VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
OCTOBER 12, 2021, 04:30 PM

www.Estero-fl.gov

COVID-19 NOTICE:

The Village Council Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity to participate virtually. The meeting will be broadcasted live via the Village of Estero website https://estero-fl.gov/council/watch-meetings-online/. Access in Council Chambers will be limited in order to comply with the safety instructions relating to COVID-19. 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

October 12, 2021, 04:30 pm

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

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

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

6. **PUBLIC HEARINGS (Quasi-Judicial)**

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

a. **Truist Bank Monument Sign (formerly BBT Bank) (District 7) 20280 Grand Oaks Shoppes Boulevard located north of Corkscrew Road, and just north of Dunkin Donuts on east side of Ben Hill Griffin Parkway.**

- Request review and approval of the design for the monument and directional signs.

- Public Information Meetings are optional for monument signs.

- Planning Zoning and Design Board will make a decision on the Truist Bank Monument Sign.

Attachment: 1. Application - Truist Bank Sign Package.pdf
Attachment: 2. Truist Bank Monument Sign Presentation.pdf

b. Christ Community Ministries Development Order (DOS2021-E001) (District 4) 20810 Highlands Avenue, located on the northwest corner of County Road and Highlands Avenue, immediately east of Estero Fire Rescue Station 41.

Development Order to expand the existing church by 2,972 square feet and to expand the parking on a 2. 3-acre site.

- The Public Information Meeting was held February 24, 2021 before the Design Review Board.

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

Attachment: 1. Christ Community Ministries Staff Report DOS2021-E001.pdf
Attachment: 2. Christ Community Ministries Site Construction Plans.pdf
Attachment: 3. Christ Community Ministries Architectural Plans.pdf
Attachment: 4. Christ Community Ministries Landscaping Plans.pdf
Attachment: 5. Christ Community Ministries Presentation.pdf

c. AAAA PreK-8 School Development Order (DOS2021-E004) (District 4) 20897 Three Oaks Parkway, 68.5-acre undeveloped parcel south of Copper Oaks, bounded by Three Oaks Parkway on the west and I-75 on the east.

Development Order for construction of elementary and middle school site, and

monument sign.

- The Public Information Meeting was held September 14, 2021.

- Planning Zoning and Design Board will make a decision on the Development Order and Monument Sign.

Attachment: 1. Staff Report - AAAA PreK-8 School DOS2021-E004.pdf
Attachment: 2. Staff Report - Attachment 1 Deviation Requests.pdf
Attachment: 3. AAAA PreK-8 School Presentation.pdf
Attachment: Estero Final Animation-1.m4v

7. PUBLIC INPUT

(Each individual will be given five minutes to speak)

8. BOARD COMMUNICATIONS

Next meeting -- November 9, 2021

9. ADJOURN

General Attachments

- Transcript.pdf

ESTERO PLANNING ZONING AND DESIGN BOARD
TUESDAY, OCTOBER 12, 2021, 4:30 P.M.

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

04:30:46 >>Howard Levitan: I'M GOING TO CALL THE MEETING TO ORDER
04:30:49 AND ASK THAT YOU STAND FOR THE PLEDGE OF ALLEGIANCE.
04:30:58 [PLEDGE OF ALLEGIANCE]
04:31:12 MADAM CLERK, WOULD YOU CALL THE ROLL, PLEASE?
04:31:16 >>Tammy Duran: BOARD MEMBER GARGANO?
04:31:18 >>Anthony Gargano: HERE.
04:31:18 >>Kristin Jeannin: HERE.
04:31:21 >>Barry Jones: HERE.
04:31:22 >>Marlene Naratil: HERE.
04:31:24 >>Michael Sheeley: HERE.
04:31:27 >>Tammy Duran: BOARD MEMBER TATOOLES IS NOT HERE.
04:31:29 >>Jim Wallace: HERE.
04:31:30 >>Howard Levitan: HERE.
04:31:32 >>Scotty Wood: HERE.
04:31:34 >>Tammy Duran: AND NANCY IS IN ZOOM.
04:31:36 >>Howard Levitan: YES.
04:31:37 I WOULD LIKE TO ASK FOR A MOTION TO APPROVE THE AGENDA FOR
04:31:42 TONIGHT.

04:31:43 >> SO MOVED.
04:31:46 >>Howard Levitan: THAT WAS ANTHONY, AND WHO SECONDED IT?
04:31:50 MICHAEL.
04:31:52 TERRIFIC.
04:31:53 OKAY.
04:31:55 ALL IN FAVOR, PLEASE SIGNIFY BY SAYING AYE.
04:31:58 ANY OPPOSED?
04:32:03 MOTION IS APPROVED.
04:32:04 OKAY.
04:32:06 THE BUSINESS TONIGHT IS THREE PUBLIC QUASI-JUDICIAL
04:32:12 HEARINGS.
04:32:12 AND WHEN THIS BOARD IS SCHEDULED TO CONSIDER AND VOTE ON
04:32:15 EITHER A ZONING APPLICATION OR A DEVELOPMENT ORDER, IT SITS
04:32:19 IN A QUASI-JUDICIAL CAPACITY.
04:32:21 THIS MEETING'S AGENDA INCLUDES ITEMS SUBJECT TO THOSE KINDS
04:32:25 OF PROCEEDINGS.
04:32:26 IF YOU INTEND TO PROVIDE TESTIMONY ON THE QUASI-JUDICIAL
04:32:31 MATTER BEFORE THE MATTER IS CALLED, YOU MUST FILL OUT A

04:32:35 PUBLIC SPEAKER'S CARD, GIVE IT TO THE VILLAGE CLERK AND YOU
04:32:39 MUST BE SWORN IN BY THE BOARD ATTORNEY.
04:32:41 BEFORE THE MATTER BEGINS, ANY WRITTEN COMMUNICATIONS THAT
04:32:43 HAVE BEEN RECEIVED BEFORE THE CUTOFF DATE WILL BE PLACED
04:32:47 INTO THE PUBLIC RECORD.
04:32:49 BOARD MEMBERS WILL BE ASKED TO DISCLOSE ANY EX PARTE
04:32:51 COMMUNICATIONS.

04:32:53 BOARD MEMBERS WILL BE ASKED IF THEY HAVE A CONFLICT
04:32:56 REGARDING THE MATTER AND MUST DECLARE IT.
04:32:58 IF THEY DO, THEY WILL NOT BE ALLOWED TO PARTICIPATE IN BOARD
04:33:01 DISCUSSION OR VOTE ON THE MATTER.
04:33:03 THE VILLAGE DIRECTOR OF COMMUNITY DEVELOPMENT OR STAFF
04:33:07 DESIGNEE WILL INTRODUCE THE MATTER AND THEN ASK THE
04:33:10 APPLICANT TO MAKE A PRESENTATION AND SUMMARIZE ANY RELATED
04:33:14 AFFIDAVITS FROM APPLICANT'S EXPERTS IN ATTENDANCE.
04:33:18 FOLLOWING THIS, THE DIRECTOR OF COMMUNITY DEVELOPMENT, OR
04:33:20 STAFF DESIGNEE, WILL MAKE A PRESENTATION PROVIDING THE STAFF
04:33:25 REPORT FINDINGS AND RECOMMENDATIONS.
04:33:28 AFTER THIS, THE PUBLIC HEARING WILL BE OPENED AND ANYONE WHO
04:33:31 HAS BEEN SWORN IN MAY PROVIDE TESTIMONY.
04:33:34 IT IS IMPORTANT TO BE CONCISE AND LIMIT TESTIMONY TO FIVE
04:33:38 MINUTES OR LESS.
04:33:38 THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS,
04:33:42 INCLUDING THE PUBLIC, AND MAY PROVIDE REBUTTAL.
04:33:45 THE PUBLIC MAY NOT CROSS-EXAMINE WITNESSES, BUT MAY REQUEST
04:33:49 THE BOARD TO DIRECT QUESTIONS ON THEIR BEHALF TO EITHER THE
04:33:53 APPLICANT OR THE COMMUNITY DEVELOPMENT STAFF.
04:33:55 PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
04:33:58 INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
04:34:03 IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
04:34:06 AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
04:34:10 WILL ALL THOSE WHO INTEND TO TESTIFY IN EACH OF THE MATTERS,

04:34:14 OR ANY OF THE MATTERS ON OUR AGENDA TONIGHT, PLEASE STAND
04:34:18 AND RAISE YOUR RIGHT HAND.
04:34:21 BOARD ATTORNEY, CAN YOU PLEASE ADMINISTER THE OATH?
04:34:23 NANCY, YOU'RE MUTED.
04:34:33 >>Nancy Stroud: DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY
04:34:35 THAT YOU ARE ABOUT TO GIVE WILL BE THE TRUTH, THE WHOLE
04:34:38 TRUTH, AND NOTHING BUT THE TRUTH?
04:34:39 THANK YOU.
04:34:45 >>Howard Levitan: OKAY.
04:34:46 LET'S CALL THE FIRST CASE, WHICH IS TRUIST BANK MONUMENT
04:34:52 SIGN, FORMERLY BBT BANK.
04:34:54 >>Tammy Duran: CHAIRMAN LEVITAN, I WANTED TO LET YOU KNOW
04:34:57 THAT BOARD MEMBER TATOOLES IS HERE NOW.
04:34:59 >>Howard Levitan: OKAY.

04:35:00 TERRIFIC.
04:35:00 I'LL CHECK HIM OFF.
04:35:01 SO WE ARE COMPLETELY FULL.
04:35:06 MARY, WOULD YOU LIKE TO LEAD US OFF ON THIS?
04:35:10 >>Mary Gibbs: DO WE NEED TO CHECK FOR CONFLICTS OF INTEREST?
04:35:13 >>Howard Levitan: YES.
04:35:15 LET'S DO THAT.
04:35:15 HAS ANYONE ON THE BOARD HAD ANY EX PARTE COMMUNICATIONS?
04:35:21 IF SO, PLEASE DISCLOSE THE NATURE OF THE COMMUNICATION.
04:35:24 ANYBODY?
04:35:25 >> NONE.

04:35:25 >>Howard Levitan: NO.
04:35:26 OKAY.
04:35:27 ANYBODY ON THE BOARD HAVE ANY CONFLICT OF INTEREST REGARDING
04:35:30 THIS MATTER?
04:35:31 >> NO.
04:35:32 >> NO.
04:35:33 >>Howard Levitan: NO.
04:35:33 OKAY.
04:35:34 LET'S GO AHEAD, MARY.
04:35:37 >>Mary Gibbs: ALL RIGHT.
04:35:39 THIS IS A REQUEST FOR A MONUMENT SIGN FOR TRUIST BANK, WHICH
04:35:43 WAS FORMERLY THE BBT BANK, WHICH IS LOCATED ON BEN HILL
04:35:47 GRIFFIN AND CORKSCREW ROAD, IF YOU KNOW WHERE THE GRANDEZZA
04:35:50 PUBLIX SHOPPING CENTER IS.
04:35:52 THIS IS AT THE NORTH END OF THAT SHOPPING PLAZA.
04:35:54 SO THEY WANT TO REPLACE THE SIGN WITH A NEW ONE.
04:35:58 IT'S PRETTY AND STRAIGHTFORWARD AND FEW DIRECTIONAL SIGNS
04:36:02 INTERNAL TO THE PROJECT.
04:36:04 WE HAVE THE APPLICANT HERE WITH A COLOR BOARD AND A BRIEF
04:36:09 PowerPoint TO EXPLAIN WHAT THEY ARE GOING TO DO.
04:36:11 I'LL TURN IT OVER, IF YOU DON'T HAVE ANY QUESTIONS FOR ME,
04:36:14 TO THE APPLICANT FROM THE SIGN COMPANY.
04:36:19 >>Howard Levitan: GO AHEAD.
04:36:21 >>Mary Gibbs: LANCE OIJ.
04:36:29 >> I JUST HAVE A SAMPLE --

04:36:34 >>Mary Gibbs: I THOUGHT IT WAS A PowerPoint.
04:36:35 IT WAS ACTUALLY THE INFORMATION WE PUT IN THE PACKET WITH
04:36:37 THE APPLICATION THAT SHOWS -- THERE'S A PICTURE THAT SHOWS
04:36:39 THE OLD BANK COMPARED TO THE NEW BANK -- THE SIGN.
04:36:46 >> YEAH, WHAT I DID IS I TOOK -- [INAUDIBLE]
04:36:51 >>Mary Gibbs: YOU HAVE TO MOVE THAT CLOSER TO THE MICROPHONE
04:36:54 AND THEN STAND -- BECAUSE WE HAVE TO PICK IT UP.
04:36:57 YOU HAVE TO GET REALLY CLOSE TO THE MICROPHONE AND EXPLAIN
04:36:59 IT.
04:37:09 >>Lance Oij: I JUST BLEW UP THE TWO ITEMS THAT I THINK

04:37:13 YOU GUYS ARE CONCERNED WITH.
04:37:15 THE MONUMENT SIGN AND SHOWING YOU THE COLORS OF THE MONUMENT
04:37:18 SIGN WITH THE SAMPLES OF COLORS FOR THE MONUMENT, TRIM CAP
04:37:23 ON THE VERY TOP.
04:37:25 THIS IS THE SHERWIN WILLIAMS WHITE, WHICH IF YOU LOOK IN THE
04:37:29 PACKET, YOU'LL SEE THERE'S A BUILDING ELEVATION FOR THE
04:37:33 BUILDING SIGNAGE.
04:37:34 AND IN THERE, YOU'LL SEE THAT THE BASE OF THE BUILDING IS
04:37:38 THIS CONCRETE BLOCK AT THE BOTTOM, WHICH IS A KIND OF TAN
04:37:41 CONCRETE BLOCK.
04:37:43 AND THEN THERE'S SOME WHITE ACCENT STRIPES ABOVE THAT.
04:37:47 THAT'S WHERE THIS IS THE SHERWIN WILLIAMS COLOR ON THE SIDE.
04:37:51 THE GRAY CLAP, A SLIGHT GRAY, THE TRUIST GRAY.
04:37:56 THE BACKGROUND, METAL BACKGROUND HAS INDIVIDUAL CHANNEL
04:38:00 LETTERS MOUNTED TO THE THREE INCH CHANNEL LETTERS MOUNTED --

04:38:05 THE BACKGROUND WILL NOT LIGHT.
04:38:09 THE ONLY THING THAT WILL LIGHT ARE THE LETTERS.
04:38:12 THAT IS THE EXISTING SIGN WHICH IS COMING OUT.
04:38:16 THE SAME THING WITH THE DIRECTIONALS.
04:38:18 GOING TO A MONUMENT TYPE SIGN ON THE DIRECTIONAL SIGNS FROM
04:38:20 A POST SIGN.
04:38:24 DO YOU HAVE ANY QUESTIONS?
04:38:31 >>Howard Levitan: I HAVE A QUESTION.
04:38:34 COULD YOU GO ON THE ELEVATIONS THAT YOU HAVE PRESENTED TO US
04:38:38 TO THE PICTURE OF THE TRUIST SIGN THAT'S ON THE FACE OF THE
04:38:45 BUILDING?
04:38:45 YEAH, RIGHT THERE.
04:38:53 >> IF YOU LOOK ON THE EXISTING BBT OVER TO THE RIGHT, YOU
04:38:56 CAN SEE THE BEIGE COLOR ON THE BOTTOM WHICH IS BLOCK, AND
04:39:00 THEN THERE IS A LIGHT TRIM.
04:39:02 YOU CAN KIND OF SEE THAT IN BOTH THE OTHER PLACES AND THAT'S
04:39:05 KIND OF THE BEIGE COLOR OF THE BUILDING.
04:39:08 >>Howard Levitan: I WOULD LIKE TO ASK, WHAT IS THE RED
04:39:15 SQUARE THAT SEEMS TO BE ANNOUNCING A TIME OF OPENING ALL
04:39:21 ABOUT?
04:39:22 >> THAT'S AN EXISTING BANNER THAT'S UP.
04:39:25 THERE WILL COME DOWN.
04:39:26 >>Howard Levitan: THAT WILL COME DOWN.
04:39:28 >> YES.
04:39:29 I WAS JUST AT THE SITE AND THE BANNER IS NOT UP THERE NOW.

04:39:32 WHEN THEY DID THE INITIAL SURVEY, THAT BANNER WAS UP THERE
04:39:36 FOR THE BB & T, BUT THE BB & T HAS NOW TAKEN THAT DOWN.
04:39:45 >>Jim Wallace: I HAVE A QUICK QUESTION ON YOUR ELEVATION.
04:39:47 IT SEEMS TO SHOW CONCRETE BLOCK BASE ON YOUR MONUMENT SIGN,
04:39:51 BUT IT SHOWS IT JUST AN UNFINISHED CONCRETE BLOCK.
04:39:56 THE BUILDING OBVIOUSLY IS NOT UNFINISHED CONCRETE BLOCK.

04:39:59 IS THIS GOING TO BE A STUCCO FINISH?
04:40:04 >> THIS WILL BE LIKE A SPLIT BASED BLOCK -- [INAUDIBLE]
04:40:14 >>Michael Sheeley: SAME BLOCK ON THE BASE OF THE BUILDING,
04:40:16 BELOW THAT BASELINE THERE?
04:40:18 >> YES.
04:40:20 >>Jim Wallace: AND THE ADDRESS, IS THAT -- IS IT GOING TO
04:40:25 HAVE LANDSCAPING COVERING?
04:40:26 I'M CONCERNED THAT THE ADDRESS WILL BE COVERED BY
04:40:29 LANDSCAPING.
04:40:30 IT LOOKS LIKE THE ADDRESS IS IN THE BASE, NOT IN THE SIGNAGE
04:40:36 AREA.
04:40:38 >>Mary Gibbs: WE CAN'T HEAR.
04:40:41 >>Tammy Duran: YOU GUYS HAVE TO GET CLOSER TO THE MIKE.
04:40:45 WE'RE GETTING COMMENTS THAT THEY CAN'T HEAR THE PODIUM OR
04:40:48 ANYONE.
04:40:50 >>Mary Gibbs: THE APPLICANT NEEDS TO GET CLOSER.
04:40:52 I THINK THE QUESTION WAS ABOUT THE HEIGHT OF THE BASE.
04:40:54 AND ALSO THE STAFF NOTICED, I THINK THAT -- AND WE MENTIONED
04:40:57 TO THE APPLICANT THE REQUIREMENT IS 24 INCHES FOR THE BASE.

04:41:01 SO YOU MIGHT NEED TO MAKE THE BASE A LITTLE BIT TALLER.
04:41:04 >> OKAY, YEAH.
04:41:05 CURRENTLY, THE BASE OF THE SIGN IS 18 INCHES TALL.
04:41:08 BASED ON WHAT WAS EXISTING.
04:41:10 SO KIND OF DUPLICATED THE SAME SIZE AS WHAT WAS EXISTING.
04:41:14 SO WE CAN INCREASE THE BASE TO 24 INCHES IF THAT'S --
04:41:18 >>Jim Wallace: 24 INCHES IS A MINIMUM.
04:41:21 24 TO 36 INCHES.
04:41:22 MY QUESTION WAS REGARDING THE ADDRESS NUMBERS, I'M JUST
04:41:27 CONCERNED THAT YOU'RE NOT SHOWING ANY LANDSCAPING THERE.
04:41:31 I PRESUME THERE WILL BE LANDSCAPING THERE.
04:41:33 WILL THE LETTERING BE ABOVE THE LANDSCAPING?
04:41:37 >> YEAH.
04:41:38 I MEAN, THIS IS THE EXISTING CONDITIONS AS IT SITS RIGHT
04:41:41 NOW.
04:41:41 THE LANDSCAPING IS ACTUALLY OVER TO THE LEFT.
04:41:44 THERE'S LIKE A HEDGE RIGHT HERE.
04:41:46 I WAS JUST AT THE JOB SITE.
04:41:48 AND THERE IS A HEDGE RIGHT OVER HERE.
04:41:49 BUT THIS IS WHERE THE LANDSCAPING IS CURRENTLY.
04:41:51 IT'S ALL LIKE A -- IT'S ALL LIKE A LOW PROFILE.
04:41:56 IF YOU WANT US TO MOVE THE ADDRESS TO THIS TOP LEFT-HAND
04:42:04 CORNER, WE CAN DO THAT ALSO.
04:42:07 >>Jim Wallace: I DON'T REMEMBER.
04:42:09 MARY, MAYBE YOU CAN HELP ON THE LAND DEVELOPMENT CODE

04:42:12 WHETHER IT SPECIFIES WHERE THE ADDRESS MUST BE.
04:42:15 IS IT PART OF THE SIGNAGE AREA?

04:42:17 >>Mary Gibbs: THE LAND DEVELOPMENT CODE DOESN'T SPECIFY A
04:42:20 PARTICULAR AREA.
04:42:21 SO IT CAN BE AT THE BASE AS LONG AS IT'S NOT OBSCURED BY
04:42:24 LANDSCAPING.
04:42:26 >>Marlene Naratil: ARE YOU REPAINTING THE ENTIRE BUILDING?
04:42:30 >> NO.
04:42:31 WHAT WE'RE CHANGING TO THE BUILDING SIGNAGE FOR THE NEW BANK
04:42:36 TO WHAT YOU SEE IN THE PICTURE.
04:42:37 >>Marlene Naratil: YOU'RE ABLE TO GET BY WITH THE CURRENT
04:42:41 PAINTING --
04:42:42 >> NO, WE'RE NOT PAINTING THE BUILDING OR ANYTHING LIKE
04:42:43 THAT.
04:42:44 THEY TRIED THEIR BEST TO MATCH EVERYTHING THAT'S EXISTING ON
04:42:47 THE BUILDING.
04:42:49 >>Mary Gibbs: IF I COULD ADD SOMETHING, THIS IS REALLY HARD
04:42:51 TO TELL.
04:42:52 WHEN YOU LOOK AT THIS PICTURE IT LOOKS GRAY, BUT IT'S A
04:42:55 LIGHT BEIGE.
04:42:57 IT'S A LIGHT BEIGE.
04:42:58 IT'S NOT A GRAY COLOR.
04:42:59 >>Marlene Naratil: AND THE ONE FROM THE BBT LOOKS PURE
04:43:03 WHITE.
04:43:03 >>Mary Gibbs: BUT IT'S NOT.

04:43:07 >>Lance Oij: THIS ONE ACTUALLY HAS A GREAT TRIM IF YOU
04:43:10 NOTICE AROUND THE EXISTING SIGN, THE CABINET IS GRAY.
04:43:14 ON THIS EXISTING BB & T SIGN.
04:43:32 >>Tammy Duran: CHAIRMAN LEVITAN, WERE YOU TALKING?
04:43:34 YOU WERE MUTED.
04:43:35 >>Howard Levitan: SORRY.
04:43:35 I WAS GOING TO ASK WHAT THE COLOR, THE EXACT COLOR.
04:43:39 I CAN'T TELL FROM THE COLOR BOARD WHAT THE DARK COLOR IS.
04:43:44 >>Mary Gibbs: RIGHT.
04:43:44 CAN YOU READ --
04:43:46 >>Lance Oij: THIS IS THE TRUIST.
04:43:49 IS THAT THE COLOR YOU'RE LOOKING FOR?
04:43:51 >>Howard Levitan: YES.
04:43:54 >>Lance Oij: IT'S A DEEP PURPLE.
04:43:58 >>Mary Gibbs: DOES IT HAVE A SHERWIN WILLIAMS NUMBER ON
04:44:02 THERE?
04:44:03 >>Lance Oij: NO, THIS DOESN'T.
04:44:06 THAT IS A METAL BACKGROUND THAT WILL BE PAINTED.
04:44:10 THAT'S WHY THIS IS A METAL BACKGROUND HERE.
04:44:12 AND THEN THIS IS THE GRAY TOP.
04:44:15 WHEN YOU PRINT STUFF, THIS SEEMS SO MUCH GRAYER THAN THAT.
04:44:19 IT'S PRETTY LIGHT GRAY.
04:44:21 >>Mary Gibbs: THE COLOR LOOKS IN PERSON LIKE A DEEP, DEEP
04:44:24 ROYAL BLUE WITH A LITTLE BIT OF PURPLISH IN IT.

04:44:28 >>Howard Levitan: ANTHONY, YOU HAD ASKED TO SPEAK?

04:44:31 >>Anthony Gargano: YEAH, I HAD A QUESTION FOR STAFF.
04:44:34 UNDER THE NEW CODE, IS THIS SOMETHING THAT COULD HAVE BEEN
04:44:37 HANDLED ADMINISTRATIVELY?
04:44:40 >>Mary Gibbs: NO.
04:44:41 ON MONUMENT SIGNS, WHAT WE DID IN THE NEW CODE IS THAT THE
04:44:44 BOARD STILL WANTED TO LOOK AT THE MONUMENT SIGNS, BUT WE CUT
04:44:47 OUT -- BEFORE YOU HAD TO DO A PUBLIC INFORMATION MEETING.
04:44:50 THEN YOU HAD TO COME BACK AND DO A PUBLIC HEARING.
04:44:52 SO ANY MONUMENT SIGN NOW REQUIRES A PUBLIC HEARING, BUT IT'S
04:44:58 JUST ONE INSTEAD OF TWO MEETINGS.
04:45:00 WE STILL LEFT IT WITHIN THE PURVIEW OF THIS BOARD TO APPROVE
04:45:02 IT.
04:45:04 >>Anthony Gargano: OKAY.
04:45:04 THANK YOU.
04:45:09 >>Mary Gibbs: UNLESS YOU WANT TO GIVE US AUTHORITY TO DO
04:45:10 THAT FROM NOW ON, WE CAN.
04:45:13 >>Howard Levitan: I DON'T THINK WE CAN CHANGE THE LAND
04:45:16 DEVELOPMENT CODE OURSELVES.
04:45:19 >>Mary Gibbs: IT WAS A JOKE.
04:45:20 I WANTED TO MAKE SURE NANCY WAS PAYING ATTENTION.
04:45:24 >>Howard Levitan: I THINK SHE'S GOT IT.
04:45:26 DOES ANYBODY ELSE HAVE ANY QUESTIONS OF THE APPLICANT?
04:45:29 IS THERE -- DO YOU HAVE ANY CARDS, MADAM CLERK, ON THIS ONE?
04:45:34 >>Tammy Duran: NO, I DO NOT.
04:45:35 >>Howard Levitan: DOES ANYBODY FROM THE PUBLIC WISH TO SPEAK

04:45:39 ABOUT THE TRUIST MONUMENT SIGN -- TRUIST BANK MONUMENT SIGN?
04:45:44 HEARING NONE, I WILL ACCEPT A MOTION TO APPROVE THIS SIGN.
04:45:48 >>Marlene Naratil: I'LL MAKE THAT MOTION.
04:45:51 >>James Tatooles: I'LL SECOND IT.
04:45:52 >>Howard Levitan: ALL IN FAVOR?
04:45:53 WHY DON'T YOU CALL THE ROLL, BECAUSE IT'S A QUASI-JUDICIAL
04:45:58 HEARING.
04:45:59 MADAM CLERK, CALL THE ROLL.
04:46:02 >>Anthony Gargano: YES.
04:46:03 >>Kristin Jeannin: YES.
04:46:06 >>Barry Jones: YES.
04:46:08 >>Marlene Naratil: YES.
04:46:09 >>Michael Sheeley: YES.
04:46:11 >>James Tatooles: YES.
04:46:13 >>Jim Wallace: YES.
04:46:16 >>Howard Levitan: YES.
04:46:17 >>Scotty Wood: YES.
04:46:22 >>Howard Levitan: OKAY.
04:46:22 THANK YOU.
04:46:23 WE'LL GO TO THE NEXT HEARING ON CHRIST COMMUNITY MINISTRIES

04:46:31 DEVELOPMENT ORDER.
04:46:34 AND THE SAME RULES APPLY.
04:46:38 HAS ANYBODY HAD ANY EX PARTE COMMUNICATION WITH RESPECT TO
04:46:41 THIS MATTER?
04:46:43 >> NO.

04:46:44 >> NO.
04:46:44 >>Howard Levitan: NO.
04:46:45 AND DOES ANYBODY HAVE ANY CONFLICTS OF INTEREST THEY WOULD
04:46:48 LIKE TO DECLARE?
04:46:50 >> NO.
04:46:51 >> NO.
04:46:51 >>Howard Levitan: NO.
04:46:52 OKAY.
04:46:52 MARY, WOULD YOU LIKE TO INTRODUCE THE MATTER?
04:46:57 >>Mary Gibbs: THIS IS A DEVELOPMENT ORDER FOR A CHURCH
04:47:06 EXPANSION PROJECT, AND IT'S LOCATED ON HIGHLANDS AVENUE, SO
04:47:09 IT'S OFF OF U.S. 41.
04:47:11 IF YOU'RE DRIVING DOWN U.S. 41, YOU KNOW WHERE SUNNY GROVE
04:47:15 MOBILE HOME PARK IS IT'S ACROSS THE STREET FROM THAT AND
04:47:18 JUST SET BACK OFF THE ROAD.
04:47:20 THE APPLICANT IS ASKING FOR A DEVELOPMENT ORDER.
04:47:23 WHAT THEY WANT TO DO, THERE'S AN OLDER CHURCH THAT WAS BUILT
04:47:27 SOME YEARS AGO.
04:47:28 THEY WANT TO APPROXIMATELY DOUBLE THE SIZE BY ADDING 3,000
04:47:31 SQUARE FEET.
04:47:32 THEY ARE GOING TO REMOVE A COUPLE OF MODULARS AND THEN
04:47:34 EXPAND THE CHURCH.
04:47:37 THIS WAS ACQUIRED THROUGH A LAND EXCHANGE AND A PROPERTY
04:47:44 TRANSACTION WITH THE VILLAGE OF ESTERO.
04:47:45 THE VILLAGE PURCHASED 62 ACRES AT THE CORNER OF CORKSCREW

04:47:48 AND 41 THAT EXTENDED UP TO THIS HIGHLANDS AVENUE PROPERTY.
04:47:51 AND THIS PIECE OF PROPERTY WAS EXCHANGED WITH PASTOR
04:47:54 GOODMAN, A TRANSACTION IN JANUARY.
04:47:57 AS PART OF THAT TRANSACTION, THEY HAVE BEEN HOLDING SERVICES
04:48:00 AT THE CHURCH.
04:48:02 SO NOW THAT THEY OWN THE PROPERTY, THEY WANT TO EXPAND THE
04:48:06 CHURCH.
04:48:06 AND THERE WAS A PUBLIC INFORMATION MEETING THAT WAS HELD
04:48:09 SOME TIME AGO, BUT IT WAS WITH THE OLD DESIGN REVIEW BOARD.
04:48:12 SO SOME OF YOU HAVE SEEN THIS BEFORE IN THE INFORMATION
04:48:16 MEETING.
04:48:16 AT THE TIME, I DON'T THINK THERE WERE TOO MANY COMMENTS.
04:48:19 THERE WERE A COUPLE ABOUT ARCHITECTURE, I THINK.
04:48:22 SO TONIGHT, THEY ARE JUST GOING TO EXPLAIN WHAT THEY ARE
04:48:27 DOING.
04:48:28 THE STYLE IS OLD FLORIDA.

04:48:30 WHAT THIS IS EXISTING, PRETTY NONDESCRIPT, BASICALLY NO
04:48:34 STYLE AT ALL.
04:48:35 SO THEY HAVE DONE SOME WORK WITH THE ARCHITECTURE TO MAKE IT
04:48:39 OLD FLORIDA.
04:48:40 AND THEN THE OTHER ISSUE I WANTED TO BRING UP BEFORE I TURN
04:48:42 IT OVER TO THE APPLICANT IS THAT THEY WILL BE USING A SEPTIC
04:48:46 TANK, WHICH IS WHAT IS IN USE NOW AND IS ALLOWED BY THE
04:48:49 HEALTH DEPARTMENT.
04:48:49 AT SOME POINT -- AND THEY ARE AWARE OF THIS -- THERE WILL

04:48:52 PROBABLY BE SOME TYPE OF SEWER SERVICE OUT IN THAT AREA,
04:48:57 BECAUSE THE VILLAGE HAS LOOKED AT SEVERAL AREAS THEY WANT TO
04:48:59 BRING SEWER INTO AT SOME POINT.
04:49:01 SO WE MAY PUT A STIPULATION IN THE DEVELOPMENT ORDER THAT AT
04:49:05 SOME TIME IN THE FUTURE THEY MAY NEED TO CONNECT.
04:49:08 BUT AT THIS POINT, THERE IS NO SEWER SERVICE IN THIS AREA.
04:49:11 SO THEY ARE NOT ABLE TO.
04:49:12 SO I'M HAPPY -- IF YOU DON'T HAVE ANY QUESTIONS, I'LL TURN
04:49:15 IT OVER TO THE APPLICANT ENGINEER.
04:49:17 DEAN MARTIN IS GOING TO KICK IT OFF.
04:49:24 >>Howard Levitan: I WOULD LIKE TO ASK THE BOARD TO HOLD
04:49:26 THEIR QUESTIONS UNTIL THE APPLICANT HAS FINISHED THE
04:49:29 PRESENTATION AND THEN WE WILL HAVE MARY'S PRESENTATION, AND
04:49:32 THEN WE WILL OPEN IT UP TO THE PUBLIC, AND THEN THE BOARD
04:49:36 CAN WEIGH IN.
04:49:37 PLEASE GO AHEAD.
04:50:20 >>Dean Martin: GOOD AFTERNOON.
04:50:20 DEAN MARTIN WITH TDM CONSULTING.
04:50:23 WE HAVE SOME OTHER TEAM MEMBERS HERE AS WELL.
04:50:25 THE PASTOR IS HERE FOR THE CHURCH AND ROBERT MASSENGALE, THE
04:50:29 ARCHITECT, AND DAVID KULSVEEN WITH LANDESCO, THE LANDSCAPE
04:50:33 ARCHITECT.
04:50:34 I WANT TO DIVE RIGHT INTO OUR PowerPoint.
04:50:36 THE FIRST SLIDE IS THE VICINITY MAP WHICH SHOWS THE SITE
04:50:59 ZOOMED OUT.

04:51:00 IT'S NORTH OF CORKSCREW AND EAST OF U.S. 41.
04:51:05 IT'S IN THE BLUE BOX THERE.
04:51:11 ZOOMED IN, WE HAVE AN AREA LOCATION MAP.
04:51:15 IT SHOWS EXISTING CHURCH AND THE TRAILERS AND THE PARKING
04:51:19 LOT, AND THE NORTHERN END IS VACANT.
04:51:23 THEN WE'VE GOT A FEW VIEWS OF THE EXISTING CHURCH.
04:51:31 YOU CAN SEE THAT THE TRAILERS ARE BEHIND THE CHURCH ON THE
04:51:36 WEST, AND THE CHURCH REALLY HAS NO ARCHITECTURAL DESIGN
04:51:41 ELEMENTS CURRENTLY.
04:51:42 DIFFERENT VIEW.
04:51:46 IT DOES SHOW THE ACCESS ONTO THE COUNTY ROAD, WHICH WILL BE
04:51:54 ELIMINATED DURING THIS PROCESS.

04:51:56 THE WEST VIEW.
04:52:06 WE'VE GOT OUR BOUNDARY SURVEY.
04:52:08 IT'S KIND OF CRISSCROSSED WITH EASEMENTS THAT HAVE BEEN
04:52:12 VACATED.
04:52:13 SO ALL THOSE EASEMENTS HAVE BEEN VACATED ON THE SURVEY.
04:52:16 THIS IS OUR SITE PLAN.
04:52:22 IT SHOWS THE EXPANDED BUILDING, EXPANDED PARKING WITH GRASS
04:52:27 SPACES AND A SECOND DRIVEWAY OFF OF HIGHLANDS.
04:52:31 IT ALSO SHOWS A DRIVEWAY OFF ESTERO COURT.
04:52:34 SO WE HAVE THREE DRIVEWAYS PROPOSED.
04:52:36 AND WE ALSO SHOW A PUBLIC AREA WITH BENCHES AND PLANTERS
04:52:41 SOUTH OF THE BUILDING, WHICH, AGAIN, IS PER THE VILLAGE
04:52:45 CODE.

04:52:49 THIS SLIDE SHOWS THE PRE- AND POST-DEVELOPMENT AREAS.
04:52:57 OF COURSE, WE'RE ADDING IMPERVIOUS.
04:53:01 IT'S REALLY ALL BUILDING AND GRASS PARK.
04:53:05 EVERYTHING ELSE IS REMAINING THE SAME.
04:53:08 THIS SHOWS OUR PARKING REQUIREMENTS THAT WE DO MEET THOSE.
04:53:20 WE NEEDED 83.
04:53:21 WE HAVE 84 PROPOSED AND 42 OF THOSE ARE GRASS.
04:53:27 PAVING, GRADING, AND DRAINAGE.
04:53:30 ALL THE STORMWATER RUNOFF IS COLLECTED IN CULVERTS CONVEYED
04:53:35 TO THE DRY DETENTION AREA IN THE NORTH.
04:53:39 IT'S ONE AND A HALF FOOT DEEP BUT IT'S DESIGNED TO BE DRY
04:53:42 FOR 24 HOURS.
04:53:43 STORMWATER CALCULATIONS, REQUIRED 8447 CUBIC FEET.
04:53:57 WE PROVIDED ALMOST 32,000 CUBIC FEET.
04:54:00 ALL THE EXTRA WAS AN ATTEMPT TO KEEP THE PEAK STAGES DOWN SO
04:54:05 THE BUILDING AND THE PARKING LOT WON'T FLOOD BECAUSE WE HAD
04:54:08 EXISTING CONDITIONS WE HAD TO WORK WITH.
04:54:10 WE COULDN'T RAZE THE BUILDING.
04:54:13 WE HAD TO KEEP THE BUILDING ELEVATIONS THE WAY THEY WERE.
04:54:15 SO I WANTED TO GIVE AS MUCH DETENTION VOLUME I COULD IN AN
04:54:20 ATTEMPT TO MAKE SURE IT DOESN'T FLOOD IN THE FUTURE.
04:54:22 FIRE FLOW CALCULATIONS.
04:54:29 WE ARE SPRINKLING THE BUILDING AT PROPOSED EXPANSION AND
04:54:32 EXISTING BUILDING.
04:54:33 WE'LL BRING IN A FIRE LINE OFF OF THE EXISTING WATER MAIN

04:54:36 OFF OF ESTERO COURT.
04:54:38 UTILITY PLAN, WE'RE USING EXISTING POTABLE WATER SERVICE OFF
04:54:47 ESTERO COURT, WHICH IS UP HERE.
04:54:49 AS MARY SAID BEFORE, WE'RE USING EXISTING SEPTIC SYSTEMS.
04:54:53 THERE ARE THREE.
04:54:54 TWO HERE ON THE SOUTHWEST CORNER AND ONE KIND OF IN THE
04:54:58 SOUTH MIDDLE QUADRANT.
04:54:59 EXISTING SYSTEMS.

04:55:01 LIGHTING PLAN.
04:55:09 WE ARE PROPOSING THE UPGRADED LIGHT POLES AND FIXTURES AS
04:55:12 REQUIRED BY THE VILLAGE, WHICH SHOWS ON THIS PLAN.
04:55:16 AND THE TRAFFIC STUDY, AS YOU CAN SEE, WE'RE PROPOSING 133
04:55:29 PEAK TRIPS ON SUNDAY, WHICH THIS IS A CHURCH.
04:55:33 THAT'S WHERE THE PEAK TRIPS ARE.
04:55:34 AND THEY ARE ALLOCATED TO EACH OF THE THREE DRIVEWAYS ON
04:55:37 THIS SCREEN AND SHOWS THAT WE DON'T TRIP ANY TURN LANE
04:55:42 THRESHOLDS.
04:55:44 WITH THAT, I WILL TURN IT OVER TO ROBERT.
04:55:56 >>Robert Massengale: GOOD AFTERNOON.
04:56:01 MY NAME IS ROBERT MASSENGALE.
04:56:04 I'M AN ARCHITECT.
04:56:06 BEEN WORKING IN SOUTHWEST FLORIDA SINCE 1989, AND I'VE DONE
04:56:09 A LOT OF CHURCH DESIGN.
04:56:10 SO I WANT TO TALK ABOUT THIS PROJECT.
04:56:16 THE UPPER DRAWING INDICATES THE EAST SIDE OF THE BUILDING,

04:56:21 WHICH WOULD BE MAINLY THE MAIN ENTRANCE.
04:56:25 THE PORTION TO THE LEFT IS THE EXISTING BUILDING.
04:56:30 IT'S MARRIED TO THE NEW SANCTUARY WITH A LARGE OPEN FOYER,
04:56:36 TWO-STORY SPACE, AND THEN THE NEW SANCTUARY WOULD THEN BE TO
04:56:41 THE NORTH OR ON THE RIGHT SIDE OF THAT UPPER DRAWING.
04:56:46 THE LOWER DRAWING IS THE WEST SIDE.
04:56:52 THERE IS A SINGLE-STORY AREA OF OFFICES ON THE NORTH SIDE
04:56:57 ADJACENT TO THE SANCTUARY.
04:56:59 AGAIN, THE FOYER SPACE WITH ANOTHER ENTRANCE ON THE WEST
04:57:04 SIDE, AND THEN THE EXISTING BUILDING THAT WE'RE TRYING TO
04:57:10 MAKE LOOK MUCH BETTER THAN IT DOES NOW.
04:57:13 SO THE EXISTING BUILDING IS VERY NONDESCRIPT, AND WE'RE NOT
04:57:23 GOING TO KEEP ANY OF IT OTHER THAN MAYBE SOME OF THE
04:57:28 WINDOWS.
04:57:28 THIS IS THE FLOOR PLAN FOR THE BUILDING.
04:57:33 AGAIN, THE AREA THAT SHOWS THE CLASSROOMS WOULD BE THE
04:57:36 EXISTING BUILDING.
04:57:37 THE FOYER IS SEPARATING CLASSROOMS FROM THE SANCTUARY, AND
04:57:45 THEN THE OFFICES ARE TO THE WEST OR THE TOP SIDE OF THAT
04:57:49 PLAN.
04:57:49 USING AN OLD FLORIDA-STYLE, WE'LL BE USING HORIZONTAL HARDIE
04:57:57 BOARD SIDING, METAL ROOFING, WINDOWS.
04:58:05 WE'RE EVEN -- THE WINDOWS THAT ARE SHOWN AT THE SANCTUARY DO
04:58:10 NOT TRANSMIT LIGHT INTO THE BUILDING.
04:58:13 THEY WOULD BE FAUX WINDOWS AT THIS POINT.

04:58:15 IT WAS SUGGESTED THAT WE ADD THOSE TO THIS RENDITION.
04:58:24 AND THEN KEEPING THOSE GABLE ENDS AND CREATING SOME OTHER
04:58:30 ELEMENTS THAT WOULD MIMIC THE ENTRY, OPEN TRUSS AREAS ON
04:58:35 EITHER END, THE NORTH AND THE SOUTH, TO KIND OF TONE DOWN

04:58:39 THOSE LARGE GABLES THAT ARE EXISTING.
04:58:46 WE CAN TALK ABOUT QUESTIONS LATER.
04:59:07 >> HELLO.
04:59:09 MY NAME IS DAVID KULSVEEN WITH LANDESCO LANDSCAPE
04:59:12 ARCHITECTURE.
04:59:12 WE TRIED TO GO ALONG WITH THE OLD FLORIDA THEME, KEEPING IT
04:59:22 MOSTLY NATIVE WITH THE LANDSCAPING.
04:59:27 A LOT OF THE PLANTS ARE NATIVE AND DROUGHT TOLERANT PLANTS.
04:59:33 FIND THEM MOST PLACES, MOST LANDSCAPES HERE IN SOUTHWEST
04:59:38 FLORIDA.
04:59:38 AS FAR AS THE CODE REQUIREMENTS, IT'S PRETTY SPOT ON.
04:59:45 103 TREES WE'RE REQUIRED.
04:59:48 103 WERE PROVIDED.
04:59:51 1,044 SHRUBS ARE REQUIRED.
04:59:54 30 MORE SHRUBS WERE PROVIDED THAN REQUIRED, AND THE
04:59:59 LANDSCAPE AREA WAS PRETTY MUCH SPOT ON.
05:00:03 A COUPLE HUNDRED EXTRA SQUARE FEET.
05:00:06 WE MET ALL THE BUFFER REQUIREMENTS ON THE NORTH.
05:00:10 THERE IS A TYPE A THAT REQUIRES FIVE TREES PER HUNDRED
05:00:16 LINEAR FEET.
05:00:17 ACTUALLY, IT'S FIVE FOOT WIDE.

05:00:19 THAT REQUIRES FOUR PER HUNDRED LINEAR FEET.
05:00:22 AND ON THE EAST, WEST, AND SOUTH, IT IS A TYPE D BUFFER,
05:00:29 20-FOOT WIDE.
05:00:33 IT CALLS FOR TEN TREES AND DOUBLE STAGGERED HEDGEROW FOR
05:00:36 HUNDRED LINEAR FEET.
05:00:37 THE PARKING LOT REQUIREMENTS, WE'VE MET THOSE WITH THE
05:00:44 PIGEON PLUMS AND SABAL PALMS AND A COUPLE OF OTHER NATIVES
05:00:50 LIKE ORANGE GEIGER.
05:00:53 AND AS FAR AS THE GENERAL TREE REQUIREMENTS, 28 TREES
05:00:59 REQUIRED AND PROVIDED, AND THERE WAS ONE TREE THAT IS BEING
05:01:03 RETAINED.
05:01:04 IT'S A LIVE OAK.
05:01:05 IT'S CONSIDERED A HERITAGE TREE.
05:01:08 20-INCH CALIPER OR GREATER AT DBH, OR DIAMETER BREAST
05:01:13 HEIGHT, MEASURED FOUR AND A HALF FEET UP THE TRUNK.
05:01:16 HERE'S A LITTLE LOOK AT SOME SNAPSHOTS OF THE TREES.
05:01:22 YOU HAVE THE ORANGE GEIGER.
05:01:24 IT GIVES A NICE DEEP GREEN COLOR.
05:01:26 IT IS A SMALLER STYLE TREE.
05:01:28 IT'S GOT REALLY NICE ORANGE BLOOMS.
05:01:32 YOU HAVE A SHADY LADY.
05:01:33 IT PRODUCES A LOT OF SHADE.
05:01:35 IT'S ALSO KIND OF CONSIDERED A MEDIUM TREE.
05:01:37 THE PIGEON PLUM, THAT'S ANOTHER NATIVE, SMALLER MEDIUM-SIZED
05:01:44 TREE.

05:01:44 ACTUALLY GETS KIND OF LARGE IN TIME, BUT TAKES A WHILE.
05:01:48 THE SWEETBAY MAGNOLIA HAS NICE BLOOMS OCCASIONALLY.
05:01:53 IT'S MORE -- WE'VE USED IT IN A WAY TO, IN THE WETTER AREAS,
05:01:58 LIKE THE FRINGE OR EVEN DOWN THE BASE OR THE BOTTOM OF THE
05:02:01 DRY DETENTION AREA.
05:02:03 IT CAN TAKE OCCASIONAL FLOODING AND DOES WELL WITH THE
05:02:08 ABILITY TO EXPAND ITS ROOTS.
05:02:10 THE CABBAGE PALM OR SABAL PALM, YOU KNOW WHAT THOSE ARE.
05:02:17 CRAPE MYRTLE HAS NICE BLOOMS LIKE THE NATCHEZ AND MUSKOGEE.
05:02:23 IT'S A PURPLISH OR A FUCHSIA-COLORED FLOWER AND A WHITE ONE
05:02:28 FOR THE NATCHEZ.
05:02:30 SLASH PINE AND THEN THE LIVE OAK.
05:02:34 WE DID PROPOSE, WE HAD THAT EXISTING, ACTUALLY.
05:02:37 WE'LL MOVE ON TO THE SHRUBS.
05:02:42 RED TIP COCOPLUM, WE USED A LOT OF THESE SHRUBS IN MASSINGS
05:02:48 AND WE TRIED TO STAGGER THEM OR TIER THEM BASED ON THEIR
05:02:53 SIZE, LIKE IN THE ENTRANCES.
05:02:55 YOU'LL HAVE THE PARSON'S JUNIPER AND THE -- I DON'T SEE IT
05:03:02 IN ON HERE.
05:03:03 EMERALD BLANKET OR NETTLE PLUM.
05:03:08 WE HAVE COLOR IN THERE, DIFFERENT TIMES OF THE YEAR.
05:03:11 YOU HAVE THE ORANGE BIRD OF PARADISE PRODUCES THESE NICE
05:03:16 BLOOMS.
05:03:16 THEY SAY ARE ALSO USED IN MASSINGS, FLANKED BY SOME OF THE
05:03:21 MUHLY GRASS WHICH WOULD GO NICE TOGETHER WITH THE ORANGE

05:03:25 TONES OF THE ORANGES BIRD OF PARADISE.
05:03:28 AND USED A LARGE MASSING OF THIS ON THE CORNER, THE
05:03:31 SOUTHWEST CORNER RIGHT HERE.
05:03:34 IT'S KIND OF OLD FLORIDA-STYLE LOOK BUT A LITTLE UPGRADED
05:03:38 WITH THE SILVER.
05:03:39 YOU CAN SEE IT HERE IN THE SOUTHWEST CORNER.
05:03:41 AND THEN FLORATAM GRASS, WHICH YOU COULD ALSO GO WITH BAHIA.
05:03:56 IT'S MORE DROUGHT TOLERANT.
05:03:59 THE EXISTING TREE SURVEY WE DID, WE RAN INTO A LOT OF
05:04:06 STRANGLER FIGS.
05:04:07 THEY KIND OF GREW OVER SOME OLD SABAL PALMS, AND MOST OF
05:04:12 THOSE YOU'LL SEE HERE IN YELLOW, IF YOU CAN SEE THAT, I
05:04:16 DON'T KNOW IF I CAN ZOOM IN.
05:04:19 YOU CAN SEE THERE'S QUITE A FEW OF THEM.
05:04:22 THEN THE LIVE OAK WAS DOWN HERE AT THE CORNER, THE SOUTHWEST
05:04:25 CORNER OF THIS EXISTING BUILDING TO BE REMOVED, WHICH WILL
05:04:31 BE THE ONLY ONE THAT'S BEING RETAINED OR PROPOSED TO BE
05:04:34 RETAINED BECAUSE MOST OF THIS -- MOST OF THESE TREE ROOT
05:04:40 SYSTEMS WILL BE DESTROYED DURING THE DEVELOPMENT PROCESS,
05:04:44 EITHER DUE TO THE PROPOSED BUILDING LOCATION OR THE PARKING
05:04:49 OR THE CURBING AND SIDEWALKS THAT ARE NEARBY THAT ARE
05:04:53 DEMOLITION, THAT WE'LL NEED TO REMOVE SOME OLD SIDEWALKS.

05:04:57 THAT MAY BE THE END OR IT MAY BE FROZEN.
05:05:07 I'M NOT SURE.
05:05:08 THAT'S THE END.

05:05:16 WITH THAT, I GUESS WE'LL TURN IT OVER TO QUESTIONS.
05:05:19 ANYBODY HAVE ANY FOR ME WHILE I'M UP HERE?
05:05:25 >>Howard Levitan: IS THE PRESENTATION DONE?
05:05:29 >>David Kulsveen: YES, IT IS.
05:05:31 >>Howard Levitan: I'LL ASK THE BOARD, DO YOU HAVE ANY
05:05:33 QUESTIONS AT THIS POINT IN TIME OF THE APPLICANT?
05:05:39 >>Michael Sheeley: I HAVE A QUESTION FOR THE ARCHITECT.
05:05:42 >>Howard Levitan: GO AHEAD, MICHAEL.
05:05:50 >>Robert Massengale: YES, SIR.
05:05:53 >>Michael Sheeley: IF YOU CAN GO BACK TO YOUR 3D VIEW THERE.
05:06:21 >>Robert Massengale: ARE YOU DOING IT OR AM I DOING IT?
05:06:26 >>Michael Sheeley: CAN YOU TELL US WHERE YOU'RE USING THOSE
05:06:28 PARTICULAR COLORS ON THE BUILDING?
05:06:31 BECAUSE THEY ARE NOT SHOWN AS TO WHAT GOES WHERE.
05:06:34 >>Robert Massengale: THE RELIABLE WHITE IS THE MAIN BODY OF
05:06:37 THE WALLS.
05:06:39 THE SAND DUNE WOULD BE THE BASE.
05:06:50 AND THE NUTHATCH IS THE DARKEST PART, WHICH WOULD BE THE
05:06:55 VERY BOTTOM OF THE BASE.
05:06:59 SOME OF THE MAYBE WOOD TRIM.
05:07:01 THE NORTH END BETWEEN THOSE FOUR COLUMNS WOULD BE THE DARK
05:07:07 NUTHATCH.
05:07:09 >>Michael Sheeley: SO THE BASE IS SAND DUNE OR NUTHATCH?
05:07:13 >>Robert Massengale: I THINK IT'S BOTH WHEN I LOOK AT IT.
05:07:16 >>Michael Sheeley: TWO DIFFERENT COLORS.

05:07:17 >>Robert Massengale: YEAH, THERE'S A SEPARATION, IF YOU LOOK
05:07:19 AT THE ARCHITECTURAL ELEVATION.
05:07:23 >>Michael Sheeley: OKAY.
05:07:24 THE OTHER QUESTION I HAVE IS YOUR EXPOSED WOOD TRUSSES THAT
05:07:28 YOU'RE DOING AT THE ENTRANCES, DO THOSE ALSO APPEAR THROUGH
05:07:30 THE LENGTH OF YOUR FOYER?
05:07:32 >>Robert Massengale: WE HAVEN'T MADE -- THEY REPEAT WITHIN
05:07:38 THE EXTERIOR PART.
05:07:39 WE HAVEN'T MADE THE DETERMINATION YET WHAT WE'RE GOING TO DO
05:07:42 ON THE INTERIOR.
05:07:42 >>Michael Sheeley: JUST A QUESTION.
05:07:44 JUST A COMMENT.
05:07:47 I THINK WE DISCUSSED THIS WHEN YOU WERE AT THE DESIGN REVIEW
05:07:50 BOARD.
05:07:50 TO TAKE THIS OLD BUILDING, KIND OF NONDESCRIPT BUILDING, AND
05:07:56 ADD ON TO IT THE WAY YOU HAVE, I THINK YOU'VE DONE A REALLY
05:08:01 EXCELLENT JOB IN THE WAY YOU HANDLED THE CIRCULATION WITH
05:08:03 THE CROSS TRANSEPT OF, LET'S SAY, THAT FOYER CONNECTING BOTH

05:08:08 SIDES, ALLOWING YOU TO TIE INTO THE OLD BUILDING AND THEN
05:08:10 PUT THE NEW BUILDING ON THE OTHER SIDE, AS WELL AS THE
05:08:14 ENHANCEMENTS YOU DID ON THE EXTERIOR OF THE OLD BUILDING,
05:08:20 WITH THE HEAVY COLUMNS AND THOSE LITTLE SHED ROOFS AND THEN
05:08:22 REPEATING THOSE ELEMENTS ON THE NEW PORTIONS OF THE BUILDING
05:08:25 REALLY HELPS TO TIE IT ALL TOGETHER.
05:08:27 I THINK FOR THIS STYLE OF ARCHITECTURE, WHICH ALMOST GOES TO

05:08:31 A PRAIRIE STYLE TO ME IN SOME WAYS, I THINK YOU'VE DONE A
05:08:35 VERY NICE JOB.
05:08:35 >>Robert Massengale: THANK YOU.
05:08:36 ANY OTHER QUESTIONS?
05:08:44 >>Marlene Naratil: I WAS WONDERING HOW MANY SERVICES THE
05:08:46 CHURCH HOLDS ON A SUNDAY.
05:08:49 >>Robert Massengale: THE SANCTUARY IS SET UP FOR ABOUT 200.
05:08:54 AND THAT'S PROBABLY ABOUT WHERE THEY WILL STAY.
05:08:57 SO THERE'S ONE SERVICE.
05:08:59 >>Marlene Naratil: AND NOTHING IN THE EVENING ON SUNDAYS OR
05:09:02 --
05:09:05 >>Robert Massengale: COME ON, MARK.
05:09:11 >> MARK GOODMAN, I'M THE PASTOR OF THE CHURCH.
05:09:16 WE DO HAVE WEDNESDAY EVENING BIBLE STUDIES THROUGHOUT THE
05:09:18 WEEK.
05:09:18 THERE'S A WOMEN'S GROUP THAT MEETS, VARIOUS PRAYER GROUPS.
05:09:22 USUALLY SMALLER GROUPS, BETWEEN 20 AND 30 PEOPLE.
05:09:26 >>Marlene Naratil: DO YOU HAVE SUNDAY SCHOOL ON SUNDAY?
05:09:30 >>Mark Goodman: CHILDREN'S CHURCH AND NURSERY, YES.
05:09:34 >>Robert Massengale: THAT'S WHAT THE CLASSROOMS WOULD BE
05:09:35 THAT WERE ON THE PLAN.
05:09:37 THOSE WOULD BE THE -- THE CLASSROOMS ARE REALLY FOR THE
05:09:40 YOUTH AND CHILDREN.
05:09:42 THE AUDITORIUM.
05:09:45 THE SANCTUARY WOULD BE FOR THE ADULTS.

05:09:47 AND THEN, AS MARK INDICATED, DURING THE WEEK FOR SMALLER
05:09:52 GROUPS, PROBABLY SOME OF THE CLASSROOMS WOULD BE USED OR
05:09:55 OTHER AREAS.
05:10:02 >>Jim Wallace: I HAD A QUESTION ON YOUR FLOOR PLAN.
05:10:05 IT MAY BE JUST BECAUSE I'M LOOKING AT IT AT THIS SCALE.
05:10:10 THERE AREN'T ANY MEASUREMENTS THERE, BUT THE DOOR SWING AND
05:10:16 ACCESS SEEMS TO BE A CONFLICT IN YOUR CLASSROOM WASHROOMS,
05:10:23 IN THE WOMEN'S AREA.
05:10:25 IT SEEMS LIKE THE DOOR COMING IN --
05:10:27 >>Robert Massengale: OKAY.
05:10:28 THE SMALLER TOILET ROOMS THAT ARE AT THE VERY SOUTH END OF
05:10:31 THE BUILDING ARE EXISTING, AND WE HAD NOT PLANNED TO MAKE
05:10:34 ANY MODIFICATIONS.
05:10:36 >>Jim Wallace: THAT WAS MEN?

05:10:39 >>Robert Massengale: THERE'S MEN AND WOMEN AT THE FAR
05:10:43 LEFT-HAND SIDE OF THE PLAN.
05:10:45 THOSE ARE EXISTING, AND WE WERE NOT GOING TO MODIFY THEM.
05:10:48 >>Jim Wallace: ALL OF THOSE WASHROOMS ARE EXISTING?
05:10:52 >>Robert Massengale: AT THAT SOUTH END OF THE BUILDING.
05:10:54 THE NEW ONES THAT ARE ADJACENT TO THE FOYER --
05:10:57 >>Jim Wallace: I SEE, OKAY.
05:10:58 >>Robert Massengale: -- WOULD BE IN ADDITION TO THOSE.
05:11:01 >>Jim Wallace: YOU'RE SAYING IN THE EXISTING, THERE IS --
05:11:05 >>Robert Massengale: THERE COULD BE SOME CONFLICTS.
05:11:06 THERE ARE, BUT THEY ARE EXISTING.

05:11:09 >>Jim Wallace: I GUESS I WOULD HAVE TO DEFER TO STAFF, BUT
05:11:11 ARE THEY REQUIRED TO BRING THOSE TO NEW CODE IN THIS
05:11:15 BUILDING OR CAN THEY JUST LEAVE THEM AS THEY ARE?
05:11:22 >>Mary Gibbs: THAT'S A GOOD BUILDING CODE QUESTION FOR THE
05:11:25 BUILDING OFFICIAL TO DECIDE.
05:11:28 >>Robert Massengale: TYPICALLY CHURCHES ARE EXEMPT FROM THE
05:11:30 ADA.
05:11:33 WE PROVIDE AS BEST WE CAN WHEN WE'RE DEALING WITH EXISTING
05:11:37 CONDITIONS, BUT, OBVIOUSLY, WHEN WE CREATE NEW TOILET ROOMS,
05:11:40 THOSE WOULD BE COMPLIANT EVEN THOUGH THEY ARE NOT REQUIRED
05:11:44 TO BE.
05:11:47 >>Jim Wallace: WHEN YOU DO A MAJOR RENOVATION LIKE THIS, ARE
05:11:50 YOU NOT REQUIRED TO MEET CODE?
05:11:52 >>Robert Massengale: A CHURCH IS NOT REQUIRED TO MEET THE
05:11:55 REQUIREMENTS OF THE ADA.
05:11:59 >>Jim Wallace: WELL, THIS ISN'T JUST ADA WHEN I HAVE TWO
05:12:02 DOORS THAT DO THIS.
05:12:03 THAT'S MORE THAN ADA.
05:12:04 MY SECOND QUESTION -- ANYWAY, JUST A NOTATION THAT SEEMED TO
05:12:09 ME, IT MAY BE AN EXISTING CONDITION, BUT OBVIOUSLY IT'S A
05:12:12 CONFLICT.
05:12:12 THE OTHER THING WAS ON THE RESOURCE ROOM, WAS THAT A
05:12:18 LIBRARY?
05:12:18 WHAT IS THAT EXACTLY?
05:12:20 >>Robert Massengale: ON THE WHERE?

05:12:22 >>Jim Wallace: THE RESOURCE ROOM.
05:12:24 >>Robert Massengale: THE RESOURCE ROOM WOULD BE WHERE
05:12:26 TEACHING MATERIALS WOULD BE KEPT TO BE PUT TO THE
05:12:31 CLASSROOMS.
05:12:34 THE TEACHERS ON SUNDAY MORNING WOULD KEEP THEIR MATERIALS
05:12:37 THERE.
05:12:37 >>Jim Wallace: -- FIRE EXIT THAT IT EXITS INTO ANOTHER ROOM
05:12:40 WHICH EXITS INTO -- I BRING IT UP.
05:12:43 >>Robert Massengale: AND IF THAT COMES UP IN BUILDING, THEN
05:12:46 WE'LL ADD A DOORWAY TO THE HALLWAY.

05:12:48 I SAID IF THAT COMES UP, WE CAN ADD A DOORWAY TO THE
05:12:52 HALLWAY.
05:12:53 BUT ONCE AGAIN, WE'RE TRYING TO SECURE THAT INFORMATION SO
05:12:58 IT'S NOT JUST ACCESSIBLE TO ANYBODY.
05:13:02 YOU'RE TRYING TO CONTROL WHERE INFORMATION GOES AND WHERE IT
05:13:05 COMES FROM.
05:13:05 SO THAT'S WHY THAT'S DONE THAT WAY.
05:13:08 >>Jim Wallace: I APPRECIATE IT.
05:13:09 BUT IF IT'S A FIRE RESCUE ISSUE, IT'S LIFE SAFETY FIRST.
05:13:12 >>Robert Massengale: SURE.
05:13:14 I AGREE.
05:13:19 >>Mark Goodman: IT COULD BE COPY MACHINES AND OTHER THINGS
05:13:21 FOR TEACHER SUPPORT.
05:13:23 I HAVE A LITTLE BIT OF FIRE CODE AND BUILDING CODE KNOWLEDGE
05:13:26 BACKGROUND THAT THAT WOULD NOT BE A PROBLEM GOING THROUGH AN

05:13:29 INTERVENING ROOM TO GET TO THAT CORRIDOR THERE.
05:13:35 >>Mary Gibbs: I WAS GOING TO MENTION THAT PASTOR GOODMAN IN
05:13:37 A PRIOR LIFE WAS THE FIRE PLANS EXAMINER FOR THE COUNTY FOR
05:13:41 YEARS.
05:13:42 I THINK HE IS THE PASTOR FOR THE FIRE DEPARTMENT NOW.
05:13:47 HE'S GOT A LOT OF YEARS OF EXPERIENCE OF PICKING PEOPLE
05:13:49 APART ON FIRE CODES.
05:13:53 >>Michael Sheeley: I ASPIRED WITH MARK MANY, MANY TIMES 20
05:13:56 OR 30 YEARS AGO ON PROJECTS.
05:13:59 >>Robert Massengale: MARK WOULD HAVE POINTED THAT OUT TO ME
05:14:02 MONTHS AGO IF THAT WERE AN ISSUE FOR HIM.
05:14:05 >>Howard Levitan: I HAVE A QUESTION ON ZOOM.
05:14:07 COULD SOMEONE PUT BACK THE COLORED ELEVATIONS?
05:14:10 THANK YOU.
05:14:26 IN THE STAFF REPORT, THERE WAS A MENTION OF A REQUEST TO
05:14:32 CHANGE THE COLOR OF THE METAL ROOFS FROM GRAY TO AN OTHER
05:14:39 EARTH TONE.
05:14:40 WHERE ARE WE ON THAT ISSUE?
05:14:42 >>Robert Massengale: WELL, I WOULD LIKE TO SAY THAT EVEN
05:14:47 YOUR OWN EXAMPLES OF VERNACULAR ARCHITECTURE USE A
05:14:51 LIGHT-COLORED ROOF AND WHITE COLOR FOR THE MAJORITY OF THE
05:14:56 BUILDING.
05:14:58 >>Mary Gibbs: I RAISED THAT QUESTION WHEN WE WERE REVIEWING
05:15:01 IT, AND I ASKED JIM HART, WHO IS OUR ENGINEER, TO PASS IT ON
05:15:05 TO THE APPLICANT.

05:15:06 BECAUSE WHAT I COULDN'T TELL ALSO WHEN I'M LOOKING AT THIS
05:15:09 PLAN BECAUSE IT'S SORT OF -- WHEN YOU DO THESE THINGS
05:15:12 SOMETIMES ON AUTOCAD, IT MAKES THE ROOF LOOK VERY PROMINENT,
05:15:15 BUT I COULDN'T REALLY TELL IF THE ROOF WAS THAT PROMINENT
05:15:18 AND IF THIS GRAY WOULD BE LIKE A DOMINATING COLOR.
05:15:22 >>Robert Massengale: WHAT WE HAD PLANNED WAS IT WAS JUST A

05:15:25 GALVANIZED ALUMINUM LIGHT COLOR LIKE THE MAJORITY OF OLD
05:15:32 FLORIDA AND VERNACULAR ARCHITECTURE ARE.
05:15:35 THAT WOULD BE A STANDING SEAM ROOF, NOT A V CRIMP.
05:15:39 SO IT HAS A LITTLE MORE PROMINENCE TO IT.
05:15:42 BUT WE PREFER THE LIGHTER COLOR.
05:15:44 A DARKER COLOR IS GOING TO CREATE MORE ENERGY ISSUES, MAYBE
05:15:51 CONSUMPTION ISSUES THAN A LIGHT COLOR.
05:15:53 >>Michael Sheeley: ARE YOU PROPOSING THE GALVALUME OR A
05:15:56 PAINTED ROOF?
05:15:57 >>Robert Massengale: NO, A GALVALUME.
05:15:59 THAT'S WHAT WE WOULD PREFER.
05:16:00 >>Michael Sheeley: REALLY A SILVER ROOF, WHICH IS MORE
05:16:02 APPROPRIATE TO THIS VERNACULAR.
05:16:04 >>Robert Massengale: YES, YES.
05:16:04 THAT IS OUR PREFERENCE.
05:16:06 >>Marlene Naratil: ACTUALLY, SINCE YOU HAVE SO MUCH ROOF
05:16:10 AREA, I THINK THAT WOULD LOOK THE BEST ANYWAY.
05:16:12 >>Robert Massengale: IF WE DARKENED THE ROOF, IT MAKES IT
05:16:15 VERY PROMINENT BECAUSE THERE IS QUITE A BIT OF ROOF AREA.

05:16:20 SO OUR PREFERENCE IS TO REMAIN WITH THAT GALVALUME STANDING
05:16:26 SEAM, SILVER-COLORED ROOFING.
05:16:30 >>James Tatooles: WITH SUCH A GREAT AREA OF ROOF, TO GO INTO
05:16:36 SOME KIND OF RED, I THINK WOULD MAKE THAT THING STANDING
05:16:39 OUT, UNFORTUNATELY.
05:16:42 >>Robert Massengale: RED IS NOT A COLOR WE WOULD CHOOSE
05:16:44 ANYWAY.
05:16:45 >> LITTLE SATANIC.
05:16:47 >>Robert Massengale: I DON'T THINK A RED ROOF IS REALLY
05:16:50 APPROPRIATE FOR A CHURCH MYSELF.
05:16:54 >>Michael Sheeley: OR MUCH OF ANYTHING ELSE.
05:16:56 >>Robert Massengale: YOU MAY BE RIGHT.
05:16:57 >>Michael Sheeley: THE REFLECTIVE COLORS OF THE GALVALUME
05:17:00 WOULD BE GOOD FOR ENERGY EFFICIENCY.
05:17:01 >>Robert Massengale: I AGREE.
05:17:03 >>Jim Wallace: IT MAY JUST BE ME.
05:17:07 WHEN I LOOK AT THE ELEVATIONS, IT APPEARS A LOT OF THE
05:17:10 BUILDING IS RELIABLE WHITE.
05:17:12 AND THEN THERE APPEARS TO BE A CONTRASTING WHITE.
05:17:15 IF I LOOK AT THE TOP ELEVATION.
05:17:17 >>Robert Massengale: IT'S THE WAY THIS PROGRAM TRANSMITS
05:17:21 COLOR.
05:17:22 IT DOESN'T DO IT TRUE, BECAUSE IT TAKES INTO ACCOUNT SHADING
05:17:27 AND SHADOWS AND THINGS LIKE THAT.
05:17:28 THERE'S PROBABLY NOT AS MUCH WHITE AS YOU REALLY THINK THERE

05:17:33 ARE.
05:17:33 >>Jim Wallace: IF YOU WOULD LET ME FINISH MY QUESTION, WITH

05:17:36 ALL DUE RESPECT.
05:17:38 ON THE UPPER ELEVATION, IT APPEARS THAT THE BODY COLOR IS
05:17:40 THE RELIABLE WHITE.
05:17:43 THE REASON I ASK THIS IS BECAUSE WE'RE NOT BIG ON PURE
05:17:47 WHITES.
05:17:48 WE, MEANING ESTERO.
05:17:49 AND THE BODY COLOR ON THE UPPER ELEVATION LOOKS LIKE IT IS
05:17:56 THE RELIABLE WHITE, AND THEN THE COLUMNS AND THE FEATURE ON
05:18:00 THE MAIN ENTRANCES APPEARS TO BE A PURE WHITE.
05:18:05 I'M JUST ASKING FOR CLARIFICATION THERE.
05:18:07 I THINK THERE IS A CONTRAST THERE AND I'M ASKING FOR
05:18:10 CLARIFICATION ON THE DRAWING.
05:18:11 >>Robert Massengale: LET ME CLARIFY MY PREVIOUS STATEMENT
05:18:13 ABOUT COLOR.
05:18:14 THE SAND DUNE COLOR WOULD BE THE BODY COLOR.
05:18:20 THE RELIABLE WHITE COLOR, WHICH IS REALLY THE LIGHTER COLOR,
05:18:24 WOULD BE THAT ACCENT COLOR.
05:18:26 AND THEN THE NUTHATCH IS THE BASE.
05:18:30 >>Michael Sheeley: SO THE COLUMNS ARE IN THE RELIABLE WHITE.
05:18:34 >>Robert Massengale: THE COLUMNS WOULD BE THE RELIABLE
05:18:38 WHITE.
05:18:39 >>Jim Wallace: THE BODY COLOR IS THE SAND DUNE.
05:18:43 >>Robert Massengale: I MISSPOKE EARLIER.

05:18:44 I WANT TO CLARIFY THAT NOW.
05:18:49 >>Howard Levitan: REALLY HELPFUL IN FUTURE CASES IF WE HAD
05:18:52 THESE KIND OF ELEVATIONS WITH NOTES ON THEM AS TO WHAT AREA
05:18:57 IS WHAT COLOR.
05:18:59 MARY, IF YOU COULD MAKE THAT HAPPEN.
05:19:02 >>Mary Gibbs: I WILL.
05:19:04 I THINK IT WAS ON THE PLANS, BUT IT DIDN'T TRANSPOSE INTO
05:19:07 THIS.
05:19:08 SO WE HAD THE SAME QUESTION.
05:19:10 >>Robert Massengale: THE COLORS MAY NOT HAVE TRANSPOSED INTO
05:19:14 THIS PRESENTATION, BUT I THINK WE DID DO THAT FOR WHAT WE
05:19:17 PRESENTED FOR YOUR REVIEW.
05:19:20 >>Mary Gibbs: WE'LL MAKE SURE WE DO THAT.
05:19:22 >>Howard Levitan: DOES ANYBODY HAVE ANY OTHER QUESTIONS WITH
05:19:25 RESPECT TO THE APPLICANT'S PRESENTATION?
05:19:29 >>Kristin Jeannin: I DO.
05:19:29 >>Howard Levitan: GO AHEAD.
05:19:31 >>Kristin Jeannin: CAN YOU GO BACK ONE?
05:19:33 FIRST, I HAVE A COMMENT AND THEN -- THAT IS THE EXISTING.
05:19:44 THE NEW ELEVATIONS.
05:19:45 JUST A COMMENT FOR YOU AND THEN I HAVE A COUPLE OF QUESTIONS
05:19:52 FOR THE LANDSCAPE ARCHITECT.
05:19:53 YES.
05:19:54 SO I JUST WANTED TO SAY I REMEMBER THIS COMING THROUGH

05:19:57 DESIGN REVIEW BOARD, AND I THINK YOU'VE DONE A REALLY NICE

05:20:02 JOB OF ADDRESSING THIS BUILDING IN EVERY DIRECTION, EVEN
05:20:06 THOUGH WE KNOW LIKE PARTS OF IT ARE THE BACK.
05:20:10 YOU CAN'T REALLY TELL AS MUCH AS YOU COULD WHEN IT FIRST
05:20:12 CAME IN.
05:20:13 >>Robert Massengale: THERE'S REALLY NOT A BACK TO THE
05:20:15 BUILDING.
05:20:15 >>Kristin Jeannin: DRIVE AROUND FROM EVERY DIRECTION.
05:20:18 >>Robert Massengale: IT WILL BE SEEN FROM 41.
05:20:21 IT WILL BE SEEN FROM THE STREET TO THE EAST.
05:20:26 >>Kristin Jeannin: THEN I HAVE ONE QUESTION FOR KEVIN, IF HE
05:20:31 WANTS TO COME BACK UP.
05:20:41 >> I'LL ANSWER TO KEVIN.
05:20:43 >>Kristin Jeannin: IS IT NOT?
05:20:44 DAVID.
05:20:45 I'M SORRY.
05:20:45 DAVID.
05:20:46 I APOLOGIZE.
05:20:46 YOU HAVE SHOWN THAT THERE ARE THREE EXISTING LIVE OAKS
05:20:53 ON-SITE.
05:20:54 ARE THE TWO THAT ARE BEING REMOVED, THEY ARE NOT HERITAGE
05:20:59 OAKS?
05:21:03 >>David Kulsveen: THAT'S RIGHT.
05:21:06 >>Kristin Jeannin: A COUPLE OF OTHER MINOR COMMENTS.
05:21:08 I THINK YOU SHOULD TAKE A LOOK AT YOUR PLANT SCHEDULE AND
05:21:11 THE NATIVE STATUS.

05:21:13 I THINK THAT THE PLANT CHOICE, FOR THE MOST PART, ARE PRETTY
05:21:16 GOOD.
05:21:16 I THINK A COUPLE OF THE NATIVES AREN'T CORRECT.
05:21:19 LASTLY, I HAVE A LITTLE BIT OF A CONCERN ABOUT GEIGER TREES.
05:21:26 I JUST SEE THEM NOT PERFORM REAL WELL.
05:21:32 THEY OFTEN COME IN REALLY WEEK AND THEN THEY HAVE A GEIGER
05:21:35 BEETLE ISSUES.
05:21:36 >>David Kulsveen: RIGHT.
05:21:39 >>Kristin Jeannin: TAKE A LOOK AT THAT.
05:21:41 MAYBE NOT SO MANY.
05:21:42 MAYBE MORE OF THE OTHER OPTIONS YOU HAVE ON HERE OR SILVER
05:21:46 BUTTONWOOD IS A GOOD NATIVE TO USE IN PLACE.
05:21:49 THAT'S IT.
05:21:51 >>David Kulsveen: THANK YOU.
05:21:52 >>Howard Levitan: ANY OTHER COMMENTS OR QUESTIONS AT THIS
05:21:55 POINT IN TIME?
05:21:55 QUESTIONS?
05:21:56 IF NOT, MADAM CLERK, DO WE HAVE ANY CARDS ON THIS MATTER?
05:22:03 >>Tammy Duran: NO, WE DO NOT.
05:22:05 >>Howard Levitan: OKAY.

05:22:07 I'M GOING TO CALL ON MARY.
05:22:11 DO YOU HAVE ANYTHING YOU'D LIKE TO ADD TO THIS?
05:22:13 >>Mary Gibbs: NO.
05:22:15 >>Howard Levitan: THANK YOU.
05:22:15 I'M GOING TO ASK THE PUBLIC IF ANYBODY FROM THE PUBLIC WOULD

05:22:20 LIKE TO SPEAK ON THIS MATTER.
05:22:22 HEARING NONE, I'M GOING TO CLOSE THE PUBLIC HEARING AND ASK
05:22:30 THE BOARD IF THEY WOULD HAVE ANY COMMENTS WITH RESPECT TO
05:22:33 THIS THAT HAVEN'T ALREADY BEEN MADE.
05:22:36 HEARING NONE, I WILL ACCEPT A MOTION TO APPROVE THE
05:22:43 DEVELOPMENT ORDER.
05:22:44 IS THERE A SECOND?
05:22:50 >> SECOND.
05:22:51 >>Howard Levitan: MADAM CLERK, WOULD YOU PLEASE CALL THE
05:22:55 ROLL.
05:22:56 >>Anthony Gargano: YES.
05:22:57 >>Kristin Jeannin: YES.
05:23:00 >>Barry Jones: YES.
05:23:01 >>Marlene Naratil: YES.
05:23:03 >>Michael Sheeley: YES.
05:23:05 >>James Tatooles: YES.
05:23:07 >>Jim Wallace: YES.
05:23:08 >>Howard Levitan: YES.
05:23:10 >>Scotty Wood: YES.
05:23:14 >>Howard Levitan: THANK YOU VERY MUCH.
05:23:15 OKAY.
05:23:19 LET'S MOVE ON TO THE NEXT SUBJECT, AND I WILL ASK WITH
05:23:26 RESPECT TO -- THIS IS THE SCHOOL PROJECT ON THREE OAKS, AND
05:23:32 I WILL ASK THE BOARD IF ANYBODY HAD ANY EX PARTE
05:23:37 COMMUNICATIONS WITH RESPECT TO THIS MATTER?

05:23:43 >>Scotty Wood: I'VE HAD E-MAIL EXCHANGE WITH MARY GIBBS.
05:23:46 >>Howard Levitan: I'VE ALSO HAD E-MAIL AND TELEPHONE CALLS
05:23:49 WITH NANCY AND MARY.
05:23:51 WITH RESPECT TO THIS MATTER.
05:23:56 >>James Tatooles: E-MAILS.
05:23:59 >>Howard Levitan: ALL THE E-MAILS THAT WE'VE RECEIVED HAVE
05:24:03 BEEN MADE A PART OF THE RECORD.
05:24:06 ANYBODY ELSE HAVE ANY EX PARTE COMMUNICATIONS?
05:24:12 HAS ANYBODY GONE TO THE SITE?
05:24:13 IF NOT -- GONE TO THE SITE IS PART OF THE EX PARTE
05:24:20 COMMUNICATION.
05:24:20 IF NOT, HAS -- DOES ANYBODY WANT TO CLEAR A CONFLICT OF
05:24:26 INTEREST ON THIS MATTER?
05:24:28 >> NO.
05:24:29 >> NO.
05:24:30 >>Howard Levitan: OKAY.

05:24:30 LET'S MOVE ON.
05:24:32 MARY, IF YOU WOULD LEAD OFF.
05:24:36 >>Mary Gibbs: ALL RIGHT.
05:24:37 THIS IS OUR LAST CASE TONIGHT, AND THIS IS A DEVELOPMENT
05:24:40 ORDER FOR THE SCHOOL SITE, ELEMENTARY AND MIDDLE COMBINED
05:24:44 SCHOOL ON THREE OAKS PARKWAY ACROSS FROM COUNTRY CREEK.
05:24:47 WE'VE BEEN WORKING ON THIS PROJECT FOR QUITE SOME TIME, AND
05:24:54 SOME OF YOU WERE INVOLVED AT PLANNING AND ZONING BOARD WHEN
05:24:57 WE HAD THE COMPREHENSIVE PLAN AMENDMENT WHEN WE FIRST

05:24:59 BROUGHT IT FORWARD, AND THERE'S BEEN COUNCIL MEETINGS ON
05:25:02 THIS.
05:25:02 IT'S BEEN A FAIRLY LONG PROCESS.
05:25:04 NOW THE NEW BOARD IS INVOLVED WITH THE SITE PLAN REVIEW.
05:25:08 AND WE HAD A PUBLIC INFORMATION MEETING ON SEPTEMBER 14th.
05:25:12 AT THAT TIME, THE PLANNING ZONING AND DESIGN BOARD HAD
05:25:15 SEVERAL QUESTIONS AND SOME SUGGESTIONS FOR THE APPLICANT.
05:25:18 THERE WERE QUESTIONS ABOUT LOOKING AT ENHANCING THE
05:25:21 LANDSCAPING AND REFINING THE ARCHITECTURE AND ENHANCING IT A
05:25:25 LITTLE BIT TO SEE IF THAT COULD BE DONE.
05:25:31 ALSO, AT THE TIME IT WAS BROUGHT UP A QUESTION ABOUT WHETHER
05:25:34 THIS SCHOOL HAD TO COMPLY WITH THE CODES IN EFFECT, THE LAND
05:25:38 DEVELOPMENT CODE.
05:25:39 SO IT WAS A LEGAL QUESTION.
05:25:40 DO THEY HAVE TO COMPLY AND COULD THEY EXPLAIN WHAT THINGS
05:25:45 THEY WEREN'T ABLE TO COMPLY WITH THE CODE FOR AND THE
05:25:47 REASONS THEY MIGHT NEED A DEVIATION OR SOME VARIATION FROM
05:25:50 THE CODE?
05:25:53 THE APPLICANT HAS DONE THAT.
05:25:55 YOU HAVE A STAFF REPORT.
05:25:57 YOU'VE GOT THEIR LIST OF DEVIATIONS.
05:25:59 THEY ARE GOING TO GO THROUGH AND EXPLAIN THAT.
05:26:03 AND THEN NANCY STROUD IS GOING TO EXPLAIN A LITTLE BIT.
05:26:08 SHE'S DONE SOME LEGAL RESEARCH AS WELL BECAUSE WHEN THAT
05:26:12 BROUGHT UP THE QUESTION OF DOES THE SCHOOL SITE NEED TO

05:26:15 COMPLY WITH THE CODE, BECAUSE TYPICALLY IN THE PAST IN THE
05:26:19 COUNTY WE'VE HAD INTERLOCAL AGREEMENTS WITH THE SCHOOL BOARD
05:26:21 THAT KIND OF LAYS OUT EXACTLY WHAT YOU REVIEW.
05:26:24 WE DON'T HAVE AN INTERLOCAL WITH THE VILLAGE.
05:26:25 SO WE'RE RELYING ON OUR CODE.
05:26:27 SO NANCY HAS DONE SOME RESEARCH AND SHE WAS, I THINK, GOING
05:26:31 TO EXPLAIN THAT A LITTLE BIT BEFORE WE TURN IT OVER TO THE
05:26:34 APPLICANT.
05:26:34 I DID WANT TO SAY THAT WE DID GET FOUR E-COMMENTS, WHICH I
05:26:39 DID FORWARD TO YOU.
05:26:40 THERE WERE THREE FROM COUNTRY CREEK THAT WERE BASICALLY IN
05:26:44 OPPOSITION.

05:26:45 THERE WERE WORRIES ABOUT TRAFFIC, DRAINAGE, AND THEN ONE
05:26:49 ACCESS IN AND OUT OF THE SITE.
05:26:51 AND THEN THERE WAS ONE IN FAVOR FROM ANOTHER PERSON THAT
05:26:55 JUST SAID THE SCHOOL WOULD BE GOOD.
05:26:57 SO THAT'S A QUICK SUMMARY.
05:26:58 BUT I THINK, NANCY, DID YOU WANT TO COMMENT AT THIS TIME
05:27:01 BEFORE I TURN IT OVER TO THE APPLICANT?
05:27:04 >>Nancy Stroud: MR. CHAIR, DO YOU WANT ME TO COMMENT NOW?
05:27:08 >>Howard Levitan: YEAH, I WOULD LIKE YOU TO GO THROUGH YOUR
05:27:11 COMMENTS, AND I WOULD LIKE TO MAKE THE E-MAIL THAT YOU GAVE
05:27:15 TO MARY AND I WITH RESPECT TO THE SCHOOL LAWS A PART OF THE
05:27:23 RECORD.
05:27:24 >>Nancy Stroud: OKAY.

05:27:25 I WILL JUST GO OVER THAT WITH THE BOARD BECAUSE AS WE ALL
05:27:32 KNOW, I THINK, SCHOOLS HAVE THEIR OWN STATUTORY AUTHORITY
05:27:37 THAT IS INDEPENDENT, IN MANY WAYS, FROM LOCAL GOVERNMENT.
05:27:42 SO THERE'S ALWAYS A KIND OF BACK AND FORTH BETWEEN SCHOOLS
05:27:47 AND LOCAL GOVERNMENT, ESPECIALLY ON THINGS LIKE SCHOOL SITE
05:27:50 PLANNING.
05:27:53 THERE IS A STATUTE THAT DESCRIBES THE SCHOOL BOARD
05:27:59 AUTHORITY, WHICH REALLY COMES FROM THE STATE VERSUS LOCAL
05:28:02 AUTHORITY IN RELATION TO SITE PLANNING ESPECIALLY.
05:28:08 SO THIS IS ALL ABOUT WHAT LOCAL DEVELOPMENT ORDERS ARE,
05:28:13 THEIR SITE PLANS.
05:28:14 AND THE STATUTE SAYS THAT A LOCAL GOVERNMENT BODY MAY NOT
05:28:22 DENY THE SITE PLAN APPLICANT BASED ON THE ADEQUACY OF THE
05:28:27 SITE PLAN AS IT RELATES SOLELY TO THE NEEDS OF THE SCHOOL.
05:28:31 IT ALSO SAYS THAT LOCAL GOVERNMENT MAY IMPOSE REASONABLE
05:28:39 DEVELOPMENT STANDARDS AND CONDITIONS AND CONSIDER THE SITE
05:28:43 PLAN AS IT RELATES TO ENVIRONMENTAL CONCERNS, HEALTH,
05:28:48 SAFETY, AND WELFARE, AND EFFECTS ON ADJACENT PROPERTY.
05:28:52 SO THAT'S VERY GENERAL LANGUAGE, AND THERE'S NOT A LOT OF
05:28:59 INTERPRETATION OF THAT.
05:29:02 I'LL GIVE YOU THE BEST THAT I CAN GLEAN FROM THE CASE LAW
05:29:07 AND JUST FROM, I THINK, LOGIC.
05:29:10 THIS REALLY IS A KIND OF BALANCING ACT IN THE END.
05:29:15 WHAT THE NEEDS OF THE SCHOOL ARE, ARE NOT DEFINED.
05:29:21 WE NEED TO LISTEN TO THE SCHOOL IN RELATION TO WHAT THEY

05:29:27 THINK THE NEEDS OF THE SCHOOL ARE.
05:29:29 AND ONE OF THE NEEDS THAT HAS COME UP IN THE LAST MEETING ON
05:29:33 THIS WAS THE NEED FOR THE SCHOOL TO STAY WITHIN CERTAIN
05:29:38 BUDGETARY PARAMETERS.
05:29:40 AND THOSE PARAMETERS ARE VERY STRICT.
05:29:42 THEY ARE SET FORWARD IN STATE STATUTE.
05:29:45 AND I THINK, UNFORTUNATELY, THE STATE IS NOT VERY GENEROUS
05:29:48 WHEN IT COMES TO SCHOOL CONSTRUCTION.

05:29:53 SO THAT'S ONE NEED OF THE SCHOOL.
05:29:55 ANOTHER NEED OF THE SCHOOL IS MORE SPECIFICALLY ADDRESSED IN
05:29:59 THE STATUTES, AND THAT IS THE NEED FOR SAFETY.
05:30:02 AND THERE'S QUITE A BIT OF DETAIL IN THE FLORIDA
05:30:08 ADMINISTRATIVE CODE REGARDING WHAT KINDS OF SECURITY AND
05:30:14 SAFETY ISSUES THE SCHOOL NEEDS TO CONSIDER.
05:30:19 AND THIS IS WHERE YOU GET INTO QUESTIONS OF SIGHT LINES,
05:30:25 LANDSCAPING, THE ABILITY OF A SECURE WALL AND SECURE
05:30:31 ENTRANCES.
05:30:33 ALL OF THOSE ARE THE KINDS OF THINGS THAT THE SCHOOL NEEDS
05:30:35 TO CONSIDER.
05:30:38 THE LOCAL GOVERNMENT CAN CONSIDER WHAT IS GENERALLY
05:30:44 DESCRIBED AS ENVIRONMENTAL CONCERNS, HEALTH, SAFETY, AND
05:30:47 WELFARE, AND EFFECTS ON ADJACENT PROPERTY.
05:30:50 I DO BELIEVE THAT BASED ON THE CASE LAW, WHEN THESE TWO
05:30:58 AUTHORITIES COME INTO CONFLICT, POTENTIAL CONFLICT, THAT THE
05:31:04 COURTS JUST REALLY TRY TO BALANCE THE IMPORTANCE OF WHAT THE

05:31:09 SCHOOL NEEDS VERSUS WHAT THE LOCAL GOVERNMENT NEEDS.
05:31:13 SO WHEN THERE'S A CRITICAL LOCAL GOVERNMENT ISSUE THAT THE
05:31:21 COURT IS GOING TO WEIGH ON THE LOCAL GOVERNMENT, IF THE
05:31:25 COURT DOESN'T CONSIDER IT SO CRITICAL, THEN IT MIGHT WEIGH
05:31:29 MORE ON THE SCHOOL.
05:31:32 SO I THINK JUST IN SUM, A LOT OF THE DEVIATIONS THAT ARE
05:31:39 BEING CONSIDERED IN THIS SITE PLAN ARE ISSUES RELATED TO
05:31:44 SECURITY, AND THAT IS SOMETHING THAT WE REALLY NEED TO, I
05:31:50 THINK, DEFER TO THE SCHOOL BOARD ON.
05:31:55 OTHER ISSUES MAY BE MORE AESTHETIC.
05:32:03 AND IN THAT VIEW POINT, I'M NOT SURE THAT THE COURTS WOULD
05:32:06 BE VERY SUPPORTIVE OF A LOCAL GOVERNMENT INSISTENCE ON A LOT
05:32:13 OF STRICT AS THETIC RULES.
05:32:15 THAT'S JUST BASICALLY IT.
05:32:17 I THINK THERE'S ONE OTHER THING THAT MARY MIGHT WANT TO
05:32:21 ADDRESS, AND THAT IS LANDSCAPING VARIATIONS AND THE CODE'S
05:32:27 ABILITY TO ALLOW FOR ADMINISTRATIVE LANDSCAPING DEVIATIONS
05:32:35 THAT THE STAFF CAN DO AND ALTERNATIVE LANDSCAPING PLANS.
05:32:41 THAT'S SOMETHING THAT I THINK MARY PROBABLY WILL ADDRESS.
05:32:45 >>Howard Levitan: NANCY, BEFORE YOU GO, I WANTED TO ASK YOU
05:32:48 ABOUT THE ISSUE OF -- I'M SORRY.
05:32:54 I'D LIKE TO ASK NANCY A QUESTION, IF I COULD.
05:32:59 WE'RE USING THE WORD "DEVIATION," AND I HAVE SOME CONCERNS
05:33:08 ABOUT THAT.
05:33:09 I KNOW I ASKED THAT QUESTION AT THE LAST ONE AND ASKED TO

05:33:14 HAVE A LIST OF DEVIATIONS.
05:33:16 BUT IN LOOKING CLOSER AT THE LAND DEVELOPMENT CODE, I'M
05:33:21 CONCERNED ABOUT WHO HAS THE POWER TO GRANT DEVIATIONS.
05:33:26 AND SO IT PROBABLY WOULD BE BETTER TO TALK IN TERMS OF WHAT

05:33:34 AREAS OF THE CODE THEY ARE NOT ABLE TO COMPLY WITH, AND THEN
05:33:38 TO DETERMINE -- AND THEN WE THEN MAKE THE DETERMINATION
05:33:41 WHETHER OR NOT THOSE AREAS ARE PREEMPTED BY THE STATE OR CAN
05:33:45 BE DEALT WITH BY AN ADMINISTRATIVE DEVIATION, WHICH IS
05:33:49 ALLOWED UNDER OUR CODE.
05:33:50 THIS IS A UNIQUE SITUATION WHERE I DON'T BELIEVE THAT THE
05:33:56 BOARD HAS THE POWER AND MAY NOT EVEN BE THE COUNCIL HAVING
05:33:59 THE POWER TO GRANT DEVIATIONS, EXCEPT IN THE CONTEXT OF
05:34:04 EITHER A REZONING OR A PLANNED DEVELOPMENT.
05:34:10 WHICH WE DO NOT HAVE HERE.
05:34:12 IF YOU COULD COMMENT ON THAT AS WELL.
05:34:16 >>Nancy Stroud: I DO THINK THAT WHEN WE USE DEVIATIONS IN
05:34:19 THIS REGARD, WE PROBABLY SHOULD BE SAYING VARIATIONS
05:34:24 BECAUSE, IN FACT, IF WE LOOK CLOSELY AT THE CODE, THERE ARE,
05:34:29 AT THIS POINT, UNLESS WE DO A GLITCH BILL IN THE FUTURE, AT
05:34:33 THIS POINT, THE BOARD IS NOT ABLE TO GRANT DEVIATIONS FOR
05:34:39 OTHER THAN LAND DEVELOPMENTS AND -- MARY KNOWS THE OTHER
05:34:46 ONE.
05:34:47 THERE ARE SUCH THINGS AS ADMINISTRATIVE DEVIATIONS THAT ARE
05:34:55 MUCH SMALLER THAN WHAT THIS BOARD USUALLY LOOKS AT.
05:34:59 BUT THERE MAY BE SOME ABILITY ON THIS SITE PLAN TO USE THAT

05:35:06 ADMINISTRATIVE DEVIATION POWER.
05:35:07 EVEN THE COUNCIL DOESN'T HAVE DEVIATION POWER IN THIS
05:35:11 CIRCUMSTANCE, SO WE REALLY -- I THINK WE NEED A NEW TERM FOR
05:35:16 VARIATIONS, MAYBE.
05:35:18 >>Howard Levitan: OKAY.
05:35:19 WITH THAT IN MIND, I'D LIKE TO TURN THIS OVER TO THE
05:35:23 APPLICANT.
05:35:26 AND I WOULD ASK THE BOARD TO HOLD THEIR QUESTIONS UNTIL THE
05:35:29 APPLICANT HAS COMPLETED HIS DISCUSSION.
05:35:32 >>Mary Gibbs: MAY I SAY ONE THING BEFORE WE TURN IT OVER TO
05:35:35 THE APPLICANT?
05:35:36 >>Howard Levitan: SURE.
05:35:36 >>Mary Gibbs: I THINK WE CAN SIMPLIFY THIS.
05:35:39 BECAUSE WHAT I ASKED THE APPLICANT DO IN THE PRESENTATION IS
05:35:41 TALK ABOUT THE THINGS THAT THEY FELT WERE SAFETY AND
05:35:45 SECURITY ISSUES.
05:35:45 THAT WILL COVER A LOT OF THE ONCE THAT THEY HAVE ASKED FOR.
05:35:50 THEN WE HAVE THE ARCHITECTURE WHICH YOU NEED TO DECIDE.
05:35:52 I ASKED THEM TO ALSO FOCUS ON WHAT THEY'VE DONE SINCE THE
05:35:56 LAST MEETING WHERE WE ASKED THEM TO ADD SOME ARCHITECTURAL
05:35:59 REFINEMENTS.
05:36:00 AND THEN THE LANDSCAPING, I THINK YOU ASKED THEM TO SEE IF
05:36:03 THEY COULD ADD MORE TREES.
05:36:04 SO THEY WANT TO TALK ABOUT THAT.
05:36:06 AND THAT WE WOULD CONSIDER UNDER THE CODE TO BE AN

05:36:09 ALTERNATIVE LANDSCAPE BETTERMENT PLAN.
05:36:12 SO WE THINK THAT CAN BE HANDLED THAT WAY.
05:36:14 SO I THINK WHEN DANA EXPLAINS, IT WILL BE A LITTLE MORE
05:36:18 SIMPLE THAN IT SOUNDS, I HOPE.
05:36:24 >> GOOD EVENING.
05:36:26 FOR THE RECORD, DANA HUME WITH JOHNSON ENGINEERING.
05:36:33 I AM A SMALL PART OF A VERY LARGE TEAM THAT'S BEEN WORKING
05:36:36 ON THIS PROJECT FOR QUITE A WHILE.
05:36:39 >>Howard Levitan: WRONG BUILDING.
05:36:42 >>Dana Hume: I WAS JUST GOING TO SAY THAT'S NOT OUR
05:36:44 BUILDING.
05:36:45 THAT'S OKAY.
05:36:45 WE'RE GETTING THERE.
05:37:09 THIS IS WHERE I STRUGGLED THE LAST TIME.
05:37:13 SO THANK YOU, AGAIN, FOR THIS OPPORTUNITY TO COME BEFORE YOU
05:37:17 TODAY.
05:37:17 SO WE ARE HERE FOR THE PUBLIC HEARING FOR THE DEVELOPMENT
05:37:20 ORDER DOS 2021-E004.
05:37:25 THOSE MEMBERS OF THE TEAM THAT ARE WITH ME TONIGHT INCLUDE
05:37:32 SCOTT RICKENBACKER, WHO IS THE DIRECTOR OF CONSTRUCTION
05:37:35 PROJECTS.
05:37:36 TINA SILCOX, WHO IS THE PROJECT MANAGER.
05:37:39 KATHIE EBAUGH, WHO IS DIRECTOR OF FACILITY AND PLANNING.
05:37:42 DAVE NEWLAN, WHO IS THE EXECUTIVE DIRECTOR OF SAFETY,
05:37:45 SECURITY, AND EMERGENCY MANAGEMENT.

05:37:48 ALL OF THOSE FOLKS ARE FROM THE SCHOOL DISTRICT.
05:37:50 STEVE JOHNSON IS A PRINCIPAL VICE PRESIDENT AT HARVARD
05:37:55 JOLLY.
05:37:56 MIKE JOHNSON, NO RELATION, IS A VICE PRESIDENT AT HARVARD
05:37:59 JOLLY.
05:38:00 AND JEFF NAGLE, OUR LANDSCAPE ARCHITECT IS ALSO WITH US
05:38:05 TONIGHT.
05:38:05 LEAH HOLMES, WHO WAS WITH US THE LAST TIME, UNFORTUNATELY
05:38:08 HAD A MEDICAL EMERGENCY TODAY.
05:38:10 SO SHE COULD NOT BE WITH US TONIGHT.
05:38:12 SO WITH THAT, I KNOW LAST TIME I STARTED OUT WITH A BRIEF
05:38:17 HISTORY OF HOW WE GOT HERE.
05:38:20 IF IT IS OKAY WITH THE BOARD, I AM GOING TO PASS ON THAT.
05:38:23 AND IF YOU'VE GOT ANY QUESTIONS ABOUT THE HISTORY, WE CAN
05:38:26 BRING IT UP AT THAT TIME.
05:38:28 SO WITH THAT, WHAT WE'RE GOING TO TALK ABOUT TONIGHT, WE'RE
05:38:34 GOING TO TALK ABOUT THE LANDSCAPE DESIGN AND THE DISCUSSIONS
05:38:38 THAT WE HAD AT THE LAST MEETING.
05:38:40 THEN WE'LL WORK OUR WAY INTO THE ARCHITECTURAL DISCUSSION.
05:38:44 THEN WE'LL TOUCH ON TRAFFIC.
05:38:47 THEN WE'LL TOUCH ON VARIATION DISCUSSIONS INSTEAD OF
05:38:51 DEVIATIONS.

05:38:51 AND THEN ONE OF THE THINGS THE CHAIRMAN ASKED FOR AT THE
05:38:57 LAST MEETING WAS FOR US TO SHOW THE COST DIFFERENCES THAT
05:39:06 IT'S COSTING THE SCHOOL DISTRICT TO GO FROM THEIR TYPICAL

05:39:10 PROTOTYPE THAT THEY WOULD DO ANYWHERE ELSE IN THE COUNTY
05:39:12 VERSUS WHAT IT'S COSTING THEM TO PUT THE SCHOOL IN THE
05:39:17 VILLAGE.
05:39:18 SO WE PUT TOGETHER SOME COSTS ASSOCIATED WITH THAT.
05:39:20 SO WITH THAT -- WRONG WAY.
05:39:24 LET ME START WITH THE LANDSCAPE PLAN.
05:39:26 WE CERTAINLY HEARD YOU AT THE LAST MEETING, SO WE WENT BACK
05:39:34 IN TO THE LANDSCAPE DESIGN OF THE PROJECT.
05:39:36 AND LET ME FIRST CLARIFY, AT THE LAST MEETING, IT WAS
05:39:40 BROUGHT UP THAT WE DO HAVE LANDSCAPE BUFFERS THAT WE HAVE TO
05:39:47 MEET.
05:39:47 THE SCHOOL DISTRICT, PER CODE, DOES NOT HAVE TO MEET ANY
05:39:50 BUFFERS.
05:39:51 AND SO ALTHOUGH WE ARE SHOWING THE BUFFER ALONG THE
05:39:55 RESIDENTIAL COMMUNITY AND ALONG THREE OAKS, WE ARE
05:39:59 PRESERVING THE AREA ALSO ALONG THE RESIDENTIAL COMMUNITY.
05:40:04 WE HAVE ADDED A LOT OF LANDSCAPING IN STRATEGIC AREAS THAT
05:40:11 IN REVIEWING THE SITE WITH THE SECURITY, MAKING SURE THAT
05:40:16 THESE ADDITIONAL PLANTINGS WOULD NOT BE A CHALLENGE.
05:40:20 AND SO WE'VE ADDED LANDSCAPING.
05:40:22 YOU CAN SEE PROBABLY BETTER ON YOUR SCREENS THE AREAS THAT
05:40:26 ARE CIRCLED IN RED.
05:40:29 THOSE ARE AREAS WHERE WE HAVE ADDED PALM TREES OF VARYING
05:40:34 SIZES.
05:40:36 SO WE'VE TRIED TO ADD THEM AT KEY VIEWPOINTS.

05:40:41 SO ALONG THREE OAKS PARKWAY YOU'LL HAVE THE OAK TREES THAT
05:40:46 ARE ALONG THE FRONT ALONG THREE OAKS.
05:40:50 AND THEN WE'VE ADDED ANOTHER ROW OF PALM TREES THAT IF
05:40:55 YOU'RE LOOKING THROUGH, YOU'LL BE LOOKING AT THOSE PALM
05:40:57 TREES ALSO.
05:40:59 IF YOU'RE AT THE INTERSECTION LOOKING DOWN THE ENTRANCE
05:41:01 ROAD, YOU'LL SEE A GROUPING OF LANDSCAPE PALMS ON THE LEFT
05:41:08 SIDE, NORTH SIDE, AND THEN YOU'LL SEE SOME OTHER CLUMPINGS
05:41:11 OF LANDSCAPE PALMS WITHIN THE SITE.
05:41:15 WE'VE ALSO ADDED A LOT OF PALM TREES UP AGAINST THE BUILDING
05:41:21 TO TRY AND BREAK UP THE FATES OF THE BUILDING.
05:41:25 SO WE'VE ADDED A TOTAL OF 58 -- I'M SORRY, 51 ADDITIONAL
05:41:30 PALMS.
05:41:31 THEY RANGE IN SIZE 20 TO 24 FEET.
05:41:34 THERE'S NINE OF THOSE THAT ARE UP AGAINST THE BUILDING.
05:41:37 AND THEN WE'VE GOT 17 14 TO 16-FOOT HEIGHT PALM TREES.
05:41:43 AGAIN, WHAT WE'RE TRYING TO DO IS BREAK UP THE VIEWPOINTS
05:41:46 WITH EVERYTHING.

05:41:47 ONE THING I DO WANT TO POINT OUT IS WHERE THE SCHOOL IS
05:41:52 LOCATED AT ON THE SITE.
05:41:54 AS WE TALKED ABOUT LAST TIME, THE SCHOOL SITS BACK FROM
05:41:57 THREE OAKS PARKWAY ABOUT 1400 FEET, WHICH IS ABOUT A QUARTER
05:42:02 OF A MILE OR FOUR FOOTBALL FIELDS.
05:42:05 IF YOU LINE FOUR FOOTBALL FIELDS UP, THAT'S WHERE THE SCHOOL
05:42:08 SITS FROM THREE OAKS PARKWAY.

05:42:10 WHEN WE'RE LOOKING AT THE SCHOOL FROM I-75, IT'S ABOUT --
05:42:14 THE GYM, WHICH IS THE CLOSEST PART OF THE BUILDING THAT IS
05:42:19 TO I-75, THAT'S 750 FEET AWAY FROM I-75, WHICH IS ABOUT TWO
05:42:26 FOOTBALL FIELDS IN LINE.
05:42:29 WE'VE ALSO GOT A NATURAL BUFFER THAT EXISTS -- LET ME FLIP
05:42:37 TO THE NEXT SLIDE.
05:42:38 SO THERE'S A NATURAL BUFFER THAT EXISTS ALONG I-75 TODAY
05:42:43 THAT IS WITHIN THE RIGHT-OF-WAY OF I-75, BUT IT IS A BUFFER
05:42:49 THAT WILL ALSO IMPEDE THE VIEW OF THE BUILDING AND WHATNOT.
05:42:56 THERE'S ALSO TWO FENCES THAT ARE ALONG I-75.
05:43:02 F.D.O.T. ALWAYS HAS THEIR BARBED WIRE FENCE SO EVERYBODY
05:43:05 TRYING TO CLIMB OVER IT GETS HUNG UP AND SKEWERED.
05:43:09 THEN WE'LL HAVE A SIX-FOOT-HIGH FENCE THAT WILL BE ALONG THE
05:43:13 TOP OF OUR BERM WITHIN THE PROJECT.
05:43:17 SO WITH THAT, I'M GOING TO DO MY BEST ATTEMPT AT GOING
05:43:24 THROUGH THE ARCHITECTURE AND, OF COURSE, STEVE AND MIKE ARE
05:43:28 HERE TO ANSWER ANY DETAILED QUESTIONS THAT YOU MAY HAVE.
05:43:31 SO ONE OF THE THINGS WE HEARD AT THE LAST MEETING WAS TRYING
05:43:34 TO ADD SOME MORE DEFINITION TO THE BUILDING.
05:43:38 SO WHAT WE'VE DONE IS WE'VE GONE IN AND WE'VE CREATED THESE
05:43:41 PARAPETS, AND WE'RE PROVIDING ARCHES ON ALL OF THE PARAPETS,
05:43:49 WHICH IS SOMETHING THAT IS NEW FROM THE LAST TIME THAT WE
05:43:52 WERE HERE WITH YOU.
05:43:55 ALSO, THE CANOPIES WHERE THE KIDS GET DROPPED OFF, WE HAVE,
05:44:01 AND WE DISCUSSED AT THE LAST HEARING, WE HAVE CHANGED THE

05:44:04 ELEVATION SO THAT, AGAIN, WE'RE TRYING TO BREAK UP THAT
05:44:07 VIEWPOINT.
05:44:10 THIS IS WHAT IT WILL LOOK LIKE WITH THE TREES IN FRONT OF
05:44:14 IT.
05:44:16 SO, AGAIN, JUST TRYING TO BREAK UP THE VIEW AS WE GO ALONG.
05:44:22 THIS IS THE OTHER SIDE OF THE SAME BUILDING, THE SOUTH SIDE
05:44:25 OF IT.
05:44:25 AND HERE YOU CAN SEE IT WITHOUT ANY PALMS TREES OR ANYTHING
05:44:28 ON IT.
05:44:29 YOU CAN SEE THE ARCHED PARAPETS, THE DIFFERENCE IN ELEVATION
05:44:33 OF THE CANOPIES.
05:44:34 AND THEN WHEN YOU ADD -- I KNEW THAT WAS GOING TO HAPPEN --
05:44:38 THEN WHEN YOU ADD THE TREES IN, THE PALM TREES INTO IT,
05:44:42 AGAIN 20 TO 24-FOOT HIGH.

05:44:44 AND THESE ARE WHAT WE'RE PLANNING ON PLANTING DAY ONE.
05:44:49 SO THOSE WILL BE UP AGAINST THE BUILDING, AND THEN WE'LL
05:44:52 HAVE SOME PALM TREES THAT ARE ABOUT 15 FEET SET FARTHER
05:44:56 TOWARDS THE CANOPY.
05:44:59 THOSE ARE GOING TO BE THE 14 TO 16-FOOT HIGH PALM TREES.
05:45:04 AND THEN THIS IS THE VIEW AGAIN OF THE BUS AREA.
05:45:16 THIS DOES NOT SHOW THE ACTUAL VIEW FROM THE ADJACENT
05:45:21 RESIDENTIAL COMMUNITY WHERE WE HAVE THE ENHANCED BUFFER THAT
05:45:25 WE'RE PLANTING ALONG WITH THE NATURAL AREA THAT WE'RE
05:45:31 PLANTING THE EXTRA 50 TREES.
05:45:33 THOSE DO NOT SHOW UP IN THIS VIEW.

05:45:37 THIS IS JUST STANDING WHERE THE BUS PARKING IS AT, LOOKING
05:45:40 AT THE BUILDING.
05:45:41 AND THEN, AGAIN, AS WE SWING OUR WAY AROUND, THIS WOULD BE
05:45:45 THE VIEW COMING FROM I-75.
05:45:47 AGAIN, YOU DON'T SEE THE BUFFERING FROM I-75.
05:45:53 BUT THIS IS WHAT IT WILL LOOK LIKE AT THE BACK OF THE
05:45:56 BUILDING.
05:45:57 AND THEN HERE AGAIN IS THE RENDERED SITE.
05:46:01 YOU CAN SEE AGAIN HOW WE TRIED TO PLACE THE BUILDING NOT
05:46:04 ONLY IN THE BEST PLACE THAT WE THOUGHT FOR THE BUILDING
05:46:10 ITSELF, SET BACK A QUARTER OF A MILE FROM THREE OAKS, 750
05:46:15 FEET FROM I-75.
05:46:18 THIS ALLOWED US TO DO OUR CAR STACKING THAT WE TALKED ABOUT
05:46:23 AT LENGTH AT THE LAST MEETING, WHICH, AGAIN, WE HEARD
05:46:30 THROUGH THE ENTIRE PLANNING AND ZONING PROCEEDINGS AND ALSO
05:46:36 THROUGHOUT ALL OF OUR MEETINGS AND DISCUSSIONS WITH LEE
05:46:39 COUNTY D.O.T., THAT THEY DO NOT WANT ANY STACKING OUT ON
05:46:43 THREE OAKS PARKWAY.
05:46:44 SO THE NEXT SLIDE, THIS SLIDE IS THE COLORS THAT THE
05:46:54 BUILDING WILL BE.
05:46:57 AND THEN WHEN I GO TO THE RENDERINGS, UNFORTUNATELY I CAN'T
05:47:01 BLOW THIS UP, BUT YOU CAN SEE HOW MIKE AND STEVE HAVE VARIED
05:47:07 THE COLORS THROUGHOUT THE FACADES.
05:47:11 AND THESE ARE THE DIFFERENT ELEVATIONS.
05:47:14 STARTING DOWN AT THE BOTTOM, WE'VE GOT THE NORTH ELEVATION

05:47:19 AND THE GYM.
05:47:20 AND THEN AS WE'RE WORKING OUR WAY UP, THAT'S THE EAST
05:47:23 ELEVATION, AND THEN THE WEST ELEVATION, AND THEN THE VERY
05:47:26 TOP ONE IS THE WEST ELEVATION OF THE ADMINISTRATION AND WEST
05:47:31 WING OF THE CLASSROOMS.
05:47:35 AGAIN, WANTED TO SHOW YOU THE MONUMENT SIGN THAT'S GOING TO
05:47:42 BE OUT FRONT.
05:47:48 AND THE COLORS AGAIN, I DON'T BELIEVE WE'RE GOING TO BE
05:47:53 CALLING THIS AT THE END OF THE DAY QUADRUPLE A, BUT WE HAD
05:47:57 TO HAVE A PLACE HOLDER.

05:47:59 BUT THIS IS WHAT IT WILL LOOK LIKE, AND IT DOES MEET ALL OF
05:48:04 THE CODE.
05:48:05 SO LET'S TALK TRAFFIC FOR A MINUTE.
05:48:09 THESE ARE ALL POINTS THAT HAVE BEEN DISCUSSED THROUGHOUT THE
05:48:15 DIFFERENT HEARINGS THAT WE'VE HAD.
05:48:20 WHEN WE LOOK AT TRAFFIC, THE IUTT MANUAL, WE USE THE
05:48:26 ELEMENTARY SCHOOL NUMBERS BECAUSE THOSE ARE THE MOST STRICT
05:48:31 OR RESTRICTIVE CASE THAT YOU WOULD HAVE.
05:48:36 AND SO EVEN THOUGH WE HAVE AN ELEMENTARY SCHOOL AND A MIDDLE
05:48:39 SCHOOL, WE DID EVERYTHING BASED ON ELEMENTARY SCHOOL
05:48:43 NUMBERS.
05:48:45 SO THE TRIP GENERATIONS FOR THE 2350 STUDENTS, AGAIN, AS I
05:48:52 POINTED OUT AT THE LAST MEETING, THE SCHOOL IS OPENING UP
05:48:54 WITH 1800 STUDENTS.
05:48:57 WHEN THE 2350 STUDENTS BUILD-OUT WILL COME, WE REALLY DON'T

05:49:03 KNOW.
05:49:04 TIME WILL TELL.
05:49:05 BUT WE ARE STARTING OUT WITH 1800 STUDENTS.
05:49:09 THE SCHOOL HOURS, AGAIN, WERE CHOSEN TO BE DURING OFF-PEAK
05:49:15 HOURS.
05:49:17 SO STUDENTS WILL ARRIVE AT -- I SHOULD SAY CLASS BELL RINGS
05:49:21 AT 8:55 AND THEN CLASS IS OVER AT 3:55.
05:49:26 THE SCHOOL DISTRICT LOOKED AT THAT INTENTIONALLY TO TRY AND
05:49:31 MINIMIZE THE TRAFFIC AT PEAK HOUR.
05:49:38 AND THEN THERE'S ALSO A VERY HIGH GROWTH RATE FOR THREE OAKS
05:49:43 PARKWAY FOR THE 2025 VOLUME, WHICH IS 7%.
05:49:47 NORMALLY, FROM WHAT I'VE BEEN TOLD -- I'M NOT A TRAFFIC
05:49:51 ENGINEER, SO I RELY ON MY TRAFFIC ENGINEERS THAT WORK WITH
05:49:54 ME -- THEY SAID NORMALLY THAT'S A 3% GROWTH RATE.
05:50:00 BUT FOR THREE OAKS, FOR THIS AREA, KNOWING WHAT'S GOING ON
05:50:05 IN THE VILLAGE OF ESTERO, YOU KNOW, THEY HAVE CHOSEN A MUCH
05:50:09 HIGHER GROWTH RATE, WHICH IS PROBABLY VERY APPROPRIATE.
05:50:12 SO WHAT'S THE SCHOOL DISTRICT DOING TO MITIGATE WHAT THEY
05:50:20 CAN FOR THE TRAFFIC THAT IS BEING CAUSED BY THE SCHOOL?
05:50:25 SO ALONG WITH SIGNALIZING THE INTERSECTION AND CREATING
05:50:31 CROSSWALKS ON ALL FOUR CORNERS, WE'LL ALSO HAVE 700-FOOT
05:50:39 LONG DUAL LEFT-TURN LANES INTO THE SITE, AND WE'RE ALSO
05:50:44 BUILDING A 300-FOOT NORTHBOUND RIGHT-TURN LANE INTO THE
05:50:48 SITE.
05:50:49 THOSE ARE ALL COSTS THAT ARE SCHOOL DISTRICT IS BEARING 100%

05:50:54 OF THOSE COSTS.
05:50:55 LOOKING AT WHAT IS ALSO GOING ON WITH LEE COUNTY AND LEE
05:51:07 COUNTY D.O.T. AND SOME OF THE THINGS THAT THEY HAVE GOING
05:51:09 ON, AND NOT ONLY LEE COUNTY D.O.T. BUT ALSO F.D.O.T., SO LEE
05:51:16 COUNTY HAS ON THE HORIZON CORKSCREW ROAD FROM 41 TO BEN HILL
05:51:21 WHERE THEY ARE GOING TO WIDEN IT FROM FOUR TO SIX LANES.

05:51:24 CORKSCREW ROAD FROM BEN HILL TO ALICO ROAD WHERE IT'S GOING
05:51:29 TO BE WIDENED FROM TWO TO FOUR LANES.
05:51:31 AND THAT HAS -- PHASE ONE OF THAT IS BEING LET THIS MONTH.
05:51:38 SO THEY'LL ACTUALLY GET STARTED.
05:51:39 AND THEN THERE ARE ALREADY IN THE DESIGN TO DO THE OTHER
05:51:43 WIDENING PORTIONS.
05:51:45 SOME OF THE OTHER THINGS THAT LEE COUNTY D.O.T. IS LOOKING
05:51:48 AT, THEY ARE LOOKING AT THE CORKSCREW ROAD AND THREE OAKS
05:51:51 PARKWAY INTERSECTION IMPROVEMENTS, WHICH WOULD INCLUDE
05:51:55 EXTENDING THE EASTBOUND LEFT-TURN LANES, EXTENDING THE
05:51:59 NORTHBOUND RIGHT-TURN LANE AND ADDING SECONDARY NORTHBOUND
05:52:04 RIGHT-TURN LANE.
05:52:05 SO THAT'S AT CORKSCREW AND THREE OAKS.
05:52:08 AND THEN AT CORKSCREW AND U.S. 41, THOSE INTERSECTION
05:52:12 IMPROVEMENTS INCLUDE CONSTRUCTING SECONDARY NORTHBOUND
05:52:16 RIGHT-TURN LANES.
05:52:20 ONE OF THE THINGS THAT F.D.O.T. IS DOING RIGHT NOW, WHICH WE
05:52:24 ALL HAVE TO DRIVE THROUGH THE INTERSECTION AT LEAST ONCE A
05:52:27 WEEK, IS I-75 AT CORKSCREW.

05:52:30 SO THAT'S BEING IMPROVED CURRENTLY RIGHT NOW.
05:52:32 SO WITH THAT, I WANT TO MOVE ON TO WHAT ARE SOME OF THE
05:52:44 COSTS THAT THE SCHOOL DISTRICT IS BEARING TO DO OUR BEST IN
05:52:50 MEETING THE LAND DEVELOPMENT CODE FOR THE VILLAGE.
05:52:55 SO WHEN WE LOOK AT THE LANDSCAPING THAT WE TALKED ABOUT IN
05:52:58 THE PAST, WE'RE DOING THE DRY DETENTION PLANTINGS, LITTORAL
05:53:04 PLANTINGS, WHICH, AND ALL OF THE OTHER SCHOOLS, WE DON'T DO
05:53:08 THAT.
05:53:09 THE BUILDING PERIMETER PLANTINGS, WE'RE DOING THE NATURAL
05:53:13 AREA THAT WE AGREED WITH THE VILLAGE STAFF TO DO, AND THEN
05:53:19 THE ADDITIONAL PALMS THAT I MENTIONED EARLIER.
05:53:22 SO THAT'S ABOUT $73,000.
05:53:26 AS WE GET INTO THE VARIATIONS, ONE OF THE VARIATIONS THAT
05:53:29 WE'RE ASKING FOR, IF ALLOWED, WILL SAVE THE SCHOOL DISTRICT
05:53:35 OVER $38,000.
05:53:38 AND THEN SOME OF THE ARCHITECTURAL ENHANCEMENTS THAT WE'VE
05:53:46 SHOWN TODAY, THOSE ADD UP TO ABOUT $44,000.
05:53:51 SO TO TRY AND MEET THE VILLAGE CODE VERSUS A PROTOTYPE
05:53:57 SCHOOL THAT WOULD BE DONE ANYWHERE ELSE IN THE COUNTY IS
05:54:01 APPROXIMATELY $156,000 MORE.
05:54:08 SO, WITH THAT, WHAT I'D LIKE TO START WITH IS GOING OVER,
05:54:18 USING NANCY'S TERMINOLOGY, THE VARIATION REQUESTS.
05:54:23 SO I WANT TO START WITH THE ELECTRICAL VEHICLES, SECTION
05:54:28 5-204.B.5.C.
05:54:34 LAND DEVELOPMENT CODE REQUIRES THAT FOR MORE THAN 150 SPACES

05:54:39 WE'VE GOT TO HAVE THREE ELECTRICAL CHARGING STATIONS.
05:54:43 IN TALKING WITH STAFF ABOUT THIS A LOT, WE FEEL THAT THIS

05:54:53 WAS REALLY INTENDED FOR A COMMERCIAL-TYPE USE AND NOT AN
05:54:58 INSTITUTIONAL TYPE USE THAT WE HAVE BEFORE YOU TODAY.
05:55:04 SOME OF THE THINGS, TRYING TO PLUG IN ELECTRICAL VEHICLES
05:55:09 ONTO THE SITE, WHAT IT DOES TO THEM IS IT DOESN'T WORK.
05:55:17 WE'LL HAVE A THIRD PARTY ADMINISTERING IT.
05:55:21 IT'S A LIABILITY FOR THE SCHOOL DISTRICT.
05:55:25 WHOEVER WOULD BE ADMINISTERING THIS PROGRAM WOULD HAVE TO
05:55:29 FOLLOW THE JESSICA LUNSFORD ACT, WHICH IS A SAFETY ISSUE.
05:55:34 AND THEY HAVE OVER 130 SCHOOLS IN THE COUNTY RIGHT NOW, AND
05:55:40 SO ONE OF THE THINGS THAT ALWAYS HAPPENS IS WHEN A NEW
05:55:44 SCHOOL COMES ALONG, AND THE PRINCIPALS AND STAFF AND
05:55:49 EVERYBODY, THEY SEE WHAT'S BEING BUILT THERE, THEY WANT IT
05:55:54 AT THEIR LOCATION.
05:55:55 AND SO TO TRY AND PUT ELECTRIC CHARGING STATIONS AT ALL OF
05:55:59 THE DIFFERENT SCHOOLS WOULD BE VERY COST PROHIBITIVE.
05:56:03 THE SCHOOL DISTRICT ALSO DOES NOT PROVIDE ANY TYPE OF
05:56:08 FUELING FACILITIES, WHETHER IT BE DIESEL, GAS, OR ELECTRIC
05:56:14 IN ANY OF THEIR SCHOOLS.
05:56:16 AND SO THIS WOULD BE SETTING A PRECEDENT.
05:56:20 SO THE SCHOOL DISTRICT IS REQUESTING THAT THEY BE ALLOWED TO
05:56:25 PROVIDE ZERO ELECTRIC CHARGING STATIONS FOR ALL OF THOSE
05:56:32 REASONS.
05:56:32 THE NEXT VARIATION IS FROM SECTION 5-407.C, THE BUILDING

05:56:41 PERIMETER PLANTING STANDARDS.
05:56:43 AGAIN, THE CODE READS THAT WE'VE GOT TO HAVE BUILDING
05:56:47 PERIMETER PLANTINGS AROUND THREE SIDES OF THE BUILDING.
05:56:54 AGAIN, FOR SECURITY REASONS, WE HAVE AGREED TO PUT IT ON THE
05:56:59 WEST FACE, WHICH WOULD BE FACING THREE OAKS.
05:57:03 WHEN YOU LOOK ON THE NORTH SIDE OF THE SITE, YOU'RE FACING
05:57:06 THE BUS AREA.
05:57:09 SO WE REALLY DON'T SEE A BENEFIT TO THAT SIDE.
05:57:13 ON THE EAST SIDE, WE'RE LOOKING AT I-75.
05:57:15 WHEN YOU LOOK ON THE SOUTH SIDE, THE SOUTH SIDE OF THE
05:57:18 BUILDING AS YOU GO ACROSS THE PROPERTY LINE IS A GREAT BIG
05:57:24 CONSERVATION EASEMENT.
05:57:25 SO WE REALLY DON'T SEE A BENEFIT OF PUTTING ALL THOSE AROUND
05:57:29 -- THE PLANTINGS AROUND THERE ON TWO OTHER SIDES BECAUSE WE
05:57:33 HAVE AGREED TO DO IT ON THE WEST FACE.
05:57:36 AND THE OTHER CHALLENGE THAT WE HAVE IS, AGAIN, GOING BACK
05:57:40 TO THE SECURITY, IF WE HAVE BUSHES ALL OVER THE PLACE,
05:57:43 THAT'S JUST ANOTHER PLACE FOR PEOPLE TO HIDE, KIDS TO HIDE,
05:57:47 PEOPLE TO DROP BAGS THAT HAVE ALL KINDS OF STUFF IN IT.
05:57:52 WE'VE ALL READ THE NEWS AND HEARD THE NEWS LATELY OF WHAT'S
05:57:57 BEEN GOING ON WITH THE SCHOOL DISTRICT.
05:57:58 SO WE WOULD RESPECTFULLY REQUEST THAT WE BE ALLOWED TO DO
05:58:02 THE BUILDING PERIMETER PLANTINGS ALONG THE WEST SIDE OF THE
05:58:06 BUILDING, WHICH IS THE SIDE FACING THREE OAKS.

05:58:08 THE NEXT SIDE VARIATION THAT WE'RE REQUESTING IS FROM

05:58:16 SECTION 5-408.1.4, THE DETENTION, SLASH, LAKE AMENITIES.
05:58:24 HERE AGAIN, WE HAVE A REAL CHALLENGE WITH THIS ONE, AND WE
05:58:28 HAVE, SINCE DAY ONE, FROM A SECURITY STANDPOINT.
05:58:33 THIS SECTION OF THE CODE IS WHERE ANYTIME YOU HAVE A
05:58:38 DETENTION AREA, A LAKE OF A CERTAIN SIZE WITHIN A CERTAIN
05:58:43 DISTANCE TO A PUBLIC RIGHT-OF-WAY, TO PROVIDE -- OH, I'M NOT
05:58:49 FOLLOWING THE PAGES.
05:58:50 I'M SORRY.
05:58:51 I APOLOGIZE FOR THAT.
05:58:57 TO PROVIDE TWO OF THE DIFFERENT ATTRACTORS TO BRING THE
05:59:03 PUBLIC UP INTO YOUR PROPERTY.
05:59:07 SOME OF YOU MAY RECALL I WAS IN FRONT OF YOU WHEN WE DID THE
05:59:10 LEE HEALTH COCONUT POINT.
05:59:13 AND WE BROUGHT ALL THOSE ATTRACTORS UP INTO THE SITE,
05:59:17 BENCHES, GAZEBO, ALL OF THOSE KIND OF THINGS.
05:59:20 SO WE WERE TRYING TO DRAW THE PUBLIC IN TO THAT FACILITY.
05:59:25 THIS IS A PUBLIC SCHOOL, AND THAT'S THE LAST THING THAT WE
05:59:29 WANT TO DO IS TRY AND DRAW THE PUBLIC INTO THE SITE.
05:59:33 THE OTHER THING IS, IS ACCORDING TO SREF, ANYTIME YOU HAVE A
05:59:41 DETENTION AREA, AN AREA THAT WILL HOLD WATER POTENTIALLY FOR
05:59:45 24 HOURS OR LONGER, WE HAVE TO PUT A FENCE AROUND IT.
05:59:48 SO THE DETENTION AREA THAT IS LOCATED UP TOWARDS THREE OAKS
05:59:52 PARKWAY WILL HAVE A FOUR-FOOT FENCE AROUND IT.
05:59:54 SO IT JUST DOESN'T MAKE ANY SENSE TO TRY AND ATTRACT THE
06:00:03 PUBLIC TO COME INTO IT TO VIEW IT WHEN IT'S FACED OFF.

06:00:07 AND IT'S ALSO, MORE IMPORTANTLY, IT'S THE SECURITY CHALLENGE
06:00:10 THAT WE HAVE WHEN WE TRY AND BRING THE PUBLIC INTO THE AREA.
06:00:15 SO THE SCHOOL DISTRICT IS RESPECTFULLY REQUESTING THAT WE
06:00:21 NOT BE REQUIRED TO DO ANY OF THOSE FEATURES THAT ARE
06:00:27 REQUIRED PER THE CODE.
06:00:28 THE NEXT VARIATION REQUEST IS FROM SECTION 5-409,
06:00:35 LANDSCAPING OF PARKING AREAS AND VEHICULAR ACCESSES.
06:00:39 THIS IS THE STANDARD TREES, PARKING LOT TREES, AND THOSE
06:00:46 TYPES OF LANDSCAPING FEATURES.
06:00:50 AND, AGAIN, YOU KNOW, WAS WE'VE TALKED BEFORE, THESE ARE
06:00:56 REAL CHALLENGES WHEN YOU TRY AND MEET THE CODE BECAUSE IT
06:00:59 JUST PROVIDES THAT MUCH MORE OF HIDING PLACES FOR PEOPLE
06:01:05 WHEN WE'RE TRYING TO KEEP OUR CHILDREN SAFE.
06:01:08 SO AS WE PROVIDE MORE LANDSCAPING, WE'RE PROVIDING MORE AND
06:01:13 MORE PLACES FOR THEM TO HIDE.
06:01:15 WE'RE ALSO BLOCKING CAMERA VIEWS FROM BEING ABLE TO PICK UP
06:01:20 THE PUBLIC AS THEY COME ONTO THE SITE.
06:01:24 SO WE TRIED TO ADD THOSE ADDITIONAL PLANTINGS THAT I SHOWED
06:01:28 AT THE VERY BEGINNING IN THOSE STRATEGIC AREAS WHERE THEY
06:01:34 ARE NOT GOING TO INTERFERE WITH THE CAMERAS, AND THEY DO

06:01:39 PROVIDE, YOU KNOW, AS BEST AS WE CAN, SOME ADDITIONAL
06:01:43 PLANTINGS.
06:01:44 BUT WE RESPECTFULLY REQUEST THAT THE VILLAGE APPROVE OR LET
06:01:51 MS. GIBBS APPROVE THE ALTERNATE LANDSCAPE BETTERMENT PLAN
06:01:55 THAT WE HAVE PROVIDED AS PART OF OUR SUBMITTAL.

06:01:58 SO CONTINUING ON, AND HOWARD IS PROBABLY WONDERING WHY HE
06:02:06 REQUESTED THIS AT THE LAST MEETING.
06:02:08 BUT WE DO HAVE SOME ARCHITECTURAL VARIATIONS THAT WE WOULD
06:02:15 ALSO RESPECTFULLY REQUEST.
06:02:16 WE'RE GOING TO START WITH SECTION 5-703.A, ARCHITECTURAL
06:02:21 STYLE VARIATIONS.
06:02:22 AS WE TALKED AT THE LAST MEETING, TRYING TO MEET THE
06:02:29 ARCHITECTURAL STYLES THAT ARE WITHIN THE VILLAGE ARE JUST
06:02:34 NOT -- THEY ARE COST PROHIBITIVE FROM A SCHOOL STANDPOINT.
06:02:39 AS NANCY WAS SPEAKING, THEY ARE REALLY RESTRICTED ON THEIR
06:02:45 FUNDS AND HOW THEY GET THEIR FUNDS, SO THEY HAVE TO SPEND
06:02:48 THEM AS WISELY AS POSSIBLE.
06:02:51 SO BECAUSE OF THAT, WE'RE PROPOSING TO USE CONCRETE TILT-UP
06:02:57 WALLS, WHICH HAVE A LONG LIFE SPAN.
06:03:01 IT'S QUALITY CONSTRUCTION.
06:03:02 IT WILL SAVE THE TAXPAYERS MONEY, PROVIDES LOW-SLOPED ROOFS,
06:03:11 STEEL FRAME AND INTERIORS AND FUTURE FLEXIBILITY.
06:03:15 SO WE'VE AGREED TO ENHANCE THE WESTERN ELEVATION WITH THE
06:03:20 ARCHES ON THE PARAPETS, THE ADDITIONAL PLANTINGS, AND THE
06:03:24 VARIATIONS IN ELEVATION OF THE CANOPIES, AND, AGAIN, WE
06:03:32 RESPECTFULLY REQUEST THAT YOU APPROVE THAT VARIATION.
06:03:40 THE NEXT ONE IS RELATED TO SECTION 5-703.1.D.
06:03:46 AND IT'S RELATED TO SLOPED ROOFS.
06:03:51 AGAIN, THIS IS A COST THING THAT WE GET BACK TO WITH THE
06:04:00 SCHOOL DISTRICT.

06:04:01 SLOPED ROOFS ARE NOT AS VULNERABLE TO HURRICANE DAMAGE.
06:04:07 MINIMIZING THE MAINTENANCE AND COSTS.
06:04:11 SO, AGAIN, WE'RE RESPECTFULLY REQUESTING THAT THAT BE
06:04:14 APPROVED, THAT WE DEVIATE FROM THAT WITH WHAT WE ARE
06:04:18 PROPOSING CURRENTLY BECAUSE OF THE COST ASSOCIATED WITH THE
06:04:21 OTHER TYPES OF ROOFS.
06:04:23 THE NEXT ONE IS RELATED TO SECTION 5-706.C.6.C.
06:04:34 HORIZONTAL PLANE OFFSETS.
06:04:38 WE'VE GONE THROUGH THIS.
06:04:41 I'VE POINTED OUT SEVERAL TIMES ALREADY THE VARIATIONS THAT
06:04:45 WE'VE TRIED TO DO.
06:04:46 THEY TRIED TO BREAK UP THE FACE OF THE BUILDING WITH COLORS.
06:04:51 WE'VE ADDED THE LANDSCAPING AND UTILIZED THE ARCH PARAPETS
06:04:59 TO TRY AND BREAK UP THE FACADES.
06:05:02 AGAIN, WE ARE RESPECTFULLY REQUESTING THAT WE BE ALLOWED TO
06:05:07 DO THOSE THINGS ALONG THE WESTERN FACE OF THE BUILDING

06:05:10 FACING THREE OAKS.
06:05:11 WITH YOUR APPROVAL.
06:05:15 THE NEXT ONE IS SECTION 5-706.F.2, AND IT DEALS WITH ROOF
06:05:26 TREATMENTS.
06:05:26 WE ARE ABLE TO MEET TWO OF THE FIVE REQUIREMENTS, ACCORDING
06:05:30 TO THE LAND DEVELOPMENT CODE, WE'RE SUPPOSED TO -- SORRY,
06:05:34 MARY.
06:05:35 JUST AS SOON AS I SEE YOU STAND UP, I KNOW WHAT I'M NOT
06:05:38 DOING.

06:05:39 SO WE ARE ABLE TO MEET TWO OF THE FIVE REQUIREMENTS.
06:05:46 WITH THE SLOPED ROOFS, THAT'S AS BEST AS WE CAN DO AS FAR AS
06:05:52 MEETING THE DIFFERENT CRITERIA THAT WE HAVE DOWN.
06:05:57 AND WE'VE DONE OUR BEST TO TRY AND MEET THIS SECTION OF THE
06:06:02 CODE.
06:06:02 SO ONCE AGAIN, WE WOULD RESPECTFULLY REQUEST THAT WE BE
06:06:07 ALLOWED TO JUST UTILIZE TWO OF THE FIVE AS OUTLINED ALONG
06:06:13 THE WESTERN FACE OF THE BUILDING FOR THAT.
06:06:15 SO THE NEXT VARIATIONS THAT I WANT TO TALK ABOUT ARE RELATED
06:06:25 TO THE EXTERIOR LIGHTING STANDARDS.
06:06:27 SO WITH THE ZONING OF OUR PROPERTY, WE'RE ONLY ALLOWED TO
06:06:35 HAVE 15-FOOT-TALL LIGHT POLES BECAUSE WE'RE IN AG ZONING.
06:06:42 IF THIS WAS IN ANY OTHER KIND OF ZONING, INSTITUTIONAL
06:06:46 ZONING, WE WOULD BE ALLOWED TO HAVE 25-FOOT-TALL LIGHT
06:06:50 POLES.
06:06:55 SO WHAT WE HAVE AGREED TO DO, IN TALKING WITH STAFF, IS TO
06:07:03 KEEP THE 15-FOOT-TALL LIGHT POLES ALONG THE COMMERCIAL --
06:07:08 I'M SORRY -- ALONG THE RESIDENTIAL PROPERTY TO THE NORTH OF
06:07:12 US, WHICH WOULD BE ALL ALONG THE BUS ENTRANCE WAY.
06:07:16 AND THEN THE REST OF THE SITE BE ALLOWED TO UTILIZE THE
06:07:21 25-FOOT-TALL LIGHT POLES.
06:07:26 AND THERE'S A BIG COST SAVINGS THERE TO THE SCHOOL IN DOING
06:07:30 THAT OF OVER $38,000.
06:07:33 AT THE END OF THE DAY, IT'S PROBABLY GOING TO BE MORE THAN
06:07:35 THAT IF WE HAD TO DO THE WHOLE SITE AT 15-FOOT-TALL POLES.

06:07:39 BUT WE REASON THE NUMBERS, AND SO WE'LL HAVE A SAVINGS BY
06:07:45 UTILIZING THOSE 25-FOOT POLES THROUGHOUT THE REMAINDER OF
06:07:48 THE CAMPUS, 15-FOOT-TALL POLES ALONG THE RESIDENTIAL OR THE
06:07:53 NORTH PROPERTY, AND SO WE RESPECTFULLY REQUEST THAT YOU
06:08:00 APPROVE THAT.
06:08:01 THEN THE LAST ONE IS SECTION 5-604.E LIGHTING STANDARDS.
06:08:13 I AM NOT AN ELECTRICAL ENGINEER, BUT I HAVE SPOKEN WITH THE
06:08:20 TEAM'S ELECTRICAL ENGINEER, AND I SPOKE WITH JIM HART LATE
06:08:25 THIS AFTERNOON ABOUT THIS DEVIATION.
06:08:29 AND SO IN LIEU OF REQUESTING -- I'M JUST GOING TO GET TO THE
06:08:38 REQUEST.
06:08:38 ORIGINALLY, WE WERE REQUESTING TO USE 4000K LED LAMPS ALONG

06:08:48 WITH THE BUG RATING OF A 3-0-3.
06:08:52 IN TALKING WITH JIM AND WITH OUR ELECTRICAL ENGINEER, WE ARE
06:08:57 GOING TO MEET ALL OF THE LAND DEVELOPMENT CODE STANDARDS,
06:09:02 EXCEPT FOR THE GLARE, THE G IN THE BUG.
06:09:07 JIM SAID THAT HE WAS COMFORTABLE WITH US UTILIZING A VALUE
06:09:10 OF 2 FOR THAT.
06:09:12 WE WOULD USE THE 3000K LAMPS.
06:09:18 THEN THE BUG RATING WOULD BE A 1-0-2 INSTEAD OF A 1-0-1,
06:09:24 WHICH IS WHAT THE CODE CALLS FOR.
06:09:26 SO WE WOULD RESPECTFULLY REQUEST THAT WE BE ALLOWED TO DO
06:09:31 THAT ALSO.
06:09:32 I HAVE ALSO ATTACHED THE DIFFERENT LIGHTING PLANS WITH THE
06:09:41 15-FOOT AND THEN THE 25-FOOT POLES WITH THAT, I WANT TO

06:09:48 STATE THAT WE HAVE REVIEWED THE STAFF REPORT AND THE
06:09:55 CONDITIONS IN THE STAFF -- AND THE CONDITIONS IN THE STAFF
06:09:59 REPORT, AND WE FIND THEM ALL ACCEPTABLE AND HAVE NO ISSUES
06:10:06 RELATED TO THE STAFF REPORT AND THINK THAT MARY DID A VERY
06:10:08 GOOD JOB ON THAT.
06:10:09 WITH THAT, WE WILL OPEN IT UP TO QUESTIONS.
06:10:12 >>Michael Sheeley: COULD YOU CLARIFY THAT LIGHTING ONE MORE
06:10:14 TIME?
06:10:15 IT'S WRITTEN THAT YOU'LL GO TO 4000, BUT YOU'LL STAY WITH
06:10:18 THE 3000.
06:10:19 >>Dana Hume: YES, SIR.
06:10:20 SO THIS HAPPENED, LIKE I SAID, THIS AFTERNOON, 2:00.
06:10:24 SO WE ARE GOING TO STAY WITH THE 3000 LUMES AND BUG RATING
06:10:33 OF 1-0-2.
06:10:35 CODE CALLS FOR 1-0-1 BUG RATING.
06:10:38 WE'LL UP THE GLARE TO 2 IS ALL.
06:10:41 AND MR. HART WAS FINE WITH THAT.
06:10:44 IN FACT, THAT'S WHAT HE RECOMMENDED.
06:10:50 >>Howard Levitan: ANYBODY ELSE ON THE PANEL HAVE ANY
06:10:52 QUESTIONS THAT THEY WOULD LIKE TO ASK AT THIS TIME BEFORE WE
06:10:55 OPEN IT UP TO THE PUBLIC?
06:10:57 IF NOT --
06:11:02 >>Jim Wallace: HOWARD, I HAVE ONE QUESTION.
06:11:04 THE PROPERTY TO THE SOUTH OF -- THE PROPERTY TO THE
06:11:08 IMMEDIATE SOUTH, YOUR SOUTHERN NEIGHBOR, I WANT LIKE

06:11:14 CLARIFICATION.
06:11:14 IS THAT -- YOU KEEP REFERRING TO IT AS A CONSERVATION AREA.
06:11:20 IS IT A DESIGNATED CONSERVATION AREA OR IS IT JUST VACANT
06:11:24 LAND THAT MAY BE DEVELOPED SOME DAY.
06:11:29 >>Dana Hume: I'M SORRY.
06:11:31 I'LL LET YOU FINISH.
06:11:32 I APOLOGIZE.
06:11:33 >>Jim Wallace: THAT'S FINE.

06:11:34 >>Dana Hume: TO THE SOUTH OF US WE HAVE THE CALVARY CHURCH
06:11:37 WHICH IS RIGHT AT THREE OAKS, AND THEN AS WE HEAD EAST, IT
06:11:41 IS CALVARY CHURCH AND THEN A BIG CONSERVATION EASEMENT THAT
06:11:44 IS UNDER A CONSERVATION EASEMENT WITH THE WATER MANAGEMENT
06:11:48 DISTRICT, AND THEN COMMERCIAL DEVELOPMENT MORE TOWARDS I-75.
06:11:54 >>Jim Wallace: SO THAT WILL NEVER BE DEVELOPED.
06:11:55 >>Dana Hume: THAT IS CORRECT.
06:11:56 I SHOULD HAVE CLARIFIED THAT.
06:11:59 SO THAT CONSERVATION EASEMENT IS RIGHT THERE WHERE THE
06:12:02 BUILDING IS AT.
06:12:04 >>Jim Wallace: THAT'S WHY I'M ASKING.
06:12:06 THANK YOU.
06:12:06 >>Dana Hume: ABSOLUTELY.
06:12:07 ANY OTHER QUESTIONS?
06:12:25 >>Howard Levitan: CAN YOU HEAR ME NOW?
06:12:29 >> YES.
06:12:29 >>Howard Levitan: WE HAD SEVERAL COMMENTS THAT WE RECEIVED

06:12:35 ABOUT SECOND FORM OF EGRESS.
06:12:41 I JUST WANTED TO ASK DANA, THERE IS NO ABILITY TO DO ANY
06:12:50 TYPE OF A SECOND FORM OF ACCESS OR EGRESS FROM THE AREAS TO
06:12:54 THE SOUTH BECAUSE OF THAT CONSERVATION EASEMENT?
06:12:56 AM I CORRECT ABOUT THAT?
06:12:58 >>Dana Hume: WE HAVE ACTUALLY LOOKED AT PROVIDING A
06:13:01 SECONDARY ACCESS.
06:13:02 IT WOULD BE FOR EMERGENCY ONLY.
06:13:05 WE'VE REACHED OUT TO THE CALVARY CHURCH.
06:13:08 WE HAD SOME CHALLENGES AND SOME REQUESTS THAT THEY HAD.
06:13:12 WE ARE CERTAINLY WILLING TO LOOK INTO THAT ALONG WITH
06:13:16 LOOKING AT PROVIDING A SECONDARY, AGAIN, EMERGENCY ACCESS
06:13:22 ONLY, THAT WOULD GO TO THE WEST AND TIE IN VIA THE LIFT
06:13:28 STATION ALONG THREE OAKS.
06:13:30 WE WOULD RESPECTFULLY REQUEST THERE IS THAT -- WE HAVEN'T
06:13:38 HAD TIME TO LOOK INTO IT.
06:13:40 MARY AND I JUST HAD THE DISCUSSIONS IN THE LAST COUPLE OF
06:13:44 DAYS ABOUT THAT.
06:13:44 SO WE WOULD RESPECTFULLY REQUEST THAT IF YOU WANTED THAT TO
06:13:49 BE A STIPULATION OF THE DEVELOPMENT ORDER, TO GIVE US TIME
06:13:52 TO FURTHER INVESTIGATE THAT AND WORK WITH STAFF ON THAT.
06:13:57 APPROVE THE D.O. AND THEN JUST MAKE THAT A STIPULATION OF
06:14:00 IT.
06:14:00 WE WOULD BE OKAY WITH THAT.
06:14:02 >>Howard Levitan: OKAY.

06:14:03 I WOULD LIKE TO DO THAT, IF YOU COULD.
06:14:07 >>Dana Hume: ABSOLUTELY.
06:14:08 >>Howard Levitan: IF THERE IS A WAY TO GET A SECOND -- EVEN
06:14:11 IF IT'S AN EMERGENCY EXIT THAT YOU HAVE CONTROL OVER --

06:14:15 >>Dana Hume: YES.
06:14:15 >>Howard Levitan: WE'VE DONE THAT IN THE PAST IN SEVERAL
06:14:18 OTHER DEVELOPMENTS WHERE WE'VE CREATED A GATE IN THE
06:14:24 CHAIN-LINK FENCE TO ALLOW FOR EMERGENCY ACCESS IN THE EVENT
06:14:29 THERE WAS A PROBLEM WITH THE OTHER ACCESS.
06:14:32 I THINK THAT'S SOMETHING THAT SHOULD BE DONE.
06:14:34 >>Dana Hume: KEEPING IN MIND, WE DON'T HAVE A FENCE ALONG
06:14:38 THREE OAKS PARKWAY.
06:14:40 WE DID THAT INTENTIONALLY.
06:14:44 STAFF HAD SOME ISSUES WITH THAT, AND THAT WOULD NOT BE VERY
06:14:48 AESTHETICALLY PLEASING TO SEE A SIX-FOOT-HIGH CHAIN-LINK
06:14:52 FENCE ALONG THERE.
06:14:53 BUT WE WILL WORK WITH STAFF ON CREATING A DEDICATED
06:14:57 EMERGENCY ACCESS.
06:14:58 IT WILL HAVE SOME TYPE OF A GATE ASSOCIATED WITH IT, AND
06:15:03 WOULD ONLY BE UTILIZED DURING AN EMERGENCY SITUATION WHERE
06:15:07 OUR MAIN ENTRANCE FOR SOME UNFORTUNATE, UNFORESEEN REASON,
06:15:12 WOULD BE BLOCKED.
06:15:13 AND I THINK THAT'S VERY PRUDENT.
06:15:17 >>Howard Levitan: OKAY.
06:15:18 SOUNDS GOOD.

06:15:18 DOES ANYBODY ELSE HAVE ANY QUESTIONS OF THE APPLICANT?
06:15:23 HEARING NONE, MADAM CLERK, DO WE HAVE ANY CARDS FROM THE
06:15:30 PUBLIC?
06:15:31 >>Tammy Duran: YES, WE DO.
06:15:33 WE HAVE ONE.
06:15:34 MARK STALINSKI.
06:15:44 >> THANK YOU FOR THE OPPORTUNITY.
06:15:46 I JUST WANTED TO SAY THAT WE'RE ONE OF THE APPROXIMATELY TEN
06:15:51 HOMES THAT BASICALLY BACK UP AGAINST THE WEST SIDE OF THREE
06:15:58 OAKS PARKWAY.
06:15:59 WE JUST MOVED IN ABOUT FIVE OR SIX MONTHS AGO.
06:16:02 SO THIS WAS KIND OF OUR DREAM HOME.
06:16:04 AND WE DO HAVE A POOL IN THE BACKYARD.
06:16:06 IT'S KIND OF OUR SANCTUARY.
06:16:08 SO WE'RE VERY CONCERNED, I SHOULD SAY, ABOUT THE NOISE LEVEL
06:16:12 THAT WE THINK THAT WE'RE GOING TO PROBABLY HAVE.
06:16:15 IT'S ALREADY PRETTY LOUD WHEN YOU SIT OUT IN THE BACKYARD.
06:16:18 WE HAVE OTHER NEIGHBORS THAT ARE COMPLAINING AS WELL, AND
06:16:21 THEY ARE ALSO CONCERNED.
06:16:22 I THINK THEY COULDN'T BE HERE.
06:16:23 I'M KIND OF HERE ON THEIR BEHALF AS WELL.
06:16:26 WE'RE JUST CONCERNED IF THERE IS ANY POSSIBILITY OR IF
06:16:31 THERE'S ANY KIND OF PLAN OR CONCERN ABOUT THE NOISE LEVEL,
06:16:36 AND WE DO FEEL LIKE THERE'S GOING TO BE A LOT MORE TRAFFIC.
06:16:39 WITH 1800 STUDENTS, WE'RE JUST VERY CONCERNED THAT THE NOISE

06:16:44 LEVELS FOR ALL OF US WHO ARE IN THE BACKYARDS AND, AGAIN,
06:16:48 THAT'S KIND OF OUR PLACE TO FIND PEACE.
06:16:52 AND IT IS KIND OF A LITTLE BIT OF A WOODED -- THERE IS A
06:16:56 TREE LINE ANYWAY, AND THAT IS JUST NOT VERY EFFECTIVE AT
06:17:00 FILTERING THE NOISE.
06:17:01 SO WE JUST WONDER IF THERE'S ANY POSSIBLE WAY THAT WE COULD
06:17:04 ASK THE DEVELOPERS OR THE CITY TO LOOK INTO MAYBE SOUND
06:17:10 BARRIER WALLS OR SOME TYPE -- WHETHER IT'S CONSTRUCTION OR
06:17:14 SOMETHING NATURAL.
06:17:16 I'M NOT REALLY SURE WHAT THE POSSIBILITIES ARE.
06:17:20 MAYBE JUST MOVING AROUND SOME EARTH AND PUTTING TREES OR
06:17:28 SHRUBS OR SOMETHING ADDITIONALLY UP.
06:17:30 THERE IS A BIT OF A WOODED AREA.
06:17:32 THIS IS JUST NORTH OF THE LIBRARY.
06:17:33 SO WE'RE ONE OF THOSE TEN HOMES.
06:17:35 AGAIN, WE JUST KIND OF MOVED HERE, AND WE'RE NOT EXPECTING
06:17:39 TO HAVE THIS LEVEL OF TRAFFIC.
06:17:41 IT IS ALREADY VERY NOISY.
06:17:43 PLENTY OF CARS GOING BY THAT ARE VERY LOUD.
06:17:45 IT SEEMS LIKE THEY ARE REALLY SPEEDING MOST OF THE TIME.
06:17:48 AND, UNFORTUNATELY, DON'T SEE MUCH BEING DONE WITH THAT
06:17:52 EITHER TO CONTROL SOME OF THE SPEEDING GOING NORTH AND SOUTH
06:17:55 THERE IN FRONT OF THE LIBRARY.
06:17:57 SO IT IS VERY CONCERNING TO US IF WE'RE JUST GOING TO HAVE A
06:18:00 MUCH MORE TRAFFIC THERE AS WELL.

06:18:02 JUST WORRIED ABOUT NOT JUST OUR PROPERTY AND OUR KIND OF
06:18:11 PEACE THAT WE HAVE OUTSIDE AT THIS POINT, BUT OUR NEIGHBORS
06:18:14 AS WELL, AND POSSIBLY, YOU KNOW, NOT JUST THE QUALITY OF
06:18:18 LIFE, BUT MAYBE EVEN THE NEGATIVE IMPACT ON HOME VALUES.
06:18:24 AGAIN, THERE'S NOT VERY MANY HOMES.
06:18:26 WE'RE JUST ONE OF TEN, BUT WE JUST FEEL LIKE WE NEED TO GO
06:18:31 ON RECORD AND SAY THAT WE'RE CONCERNED ABOUT THE NOISE LEVEL
06:18:33 AND IF THERE'S ANYTHING THAT CAN POSSIBLY BE DONE OR
06:18:39 DISCUSSED TO HELP REDUCE THE NOISE LEVEL THAT WE FEEL LIKE
06:18:41 IS GOING TO BE CONSIDERABLY MORE, JUST ALONG THAT PARTICULAR
06:18:45 AREA.
06:18:45 I KNOW THAT THE SCHOOL IS GOING TO BE BACK MORE TOWARDS EAST
06:18:49 OF THERE.
06:18:50 THAT'S OUR BACKYARD, BASICALLY.
06:18:53 WE FEEL LIKE THERE'S GOING TO BE A TON OF TRAFFIC THROUGH
06:18:55 THERE THAT NORMALLY IT'S KIND OF BAD ENOUGH.
06:18:57 BUT, AGAIN, WE MAY NOT HAVE MADE THAT DECISION TO MOVE THERE
06:19:00 IF WE HAD SEEN WHAT WE FEEL IS GOING TO BE MUCH MORE
06:19:04 TRAFFIC.
06:19:04 AND I THINK OTHER PEOPLE ARE ALSO KIND OF THE SAME MINDSET.
06:19:11 CONCERNED ABOUT THAT.
06:19:12 AGAIN, WE GO OUT THERE TO ENJOY OUR POOL.

06:19:15 WHETHER WE HAVE A POOL OR NOT, IT'S A PLACE WE CAN KIND OF
06:19:18 SIT AND JUST, YOU KNOW, GET AWAY FROM SOME OF THE NOISE OF
06:19:22 LIFE AND THEN NOW WE'RE GOING TO BE BRINGING MUCH MORE

06:19:26 TRAFFIC DIRECTLY BEHIND.
06:19:27 AND WE'RE TALKING ABOUT 50 FEET AWAY FROM OUR POOL.
06:19:33 THIS IS VERY CLOSE, AND IT'S ALREADY KIND OF AN ECHO CHAMBER
06:19:38 AS IT IS.
06:19:39 SO WE WANTED TO BE ON RECORD.
06:19:43 THIS IS SEVERAL NEIGHBORS THAT WANTED TO COME, AND THEY ARE
06:19:46 VERY CONCERNED AS WELL.
06:19:47 THEY JUST COULDN'T BE HERE.
06:19:49 THAT'S ALL I WANTED TO SAY.
06:19:51 THANK YOU FOR THE TIME.
06:19:53 >>Howard Levitan: THANK YOU.
06:19:53 >>Mary Gibbs: MAY I ASK A QUESTION, THOUGH.
06:19:56 I AM CONFUSED.
06:19:57 ARE YOU IN COPPER OAKS OR COUNTRY OAKS?
06:20:00 >> VILLAGE OF COUNTRY CREEK.
06:20:02 >>Mary Gibbs: COUNTRY CREEK, THAT'S WHAT I MEANT.
06:20:03 YOU'RE ON THE OTHER SIDE OF THREE OAKS PARKWAY.
06:20:06 >> ON THE WEST SIDE OF THREE OAKS, BUT WE GET ALL -- SEEMS
06:20:09 LIKE NOISE IS ECHOED RIGHT THERE.
06:20:13 YEAH, JUST CONCERNED WITH THE PEOPLE WHO SHARE A BACKYARD
06:20:16 THAT FACES WHERE THE SCHOOL IS BASICALLY I BELIEVE THE
06:20:20 ENTRANCE AND THE EXIT FROM WHAT IT LOOKED LIKE ON THE MAPS
06:20:22 IS GOING TO BE RIGHT THERE.
06:20:26 THE EVENTS, NOT JUST THE DAILY TRAFFIC, BUT THE EVENTS, THE
06:20:32 SPORTS, THINGS LIKE THAT, THAT MIGHT JUST BRING A LOT MORE

06:20:36 NOISE, ESPECIALLY IN THE EVENINGS, PERHAPS, AND THOSE ARE
06:20:40 TIMES WHERE WE LIKE TO -- PART OF THE REASON WHY WE LOVE
06:20:43 THAT NEIGHBORHOOD, THAT AREA, THAT HOUSE WAS THE BACK WAS
06:20:47 KIND OF A SANCTUARY.
06:20:48 I KNOW IT'S UP AGAINST A FAIRLY BUSY STREET, BUT NOW IT
06:20:51 SEEMS LIKE IT'S GOING TO BE A LOT BUSIER.
06:20:53 WE JUST WONDERED IF THERE WAS ANYTHING.
06:20:58 >>Jim Wallace: IS THE HOUSE IN COPPER OAKS OR COUNTRY CREEK?
06:21:00 >>Mary Gibbs: COUNTRY CREEK.
06:21:02 >> COUNTRY CREEK.
06:21:04 >>Mary Gibbs: THAT'S WHY I WAS CONFUSED.
06:21:05 >>Jim Wallace: YOU'RE ON THE WEST SIDE OF THREE OAKS
06:21:08 PARKWAY.
06:21:10 >>Mary Gibbs: I JUST WAS GOING TO SAY WHEN COPPER OAKS, WHEN
06:21:13 THIS CAME BEFORE WHEN WE WERE DOING THE COMPREHENSIVE PLAN
06:21:17 ITEM, THE QUESTION CAME UP FROM COPPER OAKS THAT PEOPLE THAT
06:21:20 WERE ADJACENT TO, COULD THERE BE A WALL.
06:21:22 WE BROUGHT THAT ISSUE UP.

06:21:24 WE HAD A LONG DISCUSSION WITH THE SCHOOL.
06:21:26 THE SCHOOL DISTRICT STAFF.
06:21:28 BUT BECAUSE OF SECURITY REASONS, THEY DON'T DO -- WE TALKED
06:21:31 ABOUT A BERM AND A WALL, AND THEY ARE LIKE WE CAN'T DO THAT
06:21:34 BECAUSE OF SECURITY REASONS.
06:21:35 ACTIVE SHOOTERS, THINGS LIKE THAT.
06:21:38 SO COPPER OAKS, WE HAVE KIND OF THE STAGGERED HEIGHTS OF THE

06:21:42 TREES BECAUSE THEY ARE IMMEDIATELY ADJACENT TO THE BUS LOOP.
06:21:47 YOU'RE ON THE OTHER SIDE, SO YOU'VE GOT REALLY THE NOISE OF
06:21:49 THE ROAD.
06:21:51 >> YEAH, THIS WAS MORE THE TRAFFIC, THE INCREASED TRAFFIC
06:21:53 THAN IT WAS THE ACTIVITIES, THE EVENTS, THE GAMES, STUFF
06:21:57 LIKE THAT, YEAH.
06:22:01 >>Howard Levitan: THANK YOU.
06:22:02 >>Tammy Duran: THAT'S ALL WE HAVE.
06:22:03 >>Howard Levitan: THANK YOU VERY MUCH.
06:22:04 I'LL ASK, AGAIN, DOES ANYBODY ELSE FROM THE PUBLIC WANT TO
06:22:09 SPEAK ON THIS MATTER?
06:22:10 HEARING NONE, I WILL CLOSE THE PUBLIC HEARING.
06:22:15 SINCE THIS HAS SOME COMPLEXITY TO IT, PERHAPS WE SHOULD GO
06:22:22 AROUND AND I'LL CALL ON ANTHONY FIRST, AND WE'LL GO AROUND
06:22:26 AND HAVE EVERYBODY MAKE WHATEVER COMMENTS THEY WOULD LIKE TO
06:22:30 THE WAY WE ARE ON THIS.
06:22:31 ANTHONY, WOULD YOU LIKE TO START OFF, PLEASE?
06:22:36 >>Anthony Gargano: SURE.
06:22:36 WHEN THIS MATTER ORIGINALLY CAME BEFORE THE PLANNING AND
06:22:40 ZONING BOARD, I WAS THE LONE VOTE AGAINST IT.
06:22:45 I SAID AT THE TIME I THOUGHT THIS WAS GOING TO CREATE A
06:22:50 TRAFFIC NIGHTMARE IN THAT AREA, AND WAS GOING TO BE A
06:22:55 DISSERVICE TO THE RESIDENTS OF ESTERO.
06:22:57 MY VIEW HASN'T CHANGED.
06:23:01 I'M NOT ANTI-SCHOOL.

06:23:03 I'M IN FAVOR OF SCHOOLS PROPERLY SITED AND IN THE CORRECT
06:23:09 LOCATIONS.
06:23:10 I APPRECIATE THE EFFORTS THAT THE SCHOOL BOARD HAS TAKEN TO
06:23:14 TRY AND MITIGATE EVEN THE PROBLEM THAT THEY PERCEIVE, WHICH
06:23:19 IS GOING TO BE A TRAFFIC PROBLEM.
06:23:24 LET'S BE REALISTIC.
06:23:25 AN 8:55 STARTING TIME TO GET THE KIDS THERE IN TIME FOR THE
06:23:31 STARTING TIME IS GOING TO MEAN CARS IN PEAK TRAFFIC ALONG
06:23:37 THREE OAKS.
06:23:39 AND THE 3:55 CLOSING TIME, REALISTICALLY, BY THE TIME THE
06:23:45 KIDS ARE COLLECTED, PICKED UP WILL DUMP TRAFFIC DURING PEAK
06:23:49 HOUR ONTO THREE OAKS.
06:23:50 IS MY POSITION HAS BEEN CONSISTENT ALL ALONG.
06:23:55 I THINK THIS IS POOR PLANNING.

06:23:58 AND I CANNOT SUPPORT WHAT'S BEING PROPOSED HERE.
06:24:05 >>Howard Levitan: THANK YOU, ANTHONY.
06:24:06 KRISTIN.
06:24:09 >>Kristin Jeannin: I DON'T HAVE ANY COMMENTS RIGHT NOW.
06:24:10 >>Howard Levitan: OKAY.
06:24:11 MARLENE.
06:24:13 >>Marlene Naratil: YES, I HAVE COMMENTS ON THE VARIATIONS
06:24:17 THAT DANA SPOKE OF.
06:24:19 I AGREE THAT SOME OF THEM REALLY ARE NOT PERTINENT TO THE
06:24:25 NEEDS OF THE SCHOOL.
06:24:27 FOR EXAMPLE, THESE ELECTRONIC -- ELECTRIC FILLING STATIONS.

06:24:35 IF TEACHERS OR STAFF AT THAT SCHOOL HAVE MANY PLACES THEY
06:24:39 CAN GET THEIR CAR CHARGED.
06:24:40 THEY ARE NOT GOING TO NECESSARILY -- AND WHY SHOULD THE
06:24:43 TAXPAYERS PROVIDE THAT FOR THEM?
06:24:47 AND I THINK SOME OF THE OTHER ARCHITECTURAL THINGS THAT DANA
06:24:51 BROUGHT UP REALLY ARE NOT JUSTIFIED TO FORCE YOU TO DO IT.
06:25:00 I WOULD LIKE TO SEE SOME CHANGES IN THAT.
06:25:02 >>Howard Levitan: THANK YOU.
06:25:03 MICHAEL.
06:25:06 >>Michael Sheeley: THANK YOU.
06:25:06 I THINK THAT THE SCHOOL DISTRICT HAS DONE ABOUT ALL WE CAN
06:25:13 ASK THEM TO DO ON THIS PROJECT.
06:25:16 AND I APPRECIATE THE EFFORTS THAT THEY HAVE MADE IN REGARDS
06:25:18 TO THE ARCHITECTURE OF THE BUILDING AND THERE ARE ATTEMPTS
06:25:25 TO MEET THE CODE AND STILL KEEP THE BUILDING ECONOMICAL AND
06:25:29 ALSO GIVEN THE FACT THAT IT IS 1400 FEET OFF OF THREE OAKS.
06:25:35 I THINK IT'S FINE.
06:25:36 IT'S SATISFACTORY.
06:25:37 I DO APPRECIATE ANTHONY'S COMMENTS REGARDING TRAFFIC,
06:25:41 ET CETERA, AND I THINK THAT IS AN ISSUE BUT I STILL WOULD
06:25:45 SUPPORT THIS PROJECT.
06:25:47 >>Howard Levitan: THANK YOU.
06:25:48 JIM TATOOLES.
06:25:49 >>James Tatooles: I ALSO THINK THAT THERE'S GOING TO BE SOME
06:25:53 PROBLEMS WITH THE TRAFFIC WITH THAT MANY CARS, WITH THAT

06:25:57 MANY STUDENTS, THAT'S INEVITABLE AND THERE'S NOT MUCH YOU
06:26:02 CAN DO ABOUT IT.
06:26:03 I DO THINK, THOUGH, THEY HAVE REALLY WORKED HARD TO TRY TO
06:26:06 ALLEVIATE THAT BY HAVING DROP-OFF LANES ON THE SCHOOL
06:26:12 PROPERTY RATHER THAN HAVING IT ON THE SIDE OF THE ROAD.
06:26:15 SO I THINK THAT THEY MADE AS GOOD AN EFFORT AS THEY POSSIBLY
06:26:20 CAN TO ALLEVIATE THE SITUATION.
06:26:22 I WAS ALSO IMPRESSED WITH THE DEVIATIONS THAT WERE MADE AND
06:26:27 THE REASONS THAT THEY WERE MADE.
06:26:29 SO I THINK THAT THERE'S A LOT OF EFFORT TO TRY TO MAKE THIS

06:26:34 AS -- AS NANCY SAID, CONFORMING WITH THE TWO DIFFERENT
06:26:40 REQUIREMENTS.
06:26:41 AND I THINK THEY'VE DONE A GREAT JOB FOR THAT.
06:26:44 >>Howard Levitan: THANK YOU, JIM.
06:26:45 JIM WALLACE.
06:26:49 >>Jim Wallace: MAYBE I TAKE A DIFFERENT SLANT THAN EVERYBODY
06:26:53 ELSE ON THE ELECTRICAL VEHICLES.
06:26:54 BUT IF I WAS A NORMAL EMPLOYER, AND I WAS GOING TO BUILD A
06:27:00 BUILDING, I WOULD, I THINK, BE EXPECTED TO PROVIDE CHARGING
06:27:08 STATIONS FOR MY STAFF.
06:27:10 SO I DON'T THINK THAT THAT DEVIATION SHOULD BE GIVEN TO THE
06:27:14 SCHOOL.
06:27:15 I THINK THEY SHOULD BE TREATED LIKE A REGULAR EMPLOYER.
06:27:20 I HAVE TO COMPLIMENT THE SCHOOL BOARD ON EMBRACING SOME OF
06:27:28 THE THINGS WE ASKED FOR LANDSCAPING AND EVERYTHING ELSE.

06:27:33 HOWEVER, I MUST SAY THAT EVEN THOUGH I'M ENCOURAGED THAT YOU
06:27:38 MADE SOME CHANGES, I'M DISAPPOINTED IN THE ARCHITECTURE.
06:27:41 IT'S STILL JUST A BIG BOX.
06:27:45 THE PARAPET WAS NOT -- I THINK THE ENHANCEMENTS OF THE
06:27:48 PARAPET WERE NOT REALLY CREATIVE.
06:27:51 IT REMINDS ME, UNFORTUNATELY, OF A BUILDING ON WILLIAMS
06:27:55 ROAD, A HIGH SCHOOL THAT TO ME IS AN EYESORE FOR ESTERO, AND
06:28:00 IT HAS SOME OF THE SAME CREATIVE ELEMENTS, AND IT -- AND
06:28:07 IT'S TO ME A DISAPPOINTMENT FOR ESTERO.
06:28:09 I THINK WE COULD DO BETTER.
06:28:10 I KNOW WE COULD DO BETTER.
06:28:12 THE ARTICULATION OF THE WALLS, THEY ARE ASKING A HUNDRED
06:28:17 FEET, 150 FEET.
06:28:18 THERE ARE COUNTIES IN FLORIDA THAT HAVE -- THAT REQUIRE THAT
06:28:21 ARTICULATION EVERY 50 FEET.
06:28:23 SO I DON'T THINK THAT ESTERO HAS BEEN OVERLY DEMANDING TO
06:28:27 HAVE DONE IT A COUPLE OF TIMES TO SAY, WELL, WE'RE GOING TO
06:28:30 DO IT ON THE WESTERN ELEVATIONS, BUT THE OTHER ELEVATIONS
06:28:35 DON'T REQUIRE OR WE'RE NOT GOING TO DO IT BECAUSE IT'S A
06:28:38 COST ELEMENT.
06:28:39 I DON'T KNOW WHAT THE TOTAL COST OF THIS SCHOOL IS, BUT I
06:28:41 THINK IT'S PROBABLY FAIRLY SUBSTANTIAL.
06:28:44 AND I THINK ARCHITECTURALLY, YOU COULD HAVE GONE MUCH
06:28:48 FURTHER, AND I WOULD LIKE TO HAVE SEEN THAT.
06:28:53 >>Howard Levitan: THANK YOU, JIM.

06:28:53 BARRY JONES.
06:28:55 BARRY, ARE YOU HERE?
06:29:01 >>Barry Jones: YES.
06:29:02 I UNDERSTAND HOW CHALLENGING SITING CAN BE, AND WITH WHAT
06:29:08 THEY HAVE TO WORK WITH AND THE LAND AVAILABILITY WITHIN
06:29:12 PROXIMITY OF THE DEMAND, I THINK THAT IS A GOOD LOCATION FOR

06:29:15 THE SCHOOL.
06:29:16 SOMETIMES IT'S A MATTER OF LESSER EVILS, AND I THINK THEY
06:29:21 HAVE DONE A GOOD JOB OF SETTING THE PROJECT BACK TO ALLOW
06:29:25 THE STACKING TO GET THE PEOPLE OUT OF THREE OAKS.
06:29:30 IT WILL BE INTERESTING TO SEE IF IT WORKS AS PLANNED.
06:29:32 I HAVE NO OBJECTION TO THE PROJECT.
06:29:36 I WISH THAT WE HAD BETTER CONTROL OVER THE ARCHITECTURAL,
06:29:41 AND I AGREE WITH JIM THAT THE OVERALL DIFFERENTIAL IN PRICE
06:29:46 TO CREATE SOME OF THE COLOR AND OFFSETS THAT WE TYPICALLY
06:29:52 REQUIRE FROM A DEVELOPER WOULD BE INSIGNIFICANT TO THE TOTAL
06:29:55 COST.
06:29:57 IT WOULD BE INTERESTING TO KNOW WHAT THAT PERCENTAGE IS.
06:30:02 I DON'T KNOW THAT IT'S GOING TO MATTER BECAUSE I THINK NANCY
06:30:05 SAID WE DON'T HAVE ABILITY TO ENFORCE THAT SORT OF CONTROL.
06:30:09 THOSE ARE MY THOUGHTS.
06:30:12 >>Howard Levitan: THANK YOU.
06:30:12 SCOTTY, WOULD YOU LIKE TO WEIGH IN?
06:30:17 >>Scotty Wood: YES, I WOULD.
06:30:18 THANK YOU.

06:30:18 I THINK MOST OTHER MEMBERS OF THE BOARD HAVE COVERED VARIOUS
06:30:28 POINTS.
06:30:29 ANTHONY'S POINT REGARDING TRAFFIC, YES, I'M ALSO CONCERNED.
06:30:33 BUT HE MADE THE POINT ABOUT ANOTHER SITE, AND I JUST DON'T
06:30:38 KNOW OF ANOTHER SITE.
06:30:39 WE LOOKED LONG AND HARD AT SITING IT NEAR ESTERO HIGH
06:30:44 SCHOOL, AND CLEARLY THAT AVAILABLE LAND WAS INSUFFICIENT BY
06:30:49 A WIDE MARGIN FOR THIS PROJECT.
06:30:52 SO, UNFORTUNATELY, I THINK WE JUST HAVE TO LIVE WITH WHAT WE
06:30:57 HAVE.
06:30:58 AND I THINK THE SCHOOL BOARD HAS DONE A PRETTY GOOD JOB OF
06:31:03 GETTING A LONG QUEUING ROADWAY, IF YOU WILL, TO TRY AND
06:31:09 HANDLE THE TRAFFIC THAT WILL INEVITABLY OCCUR.
06:31:15 I ALSO SHARE THE OPINION THAT THERE'S A LIMITED AMOUNT OF
06:31:20 REQUIREMENTS THAT WE CAN IMPOSE UPON THE SCHOOL DISTRICT
06:31:24 BECAUSE OF THE STATUTES AND THE DIFFERENTIALS THAT NANCY HAS
06:31:29 DESCRIBED.
06:31:30 I SUPPORT THE PROJECT, BUT I WOULD LIKE TO HAVE THE
06:31:35 EMERGENCY ACCESS STIPULATION AS PART OF THE MOTION TO
06:31:40 APPROVE THIS BECAUSE I THINK THAT EMERGENCY ACCESS FOR A
06:31:45 SITE THIS SIZE, IT IS POTENTIALLY A TARGET RISK DOWN THE
06:31:52 ROAD.
06:31:52 AND I THINK IT'S IMPERATIVE THAT WORK BE DONE WHILE THE
06:31:57 SCHOOL IS BEING BUILT TO IDENTIFY AN EMERGENCY SITE --
06:32:03 EMERGENCY ACCESS SITE, AND THE VILLAGE SHOULD DO WHATEVER IT

06:32:08 CAN TO ASSIST THE SCHOOL DISTRICT IN FINDING SUCH EMERGENCY
06:32:13 ACCESS.

06:32:14 I THINK IT'S A HIGH PRIORITY.
06:32:15 THAT'S ALL I HAVE.
06:32:19 >>Howard Levitan: THANK YOU, SCOTTY.
06:32:20 I HAVE A FEW COMMENTS.
06:32:24 FIRST, THE SCHOOL HAS PLANNED FOR THIS SITE FOR AS LONG AS I
06:32:29 HAVE BEEN IN ESTERO, WHICH IS A LOT OF YEARS.
06:32:31 SO WHILE I SYMPATHIZE WITH THE FOLKS THAT ARE IN BOTH
06:32:38 COUNTRY CREEK AND THE OTHER NEARBY COMMUNITY, EVERYBODY SORT
06:32:45 OF KNEW THAT THERE WAS A GOOD CHANCE THAT THIS WAS GOING TO
06:32:48 BE A SCHOOL SITE.
06:32:49 SCOTTY IS ABSOLUTELY CORRECT THAT WHEN COUNCIL LOOKED AT
06:32:56 SITING THIS AT THE WILLIAMS ROAD SITE WITH A HIGH SCHOOL,
06:33:01 CAN YOU IMAGINE THE TRAFFIC ON THAT ROAD WHICH WOULD NEVER
06:33:07 HAVE BEEN ABLE TO HANDLE AN ADDITIONAL 2,000 KIDS A DAY.
06:33:15 SO I THINK WE'RE WELL PAST THAT.
06:33:18 COUNCIL HAS ASKED THAT IT BE HERE AT THIS SITE, IF IT'S
06:33:22 GOING TO BE ANYWHERE.
06:33:23 AND THEN I GET TO THE AREAS OF THE REQUESTED VARIATIONS FROM
06:33:30 OUR LAND DEVELOPMENT CODE.
06:33:33 ONE OF THE THINGS THAT NANCY DID MENTION, BUT IF YOU LOOK
06:33:38 CAREFULLY AT WHAT THE STATE STATUTE SAYS, IT REQUIRES THE
06:33:40 SCHOOL DEPARTMENT TO BUILD, TO MAKE -- AND THIS IS A QUOTE
06:33:46 -- FRUGAL PRODUCTION OF HIGH-QUALITY PRODUCTS.

06:33:50 FRUGAL PRODUCTION.
06:33:52 I DON'T KNOW WHAT THAT MEANS, BUT I WILL SAY THIS.
06:33:56 I THINK THE STATE LEGISLATURE HAS CLEARLY SAID TO US THAT
06:34:01 MONEY IS A FACTOR, AND THAT WE ARE REQUIRED UNDER THE STATE
06:34:07 STATUTES AND THE RULES TO MAKE REASONABLE ACCOMMODATIONS TO
06:34:10 THE SCHOOL DEPARTMENT, PARTICULARLY IN THE AREA OF SAFETY.
06:34:15 SO OF ALL OF THESE VARIATIONS, SOME LIKE THE LANDSCAPING
06:34:21 WILL BE DEALT WITH ADMINISTRATIVELY BY MARY WITHIN HER
06:34:25 POWERS.
06:34:29 SAFETY RELATED.
06:34:30 A LOT OF THEM ARE SAFETY RELATED.
06:34:32 AND EVEN SOME OF THE ARCHITECTURAL CONCERNS ARE, IF YOU LOOK
06:34:35 AT THE STATUTE, ARE SAFETY RELATED.
06:34:37 THEY ARE ALMOST REQUIRED TO HAVE TILT-UP CONCRETE WALLS FOR
06:34:42 SAFETY PURPOSES AS WELL.
06:34:44 IT SAYS, FOR EXAMPLE, THAT YOU CAN'T ALLOW FOOT HOLDS OR
06:34:50 HAND HOLDS IN THE EXTERIOR WALLS, AND YOU CAN'T ALLOW
06:34:54 ANYBODY TO HAVE ACCESS TO THE ROOF.
06:34:58 SO I THINK WE'VE BEEN PRETTY WELL PREEMPTED FROM THE THINGS
06:35:03 THAT WE NORMALLY ASK FOR IN OUR CODE.
06:35:08 I THINK THE SCHOOL DEPARTMENT HAS MADE GOOD ACCOMMODATIONS
06:35:12 AND HAVE GIVEN US THE THINGS THAT WE ABSOLUTELY HAVE ASKED
06:35:16 FOR AND NEEDED.
06:35:18 I'M DISAPPOINTED WITH THE ARCHITECTURE.

06:35:21 IT LOOKS VERY MUCH LIKE AN INSTITUTIONAL BUILDING.

06:35:23 IT IS NOT WITHIN OUR ARCHITECTURAL GUIDELINES.
06:35:25 THE COLORS WILL BE A HELP.
06:35:28 I THINK THE SCHOOL DEPARTMENT COULD HAVE DONE MORE ABOUT IT,
06:35:31 BUT I THINK WE'RE OBLIGATED TO MAKE REASONABLE ACCOMMODATION
06:35:35 HERE, AND I THINK THAT WE SHOULD DO THAT.
06:35:38 AND I AGREE WITH SCOTTY THAT THE EMERGENCY EXIT OR ENTRANCE
06:35:45 IS VERY IMPORTANT.
06:35:47 SO I WOULD ASK THAT THAT BE IN THE FINAL VOTE.
06:35:51 SO IF THERE IS NOTHING FURTHER, I WILL ACCEPT A MOTION TO
06:35:55 APPROVE THIS SUBJECT TO THE MATTERS THAT WE'VE DISCUSSED AND
06:36:01 THE SCHOOL COMMITTEE, THAT DANA HAS ADDED, PARTICULARLY THE
06:36:04 LIGHT FIXTURE ASPECTS.
06:36:07 >>Mary Gibbs: MAY I ADD ONE THING?
06:36:09 >>Howard Levitan: SURE.
06:36:09 >>Mary Gibbs: IN THE STAFF REPORT, IN THE CONDITIONS THAT
06:36:12 DANA HUME REFERRED TO THAT THEY AGREE WITH, THAT WE HAVE
06:36:16 THREE STIPULATIONS.
06:36:19 ONE OF THEM IS THAT THEY HAVE TO DO CONSTRUCTION ACTIVITY
06:36:22 MANAGEMENT PLAN SO THAT ONCE THEY START BUILDING, WE WILL
06:36:27 HAVE A LIAISON PERSON.
06:36:28 AND THEY DO THIS -- THIS IS A STANDARD THING THAT THEY DO
06:36:31 ALL THE TIME ANYWAY.
06:36:32 BUT WE WANT TO MAKE SURE FOR THE NEIGHBORS THAT WE HAVE --
06:36:35 WE KNOW WHO TO CALL WHEN THERE ARE ISSUES.
06:36:37 SO WE'VE PUT A STIPULATION IN THAT THEY HAVE TO DO THAT

06:36:40 CONSTRUCTION ACTIVITY MANAGEMENT PLAN FOR US.
06:36:44 AND IT'S IN OUR CODE AS WELL.
06:36:46 THEN WE ALSO PUT, EVEN THOUGH IT'S IN THE CODE, ELECTRONIC
06:36:49 SIGNS ARE NOT ALLOWED, BUT WE WANTED TO MAKE SURE THAT THAT
06:36:53 IS VERY OBVIOUS BECAUSE THE COUNTY DOES ALLOW SOME.
06:36:57 AND THEN NO SIGNAGE -- I THINK MAYBE BARRY JONES BROUGHT
06:37:02 THIS UP AT A PRIOR MEETING -- NO SIGNAGE ON THE FENCES THAT
06:37:05 ARE VISIBLE.
06:37:06 SO YOU DON'T WANT TO BE DRIVING DOWN, LIKE IF YOU DRIVE UP
06:37:09 THREE OAKS AND YOU SEE THREE OAKS MIDDLE SCHOOL ALL THE
06:37:12 ADVERTISING ON THE CHAIN-LINK FENCE.
06:37:14 SO WE HAVE NO SIGNAGE ON THE FENCE THAT'S VISIBLE.
06:37:17 >>Howard Levitan: MAYBE THEY CAN AGREE TO TAKE THOSE DOWN
06:37:21 TOO.
06:37:22 WILLIAMS ROAD WOULD LOVE IT.
06:37:26 OKAY.
06:37:27 WITH THAT -- WITH THOSE STIPULATIONS, PLUS THE EMERGENCY
06:37:34 EXIT CONDITION, MAY I HAVE A MOTION TO APPROVE.
06:37:40 >>Jim Wallace: HOWARD IS THIS A MOTION TO APPROVE ALL OF THE
06:37:42 DEVIATIONS?

06:37:46 >>Howard Levitan: THE MOTION IS TO APPROVE THE DEVELOPMENT
06:37:48 ORDER AS HAS BEEN PRESENTED WITH THE CONDITIONS THAT THE
06:37:53 STAFF AND WE HAVE RAISED, YES.
06:38:00 >>Michael Sheeley: MR. CHAIRMAN, I'LL MAKE THAT MOTION WITH
06:38:02 THE STIPULATIONS THAT MARY TALKED ABOUT AND THE VARIATIONS

06:38:06 AND THE EMERGENCY ACCESS.
06:38:06 >>Howard Levitan: THANK YOU.
06:38:07 IS THERE A SECOND?
06:38:09 >>Kristin Jeannin: I'LL SECOND.
06:38:10 >>Howard Levitan: OKAY.
06:38:11 MADAM CLERK, WOULD YOU CALL THE ROLL?
06:38:15 >>Anthony Gargano: NO.
06:38:18 >>Kristin Jeannin: YES.
06:38:20 >>Barry Jones: YES.
06:38:22 >>Marlene Naratil: YES.
06:38:24 >>Michael Sheeley: YES.
06:38:26 >>James Tatooles: YES.
06:38:28 >>Jim Wallace: NO.
06:38:31 >>Howard Levitan: YES.
06:38:33 >>Scotty Wood: YES.
06:38:36 >>Howard Levitan: THE MOTION CARRIES.
06:38:37 THANK YOU VERY MUCH, DANA, AND YOUR WHOLE TEAM.
06:38:40 APPRECIATE THAT.
06:38:41 OKAY.
06:38:44 LET'S MOVE ON, IF WE CAN.
06:38:46 >>Dana Hume: THANK YOU FOR YOUR TIME TONIGHT, AND THANK YOU
06:38:48 TO STAFF FOR HELPING US ALONG THROUGH THIS CHALLENGE.
06:38:52 WE REALLY APPRECIATE IT.
06:38:54 THANK YOU.
06:38:54 >>Howard Levitan: THANK YOU.

06:38:54 NOW IS THE OPPORTUNITY FOR ANYBODY IN THE PUBLIC TO TALK TO
06:39:01 US ABOUT NON-AGENDA ITEMS.
06:39:04 IS THERE ANYBODY THAT HAS A CARD IN OR WOULD LIKE TO SPEAK?
06:39:10 >>Tammy Duran: WE DON'T HAVE ANYONE.
06:39:12 >>Howard Levitan: IT LOOKS LIKE EVERYONE IS LEAVING.
06:39:14 >>Tammy Duran: NO, HE DOESN'T WANT TO TALK.
06:39:16 >>Howard Levitan: OKAY.
06:39:16 THANK YOU.
06:39:17 THEN WE'LL MOVE ON TO BOARD COMMUNICATIONS.
06:39:20 THE NEXT MEETING IS NOVEMBER 9, UNLESS, MARY, IF YOU HAVE
06:39:24 ENOUGH FOR AN INTERIM MEETING.
06:39:26 >>Mary Gibbs: NO.
06:39:28 NOVEMBER 9, AT THE MOMENT, WE HAVE, I THINK, ONE INFORMATION
06:39:32 MEETING AND ONE DEVELOPMENT ORDER FOR SURE.
06:39:34 WE MAY HAVE -- WE MAY HAVE ONE OR TWO OTHER THINGS.
06:39:38 >>Howard Levitan: OKAY.

06:39:38 DOES ANYBODY ELSE HAVE ANYTHING THEY WOULD LIKE TO ADDRESS
06:39:42 THE BOARD?
06:39:42 IF NOT, I'LL ACCEPT A MOTION TO ADJOURN AND THANK YOU,
06:39:47 EVERYBODY.
06:39:49 >>Michael Sheeley: SO MOVED.
06:39:51 >>Kristin Jeannin: THANK YOU.
06:39:51 SECOND.
06:39:52 >>Howard Levitan: ALL IN FAVOR?
06:39:55 [SOUNDING GAVEL]
06:39:55 WE'RE ADJOURNED.
06:39:56

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PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

Village of ESTERO

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

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

1. Applicant/Project Name: Truist Bank
2. Address: 20280 Grand Oaks Shoppes Blvd
3. Strap Number: 25-46-25-E4-10000.001
4. Application Number:

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

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

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

Bank name change / Remove all existing signage / Install (1) new monument sign / (2) new wallsigns / (4) new directional signs

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

Date 9/30/21

Printed Name Lance Ots

Email/Phone lance@SignPermitsPlus.com 941-219-9062

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

Page 1

SITE PLAN

Key	Existing Sign	Recommended Sign
E01	Monument Sign	Custom Monument
E02	Wall Sign	LILPFTC24
E03	Wall Sign	LILPFTC24
E04	Directional	D4
E05	Directional	D4
E06	Directional	D4
E07	Directional	D4
~~E08~~	~~DOT - Stop Sign~~	~~Leave As Is~~
~~E09~~	~~Handicap Parking~~	~~Leave As Is~~
~~E10~~	~~Clearance~~	~~C2~~
~~E11~~	~~ATM EMC~~	~~LD1~~
~~E12~~	~~Bollards~~	~~Bc460~~
~~E13~~	~~Bollards~~	~~Bc660~~
~~E14~~	~~ATM~~	~~Topper DT~~
~~E15~~	~~Door Vinyl~~	~~V-1 Double, V-1C, V-2, V-1a, V-7, V-10~~
~~E16~~	~~Branded Banner~~	~~Remove Insert~~
~~E17~~	~~Wall Banner~~	~~Remove~~

E08 – E17 NO PERMIT REQUIRED

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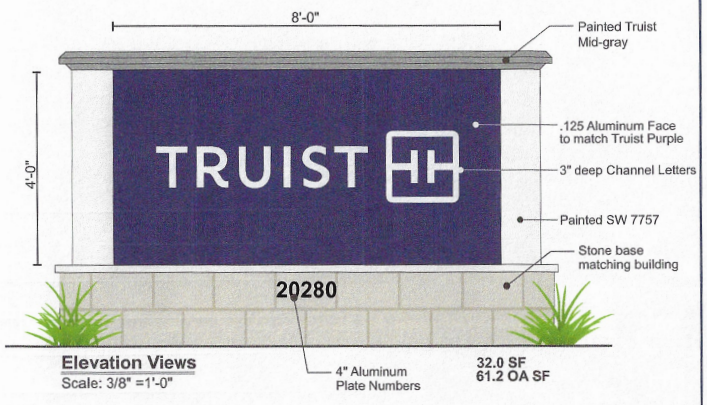
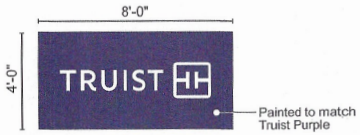
TRUIST

Site ID:	100991	Drawn By:	AKW
Client:	Truist	Checked By:	N/A
Project:	Re-brand	Scale:	N/A
Title:	20280 Grande Oak Shoppes Blvd	Revision:	Permit
Date:	09/30/21	Page:	5

LOCATION - E01
PROPOSED



Elevation Views
Scale: 3/8" =1'-0"



Action:	Remove and replace monument as per code
Sign Type:	Custom Monument
Description:	Architectural monument with purple alum. faces & lit 3" deep channel letters
Repair Action:	Sleeve onto existing steel
Signage Text:	Truist with Monogram and Address Numerals
Comments:	Monument required to have 25% architectural features per code 4" address numerals required on base

EXISTING

Quantity:	1 D/S

Height:	8' 1 1/2"	Available Height:	8' 8 1/2"
Width:	8'	Available Width:	11' 3"

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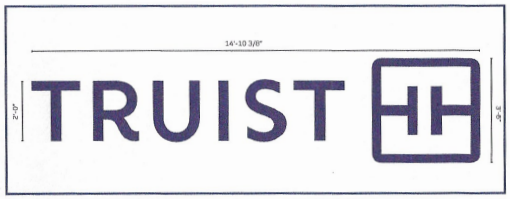
Knoxville, TN 37922
T+865 692 4058 F+865 692 4104

NOTE:
All measurements and required electrical details to be veried by supplier for proper t and illumination prior to install.

TRUIST

Site ID:	100991	Drawn By:	AKW
Client:	Truist	Checked By:	N/A
Project:	Re-brand	Scale:	N/A
Title:	20280 Grande Oak Shoppes Blvd	Revision:	Permit
Date:	09/30/21	Page:	6

LOCATION - E02
PROPOSED



Action:	Remove and replace letterset
Sign Type:	LILPFTC24
Description:	Linear Purple Letterset
Repair Action:	Patch and Paint SW 7757
Signage Text:	Truist with monogram logo
Comments:	Existing sign non-illuminated - Electrician required to run circuit Existing Wall 26' 0" x 43' 5"

EXISTING

Quantity:	1

Height:	4'-3"	Available Height:	7' 0"
Width:	12'-8 3/8"	Available Width:	43' 5"

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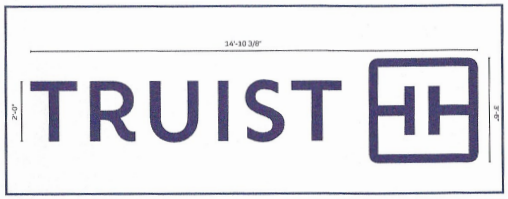
NOTE:

All measurements and required electrical details to be veried by supplier for proper t and illumination prior to install.

TRUIST

Site ID:	100991	Drawn By:	AKW
Client:	Truist	Checked By:	N/A
Project:	Re-brand	Scale:	N/A
Title:	20280 Grande Oak Shoppes Blvd	Revision:	Permit
Date:	09/30/21	Page:	7

LOCATION - E03
PROPOSED



Action:	Remove and replace letterset
Sign Type:	LILPFTC24
Description:	Linear Purple Letterset
Repair Action:	Patch and Paint SW 7757
Signage Text:	Truist with monogram logo
Comments:	Existing sign non-illuminated - Electrician required to run circuit Existing Wall 25' 8" x 33' 2"

EXISTING

Quantity:	1

Height:	4'-3"	Available Height:	7' 0"
Width:	12'-8 3/8"	Available Width:	33' 2"

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NOTE:

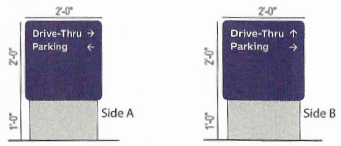
All measurements and required electrical details to be veried by supplier for proper t and illumination prior to install.

TRUIST

Site ID:	100991	Drawn By:	AKW
Client:	Truist	Checked By:	N/A
Project:	Re-brand	Scale:	N/A
Title:	20280 Grande Oak Shoppes Blvd	Revision:	Permit
Date:	09/30/21	Page:	8

LOCATION - E04
PROPOSED

Side A Side B



Action:	Remove and replace directional
Sign Type:	Custom Directional
Description:	Purple face, white copy
Repair Action:	Fill in ground after install
Signage Text:	Side A: Drive-Thru → Parking ← Side B: Drive-Thru ↑ Parking →
Comments:	Allowed 3' Height

EXISTING

Quantity:	1 D/S

Height:	1'-3"	Available Height:	3'
Width:	2'-6"	Available Width:	2'

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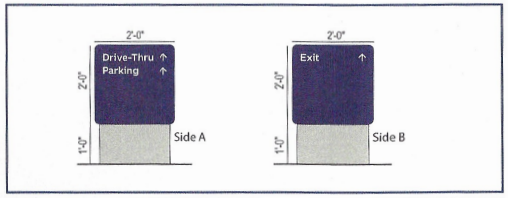
NOTE:
All measurements and required electrical details to be veried by supplier for proper t and illumination prior to install.

TRUIST

Site ID:	100991	Drawn By:	AKW
Client:	Truist	Checked By:	N/A
Project:	Re-brand	Scale:	N/A
Title:	20280 Grande Oak Shoppes Blvd	Revision:	Permit
Date:	09/30/21	Page:	9

LOCATION - E05
PROPOSED

Side A Side B



Action:	Remove and replace directional
Sign Type:	Custom Directional
Description:	Purple face, white copy
Repair Action:	Fill in ground after install
Signage Text:	Side A: Drive-Thru ↑ Parking ↑ Side B: Exit ↑
Comments:	Allowed 3' Height

EXISTING

Quantity:	1 D/S

Height:	1'-3"	Available Height:	3'
Width:	2'-6"	Available Width:	2'

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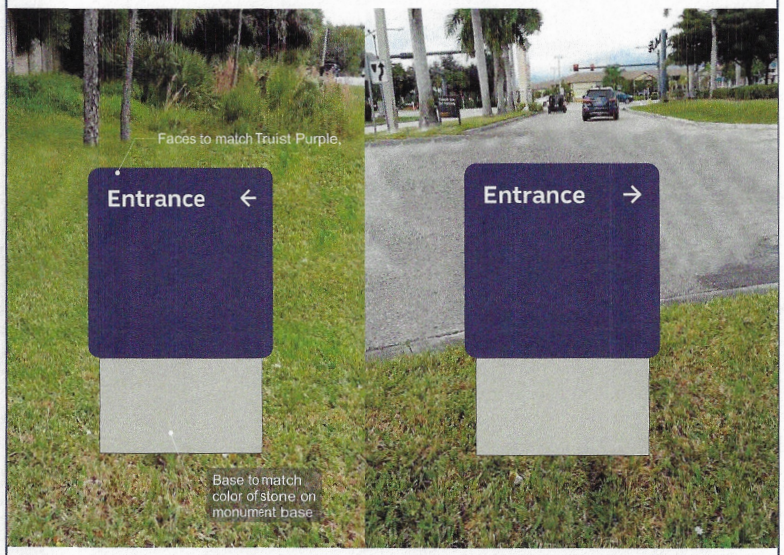
NOTE:
All measurements and required electrical details to be veried by supplier for proper t and illumination prior to install.

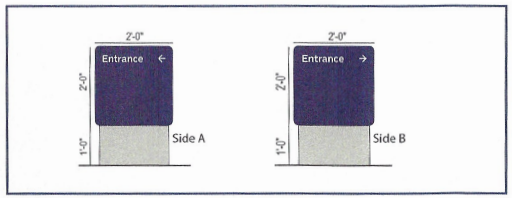
TRUIST

Site ID:	100991	Drawn By:	AKW
Client:	Truist	Checked By:	N/A
Project:	Re-brand	Scale:	N/A
Title:	20280 Grande Oak Shoppes Blvd	Revision:	Permit
Date:	09/30/21	Page:	10

LOCATION - E06
PROPOSED



Side A Side B



Action:	Remove and replace directional
Sign Type:	Custom Directional
Description:	Purple face, white copy
Repair Action:	Fill in ground after install
Signage Text:	Side A: Entrance ← Side B: Entrance →
Comments:	Allowed 3' Height

EXISTING

Quantity:	1 D/S

Height:	1'-3"	Available Height:	3'
Width:	2'-6"	Available Width:	2'

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NOTE:
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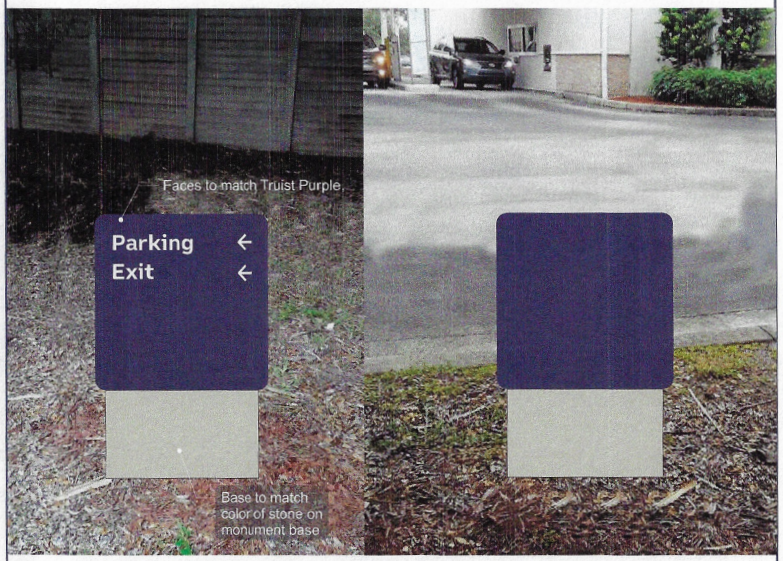
TRUIST

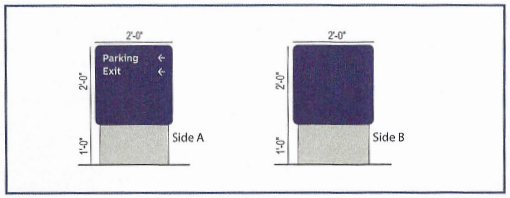
Site ID:	100991	Drawn By:	AKW
Client:	Truist	Checked By:	N/A
Project:	Re-brand	Scale:	N/A
Title:	20280 Grande Oak Shoppes Blvd	Revision:	Permit
Date:	09/30/21	Page:	11

LOCATION - E07
PROPOSED



Side A

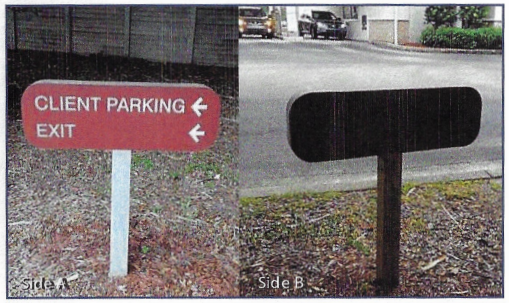
Side B



Action:	Remove and replace directional
Sign Type:	Custom Directional
Description:	Purple face, white copy
Repair Action:	Fill in ground after install
Signage Text:	Side A: Parking Exit Side B: N/A
Comments:	Allowed 3' Height

EXISTING

Quantity:	1 D/S



Height:	1'-3"	Available Height:	3'
Width:	2'-6"	Available Width:	2'

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NOTE:

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TRUIST

Site ID:	100991	Drawn By:	AKW
Client:	Truist	Checked By:	N/A
Project:	Re-brand	Scale:	N/A
Title:	20280 Grande Oak Shoppes Blvd	Revision:	Permit
Date:	09/30/21	Page:	12

Planning, Zoning and Design Board

Staff Report

PROJECT NAME
Christ Community Ministries
CASE NUMBER
DOS2021-E001
MEETING DATE
October 12, 2021
REQUEST
Development Order to expand the existing church building by approximately 3,000 square feet.
APPLICANT
Mark T. Goodman, Christ Community Ministries
LOCATION
20810 Highlands Ave
PROPERTY SIZE
2.33 acres
ZONING
Mixed Use Planned Development (Lee County Resolution Z-07-021)
PUBLIC INFORMATION MEETING DATES
The DRB conducted a Public Information Meeting on February 24, 2021

Staff Recommendation

Staff recommends approval of the Development Order with conditions. Staff believes with conditions the request meets the technical requirements of the Land Development Code.

Background

There is an existing older church on this property located on Highlands Avenue, east of US 41.

The applicant is requesting approval of a Development Order to remove existing temporary modular buildings and expand the existing church building by approximately 3,000 square feet. The property is 2.33 acres. The property was acquired in a land exchange transaction with the Village of Estero in January, 2019.

The project was reviewed by the DRB at a Public Information Meeting on February 24, 2021. Staff has also reviewed the plans in detail. Staff includes Village Staff as well as Lee County Utilities, Lee

County Department of Transportation, Estero Fire District, Lee Tran and Lee County Solid Waste Division.

Surrounding Uses
The existing church is older and nondescript. The project is bounded by a utility, Embarq Florida, to the north, Estero Court to the west, Highlands Ave to the east, and County Road to the south. The Village of Estero acquired property to the south and east for future use.

Architecture
The proposed addition and renovation is of the Florida Vernacular style of architecture. Many of the Florida Vernacular Style characteristics are included in the proposed structure including:

Roof shape	Gabled
Roof slope	Between 6:12 and 12:12
Roofing materials	Standing seam or "V" crimp metal
Roof overhangs	Deep, between two and four feet
Exterior	Stucco finishes
Openings, windows, and doors	Vertically proportioned with surrounds and sills. Horizontally proportioned openings are made of a grouping of vertical windows

The existing church does not have a "style," but the proposed building adds many of the Florida Vernacular style characteristics which is a significant improvement architecturally. The proposed Florida Vernacular architecture blends with the adjacent properties, including building colors, and architectural features. **However, staff recommends the roof color be an earth tone color versus gray to comply with the LDC**. An exterior building paint color schematic and materials are provided in the applicant's plans along with elevations and perspectives.

Transportation
Highlands Avenue is a Village-maintained local road. The posted speed limit is thirty (30) miles per hour. Estero Court is a private local road. The posted speed limit is twenty-five (25) miles per hour. Based on the Turn Lane Policy, a deceleration and left turn lane is not required. Average daily trips on Sunday would total 298.

There are no sidewalks proposed to be constructed along Estero Court to the west, Highlands Avenue to the east, and County Road to the south, due to conflicts with the drainage swales and site constraints. Review by staff indicates it would be more appropriate to place the future sidewalks on the south side of County Road and east side of Highlands Avenue for pedestrian access.

Stormwater
The surface water management system for the property consists of catch basins, pipes and swales to capture stormwater runoff and convey to the dry detention system for water quality treatment and attenuation prior to outfall into the Estero Court swale from the control structure.

The proposed surface water management system design and calculations have been reviewed by Village staff, and a South Florida Water Management District permit modification (Permit # 36-08730-P) has been approved. The lowest proposed elevation of the finished floor is 20.85 feet NAVD88.

Lighting
Site lighting is provided by LED luminaire full cut-off fixtures mounted at 25-foot poles within the site, all textured black color, which produce an average of 0.8 footcandles (fc) illumination. The project will have a maximum 0.2 fc measured at the property line onto the adjacent properties. All LED luminaires meet the requirement of the LDC. Details of the light poles and fixtures are provided with the applicant's documents.

Landscape Buffers
There is a 10-foot wide buffer required on the north property line, with a 20-foot buffer on the east, south and west sides of the property.

Environmental Issues
The property is currently served by an on-site disposal system (septic tank) and Lee County Utilities (LCU) water service. The sanitary sewer is greater than 2,000 feet away from the subject site. The Florida Department of Health has issued a letter approving the building expansion and continued use of the existing septic system including the expansion. LCU has approved the water use for the expansion. The Village has identified several areas for future utility expansion, including this area. In the future, this property will need to connect to central sewer.

There are existing seven (7) Sabal Palms and one (1) Live Oak that are to remain and be protected from construction activities.

There were gopher tortoises and habitat identified on the site which will require relocation per the Florida Department of Natural Resources.

SITE CONSTRUCTION PLANS
FOR
CHRIST COMMUNITY MINISTRIES EXPANSION
ESTERO, FLORIDA
SECTION 28, TOWNSHIP 46S, RANGE 25E

PLAN INDEX

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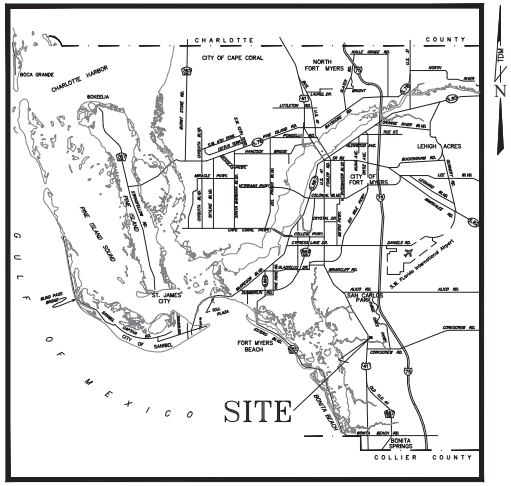
DEMOLITION PLAN	4
SITE DIMENSION PLAN	5
PAVING, GRADING, AND DRAINAGE PLAN	6
PAVING, GRADING, AND DRAINAGE DETAILS	7
CROSS SECTIONS AND EXISTING HYDROLOGY MAP	8
UTILITY PLAN	9
UTILITY DETAILS	10
STORMWATER POLLUTION PREVENTION PLAN	11
STORMWATER POLLUTION PREVENTION DETAILS	12
SITE LIGHTING PLAN	13



LOCATION SKETCH
N.T.S.

OWNER/DEVELOPER

CHRIST COMMUNITY MINISTRIES, INC.
PO Box 1080
Estero, Florida 33928
Phone: (239) 405-1737

CIVIL ENGINEER

TDM CONSULTING, INC.
43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone: (239) 433-4231
Fax: (239) 433-9632
Email: dean@tdmconsulting.com
www.tdmcivilengineering.com
Certificate of Authorization # 29086

THOMAS DEAN MARTIN
LICENSE
No. 52022
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Thomas Dean Martin
Date: 2021.09.23 12:14:32 -04'00'

DEAN MARTIN
FLORIDA P.E. 52022

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

BOUNDARY & TOPOGRAPHIC SURVEY
SUBMITTED SEPARATELY

CHRIST COMMUNITY MINISTRIES
EXPANSION

BOUNDARY & TOPOGRAPHIC
SURVEY

1	REVISIONS	DATE	
		12/20/2021	
		FEB	
		03/09/22	
		FEB	
		04/14/2022	
		FEB	
		07/11/2022	
		FEB	

REVISION NUMBER

CONSTRUCTION PLAN APPROVAL
PLANNING & ZONING BOARD

Civil Engineering
and
Planning

43 Barkley Cir Ste. 200
Fort Myers, FL 33907
Phone: (239) 433-4321
Fax: (239) 418-0418
dean@timconsulting.com
www.usinc.vienglineering.com
Certificate of Authorization #2366

Digitally signed
by Timothy
Dean Mills
Date:
2021.09.23
12:13:04 -04'00'

Timothy Dean Mills, P.E.
Florida License No. 75922
This item has been digitally signed and sealed by Timothy Dean Mills on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

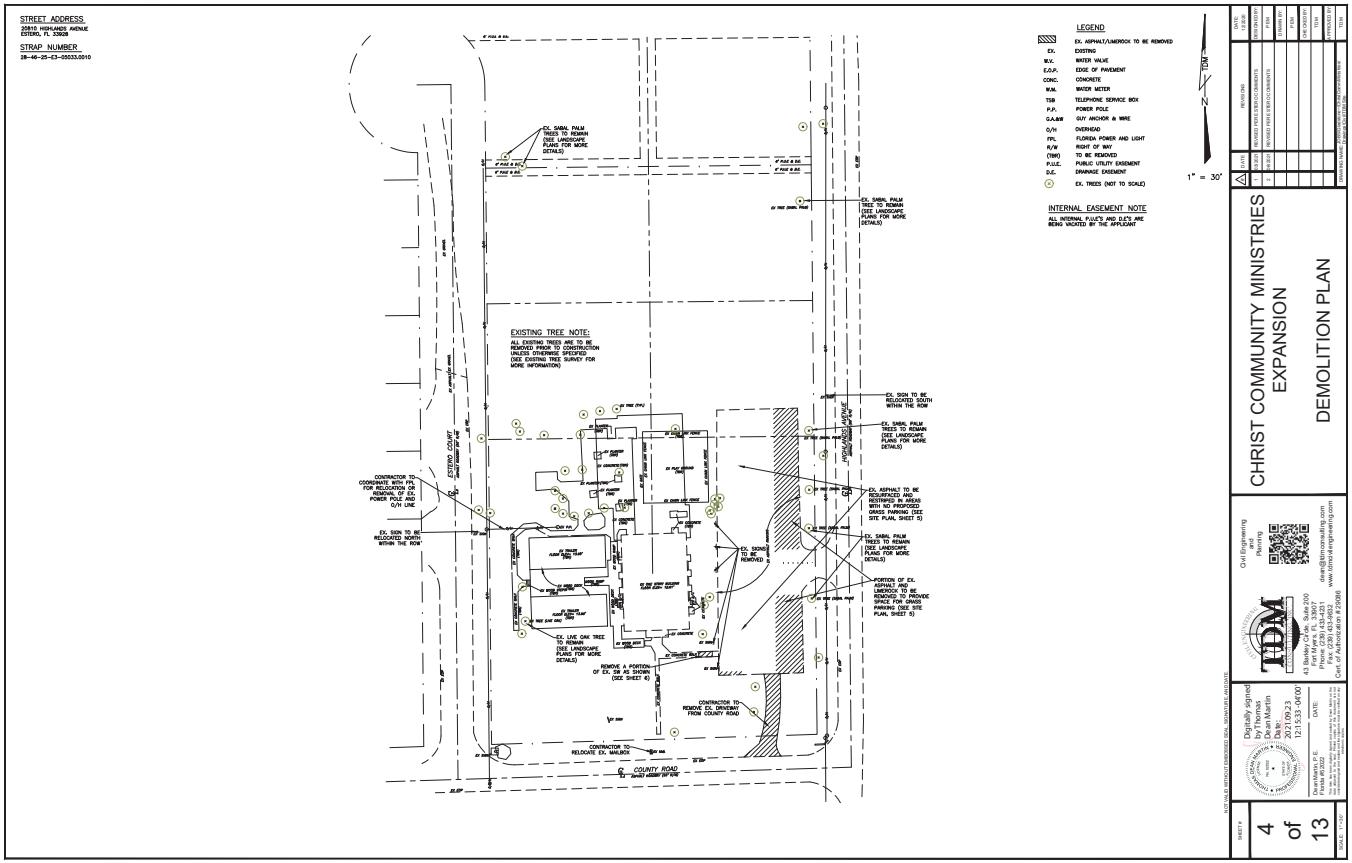
DATE:
09/23/2021

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE

SHEET #
2
of
13

SCALE: N.T.S.

STREET ADDRESS
20810 HIGHLANDS AVENUE
ESTERO, FL 33928
STRAP NUMBER
28-46-25-E3-00033.0010
US 41 (TAMIAMI TRAIL)
ESTERO COURT
SITE
HIGHLANDS AVENUE
COUNTY ROAD
1" = 50'
N
TDM
REVISIONS
DATE
CHRIST COMMUNITY MINISTRIES
EXPANSION
AERIAL LOCATION MAP
Civil Engineering
and
Planning
TDM
43 Barkley Cir. Suite 200
Fort Myers, FL 33907
Phone: (239) 433-4321
Fax: (239) 48-0858
dean@tdmconsulting.com
www.tdmcivilengineering.com
Cert. of Authorization # 28266
Digitally signed
by Thomas
Dean Martin
Date:
2023.09.23
12:15:19 -04'00'
DATE:
3
of
13


STREET ADDRESS
20810 HIGHLANDS AVENUE
ESTERO, FL 33928
STRAP NUMBER
28-46-25-E3-00033.0010
EXISTING TREE NOTE:
ALL EXISTING TREES ARE TO BE REMOVED PRIOR TO CONSTRUCTION UNLESS OTHERWISE SPECIFIED. (SEE EXISTING TREE SURVEY FOR MORE INFORMATION)
EX. SABAL PALM TREES TO REMAIN (SEE LANDSCAPE PLANS FOR MORE DETAILS)
EX. SABAL PALM TREE TO REMAIN (SEE LANDSCAPE PLANS FOR MORE DETAILS)
EX. SIGN TO BE RELOCATED SOUTH WITHIN THE ROW
EX. SABAL PALM TREES TO REMAIN (SEE LANDSCAPE PLANS FOR MORE DETAILS)
EX. ASPHALT TO BE RESURFACED AND REDESIGNED TO ARGEE WITH NO PROPOSED GRASS PARKING (SEE SITE PLAN, SHEET 5)
EX. SABAL PALM TREES TO REMAIN (SEE LANDSCAPE PLANS FOR MORE DETAILS)
PORTION OF EX. ASPHALT AND LIMEROCK TO BE REMOVED TO PROVIDE SPACE FOR GRASS PARKING (SEE SITE PLAN, SHEET 5)
EX. SIGNS TO BE REMOVED
EX. LIVE OAK TREE TO REMAIN (SEE LANDSCAPE PLANS FOR MORE DETAILS)
REMOVE A PORTION OF EX. SW AS SHOWN (SEE SHEET 6)
CONTRACTOR TO REMOVE EX. DRIVEWAY FROM COUNTY ROAD
CONTRACTOR TO RELOCATE EX. MAILBOX
CONTRACTOR TO COORDINATE WITH FPL FOR RELOCATION OR REMOVAL OF EX. POWER POLE AND O/H LINE
EX. SIGN TO BE RELOCATED NORTH WITHIN THE ROW
EXTERO COURT
HIGHLANDS AVENUE
COUNTY ROAD
LEGEND
EX. ASPHALT/LIMEROCK TO BE REMOVED
EX. EXISTING
W.V. WATER VALVE
E.O.P. EDGE OF PAVEMENT
CONC. CONCRETE
W.M. WATER METER
TSB TELEPHONE SERVICE BOX
P.P. POWER POLE
G.A.&W GUY ANCHOR & WIRE
O/H OVERHEAD
FPL FLORIDA POWER AND LIGHT
R/W RIGHT OF WAY
(TBR) TO BE REMOVED
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
EX. TREES (NOT TO SCALE)
1" = 30'
INTERNAL EASEMENT NOTE
ALL INTERNAL P.U.E.'S AND D.E.'S ARE BEING VACATED BY THE APPLICANT
CHRIST COMMUNITY MINISTRIES
EXPANSION
DEMOLITION PLAN
Civil Engineering and Planning
43 Barkley Cir Ste. Suite 200
Fort Myers, FL 33907
Phone: (239) 433-4231
Fax: (239) 433-4232
Certificate of Authorization #2996
Digitally signed by Dean Martin
Date: 2021.09.23 11:53:24-04'00'
Dean Martin, P.E.
Florida #53302
SHEET #
4 of 13

STREET ADDRESS
20810 HIGHLANDS AVENUE
ESTERO, FL 33928

STRAP NUMBER
28-46-25-E3-00033.0010

PROJECT INFORMATION

CURRENT ZONING	= MPD (MIXED USE PLANNED DEVELOPMENT)
PROPOSED USE	= CHURCH/PLACE OF WORSHIP
EXIST. FLORIDA LAND USE CLASSIFICATIONS	= §1400 – COMMERCIAL & SERVICES
EXIST. SOIL TYPES	= #55 – COCOA FINE SAND
IRRIGATION SERVICE	= WELL
ARCHAEOLOGICAL SENSITIVITY LEVEL	= 2

PRE DEVELOPMENT SITE AREAS

TOTAL PARCEL AREA (2.33 AC)	101,363 SF	
INGRESSIOUS PRESERVE AREA:	5,348 SF	
TOTAL DEVELOPABLE AREA: (2.20 AC)	96,015 SF	100.00%
EXISTING PAVEMENT AREA:	12,730 SF	13.26%
EXISTING GRASS PARKING AREA:	0 SF	0.00%
EXISTING CONCRETE & WOOD DECK AREA:	6,349 SF	6.61%
EXISTING TRAILER & BUILDING (ROOF) AREA:	6,043 SF	6.29%
EXISTING TOTAL IMPERVIOUS AREA:	25,122 SF	26.16%
EXISTING OPEN GREEN AREA:	70,893 SF	73.84%
EXISTING DRY DETENTION AREAS:	0 SF	0.00%
EXISTING TOTAL PERVIOUS AREA:	70,893 SF	73.84%

POST DEVELOPMENT SITE AREAS

TOTAL PARCEL AREA (2.33 AC)	101,363 SF	100.00%
PROPOSED PAVEMENT AREA:	23,033 SF	22.72%
PROPOSED GRASS PARKING AREA:	7,079 SF	6.98%
PROPOSED CONCRETE AREA:	4,106 SF	4.05%
PROPOSED BUILDING (ROOF) AREA:	9,015 SF	8.90%
PROPOSED TOTAL IMPERVIOUS AREA:	43,233 SF	42.65%
PROPOSED OPEN GREEN AREA:	35,380 SF	34.91%
PROPOSED DRY DETENTION AREAS:	22,750 SF	22.44%
PROPOSED TOTAL PERVIOUS AREA:	58,130 SF	57.35%

OFF-SITE DEVELOPMENT AREA

PROPOSED ASPHALT AREA:	2,109 SF
PROPOSED TOTAL IMPERVIOUS AREA:	2,109 SF

LANDSCAPE BUFFER REQUIREMENTS

NORTH	= TYPE A, 5' WIDE BUFFER TO AG-2
SOUTH	= TYPE D, 20' WIDE BUFFER TO ROW
EAST	= TYPE D, 20' WIDE BUFFER TO ROW
WEST	= TYPE D, 20' WIDE BUFFER TO ROW

ZONING/ACTUAL USE

PROJECT SITE	= MPD (CHURCH)
NORTH	= AG-2 (VACANT)
SOUTH	= MPD/ROW (COUNTY ROAD)
EAST	= MPD (VACANT LAND) AND ROW (HIGHLANDS AVE)
WEST	= C-1/AG-2 AND ROW (ESTERO COURT)

PARKING REQUIREMENTS

PER SECTION 34-2020(B) VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
9,015 SF CHURCH (247 SEATS)
= 1.0 SPACES PER 3 SEATS
= 247 TOTAL SEATS/3 SEATS PER SPACE = 82.33 SPACES
REQUIRED PARKING = 83 SPACES (INCLUDING 4 SPACE FOR HC)
PROVIDED PARKING = 84 SPACES (INCLUDING 4 SPACES FOR HC AND 42 GRASS PARKING)

BICYCLE PARKING REQUIREMENTS

PER SECTION 10-610(D)3 VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
THE NUMBER OF SAFE AND SECURE BICYCLE PARKING SPACES MUST BE FIVE PERCENT OF THE NUMBER OF REQUIRED VEHICLE PARKING SPACES.

REQUIRED AUTOMOBILE PARKING SPACES = 83
= 83 AUTOMOBILE PARKING SPACES * 0.05 = 4.15
= MIN. 5 BICYCLE SPACES REQUIRED
= 1 BICYCLE RACK REQUIRED (ASSUME 5 BICYCLES PER RACK)

PROVIDED = 1 (4' X 6') BICYCLE RACK AREA

REFUSE AND SOLID WASTE CALCULATIONS

PER SECTION 10-261 VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
FOR GARBAGE AND RECYCLABLE COLLECTION FOR BUILDING SIZE 5,001 SF – 10,000 SF, 128 SF FOR 9,015 SF.

THE PROPOSED CHURCH HAS 9,015 SF.

TOTAL REQUIRED = 128 SF
TOTAL PROVIDED = 144 SF (12' x 12')
MINIMUM OVERHEAD CLEARANCE OF 22 FEET REQUIRED

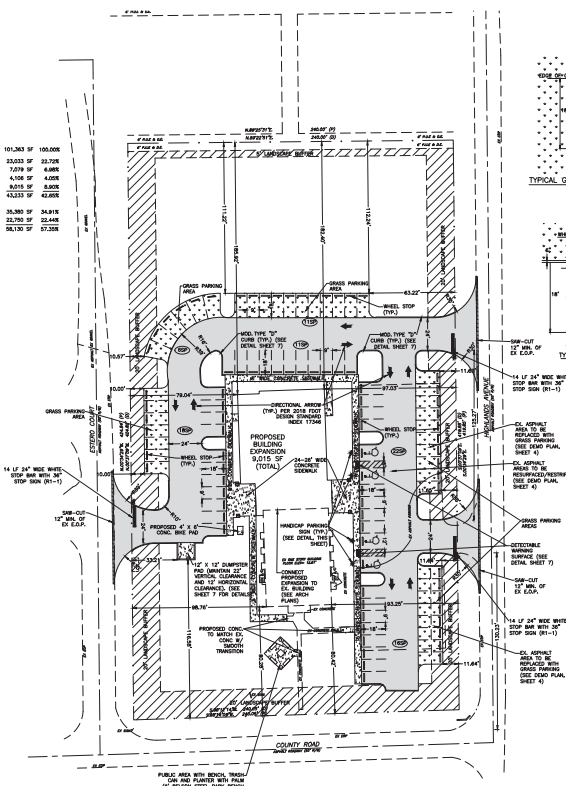
TRIP GENERATION CALCULATIONS

PER ITE TRIP GENERATION, 10TH EDITION.
USE LUC 560 (PROPOSED CHURCH)
THE PROPOSED BUILDING HAS 9,015 SQUARE FEET

RAW TRIP GENERATION EXISTING: (6,043 SF)
AVERAGE VEHICLE TRIP ENDS ON WEEKDAY = 54 (27 ENTERING, 27 EXITING)
AVERAGE VEHICLE TRIP ENDS – A.M. PEAK = 2 (1 ENTERING, 1 EXITING)
AVERAGE VEHICLE TRIP ENDS – P.M. PEAK = 3 (1 ENTERING, 2 EXITING)

THE PROPOSED BUILDING IS 9,015 SF
RAW TRIP GENERATION PROPOSED:
AVERAGE VEHICLE TRIP ENDS ON WEEKDAY = 72 (36 ENTERING, 36 EXITING)
AVERAGE VEHICLE TRIP ENDS – A.M. PEAK = 3 (2 ENTERING, 1 EXITING)
AVERAGE VEHICLE TRIP ENDS – P.M. PEAK = 4 (2 ENTERING, 2 EXITING)

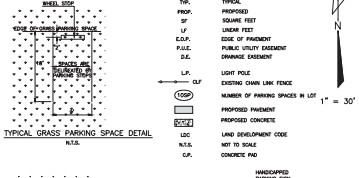
RAW TRIP GENERATION INCREASE DUE TO EXPANSION:
AVERAGE VEHICLE TRIP ENDS ON WEEKDAY = 18 (9 ENTERING, 9 EXITING)
AVERAGE VEHICLE TRIP ENDS – A.M. PEAK = 1 (1 ENTERING, 0 EXITING)
AVERAGE VEHICLE TRIP ENDS – P.M. PEAK = 1 (1 ENTERING, 0 EXITING)



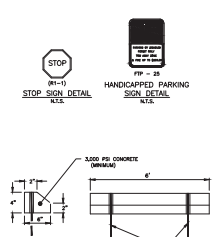
LEGEND

R	RADIUS (5' UNLESS OTHERWISE NOTED)
EX.	EXISTING
R/W	RIGHT-OF-WAY
E.O.P.	EDGE OF PAVEMENT
CONC.	CONCRETE
TYP.	TYPICAL
PROP.	PROPOSED
SF	SQUARE FEET
LF	LINEAR FEET
E.O.P.	EDGE OF PAVEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.P.	LIGHT POLE
CLF	EXISTING CHAIN LINK FENCE
10GP	NUMBER OF PARKING SPACES IN LOT
	PROPOSED PAVEMENT
	PROPOSED CONCRETE
LDC	LAND DEVELOPMENT CODE
N.T.S.	NOT TO SCALE
C.P.	CONCRETE PAD

1" = 30'



NOTES:
1. ALL EXISTING AND PROPOSED GRADES ARE N.A.V.D. OF 1988.
2. THIS PARCEL LIES IN FLOOD ZONE "AE", EL = ±11.5' LOCAL. THIS PROJECT PRESENTS NO ADVERSE IMPACTS ON LOCAL FLOOD PLAIN OR ANY RIVERINE AREAS.
4. THIS PROJECT DOES NOT ADVERSELY IMPACT THE FLOOD PLAIN OR ANY RIVERINE AREAS.
5. THIS SITE CAN BE USED SAFELY FOR THE DEVELOPMENT AS SHOWN WITHOUT UNDUE DANGER FROM FLOODING OR ADVERSE SOIL AND FOUNDATION CONDITIONS.
6. THIS SITE DOES NOT EXHIBIT ANY SALT WATER PONDING.



NOTE:
ALL PAVEMENT MARKINGS WITHIN THE ROW MUST BE THERMOPLASTIC

DATE	REVISIONS	DRAWN BY	CHECKED BY
03.09.23	REVISED PER LEE CO. COMMENTS	DESIGNER	PM
03.13.23	REVISED PER ESTERO CO. COMMENTS	DESIGNER	PM
03.20.23	REVISED PER ESTERO CO. COMMENTS	DESIGNER	PM
03.27.23	REVISED PER ESTERO CO. COMMENTS	DESIGNER	PM

DATE: 12/21/2022
DRAWN BY: PM
CHECKED BY: TDM
APPROVED BY: TDM
DESIGNED BY: TDM

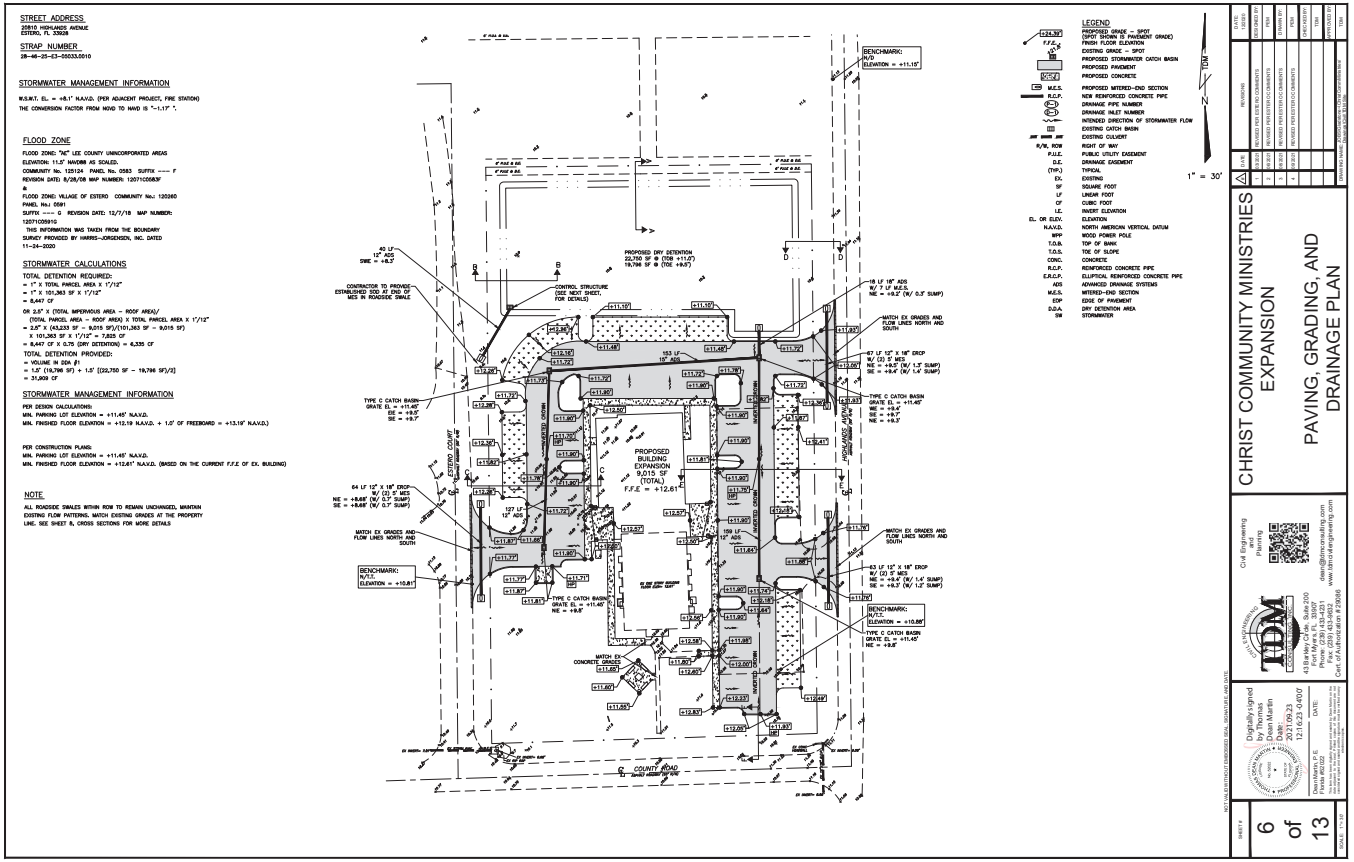
CHRIST COMMUNITY MINISTRIES EXPANSION

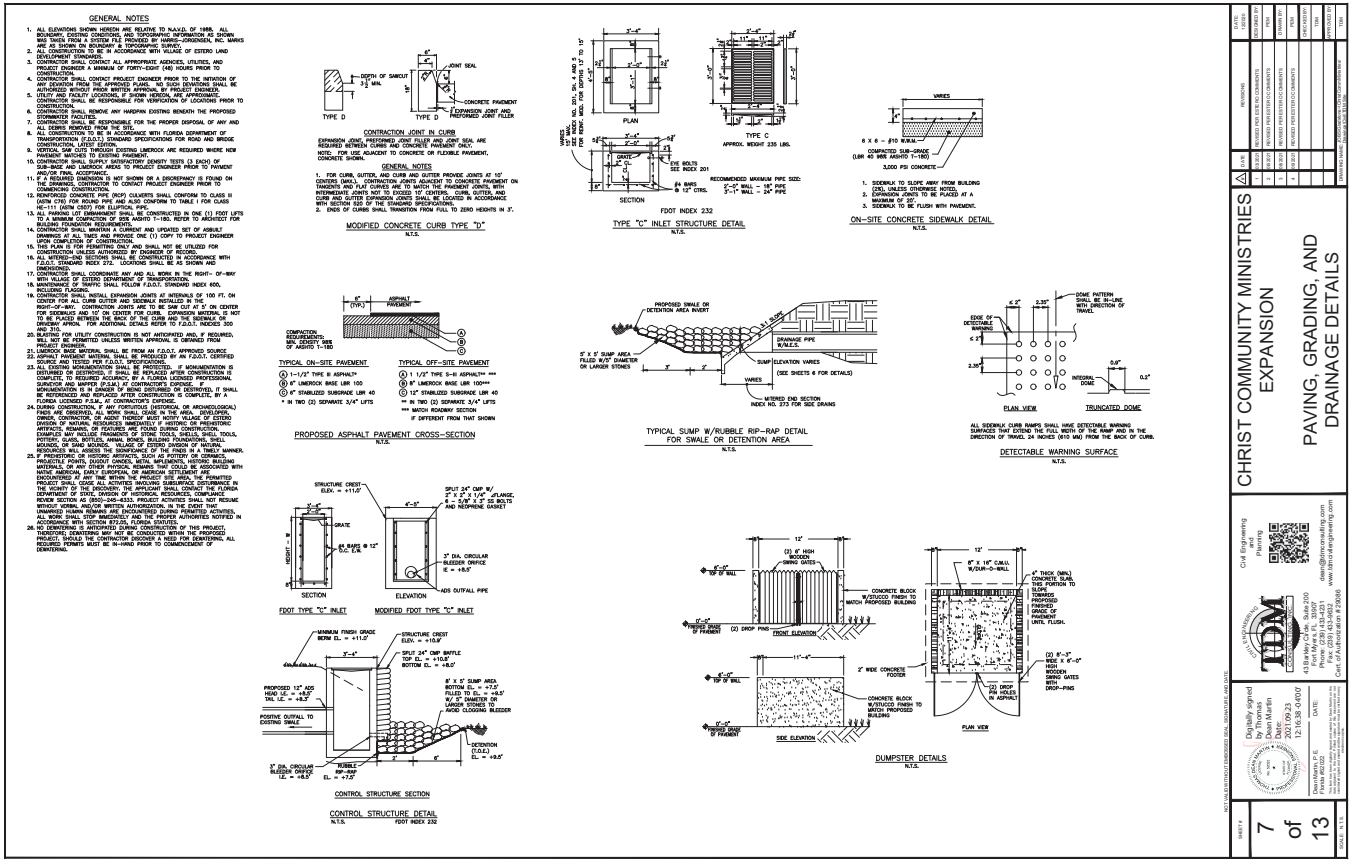
SITE DIMENSION PLAN

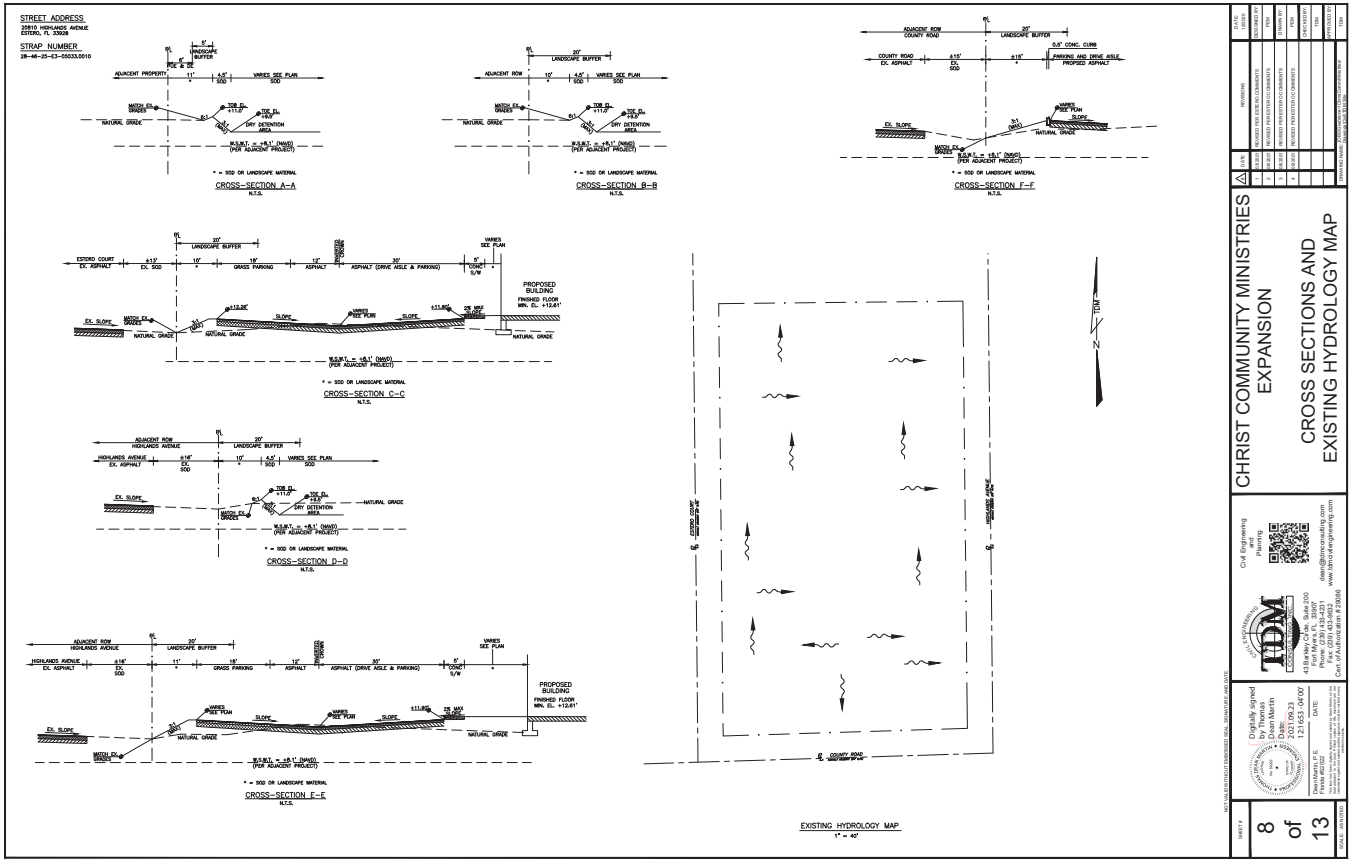
Civil Engineering and Planning
TDM CONSULTING, INC.
43 Bay Circle, Suite 200
Fort Myers, FL 33919
Phone: (239) 433-4321
Fax: (239) 482-9266
Certificate of Authorization # 26266
dean@tdmconsulting.com
www.tdmcivilengineering.com

Digitally signed by Thomas Dean Martin
Date: 2021.09.23 12:15:47 -04'00'
Thomas D. Martin, P.E.
Florida #57522
DATE:
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE UNDERSIGNED PURSUANT TO SECTION 668.003 AND 668.006 F.S. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET # 5 of 13


STREET ADDRESS
20810 HIGHLANDS AVENUE
ESTERO, FL 33928
STRAP NUMBER
28-46-25-E3-00033.0010
STORMWATER MANAGEMENT INFORMATION
W.S.W.T. EL. = +8.1' N.A.V.D. (PER ADJACENT PROJECT, FIRE STATION)
THE CONVERSION FACTOR FROM NGVD TO NAVD IS "-1.17' ".
FLOOD ZONE
FLOOD ZONE: "AE" LEE COUNTY UNINCORPORATED AREAS
ELEVATION: 11.0' NAVD88 AS SOAED.
COMMUNITY No. 125124 PANEL No. 0583 SUFFIX ---- F
REVISION DATE: 8/28/08 MAP NUMBER: 12071C0583F
&
FLOOD ZONE: VILLAGE OF ESTERO COMMUNITY No.: 120080
PANEL No.: 0581
SUFFIX ---- G REVISION DATE: 12/7/18 MAP NUMBER:
12071C0581G
THIS INFORMATION WAS TAKEN FROM THE BOUNDARY
SURVEY PROVIDED BY HARRIS-JORGENSON, INC. DATED
11-24-2020
STORMWATER CALCULATIONS
TOTAL DETENTION REQUIRED:
= 1" X TOTAL PARCEL AREA X 1'/12"
= 1" X 101,363 SF X 1'/12"
= 8,447 CF
OR 2.5" X (TOTAL IMPERVIOUS AREA - ROOF AREA)/
(TOTAL PARCEL AREA - ROOF AREA) X TOTAL PARCEL AREA X 1'/12"
= 2.5" X (43,223 SF - 9,015 SF)/(101,363 SF - 9,015 SF)
X 101,363 SF X 1'/12" = 7,825 CF
= 8,447 CF X 0.75 (DRY DETENTION) = 6,335 CF
TOTAL DETENTION PROVIDED:
= VOLUME IN DDA #1
= 1.5' (19,796 SF) + 1.5' [(22,750 SF - 19,796 SF)/2]
= 31,909 CF
STORMWATER MANAGEMENT INFORMATION
PER DESIGN CALCULATIONS:
MIN. PARKING LOT ELEVATION = +11.45' N.A.V.D.
MIN. FINISHED FLOOR ELEVATION = +12.19 N.A.V.D. + 1.0' OF FREEBOARD = +13.19' N.A.V.D.
PER CONSTRUCTION PLANS:
MIN. PARKING LOT ELEVATION = +11.45' N.A.V.D.
MIN. FINISHED FLOOR ELEVATION = +12.61' N.A.V.D. (BASED ON THE CURRENT F.F.E OF EX. BUILDING)
NOTE
ALL ROADSIDE SWALES WITHIN ROW TO REMAIN UNCHANGED, MAINTAIN
EXISTING FLOW PATTERNS. MATCH EXISTING GRADES AT THE PROPERTY
LINE. SEE SHEET 8, CROSS SECTIONS FOR MORE DETAILS
PROPOSED DRY DETENTION
22,750 SF @ (TOE +11.0')
19,796 SF @ (TOE +9.5')
CONTROL STRUCTURE
(SEE NEXT SHEET,
FOR DETAILS)
CONTRACTOR TO PROVIDE
ESTABLISHED SOD AT END OF
MES IN ROADSIDE SWALE
PROPOSED
BUILDING
EXPANSION
9,015 SF
(TOTAL)
F.F.E = +12.61'
153 LF
15" ADS
159 LF
15" ADS
127 LF
15" ADS
MATCH EX GRADES AND
FLOW LINES NORTH AND
SOUTH
TYPE C CATCH BASIN
GRATE EL. = +11.45'
SE = +9.5'
NE = +9.5'
BENCHMARK:
N/A
ELEVATION = +11.15'
BENCHMARK:
N/A
ELEVATION = +10.81'
BENCHMARK:
N/A
ELEVATION = +10.89'
ESTERO COURT
HIGHLANDS AVENUE
COUNTY ROAD
LEGEND
PROPOSED GRADE - SPOT
(SPOT SHOWN IS PAVEMENT GRADE)
FINISH FLOOR ELEVATION
EXISTING GRADE - SPOT
PROPOSED STORMWATER CATCH BASIN
PROPOSED PAVEMENT
PROPOSED CONCRETE
M.E.S. PROPOSED MITERED-END SECTION
R.C.P. NEW REINFORCED CONCRETE PIPE
DRAINAGE PIPE NUMBER
DRAINAGE INLET NUMBER
INTENDED DIRECTION OF STORMWATER FLOW
EXISTING CATCH BASIN
EXISTING CULVERT
R/W, ROW RIGHT OF WAY
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
(TYP.) TYPICAL
EX. EXISTING
SF SQUARE FOOT
LF LINEAR FOOT
CF CUBIC FOOT
I.E. INVERT ELEVATION
EL. OR ELEV. ELEVATION
N.A.V.D. NORTH AMERICAN VERTICAL DATUM
WPP WOOD POWER POLE
T.O.B. TOP OF BANK
T.O.S. TOE OF SLOPE
CONC. CONCRETE
R.C.P. REINFORCED CONCRETE PIPE
E.R.C.P. ELLIPTICAL REINFORCED CONCRETE PIPE
ADS ADVANCED DRAINAGE SYSTEMS
M.E.S. MITERED-END SECTION
EOP EDGE OF PAVEMENT
D.D.A. DRY DETENTION AREA
SW STORMWATER
1" = 30'
CHRIST COMMUNITY MINISTRIES
EXPANSION
PAVING, GRADING, AND
DRAINAGE PLAN
Civil Engineering
and
Planning
43 Barkley Cir. Suite 200
Fort Myers, FL 33907
Phone: (239) 433-4231
Fax: (239) 433-4232
Cert. of Authorization # 26366
dean@dmconsulting.com
www.dmcivilengineering.com
Digitally signed
by Thomas
Dean Mann
Date:
2021.09.23
12:19:23 -04'00'
Thomas D. Mann, P.E.
Florida #63322
DATE:
9/23/21
SHEET #
6
of
13
SCALE: 1" = 30'


GENERAL NOTES
MODIFIED CONCRETE CURB TYPE "D"
N.T.S.
CONTRACTION JOINT IN CURB
TYPICAL ON-SITE PAVEMENT
TYPICAL OFF-SITE PAVEMENT
PROPOSED ASPHALT PAVEMENT CROSS-SECTION
N.T.S.
FDOT INDEX 232
TYPE "C" INLET STRUCTURE DETAIL
N.T.S.
ON-SITE CONCRETE SIDEWALK DETAIL
N.T.S.
TYPICAL SUMP W/RUBBLE RIP-RAP DETAIL
FOR SWALE OR DETENTION AREA
N.T.S.
DETECTABLE WARNING SURFACE
N.T.S.
FDOT TYPE "C" INLET
MODIFIED FDOT TYPE "C" INLET
CONTROL STRUCTURE SECTION
CONTROL STRUCTURE DETAIL
N.T.S.
FDOT INDEX 232
DUMPSTER DETAILS
N.T.S.
CHRIST COMMUNITY MINISTRIES
EXPANSION
PAVING, GRADING, AND
DRAINAGE DETAILS
7
of
13


STREET ADDRESS
20810 HIGHLANDS AVENUE
ESTERO, FL 33928
STRAP NUMBER
28-46-25-E3-00033.0010
CROSS-SECTION A-A
CROSS-SECTION B-B
CROSS-SECTION F-F
CROSS-SECTION C-C
CROSS-SECTION D-D
CROSS-SECTION E-E
EXISTING HYDROLOGY MAP
CHRIST COMMUNITY MINISTRIES
EXPANSION
CROSS SECTIONS AND
EXISTING HYDROLOGY MAP
8
of
13

STREET ADDRESS
30810 HIGHLANDS AVENUE
ESTERO, FL 33928

STRAP NUMBER
28-46-25-E3-00033.0010

LEE COUNTY UTILITIES GENERAL NOTES

1. ALL WORK SHALL CONFORM TO LATEST REVISION OF THE LCU DESIGN MANUAL.
2. ALL REGULATORY AND PERMITTING AGENCIES' REQUIREMENTS SHALL BE COMPLIED WITH AS WELL.
3. ANY QUANTITIES SHOWN ON PLANS ARE NOT VERIFIED BY LCU.
4. THE INFORMATION CONTAINED IN THESE PLANS IS DEEMED TO REFLECT THE BEST KNOWLEDGE AGAINST THE NATURE AND EXTENT OF CONDITIONS THAT MAY BE ENCOUNTERED DURING THE COURSE OF WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ASSURE THEMSELVES OF THE CONDITIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH THEIR BIDS WILL BE BASED.
5. ALL CONSTRUCTION WORK PERFORMED MUST BE DONE BY A CONTRACTOR LICENSED IN THE STATE OF FLORIDA TO DO THE WORK INTENDED.
6. ALL PRE-CONSTRUCTION MEETINGS REQUIRED BEFORE WORK MAY BEGIN. REQUIRED ATTENDEES INCLUDE BUT ARE NOT LIMITED TO; THE ENGINEER OF RECORD OR HIS DESIGNEE, THE UNDERGROUND CONTRACTOR AND THE LCU INSPECTOR ASSIGNED TO THE PROJECT. LCU IS TO BE NOTIFIED TWO (2) WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING.
7. ONE COPY OF THE LCU APPROVED/STAMPED CONSTRUCTION PLANS, ALL CONTRACT DOCUMENTS, REFERENCE DOCUMENTS AND TECHNICAL DOCUMENTS SUBMITTED MUST BE KEPT AT THE SITE AND MAINTAINED IN GOOD ORDER.
8. ALL WORK AND MATERIALS, WHICH DO NOT CONFORM TO LCU SPECIFICATIONS, ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
9. ANY WORK PERFORMED WITHOUT THE KNOWLEDGE OF LCU IS SUBJECT TO RE-EXCAVATION, REMOVAL AND REPLACEMENT OF SAME TO BE DONE AT THE CONTRACTOR'S EXPENSE.
10. ALL PRESSURE TESTS, TO BE PRESENT FOR ALL HOT TAPS, PRESSURE TESTS, LIFT STATION START-UPS AND FOR ANY NECESSARY INSPECTION, THE CONTRACTOR IS TO PROVIDE A MINIMUM OF TWO (2) WORKING DAYS NOTICE PRIOR TO SCHEDULING ANY OF THE ABOVE WITH THE EXCEPTION OF THE LIFT STATION START-UP WHICH REQUIRES ONE-WEEK NOTICE.
11. TRAFFIC MUST BE MAINTAINED AT ALL TIMES AS PER VILLAGE OF ESTERO DEPARTMENT OF TRANSPORTATION AND PER FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
12. THE CONTRACTOR SHALL VERIFY ALL EXISTING LINES BEING TIED INTO AND VERIFY GRADES BEFORE BEGINNING CONSTRUCTION.
13. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE INFORMATION SHOWN ON THESE PLANS, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. LCU WILL NOT GUARANTEE ANY LOCATIONS AS SHOWN ON THESE PLANS OR THOSE OMITTED FROM THESE PLANS.
14. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND PROVIDE AT LEAST TWO (2) WORKING DAYS NOTICE TO THE INDIVIDUAL UTILITY COMPANIES, FDOT AND LCDOT PRIOR TO CONSTRUCTION.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND TAKE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO ALL UNDERGROUND PIPELINES, TELEPHONE CABLE TV, ELECTRIC LINES/CONDUITS AND STRUCTURES IN ADVANCE OF ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY OR DUE TO HIS FAILURE TO EXACTLY LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES.
16. ANY COMMENTS NOT SHOWN ON THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL NOT CONSTITUTE AN EXTRA, UNLESS APPROVED BY THE ENGINEER OF RECORD.
17. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND LCU IMMEDIATELY CONCERNING ANY CONFLICTS WITH LCU UTILITIES/STRUCTURES ARISING FROM THE CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS.
18. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANS. IF ANY DISCREPANCIES IN QUANTITIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AND LCU.
19. THE CONTRACTOR SHALL REPLACE ALL PAVEMENT, CURBS, DRIVEWAYS, SIDEWALKS, SODDING, SIGNS, AND ANY OTHER FEATURES THAT MAY BE REMOVED DURING CONSTRUCTION OR AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL RESTORE ALL AREAS AFFECTED BY THE CONSTRUCTION TO ITS ORIGINAL CONDITION OR BETTER.
20. WITHIN THE VILLAGE OF ESTERO RIGHT-OF-WAY, ALL DISTURBED AREAS SHALL BE SODDED OR HYDROMULCHED AND MAINTAINED IN ACCEPTABLE ACCORDANCE WITH FDOT SPECIFICATIONS. SODDED AREAS THAT ARE CLASSIFIED AS DRAINAGE DITCHES SHALL RECEIVE FULL SOLID SOD.
21. ALL FRAMES, COVERS, VALVE BOXES, METER BOXES AND MANHOLES SHALL BE ADJUSTED TO FINAL GRADE AFTER THE COMPLETION OF PAVING OR OTHER CONSTRUCTION. ONLY PRE-CAST RINGS SHALL BE POURED IN PLACE. NO PRE-FORMED VALVE PADS WILL BE ALLOWED.
22. APPROPRIATE TURBIDITY CONTROL DEVICES (E.G. SILT FENCES, HAY BALES) WILL BE UTILIZED DURING ALL PHASES OF INSTALLATION AND GRADING. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE NOTICE OF INTENT AND MAINTAINING INFORMATION TO THE EPA IN COMPLIANCE WITH LEE COUNTY'S NPDES PERMIT.
23. CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND MAINTAINING AN EFFECTIVE SURFACE WATER POLLUTION PREVENTION PLAN.
24. ALL PIPE JACKING OPERATIONS, INCLUDING BORING AND PIPING EXCEPT UNDER PAVEMENT, WHERE 36 OF COVER IS REQUIRED. IF LCU REQUIRED COVER CANNOT BE MAINTAINED, THE CONTRACTOR SHALL PROVIDE OTHER METHODS OF CONSTRUCTION OR PIPE PROTECTION, WHICH SHALL FIRST BE APPROVED BY THE ENGINEER OF RECORD. IF THE PIPE JACKING PIT IS IN THE COUNTY, STATE AGENCIES REQUIRE ADDITIONAL COVER, MEETING THE REQUIREMENTS SHALL BE DONE AT NO ADDITIONAL COST TO THE COUNTY.
25. LCU REQUIRES THERE TO BE A MINIMUM OF TEN (10) FEET HORIZONTAL AND 18 VERTICAL SEPARATION BETWEEN POTABLE WATER & SANITARY SEWER MAINS. LCU ALSO REQUIRES THERE TO BE TEN (10) FEET HORIZONTAL SEPARATION BETWEEN OTHER PUBLIC AND/OR PRIVATE UTILITIES, STRUCTURES, BUILDINGS, SWIMMING POOLS, FOUNTAINS, ETC. AND LCU INFRASTRUCTURE UNLESS SPECIFICALLY APPROVED BY LCU.
26. LCU REQUIRES THERE TO BE A MINIMUM OF FIVE (5) FEET HORIZONTAL SEPARATION BETWEEN LCU INFRASTRUCTURE AND DRAINAGE INFRASTRUCTURE, WRINKED BUILDINGS, PLANTS, ETC. LCU ALSO REQUIRES MINIMUM OF FIVE (5) FEET HORIZONTAL SEPARATION BETWEEN LCU INFRASTRUCTURE AND ALL NEW LIGHT POLE FOUNDATIONS.
27. THE ROOT BALL OF PALM TREES SHALL BE A MINIMUM OF FIVE (5) FEET AND THE ROOT BALL OF SHADE TREES SHALL BE A MINIMUM OF TEN (10) FEET FROM ANY EXISTING OR PROPOSED LCU OWNED AND MAINTAINED WATER AND SEWER LINES.
28. AT THE WORK PROGRESSES, THE CONTRACTOR SHALL RECORD ALL CHANGES AND DEVIATIONS FROM THE LCU STAMPED/APPROVED CONSTRUCTION PLANS. IN ADDITION, HE SHALL RECORD THE EXACT LOCATION OF ALL CHANGES IN VERTICAL AND HORIZONTAL ALIGNMENT WITH REFERENCE TO STATE PLANE COORDINATES, NAD 83/90 FOR THE FLORIDA WEST COORDINATE SYSTEM AS WELL AS ALL REQUIREMENTS SET FORTH IN THE LCU DESIGN MANUAL. THIS INFORMATION IS TO BE FORWARDED TO THE ENGINEER OF RECORD WHO PREPARED, SIGNED AND SEALED THE APPROVED CONSTRUCTION PLANS SO THAT HE CAN PREPARE RECORD DRAWINGS PER THE REQUIREMENTS SET FORTH IN THE LCU DESIGN MANUAL.

LOCAL UTILITIES AND SERVICES

ELECTRIC POWER:
FLORIDA POWER & LIGHT
15634 WINKLER ROAD
FORT MYERS, FL 33908
PHONE: (239) 332-6328

CABLE TELEVISION:
COMCAST CAPITAL CABLE
12841 CORPORATE LAKES DR
FORT MYERS, FL 33913
239-753-3377

POTABLE WATER:
LEE COUNTY UTILITIES
1500 MONROE STREET
FORT MYERS, FL 33901
239-533-8845

FIRE PROTECTION:
ESTERO FIRE RESCUE
3150 THREE OAKS PARKWAY
FORT MYERS, FL 33905
(239) 390-5500

IRRIGATION:
PRIVATE WELL

SOLID WASTE:
WASTE PRO
1311 RICKENBACKER PARKWAY
FORT MYERS, FL 33913
(239) 337-0600

WASTE WATER:
PRIVATE SEPTIC TANK & DRAINFIELD

TELEPHONE:
CENTURY LINK
3150 THREE OAKS PARKWAY, STE. 300
FORT MYERS, FL 33902
239-590-0440

FIRE FLOW CALCULATIONS

BASED ON NFPA 1, TABLE 18.5.4.3
9,015 SF PROPOSED BUILDING, CONSTRUCTION TYPE (II-B)
MINIMUM FIRE FLOW REQUIRED IN ALL CASES IS 1,500 GPM.

FF = 1,500 GPM @ 20 PSI REQUIRED

FIRE FLOW PROVIDED @ 20 PSI = 2,201 GPM DATED 10/29/2020
BUILDING TO BE SPRINKLED.
THEREFORE, FIRE PROTECTION IS ASSUMED ADEQUATE.

TEST LOCATION: 8631 COUNTY ROAD AND TAMIAMI TRAIL
FIRE FLOW CONDUCTED BY:
ESTERO FIRE RESCUE

ESTIMATED WATER, SEWER, AND IRRIGATION USE

SANITARY SEWER:

247 SEAT CHURCH X 3 GPD/SEAT = 741 GPD

POTABLE WATER:

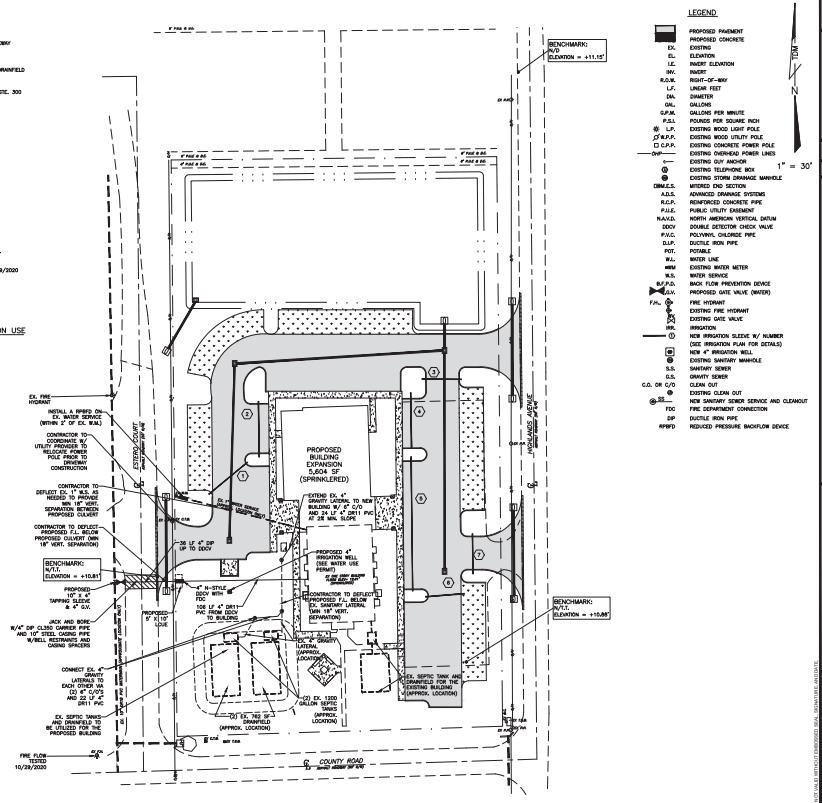
SAME FLOW AS SANITARY SEWER = 741 GPD

IRRIGATION:

A = AREA TO BE IRRIGATED (TOTAL PERVIOUS AREA)
USE = A * 0.031 FT/DAY * 7.48 GAL/CF * 100 WATERING DAYS/YR./365 DAYS
USE = 54,760 SF * 0.031 * 7.48 * 100/365
AVERAGE IRRIGATION WATER USE = 3,479 GPD

IRRIGATION SLEEVE SCHEDULE

PIPE #	QUANITY	UNIT	DESCRIPTION
1	37	LF	4" SCH. 40
2	41	LF	4" SCH. 40
3	39	LF	4" SCH. 40
4	41	LF	3" SCH. 40
5	99	LF	4" SCH. 40
6	29	LF	4" SCH. 40
7	29	LF	3" SCH. 40



LEGEND

	PROPOSED PAVEMENT
	PROPOSED CONCRETE
EX.	EXISTING
EL.	ELEVATION
I.E.	INVERT ELEVATION
INV.	INVERT
R.O.W.	RIGHT-OF-WAY
L.F.	LINEAR FEET
DIA.	DIAMETER
GAL.	GALLONS
G.P.M.	GALLONS PER MINUTE
P.S.I.	POUNDS PER SQUARE INCH
L.P.	EXISTING WOOD LIGHT POLE
U.P.	EXISTING WOOD UTILITY POLE
C.P.	EXISTING CONCRETE POWER POLE
OHP	EXISTING OVERHEAD POWER LINES
	EXISTING GUY ANCHOR
	EXISTING TELEPHONE BOX
	EXISTING STORM DRAINAGE MANHOLE
DMES	MITERED END SECTION
A.D.S.	ADVANCED DRAINAGE SYSTEMS
R.C.P.	REINFORCED CONCRETE PIPE
P.U.E.	PUBLIC UTILITY EASEMENT
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
DDCV	DOUBLE DETECTOR CHECK VALVE
P.V.C.	POLYVINYL CHLORIDE PIPE
D.I.P.	DUCTILE IRON PIPE
POT.	POTABLE
W.L.	WATER LINE
WBM	EXISTING WATER METER
W.S.	WATER SERVICE
B/F.P.D.	BACK FLOW PREVENTION DEVICE
P.G.V.	PROPOSED GATE VALVE (WATER)
F.H.	FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
IRR.	IRRIGATION
	NEW IRRIGATION SLEEVE W/ NUMBER (SEE IRRIGATION PLAN FOR DETAILS)
	NEW 4" IRRIGATION WELL
	EXISTING SANITARY MANHOLE
S.S.	SANITARY SEWER
G.S.	GRAVITY SEWER
C.O. OR C/O	CLEAN OUT
	EXISTING CLEAN OUT
	NEW SANITARY SEWER SERVICE AND CLEANOUT
FDC	FIRE DEPARTMENT CONNECTION
DIP	DUCTILE IRON PIPE
RPBFD	REDUCED PRESSURE BACKFLOW DEVICE

DATE	REVISIONS
10/29/20	REVISED PER ESTERO COMMENTS
11/13/20	REVISED PER ESTERO COMMENTS
12/18/20	REVISED PER ESTERO COMMENTS

CHRIST COMMUNITY MINISTRIES EXPANSION

UTILITY PLAN

Civil Engineering and Planning

IDM CONSULTING

43 Barkley Cir Ste. Suite 200
Fort Myers, FL 33907
Phone: (239) 433-4321
Fax: (239) 433-4323
Certificate of Authorization #3996

dean@idmconsulting.com
www.idmcivilengineering.com

Digitally signed by Dean Martin
Date: 2021.09.23 12:11:40-04'00'

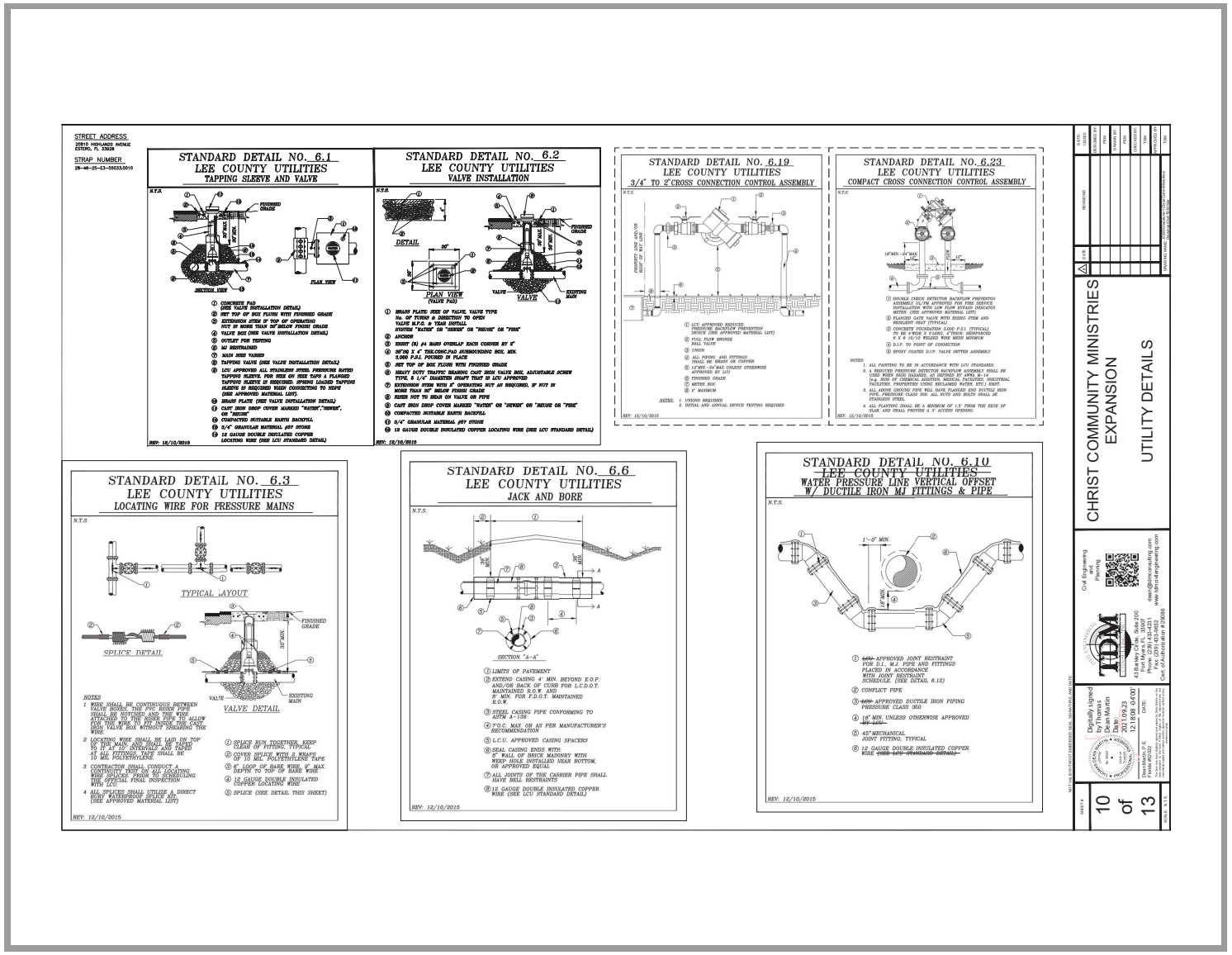
Dean Martin, P.E.
Florida #73327
Florida #53302

DATE:

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE.

SHEET #
9 of 13

SCALE: 1"=30'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20810 HIGHLANDS AVENUE
ESTERO, FL 33928
STRAP NUMBER
28-46-25-E3-00033.0010
STANDARD DETAIL NO. 6.1
LEE COUNTY UTILITIES
TAPPING SLEEVE AND VALVE
STANDARD DETAIL NO. 6.2
LEE COUNTY UTILITIES
VALVE INSTALLATION
STANDARD DETAIL NO. 6.19
LEE COUNTY UTILITIES
3/4" TO 2" CROSS CONNECTION CONTROL ASSEMBLY
STANDARD DETAIL NO. 6.23
LEE COUNTY UTILITIES
COMPACT CROSS CONNECTION CONTROL ASSEMBLY
STANDARD DETAIL NO. 6.3
LEE COUNTY UTILITIES
LOCATING WIRE FOR PRESSURE MAINS
STANDARD DETAIL NO. 6.6
LEE COUNTY UTILITIES
JACK AND BORE
STANDARD DETAIL NO. 6.10
LEE COUNTY UTILITIES
WATER PRESSURE LINE VERTICAL OFFSET
W/ DUCTILE IRON MJ FITTINGS & PIPE
CHRIST COMMUNITY MINISTRIES
EXPANSION
UTILITY DETAILS
Civil Engineering and Planning
43 Barkley Cir. Suite 200
Fort Myers, FL 33907
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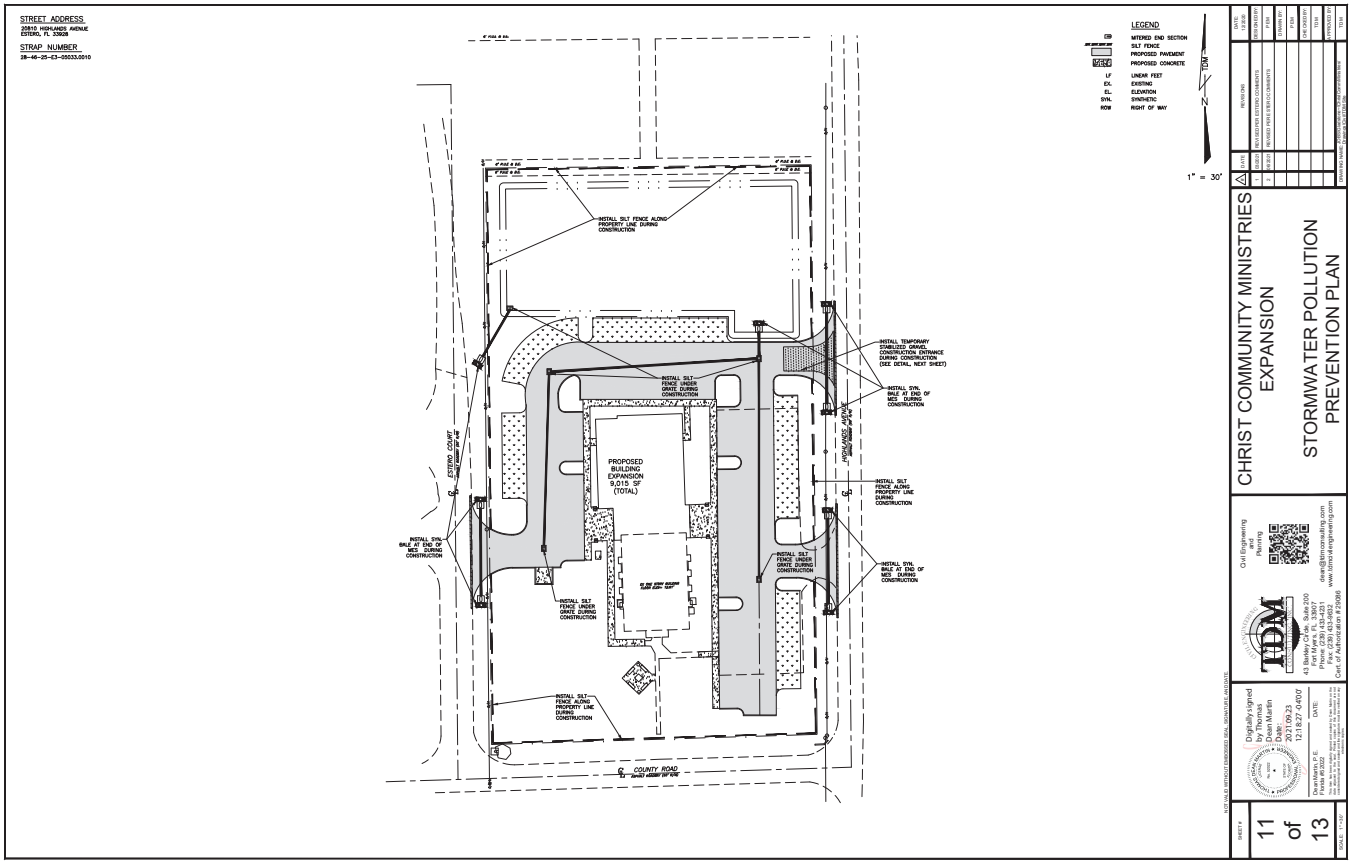
Cert. of Authorization # 6266
10 of 13


STREET ADDRESS
30810 HIGHLANDS AVENUE
ESTERO, FL 33928
STRAP NUMBER
28-46-25-E3-00033.0010
LEGEND
MITERED END SECTION
SILT FENCE
PROPOSED PAVEMENT
PROPOSED CONCRETE
LF LINEAR FEET
EX. EXISTING
EL. ELEVATION
SYN. SYNTHETIC
ROW RIGHT OF WAY
1" = 30'
PROPOSED BUILDING EXPANSION 9,015 SF (TOTAL)
INSTALL SILT FENCE ALONG PROPERTY LINE DURING CONSTRUCTION
INSTALL SILT FENCE UNDER DRIVE DURING CONSTRUCTION
INSTALL TEMPORARY STABILIZED GRAVEL CONSTRUCTION ENTRANCE DURING CONSTRUCTION (SEE DETAIL, NEXT SHEET)
INSTALL SYN. BALE AT END OF MES DURING CONSTRUCTION
ESTERO COUNTY WATER LINE
HIGHLANDS AVENUE
COUNTY ROAD
CHRIST COMMUNITY MINISTRIES
EXPANSION
STORMWATER POLLUTION PREVENTION PLAN
Civil Engineering and Permitting
43 Barkley Cir. Suite 200
Fort Myers, FL 33907
Phone: (239) 433-4231
Fax: (239) 433-4232
Cert. of Authorization # 2996
11 of 13

STREET ADDRESS
20810 HIGHLANDS AVENUE
ESTERO, FL 33928

STRAP NUMBER
28-46-25-E3-00033.0010

CONSTRUCTION POLLUTION PREVENTION PLAN

1. SILT FENCE SHALL BE PROPERLY INSTALLED AT THE PERIMETER OF THE LIMITS OF DISTURBANCE PRIOR TO CONSTRUCTION.
2. SYNTHETIC BALE (OR BALE TYPE BARRIER) AND SILT FENCE CHECK DAM BARRIERS SHALL BE INSTALLED IN ALL PROPOSED SWALES AT 200' INTERVALS UNTIL SITE WORK, CONSTRUCTION AND SHALL BE MAINTAINED UNTIL FINAL STABILIZATION.
3. CLEARING AND GRUBBING DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED OF BY CONTRACTOR.
4. TOPSOIL STOCK PILES AND OTHER DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY IS NOT OCCURRING SHALL BE STABILIZED AND MAY BE PROTECTED WITH TEMPORARY SEEDING AND MULCH WITHIN SEVEN (7) DAYS FROM THE DATE OF LAST CONSTRUCTION ACTIVITY IN THAT AREA.
5. PROPOSED SWALES ARE TO BE SODDED OR SEEDED IMMEDIATELY AFTER CONSTRUCTION PER THE APPROPRIATE CROSS-SECTION.
6. ALL SOLID WASTE, BUILDING MATERIALS, AND DEBRIS SHALL BE IN A LIDDED METAL DUMPSTER WILL BE EMPTIED A MINIMUM OF ONCE A WEEK OR MORE OFTEN IF NECESSARY.
7. NON-HAZARDOUS OR TOXIC MATERIAL WILL BE PROPERLY CONTAINED AND DISPOSED OF IN ACCORDANCE WITH APPROPRIATE STATE AND FEDERAL REGULATIONS.
8. THIS SITE IS TO BE SERVED BY PORTABLE SANITARY FACILITIES DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION WILL BE SERVED BY CONNECTION TO MUNICIPAL FACILITIES.
9. THE EFFECTIVENESS OF THE STORMWATER POLLUTION PREVENTION PLAN AND THE TEMPORARY EROSION/SEDIMENT CONTROLS SHALL BE CHECKED DAILY DURING CONSTRUCTION BY CONTRACTOR OR A DESIGNATED REPRESENTATIVE. ANY PROBLEMS SHALL BE CORRECTED IMMEDIATELY. ANY CORRECTION TO THE PROBLEMS SHALL BE MADE AS SOON AS PRACTICAL.
10. SILT FENCING WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO INSURE PROPER ATTACHMENT TO POSTS, AND TO ENSURE POSTS ARE SECURELY PLACED.
11. IF EROSION PREVENTION CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. REPAIRS WILL BE INITIATED IMMEDIATELY, BUT NOT LONGER THAN TWENTY-FOUR (24) HOURS AFTER DISCOVERY.
12. BUILT-UP SEDIMENT WILL BE REMOVED FROM SILT FENCING WHEN IT REACHES ONE-THIRD (1/3) OF THE HEIGHT OF THE FENCE.
13. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL HAZARDOUS MATERIAL SPILLS OR POLLUTANTS ON SITE. SAID SPILLS SHALL BE CLEANED UP AS SOON AS THEY OCCUR.
14. STORMWATER POLLUTION PREVENTION SHALL BE IMPLEMENTED DURING CONSTRUCTION. IF ADDITIONAL TEMPORARY EROSION/SEDIMENT CONTROLS ARE REQUIRED BY ENGINEER/CONTRACTOR OR A DESIGNATED REPRESENTATIVE TO COMPLIANCE WITH STATE OF FLORIDA WATER QUALITY STANDARDS, SUCH CONTROLS SHALL BE DESIGNED, SPECIFIED, LOCATED, AND INSTALLED AS REQUIRED BY ENGINEER/CONTRACTOR OR A DESIGNATED REPRESENTATIVE. ALL TEMPORARY CONTROLS SHALL PREVENT SEDIMENT AND OTHER DELETEROUS MATERIALS FROM LEAVING THE SITE OR ENTERING ADJACENT WATERWAYS, DRAINAGE DITCHES, WATERBODIES, WETLANDS, AND ADJACENT PROPERTY.
15. CONTRACTOR OR HIS AGENT WILL INFORM ALL SUBCONTRACTORS OF THE CONSTRUCTION POLLUTION PREVENTION PLAN AS SHOWN ON THIS SHEET AND VERIFY THAT ALL CONCERNED PARTIES ARE COMPLYING WITH THEM.
16. ALL DISTURBED AREAS WITHIN THE SWALES, TREES, STUMPS, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. A GEOTEXTILE SHOULD BE LAID DOWN TO IMPROVE STABILITY AND SIMPLIFY MAINTENANCE. GRAVEL SHALL THEN BE PLACED OVER THE GEOTEXTILE A MINIMUM OF 12" THICK.
17. ALL BARE AREAS WILL BE SODDED AS SOON AS PRACTICAL. HOWEVER, UNTIL SODDING IS DONE, THE AREAS SHALL BE MAINTAINED IN GOOD CONDITION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FLOATING DUST.

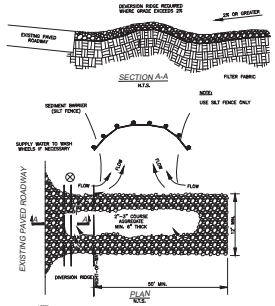
TYPE III SILT FENCE

SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS

SILT FENCE PROTECTION IN DITCHES W/ INTERMITTENT FLOW

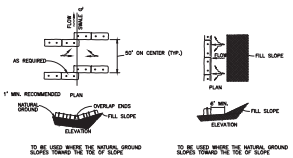
NOTE:
DO NOT DEPLOY IN SUCH A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS. TURBIDITY BARRIERS ARE TO BE USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS
N.T.S.



NOTES
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THE USE OF BANDS OR FLAT PLATES TO REPAIR AREAS CLOSE-OUT OF ANY ENTRANCE USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC ROAD-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A DIRT TERRACE WITH ADEQUATE DRAINAGE TO PREVENT DIRTY WATER FROM ENTERING THE PUBLIC ROAD-OF-WAY. ALL SEDIMENT WASH WATER SHALL BE TRAPPED WITHIN SITE BY THE END OF DAY OF EXCAVATION WORK.

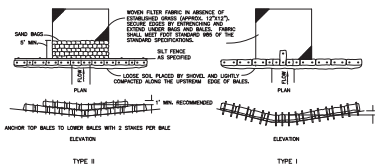
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
N.T.S.



TO BE USED WHERE THE NATURAL GROUND SLOPES TOWARD THE TOE OF SLOPE

TO BE USED WHERE THE NATURAL GROUND SLOPES TOWARD THE TOE OF SLOPE

AT TOE OF SLOPE
BARRIERS FOR FILL SLOPES
N.T.S



NOTES:
1. TYPE I AND II SYNTHETIC BARRIER SHOULD BE SPACED IN ACCORDANCE CHART 1, TYPES I (X 0.5 FOR II).
2. BALE AND POSTS SHALL BE 2" X 4" WOOD. OTHER MATERIALS PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY ENGINEER.
3. WHERE USED IN CONJUNCTION WITH SILT FENCE, BALES SHALL BE PLACED ON THE UPSTREAM SIDE OF THE FENCE.

SYNTHETIC BALE OR BALE TYPE BARRIERS FOR UNPAVED DITCHES
N.T.S

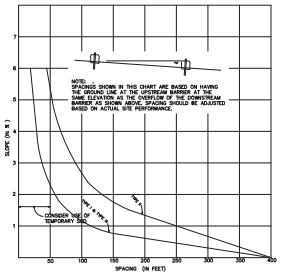
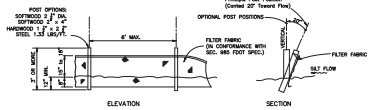


CHART 1
RECOMMENDED SPACING FOR SYNTHETIC BALES OR BALE TYPE BARRIERS AND TYPE III SILT FENCES.



TYPE III SILT FENCE
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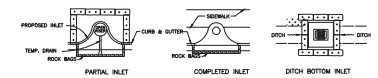


PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
N.T.S

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE

DATE	REVISIONS

DESIGNED BY	FTM
DRAWN BY	FTM
CHK'D BY	FTM
APPROVED BY	FTM
DATE	

CHRIST COMMUNITY MINISTRIES EXPANSION

STORMWATER POLLUTION PREVENTION DETAILS

Civil Engineering and Planning

TDM CONSULTING

43 Barkley Cir ste. Suite 200
Fort Myers, FL 33907
Phone: (239) 433-4231
Fax: (239) 433-4232
Certificate of Authorization #28996

dean@tdmconsulting.com
www.tdmconsulting.com

Digitally signed by Thomas Dean Mullen
Date: 2021.09.23 13:18:56 -04'00'

Thomas D. Mullen, P.E.
Florida #53302

DATE:

Thomas D. Mullen, P.E. hereby certifies that he has prepared or caused to be prepared the attached plans and that to the best of his knowledge and belief, they are in compliance with the applicable provisions of the Lee County Land Development Code.

SHEET 12 of 13

SCALE: N.T.S.

STREET ADDRESS
20810 HIGHLANDS AVENUE
ESTERO, FL 33928

STRAP NUMBER
28-46-25-E3-00033.0010

LIGHTING NOTES:

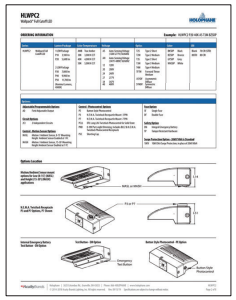
1. ALL SITE LIGHTING IS PROGRAMMED TO AUTOMATICALLY TURN ON AT DUSK AND MAY BE TURNED OFF AT OWNER'S DISCRETION TO THE MINIMUM LEVEL NEEDED (APPROXIMATELY A 50% REDUCTION) UNDER THE EGNA TO ENSURE SAFETY AND SECURITY.
2. ALL FIXTURES ARE FULL CUTOFF DISTRIBUTION AND MOUNTED @ 0° DOWN POSITION.
3. NO FLOODLIGHTS ARE PROPOSED.
4. ALL PROPOSED POLES ARE 25' HIGH.
5. PLAN DEPICTS EFFECT OF PROPOSED LIGHTING ONLY AND DOES NOT TAKE INTO ACCOUNT IMPACTS OF OFF-SITE FEATURES.
6. LIGHTING PLAN HAS BEEN COORDINATED WITH THE LANDSCAPING PLANS.
7. LUMINAIRES WILL BE FULLY SHIELDED, FULL CUT-OFF WITH RECESSED BULBS AND FLAT LENSES AS APPLICABLE FOR LED LIGHTING.
8. ALL NEW PROPOSED POLES AND FIXTURES ARE TO BE DARK BRONZE COLOR.

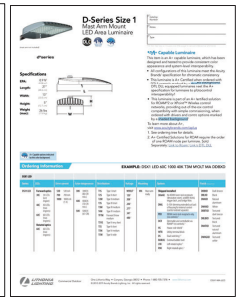
LUMINAIRE SCHEDULE (FOR GENERAL SITE AND PARKING AREAS)

Symbol	Label	Qty	Catalog Number	Description	CCT	Lamp	File	Lumens	LLF	Watts
	L-1	9	DSX1 LED 30C 530 30K T3S MVOLT HS MA	DSX1 LED WITH (1) 30 LED LIGHT ENGINES, TYPE T3S OPTIC, 3000K, @ 530mA WITH HOUSE SIDE SHIELD, FOR MAST ARM MOUNTING	3000K	LED	DSX1_LED_30C_530_30K_T3S_MVOLT_HS_MA.ies	ABSOLUTE	1.00	52.4

STATISTICS (FOR ENTIRE SITE)

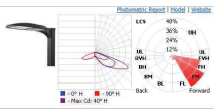
Description	Symbol	Avg	Max	Min
Boundary	+	0.0 fc	0.2 fc	0.0 fc
Parking Area	+	0.8 fc	1.5 fc	0.0 fc

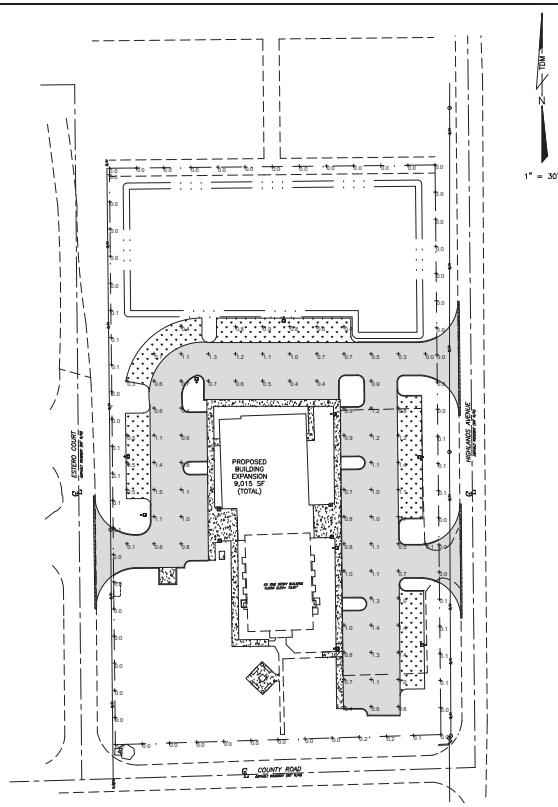




MANUFACTURER: LITHONIA LIGHTING
CATALOG: DSX1 LED 30C 530 30K T3S MVOLT HS MA
DESCRIPTION: DSX1 LED WITH (1) 30 LED LIGHT ENGINES, TYPE T2S OPTIC, 3000K, @ 520MA WITH HOUSE SIDE SHIELD, FOR MAST ARM MOUNTING
LAMP CAT.: NICHIA 219B, 3000K
LAMP: LED
LAMP OUTPUT: TOTAL LUMINAIRE LUMENS: 3614.9
BALLAST: LED DRIVER
INPUT WATTAGE: 52.41
DISTRIBUTION: TYPE III, SHORT, BUG RATING: B0 - U0 - G1

Photometric Report | Model | Website





CHRIST COMMUNITY MINISTRIES EXPANSION

SITE LIGHTING PLAN

Civil Engineering and Planning

IDM

43 Barkley Cir Ste. 200
Fort Myers, FL 33907
Phone: (239) 433-4231
Fax: (239) 433-4232
Cert. of Authorization # 2936

dean@idmconsulting.com
www.idmconsulting.com

Digitally signed by Thomas Dean Martin
DN: c=US, o=IDM Consulting, cn=Thomas Dean Martin, email=dean@idmconsulting.com
2021.09.23 12:19:31 -04'00'

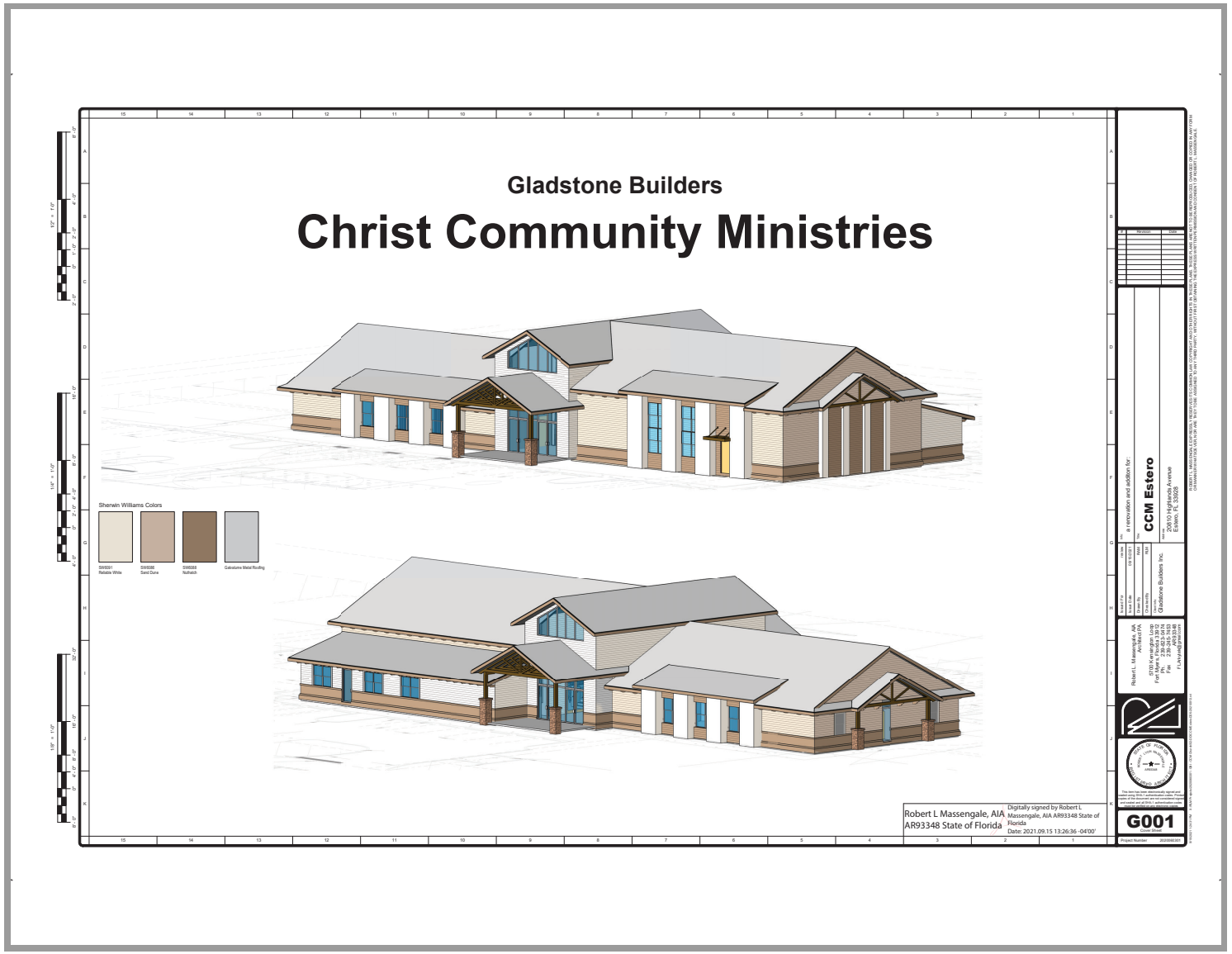
DATE: 12/09/21
Thomas Dean Martin, P.E.
Florida #63122

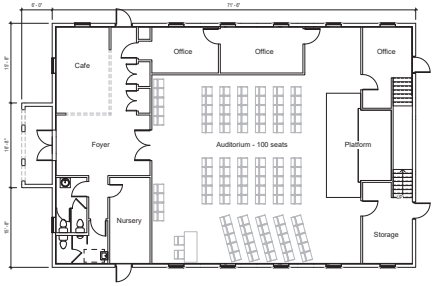
This item has been digitally signed and sealed by Thomas Dean Martin on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISIONS		
1	12/13/21	REVISED PER SITE PLAN COMMENTS

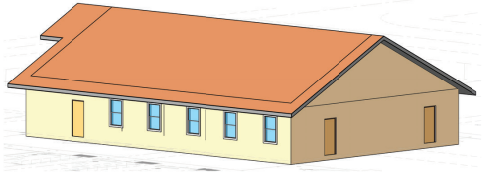
DATE: 12/09/21
DESIGNED BY: PRM
DRAWN BY: PRM
CHECKED BY: TDM
APPROVED BY: TDM

PROJECT NUMBER: 2020-0-0-0


Gladstone Builders
Christ Community Ministries
Sherwin Williams Colors
SW6591 Reliable White
SW6086 Sand Dune
SW6088 Nuthatch
Galvalume Metal Roofing
Robert L Massengale, AIA
AR93348 State of Florida
Digitally signed by Robert L Massengale, AIA AR93348 State of Florida
Date: 2021.09.15 13:26:36 -04'00'
CCM Estero
20810 Highlands Avenue
Estero, FL 33928
Gladstone Builders Inc.
G001



1 | 1/8" = 1'-0" | 1st Floor Plan existing



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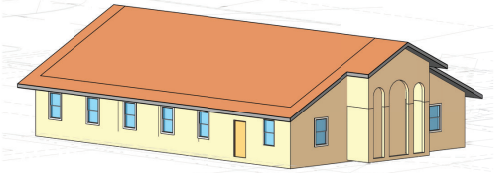
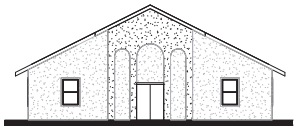
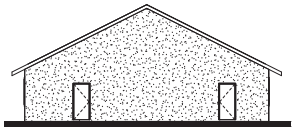


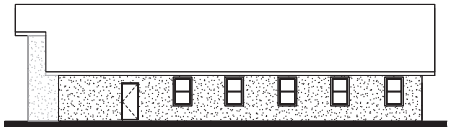
Cover 2 existing



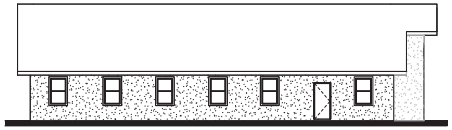
4 | 1/8" = 1'-0" | South Elevation



5 | 1/8" = 1'-0" | North Elevation



6 | 1/8" = 1'-0" | East Elevation



7 | 1/8" = 1'-0" | West Elevation

a renovation and addition for:

CCM Estero

20810 Highlands Avenue
Estero, FL 33928

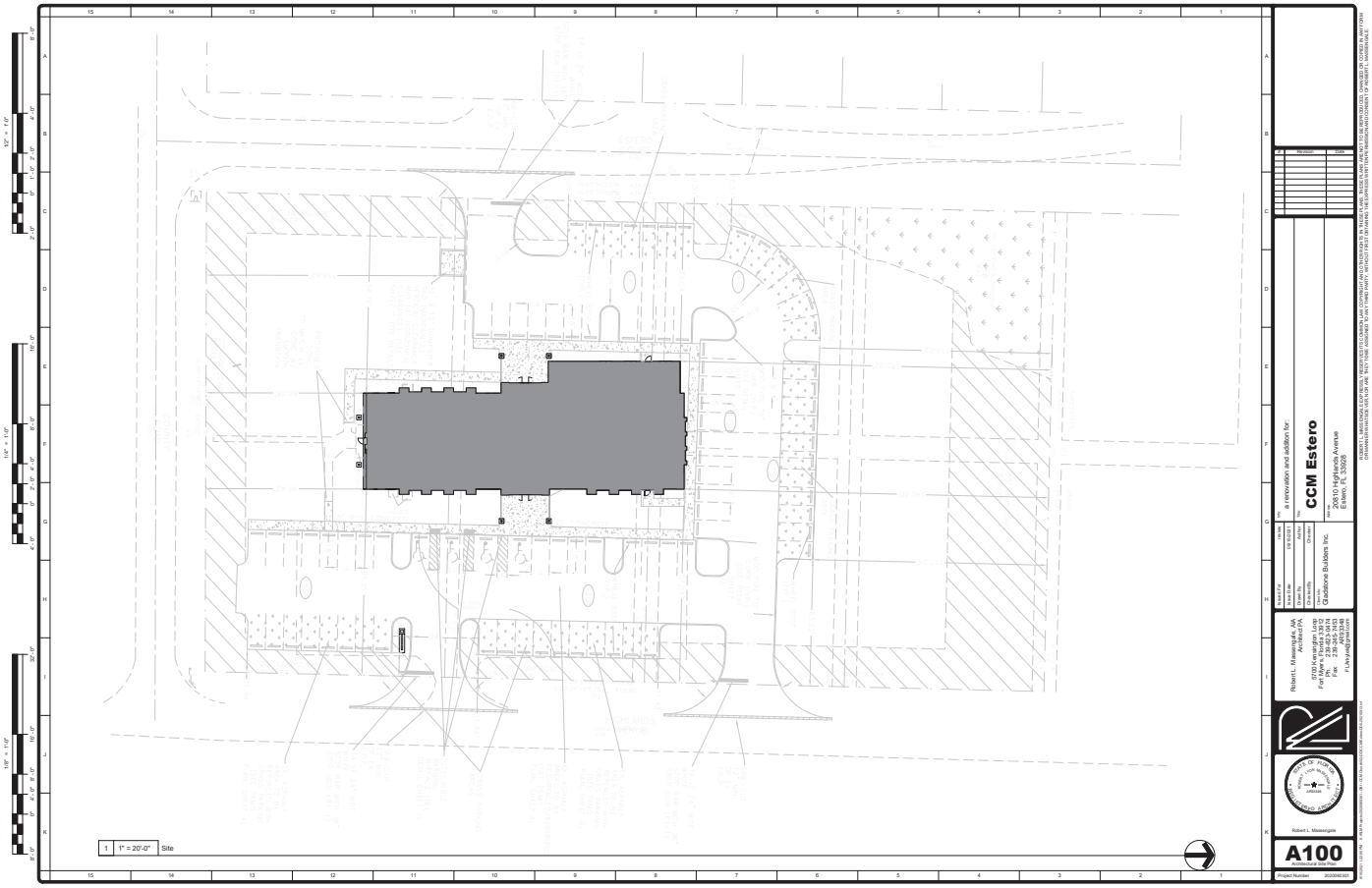
Gladstone Builders Inc.

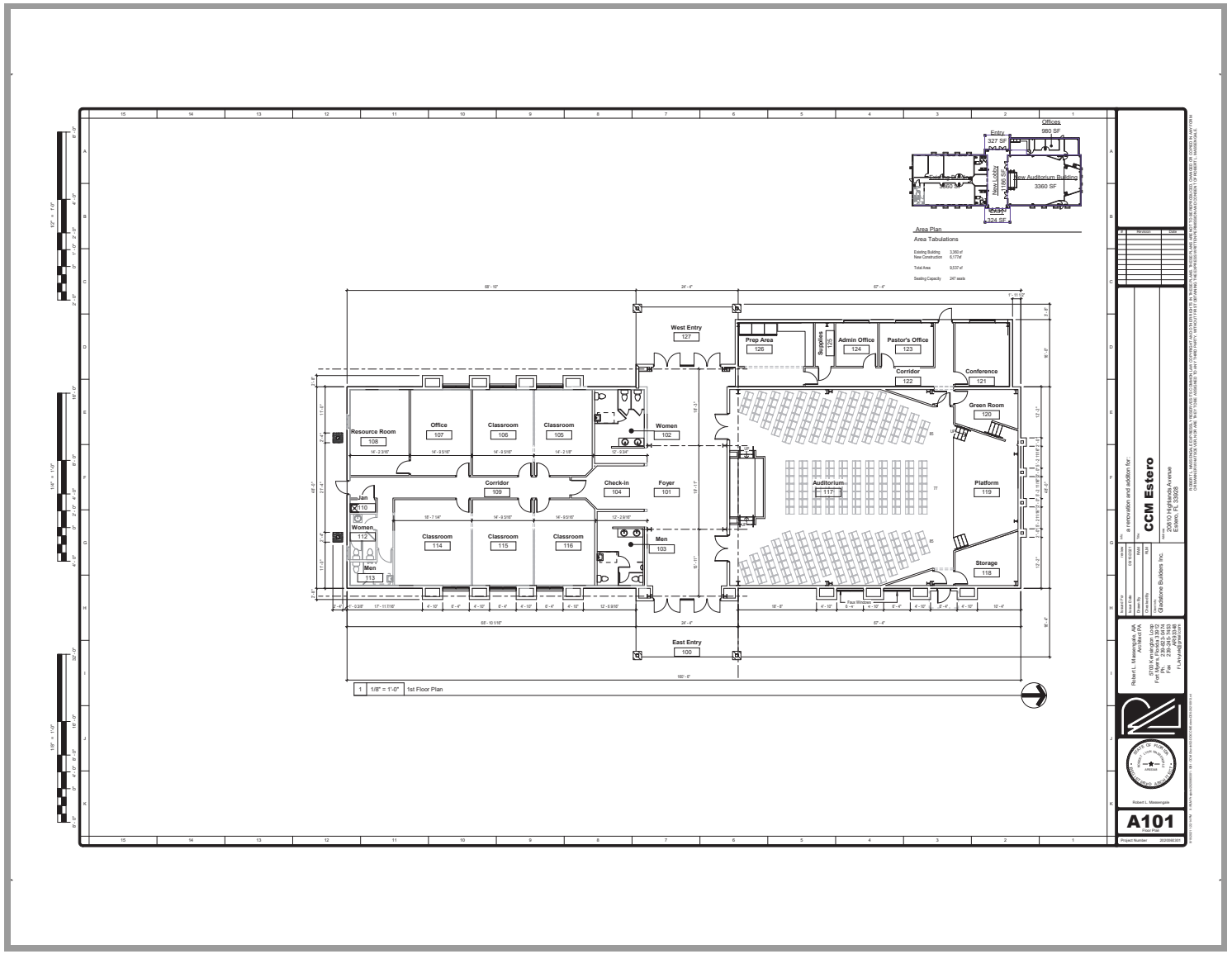
Robert L. Messengale, AIA
Architect
0700 Kensington Loop
Fort Myers, Florida 33919
239-345-7630
Fax 239-345-7633
rl-arch@earthlink.net

Robert L. Messengale

G004
Building

Project Number 2020-0000.00


1 1" = 20'-0" Site
1/8" = 1'-0"
1/4" = 1'-0"
1/2" = 1'-0"
a renovation and addition for:
CCM Estero
20810 Highlands Avenue
Estero, FL 33928
Gladstone Builders Inc.
Robert L. Messengale, AIA
Principal Architect
9700 Kensington Loop
Fort Myers, Florida 33913
Tel 239.243.7533
Fax 239.243.7533
rl.arch@yahoo.com
Robert L. Messengale
A100
Architectural Site Plan
Project Number 2022-0000-200


Offices
980 SF
Entry
327 SF
New Lobby
Existing Building
3600 SF
New Auditorium Building
3360 SF
324 SF
Area Plan
Area Tabulations
Existing Building: 3,360 sf
New Construction 6,177sf
Total Area 9,537 sf
Seating Capacity 247 seats
West Entry
127
Prep Area
126
Supplies
125
Admin Office
124
Pastor's Office
123
Corridor
122
Conference
121
Green Room
120
Resource Room
108
Office
107
Classroom
106
Classroom
105
Women
102
Corridor
109
Check-in
104
Foyer
101
Auditorium
117
Platform
119
Jan
110
Women
112
Men
113
Classroom
114
Classroom
115
Classroom
116
Men
103
Storage
118
East Entry
100
1 1/8" = 1'-0" 1st Floor Plan
CCM Estero
2081O Highlands Avenue
Estero, FL 33928
Gladstone Builders Inc.
Robert L. Messergile, AIA
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0700 Kensington Loop
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239-345-7630
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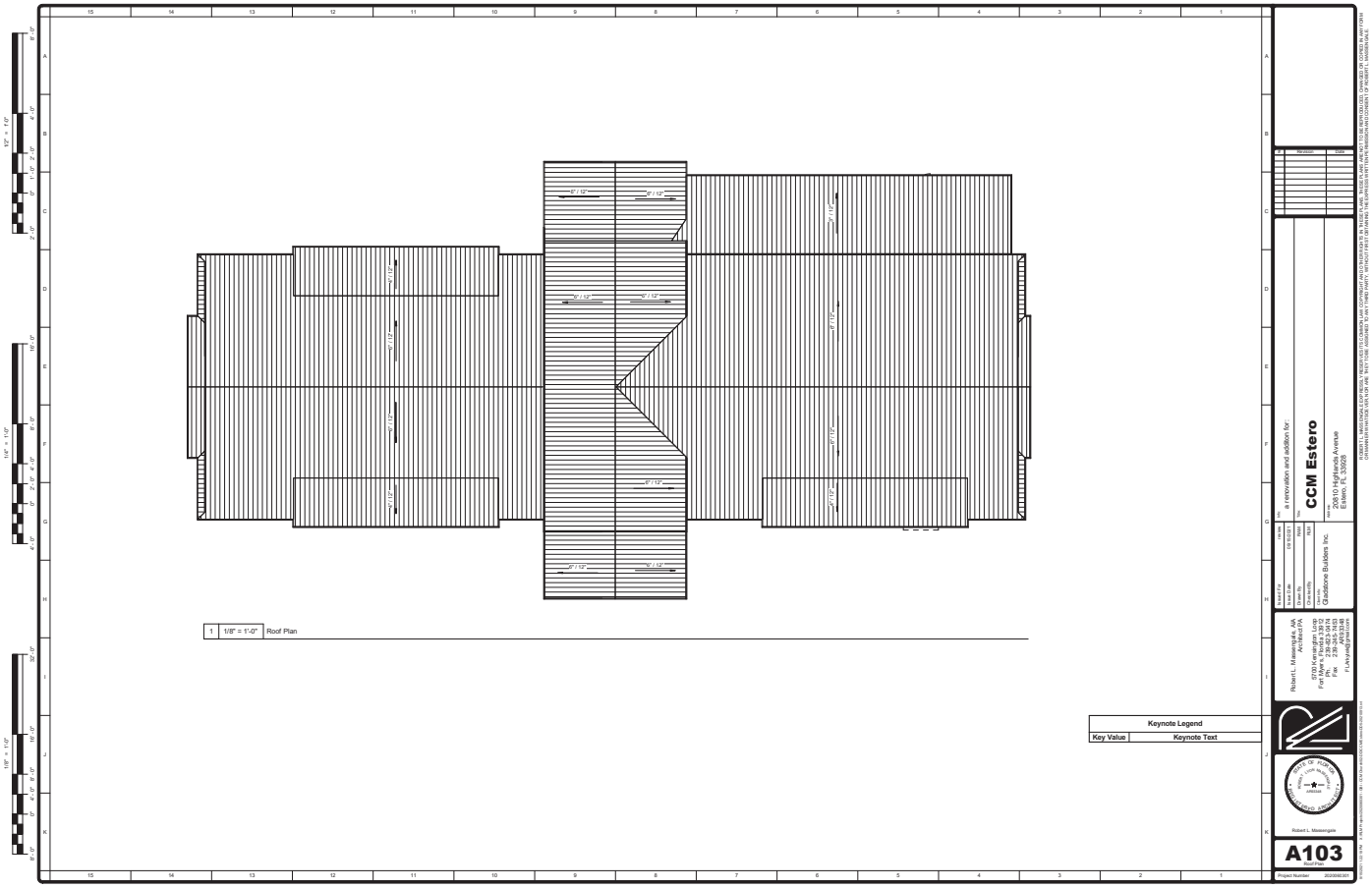
rl-arch@earthlink.net
Robert L. Messergile
A101
Floor Plan
Project Number 2020-0000-00


1 1/8" = 1'-0" Roof Plan
Keynote Legend
Key Value
Keynote Text
a renovation and addition for:
CCM Estero
20810 Highlands Avenue
Estero, FL 33928
Gladstone Builders Inc.
Robert L. Messengale, AIA
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Phone 239.345.7533
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rlm@rlmarchitects.com
Robert L. Messengale
A103
Roof Plan
Project Number

Design Standard - Signs

	Requirement Selection		Complies Yes	Complies No	Complies N/A
1	***Permanent Signs in Commercial and Industrial Areas - Identification Sign.*** A non-residential subdivision or central will be identified by one monument-style identification sign along any street which that provides access to the property in accordance with LDC Section 30-153		X		
2	***Identification Sign -Height.*** The maximum height of any identification sign will be seventeen (17) feet. Signs shall be at least ten (10) feet fifteen (15) feet of the street right of way or road easement the sign height may not exceed seven (7) feet		X		
3	***Identification Sign - Set back.*** Monument-style identification signs must be set back a minimum of fifteen (15) feet from any street right of way or easement, and ten (10) feet from any other property line except where the building is within fifteen (15) feet of the street right-way or road easement the sign may be placed closer than fifteen (15) feet to the right-of-way or easement provided it does not project over any right-of-way or easement, the height does not exceed (7) feet, and the sign is not located within ten (10) feet of the right-of-way or easement. Only one (1) monument-style identification sign be permitted between a collector or arterial street and a frontage road		X		
4	***Identification Sign - Case Control.*** All monument- style identification signs must dilate the street address of the property. Street numbers measure between a minimum of four (4) inches and a maximum of six (6) inches in height		X		
5	***Identification Sign - Case Area.*** Copy area, of a monument sign, will not exceed seventy five (75) percent of the total sign structure area and a minimum seventy five (75) percent of the sign structure area must be devoted to architectural features. The copy area of the street address will not be counted toward the allowable copy area.		X		
6	***Identification Sign - Pedestrian Visibility.*** Signs identifying individual businesses must be easily read from the pedestrian level.		X		
7	***Identification Sign - Architectural Style.*** Signs must match the architectural style of the building or development.		X		
8	***Identification Sign - Lighting.*** Monument-style identification or wall signs may be illuminated by: 1. Individual internally illuminated letters and logo on an unlit background. i.e. channel lit letters(i. Lighting behind the letters and logo that illuminates the logo background i.e. reverse channel lit letters) 2. A combination of 1 and 2, above; or 3. Edge lit letters using concealed neon or remotely lit fiber optics Monument-style identification sions may not be animated or illuminated by: 1. Exposed bulbs or of exterior floodlighting 2. Exposed neon 3. Exposed roadways or 4. Any light source that also signs (as defined by a sign comprised of translucent surfaces electronically illuminated from within) unless face and side of sign are opaque except for letters and/or logo being translucent.		X		
9	***Wall Signs.*** Wall signs are permitted in accordance with LDC Section 30-152(b)(1)C and section 30-152(b)(4). Wall signs may not project more than twelve (12) inches from the wall to which they are attached. Wall signs may not be placed on the top and all signs on the leward's wall. Wall signs will not contain advertising messages or sales item names.				X
10	***Identification Signs - Wiring.*** All electrical connections, wiring, etc. for signs must be concealed.		X		

Design Standard - Commercial Buildings

	Requirement Selection			North	East	South	West
1	***Purpose and Intent.*** The purpose and intent of these provisions is to maintain and complement the street scape by requiring that buildings be designed with architectural features and patterns that provide visual interest consistent with the community's identity and town character while reducing the monotonous and uniform monolithic appearance of large unadorned walls.			N/A	N/A	N/A	N/A
2	***Buildings / View Orientation Standards.*** Buildings must be oriented to maximize pedestrian access, use and view of any adjacent navigable water bodies.			N/A	N/A	N/A	N/A
3	***Facades - Wall Height Transition.*** new buildings that are more than twice the height of any existing building within 300 feet must be designed to provide a transition between buildings of lower height.			Y	Y	Y	Y
4	***Facades - Architectural Design - Primary Facades.*** All primary facades of a building must be designed with consistent architectural style, detail and trim features.			Y	Y	Y	Y
5	***Facades - Architectural Design.*** Design treatments - on buildings- Buildings must provide a minimum of three (3) of the following design treatments for all sides of the building that face a street. Awnings, canopies and overhangs are used they must conform to a unified palet of compatible colors, shapes and materials.						
	Please indicate which three (3) design treatments selected from the following each (6) are incorporated into the proposed design.	a	Awnings or attached canopies	N	Y	N	N
		b	Overhangs	Y	Y	Y	Y
		c	Porticos	N	Y	N	Y
		d	Arcades, minimum of eight feet clear in width	N	N	N	N
		e	Peaked Roof Forms	Y	Y	Y	Y
		f	Display Windows along a minimum of 30 percent of front walls and any other wall alongside a pedestrial walkway	N	Y	N	Y
		g	Clock or Bell Towers	N	N	N	N
		h	Any other proposed treatment which the applicant feels meets the intent of this LDC provision. Please briefly describe the proposed treatment.	N	N	N	N
6	***Facades - Architectural Design - Additional Design Treatments for Commercial Buildings on Collector or Arterial Streets.*** Commercial buildings located on collector or arterial streets or in town schools or collector streets must be designed with additional architectural embellishments, such as corner towers, or other such design features, to emphasize their location as gateways and transition points within the community. If applicable, please briefly describe the proposed treatment.			N/A	N/A	N/A	N/A
7	***Roof Treatments Purpose and Intent.*** Variations in roof lines must be used to add interest to, and reduce the massing of buildings. Roof features and materials must be in scale with the building's mass and complement the character of adjoining and/or adjacent buildings and neighborhoods. The LDC standards identify appropriate roof treatments and features directed at this purpose and intent.			Y	Y	Y	Y
8	***Roof Slides and Parapet Treatment.*** The roof edge and/or parapet must have a vertical change from the dominant roof condition. A new (2) foot slope (minimum), 40 lineal one (1) inch change must be located on a primary facade.			Y	Y	Y	Y
9	***Roof Design - Additional Requirements.*** Roofs must be designed to also meet at least two (2) of the following requirements.						
	Please indicate which two (2) design elements selected from the following five (5) are incorporated into the proposed design.	a	Parapets used to conceal roof top equipment and flat roofs.	N	Y	Y	Y
		b	Three or more roof slope planes per primary facade	Y	Y	Y	Y
		c	Sloping roofs, which do not exceed the average height of the supporting walls, must have an average slope equal to or greater than 4/12ths but not greater than 12/12ths.	Y	Y	Y	Y
		d	Additional vertical roof changes with a minimum change in elevation of two feet (first roofs must have a minimum of two (2) changes.	Y	Y	Y	Y
		e	Three dimensional cornice treatment which must have a minimum of twelve (12) inches in height with a dimension of three (3) inches.	Y	Y	Y	Y
10	***Roof Types / Roof Materials.*** The following types of materials are prohibited: a. roofs utilizing less than or equal to 2/12ths pitch unless utilizing full parapet coverage of the roof b. mansard roofs except roofs with a minimum vertical distance of eight (8) feet and an angle between 65 and 75 degrees from horizontal.			N/A	N/A	N/A	N/A
11	***Facade Design - Detail Features - General.*** The design elements in the LDC standards must be carried out on all sides of a building in a manner that complements the overall architecture style. These elements may not consist solely of applied graphics or paint.			Y	Y	Y	Y
12	***Facade Design - Wall Areas.*** Building walls and facades, must avoid large blank wall areas by including at most three (3) of the design elements listed below. In a repeating pattern, At least one of the design elements must repeat horizontally.						
	Please indicate which three (3) design elements selected from the following five (5) are incorporated into the proposed design.	a	Texture Change	Y	Y	Y	Y
		b	Material Change	Y	Y	Y	Y
		c	Architectural features such as bandings, bays, reveals, offsets or projecting ribs.	Y	Y	Y	Y
		d	Building setbacks or projections	Y	Y	Y	Y
		e	Pattern Change	N	N	N	N
13	***Facades - Materials.*** Exterior building materials contribute significantly to the visual impact of a building. The following exterior building materials can not be used on more than fifty (50) percent of the building facade area: - concrete block, unless it can be established the "Old Florida" look, - corrugated or reflective metal panels, - tile (prohibition does not apply to roofs), - stucco (prohibition does not apply to roofs), - any fabricated material, other than glass, - or any combination of the above listed materials			N/A	N/A	N/A	N/A
14	***Building Trim and Accent Areas.*** Building trim and accent areas, consistent with the overall building, are limited to two (10) percent of the affected wall area, with a maximum trim width of twenty four (24) inches.			N/A	N/A	N/A	N/A

Design Standard - Architectural

	Requirement Selection			North	East	South	West
1	***Architectural Style.*** The preferred architectural style in the Estero Planning Community is Mediterranean, with ***Old Florida*** where appropriate, and other styles of architecture that are deemed compatible with these styles. Distinct vernacular styles must be declared through the inclusion of appropriate roof forms, porches, decorative columns, covered corridors, covered walkways, and pitch roofs where applicable.			Y	Y	Y	Y
2	***Buildings under 3,000 square feet in size.*** Building less than 3,000 square feet of gross floor area must be designed with roofs having a minimum pitch of 20 degrees.			N/A	N/A	N/A	N/A
3	***Compliment surrounding development.*** In addition to the requirements of LDC Section 10-600, all proposed commercial, industrial, public and mixed use buildings must blend with and complement existing architectural features of adjacent structures constructed under these standards.			Y	Y	Y	Y
4	***Maximum Height.*** Buildings outside of the Interstate-Highway Interchange Areas are limited of a maximum of three (3) stories or forty-five (45) feet, whichever is less, in height. Elements that enhance visibility, create focal points or amenities, such as towers, sculpture, clock tower and corner accentuating rooflines, may exceed the maximum height limitations with an approved variance or deviation.			Y	Y	Y	Y
5	***Facade Treatment.*** In addition to the requirements of LDC Section 10-600(c), projects must use architectural relief, articulation or landscapes on buildings facades to reduce the build of buildings with facades longer than seventy-five (75) feet that are visible from a public street or adjacent to residential uses. Buildings with facades longer than seventy-five (75) feet that are visible from one right of way, or a side wall must use facade treatments on all viewable facades. Methods for providing architectural relief of blank facades must include one or more of the following design treatments.						
	One (1) (minimum) treatment, or more selected from the following: (1)	a	Recessed or clearly defined entryways	N	Y	Y	Y
	Please note there are no wall surfaces that exceed 75' in length, however this project does provide the required elements.	b	Varying roflines, pitches and shapes	Y	Y	Y	Y
		c	Dormers, balconies, porches and decorations	N	N	N	N
		d	Transparent window or door areas or display windows, that provide visibility into the building interior	N	Y	Y	Y
		e	Overhangs, awnings and marquees	Y	Y	Y	Y
		f	Building ornamentation and varying building elements, colors, decorative tiles, edifice detail such as trellises, false windows or recessed canals reminiscent of window, door or colonnade openings and wall murals.	N	N	N	N
		g	Shrubs or vines trained to grow upright on wire or trellises next to blank walls.	N	N	N	N
		h	Architectural features such as cornices, articulated roof parapets, porticos, towers or other details that alter the building height	Y	Y	Y	Y
		i	Application of a contrasting base that is a minum of two (2) feet in height and extends around the building and at least two (1) foot along the sides of the building.	Y	Y	Y	Y
6	***Window Treatment.*** Place double windows at the street meet around the exterior of commercial buildings and provide windowsills and header. Windows must not appeared to be false and applied.			N	Y	N	Y
7	***Awnings over sidewalks.*** If an awnings is over a public sidewalk, it must extend from the surface of the building at a minimum height of eight (8) feet. ***A variance may be made if a year round tenant rent or less.***			N/A	N/A	N/A	N/A
8	***Awnings - design, materials, color.*** The design, materials and color of awnings must complement the architecture of the building and not detract its features.			N/A	N/A	N/A	N/A
9	***Awnings - visual scale.*** Awnings must be consistent with the visual scale of the building.			N/A	N/A	N/A	N/A
10	***Awnings - location and shape.*** Awnings must be placed at the top of openings. The awning shape must correspondent with the shape at the top of the opening. Flat canopies are discouraged except in circumstances where it is accompanied by a valance.			N/A	N/A	N/A	N/A
11	***Awnings - material quality.*** Materials must be of high quality, durable and weather resistant. Plastic or shiny materials are prohibited.			N/A	N/A	N/A	N/A
12	***Columns.*** Aesthetic details may be created using columns/pilasters.			N	Y	N	Y
13	***Building Color.*** The colors for commercial structures must be neutral, warm earth tones or subdued pastels. Intense colors are prohibited except for small accents. Contrasting colors of stucco or concrete that may be reinforced to create a special effect or setting. However, these contrasts must create a harmonious mosaic consistent/so the ontrolical structure as well as existing surrounding structures. Color schemes must be consistent with the architecture of the building and its features including on doors, windows and architectural details. Buildings should not exceed three colors on one architectural detail in composite. Contrasting colors of any wall, awning or other feature must be limited to no more than ten (10) percent of the total area for any single facade.			Y	Y	Y	Y
14	***Landscaping - Window Boxes.*** In addition to building perimeter planting required by LDC Section 10-416(b), Buildings may incorporate low plant material growing immediately on the building, by providing window boxes, planter boxes or hanging flowers.			N/A	N/A	N/A	N/A
15	***Multi-tenant Buildings.*** For multi-tenant buildings, roof parapets must be varied in depth and height. Roof parapets not be articulated to provide visual diversity. Parapets must include architectural relief or features at least every twenty-five (75) feet. The minimum height of the parapet must be equal to one (1) foot and may be provided in height offset or facade projections such as porticoes or towers.			N/A	N/A	N/A	N/A
16	***Out parcels.*** Exterior facades of out parcel buildings must be treated as primary facades and must employ architectural, site and landscaping design elements that are common to the theme used in the main development on site, including colors and materials associated with the main building. The purpose of this requirement is to assure a unified architectural theme and site planning between out parcels and the main building on the site, enhance visual impact of the building and to provide for a safe and convenient vehicular and pedestrian access and movement on the site.			N/A	N/A	N/A	N/A
17	***Infill Development.*** Buildings planned for infill developments must be designed to relate to adjacent property structures so as to create an overall visually cohesive effect. In developing an infill development, consideration must be given to existing adjacent building heights, roof structures, roof lines and other architectural elements provided they are in compliance with these regulations.			N/A	N/A	N/A	N/A

1/8" = 1'-0"

1/4" = 1'-0"

1/2" = 1'-0"

Revision	Date
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Robert L. Messengale, AIA
Principal Architect
0700 Kensington Loop
Fort Myers, Florida 33919
Phone: 239-243-5100
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FL License #AR0013181

Robert L. Messengale

A200
Design Standards Tables

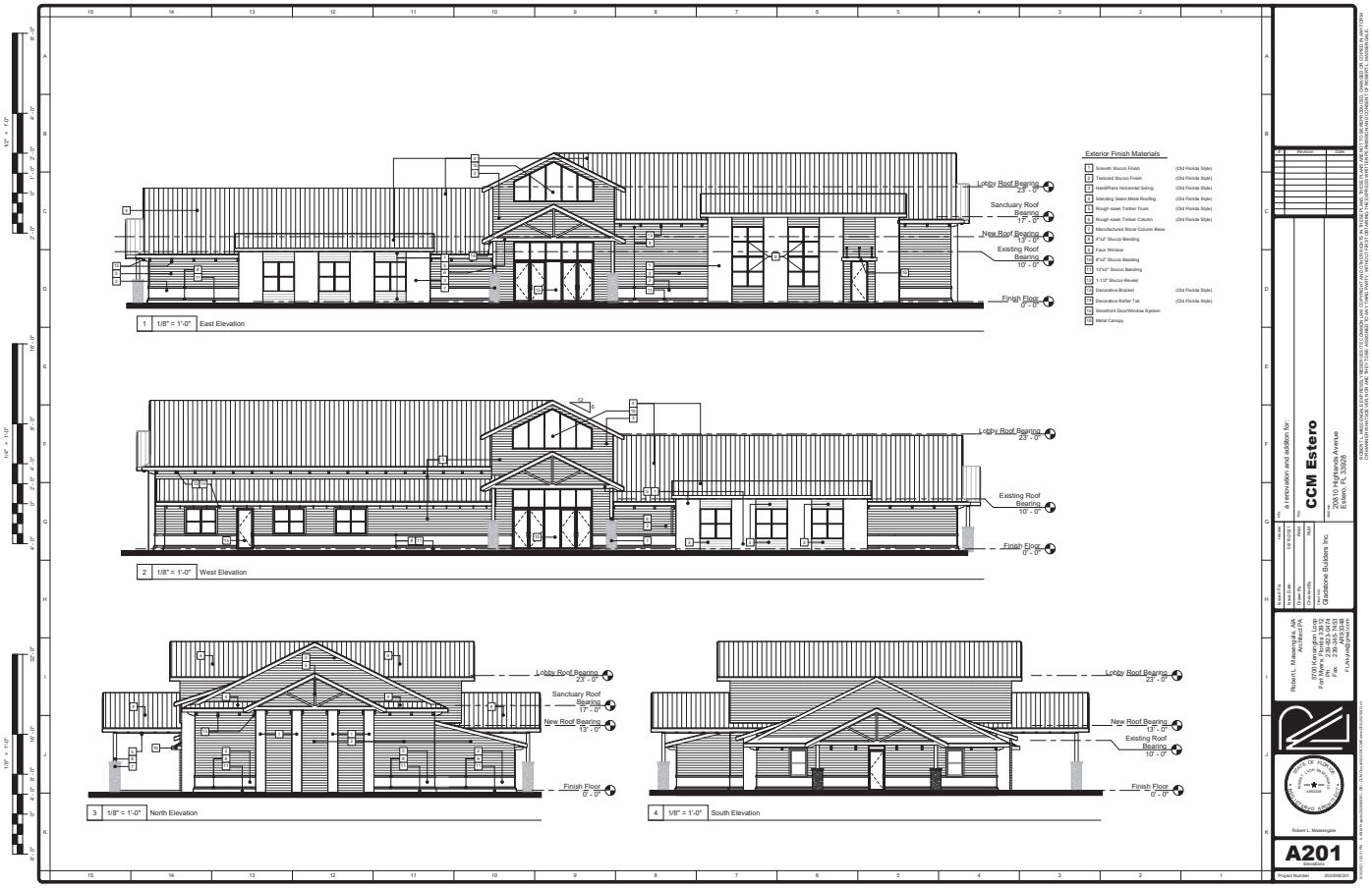
Project Number 2020-0000-200

Issued For: Date:
Issued for Review 09/18/2020
Drawn By: Checked By: Date:
Gladstone Builders Inc. October

Project Name: CCM Estero
Project Address: 20810 Highlands Avenue Estero, FL 33928

Job: a renovation and addition for:

THIS DRAWING AND SPECIFICATION, AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF THE ARCHITECT AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN PERMISSION IS PROHIBITED.


Lobby Roof Bearing 23' - 0"
Sanctuary Roof Bearing 17' - 0"
New Roof Bearing 13' - 0"
Existing Roof Bearing 10' - 0"
Finish Floor 0' - 0"
1 1/8" = 1'-0" East Elevation
2 1/8" = 1'-0" West Elevation
3 1/8" = 1'-0" North Elevation
4 1/8" = 1'-0" South Elevation
Exterior Finish Materials
1 Smooth Stucco Finish (Old Florida Style)
2 Textured Stucco Finish (Old Florida Style)
3 HardiPlank Horizontal Siding (Old Florida Style)
4 Standing Seam Metal Roofing (Old Florida Style)
5 Rough-sawn Timber Truss (Old Florida Style)
6 Rough-sawn Timber Column (Old Florida Style)
7 Manufactured Stone Column Base
8 4"x2" Stucco Banding
9 Faux Window
10 4"x2" Stucco Banding
11 12"x2" Stucco Banding
12 1-1/2" Stucco Reveal
13 Decorative Bracket (Old Florida Style)
14 Decorative Rafter Tail (Old Florida Style)
15 Storefront Door/Window System
16 Metal Canopy
Robert L. Heavergie, AIA
Architect
0700 Kensington Loop
Fort Myers, Florida 33919
Phone: 239-343-7533
Fax: 239-343-7533
rlh@rlhdesigninc.com
Robert L. Heavergie
A201
Elevations
Project Number 2020-0000-00
a renovation and addition for:
CCM Estero
2081D Highlands Avenue
Estero, FL 33928
Gladstone Builders Inc.
Issued For
Issued On
Drawn By
Checked By
Revision
Date
Description

SITE INFORMATION

SITE ADDRESS: 20810 HIGHLANDS AVENUE ESTERO, FL 33928

STRAP: 28-46-25-E3-05013.0010

SITE AREA: 101,363 SF (2.33 ACRES)
CURRENT ZONING: MPD (MIXED USE PLANNED DEVELOPMENT)
PROPOSED ZONING: COMMERCIAL PLANNED DEVELOPMENT (CPD)
PROPOSED USE: CHURCH / PLACE OF WORSHIP
IRRIGATION SERVICE: WELL

ZONING / ACTUAL USE

PROJECT SITE: MPD (CHURCH)
NORTH: AG-2 (VACANT)
EAST: MPD / ROW (HIGHLANDS AVE)
WEST: MPD / ROW (COUNTY ROAD)
SOUTH: C-1 / AG-2 AND ROW (ESTERO COURT)

PRE-DEVELOPMENT SITE AREAS

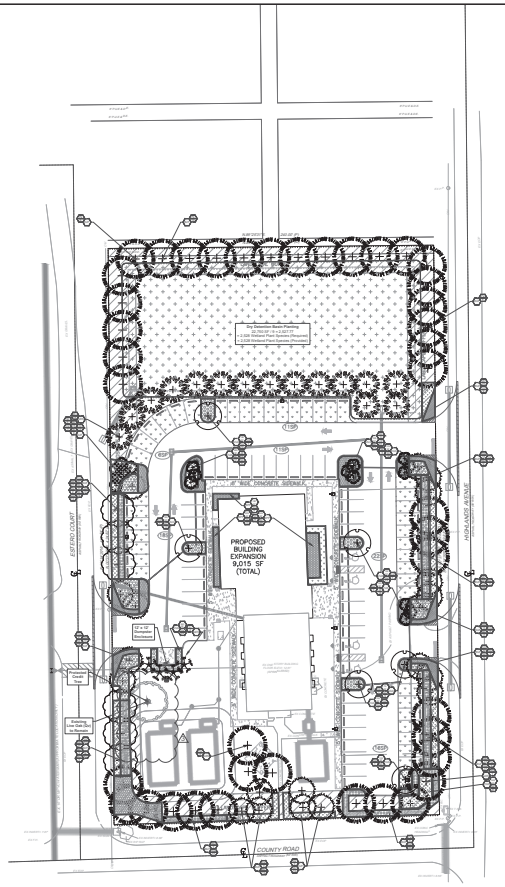
TOTAL PARCEL AREA: (2.33 AC)	101,363 SF	
ARCHAEOLOGICAL PRESERVE AREA:	5,348 SF	
TOTAL DEVELOPABLE AREA: (2.20 AC)	96,015 SF	100.00%
EXISTING PAVEMENT AREA:	13,730 SF	13.26%
EXISTING GRASS PARKING AREA:	0 SF	0.00%
EXISTING BUILDING / WOOD DECK AREA:	6,349 SF	6.40%
EXISTING TRAILER & BUILDING (ROOF) AREA:	6,043 SF	6.20%
EXISTING TOTAL IMPERVIOUS AREA:	25,122 SF	26.76%
EXISTING OPEN GREEN AREA:	70,893 SF	73.84%
EXISTING DRY RETENTION AREA:	0 SF	0.00%
EXISTING TOTAL PERVIOUS AREA:	70,893 SF	73.80%

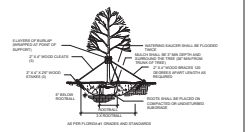
POST-DEVELOPMENT SITE AREAS

TOTAL PARCEL AREA: (2.33 AC)	101,363 SF	
ARCHAEOLOGICAL PRESERVE AREA:	5,348 SF	
TOTAL DEVELOPABLE AREA: (2.20 AC)	96,015 SF	100.00%
PROPOSED PAVEMENT AREA:	23,033 SF	23.72%
PROPOSED GRASS PARKING AREA:	7,079 SF	6.98%
PROPOSED CONCRETE AREA:	4,106 SF	4.05%
PROPOSED BUILDING (ROOF) AREA:	9,015 SF	8.90%
PROPOSED TOTAL IMPERVIOUS AREA:	43,233 SF	42.65%
PROPOSED OPEN GREEN AREA:	35,380 SF	34.91%
PROPOSED DRY RETENTION AREA:	18,782 SF	18.44%
PROPOSED TOTAL PERVIOUS AREA:	54,162 SF	53.36%

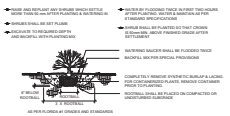
VILLAGE OF ESTERO LANDSCAPE REQUIREMENTS

	Required:	Provided:
Commercial Development abutting the following uses:		
North Property Boundary: MPD ~~~ AG-2 Type D Buffer (10 min. width; 4 Trees / 100 LF) ► **240.00 LF ÷ 10 Trees** 240 / 100 = 2.40 x 4= 9.60 Trees	10	10
East Property Boundary: WDR ~~~ ROW (HIGHLANDS AVE) Type D Buffer (20' min. width; 5 Trees + 6x Shrubs / 100 LF) ► **419.85 LF ÷ 21 Trees = 297 Shrubs** 420 / 100 = 4.20 x 5 = 21.00 Trees 420 / 100 = 4.20 x 30 = 297.00 Trees	21 297	21 297
South Property Boundary: WDR ~~~ ROW (COUNTY RD) Type D Buffer (20' min. width; 5 Trees + 6x Shrubs / 100 LF) ► **240.00 LF ÷ 12 Trees = 159 Shrubs** 240 / 100 = 2.40 x 5 = 12.00 Trees 240 / 100 = 2.40 x 159.40 Trees	12 159	12 159
West Property Boundary: WDR ~~~ ROW (ESTERO CT) Type D Buffer (20' min. width; 5 Trees + 6x Shrubs / 100 LF) ► **424.82 LF ÷ 22 Trees = 281 Shrubs** 425 / 100 = 4.25 x 5 = 21.25 Trees 425 / 100 = 4.25 x 66.20 Shrubs	22 281	22 281
Open Space Calculations: Commercial: 20% of development area must be provided as open space ► **Open Space: 96,015 SF x 0.20 = 19,203.00 SF**	19,203 SF	20,943 SF
General Trees. (GEN) All other developments. One tree must be provided per each 3,500 square feet of development area. ► **GEN: 96,015 SF / 3,500 = 27.43 Trees**	28	28
Building perimeter plantings. (BPP) Building Perimeter Plantings equal to ten percent of the gross ground level building area ground level floor area must be provided. ► **BPP: 9,015 SF x 0.10 = 901.50 SF** ► **BPP: (902 SF / 2 / 9) = 50.11 Shrubs**	902 SF 51	902 SF 55
Landscaping of parking and vehicle use areas. (VUA) Internal landscaping At least one canopy tree or a cluster of three cabal palms must be planted or retained for every 250 square feet of required internal landscape area. Trees must be located no more than 200 feet from a tree planted in a permeable island, peninsula or median. ► **VUA: 2,204 SF / 250 = 9.22 Trees** Landscaped areas on the parking area perimeter or internal islands must equal or exceed a minimum of ten percent of the total vehicle use area. ► **VUA: 23,033 SF x 0.10 = 2,303.30 SF** ► **VUA: 2,204 SF x 204.00 Shrubs**	10 2,204 SF Ok	10 2,301 SF 243
TOTALS: TREES / SHRUBS / LANDSCAPE AREA	48 1,244 2,204 SF	48 1,274 2,301 SF

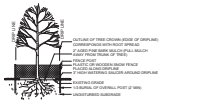

Dry Detention Basin Planting
1,125 Shrubs (5 Gal.)
1,125 Groundcover (1 Gal.)



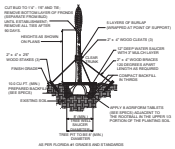
1 DECIDUOUS TREE PLANTING



2 SHRUB PLANTING



3 TREE PROTECTION



4 PALM PLANTING & STAKING

PLAN NOTES

1. REPAIR EXISTING TURF AREAS DISTURBED BY/DURING CONSTRUCTION (SOD).
2. CONTRACTOR SHALL LOCATE THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
3. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PROPOSED PLANTINGS AS SHOWN ON DRAWING. PLANTING MATERIALS SHOWN ON PLAN TAKE PRECEDENCE TO THOSE OF THE PLANT LIST/SCHEDULE.
4. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS" PART I AND "GRADES AND STANDARDS FOR NURSERY PLANTS" PART II, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES TALLAHASSEE..
5. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE PRIOR TO DIGGING.
6. ALL PLANTS SHALL BE BALLED AND WRAPPED AS SPECIFIED.
7. CONTAINER GROWN STOCK SHALL NOT BE USED/ACCEPTED IF IT IS ROOT BOUND. ALL WRAPPING MATERIAL MADE OF PLASTICS, OR SYNTHETICS, SHALL BE REMOVED AT TIME OF PLANTING.
8. ALL PLANTS SHALL BE WATERED WITHIN FIRST 24 HOURS OF PLANTING. WATERING SHALL BE THOROUGH IN ORDER TO ENSURE THAT ALL AIR POCKETS ARE REMOVED FROM ROOT BALL AREA.
9. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL NEW PLANTINGS, INCLUDING SOD. SOD SHALL BE WATERED UNTIL TIME OF KNITTING.
10. TREES OUTSIDE OF PLANTING BED AREAS SHALL RECEIVE 6' DIAMETER MULCH RING.
11. ALL PLANTS AND STAKES SHALL BE SET PLUMB AT TIME OF PLANTING, UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE PLANTS REMAIN PLUMB UNTIL END OF GUARANTEE PERIOD.
12. INFORMATION IN "NOTES" TAKES PRECEDENCE OVER INFORMATION IN "DETAILS".
13. CONTRACTOR SHALL VERIFY SITE CONDITIONS AND INFORMATION ON DRAWINGS AND PROMPTLY REPORT ANY DISCREPANCIES AND/OR DEVIATIONS FROM INFORMATION SHOWN/WRITTEN ON THE PLAN.
14. THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNREPORTED DISCREPANCIES.

FLORIDA EXOTIC AND INVASIVE PLANT SPECIES REMOVAL

THE FOLLOWING HIGHLY INVASIVE PLANTS MUST BE REMOVED FROM THE DEVELOPMENT AREA IF IT EXISTS, AND THE PROPERTY MUST BE MAINTAINED FREE OF THESE EXOTICS IN PERPETUITY. TO DATE, A LIST OF SPECIES CONSIDERED INVASIVE AND EXOTIC CAN BE FOUND AT HTTP://BWNI.IFAS.UFL.EDU. ALSO SEE FLORIDA EXOTIC PEST PLANT COUNCIL'S INVASIVE PLANT LIST. PLANTS LISTED AS CATEGORY I INVASIVE SPECIES ARE STRICTLY PROHIBITED.

SITE ANALYSES OF WETLAND AND PROTECTED WILDLIFE AREAS

THE EXTENT OF DEVELOPMENT SHOWN ON THIS PLAN MAY BE EFFECTED BY ANALYSES OF THE PRESENCE OF WETLAND AREAS AND PROTECTED WILDLIFE HABITAT. THIS LEVEL OF ANALYSIS IS REQUIRED BY FEDERAL, STATE AND/OR LOCAL DEVELOPMENT REGULATIONS, AND HAS NOT BEEN PERFORMED BY LANDESCO, KLLC. WE THEREFORE TAKE NO RESPONSIBILITY FOR THE DEPICTION OF THIS LEVEL OF INFORMATION.

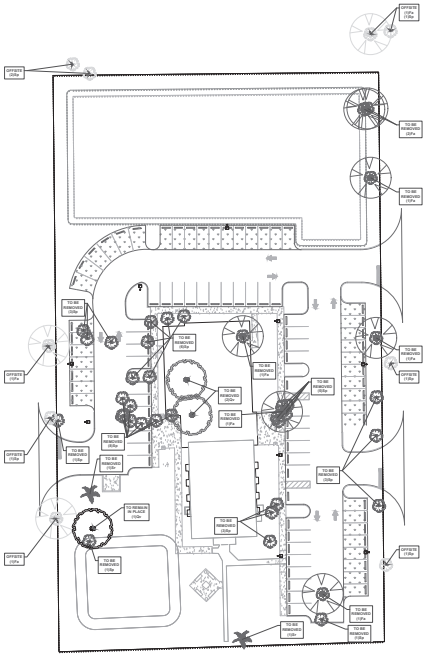
LANDSCAPING AND IRRIGATION NOTES

1. PLANT MATERIAL USED SHALL MEET THE STANDARDS OF FLORIDA #1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II, DEPARTMENT OF AGRICULTURE, STATE OF FLORIDA (AS AMENDED).
2. ROOT BALL SIZES ON ALL TRANSPLANTED MATERIALS MUST MEET STATE STANDARDS.
3. 75% OF THE REQUIRED TREES AND 50% OF THE SHRUBS SHALL BE NATIVE VARIETIES. 100% OF THE REQUIRED TREE AND SHRUB SPECIES (SUPECTED) ARE CONSIDERED NATIVE FLORIDA SPECIES.
4. TREES ADJACENT TO WALKWAYS, BIKE PATHS AND RIGHT-OF-WAYS MUST BE MAINTAINED WITH EIGHT FEET (8') OF CLEARANCE AND BE CLEAR OF VEHICULAR SIGHT TRIANGLES. REQUIRED HEDGES MUST BE PLANTED IN UNINTERRUPTED ROWS SO AS TO FORM A CONTINUOUS UNBROKEN SCREEN WITHIN A MINIMUM OF ONE YEAR AFTER TIME OF PLANTING.
5. A MINIMUM THREE-INCH THICK LAYER OF MULCH, MEASURED AFTER WATERING-IN, SHALL BE PLACED AROUND ALL NEWLY INSTALLED TREES, SHRUBS, AND GROUNDCOVER PLANTINGS. ALL LANDSCAPE AREAS NOT RECEIVING A VEGETATIVE COVER MUST BE MULCHED WITH THE SAME MULCH. MULCH SHALL EXTEND AT LEAST 24 INCHES BEYOND ITS TRUNK. THE USE OF CYPRESS MULCH IS DISCOURAGED.
6. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN PERPETUITY IN A HEALTHY AND VIGOROUS CONDITION. TREE AND PALM STAKING AND TEMPORARY BARRICADES SHALL BE REMOVED WITHIN 12 MONTHS AFTER INSTALLATION.
7. ALL CODE REQUIRED TREES SHALL BE A MINIMUM OF 10 FEET IN HEIGHT AFTER INSTALLATION, HAVE A 3-INCH CALIPER (AT 12 INCHES ABOVE THE GROUND) AND A FOUR-FOOT CLEAR TRUNK. PALMS MUST HAVE A MINIMUM OF 10 FEET OF CLEAR TRUNK. ALL SHADE TREES PLANTED IN PARKING LOT ISLANDS MUST ALSO HAVE A MINIMUM 3-INCH CALIPER (AT 12 INCHES ABOVE GROUND) AT THE TIME OF INSTALLATION.
8. SHRUBS SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT WHEN THE ON-SITE PLANTING ARRANGEMENT IS TO BE PERFORMED FOR SCREENING AND/OR BUFFERING. AT THE TIME OF PLANTING, ALL SHRUBS INTENDED FOR SCREENING MUST BE A MINIMUM OF 3-GALLON CONTAINER SIZE AT TIME OF PLANTING AND 36 INCHES IN HEIGHT WITHIN 12 MONTHS OF PLANTING, SHALL BE MAINTAINED AT A HEIGHT NO LESS THAN 36 INCHES ABOVE THE ADJACENT PAVEMENT REQUIRED TO BE BUFFERED. HEDGES SHALL BE PLANTED IN ACCORDANCE WITH THE FLORIDA GRADES AND STANDARDS. VEGETATION ACCESS IS PROVIDED, WHICH SHALL BE MAINTAINED AT 24 INCHES ABOVE NEAREST ROADWAY, MAXIMUM.
9. CANOPY TREES SHALL NOT BE PLANTED WITHIN SEVEN FEET OF ANY ROADWAY, SIDEWALK OR PUBLIC UTILITY UNLESS AN ACCEPTABLE ROOT BARRIER MATERIAL IS INSTALLED BETWEEN THE TREE AND THE ROADWAY, SIDEWALK, OR PUBLIC UTILITY.
10. IRRIGATION REQUIRED. THE IRRIGATION SYSTEM SHALL BE OPERATED BY AN AUTOMATIC IRRIGATION CONTROLLER. ALL LANDSCAPE AREAS, INCLUDING PARKING LOT ISLANDS, WILL BE ADEQUATELY SLEEVED FOR IRRIGATION. A MOISTURE (RAIN) SENSOR SHALL BE INCLUDED IN THE IRRIGATION SYSTEM AND LOCATED ON THE SITE SO THAT IT WILL RECEIVE DIRECT RAINFALL, NOT IMPEDED BY OTHER OBJECTS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO AVOID IMPACTS ON EXISTING NATIVE VEGETATION IN ADJACENT NATURAL AREAS, INCLUDING ROADS, DRIVES, AND OTHER VEHICULAR USE AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO AVOID IMPACTS ON EXISTING NATIVE VEGETATION THAT WILL BE RETAINED ON THE DEVELOPMENT SITE. IRRIGATION CONTRACTOR SHALL PROVIDE A SYSTEM THAT PROVIDES HEAD TO HEAD OR 100% COVERAGE WITH SPRAY HEADS OR OTHER APPROVED DEVICE.

PROHIBITED INVASIVE EXOTICS	
Common Name	Scientific Name
Earleaf acacia	Acacia auriculiformis
Woman's tongue	Albizia lebbeck
Melaleuca	Melaleuca quinquenervia
Brazilian pepper, Florida holly	Schinus terebinthifolius
Tropical soda apple	Solanum viarum
Java plum	Syzygium cumini
Rose-apple	Syzygium jambos
Cuban laurel fig	Ficus microcarpa
Japanese Climbing fern	Lygodium japonicum
Old World climbing fern	Lygodium microphyllum
Brazilian pepper tree	Schinus terebinthifolius
Downy rose-myrtle	Rhodomyrtus tomentosa
Chinese tallow	Sapium sebiferum
Melaleuca	Melaleuca quinquenervia

SITE INFORMATION

SITE ADDRESS:	20810 HIGHLANDS AVENUE ESTERO, FL 33928
STRAP:	28-46-25-E3-05013.0010
SITE AREA:	101,363 SF (2.33 ACRES)
CURRENT ZONING:	APD (AVOID (SE PLANNED DEVELOPMENT)
PROPOSED ZONING:	COMMERCIAL PLANNED DEVELOPMENT (CPD)
PROPOSED USE:	CHURCH / PLACE OF WORSHIP
IRRIGATION SERVICE:	WELL



EXISTING PLANT SCHEDULE

KEY	SYMBOL	QTY	SPECIES	TREE TYPE	PROTECTED STATUS	CREDITS
TREES TO REMAIN (TYP. OF 2)						
SO		1	SOUTHERN LIVE OAK, *Quercus virginiana*	CANOPY	YES	(1/16)
TREES TO BE REMOVED						
FG		1	STRANGLER FIG (Invas: Sabal Palmetto) *Ficus aurea (Sabal palmetto)*	CANOPY	YES	
SO		1	SOUTHERN LIVE OAK, *Quercus virginiana*	CANOPY	YES	
SP		1	CABBAGE PALM, *Sabal palmetto*	PALM	YES	
QP		1	QUEEN PALM, *Syagrus romanzoffiana*	PALM	YES	
OFFSITE TREES						
FG		1	STRANGLER FIG (Invas: Sabal Palmetto) *Ficus aurea (Sabal palmetto)*	CANOPY	YES	
SP		4	CABBAGE PALM, *Sabal palmetto*	PALM	YES	
TOTAL TREES		10		TOTAL TREE CREDITS		1

5.-800 L. TREE PROTECTION DURING LAND DEVELOPMENT

2. Prior to the land clearing stage of development, the owner or developer shall clearly mark all trees "worthy of preservation" and other protected trees for which a tree removal permit has not been issued, and shall erect barriers for the protection of the trees according to the following:

   Tree Protection Areas (minimum):
   Cabbage Palms & Mangroves - 6' radius
   Specimen Trees - Two-thirds of the dripline
   All other protected species - Two-thirds of the dripline

3. No person shall attach any sign, notice, or other object to any trees "worthy of preservation" or protected tree or fasten any wires, cables, rods, or screws to any such tree in any manner which will injure or mature the tree or the attachment to any such protected tree, except as necessary in conjunction with activities in the public interest.

4. During the construction stage of development, the owner or developer shall not cause or permit the cleaning of equipment or material within the outside perimeter of the crown (dripline) or on the nearby ground of any tree or group of trees which is to be preserved. Within the outside perimeter of the crown (dripline) of any tree or on nearby ground, the owner or developer shall not cause or permit storage of building material and/or equipment, or the parking of vehicles and/or equipment, or the sale, stockpile, asphalt, concrete, mortar, or any other material harmful to the life of the tree.

5. No person shall permit any unnecessary fire or burning within 30 feet of the dripline of a protected tree.

6. Any landscaping activities within the barrier area shall be accomplished with hand labor.

7. Prior to the issuance of a certificate of occupancy or compliance for any development, all trees designated to be preserved that are destroyed during construction shall be replaced by the developer or successor in interest with trees of equal value, prior to occupancy or use, subject to processing of an amendment to the development order.

8. The Director may conduct periodic inspections of the site during land clearing and construction.

Prepared By:

LANDESCO

18197 Sandy Pines Circle
North Fort Myers, FL 33917
Tel: 239.691.7790
Email: info@landesco.com

E Seal:

Digitally signed by David K. Kulsveen
Date: 2021.08.31 17:56:49 -04'00'

20810 Highlands Avenue
Estero, FL 33928

In Conjunction With:

TDM CONSULTANTS, INC.
63 Stanley Circle, Suite 203
Fort Myers, FL 33907
Phone: (239) 433-6201
email@tdmconsulting.com
www.tdmconsultingcorp.com

1" = 30'

TREE DISPOSITION MAP

DATE IN:	01-18-2021
DRAWN BY:	JOK
CHECKED BY:	DKK

REVISION DATE: 1 05-04-21 PERS SITE PLAN & STAFF COMMENTS
REVISION DATE: 2 05-17-21 PERS SITE PLAN & STAFF COMMENTS
REVISION DATE: 3 07-29-21 PERS SITE PLAN
REVISION DATE: 08-31-21 PERS SITE PLAN & STAFF COMMENTS
REVISION DATE:
REVISION DATE:

Sheet: 2 of 3

L 1.1

OBJECTID *	Size (diameter inches)	Species	Description
1	<Null>	Sabal Palm	16' snag with cavity w/ 8th red-bellied w-oodpecker
2	<Null>	Sabal Palm	14'
3	<Null>	Sabal Palm	12'
4	<Null>	Sabal Palm	9'
5	<Null>	Sabal Palm	8'
6	36	Strangler Fig	
7	<Null>	Sabal Palm	12' CT
8	<Null>	Queen Palm	Wax Myrtle 16'
9	<Null>	Sabal Palm	10'
10	11	Live Oak	DBH
11	<Null>	Queen Palm	14'
12	<Null>	Sabal Palm	20'
13	<Null>	Sabal Palm	14' GT active burrow 6 ft to north
14	<Null>	Sabal Palm	14' inside 54" DBH MT Strangler Fig
15	<Null>	Sabal Palm	14' w/ SF MT all measurements in pictures
16	<Null>	Sabal Palm	14'
17	<Null>	Sabal Palm	15'
18	<Null>	Sabal Palm	10'
19	<Null>	Sabal Palm	10'
20	<Null>	Sabal Palm	20' w/ SF 62'
21	<Null>	Sabal Palm	20' w/ SF MT 40'
22	<Null>	Sabal Palm	20' w/ SF 31'
23	<Null>	Sabal Palm	10'
24	<Null>	Sabal Palm	20' w/ SFMT 50'
25	<Null>	Sabal Palm	20' w/ SFMT 50'
26	<Null>	Sabal Palm	16'
27	<Null>	Sabal Palm	16'
28	<Null>	Sabal Palm	16'
29	<Null>	Sabal Palm	12'
30	<Null>	Sabal Palm	16'
31	<Null>	Sabal Palm	10'
32	<Null>	Sabal Palm	12'
33	17	Live Oak	<Null>
34	23	Live Oak	<Null>
35	<Null>	Sabal Palm	16'
36	<Null>	Sabal Palm	18'
37	<Null>	Sabal Palm	16'
38	<Null>	Sabal Palm	20'
39	<Null>	Sabal Palm	18'
40	<Null>	Sabal Palm	17'
41	<Null>	Sabal Palm	18'
42	<Null>	Sabal Palm	18'
43	<Null>	Sabal Palm	18'
44	<Null>	Sabal Palm	8'
45	<Null>	Sabal Palm	9'
46	<Null>	Sabal Palm	10'
47	<Null>	Sabal Palm	16'
48	<Null>	Sabal Palm	22' w/ SFMT 48'
49	<Null>	Sabal Palm	18'
50	<Null>	Sabal Palm	10'
51	<Null>	Sabal Palm	20'
52	<Null>	Sabal Palm	22' w/ SF 66'

DRAWING INFO:	PROJECT:	IN CONJUNCTION WITH:	ESEAL:	PREPARED BY:
DATE: 06-28-2021 SUBMITTED: DKK DRAWN BY: CEK CHECKED BY: DKK	**EXISTING TREE SURVEY** 20810 HIGHLANDS AVENUE ESTERO, FL 33928	**TDM CONSULTING, INC.** 43 BARKLEY CIR, SUITE 200 FORT MYERS, FL 33907 DEAN@TDMCONSULTING.COM TDMCIVILENGINEERING.COM (239) 433-4231	Digitally signed by David K. Kulsveen Date: 2021.08.31 17:57:07 -04'00'	**LANDESCO PLLC** 18197 SANDY PINES CIR N FORT MYERS, FL 33917 INFO@LANDESCO.COM LANDESCO.COM (239) 691-7790

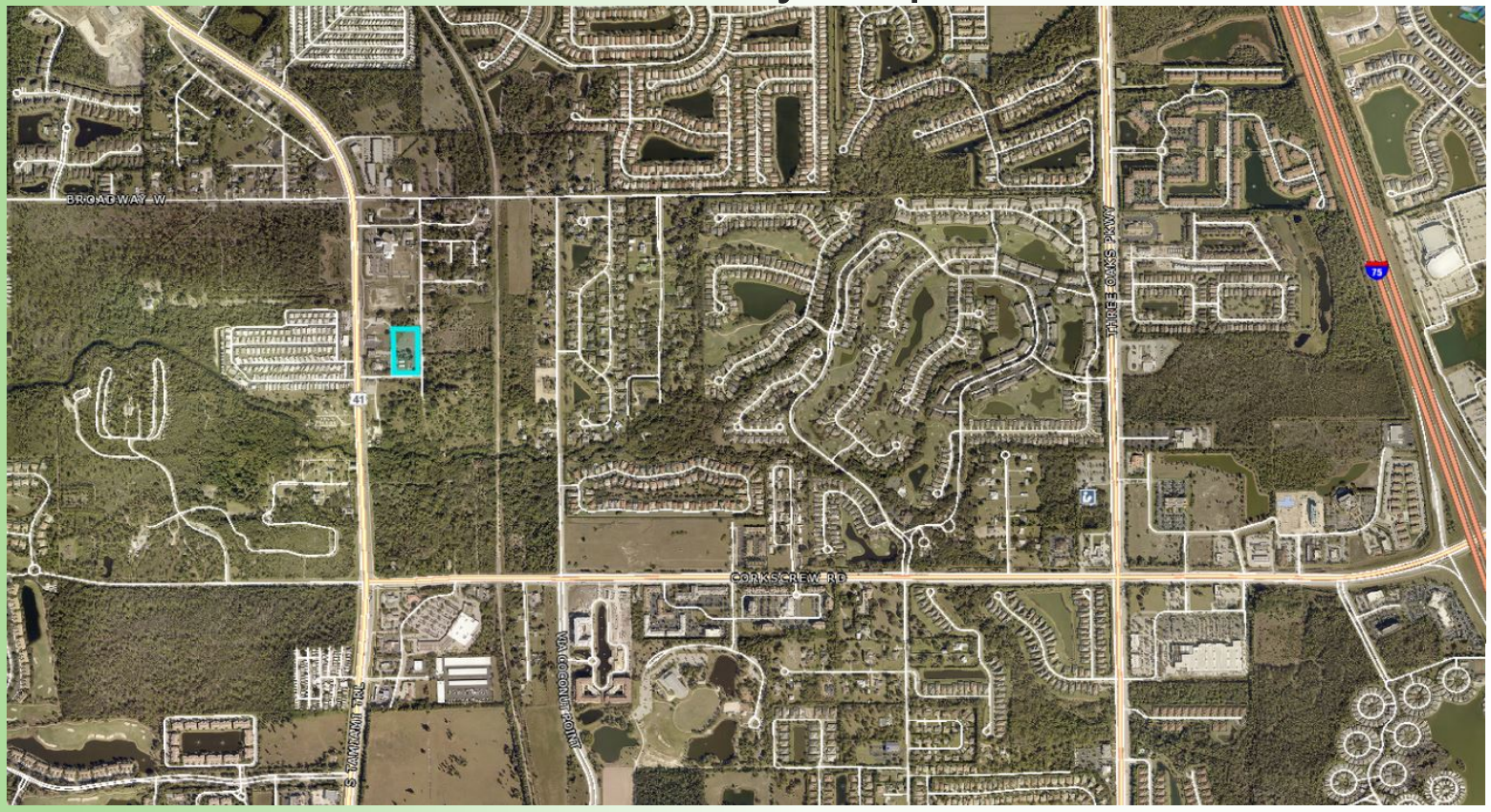
20810 Highlands Ave. ESTERO, FLORIDA Christ Community Ministries

Design Review Board
for Final Approval

Civil Engineering Plans

TDM Consulting, Inc.

Vicinity Map



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W E
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CIVIL ENGINEERING
TDM
CONSULTING INC
AND PLANNING

Area Location Map

East View of the Existing Church

South View of the Existing Church

West View of the Existing Church

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CIVIL ENGINEERING
TDM
CONSULTING INC
AND PLANNING

Boundary Survey

AS-BUILT SURVEY OF

LOT 9 THROUGH 14, MARSHALL'S ESTERO RIVER GROVE, UNIT 1 AND PORTION OF LAND LYING IN SECTION 28-46-25

(PLAT BOOK 12, PAGE 131)
INSTRUMENT No. 2020000157143
SECTION 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST
ESTERO, LEE COUNTY, FLORIDA

N

10 0 10 20 30
SCALE IN FEET

DESCRIPTION: (PER TITLE COMMITMENT)

LOT 9 THROUGH 14, MARSHALL'S ESTERO RIVER GROVES, UNIT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 131, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND THAT PARCEL SOUTH OF LOTS 11 AND 12, MARSHALL'S ESTERO RIVER GROVES, UNIT 1, AS RECORDED IN PLAT BOOK 12, PAGE 131, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WEST OF HIGHLAND AVENUE, NORTH OF COUNTY ROAD AND EAST OF ESTERO COURT, LEE COUNTY, FLORIDA.

ALSO DESCRIBED AS:

BEGINNING AT NORTHWEST CORNER OF LOT 9 AS SHOWN ON THE RECORD PLAT OF MARSHALL'S ESTERO RIVER GROVES, UNIT 1, AS RECORDED IN PLAT BOOK 12, PAGE 131, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, RUN NORTH 89°22'51" EAST ALONG THE NORTHERLY LINE OF LOT 9 AND LOT 14 OF SAID RECORD PLAT FOR 240.00 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF HIGHLANDS AVENUE; THENCE RUN SOUTH 00°37'09" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE FOR 419.88 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD (50 FEET WIDE) AS SHOWN ON SAID RECORD PLAT; THENCE RUN SOUTH 88°12'14" WEST ALONG SAID RIGHT OF WAY LINE FOR 240.05 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF ESTERO COURT (50 FEET WIDE) AS SHOWN ON SAID RECORD PLAT; THENCE RUN NORTH 00°37'09" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR 424.82 FEET TO THE POINT OF BEGINNING.

MATTERS PERTAINING TO TITLE COMMITMENT
BY: FIRST AMERICAN TITLE INSURANCE COMPANY.
FILE No. NCS-921555-LA2, DATED: AUGUST 03, 2018

ITEMS 1, 2, 4, 5, 6, 7, 9, 10, 11, 12, 13, ARE NOT SURVEY RELATED.
ITEM 3 REFERENCES THIS SURVEY, AS SHOWN HEREON.
ITEM 8 PLAT OF MARSHALL'S ESTERO RIVER GROVES, UNIT 1, AS RECORDED IN PLAT BOOK 12, PAGE 131, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS SHOWN HEREON.

SURVEY NOTES:

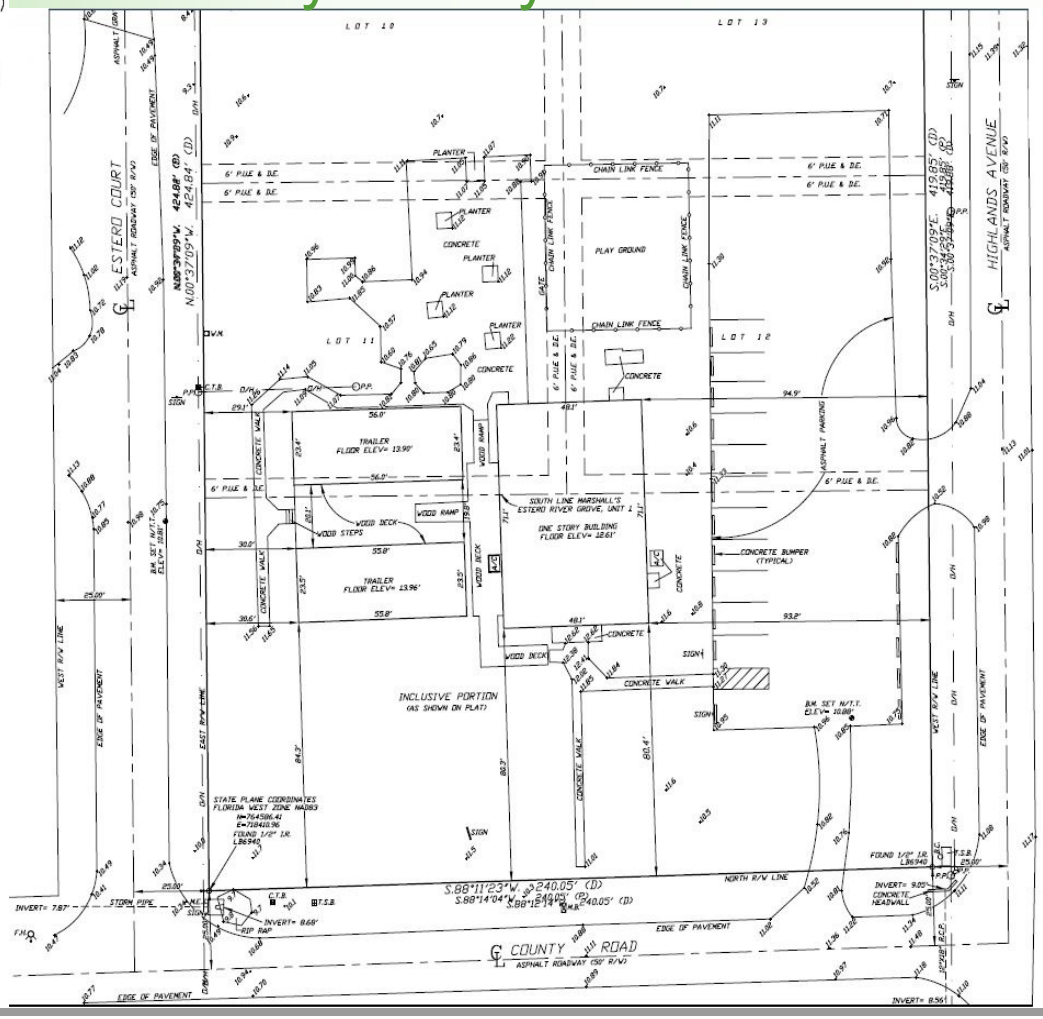
1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE WEST RIGHT-OF-WAY LINE OF HIGHLANDS AVENUE, AS BEING PER DEED S.00°37'09"E.
2. FIELD NOTES IN MARSHALL'S ESTERO RIVER GROVES, UNIT 1.
3. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
4. THIS SURVEY IS BASED ON OWNER'S POLICY, BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY No. OF6-8815536, DATED JULY 13, 2020.
5. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
6. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; SJ-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
7. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
8. THIS SURVEY IS INTENDED TO BE VIEWED AS AN 24X36, 20 SCALE DRAWING.
9. BENCHMARK DERIVED FROM GPS RTK NETWORK FRN 0103, ELEVATION 35.72 NAVD88.
10. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

FLOOD ZONE: "AE" LEE COUNTY UNINCORPORATED AREAS ELEVATION: 11.5' NAVD88 AS SCALED.
COMMUNITY No. 125124 PANEL No. 0583 SUFFIX --- F REVISION DATE: 8/28/08
MAP NUMBER: 12071C0583F
&
FLOOD ZONE: VILLAGE OF ESTERO COMMUNITY No.: 120260 PANEL No.: 0591
SUFFIX --- G REVISION DATE: 12/7/18 MAP NUMBER: 12071C0591G

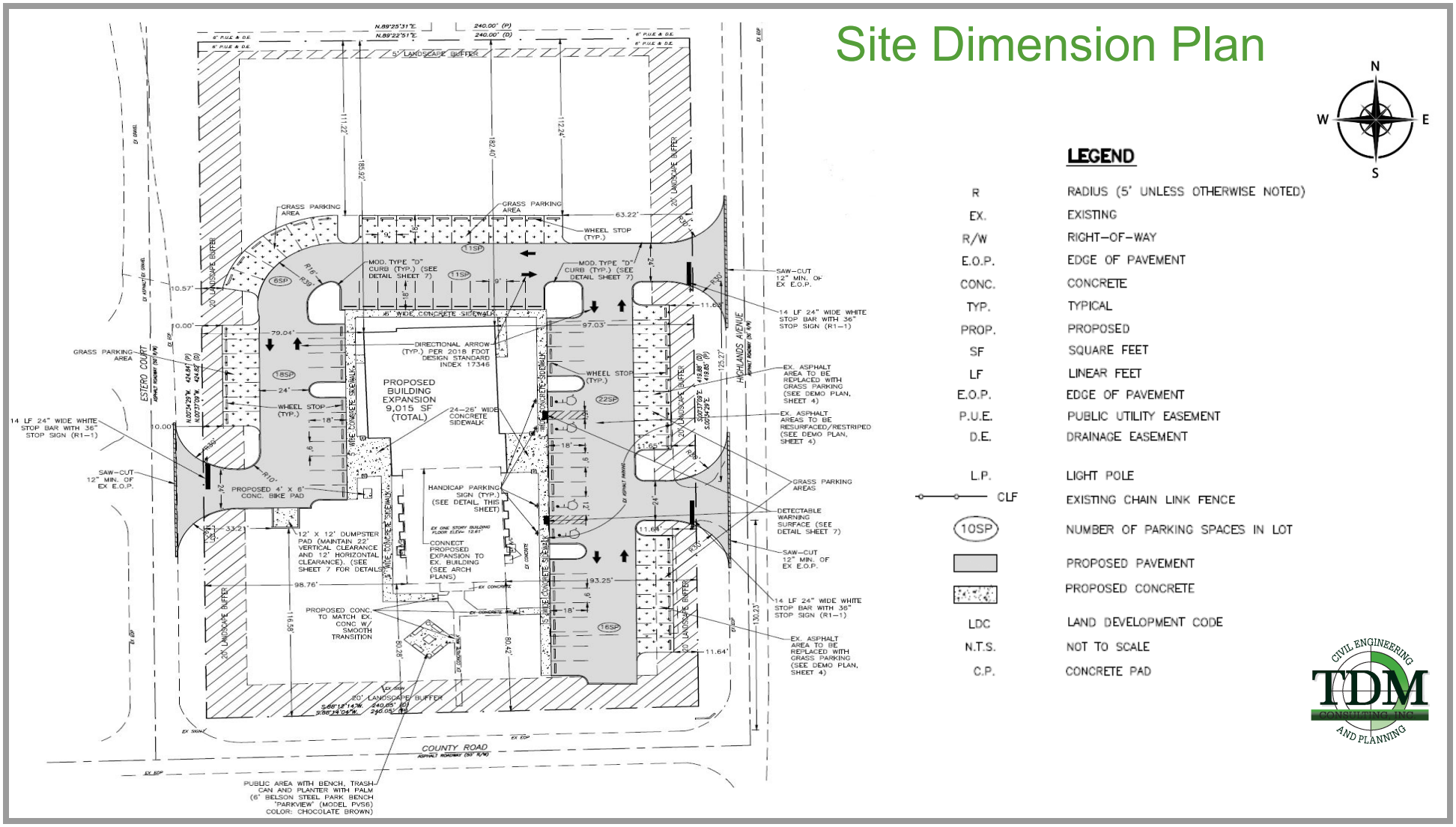
THIS SURVEY IS CERTIFIED TO:
TDM CONSULTING, INC.

LEGEND:

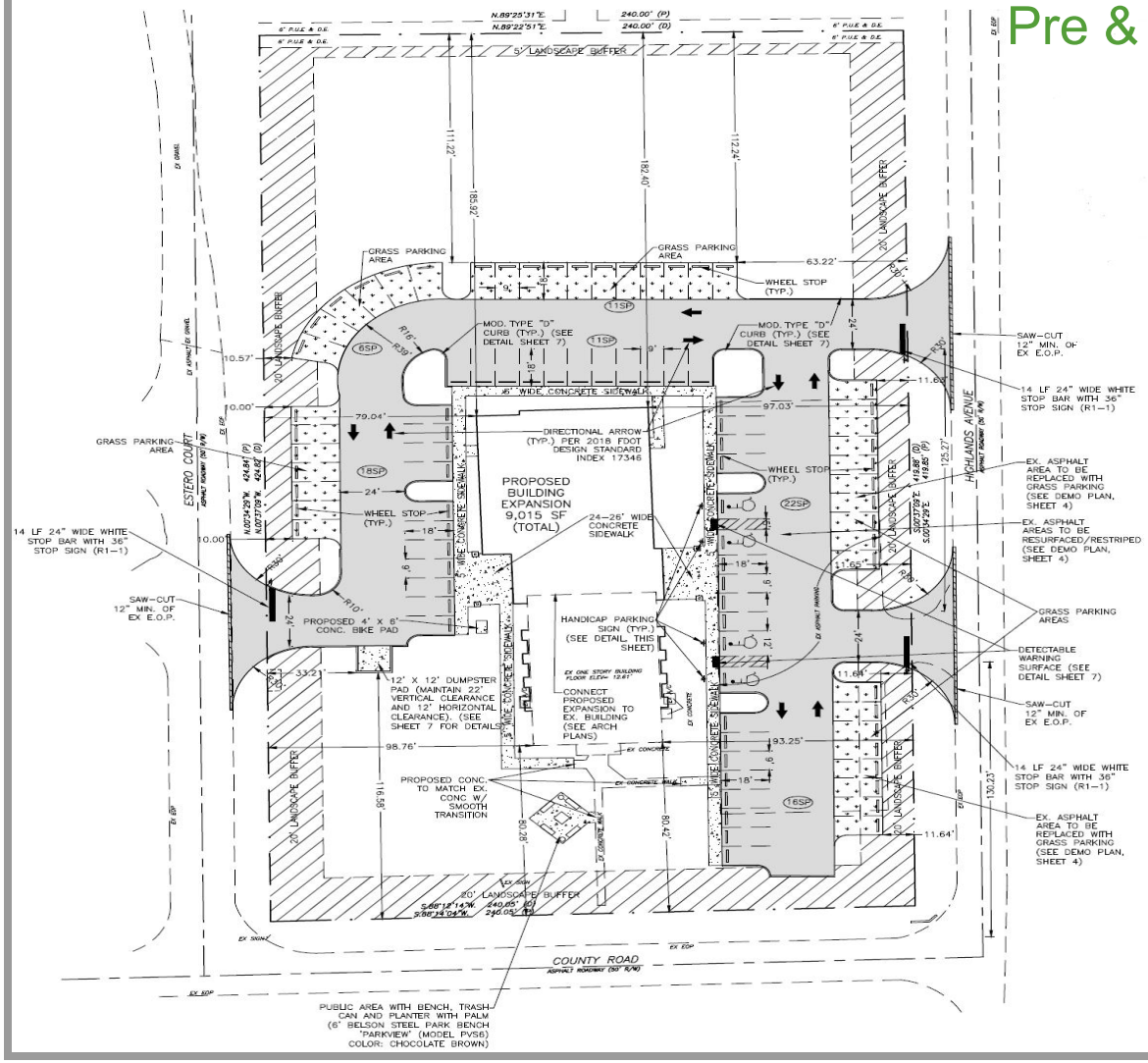
●	SET #4 IRON ROD (CAP LS #6515)
O	FOUND IRON ROD (I.R.)
□	CONCRETE MONUMENT (C.M.)
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
O.R.	OFFICIAL RECORDS BOOK
(S)	AS PER SURVEY
(M)	AS MEASURED
(P)	AS PER PLAT
(D)	AS PER DEED
(1)	CURVE NUMBER
L1	LINE NUMBER
R/W	RIGHT-OF-WAY
℄	CENTERLINE
R.W.B.	RECLAIM WATER BOX
W.M.	WATER METER
W.V.	WATER VALVE
F.H.	FIRE HYDRANT
O/H	OVERHEAD POWER
P.P.	POWER POLE
G.A.&W.	GUY ANCHOR & WIRE
E.B.	ELECTRIC BOX
C.T.B.	CABLE TELEVISION BOX
T.S.B.	TELEPHONE SERVICE BOX
N/D	NAIL & DISK
N/T.T.	NAIL & TINTAB
ELEV.	ELEVATION
B.M.	BENCHMARK
00	TYPICAL ELEVATION
A/C	AIR CONDITIONER
W.S.	WATER SYSTEM
P.E.	POOL EQUIPMENT
▒	CONCRETE
POB	POINT OF BEGINNING
M.B.	MAIL BOX
B.C.	BURIED CABLE
M.E.S.	MITERED END SECTION



Site Dimension Plan



Pre & Post Development Site Areas



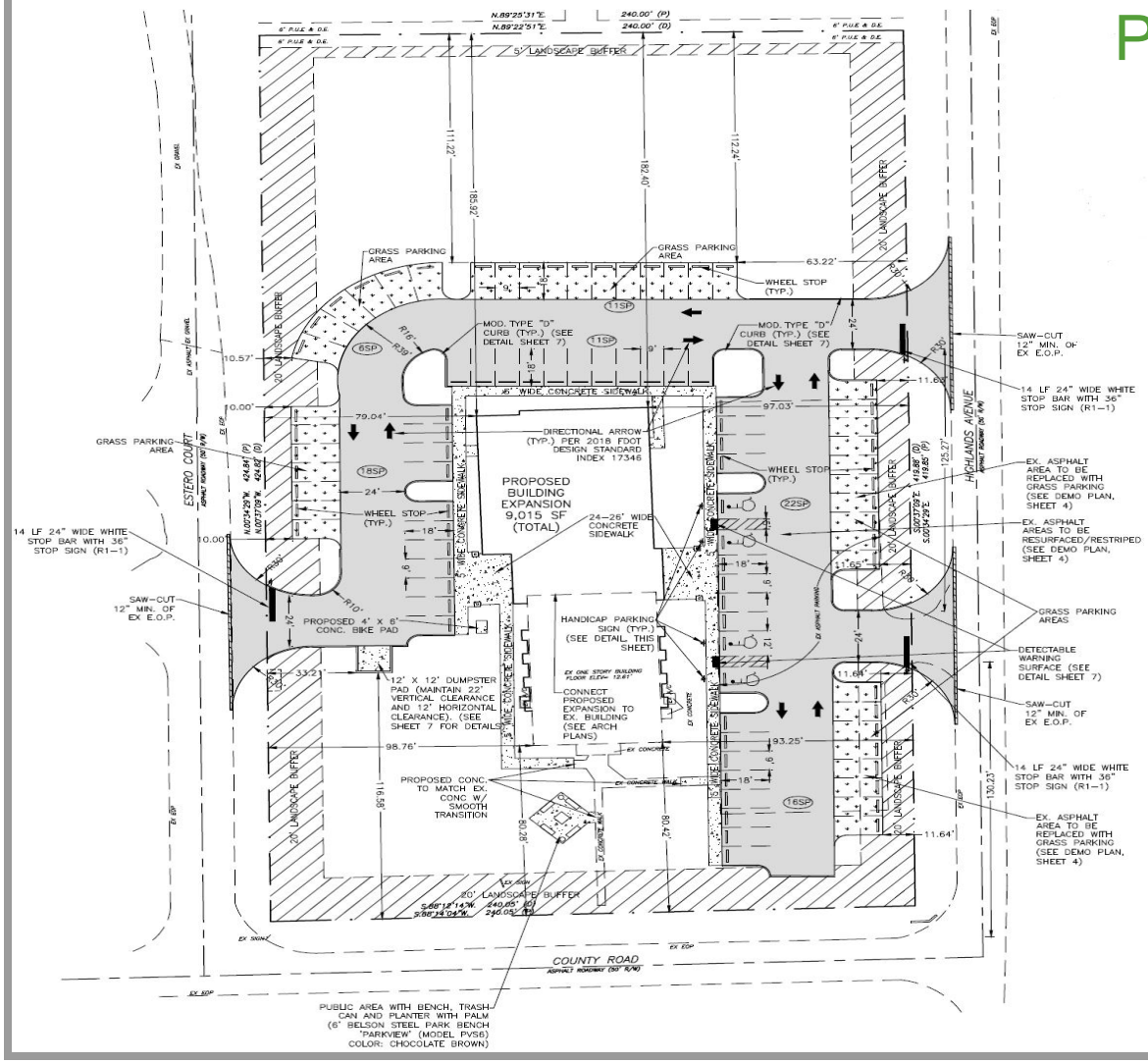
PRE DEVELOPMENT SITE AREAS

TOTAL PARCEL AREA: (2.33 AC)	101,363 SF	
INDIGENOUS PRESERVE AREA:	5,348 SF	
TOTAL DEVELOPABLE AREA: (2.20 AC)	96,015 SF	100.00%
EXISTING PAVEMENT AREA:	12,730 SF	13.26%
EXISTING GRASS PARKING AREA:	0 SF	0.00%
EXISTING CONCRETE & WOOD DECK AREA:	6,349 SF	6.61%
EXISTING TRAILER & BUILDING (ROOF) AREA:	6,043 SF	6.29%
EXISTING TOTAL IMPERVIOUS AREA:	25,122 SF	26.16%
EXISTING OPEN GREEN AREA:	70,893 SF	73.84%
EXISTING DRY DETENTION AREAS:	0 SF	0.00%
EXISTING TOTAL PERVIOUS AREA:	70,893 SF	73.84%

POST DEVELOPMENT SITE AREAS

TOTAL PARCEL AREA: (2.33 AC)	101,363 SF	100.00%
PROPOSED PAVEMENT AREA:	23,033 SF	22.72%
PROPOSED GRASS PARKING AREA:	7,079 SF	6.98%
PROPOSED CONCRETE AREA:	4,106 SF	4.05%
PROPOSED BUILDING (ROOF) AREA:	9,015 SF	8.90%
PROPOSED TOTAL IMPERVIOUS AREA:	43,233 SF	42.65%
PROPOSED OPEN GREEN AREA:	35,380 SF	34.91%
PROPOSED DRY DETENTION AREAS:	22,750 SF	22.44%
PROPOSED TOTAL PERVIOUS AREA:	58,130 SF	57.35%

Parking Requirements



PARKING REQUIREMENTS

PER SECTION 34-2020(B) VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
9,015 SF CHURCH (247 SEATS)
= 1.0 SPACES PER 3 SEATS
= 247 TOTAL SEATS/3 SEATS PER SPACE = 82.33 SPACES
REQUIRED PARKING = 83 SPACES (INCLUDING 4 SPACE FOR HC)
PROVIDED PARKING = 84 SPACES (INCLUDING 4 SPACES FOR HC AND 42 GRASS PARKING)

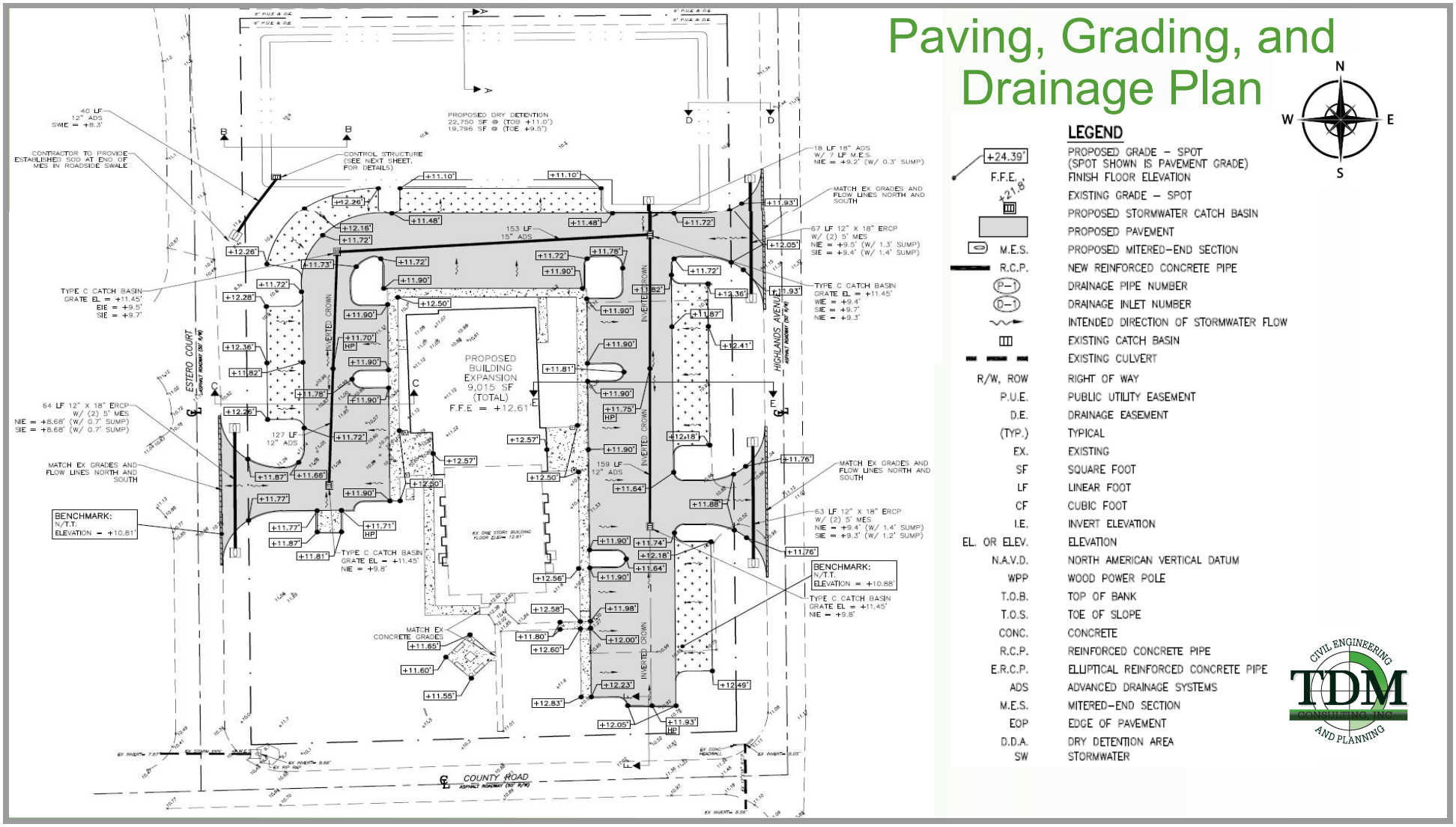
BICYCLE PARKING REQUIREMENTS

PER SECTION 10-610(D)3 VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
THE NUMBER OF SAFE AND SECURE BICYCLE PARKING SPACES MUST BE FIVE PERCENT OF THE NUMBER OF REQUIRED VEHICLE PARKING SPACES.

REQUIRED AUTOMOBILE PARKING SPACES = 83
= 83 AUTOMOBILE PARKING SPACES * 0.05 = 4.15
= MIN. 5 BICYCLE SPACES REQUIRED
= 1 BICYCLE RACK REQUIRED (ASSUME 5 BICYCLES PER RACK)

PROVIDED = 1 (4' X 6') BICYCLE RACK AREA

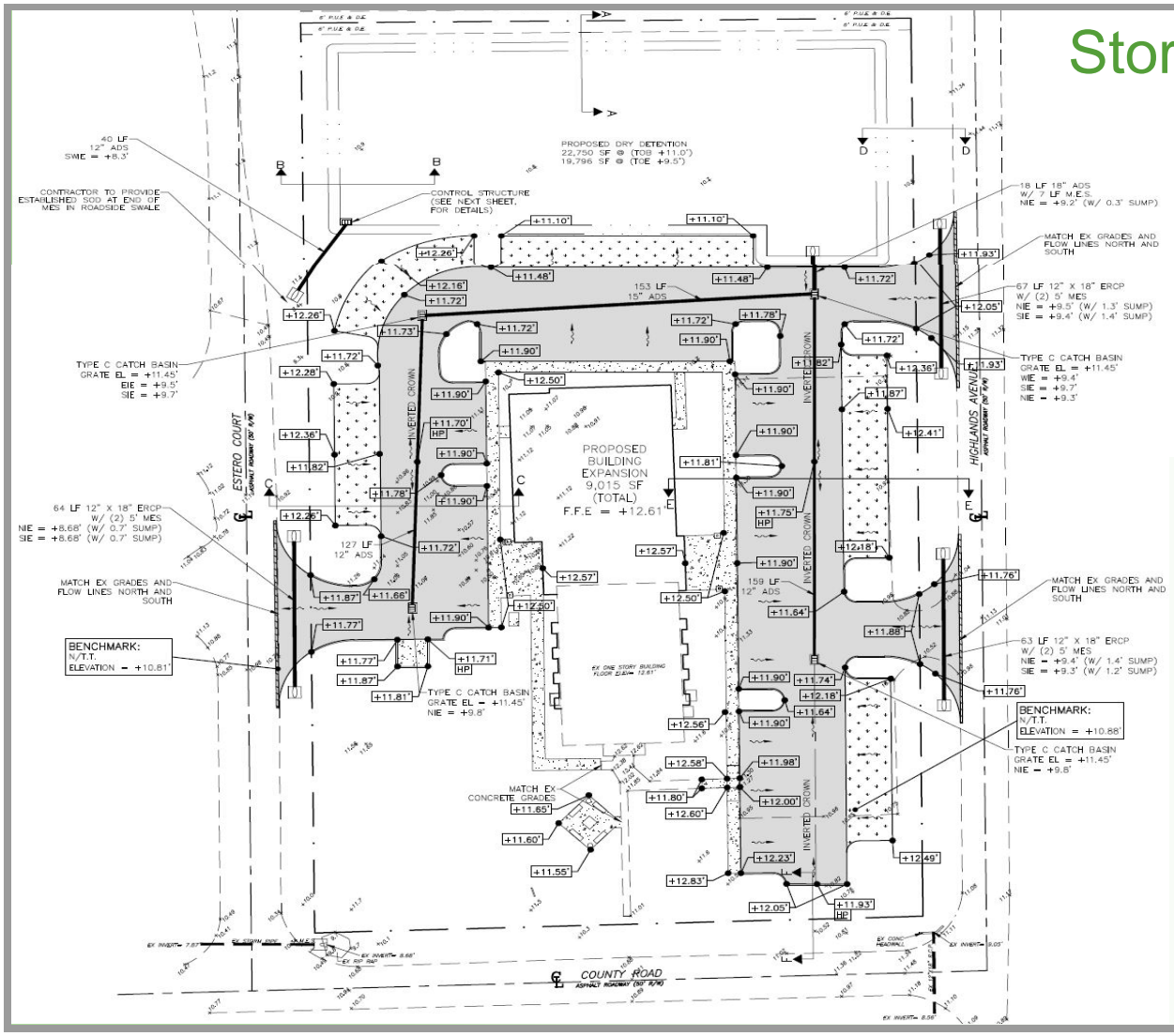
Paving, Grading, and Drainage Plan



LEGEND

+24.39'	PROPOSED GRADE – SPOT (SPOT SHOWN IS PAVEMENT GRADE)
F.F.E. +21.8'	FINISH FLOOR ELEVATION
	EXISTING GRADE – SPOT
	PROPOSED STORMWATER CATCH BASIN
	PROPOSED PAVEMENT
M.E.S.	PROPOSED MITERED–END SECTION
R.C.P.	NEW REINFORCED CONCRETE PIPE
P–1	DRAINAGE PIPE NUMBER
D–1	DRAINAGE INLET NUMBER
	INTENDED DIRECTION OF STORMWATER FLOW
	EXISTING CATCH BASIN
	EXISTING CULVERT
R/W, ROW	RIGHT OF WAY
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
(TYP.)	TYPICAL
EX.	EXISTING
SF	SQUARE FOOT
LF	LINEAR FOOT
CF	CUBIC FOOT
I.E.	INVERT ELEVATION
EL. OR ELEV.	ELEVATION
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
WPP	WOOD POWER POLE
T.O.B.	TOP OF BANK
T.O.S.	TOE OF SLOPE
CONC.	CONCRETE
R.C.P.	REINFORCED CONCRETE PIPE
E.R.C.P.	ELLIPTICAL REINFORCED CONCRETE PIPE
ADS	ADVANCED DRAINAGE SYSTEMS
M.E.S.	MITERED–END SECTION
EOP	EDGE OF PAVEMENT
D.D.A.	DRY DETENTION AREA
SW	STORMWATER

Stormwater Calculations



STORMWATER CALCULATIONS

TOTAL DETENTION REQUIRED:

= 1" X TOTAL PARCEL AREA X 1'/12"

= 1" X 101,363 SF X 1'/12"

= 8,447 CF

OR 2.5" X (TOTAL IMPERVIOUS AREA – ROOF AREA)/ (TOTAL PARCEL AREA – ROOF AREA) X TOTAL PARCEL AREA X 1'/12"

= 2.5" X (43,233 SF – 9,015 SF)/(101,363 SF – 9,015 SF) X 101,363 SF X 1'/12" = 7,825 CF

= 8,447 CF X 0.75 (DRY DETENTION) = 6,335 CF

TOTAL DETENTION PROVIDED:

= VOLUME IN DDA #1

= 1.5' (19,796 SF) + 1.5' [(22,750 SF – 19,796 SF)/2]

= 31,909 CF

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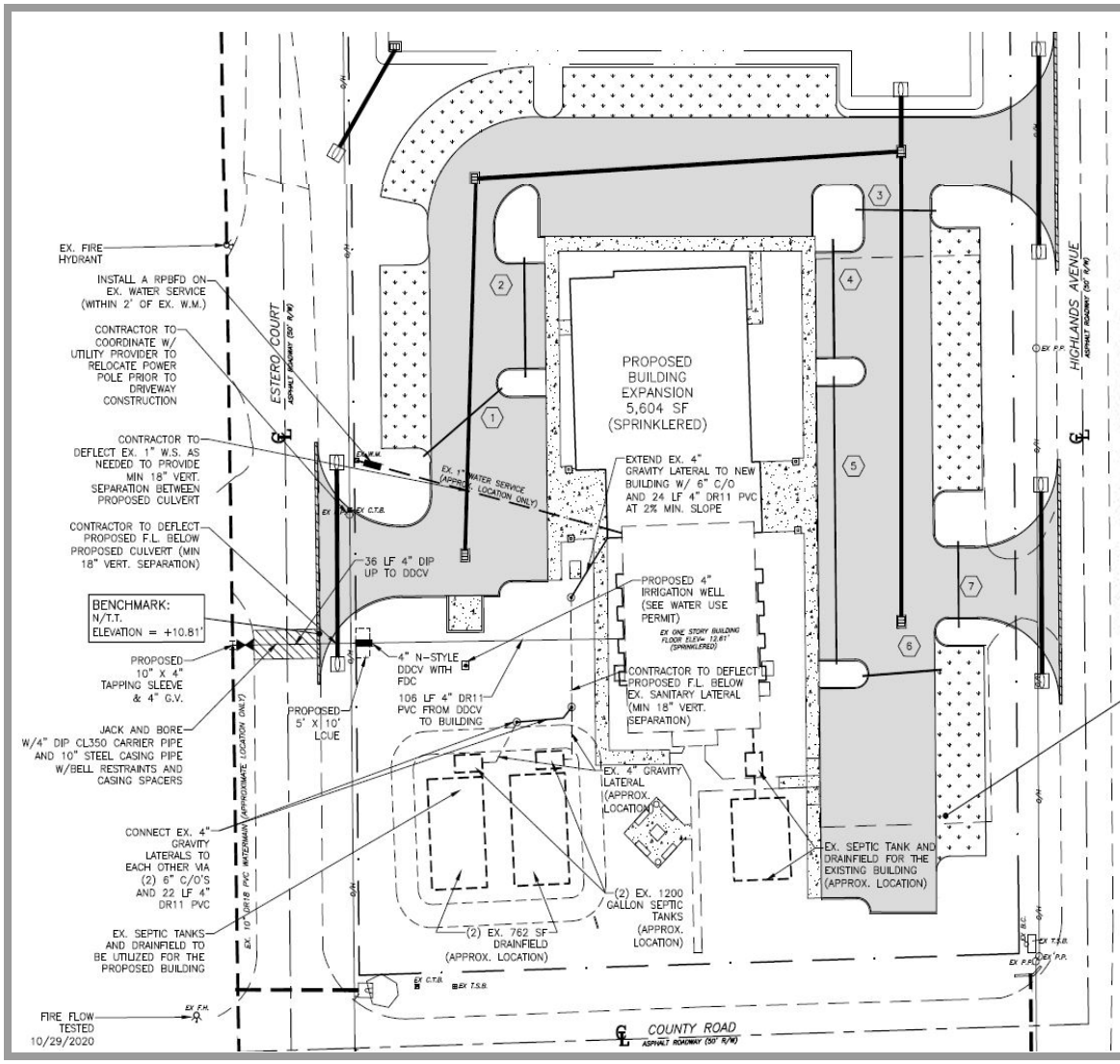
Fire Flow Calculations



FIRE FLOW CALCULATIONS

BASED ON NFPA 1, TABLE 18.5.4.3

9,015 SF PROPOSED BUILDING, CONSTRUCTION TYPE (II–B)

MINIMUM FIRE FLOW REQUIRED IN ALL CASES IS 1,500 GPM.

FF = 1,500 GPM @ 20 PSI REQUIRED

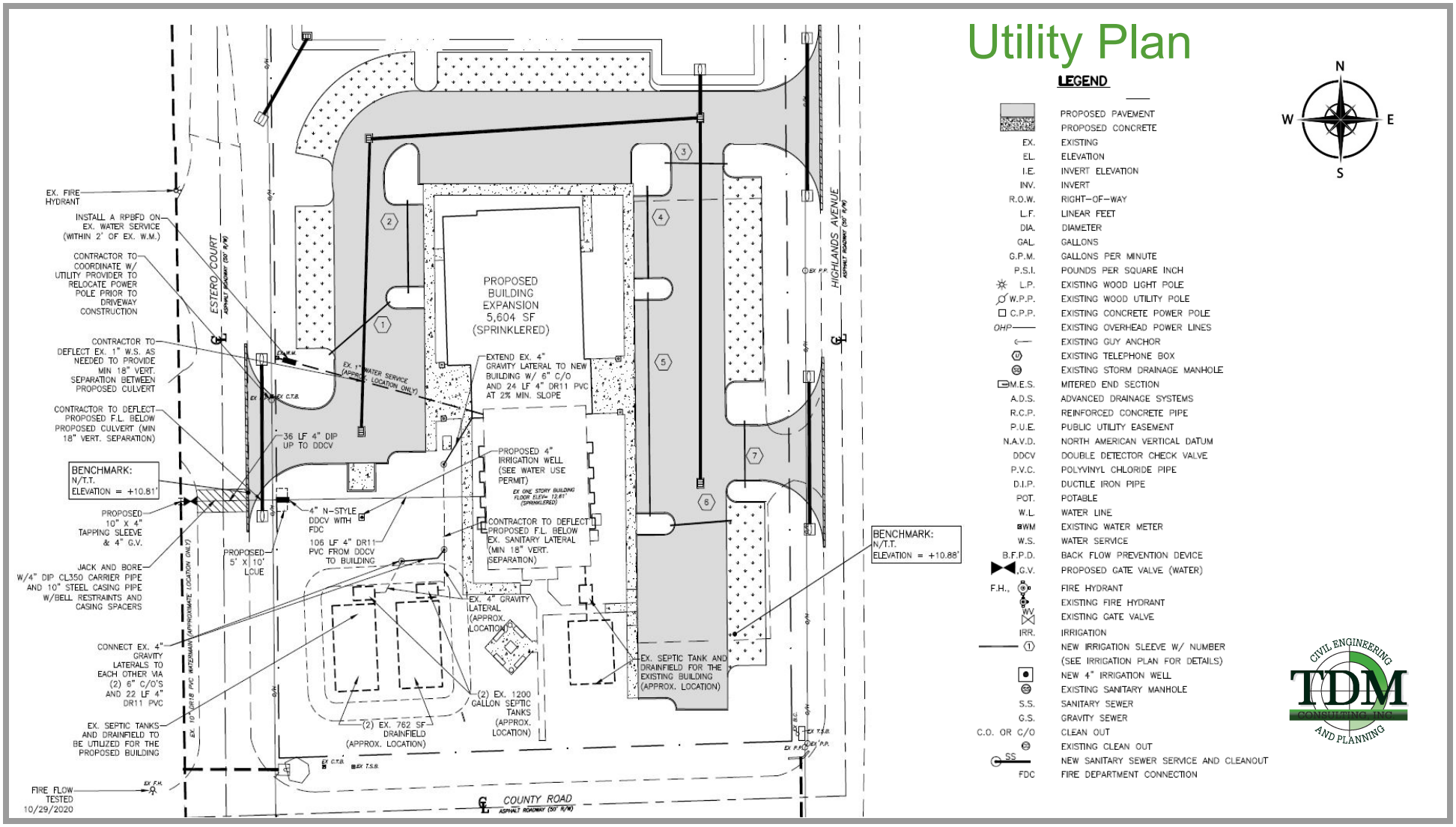
FIRE FLOW PROVIDED @ 20 PSI = 2,201 GPM DATED 10/29/2020

BUILDING TO BE SPRINKLED.
THEREFORE, FIRE PROTECTION IS ASSUMED ADEQUATE.

TEST LOCATION: 8631 COUNTY ROAD AND TAMIAMI TRAIL

FIRE FLOW CONDUCTED BY:

ESTERO FIRE RESCUE


Utility Plan
LEGEND
PROPOSED PAVEMENT
PROPOSED CONCRETE
EX. EXISTING
EL. ELEVATION
I.E. INVERT ELEVATION
INV. INVERT
R.O.W. RIGHT-OF-WAY
L.F. LINEAR FEET
DIA. DIAMETER
GAL. GALLONS
G.P.M. GALLONS PER MINUTE
P.S.I. POUNDS PER SQUARE INCH
L.P. EXISTING WOOD LIGHT POLE
W.P.P. EXISTING WOOD UTILITY POLE
C.P.P. EXISTING CONCRETE POWER POLE
OHP EXISTING OVERHEAD POWER LINES
EXISTING GUY ANCHOR
EXISTING TELEPHONE BOX
EXISTING STORM DRAINAGE MANHOLE
M.E.S. MITERED END SECTION
A.D.S. ADVANCED DRAINAGE SYSTEMS
R.C.P. REINFORCED CONCRETE PIPE
P.U.E. PUBLIC UTILITY EASEMENT
N.A.V.D. NORTH AMERICAN VERTICAL DATUM
DDCV DOUBLE DETECTOR CHECK VALVE
P.V.C. POLYVINYL CHLORIDE PIPE
D.I.P. DUCTILE IRON PIPE
POT. POTABLE
W.L. WATER LINE
WM EXISTING WATER METER
W.S. WATER SERVICE
B.F.P.D. BACK FLOW PREVENTION DEVICE
G.V. PROPOSED GATE VALVE (WATER)
F.H., FIRE HYDRANT
EXISTING FIRE HYDRANT
W.V. EXISTING GATE VALVE
IRR. IRRIGATION
NEW IRRIGATION SLEEVE W/ NUMBER
(SEE IRRIGATION PLAN FOR DETAILS)
NEW 4" IRRIGATION WELL
EXISTING SANITARY MANHOLE
S.S. SANITARY SEWER
G.S. GRAVITY SEWER
C.O. OR C/O CLEAN OUT
EXISTING CLEAN OUT
SS NEW SANITARY SEWER SERVICE AND CLEANOUT
FDC FIRE DEPARTMENT CONNECTION
N
W
E
S
EX. FIRE HYDRANT
INSTALL A RPBFD ON EX. WATER SERVICE (WITHIN 2' OF EX. W.M.)
CONTRACTOR TO COORDINATE W/ UTILITY PROVIDER TO RELOCATE POWER POLE PRIOR TO DRIVEWAY CONSTRUCTION
CONTRACTOR TO DEFLECT EX. 1" W.S. AS NEEDED TO PROVIDE MIN 18" VERT. SEPARATION BETWEEN PROPOSED CULVERT
CONTRACTOR TO DEFLECT PROPOSED F.L. BELOW PROPOSED CULVERT (MIN 18" VERT. SEPARATION)
BENCHMARK: N/T.T. ELEVATION = +10.81'
PROPOSED 10" X 4" TAPPING SLEEVE & 4" G.V.
JACK AND BORE W/4" DIP CL350 CARRIER PIPE AND 10" STEEL CASING PIPE W/BELL RESTRAINTS AND CASING SPACERS
CONNECT EX. 4" GRAVITY LATERALS TO EACH OTHER VIA (2) 6" C/O'S AND 22 LF 4" DR11 PVC
EX. SEPTIC TANKS AND DRAINFIELD TO BE UTILIZED FOR THE PROPOSED BUILDING
FIRE FLOW TESTED 10/29/2020
ESTERO COURT
ASPHALT ROADWAY (50' R/W)
EX. 10" DR18 PVC WATERMAIN (APPROXIMATE LOCATION ONLY)
PROPOSED BUILDING EXPANSION 5,604 SF (SPRINKLERED)
EXTEND EX. 4" GRAVITY LATERAL TO NEW BUILDING W/ 6" C/O AND 24 LF 4" DR11 PVC AT 2% MIN. SLOPE
EX. 1" WATER SERVICE (APPROX. LOCATION ONLY)
36 LF 4" DIP UP TO DDCV
PROPOSED 4" IRRIGATION WELL (SEE WATER USE PERMIT)
EX ONE STORY BUILDING FLOOR ELEV= 12.67' (SPRINKLERED)
4" N-STYLE DDCV WITH FDC
106 LF 4" DR11 PVC FROM DDCV TO BUILDING
PROPOSED 5' X 10' LOUE
CONTRACTOR TO DEFLECT PROPOSED F.L. BELOW EX. SANITARY LATERAL (MIN 18" VERT. SEPARATION)
EX. 4" GRAVITY LATERAL (APPROX. LOCATION)
(2) EX. 1200 GALLON SEPTIC TANKS (APPROX. LOCATION)
(2) EX. 762 SF DRAINFIELD (APPROX. LOCATION)
EX. SEPTIC TANK AND DRAINFIELD FOR THE EXISTING BUILDING (APPROX. LOCATION)
BENCHMARK: N/T.T. ELEVATION = +10.88'
HIGHLANDS AVENUE
ASPHALT ROADWAY (50' R/W)
COUNTY ROAD
ASPHALT ROADWAY (50' R/W)
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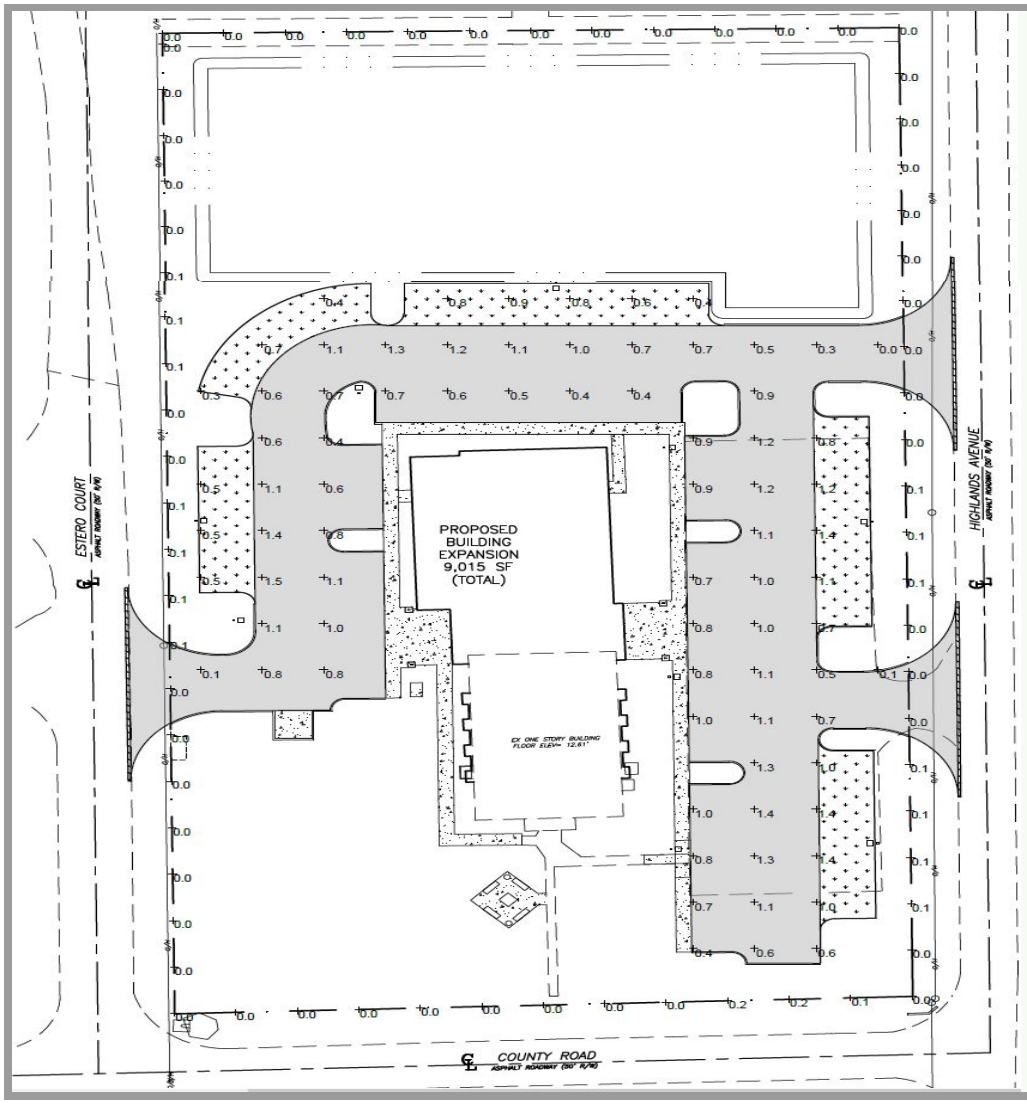
AND PLANNING



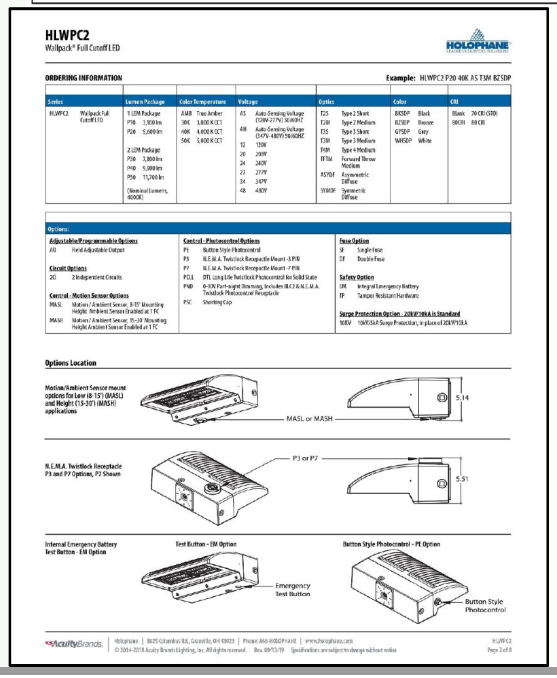
Lighting Plan

STATISTICS (FOR ENTIRE SITE)

Description	Symbol	Avg	Max	Min
Boundary	+	0.0 fc	0.2 fc	0.0 fc
Parking Area	+	0.8 fc	1.5 fc	0.0 fc

LUMINAIRE SCHEDULE (FOR GENERAL SITE AND PARKING AREAS)

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	L-1	9	DSX1 LED 30C 530 30K T3M MVOLT MA	DSX1 LED WITH (1) 30 LED LIGHT ENGINES, TYPE T3S OPTIC, 3000K, @ 530mA FOR MAST ARM MOUNTING	LED	DSX1_LED_ 30C_530_30K_ T3M_MVOLT_MA.ies	ABSOLUTE	1.00	52.4



HLWPC2
Wallpack® Full Cutoff LED

HOLOPHANE

ORDERING INFORMATION

Example: HLWPC2 P20 40K A5 T3M RZ5DP

Series	Lumen Package	Color Temperature	Voltage	Optics	Color	CRI
HLWPC2 Wallpack Full Cutoff LED	1 LEM Package P10 2,300 lm P20 5,000 lm 2 LEM Package P30 2,300 lm P40 5,000 lm P50 11,500 lm (Nominal Lumens, 4000K)	AMB True Amber 30K 3,000 K CCT 40K 4,000 K CCT 50K 5,000 K CCT	A5 Auto-Sensing Voltage (120W-277V, 50/60HZ) A8 Auto-Sensing Voltage (347V-480V,50/60HZ) T2 120V 2V 208V 24 240V 27 277V 34 347V 48 480V	T2S Type 2 Short T2M Type 2 Medium T3S Type 3 Short T3M Type 3 Medium T4M Type 4 Medium TFTM Forward Throw Medium R5T6F Asymmetric Diffuse SYMDIF Symmetric Diffuse	BRZ5DP Black BZ5DP Bronze GY5DP Grey WH5DP White	Blank 70 CRI (STD) 8RCRI 80 CRI

Options:

Adjustable/Programmable Options
ASO Field Adjustable Output

Circuit Options
2CI 2 Independent Circuits

Control - Motion Sensor Options
MASL Motion / Ambient Sensor, 8-15' Mounting Height; Ambient Sensor Enabled at 1 FC
MASH Motion / Ambient Sensor, 15-30' Mounting Height; Ambient Sensor Enabled at 1 FC

Control - Photocontrol Options
P5 Button Style Photocontrol
P5 N.E.M.A. Twistlock Receptacle Mount - 5 PER
P7 N.E.M.A. Twistlock Receptacle Mount - 7 PER
PCLL DTL Long Life Twistlock Photocontrol for Solid State
PND 0-10V Port-ready Drivers, includes NEMA & N.E.M.A. Twistlock Photocontrol Receptacle
PSC Shorting Cap

Fuse Option
SF Single Fuse
DF Double Fuse

Safety Option
EM Integral Emergency Battery
TP Tamper Resistant Hardware

Surge Protection Option - 20kV/10kA is Standard
SDEV 10kV/5kA Surge Protection, in place of 20kV/10kA

Options Location

Motion/Ambient Sensor mount options for Low (8-15') (MASL) and Height (15-30') (MASH) applications

N.E.M.A. Twistlock Receptacle P5 and P7 Options, P7 Shown

Internal Emergency Battery Test Button - EM Option

Test Button - EM Option

Button Style Photocontrol - PE Option

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HLWPC2
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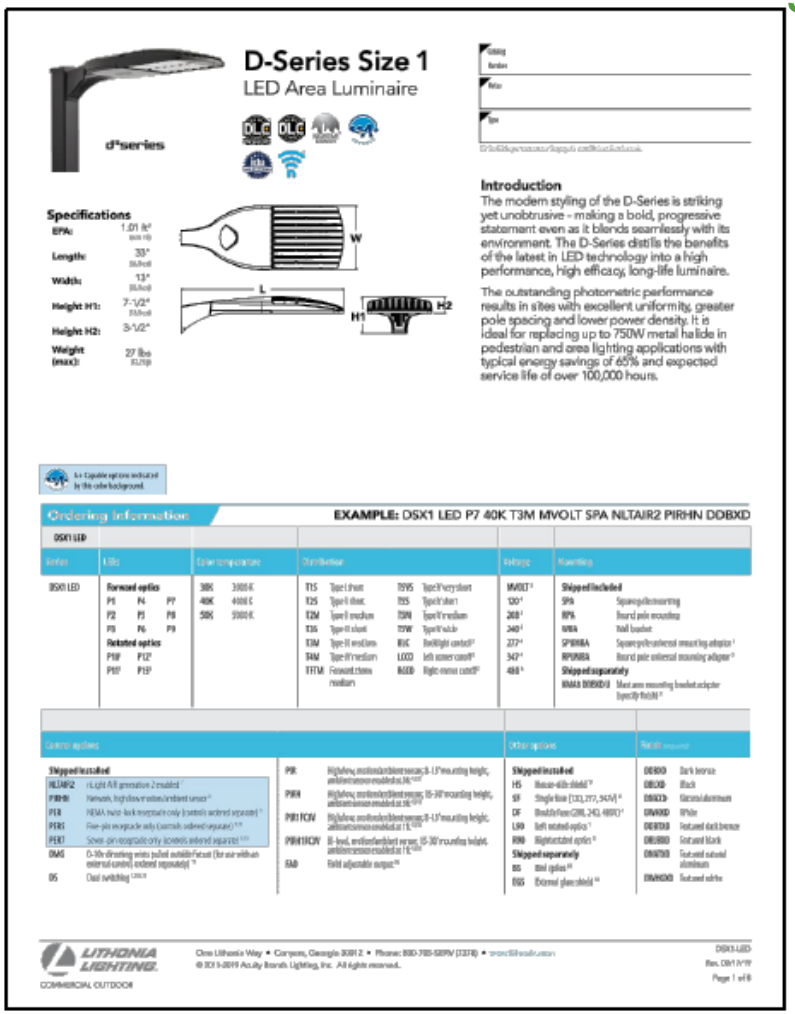
Lighting



D-Series Size 1

LED Area Luminaire

d*series

Specifications

EPA: 1.01 ft²

Length: 33"

Width: 13"

Height H1: 7-1/2"

Height H2: 3-1/2"

Weight (max): 27 lbs

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information **EXAMPLE:** DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	Lumens	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4 P7 P2 P5 P8 P3 P6 P9 **Rotated optics** P10F P12F P11F P13F	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control LCCO Left corner cutoff RCCO Right corner cutoff	MVOLT 120 208 240 277 347 480	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adapter RPUMBA Round pole universal mounting adapter **Shipped separately** BAA BDBXD U Base arm mounting bracket adapter (specify finish)

Controls options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled PIRHN Network, high/low motion/ambient sensor PER NEMA twist-lock receptacle only (controls ordered separately) PER5 Five-pin receptacle only (controls ordered separately) PER7 Seven-pin receptacle only (controls ordered separately) DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) DS Dual switching PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc PIR1FCW High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc PIRH1FCW 30-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ELCW Field adjustable output	**Shipped installed** HS House-side shield SF Single fuse (120, 277, 347V) DF Double fuse (208, 240, 480V) L90 Left rotated optics R90 Right rotated optics **Shipped separately** BS Bird spikes EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING

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COMMERCIAL OUTDOOR

DSX1-LED

Rev. 08/14/19

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Anchor Base Poles

SSA

SQUARE STRAIGHT ALUMINUM

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Traffic Impact Statement

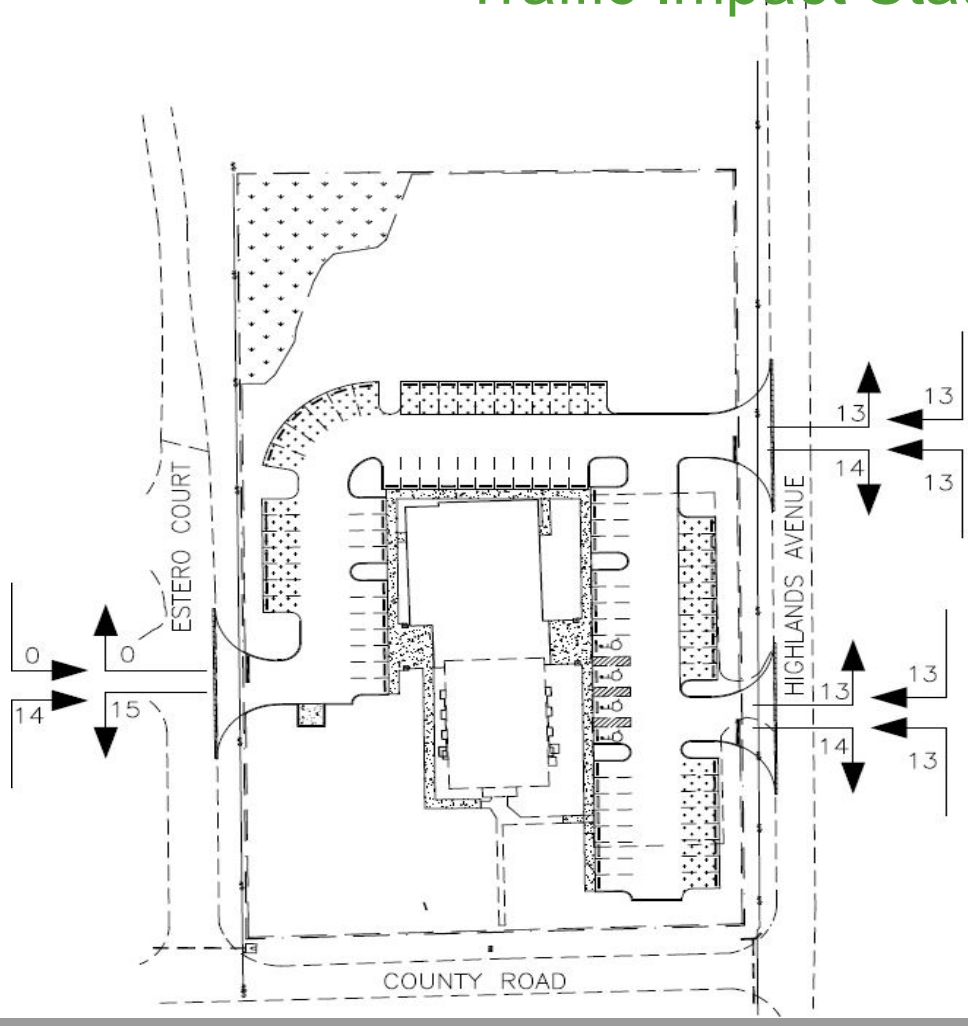


Table 5. Raw Trip Generation – Proposed Church (LUC 560)

247 Seats:

A. Daily Average Vehicle Trip Ends (Sunday)

T = 1.21 (247) = **298 (149 entering, 149 exiting)**

B. Sunday Peak Hour Average Vehicle Trip Ends (Generator)

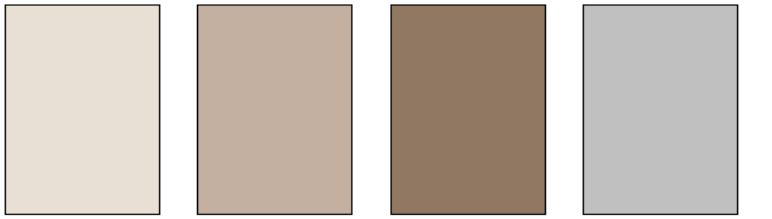
T = 0.54 (247) = **133 (65 entering, 68 exiting)**

Source: TDM, 2020

Architectural Plans

Robert L. Massengale

Sherwin Williams Colors

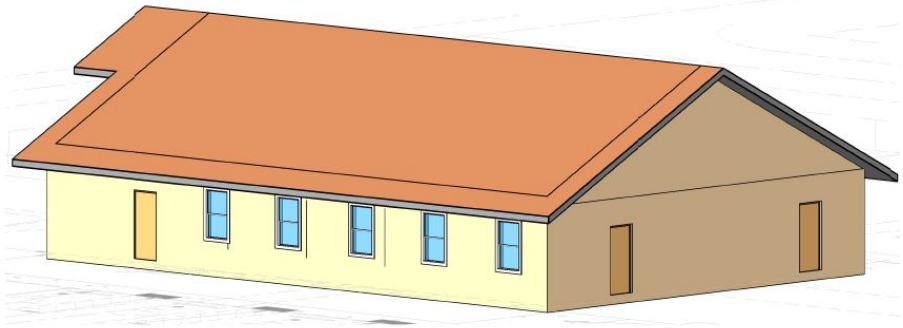


SW6091
Reliable White

SW6086
Sand Dune

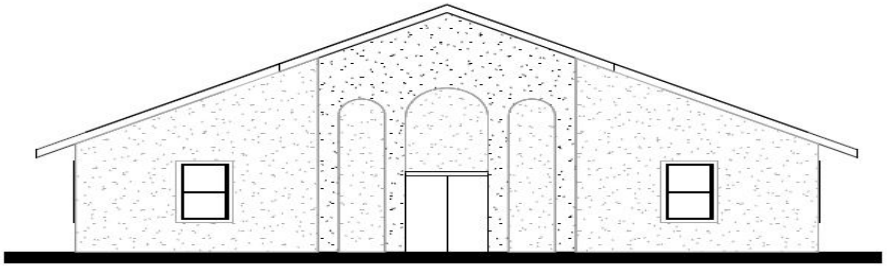
SW7705
Nuthatch

Galvalume Metal Roofing

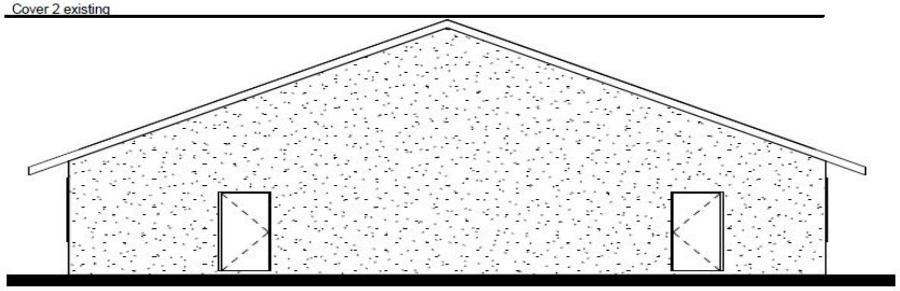


Cover 1 existing

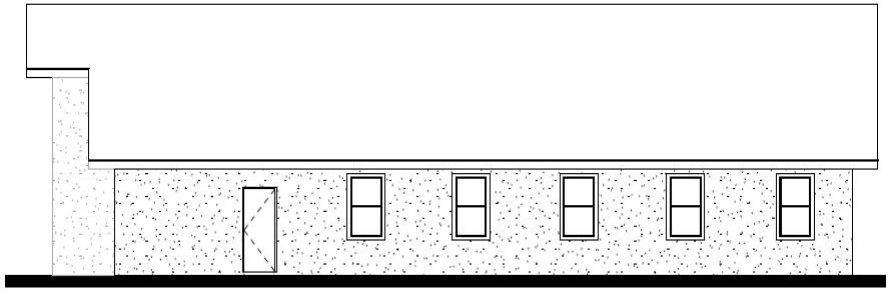
Cover 2 existing



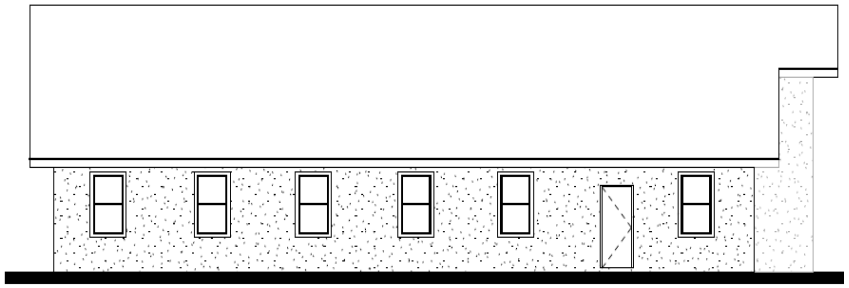
4 | 1/8" = 1'-0" | South Elevation



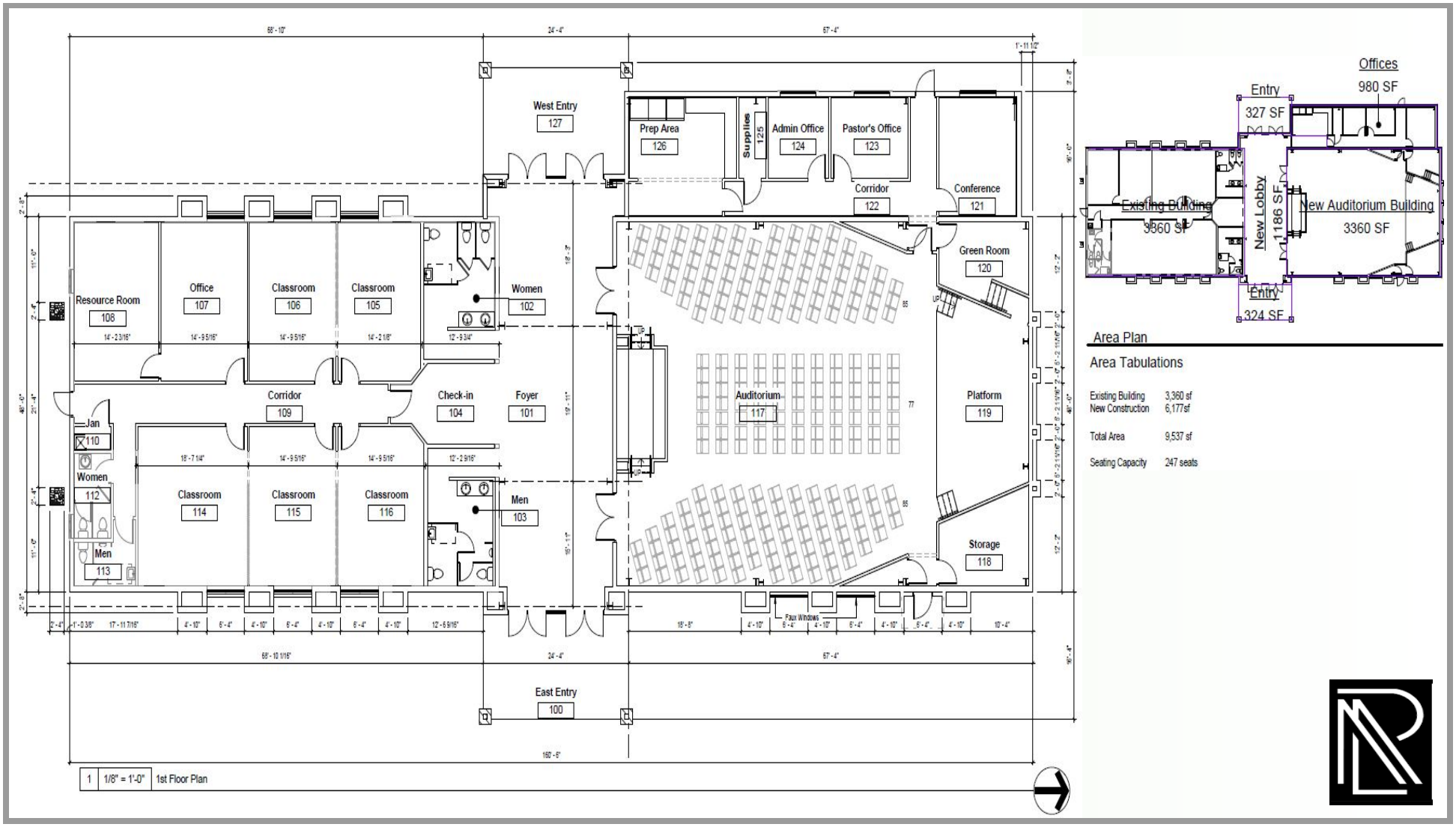
5 | 1/8" = 1'-0" | North Elevation



6 | 1/8" = 1'-0" | East Elevation



7 | 1/8" = 1'-0" | West Elevation


West Entry
127
Prep Area
126
Supplies
125
Admin Office
124
Pastor's Office
123
Corridor
122
Conference
121
Green Room
120
Resource Room
108
Office
107
Classroom
106
Classroom
105
Women
102
Corridor
109
Check-in
104
Foyer
101
Auditorium
117
Platform
119
Jan
110
Women
112
Men
113
Classroom
114
Classroom
115
Classroom
116
Men
103
Storage
118
East Entry
100
Faux Windows
1 1/8" = 1'-0" 1st Floor Plan
Offices
980 SF
Entry
327 SF
Existing Building
3360 SF
New Lobby
1186 SF
New Auditorium Building
3360 SF
Entry
324 SF
Area Plan
Area Tabulations
Existing Building 3,360 sf
New Construction 6,177sf
Total Area 9,537 sf
Seating Capacity 247 seats

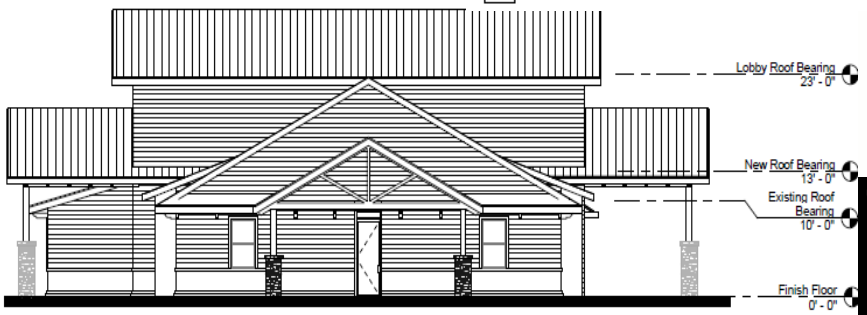
1 1/8" = 1'-0" East Elevation

2 1/8" = 1'-0" West Elevation

Exterior Finish Materials

1	Smooth Stucco Finish	(Old Florida Style)
2	Textured Stucco Finish	(Old Florida Style)
3	HardiPlank Horizontal Siding	(Old Florida Style)
4	Standing Seam Metal Roofing	(Old Florida Style)
5	Rough-sawn Timber Truss	(Old Florida Style)
6	Rough-sawn Timber Column	(Old Florida Style)
7	Manufactured Stone Column Base	
8	4"x2" Stucco Banding	
9	Faux Window	
10	8"x2" Stucco Banding	
11	12"x2" Stucco Banding	
12	1-1/2" Stucco Reveal	
13	Decorative Bracket	(Old Florida Style)
14	Decorative Rafter Tail	(Old Florida Style)
15	Storefront Door/Window System	
16	Metal Canopy	

3 1/8" = 1'-0" North Elevation



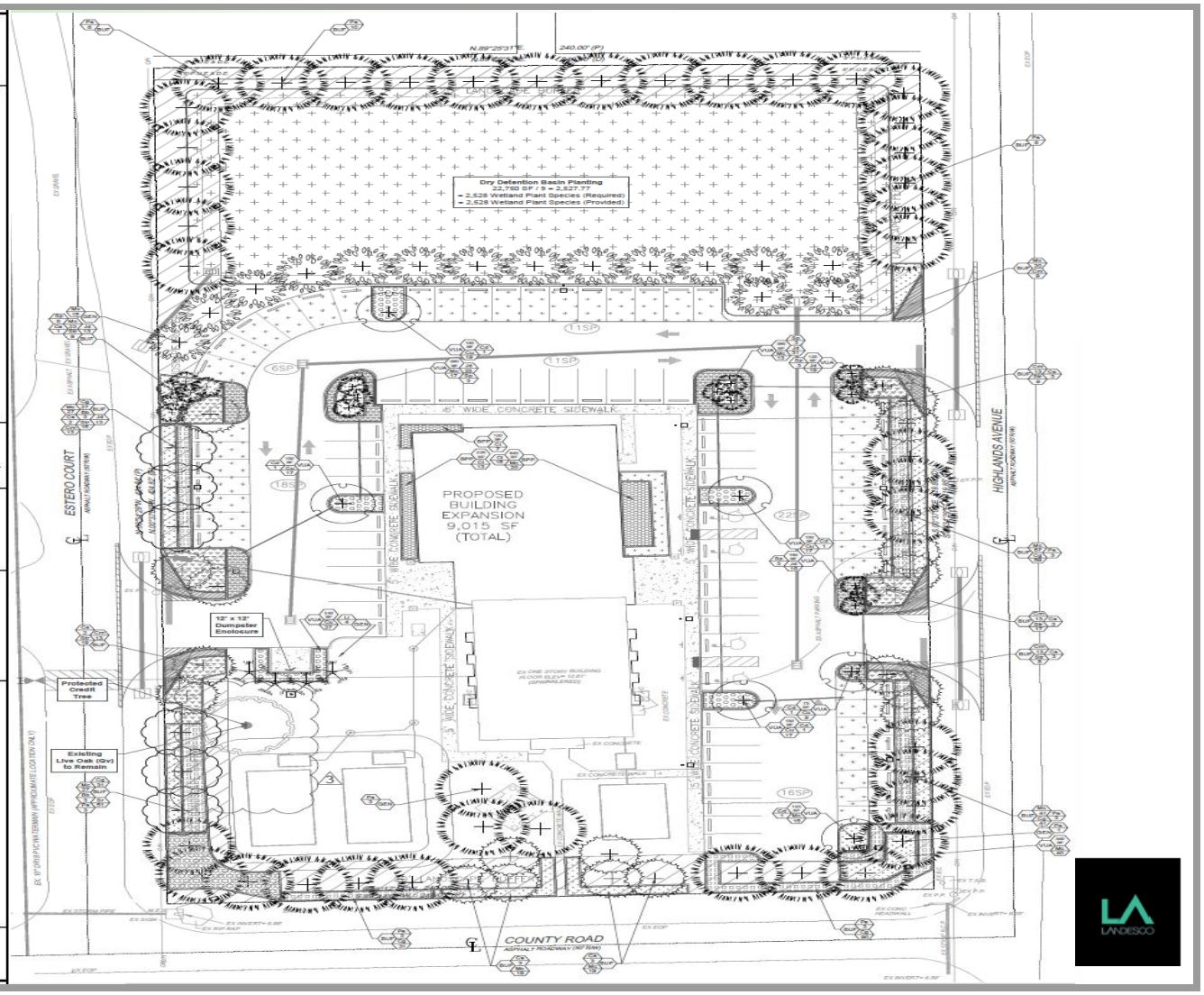
4 1/8" = 1'-0" South Elevation

Landscape Architectural Plans

Landesco, PLLC

VILLAGE OF ESTERO
LANDSCAPE REQUIREMENTS

	Required:	Provided:
Commercial Development abutting the following uses:		
North Property Boundary: MPD <---> AG-2		
Type 'A' Buffer (5' min. width; 4 Trees / 100 LF)		
► **240.00 LF = 10 Trees**		
240 / 100 = 2.40 x 4 = 9.60 Trees	10	10
East Property Boundary: WOR <---> ROW (HIGHLANDS AVE)		
Type 'D' Buffer (20' min. width; 5 Trees + 66 Shrubs / 100 LF)		
► **419.85 LF = 21 Trees + 297 Shrubs**		
420 / 100 = 4.20 x 5 = 21.00 Trees	21	21
420 / 100 = 4.20 x 30 = 297.00 Trees	297	297
South Property Boundary: WOR <---> ROW (COUNTY RD)		
Type 'D' Buffer (20' min. width; 5 Trees + 66 Shrubs / 100 LF)		
► **240.00 LF = 12 Trees + 159 Shrubs**		
240 / 100 = 2.40 x 5 = 12.00 Trees	12	12
240 / 100 = 2.40 x 66 = 158.40 Trees	159	159
West Property Boundary: WOR <---> ROW (ESTERO CT)		
Type 'D' Buffer (20' min. width; 5 Trees + 66 Shrubs / 100 LF)		
► **424.82 LF = 22 Trees + 281 Shrubs**		
425 / 100 = 4.25 x 5 = 21.25 Trees	22	22
425 / 100 = 4.25 x 66 = 280.50 Shrubs	281	281
Open Space Calculations: Commercial		
20% of development area must be provided as open space		
► **Open Space: 96,015 SF x 0.20 = 19,203.00 SF**	19,203 SF	35,943 SF
General Trees. (GEN)		
All other developments. One tree must be provided per each 3,500 square feet of development area.		
► **GEN: 96,015 SF / 3,500 = 27.43 Trees**	28	28
Building perimeter plantings. (BPP)		
Building Perimeter Plantings equal to ten percent of the proposed building gross ground level floor area must be provided.		
► **BPP: 9,015 SF x 0.10 = 901.50 SF**	902 SF	990 SF
► **BPP: (902 SF / 2) / 9) = 50.11 Shrubs**	51	55
Landscaping of parking and vehicle use areas. (VUA)		
Internal landscaping.		
At least one canopy tree or a cluster of three sabal palms must be planted or retained for every 250 square feet of required internal planting area, and no parking space may be more than 200 feet from a tree planted in a permeable island, peninsula or median.		
► **VUA: 2,304 SF / 250 = 9.22 Trees**	10	10
Landscaped areas on the parking area perimeter or internal islands must equal or exceed a minimum of ten percent of the total paved surface area.		
► **VUA: 23,033 SF x 0.10 = 2,303.30 SF**	2,304 SF	2,395 SF
► **VUA: 2,304 SF / 9 = 256.00 Shrubs**	256	282
TOTALS TREES	103	103
SHRUBS	1,044	1,074
LANDSCAPE AREA	3,206 SF	3,385 SF



Trees

Orange Geiger
Cordia Sebestena

Pigeon Plum
Coccoloba Diversifolia

Cabbage Palm
Sabal Palmetto

Crape Myrtle
Lagerstroemia Indica

PLANT SCHEDULE

KEY	SYMBOL	QTY	SPECIES	PLANT TYPE	CATEGORY	NATIVE STATUS
PROPOSED TREES						
Bb		6	SHADY LADY BLACK OLIVE, *Bucida buceras 'Shady Lady'*	CANOPY	BUF	NO
Cd		6	PIGEON PLUM, *Coccoloba diversifolia*	CANOPY	VUA	YES
Cs		20	ORANGE GEIGER TREE, *Cordia sebestena*	CANOPY	BUF	YES
Li		4	CRAPEMYRTLE, *Lagerstroemia indica*	CANOPY	GEN	NO
Mv		15	SWEETBAY MAGNOLIA, *Magnolia virginiana*	CANOPY	GEN	YES
Pe		37	Southern Slash Pine, *Pinus elliottii var. densa*	CANOPY	BUF	YES
		4			GEN	
Sp		6	Cabbage Palm, *Sabal palmetto* (3:1)	PALM	BUF	YES
		12			VUA	
EXISTING TREES						
Qv		1	SOUTHERN LIVE OAK, *Quercus virginiana* (1:5)	CANOPY	EX	YES
TOTAL TREES		111	REVIEW: 92 + 18 @ 3:1 + 1 @ 1:5 = 103			

Shady Lady Black Olive
Ilex Bucida Buceras 'Shady Lady'

Sweetbay Magnolia
Magnolia Virginiana

Southern Slash Pine
Pinus Elliottii Var. Densa

Southern Live Oak
Quercus Virginiana

Shrubs

Red Tip Cocoplum
Chrysobalanus Icaco

Clusia
Clusia Guttifera

Emerald Blanket
Carissa Marcocarpa

Orange Bird
Strelitzia Reginae

PLANT SCHEDULE

PROPOSED SHRUBS						
Ci		35	Red Tip Cocoplum, *Chrysobalanus icaco 'Red Tip'*	SHRUB	BPP	YES
Cg		279	CLUSIA (AUTOGRAPH PLANT), *Clusia guttifera*	SHRUB	BUF	YES
Cm		74	EMERALD BLANKET NATAL PLUM, *Carissa macrocarpa 'Emerald Blanket'*	SHRUB	BUF	YES
Cu		97	SEAGRAPE, *Coccoloba uvifera*	SHRUB	VUA	YES
Jd		26 100	Parson's Juniper, *Juniperus davurica 'Parsonii'*	SHRUB	BUF GEN	YES
Mc		20 233 85	Muhly Grass, *Muhlenbergia capillaris*	GRASS	BPP BUF VUA	YES
Sr		51	Silver Saw Palmetto, *Serenoa repens*	SHRUB	BUF	YES
Str		74	ORANGE BIRD OF PARADISE, *Strelitzia reginae*	SHRUB	GEN	YES
TOTAL SHRUBS		1,074				
DRY DETENTION PLANTING						
Sb		2,528	Sandcord Grass, *Spartina bakerii*	SHRUB	VUA	YES
SOD						
---		---	Floratam Grass, *Stenotaphrum secundatum 'Floratam'*	LAWN	THROUGHOUT	YES

Seagrape
Coccoloba Uvifera

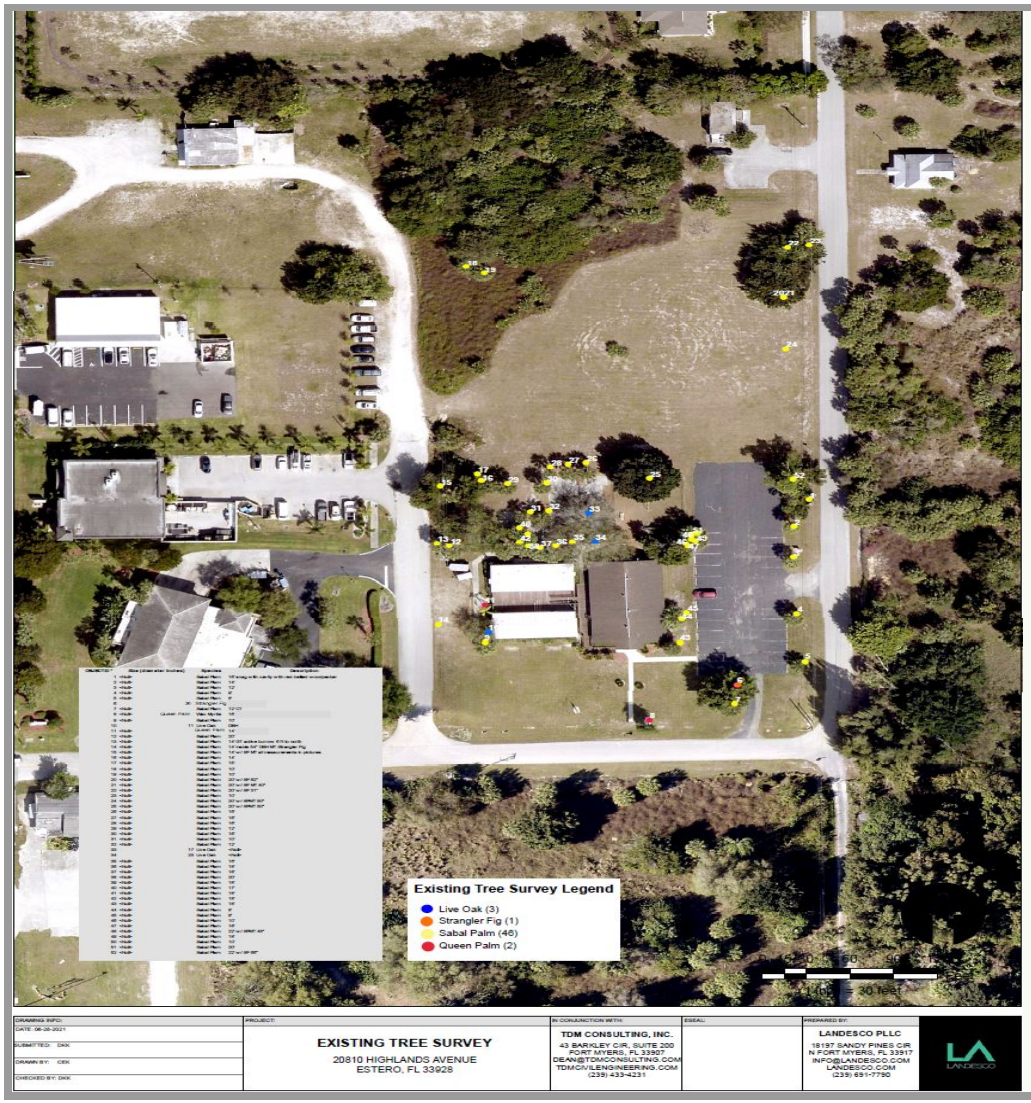
Parson's Juniper
Juniperus Davurica

Muhly Grass
Muhlenbergia Capillaris

Silver Saw Palmetto
Serenoa Repens

Floratam Grass
Stenotaphrum Secundatum

LA LANDESIGN



Existing Tree Survey

Village of ESTERO

Planning, Zoning and Design Board
Staff Report

PROJECT NAME
Elementary School "K" & Middle School "NN" (now known as AAAA Pre-K through 8 School)
CASE NUMBER
DOS2021-E004
MEETING DATE
October 12, 2021
REQUEST
Development Order to construct combined elementary and middle school with related facilities
APPLICANT
Lee County District School Board
LOCATION
20897 Three Oaks Parkway
PROPERTY SIZE
68.49 acres
ZONING
Agriculture
PUBLIC INFORMATION MEETING DATES
The PZDB conducted a Public Information Meeting on September 14, 2021

Staff Recommendation
Staff recommends approval of the Development Order with conditions, and the monument sign design. Staff believes with conditions and if deviations are granted by the PZDB, the request will comply with the Land Development Code.

Background
The applicant is requesting approval of a Development Order to construct a combined kindergarten through 8th grade school, playing fields, parking lots, bus ramps. stormwater management areas and related infrastructure. The total project area is 68.49 acres. The project was reviewed by the PZDB at a Public Information Meeting on September 14, 2021. Staff has also reviewed the plans in detail. Staff includes Village Staff as well as Lee County Utilities, Lee County Department of Transportation, Estero Fire District, Lee Tran and Lee County Solid Waste Division.

Surrounding Uses
This site is zoned Agriculture (AG) which allows public schools. A Comprehensive Plan Amendment was approved by Village Council which categorizes the site as "Public Facilities". The project is bounded by US Post Office and Copper Oaks subdivision to the north, Villages at Country Creek to the west across Three Oaks Parkway, I-75 to the east, and Calvary Chapel church, a preserve area, and Gerber Collision, an automotive repair facility, to the south.

Architecture
The building structure is tilt-up concrete for long-term durability. The style is somewhat plain. The staff has been working with the applicant to add variation to the canopies. Additionally, at the Public Information Meeting, the Planning, Zoning and Design Board made several suggestions to enhance the architecture, understanding the financial constraints of the School District. The plans have been revised to add architectural treatments on the western elevation to break up the flat roof, and also add trees to soften the look of the building. The building will be set back from both Three Oaks Parkway and I-75 and will be partially obscured.

The colors are earth tones and are compliant with the Land Development Code.

The applicant has requested architectural deviations as suggested by the PZDB. The deviations and justifications are attached.

Transportation
This project has access on the east side of Three Oaks Parkway, a north-south Lee County maintained arterial. Three Oaks Parkway is a four-lane divided roadway with a 45-mph posted speed limit. Corkscrew Road, south of the project site, is an east-west Lee County maintained arterial. In the project vicinity, Corkscrew Road is a four-lane divided roadway with a 45-mph posted speed limit. Estero Parkway, north of the project site is an east-west arterial, Lee County maintained east of Three Oaks Parkway and Village maintained west of Three Oaks Parkway. In the project vicinity, Estero Parkway is a four-lane divided roadway with a 45-mph posted speed limit.

A traffic signal will be required at the project's access point onto Three Oaks Parkway, to be paid by the School District as it is considered site-related. Because Three Oaks Parkway is county-maintained, the applicant must receive Limited Development Order approval for the project. This application is currently under review by the County. One of the items that will need to be addressed is synchronization of traffic lights to avoid traffic signal delays and other operational issues. The County will also evaluate the turn lanes, vehicle stacking and queueing, and road links.

The school is planned to open in August, 2023 with 1,800 students. Based on the County's concurrency report, the projected Level of Service would be E, which is considered acceptable.

The combined school with 2,350 students will generate 4,961 average daily trips at buildout. When background traffic is included, there could be level of service issues on Three Oaks Parkway, and on Corkscrew Road between I-75 and Three Oaks Parkway according to the applicant's traffic analysis submitted with the Development Order. This was based on using a worst case scenario and a high growth rate of 7%. Signal timing and turn lanes should mitigate this issue, along with the delayed school opening times after peak hour. Regardless, traffic will need to be closely monitored because projections can vary based upon general economic factors.

When a roadway exceeds capacity, it creates a level of service issue. However, transportation concurrency is no longer mandatory by State law. The traffic analysis is used instead to identify these problem areas so that solutions can be identified in capital improvement plans. The school proposes staggered start and end times for the school day (8:55 a.m. and 3:55 p.m.) to avoid peak hour traffic, substantial on-site stacking of vehicles dropping off and picking up students, turn lanes and a traffic signal to mitigate traffic impacts.

Stormwater Management
The surface water management system for the property consists of catch basins, pipes and swales to capture stormwater runoff and convey to the dry detention system and lakes for water quality treatment and attenuation prior to outfall into the Three Oaks storm sewer/swale from the control structures. From there, water flows to Corkscrew Road and to the Estero River.

The proposed surface water management system design and calculations have been reviewed by the Village staff, and a permit modification (Permit # SFWMD 85-00149-S) has been submitted to the water management district. The lowest proposed elevation of the finished floor is 20.00 feet NAVD88.

Lighting
The applicant has requested a deviation for lighting and light pole height. The deviation is explained in the attached document. The light pole height will comply with the Code, adjacent to Copper Oaks residential development, and no glare or illumination will extend onto adjacent properties.

Landscaping and Buffers
It should be noted that the Land Development Code does not contain any buffer requirements for schools. However, the School District is proposing an enhanced buffer along the north property line adjacent to Copper Oaks residential development, as well as trees along Three Oaks Parkway, and a natural retention area with 50 trees. Deviations are requested and are on the attached document.

The site will meet the 30% open space requirement.

Off-Street Parking, Bicycle Parking, and Loading Standard
The LDC [5-204.B.5.C.] requires sites with an off-street parking area with 150 or more parking spaces to provide at least three Electric Vehicle (EV) charging stations. Staff believes this was intended for commercial projects and not intended for public schools; however, the Code does not distinguish. The applicant's justification is attached.

Environmental Issues
The property will be served by Lee County Utilities for sanitary sewer and potable water service.

The Protected Species Survey indicates that there were no "protected species" identified on the site. There were other more common species found on the site that are not protected.

A large portion of the site is wetland, primarily low quality with exotic infestation. The wetlands were permitted by the SFWMD and US Army Corps of Engineers to be filled several years ago, with required purchase of mitigation credits. During the review of the Comprehensive Plan Amendment, policy language was added to allow consideration of schools in wetlands with appropriate mitigation and provision of a public benefit, such as provision of additional open space or onsite recreational facilities that are available for use by the public. The Village is currently working with the School District on an interlocal agreement for shared facilities.

Deviations
The Planning, Zoning and Design Board requested that the applicant identify where they could not comply with the Land Development Code and would need deviations. The attached list identifies those deviations needed for the site (including landscape), architecture, and exterior lighting. The list explains the applicant's justification for each.

Approval Conditions
Staff suggests in addition to the standard stipulations of approval for development orders, that the following conditions be included:

1. Prior to the start of construction, a construction traffic activity management plan will be submitted for review and approval, with contact names and numbers, indicating details of how construction activity will be managed to avoid adverse offsite impacts to the road and surrounding properties.

2. Electronic signs are prohibited.

3. No signage is allowed on any fences which are visible from the adjacent properties or roadways.

Attachment:
1. Deviation Requests

JOHNSON ENGINEERING

SINCE 1946

AAAA PreK-8 School - DEVIATION REQUESTS

SITE:

SECTION 5-204.B.5.C – **Electric Vehicles -** An off-street parking area with 150 or more parking spaces shall provide at least three EV charging stations.
JUSTIFICATION - We believe this was intended for commercial projects and not intended for a public school. We believe EV stations are for the public's use and even though payment for such a service may be collected through a third-party service the initial cost to the school was not budgeted. The third-party administering the EV stations would also be required to follow the Jessica Lunsford Act for security reasons. **The School District requests that no EV stations be required for the proposed school.**

SECTION 5-407.C – Building Perimeter Planting Standards - The planting areas for building perimeter plantings shall be located abutting three sides of a building, with emphasis on the sides most visible to the public (not including the loading area).
JUSTIFICATION - The front of the proposed school will have the required building plantings. However, two of the other three sides will not have the required plantings because the east side faces I-75, the north side has the bus access to the buildings and the south side faces a preserve area on the adjacent property. **The School District request they be required to do the building perimeter plantings only on the west side/front of the building for the reasons stated.**

SECTION 5-408.I.4 – Detention/Lake Amenity - Wet and dry detention areas exceeding 20,000 square feet in cumulative area and located adjacent to a public right-of-way are considered park areas and an attractor for pedestrian activity. These areas shall incorporate into the overall design of the project at least two of the following elements:
A five-foot wide walkway with trees an average of 50 feet on center, and shaded benches a minimum of six feet in length located on average every 150 feet ***or*** *A public access pier with a covered structure and seating* ***or*** *An intermittent shaded plaza/courtyard, a minimum of 200 square feet in area, with benches and/or picnic tables adjacent to the water body* ***or*** *A permanent fountain structure* ***or*** *A continuous pedestrian way around the waterbody.*
JUSTIFICATION – The dry detention area adjacent to the public ROW is required to have a 48" high chain link fence around the perimeter per SREF requirements, consequently the dry detention area will not be available to the public. Also, the school district discourages the public accessing any of their schools for security reasons. **The School District request they be required to do none of the features for the reasons stated.**

SECTION 5-409 – Landscaping of Parking areas, and vehicular access - The purpose of this subsection is to establish standards for the landscaping of parking areas to provide visual relief and cooling effects, and to channelize and define logical areas for pedestrian and vehicular circulation.
JUSTIFICATION – Although the school district cannot meet the requirement of this section for security reasons, the applicant has added clusters of palm trees in strategic areas to minimize the security risk from the added palms. **The School District request the Village of Estero approve the Alternate Landscape Betterment Plan.**

2122 Johnson Street ▪ Post Office Box 1550 ▪ Fort Myers, Florida 33902-1550
Phone: (239) 334-0046 ▪ www.JohnsonEngineering.com

ARCHITECTURAL:

SECTION 5-703.A -**Architectural Style Variation** - Mediterranean Revival (Mission, Italian Renaissance, Italian Countryside) and Florida Vernacular styles are designated as the Village's primary architectural styles. The application of these styles is dependent on the context of the intended development.
JUSTIFICATION – The required styles are cost prohibitive to meet both, the Florida Statues and SREF cost caps at the same time. Responsible use of taxpayer dollars, and quality construction, is concrete tilt-up walls, with low-slope roofs and steel framed interior that provides 50+ year life span and future flexibility. **The School District agrees to enhance the western elevation to align with the LDC more closely as it is the only side visible from Three Oaks Parkway.**

SECTION 5-703.1.D – Sloped Roofs - Mediterranean Revival Style architecture includes the key characteristics identified in Table 5-703.A.1.D: Mediterranean Revival Style Characteristics. See also Figure 5-703.A.1.D: Mediterranean Revival Defining Elements.
Roof slopes are shallow and are sloped between 3:12 and 6:12.
JUSTIFICATION - Sloped roofs are expensive, more vulnerable to hurricane damage, and increase maintenance cost/time. The extra ridges, valleys, copings, etc. all lead to potential leaks which impact both the exterior envelope and interior environmental air quality.

SECTION 5-706.C.6.C - **Horizontal Plane Offsets** – For buildings with a gross ground floor area over 35,000 SF, horizontal wall planes shall be interrupted with an offset dimension of at least two feet to change the horizontal plane at the following maximum intervals: every 100 linear feet for facades facing roads or providing primary entrances, and every 150 linear feet for all other.
JUSTIFICATION - Horizontal projections, especially for concrete tilt wall construction, creates multiple vertical joints and additional roof flashing conditions that lead to potential leaks which impact both the exterior envelope and interior environmental air quality. **The School District agrees to enhance the western elevation to more closely align with the LDC as it is the only side visible from Three Oaks Parkway**.

SECTION 5-706.F.2 – R**oof Treatments** – Roofs shall be designed to also meet three or more of the following requirements.
A. Parapets used to conceal rooftop equipment and flat roofs.
B. Three or more roof slope planes per primary façade.
C. Sloping roofs, which do not exceed the average height of the supporting walls, that have an average slope equal to or greater than 4V:12H but not greater than 12V:12H.
D. Additional vertical roof changes with a minimum change in elevation of two feet (flat roofs shall have a minimum of two changes)
E. Three-dimensional cornice treatments which are a minimum of ten inches in height with a minimum of three reliefs.
JUSTIFICATION - With flat roof construction, the applicant can meet 2 of the required 3 requirements, 2.A and 2.E. The other 3 requirements relate primarily to sloped roofs. **The School District requests to only meet 2 of the 5 requirements due to the proposed flat roof on the building. The School District also agrees to enhance the western elevation to align with the LDC more closely as it is the only side visible from Three Oaks Parkway**

EXTERIOR LIGHTING STANDARDS:

SECTION 5-604.C – **Light Pole Height -** Maximum Mounting Height – Except for street lighting, the height of exterior light fixtures, whether mounted on poles, walls, or by other means, shall comply with the standards in Table 5-604.C.
JUSTIFICATION – The subject property is zoned AG-2 which requires 15' maximum height for light poles. The property is being used in an institutional manner where the maximum light pole height would be 25' per the LDC. **The School District requests the 15' pole height along the residential community and 25' pole height in the rest of the proposed school. The plan meets all the photometric requirements in both scenarios.**.

SECTION 5-604.E – Lighting Standards - Standards for LED Luminaries – All exterior luminaries that include LED light sources shall comply with the following Illuminating Engineering Society of North America (IES) standards.

1. The Correlated Color Temperature (CCT) shall not exceed 3000K **to allow 4000K**.
2. Backlight (B) shall not exceed 1 **to allow 3**
3. Uplight (U) shall be 0 – comply with code
4. Glare (G) shall not exceed 1 **to allow 3**

JUSTIFICATION - Security is at the forefront of every discussion when building a school. The proper level of lighting and color temperature is critical for security cameras to identify threats during and after an event. The 3000K temperature light will be more in the red, yellow and orange spectrum giving everything an orangish/brown haze look, making it more difficult to identify with a security camera. **The School District is proposing to use 4000K temperature LED's, natural daylight color temperature, to better identify color and movement**. This will create a safer environment while a more deterrent type of color to any threat on campus. The 4000K temperature LED lamp is an industry standard for all school campuses.
The State Requirements for Educational Facilities (SREF) has certain footcandle levels the School District must maintain throughout the school campuses for security and safety reasons. To meet the SREF criteria. The School District must use higher lumen packages to accomplish the levels which in turn increases the BUG ratings (specifically the B and G Ratings). Using the BUG rating of 1-0-1 does not allow the use of higher lumen packages thus not meeting the SREF footcandle levels. **The School District is proposing to allow multiple BUG ratings comply with SREF and provide the proposer security lighting for the proposed school.** Any light pole that is located on or near a property line is fitted with an internal and external house shield to reduce any light or glare at the property line. With the proposed deviations to the code, the School District will comply with the Village of Estero footcandle requirements at the property line and at 10' and 50' beyond the property line. **The School District is requesting to use 4000K temperature LED's, and multiple BUG ratings to comply with SREF requirements and for the security of the school.**

SCHOOL BOARD OF LEE COUNTY
AAAA PREK-8 SCHOOL

(F.K.A. ELEMENTARY SCHOOL K AND MIDDLE SCHOOL NN)

DEVELOPMENT ORDER

(DOS2021-E004)

Village of Estero
PZDB Board Public Hearing
October 12, 2021

Applicant

Kathie Ebaugh, AICP
Director Facilities Planning & Development
School District of Lee County

Tina Silcox
Construction Services Project Manager
School District of Lee County

Representative

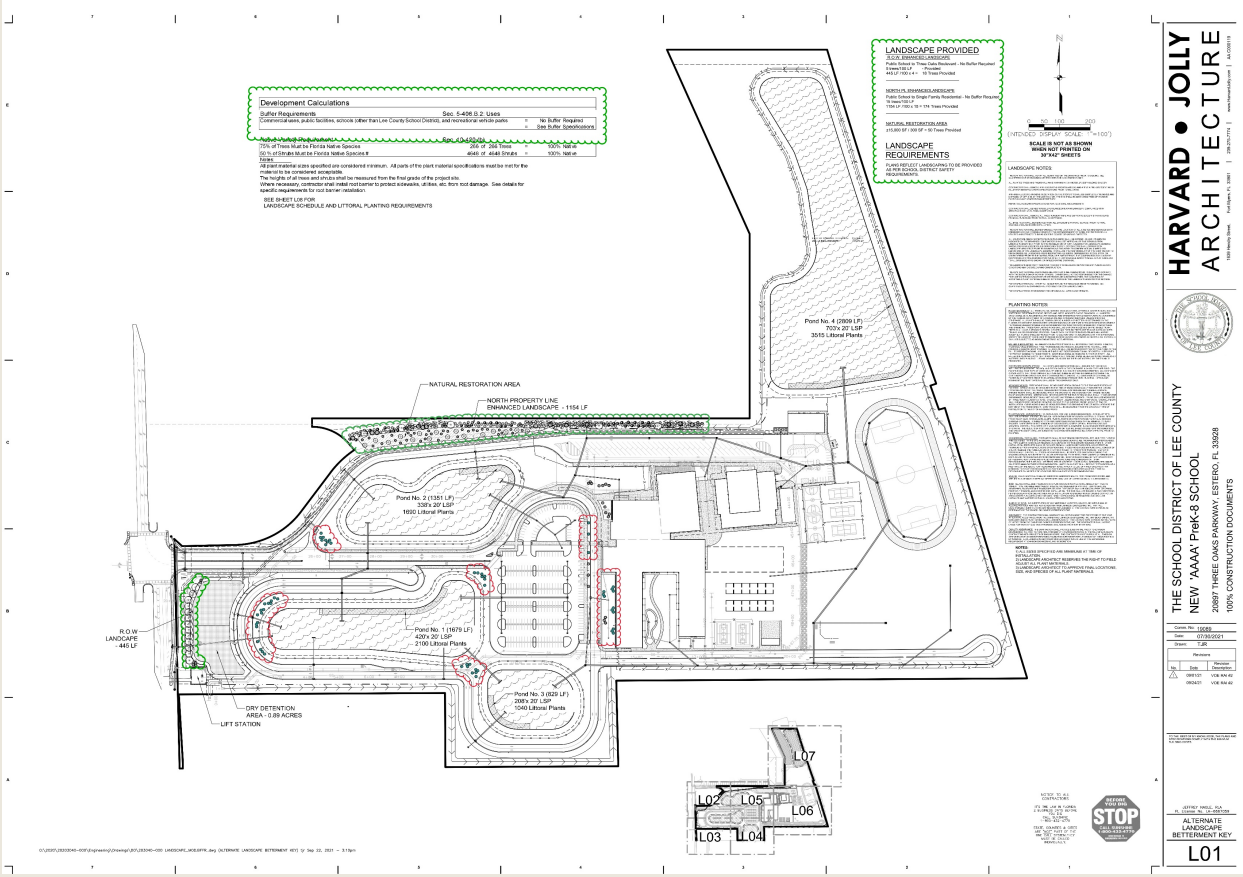
Dana L. Hume, P.E.
Principal
Johnson Engineering, Inc.

RESPONSE TO PZDB PUBLIC MEETING SEPTEMBER 14, 2021

- LANDSCAPE DISCUSSION
- ARCHITECTURAL DISCUSSION
- TRAFFIC DISCUSSION
- DEVIATIONS DISCUSSION
- VILLAGE CODE vs TYPICAL SCHOOL

UPDATED ALTERNATE LANDSCAPE BETTERMENT PLAN

- ADDED PALMS TO DIFFERENT AREAS OF THE SITE – 48 ADDITIONAL PALMS
- ADDED 20’ - 24’ HEIGHT PALMS ALONG BUILDING FACE – 9 TOTAL
- ALSO ADDED 14’ – 16’ HEIGHT PALMS ALONG BUILDING FACE – 17 TOTAL



ARCHITECTURE

RENDERED SITE PLAN

SCHOOL ENTRANCE WITHOUT LANDSCAPING

SCHOOL ENTRANCE WITH LANDSCAPING

SOUTHERN PORTION OF FRONT OF SCHOOL WITHOUT LANDSCAPING

SOUTHERN PORTION OF FRONT OF SCHOOL WITH LANDSCAPING

VIEW OF GYM ENTRANCE FROM BUS AREA

VIEW OF BUILDING FROM I-75

RENDERED AERIAL VIEW

SW 7516
Kestrel White
Interior / Exterior
Location Number: 266-C5

COLOR 'A'

BRONZE TRIM

SW 6118
Leather Bound
Interior / Exterior
Location Number: 291-C7

COLOR 'B'

SW 7720
Deer Valley
Interior / Exterior
Location Number: 290-C3

COLOR 'C'

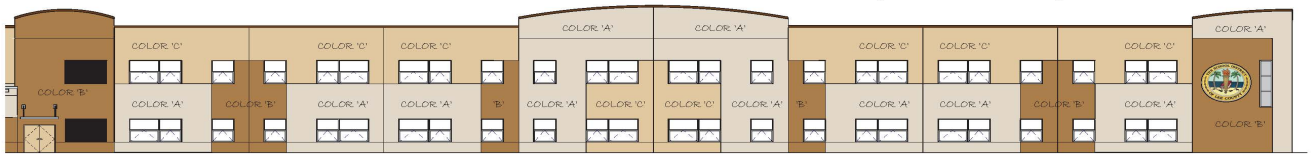
NEW 'AAAA' PreK-8 SCHOOL

HARVARD • JOLLY
ARCHITECTURE

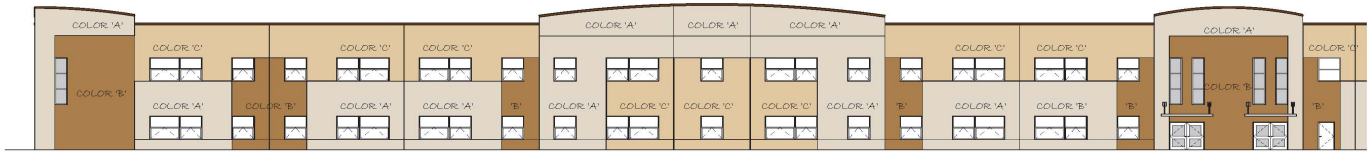
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
AR 0013140

N. Miami: 305-757-7774
Jacksonville: 904-398-2300
Orlando: 407-872-2222
Sarasota: 941-954-7602
Ft. Lauderdale: 954-764-4411
Tampa: 813-286-2308
St. Petersburg: 727-347-4411
Tallahassee: 850-224-1450
www.harvardjolly.com

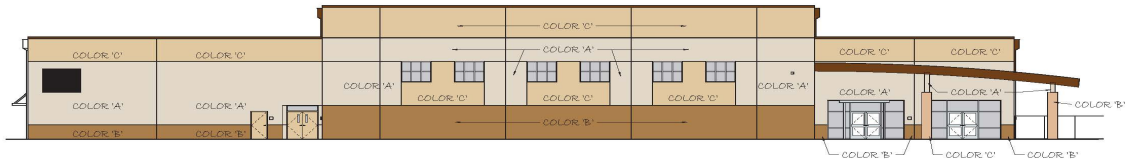
WEST ELEVATION - ADMIN. & WEST CLASSROOM
1/8" = 1'-0"
(VIEW FROM 3 OAKS PKWY.)



WEST ELEVATION - WEST CLASSROOM WING (CONTINUED)
1/8" = 1'-0"
(VIEW FROM 3 OAKS PKWY.)



EAST ELEVATION - EAST CLASSROOM WING (PARTIAL)
1/8" = 1'-0"
(VIEW FROM I-75)



NORTH ELEVATION - GYMNASIUM
1/8" = 1'-0"
(VIEW FROM COPPER OAKS)

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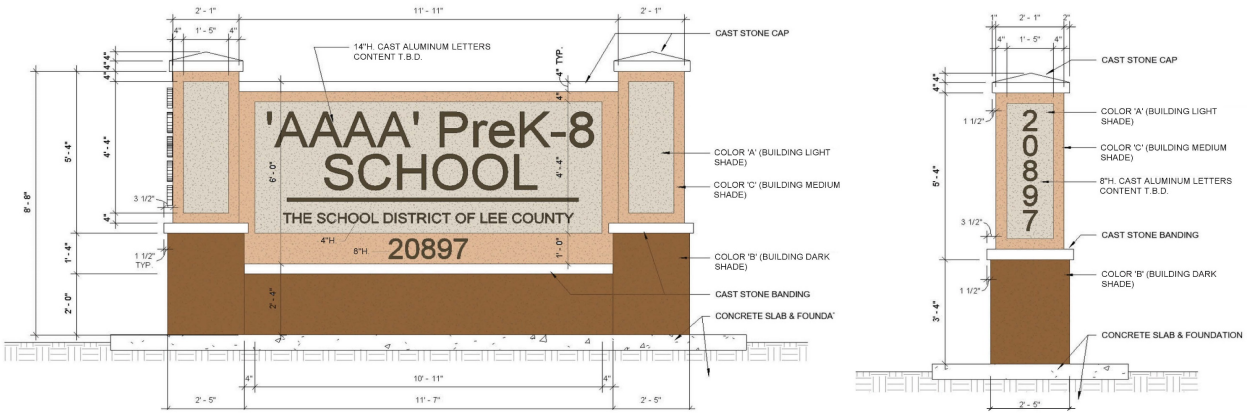

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TRAFFIC

- Land Use Code for Elementary School used as worst-case scenario, higher trip generator
- Trip Generation based off a maximum of 2,350 students. **Initial student population is 1,800 students**
  - 1,800 students are anticipated to generate 369 LESS AM trips, 187 LESS PM trips, and 1,171 LESS daily trips than 2,350 students.
- School hours to occur at **off-peak** roadway hours (8:55am-3:55pm)
- Maximum trip generation for 2,350 students were applied to the peak hour of the roadway to assess roadway concurrency at peak hour, although actual volumes to occur at off peak hours
- Growth rate used for Three Oaks Parkway for 2025 volumes was 7%
- Volumes in 2025, prior to the addition of project traffic are anticipated to be within 94 trips of capacity.

- **Proposed traffic mitigation improvements as part of the proposed School to include**:
  - Approximate 700-ft dual southbound left turn lane
  - Approximate 300-ft northbound right turn lane
  - Signalized intersection at Three Oaks and School Entrance/Laurel Oak Drive with cross walks

TRAFFIC (continued)

Lee County Identified Projects

Lee County Projects and Improvements:

- Corkscrew Road from US 41 to east of Ben Hill Griffin Parkway - Widen from 4 to 6 lanes
- Corkscrew Road from Ben Hill Griffin Parkway to Alico Road - Widen from 2 to 4 lanes

Lee County Intersection Improvements:

- Corkscrew Road & Three Oaks Parkway Intersection Improvements include extending eastbound left turn lanes, extend northbound right turn lane & add secondary northbound right turn lane
- Corkscrew Road & US41 intersection improvements include constructing secondary northbound right turn lane.

State Funded Project: I-75 and Corkscrew Road Interchange

VILLAGE CODE vs TYPICAL SCHOOL

Landscape Requirements

Dry detention plantings: 4,470 spartina plants = $22,300
Littoral Plantings: 8,345 plants = $16,700
Building Plantings: 126 plants = $4,400
Natural Area Plantings: 50 trees = $11,300
Additional Palm Trees: 51 palms = $18,700
Total Cost = **$73,400**

Lighting Requirements (with approved deviations)

Code required 15' height poles vs. 25' high poles = **$38,000**

Architectural Requirements

Parapet "pop-up aches" = $7,500
Canopy "pop ups" (9 canopies total) = $22,100
Aluminum Canopy = $15,000
Total = $44,600

Total Additional Costs to Meet Village Code = $156,000

DEVIATION REQUESTS:

SITE

SECTION 5-204.B.5.C – **Electric Vehicles -** An off-street parking area with 150 or more parking spaces shall provide at least three EV charging stations.

JUSTIFICATION - We believe this was intended for commercial projects and not intended for a public school. We believe EV stations are for the public's use and even though payment for such a service may be collected through a third-party service the initial cost to the school was not budgeted. The third-party administering the EV stations would also be required to follow the Jessica Lunsford Act for security reasons. **The School District requests that no EV stations be required for the proposed school.**

SECTION 5-407.C – Building Perimeter Planting Standards - The planting areas for building perimeter plantings shall be located abutting three sides of a building, with emphasis on the sides most visible to the public (not including the loading area).

JUSTIFICATION - The front of the proposed school will have the required building plantings. However, two of the other three sides will not have the required plantings because the east side faces I-75, the north side has the bus access to the buildings and the south side faces a preserve area on the adjacent property. **The School District request they be required to do the building perimeter plantings only on the west side/front of the building for the reasons stated.**

SITE (CONT.)

SECTION 5-408.I.4 – Detention/Lake Amenity - Wet and dry detention areas exceeding 20,000 square feet in cumulative area and located adjacent to a public right-of-way are considered park areas and an attractor for pedestrian activity. These areas shall incorporate into the overall design of the project at least two of the following elements:

A five-foot wide walkway with trees an average of 50 feet on center, and shaded benches a minimum of six feet in length located on average every 150 feet ***or*** *A public access pier with a covered structure and seating* ***or*** *An intermittent shaded plaza/courtyard, a minimum of 200 square feet in area, with benches and/or picnic tables adjacent to the water body* ***or*** *A permanent fountain structure* ***or*** *A continuous pedestrian way around the waterbody.*

JUSTIFICATION – The dry detention area adjacent to the public ROW is required to have a 48" high chain link fence around the perimeter per SREF requirements, consequently the dry detention area will not be available to the public. Also, the school district discourages the general public accessing any of their schools for security reasons. **The School District request they be required to do none of the features for the reasons stated.**

SECTION 5-409 – Landscaping of Parking areas, and vehicular access - The purpose of this subsection is to establish standards for the landscaping of parking areas to provide visual relief and cooling effects, and to channelize and define logical areas for pedestrian and vehicular circulation.

JUSTIFICATION – Although the school district cannot meet the requirement of this section for security reasons, the applicant has added clusters of palm trees in strategic areas to minimize the security risk from the added palms. **The School District request the Village of Estero approve the Alternate Landscape Betterment Plan.**

ARCHITECTURAL

SECTION 5-703.A – **Architectural Style Variations -** Mediterranean Revival (Mission, Italian Renaissance, Italian Countryside) and Florida Vernacular styles are designated as the Village's primary architectural styles. The application of these styles is dependent on the context of the intended development.

JUSTIFICATION - Response: Required styles are cost prohibitive to meet Fl Statues and SREF cost caps. Responsible use of taxpayer dollars, and quality construction, is concrete tilt-up walls, with low-slope roofs and steel framed interior that provides 50+ year life span and future flexibility. **The School District agrees to enhance the western elevation to more closely align with the LDC as it is the only side visible from Three Oaks Parkway.**

SECTION 5-703.1.D – Sloped Roofs -Mediterranean Revival Style architecture includes the key characteristics identified in Table 5-703.A.1.D: Mediterranean Revival Style Characteristics. See also Figure 5-703.A.1.D: Mediterranean Revival Defining Elements.
Roof slopes shallow and are sloped between 3:12 and 6:12.

JUSTIFICATION - Sloped roofs are expensive, more vulnerable to hurricane damage, and increase maintenance cost/time. The extra ridges, valleys, copings, etc. all lead to potential leaks which impact both the exterior envelope and interior environmental air quality.

SECTION 5-706.C.6.C - **Horizontal Plane Offsets** – For buildings with a gross ground floor area over 35,000 SF, horizontal wall planes shall be interrupted with an offset dimension of at least two feet to change the horizontal plane at the following maximum intervals: every 100 linear feet for facades facing roads or providing primary entrances, and every 150 linear feet for all other.

ARCHITECTURAL (CONT.)

JUSTIFICATION - Horizontal projections, especially for concrete tilt wall construction, creates multiple vertical joints and additional roof flashing conditions that lead to potential leaks which impact both the exterior envelope and interior environmental air quality. **The School District agrees to enhance the western elevation to more closely align with the LDC as it is the only side visible from Three Oaks Parkway.**

SECTION 5-706.F.2 – Roof Treatments – Roofs shall be designed to also meet three or more of the following requirements.
A. Parapets used to conceal rooftop equipment and flat roofs.
B. Three or more roof slope planes per primary façade.
C. Sloping roofs, which do not exceed the average height of the supporting walls, that have an average slope equal to or greater than 4V:12H but not greater than 12V:12H.
D. Additional vertical roof changes with a minimum change in elevation of two feet (flat roofs shall have a minimum of two changes)
E. Three-dimensional cornice treatments which are a minimum of ten inches in height with a minimum of three reliefs

JUSTIFICATION - With flat roof construction, The School District can meet 2 of the 5 conditions, A. and D. The other 3 relate primarily to sloped roofs. **The School District requests to only meet 2 of the 5 requirements due to the proposed flat roof on the building. The School District also agrees to enhance the western elevation to align with the LDC more closely as it is the only side visible from Three Oaks Parkway**.

EXTERIOR LIGHTING STANDARDS

SECTION 5-604.C – **Light Pole Heights** - Maximum Mounting Height – Except for street lighting, the height of exterior light fixtures, whether mounted on poles, walls, or by other means, shall comply with the standards in Table 5-604.C.

JUSTIFICATION – The subject property is zoned AG-2 which requires 15' maximum height for light poles. The property is being used in an institutional manner where the maximum light pole height would be 25' per the LDC. **The School District requests the 15' pole height along the residential community and 25' pole height in the rest of the proposed school. The plan meets all the photometric requirements in both scenarios.**

SECTION 5-604.E – Lighting Standards - Standards for LED Luminaries – All exterior luminaries that include LED light sources shall comply with the following Illuminating Engineering Society of North America (IES) standards.

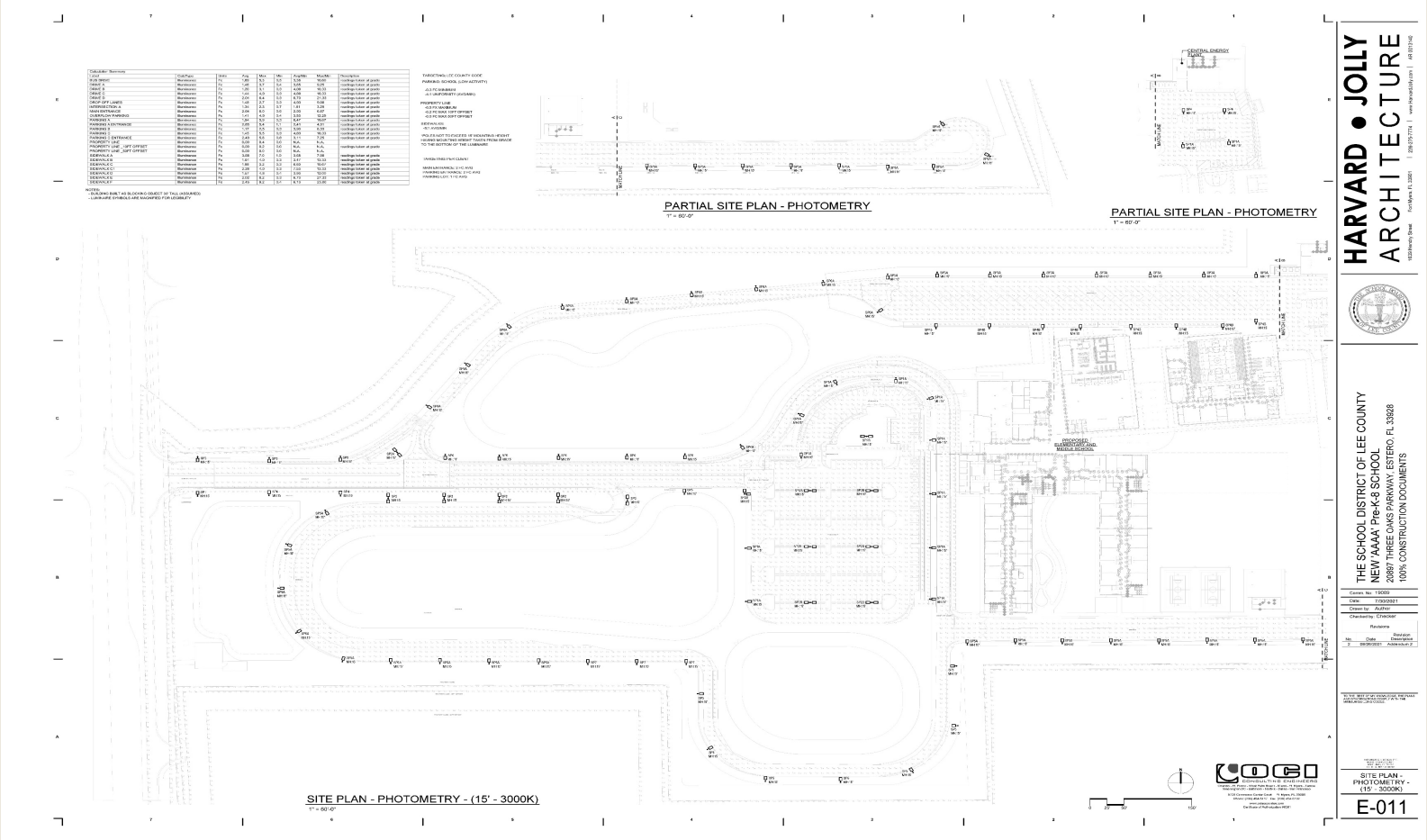
1. The Correlated Color Temperature (CCT) shall not exceed 3000K **to allow 4000K**.
2. Backlight (B) shall not exceed 1 **to allow 3**
3. Uplight (U) shall be 0 – comply with code
4. Glare (G) shall not exceed 1 **to allow 3**

JUSTIFICATION - Security is at the forefront of every discussion when building a school. The proper level of lighting and color temperature is critical for security cameras to identify threats during and after an event. The 3000K temperature light will be more in the red, yellow and orange spectrum giving everything an orangish/brown haze look, making it more difficult to identify with a security camera. **The School District is proposing to use 4000K temperature LED's, natural daylight color temperature, to better identify color and movement**. This will create a safer environment while a more deterrent type color to any threat on campus.

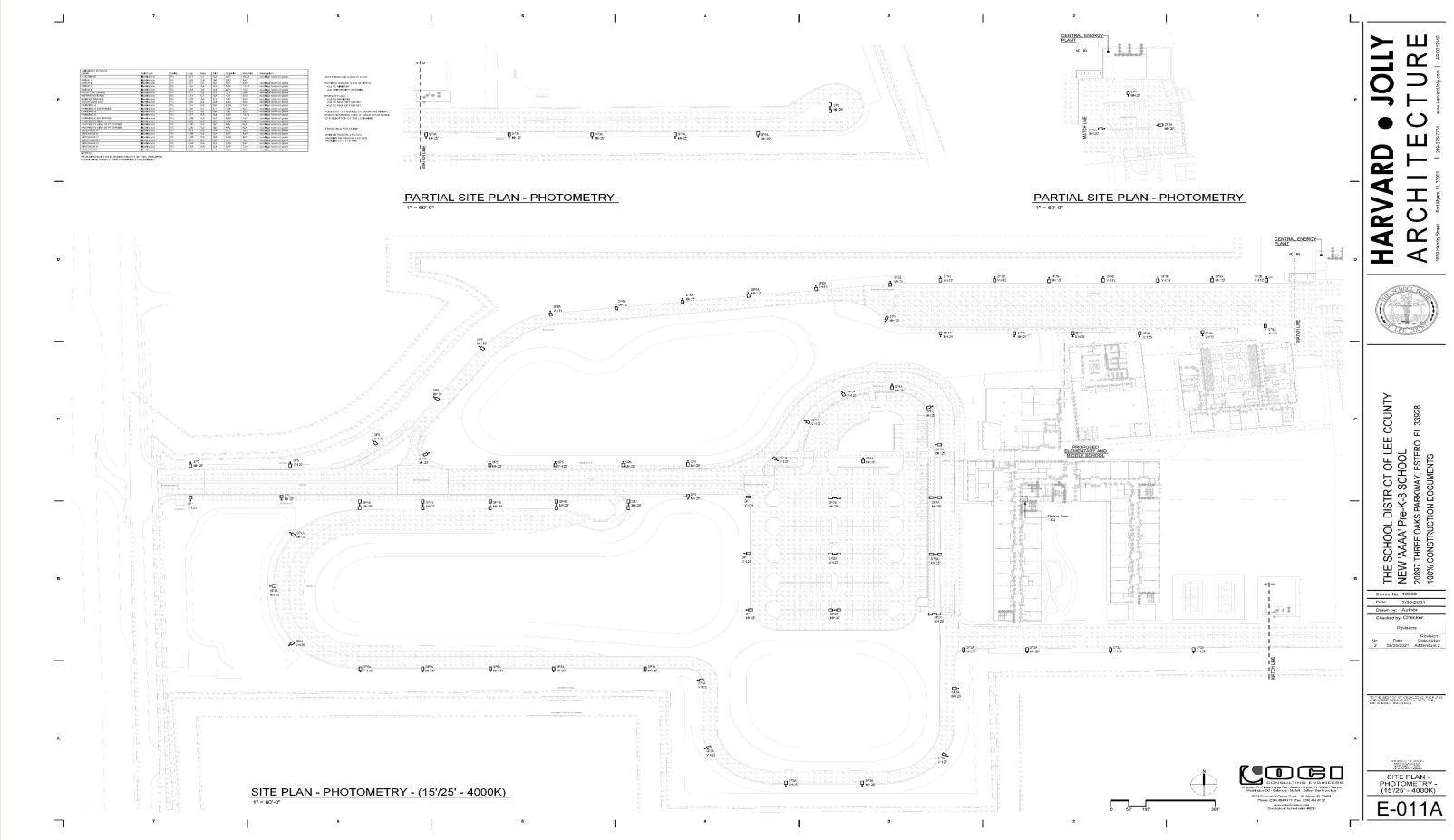
EXTERIOR LIGHTING STANDARDS (CONT.)

SECTION 5-604.E (continued)
JUSTIFICATION - The 4000K temperature LED lamp is an industry standard for all school campuses.
The State Requirements for Educational Facilities (SREF) has certain footcandle levels the School District must maintain throughout the school campuses for security and safety. To meet the SREF criteria, the School District must use higher lumen packages to accomplish the levels which in turn increases the BUG ratings (specifically the B and G Ratings). Using the BUG rating of 1-0-1 does not allow the use of higher lumen packages thus not meeting the SREF footcandle levels. **The School District proposes to allow multiple BUG ratings to comply with SREF and provide the proposer security lighting for the proposed school.** Any light pole that is located and/or near a property line is fitted with an internal and external house shield to reduce any light or glare at the property line. With the proposed deviations to the code, the School District will comply with the Village of Estero footcandle requirements at the property line and at 10’ and 50’ beyond the property line. **The School District is requesting to use 4000K temperature LED’s, and multiple BUG ratings to comply with SREF requirements and for the security of the school. The plan meets all the photometric requirements in both scenarios.**

LIGHTING PLAN with 15’ Pole Height



LIGHTING PLAN with 15’ and 25’ Pole Heights



THANK YOU

SCHOOL BOARD of LEE COUNTY

FLY THROUGH

The following attachment is not a PDF, so a link to the native file format is being provided instead:

Estero Final Animation-1.m4v (LINK)