

VILLAGE OF ESTERO
VILLAGE COUNCIL MEETING
PACKET
OCTOBER 20, 2021, 09:30 AM

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
VILLAGE COUNCIL MEETING
9401 Corkscrew Palms Circle, Estero, Florida

October 20, 2021, 09:30 am

1. CALL TO ORDER

INVOCATION -- Pastor Mark Goodman Christ Community Ministries

PLEDGE OF ALLEGIANCE

ROLL CALL

2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

4. KEY TO CITY/PROCLAMATION

American Idol Top Four

- Casey Bishop

Attachment: American Idol Casey Bishop.pdf

5. CONSENT AGENDA

a. August 2021 Financial Report

Attachment: 10.20.21 Agenda Item Summary Sheet Financial Report.pdf
Attachment: Village Council Report 2021.pdf

6. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

7. ACTION ITEMS

a. Engineering Services for Estero PreK-8 School/Johnson Engineering - Shared Use Contract

Recommended Action:
Approve award of Supplemental Task Authorization 10 to Contract EC 2020-32 to Johnson Engineering to provide engineering service to The Village of Estero for $98,000.

Approve a 10% contingency for additional services that may be required to complete the project.

Authorize the Village Manager to sign the STA and other additional implementing documents within the scope of the STA on behalf of the Village of Estero Council.

Financial Impact:
The financial impact is $107,800 which includes the contract amount of $98,000 plus a 10% contingency of $9,800.

Funding for this project will be from the Estero Community Park Expansion Master Plan budget of $150,000.

Attachment: Agenda Item Summary Sheet.pdf
Attachment: 1 Johnson Eng Contract.pdf
Attachment: 2 Ownership Disclosure.pdf
Attachment: 3 Location Map.pdf
Attachment: 4 Shared Use Concept.pdf

8. PUBLIC HEARING AND SECOND READING

a. Via Coconut Rezoning Second Reading

Ordinance 2021-10 of the Village Council of the Village of Estero, Florida, Considering a Rezoning from Agriculture (AG) and Parks and Community Facilities (PCF) to Estero Planned Development (EPD) for a 20-Acre Parcel on the West Side of Via Coconut, South of Corkscrew Road; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Recommended Action:
Approve Ordinance 2021-10

Financial Impact:
Minor cost for newspaper advertisement for second reading.

Attachment: Via Coconut Council Agenda Summary Sheet for 10-20-21.pdf
Attachment: Via Coconut Ordinance 2021-10 edit 10072021.pdf
Attachment: A. Legal Description.pdf
Attachment: B. Master Concept Plan 9-15-2021.pdf
Attachment: C. Pattern Book - 9-15-2021.pdf
Attachment: Via Coconut Staff Report.pdf
Attachment: Attachment A FLU Map.pdf
Attachment: Attachment B Zoning Map.pdf
Attachment: Attachment C PZB Meeting Summary PIM.pdf
Attachment: Attachment D DRB Summary PIM.pdf
Attachment: Attachment E Civic Plan Studio Review Report 7-13-2021.pdf
Attachment: Attachment F Comprehensive Plan Narrative.pdf
Attachment: VIA_COCONUT_VILLAGE_COUNCIL_PRESENTATION_2021OCT20_1_.pdf
Attachment: 19064 Via Coconut Drive-By Animation 2021May15_1_-1.m4v (link to large file)

9. PUBLIC HEARING

a. Miller Right-of-Way Vacation (VAC2019-E001) on Via Coconut property Resolution 2021-19 Resolution of The Village of Estero, Florida, vacating a 66-Foot Wide Public Right-Of-Way that is Part of the Plat of the Florida Gulf Land Company's Subdivision, as Recorded in Plat Book 1, Page 59, Public Records of Lee County, Florida, Lying and being in Section 34, Township 46 South, Range 25 East, Village of Estero, Lee County, Florida; and Providing for an Effective Date.

Recommended Action:
Approve Resolution 2021-19.

Financial Impact:
None.

Attachment: Via Coconut Vacation Agenda Summary.pdf
Attachment: Resolution 2021-19 VAC2019-E001.pdf
Attachment: Exhibit A_Legal Description.pdf
Attachment: Staff Report VAC2019-E001 Vacation.pdf
Attachment: Attachment A Letters of no Objection.pdf
Attachment: Attachment B - 2020 Property Tax Receipts.pdf

10. PUBLIC COMMENT ON NON-AGENDA ITEMS

11. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

12. VILLAGE ATTORNEY'S REPORT

13. VILLAGE MANAGER'S REPORT

Adjourn Regular Session and Convene Workshop Items

14. WORKSHOP ITEMS

a. Williams Road Bicycle & Pedestrian Improvement Concepts

Attachment: Agenda Item Summary Sheet - Workshop - Template.pdf
Attachment: WIlliams Rd.pdf
Attachment: Bike Ped Master Plan Recommendations.pdf
Attachment: Bike Ped Master Plan Top Projects.pdf
Attachment: WilliamsRoad_EsteroBPMP_FactSheet_20190904.pdf

b. Cooperative Agreement - South Florida Water Management District, Lee County, Bonita Springs & Estero

Attachment: Workshop Item Summary Sheet 10202021.pdf
Attachment: SFWMD Coop Agreement 15SEPT2021_00000002_.pdf

15.ADJOURNMENT

General Attachments

- Transcript.pdf

VILLAGE OF ESTERO COUNCIL MEETING
WEDNESDAY, OCTOBER 20, 2021, 9:30 A.M.

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

09:32:42 [SOUNDING GAVEL]
09:32:42 >>Mayor Errington: MEETING CALLED TO ORDER.
09:32:44 TODAY IS OCTOBER 20, 2021.
09:32:46 THE TIME NOW IS 9:32 A.M., AND THE VILLAGE OF ESTERO COUNCIL
09:32:54 IS NOW CALLED TO ORDER.
09:32:55 A REMINDER, IF YOU HAVE ANY DEVICES THAT MAKE ANY KIND OF
09:33:00 NOISE, WILL YOU PLEASE SILENCE THEM.
09:33:02 AND ALSO, FOR ALL COUNCIL MEMBERS, CHECK TO MAKE SURE YOUR
09:33:06 MIKE IS ON AND THAT WHEN YOU SPEAK GET CLOSE TO THE
09:33:10 MICROPHONE.
09:33:10 SO WITH THAT, WE ARE READY FOR OUR INVOCATION.
09:33:16 TODAY, WE HAVE PASTOR MARK GOODMAN OF CHRIST COMMUNITY
09:33:20 MINISTRIES TO GIVE THE INVOCATION.
09:33:22 WELCOME, PASTOR GOODMAN.
09:33:25 >> THANK YOU AGAIN FOR HAVING ME.
09:33:26 IT'S CERTAINLY AN HONOR AND A PRIVILEGE TO BE ABLE TO COME

09:33:28 BEFORE YOU AND PRAY FOR YOU IN YOUR ACTIVITIES TODAY AND
09:33:31 DELIBERATIONS.
09:33:32 SO LET'S PRAY.
09:33:33 FATHER, WE JUST COME BEFORE YOU, AND WE JUST THANK YOU FOR
09:33:36 THIS DAY AND YOUR GOODNESS TO US.
09:33:37 WE THANK YOU THAT WE HAVE THE PRIVILEGE TO LIVE IN SUCH AN
09:33:41 AWESOME PLACE AS ESTERO, FLORIDA.
09:33:43 WE JUST ASK FOR YOUR BLESSING TODAY.
09:33:46 WE ASK THAT YOU POUR OUT DIVINE WISDOM AND UNDERSTANDING ON
09:33:49 THE MAYOR AND THE COUNCIL, ALL THE STAFF, THE LAWYERS,
09:33:52 ANYBODY THAT HAS ANYTHING TO DO WITH THE DECISIONS REGARDING
09:33:55 THIS COMMUNITY.
09:33:56 LORD, FILL THEM WITH YOUR UNDERSTANDING AND GUIDE THEM AS
09:34:00 ONLY YOU CAN.
09:34:00 WE ASK FOR PROTECTION TODAY FOR OUR FIRST RESPONDERS AND
09:34:05 ALSO FOR OUR BRAVE MEN AND WOMEN WHO ARE SERVING IN OUR
09:34:07 ARMED FORCES.
09:34:08 WE THANK YOU FOR ALL THESE THINGS.
09:34:10 IN CHRIST'S NAME, AMEN.
09:34:11 >>Mayor Errington: AMEN.

09:34:12 AND PLEASE STAND AND JOIN JOANNE RIBBLE IN THE PLEDGE OF
09:34:17 ALLEGIANCE TO THE FLAG.
09:34:18 [PLEDGE OF ALLEGIANCE]
09:34:35 >>Mayor Errington: THANK YOU.
09:34:35 MADAM CLERK, PLEASE CALL THE ROLL.

09:34:38 >>Joanne Ribble: HERE.
09:34:40 >>Larry Fiesel: HERE.
09:34:43 >>Jim Boesch: HERE.
09:34:45 >>Jim Ward: HERE.
09:34:46 >>Jim Wilson: HERE.
09:34:48 >>Vice-Mayor McLain: HERE.
09:34:49 >>Mayor Errington: HERE.
09:34:49 ITEM NUMBER 2, APPROVAL OF AGENDA ADDITIONS AND DELETIONS.
09:34:57 DOES ANYONE HAVE ANY CHANGES TO THE AGENDA?
09:34:59 WE'LL NOW ENTERTAIN A MOTION TO APPROVE THE AGENDA.
09:35:06 MOTION MADE BY COUNCIL MEMBER JIM WARD AND SECONDED BY
09:35:12 COUNCIL MEMBER JOANNE RIBBLE.
09:35:14 WILL YOU PLEASE CALL THE ROLL?
09:35:17 >>Joanne Ribble: AYE.
09:35:19 >>Larry Fiesel: AYE.
09:35:20 >>Jim Boesch: AYE.
09:35:22 >>Jim Ward: AYE.
09:35:23 >>Jim Wilson: AYE.
09:35:25 >>Vice-Mayor McLain: AYE.
09:35:25 >>Mayor Errington: AYE.
09:35:27 ITEM NUMBER 3, PUBLIC COMMENT ON NON-AGENDA ITEMS.
09:35:34 I WOULD LIKE FOR NANCY STROUD TO MAKE A COMMENT HERE BEFORE
09:35:38 WE GO INTO THAT ITEM, PLEASE.
09:35:41 THANK YOU, NANCY.
09:35:44 >>Nancy Stroud: [MICROPHONE NOT ON]

09:36:19 [MICROPHONE NOT ON]
09:36:49 >>Mayor Errington: WITH THAT BEING SAID, DO WE HAVE ANY
09:36:51 PUBLIC COMMENT ON NON-AGENDA ITEMS?
09:36:53 >>Carol Sacco: NO, MAYOR.
09:36:54 >>Mayor Errington: THANK YOU, NANCY.
09:36:55 WE HAVE AN EXCITING MOMENT TODAY.
09:37:01 WE ARE GOING TO PRESENT A KEY TO THE CITY AND A PROCLAMATION
09:37:08 TO THE AMERICAN IDOL TOP FOUR, CASEY BISHOP.
09:37:11 SO WHAT I'M GOING TO DO, IT WILL BE A LITTLE BIT
09:37:15 DIFFERENTLY.
09:37:16 I'M GOING TO STAND AND READ THE PROCLAMATION.
09:37:18 YOU CAN STAY RIGHT THERE UNTIL AFTER I READ THE
09:37:20 PROCLAMATION.
09:37:21 THEN WE'RE GOING TO BRING YOU UP.
09:37:23 OKAY?
09:37:23 THE VILLAGE OF ESTERO PROCLAMATION: WHEREAS, CASEY BISHOP,

09:37:30 TEENAGE ROCK MUSIC LOVER, IS ONE OF THE TOP FOUR FINALISTS
09:37:34 ON AMERICAN IDOL; AND WHEREAS, CASEY BISHOP COMPETED IN
09:37:38 AMERICAN IDOL'S SEASON 19 STARTING IN FEBRUARY 2021.
09:37:43 CASEY'S FIRST APPEARANCE ON AMERICAN IDOL AT AGE 15 WOWED
09:37:47 THE JUDGES WITH HER RENDITIONS OF SONGS BY THE GROUP MOTLEY
09:37:50 CRUE AND SARAH VAUGHAN.
09:37:53 WHEREAS, CASEY BISHOP, NOW 16 YEARS OLD, HAS CONTINUED TO
09:37:57 IMPRESS AMERICAN IDOL JUDGES LIKE LUKE BRYAN, KATY PERRY,
09:38:02 LIONEL RICHIE DURING HER TIME ON THE SHOW.

09:38:04 LUKE BRYAN CALLED HER A SUPER STAR IN THE MAKING.
09:38:08 WHEREAS, CASEY BISHOP, A SOPHOMORE AT CYPRESS LAKE HIGH
09:38:11 SCHOOL, CENTER FOR THE ARTS IS A MEMBER OF NATIONALLY
09:38:14 ACCLAIMED A CAPPELLA GROUP AND ALSO A MEMBER OF THE LOCAL
09:38:21 MUSIC DEPARTMENT -- [CONFLICTING AUDIO] -- CRUELLA DE VIL IN
09:38:31 HIGH SCHOOL PRODUCTION PLAY OF 101 DALMATIANS AT THREE OAKS
09:38:35 ELEMENTARY.
09:38:36 WHEREAS, IN ADDITION TO HER TALENT, CASEY HAS DISPLAYED
09:38:40 POISE, HUMILITY AND A POSITIVE ATTITUDE AND HAS BECOME A
09:38:44 ROLE MODEL.
09:38:45 AND WHEREAS, CASEY BISHOP IS NUMBER ONE IN THE HEARTS OF THE
09:38:48 VILLAGE OF ESTERO; AND WHEREAS, THE VILLAGE OF ESTERO
09:38:53 CONGRATULATES CASEY ON HER REMARKABLE ACHIEVEMENTS, WISHING
09:38:57 HER THE VERY BEST AND SENDS HER MUCH LOVE.
09:39:00 AND NOW, THEREFORE, I, KATY ERRINGTON, MAYOR OF THE VILLAGE
09:39:04 OF ESTERO, LEE COUNTY, FLORIDA, DO HEREBY PROCLAIM THAT THE
09:39:09 VILLAGE RECOGNIZES THAT CASEY BISHOP HAS MADE THE TOP FOUR
09:39:15 AMERICAN IDOL.
09:39:16 THANK YOU FOR BEING HERE.
09:39:18 [APPLAUSE]
09:39:18 NOW YOU GET TO HOLD THIS.
09:39:50 TURN IT AROUND.
09:39:54 THIS IS THE PROCLAMATION THAT I JUST READ.
09:39:57 AND WE ALSO HAVE A KEY -- LET'S PUT THIS DOWN AND THEN GET
09:40:03 ANOTHER PICTURE.

09:40:04 OKAY?
09:40:09 I THINK THE VICE-MAYOR HAS SOMETHING HE WOULD LIKE TO SAY.
09:40:23 >>Vice-Mayor McLain: A FEW SHORT WORDS.
09:40:25 I'M SURE I CAN SPEAK FOR ALL OF THE CITIZENS OF THE VILLAGE
09:40:28 OF ESTERO THAT WE ARE REALLY PROUD OF YOUR ACCOMPLISHMENTS
09:40:31 TO DATE, AND I THINK WE'RE ALL GOING TO BACK YOU THE BEST WE
09:40:34 CAN AND SUPPORT YOU FOR YOUR FUTURE, YOUR JOURNEY IN LIFE,
09:40:39 AND THAT WE ARE VERY PROUD TO HAVE YOU AS AN HONORED
09:40:43 RESIDENT OF THE VILLAGE OF ESTERO.
09:40:45 THANK YOU AND WELCOME.
09:40:53 >> I JUST WANT TO SAY THANK YOU ALL SO MUCH.
09:43:20 THIS IS NUTS.

09:43:22 [LAUGHTER]
09:43:23 YEAH, THANK YOU ALL SO MUCH FOR SUPPORTING ME THROUGHOUT ALL
09:43:29 OF THIS.
09:43:30 SO, YEAH.
09:43:31 [LAUGHTER]
09:43:39 >>Mayor Errington: I'LL LET YOU IN ON A LITTLE SECRET: YOU
09:44:00 DON'T HAVE TO STAY FOR THE WHOLE MEETING.
09:44:03 [LAUGHTER]
09:44:03 NO PUNISHMENT.
09:44:05 LET'S MOVE ON THEN.
09:44:10 WE ARE NOW ON ITEM NUMBER 5.
09:44:22 COUNCIL MEMBERS, DO YOU HAVE ANY COMMENTS OR QUESTIONS
09:44:24 REGARDING THE CONSENT ITEM OR AGENDA WHICH IS THE AUGUST

09:44:29 2021 FINANCIAL REPORT?
09:44:31 IF NOT, I WILL ENTERTAIN A MOTION.
09:44:37 MOTION MADE BY COUNCIL MEMBER JIM WILSON AND SECONDED BY THE
09:44:41 VICE-MAYOR, JON McLAIN.
09:44:44 PLEASE CALL THE ROLL.
09:44:45 >>Jim Wilson: AYE.
09:44:47 >>Jim Ward: AYE.
09:44:50 >>Jim Boesch: AYE.
09:44:50 >>Larry Fiesel: AYE.
09:44:52 >>Joanne Ribble: AYE.
09:44:54 >>Vice-Mayor McLain: AYE.
09:44:54 >>Mayor Errington: AYE.
09:44:56 ITEM NUMBER 6, CONSIDERATION OF ITEMS DEFERRED FROM CONSENT
09:45:02 AGENDA.
09:45:02 WE DON'T HAVE ANY, SO WE ARE ON NUMBER 7.
09:45:06 ITEM NUMBER 7 IS ENGINEERING SERVICES FOR ESTERO PRE-K-8
09:45:13 SCHOOL/JOHNSON ENGINEERING, SHARED USE CONTRACT.
09:45:17 STEVE?
09:45:18 STEVE, WILL YOU INTRODUCE THIS FOR US, PLEASE.
09:45:21 >>Steven Sarkozy: THANK YOU, MAYOR, MEMBERS OF COUNCIL.
09:45:23 AS YOU'RE AWARE AND VOTED ON AT ONE OF THE LAST MEETINGS,
09:45:26 THE VILLAGE IS IN PARTNERSHIP WITH THE LEE COUNTY SCHOOL
09:45:31 DISTRICT FOR THE DEVELOPMENT OF RECREATIONAL SERVICES AND
09:45:35 FACILITIES AT THE NEW CONTAINER THROUGH 8th GRADE SCHOOL
09:45:41 ON THREE OAKS PARKWAY.

09:45:43 THE ARRANGEMENT ALLOWS THE VILLAGE TO CREATE RECREATIONAL
09:45:47 SPACE THAT WOULD BE COORDINATED BY THE VILLAGE BUT AVAILABLE
09:45:53 TO THE SCHOOL DISTRICT DURING THEIR SCHOOL HOURS.
09:45:56 AND THE PROCESS HERE IS THAT THE VILLAGE WILL CONSTRUCT
09:46:01 THOSE FACILITIES, BUT LET THE SCHOOL DISTRICT USE THEM AT NO
09:46:06 COST.
09:46:07 THE FACILITIES THAT WE'RE TALKING ABOUT ARE -- AN IRRIGATION
09:46:16 SYSTEM, LIGHTING, A RESTROOM BUILDING, A SOCCER FIELD, TWO

09:46:22 PRACTICE FIELDS, TENNIS COURTS, AND RELATED THEN FACILITIES
09:46:26 INCLUDING SIDEWALKS AND SO FORTH AND LANDSCAPING.
09:46:28 THIS IS REALLY A GOOD OPPORTUNITY FOR US TO MAXIMIZE THE
09:46:35 TAXPAYERS' INVESTMENT IN THAT PROPERTY FOR THE GOOD OF THE
09:46:39 WHOLE COMMUNITY.
09:46:40 THE AGREEMENT HERE IS FOR THE DESIGN SERVICES, WHERE WE
09:46:47 WOULD USE JOHNSON ENGINEERING AT OUR COST TO DESIGN THOSE
09:46:51 FACILITIES.
09:46:51 AND THIS THEN COMES TO YOU CONSISTENT WITH WHAT WE'VE DONE
09:46:55 IN THE PAST AND WHAT OUR PLANS HAVE BEEN -- [CONFLICTING
09:47:02 AUDIO] -- FORWARDED TO YOU WITH A RECOMMENDATION FOR
09:47:05 APPROVAL.
09:47:05 >>Mayor Errington: THANK YOU.
09:47:06 COUNCIL, ANY QUESTIONS OR DISCUSSION ON THIS?
09:47:10 COUNCIL MEMBER BOESCH.
09:47:13 >>Jim Boesch: I HAVE TO SAY -- [INAUDIBLE]
09:47:21 [CONFLICTING AUDIO]

09:47:38 COMPLIMENT THE SCHOOL BOARD FOR CHANGING THEIR POSITION --
09:47:54 IT IS ESSENTIAL THAT WE WORK ON ACTIVITY FIELDS AND SO FORTH
09:47:58 FOR OUR RESIDENTS.
09:47:59 THIS IS GOING TO BE A GREAT BEGINNING FOR US TO HAVE THESE
09:48:05 TYPE OF ACTIVITIES.
09:48:08 AT ONE POINT, I KNOW THE SOCCER TEAM FOR THE GIRLS HIGH
09:48:12 SCHOOL TEAM DIDN'T EVEN HAVE A FIELD AND THEY WERE NUMBER
09:48:16 ONE OR TWO IN THE STATE.
09:48:18 SO THIS IS A REAL GOOD SOLUTION -- [INAUDIBLE] [CONFLICTING
09:48:27 AUDIO] -- PEOPLE WOULD BE LOOKING FOR USES IN DIFFERENT
09:48:34 AREAS.
09:48:35 MOST IMPORTANT, I THINK YOU CAN SOLVE SOME OF THE PROBLEMS
09:48:38 FOR OUR YOUTH, YOU'RE GOING ALL OVER -- [INAUDIBLE] -- I
09:48:50 HAVE TO COMPLIMENT ALL THE PEOPLE, ESPECIALLY BOARD OF
09:48:52 EDUCATION THAT ARE WORKING TOGETHER TO TRYING TO BRING THIS
09:48:56 WHOLE CONCEPT TOGETHER OF SCHOOL AND ACTIVITIES, RECREATION
09:49:02 AS A ONE ITEM OF NEED FOR THE PEOPLE RATHER THAN SEPARATED
09:49:10 -- IN THE SITUATION.
09:49:12 >>Mayor Errington: THANK YOU.
09:49:13 ANY OTHER COUNCIL MEMBERS?
09:49:15 VICE-MAYOR.
09:49:17 >>Vice-Mayor McLain: I'M IN SUPPORT OF THIS 100%.
09:49:20 JUST CURIOUS, I DIDN'T LOOK AT THE C.I.P., THE CAPITAL
09:49:23 IMPROVEMENT PROGRAM.
09:49:24 WHAT DO WE HAVE BUDGETED FOR THE ENTIRE PROJECT?

09:49:27 I KNOW THAT IS A GUESSTIMATE AT THIS POINT BECAUSE THIS IS
09:49:31 GOING TO GIVE US BETTER COST IDEAS.
09:49:32 >>Steven Sarkozy: THE FIRST STEP WILL BE ABOUT A MILLION
09:49:35 DOLLARS AND ULTIMATELY COULD GO JUST OVER 2 MILLION.

09:49:44 >>Mayor Errington: ANYONE ELSE?
09:49:45 NO MORE COMMENTS FROM THE COUNCIL.
09:49:50 MADAM CLERK, DO YOU HAVE ANYONE SIGNED UP TO SPEAK FROM THE
09:49:54 PUBLIC?
09:49:54 >>Carol Sacco: NO, MAYOR.
09:49:55 >>Mayor Errington: ANY E-COMMENTS?
09:49:58 >>Carol Sacco: NO, MAYOR.
09:49:59 >>Mayor Errington: I WILL NOW ENTERTAIN A MOTION REGARDING
09:50:02 THIS ITEM.
09:50:03 >> SO MOVED.
09:50:03 >>Mayor Errington: MOTION MADE BY COUNCIL MEMBER LARRY
09:50:06 FIESEL AND SECONDED BY COUNCIL MEMBER JIM BOESCH.
09:50:11 MADAM CLERK, PLEASE CALL THE ROLL.
09:50:15 >>Joanne Ribble: AYE.
09:50:17 >>Larry Fiesel: AYE.
09:50:20 >>Jim Boesch: AYE.
09:50:21 >>Jim Ward: AYE.
09:50:23 >>Jim Wilson: AYE.
09:50:24 >>Vice-Mayor McLain: AYE.
09:50:26 >>Mayor Errington: AYE.
09:50:27 ITEM NUMBER 8, WE WILL NOW OPEN THE PUBLIC HEARING AND

09:50:38 SECOND READING FOR ORDINANCE 2021-10.
09:50:41 THIS IS ALSO A PUBLIC HEARING.
09:50:44 AND IN THIS MATTER, THE COUNCIL WILL SIT IN QUASI-JUDICIAL
09:50:48 CAPACITY.
09:50:49 MADAM CLERK, PLEASE READ THE ORDINANCE.
09:50:52 >>Carol Sacco: FIRST, MAYOR, THE ORDINANCE HAS BEEN PROPERLY
09:50:55 ADVERTISED.
09:50:56 ORDINANCE 2021-10 OF THE VILLAGE COUNCIL OF THE VILLAGE OF
09:51:01 ESTERO, FLORIDA, CONSIDERING A REZONING FROM AGRICULTURE AND
09:51:06 PARKS AND COMMUNITY FACILITIES TO ESTERO PLANNED DEVELOPMENT
09:51:09 FOR A 20-ACRE PARCEL ON THE WEST SIDE OF VIA COCONUT, SOUTH
09:51:13 OF CORKSCREW ROAD; PROVIDING FOR CONFLICTS; PROVIDING FOR
09:51:16 SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
09:51:21 >>Mayor Errington: THANK YOU.
09:51:21 I WILL NOW ASK NANCY STROUD, OUR LAND USE ATTORNEY, IF SHE
09:51:26 WOULD EXPLAIN THE QUASI-JUDICIAL PROCEDURE.
09:51:30 >>Nancy Stroud: [MICROPHONE NOT ON]
09:52:06 [MICROPHONE NOT ON]
09:52:12 IN A MOMENT.
09:52:13 YOU SHOULD ALSO FILL OUT A PUBLIC SPEAKER'S CARD AND GIVE IT
09:52:16 TO THE CLERK BEFORE SPEAKING.
09:52:18 PLEASE BE ADVISED THAT ANY PERSON WHO PROVIDES TESTIMONY ON
09:52:22 THIS APPLICATION MAY BE SUBJECT TO CROSS-EXAMINATION.
09:52:26 THE GENERAL PUBLIC IS NOT PERMITTED TO CROSS-EXAMINE
09:52:30 WITNESSES, BUT THE PUBLIC MAY REQUEST THE COUNCIL TO DIRECT

09:52:33 QUESTIONS ON THEIR BEHALF TO EITHER STAFF OR APPLICANT.
09:52:36 AND THE APPLICANT AND VILLAGE STAFF MAY CROSS-EXAMINE
09:52:40 WITNESSES.
09:52:40 COUNCIL MEMBERS MAY ASK QUESTIONS OF WITNESSES AT ANY TIME.
09:52:44 I WILL SWEAR IN ANY PERSONS WHO INTEND TO PROVIDE TESTIMONY
09:52:49 ON THE APPLICATION TODAY, AND THEN WE'LL HEAR AN
09:52:52 INTRODUCTION FROM THE VILLAGE COMMUNITY DEVELOPMENT
09:52:54 DIRECTOR.
09:52:54 AND THEN THE APPLICANT WILL ADDRESS THE COUNCIL.
09:53:00 AND THEN THE VILLAGE COMMUNITY DEVELOPMENT DIRECTOR WILL BE
09:53:03 CALLED UPON FOR ANY FURTHER TESTIMONY.
09:53:05 AFTER THIS, THE CHAIR WILL ALLOW ANYONE FROM THE PUBLIC
09:53:09 WHO'S BEEN SWORN IN TO PROVIDE TESTIMONY.
09:53:12 WE ASK THAT YOU MAKE YOUR COMMENTS CONCISELY AS PUBLIC
09:53:16 TESTIMONY IS LIMITED TO THREE MINUTES A PERSON.
09:53:19 IN ADDITION, IF ANY OF THE COUNCIL MEMBERS HAVE HAD ANY EX
09:53:24 PARTE COMMUNICATIONS REGARDING TODAY'S APPLICATION, THAT
09:53:27 COUNCIL MEMBER WILL NEED TO DISCLOSE THE SUBJECT MATTER OF
09:53:30 THAT COMMUNICATION AND THE PERSON TO WHOM THE COUNCIL MEMBER
09:53:34 HAD THE DISCUSSION.
09:53:35 IF ANY COUNCIL MEMBER HAS A CONFLICT OF INTEREST ON THIS
09:53:39 ACTION, THE MEMBER MUST DISCLOSE THE CONFLICT AND RECUSE
09:53:43 HIMSELF OR HERSELF FROM PARTICIPATION IN DISCUSSION OR IN
09:53:46 VOTING.
09:53:46 AT THIS TIME, I'LL ASK THAT ANYONE WHO INTENDS TO TESTIFY AT

09:53:52 THIS HEARING TO PLEASE STAND AND RAISE YOUR RIGHT HAND AND
09:53:56 I'LL ADMINISTER THE OATH.
09:53:57 DO YOU SWEAR TO TELL THE TRUTH, THE WHOLE TRUTH, AND NOTHING
09:54:03 BUT THE TRUTH SO HELP YOU GOD?
09:54:06 THANK YOU.
09:54:09 NOW I'LL ASK FOR ANY EX PARTE DISCLOSURES FROM EACH OF THE
09:54:13 COUNCIL MEMBERS.
09:54:13 IF ANYONE HAS HAD ANY DISCUSSIONS WITH THE APPLICANT OR THE
09:54:18 STAFF OR PUBLIC, PLEASE LET US KNOW.
09:54:24 >>Vice-Mayor McLain: I HAD A DISCUSSION WITH THE DEVELOPER,
09:54:26 I BELIEVE, AND MAYBE ONE OF HIS REPRESENTATIVES PROBABLY
09:54:29 ABOUT NINE MONTHS OR SO AGO, A KIND OF PRELIMINARY OVERVIEW
09:54:33 OF WHAT THEY WERE TRYING TO ACCOMPLISH.
09:54:35 THAT'S THE EXTENT OF MY --
09:54:42 >>Joanne Ribble: DISCUSSION WITH STAFF ONLY.
09:54:46 >> DISCUSSIONS WITH STAFF.
09:54:49 >>Mayor Errington: I HAD ABOUT THREE YEARS AGO PART OF THE
09:54:53 PARCEL, WHICH LOOKS LIKE IT WILL BE A CHURCH, I WAS INVOLVED
09:54:58 IN THAT, BUT THEN DROPPED OUT OF IT.
09:55:01 IT'S BEEN TWO YEARS AGO.
09:55:02 SO I'VE HAD NO DISCUSSION AT ALL SINCE THEN.
09:55:04 AND THE CHURCH IS NOT PART OF THIS.

09:55:12 >> I HAD DISCUSSION WITH STAFF.
09:55:15 >>Nancy Stroud: THANK YOU.
09:55:16 IF THERE ARE ANY CONFLICTS OF INTEREST, PLEASE DISCLOSE THEM

09:55:19 AT THIS POINT.
09:55:20 SEEING NO CONFLICTS, MADAM MAYOR, I GUESS I'M TURNING IT
09:55:27 BACK TO YOU.
09:55:29 >>Mayor Errington: SO IF WE HAVE -- WE DON'T HAVE ANY
09:55:32 LETTERS OR OTHER WRITTEN COMMUNICATIONS THAT HAVE BEEN
09:55:36 RECEIVED, NOTHING AT ALL.
09:55:37 NEED TO CALL THE COMMUNITY DEVELOPMENT DIRECTOR TO THE
09:55:41 PODIUM TO INTRODUCE THE ITEM TO THE COUNCIL.
09:55:43 MARY GIBBS.
09:55:44 WELCOME.
09:55:47 >>Mary Gibbs: GOOD MORNING.
09:55:47 YES, WE DO HAVE COMMENTS, AND I WILL ADDRESS THAT.
09:55:53 GOOD MORNING, EVERYBODY.
09:55:54 THIS IS THE SECOND READING FOR VIA COCONUT.
09:55:57 THIS IS THE FINAL ONE WHERE YOU'LL MAKE YOUR DECISION TODAY.
09:56:00 AND YOU'RE FAMILIAR WITH THE SITE.
09:56:03 IT'S ACROSS THE STREET FROM GENOVA.
09:56:06 SOUTH OF CORKSCREW ROAD.
09:56:07 IT IS THE PROPERTY THAT IS SOMETIMES CALLED THE BANJO
09:56:09 PROPERTY, A LONG NARROW PIECE OF PROPERTY 20 ACRES IN SIZE.
09:56:13 THE APPLICANT IS ASKING TO REZONE IT FOR A MIXED-USE
09:56:17 DEVELOPMENT.
09:56:18 IT'S IN THE VILLAGE CENTER, WHICH IS OUR LAND USE CATEGORY
09:56:21 THAT ALLOWS HIGHER DENSITIES IF YOU OFFER CERTAIN INCENTIVES
09:56:26 AND THINGS THAT MAY HAVE PUBLIC BENEFIT.

09:56:28 SO WE'RE GOING TO TALK ABOUT THAT A LITTLE BIT TODAY.
09:56:32 THEY ARE PROPOSING 330 MULTIFAMILY APARTMENT UNITS, AND THEY
09:56:36 ARE ALSO PROPOSING A MAIN STREET AREA THAT HAS A VERTICAL
09:56:41 MIXED USE COMPONENT TO IT.
09:56:43 AND THEN THERE IS THAT PARCEL A LITTLE FURTHER TO THE NORTH
09:56:47 THAT IS EITHER GOING TO BE A CHURCH OR A CHURCH CAN BE
09:56:51 LOCATED, IT CAN ALSO BE USED FOR 10,000 SQUARE FEET OF
09:56:54 COMMERCIAL USE.
09:56:55 AGAIN, IT'S IN THE VILLAGE CENTER.
09:56:58 SO WE HAVE A LITTLE BIT OF STRICTER CRITERIA THAT YOU HAVE
09:57:00 TO MEET TO COMPLY WITH THAT.
09:57:02 WE HAD A VERY THOROUGH REVIEW AT THE PLANNING, ZONING AND
09:57:10 DESIGN BOARD.
09:57:10 THEY HAD TWO MEETINGS.
09:57:11 ONE IN AUGUST AND ONE IN SEPTEMBER.
09:57:13 AND THEY WENT THROUGH IT IN QUITE A BIT OF DETAIL.
09:57:15 THE STAFF HAD RECOMMENDED APPROVAL WITH SOME CONDITIONS.
09:57:18 THE PLANNING AND ZONING AND DESIGN BOARD REALLY REFINED

09:57:22 THOSE CONDITIONS AND ADDED SOME ADDITIONAL CONDITIONS.
09:57:25 AS I SAID, IT WAS QUITE A THOROUGH REVIEW.
09:57:27 SO WE FEEL IT'S IN VERY GOOD SHAPE FOR YOU TO REVIEW TODAY.
09:57:31 AT YOUR FIRST READING, WHICH IS ON SEPTEMBER 22, YOU HAD
09:57:35 SOME QUESTIONS THAT YOU WANTED THE APPLICANT TO ADDRESS
09:57:37 TODAY.
09:57:38 AND THOSE QUESTIONS WERE -- QUITE A FEW QUESTIONS ABOUT THE

09:57:41 BUILDING SETBACK ON VIA COCONUT, HOW CLOSE WILL THE
09:57:44 BUILDINGS BE TO THE ROAD?
09:57:47 WILL IT BE SET BACK FARTHER THAN GENOVA?
09:57:50 HOW DOES THAT RELATE?
09:57:51 BECAUSE WE'RE TRYING TO AVOID THAT CANYON EFFECT.
09:57:54 AND THEN THERE WAS A QUESTION ABOUT THE CHURCH USE, WHETHER
09:57:57 THEY HAD A CHURCH ALREADY PLANNED FOR THE SITE OR IF THEY
09:58:02 HAD ANY KIND OF AGREEMENT WITH THE CHURCH.
09:58:05 THERE WERE A FEW QUESTIONS ABOUT THE MEDIAN LANDSCAPING ON
09:58:10 VIA COCONUT AND WHAT WAS THE APPLICANT GOING TO BE ABLE
09:58:14 RESPONSIBLE FOR THE MEDIAN LANDSCAPING.
09:58:16 WE'VE ASKED THEM TO ADDRESS THAT TODAY.
09:58:18 AND THERE WERE QUESTIONS ABOUT THE HOURS OF OPERATION FOR
09:58:20 THE RESTAURANT-TYPE USES.
09:58:23 THERE WERE A COUPLE OF CONDITIONS IN THE ZONING THAT ADDRESS
09:58:25 THAT.
09:58:26 SO THE APPLICANT WILL BE SPEAKING ABOUT THAT IN THEIR
09:58:30 PRESENTATION, SO I'M NOT GOING TO DUPLICATE WHAT THEY WILL
09:58:34 DO.
09:58:34 I DO WANT TO MENTION, THOUGH, THAT WE DID GET TWO LETTERS OR
09:58:38 E-COMMENTS ABOUT THIS.
09:58:39 ONE IS -- WELL, ONE OF THE RESIDENTS OF GENOVA.
09:58:43 I THINK SHE'S HERE TODAY, JANE MORAN, AND THAT WAS NOT IN
09:58:46 SUPPORT OF THE APPLICATION.
09:58:48 AND THE E COMMENT WE GOT FROM THE RAILROAD, SEMINOLE RAILWAY

09:58:53 REPRESENTATIVES, AND WE RECENTLY GOT THAT.
09:58:58 WE WERE TRYING TO GET THAT RESOLVED.
09:58:59 THEY SAID THAT THEY THINK THE DITCH OUTFALL IS ON THEIR
09:59:04 PROPERTY THAT AFFECTS THEM.
09:59:06 AND THEY SAID IT VIOLATES AN AGREEMENT BETWEEN THE COUNTY
09:59:09 AND THE RAILROAD.
09:59:10 SO I ASKED FOR THE AGREEMENT AND THEY SAID WE'RE NOT GOING
09:59:14 TO GIVE IT TO YOU.
09:59:16 I DON'T HAVE THE AGREEMENT.
09:59:17 WE DID ASK THE APPLICANT TO HAVE THEIR REAL ESTATE ATTORNEY
09:59:20 RESEARCH IT A LITTLE BIT BECAUSE WE THOUGHT WE COULD TIDY IT
09:59:22 UP, BUT I DON'T BELIEVE WE'VE GOT THAT QUITE FIGURED OUT.
09:59:27 HOWEVER, THAT'S AN ISSUE THAT'S REALLY ADDRESSED AT TIME OF
09:59:31 DEVELOPMENT ORDER.

09:59:32 THEN YOU'RE GOING TO KNOW THE MORE SPECIFICS ABOUT HOW THE
09:59:35 DRAINAGE WILL WORK AFTER THE ENGINEERS LOOK AT IT IN DETAIL.
09:59:38 SO WE HAVE RECOMMENDED A CONDITION TO ADD TO THE ZONING
09:59:42 TODAY, IF YOU WANT TO APPROVE THE PROJECT, AND IT'S IN YOUR
09:59:45 DESK PACKET.
09:59:48 IT'S CONDITION 26.
09:59:49 IT SAYS, THE APPLICANT WILL DEMONSTRATE LEGAL AUTHORITY AT
09:59:53 TIME OF DEVELOPMENT ORDER FOR THE DRAINAGE TO DISCHARGE INTO
09:59:56 THE DITCH AT THE RAILROAD PROPERTY OR WILL SEEK APPROVAL FOR
10:00:00 AN ALTERNATE OUTFALL SUBJECT TO APPROVAL OF STAFF AND
10:00:03 VILLAGE ATTORNEY.

10:00:04 SO THAT WAY WE'RE COVERED.
10:00:06 THEY'LL JUST HAVE TO ADDRESS IT WHEN THEY'VE GOT THOSE SITE
10:00:10 SPECIFICS.
10:00:10 IF YOU DON'T HAVE ANY QUESTIONS OF ME, I CAN TURN IT OVER TO
10:00:13 THE APPLICANT.
10:00:14 THEY'VE GOT A PowerPoint THAT'S A LITTLE BIT LENGTHY BUT
10:00:20 HAS A LOT OF PICTURES AND A VIDEO THEY WOULD LIKE TO SHOW
10:00:23 YOU.
10:00:23 >>Mayor Errington: THANK YOU, MARY.
10:00:25 NOW WE WILL CALL THE APPLICANT TO THE PODIUM.
10:00:27 IS THIS, MY UNDERSTANDING, WE HAVE ONE HOUR TIME FRAME.
10:00:31 IS THAT WHAT WE'RE LOOKING AT?
10:00:33 >>Mary Gibbs: IN OUR RULES OF PROCEDURE, WE TYPICALLY GIVE
10:00:35 THE APPLICANT AN HOUR, NOT INCLUDING QUESTIONS.
10:00:39 SO IF YOU HAVE QUESTIONS, THAT -- AND THEY UNDERSTAND THAT.
10:00:42 >>Mayor Errington: OKAY.
10:00:43 GOOD.
10:00:43 THANK YOU.
10:00:45 >>Mary Gibbs: RICH YOVANOVITCH.
10:00:48 >>Rich Yovanovich: MY NAME IS RICH YOVANOVITCH.
10:00:52 I AM THE ATTORNEY FOR THE APPLICANT.
10:00:54 I LIKE THE OLD DAYS WHEN I COULD PUT THINGS UP ON A VISUAL.
10:01:35 I HAVE A HOST OF PEOPLE HERE WITH ME, NOT ALL OF WHICH WILL
10:01:51 SPEAK, BUT THEY ARE AVAILABLE TO ANSWER ANY QUESTIONS YOU
10:01:53 MAY HAVE.

10:01:53 KELLY KENEFICK IS THE DEVELOPER REPRESENTATIVE.
10:01:56 SHE WILL SPEAK AND GIVE YOU A BRIEF OVERVIEW OF THEIR
10:01:59 COMPANY AND THEIR VISION FOR THIS PARTICULAR PIECE OF
10:02:02 PROPERTY.
10:02:04 STACY ELLIS HEWITT AND ALEXIS CRESPO ARE THE PROFESSIONAL
10:02:10 PLANNERS ON THIS PROJECT.
10:02:12 THEY HAVE BOTH PROVIDED AFFIDAVITS THAT ARE IN THE RECORD,
10:02:14 AND ALEXIS WILL GIVE A BRIEF OVERVIEW OF SOME OF THE
10:02:17 PLANNING COMMENTS.
10:02:18 MATTHEW KRAGH IS THE ARCHITECT AND WILL BE DOING THE BULK OF

10:02:21 THE PRESENTATION GOING THROUGH HOW THE SITE WILL BE LAID OUT
10:02:25 AND THE ARCHITECTURE AND SETBACKS.
10:02:27 CHRISTIAN ANDREA IS OUR LANDSCAPE ARCHITECT WHO WILL ALSO BE
10:02:30 PRESENTING THE LANDSCAPING AND ADDRESSING ON-SITE AS WELL AS
10:02:36 THE MEDIAN LANDSCAPING AND MAINTENANCE.
10:02:40 BRENT ADDISON IS OUR CIVIL ENGINEER.
10:02:44 HE ALSO PROVIDED AN AFFIDAVIT AND CAN ANSWER ANY QUESTIONS
10:02:47 REGARDING ENGINEERING.
10:02:49 TED TREESH IS OUR TRANSPORTATION PLANNER.
10:02:51 ALSO PROVIDED AN AFFIDAVIT AND CAN ANSWER ANY QUESTIONS.
10:02:54 WE DON'T PLAN ON HAVING HIM SPEAK.
10:02:57 TYLER KING IS THE ENVIRONMENTAL CONSULTANT THAT HE PROVIDED.
10:03:02 YOU HAVE TWO PETITIONS IN FRONT OF YOU -- [CONFLICTING
10:03:07 AUDIO] [INAUDIBLE] -- UNANIMOUS RECOMMENDATION OF APPROVAL
10:03:43 FROM YOUR ZONING AND DESIGN REVIEW BOARD, WHICH WE WERE

10:03:46 HAPPY TO GET -- APPROXIMATELY 20 ACRES.
10:03:51 TIER 3 PROJECT, IN ORDER TO GET ABOVE 15 UNITS PER ACRE, THE
10:04:15 MAXIMUM BASE DENSITY, WE HAVE TO PROVIDE ADDITIONAL
10:04:19 INCENTIVES, AND WE'LL GO THROUGH THOSE INCENTIVES AND MARY
10:04:21 DID A GREAT JOB IN HER REPORT OUTLINING THOSE INCENTIVES.
10:04:24 OUR REQUEST IS FOR 16.4 UNITS OF GROSS DENSITY.
10:04:30 THE BASE IS 15.
10:04:31 THE MAX WITH INCENTIVES COULD BE UP TO 20 UNITS PER ACRE.
10:04:35 WE'RE ASKING FOR 29,600 SQUARE FEET OF COMMERCIAL.
10:04:38 THAT COULD GO TO ANOTHER 10,000 SQUARE FEET OF COMMERCIAL IF
10:04:42 WE DO NOT END UP HAVING A CHURCH AS ONE OF THE USES ON THE
10:04:46 PARCEL.
10:04:46 WE ARE PROVIDING SEVERAL PUBLIC AMENITIES, WHICH MR. KRAGH
10:04:54 WILL GO THROUGH IN HIS PRESENTATION.
10:04:58 WE ARE ALSO PROVIDING -- [INAUDIBLE] -- PARK AT THE VERY
10:05:03 NORTH OF THE PROPERTY THAT WE WOULD CONVEY TO THE VILLAGE
10:05:10 AFTER WE MAKE THE IMPROVEMENTS TO THE SITE.
10:05:12 OUR PROPOSED BUILDING HEIGHTS ARE FOUR STORIES, 59 FEET,
10:05:18 WHICH INCLUDES THE ARCHITECTURAL EMBELLISHMENTS.
10:05:22 I MENTIONED WE HAVE A COMPANION VACATION OF THE
10:05:25 RIGHT-OF-WAY.
10:05:27 THERE WERE SEVERAL QUESTIONS RAISED AT YOUR FIRST READING
10:05:32 THAT I WILL BRIEFLY ADDRESS IN MY COMMENTS.
10:05:36 AND MR. KRAGH WILL GET INTO BETTER DETAIL ABOUT THE SETBACKS
10:05:41 FROM VIA COCONUT.

10:05:42 I GUESS THERE WAS A QUESTION REGARDING HOW CLOSE CERTAIN
10:05:47 OTHER PROJECTS WERE TO THE RIGHT-OF-WAY VERSUS WHAT WE'RE
10:05:50 PROPOSING, AND THE -- WHEN YOU SEE OUR PRESENTATION, WE
10:05:57 ANGLE THE BUILDINGS AWAY, AND WE STAGGER THE HEIGHT OF THE
10:06:01 BUILDINGS TO SOFTEN THE OVERALL MASSING OF THE BUILDINGS.
10:06:06 BUT WITH REGARD TO EDERA AT THE ROUNDABOUT, IT'S THREE

10:06:12 STORIES, 45 FEET TALL WITH A BUILDING SETBACK OF
10:06:15 APPROXIMATELY 25 FEET.
10:06:18 GENOVA IS THREE STORIES OVER PARKING, 45 FEET TALL WITH
10:06:21 BUILDINGS ALONG, THAT VARY FROM A LITTLE OVER -- A LITTLE
10:06:26 UNDER 15 FEET TO A LITTLE OVER 23 FEET.
10:06:29 WE FAR EXCEED THOSE NUMBERS, AND YOU'LL SEE THAT THROUGH OUR
10:06:33 PRESENTATION.
10:06:33 WE'VE HAD INTEREST IN A CHURCH.
10:06:37 WE CONTINUE TO HAVE INTEREST IN THE CHURCH, BUT THERE'S NO
10:06:41 GUARANTEE WE'RE GOING TO END UP WITH A CHURCH ON THE
10:06:43 PARCELS.
10:06:45 YOUR STAFF RECOMMENDED WE HAVE ANOTHER OPTION.
10:06:48 INITIALLY, YOUR CONSULTANT RECOMMENDED MORE TOWNHOMES.
10:06:52 YOUR ZONING AND DESIGN REVIEW BOARD DIDN'T WANT TO INCREASE
10:06:56 THE DENSITY, SO WE'VE PROVIDED FOR THE 10,000 SQUARE FEET OF
10:07:00 ADDITIONAL SQUARE FOOTAGE AS AN OPTION IF WE ARE UNABLE TO
10:07:06 SUCCESSFULLY GET A CHURCH THERE.
10:07:07 THE VIA COCONUT PLANTINGS ARE INCLUDED AS PART OF OUR
10:07:13 PROJECT.

10:07:14 WE'RE INSTALL THEM AND WE'LL MAKE SURE THEY STAY ALIVE AND
10:07:18 CONTINUE TO GROW.
10:07:18 AND MR. ANDREA WILL TAKE YOU THROUGH THAT DURING HIS
10:07:24 PRESENTATIONS.
10:07:25 THERE'S A PARKING DEVIATION THAT WE'VE ASKED FOR, FOR THE
10:07:32 PROJECT.
10:07:32 PART OF IT HAS TO DO WITH THE CHURCH.
10:07:35 THE CHURCH ORIGINALLY, WHEN WE SUBMITTED, REQUIRED ONE
10:07:41 PARKING SPACE PER FIVE.
10:07:44 THE CODE WAS CHANGED TO ONE PARKING SPACE FOR THREE SEATS.
10:07:48 BUT BECAUSE THIS IS A MIXED-USE PROJECT, WHEN CHURCHES
10:07:53 OPERATING THE RETAIL AND OTHER USES WILL NOT BE OPERATING.
10:07:58 SO WE ASKED FOR A DEVIATION FROM PROVIDING THE MAXIMUM FOR
10:08:01 THE CODE-REQUIRED NUMBER OF CHURCHES, PARKING SPACES AND
10:08:07 ACTUALLY YOUR CODE ENCOURAGES IN THE VILLAGE CENTER TO HAVE
10:08:10 LESS PAVEMENT FOR PARKING BECAUSE OF THE FACT THAT YOU HAVE
10:08:13 SHARED USES.
10:08:15 RESIDENTIAL, AND THEREFORE LESS TRIPS WILL ACTUALLY BE
10:08:18 COMING TO THE COMMERCIAL USES.
10:08:23 AND WE SPOKE, AND WE'LL GET INTO THIS IN A LITTLE BIT
10:08:28 GREATER DETAIL.
10:08:29 WE HAVE THE ABILITY WHEN YOU LOOK AT OUR MASTER PLAN, WE
10:08:34 HAVE A VERY NICE RESTAURANT THAT'S GOING TO BE ON A LAKE,
10:08:37 AND WE WANTED TO MAKE SURE WE COULD HAVE OUTDOOR SEATING
10:08:42 OUTSIDE OR TOWARDS THE LAKE.

10:08:45 THE CONCERN WAS WITH NOISE RELATED TO OUTDOOR ENTERTAINMENT
10:08:48 AND THE LIKE.

10:08:49 SO WE MADE PROVISIONS FOR OURSELVES TO BE ABLE TO HAVE
10:08:52 OUTDOOR SEATING WITH CONSUMPTION ON PREMISES, BUT WE CANNOT
10:08:55 HAVE ANY OUTDOOR LIVE ENTERTAINMENT OR MUSIC ASSOCIATED WITH
10:09:00 THAT WITHOUT HAVING TO COME THROUGH THE DEVELOPMENT -- THE
10:09:04 D.O. PROCESS TO ACTUALLY OUTLINE WHERE THAT ENTERTAINMENT
10:09:07 WILL OCCUR.
10:09:08 THERE WERE SEVERAL USES THAT STAFF ASKED US -- CAN'T FIND
10:09:16 MARY.
10:09:16 WE HAD SEVERAL USES THAT THROUGH THAT PROCESS WERE
10:09:20 ELIMINATED FROM OUR ORIGINAL REQUEST.
10:09:26 THAT'S A BRIEF OVERVIEW.
10:09:28 I'LL TURN IT OVER TO KELLY KENEFICK NEXT, AND SHE WILL TAKE
10:09:33 YOU THROUGH THE VISION, AND THEN MR. KRAGH WILL BE UP HERE
10:09:38 FOR A LITTLE WHILE TAKING YOU THROUGH THE SITE PLAN AND THE
10:09:40 ELEVATIONS AND MR. ANDREA WILL SPEAK, AND THEN WE'LL WRAP IT
10:09:45 UP.
10:09:45 WE HAVE A NICE ANIMATION WE'D LIKE TO SHOW YOU OF THE IMPACT
10:09:49 OF THE PROJECT FOR THE PUBLIC.
10:09:51 AND I THINK YOU'LL ENJOY THAT.
10:09:52 >>Carol Sacco: EXCUSE ME, MAYOR.
10:09:54 MAYOR, WE'RE HAVING SOME DIFFICULTY WITH ZOOM.
10:09:57 YOU'LL HAVE TO TURN IT OFF.
10:09:59 BUT TAMMY WILL PULL UP THE PRESENTATION WITHOUT THE ZOOM.

10:10:02 SOMETHING IS GOING ON WITH ZOOM TODAY.
10:10:11 >>Rich Yovanovich: UNLESS YOU HAVE SPECIFIC QUESTIONS FOR ME
10:10:13 AT THIS POINT, WE'LL TURN IT OVER.
10:10:15 HOPEFULLY WE'LL ANSWER MOST, IF NOT ALL OF YOUR QUESTIONS,
10:10:19 BUT FEEL FREE TO INTERRUPT US AT ANY TIME.
10:10:28 >>Mayor Errington: STATE YOUR NAME.
10:10:29 >>Kelly Kenefick: KELLY KENEFICK WITH ROYAL PROPERTIES.
10:10:33 ON BEHALF OF THE DEVELOPMENT TEAM, I WANT TO SAY THANK YOU
10:10:36 TO MARY GIBBS AND HER TEAM AND TO YOU, THE COUNCIL MEMBERS
10:10:41 FOR YOUR TIME AND CONSIDERATION OF OUR PROJECT.
10:10:44 I ALSO WANT TO THANK OUR TEAM FOR THEIR HARD WORK AND
10:10:47 DEDICATION OVER THE LAST THREE YEARS TO GET THIS PROJECT
10:10:50 RIGHT.
10:10:51 ROYAL PROPERTIES HAS DEVELOPED 30 PROJECTS AND OVER 3,000
10:10:56 UNITS ACROSS EIGHT STATES.
10:10:58 OUR DEVELOPMENTS INCLUDE LUXURY CONDOS, MARKET-RATE
10:11:02 APARTMENTS, STUDENT HOUSING, SINGLE-FAMILY HOMES, AND MIXED
10:11:06 USE PROJECTS.
10:11:08 ROYAL HAS COMPLETED SEVEN PROJECTS IN THE STATE OF FLORIDA,
10:11:12 AND WE ARE NOW FOCUSED ON GROWING OUR PRESENCE HERE IN
10:11:15 SOUTHWEST FLORIDA AND OBVIOUSLY ESTERO.
10:11:17 THANKS AGAIN FOR YOUR CONSIDERATION.
10:11:20 OUR GOAL FOR THE VIA COCONUT DEVELOPMENT IS TO MEET THE
10:11:25 VISION OF THE VILLAGE OF ESTERO'S MASTER PLAN, DEVELOP A

10:11:29 PRODUCT THAT SERVES THE ECONOMIC AND MARKET DEMAND COMING TO

10:11:32 THE AREA, RESIDENTIAL, COMMERCIAL, AND HEALTH CARE RELATED
10:11:35 DEMAND, IMPROVE CONNECTIVITY AND ACCESSIBILITY TO OUR SITE
10:11:40 AND ALL SURROUNDING PROPERTIES, EXISTING AND FUTURE
10:11:43 ESTABLISHMENTS IN THE COMMUNITY.
10:11:46 AND TO ENHANCE PEDESTRIAN EXPERIENCE, WALKABILITY, CYCLING,
10:11:50 AND ACCESS TO OUTDOOR ACTIVITY.
10:11:52 WE BELIEVE OUR PROJECT ACHIEVES THESE CONCEPTS AND OFFERS
10:11:55 MULTIPLE INCENTIVES FOR THE COMMUNITY.
10:11:56 WE HAVE LISTENED TO THE NEEDS OF THE COMMUNITY AND MADE
10:12:01 MAJOR MODIFICATIONS TO THE PLAN TO MAXIMIZE THESE
10:12:05 CONTRIBUTIONS.
10:12:05 WE INITIALLY MET WITH THE VILLAGE STAFF IN 2018 AND HAVE HAD
10:12:10 MULTIPLE WORKING SESSIONS WITH THEM SINCE.
10:12:13 WE HAVE ALSO HAD MEETINGS WITH VARIOUS BOARD MEMBERS AND
10:12:16 COUNCIL MEMBERS.
10:12:17 WE HOSTED A PRODUCTIVE ZOOM CALL WITH THE ECCL, AND HAD A
10:12:21 GREAT IN-PERSON MEETING AT GENOVA.
10:12:24 AND THE OVERALL FEEDBACK WAS VERY POSITIVE.
10:12:26 THE ONLY PUSH-BACK WE RECEIVED AT THAT TIME WAS WE HAD
10:12:30 PROPOSED A BOUTIQUE HOTEL ON THE CORNER, AND THERE WAS FEAR
10:12:34 OF CONGESTION.
10:12:35 SO WE'VE ACTUALLY NOW REMOVED THAT LISTENING TO THE GENOVA
10:12:40 FEEDBACK.
10:12:40 OUR INITIAL PLAN WHEN WE STARTED THE PROJECT HAD OVER 500
10:12:48 UNITS.

10:12:48 IT WAS NOT VERTICALLY INTEGRATED AND IT WAS GATED WITH NO
10:12:51 PUBLIC ACCESS.
10:12:52 SINCE THEN, WE HIRED A NEW ARCHITECT, MHK, LEADING
10:12:56 ARCHITECT, WE BELIEVE, IN SOUTHWEST FLORIDA, AND WE HAVE
10:12:59 BASED THIS PROJECT OFF OF THEIR NAPLES SQUARE LUXURY CONDO
10:13:03 PROJECT DOWN IN DOWNTOWN NAPLES.
10:13:04 OUR NEW CONCEPT HAS FEWER TOTAL UNITS.
10:13:09 PROPOSED PLAN AS 102 PER BUILDING AND 330 TOTAL UNITS OF
10:13:12 LUXURY RENTAL UNITS.
10:13:16 WE DID A DEEP DIVE ANALYSIS OF THE MARKET AND REALLY
10:13:22 CONCLUDED THAT WE WANT TO OFFER THE PREMIER LUXURY PRODUCT
10:13:27 IN THE AREA.
10:13:27 SO IF YOU LOOK AT THE QUALITY OF WHAT WE'RE DOING AND THE
10:13:31 SIZE OF OUR UNITS, WE ARE REALLY SIGNIFICANTLY MUCH LARGER.
10:13:36 OUR ONE BEDROOMS, TWO BEDROOMS AND THREE BEDROOMS ARE LARGER
10:13:39 THAN WHAT YOU'LL SEE EXISTING CURRENTLY IN THE MARKET IN THE
10:13:43 RENTAL MARKET.
10:13:44 OUR NEW CONCEPT HAS THE MAIN STREET THROUGH THE CENTER OF
10:13:47 THE PROPERTY, WHICH ACCOMMODATES A VITAL CONNECTION ROAD, A
10:13:50 LINEAR PARK, AND WE ARE NOW VERTICALLY INTEGRATED MIXED USE

10:13:54 PROJECT WITH COMMERCIAL ON THE FIRST LEVEL.
10:13:56 AS A RESULT OF THE GENOVA MEETING, AS I MENTIONED, WE
10:13:58 REMOVED THE HOTEL AND ADDED A COMMUNITY PARK ON THE CORNER,
10:14:01 WHICH OFFERS EVEN MORE PUBLIC INCENTIVE.
10:14:03 IN SUMMARY, WE BELIEVE WE HAVE THOUGHTFULLY INCORPORATED

10:14:05 EVERYONE'S FEEDBACK, CONCERNS OF ALL KEY STAKEHOLDERS.
10:14:08 WE BELIEVE THIS IS THE RIGHT PROJECT AT THE RIGHT TIME WITH
10:14:11 THE RIGHT PARTNERS, AND WE LOOK FORWARD TO WORKING WITH YOU
10:14:14 TO HOPEFULLY MAKE THIS A SUCCESS.
10:14:15 I'LL NOW HAND IT OFF TO MATT KRAGH WITH MHK.
10:14:19 THANK YOU.
10:14:19 >>Mayor Errington: THANK YOU.
10:14:25 >>Matthew Kragh: GOOD MORNING.
10:14:26 FOR THE RECORD, MY NAME IS MATTHEW KRAGH.
10:14:28 I'M THE OWNER OF MHK ARCHITECTURE AND PLANNING.
10:14:31 WE'VE HAD A GREAT TIME GOING THROUGH YOUR PROCESS, VERY
10:14:36 THOROUGH PROCESS WITH YOUR PLANNING AND DESIGN REVIEW BOARD,
10:14:40 AND WE APPRECIATE YOUR CONSIDERATION TODAY.
10:14:43 I HAVE A LONG PRESENTATION.
10:14:45 REALLY GOING TO CONDENSE IT AS MUCH AS I CAN AND HOPEFULLY
10:14:48 ANSWER ANY QUESTIONS YOU MAY HAVE.
10:14:50 I HAVE TO GET USED TO THIS MOUSE.
10:14:52 I APOLOGIZE.
10:14:53 IT'S A LITTLE TOUCHY.
10:14:54 AS KELLY HAD EXPLAINED, WE HAVE A TOTAL OF 16.4 UNITS PER
10:15:01 ACRE ON A 20.19-ACRE SITE.
10:15:05 WE HAVE A TOTAL OF 330 RESIDENTIAL UNITS THAT ARE VERTICALLY
10:15:10 INTEGRATED INTO A MIXED USE COMMUNITY.
10:15:14 I'VE CREATED A SERIES OF KIND OF CARTOON LAYERS UPON THE
10:15:17 SITE PLAN THAT I THINK MAY REALLY HELP EXPLAIN THE IDEA OR

10:15:23 THE MASTER PLAN.
10:15:28 THE MAIN FOCUS OF THAT IS BASICALLY HAVING THESE BUILDINGS
10:15:37 WHERE THEY ARE U-SHAPED BUILDINGS BUT KIND OF LIKE FINGERS
10:15:41 IN THE GRASS, IN A NICE LANDSCAPED PARK ENVIRONMENT.
10:15:44 SO WE TURNED THE FINGERS OF THE BUILDING TOWARDS VIA
10:15:48 COCONUT, AND THE BUILDINGS START AT THREE STORIES ALONG VIA
10:15:53 COCONUT ROADWAY.
10:15:54 THEN THEY STEP UP TO FOUR STORIES IN THE BACK.
10:15:57 BUT YOU'RE SEEING THE FINGERS.
10:15:58 I HAVE A GREAT ANIMATION THAT IS REALLY GOING TO SHOW YOU
10:16:04 HOW THIS WORKS ALONG THE WAY.
10:16:06 WHAT WE HAVE HERE, I HIGHLIGHTED ALL THE BUILDINGS IN
10:16:08 YELLOW.
10:16:09 BUILDING A IS A MIXTURE OF THREE AND FOUR STORIES.
10:16:13 TOTAL OF 102 RESIDENTIAL UNITS.
10:16:15 BUILDING B, SAME THING, FOUR STORIES, 102 RESIDENTIAL UNITS.

10:16:19 BUILDING C, WHICH IS -- C AND D, WHICH ARE BOTH MIXED-USE
10:16:25 BUILDINGS ALONG THE MAIN STREET, WHICH BISECTS THE CENTER OF
10:16:28 THE SITE FROM EAST TO WEST HAVE 12 UNITS THAT ARE VERTICALLY
10:16:34 INTEGRATED OVER APPROXIMATELY 8,250 SQUARE FEET OF GROUND
10:16:37 FLOOR RETAIL.
10:16:39 WE'RE CREATING THIS BEAUTIFUL MAIN STREET RIGHT IN THE
10:16:42 CENTER OF THE PROJECT THAT WILL HAVE VERTICALLY MIXED-USE
10:16:45 INTO IT.
10:16:46 THAT'S BUILDING C AND D.

10:16:49 BUILDING C-1 AND C-2 ARE BOTH FRONTAGE BUILDINGS.
10:16:52 WE WANTED THIS BEAUTIFUL SENSE OF ENTRY WITH ONE-STORY
10:16:56 STRUCTURES.
10:16:56 SO C-1 IS APPROXIMATELY 6,210 SQUARE FEET.
10:17:02 THAT IS A WATERFRONT RESTAURANT THAT HAS A BEAUTIFUL VIEW
10:17:05 DOWN THAT LAKE, SO WE'VE CREATED THIS BEAUTIFUL WATER
10:17:09 FEATURE, SLASH, LAKE ALONG VIA COCONUT.
10:17:11 SO C-1 WILL LOOK RIGHT INTO THAT.
10:17:16 BUILDING C-2, ON THE NORTH SIDE OF THE MAIN STREET, IS MORE
10:17:20 NEIGHBORHOOD COMMERCIAL FRIENDLY.
10:17:21 THAT MAY BE A PLACE TO PICK UP YOUR DRY CLEANING OR GRAB A
10:17:24 CUP OF COFFEE OR SOMETHING LIKE THAT.
10:17:26 BUILDING E AGAIN IS SIMILAR TO BUILDING A AND B, WHICH IS
10:17:32 THREE STORIES ALONG THE TIPS AND UP TO FOUR STORIES IN THE
10:17:35 BACK.
10:17:36 AND THEN BUILDING F IS A ONE-STORY, 10,000-SQUARE-FOOT
10:17:40 CHURCH FACILITY.
10:17:40 WE'RE HOPING THE CHURCH WORKS OUT.
10:17:45 AS AN ALTERNATIVE, WE DID COMMIT TO CONVERTING THAT INTO
10:17:48 10,000 SQUARE FEET MAXIMUM OF COMMERCIAL AND A ONE-STORY
10:17:52 CONFIGURATION IF THE CHURCH DOESN'T WORK OUT DOWN THE ROAD.
10:17:56 GOING ON WITH THE LAYERS HERE, YOU CAN SEE WE'VE BISECTED
10:18:04 THE MAIN STREET HERE THAT GOES EAST TO WEST, AND HOPEFULLY
10:18:09 WE'LL CONNECT TO WHATEVER FUTURE DEVELOPMENT ARISES ON THE
10:18:11 OTHER SIDE OF THE RAILROAD SOMEDAY.

10:18:14 IT ALSO CONNECTS WITH THE ROADWAY ALIGNMENT WITH THE
10:18:17 ADJACENT COUNTY PARK DIRECTLY EAST.
10:18:22 AS I GO TO THE NEXT SLIDE HERE, YOU CAN SEE WHAT I'VE
10:18:25 HIGHLIGHTED HERE.
10:18:25 THESE ARE THE BUILDINGS OF OUR MAIN STREET.
10:18:29 AND WHERE THAT RED DASHED LINE IS, THAT'S OUR FRONTAGE WITH
10:18:33 THE MAIN STREET.
10:18:34 IT HAS BEAUTIFUL ON-STREET PARKING IN FRONT OF IT AND IT
10:18:38 ALSO HAS U SHAPE OF PARKING AROUND ALL OTHER SIDES OF THE
10:18:41 BUILDING FOR CONVENIENT PATRON PARKING AND SO FORTH.
10:18:44 THIS IS -- WE'VE THOUGHT VERY HARD ABOUT THE VEHICULAR
10:18:51 CIRCULATION INTO THE SITE.

10:18:52 YOU CAN SEE, AGAIN, OUR MAIN ENTRANCE IS IN RED ALONG THE
10:18:56 MAIN STREET THERE.
10:18:57 THEN WE HAVE ANOTHER VIA COCONUT CONNECTION THAT ALIGNS WITH
10:19:01 THE GENOVA DEVELOPMENT FURTHER NORTH.
10:19:04 AND YOU CAN SEE THE INTERNAL CIRCULATION THROUGHOUT THE SITE
10:19:09 CONNECTING ALL THE PARKING.
10:19:12 THE BULK OF THE PARKING IS UNDER BUILDING A, B, AND E.
10:19:17 SOMETIMES THEY CALL IT THE TEXAS DOUGHNUT WHERE WE HAVE --
10:19:21 WE BASICALLY HAVE A LAYER OF RESIDENTIAL AROUND THE EDGES,
10:19:25 AND THAT HIDES THE PARKING INTERNALLY.
10:19:28 BUT YOU CAN SEE HOW VEHICULAR ACCESS WILL NAVIGATE INTO THE
10:19:31 BUILDINGS A AND B WITH CONVENIENT ENTRANCES, VEHICULAR
10:19:36 ENTRANCES INTO THE BUILDINGS ON A AND B AS WELL AS E.

10:19:40 THEN WE MIX IN THE PEDESTRIAN CIRCULATION.
10:19:47 WE'VE TAKEN GREAT STRIDES TO REALLY CREATE AN AMAZING
10:19:51 PEDESTRIAN EXPERIENCE HERE.
10:19:53 THAT'S OUTLINED IN THE MAGENTA LITTLE CIRCLE.
10:19:58 WE HAVE THIS AMAZING WIDENED SIDEWALK EXPERIENCE, WHICH IS
10:20:02 MEANDERING ALONG VIA COCONUT.
10:20:05 IT'S NOT JUST A STRAIGHT SIDEWALK.
10:20:07 CHRISTIAN ANDREA WILL GO INTO MORE DETAIL ON THAT.
10:20:10 THAT WILL BE A GREAT SPOT FOR SOMEBODY TO COMMUNICATE NORTH
10:20:13 TO SOUTH DOWN TO COCONUT POINT FROM CORKSCREW ROAD AND BE
10:20:17 ABLE TO SIT IN A SHADED AREA OR VISIT ONE OF THE PARKS THAT
10:20:21 WE HAVE ALONG THE ROADWAY.
10:20:25 SPEAKING OF PARKS, WE HAVE, STARTING FROM THE SOUTH GOING
10:20:30 NORTH, WE HAVE A PUBLIC DOG PARK THAT WE'RE PROPOSING ON THE
10:20:33 SOUTH END OF THIS SITE THAT WILL BE OPEN TO THE PUBLIC.
10:20:37 THERE'S CONVENIENT PARKING FOR THAT ADJACENT TO THAT.
10:20:40 THAT IS ALL PUBLIC PARKING THERE.
10:20:42 THEN WE HAVE A PUBLIC PAVILION PARK.
10:20:44 SO WE CREATED ANOTHER KIND OF PIE-SHAPED PARK THERE.
10:20:47 THAT WILL BE MORE OF A PASSIVE PARK.
10:20:49 IT WILL HAVE A SIDEWALK LOOP INTERNAL TO THAT AND A SHADE
10:20:52 STRUCTURE.
10:20:52 AND THEN WE HAVE OUR FISHING PIER PARK WE WERE CALLING IT,
10:20:56 BUT THAT'S A SHADED AREA THAT WE'RE PUTTING OUT INTO THE
10:21:01 LAKE.

10:21:03 A LITTLE BIT OF REFUSE FROM A WALK THROUGH THE SUN, THINGS
10:21:07 LIKE THAT, AND ENJOY THAT BEAUTIFUL LAKE VIEW AND THE
10:21:10 BREEZES THROUGH THERE.
10:21:12 THEN AS WE GO A LITTLE BIT NORTH, WE HAVE WHAT WE CALL OUR
10:21:16 PUBLIC FILTER MARSH PARK.
10:21:18 THAT IS TIED INTO OUR WATER MANAGEMENT SYSTEM AND CREATES A
10:21:21 NATURAL FLOWING FILTER MARSH.
10:21:25 THAT WILL BE FULL OF PLANT MATERIAL THAT INTERACTS WELL WITH

10:21:28 WET SEASON TABLES AND SO FORTH.
10:21:32 THEN WE HAVE OUR PUBLIC PASSIVE PARK ON THE NORTH END, WHICH
10:21:38 IS OUR ONE ACRE DONATION TO THE VILLAGE.
10:21:40 THAT'S GOING TO BE A GREAT KIND OF GREEN CORNER FOR
10:21:44 CORKSCREW ROAD.
10:21:45 I CREATED THIS DIAGRAM TO SHOW YOU HOW THE PARKING WORKS
10:21:53 WITHIN THE BUILDINGS AND THE LAYERS.
10:21:55 IN YELLOW BUILDINGS AB AND E, EVERYTHING IN YELLOW IS GROUND
10:21:59 FLOOR RESIDENTIAL.
10:21:59 THOSE ARE LINER UNITS THAT ARE RIGHT ON THE GRADE LEVEL.
10:22:03 EVERYTHING IN BLUE IS THE PARKING FOR THOSE BUILDINGS.
10:22:09 AND THEN AS WE GO UP A LAYER, YOU CAN SEE THAT WE HAVE
10:22:17 AMENITY DECKS ON TOP OF THOSE PARKING AREAS.
10:22:22 BUILDING A IS SORT OF A PASSIVE AREA.
10:22:26 IT'S REALLY FOR THE RESIDENTS TO KIND OF LOOK INTO A
10:22:28 GREENSPACE IN THE OPENING OF THE U.
10:22:31 A AND B ARE THAT WAY.

10:22:32 THEY SHARE A POOL ON THE SOUTH SIDE AND THEN BUILDING E
10:22:35 ACTUALLY HAS ITS OWN POOL INTEGRATED ABOVE THAT PARKING
10:22:40 DECK.
10:22:41 THEN AS WE GO UP, YOU CAN SEE THE FINGERTIPS.
10:22:44 THE AREAS THAT ARE KIND OF AT THE TIP IN BLUE, THOSE ARE THE
10:22:47 THREE-STORY ELEMENTS.
10:22:48 AND THEN AS YOU STEP BACK TO FOUR STORIES IN YELLOW.
10:22:52 JUST A LITTLE BIT ABOUT HOW THE BUILDINGS ARE ORIENTATED IN
10:23:00 THEIR DISTANCE TO THE STREET, GOING BACK ONE SLIDE HERE, I
10:23:04 APOLOGIZE, I WANTED TO TOUCH UPON THE SETBACKS.
10:23:07 I KNOW MR. YOVANOVITCH TOUCHED UPON A COMPARISON WITH THE
10:23:12 GENOVA BUILDINGS.
10:23:13 THE GENOVA BUILDINGS HAVE SOME AREAS AS CLOSE AS 10-FOOT --
10:23:18 10.8 FEET TO 18.9 FEET TO THE ROADWAY.
10:23:22 OUR CLOSEST BUILDING A, JUST THE CORNER OF THAT BUILDING
10:23:28 GETS CLOSEST TO THE PROPERTY THERE, IS A TOTAL OF 17-FOOT 1
10:23:36 INCHES.
10:23:36 BUT THEN WE GET -- AS YOU GET CLOSER TO THE MIDDLE OF THE
10:23:40 BUILDINGS, IT GETS TO BE 160 FEET AND 180 FEET.
10:23:44 AS THEY CALL THIS THE BANJO SITE, WE KEPT THE BUILDING
10:23:48 STRAIGHT AND CREATED THESE PARKS OUT OF IT, BUT WE HAVE A
10:23:51 GREAT DISTANCE BETWEEN THAT.
10:23:53 AND THEN OUR BUILDING E HERE, THE CLOSEST POINT ON THIS SIDE
10:23:59 IS 33.5 FEET.
10:24:03 SO YOU CAN SEE, WE'VE REALLY TAKEN GREAT STRIDES TO KEEP

10:24:08 THESE BUILDINGS BACK SET AWAY FROM THE ROADWAY.
10:24:12 BUT IF YOU LOOK AT THEM IN SECTIONS, I'LL GO VERY QUICKLY
10:24:17 THROUGH THESE.
10:24:18 I WON'T GO THROUGH EACH ONE.

10:24:20 HERE IS THE PROPERTY LINE.
10:24:21 THIS IS A SECTION THROUGH THAT LAKE.
10:24:22 YOU CAN SEE LITTLE SHADE PAVILION.
10:24:25 THIS IS THROUGH BUILDING B, FROM THE PROPERTY LINE TO WHERE
10:24:29 THE BUILDING STARTS IS APPROXIMATELY 144 FEET.
10:24:33 THEN -- AND THAT'S FOR THE THREE-STORY ELEMENT.
10:24:35 THEN TO GET TO THE FOUR-STORY ELEMENT, WE'RE AT 194 FEET.
10:24:39 AND THEN BACK TO THE BACK OF THE U, WE'RE AT 306 FEET.
10:24:42 SO THERE'S A GREAT DEAL OF TERRACING GOING ON IN THESE
10:24:47 BUILDINGS.
10:24:47 THE SAME THING FOR THE RESIDENTIAL BUILDING TO THE NORTH,
10:24:51 VERY SIMILAR TYPE NUMBERS WITH THE SETBACKS.
10:24:54 I MENTIONED THE AMENITIES, BUILDINGS A AND B WILL SHARE THIS
10:24:58 POOL FEATURE THAT IS AT THE CENTER OF THE LAKE AND THEN
10:25:04 BUILDING E, WE HAVE THIS POOL FEATURE THAT WILL BE ON TOP OF
10:25:08 THEIR PARKING.
10:25:08 EACH BUILDING ACTUALLY AT ITS TIP ON THE GROUND FLOOR HAS A
10:25:12 SMALL AMENITY AREA.
10:25:13 WE'VE REMOVED THE UNITS THERE, SO IT COULD BE CARD ROOMS AND
10:25:18 THINGS LIKE THAT, PROGRAMS STILL TO BE DETERMINED.
10:25:21 WE'VE CONVENIENTLY LOCATED OUR SOLID WASTE.

10:25:23 WE ACTUALLY HAVE A TRASH COMPACTOR AND A SMALL MAINTENANCE
10:25:30 SHED IN THE CORNER OF THIS PORTION OF THE ROADWAY UP HERE.
10:25:34 THIS SHOWS HOW THE CLUB AMENITIES INTERACT WITH THE POOL AND
10:25:39 SO FORTH AND HOW THE PARKING INTERACTS WITH THE BUILDINGS
10:25:43 AND THE LINER OF THE BUILDING.
10:25:45 THIS IS A STEP UP.
10:25:46 I'LL SKIP THROUGH THESE.
10:25:48 YOU'RE PROBABLY BORED WITH THE FLOOR PLANS, BUT I CAN GO
10:25:51 BACK TO ANY QUESTIONS IF YOU HAVE.
10:25:52 THESE ARE THE MIXED USE FLOOR PLANS.
10:25:55 TRYING TO GET TO MORE OF THE PRETTY PICTURES HERE.
10:25:57 SO A SERIES OF KIND OF AERIALS THAT I WILL WALK THROUGH.
10:26:03 THIS IS THE PASSIVE PARK THEY WERE TALKING ABOUT.
10:26:06 YOU CAN SEE THE FINGERS LYING WITHIN THIS BEAUTIFUL PARK
10:26:09 SETTING, AND THE THREE-STORY, GOING TO THE FOUR-STORY AND
10:26:13 THEN THE AMENITY DECK ON TOP OF IT.
10:26:15 GIVES IT A BIG, BEAUTIFUL FLORIDA FEEL, CREATING A REALLY
10:26:19 GREAT ENVIRONMENT FOR THESE AND HOW THEY SET UP ALONG VIA
10:26:22 COCONUT.
10:26:23 THIS IS A SHOT MORE TOWARDS THE CENTER OF THE LAKE FEATURE.
10:26:27 THIS IS A SHOT FROM THE NORTHEAST OF THE SITE LOOKING BACK
10:26:31 DOWN AT EVERYTHING.
10:26:32 YOU CAN SEE HOW OUR CLEARLY DEFINED VERTICALLY INTEGRATED
10:26:36 MIXED USE AREA IS CENTRAL TO THE PROJECT AND HOPEFULLY THAT
10:26:38 WILL MAKE A GREAT CONNECTION TO THE ADJACENT WEST PROPERTY

10:26:41 DOWN THE ROAD.
10:26:42 I'LL SKIP ALL THE BUILDING HEIGHTS.
10:26:46 WE'RE WITHIN ALL THE ZONING LIMITS AND SO FORTH.
10:26:49 CALL THE BORING IMAGES.
10:26:59 I'LL GET BY THESE QUICKLY.
10:27:01 MORE FOR THE DESIGN REVIEW BOARD.
10:27:03 SIGNAGE IS INTEGRATED INTO THE PROJECT IN THE SAME
10:27:09 ARCHITECTURAL STYLE.
10:27:10 THIS IS WHAT I WOULD CALL SORT OF A CLEAN MEDITERRANEAN
10:27:15 ARCHITECTURAL STYLE.
10:27:17 WE'VE REALLY TAKEN GREAT STRIDES INTO BREAKING UP THE
10:27:20 ROOFLINES OF THESE BUILDINGS TO CREATE SMALLER MASSES.
10:27:24 MASSING IS VERY IMPORTANT TO ME AS AN ARCHITECT.
10:27:27 NOW I HAVE A SERIES OF KIND OF GROUND-LEVEL SHOTS THAT YOU
10:27:30 WOULD SEE.
10:27:31 THIS IS COMING INTO OUR MAIN STREET FROM VIA COCONUT.
10:27:35 YOU CAN SEE OUR SIGNAGE HERE.
10:27:36 THAT'S THE ONE-STORY NEIGHBORHOOD COMMERCIAL BUILDING TO THE
10:27:39 RIGHT AND THE RESTAURANT TO THE LEFT THAT LOOKS OVER THE
10:27:42 LAKE.
10:27:42 AND YOU CAN SEE JUST THE TOPS OF ROOFTOPS OF THE FOUR-STORY
10:27:46 BUILDINGS BEHIND THAT THAT ARE VERY WELL UNDULATED AND
10:27:50 CREATE A GREAT SENSE OF MASSING BEHIND IT.
10:27:52 NOW WE'RE INTERNAL TO THE SITE.
10:27:54 THIS IS THE BACK SIDE OF THE NEIGHBORHOOD COMMERCIAL

10:27:57 BUILDING.
10:28:00 THIS IS A VIEW OF ONE OF THE INTERNAL VERTICALLY INTEGRATED
10:28:04 MIXED USE BUILDING.
10:28:05 SO YOU CAN SEE WE'LL HAVE RETAIL SET UP ALONG A BEAUTIFUL
10:28:08 STREETSCAPE WITH ON-STREET PARKING AND THE 12 RESIDENTIAL
10:28:11 UNITS ABOVE THAT.
10:28:12 THE LOBBIES FOR THESE RESIDENTIAL UNITS ARE ON THE BACK SIDE
10:28:15 OF THE BUILDING WHERE THE PARKING IS, AND WE'RE GOING TO
10:28:18 CREATE GREAT SPOTS FOR BEAUTIFUL STOREFRONTS AND SIGNAGE, A
10:28:23 TRUE MIXED-USE DEVELOPMENT.
10:28:25 THIS IS A SHOT OF THE ENTRANCE TO THE RESTAURANT, WHICH IS
10:28:28 ON THE WEST SIDE OF THAT RESTAURANT BUILDING.
10:28:30 THE LAKE WOULD BE TO THE RIGHT, AND IT HAS A LARGE OUTDOOR
10:28:34 DINING AREA.
10:28:36 IT'S SORT OF AN INDOOR/OUTDOOR RESTAURANT.
10:28:39 THIS IS ANOTHER SHOT.
10:28:42 THIS IS A VIEW OF THE OTHER MIXED USE BUILDING ON THE
10:28:45 OPPOSITE SIDE OF MAIN STREET.
10:28:48 A LITTLE BIT ABOUT THE ARCHITECTURAL STYLE.
10:28:55 KIND OF SKIP THOSE.
10:28:56 NOW I HAVE A SERIES OF VIEWS OF THE RESIDENTIAL COMPONENTS.
10:28:58 THIS IS FROM KIND OF THE SOUTHWEST CORNER ON THE SITE.

10:29:00 THIS IS WHERE THE THREE-STORY BUILDING GETS ITS CLOSEST AT
10:29:04 THE 17.1 FEET RIGHT THERE AT THIS CORNER.
10:29:08 YOU CAN SEE THAT -- HOW THESE FINGERS WORK AND HOW THERE IS

10:29:12 A VOID OF BUILDING WHERE YOU'VE GOT THE AMENITY DECK IN THE
10:29:16 MIDDLE.
10:29:16 YOU CAN SEE HOW LAVISH WE'RE GOING TO MAKE THESE AMENITY
10:29:19 DECKS.
10:29:21 IT'S VERY IMPORTANT TO OUR RESIDENTS TO HAVE THAT
10:29:24 INTERACTION, AND IT HIDES THE PARKING AS WELL.
10:29:27 THIS IS THE BUILDING TO THE NORTH WHERE IT'S GOT THE FILTER
10:29:29 MARSH COMING RIGHT UP TO IT.
10:29:31 THE PARKING WILL BE BEHIND THE SCREENED LOUVRES ON THE
10:29:34 GROUND FLOOR AND WE HAVE THE AMENITY DECK WITH THE POOL ON
10:29:37 THAT LEVEL.
10:29:38 THIS IS A VIEW OF WHAT YOU WOULD SEE IF YOU'RE WALKING FROM
10:29:41 COCONUT POINT UP TO CORKSCREW ROAD ALONG THAT BEAUTIFUL
10:29:46 SIDEWALK AREA.
10:29:47 AGAIN, SEE THE FINGERS OF THE BUILDINGS, AND HOW THEY REALLY
10:29:50 CREATE GREAT MASSING IN THE SITE AND NOT A BIG MONOLITHIC
10:29:55 BUILDING.
10:29:56 THIS IS A VIEW OF THE LAKE FEATURE.
10:29:59 THE SHADE STRUCTURE.
10:30:01 THIS IS A VIEW OF THE BUILDING TO THE NORTH.
10:30:04 AND THIS IS A VIEW OF OUR PROPOSED VILLAGE PARK ON THE NORTH
10:30:11 END, AND YOU CAN SEE THE MASSING OF THE CHURCH BEHIND THAT.
10:30:15 IF WE CAN GET A CHURCH TO WORK, WE'RE VERY EXCITED ABOUT
10:30:18 THAT.
10:30:18 YOU CAN SEE THIS WOULD BE A BEAUTIFUL PULPIT AREA ON THE

10:30:24 BACK OF THIS GABLE ROOF ELEMENT, AND YOU WOULD HAVE GLASS ON
10:30:27 BOTH SIDES WHERE PEOPLE COULD BE SITTING IN A SERVICE AND
10:30:29 LOOK OUT TO THIS BEAUTIFUL, LUSH SETTING BEHIND IT TO THE
10:30:32 NORTH.
10:30:33 ANOTHER VIEW OF THE CHURCH.
10:30:39 CREATING A LITTLE BIT OF AN ICONIC TOWER ON THE CORNER.
10:30:43 THIS IS A VIEW INTERNAL TO THAT -- TO THE PARK ON THE NORTH
10:30:47 SIDE.
10:30:48 WITH MEANDERING SIDEWALKS ON THE INTERIOR.
10:30:52 ANOTHER GREAT WAY FOR SOMEBODY THAT'S WALKING FROM NORTH TO
10:30:55 SOUTH TO HAVE ANOTHER PERSPECTIVE AND NOT HAVE TO WALK ALONG
10:30:58 THE ROADWAY.
10:30:59 THEY MAY WANT TO GO INTERIOR TO THE PARK.
10:31:02 WITH THAT, I'M GOING TO ASK CHRISTIAN ANDREA TO COME UP AND
10:31:07 TELL YOU ABOUT A FEW THINGS ABOUT THE LANDSCAPING AND THEN A
10:31:11 THREE-MINUTE ANIMATION AND HAND IT OVER TO THE PLANNERS AND
10:31:14 WE'LL BE ALL SET.
10:31:16 >>Christian Andrea: CHRISTIAN ANDREA, WITH ARCHITECTURAL

10:31:19 LAND DESIGN.
10:31:21 GOOD MORNING.
10:31:23 THIS SLIDE REPRESENTS THE ENTIRE SITE AND ITS OVERALL
10:31:44 VISION.
10:31:44 I'VE BROKEN IT INTO FOUR SEPARATE SHEETS, AND I'LL TURN TO
10:31:48 THOSE NEXT AND I'LL WALK YOU THROUGH THE DESIGN.
10:31:50 SO STARTING AT THE SOUTH END OF THE PROPERTY, AS YOU WALK --

10:31:56 THE SOUTHWEST CORNER, THIS IS THE DOG PARK THAT MATTHEW
10:31:58 MENTIONED.
10:31:59 THIS HAS A SMALL PERIMETER FENCE AROUND THE PERIMETER TO
10:32:02 CONTAIN THE DOGS.
10:32:02 THERE ARE SOME BENCHES IN THERE FOR COMFORT FOR PEOPLE USING
10:32:06 THE PROPERTY.
10:32:07 THIS SHOWS THE MEANDERING PATHWAY.
10:32:08 IT'S AN 8-FOOT WIDE CONCRETE PATH THAT MEANDERS ALONG THE
10:32:12 ENTIRE PERIMETER OF THE SITE.
10:32:14 WE HAVE AN ELABORATE AND EXTENSIVE BUFFERING ALONG THE
10:32:16 ROADWAY.
10:32:17 PART OF THE THEME OF THIS PROJECT ALSO IS A LITTLE BIT OF
10:32:20 EDUCATION.
10:32:20 SO OUR INTENTIONS ARE TO PUT SMALL LITTLE SIGNS LIKE YOU SEE
10:32:24 AT BOTANICAL GARDEN THAT IDENTIFY THE VARIOUS PLANT SPECIES.
10:32:28 AS ONE WALKS ALONG THIS, THEY HAVE A LITTLE EDUCATION TO THE
10:32:31 ECOSYSTEMS THAT ARE BEING BUILT AS WELL AS THE PLANT SPECIES
10:32:34 THAT WE'RE USING.
10:32:35 THIS IS A POCKET PARK.
10:32:36 MATTHEW ALSO TOUCHED ON.
10:32:38 THERE IS A PAVILION, AGAIN, FOR A SHADE STRUCTURE.
10:32:40 THERE ARE SOME BENCHES AND SEATING IN THERE.
10:32:43 WE HAVE STRATEGICALLY LOCATED BIKE RACKS AND THINGS THAT ARE
10:32:46 CONVENIENT FOR THOSE THAT OCCUPY OR VISIT THE SITE.
10:32:49 MEDIAN LANDSCAPE, THIS IS ALL PART OF THIS PROJECT, SO THIS

10:32:54 WILL ALL BE DESIGNED IN CONSISTENCY WITH WHAT HAS ALREADY
10:32:57 BEEN DONE BY GENOVA.
10:32:58 THIS WILL BE IRRIGATED AND MAINTAINED BY THE ASSOCIATION.
10:33:01 WE HAVE, AGAIN, OUR DENSE BUFFER AND VARIETY OF PLANT
10:33:06 MATERIAL.
10:33:07 WE'RE ACTUALLY TRYING TO PUT PLANTING ON BOTH SIDES OF THE
10:33:09 SIDEWALK.
10:33:10 AS YOU MEANDER THROUGH, IT'S A LOT MORE INTERESTING.
10:33:13 THE FIRST BUILDING HERE, WE CALL THIS AN AMENITY DECK AREA.
10:33:15 THIS IS AN ELEVATED DECK THAT HAS NICE MIX OF SEATING,
10:33:19 DECKING, LANDSCAPE.
10:33:21 IT'S GOT TRELLISES FOR SHADE.
10:33:23 FIRE PITS FOR EVENING USE OR DAY USE AS WELL.
10:33:27 THAT SAME DETAIL WE'RE UTILIZING ON BOTH OF THESE BUILDINGS.

10:33:31 WE HAVE TWO DIFFERENT RESORT-STYLE POOLS.
10:33:33 THIS IS THE FIRST ONE THAT THE TWO BUILDINGS SHARE.
10:33:36 IT'S QUITE LARGE AND COMFORTABLE, ADEQUATE SEATING AROUND
10:33:39 THE PERIMETER AND LANDSCAPED THROUGHOUT, AS YOU GO AROUND
10:33:43 THE PROPERTY.
10:33:44 ALONG THE WEST SIDE OF THE PROPERTY AS WELL, ALSO AN
10:33:46 ENHANCED BUFFER.
10:33:47 SO THIS IS THE RAILROAD CORRIDOR ALONG THE WEST SIDE.
10:33:50 AND BUFFERING SYSTEM WITH MATURE CANOPY TREES, TYPICALLY OAK
10:33:55 TREES, THAT RUNS THE ENTIRE WEST SIDE OF THE PROPERTY.
10:33:58 I FORGOT TO MENTION BACK HERE, WE HAVE SOME FOUNTAIN

10:34:02 FEATURES, AERATORS THAT ARE INSIDE THE POND HERE AS WELL.
10:34:06 THIS IS THE FISHING PIER THAT MATTHEW REFERENCED AS WELL.
10:34:11 TRULY A PAVILION SHADE STRUCTURE BUT ALSO ACT AS A FISHING.
10:34:14 IT'S NOT MEANT TO BE FISHING ONLY.
10:34:16 FOR THOSE WHO WANT TO FISH.
10:34:17 WE ANTICIPATE STOCKING THE LAKE.
10:34:20 INFORMATIONAL PLACARDS UNDERNEATH THERE, MUCH AS YOU'D SEE
10:34:24 IN A ZOO THAT WOULD HELP EDUCATE THOSE THERE ABOUT THE FISH
10:34:28 AND AQUATIC SPECIES AND PLANT MATERIAL.
10:34:30 THIS IS THE FIRST FILTER MARSH AS WELL THAT IS A WATER
10:34:33 MANAGEMENT SYSTEM, BUT IT'S PLANTED.
10:34:36 AGAIN, PART OF THE ECOSYSTEM AND PART OF THE THEME OF THE
10:34:39 PROPERTY.
10:34:39 THE NEXT SLIDE IS THE SECOND ONE IN A SERIES OF FOUR.
10:34:43 NOW WE'RE APPROACHING THE MAIN ENTRY.
10:34:45 THIS IS THE ENHANCED MAIN STREET, SO THIS IS ALL PAVERS
10:34:49 THROUGHOUT THAT CENTRAL CORRIDOR.
10:34:51 THIS IS THE NORTH SIDE OF THE WATER FEATURE IN THE FISHING
10:34:55 PAVILION RIGHT THERE.
10:34:56 THIS IS ANOTHER WATER FEATURE OUTSIDE THE RESTAURANT.
10:35:00 WE HAVE SIGNAGE IN THE CENTER.
10:35:02 WE HAVE TWO OPPORTUNITIES FLANKING EITHER SIDE OF THIS ENTRY
10:35:05 FEATURE.
10:35:06 AS YOU COME IN, THERE'S AN OPPORTUNITY FOR ART.
10:35:08 AGAIN, BIKE RACKS STRATEGICALLY PLACED.

10:35:11 EXTENSION OF THE BUFFER ALONG THE WEST RUNNING THE FULL
10:35:14 CORRIDOR.
10:35:15 THIS IS THE THIRD OF THE FOUR SLIDES.
10:35:19 THIS IS, AGAIN, THAT MAIN STREET SECTION.
10:35:21 THIS IS THE THIRD BUILDING THAT HAS ITS OWN POOL AND RESORT
10:35:26 STYLE WATER FEATURE AND POOL THERE AS WELL.
10:35:28 SIMILAR PROGRAM ELEMENTS WHERE WE HAVE PLANTERS AND TREES
10:35:31 THROUGHOUT THE DECK TO HELP LANDSCAPE THAT.
10:35:33 AND ALSO WITH TRELLISES AND SEATING AREAS FOR THOSE THAT USE
10:35:37 THE PROPERTY.

10:35:38 THIS ENTIRE AREA HERE, GIANT FILTER MARSH WITH A VARIETY OF
10:35:42 VEGETATIVE SPECIES THAT TOLERATE WET CONDITIONS.
10:35:46 IT'S TRULY A MARSH ENVIRONMENT.
10:35:48 AGAIN, OUR DENSE BUFFERING ALONG THE ROADWAY.
10:35:52 AND THIS IS OUR SECONDARY ENTRANCE.
10:35:53 SO THIS IS A LITTLE SMALLER.
10:35:55 TURN TO THE NEXT SLIDE.
10:35:57 THIS IS THAT SECONDARY ENTRANCE, AGAIN, PAVED FOR
10:36:01 ENHANCEMENT, MEANDERING PATHWAY THAT LEADS TO THE NORTH TO
10:36:05 THE PARK HERE.
10:36:07 IN THE PARK, THERE ARE TRELLISES AS THE ENTRY FEATURE AND
10:36:10 AGAIN SCATTERED BENCHES THROUGHOUT.
10:36:12 ON THE NORTH SIDE OF THE CHURCH, THERE IS, AGAIN, A LAWN
10:36:15 AREA AND THEN ANOTHER MARSH AREA.
10:36:18 AND ALONG THE WEST SIDE, THERE IS AN EIGHT-FOOT WALL SET IN

10:36:22 15 FEET FROM THE PROPERTY IN LINE THAT STARTS I BELIEVE
10:36:24 RIGHT ABOUT WHERE THE CURSOR IS HERE.
10:36:26 COMES ALL THE WAY BACK HERE AND ALL THE WAY BACK UP HERE
10:36:29 WITH LANDSCAPE AROUND IT TO PROVIDE ADEQUATE BUFFERING AND
10:36:32 PRIVACY.
10:36:32 THIS IS THE SITE LIGHTING PLAN.
10:36:39 THIS IS A LITTLE MORE DETAILED FOR THE SITE LIGHTING PLAN,
10:36:45 FIXTURES.
10:36:45 THIS IS A CROSS SECTION THROUGH THAT FIRST WATER FEATURE
10:36:48 WITH THE FISHING PIER.
10:36:49 STARTING AT THE STREET.
10:36:50 THERE IS THE 8-FOOT MEANDERING PATH, LANDSCAPING ALONG THE
10:36:55 ROADWAY -- EXCUSE ME, ON THE BUFFER SIDE OR THE PROPERTY
10:36:57 SIDE OF THE SIDEWALK GOING DOWN THE LAKE BANK.
10:37:01 FISHING PIER.
10:37:02 ROUGH CROSS SECTION THROUGH THE POND AND THEN THE SWIMMING
10:37:04 POOL ENTRIES AND LANDSCAPING ASSOCIATED WITH THE FIRST POOL.
10:37:08 THIS IS A SAMPLE PALETTE OF PLANT MATERIAL PROPOSED AS AN
10:37:14 OVERVIEW.
10:37:14 I'D LIKE TO ASK MATTHEW TO COME BACK UP.
10:37:17 THANK YOU.
10:37:37 >>Matt Kragh: SHOW YOU A QUICK ANIMATION.
10:37:38 I THINK IT'S VERY HELPFUL.
10:37:39 I HAVE AN ANIMATION THAT SHOWS US DRIVING UP FROM NORTH TO
10:37:43 SOUTH AND FROM SOUTH TO NORTH SO YOU CAN REALLY SEE TRULY IN

10:37:47 CONTEXT WHAT THIS PROJECT WILL LOOK LIKE FOR THE PUBLIC.
10:37:52 >>Rich Yovanovich: TO FILL SOME OF THE TIME.
10:37:54 ALEXIS IS HERE TO GET INTO GREATER DETAILS ON THE PLANNING.
10:37:58 THAT'S ALL IN YOUR STAFF REPORT.
10:38:00 SOME OF THE ISSUES THAT WE WANTED TO MAKE SURE WE BROUGHT TO
10:38:03 YOUR ATTENTION, I'M SURE YOU'RE ALREADY AWARE OF THEM IS WE

10:38:07 HAVE OUTDOOR SEATING WITH LIMITED HOURS OF 10 A.M. TO
10:38:10 11 P.M. SUNDAY THROUGH THURSDAY AND THEN 10 A.M. TO
10:38:15 BASICALLY MIDNIGHT FRIDAYS AND SATURDAYS.
10:38:18 SO THAT WAS IN RESPONSE TO COMMENTS FROM BOTH STAFF AND YOUR
10:38:23 PLANNING BOARD.
10:38:24 THAT WILL BE MY CUE TO GET OUT OF YOUR WAY.
10:38:28 I WANTED TO FILL THAT SPACE.
10:38:31 AGAIN, WHEN MATTHEW IS DONE, WE'LL TURN IT OVER TO ANY
10:38:34 QUESTIONS YOU HAVE AND ALL OF THE CONSULTANTS ARE HERE TO
10:38:36 ANSWER.
10:38:38 >>Matthew Kragh: THIS IS A QUIET ANIMATION.
10:38:52 NO MUSIC.
10:38:53 I WANTED TO GET JAMES EARL JONES, BUT HE WASN'T AVAILABLE.
10:38:58 I'LL COMMENTATE THROUGH THIS.
10:38:59 WE'RE DRIVING FROM NORTH TO SOUTH.
10:39:01 YOU CAN SEE THE MASSING OF THE BEAUTIFUL CHURCH BUILDING,
10:39:03 BIT OF VOID ON THAT AREA, THAT'S THE ENTRANCE THAT ALIGNS
10:39:07 WITH GENOVA'S FROM THE OTHER SIDE.
10:39:09 NOW WE'RE HEADING TO THE FIRST RESIDENTIAL BUILDING.

10:39:13 AGAIN, KEEP IN MIND THOSE FINGERS KIND OF IN THE GRASS.
10:39:16 THAT'S WHAT WE WERE GOING FOR HERE.
10:39:20 AN UNDULATION OF TOWER ELEMENTS TO GIVE THE VISUAL EFFECT.
10:39:25 THAT IS THE NEIGHBORHOOD COMMERCIAL BUILDING WE'RE DRIVING
10:39:27 BY AT THE MOMENT.
10:39:28 THAT IS THE MAIN ENTRANCE TO OUR MAIN STREET.
10:39:30 KIND OF A NICE SHOT DOWN MAIN STREET.
10:39:32 OUR ONE-STORY RESTAURANT WITH OUTDOOR DINING LOOKING OVER
10:39:37 THE LAKE, AND THAT IS RESIDENTIAL BUILDING B THAT YOU'RE
10:39:42 LOOKING AT.
10:39:43 THERE IS THE FISHING SHADE STRUCTURE, AND YOU CAN SEE THE
10:39:48 BLUE UMBRELLAS ARE THE POOL AMENITY FOR THOSE TWO
10:39:52 RESIDENTIAL BUILDINGS.
10:39:53 AND THEN WE HAVE BUILDING A THAT COMES DOWN AND THEN, AGAIN,
10:40:00 THERE'S OUR CLOSEST POINT, THE 17 FEET.
10:40:02 AGAIN, THOSE BUILDINGS ARE 150 TO 180 FEET AT THEIR CENTER
10:40:07 LINES FROM THE ROADWAY.
10:40:09 THIS IS OUR PASSIVE PARK.
10:40:11 AGAIN, ANOTHER SHADE STRUCTURE FOR THE COMMUNITY AND
10:40:15 BENCHES.
10:40:16 NICE LITTLE AREA FOR KIDS TO THROW A FRISBEE OR SOMETHING
10:40:19 LIKE THAT.
10:40:20 THIS IS OUR -- YOU CAN SEE THE FENCE FOR THE DOG PARK THERE.
10:40:25 NOW WE'RE KIND OF TURNING AROUND, AND WE'RE GOING TO GO
10:40:27 NORTH ON THE SITE.

10:40:30 FROM SOUTH TO NORTH, AGAIN, THE PARKS YOU JUST SAW, BUILDING
10:40:33 A IN CONTEXT, WELL UNDULATED ROOFLINES.

10:40:41 AGAIN, THE FINGERS STICKING UP.
10:40:45 IT LOOKS LIKE INDIVIDUAL BUILDINGS INSTEAD OF LARGER
10:40:48 BUILDINGS.
10:40:50 THE POOL AMENITY.
10:40:51 AGAIN, THE FURTHER YOU GET AWAY ON THIS SIDE WITH THAT
10:40:55 MEDIAN LANDSCAPING, THE PROJECT JUST REALLY SITS IN THIS
10:40:59 PARK SETTING VERY WELL.
10:41:00 THAT IS BUILDING B, AND THEN THERE'S THAT ONE-STORY
10:41:07 RESTAURANT OVERLOOKING THE LAKE AND COMING UP UPON OUR MIXED
10:41:13 USE COMPONENT THERE THAT IS THE MAIN STREET INTO THE SITE,
10:41:17 THE NEIGHBORHOOD COMMERCIAL, BUILDING E TO THE NORTH ALONG
10:41:23 THE FILTER MARSH, AND THEN YOU'RE GOING TO START TO SEE THE
10:41:30 ONE-STORY CHURCH AROUND THE CORNER HERE.
10:41:34 THAT IS THE ENTRANCE TO THE LEFT WITH SIGNAGE THAT ALIGNS
10:41:37 WITH GENOVA'S ENTRANCE.
10:41:39 AND THE CHURCH AND THEN IT FINISHES OFF WITH A BEAUTIFUL
10:41:43 PARK TO THE NORTH.
10:41:44 WITH THAT, THAT CONCLUDES MY PRESENTATION.
10:41:51 I'M HAPPY TO ANSWER ANY QUESTIONS AT ANY TIME.
10:41:55 WE HAVE MR. YOVANOVITCH COME BACK UP.
10:42:01 >>Rich Yovanovich: WE ARE MERCIFULLY THROUGH OUR INITIAL
10:42:04 PRESENTATION AND HAPPY TO ANSWER ANY QUESTIONS.
10:42:06 I JUST WANT TO HIGHLIGHT A FEW THINGS THAT MARY MENTIONED.

10:42:09 WE HAVE A DETAILED PHASING SCHEDULE TO ENSURE THAT THE
10:42:13 COMMERCIAL IS BUILT EARLY AS PART OF THE PROJECT, SO IT
10:42:15 WON'T BE A RESIDENTIAL PROJECT AND HOPEFULLY COMMERCIAL WILL
10:42:18 SHOW UP LATER.
10:42:19 WE HAVE THOSE DETAILED COMMITMENTS.
10:42:21 WITH THAT, WE'RE AVAILABLE TO ANSWER ANY QUESTIONS.
10:42:28 WE WENT THROUGH A PRETTY EXTENSIVE PRESENTATION TO THE
10:42:30 PLANNING AND ZONING BOARD, WHICH I'M SURE YOU'RE ALL AWARE
10:42:34 OF.
10:42:34 >>Mayor Errington: THANK YOU.
10:42:34 I KNOW WE HAVE ONE MEMBER WHO WANTS TO ASK A QUESTION.
10:42:41 >> WILL THE OWNERSHIP BE ROYAL PROPERTIES AFTER THE
10:42:44 DEVELOPMENT IS FINISHED?
10:42:46 MAINTAIN OWNERSHIP?
10:42:48 >>Rich Yovanovich: YES, IT INTENDS TO BE AN ASSET FOR THEIR
10:42:52 COMPANY.
10:42:52 >>Jim Ward: THEY WILL HAVE A MANAGEMENT OFFICE ON THE
10:42:54 PREMISES AT ALL TIMES?
10:42:57 >>Rich Yovanovich: THEY WILL HAVE FULL-TIME MANAGEMENT THERE
10:43:00 TO MAKE SURE.
10:43:01 >>Jim Ward: ONE OF THE REFERENCES WE HEARD ON A NUMBER OF
10:43:03 CASES IS THE CANYON EFFECT COMING UP THROUGH VIA COCONUT
10:43:09 WITH GENOVA ON THE RIGHT AND YOUR PROJECT ON THE LEFT.
10:43:11 DO YOU HAVE A VISUALIZATION OF WHERE THEY KIND OF LINE UP

10:43:16 AGAINST EACH OTHER?

10:43:17 IN OTHER WORDS, WHEN YOU'RE COMING DOWN, IS THERE A --
10:43:24 >>Rich Yovanovich: I'm sure we must have something.
10:43:26 >>Matt Kragh: TRY TO GET AN OVERALL SITE PLAN TO EXPLAIN
10:44:13 THIS QUICKLY.
10:44:13 YOU CAN SEE THE GENOVA BUILDINGS IN THE AERIAL HERE TO THE
10:44:18 EAST.
10:44:19 SO THE NICE THING ABOUT OUR PROJECT IS THE BULK OF THE
10:44:22 GENOVA DEVELOPMENT FROM NORTH TO SOUTH IS THE OPPOSITE OF
10:44:27 THE BULK OF OUR DEVELOPMENT.
10:44:30 WE HAVE DIRECTLY ACROSS FROM GENOVA HERE, WE HAVE OUR PUBLIC
10:44:35 PARK ELEMENT.
10:44:36 WE HAVE A ONE-STORY CHURCH THAT IS SET BACK WITH
10:44:39 LANDSCAPING.
10:44:40 THEN WE HAVE A VOID FOR OUR PARKING FOR THE CHURCH OF THE
10:44:43 COMMERCIAL IN THAT MAIN ENTRANCE THAT ALIGNS.
10:44:45 AND THEN OUR BUILDING AT THIS POINT IS STEPPED BACK
10:44:50 CONSIDERABLY FROM GENOVA'S.
10:44:53 AND THIS IS THEIR -- THEIR BUILDINGS KIND OF CREATE THIS
10:44:56 STREET WALL.
10:44:57 BUT OUR BUILDINGS ARE KIND OF THE OPPOSITE ACROSS FROM EACH
10:45:00 OTHER.
10:45:00 I THINK THIS IS WELL PLANNED.
10:45:02 IF WE HAD OUR BUILDINGS ON THE NORTH SIDE, YOU'RE RIGHT, IT
10:45:05 MIGHT BE MORE OF A CANYON EFFECT.
10:45:06 >>Jim Ward: IF YOU LOOK AT THE SOUTHERNMOST PART OF YOUR

10:45:09 PROJECT, THERE'S NOTHING ACROSS THE STREET THAT'S GENOVA?
10:45:13 >>Matthew Kragh: NO.
10:45:14 SO THIS ENTRANCE HERE, AND WHERE THIS LAKE IS, THIS IS ALL
10:45:18 PUBLIC OPEN SPACE.
10:45:20 THAT'S THE COUNTY PARK.
10:45:21 THE BULK OF OURS IS UP AGAINST GREENSPACE.
10:45:24 IT'S KIND OF A NICE PUZZLE FIT HERE.
10:45:27 >>Jim Ward: THANK YOU.
10:45:27 >>Mayor Errington: ANY OTHER -- COUNCIL MEMBER WILSON.
10:45:33 >>Jim Wilson: I HAVE A QUESTION ABOUT CONSTRUCTION PHASING.
10:45:35 AS GENOVA WAS BEING BUILT, THEY, I WOULDN'T SAY PAINTED
10:45:41 THEMSELVES INTO A CORNER, BUT THEY KIND OF RAN OUT OF SPACE
10:45:44 TO STORE WORKERS' CARS AND MATERIAL BEING DELIVERED TO THE
10:45:49 SITE, STARTING FROM EITHER END OR WHATEVER.
10:45:52 HOW DO YOU ENVISION CONSTRUCTION TAKING PLACE?
10:45:56 AND IF I'M A WORKER, WHERE DOES MY TRUCK PARK?
10:46:01 >>Matthew Kragh: THAT'S A GREAT QUESTION.
10:46:02 THERE'S A LOT OF CONSTRUCTION PHASING.
10:46:05 WE HAVE THIS WHOLE WESTERN PART OF THE PROJECT THAT'S GOING
10:46:08 TO BE FUTURE PARKING.

10:46:09 IT'S GOING TO BE ALL CONSTRUCTION TRAFFIC BACK THERE AND
10:46:14 PARKING OF ALL THOSE VEHICLES AND SO FORTH.
10:46:17 THE OTHER NICE THING, GENOVA IS A FOR-SALE PRODUCT, THIS IS
10:46:20 A LUXURY RENTAL PROJECT.
10:46:22 SO THIS DEVELOPER, FROM WHAT I UNDERSTAND, INTENDS TO BUILD

10:46:28 EVERYTHING AT ONE TIME AND GET THIS DONE AS QUICKLY AS
10:46:30 POSSIBLE.
10:46:36 >>Rich Yovanovich: WE'LL DO ONE DEVELOPMENT ORDER AND
10:46:38 OBVIOUSLY WE'LL DO A BUILDING AT EACH TIME, BUT TIED WITH
10:46:42 SOME OF THE RESIDENTIAL BUILDINGS IS ALSO COMMERCIAL
10:46:44 BUILDINGS.
10:46:45 I DON'T WANT YOU TO THINK WE'RE GOING TO BUILD EVERY
10:46:47 BUILDING AT THE SAME TIME.
10:46:48 BUT WE ARE DOING AS ONE D.O. SO WE CAN MOVE QUICKLY AND NOT
10:46:53 KEEP HAVING TO COME THROUGH THE PROCESS.
10:46:54 OUR GOAL IS TO GO AS QUICK AS POSSIBLE.
10:46:57 >>Mayor Errington: COUNCIL MEMBER BOESCH.
10:46:58 >>Jim Boesch: I THINK IT'S BEAUTIFULLY PLANNED.
10:47:03 THE QUESTION I HAVE IS, THIS IS GOING TO BE A LUXURY RENTAL
10:47:06 TYPE OF COMMUNITY, AND YOU'RE GOING TO HAVE PUBLIC ACCESSING
10:47:12 YOUR PROPERTY MAYBE BECAUSE YOU'RE RETAIL.
10:47:17 ARE YOU GOING TO PROVIDE SECURITY FOR THAT WHOLE CONCEPT,
10:47:22 THAT CORE?
10:47:23 HOW ARE YOU GOING TO CONTROL THE ENTRANCE OF ALL THE PUBLIC
10:47:27 INTO SOME OF THESE RETAIL -- RENTAL BUILDINGS AND SO FORTH?
10:47:33 WHAT ARE YOU GOING TO DO FOR THE SECURITY OF THE PEOPLE ON
10:47:36 THE PROPERTY?
10:47:37 >>Matthew Kragh: IT'S ACTUALLY NICE, BECAUSE THIS IS A
10:47:40 VERTICALLY INTEGRATED MIXED-USE PROJECT.
10:47:43 THAT'S WHAT YOUR CODES ENCOURAGE, WHICH IS GREAT, BECAUSE IT

10:47:48 IS THE FUTURE OF DEVELOPMENT AND SO FORTH.
10:47:50 IT'S BEEN VERY SUCCESSFUL THROUGHOUT FLORIDA.
10:47:53 SO, YEAH, SO THE NICE THING IS, THE PARKING SPACES THAT ARE
10:47:58 UNDER THE AMENITY DECKS OF THESE BUILDINGS, WHICH IS
10:48:01 APPROXIMATELY ONE SPACE PER UNIT WITHIN THERE, THOSE ARE
10:48:05 PRIVATE PARKING SPACES.
10:48:07 SO IF YOU LIVE THERE, YOU WILL PARK IN THERE.
10:48:10 THE REMAINDER OF THE SPACE, THE SECONDARY SPACES AND
10:48:13 BASICALLY OPEN TO THE PUBLIC, WHICH WILL HIT THE DOG PARK.
10:48:17 IT WILL HIT THE MIXED USE AND RETAIL AND SO FORTH.
10:48:20 ROYAL PROPERTIES HAS GREAT EXPERIENCE IN RUNNING THESE TYPES
10:48:23 OF PROJECTS, AND THEY ARE GOING TO HAVE MANAGEMENT AND
10:48:25 SECURITY AND ALL OF THAT.
10:48:28 NOT ONLY FOR THE COMMUNITY, BUT FOR THE RESIDENCES THERE.
10:48:34 >>Jim Boesch: IT'S IMPORTANT.
10:48:36 IF YOU'RE HAVING A LUXURY, BIG DIFFERENCE BETWEEN A REGULAR

10:48:39 APARTMENT BUILDING, BUT A LUXURY, THAT'S THE FIRST PLACE
10:48:42 THAT SOMEBODY IS GOING TO TRY TO ENTER INTO.
10:48:47 IF YOU DON'T HAVE SECURITY THERE, YOU'LL HAVE
10:48:53 CRIME-ATTEMPTED PROJECT ALL THE TIME.
10:48:56 >>Matthew Kragh: THE BUILDINGS ARE CERTAINLY SECURED.
10:48:59 100% SECURED.
10:49:00 THEY'LL HAVE LOBBY ACCESS WITH KEY FOBS AND THINGS LIKE
10:49:04 THAT.
10:49:04 PARKING AS A RESIDENT WILL GO INTO THEIR ASSIGNED PARKING

10:49:07 SPACE UNDER THE BUILDINGS.
10:49:09 THE REST OF IT IS OPEN TO THE PUBLIC, MIXED USE, WHICH WE
10:49:12 WANT TO ENCOURAGE.
10:49:13 GUESTS WILL COME AND VISIT PEOPLE.
10:49:14 THEY'LL WALK DOWN TO THE RESTAURANTS AND SO FORTH, BUT THAT
10:49:17 IS A PART OF -- THE SECURITY IS DEFINITELY ON THE TOP OF OUR
10:49:21 LIST FOR THIS.
10:49:23 IT'S A REALLY GREAT QUESTION.
10:49:28 >>Kelly Kenefick: I WILL ADD, WE'LL HAVE 24-HOUR SECURITY
10:49:31 FOR THE PROPERTY.
10:49:32 BUT AS MATT MENTIONED, THE RESIDENTS WILL HAVE INDIVIDUAL
10:49:35 KEY FOBS FOR SAFETY TO GET INTO THE RESIDENTIAL BUILDINGS.
10:49:39 >>Jim Boesch: OVERALL SECURITY FOR YOUR MARKETING PROGRAM
10:49:43 WILL BE IMPORTANT, OTHERWISE, THAT IS THE FIRST QUESTION
10:49:47 THAT'S -- DON'T FORGET, WE DON'T HAVE A POLICE FORCE IN
10:49:52 ESTERO.
10:49:52 WE USE THE COUNTY'S SHERIFF'S OFFICE.
10:49:56 >>Mayor Errington: WE DO, BUT WE DON'T.
10:49:57 [LAUGHTER]
10:49:58 ANY OTHER COUNCIL MEMBERS?
10:50:02 LET'S START DOWN HERE AT THE END WITH COUNCIL MEMBER RIBBLE.
10:50:07 >>Joanne Ribble: FORGIVE ME IF THIS WAS DISCUSSED IN THE
10:50:09 PAST.
10:50:10 BUT LOOKING TO THE FUTURE, WILL YOU HAVE ANY ELECTRIC
10:50:13 CHARGING STATIONS EITHER IN THE PUBLIC SPACES OR, MORE

10:50:16 IMPORTANTLY, IN THE RESIDENTIAL GARAGES?
10:50:22 >>Rich Yovanovich: MY UNDERSTANDING IS THE CODE WILL REQUIRE
10:50:24 US WHEN WE COME THROUGH WITH THE D.O. TO IDENTIFY SOME
10:50:26 ELECTRIC CHARGING STATIONS.
10:50:28 MY EXPERIENCE IN OTHER MIXED USE PROJECTS -- OF THE
10:50:33 MANUFACTURERS OF THE ELECTRICAL CARS, LIKE TO COME IN AND
10:50:37 PUT THEM IN THERE.
10:50:38 I ANTICIPATE THAT YOUR CODE REQUIRES A CERTAIN NUMBER AND
10:50:42 WE'LL DEAL WITH THAT AT D.O.
10:50:44 THE ANSWER IS YES.
10:50:45 I CAN'T TELL YOU THE EXACT NUMBER AT THIS POINT, THOUGH.
10:50:49 >>Mayor Errington: ANYONE ELSE?

10:50:51 VICE-MAYOR.
10:50:54 >>Vice-Mayor McLain: I HAVE A COUPLE OF QUESTIONS HERE.
10:50:55 IN THE CONSTRUCTION PHASE, HOW MUCH FILL WILL WE HAVE TO
10:50:58 BRING INTO THIS PROPERTY?
10:51:00 AND WHAT WOULD THE TRAFFIC LOOK LIKE?
10:51:07 >>Matthew Kragh: WE'RE GOING TO ASK BANKS ENGINEERING TO
10:51:09 COME UP AND ANSWER THAT QUESTION.
10:51:14 >> BRENT ADDISON WITH BANKS ENGINEERING FOR THE RECORD.
10:51:17 WE HAVEN'T GOTTEN INTO THE DETAILED DESIGN OF THIS IN -- FOR
10:51:20 WATER MANAGEMENT, BUT IT'S TYPICAL IN THE PROJECTS, PROBABLY
10:51:23 ABOUT FOUR TO FIVE FOOT OF FILL FROM THE EXISTING GROUND ON
10:51:28 THE AVERAGE PARKING ELEVATION.
10:51:31 >>Vice-Mayor McLain: HOW DOES THAT EQUATE -- WHAT'S A ROUGH

10:51:35 NUMBER OF TRUCK TRAFFIC THAT WOULD BE REQUIRED TO BRING THAT
10:51:37 IN, DO YOU THINK?
10:51:38 >>Brent Addison: AMOUNT OF TRUCKS?
10:51:40 I'M NOT SURE.
10:51:40 I DON'T HAVE THAT INFORMATION RIGHT NOW.
10:51:43 >>Vice-Mayor McLain: OBVIOUSLY, WHEN YOU GET THE DEVELOPMENT
10:51:44 ORDER, I THINK THEY'LL GET INTO MORE DETAIL.
10:51:46 I'LL LET IT GO ON THAT.
10:51:48 THE OTHER QUESTION I'VE GOT IS THE CHURCH IS IFFY AT THIS
10:51:51 POINT AND PUT IN 10,000 SQUARE FEET OF RETAIL.
10:51:56 IS THERE ANY CHANGES IF YOU DON'T DO CHURCH BUT YOU DO
10:51:59 RETAIL, ARE THERE ANY CHANGES TO THE PARKING PLAN?
10:52:05 >> I DON'T THINK WE'LL NEED TO MAKE ANY CHANGES TO THE
10:52:07 PARKING PLAN.
10:52:08 THE ANSWER IS, NO CHANGES TO THE PARKING PLAN WILL BE
10:52:12 NECESSARY.
10:52:14 >>Vice-Mayor McLain: I THINK I HEARD THAT THE MEANDERING
10:52:16 PATHS THAT GO THROUGHOUT THE DEVELOPMENT FOR PUBLIC USE AND
10:52:20 PRIVATE ARE GOING TO BE 8 FEET CONSISTENTLY?
10:52:25 >>Matthew Kragh: THE MAIN PATH ALONG VIA COCONUT IS AN
10:52:28 8-FOOT MEANDERING PATH.
10:52:30 THE OTHERS ARE FIVE TO SIX.
10:52:32 >>Vice-Mayor McLain: MY ONLY QUESTION FOR THAT IS
10:52:34 PEDESTRIANS AND BICYCLISTS.
10:52:36 WE'RE TRYING TO ENCOURAGE BICYCLISTS.

10:52:38 EIGHT FEET IS TIGHT.
10:52:39 FIVE FEET IS A STOP AND GO.
10:52:42 >>Matthew Kragh: THE FIVE-FOOT ONES YOU WOULDN'T WANT TO
10:52:45 RIDE A BICYCLE ON THOSE.
10:52:47 THOSE ARE UP AGAINST THE PERIMETER PLANTING OF THE BUILDING
10:52:49 AND IN BETWEEN PARKING SPACES.
10:52:50 THOSE ARE DEFINITELY WALKING PATHS.
10:52:52 BUT THE MAIN NORTH-SOUTH AND THE PATH WITHIN THE PARK IS 8

10:52:56 FEET FOR THAT REASON.
10:52:57 >>Vice-Mayor McLain: I NOTICED YOU'VE GOT THE SOLID WASTE
10:53:00 COMPACTOR, OR WHATEVER, IN THE BACK OF THE PROPERTY.
10:53:03 THAT DOES ABUT TO POTENTIAL RESIDENTS, BUT YOU HAVE A
10:53:09 15-FOOT BERM ALL THE WAY AROUND THE PROPERTY, INCLUDING
10:53:13 WHERE THAT COMPACTOR IS.
10:53:15 >>Matthew Kragh: 15 FEET ON THREE SIDES OF THAT.
10:53:17 IT'S ONLY OPEN TO THE SIDE THAT'S INTERNAL TO OUR INTERNAL
10:53:20 ROADWAY.
10:53:20 AND THE COMPACTOR IS GREAT BECAUSE NO MATTER HOW MUCH TRASH
10:53:24 YOU GENERATE, THAT CAN BE PICKED UP AS MANY TIMES AS NEEDED.
10:53:27 YOU CAN ALSO CONDITION THAT TRASH AS WELL SO IT'S NOT
10:53:32 SMELLY.
10:53:33 THE MAINTENANCE SHED IS ONLY OPEN ON THE SOUTH SIDE AS WELL.
10:53:38 THERE'S THREE SIDES OF DENSE 15 FEET LANDSCAPE BUFFER ALL
10:53:44 AROUND THAT.
10:53:45 >>Vice-Mayor McLain: WE APPRECIATE YOU CONVEYING THIS PUBLIC

10:53:46 PARK ON THE NORTH END OF THE PROPERTY TO THE VILLAGE.
10:53:50 I THINK THAT'S GOING TO BE A NICE AMENITY.
10:53:52 MY CONCERN IS, AND WHEN YOU LOOK AT THE WHOLE PROJECT, IT
10:53:55 REALLY IS BEAUTIFUL.
10:53:57 ARE THERE PLANS FOR YOU TO MAINTAIN THAT GOING FORWARD?
10:54:03 OR WHAT IS THE PLAN ON THAT?
10:54:08 >>Rich Yovanovich: OUR DESIRE WOULD BE TO GIVE THE PARK TO
10:54:14 THE CITY -- I'M SORRY, TO THE VILLAGE.
10:54:15 I KNEW I WAS GOING TO DO THAT.
10:54:19 SURPRISE IT DIDN'T HAPPEN SOONER.
10:54:21 TO THE VILLAGE AND HAVE THAT BE -- THE VILLAGE WOULD TAKE
10:54:25 CARE OF THAT.
10:54:26 I'M SURE WE CAN DISCUSS.
10:54:28 >>Vice-Mayor McLain: I'D LIKE TO HAVE YOU LOOK AT THAT.
10:54:30 THE REASON BEING IS THERE'S CONTINUITY OF MAINTENANCE.
10:54:33 IT'S ACTUALLY THE ENTRANCE COMING INTO YOUR DEVELOPMENT
10:54:36 ALSO.
10:54:36 IT LOOKS BEAUTIFUL, AND I'D LIKE TO SEE IT BE MAINTAINED IN
10:54:40 THAT WAY.
10:54:41 >>Rich Yovanovich: GIVE ME A COUPLE OF MINUTES TO ADDRESS
10:54:43 THAT WHEN WE GET THROUGH THE REST OF THE QUESTIONS, I'LL
10:54:46 COME BACK UP.
10:54:49 >>Vice-Mayor McLain: THAT'S ALL I'VE GOT.
10:54:50 >>Mayor Errington: ANY OTHER QUESTIONS?
10:54:53 COUNCIL MEMBER WARD.

10:54:54 >>Jim Ward: COULD YOU GIVE ME A SENSE OF THE SIZE OF THE
10:54:57 APARTMENTS AND WHAT THEIR RENTAL VALUE, WHAT YOU THINK THEY
10:55:01 WILL BE PRICED AT?
10:55:02 >>Rich Yovanovich: I'LL BRING KELLY BACK UP.

10:55:05 I DON'T WANT TO UNDERESTIMATE HOW LARGE OR HOW MUCH THEY ARE
10:55:09 HOPING TO GET FOR THE RENT.
10:55:13 >>Kelly Kenefick: I'LL ACTUALLY ADD, SINCE WE'VE BEEN
10:55:15 WORKING ON THIS PROJECT, RENTS HAVE INCREASED 35%.
10:55:19 IT'S INCREDIBLE TO SEE WHAT IS HAPPENING AND THE DEMAND.
10:55:23 BUT FOR THE ONE BEDROOMS, WE'RE LOOKING ABOUT 2300 A MONTH.
10:55:29 AND TWO BEDROOMS, 25, 26 HUNDRED A MONTH.
10:55:33 AND THREE BEDROOMS WILL BE UPWARDS OF HIGH TWOS OR EVEN A
10:55:38 LARGER KIND OF PREMIUM UNITS WILL BE 3,000 A MONTH.
10:55:43 THAT WILL PROBABLY BE TOP DOLLAR IN THE MARKET, BUT WE
10:55:47 BELIEVE WE CAN ACHIEVE THAT.
10:55:48 >>Jim Ward: SIZE OF THE UNITS?
10:55:49 >>Kelly Kenefick: SIZE, THE THREE BEDROOMS WILL BE 1300
10:55:54 SQUARE FEET OR A LITTLE BIT LARGER.
10:55:56 TWO BEDROOMS ARE 1200 SQUARE FEET.
10:55:59 AND THEN ONE BEDROOMS ARE 850.
10:56:05 >>Jim Ward: YOU WILL ALLOW SEASONAL RENTALS, IS THAT PART OF
10:56:08 THE PLAN?
10:56:09 >>Kelly Kenefick: CORRECT.
10:56:11 >>Jim Ward: DO YOU ANTICIPATE THAT BEING A SIGNIFICANT PART
10:56:13 OF THE PROJECT OR MINOR PART?

10:56:15 >>Kelly Kenefick: SEASONAL RENTALS?
10:56:17 NO, HONESTLY IN MOST OF OUR PROJECTS WE DON'T ALLOW ANYTHING
10:56:20 LESS THAN NINE MONTHS.
10:56:21 I BELIEVE WE COMMITTED TO SIX HERE.
10:56:27 >>Jim Ward: LAST QUESTION.
10:56:28 ON THE ARCHITECTURAL, I THINK YOU REFERENCED THAT GENOVA WAS
10:56:32 45 FEET, THE MAXIMUM YOU HAVE IS 59 FEET WITH ARCHITECTURAL
10:56:37 RENDERINGS.
10:56:38 WHAT IS IT WITHOUT ARCHITECTURAL RENDERINGS?
10:56:46 >>Rich Yovanovich: I'LL ASK MR. KRAGH TO COME BACK UP TO
10:56:49 FIGURE OUT HOW MUCH OF THE 59 FEET, ARCHITECTURAL
10:56:52 EMBELLISHMENTS.
10:56:54 >>Matthew Kragh: I ACTUALLY HAVE A DIAGRAM OF THAT WHICH I
10:56:57 DID SKIP OVER EARLIER.
10:56:58 LET ME TRY TO GET THAT BACK UP TO EXPLAIN THAT.
10:57:02 I APOLOGIZE.
10:58:19 THE WAY YOUR CODE KIND OF READS, IT GOES TO THE MIDPOINT
10:58:22 BETWEEN THE EAVES AND THE RIDGE, WHICH IS DEFINED AS A MEAN
10:58:25 HEIGHT.
10:58:26 SO WE'RE ACTUALLY 46-FOOT 4 INCHES TO THE MEAN HEIGHT OF THE
10:58:31 ROOF.
10:58:32 THE 59 FEET IS TO THE TOP OF THE EMBELLISHMENTS.
10:58:36 SO THERE'S NOTHING ABOVE 59 FEET.
10:58:41 >>Jim Ward: THOSE HIGH POINTS IN THE MIDDLE WOULD BE AT THE
10:58:44 59-FOOT.

10:58:45 >>Matthew Kragh: SEE THE HIP ROOF HERE, IN THE MIDDLE, THE
10:58:48 TIP OF THAT IS AT THE 59 FEET.
10:58:50 THIS DASHED LINE THAT KIND OF GOES THROUGH THE MIDDLE OF THE
10:58:53 ROOFS THERE, THAT DENOTES THE 46, 4, WHICH IS THE MEAN
10:58:58 HEIGHT WHICH HITS THE DEFINITION OF YOUR CODE.
10:59:01 >>Jim Ward: ONE LAST QUESTION, IF I MIGHT.
10:59:03 THE SINGLE-FAMILY UNITS THAT YOU DO NOT OWN THAT ABUT THE
10:59:07 PROPERTY, ARE THERE ANY PLANS TO DO ANYTHING WITH THAT IN
10:59:10 THE FUTURE?
10:59:15 >>Rich Yovanovich: AS FAR AS TRYING TO ACQUIRE THOSE?
10:59:17 I THINK AT THIS POINT WE'RE DONE WITH ACQUIRING PROPERTY.
10:59:29 >>Mayor Errington: ANY OTHER QUESTIONS?
10:59:32 >>Rich Yovanovich: IN RESPONSE TO MR. VICE-MAYOR, I DID HAVE
10:59:36 A MOMENT.
10:59:37 WE WILL ACCEPT THE CONTINUED MAINTENANCE OF THAT BECAUSE I
10:59:41 THINK IT'S IN OUR INTEREST TO MAKE SURE IT STAYS TO THE
10:59:46 QUALITY THAT OUR RESIDENTS ARE GOING TO EXPECT FOR THE RENTS
10:59:50 YOU JUST HEARD WE'RE GOING TO BE ATTEMPTING TO CHARGE.
10:59:53 >>Mayor Errington: THANK YOU.
10:59:54 THAT'S VERY KIND OF YOU.
10:59:56 I HAVE A COMMENT.
11:00:00 AFTER THREE YEARS, THIS IS A BEAUTIFUL PROJECT.
11:00:06 I'M REALLY IMPRESSED WITH THE FEATURES OF THE FINGERS, HOW
11:00:13 YOU STAGGERED THE ROOFLINES.
11:00:16 THAT'S BEAUTIFUL.

11:00:16 I KNOW THAT ONE OF THE QUESTIONS I HAVE DOESN'T PERTAIN TO
11:00:21 THE PATTERN BOOK WITH WHAT WE HAVE, BUT HOW IS YOUR
11:00:27 EXPERIENCE WITH THE PLANNING, ZONING, DESIGN BOARD IN ALL OF
11:00:30 THIS?
11:00:31 BECAUSE IT LOOKS LIKE YOU FINALLY, AFTER SO MANY
11:00:35 DISCUSSIONS, FINALLY CAME UP WITH SOMETHING EVERYONE AGREED
11:00:39 WITH.
11:00:39 THIS IS THE FIRST TIME I'VE SEEN SOMETHING LIKE THAT.
11:00:43 IT'S REALLY LIKE REALLY COORDINATION, WORKING TOGETHER, A
11:00:49 DEVELOPER WORKING WITH THE STAFF TO COME UP WITH SOMETHING
11:00:52 AS BEAUTIFUL AS THIS.
11:00:54 HOW DID IT ALL COME ABOUT?
11:00:58 >>Rich Yovanovich: I'M GOING TO TAKE ALL THE CREDIT.
11:00:59 [LAUGHTER]
11:01:00 IT WAS, OBVIOUSLY, A REALLY -- IT'S A LONG PROCESS.
11:01:06 I PRACTICE IN A LOT OF DIFFERENT AREAS.
11:01:08 COLLIER COUNTY, CITY OF NAPLES, BONITA SPRINGS, THIS IS BY
11:01:13 FAR THE MOST INTENSE AND DETAILED PROCESS THAT DEVELOPERS
11:01:19 HAVE TO GO THROUGH.
11:01:20 AND YOU ENDED UP WITH A VERY -- I THINK A SPECTACULAR
11:01:24 PROJECT.
11:01:24 BUT IT WAS LONG, AT TIMES TEDIOUS, BUT IT'S OKAY.

11:01:30 AT THE END OF THE DAY, I THINK WE CAME UP WITH SOMETHING
11:01:33 THAT WORKS FOR THE COMMUNITY.
11:01:36 HOPEFULLY IT WILL MAKE THE DEVELOPMENT ORDER PROCESS, WHICH

11:01:38 IS THE NEXT PHASE, GO A LITTLE BIT QUICKER BECAUSE TIMING IS
11:01:43 EVERYTHING, AS YOU KNOW, WHEN YOU'RE DOING PROJECTS.
11:01:46 IT'S BEEN MORE DIFFICULT THAN MOST JURISDICTIONS, BUT I
11:01:50 THINK AT THE END, IT TURNED INTO SOMETHING VERY, VERY NICE.
11:01:53 >>Mayor Errington: YOU HANDLED IT VERY WELL.
11:01:54 THANK YOU.
11:01:54 [LAUGHTER]
11:02:00 >>Rich Yovanovich: I KNOW BETTER.
11:02:01 ANYTHING ELSE?
11:02:03 QUIT ON THAT GOOD NOTE.
11:02:06 >>Mayor Errington: I NOW NEED TO CALL -- MARY GIBBS HAS HER
11:02:12 HAND UP.
11:02:13 I NEED TO GET THE APPLICANT AND/OR THE COMMUNITY DEVELOPMENT
11:02:16 DIRECTOR.
11:02:17 >>Mary Gibbs: I JUST WANTED TO CLARIFY ONE POINT THAT YOU
11:02:19 HAD FOR DISCUSSION, BUT I ALSO WANTED TO MENTION AT THE
11:02:22 PLANNING, ZONING AND DESIGN BOARD, IT WAS A LITTLE PAINFUL
11:02:25 BECAUSE IN THE MIDDLE OF THE SECOND HEARING, WE HAD A
11:02:29 HORRIBLE STORM.
11:02:30 LIGHTNING HIT.
11:02:32 ZAPPED THE WHOLE POWER THING.
11:02:34 ZOOM WENT OUT.
11:02:35 IN ADDITION TO JOCKEYING EVERYTHING AROUND, WE HAD A MAJOR
11:02:38 POWER OUTAGE AND EVERYBODY HAD TO DANCE AND WAIT.
11:02:41 IF YOU SAY IT WAS A LITTLE PAINFUL, THAT WAS A LITTLE BIT

11:02:44 PAINFUL.
11:02:44 BUT ENDED UP VERY GOOD.
11:02:46 SO I WANTED TO CLARIFY, JUST THAT WHEN YOU'RE TALKING ABOUT
11:02:50 THE CONSTRUCTION AND YOU KNOW HOW GENOVA HAD THE TIGHT SITE
11:02:52 AND HAD TO JOCKEY AROUND AND DIDN'T REALLY HAVE A PLAN, WE
11:02:55 HAVE A CONDITION IN THIS RECOMMENDATION OF APPROVAL, AND
11:02:59 IT'S ACTUALLY IN OUR CODE NOW THAT EVERY PROJECT HAS TO DO A
11:03:03 CONSTRUCTION MANAGEMENT PLAN.
11:03:06 SO WHEN THEY COME IN FOR THEIR DEVELOPMENT ORDER, THEY ARE
11:03:08 GOING TO NEED TO TELL US HOW THEY PLAN TO DEAL WITH THAT,
11:03:12 WHICH WOULD INCLUDE FILL TRUCKS, HOW WE'RE GOING TO MANAGE
11:03:15 THAT, IF THERE'S A LOT, HOW THEY WILL STAGE THE TRAFFIC, HOW
11:03:19 THEY WILL STAGE THE EQUIPMENT.
11:03:22 AND THEN ALSO WE GET A LIAISON PERSON BECAUSE SOMETIMES IN
11:03:25 BETWEEN THE DEVELOPMENT ORDER AND THE ACTUAL GETTING THE
11:03:28 CONTRACTOR ON-SITE, THERE SOMETIMES IS A LACK OF
11:03:31 COMMUNICATION.
11:03:32 SO WE'RE TRYING TO MAKE SURE NOW WITH EVERY PROJECT THAT

11:03:34 COMES IN WE HAVE A LIAISON PERSON, SO IF THE NEIGHBORS HAVE
11:03:37 AN ISSUE OR IF WE HAVE AN ISSUE, WE KNOW WHO WE CAN CALL OR
11:03:41 WINDY AND DUST IS BLOWING, WE CAN CALL SOMEBODY AND GET THE
11:03:44 WATER TRUCK OUT THERE.
11:03:45 IT'S BEEN WORKING QUITE WELL WITH THE STOCK PROJECT BECAUSE
11:03:49 WE KNOW WE HAVE A LOT OF NEIGHBORS THERE.
11:03:50 SO I THINK THAT'S A VERY GOOD CONDITION.

11:03:52 IT'S CONDITION 21.
11:03:54 I JUST WANTED TO LET YOU KNOW.
11:03:56 >>Mayor Errington: MY NOTES SAY THAT WE'RE OPEN NOW FOR ANY
11:04:00 CROSS-EXAMINATION.
11:04:03 WE WON'T HAVE ANY.
11:04:04 GOOD.
11:04:06 THAT'S GOOD.
11:04:07 ARE WE READY NOW FOR PUBLIC COMMENT?
11:04:10 >> YES.
11:04:10 >>Mayor Errington: OKAY.
11:04:11 NOW IS THE OPPORTUNITY, IF WE HAVE ANYONE HERE WHO WISHES TO
11:04:15 SPEAK.
11:04:16 >>Carol Sacco: YES, MAYOR, WE DO.
11:04:18 I'LL CALL UP JANE MORAN FROM GENOVA.
11:04:21 SHE'S REPRESENTING HERSELF.
11:04:22 WE DID HAVE E-COMMENTS THAT MARY HAD STATED ALREADY.
11:04:31 >> GOOD MORNING, MEMBERS OF THE COUNCIL.
11:04:33 I HAD SOME QUESTIONS.
11:04:35 FROM WHAT I WAS ABLE TO SEE ON THE PRESENTATION TODAY THAT
11:04:39 THERE WILL BE A CUT WHERE IN VIA COCONUT WHERE YOU CAN TURN
11:04:46 RIGHT JUST BEFORE THE CHURCH, IF THE CHURCH IS BUILT, AND
11:04:50 THEN, OF COURSE, THAT'S TO THE LEFT.
11:04:53 AND TO THE RIGHT IS THE ONE-ACRE PROPOSED PARK.
11:04:56 I QUESTION WHAT THAT INTERSECTION WILL BECOME AND HOW THAT
11:05:02 WILL IMPACT GENOVA'S ENTRANCE AND EXIT AND NEED FOR A

11:05:09 TRAFFIC LIGHT.
11:05:10 ALL THAT IS IMPORTANT TO ME.
11:05:13 AND I THINK TO OUR RESIDENTS AS WELL, ALTHOUGH I'M NOT HERE
11:05:16 TO SPEAK FOR THEM, I GUESS THEY WOULD BE INTERESTED.
11:05:20 SECONDLY, IF A CHURCH IS BUILT JUST TO THE SOUTH OF THAT
11:05:26 ENTRANCE, WHAT WOULD THE CHURCH LOOK LIKE?
11:05:33 IT WAS JUST A BASIC BUILDING WITH A HIP ROOF.
11:05:38 IN THE DESIGN I'M SURE IT'S NOT WORKED OUT AT ALL, BUT IF
11:05:41 THERE'S GOING TO BE A PARKING LOT AROUND THAT CHURCH, I
11:05:45 THINK THERE NEEDS TO BE A LOT OF GREENERY TO HIDE THE
11:05:48 PARKING LOT FROM THE STREET.
11:05:50 IT WOULD NOT BE PLEASANT TO ANY GENOVA RESIDENTS TO COME OUT
11:05:55 TO THE STREET AND SEE A BIG PARKING LOT ACROSS THE STREET
11:05:58 AND A SMALL ONE-ACRE PARK, WHICH I THINK IS WONDERFUL, TO

11:06:02 HAVE THAT AS A PARK.
11:06:04 BUT IT NEEDS TO BE LANDSCAPED BEAUTIFULLY SO THAT THERE IS
11:06:11 SOME SOUND BARRIER AND SOME LESS VISIBILITY TO THE STREET TO
11:06:16 GO OVER AND SPEND SOME TIME THERE, IF YOU GET THE GIST OF
11:06:20 THE IDEA.
11:06:21 SO I'M CONCERNED ABOUT THAT WHOLE AREA, AND I'D LIKE TO KNOW
11:06:24 IF THEY COULD TALK TO THAT A LITTLE BIT.
11:06:26 THANK YOU.
11:06:27 >>Mayor Errington: THANK YOU.
11:06:28 DO WE HAVE ANYONE HERE FROM THE APPLICANT WHO CAN ADDRESS
11:06:31 THOSE TWO QUESTIONS?

11:06:42 >>Matthew Kragh: THANK YOU.
11:06:43 AGAIN, MATTHEW KRAGH.
11:06:44 I DID GO OVER IMAGES OF THE CHURCH AND SO FORTH.
11:06:52 I COULD CERTAINLY GO BACK TO THOSE IF YOU WANTED IT.
11:06:55 IT DOES HAVE A VERY NICE CORNER TOWER ELEMENT.
11:06:58 IT'S NOT JUST A HIP ROOF.
11:06:59 IT'S VERY WELL --
11:06:59 >>Mayor Errington: DO THAT FOR THE PURPOSE OF THE QUESTION
11:07:01 THAT WAS ASKED.
11:07:11 >>Matthew Kragh: I APOLOGIZE.
11:07:12 I WAS GOING THE WRONG WAY.
11:07:14 AS I'M GETTING THERE, I'LL EXPLAIN.
11:07:15 WE ACTUALLY HAVE FROM THE NORTHERN GENOVA BUILDING NORTH OF
11:07:24 THEIR INTERSECTION, WE ACTUALLY HAVE A 20-FOOT TYPE D
11:07:30 BUFFER.
11:07:30 AND THE PARKING FOR THE PARK IS ACTUALLY SHARED WITH THE
11:07:34 CHURCH PARKING.
11:07:35 SO PEOPLE WALK ON THE INSIDE OF THAT BUFFER TO GET TO THE
11:07:39 PARK BEHIND IT, THE PUBLIC.
11:07:40 WE FEEL THAT'S ALSO A VERY IMPORTANT PORTION OF THE DESIGN.
11:07:47 WE ALSO HAVE CALLED OUT ON OUR MASTER PLAN, AND IN FRONT OF
11:07:52 THAT PARKING AREA, THE PARKING AREA IS ALSO ALIGNED MORE
11:07:55 THAN 20 FEET FROM THE RIGHT-OF-WAY, AND WE'VE CALLED OUT A
11:08:00 HEDGE TO SCREEN THE PARKING THERE.
11:08:02 THE OTHER PARKING LOT ON THE OTHER SIDE OF THE INTERSECTION

11:08:06 HAS ANOTHER 20-FOOT TYPE D BUFFER, BUT THEN WE HAVE A FILTER
11:08:11 MARSH WITH OTHER PLANTINGS THAT STARTS 30 FEET BACK FROM
11:08:13 THAT BUILDING.
11:08:14 SO WE HAVE A GREAT DEAL OF BUFFERING IN BETWEEN THESE
11:08:22 PROJECTS, THE PARKING LOTS AND THE CHURCH.
11:08:26 THIS IS KIND OF A VIEW OF THE CHURCH HERE.
11:08:28 SO THIS IS THAT, FROM THE EDGE OF THE PROPERTY LINE TO THE
11:08:34 CHURCH ITSELF, WE HAVE A TOTAL OF 20 FEET OF LANDSCAPING,
11:08:39 AND THEN YOU CAN SEE THE CHURCH HAS A REALLY GREAT MASSING.
11:08:44 IT'S GOT A GABLE END ON THIS SIDE.

11:08:46 IT'S GOT CORNER TOWER ELEMENTS ON EACH SIDE OF THE BUILDING.
11:08:50 THIS ONE IS COVERED BY A TREE.
11:08:52 WE HAVE A SHED ROOF ELEMENT THAT COMES DOWN TO SOME LOWER
11:08:55 WINDOWS.
11:08:56 PARAPETS THAT MIX WITH THE MASSING OF THE MAIN ROOF
11:09:00 STRUCTURE, AND THEN A LARGE TOWER ELEMENT.
11:09:02 THIS IS A VIEW OF THE CHURCH FROM THE CORNER SEEN FROM THE
11:09:09 INTERSECTION THERE.
11:09:11 A REALLY NICE GABLE ELEMENT AND REALLY NICE TOWER ELEMENT ON
11:09:15 THE CHURCH.
11:09:16 IT'S VERY WELL ARTICULATED, AS YOU CAN SEE, WITH LANDSCAPING
11:09:20 IN FRONT OF IT.
11:09:21 YOU CAN SEE THE VARIOUS LAYERS OF LANDSCAPING BETWEEN THIS
11:09:25 AND THE PARKING LOT.
11:09:26 THESE ILLUSTRATIONS ARE REALLY MEANT FOR THE BUILDINGS AND

11:09:30 SO FORTH.
11:09:31 I CAN HAVE CHRISTIAN ANDREA TELL YOU A BIT MORE ABOUT THE
11:09:36 BUFFERING IF YOU WANT.
11:09:37 AS FAR AS THE INTERSECTION GOES, OUR INTERSECTION DOES ALIGN
11:09:39 WITH THEIRS.
11:09:41 YOU CAN SEE ON THE MASTER PLAN, WE HAVE A CENTRAL KIND OF
11:09:45 MEDIAN THERE.
11:09:47 THEY WILL BE ABLE TO MAKE A LEFT TURN SOUTH OR A RIGHT TURN
11:09:52 OUT, AND WE CAN MAKE A RIGHT TURN IN, BUT COMING FROM THE
11:09:55 SOUTH TO THE NORTH, WE DON'T HAVE ACCESS TO MAKE A LEFT
11:09:58 HERE.
11:09:59 OUR RESIDENTS WILL LEARN TO HIT THE MAIN STREET INSTEAD.
11:10:03 SO WE FEEL GENOVA IS VERY WELL PROTECTED WITH THEIR TRAFFIC
11:10:07 CIRCULATION AND PATTERN.
11:10:09 >>Mayor Errington: THANK YOU.
11:10:09 I WANT TO MAKE SURE THAT THE PERSON WHO SPOKE FROM GENOVA,
11:10:14 YOU WERE SWORN IN?
11:10:18 >> NO.
11:10:18 >>Mayor Errington: NANCY, WHAT DO WE --
11:10:21 >>Nancy Stroud: IF YOU WOULD, RAISE YOUR RIGHT HAND AND I'LL
11:10:24 SWEAR YOU IN.
11:10:27 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU GAVE
11:10:30 TODAY IS THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE
11:10:34 TRUTH?
11:10:35 >> ABSOLUTELY.

11:10:35 >>Nancy Stroud: I SEE ANOTHER PERSON WHO IS GOING TO
11:10:37 TESTIFY.
11:10:38 DO YOU ALSO TESTIFY -- SWEAR TO THE TRUTH?
11:10:43 THANK YOU.
11:10:43 >> I SWEAR.
11:10:45 >>Mayor Errington: ANYONE ELSE?

11:10:48 >> MAY I ASK ONE MORE QUESTION?
11:10:54 >>Mayor Errington: ARE YOU GOING TO SPEAK?
11:10:56 HE SHOULD SPEAK NEXT.
11:11:01 >> ONE LAST QUESTION, TRAFFIC DENSITY WILL INCREASE
11:11:04 ENORMOUSLY.
11:11:05 I'M CONCERNED ABOUT THE ROTARY AT WILLIAMS, WHETHER IT CAN
11:11:09 HANDLE THE TRAFFIC OR WHETHER YOU HAVE PLANS TO ENLARGE THAT
11:11:14 ROTARY SO THAT WE CAN SAFELY NAVIGATE THROUGH THAT
11:11:18 INTERSECTION.
11:11:18 THANK YOU.
11:11:19 THAT'S MY LAST QUESTION.
11:11:20 >>Mayor Errington: THANK YOU.
11:11:24 WHO WILL ADDRESS THAT?
11:11:32 >>Rich Yovanovich: I'M CONFIDENT THAT YOUR STAFF REVIEWED
11:11:34 OUR TRAFFIC REPORT AND CONFIRMED THAT THE TRAFFIC CAN BE
11:11:39 PROPERLY ACCOMMODATED.
11:11:40 IF YOU NEED ME TO BRING UP A TRAFFIC CONSULTANT, I CAN, BUT
11:11:44 I THINK YOUR STAFF ADDRESSED IT IN THE STAFF REPORT, THAT
11:11:48 THEY REVIEWED AND CONFIRMED THAT TRAFFIC WILL PROPERLY

11:11:51 OPERATE.
11:11:53 >>Mayor Errington: OUR DEVELOPMENT DIRECTOR WILL HAVE A
11:11:56 COMMENT.
11:11:57 >>Mary Gibbs: I DID REVIEW THE TRAFFIC AND THERE WON'T BE
11:12:00 ANY LEVEL OF SERVICE ISSUE ON THE ROADS.
11:12:01 WHEN THEY APPLY FOR THEIR DEVELOPMENT ORDER, WE REVIEW THE
11:12:05 TRAFFIC AGAIN.
11:12:06 THEN WE GET MORE SPECIFIC NUMBERS AND WE'LL LOOK AT IT
11:12:09 AGAIN.
11:12:10 BUT IT WILL NOT BE A PROBLEM WITH GENOVA AND THIS PROJECT
11:12:14 ADDED TO IT.
11:12:14 >>Mayor Errington: THANK YOU VERY MUCH.
11:12:17 >>Carol Sacco: I WOULD LIKE TO CALL UP MR. GORDON BROWN.
11:12:20 >>Mayor Errington: WELCOME.
11:12:21 >> GOOD MORNING.
11:12:22 GORDON BROWN, 21841 PALMETTO DUNES DRIVE.
11:12:27 ALSO THE REPRESENTATIVE TO THE MPO FOR THE BIKING AND
11:12:31 PEDESTRIAN COORDINATION COMMITTEE.
11:12:33 I HAVE A QUESTION REGARDING JUST LOOKING AT THE PRESENTATION
11:12:37 TODAY, THE SIDEWALK OR MULTIUSE PATH, IF I MAY, ON THAT WEST
11:12:44 SIDE OF THE ROAD IS THAT GOING TO BE IN LIEU OF ANOTHER
11:12:48 MULTIUSE PATH WHEN THAT STREET BECOMES UPGRADED?
11:12:54 >>Mayor Errington: WE'LL HAVE TO ASK THE EXPERTS.
11:12:58 >> BECAUSE IT APPEARS IN THE RENDERINGS THAT THAT
11:13:03 SUBSTITUTES THE MULTIUSE PATH, WHERE IT WOULD NORMALLY BE.

11:13:07 NORMALLY, A MULTIUSE PATH IS BETWEEN 10 AND 12 FEET, NOT 8.
11:13:12 IN ORDER TO ACCOMMODATE BOTH USE OF BICYCLISTS AS WELL AS

11:13:17 WALKERS.
11:13:17 THAT'S MY QUESTION.
11:13:21 >>Mayor Errington: THE APPLICANT WILL ADDRESS THAT.
11:13:34 >>Rich Yovanovich: WHAT I CAN TELL YOU IS WE COORDINATED IN
11:13:38 GREAT DETAIL WITH YOUR STAFF REGARDING THE SIZE AND WIDTH OF
11:13:42 THE PATHWAY, AND I DON'T KNOW ABOUT THE FUTURE, IF STAFF IS
11:13:48 GOING TO WANT TO IMPROVE THAT, BUT THIS IS WHAT THEY
11:13:51 REQUESTED US TO INCLUDE AS PART OF OUR PROJECT, AS A
11:13:56 MULTIUSE PATHWAY ALONG THE ROAD.
11:13:59 >>Mayor Errington: THANK YOU.
11:13:59 MARY, ARE YOU COMFORTABLE WITH IT?
11:14:06 >>Mary Gibbs: DAVID WILLEMS HAS BEEN LOOKING AT THAT, AND
11:14:08 WE'LL COORDINATE WITH THE APPLICANT.
11:14:10 SO WE DON'T DUPLICATE.
11:14:12 >>Mayor Errington: THANK YOU.
11:14:13 ANY OTHER COMMENTS?
11:14:16 >>Carol Sacco: NO, MAYOR.
11:14:17 >>Mayor Errington: ANY E-COMMENTS?
11:14:19 >>Carol Sacco: THEY WERE BROUGHT UP EARLIER, YES.
11:14:26 >>Mayor Errington: DOES THE APPLICANT OR DIRECTOR WISH TO
11:14:29 CROSS-EXAMINE ANY OF THE PUBLIC SPEAKERS?
11:14:33 >> NO MA'AM.
11:14:34 >>Mayor Errington: THE APPLICANT MAY HAVE SOME TIME FOR

11:14:36 REBUTTAL IF REQUESTED.
11:14:41 >>Rich Yovanovich: WE'RE AVAILABLE TO ANSWER -- WE DON'T
11:14:44 HAVE ANY REBUTTAL, BUT IF YOU HAVE ANY FURTHER QUESTIONS,
11:14:47 WE'RE HERE TO ANSWER THEM.
11:14:49 >>Mayor Errington: ANY FURTHER QUESTIONS?
11:14:51 OKAY.
11:14:51 I GUESS WE'VE COME TO CLOSE THE PUBLIC HEARING, CORRECT,
11:14:55 NANCY?
11:14:56 >>Nancy Stroud: CORRECT.
11:14:57 >>Mayor Errington: THANK YOU.
11:14:58 DOES THE COUNCIL HAVE ANY DISCUSSION OR IS THERE A MOTION IN
11:15:05 REGARD TO ORDINANCE 2021-10?
11:15:11 >>Jim Boesch: I JUST MAKE A FEW COMMENTS BEFORE YOU VOTE ON
11:15:14 THIS HERE.
11:15:15 FIRST OF ALL, I WOULD JUST LIKE TO POINT OUT THAT ONE OF THE
11:15:21 REAL ESTATE TRENDS WE HAVE IN ESTERO IS THAT THERE ARE A
11:15:30 GOOD NUMBER OF PEOPLE THAT ARE MOVING FROM LARGE HOUSES
11:15:33 LOOKING FOR SMALLER TYPE LIVING SPACE, AND THAT'S HOW GENOVA
11:15:45 HAS GROWN INTO A VIABLE PROJECT, A BEAUTIFUL PROJECT AS WELL
11:15:48 IN ESTERO.
11:15:49 I KNOW YOU HAVE YOUR BUSINESS PLAN PUT TOGETHER.
11:15:54 IT'S ALL BASED ON RENTAL, BUT I WOULD LIKE TO THINK THAT
11:15:57 MAYBE POSSIBLY ONE OF THE BUILDINGS COULD BE -- MONEY UP
11:16:04 FRONT ANYHOW, IF YOU HAVE SECURITY, IT'S NOT GOING TO BE ANY

11:16:08 MORE DEMANDS ON YOU.

11:16:10 ONE ADVANTAGE WOULD BE THAT YOU GET MONEY UP FRONT, WHICH IS
11:16:14 ALWAYS GOOD FOR DEVELOPMENT PROJECTS.
11:16:15 SO I JUST WANT TO PUT THAT THOUGHT IN YOUR MIND.
11:16:24 I THINK THERE'S SOME POSSIBLE -- JUST PUT THAT THOUGHT.
11:16:33 I THINK IT WOULD WORK WELL.
11:16:34 YOU CAN SEE IT'S WORKED WELL WITH GENOVA AND MIGHT POSSIBLY
11:16:39 WORK WELL THERE.
11:16:40 A REAL IMPORTANT THING IS THAT YOU ARE THE FIRST DEVELOPMENT
11:16:47 PROJECT THAT WE'VE HAD IN ESTERO THAT HAS OFFERED US
11:16:53 SOMETHING ADDITIONAL THAT WILL BENEFIT NOT JUST THE
11:16:57 RESIDENTS BUT ALL THE RESIDENTS WITH THE PARKS.
11:17:01 I AM SO PROUD AND THANKFUL THAT YOU STARTED WITH THIS
11:17:08 CONCEPT.
11:17:09 IT'S SOMETHING WE SHOULD DEVELOP WITH ALL DEVELOPERS WHO
11:17:12 COME IN AND WANT TO DO SOMETHING IN ESTERO, BECAUSE IT'S NOT
11:17:16 ONLY A BENEFIT TO YOUR PROJECT, BUT IT'S A BIG, HUGE
11:17:21 ADDITION AND CONTRIBUTION TO OUR -- TO MAKE OUR TOWN BETTER,
11:17:29 WHICH IS ALL GOING TO BENEFIT YOUR PROJECT.
11:17:31 I WANT TO PERSONALLY THANK YOU.
11:17:34 I THINK OUR ZONING BOARD PEOPLE THAT THOUGHT YOU HAVE, I
11:17:41 THINK -- YOU PROVED IT YOU DO HAVE AND YOU CARE ABOUT.
11:17:49 I WANT TO BRING UP THAT.
11:17:50 I WOULD ALSO POINT OUT THAT I'M VERY HAPPY TO HEAR THAT YOU
11:17:55 IN THE FUTURE ARE THINKING OF BRIDGING THE PROJECT THAT WE
11:17:59 HAVE ON 41 BECAUSE THAT, BEING A FORMER MEMBER OF THE ECCL

11:18:08 ON THE BOARD THERE, THAT HAS ALWAYS BEEN THE KEY PROJECT
11:18:13 THAT WE WANT TO BUILD IN ESTERO TO MAKE -- RIGHT ON 41, LIKE
11:18:19 A BEAUTIFUL TOWN CENTER, AND WITH YOUR PROJECT, CONJOINING
11:18:25 TOGETHER, IT'S GOING TO MAKE THAT WHOLE AREA JUST A
11:18:29 WONDERFUL, IF WE CAN KEEP THE SAME CONCEPT YOU HAVE OVER
11:18:32 THERE WITH RETAIL AND LIVING UNITS, IT'S GOING TO BE A
11:18:38 PREMIER IN ALL THE AREA THAT WE'RE GOING TO HAVE.
11:18:41 SO I'M VERY PLEASED TO HEAR THAT AND SEE THAT, THAT YOU'VE
11:18:47 TAKEN THAT INTO CONSIDERATION.
11:18:48 FINALLY, MOST IMPORTANT, I KNOW YOU TOOK THREE YEARS DOING
11:18:55 THE PROJECT, GETTING DEVELOPMENT, BUT WHEN YOU COME TO
11:19:00 ESTERO, YOU'RE COMING TO THE BEST MUNICIPALITY IN THE STATE
11:19:03 OF FLORIDA.
11:19:04 AND WOULDN'T YOU EXPECT TO HAVE THE BEST COMMUNITY
11:19:07 DEVELOPMENT DIRECTOR TO BE DEAL WITH HERE TO HAVE IT DONE?
11:19:12 SO THAT'S WHAT WE HAVE TO MAKE SURE THAT -- WE THANK YOU FOR
11:19:16 YOUR PATIENCE.
11:19:20 MARY HAS MARCHING PAPERS THAT GO -- YOU CAN SEE HER
11:19:27 EXPERIENCE HAS REALLY BROUGHT THIS BEAUTIFUL PROJECT TO US,
11:19:30 AND WE THANK YOU SO MUCH FOR COMING AND BRINGING IT HERE TO

11:19:34 ESTERO.
11:19:35 >>Mayor Errington: THANK YOU, COUNCIL MEMBER BOESCH.
11:19:37 IT SOUNDS LIKE YOU'RE READY TO MAKE A MOTION.
11:19:39 [LAUGHTER]
11:19:39 ARE YOU?

11:19:42 >>Jim Boesch: YES.
11:19:44 >>Mayor Errington: OKAY.
11:19:45 MOTION HAS BEEN MADE BY COUNCIL MEMBER BOESCH AND SECONDED
11:19:49 BY COUNCIL MEMBER RIBBLE.
11:19:52 >>Nancy Stroud: MAY I CLARIFY WHAT THE MOTION IS?
11:19:54 THE MOTION IS TO APPROVE THE ORDINANCE WITH THE ADDITIONAL
11:20:01 CONDITION NUMBER 26 THAT WAS BROUGHT TO YOUR ATTENTION
11:20:05 TODAY, AND AN ADDITION TO CONDITION 17 REGARDING
11:20:11 MAINTENANCE.
11:20:12 AND THAT WOULD ADD IN THE DEDICATED PUBLIC PARK AS SOMETHING
11:20:20 THE APPLICANT WILL MAINTAIN IN GOOD CONDITION IN PERPETUITY.
11:20:25 >>Mayor Errington: THANK YOU.
11:20:26 WILL YOU CALL THE ROLL?
11:20:29 >>Jim Wilson: AYE.
11:20:30 >>Jim Ward: AYE.
11:20:32 >>Jim Boesch: AYE.
11:20:34 >>Larry Fiesel: AYE.
11:20:35 >>Joanne Ribble: AYE.
11:20:37 >>Vice-Mayor McLain: AYE.
11:20:38 >>Mayor Errington: AYE.
11:20:39 THANK YOU.
11:20:42 WHY DON'T WE TAKE A BREAK?
11:20:47 >> THE ROAD VACATION.
11:20:48 >>Mayor Errington: DO YOU WANT TO DO THAT SO YOU CAN LEAVE?
11:20:51 >> IT'S PAIRED WITH THIS.

11:20:54 >>Mayor Errington: OKAY.
11:20:55 WE CAN DO THAT.
11:20:56 ITEM NUMBER 9 IS PUBLIC HEARING FOR RESOLUTION NUMBER
11:21:02 2021-19.
11:21:06 MADAM CLERK, HAS THIS BEEN PROPERLY ADVERTISED?
11:21:11 AND IF SO, WILL YOU READ IT?
11:21:12 >>Carol Sacco: YES, MAYOR, IT HAS BEEN ADVERTISED.
11:21:15 RESOLUTION 2021-19, RESOLUTION OF THE VILLAGE OF ESTERO,
11:21:18 FLORIDA, VACATING A 66-FOOT WIDE PUBLIC RIGHT-OF-WAY THAT IS
11:21:22 PART OF THE PLAT OF THE FLORIDA GULF LAND COMPANY'S
11:21:25 SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 59, PUBLIC
11:21:30 RECORDS OF LEE COUNTY, FLORIDA, LYING AND BEING IN SECTION
11:21:34 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST, VILLAGE OF ESTERO, LEE
11:21:39 COUNTY, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.
11:21:43 >>Mayor Errington: THANK YOU.
11:21:44 STEVE OR MARY, PLEASE INTRODUCE THIS.

11:21:47 >>Steven Sarkozy: OUR COMMUNITY DEVELOPMENT DIRECTOR WILL
11:21:51 PROVIDE SOME INSIGHT TO THE PROPOSED VACATION.
11:21:57 >>Mary Gibbs: THIS VACATION GOES ALONG WITH THE ZONING OF
11:22:00 THIS PROPERTY.
11:22:02 THIS IS A VACATION OF A RIGHT-OF-WAY THAT WAS PLATTED MANY,
11:22:05 MANY YEARS AGO BEFORE WE WERE ALL BORN.
11:22:08 AND THIS WAS FOR A FUTURE ROAD RIGHT-OF-WAY.
11:22:11 BUT IN THE MEANTIME, VIA COCONUT ROAD WAS CONSTRUCTED.
11:22:15 SO THAT PROVIDES THE ROAD RIGHT-OF-WAY.

11:22:17 SO THERE'S NO PUBLIC PURPOSE ANYMORE FOR THIS ROAD.
11:22:20 THE ROAD THAT WAS PLATTED WAS BETWEEN THE RAILROAD AND VIA
11:22:24 COCONUT.
11:22:24 IT WAS THE SOUTHERN PART OF THE PROPERTY.
11:22:26 I CAN SHOW YOU ON THIS MASTER CONCEPT PLAN OR THEY HAVE A
11:22:30 SLIDE THAT SHOWS IT AS WELL.
11:22:31 BUT THERE'S NO PUBLIC PURPOSE, AND WE NEED TO FOLLOW THE
11:22:36 PROCESS WHERE YOU ADVERTISE IT, YOU GET LETTERS OF NO
11:22:38 OBJECTION FROM ALL THE UTILITIES AND THE DIFFERENT AGENCIES,
11:22:41 AND NOBODY OBJECTS.
11:22:42 SO WE'RE RECOMMENDING THAT IT BE APPROVED.
11:22:44 >>Mayor Errington: THANK YOU.
11:22:44 APPLICANT, DO YOU HAVE ANYTHING TO SAY?
11:22:50 >> HALLELUJAH.
11:22:51 >>Mayor Errington: I HEARD THAT.
11:22:53 I HEARD THAT.
11:22:53 [LAUGHTER]
11:22:57 >>Rich Yovanovich: NO, WE HAVE NOTHING FURTHER TO ADD.
11:23:00 >>Mayor Errington: OKAY.
11:23:01 THANK YOU.
11:23:01 ANY QUESTIONS BY THE COUNCIL ON -- ONE QUICK QUESTION.
11:23:09 >>Vice-Mayor McLain: I'M FINE WITH THE RIGHT-OF-WAY BEING
11:23:12 ABSOLVED, OR WHATEVER.
11:23:14 WAS THAT RIGHT-OF-WAY THE EXTENSION OF WHERE THE LITTLE
11:23:16 HOUSES ARE?

11:23:17 >>Rich Yovanovich: NO.
11:23:18 IT'S ACTUALLY ON THE SOUTHERN PORTION OF THE PROJECT.
11:23:20 IT WOULD GO RIGHT THROUGH THE TWO SOUTHERN MULTIFAMILY
11:23:25 BUILDINGS.
11:23:27 >>Vice-Mayor McLain: OKAY.
11:23:28 >>Mayor Errington: IS THAT IT?
11:23:30 >>Vice-Mayor McLain: YEP.
11:23:30 >>Mayor Errington: OKAY.
11:23:31 DO WE HAVE ANY PUBLIC COMMENT?
11:23:33 >>Carol Sacco: NO, MAYOR.
11:23:34 >>Mayor Errington: ANY E-COMMENTS?
11:23:35 >>Carol Sacco: NO, MAYOR.

11:23:37 >>Mayor Errington: OKAY.
11:23:37 SO NOW WE WILL CLOSE THE PUBLIC COMMENT PORTION OF THE
11:23:42 HEARING AND NO MORE COUNCIL COMMENTS, QUESTIONS.
11:23:47 NOTHING.
11:23:47 ENTERTAIN A MOTION FOR APPROVING RESOLUTION NUMBER 2021-19.
11:23:54 MOTION MADE BY COUNCIL MEMBER RIBBLE AND SECONDED BY COUNCIL
11:23:58 MEMBER FIESEL.
11:23:59 PLEASE CALL THE ROLL.
11:24:03 >>Joanne Ribble: AYE.
11:24:04 >>Larry Fiesel: AYE.
11:24:06 >>Jim Boesch: AYE.
11:24:06 >>Jim Ward: AYE.
11:24:09 >>Jim Wilson: AYE.

11:24:09 >>Vice-Mayor McLain: AYE.
11:24:11 >>Mayor Errington: AYE.
11:24:12 WE ARE ON A ROLL NOW.
11:24:15 LET'S JUST GO AHEAD AND FINISH.
11:24:16 WE'VE JUST GOT A COUPLE MORE ITEMS HERE.
11:24:19 WE WILL MISS YOU.
11:24:22 [LAUGHTER]
11:24:25 >> THEY'LL BE BACK.
11:24:28 >>Mayor Errington: THANK YOU.
11:24:28 YOU LOOK LIKE A LOT OF PATIENT PEOPLE.
11:24:31 I THINK NANCY STROUD, YOU SHOULD REPEAT WHAT YOU SAID
11:24:44 EARLIER ON PUBLIC COMMENT ON NON-AGENDA ITEMS.
11:24:48 WILL YOU DO THAT?
11:24:51 >>Nancy Stroud: SURE.
11:24:55 >>Mayor Errington: WE'RE NOT BREAKING RIGHT NOW.
11:24:57 WE'VE JUST GOT A COUPLE MORE AND THEN WE'LL TAKE A BREAK
11:25:01 BEFORE WE GO INTO THE WORKSHOP.
11:25:03 I'M ASKING OUR LAND USE ATTORNEY TO MAKE THE COMMENTS THAT
11:25:07 YOU DID EARLIER ABOUT --
11:25:12 >>Nancy Stroud: YES, MADAM MAYOR.
11:25:15 IT'S JUST A REMINDER THAT I KNOW THAT THERE'S SOME PUBLIC
11:25:18 CONCERN ABOUT WHETHER OR NOT THE COUNCIL IS GOING TO BE
11:25:21 APPROVING OR NOT APPROVING A PROPOSED MULTIFAMILY PROJECT AT
11:25:29 THE BROOKS TOWN CENTER, AND THERE IS NOTHING ON THE AGENDA
11:25:37 TODAY OR EVEN NEXT WEEK FOR SUCH AN APPROVAL.

11:25:42 WE ARE ADDRESSING SOME APPLICATIONS REGARDING VESTED RIGHTS,
11:25:48 AN APPEAL OF AN ADMINISTRATIVE DECISION BY OUR COMMUNITY
11:25:52 DEVELOPMENT DIRECTOR NEXT WEEK ON WEDNESDAY.
11:25:55 BUT IT DOESN'T GO TO THE MERITS OF THE PROJECT AT ALL.
11:25:59 IT'S MORE PROCEDURAL.
11:26:01 >>Mayor Errington: WITH THAT BEING SAID, DO WE HAVE ANYONE
11:26:03 WHO WANTS TO SPEAK REGARDING NON-AGENDA ITEMS?
11:26:09 >>Carol Sacco: NO, MAYOR.

11:26:09 >>Mayor Errington: WE'LL GO ON TO THE LAST ITEM, 11.
11:26:14 EACH COUNCIL MEMBER WILL PROVIDE A REPORT IF YOU HAVE ONE.
11:26:18 I'LL START WITH COUNCIL MEMBER RIBBLE.
11:26:20 DO YOU HAVE ANYTHING TO REPORT?
11:26:21 >>Joanne Ribble: YES, MAYOR.
11:26:23 ONLY THAT AT THE LAST MEETING, YOU ASKED FOR THE EVALUATION
11:26:28 FOR THE ATTORNEY, AND I HOPE THAT WE WOULD HAVE THAT IN THE
11:26:31 NEXT WEEK OR TWO AND CONTINUE ON THAT.
11:26:33 THE OTHER THING I'D LIKE TO DO IS I'D LIKE TO SPEAK TO
11:26:36 COCONUT ROAD.
11:26:38 TODAY, BONITA SPRINGS COUNCIL IS ENTERTAINING A REZONING BY
11:26:45 LONDON BAY ON THE WEEKS FISH PROPERTY THAT HAVE CHANGED SOME
11:26:48 OF THE CONDITIONS.
11:26:49 AS YOU KNOW, THE RESIDENTS IN DISTRICT ONE ARE VERY, VERY
11:26:53 CONCERNED ABOUT COCONUT ROAD AND THE CONGESTION THAT WILL
11:26:57 COME INTO THAT COMMUNITY.
11:26:59 SINCE THE VILLAGE WAS INCORPORATED, THERE'S BEEN A NUMBER OF

11:27:06 ADDITIONAL RESIDENCES THAT HAVE BEEN BUILT ON THERE.
11:27:09 THERE'S BEEN ADDITIONAL TIME SHARE BUILDINGS THAT HAVE BEEN
11:27:14 BUILT ON THAT ROAD.
11:27:17 THERE IS A COMMUNITY BEING BUILT RIGHT NOW, COCONUT
11:27:20 CROSSING.
11:27:23 ONE OF THE CONDITIONS THAT HAS CHANGED WITH LONDON BAY IS
11:27:26 ORIGINALLY IT WAS TO BE A CONTINUING CARE COMMUNITY WHICH
11:27:30 WOULD HAVE REDUCED THE NUMBER OF TRIPS GENERATED.
11:27:32 IT IS NOW GOING TO BE A RESIDENTIAL COMMUNITY WHICH WILL ADD
11:27:36 TO THE TRIP GENERATION.
11:27:38 THE TRAFFIC STUDY, WE'VE HAD TWO DONE BY ESTERO.
11:27:42 BOTH OF WHICH -- ONE HAS SAID MOST DEFINITELY THAT THE ROAD
11:27:48 WILL FAIL.
11:27:51 RIGHT NOW, COCONUT ROAD HAS BEEN MOVED OFF OF THE FIVE-YEAR
11:27:55 C.I.P.
11:27:56 I WOULD URGE COUNCIL TO PLEASE REVISIT THAT AND MOVE THE
11:28:01 TIMING OF THE IMPROVEMENTS TO COCONUT ROAD.
11:28:04 WE'VE DONE THE DESIGN.
11:28:07 AND IN DEFERENCE TO THE PEOPLE, AND I BELIEVE IN THE FUTURE
11:28:10 WE'LL SEE THEM HERE ALSO.
11:28:13 COCONUT ROAD IS THE ONLY ROAD WEST OF 41 IN OUR VILLAGE THAT
11:28:18 IS THE MOST CONGESTED.
11:28:20 IT HAS THE MOST TRIP GENERATION THAT ANY OTHER -- THAN ANY
11:28:24 OTHER ROAD.
11:28:25 WE'VE IMPROVED WILLIAMS.

11:28:27 WE'VE DONE IMPROVEMENT TO BROADWAY.
11:28:31 WE'VE DESIGNED RIVER RANCH IN FRONT OF THE SCHOOL AT
11:28:38 WILLIAMS CIRCLE.
11:28:39 I ASK YOU, PLEASE, CONSIDER MOVING UP COCONUT ROAD IN THE

11:28:43 C.I.P.
11:28:43 I ALSO URGE STAFF TO PLEASE CONTINUE TO WORK WITH THE THREE
11:28:50 ENTITIES THAT ARE CONCERNED WITH COCONUT ROAD: ESTERO, THE
11:28:56 COUNTY OF LEE, AND BONITA SPRINGS.
11:29:00 ALL THREE ENTITIES OWN PORTIONS OF THAT ROAD AND ARE
11:29:04 CONCERNED WITH THAT ROAD.
11:29:05 I WOULD HOPE THERE WOULD BE SOME FUTURE COOPERATION THAT WE
11:29:09 CAN DO SO THAT THE IMPACTS ON ESTERO THAT ARE GENERATED BY
11:29:18 BONITA CAN BE RESOLVED.
11:29:26 >>Mayor Errington: GO AHEAD.
11:29:28 >>Jim Boesch: COCONUT ROAD IS OWNED BY HALF BY BONITA
11:29:33 SPRINGS.
11:29:33 >>Joanne Ribble: NO, BONITA SPRINGS NEVER TOOK POSSESSION OF
11:29:36 THE ROAD.
11:29:37 IT IS STILL IN LEE COUNTY'S HANDS.
11:29:39 THEY OWN THE LAND WHERE ALL THE DEVELOPMENT IS TAKING PLACE,
11:29:42 BUT THEY DO NOT OWN THE ROAD.
11:29:43 ESTERO OWNS THE ROAD UP TO THE COLONY, AND THEN IT IS LEE
11:29:49 COUNTY AFTER THAT.
11:29:53 >>Jim Boesch: WE SHOULD LOOK AT THE ATTORNEYS, PROPER
11:30:00 OWNERSHIP AND CONSULT.

11:30:04 I THINK WE SHOULD MAKE SURE WE UNDERSTAND WHO OWNS WHAT.
11:30:11 >>Joanne Ribble: THERE'S NO QUESTION AS TO WHO OWNS WHAT.
11:30:14 IT'S US DOING WHAT WE'VE DESIGNED FOR COCONUT ROAD, BUT HAVE
11:30:21 PUT OFF.
11:30:23 THAT'S WHAT I'M URGING US TO LOOK AT, THAT WE MOVE IT
11:30:26 FORWARD A LITTLE BIT MORE AND THEN WORK WITH THOSE THREE
11:30:29 ENTITIES ON HOW WE CAN IMPROVE THAT ROAD.
11:30:33 >>Mayor Errington: ONE QUESTION I HAVE.
11:30:35 DID YOU SAY BROADWAY IMPROVEMENTS, BROADWAY WEST?
11:30:39 >>Joanne Ribble: SOME MINOR IMPROVEMENTS OR SOMETHING.
11:30:42 IT'S ON THE C.I.P.
11:30:43 >>Mayor Errington: IF YOU CAN SEE IT, IT'S NOT REALLY
11:30:47 IMPROVEMENTS SO MUCH.
11:30:49 I JUST WANT TO MAKE THAT CLEAR.
11:30:51 >>Joanne Ribble: BROADWAY HAS NO CONTINUING DEVELOPMENT
11:30:54 HAPPENING.
11:30:54 THERE WAS TREMENDOUS DEVELOPMENT HAPPENING ON THE WESTERN
11:30:57 PORTION OF COCONUT ROAD THAT WILL CAUSE PROBLEMS.
11:30:59 IT WILL BE A CHOKE POINT FOR US.
11:31:01 >>Mayor Errington: THAT'S JUST CLARIFICATION.
11:31:03 >>Jim Boesch: ARE YOU SAYING THAT THREE COMMUNITIES OWN THAT
11:31:06 ROAD?
11:31:07 >>Joanne Ribble: NOT OWN IT.
11:31:08 WHAT I AM SAYING IS THE IMPACT ON OUR PORTION OF THE ROAD IS
11:31:14 BEING CREATED BY THE LAND THAT IS BEING DEVELOPED THAT IS

11:31:20 UNDER BONITA SPRINGS OWNERSHIP.
11:31:22 THE ROAD ITSELF BEYOND OUR OWNERSHIP OF COCONUT ROAD BELONGS
11:31:29 TO LEE COUNTY.
11:31:31 >>Jim Boesch: SOME OF IT.
11:31:33 >>Joanne Ribble: YEAH, BECAUSE WE OWN THE REST OF IT.
11:31:36 >>Jim Boesch: SOME OWNED BY THE COUNTY AND SOME OWNED BY
11:31:39 BONITA SPRINGS.
11:31:40 >>Joanne Ribble: NOTHING IS OWNED BY BONITA SPRINGS.
11:31:44 >>Mayor Errington: LET'S PUT THIS ON A FUTURE -- CAN WE DO
11:31:46 THIS ON A FUTURE WORKSHOP ITEM?
11:31:48 SO WE CAN GO ON.
11:31:51 THIS NEEDS TO BE ON A WORKSHOP.
11:31:54 >>Joanne Ribble: THANK YOU.
11:31:56 >> JUST A POINT.
11:31:57 I WOULD AGREE WITH WHAT JOANNE IS SAYING AND I THINK WE NEED
11:32:01 TO LOOK AT THE WHOLE OWNERSHIP AND MAINTENANCE --
11:32:03 >>Mayor Errington: THAT WILL BE DONE IN A FUTURE WORKSHOP.
11:32:07 STEVE WILL SEE THAT THAT HAPPENS.
11:32:09 GOOD.
11:32:11 THANK YOU.
11:32:11 COUNCIL MEMBER FIESEL.
11:32:14 >>Larry Fiesel: I, TOO, WOULD LIKE TO EXPRESS MY CONCERNS
11:32:17 ABOUT COCONUT ROAD WITH THE CONTINUAL ARTICLES IN THE PAPER
11:32:22 ABOUT THE DEVELOPMENT THAT'S GOING TO BE TAKING PLACE DOWN
11:32:24 THERE, THE NUMBER OF UNITS OF LIVING AND THE TRAFFIC IT WILL

11:32:32 BRING.
11:32:33 THE FACT THAT THE ROAD IS PROBABLY GOING TO FAIL UNDER THIS
11:32:36 DEVELOPMENT.
11:32:37 I THINK IT'S A ROAD THAT WE NEED TO PUT SOME ATTENTION TO.
11:32:40 SO I APPRECIATE ADDING THAT TO A FUTURE BOARD WORKSHOP.
11:32:43 AND I'D JUST LIKE TO SAY, I APPRECIATE THE VIA COCONUT
11:32:48 DEVELOPMENTS, THE FIRST ONE I HAVE PERSONALLY BEEN INVOLVED
11:32:51 WITH ON THIS COUNCIL.
11:32:53 AND I APPRECIATE THE APPLICANT'S WILLINGNESS TO PROVIDE US
11:32:57 WITH A QUALITY PROJECT THAT I THINK THE VILLAGE IS ASKING
11:33:01 FOR.
11:33:01 THE COUNCIL WORKING, AND THE PLANNING, ZONING BOARD ARE
11:33:05 WORKING WITH GETTING THIS TO WHERE WE ARE TODAY.
11:33:11 THE REST OF THIS GOES TO THE COUNCIL -- OR NOT THE COUNCIL,
11:33:15 BUT BACK FOR THE DEVELOPMENT ORDER.
11:33:19 A LOT OF THOSE DETAILS.
11:33:20 BUT I THINK THIS IS A REALLY, REALLY NICE PRODUCT.
11:33:23 I THINK THAT WE'RE GOING TO HAVE A PRODUCT THAT WE'RE GOING
11:33:25 TO BE PROUD OF AS A PART OF THIS VILLAGE AND THAT'S THE
11:33:29 FIRST BUILDING, AS YOU SAY, IT IS THE FIRST ONE THAT SETS
11:33:34 THE EXAMPLE OF WHERE WE WANT TO GO IN THE FUTURE GROWTH OF
11:33:37 OUR COMMUNITY.

11:33:38 SO I'M PLEASED WITH THE WAY THIS HAS ALL COME TOGETHER.
11:33:42 >>Mayor Errington: THANK YOU.
11:33:43 VICE-MAYOR McLAIN.

11:33:45 >>Vice-Mayor McLain: I HAVE A COUPLE OF THINGS.
11:33:47 JUST TO CONTINUE THE COCONUT DISCUSSION.
11:33:50 I BELIEVE THAT A WORKSHOP IS NEEDED AND REQUIRED FOR THIS,
11:33:55 BUT I BELIEVE THERE'S SOME TIMING, THERE ARE SOME MEETINGS
11:33:59 WITH BONITA SPRINGS THAT ARE COMING UP HERE IN A VERY SHORT
11:34:05 PERIOD OF TIME THAT WE NEED TO ASSESS, DO WE NEED TO BE
11:34:11 REPRESENTED THERE, SEND A LETTER OR DO SOMETHING?
11:34:13 BECAUSE IF WE HAVE A WORKSHOP HERE IN THE NEXT COUPLE OF
11:34:15 MONTHS, WE MAY MISS, MY UNDERSTANDING IS, WE COULD MISS THE
11:34:19 OPPORTUNITY TO SAY HOW ARE WE GOING TO JOINTLY FUND THE
11:34:23 ROAD, WHICH I THINK WE'RE ALL WILLING TO DO, BUT WE SURE
11:34:26 WANT -- WE KNOW IT NEEDS REPAIR.
11:34:29 IT NEEDS TO BE UPDATED IN WHATEVER FASHION WE HAVE IN THE
11:34:32 C.I.P.
11:34:33 IT'S A MATTER OF FUNDING IS REALLY THE ISSUE AND THE TIMING
11:34:37 FOR THAT.
11:34:37 >>Steven Sarkozy: MARY HAS THE DATES FOR THOSE MEETINGS
11:34:41 COMING UP IN BONITA.
11:34:43 BUT THEY ARE IN A HEADLONG EFFORT TO APPROVE THE LONDON BAY
11:34:47 PROJECT, AS COUNCIL MEMBER RIBBLE MENTIONED.
11:34:50 AND THE ROAD IS 80% OWNED BY THE VILLAGE, BUT THE MAJOR
11:34:57 IMPACT WILL BE FROM DEVELOPMENT IN BONITA.
11:35:05 AND THE RECENT DEVELOPMENTS, CONCURRING, AGAIN, WITH COUNCIL
11:35:08 MEMBER RIBBLE'S COMMENTS, THE RECENT MODIFICATIONS TO THE
11:35:11 LONDON BAY PLANS ARE GOING TO INCREASE TRAFFIC ABOVE WHAT

11:35:19 THE LONDON BAY ORIGINALLY PROPOSED.
11:35:21 BONITA HAS NOT INDICATED ANY STRONG WILLINGNESS TO HELP FUND
11:35:30 THE IMPROVEMENTS ON THE ROAD.
11:35:34 SO WE HAVE A PROBLEM.
11:35:37 MAJOR IMPACTS ARE COMING FROM THEM AFFECTING OUR PROPERTY OR
11:35:40 OUR ROAD, AND IT WILL BE NOT ONLY A PROBLEM FOR THE FOLKS AT
11:35:46 THE WEST END OF COCONUT ROAD, THE COLONY AND LONDON BAY, BUT
11:35:52 WE ALSO HAVE TWO COMMUNITIES ON THE NORTH SIDE OF COCONUT
11:35:59 THAT WILL HAVE DIFFICULTY GETTING OUT AND TURNING LEFT OR
11:36:03 EASTBOUND GIVEN THE HIGH VOLUMES OF TRAFFIC ON A TWO-LANE
11:36:09 ROAD.
11:36:09 OUR DESIGN CALLED FOR THREE DIFFERENT ROUNDABOUTS.
11:36:17 ONE THAT WOULD BE PAID FOR BY U.S. 41, PAID FOR BY LEE
11:36:24 HEALTH WHEN THEY COME FORWARD, BUT THERE ARE TWO OTHERS THAT
11:36:27 REMAIN IN QUESTION.
11:36:33 AND THOSE ARE THE SUBJECTS OF WHAT'S IN OUR C.I.P.
11:36:43 >>Vice-Mayor McLain: WE SHOULD HAVE A WORKSHOP, BUT I DON'T
11:36:45 KNOW IF WE'VE HAD MEETINGS WITH LONDON BAY, IF IT'S

11:36:48 APPROPRIATE FOR US TO HAVE A MEETING WITH LONDON BAY AND
11:36:52 EXPLAIN.
11:36:53 THEY HAVE CHANGED THEIR OCCUPANCY AND THE USE OF THE ROAD BY
11:36:57 CHANGING FROM A RETIREMENT CENTER TO A REGULAR RESIDENTIAL,
11:37:02 GO TO THEM, SHOW THEM WHAT WE NEED TO DO.
11:37:05 IT'S IN THEIR BEST INTEREST TO HAVE THAT ROAD BE --
11:37:08 >>Steven Sarkozy: THEY ARE FULLY AWARE OF THE PLANS.

11:37:11 WE HAVE MET WITH THEM, AND THE DEVELOPMENT APPROVALS ARE
11:37:19 OCCURRING WITHIN BONITA SPRINGS AND YET THE IMPACTS REMAIN
11:37:25 WITHIN THE VILLAGE.
11:37:26 THE IMPACT FEE REVENUE GOES TO BONITA SPRINGS, BUT THE
11:37:32 PROJECTS ARE IN THE VILLAGE OF ESTERO.
11:37:34 >>Joanne Ribble: MAY I ADD TO THAT?
11:37:37 AS I SAID, THAT MEETING IS OCCURRING TODAY IN BONITA, AND
11:37:43 GREAT MANY PEOPLE IN MY NEIGHBORHOOD SPEAKING TO THAT.
11:37:45 BUT LONDON BAY HAS SPOKEN IN FAVOR OF A COOPERATION BETWEEN
11:37:53 BONITA AND ESTERO.
11:37:54 SO THEY ARE IN FAVOR OF ANYTHING THAT CAN BE DONE TO SOLVE
11:38:00 THIS.
11:38:02 THEY WOULD BE HAPPY TO WORK WITH US IN HAVING THAT HAPPEN.
11:38:05 THEY DO REALIZE THE PROBLEM THAT EXISTS, AND IT IS BROUGHT
11:38:08 UP AT EVERY NEIGHBORHOOD MEETING THAT THEY HAD, THIS
11:38:13 PROBLEM.
11:38:13 THEY REALIZE IT.
11:38:15 THEY UNDERSTAND IT.
11:38:16 THERE'S NOTHING THEY CAN DO ABOUT IT, BUT THEY HAVE SPOKEN
11:38:18 IN FAVOR OF COOPERATION BETWEEN BONITA AND ESTERO.
11:38:22 >>Mayor Errington: WITH THAT IN MIND, WOULD IT BE
11:38:24 APPROPRIATE TO DO SOMETHING VERY QUICKLY TO SEND A LETTER
11:38:27 JUST TO BEGIN TO HAVE A LETTER DRAFTED AND GET IT OUT TO --
11:38:31 >>Steven Sarkozy: MARY HAS THE DATES FOR THE BONITA COUNCIL
11:38:34 CONSIDERATION.

11:38:34 MARY, IF YOU COULD LET US KNOW WHAT THOSE ARE.
11:38:38 >>Mary Gibbs: TODAY IS THE FIRST READING.
11:38:40 BUT THE SECOND READING WHERE THEY WOULD VOTE TO APPROVE IT
11:38:42 IS NOVEMBER 3rd.
11:38:45 >>Mayor Errington: THAT'S SOON.
11:38:47 >>Mary Gibbs: YOU HAVE A WORKSHOP -- I DON'T THINK IT'S
11:38:51 CRITICAL THAT YOU SEND A LETTER BEFORE THEY VOTE ON IT
11:38:55 BECAUSE WHAT IS REALLY NEEDED, IF WE'RE GOING TO WORK
11:38:57 TOGETHER WITH BONITA, IS AN INTERLOCAL AGREEMENT.
11:39:01 WHATEVER HAPPENS WITH THE ZONING I THINK IS GOING TO HAPPEN
11:39:04 ANYWAY.
11:39:04 IT'S JUST THAT IF YOU SEND A LETTER BEFORE THE ZONING, YOU
11:39:07 COULD SAY WE'RE CONCERNED, YOU'RE APPROVING DEVELOPMENT, AND
11:39:12 WE WOULD LIKE TO WORK TOGETHER TO HAVE A PLAN TO MITIGATE

11:39:16 THE ROAD IMPACTS.
11:39:17 >>Mayor Errington: I THINK WE NEED TO INDICATE THAT WE ARE
11:39:19 NOT TAKING IT LIGHTLY, THAT WE NEED TO SHOW THEM THAT WE'RE
11:39:26 HERE.
11:39:26 >>Mary Gibbs: IF YOU WANTED TO, YOU COULD SEND A LETTER
11:39:29 BEFORE NOVEMBER 3rd AND JUST A GENERAL LETTER THAT YOU'RE
11:39:32 CONCERNED AND YOU REALIZE THEY ARE GOING TO BE VOTING ON THE
11:39:35 PROJECT, AND WE KNOW THERE'S SOME ROAD ISSUES OF MUTUAL
11:39:40 CONCERN, SOMETHING LIKE THAT, JUST TO GET IT IN FRONT OF
11:39:43 THEM SO THEY KNOW.
11:39:46 I'M SURE THEY'LL STILL VOTE TO APPROVE THAT ON NOVEMBER

11:39:48 3rd, BUT AT LEAST THAT SETS THE STAGE FOR POSSIBLY WORKING
11:39:51 TOGETHER TO DEVELOP AN INTERLOCAL AGREEMENT.
11:39:55 >>Mayor Errington: THAT'S THE FIRST STEP, JUST TO DO
11:39:58 SOMETHING RIGHT AWAY.
11:39:59 OKAY.
11:40:00 >>Mary Gibbs: WE WOULD SAY SOMETHING THAT THE COUNCIL
11:40:03 DISCUSSED, REALIZING THAT THIS ZONING CASE IS COMING
11:40:06 FORWARD, AND THAT THERE IS A CONCERN AND WE'D LIKE TO WORK
11:40:11 TOGETHER.
11:40:11 >>Vice-Mayor McLain: THIS IS PROBABLY NOT THE FIRST TIME
11:40:15 THIS KIND OF EVENT HAS OCCURRED AROUND ALL OF LEE COUNTY.
11:40:18 I THINK OUR FIRST COURSE OF ACTION SHOULD BE TO TRY TO WORK
11:40:23 AS WELL AS WE CAN WITH BONITA SPRINGS AND MAKE SURE THAT
11:40:26 ROAD IS UP TO SERVICEABLE LEVELS.
11:40:28 BUT IN THE EVENT THAT WE HAVE DIFFICULTIES WITH THAT, IS
11:40:32 THERE A LEGAL POSITION THAT WE CAN TAKE WITH, LET'S SAY, THE
11:40:38 DEVELOPER, LONDON BAY, TO HELP US DEFRAY THE COST OF OUR 80%
11:40:43 IMPROVEMENTS THAT HAVE TO BE MADE ON THAT ROAD.
11:40:48 >>Mary Gibbs: LONDON BAY HAS INDICATED THAT THEY ARE HAPPY
11:40:50 TO WORK WITH US.
11:40:51 BUT THE ISSUE IS, LEGALLY, THEY PAY THEIR IMPACT FEES TO
11:40:54 BONITA.
11:40:55 SO THEY CAN'T SAY WE'D LIKE TO ALLOCATE PART OF IT TO THIS
11:40:59 ROAD.
11:41:00 THAT GOES INTO THE BONITA DISTRICT.

11:41:02 LEGALLY, LONDON BAY ISN'T REALLY -- IT CAN BE A PARTNER IN
11:41:06 HELPING, BUT THEY CAN'T -- LEGALLY, THEY CAN'T DO ANYTHING
11:41:10 AND WE CAN'T --
11:41:11 >>Vice-Mayor McLain: WE CAN'T DEAL DIRECTLY WITH THEM.
11:41:13 >>Mary Gibbs: NO.
11:41:15 >>Joanne Ribble: WE HAVE NO LEGAL RECOURSE WITH THEM.
11:41:17 >>Mayor Errington: IS IT PROPER TO SEND A LETTER TO BONITA
11:41:20 SPRINGS THEN, TO THEIR COUNCIL?
11:41:25 >>Mary Gibbs: TO THE COUNCIL IF YOU ALL AGREE --
11:41:27 >>Mayor Errington: YES, CONCERNING THE IMPACT FEES AND, HEY,

11:41:30 LET'S SHARE THIS A LITTLE BIT.
11:41:31 >>Mary Gibbs: I THINK WE WANT TO BE A LITTLE GENERAL AND NOT
11:41:33 LOOK LIKE WE'RE GREEDY.
11:41:34 >>Mayor Errington: TWO LETTERS GOING OUT.
11:41:36 >>Mary Gibbs: I THINK IT WOULD BE ONE LETTER FROM WHAT I'M
11:41:39 UNDERSTANDING, ONE LETTER FROM US TO THE BONITA COUNCIL AND
11:41:44 JUST SAY, YOU KNOW, WE UNDERSTAND THE ZONING HEARING IS
11:41:47 COMING UP.
11:41:47 WE HAD NEIGHBORHOOD ISSUES, PEOPLE ARE TALKING ABOUT THE
11:41:51 TRAFFIC.
11:41:52 WE'RE TRYING TO WORK ON SOLUTIONS.
11:41:53 WE'D LIKE TO WORK WITH THEM IN A COOPERATIVE FASHION.
11:41:56 >>Mayor Errington: COPY LONDON BAY ON IT.
11:42:00 >>Mary Gibbs: YEAH.
11:42:01 >>Mayor Errington: SHOW THEM THAT WE'RE NOT TAKING THIS

11:42:03 LIGHTLY.
11:42:03 >>Mary Gibbs: I THINK LONDON BAY KNOWS THAT BECAUSE WE'VE
11:42:06 BEEN AT THE ELKS CLUB AT A LOT OF MEETINGS WHERE THEY GOT
11:42:10 ALL THE NEIGHBORS.
11:42:10 >>Mayor Errington: JUST REINFORCE IT.
11:42:12 [LAUGHTER]
11:42:14 >>Vice-Mayor McLain: ON A LIGHTER NOTE ON MY COMMENTS --
11:42:17 >>Mayor Errington: ARE YOU STILL COMMENTING?
11:42:19 >>Vice-Mayor McLain: I'M IN THE COMMENT PHASE HERE.
11:42:21 VETERANS DAY IS COMING, EVERYBODY KNOWS.
11:42:24 WE'RE GOING TO DO IT NOVEMBER 13, 11:30 TO 1:30.
11:42:28 GET YOUR DEVELOPMENTS THERE.
11:42:31 IT'S GOING TO BE A FUN EVENT.
11:42:33 MARILYN HAS DONE A GREAT JOB WITH THE ADVERTISING OF IT.
11:42:36 LOOK IT OVER.
11:42:37 THAT'S GOING TO BE A NEAT EVENT.
11:42:40 FOR CONSIDERATION FOR FUTURE EVENTS, I'VE BEEN APPROACHED
11:42:45 ABOUT 4th OF JULY THAT WE SHOULD DO SOMETHING FOR 4th OF
11:42:48 JULY.
11:42:50 THE SOMETHING CANNOT BE FIREWORKS IF WE DID IT IN THE ESTERO
11:42:53 RECREATION CENTER.
11:42:55 SO WHAT I'M ASKING COUNCIL IS IF THEY WOULD CONSIDER MOVING
11:43:00 FORWARD WITH AN EFFORT OF TRYING TO GET SOME VOLUNTEERS TO
11:43:05 HELP US WITH MAYBE A LASER SHOW, SOME MUSIC, FOOD TRUCKS AND
11:43:10 ALL THAT, SEEK SOME HELP FROM A COUPLE OF VOLUNTEERS, AND

11:43:12 THEN MAYBE LOOK FOR SOME POTENTIAL DONORS FOR SPONSORING
11:43:18 THAT EVENT AS OPPOSED TO HAVING IT COME JUST OUT OF OUR
11:43:22 COFFERS.
11:43:22 THAT'S A LITTLE DIFFERENT.
11:43:26 USUALLY WE FUND THE COST OF VETERANS DAY.
11:43:29 WHAT I'M PROPOSING HERE IS THAT WE GET SOME VOLUNTEERS TO

11:43:32 HELP US, BECAUSE THIS IS A BIG EVENT.
11:43:34 I'M THINKING THAT IF WE HAD A 4th OF JULY, WE COULD GET UP
11:43:39 TO A THOUSAND PEOPLE, I WOULD IMAGINE, AT THIS KIND OF AN
11:43:43 EVENT.
11:43:43 IT COULD BE A BIG DEAL WHERE YOU NEED VOLUNTEERS, BUT IT
11:43:47 WOULD ALSO BE AN OPPORTUNITY FOR US TO MAYBE REACH OUT AND
11:43:50 SAY ARE THERE ANY CORPORATE FOLKS OR OTHER FOLKS THAT MAY
11:43:54 DONATE SOME FUNDS TO HELP OFFSET THE COST OF THIS?
11:43:58 BECAUSE THE LASER SHOW TITLED WITH MUSIC COULD BE EXPENSIVE.
11:44:02 IT COULD BE 15, 20 THOUSAND DOLLARS, I THINK.
11:44:05 SO IT'S NOT A MINIMAL AMOUNT OF MONEY.
11:44:07 >>Mayor Errington: THAT ALSO LOOKS LIKE IT MAYBE SHOULD BE
11:44:10 ANOTHER WORKSHOP.
11:44:12 IT'S KIND OF IN-DEPTH DISCUSSION ON THIS, BECAUSE YOU'D HAVE
11:44:14 TO KNOW TO RESERVE THE PARK.
11:44:17 ARE YOU TALKING ABOUT DOING IT THERE?
11:44:19 IF WE DO THAT.
11:44:24 >>Steven Sarkozy: MY HAND SHOT UP WITH MAJOR CONCERN HERE.
11:44:26 WE'RE OPERATING UNDER GOVERNMENT LIGHT, AND WE HAVE A VERY

11:44:31 AGGRESSIVE CONSTRUCTION SCHEDULE AND HEAVY DEVELOPMENT
11:44:34 DEMANDS IN THE COMMUNITY.
11:44:36 IF THERE'S GOING TO BE VOLUNTEERS, THEY NEED TO TAKE IT FROM
11:44:40 SOUP TO NUTS FROM THE VERY OUTSET TO COORDINATE IT.
11:44:46 WE'LL HAVE SOME PEOPLE --
11:44:52 >>Vice-Mayor McLain: I THINK WE CAN DO THAT, STEVE.
11:44:53 ROTARY, LIGHT UP ESTERO, THE ACTIVITY I'M INVOLVED IN, IS
11:45:02 MINIMAL.
11:45:02 THEY HAVE TAKEN A LEADERSHIP ROLE ON THAT.
11:45:04 I THINK WE COULD GET SOME VOLUNTEERS.
11:45:06 IN FACT, I HAVE A COUPLE IN MIND THAT HAVE ALREADY TALKED
11:45:09 ABOUT IT.
11:45:10 SO THE VOLUNTEERS WOULD NOT BE AN ISSUE.
11:45:12 IT WOULD BE, HOW DO WE OFFSET THE EXPENSE OF IT?
11:45:15 IF WE NEED A WORKSHOP, BUT 4th OF JULY IS COMING UP
11:45:20 RELATIVELY QUICKLY.
11:45:22 IF YOU THINK IT IS A GOOD IDEA TO DO A 4th OF JULY.
11:45:29 >>Jim Boesch: WE CAN CALL YOU AND SAY HERE'S TWO OR THREE
11:45:35 PEOPLE, SOMETHING LIKE THAT.
11:45:39 >>Vice-Mayor McLain: THAT WOULD BE FINE.
11:45:40 IS THAT OKAY FROM OUR -- SUNSHINE RULES.
11:45:45 >> THAT WOULD BE FINE.
11:45:46 >>Mayor Errington: WE'LL DO THAT.
11:45:48 >>Vice-Mayor McLain: THANK YOU.
11:45:49 THAT'S ALL I'VE GOT.

11:45:52 >>Mayor Errington: COUNCIL MEMBER BOESCH.
11:45:53 >>Jim Boesch: I'M GOING TO PASS.

11:45:55 >>Mayor Errington: COUNCIL MEMBER WARD.
11:45:57 >>Jim Ward: JUST BRIEFLY, I WANT TO ECHO THE COMMENTS THAT
11:46:00 LARRY MADE EARLIER.
11:46:01 I THINK THE PRESENTATION WE SAW TODAY ON THE DEVELOPMENT WAS
11:46:04 VERY WELL DONE.
11:46:05 I WANT TO THANK STAFF FOR THE WORK THAT THEY'VE DONE AND THE
11:46:09 BRIEFING THEY GAVE ME YESTERDAY ON THE PROJECT.
11:46:13 AS LARRY SAID, THIS IS THE FIRST PROJECT THAT I'VE BEEN
11:46:16 THROUGH, A MAJOR PROJECT, EXTREMELY WELL DONE.
11:46:20 I HOPE EVERYTHING IN THE FUTURE IS WELL DONE AS THIS.
11:46:24 WITH RESPECT TO THE COCONUT ROAD ISSUE, I AGREE, WE DO NEED
11:46:27 A WORKSHOP.
11:46:29 WE DO NEED TO FIGHT FOR THE IMPACT FEES.
11:46:33 BUT REGARDLESS OF WHAT HAPPENS, WE NEED TO ENSURE WE DO
11:46:36 WHATEVER IS NECESSARY FOR THE SAFETY OF OUR RESIDENTS AND
11:46:38 DOING IMPROVEMENTS ON THAT ROAD.
11:46:40 >>Mayor Errington: THANK YOU.
11:46:41 COUNCIL MEMBER WILSON.
11:46:43 >>Jim Wilson: YES, MADAM MAYOR.
11:46:45 I HAVE TWO ITEMS.
11:46:47 THE FIRST ONE IS TO REPORT THAT WE'VE MADE GOOD PROGRESS IN
11:46:50 THE AREA OF THE INTERCHANGE AT I-75.
11:46:56 THE PAVING AND STRIPING HAS BEEN DONE SO THAT THE TWO-LANE

11:47:01 TURN IS NOW CLEARLY DESIGNATED AND PEOPLE ARRIVING CAN GET
11:47:07 INTO THE APPROPRIATE LANES AND MAKE THEIR TURNS.
11:47:09 THE SECOND ITEM YOU MAY HAVE READ THAT BOTH THE COUNTY AND
11:47:16 THE SCHOOL DISTRICT ARE IN THE PROCESS OF REDISTRICTING.
11:47:20 AS YOU ALL KNOW, WE ARE A COMBINATION OF DISTRICT AND
11:47:26 AT-LARGE GOVERNMENT.
11:47:27 SO I THINK THAT MAYBE WE NEED SOME KIND OF BEFORE THE NEXT
11:47:35 VILLAGE ELECTION TO REDISTRICT OURSELVES.
11:47:39 I KNOW THAT AT LEAST IN THE CASE OF DISTRICT 7, WHICH I
11:47:43 REPRESENT, THERE'S BEEN -- HAS BEEN AND WILL BE A LOT OF
11:47:48 ADDITIONAL DEVELOPMENT AND NEW RESIDENTS.
11:47:51 SO I DON'T KNOW.
11:47:53 YOU MIGHT WANT TO BE THINKING ABOUT, ARE THERE EDGES OR
11:47:59 PARTS OF YOUR DISTRICT THAT SHOULD BE SWITCHED AROUND WITH
11:48:02 OTHERS JUST TO BRING IT TOGETHER.
11:48:04 I DID MENTION IT TO STEVE.
11:48:07 DO YOU HAVE THOUGHTS ON THAT, STEVE?
11:48:09 >>Steven Sarkozy: WE'RE PROBABLY DUE FOR A REDISTRICTING
11:48:14 EFFORT HERE IN THE NEAR TERM, ONE TO TWO YEARS, BECAUSE OF,
11:48:20 AS COUNCIL MEMBER WILSON MENTIONED, ALL THE NEW DEVELOPMENT
11:48:23 OUT EAST.
11:48:26 AND THE CHANGES IN DENSITY IN SOME OF OUR DISTRICTS.
11:48:29 SO WE'LL HAVE TO TAKE A LOOK AT THAT.
11:48:31 WE'LL ENGAGE THE CITY ATTORNEY IN THAT CONVERSATION RIGHT

11:48:36 AWAY.

11:48:38 >>Mayor Errington: THANK YOU.
11:48:38 ANYTHING ELSE?
11:48:41 THAT'S IT.
11:48:42 I'M THE LAST ON COUNCIL COMMUNICATIONS.
11:48:45 VERY APPRECIATIVE OF THE ONE ACRE OF LAND DONATED TO THE
11:48:49 VILLAGE OF ESTERO WITH THEM KEEPING THE MAINTENANCE OF IT.
11:48:53 I THINK THAT'S GREAT.
11:48:54 AND THEY HAVE SET THE BAR REALLY HIGH FOR OTHER DEVELOPERS
11:48:57 COMING IN.
11:48:59 THAT'S SUPER.
11:49:00 I ATTENDED AND REPRESENTED THE VILLAGE AT FLORIDA GULF COAST
11:49:06 UNIVERSITY FOR THE FIRST MEETING OF THE RESILIENCY
11:49:09 COMMITTEE.
11:49:10 THIS FIRST MEETING WAS DETERMINING WHAT SHOULD BE DONE IN
11:49:14 ITS FORMATION.
11:49:16 AND THAT WAS OVER TEN DAYS AGO AND HAVEN'T RECEIVED ANY
11:49:19 INFORMATION YET.
11:49:19 THEY HAVEN'T GOTTEN BACK WITH ANY OF US.
11:49:22 SO I ATTENDED AND CHAIRED THE MPO EXECUTIVE COMMITTEE
11:49:25 MEETING LAST WEEK.
11:49:27 TOPICS WITH NOTABLE SIGNIFICANCE INCLUDING THE ESCALATING
11:49:31 COSTS OF CONCRETE AND PAVING AND SO FORTH.
11:49:34 WE WERE TOLD IT'S 20%.
11:49:38 20%, EVEN PUTTING UP A FIXTURE FOR A TRAFFIC LIGHT, GETTING
11:49:43 A LITTLE BRACKET, 20% INCREASE.

11:49:47 THAT TO ME -- I USED THE WORD SIGNIFICANT.
11:49:55 THAT WAS SIGNIFICANT.
11:49:56 VILLAGE ATTORNEY'S REPORT.
11:49:58 I HAVE HERE THAT MIKE RANDOLPH WAS GOING TO BE HERE AND YOU
11:50:01 DON'T LOOK LIKE MIKE.
11:50:04 >>Matthew Roepstorff: I'M NOT MIKE RANDOLPH.
11:50:06 WE HAD MUSICAL CHAIRS IN OUR OFFICE SWITCHING AROUND
11:50:10 COVERAGE.
11:50:10 PLEASE EXCUSE MR. SAUNDERS AND MR. RANDOLPH.
11:50:16 WHICH I ENJOY BEING HERE EVERY THURSDAY.
11:50:18 I DECIDED TO COME ON A WEDNESDAY AND JOIN YOU ALL.
11:50:20 I WANT TO TAKE JUST THREE MINUTES AND REPORT TO KIND OF GIVE
11:50:25 THE COUNCIL A REPORT ON SOME TWO AND A HALF YEAR LONG LAND
11:50:28 USE LITIGATION THAT HAS FINALLY CONCLUDED IN THE SECOND
11:50:32 DISTRICT COURT OF APPEAL IN FAVOR OF THE VILLAGE THAT WAS
11:50:36 HANDLED BY OUR OFFICE, YOUR TRULY, SO I CAN GIVE YOU A
11:50:40 REPORT ON IT.
11:50:41 IN MARCH OF 2019, A LOCAL PROPERTY OWNER WHO OWNED TWO
11:50:48 UNDEVELOPED LOTS ON CORONADO STREET AND PASEO STREET FILED
11:50:53 SUIT AGAINST THE VILLAGE OF ESTERO ALLEGING INVERSE

11:50:57 CONDEMNATION CLAIM OR A TAKINGS CLAIM, ESSENTIALLY SAYING
11:51:00 THAT THE VILLAGE HAD IMPROPERLY OR UNLAWFULLY DENIED THIS
11:51:04 PROPERTY OWNER THE RIGHT TO DEVELOP THE PROPERTY OR ENJOY
11:51:06 THE FULL VALUE OF THE PROPERTY.
11:51:08 IN BRIEF, WHAT HAPPENED WAS, THIS PROPERTY OWNER HAD

11:51:13 CONTACTED VILLAGE STAFF ABOUT POTENTIALLY DEVELOPING THE
11:51:15 PROPERTY, BUILDING SINGLE-FAMILY RESIDENCES ON THE TWO
11:51:18 UNDEVELOPED LOTS THAT WERE PREVIOUSLY PURCHASED AT A TAX
11:51:22 DEED SALE.
11:51:22 OUR STAFF HAD INDICATED TO THIS PROPERTY OWNER CERTAIN
11:51:26 PORTIONS OF THE DEVELOPMENT CODE THAT MAY IMPEDE DEVELOPMENT
11:51:30 OR MAY AFFECT THE LIMITS OF DEVELOPMENT, AND THEY HAD A
11:51:36 CONVERSATION BACK AND FORTH WHERE THE PROPERTY OWNER
11:51:38 DISPLAYED THEIR DISAGREEMENT WITH STAFF'S OPINION ON THAT.
11:51:41 BUT WITHOUT EVER FILING AN APPLICATION FOR A DEVELOPMENT
11:51:44 ORDER OR WITHOUT EVER FILING A CONCRETE APPLICATION FOR A
11:51:49 BUILDING PERMIT, THIS PROPERTY OWNER WENT STRAIGHT TO THE
11:51:51 COURTHOUSE AND FILED THIS CLAIM IN MARCH 2019, ALLEGING
11:51:56 SIMPLY BY VIRTUE OF SPEAKING WITH STAFF AND STAFF SAYING I
11:52:00 DON'T THINK YOU'RE GOING TO QUALIFY OR MEET THE CRITERIA FOR
11:52:03 DEVELOPMENT HERE, THEY USED THAT AS THE BASIS OR THE ALLEGED
11:52:06 BASIS FOR A TAKING.
11:52:07 OF COURSE, IN THE MIDST OF THIS, COVID-19 HIT.
11:52:12 SO OUR COURT SYSTEM WAS SEVERELY SLOWED.
11:52:14 WE GOT THROUGH DISCOVERY AS FAST AS WE COULD.
11:52:16 WE DID DEPOSITIONS IN THIS CASE INVOLVING THE PROPERTY
11:52:20 OWNERS AND VILLAGE STAFF.
11:52:24 ONCE WE FELT COMFORTABLE WITH THE LAY OF THE LAND AND
11:52:26 DISCOVERY AND EVIDENCE WE PROCURED, IN LIEU OF TRIAL, WE
11:52:30 MOVED FOR SUMMARY JUDGMENT IN FAVOR OF THE VILLAGE BASED

11:52:33 SIMPLY ON LEGAL ARGUMENTS OF THE LEGAL TERM RIGHTNESS, THE
11:52:39 CAUSE OF ACTION ITSELF WAS NOT RIPE FOR ADJUDICATION BEFORE
11:52:42 THE COURT AND IN SHORT SAYING YOU CANNOT ALLEGE A TAKING
11:52:46 WITHOUT EVER HAVING SUBMITTED A CONCRETE DEVELOPMENT ORDER.
11:52:49 YOU CAN'T SIMPLY SAY, WELL, I CALLED SO AND SO IN COMMUNITY
11:52:53 DEVELOPMENT AND THEY SAID I CAN OR CANNOT BUILD AND USE THAT
11:52:57 AS A FINAL DECISION OF THE MUNICIPALITY.
11:52:59 THERE HAS TO BE A CONCRETE APPLICATION, WHICH WE FELT WAS
11:53:04 WELL BACKED BY LEGAL PRECEDENT FROM OUR FLORIDA DISTRICT
11:53:08 COURTS OF APPEAL.
11:53:08 WE PRESENTED THAT TO OUR TRIAL JUDGE.
11:53:12 HE FOUND IN OUR FAVOR ON BOTH COUNTS OF THE PLAINTIFF'S
11:53:15 COMPLAINT, AND ENTERED FINAL JUDGMENT IN OUR FAVOR
11:53:19 ESSENTIALLY NOT EVEN DISMISSING BUT RULING ON OUR ARGUMENT
11:53:23 OF RIPENESS THAT LEGALLY THE CLAIM WAS NOT RIPE.
11:53:29 THE PROPERTY OWNER DID NOT TAKE THIS DECISION WELL AND PUT

11:53:32 IT UP TO THE SECOND DISTRICT COURT OF APPEAL ALLEGING
11:53:37 FUNDAMENTAL ERROR BY THE JUDGE IN MISAPPLYING THE LAW ON
11:53:41 SEPTEMBER 17th OF THIS YEAR, SO ABOUT TWO AND A HALF YEARS
11:53:45 AFTER THE INITIAL COMPLAINT WAS FILED, THE SECOND DISTRICT
11:53:47 COURT OF APPEAL ISSUED THEIR MANDATE AFFIRMING THE TRIAL
11:53:50 COURT'S DECISION IN OUR FAVOR, IN FAVOR OF THE VILLAGE,
11:53:54 UPHOLDING THAT THE CLAIM WAS NOT RIPE AND ESSENTIALLY THE
11:53:57 PROPERTY OWNER HAD JUMPED THE GUN IN CLAIMING THERE WAS A
11:54:01 TAKING BY THE VILLAGE.

11:54:02 SO IT BROUGHT IT TO A CONCLUSION.
11:54:05 THEY WERE ALLEGING DAMAGES UPWARD OF $150,000 FOR THE VALUE
11:54:10 OF THE PROPERTY PLUS WHAT I COULD ONLY IMAGINE WOULD BE FOUR
11:54:13 TO FIVE FIGURES IN ATTORNEYS' FEES THAT THEY MAY OR MAY NOT
11:54:17 HAVE SPENT.
11:54:18 I COULD ONLY GUESS BECAUSE I NEVER SAW THOSE FIGURES.
11:54:21 BUT WE PREVAILED AT THE END OF THE DAY, AND THAT ISSUE WAS
11:54:26 RESOLVED.
11:54:27 I DON'T KNOW IF THIS PROPERTY OWNER HAS GONE FORWARD IN
11:54:30 SUBMITTING AN APPLICATION TO DEVELOP THE PROPERTY SINCE THEN
11:54:33 OR WHAT THEIR PLANS ARE, BUT AT LEAST THEIR TAKINGS CLAIM
11:54:37 AGAINST THE VILLAGE WAS DEFEATED IN THE TRIAL COURT AND THEN
11:54:39 UPHELD BY THE SECOND DISTRICT COURT OF APPEAL.
11:54:42 HAPPY TO REPORT THAT THAT LONG, WINDING, TWO AND A HALF YEAR
11:54:47 LITIGATION HAS CONCLUDED.
11:54:49 >>Mayor Errington: THANK YOU.
11:54:50 VILLAGE MANAGER.
11:54:52 >>Steven Sarkozy: THANK YOU, MAYOR.
11:54:54 WE'VE GOT ONE ITEM HERE THAT I'D LIKE TO BRING TO YOUR
11:54:57 ATTENTION, AND THAT IS, WE HAVE MONUMENT SIGNS THAT YOU'VE
11:55:01 APPROVED THE DESIGN OF, AND WE'VE BEEN TRYING TO GET THOSE
11:55:05 MOCKED UP AND PUT OUT ON THE STREET SO EVERYONE COULD TAKE A
11:55:08 LOOK AT THEM BEFORE WE ACTUALLY GO TO FULL CONSTRUCTION.
11:55:10 DAVID, IF YOU WANT TO COME FORWARD, BUT WE'VE GOT THESE -- A
11:55:16 MOCKED UP SIGN GOING UP ON OCTOBER 28th FROM 10 TO 11 ON

11:55:21 U.S. 41 AND FROM 1 TO 2 ON THREE OAKS PARKWAY.
11:55:26 DAVID, IF YOU CAN LET US KNOW WHERE THAT WILL BE ON 41 AND
11:55:29 THREE OAKS.
11:55:30 >>David Willems: GOOD MORNING.
11:55:31 SO WHAT WE'RE GOING TO DO IS HAVE OUR CONSULTANT JUST DO, IT
11:55:35 WILL BE TO SCALE, IT WILL BE THE EXACT SAME SIZE OF THE
11:55:38 PROPOSED INSTALL.
11:55:39 ON 41, IF YOU GO SOUTH OF ESTERO AND THEN COME BACK NORTH ON
11:55:42 41, IT WILL BE OVER ON THE RIGHT-HAND SIDE, AND THAT WILL BE
11:55:46 IN THE MORNING.
11:55:46 AND THEN IN THE AFTERNOON, IF YOU GO DOWN THREE OAKS AND
11:55:49 HEAD NORTH IT WILL BE IN THE CENTER MEDIAN, BECAUSE THAT'S

11:55:53 WHERE WE'RE PROPOSING TO PUT THOSE SIGNS.
11:55:55 BEFORE WE START BUILDING ANYTHING, WE JUST WANT TO MAKE SURE
11:55:58 THAT THAT SCALE MAKES SENSE BECAUSE THE ROAD REALLY
11:56:00 DETERMINES WHAT SCALE YOU'RE GOING TO USE, THE FURTHER YOU
11:56:04 ARE FROM IT, THE BIGGER YOU'LL WANT IT TO BE.
11:56:07 >> WHAT WAS THE DATE AGAIN?
11:56:09 >>David Willems: THE 28th.
11:56:11 >>Mayor Errington: FROM WHAT TIME?
11:56:14 >>David Willems: 10 TO 11 FOR 41 AND THEN 1 TO 2 FOR THREE
11:56:20 OAKS.
11:56:22 >>Vice-Mayor McLain: CAN YOU SEND THAT OUT AS A REMINDER?
11:56:25 >>David Willems: WE'LL BE SENDING OUT PROBABLY ONE MORE,
11:56:27 LIKE ON MONDAY, AND THEN WE'LL SEND OUT A REMINDER ON

11:56:30 WEDNESDAY, THE DAY BEFORE, JUST SO EVERYBODY KNOWS WHEN IT
11:56:33 IS.
11:56:33 >>Mayor Errington: WHERE ARE WE IN THE LOOP WITH THE NEXT
11:56:35 TWO SIGNS?
11:56:36 >>David Willems: WE'RE WORKING ON THE CONTRACT FOR THAT
11:56:37 RIGHT NOW.
11:56:41 >>Vice-Mayor McLain: ANY SAFETY ISSUES WITH THE SIGN BEING
11:56:44 IN THE MEDIAN WITH COUNTY OR WHOEVER?
11:56:48 >>David Willems: WE'VE TALKED TO THEM ABOUT THAT.
11:56:50 IT'S CURBED ALREADY.
11:56:52 IT'S ON A 45 MILES PER HOUR DESIGN SPEED, AND IT'S BASICALLY
11:56:56 IN THE SAME AREA WHERE THERE'S ALREADY LARGE TREES.
11:56:59 AND THAT'S GOING TO WORK WELL BECAUSE WE ALREADY HAVE
11:57:02 LANDSCAPING IN THE MEDIAN.
11:57:04 SO THAT LANDSCAPING WILL BE THERE FOR THE BACKDROP OF THE
11:57:09 SIGN.
11:57:10 >>Mayor Errington: IS THAT IT?
11:57:11 >>Steven Sarkozy: THAT'S IT.
11:57:17 >>Jim Ward: I THINK WHEN THIS FIRST CAME UP, THERE WAS SOME
11:57:19 DISCUSSION ABOUT WHETHER THERE WOULD BE ANCILLARY SMALLER
11:57:22 MONUMENTS FOR ROTARY, CHAMBER OF COMMERCE, THOSE TYPES OF
11:57:28 THINGS.
11:57:29 HAS THERE BEEN ANY FURTHER DISCUSSION ON THAT?
11:57:32 BECAUSE I HAVE BEEN ASKED ABOUT IT RECENTLY.
11:57:34 >>David Willems: NO, THERE HAS NOT.

11:57:36 >>Jim Ward: THANK YOU.
11:57:37 >>Mayor Errington: THANK YOU.
11:57:37 ANYTHING ELSE?
11:57:40 LET'S TAKE A SHORT BREAK.
11:57:42 AND WE'LL COME BACK.
11:57:44 [SHORT BREAK]
12:11:04 >>Mayor Errington: THE FIRST ITEM, NUMBER 14, IT RELATES TO
12:11:10 WILLIAMS ROAD BICYCLE AND PEDESTRIAN IMPROVEMENT CONCEPTS.

12:11:13 [MICROPHONE NOT ON]
12:11:28 >>Steven Sarkozy: THIS PROJECT IS PART OF OUR CAPITAL
12:11:32 IMPROVEMENT PROGRAM, AND BEFORE BRINGING IT TO THE COUNCIL
12:11:36 FOR FINAL APPROVAL, WE'VE GOT SOME CONCEPT DESIGNS HERE THAT
12:11:39 WE'D LIKE TO SHARE WITH COUNCIL, AND THEN THIS, WITH YOUR
12:11:43 CONCURRENCE, COME BACK SHORTLY FOR APPROVAL.
12:11:46 DAVID.
12:11:47 >>David Willems: JUST REAL BRIEFLY, I'M GOING TO PROVIDE A
12:11:49 LITTLE BIT OF BACKGROUND.
12:11:51 THEN BRENT ADDISON WITH BANKS ENGINEERING IS GOING TO
12:11:54 PROVIDE A SUMMARY OF WHAT THE CONCEPT THAT'S BEING PROPOSED.
12:11:57 SO WHEN WE DID THE BIKE-PED MASTER PLAN, THE CONSULTANT
12:12:01 IDENTIFIED THE EAST-WEST CORRIDORS WERE LACKING THROUGH THE
12:12:04 VILLAGE.
12:12:05 REALLY AT THAT TIME, THE ONLY ONE WE HAD WAS COCONUT ROAD.
12:12:09 WE SUBSEQUENTLY FIXED UP AT THE NORTH END, WE'VE IMPROVED
12:12:13 ESTERO PARKWAY, SO NOW THERE ARE SIDEWALKS AND BIKE LANES.

12:12:16 ANOTHER HIGHLY RATED RANKED PROJECT WAS TO BUILD
12:12:20 IMPROVEMENTS ALONG WILLIAMS ROAD SO WE HAD SOMETHING IN THE
12:12:24 MIDDLE OF THE VILLAGE.
12:12:26 IN THE ORIGINAL CONCEPT, THEY PROPOSED TO PUT BUFFERED BIKE
12:12:30 LANES ON BOTH SIDES OF THE ROAD, AND THEN PUT A SIX-FOOT
12:12:34 SIDEWALK AND A FIVE-FOOT SIDEWALK ALONG THE ROAD.
12:12:37 AND KIND OF GETTING INTO OUR CONCEPTS, WE DIDN'T REALLY
12:12:41 THINK THAT WAS ENOUGH BECAUSE WE HAVE SOME UNIQUE
12:12:45 OPPORTUNITIES ON WILLIAMS ROAD BECAUSE ON THE SOUTH SIDE,
12:12:47 THERE ARE NO DRIVEWAYS.
12:12:50 SO IT'S LIKE AN IDEA LOCATION FOR A MULTIUSE PATH BECAUSE
12:12:54 PEOPLE CAN JUST GET ON IT AND GO AND NOT HAVE TO WORRY ABOUT
12:12:57 STOPPING AT DRIVEWAYS.
12:12:58 WE DID A LITTLE BIT MORE THAN WHAT WAS SHOWN IN THE MASTER
12:13:00 PLAN.
12:13:01 IF YOU CAN SEE ON THE AERIAL, THE PROJECT HERE STARTS AT
12:13:07 U.S. 41 AND GOES ALL THE WAY TO THREE OAKS PARKWAY.
12:13:10 NOW, THAT'S JUST FOR THE CONCEPT.
12:13:14 WHEN WE START TALKING ABOUT THE DETAILS OF THE DESIGN AND
12:13:16 THE COST, WE'RE REALLY FOCUSED ON VIA COCONUT TO THREE OAKS
12:13:20 PARKWAY.
12:13:20 THE REASON FOR THAT IS THAT THE AREA BETWEEN 41 AND VIA
12:13:23 COCONUT IS GOING TO HAVE TO BE WIDENED IN THE RELATIVELY
12:13:26 NEAR FUTURE.
12:13:27 SO ANY IMPROVEMENTS THAT ARE DONE THERE, WILL BE DONE WITH

12:13:30 THE WIDENING.
12:13:31 BUT WE WANTED TO HAVE THE CONCEPT SO THAT WHEN WE DO THAT
12:13:33 WIDENING, WE CAN MAKE SURE THAT THAT SECTION IS THE SAME AS
12:13:37 THE SECTION WE'RE WORKING ON RIGHT NOW.

12:13:39 AND THEN A COUPLE OF THINGS THAT MAKE THIS A LITTLE BIT MORE
12:13:44 DIFFICULT IS WE'RE WORKING TO COORDINATE WITH THE BROOKS
12:13:47 BECAUSE SIMILAR TO WHAT WE'RE PROPOSING TO DO OUT ON
12:13:50 CORKSCREW ROAD, WE'D LIKE TO TAKE ADVANTAGE OF THAT LARGE
12:13:54 BERM THAT THEY HAVE AND PUT THE PATH AS FAR AWAY FROM THE
12:13:57 ROAD AND GET IT TO GO UP AND DOWN THE BERM A LITTLE BIT.
12:14:01 WE MET WITH A COUPLE OF THEIR REPRESENTATIVES.
12:14:05 I GUESS IT WAS ABOUT A WEEK AGO NOW, JUST TO GO OVER THE
12:14:07 CONCEPT, MAKE SURE THEY UNDERSTOOD WHAT THEY WERE DOING, AND
12:14:10 WE DIDN'T WANT THEM TO HEAR FOR THE FIRST TIME HERE AT A
12:14:13 COUNCIL MEETING THAT WE'RE PROPOSING TO DO SOMETHING ON
12:14:15 THEIR PROPERTY.
12:14:16 IT WAS JUST REALLY PRELIMINARY, BUT THEY SEEMED TO LIKE THE
12:14:19 IDEA.
12:14:21 WE EVEN TALKED THAT THEY MIGHT BE ABLE TO DO A BACK ENTRANCE
12:14:25 FOR PEDESTRIANS SO THEY CAN GET RIGHT OUT AND ONTO THE
12:14:28 TRAIL.
12:14:28 WE'LL COORDINATE WITH THEM, BUT THEY SEEMED OPEN TO THE
12:14:31 IDEA.
12:14:31 AND THEN BRENT NOW IS GOING TO GO OVER THE DETAILS OF THE
12:14:35 PLAN, SHOW EXACTLY WHAT WE'RE PROPOSING IN THE CONCEPT.

12:14:38 WANTED TO GET COUNCIL'S INPUT AND JUST AN IDEA IF IT'S KIND
12:14:42 OF WHAT YOU'RE THINKING OR IF THERE ARE AREAS WE NEED TO
12:14:45 LOOK AT A LITTLE BIT HARDER.
12:14:46 >>Mayor Errington: OKAY.
12:14:47 THANK YOU, DAVID.
12:14:51 >>Brent Addison: GOOD AFTERNOON.
12:14:56 >>Mayor Errington: GOOD AFTERNOON.
12:14:56 >>Brent Addison: BRENT ADDISON, FOR THE RECORD, WITH BANKS
12:14:59 ENGINEERING.
12:14:59 FIRST, I JUST WANT TO SAY THANK YOU FOR ALLOWING BANKS
12:15:02 ENGINEERING TO HELP YOU GUYS OUT WITH YOUR PEDESTRIAN
12:15:06 IMPROVEMENTS ON WILLIAMS ROAD.
12:15:08 SO AS DAVID INTRODUCED, WHAT WE LOOKED AT IS THE PORTION ON
12:15:16 THE SLIDE NOW FROM 41 ALL THE WAY TO THREE OAKS AND THEN PUT
12:15:21 A LITTLE MORE FOCUS ON THE AREAS FROM VIA COCONUT TO THREE
12:15:25 OAKS ON WILLIAMS ROAD.
12:15:28 THE OBJECTIVE, THE GOAL OF THIS, OF COURSE, IS TO APPROVE
12:15:32 BICYCLE AND PEDESTRIAN FACILITIES ON WILLIAMS ROAD THROUGH
12:15:34 THE CORRIDOR THAT WE JUST MENTIONED, AS RECOMMENDED IN YOUR
12:15:38 MASTER PLAN.
12:15:41 TODAY, WE'RE GOING TO TALK ABOUT, I'LL BE SHOWING CONCEPTUAL
12:15:45 PLAN VIEWS FROM LIKE A BIRD'S-EYE VIEW.
12:15:49 I'LL BE SHOWING SECTION VIEWS, LIKE A CROSS SECTION, IF YOU
12:15:51 SLICED IT ACROSS THE ROAD SO YOU CAN SEE HOW IT WORKS UP AND
12:15:55 DOWN, ACROSS THE RIGHT-OF-WAY, ENHANCEMENTS THAT WE'RE

12:15:58 PROPOSING, AND THEN OUR PRELIMINARY COST ANALYSIS.
12:16:00 SO THIS IS THE FIRST SECTION.
12:16:08 CURRENTLY, FROM 41 TO VIA COCONUT, THERE ARE SIDEWALKS ON
12:16:13 BOTH SIDES OF THE ROAD.
12:16:15 I BELIEVE BOTH OF THOSE ARE FIVE-FOOT SIDEWALKS.
12:16:18 AND THERE'S ALSO SHOULDERS IN THIS AREA, PAVED SHOULDERS IN
12:16:23 THIS AREA, BUT NO BIKE LANES, NO STRIPES AND SIGNED BIKE
12:16:30 LANES TO INDICATE THAT.
12:16:32 THE DESIGN IN HERE, AGAIN, AS DAVID MENTIONED, MORE IN THE
12:16:36 CONCEPT SIDE IS TO LEAVE THE SIDEWALK THAT'S ON THE SOUTH
12:16:42 SIDE OF THE ROAD, ADD THE BIKE LANES ON EITHER SIDE OF THE
12:16:49 ROAD, ACTUALLY MORE OF A RESTRIPE.
12:16:51 BUT BECAUSE THEY ARE EXPANDING THE ROAD IN THIS AREA, THEY
12:16:54 WOULD JUST BE INCORPORATED INTO THAT FINAL DESIGN.
12:16:58 BECAUSE THE RIGHT-OF-WAY IS CONSTRICTED HERE, LOOKING FOR
12:17:03 OPPORTUNITIES FOR FUTURE DEVELOPMENTS JUST LIKE YOU SAW THIS
12:17:07 MORNING WITH THE MULTIUSE PATH FOR THE VIA COCONUT PROJECT.
12:17:11 LOOKING TO MAYBE PARTNER WITH THE DEVELOPERS THAT COME IN
12:17:16 FOR THE LARGER PROPERTY THAT WAS MENTIONED TO THE WEST OF
12:17:19 VIA COCONUT AND MAYBE BE ABLE TO MOVE THAT PATH ON TO THEIR
12:17:22 PROPERTY SO WE CAN GET THE BIKERS AWAY FROM THE ROAD IN THAT
12:17:28 FUTURE DESIGN.
12:17:29 SO THEN MOVING OVER DOWN TO THE BOTTOM OF THE SCREEN IS
12:17:33 WHERE WE COME UPON THE ROUNDABOUT.
12:17:35 YOU'LL NOTICE THAT THE MULTIUSE PATH GOES ALONG THE NORTH

12:17:40 AND THE SOUTH SIDE OF THE ROUNDABOUT.
12:17:43 SO THIS ALLOWS, SO THE BIKERS THAT ARE USING THE BIKE LANES
12:17:47 ON THE SIDES OF THE ROAD, THIS ALLOWS THEM TO SAFELY
12:17:51 MANEUVER THROUGH THE ROUNDABOUT.
12:17:52 SO YOU'LL SEE IT ON BOTH SIDES AS YOU MOVE THROUGH THE
12:17:55 ROUNDABOUT.
12:17:55 OTHER THAN THAT, THERE'S NOT A LOT OF SIGNIFICANT CHANGES
12:17:58 BEING MADE TO THE ROUNDABOUT IN THIS DESIGN.
12:18:01 THE NEXT STRETCH IS MOVING ON TO THE EAST FROM VIA COCONUT
12:18:11 THROUGH THE RAILROAD, PAST SOME OF THE VILLAGE PROPERTY, AND
12:18:15 THEN TOWARDS ESTERO HIGH SCHOOL.
12:18:19 THERE YOU CAN KIND OF SEE IT IN THERE WHERE THE LIGHTER GRAY
12:18:23 IS IN THE BIKE LANE.
12:18:24 SO THERE ARE BIKE LANES UP TO -- OR EXCUSE ME, THERE'S
12:18:28 SHOULDERS, PAVED SHOULDERS ON THE ROAD UP TO THE RAILROAD.
12:18:33 BUT WHEN YOU GO PAST THE RAILROAD, THROUGH THE RAILROAD AND
12:18:36 ON THE EAST OF THE RAILROAD, IN THIS AREA, THERE ARE NO
12:18:39 PAVED SHOULDERS IN THIS AREA.
12:18:41 SO THE PROPOSED DESIGN IN HERE WOULD BE TO ACTUALLY EXPAND
12:18:44 THE PAVEMENT TO ACCOMMODATE THE SEVEN FOOT BIKE LANES ON THE
12:18:50 SIDES OF THE ROAD.
12:18:52 WE'RE PROPOSING AN EIGHT-FOOT CONCRETE PATH ON THE NORTH

12:18:55 SIDE OF THE ROAD FOR PEDESTRIANS, AND THEN A 12-FOOT ASPHALT
12:19:02 MULTIUSE PATH ON THE SOUTH SIDE OF THE ROAD FOR THE BIKING
12:19:08 FACILITIES.

12:19:09 AS DAVID MENTIONED ON THE SOUTH SIDE OF THE ROAD, HAVING
12:19:11 LIMITED DRIVEWAYS, ACTUALLY, NO DRIVEWAYS FROM THE RAILROAD
12:19:16 TO THREE OAKS, THAT WORKS BETTER FOR THE BICYCLE TRAFFIC.
12:19:20 AND THEN IF YOU GO TO THE SOUTH SIDE OF THE ROAD, THIS IS
12:19:24 WHERE WE'RE APPROACHING INTO THE SCHOOL AREA -- EXCUSE ME,
12:19:28 THE BOTTOM OF THE SCREEN, INTO THE SCHOOL AREA, WE'RE
12:19:31 LOOKING FOR OPPORTUNITIES THERE TO WORK WITH THE SCHOOL ALSO
12:19:35 TO MOVE THE PATH, THE EIGHT-FOOT PATH THAT WE'RE PROPOSING
12:19:39 ON THE NORTH SIDE OF THE ROAD FURTHER AWAY FROM THE ROAD FOR
12:19:41 THE SAFETY OF THE STUDENTS THAT WOULD BE USING THAT PATH.
12:19:45 IN THAT AREA, RIGHT NOW THERE'S THE SIDEWALK AND THEN A
12:19:52 DITCH, AND THEN YOU HAVE -- WHICH IS ACTUALLY ON SCHOOL
12:19:55 PROPERTY.
12:19:56 SO WE WANT TO TAKE AND FLIP THAT.
12:19:58 WE RECOMMEND TO FLIP THAT OVER TO GET -- THIS IS A GOOD
12:20:02 OPPORTUNITY HERE WHERE WE CAN WORK WITH THE SCHOOL BOARD TO
12:20:04 GET THE PEDESTRIANS AWAY FROM THE ROAD.
12:20:08 THERE'S BEEN RECENT IMPROVEMENTS HERE IN FRONT OF THE
12:20:11 SCHOOL.
12:20:12 YOU CAN KIND OF SEE WHERE THE ROAD HAS BEEN EXPANDED, WHERE
12:20:15 THEY HAD ADDED SOME TURN LANES.
12:20:17 AND THEY ACTUALLY, THE SHOULDER, THEY ACTUALLY HAVE THE
12:20:19 PAVED SHOULDERS IN THAT AREA.
12:20:21 SO FROM HERE AND THEN FURTHER ON DOWN TO THREE OAKS, WE
12:20:29 ACTUALLY WON'T NEED TO EXPAND THE PAVEMENT.

12:20:32 THERE'S CURRENTLY 12-FOOT TRAVEL LANES AND 6-FOOT PAVED
12:20:36 SHOULDERS IN THERE.
12:20:38 SO WHAT WE CAN DO IS WE CAN TAKE AND SQUEEZE THE TRAVEL
12:20:41 LANES TO 11-FOOT TRAVEL LANES AND GIVE 7-FOOT SHOULDERS SO
12:20:46 WE DON'T HAVE TO ACTUALLY ADD PAVEMENT IN THIS AREA.
12:20:48 IT'S MORE OF A RESTRIPING EFFORT.
12:20:50 SO THAT'S KIND OF THE EASIER PART OF THIS WHERE IT WOULDN'T
12:20:55 TAKE A LOT OF EFFORT OR A LOT OF MONEY TO DO THAT.
12:20:57 SO HERE'S WHERE WE WORKED ON THE TOP OF THE PAGE HERE, WE'RE
12:21:03 WORKING THROUGH THE SCHOOL ENTRANCES AND MEANDERING THE
12:21:09 SIDEWALK WHERE WE CAN AWAY FROM THE ROAD, BUT THEN WHEN WE
12:21:14 GET BACK INTO THE ENTRANCES, KEEPING THE EXISTING CROSSWALKS
12:21:19 THAT ARE ESTABLISHED BY THE SCHOOL.
12:21:23 THEN ON THE BOTTOM OF THE PAGE, THIS IS WHERE WE COME UP TO
12:21:27 YOUR CURRENT PROJECT FOR THE RIVER RANCH ROAD WHERE THEY ARE
12:21:31 PROPOSING A ROUNDABOUT THERE.
12:21:33 SO WE HAVE IN OUR DESIGN, THIS IS KIND OF A GAP IN BETWEEN
12:21:37 THERE WHERE THE CONSULTANT -- WE'RE WORKING WITH THE

12:21:41 CONSULTANT, OF COURSE, THAT'S DOING THAT DESIGN, AND WE'RE
12:21:44 GOING TO HELP TO MERGE THE PROJECTS TOGETHER.
12:21:47 BUT KIND OF IN THE MIDDLE OF THAT WHERE THE ROUNDABOUT IS,
12:21:51 THAT'S THEIR DESIGN, AND WE'RE JUST WORKING AROUND IT.
12:21:54 THE NEXT SECTION, OF COURSE, IS DOWN TO ALL THE WAY TO THREE
12:21:59 OAKS PARKWAY IN THIS AREA.
12:22:02 WE HAVE SIX-FOOT SIDEWALK -- EXCUSE ME, FIVE FOOT SIDEWALK

12:22:06 ON THE NORTH SIDE, EXISTING ON THE NORTH SIDE OF WILLIAMS
12:22:10 ROAD, AND NO PATH ON THE SOUTH SIDE.
12:22:12 SO IN THIS AREA, WE'RE CONTINUING THE 8-FOOT CONCRETE PATH
12:22:18 ALL THE WAY TO THREE OAKS, AND THEN THE 12-FOOT MULTIUSE
12:22:22 PATH ON THE SOUTH SIDE.
12:22:24 ALSO, AS DAVID MENTIONED, MEANDERING AT LEAST IN OUR
12:22:28 CONCEPTUAL DESIGN, INTO THE BROOKS PROPERTY ALONG THE BERM.
12:22:35 AGAIN, IN THIS AREA, THE SHOULDERS EXIST, SO WE'RE LOOKING
12:22:38 MORE OF A RESTRIPING PROJECT TO ACCOMMODATE THE BIKE LANES.
12:22:43 IN DETAIL ON HERE, WHEN YOU ZOOM IN OR IF YOU HAVE THE
12:22:50 PRINTS, WE ALSO HAVE SHOWN SOME CONCEPTUAL DRAINAGE THAT
12:22:54 WOULD BE REQUIRED TO ACCOMMODATE THIS TO MAKE SURE THAT WE
12:22:56 MAINTAIN PROPER DRAINAGE ALONG WILLIAMS ROAD.
12:23:03 LIGHTING POTENTIALLY FOR THE SAFETY OF THE PEDESTRIANS THAT
12:23:07 ARE USING THE PATHS.
12:23:11 AND THEN ULTIMATELY HOPEFULLY SOME LANDSCAPING TO GO WITH
12:23:13 IT, TOO.
12:23:14 HERE'S THE SECTION VIEWS.
12:23:18 SO THIS IS WHAT I WAS REFERRING TO AS THE CROSS SECTION.
12:23:21 IF YOU'RE LOOKING KIND OF DOWN THE ROAD, THIS IS WHAT YOU
12:23:24 WOULD SEE AS IT MOVES UP AND DOWN.
12:23:28 THIS IS THE FIRST SECTION FROM 41 TO VIA COCONUT.
12:23:32 AGAIN, THIS IS SHOWING -- WE DON'T KNOW EXACTLY WHAT THE
12:23:34 DESIGN IS GOING TO LOOK LIKE FOR THE ROAD EXPANSION, BUT
12:23:37 THIS IS WHAT WE'RE ANTICIPATING IS FOUR LANES OF ROAD WITH

12:23:44 MAINTAINING THAT SIDEWALK ON THE SOUTH SIDE OF WILLIAMS
12:23:47 ROAD.
12:23:50 EXPANDING, HOPEFULLY, WHEN THAT DESIGN COMES IN, ALSO
12:23:52 EXPANDING THE MEDIAN TO ALLOW FOR SAFER ACCESS IN AND OUT OF
12:23:57 HERTZ BECAUSE THAT MEDIAN IS QUITE NARROW, AND IF YOU'RE
12:24:01 TRYING TO CUT ACROSS THERE, YOU'RE HANGING OUT IN THE ROAD.
12:24:04 SO WE TRY TO EXPAND THAT MEDIAN THERE IN THIS CONCEPTUAL
12:24:08 DESIGN.
12:24:09 AND THEN BIKE LANES ON EITHER SIDE OF THE ROAD AND THEN, OF
12:24:12 COURSE, THE MULTIUSE PATH THAT WE DISCUSSED THAT WE'RE
12:24:15 TRYING TO GET IT ON THE OPPOSITE SIDE OF THE DRAINAGE FROM
12:24:17 THE ROAD TO PROVIDE A SAFER ROUTE.
12:24:20 THIS IS FROM -- THIS SECTION FROM VIA COCONUT TO THE
12:24:27 RAILROAD WITH THE MULTIUSE PATH ON THE SOUTH SIDE.

12:24:33 BIKE LANES AND AN EIGHT-FOOT SIDEWALK ON THE NORTH.
12:24:37 THIS IS DOWN TO ESTERO HIGH SCHOOL, VERY SIMILAR SECTION,
12:24:44 WITH THE EXCEPTION OF WHERE THE PROPERTY IS OWNED BY THE
12:24:48 VILLAGE OF ESTERO, AND THE SCHOOL, WE'RE LOOKING TO SEPARATE
12:24:52 THAT EVEN MORE FROM THE ROAD.
12:24:55 SO POTENTIALLY MOVING THE PEDESTRIAN PATH ON THE NORTH SIDE
12:24:58 FURTHER ON TO THE PROPERTIES.
12:25:01 AND THIS IS ALSO THE SECTION WHERE WE HAVE TO ACTUALLY
12:25:05 EXPAND, ADD THE BIKE LANES TO THE ROAD.
12:25:09 THIS IS THE PIECE IN BETWEEN FROM ESTERO HIGH SCHOOL TO THE
12:25:16 ROUNDABOUT AT RIVER RANCH ROAD.

12:25:19 IN THIS AREA, WE'RE -- IN PORTIONS, IT WILL MEANDER BUT
12:25:24 MOVING THE MULTIUSE PATH UP THE BERM CONCEPTUALLY.
12:25:28 AND THEN REPLACING THE EXISTING SIDEWALK WITH THE EIGHT FOOT
12:25:34 PATH ON THE NORTH SIDE.
12:25:35 AND THEN THIS IS THE FINAL SECTION WITH THE MULTIUSE PATH ON
12:25:43 THE SOUTH AND THE EIGHT FOOT PATH ON THE NORTH.
12:25:47 AS I MENTIONED A LITTLE BIT AGO, THE ENHANCEMENTS WE'RE
12:25:50 LOOKING AT ALONG WITH THESE FACILITIES, IT'S QUITE OPEN ON
12:25:56 WILLIAMS ROAD.
12:25:56 THERE IS LANDSCAPING ON THE BROOKS BERM, BUT OTHER THAN
12:26:01 THAT, THERE'S NOT A LOT, SO IT'S GOING TO BE WARM OUT THERE
12:26:05 FOR PEDESTRIANS.
12:26:06 SO ADDING TREES, OBVIOUSLY, HELPS TO SHADE THOSE FACILITIES
12:26:11 AND ALSO CAN EVEN SERVE AS BUFFERS FOR THE PEDESTRIANS FROM
12:26:17 VEHICULAR TRAFFIC.
12:26:17 ALSO CONSIDERING ADDING LIGHTING TO THIS, AS I MENTIONED, SO
12:26:23 THAT WHEN THIS IS USED AT NIGHT, THEN IT WOULD BE SAFE FOR
12:26:28 PEOPLE WHO WOULD WANT TO USE IT MORE IF IT WAS LIT.
12:26:30 ALSO, HAVING THE SCHOOL IN THE AREA, I THINK IT'S PROBABLY A
12:26:33 GOOD IDEA TO HAVE THAT LIT WHEN THEY HAVE FUNCTIONS LATER AT
12:26:36 NIGHT AS WELL.
12:26:37 SO THIS IS OUR PRELIMINARY COST ANALYSIS ON OUR CONCEPTUAL
12:26:45 PLAN, BUT AS DAVID MENTIONED, THIS IS ONLY SPEAKING TO THE
12:26:49 COST FROM VIA COCONUT TO THREE OAKS PARKWAY.
12:26:54 THIS DOES NOT INCLUDE ANYTHING TO THE WEST OF THE ROUNDABOUT

12:26:57 AT THE MOMENT.
12:26:59 SO OUR ESTIMATED COST FOR THE BIKE LANE IMPROVEMENTS IS
12:27:05 ROUGHLY $250,000.
12:27:08 THE NORTH SIDE SIDEWALK AND THERE'S SOME ASPHALT PATH ON THE
12:27:14 NORTH SIDE AROUND THE ROUNDABOUT IS AROUND $564,000.
12:27:22 ON THE SOUTH SIDE, THE MULTIUSE PATH, THE 12-FOOT WIDE
12:27:27 ASPHALT PATH IS AROUND $740,000.
12:27:35 BUILDING THIS IN THIS AREA, THERE'S GOING TO BE A
12:27:39 SIGNIFICANT AMOUNT OF EARTH WORK THAT HAS TO BE DONE AND
12:27:41 DRAINAGE IMPROVEMENTS THAT HAVE TO DO THIS.

12:27:43 SO THAT ADDS TO SOME OF THE COST.
12:27:44 THE PATH ITSELF, ONCE YOU LAY IT DOWN, IS NOT THAT
12:27:48 SIGNIFICANT.
12:27:48 THE CONCEPTUAL COST ON THE IRRIGATION LANDSCAPING IS LOOKING
12:27:55 JUST OVER 1.2 MILLION.
12:27:58 AGAIN, WE DON'T HAVE THE DETAILED DESIGN ON THIS.
12:28:01 IT'S VERY EARLY IN THE PROCESS AND WHEN YOU GET INTO MORE
12:28:06 DETAILED DESIGN ON THE LANDSCAPING, THEN IT CAN DIAL THAT
12:28:13 NUMBER IN A LITTLE BETTER.
12:28:15 THE LIGHTING, AROUND 622,000, AND THEN MISCELLANEOUS COSTS
12:28:21 IN THERE THROUGH THE PROJECT THAT COULDN'T IDENTIFY IN A
12:28:25 SPECIFIC AREA.
12:28:26 JUST MOBILIZATION, SURVEY, DESIGN, THE MAINTENANCE OF
12:28:31 TRAFFIC.
12:28:32 WHEN YOU'RE WORKING THROUGH THESE, YOU HAVE TO MAINTAIN THE

12:28:35 TRAFFIC AND MAKE SURE SAFE TRAFFIC FOR PEDESTRIAN AND
12:28:38 VEHICLES, AND THEN CONSTRUCTION INSPECTION TOWARD THE END
12:28:44 FOR TOTAL ESTIMATED COST OF AROUND $4.1 MILLION.
12:28:48 THAT IS THE END OF MY PRESENTATION.
12:28:54 BE HAPPY TO TAKE ANY QUESTIONS.
12:28:55 >>Mayor Errington: ANY QUESTIONS?
12:28:59 >>Vice-Mayor McLain: I'VE GOT SOME.
12:29:00 >>Mayor Errington: GO AHEAD.
12:29:02 >>Vice-Mayor McLain: MAYBE RANDOM ORDER HERE.
12:29:05 IS THERE GOING TO BE ANY BENCHES ALONG THIS WALKWAY, THE
12:29:09 MULTIPATH?
12:29:11 IT WOULD BE KIND OF NICE.
12:29:12 I DON'T KNOW WHAT THE MILEAGE IS.
12:29:13 MAYBE NICE TO PUT A FEW BENCHES IN WITH THE LANDSCAPE.
12:29:17 >>Brent Addison: I THINK THERE ARE OPPORTUNITIES FOR THAT,
12:29:19 ESPECIALLY WHEN WE WORK IT INTO THE LANDSCAPING.
12:29:22 >>Vice-Mayor McLain: AND THEN WHEN I LOOK AT THE PLAN JUST
12:29:24 QUICKLY, THE ROUNDABOUTS, WHERE THERE IS A ROUNDABOUT, ONE
12:29:28 AT VIA COCONUT.
12:29:29 THE OTHER ONE WILL BE GOING INTO THE SCHOOL, THE BICYCLISTS
12:29:34 ACTUALLY COME OFF THE BIKE LANE, GO ON THE MULTIPATH OR THE
12:29:38 NORTH PATH, THE EIGHT FOOT PATH --
12:29:42 >>Brent Addison: CORRECT.
12:29:43 >>Vice-Mayor McLain: -- GO THROUGH THE CROSSWALK.
12:29:45 THAT'S PRETTY NORMAL, I GUESS, TO GET THEM OUT OF THERE.

12:29:48 WE'VE GOT THE BIKE GUY, IF HE AGREES WITH THAT, I THINK --
12:29:53 >>Brent Addison: AT LEAST GIVE THEM THE OPPORTUNITY.
12:29:56 >>Vice-Mayor McLain: I GUESS WE'LL LET YOU TALK THERE.
12:29:59 AND THEN THE LIGHTING, IS THAT JUST LOW-LEVEL LIGHTING OR IS
12:30:03 IT GOING TO BE STREET LIGHTING?
12:30:07 >>Brent Addison: IT WOULD BE STREET LIGHTING TO PROVIDE

12:30:10 LIGHTING FOR BOTH PEDESTRIANS AND --
12:30:13 >>Vice-Mayor McLain: OKAY.
12:30:14 I THINK THAT'S ALL I'VE GOT.
12:30:15 >>Mayor Errington: I HAVE A QUESTION.
12:30:16 WHERE IS FAWCETT MEMORIAL HOSPITAL.
12:30:20 >>Brent Addison: THAT IS OR WAS THE CURRENT OWNERS OF THE
12:30:22 PROPERTY.
12:30:23 THAT'S THE ONLY WAY TO REALLY IDENTIFY THAT PROPERTY.
12:30:26 I THINK THAT WAS PER PROPERTY APPRAISER'S.
12:30:30 >> THANK YOU FOR ASKING THAT QUESTION.
12:30:33 >>Brent Addison: WE WERE TRYING TO FIND A WAY TO REFERENCE
12:30:37 THE PROPERTY.
12:30:37 THAT'S WHAT THE PROPERTY APPRAISER HAS LISTED IT AS.
12:30:40 >>Mayor Errington: I STILL DON'T KNOW WHERE IT IS.
12:30:41 >>David Willems: SO THAT IS THE LEGAL ENTITY THAT CURRENTLY
12:30:48 OWNS NORTH POINT.
12:30:51 IF YOU LOOK ON THE PROPERTY APPRAISER, THAT'S WHAT IT SAYS.
12:30:54 >>Mayor Errington: FROM WHAT YEAR?
12:30:55 >>David Willems: IT'S CURRENT.

12:30:56 >>Mayor Errington: OH, CURRENT.
12:30:57 >>David Willems: YEAH.
12:30:58 I THINK THAT MIGHT BE THE FIRST HOSPITAL THEY OWNED OR
12:31:00 SOMETHING.
12:31:04 >>Steven Sarkozy: FAWCETT MEMORIAL HOSPITAL IS OWNED BY THE
12:31:06 HOSPITAL CORPORATION OF AMERICA.
12:31:07 AND THEY OPERATE THE LAND DIVISION SERVING SOUTH FLORIDA.
12:31:15 SO THEY PUT THE OWNERSHIP OF THAT UNDER THAT CORPORATE
12:31:20 ENTITY, BUT THEY HAVE SEVERAL ENTITIES, HCA HAS SEVERAL
12:31:25 ENTITIES IN FLORIDA THAT DEAL WITH PROPERTY AND HOSPITAL
12:31:31 ADMINISTRATION.
12:31:31 >>Mayor Errington: THANK YOU.
12:31:33 NOW COUNCIL KNOWS.
12:31:34 THANK YOU.
12:31:42 >>Larry Fiesel: I'M TRYING TO GET ALL THE PROJECTS
12:31:43 TOGETHER IN ONE HERE.
12:31:45 LAST COUNCIL MEETING, WE APPROVED A PROJECT MANAGEMENT
12:31:48 CONTRACT, I BELIEVE, TO COINCIDE WITH THE RIVER RANCH
12:31:52 PROJECT.
12:31:52 I THINK AT ONE TIME I REMEMBER BACK WE WERE DEALING WITH
12:31:57 LANDSCAPING FOR WILLIAMS ROAD, INCLUDING THE ROUNDABOUT
12:32:00 WHICH WAS GOING TO BE A JOINT VENTURE WITH THE EDERA
12:32:04 PROJECT.
12:32:06 CAN YOU BRING THESE ALL TOGETHER FOR ME?
12:32:09 I'VE GOT ALL THESE MISCELLANEOUS PROJECTS, AND I CAN'T --

12:32:13 >>David Willems: I THINK YOU GOT THEM.
12:32:15 WHAT WE DID IS WE HIRED A PROJECT MANAGER THAT IS GOING TO

12:32:18 HELP US WITH RIVER RANCH ROAD AND IS ALSO GOING TO HELP US
12:32:23 WITH THIS PROJECT ON WILLIAMS ONCE IT REALLY GETS INTO
12:32:26 CONSTRUCTION SO THAT IT DOESN'T TAKE SO MUCH OF MY TIME.
12:32:28 SO THAT PERSON IS GOING TO BE MANAGING THOSE.
12:32:31 AND THEN THE LANDSCAPE CONTRACT THAT CAME FORWARD OR DESIGN
12:32:36 WAS JUST FOR THE ROUNDABOUT ITSELF.
12:32:38 SO THE ROUNDABOUT HERE AT VIA COCONUT AND WILLIAMS, WE HAD
12:32:43 BRUCE HOWARD, WE HIRED HIM TO COME UP WITH THE DESIGN.
12:32:47 COUNCIL APPROVED THAT DESIGN.
12:32:49 WE ACTUALLY HAVE IT OUT TO BID RIGHT NOW.
12:32:51 SO HERE IN THE NEXT HOPEFULLY SOMETIME NEXT MONTH YOU'LL GET
12:32:55 A CONTRACT TO ACTUALLY BUILD THOSE IMPROVEMENTS.
12:32:58 AND IF YOU'VE DRIVEN THROUGH THERE RECENTLY, YOU'LL SEE THAT
12:33:02 EDERA HAS INSTALLED THE LANDSCAPING IN THE MEDIANS ALREADY.
12:33:06 PALM TREES --
12:33:10 >>Vice-Mayor McLain: SOUTH OF WILLIAMS ROAD THEN?
12:33:12 >>David Willems: SOUTH OF WILLIAMS, BUT ALSO ON WILLIAMS
12:33:15 EAST OF THE ROUNDABOUT AS WELL.
12:33:18 >>Larry Fiesel: DOES THAT HAVE TO COME OUT, THOUGH?
12:33:20 IF WE HAVE A NEW LANDSCAPE -- IS THAT A PART OF THE
12:33:22 LANDSCAPE PLAN?
12:33:23 >>David Willems: IT WAS ALL COORDINATED TOGETHER.
12:33:26 BRUCE AND THEIR LANDSCAPE ARCHITECT ACTUALLY WORKED

12:33:28 TOGETHER.
12:33:28 THEY ACTUALLY, WITH PART OF THEIR PROJECT, THEY PUT
12:33:31 IRRIGATION INTO THE ROUNDABOUT THAT WE'LL HOOK INTO FOR OUR
12:33:35 PROJECT, AND THEN WE'RE ACTUALLY NOT MAINTAINING IT.
12:33:37 THAT'S GOING TO BE THE PROPERTY OWNERS ASSOCIATION FOR THE
12:33:43 COCONUT POINT.
12:33:49 >>Mayor Errington: WHEN WERE THOSE FIGURES, THE $4 MILLION,
12:33:53 4 MILLION PLUS, HOW OLD ARE THEY?
12:33:56 >>David Willems: THAT'S RIGHT NOW.
12:33:58 >>Mayor Errington: WITH THE INCREASE?
12:34:00 >>David Willems: YEAH, THAT WAS DONE SPECIFICALLY FOR THIS.
12:34:02 >>Mayor Errington: LIKE WITH THE INCREASE --
12:34:05 >>David Willems: YES.
12:34:07 IT'S HIGHER THAN WHAT WAS ORIGINALLY IN OUR MASTER PLAN AND
12:34:10 WHAT WE'VE USED, BUT THERE ARE A COUPLE OF THINGS.
12:34:13 ONE IS CONSTRUCTION PRICES ARE A LOT HIGHER.
12:34:16 BUT WHAT WE'RE PROPOSING HERE IS ACTUALLY A LOT MORE THAN
12:34:18 WHAT WE WERE ORIGINALLY PROPOSING.
12:34:21 THEY HAD SIX-FOOT SIDEWALKS ON BOTH SIDES OF THE ROAD, AND
12:34:25 WE'RE PROPOSING 8 AND 12.
12:34:28 SIGNIFICANT IMPROVEMENT, AND I'M NOT SURE THEIR COSTS
12:34:31 ACTUALLY INCLUDED LIGHTS.
12:34:33 THE TYPE OF LANDSCAPING THAT WE'RE GOING TO BE PROPOSING.
12:34:39 >>Vice-Mayor McLain: ARE YOU WORKING OUT THE ENTIRE SIDEWALK

12:34:41 ON THE NORTH SIDE?

12:34:43 I HEARD YOU SAY PART OF IT IS ASPHALT AND PART OF IT IS
12:34:47 CEMENT, I TAKE IT.
12:34:49 >>David Willems: WE'RE CURRENTLY PROPOSING TO REMOVE THE
12:34:51 ENTIRE SIDEWALK ON THE NORTH SIDE.
12:34:53 IT'S WIDER AND FOR THE MOST PART WE'RE TRYING TO RELOCATE
12:34:56 IT.
12:34:56 IF YOU DRIVE ALONG WILLIAMS, YOU'LL NOTICE THAT YOU HAVE THE
12:34:59 ROAD, SIDEWALK, AND THEN SWALE.
12:35:02 THE WAY WE REALLY WANT TO DO THINGS IS ROAD, SWALE,
12:35:05 SIDEWALK.
12:35:05 IT'S JUST MUCH BETTER TO WALK.
12:35:07 IT'S NOT ONLY -- WE WANT TO MOVE THE LOCATION, BUT WE ALSO
12:35:10 WANT IT BIGGER.
12:35:12 THERE IS A SECTION THAT WE'RE PROPOSING TO KEEP THE SAME,
12:35:14 AND THAT'S THE SECTION RIGHT ALONG HERTZ.
12:35:17 SO BETWEEN U.S. 41 AND VIA COCONUT, I THINK IT'S A FIVE-FOOT
12:35:22 SIDEWALK RIGHT NOW.
12:35:23 WE'RE NOT PROPOSING TO CHANGE THAT, PARTLY BECAUSE OF
12:35:26 RIGHT-OF-WAY CONSTRAINTS AND THEN ALSO WE THINK REALLY THE
12:35:31 CORRIDOR THAT PEOPLE ARE GOING TO BE USING IS THE CONNECTION
12:35:33 BETWEEN COCONUT AND VIA COCONUT.
12:35:35 NOT MANY PEOPLE ARE GOING TO TRY TO GO TO U.S. 41.
12:35:40 THEN WE STILL HAVE THE 12-FOOT ON THE NORTH SIDE.
12:35:43 STILL GOT FACILITIES OVER THERE.
12:35:51 >>Vice-Mayor McLain: I'VE RIDDEN MY BIKE ALONG WILLIAMS

12:35:54 QUITE A BIT AND I GO SOUTH ON VIA COCONUT.
12:35:56 THERE'S THREE-FOOT BIKE LANES.
12:35:58 AS YOU GO NORTH, WHERE THE DEVELOPMENT WE WERE TALKING ABOUT
12:36:01 THIS MORNING, ARE THERE BIKE LANES THREE FOOT GOING NORTH OF
12:36:03 THE ROUNDABOUT?
12:36:06 >>David Willems: YES, BIKE LANES ALL ALONG VIA COCONUT.
12:36:12 >>Joanne Ribble: WHEN THESE PROJECTS ACTUALLY COME TO US
12:36:16 WITH THE ACTUAL COST, WE'RE GOING TO ADD OUR 10%
12:36:19 CONTINGENCY.
12:36:22 >>David Willems: I THINK THIS HAS THAT IN THERE ALREADY.
12:36:25 YES.
12:36:25 WE DON'T DO ANYTHING WITHOUT THAT.
12:36:28 THE CONSTRUCTION OF THIS IS A YEAR OR MORE OUT.
12:36:33 >>Joanne Ribble: THIS IS A CRAZY QUESTION.
12:36:34 EXCLUDING ALL THOSE PROJECTS WHEN WE FIRST GOT ON, WHEN WE
12:36:38 FIRST GOT ON THE COUNCIL, WE HAD TO REDO A LOT OF ESTIMATES
12:36:41 ON PROJECTS THAT HAD ALREADY BEEN DECIDED.
12:36:43 HOW MANY TIMES HAVE WE BEEN THROUGH OUR 10% CONTINGENCY?
12:36:46 HOW MANY TIMES DO WE DIP INTO THAT 10% CONTINGENCY?
12:36:51 AND THIS IS MAYBE SOMETHING YOU CAN'T ANSWER BECAUSE OUR

12:36:54 PROJECTS ARE ALL ONGOING.
12:36:56 I WAS JUST CURIOUS ABOUT THAT.
12:36:57 >>David Willems: MOST OF THE ONGOING ONES, I DON'T KNOW THAT
12:37:00 WE'VE REALLY AT ALL DIPPED INTO THEM YET.
12:37:03 BUT THERE'S PROBABLY SOMETHING THAT COMES UP ON MOST

12:37:06 PROJECTS.
12:37:07 I DON'T RECALL ONE THAT WE'VE ACTUALLY USED ALL OF IT.
12:37:11 BUT THINGS COME UP.
12:37:12 >>Joanne Ribble: I WAS JUST CURIOUS.
12:37:15 THANK YOU.
12:37:16 >>Mayor Errington: ANY OTHER QUESTIONS?
12:37:18 IS THAT IT?
12:37:22 >>Jim Ward: YOU MENTIONED THE INTERSECTION WITH THE BROOKS
12:37:25 COMMUNITY, SHADOW WOOD I'M GUESSING.
12:37:28 WHERE EXACTLY IS THAT INTERSECTION?
12:37:34 >>David Willems: WHEN YOU GET -- SO THIS IS THE NEW -- RIGHT
12:37:39 OVER HERE IN THE LOWER HAND CORNER IS THAT NEW EDERA.
12:37:43 I THINK IT IS CALLED THE RESERVE OR SOMETHING NOW.
12:37:46 SO ONCE YOU GET THE RAILROAD TRACKS UP HERE, ONCE YOU GET TO
12:37:50 THE EAST OF THAT, THAT IS -- ALL THE REST OF THAT IS SHADOW
12:37:54 WOOD.
12:37:54 ALL THE WAY OVER TO THREE OAKS.
12:37:57 IT'S NOT GOING TO BE THE ENTIRE WAY, BUT WE DON'T WANT TO
12:38:01 HAVE A PERFECTLY STRAIGHT PATH.
12:38:03 SO WE'LL HAVE IT COME UP ON TO THE BERM A LITTLE BIT AND
12:38:06 THEN COME BACK AND UP ON THE BERM AND COME BACK.
12:38:09 WE'RE NOT GOING ALL THE WAY UP TO THE TOP BECAUSE THAT IS A
12:38:12 BIG BERM.
12:38:13 JUST A LITTLE BIT OF UP AND DOWN SO IT'S A LITTLE MORE
12:38:16 INTERESTING THAN FLAT, STRAIGHT TRAIL.

12:38:18 CONCEPT SO FAR, THE NEXT STEP FOR US WITH THEM IS WE'LL GET
12:38:27 A DRAFT OF WHAT THE EASEMENT LANGUAGE COULD BE AND THEN JUST
12:38:30 GET THROUGH THE LEGAL PART OF IT.
12:38:32 ONCE WE GET INTO THE CONSTRUCTION PLANS, WE'LL DESCRIBE
12:38:35 EASEMENTS AND GET COUNCIL TO AGREE TO THOSE AND GET THE HOA
12:38:41 TO AGREE TO THOSE.
12:38:47 >>Vice-Mayor McLain: ONE MORE COMMENT.
12:38:49 I'M PUTTING MY THRIFTY HAT ON.
12:38:51 MAY NOT SAVE US MUCH MONEY, I'M GLAD TO SEE WE'VE GOT SEVEN
12:38:55 FOOT BIKE LANES.
12:38:56 THE REAL BIKER WILL USE THAT TRAIL.
12:39:00 I JUST QUESTION THE 12-FOOT MULTIUSE PATH, IF YOU RAN INTO
12:39:05 TROUBLE, DO WE NEED 12 FEET OR COULD YOU GET IT BACK TO 8
12:39:09 FEET AND SAVE SOME DOLLARS ON THAT?
12:39:12 THE THOUGHT THERE IS THERE'S REALLY -- I'M NOT SURE HOW MUCH
12:39:18 TRAFFIC -- I THINK YOU'LL GET BIKERS RIDING UP AND DOWN THAT

12:39:20 ROAD FOR SURE.
12:39:21 I'M NOT SURE HOW MANY PEDESTRIANS BECAUSE THERE'S NO ACCESS
12:39:25 DIRECTLY TO THAT PATH FROM THE BROOKS.
12:39:28 AND THEN YOU'VE GOT THE HIGH SCHOOL.
12:39:30 SO YOU DON'T HAVE A POPULATION BASE THAT'S REALLY GOING TO
12:39:35 WALK THAT PATHWAY, IN MY OPINION.
12:39:37 I'M NOT PRETENDING THAT I'M AN EXPERT ON THAT.
12:39:40 IF IT'S NOT GOING TO BE USED, I'M THINKING MAYBE YOU REDUCE
12:39:44 THE SIZE OR MAYBE PUT IT ON AND THEY'LL USE IT.

12:39:47 I DON'T KNOW.
12:39:48 >>David Willems: I KNOW IT'S A LITTLE DIFFERENT THAN ESTERO
12:39:50 PARKWAY, BUT NOBODY USED ESTERO PARKWAY FOR WALKING UNTIL WE
12:39:54 IMPROVED IT.
12:39:54 >>Vice-Mayor McLain: I AGREE WITH THAT.
12:39:56 >>David Willems: THIS ISN'T EVEN AS NICE AS WE'RE TALKING
12:39:59 ABOUT HERE.
12:40:00 BEN HILL GRIFFIN BECAUSE I'M FAMILIAR WITH IT AND DRIVE
12:40:02 THROUGH THERE ALL THE TIME, I SEE A LOT OF PEOPLE THAT
12:40:05 ACTUALLY DRIVE TO THAT AREA JUST TO USE THOSE FACILITIES.
12:40:09 PEOPLE PARK IN THE PUBLIX PARKING LOT AND PARK IN THE BANK
12:40:13 THAT'S THERE JUST SO THEY CAN GET ON THE BEN HILL GRIFFIN
12:40:16 TRAIL, THE PATH AND THEN GO OVER ESTERO PARKWAY AND THEN
12:40:20 COME BACK.
12:40:21 THERE'S A GROUP, I THINK IT'S ON TUESDAYS THAT IT'S GOT TO
12:40:24 BE 20 OR 30 PEOPLE THAT JUST GO BECAUSE THAT'S THE
12:40:28 DESTINATION.
12:40:28 AND I THINK THIS IS GOING TO BE EVEN NICER BECAUSE IT'S
12:40:31 GOING TO -- YOU'RE GOING TO HAVE A LOOP.
12:40:33 YOU'LL BE ABLE TO GO VIA COCONUT ALONG WILLIAMS, SOUTH ON
12:40:37 THREE OAKS PARKWAY THROUGH COCONUT AND THEN BACK NORTH ON
12:40:41 VIA COCONUT.
12:40:42 AND THOSE ARE ALL REALLY NICE PATHS THAT I DON'T THINK
12:40:44 YOU'RE GOING TO HAVE THAT IN VERY MANY LOCATIONS.
12:40:47 THE OTHER REASON I THINK THE 12-FOOT IS IMPORTANT IS BECAUSE

12:40:50 THERE'S NOT MANY PLACES THAT WE CAN PUT A PATH WHERE THERE
12:40:53 ARE NO DRIVEWAYS.
12:40:55 EVERYTHING WE HAVE IS ON THE ROAD, AND IT'S JUST NOT AS NICE
12:40:59 TO HAVE TO STOP AT DRIVEWAYS.
12:41:00 SO THIS IS UNIQUE, AND I THINK WE SHOULD --
12:41:06 >>Vice-Mayor McLain: IT'S PROBABLY A COUPLE HUNDRED THOUSAND
12:41:08 DOLLARS OR 300,000.
12:41:11 >>Larry Fiesel: THIS IS A CONCEPT, IF YOU BUILD IT, THEY
12:41:13 WILL COME.
12:41:14 >>David Willems: YES.
12:41:14 >>Mayor Errington: AND THEY WILL.
12:41:15 >>Vice-Mayor McLain: ESTERO PARKWAY FOR SURE.

12:41:18 >>Mayor Errington: ANYBODY ELSE?
12:41:19 STEVE?
12:41:22 >>Steven Sarkozy: [MICROPHONE NOT ON] -- IS TAKE THE
12:41:27 PRINCIPLES OF THE DESIGN THAT WE HAVE ON ESTERO PARKWAY AND
12:41:32 MAKE THAT THE TEMPLATE FOR ALL OF OUR OTHER STREETS.
12:41:37 AND WHAT WE'VE SEEN ON ESTERO PARKWAY IS REALLY PHENOMENAL,
12:41:43 AND IT REALLY SPEAKS TO TRY TO BECOME A WALKABLE, BIKEABLE
12:41:47 COMMUNITY.
12:41:47 BUT THAT LEVEL OF LANDSCAPING, THAT LEVEL OF SETBACK FROM
12:41:53 THE STREET, THERE'S NO STRAIGHT ELEMENT OF SIDEWALK ON THAT
12:41:59 STREET, ON ESTERO PARKWAY.
12:42:01 SO WE WANT TO REPLICATE ALL OF THOSE PRINCIPLES, BEN HILL
12:42:06 GRIFFIN, VIA COCONUT, AND THIS ONE.

12:42:08 SO THERE'S A PRICE TO PAY, BUT THEN THERE'S ALSO A BRAND
12:42:15 THAT WE CREATE WHEN WE DO THAT.
12:42:18 >>Mayor Errington: MAY I ASK ONE QUESTION?
12:42:20 WILL YOU GET THE WATER TESTED FIRST?
12:42:22 [LAUGHTER]
12:42:23 >>David Willems: WELL, HOPEFULLY, SO THERE ARE SOME AREAS,
12:42:26 I'M NOT SURE ABOUT THIS ONE, BUT THEY HAVE REUSE WATER ALONG
12:42:31 THE BROOKS.
12:42:31 >>Mayor Errington: LEE COUNTY.
12:42:32 >>David Willems: THAT COULD BE LEE COUNTY OR IT COULD BE --
12:42:35 THE BROOKS ACTUALLY HAS THEIR OWN ENTITY, RCS, THAT WE USE
12:42:40 FOR SOME OF THE U.S. 41.
12:42:43 THAT'S WHAT WE'RE GOING TO LOOK AT FIRST.
12:42:46 THEN IF NOT, YES, ABSOLUTELY.
12:42:48 >>Mayor Errington: WE'RE NOT DRILLING WELLS LIKE WE DID --
12:42:51 >>David Willems: WE MAY HAVE TO IF RECLAIMED WATER IS NOT
12:42:53 AVAILABLE.
12:42:53 >>Mayor Errington: AND THAT WILL BE TESTED FOR IRON.
12:42:56 >>David Willems: THAT'S WHAT WE'LL LOOK AT FIRST, YES.
12:42:59 >>Mayor Errington: LESSON LEARNED.
12:43:00 >>David Willems: YES.
12:43:00 >>Mayor Errington: THANK YOU.
12:43:01 ANYONE ELSE?
12:43:02 IS THAT IT?
12:43:04 THANK YOU.

12:43:06 THANK YOU VERY, VERY MUCH.
12:43:07 >>Carol Sacco: MAYOR, I DO HAVE THREE PEOPLE SIGNED UP TO
12:43:10 SPEAK ON THIS TOPIC.
12:43:11 >>Mayor Errington: OKAY.
12:43:13 >>Carol Sacco: OUR FIRST SPEAKER IS MR. LOU FRATTARELLI FROM
12:43:27 ECCL.
12:43:30 >> I'M LOU FRATTARELLI.
12:43:32 I'VE BEEN AROUND FOR A NUMBER OF YEARS.

12:43:35 I'M NOW CO-CHAIR OF THE SAFETY COUNCIL.
12:43:37 I USED TO BE CHAIR OF THE TRANSPORTATION COUNCIL, SO WE'VE
12:43:41 COMBINED THE TWO.
12:43:42 IN ADDITION TO THAT, WE'VE JUST RECENTLY MADE A SUBCOMMITTEE
12:43:48 OF THE SAFETY COUNCIL DEALING WITH BIKE-PED CONNECTIVITY AND
12:43:54 MOBILITY.
12:43:54 SO THE LAST -- FOR THE LAST MONTH OR SO, THAT SUBCOMMITTEE,
12:43:59 ALONG WITH THE TWO CO-CHAIRS OF THE SAFETY COUNCIL, HAVE
12:44:04 BEEN LOOKING AT THE WILLIAMS ROAD PLAN, AND I'M PROUD TO
12:44:09 STAND UP AND SAY THAT WE COMMEND THE WORK THAT'S BEEN DONE
12:44:14 ON THIS CONCEPT DESIGN.
12:44:18 AND WE SUPPORT CONTINUED -- HOPEFULLY THE COUNCIL WILL
12:44:23 EVENTUALLY APPROVE IT.
12:44:23 I WANT TO THANK BANKS ENGINEERING AND DAVID WILLEMS FOR A
12:44:30 GREAT JOB.
12:44:30 THANK YOU.
12:44:31 >>Mayor Errington: THANK YOU.

12:44:32 THANK YOU FOR YOUR COMMENTS.
12:44:33 NEXT.
12:44:33 >>Carol Sacco: NEXT IS MR. GORDON BROWN.
12:44:36 REPRESENTING HIMSELF.
12:44:42 >> HELLO AGAIN.
12:44:43 TO ANSWER THE QUESTION REGARDING ROUNDABOUTS, WHAT IS
12:44:49 IMPORTANT FOR ROUNDABOUTS FOR BIKERS ON BIKE LANES IS THE
12:44:53 RAMP IN WHICH YOU ENTER THE ROUNDABOUT.
12:44:55 THE ROUNDABOUT AT VIA COCONUT AND WILLIAMS, I DON'T KNOW HOW
12:45:00 TO OPERATE THE PICTURES ON THE WALL, BUT ESSENTIALLY THE WAY
12:45:05 THEY ARE CURRENTLY LAID OUT IS THEY ARE RIGHT ANGLES.
12:45:09 RIGHT ANGLES ARE REALLY VERY DIFFICULT TO MANEUVER.
12:45:18 AS YOU CAN SEE RIGHT HERE, AS YOU'RE COMING ALONG THIS
12:45:23 SIDEWALK OR MULTIUSE PATH, IN ORDER TO -- I'M SORRY -- FROM
12:45:29 THE BIKE LANE.
12:45:30 WHEN YOU COME FROM THE BIKE LANE HERE, IN ORDER TO GET ONTO
12:45:35 THIS MULTIUSE PATH OVER HERE, YOU SEE THAT THIS PARTICULAR
12:45:41 RENDERING HAS A 90-DEGREE LEFT-HAND TURN AND A 90-DEGREE
12:45:46 RIGHT-HAND TURN AND THEN ANOTHER 90-DEGREE RIGHT-HAND TURN
12:45:50 IN A VERY SMALL SPACE.
12:45:52 THE BIKER WILL HAVE TO GET OFF THEIR BIKE OR FALL.
12:45:55 I'M 71 YEARS OLD AND MY BALANCE ISN'T ALL THAT GREAT
12:46:00 ANYMORE.
12:46:00 SO I WOULD PROBABLY HAVE TO WALK MY BIKE THROUGH THIS.
12:46:05 TYPICALLY WHAT YOU WANT TO HAVE IN THE DESIGN IS A RAMP FROM

12:46:08 THE BIKE LANE TO THE MULTIUSE LANE, AND THEN SOMEWHAT OF AN
12:46:18 ARCH -- NOT AN ANGLE, BUT NOT A 90-DEGREE ANGLE HERE.
12:46:23 SO THIS PARTICULAR ROUNDABOUT, BECAUSE WE WANT TO KEEP WITH
12:46:27 THE CURRENT CONSTRUCTION, AND THIS IS NOT A PART OF THE

12:46:32 PROJECT, THIS WILL BE A LITTLE DICEY FOR TRANSITION OF
12:46:35 BIKERS FROM THE BIKE LANE INTO THIS AREA OF THESE MULTIUSE
12:46:41 PATHS TO GET AROUND THE ROUNDABOUT.
12:46:45 WHAT A BIKER WILL TYPICALLY DO IS DO THE ROUNDABOUT IN THE
12:46:50 TRAVEL LANES, WHICH HAS ITS RISKS.
12:46:54 WE DO IT NOW, BUT THAT'S ESSENTIALLY WHAT YOU'RE GOING TO BE
12:46:58 LEFT WITH.
12:46:59 NOW, IF I COULD MOVE TO THE OTHER ROUNDABOUT, HOW DO I DO
12:47:03 THAT?
12:47:14 >>Vice-Mayor McLain: THAT PLAN, ON THAT ROUNDABOUT, AREN'T
12:47:16 YOU GOING TO HAVE TO ACTUALLY WALK YOUR BIKE ACROSS THAT
12:47:18 CROSS WALK?
12:47:21 IT APPEARS TO ME THAT'S WHAT YOU'D HAVE TO DO.
12:47:24 ON BOTH SIDES IT LOOKS LIKE YOU HAVE AN ARC THAT YOU CAN GET
12:47:27 ON THE MULTIPATH, BUT WHEN YOU GET TO THE CROSSWALK, THAT
12:47:31 APPEARS TO ME YOU SHOULD PROBABLY GET OFF YOUR BIKE.
12:47:35 >> YES, ANY RIGHT-HAND TURN THAT TIGHT.
12:47:38 >>Vice-Mayor McLain: -- UNLESS YOU GO THROUGH THE
12:47:39 ROUNDABOUT.
12:47:41 >> AS YOU CAN SEE ON THIS RENDERING, WHEN YOU COME FROM THE
12:47:44 BIKE PATH, THERE'S THIS RAMP RIGHT HERE.

12:47:47 THAT'S WHAT I'M TALKING ABOUT.
12:47:49 SO YOU DON'T HAVE A RIGHT-HAND TURN.
12:47:51 AND THAT TRANSITIONS INTO THE MULTIUSE, BUT THEN YOU DO HAVE
12:47:55 ANOTHER RIGHT-HAND TURN THERE, WHICH AS COUNCILMAN POINTED
12:48:01 OUT, YOU'D PROBABLY HAVE TO GET OFF YOUR BIKE TO MANEUVER
12:48:04 THAT.
12:48:04 SO THAT'S THE ANSWER TO THE ROUNDABOUT ISSUE.
12:48:07 I JUST WANT TO EMPHASIZE THE FACT THAT ESTERO -- EXCUSE ME,
12:48:11 I'VE BEEN HERE 20 YEARS, ESTERO HAS GROWN SUBSTANTIALLY, AND
12:48:18 I BIKE COCONUT ROAD.
12:48:20 I BIKE WILLIAMS ROAD.
12:48:21 I BIKE ALL THE ROADS.
12:48:22 AND THEY ARE VERY CONGESTED.
12:48:28 WILLIAMS ROAD IN PARTICULAR IS BECOMING A SORT OF BYPASS TO
12:48:32 75 FOR THE NORTH-SOUTH COMMUTERS.
12:48:34 IT'S VERY HEAVILY TRAVELED.
12:48:36 YOU COMBINE THAT WITH HIGH SCHOOL AND JUST NORMAL EAST-WEST
12:48:39 CONVEYANCE FROM THE REGION OF THE CITY OR THE VILLAGE WHERE
12:48:45 I LIVE, IT'S VERY CONGESTED.
12:48:47 IT'S ALSO THE ONLY REAL CONVEYANCE FOR BIKING IF YOU WANT TO
12:48:52 GET OVER TO THREE OAKS OR UP TO BEN HILL GRIFFIN AND GO
12:48:56 NORTH-SOUTH.
12:48:57 AND SO IT IS A HEAVILY BIKED CORRIDOR.
12:49:00 AND, UNFORTUNATELY, IT'S A PERFECT STORM WHEN YOU PUT THAT
12:49:04 MUCH TRAFFIC AND THE ONLY POSSIBILITY TO GET INTO THE

12:49:08 NORTHWEST CORRIDOR ON THREE OAKS FOR BICYCLISTS, A VERY
12:49:13 DANGEROUS SITUATION.
12:49:14 SO I COMMEND THE COUNCIL'S EFFORTS IN PUTTING THIS
12:49:19 PARTICULAR ROADWAY UP AS A PRIORITY.
12:49:21 SECONDLY, THE CURRENT CONDITIONS WHERE WE HAVE INTERMITTENT
12:49:27 ACTUALLY PAVED SHOULDERS, NOT REAL BIKE LANES, IT CAUSES A
12:49:32 BIT OF A RISK FOR A BICYCLIST BECAUSE JUST THINK ABOUT THIS
12:49:37 FOR A MINUTE.
12:49:38 IF YOU'RE IN A CAR AND YOU'RE DRIVING, YOU'RE CONSTANTLY
12:49:42 VIEWING THE AREA IN FRONT OF YOU.
12:49:44 IF YOU SEE A BICYCLIST IN A BIKE LANE, THAT'S WHAT IMPRINTS
12:49:48 IN YOUR MIND AND THEN YOU CONTINUE YOUR DRIVING.
12:49:51 AS YOU APPROACH THAT BICYCLIST, YOU'RE EXPECTING HIM TO BE
12:49:54 IN THE BIKE LANE.
12:49:56 BUT ON WILLIAMS ROAD RIGHT NOW, WE HAVE GAPS BECAUSE OF THE
12:50:00 PROJECT THAT WE DID WITH THE TURN LANES FOR THE HIGH SCHOOL.
12:50:07 I RIDE THAT ROAD, AND WHEN YOU'RE IN THOSE GAPS, IT'S VERY
12:50:10 CRITICAL THAT YOU GIVE THOSE DRIVERS A LOT OF LEEWAY BEFORE
12:50:15 YOU GET OUT INTO THE ROADWAY SO THAT THEY CAN RECOGNIZE THE
12:50:18 FACT THAT YOU'RE ON THE ROADWAY.
12:50:21 IF A BIKER THAT DOESN'T CONSIDER THAT MOVES TOO QUICKLY IS
12:50:27 DISASTROUS.
12:50:28 I REALLY ENCOURAGE THAT PART OF THE PROJECT TO BE MOVED
12:50:31 FORWARD AND DONE IN ITS COMPLETENESS BEFORE THE ROUNDABOUTS.
12:50:36 >>Mayor Errington: THANK YOU.

12:50:37 >> THANK YOU VERY MUCH.
12:50:37 >>Mayor Errington: IN FAIRNESS TO ALL, WE GAVE YOU AN
12:50:40 EXTENSION OF YOUR THREE MINUTES.
12:50:42 THANK YOU.
12:50:44 >>Carol Sacco: THE LAST IS MR. GARY ISRAEL REPRESENTING
12:50:47 HIMSELF.
12:50:49 >> THIS LOOKS GREAT TO ME.
12:50:51 I THINK ONE OF THE BENEFITS THAT I SEE, WHEN I USED TO GET
12:50:54 UP EARLIER AND OUT AND ABOUT EARLIER, I'M UP EARLY BUT NOT
12:50:59 OUT AND ABOUT AS MUCH ANYMORE, IS THIS IS GOING TO BE A
12:51:01 TREMENDOUS AMENITY FOR THE HIGH SCHOOL AND THE TRACK TEAM.
12:51:05 THEY ARE OUT THERE CIRCLING AND RUNNING OUR ROADS IN THE
12:51:10 EARLY, EARLY MORNING HOURS.
12:51:12 AND THIS IS GOING TO BE A GREAT OPPORTUNITY FOR THEM TO
12:51:16 REALLY EXPAND THEIR TRAINING AND MAKE REAL GOOD USE OF THAT.
12:51:22 SO I THINK WE'LL SEE A LOT OF USE OUT OF THIS EXPANSE.
12:51:29 >>Mayor Errington: THANK YOU.
12:51:30 >>Carol Sacco: THAT IS IT.
12:51:34 >>Mayor Errington: WE ARE FINISHED WITH WORKSHOP ITEM A.
12:51:36 NOW WE WILL PROCEED TO THE SECOND WORKSHOP ITEM, RELATING TO
12:51:41 A COOPERATIVE AGREEMENT, SOUTH FLORIDA WATER MANAGEMENT
12:51:46 DISTRICT, LEE COUNTY, BONITA AND ESTERO.

12:51:49 STEVE WILL INTRODUCE THIS.
12:51:51 >>Steven Sarkozy: [MICROPHONE NOT ON]
12:51:56 THE ITEM BEFORE US IS THE SOUTH LEE COUNTY FLOOD MITIGATION

12:51:59 PLAN, WHICH IS A PROPOSAL FROM SOUTH FLORIDA WATER
12:52:03 MANAGEMENT DISTRICT AND LEE COUNTY TO ADDRESS THE FLOODING
12:52:09 ISSUES THAT WE HAVE IN SOUTH LEE COUNTY IN LOU OF A MOVE TO
12:52:19 MOVE US INTO THE BIG CYPRESS WATERSHED DISTRICT.
12:52:23 BY WAY OF BACKGROUND, OVER THE LAST THREE YEARS, THE VILLAGE
12:52:27 HAS BEEN PART OF AN EFFORT TO TRY TO MOVE US FROM SOUTH
12:52:33 FLORIDA WATER MANAGEMENT DISTRICT INTO THE BIG CYPRESS WATER
12:52:36 MANAGEMENT DISTRICT BASED IN NAPLES.
12:52:39 THE REASON FOR THAT IS THAT WE'VE BEEN -- OUR RESIDENTS
12:52:44 CONTRIBUTE IN THEIR CURRENT TAX BILL ABOUT $1.5 MILLION THAT
12:52:47 GOES TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT,
12:52:51 CONTROLLED OUT OF FT. LAUDERDALE.
12:52:58 WE'VE NOT REALLY SEEN THAT MONEY USED IN OUR DISTRICTS --
12:53:13 SORRY ABOUT THAT.
12:53:13 I'M OUT OF WATER.
12:53:14 THE PROPOSAL HERE IS TO HAVE LEE COUNTY DEAL WITH THESE
12:53:19 FLOOD ISSUES, AND THAT'S WHAT I'M GOING TO ASK DAVID TO
12:53:23 BRIEFLY MENTION AS I GET WATER.
12:53:26 THIS PROPOSAL CAME TO US FROM LEE COUNTY, AND WE'RE BEING
12:53:40 ASKED TO APPROVE IT ALONG WITH OTHER CITIES HERE IN THE
12:53:43 SOUTH, PARTICULARLY BONITA.
12:53:45 THIS WOULD BE MANAGED BY LEE COUNTY, BUT WOULD PROVIDE US
12:53:49 SOME USE OF FUNDS AS WELL THAT WOULD OTHERWISE BE LOST TO
12:53:52 THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.
12:53:54 DAVID.

12:54:02 >>David Willems: JUST BUILDING ON THAT, AS THE COUNTY HAS
12:54:05 BEEN STUDYING SOME OF THE FLOODING WITHIN OUR REGION, AFTER
12:54:12 HURRICANE IRMA, OBVIOUSLY, THERE WAS FLOODING ALL OVER THE
12:54:15 COUNTY, AND THEY LOOKED AT HOW TO ADDRESS THAT FLOODING.
12:54:21 AND WHAT THEY DID -- AND THIS IS JUST A LITTLE BIT OF
12:54:23 BACKGROUND -- SHORTLY AFTER IRMA, THEY STARTED WORKING ON A
12:54:26 THREE-PHASE PROGRAM TO FIGURE OUT WHAT CAUSED -- FIRST TO
12:54:30 ADDRESS THE FLOODING THAT HAPPENED.
12:54:31 THEN TO FIGURE OUT WHAT CAUSED THE FLOODING AND THEN TO
12:54:34 STUDY IT AND PROPOSE PROJECTS TO IMPROVE IT.
12:54:36 THEY'VE JUST FINISHED THE THIRD PHASE.
12:54:40 AND WHAT I WAS GOING TO DO WAS REAL BRIEFLY PRESENT TO
12:54:43 COUNCIL WHAT CAME OUT OF THAT STUDY THAT AFFECTS THE VILLAGE
12:54:46 OF ESTERO.
12:54:47 SO THIS IS REALLY JUST THE PROJECTS THAT ARE IN AND AROUND
12:54:50 THE VILLAGE.
12:54:51 THERE ARE OTHER PROJECTS FOR LEHIGH AND BONITA AND NORTH
12:54:58 FORT MYERS, BUT THESE ARE JUST THE ONES THAT ARE IN AND

12:55:01 AROUND ESTERO.
12:55:03 WE WANTED TO PRESENT IT BECAUSE THESE PROJECTS LOOK A LOT
12:55:06 DIFFERENT THAN WHAT IS IN THE MASTER PLAN.
12:55:09 I WANT TO GO OVER THE DIFFERENCES AND WHY THEY ARE.
12:55:11 THERE ARE REALLY EIGHT PROJECTS THAT THEY PROPOSED THAT ARE
12:55:15 AROUND THE VILLAGE.
12:55:16 THESE ARE THE NAMES.

12:55:17 SOME OF THEM ARE THE NAMES I GAVE THEM JUST BECAUSE TO HELP
12:55:19 US UNDERSTAND WHERE THEY ARE LOCATED.
12:55:22 I'LL GO THROUGH EACH ONE REAL BRIEFLY.
12:55:24 HALFWAY CREEK, WHAT THE COUNTY IS LOOKING FOR, THEIR
12:55:28 CONSULTANT IS LOOKING TO DO IS GET A LOT MORE WATER DOWN
12:55:31 HALFWAY CREEK.
12:55:33 AND IN THIS PLAN, WHAT THEY ARE PROPOSING TO DO IS -- AND
12:55:37 THIS ISN'T A PROPOSED PLAN.
12:55:38 IT'S JUST A CONCEPT RIGHT NOW.
12:55:40 THE COUNTY IS NOT DESIGNING IT OR ANYTHING.
12:55:43 JUST A CONCEPT.
12:55:44 EACH OF THOSE ORANGE DOTS IS SOMEWHERE THAT THEY ARE
12:55:46 REPLACING A STRUCTURE.
12:55:47 SO THEY ARE REPLACING A BRIDGE OR A BOX CULVERT TO GET MORE
12:55:52 WATER THROUGH HALFWAY CREEK.
12:55:54 HALFWAY CREEK IS A NATURAL WATER BODY, FOR THE MOST PART.
12:55:58 ONCE YOU GET PAST U.S. 41, AND WHAT THIS BLUE LINE MEANS,
12:56:03 SHOWS THEY ARE ACTUALLY POTENTIALLY PROPOSING TO CREATE A
12:56:07 DITCH OR SOME SORT OF A FLOW WAY TO GET MORE WATER THROUGH
12:56:10 THERE.
12:56:11 OUR MASTER PLAN DIDN'T CONTEMPLATE ANY OF THIS IN THAT IF
12:56:19 YOU LOOK AT OUR COMP PLAN, IT REALLY SAYS THE VILLAGE WANTS
12:56:21 TO KEEP THE NATURAL FLOW WAYS NATURAL AND NOT MAKE THEM
12:56:25 MAN-MADE.
12:56:26 SO THIS WOULD REALLY MAKE THE FLOW WAY A LITTLE MORE

12:56:29 MAN-MADE THAN KIND OF THE VISION THAT WE HAVE IS.
12:56:33 AND THEN THE OTHER, OUR OTHER MAIN WATER BODY IS THE ESTERO
12:56:37 RIVER.
12:56:38 IN THIS PLAN, YOU'LL NOTICE THAT OUR PLANS ARE ACTUALLY
12:56:41 EMBEDDED IN THIS.
12:56:42 SO THE PART -- THEY HAVE THE BYPASS OF COUNTRY CREEK WHICH
12:56:47 IS SHOWN HERE.
12:56:48 AND THEN THEY ACTUALLY HAVE SHOWN CLEANING OUT THAT DRY
12:56:52 CREEK BED, BUT THEY DO A LOT MORE.
12:56:54 THAT BLUE LINE INDICATES THAT THEY ARE LOOKING TO EXPAND THE
12:56:58 CAPACITY OF THE RIVER.
12:57:00 OUR ANALYSIS REALLY DIDN'T LOOK AT THAT.
12:57:02 WE LOOKED AT REMOVING SEDIMENT WHERE IT HAD BUILT UP, BUT
12:57:06 THIS IS A LOT MORE THAN WHAT WE HAD PROPOSED IN OURS.

12:57:09 AND THEN THIS IS OUTSIDE OF THE VILLAGE, BUT, OBVIOUSLY,
12:57:13 ANYTHING THAT'S UPSTREAM OF THE VILLAGE DOES AFFECT THE
12:57:16 VILLAGE.
12:57:16 AND THIS IS THROUGH FGCU.
12:57:19 THE CONCEPT HERE IS FOR THERE TO BASICALLY BE A DITCH OR
12:57:24 SWALE ON THE SIDE OF THE WETLANDS THROUGH MIROMAR AND FGCU
12:57:31 TO GET MORE WATER DOWN TO THE ESTERO RIVER AND OUT TO
12:57:35 PREVENT ANY UPSTREAM FLOODING.
12:57:36 AND THEN THESE ARE A COUPLE OF CONCEPTS THAT ARE VERY
12:57:40 DIFFERENT THAN ANYTHING WE HAD IN OUR PLAN.
12:57:43 BECAUSE YOU HAVE SOME VERY LARGE MINES OUT EAST OF US AND

12:57:50 THEY ARE BIG, OPEN WATER BODIES.
12:57:52 AND THE CONCEPT HERE AND THE PLAN FROM LEE COUNTY IS TO
12:57:55 ACTUALLY UTILIZE THOSE FOR STORAGE TO GET WATER INTO THOSE
12:57:58 AND HOLD THEM DURING FLOODING CONDITIONS, AND THEN RELEASE
12:58:02 THEM SLOWLY AFTER THE FLOODS WERE GONE.
12:58:05 THIS COULD PROVIDE SOME IMPROVEMENT, ESPECIALLY WHEN YOU
12:58:09 HAVE THOSE BACK-TO-BACK STORM EVENTS, YOU CAN GET THE
12:58:12 STORAGE AND THEN GET THE OTHER WATER OUT SO THAT YOU DON'T
12:58:15 CREATE DOWNSTREAM FLOODING.
12:58:17 THEY HAVE TWO DIFFERENT AREAS HERE.
12:58:19 YOU'LL NOTICE THIS IS KIND OF THE AREA OF WILD BLUE THROUGH
12:58:22 THE CENTER AND THEN NORTH OF ALICO ON THE NORTH SIDE, AND
12:58:26 THERE ARE MORE MINES AS YOU GO FURTHER TO THE EAST,
12:58:32 YOUNGQUIST HAS A MINE AND THERE OTHER MINES AS YOU GO UP.
12:58:35 THIS IS THE SAME CONCEPT.
12:58:36 TRY TO GET THE WATER INTO THOSE MINES SO THEY CAN STORE IT
12:58:39 AND THEN RELEASE IT SLOWLY SO IT DOESN'T CREATE FLOODING
12:58:42 DOWNSTREAM.
12:58:43 >>Vice-Mayor McLain: ARE THESE ACTIVE MINES?
12:58:45 >>David Willems: SOME OF THEM ARE AND SOME OF THEM ARE NOT.
12:58:47 >>Vice-Mayor McLain: THEY ARE NOT DEVELOPED ALREADY, NOT
12:58:49 HOUSES AROUND IT.
12:58:50 >>David Willems: WELL, WILD BLUE IS IN THAT.
12:58:53 A LOT OF THEM DO HAVE HOMES AROUND IT NOW.
12:58:56 MOST OF THE REST OF THEM ARE ACTUALLY ACTIVE MINES THAT THEY

12:58:58 ARE USING TO GET FILL DIRT OR LIME ROCK OUT OF.
12:59:01 MOST OF THIS WOULD BE A LONG TERM BECAUSE OBVIOUSLY YOU'D
12:59:04 HAVE TO GET THE MINING DONE BEFORE YOU START USING THEM IN
12:59:07 STORAGE.
12:59:08 THIS IS A LONG-TERM PLAN.
12:59:09 AND THEN THIS IS ONE WE'RE FAMILIAR WITH.
12:59:13 THIS IS RIGHT ALONG CORKSCREW CROSSING.
12:59:16 SO WHAT THIS IS PROPOSING IS TO GET MORE WATER ALONG
12:59:20 CORKSCREW CROSSING.
12:59:22 WHEN WE REVIEWED THAT APPLICATION, WE TRIED TO ACCOMMODATE

12:59:26 SOME AREAS WHERE THE COUNTY MIGHT BE ABLE TO DO SOMETHING
12:59:29 LIKE THIS IN THE FUTURE, BUT THIS CONCEPT JUST SHOWS THAT
12:59:32 THEY ARE GOING TO DO A DITCH OR MAKE A DITCH BIGGER TO GET
12:59:36 MORE WATER THROUGH HERE, IF THEY ARE ABLE TO GET MORE WATER
12:59:40 DIVERTED FROM THE NORTH.
12:59:41 AND THIS IS SOMETHING THAT ANECDOTALLY IN JUST TALKING TO
12:59:45 PEOPLE, THE AREA SOUTH OF STONEYBROOK DOESN'T SEEM LIKE IT'S
12:59:49 GETTING AS MUCH WATER AS IT HAS HISTORICALLY.
12:59:51 IF YOU LOOK AT THE AREA OF THE WETLANDS, THE WATER DOESN'T
12:59:54 GET AS WET AS YOU WOULD HAVE EXPECTED, SO THAT MIGHT BE AN
12:59:57 INDICATION THAT THAT'S PROBABLY SOMEWHERE THAT THERE SHOULD
12:59:59 BE MORE WATER GOING TO.
01:00:00 AND IT LOOKS LIKE CORKSCREW ROAD MAY HAVE CUT OFF THAT WATER
01:00:04 AND SENT IT MORE TO THE NORTH BRANCH.
01:00:06 AND THIS WOULD BE REESTABLISHING SOME OF THOSE FLOWS.

01:00:09 AND THEN THIS IS ON THE KIKER PRESERVE.
01:00:13 WHAT THIS CONCEPT IS, IS TO CREATE LIKE A DITCH SYSTEM ALONG
01:00:18 I-75, AND WHAT THAT WOULD DO IS ALLOW THE COUNTY TO
01:00:21 DISTRIBUTE THE WATER DOWN WHICHEVER WATERWAY HAS THE MOST
01:00:25 CAPACITY AT THE TIME.
01:00:26 REALLY MAKES IT MORE OF A MANAGED SYSTEM INSTEAD OF A
01:00:30 NATURAL SYSTEM.
01:00:34 AND THEN THIS IS KIND OF THE BIG, BIG PROJECT, AND WHAT THIS
01:00:38 IS, THAT RED LINE, THAT'S PROPOSED TO BE A BERM THAT WOULD
01:00:44 GO ALL THE WAY AROUND CREW AND FLINT-PENN STRAND TO
01:00:52 BASICALLY HOLD BACK THE WATER DURING THESE BIG EVENTS SO
01:00:55 THAT IT DOESN'T RUSH -- AND MOST OF THIS IS REALLY TO
01:00:58 PROTECT THE CITY OF BONITA SPRINGS TO HOLD BACK THAT WATER
01:01:02 SO IT DOESN'T COME DOWN THE RIVER AND FLOOD OUT SOME OF THE
01:01:07 HOMES THAT IT DOES SOMEWHAT REGULARLY.
01:01:09 AND THEN THIS IS THE COST ESTIMATE THAT WAS IN THE PLAN FOR
01:01:15 EACH OF THOSE.
01:01:16 AND KEEP IN MIND, THIS IS ONLY THE PARTS THAT ARE AROUND
01:01:19 ESTERO.
01:01:19 THERE ARE OTHERS.
01:01:20 SO THIS IS JUST HERE, AND THIS IS JUST TO SHOW THEY ALL HAVE
01:01:26 VERY LARGE PRICE TAGS, MUCH LARGER THAN WHAT WE HAVE
01:01:28 PROPOSED.
01:01:28 OUR NORTH BRANCH IMPROVEMENTS, MAYBE 2.5, 3 MILLION DOLLARS,
01:01:32 HERE IT SHOWS IT AS 17.

01:01:34 THE SCALE OF WHAT'S BEING PROPOSED IN THAT PLAN IS MUCH
01:01:37 BIGGER THAN ANYTHING THAT WE HAD PROPOSED.
01:01:39 IF YOU JUST ADD UP THOSE 8, THAT'S $311 MILLION.
01:01:43 JUST WANTED TO PRESENT THAT SO THAT COUNCIL KNEW THAT THAT
01:01:47 WAS OUT THERE AND THEN WHY IT WAS DIFFERENT THAN WHAT OUR
01:01:52 PLAN IS.

01:01:52 REALLY THE MAIN REASON IT'S DIFFERENT IS OUR PHILOSOPHY IS
01:01:55 TO KEEP IT AS NATURAL AS POSSIBLE.
01:01:57 WE DIDN'T WANT TO BE EXCAVATING WETLANDS TO GET MORE FLOW OR
01:02:01 WIDENING RIVERS TO GET MORE FLOW THROUGH THERE.
01:02:04 >>Mayor Errington: ANY QUESTIONS?
01:02:08 >>Jim Boesch: HAS THIS BEEN APPROVED BY SOUTHWEST WATER
01:02:13 DISTRICT?
01:02:18 >>Steven Sarkozy: I BELIEVE SO.
01:02:20 THEY HAVE BEEN DISCUSSING THIS WITH LEE COUNTY EVEN BEFORE
01:02:23 WE WERE ACTIVE AT THE LEGISLATURE WITH REGARD TO BIG
01:02:27 CYPRESS.
01:02:29 >>Jim Boesch: IT'S BEEN APPROVED.
01:02:31 >>David Willems: I THINK THERE ARE TWO THINGS.
01:02:32 ONE, THIS IS THEIR MASTER PLAN THAT WAS -- I DON'T KNOW
01:02:37 WHERE IT IS AS FAR AS SOUTH FLORIDA WORKING, BUT THE
01:02:40 AGREEMENT THAT'S ALSO IN THE PACKET REALLY DESCRIBES HAVING,
01:02:46 I THINK, LEE COUNTY AND SOUTH FLORIDA TAKE OVER SOME OF THE
01:02:50 MAINTENANCE OF THE WATERS -- THE FLOW WAYS WITHIN ESTERO.
01:02:54 >>Jim Boesch: THE BIG CYPRESS IS NOT --

01:02:58 [INDISCERNIBLE]
01:02:59 THAT'S WHY IT'S A SHOCK TO ME THAT THIS IS A PLAN THAT'S PUT
01:03:04 TOGETHER.
01:03:04 BIG CYPRESS DOESN'T HAVE $311 MILLION --
01:03:16 I DON'T BELIEVE THAT SOUTH FLORIDA WATER MANAGEMENT HAS THAT
01:03:19 EITHER.
01:03:20 BUT IT SURPRISES ME THAT THAT WAS APPROVED RECENTLY, AS
01:03:31 RECENTLY AS SIX MONTHS, BIG CYPRESS BASIN -- IT WILL BE
01:03:41 INTERESTING TO SEE IF THEY GET THE MONEY.
01:03:45 I CAN'T BELIEVE THAT THIS IS -- THEY ARE WANTING TO DO THIS.
01:03:53 WE'LL SEE HOW IT GOES.
01:03:56 >>Mayor Errington: ANY OTHER COMMENTS?
01:03:58 >>Vice-Mayor McLain: DO YOU HAVE ANY IDEA WHAT SOUTH FLORIDA
01:03:59 WATER MANAGEMENT DISTRICT HAS AS A BUDGET?
01:04:02 311 IS ONLY OUR LITTLE SECTION.
01:04:05 YOU HAVE OTHER OF THAT BIG BERM ON THE --
01:04:11 >>David Willems: I DON'T KNOW THAT ANYBODY HAS A BUDGET FOR
01:04:14 ANY OF THIS.
01:04:14 THIS IS A PLAN THAT INCLUDES ALL THIS.
01:04:17 I DON'T KNOW HOW OR WHEN OR WHO WOULD BE ABLE TO DO IT.
01:04:22 THE PLAN WAS JUST -- I THINK THE FOCUS OF THE PLAN WAS TO
01:04:27 TRY TO GET RID OF ALL FLOODING IN LEE COUNTY.
01:04:33 >>Vice-Mayor McLain: IT'S A MATTER OF HOW YOU DO IT IS
01:04:35 ANOTHER ISSUE, BUT WE WANT TO AVOID FLOODING.
01:04:37 I WORRY ABOUT, WE'RE KIND OF LOSING CONTROL A LITTLE BIT.

01:04:41 WHEN I JUST LOOKED AT YOUR GRAPHIC, AND THE GRAPHIC IS A
01:04:44 GRAPHIC, BUT WHEN I LOOK AT THE ESTERO RIVER PIECE RIGHT

01:04:46 BEFORE TAMIAMI TRAIL, WHICH IS WHERE OUR PROPERTY ABUTS THE
01:04:50 ESTERO RIVER PROJECT, IT LOOKS LIKE THE ESTERO RIVER GOT
01:04:56 WIDER RIGHT THERE.
01:04:57 THAT COULD IMPACT OUR DEVELOPMENT PLANS FOR ESTERO ON THE
01:05:03 RIVER PRETTY BIG.
01:05:04 THESE PROJECTS AREN'T GOING TO HAPPEN IMMEDIATELY BUT WE'RE
01:05:11 PLANNING FOR LONG-TERM EVENTS HERE.
01:05:14 IT'S NICE TO GET FREE MONEY IF IT'S EVER GOING TO COME.
01:05:17 BUT I WORRY ABOUT CONTROL.
01:05:21 AND THEN DO WE HAVE TO SIGN UP FOR THIS HERE IN THE NEAR
01:05:24 FUTURE, STEVE?
01:05:26 OR DO WE HAVE TIME FOR MORE INTENSE -- WE HAVE TO VOTE ON
01:05:30 IT, I GUESS, IF WE'RE GOING TO JOIN AT SOME POINT.
01:05:32 CAN'T DO IT DURING A WORKSHOP.
01:05:34 >>Steven Sarkozy: YEAH, THIS IS A WORKSHOP.
01:05:37 SO THIS WAS DEVELOPED BETWEEN SOUTH FLORIDA WATER MANAGEMENT
01:05:45 DISTRICT, THE COUNTY, AND BONITA SPRINGS WAS MORE INVOLVED.
01:05:48 WE WERE NOT INVOLVED IN THIS.
01:05:50 THIS IS MOVING IN THE DIRECTION OF HAVING THE WATER SYSTEMS
01:05:58 IN THE SOUTH PART OF LEE COUNTY CONTROLLED OR MANAGED AS
01:06:06 MAN-MADE -- [MICROPHONE SHUTS OFF] -- SO I THINK THERE WOULD
01:06:31 BE SOME ISSUES IF WE DON'T SIGN UP.
01:06:36 LEE COUNTY WANTED US TO BE PART OF IT, BUT OUR APPROACH HAS

01:06:41 BEEN GOING IN A LITTLE DIFFERENT DIRECTION THAN WHAT THEY'VE
01:06:45 DONE IN THIS PLAN.
01:06:48 SO IF YOU LOOK AT, AS A COMMON OBSERVER, IF YOU LOOK AT THE
01:06:54 COLLIER COUNTY PLAN, YOU HAVE WIDE EXCAVATED DITCHES,
01:07:00 CONTROL STRUCTURES, AND WHAT WE HAVE IN LEE COUNTY IS MOSTLY
01:07:04 NATURAL SYSTEMS, WHETHER IT'S HENDRY CREEK, IMPERIAL RIVER,
01:07:11 ESTERO RIVER, AND THIS BEGINS THE PROCESS OF GOING THE OTHER
01:07:15 WAY.
01:07:22 >>Joanne Ribble: IT LOOKS LIKE WE'RE AN INTEGRAL COG IN THIS
01:07:28 PLAN.
01:07:28 IF WE DON'T GO ALONG WITH IT, DO WE MESS UP WHAT HAPPENS IN
01:07:31 BONITA AND SOME OF THESE OTHER AREAS?
01:07:34 >>Steven Sarkozy: THAT'S A GOOD QUESTION, AND WE HAVEN'T
01:07:36 LOOKED AT THAT.
01:07:38 WE'RE A DOWN-STREAM COMMUNITY, SO THAT WE COULD BE AFFECTED
01:07:43 IF THEY PUSH MORE WATER TOWARD US AND OUR NATURAL SYSTEMS
01:07:49 CAN'T HANDLE IT, THAT'S BEEN A PROBLEM.
01:07:52 SO IT'S A COMPLICATED ISSUE.
01:08:01 >>Jim Boesch: ONE THING -- THANK YOU FOR -- HOW MUCH MONEY
01:08:05 ARE THEY TALKING ABOUT GETTING?
01:08:12 [INDISCERNIBLE]
01:08:12 $4 MILLION HERE, AND $311 MILLION.
01:08:20 THOUSAND YEARS BEFORE WE --
01:08:25 >>Steven Sarkozy: I THINK THE NUMBER FOR EVERYTHING IN THE

01:08:28 BIG CYPRESS DISTRICT, WHICH WOULD BE SOUTH OF DANIELS

01:08:32 PARKWAY DOWN TO COLLIER COUNTY WAS $8.5 MILLION A YEAR.
01:08:37 THAT'S APPROXIMATE.
01:08:40 SO IT WOULD BE MANY, MANY YEARS BEFORE A LOT OF THESE BIG
01:08:44 PROJECTS COULD BE DONE.
01:08:47 >>Jim Boesch: 3.85 WAS JUST THE THREE OF US ON THE PROJECT.
01:08:53 HOW DO WE RELATE $3.8 MILLION -- GENEROUS AND SAY THEY'LL
01:08:59 GIVE US FOUR.
01:09:01 $311 MILLION.
01:09:06 SINCE IT'S GOING TO BE NOW A COUNTY PROJECT, YOU KNOW WHO IS
01:09:10 GOING TO GET THE MAJORITY OF THE MONEY THAT COMES TO THE
01:09:15 PROJECT, WHICH IS GOING TO BE OUR MONEY, BONITA SPRINGS
01:09:19 MONEY.
01:09:21 AS RECENTLY AS SIX MONTHS AGO, THE SOUTH FLORIDA WATER
01:09:33 MANAGEMENT DISTRICT TURNED THE WHOLE PROJECT DOWN.
01:09:36 NOW ALL OF A SUDDEN THEY SAY THEY CAN DO IT.
01:09:40 THERE'S A LOT OF QUESTIONS TO BE ASKED ABOUT THIS BEFORE WE
01:09:44 ASK COUNCIL TO MAKE ANY TYPE OF COMMITMENT TO THIS HERE.
01:09:48 THERE'S SOMETHING WRONG WITH THIS HERE.
01:09:50 SIX MONTHS AGO, THEY TURNED IT DOWN AND THEY TURNED IT DOWN
01:09:53 AS YOU AND I KNOW IT BECAUSE THE -- THE COUNTY IS INVOLVED.
01:10:00 >>Steven Sarkozy: THIS WOULD NOT BE MOVING US TO THE BIG
01:10:02 CYPRESS.
01:10:03 THIS WOULD BE STAYING WHERE WE'RE AT.
01:10:04 >>Jim Boesch: GET MONEY FROM BIG CYPRESS -- CORPORATION OF
01:10:09 BIG CYPRESS ON THIS AS WELL.

01:10:11 >>Steven Sarkozy: WELL, THEY WOULD BE, OF COURSE,
01:10:13 COOPERATING BECAUSE THEY ARE A DOWNSTREAM ENTITY AS WELL.
01:10:16 A LOT OF OUR WATER FLOWS INTO COLLIER.
01:10:18 >>Jim Boesch: VOTED AGAINST THE WHOLE THING AND NOW -- IT
01:10:22 WOULD BE INTERESTING TO SEE HOW -- I THINK THIS COULD BE
01:10:28 SOME TYPE OF A DREAM THAT THE COUNTY HAS THAT THEY THINK
01:10:31 THEY CAN BRING THIS TO PASS.
01:10:33 WHERE IS THE MONEY COMING FROM?
01:10:36 SOUTHWEST FLORIDA MANAGEMENT, I DON'T THINK I -- I DON'T SEE
01:10:40 ANYTHING THAT SAID NOW THEY'LL GIVE MONEY TO THIS PARTICULAR
01:10:45 PROJECT.
01:10:46 I DON'T KNOW.
01:10:47 IT SEEMS -- THIS IS ONE OF THE MOST LUDICROUS SURPRISING
01:10:54 THINGS I'VE EVER SEEN COME FORTH.
01:10:57 AND NOW WE'RE TALKING ABOUT TELLING THE PEOPLE IT WILL BE
01:11:01 $311 MILLION AVAILABLE.
01:11:07 >>Mayor Errington: I THINK --
01:11:13 >>Jim Ward: I THOUGHT WE WERE ALWAYS PART OF THE SOUTHWEST
01:11:16 FLORIDA WATER MANAGEMENT.
01:11:20 SO IS THE PROPOSAL TO MOVE US FROM THAT JURISDICTION TO THE

01:11:22 CYPRESS BASIN WATER DISTRICT?
01:11:26 ARE THEY A SEPARATE DISTRICT?
01:11:28 >>Steven Sarkozy: NO.
01:11:29 TO CLARIFY, BIG CYPRESS WATER MANAGEMENT DISTRICT IS PART OF
01:11:33 THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

01:11:36 AND WE WERE -- OUR WATERSHED, EVERYTHING SOUTH OF DANIELS
01:11:41 PARKWAY IN LEE COUNTY, INCLUDING ESTERO AND BONITA, HAS
01:11:49 WATER FLOW CHARACTERISTICS THAT TIE US TO BIG CYPRESS.
01:11:54 BUT WE'RE TECHNICALLY IN THE SOUTH FLORIDA WATER MANAGEMENT
01:11:59 DISTRICT.
01:11:59 OVER THE LAST THREE YEARS, WE'VE MADE EFFORTS TO TRY TO MOVE
01:12:05 INTO THE BIG CYPRESS DISTRICT, AND THOSE HAVE NOT BEEN
01:12:10 SUPPORTED LEGISLATIVELY.
01:12:12 IN LIEU OF THAT NOW, WE SEE THIS AGREEMENT COMING FORWARD
01:12:20 THAT CHANGES KIND OF THE APPROACH TO OUR WATER MANAGEMENT
01:12:26 EFFORT, RELYING MORE EXTENSIVELY ON MAN-MADE STRUCTURES,
01:12:34 WHETHER IT'S DITCHES OR CONTROL STRUCTURES OR WHAT HAVE YOU,
01:12:37 AND THE DOLLAR AMOUNTS ARE IN THE REPORTS THAT DAVID HAS ON
01:12:40 THE BOARD.
01:12:50 >>Jim Ward: THIS IS COMING FORWARD TO US FROM WHOM?
01:12:54 >>Steven Sarkozy: FROM LEE COUNTY AND SOUTH FLORIDA WATER
01:12:56 MANAGEMENT DISTRICT THAT HAVE WORKED OUT THIS AGREEMENT TO
01:12:59 MOVE FORWARD WHERE THE RESPONSIBILITIES FOR THE WATER
01:13:02 COURSES WOULD BE BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT
01:13:07 AND THE COUNTY.
01:13:09 >>Jim Ward: WHICH IS REALLY NO CHANGE FROM WHERE IT HAS
01:13:11 BEEN.
01:13:12 >>Steven Sarkozy: CORRECT.
01:13:13 BUT THE APPROACH IS DIFFERENT WITH ALL OF THE NEW STRUCTURES
01:13:18 AND COSTS THAT YOU SEE ON THE BOARD.

01:13:21 >>Jim Ward: WHEN I LOOK AT THE FINANCIAL IMPACT COMMENT
01:13:24 HERE, IT INDICATES THAT OUR OPERATIONAL AND MAINTENANCE
01:13:27 COSTS WOULD BE REDUCED AND OUR CAPITAL COSTS WOULD BE
01:13:30 REDUCED.
01:13:31 >>Steven Sarkozy: THEY MAY BE REDUCED FOR US OUT OF OUR
01:13:34 BUDGET, BUT THEY WOULD BE TRANSFERRED OVER TO THE WATER
01:13:38 MANAGEMENT DISTRICT, WHICH IS A SEPARATE TAXING AUTHORITY,
01:13:43 AND THAT MAY HAVE RAMIFICATIONS TO US AS WELL.
01:13:46 WE'RE NOT SURE.
01:13:48 BUT THE POINT THAT HAS BEEN MADE BY OTHER SPEAKERS THEN IS
01:13:50 THAT WITH THE LIMITED AMOUNT OF MONEY THAT'S BEING CURRENTLY
01:13:56 GENERATED WITHIN THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT
01:13:59 WITHIN THIS AREA DOESN'T COME ANYWHERE CLOSE TO FUNDING
01:14:02 THESE TYPES OF PROJECTS.
01:14:07 >>Mayor Errington: THIS MAKES ME A LITTLE SUSPICIOUS OF THE
01:14:09 RESILIENCY COMMITTEE AND WHAT ROLE THEY PLAY IN ALL THIS.

01:14:14 THIS SEEMS LIKE IT'S ALL COMING TOGETHER, KIND OF GANGING
01:14:19 UP.
01:14:20 AM I CORRECT?
01:14:25 >>Jim Boesch: STEVE, I THINK IT'S VERY IMPORTANT, NUMBER
01:14:27 ONE, FOR MEETING WITH THE COUNTY.
01:14:32 WHEN YOU SHOW THIS TO THE RESIDENTS, I THINK EVERYTHING IS
01:14:36 GOING TO BE SOLID.
01:14:38 $311 MILLION.
01:14:40 AND IF THEY ARE TALKING ABOUT GIVING US A HALF A MILLION

01:14:44 DOLLARS TO RESOLVE THESE PROJECTS -- LAUGH WHERE ARE YOU
01:14:52 GUYS GOING WITHOUT QUALIFYING THE WHOLE THING?
01:14:55 I DON'T KNOW IF THE BOARD, THIS MAY BE OUR CHAIRMAN SAYING
01:15:05 THAT HE CAN -- I WANT TO SEE THE VOTE BY THE BOARD, AND HOW
01:15:10 MUCH MONEY THEY'LL PUT IN TOWARDS THE BUDGET.
01:15:13 THAT SHOULD BE A SIMPLE QUESTION FOR US TO ASK AND FIND OUT.
01:15:18 HAS THE BOARD APPROVED THIS PROJECT?
01:15:22 AND HOW MUCH MONEY ARE YOU GOING TO ALLOCATE TO IT EACH
01:15:26 YEAR?
01:15:27 THAT'S WHAT THE QUESTION WE HAVE TO KNOW.
01:15:31 MAYBE A DREAM THAT THE COUNTY HAS, IF THEY CAN PUT IT
01:15:34 TOGETHER.
01:15:39 >>Mayor Errington: OKAY.
01:15:40 VICE-MAYOR HAS A COMMENT.
01:15:42 >>Vice-Mayor McLain: FROM WHERE WE ARE IN THE DISCUSSION, IT
01:15:45 JUST SEEMS LIKE THERE'S PROBABLY A CONSENSUS HERE THAT THIS
01:15:49 WAS A BIG SURPRISE TO US.
01:15:52 WE NEED FURTHER EXPLANATIONS OF WHO'S MANAGING AND BRINGING
01:15:57 THIS FORWARD AS TO HOW IT'S GOING TO BE MANAGED, WHAT'S OUR
01:16:01 ROLE GOING TO BE IN MANAGING THIS GOING FORWARD, AND IN LIEU
01:16:05 OF SIGNING ANYTHING RIGHT NOW, WE SHOULD HAVE SOME PEOPLE
01:16:12 THAT ARE PUTTING THIS TOGETHER COME AND TALK TO US AND TELL
01:16:14 US HOW IT'S GOING TO BE MANAGED AND WHAT THE REAL IMPACTS
01:16:18 ARE GOING TO BE FROM A CAPITAL STANDPOINT ON OUR PROJECTS
01:16:21 WE'VE GOT AND THE LIKE.

01:16:24 >>Joanne Ribble: ANY INDICATION ON HOW BONITA IS LOOKING AT
01:16:28 THIS AND WHAT THEIR INTENTIONS ARE?
01:16:30 BECAUSE THEY ARE IN THE SAME THING.
01:16:31 THEY ARE A NATURAL WATERWAY SYSTEM, AND SHOULDN'T WE THREE
01:16:36 BE LOOKING AT THIS TOGETHER AND TALKING TOGETHER?
01:16:40 >>Steven Sarkozy: THEY'VE BEEN PART OF THE DISCUSSION.
01:16:42 BONITA HAS A MUCH GREATER POTENTIAL FOR FLOODING THAN WE DO.
01:16:49 WE GOT THROUGH RELATIVELY UNSCATHED AT THE LAST IRMA EVENT.
01:16:54 I KNOW THAT THEY IN THE PAST WERE LOOKING AT A LOT OF
01:17:03 MAN-MADE STRUCTURES THAT WERE NECESSARY TO HELP CONTROL THE
01:17:07 FLOODING.
01:17:11 >>Mayor Errington: RIGHT NOW, I CAN'T SUPPORT WHAT I'VE READ

01:17:15 AND HEARD.
01:17:18 IF WE'RE TRYING TO BE -- HAVE A NATURAL RIVER AND A FLOW
01:17:22 WAY, THIS REMINDS ME OF LIKE IN CALIFORNIA WHEN THEY DID THE
01:17:27 CHANNELIZING OF STREAMS, WHAT'S HAPPENED, DRYING UP -- WELL,
01:17:33 YOU CAN DRY UP THE PROPERTY ALONGSIDE THOSE STREAMS AND THEN
01:17:36 SUDDENLY YOU HAVE DEVELOPERS COMING IN WANTING TO DEVELOP
01:17:39 THEM BECAUSE THEY ARE DRY.
01:17:40 SO YOU CHANNELIZE IT AND YOU'VE GOT PEOPLE THINKING NOW,
01:17:47 THERE'S ALWAYS A DOLLAR THING IN ALL OF THIS.
01:17:49 IT'S NOT JUST TAKING CARE OF US WITH WATER.
01:17:52 I LOOK AT IT AS SOMEONE ELSE STEPPING IN, TRYING TO DO SOME
01:17:56 BUILDING AND BENEFITING FROM WHAT WE ARE GIVING UP.
01:18:01 ACTUALLY, I'M -- I FEEL LIKE THEY ARE SO BIG, LEE COUNTY, OF

01:18:08 COURSE, IS BIGGER THAN WE ARE AND SOUTH FLORIDA WATER
01:18:11 MANAGEMENT, BUT TO COME IN AND JUST TELL US THAT THIS IS
01:18:15 WHAT THEY WANT TO DO, WE NEED A LOT OF DISCUSSION ON THIS.
01:18:22 >>Jim Boesch: AND HOW MUCH MONEY WE'LL GET.
01:18:23 >>Mayor Errington: YEAH, YEAH.
01:18:25 AND THEY ARE TRYING TO INTIMIDATE US, I THINK.
01:18:27 I RESENT THAT.
01:18:30 >>Steven Sarkozy: THE COUNTY DID MAKE EFFORTS TO INCLUDE
01:18:33 ESTERO IN THIS DISCUSSION TO THEIR CREDIT.
01:18:37 WHY DON'T WE DO THIS.
01:18:40 WHY DON'T WE TRY TO ENGAGE WITH THEM AND THEN COME BACK TO
01:18:43 THE COUNCIL AT ANOTHER DATE.
01:18:45 THIS IS AN IMPORTANT ISSUE, AND WE WANTED TO ALERT YOU TO IT
01:18:50 RIGHT AWAY.
01:18:50 >>Mayor Errington: AND WE NEED TO HAVE, IF YOU GET SOME
01:18:52 RESEARCH ON NATURAL FLOW WAYS, WHAT IS INVOLVED IN NATURAL
01:18:57 VERSUS CHANNELIZATION AND HAVE THAT FOR US SO WE WOULD KNOW
01:19:02 -- I WOULD UNDERSTAND IT A LITTLE BIT BETTER.
01:19:05 MAYBE FIND COMMUNITIES THAT HAVE DONE IT AND ONES WHO HAVE
01:19:11 DONE IT AND DIDN'T LIKE IT, WENT BACK TO THE NATURAL.
01:19:16 SO IS THAT POSSIBLE?
01:19:18 >>David Willems: YES, ABSOLUTELY.
01:19:20 WE HAVE SOME LOCAL AREAS THAT HAVE ALREADY DONE THAT.
01:19:23 >>Mayor Errington: AND THEY DIDN'T LIKE IT?
01:19:26 >>David Willems: ONE RECENT PROJECT WAS -- WELL, THE

01:19:29 CHANNELIZATION WASN'T RECENT BUT THE KISSIMMEE RIVER WAS
01:19:32 CHANNELIZED WITHIN THE LAST 15 YEARS OR SO, THE WATER
01:19:36 MANAGEMENT DISTRICT HAS SPENT MONEY TAKING SECTIONS OF THAT
01:19:39 AND ACTUALLY BRINGING IT BACK TO A NATURAL SYSTEM, SO IT
01:19:42 LOOKS LIKE THE RIVER DID A HUNDRED YEARS AGO BEFORE IT WAS
01:19:46 CHANNELIZED.
01:19:47 AND THEY DID THAT BECAUSE OF WATER QUALITY.
01:19:50 WHEN YOU HAVE A CHANNEL, THE WATER IS JUST COMING THROUGH

01:19:52 AND IT'S NOT BEING TREATED.
01:19:54 THE KISSIMMEE RIVER USED TO BE REALLY WINDY, SO IT WOULD
01:19:57 TAKE DAYS FOR THE WATER TO GET DOWN TO LAKE OKEECHOBEE.
01:20:01 THEY ARE GOING BACK TO THAT BECAUSE OF THE WATER QUALITY
01:20:03 IMPACTS THAT CHANNELIZATION HAD ON LAKE OKEECHOBEE.
01:20:07 >>Mayor Errington: THAT WOULD BE GOOD TO HAVE MORE
01:20:08 INFORMATION LIKE THAT.
01:20:10 >>Jim Boesch: I THINK THE PLAN IS GOOD.
01:20:15 IF THAT'S ALL POSSIBLE, I THINK IT'S A GREAT PLAN.
01:20:17 BUT BIG COMMON DENOMINATOR THAT'S MISSING IS HOW MUCH MONEY
01:20:23 ARE WE GOING TO GET, AND WHERE IS THE -- THE COUNTY IS NOT
01:20:29 PUTTING UP THE MONEY.
01:20:30 SO HOW ARE WE GETTING THE MONEY FROM SOUTHWEST FLORIDA AND
01:20:34 HOW MUCH IS COMING IN?
01:20:38 AND IF THE COUNTY GETS ALL THE MONEY, HOW MUCH ARE WE GOING
01:20:43 TO GET, WHAT SHARE WE'RE GOING TO GET OF THE MONEY THAT WE
01:20:48 GIVE?

01:20:49 THAT WAS THE WHOLE PURPOSE.
01:20:50 THE WHOLE PURPOSE WAS IN 25 YEARS, ESTERO -- OF COURSE, THEY
01:20:56 WEREN'T INCORPORATED, NEVER GOT ANY MONEY.
01:20:58 SO WE WENT DOWN THERE AND SAID, HEY, WE WOULD LIKE TO GET
01:21:02 WHAT WE PUT INTO IT AND WE WILL DEVOTE IT TOWARDS ESTERO
01:21:07 PROJECTS, AND IF THEY HAPPEN TO BLEND IN WITH COLLIER, BIG
01:21:13 BASIN AND THEY BOUGHT IT.
01:21:14 THEN POLITICS GOT INTO THE SITUATION AND ONE OF THE BEST
01:21:22 THINGS TO HAPPEN THIS YEAR, FOLKS IS THAT WE NOW HAVE
01:21:27 LOBBYISTS.
01:21:28 >>Mayor Errington: WE DO.
01:21:30 >>Jim Boesch: WE'RE RIGHT THERE AT THE SCENE.
01:21:33 PEOPLE GETTING PAID TO REPRESENT US AND ALL THAT STUFF.
01:21:37 >>Mayor Errington: THAT'S RIGHT.
01:21:40 >>Jim Boesch: DOUBLE CROSSING US.
01:21:41 >>Mayor Errington: LET'S ADJOURN THE MEETING WITH WE ARE
01:21:44 SENDING OUR BEST PEOPLE TO NEGOTIATE FOR US.
01:21:46 HOW ABOUT THAT?
01:21:47 OKAY.
01:21:48 YOU WILL NEGOTIATE.
01:21:51 STAFF.
01:21:53 OKAY.
01:21:56 IS THAT IT?
01:22:04 >> I MAKE A MOTION.
01:22:05 >>Mayor Errington: THIS MEETING IS ADJOURNED.
01:22:06 [SOUNDING GAVEL]
01:22:08

DISCLAIMER:
THIS FILE REPRESENTS AN UNEDITED VERSION OF REALTIME
CAPTIONING WHICH SHOULD NEITHER BE RELIED UPON FOR COMPLETE

ACCURACY NOR USED AS A VERBATIM TRANSCRIPT.
ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE
PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

THE VILLAGE OF ESTERO
PROCLAMATION

WHEREAS, *Casey Bishop, Teenage rock-music lover is one of the top 4 Finalists on American Idol; and*

WHEREAS, *Casey Bishop, competed in "American Idol" Season 19 starting in February 2021. Casey's first appearance on "American Idol" at age 15 wowed the judges with her renditions of songs by the group Motley Crue and Sarah Vaughn.*

WHEREAS, *Casey Bishop, now 16 years old has continued to impress "American Idol" judges Luke Bryan, Katy Perry and Lionel Richie during her time on the show; Luke Bryan called her "A Superstar in the making; and*

WHEREAS, *Casey Bishop, a sophomore at Cypress Lake High School Center for the Arts is a member of nationally acclaimed "A Capella Group" (TAG); and is also a member of the Vocal Music Department at Cypress Lake Center for the Arts; and*

WHEREAS, *Casey Bishop, starred as Cruella de Vil in her elementary school's production of the play "101 Dalmatians" at Three Oaks Elementary.*

WHEREAS, *in addition to her talent, Casey has displayed poise, humility, and a positive attitude and has become a role model; and*

WHEREAS, *Casey Bishop is # 1 in the hearts of the Village of Estero; and*

WHEREAS, *The Village of Estero congratulates Casey on her remarkable achievements, wishes her the very best and sends her much love; and*

NOW, THEREFORE, *I, Katy Errington, Mayor of the Village of Estero, Lee County, Florida, do hereby proclaim that the Village recognizes that Casey Bishop has made the "TOP Four American Idol."*

IN WITNESS THEREFORE, *I have hereunto set my hand and caused the seal of the Village of Estero to be affixed, this 20th day of October 2021.*

_____
Katy Errington, Mayor

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
October 20, 2021

Agenda Item:

Financial Report for the month ended August 31, 2021.

Description:

This financial report provides details of operations for the month ending August 31, 2021 which is the eleventh month of the 2020-2021 fiscal year. General Fund revenue activity year to date is trending slightly above the budget at 105% and expenditure activity is trending less than budgeted at 69%.

- *Ad valorem (real estate) taxes*: As is typical, Ad Valorem tax revenue for the current fiscal year has nearly completed. Collections through August represents 101%, or $32,644 over budget.

- *General Fund*: State Revenue Sharing Sales Tax (139%), Half-Cent Sales Tax (140%), and State Revenue Sharing Fuel Tax (136%) continue to outperform budgeted revenue for FY 2021, resulting in a combined $974,562 in actuals over budget.

- *Reserved Funds:* $5,596,700 in operating reserve funds; $670,000 in litigation deference reserve funds and $148,000 in major road maintenance reserve funds.

- *Debt Reduction Funding*: $5,304,207 has been allocated for Debt Reduction funding.

- *Available funds:* total funds categorized as available are $29,219,357.

Action Requested:

Approve financial reports.

Financial Impact:

There is no financial impact of this report.

Attachments:

1. August 31, 2021 Budget report

Village of Estero

Budget Report-All Funds
For the Month Ending August 2021

	Current Month Actual	2020-2021 Year to Date Actual	2020-2021 #3 Bud Amend-June Budget	2020-2021 Budget Variance	2020-2021 Year to Date Percentage	2019-2020 Year to Date Actual	Year to Date Prior Year Variance	2019-2020 12 Months Actual
Ad Valorem Taxes	391	5,107,644	5,075,000	32,644	101%	5,052,724	54,920	5,054,886
Local Communications Srvs Tax	73,142	721,376	891,700	(170,324)	81%	762,101	(40,725)	909,318
Local Business Tax	5,568	11,229	21,900	(10,671)	51%	11,197	32	19,624
Franchise Fees-Electric	200,623	1,744,171	2,130,400	(386,229)	82%	1,719,863	24,308	2,121,895
Franchise Fees-Solid Waste	41,293	123,864	161,100	(37,236)	77%	79,656	44,208	158,137
Rev Sharing Sales tax	83,047	574,277	412,300	161,977	139%	535,195	39,082	583,901
Mobile Home License	15	3,403	2,800	603	122%	2,745	659	2,809
Alcohol Beverage Tax	3,179	36,340	32,300	4,040	113%	26,235	10,105	33,987
Half Cent Sales Tax	280,557	2,688,006	1,919,800	768,206	140%	2,265,398	422,607	2,675,131
Fines & Forfeitures	98	391	500	(109)	78%	810	(418)	920
Interest Income	403	3,575	32,400	(28,825)	11%	179,316	(175,741)	183,392
Rental income	-	33,000	36,000	(3,000)	92%	51,000	(18,000)	51,000
Miscellaneous Revenue	-	16,352	25,000	(8,648)	65%	11,699	4,653	11,710
Administrative Fee	1,206	17,371	20,000	(2,629)	87%	50,060	(32,689)	54,171
Cost Recovery-Admin Charge	1,000	8,700	10,000	(1,300)	87%	12,900	(4,200)	14,000
Lee Cty Clerk Recording Fees	-	-	-	-	0%	-	-	5,208
Dev & Zoning-Fixed Fees	2,622	62,465	45,000	17,465	139%	47,886	14,579	52,869
Dev & Zoning-Cost Recovery Fee	18,870	116,494	48,800	67,694	239%	32,578	83,916	47,619
Planning-Miscellaneous Revenue	3,475	51,882	-	51,882	100%	34,864	17,019	39,860
Code Comp & Contractor License	14,500	28,434	7,000	21,434	406%	32,242	(3,808)	32,242
Local Option Gas Tax-1-6 Cent	46,130	450,541	432,500	18,041	104%	417,433	33,108	496,117
ROW Permits	400	1,900	1,500	400	127%	2,750	(850)	2,750
Rev Sharing-Fuel Tax	24,263	167,779	123,400	44,379	136%	156,585	11,194	170,815
FDOT US 41 Light Maintenance	-	122,081	122,080	1	100%	118,525	3,555	118,525
Covid Cares-Covid	-	539,919	411,600	128,319	131%	-	539,919	42,034
WCIND Marine Patrol Revenue	-	-	11,860	(11,860)	0%	544	(544)	544
FEMA-Federal Share	-	-	-	-	0%	6,547	(6,547)	6,547
FEMA-State Share	-	-	-	-	0%	(3,273)	3,273	(3,273)
Total Revenues-General Fund	**800,781**	**12,631,193**	**11,974,940**	**656,253**	105%	**11,607,577**	**1,023,615**	**12,886,737**
Building Fees	125,097	889,557	979,000	(89,443)	91%	1,053,689	(164,132)	1,147,131
Surcharge Fee Retained	-	2,037	3,300	(1,263)	62%	2,507	(470)	3,329
Convenience Fee	4,869	31,269	15,000	16,269	208%	25,568	5,701	28,982
Interest income	14	136	1,000	(864)	14%	3,022	(2,886)	3,051
	-	-	-	-		-	-	-
Total Revenues-Building Fee Fund	**129,980**	**922,999**	**998,300**	**(75,301)**	92%	**1,084,786**	**(161,787)**	**1,182,493**
Interest Income	87	969	10,000	(9,031)	10%	38,491	(37,521)	38,645
Proceeds from Sale of Asset	-	-	-	-	0%	996,685	(996,685)	996,685
	-	-	-	-		-	-	-
Total Revenues-Debt Serv	**87**	**969**	**10,000**	**(9,031)**	10%	**1,035,176**	**(1,034,206)**	**1,035,330**

	Current Month Actual	2020-2021 Year to Date Actual	2020-2021 #3 Bud Amend-June Budget	2020-2021 Budget Variance	2020-2021 Year to Date Percentage	2019-2020 Year to Date Actual	Year to Date Prior Year Variance	2019-2020 12 Months Actual

Village of Estero

Budget Report-All Funds
For the Month Ending August 2021

Local Option Gas Tax 1-5 Cent	33,370	327,643	316,000	11,643	104%	303,629	24,014	361,467
Interest Income-Gas Tax	28	250	5,910	(5,660)	4%	5,877	(5,627)	5,933
Lee Cty Funding-Estero Prkway	-	2,196,213	2,196,000	213	100%	-	2,196,213	-
Developer Contributions-Inters	-	290,954	974,600	(683,646)	30%	89,307	201,647	89,307
FDOT Funding-US 41 Landscaping	-	-	134,490	(134,490)	0%	-	-	652,566
Road Imp Fee-Residential	25,240	313,656	200,000	113,656	157%	533,836	(220,180)	549,336
Road Imp Fees-Commercial	-	80,394	200,000	(119,606)	40%	480,045	(399,651)	590,570
Park Imp Fees-Residential	3,876	38,589	60,000	(21,411)	64%	62,935	(24,346)	62,935
Park Imp Fee-Commercial	-	9,296	110,000	(100,704)	8%	227,752	(218,456)	230,076
Interest Income-Rd Impact	148	1,453	30,930	(29,477)	5%	67,878	(66,425)	68,164
Interest Income-Com Prk Impact	2	17	470	(453)	4%	8,984	(8,967)	8,988
Interest Income-Reg Prk Impact	-	-	-	-	0%	7,915	(7,915)	7,915
Interest Inc-Com Prk Contri	2	16	100	(84)	16%	360	(344)	363
Interest Inc-Public Land	2	23	970	(947)	2%	1,505	(1,482)	1,510
Interest Income-Park Imp	8	73	3,620	(3,547)	2%	1,625	(1,552)	1,639
	-	-	-	-		-	-	-
Total Revenues-Capital Projects Fund	**62,676**	**3,258,577**	**4,233,090**	**(974,513)**	**77%**	**1,791,648**	**1,466,929**	**2,630,770**
	-	-	-	-		-	-	-
Total Revenues-All Funds	**993,525**	**16,813,738**	**17,216,330**	**(402,592)**	**98%**	**15,519,187**	**1,294,551**	**17,735,329**
Debt Serv Fd Trans from Gen Fd	-	2,515,197	2,515,800	(603)	100%	2,515,197	-	2,515,197
Proceeds from Debt Issue	-	-	-	-	0%	-	-	-
Cap Projects Trans from Gen Fd	143,081	2,616,339	3,837,010	(1,220,671)	68%	4,086,883	(1,470,544)	5,162,053
Cap Project Trans fromDebtServ	-	-	-	-	0%	1,000,000	(1,000,000)	1,000,000
	-	-	-	-	0%	-	-	-
	-	-	-	-		-	-	-
Total Revenues and Other Financing Sources-All Funds	***1,136,606***	***21,945,274***	***23,569,140***	***(1,623,866)***	*93%*	***23,121,267***	***(1,175,993)***	***26,412,580***
Executive Salaries	10,356	113,769	124,300	10,531	92%	113,921	152	124,277
FICA Taxes	792	8,704	9,600	896	91%	8,715	12	9,507
Workers Comp	-	208	300	92	69%	119	(88)	183
Unemployment Comp	50	1,427	2,000	573	71%	1,363	(65)	1,574
Travel and Per Diem	539	1,294	22,000	20,706	6%	2,011	716	2,011
Books Pub & Memberships	-	5,923	5,000	(923)	118%	5,385	(538)	5,385
Training	550	596	2,000	1,404	30%	1,629	1,033	1,629
	-	-	-	-		-	-	-
Total Village Council	*12,288*	*131,921*	*165,200*	*33,279*	80%	*133,142*	*1,222*	*144,566*

Village of Estero 2

	Current Month Actual	2020-2021 Year to Date Actual	2020-2021 #3 Bud Amend-June Budget	2020-2021 Budget Variance	2020-2021 Year to Date Percentage	2019-2020 Year to Date Actual	Year to Date Prior Year Variance	2019-2020 12 Months Actual
Executive Salary	15,383	179,045	204,700	25,655	87%	173,867	(5,178)	201,497
Car Allowance	554	6,448	7,200	752	90%	6,488	40	7,239
Regular Salaries & Wages	15,548	174,008	162,400	(11,608)	107%	130,431	(43,576)	152,524

Village of Estero

Budget Report-All Funds

For the Month Ending August 2021

FICA Taxes	2,345	24,490	24,400	(90)	100%	20,879	(3,611)	22,950
Retirement Contributions	3,023	35,810	38,600	2,790	93%	28,908	(6,902)	32,459
Group Insurance	6,735	84,855	84,000	(855)	101%	69,121	(15,734)	70,324
Worker's Compensation	-	554	800	246	69%	278	(276)	426
Unemployment Comp	5	819	900	81	91%	772	(47)	1,032
Miscellaneous Professional Srv	-	19,083	75,000	55,917	25%	6,950	(12,133)	6,950
Contractual Srvs-Adm Assist	-	675	-	(675)	100%	-	(675)	-
Communication Services	5,250	28,875	32,760	3,885	88%	28,875	-	31,500
Miscellaneous Contractual Srvs	-	-	35,000	35,000	0%	1,900	1,900	1,900
Travel & Per Diem	1,409	2,313	12,000	9,687	19%	3,462	1,149	3,462
Public Relations	1,281	8,031	15,000	6,969	54%	15,549	7,518	16,708
Books Pub & Memberships	1,500	4,214	3,000	(1,214)	140%	2,360	(1,854)	2,600
Training	720	2,900	4,000	1,100	72%	185	(2,715)	185
Total Village Manager	*53,753*	*572,120*	*699,760*	*127,640*	82%	*490,026*	*(82,094)*	*551,757*
Village Attorney	38,005	223,004	150,000	(73,004)	149%	148,569	(74,435)	173,217
Land Use Legal	6,919	51,812	85,000	33,188	61%	57,539	5,727	81,163
Comprehensive Plan Legal	-	-	15,000	15,000	0%	2,115	2,115	2,115
Code Enforcement Legal	1,140	1,613	12,000	10,388	13%	7,676	6,063	7,676
Land Dev Code Legal	-	12,890	15,000	2,110	86%	15,200	2,310	20,706
Other Special Legal	-	-	-	-	0%	4,449	4,449	4,449
	-	-	-	-	0%	-	-	-
	-	-	-	-		-	-	-
Total Village Attorney	*46,063*	*289,318*	*277,000*	*(12,318)*	104%	*235,547*	*(53,771)*	*289,325*
Regular Salaries & Wages	2,775	33,293	131,600	98,307	25%	100,195	66,902	103,836
FICA Taxes	212	2,547	10,100	7,553	25%	7,640	5,093	7,919
Retirement Contributions	-	-	10,500	10,500	0%	6,459	6,459	6,459
Group Insurance	-	-	15,000	15,000	0%	9,033	9,033	9,033
Worker's Compensation	-	208	300	92	69%	119	(88)	183
Unemployment Compensation	20	439	600	161	73%	454	14	520
Codification	-	6,050	25,000	18,950	24%	4,840	(1,210)	4,840
Election Services	-	15,724	70,000	54,276	22%	-	(15,724)	-
Travel & Per Diem	-	-	1,000	1,000	0%	-	-	-
Legal Notices	712	3,914	5,000	1,086	78%	1,093	(2,820)	2,435
Book, Pub & Membership	-	150	500	350	30%	170	20	170
Training	-	304	100	(204)	304%	-	(304)	-
	-	-	-	-		-	-	-
Total Village Clerk	*3,720*	*62,628*	*269,700*	*207,072*	23%	*130,004*	*67,375*	*135,395*

Village of Estero 3

	Current Month Actual	2020-2021 Year to Date Actual	2020-2021 #3 Bud Amend-June Budget	2020-2021 Budget Variance	2020-2021 Year to Date Percentage	2019-2020 Year to Date Actual	Year to Date Prior Year Variance	2019-2020 12 Months Actual
Regular Salaries & Wages	12,744	147,807	283,100	135,293	52%	228,652	80,845	260,266
FICA Taxes	975	11,257	21,700	10,443	52%	17,295	6,038	19,690
Retirement Contributions	238	2,547	13,100	10,553	19%	10,010	7,464	11,206
Group Insurance	1,201	7,258	23,700	16,442	31%	19,416	12,158	19,767
Worker's Compensation	-	416	600	184	69%	199	(217)	304
Unemployment Compensation	23	833	1,100	267	76%	828	(5)	951
Accounting Services	13,183	102,192	5,000	(97,192)	2044%	-	(102,192)	-

Village of Estero

Budget Report-All Funds

For the Month Ending August 2021

Auditing & Actuarial Services	-	36,500	38,000	1,500	96%	31,000	(5,500)	31,000
Travel & Per Diem	-	-	1,200	1,200	0%	-	-	-
Books, Publications & Members	-	293	800	507	37%	504	211	779
Training	-	-	1,200	1,200	0%	805	805	1,504
	-	-	-	-	0%	-	-	-
	-	-	-	-		-	-	-
Total Finance	*28,365*	*309,103*	*389,500*	*80,397*	79%	*308,709*	*(394)*	*345,467*
Regular Salaries & Wages	16,755	210,819	187,500	(23,319)	112%	170,374	(40,445)	192,688
FICA Taxes	1,255	15,851	14,400	(1,451)	110%	12,858	(2,994)	14,477
Retirement Contributions	2,502	27,521	19,700	(7,821)	140%	15,249	(12,272)	17,071
Group Insurance	5,073	57,825	37,300	(20,525)	155%	29,573	(28,251)	31,074
Worker's Compensation	-	2,147	2,300	153	93%	1,074	(1,073)	1,644
Unemployment Compensation	(12)	736	600	(136)	123%	706	(30)	811
Land Development Code	-	44,329	40,000	(4,329)	111%	68,985	24,656	130,680
Comp Plan/Land Dev Regulations	-	-	30,000	30,000	0%	16,830	16,830	16,830
Growth Model Srvs	-	-	10,000	10,000	0%	-	-	-
Development Srvcs Manager	650	17,200	85,000	67,800	20%	31,916	14,716	50,817
Misc Professional Services	-	-	65,000	65,000	0%	210	210	210
Economic Development	-	27,500	60,000	32,500	46%	27,500	-	27,500
Travel & Per Diem	-	281	2,000	1,719	14%	-	(281)	-
Legal Notices-Plan & Zoning	249	5,158	6,000	842	86%	2,953	(2,205)	2,953
Books, Pub & Memberships	-	4,696	5,000	304	94%	4,269	(427)	4,329
Training	-	-	600	600	0%	50	50	218
	-	-	-	-	0%	-	-	-
	-	-	-	-		-	-	-
	-	-	-	-		-	-	-
Total Development Services	*26,472*	*414,064*	*565,400*	*151,336*	73%	*382,547*	*(31,517)*	*491,303*
Cost Recovery-Wages	11,132	93,189	43,900	(49,289)	212%	20,101	(73,089)	25,904
Cost Recovery FICA Taxes	835	6,989	3,400	(3,589)	206%	1,496	(5,493)	1,950
Cost Recovery Worker's Comp	-	-	1,200	1,200	0%	-	-	-
Cost Recovery Unemploy Comp	-	-	300	300	0%	-	-	-
Cost Recovery Prof Services	6,903	16,316	-	(16,316)	100%	10,981	(5,335)	19,765
Planning & Zoning-Fixed Fee	57,559	283,871	350,000	66,129	81%	234,537	(49,334)	290,787
Filling Fees and Charges	-	-	-	-	0%	-	-	5,289
	-		-	-	0%	-	-	
	-	-	-	-		-	-	-
Planning, Zoning and Development Review Services	*76,429*	*400,365*	*398,800*	*(1,565)*	100%	*267,115*	*(133,250)*	*343,695*

Village of Estero 4

	Current Month Actual	2020-2021 Year to Date Actual	2020-2021 #3 Bud Amend-June Budget	2020-2021 Budget Variance	2020-2021 Year to Date Percentage	2019-2020 Year to Date Actual	Year to Date Prior Year Variance	2019-2020 12 Months Actual
Special Magistrate Srvs	1,900	8,526	16,000	7,475	53%	7,588	(938)	8,913
Code Compliance Contract Srvs	24,165	119,176	154,000	34,824	77%	117,104	(2,073)	139,621
Other Chrges-Filing Fees	12	170	1,200	1,030	14%	311	141	311
	-	-	-	-	0%	-	-	-
	-	-	-	-		-	-	-
Total Code Compliance Services	*26,077*	*127,872*	*171,200*	*43,328*	75%	*125,002*	*(2,869)*	*148,845*
Lee Cty Animal Control Srvs	-	24,762	38,000	13,239	65%	28,449	3,688	37,932
	-	-	-	-		-	-	-
Total Animal Control	-	*24,762*	*38,000*	*13,239*	65%	*28,449*	*3,688*	*37,932*
Flood Plain-Com Rating System	-	16,824	150,000	133,176	11%	21,598	4,774	27,031

Village of Estero

Budget Report-All Funds

For the Month Ending August 2021

NPDES Compliance	-	-	5,000	5,000	0%	983	983	983
Water Level & Quality Monitor	5,906	53,458	130,000	76,542	41%	14,049	(39,410)	57,467
Water & Sewer Expansion	-	-	257,400	257,400	0%	-	-	-
Miscellaneous Stormwate Maint	-	6,700	-	(6,700)	100%	-	(6,700)	-
Estero River Maintenance	(17,412)	250	30,000	29,750	1%	44,980	44,730	50,060
Miscellaneous Stormwate Maint	49,344	73,514	123,500	49,986	60%	41,250	(32,264)	51,150
Water Quality Joint Advocacy	-	5,000	5,000	-	100%	5,000	-	5,000
	-	-	-	-	0%	-	-	-
	-	-	-	-	0%	-	-	-
	-	-	-	-		-	-	-
Total Public Works/ Physical Environment	*37,839*	*155,746*	*700,900*	*545,154*	22%	*127,859*	*(27,887)*	*191,691*

Village of Estero 5

	Current Month Actual	2020-2021 Year to Date Actual	2020-2021 #3 Bud Amend-June Budget	2020-2021 Budget Variance	2020-2021 Year to Date Percentage	2019-2020 Year to Date Actual	Year to Date Prior Year Variance	2019-2020 12 Months Actual
Public Works Wages	12,843	150,437	186,600	36,163	81%	145,422	(5,015)	167,086
FICA Taxes	939	10,999	14,300	3,301	77%	10,669	(330)	12,272
Retirement Contribution	1,006	11,710	13,400	1,690	87%	10,288	(1,422)	11,517
Group Insurance	2,803	35,582	35,200	(382)	101%	28,908	(6,674)	29,476
Worker's Compensation	-	3,394	5,100	1,707	67%	2,188	(1,206)	3,349
Unemployment Compensation	7	511	600	89	85%	708	196	808
Traffic Counts	-	11,763	16,500	4,738	71%	10,100	(1,663)	11,760
Misc Professional Services	2,086	76,561	50,000	(26,561)	153%	117,607	41,046	163,910
Misc Engineering Srvc	15,177	21,063	-	(21,063)	100%	-	(21,063)	-
Misc Construction Services	-	28,045	60,000	31,955	47%	56,456	28,411	78,531
Bridge Maintenance	-	-	10,000	10,000	0%	-	-	-
Irrigation Maintenance	2,184	7,414	-	(7,414)	100%	13,034	5,620	13,619
Landscape Maintenance	24,900	26,920	138,600	111,680	19%	16,830	(10,090)	19,125

Village of Estero

Budget Report-All Funds

For the Month Ending August 2021

Mowing Maintenance	16,575	97,375	-	(97,375)	100%	82,460	(14,915)	101,230
Street Light Maintenance	-	11,296	65,100	53,804	17%	24,422	13,126	25,862
Street Sweeping Services	1,400	14,480	22,000	7,520	66%	13,910	(570)	19,510
Traffic Sign Maintenance	-	1,849	-	(1,849)	100%	2,620	771	4,180
Traffic Signal Maintenance	-	18,119	5,000	(13,119)	362%	4,836	(13,283)	4,836
Right-of-Way Permit Review	892	11,933	15,000	3,067	80%	4,339	(7,595)	6,114
Railroad Maintenance	-	18,000	18,000	-	100%	18,000	-	18,000
Misc Traffic Safety Projects	8,163	8,163	-	(8,163)	100%	-	(8,163)	-
Misc Landscape Projects	-	5,388	-	(5,388)	100%	-	(5,388)	-
Sandy Lane Bridge Maint/Access	5,928	24,818	-	(24,818)	100%	-	(24,818)	-
Resurf/Drainage-Poinciana Trai	-	51,857	103,870	52,013	50%	8,507	(43,350)	386,370
Road Maintenance	360	1,640	120,000	118,360	1%	-	(1,640)	-
US41 Traffic Signal Maint	-	-	30,000	30,000	0%	-	-	-
US41 Landscape Maint	-	-	22,900	22,900	0%	-	-	-
Travel	198	1,898	5,000	3,102	38%	3,315	1,417	4,066
Communications	43	426	500	74	85%	428	1	512
Utilities	3,776	43,780	35,270	(8,510)	124%	32,788	(10,992)	40,890
Equipment & leases	242	2,362	2,500	138	94%	1,969	(393)	2,151
Street Light Insurance	-	9,643	16,500	6,857	58%	-	(9,643)	3,214
Operating Supplies	151	1,630	3,000	1,370	54%	1,603	(27)	1,603
Books, Publications & Members	-	435	1,500	1,065	29%	1,187	752	1,187
Training	-	427	2,000	1,573	21%	349	(78)	349
	-	-	-	-		-	-	-
Total Public Works/ Transportation	*99,673*	*709,918*	*998,440*	*288,522*	71%	*612,944*	*(96,974)*	*1,131,528*
							-	

Village of Estero 6

	Current Month Actual	2020-2021 Year to Date Actual	2020-2021 #3 Bud Amend-June Budget	2020-2021 Budget Variance	2020-2021 Year to Date Percentage	2019-2020 Year to Date Actual	Year to Date Prior Year Variance	2019-2020 12 Months Actual
Webmaster Srvs & Maintenance	1,618	6,325	9,000	2,676	70%	6,850	526	8,030
Software Licensing	202	31,771	30,000	(1,771)	106%	28,788	(2,983)	32,575
Information Technology Srvs	20,149	102,835	125,000	22,165	82%	109,631	6,796	130,296
Tech Development Services	6,345	11,310	-	(11,310)	100%	8,525	(2,785)	8,525
Small tools & equipment	-	-	13,800	13,800	0%	-	-	-
Capital Outlay	-	-	10,000	10,000	0%	42,406	42,406	4,416
	-	-	-	-	0%	-	-	-
Total Information Technology	*28,315*	*152,240*	*187,800*	*35,560*	81%	*196,200*	*43,960*	*183,842*
Lee Cty Law Enforcement	384	4,800	10,000	5,200	48%	3,740	(1,060)	4,124
	-	-	-	-		-	-	-
Total Law Enforcement/ Security	*384*	*4,800*	*10,000*	*5,200*	48%	*3,740*	*(1,060)*	*4,124*
Parks Master Plan	-	-	-	-	0%	40,445	40,445	40,445
YMCA Operating Agreement	5,140	57,490	63,000	5,510	91%	20,760	(36,730)	26,750
Utilities	571	5,369	6,000	631	89%	4,280	(1,088)	5,668
Equipment Rent & Leases	-	559	1,100	541	51%	667	108	667
Repairs & Maint	-	2,440	20,000	17,561	12%	21,224	18,784	21,314
	-	-	-	-	0%	-	-	-

Village of Estero

Budget Report-All Funds

For the Month Ending August 2021

	-	-	-	-	0%	-	-	-
	-	-	-	-		-	-	-
Total Parks & Recreation	*5,711*	*65,857*	*90,100*	*24,243*	73%	*87,376*	*21,519*	*94,844*
Lobbying Services	5,000	25,000	30,000	5,000	83%	25,000	-	30,000
State Administrative Fees	786	8,247	9,500	1,253	87%	7,653	(594)	9,360
Tax Collector Fees	-	1,850	3,750	1,900	49%	1,818	(32)	1,818
Audio Visual Services	4,635	27,166	46,000	18,834	59%	20,235	(6,931)	26,136
Misc Contractual Srvcs	3,235	3,235	250,000	246,765	1%	-	(3,235)	-
Communications	425	4,742	5,000	258	95%	3,530	(1,213)	4,251
Freight & Postage	400	2,411	3,500	1,089	69%	1,506	(905)	2,171
Utilities	1,470	20,837	17,500	(3,337)	119%	13,425	(7,412)	15,671
Equipment Rental & Leases	654	10,362	10,000	(362)	104%	8,488	(1,875)	9,433
Office Lease-Corkscrew Palms	19,104	210,071	257,400	47,329	82%	210,824	753	230,016
Insurance	-	49,625	78,700	29,076	63%	58,410	8,786	74,952
Repairs & Maintenance	1,792	13,843	20,000	6,157	69%	14,632	789	16,970
Printing	-	-	1,500	1,500	0%	146	146	146
Contingency	-	-	154,200	154,200	0%	-	-	-
Office Supplies	548	4,136	6,500	2,364	64%	3,817	(319)	4,214
Operating Supplies	2,263	32,872	11,000	(21,872)	299%	9,018	(23,854)	12,143
Books Pub & Membership	-	85	2,000	1,915	4%	-	(85)	141
Capital Outlay	-	350	-	(350)	100%	-	(350)	-
	-	-	-	-	100%	-	-	-
	-	-	-	-		-	-	-
Total General Government	*40,314*	*414,832*	*906,550*	*491,718*	46%	*378,502*	*(36,331)*	*437,421*

Village of Estero 7

	Current Month Actual	2020-2021 Year to Date Actual	2020-2021 #3 Bud Amend-June Budget	2020-2021 Budget Variance	2020-2021 Year to Date Percentage	2019-2020 Year to Date Actual	Year to Date Prior Year Variance	2019-2020 12 Months Actual
Covid Contractual Expenditures	-	192,496	185,400	(7,096)	104%	-	(192,496)	-
Repair and Maintenance	-	4,950	-	(4,950)	100%	-	(4,950)	3,690
Covid Supplies	-	304,409	226,200	(78,209)	135%	-	(304,409)	499
Capital Outlay	-	-	-	-	0%	-	-	37,990
Total COVID	-	*501,855*	*411,600*	*(90,255)*	122%	-	*(501,855)*	*42,179*
Lee Cty Marine Patrol	544	2,720	43,860	41,140	6%	544	(2,176)	544
	-	-	-	-		-	-	-
Total Lee County Marine Patrol	*544*	*2,720*	*43,860*	*41,140*	6%	*544*	*(2,176)*	*544*
IRMA-Professional Service	-	-	10,000	10,000	0%	-	-	-
IRMA Debris Removal	-	-	-	-	0%	69,504	69,504	69,504
	-	-	-	-	0%	-	-	-
	-	-	-	-	0%	-	-	-
	-	-	-	-	0%	-	-	-
	-	-	-	-	0%	-	-	-
Total Hurricane Irma	-	-	*10,000*	*10,000*	0%	*69,504*	*69,504*	*69,504*
	-	-	-	-		-	-	-
Total Expenditures-General Fund	***485,944***	***4,340,121***	***6,333,810***	***1,993,689***	69%	***3,577,209***	***(762,912)***	***4,643,959***
Building Service Contract	174,590	817,998	954,100	136,102	86%	799,109	(18,889)	953,569
Laserfische Software	-	6,104	8,100	1,996	75%	8,088	1,985	8,088

Village of Estero

Budget Report-All Funds

For the Month Ending August 2021

Building IT Contract Services	857	4,374	5,300	926	83%	4,663	289	5,542
Records Imaging Services	15,309	15,309	-	(15,309)	100%	-	(15,309)	-
Software Consultant	-	-	275,000	275,000	0%	-	-	-
Inkforce Software	2,550	12,750	15,300	2,550	83%	12,750	-	15,300
Communications	124	1,344	1,400	56	96%	1,154	(190)	1,405
Freight & Postage	72	590	600	10	98%	448	(142)	636
Utilities	229	2,344	3,000	656	78%	2,561	217	2,970
Equipment Lease	691	8,687	9,800	1,113	89%	8,056	(631)	9,270
Office Lease-Corkscrew Palms	3,913	43,027	52,800	9,773	81%	43,181	154	47,112
Repairs & Maintenance	230	1,936	3,800	1,864	51%	2,507	571	2,479
Credit Card Fees	5,016	32,200	27,800	(4,400)	116%	26,798	(5,402)	30,161
Office Supplies	365	2,259	3,000	741	75%	2,462	203	2,829
~~Operating Supplies~~	-	70	4,800	4,730	1%	3,587	3,517	3,618
Total Expenditures-Building Fee Fund	*203,946*	*948,991*	*1,364,800*	*415,809*	70%	*915,365*	*(33,626)*	*1,082,979*
Principal Payments	-	670,459	670,460	1	100%	644,610	(25,849)	1,641,295
Interest Expense	-	720,613	745,340	24,727	97%	770,587	49,974	770,587
	-	-	-	-	0%	-	-	-
	-	-	-	-		-	-	-
Total Expenditures-Debt Service	-	*1,391,072*	*1,415,800*	*24,728*	98%	*1,415,197*	*24,125*	*2,411,882*

	Current Month Actual	2020-2021 Year to Date Actual	2020-2021 #3 Bud Amend-June Budget	2020-2021 Budget Variance	2020-2021 Year to Date Percentage	2019-2020 Year to Date Actual	Year to Date Prior Year Variance	2019-2020 12 Months Actual
Estero Parkway Improvements	30,917	3,699,072	3,186,560	(512,512)	116%	3,057,317	(641,755)	4,688,942
River Ranch Rd Improvements	853	52,905	310,000	257,095	17%	124,418	71,513	145,702
Corkscrew Rd Widening	310	26,780	300,000	273,220	9%	3,915	(22,865)	32,507
Via Coconut Pt Street Lights	-	-	205,200	205,200	0%	-	-	-
Williams Rd Street Lights	-	-	57,000	57,000	0%	-	-	-
River Ranch Rd Street Lights	-	-	30,500	30,500	0%	-	-	-
Broadway Ave East Street Light	-	-	12,900	12,900	0%	-	-	-
Sandy Lane Street Lights	-	-	28,600	28,600	0%	-	-	-
	-	-	-	-	0%	-	-	-
Total Roadway Projects	32,079	3,778,757	4,130,760	352,003	91%	3,185,650	(593,107)	4,867,151
US41-Pelican Sound Inte Improv	-	-	132,000	132,000	0%	-	-	-
Corkscrew Rd Signal-Puente Ln	-	1,159,356	1,634,950	475,594	71%	46,428	(1,112,928)	76,847
Williams Rd Intersection Impro	67,229	79,785	300,000	220,215	27%	33,353	(46,432)	33,353
Williams Rd High School Turn	-	83,791	-	(83,791)	100%	53,696	(30,095)	423,462
Coconut Rd Improvements	-	-	117,000	117,000	0%	-	-	29,441
	-	-	-	-		-	-	-
Total Intersection Improve Proj	67,229	1,322,932	2,183,950	861,018	61%	133,477	(1,189,455)	563,103
Coconut Rd Crosswalks	13,176	79,492	150,000	70,508	53%	41,978	(37,514)	41,978
Williams Rd Bike/Sidewalks	10,295	16,155	150,000	133,845	11%	-	(16,155)	-
Intersect Safety Improv Study	-	-	110,000	110,000	0%	-	-	-
Sandy Ln Bike-Ped Improv	-	-	438,780	438,780	0%	-	-	-
Broadway E Shared Use Path	-	-	245,700	245,700	0%	-	-	-
Broadway W Bus Stop Improv	-	11,195	-	(11,195)	100%	-	(11,195)	2,650
Total Bicycle & Ped Improv Proj	23,471	106,842	1,094,480	987,638	10%	41,978	(64,864)	44,628
US 41 FDOT Landscape	-	-	199,600	199,600	0%	-	-	-
US 41 Landscaping Enhancement	1,573	37,639	114,790	77,151	33%	793,411	755,771	800,988

Village of Estero

Budget Report-All Funds

For the Month Ending August 2021

Corkscrew Rd Landscape	(9,000)	-	-	-	0%	-	-	-
Monument Sign/Branding	-	-	-	-	0%	9,279	9,279	9,279
US 41 Monument Signs	-	-	156,000	156,000	0%	-	-	-
Three Oaks Prkwy MonumentSigns	-	-	156,000	156,000	0%	-	-	-
Via Coconut Pt Landscap Improv	-	4,920	276,000	271,080	2%	60,480	55,560	62,390
Ben Hill Griff Pkwy Landsc Imp	20,000	56,067	130,000	73,933	43%	-	(56,067)	-
I-75 Interchange Landscaping	9,000	9,000	60,000	51,000	15%	-	(9,000)	-
Williams Rd Landscape Improv	-	-	143,000	143,000	0%	-	-	-
Total Landscaping & Beauti Proj	21,573	107,627	1,235,390	1,127,763	9%	863,170	755,543	872,657
Park Capital Projects	-	13,500	-	(13,500)	100%	-	(13,500)	-
Estero on River Master Plan	(4,392)	39,375	252,000	212,625	16%	-	(39,375)	24,750
Estero Com Prk Master Plan	-	-	150,000	150,000	0%	-	-	-
Estero Com Prk Expansion	-	-	738,000	738,000	0%	-	-	-
Total Parks & Recreation Proj	(4,392)	52,875	1,140,000	1,087,125	5%	-	(52,875)	24,750
	-	-			0%	-	-	-
Estero River N Brnch Drainage	14,345	14,345	342,000	327,655	4%	-	(14,345)	-
Estero Rvr Sediment Removal	17,412	22,312	30,000	7,688	74%	-	(22,312)	-
Total Stormwater Projects	31,757	36,657	372,000	335,343	10%	-	(36,657)	-

Village of Estero 9

	Current Month Actual	2020-2021 Year to Date Actual	2020-2021 #3 Bud Amend-June Budget	2020-2021 Budget Variance	2020-2021 Year to Date Percentage	2019-2020 Year to Date Actual	Year to Date Prior Year Variance	2019-2020 12 Months Actual
Land Purchase-Estero on River	41,050	41,050	-	(41,050)	100%	-	(41,050)	8,500
Williams Road Property-Church	-	-	-	-	0%	3,012,288	3,012,288	3,012,288
	-	-	-	-		-	-	-
Total Land Acquistions	41,050	41,050	-	(41,050)	100%	3,012,288	2,971,238	3,020,788
	-	-	-	-		-	-	-
Total Expenditures-Capital Project Fund	212,767	5,446,740	10,156,580	4,709,840	54%	7,236,563	1,789,823	9,393,076
	-	-	-	-		-	-	-
Total Expenditures-All Funds	902,658	12,126,925	19,270,990	7,144,065	63%	13,144,334	1,017,410	17,531,896
Gen Fd Trans to Debt Service	-	2,515,197	2,515,800	603	100%	2,515,197	-	2,515,197
Gen Fd Trans to Cap Projects	143,081	2,616,339	3,837,010	1,220,671	68%	4,086,883	1,470,544	5,162,053
Debt Serv Trans toCap Projects	-	-	-	-	0%	1,000,000	1,000,000	1,000,000
CIP Tran from Gas Tax-300-000	-	(83,791)	(570,000)	(486,209)	15%	(87,049)	(3,258)	(456,815)
CIP Tran from RdImp 300-990	(78,686)	(175,625)	(1,744,480)	(1,568,855)	10%	(3,915)	171,710	(32,507)
CIP Tran from ComPrkIF 300-991	-	-	(118,700)	(118,700)	0%	(868,700)	(868,700)	(868,700)
CIP Tran from RegPrkIF 300-992	-	-	-	-	0%	(862,556)	(862,556)	(862,556)
CIP Tran from PubLand- 300-994	-	-	-	-	0%	(281,032)	(281,032)	(281,032)
CIP Tran from Park IF 300-995	-	-	(581,300)	(581,300)	0%	-	-	-
Gas Tax Trans to CIP-300-266	-	83,791	570,000	486,209	15%	87,049	3,258	456,815
Rd Imp Fee Trans toCIP-300-990	78,686	175,625	1,744,480	1,568,855	10%	3,915	(171,710)	32,507
ComPrk Imp Fee Tran to CIP-991	-	-	118,700	118,700	0%	868,700	868,700	868,700
RegPrk Imp Fee Tran to CIP-992	-	-	-	-	0%	862,556	862,556	862,556
PubLand BonusDen TrantoCIP-994	-	-	-	-	0%	281,032	281,032	281,032
Park Imp Fee Tran to CIP-995	-	-	581,300	581,300	0%	-	-	-
	-	-	-	-		-	-	-
Total Expenditures and Other Financing Uses-All Funds	***1,045,739***	***17,258,461***	***25,623,800***	***8,365,339***	*67%*	***20,746,415***	***3,487,953***	***26,209,146***

Village of Estero

Budget Report-All Funds
For the Month Ending August 2021

Excess Revenue over Expenditures	***90,867***	***4,686,813***	***(2,054,660)***	***6,741,473***		***2,374,853***	***2,311,960***	***203,433***
Estimated Prior Year Surplus		36,251,537	32,634,850	3,616,687		36,048,104	203,433	36,048,104
Fund Balance		***40,938,350***	***30,580,190***	***10,358,160***		***38,422,957***	***2,515,393***	***36,251,537***

	Current Month Actual	2020-2021 Year to Date Actual	2020-2021 #3 Bud Amend-June Budget	2020-2021 Budget Variance	2020-2021 Year to Date Percentage	2019-2020 Year to Date Actual	Year to Date Prior Year Variance	2019-2020 12 Months Actual
General Fund								
Revenues	800,781	12,631,193	11,974,940	656,253	105%	11,607,577	1,023,615	12,886,737
Expenditures	485,944	4,340,121	6,333,810	1,993,689	69%	3,577,209	(762,912)	4,643,959
Operating Excess (deficit)	314,837	8,291,071	5,641,130	2,649,941		8,030,368	260,703	8,242,778
Transfers out to Debt Service	-	(2,515,197)	(2,515,800)	603	100%	(2,515,197)	-	(2,515,197)
Transfers out to Capital Projects	(143,081)	(2,616,339)	(3,837,010)	1,220,671	68%	(4,086,883)	1,470,544	(5,162,053)
	171,756	3,159,535	(711,680)	3,871,215		1,428,288	1,731,247	565,528
Building Fee Fund								
Revenues	129,980	922,999	998,300	(75,301)	92%	1,084,786	(161,787)	1,182,493
Expenditures	203,946	948,991	1,364,800	415,809	70%	915,365	(33,626)	1,082,979
Operating Excess (deficit)	(73,967)	(25,992)	(366,500)	340,508		169,421	(195,413)	99,514
Debt Service Fund								
Revenues	87	969	10,000	(9,031)	10%	1,035,176	(1,034,206)	1,035,330
Expenditures	-	1,391,072	1,415,800	24,728	98%	1,415,197	24,125	2,411,882
Operating Excess (deficit)	87	(1,390,103)	(1,405,800)	15,697		(380,021)	(1,010,082)	(1,376,553)
Debt Service Proceeds	-	-	-	-	0%	-	-	-
Transfers in from General Fund	-	2,515,197	2,515,800	(603)	100%	2,515,197	-	2,515,197
Transfers out to Capital Projects	-	-	-	-	0%	(1,000,000)	1,000,000	(1,000,000)
	87	1,125,094	1,110,000	15,094		1,135,176	(10,082)	138,645
Capital Projects Fund								
Revenues	62,676	3,258,577	4,233,090	(974,513)	77%	1,791,648	1,466,929	2,630,770
Expenditures	212,767	5,446,740	10,156,580	4,709,840	54%	7,236,563	1,789,823	9,393,076
Operating Excess (deficit)	(150,091)	(2,188,163)	(5,923,490)	3,735,327		(5,444,915)	3,256,752	(6,762,306)
Transfers in from Other Funds	143,081	2,616,339	3,837,010	(1,220,671)	68%	5,086,883	(2,470,544)	6,162,053
	(7,010)	428,176	(2,086,480)	2,514,656		(358,032)	786,208	(600,253)

Village of Estero

Budget Report-All Funds
For the Month Ending August 2021

Reserved and Available Funds Report

General Fund Reserves	$ 5,596,700
Litigation Defense Reserve	670,000
Major Road Maintenance Reserve	148,000
Debt Reduction	5,304,294
Total Reserved Funds	$ 11,718,994
General Fund Capital Projects	$ 16,670,696
Building Fee Fund	777,246
Gas Tax Capital Projects	1,716,650
Developer Contribution	332,763
Road Impact Fees	8,902,568
Community Park Impact Fees	107,707
Regional Park Impact Fees	-
Estero Park Entry Contribution	101,006
Park Imp Fees	467,591
Public Land Purchase	143,130
Total Available Funds	$ 29,219,357



Village of Estero

Budget Report-All Funds
For the Month Ending August 2021

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
October 20, 2021

Agenda Item:

Engineering Services for Estero PreK-8 School

Description:

The School District of Lee County is currently permitting a PreK-8 School along Three Oaks Parkway across from Laurel Oaks Drive. As currently designed by the School District, the site includes a track and a multi-purpose athletic field. The multi-purpose field will be covered with bahia sod.

The School District has offered to partner with the Village of Estero to upgrade the fields to allow use by the general public outside of school hours. Potential upgrades include the following:

- Replace bahia sod with bermuda sod
- Extend irrigation system to include the large grassed area south of track and multi-purpose field.
- Improved soil under all fields to improve drainage and field durability.
- Fence to separate fields from school facilities.
- Field lights
- Restroom building
- Sidewalks

The Village of Estero will require the services of an engineer and architect to design the potential improvements. Attached is a contract with Johnson Engineering (the engineering firm working for the School District) to provide design services for the potential site improvements. The contract covers designing a second athletic field, switching sod from bahia to Bermuda, improved irrigation and drainage, restroom facility, field lighting, sidewalks and additional fencing.

Action Requested:

Approve award of Supplemental Task Authorization 10 to Contract EC 2020-32 to Johnson Engineering to provide engineering service to The Village of Estero for $98,000.

Approve a 10% contingency for additional services that may be required to complete the project.

Authorize the Village Manager to sign the STA and other additional implementing documents within the scope of the STA on behalf of the Village of Estero Council.

Financial Impact:

The financial impact is $107,800 which includes the contract amount of $98,000 plus a 10% contingency of $9,800.

Funding for this project will be from the Estero Community Park Expansion Master Plan budget of $150,000.

Attachments:

1. Johnson Engineering Contract
2. Ownership Disclosure
3. Project Location Map
4. Shared Use Concept

Misc. Professional Services

EC 2020-32

STA No. 10

Project Name: PreK-8 Shared Use Design & Permitting

Consultant: Johnson Engineering

Village of Estero Contract No.: EC2020-32

Village of Estero Account Number: _

Brief Description: Johnson Engineering will provide design and permitting services for enhancement to the proposed Estero PreK-8 School site. Improvements include rest room facilities, irrigation, fields lights, grass and irrigation

Total Fees: $98,000

The Consultant shall perform the services outlined in the attached Exhibit A – Scope of Services for the Fees identified in Exhibit B – Fees, under the terms and conditions outlined in the above referenced Village of Estero Contract No. EC2020-32.

Consultant: Johnson Engineering, Inc.

By: _____

Name: _____

Title: _____

Date: _____

Attachments:
Exhibit A – Scope of Services
Exhibit B – Fees

Village of Estero

By: _____

Name: Steve Sarkozy

Title: Village Manager

Date: _____

EXHIBIT A

CN 2018-02 MISCELLANEOUS PROFESSIONAL SERVICES

STATEMENT OF WORK

FOR: STA-10 – ATHLETIC FACILITIES AT SDLC AAAA PREK-8 SCHOOL

Exhibit A consisting of **EIGHT** (8) pages referred to in the Professional Services Agreement between the OWNER and the CONSULTANT for professional services dated **October 13, 2021.**

Services not set forth in this Exhibit A, or not listed or described herein, are expressly excluded from the Scope of the Professional Services of the CONSULTANT. The CONSULTANT assumes no responsibility to perform any services not specifically identified and/or otherwise described in this Exhibit A.

A. PROJECT OVERVIEW

The Village of Estero additional soccer/play fields on the AAAA PreK-8 School (The "Project") on a parcel of land located in Village of Estero, Lee County Florida, Section 34 Township 46, Range 25, at Latitude 26.425003 and Longitude - 81.798453. The project will consist of, but not limited to, the addition of the play fields in the general area of the southwest are of the campus behind the school proper, addition of restroom facility, electrical service and transformer, lighting infrastructure, sidewalks, fencing and field lighting.

SCOPE OF SERVICES DEFINITIONS

The following are definitions of terms relating to items referenced throughout this document:

SBLC – School Board of Lee County

VILLAGE – Village of Estero

PZDB – Planning, Zoning, Design Board of the Village of Estero

CONSULTANT - Johnson Engineering, Inc.

ARCHITECT – Harvard Jolly Architecture

RAI – Request for Additional Information

WUP – Water Use Permit

B. SCOPE OF SERVICES

1.1 - SITE DEVELOPMENT PLANS

The CONSULTANT shall prepare construction civil site construction plans for the project, separate from the construction plans for the school, that will be included in the overall construction plan set once the field construction set is approved and

ready for construction. It is anticipated the proposed fields, bathroom facility and associated work will be a separate phase of the overall AAAA School project.

The Construction Plan Set shall consist of the design of a second athletic field with approximate dimensions of 440 ft east/west and 230 ft north/south. The field will be located between the student pick up drive and the track. Design will include the following:

a. Relocate existing drainage structures to accommodate the proposed field dimensions. Including underdrainage around the perimeter of the field to prevent saturated soil for extended periods of time.
b. Grading of the proposed field
c. Specifications for the proposed fill under the field to promote appropriate drainage without need for underdrains
d. Extend existing irrigation system to provide irrigation to this field.
e. Design irrigation system for the proposed athletic field as well as other grassed areas including the following:
    i. Between track and parking lot/tennis courts
    ii. Area outside the playing field between the track and student pick up drive.
    iii. Revise irrigation system design for field located inside the track to accommodate Bermuda sod
f. Revised construction plans to include Bermuda Sod on the existing field locations within the track and the proposed second athletic field.
g. Sidewalks
    i. Design sidewalk to connect the parking area(s) with the two fields and restroom.
    ii. Submit preliminary layout to Village for review. Incorporate comments into the design.
    iii. Present layout to Village Council. Incorporate comments into the design.
    iv. Add the proposed sidewalks to the construction plans.
h. Fencing - design additional fencing to separate the shared facilities from the secured school facilities.

1.2 - VILLAGE OF ESTERO DO AMENDMENT

The CONSULTANT shall assist the VILLAGE in applying for an Amendment to DOS2021-E004 to the VILLAGE for the proposed field additions/modifications, including the proposed restroom facility. All applicable permit fees shall be paid by Village.

The CONSULTANT shall assist the VILLAGE in the submittal for the DO Amendment to the VILLAGE and will include, but not limited to, application documents and plans, bathroom facility architectural plans, and any additional material required to support the proposed design and coordinate with the permitting agencies to obtain final approval of the permits. Permit application

forms, including required design information and data, shall be completed, and reviewed by the VILLAGE. Upon VILLAGE approval, the CONSULTANT will submit for the DO Amendment to the VILLAGE. Included in this task is the coordination and attendance of meetings with the SBLC and the VILLAGE during the design and review process, and the response to requests for additional information by the VILLAGE.

The CONSULTANT shall also prepare for and attend the PZDB Board public meeting and final hearing for the project.

1.3 - SFWMD IRRIGATION WATER USE PERMIT

The CONSULTANT will assist the VILLAGE and OWNER with applying for a modification of the SFWMD individual water use permit approved under application #210625-5 (<3 million gallons per month) for irrigation. Permit modification will add irrigated acreage associated with fields in the eastern portion of the project site not included for irrigation in the original water use permit application. The increase in irrigated acreage will change the permit category to an individual water use permit with an allocation greater than 3 million gallons per month and less than 30 million gallons per month. The change in permit category will require additional resource impact assessments not required for the original permit application for an allocation less than 3 million gallons per month. The CONSULTANT will prepare required SFWMD forms, site location maps, aerial photographs, site plans, estimate irrigation allocation using Modified Blaney-Criddle model, request statement of reclaimed water availability (if required), perform uncalibrated groundwater modeling, per criteria of the SFWMD Applicant's Handbook for Water Use Permit Applications, and perform chloride blending calculations. The CONSULTANT will respond to requests for additional information from the SFWMD. The VILLAGE is responsible for SFWMD permit application processing fees (estimated at $1,000).

TASK 2.0 CONSTRUCTION ADMINISTRATION AND CERTFICATION

2.1 - SERVICES DURING CONSTRUCTION

The CONSULTANT will also provide Construction observation for the development as required for the engineer's project certification and to provide quality assurance during construction as outlined in Exhibit "C".

2.2 - FINAL CERTIFICATIONS

CONSULTANT will provide the following services for engineering and landscaping final certifications/dedication to SBLC and VILLAGE. ***All As-built survey information required for certifications is not part of this contract***.

- The CONSULTANT will prepare a Sketch & Description for the proposed FPL easement to the transformer by the proposed filed restroom facility.
- Attend SBLC and VILLAGE final walk-throughs and prepare punch lists for contractor compliance.

- Prepare as-built Record Drawings of all civil improvements based upon a compilation of contractor-submitted data and field measurements provided by professional surveyor (not part of this contract).
- Provide final certification to VILLAGE for review and approval for the field improvements that construction was completed in compliance with the approved plans and specifications.

Scope of Work by Harvard Jolly

HARVARD • JOLLY
ARCHITECTURE

September 30, 2021

Dana Hume, PE
Principal
Johnson Engineering, Inc.
2122 Johnson Street
Fort Myers, FL 33901

RE: Proposal for Athletic Facilities at the LCSD New Pre-K School

Dear Mr. Hume,

Harvard Jolly Architecture is pleased to provide this proposal for architectural services for additional athletic facilities at the proposed new School District of Lee County PreK-8 School on 3 Oaks Parkway.

Anticipated Scope of Work

1. **Restroom Facility** – Assist the Village in preparing a design for a restroom facility. Submit preliminary concept to Village for review. Preliminary concept will include restroom location. Incorporate comments into restroom design. Present restroom concept to Village Council. Incorporate comments into restroom design. Prepare construction plans. The facility is expected to include the following.
    a. Separate men's and women's handicapped accessible toilet rooms with 3 fixtures each, plus lavs.
    b. Air conditioning – anticipate rooftop unit (no interior mech room).
    c. Janitor closet
    d. Electrical closet
    e. Water fountain/cooler
    f. Covered outdoor area – anticipate roof extension (no tent structure or aluminum canopy)
2. **Electrical** – New transformer and electrical service
3. **Lighting Infrastructure** for sports field lighting in the base design. See item #10 for lighting system.
4. **Sidewalks** – Coordination of sidewalks to connect the parking area(s) with the two fields and restroom. Submit preliminary layout to Village for review. Incorporate comments into the design. Present layout to Village Council. Incorporate comments into the design. Add the proposed sidewalks to the construction plans.
5. **Fencing** – Coordination of additional fencing to separate the shared facilities from the secured school facilities.
   Add the proposed fencing to the construction plans.
6. **Field Lighting** (alternate bid) – Provide Musco type sports lighting to both field areas.

Fees for Professional A/E Services

Professional services include architectural design and construction documents and supporting engineering services (excluding civil), including structural, mechanical, electrical, plumbing, sprinkler, and fire alarm design, consistent with the project requirements of the current school design contracted with the School District. **Harvard Jolly's fee associated with the scope of work above is $46,800**. Note that fees do not change with lighting option, as Musco (or equal) would design their system.

Please let me know if you have any questions.

Sincerely,

Michael R. Johnson, RA
Vice President
HARVARD • JOLLY ARCHITECTURE

Xc: Steve Johnson, HJA file

1639 HENDRY STREET | FORT MYERS, FL 33901 | T. 239.275.7774 | F. 727.894.0502 | www.HARVARDJOLLY.com | AR0013140
FORT MYERS | JACKSONVILLE | ORLANDO | ST. PETERSBURG | SARASOTA | TALLAHASSEE | TAMPA | WEST PALM BEACH

SELECT STRUCTURAL

12573 New Brittany Boulevard • Fort Myers, FL 33907 • Ph: 239-210-5090

Agreement for the Provision of Limited Professional Services

Mr. Michael Johnson
Harvard Jolly Architecture
1639 Hendry Street
Fort Myers, FL 33901

August 5, 2021
Revised September 9, 2021

Reference: Estero PK-8 Restroom

SCOPE OF SERVICES

Provide structural engineering for the one story 1,500 square foot Restroom Facility at the Estero PK-8 School in Estero, Florida.

Services specifically excluded are: soil investigation, geotechnical engineering, engineering services which are normally provided by Specialty Engineers, printing and distribution of drawings for bidding and/or construction, cost estimating, in depth examination of alternative structural systems and architectural design/detailing responsibilities.

ENGINEERING COMPENSATION

Compensation for basic services shall be a lump sum fee of $2,000 and will be billed monthly based on percent complete.

ADDITIONAL PROVISIONS

This Letter of Agreement and Exhibit A constitute the entire Agreement between the parties.

Offered By,
Select Structural

Shawn Anderson PE, SE
President

Agreed to and Accepted by:

_____
(Signature) (Date)

_____
(Printed Name/Title)

_____
(For)

CONSULTING ENGINEERS

August 30, 2021

Michael Johnson, RA
Senior Associate
Harvard Jolly Architecture
1639 Hendry Street
Fort Myers, Florida 33901

Re: Proposal for Professional MEP/FP Engineering Services
Lee County Public Schools AAAA
Estero Outbuilding and Sports Fields

Mike,

OCI Associates, Inc., is pleased to submit the following proposal for Professional Engineering services for the MEP/FP services for the above referenced project.

Scope of Work Description:

1. Provide MEP/FP design for the construction of a new toilet room facility to serve the new sports fields
2. Provide related electrical power and lighting design required for the sports fields. Filed lighting design/photometry by others.
3. Provide I/T infrastructure design for security cameras. Cabling will be by others.
4. Provide construction/permit documents for the project and respond to any plan review comments by the AHJ.
5. Provide 61G15 sprinkler design.
6. Provide attendance at design meetings.
7. Provide construction Administration services for the related MEP/FP disciplines to include shop drawing review, responses to RFI, 5 site visits during construction.

Compensation MEP/FP Services:

Construction/Permit Documents	$ 16,500.00
Construction Administration	$ 3,500.00
TOTAL FEE	**$ 19,500.00**

OCI ASSOCIATES, INC.
9728 Commerce Center Court | Fort Myers, FL 33908 | Phone: (239) 454-5117 | www.ociassociates.com
Offices: Orlando, Fort Pierce, West Palm Beach, Miami, Tampa, Washington DC, Baltimore, Norfolk, Dallas, San Francisco

Exclusions:

1. Design revisions related to value engineering after 50% Construction Document phase.
2. Plan revisions required based upon site inspectors request to match field installed conditions of the various MEP/FP trades.
3. Scope of work changes.
4. Revising drawings to reflect "As-Built" conditions.

Additional Services:

Services required beyond basic scope shall be negotiated on an as needed basis at which time an additional services proposal (ASP) will be provided.

OCI Hourly Rates:

Principal	$200.00/Hour
Registered Professional Engineer	$185.00/Hour
Senior Project Manager	$170.00/Hour
Lighting Design Engineering	$150.00/Hour
IT/AV Design Engineering	$150.00/Hour
Project Engineer	$120.00/Hour
Senior Designer	$100.00/Hour
Designer	$ 85.00/Hour
CAD Operator	$ 75.00/Hour
Clerical	$ 65.00/Hour

Accepted by:

OCI Associates, Inc.

Gary K. Wydock

Gary K. Wydock
Principal
Division Director-Fort Myers

Accepted by:

Michael R Johnson, AIA

_____
Signature

_____
Name and Title (printed)

_____
Date

OCI ASSOCIATES, INC.
9728 Commerce Center Court | Fort Myers, FL 33908 | Phone: (239) 454-5117 | www.ociassociates.com
Offices: Orlando, Fort Pierce, West Palm Beach, Miami, Tampa, Washington DC, Baltimore, Norfolk, Dallas, San Francisco

C. SCHEDULE
To be determined.

D. COMPENSATION
The fees will be billed based on Exhibit 'B' attached.

EXHIBIT B

PRICING PROPOSAL

TASK	ITEM	AMOUNT (Estimated if T&M)	FEE TYPE (LS/T&M/NTE)
1.1	Site Development Plans	$21,800	LS
1.2	Village DO Amendment	$13,900	LS
1.3	SFWMD Irrigation Water Use Permit Modification	$5,900	LS
2.1	Services during Construction	$7,100	LS
2.2	Final Certification	$2,500	LS
3.0	Harvard Jolly Fees	$46,800	LS
TOTAL COMPENSATION FOR CONSULTANT'S SERVICES		**$98,000**	**LS**

JOHNSON ENGINEERING

PROFESSIONAL SERVICES HOURLY RATE SCHEDULE
July 13, 2021

Professional	
9	$250
8	$230
7	$210
6	$190
5	$165
4	$150
3	$140
2	$120
1	$110
Technician	
6	$155
5	$130
4	$110
3	$95
2	$75
1	$65
Administrative	
3	$90
2	$80
1	$65
Field Crew	
4-Person	$220
3-Person	$190
2-Person	$150
Field Equipment	
Field Equipment on Separate Schedule	
Expert Witness	$300
Reimbursable Expenses and Sub-Consultants	Cost + 10%

Construction Engineering and Inspection (CEI Services)	
CEI Services Manager	$175
CEI Senior Project Administrator	$155
CEI Project Administrator	$140
Contract Support Specialist	$120
Senior Inspector	$110
CEI Inspector III	$100
CEI Inspector II	$90
CEI Inspector I	$80
Compliance Specialist	$90
CEI Inspector's Aide	$65

Corporate Headquarters: 2122 Johnson Street, Fort Myers, Florida 33901
Mailing Address: PO Box 1550, Fort Myers, Florida 33902-1550
Phone: (239) 334-0046
www.johnsonengineering.com

CN No.: CN 2020-01

VILLAGE OF ESTERO, FLORIDA
VENDOR DISCLOSURE FORM

Project No.: CN 2020-01

Project Name: Village of Estero Miscellaneous Professional Services

Please check as appropriate:

_____ I am the sole proprietor/owner. The company is not publicly held.

__X__ The company is not publicly held.
The names and addresses of the owners having a greater than 5% interest is attached.

_____ The company is publicly held.
The names and addresses of the owners having a greater than 5% interest is attached.

I do hereby certify that to the best of my knowledge and belief certify that the information above and attached is true and correct.

Signed: _____
Vendor

Printed Name: Michael Dickey, PE

Company Name: Johnson Engineering, Inc.

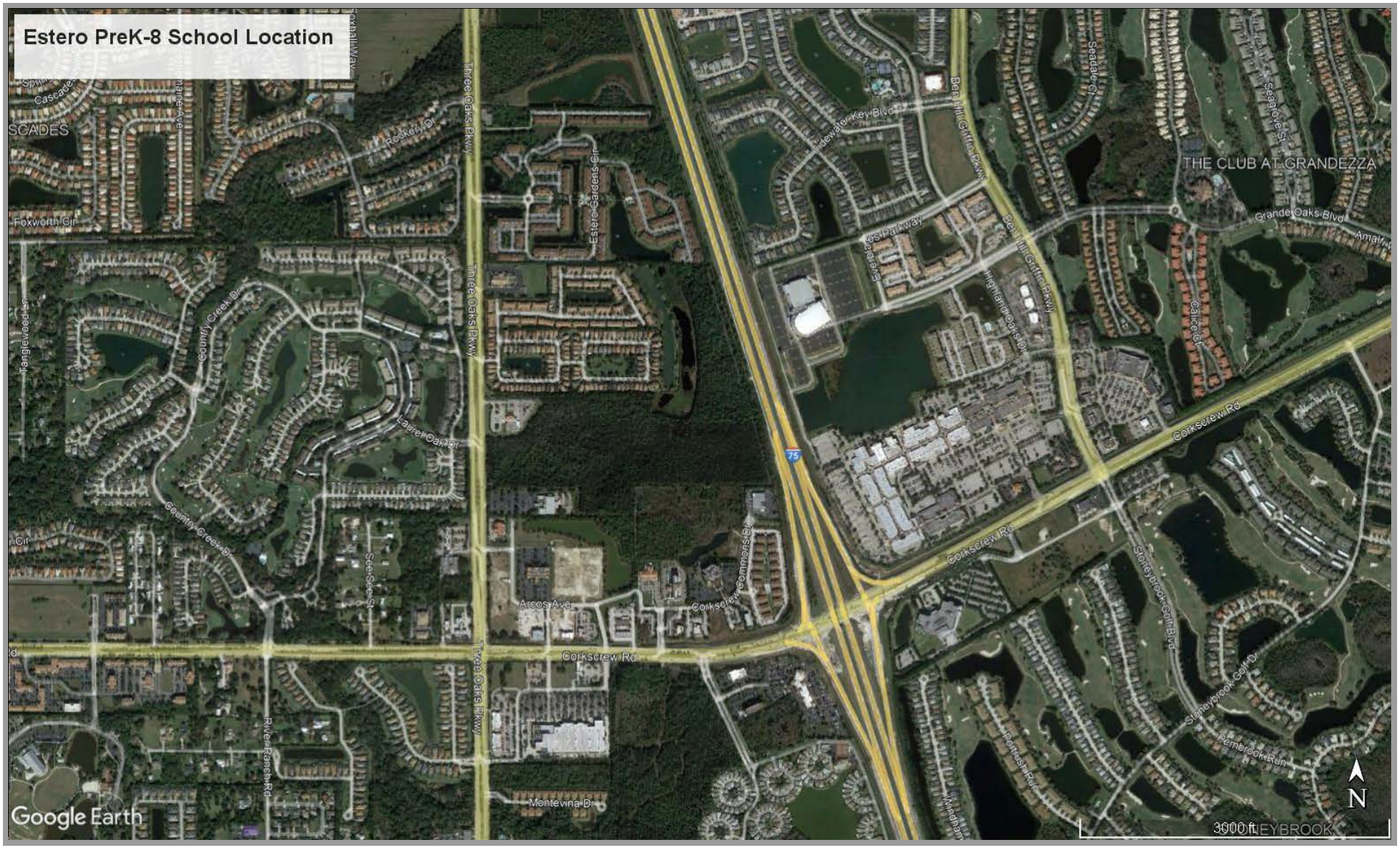
Date: May 28, 2020

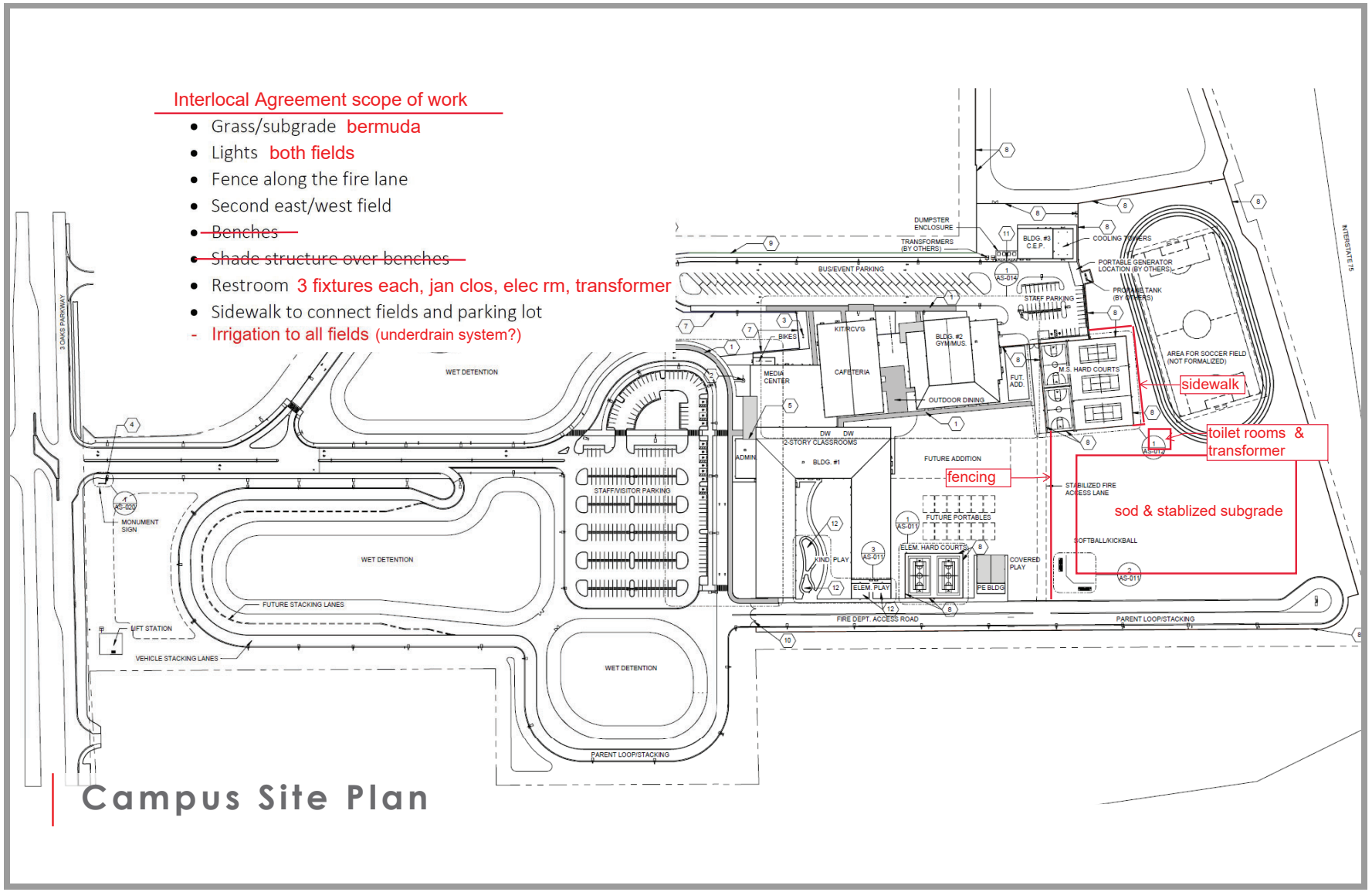
CN No.: CN 2020-01

NAMES & ADDRESSES OF OWNERS

NOTE: Please list individuals; the listing of a corporation(s) is **NOT** acceptable.

Andrew D. Tilton	14.9%	2122 Johnson Street, Fort Myers, FL 33901
Kevin M. Winter	14.7%	2122 Johnson Street, Fort Myers, FL 33901
Lonnie V. Howard	13.6%	2122 Johnson Street, Fort Myers, FL 33901
Michael S. Dickey	8.5%	2122 Johnson Street, Fort Myers, FL 33901
Ryan K. Bell	7.3%	2122 Johnson Street, Fort Myers, FL 33901
Dana L. Hume	7.3%	2122 Johnson Street, Fort Myers, FL 33901
Matthew M. Howard	5.9%	2122 Johnson Street, Fort Myers, FL 33901
Michael L. Lohr	3.2%	2122 Johnson Street, Fort Myers, FL 33901
Paul D. Persons	2.7%	2122 Johnson Street, Fort Myers, FL 33901
Kimberly K. Arnold	2.4%	2122 Johnson Street, Fort Myers, FL 33901
Christopher D. Beers	2.4%	2122 Johnson Street, Fort Myers, FL 33901
Laura B. Herrero	2.4%	2122 Johnson Street, Fort Myers, FL 33901
James V. Lofton	2.4%	2122 Johnson Street, Fort Myers, FL 33901
Debra L. Pendlebury	2.4%	2122 Johnson Street, Fort Myers, FL 33901
David B. Trouteaud	2.4%	2122 Johnson Street, Fort Myers, FL 33901
John O. Curtis	1.8%	2122 Johnson Street, Fort Myers, FL 33901
Laura S. DeJohn	1.8%	2122 Johnson Street, Fort Myers, FL 33901
Joshua J. Hildebrand	1.8%	2122 Johnson Street, Fort Myers, FL 33901
Erik L. Howard	1.8%	2122 Johnson Street, Fort Myers, FL 33901


Estero PreK-8 School Location
THE CLUB AT GRANDEZZA
Three Oaks Pkwy
Corkscrew Rd
Arcos Ave
Montevina Dr
Foxworth Cir
Country Creek Dr
Laurel Oak Dr
Estero Gardens Cir
Grande Oaks Blvd
Corkscrew Commons Dr
Stoneybrook Golf Blvd
Pembrook Run
River Ranch Rd
Google Earth
3000 ft
N


Interlocal Agreement scope of work
Grass/subgrade bermuda
Lights both fields
Fence along the fire lane
Second east/west field
~~Benches~~
~~Shade structure over benches~~
Restroom 3 fixtures each, jan clos, elec rm, transformer
Sidewalk to connect fields and parking lot
- Irrigation to all fields (underdrain system?)
sidewalk
toilet rooms & transformer
fencing
sod & stablized subgrade
Campus Site Plan

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
October 20, 2021

Agenda Item:

Via Coconut Rezoning Second Reading

Second Reading of Ordinance 2021-10 to consider a rezoning from Agriculture (AG) and Parks and Community Facilities (PCF) to Estero Planned Development (EPD) for a 20-acre site located south of Corkscrew Road on the west side of Via Coconut Point, across from Genova.

Description:

The applicant is requesting rezoning for a mixed use development in the Village Center Future Land Use category of the Comprehensive Plan which proposes 330 multifamily dwelling units, 29,600 square feet of commercial use, and a 10,000-square foot church or alternative commercial use.

The Planning, Zoning and Design Board held public hearings on August 24 and September 14, 2021 and recommended approval with conditions. The conditions are contained in the Council Ordinance.

The Council first reading was held on September 22, 2021. At the first reading, the Council had several items that they requested that the applicant explain at the public hearing on October 20th. These items include:

- Explain the building setbacks along Via Coconut Road compared to Genova and Edera. Have they been designed to avoid a “canyon effect”?
- Is a church use planned and is the church community aware of this?
- Explain the parking deviation for the church.
- Is the applicant participating in median landscaping along Via Coconut Point roadway?
- What are the commercial uses and were there any modifications by the PZDB?
- Explain the hours of operation and noise impacts for restaurants and other outdoor uses. Will they be open until midnight?

There is a companion request for vacation of a road right-of-way easement that will be considered separately.

Action Requested:

Approve Ordinance 2021-10

Financial Impact:

Minor cost for newspaper advertisement for second reading.

Attachments:

1. Ordinance 2021-10
2. Staff Report
3. PowerPoint

VILLAGE OF ESTERO, FLORIDA
ZONING
ORDINANCE NO. 2021-10

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, CONSIDERING A REZONING FROM AGRICULTURE (AG) AND PARKS AND COMMUNITY FACILITIES (PCF) TO ESTERO PLANNED DEVELOPMENT (EPD) FOR A 20-ACRE PARCEL ON THE WEST SIDE OF VIA COCONUT, SOUTH OF CORKSCREW ROAD; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Estero 5, LLC, represented by Stacy Hewitt, Banks Engineering, Inc. (the "Applicant"), filed for a rezoning on eight properties located on the west side of Via Coconut between Corkscrew Road and Williams Road at 8990 Corkscrew Road, 21650 & 21750 Via Coconut Point, and 21331, 21350, and 21351 Happy Hollow Lane ("Property") for a project known as **Via Coconut EPD**; and

WHEREAS, the Property STRAP numbers are 34-46-25-E4-0100C.0170; 33-46-25-E2-U1971.2349; 33-46-25-E3-U1971.2299; 33-46-25-E3-U1969.2320; 33-46-25-E2-U1963.2334; 33-46-25-E3-U1973.2285; 33-46-25-E2-U1967.2334; and 33-46-25-E2-U1967.2342, and the Properties are legally described in Exhibit A attached hereto; and

WHEREAS, the Applicant requested a rezoning from Agriculture (AG) and Parks and Community Facilities (PCF) to Estero Planned Development (EPD) (Case number DCI2019-E003); and

WHEREAS, the Applicant is requesting a mixed-use development of 330 multifamily apartment dwelling units, 29,600 square feet of commercial use, and 10,000 square foot church or alternative commercial use; and

WHEREAS, the Applicant has requested deviations; and

WHEREAS, a public information meeting was held on January 21, 2021 at the Planning and Zoning Board; and

WHEREAS, a meeting to discuss the Pattern Book was held on January 22, 2021 at the Design Review Board, as required by the Land Development Code for Estero Planned Development zoning; and

WHEREAS, at a duly noticed public hearing held on August 10, then continued to August 24, 2021 at which time the Planning, Zoning and Design Board reviewed the request and continued the rezoning request to September 14, 2021; and

WHEREAS, at a continued public hearing held on September 14, 2021 the Planning, Zoning and Design Board recommended approval with conditions of the rezoning request; and

WHEREAS, a duly noticed first reading was held before the Village Council on September 22, 2021; and

WHEREAS, a duly noticed second reading and public hearing was held before the Village Council on October 20, 2021, at which time the Village Council gave consideration to the evidence presented by the Applicant and the Village staff, the recommendations of the Planning, Zoning, and Design Board and the comments of the public.

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

Section 1. Rezoning.

The Village Council approves with conditions the rezoning from Agriculture (AG) to Estero Planned Development (EPD) to allow for up to 330 multifamily apartment dwelling units, 29,600 square feet of commercial mixed uses, and a 10,000 square foot church or 10,000 square feet of commercial use, subject to the following conditions.

Section 2. Conditions.

1. Master Concept Plan

   Development of this project must be consistent with the Master Concept Plan (MCP) titled "Via Coconut Master Concept Plan", dated September 15, 2021.

2. Development Parameters

   This project is limited to a maximum of 330 multi-family dwelling units, 29,600 square feet of commercial use, and a 10,000 square foot church or 10,000 additional square feet of commercial or office use. Uses must be consistent with the Schedule of Uses below.

3. Maximum Building Height

59 feet (four stories) for Residential Buildings A, B, and E
55 feet (three stories) for Buildings C and D
35 feet for Buildings C-1 and C-2
38 feet for Building F
Maximum height includes architectural features

4. Uses and Site Development Regulations

The following uses and limits apply to the project:

a. Schedule of Uses

Accessory uses per Land Development Code
Animal Clinic (no outdoor dog runs)
Banks & Financial institutions
Bar (will require a public hearing at Planning, Zoning and Design Board (PZDB) for Development Order)
Broadcast Studio, Commercial Radio & Television
Cinemas and theaters
Cleaning & Maintenance Services
Clubs, lodges, or community-oriented associations
Community Gardens
Consumption on Premises (in conjunction with restaurants with outdoor COP must be in compliance with Conditions 22 and 23. Any other outdoor COP will require a public hearing at the PZDB for Development Order) Also see Condition 23.
Contractors and Builders Group I
Convenience Food and Beverage Store without gas service
Counseling, nonresidential
Cultural Facility, noncommercial
Day Care Center
Drugstore
Dwelling
Live-Work (located in Main Street area)
Multiple-Family
Single-Family (existing only)
Grocery store or food market
Hardware Store
Household and Office Furnishings
Insurance Companies
Dryclean & Laundry Services
Library
Medical or dental lab
Models: Model Unit

Nature Center
Newspaper/periodical publishing establishment
Non-store Retailers
Office, General Business
Office, Medical
Outpatient Care Facilities
Parcel & Express Services
Package Store
Park, Village, County, or State
Personal Services Group I
Pet Services
Photofinishing Laboratory
Place of Worship
Post Office
Printing & Publishing (books, printing, cards, etc.)
Recreation Facilities, Indoor
Rental or Leasing Establishment
Repair Shop, Household
Research & Development Laboratories
Restaurant, Convenience
Restaurant, Fast casual or Fast food (no drive through)
Restaurant, Standard
Retail Sales Group I
Signs in compliance with LDC Chapter 6
Storage: Indoor Only (accessory)
Studios (artists, interior decorators, modeling, photographers, painters, potters, recording, sculptors, etc.)
Used Merchandise Stores
Utility, Minor
Vocational or Trade School

b. <u>Property Development Regulations</u>

Minimum Lot Area:	7,500 square feet
Minimum Lot Width:	100 feet
Minimum Lot Depth:	75 feet
Minimum Building Separation:	15 feet (only in locations as shown on Master Concept Plan)
Maximum Lot Coverage:	50%
Maximum Height:	4 stories/59 feet to top of architectural features (46'4" to midpoint between eave and ridge)

<u>Minimum Building Setbacks:</u>

Street, Principal & Accessory:	
Via Coconut Point:	1-2 story: 20 feet minimum
	3 story: 30 feet minimum
	4 story: 65 feet minimum
Main Street Connector:	5 feet minimum, 38 feet maximum
Happy Hollow Lane:	20 feet minimum
Side:	15 feet Principal & Accessory (none internal to the PD)
Rear:	15 feet Principal/5 feet Accessory (none internal to the PD)
Waterbody:	0 feet Principal & Accessory
Minimum Open Space:	35%

5. Connectivity

Pedestrian and road connections to the railroad right-of-way and Happy Hollow Lane will be provided at time of local development order. Need for a crosswalk will be determined at time of development order. At time of development order, the applicant will also evaluate Happy Hollow Lane to determine if a turnaround or cul-de-sac is needed.

6. Radio Enhancement

The owner or owner's representative shall conduct an assessment model at the time of development order to determine if the minimum radio signal's strength for the fire department communication is in compliance with NFPA1:11.10, NFPA 1221:11.3.9, standards for inbound and outbound signal strength and quality. If minimum signal strength is not available, the applicant shall install radio enhancement in the building.

7. No Blasting or Pile Driving

No development blasting or pile driving is permitted as part of this project.

8. Utilities

The project will be developed with underground utilities, including electric. The project must be connected to centralized potable water service and centralized sewer service at time of development order.

9. Pattern Book

The project must be consistent with the Pattern Book entitled "Via Coconut Pattern Book" dated September 15, 2021. The Pattern Book is not conceptual. Photographic images may be illustrative, but development must be in substantial compliance with the Pattern Book, including a consistent architectural, landscape and signage theme for all commercial and residential development.

Specific details such as: parking lot screening from Via Coconut between Buildings E and F such as trellis/knee wall, buffer or similar items; additional urban streetscape, pedestrian activity areas along Main Street; addition of bike rack at fishing pier with potential "no parking" paint or signage on Via Coconut Point; and ensure the variation of contrasting building colors to differentiate buildings, will be evaluated as part of Development Order Approval.

At a minimum, the Development Order plan must demonstrate the following:

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

10. Median Landscaping

The applicant has offered to install and maintain median landscaping on Via Coconut from the proposed new entrance to Estero Community Park to Williams Road. Applicant will work with the Village Public Works staff to develop an acceptable palette. Time of installation will be determined by the Village.

11. Buffers

As part of local development order approval for the project, the development order plans must demonstrate buffering consistent with the Master Concept Plan and the Pattern Book which show enhanced buffers and landscaping, as well as compliance with the Land Development Code. As part of local development order approval, all required buffer plantings must be 100% native vegetation.

The buffer along the west property line will consist of an enhanced "A" buffer, 10 feet wide, with 4 trees per 100 linear feet and a single hedge row 36" tall at time of planting.

12. Public Gathering Areas and Public Park

    a. The applicant shall provide details regarding the improvements associated with the Public Gathering Areas at the time of the first development order.

    b. The 1-acre± park will be constructed and donated to the Village as part of the first development order, subject to review and approval of the Village attorney.

13. Concurrency

    Approval of this rezoning does not constitute a finding that the proposed project meets the regulatory concurrency requirements set forth in the Land Development Code and the Comprehensive Plan. The developer is required to demonstrate compliance with mandatory concurrency requirements prior to issuance of a local development order.

14. Project Phasing

    The project will be phased to ensure that commercial uses and public amenities are developed concurrently with residential uses to ensure the mixed use nature of the development.

    Phasing is as follows:

    A minimum of three commercial buildings (C, C1, C2 or D), park donation and one public amenity (linear park south of Main Street or linear park north of Main Street) must receive a certificate of compliance prior to issuance of a certificate of compliance for a second residential building. Fourth commercial building and remaining public amenities must receive a certificate of compliance prior to issuance of a certificate of compliance for the third residential building. A certificate of compliance for the third residential building will not be issued until 50% of the square footage of the constructed commercial buildings is occupied or has an executed lease by non-residential establishments.

15. Green Building Standards, Residential Impact Standards, and Hurricane Preparedness

The applicant will provide sufficient information at the time of development order to demonstrate compliance with Green Building Standards (LDC 5-8), Residential Impact Standards (5-13), and compliance with the Hurricane Preparedness (LDC 7-5).

16. Land Development Code (LDC)

Where the Village LDC is referenced in these conditions of approval for implementation of the condition at the time of development order, the LDC in effect at the time of the development order shall be applicable. Any subsequent amendments to the local development order shall require compliance with the Land Development Code in effect at the time.

17. Incentive Offerings

The Applicant's incentive offerings, and the time by which each offering must be completed, are incorporated into this zoning approval as part of the Master Concept Plan and Pattern Book.

18. Billboard Removal

The applicant has agreed to remove the billboard located in the northwest section of the project along Corkscrew Road. The billboard must be removed prior to any transfer of property to the Village or as part of the first development order for the project, whichever occurs first.

19. Maintenance

The Applicant will maintain in good condition in perpetuity the linear park, pocket park, dog park, lake and filter marsh, and the median landscaping of Via Coconut Point Road from the proposed new entrance to Estero Community Park to Williams Road. The Via Coconut Point Road median landscaping must be constructed prior to the issuance of a Certificate of Occupancy of the first residential building unless the Public Works Director determines a different timeframe. The linear park, pocket park, and dog park must be constructed prior to occupancy of Building E as shown on the Master Concept Plan.

20. Building Construction

Buildings will be constructed of concrete block, and all buildings greater than 2 story will contain elevators.

21. Construction Traffic Management Plan

A Construction Traffic Management Plan shall be submitted with the Development Order application indicating construction hours of operation, and access, equipment and staging details. The Plan shall designate a contact person for construction issues, such as noise, dust, etc.

22. Outdoor Consumption on Premises

Outdoor seating in conjunction with consumption on premises of alcoholic beverages for restaurants is permitted in locations shown on the master concept plan and at the restaurant building C1 abutting the water feature and Via Coconut. Prior to local development order approval, any outdoor seating areas in conjunction with consumption on premises must demonstrate compliance with the following:

a. The development order site plan must show the proposed location and square footage of the outdoor seating area in compliance with above locations.

b. Outdoor Consumption on Premises is limited to 10 a.m. to 11 p.m. Sunday through Thursday, and 10 a.m. to 12 a.m., Friday and Saturday.

c. The site plan must identify noise mitigation measures, including building orientation, perimeter plantings, water fountains, and/or other sound reducing materials to ensure the development will be in compliance with the County Noise Ordinance, as amended.

d. For the purposes of this condition, outdoor seating shall be defined as roofed or non-roofed areas of a restaurant which are not enclosed.

23. Outdoor Entertainment/Live Music

Outdoor entertainment or live music for restaurant, bar or similar use will require a public hearing at PZDB for development order. This approval does not prohibit the owner from obtaining a Temporary Use Permit, or a special event permit.

24. Leases

Applicant has offered, and the Village has accepted, that all rental leases for the project must require minimum 6-month leases.

25. Public Easements

Public easements must be provided for public amenities/public easement areas identified on Pattern Book page 6 including Main Street, the linear park north of Main Street, the linear park south of Main Street, the dog park, the pocket park,

and the potential public seating areas at the time of construction certification of each improvement, and subject to approval by the Village Attorney.

Section 3. Deviations

1. Former request from Land Development Code (LDC) 10-416(c)(2)c. to allow minimum 10-foot internal landscape areas. All required internal landscape areas area now proposed to meet the minimum 18-foot dimension.

   WITHDRAWN

2. A request to deviate from Land Development Code (LDC) 5-411.D.5. which states that no code required trees or shrubs may be located in any utility or drainage easement to allow code required plantings where the drainage easement for the filter marsh by Building E abutting Via Coconut Point conflicts with the buffer.

   APPROVED, limited to the filter marsh abutting Building E.

3. A request to deviate from Land Development Code (LDC) 5-408.I.6. which states hardened shoreline structures may comprise up to 20 percent of an individual lake shoreline; to allow hardened shoreline structures to comprise up to 40 percent.

   APPROVED for those portions of the lake that abut Buildings A & B and the pool area between those buildings. The equivalent littoral shelf design will be reviewed at time of development order.

4. A request to deviate from Land Development Code (LDC) 7-601.F.1. which requires 20-foot wide lake maintenance easements to allow no lake maintenance easement areas along Via Coconut Point and to allow the lake maintenance access areas as shown on the master concept plan.

   APPROVED adjacent to buildings, pool area, and parking lots as depicted on Master Concept Plan.

5. A request to deviate from Land Development Code (LDC) 7-206.G.3.A.1(b) which requires a setback for water retention of 50 feet from collector roads to allow a water retention setback of 30 feet from Via Coconut Point.

   APPROVED as shown on the Master Concept Plan, and with the non-mountable curb features.

6. A request to deviate from Land Development Code (LDC) 10-416(d)(6) which requires a wall setback 25 feet from the property line or a hedge setback 20 feet from the property line when roads, drives or parking areas are located less than 125

feet from an existing single-family residential lot; to allow an alternate Type C Buffer enhancement with the wall setback 15 feet from the property line.

WITHDRAWN

7. A request to deviate from Land Development Code (LDC) 5-201.1. non-residential parking requirement to allow 29,600 SF of commercial uses to provide 1 parking space per 450 square feet and to allow the place of worship to provide 1 parking space per 5 seats and a total of 8 amenity parking spaces.

   APPROVED for reduction in parking. If a church is not developed, parking will be evaluated per code requirement for the alternative use.

8. A request to deviate from Land Development Code (LDC) Appendix C Section B.14.A.1. and illustration Appendix D Section D.1. which requires 24-foot pavement for Category A private local streets to allow 11-foot travel lanes or 22-foot pavement on the proposed Main Street (connecting street) as shown on the MCP. Minimum right-of-way widths shall not apply.

   APPROVED limited to the "Main Street".

9. A request to deviate from Land Development Code (LDC) 3-707.H.3.A and Figure 3-707.T.3 which provides typical cross-sections of connecting streets to allow the proposed Main Street (connecting street) as shown on the MCP;

   - From 10.5-foot travel lanes to all 11-foot travel lanes;
   - Add 5-foot bike lanes;
   - From 7.5-foot parking dimension to allow 8-foot parking dimension;
   - From 14-foot sidewalk with tree wells to allow two 8-foot sidewalks 13.5-foot planting strip.

   APPROVED limited to the "Main Street". Sidewalk and landscaping may be adjusted at time of development order pursuant to Condition 9.

10. A former request to deviate from Land Development Code (LDC) 34-2013(a) and 34-2015(2)d to allow back out parking along the proposed Main Street connector road.

    WITHDRAWN

Section 4. Findings and Conclusions.

Based upon an analysis of the application and the standards for approval in the Land Development Code, and the conditions of approval, the Council finds and concludes as follows:

1. The applicant has provided sufficient justification for the zoning amendment by demonstrating compliance with the Comprehensive Plan, the Land Development Code, and other applicable codes.

2. The request with the proposed conditions will meet or exceed all performance and locational standards set forth for the potential uses allowed by the request.

3. The request is consistent with the densities, intensities and general uses set forth in the Village of Estero Comprehensive Plan.

4. The proposed uses are compatible with existing or planned uses in the surrounding area and will be served by streets with the capacity to carry traffic generated by the development.

5. Urban services are available and adequate to serve the proposed use.

6. The request will not adversely affect environmentally critical areas and natural resources.

7. The mix of uses is appropriate at the subject location.

8. The deviations recommended for approval:

    a. Enhance the planned development; and

    b. Preserve and promote the general intent of the LDC to protect the public health, safety and welfare.

9. The proposed residential density and building height is appropriate given the public benefits provided by the incentive offers, meet the goals and objectives of the comprehensive plan, and comply with the general criteria for the EPD District.

10. The proposal, as conditioned, is consistent with the general criteria of the Estero Planned Development zoning district as follows:

    a. Goals The mixed-use of the site will promote social vitality in the area and create a walkable community.

b. Reasonable Standards The applicant has used physical form and the relationship of the building with the landscaping and public space to meet the Village Center goals.

c. Accessibility Accessible public spaces are provided, and onsite interconnections and connections with adjoining properties align with the objectives of the Village Center.

d. Streets A connected street network has been designed to allow for future connections to the west and to Happy Hollow Lane.

e. Street Design The street design includes pavers to delineate the entry, and crosswalks in the commercial area will promote walkability.

f. Lots and Blocks The linear site does not allow for a standard grid lot and block layout but connectivity is proposed to the north and the west.

g. The Visual Edge A visual edge is created by the landscaping and linear park/sidewalk along Via Coconut Point.

h. Architecture The building design and colors are consistent with the Village architectural standards, and the massing of the buildings has been minimized with the use of step backs, varying roof heights and facade fenestration.

i. Quality of Buildings Concrete block construction is proposed, and elevators will be in all building over two stories.

Section 5 Exhibits.

The following exhibits are attached to this Ordinance and incorporated by reference:

Exhibit A Legal Description and Sketch

Exhibit B Master Concept Plan titled "Via Coconut" dated September 15, 2021

Exhibit C Pattern Book entitled "Via Coconut Mixed Use Development Pattern Book" dated September 15, 2021.

Section 6 Severability.

Should any section, paragraph, sentence, clause, phrase or other part of this Ordinance subsequent to its effective date be declared by a court of competent jurisdiction to be

invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion thereof, other than the part so declared to be invalid.

Section 7 Effective Date.

This Ordinance shall take effect immediately upon adoption.

PASSED on first reading this 22nd day of September, 2021.

PASSED AND ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida on second reading this 20th day of October, 2021.

Attest: **VILLAGE OF ESTERO, FLORIDA**

By: _____ By: _____
Carol Sacco, Village Clerk Katy Errington, Mayor

Reviewed for legal sufficiency:

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

Vote:	AYE	NAY
Mayor Errington	____	____
Vice Mayor McLain	____	____
Councilmember Ribble	____	____
Councilmember Fiesel	____	____
Councilmember Boesch	____	____
Councilmember Ward	____	____
Councilmember Wilson	____	____

Words that have been added since first reading are underlined in red. Words that have been deleted are ~~stricken through in red~~.

EXHIBIT "A"

DESCRIPTION: (PER HARRIS-JORGENSEN, LLC)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 33 AND 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE N.01°10'17"W., ALONG THE WEST LINE OF SAID SECTION 34 AND THE EAST LINE OF SAID SECTION 33, FOR 2647.06 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 34 AND THE EAST QUARTER CORNER OF SAID SECTION 33; THENCE S.88°27'46"W., ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 33, FOR 42.66 FEET TO THE POINT OF BEGINNING AT AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF VIA COCONUT POINT (SANDY LANE EXTENSION); THENCE S.01°59'29"W., ALONG SAID RIGHT OF WAY LINE, FOR 50.95 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1730.50 FEET, DELTA ANGLE OF 10°28'04", CHORD BEARING S.13°27'10"E., CHORD DISTANCE OF 315.72 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC LENGTH OF 316.16 FEET; THENCE N.71°18'48"E., ALONG SAID RIGHT OF WAY LINE, FOR 8.50 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1722.00 FEET, DELTA ANGLE OF 6°19'46", CHORD BEARING S.21°51'05"E., CHORD DISTANCE OF 190.13 FEET, THENCE ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC LENGTH OF 190.23 FEET; THENCE S.25°00'41"E., ALONG SAID RIGHT OF WAY LINE, FOR 149.93 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 666.00 FEET, DELTA ANGLE OF 84°44'25", CHORD BEARING S.17°21'32"W., CHORD DISTANCE OF 897.66 FEET, THENCE ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC LENGTH OF 985.01 FEET TO A POINT OF TANGENCY; THENCE S.59°43'59"W. FOR 53.30 FEET TO THE EAST RIGHT OF WAY LINE OF THE ATLANTIC COASTLINE RAILROAD; THENCE N.10°29'38"W., ALONG SAID RIGHT OF WAY LINE, FOR 1567.10 FEET; THENCE N.10°25'50"W. ALONG SAID RAILROAD RIGHT OF WAY LINE FOR 174.09 FEET TO A POINT OF CURVATURE; THENCE CONTINUE NORTHERLY ALONG SAID RAILROAD RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 5664.67 FEET FOR 116.97 FEET; THENCE RUN N.87°11'50"E. FOR 91.66 FEET TO A POINT ON THE WEST END OF HAPPY HOLLOW LANE (ROADWAY EASEMENT PER INSTRUMENT NUMBER 2006000268149); THENCE S.02°48'10"E. ALONG THE WESTERLY END OF SAID ROADWAY EASEMENT FOR 50.00 FEET; THENCE RUN N.87°11'50"E. ALONG THE SOUTHERLY END OF SAID ROADWAY EASEMENT FOR 90.00 FEET; THENCE N.02°48'10"W. ALONG THE EAST END OF SAID ROADWAY EASEMENT FOR 50.00 FEET; THENCE S.87°11'50"W. ALONG SAID ROADWAY EASEMENT FOR 19.70 FEET; THENCE N.02°48'10"W. ALONG THE EAST LINE OF SAID ROADWAY EASEMENT FOR 244.99 FEET; THENCE RUN N.87°11'40"E. FOR 120.66 FEET; THENCE RUN N.01°10'57"W. FOR 678.79 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CORKSCREW ROAD; THENCE S.88°36'12"E., ALONG SAID RIGHT OF WAY LINE, FOR 84.25 FEET; THENCE S.51°10'56"E., ALONG SAID RIGHT OF WAY LINE, FOR 83.32 FEET TO THE WEST RIGHT OF WAY LINE OF VIA COCONUT POINT (SANDY LANE EXTENSION); THENCE S.01°10'57"E., ALONG SAID RIGHT OF WAY LINE, FOR 998.33 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1722.00 FEET, DELTA ANGEL OF 5°19'22", CHORD BEARING S.03°50'38"E., CHORD DISTANCE OF 159.92 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC LENGTH OF 159.98 FEET; THENCE S.01°59'29"W., ALONG SAID RIGHT OF WAY LINE, FOR 1.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 879667.250 SQUARE FEET, OR 20.194 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WEST LINE OF SECTION 34 AS BEARING N.01°10'17"W.

Phillip M Mould,
P.S.M. 6515
State of Florida

Digitally signed by Phillip M Mould, P.S.M. 6515 State of Florida
Date: 2020.12.02 13:19:53 -05'00'

PHILLIP M. MOULD
LS6515
DECEMBER 2, 2020

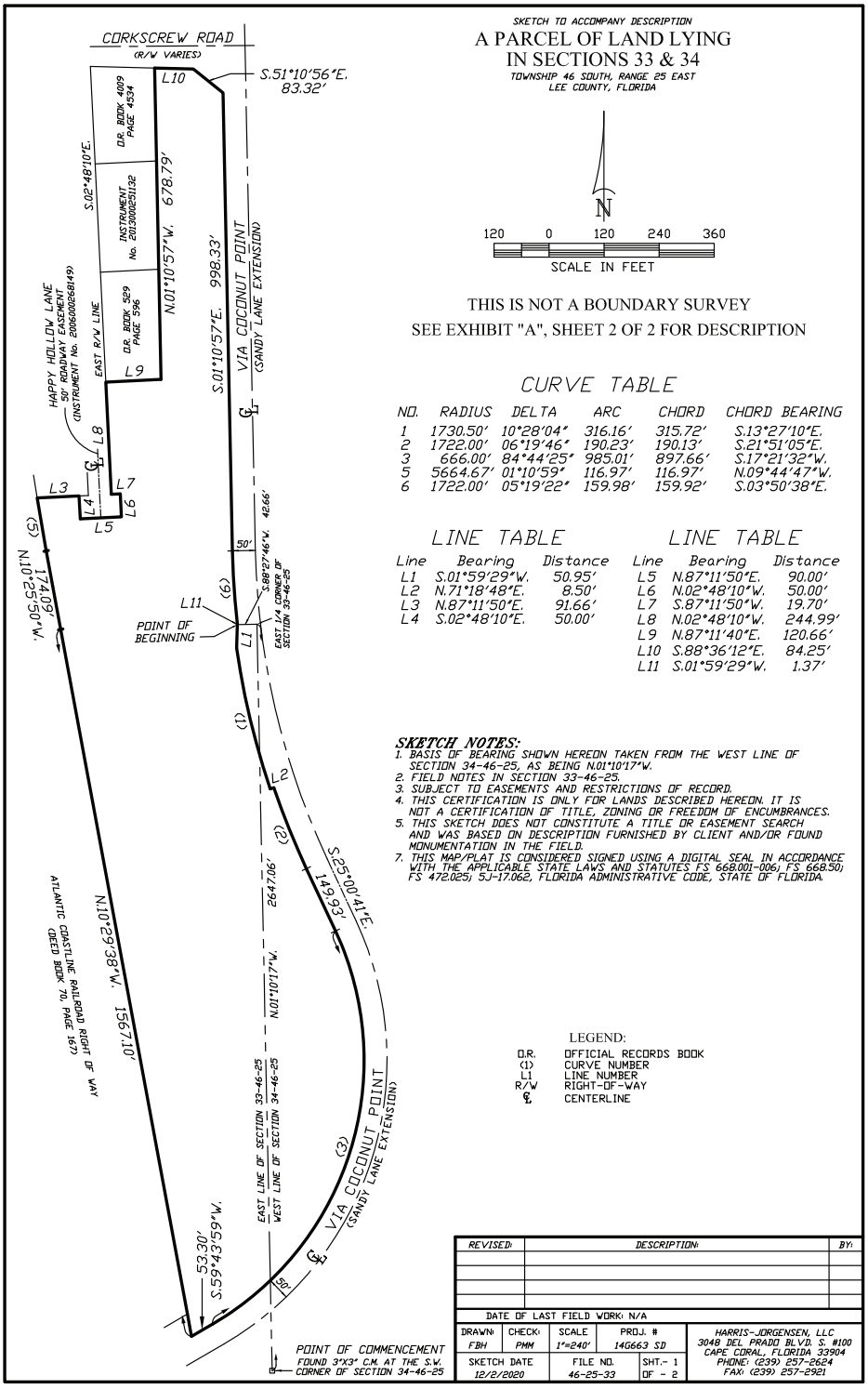
REVISED:	DESCRIPTION:	BY:

DATE OF LAST FIELD WORK: N/A

DRAWN:	CHECK:	SCALE	PROJ. #
FBH	PMM	N/A	14G663 SD

SKETCH DATE	FILE NO.	SHT.- 2
12/2/2020	46-25-33	OF - 2

HARRIS-JORGENSEN, LLC
3048 DEL PRADO BLVD. S. #100
CAPE CORAL, FLORIDA 33904
PHONE: (239) 257-2624
FAX: (239) 257-2921



THIS IS NOT A BOUNDARY SURVEY
SEE EXHIBIT "A", SHEET 2 OF 2 FOR DESCRIPTION

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1730.50'	10°28'04"	316.16'	315.72'	S.13°27'10"E.
2	1722.00'	06°19'46"	190.23'	190.13'	S.21°51'05"E.
3	666.00'	84°44'25"	985.01'	897.66'	S.17°21'32"W.
5	5664.67'	01°10'59"	116.97'	116.97'	N.09°44'47"W.
6	1722.00'	05°19'22"	159.98'	159.92'	S.03°50'38"E.

LINE TABLE

Line	Bearing	Distance
L1	S.01°59'29"W.	50.95'
L2	N.71°18'48"E.	8.50'
L3	N.87°11'50"E.	91.66'
L4	S.02°48'10"E.	50.00'

LINE TABLE

Line	Bearing	Distance
L5	N.87°11'50"E.	90.00'
L6	N.02°48'10"W.	50.00'
L7	S.87°11'50"W.	19.70'
L8	N.02°48'10"W.	244.99'
L9	N.87°11'40"E.	120.66'
L10	S.88°36'12"E.	84.25'
L11	S.01°59'29"W.	1.37'

SKETCH NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE WEST LINE OF SECTION 34-46-25, AS BEING N.01°10'17"W.
2. FIELD NOTES IN SECTION 33-46-25.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
5. THIS SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
7. 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; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.

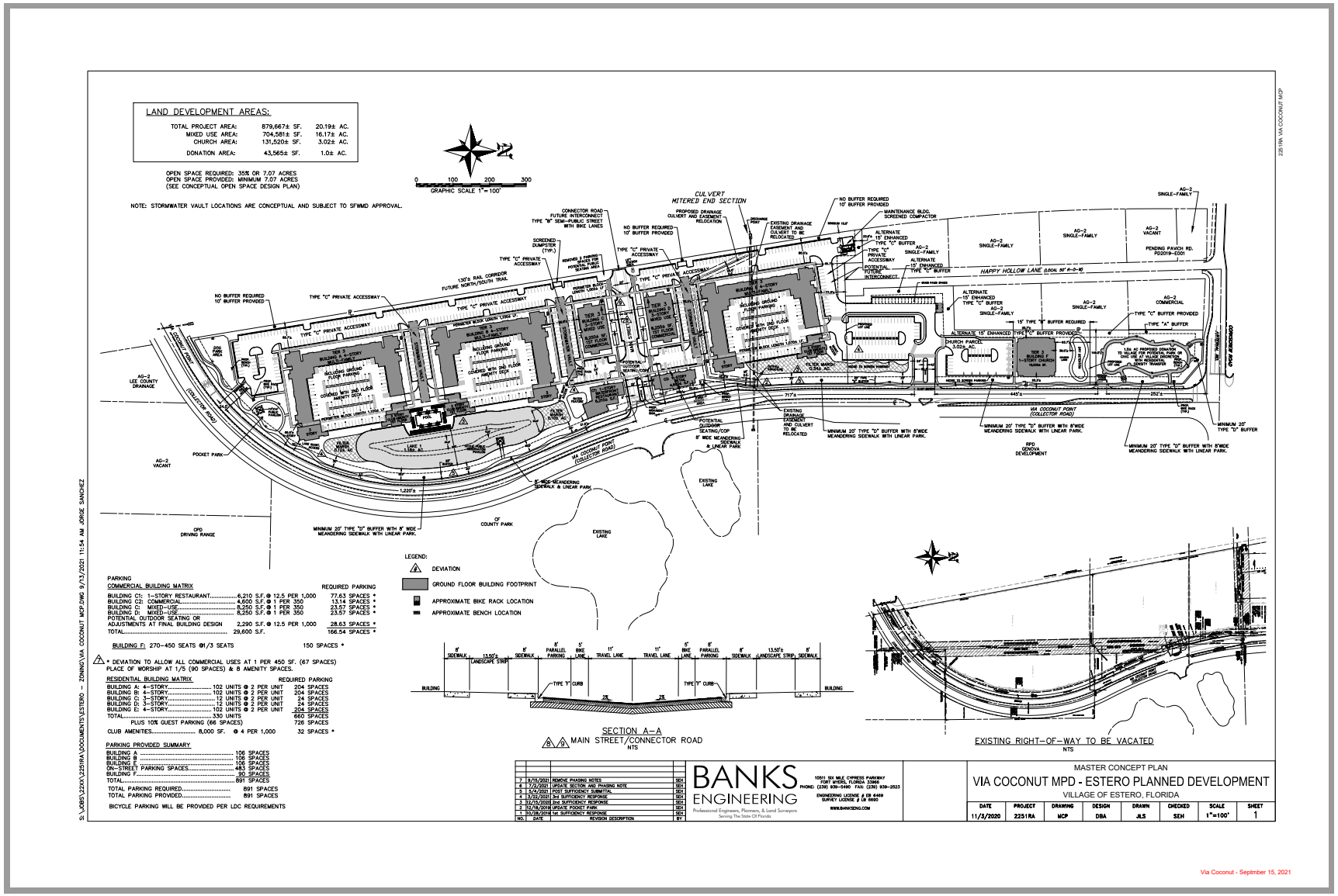
LEGEND:

O.R.	OFFICIAL RECORDS BOOK
(1)	CURVE NUMBER
L1	LINE NUMBER
R/W	RIGHT-OF-WAY
℄	CENTERLINE

REVISED:	DESCRIPTION:	BY:

DATE OF LAST FIELD WORK: N/A

DRAWN:	CHECK:	SCALE	PROJ. #	
FBH	PMM	1"=240'	14G663 SD	
SKETCH DATE		FILE NO.	SHT.- 1	HARRIS-JORGENSEN, LLC 3048 DEL PRADO BLVD. S. #100 CAPE CORAL, FLORIDA 33904 PHONE: (239) 257-2624 FAX: (239) 257-2921
12/2/2020		46-25-33	OF - 2	


LAND DEVELOPMENT AREAS:
TOTAL PROJECT AREA: 879,667± SF. 20.19± AC.
MIXED USE AREA: 704,581± SF. 16.17± AC.
CHURCH AREA: 131,520± SF. 3.02± AC.
DONATION AREA: 43,565± SF. 1.0± AC.
OPEN SPACE REQUIRED: 35% OR 7.07 ACRES
OPEN SPACE PROVIDED: MINIMUM 7.07 ACRES
(SEE CONCEPTUAL OPEN SPACE DESIGN PLAN)
NOTE: STORMWATER VAULT LOCATIONS ARE CONCEPTUAL AND SUBJECT TO SFWMD APPROVAL.
GRAPHIC SCALE 1"=100'
CULVERT MITERED END SECTION
HAPPY HOLLOW LANE
VIA COCONUT POINT (COLLECTOR ROAD)
LEGEND:
DEVIATION
GROUND FLOOR BUILDING FOOTPRINT
APPROXIMATE BIKE RACK LOCATION
APPROXIMATE BENCH LOCATION
PARKING
COMMERCIAL BUILDING MATRIX
REQUIRED PARKING
BUILDING C1: 1-STORY RESTAURANT 6,210 S.F. @ 12.5 PER 1,000 77.63 SPACES *
BUILDING C2: COMMERCIAL 4,600 S.F. @ 1 PER 350 13.14 SPACES *
BUILDING C: MIXED-USE 8,250 S.F. @ 1 PER 350 23.57 SPACES *
BUILDING D: MIXED-USE 8,250 S.F. @ 1 PER 350 23.57 SPACES *
POTENTIAL OUTDOOR SEATING OR ADJUSTMENTS AT FINAL BUILDING DESIGN 2,290 S.F. @ 12.5 PER 1,000 28.63 SPACES *
TOTAL 29,600 S.F. 166.54 SPACES *
BUILDING F: 270-450 SEATS @1/3 SEATS 150 SPACES *
* DEVIATION TO ALLOW ALL COMMERCIAL USES AT 1 PER 450 SF. (67 SPACES) PLACE OF WORSHIP AT 1/5 (90 SPACES) & 8 AMENITY SPACES.
RESIDENTIAL BUILDING MATRIX
REQUIRED PARKING
BUILDING A: 4-STORY 102 UNITS @ 2 PER UNIT 204 SPACES
BUILDING B: 4-STORY 102 UNITS @ 2 PER UNIT 204 SPACES
BUILDING C: 3-STORY 12 UNITS @ 2 PER UNIT 24 SPACES
BUILDING D: 3-STORY 12 UNITS @ 2 PER UNIT 24 SPACES
BUILDING E: 4-STORY 102 UNITS @ 2 PER UNIT 204 SPACES
TOTAL 330 UNITS 660 SPACES
PLUS 10% GUEST PARKING (66 SPACES) 726 SPACES
CLUB AMENITIES 8,000 SF. @ 4 PER 1,000 32 SPACES *
PARKING PROVIDED SUMMARY
BUILDING A 106 SPACES
BUILDING B 106 SPACES
BUILDING C 185 SPACES
ON-STREET PARKING SPACES 463 SPACES
BUILDING F 30 SPACES
TOTAL 891 SPACES
TOTAL PARKING REQUIRED 891 SPACES
TOTAL PARKING PROVIDED 891 SPACES
BICYCLE PARKING WILL BE PROVIDED PER LDC REQUIREMENTS
SECTION A-A
MAIN STREET/CONNECTOR ROAD
NTS
EXISTING RIGHT-OF-WAY TO BE VACATED
NTS
BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM
MASTER CONCEPT PLAN
VIA COCONUT MPD - ESTERO PLANNED DEVELOPMENT
VILLAGE OF ESTERO, FLORIDA
DATE 11/5/2020
PROJECT 2251RA
DRAWING MCP
DESIGN DBA
DRAWN JLS
CHECKED SEH
SCALE 1"=100'
SHEET 1
Via Coconut - September 15, 2021


VIA COCONUT
Mixed Use Development
Village of
ESTERO
PATTERN BOOK
PROJECT TEAM
BANKS
ENGINEERING
MHK
ARCHITECTURE
& PLANNING
ARCHITECTURAL
LAND DESIGN
INCORPORATED
SEPTEMBER 15, 2021

DESIGN STANDARDS INDEX

01. SITE PLAN

01.1 | Site Location and Connectivity
01.2 | Conceptual Master Plan
01.3 | Public Amenities/Public Easement Map

02. ARCHITECTURE

02.1 | Architectural Style
02.2 | Building Design Details
02.3 | Architectural Elevations

03. LANDSCAPE

03.1 | Landscape Plan
03.2 | Site Lighting
03.3 | Feature Lake and Pool Deck Section
03.4 | Plant Species

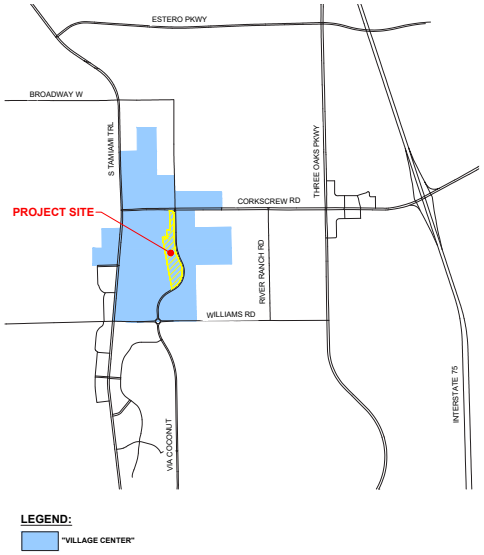
04. TANGIBLE BENEFITS AND INCENTIVE OFFERINGS



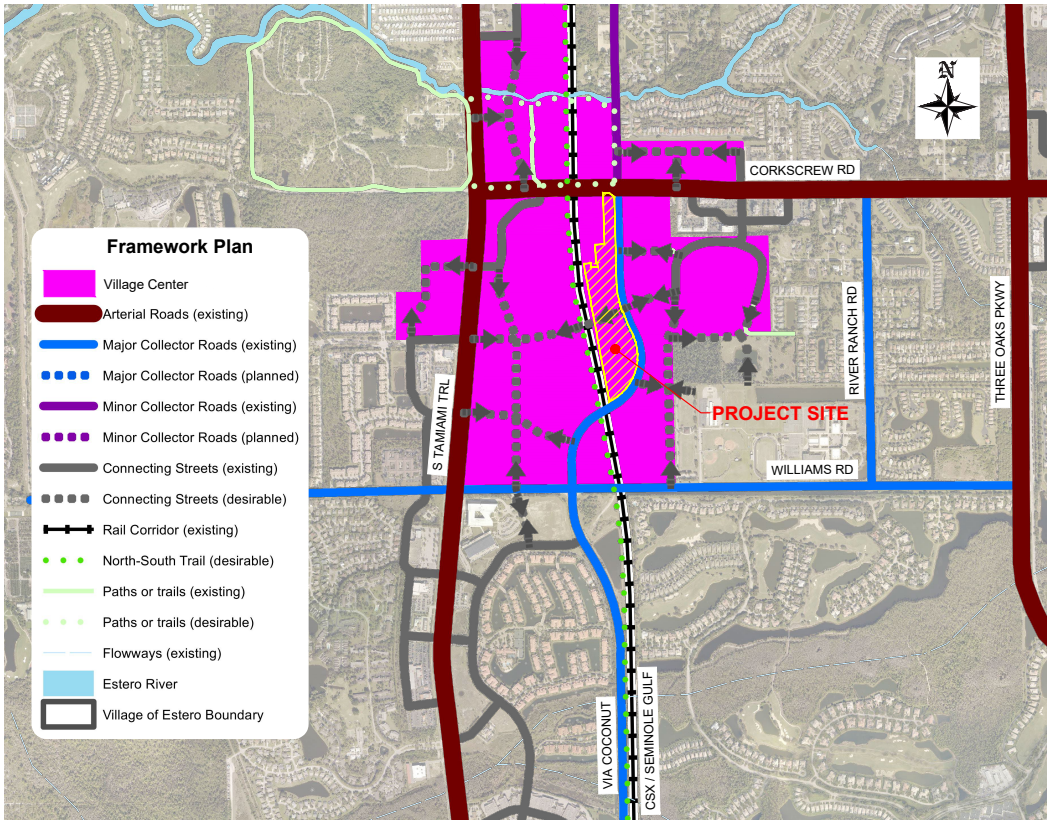
01. SITE PLAN



01.1 | SITE LOCATION AND CONNECTIVITY



VILLAGE CENTER CONNECTIVITY MAP



VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING AD ARCHITECTURAL LAND DESIGN

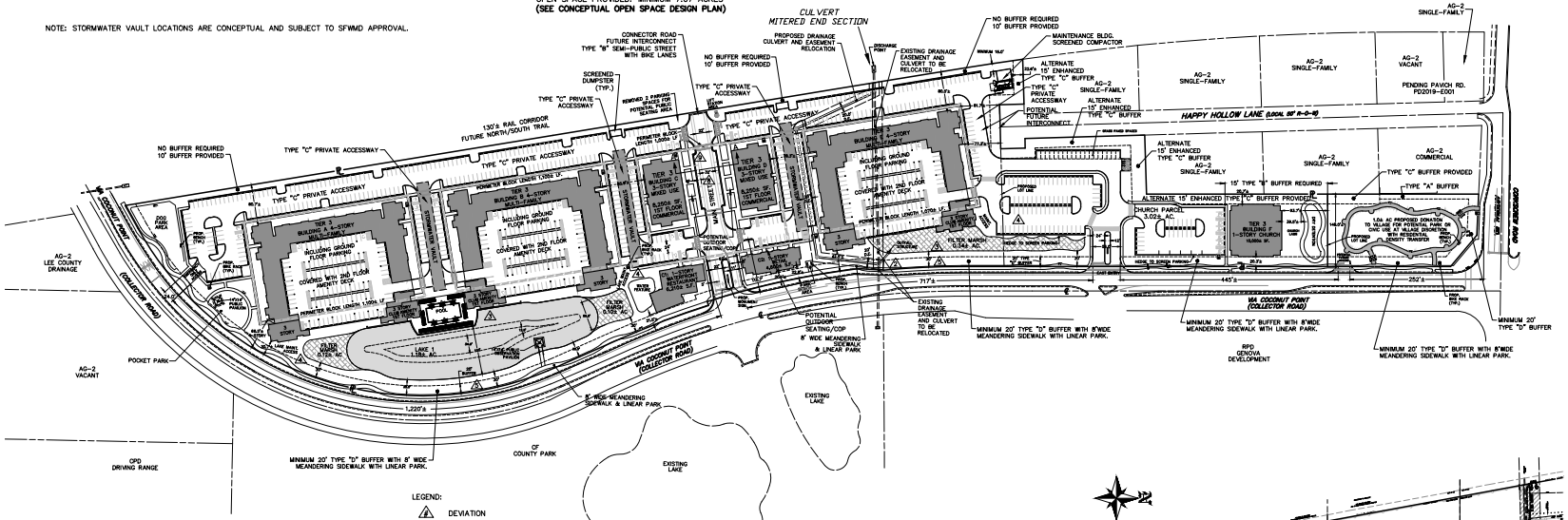
01.2 | MASTER CONCEPT PLAN

LAND DEVELOPMENT AREAS:		
TOTAL PROJECT AREA:	879,667± SF.	20.19± AC.
MIXED USE AREA:	704,581± SF.	16.17± AC.
CHURCH AREA:	131,520± SF.	3.02± AC.
DONATION AREA:	43,565± SF.	1.0± AC.

OPEN SPACE REQUIRED: 35% OR 7.07 ACRES
OPEN SPACE PROVIDED: MINIMUM 7.07 ACRES
(SEE CONCEPTUAL OPEN SPACE DESIGN PLAN)

GRAPHIC SCALE 1"= 100'

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



PARKING

COMMERCIAL BUILDING MATRIX

		REQUIRED PARKING
BUILDING C1: 1-STORY RESTAURANT	6,210 S.F. @ 12.5 PER 1,000	77.63 SPACES *
BUILDING C2: COMMERCIAL	4,600 S.F. @ 1 PER 350	13.14 SPACES *
BUILDING C: MIXED-USE	8,250 S.F. @ 1 PER 350	23.57 SPACES *
BUILDING D: MIXED-USE	8,250 S.F. @ 1 PER 350	23.57 SPACES *
POTENTIAL OUTDOOR SEATING OR ADJUSTMENTS AT FINAL BUILDING DESIGN	2,290 S.F. @ 12.5 PER 1,000	28.63 SPACES *
TOTAL	29,600 S.F.	166.54 SPACES *
BUILDING F: 270-450 SEATS @1/3 SEATS		150 SPACES *

⚠ * DEVIATION TO ALLOW ALL COMMERCIAL USES AT 1 PER 450 SF. (67 SPACES) PLACE OF WORSHIP AT 1/5 (90 SPACES) & 8 AMENITY SPACES.

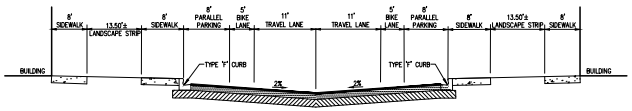
RESIDENTIAL BUILDING MATRIX

		REQUIRED PARKING
BUILDING A: 4-STORY	102 UNITS @ 2 PER UNIT	204 SPACES
BUILDING B: 4-STORY	102 UNITS @ 2 PER UNIT	204 SPACES
BUILDING C: 3-STORY	12 UNITS @ 2 PER UNIT	24 SPACES
BUILDING D: 3-STORY	12 UNITS @ 2 PER UNIT	24 SPACES
BUILDING E: 4-STORY	102 UNITS @ 2 PER UNIT	204 SPACES
TOTAL	330 UNITS	660 SPACES
PLUS 10% GUEST PARKING (66 SPACES)		**726 SPACES**
CLUB AMENITIES	8,000 SF. @ 4 PER 1,000	32 SPACES *

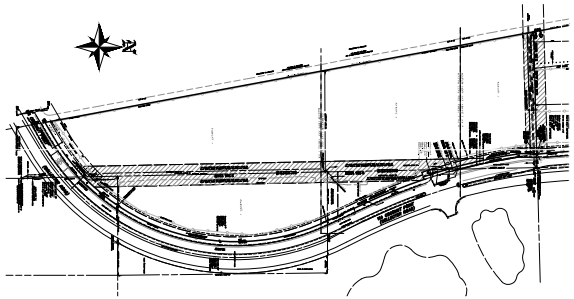
PARKING PROVIDED SUMMARY

BUILDING A	106 SPACES
BUILDING B	106 SPACES
BUILDING E	106 SPACES
ON-STREET PARKING SPACES	483 SPACES
BUILDING F	90 SPACES
TOTAL	891 SPACES
TOTAL PARKING REQUIRED	891 SPACES
TOTAL PARKING PROVIDED	891 SPACES

BICYCLE PARKING WILL BE PROVIDED PER LDC REQUIREMENTS



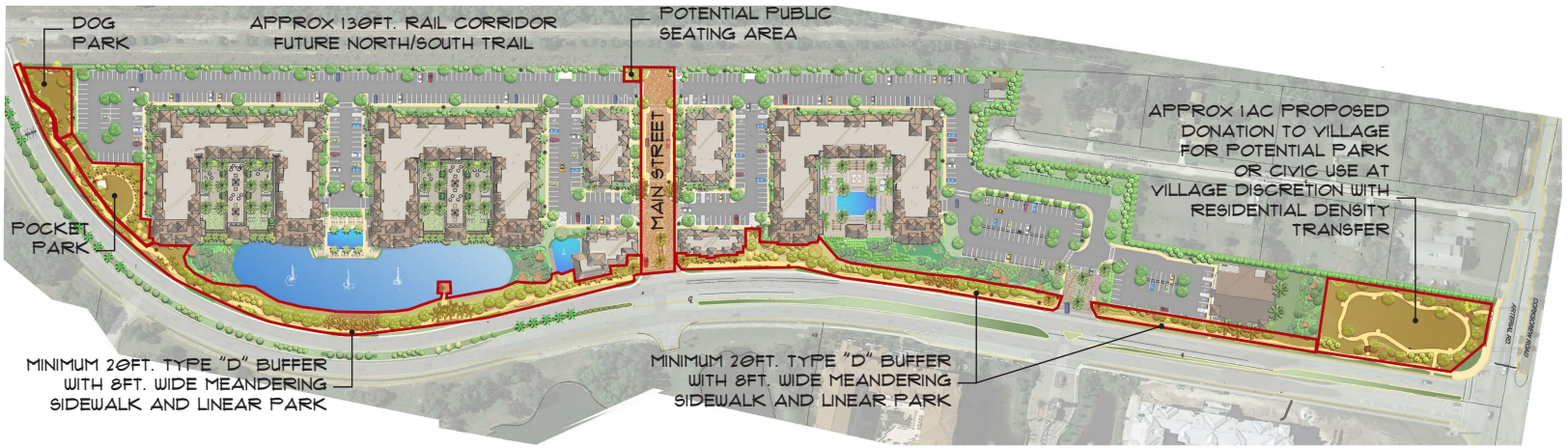
SECTION A–A
⚠8 ⚠9 MAIN STREET/CONNECTOR ROAD
NTS



EXISTING RIGHT-OF-WAY TO BE VACATED
NTS

VIA COCONUT
Mixed Use Development

BANKS ENGINEERING | MHK ARCHITECTURE & PLANNING | AD ARCHITECTURAL LAND DESIGN



PUBLIC AMENITIES/PUBLIC EASEMENT MAP

LEGEND

PUBLIC AMENITIES/PUBLIC EASEMENT

VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING AD ARCHITECTURAL LAND DESIGN



02.
ARCHITECTURE



02.1 | ARCHITECTURAL STYLE

The proposed development provides Architectural Diversity and High-Quality Development consistent with LDC Section 33-517. The variety of architecture and landscaping is of the highest quality and the variety of uses include unifying and compatible features throughout the site, which features are also compatible and cohesive with the Village Center Area and neighboring developments.

The architecture of Via Coconut will be a Mediterranean underlying design with coastal inspired architectural flavor. We feel it will be refreshing to the Village of Estero while being contextual to its neighboring Mediterranean and Old Florida designed properties. The massing of the buildings is well articulated while respecting the human scale and character of the community.

Varying rooflines, depictions of materials and the creating of light, mass and shadow are key components to this design. The buildings include three-story stepped back elements from the remaining 4-story building masses. This massing change is stepped back from the perimeter lake and linear park creating a delicate footprint along the street frontage on Via Coconut.

Additionally, the bulk of the development's parking is concealed within the first level of the building with units wrapping around the perimeter. This creates a centralized lower massing element with an elevated amenity deck as an amenity to the users. The architecture and public spaces are designed under the standards of the Village Center Area and share characteristics of neighboring properties that help generate a sense of connectivity and cohesive framework in the Village Center Area.

The material pallete consists of subtle flavors of Mediterranean architecture including an orange to off red barrel concrete roof tiles, contrasting simple beige and cream colors in the stucco walls, bronze railing, painted eave corbels, sections of stucco for texture as well a mixture of these colors. These texture, colors and details will create a cinematic experience through the neighborhood.

We feel the project represents the highest of quality and appropriateness of our coastal environment while maintaining the Village's desire to present a Mediterranean community theme, delicately fitting into the surrounding context of the community.

02.1 | ARCHITECTURAL STYLE

Design Features

The architecture of Via Coconut fits under the category of Mediterranean architecture that are deemed acceptable by Village standards. The development's architecture is influenced by the neighboring community's Mediterranean style. The buildings include clean lines with timeless stucco textures and stepped towers with timeless corbels. The buildings also include a simple, three toned color pallets. The rooflines are simplified by hipped roof configurations and vertical roof plane changes giving the buildings a sense of well-proportioned massing. The building includes large windows with dark bronze aluminum finishes. The architectural style fits nicely within the framework of the existing Mediterranean influence of the community.

The proposed Via Coconut development compliments and blends with the adjacent Genova condominium development which is in the Mediterranean style as well as the proposed new Pavich building adjacently North of this site which is Old Florida style.

The development incorporates the following façade treatments:

- Each building contains a clearly defined entryway with stepped building massing to help identify the building entrance.
- The buildings include a wide variety of varying rooflines, pitches and roof shapes. The primary roof is a concrete barrel roof system with varying perimeter undulating hip roof lines and hip roof tower elements.
- The mixed-use oriented structures along the main street entrance-way include transparent display windows and provide visibility into the building's interior.
- The project consistently includes large overhangs and functional awning features.
- The buildings consistently include well-articulated building massing and avoid the use of blank wall areas. The building includes appropriate ornamentation with a variety of building materials including flat concrete roof tiles, architectural brackets and a mixture of smooth and scored stucco applications.
- The buildings has several well-articulated roof parapets and tower elements creating a variety of vertical roof plane changes.



02.1 | ARCHITECTURAL STYLE

Design Features

Each commercial and mixed-use structure within the development includes large display windows at the street level on all commercial street frontages. The building colors for Via Coconut are in the soft and neutral range including earth tones. The trim colors are contrasting dark bronze to help transition the softness of the building walls to the roof color.

The anticipated construction materials are as follows:

- Buildings walls: concrete block construction, with a smooth stucco finish, painted with soft colors, off white.
- Stone veneer (light beige) in some areas.
- Interior finishes: Stucco walls painted, ceramic tile for restrooms and ceramic tile with carpet for floors.
- Building A, B, and C will provide 4 elevators each tower. (manufacturer by Kone or Schindler elevators)
- Buildings C and D will have one elevator each building. (manufacturer by Kone or Schindler elevators)
- Stairways: Cast in place concrete
- All building lighting will enhance entrances and main features of buildings points.
- Slabs: Concrete slabs, post tension reinforced concrete.
- Storefront and windows: Dark bronze aluminum storefront.
- Hand rails: Dark bronze aluminum
- Awnings: Frame dark bronze
- Brackets: Prefabricated, with dark bronze finish
- Roof system: The structure will be with prefabricated trusses, and tile roof system
- Circulation sidewalks and paths: Concrete and concrete tiles



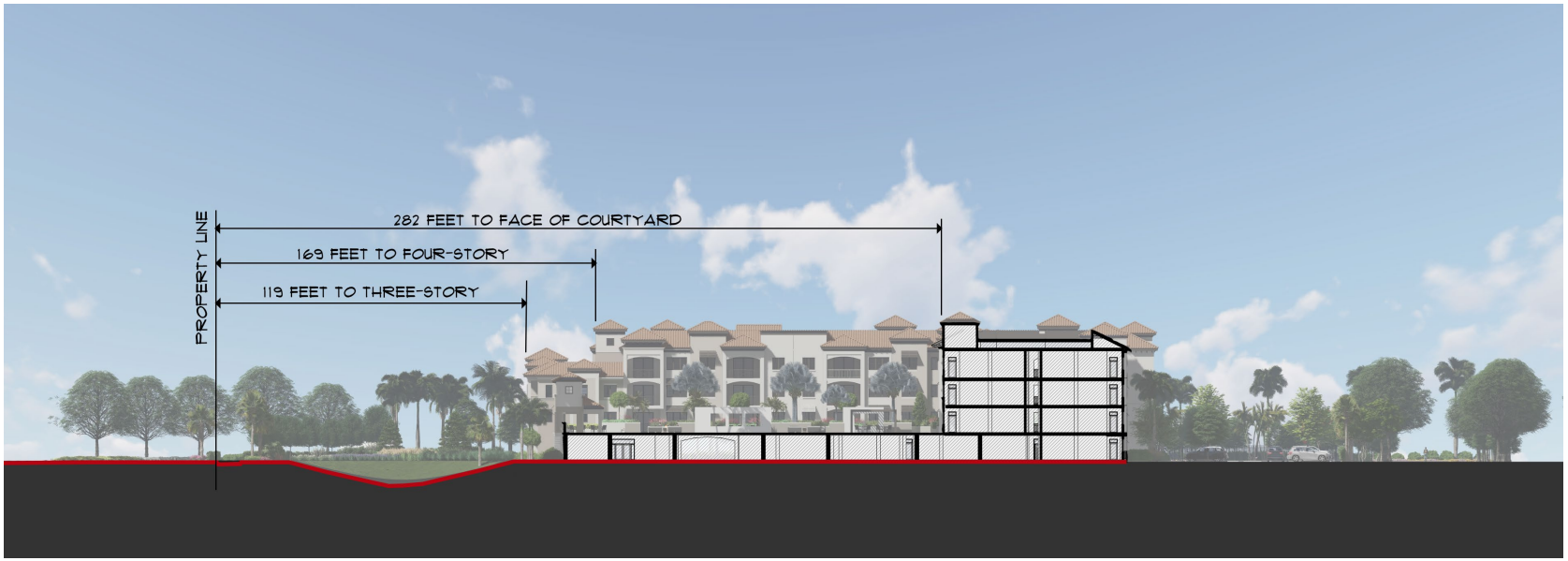


02.2
BUILDING DESIGN DETAILS





PROJECT KEY MAP



BUILDING A SECTIONAL DIAGRAM
NOT TO SCALE

VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING AD ARCHITECTURAL LAND DESIGN



PROJECT KEY MAP



BUILDING B SECTIONAL DIAGRAM
NOT TO SCALE



PROJECT KEY MAP



BUILDING E SECTIONAL DIAGRAM
NOT TO SCALE



VIEW OF LAKE AT VIA COCONUT POINT

PROJECT KEY MAP

VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING AD ARCHITECTURAL LAND DESIGN



VIEW OF BUILDING "A" AT VIA COCONUT POINT



PROJECT KEY MAP

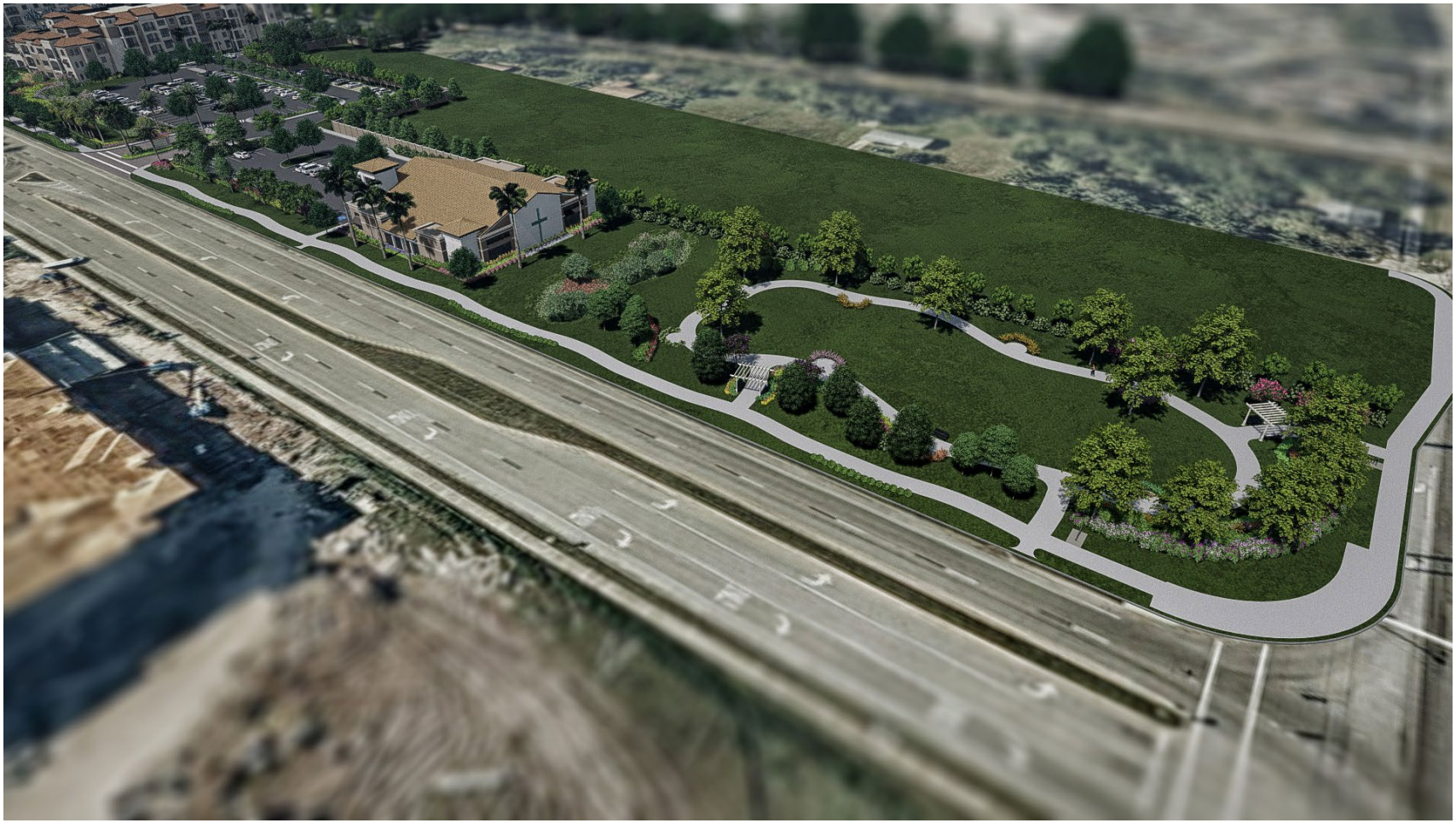














VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING AD ARCHITECTURAL LAND DESIGN

VILLAGE OF ESTERO PATTERN BOOK | 24


KEY MAP


KEY MAP



VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING AD ARCHITECTURAL LAND DESIGN

VILLAGE OF ESTERO PATTERN BOOK | 27


KEY MAP
ozen yogurt


KEY MAP
EMBERS
STEAKHOUSE



VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING AD ARCHITECTURAL LAND DESIGN

VILLAGE OF ESTERO PATTERN BOOK | 30



VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING AD ARCHITECTURAL LAND DESIGN

VILLAGE OF ESTERO PATTERN BOOK | 31


KEY MAP


KEY MAP


KEY MAP


KEY MAP

02.3 | BUILDING DESIGN DETAILS

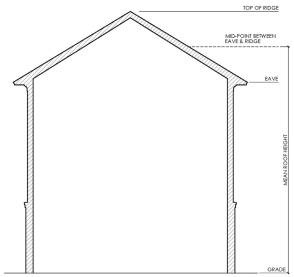
Building Height Determination

Land Development Code | Village of Estero, Florida

SEC. 33-229. MAXIMUM HEIGHT.

Buildings outside of the Interstate Highway Interchange Areas are limited to a maximum of three stories or 45 feet, whichever is less, in height. Elements that enhance visibility, create focal points or amenities, such as turrets, sculpture, clock tower and corner accentuating rooflines, may exceed the maximum height limitations with an approved variance or deviation.

Sec. 34-2171. Measurement.



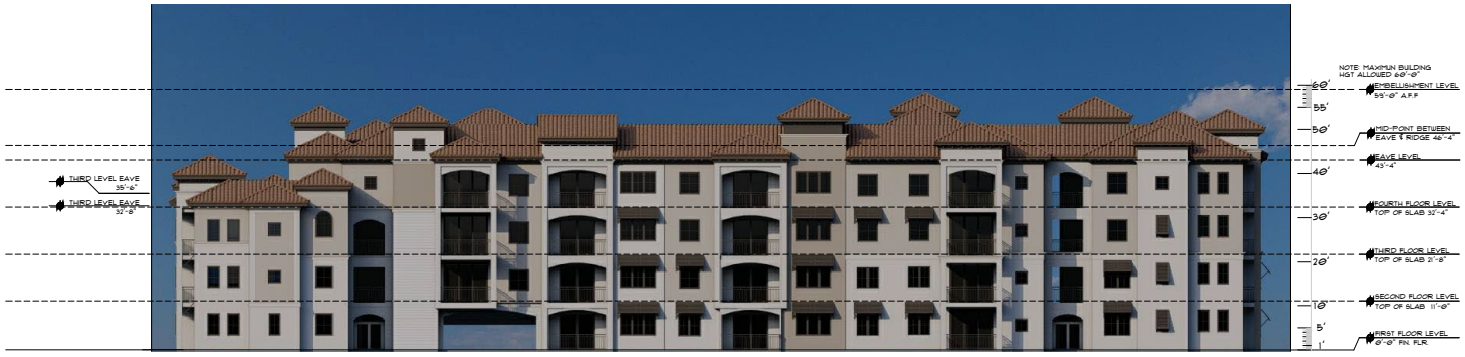
(a) Except as provided in this subdivision, the height of a building or structure is measured as the vertical distance from grade* to the highest point of the roof surface of a flat or Bermuda roof, to the deck line of a mansard roof, and to the mean height level between eaves and ridge of gable, hip and gambrel roofs, and to the highest point of any other structure (excluding fences and walls). *For purposes of this subdivision, grade is the average elevation of the street or streets abutting the property measured along the centerline of the streets, at the points of intersection of the streets with the side lot lines (as extended) and the midpoint of the lot frontage. (1) In areas within the Coastal Building Zone and other flood prone areas (as defined in Chapter 6 Articles III and IV of the LDC), height of a building is the vertical distance from the minimum required flood elevation to the highest point of the roof surface of a flat or Bermuda roof, to the deck line of a mansard roof, to the mean height level between eaves and ridge of gable, hip and gambrel roofs. (2) Fences, walls, and buffers are measured in accordance with section 34-1744 and section 10-416





02.3 | BUILDING DESIGN DETAILS

Building Elevations: Buildings A, B and E



South Elevation



North Elevation

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Buildings A, B and E



West Elevation



East Elevation

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Buildings C and D



West Elevation



East Elevation

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Buildings C and D



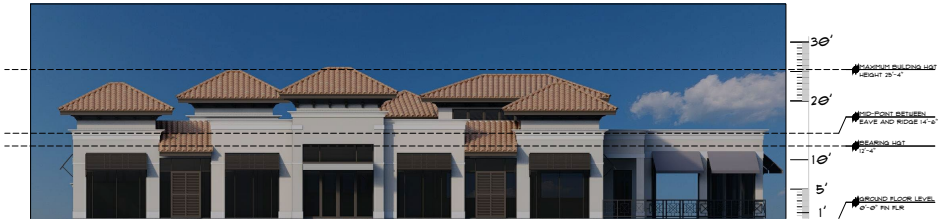
South Elevation



North Elevation

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building C1



West Elevation



East Elevation



South Elevation



North Elevation

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building C2



West Elevation



East Elevation





02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building F



South Elevation



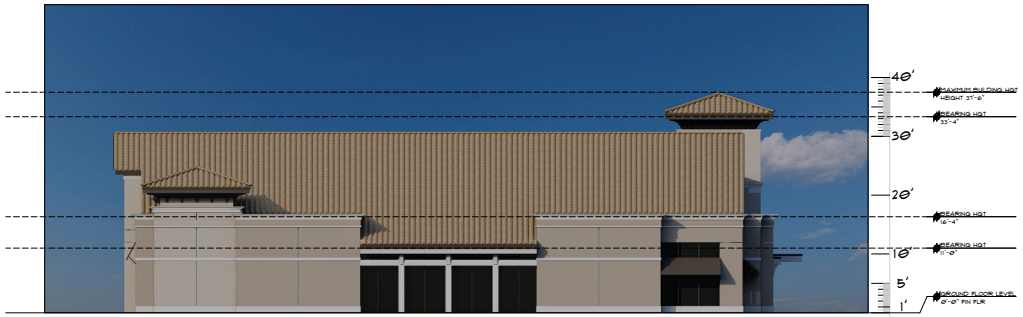
North Elevation

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building F



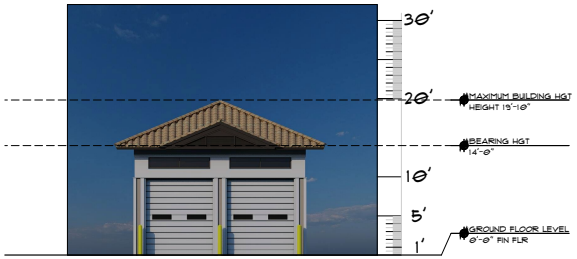
East Elevation



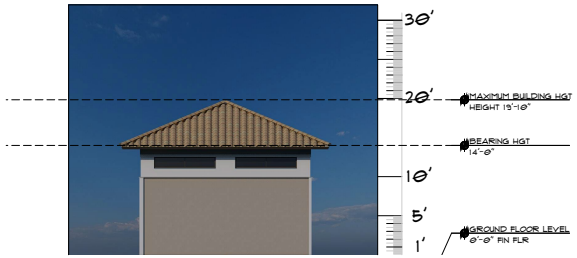
West Elevation

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Maintenance Building



South Elevation



North Elevation



East Elevation



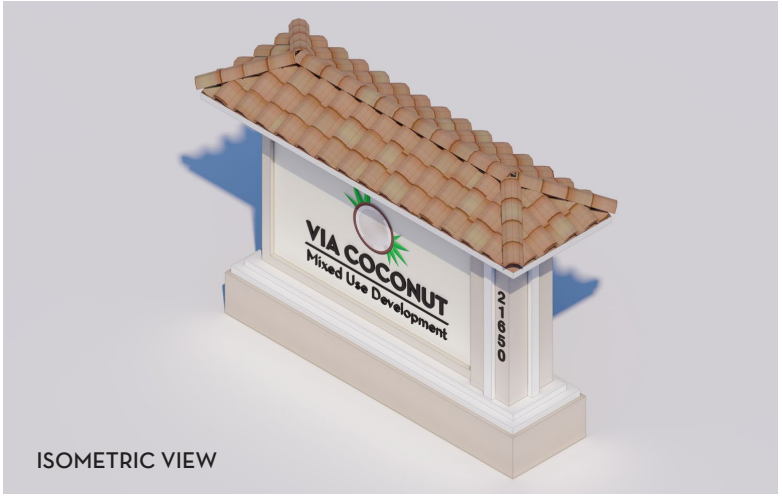
West Elevation

02.3 | BUILDING DESIGN DETAILS
Monument Sign

DESCRIPTION:

New, double faced monument sign with backlit metal logo, lettering, and address numerals internally illuminated. LED lighting to match brand colors. Metal lettering to be mounted to with 1-1/2" standoffs.

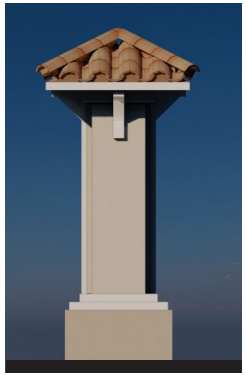
Monument to be constructed of C.M.U. with a stucco finish.



ISOMETRIC VIEW



ELEVATION VIEW


ELEVATION VIEW

02.3 | BUILDING DESIGN DETAILS
Equipment Screening and Enclosures

DUMPSTER ENCLOSURE

DESCRIPTION:

Enclosures are to be three sided structures constructed of CMU with three coat finish. Gates are to be welded, multi-slat .938 tongue and groove gate system (not see-through).

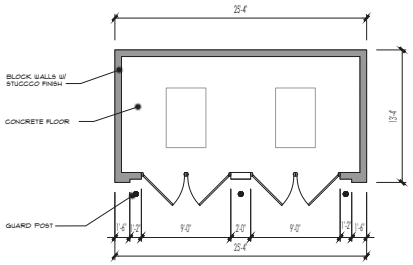
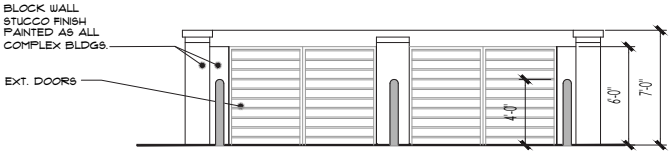
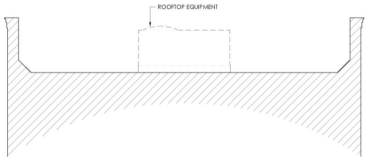



ILLUSTRATION FOR REFERENCE ONLY



ROOFTOP EQUIPMENT SCREENING



02.3 | BUILDING DESIGN DETAILS
Materials and Color Palette

SEC. 33-334. BUILDING COLOR.

(a) The colors for commercial structures must be neutral, warm earth tones or subdued pastels. Where applicable, commercial buildings may use brightly colored trims, cornices, or columns that may be reinforced to create a special effect or setting. However, these contrasts must create a harmonious impact, complementing the principal structure as well as existing surrounding building structures.

(b) Brighter colors can be utilized to create focal points of interest in locations including on doors, windows and architectural details. Buildings should not exceed three colors on one architectural detail in composite. Contrasting accent colors of any wall, awning or other feature must be limited to no more than ten percent of the total area for any single facade.

CONDITION- Specific details such as: parking lot screening from Via Coconut between Buildings E and F such as trellis/knee wall, buffer or similar; additional urban streetscape pedestrian activity areas along Main Street; addition of bike rack at fishing pier with potential "No Parking" paint or signage on Via Coconut Point; and ensure the variation of contrasting building colors to differentiate buildings will be evaluated as part of Development Order Approval. At a minimum the Development Order Plan must demonstrate the following:

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



WALL PAINT

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

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

SW 7035
Aesthetic White
Interior / Exterior
Location Number: 259-C4

WALL PAINT ALTERNATES

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

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

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

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

ROOF TILES



METAL TRIM



VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING AD ARCHITECTURAL LAND DESIGN

03.1 LANDSCAPE PLAN



03.1 | LANDSCAPE PLAN
Landscape Features

- **INTERWEAVING PUBLIC ROW AND VIA COCONUT MPD FRONTAGE**
  integrating Via Coconut Point Road ROWs with Via Coconut MPD's linear park, 8' sidewalk and landscaping to create seamless ROW and inviting street-side environment.
- **ENHANCED LANDSCAPE BUFFERING ALONG VIA COCONUT**
  enhanced 14-18' trees, enhanced hedge shrub 36" at installation, additional ground covers with additional shrub layers
- **FILTER MARSHES**
  along 8' sidewalk within linear park with variety of grasses and aquatic plants including seasonal plantings (Red Maples, Bald Cypress, etc.)
- **LABEL PLANTINGS**
  for educational purposes
- **CANTILEVERED PLANTERS**
  along part of deck and building to conceal seasonal fluctuation of lake
- **ENHANCED PERIMETER BUFFER PLANTINGS**
  with additional tree and shrub plantings exceeding code
- **ENHANCED INTERNAL LANDSCAPING**
  with oversized 14' tall canopy trees in islands
- **INCREASED PLANT SIZES**
  for the buildings for key areas
- **MEDIAN PLANTINGS**
  to emulate median plantings to the north
- **FLOWERING TREES AND SEASONAL PLANTINGS**
- **LARGE SPECIMEN PALMS**
  at entry and in select areas; Date palms or Royal Palms
- **ENHANCEMENTS TO LANDSCAPE**
  trees along rail corridor and desirable north/south trail along the west where no buffer is required and enhancements to north buffer to Happy Hollow Lane residential
- **STREET TREES**
  per plan to blend with proposed plantings for adjacent Genova development



03.1 | OVERALL LANDSCAPE PLAN



LEGEND

- (A) ENTRY
  - A1. Pavers
  - A2. Signage
- (B) WATER FEATURE
  - B1. Fountain
  - B2. Littoral Plantings
  - B3. Lake
  - B4. Water Feature
- (C) MARSH / FILTER POND
  - C1. Littoral plantings/ Grasses
  - C2. Cypress Maple Trees
- (D) FISHING PIER
  - D1. Stocked lake for Fishing
  - D2. Educational Informational Placques
- (E) MEDIAN LANDSCAPE
- (F) FLOWERING TREES
- (G) MEANDERING PATHWAY
  - G1. Benches
  - G2. 8' Wide Concrete Path
- (H) AMENITY DECK
  - H1. Fire pit
  - H2. Trellis
  - H3. Speciman Planting
  - H4. Pool
- (I) ENHANCED LANDSCAPE BUFFER
  - I1. Mature Plantings
  - I2. Variety of Species
  - I3. Label Plantings for education purposes
- (J) DOG PARK
  - J1. Perimeter Fence
- (K) POCKET PARK (with shade structure)
- (L) RESORT STYLE POOL DECK
- (M) VIA COCONUT BUFFER PLANTINGS
  - Enhanced Plantings 14'-18' Trees
  - Hedge Shrub 36" at Installation
  - Additional Groundcovers and shrub layers
- (N) ENHANCED PERIMETER BUFFER PLANTINGS
  - Additional tree and shrub plantings exceeding code
- (O) CANOPY TREES
  - Oversized Canopy trees in Islands 14' tall
- (P) SPECIMAN PALM TREES
  - P1. Royal Palms/ Date Palms 12'-14' ct
- (Q) BENCHES/ BIKE RACKS
  - Q1. Bike Racks
  - Q2. Benches
- (R) ART
  - Art/Sculpture
- (S) PARK
  - S1. 8' Pathway
  - S2. Trellis
- (T) POTENTIAL PUBLIC SEATING AREA
- (U) CONCEPTUAL SITE LIGHTING
- (V) 8' WALL (15' from Property Line)

VIA COCONUT
Mixed Use Development

BANKS ENGINEERING | MHK ARCHITECTURE & PLANNING | ARCHITECTURAL LAND DESIGN

03.1 | LANDSCAPE PLAN



KEY MAP



LEGEND

- A ENTRY
  - A1. Pavers
  - A2. Signage
- B WATER FEATURE
  - B1. Fountain
  - B2. Littoral Plantings
  - B3. Lake
  - B4. Water Feature
- C MARSH / FILTER POND
  - C1. Littoral plantings/ Grasses
  - C2. Cypress Maple Trees
- D FISHING PIER
  - D1. Stocked lake for Fishing
  - D2. Educational Informational Placques
- E MEDIAN LANDSCAPE
- F FLOWERING TREES
- G MEANDERING PATHWAY
  - G1. Benches
  - G2. 8' Wide Concrete Path
- H AMENITY DECK
  - H1. Fire pit
  - H2. Trellis
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- J DOG PARK
  - J1. Perimeter Fence
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- L RESORT STYLE POOL DECK
- M VIA COCONUT BUFFER PLANTINGS
  - Enhanced Plantings 14'-18' Trees
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- N ENHANCED PERIMETER BUFFER PLANTINGS
  - Additional tree and shrub plantings exceeding code
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  - Oversized Canopy trees in Islands 14' tall
- P SPECIMAN PALM TREES
  - P1. Royal Palms/ Date Palms 12'-14' ct
- Q BENCHES/ BIKE RACKS
  - Q1. Bike Racks
  - Q2. Benches
- R ART
  - Art/Sculpture
- S PARK
  - S1. 8' Pathway
  - S2. Trellis
- T POTENTIAL PUBLIC SEATING AREA
- U CONCEPTUAL SITE LIGHTING
- V 8' WALL (15' from Property Line)

Scale: 1"=30'
0 15 30 60 120

VIA COCONUT
Mixed Use Development

BANKS ENGINEERING | MHK ARCHITECTURE & PLANNING | AD ARCHITECTURAL LAND DESIGN

03.1 | LANDSCAPE PLAN



KEY MAP



VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING AD ARCHITECTURAL LAND DESIGN

03.1 | LANDSCAPE PLAN



KEY MAP



03.1 | LANDSCAPE PLAN



KEY MAP

LEGEND

- A ENTRY
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  - A2. Signage
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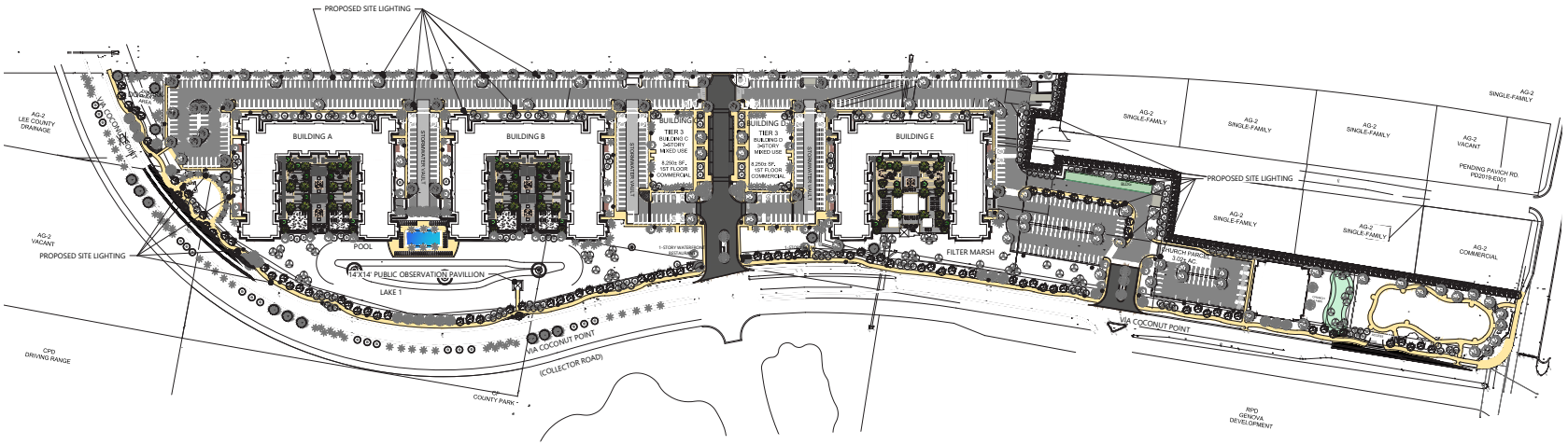
VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING AD ARCHITECTURAL LAND DESIGN

03.2 | SITE LIGHTING



SITE LIGHTING LEGEND

SYMBOL	QTY.	SPEC.
◉	103	20' GLNA GALLEONAIRE POLE LIGHT -mounted to 20' pole -solid state LED -to be installed with cut off shields for neighboring properties

Quantities and locations shown are conceptual

03.2 | SITE LIGHTING

McGraw-Edison

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

DESCRIPTION

The Galleonaire LED luminaire features advanced thermally conductive polymer heatsinks and open frame endcaps for a sleek aesthetic with significant weight reduction. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Open frame die-cast aluminum end caps provide structural support for the housing and heatsinks. Thermally conductive polymer heatsinks offer significant weight reduction while fully maintaining thermal management of the Light Squares. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 2700K, 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleonaire LED luminaire is suitable for operation in -40°C to 40°C ambient environments. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA and 800mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is dark gray, non-paintable. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.



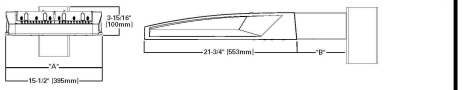
GLNA
GALLEONAIRE

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

LumenSafe Technology
ELIGIBLES

DIMENSIONS



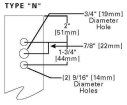
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	28 (12.7 kgs)	0.72
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	38 (16.3 kgs)	0.77
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	43 (19.5 kgs)	0.95
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	49 (22.2 kgs)	1.13

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



CERTIFICATION DATA

3G Vibration Rated
IP66 Rated
ISO 9001
LM79 / LM80 Compliant
UL/cUL Wet Location Listed

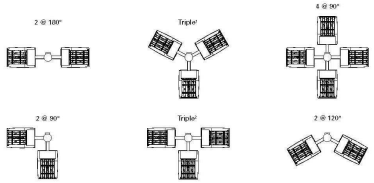
ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature

TD500084EN
June 26, 2019 3:50 PM

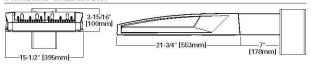
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLNA-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLNA-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLNA-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLNA-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLNA-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLNA-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLNA-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLNA-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLNA-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLNA-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

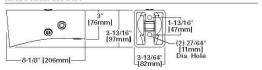


NOTES: 1. Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2. Round poles are 2 @ 90°.

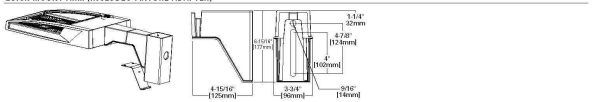
STANDARD WALL MOUNT



MAST ARM MOUNT

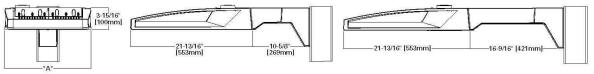


QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)

QMEA Quick Mount Arm (Extended)



QUICK MOUNT ARM DATA

Number of Light Squares [3,4]	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	30 (13.6 kgs)	33 (15 kgs)	0.96
5-6 [3]	21-5/8" (549mm)	38 (17.2 kgs)	41 (18.6 kgs)	
7-8 [4]	27-5/8" (702mm)	45 (20.4 kgs)	—	

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with standard arm length. 3. QMEA arm to be used when mounting two fixtures at 90° on a single pole. 4. 120 options not available for 90° or 120° configuration on a single pole.

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770.486.4800
www.eaton.com/lighting

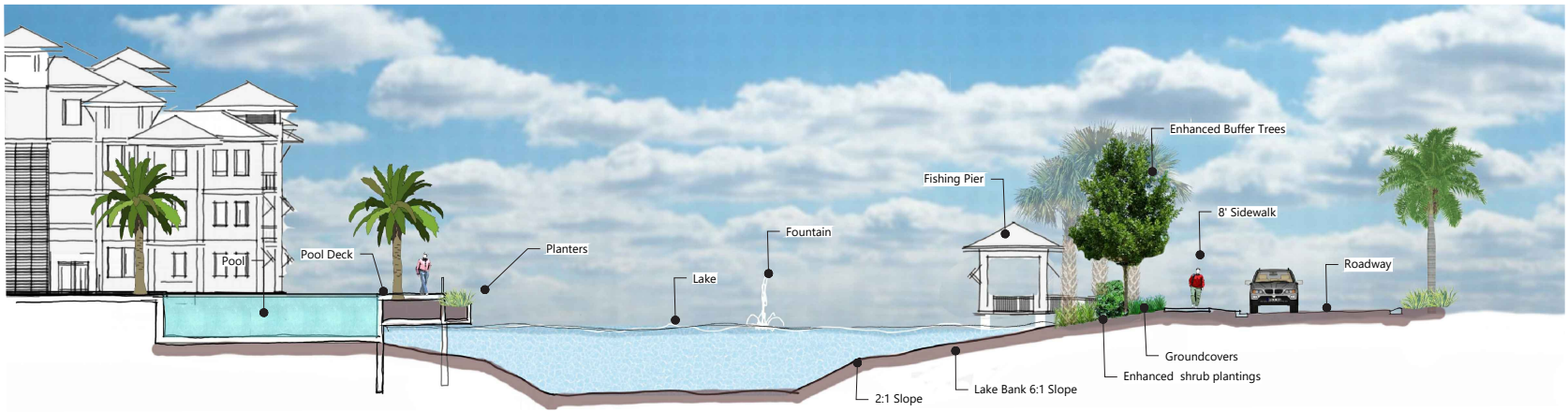
Specifications and dimensions subject to change without notice.

TD500084EN
June 26, 2019 3:50 PM

VIA COCONUT
Mixed Use Development

BANKS ENGINEERING | MHK ARCHITECTURE & PLANNING | ARCHITECTURAL LAND DESIGN

03.3 | FEATURE LAKE AND POOL DECK SECTION

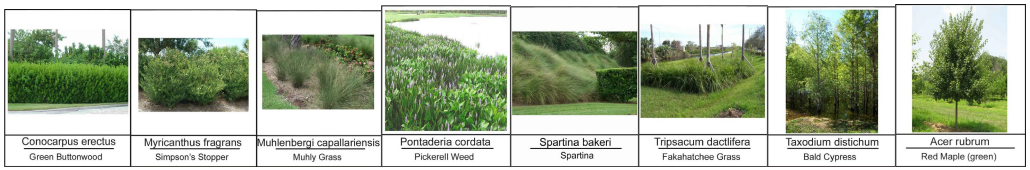


03.4 | PLANTING PALETTE



PROPOSED FILTER MARSH PLANT PALLETTE

Plants shown are conceptual in Nature. Additional plantings may be used



VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING AD ARCHITECTURAL LAND DESIGN

04. SIGNIFICANT TANGIBLE PUBLIC BENEFITS AND INCENTIVE OFFERINGS

Social Vitality

1. **MAIN STREET (CONNECTING STREET/±0.52-ACRE),** the ultimate public gathering place as a high-quality, destination promoting place-making businesses including restaurants, coffee shops and fitness studios.
2. **PLACE OF WORSHIP** (10,000 square feet) has been included in the development plan providing an additional publicly accessible gathering place.
3. **±1-ACRE LAND DONATION TO VILLAGE OF ESTERO** for potential park or civic use at Village discretion (valued at ±1.5 million for a corner parcel) with residential density transfer.
4. **±1.91-ACRES/±0.55-MILE LINEAR PARK** with lush, greater-than-Code landscaping along Via Coconut Point frontage with interconnected public amenities for sitting, gazing and interacting with public spaces. (±1.72 acres/±.5-mile plus additional ±0.19 acre/±0.05 mile located on donation parcel)
5. **14' X 14' PUBLIC LAKE OBSERVATION PAVILION/FISHING PIER** interconnected by the 8' sidewalk within the linear park and will include educational informational plaques.
6. **PUBLIC PARK BENCH AREAS** interconnected by the 8' sidewalk within the linear park.
7. **±0.23-ACRE PUBLIC LAWN AREA WITH PAVILION** interconnected by the 8' sidewalk within the linear park.
8. **±0.18-ACRE PUBLIC DOG PARK** interconnected by the 8' sidewalk within the linear park with benches, perimeter fence, and hedge.
9. **VERTICAL AND HORIZONTAL MIXED-USE DEVELOPMENT:** integrated mixed-use neighborhood with higher residential densities and mixed uses along the street frontage promoting place-making businesses including restaurants, coffee shops and fitness studios.
10. **STREET FRONT SHOPS** located along Main Street (connecting street) and 8' sidewalk within the linear park.
11. **UPSCALE WATERFRONT RESTAURANT** located along Main Street (connecting street) and 8' sidewalk within the linear park.
12. **NOT AGE-RESTRICTED. DIVERSE HOUSING** – Via Coconut MPD is designed as a housing alternative for varying needs of the Village of Estero. The community will not be age restricted.



04. SIGNIFICANT TANGIBLE PUBLIC BENEFITS AND INCENTIVE OFFERINGS

Connectivity

13. **DESIRABLE CONNECTOR STREET:** Main Street provides a vital segment of the desired connector between Pelican Sound Drive and the future west entrance to Estero Community Park shown on the Framework Plan to connect to Corkscrew Palms Boulevard and Williams Road. It also provides for future connection to the proposed SUN Trail Rail Corridor shared use path with reservation for potential future seating area.
14. **±0.56-MILE 8' PUBLIC MEANDERING SIDEWALK ALONG VIA COCONUT POINT** within the linear park that will interconnect with Village's planned Estero Community Park west entrance shared use path proposed to connect to Williams Road. (±0.51-mile plus additional ±0.05-mile located on donation parcel)
15. **BIKE LANES ON MAIN STREET** (connecting street) will connect to the Village's planned bike lanes on Via Coconut Point and Village's planned Estero Community Park west entrance shared use path proposed to connect to Williams Road.
16. **PROMOTE WALKABILITY WITH INTERCONNECTED SIDEWALKS.** Internal sidewalks interconnect with public sidewalks external to the community on Via Coconut Point.
17. **MIXED-USE PEDESTRIAN SHED** – All residential units are within pedestrian shed of proposed Main Street commercial uses and the proposed on-site private and public amenities.
18. **NON-GATED COMMUNITY** – The proposed development does not include entry gates.



04. SIGNIFICANT TANGIBLE PUBLIC BENEFITS AND INCENTIVE OFFERINGS

Architecture

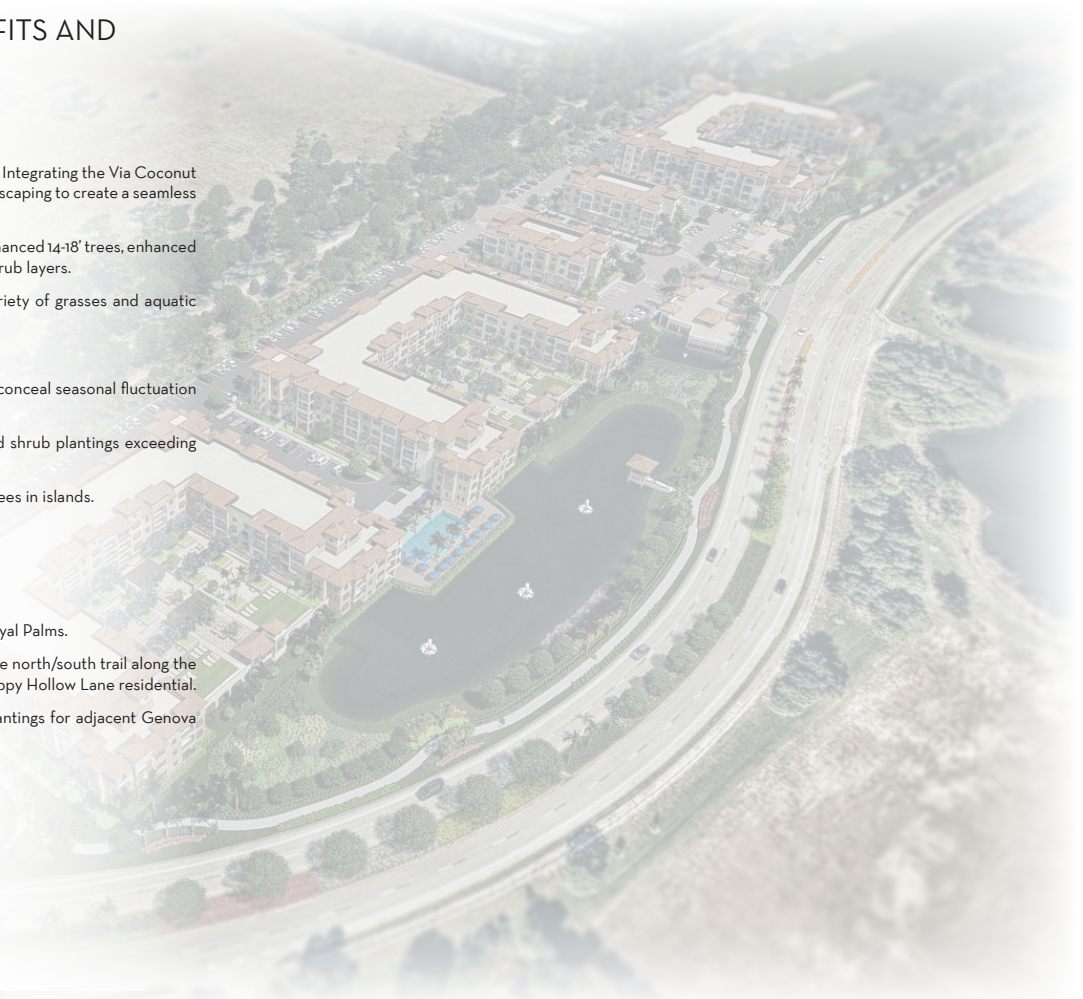
19. **EXCEPTIONAL DESIGN** – The architecture depicted in the pattern book sets a high-quality standard for the Village Center Area and includes a unique residential building design including three-story stepped back elements from the remaining 4-story building masses. This massing change is stepped back from the perimeter water features and linear park creating a delicate footprint along the street frontage on Via Coconut.
20. **SCREENED PARKING** - The bulk of the development's parking is concealed within the first level of the residential buildings with units wrapping around the perimeter. This creates a centralized lower massing element with an elevated amenity deck as an amenity to the users. The remaining parking is located behind the buildings or is appropriately visually buffered from Via Coconut Point.
21. **VARYING BUILDING HEIGHTS** are provided throughout the development as demonstrated in the pattern book.
22. **360-DEGREE URBAN LOOK.** All the building elevations depicted in the pattern book have architectural design elements typical of front elevations so it will appear that there are no rear elevations.
23. **ENTRY PAVERS AND LANDSCAPED SIGNAGE** at each entry point to calm traffic and emphasize safety.
24. **SCULPTURE FEATURES** on Main Street (connecting street) near mixed use buildings.
25. **ON-STREET PARKING** on Main Street (connecting street) and internal accessways as encouraged to calm traffic.
26. **STREET FURNITURE** is proposed.
27. **BEST PRACTICES FOR COMPACT SURFACE WATER MANAGEMENT DESIGN** are proposed.
28. **BEST PRACTICES FOR BLOCK LENGTHS** are proposed.
29. **LAKE AND WATER FEATURES** along the 8' sidewalk within the linear park.
30. **FOUNTAINS** included in lake and water features.



04. SIGNIFICANT TANGIBLE PUBLIC BENEFITS AND INCENTIVE OFFERINGS

Landscaping

31. **INTERWEAVING PUBLIC ROW AND VIA COCONUT MPD FRONTAGE**- Integrating the Via Coconut Point Road ROWs with Via Coconut MPD's linear park, 8' sidewalk and landscaping to create a seamless ROW and a more inviting street-side environment.
32. **ENHANCED LANDSCAPE BUFFERING ALONG VIA COCONUT** with enhanced 14-18' trees, enhanced hedge shrub 36" at installation, additional ground covers and additional shrub layers.
33. **FILTER MARSHES** along the 8' sidewalk within the linear park with a variety of grasses and aquatic plantings including seasonal plantings, Red Maples, Bald Cypress, etc.
34. **LABEL PLANTINGS** for educational purposes.
35. **CANTILEVERED PLANTERS** along part of the deck and building to help conceal seasonal fluctuation of lake.
36. **ENHANCED PERIMETER BUFFER PLANTINGS** with additional tree and shrub plantings exceeding code.
37. **ENHANCED INTERNAL LANDSCAPING** with oversized 14' tall canopy trees in islands.
38. **INCREASED PLANT SIZES** for the buildings for key areas.
39. **MEDIAN PLANTING** to emulate median plantings to the north.
40. **FLOWERING TREES** and seasonal plantings.
41. **LARGE SPECIMEN PALMS** at entry and in select areas; Date palms or Royal Palms.
42. **ENHANCEMENTS TO LANDSCAPE** trees along rail corridor and desirable north/south trail along the west where no buffer is required and enhancements to north buffer to Happy Hollow Lane residential.
43. **STREET TREES** as shown on landscape plans to blend with proposed plantings for adjacent Genova development.



Via Coconut Rezoning
Zoning Staff Report

For Village Council Second Reading

October 20, 2021

PROJECT NAME:	**Via Coconut EPD**
CASE TYPE:	**Planned Development Rezoning – Vacation of Right-of-Way**
CASE NUMBERS:	**DCI2019-E003**
PLANNING ZONING & DESIGN BOARD DATE:	**August 10, 2021 Continued to August 24 and September 14**

SUMMARY OF REQUEST

The applicant is requesting a rezoning from Agriculture and Parks and Community Facilities to Estero Planned Development (EPD) for a ±20-acre parcel on the west side of Via Coconut Point south of Corkscrew Road and across from Genova.

The proposal is for a Tier 3 Development that would allow a mixed-use project consisting of:

- 330 Multi-family apartment units;
- 29,600 square feet of commercial use;
- Church or 10,000 square feet of commercial use;
- Public Amenities.

A companion application has been submitted to vacate an existing 66-foot wide right-of-way on the property. (VAC2019-E001)

STAFF AND PLANNING, ZONING AND DESIGN BOARD RECOMMENDATION

Staff recommends approval of both requests (rezoning and vacation of right-of-way) with the conditions in the Ordinance.

The Planning, Zoning and Design Board reviewed this case on August 24 and September 14, and recommended approval with the conditions contained in the Ordinance.

GENERAL INFORMATION

Applicant

Estero 5, LLC - Roderick Schmidt, Manager

Owners
Stephanie Miller Trust (4 parcels)
CP Land Investment, LLC
Wildcat Hollow LLP
MM Estero FL, LLC
Seymour Pond 28, LLC

Authorized Agent
Stacy Hewitt, Banks Engineering

Location
The subject properties are located at 8990 Corkscrew Road; 21650 & 21750 Via Coconut Point; 21331, 21350 and 21351 Happy Hollow Lane; and access undetermined for two parcels. The STRAP numbers are 34-46-25-E4-0100C.0170; 33-46-25-E2-U1971.2349; 33-46-25-E3-U1971.2299; 33-46-25-E3-U1969.2320; 33-46-25-E2-U1963.2334; 33-46-25-E3-U1973.2285; 33-46-25-E2-U1967.2334; and 33-46-25-E2-U1967.2342.

Surrounding Zoning and Land Use

North Corkscrew Road then MPD (vacant) and AG (Happy Hollow Lane) – Village Center Land Use

East Via Coconut Point then Genova Condominiums (EPD) and Estero Park (CF) – Village Center and Public Parks and Recreation Land Use

South Via Coconut Point right-of-way, CSX/Gulf Seminole Railroad Corridor and AG

West Happy Hollow Lane residential lots and greenhouse (AG-2), CSX/Gulf Seminole Railroad Corridor, and undeveloped North Point DRI (MPD) – Village Center Land Use

Zoning
Agriculture and Parks & Community Facilities

Comprehensive Plan Land Use Category
Village Center

Public Information Meetings
A Public Information Meeting was held at the Planning and Zoning Board on January 21, 2021. The applicant provided documentation regarding issues discussed at the meeting which is attached.

A meeting was held with the Design Review Board January 22, 2020 pertaining to the Pattern Book. See attachment.

STAFF ANALYSIS

The applicant is proposing a rezoning to Estero Planned Development (EPD). This is the specific zoning district that is required in the Village Center Land Use category. The property is primarily vacant except for two single family lots on Happy Hollow Lane.

The applicant is requesting Village Center Tier 3 Development which allows for mixed use and:

- A base residential density of up to 15 units per acre with a maximum of 20 units per acre based upon accepted incentive offers;
- Higher non-residential intensity; and
- Maximum building heights between 60 and 70 feet.

Via Coconut proposes 330 units with a residential density of 16.5 dwelling units per acre (based on 20-acre total project site), 29,600 square feet of commercial use, and a potential 10,000 square foot church or alternative commercial uses. Maximum height proposed is 4 stories, inclusive of architectural features, or 59 feet. By comparison, Genova, the condominium project across the street on Via Coconut, is a residential Tier 2 development with 12 dwelling units per acre with a maximum building height of 4 stories or 45 feet.

The higher level of density and additional height are to be determined by Village Council based upon incentive offers and findings of significant public benefits which may include innovative landscaping and street design, offsite improvements, dedication of onsite public spaces, public trails, gathering spaces, enhanced parking design (under building parking), or other similar items.

The Village Center standards include goals such as creating socially vital centers; safe streets for walking and bicycling; fostering interconnection and walkability; and human scale. These standards along with comprehensive plan policies, are the basis of analysis of the proposal.

MASTER CONCEPT PLAN

The applicant has provided a Master Concept Plan that shows:

- Three U-Shaped three and four-story residential buildings, each with 102 units;
- A commercial mixed-use area with two three-story buildings with 24 residential units and retail, personal service, or office uses; and two single story retail/restaurant buildings;
- A potential 10,000 square foot church or alternative commercial uses;
- A ±1-acre park area at the north end of the site proposed to be dedicated to the Village.

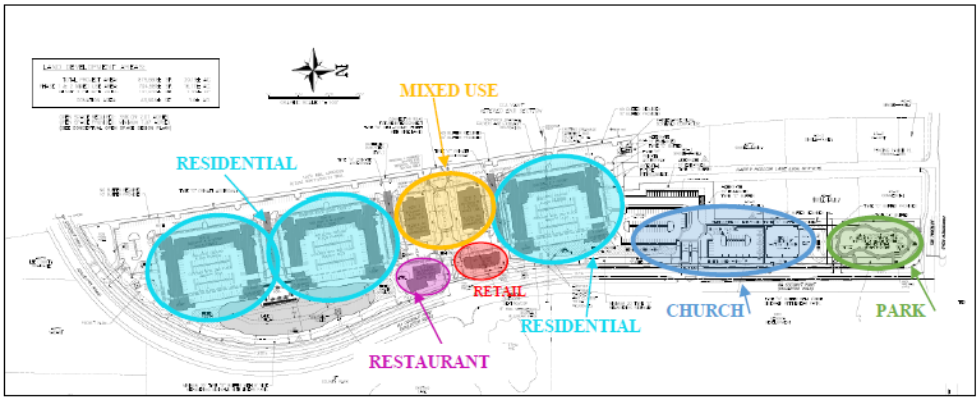


Figure 1- Use Areas

Parking
A combination of surface parking, on-street parking, and residential ground floor level parking is proposed. Some of the residential parking will be concealed on the ground level of the residential buildings topped with a 2nd floor amenity deck, and surface parking will be located to the rear of the residential buildings and adjacent to the church. Small surface lots and on-street parking will serve the Main Street area.

Perimeter Buffers and Landscaping
Via Coconut Point – A 20-foot Type "D" Buffer with enhanced landscaping (taller trees).

Railroad - A 10-foot buffer with landscaping - no buffer is required.

Happy Hollow Lane residences - A 15-foot Type "C" Buffer including an 8-foot wall and enhanced landscaping.

Corkscrew Road – A 20-foot Type "D" Buffer on the north end of the project, and a Type "A" Buffer between the park parcel and greenhouse property on Happy Hollow Lane.

- Buffers are limited to perimeter areas as the LDC does not require internal buffers in mixed-use developments.
- The applicant proposes to install and maintain median landscaping on Via Coconut from the proposed new entrance to Estero Community Park to Williams Road.
- The development is providing the required 35% Open Space of 7.07 acres.

Main Street Area
This area includes two vertical mixed-use buildings with commercial on the first level and residences above. The area will be delineated by street pavers, and the project entry will be flanked by two single-story buildings, one for a restaurant and the other for retail. The on-street parking, restaurant, and retail uses will contribute to a social interaction in the development.

A future interconnection to the west is proposed, as well as a potential future connection to Happy Hollow Lane.

PATTERN BOOK

A Tier 3 development is required to provide a detailed Pattern Book with illustrative site plan and facade detailing.

The architectural style is described by the applicant as "Mediterranean underlying design with coastal inspired architectural flavor". Varying rooflines, mass, light and shadow are stated as key components of the design.

The material palette "consists of subtle flavors of Mediterranean architecture including orange to off-red barrel concrete roof tiles, contrasting simple beige and cream colors on the stucco walls, bronze railing, painted eave corbels…"

The color palette consists of warm, neutral earth tones, with contrasting brightly colored trim, cornices and columns.

Building Height

The project proposes three 4-story multi-family residential structures with three residential levels and first floor parking concealed by an open deck with residential amenities above. Maximum height proposed is 59 feet. Two 3-story mixed use buildings are proposed along Main Street with a maximum building height of 55 feet. Main Street also includes two single-story commercial buildings with a maximum height of 35 feet. The church proposes a height of approximately 38 feet.



Figure 3- Residential Architecture

The submitted elevations and sections show that the U-shaped residential buildings utilize step-back from 3 stories to 4 stories to minimize massing along Via Coconut.

Vehicular and Pedestrian Connections/interconnections

Connections include access points along Via Coconut to the site, as well as potential future connections to Happy Hollow Lane and a Main Street connection to the west which would allow future access to the west side of Tamiami Trail to and through the railroad right-of-way. These are consistent with the Framework Plan in the LDC, shown below.

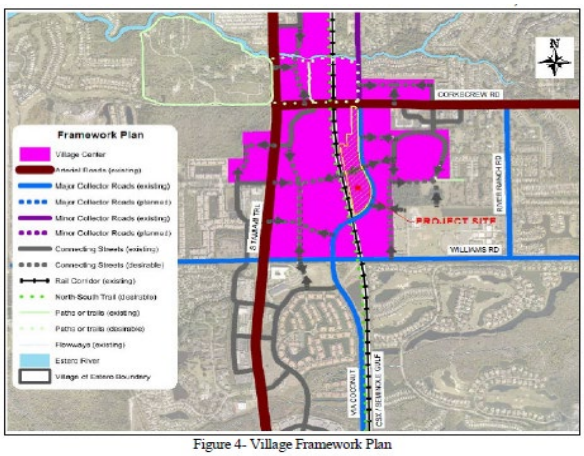


Figure 4- Village Framework Plan

Schedule of Uses

The proposed Schedule of Uses includes a variety of residential, commercial and institutional uses, and a summary is provided below:

- Residential uses include Live-Work, Multi-Family, Townhomes, and existing Single-Family.
- Commercial Uses include a variety of retail, office, and personal service uses.

- Institutional Uses include Clubs, Cultural Facilities (non-commercial), Library, Parks, Place of Worship, Post Office, Schools (commercial) and infrastructure-related uses.

STAFF ANALYSIS

- Vacation Request
  The applicant is requesting to vacate a right-of-way 66 feet wide extending in a north-south direction in the southeastern portion of the site. A vacation is needed because the easement is platted (Plat Book 1, Page 59) in the Public Records. The road right-of-way is no longer needed as Via Coconut Point has been constructed subsequently to provide road access.

- Transportation
  Via Coconut Point is a four-lane divided major collector road and is under the jurisdiction of the Village of Estero. The site has approximately 3,000 feet of frontage on the west side of Via Coconut Point and proposes several access points as shown on the diagram below.

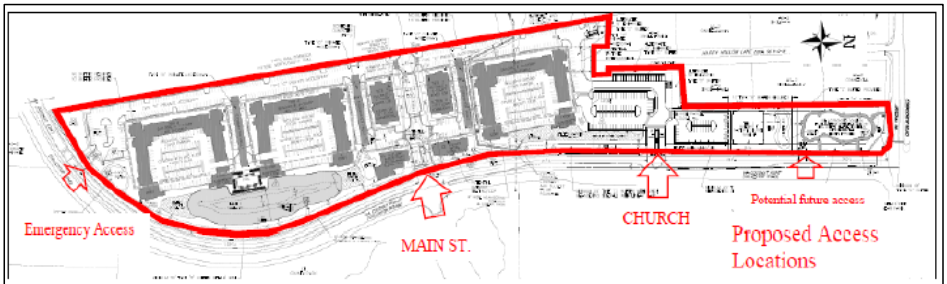


Figure 5- Access Locations

The proposed development will create 2,896 net new vehicle trips daily. The Traffic Impact Statement (TIS) evaluation of impacts in the 2025 buildout year of the project shows Corkscrew Road between US 41 and Three Oaks Parkway will continue to operate at a Level of Service (LOS) “C”, but the LOS between Three Oaks Parkway and I-75 will be a “D” due to pre-existing issues. The LOS between Via Coconut Point between Corkscrew Road and Williams Road will operate at a LOS “D”.

The TIS concludes that “No roadway capacity improvements are required on Via Coconut Point from Corkscrew Road to Coconut Road as this road segment is shown to operate within the LOS standards in 2025, both with and without the addition of the project traffic.” Intersections, include the two proposed for the development will operate at an acceptable LOS of “C”.

Staff has reviewed the TIS which resulted in some modifications, including changing the southernmost access point to an Emergency-Only access. Other items included intersection safety concerns and site distance issues which have been resolved.

- Environmental
  The project area consists of vacant land and single family residences. The submittal materials state that there are no Rare and Unique Upland Habitats on the site, nor are there any Existing and Historic Flowways.

  There are no jurisdictional wetlands or heritage trees on the site.

- Flood Issues
  The site is not located within a floodway but does fall partly within the Special Flood Hazard Area (Zone AH) and partly in the X Zone (which is outside of the Special Flood Hazard Area). Zone AH is the flood insurance rate zone that corresponds to the areas of 1 percent annual chance of shallow flooding with a constant water-surface elevation (usually areas of ponding) where average depths are between 1 and 3 feet.

  This development will need to provide mitigation for hurricane sheltering due to its location in the hurricane storm surge area. This will be determined at development order.

- Stormwater Management
  A master stormwater management system is currently in place for the area, including Estero Community Park and the Via Coconut Point right-of-way.

  The applicant proposes to collect and treat site stormwater runoff in a stormwater lake and filter marsh treatment system. Storage vaults are proposed under paved areas which will also be used to pre-treat the runoff before transfer to the lake for eventual discharge to the railroad right-of-way as permitted through SFWMD.

  Staff has reviewed the information and had requested clarification on several issues which the applicant adequately addressed. Additional stormwater review will occur at development order.

- Utilities
  Lee County Utilities has provided a letter of regarding availability of potable water and wastewater service for Via Coconut.

  Sewer service will be provided by the Three Oaks Water Reclamation Facility, and potable water will be provided through the Pinewoods Water Treatment Plant.

  A trash compactor will be used for the residential solid waste, and two dumpster locations are proposed for the commercial solid waste.

- Fire
  Estero Fire has reviewed the proposal and requested an auto-turn for the entrance and exits of the property, as well as the proposed road surface to ensure that a large fire apparatus can maneuver the roadways. The Applicant has provided this documentation and confirmed that the surface will take the weight of a large fire truck.

  Estero Fire also requested an assessment model to determine necessity of radio enhancement regarding adequacy of signal strength. Staff recommends a condition to ensure that this requirement is part of the review at development order.

- Estero Planned Development Analysis
  The LDC contains criteria for Estero Planned Developments dependent upon the Tier.

- Section 3-707
  The goals of the Village Center area include creating an active and social neighborhood environment with mixed uses and a focus on walking and biking, both within and to the development. Via Coconut does not propose gates to restrict access to the site.

- *DEVELOPMENT TIER, DENSITY, AND HEIGHT*

  The project is a Tier 3 development which allows for higher residential and commercial density mixed-use neighborhoods consistent with the goals for a "Village Center". The base density allows up to 15 units per acre, with 15.1 - 20 if incentive offers are accepted. The proposed development is requesting a density of 16.5 units per acre. (Mixed use can calculate density on the entire 20 acres.) The request for additional density requires a determination by the Council regarding the incentive offers and public benefits commensurate with the additional density.

  The applicant outlines the proposed incentive offers in its Pattern Book. Upon evaluation, staff believes the more significant offers include:

  - Main Street connection;
  - Ungated development;
  - Parking under residential buildings;
  - Vertical mixed-use;
  - Potential land donation to Village;
  - Removal of the billboard on property (suggested by staff);
  - Median landscaping on Via Coconut Point;
  - Fishing pier on lake;
  - Pocket park;
  - Dog park.

  The map below shows the public spaces proposed in the development, including the Main Street and public seating area in the center of the project and the 'linear park' on the outer edge. The public area also includes the dog park and pocket park at the south, and the potential land donation at the northern end of the site. The linear park allows for an active edge to the community, and the social vitality and gathering aspects include the lake with fishing pier, pocket park, dog park and retail area.



Figure 6- Public Areas

The incentive offers provide a level of public benefit that are, in staff's opinion, sufficient to support the requested residential density for a Tier 3 Village Center project.

Non-residential density includes 29,600 square feet of commercial which is comprised of vertical mixed use along the Main Street area, as well as a proposed restaurant near Via

Coconut. There is also a potential 10,000 square foot church proposed which may alternatively be used for commercial use.

The mix of uses is an important aspect of a Tier 3 development and therefore needs to be assured from the outset through the phases of construction. Staff is suggesting a condition in the Ordinance to ensure that the project develops as proposed.

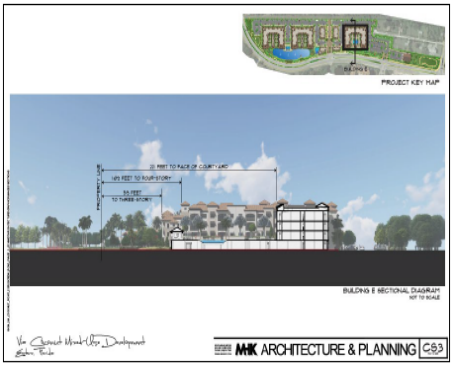


Figure 7- Cross Section of Residential Building

Height - The residential buildings anchor the site at the southern end, both in terms of activity and massing/height. A Tier 3 development is allowed a base building height of up to 60 feet and increases up to 70 feet based upon incentive offers. The Via Coconut 4-story residential buildings are proposed to be 59 feet high, inclusive of architectural details.

The applicant has attempted to minimize the massing and height of the buildings by stepping back the structure, as shown in the section left. This graphic shows the 3-story portion setback 59 feet from Via Coconut Point and a 109-foot setback to the 4-story portion of the structure. The façade is broken up in both height and scale as the u-shaped building has a second level open air amenity space above the parking garage.

The proposed Mediterranean “with Coastal” style architecture has some similar features compared to adjacent Village Center developments:

- Genova (Italianate) - The barrel tile roofs are similar, as is vertical fenestration of the facades. Genova has liner buildings to minimize the massing;
- Pavich (Old Florida) - in the use of colors with light beige and tan with bronze accents and similar design;
- Colonnade (Old Florida) – proposed continuing care project is not similar in design.

The building construction is proposed to be concrete block with a smooth stucco finish. The 4-story residential buildings will provide 4 elevators with one for each tower, while the mixed use buildings, C and D, will each have one elevator.

- Connectivity - Access to the community is via Main Street, the main entry which also allows for connections to a potential future trail on the railroad right-of-way and through to US 41. A connection is also proposed through Happy Hollow Lane. These connections could be both vehicular and/or pedestrian to allow access to and from neighborhoods west of US 41 and north of Corkscrew Road, meeting one of the goals of the EPD district.

  The linear site does pose unique challenges with regard to connectivity and much of the activity is clustered on the southern half of the site. A linear sidewalk runs the length of the project along Via Coconut Point.

  Access to Estero Park is a key factor for connectivity, however the lack of pedestrian crossings on Via Coconut Point could pose challenges to pedestrian access to the park.

Based upon the above analysis, staff recommends that the proposal is consistent with the EPD General Criteria, the Tier 3 requirements, and the requirement for public benefits and incentives.

- Review of Plan by Civic Plan Studio
  The Village retained an architect and designer from Civic Plan Studio in St. Petersburg to conduct an urban design review of this project, similar to what the Village did on the recent Estero Crossing mixed use project. Civic Plan Studio reviewed the Pattern Book and provided a professional opinion based upon best practices for walkable urbanism and placemaking. (See attached documents.) They provided suggestions which have been shared with the applicant for their consideration. There are also suggestions for the Village to consider as well. In addition to the more minor technical items and suggestions, some primary suggestions include:

  - Consideration of townhome development in lieu of a church on the proposed church parcel;
  - Crosswalk(s) for Via Coconut;
  - Consideration of a liner building to screen parking;
  - Some variation in architecture of the mixed use buildings which may be too similar to the residential buildings.

The Planning, Zoning and Design Board suggested commercial use in lieu of the additional townhomes.

COMPREHENSIVE PLAN ANALYSIS

The project is located in the Village Center, an area that the Comprehensive Plan describes as the heart of the Village of Estero. This area has specific goals to create socially vital centers which could support relatively intense commercial and residential development. The walkable, mixed use areas have anticipated uses that include housing, employment, hospital, shopping, office, hotel, recreation, park and civic uses.

Comprehensive Plan Policies

FLU-1.1.1 *This policy supports high quality development standards, pedestrian circulation, and community amenities; and encourages higher density, compact mixed-use development;*

Staff Comment: Via Coconut EPD is a higher density development (16.5 du/ac) that proposes compliance with the high quality and visual appearance desired by the Village. The mix of uses includes non-residential commercial and church uses, but the development is primarily a residential development. There is an element of vertical mixed use to support the Tier 3 designation.

FLU 1.2.10 Village Center
Village Center is that area in the heart of the Village that is intended to include a hub of activity and commercial/residential mixed uses that create a social center that is walkable, safe, and attractive, and located proximate to existing residential neighborhoods, state parks and the Estero River, and major transportation corridors.

Staff Comment: The policy defines the future development of the center of the Village, and Via Coconut is in compliance with many of the goals of this policy. The proposed Tier 3 development includes:

- The provision of public benefits, including a 1-acre land donation to the Village, enhanced buffers and landscaping, median landscaping, public dog park and pocket park, fishing pier, first level screened residential parking, and Main Street connector;

FLU-1.9.1 MIXED USE DEVELOPMENT FORM. *The Village encourages mixing of complementary residential and nonresidential uses on a single site to reduce vehicle miles travelled, support pedestrian, bicycle and transit opportunities and activate street and public spaces with pedestrians for greater economic, recreational and social opportunities resulting in built environments and landscapes that provide a true sense of place*

Staff Comment: Via Coconut placemaking features include urban green space in the linear park and pocket park. There is some hidden parking for the residential units, a filter marsh is provided as an environmental feature, and the project has vertical mixed use in the center of the site. There are pedestrian connections. All of these components will create a defined and active community with pedestrian and bicycle interconnections.

DEVIATIONS

The applicant requested ten deviations from the Village's Land Development Code, but has withdrawn three. Discussion of each request along with the applicant's explanation and staff recommendations are below.

1. **Request from Land Development Code (LDC) 10-416(c)(2)c. to allow minimum 10-foot internal landscape areas. All required internal landscape areas area now proposed to meet the minimum 18-foot dimension.**

   WITHDRAWN

2. **A request to deviate from Land Development Code (LDC) 5-411.D.5. which states that no code required trees or shrubs may be located in any utility or drainage easement to allow code required plantings where the drainage easement for the filter marsh by Building E abutting Via Coconut Point conflicts with the buffer.**

   Applicant Justification: The development plan incorporates best practices for compact surface water management design to minimize impacts on connectivity and walkability by incorporating the below features consistent with LDC Section 3-707.K.:

   a. Unified surface water management system for entire tract;
   b. Includes deviations addressed below to minimize the amount of land devoted to lakes and to allow flexibility in the lake maintenance easements (Deviation 4); to allow for a higher percentage of bulkheads (Deviation 3); and to allow reduced setbacks along a collector roadway (Deviation 5);
   c. Proposed underground storage vaults as encouraged in Tier 3 to include storm water detained underground;
   d. Provides filter marshes.

   The LDC allows utility or drainage easements to encroach into required buffers; however, no code required trees or shrubs may be located in any utility or drainage easement unless a written statement is provided by the entity holding the beneficial interest in the easement. The project has a unified surface water management system so the entity holding the beneficial interest will be the property owner's association.

Staff Comment: Staff has reviewed this request and no issue was identified with the deviation.

Staff recommends APPROVAL of the deviation limited to the filter marsh abutting Building E.

3. **A request to deviate from Land Development Code (LDC) 5-408.I.6. which states hardened shoreline structures may comprise up to 20 percent of an individual lake shoreline; to allow hardened shoreline structures to comprise up to 40 percent.**

   Applicant Justification: The compact design practices incorporate public amenities that foster social vitality and walkability in the Village Center area. This minimizes the amount of land devoted to lakes and potential impacts on connectivity and walkability.

   A compensatory littoral zone equal to the linear footage of the shoreline structure will be provided within the same lake meeting the following criteria:

   a. A five-foot wide littoral shelf planted with herbaceous wetland plants to provide 50 percent coverage at the time of planting. To calculate the littorals for this shelf design, indicate the number of linear feet of shoreline multiplied by 50 percent for the plant coverage at the time of planting; or
   b. An 8:1 slope littoral shelf with herbaceous wetland plants to provide 50 percent coverage at the time of planting; or
   c. An equivalent littoral shelf design as approved by the Director.

   The deviation enhances the achievement of the objectives of the planned development and will preserve and promote the general intent to protect the public health, safety, and welfare.

   Staff Comment: Staff agrees that this deviation will minimize the lake area needed while providing for stormwater management and an amenity for residents and the general public. The deviation enhances the development.

   Staff recommends APPROVAL for those portions of the lake that abut Buildings A & B and the pool area between those buildings. The equivalent littoral shelf design will be reviewed at time of development order.

4. **A request to deviate from Land Development Code (LDC) 7-601.F.1. which requires 20-foot wide lake maintenance easements to allow no lake maintenance easement areas along Via Coconut Point and to allow the lake maintenance access areas as shown on the master concept plan.**

   Applicant Justification: Again, compact design practices and fostering social vitality and walkability is the justification for this deviation. This deviation would reduce the land area devoted to surface water management areas and achieve the urban design sought in Tier 3 developments in the Village Center.

   Staff Comment: Adequate information has been provided regarding access to the lake for maintenance purposes.

   Staff recommends APPROVAL of the deviation adjacent to buildings, pool area, and parking lots as depicted on MCP.

5. **A request to deviate from Land Development Code (LDC) 7-206.G.3.A.1(b) which requires a setback for water retention of 50 feet for collector roads to allow a water retention setback of 30 feet from Via Coconut Point.**

   Applicant Justification: The LDC allows deviation of this standard to be authorized by the Director. The applicant seeks to reduce the land area dedicated to water management in order to adhere to the principles of a compact development, and has included other practices such as filter marshes and underground vaults to promote this principle. The sidewalk, enhanced landscaping and a non-mountable curb will further screen and protect the area from pedestrians and the travel lanes of Via Coconut. The applicant provided a graphic to show the view of the lake from the travel lanes of Via Coconut.

   Staff Comment: The applicant has shown that the lake will be 41 feet and the filter marsh will be 43 feet from the travel lanes of Via Coconut Point resulting in minimal safety concerns. A non-mountable curb and buffer landscaping will protect wayward vehicles.

   Staff recommends APPROVAL as shown on the Master Concept Plan, and with the non-mountable curb features.

6. **A request to deviate from Land Development Code (LDC) 10-416(d)(6) which requires a wall setback 25 feet from the property line or a hedge setback 20 feet from the property line when roads, drives or parking areas are located less than 125 feet from an existing single-family residential lot; to allow an alternate Type C Buffer enhancement with the wall setback 15 feet from the property line.**

   WITHDRAWN

7. **A request to deviate from Land Development Code (LDC) 5-204.B.1. non-residential parking requirement to allow 29,600 SF of commercial uses to provide 1 parking space per 450 square feet to allow the place of worship to provide 1 parking space per 5 seats, and to allow a total of 8 amenity parking spaces.**

   Applicant Justification: Compact design practices and public amenities foster social vitality and walkability in the Village Center area. LDC Section 3-707.R.4.B regarding public benefits and Incentive Offers in Tier 3 states:

   > "Off-street parking. (Medium-High Value). Development plans with deviation requests for reduced on-site parking levels which are accompanied by plans for either centralized off-street parking or structured parking facilities especially in non-residential areas will be viewed as high value offers. Such plans may include requests for deviations to reduce the required number of on-site parking requirements under the Land Development Code."

   Total parking required by the LDC is 982 spaces or 1,011 spaces with outdoor seating, while parking proposed with deviation is 891 spaces. This results in a reduction of 9.3-11.9% (the latter with outdoor seating) of the required parking. The mixed use project is under unified control with shared centralized off-street parking with varying peak use times. Bicycle parking will be provided.

   Staff Comment: The applicant has provided sufficient demonstration to support the 9-12% reduction of parking.

Staff recommends APPROVAL of this deviation for reduction in parking. If a church is not developed, parking will be calculated per code for the alternative uses.

8. **A request to deviate from Land Development Code (LDC) Appendix C Section B.14.A.1 and illustration Appendix D Section D.1. which requires 24-foot pavement for Category A private local streets to allow 11-foot travel lanes or 22-foot pavement on the proposed Main Street (connecting street) as shown on the MCP. Minimum right-of-way widths shall not apply;**

   Applicant Justification: This deviation is included in Section 2-506.C.2 where administrative deviations are authorized. The proposed development incorporates compact design practices while including several public amenities fostering social vitality and walkability in the Village Center area. The request allows further compactness by allowed reduced land area devoted to pavement, and Comprehensive Plan Policy 1.9.4.3 encourages narrow lane widths and on-street parking. The deviation enhances the achievement of the objectives of the planned development and will preserve and promote the general intent to protect the public health, safety, and welfare.

   Staff Comment: Staff does not believe there is an issue with the minimal reduced lane width from 12-foot lanes to 11-foot lanes, as this can function as traffic calming in a high activity area.

   Staff recommends APPROVAL limited to the “Main Street”.

9. **A request to deviate from Land Development Code (LDC) 3-707.H.3.A and Figure 3-707.T.3 which provide typical cross-sections of connecting streets to allow the proposed Main Street (connecting street) as shown on the MCP;**

   - From 10.5-foot travel lanes to allow 11-foot travel lanes;
   - Add 5-foot bike lanes;
   - From 7.5-foot parking dimension to allow 8-foot parking dimension;
   - From 14-foot sidewalk with tree wells to allow two 8-foot sidewalks with a 13.5-foot planting strip.

   Applicant Justification: The incorporation of compact design practices into the Tier 3 development fosters social vitality and walkability in the Village Center area. This deviation allows further compactness by reducing land area devoted to pavement. Variations are allowed by deviation depending on the uses along such streets and as long as the provisions of the General Criteria in Section 3-707.B are met, including without limitation, the goals of connectivity and walkability. The General Criteria is met or exceeded. Comprehensive Plan Policy 1.9.2.F.1 encourages narrow lane widths and on-street parking. The deviation enhances the achievement of the objectives of the planned development and will preserve and promote the general intent to protect the public health, safety, and welfare.

   Staff Comment: This deviation seeks to allow for a cross-section that includes bike lanes and slightly increases the lane and parking widths. The addition of a 13.5-foot planting strip and reduction of sidewalk widths from 13 feet to 8 feet is an alternative design that will provide sufficient pedestrian and bike access on Main Street.

   Staff recommends APPROVAL limited to the “Main Street”.

10. **Request to deviate from Land Development Code (LDC) 34-2013(a) and 34-2015(2)d to allow back out parking along the proposed Main Street connector road.**

    WITHDRAWN

FINDINGS OF FACT

Staff has proposed findings of fact below for Council consideration:

1. The applicant has provided sufficient justification for the zoning amendment by demonstrating compliance with the Comprehensive Plan, the Land Development Code, and other applicable codes.

2. The request with the proposed conditions will meet or exceed all performance and locational standards set forth for the potential uses allowed by the request.

3. The request is consistent with the densities, intensities and general uses set forth in the Village of Estero Comprehensive Plan.

4. The proposed uses are compatible with existing or planned uses in the surrounding area and will be served by streets with the capacity to carry traffic generated by the development.

5. Urban services are available and adequate to serve the proposed use.

6. The request will not adversely affect environmentally critical areas and natural resources.

7. The mix of uses is appropriate at the subject location.

8. The deviations recommended for approval:

    a. Enhance the planned development; and

    b. Preserve and promote the general intent of the LDC to protect the public health, safety and welfare.

9. The proposal, as conditioned, is consistent with the general criteria of the Estero Planned Development zoning district as follows:

    a. Goals The mixed-use nature of the site will promote social vitality in the area and create a walkable community.

    b. Reasonable Standards The applicant has used physical form and the relationship of the building with the landscaping and public space to meet the Village Center goals.

    c. Accessibility Accessible public spaces are provided, and onsite interconnections and connections with adjoining properties align with the objectives of the Village Center.

    d. Streets A connected street network has been designed to allow for future connections to the west and to Happy Hollow Lane.

e. Street Design The street design includes pavers to delineate the entry, and crosswalks in the commercial area will promote walkability.

f. Lots and Blocks The linear site does not allow for a standard grid lot and block layout but connectivity is proposed to the north and the west.

g. The Visual Edge A visual edge is created by the landscaping and linear park/sidewalk along Via Coconut Point.

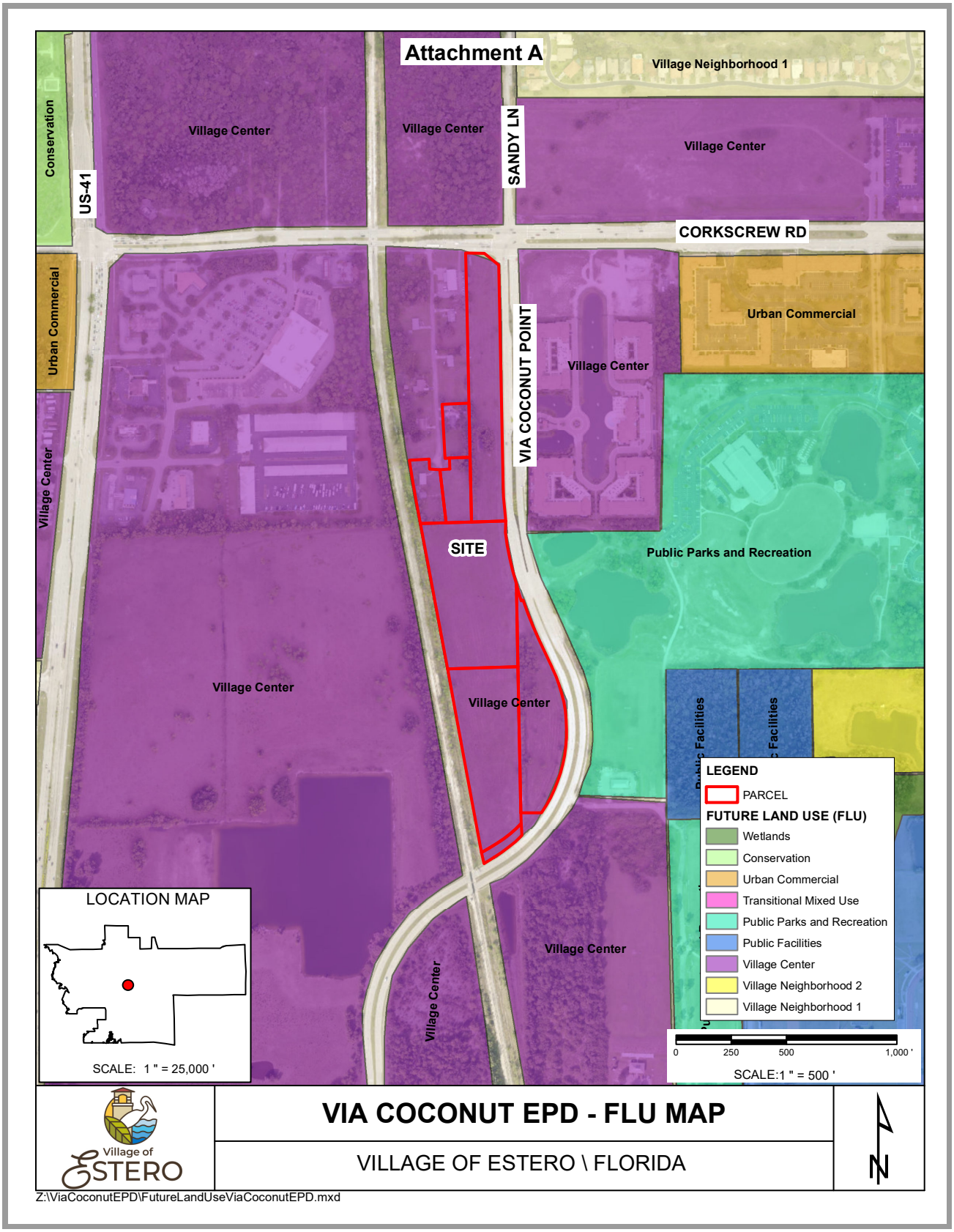
h. Architecture The building design and colors are consistent with the Village architectural standards, and the massing of the buildings has been minimized with the use of step backs, varying roof heights and facade fenestration.

i. Quality of Buildings Concrete block construction is proposed, and elevators will be in all buildings over two stories.

Staff recommends approval of the rezoning, subject to the conditions included in the Council Ordinance, and approval of the right-of-way vacation.

ATTACHMENTS

A. Future Land Use Map
B. Zoning Map
C. PZB Public Information Meeting Information
D. DRB Public Information Meeting Information
E. Civic Plan Studio Review Document
F. Applicant Comprehensive Plan Compliance Narrative


Attachment A
Village Neighborhood 1
Village Center
Village Center
Village Center
SANDY LN
US-41
Conservation
CORKSCREW RD
Urban Commercial
Urban Commercial
VIA COCONUT POINT
Village Center
Village Center
SITE
Public Parks and Recreation
Village Center
Village Center
Village Center
Village Center
LEGEND
PARCEL
FUTURE LAND USE (FLU)
Wetlands
Conservation
Urban Commercial
Transitional Mixed Use
Public Parks and Recreation
Public Facilities
Village Center
Village Neighborhood 2
Village Neighborhood 1
LOCATION MAP
SCALE: 1 " = 25,000 '
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SCALE:1 " = 500 '
VIA COCONUT EPD - FLU MAP
VILLAGE OF ESTERO \ FLORIDA
Village of ESTERO
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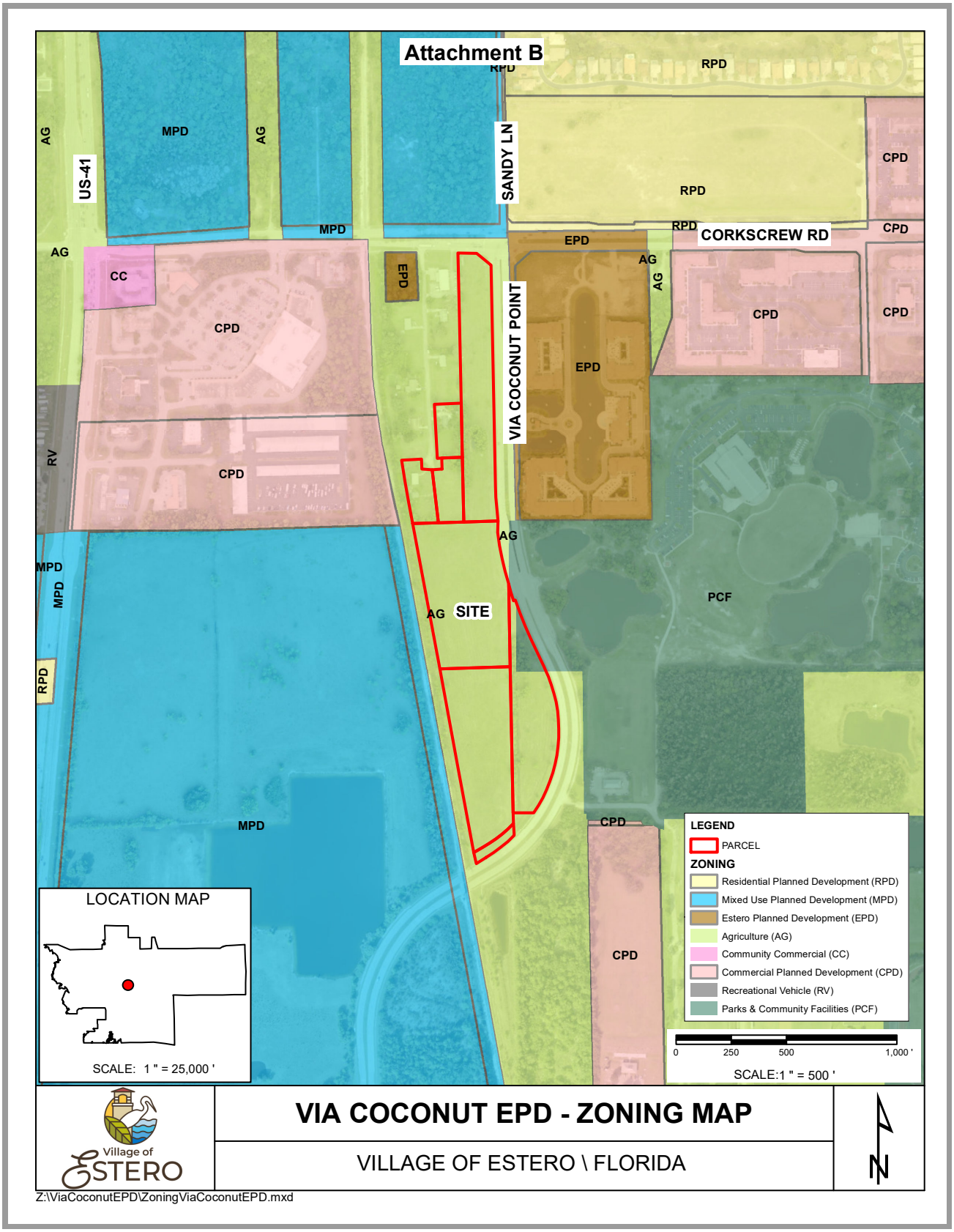
Attachment B
US-41
SANDY LN
CORKSCREW RD
VIA COCONUT POINT
SITE
AG
MPD
RPD
CPD
EPD
CC
RV
PCF
LOCATION MAP
SCALE: 1 " = 25,000 '
LEGEND
PARCEL
ZONING
Residential Planned Development (RPD)
Mixed Use Planned Development (MPD)
Estero Planned Development (EPD)
Agriculture (AG)
Community Commercial (CC)
Commercial Planned Development (CPD)
Recreational Vehicle (RV)
Parks & Community Facilities (PCF)
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SCALE:1 " = 500 '
Village of ESTERO
VIA COCONUT EPD - ZONING MAP
VILLAGE OF ESTERO \ FLORIDA
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ATTACHMENT C PZB PIM

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

Via Coconut MPD
Estero Planned Development
Summary of Planning & Zoning Board
Public Informational Meeting

The applicant presented the proposed Via Coconut MPD Estero Planned Development at a Public Informational Meeting before the Planning and Zoning Board on January 21, 2020. The request was agenda item no. 5(c)(1).

The applicant presented the proposed rezoning from AG-2 to a Tier 3 Estero Planned Development. Although the official minutes are not available at this time, below is an excerpt of the January 22nd Article and Meeting Summary posted on the Village of Estero Website.

Public Information Meeting

Via Coconut MPD



A public information meeting was then conducted for the property called Via Coconut located south of Corkscrew Road, west on Via Coconut Road across from Genova.

This property is under review for a rezoning which would allow for 330 multi-family dwelling units and a maximum of 59,600 square feet of commercial retail/office or medical office space with an option to convert 30,000 square feet of commercial space to 124 hotel rooms.

The applicant described this mixed-use development to include a linear park, pocket park, dog park, filter marshes and water features throughout, a waterfront restaurant, a resort-type pool, public pavilion over the lake, lush landscaping, 330 luxury residential units with commercial store fronts along the main street. Their target residents include empty nesters/retirees and young professionals, with rents in the range of $2,000 monthly.

The architecture is considered British West Indies with varying roof lines; the maximum height will be at 59 feet for elevator towers or decorative embellishments. The buildings will be white accented with dark bronze, include stone cladding, awnings and Bermuda shutters.

There will be three paver enhanced entrances to the development from Via Coconut Road. The applicant will also be providing landscaping for the Via Coconut Road medians.

Public Comment: Four Genova residents spoke of their concerns regarding stormwater issues, parking and the number of residents in the proposed Via Coconut community.

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Planning and Zoning Board questions/comments:

Question: What do you mean when you say high end rental and then say you are providing diverse alternative housing – how does that match? (how is product adding to diversity in the Village Center Area?)

Response: The proposed product type adds to the diversity of housing alternatives in the Village Center Area as a whole. There is senior housing to the northeast, gated condominium community to the east, workforce housing to the south and the subject request adds luxury apartments in a mixed-use community.

Comment: Meet with Genova prior to returning

Response: The applicant held a meeting with the Genova residents at the Genova Club Room on February 12, 2020 at 11:00 a.m. Approximately 47 individuals attended the meeting and expressed comments and questions similar to those raised at the Public Information Meeting with a consistent theme from majority of resident that showed up and reflected by a raise of hands was the request for removal of the hotel use. There were a number of positive comments as well but the hotel use was causing a grave concern. As a concession and consistent with the applicant's philosophy to being a good neighbor and after deep consideration, the applicant has decided to remove the hotel from the request.

Notice for this meeting was was provided as follows:

- **Genova community newsletter on February 7, 2020**
- **Notice posted at Genova club house on February 7, 2020 (attached with sign-in sheets and photos)**
- **Notice emailed to attendees that filled out comment cards at the Village of Estero Planning & Zoning Board meeting on January 21, 2020**

Question: Condos or Rentals?

Response: The project will consist of luxury rentals.

Question: What is the target market/demographics/rent?

Response: The applicant is targeting 2 major groups: empty nesters/retirees, and young professionals, with or without children. At the Public Information Meeting, it was stated that the Via Coconut project would likely average $1.74 per SF; about $2,000/month. The local average is $1.65/SF. We anticipate rates ranging from 1-bedroom at ±752 SF at $1,800 – 3-bedroom at ±1,287 SF at $2,500.

Question: Will you allow vacation rentals?

Response: That is not anticipated nor the intent. Typically 6, 9 or 12-month leases. Any subleases require review and approval.

Question: Will there be a playground for children?

Response: The proposed plans do not include a playground, but have several open space areas for playing and interacting in both the internal amenities and within the public amenity areas.

Question: Where will Main Street residents park?

Response: The Mixed Use luxury apartment residents on Main Street will park in one of the many parking spaces provided in the shared parking lot provided for the public, retail users and residents.

Question/Comments: How much of a parking reduction are you requesting? Would like to understand thought process. The number of necessary parking spaces is seriously underestimated.

Response: Deviation 7 is a request to deviate from Land Development Code (LDC) Section 34-2020(b) non-residential parking requirements to allow 29,600 SF of commercial uses to provide 1 parking space per 450 square feet and to allow a total of 8 amenity parking spaces.

Justification: The proposed Tier 3 mixed-use development design incorporates compact design practices while incorporating several public amenities fostering social vitality and walkability in the Village Center Area. LDC Sec. 33-518(g)(2) regarding Public benefits and Incentive Offers in Tier 3 states,

"Off-street parking. (Medium-High Value). Development plans with deviation requests for reduced on-site parking levels which are accompanied by plans for either centralized off-street parking or structured parking facilities. especially in non-residential areas will be viewed as high value offers. Such plans may include requests for deviations to reduce the required number of on-site parking requirements under the land development code."

The parking calculations for the proposed development plan per LDC requirements are shown below:

Restaurant: 6,210 SF @ 12.5 per 1,000 =	**77.63**	
Potential Outdoor Seating or Adjustments at Final Building Design: 2,290 SF @ 12.5 Per 1,000 =	**28.63***	
Retail/Office: 21,100 SF @ 1 per 350 =	**60.29**	
Church: Up to 450 seats @ 1/5 seats =	**90**	
Multi-Family: 330 DU @ 2 per unit =		**660**
Plus 10% for guests =		**66**
Amenity: 8,000 SF at 3.5 per 1,000 =	**28**	
Total Parking Per LDC =	**982 spaces (1,011 spaces if outdoor seating or adjustments*)**	
Total Parking Provided with Deviation =	**891 spaces (only 9.3% reduction or 11.9% if outdoor seating or adjustments*)**	

Tier 3 considers reduced parking a medium-high value incentive offer that is highly encouraged, however does not provide specifics for the amount of reduction. It has long been documented and recognized in the Estero LDC and Lee County LDC that mixed use projects have reduced parking demands. The Estero LDC provides for parking reductions ranging from 20% to 60% for compact communities and the Lee County LDC provides for parking reductions ranging from 40% to 60% for properties in the Mixed Use Overlay. Although the project is not a Tier 4 compact community, the requested reduction of 9.3-11.9% is minimal compared to these existing code reduction examples provided for mixed use projects.

The proposed development is mixed use under unified control with shared centralized off-street parking with varying peak use times making the requested parking reduction

appropriate for the compact development plan. Bicycle parking will be provided pursuant to code requirements. The design of the off-street parking lots are thoughtful, appropriately buffered, and traffic calming. The residential buildings have been uniquely designed to provide ground level parking areas covered with a second-floor amenity deck surrounded on 3 sides by the 4-story buildings scaled down to three stories closest to Via Coconut and a single-story façade screening the parking area from Via Coconut. The proposed development is an urban mixed-use development with reduced parking ratios as encouraged by the Estero PD zoning district. All parking spaces that are not located within the residential buildings will be available as common parking spaces for the development. There are 483 common parking spaces located within the pedestrian shed of the mixed-use commercial area plus an addition 90 church spaces which way exceeds the 167 spaces that would be required for commercial uses without the requested deviation. The project is for neighborhood commercial uses and residential uses, not cinemas or high parking demand uses. Some of the customers will be from the residential uses on-site which will not require parking spaces. It should be noted that the provided 2 parking spaces per unit for the residential does not take into consideration the number of bedrooms per unit which results in a lower parking demand. A recent multi-family parking demand study was conducted and submitted as part of a rezoning application in Lee County and is attached for reference. The study found an average highest parking demand based upon number of units of 1.39 spaces per unit and an average highest parking demand based upon number of bedrooms of 0.83 spaces per bedroom. The study included guest and clubhouse parking in these rates. The study also provided the highest ITE Parking Generation Manual, 5th Edition rates for LUC 221 – Mid-Rise Multi-Family of 1.31 per dwelling unit and 0.77 per bedroom. Although not yet finalized, the anticipated unit mix is 73 one-bedrooms; 206 two-bedrooms and 51 three-bedrooms for a total of 638 bedrooms. Below is a summary of the residential parking demands for the Via Coconut Development utilizing the calcluations found in the study:

	Average Highests Parking Demand Per Unit – Study (1.39)	Average Highest Parking Demand Per Bedroom – Study (0.83)	ITE Parking Generation Per Unit (1.31)	ITE Parking Generation Per Bedroom (0.77)
330 Units/±638 bedrooms + 10% guests and 8,000 SF clubhouse	459	530	432	492

Based on this study, the maximum amount of parking spaces required would be 530 spaces, inclusive of guest and clubhouse versus the 754 parking spaces required per the Village of Estero Land Development Code for the 330 dwelling units at 2 spaces per unit plus 10 percent for guests and 3.5 spaces per 1,000 square feet of the 8,000 square feet of clubhouse area. This results in a reduction of 224 spaces demonstrating that ample parking is provided for the proposed uses. The requested deviation is a reduction of 120 spaces.

It should also be noted that in the City of Bonita Springs, the parking required would be 97± parking spaces less based upon a requirement of 1.5 spaces per 1-bedroom and 1.75 spaces per 2-bedroom unit for the current unit mix. The City of Fort Myers also has a requirement of 1.5 spaces per 1-bedroom unit.

This deviation is internal to the site and has no impact to surrounding properties. The deviation enhances the achievement of the objectives of the planned development and will preserve and promote the general intent to protect the public health, safety and welfare.

Question - Asked if there are elevator towers
Response: Some of the towers are elevators and some are architectural embellishments.

Question: Is the meandering pathway the existing sidewalk?
Response: The existing sidewalk is ±5 feet which is being redeveloped and expanded to 8 feet in width.

Question: Will there be any (outdoor/recreational) equipment in the pocket park?
Response: There is a shade structure and open lawn play area.

Question: What is the acreage of the pocket park and the dog park?
Response: Below is a summary of the public amenity areas:
±3.65 acres of public benefit space (18% of project area) designed to benefit the citizens of the Village of Estero including:

- **±1-acre land donation to Village of Estero with density transfer**
- **±1.72 acres/±0.5-mile Linear Park with 8' sidewalk, lush landscaping, pavilion, fishing pier, benches**
    - **Additional ±0.19 acre/±0.05 mile located on donation parcel for total of ±1.91 acres and ±0.55 mile Linear Park**
- **±0.23 acre lawn area with pavilion**
- **±0.18 acre Dog Park**
- **±0.52 acre Main Street/Connector Street *with bike lanes for future connection to Estero Park, railway parcel to west & eventually US 41***

*Question: Is that parking along the west area of the site and i*s the turning radius enough for fire equipment even when lots is full?
Response: Yes, there is parking along the west side and the radius is adequate and was run with the fire equipment when the lot is full. As indicated at the meeting, Village staff sends the application to the Fire District for review prior to approval.

Question: How many swimming pools are there?
Response: The previous plans had one swimming pool, however an additional swimming pool has been added on the northern residential building E amenity deck for a total of two swimming pools.

Question: Is there a fitness area, with tennis, Pickleball courts, etc?
Response: There are no tennis or pickleball courts proposed. There are open areas on internal amenity decks and within the public lawn area and pavilion for outdoor yoga or exercise opportunities as well as the linear park and meandering sidewalk. Each of the residential buildings include a club amenity area on the first floor in one corner of the building. Fitness studios may be some of the users in the neighborhood commercial and mixed use area.

Question: Have you considered an emergency alert/blue light system for parking areas?

Response: The applicant's team has found on other projects that a phone in an individual's pocket is quicker than a blue light system. Additionally, the blue light system can sometimes cause a negative effect by giving the perception that the subject area is not a safe place.

Question: If a non-resident wants to fish in the pond, where will they park?
Response: They will park in one of the many available parking spaces. The revised plan provides additional common parking spaces since prior submittal.

Question: What is the number of covered vs. uncovered parking?
Response: There are 891 spaces total: 483 on street plus an addition 90 church spaces (uncovered) and 106 covered per residential building (318 total covered).

Question: How much open space is provided and how much pervious vs. impervious surfaces? Landscape plans call out impervious 534,000 SF and pervious 178,000 SF
Response: The previous plan proposed 30% open space. The plans have been revised to reflect 35% open space for the mixed use project. Open space and impervious surface areas are not always the same, for instance public use areas such as plazas may count as open space even if they are impervious and up to 20% of recreation open space areas may consist of impervious surface.

Question: Will the entire property be irrigated and where will the water come from – lake or well?
Response: The entire property will be irrigated as required by code. Details have not been worked out yet and will be determined at the time of development order. Typically irrigation is provided from the lake with a recharge well to fill the lake if necessary.

Question: What is the plan for the landscaping along Via Coconut
Response: Landscape planting in Via Coconut Point median will be consistent and compatible with that which is provided to the north by Genova.

Comment: Stormwater retention is a serious concern among the Board. With 12.28 AC of impervious surface, there are questions regarding the site's ability to adequately deal with stormwater. Looking at 100 year rain events.
Response: This project was already included in a 2008 agreement between Lee County and property owners for a drainage pipe for this property, Genova property and Via Coconut Point. The project will not exceed the approved discharge rate. SFWMD will review the stormwater management system to assure we do not negatively impact stormwater in the area. The property currently has an uncontrolled discharge and through the review process we will be required to meet an established discharge rate which will improve drainage in the area.

Comment: Board stated they wanted stormwater retained in parking lot with a lower elevation than the building and parking underneath.
Response: This project was already included in a 2008 agreement between Lee County and property owners for a drainage pipe for this property, Genova property and Via Coconut Point. The project will not exceed the approved discharge rate. SFWMD will review the stormwater management system to assure we do not negatively impact stormwater in the area. The property currently has an uncontrolled discharge and through the review process we will be required to meet an established discharge rate which will improve drainage in the area. The stormwater system will be designed to

protect the parking and buildings from flooding.

Comment: Board thought the railroad ditch wouldn't hold much water.
Response: This project was already included in a 2008 agreement between Lee County and property owners for a drainage pipe for this property, Genova property and Via Coconut Point. The project will not exceed the approved discharge rate. SFWMD will review the stormwater management system to assure we do not negatively impact stormwater in the area. The property currently has an uncontrolled discharge and through the review process we will be required to meet an established discharge rate which will improve drainage in the area. The railroad ditch will be used for conveyance to the Estero River and not for storage.

Comment: Need more information on the 2.3 acre commercial
Response: The request has been revised to remove the hotel use and the parcel is proposed to include a 10,000 SF place of worship and a land donation to the Village of Estero for park or civic use while transferring the residential density and utilizing the open space from the parcel. The Master Concept Plan and Pattern Book have been revised to reflect a conceptual plan for this area.

Question: Is the 2.3 AC of future commercial development included in the Open Space calculations?
Response: The 2.3 acre future commercial development previously presented was to provide its own open space requirement when developed. The previous plan proposed 30% open space for the project. The plans have been revised to reflect 35% open space for the mixed use project. Open space and impervious surface areas are not always the same, for instance public use areas such as plazas may count as open space even if they are impervious and up to 20% of recreation open space areas may consist of impervious surface.

Question: What is the mix of studio, 1,2,3 bedroom apts.?
Response: The current intended mix is provided below:

- **1 Bd – 73**
- **2 Bd – 206**
- **3 Bd – 51**

Comments: Concerns about the parking on Main Street: it could become a bottleneck; don't like the parallel parking; ingress/egress concerns, especially during rush hour; and the public parking for retail, parks, fishing, restaurants. Concerned people will park on Via Coconut Point. It is too long to walk to public amenities from Main Street.
Response: They will park in one of the many available parking spaces. The revised plan provides additional common parking spaces since prior submittal. Please see parking deviation and justification provided in previous response.

Comments: Board wants applicant to remember that this development will be a transition site from residential areas to the Town Center. It is important that it not be too dense or mass.
Response: The request has been revised to remove the hotel use and the parcel is proposed to include a 10,000 SF place of worship and a land donation to the Village of Estero for park or civic use while transferring the residential density and utilizing the open space from the parcel. The Master Concept Plan and Pattern Book have been revised to reflect a conceptual plan for this area.

Question: Could fire/rescue access be provided to the development through Happy Hollow Lane?

Response: The Master Concept Plan demonstrates a potential future interconnect with Happy Hollow Lane. The applicant agrees to a condition that an access easement for a potential future interconnect will be provided.

Question: Will the noise from the trash compactors (?) on the north perimeter disturb the single family residents?

Response: An enclosure is required around the trash compactor and an enhanced buffer with a wall is provided between the compactor and the adjacent single-family residences which are on AG-2 zoned property with the house setback approximately 130 feet from the property line.

Comment: Board said too dense and urged to think about density

Response: The applicant began preliminary meetings and coordination with Village staff around 2 years ago. One of the initial plans presented at the meetings included higher density with taller buildings and did not include the desired connector street. The applicant proactively adjusted their requested density and height early on in the process and added the desired connector road and provided multiple public incentives. Below is a chart comparing the proposed plan from November 2018 to the current plan.

November 2018 Proposed Plan	**Current Proposed Plan**
523 units **(20 units per acre on 26.15 acres)** **Gated access** **Bifurcated commercial and residential**	**330 units - ±37% reduction** **(16.4 units per acre on 20.19 acres)** **Non-gated access** **Vertically & horizontally integrated mixed use buildings**
4-5 stories	**3-4-stories - 1 story reduction** **Minimized massing with tiered building heights and screened parking**
44,600 SF commercial	**±29,600 SF commercial & 10,000 SF church** **(removed hotel for Genova)**
no connector street and no public amenities	***Connector street and several public amenities:*** ***- ±3.65 acres of Public Amenities (18% of project area) including:*** ***• ±1 acre land donation to Village of Estero with residential density transfer (frontage constructed with linear park with 8' sidewalk and lush landscaping)*** ***• Main Street connector street (±0.52 ac) with bike lanes for future connection to Estero Park, railway parcel to west & eventually US 41*** ***• ±1.91 acres/±0.55-mile Linear Park with 8' sidewalk, lush landscaping, fishing pier, benches, etc.*** • ***±1.72 acres/±.5-mile plus additional ±0.19 acre/±0.05 mile located on donation parcel***

- ***±0.23 acre Lawn area with pavilion***
- ***±0.18 acre Dog Park***

Comment: Recommend we meet with Fire District regarding front of buildings/courtyards
Response: As indicated by Ms. Gibbs at the meeting, the Fire District will be sent plans as part of the staff review. It is assumed that the buildings and parking will be sprinkled.

Comment: Commend the group for taking public facilities into consideration. A big one worked on 20 years ago is allowing the connection to Estero Community Park.
Response: Acknowledged. Thank you.

Comment: Have not seen another project do this with the public amenities – bravo.
Response: Acknowledged. Thank you.

Public Comments from Genova Residents

Comment/Question: Very concerned about the stormwater management and the maintenance of the system. Do not want the flow blocked or backing up. Will there be a perpetual maintenance agreement for railway ditch?
Response: This project was already included in a 2008 agreement between Lee County and property owners for a drainage pipe for this property, Genova property and Via Coconut Point. The project will not exceed the approved discharge rate. SFWMD will review the stormwater management system to assure we do not negatively impact stormwater in the area. The property currently has an uncontrolled discharge and through the review process we will be required to meet an established discharge rate which will improve drainage in the area. The subject propertery will participate in a proportionate share agreement for maintenance with the others owners of the properties that are a part of the drainage agreement.

Comment: On street parking on Main Street could become more like a "drive-thru parking lot".
Response: The only on street parking are the parallel spaces along Main Street which then connects to the internal parking lots for the site.

Comment: Fewer parking spaces and narrow roads create problems. It feels too congested, too dense, too compressed.
Response: Please see parking response provided above. Mixed use projects have reduced parking demands. The only requested "narrow road" is the proposed Main Street connector street which is actually requesting a deviation to provide an 11 foot lane instead of a 10.5 foot lane required by Village Center connector street standards contained in Chapter 33 which is different from the Chapter 10 requirements of 12 foot lanes.

Comment: There are too many units for the number of parking spaces.
Response: Please see parking response provided above. Mixed use projects have reduced parking demands and ample parking is provided for the proposed mixture of uses.

Comment: Concern of 660 cars entering Via Coconut in the mornings

Response: It is anticipated that the residents will be a mixture of working individuals and retirees. The reality is not all residents leave their unit and return to their unit at the same time. The trip generation data utilized in the TIS report is based on locally and nationally accepted practices in terms of estimating trips from a particular land use. For the multi-family land use, the data that is in the report is based on surveys collected all over the Country and is based on a traditional multi-family community. The data has also been confirmed by studies conducted locally in Southwest Florida to be an accurate representation of the trip generation potential of a community such as proposed in the Via Coconut project. The total trip generations less internal capture trips from the TIS are summarized below:

- **AM Peak Hour:**
  - **277 total trips**
    - **133 trips entering**
    - **144 trips exiting**
- **PM Peak Hour:**
  - **287 total trips**
    - **152 trips entering**
    - **135 trips exiting**

Comment: Everyone who spoke was very opposed to a hotel on the commercial portion. Some discussion regarding the type/brand of hotel which might be built.

Response: The request has been revised to remove the hotel use.

Comment: Genova is too congested and there is not enough parking.

Response: Genova is a residential development that does not contain a mixture of uses and still received a parking deviation. As previously stated, one of the deviations is to allow for the travel lanes to be ½ foot wider than code and to allow parallel parking spaces ½ foot wider than code.

Question: Why not put commercial on Corkscrew instead of in middle

Response: Commercial is proposed on the desired Main Street connector road which location was predetermined by the Village Center Connectivity Map.

MEETING NOTICE

Wednesday, February 12, 2020 at 11:00 AM

Proposed Development Near Genova

As some of you are already aware, on January 21, 2020, there was a Public Information Meeting at the Village of Estero Planning & Zoning Board regarding the proposed Via Coconut Mixed-Use Estero Planned Development across Via Coconut Point. A number of Genova residents attended that meeting and asked questions. The project also went before the Village of Estero Design Review Board on January 22, 2020. Attorney Noel Davies and the development team for the project are hosting a special meeting at the Genova Club Room on **Wednesday, February 12, 2020 at 11:00 AM** to answer any additional questions about the project.

Name	email	Address
Bob Grisch	rjg1234@aol.com	D-301
Ralph & Diane Kendall		A-214
Tom & Mary Mueller		C-214
Diane Nash		B-409
Don & Linda Saponara		A-311
F. Buratto		A 407
Robert Poffenberger		C 308
Jane Brown		C 407

Name	Email	Address
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		ID to be
Fred Sweeney	FREDSWEENEYFL@GMAIL.COM	
	21450 Unit 206	
Pete Godshaw		21450 Strada Nuova ~~[illegible]~~ #210
		21460 Unit #201
Chris Englehart	Englehart.Chris@gmail.com	
Sue Hermans	—	21450 unit #306
Linda Foucault		21460 #412
pattiodanolson		2150 Strada A209

February 12, 2020

Name	Email	address
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JOHN KOTSI	JKOTSI56@GMAIL.COM	C410
Bob Mulcahy	BMULCAHY43@GMAIL.COM	D210
DONNA BROWN	DTDBROWN@COMCAST.NET	C201
GEORGE BIANDIS	GBIAND@YAHOO.COM	B214
Margaret Bertolotti	margaretbertolotti@gmail.com	B312
Vincent & JoAnn Pituccio	Pituccio@comcast.Net	A403
Dave + Sandy Hopper	Davehopperin@comcast.net	C409
PAUL + LUCY DENETT	PAULDENETT@ME.COM	A315
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Patti Olson		A209
Bob Grumley	manateeg@ncentral.com	B202
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BILL WARNER	WW1490@AOL.COM	B402









ATTACHMENT D DRB PIM

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

Via Coconut MPD
Estero Planned Development
Summary of Design Review Board Public Hearing

The applicant presented the proposed Via Coconut MPD Estero Planned Development at an Estero PD Public Hearing pursuant to LDC Sec. 33-520(a)(4) before the Design Review Board on January 22, 2020. The request was agenda item no. 5(b)(2).

The applicant presented the proposed pattern book for the Tier 3 Estero Planned Development. Although the official minutes are not available at this time, below is an excerpt of the January 23rd Article and Meeting Summary posted on the Village of Estero Website:

Via Coconut MPD



Representatives for this property were requesting review of their Pattern Book. They are in the process of requesting a rezoning to allow for 330 multi-family dwelling units, and a maximum of 59,600 square feet of commercial retail/office or medical office space with an option to convert 30,000 square feet of commercial space to 124 hotel rooms.

The applicant described this mixed-use development to include a 4.5-mile-long linear park with lush landscaping, pocket park, public dog park, filter marshes and water features throughout, a waterfront restaurant, a resort-type pool, public pavilion and fishing pier over the lake and 330 luxury residential units.

The architecture is considered British West Indies with varying roof lines; the maximum height will be at 59 feet for elevator towers or decorative embellishments. The masonry buildings will be white accented with dark bronze, and include stone cladding, awnings, Bermuda shutters and large overhangs.

The road connection from the Estero Community Park to US 41 bisects this property so they've designed their main street with mixed-use buildings and commercial store fronts.

Landscaping includes palms, royal poinciana, Hong Kong orchid, red maples, green button trees, cypress and pine trees.

There will be three paver enhanced entrances to the development from Via Coconut Road. The applicant will also be providing landscaping for the Via Coconut Road medians.

This property is located south of Corkscrew Road, west on Via Coconut Road across from Genova, and is in the Village Center (**Presentation**).

The Board voted to continue this item to a date uncertain due to concerns about the need for some color to break up the scale of the buildings, the brackets need to be more delicate, among other suggestions.

Design Review Board questions/comments:

Vice-Chairman Sheeley:

Comment: Not really a true multiuse community project – apartment blocks that don't

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Engineering License No. EB 6469 • Surveying License No. LB 6690

relate to the main street element with little interaction between residents and public.
Response: It should be noted that two other Board members complemented the site plan. The proposed plan provides civic park uses all along the entire frontage mixed with a proposed church and potential park at the north which transitions to residential, then horizontal and verical mixed use, back to residential then ends with larger civic areas on the south with interconnects to the future Rail Trail, Estero Park and Happy Hollow Lane.

Comment: Straight line of buildings instead of trying to bury with site planning.
Response: It should be noted that two other Board members complemented the site plan. The site was redesigned based upon initial meetings and feedback from Village staff over 2 years ago to create a balance of public amenities and connections with the future Rail Trail and Main Street connector road.

Comment: Buildings plain, lacking detail, monochromatic – additional color and other detail treatments on the buildings would help immensely
Response: We have updated and addressed this concern with some additional arches and additional colors in the color palette, along with new colors.

Comment: Commercial building cold not warm like apartment
Response: We applied the same treatment as the apartment buildings to these commercial buildings to keep harmony within the development.

Board Member Glass:

Comment: Straight line, but buildings broken up well.
Response: Acknowledged. Thank you.

Comment: Detailing in brackets should be more delicate for West Indies
Response: Buildings have moved towards Mediterranean and there are no longer brackets.

Comment: Pull the building to the ground better:
- *Would be much more successful if started with 2-story on end then 3, then 4*
- *Lots of techniques to drop scale – horizontal banding, a base, landscaping, lower Christmas palms around base to break it up*
- *Wing ends*
- *Little more play with color*

Response: We have adjusted scaling, landscape and colors as requested.

Chariman Jones:

Question: Is the north 2.3 covered by pattern book – if sold off it will need to match?
Response: The Master Concept Plan and Pattern Book has been revised to reflect a church and potential park in this area.

Question: Will hotel be in same height restriction – will it tower over single-family?
Response: The request has been revised to remove the hotel use and the parcel is proposed to include a 10,000 SF place of worship and a land donation to the Village of Estero for park or civic use while transferring the residential density and utilizing the open space from the parcel. The Master Concept Plan and Pattern Book have been revised to reflect a conceptual plan for this area.

Comment: Great job on site plan given geographic limitations and planned improvements.
Response: Acknowledged. Thank you.

Question: How are pedestrians crossing Via Coconut to get to park/path? Are we creating a mid-block crossing or are they hiking to Corkscrew and around
Response: Pedestrians will utilize the cross walk at Corkscrew Road until such time as the connection to the park is made.

Question: Will Main Street be a public easement granted to the Village or remain private ownership?
Response: Main Street is proposed as a type "B" semi-public street with private ownership and a public easement.

Question: Is there any room for drop off zone for restaurant for uber riders
Response: The site plan does not currently accommodate a drop off zone, however there is ample parking provided as demonstrated in the deviations and justifications.

Question: Who will build sidewalk across railway?
Response: The MCP provides for future connection however construction across railway is not proposed as part of this application.

Question: Will applicant maintain Median landscaping?
Response: The applicant will be required to maintain the median landscaping as part of a condition of approval consistent with Genova.

Comment: Guess staff is reviewing *median landscaping plans to verify they meet criteria for trees within clear zones since it's a curvy road.*
Response: Staff will review the proposed median landscaping which will be consistent and compatible with that which is provided to the north by Genova.

Question: Is water feature by restaurant lined?
Response: Yes, there is a lined water feature proposed by the restaurant.

Question: Do the marsh areas have a foot of water in wet season and dry during dry season?
Response: Yes.

Comment: Beware of mosquitos with the marsh
Response: Acknoldedged.

Question: Is there bike storage?
Response: Yes. The garages provide bike storage and required bike racks will be provided.

Comment: Additional colors would break up scale of buildings. Elevation slides show more color and texture and break up the building but they disappeared in the rendering.
Response: We have changed the color palette and added an additional color.

Question: Will the 2.3 remain agricultural?
Response: Agricultural Use Affidavits have been submitted as part of the application

requesting to continue until such time as a development order is approved.

Comment: Greenway may need a Public restroom facility.
Response: There are restroom facilities at the Estero Community Park and within some of the commercial establishments within the vicinity of the project.

Comment: Straight line, but buildings broken up well.
Response: Acknowledged. Thank you.

Public Comments

Comment: Safety crossing is main concern.
Response: Pedestrians will utilize the cross walk at Corkscrew Road until such time as the connection to the park is made.

Comment: Buildings are plain.
Response: We would suggest simple, not plain, but please review the new architecture.

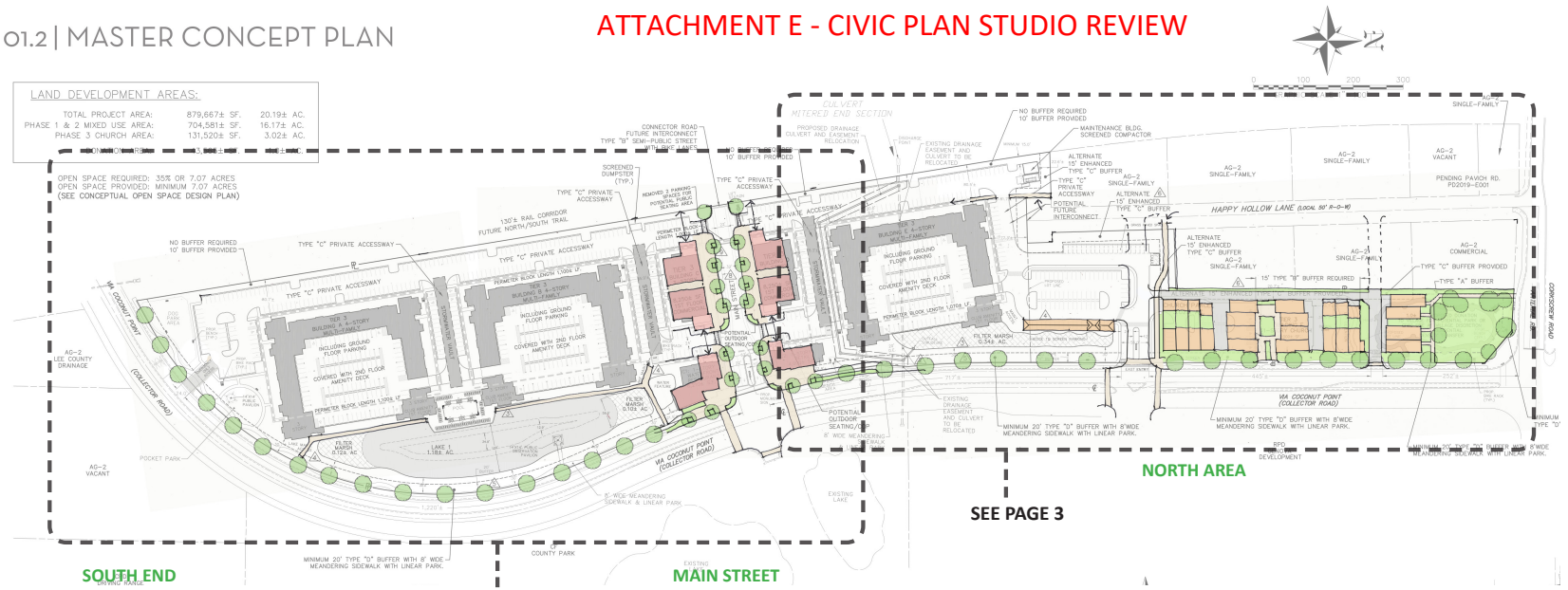
Comment/question: Across from Genova is Colonnade so lots of traffic materializing – how much traffic?
Response: Please see submitted Traffic Impact Statement.

Comment: Seems like amenities are for residents.
Response: The project provides for ample private amenities such as the 3 second floor amenity decks, swimming pools and 3 indoor club amenity areas. The public amenities are along the project perimeter and through Main Street connecting to the future Rail Trail. There are ±3.65 acres of public benefit space (18% of project area) designed to benefit the citizens of the Village of Estero including:

- **±1-acre land donation to Village of Estero with density transfer**
- **±1.91 acres/±0.55-mile Linear Park with 8' sidewalk, lush landscaping, pavilion, fishing pier, benches**
  - **±1.72 acres/±.5-mile plus additional ±0.19 acre/±0.05 mile located on donation parcel**
- **±0.23 acre lawn area with pavilion**
- **±0.18 acre Dog Park**
- **±0.52 acre Main Street/Connector Street *with bike lanes for future connection to Estero Park, railway parcel to west & eventually US 41***

ATTACHMENT E - CIVIC PLAN STUDIO REVIEW

01.2 | MASTER CONCEPT PLAN



Above, we have overlayed the proposed site plan with hand-drawn color drawings to illustrate and highlight recommendations and show alternatives to the proposed plan concept.

INTRODUCTION

Civic Plan Studio has reviewed the Pattern Book for the proposed VIa Coconut Mixed Use Development. We were asked to provide a professional opinion on the site plan and architecture based on the best practices for walkable urbanism and placemaking.

CIVIC PLAN STUDIO

URBAN DESIGN REVIEW
for the
VILLAGE OF ESTERO
JULY 23. 2021

GENERAL COMMENTS

1. The inclusion of the "Main Street" with a potential connection to the property to the west is a positive attribute of the site plan. Special attention should be given to this element of the plan to maximize its placemaking potential. However, we feel that the architecture of the buildings that line the Main Street should be more varied and distinguished from the purely residential portions of the plan.
2. The three large buildings provide a well-defined block structure. However, we have noted several locations where pedestrian connections can be improved. The key to promoting pedestrian activity is to accommodate the shortest path between two points.
3. Some consideration should be given to the potential for future development of the residential properties on Happy Hollow Lane. It seems likely these properties will redevelop in the future and pedestrian and vehicular connections should be planned ahead of this development.
4. To improve pedestrian safety, reduce turning radii along the curbs where possible to slow vehicle speeds at the crossing. Wide turning radii may be required for fire and truck access, but where possible, use tighter radii to reduce vehicular speed.
5. We recommend that the city plan for improvements to the pedestrian crossing facilities at primary intersections along Via Coconut Point. Given that this area has been designated as the "Village Center" it should be planned and improved so as to encourage safe pedestrian and bike activity. In addition to the crosswalks, consider street trees which will narrow the visual corridor and induce slower vehicle speeds.
6. We recommend a continuous row of shade trees along Via Coconut Point, ideally located between the curb and shared path.



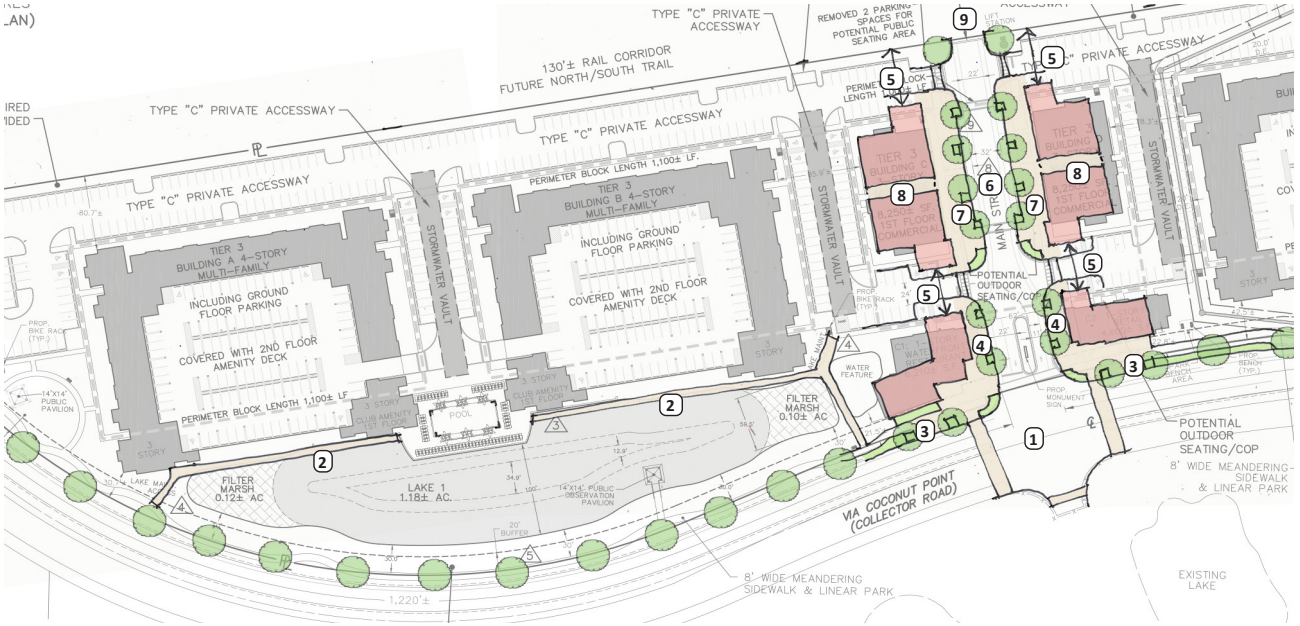
2.1: Good example of usable sidewalk space (but missing shade trees).



2.2: Attention to pavement design using flush curbs and bollards, street trees and seating.



2.3: The streetscape design used overhead light fixtures to enhance the placemaking potential of the street.



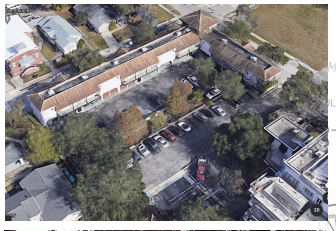
SOUTH-MAIN STREET AREA

1. Recommend that the city plan pedestrian crossing improvements at the intersection with Via Coconut Point. We recommend that the city consider whether the right turn lane is required as it increases the crossing distance for pedestrians.
2. Sidewalk along west side of lake to achieve better pedestrian connections with the permeter sidewalk
3. Transition to an urban streetscape in front of commercial buildings along Via Coconut Point. Use wide sidewalks, low ground cover and street trees to allow views of commercial activity.
4. Maintain minimum 15 feet from curb to building face (appears to be less in current plan)
5. To maintain the "Main Street" character, reduce the distance between the buildings to provide a more continuous "street wall" condition and to hide parking behind.
6. We support the inclusion of bike lanes and parallel parking on this street.
7. Give special attention to the pedestrian zone with ample sidewalks and dining areas (already shown). The streetscape should include shade trees (preferred over palms), pedestrian scaled lighting, and seating. The sidewalk clear zone should be minimum 8 feet wide and extend to the storefront without excessive landscaping between the storefront at the sidewalk. The area of paving should exceed the area of landscaping in these areas. See example photos.
8. A breezeway through the buildings will make rear parking more viable.
9. We strongly support this proposed future connection to the property to the west.

CIVIC PLAN STUDIO

URBAN DESIGN REVIEW
for the
VILLAGE OF ESTERO
JULY 23. 2021

2

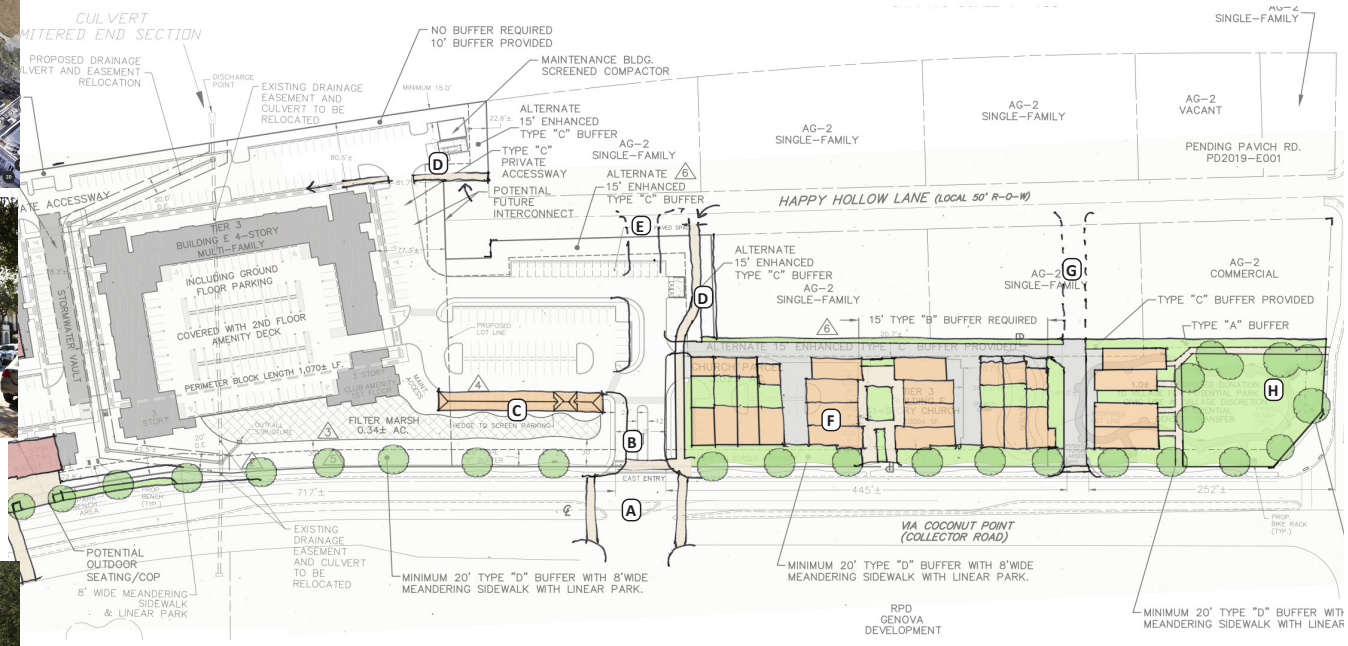




3.1 and 3.2 Top image shows an aerial view of a 2-story liner building that has parking below and apartments above. Note the parking tucked under the building on the side facing the parking lot. The street-level view is shown in the image directly above. and residential units above. (See item C)



3.3: Townhouse units may be suitable for the site and provide some variety in building scale. (See Item F)



NORTH AREA

A. Recommend that the city plan for pedestrian crossing improvements at this intersection
B. Consider a reduction in the overall lane width of this entrance. Are two exit lanes necessary?
C. We recommend a "liner building" to hide the large parking lot and create a more interesting and continuous "roofscape" along Via Coconut Point. The liner building accommodates parking on the ground level (basically and extended garage) and may have residential units above as shown photo 3.1. Alternatively, the liner building may be a single story structure, ideally broken up into several sections with architectural features compatible with the architectural style.
D. Provide pedestrian connections to Happy Hollow Lane (more important than vehicular connections).
E. Plan for a future street connection to Happy Hollow Lane to eliminate dead end condition and provide better circulation and fire access.
F. There are multiple options for the narrow, northern portion of the development. The lot depth will comfortably support townhouse development with rear vehicular access which could also serve future development to the west. The townhouses units can face Via Coconut Point, or face internal courtyards. Both conditions are shown in the drawing.
G. Potential service connection to future development.
H. We recommend lining the proposed greenspace with townhouses (or other residential building type) to help "activate" the greenspace (park amenities are not shown on this drawing).

CIVIC PLAN STUDIO

URBAN DESIGN REVIEW
for the
VILLAGE OF ESTERO
JULY 23. 2021



4.1: Sketch overlay, Mixed-use building

The proposed mixed-use buildings which line both sides of the Main Street are too similar to the residential buildings. There can be more variety within the architectural vocabulary of the development while adhering to the designated style. The massing can be simplified to better reflect an urban building type that reinforces the "Main Street" character.

In addition, the streetscape should be carefully designed to promote pedestrian activity and al fresco dining, typically, this means more paved areas than landscape areas. Shade trees are better suited than palms to create a comfortable environment in our tropical climate.









EXAMPLE MEDITERRANEAN-INSPIRED MIXED-USE BUILDINGS

A. Simple massing with horizontal emphasis at the cornice/overhang line.
B. Roofs are not overly complex (i.e., no arbitrary ups and downs unless following the building massing).
C. Storefronts are ample and may be arched or a simple rectangular openings, but are larger than the openings above.
D. The facade is not is not overly complex with a lot of "ins and outs" except where there is a desire to carve out public space (see example above).
E. The facade may be asymmetrically composed.



CIVIC PLAN STUDIO

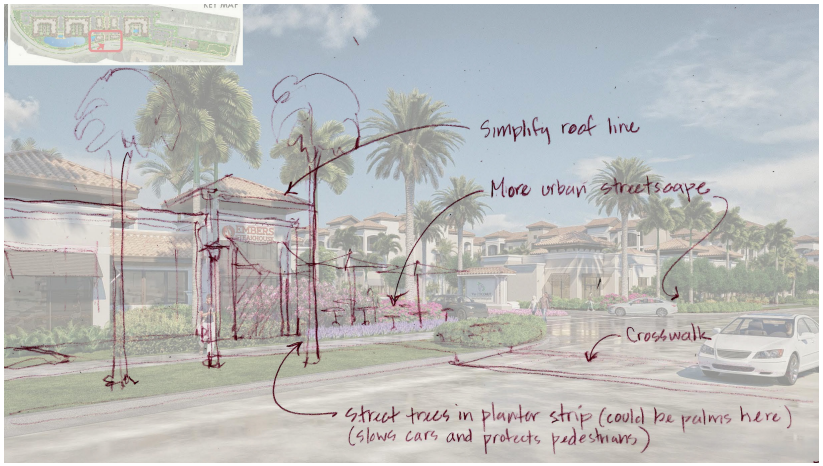
URBAN DESIGN REVIEW
for the
VILLAGE OF ESTERO
JULY 23. 2021

4



5.1: Sketch overlay

The massing and roof line seems overly complex for the scale of the building, with too many vertical divisions. The massing and roof line could be simplified to create a "calmer" composition and give better emphasis to selected vertical elements.



5.2: Sketch overlay

5.2(upper rifght): In order to emphasize the "urban" nature of the proposed Main Street, the frontage along Via Coconut Point should transition from the meandering path to a more urban streetscape with wide sidewalks, pedestrian-scaled lighting, and low landscaping with street trees. Currently, the landscaping obscures visibility of the commercial uses.

5.3 (lower right): Like the mixed-use buildings, the single story commercial buildings should incorporate more varied architectural style that distinguished them from the residential buildings. The massing and roof line may be simplified. Vertical elements should be separated by longer stretches of horizontal emphasis.



5.3: Sketch overlay

CIVIC PLAN STUDIO

URBAN DESIGN REVIEW
for the
VILLAGE OF ESTERO
JULY 23. 2021

5

ATTACHMENT F - COMPREHENSIVE PLAN NARRATIVE

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

Via Coconut MPD
Estero Planned Development Zoning District

Supplemental New Comprehensive Plan Narrative

DCI2019-E003
Revised March 2021

The applicant is requesting rezoning approval of ±20.19 acres from Agricultural (AG-2) to Estero Planned Development Zoning District (PD) for the proposed Via Coconut MPD: a first-class Village Center destination for Estero citizens which includes socially vital and integral public amenities and public gathering spaces throughout a Tier 3 mixed-use development. It also includes a maximum of 330 multi-family dwelling units, 29,600 square feet of commercial retail, office or medical office space, a 10,000 square foot place of worship, ±1-acre donation to Village of Estero and various public amenities. Proposed building heights vary throughout the development with a maximum height of 4 stories or 59 feet to top of embellishments (46'4" to mid-point between eave and ridge).

Since the original application, the Village of Estero has adopted a new Comprehensive Plan. This supplemental narrative demonstrates how the project complies with these policies.

The proposed Via Coconut MPD is consistent with the Village of Estero Comprehensive Plan. The following policies are relevant to the subject application:

> *FLU-1.1.1 Support the unique character and quality of life within the Estero community by managing growth and development and by maintaining and executing comprehensive plan policies, Land Development Code (LDC) regulations, and other planning tools that:*
>
> *A. Implement and maintain high quality development standards for architecture, landscape architecture, hardscaping, site planning, landscaping and buffering, signage, lighting designs and visual appearance of developments, transportation facilities, pedestrian circulation and community amenities including public spaces and parks within mixed use and non-residential developments;*
> *B. Promote the use of low impact design, sustainable energy, water, and other environmental features;*
> *C. Encourage higher density, compact mixed-use development in designated locations as a means of increasing internal capture and reducing overall vehicle miles travelled;*
> *D. Promote targeted industries in appropriate areas of Estero—e.g.: healthcare, arts and culture, technology, and Class A office facilities;*
> *E. Encourage the redevelopment of underutilized commercial and residential lands for older properties seeking to comply with current comprehensive plan policies and LDC standards; and*

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F. Facilitate public participation in the land development approval process by having the owner or agent applying for Planned Developments, Rezonings, Variances, Special Exceptions, Plan Amendments, and other amendments and Development Orders, within the Village, participate in a public information meeting pursuant to adopted Village regulations and policies.

The site is located within the Village Center future land use category which encourages higher density mixed use developments. The proposed pattern book demonstrates and requires high quality architecture, landscaping and buffering, lighting and visual appearance as well as providing a vital portion of a Village desired connector street and pedestrian circulation and several public amenities and public spaces. The compact mixed-use development plan increases internal capture by providing residential, commercial and civic uses on the same parcel. The schedule of uses for the site includes targeted industries and seeks to develop/redevelop underutilized lands in the heart of the Village of Estero to comply with the Village Center vision and standards for this area. The application is being processed as an Estero Planned Development and has participated in the required Planning & Zoning Board public information meeting and Design Review Board public hearing. The applicant held voluntary additional meetings with Village staff, Genova residents, various Councilmembers, a Design Review Board member and the Estero Council of Community Leaders and incorporated changes to the development plan in response to feedback received in order to facilitate participation in the land development approval process. The application is consistent with Policy FLU 1.1.1.

The Village Center future land use category is provided below:

POLICY FLU-1.2.10: VILLAGE CENTER. The Village Center area is characterized by primarily undeveloped or underdeveloped land lying near US 41 in the heart of the Village of Estero. The Village Center is intended to improve the quality of life for Estero's residents and visitors by providing a variety of neighborhood and housing types and more diverse economic activity in the heart of Estero. The specific goals of the Village Center include creating: socially vital centers supportive of business both big and small, a central location for a hospital with full range of medical services, neighborhoods and streets that are safe and attractive for walking and bicycling, the preservation of community history, and the protection of the environment, particularly along the Estero River. Urban services are in place or readily expandable to support relatively intense commercial and residential development in the Village Center. The Village Center area has some of the larger undeveloped parcels of land left in the Village in close proximity to Village Neighborhoods, Transitional Mixed-Use areas, major attractions of the County and State parks and Estero River, and major corridors of the CSX Railway, US 41 and Corkscrew Road.

A. Uses: Uses in the Village Center include housing, employment, hospital, shopping, office, hotel, recreation, park and civic uses. Public schools, assisted living, public and quasi-public uses are allowed in the Village Center future land use category.

The proposed master concept plan includes a walkable, bikeable mixed-use environment that creates a socially vital center with interconnecting pedestrian vias which parallel the featured lake along Via Coconut Point and Main Street (connecting street) with a blend of integrated vertical and horizontal mixed uses. The proposed development will improve the quality of life for Estero's residents and visitors by providing additional housing and neighborhood types, park and civic uses and more diverse economic activity in the heart of Estero. Main Street includes bicycle lanes

that will connect to the Village's planned bike lanes on Via Coconut Point, Village planned Estero Community Park west entrance shared use path to connect to Williams Road and proposed shared use path along the rail corridor. An area has been reserved for a potential future seating area where Main Street connects to the rail corridor. Urban services are in place to support the proposed commercial, residential and civic development. Approval of the request will provide appropriate development within the Village Center adjacent to the Estero Park, major corridor of the CSX Railway and Corkscrew Road. The proposed schedule of uses provides for housing, employment, shopping, office, recreation, park and civic uses. The proposed rezoning is consistent with Policy FLU-1.2.10.A.

B. *Development type: Future development in this category is encouraged to be interconnected neighborhoods and mixed-use of low to midrise residential, commercial and mixed use building types in an urban form and including passive and active recreation facilities.*

The proposed development provides a socially vital vertically and horizontally integrated mixed-use development plan with midrise residential, commercial and mixed use buildings and includes various recreational facilities for public use as well as internal recreational facilities for the residents. The proposed Main Street provides a vital segment of the desired connector between Pelican Sound Drive and the future west entrance to Estero Community Park shown on the Framework Plan to connect to Corkscrew Palms Boulevard and Williams Road. It also provides for future connection to the proposed SUN Trail Rail Corridor shared use path with a reservation for potential future seating area. The proposed rezoning is consistent with Policy FLU-1.2.10.B.

C. *Density/Intensity: Landowners in the Village Center Area may develop within the standard density range with one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre); however the Village encourages land to be developed or redeveloped with a greater mix of uses and higher densities per a tiered system described further below, with up to a maximum of 27 dwelling units per acre when the highest degree of walkable mixed-use pattern is achieved, subject to the public hearing process. Commercial development must not exceed 2 FAR.*

As encouraged by the Village, the project is proposed to be developed with a greater mix of uses and higher densities per the tiered system with a walkable, bikeable mixed-use pattern being pursued through the public hearing process. The proposed rezoning is consistent with Policy FLU-1.2.10.C. The applicant began preliminary meetings and coordination with Village staff around 2 years ago, including density discussions in conjunction with the tier system set forth in your Code for the Village Center Area in the Estero Planned Development Zoning District. The applicant's initial plan presented at the preliminary meetings included significantly higher density with significantly taller buildings and did not include the desired connector street nor the many different public benefits and incentive offerings that are now included. Following feedback from the Village at these preliminary meetings, the applicant proactively adjusted their requested density and height early on in the process and added the desired connector road and provided multiple public incentives for a walkable, mixed-use development, all of which are described in detail in the submitted Narrative and Incentive Offerings List. Below is a chart comparing the proposed plan from November 2018 to the current plan. The most significant to note is that Tiers 1 and 2 do not require a publicly accessible gathering space. Tier 3 requires a publicly accessible gathering

space which is being accommodated by the proposed Main Street mixed use area and excessive public amenities. The proposed intensities exceed the Tier 2 non-residential limitations provided in Sec. 3-707.N.1.A.2 of 2.5% of the total land area, which confirms the project as a Tier 3 development. Tier 3 has a standard base density up to 15 with additional densities up to 20 if incentive offers are accepted as providing significant public benefits. Although the multiple incentive offers justify a maximum request (density of 20), the applicant is only requesting a density of 16.4 units per acre.

November 2018 Proposed Plan	**Current Proposed Plan**
523 units (20 units per acre on 26.15 acres)	330 units - 193 unit/±37% reduction (16.4 units per acre on 20.19 acres)
Gated access	Non-gated access
Bifurcated commercial and residential	Vertically & horizontally integrated mixed use buildings
4-5 stories	3-4-stories – 1-story reduction Minimized massing with tiered building heights and screened parking
44,600 SF commercial	±29,600 SF commercial & 10,000 SF Church (removed hotel for Genova)
No connector street and no public amenities	Connector street and several public amenities: - ±3.65 acres of Public Amenities (18% of project area) including: • ±1 acre land donation to Village of Estero with residential density transfer (frontage constructed with linear park with 8' sidewalk and lush landscaping) • Main Street connector street (±0.52 ac) with bike lanes for future connection to Estero Park, railway parcel to west & eventually US 41 • ±1.72 acres/±0.5-mile Linear Park with 8' sidewalk, lush landscaping, fishing pier, benches, etc. • Additional ±0.19 acre/±0.05 mile located on donation parcel for toral of ±1.91 acres and ±0.55 mile Linear Park • ±0.23 acre Lawn area with pavilion • ±0.18 acre Dog Park

D. *Implementation: The Village Center is implemented through LDC standards, plans, and incentives that address the community's need for a central civic and economic core that is connected to surrounding residential neighborhoods, commercial areas, the Estero River, the Old Estero area, the Estero Community Park, and other parks and recreational facilities…*

2. The Land Development Code provisions that implement the Village Center future land use category consider such reasonable guidelines as are necessary in order to foster predictable built results and higher quality public spaces by using physical form (rather than separation of uses) as the organizing principle for achieving such objectives. Such guidelines may consider designating locations where different building form standards apply, the relationship of buildings to the public space, public standards for such elements in the public space as sidewalks, travel lanes, on street parking, street trees, street furniture, and other aspects of the urban built environment that may be applicable to foster interconnection, social vitality and walkability in the Village Center Area. The Land Development Code provisions may also consider other alternative types of reasonable guidelines that may accomplish such goals in a different or complementary manner...

4. The Land Development Code provides standards for four levels of development in the Village Center Area that will contribute to a walkable mixed-use environment in the Village Center Area: …

c. Tier 3 accommodates mixed-use neighborhoods with similar attributes as Tier 2 but with higher levels of non-residential uses as well…

The proposed development provides a socially vital, interconnected mixed-use development plan that includes various high quality public spaces as demonstrated by the provided master concept plan and pattern book. The proposed Main Street provides a vital segment of the desired connector between Pelican Sound Drive and the future west entrance to Estero Community Park shown on the Framework Plan to connect to Corkscrew Palms Boulevard and Williams Road. It also provides for future connection to the proposed SUN Trail Rail Corridor shared use path with a reservation for potential future seating area and a potential future interconnect to Happy Hollow Lane. The various public spaces are interconnected by the linear park and 8' meandering sidewalk along the project's frontage. On street parking, street trees and street furniture are also provided. The proposed intensities exceed the Tier 2 non-residential limitations provided in Sec. 3-707.N.1.A.2 of 2.5% of the total land area, which confirms the project as a Tier 3 development. Compliance with the LDC standards is provided in the Narrative of Request. The proposed rezoning is consistent with Policy FLU-1.2.10.D.

E. *Public Benefits: The Land Development Code provides minimum standards for each tier and describes public benefits that developers may offer to obtain specified density/intensity incentives in each tier. Public benefits shall be calibrated to the needs of each Tier and the particular proposed development plan, and must meet or exceed the goals and objectives of the comprehensive plan; meet or exceed the general land development code criteria for the Village Center; and create significant public benefit appropriate to the tier and the particular*

development plan. Base and maximum residential densities will be set by the Village Council during the planned development rezoning process based on its determination of an application's compliance with this comprehensive plan and the specific standards and requirements for each tier. Increases in base residential densities may be allowed after consideration of incentive offers as provided in the Land Development Code. Densities cannot exceed the top of the following ranges:…

3. Tier 3: Base level is up to 15 dwelling units per acre of Tier 3 land plus up to 5 dwelling units per acre of Tier 3 land after consideration of accepted incentive offers, for a maximum of 20 dwelling units per acre of Tier 3 land…

Additional density above the base level up to the maximum density may be granted through the planned development process based on accepted incentive offers providing specific public benefits, such as enhanced interconnectivity, preservation of indigenous vegetation, innovative landscaping and street design, offsite improvements, dedication of onsite public spaces, public trails, gathering spaces, river trail easement, river buffer, civic building site, architectural excellence, enhanced parking design (under building parking), or other similar items as specified in more detail in the Land Development Code.

The proposed rezoning is consistent with Policy FLU-1.2.10.E. The amount of non-residential uses proposed deem the project a Tier 3 development. Tier 3 allows additional densities (up to 20 units per acre/404 units) if incentive offers are accepted as providing significant public benefits. The Applicant's thoughtful project design deliberately elevated public benefits as the leading element and the site's incentive offers are numerous and truly provide the type of public benefits contemplated by the Village Center Area and Tier 3. Enhanced interconnectivity, innovative landscaping and street design, offsite improvements, onsite public spaces, public trails, gathering spaces, architectural excellence and enhanced parking design are included in the several incentive offers. The requested additional density (16.4 units per acre/330 units) is only 1.4 units above the base density of up to 15 in Tier 3, which is consistent with the Applicant's approach to focus firstly on a true, place-making destination for the public, and only secondarily on residential density. The project's numerous incentive offers provide significant public benefits and meet or exceed the goals and objectives of the comprehensive plan; meet or exceed the general land development code criteria for the Village Center, and include:

Social Vitality:

(1) **Main Street (connecting street/±0.52-acre)**, the ultimate public gathering place as a high-quality, destination promoting place-making businesses including restaurants, coffee shops and fitness studios.
(2) **Place of Worship** (10,000 square feet) has been included in the development plan providing an additional publicly accessible gathering place.
(3) **±1-acre Land Donation to Village of Estero** for potential park or civic use at Village discretion (valued at ±$1.5 million for a corner parcel) with residential density transfer.
(4) **±1.91-acres/±0.55-mile Linear park** with lush, greater-than-Code landscaping along Via Coconut Point frontage with interconnected public amenities for sitting, gazing and

interacting with public spaces. (±1.72 acres/±.5-mile plus additional ±0.19 acre/±0.05 mile located on donation parcel)

(5) **14' x 14' public lake observation pavilion/fishing pier** interconnected by the 8' sidewalk within the linear park and will include educational informational plaques.
(6) **Public park bench areas** interconnected by the 8' sidewalk within the linear park.
(7) **±0.23-acre Public lawn area with pavilion** interconnected by the 8' sidewalk within the linear park.
(8) **±0.18-acre Public dog park** interconnected by the 8' sidewalk within the linear park with benches, perimeter fence, and hedge.
(9) **Vertical and Horizontal mixed-use development:** integrated mixed-use neighborhood with higher residential densities and mixed uses along the street frontage promoting place-making businesses including restaurants, coffee shops and fitness studios.
(10) **Street front shops** located along Main Street (connecting street) and 8' sidewalk within the linear park.
(11) **Upscale Waterfront restaurant** located along Main Street (connecting street) and 8' sidewalk within the linear park.
(12) **Not Age-Restricted. Diverse Housing –** Via Coconut MPD is designed as a housing alternative for varying needs of the Village of Estero. The community will not be age restricted.

Connectivity:

(13) **Desirable connector street:** Main Street provides a vital segment of the desired connector between Pelican Sound Drive and the future west entrance to Estero Community Park shown on the Framework Plan to connect to Corkscrew Palms Boulevard and Williams Road. It also provides for future connection to the proposed SUN Trail Rail Corridor shared use path with reservation for potential future seating area.
(14) **±0.56-mile 8' public meandering sidewalk along Via Coconut Point** within the linear park that will interconnect with Village's planned Estero Community Park west entrance shared use path proposed to connect to Williams Road. (±0.51-mile plus additional ±0.05-mile located on donation parcel)
(15) **Bike lanes on Main Street** (connecting street) will connect to the Village's planned bike lanes on Via Coconut Point and Village's planned Estero Community Park west entrance shared use path proposed to connect to Williams Road.
(16) **Promote walkability with interconnected sidewalks.** Internal sidewalks interconnect with public sidewalks external to the community on Via Coconut Point.
(17) **Mixed-Use Pedestrian Shed –** All residential units are within pedestrian shed of proposed Main Street commercial uses and the proposed on-site private and public amenities.
(18) **Non-gated community –** The proposed development does not include entry gates.

Architecture:

(19) **Exceptional design** – The architecture depicted in the pattern book sets a high-quality standard for the Village Center Area and includes a unique residential building design including three-story stepped back elements from the remaining 4-story building masses. This massing change is stepped back from the perimeter water features and linear park creating a delicate footprint along the street frontage on Via Coconut.

(20) **Screened Parking** - The bulk of the development's parking is concealed within the first level of the residential buildings with units wrapping around the perimeter. This creates a centralized lower massing element with an elevated amenity deck as an amenity to the users. The remaining parking is located behind the buildings or is appropriately visually buffered from Via Coconut Point.
(21) **Varying building heights** are provided throughout the development as demonstrated in the pattern book.
(22) **360-Degree Urban Look.** All the building elevations depicted in the pattern book have architectural design elements typical of front elevations so it will appear that there are no rear elevations.
(23) **Entry pavers and landscaped signage** at each entry point to calm traffic and emphasize safety.
(24) **Sculpture features** on Main Street (connecting street) near mixed use buildings.
(25) **On-street parking** on Main Street (connecting street) and internal accessways as encouraged to calm traffic.
(26) **Street furniture** is proposed.
(27) **Best Practices for compact surface water management design** are proposed.
(28) **Best Practices for block lengths** are proposed.
(29) **Lake and water features** along the 8' sidewalk within the linear park.
(30) **Fountains** included in lake and water features.

Landscaping:

(31) **Interweaving Public ROW and Via Coconut MPD frontage-** Integrating the Via Coconut Point Road ROWs with Via Coconut MPD's linear park, 8' sidewalk and landscaping to create a seamless ROW and a more inviting street-side environment.
(32) **Enhanced landscape buffering along Via Coconut** with enhanced 14-18' trees, enhanced hedge shrub 36" at installation, additional ground covers and additional shrub layers.
(33) **Filter marshes** along the 8' sidewalk within the linear park with a variety of grasses and aquatic plantings including seasonal plantings, Red Maples, Bald Cypress, etc.
(34) **Label Plantings** for educational purposes.
(35) **Cantilevered planters** along part of the deck and building to help conceal seasonal fluctuation of lake.
(36) **Enhanced perimeter buffer plantings** with additional tree and shrub plantings exceeding code.
(37) **Enhanced internal landscaping** with oversized 14' tall canopy trees in islands.
(38) **Increased plant sizes** for the buildings for key areas.
(39) **Median Planting** to emulate median plantings to the north.
(40) **Flowering trees** and seasonal plantings.
(41) **Large specimen palms** at entry and in select areas; Date palms or Royal Palms.
(42) **Enhancements to Landscape** trees along rail corridor and desirable north/south trail along the west where no buffer is required and enhancements to north buffer to Happy Hollow Lane residential.
(43) **Street trees** as shown on landscape plans to blend with proposed plantings for adjacent Genova development.

F. Density Calculation: With respect to these base and maximum residential density calculations:

1. For land in Tier 1-only, densities are calculated based on the definition of "Density" of the comprehensive plan, thus excluding non-residential land in Tier 1.

2. For land in Tiers 2, 3, and 4, densities are calculated based on this definition except that non-residential land is included for these tiers only.

The proposed rezoning is consistent with Policy FLU-1.2.10.F. The proposed development is a Tier 3 project which includes non-residential land in the density calculations.

FLU-1.3.10 To maintain the Village's aesthetic standards, billboards are prohibited. The Village will implement an amortization program for existing billboards.

The proposed rezoning is consistent with and furthers Policy FLU-1.3.10. The proposed development will result in removal of an existing billboard within the development upon construction of that phase.

FLU-1.5.1 Commercial development levels are categorized as minor, neighborhood, community, or regional scale. The Village assigns intensities to these commercial levels according to the context and accessibility of the commercial development described below. See Map TR-1 for Functional Classifications of roadways.

The location standards specified in Subsections A-D will apply to the following commercial developments: shopping centers, free-standing retail or service establishments, restaurants, convenience food stores, automobile dealerships, gas stations, car washes, and other commercial development generating large volumes of traffic. These location standards will not apply to the following: banks and savings and loan establishments without drive-in facilities; hotels or motels; marinas; general, medical, or professional offices; industrial, warehouse, or wholesale development; clubs, as defined in the Land Development Code (commercial clubs excepted); and other similar development.

A. Minor Commercial

1. *Provides for the sale of convenience goods and services and has a gross floor area less than 30,000 square feet.*
2. *Must be located (except where this plan provides specific exceptions) on or within 330 feet of the right of way of local and collector, local and arterial, or collector and collector roads; at the intersection of collector and arterial and arterial and arterial roads; or within a residential planned development provided it is located and designed primarily to meet the commercial needs of the residents of the development.*
3. *When developed as part of a Mixed Use planned development, Estero Planned Development or Compact planned development, and meeting the use limitations, modified setback standards, signage limitations, and landscaping provisions, retail*

uses may deviate from the locational requirements and maximum square footage limitations through compliance with design standards of this plan and approval by the Village Council.

4. *Village Council may approve applications for minor commercial centers that do not comply with the location standards of subsection 2 above for such centers but which are consistent with design standards of this plan. …*

The proposed rezoning is consistent with Policy FLU-1.5.1. The proposed development includes minor commercial development as part of an Estero Planned Development. The proposed development plan includes 29,600 square feet of commercial retail, office or medical office space within mixed use buildings and stand-alone commercial buildings located within 330 feet of the intersection of Via Coconut Point, a collector roadway, and the proposed Main Street connector street.

FLU-1.9.1 MIXED USE DEVELOPMENT FORM. The Village encourages mixing of complementary residential and nonresidential uses on a single site to reduce vehicle miles travelled, support pedestrian, bicycle and transit opportunities and activate streets and public spaces with pedestrians for greater economic, recreational and social opportunities resulting in built environments and landscapes that provide a true sense of place.

A. *The Village Center and Transitional Mixed Use future land use categories are intended to accommodate mixed use development patterns, and the Village Neighborhood categories allow for a limited mix of use in suitable locations, subject to compatibility standards.*
B. *Mixed use development shall be limited to uses that are complementary rather than conflicting, as those terms are specified in the definition of mixed use found in the Definitions section. The ultimate determination of allowable commercial uses will be through a public hearing process and will be based upon the needs of the Village, character of the surrounding area, the compatibility of the uses, and the characteristics of the transportation network.*
    1. *Carefully mixing complementary uses can reduce overall trip lengths, support pedestrian, bicycle and transit opportunities and create pedestrian friendly streetscapes. Mixed uses will be encouraged within individual buildings (e.g. residential above retail or office space) but may be located in separate buildings that can be easily reached using publicly accessible sidewalks and streets.*

        Mixed Use areas will provide for placemaking including, without limitation, public gathering places, civic uses, such as green spaces or community centers, and other placemaking public amenities described further below.

        Mixed-use patterns will be integrated within an overall design framework to create a pedestrian friendly, human scale environment, through objective, measurable compatibility standards including size, scale, proportion, and

materials detailed in the land development regulations. Flexibility in design will allow for choice and variety in architectural style.

C. *Forms of mixed use development include horizontal mixed use, integrated horizontal mixed use, and vertical mixed use:*

1. *Horizontal mixed use includes single use buildings on distinct parcels in one overall development project. This is the simplest form of mixed use in that basic proximity and pedestrian and bicycle connectivity between residences and nonresidential destinations affords the reduction of vehicle miles travelled. This form requires buffering between residential and nonresidential uses. Neighborhood commercial centers with direct pedestrian/bicycle infrastructure linking to residential areas is an example of horizontal mixed use.*
2. *Integrated horizontal mixed use includes single use buildings on distinct parcels in one overall development project. Integration of the project is achieved through placement of nonresidential uses within ¼-mile walking distance to residences, and with placemaking design elements so that separate uses are perceived as unified live, work, play, and shop destinations. Placemaking design elements are spaces and infrastructure meant to function for public access, use, and interaction. Context driven and accessible to the public through dedication of a public access easement, examples of placemaking design elements include indoor or outdoor spaces, walkable streets, environmental features, or public art.*
   a. *Public art (monuments, community engaged, professionally designed, fixed or temporary, etc.)*
   b. *Urban green space (passive open space, greenways, activated park, urban farms, etc.)*
   c. *Plaza (primarily solid surface for passive open space or activated with furnishings, furnishings can be fixed or flexible)*
   d. *Identifiable landmark (fountain, clock tower, etc.)*
   e. *Hidden off-street parking (mid-block parking structures with liner buildings)*
   f. *Environmental feature (rain garden, signature trees, watercourse, roadside bioswale, etc.)*
   g. *Paseo or via (pedestrian promenade free from cars)*
   h. *Traffic calming enhancements (roundabout or rotary, rumble strips, parklets, speed tables, etc.)*

   Placemaking requires bicycle and pedestrian infrastructure as appropriate per the Federal Highway Administration's list of proven safety countermeasures including (in coordination with local fire departments):

   1. *Safety Edge*
   2. *Roundabouts*

3. *Corridor Access Management*
4. *Backplates with Retroreflective Borders*
5. *Longitudinal Rumble Strips and Stripes on 2-Lane Roads*
6. *Enhanced Delineation and Friction for Horizontal Curves*
7. *Medians and Pedestrian Crossing Islands in Urban and Suburban Areas*
8. *Pedestrian Hybrid Beacon*

Implementation of a "Road Diet" or Roadway Reconfiguration to slow traffic and accommodate non motorized travel is also an example of a traffic calming enhancement.

i. *Increasing options of transportation (overlapping connections and multiple options for public transportation)*
j. *Pedestrian enhancements (widened sidewalks exceeding 6 feet, pedestrian crossing islands, pedestrian hybrid beacon, paver surfaces for pedestrians, wayfinding signage, etc.)*

Recognizing that integrated design is more challenging, incentives for this form of development include higher allowable density and intensity, and relief from development standards which shall be implemented in the land development code, such as:

Buffering between uses is not required; cumulative parking requirements for integrated horizontal mixed-use projects could be reduced based on sharing of facilities for residential and nonresidential uses with alternating peak demands; stormwater facilities, utility and transportation infrastructure, and common area maintenance can also be shared.

3. Vertical mixed use includes residential and nonresidential uses in the same building. A development project with vertical mixed-use buildings as the primary building type (fewer than half of the buildings are single use buildings) constitutes a vertical mixed-use development project. Vertical mixed-use projects shall be integrated with placemaking design elements that are context driven and accessible to the public, so that the development project is perceived as unified live, work, play, and shop destination. Recognizing the increased complexity of permitting, constructing, financing, and managing vertical mixed-use projects, the Village shall implement incentives for this form of development including the highest allowable density and intensity, and relief from development standards which shall be implemented through the land development code, such as:

The allowable density per the Future Land Use category may be calculated using the gross acreage of the project; buffering between uses is not required; cumulative parking requirements for integrated horizontal mixed-use projects could be reduced based on sharing of facilities for residential and nonresidential uses with alternating peak demands; stormwater facilities, utility and transportation infrastructure, and common area maintenance can also be shared.

The Via Coconut MPD is a proposed high-quality walkable and bikeable mixed-use center that incorporates socially vital and varying public gathering spaces interconnected by an 8' meandering sidewalk which parallels the featured lakes and provides lush, greater-than-Code landscaping and a linear park connecting to public areas such as a dog park, a public pavilion and lawn area, a 14'x14' public observation pavilion and fishing pier on the lake and park bench areas along Via Coconut Point. The plan incorporates the desired connecting road Main Street which provides a blend of integrated vertical and horizontal mixed uses along the street frontage promoting place-making businesses including restaurants, coffee shops and fitness studios. Main Street provides a vital connection that includes bike lanes and aligns with the future west entrance to Estero Community Park and provides for future connection to and through the rail corridor. The proposal includes a maximum of 330 multi-family dwelling units, 29,600 square feet of commercial retail, office or medical office space, a 10,000 square foot place of worship, ±1-acre donation to Village of Estero along with the various public amenities. All nonresidential uses are within ¼ mile walking distance of the proposed residences. A bulk of the development's parking is concealed within the first level of the residential buildings. This creates a centralized lower massing element with an elevated amenity deck as an amenity to the users. The remaining parking is located behind the buildings or is appropriately visually buffered from Via Coconut Point. The proposed schedule of uses originated from the Estero Planned Development uses provided in the LDC and has been diligently tailored with further limitations in coordination with staff to ensure complimentary uses. The request is consistent with Policy FLU-1.9.1.

FLU-1.9.2 MIXED USE DEVELOPMENT STANDARDS. Development standards and criteria for mixed use development shall accomplish the following desired attributes:

A. *Provisions for outdoor livability, including interconnected pedestrian and bike facilities, public plazas, and seating.*
B. *Well defined centers and edges with public or civic space creating an element around which other development is located. When necessary, development density and intensity will gradient from the center to the edge suitable to integrated surrounding land uses.*
C. *Development plans will create focal points of signature buildings, civic spaces, natural amenities, and other prominent features through placement or street layout.*
D. *Local climate and history will dictate the architectural and landscape design and natural methods of cooling and heating will be encouraged. Evaluate Green Building techniques as an alternative way to provide open space.*
E. *Streets and roads will be fronted by design features including sidewalks which define and contribute to a pedestrian street character. Building design, placement, and entrances will be at a pedestrian scale and oriented towards streets or other public space such as parks or squares.*
F. *The street system will be designed to provide safe access to, through (where feasible), and within each development in a way that equally serves automobile and nonautomobile modes of transportation with the following considerations:*
    1. *Narrow traffic lanes and other traffic calming techniques to maintain safe multimodal transportation.*
    2. *An interconnected street system with a pedestrian circulation system to connect the nonresidential uses with residential uses and areas,*

extended to adjacent sites at the least intrusive locations, with interconnections. The intent is to provide multiple vehicular, bicycle, and pedestrian linkages to adjacent local destinations, including residential neighborhoods, as an alternative to arterial and collector roads, except where such connections are precluded by physical layout of natural environmental features. Link pedestrian routes and bikeways with the street system or other public space such as parks or squares avoiding routes through parking lots and other locations out of the public realm.

3. *A system of alleyways for service vehicles and access to parking.*
4. *Convenient access to transit facilities.*
5. *Sidewalks shaded by rows of street trees.*
6. *Automobile-oriented uses will have a limited number of driveways, and drive-in or drive-up windows will be located to avoid conflict with pedestrian and bicycle traffic. Auto-centric uses may not be allowed as incompatible with residential uses or will be strictly limited especially relative to the interface of pedestrian and bicycle traffic with drive throughs.*
7. *Additional provisions to achieve the goals of development of walkable environments may be established in the Land Development Code.*

G. *Large scale development design techniques should integrate the establishment into the surrounding community. Such design techniques will include:*
   1. *Creation of a series of smaller, well defined customer entrances to break up long facades and provide pedestrian scale and variety, that may be achieved through the use of liner buildings.*
   2. *Limited number and size of signs.*
   3. *Landscaping and use of pocket parks and courtyards and other placemaking design elements adequate to soften large building masses.*

H. *Crime Prevention Through Environmental Design (CPTED) guidelines will be incorporated to the maximum extent possible.*

I. *Parking areas will be designed to minimize intrusiveness and impacts on the pedestrian character, through the following techniques:*
   1. *On-street parking with landscaping and design features, such as corner and midstreet bump outs, that afford traffic calming and produce a comfortable and safe pedestrian environment will be promoted.*
   2. *Parking lot locations will not separate pedestrian areas including sidewalks, squares, and plazas from the front of buildings containing the primary entrance.*
   3. *Parking lots will be screened from all streets, sidewalks, and open spaces, and will be designed to maintain or enhance the street edge.*
   4. *Parking lots will be designed with safe pedestrian connections to business entrances and public space to create a park-once environment.*
   5. *Reduction of paved parking areas will be evaluated wherever practicable through measures such as provision of shared parking and parking structures to serve multiple uses and alternative paving materials. Large expanses of pavement will be discouraged. Reduced ratios of required parking for non-residential uses for integrated horizontal mixed use and vertical mixed use projects will be evaluated in the land development regulations.*

J. Public space and landscaping will be provided that includes:

1. Public areas will provide adequate urban landscaping that includes street trees, planted areas, and street furniture.

2. Required surface and storm water management facilities will be designed integrally with civic spaces, and as a physical or visual amenity that provides usable open space or an aesthetic feature that resembles natural areas.

3. Paved areas (including parking) will require overhead shading from tree canopy or building features based on factors such as scale of development and performance standards.

K. Connectivity and Buffering: Mixed use developments will be well integrated both internally and externally.

1. Automotive, pedestrian and/or bicycle connections to adjacent commercial development will be provided.

2. Connections to existing residential neighborhoods will be encouraged and will not be precluded by the Mixed Use Development's design.

3. Buffering of uses internal to an integrated horizontal mixed use or vertical mixed use development are not required.

4. Buffering from adjacent developments, when deemed absolutely necessary, will not preclude future interconnectivity.

The request is consistent with Policy FLU-1.9.2. The project incorporates several public amenities with provisions for outdoor livability, including interconnected pedestrian and bike facilities, public places, and seating. Publicly accessible gathering places are a primary feature of the site, including Main Street (connecting street) with bicycle lanes connecting to the Village proposed Via Coconut Point bicycle lanes, proposed Estero Community Park shared use path to connect to Williams Road and proposed shared use path along the rail corridor with a reservation for potential future seating area, a long, 8' meandering sidewalk and linear park, a dog park, a public pavilion and lawn area, a 14'x14' public observation pavilion/fishing pier on the lake, park bench areas, a religious institution/place of worship and an overall socially vital center with significant benefits to the public for congregating. The public spaces are central to the site planning and are designed to drive public accessibility, both socially and physically, in a connected and walkable manner. The site design provides the public and civic spaces along the project's edges while providing for the mixed use development internal to the site and along the proposed Main Street.

Main Street provides a vital segment of the desired connector between Pelican Sound Drive and the future west entrance to Estero Community Park shown on the Framework Plan to connect to Corkscrew Palms Boulevard and Williams Road which will provide an alternative to collector and arterial roads. The implementation of this connector road at the project's center, as well as on-street parking, paver entries, pedestrian crosswalks, and narrow lane widths calm traffic and emphasize pedestrian safety. Parking spaces are located within or behind the proposed buildings or are appropriately visually buffered from Via Coconut Road. A parking deviation is included as encouraged in the LDC for the proposed mixed use development under unified control with shared centralized off-street parking with varying peak use times.

The public areas provide enhanced landscaping that includes street trees, planted areas, and street furniture. The lake and filter marshes are designed integrally with the linear park as a

physical and visual amenity with fountains, a public lake observation pavilion/fishing pier, and educational informational plaques.

> *FLU-1.12.1 Along the Village's major corridors (Estero Parkway, U.S. 41, Corkscrew Road, and Three Oaks Parkway) and along the minor corridors (Broadway, Williams Road, Coconut Road, and Via Coconut Point), consider establishing corridor conscious development standards for the built environment that provide a pleasing and safe public realm for motorists, bicyclists, pedestrians and transit users. Such development standards should be based on planning for the various corridors to ensure these routes are functional and safe while identifying opportunities for enhanced conditions along the roadways to include, where appropriate: buildings oriented toward the street, bicycle racks, shaded pedestrian links and trails, plazas connecting from the right-of-way to buildings, transit stop accommodations, and buffering.*

The request is consistent with Policy FLU-1.12.1. The project incorporates a ±1-acre land donation to the Village of Estero for a potential park or civic use at Village discretion (valued at ±$1.5 million for a corner parcel) with residential density transfer at the intersection of the major corridor of Corkscrew Road and minor corridor of Via Coconut Point. The Via Coconut Point corridor will be enhanced by approval of the project which will provide landscaping in the median to emulate the median plantings to the north and will expand the existing 5' sidewalk to provide an 8' meandering sidewalk which parallels the featured lakes and provides lush, greater-than-Code landscaping and a linear park connecting to public areas such as a dog park, a public pavilion and lawn area, a 14'x14' public observation pavilion and fishing pier on the lake and park bench areas.

> *TRA-1.2.4 During the review of comprehensive plan amendments, rezonings, zoning amendments, and development order applications, applicants must provide an evaluation addressing potential for addition of new interconnections between communities, creation of pedestrian and vehicular interconnection, and addition of new connections to the surrounding road network.*

The proposed rezoning is consistent with Policy TRA-1.2.4. The proposed Main Street provides a vital segment of the desired connector between Pelican Sound Drive and the future west entrance to Estero Community Park shown on the Framework Plan to connect to Corkscrew Palms Boulevard and Williams Road which will provide an alternative to collector and arterial roads. Main Street also includes bicycle lanes connecting to the Village proposed Via Coconut Point bicycle lanes, proposed Estero Community Park shared use path to connect to Williams Road and proposed shared use path along the rail corridor. The project also includes a potential future interconnect to Happy Hollow Lane.


VIA COCONUT
Mixed Use Development
VIA COCONUT
ESTERO PLANNED
DEVELOPMENT
VILLAGE OF ESTERO VILLAGE COUNCIL
OCTOBER 20, 2021
PROJECT TEAM
ROYAL PROPERTIES
CYK
COLEMAN | YOVANOVICH | KOESTER
BANKS ENGINEERING
WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
MHK ARCHITECTURE & PLANNING
ARCHITECTURAL LAND DESIGN INCORPORATED
TR TRANSPORTATION CONSULTANTS, INC
DEXBENDER ENVIRONMENTAL CONSULTING

PROJECT TEAM

- **KELLY KENEFICK** – Estero 5, LLC (Applicant)/Royal Properties (Developer)
- **RICH YOVANOVICH, ESQ.** – Land Use Attorney
- **STACY ELLIS HEWITT, AICP & ALEXIS CRESPO, AICP** – Land Planners
- **MATTHEW KRAGH, AIA & MARK MCLEAN** - Architects
- **CHRISTIAN ANDREA, RLA, ASLA** – Landscape Architect
- **D. BRENT ADDISON, P.E.** – Civil Engineer
- **TED TREESH** – Transportation Planner
- **TYLER KING** – Dex Bender Environmental Consulting

PRESENTATION OUTLINE

- **REQUEST OVERVIEW** – Rich Yovanovich, Esq.
- **ESTERO 5, LLC VISION** – Kelly Kenefick
- **VIA COCONUT VISION & BUILT FORM** – Matt Kragh, AIA
- **LANDSCAPE ARCHITECTURE** – Christian Andrea, PLA
- **PLANNING OVERVIEW & CONCLUSIONS** – Alexis Crespo, AICP

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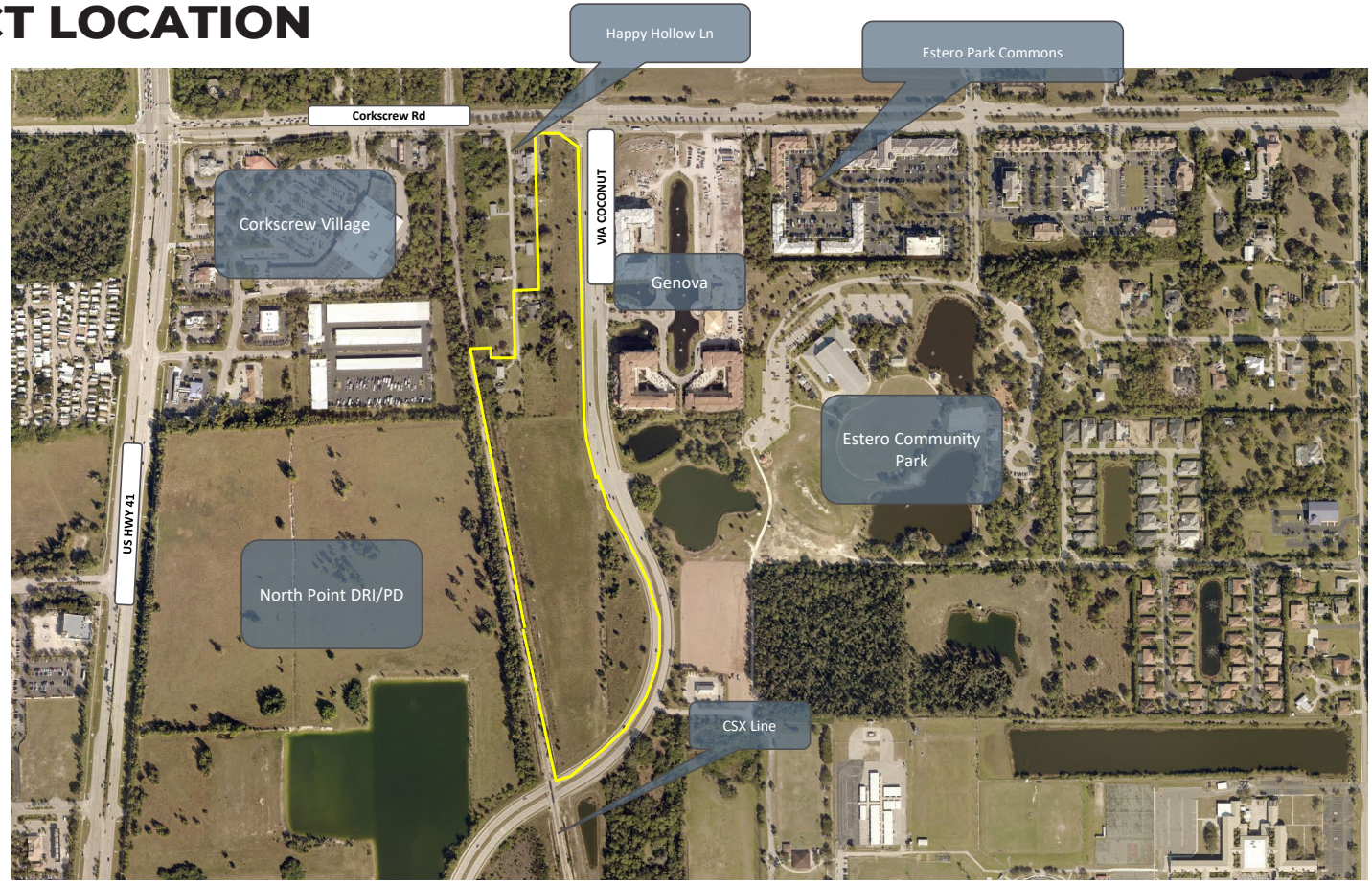
VILLAGE OF ESTERO

PROJECT LOCATION



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REQUEST SUMMARY OUTLINE

- Rezone ±20.19 acres in Village Center FLU from the Agriculture (AG) and Parks & Community Facilities (PCF) District to the Estero Planned Development (EPD) District

- Tier 3 project
  - 330 Multi-family units (16.4 units per acre)
  - 29,600 SF of commercial use
  - 10,000 SF church or additional commercial use
  - Public Amenities

- +/- 1-acre donation to the Village of Estero

- Proposed building heights vary throughout the development with a maximum height of 4 stories or 59 feet

- Companion vacation of 66-foot-wide right-of-way



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Council Questions

- Building Setbacks: Architect presentation will demonstrate how project will not create canyon effect. Multiple story buildings angled and setback from roadway with only smaller single-story buildings setback 20'. Edera at the roundabout is 3-stories over parking (45' tall) and building along frontage setback ±25', Genova is 3 stories over parking (45' tall) with building along frontage setback 14.7-23.1' with 18' wide liner building.

- Have had expressed interest in site for a church and alternate commercial use will ensure spot will be filled

- Via Coconut median plantings are included along the project frontage continuing from future Estero Park entrance to Williams Road

Council Questions

- Comments on how Planning Zoning Design Board addressed 2 items further discussed in Planning presentation:
  - ✓ Parking Deviation - Unanimously approved as recommended by staff and urban design consultant. The mix of uses and varying times ensure that ample parking is provided without unnecessary additional pavement
  - ✓ Outdoor seating hours of operation and noise were addressed by conditions 22 (Outdoor COP limited to a restaurant) and 23 (live entertainment or music requires a hearing at PZDB).
- Schedule of Uses will be shown during Planning presentation
  - ✓ Applicant initially applied for all uses recommended for Estero Planned Development District - has eliminated several uses as requested by staff during review and in staff report

ROYAL PROPERTIES VISION

KELLY KENEFICK
Estero 5, LLC/Royal Properties

VIA COCONUT
Mixed Use Development

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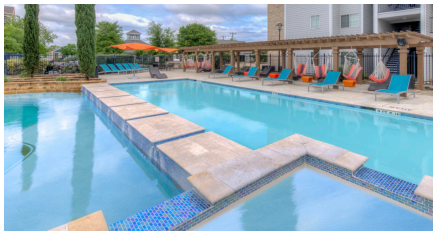
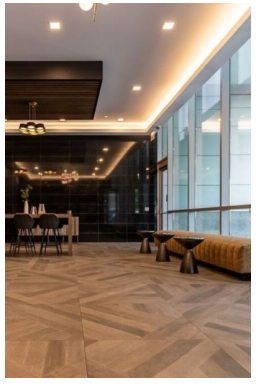
Royal Properties











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ARCHITECTURE & SITE DESIGN

MATTHEW KRAGH, AIA
MHK Architecture and Planning

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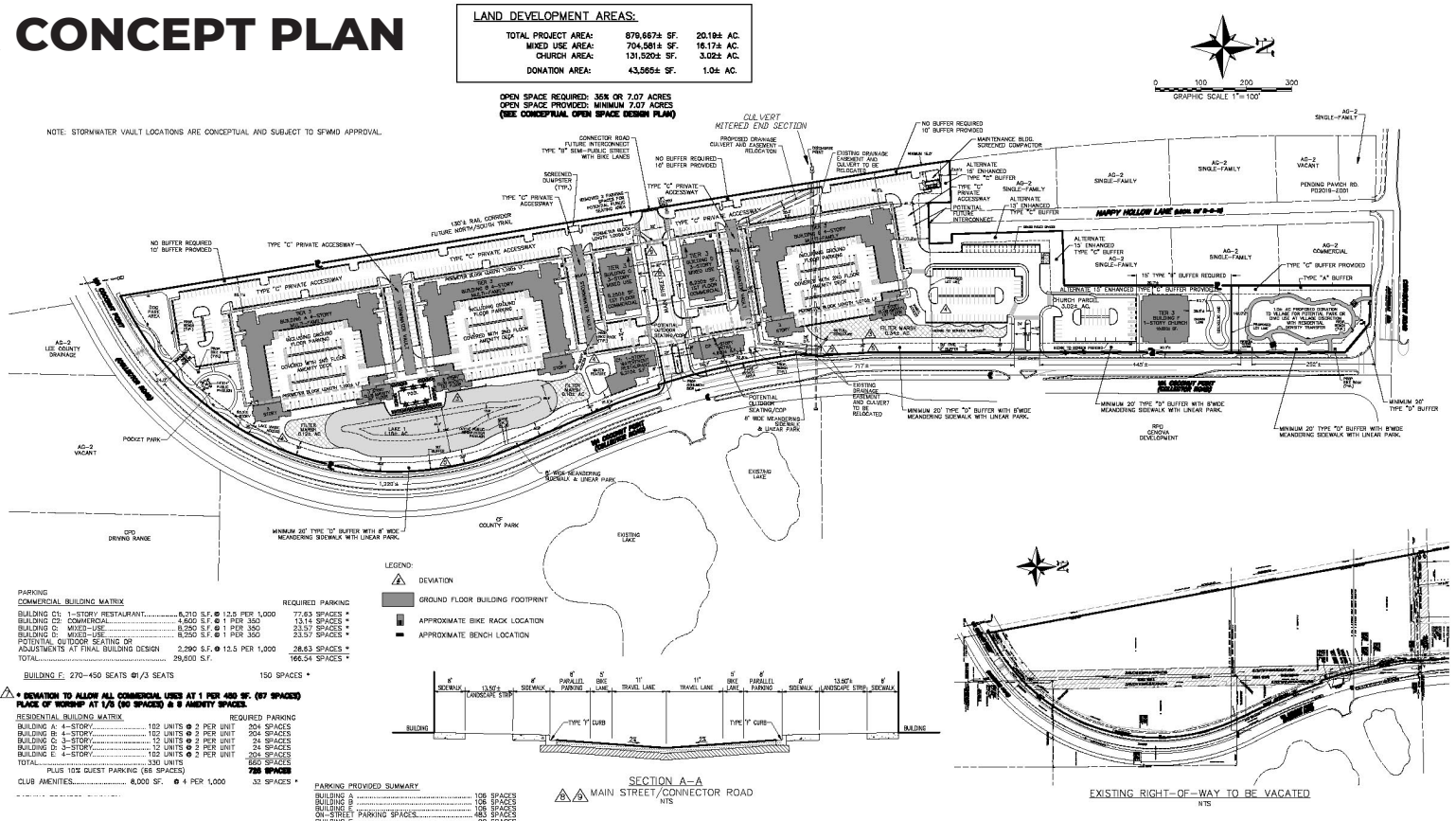
MASTER CONCEPT PLAN



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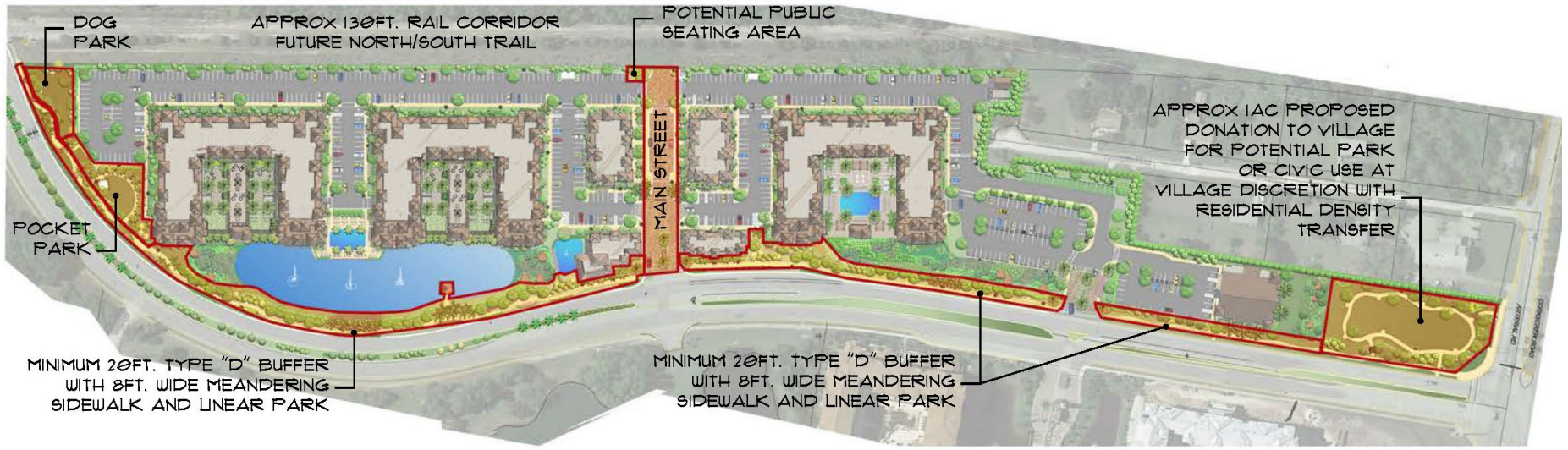
PUBLIC AMENITIES PLAN



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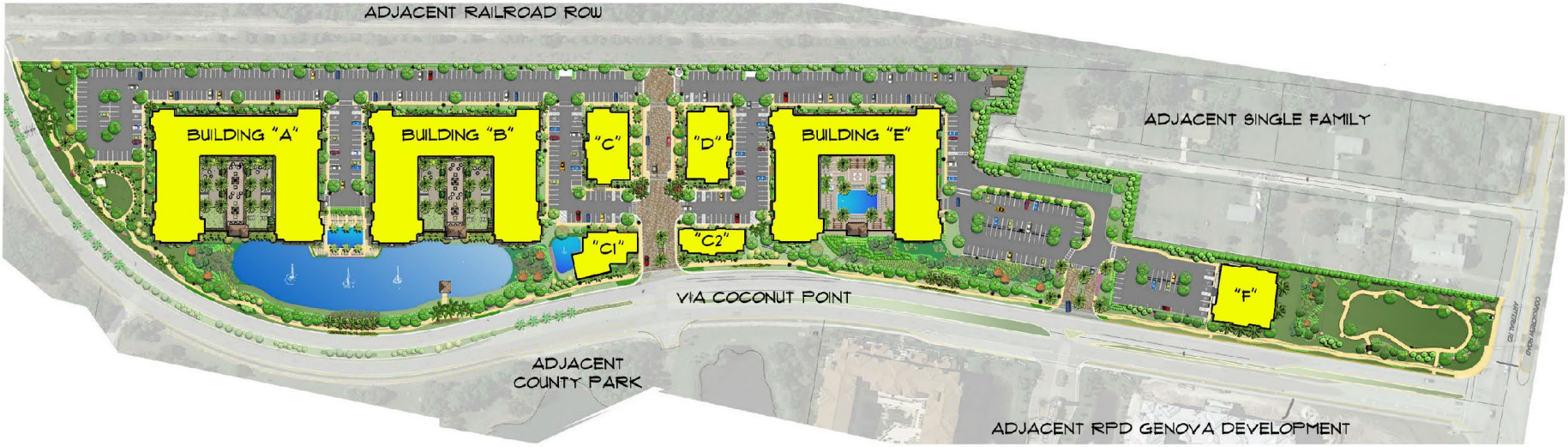

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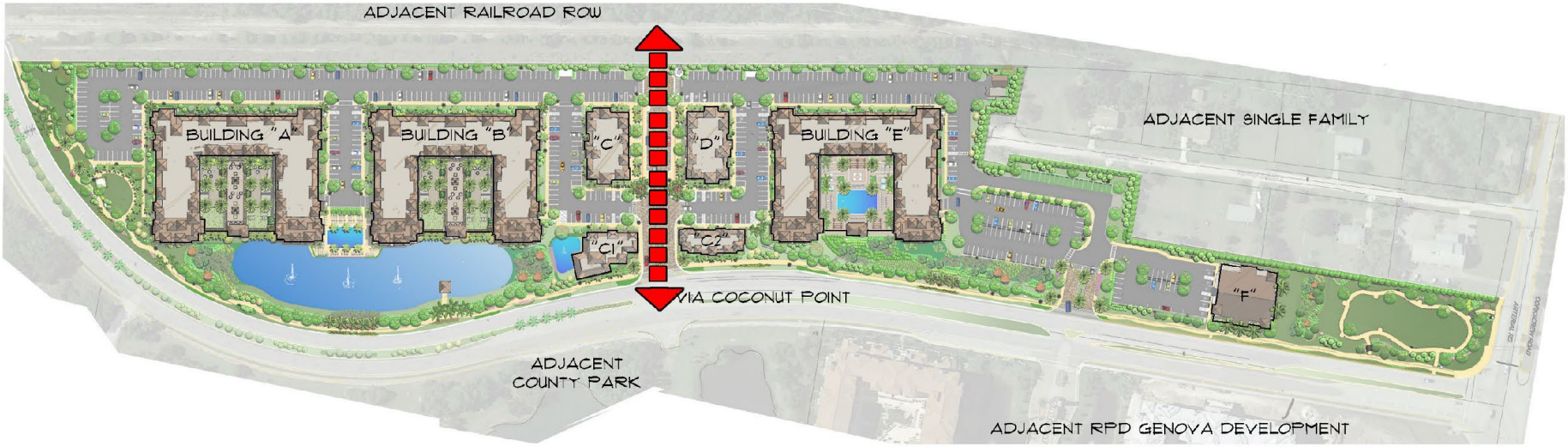

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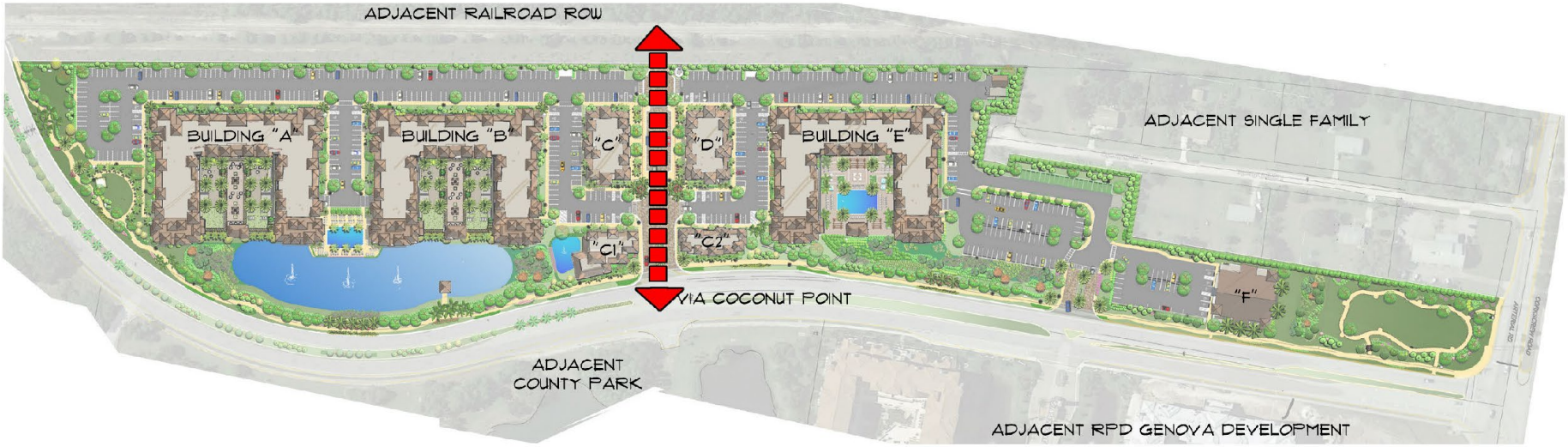

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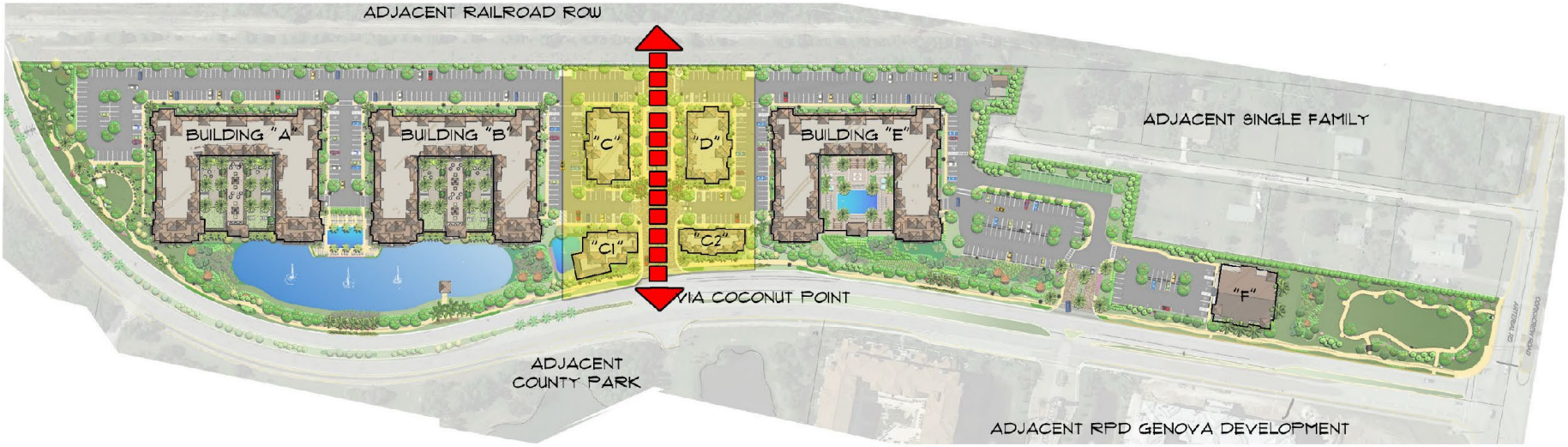

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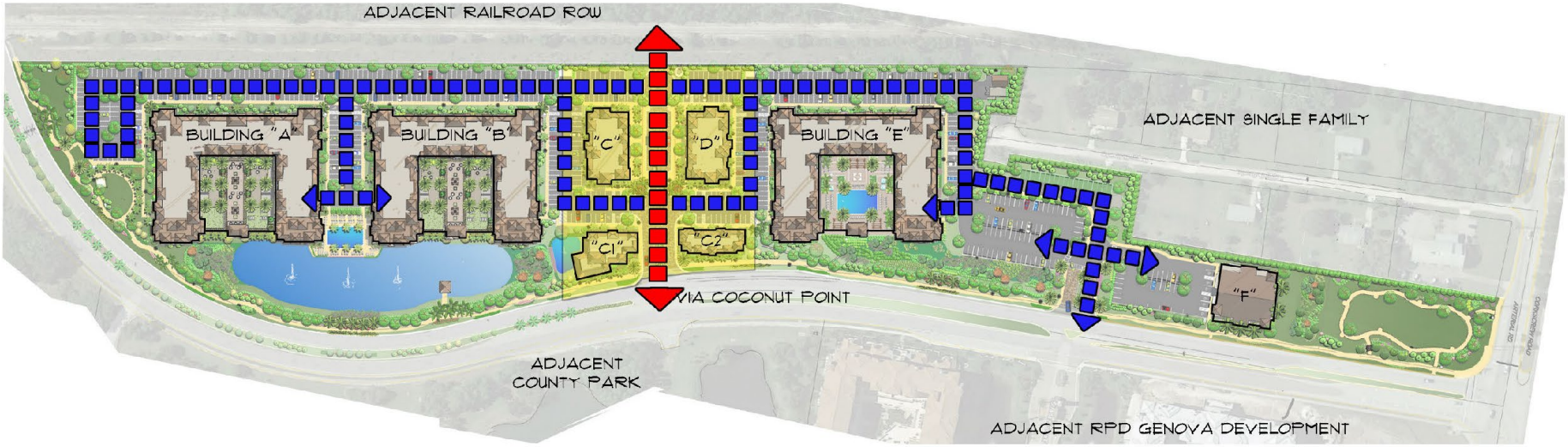

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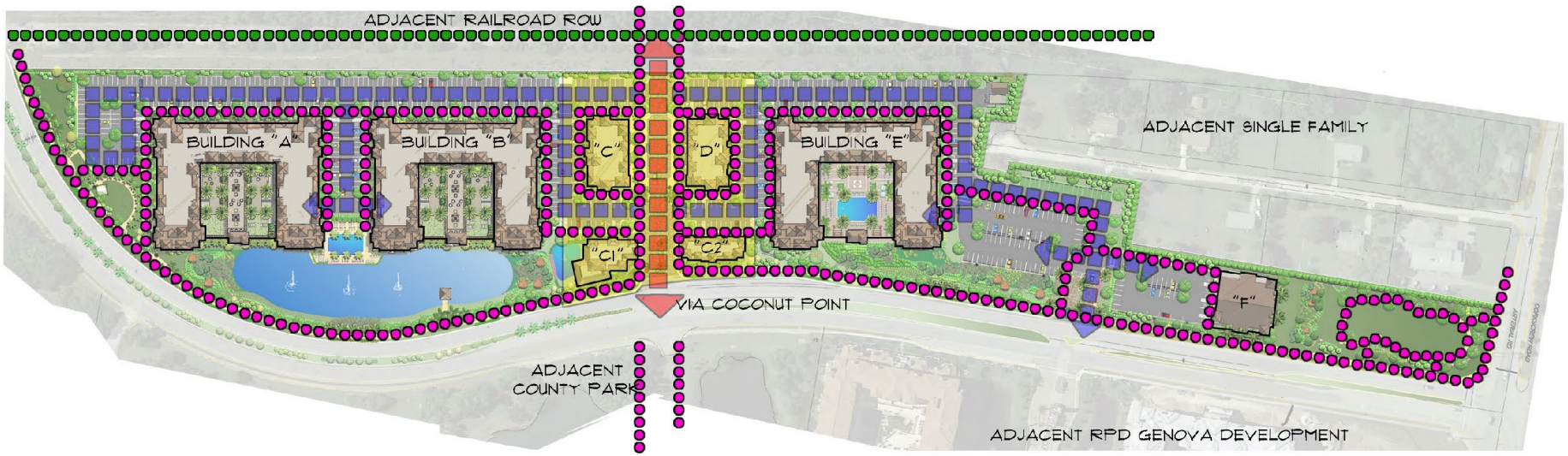

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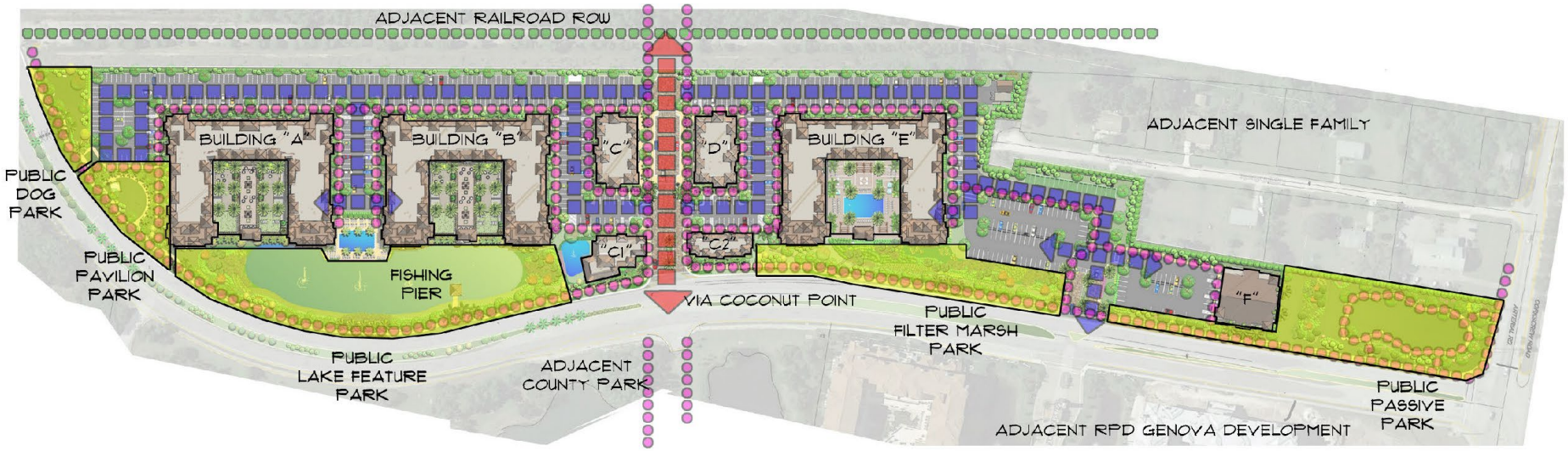

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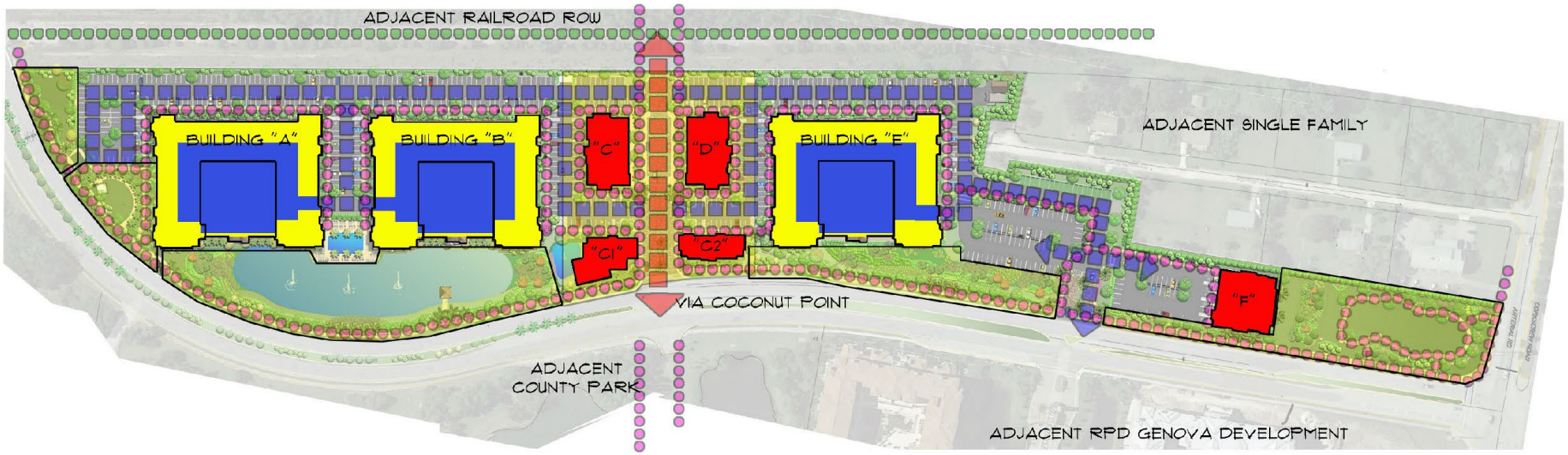

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Mixed Use Development

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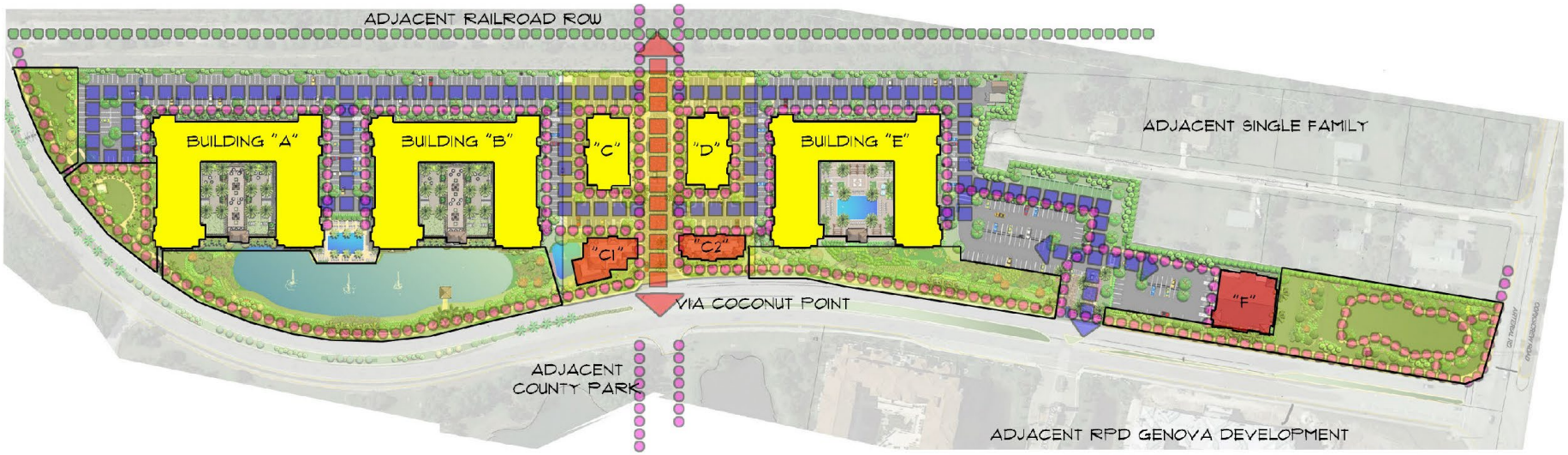

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Mixed Use Development

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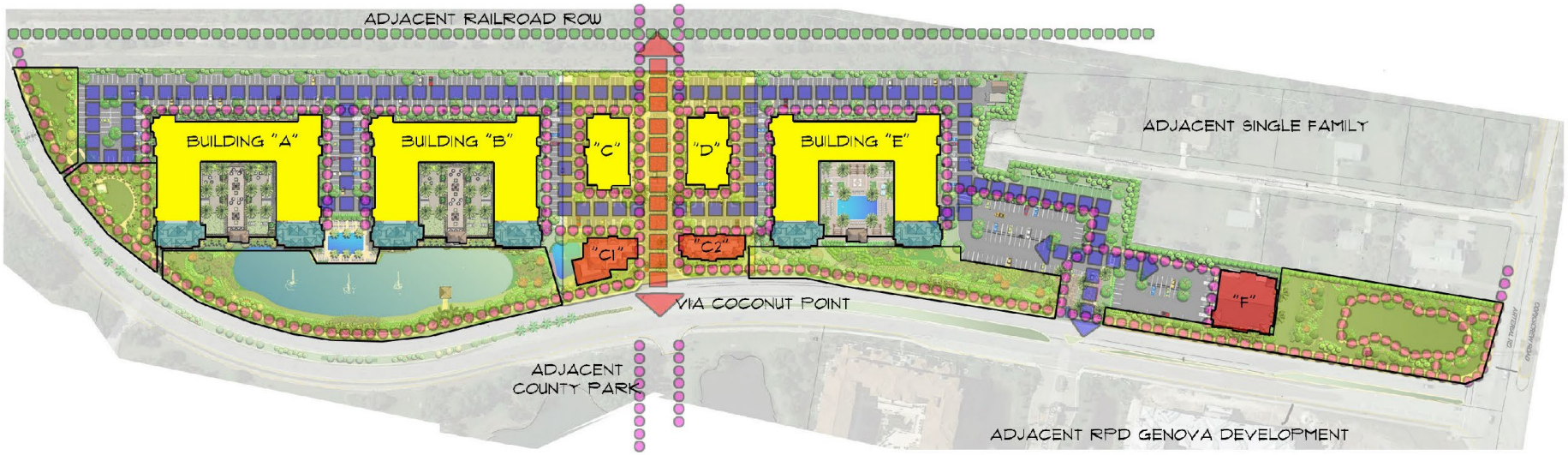

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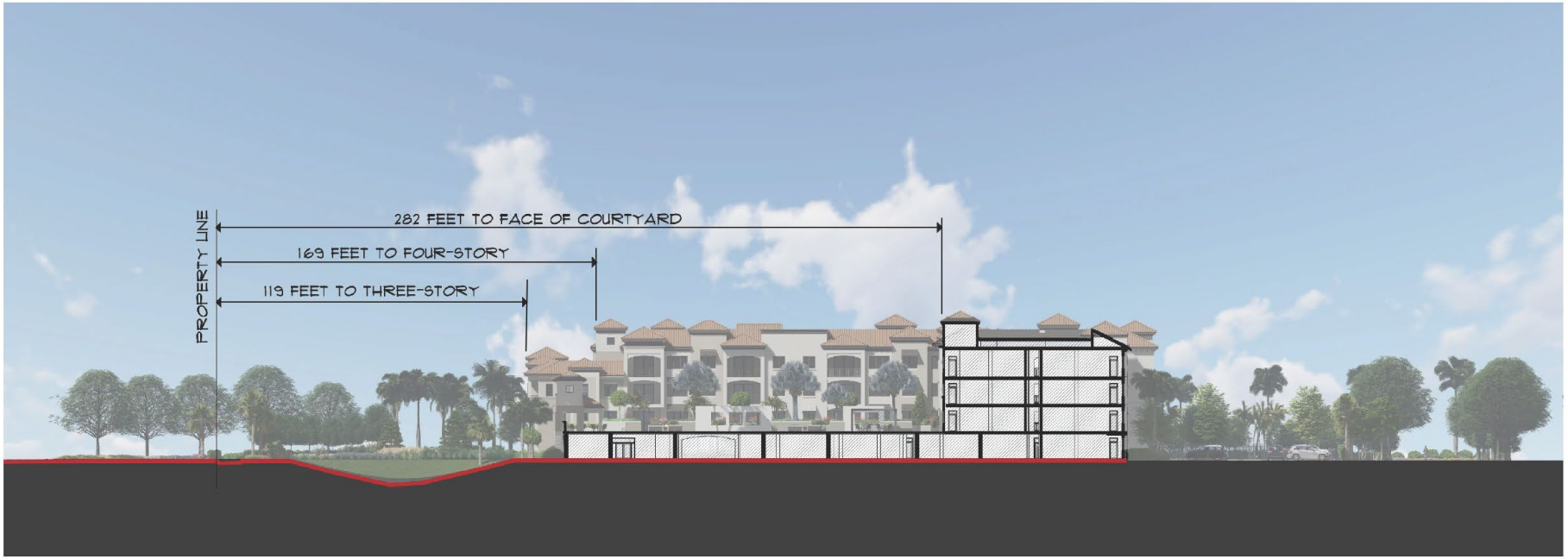
VILLAGE OF ESTERO



PROJECT KEY MAP



BUILDING A SECTIONAL DIAGRAM
NOT TO SCALE

VIA COCONUT
Mixed Use Development

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VILLAGE OF ESTERO



PROJECT KEY MAP



BUILDING B SECTIONAL DIAGRAM
NOT TO SCALE

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Mixed Use Development

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VILLAGE OF ESTERO



PROJECT KEY MAP



BUILDING E SECTIONAL DIAGRAM
NOT TO SCALE

VIA COCONUT
Mixed Use Development

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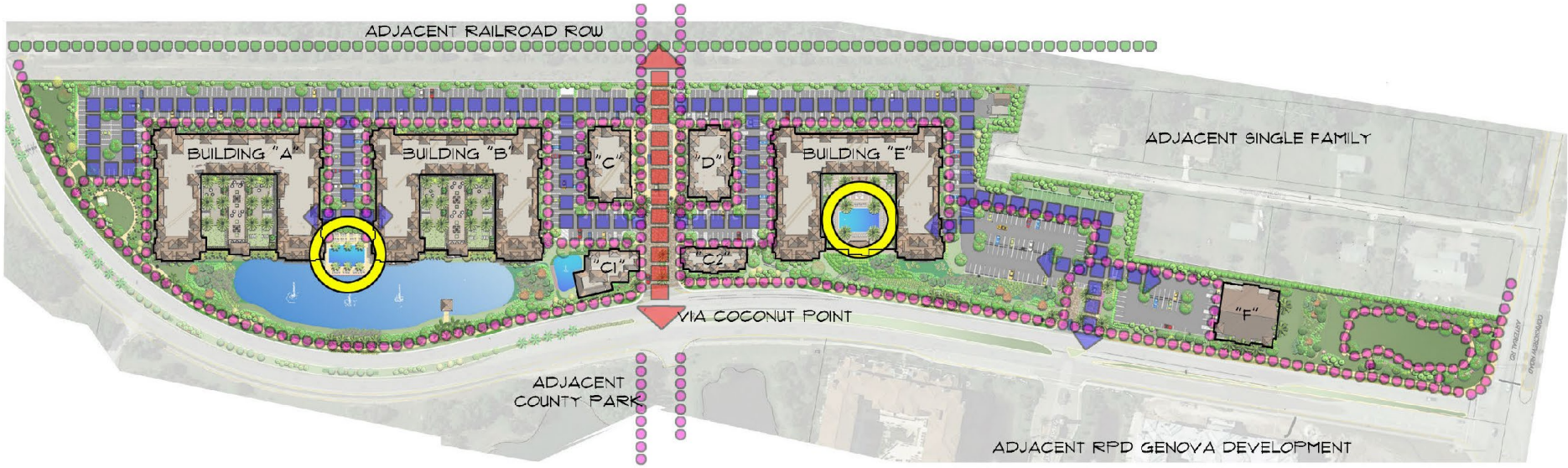
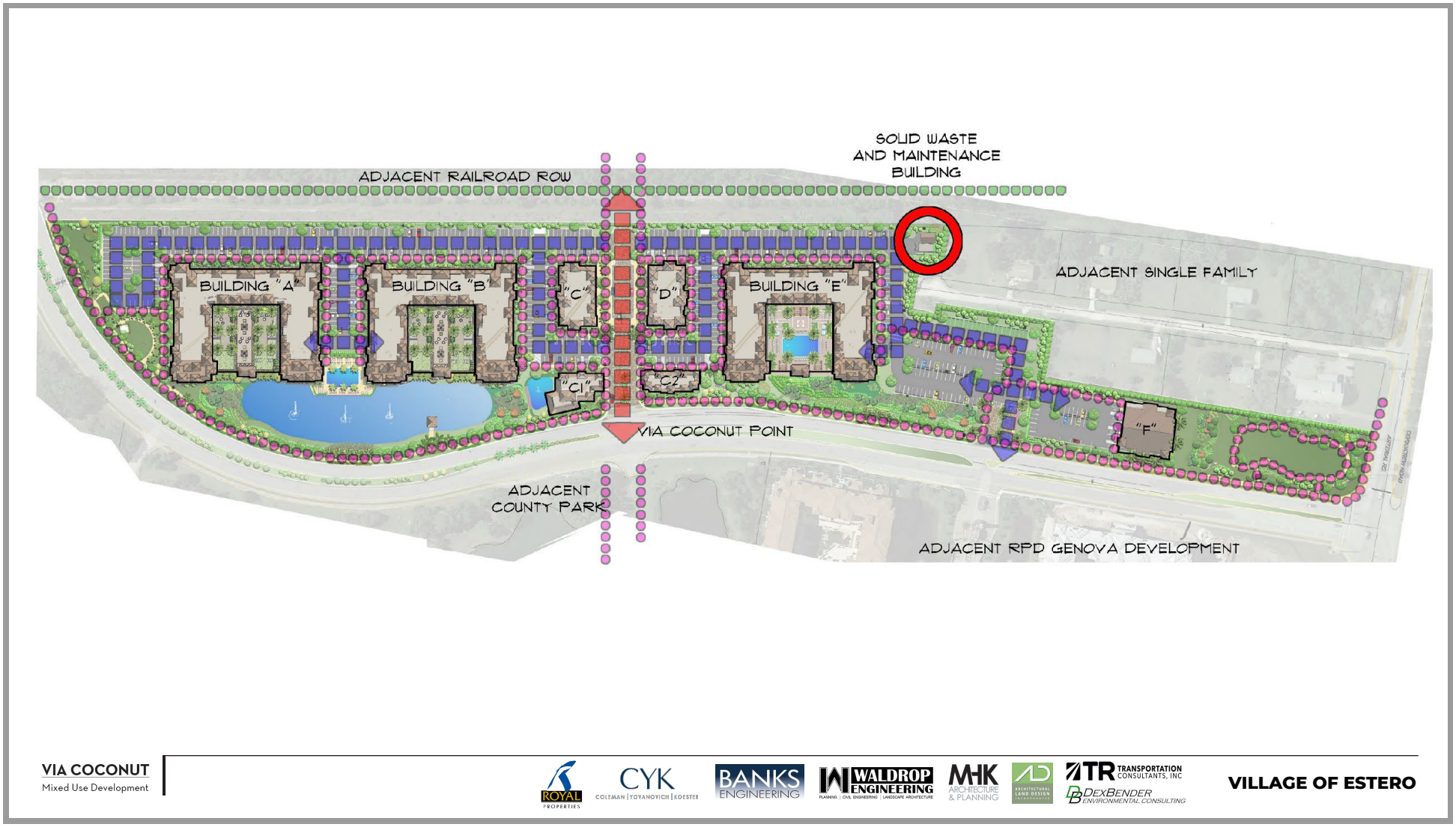
VILLAGE OF ESTERO



VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES · CYK COLEMAN | YOVANOVICH | KOESTER · BANKS ENGINEERING · WALDROP ENGINEERING · MHK ARCHITECTURE & PLANNING · TR TRANSPORTATION CONSULTANTS, INC · DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO


SOLID WASTE
AND MAINTENANCE
BUILDING
ADJACENT RAILROAD ROW
ADJACENT SINGLE FAMILY
BUILDING "A"
BUILDING "B"
"C"
"D"
BUILDING "E"
"C1"
"C2"
"F"
VIA COCONUT POINT
ADJACENT
COUNTY PARK
ADJACENT RPD GENOVA DEVELOPMENT
VIA COCONUT
Mixed Use Development
ROYAL PROPERTIES
CYK
COLEMAN | YOVANOVICH | KOESTER
BANKS ENGINEERING
WALDROP ENGINEERING
MHK ARCHITECTURE & PLANNING
TR TRANSPORTATION CONSULTANTS, INC
DEXBENDER ENVIRONMENTAL CONSULTING
VILLAGE OF ESTERO



BUILDING "A", "B" & "E"	
FDC OUTSIDE OF WALL, A/C	8,512
STAIRS, LOBBY & CORRIDORS	6,482
BALCONIES	1,608
GARAGE	37,836
CLUB AMENITY	2,321
TRASH AND MECHANICAL	1,471
TOTAL GROUND FLOOR	58,693

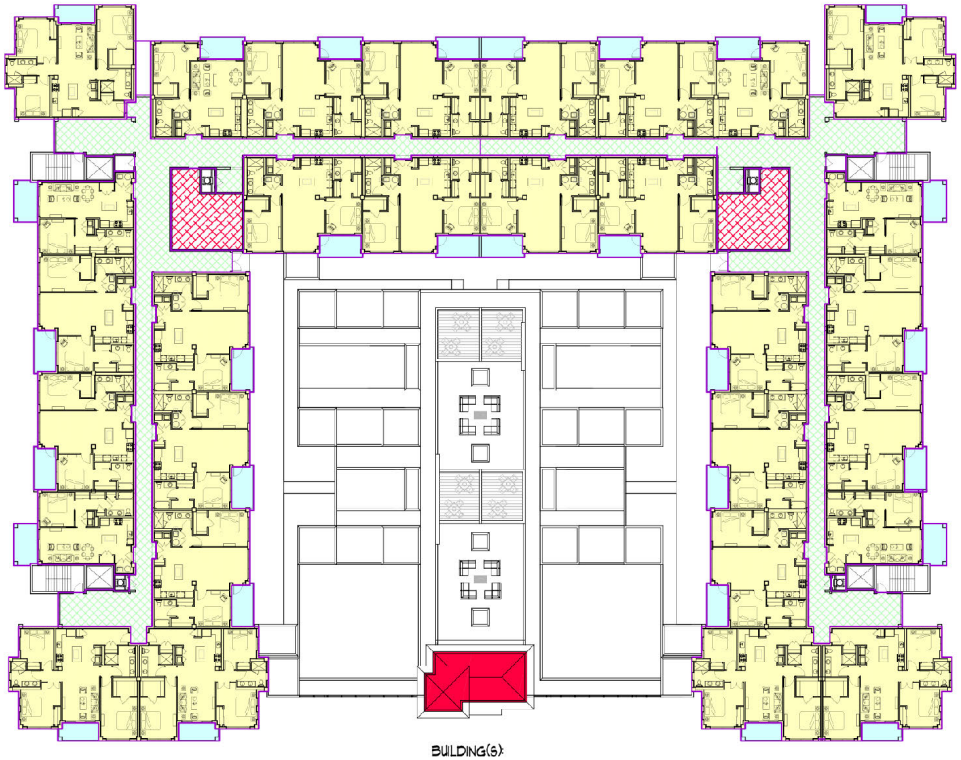
NOTE:
THIS PLAN TAKEOFF REPRESENTS
SQUARE FOOTAGES FOR BUILDING "A", "B" & "E"
BUILDING "B" IS A MIRROR IMAGE OF "A" & "E"

GROUND FLOOR PLAN 1
SCALE: 1/16" = '-0"

VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | MHK ARCHITECTURE & PLANNING | AD ARCHITECTURAL LAND DESIGN | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO



BUILDING(S)
"A" - "B" - "E"
2ND FLOOR

BUILDING "A", "B" & "E"	
RSC (OUTSIDE OF WALL A/C)	38,236
STAIRS, LOBBY & CORRIDORS	5,601
BALCONIES	2,306
DECK AMENITY	930
TRASH AND MECHANICAL	1,888
TOTAL RESIDENTIAL FLOOR	49,195

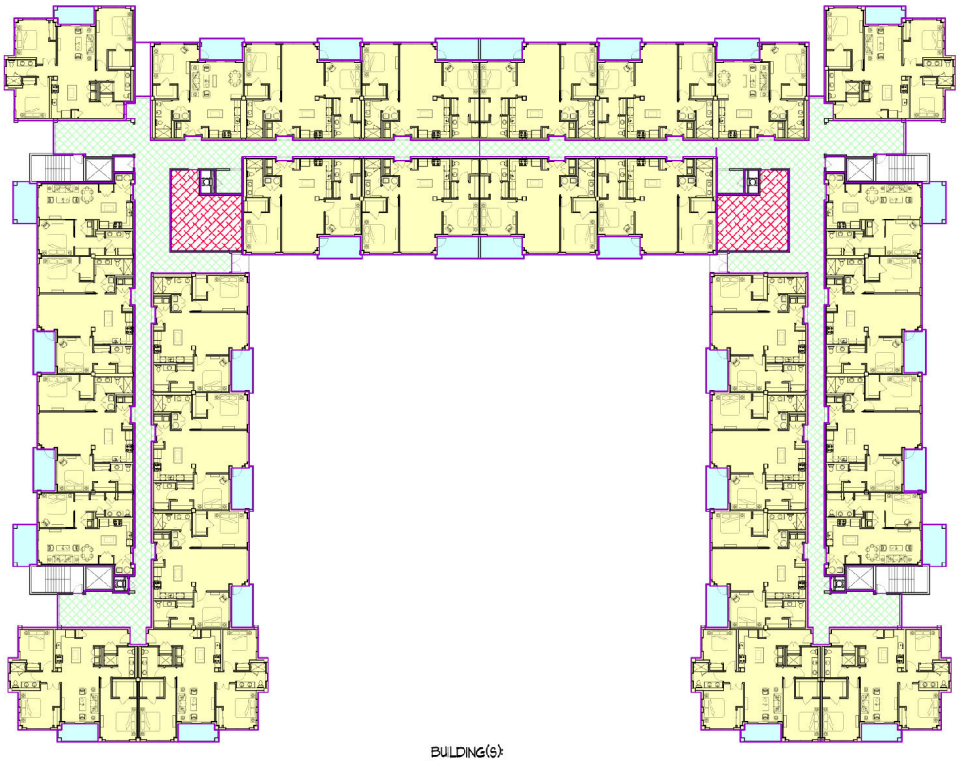
NOTE:
THIS PLAN TAKEOFF REPRESENTS
SQUARE FOOTAGES FOR BUILDING "A", "B" & "E"
BUILDING "B" IS A MIRROR IMAGE OF "A" & "E"

2ND FLOOR PLAN
SCALE 1/16" = 1'-0"

VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | MHK ARCHITECTURE & PLANNING | AD ARCHITECTURAL LAND DESIGN | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO



BUILDING(S):
"A" - "B" - "E"
3RD FLOOR

BUILDING "A", "B" & "E"	
FBC (OUTSIDE OF WALL A/C)	39,296
STAIRS, LOBBY & CORRIDORS	5,837
BALCONIES	2,586
TRASH AND MECHANICAL	1,888
TOTAL THIRD FLOOR	49,144

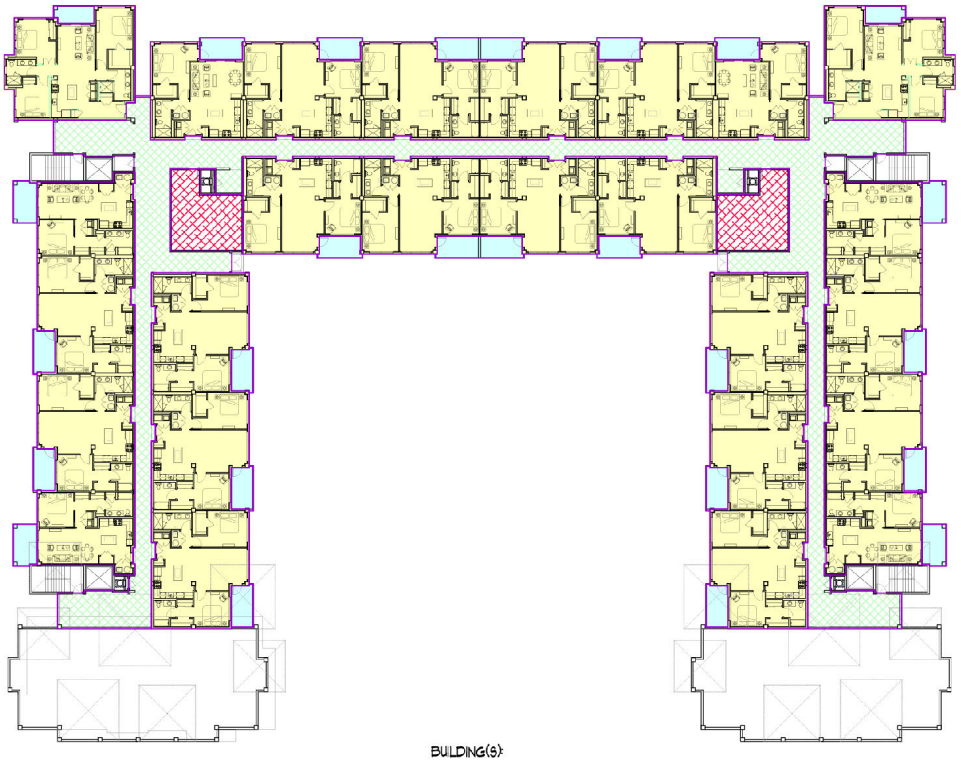
NOTE:
THIS PLAN TAKEOFF REPRESENTS
SQUARE FOOTAGES FOR BUILDING "A", "B" & "E"
BUILDING "B" IS A MIRROR IMAGE OF "A" & "E"

3RD FLOOR PLAN
SCALE: 1/16" = 1'-0"

VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | MHK ARCHITECTURE & PLANNING | AD ARCHITECTURAL LAND DESIGN | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO



BUILDING(S):
"A" - "B" - "E"
4TH FLOOR

BUILDING "A", "B" & "E"	
FDC (OUTSIDE OF WALL A/C)	29,565
STAIRS, LOBBY & CORRIDORS	8,313
BALCONIES	2,472
TRASH AND MECHANICAL	1,983
TOTAL THIRD FLOOR	39,371

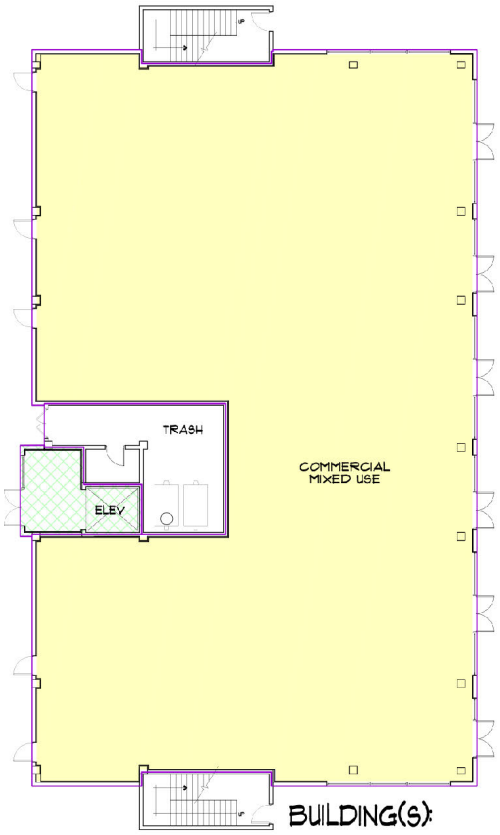
NOTE:
THIS PLAN TAKEOFF REPRESENTS
SQUARE FOOTAGES FOR BUILDING "A", "B" & "E"
BUILDING "B" IS A MIRROR IMAGE OF "A" & "E"

4TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

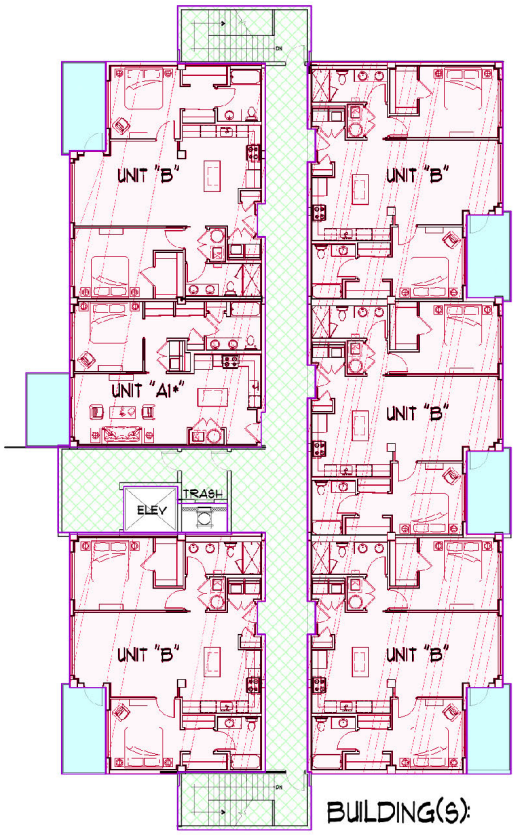
VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | AD ARCHITECTURAL LAND DESIGN | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO



BUILDING(S):
"C" & "D"
GROUND FLOOR



BUILDING(S):
"C" & "D"
2ND & 3RD FLOOR(S)

COMMERCIAL MIXED USE

1ST FLR. FBC (OUTSIDE OF WALL A/C)	8,322
1ST FLR. LEASEABLE SPACE (NOT IN TOTAL)	7,387
1ST & 2ND STAIRS, LOBBY AND CORRIDORS	1,911
3RD STAIRS, LOBBY AND CORRIDORS (NOT SHOWN)	1,911
TRASH AND STORAGE	484
2ND FLR. LIVING A/C SPACE	6,811
2ND FLR. BALCONIES	619
3RD FLR. LIVING A/C SPACE (NOT SHOWN)	6,811
3RD FLR. BALCONIES (NOT SHOWN)	619
TOTAL UNDER ROOF	27,488
TOTAL U/R BOTH "C" & "D"	54,976

NOTE:
THIS PLAN TAKEOFF REPRESENTS
SQUARE FOOTAGES FOR BUILDING "C" & "D"
BUILDING "D" IS A MIRROR IMAGE OF "C"

MIXED USE BUILDINGS "C" AND "D" 1
SCALE 1/8" = 1'-0"

VIA COCONUT
Mixed Use Development

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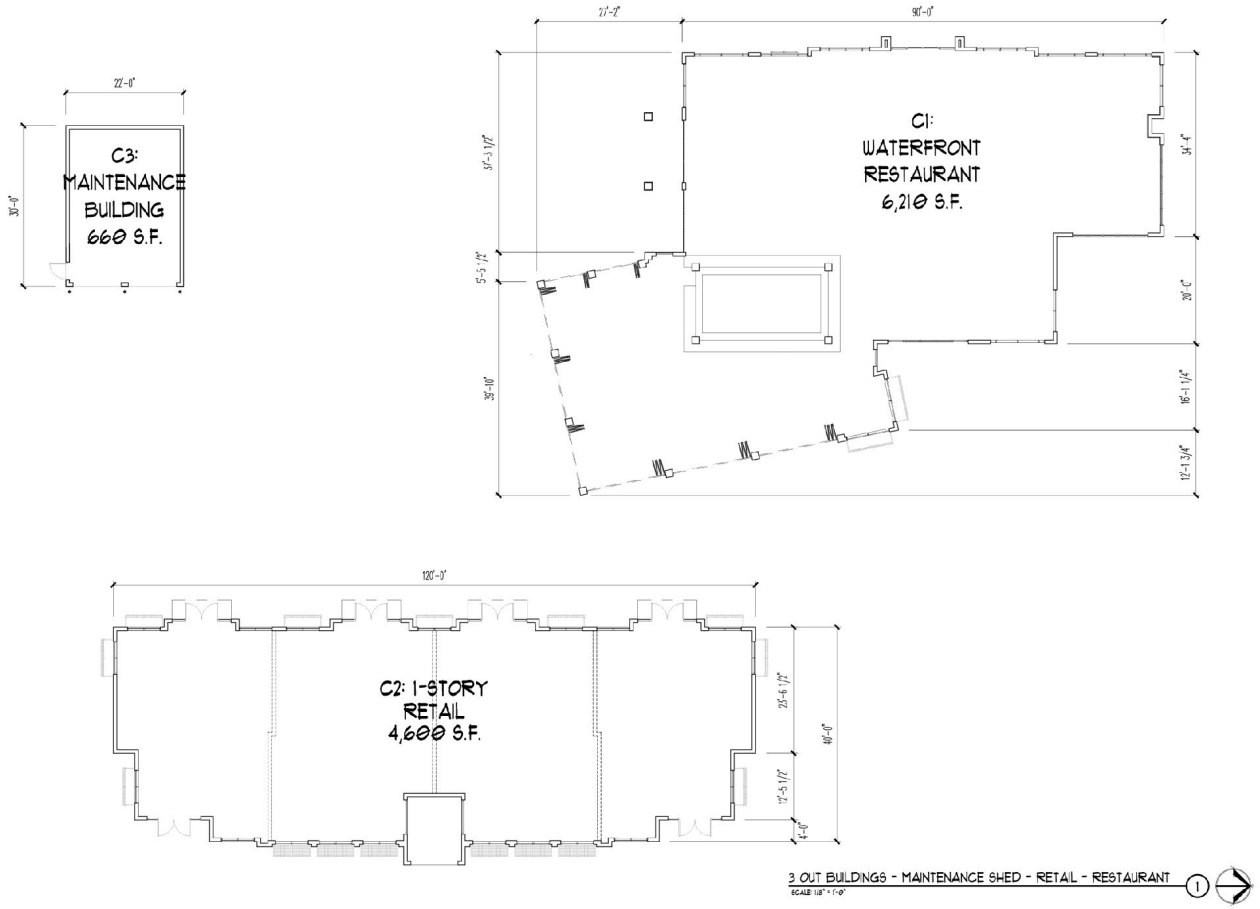
VILLAGE OF ESTERO



VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES · CYK COLEMAN | YOVANOVICH | KOESTER · BANKS ENGINEERING · WALDROP ENGINEERING · MHK ARCHITECTURE & PLANNING · TR TRANSPORTATION CONSULTANTS, INC · DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO



VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | AD ARCHITECTURAL LAND DESIGN | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO



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Mixed Use Development

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VIA COCONUT
Mixed Use Development

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VILLAGE OF ESTERO

02.3 | BUILDING DESIGN DETAILS

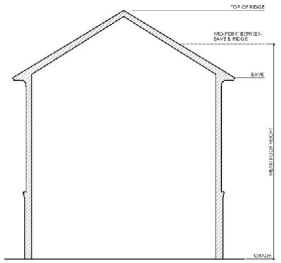
Building Height Determination

Land Development Code | Village of Estero, Florida

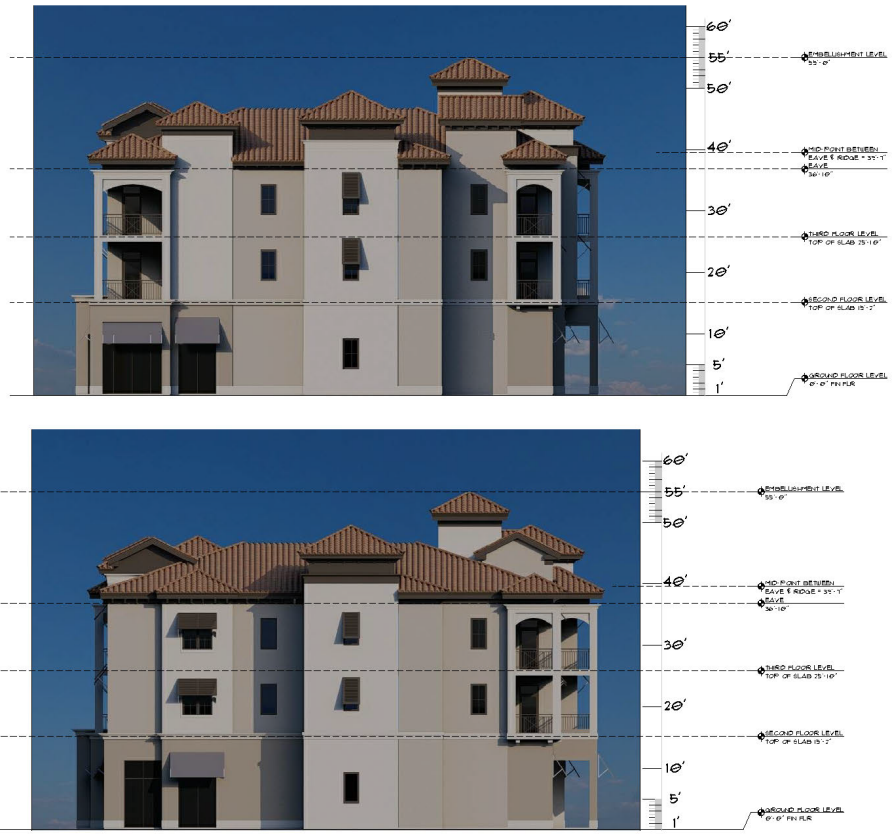
SEC. 33-229. MAXIMUM HEIGHT.

Buildings outside of the Interstate Highway Interchange Areas are limited to a maximum of three stories or 45 feet, whichever is less, in height. Elements that enhance visibility, create focal points or amenities, such as turrets, sculpture, clock tower and corner accentuating rooflines, may exceed the maximum height limitations with an approved variance or deviation.

Sec. 34-2171. Measurement.



(a) Except as provided in this subdivision, the height of a building or structure is measured as the vertical distance from grade* to the highest point of the roof surface of a flat or Bermuda roof, to the deck line of a mansard roof, and to the mean height level between eaves and ridge of gable, hip and gambrel roofs, and to the highest point of any other structure (excluding fences and walls). *For purposes of this subdivision, grade is the average elevation of the street or streets abutting the property measured along the centerline of the streets, at the points of intersection of the streets with the side lot lines (as extended) and the midpoint of the lot frontage. (1) In areas within the Coastal Building Zone and other flood prone areas (as defined in Chapter 6 Articles III and IV of the LDC), height of a building is the vertical distance from the minimum required flood elevation to the highest point of the roof surface of a flat or Bermuda roof, to the deck line of a mansard roof, to the mean height level between eaves and ridge of gable, hip and gambrel roofs. (2) Fences, walls, and buffers are measured in accordance with section 34-1744 and section 10-416



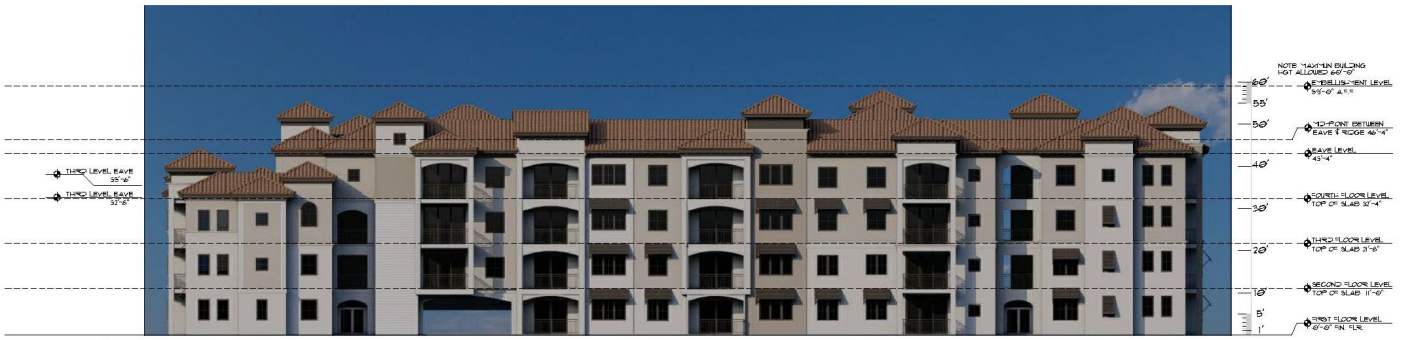
VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES · CYK COLEMAN | YOVANOVICH | KOESTER · BANKS ENGINEERING · WALDROP ENGINEERING · MHK ARCHITECTURE & PLANNING · TR TRANSPORTATION CONSULTANTS, INC · DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Buildings A, B and E



South Elevation



North Elevation

VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Buildings A, B and E



West Elevation



East Elevation

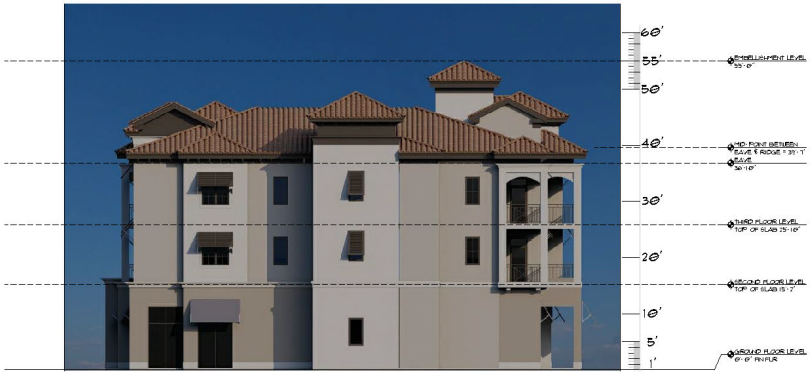
VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

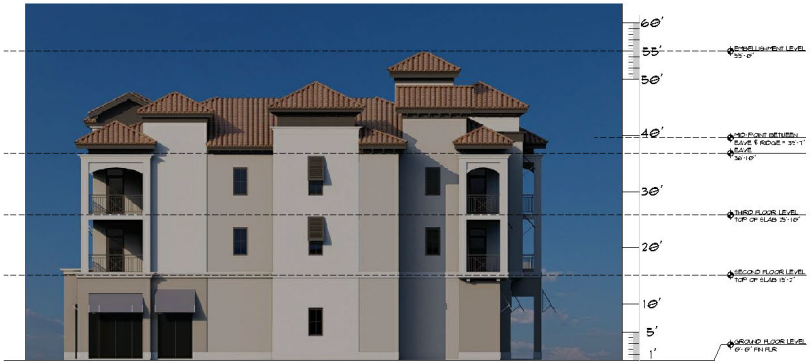
VILLAGE OF ESTERO

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Buildings C and D



West Elevation



East Elevation

VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Buildings C and D



South Elevation



North Elevation

VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

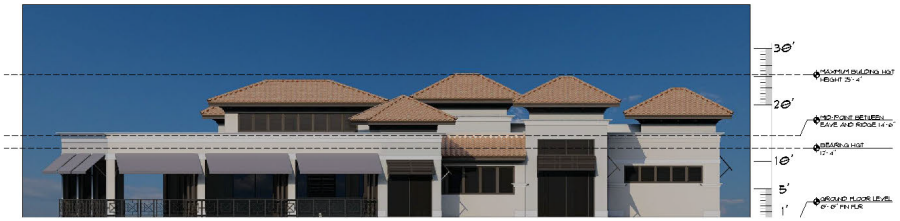
VILLAGE OF ESTERO

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building C1



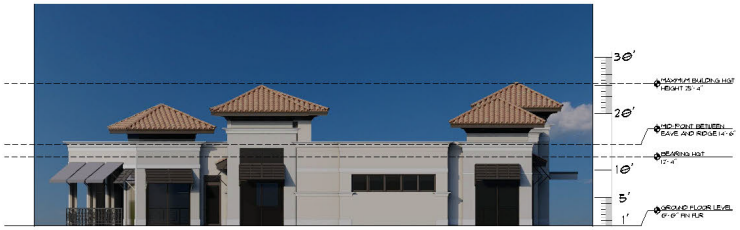
West Elevation



East Elevation



South Elevation



North Elevation

VIA COCONUT
Mixed Use Development

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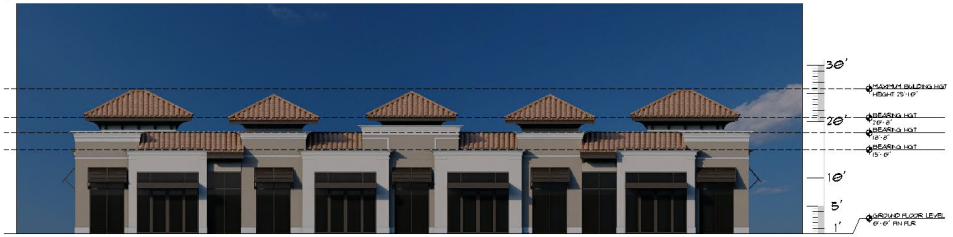
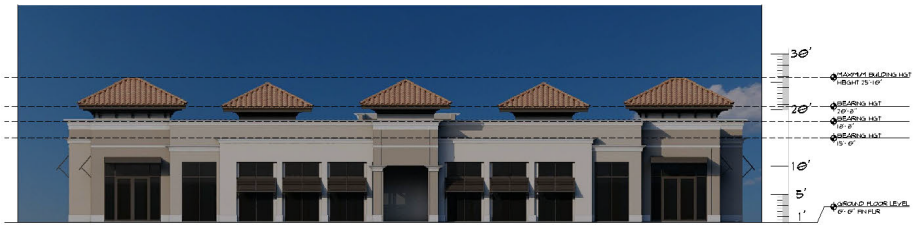
VILLAGE OF ESTERO

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building C2



West Elevation



East Elevation





VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building F



South Elevation



North Elevation

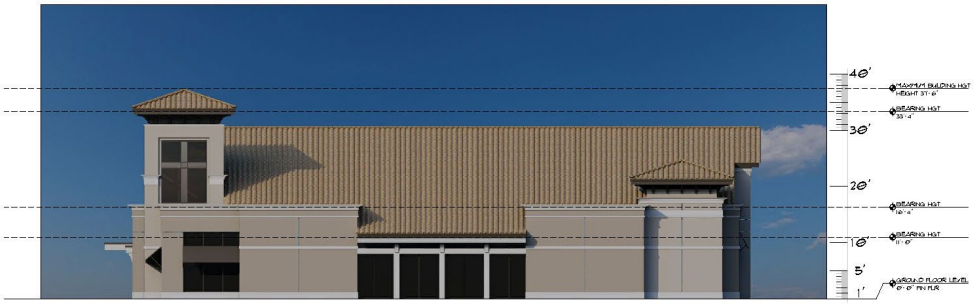
VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | AD ARCHITECTURAL LAND DESIGN | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

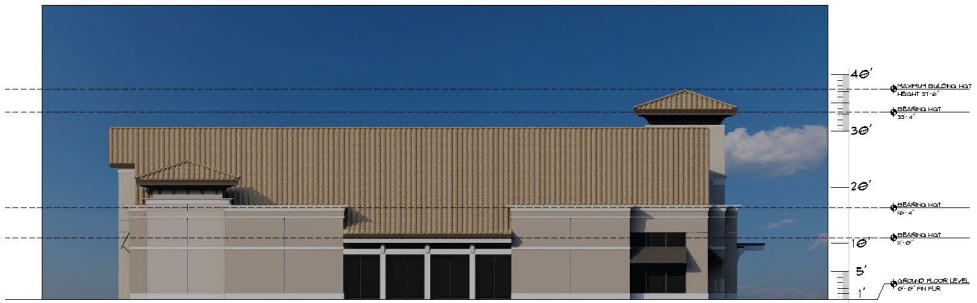
VILLAGE OF ESTERO

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building F



East Elevation



West Elevation

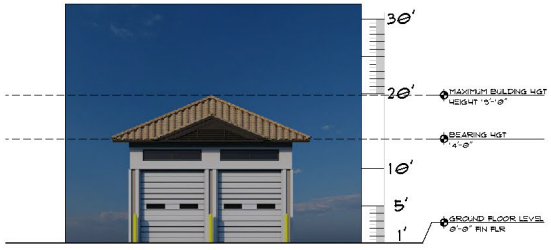
VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

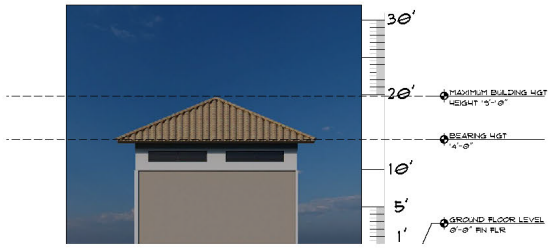
VILLAGE OF ESTERO

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Maintenance Building



South Elevation



North Elevation



East Elevation



West Elevation

VIA COCONUT
Mixed Use Development

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VILLAGE OF ESTERO

02.3 | BUILDING DESIGN DETAILS
Monument Sign

DESCRIPTION:

New, double faced monument sign with backlit metal logo, lettering, and address numerals internally illuminated. LED lighting to match brand colors. Metal lettering to be mounted to with 1-1/2" standoffs.

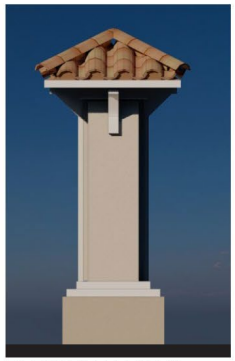
Monument to be constructed of C.M.U. with a stucco finish.



ISOMETRIC VIEW



ELEVATION VIEW


ELEVATION VIEW

VIA COCONUT
Mixed Use Development

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VILLAGE OF ESTERO

02.3 | BUILDING DESIGN DETAILS

Equipment Screening and Enclosures

DUMPSTER ENCLOSURE

DESCRIPTION:

Enclosures are to be three sided structures constructed of CMU with three coat finish. Gates are to be welded, multi-slat .938 tongue and groove gate system (not see-through).

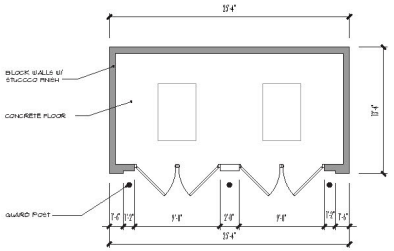
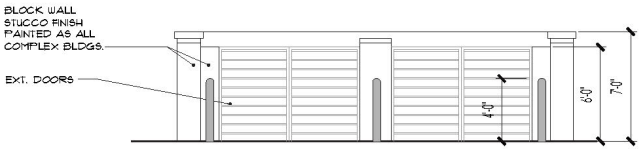
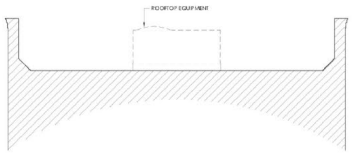




ILLUSTRATION FOR REFERENCE ONLY



ROOFTOP EQUIPMENT SCREENING



VIA COCONUT
Mixed Use Development

VILLAGE OF ESTERO

02.3 | BUILDING DESIGN DETAILS
Materials and Color Palette

SEC. 33-334. BUILDING COLOR.

(a) The colors for commercial structures must be neutral, warm earth tones or subdued pastels. Where applicable, commercial buildings may use brightly colored trims, cornices, or columns that may be reinforced to create a special effect or setting. However, these contrasts must create a harmonious impact, complementing the principal structure as well as existing surrounding building structures.

(b) Brighter colors can be utilized to create focal points of interest in locations including on doors, windows and architectural details. Buildings should not exceed three colors on one architectural detail in composite. Contrasting accent colors of any wall, awning or other feature must be limited to no more than ten percent of the total area for any single facade.

CONDITION- Specific details such as: parking lot screening from Via Coconut between Buildings E and F such as trellis/knee wall, buffer or similar; additional urban streetscape pedestrian activity areas along Main Street; addition of bike rack at fishing pier with potential "No Parking" paint or signage on Via Coconut Point; and ensure the variation of contrasting building colors to differentiate buildings will be evaluated as part of Development Order Approval. At a minimum the Development Order Plan must demonstrate the following:

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



WALL PAINT

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

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

SW 7035 **Aesthetic White**
Interior / Exterior
Location Number: 259-C4

WALL PAINT ALTERNATES

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

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

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

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

ROOF TILES



METAL TRIM



VIA COCONUT
Mixed Use Development

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VILLAGE OF ESTERO



02.1 | ARCHITECTURAL STYLE

The proposed development provides Architectural Diversity and High-Quality Development consistent with LDC Section 33-517. The variety of architecture and landscaping is of the highest quality and the variety of uses include unifying and compatible features throughout the site, which features are also compatible and cohesive with the Village Center Area and neighboring developments.

The architecture of Via Coconut will be a Mediterranean underlying design with coastal inspired architectural flavor. We feel it will be refreshing to the Village of Estero while being contextual to its neighboring Mediterranean and Old Florida designed properties. The massing of the buildings is well articulated while respecting the human scale and character of the community.

Varying rooflines, depictions of materials and the creating of light, mass and shadow are key components to this design. The buildings include three-story stepped back elements from the remaining 4-story building masses. This massing change is stepped back from the perimeter lake and linear park creating a delicate footprint along the street frontage on Via Coconut.

Additionally, the bulk of the development's parking is concealed within the first level of the building with units wrapping around the perimeter. This creates a centralized lower massing element with an elevated amenity deck as an amenity to the users. The architecture and public spaces are designed under the standards of the Village Center Area and share characteristics of neighboring properties that help generate a sense of connectivity and cohesive framework in the Village Center Area.

The material pallete consists of subtle flavors of Mediterranean architecture including an orange to off red barrel concrete roof tiles, contrasting simple beige and cream colors in the stucco walls, bronze railing, painted eave corbels, sections of stucco for texture as well a mixture of these colors. These texture, colors and details will create a cinematic experience through the neighborhood.

We feel the project represents the highest of quality and appropriateness of our coastal environment while maintaining the Village's desire to present a Mediterranean community theme, delicately fitting into the surrounding context of the community.

02.1 | ARCHITECTURAL STYLE

Design Features

The architecture of Via Coconut fits under the category of Mediterranean architecture that are deemed acceptable by Village standards. The development's architecture is influenced by the neighboring community's Mediterranean style. The buildings include clean lines with timeless stucco textures and stepped towers with timeless corbels. The buildings also include a simple, three toned color pallets. The rooflines are simplified by hipped roof configurations and vertical roof plane changes giving the buildings a sense of well-proportioned massing. The building includes large windows with dark bronze aluminum finishes. The architectural style fits nicely within the framework of the existing Mediterranean influence of the community.

The proposed Via Coconut development compliments and blends with the adjacent Genova condominium development which is in the Mediterranean style as well as the proposed new Pavich building adjacently North of this site which is Old Florida style.

The development incorporates the following façade treatments:

- Each building contains a clearly defined entryway with stepped building massing to help identify the building entrance.
- The buildings include a wide variety of varying rooflines, pitches and roof shapes. The primary roof is a concrete barrel roof system with varying perimeter undulating hip roof lines and hip roof tower elements.
- The mixed-use oriented structures along the main street entrance-way include transparent display windows and provide visibility into the building's interior.
- The project consistently includes large overhangs and functional awning features.
- The buildings consistently include well-articulated building massing and avoid the use of blank wall areas. The building includes appropriate ornamentation with a variety of building materials including flat concrete roof tiles, architectural brackets and a mixture of smooth and scored stucco applications.
- The buildings has several well-articulated roof parapets and tower elements creating a variety of vertical roof plane changes.



02.1 | ARCHITECTURAL STYLE

Design Features

Each commercial and mixed-use structure within the development includes large display windows at the street level on all commercial street frontages. The building colors for Via Coconut are in the soft and neutral range including earth tones. The trim colors are contrasting dark bronze to help transition the softness of the building walls to the roof color.

The anticipated construction materials are as follows:

- Buildings walls: concrete block construction, with a smooth stucco finish, painted with soft colors, off white.
- Stone veneer (light beige) in some areas.
- Interior finishes: Stucco walls painted, ceramic tile for restrooms and ceramic tile with carpet for floors.
- Building A, B, and C will provide 4 elevators each tower. (manufacturer by Kone or Schindler elevators)
- Buildings C and D will have one elevator each building. (manufacturer by Kone or Schindler elevators)
- Stairways: Cast in place concrete
- All building lighting will enhance entrances and main features of buildings points.
- Slabs: Concrete slabs, post tension reinforced concrete.
- Storefront and windows: Dark bronze aluminum storefront.
- Hand rails: Dark bronze aluminum
- Awnings: Frame dark bronze
- Brackets: Prefabricated, with dark bronze finish
- Roof system: The structure will be with prefabricated trusses, and tile roof system
- Circulation sidewalks and paths: Concrete and concrete tiles



VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | AD ARCHITECTURAL LAND DESIGN | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO



VIA COCONUT
Mixed Use Development

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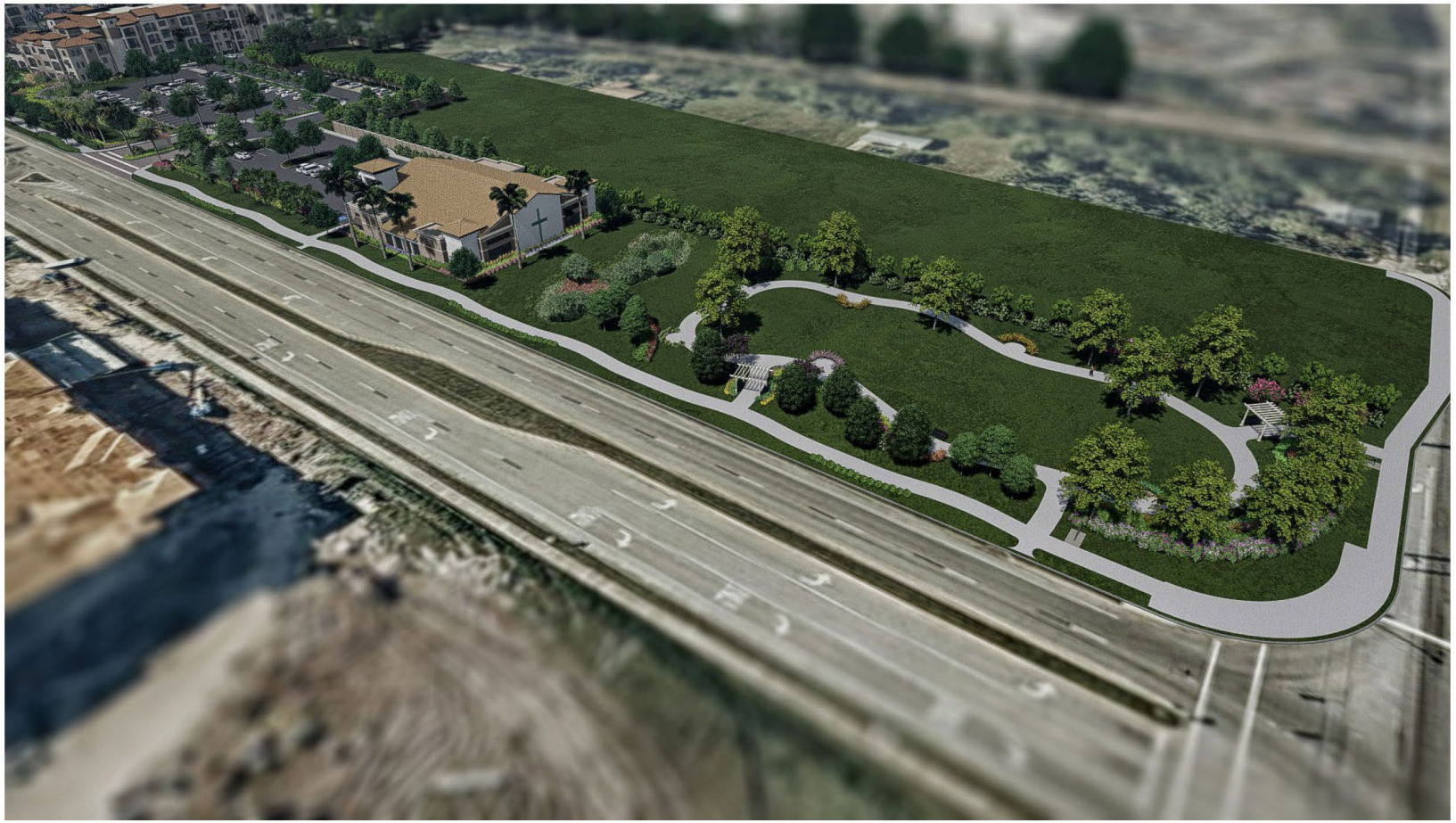

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VILLAGE OF ESTERO

LANDSCAPE ARCHITECTURE

CHRISTIAN ANDREA, PLA
Architectural Land Design

VIA COCONUT
Mixed Use Development

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VILLAGE OF ESTERO

03.1 | LANDSCAPE PLAN

Landscape Features

- **INTERWEAVING PUBLIC ROW AND VIA COCONUT MPD FRONTAGE**
  integrating Via Coconut Point Road ROWs with Via Coconut MPD's linear park, 8' sidewalk and landscaping to create seamless ROW and inviting street-side environment.
- **ENHANCED LANDSCAPE BUFFERING ALONG VIA COCONUT**
  enhanced 14-18' trees, enhanced hedge shrub 36" at installation, additional ground covers with additional shrub layers
- **FILTER MARSHES**
  along 8' sidewalk within linear park with variety of grasses and aquatic plants including seasonal plantings (Red Maples, Bald Cypress, etc.)
- **LABEL PLANTINGS**
  for educational purposes
- **CANTILEVERED PLANTERS**
  along part of deck and building to conceal seasonal fluctuation of lake
- **ENHANCED PERIMETER BUFFER PLANTINGS**
  with additional tree and shrub plantings exceeding code
- **ENHANCED INTERNAL LANDSCAPING**
  with oversized 14' tall canopy trees in islands
- **INCREASED PLANT SIZES**
  for the buildings for key areas
- **MEDIAN PLANTINGS**
  to emulate median plantings to the north
- **FLOWERING TREES AND SEASONAL PLANTINGS**
- **LARGE SPECIMEN PALMS**
  at entry and in select areas; Date palms or Royal Palms
- **ENHANCEMENTS TO LANDSCAPE**
  trees along rail corridor and desirable north/south trail along the west where no buffer is required and enhancements to north buffer to Happy Hollow Lane residential
- **STREET TREES**
  per plan to blend with proposed plantings for adjacent Genova development



VIA COCONUT
Mixed Use Development

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VILLAGE OF ESTERO

03.1 | OVERALL LANDSCAPE PLAN



LEGEND

- A ENTRY
  - A1. Pavers
  - A2. Signage
- B WATER FEATURE
  - B1. Fountain
  - B2. Littoral Plantings
  - B3. Lake
  - B4. Water Feature
- C MARSH / FILTER POND
  - C1. Littoral plantings/ Grasses
  - C2. Cypress Maple Trees
- D FISHING PIER
  - D1. Stocked lake for Fishing
  - D2. Educational Informational Placques
- E MEDIAN LANDSCAPE
- F FLOWERING TREES
- G MEANDERING PATHWAY
  - G1. Benches
  - G2. 8' Wide Concrete Path
- H AMENITY DECK
  - H1. Fire pit
  - H2. Trellis
  - H3. Speciman Planting
  - H4. Pool
- I ENHANCED LANDSCAPE BUFFER
  - I1. Mature Plantings
  - I2. Variety of Species
  - I3. Label Plantings for education purposes
- J DOG PARK
  - J1. Perimeter Fence
- K POCKET PARK (with shade structure)
- L RESORT STYLE POOL DECK
- M VIA COCONUT BUFFER PLANTINGS
  - Enhanced Plantings 14'-18' Trees
  - Hedge Shrub 36" at Installation
  - Additional Groundcovers and shrub layers
- N ENHANCED PERIMETER BUFFER PLANTINGS
  - Additional tree and shrub plantings exceeding code
- O CANOPY TREES
  - Oversized Canopy trees in Islands 14' tall
- P SPECIMAN PALM TREES
  - P1. Royal Palms/ Date Palms 12'-14' ct
- Q BENCHES/ BIKE RACKS
  - Q1. Bike Racks
  - Q2. Benches
- R ART
  - Art/Sculpture
- S PARK
  - S1. 8' Pathway
  - S2. Trellis
- T POTENTIAL PUBLIC SEATING AREA
- U CONCEPTUAL SITE LIGHTING
- V 8' WALL (15' from Property Line)

VIA COCONUT
Mixed Use Development

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VILLAGE OF ESTERO

03.1 | LANDSCAPE PLAN



KEY MAP



LEGEND

- (A) ENTRY
  - A1. Pavers
  - A2. Signage
- (B) WATER FEATURE
  - B1. Fountain
  - B2. Littoral Plantings
  - B3. Lake
  - B4. Water Feature
- (C) MARSH / FILTER POND
  - C1. Littoral plantings/ Grasses
  - C2. Cypress Maple Trees
- (D) FISHING PIER
  - D1. Stocked lake for fishing
  - D2. Educational Informational Placques
- (E) MEDIAN LANDSCAPE
- (F) FLOWERING TREES
- (G) MEANDERING PATHWAY
  - G1. Benches
  - G2. 8' Wide Concrete Path
- (H) AMENITY DECK
  - H1. Fire pit
  - H2. Trellis
  - H3. Specimen Planting
  - H4. Pool
- (I) ENHANCED LANDSCAPE BUFFER
  - I1. Mature Plantings
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- (J) DOG PARK
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- (K) POCKET PARK (with shade structure)
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Scale: 1" = 30'
0 15 30 60 120

VIA COCONUT
Mixed Use Development

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VILLAGE OF ESTERO

03.1 | LANDSCAPE PLAN



KEY MAP



VIA COCONUT
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03.1 | LANDSCAPE PLAN



KEY MAP



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VILLAGE OF ESTERO

03.1 | LANDSCAPE PLAN



KEY MAP

LEGEND

- A ENTRY
  - A1. Pavers
  - A2. Signage
- B WATER FEATURE
  - B1. Fountain
  - B2. Littoral Plantings
  - B3. Lake
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VIA COCONUT
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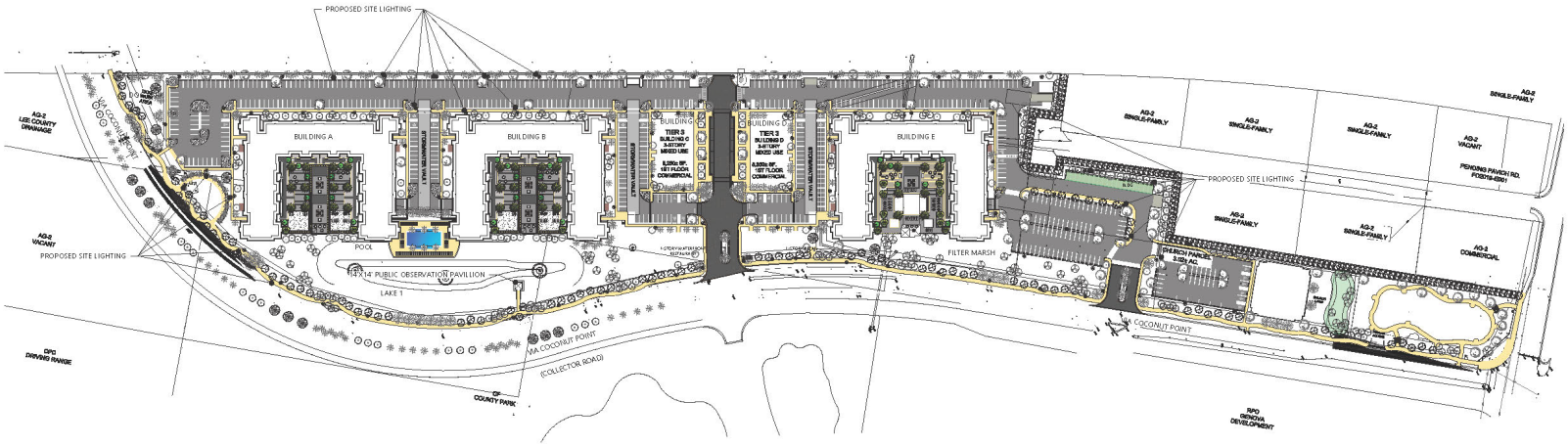
VILLAGE OF ESTERO

03.2 | SITE LIGHTING



SITE LIGHTING LEGEND

SYMBOL	QTY.	SPEC.
◉	103	20' GLNA GALLEONAIRE POLE LIGHT -mounted to 20' pole -solid state LED -to be installed with cut off shields for neighboring properties

Quantities and locations shown are conceptual

VIA COCONUT
Mixed Use Development

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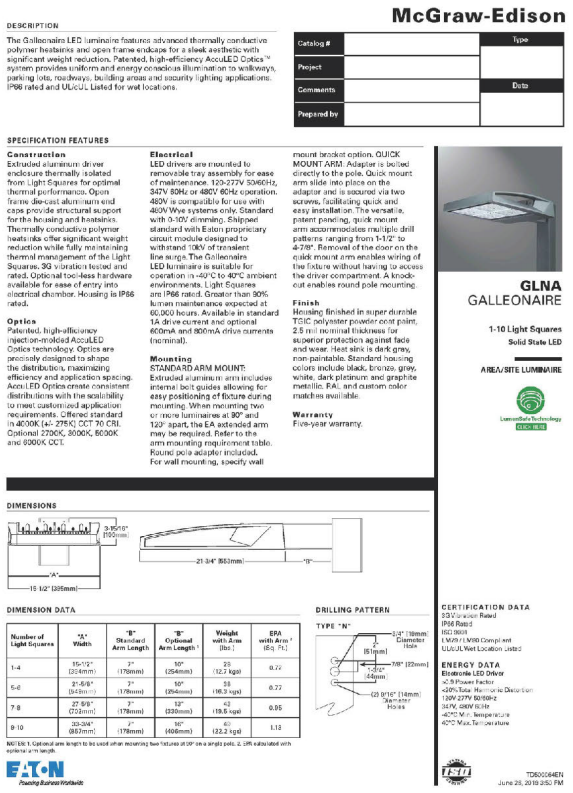

McGraw-Edison

DESCRIPTION

The Galleonaire LED luminaire features advanced thermally conductive polymer heatsinks and open frame endcaps for a sleek aesthetic with significant weight reduction. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Open frame die-cast aluminum end caps provide structural support for the housing and heatsinks. Thermally conductive polymer heatsinks offer significant weight reduction while fully maintaining thermal management of the Light Squares. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 2700K, 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleonaire LED luminaire is suitable for operation in -40°C to 40°C ambient environments. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA and 800mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT:
Extruded aluminum arm includes internal belt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to ø7⅝". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is dark gray, non-paintable. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

GLNA
GALLEONAIRE

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS

DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm [lbs.]	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	23 (12.7 kgs)	0.72
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	38 (16.3 kgs)	0.72
7-8	27-7/8" (708mm)	7" (178mm)	13" (330mm)	42 (19.6 kgs)	0.95
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	50 (22.2 kgs)	1.18

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"

CERTIFICATION DATA
3G Vibration Rated
IP66 Rated
ISO 9001
LM79 / LM80 Compliant
UL/cUL Wet Location Listed

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature

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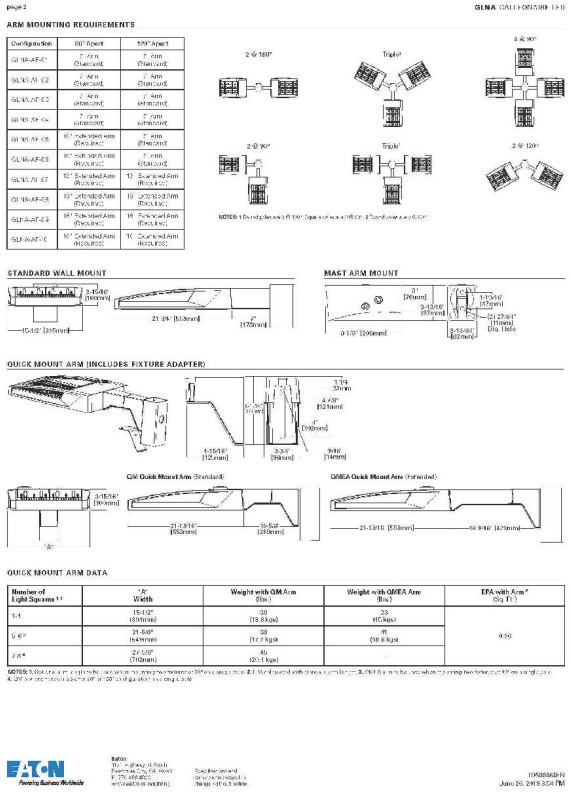
June 25, 2019 3:50 PM



page 2 GLNA GALLEONAIRE LED

ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GL1A-AT-C	7" Arm (Standard)	7" Arm (Standard)
GL1A-AT-E2	7" Arm (Extended)	7" Arm (Extended)
GL1A-AT-E2	7" Arm (Extended)	7" Arm (Extended)
GL1A-AT-E6	7" Arm (Extended)	7" Arm (Extended)
GL1A-AT-E6	90° Telescoping Arm (Retracted)	7" Arm (Extended)
GL1A-AT-E3	90° Telescoping Arm (Retracted)	7" Arm (Extended)
GL1A-AT-E7	90° Extended Arm (Retracted)	12" Extended Arm (Retracted)
GL1A-AT-E8	90° Extended Arm (Retracted)	16" Extended Arm (Retracted)
GLA-AAT-E3	90° Extended Arm (Retracted)	16" Extended Arm (Retracted)
GLA-AAT-E7	90° Extended Arm (Retracted)	16" Extended Arm (Retracted)

NOTES: 1. Round pole drilling pattern per ANSI C136.41 Option 7. 2. Round pole drilling pattern per ANSI C136.41 Option 3.

STANDARD WALL MOUNT

MAST ARM MOUNT

QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)

QUICK MOUNT ARM DATA

Number of Light Squares [1,2]	"A" Width	Weight with GM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA with Arm [3] (Sq. Ft.)
1-4	15-1/2" (394mm)	30 (13.6 kgs)	35 (15.9 kgs)	0.72
5-6	21-5/8" (549mm)	38 (17.2 kgs)	43 (19.5 kgs)	
7-8 *	27-7/8" (708mm)	46 (20.9 kgs)		

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. Weight listed with arm and one fixture. 3. EPA calculated when mounting two fixtures at 90° on a single pole. 4. 2.5" tenon required when mounting two fixtures at 90° on a single pole. * Not available with 120° arm mounting.

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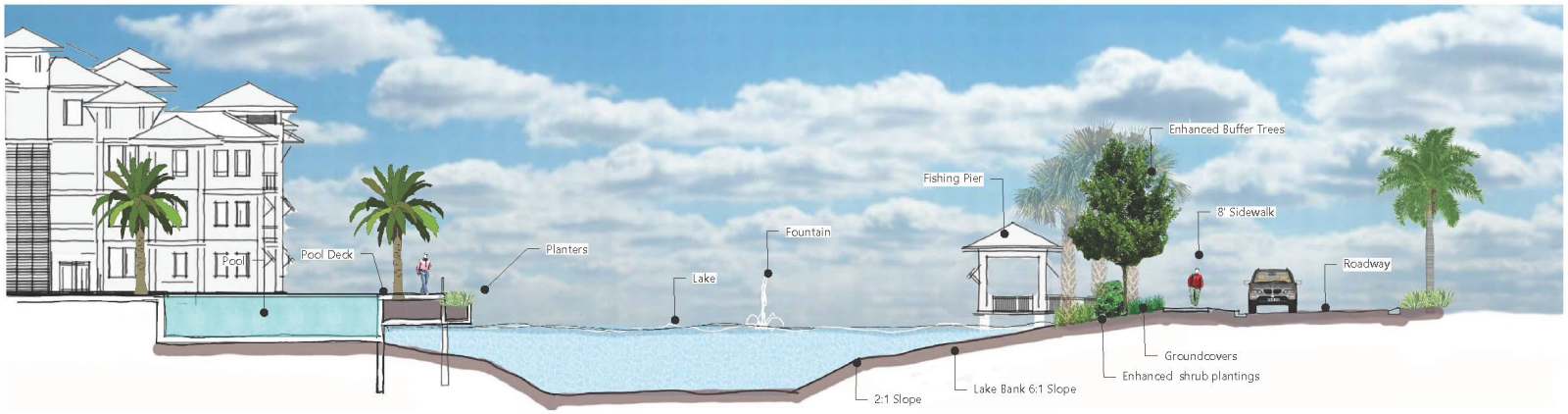
03.3 | FEATURE LAKE AND POOL DECK SECTION



VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | CYK COLEMAN | YOVANOVICH | KOESTER | BANKS ENGINEERING | WALDROP ENGINEERING | MHK ARCHITECTURE & PLANNING | AD ARCHITECTURAL LAND DESIGN | TR TRANSPORTATION CONSULTANTS, INC | DEXBENDER ENVIRONMENTAL CONSULTING

VILLAGE OF ESTERO

03.4 | PLANTING PALETTE



PROPOSED FILTER MARSH PLANT PALLETTE

Plants shown are conceptual in Nature. Additional plantings may be used

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PLANNING OVERVIEW

ALEXIS CRESPO, AICP
Waldrop Engineering

STACY HEWITT
Banks Engineering

VIA COCONUT
Mixed Use Development

VILLAGE OF ESTERO

STAFF REPORT

- Staff Recommendation of **APPROVAL**
- Planning, Zoning & Design Board Unanimous Recommendation of **APPROVAL**
- Consistent with the Comprehensive Plan & LDC
- Provides the public benefits consistent with Tier 3 densities
- 25 Conditions of approval
- Applicant in agreement with all conditions as amended at Planning, Zoning & Design Board
- Approval of all deviations (except those withdrawn)



Village of ESTERO

Via Coconut Rezoning
Zoning Staff Report
For Village Council Second Reading
October 20, 2021

PROJECT NAME:	**Via Coconut EPD**
CASE TYPE:	**Planned Development Rezoning – Vacation of Right-of-Way**
CASE NUMBERS:	**DCI2019-E003**
PLANNING ZONING & DESIGN BOARD DATE:	**August 10, 2021 Continued to August 24 and September 14**

SUMMARY OF REQUEST

The applicant is requesting a rezoning from Agriculture and Parks and Community Facilities to Estero Planned Development (EPD) for a ±20-acre parcel on the west side of Via Coconut Point south of Corkscrew Road and across from Genova.

The proposal is for a Tier 3 Development that would allow a mixed-use project consisting of:

- 330 Multi-family apartment units;
- 29,600 square feet of commercial use;
- Church or 10,000 square feet of commercial use;
- Public Amenities.

A companion application has been submitted to vacate an existing 66-foot wide right-of-way on the property. (VAC2019-E001)

STAFF AND PLANNING, ZONING AND DESIGN BOARD RECOMMENDATION

Staff recommends approval of both requests (rezoning and vacation of right-of-way) with the conditions in the Ordinance.

The Planning, Zoning and Design Board reviewed this case on August 24 and September 14, and recommended approval with the conditions contained in the Ordinance.

GENERAL INFORMATION

Applicant

October 20, 2021 DCI2019-E003 Page 1 of 16

VIA COCONUT
Mixed Use Development

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Outdoor Seating & Consumption On Premises

22. Outdoor Consumption on Premises

Outdoor seating in conjunction with consumption on premises of alcoholic beverages for restaurants is permitted in locations shown on the master concept plan and at the restaurant building C1 abutting the water feature and Via Coconut. Prior to local development order approval, any outdoor seating areas in conjunction with consumption on premises must demonstrate compliance with the following:

a. The development order site plan must show the proposed location and square footage of the outdoor seating area in compliance with above locations.

b. Outdoor Consumption on Premises is limited to 10 a.m. to 11 p.m. Sunday through Thursday, and 10 a.m. to 12 a.m., Friday and Saturday.

c. The site plan must identify noise mitigation measures, including building orientation, perimeter plantings, water fountains, and/or other sound reducing materials to ensure the development will be in compliance with the County Noise Ordinance, as amended.

d. For the purposes of this condition, outdoor seating shall be defined as roofed or non-roofed areas of a restaurant which are not enclosed.

23. Outdoor Entertainment/Live Music

Outdoor entertainment or live music for restaurant, bar or similar use will require a public hearing at PZDB for development order. This approval does not prohibit the owner from obtaining a Temporary Use Permit, or a special event permit.

Outdoor Seating & COP



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Mixed Use Development

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VILLAGE OF ESTERO

Schedule of Uses

Accessory uses per Land Development Code
Animal Clinic *(no outdoor dog runs)*
Banks & Financial institutions
Bar *(will require a public hearing at Planning, Zoning and Design Board (PZDB) for Development Order)*
Broadcast Studio, Commercial Radio & Television
Cinemas and theaters
Cleaning & Maintenance Services
Clubs, lodges, or community-oriented associations
Community Gardens
Consumption on Premises *(in conjunction with restaurants with outdoor COP must be in compliance with Conditions 22 and 23. Any other outdoor COP will require a public hearing at the PZDB for Development Order)* Also see Condition 23.
Contractors and Builders Group I
Convenience Food and Beverage Store without gas service
Counseling, nonresidential
Cultural Facility, noncommercial
Day Care Center
Drugstore
Dwelling
Live-Work *(located in Main Street area)*
Multiple-Family
Single-Family *(existing only)*
Grocery store or food market
Hardware Store
Household and Office Furnishings
Insurance Companies
Dry-clean & Laundry Services
Library
Medical or dental lab
Models: Model Unit
Nature Center
Newspaper/periodical publishing establishment
Non-store Retailers
Office, General Business
Office, Medical
Outpatient Care Facilities
Parcel & Express Services
Package Store
Park, Village, County, or State
Personal Services Group I
Pet Services
Photofinishing Laboratory
Place of Worship
Post Office
Printing & Publishing *(books, printing, cards, etc.)*
Recreation Facilities, Indoor
Rental or Leasing Establishment
Repair Shop, Household
Research & Development Laboratories
Restaurant, Convenience
Restaurant, Fast casual or Fast food *(no drive through)*
Restaurant, Standard
Retail Sales Group I
Signs in compliance with LDC Chapter 6
Storage: Indoor Only *(accessory)*
Studios *(artists, interior decorators, modeling, photographers, painters, potters, recording, sculptors, etc.)*
Used Merchandise Stores
Utility, Minor
Vocational or Trade School

USES REMOVED SINCE ORIGINAL APPLICATION:
Restricted animal clinic and kennel to no outdoor runs
Limited bar & COP
No drive through for restaurants
~~Auto repair and service~~
~~Emergency operations center~~
~~EMS, Fire or Sheriff's station~~
~~Forestry tower~~
~~Gasoline dispensing system, special~~
~~Hotel/motel~~
~~Maintenance facility, government~~
~~Manufacturing of apparel products~~
~~Rental or leasing establishment group III~~
~~Repair shop group III~~
~~Specialty retail shops groups III & IV~~
~~Used merchandise stores groups II, III & IV~~
~~Vehicle & equipment dealers~~
~~Agricultural uses until DO approval~~
~~Convention center or exhibition hall~~
~~Factory outlets (point of manufacture only)~~
~~Religious facility~~
~~Schools elementary, middle or high,~~
~~Temporary uses~~
~~Transportation services (nonemergency transport/auto rental with driver/taxicabs/limo with driver provided)~~

VIA COCONUT
Mixed Use Development

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VILLAGE OF ESTERO

PUBLIC BENEFITS & ENHANCEMENTS

SOCIAL VITALITY

1. MAIN STREET DESIGN
2. PLACE OF WORSHIP
3. ±1-ACRE LAND DONATION TO VILLAGE
4. LINEAR PARK
5. PUBLIC LAKE OBSERVATION PAVILION/FISHING PIER
6. PUBLIC PARK BENCH AREAS
7. PUBLIC LAWN AREA WITH PAVILION
8. PUBLIC DOG PARK
9. VERTICAL AND HORIZONTAL MIXED-USE DEVELOPMENT
10. STREET FRONT SHOPS
11. UPSCALE WATERFRONT RESTAURANT
12. NOT AGE-RESTRICTED. DIVERSE HOUSING

CONNECTIVITY

13. DESIRABLE CONNECTOR STREET
14. 8' PUBLIC MEANDERING SIDEWALK ALONG VIA COCONUT POINT
15. BIKE LANES ON MAIN STREET
16. PROMOTE WALKABILITY WITH INTERCONNECTED SIDEWALKS
17. MIXED-USE PEDESTRIAN SHED
18. NON-GATED COMMUNITY

BUILT FORM

19. EXCEPTIONAL DESIGN
20. SCREENED PARKING
21. VARYING BUILDING HEIGHTS
22. 360-DEGREE URBAN LOOK
23. ENTRY PAVERS AND LANDSCAPED SIGNAGE
24. SCULPTURE FEATURES
25. ON-STREET PARKING
26. STREET FURNITURE
27. BEST PRACTICES FOR COMPACT SURFACE WATER MANAGEMENT DESIGN
28. BEST PRACTICES FOR BLOCK LENGTHS
29. LAKE AND WATER FEATURES
30. FOUNTAINS

LANDSCAPE

31. INTERWEAVING PUBLIC ROW AND VIA COCONUT MPD FRONTAGE
32. ENHANCED LANDSCAPE BUFFERING ALONG VIA COCONUT FILTER MARSHES
33. LABEL PLANTINGS
34. CANTILEVERED PLANTERS
35. ENHANCED PERIMETER BUFFER PLANTINGS
36. ENHANCED INTERNAL LANDSCAPING
37. INCREASED PLANT SIZES
38. MEDIAN PLANTING
39. FLOWERING TREES
40. LARGE SPECIMEN PALMS
41. ENHANCEMENTS TO LANDSCAPE.
43. STREET TREES

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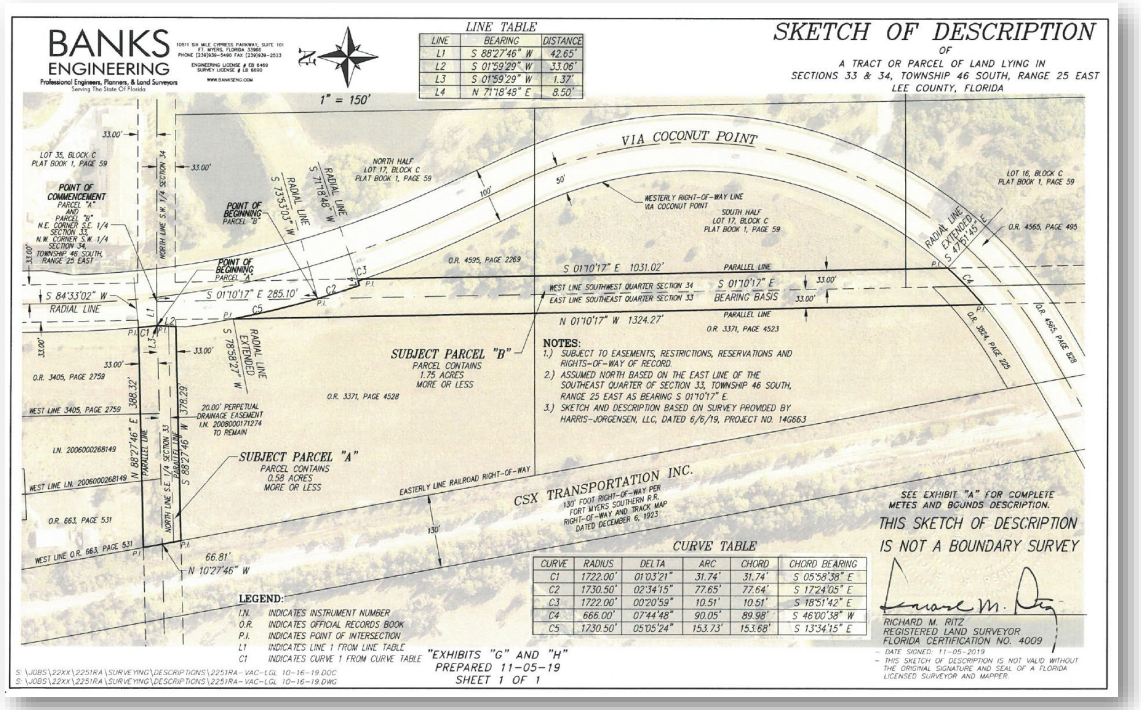
RIGHT-OF-WAY VACATION

- 66 foot wide extending in a north-south direction in the southeastern portion of the site
- Easement is platted (Plat Book 1, Page 59) in the Public Records.
- The road right-of-way is no longer needed due to construction of Via Coconut Point
- Obtained required letters of no objection



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COMMUNITY ENGAGEMENT

- Required P&Z Public Information Meeting January 21, 2020
- Design Review Board Pattern Book hearing January 22, 2020
- Additional community meeting conducted on February 12, 2020
- Stakeholder engagement throughout design and zoning review process
- No public opposition upon removal of hotel use
- Broad support from adjacent property owners and community/business leaders



CONCLUSIONS

- Quality mixed use development in form of Estero PD consistent with Village Center FLU
- Lower density, intensity and height than allowed by the LDC & Comprehensive Plan
- Significant public benefits exceeding Tier 3 criteria
- Consistent with LDC review criteria and Comprehensive Plan
- Broad community support
- Staff Recommendation of APPROVAL
- Planning, Zoning & Design Board unanimous recommendation of APPROVAL
- In agreement with all conditions
- Request Village Council APPROVAL

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Mixed Use Development

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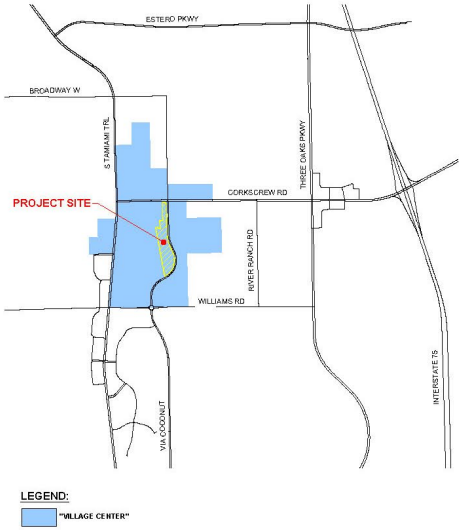
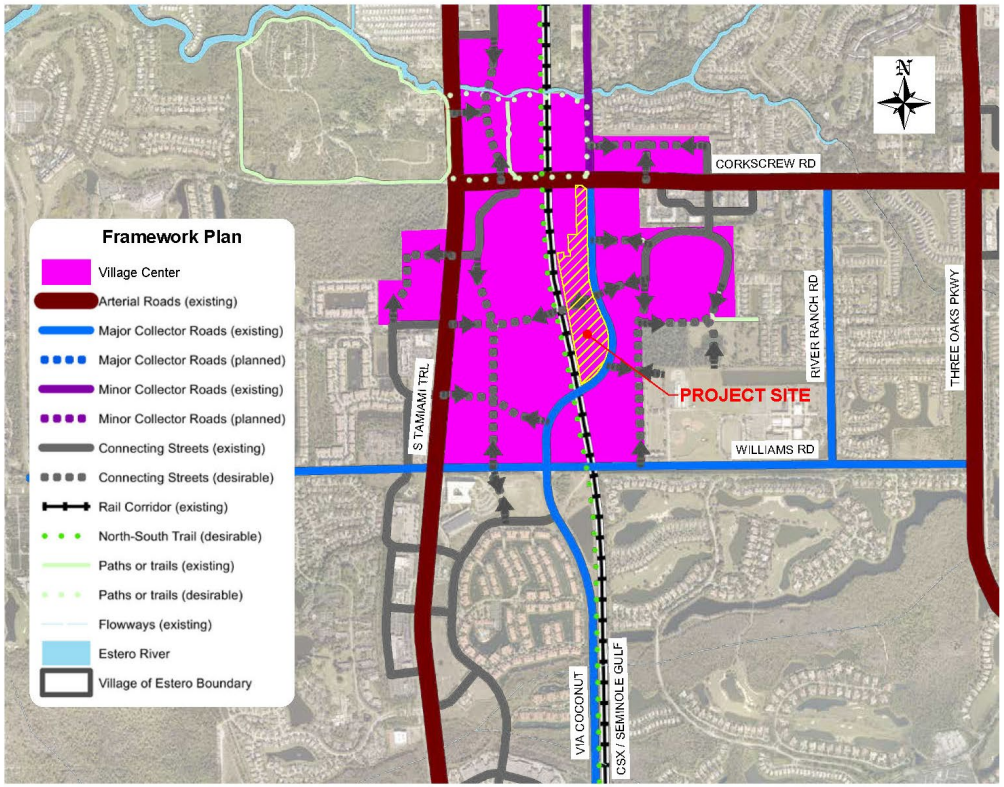
VILLAGE OF ESTERO


VIA COCONUT
Mixed Use Development
VIA COCONUT
ESTERO PLANNED
DEVELOPMENT
VILLAGE OF ESTERO VILLAGE COUNCIL
OCTOBER 20, 2021
PROJECT TEAM
ROYAL PROPERTIES
CYK
COLEMAN | YOVANOVICH | KOESTER
BANKS ENGINEERING
WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
MHK ARCHITECTURE & PLANNING
ARCHITECTURAL LAND DESIGN INCORPORATED
TR TRANSPORTATION CONSULTANTS, INC
DEXBENDER ENVIRONMENTAL CONSULTING

SITE LOCATION AND CONNECTIVITY



VILLAGE CENTER CONNECTIVITY MAP



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COMPREHENSIVE PLAN COMPLIANCE

- ✓FLU Policy 1.1.1 – Unique Character & Quality of Life
- ✓FLU Policy 1.2.10 - Village Center & Tier 3 Density Standards
- ✓FLU Policy 1.3.10 – Removal of Billboard
- ✓FLU Policy 1.5.1 – Minor Commercial Standards
- ✓FLU Policy 1.9.1 & 2 – Mixed Use Development Form & Standards
- ✓FLU Policy 1.12.1 – Corridor Conscious Development Standards
- ✓TRA Policy 1.2.4 – Connectivity



VIA COCONUT
Mixed Use Development

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VILLAGE OF ESTERO

LDC SEC. 3-707.B – GENERAL CRITERIA

- ✓Accessibility
- ✓Village Center Goals
- ✓Minimum Standards
- ✓Connected Street Network
- ✓Street Design
- ✓Lots & Blocks
- ✓Visual Edge
- ✓Architecture
- ✓Quality of Buildings



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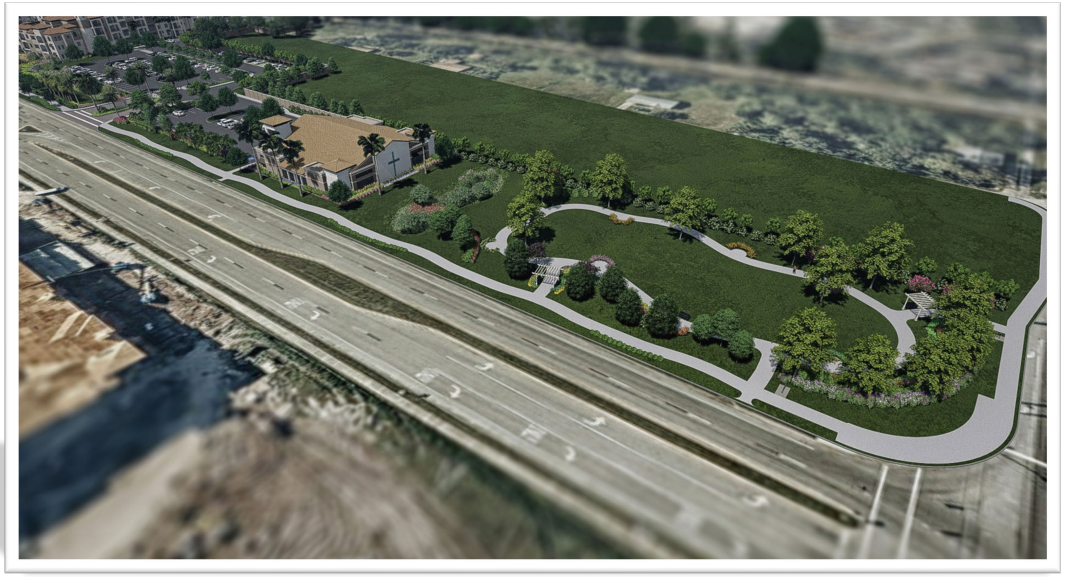
LDC SEC. 3-707.0 – TIER 3 CRITERIA

- Greater Mix Of Uses
  - ✓Vertically integrated mixed-use buildings
  - ✓Tier 3 achieved through EPD rezone
  - ✓Acreage occupied non-residential uses contribute to density calculation
  - ✓No maximum FAR
- Gathering Places
  - ✓Mandatory Publicly Accessible Gathering Place
  - ✓Outdoor Parks, Religious Institutions, Civic Spaces, Businesses, Pedestrian/Passive Amenities
  - ✓One Primary Publicly Accessible Open Space/"Third Place"



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VILLAGE OF ESTERO

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
October 20, 2021

Agenda Item:

Miller Right-of-Way Vacation (VAC2019-E001) on Via Coconut property

Resolution 2021-19 to consider a vacation of platted right-of-way on the Florida Gulf Land Company's Subdivision recorded in Plat Book 1, Page 59. The property to be vacated is located on the Via Coconut rezoning site.

Description:

The trustee (Stephanie Miller) of the proposed Via Coconut site (2.33 acres) has requested vacation of a platted road right-of-way 66 feet in width.

This road right-of-way is located between the railroad right-of-way and Via Coconut Point. Via Coconut Point roadway has been constructed since this right-of-way was platted, and there is no longer a need for this right-of-way. As such, staff recommends approval.

The Planning, Zoning and Design Board held a public hearing on September 14, 2021, continued from August 24, 2021, and recommended approval.

Letters of "no objection" have been received from the review agencies (FDOT, Lee County, Comcast, Century Link, FPL, and TECO). Lee County DOT additionally stated that it does not object as long as the drainage easements are excluded and remain under Lee County control.

The Village attorney has reviewed the request and has found that the request meets the technical requirements contained in the Florida Statutes.

Action Requested:

Approve the Resolution 2021-19.

Financial Impact:

N/A

Attachments:

1. Resolution 2021-19
2. Staff Report

VILLAGE OF ESTERO, FLORIDA

RESOLUTION NO. 2021 – 19

A RESOLUTION OF THE VILLAGE OF ESTERO, FLORIDA, VACATING A 66-FOOT WIDE PUBLIC RIGHT-OF-WAY THAT IS PART OF THE PLAT OF THE FLORIDA GULF LAND COMPANY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 59, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING AND BEING IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST, VILLAGE OF ESTERO, LEE COUNTY, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subdivision plat for Florida Gulf Land Company's Subdivision contains a 66-foot wide right-of-way, and the owners have filed an application to vacate that right-of-way described herein (VAC2019-E001); and

WHEREAS, at a duly noticed public hearing held on August 10 and 24, 2021 the Planning, Zoning and Design Board considered the request and continued the hearing; and

WHEREAS, at a continued public hearing held on September 14, 2021 the Planning, Zoning and Design Board recommended approval of the vacation request; and

WHEREAS, the Village Attorney has reviewed the vacation and finds that it meets the technical requirements of the Florida Statutes; and

WHEREAS, the Village held a duly advertised public hearing prior to the adoption of this Resolution; and

WHEREAS, the pertinent review agencies have offered letters of no objection. Lee County Department of Transportation did not object as long as the drainage easements are excluded; and

WHEREAS, the Village Council finds that the right-of-way described herein no longer serves a public purpose as Via Coconut Point Road was constructed in an alternate location. Therefore, the right-of-way is no longer needed, and this is a proper subject for vacation pursuant to Chapter 177, Florida Statutes.

NOW, THEREFORE, be it resolved by the Village Council of the Village of Estero:

Section 1. The above recitals are true and correct and are incorporated herein by reference.

Section 2. The Village Council hereby vacates that portion of the plat of the Florida Gulf Land Company's Subdivision as described in Exhibit A attached hereto, excluding drainage easements.

Section 3. This Resolution shall take effect immediately upon adoption.

ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida, this 20th day of October, 2021.

Attest:

VILLAGE OF ESTERO, FLORIDA

By: _____
Carol Sacco, Village Clerk

By: _____
Katy Errington, Mayor

Reviewed for legal sufficiency:

By: _____
Burt Saunders, Esq., Village Attorney

Exhibit:
A. Legal Description and Sketch

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

CELEBRATING 25 YEARS IN BUSINESS 1992 - 2017

DESCRIPTION
OF
A PARCEL OF LAND
LYING IN
SECTIONS 33 & 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

"EXHIBIT A"

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 33 AND 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST, BEING A PORTION OF RIGHTS-OF-WAY OR ROADWAY EASEMENTS DEPICTED ON THE PLAT OF FLORIDA GULF LAND COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 59, OF THE PUBLIC RECORDS OF SAID LEE COUNTY, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

PARCEL "A"

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 33 AND THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE S 88°27'46" W ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 33 FOR 42.65 FEET TO THE **POINT OF BEGINNING** OF A PARCEL OF LAND HEREIN DESCRIBED SAID POINT BEING AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF VIA COCONUT POINT (WIDTH VARIES); THENCE S 01°59'29" W ALONG SAID WESTERLY LINE FOR 33.06 FEET TO AN INTERSECTION WITH A LINE 33.00 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33; THENCE S 88°27'46" W ALONG SAID PARALLEL LINE FOR 378.29 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF A RAILROAD RIGHT-OF-WAY (130.00 FEET WIDE) PER FORT MYERS SOUTHERN R.R. RIGHT-OF-WAY AND TRACT MAP DATED DECEMBER 6, 1923; THENCE N 10°27'46" W ALONG SAID EASTERLY LINE FOR 66.81 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 663 AT PAGE 531 OF THE PUBLIC RECORDS OF SAID LEE COUNTY SAID POINT ALSO BEING AN INTERSECTION WITH A LINE 33.00 FEET NORTH OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33; THENCE N 88°27'46" E ALONG SAID PARALLEL LINE FOR 388.32 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF VIA COCONUT POINT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,722.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 84°33'02" W; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 01°03'21" FOR 31.74 FEET; THENCE S 01°59'29" W FOR 1.37 FEET TO THE **POINT OF BEGINNING**.

AND

PARCEL "B"

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 33 AND THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE S 01°10'17" E ALONG THE EAST AND WEST LINE COMMON TO SAID FRACTIONS FOR 285.10 FEET TO THE **POINT OF BEGINNING** OF A PARCEL OF LAND HEREIN DESCRIBED, SAID POINT BEING AN INTERSECTION WITH THE WESTERLY LINE OF VIA COCONUT POINT (WIDTH VARIES) AND A INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,730.50 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 73°53'03" W; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 02°34'15" FOR 77.65 FEET; THENCE N 71°18'48" E ALONG SAID WESTERLY LINE FOR 8.50 FEET TO

10511 Six Mile Cypress Parkway, Suite 101, Fort Myers, FL 33966 • (239) 939-5490 • Fax (239) 939-2523
Engineering License No. EB 6469 • Surveying License No. LB 6690
www.bankseng.com

THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,722.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 71°18'48" W; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 00°20'59" FOR 10.51 FEET TO AN INTERSECTION WITH A LINE 33.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) SAID EAST AND WEST COMMON LINE; THENCE S 01°10'17" E ALONG SAID PARALLEL LINE FOR 1,031.02 FEET TO AN INTERSECTION WITH SAID WESTERLY LINE OF VIA COCONUT POINT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 666.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 47°51'45" E; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 07°44'48" FOR 90.05 FEET TO AN INTERSECTION WITH A LINE 33.00 FEET WEST OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) SAID EAST AND WEST COMMON LINE; THENCE N 01°10'17" W ALONG SAID PARALLEL LINE FOR 1,324.27 FEET TO AN INTERSECTION WITH SAID WESTERLY LINE OF VIA COCONUT POINT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,730.50 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 78°58'27" W; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 05°05'24" FOR 153.73 FEET TO THE **POINT OF BEGINNING.**

PARCELS "A" AND "B" CONTAIN 2.33 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

ASSUMED NORTH BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST AS BEARING N 01°10'17" W.

DESCRIPTION REVISED 10-16-2019.

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED 10-16-2019

VILLAGE OF ESTERO
VACATION OF EASEMENTS
STAFF REPORT

PROJECT NAME:	**Miller Right-of-Way Vacation (Via Coconut Property)**
CASE TYPE:	**Right-of-Way Vacation**
CASE NUMBER:	**VAC2019-E001**
PLANNING, ZONING & DESIGN BOARD DATE:	**AUGUST 10 and 24, 2021 and SEPTEMBER 14, 2021**
COUNCIL DATE:	**OCTOBER 20, 2021**

REQUEST

The applicant has requested Council approval for the vacation of a 66-foot wide platted right-of-way in the Florida Gulf Land Company's Subdivision recorded in Plat Book 1, Page 59, and located in the southeast portion of the Via Coconut property. The right-of-way is no longer necessary due to the construction of Via Coconut Point. Via Coconut is a companion application requesting rezoning of the site for a mixed-use development.

The total area requested to be vacated encompasses 2.33 acres.

The Planning, Zoning and Design Board makes a recommendation on vacation applications when concurrent with a rezoning decision. The review of this application is in conjunction with the Via Coconut rezoning application, and the PZDB recommended approval.

PROPERTY DESCRIPTION

The Via Coconut development is located on the west side of Via Coconut Point, between Corkscrew Road and Williams Road.

STRAP NUMBERS

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

ZONING

Agricultural and Parks & Community Facilities – proposed Estero Planned Development

FUTURE LAND USE DESIGNATION

Village Center

STAFF ANALYSIS

The completed Application for Vacation was submitted by Banks Engineering. Village Staff reviewed the proposed vacation for legal description and sketch, proof of paid taxes, proof of ownership, proof of notification of affected property owners, and letters of "no objection" (attached). With the exception of Lee County Transportation who requested that the drainage easements be excluded from the vacation, all agencies had "no objection".

Village Staff and the Village Attorney also reviewed the proposed vacation for conformance with the Florida Statutes and the Village of Estero Land Development Code. The vacation application was deemed complete with the Via Coconut rezoning application on May 4, 2021.

The Village Attorney and Staff confirm that the vacation meets the requirements of Chapter 177 of the Florida Statutes (Land Boundaries), and the requirements of Section 2-502. D. of the Land Development Code for vacation of right-of-way created through the platting process.

ATTACHMENTS

A Letters of No Objection
B Property Tax Receipts

ATTACHMENT A - Letters of No Objection

CenturyLink™

3530 Kraft Rd. Unit 100
Naples, FL 34105

May 6, 2014 *(Revised Nov. 11, 2014)

Jennifer M. Sheppard / *Stacy Hewitt
Banks Engineering
10511 Six Mile Cypress Parkway – Suite 101
Fort Myers, Florida 33966

RE: Petition to Vacate – Right-of-Way
Strap Nos: 33-46-25-00-00018.0000; 33-46-25-00-00019.0010 &
33-46-25-00-00019.0020; *34-46-25-01-0000C.0170 &
***33-46-25-00-00018.0090**
Sec 33 & 34 Twp 46S Rng 25E County - Lee

Dear Ms Sheppard / *Hewitt:

CenturyLink has no objection to your petition to vacate the right-of-way described on the enclosed letter.

*Per your request dated Nov. 6, 2014, additional straps were added to the original letter.

If I can be of any further assistance, please contact me at 239-263-6342.

Sincerely,

John T. Reynolds
Network Engineer II - E&C

JTR:ns

Enclosure

cc: Chron File
Easement File

Comcast

12600 Westlinks Drive
Fort Myers, Fl. 33913
Phone: 239-432-1805

December 2, 2014

Banks Engineering
C/O Jennifer Sheppard
10511 Six Mile Cypress Parkway
Fort Myers, Florida 33966

Re: Strap # 33-46-25-00-00018.0000, 33-46-25-00-00019.0010, 33-46-25-00-00019.0020, 34-46-25-01-0000C.0170 and 33-46-25-00-00018.0090

Dear Jennifer Sheppard,

This letter will serve to inform you that Comcast has no objection to your proposed vacation of the easement referenced above.

Should you require additional information or assistance, please feel free to contact me here at 432-1805.

Cordially,

Mark Cook
Project Coordinator

FDOT

Florida Department of Transportation

RICK SCOTT
GOVERNOR

801 North Broadway Avenue
Bartow, FL 33830

ANANTH PRASAD, P.E.
SECRETARY

November 17, 2014

Ms. Stacy Ellis Hewitt, AICP
Director of Planning
Banks Engineering
10511 Six Mile Cypress Parkway
Suite 101
Fort Myers, Florida 33966

RE: Right Of Way Petition to Vacate, Strap # 33-46-25-00-00018.0000, 33-46-25-00-00019.0010 & 33-46-25-00-00019.0020. Site addresses: 8990 Corkscrew Rd. Estero FL. 33928, 21650 Via Coconut Point Estero FL. 33928 & Access Undetermined Estero FL. 33928.

1. Additional properties included in the petition request: STRAP NO: 34-46-25-01-0000C.0170v&33-46-25-00-00018.0090.
2. Additional portion of right-of-way to be vacated which lies over and across STRAP NO: 33-46-25-00-00018.0090.

In response to your letter received November 12, 2014 the Department reviewed the information Banks Engineering submitted. Since this request does not impact the Department of Transportation, we have no objection and (Defer to Lee County) this vacation request.

Sincerely,

Martin W. Scheid
Field Operations Manager
Fort Myers Operation Center
239-985-7841

www.dot.state.fl.us

26430 Old 41 Road
Bonita Springs, Florida 34135

November 14, 2014

Banks Engineering
Jennifer M. Sheppard
10511 Six Mile Cypress Parkway, Suite 101
Fort Myers, Florida 33968

Re: No Objection Letter ~ Right of Way Vacation Strap No. 33-46-25-00-00018-0000; 33-46-25-00-00019.0010; 33-46-25-00-00019.0020; 34-46-25-01-0000C.0170; 33-46-25-00-00018.0090; 33-46-25-00.00018.0090

Dear Ms. Sheppard;

In reply to your recent request, FPL Company has no objection to the vacation / abandonment of the existing right of way in the Florida Gulf Land Company's Plat Book 1, Page 59 that lies over and across the above referenced parcels and indicated on the attached exhibit A.

If you have any questions regarding this matter, please contact me at 239-947-7342.

Sincerely,

Jim Merriam
FPL Sr. Technical Specialist

cc:file

an FPL Group Company

LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger J. Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

November 21, 2014

Ms. Jennifer M. Sheppard
Banks Engineering
10511 Six Mile Cypress Parkway
Suite 101
Fort Myers, FL 33966

Re: Petition to Vacate Right-of-Way Located at STRAP numbers 33-46-25-00-00018.0000, 33-46-25-00-00019.0010 & 33-46-25-00-00019.0020; Estero 33928

Ms. Sheppard:

Lee County Department of Transportation has reviewed your request to vacate the right-of-way at the location described above. As long as the drainage easements are excluded and remain under Lee County control, Lee County DOT offers no objection.

Very truly yours,

Howard Coachman
Technician II
Lee County Department of Transportation

cc: DOT File

Recycled Paper

P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-8117
www.lee-county.com
AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER

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Tammy Hall
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

(239) 533-8124

November 24, 2014

Stacy Hewitt
10511 Six Mile Cypress Parkway
Suite 101
Fort Myers, FL 33966

Re: Right of Way Petition to Vacate – VAC2014-00014
Request for additional letter of review & recommendation
Strap NO: 33-46-25-00-00018.0000; 33-46-25-00-00019.0010 & 33-46-25-00-00019.0020

Dear Ms. Hewitt:

Based on the review of the documents submitted with your request, Lee County Division of Natural Resources has no objection to the vacation of the right of ways as shown in the sketch within Strap Numbers 34-46-25-01-000C.0170 & 33-46-25-00-00018.0090.

Should you have any questions, please call me at the above telephone number.

Regards,

LEE COUNTY PUBLIC WORKS DEPARTMENT



Phil Gillogly
Natural Resources Division

S:\SURFACE\DOCUMENT\vac2000-23.docx

P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111
Internet address http://www.lee-county.com
AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER

LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

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District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

November 17, 2014

(239) 533-8150

Stacey Hewitt
Banks Engineering
10511 Six Mile Cypress Pkwy, Suite 101
Fort Myers, FL 33902

SUBJECT: VACATION OF DRAINAGE AND/OR PUBLIC UTILITY EASEMENT
STRAP(S) #: 33-46-25-00-00018.0000, 33-46-25-01-00019.0010, 33-46-25-00-00019.0020
ADDRESS(ES): 21650 VIA COCONUT POINT

Dear Ms. Hewitt,

Lee County Utilities has ***no objection*** to the proposed vacation of the right-of-way easement(s) as described in your recent letter and associated attachment.

If you should have any questions, or require further assistance, please do not hesitate to contact our office at (239) 533-8150.

Sincerely,

David Reycraft
Utilities Database Manager, MA, GISP
Utilities Engineering Division
Lee County Utilities

Original Mailed: 11/17/2014
CC: Correspondence File

P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111
Internet address http://www.lee-county.com
AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER

LEE COUNTY
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District Three

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District Four

Frank Mann
District Five

Roger J. Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

January 3, 2017

Ms. Jennifer M. Sheppard
Banks Engineering
10511 Six Mile Cypress Parkway
Fort Myers, FL 33966

Re: Petition to Vacate Right-of-Way Located at STRAP numbers 33-46-25-00-00018.0000, 33-46-25-00-00019.0010, 33-46-25-00-00019.0020, 34-46-25-01-0000C .0170 & 33-46-25-00-00018.0090; Estero 33928

Ms. Sheppard:

Lee County Department of Transportation has reviewed your request to vacate the right-of-way at the location described above. As long as the drainage easements are excluded and remain under Lee County control, Lee County DOT offers no objection.

Very truly yours,

Howard Coachman

Howard Coachman
Technician II
Lee County Department of Transportation

cc: DOT File

Recycled Paper

P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-8117
www.lee-county.com
AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER

LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

John E. Manning
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Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

January 4, 2017

(239) 533-8150

Jennifer Sheppard
Banks Engineering
10511 Six Mile Cypress Pkwy, Suite 101
Fort Myers, FL 33902

SUBJECT: VACATION OF DRAINAGE AND/OR PUBLIC UTILITY EASEMENT
STRAP(S) #: 33-46-25-E2-U1967.2334, 33-46-25-E3-U1969.2320, 34-46-25-E4.0100C.0170, 33-46-25-E3-U1971.2299
ADDRESS(ES): 21351 HAPPY HOLLOW LN, 21650 VIA COCONUT POINT, 21750 VIA COCONUT POINT, & ACCESS UNDETERMINED

Dear Ms. Sheppard,

Lee County Utilities has ***no objection*** to the proposed vacation of the right-of-way easement(s) as described in your recent letter and associated attachment.

If you should have any questions, or require further assistance, please do not hesitate to contact our office at (239) 533-8150.

Sincerely,

David Reycraft
Utilities Database Manager, MA, GISP
Utilities Engineering Division
Lee County Utilities

Original Mailed: 01/04/2017
CC: Correspondence File

P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111
Internet address http://www.lee-county.com
AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER

January 2, 2015

Stacy Ellis Hewitt, AICP
Director of Planning
Banks Engineering
10511 Six Mile Cypress Parkway
Fort Myers, Florida 33966
Cell: (239) 770-2527
Fax: (239) 939-2523
shewitt@bankseng.com

RE: **Request for letter of Review and Recommendation - Petition to Vacate Right-Of- Way**
VAC2014 00014
Strap No: 33-46-25-00-00018.0000 & 33-46-25-00-00018.0090
33-46-25-00-00019.0010 & 33-46-25-00-00019.0020
34-46-25-01-0000C.0170

Ms. Hewitt:

TECO Peoples Gas System has no Natural Gas infrastructure within the Right-Of Way over and across the Parcel described in the above mention information forwarded to our office.

TECO Peoples Gas System has "No Objection" to any purpose and/or intent to Petition to Vacate the Right-Of-Way of the above mentioned area referenced above.

Should you have any questions or require further information, please contact me at telephone and cellular numbers (239) 690-5517, (239) 896-0812 or by e-mail at mdaloi@tecoenergy.com

Sincerely,

Marilyn D. Aloi
Engineering Project Manager

TECO/Peoples Gas
5901 Enterprise Parkway
Fort Myers, FL. 33905

Office (239) 690-5517
Fax (239) 690-5539
mdaloi@tecoenergy.com

9/23/21, 4:59 PM Lee County Tax Collector - Print Results

ATTACHMENT B - Property Tax Receipts

Help

New Search

Real Property Information

Account	Tax Year	Status
33-46-25-E2-U1971.2349	2020	PAID
Original Account	Instrument No	
33-46-25-E2-U1971.2349	20171018603RE	

Owner

MILLER STEPHANIE TR
FOR LAND TRUST
CORKSCREW PALMS

Physical Address	Mailing Address
8990 CORKSCREW RD ESTERO FL 33928	9250 CORKSCREW RD STE 8 ESTERO FL 33928 USA

Legal Description

PARL IN S 1/2 OF NE 1/4 E OF ACLRR R/W LESS CORKSCREW RD + LESS ROW OR 4558/4806 + INST #2007-177405

Outstanding Balance as of 9/23/2021 $0.00

Additional Options:

- eNotify
- Tax Detail
- Payments Made
- All Unpaid Taxes
- Tax History
- Property Appraiser's Property Data
- Property Appraiser's Tax Estimator

https://www.leetc.com/ncp/search_detail.asp 1/1

Help

Real Property Information

New Search

Account	Tax Year	Status
33-46-25-E3-U1973.2285	2020	PAID
Original Account	Instrument No	
33-46-25-E3-U1973.2285	2019000053283	

Owner
CP LAND INVESTMENT LLC

Physical Address
ACCESS UNDETERMINED
ESTERO FL

Mailing Address
142 W STATION ST
BARRINGTON IL 60010
USA

Legal Description
PARL LOC IN SE 1/4 LYING E OF ACL RR DESC IN OR 3824/225 LESS ROW OR 4565 PG 828 + LESS INST# 2008000026181

Outstanding Balance as of 9/23/2021 $0.00

Additional Options:

- eNotify
- Tax Detail
- Payments Made
- All Unpaid Taxes
- Tax History
- Property Appraiser's Property Data
- Property Appraiser's Tax Estimator

Help

Real Property Information

New Search

Account	Tax Year	Status
33-46-25-E3-U1971.2299	2020	PAID
Original Account	Instrument No	
33-46-25-E3-U1971.2299	20171018603RE	

Owner

MILLER STEPHANIE TR
FOR LAND TRUST
CORKSCREW PALMS

Physical Address	Mailing Address
ACCESS UNDETERMINED ESTERO FL	9250 CORKSCREW RD STE 8 ESTERO FL 33928 USA

Legal Description

POR OF SE 1/4 LYING E OF ACL RR R/W DESC IN OR 3371 PG 4523 LESS OR 3824 PG 225

Outstanding Balance as of 9/23/2021 $0.00

Additional Options:

- eNotify
- Tax Detail
- Payments Made
- All Unpaid Taxes
- Tax History
- Property Appraiser's Property Data
- Property Appraiser's Tax Estimator

Help

New Search

Real Property Information

Account	Tax Year	Status
34-46-25-E4-0100C.0170	2020	PAID
Original Account	Instrument No	
34-46-25-E4-0100C.0170	20171018603RE	

Owner

MILLER STEPHANIE TR
FOR LAND TRUST
CORKSCREW PALMS

Physical Address	Mailing Address
21750 VIA COCONUT POINT ESTERO FL 33928	9250 CORKSCREW RD STE 8 ESTERO FL 33928 USA

Legal Description

FLA.GULF LAND CO. BLK.C PB 1 PG 59 S 1/2 OF LOT 17 + POR OF LOT 16 DESC IN OR 4477/2118 LESS ROW OR 4558/4814 + OR 4565/499 + 4595 PG 2265 + OR 4595/2269 + INST#2007-177379

Outstanding Balance as of 9/23/2021 $0.00

Additional Options:

- eNotify
- Tax Detail
- Payments Made
- All Unpaid Taxes
- Tax History
- Property Appraiser's Property Data
- Property Appraiser's Tax Estimator

Help

Real Property Information

New Search

Account	Tax Year	Status
33-46-25-E3-U1969.2320	2020	PAID
Original Account	Instrument No	
33-46-25-E3-U1969.2320	20171018603RE	

Owner

MILLER STEPHANIE TR
FOR LAND TRUST

Physical Address	Mailing Address
21650 VIA COCONUT POINT ESTERO FL 33928	9250 CORKSCREW RD STE 8 ESTERO FL 33928 USA

Legal Description

THAT PT OF SE 1/4 LYING E OF ACL RR R/W AS DESC IN OR 3371 PG 4528 LESS ROW OR 4558/4810 + INST#2007-177378

Outstanding Balance as of 9/23/2021 $0.00

Additional Options:

- eNotify
- Tax Detail
- Payments Made
- All Unpaid Taxes
- Tax History
- Property Appraiser's Property Data
- Property Appraiser's Tax Estimator

Help

Real Property Information

New Search

Account	Tax Year	Status
33-46-25-E2-U1963.2334	2020	PAID
Original Account	Instrument No	
33-46-25-E2-U1963.2334	2019000293374	

Owner
MM ESTERO FL LLC

Physical Address	Mailing Address
21350 HAPPY HOLLOW LN ESTERO FL 33928	4151 GULFSHORE BLVD N # 405 NAPLES FL 34103 USA

Legal Description
FR NE COR OF SE 1/4 OF NE 1/4 RUN S 1 DEG 11 MIN 50 SEC E 71.58 FT TH S 89 DEG

Outstanding Balance as of 9/23/2021 $0.00

Additional Options:

- eNotify
- Tax Detail
- Payments Made
- All Unpaid Taxes
- Tax History
- Property Appraiser's Property Data
- Property Appraiser's Tax Estimator

Help

Real Property Information

New Search

Account	Tax Year	Status
33-46-25-E2-U1967.2334	2020	PAID

Original Account
33-46-25-E2-U1967.2334

Instrument No
20171018603RE

Owner
WILDCAT HOLLOW LLP

Physical Address
21351 HAPPY HOLLOW LN
ESTERO FL 33928

Mailing Address
9250 CORKSCREW RD STE 8
ESTERO FL 33928
USA

Legal Description
FR NE COR OF E 1/2 OF SE 1/4 OF NE 1/4 RUN S 1 DEG 11 MIN 50 SEC E 71.58 FT

Outstanding Balance as of 9/23/2021 $0.00

Additional Options:

- eNotify
- Tax Detail
- Payments Made
- All Unpaid Taxes
- Tax History
- Property Appraiser's Property Data
- Property Appraiser's Tax Estimator

WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
October 20, 2021

Agenda Item:

Williams Road Bicycle & Pedestrian Improvement Concepts

Description:

In 2019, the Village of Estero completed its first Bicycle and Pedestrian Master Plan. The Master Plan analyzed the condition of the existing bicycle and pedestrian facilities within and around Estero. The Master Plan identified numerous areas where the facilities should be improved. The recommendations and top performing projects from the plan have been attached to this agenda item. Improvements along Williams Road was identified as the third ranked project. The number 1 ranked project, River Ranch Road is currently in design and the number 2 ranked project, Community Park Sidewalk is under the County's jurisdiction.

The Master Plan recommended installing 6-ft sidewalk and 5-ft protected bike lanes along both sides of the road.

Banks Engineering has surveyed and studied the entire roadway corridor and reviewed the Village's Bicycle and Pedestrian Master Plan. They will provide a presentation on the bicycle and pedestrian improvements they are recommending for Williams Road from Three Oaks Parkway to US 41.

Summary of Improvements

- 12-ft Shared use path
- 8-ft sidewalk
- 7-ft bike lanes both sides of road
- Street lighting
- Landscaping

Financial Impact:

Fiscal impacts will depend on the alternative included in the final design. Costs and benefits will be discussed as part of the presentation.

Attachments:

1. PowerPoint Presentation
2. Bike/Ped Master Plan Recommendations
3. Bike/Ped Master Plan Top Performing Projects
4. Williams Road Project Fact Sheet

CONCEPTUAL DESIGN FOR WILLIAMS ROAD BIKE AND PEDESTRIAN IMPROVEMENTS



DAVID WILLEMS, P.E.

BANKS ENGINEERING

BRENT ADDISON, P.E.

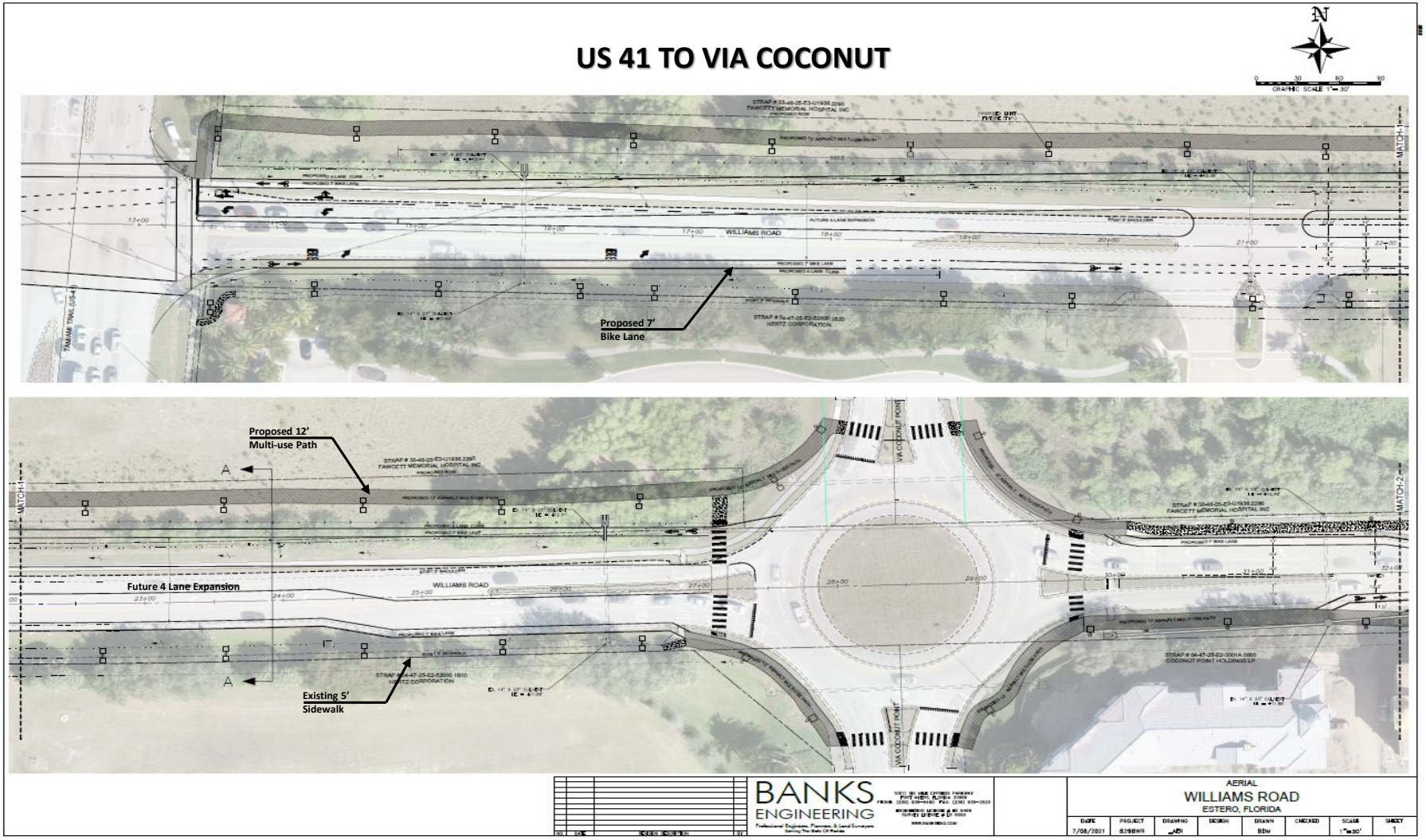
OBJECTIVE

The goal of this project is to improve the bicycle and pedestrian facilities for Williams Road from US 41 to Three Oaks Parkway.

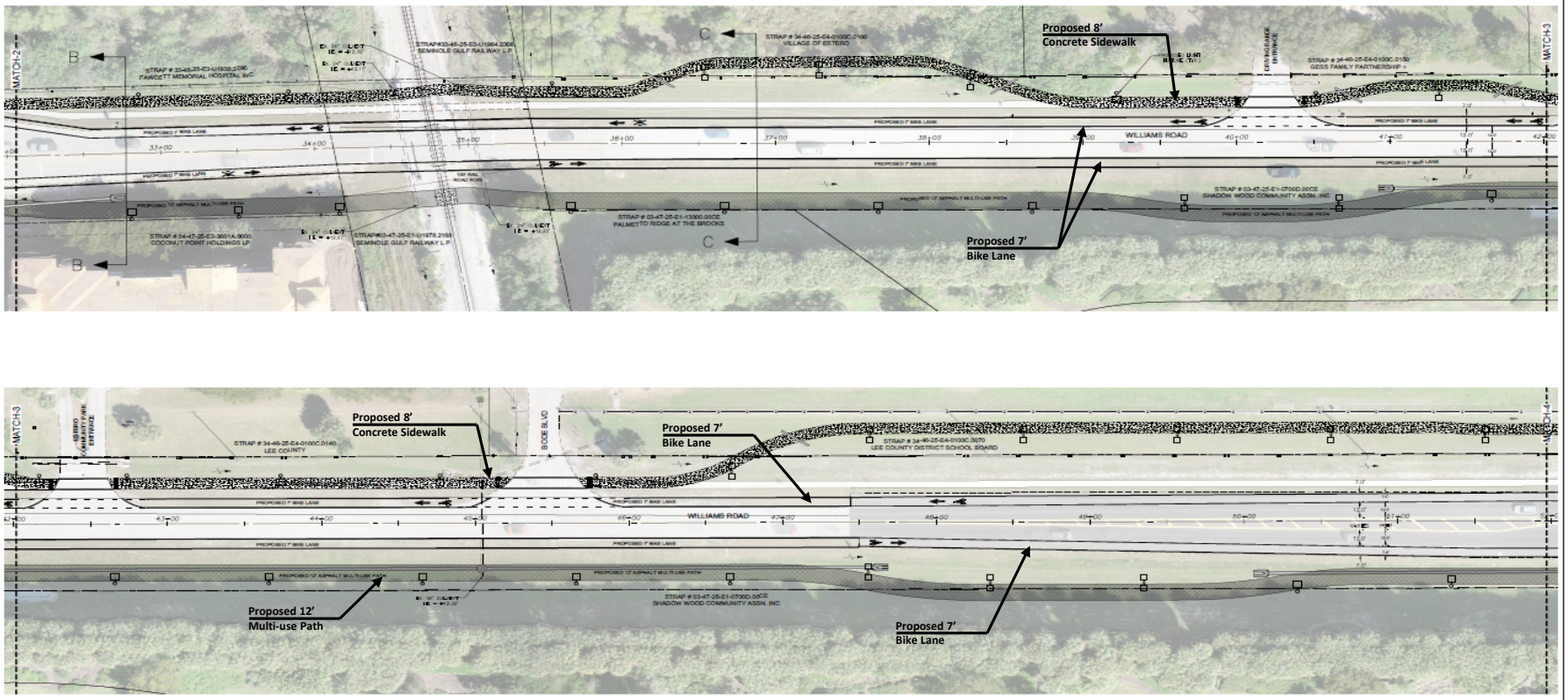
DISCUSSION TOPICS

- Conceptual Plan Views
- Conceptual Section Views
- Enhancements
- Preliminary Cost Analysis

CONCEPTUAL PLAN VIEWS


US 41 TO VIA COCONUT
N
GRAPHIC SCALE 1" = 30'
WILLIAMS ROAD
Proposed 7'
Bike Lane
Proposed 12'
Multi-use Path
Future 4 Lane Expansion
Existing 5'
Sidewalk
VIA COCONUT POINT
MATCH-1
MATCH-2
BANKS
ENGINEERING
AERIAL
WILLIAMS ROAD
ESTERO, FLORIDA
DATE
7/08/2021
PROJECT
8298WR
DRAWING
DESIGN
DRAWN
BBw
CHECKED
SCALE
1"=30'
SHEET
1

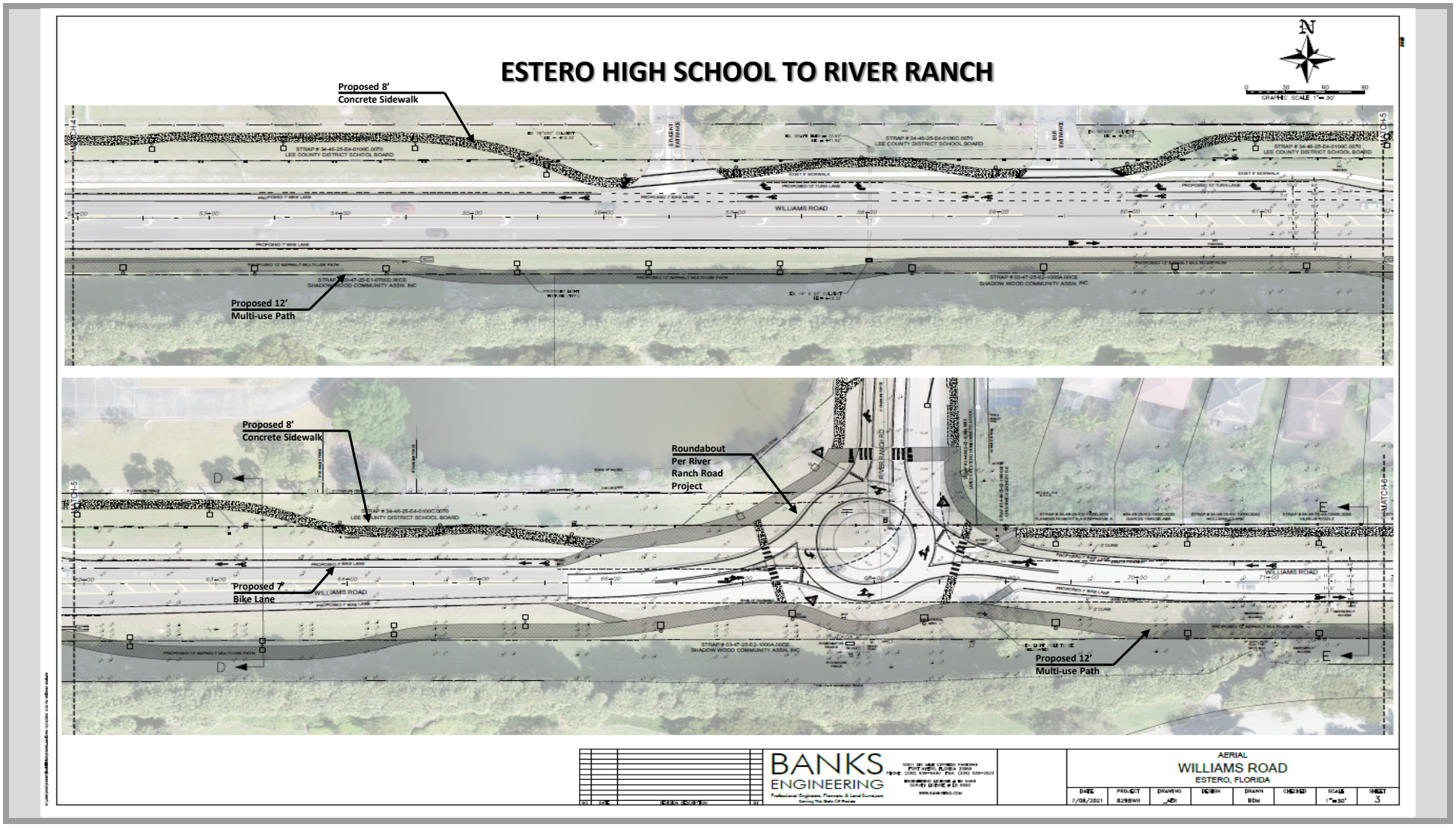
RAILROAD TO ESTERO HIGH SCHOOL



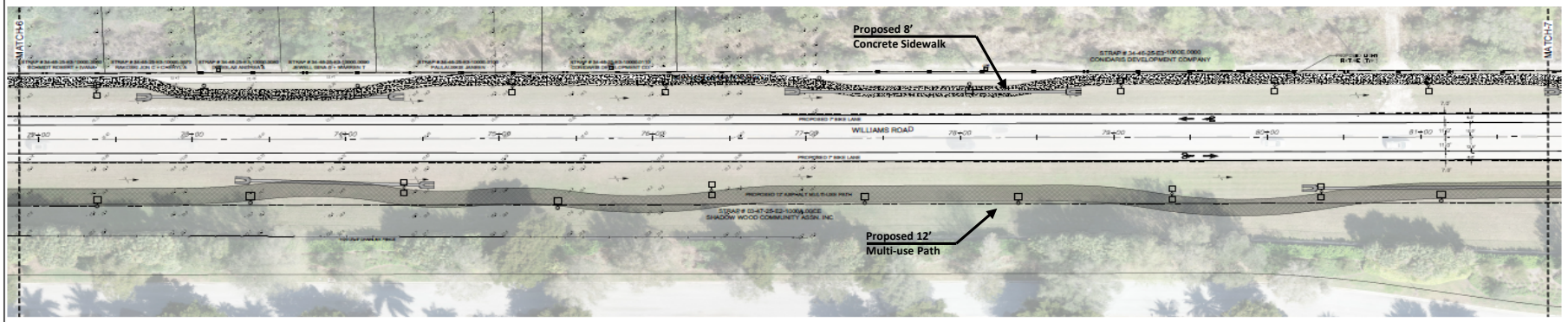
BANKS ENGINEERING

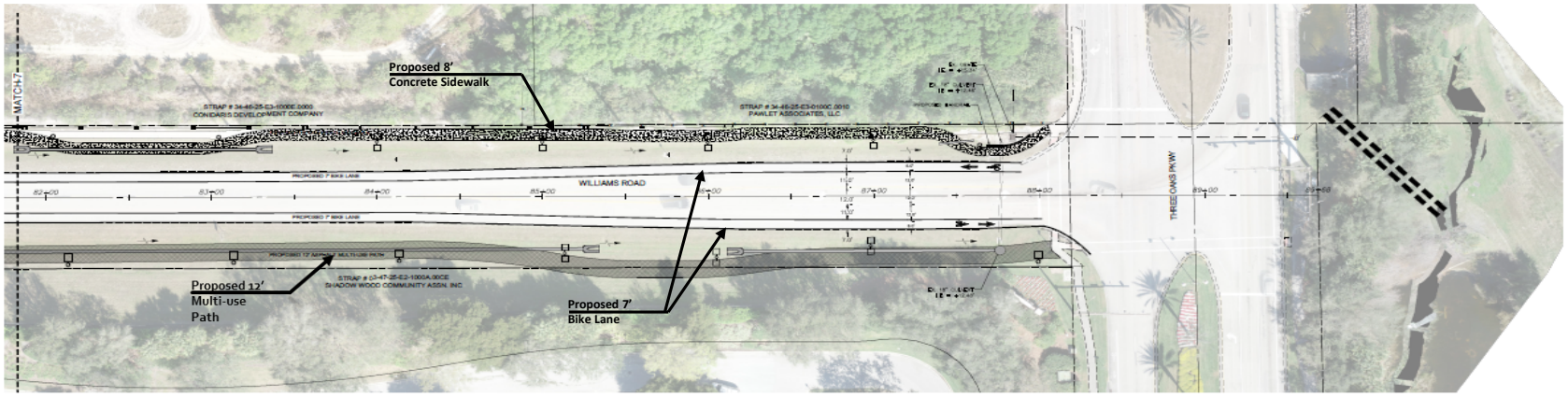
AERIAL
WILLIAMS ROAD
ESTERO, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
7/08/2021	8298WR	ADR		BDW		1"=30'	2


ESTERO HIGH SCHOOL TO RIVER RANCH
Proposed 8'
Concrete Sidewalk
Proposed 12'
Multi-use Path
Proposed 8'
Concrete Sidewalk
Roundabout
Per River
Ranch Road
Project
Proposed 7'
Bike Lane
Proposed 12'
Multi-use Path
WILLIAMS ROAD
RIVER RANCH RD
BANKS
ENGINEERING
AERIAL
WILLIAMS ROAD
ESTERO, FLORIDA

RIVER RANCH TO THREE OAKS PARKWAY





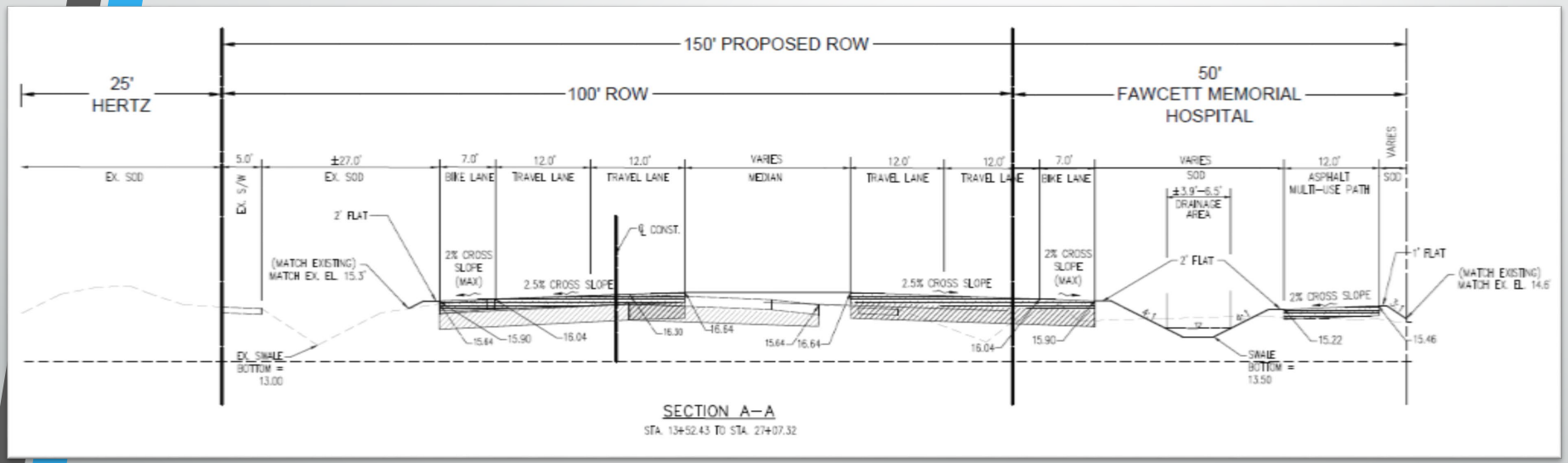
BANKS ENGINEERING

AERIAL
WILLIAMS ROAD
ESTERO, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
7/08/2021	829BWR	_AER		BDN		1"=30'	4

CONCEPTUAL SECTION VIEWS

US 41 TO VIA COCONUT

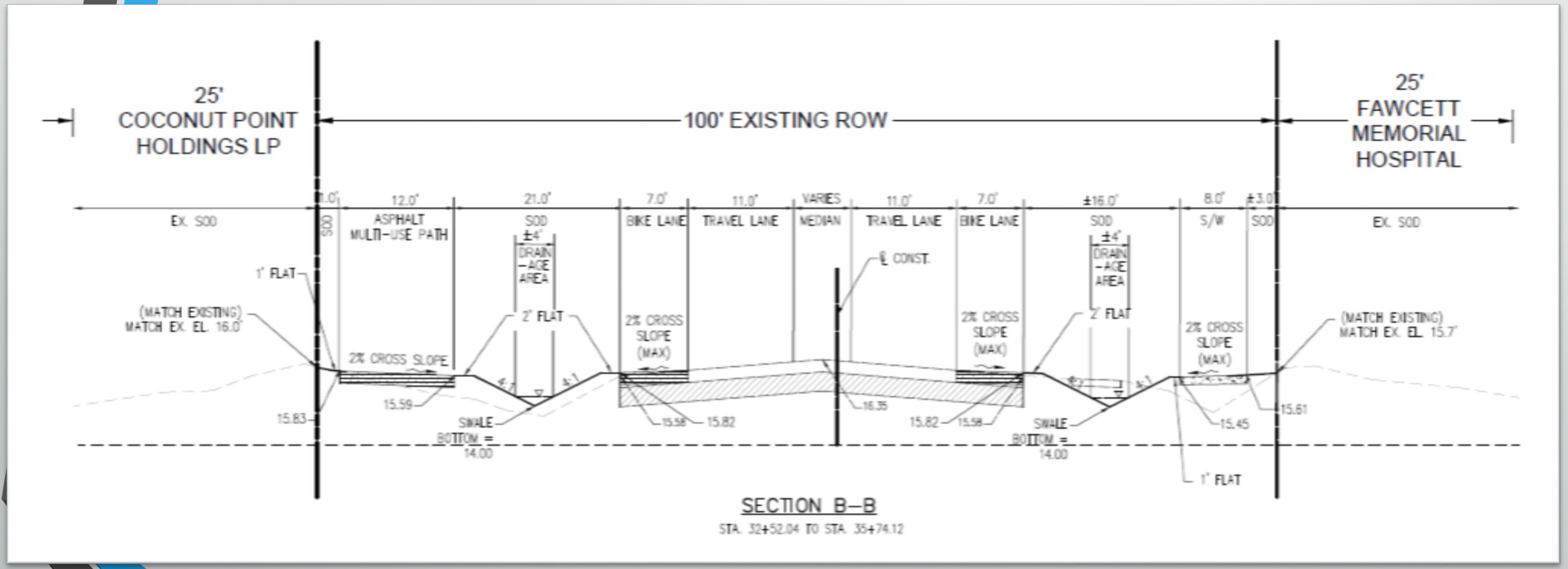


SECTION A–A

STA. 13+52.43 TO STA. 27+07.32

BANKS ENGINEERING

VIA COCONUT TO SEMINOLE GULF RAILWAY

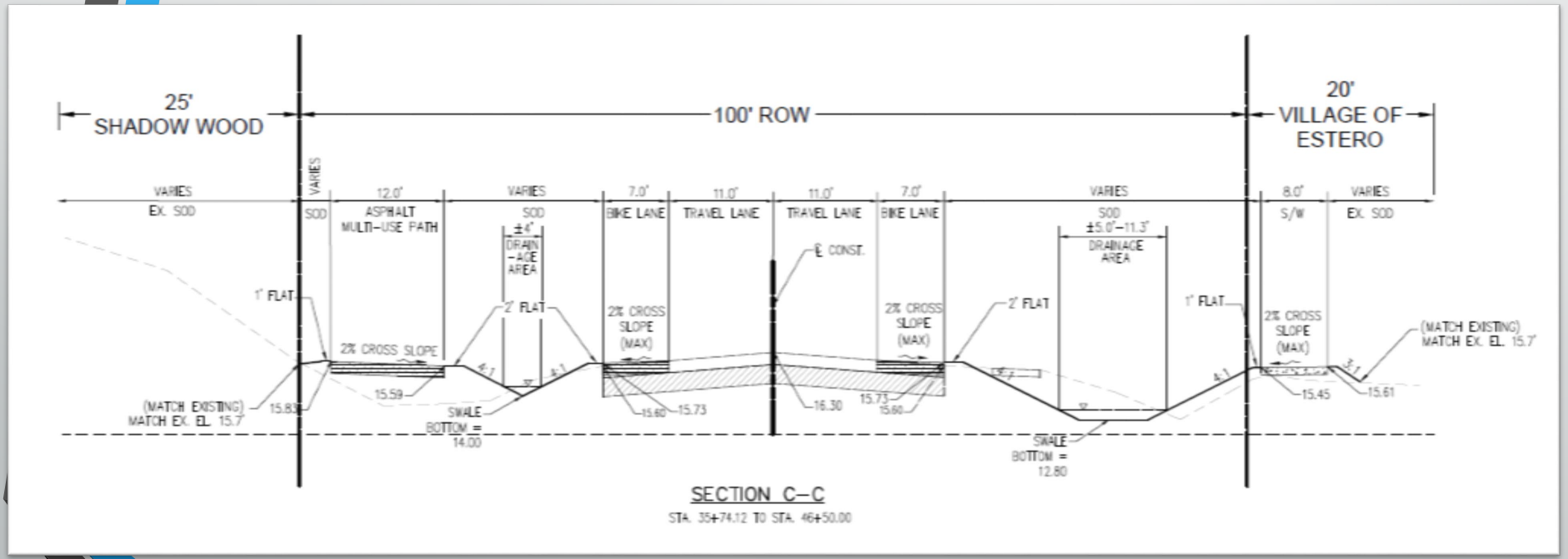


SECTION B–B

STA. 324+52.04 TO STA. 354+74.12

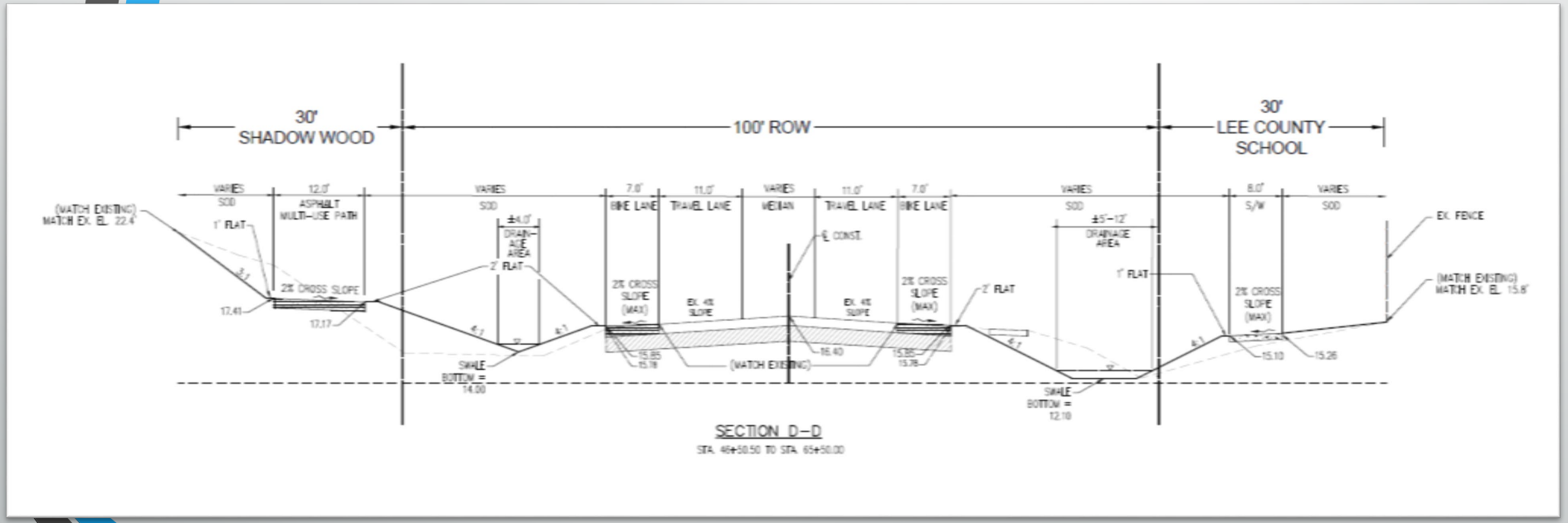
BANKS ENGINEERING

SEMINOLE GULF RAILWAY TO ESTERO HIGH SCHOOL

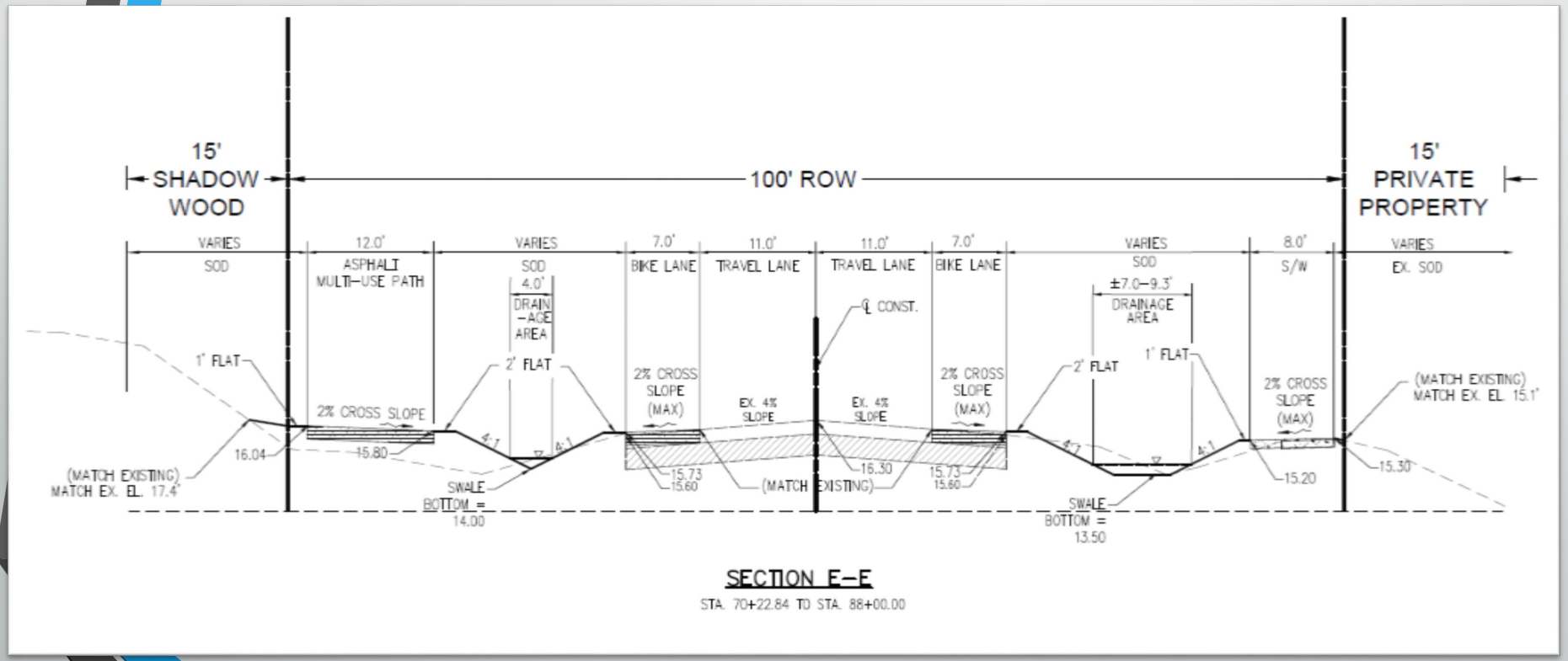


BANKS ENGINEERING

ESTERO HIGH SCHOOL TO RIVER RANCH ROAD



RIVER RANCH ROAD TO THREE OAKS PARKWAY



SECTION E-E

STA. 70+22.84 TO STA. 88+00.00

BANKS ENGINEERING

ENHANCEMENTS

- Landscaping to improve aesthetics, comfort and safety
- Decorative lighting to allow safe nighttime use of bicycle and pedestrian facilities

BANKS ENGINEERING

PRELIMINARY COST ANALYSIS

(For Via Coconut to Three Oaks Parkway Only)

Bike Lanes	$249,952.00
North Side (Sidewalk and Asphalt Path)	$564,420.00
South Side Multi-Use Path	$742,812.00
Irrigation and Landscaping	$1,272,000.00
Lighting	$622,272.00
Misc. (Mobilization, Survey, Design, MOT, Inspection)	$663,000.00
Total Estimated Costs	**$4,114,456.00**

BANKS ENGINEERING

Recommendations by Corridor

Broadway West, from Estero Bay Preserve State Park to US 41 (2.00 miles)

- Shared Use Path on south side of road
- Complete the sidewalk connections on the north side of the road

Broadway East, from Sandy Lane to US 41 (1.00 miles)

- Shared Use Path on south side of road
- Complete the sidewalk connections on the north side of road
- Shared Use Path extension to Three Oaks Parkway
- Shared Use Path extension north from Broadway East to Estero Parkway

Corkscrew Road, from Koreshan State Park to US 41 (0.25 miles)

- Shared Use Path on north side of road
- Complete the sidewalk connections on the south side of road (6 or 8 feet wide)

Corkscrew Road, from US 41 to NE Village Limits (9.50 miles)

- Buffered bike lanes on both sides of road
- Shared Use Path on both sides of road

Coconut Road, from Three Oaks Parkway to US 41 (0.75 miles)

- Shared Use Path on south side of road (widen the existing SUP)
- Reduce travel lanes by two feet total
- Install buffered bike lanes on both sides of road
- Complete the sidewalk connections on the north side of road

Coconut Road, from US 41 to Tuscany Way (1.25 miles)

- Complete sidewalk connections
- Shared Use Path on one side of road

River Ranch Road, from Williams Road to Corkscrew Road (0.75 miles)

- Shared Use Path on west side of road
- Complete the sidewalk connections on the east side of the road

Estero Community Park, access Via Coconut Point and Corkscrew Road (0.70 miles)

- Shared Use Path on one side of entrance
- Complete the sidewalk connections on the other side of the entrance
- Create connection to existing path to Williams Road

Williams Road, from Kings Road to Three Oaks Parkway (2.25 miles)

- Protected bike lanes on both sides of the road
- Complete the sidewalk connections on both sides of the road

Via Coconut Point, from Coconut Road to Corkscrew Road (4.75 miles)

- Reduce travel lanes by one foot each
- Install buffered bike lanes on both sides of road
- Improve connections through roundabout
- Add landscaping

Three Oaks Parkway, from South Village Limits to North Village Limits (9.25 miles)

- Reduce travel lanes by one foot each
- Install buffered bike lanes on both sides of road

Sandy Lane, from Corkscrew Road to Broadway East (0.75 miles)

- Shared Use Path on east side of road

Utility Corridor, from South Village Limits to North Village Limits (4.50 miles)

- Shared Use Path

SUN Trail Rail Corridor, from South Village Limits to North Village Limits (5.25 miles)

- Shared Use Path

Florida Power and Light Utility Line (east of I-75), from South Village Limits to North Village Limits (2.00 miles)

- Shared Use Path

Estero Parkway Extension, from Ben Hill Griffin Parkway to Florida Power and Light Utility Line (1.25 miles)

- Shared Use Path

Sandy Lane North Extension, from Broadway East to North Village Limits (1.50 miles)

- Shared Use Path

Intersection Recommendations

The following intersections act as barriers for people walking or riding bikes. Many had safety issues that appeared in the crash analysis.

- US 41 and Estero Parkway
- US 41 and Broadway
- US 41 and Corkscrew Road
- US 41 and Commons Way
- US 41 and Williams Road
- US 41 and Coconut Road
- I-75 and Corkscrew Road interchange
- Williams Road and Grade Crossing
- Three Oaks Parkway and Corkscrew Road

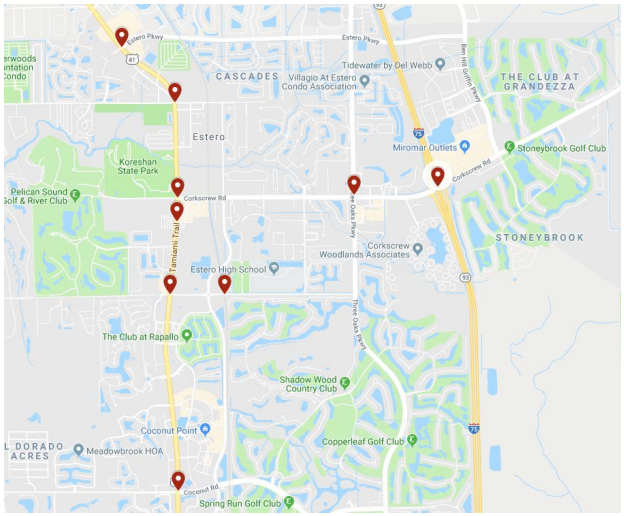


Table 6. The top performing project corridors and projects

Facility	From	To	Project type	Rank
River Ranch Road	Williams Road	Corkscrew Road	Shared Use Path on west side of road Complete the sidewalk connection on the east side of the road	1
Estero Community Park	Access Via Coconut Point and Corkscrew Road	Internal Loop	Shared Use Path on one side of the entrance Sidewalk connection on the other side of the entrance Create connection to existing path to Williams Road	2
Williams Road	Kings Road	Three Oaks Parkway	Protected bikeway on both sides of the road Complete the sidewalk connections on both sides of the road	3
Broadway West	Estero Bay Preserve State Park	Sandy Lane	Shared Use Path on south side of the road Sidewalk connections on north side of road	4
Broadway East	Sandy Lane	US 41 (Tamiami Trail)	Shared Use Path on south side of the road Sidewalk connections on north side of the road Shared Use Path extension to Three Oaks Parkway Shared Use Path extension north from Broadway E to Estero Parkway	5
Sandy Lane	Corkscrew Road	Broadway E	Shared Use Path on east side of the road	6

PROJECT FACT SHEET

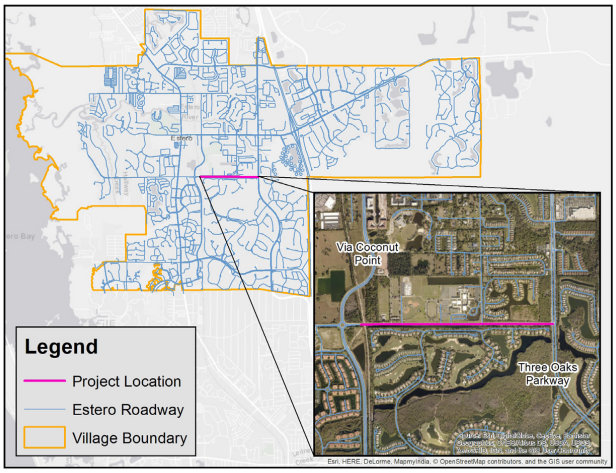
Williams Road

Via Coconut Point to Three Oaks Parkway

About the Enhancements on Williams Road

Currently there are paved shoulders on both ends of Williams Road with proposed turn lane improvements at Estero High School, a six-foot sidewalk on the north side of the road and no biking facilities. To improve bicycle connectivity and safety, especially for people going to and from the high school and community park, protected bike lanes are proposed. Separating vehicles from bicyclists and pedestrians encourage more cyclists and walkers of all ages to use Williams Road.

The example cross sections below are intended to be illustrative and do not reflect engineering level details. The improvement costs reflect planning level estimates only and do not account for engineering detail.



Existing Conditions

Multimodal

Bike Facilities: None

Sidewalks: 6 feet, north side

Transit: None

Road

Type: Major Collector

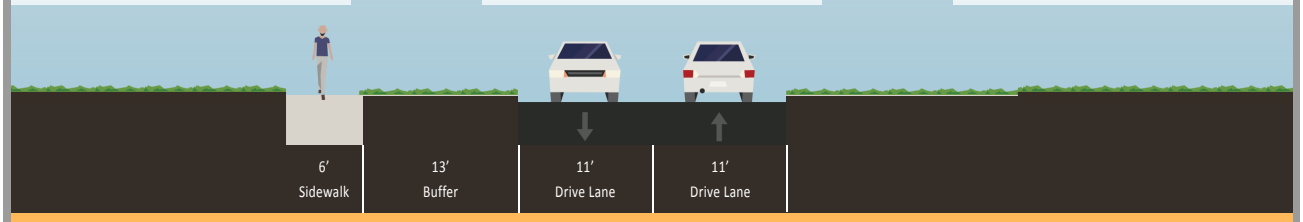
Number of Lanes: 2
Avg. Lane Width: 11 feet

Project Length: 1.11 miles

Travel

Avg. Daily Traffic: 5,700

Posted Speed Limit: 45 mph



Proposed Enhancements

Bicycle & Pedestrian

6-foot sidwalk on south side of road

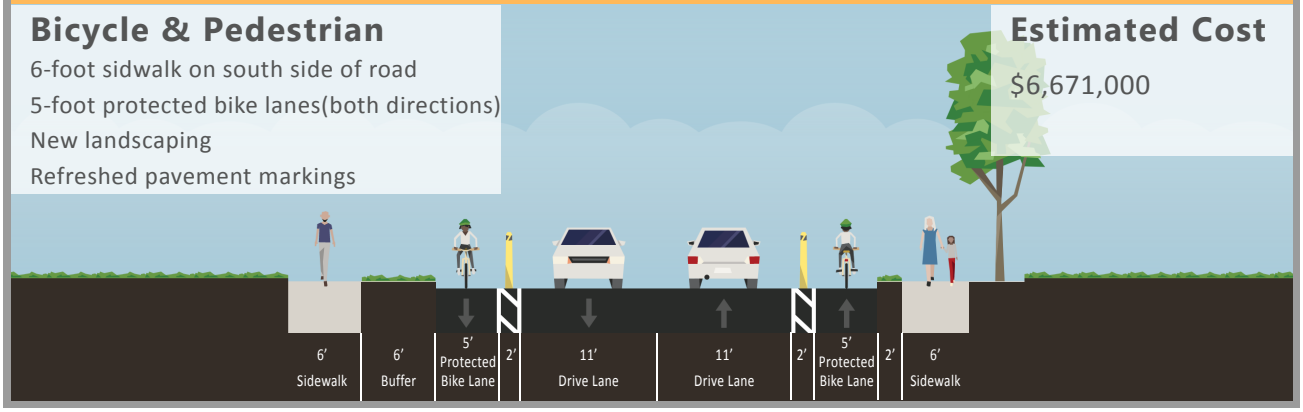
5-foot protected bike lanes(both directions)

New landscaping

Refreshed pavement markings

Estimated Cost

$6,671,000



WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
October 20, 2021

Agenda Item:

Cooperative Agreement – South Florida Water Management District (SFWMD), Lee County, Bonita Springs & Estero

Description:

The Village of Estero, City of Bonita Springs and southern portions of Lee County are currently located within the SFWMD Okeechobee Basin. However, stormwater from these areas does not flow to the Okeechobee Basin (Lake Okeechobee & Caloosahatchee River). Stormwater flows to the Estero Bay. As a result, tax dollars collected from this area are being spent on projects that improve Lake Okeechobee and Caloosahatchee River and not Estero Bay.

There has been some discussion about moving Estero, Bonita Springs and southern portions of Lee County to the Big Cypress Basin which would better reflect actual drainage patterns and allow tax dollars to be spent in the drainage basin where they are generated.

The attached letter and Cooperative Agreement from Lee County outlines a potential alternative to formally changing the basin boundary lines. The proposed agreement would move control, operation, and maintenance authority of several waterbodies from Estero, Bonita Springs, and Lee County to SFWMD. As currently proposed, the waterbodies within Estero that would be transferred to SFWMD are the natural sections of the Estero River, natural sections of Halfway Creek, Railroad ditch from Estero River to Estero Parkway, and Railroad ditch from Estero River to Williams Road.

In general, maintenance activities by the District would include the following:

A. Water Level Control Structure Maintenance;
B. Aquatic Plant Control;
C. Maintenance Shoal Removal;
D. Removal of Flow Obstructions; and
E. Canal Bank Maintenance if operation of the system is impaired.

The Village of Estero currently has several projects that could be impacted by this agreement. They include the following:

1. Estero River Sediment Removal

2. Estero River North Branch Bypass Ditch Improvements
3. Bamboo Island Dry Creek Bed Sediment removal
4. Seminole Gulf Railway Ditch Maintenance
5. Annual River Maintenance

Financial Impact:

If the agreement is executed, it would reduce The Village's operational and maintenance costs associated with the Estero River, Halfway Creek and the Seminole Gulf Railway ditches.
It could also reduce capital expenses related to river maintenance such as sediment removal.

Attachments:

1. Cooperative Agreement between SFWMD, Lee County, Bonita Springs and Estero

Lee County
Southwest Florida

September 15, 2021

Board of County Commissioners

Kevin Ruane
District One

Cecil L Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

South Florida Water Management District
Attn: Drew Bartlett, Executive Director
3301 Gun Club Road
West Palm Beach, FL 33406

RE: Cooperative Agreement between SFWMD, Lee County, Bonita Springs and Estero

Dear Mr. Bartlett:

Please find enclosed a draft agreement for your review.

Our respective elected bodies have indicated a strong desire to see the South Florida Water Management District (SFWMD) implement its Big Cypress Basin (Basin) Boundary Delineation Study that was completed in 2020. That study definitively outlines a scientific boundary for the Basin that is based on the geographical watershed instead of political boundaries. As you know, the science-based boundary would include a sizeable portion of south Lee County within the Big Cypress Basin sub district of SFWMD. That is vitally important to our residents who pay for the Central and Southern Florida Project but do not receive a benefit in return. Basin expansion would instead direct a portion of taxes paid by Lee County residents towards critically needed flood control projects that directly benefit the local area.

The agreement proposed in lieu of formal boundary expansion is intended to accomplish flood mitigation efforts that would otherwise be undertaken by the Basin. The document delineates watercourses that would be controlled, operated and maintained by SFWMD; outlines County and municipal responsibilities for facilitating SFWMD's work; and dedicates funding to be used in satisfaction of the agreement. Regarding the dedicated funding source, please note that it includes only that portion of the combined millage levied by SFWMD known as the "Okeechobee Levy." Therefore, the "Everglades Construction Levy" and the "District Levy" would not be implicated in this agreement and would continue to be available to SFWMD as it deems appropriate.

If SFWMD does not wish to implement its own Big Cypress Basin Boundary Delineation Study, we hope that it will see fit to approve the alternative described above and spelled out more clearly in the enclosed document.

Sincerely,

P.O. Box 398, Fort Myers, Florida 33902-0398 | (239) 533-2111 | leegov.com
AN EQUAL OPPORTUNITY EMPLOYER

COOPERATIVE AGREEMENT

BETWEEN

THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT

AND

LEE COUNTY, FLORIDA

AND

THE CITY OF BONITA SPRINGS, FLORIDA

AND

THE VILLAGE OF ESTERO, FLORIDA

THIS COOPERATIVE AGREEMENT, ("AGREEMENT"), is made and entered into this _____ day of _____, 2021, by and between the South Florida Water Management District, a public corporation of the State of Florida, ("the DISTRICT"), Lee County, a political subdivision of the State of Florida, ("the COUNTY"), the City of Bonita Springs, a municipality of the State of Florida**,** ("the CITY"), and the Village of Estero, a municipality of the State of Florida, ("the VILLAGE"). Collectively, the DISTRICT, COUNTY, CITY, and VILLAGE are referred to as the "PARTIES."

WITNESSETH:

WHEREAS, the DISTRICT is an independent taxing authority, created by the Florida Legislature and given those powers and responsibilities enumerated in Chapter 373, Florida Statutes; and

WHEREAS, the COUNTY is a charter county pursuant to Article VIII, Section 1(g), Florida Constitution, and §125.01, Florida Statutes; and

WHEREAS, the CITY and the VILLAGE are municipal corporations of the State of Florida, and are vested with authority under Chapter 166, Florida Statutes; and

WHEREAS, it is the purpose of the DISTRICT to safeguard and restore South Florida's water resources and ecosystems, protect South Florida communities from flooding, and meet the region's water needs while connecting with the public and stakeholders; and

WHEREAS, the Big Cypress Basin is one of two major watershed basins within the District; and

WHEREAS, the scientific boundaries of the Big Cypress Basin include a significant portion of lands located within south Lee County; and

WHEREAS, it is in the best interest of the PARTIES to collaborate in order to safeguard and restore south Lee County's watersheds and protect south Lee County's citizens from flooding; and

WHEREAS, it is the desire and intent of the PARTIES to coordinate in the development of regional solutions that will serve to mitigate flooding and enhance water quality in south Lee County; and

WHEREAS, it is the desire and the intent of the PARTIES that the DISTRICT assume the responsibility for the control, operation, and maintenance of designated watercourses which have a significant impact upon the water resources in the District and south Lee County; and

WHEREAS, the DISTRICT has not yet defined a flood control level of service for Lee County; and

WHEREAS, for the purpose of establishing the DISTRICT as such control agency, it is necessary that certain watercourses as defined in §§373.019, and 373.086 F.S., be declared "Works of the District"; and

WHEREAS, establishing DISTRICT responsibility for control, operation, and maintenance of the watercourses subject to this AGREEMENT and of any additional south Lee County watercourses that may be adopted in the future as "Works of the District" serves a public purpose and is to the public's benefit.

NOW, THEREFORE, in consideration of the benefits flowing from each to the other, the PARTIES agree as follows:

1. The Recitals as set forth above are incorporated in the terms of this AGREEMENT as if set out herein at length.

2. The purpose of this AGREEMENT is to memorialize the PARTIES' ongoing responsibilities and obligations regarding control, operation, and maintenance of the watercourses delineated in the attached Exhibit "A." Accordingly, this AGREEMENT shall commence on the ___ day of _____, 2021 and continue for a period of ten (10) years to the _____ day of _____, 2031, and shall automatically renew, as is, for consecutive (10) year periods thereafter, unless a new agreement is reached upon the mutual written approval of the PARTIES.

3. Upon execution of this AGREEMENT, the DISTRICT shall be the public agency in Lee County, Florida, responsible for the control, operation, and maintenance of the watercourses listed in Exhibit "A", and depicted on Exhibit "B," both of which are attached hereto and made a part of this AGREEMENT.

4. The Project Managers for the DISTRICT, COUNTY, CITY and VILLAGE are as follows:

	DISTRICT
Name:	
Street:	
City, State, Zip:	
Tel:	

	COUNTY
Name:	
Street:	
City, State, Zip:	
Tel:	

	CITY
Name:	
Street:	
City, State, Zip:	
Tel:	

	VILLAGE
Name:	
Street:	
City, State, Zip:	
Tel:	

The PARTIES shall direct all matters arising in connection with the performance of this AGREEMENT to the attention of the Project Managers for attempted resolution or action. The Project Managers shall be responsible for overall coordination and oversight relating to the performance of this AGREEMENT.

5. All notices to the COUNTY under this AGREEMENT shall be in writing and sent by certified mail to (or his designee):

Director, Lee County Division of Natural Resources
P.O. Box 398
Fort Myers, FL 33902-0398

All notices to the DISTRICT under this AGREEMENT shall be in writing and sent by certified mail to:

South Florida Water Management District
Attn: Procurement Division
P. O. Box 24680
West Palm Beach, FL 33416-4680

All notices to the CITY under this AGREEMENT shall be in writing and sent by certified mail to:

Contact Info
Address
Address

All notices to the VILLAGE under this AGREEMENT shall be in writing and sent by certified mail to:

Contact Info
Address
Address

The PARTIES shall also provide a copy of all notices to the respective PARTY'S Project Manager. All notices required by this AGREEMENT shall be considered delivered upon receipt. Should any PARTY change its address or designated Project Managers, immediate written notice of the new address and/or Project Manager shall be sent to the other PARTIES.

6. The COUNTY, the CITY, and the VILLAGE shall continue to remise, release and relinquish all rights and responsibilities over the said watercourses with respects to control, operation and maintenance to the extent necessary for the DISTRICT to exercise those water management functions set forth under this AGREEMENT.

7. The COUNTY, the CITY, and the VILLAGE grant to the DISTRICT all rights, authority, and entitlements to the watercourses listed in Exhibit "A" for the purpose of fulfilling its operational and maintenance responsibilities. Any additional authority necessary to fulfill its obligations under this AGREEMENT shall be the responsibility of the DISTRICT.

8. The DISTRICT shall coordinate a quarterly meeting between the PARTIES with an emphasis on south Lee County watercourses. A primary purpose of the quarterly meeting is for the PARTIES to discuss ongoing capital improvement projects to be completed by the COUNTY, the CITY, and the VILLAGE and to be turned over to the DISTRICT for control, operation, and maintenance upon completion. The quarterly meetings will also serve to establish acceptable turnover criteria to be met for DISTRICT acceptance of operation and maintenance of south Lee County watercourses. The PARTIES shall establish levels of service for flood protection based on best available information such as Lee County's Flood Mitigation Plan and District permitting criteria. It is the intent of the PARTIES that the DISTRICT shall maintain those watercourses and water level control structures to the level of service so established. In addition to the quarterly meeting, it is the expectation that the PARTIES will cooperate to coordinate projects and activities on an ongoing basis.

9. Upon completion of capital improvement projects, the DISTRICT shall accept control, operation, and maintenance of the additional south Lee County watercourses and this AGREEMENT shall be amended to include the additional watercourses.

10. The PARTIES shall amend any existing agreements regarding the operation and maintenance of the watercourses subject to this AGREEMENT in order to be consistent with the terms of this AGREEMENT.

11. This AGREEMENT is not intended to limit in any way the responsibilities of the DISTRICT for other waterways within Lee County.

12. The DISTRICT shall allocate all funds collected as the Okeechobee levy ad valorem taxes from properties located within Lee County and the scientific boundaries of the Big Cypress Basin which will be used to fulfill the DISTRICT's obligations and requirements under this AGREEMENT.

13. It is the intent of the DISTRICT to use its best efforts to operate the various watercourses and water level control structures to meet the water management needs of the region as a whole. The DISTRICT shall operate the structures and watercourses dependent on antecedent and forecasted climatological conditions to maximize reasonable and beneficial use of the resource and balance the needs of flood control, water supply and environmental concerns. The PARTIES shall confer on alternative operational actions for DISTRICT, COUNTY, CITY, or VILLAGE water level control structures.

14. Notwithstanding any provisions of this AGREEMENT to the contrary, the PARTIES shall not be held liable if failure or delay in the performance of this AGREEMENT arises from fires, floods, strikes, embargoes, acts of the public enemy, unusually severe weather, outbreak of war, restraint of Government, riots, civil commotion, force majeure, act of God, or for any other cause of the same character which is unavoidable through the exercise of due care and beyond the control of the PARTIES.

15. In general, maintenance to the Works of the District includes but is not limited to:
    A. Water Level Control Structure Maintenance;
    B. Aquatic Plant Control;
    C. Maintenance Shoal Removal;
    D. Removal of Flow Obstructions; and
    E. Canal Bank Maintenance if operation of the system is impaired.

16. In the event the DISTRICT fails to perform the required maintenance on any of the watercourses subject to this AGREEMENT, the COUNTY, CITY, or VILLAGE may perform the maintenance work and bill the DISTRICT for the work and associated costs.

17. In the event of termination of this AGREEMENT**,** the control, operation and maintenance of the watercourses and structures addressed herein shall revert respectively to the COUNTY, the CITY, or the VILLAGE within Eighty (80) calendar days of termination.

18. The PARTIES acknowledge that they are self-insured public entities.

19. Subject to Section 768.28 of the Florida Statutes, the COUNTY, the CITY, and the VILLAGE shall respectively assume any and all risks of personal injury, bodily injury and property damage attributable to the negligent acts or omissions of the COUNTY, the CITY, and the VILLAGE and the officers, employees, servants, and agents thereof.

20. Subject to Section 768.28 of the Florida Statutes, the DISTRICT shall assume any and all risks of personal injury, bodily injury and property damage attributable to the negligent acts or omissions of the DISTRICT and the officers, employees, servants and agents thereof.

21. The PARTIES further agree that nothing contained herein shall be construed or interpreted as (1) denying to either party any remedy or defense available to such party under the laws of the State of Florida; (2) the consent of the State of Florida or its agents and agencies to be sued; or (3) a waiver of sovereign immunity of any PARTY beyond the waiver provided in Section 768.28, Florida Statutes.

22. This AGREEMENT may be amended only with the written approval of the PARTIES.

23. The PARTIES shall allow public access to all project documents and materials in accordance with the provisions of Chapter 119, Florida Statutes.

24. The laws of the State of Florida shall govern all aspects of this AGREEMENT. In the event it is necessary for any party to initiate legal action regarding this AGREEMENT, venue shall be in the Twentieth Judicial Circuit for claims under state law, and the Southern District of Florida for any claims which are justiciable in federal court.

25. By execution of this AGREEMENT, the PARTIES are not assuming any liabilities or duties whatsoever, of the other, which may then exist or have previously accrued to any third party, including, but not limited to, personal injury, property damage, inverse condemnation, etc., resulting from either party's ownership, operation or control over such watercourses, water control facilities, and related works, prior to the date of adoption or release of same as "Works of the District."

26. This AGREEMENT states the entire understanding between the PARTIES and supersedes any written or oral representations, statements, negotiations, or agreements to the contrary. The parties recognize that any representations, statements or negotiations made by DISTRICT, COUNTY, CITY, or VILLAGE staff do not suffice to legally bind the parties in a contractual relationship unless they have been reduced to writing, authorized, and signed by authorized representatives of the PARTIES. This AGREEMENT shall bind the PARTIES, their assigns, and successors in interest.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the PARTIES hereto set their hands and seals on the day, month and year first written above.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT BY ITS GOVERNING BOARD

BY: _____
District Chair

APPROVED AS TO FORM FOR THE RELIANCE OF THE DISTRICT

BY: _____
District Counsel

ATTEST:
LINDA DOGGETT, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY FLORIDA

BY: _____
Kevin Ruane, Chair

APPROVED AS TO FORM FOR THE RELIANCE OF LEE COUNTY ONLY

BY: _____
Office of the County Attorney

ATTEST:

BY: _____
Clerk

CITY OF BONITA SPRINGS, FLORIDA

BY: _____
Mayor, City of Bonita Springs

APPROVED AS TO FORM

BY:_____
Attorney for the City of Bonita Springs

ATTEST:

BY: _____
Clerk

VILLAGE OF ESTERO, FLORIDA

BY: _____
Mayor, Village of Estero

APPROVED AS TO FORM

BY: _____
Attorney for the Village of Estero

EXHIBIT "A"

WORKS OF THE DISTRICT

WATERWAYS	DESCRIPTION	MILES	STRUCTURES
Ten Mile Canal	Canal	10.4	3
	(Hanson St to Mullock Ck)		
Briarcliff Canal	Canal	4.9	5
	(Ten Mile Canal to Treeline Ave)		
Mullock Creek	Natural	*	0
Hendry Creek	Natural	*	0
Estero River	Natural	*	0
Railroad Ditch North (Estero)	Ditch	1.0	0
	(Estero R to Estero Pkwy)		
Railroad Ditch South (Estero)	Ditch	1.0	0
	(Estero R to Williams Rd)		
Halfway Creek	Natural	*	0

EXHIBIT "A"

WATERWAYS	DESCRIPTION	MILES	STRUCTURES
Spring Creek	Natural	*	0
Imperial River	Natural	*	0
Railroad Ditch North (Bonita)	Ditch (Old 41 to Imperial R)	1.0	0
Railroad Ditch South (Bonita)	Ditch (Bonita Beach Rd to Imperial R)	0.8	0
Rosemary Canal (Bonita)	Ditch (I-75 to Old 41)	1.9	0
Kehl Canal	Canal (I-75 to Poor Mans Pass)	5.0	1
Oak Creek	Natural	*	0
Leitner Creek	Natural	*	0

* Natural creeks include clearing downed trees , blocking vegetation and debris, and silt removal on an as-needed basis, location and total length varies

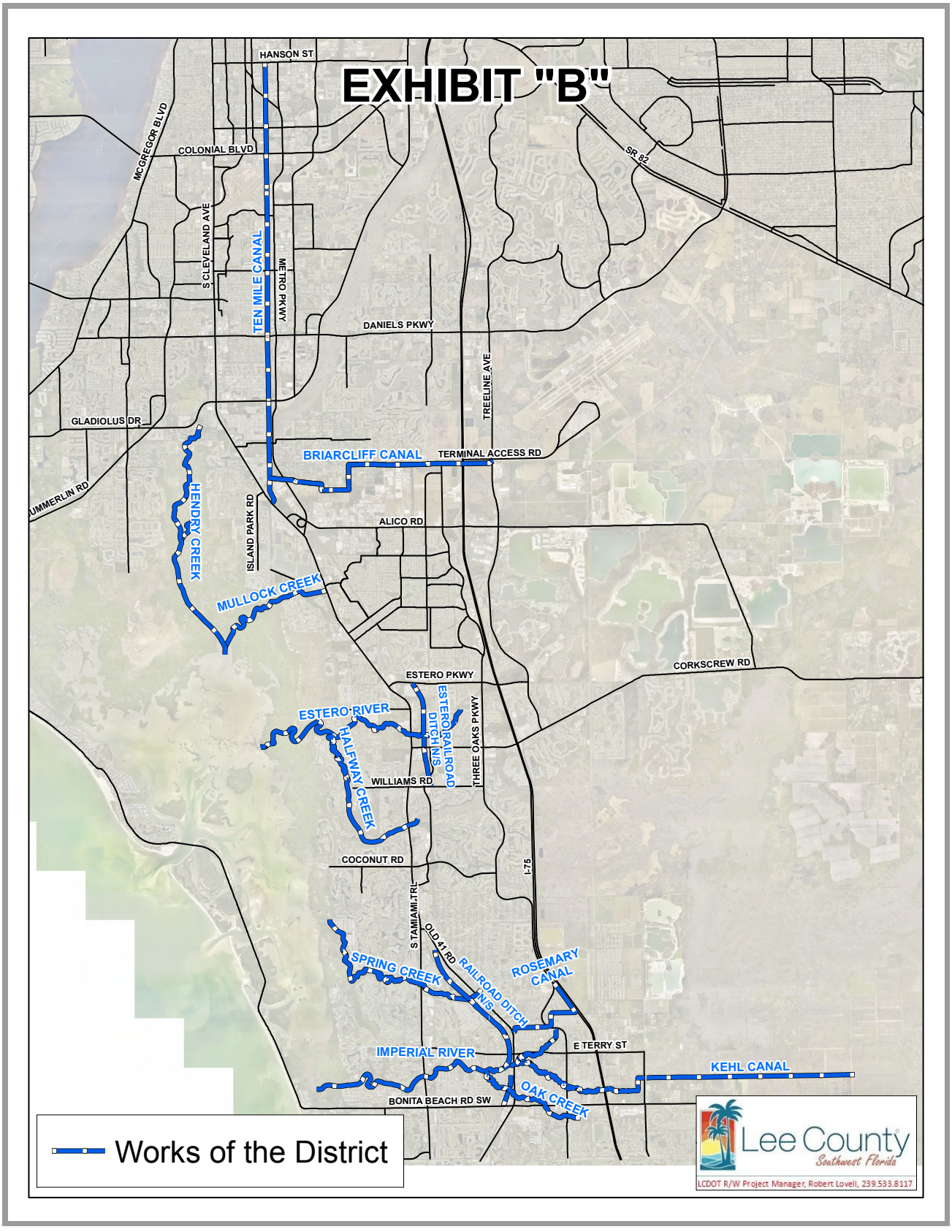


EXHIBIT "B"
HANSON ST
MCGREGOR BLVD
COLONIAL BLVD
SR 82
S CLEVELAND AVE
TEN MILE CANAL
METRO PKWY
DANIELS PKWY
TREELINE AVE
GLADIOLUS DR
BRIARCLIFF CANAL
TERMINAL ACCESS RD
UMMERLIN RD
HENDRY CREEK
ISLAND PARK RD
ALICO RD
MULLOCK CREEK
CORKSCREW RD
ESTERO PKWY
ESTERO RIVER
ESTERO RAILROAD DITCH N/S
HALFWAY CREEK
THREE OAKS PKWY
WILLIAMS RD
COCONUT RD
I-75
S TAMIAMI TRL
OLD 41 RD
SPRING CREEK
RAILROAD DITCH N/S
ROSEMARY CANAL
E TERRY ST
IMPERIAL RIVER
KEHL CANAL
OAK CREEK
BONITA BEACH RD SW
Works of the District
Lee County
Southwest Florida
LCDOT R/W Project Manager, Robert Lovell, 239.533.8117