM I DON'T THINK YOU MADE ANY COMMENTS ABOUT THE WINDOWS AT

6:26:53PM THAT TIME, BUT YOU DID MAKE COMMENTS ABOUT THE FRONT

6:26:55PM ENTRYWAY.

6:26:56PM THE APPLICANT WENT BACK AND REDESIGNED THE WHOLE FRONT

6:26:59PM ENTRY.

6:26:59PM WHEN THEY GOT TO COUNCIL, THE COUNCIL WANTED A LITTLE MORE

6:27:03PM MEDITERRANEAN FLAIR ON THE ROOF.

6:27:04PM SO THAT'S WHY THEY CHANGED THE ROOF ELEMENT.

6:27:09PM TO ME, IT'S LIKE -- I DON'T KNOW HOW TO SAY THIS -- I GUESS

6:27:14PM IF THE WINDOWS WERE A CONCERN, IT MAYBE SHOULD HAVE BEEN

6:27:18PM BROUGHT UP EARLIER IN THE PROCESS THAN TO COME IN NOW, AFTER

6:27:23PM THEY HAVE BEEN TO COUNCIL, THE PATTERN BOOK APPROVED AND THE

6:27:25PM WHOLE ZONING WAS APPROVED WITH THAT WITHOUT ANY COMMENTS

6:27:28PM ABOUT THE WINDOWS THAT I CAN RECALL.

6:27:32PM >>Jim Wallace: I THINK IT'S A BEAUTIFUL BUILDING.

6:27:35PM >>James Tatooles: I DO, TOO.

6:27:36PM I LIKE THE WAY YOU ARTICULATED THE TOP OF THE BUILDING, THE

6:27:41PM FRONT OF IT, BREAKING IT UP WITH VARIOUS ELEMENTS UP THERE

6:27:45PM SO IT'S NOT ONE LONG BUILDING, BUT BROKEN UP.

6:27:49PM YOU ADDED THAT WITH, SAY, AT THE TWO CORNERS, YOU HAVE THE

6:27:56PM VERTICAL ELEMENTS THAT TIE IN WITH THE ROOFLINE UP ABOVE.

6:28:01PM YOU DO HAVE IT BROKEN UP WITH THE DARK BRICK IN THE MIDDLE.  
 6:28:07PM YOU'VE GOT ONE, TWO, THREE -- YOU'VE GOT FOUR ELEMENTS  
 6:28:11PM ACROSS THE FRONT OF THE BUILDING.  
 6:28:12PM IF YOU MESS AROUND WITH IT MORE, YOU'LL BE ADDING MORE STUFF  
 6:28:18PM AND BECOMING KIND OF MISHY MOSHY INSTEAD OF PRAIRIE STYLE  
 6:28:23PM WHICH IT LOOKS LIKE RIGHT NOW.  
 6:28:25PM I LIKE IT.

6:28:33PM >>Anthony Gargano: OKAY.  
 6:28:34PM ANY OTHER COMMENTS?  
 6:28:35PM CHARLIE, ARE YOU FINISHED?  
 6:28:41PM >> I'M HERE TO ANSWER QUESTIONS.  
 6:28:44PM >> THANK YOU.  
 6:28:48PM >>Anthony Gargano: I'M GOING TO OPEN UP TO THE PUBLIC.  
 6:28:50PM >>Tammy Duran: MARY, DO YOU HAVE THE CARD?  
 6:28:52PM >>Mary Gibbs: I DO.  
 6:28:53PM RICHARD JORDAN.  
 6:28:54PM FROM MARSH LANDING.  
 6:28:58PM >> GOOD EVENING.  
 6:29:00PM I WON'T TAKE UP TOO MUCH OF YOUR TIME HERE TONIGHT.  
 6:29:03PM I LIVE ON LONE OAK WHICH IS GOING TO BE IN THE BACKYARD.  
 6:29:07PM I'VE SEEN A LOT OF NICE DRAWINGS OF THE HOTEL, BUT I HAVE  
 6:29:11PM SEEN NOTHING FROM MY PERSPECTIVE.  
 6:29:15PM WHAT'S IT GOING TO LOOK LIKE FROM THE BACK AND WHAT TREES  
 6:29:18PM ARE GOING TO COVER AT WHAT POINT IN TIME, THE FIRST SIX  
 6:29:23PM MONTHS, THE FIRST YEAR, IS IT GOING TO TAKE TWO YEARS?  
 6:29:26PM KIND OF CURIOUS ABOUT A LITTLE BIT OF THAT STUFF.  
 6:29:30PM THAT'S BASICALLY MY QUESTION.  
 6:29:35PM >>Barry Jones: I THINK THERE ARE SOME ELEVATIONS THAT THEY  
 6:29:37PM CAN SHOW YOU FROM THE WEST SIDE OF THE BUILDING.  
 6:29:39PM CAN SOMEBODY CHANGE THE SLIDE TO GIVE THE ELEVATION OF WHAT  
 6:29:43PM THE WEST SIDE OF THE BUILDING WILL LOOK LIKE?  
 6:29:46PM IN PREVIOUS EXHIBITS, APPLICATION, THERE WERE LINE OF SIGHT  
  
 6:29:54PM DRAWINGS THAT DEMONSTRATED WHAT SECOND AND THIRD FLOOR -- OR  
 6:29:59PM SECOND FLOOR UNITS WOULD BE LOOKING AT.  
 6:30:02PM AND HENCE THE LINE OF TREES CLUSTERED IN THE FRONT THERE  
 6:30:09PM BETWEEN YOU AND THEIR COMMITMENT TO PLANT SOME ADDITIONAL  
 6:30:12PM TREES IN THE PRESERVE ON YOUR SIDE OF THE PROPERTY LINE.  
 6:30:15PM SO YOUR CONCERNS HAVE BEEN DISCUSSED.  
 6:30:19PM IF YOU WEREN'T HERE, I APOLOGIZE.  
 6:30:22PM IF I'VE FORGOTTEN OTHER ONES, I APOLOGIZE.  
 6:30:25PM BUT THEY HAVE BEEN TAKEN INTO CONSIDERATION AND THEY MADE A  
 6:30:28PM COMMITMENT, VIEW WINDOWS WHERE TREES NEED TO BE ENHANCED,

6:30:31PM THEY'LL DO THAT.  
 6:30:40PM >> THE PRESERVE WITH THE EXISTING VEGETATION AND THEN ADD  
 6:30:42PM ADDITIONAL VEGETATION.  
 6:30:44PM THE LINE OF SIGHT WILL BE THROUGH THE PRESERVE AND THROUGH  
 6:30:47PM THE NEW VEGETATION WHICH IS GOING TO SCREEN THE BUILDING  
 6:30:50PM COMING FROM THERE.  
 6:30:50PM YOU'LL BE LOOKING THROUGH ALL OF THAT BUFFER AND NEW  
 6:30:54PM LANDSCAPING AT THE BUILDING.  
 6:30:58PM >> OUR LANDSCAPING IS CHANGED EVERY YEAR WITH HURRICANES.  
 6:31:03PM WE HAVE A NICE BUFFER FROM 41.  
 6:31:05PM OF COURSE, AFTER THE HURRICANE, WE DON'T.  
 6:31:06PM WE WAIT FOR IT TO GROW BACK AND IT TAKES A LITTLE BIT OF  
 6:31:11PM TIME.  
 6:31:11PM I JUST WANT TO KNOW THAT IT'S --  
 6:31:13PM >>Barry Jones: WE UNDERSTAND YOUR CONCERN ABOUT WHEN IT WILL  
  
 6:31:16PM BE DONE.  
 6:31:17PM HENCE WE WERE TRYING TO GET THEM TO PUT THE TREES IN NOW --  
 6:31:21PM >> I'LL BE A HUNDRED FEET AWAY FROM WINDOWS IN THE HOTEL.  
 6:31:28PM >>Barry Jones: THEY DID A LOT TO SLIDE THE BUILDING TO THE  
 6:31:30PM SOUTH TO GET IT FURTHER AWAY FROM MARSH LANDING AND THE  
 6:31:32PM BIGGER GREEN AREA.  
 6:31:33PM THEY HAVE ACCOMMODATED A LOT TO TRY TO ADDRESS YOUR  
 6:31:37PM CONCERNS, IF THAT MAKES YOU FEEL ANY BETTER.  
 6:31:39PM >> THANK YOU.  
 6:31:43PM >>Jim Wallace: I AGREE WITH BARRY.  
 6:31:44PM I THINK THE APPLICANT HAS REALLY LISTENED HARD TO MARSH  
 6:31:47PM LANDING.  
 6:31:48PM I HAVE TO COMPLIMENT THEM ON THE CHANGES.  
 6:31:54PM >>Anthony Gargano: I THINK WE HAVE ANOTHER PERSON.  
 6:31:57PM >>Tammy Duran: I DO NOT, NO.  
 6:31:59PM >>Anthony Gargano: MA'AM IN THE BACK, DID YOU WANT TO SPEAK?  
 6:32:03PM >>Tammy Duran: YOU HAVE TO COME UP AND I NEED YOUR CARD,  
 6:32:05PM PLEASE.  
 6:32:05PM WHEN YOU GET DONE SPEAKING, I NEED YOU TO FILL OUT A CARD,  
 6:32:15PM PLEASE.  
 6:32:19PM >> MY NAME IS JUDY FINEN.  
 6:32:21PM I LIVE IN PELICAN SOUND.  
 6:32:23PM I JUST HAD SOME QUESTIONS ABOUT THIS PROJECT.  
 6:32:26PM I HAVEN'T BEEN TO OTHER MEETINGS ABOUT IT.  
 6:32:28PM MAYBE IT'S ALREADY BEEN DISCUSSED.  
  
 6:32:29PM I'M WONDERING WHEN THE PROJECT IS EXPECTED TO BE FINISHED,  
 6:32:35PM WHEN IS THE OCCUPANCY FOR THE HOTEL EXPECTED?

6:32:41PM HOW MANY OTHER UNITS, THEY ARE TALKING ABOUT -- I MEAN, HOW  
 6:32:44PM MANY UNITS ARE IN THE HOTEL AND THEN THEY ARE TALKING ABOUT  
 6:32:48PM OTHER UNITS.  
 6:32:50PM ARE THEY CONDOS, TWO-STORY CONDOS AND HOW MANY ARE THERE  
 6:32:54PM GOING TO BE THERE?  
 6:32:54PM WILL THE HOTEL BE BUILT FIRST AND THEN THE CONDOS IF THERE  
 6:33:01PM ARE CONDOS.  
 6:33:03PM >>Anthony Gargano: MA'AM, THIS IS JUST THE HOTEL BEING  
 6:33:07PM BUILT.  
 6:33:07PM NO CONDOS.  
 6:33:10PM >> IT LOOKED LIKE OTHER THINGS.  
 6:33:11PM >>Anthony Gargano: NO, NO.  
 6:33:13PM WE'RE JUST TALKING ABOUT A HOTEL.  
 6:33:15PM >> THERE'S NOTHING ELSE GOING IN ON THE PROPERTY BUT THE  
 6:33:18PM HOTEL.  
 6:33:19PM >>Anthony Gargano: CORRECT.  
 6:33:20PM >> WILL THERE BE ANY SHOPS OR PARKS?  
 6:33:24PM >>Anthony Gargano: NO.  
 6:33:24PM THIS IS JUST THE HOTEL.  
 6:33:26PM >> JUST THE HOTEL WITH LIKE A WATER FEATURE OR SOMETHING IN  
 6:33:29PM THERE.  
 6:33:30PM >>Mary Gibbs: THERE IS A POOL.  
 6:33:32PM IT IS A 111 ROOM HOTEL GOING ON THE TWO ACRE PROPERTY.  
  
 6:33:35PM JUST THE HOTEL AND THEY HAVE A POOL.  
 6:33:39PM >> LOOKING AT THE WHOLE SCHEMATIC, IT LOOKED LIKE OTHER  
 6:33:43PM THINGS AS WELL.  
 6:33:44PM >>Mary Gibbs: THEY MIGHT HAVE SHOWN MARSH LANDING WHERE THEY  
 6:33:46PM HAVE CONDOS.  
 6:33:47PM >> THAT'S MARSH LANDING.  
 6:33:49PM EXCUSE ME.  
 6:33:49PM NOW I'M UNDERSTANDING.  
 6:33:50PM THANK YOU.  
 6:33:55PM >>Anthony Gargano: ANYONE ELSE FROM THE PUBLIC WISHING TO BE  
 6:33:58PM HEARD?  
 6:33:58PM WE'LL CLOSE THE PUBLIC PORTION.  
 6:34:01PM ANY FINAL COMMENTS?  
 6:34:05PM QUESTIONS?  
 6:34:06PM BOARD MEMBERS.  
 6:34:10PM WE'LL ENTERTAIN A MOTION.  
 6:34:13PM >>Dan Williams: MR. CHAIRMAN, I WOULD MOVE APPROVAL OF THE  
 6:34:15PM PROJECT WITH STAFF RECOMMENDATIONS.  
 6:34:20PM >>Kristin Jeannin: AND THE AGREEMENT TO INSTALL --  
 6:34:24PM >>Anthony Gargano: AND THE MODIFICATION THAT WAS MADE BASED



6:34:26PM ON THE DISCUSSION --

6:34:30PM >>Barry Jones: APPLICANT WILL INSTALL THE WESTERN PERIMETER

6:34:32PM WALL AND WESTERN SABLE ROW OF PALMS WITHIN 90 DAYS OF

6:34:38PM COMMENCEMENT OF THE PROJECT.

6:34:39PM IS THAT REASONABLE?

6:34:40PM 120 DAYS?

6:34:43PM GIVES YOU THREE MONTHS, FOUR MONTHS.

6:34:49PM >> WITHIN THE FIRST PHASE, PRIOR TO THE INITIATION OF

6:34:56PM VERTICAL CONSTRUCTION.

6:34:57PM >>Barry Jones: THAT'S FAIR.

6:34:58PM PRIOR TO THE INITIATION OF VERTICAL CONSTRUCTION, THE

6:35:01PM APPLICANT WILL INSTALL THE WESTERN WALL AND WESTERN

6:35:03PM LANDSCAPING BUFFER OUTSIDE THE PERIMETER WALL.

6:35:09PM >>Dan Williams: TOOK THE WORDS OUT OF MY MOUTH.

6:35:10PM >>Mary Gibbs: LANDSCAPE BUFFER OR SABALS?

6:35:14PM >>Barry Jones: THEY HAVE BUFFER PLANTINGS OUTSIDE.

6:35:16PM YOU HAVE SHRUBS OUTSIDE THE WALL TOO?

6:35:18PM SO ANYTHING THAT'S OUTSIDE THE WALL.

6:35:21PM ANYTHING WEST OF THE WALL.

6:35:23PM YOU'RE GOING TO NEED YOUR IRRIGATION RUNNING AT THAT TIME,

6:35:26PM TOO.

6:35:26PM OR TEMPORARY IRRIGATION OFF A HYDRANT OR SOMETHING.

6:35:31PM THERE IS A WAY.

6:35:36PM >>Anthony Gargano: OKAY.

6:35:38PM SO WE HAVE A MOTION WITH STAFF STIPULATIONS AND THE WALL AND

6:35:52PM SHRUBBERY MODIFICATION.

6:35:53PM DO WE HAVE A SECOND ON THAT MOTION?

6:35:57PM >> I'LL SECOND.

6:35:58PM >>James Tatoes: LET SOMEBODY ELSE SECONDED.

6:36:00PM >>Anthony Gargano: WELL, YOU SECONDED.

6:36:02PM YOU'RE UP.

6:36:02PM YOU GOT IT.

6:36:03PM MOTION HAS BEEN MADE AND SECONDED.

6:36:04PM ANY QUESTIONS ON THE MOTION?

6:36:06PM TAMMY, CAN WE HAVE A ROLL CALL VOTE?

6:36:12PM >>Kristin Jeannin: YES.

6:36:12PM >>Barry Jones: YES.

6:36:14PM >>James Tatoes: YES.

6:36:16PM >>Jim Wallace: YES.

6:36:19PM >>Dan Williams: YES.

6:36:21PM >>Anthony Gargano: YES.

6:36:22PM THANK YOU.

6:36:25PM BOARD MEMBERS, WE HAVE THE CAPITAL IMPROVEMENT ORDINANCE TO  
6:36:35PM ADDRESS.  
6:36:35PM WE NEED TO GET BOARD MEMBER SHEELEY BACK.  
6:36:39PM SO WE CHANGED YOUR WHOLE BUILDING.  
6:37:04PM [ LAUGHTER ]  
6:37:04PM NANCY, DO YOU WANT TO EXPLAIN ABOUT THE CAPITAL IMPROVEMENT  
6:37:23PM ORDINANCE?  
6:37:23PM >>Nancy Stroud: I'LL LET MARY DO THAT.  
6:37:27PM >>Mary Gibbs: I'LL TRY AND THEN NANCY CAN JUMP IN IF I MESS  
6:37:30PM IT UP.  
6:37:30PM ONCE A YEAR, THE COUNCIL ADOPTS THE CAPITAL IMPROVEMENT  
6:37:36PM PLAN.  
6:37:36PM IT IS A FIVE-YEAR PLAN.

6:37:38PM AND AFTER THAT IS APPROVED BY THE COUNCIL, WE HAVE TO DO AN  
6:37:41PM ORDINANCE THAT BASICALLY INCORPORATES THAT AND UPDATES OUR  
6:37:48PM COMPREHENSIVE PLAN.  
6:37:48PM SO WHEN WE ADOPTED OUR COMPREHENSIVE PLAN IN 2021, WE  
6:37:51PM INCLUDED THE CAPITAL IMPROVEMENTS PLAN.  
6:37:53PM WELL, THAT PLAN CHANGES EVERY YEAR BECAUSE YOU HAVE  
6:37:55PM DIFFERENT PROJECTS.  
6:37:57PM SO THE STATE HAS TOLD US THAT EVERY LOCAL GOVERNMENT HAS TO  
6:38:01PM ADOPT AN ORDINANCE EVERY YEAR THAT SAYS HERE IS OUR NEW  
6:38:05PM CAPITAL IMPROVEMENTS PLAN AND ALSO HAVE TO INCLUDE THE  
6:38:08PM SCHOOL DISTRICT'S WORK PLAN.  
6:38:10PM SO THIS ORDINANCE IS BASICALLY JUST SAYS HERE'S WHAT OUR  
6:38:14PM CAPITAL IMPROVEMENT PLAN THAT THE COUNCIL APPROVED IN JUNE,  
6:38:17PM AND THEN HERE IS THE SCHOOL DISTRICT WORK PLAN, WHICH THEY  
6:38:20PM ACTUALLY NOW DO A TEN-YEAR WORK PLAN INSTEAD OF A FIVE-YEAR  
6:38:24PM PLAN.  
6:38:24PM THIS ORDINANCE SOUNDS A LITTLE PERFUNCTORY BECAUSE THE  
6:38:30PM CAPITAL IMPROVEMENTS ARE ALREADY PUT INTO -- PROGRAMMED AND  
6:38:38PM FUNDED AND PUT INTO OUR PUBLIC WORKS PLAN.  
6:38:42PM WE NEED TO TAKE THIS TO THE COUNCIL BECAUSE OF THE STATE LAW  
6:38:47PM REQUIRES IT AND WE NEED A RECOMMENDATION FROM PLANNING  
6:38:50PM ZONING AND DESIGN BOARD.  
6:38:51PM HOPEFULLY YOU DON'T HAVE TOO MANY QUESTIONS.  
6:38:56PM >>Jim Wallace: MARY, IT'S JIM WALLACE.  
6:38:59PM I HAVE ONLY ONE QUESTION.

6:39:00PM I THINK WE LOOKED AT THIS LAST YEAR OR THE YEAR BEFORE.  
6:39:04PM >>Mary Gibbs: EVERY YEAR, YES, YES.  
6:39:07PM >>Jim Wallace: ONE OF THE CAPITAL PROJECTS WAS LIGHTING ON  
6:39:10PM VIA COCONUT ROAD AND OTHER THINGS.

6:39:13PM EVERYBODY SAID, WELL, THAT'S GREAT.  
 6:39:16PM I THINK AT ONE TIME THERE WAS THE NORTHERN PART OR SOUTHERN  
 6:39:21PM PART OF VIA COCONUT ROAD WASN'T INCLUDED.  
 6:39:23PM OH, YEAH, FIX THAT.  
 6:39:25PM GET DONE.  
 6:39:26PM BUT NONE OF IT GETS BUILT.  
 6:39:28PM IS IT A REAL CAPITAL WORKS PROJECT OR IS IT JUST TO SATISFY  
 6:39:34PM THE STATE?  
 6:39:37PM >>Mary Gibbs: CAPITAL IMPROVEMENTS PLAN, BASICALLY, THE  
 6:39:41PM STATE MAKES YOU PLAN IT OUT FOR FIVE YEARS.  
 6:39:43PM AND THEN YOU DO IT BASED ON YOUR AVAILABLE FUNDING.  
 6:39:46PM WELL, SOMETIMES THAT CHANGES.  
 6:39:48PM EVERYBODY THAT DOES A CAPITAL IMPROVEMENTS PLAN BASICALLY  
 6:39:51PM UPDATES THEM EVERY YEAR.  
 6:39:53PM SOMETIMES IF YOU DON'T HAVE THE FUNDING, YOU PUSH IT OUT TO  
 6:39:56PM A FURTHER YEAR.  
 6:39:58PM SOMETIMES THE COUNCIL'S PRIORITIES CHANGE SO THEY MIGHT PUT  
 6:40:01PM ANOTHER PROJECT IN INSTEAD OF THAT.  
 6:40:03PM SO THE PLAN MORPHS.  
 6:40:06PM YOU MIGHT SEE SOMETHING ON THERE AND MIGHT GET DELAYED  
 6:40:09PM BECAUSE YOU MIGHT HAVE ANTICIPATED GETTING FUNDING FOR IT,  
  
 6:40:12PM LIKE GRANT FUNDING OR SOMETHING THAT YOU DIDN'T GET, LIKE  
 6:40:15PM WATER AND SEWER PROJECTS.  
 6:40:16PM IF WE DON'T GET THE GRANT FUNDING, THEN WE END UP PUSHING  
 6:40:19PM THE PROJECTS OUT TO FUTURE YEARS.  
 6:40:21PM IT'S KIND OF A DOCUMENT THAT IS OUR BEST GUESS, WHAT WE'VE  
 6:40:26PM GOT MONEY AVAILABLE FOR TO SPEND AND WHAT WE THINK WE'LL DO  
 6:40:29PM IN THE FUTURE.  
 6:40:30PM AGAIN, IT CAN CHANGE EVERY YEAR.  
 6:40:34PM >>Barry Jones: WHAT GOT MOVED FORWARD AND WHAT GOT MOVED  
 6:40:36PM BACK?  
 6:40:38PM >>Mary Gibbs: IT'S A PUBLIC WORKS PLAN.  
 6:40:42PM I DON'T REALLY KNOW.  
 6:40:43PM ONE OF THE BIG THINGS WAS THE MULTIMODAL PATH ON CORKSCREW  
 6:40:50PM ROAD.  
 6:40:50PM I THINK THAT WAS ONE OF THE BIG-TICKET ITEMS.  
 6:40:52PM CORKSCREW ROAD LANDSCAPING, STREET LIGHTING WAS ONE OF THE  
 6:40:56PM BIG ITEMS ON HERE.  
 6:40:57PM AND THEN RIVER RANCH ROAD IMPROVEMENTS, BROADWAY WEST  
 6:41:01PM IMPROVEMENTS, WILLIAMS ROAD WIDENING, A LITTLE PIECE OF IT.  
 6:41:05PM VIA COCONUT POINT EXTENSION IS A FUTURE YEAR BECAUSE IT'S  
 6:41:08PM NOT FUNDED.  
 6:41:09PM THEN WE DO A TRAFFIC STUDY UPDATE ONCE A YEAR, SO THAT'S

6:41:14PM ALWAYS ON THE C.I.P.  
6:41:15PM PROJECTED OUT IN A FUTURE YEAR MIGHT BE IF WE DO A RAILROAD  
6:41:19PM CROSSING AT VIA COCONUT POINT.

6:41:21PM THAT'S KIND OF DEPENDENT ON FUNDING, WHICH PROBABLY WON'T  
6:41:25PM HAPPEN ANY TIME SOON.  
6:41:27PM THE PROJECTS ARE FUNDED BY ROAD IMPACT FEES, PARK IMPACT  
6:41:29PM FEES.  
6:41:30PM SOME ARE FUNDED BY GAS TAX.  
6:41:33PM SOME ARE FUNDED BY GENERAL FUND.  
6:41:34PM IT JUST REALLY DEPENDS ON WHAT FUNDING IS AVAILABLE.  
6:41:38PM AGAIN, LIKE THE COUNCIL PRIORITIES.  
6:41:42PM >>Barry Jones: IS STAFF MAKING RECOMMENDATIONS TO COUNCIL AS  
6:41:46PM FAR AS WHAT TO MOVE FORWARD AND WHAT MOVES BACKWARDS?  
6:41:49PM >>Mary Gibbs: STAFF WILL, USUALLY AROUND I WOULD SAY JUNE OR  
6:41:52PM EVEN BEFORE JUNE, WE HAVE WORKSHOPS WITH THE COUNCIL.  
6:41:55PM AND THEN WE EXPLAIN LIKE PUBLIC WORKS WILL EXPLAIN, HERE ARE  
6:41:59PM THE PROJECTS WE'RE WORKING ON.  
6:42:01PM HERE ARE SOME OF THE FUTURE POTENTIAL PROJECTS, AND THEN WE  
6:42:04PM TRY TO SOLICIT THE COUNCIL'S DESIRES OF WHAT THEY WOULD LIKE  
6:42:10PM TO SEE, AND THEN THEY HAVE A DISCUSSION AT A WORKSHOP OR  
6:42:12PM TWO, AND THEN WE PROJECT OUT FINANCE, HERE'S HOW MUCH MONEY  
6:42:17PM WE THINK WE'LL HAVE.  
6:42:18PM GEE, WHAT X PROJECTS BUT ONLY POINT FIVE X MONEY SO YOU END  
6:42:25PM UP PUSHING THOSE OUT TO FUTURE YEARS.  
6:42:28PM KIND OF HAVE THIS ITERATIVE PROCESS WHERE YOU DISCUSS IN THE  
6:42:31PM WORKSHOPS AND THEN COME BACK FOR PUBLIC HEARINGS.  
6:42:33PM >>Barry Jones: RIVER PARK AND SPORTS PARK ARE TAKING UP A  
6:42:36PM BIG CHUNK.

6:42:38PM >>Mary Gibbs: YES, YES, YES.  
6:42:39PM >>Jim Wallace: WHY ARE WE EVEN INVOLVED IF WHAT WE AGREED ON  
6:42:46PM LAST YEAR WAS CHANGED AND IGNORED?  
6:42:48PM WHAT IS THE PURPOSE OF THE PLANNING AND ZONING BOARD BEING  
6:42:50PM INVOLVED?  
6:42:52PM >>Mary Gibbs: WHAT WAS YOUR RECOMMENDATION LAST YEAR?  
6:42:54PM VIA COCONUT LIGHTING?  
6:42:58PM >>Jim Wallace: NO, SEVERAL THINGS LIKE THAT THAT DIDN'T GET  
6:43:01PM DONE AND I DON'T SEE HERE.  
6:43:02PM IT'S NOT LIKE THEY WERE DELAYED.  
6:43:05PM SOMEBODY SAID, WELL, WE DON'T NEED THOSE ANYMORE.  
6:43:09PM >>Mary Gibbs: I'M NOT SURE.  
6:43:11PM >>Jim Wallace: WHY IS PLANNING ZONING BOARD EVEN GETTING  
6:43:14PM INVOLVED?

6:43:15PM >>Mary Gibbs: I'M NOT SURE WHAT YOU'RE SAYING IS WHAT THE  
 6:43:17PM COUNCIL SAID.  
 6:43:18PM I'D HAVE TO GO BACK TO PUBLIC WORKS AND SEE WHAT THE STATUS  
 6:43:21PM IS.  
 6:43:23PM >>Barry Jones: THIS IS MORE A COURTESY NOTICE TO LET US KNOW  
 6:43:26PM WHAT IS HAPPENING, MORE OR LESS.  
 6:43:28PM WE HAVE NO REGULATORY AUTHORITY.  
 6:43:30PM >>Mary Gibbs: RIGHT.  
 6:43:34PM >>Dan Williams: I DISCUSSED THIS EARLIER WITH MARY AND THE  
 6:43:37PM CONCERN OF US GIVING A RECOMMENDATION OF APPROVAL.  
 6:43:40PM AND I WOULD SUGGEST -- I WON'T SPEAK FOR EVERYONE, BUT I  
  
 6:43:44PM WOULD SUGGEST SOMETHING ALONG THE LINES THAT WE RECOMMEND  
 6:43:46PM APPROVAL OF ORDINANCE 2025-10.  
 6:43:50PM IT IS NOT AN INDICATION THAT PZD HAS REVIEWED AND VALIDATED  
 6:43:55PM THE ACCURACY OF THE REPORT.  
 6:43:58PM >> SECOND.  
 6:44:01PM >>Barry Jones: YEAH, THERE'S NOT TIME OR INFORMATION TO MAKE  
 6:44:05PM A RECOMMENDATION ON SOMETHING LIKE THIS.  
 6:44:07PM I DID HAVE ONE QUESTION.  
 6:44:10PM THE WILLIAMS ROAD WEST OF U.S. 41, BECAUSE MY NEIGHBORHOOD  
 6:44:14PM ASSOCIATION IS GOING TO ASK ME ABOUT THAT.  
 6:44:16PM WHICH ONE OF THESE IS IT?  
 6:44:23PM >>Mary Gibbs: YOU MEAN --  
 6:44:26PM >>Barry Jones: NO.  
 6:44:27PM JUST A ROUNDABOUT.  
 6:44:28PM THAT'S U.S. 41 TO VIA COCONUT.  
 6:44:30PM THAT'S EAST OF 41.  
 6:44:34PM THE ROUNDABOUT ON WILLIAMS ROAD.  
 6:44:41PM >>Mary Gibbs: THE LAST I HEARD ABOUT THAT, THEY WERE TRYING  
 6:44:44PM TO GET FOUNTAIN LANES TO AGREE.  
 6:44:46PM >>Barry Jones: NO, THAT'S ALL DONE.  
 6:44:48PM THEY WERE TOLD IT WAS -- EVEN IN THE ESTERO VILLAGE REPORT,  
 6:44:51PM IT SAID THAT WAS GOING TO BE A PRIORITY FOR THE 25-26 BUDGET  
 6:44:55PM THAT THE ECCL REPORT THEY PUT OUT.  
 6:44:58PM I DON'T KNOW WHICH ONE IT WAS.  
 6:45:06PM ATLANTIC GULF DRIVE INTERSECTION.  
  
 6:45:08PM IS THAT THE ONE?  
 6:45:09PM NO.  
 6:45:11PM AND THAT'S FOR THIS YEAR.  
 6:45:12PM WILLIAMS ROAD AND ATLANTIC GULF DRIVE.  
 6:45:26PM IT'S WILLIAMS ROAD WEST OF U.S. 41 HEADED DOWN --  
 6:45:26PM >>Mary Gibbs: THE ROUNDABOUT.

6:45:26PM >> YES.  
 6:45:27PM >>Mary Gibbs: I'LL HAVE TO CHECK.  
 6:45:28PM THE POINT OF THIS WASN'T TO EXAMINE ALL THE C.I.P. PROJECTS.  
 6:45:34PM >>Barry Jones: I UNDERSTAND.  
 6:45:35PM THAT IS A PET ONE, IF YOU WILL.  
 6:45:36PM MY NEIGHBORS WILL ASK ME ABOUT.  
 6:45:49PM >>Anthony Gargano: MY REACTION TO THIS WHEN I DISCUSSED THIS  
 6:45:52PM WITH MARY TODAY, EARLIER TODAY WAS JUST RUBBER-STAMPING.  
 6:46:00PM THAT'S ALL WE'RE DOING.  
 6:46:03PM >>Nancy Stroud: I THINK YOU MIGHT WANT TO THINK ABOUT A  
 6:46:06PM PROCESS FOR NEXT YEAR, BECAUSE IT'S GOING TO COME BACK.  
 6:46:08PM IT MIGHT INVOLVE A REVIEW OF WHAT THE COUNCIL DOES IN JUNE,  
 6:46:18PM SO BEFORE IT COMES BACK TO YOU, YOU CAN UNDERSTAND WHERE  
 6:46:21PM THEY ARE COMING FROM AND IDENTIFY SOME OF THE PROJECTS THAT  
 6:46:24PM YOU THINK FROM A PLANNING STANDPOINT ARE IMPORTANT.  
 6:46:31PM BECAUSE IT IS GOING TO KEEP COMING BACK.  
 6:46:33PM IT'S NOT A SATISFACTORY PROCESS, OBVIOUSLY.  
 6:46:37PM WE NEED TO BUILD THE PROCESS SO THAT YOU CAN FEEL MORE  
 6:46:40PM OWNERSHIP OF IT BECAUSE YOU HAVE RESPONSIBILITY FOR IT.  
  
 6:46:46PM >>Barry Jones: WE DO HAVE RESPONSIBILITY FOR THE --  
 6:46:48PM >>Nancy Stroud: YOU HAVE A RESPONSIBILITY TO REVIEW AND  
 6:46:50PM RECOMMEND.  
 6:46:51PM INPUT.  
 6:46:53PM ADVICE.  
 6:46:55PM >>Anthony Gargano: WE WOULD HAVE TO BE INVOLVED IN THE  
 6:46:58PM PROCESS FROM THE BEGINNING, AND THAT MAY, JUNE TIME FRAME.  
 6:47:04PM >>Mary Gibbs: AS IT GOES ALONG IT MORPHS.  
 6:47:07PM IT STARTS EARLY AND MORPHS WITH WORKSHOPS.  
 6:47:10PM WE COULD HAVE PUBLIC WORKS STAFF COME.  
 6:47:13PM I DON'T KNOW THE DETAILS.  
 6:47:14PM >>Barry Jones: SIMILAR TO WHAT THEY ARE DOING WITH COUNCIL.  
 6:47:17PM >>Mary Gibbs: SO AT LEAST YOU KIND OF KNOW WHAT IS IN THE  
 6:47:20PM WORKS WITH THE PROJECT.  
 6:47:23PM >>Barry Jones: CAN'T BE HERE DURING THE DAY.  
 6:47:25PM GOT OTHER COMMITMENTS.  
 6:47:26PM I DID HAVE A COUPLE OF THINGS THAT I MENTIONED, MARY AND  
 6:47:30PM NANCY, NOTHING THAT NEEDS TO BE ADDRESSED THIS AFTERNOON OR  
 6:47:33PM EVENING --  
 6:47:34PM >>Nancy Stroud: CAN WE DO THAT AFTER YOU TAKE A VOTE?  
 6:47:36PM >>Barry Jones: I'M SORRY.  
 6:47:37PM I THOUGHT WE WERE DONE.  
 6:47:43PM >>Nancy Stroud: I THOUGHT I HEARD A MOTION.  
 6:47:44PM >>Tammy Duran: CAN YOU REPEAT IT, PLEASE?

6:47:47PM >>Dan Williams: SURE.

6:47:48PM THAT THE RECOMMENDATION OF APPROVAL OF ORDINANCE 25 --

6:47:55PM 2025-10 IS NOT AN INDICATION THAT PZD HAS REVIEWED AND

6:48:04PM VALIDATED THE ACCURACY OF THE REPORT.

6:48:11PM >>Tammy Duran: THANK YOU.

6:48:13PM >>Kristin Jeannin: IT'S ALREADY BEEN SECONDED.

6:48:15PM >>Tammy Duran: WHO WAS THE SECOND?

6:48:16PM >>Michael Sheeley: I SECONDED IT.

6:48:17PM IN THE ARMY WE CALL IT CYA.

6:48:22PM [ LAUGHTER ]

6:48:22PM >>Anthony Gargano: SO WE HAVE A MOTION.

6:48:25PM IT'S BEEN SECONDED.

6:48:26PM ANY DISCUSSION ON THE MOTION?

6:48:28PM LET'S HAVE A ROLL CALL VOTE.

6:48:39PM >>Kristin Jeannin: YES.

6:48:40PM >>Barry Jones: YES.

6:48:43PM >>Michael Sheeley: YES.

6:48:44PM >>James Tatooles: YES.

6:48:46PM >>Jim Wallace: NO.

6:48:51PM >>Dan Williams: YES.

6:48:52PM >>Anthony Gargano: YES.

6:48:57PM >>Kristin Jeannin: SO WE'RE SUPPOSED TO DISCUSS HOW TO

6:48:59PM IMPROVE THIS PROCESS NEXT YEAR FURTHER NOW OR NO?

6:49:03PM >>Nancy Stroud: THIS WILL BE UPDATED EVERY YEAR.

6:49:05PM >>Kristin Jeannin: RIGHT.

6:49:07PM I UNDERSTAND THAT.

6:49:08PM >>Nancy Stroud: PERHAPS AT A LATER MEETING -- WE DO HAVE

6:49:11PM MORE TIME -- WE CAN DISCUSS A PROCESS FOR BRINGING YOU MORE

6:49:15PM UP TO DATE BEFORE YOU NEED TO REVIEW THIS.

6:49:17PM NEXT TIME.

6:49:24PM >>Barry Jones: CHAIRMAN, THE OTHER ISSUE, THERE'S BEEN

6:49:27PM RECENT CHANGES TO THE LIVE LOCAL LAW AND CLARIFICATION FROM

6:49:30PM THE STATE.

6:49:31PM I WOULD REQUEST THAT NANCY AND MARY AT SOME POINT BRIEF THIS

6:49:36PM BOARD ON WHAT THEY ARE AND HOW IT IMPACTS US AS A ZONING

6:49:42PM BOARD AND WHAT IT OPENS UP FOR POTENTIAL DEVELOPERS TO DO SO

6:49:46PM THAT NONE OF US ARE BLINDSIDED WHEN THIS STUFF HAPPENS.

6:49:50PM THERE'S ALSO LEGISLATION THAT WAS RECENTLY EXTENDED OR

6:49:54PM PASSED, SENATE BILL 180 THAT IMPACTS THE ABILITY OF ANY

6:49:58PM LOCAL BOARD AND MOST OF THE STATE OF FLORIDA TO CHANGE THEIR

6:50:03PM RULES OR MAKE ANYTHING MORE CHALLENGING FOR DEVELOPMENT.

6:50:09PM SO IT PROBABLY INHIBITS OUR ABILITY AND STOPS US FROM MAKING

6:50:12PM ANY RULE CHANGES AT ALL OUT OF FEAR THAT IT MAY INHIBIT.  
 6:50:18PM AND IT'S SOMETHING THAT JUST KEEPS GETTING EXTENDED FROM  
 6:50:21PM HURRICANE IAN IS BASICALLY MY PERSPECTIVE OF IT.  
 6:50:24PM THERE ARE OTHER MUNICIPALITIES THAT ARE ENGAGING IN  
 6:50:31PM LAWSUITS.  
 6:50:31PM I KNOW THE CITY OF NAPLES JUST AGREED TO JOIN THAT GROUP IN  
 6:50:35PM OPPOSITION TO SENATE BILL 180, WHICH WAS USURPING LOCAL  
 6:50:39PM AUTHORITY TO UPDATE THEIR ORDINANCES AND STUFF.  
 6:50:44PM I DON'T KNOW HOW THE VILLAGE FEELS ABOUT IT.  
  
 6:50:47PM I DON'T KNOW IF ANYBODY ELSE HERE IS EVEN AWARE OF IT.  
 6:50:49PM BUT I THINK IT'S SOMETHING THAT WE COULD USE SOME MORE  
 6:50:55PM EDUCATED UNDERSTANDING THAN MINE.  
 6:50:56PM I'LL JUST LEAVE IT AT THAT, SO AT LEAST WE ALL UNDERSTAND  
 6:51:01PM THE IMPACTS OF THE LIVE LOCAL RULINGS AND THE EXISTING  
 6:51:04PM SENATE BILL 180 AND HOW IT INHIBITS OUR ABILITY TO DO OR NOT  
 6:51:08PM DO THINGS OR THE STAFF'S ABILITY.  
 6:51:11PM JUST AN EDUCATION FOR ME WOULD BE MUCH APPRECIATED.  
 6:51:16PM SO THANK YOU.  
 6:51:20PM >>Mary Gibbs: IF WE HAVE A LIGHT AGENDA NEXT MONTH, WE COULD  
 6:51:22PM PUT IT ON THE AGENDA FOR JUST NANCY TO DO AN OVERVIEW OR  
 6:51:26PM SOMETHING.  
 6:51:28PM >>Barry Jones: AT SOME POINT.  
 6:51:29PM I'M SOMEWHAT BRIEFED ON IT BECAUSE I'M IMMERSED IN IT MOST  
 6:51:34PM OF THE TIME.  
 6:51:34PM I'M NOT SURE THAT OTHERS HERE ARE.  
 6:51:37PM SO I THINK IT'S GOOD INFORMATION FOR THEM TO HAVE BECAUSE  
 6:51:41PM IT'S SOMETHING YOU WANT TO KNOW BEFORE YOU RUN INTO THAT  
 6:51:43PM WALL.  
 6:51:45PM >> THAT IS A GREAT, GREAT POINT, BARRY.  
 6:51:48PM NEXT MONTH?  
 6:51:53PM >>Mary Gibbs: IF WE HAVE A LIGHT AGENDA, WE'LL PUT IT ON FOR  
 6:51:56PM NEXT MONTH.  
 6:52:00PM >> WHEN WE HAVE A LIGHT AGENDA YOU MEANT TO SAY.  
 6:52:04PM >>Barry Jones: I DON'T THINK ANYTHING STARING AT US RIGHT  
  
 6:52:07PM NOW.  
 6:52:07PM WE HAVEN'T DEALT WITH LIVE LOCAL.  
 6:52:09PM >>Mary Gibbs: YES, WE HAVE.  
 6:52:13PM YOU JUST DON'T KNOW.  
 6:52:14PM I DEAL WITH IT WEEKLY.  
 6:52:17PM >>Barry Jones: ARE THERE SOME APPROVED OR COMING IN FOR  
 6:52:19PM PERMITTING?  
 6:52:19PM >>Mary Gibbs: NO.



6:52:21PM >>Barry Jones: BECAUSE THEY DON'T HAVE TO COME TO THIS  
 6:52:23PM BOARD, DO THEY?  
 6:52:24PM >>Mary Gibbs: NO.  
 6:52:28PM >>Anthony Gargano: BASED ON OUR DISCUSSION EARLIER TODAY,  
 6:52:31PM YOU MIGHT EXPLAIN JUST A FEW MINUTES NOW A LITTLE BIT ABOUT  
 6:52:41PM YOUR VERY ACTIVE INVOLVEMENT IN THIS ISSUE.  
 6:52:43PM >>Mary Gibbs: WHEN THE LIVE LOCAL LAW WAS PASSED A FEW YEARS  
 6:52:50PM AGO AND, ACTUALLY, SENATE PRESIDENT KATHLEEN PASSIDOMO,  
 6:52:55PM FRANCESCA'S MOM, KIND OF SPEARHEADED IT.  
 6:52:59PM THE IDEA WAS TO MAKE IT EASIER TO GET AFFORDABLE HOUSING.  
 6:53:03PM BUT THEY PASSED KIND OF A BROADBRUSH LAW THAT SAID IF YOU'VE  
 6:53:05PM GOT ANY COMMERCIAL OR INDUSTRIALLY ZONED PROPERTIES AND USE  
 6:53:09PM IT FOR AFFORDABLE HOUSING AND YOU RESTRICT IT FOR AFFORDABLE  
 6:53:11PM HOUSING FOR 30 YEARS, THEN YOU DON'T HAVE TO REZONE THE  
 6:53:14PM PROPERTY OR DO ANY COMPREHENSIVE PLAN AMENDMENTS AND YOU  
 CAN  
 6:53:18PM GET WHATEVER THE HIGHEST DENSITY IS IN YOUR JURISDICTION AS  
 6:53:23PM LONG AS YOU MEET LAND DEVELOPMENT CODE RULES FOR PARKING AND  
  
 6:53:26PM OPEN SPACE AND THINGS LIKE THAT.  
 6:53:27PM AND YOU CAN GET THE MAXIMUM DENSITY AND YOU CAN GET GREATER  
 6:53:32PM HEIGHT THAN YOU WOULD NORMALLY GET, BUT YOU CAN'T BE THREE  
 6:53:38PM STORIES -- BUT YOU CAN'T BE HIGHER.  
 6:53:41PM YOU CAN'T EXCEED LIKE WHATEVER IS WITHIN A ONE-MILE RADIUS  
 6:53:44PM OF YOUR PROPERTY.  
 6:53:45PM SO ONCE THEY KIND OF PASS THAT LAW, EVERY DEVELOPER GOT  
 6:53:49PM REALLY EXCITED AND SAID, DON'T HAVE TO GO THROUGH ZONING.  
 6:53:52PM JUST AN ADMINISTRATIVE STAFF PROCESS, SO THEY START CALLING  
 6:53:56PM EVERYBODY, AND MADE A BUNCH OF FUNDS AVAILABLE IN THE  
 6:54:00PM LEGISLATURE, SO ALL THESE PEOPLE, DEVELOPERS WERE CALLING,  
 6:54:06PM AND WE GOT TONS OF CALLS.  
 6:54:07PM WHAT IS YOUR MAXIMUM DENSITY?  
 6:54:09PM WELL, WHERE IS THE PROPERTY?  
 6:54:11PM WE DON'T KNOW.  
 6:54:12PM WE JUST WANT TO KNOW WHAT THE MAX IS?  
 6:54:14PM IN COLLIER COUNTY, SOMEHOW I THINK THE STAFF MADE A BAD  
 6:54:18PM RULING OR MISTAKE THAT THEY HAD TO TAKE BACK AND TOLD  
 6:54:22PM EVERYBODY THE MAXIMUM DENSITY WAS 90 UNITS AN ACRE.  
 6:54:25PM NOT 990.  
 6:54:26PM PEOPLE WOULD CALL US, CAN WE GET 90 UNITS AN ACRE.  
 6:54:30PM NO, NO, NO.  
 6:54:31PM SO MOST OF THE APARTMENT BUILDERS WANT 300 UNITS AND YOU  
 6:54:37PM CAN'T REALLY SQUEEZE IT IN.  
 6:54:40PM WE DON'T HAVE ENOUGH AVAILABLE LAND, SO IT'S HARD TO SQUEEZE

6:54:43PM IT INTO WHAT WE HAVE AVAILABLE.  
 6:54:45PM WE'VE TALKED TO MANY DEVELOPERS, SOME OF THEM ARE LIKE  
 6:54:48PM NATIONAL OR STATE BUILDERS.  
 6:54:49PM SOME ARE KIND OF I THINK TROLLING FOR POTENTIAL LOCATIONS  
 6:54:53PM ANYWHERE.  
 6:54:54PM LIKE, CAPE CORAL, COLLIER, LOOKING EVERYWHERE.  
 6:54:59PM SOME OF THEM ARE MORE AFFORDABLE HOUSING BUILDERS.  
 6:55:02PM SO WE HAVE A VARIETY.  
 6:55:03PM BUT THEY HAVE LOOKED AT PRETTY MUCH EVERY LITTLE PIECE OF  
 6:55:06PM VACANT PROPERTY AROUND.  
 6:55:07PM SO WE DO HAVE SEVERAL THAT ARE LOOKING.  
 6:55:12PM >>Barry Jones: IF I MAY, IF THEY CAN PARK IT, THEY CAN HAVE  
 6:55:15PM IT.  
 6:55:16PM PRETTY MUCH.  
 6:55:17PM IF YOU'RE WITHIN CERTAIN LIMITS OF PEDESTRIAN ACTIVITY  
 6:55:23PM CENTERS OR BUS STOPS, YOU GET REDUCTIONS IN PARKING, AND  
 6:55:28PM THAT'S ALL BY RIGHT.  
 6:55:29PM I DON'T EVEN THINK THEY HAVE TO COME IN FOR ARCHITECTURAL  
 6:55:32PM REVIEW OF THEIR BUILDING.  
 6:55:34PM >>Mary Gibbs: WELL, IT SAYS YOU HAVE TO MEET YOUR LAND  
 6:55:36PM DEVELOPMENT CODE.  
 6:55:37PM SO THAT IS A QUESTION.  
 6:55:38PM WOULD IT BE A STAFF REVIEW, IT WOULD NOT BE A BOARD REVIEW.  
 6:55:41PM >>Barry Jones: IT WOULD BE A STAFF REVIEW OF THE  
 6:55:43PM ADMINISTRATIVE CODE.  
  
 6:55:44PM THAT'S WHAT I'M SAYING, THOSE LIVE LOCAL PROJECTS ARE NOT  
 6:55:47PM REQUIRED BY LAW IS MY UNDERSTANDING.  
 6:55:49PM NANCY CAN SLAP ME IF I'M WRONG.  
 6:55:52PM >>Nancy Stroud: I HAVE TO SAY THAT SINCE ESTERO IS VERY MUCH  
 6:55:54PM BUILT OUT AND THERE AREN'T THAT MANY VACANT PARCELS, AND  
 6:55:59PM ESTERO HAS GOOD LAND DEVELOPMENT REGULATIONS FOR THINGS  
 6:56:03PM OTHER THAN DENSITY AND HEIGHT AND USE, WE ARE IN A BETTER  
 6:56:08PM POSITION THAN MANY PLACES TO MAKE SURE IF IT'S EVEN POSSIBLE  
 6:56:13PM TO BUILD ON A SITE WITH WHAT THEY WANT, THAT IT CAN BE  
 6:56:18PM MITIGATED.  
 6:56:19PM I'M AWARE ON THE EAST COAST OF MANY PROJECTS THAT ARE  
 6:56:25PM GETTING APPROVALS AND ARE STARTING TO BUILD BECAUSE OF JUST  
 6:56:31PM HOW THE DEVELOPMENT IS --  
 6:56:34PM >>Barry Jones: AND THEY ARE NOT VERY ATTRACTIVE AND THEY ARE  
 6:56:36PM NOT VERY ENHANCED.  
 6:56:37PM AND THEY ARE VERY BUDGET AND THEY ARE VERY SLAMMED IN.  
 6:56:42PM >>Nancy Stroud: IT REALLY IS GOING TO VARY BY JURISDICTION.

6:56:46PM I THINK IT'S A GREAT IDEA TO LEARN MORE ABOUT IT AND  
 6:56:49PM UNDERSTAND WHAT IS POSSIBLE --  
 6:56:53PM >>Jim Wallace: YOU KNOW, FOR ME, IT'S A CLASSIC EXAMPLE OF  
 6:56:58PM THE LAWYERS AND THE CAPITALISTS TRYING TO BE REAL ESTATE  
 6:57:04PM DEVELOPERS WITHOUT EVER TALKING TO REAL ESTATE DEVELOPERS.  
 6:57:06PM THIS IS JUST CLASSIC.  
 6:57:10PM THIS IS JUST CLASSIC.  
 6:57:11PM I HAD THE GREATEST RESPECT FOR KATHLEEN PASSIDOMO.  
  
 6:57:14PM SHE HAPPENS TO BE MY ATTORNEY, BUT WOW, THIS IS --  
 6:57:20PM >>Barry Jones: READY, SHOOT, AIM.  
 6:57:21PM >>Jim Wallace: THIS IS GOVERNMENT LAWYERING.  
 6:57:24PM THEY ARE GETTING INTO REAL ESTATE.  
 6:57:25PM THEY ARE TRYING TO DO EVERYTHING WITHOUT PROPER INSIGHT.  
 6:57:31PM >>Nancy Stroud: PART OF THE PREEMPTION GOING ON ON MANY  
 6:57:36PM TOPICS WHERE THE STATE HAS TAKEN OVER WHAT LOCALS HAVE FOR  
 6:57:40PM MANY, MANY YEARS BEEN RESPONSIBLE FOR.  
 6:57:42PM >>Mary Gibbs: INTERESTINGLY, IF YOU REMEMBER OUR MEETING, I  
 6:57:44PM THINK IT WAS LAST MONTH WHERE WE TALKED ABOUT THE MEDICAL,  
 6:57:47PM THE CANCER TREATMENT CENTER THAT WANTED TO GO IN ON RIVER  
 6:57:50PM RANCH ROAD, I HAVE BEEN APPROACHED BY THE REALTORS ABOUT  
 6:57:54PM DOING LIVE LOCAL ON THAT SITE.  
 6:57:57PM THEY SAID, YEAH, WE WANT TO DO FIVE-STORY APARTMENT BUILDING  
 6:58:00PM AND I FORGET IF IT WAS 200 UNITS OR SOMETHING.  
 6:58:03PM I SAID I DON'T THINK YOU CAN SQUEEZE THAT ONTO THAT SITE.  
 6:58:07PM WELL, WE WANT TO DO FIVE STORY, 250 UNITS.  
 6:58:10PM YOU NEED TO LOOK AT THAT, BUT I DON'T THINK YOU CAN MEET THE  
 6:58:14PM RULES TO SQUEEZE IT ON.  
 6:58:16PM THEY JUST ASK YOU, WHAT IS THE MAX WE CAN GET.  
 6:58:21PM >>Barry Jones: IF YOU CAN PARK IT, YOU CAN BUILD IT.  
 6:58:26PM >>Jim Wallace: THAT'S SCARY.  
 6:58:30PM >>Anthony Gargano: OKAY.  
 6:58:32PM >>Mary Gibbs: I DON'T NEED TO PUT THAT ON THE AGENDA BECAUSE  
 6:58:34PM YOU JUST DISCUSSED IT.  
  
 6:58:38PM >>Anthony Gargano: NO, NO.  
 6:58:39PM >>Jim Wallace: DOES ANYBODY HAVE ANY GOOD NEWS?  
 6:58:42PM >>Barry Jones: I GOT THREE PERMITS TODAY.  
 6:58:44PM THAT IS A RECORD FOR ME.  
 6:58:45PM >>Mary Gibbs: NOT FROM US, THOUGH.  
 6:58:49PM >>Anthony Gargano: LIVE LOCAL TO BE CONTINUED.  
 6:58:51PM ENTERTAIN A MOTION FOR ADJOURNMENT.  
 6:58:58PM >>Michael Sheeley: SO MOVED.  
 6:58:59PM >>Barry Jones: SECOND.

6:59:00PM >>Anthony Gargano: OKAY.  
6:59:01PM WE'RE ADJOURNED.

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 as agendas, staff reports, resolutions, ordinances, and other documents related to the meetings can be viewed online at <https://estero-fl.gov/agendas/> at the corresponding meeting date.

## **DRAFT MINUTES**

### **Planning Zoning and Design Board Meeting**

**Village of Estero  
9401 Corkscrew Palms Circle  
Estero, FL 33928  
August 12, 2025 4:30 p.m.**

- 1. CALL TO ORDER:** 4:30 p.m.
- 2. PLEDGE OF ALLEGIANCE:**
- 3. ROLL CALL:**

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

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

- 4. APPROVAL OF AGENDA:**

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

- 5. BUSINESS:**

#### **(a) Consent Agenda**

- (1) Approval of July 8, 2025 meeting minutes

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

**6. PUBLIC INFORMATION MEETING**

- (a) Curadel Pharma (Pending D.O. application) (District 4)  
9600 Corkscrew Road, a vacant ± 3.5-acre site located on the southwest corner of River Ranch Road and Corkscrew Road - Zoned Commercial Planned Development (CPD).

The applicant seeks to construct a ± 43,000 square foot medical office and supporting infrastructure.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

**Presentation/Information by**

John Frangioni, M.D., Ph.D, Curadel Pharma

Bradley Picard, P.E, RESPEC

Jennifer Cardettino, Linea5

Greg Diserio, RLA, DMJA - David M Jones, Jr. Associates

**Public Comment**

Carlos Cook, Estero

**Board Questions or Comments**

Board Members Jeannin, Jones, Paivandy, Tatooles, Williams, Vice Chairman Sheeley, and Chairman Anthony Gargano

**7. PUBLIC HEARING (Quasi-Judicial)**

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

- (a) Shadow Wood C.C. Lifestyle Center (DOS2025-E004) (District 6)  
22801 Oakwilde Boulevard, located in the development next to the Shadow Wood clubhouse.

No ex parte communication or conflicts of interest were noted.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

**Presentation/Information by**

Adrian Karapici, AIA, AM Design Group

Blair A. Foley, PE, President of Blair A. Foley, PE, LLC

**Public Comment**

None.

**Board Questions or Comments**

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

**Motion:** Motion to approve the Development Order with staff stipulations.

**Motion by:** Vice Chairman Sheeley

**Seconded by:** Board Member Williams

**Action:** Approved the Development Order with staff stipulations.

**Vote:**

**Aye:** Board Members Jeannin, Jones, Paivandy, Tatooles, Williams, and Vice Chairman Sheeley

**Nay:**

**Abstentions:**

**8. PUBLIC INPUT**

None

**9. BOARD COMMUNICATIONS**

**(a) Next meeting – September 9, 2025**

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

Nancy Stroud, Village Land Use Attorney

**10. ADJOURNMENT: 6:02 pm.**

---

Tammy Duran  
Deputy Village Clerk



**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: The Club at Grandezza - Pickelball Courts  
2. Address: 11481 Grando Oak Blvd, Estero, FL 33928  
3. Strap Number: 25-44-25-E1-14 CH 1.0000  
4. Application Number: TBD

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

- |                                                                                |                                                     |
|--------------------------------------------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> Comprehensive Plan Amendment                          | <input type="checkbox"/> Planned Development Zoning |
| <input type="checkbox"/> Planned Development –Amendment or Final Plan Approved | <input type="checkbox"/> Variance                   |
| <input type="checkbox"/> Conventional Rezoning                                 | <input type="checkbox"/> Special Exception          |
| <input type="checkbox"/> Plat                                                  | <input type="checkbox"/> Vacation                   |
| <input checked="" type="checkbox"/> Other <u>LDO</u>                           |                                                     |

(Specify)

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

4-Pickelball Courts - new by Tennis Courts

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]  
Signature

8-18-25  
Date

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



Report: 20250711  
Date: July 11, 2025

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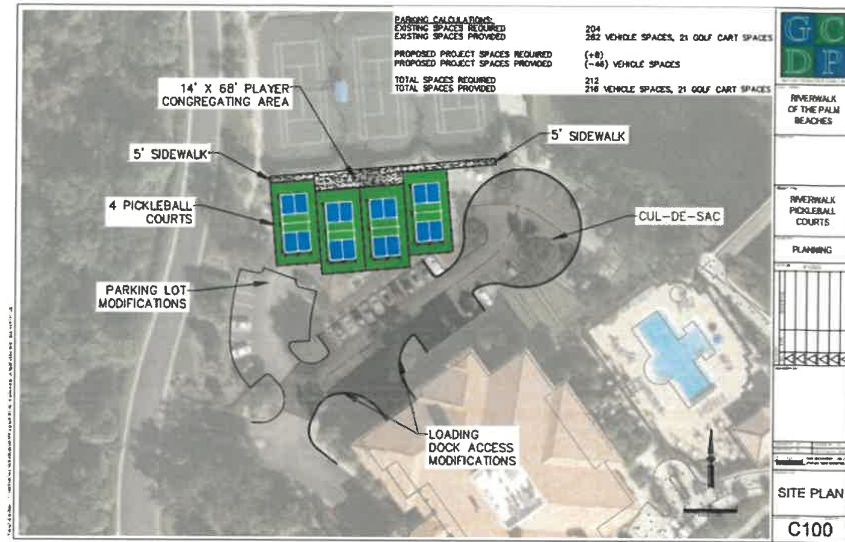


Figure 5d – GCDP Site Plan for Grandezza pickleball courts



Figure 5e – Location of 4 pickleball courts in sound map

PSM Consulting LLC  
Bonita Springs, Florida  
wyermanbr@gmail.com, 248 563 0867



## Planning Zoning and Design Board Staff Report

| PROJECT NAME                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Summercrest (Toll Brothers)                                                                                                                                         |
| CASE NUMBER                                                                                                                                                         |
| DOS2024-E008                                                                                                                                                        |
| MEETING DATE                                                                                                                                                        |
| September 9, 2025                                                                                                                                                   |
| REQUEST                                                                                                                                                             |
| The applicant is requesting approval of a development order to construct a subdivision with 153 townhomes, lake, associated infrastructure, and public amenity area |
| APPLICANT                                                                                                                                                           |
| Toll Southeast LP Company, Inc.                                                                                                                                     |
| LOCATION                                                                                                                                                            |
| Southeast corner of Corkscrew Road and Sandy Lane, south of Estates at Estero River                                                                                 |
| PROPERTY SIZE                                                                                                                                                       |
| 21.4 acres±                                                                                                                                                         |
| ZONING                                                                                                                                                              |
| EPD – Village Ordinance 2024-13                                                                                                                                     |
| PUBLIC INFORMATION MEETING DATES                                                                                                                                    |
| The PZDB conducted the Public Information Meeting on December 10, 2024.                                                                                             |

### Staff Recommendation

Staff recommends approval of the development order and monument signs with the following stipulations:

1. Applicant must comply with all zoning conditions of Ordinance 2024-13.
2. Applicant must provide approval from Lee County Utilities prior to vegetation removal permit.
3. A right-of-way permit from Lee County DOT must be approved prior to any work in the Corkscrew Road right-of-way.
4. A right-of-way permit from the Village of Estero is required prior to any work in the Village right-of-way (Sandy Lane).

5. Per the Construction Activity Management Plan, hours of construction are 7:00 a.m. until 7:00 p.m. Monday through Saturday. Construction is not allowed on Sundays or legal holidays.
6. Documentation of compliance with LDC 5-8 Green Building Standards must be substantiated prior to submittal of building permit applications.
7. Monument sign design is approved. Sign details will be reviewed at time of building permit.

#### **Project Summary**

This project is a residential subdivision with 153 townhomes on a vacant 21.4-acre site along Corkscrew Road between Sandy Lane and Design Parc Lane.

#### **Architecture**

The proposed architecture is described by the applicant as Mediterranean/Spanish Colonial consistent with the Pattern Book "Estero Townhomes" dated 9/26/24. The colors and architecture were reviewed, modified, and approved by Village Council as part of the Zoning Ordinance. The construction will be of concrete block and stucco with barrel tile roofing.

#### **Transportation**

The site has access to Corkscrew Road through connection to Design Parc Lane to the east and Sandy Lane to the west, which also offers a connection to Broadway East. The project does not propose a direct connection to Corkscrew Road.

A Traffic Impact Statement (TIS) was completed for the proposed development. No turning lanes were warranted. A Level of Service analysis was also conducted as part of the TIS and found that there will be no change to the current Levels of Service C, found for both Corkscrew Road and Sandy Lane.

The project exit from Design Parc Lane is designed to allow both right and left turns onto Corkscrew Road and will be striped accordingly.

#### **Stormwater**

The surface water management system includes one elevation controlled wet detention pond, two dry detention ponds, interconnected piping, one control structure and two water quality structures. The stormwater management control elevation of NAVD 8.80 feet is based on a previously approved SFWMD permit for the "Galleria at Corkscrew". A Lake Management Plan has been drafted for assignment to the Homeowners Association.

#### **Lighting**

The site is situated south of the Estates at Estero River residential property. The maximum mounting height for street lighting is 15 feet. Proposed site lighting includes decorative lighting which meets the Land Development Code, including BUG and CCT color requirements.

**Lee County Utilities (LCU)**

Lee County Utilities has not completed project review as of the date of this staff report. A stipulation is suggested to require approval prior to a vegetation removal permit.

**Landscaping**

Landscape buffers and plantings are in conformance with Zoning Ordinance 2024-13.

There will be two walls on the property, one separating the project from the Estates at Estero River and one adjacent to Corkscrew Road.

**Signage**

Proposed monument signs are located at each of two entrances to the site. Dimensions of the sign at Sandy Lane are 19 ft long x 10 ft height, and at Design Parc Lane the dimensions are 19 ft long x 5 ft height. The style, colors, and materials match design of the townhomes and Pattern Book.

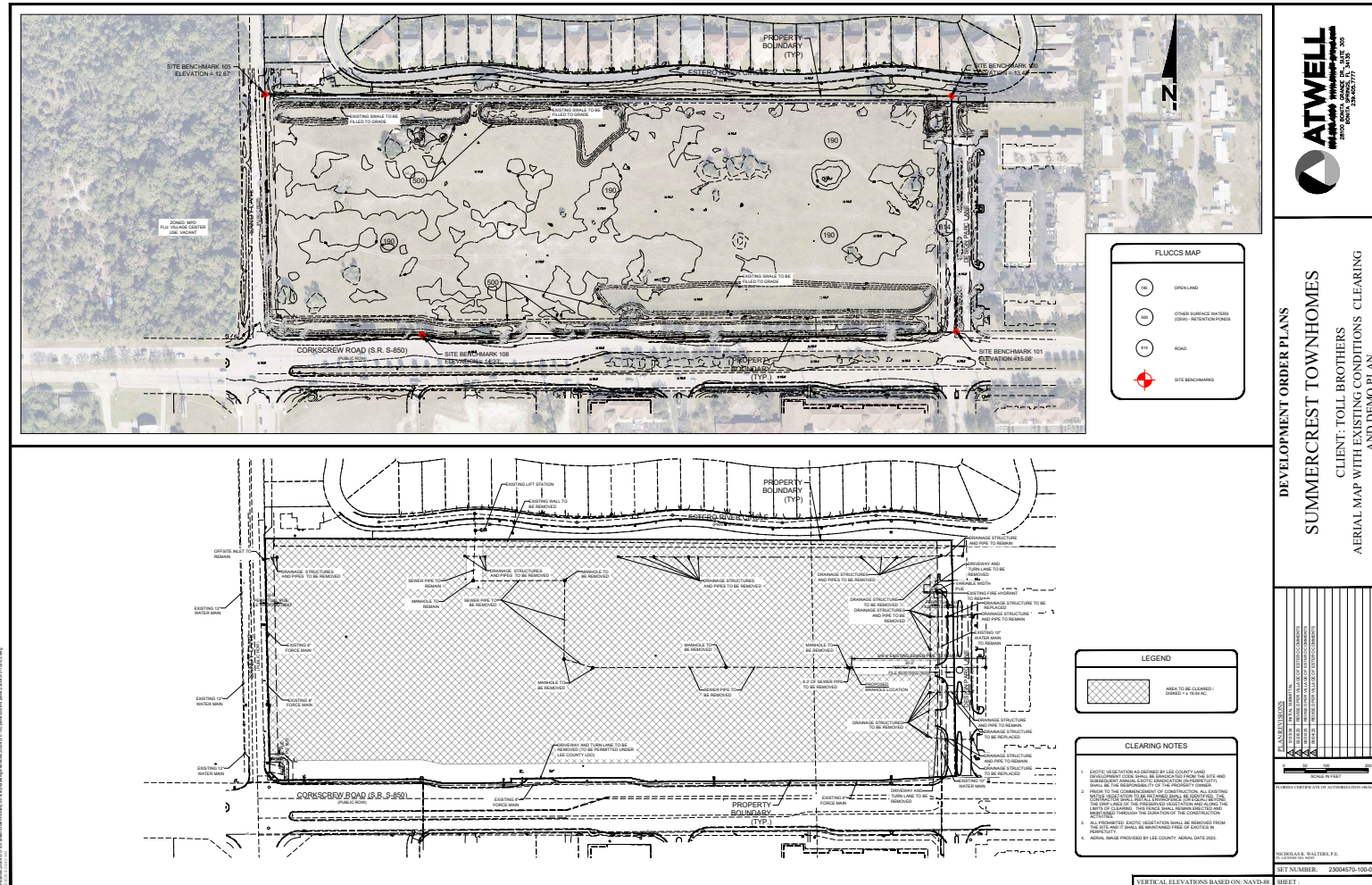
**Deviations**

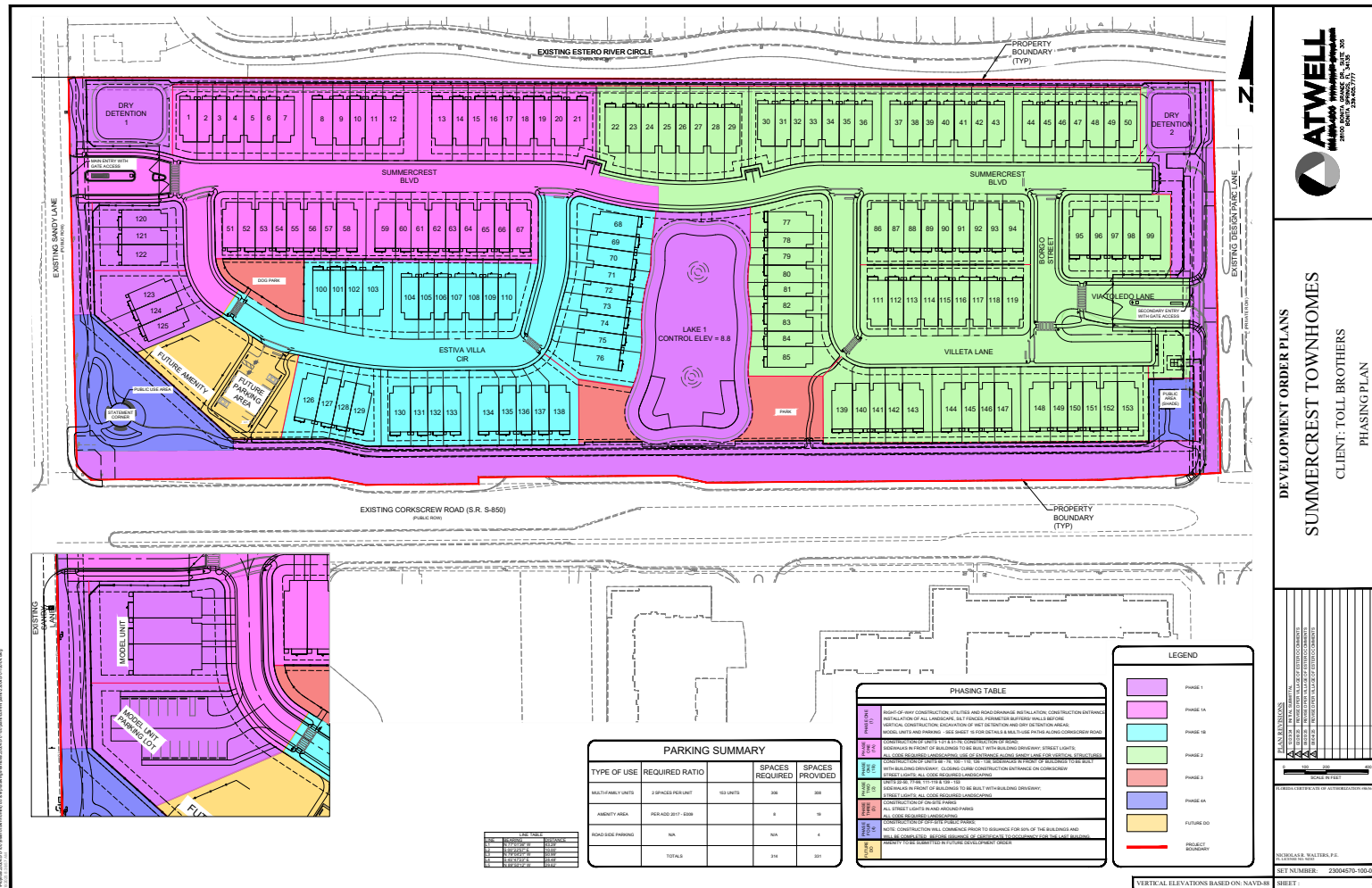
Seven (7) deviations from the Village LDC were granted through Zoning Ordinance 2024-13 and were all confirmed to be applied and compliant as granted.

General Attachment: 2. Summercrest - Civil Plans.pdf (Page 1 of 24)

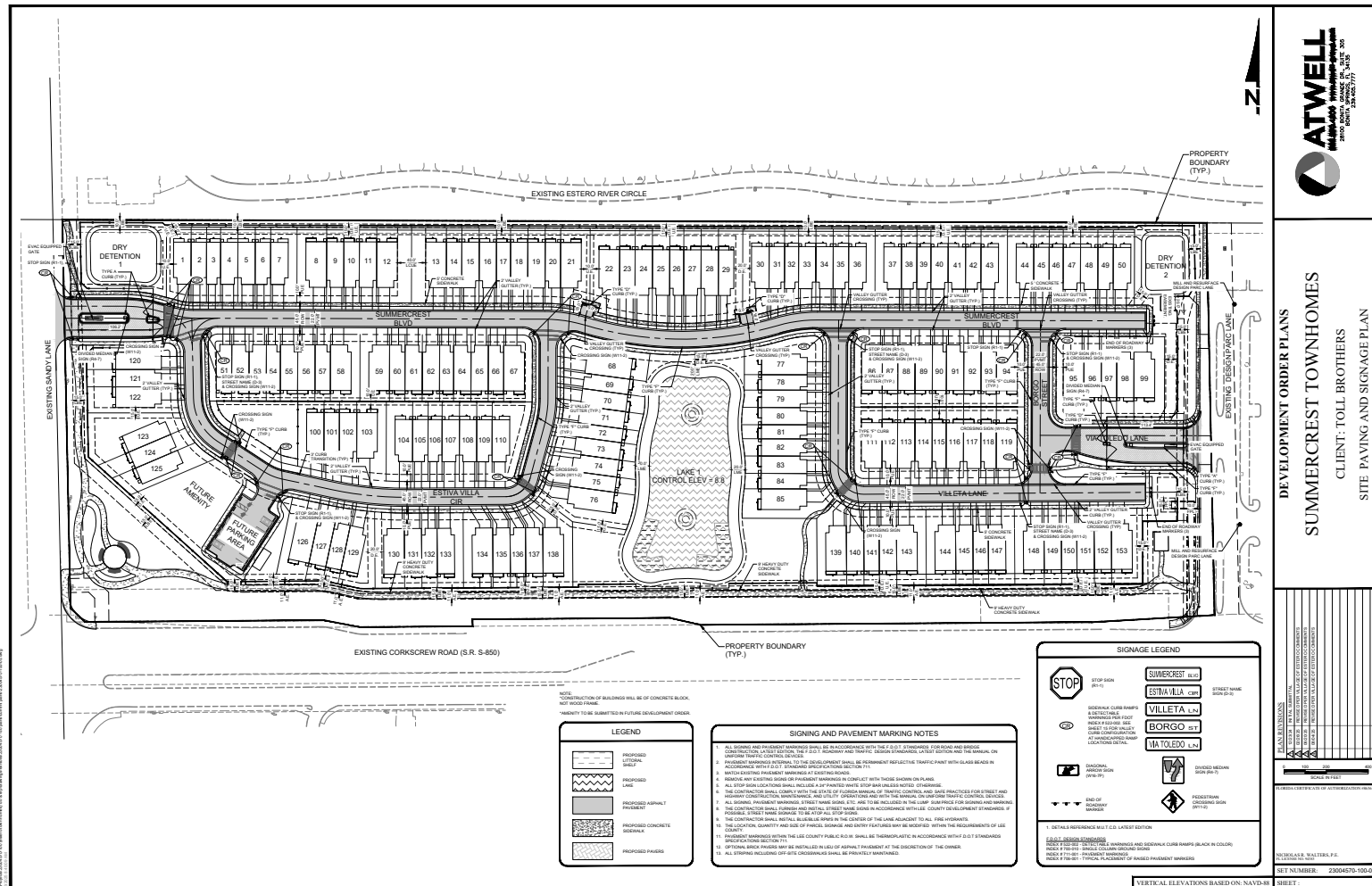
© 2006 Blackwell Publishing Ltd, *Journal of Internal Medicine* 260: 395–403

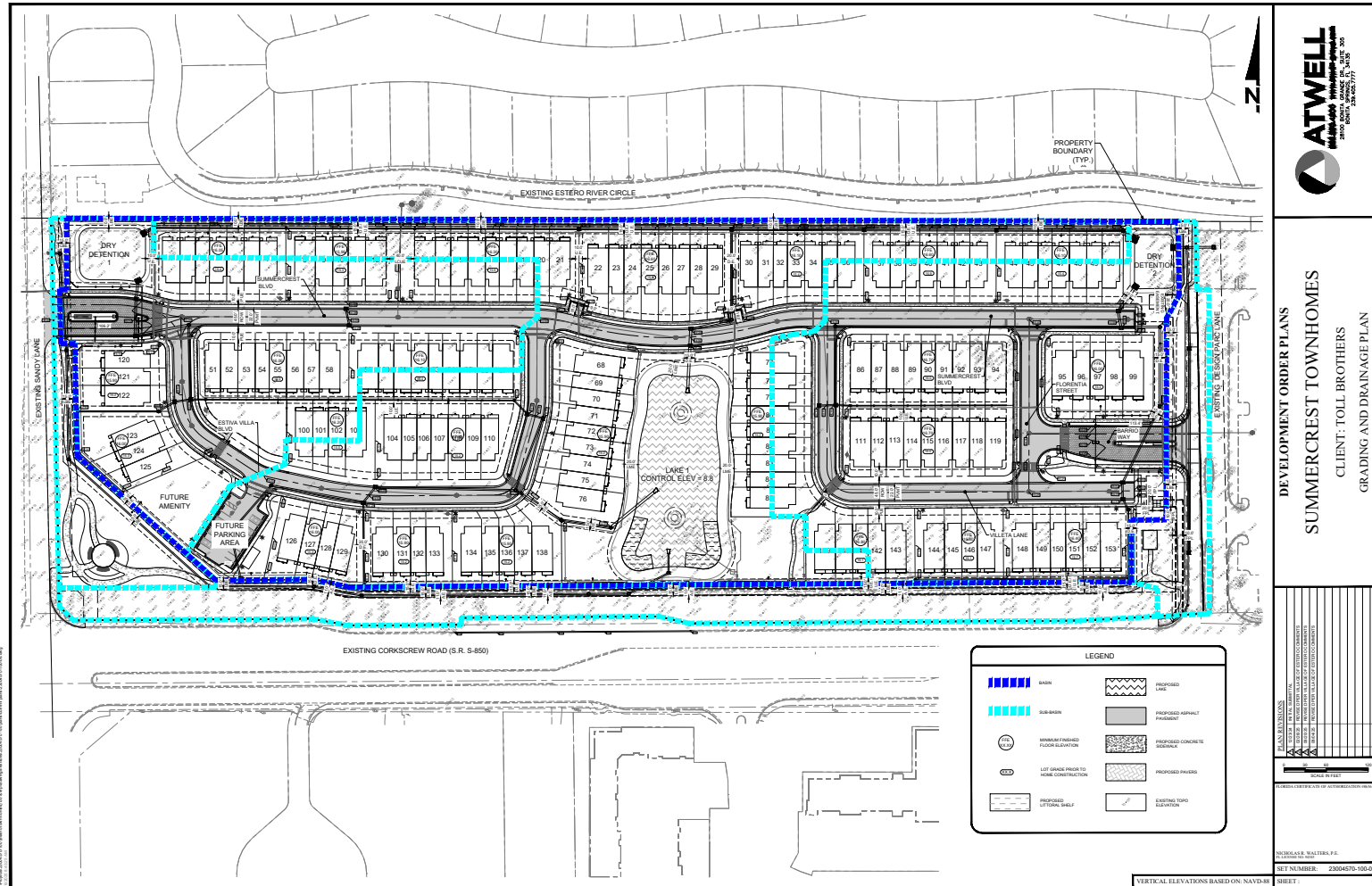




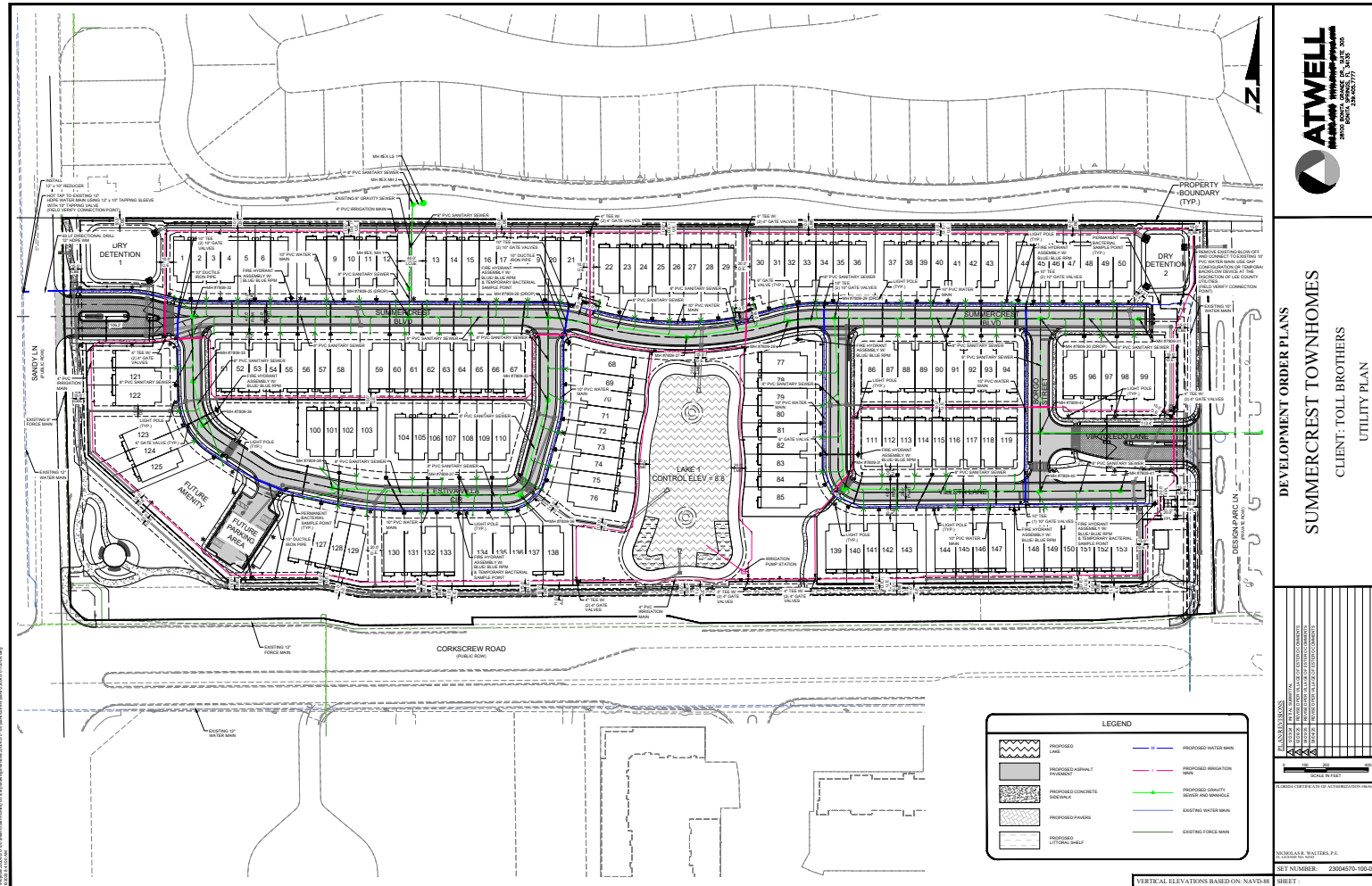


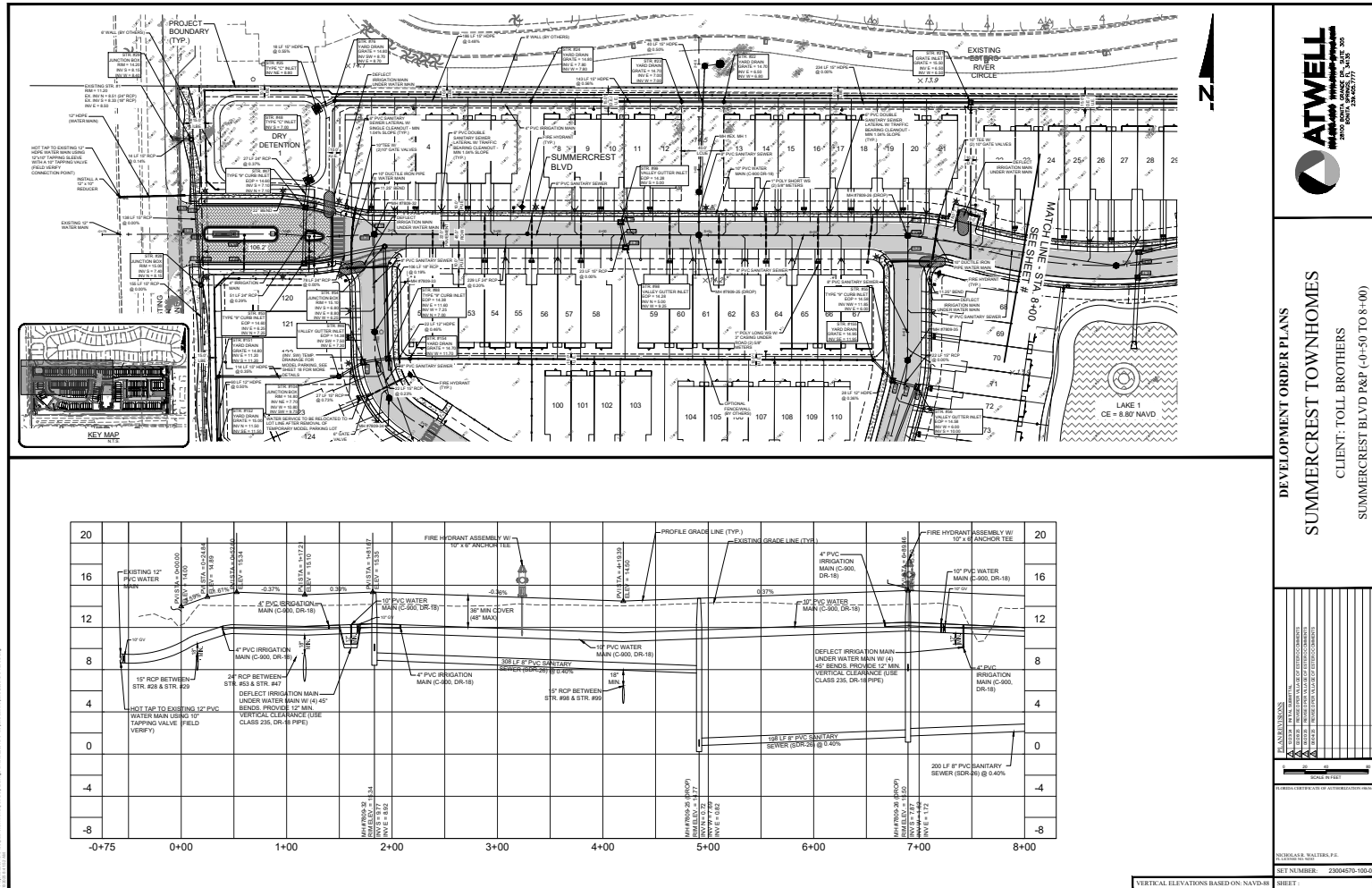


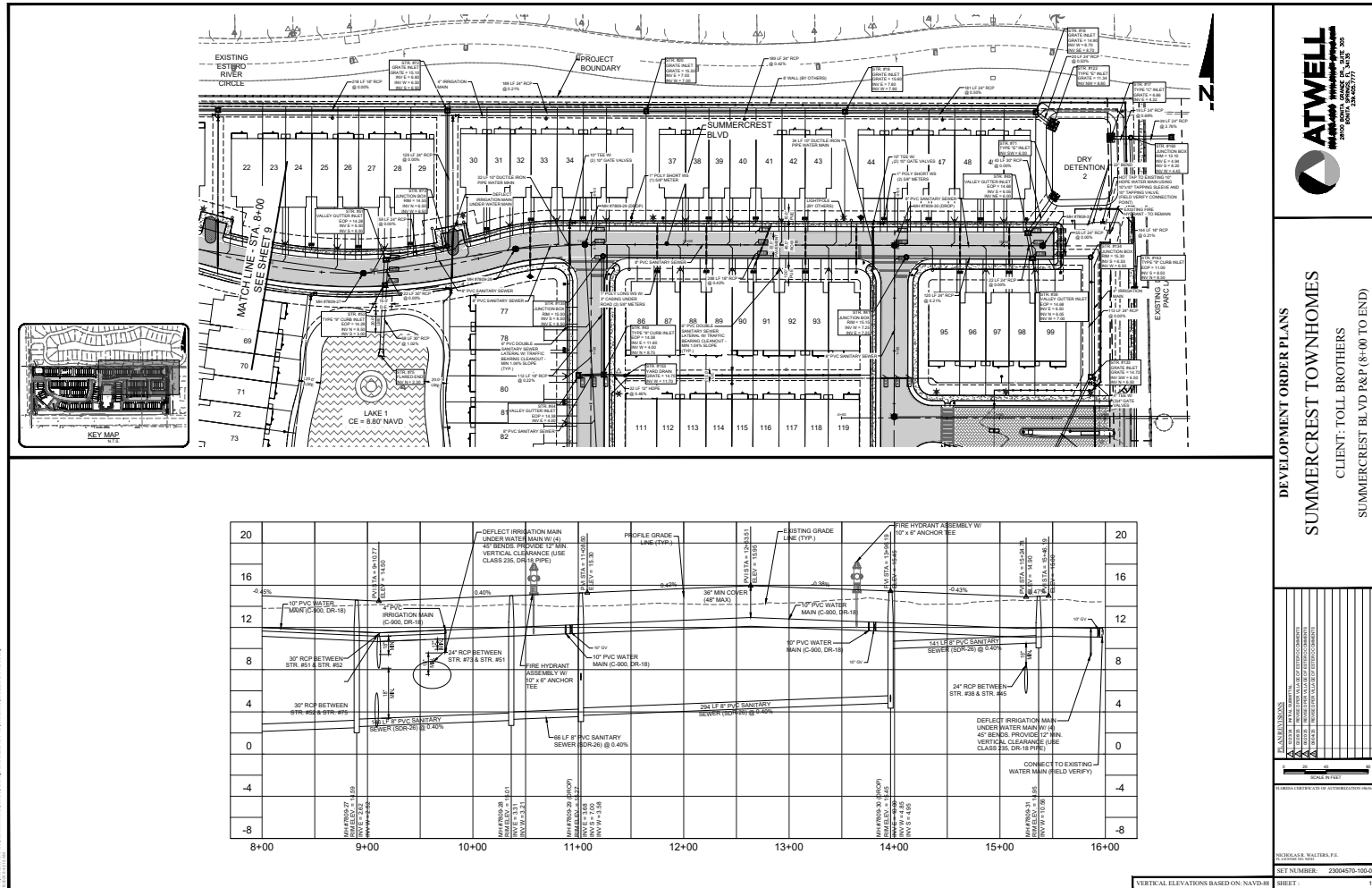






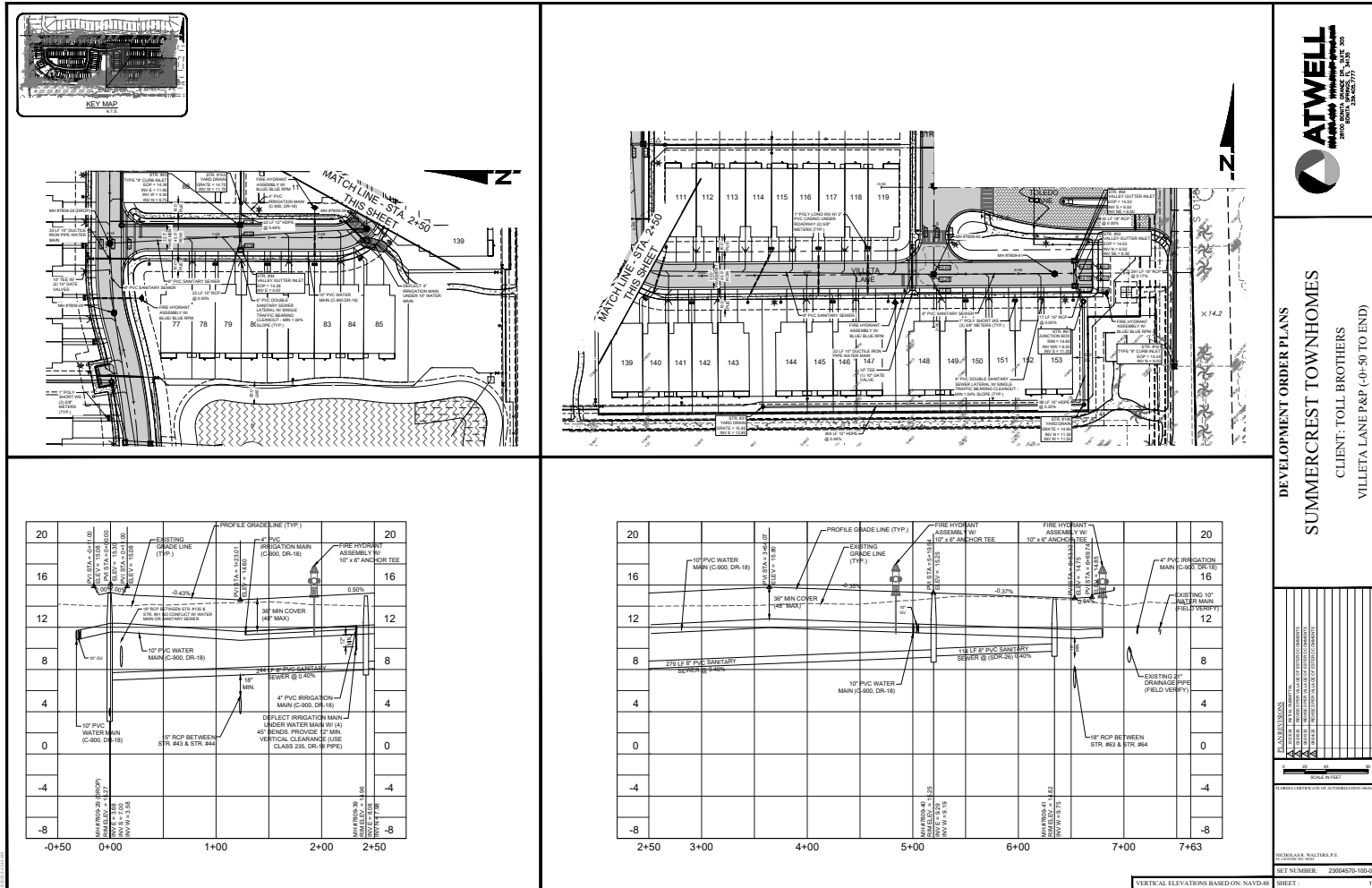




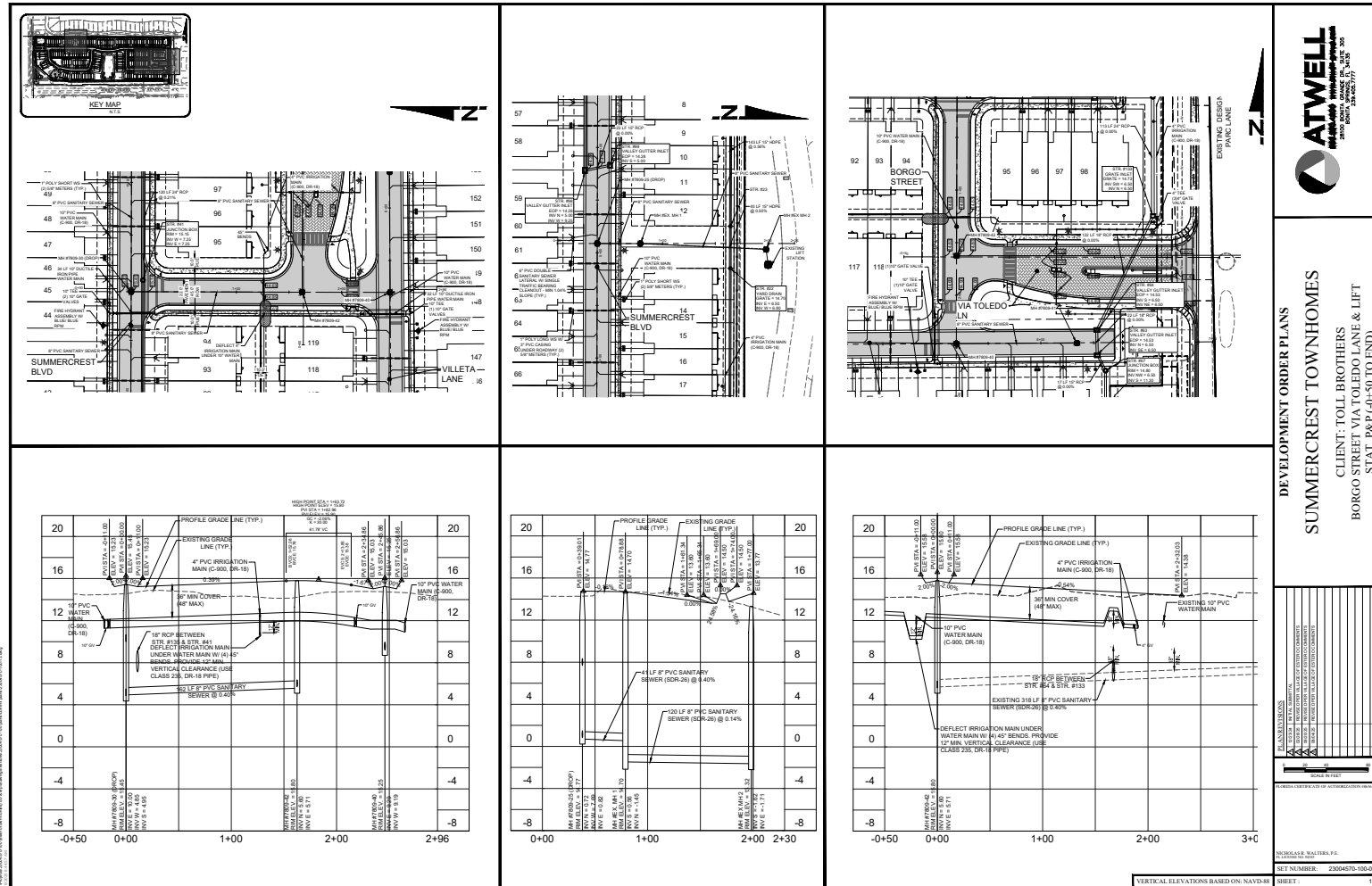


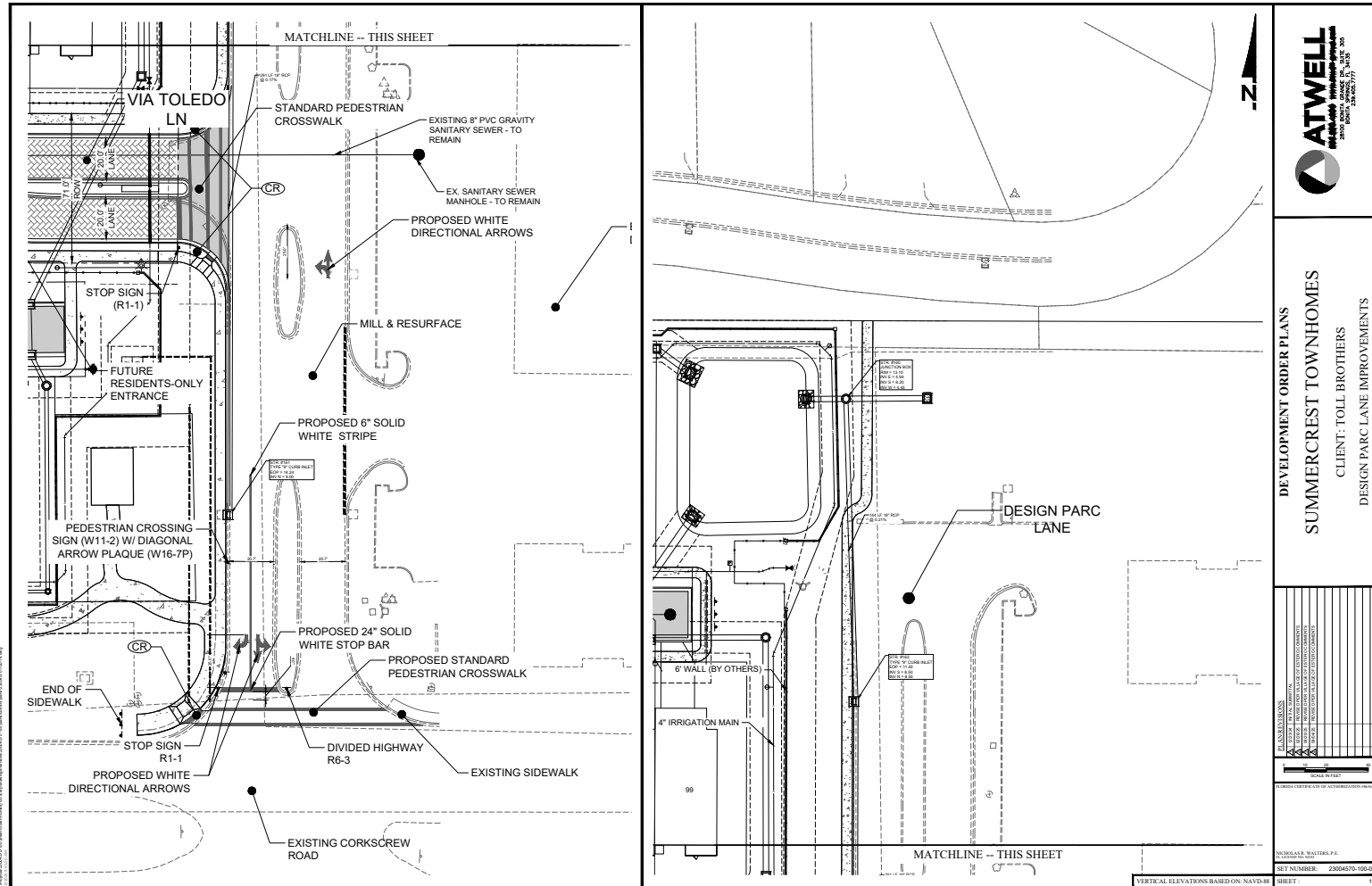


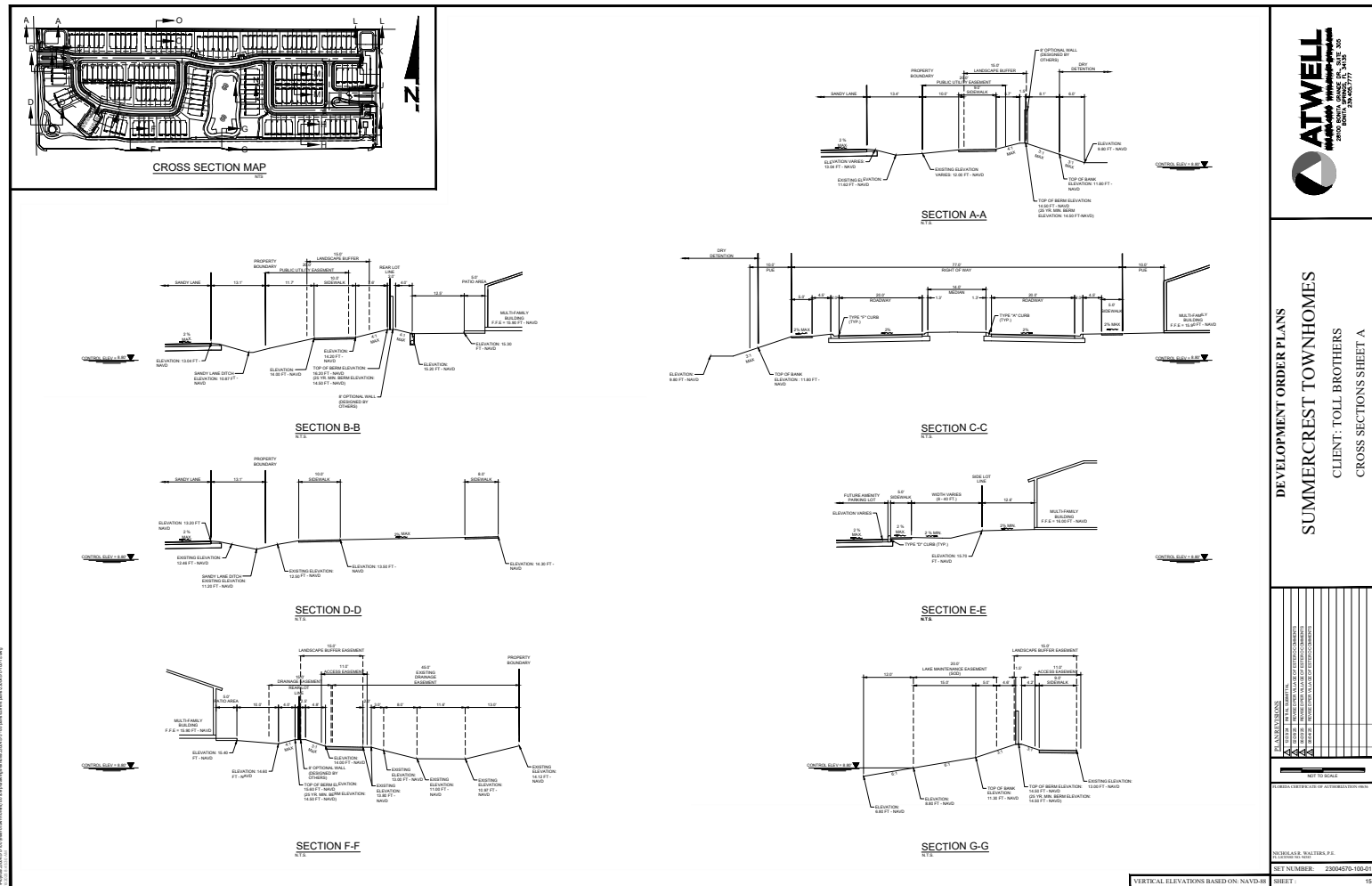


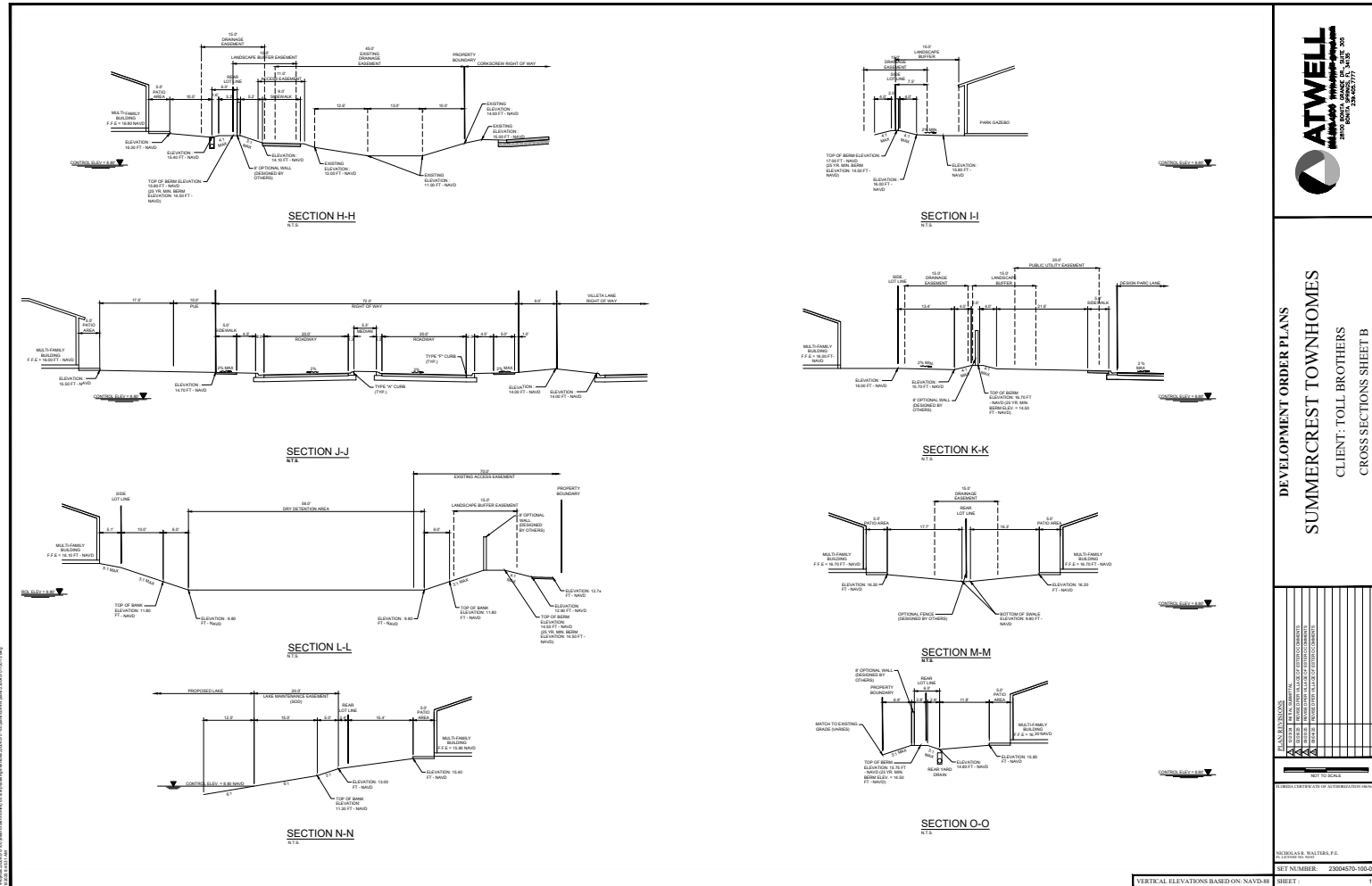


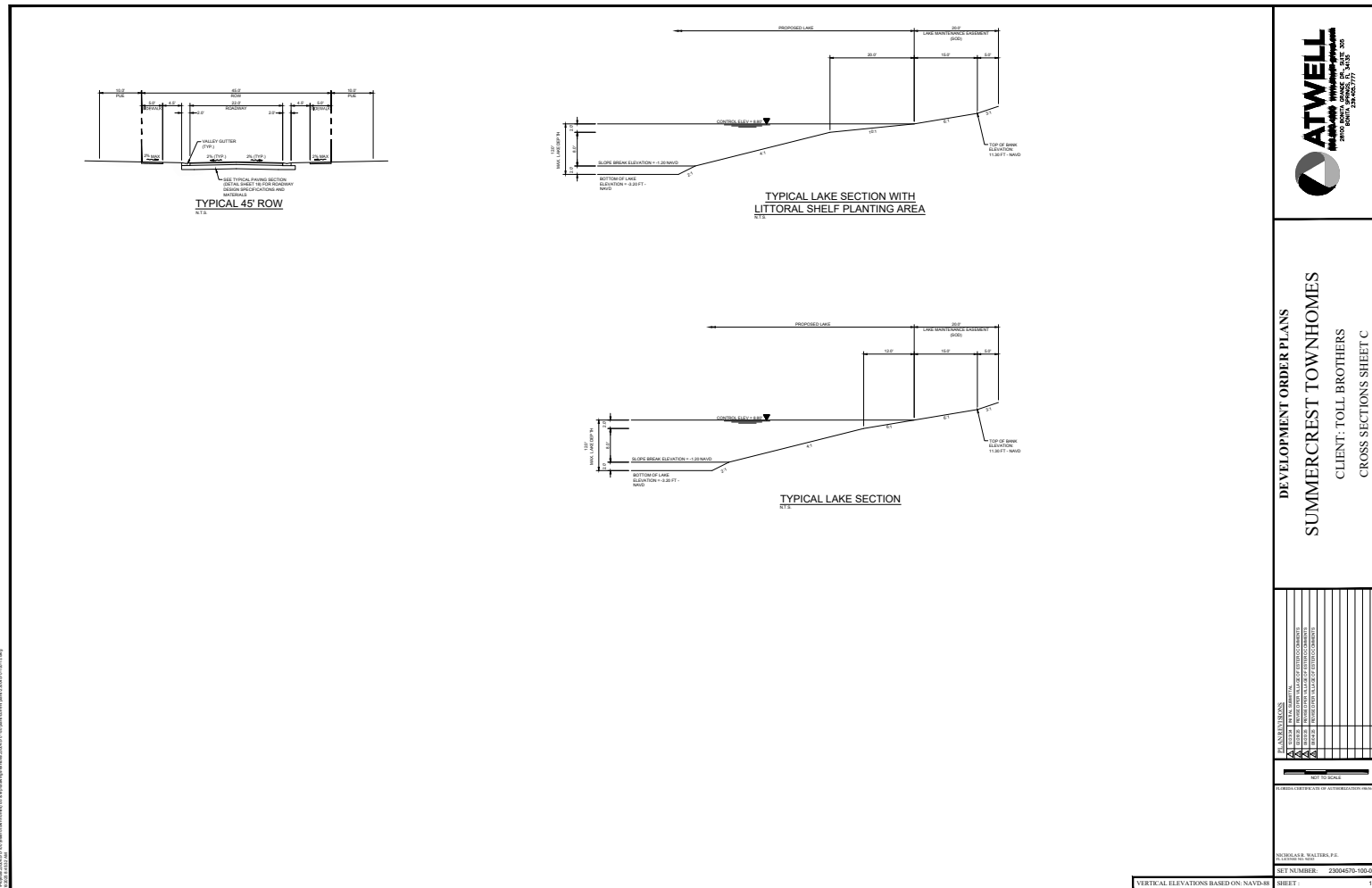






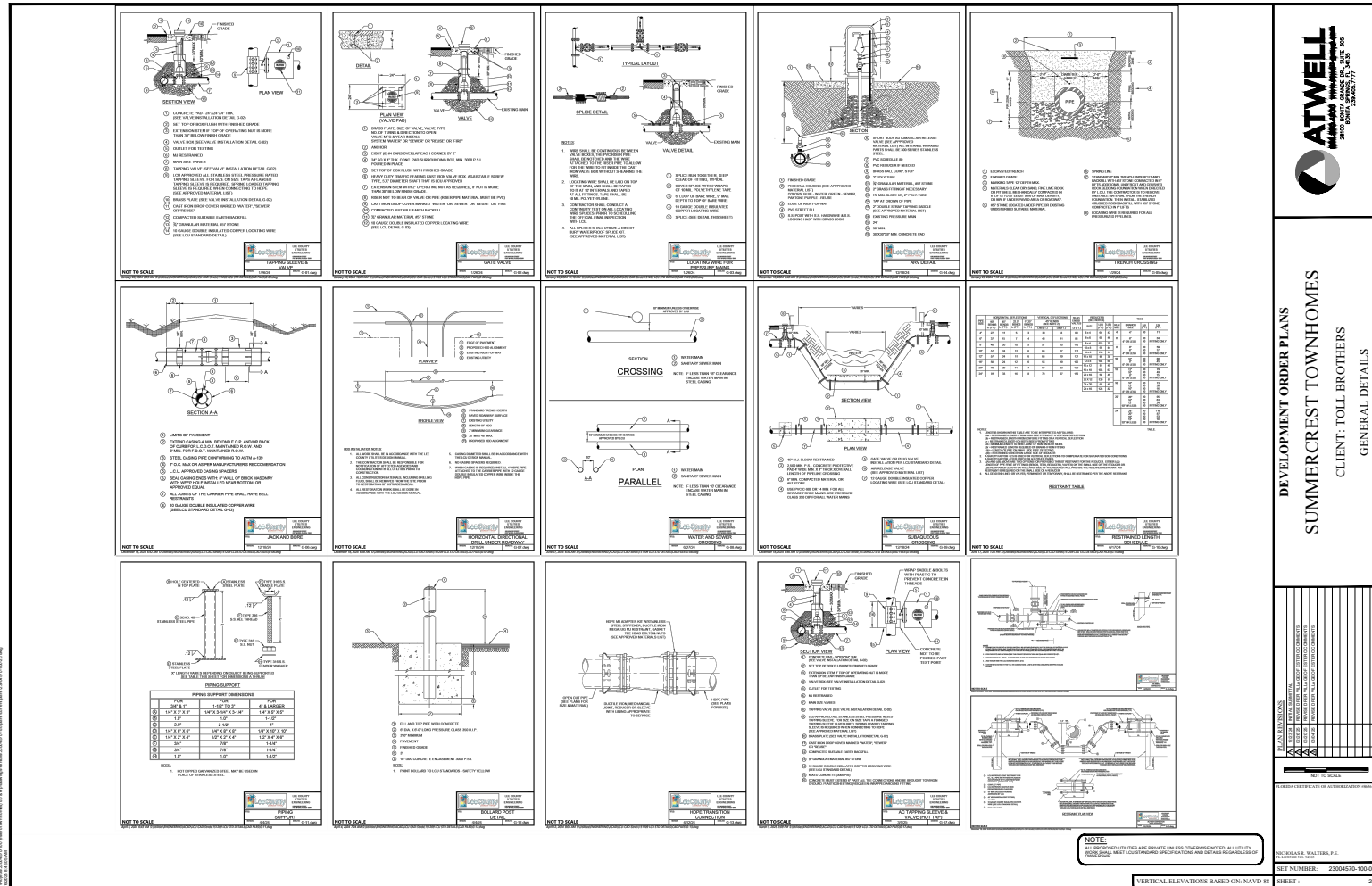






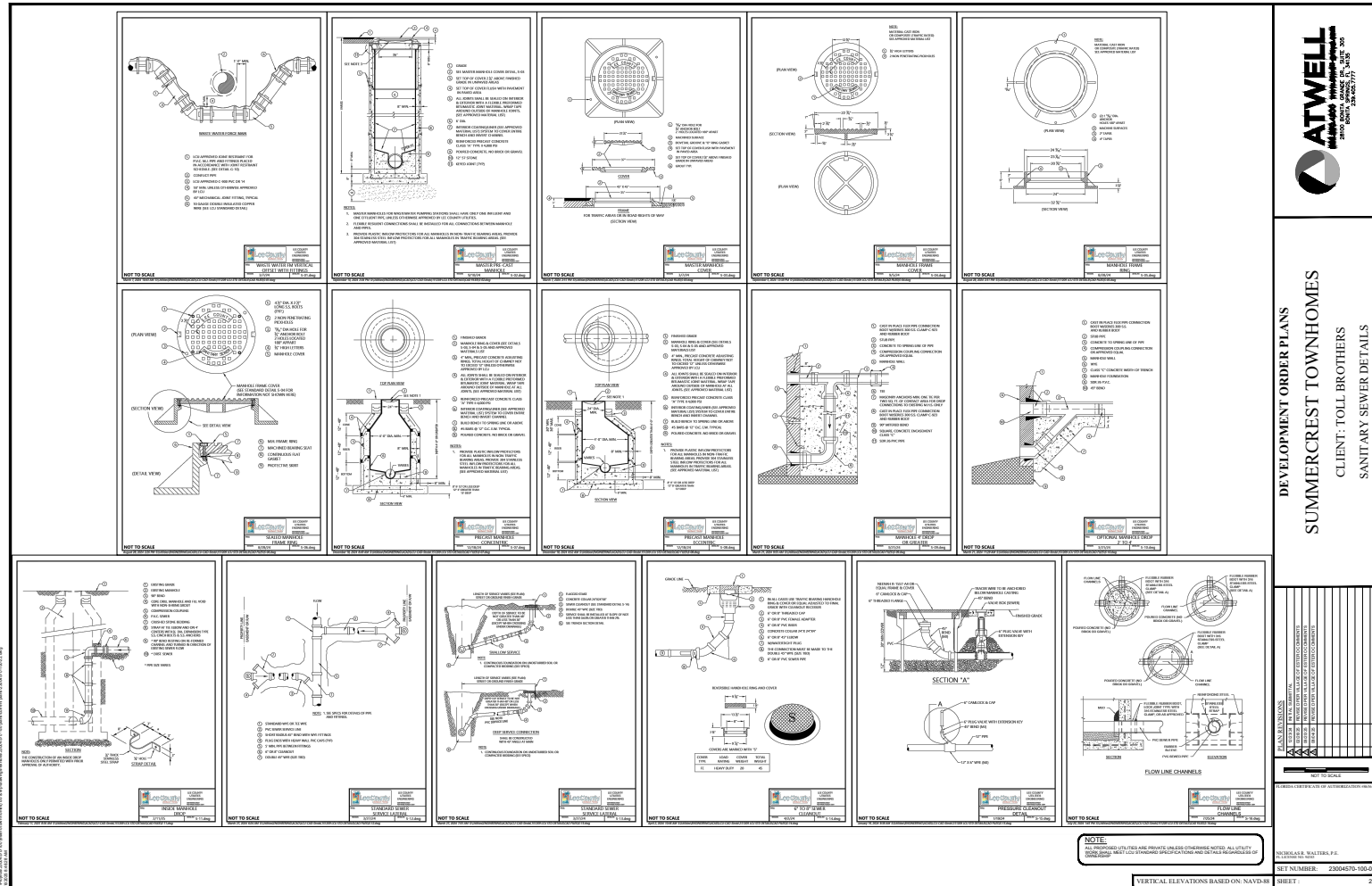




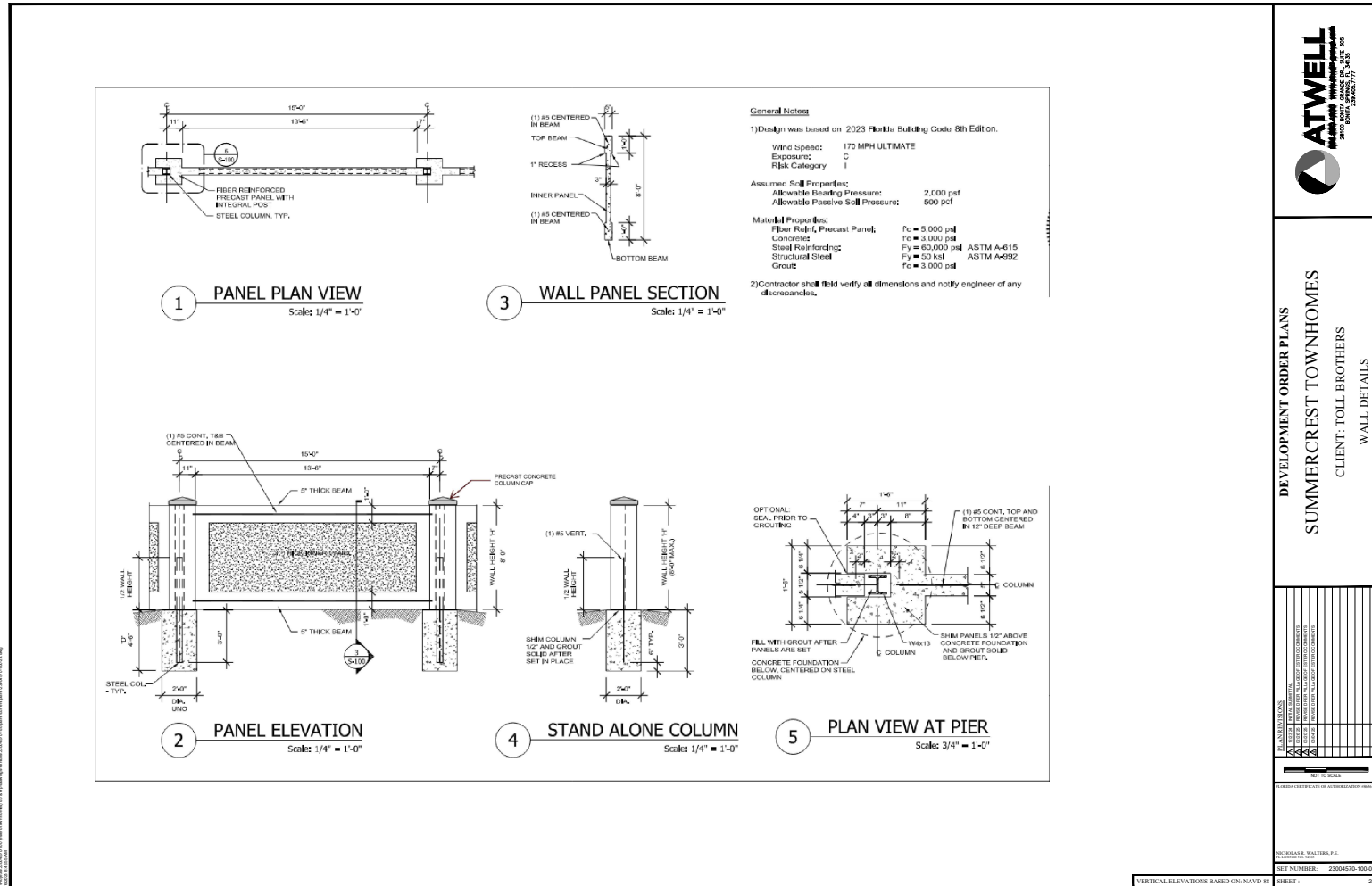






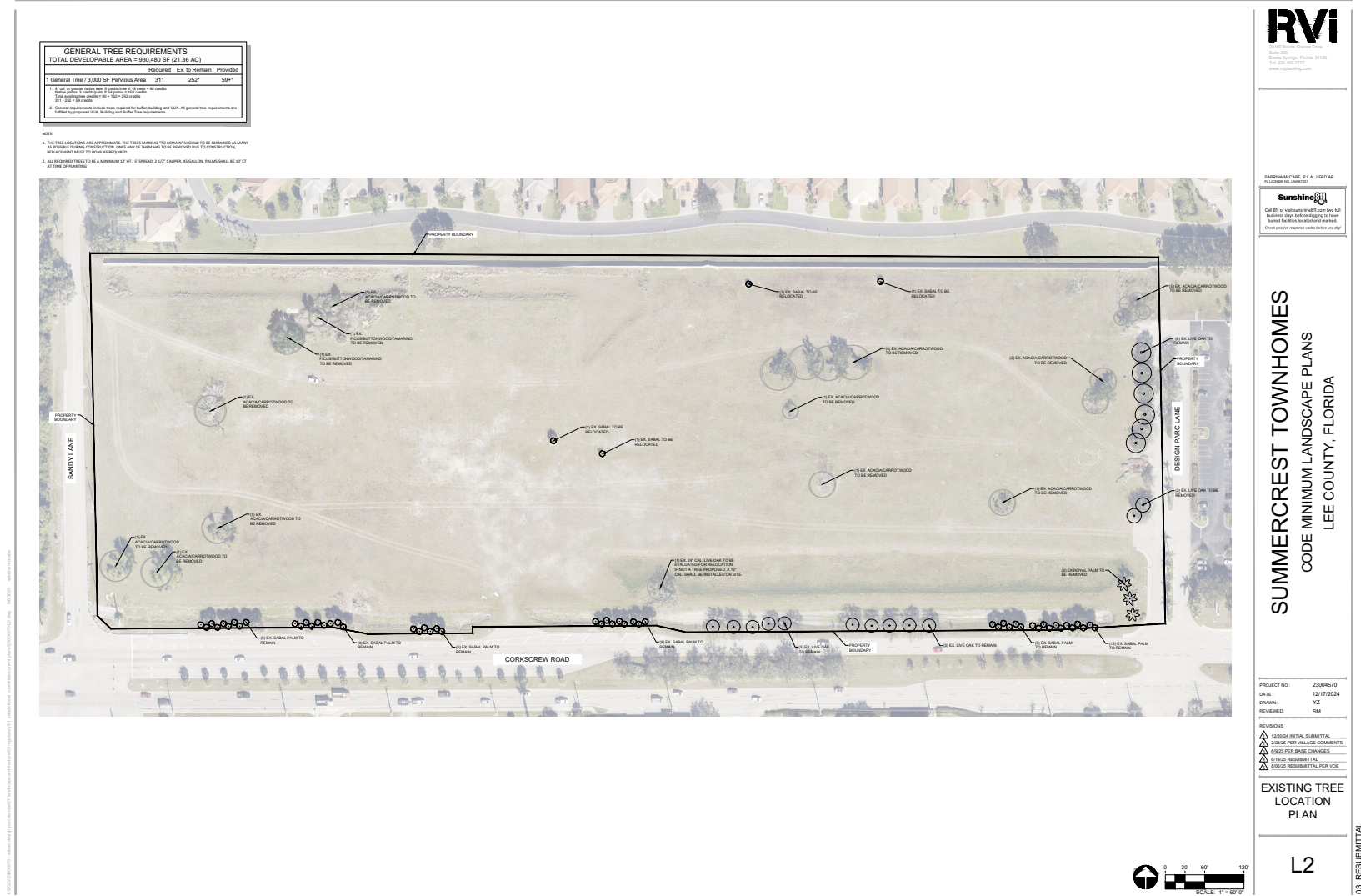


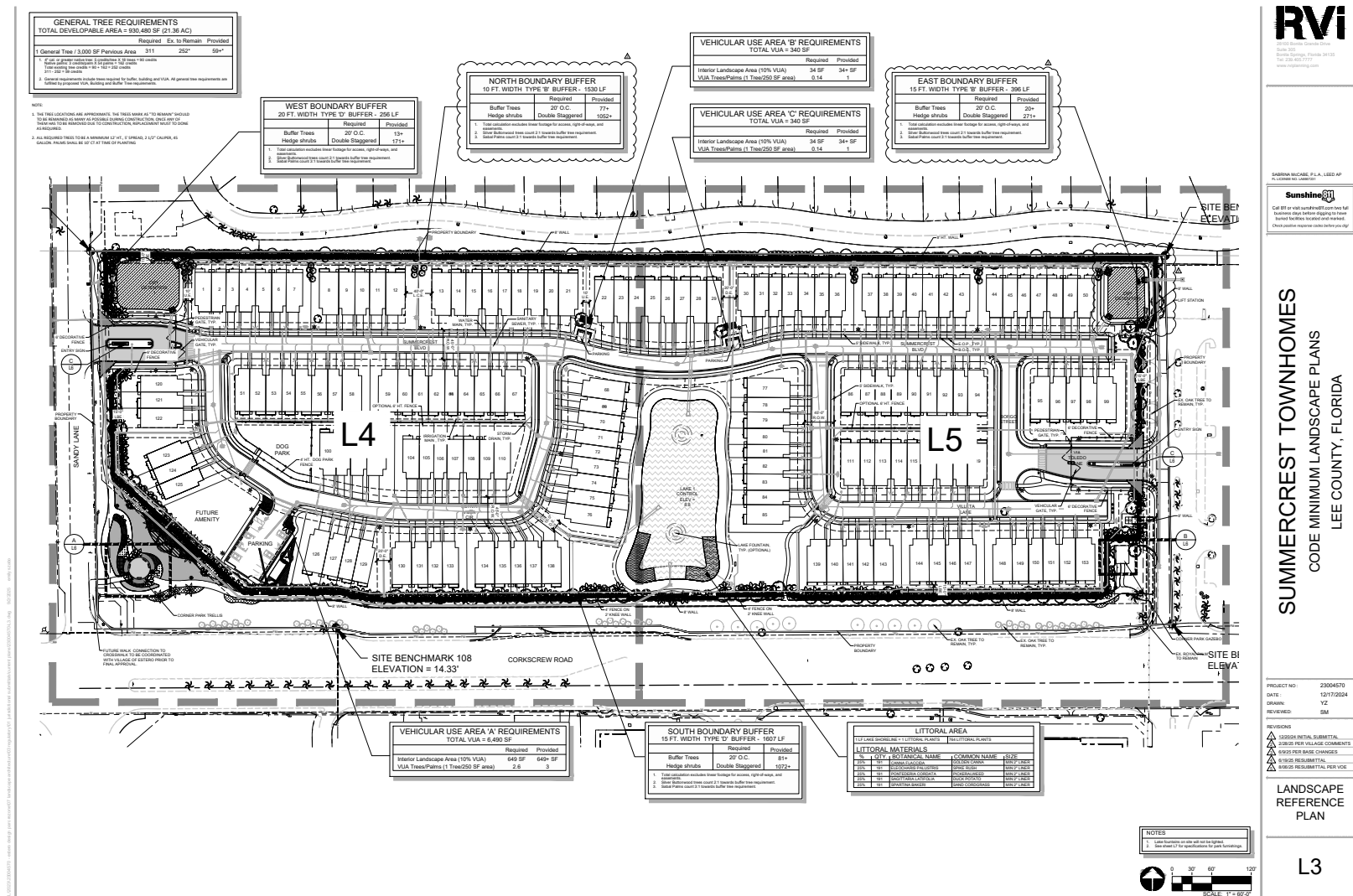




General Attachment: 3. Summercrest - Landscape Plans.pdf (Page 1 of 11)







**SUMMERCREST TOWNHOMES**  
CODE MINIMUM LANDSCAPE PLANS  
LEE COUNTY, FLORIDA

PROJECT NO: 23004570  
DATE: 12/17/2024  
DRAWN: YZ  
REVIEWED: SM

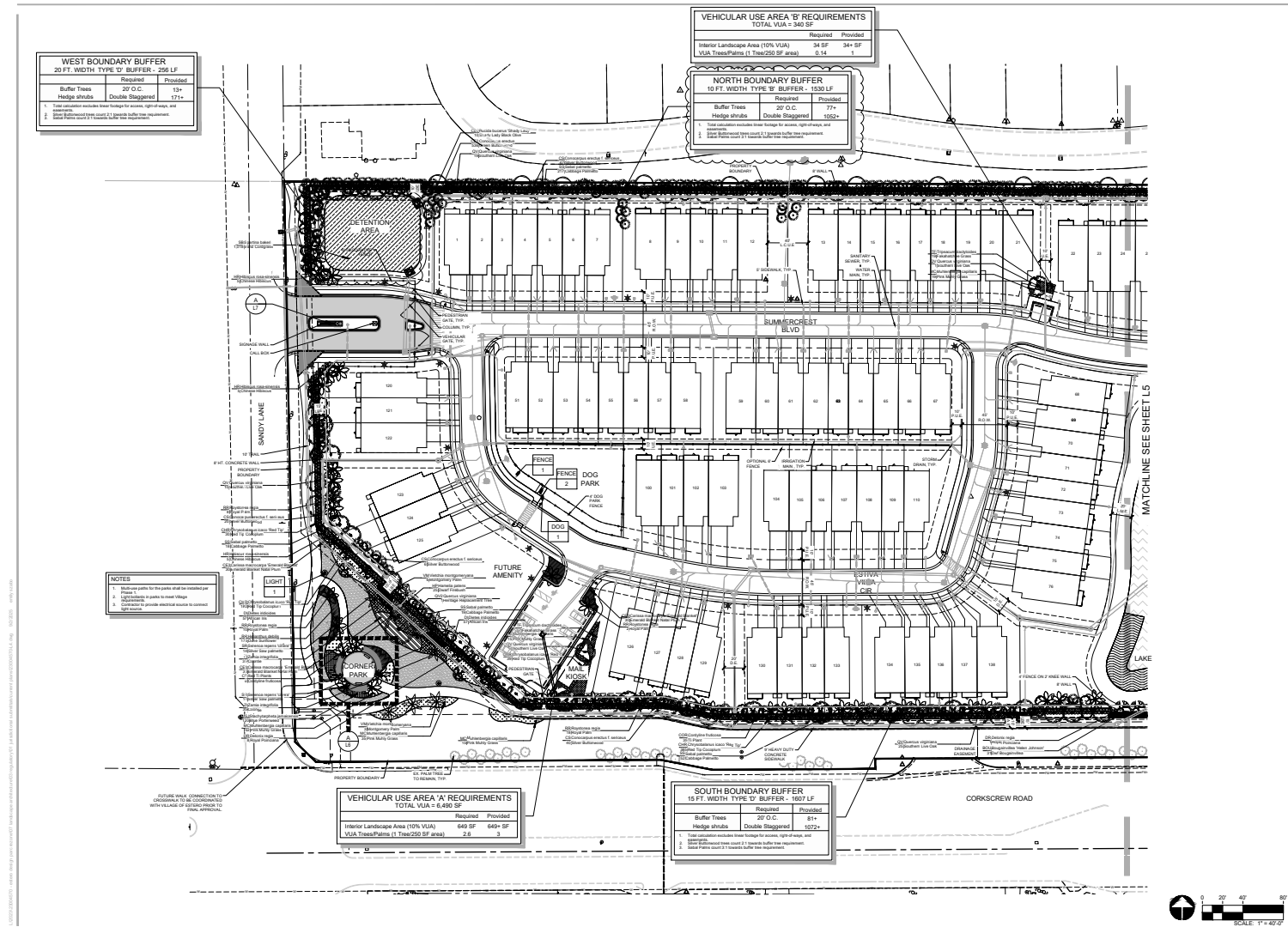
REVISIONS

|   |                              |
|---|------------------------------|
| 1 | 12/29/24 INITIAL SUBMITTAL   |
| 2 | 2/28/25 PER VILLAGE COMMENTS |
| 3 | 6/9/25 PER BASE CHANGES      |
| 4 | 6/19/25 RESUBMITTAL          |
| 5 | 8/06/25 RESUBMITTAL PER VOE  |

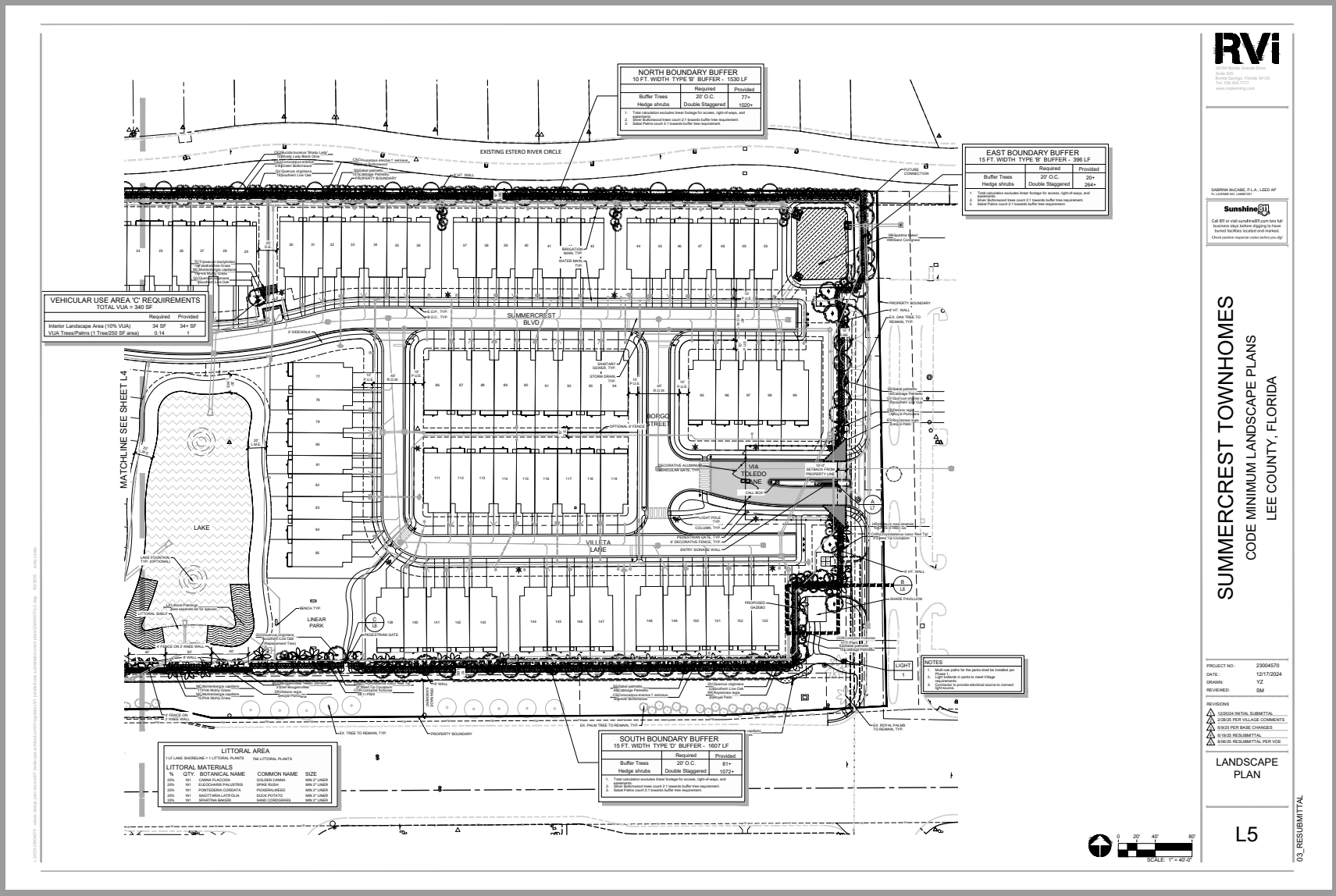
LANDSCAPE  
PLAN

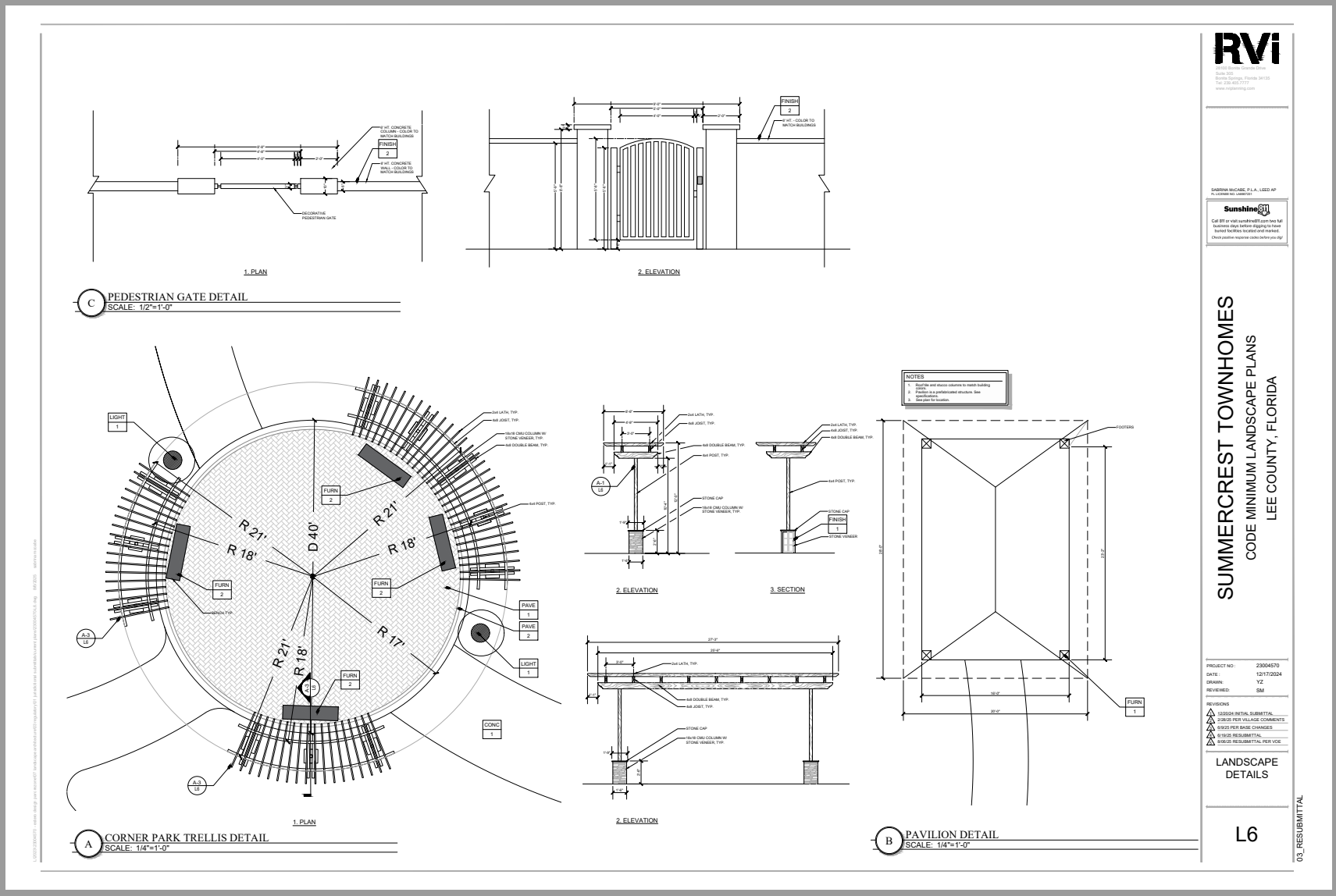
L4

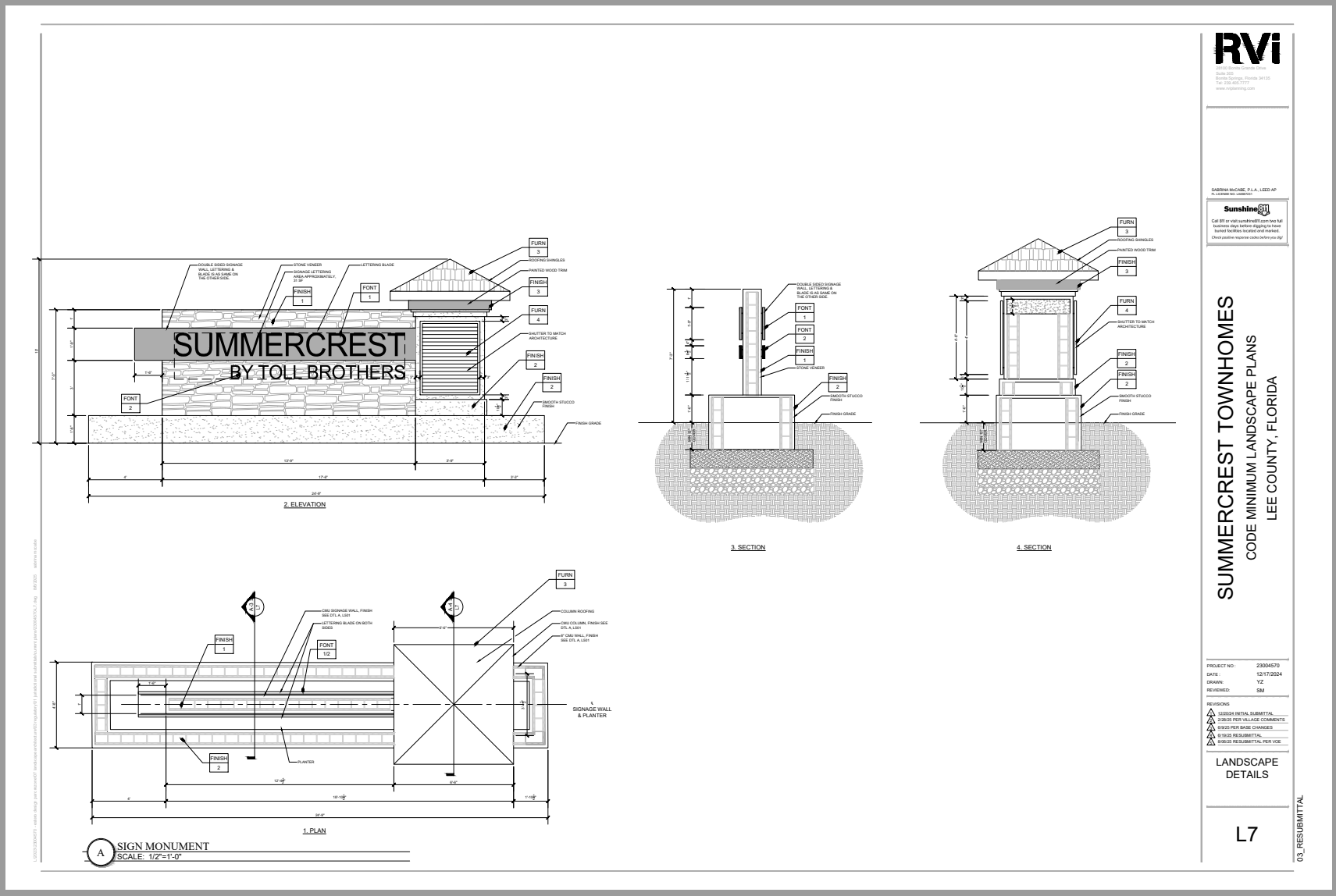
03 RESUBMITTAL

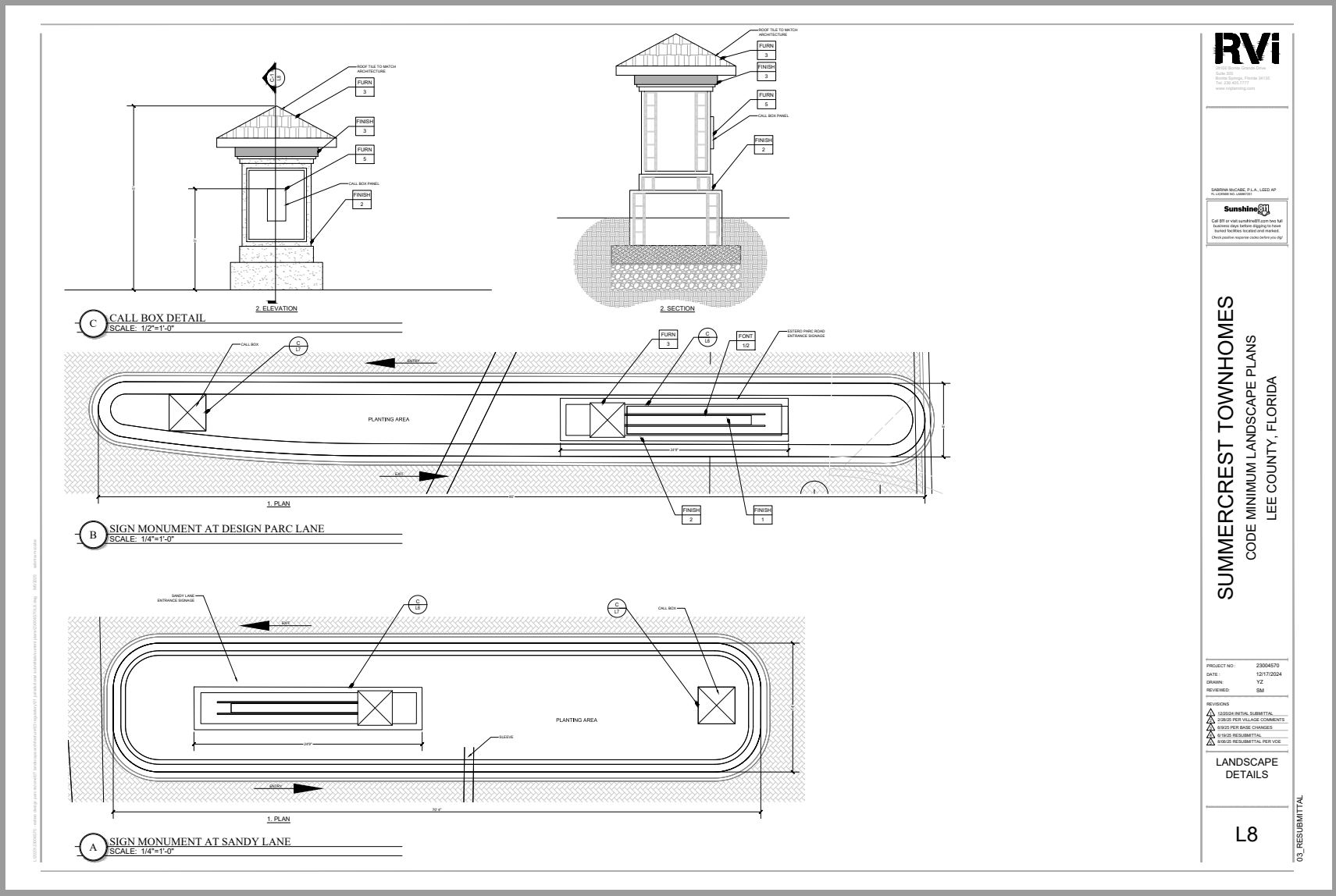












| CONC |                                                                                                                                                                                                                                                                                                                                                                                                                                | FURN |                                                                                                                                                                                                                                                                                                                                    | PAVE |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1    | <p>ITEM: 3000psi CONCRETE</p> <p>QUANTITY: BY CONTRACTOR</p> <p>TYPE: 4" CONCRETE, 3000 PSI AFTER 30 DAYS WITH LIGHT BROOM FINISH. SAW-CUT EVERY 5' FOR PATHS (OR EQUAL TO WIDTH OF SIDEWALK.)</p> <p>COLOR: N/A</p> <p>NOTES: SEE PLAN FOR LAYOUT.</p> <p>SUPPLIER: BY CONTRACTOR</p>                                                                                                                                         | 1    | <p>ITEM: SIGN LETTERING PANEL "SUMMER CREST"</p> <p>QUANTITY: 2</p> <p>TYPE: XXX</p> <p>COLOR: BROWN</p> <p>NOTES: INSTALL PER MANUFACTURER'S SPECIFICATIONS AND FLORIDA BUILDING CODE. CONTRACTOR TO PROVIDE ALL REQUIRED HARDWARE. BACKLIT METAL PANEL - LAZAR CUT LETTERING</p> <p>SUPPLIER: TBD</p>                            | 1    | <p>ITEM: PAVER FIELD - 1</p> <p>QUANTITY: 6,540 SF (CONTRACTOR TO VERIFY)</p> <p>TYPE: 4"X8" HOLLAND STONE - 2 3/8" THICK PAVERS OR APPROVED EQUAL</p> <p>PATTERN: 45° HERRINGBONE</p> <p>COLOR: TBD</p> <p>NOTES: INSTALL PER ICP, ASTM, ANSI, &amp; MANUFACTURER'S SPECIFICATIONS. ALL JOINTS TO BE SANDED AND STABILIZED.</p> <p>SUPPLIER: BELGARD HARDSCAPES (F.K.A. HANSON) 180 S. SHILOH AVENUE, STE. 100 800 28TH AVENUE, SUITE 600 ATLANTA, GA 30338</p> <p>CONTACT:</p>                    |
| 1    | <p>ITEM: 4" DOG PARK FENCE</p> <p>QUANTITY: 388 LF (CONTRACTOR TO VERIFY)</p> <p>TYPE: 4" HT. CHAIN LINK FENCE (COMMERCIAL GRADE)</p> <p>COLOR: BLACK VINYL - COATED</p> <p>NOTES: CHAINLINK FENCE (1 1/2" TOP RAIL, 2" LINE POST, 2" TERMINAL POST &amp; GAUGE 2" MESH). INSTALL PER MANUFACTURER'S SPECIFICATIONS AND FLORIDA BUILDING CODE. CONTRACTOR TO PROVIDE ALL REQUIRED HARDWARE.</p> <p>SUPPLIER: BY CONTRACTOR</p> | 2    | <p>ITEM: SIGN LETTERING PANEL "BY TOLL BROTHERS"</p> <p>QUANTITY: 2</p> <p>TYPE: XXX</p> <p>COLOR: TBD</p> <p>NOTES: INSTALL PER MANUFACTURER'S SPECIFICATIONS AND FLORIDA BUILDING CODE. CONTRACTOR TO PROVIDE ALL REQUIRED HARDWARE. BACKLIT ALUMINUM LETTERING POWDER-COATED</p> <p>SUPPLIER: TBD</p>                           | 2    | <p>ITEM: PAVER BANDING - 1</p> <p>QUANTITY: 4,410 SF (CONTRACTOR TO VERIFY)</p> <p>TYPE: HOLLAND STONE - 2" THICK OR APPROVED EQUAL</p> <p>COLOR: TBD</p> <p>NOTES: INSTALL PER ICP, ASTM, ANSI, &amp; MANUFACTURER'S SPECIFICATIONS. ALL JOINTS TO BE SANDED AND STABILIZED.</p> <p>SUPPLIER: BELGARD HARDSCAPES (F.K.A. HANSON) 180 S. SHILOH AVENUE, STE. 100 800 28TH AVENUE, SUITE 600 ATLANTA, GA 30338</p> <p>CONTACT: CHRIS MOORE (678) 450-0000 / cmoore@belgard.com P: (770) 633-2556</p> |
| 2    | <p>ITEM: 4" DOG PARK GATE</p> <p>QUANTITY: 1 (CONTRACTOR TO VERIFY)</p> <p>TYPE: 4" CHAIN LINK SINGLE GATE (COMMERCIAL GRADE)</p> <p>COLOR: BLACK VINYL - COATED</p> <p>NOTES: CHAINLINK FENCE (1 1/2" TOP RAIL, 2" LINE POST, 2" TERMINAL POST &amp; GAUGE 2" MESH). INSTALL PER MANUFACTURER'S SPECIFICATIONS AND FLORIDA BUILDING CODE. CONTRACTOR TO PROVIDE ALL REQUIRED HARDWARE.</p> <p>SUPPLIER: BY CONTRACTOR</p>     | 1    | <p>ITEM: 12' X 24' PAVILION</p> <p>QUANTITY: BY CONTRACTOR</p> <p>TYPE: 12' X 24' VINYL PAVILION FROM N.E. OUTDOOR FLORIDA</p> <p>COLOR: TO MATCH ARCHITECTURE</p> <p>NOTES: SEE PLAN FOR LAYOUT. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND FLORIDA BUILDING CODE</p> <p>SUPPLIER: N.E. OUTDOOR FLORIDA.COM (904) 251-2618</p> |      |                                                                                                                                                                                                                                                                                                                                                                                                                   |
|      |                                                                                                                                                                                                                                                                                                                                                                                                                                | 2    | <p>ITEM: BENCH</p> <p>QUANTITY: CONTRACTOR TO VERIFY</p> <p>TYPE: GENERATION IS</p> <p>COLOR: TRADITIONAL WOODCAST ALUMINUM</p> <p>NOTES: INSTALL PER MANUFACTURER'S SPECIFICATIONS AND FLORIDA BUILDING CODE. CONTRACTOR TO PROVIDE ALL REQUIRED HARDWARE.</p> <p>SUPPLIER: FORMS</p>                                             |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 1    | <p>ITEM: PET WASTE DISPOSAL STATION</p> <p>QUANTITY: 2 (CONTRACTOR TO VERIFY)</p> <p>TYPE: 365 SM WASTE STATION DIRECT SURF</p> <p>COLOR: GREEN (TO BE VERIFIED BY OWNER)</p> <p>NOTES: INSTALL PER MANUFACTURER'S SPECIFICATIONS</p> <p>SUPPLIER: MOST DEPENDABLE FOUNTAINS MAGNIFY RECREATION 3363 BENT CREEK COVE LAKELAND, TN 38602 800-718-7748</p>                                                                       | 3    | <p>ITEM: ROOF TILE</p> <p>QUANTITY: CONTRACTOR TO VERIFY</p> <p>TYPE: MATCH ARCHITECTURE</p> <p>COLOR: BROWN</p> <p>NOTES: INSTALL PER MANUFACTURER'S SPECIFICATIONS AND FLORIDA BUILDING CODE. CONTRACTOR TO PROVIDE ALL REQUIRED HARDWARE.</p> <p>SUPPLIER: TBD</p>                                                              |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 1    | <p>ITEM: FLAGSTONE VENEER</p> <p>QUANTITY: CONTRACTOR TO VERIFY</p> <p>TYPE: SMOOTH</p> <p>COLOR: COLOR TO MATCH ARCHITECTURE</p> <p>NOTES: INSTALL PER MANUFACTURER'S SPECIFICATIONS AND FLORIDA BUILDING CODE. CONTRACTOR TO PROVIDE ALL REQUIRED HARDWARE.</p> <p>SUPPLIER: TBD</p>                                                                                                                                         | 4    | <p>ITEM: DECORATIVE SHUTTER</p> <p>QUANTITY: CONTRACTOR TO VERIFY</p> <p>TYPE: COLOR TO MATCH ARCHITECTURE</p> <p>COLOR: ALUMINUM - POWDER COATED</p> <p>NOTES: INSTALL PER MANUFACTURER'S SPECIFICATIONS AND FLORIDA BUILDING CODE. CONTRACTOR TO PROVIDE ALL REQUIRED HARDWARE.</p> <p>SUPPLIER: TBD</p>                         |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 2    | <p>ITEM: STUCCO</p> <p>QUANTITY: CONTRACTOR TO VERIFY</p> <p>TYPE: SMOOTH</p> <p>COLOR: COLOR TO MATCH ARCHITECTURE</p> <p>NOTES: INSTALL PER MANUFACTURER'S SPECIFICATIONS AND FLORIDA BUILDING CODE. CONTRACTOR TO PROVIDE ALL REQUIRED HARDWARE. STONE VENEER TO MATCH ARCHITECTURE</p> <p>SUPPLIER: TBD</p>                                                                                                                | 5    | <p>ITEM: VEHICULAR ACCESS CALL BOX</p> <p>QUANTITY: CONTRACTOR TO VERIFY</p> <p>TYPE: CLIENT TO VERIFY</p> <p>COLOR: CLIENT TO VERIFY</p> <p>NOTES: CLIENT TO VERIFY TYPE OF CALL BOX TO BE INSTALLED INTO CUSTOM COLUMN.</p> <p>SUPPLIER: TBD</p>                                                                                 |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 3    | <p>ITEM: PRE-CAST TRIM</p> <p>QUANTITY: CONTRACTOR TO VERIFY</p> <p>TYPE: CAST STONE TRIM</p> <p>COLOR: TO MATCH ARCHITECTURE</p> <p>NOTES: INSTALL PER MANUFACTURER'S SPECIFICATIONS AND FLORIDA BUILDING CODE. CONTRACTOR TO PROVIDE ALL REQUIRED HARDWARE.</p> <p>SUPPLIER: TBD</p>                                                                                                                                         | 1    | <p>ITEM: BOLLARD LIGHT</p> <p>QUANTITY: 3</p> <p>TYPE: PROFILE BOLLARD - 3' HT</p> <p>COLOR: ALUMINUM - POWDER COATED BRONZE</p> <p>LUMENS: 470 DELIVERED</p> <p>NOTES: INSTALL PER MANUFACTURER'S SPECIFICATIONS AND FLORIDA BUILDING CODE. CONTRACTOR TO PROVIDE ALL REQUIRED HARDWARE.</p> <p>SUPPLIER: LANDSCAPEFORMS.COM</p>  |      |                                                                                                                                                                                                                                                                                                                                                                                                                  |

**RVI**  
RIVERSIDE VILLAGE  
Suite 302  
2000 Summercrest Road  
Atlanta, Georgia 30338  
Tel: 228-432-7777  
www.rivivillage.com

SABRINA MACCARE, P.E., A.L.S.E.D. AP  
P: 1000000-001-0000-001

**Sunshine**  
Call RVI or visit [www.rivivillage.com](http://www.rivivillage.com) for more info.  
Sunshine is a registered trademark of RVI.  
Sunshine is a registered trademark of RVI.  
Check your report against the code before you sign.

**SUMMERCREST TOWNHOMES**  
CODE MINIMUM LANDSCAPE PLANS  
LEE COUNTY, FLORIDA

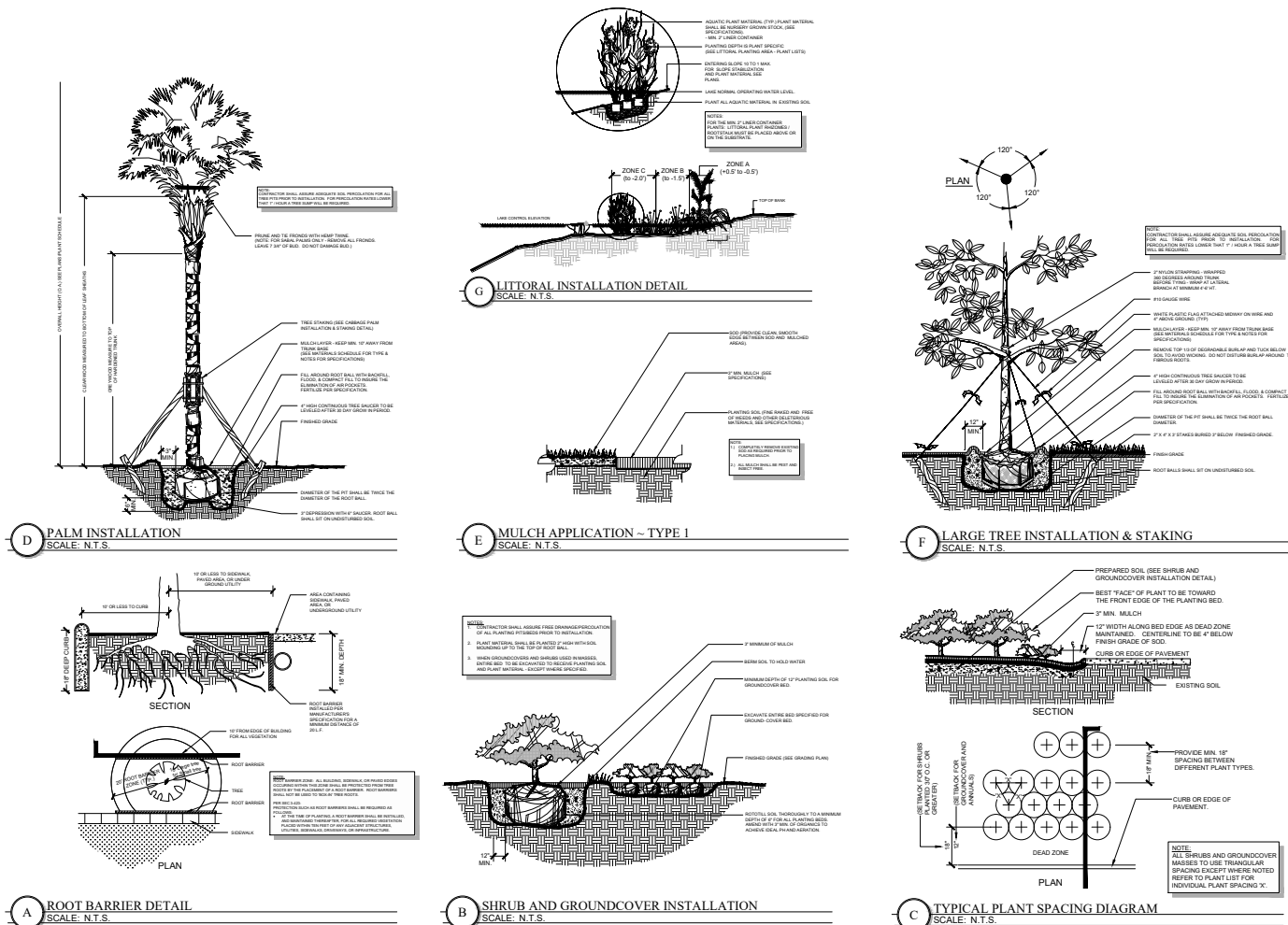
PROJECT NO.: 23004570  
DATE: 12/17/2024  
DESIGN: YZ  
REVISIONS: SM

REVISIONS:  
12/20/24 INITIAL SUBMITTAL  
01/02/25 PER VILLAGE COMMENTS  
01/02/25 PER VILLAGE COMMENTS  
01/02/25 RESUBMITTAL  
01/02/25 RESUBMITTAL FOR USE

**LANDSCAPE DETAILS**

**L9**

03\_RESUBMITTAL



**RVI**  
28100 Bonita Grande Drive  
Suite 305  
Bonita Springs, Florida 34135  
Tel: 239-425-7777  
[www.rvirental.com](http://www.rvirental.com)

**SABRINA McCABE, P.L.A., LEED AP**  
P.L. LICENSE NO. 14887291

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**Sunshine811**

Call 811 or visit [sunshine811.com](http://sunshine811.com) two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

**SUMMERCREST TOWNHOMES**  
CODE MINIMUM LANDSCAPE PLANS  
LEE COUNTY, FLORIDA

|                                                                                       |                              |
|---------------------------------------------------------------------------------------|------------------------------|
| PROJECT NO :                                                                          | 23004570                     |
| DATE :                                                                                | 12/17/2024                   |
| DRAWN :                                                                               | YZ                           |
| REVIEWED :                                                                            | SM                           |
| REVISIONS                                                                             |                              |
|  | 12/20/24 INITIAL SUBMITTAL   |
|  | 2/28/25 PER VILLAGE COMMENTS |
|  | 6/9/25 PER BASE CHANGES      |
|  | 6/19/25 RESUBMITTAL          |
|  | 8/06/25 RESUBMITTAL PER VOE  |

LANDSCAPE  
DETAILS

L10

03\_RESUBMITTAL

## 03\_RESUBM



CONSULTING. ENGINEERING. CONSTRUCTION.

# SUMMERCREST (FKA ESTERO TOWNHOMES)

PLANNING, ZONING & DESIGN REVIEW BOARD  
SEPTEMBER 9, 2025



# WELCOME & INTRODUCTIONS

- Jim Hepler & Brandon Sinnery – Toll Brothers
- Jackie Larocque, P.E. - Atwell
- Nick Walters, P.E. - Atwell
- Francesca Passidomo - Coleman, Yovanovich & Koester
- Sabrina McCabe, PLA – RVi Planning + Landscape Architecture
- Norm Trebilcock, AICP, PTOE, PE - Trebilcock Consulting Solutions
- Andrew McAuley– Earth Tech Environmental

ESTERO TOWNHOMES EPD - REZONE

2

## PROPERTY OVERVIEW

- ❑ 21.4 +/-acres
- ❑ Northeast corner of Corkscrew Road & Sandy Lane
- ❑ Future Land Use: Village Center
- ❑ Zoning: Estero Planned Development (Ordinance 2024-13)



ESTERO TOWNHOMES EPD - REZONE

3

## REQUEST

Development Order Approval for 21.4+/-acres site  
to allow for 153 townhomes, private on-site  
recreational amenities and public amenities  
consistent with EPD Zoning Approval and  
Pattern Book

ESTERO TOWNHOMES EPD - REZONE

4

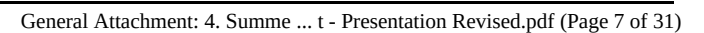
# APPROVED MASTER CONCEPT PLAN



ESTERO TOWNHOMES EPD - REZONE







# LANDSCAPE ARCHITECTURE & PUBLIC AMENITIES

*SABRINA MCCABE, PLA*

ESTERO TOWNHOME- REZONE

8

# PUBLIC AMENITY ELEMENTS



ESTERO TOWNHOMES EPD - REZONE



## WEST CORNER PARK ELEMENTS



RVi

ESTERO TOWNHOMES EPD - REZONE

10

## WEST CORNER PARK ELEMENTS



ESTERO TOWNHOMES EPD - REZONE



## WEST CORNER PARK ELEMENTS



ESTERO TOWNHOMES EPD - REZONE

12

## WEST CORNER PARK ELEMENTS



ESTERO TOWNHOMES EPD - REZONE

13



# WEST CORNER PARK LANDSCAPING

Trees and Palms



Shady Lady Black Olive



Specienn Live Oak



Slash Pine



Tabebuia Tree



Pink Hibiscus Tree



Bismark Palm



Royal Palm



Sabal Palm



Green Buttonwood



Silver Buttonwood



ESTERO TOWNHOMES EPD - REZONE

## VIEW FROM CORKSCREW ROAD



ESTERO TOWNHOMES EPD - REZONE

15



## VIEW FROM CORKSCREW ROAD

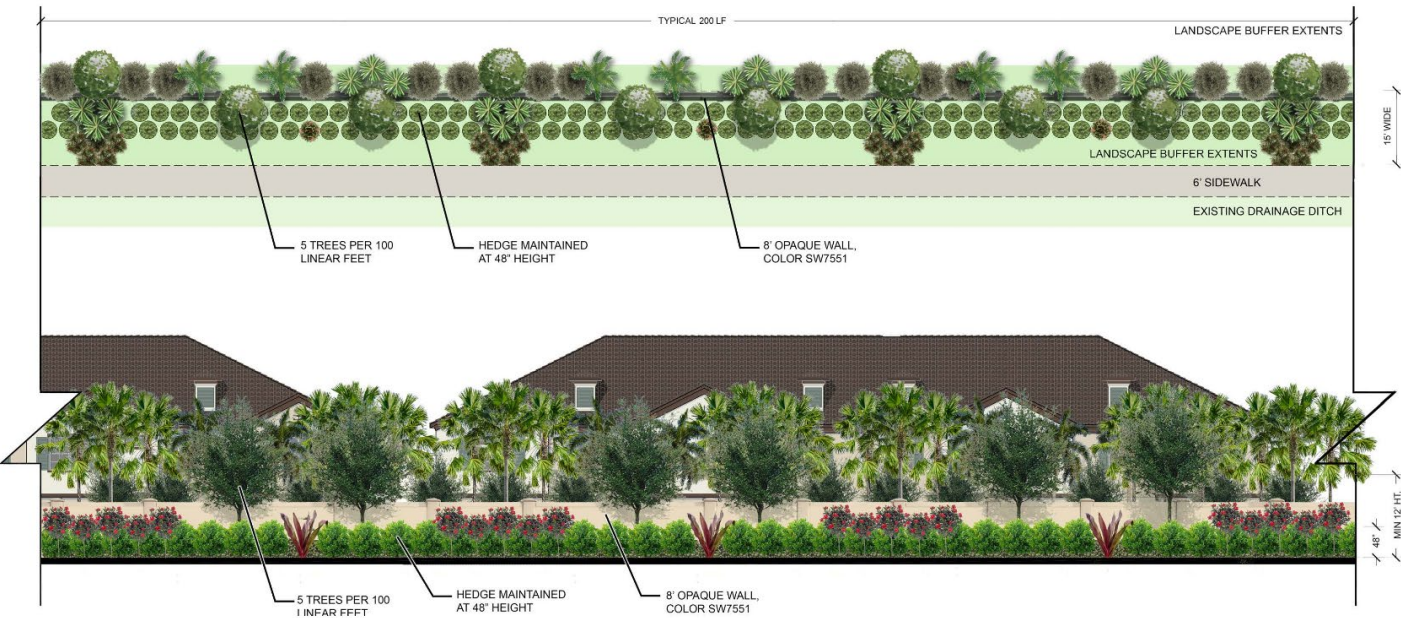


IRVi

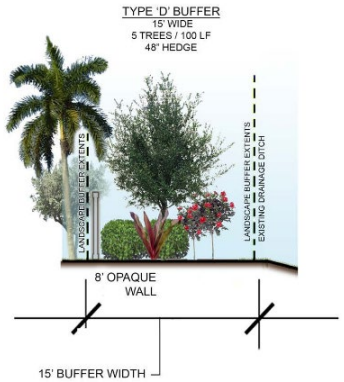
ESTERO TOWNHOMES EPD - REZONE

16

# VIEW FROM CORKSCREW ROAD



**'C' 15' TYPE 'D' BUFFER - VIEW FROM CORKSCREW ROAD**  
SCALE: 1" = 10'-0"



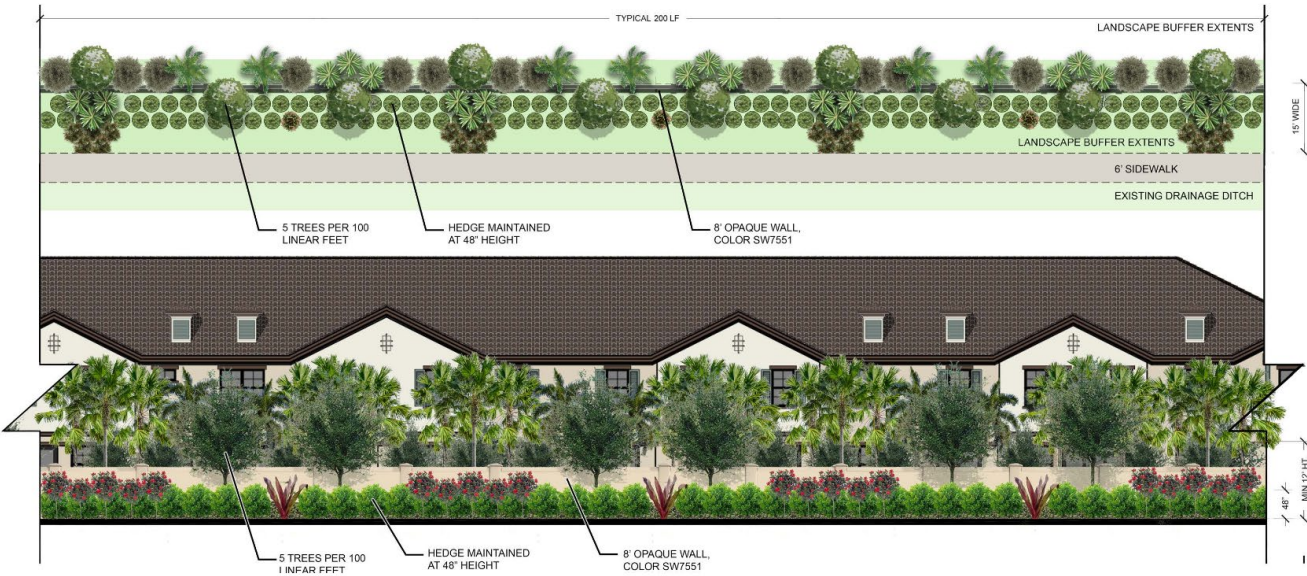


# VIEW FROM ESTATES AT ESTERO RIVER

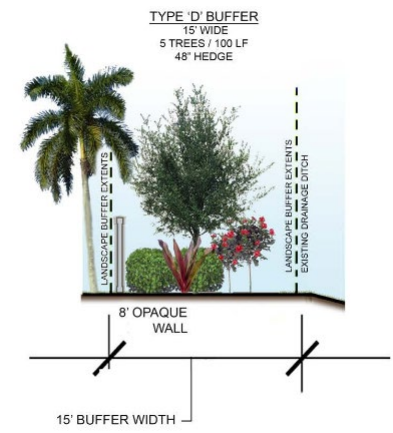


ESTERO TOWNHOMES EPD - REZONE

# VIEW FROM SANDY LANE

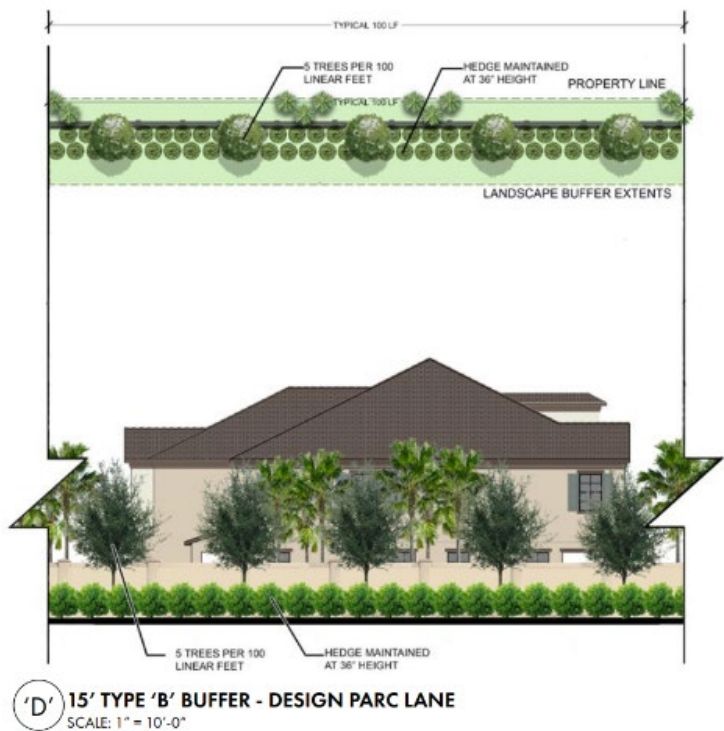


**'B' 15' TYPE 'D' BUFFER - VIEW FROM SANDY LANE**  
SCALE: 1" = 10'-0"



ESTERO TOWNHOMES EPD - REZONE

# VIEW FROM DESIGN PARC LANE



ESTERO TOWNHOMES EPD - REZONE



# COMMUNITY & BUFFER PLANT PALETTE



Shady Lady Black Olive



Live Oak



Green Buttonwood



Royal Poinciana



Yellow Tabebuia Tree



Southern Magnolia



Royal Palm



Sabal Palm



Hong Kong Orchid



Silver Buttonwood

ESTERO TOWNHOMES EPD - REZONE

# COMMUNITY PLANT PALETTE



Red Tip Cocoplum



Muhly Grass



Firebush



Fakahatchee



Crinum Lily



Walter's Viburnum



American Beautyberry



Coontie



Clusia rosea



Cordgrass

# ARCHITECTURE & DESIGN QUALITY

*BRANDON SINNERY*

ESTERO TOWNHOME- REZONE

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# ARCHITECTURAL COLOR PALETTE

## Architectural Color Palette Classic Cream Spanish Colonial

- Classic Cream Spanish Colonial Color Scheme.
- Garage and Entry door will be painted and accent color.
- Brackets and Soffits are painted Sable to look like wood.

|                                                                                |                                                                                                      |
|--------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <p>Body</p> <p>SW 7545<br/>Oyster Bar<br/>Location Number: 294-C1</p> <p>1</p> | <p>Garage Door, and Entry Door</p> <p>SW 6014<br/>Undersass<br/>Location Number: 218-C5</p> <p>3</p> |
| <p>Trim</p> <p>SW 7018<br/>Alabaster<br/>Location Number: 255-C2</p> <p>2</p>  | <p>Brackets, Soffits</p> <p>SW 6083<br/>Sable<br/>Location Number: 198-C7</p> <p>4</p>               |

Example of End Unit Color Palette



ESTERO TOWNHOMES EPD - REZONE

*Toll Brothers®*



# ALTERNATIVE COLOR PALETTE

## Architectural Color Palette Classic Cream Spanish Colonial

- Classic Cream Spanish Colonial Color Scheme.
- Garage and Entry door will be painted and accent color.
- Brackets and Soffits are painted Sea Mainer to contrast Smoky Azurite.

|                                                                                 |                                                                                                          |
|---------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| <p>Body</p> <p>SW 7545<br/>Oyster Bar<br/>Location Number: 286-C1</p> <p>1</p>  | <p>Garage Door, and Entry Door</p> <p>SW 9148<br/>Smoky Azurite<br/>Location Number: 223-C5</p> <p>3</p> |
| <p>Accent</p> <p>SW 7008<br/>Alabaster<br/>Location Number: 255-C2</p> <p>2</p> | <p>Brackets, Soffits</p> <p>SW 9640<br/>Sea Mainer<br/>RCB: 67/74/84</p> <p>4</p>                        |



ESTERO TOWNHOMES EPD - REZONE

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## PROPOSED FRONT ELEVATIONS



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## PROPOSED SIDE ELEVATION



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# PROPOSED REAR ELEVATIONS



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# TRANSPORTATION OVERVIEW

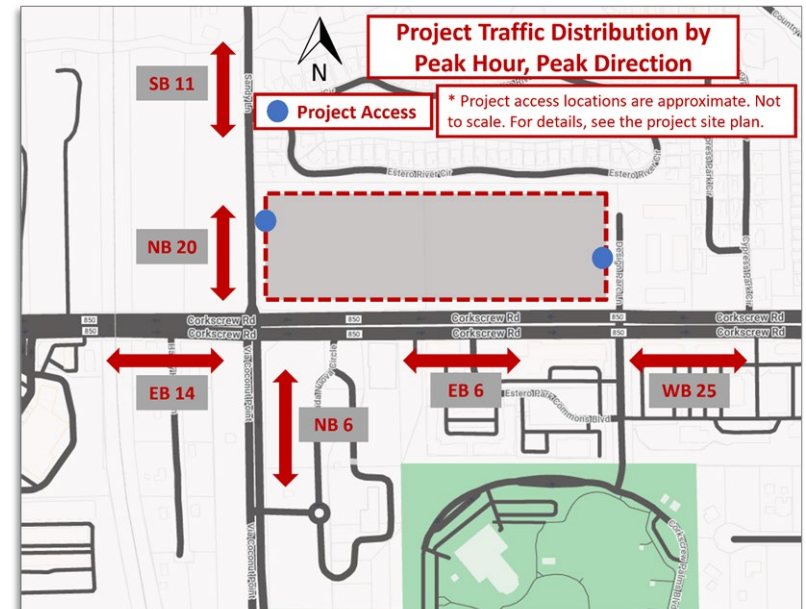
*Norm Trebilcock, AICP, PTOE, P.E.*

ESTERO TOWNHOME- REZONE

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# TRANSPORTATION

- ❑ The project overall trip generation is based on ITE standards for 154 dwelling units—1,062 daily trips; 71 AM Peak Hour trips and 87 PM Peak Hour trips (all 2-way).
- ❑ The Trip Distribution is assigned to the adjacent road network based on knowledge of the area and using FSUTMS modeling program.
- ❑ The surrounding road network is analyzed under 2027 traffic conditions.
- ❑ The Lee County Concurrency Report and the Village Traffic Count Report are used for background roadway conditions.
- ❑ Based on the results of the traffic analysis, the project is not a significant traffic generator for the analyzed roadway network.
- ❑ Turn lane warrants were evaluated based on the Lee County Turn Lane Policy at the project access points. Turn lane improvements are not recommended based on not meeting applicable criteria.
- ❑ There is adequate and sufficient roadway capacity to accommodate the project at buildout.



THANK YOU!

QUESTIONS?

ESTERO TOWNHOME- REZONE

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## Planning Zoning and Design Board Staff Report

| PROJECT NAME                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Broadway Crossing (f/k/a Mayfair Village)                                                                                                                                       |
| CASE NUMBER                                                                                                                                                                     |
| DOS2025-E006                                                                                                                                                                    |
| MEETING DATE                                                                                                                                                                    |
| September 9, 2025                                                                                                                                                               |
| REQUEST                                                                                                                                                                         |
| The applicant is requesting approval of a development order for the construction of a 17-lot single family residential neighborhood, associated infrastructure, and landscaping |
| APPLICANT                                                                                                                                                                       |
| RESPEC – John Wojdak, PE on behalf of Lennar                                                                                                                                    |
| LOCATION                                                                                                                                                                        |
| South of Broadway Avenue East, just west of Sandy Lane                                                                                                                          |
| PROPERTY SIZE                                                                                                                                                                   |
| 7.34+/- acres                                                                                                                                                                   |
| ZONING                                                                                                                                                                          |
| Residential Planned Development, Village of Estero Ordinance 2025-06                                                                                                            |
| PUBLIC INFORMATION MEETING DATES                                                                                                                                                |
| The PZDB conducted the most recent Public Information Meeting on October 29, 2024                                                                                               |

### Staff Recommendation

Staff recommends approval of the development order and the monument sign with the following stipulations.

1. Prior to the issuance of the vegetation permit, Lee County Utilities shall approve the project. Any stipulations required by Lee County Utilities shall be satisfied.
2. All street lighting shall meet all Village of Estero lighting requirements including BUG, CCT, and height.
3. Prior to the Certificate of Compliance an “as-built” photometric analysis is required to be submitted to demonstrate compliance with Village requirements. The photometric analysis will be run to the property lines of the project.

4. At the time of platting, the project shall provide an 8-foot-wide sidewalk easement to the Village of Estero along Broadway Avenue East and shown by cross sections A, B, and C.
5. Prior to the issuance of the vegetation permit, the applicant shall furnish an approved Florida Fish and Wildlife tortoise relocation permit.
6. The Developer shall work with the Village of Estero and cooperate in potential cost-sharing agreements related to the Broadway Avenue sewer project.
7. Surface Water Management Dedication and maintenance covenants shall be recorded prior to plat recordation.
8. The secondary emergency access to the south is required to be constructed in conformance with the Fire Code at the time of infrastructure construction for Broadway Crossing.
9. Homes shall be built to Lennar Manor quality standards as stipulated in Village of Estero Ordinance 2025-06.
10. Prior to Certificate of Compliance being issued for the project, the underground electrical service for 20590 Sandy Lane shall be installed, operational, and any needed easements recorded.
11. The pedestrian connection to the future BERT trail line shall be completely constructed and landscaped at the time of the infrastructure construction for Broadway Crossing.
12. Hurricane mitigation fee totaling \$1,072.40 shall be paid prior to issuance of building permits for the homes.

#### **Project Summary**

The applicant is requesting development order approval for a 7.34-acre site located at the southwest corner of Sandy Lane and Broadway Avenue East. The site is currently vacant and was previously used as a citrus farm.

The applicant is proposing:

- A total of 17 single family home lots
- A density of 2.26 units per acre
- A private non-gated cul-de-sac road

#### **Architecture**

The Pattern Book for the project was approved as part of the zoning process. The single family homes are on individual lots, one and two-story (to 35' building height). The homes will have tile roofs, and paver driveways.

#### **Transportation**

The project will have direct access to Broadway Avenue East in conformance with the zoning for the project. An emergency access "stub" is being proved on the southern property line in order to accommodate a future secondary access. The primary street in the neighborhood is private but



is not proposed to be gated. The traffic study submitted analyzed traffic volumes, trips, visibility and safety. The traffic study concluded that no turn lanes are warranted on Broadway Avenue East.

### **Off-Street Parking**

Each residential lot will have garages (up to 3-car) and parking availability in the driveways.

### **Stormwater**

The project will convey stormwater runoff via a closed drainage system within the roadway and sheet flow from the proposed lots to the dry detention areas on the east and west sides of the property. The finished floor elevation of the homes are set, at a minimum, one foot above the peak stage of the 100-year, 72-hour storm event. The proposed discharge location from the control structure is to the roadside swale on Sandy Lane, where stormwater discharges to the Estero River.

### **Lighting**

The project is proposing streetlights. A photometric plan has been submitted and meets Village requirements. A stipulation is proposed requiring an as-built photometric analysis be provided prior to the issuance of the Certificate of Compliance.

### **Lee County Utilities (LCU)**

The development will be utilizing LCU utilities which are to be constructed. The developer has been working with the Village on cost-sharing for infrastructure improvements and the location of a lift station to facilitate providing sewer service in the immediate vicinity.

### **Landscaping**

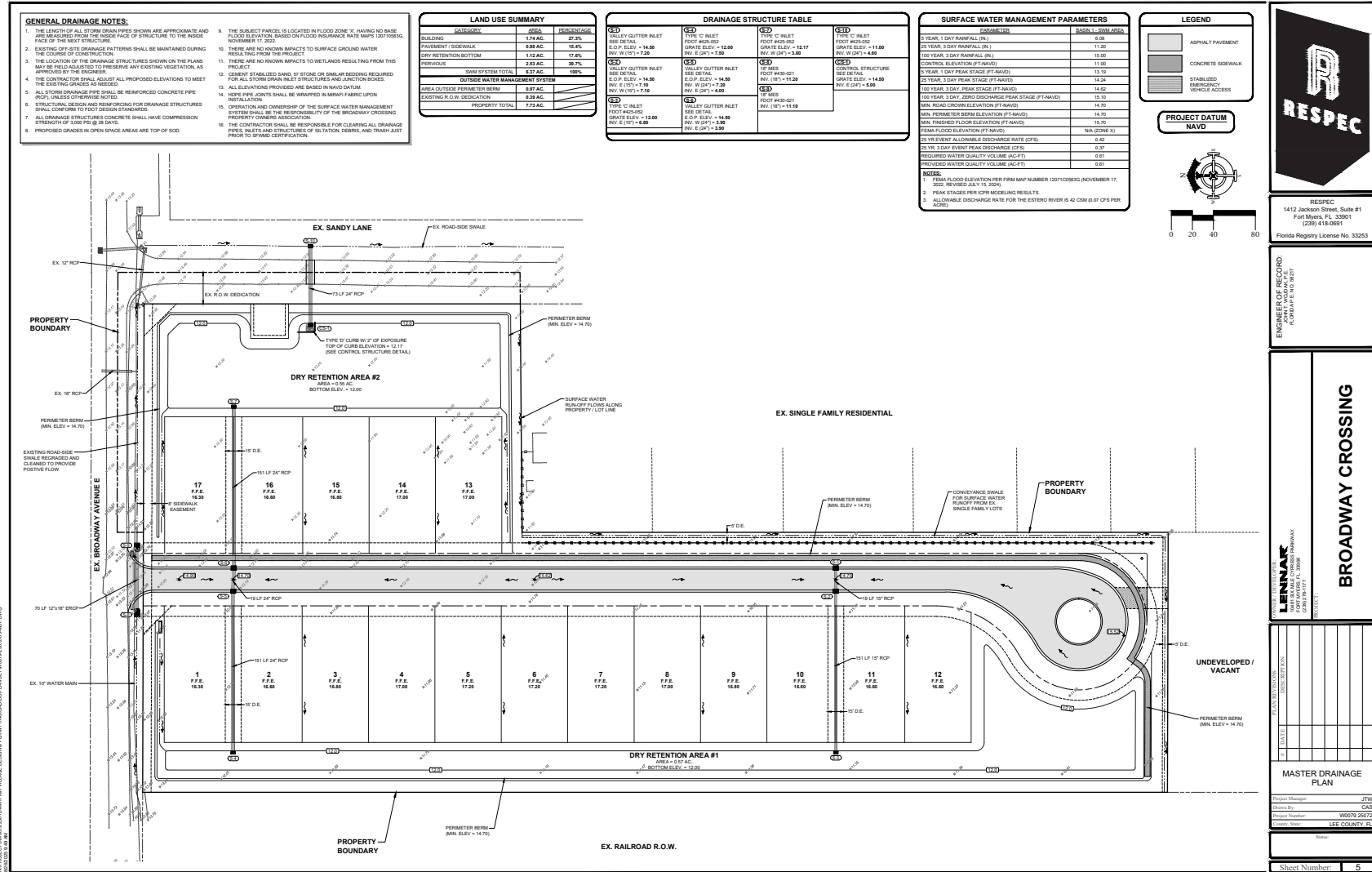
The project is conforming to and will be implementing the landscape plan and buffers as required in the zoning. Specific buffers, planting requirements, and fencing are below:

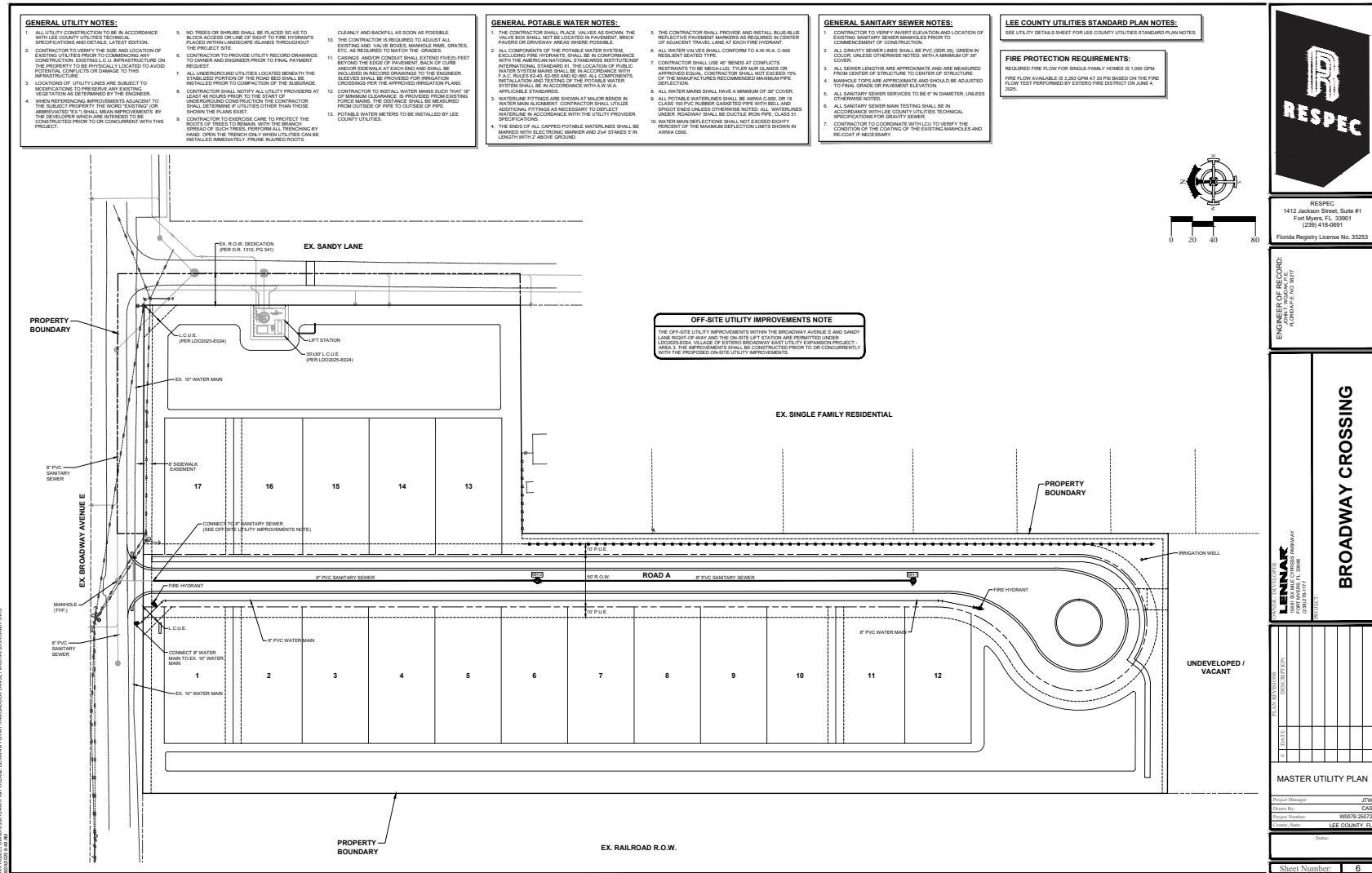
- Sandy Lane – A 20-foot-wide Type “D” Buffer which requires 5 trees per 100 feet and double staggered hedge row.
- Broadway Avenue East – A 20-foot-wide Type “D” Buffer.
- West property line – A 20-foot-wide Type “D” Buffer.
- South property lines adjacent to single family homes – A 7'.5"-foot-wide Type “A” Buffer which requires 4 trees per 100 feet, with enhanced double hedgerow.
- East property line adjacent to single family homes – A 5'-foot-wide Type “A” Buffer with 6' opaque fence, 4 trees per 100 feet, with hedge on the outside (adjacent property side) of the fence.
- The development provides the required 40% open space.

**Signage**

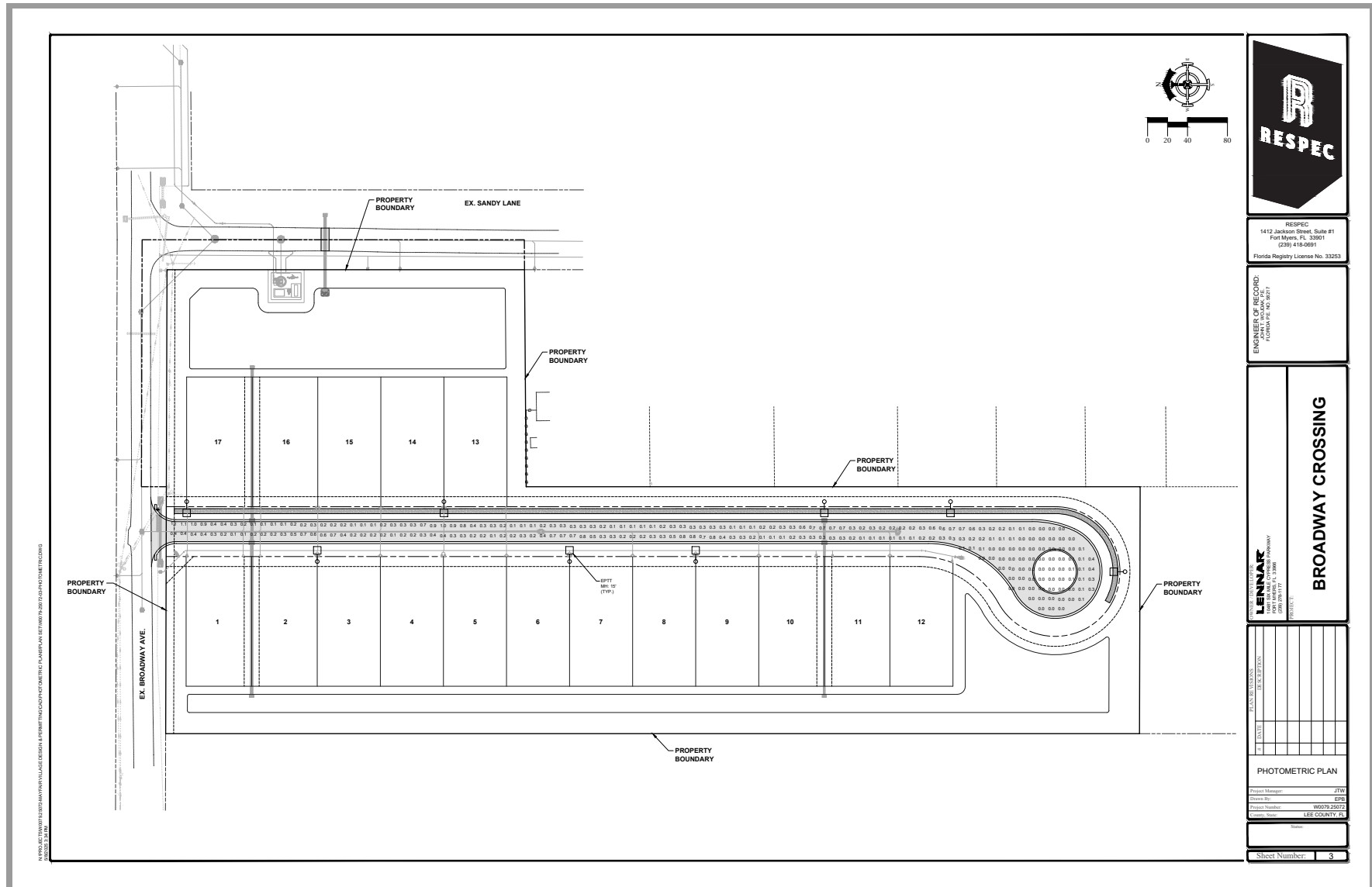
A monument sign is proposed at the entrance to the neighborhood that is 10 foot wide and approximately 6.5 feet tall. The base is stacked stone, and the signage is stucco.

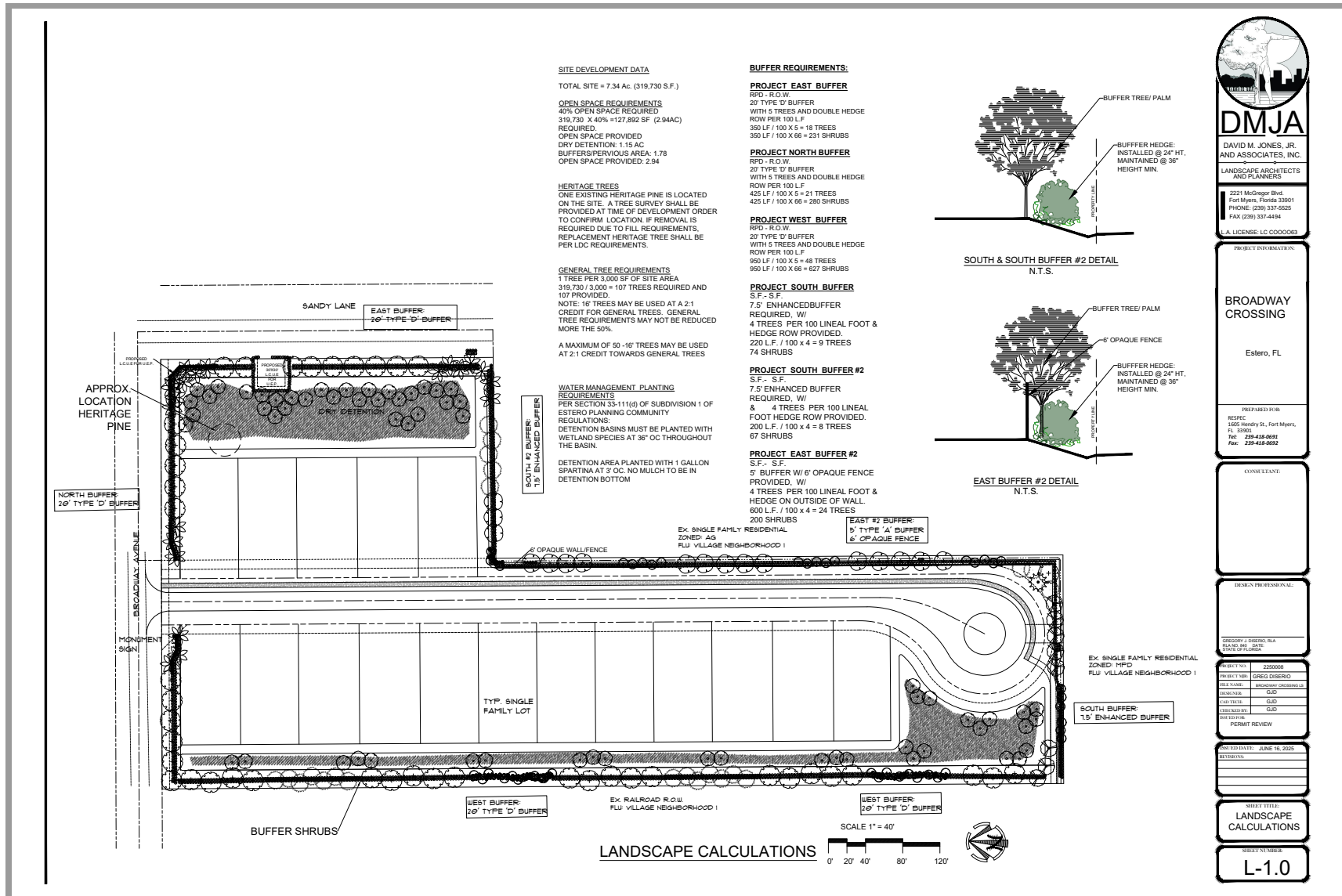




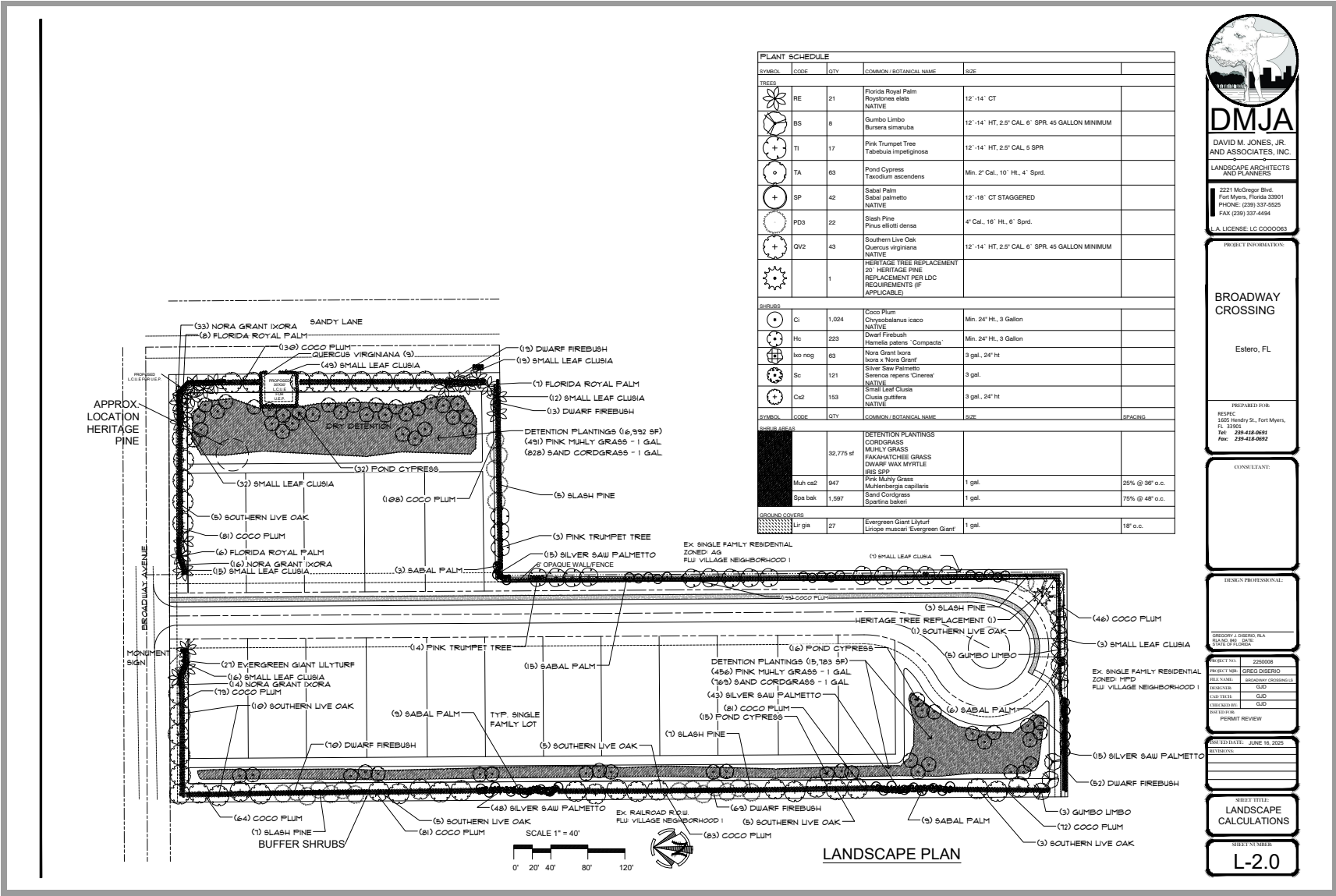


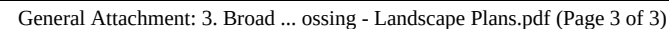


















## CONSULTANT TEAM

**Matt Shorey**, *Project Manager, Lennar, Developer*

**LENNAR®**

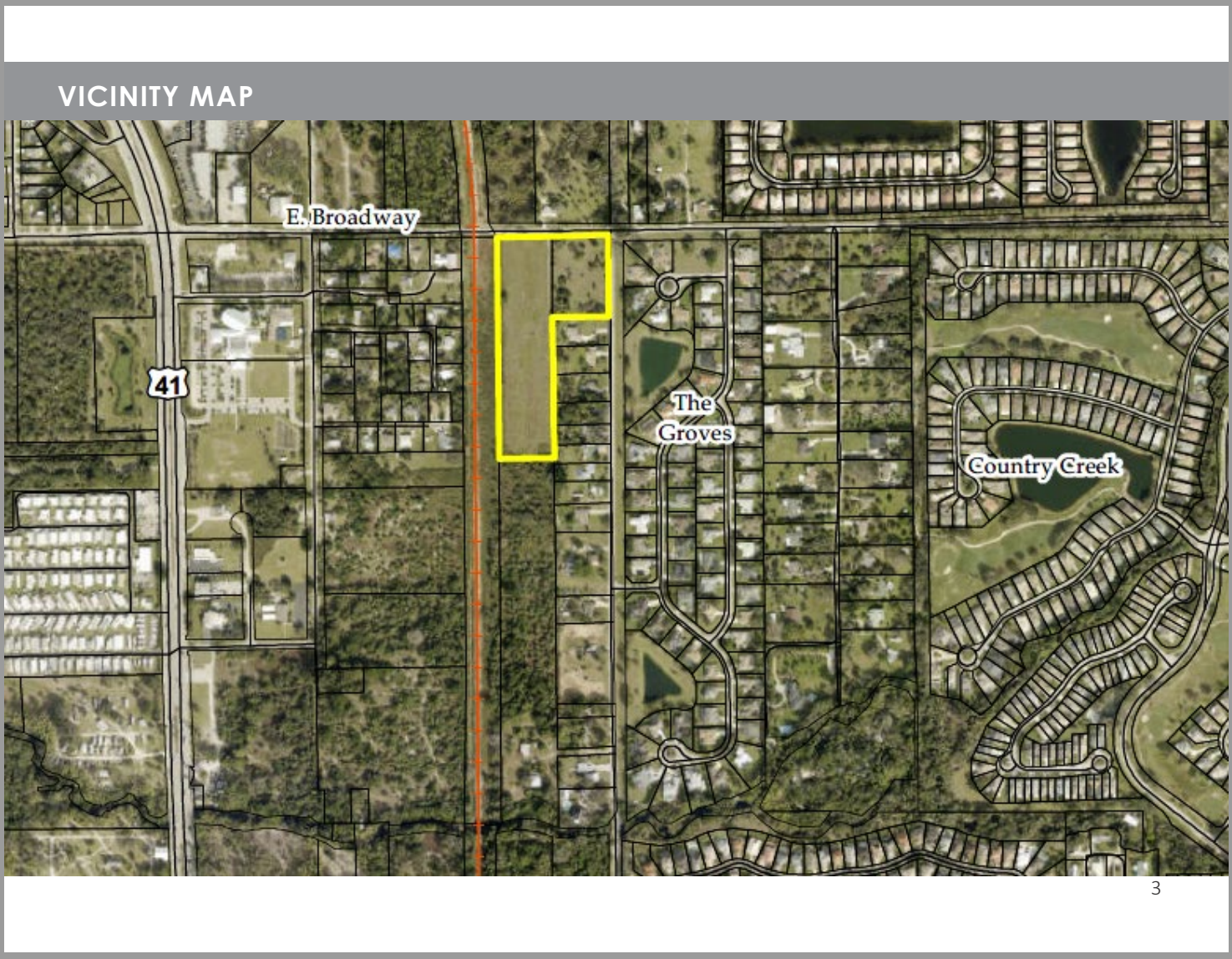
Southwest  
Florida

**DAVID M. JONES & ASSOCIATES**, *Greg Diserio, RLA,  
Landscape Architecture*



**RESPEC**, *John T. Wojdak, P.E., Civil Engineering*





**PROJECT INFORMATION & HISTORY**

**PROJECT INFORMATION**

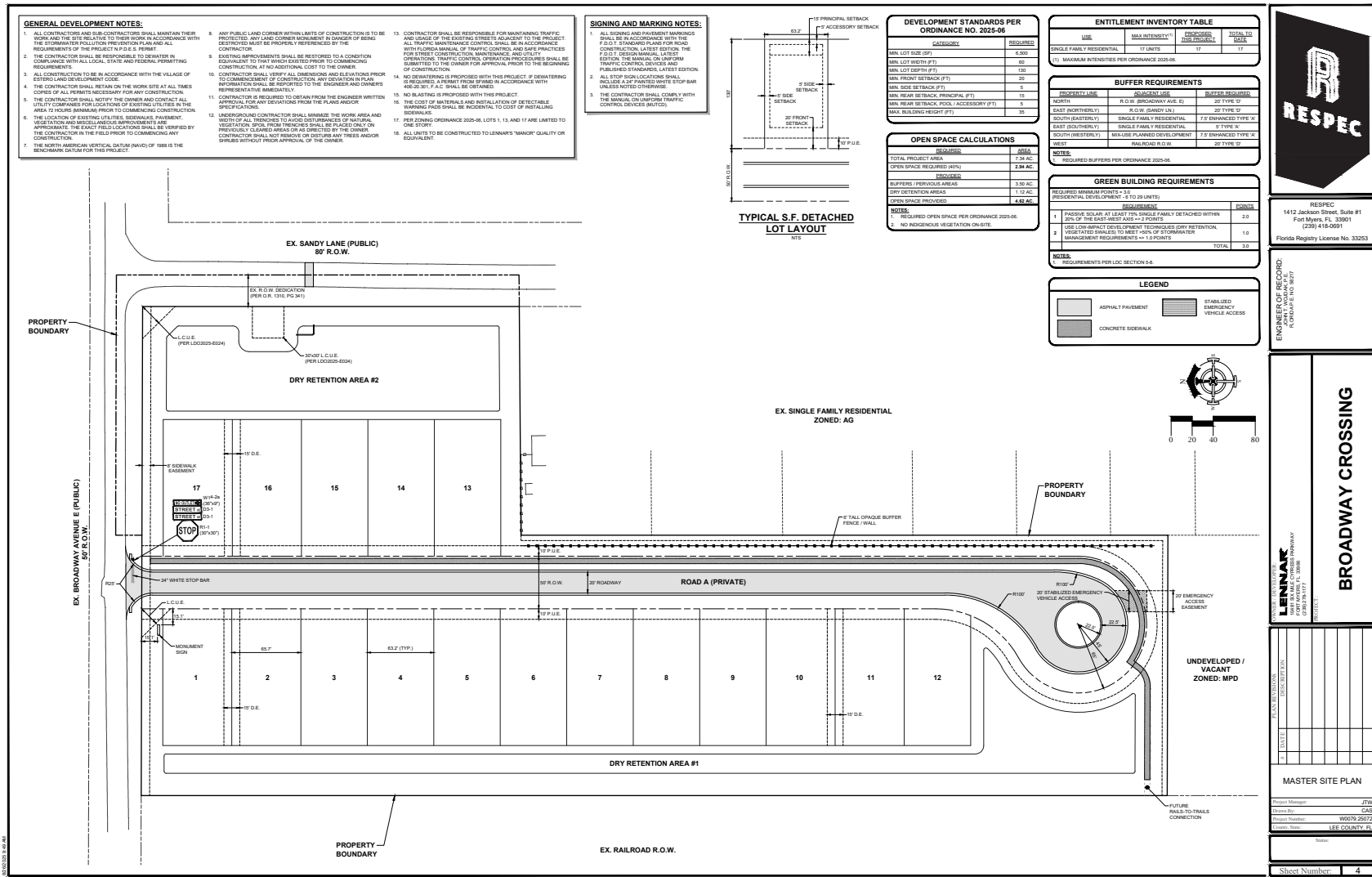
- AREA: 7.34 ACRES
- ZONING: RESIDENTIAL PLANNED DEVELOPMENT (CPD)
- RESOLUTIONS: ORD. 2025-06
- ROADWAY FRONTAGE: SANDY LANE & BROADWAY AVENUE EAST
- ENTITLEMENTS: RESIDENTIAL, 17 SF UNITS, 35 FEET (2 STORIES) MAX HEIGHT

**PERMITTING SUMMARY**

- RPD APPROVED BY LEE COUNTY IN 2007 FOR 16 UNITS ON 5.5 ACRE PORTION (Z-06-073)
- VILLAGE COUNCIL VOTED IN JANUARY 2025 TO ELIMINATE REFERENCE TO FUTURE SANDY LANE
- REZONED IN JUNE 2025 TO INCLUDE 2.5 ACRE ‘CHURCH’ PARCEL, 17 UNITS (ORD. 2025-06)
- SFWMD ERP PERMIT IN PROCESS, APPLICATION 250501-52658

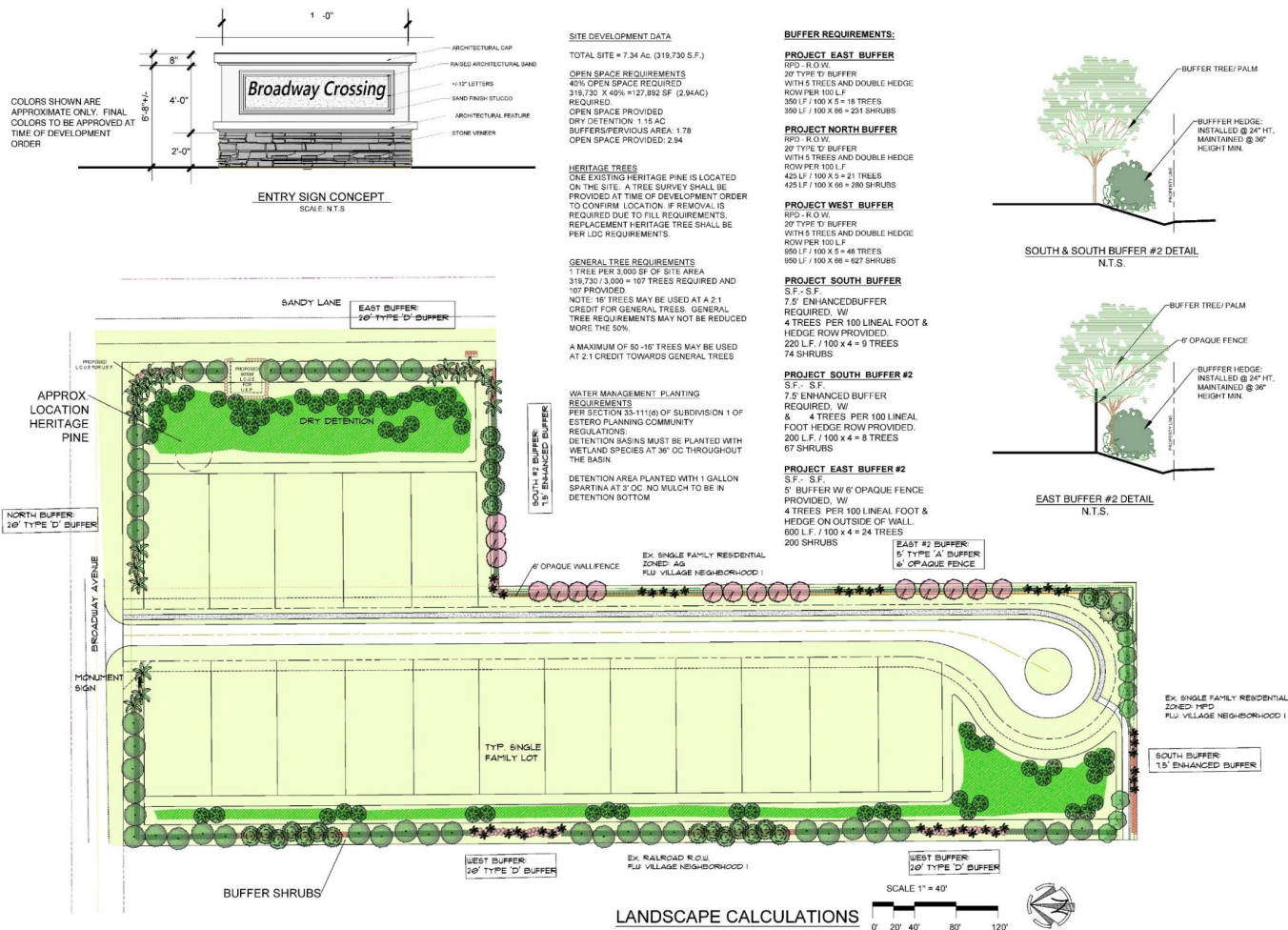
**PROPOSED PROJECT**

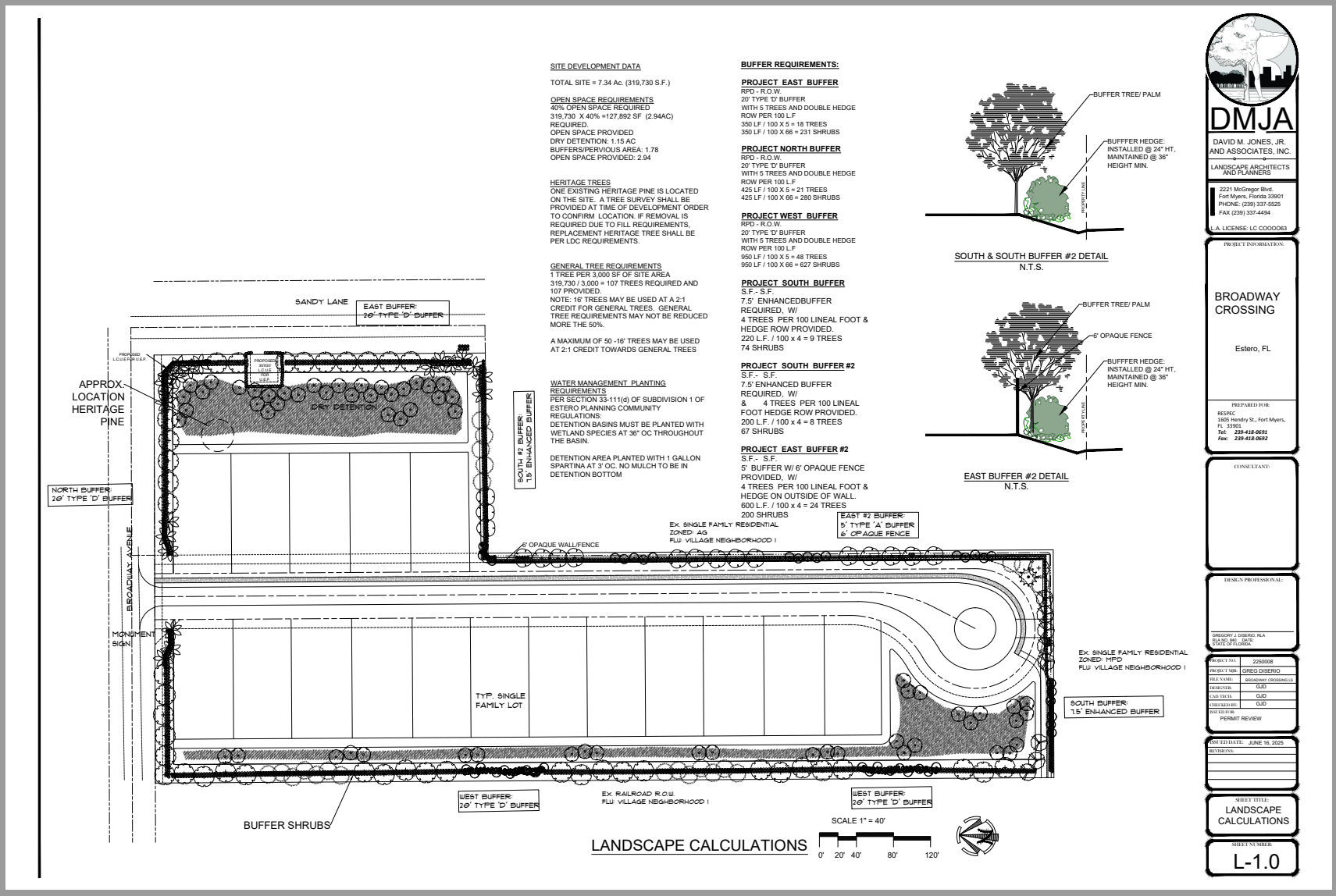
- 17 SINGLE FAMILY LOTS (63’ X 130’ TYPICAL, 5’ SIDE SETBACKS)
- CONSISTENT WITH ZONING CONDITIONS & PATTERN BOOK
- NON-GATED CUL-DE-SAC, SIDEWALK ON ONE SIDE
- APPLICANT WORKING WITH VILLAGE ON BROADWAY EAST UEP TO SERVE PROJECT, PROP. SHARE PAYMENT
- COORDINATED WITH NEIGHBORS ON BUFFERS AND UTILITY RELOCATIONS

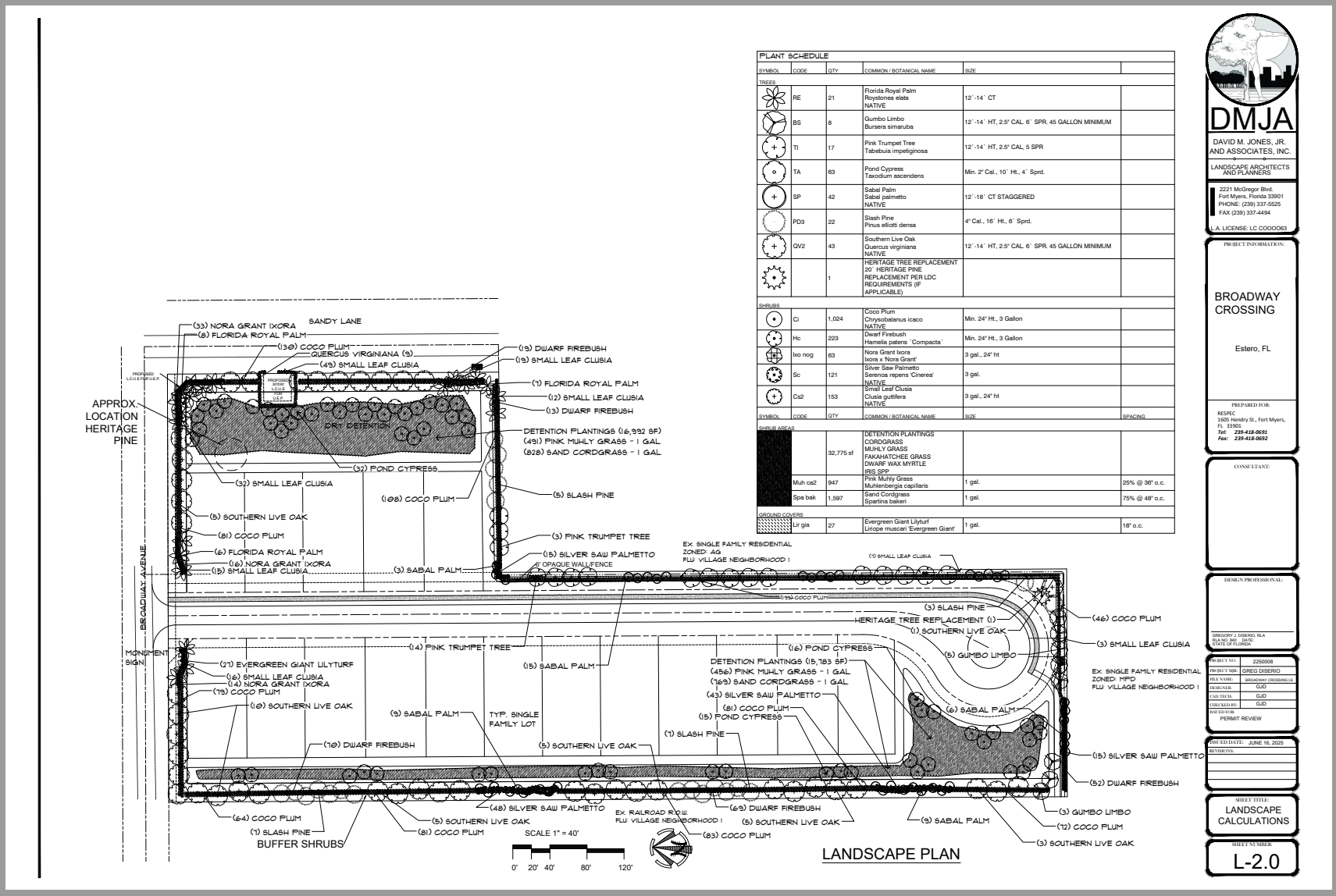




MONUMENT SIGN AND LANDSCAPING [from Pattern Book]







**DMJA**  
DAVID M. JONES, JR.  
AND ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS  
AND PLANNERS  
2221 McGregor Blvd.  
Fort Myers, Florida 33901  
PHONE: (239) 337-5025  
FAX: (239) 337-4494  
FL LICENSE: LC 0000063

PROJECT INFORMATION  
**BROADWAY CROSSING**  
Estero, FL  
PREPARED FOR:  
RESPEC  
1605 Hardy St., Fort Myers,  
FL 33901  
Tel: 239-418-0682  
Fax: 239-418-0682

CONSULTANT

DESIGN PROFESSIONAL

DESIGNER: J. JONES, RLA  
PROJECT NO.: 220008  
ALL NAME: GREGO DISNERO  
DESIGNER: GREGO DISNERO  
DATE: 06/15/2020  
CHECKED: GREGO DISNERO  
DATE: 06/15/2020  
DESIGNED: GREGO DISNERO  
DATE: 06/15/2020  
PERMIT REVIEW

DATE: JUNE 15, 2020  
BY: GREGO DISNERO

SHEET TITLE  
**LANDSCAPE CALCULATIONS**

SHEET NUMBER  
**L-2.0**

# *Broadway Crossing*





## ARCHITECTURE (LENNAR MANOR) [from Pattern Book]



### Key Features

- Tile Roof
- 3-Car Garage
- Paver Driveway
- CBS Construction



Note: Elevations are representative of architectural style, colors and materials for the 6 +/- floor plans to be offered, each available in left/right orientation with multiple front elevation options.

QUESTIONS

THANK YOU!

QUESTIONS?



**Planning Zoning and Design Board  
Staff Report**

| PROJECT NAME                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Coconut Trace Tract F Hotel                                                                                                                                  |
| CASE NUMBER                                                                                                                                                  |
| DOS2025-E007                                                                                                                                                 |
| MEETING DATE                                                                                                                                                 |
| September 9, 2025                                                                                                                                            |
| REQUEST                                                                                                                                                      |
| The applicant is requesting approval of a development order for the construction of a 4-story, 122-room hotel with associated infrastructure and landscaping |
| APPLICANT                                                                                                                                                    |
| Bask Development – Dema Kitsutkin                                                                                                                            |
| LOCATION                                                                                                                                                     |
| Across US 41 from Coconut Point Mall, east of Marsh Landing and west of First Watch                                                                          |
| PROPERTY SIZE                                                                                                                                                |
| 2.24 acres±                                                                                                                                                  |
| ZONING                                                                                                                                                       |
| CPD Lee County – Zoning amended in 2024 in the Village of Estero, Ordinance No. 2024-14                                                                      |
| PUBLIC INFORMATION MEETING DATES                                                                                                                             |
| The PZDB Public Information Meeting for the zoning amendment was on April 9, 2024.                                                                           |

**Staff Recommendation**

Staff recommends approval of the development order and monument sign with the following stipulations.

1. Applicant must provide approval from Bonita Springs Utilities prior to vegetation removal permit.
2. Hours of construction are to be between 8 a.m. and 6 p.m. Monday through Friday, with no work on Saturday, Sunday or major holidays in accordance with the Construction Activity Management Plan.
3. Monument sign design is approved, and sign details will be reviewed at time of building permit.

Staff Report September 9, 2025  
Planning Zoning and Design Board

Page 1 of 3

4. Applicant must revise plans per Estero Fire comments pertaining to fire line connection.
5. Hurricane mitigation fee-in-lieu payment is due prior to issuance of development order approval letter.
6. Construction of the exterior walls of the hotel will be concrete masonry (concrete block), and all load-bearing elements will be of concrete with reinforcing steel as required by relevant codes and engineering standards.

### **Project Summary**

This project is for the development of a new 4-story, 122-room hotel on a vacant 2.24-acre site, east of Marsh Landing and west of Coconut Point Mall across US 41. This property is part of the Coconut Trace Commercial Planned Development (CPD). This development order is for construction of the hotel building, associated parking, access, pedestrian connections, stormwater infrastructure, landscape and buffers, and utilities for the proposed development. As part of the approved zoning amendment, the applicant has agreed to the installation of an enhanced buffer adjacent to Marsh Landing to create additional screening. Additionally, the applicant will coordinate with Marsh Landing to determine areas that are suitable for plantings to create additional screening.

### **Architecture**

The hotel includes elements of the Prairie and Mediterranean Architectural styles. The hotel is consistent with the Pattern Book titled "Pattern Book Planned Development Amendment Coconut Trace CPD Tract F" dated 1/22/25, as approved by Village Council.

### **Transportation**

The site has access to US 41 (S Tamiami Trail) through connection from Bulb Lane.

A Traffic Impact Statement (TIS) was completed for the proposed development. US 41 is recognized as existing Level of Service F with or without this project. The applicant will pay impact fees to mitigate its transportation impacts.

### **Flood**

The site is located within FIRM Zone AE 13.9. The finished floor elevation of the Hotel is proposed at 15.9, two feet above the flood elevation.

### **Stormwater**

The site contains 2.24 acres of land and is currently vacant. As proposed, the project will be approximately 70% impervious and 30% pervious green space. The surface water management (SWM) system per permit #36-05142-P, and all required dry pre-treatment will be provided within an existing dry detention basin.

Coconut Trace Tract P, at the southern end of the property, is a dedicated stormwater management parcel for the Coconut Trace developments.



**Hurricane Preparedness**

The applicant proposes payment in-lieu by donation of land or use of a private structure and affirms the fee will be paid prior to issuance of the development order approval.

**Lighting**

The site is located less than 200 feet from Marsh Landing. Village Zoning Ordinance 2024-14 assigns a maximum mounting height of 20 feet for parking lot lighting. All site lighting will be in compliance with the Zoning Ordinance and LDC requirements including but not limited to BUG and CCT color requirements.

There will be no building signage on the west side of building. Lighting on the west building façade will use reduced glare and reduced quantity of light fixtures on ground level. All building-mounted lights are required to be shielded. A photometric plan meeting the Village requirements has been submitted.

**Bonita Springs Utilities (BSU)**

Approval of infrastructure plans is required prior to development order approval letter issuance. Bonita Springs Utilities has not completed project review as of the date of this staff report. A stipulation is suggested to require approval prior to a vegetation removal permit.

**Landscaping**

Landscape buffers and plantings are all in conformance with the Village LDC, with an approved deviation for the Type D buffer from 20' to 15', of which 10' will be situated in a utility easement.

**Signage**

A proposed monument sign will be located with dimensions and setbacks compliant with Village standards. The sign will be comprised of materials and colors consistent with the Hotel façade.

22910 LYDEN DRIVE  
ESTERO, FL, 33928

GENERAL STATEMENT:

UTILITY PROVIDERS:

SECTION 04, TOWNSHIP 47 SOUTH, RANGE 25 EAST

| SHEET INDEX  |                                 |
|--------------|---------------------------------|
| SHEET NUMBER | SHEET TITLE                     |
| C-00         | COVER SHEET                     |
| C-01         | GENERAL NOTES                   |
| C-02         | EXIST CONDITIONS                |
| C-03         | SITE PLAN                       |
| C-04         | DRAINAGE PLAN                   |
| C-05         | UTILITY PLAN                    |
| C-06         | DRAINAGE DETAILS                |
| C-07         | BSU WATER DET                   |
| C-08         | BSU SANITARY DET.               |
| C-09         | BSU COMBINED DET.               |
| C-10         | BSU BACKFLOW DET.               |
| C-11         | EROSION CONTROL                 |
| C-12         | CONSTRUCTION<br>MANAGEMENT PLAN |

△ Prior Zoning Approvals:

**LAND SURVEYOR:**  
**BOWMAN**  
**THOMAS M. MURPHY**  
**6200 WHISKEY CREEK DRIVE**  
**FORT MYERS, FL 33919**  
**PHONE: (239) 985-1200**

**CIVIL ENGINEER:**  
BOWMAN  
**ENGINEER OF RECORD:**  
CHARLES L. KREBS, P.E.  
6200 WHISKEY CREEK DRIVE  
FORT MYERS, FL 33919  
PHONE: (239) 985-1200

**BUILDING ARCHITECT:**  
MK ARCHITECTURE, LLC  
MICHAEL SHEELEY, AIA, LEED AP  
8200 COLLEGE PARKWAY  
SUITE 101  
FORT MYERS, FL 33919  
PHONE: (239) 482-2121

**LANDSCAPE ARCHITECTS**  
BOWMAN  
WILLIAM E. PRYSI, P.L.A., A.S.L.A.  
6200 WHISKEY CREEK DRIVE  
FORT MYERS, FL 33919  
PHONE: (239) 985-1200

BENCHMARK:

THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D.88) AND ARE BASED UPON THE FOLLOWING PUBLISHED BENCHMARKS BY BORMAN: BENCHMARK 1 - FOUND FCP NAL AND DISK NO 10 CENTER OF ROADWAY ALONG EAST BOUNDARY. ELEVATION: 13.20' (N.A.V.D.88)  
BENCHMARK 2 - SET IRON ROAD & CAP 181772 NORTHEAST PROPERTY CORNER ELEVATION: 14.28' (N.A.V.D.88)

FLOOD NOTE:

THIS PROPERTY WAS LOCATED IN FLOOD ZONE AE, WITH AN ELEVATION OF 13.90', AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) HAVING MAP NO. 12071 C 0589 G & MAP NO. 12071 C 0593 H, COMMUNITY NO 120260, HAVING A F.I.R.M. INDEX DATED NOVEMBER 17, 2022.

**Bowman**  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462



KNIFE WHAT'S BE  
ALWAYS CALL  
BEFORE YOU  
Enter, Exit, Exit  
[www.gardnershield.com](http://www.gardnershield.com)

THIS ITEM HAS BEEN DIGITALLY SIGNED  
AND SEALED BY CHARLES L. KREBS, P.E.  
ON 08/28/2025. 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 35462

Bowman Consulting Group, Ltd.  
6200 Whiskey Creek Drive  
Fort Myers, FL 33919  
Phone (239) 585-1200  
[www.bowmanconsulting.com](http://www.bowmanconsulting.com)  
© Bowman Consulting Group, Ltd.

COCONUT TRACE HOTEL  
COVER SHEET  
229210 LYDEN DRIVE ESTERO, FL 33928  
LEE COUNTY

THESE DRAWINGS ARE NOT  
APPROVED UNLESS SIGNED  
AND SEALED BELOW :

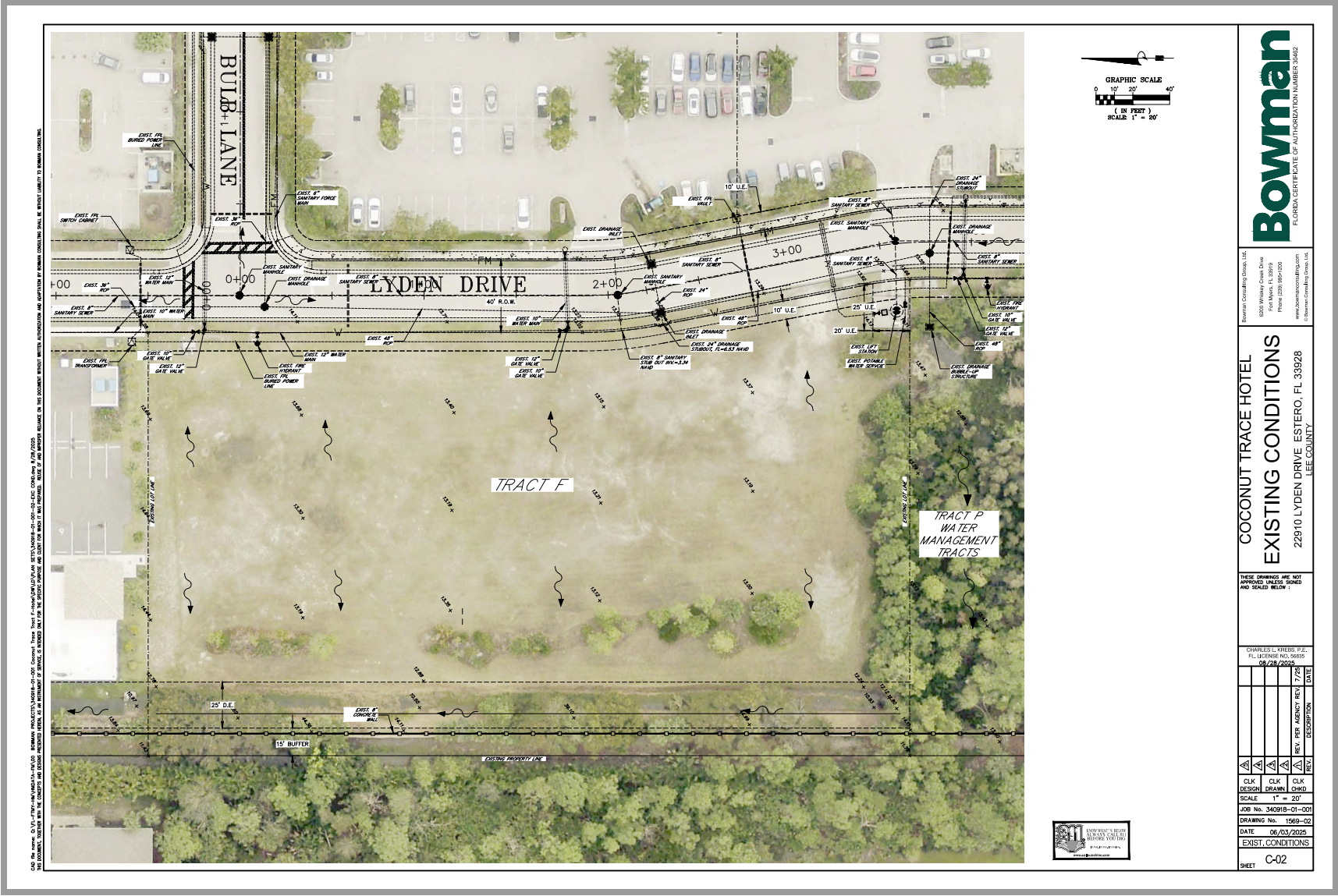
CHARLES L. KREBS, P.E.  
FL. LICENSE NO. 56835  
08/28/2025

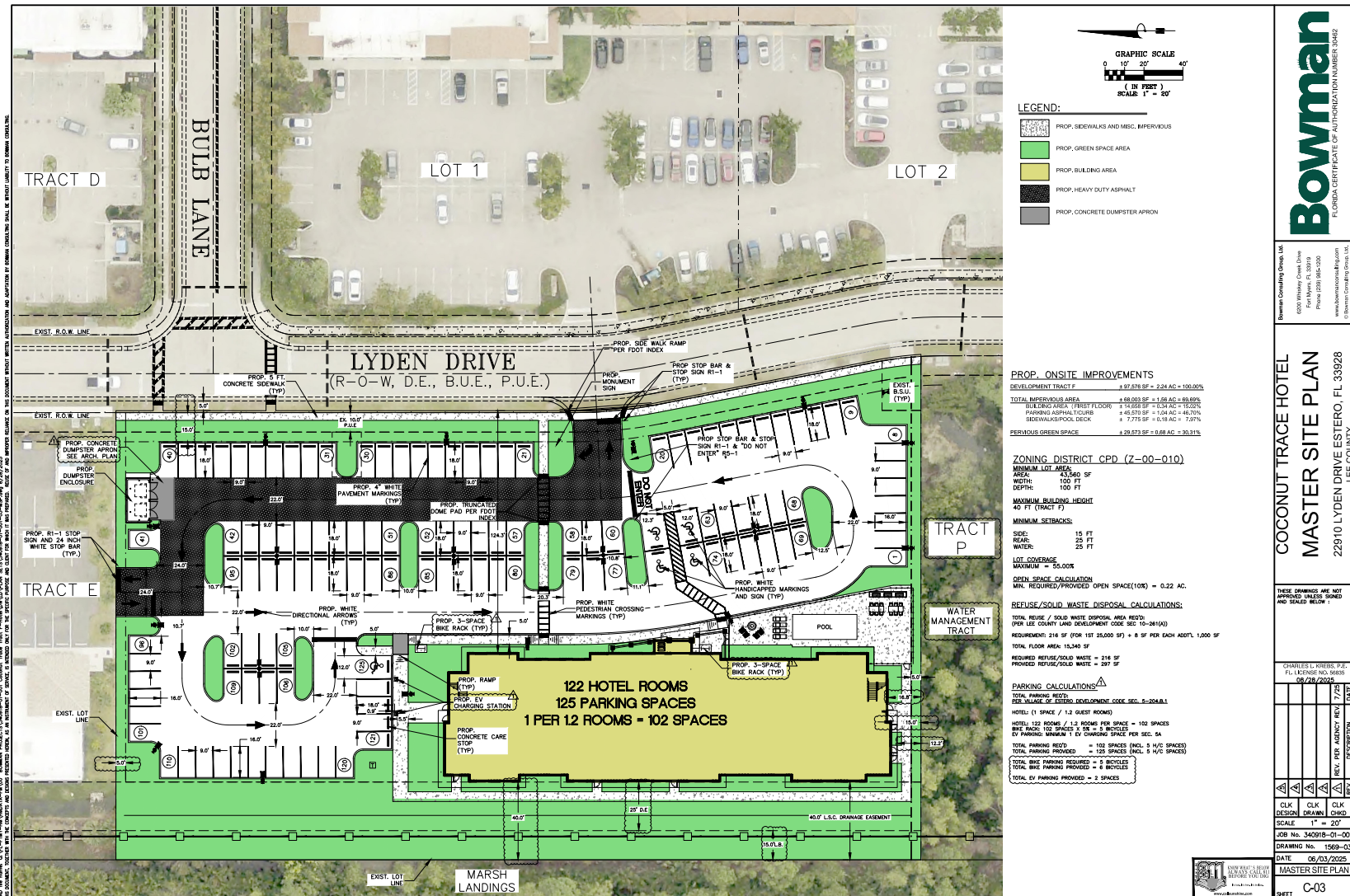
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| 4    |                      |      |      |
| 3    |                      |      |      |
| 2    |                      |      |      |
| 1    | REV. PER AGENCY REV. | 7/25 | DATE |
| REV. | DESCRIPTION          |      |      |

|                       |              |             |  |
|-----------------------|--------------|-------------|--|
| DATE                  |              | DESCRIPTION |  |
| CLK<br>DESIGN         | CLK<br>DRAWN | CLK<br>CHKD |  |
| SCALE                 |              | NONE        |  |
| JOB No. 340918-001-01 |              |             |  |
| DRAWING No. 1569-00   |              |             |  |
| DATE                  |              | 06/02/2025  |  |
| COVER SHEET           |              |             |  |
| SHEET                 |              | C-00        |  |

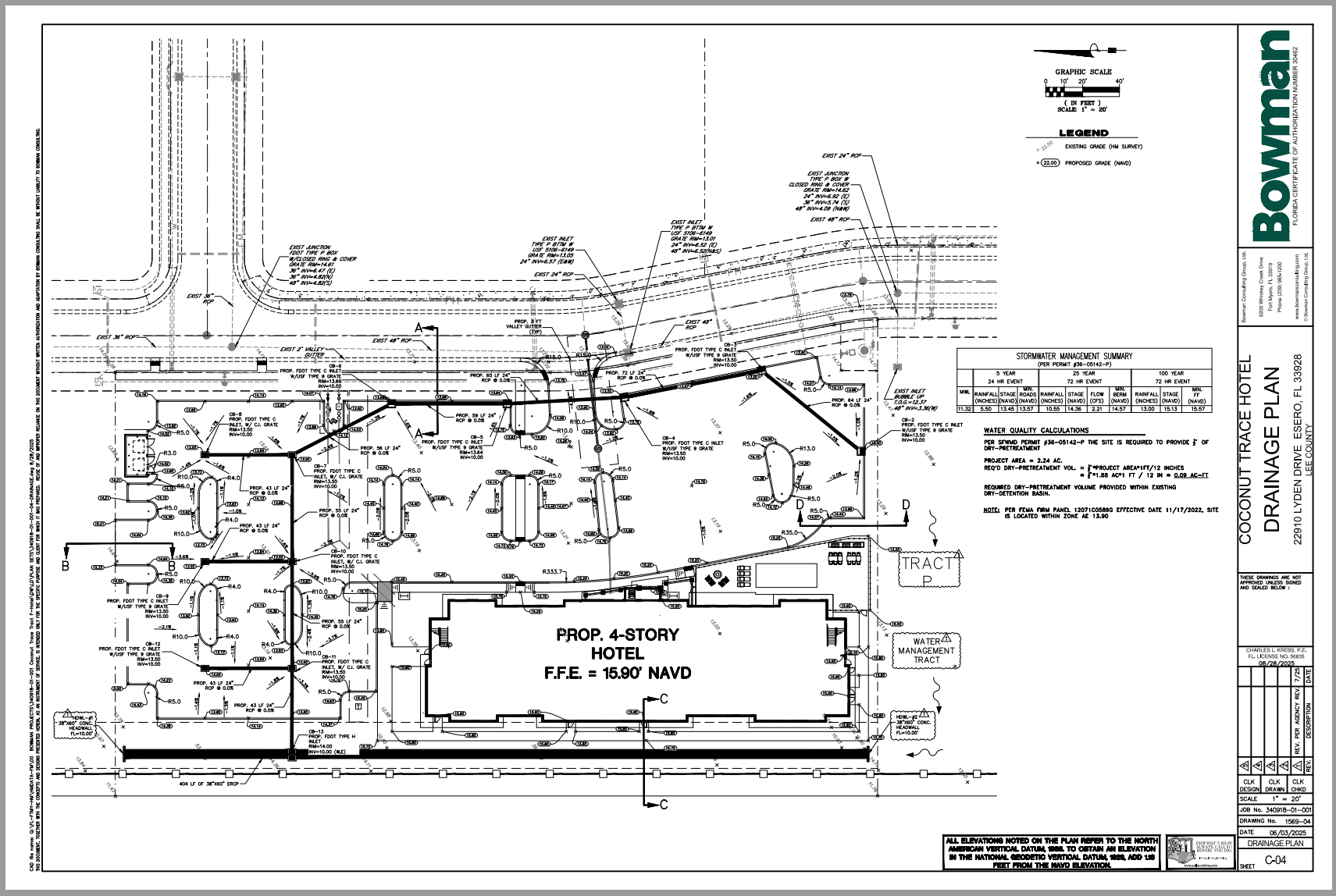
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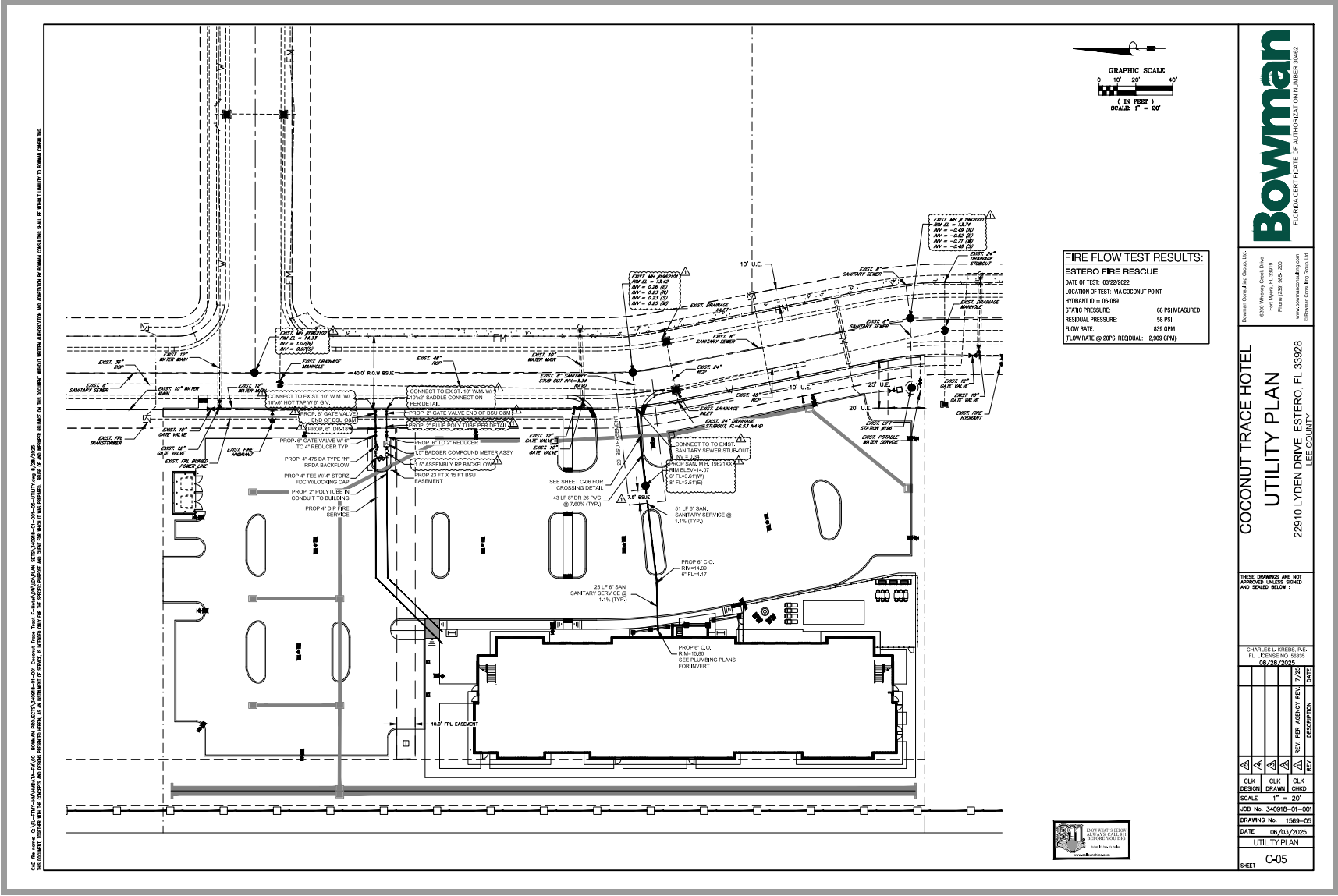


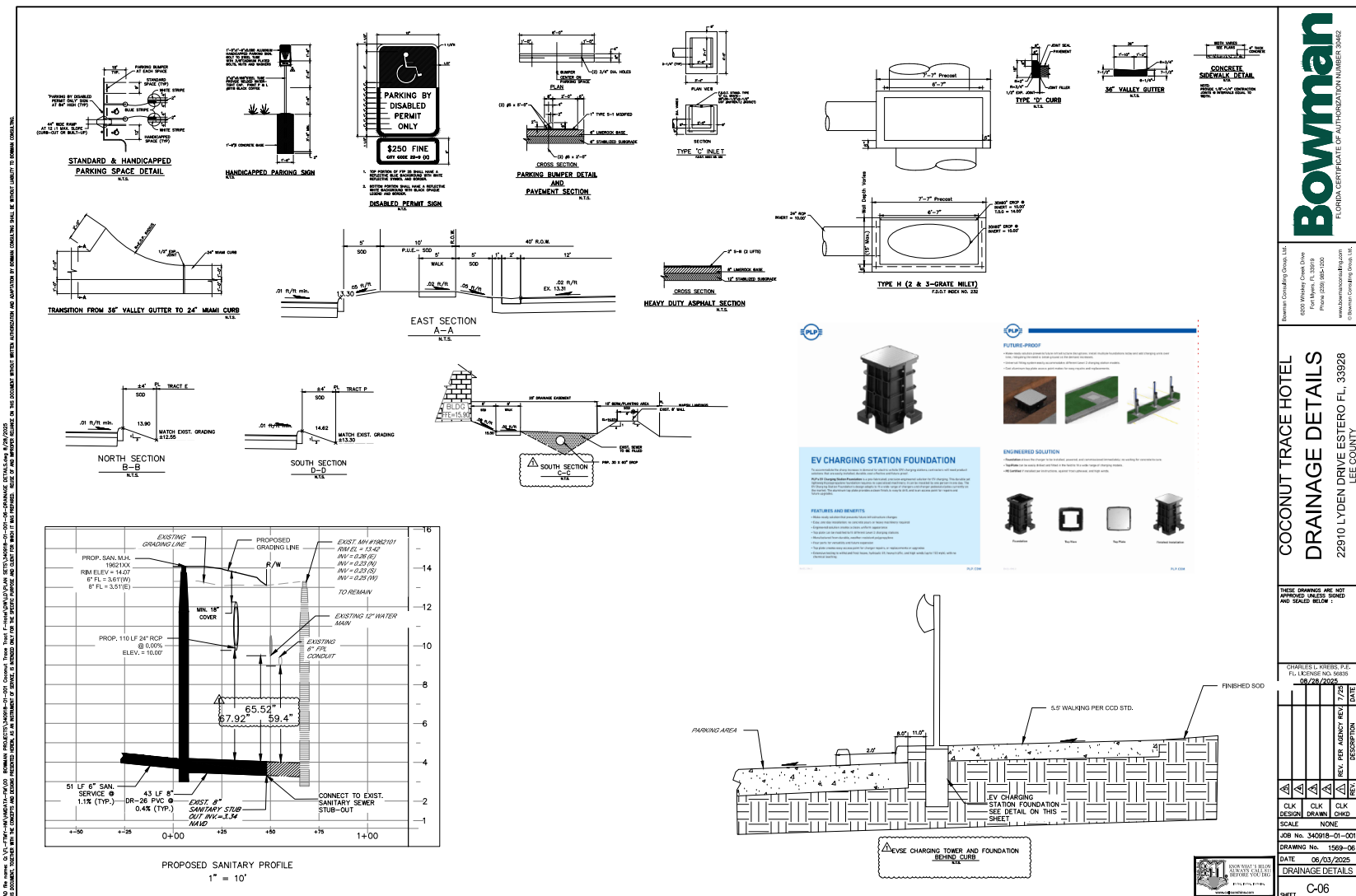






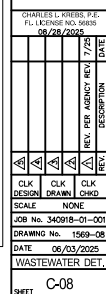






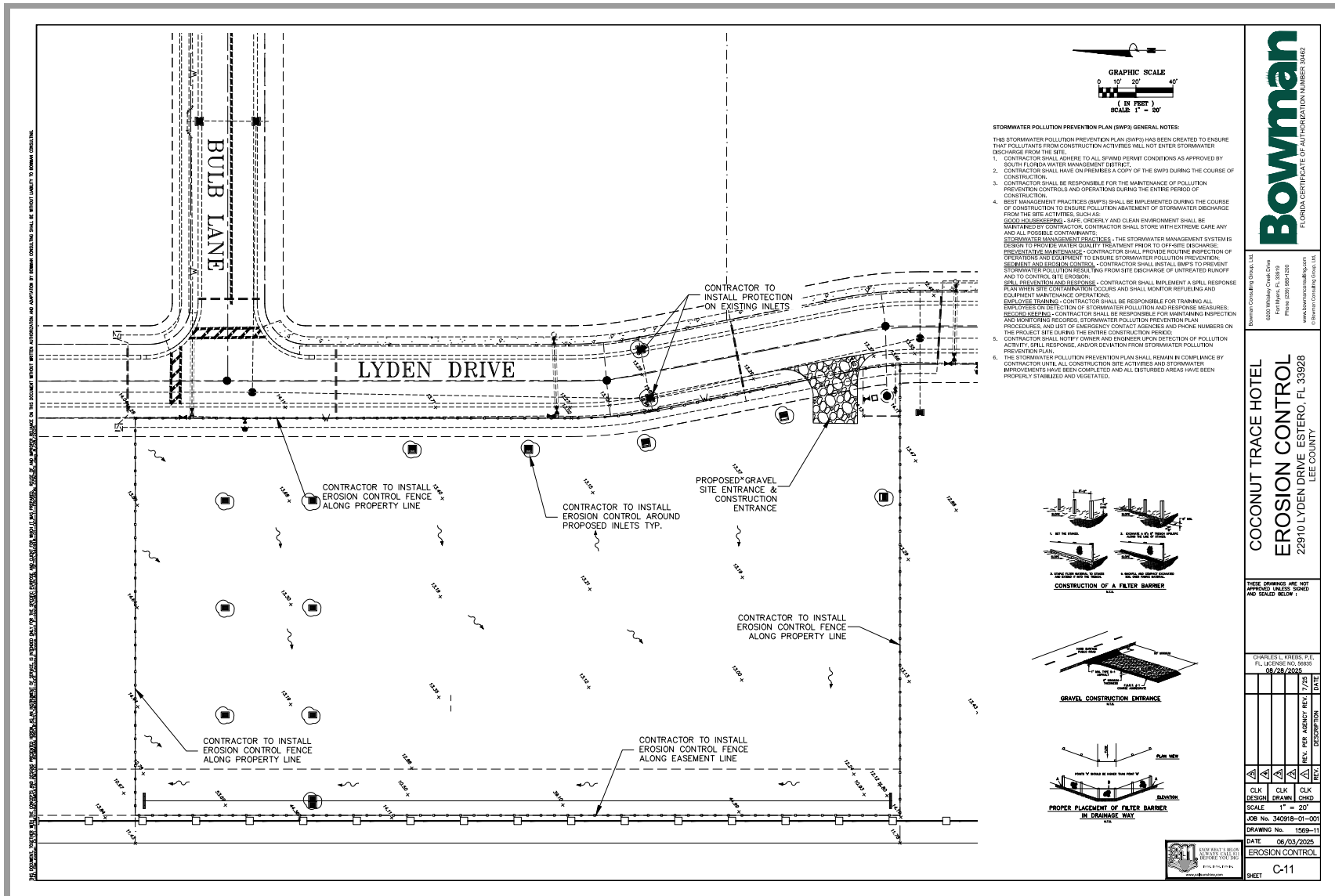


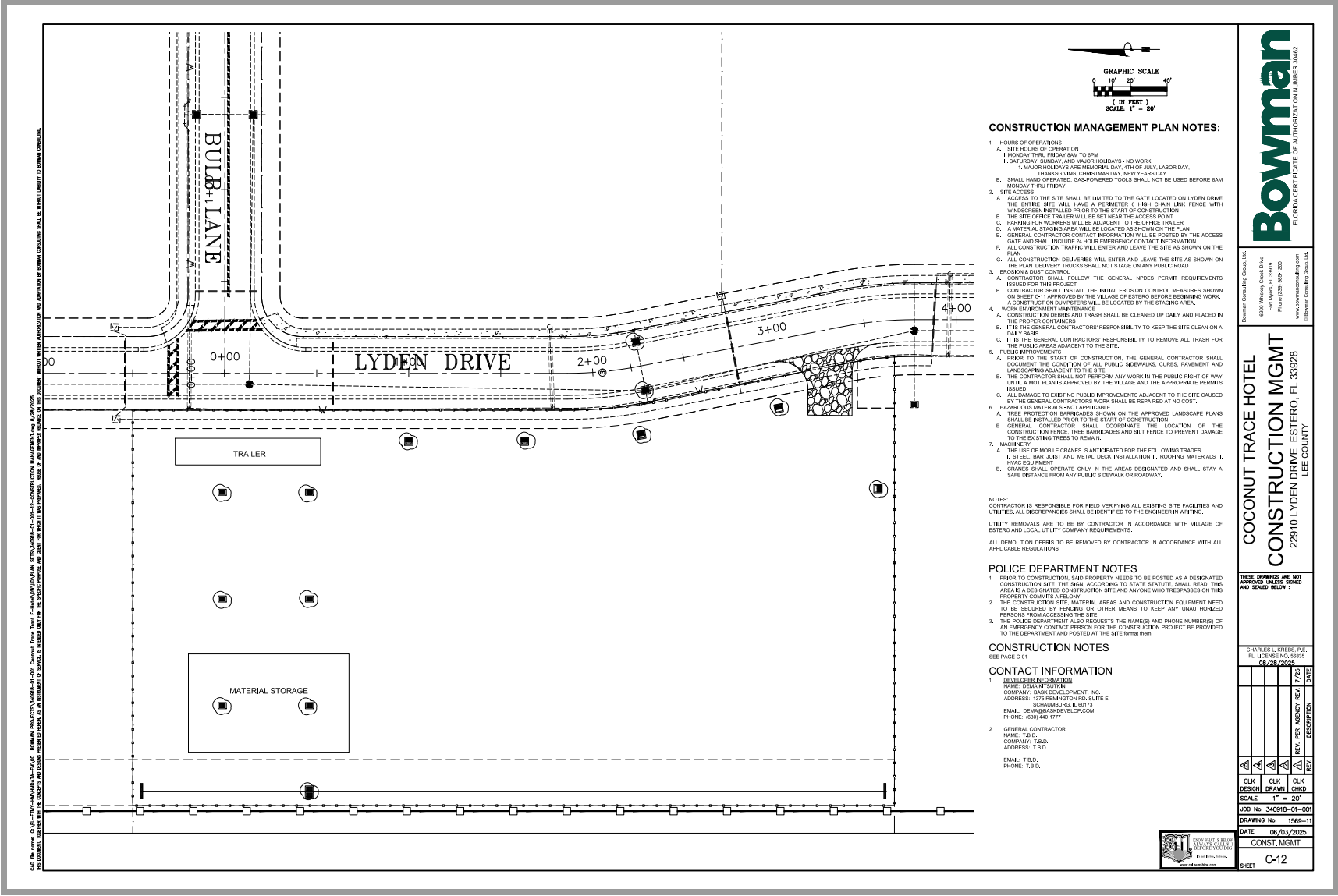




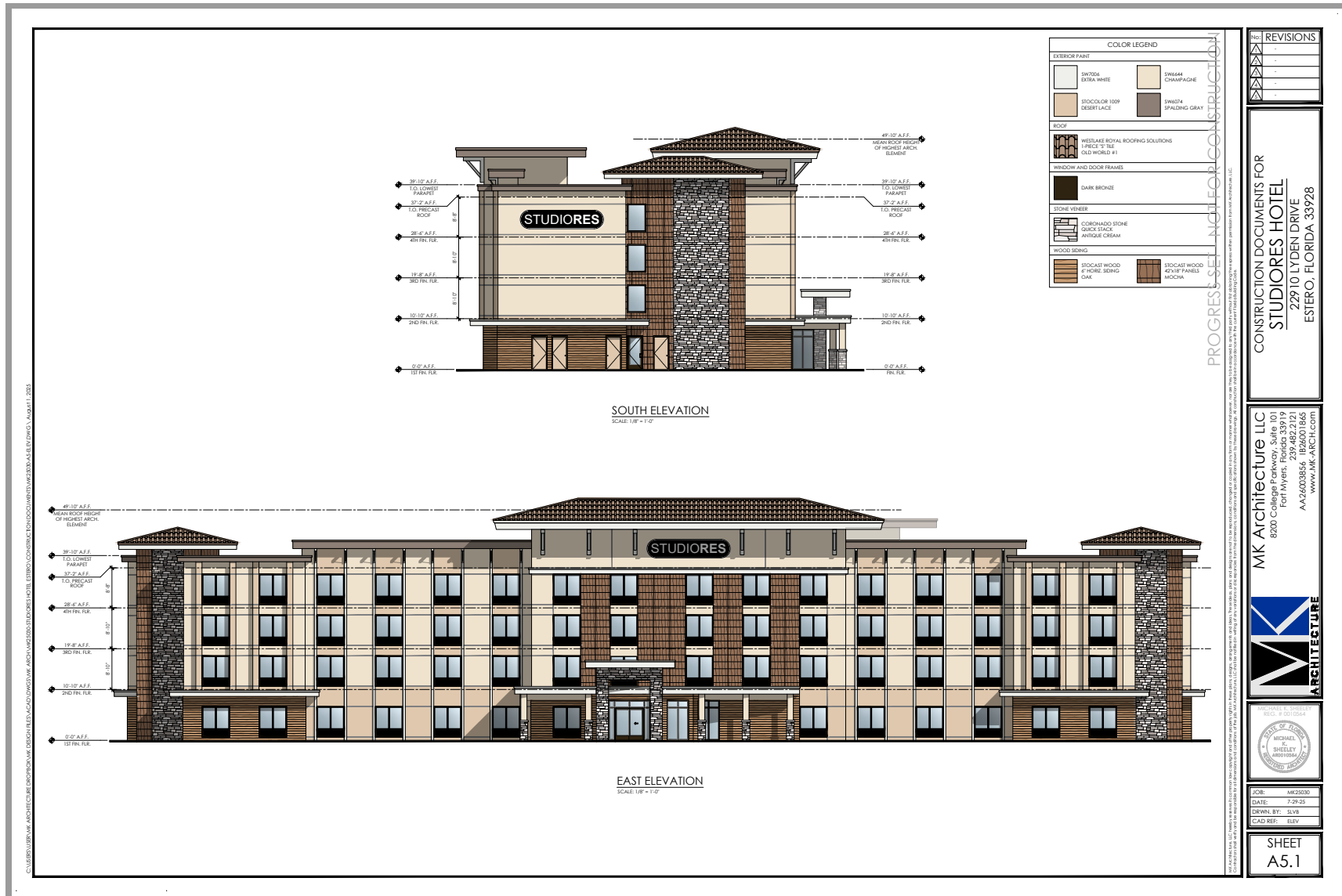
|                                                                                                                                                                                     |                           |                                                                                                           |                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-----------------------------------------------------------------------------------------------------------|---------------------------|
| <br>FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 34462<br>www.bowmanconsulting.com<br>Phone 238 964-0200<br>600 Wilshire, Ocean Drive<br>Suite 100<br>Broward Consulting Group, Inc. |                           | LEE COUNTY<br>22910 LYDEN DRIVE ESTERO, FL 33928<br><b>COMBINED DETAILS</b><br><b>COCONUT TRACE HOTEL</b> |                           |
| THESE DRAWINGS ARE NOT<br>APPROVED UNLESS SIGNED<br>AND SEALED BELOW :                                                                                                              |                           |                                                                                                           |                           |
| CHARLES L. HERRICK, P.E.<br>FL. LICENSE NO. 56605<br>06/03/2025                                                                                                                     |                           |                                                                                                           |                           |
|                                                                                                                                                                                     |                           |                                                                                                           |                           |
| CLK<br>DESIGN                                                                                                                                                                       | CLK<br>DRAWN              | CLK<br>CHKD                                                                                               | DATE                      |
| SCALE<br>NONE                                                                                                                                                                       | REV. FOR AGENCY<br>REV. 1 | REV. FOR AGENCY<br>REV. 2                                                                                 | REV. FOR AGENCY<br>REV. 3 |
| JOB NO. 3440916-01-001                                                                                                                                                              |                           |                                                                                                           | DRAWING NO. 15569-09      |
| DATE 06/03/2025                                                                                                                                                                     |                           |                                                                                                           | COMBINED DETAILS          |
| SHEET                                                                                                                                                                               |                           |                                                                                                           | C-09                      |



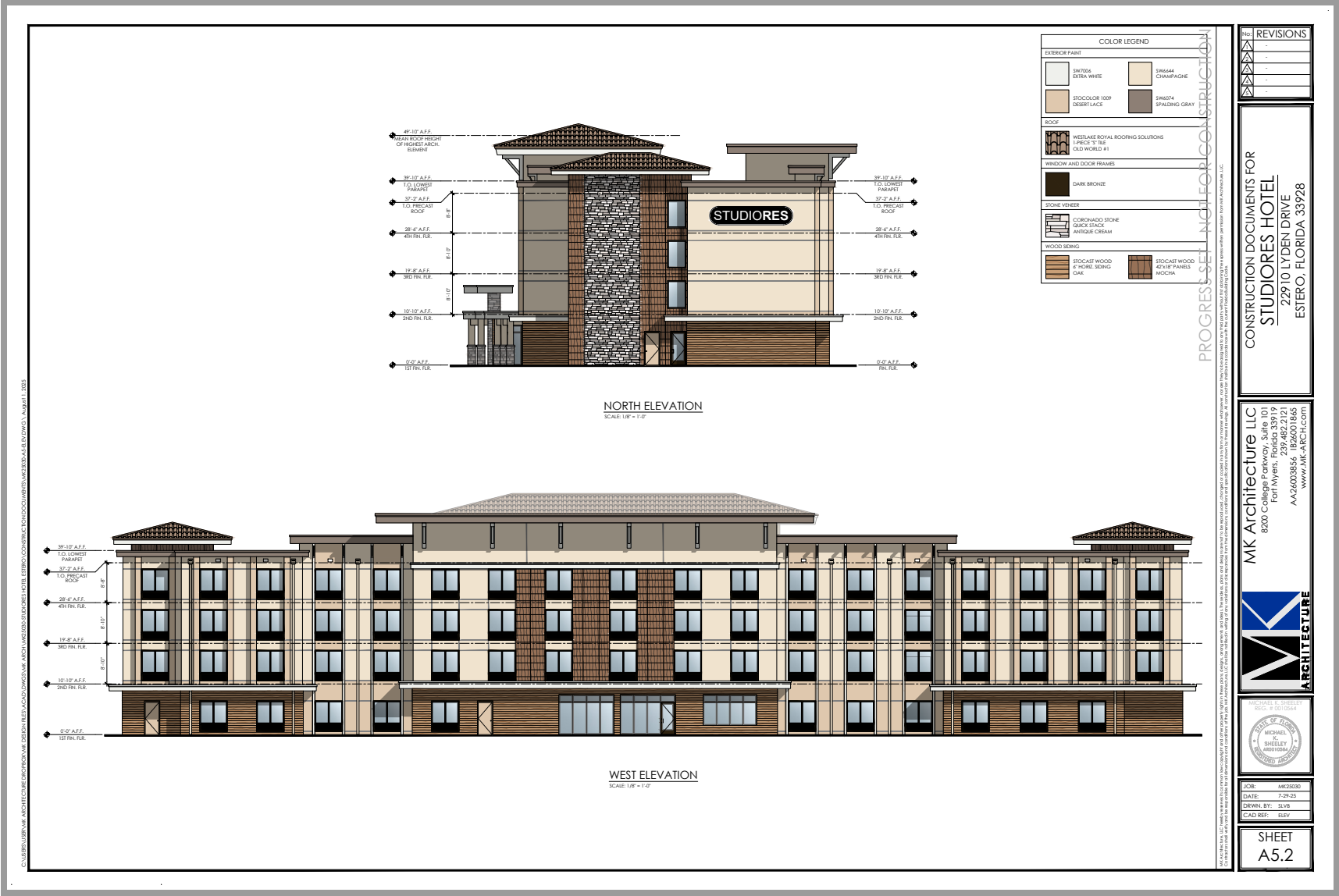


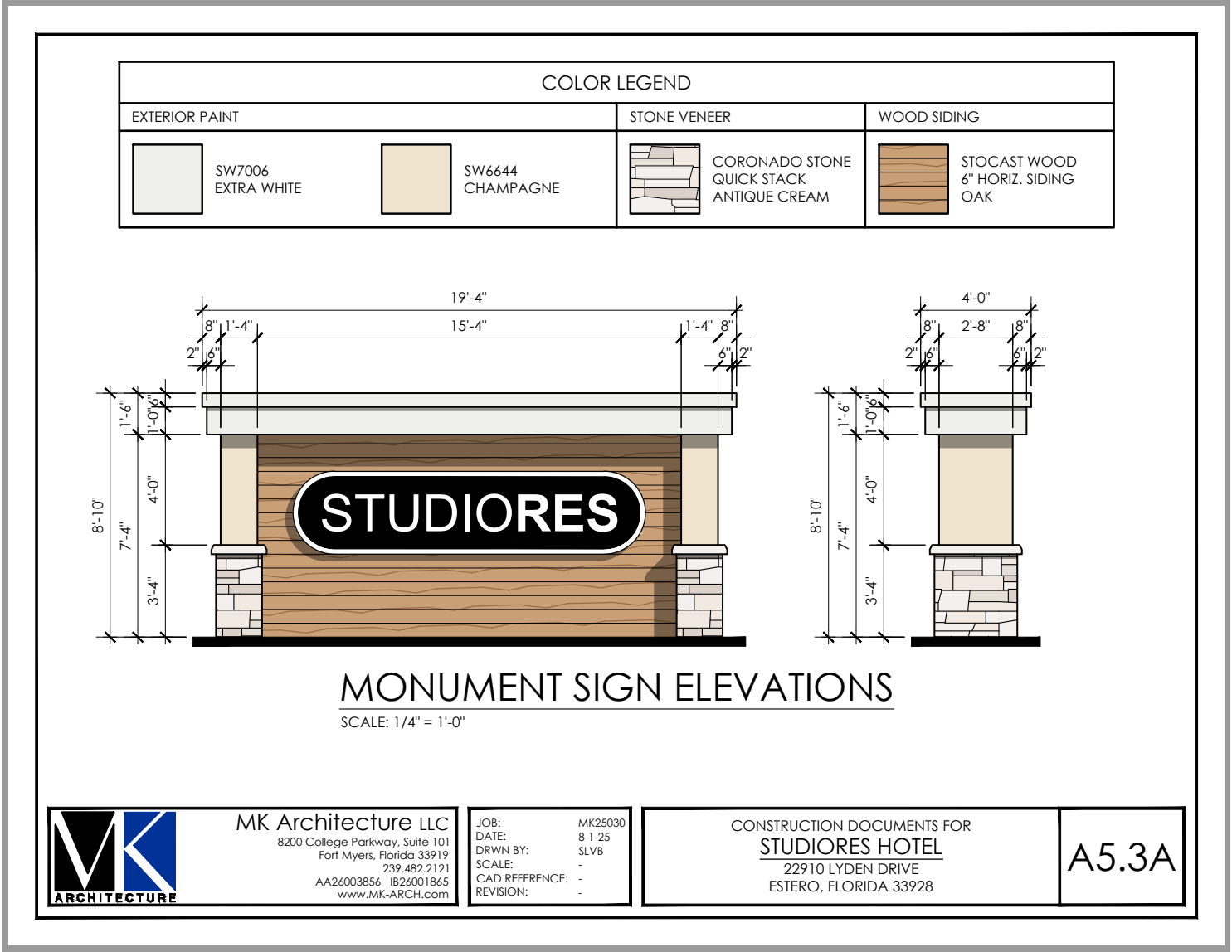


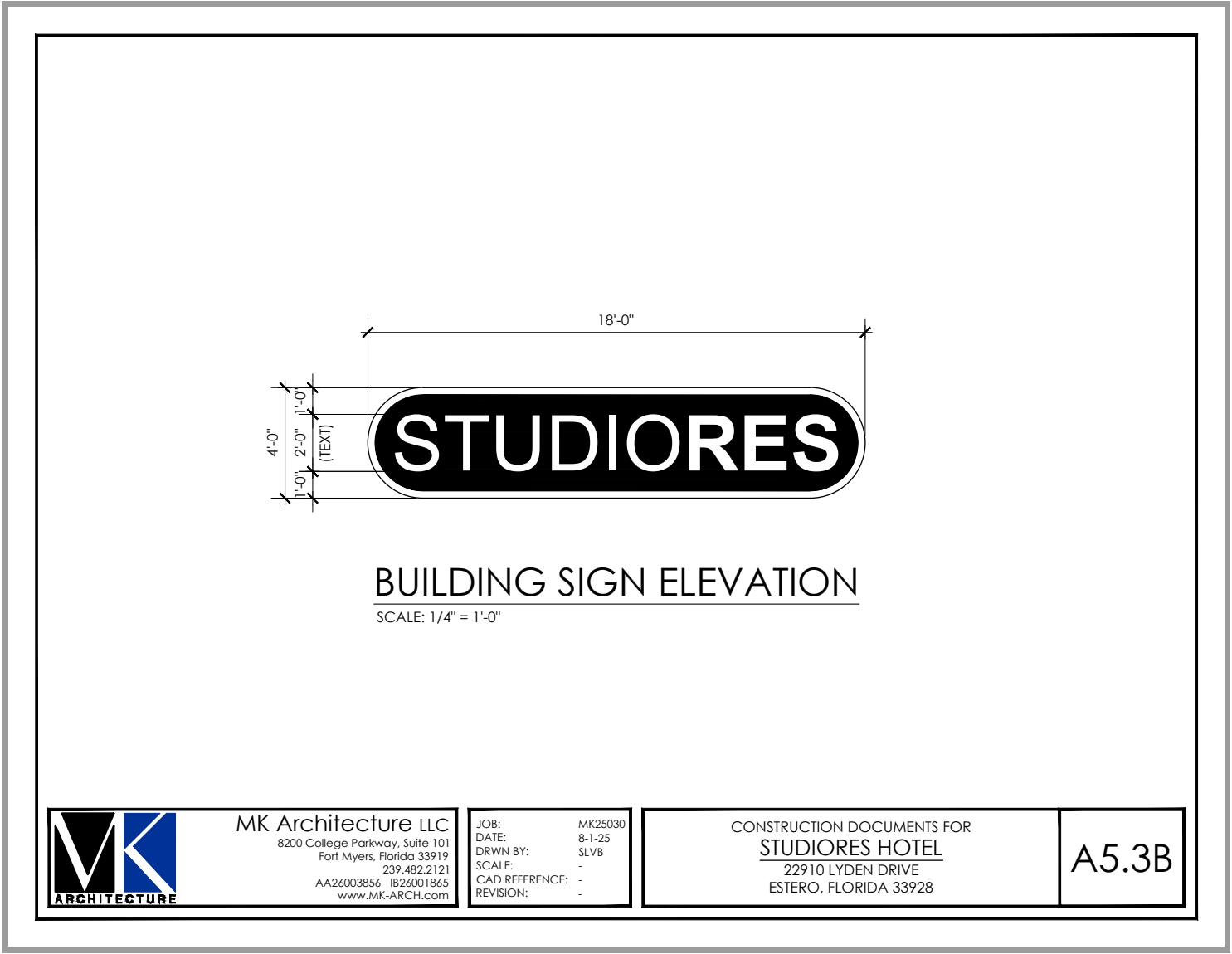


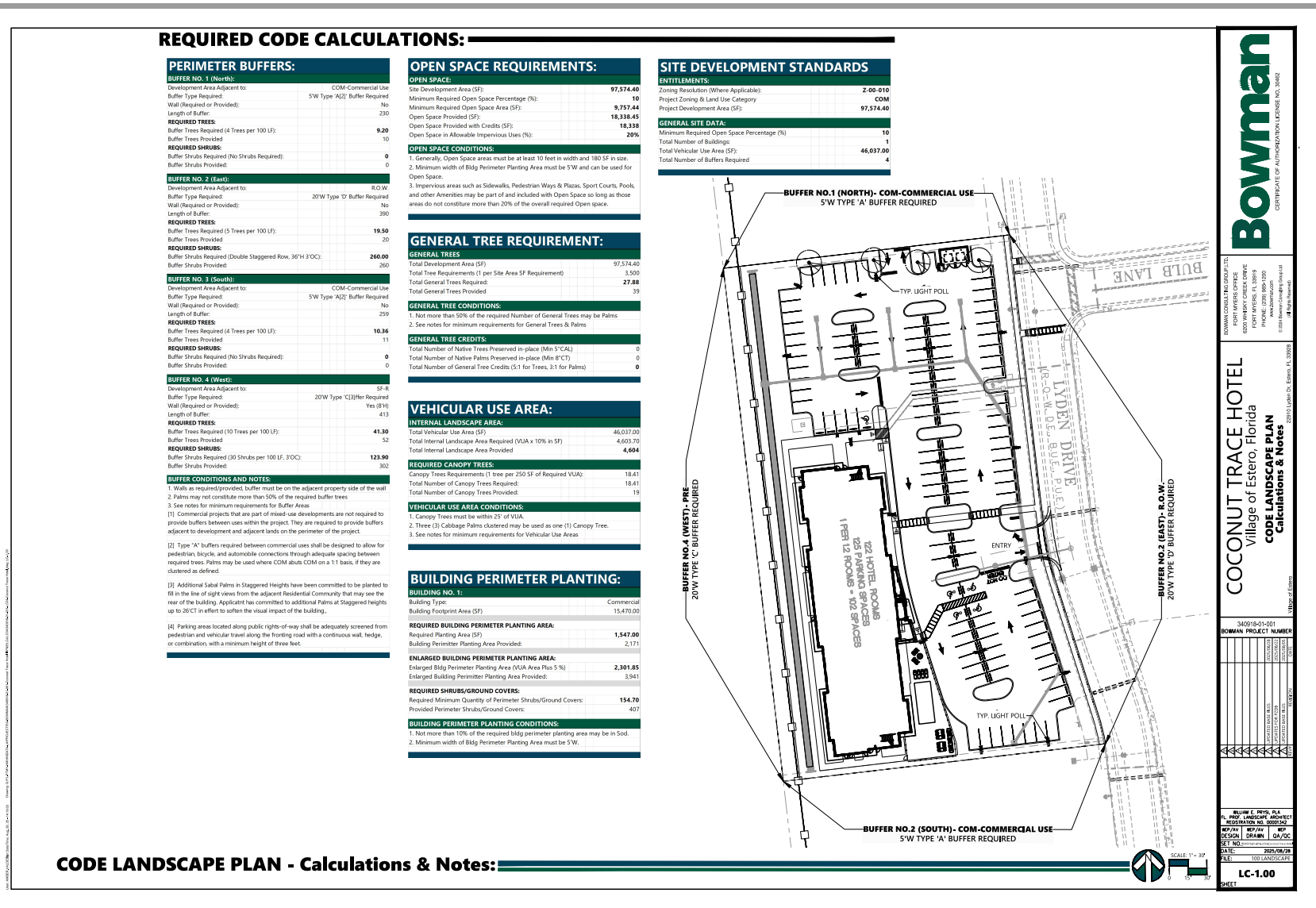


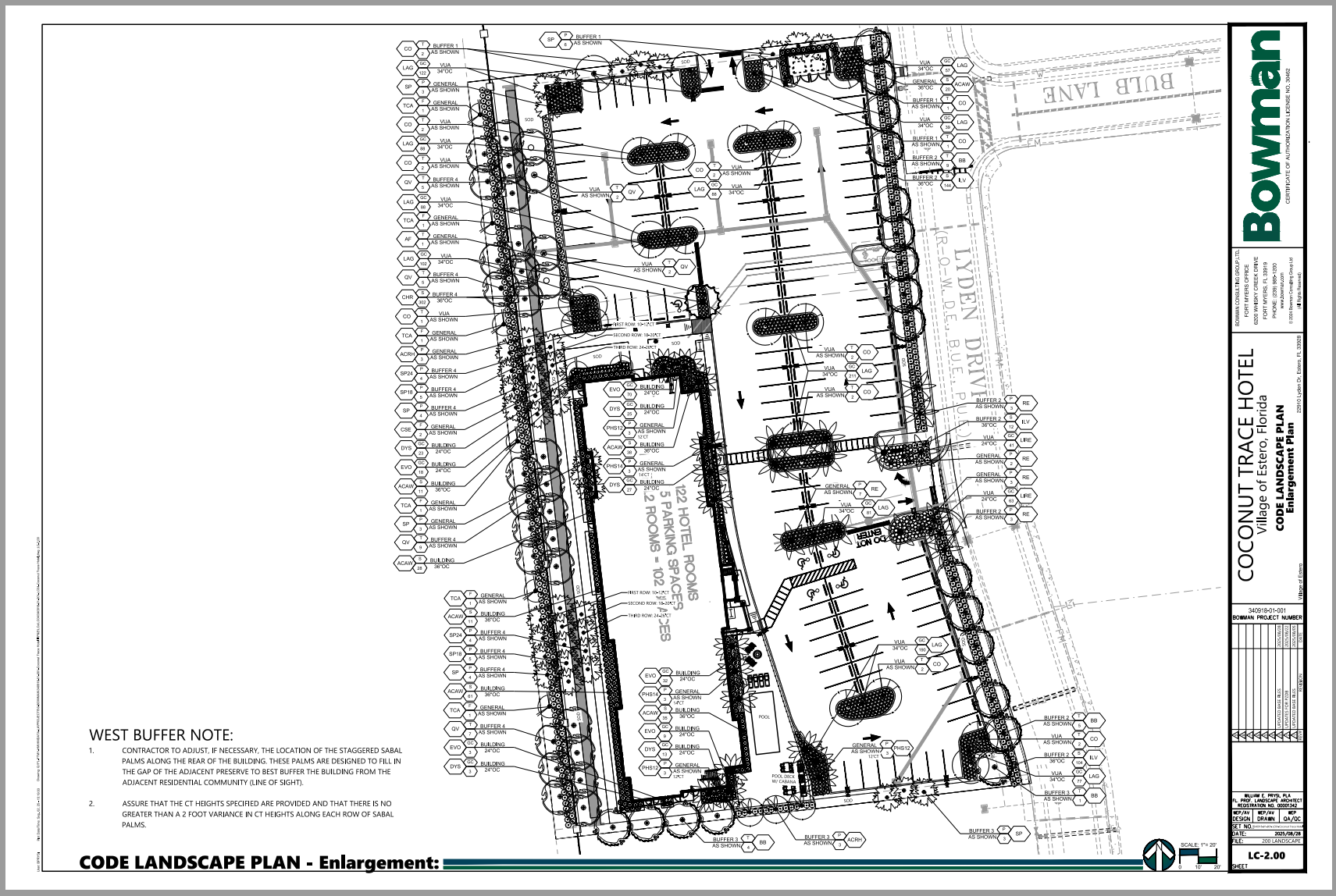














Planning Zoning And Design Board Meeting - PACKET - (Page 190 of 232)





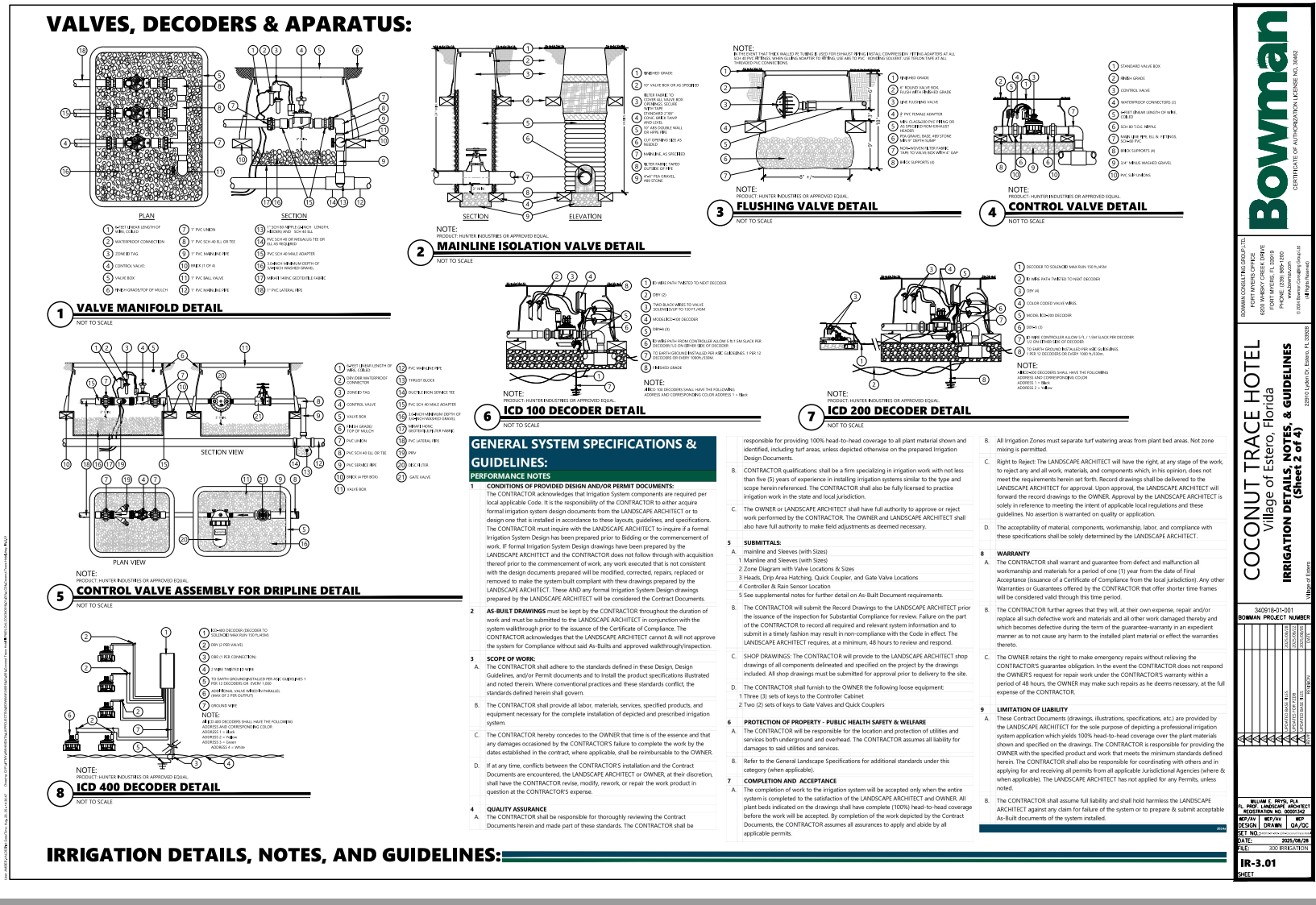












**Bowman**  
CONSULTING GROUP, LLC  
CERTIFICATE OF AUTHORIZATION LICENSE NO. 0486

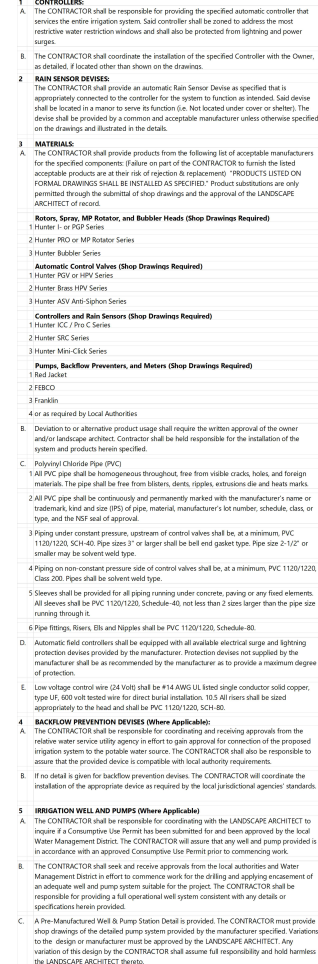
FOR FURTHER OFFICE  
PROJECTS  
PORT MYERS, FL 33919  
PHONE (888) 888-1800  
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**COCONUT TRACE HOTEL**  
Village of Estero, Florida  
**IRRIGATION DETAILS, NOTES, & GUIDELINES**  
(Sheet 2 of 4)

340219-01-001  
**BOWMAN PROJECT NUMBER**

|          |           |
|----------|-----------|
| DATE     | 2/20/2019 |
| BY       | IR-3.01   |
| CHECKED  | IR-3.01   |
| APPROVED | IR-3.01   |
| DATE     | 2/20/2019 |
| BY       | IR-3.01   |
| CHECKED  | IR-3.01   |
| APPROVED | IR-3.01   |
| DATE     | 2/20/2019 |
| BY       | IR-3.01   |
| CHECKED  | IR-3.01   |
| APPROVED | IR-3.01   |

**IR-3.01**  
SHEET

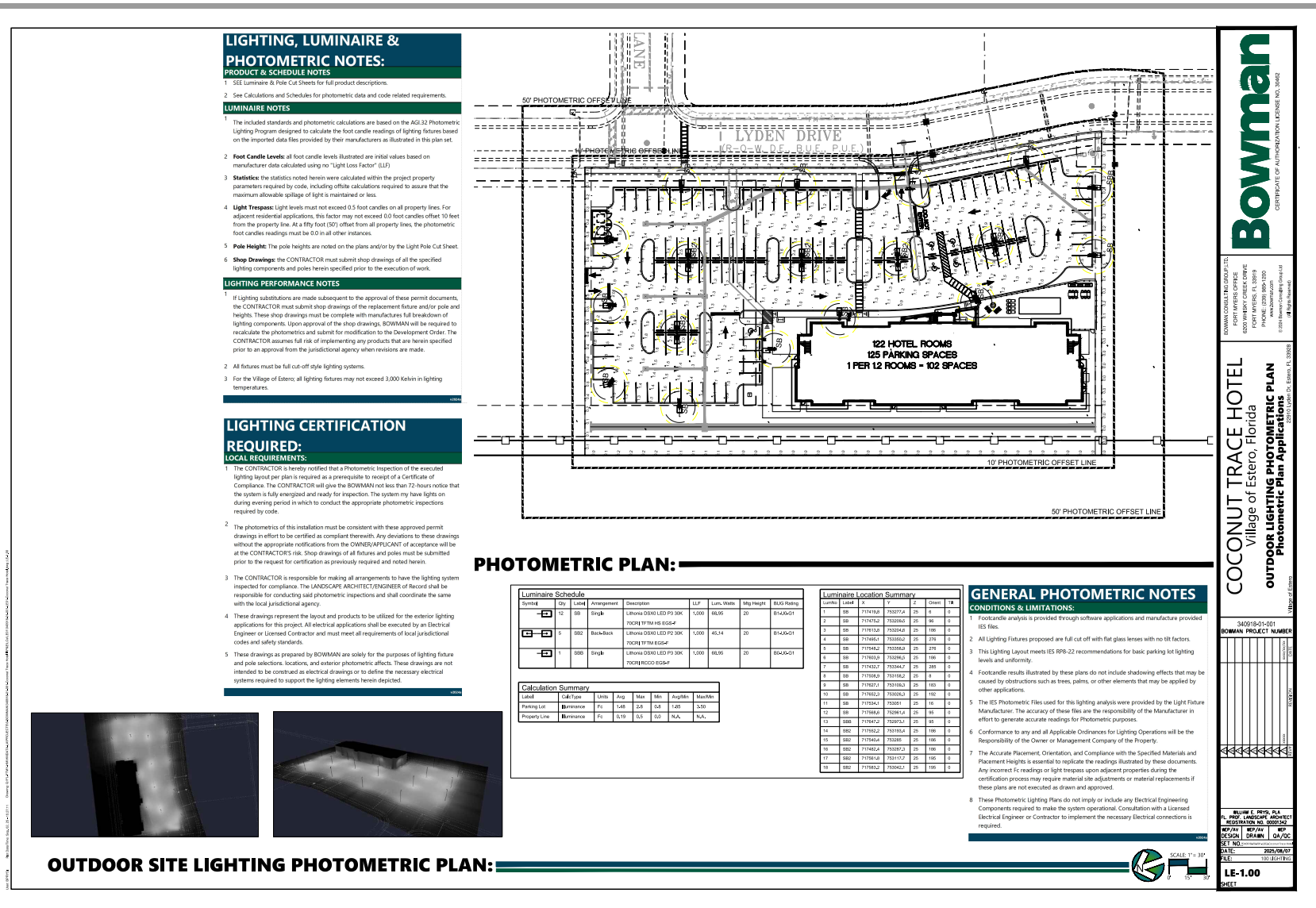
[illegible]



**A FORMAL IRRIGATION LEGEND WILL BE PROVIDED IN CONCERT WITH THE FINAL SYSTEM PLAN DESIGN INCLUDED WITH THE SITE ENHANCEMENT PLAN (SEP) SET.**







**WILLIAM E. PRYDS, P.L.A.**  
FL. PROF. LANDSCAPE ARCHITECT  
REGISTRATION NO. 00008342

|                  |                 |             |
|------------------|-----------------|-------------|
| MEP/AV<br>DESIGN | MEP/AV<br>DRAWN | QA<br>OP/OC |
|------------------|-----------------|-------------|

SET NO.: 2023-06-07  
DATE: 2023/06/07  
FILE: 500 LIGHTING

**LE-5.00**

SHEET

### PRODUCT & MATERIAL CUT SHEETS:

**TYPE 'A' LUMINAIRE:**

(Lithonia D-Series Size-0 - Sheet 1 of 6)

[illegible]

**TYPE 'A' LUMINAIRE:**

(Lithonia D-Series Size-0 - Sheet 2 of 6)

[illegible]

**TYPE 'A' LUMINAIRE:**

(Lithonia D-Series Size-0 - Sheet 3 of 6)

[illegible]

**TYPE 'A' LUMINAIRE:**

(Lithonia D-Series Size-0 - Sheet 4 of 6)

[illegible]

**TYPE 'A' LUMINAIRE:**

(Lithonia D-Series Size-0 - Sheet 5 of 6)

[illegible]

**TYPE 'A' LUMINAIRE:**

(Lithonia D-Series Size-0 - Sheet 6 of 6)

# Light Control, Speed Coverage and Control

## Right Beam Coverage Pattern

## FEATURES & SPECIFICATIONS

### EASY TO INSTALL

Light fixture can be hung or surface mounted. Includes a wide range of mounting options and a professional installation guide, as well as a variety of accessories.

### COVERS 100 SQ. FT.

Light fixture can be hung or surface mounted. Includes a wide range of mounting options and a professional installation guide, as well as a variety of accessories. The fixture is designed to provide uniform lighting for a wide range of applications, from residential to commercial.

### FANLESS

Light fixture is fanless, which means it is quiet and has no moving parts. This makes it ideal for use in environments where noise is a concern, such as libraries or offices.

### COULDS CONSTRUCTION USE

Light fixture is designed for use in construction environments. It is durable and can withstand harsh conditions, making it ideal for use on construction sites.

### OPTIC

Light fixture features a high-quality optic that provides uniform lighting. The optic is designed to minimize glare and provide a soft, even light.

### DIMMABLE

Light fixture is dimmable, allowing you to adjust the brightness to suit your needs. This makes it ideal for use in environments where the lighting needs to be adjusted frequently.

### ENERGY CONSUMPTION

Light fixture is energy efficient, consuming less power than traditional lighting fixtures. This makes it ideal for use in environments where energy conservation is a priority.

### LIGHT AIR CONTROLS

Light fixture features air controls that allow you to adjust the airflow. This makes it ideal for use in environments where air circulation is important, such as in a gym or a large hall.

### INSTALLATION

Light fixture is easy to install. It includes a professional installation guide and all the necessary hardware.

Light fixture is designed for use in a variety of environments, from residential to commercial. It is durable and can withstand harsh conditions.

### GUARANTEE/PREMIUM

Light fixture comes with a premium warranty. This means that if there is a problem with the fixture, it will be replaced or repaired at no cost to you.

### WARRANTY

Light fixture comes with a warranty. This means that if there is a problem with the fixture, it will be replaced or repaired at no cost to you.

### PREMIUM SERVICE

Light fixture comes with premium service. This means that you will receive the best possible service from the company.

One Daylight Way • Dallas, Texas 75243 • Phone: 1-800-558-7878 • [www.luminexlighting.com](http://www.luminexlighting.com)

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10/17/17  
LUMINEX  
LIGHTING

## LIGHTING PRODUCT & MATERIAL CUT SHEETS:

[illegible]



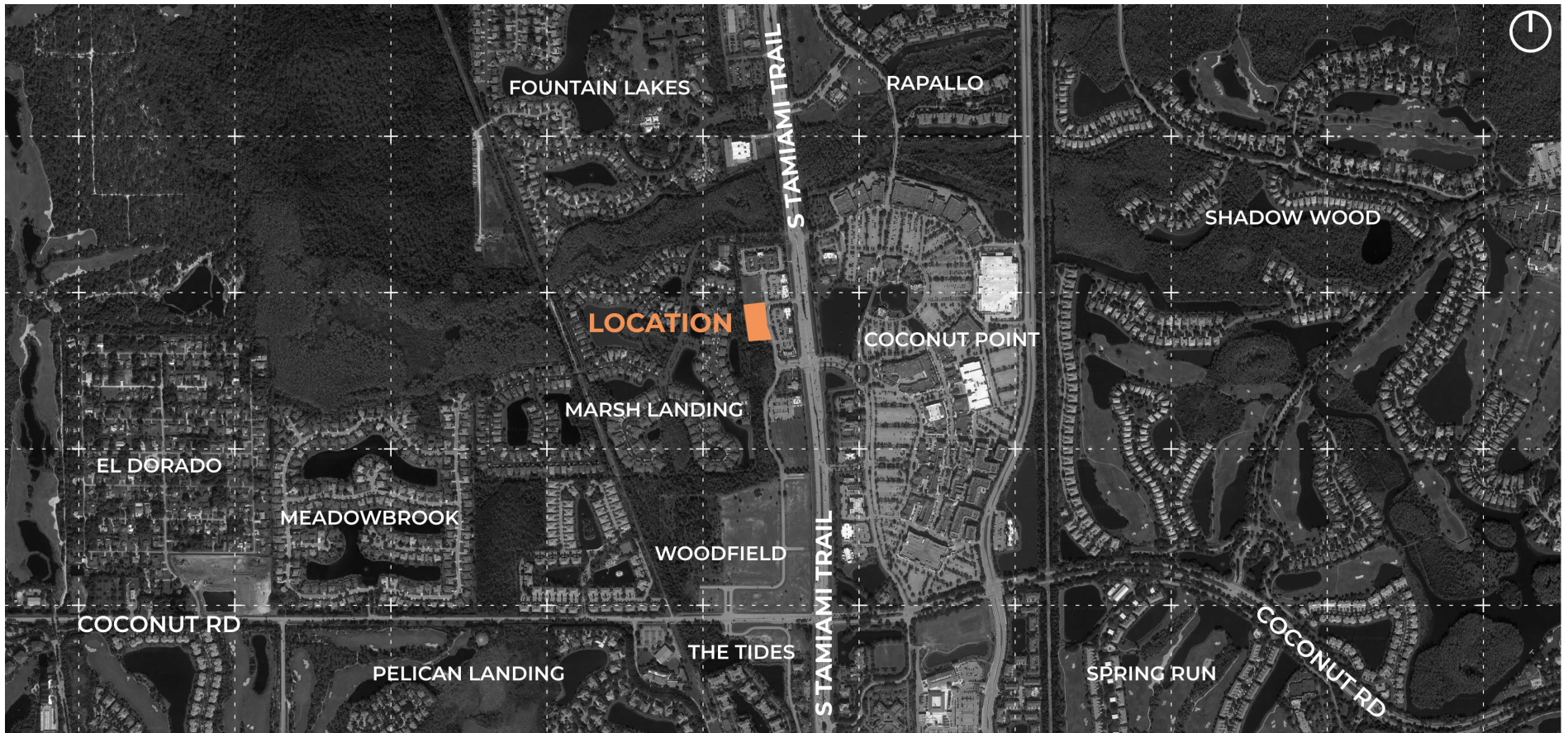
# Planning Zoning and Design Board Coconut Trace D.O.

DOS2025-E007



**Bowman**





- Folio ID: 10535774
- 2.14 Acres
- FLU: Urban Commercial
- Tulip Associates CPD Rezoned in 2000 (Now known as Coconut Trace CPD)

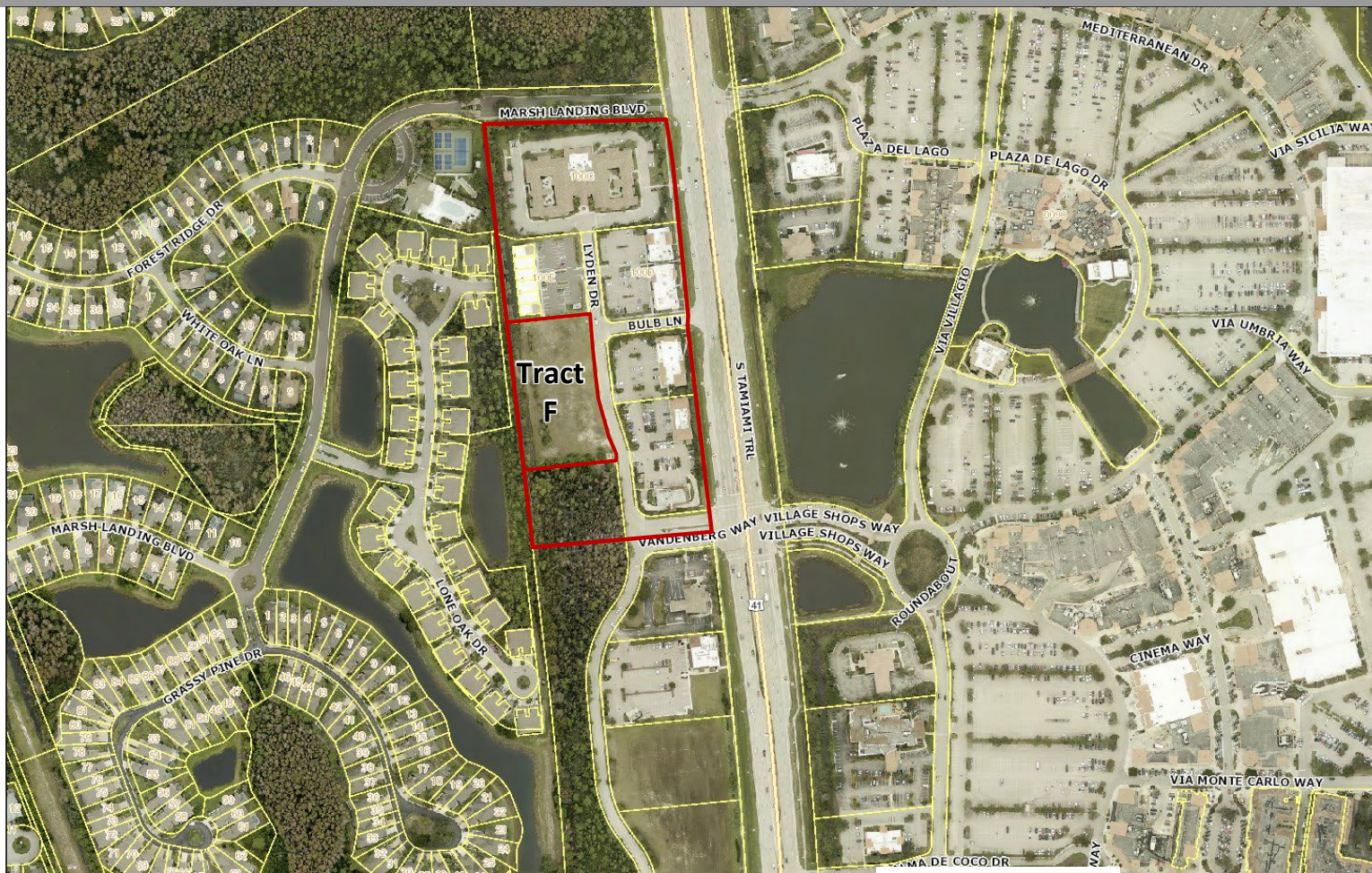
**LOCATION** 22910 Lyden Drive



**Bowman**







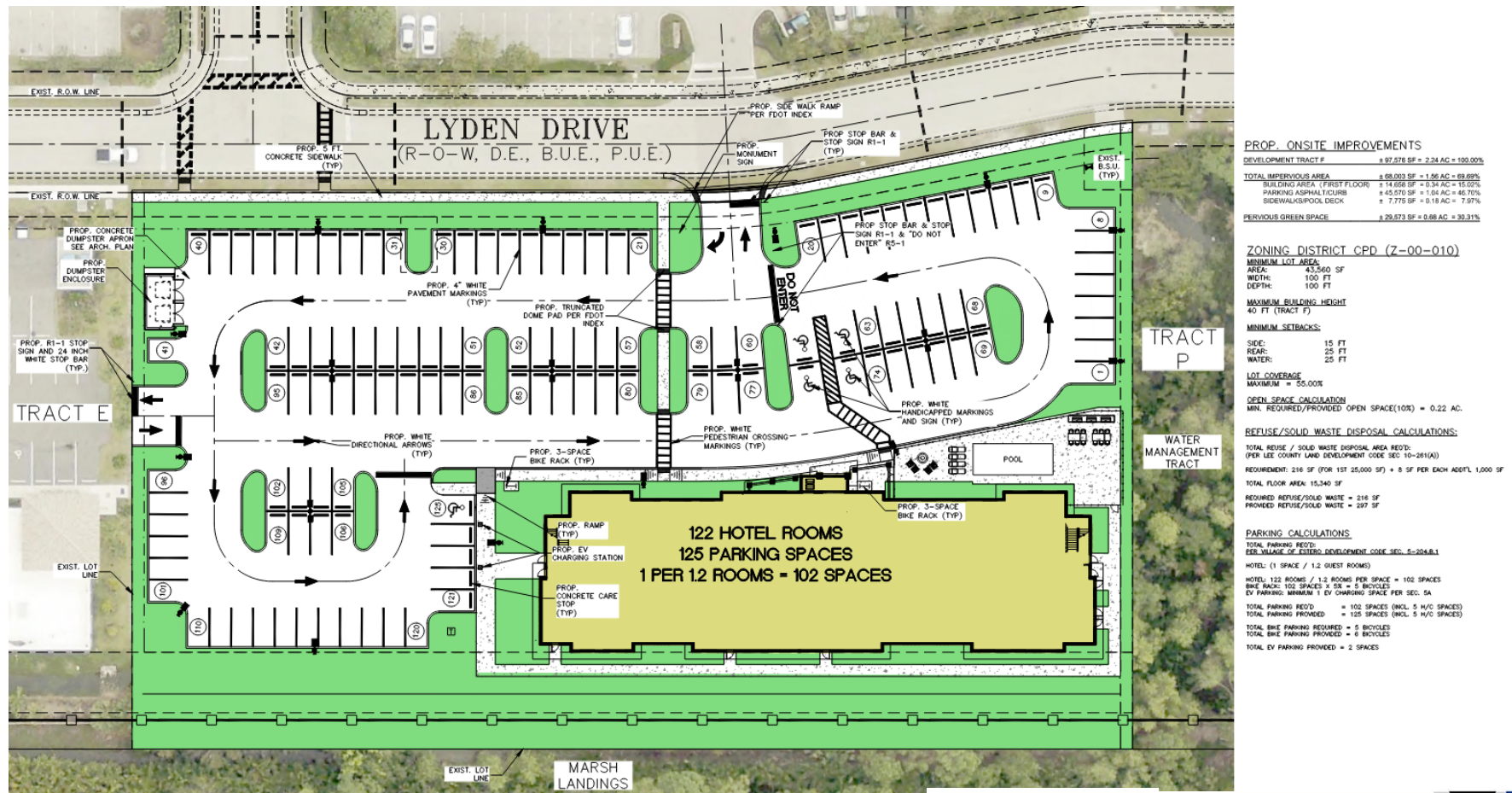
## COCONUT TRACE: TRACT F



**Bowman**

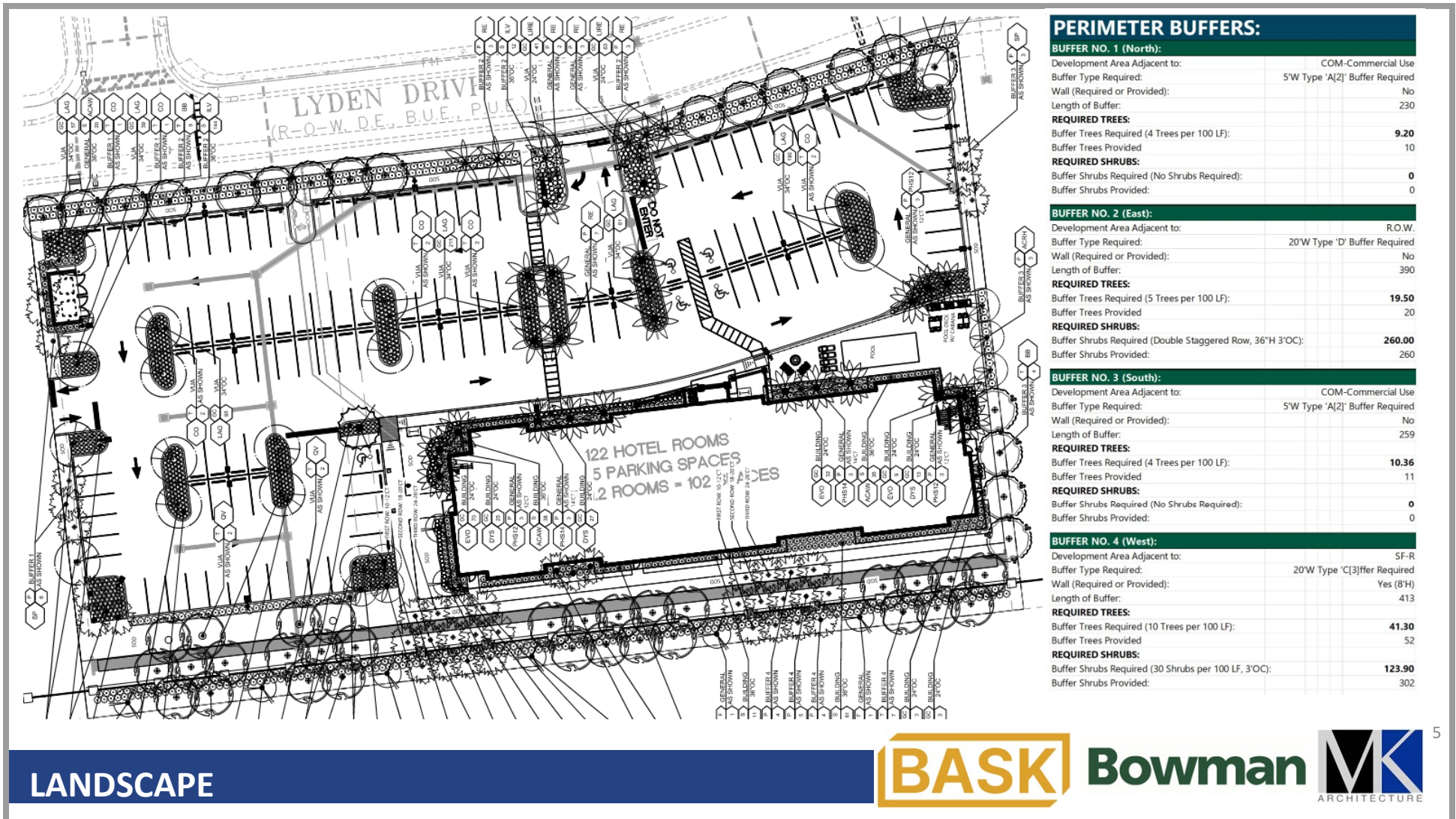


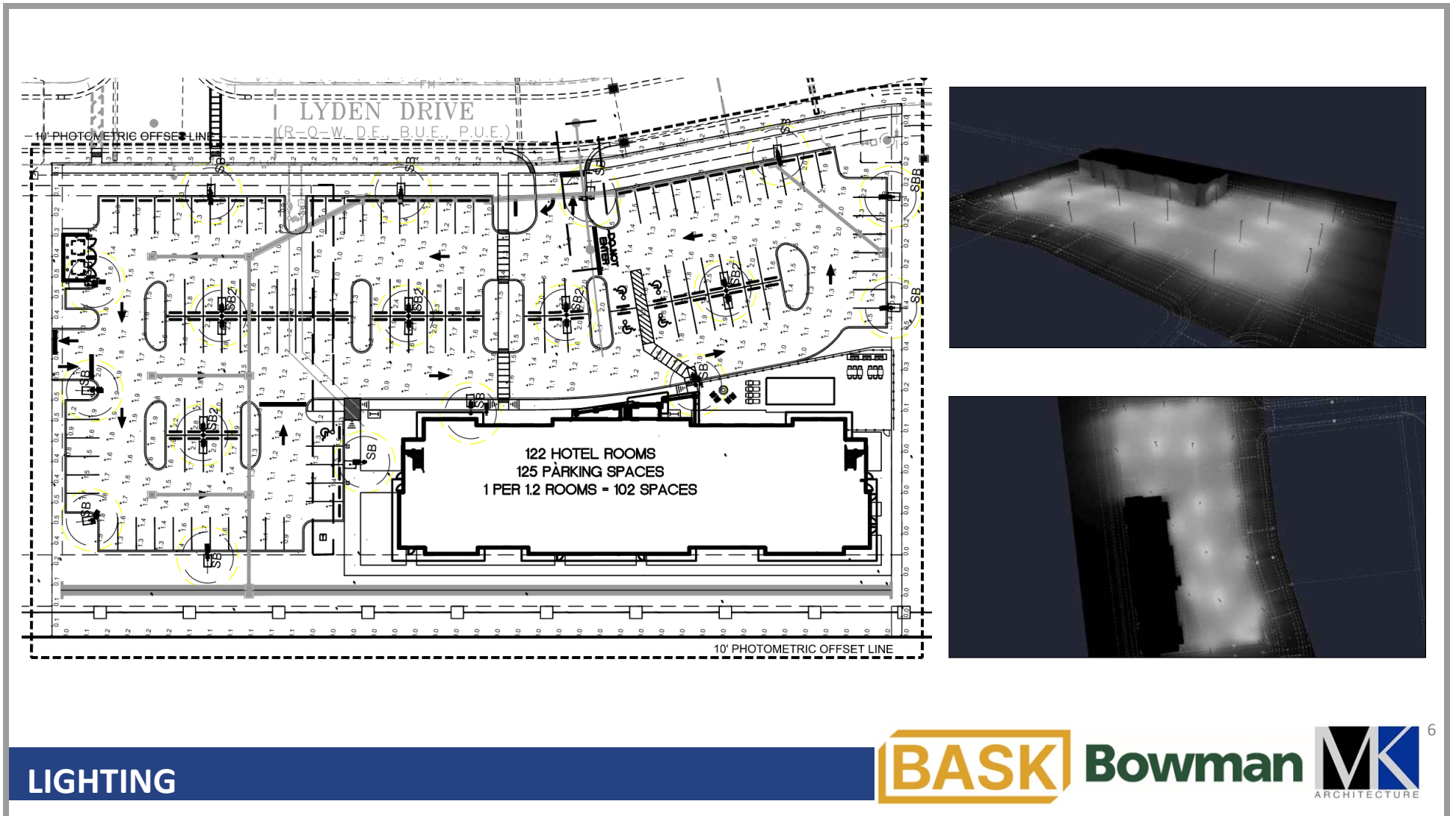


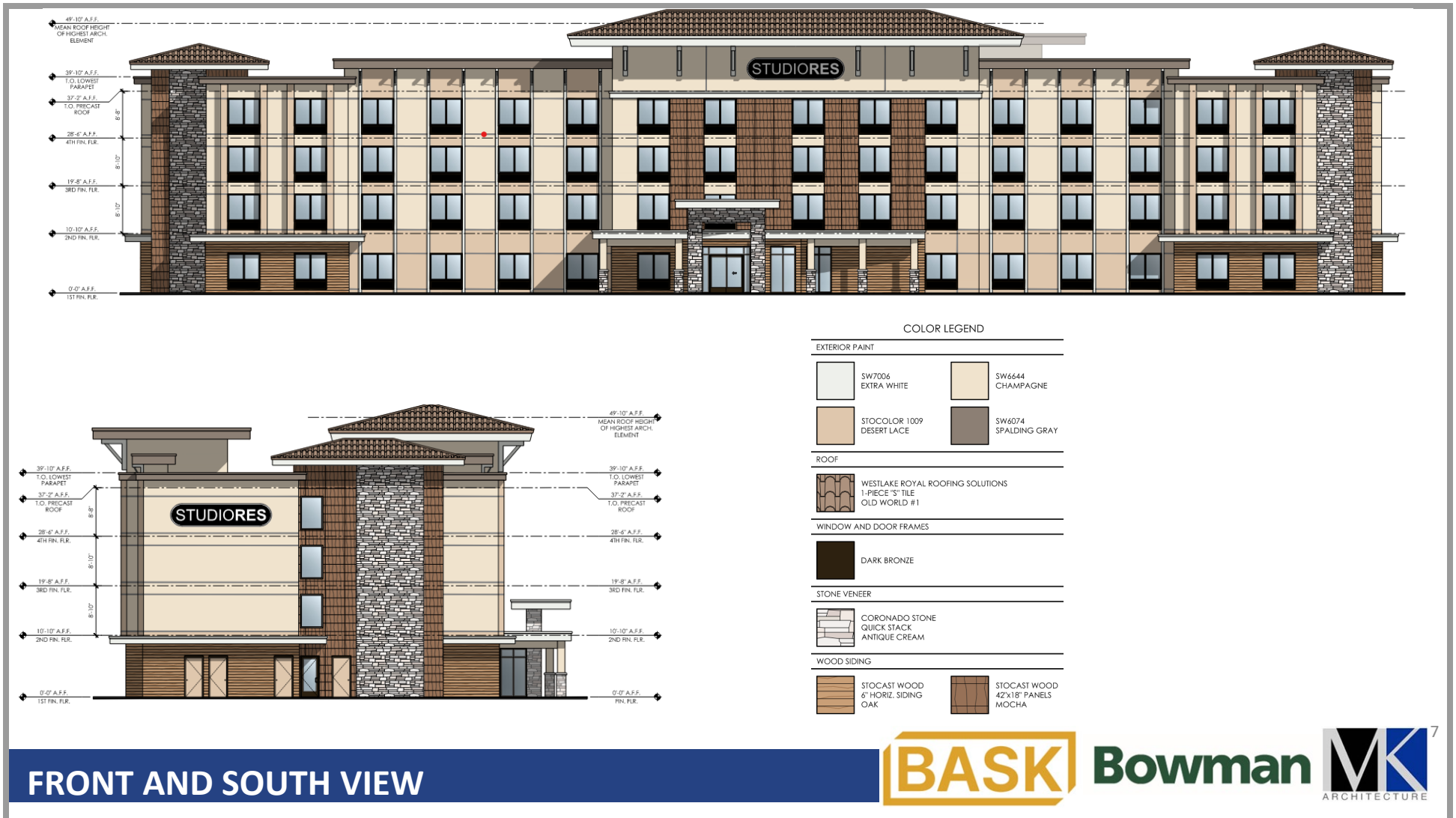


# SITE PLAN



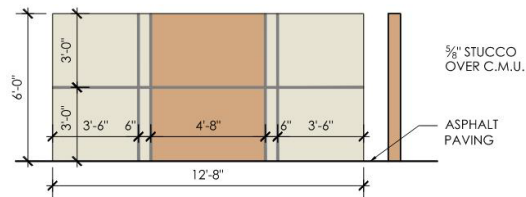




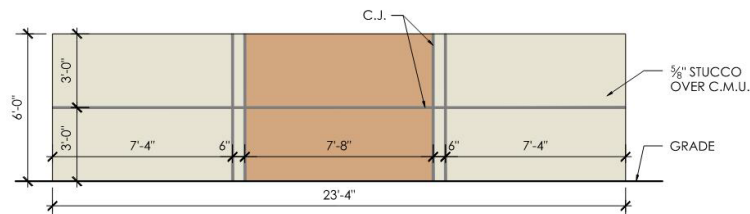




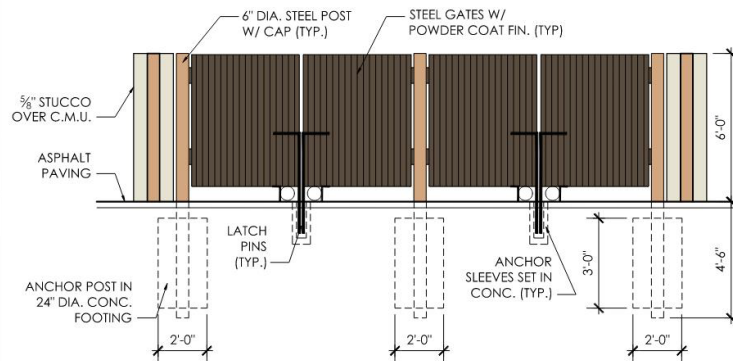




SIDE ELEVATION

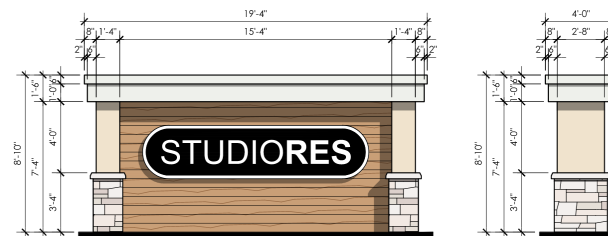


BACK ELEVATION



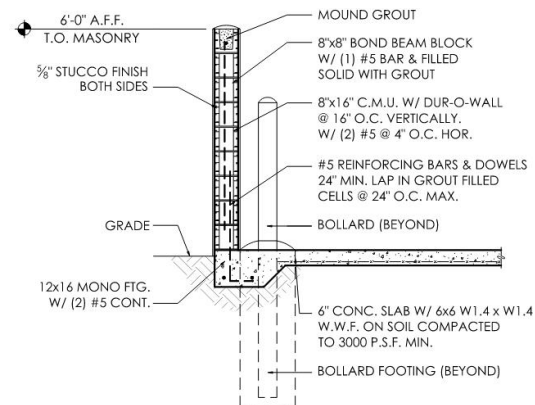
FRONT DUMPSTER ELEVATION

| COLOR LEGEND          |                     |                                                |                                         |
|-----------------------|---------------------|------------------------------------------------|-----------------------------------------|
| EXTERIOR PAINT        |                     | STONE VENEER                                   | WOOD SIDING                             |
| SW7006<br>EXTRA WHITE | SW6644<br>CHAMPAGNE | CORONADO STONE<br>QUICK STACK<br>ANTIQUE CREAM | STOCASD WOOD<br>6" HORIZ. SIDING<br>OAK |



MONUMENT SIGN ELEVATIONS

SCALE: 1/4" = 1'-0"



DUMPSTER WALL SECTION



11-4-2024

## DUMPSTER AND MONUMENT SIGN





Questions?



**Bowman**



10

**CIP ORDINANCE SUMMARY SHEET**  
**PZDB MEETING**  
**September 9, 2025**

---

Ordinance No. 2025-10, approving an update to the Capital Improvements Element which includes the Capital Improvement Program approved for Fiscal Year 2025/2026.

Florida law requires all cities and counties to include its five-year Capital Improvement Plan within the Capital Improvement Element of the Comprehensive Plan and update it on an annual basis by ordinance. The law also requires the Capital Improvement Plan approved by the local school district to be included in the Plan.

The Council adopted the Capital Improvement Plan for Fiscal Year 2025/2026 on June 18, 2025. Updates to the Capital Improvement Plan can be incorporated into the Comprehensive Plan annually by ordinance in lieu of a comprehensive plan amendment. The most recent school district Capital Improvement Plan (2024-2033) will also be included. Please note that the Village Council does not approve the Lee County School District Work Plan.

**Action Requested:**

Motion to recommend approval of Ordinance No. 2025-10 to Village Council.

**Process and Timeline:**

- Planning, Zoning and Design Board Hearing September 9, 2025
- Village Council First Reading September 17, 2025
- Village Council Second Reading and Public Hearing October 1, 2025

**Attachments:**

1. Ordinance No. 2025-10



**VILLAGE OF ESTERO, FLORIDA**

**ORDINANCE NO. 2025 – 10**

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING UPDATES TO THE CAPITAL IMPROVEMENTS ELEMENT TO UPDATE THE CAPITAL IMPROVEMENTS SCHEDULE FOR FISCAL YEAR 2025/2026 AND ADOPT THE MOST RECENT LEE COUNTY SCHOOL DISTRICT CAPITAL IMPROVEMENT PLAN; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, Florida Statute 163.3177(3)(a) requires Comprehensive Plans to contain a Capital Improvements Element, and a schedule of capital improvements for a 5-year period; and

**WHEREAS**, Florida Statutes Section 163.3177(3)(b) states that the Capital Improvements Element must be reviewed on an annual basis, and further that modifications to update the 5-year Capital Improvements Element schedule may be accomplished by ordinance and may not be deemed an amendment to the Comprehensive Plan; and

**WHEREAS**, the Village of Estero adopted its first Capital Improvements Element, including its 5-year Capital Improvements Element Schedule on June 13, 2018; and

**WHEREAS**, the Village of Estero, Lee County, Florida, held public hearings on its Capital Improvement Program as required by the Village Charter Section 8(7)(b); and

**WHEREAS**, the Village reviewed and adopted its most recent Capital Improvement Program by Ordinance No. 2025-05 on June 18, 2025, pursuant to Village Charter Section 8(7)(b) and now desires to update the Capital Improvements Element Schedule pursuant to Florida Statutes Section 163.3177(3)(b).

**NOW, THEREFORE**, be it ordained by the Village Council of the Village of Estero, Florida:

**Section 1. Purpose.**

The purpose of this Ordinance is to update the Capital Improvements Program schedule that is now a part of the Comprehensive Plan. This amending ordinance may be referred to as the “Capital Improvement Element Schedule Update 2025”.

**Section 2. Adoption of the Capital Improvements Element Schedule Update 2025.**

Ordinance No. 2025-10  
CAPITAL IMPROVEMENT ELEMENT SCHEDULE UPDATE 2025

Page 1 of 3

The Village Council hereby amends its Capital Improvement Element Schedule to reflect the latest adopted Capital Improvement Projects for the Village and incorporates the latest adopted Lee County School District Work Plan, attached hereto as Exhibits A and B, respectively.

**Section 3.      Conflict.**

All ordinances, resolutions, official determinations or parts thereof previously adopted or entered by the Village or any of its officials and in conflict with this Ordinance are hereby repealed to the extent inconsistent herewith.

**Section 4.      Severability.**

If any provision of this Ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable.

**Section 5.      Effective Date.**

This Ordinance shall take effect immediately upon adoption.

**PASSED** on first reading this 17<sup>th</sup> day of September 2025.

**PASSED AND ADOPTED BY THE VILLAGE COUNCIL** of the Village of Estero, Florida this 1<sup>st</sup> day of October 2025.

By: \_\_\_\_\_  
Carol Sacco, Village Clerk

By: \_\_\_\_\_  
Joanne Ribble, Mayor

Reviewed for legal sufficiency:

By: \_\_\_\_\_  
Nancy Stroud, Esq., Village Land Use Attorney

Exhibit A: Village of Estero Capital Improvement Plan  
Exhibit B: Lee County School District Capital Plan 2024-2033

Ordinance No. 2025-10  
CAPITAL IMPROVEMENT ELEMENT SCHEDULE UPDATE 2025

Page 2 of 3

|    |                      |       |       |
|----|----------------------|-------|-------|
| 91 | Vote:                | AYE   | NAY   |
| 92 | Mayor Ribble         | _____ | _____ |
| 93 | Vice Mayor Zalucki   | _____ | _____ |
| 94 | Councilmember Hunt   | _____ | _____ |
| 95 | Councilmember McLain | _____ | _____ |
| 96 | Councilmember Fayhee | _____ | _____ |
| 97 | Councilmember Lopez  | _____ | _____ |
| 98 | Councilmember Ward   | _____ | _____ |
| 99 |                      |       |       |

| 5- Year Capital Improvement Plan - May 21, 2025   |                                                          |                        |                   |                 |                 |                 |                 |                 |                 |
|---------------------------------------------------|----------------------------------------------------------|------------------------|-------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
|                                                   | Project Name                                             | Estimated Project Cost | Funding Source    | Budget FY 25-26 | Budget FY 26-27 | Budget FY 27-28 | Budget FY 28-29 | Budget FY 29-30 | Total Cost      |
| <b>Roadway Improvements</b>                       |                                                          |                        |                   |                 |                 |                 |                 |                 |                 |
| 1                                                 | Corkscrew Rd Paths, Landscaping & Street Lighting        | \$ 21,700,000          | RIF               | \$ 10,500,000   | \$ -            | \$ -            | \$ -            | \$ -            | \$ 10,500,000   |
| 1                                                 |                                                          |                        | GF                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            |
| 1                                                 |                                                          |                        | LDOT-Reimburse    | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            |
| 2                                                 | River Ranch Road Improvements (Drainage, Road, Bike/Ped) | \$ 9,100,000           | RIF               | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            |
| 2                                                 |                                                          |                        | GF                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            |
| 2                                                 |                                                          |                        | GT                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            |
| 3                                                 | Broadway W. Improvements (Road, Bike/Ped, Drainage)      | \$ 15,000,000          | GT                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            |
| 3                                                 |                                                          |                        | RIF               | \$ 1,300,000    | \$ 1,500,000    | \$ 3,600,000    | \$ 4,500,000    | \$ -            | \$ 10,900,000   |
| 3                                                 |                                                          |                        | Grant - Reimburse | \$ (1,300,000)  | \$ (1,500,000)  | \$ (6,100,000)  | \$ (6,100,000)  | \$ -            | \$ (15,000,000) |
| 5                                                 | Williams Road Widening (US41 - Via Coconut)              | \$ 6,800,000           | GF                | \$ -            | \$ -            | \$ 2,500,000    | \$ 1,600,000    | \$ -            | \$ 4,100,000    |
| 5                                                 |                                                          |                        | RIF               | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            |
| 5                                                 |                                                          |                        | GT                | \$ 90,000       | \$ -            | \$ -            | \$ -            | \$ -            | \$ 90,000       |
| 6                                                 | Via Coconut Point Extension (South)                      | \$ 3,620,000           | RIF               | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            |
| 7                                                 | Roadway Assessment                                       | \$ 500,000             | GF                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            |
| 8                                                 | Village Traffic Study Update                             | \$ 250,000             | GF                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            |
| 9                                                 | Via Coconut Point Railroad Crossing                      | \$ 650,000             | GF                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            |
| 9                                                 |                                                          |                        | GT                | \$ -            | \$ 650,000      | \$ -            | \$ -            | \$ -            | \$ 650,000      |
| Village of Estero Sub-total (all funding sources) |                                                          |                        |                   | \$ 11,890,000   | \$ 2,150,000    | \$ 6,100,000    | \$ 6,100,000    | \$ -            | \$ 26,240,000   |

| 5- Year Capital Improvement Plan - May 21, 2025   |                                                         |                        |                |                 |                 |                 |                 |                 |              |
|---------------------------------------------------|---------------------------------------------------------|------------------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|--------------|
|                                                   | Project Name                                            | Estimated Project Cost | Funding Source | Budget FY 25-26 | Budget FY 26-27 | Budget FY 27-28 | Budget FY 28-29 | Budget FY 29-30 | Total Cost   |
| <b>Intersection Improvements</b>                  |                                                         |                        |                |                 |                 |                 |                 |                 |              |
| 1                                                 | US-41 - Pelican Colony Traffic Signal                   | \$ 1,280,000           | Developer      | \$ 1,100,000    | \$ -            | \$ -            | \$ -            | \$ -            | \$ 1,100,000 |
| 2                                                 | Williams Road-Atlantic Gulf Drive Intersection          | \$ 3,270,000           | RIF            | \$ 2,500,000    | \$ -            | \$ -            | \$ -            | \$ -            | \$ 2,500,000 |
| 2                                                 |                                                         |                        | GT             | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 2                                                 |                                                         |                        | GF             | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 3                                                 | Corkscrew Rd-Three Oaks Pkwy. Intersection Improvements | \$ 556,400             | LDOT           | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 4                                                 | US41-Coconut Road Intersection Improvements             | \$ 1,650,000           | Other          | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 5                                                 | US41-Williams Rd Intersection Improvements              | \$ 325,000             | RIF            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 5                                                 |                                                         |                        | GT             | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 5                                                 |                                                         |                        | GF             | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 6                                                 | Coconut Road - Coconut Shores Roundabout                | \$ 1,725,000           | Other          | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 6                                                 |                                                         |                        | RIF            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 6                                                 |                                                         |                        | GT             | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 6                                                 |                                                         |                        | GF             | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 7                                                 | US41-Pelican Sound Intersection Improvements            | \$ 2,325,000           | Developer      | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 8                                                 | US41-Corkscrew Rd Intersection Improvements             | \$ 1,510,000           | Other          | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 9                                                 | Coconut Road - Meadowbrook Roundabout                   | \$ 1,625,000           | Other          | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 9                                                 |                                                         |                        | RIF            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 9                                                 |                                                         |                        | GT             | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 9                                                 |                                                         |                        | GF             | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 10                                                | North Point Railroad Crossing                           | \$ 450,000             | RIF            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 11                                                | Coconut Road - El Dorado Roundabout                     | \$ 1,625,000           | Other          | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 11                                                |                                                         |                        | RIF            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 11                                                |                                                         |                        | GT             | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 11                                                |                                                         |                        | GF             | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| Village of Estero Sub-total (all funding sources) |                                                         |                        |                | \$ 2,500,000    | \$ -            | \$ -            | \$ -            | \$ -            | \$ 2,500,000 |

| 5- Year Capital Improvement Plan - May 21, 2025 |                                                           |                        |                   |                 |                 |                 |                 |                 |              |
|-------------------------------------------------|-----------------------------------------------------------|------------------------|-------------------|-----------------|-----------------|-----------------|-----------------|-----------------|--------------|
|                                                 | Project Name                                              | Estimated Project Cost | Funding Source    | Budget FY 25-26 | Budget FY 26-27 | Budget FY 27-28 | Budget FY 28-29 | Budget FY 29-30 | Total Cost   |
| <b>Bike-Pedestrian Improvements</b>             |                                                           |                        |                   |                 |                 |                 |                 |                 |              |
| 1                                               | Williams Road Bike-Ped Improvements (East of Via Coconut) | \$ 6,250,000           | GF                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 1                                               |                                                           |                        | RIF               | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 2                                               | Sandy Lane Bike-Ped Improvements                          | \$ 7,450,000           | GF                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 2                                               |                                                           |                        | RIF               | \$ 1,500,000    | \$ -            | \$ -            | \$ -            | \$ -            | \$ 1,500,000 |
| 2                                               |                                                           |                        | Grant - Reimburse | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 3                                               | Broadway Ave. East Bike-Ped Improvements                  | \$ 6,250,000           | GF                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 3                                               |                                                           |                        | RIF               | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 4                                               | Corkscrew Road Shared Use Path (Three Oaks-Sandy)         | \$ 10,300,000          | GF                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 4                                               |                                                           |                        | RIF               | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 5                                               | Coconut Rd Sidewalk (Oakwilde to Via Coconut)             | \$ 1,085,000           | GF                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 5                                               |                                                           |                        | RIF               | \$ -            | \$ 401,367      | \$ -            | \$ -            | \$ -            | \$ 401,367   |
| 5                                               |                                                           |                        | FDOT              | \$ 330,000      | \$ 353,633      | \$ -            | \$ -            | \$ -            | \$ 683,633   |
| 6                                               | Coconut Sidewalk (Via Coconut to U S 41)                  | \$ 815,000             | GF                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 6                                               |                                                           |                        | RIF               | \$ -            | \$ -            | \$ 244,400      | \$ -            | \$ -            | \$ 244,400   |
| 6                                               |                                                           |                        | FDOT              | \$ -            | \$ 190,000      | \$ 380,600      | \$ -            | \$ -            | \$ 570,600   |
| 7                                               | Corkscrew West Bike/Ped (Koreshan to U S 41)              | \$ 954,900             | GF                | \$ -            | \$ -            | \$ 330,300      | \$ -            | \$ -            | \$ 330,300   |
| 7                                               |                                                           |                        | RIF               | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 7                                               |                                                           |                        | FDOT              | \$ -            | \$ 190,000      | \$ 434,600      | \$ -            | \$ -            | \$ 624,600   |
| 8                                               | Corkscrew Palms Blvd. Sidewalks                           | \$ 300,000             | County            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |



| 5- Year Capital Improvement Plan - May 21, 2025   |                                                                    |                        |                |                 |                 |                 |                 |                 |              |
|---------------------------------------------------|--------------------------------------------------------------------|------------------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|--------------|
|                                                   | Project Name                                                       | Estimated Project Cost | Funding Source | Budget FY 25-26 | Budget FY 26-27 | Budget FY 27-28 | Budget FY 28-29 | Budget FY 29-30 | Total Cost   |
| <b>Bike-Pedestrian Improvements</b>               |                                                                    |                        |                |                 |                 |                 |                 |                 |              |
| 9                                                 | Via Coconut Point Roundabouts Improvements                         | \$ 1,675,000           | GF             | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 9                                                 |                                                                    |                        | RIF            | \$ -            | \$ 396,859      | \$ -            | \$ -            | \$ -            | \$ 396,859   |
| 9                                                 |                                                                    |                        | FDOT           | \$ 524,000      | \$ 754,141      | \$ -            | \$ -            | \$ -            | \$ 1,278,141 |
| 10                                                | Corkscrew Rd Bike-Ped Improvements (E of US41)                     | \$ 19,250,000          | GF             | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 10                                                |                                                                    |                        | RIF            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 10                                                |                                                                    |                        | Lee County     | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 11                                                | Coconut Rd Shared Use Path                                         | \$ 4,450,000           | GF             | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 11                                                |                                                                    |                        | RIF            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 12                                                | Williams Rd West Bike-Ped Improvements (West of US41)              | \$ 3,650,000           | GF             | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 12                                                |                                                                    |                        | RIF            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 13                                                | Broadway E. Shared Use Path (Sandy Ln to Three Oaks & Estero Pkwy) | \$ 4,420,000           | GF             | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 13                                                |                                                                    |                        | RIF            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 14                                                | SUN Trail Estero Parkway South                                     | \$ 5,063,500           | GF             | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 14                                                |                                                                    |                        | RIF            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 15                                                | SUN Trail Estero Parkway North                                     | \$ 5,323,500           | GF             | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 15                                                |                                                                    |                        | RIF            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 16                                                | FPL Shared Use Path (East I-75)                                    | \$ 4,940,000           | GF             | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 17                                                | Utility Shared Use Path (West US 41)                               | \$ 10,621,000          | GF             | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 17                                                |                                                                    |                        | RIF            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 18                                                | Village Bike/Ped Master Plan Update                                | \$ 230,000             | GF             | \$ -            | \$ 230,000      | \$ -            | \$ -            | \$ -            | \$ 230,000   |
| Village of Estero Sub-total (all funding sources) |                                                                    |                        |                | \$ 1,500,000    | \$ 1,028,226    | \$ 574,700      | \$ -            | \$ -            | \$ 3,102,926 |

| 5- Year Capital Improvement Plan - May 21, 2025   |                                                                    |                        |                    |                 |                 |                 |                 |                 |              |
|---------------------------------------------------|--------------------------------------------------------------------|------------------------|--------------------|-----------------|-----------------|-----------------|-----------------|-----------------|--------------|
|                                                   | Project Name                                                       | Estimated Project Cost | Funding Source     | Budget FY 25-26 | Budget FY 26-27 | Budget FY 27-28 | Budget FY 28-29 | Budget FY 29-30 | Total Cost   |
| <b>Landscaping Improvements</b>                   |                                                                    |                        |                    |                 |                 |                 |                 |                 |              |
| 1                                                 | I-75 Monument Signs                                                | \$ 816,000             | GF                 | \$ -            | \$ 816,000      | \$ -            | \$ -            | \$ -            | \$ 816,000   |
| 2                                                 | Ben Hill Griffin Monument Sign                                     | \$ 100,000             | GF                 | \$ -            | \$ -            | \$ 100,000      | \$ -            | \$ -            | \$ 100,000   |
| 3                                                 | Corkscrew Road Monument Sign                                       | \$ 160,000             | GF                 | \$ 160,000      | \$ -            | \$ -            | \$ -            | \$ -            | \$ 160,000   |
| 4                                                 | Via Coconut Point Landscape Improvements (Williams - Coconut)      | \$ 5,900,000           | GF                 | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 5                                                 | Ben Hill Griffin Pkwy Landscape Improvements                       | \$ 3,150,000           | GF                 | \$ -            | \$ -            | \$ 2,800,000    | \$ -            | \$ -            | \$ 2,800,000 |
| 6                                                 | Corkscrew Rd Landscaping (Corkscrew Woodlands to Ben Hill Griffin) | \$ 2,800,000           | GF                 | \$ -            | \$ 2,500,000    | \$ -            | \$ -            | \$ -            | \$ 2,500,000 |
| 7                                                 | US41 Shoulder Landscape Improvements                               | \$ 5,350,000           | GF                 | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 8                                                 | Three Oaks Parkway Landscape Improvements (Excluding Brooks)       | \$ 4,090,000           | GF                 | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 9                                                 | Corkscrew Road Landscape Improvements West (US-41 to I-75)         | \$ 4,360,000           | GF                 | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -         |
| 10                                                | Estero Parkway Reuse Main - Phase 1                                | \$ 1,605,000           | GF                 | \$ -            | \$ 1,500,000    | \$ -            | \$ -            | \$ -            | \$ 1,500,000 |
| 10                                                |                                                                    |                        | Grant - Reimbursed |                 | \$ (802,500)    |                 |                 |                 | \$ (802,500) |
| Village of Estero Sub-total (all funding sources) |                                                                    |                        |                    | \$ 160,000      | \$ 4,816,000    | \$ 2,900,000    | \$ -            | \$ -            | \$ 7,876,000 |

| 5- Year Capital Improvement Plan - May 21, 2025 |                                           |                        |                |                 |                 |                 |                 |                 |               |
|-------------------------------------------------|-------------------------------------------|------------------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|---------------|
|                                                 | Project Name                              | Estimated Project Cost | Funding Source | Budget FY 25-26 | Budget FY 26-27 | Budget FY 27-28 | Budget FY 28-29 | Budget FY 29-30 | Total Cost    |
| <b>Parks &amp; Recreation</b>                   |                                           |                        |                |                 |                 |                 |                 |                 |               |
| 1                                               | County Maintenance Facility               | \$ 1,500,000           | Partner        | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -          |
| 1                                               |                                           |                        | PIF            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -          |
| 1                                               |                                           |                        | GF             | \$ 1,200,000    | \$ -            | \$ -            | \$ -            | \$ -            | \$ 1,200,000  |
| 1                                               | Estero SportsPark Phase 1                 | \$ 13,800,000          | Partner        | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -          |
| 1                                               |                                           |                        | PIF            | \$ 2,000,000    | \$ 500,000      | \$ -            | \$ -            | \$ -            | \$ 2,500,000  |
| 1                                               |                                           |                        | RIF            | \$ 4,000,000    | \$ -            | \$ -            | \$ -            | \$ -            | \$ 4,000,000  |
| 1                                               |                                           |                        | GF             | \$ -            | \$ 5,600,000    | \$ 1,700,000    | \$ -            | \$ -            | \$ 7,300,000  |
| 1                                               |                                           |                        | 5-year total   |                 |                 |                 |                 |                 |               |
| 1                                               | Estero SportsPark Phase 2                 | \$ 30,000,000          | Partner        | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -          |
| 1                                               |                                           |                        | PIF            | \$ -            | \$ -            | \$ 650,000      | \$ 280,000      | \$ 360,000      | \$ 1,290,000  |
| 1                                               |                                           |                        | RIF            | \$ -            | \$ 2,500,000    | \$ -            | \$ -            | \$ -            | \$ 2,500,000  |
| 1                                               |                                           |                        | GF             | \$ -            | \$ -            | \$ -            | \$ 7,100,000    | \$ 3,700,000    | \$ 10,800,000 |
| 1                                               |                                           |                        | 5-year total   |                 |                 |                 |                 |                 |               |
| 1                                               | Estero SportsPark Phase 3                 | \$ 13,000,000          | Partner        | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -          |
| 1                                               |                                           |                        | PIF            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -          |
| 1                                               |                                           |                        | RIF            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -          |
| 1                                               |                                           |                        | GF             | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -          |
| 1                                               |                                           |                        | 5-year total   |                 |                 |                 |                 |                 |               |
| 2                                               | Estero SportsPark Entertainment Site Work | \$ 11,360,000          | Partner        | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -          |
| 2                                               |                                           |                        | PIF            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -          |
| 2                                               |                                           |                        | RIF            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -          |
| 2                                               |                                           |                        | GF             | \$ 11,360,000   | \$ -            | \$ -            | \$ -            | \$ -            | \$ 11,360,000 |

| 5- Year Capital Improvement Plan - May 21, 2025   |                                           |                        |                   |                 |                 |                 |                 |                 |                |
|---------------------------------------------------|-------------------------------------------|------------------------|-------------------|-----------------|-----------------|-----------------|-----------------|-----------------|----------------|
|                                                   | Project Name                              | Estimated Project Cost | Funding Source    | Budget FY 25-26 | Budget FY 26-27 | Budget FY 27-28 | Budget FY 28-29 | Budget FY 29-30 | Total Cost     |
| <b>Parks &amp; Recreation</b>                     |                                           |                        |                   |                 |                 |                 |                 |                 |                |
| 2                                                 | Estero SportsPark High 5                  | \$ 6,125,000           | Partner           | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 2                                                 |                                           |                        | PIF               | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 2                                                 |                                           |                        | RIF               | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 2                                                 |                                           |                        | GF                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 2                                                 | Estero SportsPark Driving Range           | \$ 2,275,000           | Partner           | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 2                                                 |                                           |                        | PIF               | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 2                                                 |                                           |                        | RIF               | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 2                                                 |                                           |                        | GF                | \$ -            | \$ 2,275,000    | \$ -            | \$ -            | \$ -            | \$ 2,275,000   |
| 2                                                 | Village Sports Park Future Partners       | \$ 4,725,000           | Partner           | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 2                                                 |                                           |                        | PIF               | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 2                                                 |                                           |                        | RIF               | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 2                                                 |                                           |                        | GF                | \$ -            | \$ -            | \$ 1,575,000    | \$ 1,575,000    | \$ 1,575,000    | \$ 4,725,000   |
| 3                                                 | Estero RiverPark Phase 1 & 2 Improvements | \$ 12,000,000          | GF                | \$ 4,900,000    | \$ -            | \$ -            | \$ -            | \$ -            | \$ 4,900,000   |
| 3                                                 |                                           |                        | RIF               | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 3                                                 |                                           |                        | PIF               | \$ 660,000      | \$ -            | \$ -            | \$ -            | \$ -            | \$ 660,000     |
| 4                                                 | River Oaks Preserve                       | \$ 2,950,000           | GF                | \$ 2,950,000    | \$ -            | \$ -            | \$ -            | \$ -            | \$ 2,950,000   |
| 4                                                 |                                           |                        | PIF               | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 4                                                 |                                           |                        | Grant - Reimburse | \$ (2,500,000)  | \$ -            | \$ -            | \$ -            | \$ -            | \$ (2,500,000) |
| 5                                                 | Eco-Historic Planning Study               | \$ 450,000             | GF                | \$ 225,000      | \$ -            | \$ -            | \$ -            | \$ -            | \$ 225,000     |
| 5                                                 |                                           |                        | Grant - Reimburse | \$ (225,000)    | \$ -            | \$ -            | \$ -            | \$ -            | \$ (225,000)   |
| 6                                                 | Village Parks & Rec. Master Plan Update   | \$ 200,000             | GF                | \$ -            | \$ -            | \$ 200,000      | \$ -            | \$ -            | \$ 200,000     |
| Village of Estero Sub-total (all funding sources) |                                           |                        |                   | \$ 27,295,000   | \$ 10,875,000   | \$ 4,125,000    | \$ 8,955,000    | \$ 5,635,000    | \$ 56,885,000  |

| 5- Year Capital Improvement Plan - May 21, 2025   |                                                      |                        |                   |                 |                 |                 |                 |                 |                |
|---------------------------------------------------|------------------------------------------------------|------------------------|-------------------|-----------------|-----------------|-----------------|-----------------|-----------------|----------------|
|                                                   | Project Name                                         | Estimated Project Cost | Funding Source    | Budget FY 25-26 | Budget FY 26-27 | Budget FY 27-28 | Budget FY 28-29 | Budget FY 29-30 | Total Cost     |
| <b>Stormwater Improvements</b>                    |                                                      |                        |                   |                 |                 |                 |                 |                 |                |
| 1                                                 | Estero River North Branch Drainage Improvements      | \$ 6,739,000           | GF                | \$ 500,106      | \$ 3,119,447    | \$ 3,119,447    | \$ -            | \$ -            | \$ 6,739,000   |
| 1                                                 |                                                      |                        | Grant - Reimburse | \$ -            | \$ (3,119,447)  | \$ (3,119,447)  | \$ -            | \$ -            | \$ (6,238,894) |
| 2                                                 | Estero River Sediment Removal (West of US 41)        | \$ 2,750,000           | GF                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 3                                                 | Estero River Sediment Removal (Railroad to Sandy Ln) | \$ 1,415,000           | GF                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 4                                                 | Vulnerability Assessment                             | \$ 450,000             | GF                | \$ 225,000      | \$ -            | \$ -            | \$ -            | \$ -            | \$ 225,000     |
| 4                                                 |                                                      |                        | Grant - Reimburse | \$ (225,000)    | \$ -            | \$ -            | \$ -            | \$ -            | \$ (225,000)   |
| Village of Estero Sub-total (all funding sources) |                                                      |                        |                   | \$ 725,106      | \$ 3,119,447    | \$ 3,119,447    | \$ -            | \$ -            | \$ 6,964,000   |

| 5- Year Capital Improvement Plan - May 21, 2025 |                                        |                        |                   |                 |                 |                 |                 |                 |                |
|-------------------------------------------------|----------------------------------------|------------------------|-------------------|-----------------|-----------------|-----------------|-----------------|-----------------|----------------|
|                                                 | Project Name                           | Estimated Project Cost | Funding Source    | Budget FY 25-26 | Budget FY 26-27 | Budget FY 27-28 | Budget FY 28-29 | Budget FY 29-30 | Total Cost     |
| <b>Utility Improvements</b>                     |                                        |                        |                   |                 |                 |                 |                 |                 |                |
| 1                                               | Package WWTP UEP Design & Permitting   | \$ 420,000             | Grant - Reimburse | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 1                                               |                                        |                        | PA                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 1                                               |                                        |                        | GF                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 2                                               | Broadway W UEP Design & Permitting     | \$ 1,475,000           | Grant - Reimburse | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 2                                               |                                        |                        | PA                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 2                                               |                                        |                        | GF                | \$ 100,000      | \$ -            | \$ -            | \$ -            | \$ -            | \$ 100,000     |
| 3                                               | Broadway E UEP Design & Permitting     | \$ 1,550,000           | Grant - Reimburse | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 3                                               |                                        |                        | PA                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 3                                               |                                        |                        | GF                | \$ 200,000      | \$ -            | \$ -            | \$ -            | \$ -            | \$ 200,000     |
| 4                                               | See See Street UEP Design & Permitting | \$ 240,500             | Grant - Reimburse | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 4                                               |                                        |                        | PA                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 4                                               |                                        |                        | GF                | \$ 30,000       | \$ -            | \$ -            | \$ -            | \$ -            | \$ 30,000      |
| 5                                               | Cypress Park UEP Design & Permitting   | \$ 311,650             | Grant - Reimburse | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 5                                               |                                        |                        | PA                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 5                                               |                                        |                        | GF                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 6                                               | Estero Bay Village UEP                 | \$ 2,021,000           | Grant - Reimburse | \$ -            | \$ (208,400)    |                 | \$ -            | \$ -            | \$ (208,400)   |
| 6                                               | Debt                                   |                        | PA                | \$ -            | \$ -            | \$ (1,307,350)  | \$ -            | \$ -            | \$ (1,307,350) |
| 6                                               | \$ (1,307,350)                         |                        | GF                | \$ -            | \$ 2,021,000    | \$ -            | \$ -            | \$ -            | \$ 2,021,000   |
| 7                                               | Sunny Groves UEP                       | \$ 2,836,000           | Grant - Reimburse | \$ (187,500)    | \$ -            | \$ -            | \$ -            | \$ -            | \$ (187,500)   |
| 7                                               | Debt                                   |                        | PA                | \$ -            | \$ (1,939,500)  | \$ -            | \$ -            | \$ -            | \$ (1,939,500) |
| 7                                               | \$ (1,939,500)                         |                        | GF                | \$ 2,836,000    | \$ -            | \$ -            | \$ -            | \$ -            | \$ 2,836,000   |
| 8                                               | Cypress Bend UEP                       | \$ 1,584,000           | Grant - Reimburse | \$ (134,100)    | \$ -            | \$ -            | \$ -            | \$ -            | \$ (134,100)   |
| 8                                               | Debt                                   |                        | PA                | \$ -            | \$ (1,053,900)  | \$ -            | \$ -            | \$ -            | \$ (1,053,900) |
| 8                                               | \$ (1,053,900)                         |                        | GF                | \$ 1,584,000    | \$ -            | \$ -            | \$ -            | \$ -            | \$ 1,584,000   |

| 5- Year Capital Improvement Plan - May 21, 2025 |                          |                        |                   |                 |                 |                 |                 |                 |                |
|-------------------------------------------------|--------------------------|------------------------|-------------------|-----------------|-----------------|-----------------|-----------------|-----------------|----------------|
|                                                 | Project Name             | Estimated Project Cost | Funding Source    | Budget FY 25-26 | Budget FY 26-27 | Budget FY 27-28 | Budget FY 28-29 | Budget FY 29-30 | Total Cost     |
| <b>Utility Improvements</b>                     |                          |                        |                   |                 |                 |                 |                 |                 |                |
| 9                                               | Estero River Heights UEP | \$ 11,400,000          | Grant - Reimburse | \$ (2,450,000)  | \$ (2,450,000)  | \$ -            | \$ -            | \$ -            | \$ (4,900,000) |
| 9                                               |                          |                        | PA                | \$ -            | \$ (3,650,000)  | \$ -            | \$ -            | \$ -            | \$ (3,650,000) |
|                                                 |                          |                        | GT                | \$ 2,000,000    | \$ -            | \$ -            | \$ -            | \$ -            | \$ 2,000,000   |
|                                                 | Debt                     |                        | MRM               | \$ 2,650,000    | \$ -            | \$ -            | \$ -            | \$ -            | \$ 2,650,000   |
| 9                                               | \$ (3,650,000)           |                        | GF                | \$ 1,050,000    | \$ 5,700,000    | \$ -            | \$ -            | \$ -            | \$ 6,750,000   |
| 10                                              | Charring Cross UEP       | \$ 5,700,000           | Grant - Reimburse | \$ (1,250,000)  | \$ (1,250,000)  | \$ -            | \$ -            | \$ -            | \$ (2,500,000) |
| 10                                              | Debt                     |                        | PA                | \$ -            | \$ (1,775,000)  | \$ -            | \$ -            | \$ -            | \$ (1,775,000) |
|                                                 | \$ (1,775,000)           |                        | GT                | \$ 1,425,000    | \$ -            | \$ -            | \$ -            | \$ -            | \$ 1,425,000   |
|                                                 | Total Debt all UEP       |                        | MRM               | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 10                                              | \$ (9,725,750)           |                        | GF                | \$ 1,425,000    | \$ 2,850,000    | \$ -            | \$ -            | \$ -            | \$ 4,275,000   |
| 11                                              | Sherrill & Luetich UEP   | \$ 7,739,585           | Grant - Reimburse | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 11                                              |                          |                        | PA                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
|                                                 |                          |                        | GT                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
|                                                 |                          |                        | MRM               | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 11                                              |                          |                        | GF                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 12                                              | Trailside UEP            | \$ 6,840,000           | Grant - Reimburse | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 12                                              |                          |                        | PA                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
|                                                 |                          |                        | MRM               | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 12                                              |                          |                        | GF                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |



| 5- Year Capital Improvement Plan - May 21, 2025 |                          |                        |                   |                 |                 |                 |                 |                 |               |
|-------------------------------------------------|--------------------------|------------------------|-------------------|-----------------|-----------------|-----------------|-----------------|-----------------|---------------|
|                                                 | Project Name             | Estimated Project Cost | Funding Source    | Budget FY 25-26 | Budget FY 26-27 | Budget FY 27-28 | Budget FY 28-29 | Budget FY 29-30 | Total Cost    |
| <b>Utility Improvements</b>                     |                          |                        |                   |                 |                 |                 |                 |                 |               |
| 13                                              | Broadway E-Highlands UEP | \$ 4,200,000           | Grant - Reimburse | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -          |
| 13                                              |                          |                        | PA                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -          |
| 13                                              |                          |                        | MRM               | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -          |
| 13                                              |                          |                        | GF                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -          |
| 14                                              | Sandy Ln-Groves UEP      | \$ 5,160,000           | Grant - Reimburse | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -          |
| 14                                              |                          |                        | PA                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -          |
| 14                                              |                          |                        | MRM               | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -          |
| 14                                              |                          |                        | GF                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -          |
| 15                                              | Tanglewood UEP           | \$ 1,440,000           | Grant - Reimburse | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -          |
| 15                                              |                          |                        | PA                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -          |
| 15                                              |                          |                        | MRM               | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -          |
| 15                                              |                          |                        | GF                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -          |
| 16                                              | See See Street UEP       | \$ 1,070,000           | Grant - Reimburse | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -          |
| 16                                              |                          |                        | PA                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -          |
| 16                                              |                          |                        | MRM               | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -          |
| 16                                              |                          |                        | GF                | \$ 50,000       | \$ -            | \$ -            | \$ -            | \$ -            | \$ 50,000     |
| 17                                              | Cypress Park UEP         | \$ 1,820,000           | Grant - Reimburse | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -          |
| 17                                              |                          |                        | PA                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -          |
| 17                                              |                          |                        | MRM               | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -          |
| 17                                              |                          |                        | GF                | \$ 50,000       | \$ -            | \$ -            | \$ -            | \$ -            | \$ 50,000     |
|                                                 |                          |                        |                   | \$ 13,400,000   | \$ 10,571,000   | \$ -            | \$ -            | \$ -            | \$ 23,971,000 |

| 5- Year Capital Improvement Plan - May 21, 2025                                                                                                                                                                                                                                                                                                                |                                |                        |                |                 |                 |                 |                 |                 |                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|------------------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|----------------|
|                                                                                                                                                                                                                                                                                                                                                                | Project Name                   | Estimated Project Cost | Funding Source | Budget FY 25-26 | Budget FY 26-27 | Budget FY 27-28 | Budget FY 28-29 | Budget FY 29-30 | Total Cost     |
| <b>Building Facilities</b>                                                                                                                                                                                                                                                                                                                                     |                                |                        |                |                 |                 |                 |                 |                 |                |
| 1                                                                                                                                                                                                                                                                                                                                                              | Public Works Storage Facility  | \$ 354,000             | GF             | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 2                                                                                                                                                                                                                                                                                                                                                              | Village Hall                   | \$ 4,914,000           | GF             | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 3                                                                                                                                                                                                                                                                                                                                                              | Performing Arts Center         | \$ 20,000,000          | Private        | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 3                                                                                                                                                                                                                                                                                                                                                              |                                |                        | GF             | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| Village of Estero Sub-total (all funding sources)                                                                                                                                                                                                                                                                                                              |                                |                        |                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
|                                                                                                                                                                                                                                                                                                                                                                | Project Name                   | Estimated Project Cost | Funding Source | Budget FY 25-26 | Budget FY 26-27 | Budget FY 27-28 | Budget FY 28-29 | Budget FY 29-30 | Total Cost     |
| <b>Land Acquisition</b>                                                                                                                                                                                                                                                                                                                                        |                                |                        |                |                 |                 |                 |                 |                 |                |
| 1                                                                                                                                                                                                                                                                                                                                                              | BERT                           | \$ 30,000,000          | GF             | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 1                                                                                                                                                                                                                                                                                                                                                              |                                |                        | RIF            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| 1                                                                                                                                                                                                                                                                                                                                                              |                                |                        | Debt           | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| Village of Estero Sub-total (all funding sources)                                                                                                                                                                                                                                                                                                              |                                |                        |                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
|                                                                                                                                                                                                                                                                                                                                                                | Project Name                   | Estimated Project Cost | Funding Source | Budget FY 25-26 | Budget FY 26-27 | Budget FY 27-28 | Budget FY 28-29 | Budget FY 29-30 | Total Cost     |
| <b>Information Technology</b>                                                                                                                                                                                                                                                                                                                                  |                                |                        |                |                 |                 |                 |                 |                 |                |
| 1                                                                                                                                                                                                                                                                                                                                                              | Community Development Software | \$ -                   | Building       | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| Village of Estero Sub-total (all funding sources)                                                                                                                                                                                                                                                                                                              |                                |                        |                | \$ -            | \$ -            | \$ -            | \$ -            | \$ -            | \$ -           |
| Total                                                                                                                                                                                                                                                                                                                                                          |                                |                        |                | \$ 50,177,506   | \$ 16,298,700   | \$ 7,107,550    | \$ 8,955,000    | \$ 5,635,000    | \$ 88,173,756  |
| Village total                                                                                                                                                                                                                                                                                                                                                  |                                |                        |                | \$ 57,470,106   | \$ 32,559,673   | \$ 16,819,147   | \$ 15,055,000   | \$ 5,635,000    | \$ 127,538,926 |
| <div> <div></div> Estero Road Impacts Fees <div></div> Estero Gas Tax <div></div> Estero General Fund <div></div> Park Impact Fee (include public land acqu <div></div> Non-Estero Funding Source <div></div> Major Road Maintenance Reserve <div></div> Property Assessment (funds back into General Fund in following year) <div></div> Building Fund </div> |                                |                        |                |                 |                 |                 |                 |                 |                |

**LEE COUNTY SCHOOL DISTRICT  
Capital Plan  
2024-2033**

| ESTIMATED REVENUE                                                                                                 | Actual             |                      |                      |                      |                    |                    |                      |                    |                    |                    |                    |                    |                      |
|-------------------------------------------------------------------------------------------------------------------|--------------------|----------------------|----------------------|----------------------|--------------------|--------------------|----------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|
| Current Revenue                                                                                                   | 22/23              | 23/24                | 24/25                | 25/26                | 26/27              | 27/28              | FIVE YEAR TOTAL      | 28/29              | 29/30              | 30/31              | 31/32              | 32/33              | TEN YEAR TOTAL       |
| Taxes                                                                                                             | 186,687,750        | 208,924,120          | 221,460,000          | 234,748,000          | 248,833,000        | 263,763,000        | 1,177,728,120        | 278,951,000        | 290,799,000        | 305,339,000        | 320,606,000        | 336,636,000        | 2,708,059,120        |
| Sales Tax                                                                                                         | 116,257,039        | 126,543,711          | 129,707,304          | 132,949,987          | 136,938,487        | 141,046,642        | 667,186,131          | 72,639,021         | 0                  | 0                  | 0                  | 0                  | 739,825,152          |
| Impact Fees                                                                                                       | 32,194,262         | 35,200,000           | 36,960,000           | 38,808,000           | 40,748,000         | 42,785,000         | 194,501,000          | 44,069,000         | 45,391,000         | 46,753,000         | 48,156,000         | 49,601,000         | 428,471,000          |
| CO & DS                                                                                                           | 3,752,840          | 1,600,000            | 1,600,000            | 1,600,000            | 1,600,000          | 1,600,000          | 8,000,000            | 1,600,000          | 1,600,000          | 1,600,000          | 1,600,000          | 1,600,000          | 16,000,000           |
| PECO Maintenance                                                                                                  | 0                  | 0                    | 0                    | 0                    | 0                  | 0                  | 0                    | 0                  | 0                  | 0                  | 0                  | 0                  | 0                    |
| Charter Schools Revenue                                                                                           | 6,649,751          | 7,533,000            | 8,136,000            | 8,787,000            | 9,490,000          | 9,775,000          | 43,721,000           | 10,068,000         | 10,370,000         | 10,681,000         | 11,215,050         | 11,775,803         | 97,830,853           |
| Misc.                                                                                                             | 529,045            | 482,000              | 499,000              | 516,000              | 531,000            | 547,000            | 2,575,000            | 563,000            | 580,000            | 597,000            | 609,000            | 621,000            | 5,545,000            |
| Interest                                                                                                          | 10,385,135         | 3,035,000            | 3,259,000            | 3,789,000            | 2,860,000          | 2,155,000          | 15,098,000           | 2,677,000          | 2,143,000          | 2,411,000          | 4,213,000          | 4,403,000          | 30,945,000           |
| Current Revenue sub-total                                                                                         | 356,455,822        | 383,317,831          | 401,621,304          | 421,197,987          | 441,000,487        | 461,671,642        | 2,108,809,251        | 408,567,021        | 350,883,000        | 367,381,000        | 386,399,050        | 404,636,803        | 4,026,676,124        |
| Additional Revenue                                                                                                |                    |                      |                      |                      |                    |                    |                      |                    |                    |                    |                    |                    |                      |
| Fund Balance - Unallocated                                                                                        | 393,814,200        | 665,627,294          | 372,227,024          | 466,588,296          | 267,817,753        | 113,127,071        | 665,627,294          | 278,105,927        | 235,545,572        | 280,660,642        | 329,890,664        | 401,364,640        | 665,627,294          |
| Prior Year Refund                                                                                                 | 4,115,291          |                      |                      |                      |                    |                    | 0                    |                    |                    |                    |                    |                    | 0                    |
| Legislative Allocation                                                                                            |                    | 18,794,392           |                      |                      |                    |                    | 18,794,392           |                    |                    |                    |                    |                    | 18,794,392           |
| DEBT PROCEEDS                                                                                                     |                    |                      |                      |                      |                    |                    |                      |                    |                    |                    |                    |                    |                      |
| Certificate of Participation (COPs)                                                                               | 143,000,000        | 82,246,391           | 346,000,000          | 213,500,000          | 97,750,000         | 310,272,000        | 1,049,768,391        |                    |                    |                    |                    |                    | 1,049,768,391        |
| <b>TOTAL ESTIMATED REVENUE</b>                                                                                    | <b>897,385,314</b> | <b>1,149,985,908</b> | <b>1,119,848,328</b> | <b>1,101,286,283</b> | <b>806,568,240</b> | <b>885,070,713</b> | <b>3,842,999,328</b> | <b>686,672,948</b> | <b>586,428,572</b> | <b>648,041,642</b> | <b>716,289,714</b> | <b>806,001,443</b> | <b>5,760,866,201</b> |
| APPROPRIATIONS                                                                                                    |                    |                      |                      |                      |                    |                    |                      |                    |                    |                    |                    |                    |                      |
| EAST ZONE CONSTRUCTION PROJECTS                                                                                   | 54,826,199         | 195,735,067          | 72,575,565           | 263,107,266          | 278,482,265        | 189,511,000        | 999,411,163          | 146,636,000        | 0                  | 0                  | 0                  | 0                  | 1,146,047,163        |
| SOUTH ZONE CONSTRUCTION PROJECTS                                                                                  | 22,475,691         | 93,098,180           | 83,280,555           | 52,996,746           | 0                  | 0                  | 229,375,481          | 0                  | 0                  | 0                  | 0                  | 0                  | 229,375,481          |
| WEST ZONE CONSTRUCTION PROJECTS                                                                                   | 51,756             | 38,265,595           | 115,765,594          | 147,365,594          | 73,875,000         | 42,875,000         | 418,146,783          | 0                  | 0                  | 0                  | 0                  | 0                  | 418,146,783          |
| MODERNIZATION/LIFE CYCLE/EQUITY                                                                                   | 41,037,938         | 220,599,842          | 180,982,974          | 143,747,018          | 117,317,625        | 124,119,148        | 786,766,607          | 97,703,726         | 107,336,150        | 119,360,578        | 99,087,234         | 81,685,257         | 1,291,939,552        |
| TECHNOLOGY                                                                                                        | 13,696,976         | 32,621,792           | 26,340,000           | 34,140,000           | 32,110,000         | 33,320,000         | 158,531,792          | 36,450,000         | 26,786,000         | 25,771,600         | 41,664,000         | 33,786,080         | 322,989,472          |
| EQUIPMENT/BUSES                                                                                                   | 7,557,306          | 27,198,517           | 16,790,000           | 16,865,000           | 16,965,000         | 17,130,000         | 94,948,517           | 17,272,000         | 17,421,000         | 17,577,000         | 17,241,000         | 17,413,000         | 181,872,517          |
| CHARTER SCHOOLS                                                                                                   | 65,030             | 10,446,206           | 11,073,000           | 11,737,400           | 12,441,650         | 13,188,150         | 58,886,406           | 13,847,550         | 14,539,950         | 15,266,950         | 16,030,300         | 16,831,800         | 135,402,956          |
| TRANSFERS                                                                                                         | 22,649,751         | 81,762,510           | 43,574,960           | 44,667,160           | 45,725,310         | 46,281,450         | 262,011,390          | 46,864,900         | 47,333,130         | 47,823,650         | 48,551,590         | 49,321,753         | 501,906,413          |
| BANK FEES                                                                                                         | 4,842              | 0                    | 0                    | 0                    | 0                  | 0                  | 0                    | 0                  | 0                  | 0                  | 0                  | 0                  | 0                    |
| DEBT SERVICE                                                                                                      | 69,392,531         | 78,031,174           | 102,877,384          | 118,842,346          | 116,524,319        | 140,540,038        | 556,815,261          | 92,353,200         | 92,351,700         | 92,351,200         | 92,350,950         | 92,350,200         | 1,018,572,511        |
| <b>TOTAL APPROPRIATIONS</b>                                                                                       | <b>231,758,020</b> | <b>777,758,884</b>   | <b>653,260,032</b>   | <b>833,468,530</b>   | <b>693,441,169</b> | <b>606,964,786</b> | <b>3,564,893,401</b> | <b>451,127,376</b> | <b>305,767,930</b> | <b>318,150,978</b> | <b>314,925,074</b> | <b>291,388,090</b> | <b>5,246,252,848</b> |
| ALLOCATED FUND BAL CARRYFORWARD                                                                                   |                    |                      |                      |                      |                    |                    |                      |                    |                    |                    |                    |                    |                      |
| CARRYFORWARD/RESERVE FUTURE PROJ.**                                                                               | 665,627,294        | 372,227,024          | 466,588,296          | 267,817,753          | 113,127,071        | 278,105,927        | 278,105,927          | 235,545,572        | 280,660,642        | 329,890,664        | 401,364,640        | 514,613,353        | 514,613,353          |
| ADJUSTMENTS TO FUND BALANCE                                                                                       |                    |                      |                      |                      |                    |                    | 8.75%                |                    |                    |                    |                    |                    | 10.10%               |
| TOTAL APPROPRIATIONS AND RESERVES                                                                                 | 897,385,314        | 1,149,985,908        | 1,119,848,328        | 1,101,286,283        | 806,568,240        | 885,070,713        | 3,842,999,328        | 686,672,948        | 586,428,572        | 648,041,642        | 716,289,714        | 806,001,443        | 5,760,866,201        |
| **Is not an indication of available funding due to restrictions applicable to various sources of capital funding. |                    |                      |                      |                      |                    |                    |                      |                    |                    |                    |                    |                    |                      |
|                                                                                                                   | 0                  |                      |                      |                      |                    |                    |                      |                    |                    |                    |                    |                    | 0                    |

**LEE COUNTY SCHOOL DISTRICT**  
**Capital Plan**  
**2024-2033**

**SCHOOL PROJECTS**

| Prj #     | PROJECT                                | STUDENT<br>SEATS | 22/23      | 23/24       | 24/25      | 25/26       | 26/27       | 27/28       | Five Year<br>Total | 28/29       | 29/30 | 30/31 | 31/32 | 32/33 | TEN YEAR TOTAL |
|-----------|----------------------------------------|------------------|------------|-------------|------------|-------------|-------------|-------------|--------------------|-------------|-------|-------|-------|-------|----------------|
| <b>A.</b> | <b>EAST ZONE CONSTRUCTION PROJECTS</b> |                  |            |             |            |             |             |             |                    |             |       |       |       |       |                |
|           | LAND EAST ZONE SCHOOLS                 |                  |            | 4,500,000   | 0          | 2,000,000   |             |             | 6,500,000          |             |       |       |       |       | 6,500,000      |
| 7257      | AMANECEER ELEMENTARY (J)               | 1,000            | 41,034,411 | 22,742,116  |            |             |             |             | 22,742,116         |             |       |       |       |       | 22,742,116     |
|           | * ELEM EAST (L)                        | 1,000            |            |             | 5,000,000  | 44,250,000  | 44,250,000  |             | 93,500,000         |             |       |       |       |       | 93,500,000     |
|           | * ELEM EAST (M)                        | 1,000            |            |             | 5,000,000  | 44,250,000  | 44,250,000  |             | 93,500,000         |             |       |       |       |       | 93,500,000     |
|           | * ELEM EAST (N)                        | 1,000            |            |             |            | 6,000,000   | 48,875,000  | 42,875,000  | 97,750,000         |             |       |       |       |       | 97,750,000     |
|           | * ELEM EAST (Q)                        | 1,000            |            |             |            |             |             |             | 0                  |             |       |       |       |       | 0              |
| 7066      | EAST ZONE PK-8 INNOVATION SCHOOL       | 1,260            | 68,198     | 5,000,000   |            | 57,500,000  | 57,500,000  |             | 120,000,000        |             |       |       |       |       | 120,000,000    |
| 7254      | EAST MIDDLE MM                         | 1,345            | (146,106)  | 4,900       |            |             |             |             | 4,900              |             |       |       |       |       | 4,900          |
| 7258      | MM ADDITION (LAMS)                     |                  | 5,412,306  | 2,522,619   |            |             |             |             | 2,522,619          |             |       |       |       |       | 2,522,619      |
| 7170      | EAST MIDDLE OO                         | 1,200            |            | 6,869,319   | 46,630,681 | 42,500,000  |             |             | 96,000,000         |             |       |       |       |       | 96,000,000     |
| 7083      | EAST MIDDLE (RR)                       | 1,500            |            |             |            |             | 7,000,000   | 60,380,000  | 67,380,000         | 60,380,000  |       |       |       |       | 127,760,000    |
|           | * EAST MIDDLE (TT)                     | 1,800            |            |             |            |             |             |             | 0                  |             |       |       |       |       | 0              |
| 7046      | GATEWAY HIGH (MMM)                     | 2,200            | (126,680)  |             |            |             |             |             | 0                  |             |       |       |       |       | 0              |
|           | * EAST HIGH (NNN)                      | 2,000            |            | 6,785,469   |            | 66,607,266  | 66,607,265  |             | 140,000,000        |             |       |       |       |       | 140,000,000    |
|           | EAST HIGH (QQQ)                        | 2,800            |            |             |            |             | 10,000,000  | 86,256,000  | 96,256,000         | 86,256,000  |       |       |       |       | 182,512,000    |
|           | EAST HIGH (SSS)                        | 2,800            |            |             |            |             |             |             | 0                  |             |       |       |       |       | 0              |
| 7255      | RIVERDALE HIGH REMODEL                 |                  | 3,949,449  | 107,050,551 |            |             |             |             | 107,050,551        |             |       |       |       |       | 107,050,551    |
| 7268      | G WEAVER HIPPS PRE-K CENTER            |                  | 0          | 19,000,000  |            |             |             |             | 19,000,000         |             |       |       |       |       | 19,000,000     |
| 7169      | VPA/LEMUEL TEAL MS REMODEL             |                  | 4,634,622  | 21,260,092  | 15,944,884 |             |             |             | 37,204,976         |             |       |       |       |       | 37,204,976     |
|           | EAST TECHNICAL CENTER**                |                  |            |             |            |             |             |             | 0                  |             |       |       |       |       | 0              |
|           | SUB-TOTAL EAST ZONE PROJECTS           |                  | 54,826,199 | 195,735,067 | 72,575,565 | 263,107,266 | 278,482,265 | 189,511,000 | 999,411,163        | 146,636,000 | 0     | 0     | 0     | 0     | 1,146,047,163  |

**LEE COUNTY SCHOOL DISTRICT**  
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| Prj #                                       | PROJECT                          | STUDENT SEATS | 22/23             | 23/24              | 24/25              | 25/26              | 26/27              | 27/28              | Five Year Total      | 28/29              | 29/30    | 30/31    | 31/32    | 32/33    | TEN YEAR TOTAL       |
|---------------------------------------------|----------------------------------|---------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|--------------------|----------|----------|----------|----------|----------------------|
| <b>B. SOUTH ZONE CONSTRUCTION PROJECTS</b>  |                                  |               |                   |                    |                    |                    |                    |                    |                      |                    |          |          |          |          |                      |
| 7068                                        | FRANKLIN PARK ELEMENTARY REBUILD |               | 12,955,925        | 75,879,759         |                    |                    |                    |                    | 75,879,759           |                    |          |          |          |          | 75,879,759           |
|                                             | CYPRESS LAKE MIDDLE REBUILD      |               |                   | 4,006,508          | 52,996,746         | 52,996,746         |                    |                    | 110,000,000          |                    |          |          |          |          | 110,000,000          |
|                                             | BONITA ELEMENTARY REMODEL        |               | 61,191            | 5,000,000          | 30,283,809         |                    |                    |                    | 35,283,809           |                    |          |          |          |          | 35,283,809           |
| 7067                                        | SOUTH K-8 AAAA                   | 1,600         | 49,985            |                    |                    |                    |                    |                    | 0                    |                    |          |          |          |          | 0                    |
|                                             | SOUTH ZONE HIGH SCHOOL ADDITION  | 700           |                   |                    |                    |                    |                    |                    | 0                    |                    |          |          |          |          | 0                    |
| 7256                                        | FORT MYERS TECH REMODEL          |               | 9,408,591         | 8,211,913          |                    |                    |                    |                    | 8,211,913            |                    |          |          |          |          | 8,211,913            |
|                                             | SUB-TOTAL SOUTH ZONE PROJECTS    |               | 22,475,691        | 93,098,180         | 83,280,555         | 52,996,746         | 0                  | 0                  | 229,375,481          | 0                  | 0        | 0        | 0        | 0        | 229,375,481          |
| Prj #                                       | PROJECT                          | STUDENT SEATS | 22/23             | 23/24              | 24/25              | 25/26              | 26/27              | 27/28              | Five Year Total      | 28/29              | 29/30    | 30/31    | 31/32    | 32/33    | TEN YEAR TOTAL       |
| <b>C. WEST ZONE CONSTRUCTION PROJECTS</b>   |                                  |               |                   |                    |                    |                    |                    |                    |                      |                    |          |          |          |          |                      |
|                                             | WEST ZONE LAND PURCHASES         |               |                   |                    |                    | 5,600,000          |                    |                    | 5,600,000            |                    |          |          |          |          | 5,600,000            |
|                                             | WEST ELEMENTARY (O)              | 1,000         |                   |                    |                    | 6,000,000          | 48,875,000         | 42,875,000         | 97,750,000           |                    |          |          |          |          | 97,750,000           |
|                                             | WEST MIDDLE (SS)                 | 1,800         |                   |                    |                    |                    |                    |                    | 0                    |                    |          |          |          |          | 0                    |
|                                             | BAYSHORE ELEM ADDITION (K-8)     | 300           |                   |                    |                    | 25,000,000         | 25,000,000         |                    | 50,000,000           |                    |          |          |          |          | 50,000,000           |
|                                             | HECTOR CAFFERATA K-8 REBUILD     | 1,620         |                   | 33,265,595         | 33,265,594         | 33,265,594         |                    |                    | 99,796,783           |                    |          |          |          |          | 99,796,783           |
|                                             | WEST HIGH (OOO)                  | 2,800         |                   | 5,000,000          | 70,000,000         | 65,000,000         |                    |                    | 140,000,000          |                    |          |          |          |          | 140,000,000          |
|                                             | WEST HIGH (RRR)                  | 2,800         |                   |                    |                    |                    |                    |                    | 0                    |                    |          |          |          |          | 0                    |
|                                             | CAPE CORAL TECH ADDITION         |               | 51,756            |                    | 12,500,000         | 12,500,000         |                    |                    | 25,000,000           |                    |          |          |          |          | 25,000,000           |
|                                             | SUB-TOTAL - WEST ZONE PROJECTS   |               | 51,756            | 38,265,595         | 115,765,594        | 147,365,594        | 73,875,000         | 42,875,000         | 418,146,783          | 0                  | 0        | 0        | 0        | 0        | 418,146,783          |
| <b>TOTAL - SCHOOL CONSTRUCTION PROJECTS</b> |                                  |               | <b>77,353,646</b> | <b>327,098,842</b> | <b>271,621,714</b> | <b>463,469,606</b> | <b>352,357,265</b> | <b>232,386,000</b> | <b>1,646,933,427</b> | <b>146,636,000</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>1,793,569,427</b> |

**LEE COUNTY SCHOOL DISTRICT  
Capital Plan  
2024-2033**

| Prj # PROJECT                                               | 22/23             | 23/24              | 24/25              | 25/26              | 26/27              | 27/28              | Total              | 28/29             | 29/30              | 30/31              | 31/32             | 32/33             | TEN YEAR TOTAL       |
|-------------------------------------------------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|--------------------|--------------------|-------------------|-------------------|----------------------|
| <b>D. MODERNIZATION/LIFE CYCLE REPLACEMENT &amp; EQUITY</b> |                   |                    |                    |                    |                    |                    |                    |                   |                    |                    |                   |                   |                      |
| 7182 PORTABLES                                              | 429,421           | 1,827,764          | 382,000            | 528,000            | 738,100            | 963,500            | <b>4,439,364</b>   | 963,500           | 963,500            | 995,500            | 1,073,000         | 533,000           | <b>8,967,864</b>     |
| 7142 COUNTYWIDE HVAC                                        | 2,759,917         | 6,929,879          | 5,145,000          | 5,145,000          | 5,145,000          | 5,660,000          | <b>28,024,879</b>  | 6,226,000         | 6,849,000          | 7,534,000          | 8,287,000         | 8,536,000         | <b>65,456,879</b>    |
| 7189 SCHOOL IMPROVEMENTS MAINTENANCE PROJECTS               | 28,771,128        | 181,311,451        | 147,870,267        | 118,430,243        | 91,560,850         | 98,074,648         | <b>637,247,459</b> | 70,838,126        | 79,317,150         | 90,415,778         | 68,792,734        | 51,511,057        | <b>998,122,304</b>   |
| 7064 SAFETY TO LIFE                                         | 1,094,087         | 3,107,203          | 2,900,000          | 2,900,000          | 2,900,000          | 2,900,000          | <b>14,707,203</b>  | 3,015,000         | 3,015,000          | 3,015,000          | 3,015,000         | 3,105,000         | <b>29,872,203</b>    |
| 7188 SCHOOL IMPROVEMENTS CONSTRUCTION PROJECT               | 946,284           | 8,367,957          | 7,925,000          | 4,225,000          | 4,205,000          | 4,511,000          | <b>29,233,957</b>  | 4,518,000         | 4,855,000          | 4,862,000          | 5,170,000         | 5,502,000         | <b>54,140,957</b>    |
| 9105 SAFETY                                                 | 93,414            | 3,627,709          | 1,542,407          | 157,875            | 257,875            | 61,000             | <b>5,646,866</b>   | 64,000            | 67,000             | 70,000             | 72,000            | 74,000            | <b>5,993,866</b>     |
| 9230 MAINTENANCE                                            | 51,654            | 50,000             | 50,000             | 50,000             | 50,000             | 50,000             | <b>250,000</b>     |                   |                    |                    |                   |                   | <b>250,000</b>       |
| 9110 FACILITY DEV & PROG SVCS                               | 3,853             | 263,044            | 197,500            | 198,000            | 198,500            | 200,000            | <b>1,057,044</b>   | 210,000           | 221,000            | 232,000            | 244,000           | 251,000           | <b>2,215,044</b>     |
| 9143 APPLICATION SERVICES                                   | 0                 | 2,925,456          | 3,000,000          |                    |                    |                    | <b>5,925,456</b>   |                   |                    |                    |                   |                   | <b>5,925,456</b>     |
| 9144 SECURITY                                               | 6,736,491         | 8,047,887          | 8,050,000          | 8,050,000          | 8,050,000          | 8,050,000          | <b>40,247,887</b>  | 8,050,000         | 8,050,000          | 8,050,000          | 8,050,000         | 8,050,000         | <b>80,497,887</b>    |
| 9240 TRANSPORTATION                                         | 120,650           | 1,073,794          | 725,000            | 725,000            | 725,000            | 0                  | <b>3,248,794</b>   | 0                 | 0                  | 0                  | 0                 | 0                 | <b>3,248,794</b>     |
| 9113 PLANNING                                               | 31,037            | 107,260            | 100,000            | 100,000            | 100,000            | 105,000            | <b>512,260</b>     | 110,000           | 116,000            | 122,000            | 128,000           | 132,000           | <b>1,120,260</b>     |
| SMALL CIP PROJECTS                                          | 0                 | 250,000            | 250,000            | 250,000            | 250,000            | 250,000            | <b>1,250,000</b>   | 250,000           | 250,000            | 250,000            | 250,000           | 250,000           | <b>2,500,000</b>     |
| <b>E. CAPITALIZED PERSONNEL</b>                             |                   |                    |                    |                    |                    |                    |                    |                   |                    |                    |                   |                   |                      |
| 7995 INFORMATION TECH SUPPORT                               | 0                 | 116,000            | 121,800            | 127,900            | 134,300            | 141,000            | <b>641,000</b>     | 148,100           | 155,500            | 163,300            | 171,500           | 160,200           | <b>1,439,600</b>     |
| 7999 FACILITIES PROJECT MGMT/PLANNING/TECH SUPPO            | 0                 | 2,594,438          | 2,724,000          | 2,860,000          | 3,003,000          | 3,153,000          | <b>14,334,438</b>  | 3,311,000         | 3,477,000          | 3,651,000          | 3,834,000         | 3,581,000         | <b>32,188,438</b>    |
| <b>TOTAL OTHER CAPITAL PROJECTS</b>                         | <b>41,037,938</b> | <b>220,599,842</b> | <b>180,982,974</b> | <b>143,747,018</b> | <b>117,317,625</b> | <b>124,119,148</b> | <b>786,766,607</b> | <b>97,703,726</b> | <b>107,336,150</b> | <b>119,360,578</b> | <b>99,087,234</b> | <b>81,685,257</b> | <b>1,291,939,552</b> |
| <b>F. TECHNOLOGY</b>                                        |                   |                    |                    |                    |                    |                    |                    |                   |                    |                    |                   |                   |                      |
| 2282 ATLAS REFRESH                                          | 6,046,394         | 2,131,849          | 200,000            | 9,000,000          | 10,000,000         | 10,000,000         | <b>31,331,849</b>  | 9,000,000         | 200,000            | 200,000            | 9,000,000         | 10,000,000        | <b>59,731,849</b>    |
| 9132 TECH EQUIPMENT/SOFTWARE                                | 7,650,583         | 30,489,943         | 26,140,000         | 25,140,000         | 22,110,000         | 23,320,000         | <b>127,199,943</b> | 27,450,000        | 26,586,000         | 25,571,600         | 32,664,000        | 23,786,080        | <b>263,257,623</b>   |
| <b>TOTAL - TECHNOLOGY</b>                                   | <b>13,696,976</b> | <b>32,621,792</b>  | <b>26,340,000</b>  | <b>34,140,000</b>  | <b>32,110,000</b>  | <b>33,320,000</b>  | <b>158,531,792</b> | <b>36,450,000</b> | <b>26,786,000</b>  | <b>25,771,600</b>  | <b>41,664,000</b> | <b>33,786,080</b> | <b>322,989,472</b>   |
| <b>G. EQUIPMENT AND BUSES</b>                               |                   |                    |                    |                    |                    |                    |                    |                   |                    |                    |                   |                   |                      |
| 7145& SCHOOL EQUIPMENT                                      | 1,347,220         | 4,498,908          | 2,525,000          | 2,600,000          | 2,700,000          | 2,835,000          | <b>15,158,908</b>  | 2,977,000         | 3,126,000          | 3,282,000          | 3,446,000         | 3,618,000         | <b>31,607,908</b>    |
| 7007 BAND UNIFORMS                                          | 121,400           | 166,803            | 115,000            | 115,000            | 115,000            | 115,000            | <b>626,803</b>     | 115,000           | 115,000            | 115,000            | 115,000           | 115,000           | <b>1,201,803</b>     |
| 7146 DEPARTMENT EQUIPMENT                                   | 722,136           | 1,467,460          | 3,000,000          | 3,000,000          | 3,000,000          | 3,000,000          | <b>13,467,460</b>  | 3,000,000         | 3,000,000          | 3,000,000          | 3,000,000         | 3,000,000         | <b>28,467,460</b>    |
| 7149 FURNITURE ROTATION                                     | 312,440           | 1,014,446          | 1,000,000          | 1,000,000          | 1,000,000          | 1,000,000          | <b>5,014,446</b>   | 1,000,000         | 1,000,000          | 1,000,000          | 500,000           | 500,000           | <b>9,014,446</b>     |
| 6817 BUILDING SERVICES                                      | 149,458           | 150,000            | 150,000            | 150,000            | 150,000            | 180,000            | <b>780,000</b>     | 180,000           | 180,000            | 180,000            | 180,000           | 180,000           | <b>1,680,000</b>     |
| 7192 PURCHASE OF BUSES                                      | 4,904,653         | 19,900,900         | 10,000,000         | 10,000,000         | 10,000,000         | 10,000,000         | <b>59,900,900</b>  | 10,000,000        | 10,000,000         | 10,000,000         | 10,000,000        | 10,000,000        | <b>109,900,900</b>   |
| <b>TOTAL - EQUIPMENT/BUSES</b>                              | <b>7,557,306</b>  | <b>27,198,517</b>  | <b>16,790,000</b>  | <b>16,865,000</b>  | <b>16,965,000</b>  | <b>17,130,000</b>  | <b>94,948,517</b>  | <b>17,272,000</b> | <b>17,421,000</b>  | <b>17,577,000</b>  | <b>17,241,000</b> | <b>17,413,000</b> | <b>181,872,517</b>   |
| <b>H. CHARTER SCHOOLS</b>                                   |                   |                    |                    |                    |                    |                    |                    |                   |                    |                    |                   |                   |                      |
| CHARTER SCHOOLS - TAX REVENUE                               | 0                 | 10,446,206         | 11,073,000         | 11,737,400         | 12,441,650         | 13,188,150         | <b>58,886,406</b>  | 13,847,550        | 14,539,950         | 15,266,950         | 16,030,300        | 16,831,800        | <b>135,402,956</b>   |
| CHARTER SCHOOLS - SAFETY GRANT                              | 65,030            | 0                  | 0                  | 0                  | 0                  | 0                  | <b>0</b>           | 0                 | 0                  | 0                  | 0                 | 0                 | <b>0</b>             |
| <b>TOTAL CHARTER SCHOOLS</b>                                | <b>65,030</b>     | <b>10,446,206</b>  | <b>11,073,000</b>  | <b>11,737,400</b>  | <b>12,441,650</b>  | <b>13,188,150</b>  | <b>58,886,406</b>  | <b>13,847,550</b> | <b>14,539,950</b>  | <b>15,266,950</b>  | <b>16,030,300</b> | <b>16,831,800</b> | <b>135,402,956</b>   |

**LEE COUNTY SCHOOL DISTRICT**  
**Capital Plan**  
**2024-2033**

| Prj # PROJECT                               | 22/23             | 23/24             | 24/25              | 25/26              | 26/27              | 27/28              | Total              | 28/29             | 29/30             | 30/31             | 31/32             | 32/33             | TEN YEAR TOTAL       |
|---------------------------------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|----------------------|
| <b>I. TRANSFERS</b>                         |                   |                   |                    |                    |                    |                    |                    |                   |                   |                   |                   |                   |                      |
| 9600 TRANSFER FOR CHARTER SCHOOLS - PECO    | 6,649,751         | 7,533,000         | 8,136,000          | 8,787,000          | 9,490,000          | 9,775,000          | 43,721,000         | 10,068,000        | 10,370,000        | 10,681,000        | 11,215,050        | 11,775,803        | 97,830,853           |
| 9600 TRF FOR HURRICANE IAN REPAIRS          | 0                 | 39,000,000        |                    |                    |                    |                    | 39,000,000         |                   |                   |                   |                   |                   | 39,000,000           |
| 9600 TRANSFER PER FS 1011.71                |                   | 19,229,510        | 19,438,960         | 19,880,160         | 20,235,310         | 20,506,450         | 99,290,390         | 20,796,900        | 20,963,130        | 21,142,650        | 21,336,540        | 21,545,950        | 205,075,560          |
| 9600 TRANSFER FOR MAINTENANCE               | 16,000,000        | 16,000,000        | 16,000,000         | 16,000,000         | 16,000,000         | 16,000,000         | 80,000,000         | 16,000,000        | 16,000,000        | 16,000,000        | 16,000,000        | 16,000,000        | 160,000,000          |
| <b>TOTAL TRANSFERS</b>                      | <b>22,649,751</b> | <b>81,762,510</b> | <b>43,574,960</b>  | <b>44,667,160</b>  | <b>45,725,310</b>  | <b>46,281,450</b>  | <b>262,011,390</b> | <b>46,864,900</b> | <b>47,333,130</b> | <b>47,823,650</b> | <b>48,551,590</b> | <b>49,321,753</b> | <b>501,906,413</b>   |
| <b>BANK FEES</b>                            | 4,842             |                   |                    |                    |                    |                    | 0                  |                   |                   |                   |                   |                   | 0                    |
| <b>J. DEBT SERVICE</b>                      |                   |                   |                    |                    |                    |                    |                    |                   |                   |                   |                   |                   |                      |
| 29900 FY11 QSCB                             | 1,380,342         | 2,028,819         | 2,023,819          | 2,023,819          |                    |                    | 6,076,457          |                   |                   |                   |                   |                   | 6,076,457            |
| 29501 FY12B COPs                            | 6,731,707         |                   |                    |                    |                    |                    | 0                  |                   |                   |                   |                   |                   | 0                    |
| 29301 FY13 COPs                             | 4,565,555         |                   |                    |                    |                    |                    | 0                  |                   |                   |                   |                   |                   | 0                    |
| 29302 FY14A COPs                            | 4,481,693         | 4,562,663         | 4,633,913          | 8,305,713          | 23,393,113         | 32,294,088         | 73,189,490         |                   |                   |                   |                   |                   | 73,189,490           |
| 29201 FY14B COPs                            | 7,784,395         | 7,845,750         | 7,937,000          | 7,696,500          | 0                  | 0                  | 23,479,250         |                   |                   |                   |                   |                   | 23,479,250           |
| 29500 FY16A COPs                            | 3,785,822         | 3,799,000         | 3,794,850          | 3,792,600          | 3,791,200          | 3,792,950          | 18,970,600         | 7,020,950         | 7,018,700         | 7,019,450         | 7,017,450         | 7,017,200         | 54,064,350           |
| 29401 FY17A COPs                            | 12,141,977        | 18,428,747        | 18,653,080         | 15,188,878         | 0                  | 0                  | 52,270,705         |                   |                   |                   |                   |                   | 52,270,705           |
| 29502 FY17B COPs                            | 3,823,953         | 7,885,780         | 7,878,972          | 7,878,336          | 7,883,756          | 0                  | 31,526,844         |                   |                   |                   |                   |                   | 31,526,844           |
| 29802 FY19 COPs - Gateway High (MMM)        | 16,473,605        | 12,038,104        | 12,038,539         | 12,037,838         | 12,035,738         | 12,035,738         | 60,185,957         |                   |                   |                   |                   |                   | 60,185,957           |
| 29802 FY19 COPs - Lehigh High Addition      | 1,171,645         | 859,896           | 856,211            | 856,162            | 856,012            | 856,012            | 4,284,293          |                   |                   |                   |                   |                   | 4,284,293            |
| 29601 FY20 COPs - LAMS MM                   | 7,009,649         | 6,125,747         | 6,121,601          | 6,122,910          | 6,124,656          | 6,121,819          | 30,616,733         |                   |                   |                   |                   |                   | 30,616,733           |
| 29601 FY20 COPs - LAMS Addition             |                   | 892,753           | 892,149            | 892,340            | 892,594            | 892,181            | 4,462,017          |                   |                   |                   |                   |                   | 4,462,017            |
| 29602 FY23A COPs - LAMS Addition            |                   | 53,740            | 44,620             | 44,620             | 44,620             | 44,620             | 232,220            | 50,272            | 50,278            | 50,269            | 50,281            | 50,278            | 483,598              |
| 29602 FY23A COPs - Franklin Park ES Rebuild |                   | 4,418,638         | 3,668,772          | 3,668,772          | 3,668,772          | 3,668,772          | 19,093,726         | 4,133,492         | 4,133,936         | 4,133,196         | 4,134,232         | 4,133,936         | 39,762,518           |
| 29602 FY23A COPs - Amanecer ES              |                   | 2,991,537         | 2,483,858          | 2,483,858          | 2,483,858          | 2,483,858          | 12,926,969         | 2,798,486         | 2,798,786         | 2,798,285         | 2,798,987         | 2,798,786         | 26,920,299           |
| <b>FY24 COPs</b>                            |                   | 6,100,000         | 6,100,000          | 6,100,000          | 6,100,000          | 6,100,000          | 30,500,000         | 6,100,000         | 6,100,000         | 6,100,000         | 6,100,000         | 6,100,000         | 61,000,000           |
| <b>FY25 COPs</b>                            |                   |                   | 25,750,000         | 25,750,000         | 25,750,000         | 25,750,000         | 103,000,000        | 25,750,000        | 25,750,000        | 25,750,000        | 25,750,000        | 25,750,000        | 231,750,000          |
| <b>FY26 COPs</b>                            |                   |                   |                    | 16,000,000         | 16,000,000         | 16,000,000         | 48,000,000         | 16,000,000        | 16,000,000        | 16,000,000        | 16,000,000        | 16,000,000        | 128,000,000          |
| <b>FY27 COPs</b>                            |                   |                   |                    |                    | 7,500,000          | 7,500,000          | 15,000,000         | 7,500,000         | 7,500,000         | 7,500,000         | 7,500,000         | 7,500,000         | 52,500,000           |
| <b>FY28 COPs</b>                            |                   |                   |                    |                    |                    | 23,000,000         | 23,000,000         | 23,000,000        | 23,000,000        | 23,000,000        | 23,000,000        | 23,000,000        | 138,000,000          |
| Fund 29701 FY12 FP&L Lease Agreement        | 42,190            | 0                 | 0                  | 0                  | 0                  | 0                  | 0                  | 0                 | 0                 | 0                 | 0                 | 0                 | 0                    |
| <b>TRANSFER TO DEBT SERVICE</b>             | <b>69,392,531</b> | <b>78,031,174</b> | <b>102,877,384</b> | <b>118,842,346</b> | <b>116,524,319</b> | <b>140,540,038</b> | <b>556,815,261</b> | <b>92,353,200</b> | <b>92,351,700</b> | <b>92,351,200</b> | <b>92,350,950</b> | <b>92,350,200</b> | <b>1,018,572,511</b> |
| Value of 50% Mill                           | 93,343,875        | 104,462,060       | 110,730,000        | 117,374,000        | 124,416,500        | 131,881,500        |                    | 138,475,500       | 145,399,500       | 152,669,500       | 160,303,000       | 168,318,000       |                      |
| Debt Service as % of 50% mill               | 18.1%             | 16.7%             | 43.8%              | 49.8%              | 43.8%              | 58.4%              |                    | 29.8%             | 37.4%             | 35.6%             | 33.9%             | 32.3%             |                      |
| Statutory Debt Limit (75%)                  | 140,015,813       | 156,693,090       | 166,095,000        | 176,061,000        | 186,624,750        | 197,822,250        |                    | 207,713,250       | 218,099,250       | 229,004,250       | 240,454,500       | 252,477,000       |                      |
| Debt Service as % of 75% mill               | 12.1%             | 11.1%             | 29.2%              | 33.2%              | 29.2%              | 39.0%              |                    | 19.9%             | 24.9%             | 23.7%             | 22.6%             | 21.5%             |                      |

The debt service limits are based solely on debt to be reimbursed from Capital Outlay Millage and does not include debt paid from any other source such as Sales Tax or Impact Fees.