VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
JANUARY 11, 2022, 04:30 PM

www.Estero-fl.gov

COVID-19 NOTICE:

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

AGENDA
PLANNING ZONING AND DESIGN BOARD MEETING

9401 Corkscrew Palms Circle, Estero, Florida

January 11, 2022, 04:30 pm

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

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

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

a. Consent Agenda

Approval of December 14, 2021, meeting minutes

Attachment: 12142021 PZDB Minutes.pdf

6. **PUBLIC INFORMATION MEETINGS**

(No votes are taken at Public Information Meetings)

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

a. Abbiati Dental and Medical Office Building (D.O. # TBD) (District 2)

±1-acre vacant parcel located on the west side of US 41 south of the Fountain Lakes entrance.

Development Order for proposed 10,000 square foot dental and medical office building

Attachment: 1. Fountain Lakes Application PIM.pdf
Attachment: ABBIATI EMERGENCY DENTAL 1-2-22 PowerPoint.pdf

b. Via Coconut Development Order (D.O. # TBD) (District 5)

8990 Corkscrew Road, 21650 & 21750 Via Coconut Point, 21331, 21350 & 21351 Happy Hollow Lane. Properties are located south of Corkscrew Road and west of Via Coconut Road.

Development Order for Mixed Use Development with 330 Multi-Family Units and Commercial buildings, amenities and supporting infrastructure.

Attachment: ViaCoconut APPLICATION FOR PUBLIC INFORMATION MEETING.pdf
Attachment: Via Coconut PZDB PIM Presentation for DO.pdf
Attachment: Ordinance 2021-10 Via Coconut Zoning.pdf

7. WORKSHOP

a. Estero Crossing Residential Development Order (DOS2020-E007) (District 5)

10500 Corkscrew Road, ±43-acre site (total project size) located on the south side of Corkscrew Road, 1, 000 feet west of Corkscrew Road and I-75 intersection.

Applicant seeks the Planning Zoning and Design Board's review and comment on development's residential component.

Attachment: Corsa Workshop 2022-01-11.pdf

8. PUBLIC HEARING (Not Quasi-Judicial)

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

a. Capital Improvement Schedule Update Ordinance

Review Ordinance 2022-01 updating the Village Capital Improvement Schedule for the fiscal year 2021-2022 and adopting the most recent School District Capital Improvement Plan.

The Planning and Zoning Board will make a recommendation to the Village Council. The Council will review the ordinance on January 19, 2022

Attachment: 1. PZDB Agenda Sheet.pdf
Attachment: 2. Ordinance 2022-01 Updating Capital Improvements Element Schedule.pdf
Attachment: 3. EXHIBIT A ESTERO CIP.pdf
Attachment: 4. EXHIBIT B.pdf

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

10.ADJOURN

11.BOARD COMMUNICATIONS

a. Next meeting -- February 8, 2022

General Attachments

- Transcript.pdf

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, JANUARY 11, 2022, 4:30 P.M.

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

04:30:37 [SOUNDING GAVEL]
04:30:39 >>Scotty Wood: WELCOME, EVERYBODY, TO THE JANUARY 11th
04:30:42 MEETING OF THE VILLAGE OF ESTERO PLANNING ZONING AND DESIGN
04:30:45 BOARD.
04:30:45 PLEASE RISE FOR THE PLEDGE OF ALLEGIANCE.
04:30:51 [PLEDGE OF ALLEGIANCE]
04:31:06 >>Scotty Wood: THANK YOU.
04:31:07 WILL YOU PLEASE CALL THE ROLL?
04:31:16 >> BOARD MEMBER GARGANO?
04:31:18 >>Anthony Gargano: HERE.
04:31:19 >> BOARD MEMBER JEANNIN IS NOT HERE YET.
04:31:23 BOARD MEMBER JONES SAID HE WOULD BE HERE BUT WOULD BE LATE.
04:31:26 BOARD MEMBER NARATIL.
04:31:27 >>Marlene Naratil: HERE.
04:31:28 >>Michael Sheeley: HERE.
04:31:29 >>James Tatooles: HERE.
04:31:31 >>Jim Wallace: HERE.
04:31:34 >>Howard Levitan: HERE.

04:31:36 >>Scotty Wood: HERE.
04:31:40 >>Mary Gibbs: I BELIEVE OUR ATTORNEY, NANCY STROUD, IS ON
04:31:44 ZOOM.
04:31:45 >>Nancy Stroud: HERE.
04:31:45 >>Scotty Wood: THANK YOU.
04:31:46 COULD I HAVE A MOTION TO APPROVE THE AGENDA?
04:31:49 >> SO MOVED.
04:31:51 >> SECOND.
04:31:51 >>Scotty Wood: ALL IN FAVOR?
04:31:52 ANY OPPOSED?
04:31:55 THE FIRST ORDER OF BUSINESS IS THE CONSENT AGENDA, WHICH
04:32:00 CONSISTS OF THE MINUTES OF OUR DECEMBER 14th MEETING.
04:32:04 COULD I HAVE A MOTION TO APPROVE THE CONSENT AGENDA?
04:32:08 >>Marlene Naratil: I'LL MAKE THAT MOTION.
04:32:11 >> SECOND.
04:32:12 >>Scotty Wood: ALL IN FAVOR?
04:32:13 AYE.
04:32:14 THE FIRST ITEM OF BUSINESS IS A PUBLIC INFORMATION MEETING

04:32:21 FOR THE ABBIATI DENTAL AND MEDICAL OFFICE BUILDING.
04:32:26 FOR THE PEOPLE WHO ARE HERE IN THE AUDIENCE, A PUBLIC
04:32:31 INFORMATION MEETING IS JUST THAT, IT'S INFORMATIONAL.
04:32:36 THE APPLICANT WILL MAKE A PRESENTATION.
04:32:40 MEMBERS OF THE BOARD WILL ASK QUESTIONS.
04:32:42 I WILL OPEN IT FOR PUBLIC INPUT, BUT NO DECISIONS WILL BE
04:32:46 MADE TONIGHT OF ANY TYPE.

04:32:48 THIS IS PURELY INFORMATION.
04:32:51 THE PROCESS THAT WE FOLLOW IS THAT AFTER A PUBLIC
04:32:55 INFORMATION MEETING AT A FUTURE MEETING, DATE UNCERTAIN AT
04:32:59 THIS POINT, WE WOULD HAVE A PUBLIC HEARING.
04:33:04 AND AT THAT PUBLIC HEARING IS WHEN A DECISION USUALLY IS
04:33:07 MADE.
04:33:08 THIS IS A DEVELOPMENT ORDER REQUEST, SO IT CALLS WITHIN THE
04:33:12 PURVIEW OF THE PLANNING, ZONING, AND DESIGN BOARD.
04:33:14 SO ON THAT NOTE, I'LL ASK MARY TO PLEASE INTRODUCE THE ITEM.
04:33:27 >>Mary Gibbs: ALL RIGHT.
04:33:27 GOOD EVENING, BOARD MEMBERS.
04:33:30 THIS IS A PROPOSAL TO DO A DENTAL AND MEDICAL OFFICE
04:33:34 BUILDING, AND IT'S LOCATED ON U.S. 41 RIGHT IN FRONT OF
04:33:38 FOUNTAIN LAKES ON THE SOUTH SIDE OF FOUNTAIN LAKES
04:33:41 BOULEVARD.
04:33:41 THE ZONING WAS APPROVED BY THE COUNTY QUITE A FEW YEARS AGO
04:33:46 FOR MEDICAL AND OFFICE-TYPE USES ON THIS PROPERTY.
04:33:50 IT'S ABOUT AN ACRE AND A HALF IN SIZE.
04:33:52 AND THEY ARE PROPOSING TO DO SOMEWHERE BETWEEN 10 AND 20
04:33:56 THOUSAND SQUARE FEET IN THE BUILDING.
04:33:58 WHEN THE COUNTY APPROVED IT, IT HAD TWO DIFFERENT SITE PLANS
04:34:01 THAT GAVE YOU A VARIETY OF USES AND DIFFERENT SQUARE
04:34:05 FOOTAGES.
04:34:05 NOW, THEY HAVE NOT SUBMITTED AN APPLICATION.
04:34:09 THIS IS A PUBLIC INFORMATION MEETING, AND NO APPLICATION HAS

04:34:11 BEEN SUBMITTED YET.
04:34:12 THE APPLICANT CONTACTED US ABOUT A MONTH AGO AND WERE
04:34:17 TALKING TO US ABOUT THE COUNTY ZONING TO SEE WHAT NEEDED TO
04:34:19 BE DONE TO PROCEED WITH DEVELOPMENT.
04:34:21 THEY HAVE APPROVED ZONING.
04:34:25 THEY NEED TO GET A DEVELOPMENT ORDER, WHICH IS THE SITE PLAN
04:34:28 APPROVAL FOR THE PROPERTY.
04:34:29 SO AT THE TIME WE MET WITH THEM AND WE KIND OF LOOKED AT
04:34:32 SOME PRELIMINARY PLANS, AND WE TOLD THEM THEY SHOULD CONTACT
04:34:36 FOUNTAIN LAKES BECAUSE WE ALWAYS TRY TO REACH OUT TO THE
04:34:39 NEIGHBORS WHEN WE HAVE A DEVELOPMENT.
04:34:42 AND THAT'S PROBABLY WHY YOU SEE A LOT OF PEOPLE HERE TONIGHT
04:34:44 BECAUSE THEY REACHED OUT.
04:34:47 WHEN WE MET WITH THEM AGAIN, LIKE WE SAID, IT WAS VERY

04:34:51 PRELIMINARY, AND WE TOLD THEM WE THOUGHT THERE WOULD BE SOME
04:34:54 ISSUES WITH TRAFFIC, INTERCONNECTIONS TO THE LOCK UP STORAGE
04:34:58 TO THE SOUTH, THE ARCHITECTURE MAY BE OF CONCERN WITH THE
04:35:03 DESIGN, AND THEN THERE WERE SOME ISSUES THAT WERE BROUGHT
04:35:05 UP, I THINK, BY FOUNTAIN LAKES FOR STACKING DISTANCE FROM
04:35:09 THE GUARD GATE.
04:35:10 SO THERE ARE A MYRIAD OF ISSUES THAT I THINK NEED TO BE
04:35:13 WORKED OUT WITH THE ACCESS AND SOME OF THOSE THINGS.
04:35:15 BUT, AGAIN, THIS IS VERY PRELIMINARY.
04:35:18 I WANT TO STRESS THAT WE DON'T HAVE ANY APPLICATION.
04:35:20 SO I THINK FOR THE NEIGHBORS THAT ARE HERE TONIGHT TO KNOW

04:35:22 THAT THIS IS NOT GETTING APPROVED TOMORROW.
04:35:26 THIS IS A PROCESS.
04:35:27 THIS IS LIKE STEP ONE.
04:35:30 WE ALSO RECEIVED SOME E-COMMENTS, WHICH I FORWARDED TO YOU
04:35:35 YESTERDAY AFTERNOON.
04:35:35 AND THERE WERE ABOUT A HUNDRED OF THEM.
04:35:38 AND THEY BASICALLY STATED THE SAME CONCERNS ABOUT THE
04:35:42 TRAFFIC AND ISSUES AT FOUNTAIN LAKES BOULEVARD AND THE
04:35:45 TRAFFIC LIGHT AND SOME OF THE THINGS YOU'LL PROBABLY HEAR
04:35:48 TONIGHT.
04:35:49 SO I WILL TURN IT OVER TO THE APPLICANT.
04:35:51 I DO ALSO UNDERSTAND THAT I THINK THERE WAS A NEIGHBORHOOD
04:35:54 OUTREACH MEETING THAT THE APPLICANT HELD LAST NIGHT AT
04:35:58 FOUNTAIN LAKES.
04:35:58 SO I THINK THE APPLICANT WILL PROBABLY ADDRESS THAT WHEN
04:36:02 THEY COVER THEIR PRESENTATION.
04:36:04 AND BRENT ADDISON IS HERE FROM BANKS ENGINEERING TO GO OVER
04:36:08 THE INFORMATION, UNLESS YOU HAVE ANY QUESTIONS FOR ME.
04:36:14 >>Anthony Gargano: I HAVE A QUESTION BEFORE WE START.
04:36:15 THIS IS PROBABLY MORE TO NANCY.
04:36:19 I READ ALL THOSE COMMENTS.
04:36:21 THERE WERE A LOT OF THEM WHEN YOU SENT THEM YESTERDAY.
04:36:25 AND I NOTED THAT SOME OF THE COMMENTS WERE ADDRESSED TO
04:36:28 VILLAGE COUNCIL AND NOT TO THIS BOARD.
04:36:31 I JUST WANTED TO ENSURE THAT LEGALLY THOSE COMMENTS STILL

04:36:35 HAVE STANDING WITH THIS BOARD.
04:36:37 >>Mary Gibbs: RIGHT.
04:36:38 I'M SURE NANCY CAN ADDRESS THAT, BUT I THINK THERE WAS SOME
04:36:41 CONFUSION IN WHO THEY SENT THEM TO.
04:36:45 THEY WERE ADDRESSED TO VILLAGE COUNCIL BUT THEN THE
04:36:47 HOMEOWNERS ASSOCIATION LADY CONTACTED US AND TALKED TO OUR
04:36:51 DEPUTY CLERK AND SAID WE MEANT TO SEND THEM FOR THIS MEETING
04:36:53 TONIGHT BECAUSE THERE IS NO COUNCIL MEETING SCHEDULED.
04:36:56 I THINK THERE WAS A LITTLE CONFUSION ABOUT THAT.
04:36:58 BUT, NANCY, DID YOU WANT TO ADD ANYTHING?

04:37:02 >>Nancy Stroud: I DON'T DISAGREE.
04:37:03 THE ASSOCIATION ASKED FOR IT TO BE FORWARDED TO THE BOARD, I
04:37:07 THINK THE BOARD SHOULD CONSIDER THEM.
04:37:10 AS WELL AS THE COUNCIL, IT SHOULD GO TO THE COUNCIL AT SOME
04:37:13 POINT AS WELL.
04:37:14 >>Anthony Gargano: THANK YOU.
04:37:18 >>Howard Levitan: SCOTTY, I JUST WANTED TO FOR THE RECORD
04:37:20 JUST NOTE ABOUT FIVE MINUTES AGO OR SIX MINUTES AGO WE GOT
04:37:25 -- WE BEING YOU, SCOTTY, MYSELF, AND NANCY GOT A LETTER FROM
04:37:33 APPARENTLY THE ATTORNEYS OF FOUNTAIN LAKES WHO HAD CERTAIN
04:37:38 THINGS TO SAY ABOUT THIS.
04:37:40 THIS LETTER UNDER OUR RULES IS, UNFORTUNATELY, LATE.
04:37:44 AND I'M NOT GOING TO BRING UP WHAT'S IN THE LETTER.
04:37:47 I THINK THEY CAN SUBMIT IT FOR PURPOSES OF THE PUBLIC
04:37:51 HEARING WHENEVER THAT IS SCHEDULED.

04:37:55 >>Scotty Wood: THANK YOU.
04:37:56 >>Mary Gibbs: COULD I ALSO SAY, I HOPE THEY SUBMIT IT TO THE
04:37:59 STAFF, BECAUSE WE CUT OFF THE TIME AT NOONTIME SO WE CAN GET
04:38:02 THE COMMENTS TO YOU IN A TIMELY MANNER.
04:38:03 I DO KNOW THAT FOUR OR FIVE DIFFERENT ONES CAME IN AFTER
04:38:07 THAT, BUT I'M NOT FAMILIAR WITH ANYTHING FROM THEIR
04:38:10 ATTORNEY.
04:38:12 >>Nancy Stroud: IF I COULD SAY, I JUST CHECKED MY E-MAIL AND
04:38:15 DON'T SEE ANYTHING.
04:38:16 HOWARD, IF YOU WOULDN'T MIND FORWARDING IT TO ME, THAT WOULD
04:38:19 BE FINE.
04:38:21 >>Howard Levitan: IT CAME IN TO SCOTTY, ME AND MARY.
04:38:26 >>Mary Gibbs: WOULD YOU LIKE ME TO TURN IT OVER TO THE
04:38:28 APPLICANT?
04:38:31 >>Michael Sheeley: MR. CHAIRMAN, I WOULD LIKE TO SAY THIS A
04:38:32 PROJECT OF MY FIRM, SO I WILL BE ABSTAINING FROM ANY
04:38:35 DISCUSSION ON THE PROJECT TONIGHT.
04:38:37 BRENT ADDISON WILL BE PRESENTING.
04:38:39 >>Scotty Wood: WE UNDERSTAND.
04:38:40 THANK YOU.
04:38:43 >>Mary Gibbs: I WILL NOW CLEAN THE MICROPHONE FOR THE
04:38:45 APPLICANT.
04:39:32 >>D. Brent Addison: GOOD EVENING.
04:39:34 MY NAME IS BRENT ADDISON WITH BANKS ENGINEERING, CIVIL
04:39:37 ENGINEER WITH BANKS ENGINEERING LOCATED IN FORT MYERS,

04:39:39 FLORIDA.
04:39:40 I'M HERE TONIGHT TO REPRESENT DR. ABBIATI WHO IS THE OWNER
04:39:44 OF THE PROPERTY IN QUESTION THAT WE'RE TALKING ABOUT AND WHO
04:39:48 IS ALSO PROPOSING THIS EMERGENCY DENTAL OFFICE BUILDING.
04:39:53 TO START OFF WITH, I JUST WANT TO STATE THAT THE WORD
04:39:57 "EMERGENCY" MAY CAUSE SOME CONCERN, BUT IT BASICALLY MEANS

04:40:02 IT'S WALK-IN IS WHAT I'VE BEEN TOLD.
04:40:04 IT'S NOT LIKE THERE'S GOING TO BE AN AMBULANCE BRINGING IN
04:40:06 SOMEBODY TO GET THEIR TEETH FIXED.
04:40:08 IT'S GOING TO BE FOR WALK-IN PURPOSES WHERE YOU DON'T HAVE
04:40:13 TO HAVE AN APPOINTMENT.
04:40:14 AGAIN, THE TEAM IS MYSELF, BRENT ADDISON WITH BANKS
04:40:19 ENGINEERING, AND MIKE SHEELEY.
04:40:21 HIS FIRM IS THE ONE DOING THE ARCHITECTURE ON THE JOB.
04:40:25 I'M GOING TO BE PRESENTING FOR HIM TONIGHT.
04:40:27 SO I HAVE SOME NOTES.
04:40:29 SO PARDON MY READING, BUT AS WE GO THROUGH THE ARCHITECTURE,
04:40:33 I'LL BE DOING A LOT OF READING.
04:40:34 I ALSO WANT TO SAY THIS IS PRELIMINARY.
04:40:42 AS MARY SAID, WE'RE JUST AT THE BEGINNING OF STARTING OUR
04:40:45 RESEARCH ON THE PROJECT, OUR FACT FINDING, MEETING WITH AND
04:40:51 TALKING TO FOUNTAIN LAKES, WE'VE BEEN COORDINATING WITH THEM
04:40:53 FOR A FEW WEEKS NOW.
04:40:55 WE HAD THE MEETING WE HAD WITH FOUNTAIN LAKES WAS ACTUALLY
04:40:58 LAST THURSDAY.

04:41:00 I BELIEVE IT WAS 4:00 IN THE AFTERNOON.
04:41:02 WE HAD AN ONLINE CALL OR A CONFERENCE CALL AND I SPOKE WITH
04:41:08 THEM AND THEIR ATTORNEY.
04:41:10 WE HAVE ALSO RECEIVED A LETTER FROM THEIR ATTORNEY
04:41:15 CONCERNING OUR RIGHTS TO ACCESS THIS -- THE ENTRANCE FOR
04:41:19 FOUNTAIN LAKES, AND WE HAVE INFORMATION FROM OUR ATTORNEY
04:41:22 THAT SAYS THAT WE DO HAVE THE RIGHTS.
04:41:24 THIS WAS PART OF THE ORIGINAL FOUNTAIN LAKES DEVELOPMENT
04:41:27 WHEN IT WAS ORIGINALLY DEVELOPED, BUT WE HAVE THAT
04:41:31 INFORMATION AND IT WAS ONE OF THE THINGS THAT WAS CONFIRMED
04:41:34 PRIOR TO PURCHASING THE PROPERTY.
04:41:35 WE DON'T HAVE ANY -- THE LANDSCAPING THAT YOU'RE GOING TO
04:41:39 SEE TONIGHT ON THE PLANS, ON THE SITE PLAN IS REALLY
04:41:43 CONCEPTUAL.
04:41:44 WE HAVEN'T GOT INTO THE DETAILED DESIGN ON THE LANDSCAPING.
04:41:48 WE DON'T HAVE AN ENGINEERED SITE PLAN YET.
04:41:50 THE SITE PLAN THAT YOU SEE IS BASED ON A CONCEPT PLAN A THAT
04:41:54 WAS APPROVED IN THE ORIGINAL ZONING IN 2009.
04:42:00 SO WE HAVE NOT GOTTEN INTO THE DETAILS OF ACCESS ON THIS
04:42:06 PROPERTY, BESIDES THE GENERAL POINT OF ACCESSING FOUNTAIN
04:42:09 LAKES' ENTRANCE.
04:42:10 THERE'S DEFINITELY SOME WORK TO BE DONE, ESPECIALLY FROM OUR
04:42:15 CONVERSATIONS WITH FOUNTAIN LAKES, WITH THEIR GATE ACCESS,
04:42:21 THEIR RESIDENCE ACCESS AND GUEST ACCESS.
04:42:25 SO WE KNOW THERE'S SOME WORK TO DO THERE.

04:42:27 WE HAVE NOT DONE A TRAFFIC STUDY YET.
04:42:29 WE ARE IN THE PROCESS OF THAT.

04:42:31 THAT TRAFFIC STUDY WILL INCLUDE GOING OUT AND COUNTING
04:42:36 TRAFFIC THAT'S CURRENTLY ENTERING FOUNTAIN LAKES RIGHT NOW
04:42:40 AND MAKING SURE THAT WHAT WE'RE PROPOSING FOR THE DENTAL
04:42:45 FACILITY AND THE OFFICE IS GOING TO BE -- THAT THAT'S GOING
04:42:49 TO WORK.
04:42:49 WE'RE GOING TO MAKE SURE WHATEVER WE DESIGN IS GOING TO
04:42:52 FUNCTION PROPERLY WITH THE EXISTING TRAFFIC AND WITH THE
04:42:55 PROPOSED TRAFFIC.
04:42:56 AGAIN, LIKE I SAY, HERE TONIGHT, THIS IS GOING TO BE MORE OF
04:43:00 A DISCUSSION.
04:43:01 YOU'RE GOING TO SEE A LOT MORE DETAIL ON THE ARCHITECTURE,
04:43:04 WHICH IS REALLY WHAT WE WANTED TO KIND OF GET SOME FEEDBACK
04:43:08 AND TALK TO YOU GUYS ABOUT TO MAKE SURE THAT WE'RE ON THE
04:43:10 RIGHT PATH AS WE MOVE FORWARD WITH DESIGN.
04:43:15 I MENTIONED THE MEETING WHEN WE MET WITH FOUNTAIN LAKES, OF
04:43:19 COURSE, TRAFFIC AND ACCESS WAS A MAIN CONCERN.
04:43:24 THE KEY CARD, THE ACCESS FOR THE GUESTS THAT COME THERE.
04:43:30 THERE WAS DISCUSSION ABOUT ACCESS TO THE STORAGE FACILITY
04:43:32 NEXT DOOR.
04:43:34 WE TALKED ABOUT POTENTIALLY COST SHARING FOR THE DEVELOPMENT
04:43:41 -- FOR THE MAINTENANCE OF THE ENTRANCE.
04:43:45 TALKED ABOUT THINGS THAT GO ON AT THE TIME OF CONSTRUCTION,
04:43:48 THE ADDITIONAL TRAFFIC THAT WE'RE GOING TO BE PROPOSING.

04:43:52 LIGHTING WAS ONE OF THE THINGS THAT WAS DISCUSSED AND THEN,
04:43:56 OF COURSE, THE ONE THING THAT I WAS NOT AWARE OF THAT THEY
04:43:58 MADE US AWARE OF IS THE CONSTRUCTION THAT'S GOING TO HAPPEN
04:44:01 ON WILLIAMS ROAD AND THE TIMING OF THAT WITH THE
04:44:04 CONSTRUCTION OF OUR PROJECT, BECAUSE THEY HAVE ANOTHER
04:44:07 ACCESS.
04:44:08 SO THERE'S POTENTIAL THAT BOTH OF THEIR ACCESSES CAN BE
04:44:13 INVOLVED IN CONSTRUCTION AT THE SAME TIME.
04:44:14 SO, AGAIN, WE'RE REALLY EARLY IN THIS.
04:44:21 WE'RE WORKING THROUGH THIS, BUT JUST KEEP THAT IN MIND AS I
04:44:25 GO THROUGH THE PRESENTATION.
04:44:26 THIS IS THE SITE LOCATION AERIAL FROM PROPERTY APPRAISERS.
04:44:33 THIS IS FOUNTAIN LAKES BOULEVARD, HIGHWAY 41.
04:44:36 NORTH IS UP IN THIS PLAN.
04:44:40 THIS IS THE AREA THAT'S HIGHLIGHTED.
04:44:41 THIS WAS ORIGINALLY, MY UNDERSTANDING IS THIS WAS ORIGINALLY
04:44:45 THE PARCEL WHERE THE SALES TRAILER WAS FOR FOUNTAIN LAKES
04:44:48 WHEN IT WAS ORIGINALLY BUILT.
04:44:50 SO THAT'S WHY YOU SEE -- THERE WAS A SMALL PARKING LOT IN
04:44:53 THE FRONT AND THAT'S MY UNDERSTANDING OF WHAT THE HISTORY OF
04:44:56 THE SITE WAS.
04:44:59 PREVIOUSLY, THE LOCK UP STORAGE CAME IN AND THEY DID NOT
04:45:05 HAVE ACCESS THROUGH THIS PROPERTY.
04:45:09 SO WHEN THEY CAME IN, THEY WORKED WITH F.D.O.T. AND CREATED

04:45:14 THIS ACCESS HERE AND CREATED A STUBOUT TO OUR PROPERTY IN

04:45:19 ANTICIPATION OF FUTURE ACCESS.
04:45:23 WE MET WITH D.O.T. AND DISCUSSED OUR PLANS WITH THEM.
04:45:28 THEY DIDN'T HAVE ANY IMMEDIATE CONCERNS.
04:45:31 THEY DID ASK THAT WE MAKE THIS CONNECTION TO THE LOCK UP
04:45:35 STORAGE BECAUSE THEIR INTENT WAS THAT THIS DRIVEWAY, WHEN IT
04:45:40 WAS ORIGINALLY -- WELL, WHEN IT WAS CONSTRUCTED OR WHEN IT
04:45:43 WAS ALLOWED TO BE CONSTRUCTED WAS BECAUSE THE LOCK UP DID
04:45:47 NOT HAVE ACCESS ANYWHERE ELSE BUT TO 41.
04:45:51 D.O.T.'S HOPES AND PLANS ARE THAT WE PROVIDE ACCESS THROUGH
04:45:55 OUR PROPERTY TO FOUNTAIN LAKES BOULEVARD.
04:45:59 THAT WAY THEY CAN ACTUALLY CLOSE THE ACCESS ON 41, AND THIS
04:46:06 IS COMING STRAIGHT FROM THEM.
04:46:07 SO I'M JUST TELLING YOU THAT WAS THE INFORMATION THAT WE HAD
04:46:11 FROM D.O.T.
04:46:12 WE DON'T BELIEVE THAT THE LOCK UP HAS THE RIGHT TO ACCESS
04:46:17 THROUGH OUR PROPERTY TO FOUNTAIN LAKES BOULEVARD.
04:46:21 AND WE'RE NOT PROPOSING A CONNECTION THROUGH OUR PROPERTY TO
04:46:24 FOUNTAIN LAKES BOULEVARD.
04:46:25 THE EASEMENT, AGAIN, ACCORDING TO OUR ATTORNEY AND WHAT
04:46:31 THEY'VE LOOKED AT, WE DO HAVE THE RIGHT TO ACCESS IT.
04:46:33 WE ABUT IT, BUT NOBODY ELSE DOES.
04:46:36 WE'RE NOT PROPOSING TO MAKE THAT CONNECTION TO THE STORAGE
04:46:39 PLACE.
04:46:40 ON THE SITE, THIS IS THEIR EXISTING ENTRANCE.
04:46:48 HERE'S WHERE THE GATE IS.

04:46:50 HERE'S WHERE WE ARE PROPOSING ACCESS CURRENTLY WITH THE PLAN
04:46:54 THAT I TOLD YOU ABOUT.
04:46:56 THIS IS WHERE THE KEY CARD ACCESS IS HERE OR THE PUSH-BUTTON
04:47:01 ACCESS, EXCUSE ME.
04:47:02 GO TO THE NEXT SLIDE.
04:47:05 HERE ARE SOME PICTURES OF THE EXISTING CONDITIONS ON THE
04:47:10 SITE, AND HERE'S THE SITE PLAN.
04:47:19 MARY, THE ZOOM IS CUTTING ME OFF A LITTLE BIT.
04:47:21 IS THERE ANY WAY TO FIX THAT?
04:47:23 AGAIN, THIS PLAN WAS NOT -- I DID NOT DRAFT THIS PLAN.
04:47:45 THIS IS A CONCEPTUAL SITE PLAN THAT WAS DRAFTED AS PART OF
04:47:47 THE ARCHITECTURE, BUT THIS IS THE IDEA OF WHAT WE'RE
04:47:50 PROPOSING.
04:47:51 THE ACCESS IS LINED UP WITH -- JUST BEFORE THE GATE.
04:47:55 THE GATE IS NOT DRAWN IN THIS PICTURE, BUT THE GATE IS
04:47:58 LOCATED RIGHT HERE, AND WE DO GO, AS YOU CAN SEE, THE
04:48:02 PROPERTY EXTENDS PAST WHERE THE GATE IS.
04:48:07 ANYWAYS, RIGHT NOW, LIKE I SAID, CONSISTENT WITH THE ZONING.
04:48:10 WE'RE PROPOSING THE BUILDING IN THE FRONT, WHICH IS
04:48:15 CONSISTENT WITH ESTERO'S LAND DEVELOPMENT CODE TO SHIELD THE

04:48:19 PARKING FROM 41.
04:48:22 THE PARKING IS LOCATED IN THE BACK, AND THEN WE HAVE
04:48:25 DETENTION AREA IN THE BACK HERE.
04:48:30 HAVE A DUMPSTER ENCLOSURE SHOWN AT THE END OF THE PROJECT
04:48:34 HERE TO PROVIDE TRASH SERVICE.

04:48:39 THE PARCELS IS -- [INAUDIBLE] -- ACRES.
04:48:42 WE'RE PROPOSING SOMETHING BETWEEN 10,000 AND 20,000 SQUARE
04:48:45 FOOT, WHICH WAS ALLOWED BY THE ZONING.
04:48:48 WE DON'T KNOW EXACTLY WHAT THAT MAKEUP IS GOING TO BE.
04:48:51 IT'S GOING TO BE 10,000 OF DENTAL OFFICE.
04:48:53 THERE MAY BE AN ADDITIONAL 5,000 OF OTHER OFFICE IN THERE.
04:48:59 MOST LIKELY THE PARKING IS GOING -- THE PARKING REQUIREMENTS
04:49:02 ARE GOING TO DICTATE HOW MUCH SQUARE FOOTAGE WE'RE GOING TO
04:49:07 BE ABLE TO HAVE IN THAT BUILDING IN AN EFFORT TO MEET THE
04:49:11 PARKING REQUIREMENTS FROM THE LAND DEVELOPMENT CODE.
04:49:13 I MENTIONED WE HAVE THE DETENTION AREA IN THE BACK.
04:49:18 AGAIN, EARLY IN THE PROCESS, BUT MY RESEARCH IS TELLING ME
04:49:21 THAT WE ARE ORIGINALLY PART OF THE ENVIRONMENTAL RESOURCE
04:49:25 PERMIT THAT WAS ORIGINALLY DONE FOR FOUNTAIN LAKES, AND
04:49:30 WE'LL DIG MORE INTO THAT AND ACTUALLY MENTIONED TO THE
04:49:33 FOUNTAIN LAKES FOLKS THAT I DEFINITELY WOULD LIKE TO COME IN
04:49:35 AND KIND OF GO THROUGH THEIR SITE AND INSPECT TO MAKE SURE
04:49:38 THAT WHATEVER WE'RE PROPOSING FOR OUR CONNECTION IS NOT
04:49:41 GOING TO NEGATIVELY IMPACT THEM.
04:49:45 UTILITY CONNECTIONS, THIS IS A TYPO.
04:49:48 THE UTILITY CONNECTIONS ARE ACTUALLY TO BONITA SPRINGS
04:49:52 UTILITIES.
04:49:52 THERE IS A GRAVITY SEWER CONNECTION AT THE NORTH -- EXCUSE
04:49:57 ME, SOUTHWEST CORNER OF THE PROPERTY THAT WE'LL BE
04:50:01 CONNECTING TO.

04:50:02 AND THERE IS A WATER MAIN ALONG U.S. 41 AND FOUNTAIN LAKES
04:50:06 ROAD.
04:50:07 WE HAVEN'T DETERMINED WHERE OUR EXACT POINT OF CONNECTION IS
04:50:10 YET.
04:50:11 THESE ARE THE SETBACKS THAT WERE USED PER THE ZONING TO LAY
04:50:16 OUT THE SITE PLAN.
04:50:19 WE HAVE A TYPE D BUFFER ON U.S. 41, AND WITH THE REST OF OUR
04:50:25 PERIMETER AROUND FOUNTAIN LAKES, WE'RE PROPOSING A TYPE C
04:50:28 BUFFER WITH A WALL.
04:50:32 >> WOULD YOU EXPLAIN THAT SO EVERYBODY UNDERSTANDS WHAT A
04:50:34 TYPE D AND TYPE C IS.
04:50:36 >>D. Brent Addison: THE TYPES OF BUFFERS ARE DEFINED IN THE
04:50:39 LAND DEVELOPMENT CODE, AND IT IS BASED ON THE USE THAT
04:50:42 YOU'RE PROPOSING AND THE ADJACENT USE NEXT TO YOU.
04:50:47 IN THIS CASE, COMMERCIAL VERSUS RESIDENTIAL.
04:50:49 TYPE C, THESE ARE BASED ON -- THERE WIDTHS.

04:50:54 I DON'T KNOW WHAT THEY ARE AT THE MOMENT, BUT IS IT A
04:50:57 15-FOOT BUFFER OR 20-FOOT BUFFER?
04:51:01 IF THERE'S HUNDRED TREES, ONE TREE PER HUNDRED FOOT OR 20
04:51:07 TREES PER HUNDRED FOOT.
04:51:08 THERE'S BASICALLY -- THERE'S CODE THAT REQUIRES THE CERTAIN
04:51:13 AMOUNT OF BUFFERING THAT'S REQUIRED.
04:51:15 THAT'S ALL DETAILED IN THE LAND DEVELOPMENT CODE.
04:51:19 >>Mary Gibbs: BRENT, COULD I HELP YOU OUT WITH THAT?
04:51:22 THE TYPE C BUFFER IS 15 FEET WIDE AND THE TYPE D BUFFER IS

04:51:26 20 FEET WIDE.
04:51:28 TYPE D BUFFER HAS A DOUBLE ROW HEDGE, LIKE A DOUBLE WIDTH
04:51:35 HEDGE AND FOUR TREES EVERY HUNDRED FEET.
04:51:38 THE DIFFERENCE IS LIKE FIVE-FOOT DIFFERENCE.
04:51:40 AND THEN THE TYPE -- YOU SAID YOU'RE GOING TO HAVE A WALL ON
04:51:43 ONE OF THEM, RIGHT?
04:51:46 >>D. Brent Addison: RIGHT NOW, THERE IS A WALL.
04:51:47 YOU CAN KIND OF SEE IT HERE AND IT SHOWS UP IN THE
04:51:50 RENDERINGS, ALONG THIS EDGE, ALONG THE REAR AND NORTHERN
04:51:55 PART OF THE PARKING LOT TO BUFFER FROM FOUNTAIN LAKES.
04:52:00 PEDESTRIAN CONNECTION, WE'LL BE PROVIDING A SIDEWALK OUT TO
04:52:05 U.S. 41.
04:52:08 ONE OF THE OTHER THINGS THAT WAS MENTIONED THAT I DON'T
04:52:10 THINK I MENTIONED ABOUT THE CONCERNS FROM THE RESIDENTS OF
04:52:13 FOUNTAIN LAKES WAS THEY HAVE SOME BEAUTIFUL ROYAL PALMS IN
04:52:16 THEIR ENTRANCE.
04:52:18 AGAIN, THIS IS CONCEPTUAL.
04:52:19 WE DEFINITELY WANT TO TRY TO MAINTAIN AND SAVE AS MANY OF
04:52:23 THOSE LARGE ROYAL PALMS AS WE CAN.
04:52:26 SO WE'RE NOT GOING TO GO IN AND JUST BLITZ EVERYTHING THAT'S
04:52:29 THERE.
04:52:29 WE'RE GOING TO TRY TO ACCOMMODATE THE BEAUTIFUL LANDSCAPING
04:52:32 THAT THEY DO HAVE CURRENTLY.
04:52:36 >>Marlene Naratil: EXCUSE ME.
04:52:37 I HAVE A QUESTION ABOUT THE -- [INAUDIBLE] EXTENSION AND

04:52:42 PUBLIC SEATING AMENITY.
04:52:44 WOULD THAT BE LIKE A PARK-LIKE SITUATION WHERE PEOPLE COULD
04:52:48 RELAX THERE WHEN THEY ARE USING THE FACILITIES IN THE
04:52:52 DENTIST OFFICE?
04:52:53 >>D. Brent Addison: YEAH.
04:52:54 I'VE ACTUALLY GOT SOME -- THERE'S MORE INFORMATION ON THAT
04:52:57 COMING UP.
04:52:59 I BELIEVE WE'RE REQUIRED TO HAVE A PUBLIC SEATING FUNCTION.
04:53:03 SO, YEAH, IT'S A COVERED AREA THAT YOU'LL SEE IN A MINUTE
04:53:07 WITH BERMS WHERE PEOPLE CAN COME OUTSIDE AND THE PUBLIC OR
04:53:10 THE PEOPLE THAT ARE AT THE FACILITY CAN GO OUTSIDE AND SIT
04:53:14 OUTSIDE AND NOT BE WHATEVER THEY WANT TO DO.

04:53:18 GO SIT OUTSIDE AND RELAX.
04:53:29 >> WOULD YOU LIKE US TO POSE OUR QUESTIONS ON THE SITE PLAN
04:53:33 NOW OR KEEP IT ALL TILL LATER?
04:53:36 >>D. Brent Addison: NO.
04:53:37 THAT'S PROBABLY A GOOD IDEA.
04:53:38 LET'S GO AHEAD, BECAUSE THAT IS THE STUFF I CAN TALK ABOUT.
04:53:45 >>Jim Wallace: I'M TRYING TO UNDERSTAND WHY WHEN THERE IS
04:53:49 ADJACENT TO THE SOUTH COMMERCIAL PROPERTY AND THERE IS -- I
04:53:53 REMEMBER THE LOCK UP PRESENTATION WHEN IT WAS DONE.
04:53:58 THERE'S ALREADY AN ACCESS THERE MEANT TO ACCOMMODATE THREE
04:54:02 PROPERTIES.
04:54:02 THIS ONE, THE LOCK UP AND ANOTHER ONE.
04:54:06 IT'S ALREADY F.D.O.T.

04:54:07 EVERYBODY IS HAPPY WITH IT.
04:54:10 I'M TRYING TO UNDERSTAND WHY YOU WOULD EVER WANT TO HAVE AN
04:54:14 ENTRANCE OFF FOUNTAIN LAKES BOULEVARD.
04:54:17 FROM WHAT I UNDERSTAND, A LOT OF PEOPLE LIVE IN FOUNTAIN
04:54:19 LAKES.
04:54:20 AND FROM WHAT I UNDERSTAND THERE CAN BE, SINCE THE GATE IS
04:54:23 RIGHT AT THAT SECOND MEDIAN, THERE CAN BE A FAIR AMOUNT OF
04:54:28 STACKING.
04:54:29 I KNOW -- RAPALLO, FOR EXAMPLE -- HAVE TO HAVE A HUNDRED
04:54:35 FEET.
04:54:35 HERE, MORE PEOPLE.
04:54:36 I'M SURE STACKING HAS TO BE GREATER THAN THAT.
04:54:39 AND IN SEASON, WHEN THAT STACKING OCCURS, THE CUSTOMER
04:54:44 THAT'S GOING TO THE DENTAL SERVICE WILL HAVE TO LINE UP
04:54:47 BEHIND THEM PROBABLY GET FRUSTRATED.
04:54:49 IT'S NOT EXACTLY AN EXCELLENT EXAMPLE OF CUSTOMER SERVICE,
04:54:56 PARTICULARLY WHEN YOU HAVE AN AVAILABLE ENTRANCE IMMEDIATELY
04:54:58 TO THE SOUTH THAT DOESN'T CONNECT TO THE SIDE OF THE
04:55:05 WALK-UP.
04:55:05 THE ENTRANCE, THE STUBOUT IS BEFORE THE LOCK UP BUILDING.
04:55:09 I JUST DON'T UNDERSTAND -- I UNDERSTAND YOU WANT VISIBILITY
04:55:14 OF THE BUILDING AND THOSE THINGS ARE IMPORTANT.
04:55:18 I DON'T UNDERSTAND WHY THE BUILDING ISN'T MOVED TO THE WEST.
04:55:20 THE PARKING LOT PUT CLOSER TO THE STUBOUT INTO THAT PARKING
04:55:25 LOT ON THE EAST SIDE OF THE PROPERTY.

04:55:29 YOU MIGHT WANT TO INCREASE THE SIZE OF YOUR MONUMENT SIGNS
04:55:34 SO THAT PEOPLE KNOW THAT YOU'RE THERE.
04:55:35 BUT YOU WOULD ALSO HAVE U.S. 41 ADDRESS RATHER THAN A
04:55:39 FOUNTAIN LAKES BOULEVARD ADDRESS.
04:55:41 I THINK THERE'S A WHOLE LOT OF ADVANTAGES TO THE APPLICANT
04:55:45 IS HAVING THE ENTRANCE FROM THE SOUTH AT THE STUBOUT.
04:55:50 THE BUILDING IS A BEAUTIFUL BUILDING.
04:55:52 IT WILL HAVE THE VISIBILITY.

04:55:56 PARTICULARLY, THERE IS NOTHING, THE WAY I SEE IT, THERE'S
04:55:59 NOTHING WHEN I'M COMING DOWN 41 HERE AND SEEING THE
04:56:03 BUILDING, THERE'S NOTHING THAT WOULD OBSTRUCT THAT BUILDING.
04:56:05 THE BEAUTY OF THE BUILDING.
04:56:08 THE MONUMENT SIGN IS DONE APPROPRIATELY, I THINK IT'S
04:56:12 ACTUALLY BETTER FOR THE CUSTOMERS TO BE DRIVING INTO A
04:56:20 COMMERCIAL AREA DIRECTLY INTO A PARKING LOT RATHER THAN INTO
04:56:25 A RESIDENTIAL AREA, WHICH SEEMS SOMEWHAT CONFUSING AND
04:56:28 STACKING OF CARS AND GUESTS AND RESIDENTS, ET CETERA.
04:56:31 I JUST DON'T -- IT SEEMS TO ME THIS IS A LOSE-LOSE.
04:56:36 AND COMING IN FROM THE SOUTH WOULD BE A WIN-WIN.
04:56:39 I JUST DON'T KNOW WHY YOU WOULD WANT TO DO THIS.
04:56:45 >>D. Brent Addison: I WILL ANSWER THAT IN TWO PARTS.
04:56:49 THE FACT IS ACCORDING TO THE ATTORNEY, WE DON'T HAVE THE
04:56:51 RIGHT TO ACCESS IS WHAT I'VE BEEN TOLD, THAT WE DON'T HAVE
04:56:55 THE RIGHT TO ACCESS THE LOCK UP'S ENTRANCE.
04:57:00 >>Jim Wallace: WHY IS THE STUBOUT THERE THEN?

04:57:02 OBVIOUSLY, IT WAS INTENDED THAT YOU DO HAVE ACCESS.
04:57:04 >>D. Brent Addison: THE STUBOUT IS THERE.
04:57:06 AGAIN, ACCORDING TO OUR MEETING WITH F.D.O.T., THE STUBOUT
04:57:09 IS THERE.
04:57:11 THEY GAVE THE LOCK UP THE ABILITY TO HAVE AN ACCESS BECAUSE
04:57:15 THEY DIDN'T HAVE ANY OTHER WAY TO ACCESS, TO ACCESS 41 WITH
04:57:19 THE INTENT THAT THIS PARCEL WAS DEVELOPED THAT THEY WOULD
04:57:24 REQUIRE ACCESS THROUGH OUR PROPERTY TO FOUNTAIN LAKES
04:57:27 BOULEVARD, AND THEY ARE GOING TO CLOSE THE ACCESS TO THE
04:57:30 LOCK UP.
04:57:31 THAT IS WHAT THEY TOLD US IN THE MEETING.
04:57:33 THAT'S WHAT F.D.O.T. TOLD US, BECAUSE THEY DON'T LIKE TO
04:57:40 PROPOSE -- THEY DON'T LIKE ENTRANCES THAT CLOSE TOGETHER.
04:57:42 SO IT WAS GIVEN -- WELL, TEMPORARILY, DEPENDING ON WHATEVER
04:57:47 HAPPENED WITH THIS PARCEL.
04:57:49 BUT THEIR INTENT IS NOT FOR US TO ACCESS THAT PARCEL.
04:57:53 F.D.O.T.
04:57:54 >>Jim Wallace: IT'S ONLY WHEN SOMEBODY IS EXITING OUT OF
04:57:57 FOUNTAIN LAKES BOULEVARD AND HITS THE SIDE OF A CAR TURNING
04:58:01 INTO -- INTO THE DENTAL AREA THAT F.D.O.T. IS GOING TO PAY
04:58:05 ATTENTION AND ALLOW SOMEBODY -- I THINK IT'S A LIFE SAFETY
04:58:09 ISSUE.
04:58:09 I THINK THIS IS DANGEROUS.
04:58:10 >>D. Brent Addison: THAT WAS THE SECOND PART OF MY RESPONSE
04:58:14 IS WE UNDERSTAND IT CANNOT BE DESIGNED -- IT CANNOT -- WE

04:58:21 CANNOT BUILD THIS THE WAY WE HAVE IT SHOWN WITH THE ACCESS
04:58:24 TODAY.
04:58:24 AGAIN, WE'VE TALKED WITH FOUNTAIN LAKES AND WE UNDERSTAND.
04:58:30 WE DO UNDERSTAND THERE WILL HAVE TO BE SOME --

04:58:32 >>Jim Wallace: I'M NOT REPRESENTING FOUNTAIN LAKES.
04:58:34 >>D. Brent Addison: RIGHT.
04:58:35 BUT WE'RE GOING TO HAVE TO GET CREATIVE.
04:58:37 THERE'S GOING TO HAVE TO BE SOME SORT OF MODIFICATION TO THE
04:58:42 FOUNTAIN LAKES' ENTRANCE TO ACCOMMODATE OUR TRAFFIC AND
04:58:44 THEIR TRAFFIC.
04:58:47 >>Jim Wallace: I DON'T UNDERSTAND WHY THE SOUTH STUBOUT
04:58:50 WOULDN'T BE PURSUED.
04:58:53 >>D. Brent Addison: WELL, WE CAN LOOK INTO THAT.
04:58:55 >>Jim Wallace: IF THERE IS AN EASEMENT, COST OF EASEMENT,
04:58:58 ET CETERA.
04:58:58 FOR THE AMOUNT OF MONEY THAT'S BEING INVESTED HERE AND THE
04:59:01 LIFE-SAFETY ISSUE, CERTAINLY IN NEGOTIATIONS SHOULD BE
04:59:04 ONGOING AS WE ARE NOW WITH THE LOCK UP ON THAT STUBOUT.
04:59:10 I DON'T SEE WHEN THERE IS SUCH A SAFE ALTERNATIVE AND THE
04:59:13 TRAFFIC ON THAT ROAD COMING IN IS VERY A LIGHT TRAFFIC ROAD.
04:59:19 THE ENTRANCE TO THE LOCK UP.
04:59:21 NOT A LOT OF PEOPLE ON THAT.
04:59:22 NOT A LOT OF CARS.
04:59:23 WITH SUCH A LIGHT TRAFFIC ROAD AND SUCH AN ALTERNATIVE, TO
04:59:27 ME, CONGESTION AND SAFETY ISSUE ON THE OTHER SIDE.

04:59:30 I JUST DON'T KNOW WHY THAT'S NOT THE FIRST PRIORITY.
04:59:33 >>D. Brent Addison: WELL, AGAIN, WE WILL LOOK INTO THAT AND
04:59:38 SEE WHAT WE CAN DO ON THAT SIDE OF THINGS.
04:59:40 AGAIN, THIS IS -- THIS PARCEL WAS ORIGINALLY DESIGNED TO
04:59:43 ACCESS THIS ROAD.
04:59:45 THAT'S THE WAY IT WAS SET UP WHEN FOUNTAIN LAKES WAS BUILT
04:59:48 HOWEVER MANY YEARS AGO THAT WAS.
04:59:49 THAT'S WHAT THEY HAD THERE.
04:59:52 AGAIN, I DON'T BELIEVE THAT F.D.O.T. WILL ALLOW US TO ACCESS
04:59:57 THE OTHER WAY AND NOT THROUGH THIS, BUT WE ARE WORKING
05:00:00 THROUGH THAT, AND WE'LL LOOK AT OUR OPTIONS AND SEE WHAT WE
05:00:04 CAN DO.
05:00:05 >>Mary Gibbs: MAY I ADD SOMETHING?
05:00:08 I JUST WANT TO SAY WHEN WE MET WITH THE APPLICANT A MONTH
05:00:11 AGO, WE SAID THAT THIS INTERCONNECTION WOULD BE AN ISSUE,
05:00:14 AND WE WILL INTEND ALSO, WE'LL HAVE TO COORDINATE WITH
05:00:16 F.D.O.T. ON THIS ISSUE.
05:00:18 IT WON'T BE JUST THE APPLICANT.
05:00:20 WE'LL BE COORDINATING.
05:00:21 I ALSO WANTED TO MENTION THAT BOARD MEMBER JONES HAS ARRIVED
05:00:25 AT 5 P.M.
05:00:26 >>Barry Jones: SORRY ABOUT THE DELAY.
05:00:28 IS THIS AREA WHERE F.D.O.T. WILL BE SEEKING FOR INPUT FROM
05:00:36 US FOR MODIFICATION ON THE PERMIT?
05:00:39 >>Mary Gibbs: WE DON'T KNOW.

05:00:41 WE HAVE NOT CONTACTED THEM.
05:00:42 OUR PUBLIC WORKS PEOPLE WILL BE TALKING TO THEM.
05:00:45 >>Barry Jones: DOES LOCK UP HAVE ANY LEGAL ACCESS TO
05:00:49 FOUNTAIN LAKES BOULEVARD?
05:00:51 >>D. Brent Addison: NO.
05:00:51 >>Barry Jones: HOW CAN LOCK UP ROUTE THEIR TRAFFIC THROUGH
05:00:55 FOUNTAIN LAKES BOULEVARD?
05:00:56 >>D. Brent Addison: THAT'S WHAT I SAID AT THE BEGINNING OF
05:00:58 MY SPIEL HERE.
05:00:59 YEAH, THAT'S OUR UNDERSTANDING.
05:01:01 WE CAN'T ALLOW THEM TO ACCESS THROUGH.
05:01:04 >>Barry Jones: IN FAIR DISCLOSURE, I WORKED ON THAT PARCEL
05:01:07 FOR JOE PAVICH WHEN I WORKED FOR BANKS ENGINEERING A LONG
05:01:11 TIME AGO AND I LIVE IN FOUNTAIN LAKES.
05:01:13 THIS WAS AN ORIGINAL PART OF THE FOUNTAIN LAKES PLAT AND AS
05:01:17 SUCH IT DID HAVE LEGAL ACCESS TO FOUNTAIN LAKES BOULEVARD.
05:01:21 AND F.D.O.T. WILL NOT GIVE THEM AN ACCESS TO U.S. 41.
05:01:26 >>D. Brent Addison: CORRECT.
05:01:27 AGAIN, WE KNOW THERE IS CONCERN HERE, AND THINGS WE NEED TO
05:01:32 DO SOMETHING, AND WE'RE WORKING ON THAT TO TRY TO FIGURE OUT
05:01:36 SOME SORT OF DESIGN.
05:01:37 WE'LL LOOK AT THE ALTERNATIVES.
05:01:39 AGAIN, I DON'T KNOW THAT THAT'S A VIABLE OPTION TO GO TO THE
05:01:42 OTHER ENTRANCE, BUT WE KNOW THAT SOMETHING HAS GOT TO BE
05:01:44 DONE TO MAKE IT FUNCTION PROPERLY.

05:01:49 >>Barry Jones: DON'T HAVE AN F.D.O.T. PERMIT ASSOCIATED WITH
05:01:52 THIS?
05:01:52 >>D. Brent Addison: NO.
05:01:53 IT'S ONLY BEEN THROUGH THE ZONING PROCESS.
05:01:56 >>Barry Jones: THEY CAN'T FORCE AN INTERCONNECT TO LOCK UP.
05:02:00 >>D. Brent Addison: THEY ARE GOING TO TRY.
05:02:01 OUR DISCUSSION WITH THEM WAS WE COULDN'T.
05:02:03 WE DON'T HAVE THE LEGAL RIGHT TO DO IT.
05:02:05 >>Barry Jones: COULD THEY TRY IF THEY HAVE A PERMITTING WAND
05:02:09 OVER YOU?
05:02:12 >>D. Brent Addison: WE'RE NOT ACCESSING 41.
05:02:14 SO WE DON'T HAVE TO HAVE AN ACCESS PERMIT.
05:02:18 WE ARE COORDINATING WITH THEM AND CONFIRMING THAT THE
05:02:21 TRAFFIC THAT WE'RE ADDING TO THAT ENTRANCE THAT THE TURN
05:02:25 LANE GEOMETRIES AND STUFF WILL WORK WITHIN 41.
05:02:28 AND THEN WE WILL HAVE TO ADDRESS DRAINAGE WITH THEM BECAUSE
05:02:32 WE ABUT THE RIGHT-OF-WAY, WHETHER IT'S AN EXCEPTION OR A
05:02:35 CONNECTION.
05:02:36 SO WE WILL HAVE COORDINATION WITH THEM.
05:02:39 BUT, YEAH, WE DON'T HAVE AN ACCESS PERMIT THAT WE HAVE TO
05:02:44 WORK WITH.
05:02:46 >>Barry Jones: HAVE TO EXTEND THE TURN LANES OR SOMETHING.

05:02:49 >>D. Brent Addison: CORRECT.
05:02:50 PRELIMINARY CONVERSATIONS SAY WE'RE GOOD BECAUSE, AGAIN, I'M
05:02:53 NOT THE TRAFFIC ENGINEER, BUT THIS IS A VERY LOW TRAFFIC

05:02:55 GENERATOR.
05:02:59 >>Barry Jones: SPEAKING AS ONE INDIVIDUAL, I DON'T WANT THE
05:03:01 CONNECTION.
05:03:01 I DON'T WANT THE CONNECTION.
05:03:04 >>D. Brent Addison: I DON'T THINK WE WANT THE RESPONSIBILITY
05:03:06 OF ADDING MORE TRAFFIC THAN OUR OWN TO THAT.
05:03:10 AGAIN, WE DON'T FEEL IT IS OUR RIGHT TO DO THAT.
05:03:14 >>Barry Jones: DO YOU HAVE TO DO A SIGNAL WARRANT ANALYSIS
05:03:17 HERE?
05:03:18 >>D. Brent Addison: NO.
05:03:19 BUT I DON'T THINK I MENTIONED IT IN MY EARLIER CALLS, BUT
05:03:23 WE'RE WAITING ON OUR NOTES BACK FROM F.D.O.T., AND ONE OF
05:03:26 THE THINGS THAT I DID ASK THEM BECAUSE I KNEW IT WOULD BE A
05:03:29 CONCERN, DO THEY HAVE ANY PLANS FOR THE FUTURE AND ACTUALLY
05:03:33 MAKING THIS A REAL SIGNAL BECAUSE OF THE WAY IT'S SET UP
05:03:39 NOW.
05:03:39 BUT RIGHT NOW, THEIR UNDERSTANDING IS THERE'S NOT ENOUGH
05:03:43 TRAFFIC THERE.
05:03:44 I THINK THERE ARE SOME PROPOSED DEVELOPMENTS IN THE WORKS
05:03:48 ACROSS THE ROAD THAT MIGHT MOVE THAT FORWARD, BUT WE'RE
05:03:52 DEFINITELY NOT GOING TO BE THE ONE THAT TRIGGERS THAT.
05:04:01 >>Barry Jones: IT WILL BE A SIGNAL WHEN IT HITS WARRANTS
05:04:03 FROM THE TRAFFIC --
05:04:04 >>D. Brent Addison: FROM ACROSS THE ROAD.
05:04:07 MY CLIENT WOULD BE HAPPY TO HAVE A FUNCTIONING LIGHT THERE

05:04:12 FOR THE SAME REASONS THAT FOUNTAIN LAKES WANTS IT THERE.
05:04:17 >>Jim Wallace: YOU STILL HAVE AN ACCESS ISSUE AT THE
05:04:20 GATEHOUSE THAT'S NOT GOING AWAY WHETHER YOU HAVE A TRAFFIC
05:04:22 LIGHT OR --
05:04:24 >>D. Brent Addison: I COMPLETE AGREE WITH YOU.
05:04:26 THAT'S SOMETHING I HAVE TO OVERCOME AND ADDRESS.
05:04:35 >>Anthony Gargano: YOU SAID SOMETHING EARLIER AND I WANT TO
05:04:36 CLARIFY WHAT YOU SAID.
05:04:38 YOU SAID YOU KNOW WHAT YOU'RE PRESENTING HERE TONIGHT, YOU
05:04:40 CAN'T BUILD IT.
05:04:40 >>D. Brent Addison: I KNOW I CAN'T LEAVE THE ROAD, THE
05:04:43 ENTRANCE ROAD LIKE THAT.
05:04:44 AGAIN, THAT'S WHY I KIND OF CAVEAT IT.
05:04:48 I HAVEN'T ENGINEERED IT YET.
05:04:50 I HAVEN'T HAD A CHANCE TO GO IN AND MAKE SURE CERTAIN THINGS
05:04:53 WORK, AND THAT'S ONE OF THE THINGS I KNOW WE CANNOT DO THE
05:04:55 WAY THE KEYPAD IS SET UP RIGHT NOW.
05:04:58 WE'RE DEFINITELY GOING TO GO BACK AND DO OUR HOMEWORK ON

05:05:02 THAT.
05:05:03 ANY MORE QUESTIONS ON THE SITE PORTION OF THE PROJECT?
05:05:11 AS I'VE STATED, I'M NOT AN ARCHITECT.
05:05:23 I'M GOING TO GO THROUGH THIS AND GIVE AN OVERVIEW.
05:05:25 THE ARCHITECTURE, THIS IS A PROPOSED LIST OF GREEN AND
05:05:31 SUSTAINABLE BUILDING FEATURES THAT WE'RE GOING TO TRY TO
05:05:33 INCORPORATE INTO THE DESIGN.

05:05:36 SOLAR ROOF, RAINWATER HARVESTING, HEAT SYNCS WITH AUTOMATED
05:05:44 VENTILATION SYSTEM.
05:05:45 LOCALLY SOURCED BUILDING MATERIALS.
05:05:47 MAXIMIZE DAYLIGHTING, AND YOU CAN SEE THE LIST THERE.
05:05:51 BUT THESE ARE SOME OF THE ITEMS THAT WE'LL TRY TO
05:05:53 INCORPORATE INTO THIS.
05:05:56 ACCORDING TO THIS, THE ARCHITECT HAS DESIGNED A REMARKABLY
05:06:00 ENERGY EFFICIENT AND SUSTAINABLE BUILDING FOR ESTERO.
05:06:06 THE STYLE OF THE ARCHITECTURE, AS PART OF OUR APPLICATION WE
05:06:09 HAVE TO DEFINE THE STYLE THAT WE'RE FOLLOWING.
05:06:14 LAND DEVELOPMENT CODE IS PRAIRIE STYLE.
05:06:16 THE PRAIRIE STYLE INCLUDES A LOW PITCH, HIP, OR FLAT ROOFS,
05:06:21 BROAD OVERHANGING EAVES, STRONG HORIZONTAL LINES.
05:06:26 CLERESTORY -- I CAN'T EVEN SAY THAT -- WINDOW ARRANGE AND
05:06:32 HORIZONTAL BANDS WITH WIDE USE OF NATURAL MATERIALS,
05:06:35 ESPECIALLY STONE AND WOOD OR WOOD LOOK ALTERNATIVE WITH
05:06:39 STRONG HORIZONTAL LINES AND RESTRAINED ORNAMENTATION SUCH AS
05:06:41 FRIEZES AROUND THE WINDOWS AND DOORS OR AS BANDS UNDER THE
05:06:58 EAVES.
05:06:58 THAT'S STRAIGHT OUT OF THE LAND DEVELOPMENT CODE FOR PRAIRIE
05:06:58 STYLE.
05:07:02 THERE'S SOME MORE INFORMATION ABOUT THAT.
05:07:03 >>Scotty Wood: I'D LIKE TO MAKE A POINT ABOUT THAT FOR
05:07:03 EVERYONE'S EDIFICATION.
05:07:03 THE VILLAGE HAS TWO PREFERRED ARCHITECTURAL STYLES.

05:07:06 MEDITERRANEAN AND FLORIDA VERNACULAR.
05:07:10 BUT BOTH PRAIRIE AND ICONIC ARCHITECTURAL STYLES MAY BE
05:07:14 CONSIDERED BY THE VILLAGE IF FIVE CONDITIONS ARE MET.
05:07:20 AND THIS IS OUT OF THE LAND DEVELOPMENT CODE.
05:07:22 I'M SURE THAT THE ARCHITECT IS FAMILIAR WITH THAT.
05:07:25 BUT IT'S IMPORTANT THAT WHEN YOU GO FORWARD, THAT YOU
05:07:29 ADDRESS THOSE FIVE CONDITIONS THAT ARE IN THE LAND
05:07:31 DEVELOPMENT CODE.
05:07:39 >>D. Brent Addison: HERE ARE SOME PICTURES AS EXAMPLES OF
05:07:41 PRAIRIE STYLE.
05:07:41 HERE ARE SOME MORE EXAMPLES AND THEN ALSO THE EASTERN
05:07:52 ELEVATION OF THE BUILDING.
05:07:56 THIS SLIDE SHOWS HOW THE NEW DENTAL CLINIC DESIGN FOLLOWS
05:08:01 THE STYLISTIC REFERENCES OF THE ORIGINAL PRAIRIE STYLE OF

05:08:04 ARCHITECTURE.
05:08:04 THIS IS THE NORTH ELEVATION, AGAIN, SHOWING HOW IT FOLLOWS
05:08:13 THE PRAIRIE STYLE WITH THE ELEVATION OF THE BUILDING AND THE
05:08:17 PICTURES ABOVE.
05:08:18 THIS IS A RENDERING.
05:08:25 NEED TO NOTE THAT THE SIGNAGE DESIGN IS NOT YET FINALIZED,
05:08:29 BUT WHEN IT IS, IT WILL MEET THE REQUIREMENTS OF THE LAND
05:08:31 DEVELOPMENT CODE.
05:08:32 SO THIS IS A VIEW FROM THE NORTH.
05:08:34 THIS WOULD BE KIND OF AS YOU ENTER FOUNTAIN LAKES BOULEVARD.
05:08:38 THIS IS WHAT YOU WOULD SEE.

05:08:39 AGAIN, LANDSCAPING IN THIS CASE, THERE'S A LOT OF SHRUBS AND
05:08:44 TREES THAT ARE GOING TO BE IN THIS PICTURE THAT YOU DON'T
05:08:47 SEE HERE, BUT THIS IS TO HIGHLIGHT THE ARCHITECTURE.
05:08:53 HERE IS A PICTURE FROM 41.
05:08:58 THIS IS A VIEW FROM THE EAST LOOKING AT THE WEST ENTRY.
05:09:07 THIS IS THE ENTRY WALKWAY, THE LOGGIA WHERE ALL OF THE
05:09:11 TENANT SPACES ARE ENTERED FROM.
05:09:15 THIS IS WHEN YOU COME IN FROM THE PARKING LOT, THIS IS WHAT
05:09:17 IT WOULD LOOK LIKE AS YOU'RE ENTERING THE BUILDING.
05:09:22 THIS IS AN OVERHEAD RENDERING.
05:09:26 THIS IS WHERE YOU CAN SEE THE PROPOSED WALL THAT RUNS AROUND
05:09:29 THE PARKING LOT AND THE BACK.
05:09:31 HERE IS THE PEDESTRIAN ACCESS THAT GOES OUT TO 41, BUT IT
05:09:35 ALSO ACCESSES THIS PAVILION FOR THE PUBLIC, PUBLIC FEATURE
05:09:40 IN THE FRONT.
05:09:41 HERE IS A VIEW FROM THE NORTHEAST CORNER HERE.
05:09:52 THIS IS A VIEW FROM THE SOUTH.
05:09:54 SO THIS WOULD BE FROM THE OTHER ENTRANCE AT THE LOCK UP.
05:10:00 THIS IS WHAT YOU WOULD SEE FROM THAT SIDE.
05:10:02 THIS IS A VIEW FROM FOUNTAIN LAKES BOULEVARD.
05:10:08 SO THIS WOULD BE KIND OF IF YOU'RE STANDING RIGHT AT THE
05:10:11 GATE, LOOKING BACK AT THE BUILDING, NEED TO NOTE THE USE OF
05:10:17 THE BREEZE BLOCK GARDEN WALLS TO ADD TEXTURE AND INTEREST TO
05:10:21 THE ARCHITECTURE.
05:10:21 SO THESE LOWER WALLS ACROSS HERE.

05:10:25 THIS IS THE COLOR PALETTE.
05:10:32 THIS IS AN EXAMPLE OF THE MATERIALS THAT WE'RE PROPOSING TO
05:10:36 USE ON THE BUILDING.
05:10:39 STONE VENEER, THE WOOD SIDING, AND THEN THIS ALSO, THE ROOF
05:10:46 AND THE COLORS THAT WOULD BE ON THE MAIN BODY PARTS OF THE
05:10:50 BUILDING.
05:10:54 >>Jim Wallace: IF YOU CAN JUST GO BACK TO THE PREVIOUS, WHEN
05:11:00 I LOOK AT THE PRAIRIE EXAMPLES HERE AND WHAT I'M FAMILIAR
05:11:02 WITH, I'M NOT AN ARCHITECT.
05:11:04 DON'T PRETEND TO BE, MY UNDERSTANDING IS THE MATERIALS USED

05:11:08 ON THE EXTERIOR ARE TYPICALLY VERY NATURAL.
05:11:10 THEY ARE WOOD.
05:11:11 THEY ARE STONE.
05:11:12 ET CETERA.
05:11:13 WHEN I LOOK AT WHAT YOU SHOW IN THE NEXT SLIDE COMPARED TO
05:11:18 THIS, THIS LOOKS LIKE STUCCO AND OTHER MATERIALS, AND THEN
05:11:22 THE NEXT SLIDE, CAN WE JUST MOVE FORWARD, AND THIS IS STONE.
05:11:28 WHICH IS IT?
05:11:29 AM I LOOKING -- IF I LOOK AT THE THREE-DIMENSIONAL
05:11:33 PERSPECTIVE, IT LOOKS LIKE STUCCO.
05:11:34 IF I LOOK HERE, IT'S VERY, VERY DIFFERENT.
05:11:37 IT'S NATURAL MATERIALS.
05:11:39 OBVIOUSLY, THERE IS A VERY DIFFERENT FEEL THAN THIS VERSUS
05:11:42 WHAT YOU'RE SHOWING IN YOUR COLOR PALETTE.
05:11:46 >>D. Brent Addison: I AGREE.

05:11:46 I THINK WE PROBABLY NEED TO MAYBE COME IN WITH SOME COLOR
05:11:49 ELEVATIONS.
05:11:50 >>Jim Wallace: THIS DOESN'T LOOK LIKE -- IT LOOKS LIKE
05:11:54 STUCCO.
05:11:55 MAYBE I'M NOT SEEING IT.
05:11:56 >>D. Brent Addison: I KNOW THAT'S HARD SOMETIMES IN THE
05:11:59 COMPUTER RENDERINGS.
05:12:00 I THINK WHEN WE COME BACK, WE'LL COME BACK WITH SOME COLORED
05:12:03 ELEVATIONS THAT CAN BETTER REPRESENT THAT TO GIVE YOU AN
05:12:09 IDEA OF HOW MUCH IS ACTUALLY ON THE BUILDING FOR THOSE
05:12:13 FEATURES.
05:12:14 WITH THAT, AGAIN, I CAN TAKE NOTES AND QUESTIONS ABOUT THE
05:12:19 ARCHITECTURE.
05:12:21 I CAN'T SPEAK TO IT TOO MUCH, BUT HAPPY TO GET ANY FEEDBACK
05:12:24 FROM THE BOARD.
05:12:24 >>Marlene Naratil: WHAT IS THE ROOF CONSTRUCTED OF?
05:12:28 IT LOOKS LIKE DIFFERENT TEXTURES AND DIFFERENT COLORS.
05:12:33 >>D. Brent Addison: YEAH, SO I MEAN -- WELL PART -- ONE THAT
05:12:37 I READ IN THERE THAT WAS PROPOSED WAS THIS TESLA SOLAR ROOF.
05:12:41 I BELIEVE THAT THE SHINGLE LOOKING PARTS OF IT I BELIEVE ARE
05:12:46 GOING TO BE -- YOU KNOW, WE'RE ANTICIPATING TRYING TO USE
05:12:49 SOMETHING LIKE THAT, TESLA SOLAR ROOF TO BE ENERGY
05:12:52 EFFICIENT.
05:12:52 THE FLAT PARTS OF THE ROOF, I DON'T KNOW WHAT THE MATERIAL
05:12:57 IS ON THOSE, BUT I DON'T THINK THAT YOU'RE GOING TO BE

05:12:59 SEEING THEM FROM -- YOU KNOW, UNLESS YOU'RE FLYING OVER THE
05:13:04 TOP OF THE BUILDING THERE.
05:13:06 I THINK IT'S MORE OF WHAT THE SIDE VIEW WILL LOOK LIKE.
05:13:09 BUT I CAN COME BACK TO YOU NEXT TIME WITH SOME INFORMATION.
05:13:15 >> THEY ARE NOT SOLAR PANELS THOUGH.
05:13:17 THE TOPS OF THE ROOFS ARE NOT SOLAR PANELS.

05:13:19 >>D. Brent Addison: NO, IT DOESN'T APPEAR TO ME.
05:13:25 >> A COMMENT.
05:13:26 THIS IS QUITE A DEPARTURE ARCHITECTURALLY FROM WHAT WE HAVE
05:13:33 HERE IN ESTERO.
05:13:34 I REALLY LOVE FRANK LLOYD.
05:13:37 I'VE BEEN TO HIS HOME IN WISCONSIN, AND THE ARCHITECTURE IS
05:13:42 VERY REMINISCENT OF THAT, BUT THIS IS AN EXTENSIVE DEPARTURE
05:13:51 I THINK FROM THE NORM FOR ESTERO.
05:13:59 >>D. Brent Addison: NOTED.
05:14:05 >>Scotty Wood: ANY OTHER COMMENTS?
05:14:06 >>Howard Levitan: I WOULD LIKE TO JUMP IN.
05:14:08 JUST A COUPLE OF POINTS.
05:14:11 GOING BACK TO THE SITE PLAN FOR A SECOND, YOU DON'T HAVE TO
05:14:16 CHASE IT.
05:14:16 I THINK THAT THE TRAFFIC ISSUE IS NOT JUST AN ISSUE OF THE
05:14:23 STUBOUT.
05:14:25 IT'S AN ISSUE OF THE COMPATIBILITY WITH THE FOUNTAIN LAKES
05:14:32 DEVELOPMENT.
05:14:32 AND I THINK THAT'S A VERY SERIOUS PROBLEM FOR THIS PROJECT.

05:14:38 I HAVE MY DOUBTS WHETHER, EVEN IF YOU DID PUT A STUBOUT TO
05:14:44 LOCK UP STORAGE PROPERTY, THERE ARE TWO PARCELS AT LOCK UP
05:14:49 STORAGE, BOTH OF WHICH I THINK HAVE USES FOR COMMERCIAL
05:14:54 PURPOSES.
05:14:56 AND THE PARCEL IN THE FRONT, THEY WERE VERY CAREFUL TO
05:14:58 PRESERVE THEIR ABILITY TO DEVELOP THAT AT SOME POINT.
05:15:03 THAT'S WHY THEY TOOK ALL THE TREES DOWN, JUST SO IT WOULD
05:15:07 HAVE MORE VISIBILITY.
05:15:08 I DON'T BELIEVE, AS IT SAID BEFORE, THAT THEY HAVE ACCESS
05:15:14 ACROSS YOUR PROPERTY, TO FOUNTAIN LAKES BOULEVARD, ANY MORE
05:15:17 THAN YOU MAY HAVE THE RIGHT TO USE THEIR EXIT.
05:15:23 YOU MAY HAVE TO PROVIDE UNDER THE LAND DEVELOPMENT CODE A
05:15:27 STUB INTO THEIR PARKING LOT FOR THOSE DEVELOPMENTS, BUT I
05:15:31 DON'T KNOW IF YOU CAN RUN ALL THE TRAFFIC THROUGH THERE.
05:15:34 AND I DON'T THINK F.D.O.T. CAN MAKE YOU DO THAT.
05:15:37 I DON'T KNOW WHETHER THAT'S AN ISSUE.
05:15:40 BUT I THINK JIM IS CORRECT THAT THE REAL ISSUE IS HOW YOU'RE
05:15:44 GOING TO DEAL WITH THE TRAFFIC ON FOUNTAIN LAKES BOULEVARD
05:15:48 AND THE ACCESS, ESPECIALLY WITH THE GATE AND THE GATE CARD,
05:15:53 KEY CARD ISSUE.
05:15:55 IT'S A REAL MESS.
05:15:56 AND THAT'S A DANGEROUS INTERSECTION ANYWAY AND WILL BE UNTIL
05:16:00 THERE IS A TRAFFIC LIGHT.
05:16:01 YOU HAVE LEFT -- LEFT IN AND LEFT OUT ACROSS SIX LANES OF
05:16:06 TRAFFIC.

05:16:07 I MEAN, THIS IS A MESS.
05:16:10 SO IT WILL BE INTERESTING TO SEE WHERE IT COMES OUT FROM THE

05:16:14 TRAFFIC STANDPOINT.
05:16:17 IF THE FOLKS AT FOUNTAIN LAKES ARE REALLY CONCERNED ABOUT
05:16:20 THAT, THEY MAY WANT TO HAVE THEIR HOA GET THEIR OWN TRAFFIC
05:16:23 STUDY IF THEY BELIEVE THAT THIS IS GOING TO REALLY BE A
05:16:26 SERIOUS SITUATION SO THAT WE'LL BE ABLE TO SEE BOTH SIDES OF
05:16:31 THAT COIN.
05:16:34 FINALLY, WITH RESPECT TO THE ARCHITECTURE, I PERSONALLY LIKE
05:16:41 IT IN ITS CURRENT FORM.
05:16:43 I THINK IT'S GOING TO GET BETTER AS WE SEE THE MATERIALS AND
05:16:47 SEE REAL TRUE COLORED RENDERINGS.
05:16:51 I THINK THE ISSUE THAT SCOTTY WAS TALKING ABOUT WAS THE
05:16:55 REQUIREMENT THAT IT BE COMPATIBLE WITH EXISTING AND
05:17:00 SURROUNDING DEVELOPMENTS.
05:17:02 WE TOOK A LONG PERIOD OF TIME TO APPROVE LOCK UP BECAUSE THE
05:17:07 BEGINNING ARCHITECTURALS WERE NOT MEDITERRANEAN.
05:17:12 BUT YOU HAVE MEDITERRANEAN ALL THROUGH THAT WHOLE SECTION,
05:17:16 AND WITH THE POSSIBLE EXCEPTION OF THE HONDA PLACE, WHICH
05:17:19 WAS MUCH MORE MODERN BUILDING WHICH WE MADE THEM PUT A
05:17:24 BARREL ROOF ON.
05:17:27 BUT MY THOUGHT IS THAT YOU WILL HAVE TO COME UP WITH SOME
05:17:32 EVIDENCE WITH RESPECT TO THOSE FIVE POINTS WHEN YOU GET TO A
05:17:37 PUBLIC HEARING.
05:17:37 THAT'S MY COMMENTS.

05:17:43 >>Jim Wallace: CAN YOU CLARIFY THAT, HOWARD?
05:17:44 WHAT DO YOU MEAN BY YOU HAVE TO ADD POINTS?
05:17:48 >>Howard Levitan: WHEN WE ALLOW THE ALTERNATE STYLES, THERE
05:17:54 ARE FIVE CONTINGENCIES IN THE LAND DEVELOPMENT CODE THAT
05:17:58 THEY HAVE TO MEET IN ORDER TO BE ABLE TO USE AN ALTERNATE
05:18:02 STYLE OR ELSE THEY HAVE TO GO BACK AND USE MEDITERRANEAN OR
05:18:06 OLD FLORIDA.
05:18:07 I THINK THEY SHOULD BE ABLE TO DO IT, BUT THE ISSUE WILL BE,
05:18:11 I THINK, I'M JUST SUSPECTING HERE, THAT COMPATIBILITY IS
05:18:17 GOING TO BE A LITTLE HARDER SINCE THIS IS A NEW STYLE FOR
05:18:21 US.
05:18:22 THE ONLY OTHER PRAIRIE STYLE BUILDING IS THE HOSPITAL, AND
05:18:28 EVEN THAT, THEY PUT ON A BARREL ROOF JUST TO MAKE IT A
05:18:35 LITTLE BIT MORE COMPATIBLE WITH THE APARTMENTS TO THE EAST
05:18:40 OF THEM.
05:18:42 SO I THINK THIS IS AN ISSUE AND I THINK ONE WE'LL ADDRESS AT
05:18:46 THE TIME OF THE HEARING.
05:18:49 AS WE SEE MORE OF THE BUILDING.
05:18:51 I ALSO NOTICED, BRENT, THIS IS A SMALL POINT THAT YOU'VE GOT
05:18:57 -- YOU'VE GOT MORE THAN 10,000 FEET OF MEDICAL SHOWN ON THAT
05:19:01 RENDERING, IF YOU ADD UP THE SQUARE FOOTAGES ON THE SITE
05:19:06 PLAN.
05:19:08 I WOULD ALSO CALL YOUR ATTENTION TO IN THE LAND DEVELOPMENT
05:19:12 CODE, THERE IS SOMETHING CALLED AN OUTPATIENT CARE FACILITY,

05:19:16 WHICH IS A USE-SPECIFIC STANDARDS.

05:19:20 AND IT REQUIRES, BECAUSE IF YOU LOOK AT THE DEFINITION OF
05:19:24 OUTPATIENT CARE FACILITY, IT'S PROBABLY BROAD ENOUGH TO
05:19:27 COVER YOU GUYS, YOU EITHER HAVE TO HAVE DIRECT VEHICULAR
05:19:33 ACCESS TO AN ARTERIAL OR OTHERWISE PROVIDE ADEQUATE INGRESS
05:19:38 AND EGRESS.
05:19:40 SO I DON'T THINK YOU CAN HAVE DIRECT ACCESS TO AN ARTERIAL,
05:19:43 BUT YOU HAVE TO BE ABLE TO PROVIDE PER THE LAND DEVELOPMENT
05:19:48 CODE ADEQUATE INGRESS AND EGRESS.
05:19:50 SO I THINK THAT'S WHERE THIS WHOLE ACCESS ISSUE IS GONNA
05:19:55 COME INTO PLAY.
05:19:58 THOSE WERE MY COMMENTS.
05:20:03 >>Scotty Wood: ANYONE ELSE?
05:20:06 OKAY.
05:20:06 I WILL NOW OPEN IT FOR PUBLIC COMMENT.
05:20:09 MARY, HOW MANY CARDS DO YOU HAVE?
05:20:12 >>Mary Gibbs: I HAVE THREE SPEAKER CARDS.
05:20:14 AND THE FIRST ONE IS JANET HILDEBRAND.
05:20:19 I JUST NEED ONE MINUTE TO WIPE THE PODIUM DOWN.
05:20:23 >>Scotty Wood: AND I WOULD LIKE TO REMIND THE SPEAKERS THAT
05:20:26 YOU HAVE THREE MINUTES.
05:20:30 CORRECTION.
05:20:30 YOU HAVE FIVE MINUTES.
05:20:33 >>Mary Gibbs: THREE.
05:20:34 >>Scotty Wood: IN THE REMARKS YOU WISH TO GIVE.
05:20:36 >>Howard Levitan: THREE, SCOTTY.

05:20:39 >>Mary Gibbs: THREE MINUTES.
05:20:39 >>Scotty Wood: THREE.
05:20:40 ALL RIGHT.
05:20:49 >> HELLO.
05:20:50 MY NAME IS JANET HILDEBRAND.
05:20:52 I'VE BEEN A RESIDENT OF FOUNTAIN LAKES FOR 20 YEARS.
05:20:55 I AM CURRENTLY A BOARD MEMBER, MASTER BOARD MEMBER.
05:20:58 AND I PRESENTED SOME COPIES OF WHAT KIND OF GOES ALONG WITH
05:21:03 WHAT I'M TALKING ABOUT AND SOME PICTURES OF OUR FRONT
05:21:06 ENTRANCE.
05:21:07 AND LIKE THE GENTLEMAN SAID, WE DID MEET WITH THEM ON THE
05:21:11 7th OF JANUARY, AND THERE WAS MYSELF, OUR FOUNTAIN LAKES
05:21:16 PRESIDENTS, OUR MANAGER, AND OUR LAWYER, AND WE HAVE THE
05:21:21 CONCERNS REGARDING THAT FOUNTAIN LAKES BOULEVARD ENTRANCE
05:21:26 AND THE NEIGHBORHOOD INTRUSION FROM THE LIGHTING AND THE
05:21:32 PARKING NOISE.
05:21:33 ALSO, THE SIZE OF THE BUILDING, WE WEREN'T COMFORTABLE WITH
05:21:36 THE FACT THAT IT COULD -- OR 20,000.
05:21:40 AND FINALLY, THAT THE LOCATION OF THE PARKING AND THE
05:21:48 ARCHITECT OF THE BUILDING, WE DIDN'T THINK THAT FOLLOWED THE

05:21:51 VILLAGE CODES.
05:21:53 WE ALSO HAD SOME CONCERNS REGARDING THE STORMWATER BECAUSE
05:22:01 FOUNTAIN LAKES DOES FLOOD WHENEVER WE HAVE AN EXCESSIVE
05:22:05 AMOUNT OF RAIN, AND WE DIDN'T QUITE KNOW HOW THAT WAS GOING
05:22:08 TO BE -- STORMWATER WAS GOING TO BE DIRECTED.

05:22:12 SO WE MET WITH THE FOUNTAIN LAKES RESIDENTS LAST NIGHT TO
05:22:18 FILL THEM IN ON WHAT WE KNEW ABOUT THE PROJECT AND LIST OUR
05:22:21 CONCERNS, AND THE TRAFFIC PATTERN WITH A MIXTURE OF
05:22:25 COMMERCIAL AND RESIDENTIAL SEEMED TO BE AN ISSUE AND A HUGE
05:22:31 SAFETY ISSUE AS FAR AS WE'RE CONCERNED, ESPECIALLY WHEN YOU
05:22:34 CONSIDER THAT WE ALREADY HAVE CONGESTION AT THE CALL BOX
05:22:39 FROM NONRESIDENTS, PEOPLE TRYING TO GET IN.
05:22:44 AND WE ARE AWARE OF THE INGRESS/EGRESS STUB THERE AT THE YOU
05:22:51 LOCK AND WE FEEL THAT WOULD BE A BETTER ALTERNATIVE.
05:22:55 LOOKING AT THE DESIGN, I NOTICED THAT THE SIDEWALK IS RIGHT
05:23:00 UP AGAINST THE ROAD, AND I FEEL THAT THAT IS KIND OF A
05:23:06 DANGEROUS SITUATION BECAUSE GOING ALONG 41, YOU ALWAYS HAVE
05:23:11 THAT BUFFER ZONE BETWEEN THE STREET AND THE SIDEWALK.
05:23:15 AND MANY OF OUR RESIDENTS DO RIDE THEIR BIKES AND WALK OVER
05:23:19 TO THE MALL SINCE IT'S SO CLOSE.
05:23:21 SO I APPRECIATE YOU HAVING US COME HERE TODAY, AND I INVITE
05:23:28 ALL OF YOU TO COME AND TAKE A LOOK AT OUR -- TRY DRIVING
05:23:33 THROUGH OUR NONRESIDENT GATE AND SEE HOW EASY IT IS FOR YOU
05:23:37 AND WHAT WE FACE THERE.
05:23:39 THANK YOU.
05:23:44 >>Mary Gibbs: THE NEXT SPEAKER IS RYAN WILLOUGHBY.
05:23:57 >> GOOD EVENING.
05:23:59 I'M PRESIDENT OF THE FOUNTAIN LAKES COMMUNITY ASSOCIATION.
05:24:01 AND AS YOU UNDERSTANDABLY HEAR FROM THE COMMENT CARDS AND SO
05:24:05 FORTH, NOT OVERLY THRILLED WITH THE CURRENT DESIGN NOR

05:24:09 LAYOUT.
05:24:10 I UNDERSTAND THE LAND DEVELOPMENT CODE THAT YOU GUYS WANT TO
05:24:12 SEE BUILDINGS TOWARDS 41 NOW AND THE PARKING LOT IS IN THE
05:24:16 BACK.
05:24:17 BUT EVEN ON YOUR SECOND AGENDA TONIGHT, YOU HAVE A
05:24:20 DEVELOPMENT GOING IN VIA COCONUT SHOWING THE PARKING LOT
05:24:22 RIGHT NEXT TO THE ROAD.
05:24:23 SO THERE CAN BE EXCEPTIONS MADE.
05:24:25 HAVING A PARKING LOT IN THE BACK, YOU HAVE THE STREET, THE
05:24:29 PARKING LOT LIGHTS.
05:24:30 WE HAVE CONDOS RIGHT THERE, SO THEY ARE GOING TO BE GETTING
05:24:33 ILLUMINATION AT NIGHT, DURING THE DAY, WHATEVER.
05:24:36 IT'S NOT A PRETTY SIGHT.
05:24:38 I THINK IT WOULD BE BETTER OFF IF THE PARKING LOT WAS MOVED
05:24:41 TOWARDS THE FRONT.
05:24:42 PARKING LOT MOVED TO THE FRONT, THE BUILDING IN THE BACK,

05:24:45 YOU HAVE MORE ACCESS ENTRY, EGRESS AVAILABILITY, DIFFERENT
05:24:50 DESIGNS AND SO FORTH.
05:24:51 A LOT OF TIMES THE DEVELOPMENTS GET PUT THROUGH AND
05:24:56 APPRECIATE SEEING HIM TONIGHT AS HE WAS UNABLE TO MEET WITH
05:24:59 US IN PERSON, BUT YOU GUYS HAVE ALL THESE DEVELOPMENTS THAT
05:25:04 THEY SOUND GREAT AT THE BEGINNING.
05:25:07 FORD, HONDA, THEY PUT A LITTLE ACCESS BEHIND THE ROAD.
05:25:11 HAS ANYBODY DRIVEN BEHIND THERE LATELY?
05:25:14 MELALEUCAS, PEPPER TREES.

05:25:16 GRASS GROWN OVER THE CURBS.
05:25:18 ONCE THEY GOT APPROVAL FROM YOU GUYS, THEY BUILT WHAT THEY
05:25:21 WANTED AND THEY HAVE YET TO MAINTAIN IT.
05:25:23 LOCK UP STORAGE, PERMIT FROM SOUTH FLORIDA WATER MANAGEMENT
05:25:27 REQUIRES THEM TO KEEP ALL THE WATER ON-SITE.
05:25:29 THEY HAVE DRAIN SPOTS IN THE BACK GOING INTO THE PRESERVE,
05:25:33 WHICH IS NOT ALLOWED.
05:25:34 THAT WAS SOMEHOW MISSED.
05:25:36 THE BOARD MET WITH RAPTOR BAY ON WHAT A WONDERFUL JOB THEY
05:25:39 ARE DOING AND THE GOLF COURSE THAT THEY ARE PUTTING IN.
05:25:41 SOUTH FLORIDA WATER, WE'VE BEEN SAYING FOR MONTHS AND MONTHS
05:25:45 THAT THERE ARE TREES DOWN THERE, PROBLEMS WITH HALFWAY
05:25:48 CREEK, SOUTH FLORIDA WATER MANAGEMENT SHOWS UP, 25 TO 50
05:25:52 MELALEUCAS DOWNED LAYING ALL THROUGH THE PRESERVE AREA.
05:25:56 A LOT OF THESE GUYS TALK GREAT.
05:25:58 I'M NOT SURE IF IT'S 5,000 DENTAL AND 5,000 MEDICAL OR
05:26:02 10,000 DENTAL, 5,000 GENERAL OFFICE.
05:26:04 YOU GOT -- IT STATED DIFFERENT FROM HIS PLANS TO THE PERMIT
05:26:09 HERE.
05:26:10 IT'S VERY CONFUSING.
05:26:11 THERE'S NO CONCEPTUAL PLAN FOR THE LANDSCAPING.
05:26:14 THERE'S NO TRAFFIC STUDIES, AND THEY COME IN WITH A BUILDING
05:26:17 THEY THINK THEY WANT TO BUILD IT THIS BIG BUT THEY ARE NOT
05:26:20 SURE.
05:26:21 THE LANDSCAPING THEY HAVEN'T DONE YET AND TRAFFIC THEY

05:26:23 HAVEN'T DONE YET.
05:26:24 I'M NOT SURE WHY THERE IS A PUBLIC HEARING NOW OR PUBLIC
05:26:27 INFORMATION GATHERING.
05:26:28 WAY TOO EARLY.
05:26:29 THEY NEED TO DO MORE STUDYING ON THIS.
05:26:31 WE DID ASK ABOUT THE LOCK UP STORAGE ENTRANCE ACCESS AND
05:26:35 THEY HAD STATED THEY HAVEN'T TALKED TO THEM YET.
05:26:38 APPARENTLY THEY'VE BEEN TALKING TO F.D.O.T.
05:26:41 I DON'T KNOW IF THEY TALKED TO LOCK UP STORAGE BETWEEN
05:26:44 THURSDAY AND TODAY.
05:26:45 IT'S JUST A LOT OF -- WE GET NOTIFIED AT THE VERY LAST
05:26:48 MINUTE.

05:26:48 I THANK MARY FOR TELLING THEM TO CONTACT US, BECAUSE
05:26:52 OTHERWISE WE PROBABLY WOULD HAVE READ ABOUT IT ON THE NEWS.
05:26:54 THAT'S ALL I HAVE TO SAY.
05:26:57 THANK YOU AND HAVE A GOOD NIGHT.
05:27:01 >>Scotty Wood: THANK YOU.
05:27:02 >>Mary Gibbs: THE LAST CARD I HAVE IS FROM LORI SMITH.
05:27:16 >> HI.
05:27:16 I'M LORI SMITH.
05:27:18 I'M THE TREASURER ON THE MASTER BOARD AND PRESIDENT OF THE
05:27:20 SUBASSOCIATION, LAKESIDE IN FOUNTAIN LAKES.
05:27:24 I'VE GOTTEN A LOT OF COMPLAINTS FROM RESIDENTS AND I
05:27:28 APPEARED TO STRESS THE SAFETY AND CONGESTION CONCERN.
05:27:32 REALLY, I'VE HEARD OUR BOX BE CALLED A KEYPAD, GUARD

05:27:38 STATION.
05:27:39 WHAT IT IS, THAT CALL BOX IS, IT ALSO IS A DIRECTORY.
05:27:43 SO IF SOMEBODY DOESN'T HAVE THE FOUR-DIGIT CODE FOR THE
05:27:47 RESIDENT THEY ARE VISITING, THEY HAVE TO SCROLL THROUGH,
05:27:49 FIND THE PERSON'S NAME.
05:27:51 MY NAME IS SMITH.
05:27:52 THERE'S A LOT OF THEM, AND THEN DIAL THAT NUMBER.
05:27:55 THE RESIDENT HAS TO ANSWER THE PHONE AND THEN PRESS A 9 TO
05:28:00 ALLOW THEM IN.
05:28:01 THIS TAKES TIME.
05:28:03 SO THERE IS A LOT OF CONGESTION AT OUR CALL BOX NOW.
05:28:08 SO IT'S NOT JUST WHERE A GUARD COULD SAY, OH, MY GOD,
05:28:11 THERE'S A PROBLEM, CONGESTION, LET'S LIFT THE GATE AND LET
05:28:16 PEOPLE IN.
05:28:16 WE HAVE EMERGENCY VEHICLES, IT'S GOING TO DELAY THE TIME
05:28:19 THAT AN EMERGENCY VEHICLE CAN GET TO OUR RESIDENTS.
05:28:23 WE ALSO HAVE CONCERNS WHETHER FIRE TRUCKS WILL EVEN HAVE A
05:28:29 TURN RADIUS INTO THE DENTAL PROPERTY TO ADDRESS ANY
05:28:35 EMERGENCY SITUATIONS THERE.
05:28:35 IT'S NOT JUST FOR OUR RESIDENTS, BUT ALSO THE PATIENTS AND
05:28:39 EVERYBODY ELSE THAT IS GOING TO BE GOING IN AND OUT OF THESE
05:28:42 MEDICAL BUILDINGS.
05:28:43 THE SAFETY IS AN ISSUE.
05:28:45 WE ALSO HAVE CHILDREN, WHERE THE BUS COMES AND PICK UP THE
05:28:53 CHILDREN, SO WE HAVE CHILDREN STANDING AT OUR FRONT GATE.

05:28:57 SOME OF THE KIDS RIDE THEIR BIKES AND LOCK THEIR BIKES UP ON
05:29:00 THE GATES TO GET ON AND OFF THE BUS.
05:29:04 THE TRAFFIC AND THE CONGESTION IS A BIG CONCERN FOR A LOT OF
05:29:07 OUR RESIDENTS.
05:29:08 BUT THANK YOU.
05:29:13 >>Scotty Wood: THANK YOU.
05:29:14 ANY OTHER MEMBERS OF THE PUBLIC WHO WOULD LIKE TO MAKE
05:29:17 COMMENTS?

05:29:17 IF SO, I WILL CLOSE PUBLIC COMMENTS.
05:29:21 I'M SORRY.
05:29:22 I DIDN'T SEE YOU.
05:29:24 >> I HAVE A QUESTION.
05:29:24 >>Scotty Wood: COULD YOU COME UP TO THE PODIUM, PLEASE AND
05:29:27 STATE YOUR NAME AND WHERE YOU LIVE, PLEASE?
05:29:33 >> MY NAME IS VICKY MILLER.
05:29:35 I LIVE AT FOUNTAIN LAKES AND MY FAMILY HAS BEEN THERE A LONG
05:29:39 TIME.
05:29:40 I NOTICED THAT IN THE DRAWING I SEE THE INGRESS THEY HAVE
05:29:44 FOR CARS ENTERING AND LEAVING.
05:29:45 I ALSO NOTICED THAT THEY SHOWED AN INGRESS FOR A WALKWAY UP
05:29:50 TO THE BUILDING.
05:29:53 DOES THAT MEAN PEOPLE CAN COME IN AND ALSO LOOP RATHER THAN
05:29:57 GOING IN THE DRIVE, STOP, LET PEOPLE OUT TO WALK UP TO THE
05:30:01 BUILDING, WHICH IS GOING TO HOLD UP TRAFFIC GOING OUT
05:30:04 BECAUSE OUR GATE IS RIGHT BEHIND WHERE THAT'S HAPPENING.

05:30:09 SO I'M WORRIED ALSO ABOUT THE WALKWAY INTO THE BUILDING.
05:30:14 >>Scotty Wood: FAIR QUESTION.
05:30:15 I SEE THE REPRESENTATIVE FOR BANKS IS TAKING NOTES.
05:30:27 >>D. Brent Addison: SO THE CONNECTION THAT GOES UP THERE IS
05:30:29 NOT SUPPOSED TO BE FOR A DROP-OFF.
05:30:32 THAT IS FOR PEDESTRIAN CONNECTIONS ONLY, FOR PEOPLE TO WALK
05:30:34 UP AND USE THAT PUBLIC FACILITY THAT'S OUT THERE.
05:30:37 >>Scotty Wood: THE DROP-OFF WOULD BE IN THE PARKING LOT.
05:30:39 >>D. Brent Addison: THEY WOULD HAVE TO GO INTO THE PARKING
05:30:41 LOT TO ACCESS THAT.
05:30:47 >>Mary Gibbs: CAN I ALSO SAY THE SPEAKERS, I NEED ADDITIONAL
05:30:50 SPEAKERS TO FILL OUT THEIR NAME ON A SPEAKER CARD.
05:30:54 >>Scotty Wood: GO AHEAD AND SPEAK FIRST AND FILL THE CARD
05:30:56 OUT LATER.
05:30:57 >> MY NAME IS BILL COVETS.
05:31:00 I'VE LIVED IN FOUNTAIN LAKES FOR 20 YEARS.
05:31:02 I'M A PROPERTY MANAGER IN LEE COUNTY.
05:31:05 AND I'VE BEEN INVOLVED IN A LOT OF THESE ALL THROUGH LEE
05:31:09 COUNTY AND COLLIER COUNTY.
05:31:11 MY QUESTION IS, WHY ISN'T THERE A TRAFFIC STUDY DONE FIRST
05:31:15 LIKE MOST COUNTIES REQUIRE?
05:31:17 BECAUSE YOU'RE NOT GOING TO BE ABLE TO GET CONSTRUCTION
05:31:20 TRAFFIC IN THERE.
05:31:21 THERE'S NOT GOING TO BE A SEMI ABLE TO MAKE THAT TURN AND
05:31:25 PULL INTO A PARKING LOT.

05:31:26 AND THEN HOW IS IT GETTING OUT?
05:31:28 CUT THE TRAILER IN HALF TO GET THEM OUT?
05:31:32 BUILDING SUPPLIES.
05:31:35 YOU'RE NOT GOING TO BE ABLE TO DELIVER THOSE BECAUSE YOU'RE

05:31:37 NOT GOING TO BE ABLE TO GET IT IN THERE.
05:31:39 SAME THING.
05:31:42 EMPTY -- EVEN ONCE THE BUILDING IS DONE, ARE THEY GOING TO
05:31:46 EMPTY ALL SUPPLIES OUT ON FOUNTAIN LAKES BOULEVARD?
05:31:51 SO NOW WE'VE ONLY GOT ONE LANE GOING OUT OF FOUNTAIN LAKES
05:31:54 BOULEVARD.
05:31:55 IT'S JUST GOING TO BE SO CONGESTED.
05:31:58 FIRE TRUCKS CAN'T SWING THAT ANGLE.
05:32:00 THEY JUST CAN'T DO IT.
05:32:02 I THINK THE SAFETY IS THE BIGGEST CONCERN EVERYBODY NEEDS TO
05:32:07 TAKE A LOOK AT.
05:32:11 >>Mary Gibbs: MAY I JUST MAKE A LITTLE RESPONSE TO CLARIFY
05:32:14 FOR THE PEOPLE THAT ARE HERE TONIGHT?
05:32:17 THERE'S NO APPLICATION YET.
05:32:18 SO THE NEXT STEP WOULD BE THE APPLICANT IS GOING TO HAVE TO
05:32:20 GO BACK AND DO A LOT MORE HOMEWORK.
05:32:24 THEN WHEN THEY SUBMIT AN APPLICATION, THAT HAS ALL THE
05:32:30 INFORMATION THAT THE STAFF IS GOING TO LOOK AT.
05:32:31 THE THINGS THAT YOU'RE TALKING ABOUT NOW, LIKE NO TRAFFIC
05:32:32 STUDY BECAUSE THERE IS NO APPLICATION, THEY WILL HAVE TO
05:32:34 GIVE US A TRAFFIC STUDY THAT'S GOING TO HAVE TO LOOK AT ALL

05:32:37 THAT.
05:32:37 WE HAVE A LOT OF PEOPLE THAT REVIEW IT, INCLUDING THE FIRE
05:32:40 DEPARTMENT WHO GIVES US COMMENTS ABOUT TURNAROUNDS AND
05:32:42 STIPULATIONS AND THINGS THAT THEY WANT TO BE LOOKED AT.
05:32:46 ALL THAT WILL GET A THOROUGH REVIEW FROM THE STAFF ONCE WE
05:32:49 GET SOMETHING IN.
05:32:50 LIKE YOU SAID, IT'S A LITTLE DIFFICULT BECAUSE THEY WANT TO
05:32:55 SCHEDULE AN INFORMATION MEETING, EVERYBODY THINKS IT'S
05:32:57 PREMATURE, BUT IF WE DON'T SCHEDULE IT, SOMEBODY SAYS,
05:33:01 SOMETHING IS GOING ON AND WE DIDN'T KNOW.
05:33:03 THERE IS THE FINE LINE OF WHEN IS THE RIGHT TIME TO SCHEDULE
05:33:06 AN INFORMATION MEETING.
05:33:07 WE LIKE TO GET THEM DONE KIND OF UP FRONT SO PEOPLE WILL AT
05:33:10 LEAST KNOW THERE'S SOMETHING GOING ON.
05:33:12 I DID SPEAK TO HOMEOWNERS, JANET FROM THE MASTER BOARD, AND
05:33:16 I SUGGESTED THAT THEY TELL ME WHO THE CONTACT PERSON WOULD
05:33:21 BE, WHETHER IT BE JANET OR RYAN OR WHOEVER, AND THEN WE GET
05:33:25 AN APPLICATION IN, OF COURSE, WE WILL LET THEM KNOW SO THEY
05:33:28 WILL BE AWARE OF WHAT THE PROCESS IS AND WHAT THINGS ARE
05:33:31 GOING ON AND THEY CAN LOOK AT THE FILES AND SEE THE
05:33:33 INFORMATION.
05:33:34 HOPEFULLY THAT WILL HELP A LITTLE BIT.
05:33:40 >>Scotty Wood: YES, GO AHEAD.
05:33:45 >>Mary Gibbs: ARE WE DOING QUESTION AND ANSWER TONIGHT?
05:33:47 I'M JUST TRYING TO UNDERSTAND THE PROTOCOL.

05:33:49 NORMALLY IT'S INFORMATION MEETING, SO I WOULD SUGGEST GO TO
05:33:55 THE PODIUM BECAUSE WE DON'T DO A LOT OF BACK AND FORTH, BUT
05:33:59 IF YOU HAVE SOME COMMENT OR QUESTION, GO ON UP THERE AND
05:34:02 STATE YOUR NAME.
05:34:06 >> I'M JANE JOHNSON.
05:34:08 I'M ALSO A RESIDENT OF FOUNTAIN LAKES.
05:34:12 AND MY QUESTION IS A LITTLE BIT ABOUT THE F.D.O.T., THE
05:34:16 DEPARTMENT OF TRANSPORTATION AS FAR AS BEING ABLE TO DISCUSS
05:34:21 -- WHO IS THE PERSON THAT DECIDED THAT THEY CAN'T TAKE THE
05:34:24 ACCESS THROUGH THE STORAGE FACILITY?
05:34:28 OR WHO IS THE PERSON THAT YEA OR NAYS THOSE SORTS OF ENTRIES
05:34:34 AND IS THERE A WAY TO HAVE A DISCUSSION WITH THAT PERSON?
05:34:38 HOW DOES THAT WORK?
05:34:39 >>Mary Gibbs: I'LL HELP TRY TO ANSWER THAT.
05:34:41 AGAIN, WE WILL VERIFY, WHATEVER THE APPLICANT DOES WITH
05:34:45 F.D.O.T., WE ALWAYS GO VERIFY OURSELVES.
05:34:47 SO WITH DEAL WITH F.D.O.T. BECAUSE THEY HAVE JURISDICTION OF
05:34:51 U.S. 41.
05:34:51 AND USUALLY WE DEAL WITH MARK CLARK, WHO IS THE EMPLOYEE OF
05:34:56 F.D.O.T., KIND OF THE POINT PERSON.
05:34:58 AND HE MAY HAVE A TEAM, BUT TYPICALLY IT'S MARK CLARK.
05:35:02 I'M SURE RESIDENTS CAN CALL AND SPEAK TO HIM, TOO, BECAUSE
05:35:06 HE IS A GOVERNMENT EMPLOYEE.
05:35:07 BUT, AGAIN, IF YOU COORDINATE WITH US AND WE GET AN
05:35:10 APPLICATION, WE CAN LET YOU KNOW, TOO, WHAT'S GOING ON FROM

05:35:13 OUR POINT OF VIEW.
05:35:14 >> THANK YOU.
05:35:15 I ALSO WANT TO THANK YOU FOR GIVING US AN OPPORTUNITY TO
05:35:18 UNDERSTAND WHAT'S GOING ON.
05:35:19 IT KIND OF TOOK US ALL BY SURPRISE, AND SO WE APPRECIATE IT
05:35:24 BECAUSE WE WOULD LIKE OUR VOICES TO BE HEARD.
05:35:26 I THINK YOU GUYS ARE LISTENING.
05:35:27 SO THANK YOU.
05:35:31 >>Scotty Wood: WAY IN THE BACK.
05:35:42 >> MY NAME IS JUNE.
05:35:44 I LIVE IN FOUNTAIN LAKES.
05:35:45 THERE IS A QUESTION, TOO, ABOUT IMPERVIOUS SURFACE.
05:35:48 THERE'S A LOT OF DRIVEWAY THERE.
05:35:50 THE VILLAS ARE RIGHT BEHIND THAT AREA.
05:35:53 I'M HOPING DURING THE HEAVY RAINS IN THE SUMMER THAT THAT
05:35:57 DOESN'T CREATE FLOODING FOR US.
05:36:00 AND ARE THEY DOING ANY DRAINAGE ISSUE?
05:36:03 YOU KNOW, IS EVERYTHING UNDER PROPOSAL?
05:36:05 BECAUSE TO ME, THAT WOULD BE ANOTHER ISSUE.
05:36:07 FLOODING IN THE AREA COMING INTO OUR ENTRANCE TO FOUNTAIN
05:36:11 LAKES AND ALSO THE PEOPLE THAT LIVE BEHIND THERE.
05:36:14 THANK YOU.

05:36:16 >>Scotty Wood: THANK YOU.
05:36:16 >>Mary Gibbs: IF WE CAN HAVE YOU FILL OUT THAT CARD.
05:36:19 LET ME SAY AGAIN, WHEN WE GET THE SITE PLAN DEVELOPMENT

05:36:22 ORDER, WHAT WE CALL IT, WHEN THAT COMES IN, THERE IS A WHOLE
05:36:25 SECTION ON DRAINAGE, FLOODING.
05:36:27 WE KNOW THAT'S A BIG ISSUE FOR EVERYBODY IN ESTERO.
05:36:30 WE KNOW HALFWAY CREEK, THERE HAVE BEEN ISSUES WITH HALFWAY
05:36:34 CREEK, SO WE PAY PARTICULAR ATTENTION TO THAT, TOO.
05:36:43 >> HI.
05:36:44 I'M JOY SISKA.
05:36:48 I'M ALSO ON THE MASTER BOARD.
05:36:50 YOU MAY NOT BE AWARE, BUT OUR GATES WERE JUST RECENTLY PUT
05:36:55 ON A 24/7 LOCK.
05:36:58 SO IT WAS A NEW SYSTEM JUST RECENTLY, AND PEOPLE, VISITORS,
05:37:06 LAWN PEOPLE, THEY ARE STILL LEARNING WHAT THE SYSTEM IS.
05:37:10 AND LIKE IT WAS MENTIONED, IT IS AN ORDEAL IF YOU DON'T HAVE
05:37:15 THE CODE, YOU HAVE TO SCROLL THROUGH AND FIND YOUR CLIENT'S
05:37:20 NAME.
05:37:22 IT'S BETTER, MUCH BETTER NOW THAT PEOPLE ARE A LITTLE MORE
05:37:26 AWARE, BUT WE STILL HAVE SOME ISSUES WITH THAT.
05:37:32 THE OTHER THING IS, ALONG WITH THAT, WE DO HAVE SOME BACKUP.
05:37:40 THIS IS GOING TO CAUSE HUGE BACKUP.
05:37:45 MOSTLY FOR THE PEOPLE THAT ARE VISITORS BECAUSE THEY COME IN
05:37:50 ON THE LEFT.
05:37:52 RESIDENTS USE THE RIGHT.
05:37:53 AND THERE'S STILL SOME CONFUSION ABOUT THAT, BECAUSE YOU SEE
05:37:55 CARS GO, OOPS, I BELONG OVER HERE OR I BELONG OVER THERE.
05:37:59 SO THAT'S STILL AN ISSUE WITH US.

05:38:02 HOW IS THAT GOING TO BE FOR CONSTRUCTION TRAFFIC WHEN THAT
05:38:05 COMES THROUGH, SCHOOL BUSES, FIRE DEPARTMENT, ALL OF THESE
05:38:09 THINGS ARE SUPER HUGE ISSUES FOR US.
05:38:13 PERSONALLY, I DON'T SEE HOW THIS IS GOING TO BE POSSIBLE.
05:38:18 I JUST DON'T.
05:38:19 IF WE DO HAVE TO PURSUE F.D.O.T., THEN MAYBE THAT'S WHAT WE
05:38:23 HAVE TO DO.
05:38:24 BECAUSE SOMEONE IS MAKING A DECISION WITHOUT SEEING IT.
05:38:27 I WOULD ENCOURAGE ALL OF YOU, TAKE A RIDE.
05:38:30 PICTURES ARE GREAT, BUT YOU HAVE TO BE THERE TO SEE WHAT
05:38:34 THEY ARE PROPOSING TO DO.
05:38:37 WHEN YOU HAVE A FEW MINUTES, PLEASE, COME THERE AND CHECK IT
05:38:40 OUT, BECAUSE IF YOU WERE LIVING IN FOUNTAIN LAKES, I
05:38:45 GUARANTEE YOU WOULDN'T WANT THIS TO HAPPEN EITHER.
05:38:48 IT'S JUST GOING TO CREATE A BIG DANGEROUS SITUATION.
05:38:52 I THINK THE STYLE IS WONDERFUL.
05:38:54 I LOVE IT, BECAUSE I'M FROM ILLINOIS.
05:38:58 I LOVE THAT PRAIRIE STYLE.

05:39:00 SO I WOULD NOT DISCOURAGE THAT.
05:39:04 I THINK WE NEED DIFFERENT STUFF.
05:39:05 WE'RE KIND OF UP TO HERE WITH THE MEDITERRANEAN.
05:39:09 THIS IS AMERICA.
05:39:10 COME ON.
05:39:10 LET'S STAY WITH AMERICAN STYLE.
05:39:12 LIKE I SAID, I LOVE IT.

05:39:15 I THINK THAT'S GREAT.
05:39:16 BUT IT'S GOING TO POSE WAY TOO MANY PROBLEMS FOR US.
05:39:20 I'VE LIVED THERE NINE YEARS, AND I RENTED THERE BEFORE I
05:39:25 MOVED THERE.
05:39:28 WHEN I WAS THERE, I KNEW THAT'S THE ONLY PLACE I WANTED TO
05:39:31 LIVE.
05:39:32 IT'S A LOVELY COMMUNITY.
05:39:35 I WOULD HATE FOR IT TO BE IN DISARRAY AND HAVE PEOPLE MOVE
05:39:39 OUT, WHICH WILL HAPPEN.
05:39:41 I'M ALSO A REALTOR.
05:39:44 IT WILL HAPPEN BECAUSE IT WILL BE TOO FRUSTRATING FOR PEOPLE
05:39:47 TO GET IN AND NOW WITH THE ROUNDABOUT ON WILLIAMS, GETTING
05:39:50 IN OR OUT IS GOING TO BE AN ISSUE.
05:39:53 AND WE HAVE NO OTHER WAY TO GET IN OR OUT.
05:39:58 THAT'S ALL WE HAVE.
05:39:58 I BEG YOU, PLEASE, GO THERE, CHECK IT OUT.
05:40:02 I KNOW THAT AFTER YOU'VE BEEN THERE AND YOU SEE IT, YOU'RE
05:40:06 GOING TO SAY, WAIT A MINUTE.
05:40:08 THIS IS NOT GOING TO WORK.
05:40:09 I'M JUST HOPING THAT YOU REALLY DO TAKE A MOMENT AND GO
05:40:16 THERE AND SEE IT.
05:40:17 >>Scotty Wood: THANK YOU.
05:40:18 >> THANK YOU FOR THE OPPORTUNITY.
05:40:19 I APPRECIATE IT.
05:40:20 >>Mary Gibbs: THANK YOU.

05:40:21 CAN WE GET YOU TO FILL OUT A SPEAKER CARD?
05:40:24 THANK YOU.
05:40:25 >>Scotty Wood: ANYONE ELSE?
05:40:27 YES, MA'AM, COME UP.
05:40:32 >> HI.
05:40:32 I'M KAREN POLSTON.
05:40:35 I ALSO LIVE IN FOUNTAIN LAKES.
05:40:36 GOING ALONG WITH THE GATE ISSUE.
05:40:38 IT'S HAPPENED TO ME THAT WE HAVE TO PUNCH IN THE CODE AND
05:40:42 THEN YOU MOVE FORWARD AND THE GATE WILL OPEN.
05:40:45 HOWEVER, SOMETIMES -- I'VE SEEN OTHERS AND IT HAPPENED TO
05:40:49 US, THAT YOU PUNCH IN THE CODE AND YOU MOVE FORWARD
05:40:52 EXPECTING THE GATE TO OPEN, BUT, UNFORTUNATELY, YOU DIDN'T
05:40:57 PRESS HARD ENOUGH, SO IT DIDN'T REGISTER, SO YOU END UP

05:41:00 BACKING UP TO REENTER THE CODE INTO THE MACHINE, AND THAT
05:41:06 COULD BE A SAFETY ISSUE.
05:41:09 >>Scotty Wood: UNDERSTAND.
05:41:10 THANK YOU.
05:41:10 ANYONE ELSE?
05:41:14 OKAY.
05:41:18 I THINK I'LL CLOSE PUBLIC COMMENT THEN.
05:41:20 MARY, ANY FINALS?
05:41:22 >>Mary Gibbs: GOING ONCE, GOING TWICE.
05:41:24 SO, AGAIN, LIKE I MENTIONED, THE NEXT STEPS WILL BE THE
05:41:28 APPLICANT WILL HAVE TO GO BACK AND DO QUITE A BIT OF

05:41:32 HOMEWORK.
05:41:32 IF WE GET A CONTACT PERSON, WHEN WE DO GET AN APPLICATION, I
05:41:36 WOULD BE HAPPY TO LET THEM KNOW.
05:41:37 IT WASN'T A PUBLIC HEARING TONIGHT.
05:41:39 JUST AN INFORMATION MEETING.
05:41:41 IF WE CAN TAKE A LITTLE BREAK SO I CAN GET THE PEOPLE IN FOR
05:41:45 THE NEXT ITEM, BECAUSE WE NEED A MINUTE OR TWO TO SET UP.
05:41:48 >>Scotty Wood: THIS CONCLUDES THIS ITEM.
05:41:51 THOSE OF YOU WHO ARE CONCERNED, THANK YOU FOR ATTENDING.
05:41:55 >> THANK YOU.
05:41:56 [RECESS]
05:52:44 >>Scotty Wood: LET'S NOW RECONVENE.
05:52:46 THE SECOND ITEM IN OUR PUBLIC INFORMATION MEETING PART OF
05:52:54 THE AGENDA IS THE VIA COCONUT DEVELOPMENT ORDER.
05:52:58 IT'S A DEVELOPMENT ORDER FOR MIXED USE DEVELOPMENT WITH 330
05:53:01 MULTIFAMILY UNITS AND COMMERCIAL BUILDINGS, AMENITIES, AND
05:53:05 SUPPORTING INFRASTRUCTURE.
05:53:07 GO AHEAD, MARY.
05:53:10 >>Mary Gibbs: YOU ALREADY STOLE MY THUNDER.
05:53:13 ALL I WANTED TO SAY ABOUT VIA COCONUT IS THE REZONING WAS
05:53:16 APPROVED BY THE COUNCIL A FEW MONTHS AGO.
05:53:18 I THINK AROUND THE END OF OCTOBER.
05:53:20 I KNOW YOU ALL HAVE SEEN THIS BEFORE WITH THE ZONING IN
05:53:25 GREAT DETAIL.
05:53:26 AND THERE IS NO APPLICATION IN YET.

05:53:28 SO I KNOW SOME OF THE NEIGHBORS ARE HERE TO SEE WHAT'S GOING
05:53:32 ON.
05:53:32 WE DON'T HAVE AN APPLICATION AT THIS TIME.
05:53:34 THIS IS THE INFORMATION MEETING FOR THE DEVELOPMENT ORDER
05:53:37 FOR THEIR SITE PLAN APPROVAL.
05:53:39 NOW THAT THEY GOT THEIR ZONING APPROVED, THEY WANT TO
05:53:43 PROCEED.
05:53:44 BRENT ADDISON IS HERE AGAIN TO EXPLAIN THIS AND HOPEFULLY
05:53:51 NOT TAKE A REALLY, REALLY LONG TIME.
05:53:53 JUST ENOUGH TIME.

05:54:09 >>D. Brent Addison: GOOD EVENING, AGAIN.
05:54:11 BRENT ADDISON WITH BANK ENGINEERING FOR THE RECORD.
05:54:14 I'M HERE TO SPEAK TO YOU AS MARY SAID ABOUT OUR VIA COCONUT
05:54:20 PLAN DEVELOPMENT AND OUR DEVELOPMENT ORDER APPLICATION THAT
05:54:23 WE'RE MOVING FORWARD WITH.
05:54:24 AGAIN, WE'VE BEEN THROUGH MANY OF THESE MEETINGS WITH YOU
05:54:29 GUYS.
05:54:31 SO MY GOAL TONIGHT IS NOT TO BORE YOU WITH ALL THE DETAILS,
05:54:34 BUT MORE TALK ABOUT SOME OF THE UPDATES WITH RESPECT TO SOME
05:54:39 OF THE CONDITIONS THAT WERE APPLIED TO THE ZONING TOWARD THE
05:54:44 END OF THE PROJECT.
05:54:45 AGAIN, MY NAME IS BRENT ADDISON.
05:54:51 HERE WITH US TONIGHT IS MARK McLEAN WITH MHK ARCHITECTS.
05:55:01 CHRISTIAN ANDREA, LANDSCAPE ARCHITECTURE.
05:55:03 KELLY KENEFICK, REPRESENTATIVE FOR THE APPLICANT.

05:55:06 STACY WAS NOT ABLE TO JOIN US TONIGHT.
05:55:08 SHE ACTUALLY FELL SICK.
05:55:12 SHE'S NOT WITH US.
05:55:13 YURY IS HERE FOR THE TRANSPORTATION SIDE OF THINGS.
05:55:17 IN SUMMARY, TO REMIND YOU, THIS IS 20.19 ACRES APPROVED
05:55:26 ESTERO PLANNED DEVELOPMENT, APPLYING FOR A DEVELOPMENT ORDER
05:55:29 FOR 330 MULTIFAMILY UNITS, 29,600 SQUARE FOOT OF COMMERCIAL,
05:55:36 10,000 SQUARE FOOT OF CHURCH, PUBLIC AMENITIES, AND ONE ACRE
05:55:44 PARK DONATION TO THE VILLAGE OF ESTERO AT THE CORNER OF
05:55:50 CORKSCREW AND VIA COCONUT.
05:55:51 AGAIN, TO REMIND YOU, THIS IS THE LOCATION.
05:55:55 WE CALL IT THE BANJO PARCEL OUTLINED IN YELLOW, BOUNDED BY
05:56:01 THE RAILROAD ON THE EAST -- EXCUSE ME, ON THE WEST.
05:56:05 VIA COCONUT ON THE EAST, CORKSCREW ON THE NORTH AND ALSO VIA
05:56:07 COCONUT ON THE SOUTH.
05:56:09 THIS IS TO REMIND YOU OF THE PUBLIC AMENITIES THAT WE ARE
05:56:15 PROVIDING AS PART OF THIS.
05:56:18 WE HAVE THE DOG PARK, STARTING FROM THE SOUTH AND MOVING TO
05:56:20 THE NORTH, WE HAVE THE DOG PARK.
05:56:22 WE HAVE A POCKET PARK FOR THE ENTIRE LENGTH OF THE PROPERTY
05:56:27 IS THE MEANDERING MULTIUSE PATH.
05:56:32 WE HAVE THE FISHING PIER NOW WITH BIKE RACK, AND THEN WE
05:56:38 HAVE, OF COURSE, THE BIGGEST PART OF IT IS THE ONE ACRE PARK
05:56:41 DONATION THAT WE'RE MAKING TO THE VILLAGE.
05:56:43 THIS IS OUR SITE PLAN, AGAIN, OUR ZONING PACKAGE WAS SO

05:56:51 DETAILED THAT WE KIND OF JUST JUMPED RIGHT IN, AND THIS IS
05:56:54 THE LAYOUT FOR IT TO REMIND YOU AGAIN, THESE ARE THE
05:56:58 MULTIFAMILY BUILDINGS HERE, THE RESIDENTIAL PORTIONS WITH
05:57:02 COMMERCIAL AND MAIN STREET RUNNING THROUGH THE MIDDLE WITH
05:57:06 POTENTIAL RESTAURANTS, RETAIL UP FRONT, CHURCH ON THIS SIDE
05:57:12 AND THEN THE PARK.

05:57:17 AGAIN, WE'VE KIND OF GONE THROUGH IT, BUT WITH STORMWATER
05:57:20 MANAGEMENT ON HERE, WE HAVE A MIXTURE OF LAKE, A MIXTURE OF
05:57:23 STORMWATER VAULTS AND FILTER MARSH.
05:57:28 WE'RE PROPOSING TWO ACCESS POINTS, MAIN ACCESS POINTS WITH
05:57:32 ONE EMERGENCY ACCESS, TWO ACCESS POINTS, EXCUSE ME, TO VIA
05:57:37 COCONUT, AND THEN A FUTURE CONNECTION TO THE FUTURE
05:57:41 DEVELOPMENT POTENTIALLY ON THE WEST SIDE.
05:57:45 THIS IS FOR THE ZONING CONDITIONS.
05:57:54 THESE ARE THE ONES THAT I WANTED TO HIGHLIGHT WAS THE
05:57:57 PEDESTRIAN CONNECTION TO THE RAILROAD, WHICH WE'VE INCLUDED.
05:58:01 THE PEDESTRIAN CONNECTION GOING ALONG WITH THE VEHICULAR
05:58:04 CONNECTION FOR THE FUTURE.
05:58:06 THE FISHING PIER, WHEN WE WERE IN OUR MEETINGS, THERE WAS
05:58:09 CONCERN THAT PEOPLE WERE GOING TO COME OUT HERE AND PARK ON
05:58:12 THE SIDE OF THE ROAD AND THEN TRY TO GO FISHING.
05:58:16 SO WE ADDED A BIKE RACK PER ONE OF THE CONDITIONS, AND THEN
05:58:20 YOU CAN'T SEE IT HERE BECAUSE OF THE ZOOM WINDOW, BUT
05:58:24 THERE'S A NOTE THAT'S BEEN ADDED TO THE SITE PLAN ABOUT
05:58:29 PAINTING THE CURB WAS -- ONE OF THE SOLUTIONS WAS PAINTING

05:58:32 THE CURB YELLOW THAT SAYS NO PARKING AND IDENTIFYING THAT
05:58:36 YOU CAN'T PARK HERE TO GO FISHING AT THE FISHING PIER.
05:58:39 >> ANY SIGNAGE?
05:58:40 >>D. Brent Addison: YES, SIGNAGE TO GO WITH THAT.
05:58:42 THE DRAINAGE UPDATE, WHEN WE WERE MOVING FORWARD WITH THIS,
05:58:49 THERE WAS A QUESTION ABOUT OUTFALL.
05:58:51 WE ARE STILL WORKING WITH THE RAILROAD AND WORKING WITH LEE
05:58:57 D.O.T. ON OPTIONS FOR OUR DRAINAGE OUTFALL.
05:59:00 WE DON'T HAVE A RESOLUTION YET, BUT WE'RE WORKING THROUGH
05:59:03 THAT.
05:59:03 AND, OF COURSE, WHATEVER WE PROPOSE, WHATEVER IS RESOLVED,
05:59:08 AND THE ANSWER IS WHAT WE'LL BE PRESENTING WITH OUR
05:59:11 DEVELOPMENT ORDER PLANS WHEN THEY COME IN.
05:59:17 >>Barry Jones: QUICK QUESTION ON THAT.
05:59:18 THE PROPERTY UP THE ROAD OF HAPPY HOLLOW IS COMING IN AND
05:59:22 THEY DIDN'T KNOW WHERE THE OUTFALL IS GOING EITHER AND
05:59:25 NOBODY KNEW WHERE THE OUTFALL FOR ACTUALLY HAPPY HOLLOW IS.
05:59:28 SO IS THERE ANY PASS-THROUGH ALLOWANCE ON YOUR PROPERTY?
05:59:32 IS THAT PROPERTY COMING THROUGH FROM THE NORTH?
05:59:38 >>D. Brent Addison: THERE IS IN THIS PIPE THAT'S SHOWN GOING
05:59:41 THROUGH THE PROPERTY, BUT THAT'S FOR THE PARK AND VIA
05:59:44 COCONUT AND GENOVA.
05:59:45 THAT'S FOR EVERYTHING TO -- THAT'S FOR PROPERTIES TO THE
05:59:51 EAST, NOT TO THE WEST.
05:59:53 >>Barry Jones: SO THAT WATER IS FLOWING EAST TO WEST.

05:59:55 >>D. Brent Addison: CORRECT.
05:59:57 >>Barry Jones: SO IS THERE AN OPPORTUNITY FOR THAT -- I

06:00:01 MEAN, THERE'S THAT TRACT OF COMMERCIAL GROUND TO THE NORTH
06:00:04 OF YOU THAT'S KIND OF LAND LOCKED.
06:00:06 I GUESS THAT'S A WAYS AWAY FROM WHERE THIS IS, TO TRY AND
06:00:10 GET THEM CONNECTED TO THAT.
06:00:11 >>D. Brent Addison: YOU'RE TALKING ABOUT WHERE THE GREEN
06:00:15 HOUSE IS UP THERE?
06:00:16 PAVICH?
06:00:17 >>Barry Jones: ANYTHING ON HAPPY HOLLOW LANE.
06:00:20 >>D. Brent Addison: OUR UNDERSTANDING IS THE WATER RUNS
06:00:22 THROUGH THE RAILROAD AND THEN RUNS NORTH TO THE RIVER.
06:00:24 >>Barry Jones: YOU'RE NOT ALLOWED TO CONNECT TO THE PIPES
06:00:28 FOR YOUR OUTFALL?
06:00:31 >>D. Brent Addison: WE'RE CURRENTLY IN NEGOTIATIONS ON THAT.
06:00:34 >>Barry Jones: THANK YOU.
06:00:36 >>Scotty Wood: I HAVE ALSO A QUESTION.
06:00:38 IN THE LAND DEVELOPMENT CODE, SECTION 72 (INDISCERNIBLE)
06:00:46 SAYS, AND I QUOTE, NEW RESIDENTIAL AND COMMERCIAL STRUCTURES
06:00:50 SHALL BE DESIGNED SO THAT THE ELEVATION OF THE FIRST FLOOR
06:00:54 HABITABLE FOR RESIDENTIAL STRUCTURES IS AT THE APPLICABLE
06:00:59 BASE FLOOD ELEVATION AS DEFINED IN THE CURRENTLY EFFECTIVE
06:01:03 FEMA FLOOD INSURANCE RATE MAP PLUS ONE FOOT OR THE
06:01:07 HUNDRED-YEAR STORM, THREE-DAY STORM.
06:01:10 WILL THE STORMWATER RETENTION IN THIS DEVELOPMENT MEET THAT

06:01:16 DEFINITION?
06:01:17 >>D. Brent Addison: YES.
06:01:27 >>Jim Wallace: THE LAST TIME YOU WERE HERE, WE TALKED ABOUT
06:01:29 THE FACT THAT THE STORMWATER DRAINAGE FROM --
06:01:34 >>Michael Sheeley: SPEAK UP, JIM?
06:01:36 >>Jim Wallace: -- THE TWO LAKES IN THE PARK --
06:01:39 >>Mary Gibbs: YOU'RE NOT TOO CLOSE TO YOUR MICROPHONE AND I
06:01:43 DON'T THINK ANYBODY CAN HEAR YOU.
06:01:45 >>Jim Wallace: IT'S BECAUSE I'M SUCH A PUSSYCAT.
06:01:48 SORRY.
06:01:50 THE LAST SESSION WHEN YOU WERE HERE, YOU ACKNOWLEDGED -- WE
06:01:55 AGREED THAT THE WATER, THE STORMWATER DRAINAGE GOES FROM
06:02:02 ACROSS THE STREET INTO THE PONDS, UNDERNEATH THE STREET AND
06:02:05 THROUGH THE PROPERTY.
06:02:07 AT THAT TIME I BELIEVE YOU CONFIRMED THAT THE -- THAT
06:02:12 THERE'S NO CHANCE OF ANY OF THE STORMWATER FROM THIS
06:02:16 PROJECT, THE SYSTEM IS DESIGNED SO THAT WATER CANNOT FLOW
06:02:21 THE OTHER DIRECTION, CANNOT FLOW TOWARDS GENOVA.
06:02:25 GENOVA IS FLOWING THROUGH THIS PROPERTY, CORRECT?
06:02:28 AND THEY ARE SEPARATE SYSTEMS.
06:02:31 >>D. Brent Addison: THERE IS A PIPE CURRENTLY RUNNING
06:02:33 THROUGH THE PROPERTY THAT DRAINS A PORTION OF VIA COCONUT,
06:02:36 GENOVA, AND THE PARK.
06:02:38 THAT'S RUNNING THROUGH THIS PROPERTY TODAY.

06:02:42 THAT'S INDEPENDENT OF OUR STORMWATER SYSTEM.

06:02:51 >>Scotty Wood: MOVING ON.
06:02:53 >>D. Brent Addison: SO SOME OF THE OTHER QUESTIONS WERE --
06:02:57 HAD TO DO WITH THE RESTAURANT AND CONSUMPTION ON PREMISES.
06:03:02 THE HOURS OF OPERATION, AND THE BUILDING ORIENTATION,
06:03:04 LANDSCAPING, AND NOISE MITIGATION.
06:03:08 SO WHAT WE DID IS WE WENT IN AND ADDED IN THESE AREAS HERE
06:03:13 ALONG MAIN STREET OUR POTENTIAL PUBLIC SEATING AREAS WITH
06:03:18 POTENTIAL CONSUMPTION ON PREMISES ON EITHER SIDE OF MAIN
06:03:23 STREET AT THIS LEVEL AND THEN THERE'S THE ONE PORTION THAT'S
06:03:27 ALWAYS BEEN THERE AT THE FRONT OF THE RESTAURANT, WHICH IS
06:03:29 WHERE THE OUTDOOR SEATING AND THE CONSUMPTION ON PREMISES IS
06:03:34 POTENTIALLY PROPOSED THERE.
06:03:36 SO THIS PLAN, IT'S HARD TO SEE HERE, BUT IT WILL BE INCLUDED
06:03:40 IN OUR DEVELOPMENT ORDER, BUT THIS WILL SHOW WHERE THOSE
06:03:43 AREAS ARE THAT WE'RE PROPOSING THAT OUTDOOR COP.
06:03:47 ALSO ON MAIN STREET, INCREASED PUBLIC GATHERING SPACE,
06:03:54 POTENTIALLY REDUCED LANDSCAPING.
06:03:55 THAT'S KIND OF ONE AND THE SAME OF WHAT WE JUST TALKED ABOUT
06:03:58 WAS TO PROVIDE MORE PEDESTRIAN AND PUBLIC FEATURES HERE ON
06:04:02 THESE AREAS.
06:04:04 AND CHRISTIAN WILL BE GETTING INTO MORE DETAIL ON THAT IN
06:04:08 HIS PART OF THE PRESENTATION.
06:04:09 AND THEN, OF COURSE, WE'RE GOING TO ABIDE BY THE NOISE -- OR
06:04:15 EXCUSE ME, THE NOISE ORDINANCE, BUT ALSO THE HOURS OF
06:04:19 OPERATION THAT WERE DISCUSSED IN THE ZONING.

06:04:25 SOME OF THE OTHER ZONING CONDITIONS THAT NEEDED TO BE
06:04:28 ADDRESSED WAS HAPPY HOLLOW LANE.
06:04:30 THERE WAS A CONDITION ABOUT POTENTIALLY PROVIDING A
06:04:33 CUL-DE-SAC, TURNAROUND AT THE END OF HAPPY HOLLOW LANE AS
06:04:36 WELL AS PEDESTRIAN AND EMERGENCY ACCESS TO HAPPY HOLLOW.
06:04:42 ORIGINALLY, WE HAD KIND OF SHOWN A POTENTIAL OVER HERE, BUT
06:04:46 WE JUST DECIDED THIS PROBABLY WASN'T THE BEST PLACE.
06:04:49 WE HAD A MUCH BETTER AND DIRECT SHOT OVER HERE.
06:04:53 I'VE WORKED WITH PHILLIP GREEN AT ESTERO FIRE, AND HE HAS
06:04:59 BLESSED THIS OVER E-MAIL THAT IT WOULD ADDRESS HIS CONCERNS
06:05:02 THAT HE HAD THAT WERE A PART OF THE ZONING.
06:05:04 SO WE'RE PROPOSING VEHICULAR CONNECTION HERE AND JUST TO
06:05:10 STRESS THAT THIS WILL BE AN OPAQUE GATE SO THAT IT WILL BE A
06:05:14 CONTINUATION OF THE LANDSCAPE BUFFER THROUGH HERE, BUT
06:05:17 SHOULDN'T BE ANY CONCERN FOR VEHICULAR LIGHTS AND STUFF TO
06:05:22 GO ON HAPPY HOLLOW.
06:05:23 AS WE'RE REQUIRED TO PROVIDE THIS, THIS WAS OUR SOLUTION.
06:05:26 THERE'S ALSO A SIDEWALK AND PEDESTRIAN CONNECTION THERE
06:05:29 SHOULD THERE EVER BE A SIDEWALK BUILT ALONG HAPPY HOLLOW
06:05:33 LANE OR TO LET RESIDENTS OF HAPPY HOLLOW LANE IF THEY WANT

06:05:35 TO COME IN AND ACCESS THE PROPERTY TO GET TO THE COMMERCIAL
06:05:39 SITE, THEN THEY CAN DO THAT.
06:05:41 CROSSWALK, THERE WAS A POTENTIAL -- THERE WAS A DISCUSSION
06:05:46 ABOUT A CROSSWALK TO GO ACROSS TO THE PARK, WHERE THE FUTURE
06:05:52 PARK AREA IS OVER THERE.

06:05:54 AND SO WE'RE STILL LOOKING AT THAT.
06:05:59 WE DON'T KNOW THAT IT'S NECESSARILY TRIGGERED TO REQUIRE TO
06:06:02 DO THIS, BUT WE'LL GO BACK AND LOOK AT IT AND SEE IF WE
06:06:05 THINK IT IS A GOOD AND SAFE IDEA TO MAKE THAT CONNECTION AT
06:06:08 THIS POINT, AND WE'LL BE WORKING WITH STAFF ON THAT.
06:06:12 IT WAS ALSO CONCERN IN THE ZONING HEARINGS TO TALK ABOUT A
06:06:18 VARIATION OF CONTRASTING COLORS ON THE BUILDINGS.
06:06:21 WE HAVE SOME DETAILED EXHIBITS THAT ARE COMING UP THAT MHK
06:06:24 WILL DEMONSTRATE THAT WE ARE PROVIDING THOSE CONTRASTING
06:06:28 COLORS.
06:06:28 REQUIRED BUFFERS BEING 100% NATIVE AND TALKING ABOUT THE
06:06:34 RAILROAD BUFFER.
06:06:35 CHRISTIAN WILL COME UP AND TALK ABOUT THAT.
06:06:37 THE PARKING LOT SCREENING OF THE TWO PARKING LOTS BETWEEN
06:06:41 BUILDINGS E AND F, WE'RE GOING TO PROVIDE AN ALTERNATING
06:06:46 SIX-FOOT HEDGE AND TRELLIS, AND THAT'S THESE GUYS RIGHT
06:06:49 HERE.
06:06:49 BECAUSE AS IT WAS DISCUSSED IN THE PREVIOUS HEARING ABOUT
06:06:55 PUBLIC, BEING ABLE TO SEE THE PARKING LOTS FROM THE ROAD,
06:06:58 THAT WAS A CONCERN OF YOURS DURING OUR ZONING PROCESS.
06:07:01 SO WE'RE GOING TO BE PROVIDING THIS TRELLIS AND HEDGES THAT
06:07:05 CHRISTIAN IS GOING TO ELABORATE ON IN THIS AREA HERE, AND IN
06:07:09 THIS AREA HERE BY THE CHURCH.
06:07:11 I WANT TO MAKE SURE YOU DON'T HAVE ANY MORE QUESTIONS SITE
06:07:18 PLAN WISE BEFORE I BRING UP ARCHITECTURE.

06:07:22 >>Jim Wallace: I SEE THERE'S ONLY 25 PARKING SPACES AT THE
06:07:27 -- I THINK 25, 26 OR SOMETHING LIKE THAT.
06:07:30 NOW I'M TOO CLOSE TO THE MIKE.
06:07:32 AND YET WE HAVE A CHURCH LAWN AT THE BACK OR SOMETHING LIKE
06:07:36 THAT.
06:07:36 25 PARKING SPACES, I THINK ABOUT 20 AND THEN THEY HAVE FOUR
06:07:42 OR FIVE HANDICAP PARKING SPACES.
06:07:46 DOES THAT EVEN START TO SATISFY THE REQUIREMENTS FOR PARKING
06:07:49 FOR THE CHURCH?
06:07:52 >>D. Brent Addison: WE DID ADDRESS THE PARKING REQUIREMENTS
06:07:54 ON THE MASTER CONCEPT PLAN TO ADDRESS THAT TO A CERTAIN
06:07:57 AMOUNT OF SEATS THAT ARE IN THE CHURCH.
06:07:59 >>Jim Wallace: PEOPLE WILL WALK ACROSS -- YOU HAVE ENTRY
06:08:02 ROAD.
06:08:03 PEOPLE WILL PARK OVER ON THE OTHER AND CROSS THE ROAD AND
06:08:08 THEN GO TO THE CHURCH.

06:08:09 IS THAT WHAT WE'RE SAYING?
06:08:10 >>D. Brent Addison: YEAH, WE PROVIDED THE PEDESTRIAN
06:08:12 CONNECTIONS, I'M SURE LIKE MOST CHURCHES, I'M JUST ASSUMING
06:08:15 THEY MIGHT PROVIDE LIKE GOLF CART KIND OF VALET SERVICE IF
06:08:19 THAT BECOMES A CONCERN FOR SAFETY.
06:08:22 BUT WE ALSO HAVE THE CONSIDERATION FOR THE OFFSET OF HOURS
06:08:28 OF THE COMMERCIAL USES AND CHURCH USES THAT AREN'T GOING TO
06:08:30 BE BUSY AT THE SAME TIME.
06:08:33 >>Jim Wallace: WHEN YOU'RE -- ADJACENT TO THE CHURCH.

06:08:39 REALLY NEED THE CHURCH LAWN ON THE NORTH SIDE?
06:08:43 >>D. Brent Addison: I MEAN, WE'RE GETTING INTO THE DETAILS
06:08:46 OF THAT.
06:08:46 I THINK IT'S GOOD TO HAVE AN OPEN SPACE FOR THE PEOPLE THAT
06:08:51 -- FOR THE CHURCH ITSELF.
06:08:53 >>Jim Wallace: [INAUDIBLE]
06:08:54 HOW MANY PEOPLE DO THEY THINK ARE GOING TO ATTEND ON A
06:08:59 SUNDAY?
06:09:00 >>D. Brent Addison: HOPEFULLY AS MANY SEATS AS THEY ARE
06:09:02 PROPOSING.
06:09:02 WE CAN LOOK AT THAT.
06:09:04 WE CAN LOOK AT THAT AND SEE IF THERE'S AN OPPORTUNITY TO OF
06:09:08 INCREASE THE PARKING TO HELP WITH THAT AS OPPOSED TO
06:09:11 PROVIDING THE OUTDOOR SPACE.
06:09:13 WE CAN TAKE A LOOK AT THAT.
06:09:14 ANY MORE QUESTIONS ON THE SITE PLAN?
06:09:20 ALL RIGHT.
06:09:20 WITH THAT, I'LL BRING UP MARK.
06:09:29 >> GOOD EVENING, EVERYONE.
06:09:30 MARK McLEAN, MHK ARCHITECTURE AND PLANNING.
06:09:34 STUDIO DIRECTOR HERE IN NAPLES.
06:09:37 THE DIRECTIVE TOWARDS THE ARCHITECTURE OF THE PROJECT WAS
06:09:41 RELATIVELY SIMPLE.
06:09:44 WE WERE TO INTRODUCE A SECOND COLOR PALETTE, AND THERE WAS
06:09:48 DEBATE AMONGST THE BOARD WHETHER HOW AGGRESSIVELY WE WENT

06:09:52 AFTER THIS.
06:09:53 THERE WAS EVEN A COMMENT OF IF WE'RE GOING TO DO THIS, LET'S
06:09:56 NOT GO TOO AGGRESSIVE ON IT.
06:10:00 WITH THAT, WE HAVE BROUGHT IN A SECOND PALETTE THAT ALLOWS
06:10:03 THE BASE COLORS AND THE LIGHTER COLORS TO MIX WITHIN THE
06:10:07 CRITERIA THAT WE SPELLED OUT.
06:10:09 SO AS IT WAS DESIGNED AND SPELLED OUT AND WORKED THROUGH
06:10:12 STAFF, THERE WERE PERCENTAGES THAT WERE AGREED TO THAT
06:10:15 CERTAIN PORTIONS OF THE BUILDING WOULD NOT HAVE MORE THAN
06:10:19 20% OF ALL WHITE OR LESS THAN 20% OF THE DARK COLOR.
06:10:22 SO WHAT WE'VE DONE TO ILLUSTRATE THAT FOR YOU VERSUS JUST
06:10:25 SHOWING YOU ARBITRARY PICTURES OF THE BUILDING, WHAT WE DID

06:10:28 IS WE TOOK THESE BUILDINGS AND WE DID THE OVERALL PICTURE SO
06:10:32 YOU COULD SEE HOW THEY ARE KIND OF ZOOMED IN ON THEM SO YOU
06:10:36 COULD SEE IF THERE IS A DIFFERENCE IF YOU LOOK AT THE BASE
06:10:38 OF THE TWO BUILDINGS.
06:10:39 YOU CAN SEE THIS IS THE LIGHTER COLOR.
06:10:42 WE CAN LOOK AT THE LIGHTER COLOR HERE AND THE DARKER COLOR
06:10:45 HERE.
06:10:45 AS WE MOVE THROUGH THE BUILDINGS, WE MIX THE TWO.
06:10:48 SO WHAT WE DID TO KIND OF ILLUSTRATE THIS FOR YOU IS WE TOOK
06:10:51 EACH ELEVATION OF EACH BUILDING WITHIN THE COMMUNITY AND WE
06:10:54 COLOR CODED IT TO THE COLOR PALETTE WITHIN THAT.
06:10:58 I DON'T KNOW WHO IS DRIVING THAT BUT SOMEONE IS DRIVING
06:11:01 THAT.

06:11:02 AS WE MOVE THROUGH THE DIFFERENT VARIOUS ELEVATIONS OF ALL
06:11:05 OF THE BUILDINGS, WE HAVE ALL OF THE VARIOUS COLORS FOR EACH
06:11:09 BUILDING AND HOW WE'RE GOING TO CONTRAST THE TWO PALETTES
06:11:12 THAT WE HAVE.
06:11:13 SO WHAT WE'VE DONE IS IF WE TOOK THE OVERALL SITE PLAN, WE
06:11:16 HAVE THE TWO LARGE BUILDINGS ON THE SOUTH END MIXED WITH THE
06:11:21 MAIN STREET COMPONENT AND THEN WE HAVE A THIRD LARGE
06:11:24 BUILDING ON THE NORTH SIDE, WE BASICALLY CAME UP WITH A
06:11:27 PALETTE THAT EVERY OTHER BUILDING HAS EVERY OTHER PALETTE.
06:11:30 THAT WAY THEY ARE ON MAIN STREET IF YOU ARE ON ONE SIDE OF
06:11:32 THE STREET OR THE OTHER.
06:11:34 THE TWO BUILDINGS ARE OPPOSITE COLORS FROM ONE ANOTHER.
06:11:36 IF YOU'RE SOUTH OF MAIN STREET, THOSE TWO BUILDINGS ARE
06:11:39 OPPOSITE COLORS OF ONE ANOTHER.
06:11:40 THAT'S HOW WE CAME THROUGH THE PALETTE.
06:11:44 THIS IS A FINAL RENDERING OF THE CHURCH TO SHOW YOU OUR
06:11:48 ORIGINAL COLOR SCHEME AND COLOR PALETTE WAS FOR THE
06:11:50 BUILDINGS.
06:11:51 WITH THAT, I CAN TAKE ANY QUESTIONS THAT YOU WOULD HAVE ON
06:11:55 THE COLORATIONS THAT WE HAVE PROVIDED.
06:11:59 >>Kristin Jeannin: YOU DON'T HAVE ACTUAL PHYSICAL SAMPLES OF
06:12:01 THE COLORS?
06:12:04 >> WE HAD THEM ON THE BOARD.
06:12:05 MARY, DID THAT BOARD GET TO YOU?
06:12:07 I CAN GET THEM HERE.

06:12:10 THEY ARE ON THIS ACTUAL COLOR SHEET, THE ORIGINAL COLOR
06:12:13 SHEET THAT IS IN HERE.
06:12:14 THE ACTUAL SHERWIN WILLIAMS COLORS ARE ON HERE.
06:12:19 I HAVE ALL THE EIGHT BY TEN SWATCHES, BUT I CAN CERTAINLY
06:12:22 GET THOSE SUBMITTED TO MARY.
06:12:25 >>Mary Gibbs: WE'RE GOING TO GO LOOK, BUT I DON'T THINK -- I
06:12:27 DIDN'T GET ANY NOTICE THAT ANYTHING WAS DELIVERED.
06:12:31 >> I DON'T KNOW THAT THIS WAS EVER TURNED INTO A BOARD WITH

06:12:34 THE ALTERNATE COLORS ON IT, BUT I KNOW I'VE GOT ALL THE
06:12:38 SWATCHES.
06:12:39 >>Michael Sheeley: WAS THIS THE ORIGINAL PROPOSAL, WHAT
06:12:41 WE'RE LOOKING AT NOW?
06:12:42 >> THE FOUR ON THE RIGHT SIDE WAS THE ORIGINAL PROPOSAL,
06:12:45 YES, SIR.
06:12:45 THE THREE ON THE LEFT WERE THE ALTERNATE COLORS TO COME INTO
06:12:47 THE PALETTE.
06:12:49 >>Michael Sheeley: DO YOU HAVE OTHER RENDERINGS OTHER THAN
06:12:52 YOUR ONES THAT HIGHLIGHT THE COLOR VARIATIONS OR IS THIS THE
06:12:56 ONLY ONE?
06:12:57 >> FOR NOW.
06:12:58 WE CAN CERTAINLY RENDER OUT THE ENTIRE COMMUNITY AS WE COME
06:13:01 FORWARD.
06:13:02 AS WE ZOOM IN AT THAT LEVEL, YOU CAN SEE THE CONTRAST.
06:13:05 THAT'S BETWEEN THE TWO BIG SOUTH BUILDINGS.
06:13:09 BUT AS WE MOVE NORTH THROUGH, WE CAN CERTAINLY COLORIZE THE

06:13:13 ENTIRE PACKAGE.
06:13:16 ONE OF THE COMMENTS I RECEIVED WAS WE WEREN'T GOING TO
06:13:18 RESUBMIT THE ENTIRE PATTERN BOOK HERE.
06:13:21 THEY DIDN'T WANT US TO REDO THE RENDERINGS, JUST ADDITIONAL
06:13:24 SLIDES TO ILLUSTRATE WHAT WE'RE DOING.
06:13:26 IF I'M NOT MISTAKEN, IT'S ALREADY DONE.
06:13:28 WE NEED TO REISSUE THE PATTERN BOOK WITH NEW SLIDES IN IT.
06:13:31 >>Michael Sheeley: FRANKLY, I THINK THESE SLIDES WITH THE
06:13:33 COLORS SHOWN HIGHLIGHTED IS VERY DIFFICULT TO READ.
06:13:39 THEY LOOK -- IT WOULD LOOK MUCH BETTER I THINK IF YOU WERE
06:13:44 ABLE TO HAVE NOTES AND ARROWS TO EACH COLOR INSTEAD OF THE
06:13:46 ORANGE AND THE YELLOW BECAUSE IT'S QUITE DISTRACTING TO BE
06:13:50 ABLE TO REALLY DISCERN WHAT THE COLOR VARIATION IS.
06:13:53 I KNOW ONE OF THE ORIGINAL COMMENTS WAS BUILDINGS WERE QUITE
06:13:56 MONOCHROMATIC AND YOU ENDEAVOR TO TRY TO BREAK THEM UP.
06:14:01 I FRANKLY KIND OF YEARN FOR MORE WHITE NOW, BECAUSE THEY ALL
06:14:05 SEEM TO BE TEN COLORS OF BEIGE.
06:14:10 >> YEAH, WHAT WE WERE AFRAID OF DOING WITH TRYING TO GET A
06:14:18 CONTRAST -- MARY, I DON'T KNOW THIS --
06:14:21 >>Mary Gibbs: I DON'T KNOW.
06:14:21 SORRY.
06:14:22 >> WHAT WE WERE AFRAID TO DO WAS WE HAD WORKED QUITE A BIT
06:14:26 IN THE PAST YEAR WITH STAFF TO GET THAT COLOR PALETTE AND
06:14:30 REALLY NAIL IT DOWN.
06:14:31 AND THEN THE BOARD -- WE FELT THE BOARD WAS KIND OF SPLIT ON

06:14:35 EXACTLY WHERE WE WERE GOING WITH CHANGING THE COLORS OR IF
06:14:38 WE WERE GOING TO CHANGE THE COLORS.
06:14:40 SO WE DID INTEND TO MAKE IT A VERY SUBTLE CHANGE FROM
06:14:44 BUILDING TO BUILDING, BECAUSE WE DIDN'T WANT TO GET INTO --

06:14:47 WE DIDN'T WANT TO INTRODUCE COLORS THAT WERE GOING TO
06:14:50 CONFLICT WITH THE ORIGINAL EARTH TONES WITHIN THE BUILDING.
06:14:58 >>Michael Sheeley: I THINK MAYBE THE PRESENTATION NEEDS TO
06:15:00 BE CLEAR ABOUT HOW THOSE COLORS WORK TOGETHER.
06:15:02 >> WE CAN CERTAINLY CLEAN THAT UP.
06:15:04 WE CAN UPDATE ALL OF THE RENDERINGS AND WE CAN REISSUE ALL
06:15:08 THE RENDERINGS.
06:15:09 THAT'S NOT A PROBLEM.
06:15:10 WE CAN GO INTO A VERY SIMILAR THING AND DO ARROWS LIKE YOU
06:15:13 SUGGESTED INSTEAD OF THE COLOR PATTERNS, THE COLOR FIELDS.
06:15:17 >>Michael Sheeley: THANK YOU.
06:15:18 >> NOT A PROBLEM.
06:15:20 WITH THAT, I'LL TURN IT OVER TO CHRISTIAN.
06:15:28 >>Jim Wallace: THE LAST TIME WE WERE HERE, EVERYBODY LIKED
06:15:31 EVERYTHING AND GOT DOWN TO A COLOR --
06:15:33 >> SPEAK UP.
06:15:34 WE CAN'T HEAR YOU.
06:15:39 >>Mary Gibbs: YOU'RE NOT CLOSE ENOUGH.
06:15:40 YOU HAVE TO REALLY LEAN OVER.
06:15:43 >>Jim Wallace: I'M JUST A VERY SOFT-SPOKEN GUY.
06:15:46 MY UNDERSTANDING WAS THAT WE WERE HAPPY WITH THE

06:15:48 ARCHITECTURE.
06:15:49 IT WAS JUST FINE-TUNING THE COLOR, BUT WHEN I LOOK AT THESE
06:15:55 TWO HERE, WHAT I FIND IS --
06:16:02 >>Mary Gibbs: THAT'S THE NEXT PROJECT.
06:16:04 YOU'RE LOOKING AT THE CORSA.
06:16:12 >>Jim Wallace: IT'S THE SAME PROJECT.
06:16:13 I'M SORRY.
06:16:27 I GUESS I'M MISTAKEN.
06:16:28 THANK YOU, MARK.
06:16:30 >> THANK YOU, SIR.
06:16:30 I'M HERE FOR ADDITIONAL COMMENTS.
06:16:33 I'LL TURN IT OVER TO CHRISTIAN ANDREA.
06:16:40 >>Christian Andrea: GOOD AFTERNOON.
06:16:41 CHRISTIAN ANDREA, LANDSCAPE ARCHITECT.
06:16:43 SO THE FEW ITEMS THAT WE AMENDED ON THE PLANS, ALONG THE
06:16:51 WEST SIDE OF THE PROPERTY, WE'VE CHANGED THAT TO A TYPE A
06:16:55 TYPE BUFFER, WHICH REQUIRES FOUR TREES PER HUNDRED AND
06:16:58 THREE-FOOT-TALL HEDGE.
06:17:00 WE CREATED ADDITIONAL SEATING OPPORTUNITIES IN FRONT OF
06:17:03 THESE TWO BUILDINGS.
06:17:05 AS BRENT INDICATED, WE CREATED A LATTICE OR TRELLIS IS
06:17:10 WHAT'S REFERENCED, SEGMENTED SIX FOOT TALL LATTICE WITH
06:17:14 VINES ON IT AND GAPS BETWEEN IT FILLED WITH A SIX FOOT HEDGE
06:17:17 THAT RUNS ALONG THIS PARKING LOT HERE AND ALONG THIS PARKING
06:17:21 LOT HERE.

06:17:21 I'LL ZOOM INTO LARGER SHEETS SO WE CAN LOOK THROUGH THEM IN
06:17:25 DETAIL.
06:17:25 AND THEN ALL THE PERIMETER BUFFERS AS BRENT INDICATED ARE
06:17:28 REQUIRED TO BE NATIVE.
06:17:30 100% NATIVE.
06:17:31 WE HAVE THE EMERGENCY ACCESS THAT'S CUT THROUGH HERE.
06:17:35 AGAIN, AS BRENT HAS INDICATED.
06:17:37 THIS IS THE SOUTH PORTION OF THE SITE.
06:17:41 SO HERE YOU SEE THE FOUR TREES PER HUNDRED THAT WRAP THE
06:17:45 ENTIRE WESTERN PROPERTY LINE.
06:17:46 THE THING I FORGOT TO MENTION, GO BACK TO -- THERE IS A BIKE
06:17:54 RACK WE ADDED NEAR THE FISHING PIER ALONG THIS LOCATION.
06:17:59 THESE ARE THE EXPANDED OUTDOOR SEATING AREAS FOR POTENTIAL
06:18:04 DINING OPPORTUNITIES AND LANDSCAPE IN THAT AREA.
06:18:07 AGAIN, THE BUFFER ALONG THE WESTERN PROPERTY LINE.
06:18:11 >>Kristin Jeannin: WHAT KIND OF TREES ARE IN THAT AREA?
06:18:13 >>Christian Andrea: WE'RE PROPOSING A MIX OF OAK TREES,
06:18:15 GREEN BUTTON WOOD TREES, SLASH PINE, CABBAGE PALMS I BELIEVE
06:18:19 IS THE PALETTE THAT'S PROPOSED.
06:18:23 >>Kristin Jeannin: SPECIFICALLY IN THAT EXTENDED SEATING
06:18:25 AREA.
06:18:26 >>Christian Andrea: THE SEATING AREA.
06:18:27 SORRY.
06:18:27 I THOUGHT YOU WERE TALKING ABOUT THE BUFFER.
06:18:29 WE HAVE SHRUBS AND I'VE GOT TO ZOOM IN.

06:18:33 I APOLOGIZE.
06:18:34 I CAN'T SEE IT THIS DISTANCE.
06:18:36 I BELIEVE I HAD PALM TREES IN THAT LOCATION.
06:18:40 LET ME GRAB MY iPAD AND I CAN TELL YOU.
06:18:42 I CAN ZOOM IN QUICKER.
06:18:56 I HAVE OAK TREES IN THE CENTER SECTION, AND THEN I HAD PALM
06:19:00 TREES.
06:19:02 THEY WERE EITHER ROYALS OR CABBAGE PALMS INSIDE THAT
06:19:11 COURTYARD AREA THERE.
06:19:14 >>Kristin Jeannin: ACTUALLY, I CAN SEE IT NOW.
06:19:16 LOOKS LIKE BISMARCK.
06:19:17 >>Christian Andrea: BISMARCK WAS AN OPTION AS WELL.
06:19:19 AND THEN THIS NOW IS THE NORTHERN, ALMOST THE NORTHERN
06:19:26 SECTION, AND THEN YOU CAN SEE THESE WALL SEGMENTS, SIX-FOOT
06:19:30 TRELLIS LATTICE COMBINATION WITH VINES AND A LOT OF SHRUBS
06:19:34 AND GROUND COVERS IN FRONT FOR SOME LAYERING AND A SIX-FOOT
06:19:37 TALL HEDGE THAT CONNECTS BETWEEN FOR PRIVACY.
06:19:40 THAT CONTINUES HERE TO SCREEN THE PARKING AND THEN CONTINUES
06:19:43 ALONG THE CHURCH PARKING LOT AREA HERE.
06:19:46 AND THEN THIS IS THE EMERGENCY CONNECTION POINT THAT BRENT
06:19:49 MENTIONED BEFORE, WHICH IS GATED.
06:19:50 AND THEN OUR BUFFER WRAPPING THE SIDES THERE.

06:19:57 AND THIS IS THE NORTHERN PARCEL.
06:19:59 THIS IS A SAMPLE MIX OF THE PLANT PALETTE THAT'S BEING
06:20:03 PROPOSED, PLANT LIST.

06:20:06 AND THEN SITE LIGHTING.
06:20:09 AND ANY QUESTIONS FOR ME OR OUR TEAM IF YOU'D LIKE.
06:20:13 >>Kristin Jeannin: DO WE HAVE ANY MORE DETAIL ON WHAT THE
06:20:20 TRELLISING AND HEDGE?
06:20:23 >>Christian Andrea: WE'VE NOT DRAWN ANYTHING THERE.
06:20:25 WE COMMITTED TO A SIX FOOT TALL TRELLIS. SO IN MY OPINION,
06:20:28 A TRELLIS IS SOMETHING THAT'S USUALLY 50% OPAQUE, SO SOME
06:20:31 LATTICE-TYPE AND AT THIS POINT, ENVISIONING A TWO BY TWO
06:20:35 KIND OF STRUCTURE, 50% OPAQUE, ULTIMATELY COVERED WITH
06:20:38 VINES.
06:20:38 SO THE AMOUNT OF LATTICE THAT YOU'D SEE OVER TIME PROBABLY
06:20:40 WOULD GET CONSUMED BY THE VINE, UNLESS WE CHOOSE TO TRIM IT
06:20:44 DOWN AND KEEP THE EDGES EXPOSED.
06:20:46 THE HEDGE BETWEEN JUST TO CONNECT IT FOR PRIVACY.
06:20:51 >>Scotty Wood: ANY OTHER MEMBERS OF THE BOARD?
06:20:56 >>Howard Levitan: I WOULD LIKE TO ASK A QUESTION ON THAT
06:20:58 ONE.
06:20:58 RECENTLY, I WAS IN A DRIVE-THROUGH LINE IN A PLACE THAT WE
06:21:07 REQUIRED A TRELLIS TO BE PUT UP.
06:21:11 AND I NOTICED THAT IT HADN'T GOTTEN MUCH HIGHER THAN A
06:21:16 COUPLE OF FEET UP THE TRELLIS AND IT WAS VERY SPARSE.
06:21:21 SO JUST BECAUSE I KNOW WE'VE USED THAT FEATURE A LOT, I WENT
06:21:28 AND STARTED TO LOOK AT ALL THE ONES THAT WE HAVE REQUIRED.
06:21:30 AND THEY ARE ALL THE SAME.
06:21:33 MAYBE SOMEONE CAN TELL ME WHAT'S GOING ON WITH THE

06:21:39 TRELLISES.
06:21:40 BUT IF THAT'S REALLY NOT A GOOD THING, WE SHOULDN'T BE
06:21:44 REQUIRING THAT, IF THEY DON'T REALLY GROW IN THIS CLIMATE.
06:21:52 >>Christian Andrea: MY GUESS IS, I DO SEE A LOT OF SERVICE,
06:21:54 McDONALD'S, WHATEVER, DRIVE-THROUGHS, WHERE THE LANDSCAPE
06:21:56 STRIP IS SO NARROW, THE AMOUNT OF SOIL AND IRRIGATION AND
06:21:59 WHATNOT IS VERY CHALLENGING.
06:22:02 I THINK THAT'S WHERE THOSE PLANTS GET STRESSED.
06:22:04 MY CONCERN IN THIS LOCATION, I THINK THE VINE IS GOING TO
06:22:06 CONSUME THE LATTICE WHERE YOU WON'T EVEN KNOW IT'S THERE.
06:22:09 I THINK IT'S GOING TO LOOK LIKE ANOTHER HEDGE IS WHAT MY
06:22:12 PERCEPTION OR MY ANTICIPATION IS, UNLESS WE CHOOSE TO DEFINE
06:22:15 IT AND KEEP THE VINE DOWN A LITTLE BIT, BUT I HAVE NO FEAR
06:22:18 THAT WE'LL BE ABLE TO GROW VINE IN THIS CONDITION.
06:22:21 >>Howard Levitan: MAYBE STAFF CAN WORK WITH YOU ON A
06:22:24 CONDITION THAT WILL REQUIRE IT TO BE MAINTAINED OR
06:22:27 REPLANTED.
06:22:29 IF IT DOESN'T WORK, IT'S GOT TO BE FIXED.

06:22:32 A LOT OF TIMES WE USE THOSE TRELLISES TO HIDE THE ELECTRIC
06:22:38 BOX AND THE WATER CONNECTIONS AND MECHANICAL STUFF.
06:22:42 IT'S PROBLEMATIC IF IT DOESN'T WORK.
06:22:45 AND ALL UP AND DOWN 41, IT'S NOT WORKING.
06:22:51 >>Barry Jones: DO YOU HAVE A DETAIL OR SPEC IN THE PLANS TO
06:22:55 SHOW TYPICAL CUBIC FOOT --
06:22:58 >>Christian Andrea: I COULD.

06:22:59 >>Barry Jones: THAT IS THE BIGGEST PROBLEM.
06:23:01 USUALLY LIME ROCK, GRAVEL, AND CLAY, AND THAT'S WHAT THEY
06:23:04 DIG INTO WHEN THEY PLANT A PLANT.
06:23:06 AND THEY DON'T DO THE WELL PREP THAT NEEDS TO BE DONE.
06:23:09 SO THAT DETAIL IS IN YOUR PLANS, MAYBE THAT WOULD HELP
06:23:12 ADDRESS.
06:23:13 >>Kristin Jeannin: THE OTHER THING I SEE OFTEN, LIKE, IF
06:23:15 IT'S CONFEDERATE JASMINE VINE, IT DOESN'T STICK TO IT RIGHT.
06:23:22 IT NEEDS TO BE WOUND THROUGH THAT.
06:23:27 DOESN'T ALWAYS SELF-VINE THROUGH THE LATTICE.
06:23:29 THE TYPE OF VINE ALSO MATTERS WHAT'S GOING TO WORK THERE.
06:23:32 >>Christian Andrea: MAINTENANCE IS CRITICAL.
06:23:34 IF IT'S FALLING ON THE GROUND, IT'S OBVIOUSLY NOT TRYING TO
06:23:39 GO UP THE LATTICE.
06:23:40 >>Kristin Jeannin: SOME GOOD SPECS ON THAT.
06:23:42 >>Jim Wallace: MY EXPERIENCE, I USE TRELLISES QUITE A BIT
06:23:48 AND WE GROW BOUGAINVILLEA ON THEM AND IT JUST TURNS INTO
06:23:52 SOMETHING VERY SPECIAL.
06:23:54 I GO TO COCONUT POINT AND I SEE THEM USING CLIMBING JASMINE
06:23:58 VINES ON THE SHADY SIDE OF THE BUILDING, AND THEY ARE DEAD.
06:24:02 HERE YOU'RE IN SUNSHINE ALL THE TIME.
06:24:07 >>Christian Andrea: LITERALLY ANY VINE WOULD PERFORM HERE.
06:24:10 I'M NOT CONCERNED.
06:24:13 MORE CONCERNED ABOUT HOW TO NOT COMPLETELY CONSUME THE
06:24:16 TRELLIS.

06:24:18 >>Marlene Naratil: DO WE ANTICIPATE WITH THE TRELLISING TO
06:24:20 USE COLOR IN THE FORM OF THE FLOWERS?
06:24:27 >>Christian Andrea: I THINK IT WOULD BE NICE TO INCORPORATE
06:24:29 COLOR BECAUSE THE SHRUBS TEND TO BE GREEN.
06:24:32 >>Marlene Naratil: YOU HAVE SO MUCH OF THE PALM TREES AND
06:24:34 USUAL STUFF, I THINK IT WOULD BE QUITE BEAUTIFUL WITH YOUR
06:24:37 COLOR SCHEMES.
06:24:38 >>Christian Andrea: I THINK IT WOULD BE VERY NICE, YES.
06:24:41 >>Scotty Wood: ANYONE ELSE?
06:24:42 OKAY.
06:24:45 BRENT, ANYTHING ELSE?
06:24:46 OKAY.
06:24:49 I'LL OPEN IT FOR PUBLIC COMMENT, IF ANYONE WANTS TO MAKE A
06:24:53 COMMENT.

06:24:53 WOULD YOU COME UP PLEASE AND FILL OUT A CARD AFTER YOU MAKE
06:24:58 A COMMENT.
06:25:04 >> THANK YOU.
06:25:04 MY NAME IS BOB GERSHEN.
06:25:06 I LIVE IN GENOVA ACROSS THE STREET FROM THIS PROPERTY.
06:25:10 THE GENTLEMAN THAT JUST SPOKE TALKED ABOUT THE PLANNING
06:25:16 INSIDE THE COMMUNITY.
06:25:17 I'M CURIOUS TO KNOW IF THERE ARE ANY PLANS FOR THE MEDIAN
06:25:22 STRIP ON VIA COCONUT POINT FROM THE AREA SOUTH OF WHERE
06:25:28 GENOVA ENDS TO WILLIAMS ROAD OR TO THE RAILROAD TRACKS.
06:25:35 THERE IS PLANNING ON THE NORTH END ACROSS FROM OUR

06:25:39 COMMUNITY, AND IT WOULD BE NICE IF THAT WAS CARRIED ON TO
06:25:42 THE RAILROAD TRACKS.
06:25:43 THANK YOU.
06:25:46 >>Scotty Wood: THANK YOU.
06:25:49 >>Mary Gibbs: I'M SURE THEY ARE GOING TO ADDRESS IT, BUT
06:25:52 THERE IS A ZONING CONDITION THAT THEY WILL DO THE MEDIAN
06:25:55 LANDSCAPE.
06:25:55 BUT I'M SURE CHRISTIAN COULD EXPLAIN BETTER.
06:25:57 >>Christian Andrea: YES, THE INTENT IS TO CONTINUE WITH THE
06:26:01 STREETSCAPE SO THAT THIS ENTIRE MEDIAN IS TO BE LANDSCAPED
06:26:04 ALL THE WAY UP TO HERE.
06:26:05 >>Scotty Wood: ANYONE ELSE FROM THE PUBLIC?
06:26:14 I'LL CLOSE PUBLIC COMMENT.
06:26:15 ANYTHING ELSE FROM THE BOARD?
06:26:18 MARY?
06:26:21 >>Mary Gibbs: NO.
06:26:21 >>Scotty Wood: OKAY.
06:26:22 THANK YOU.
06:26:23 >>Mary Gibbs: CAN WE HAVE ONE MINUTE TO GET THE NEXT GROUP
06:26:26 IN?
06:26:27 >>Scotty Wood: SURE.
06:26:28 JUST ONE MINUTE, THOUGH.
06:26:30 NOT TEN.
06:26:31 >>Scotty Wood: OKAY.
06:29:36 OUR NEXT ITEM IS A WORKSHOP FOR ESTERO CROSSING.

06:29:44 GO AHEAD, MARY.
06:29:47 >>Mary Gibbs: ESTERO CROSSING IS THE STOCK DEVELOPMENT
06:29:50 PROJECT OVER BY THE LOWE'S PLAZA ON CORKSCREW ROAD.
06:29:55 I'M SURE YOU RECALL IT BECAUSE WE'VE SEEN THE COMMERCIAL --
06:29:58 SEVERAL OF THE COMMERCIAL DEVELOPMENT ORDERS AND
06:30:00 INFRASTRUCTURE DEVELOPMENT ORDER.
06:30:01 AND SO NOW THEY ARE WORKING ON THE RESIDENTIAL COMPONENT,
06:30:04 AND JOHN WOJDAK IS HERE FROM DeLISI FITZGERALD TO GET
06:30:11 INPUT ON THE RESIDENTIAL COMPONENT, WHICH APPARENTLY HAS A
06:30:14 NEW NAME NOW ALSO.

06:30:16 I WILL LET HIM EXPLAIN THAT.
06:30:20 >> JOHN WOJDAK: GOOD EVENING.
06:30:26 FOR THE RECORD, I'M NOT BRENT ADDISON.
06:30:29 [LAUGHTER]
06:30:29 I'M JOHN WOJDAK WITH DeLISI FITZGERALD.
06:30:34 LIKE MARY SAID, HERE FOR ESTERO CROSSING, SPECIFICALLY THE
06:30:40 WORKSHOP FOR THE RESIDENTIAL BUILDINGS.
06:30:42 WHEN WE DID OUR PUBLIC INFORMATION MEETING, IT WAS OBVIOUS
06:30:47 THAT THE COLOR SCHEME OF THE BUILDINGS WAS INCONSISTENT WITH
06:30:50 THE PATTERN BOOK, SO WE'VE REVISED THE COLORS.
06:30:55 WE DID THAT BEFORE WE SUBMITTED THE DEVELOPMENT ORDER.
06:30:59 WE'VE RECEIVED STAFF COMMENTS AND WANTED TO BASICALLY BEFORE
06:31:04 WE GO AND KIND OF ADDRESS STAFF COMMENTS AND WORK TOWARDS
06:31:09 GETTING IT APPROVED TO BASICALLY CHECK IN SINCE IT'S KIND OF
06:31:12 A BIG SWING ON THE COLORS TO GO BACK TO THE PATTERN BOOK,

06:31:17 BASICALLY CHECK IN, MAKE SURE WE'RE ON THE SAME PAGE, BEFORE
06:31:21 WE CONTINUE DOWN THE ROAD.
06:31:24 AND THERE IS A NAME CHANGE.
06:31:28 I HAD NOTHING TO DO WITH THAT, BUT THEY ARE CALLING IT CORSA
06:31:33 AT ESTERO CROSSING.
06:31:35 THAT'S KIND OF HOT OFF THE PRESS AND I DIDN'T GET THE LOGO,
06:31:39 BUT IT IS KIND OF COOL.
06:31:42 HAVE IT FOR THE NEXT HEARING.
06:31:44 WITH ME THIS EVENING IS GERARD NADEAU FROM CHARLAN BROCK.
06:31:54 WE'LL FOCUS ON THE INFRASTRUCTURE.
06:31:56 EVERYBODY IS FAMILIAR WITH THE SITE LOCATION.
06:31:59 THIS IS THE SITE PLAN, WHICH REALLY HASN'T CHANGED FROM THE
06:32:05 PUBLIC INFORMATION MEETING.
06:32:07 I DO HAVE ELEVATIONS FOR ALL SIDES OF THE FRONT TWO
06:32:12 BUILDINGS THAT ARE ON THE REVERSE FRONTAGE ROAD AND THEN THE
06:32:15 FRONTS OF THE REAR FOUR BUILDINGS.
06:32:20 AND JUST KIND OF GOING THROUGHOUT THE DISCUSSION FROM THE
06:32:30 PUBLIC INFORMATION MEETING, MAIN COMMENT WAS CONSISTENCY
06:32:32 WITH THE PATTERN BOOK.
06:32:34 THERE ARE A COUPLE DIFFERENCES IN THE CURRENT DESIGN AS
06:32:41 WE'RE MOVING TOWARDS CONSTRUCTION DOCUMENTS FROM THE
06:32:44 CONCEPTUAL ELEVATIONS IN THE PATTERN BOOK.
06:32:49 GERARD CAN EXPLAIN THOSE IN A LITTLE MORE DETAIL.
06:32:52 SOME OF THEM ARE CODE RELATED.
06:32:53 SOME OF THEM RELATE TO THE SIZE OF THE UNITS AND EFFICIENCY

06:32:59 OF THE SPACE AND OTHER THINGS.
06:33:05 THIS IS A COMPARISON.
06:33:13 ON THE LEFT IS THE PERSPECTIVES FROM THE PATTERN BOOK, AND
06:33:17 ON THE RIGHT ARE WHAT WE'VE SUBMITTED FOR THE DEVELOPMENT
06:33:22 ORDER, WHICH IS DIFFERENT THAN THE PUBLIC INFORMATION
06:33:26 MEETING WHICH HAD A MUCH DIFFERENT KIND OF COLOR LAYOUT ON

06:33:30 THE BUILDING.
06:33:31 AND LIKE I SAID, I HAVE THE ELEVATIONS.
06:33:36 I'LL TURN IT OVER TO GERARD TO KIND OF WALK THROUGH THOSE.
06:33:42 AND WE CAN SPEND AS MUCH TIME ON IT AS YOU GUYS WANT.
06:33:46 WE BASICALLY WANTED TO CHECK IN AND MAKE SURE WE'RE KIND OF
06:33:48 HEADED DOWN THE RIGHT PATH.
06:33:51 IF YOU GUYS HAVE GONE THROUGH THAT AND HAVE COMMENTS, WE'RE
06:33:54 OPEN TO THAT OR WE CAN FLIP THROUGH THEM, WHATEVER, KIND OF
06:34:00 OUT OF RESPECT FOR YOUR GUYS' TIME.
06:34:02 I KNOW IT'S GETTING LATE.
06:34:07 >> I'M LOOKING AT THE PATTERN BOOK RENDERING UPPER LEFT
06:34:10 VERSUS THE PROPOSED UPPER RIGHT, AND IT SEEMS THAT THE
06:34:16 SHADOWING IS DIFFERENT, AS IF THESE RENDERINGS, IF THEY WERE
06:34:20 REAL, THEY WERE TAKEN AT A DIFFERENT TIME OF THE DAY.
06:34:22 I THINK THE SHADOWING IS CONFUSING.
06:34:25 IT GIVES YOU A DIFFERENT LOOK.
06:34:27 I'M SUGGESTING THAT IF YOU -- THE NEXT TIME YOU DO THIS,
06:34:32 MAKE SURE THAT THE SHADOWING IS CONSISTENT BETWEEN WHAT'S
06:34:36 RENDERED IN THE PATTERN BOOK AND WHAT'S PROPOSED.

06:34:39 >>John Wojdak: UNDERSTOOD.
06:34:40 IT IS THE SAME.
06:34:45 I DON'T DISAGREE WITH YOU THAT THE COLORS LOOK A LITTLE
06:34:48 DIFFERENT, BUT THEY ARE THE SAME, IN TERMS OF WHAT'S ON THE
06:34:53 -- YOU KNOW, IN THE COMPUTER THAT CREATED THESE IS THE SAME
06:34:57 COLORS.
06:34:58 >>Marlene Naratil: EVEN THE LANDSCAPING IS DIFFERENT IN YOUR
06:35:02 PATTERN BOOK, AND IT GIVES IT A DIFFERENT LOOK TOTALLY.
06:35:11 >>Jim Wallace: IT IS DIFFICULT, JOHN, TO SEE SOME OF THE
06:35:14 BUILDING ARTICULATION IN THE SHADOW AREAS.
06:35:18 >>John Wojdak: HERE IS THE COLOR PALETTE, WHICH IS WHAT WAS
06:35:22 USED TO GENERATE THE PATTERN BOOK, AND THEN HERE'S THE MIXED
06:35:32 USE BUILDING, WHICH IS ALONG THE FRONTAGE ROAD.
06:35:38 THE WAY I HAVE IT LAID OUT, IT IS THE TWO BUILDINGS UP
06:35:41 FRONT.
06:35:41 THIS IS THE FOUR SIDES OF THE MIXED USE BUILDING, WHICH IS
06:35:44 ON THE FRONTAGE ROAD ON THE WEST SIDE, AND THEN THIS IS THE
06:35:48 RESIDENTIAL BUILDING ON THE FRONTAGE ROAD EAST OF THAT, KIND
06:35:52 OF THE TWO BUILDINGS ON EITHER SIDE OF THE ENTRY POCKET
06:35:56 PARK.
06:35:57 AND THEN SIMILAR BUT A LITTLE DIFFERENT, THIS IS OUR
06:36:04 ANCILLARY BUILDINGS.
06:36:07 WE HAVE A PAVILION, ONE OF THE GARAGES IS ALSO THE
06:36:11 MAINTENANCE BUILDING AND A DOG WASH AREA, CLUBHOUSE.
06:36:27 HERE IS ONE SHEET FOR EACH OF THE -- THESE ARE THE SECOND

06:36:32 LAYER OF BUILDINGS FROM THE STREET AND THEN THIS IS THE
06:36:37 BUILDING ALL THE WAY TO THE SOUTH.

06:36:39 DO YOU WANT TO ELABORATE ON ANYTHING, GERARD?
06:36:53 >> REGARDING THE RENDERINGS --
06:36:54 >>Mary Gibbs: YOU HAVE TO GO TO THE MICROPHONE.
06:36:58 >> MY NAME IS GERARD NADEAU.
06:37:01 I KNOW THERE IS A QUESTION ABOUT THE CONSISTENCY OF THE
06:37:01 RENDERINGS.
06:37:01 THE INITIAL RENDERINGS FOR THE PATTERN BOOK WERE NOT DONE BY
06:37:05 MY OFFICE.
06:37:06 THEY WERE DONE THROUGH A CONTRACTOR TO THE OWNER.
06:37:10 WE WILL DO OUR BEST TO MAKE THE SOLAR POSITION AND THE
06:37:17 CONTRAST AND SHADOWS CONSISTENT WITH THE PATTERN BOOK.
06:37:21 REGARDING THE LANDSCAPING, WE MODELED THE LANDSCAPING IN THE
06:37:28 CURRENT ELEVATIONS TO BE CONSISTENT WITH THE APPROVED
06:37:34 LANDSCAPE DESIGN.
06:37:35 SO THE PLANTINGS THAT YOU SEE IN THE MORE RECENT ELEVATIONS
06:37:42 ARE CONSISTENT WITH WHAT THE LANDSCAPE ARCHITECT HAS PLACED
06:37:47 IN THE D.O.
06:37:53 WOULD YOU LIKE ME TO GO OVER THE CONSISTENCY COMMENT?
06:38:00 WE DID MEET WITH STAFF WHO BROUGHT UP A NUMBER OF POINTS IN
06:38:06 TERMS OF CONSISTENCY.
06:38:06 SO WE ADDRESSED ALL OF THE DIRECT COMMENTS ON THE ELEVATIONS
06:38:10 AND WORKED WITH STAFF TO MAKE THOSE ADJUSTMENTS.
06:38:14 I JUST WANTED TO MAYBE GO THROUGH SOME OF THE -- CAN HIT THE

06:38:23 ARROWS BACK.
06:38:24 A GOOD PLACE TO START WOULD BE THIS COMPARISON RIGHT HERE.
06:38:33 SO ONE THING THAT WAS BROUGHT UP WAS THAT THE DESIGN OF THE
06:38:37 CORNER TOWERS IS DIFFERENT, AND THE PATTERN BOOK SHOWS
06:38:44 SINGLE-HUNG WINDOWS, A SLIGHTLY HIGHER PORCH ENTRANCE, AND
06:38:49 THE NEW DESIGN SHOWS AN OPEN TOWER WITH A SLIGHTLY LOWER
06:38:54 ROOF AT THE ENTRANCE.
06:38:57 AND THE REASON FOR THAT WAS THE OWNERS REQUESTED THAT WE
06:39:01 PROVIDE OPEN CORRIDORS FOR THE BUILDING, AND THERE IS A LIFE
06:39:06 SAFETY CODE REQUIREMENT THAT WHEREVER YOU HAVE A 90-DEGREE
06:39:11 TURN IN AN OPEN CORRIDOR, THAT YOU PROVIDE DIRECT
06:39:14 VENTILATION TO THE EXTERIOR.
06:39:17 AND ON TOP OF THAT, WHEN WE WORK THROUGH THE UNITS, WE
06:39:24 DIDN'T NEED A UNIT AT THE CORNER REGARDLESS.
06:39:28 SO WE OPENED UP THE TOWER TO PROVIDE THE CODE-REQUIRED
06:39:34 VENTILATION, AND WE PUT A CHANDELIER IN THERE.
06:39:38 THOSE TOWERS WILL NOW BE ILLUMINATED LANTERN AT THE CORNER
06:39:43 ENTRANCE OF ALL THE BUILDINGS.
06:39:45 IT'S A REALLY NICE AMENITY.
06:39:46 >>Michael Sheeley: I THINK THAT'S A GOOD DESIGN SOLUTION
06:39:49 THAT YOU CAME UP WITH THERE.
06:39:51 >> YOU'LL ALSO NOTICE THAT THE UNITS TO EITHER SIDE OF THE
06:39:55 TOWER IN THE PATTERN BOOK SHOW WINDOWS ON THE GABLE END.
06:40:01 AND THE NEW DESIGN SHOWS WRAPAROUND PORCHES.

06:40:05 WE DID THAT BECAUSE OF THE OWNER'S REQUIREMENTS FOR SQUARE
06:40:09 FOOTAGE FOR THE UNITS.
06:40:11 SO THE UNIT SHRANK A LITTLE BIT, BUT WE HELD THE LINE WITH
06:40:18 THE BALCONY.
06:40:19 SO THAT BALCONY THAT'S NOW ON THE FACADE IS CONSISTENT WITH
06:40:23 THE BALCONIES, THE LENGTH OF THE BUILDING.
06:40:26 THERE ARE SOME ARCHED OPENINGS ABOVE THE WINDOWS THAT WERE
06:40:32 REPLACED WITH THE BALCONY.
06:40:34 WE HAVE MOVED THOSE ARCHES TO OTHER PARTS OF THE BUILDING.
06:40:39 SO THAT WAS -- THOSE ARE A FEW CHANGES THAT ARE EVIDENT FROM
06:40:45 THESE VIEWS.
06:40:47 THERE WERE NO DIRECT BUILDING ELEVATIONS IN THE PATTERN
06:40:50 BOOK.
06:40:50 SO THESE ARE THE BEST INDICATORS OF BUILDING DESIGN.
06:40:54 ANOTHER QUESTION CAME UP ABOUT THE SPANDREL PANELS, AND
06:41:03 THOSE ARE THE PANELS THAT ARE TYPICALLY BELOW THE WINDOWS
06:41:06 AND BETWEEN SETS OF WINDOWS.
06:41:09 WHAT WE HAVE PROVIDED IN THE NEW DESIGN IS A RAISED STUCCO
06:41:16 PANEL.
06:41:17 SO WE'VE CREATED SPANDREL PANELS THAT ARE HEAVILY SCORED
06:41:23 THAT KIND OF EVOKE WOOD PANELING.
06:41:26 THE REASON WE WERE ATTRACTED TO THAT IS BECAUSE HEAVY
06:41:31 TIMBER, EXPOSED HEAVY TIMBER IS AN ASPECT OF MEDITERRANEAN
06:41:37 REVIVAL, MISSIONARY STYLE ARCHITECTURE.
06:41:39 AND WE'VE PROVIDED SOME DETAILING WITH CORBELS AND THE
06:41:43 COLORS OF THE COMPONENTS OF THE PORCHES, AND WE THOUGHT KIND
06:41:46 OF BRINGING THAT IDEA OF A WOOD PANEL INTO THE BUILDINGS
06:41:52 WOULD BE VERY ATTRACTIVE OPTION.
06:41:55 AND WE'VE ALSO MADE THOSE SPANDREL PANELS CONSISTENT BETWEEN
06:42:00 THE MIXED USE AND THE RESIDENTIAL.
06:42:03 ANOTHER THING THAT OCCURRED IS THERE WAS A SIGNAGE REQUEST
06:42:09 FROM THE OWNER, SPEAKING TO THEIR RETAIL CONSULTANT OF
06:42:14 PROVIDING MORE DIRECT ATTACHED SIGNAGE TO THE TYPE ONE MIXED
06:42:18 USE RETAIL SPACES. SO WE ENDED UP RAISING THE AWNINGS TO
06:42:23 PROVIDE THE REQUESTED AMOUNT OF AREA DIRECTLY ON THE
06:42:26 BUILDING WALL FOR A POTENTIAL RETAIL SIGNAGE IN THE FUTURE,
06:42:31 AND THAT KIND OF TOOK OVER SPACE THAT HAD PREVIOUSLY HAD
06:42:39 SPANDREL PANELS UNDER IT.
06:42:56 >>John Wojdak: THAT AREA GERARD WAS TALKING ABOUT WITH THE
06:42:59 PANELS IS RIGHT HERE ON THE MIXED USE BUILDING.
06:43:02 THAT KIND OF WALL AREA BETWEEN THE FIRST AND SECOND FLOOR
06:43:05 GOT A LITTLE BIGGER SO THERE'S ROOM FOR SIGNAGE FOR THE
06:43:09 RETAIL TENANTS.
06:43:11 >>Howard Levitan: MAYBE WHEN YOU SUBMIT YOUR DEVELOPMENT
06:43:13 ORDER YOU'LL GIVE US DETAIL ON THAT.
06:43:15 >>John Wojdak: WE WILL, HOWARD.

06:43:16 UNFORTUNATELY, WE'RE WORKING ON THAT, JUST NOT AVAILABLE
06:43:20 YET.
06:43:20 WE MAINLY WANTED TO COME AND SHOW THAT WE REVISED THE COLORS
06:43:25 TO BE CONSISTENT WITH THE PATTERN BOOK AND SEE IF THERE WAS
06:43:28 ANY OTHER KIND OF DETAILS THAT YOU GUYS NOTICE THAT,

06:43:33 INCONSISTENCY OR GENERAL COMMENTS SO WE CAN KIND OF WRAP IT
06:43:37 UP AND KEEP GOING DOWN THE ROAD.
06:43:44 >>Howard Levitan: JUST LET ME FINISH UP ON THAT ONE, JOHN.
06:43:50 IF YOU SAW THE PRESENTATION BEFORE THAT, YOU'LL SEE THAT THE
06:43:53 CONTRAST IN COLORS IS SOMETHING THAT WE'VE BEEN EVOLVING IN
06:43:59 THAT PARTICULAR PROJECT, WE DID IT BASED ON A FORMULA OF
06:44:04 PERCENTAGES.
06:44:06 AND I THINK YOU MIGHT WANT TO HAVE YOUR FOLKS LOOK AT THAT
06:44:10 AS WELL JUST TO MAKE SURE YOU CONTINUE THAT CONCEPT.
06:44:14 I THINK IF I RECALL THE PATTERN BOOK, IT HAD PRETTY GOOD
06:44:20 ARTICULATION OF CONTRASTING COLORS.
06:44:22 AND I THINK THAT HELPS WITH THE -- THESE ARE GOING TO BE BIG
06:44:25 BUILDINGS, AND I THINK THAT'S GOING TO HELP WITH THE MASSING
06:44:30 AND I THINK THAT'S IMPORTANT.
06:44:35 >>John Wojdak: AND I DID WATCH THAT PRIOR PRESENTATION.
06:44:38 I UNDERSTAND THE COMMENT.
06:44:45 >>Michael Sheeley: COMMENT, MR. CHAIRMAN.
06:44:46 FOR THE ARCHITECT.
06:44:47 I THINK OVERALL THE MANIPULATION OF THE BUILDING FACADES IS
06:44:53 GOOD.
06:44:53 I THINK YOU'RE BREAKING UP THE BUILDINGS GOOD.
06:44:55 I HAVE NO OBJECTION TO THE COLOR SCHEME.
06:44:57 I THINK EVERYTHING LOOKS PRETTY GOOD.
06:45:00 MY ONLY CONCERN IS THIS DARK BAND THAT YOU HAVE RUNNING
06:45:03 THROUGH THE TOP OF THE PORCHES WHERE THOSE DOUBLE COLUMNS

06:45:07 ARE.
06:45:08 IT KIND OF RUNS THROUGH THE BUILDING.
06:45:11 IT SEEMS TO, IN MY VIEW, TAKE AWAY FROM KIND OF THE VERTICAL
06:45:14 ASPECT OF THOSE TOWER ELEMENTS, AND BY HAVING THEM A
06:45:19 DIFFERENT COLOR AND THAT DARK COLOR THAT'S SHOWN, MAYBE YOU
06:45:24 WANT TO REVISIT THAT.
06:45:25 REFERRING TO THE COLUMN COLOR AT THE PORCHES AND HOW THAT
06:45:33 BAND KIND OF RUNS THROUGH THE BUILDING RIGHT THERE.
06:45:36 AND IT RUNS ALL THE WAY THROUGH OTHER PORCHES.
06:45:39 SOME FACADES READS EVEN MORE STRONGLY.
06:45:43 IT'S KIND OF A CONTINUATION.
06:45:48 IT TAKES AWAY FROM THE VERTICALITY OF THAT ELEMENT, I THINK.
06:45:54 >>Jim Wallace: ISN'T THAT WHAT YOU'RE TALKING ABOUT, MIKE.
06:45:57 PATTERN BOOK, COLUMNS, ABOVE THE COLUMNS, IT WAS DARK AS
06:46:00 WELL.
06:46:01 SO IT KEPT THE VERTICAL ARTICULATION OF THE BUILDING.

06:46:04 NOW WE HAVE A DARK BROWN BAND THAT SEEMS TO BE BREAKING UP
06:46:08 THAT WHOLE VERTICAL.
06:46:11 >>John Wojdak: THAT'S THIS RIGHT HERE.
06:46:13 >>Michael Sheeley: IT'S NICE TO SEE THOSE VERTICAL ELEMENTS
06:46:15 GO FROM THE ROOF TO THE GROUND.
06:46:17 THOSE ARE MY ONLY COMMENTS.
06:46:22 THANK YOU.
06:46:23 >>Scotty Wood: ANYONE ELSE?
06:46:31 >>John Wojdak: ON HERE, YOU HAVE THIS COLOR GOES ALL THE WAY

06:46:35 UP.
06:46:36 AND OVER HERE --
06:46:38 >>Jim Wallace: TWO SETS OF COLUMNS THERE.
06:46:40 >>John Wojdak: THE DARK COLOR THAT BREAKS UP.
06:46:43 >>Jim Wallace: JUST ABOVE IT.
06:46:44 AND THEN ALL OF A SUDDEN ON THE OTHER ONE, WE NOW HAVE THIS
06:46:46 -- I THINK THAT'S WHAT YOU'RE TALKING ABOUT, THIS BROWN BAND
06:46:50 GOING THIS WAY WHEN THE BUILDING IS SO BEAUTIFULLY VERTICAL.
06:46:56 >> WE WERE ATTEMPTING TO EVOKE THAT KIND OF HEAVY TIMBER
06:46:59 IDEA THAT OCCURS --
06:47:03 >>Jim Wallace: FEELS LIKE A BAND RATHER THAN A WHOLE SECTION
06:47:06 THAT CHANGED.
06:47:07 >>Marlene Naratil: SO THIS SKETCH THAT YOU'RE SHOWING US
06:47:10 NOW, THIS IS ONLY FOR THAT ONE COMMUNITY OR ONE PART OF YOUR
06:47:17 DEVELOPMENT, CORSA?
06:47:19 >>John Wojdak: FOR THE RESIDENTIAL, RIGHT.
06:47:21 >>Marlene Naratil: THE RESIDENTIAL.
06:47:22 THE OTHER SECTIONS WILL HAVE A DIFFERENT COLOR SCHEME OR
06:47:24 WILL YOU INCORPORATE A LOT OF THAT?
06:47:27 >>John Wojdak: THAT'S FOR THESE SIX BUILDINGS.
06:47:32 >> ALL SIX APARTMENT BUILDINGS WILL HAVE THE SAME COLOR --
06:47:37 >>Howard Levitan: CAN'T HEAR HIM.
06:47:38 >>Mary Gibbs: YOU NEED TO GO TO THE PODIUM.
06:47:40 >> I'M SORRY.
06:47:41 ALL SIX OF THE BUILDINGS WILL USE THE SAME COLORS APPLIED IN

06:47:46 A VERY SIMILAR FASHION.
06:47:48 NONE OF THE BUILDINGS -- WELL, WE HAVE PAIRS OF BUILDINGS
06:47:51 THAT ARE CLOSE TO BEING IDENTICAL, BUT IF YOU LOOK AT THE
06:47:55 ELEVATIONS, YOU'LL SEE THAT EACH OF THE BUILDINGS HAS A
06:47:59 UNIQUE ARTICULATION.
06:48:01 SO THEY ARE NOT EXACTLY IDENTICAL, BUT THINGS LIKE THE WAY
06:48:08 THE PORCH IS AND THE TOWERS AND THE RECESSED AREAS ARE
06:48:12 PAINTED, WILL BE IDENTICAL OR SIMILAR BETWEEN ALL THE
06:48:16 BUILDINGS.
06:48:18 >>Marlene Naratil: THE COMMERCIAL COMPONENT OF IT WILL BE
06:48:20 SIMILAR OR --
06:48:23 >> GERARD: YES, OUR COLORS INTEGRATE VERY WELL WITH THE

06:48:27 COMMERCIAL.
06:48:28 SO THINGS LIKE THE TOWER, THE BOARD WORKED VERY CAREFULLY
06:48:39 WITH THE PATTERN BOOK FOR THAT INTEGRATION.
06:48:42 SO WHEN WE WENT BACK TO THE PATTERN BOOK FOR THE APPLICATION
06:48:47 OF THE COLORS TO OUR BUILDINGS, WE CARRIED THAT INTEGRATION
06:48:52 WITH THE COMMERCIAL FORWARD.
06:48:54 SO, FOR INSTANCE, IN THE COMMERCIAL, THE TOWERS ARE THE
06:48:58 PRIMARY COLOR, WHICH IS THE TAWNY TAN, THE DARKER COLOR.
06:49:02 SO OUR TOWERS NOW FOR THE RESIDENTIAL ARE ALSO THE DARKER
06:49:06 TAWNY TAN PRIMARY COLORS.
06:49:12 >>Howard Levitan: QUESTION FOR JOHN.
06:49:13 JOHN, WHEN LAST WE MET, YOU WERE HAVING TROUBLE WITH THE
06:49:20 BARREL TILE.

06:49:20 I KNOW WE WENT AROUND ON THAT.
06:49:23 IS THIS EXAMPLE OF THE BARREL TILE THAT YOU SHOW IN THE
06:49:28 COLOR PALETTE WHAT YOU'RE GOING TO BE USING THROUGHOUT THE
06:49:31 WHOLE DEVELOPMENT OR JUST THE RESIDENTIAL SECTION OR WHAT?
06:49:37 >>John Wojdak: I KNEW YOU WOULDN'T FORGET THAT HOWARD.
06:49:41 >>Howard Levitan: IT IS WHAT IT IS.
06:49:42 >>John Wojdak: IT IS WHAT IT IS.
06:49:44 YOU'RE EXACTLY RIGHT.
06:49:45 I WILL TELL YOU, THESE ELEVATIONS DON'T DO A GREAT JOB --
06:49:49 LIKE, SO THAT IS THE ROOF TILE THAT THEY ARE SELECTING ON
06:49:56 THE SCREEN THERE, HOWARD.
06:49:58 I HAVE SIX OF THEM HERE.
06:50:02 AND BASICALLY -- SO THIS IS A BLENDED TILE.
06:50:09 THE DARKER COLOR IN THIS BLEND KIND OF IN HERE, IF YOU CAN
06:50:14 SEE MY CURSOR, HOWARD, IS THE COLOR OF THE TILES ON THE
06:50:23 COMMERCIAL.
06:50:25 >>Howard Levitan: THIS TILE -- SO THAT WAS NOT A BLENDED
06:50:26 TILE.
06:50:26 THAT WAS A FIXED COLOR.
06:50:29 >>John Wojdak: THE COMMERCIAL TILE IS ALSO A BLENDED TILE.
06:50:32 JUST NOT AS MUCH VARIATION AS THIS ONE.
06:50:35 >>Howard Levitan: RIGHT.
06:50:36 DID I RECOLLECT THAT YOU WERE GOING TO COME BACK TO US ON
06:50:40 THAT WITH THE COMMERCIAL ONE OR NOT?
06:50:41 >>John Wojdak: WE WERE NOT.

06:50:43 BASICALLY IT WOULD BE IF WE PICK SOMETHING THAT WE COULDN'T
06:50:46 GET CONSISTENCY WITH THIS, THEN WE WOULD HAVE TO COME BACK.
06:50:51 >>Mary Gibbs: COULD I ADD INTO THAT ALSO?
06:50:55 I THINK WHAT YOU SAID WAS PICK SOMETHING SIMILAR, AND IF THE
06:50:58 STAFF THINKS IT'S SIMILAR ENOUGH, YOU DON'T HAVE TO COME
06:51:01 BACK.
06:51:01 WE BROUGHT IN A LOT OF BROKEN ROOF TILES AND LAID THEM ALL
06:51:06 OUT AND SELECTED THE ONE THAT FELT --

06:51:08 >>John Wojdak: WE HAD HALF THE FLOOR IN HERE COVERED WITH
06:51:12 ROOF TILES.
06:51:13 >>Jim Wallace: JOHN, I HAVE ONE QUESTION.
06:51:15 I'M SURE YOU HAVE THE ANSWER FOR IT.
06:51:16 YOU HAVE ABOUT 300 UNITS IN THIS DEVELOPMENT.
06:51:23 SO BASED ON WHAT I'VE BEEN REQUIRED TO DO OVER THE YEARS,
06:51:27 IT'S ABOUT 15% OF THAT, YOU KNOW, GENOVA, 30, 35 PARKING
06:51:34 SPACES IN THE CLUBHOUSE.
06:51:35 IT WAS 94 PARKING SPACES I REMEMBER FOR RAPALLO.
06:51:40 IT'S ABOUT 15, 17 PERCENT.
06:51:42 I NOTICE HERE YOU ONLY HAVE 16 PARKING SPACES.
06:51:45 I WOULD HAVE EXPECTED 45 OR 50 PARKING SPACES AT THE
06:51:50 CLUBHOUSE.
06:51:51 I'VE HEARD IN THE PAST THAT PEOPLE WILL JUST WALK THERE.
06:51:57 BUT 16 SEEMS A VERY LIMITED, PARTICULARLY WHEN SOME OF THAT
06:52:01 HAS TO BE HANDICAPPED.
06:52:04 AM I TALKING LONG ENOUGH THAT YOU CAN GET AN ANSWER?

06:52:07 BECAUSE IT JUST SEEMS TO BE VERY, VERY LIMITED.
06:52:10 >>John Wojdak: WE DO HAVE -- AS AN AGGREGATE TOTAL OF
06:52:16 REQUIRED SPACES, WE HAVE THAT.
06:52:20 >>Jim Wallace: IT'S WHERE THEY ARE ALLOCATED.
06:52:23 >>John Wojdak: I UNDERSTAND WHAT YOU'RE SAYING.
06:52:24 WE ARE PRETTY TIGHT HERE.
06:52:26 WE ARE EXPECTING A PRETTY HIGH PEDESTRIAN TRAFFIC SINCE
06:52:30 THESE TWO BUILDINGS ARE ESSENTIALLY DIRECTLY ADJACENT TO THE
06:52:34 CLUBHOUSE, AND THESE BUILDINGS ARE DIRECTLY ACROSS THE
06:52:39 STREET.
06:52:40 SO IT'S UNLIKELY YOU'D DRIVE FROM RIGHT HERE TO RIGHT HERE.
06:52:45 I MEAN, YOU WOULD HAVE WALKED JUST AS FAR.
06:52:48 AND WE ALSO ADDED THIS -- WE HAVE THIS PEDESTRIAN PATH
06:52:53 INTERNAL ALL THE WAY AROUND THE LAKE SO THAT YOU'RE NOT
06:52:57 WALKING ESSENTIALLY ALONG THE PARKING LOT.
06:53:00 >>Jim Wallace: I THINK WHAT YOU'RE TRYING TO SAY, I JUST
06:53:03 WANT TO MAKE SURE I UNDERSTAND.
06:53:04 THAT YOU'RE ONLY REALLY PROVIDING PARKING AT THE CLUBHOUSE
06:53:08 FOR THE 110 UNITS --
06:53:12 >>John Wojdak: AT THE SOUTH END.
06:53:14 >>Jim Wallace: -- ANYONE ELSE HAS TO WALK THERE WHETHER THEY
06:53:17 WANT TO OR NOT.
06:53:18 >>John Wojdak: AT THE SOUTH END, THERE IS A SECONDARY
06:53:21 AMENITY AT THE SOUTH END.
06:53:22 THAT'S AN OPEN PAVILION AND THE GRILLS AND JUST KIND OF OPEN

06:53:26 SPACE, ESSENTIALLY, AT THE SOUTH END.
06:53:29 >>Jim Wallace: MARY IN THE PAST HAS FORCED ME TO PUT THE
06:53:32 PARKING SPACES NEXT TO THE CLUBHOUSE, NOT A QUARTER MILE
06:53:35 AWAY.

06:53:35 >>Mary Gibbs: I THINK WE HAD A COMMENT IN OUR LETTER, TOO.
06:53:38 JIM JUST REMINDED ME, THAT I THINK WE HAD A COMMENT ABOUT
06:53:41 THE PARKING IN THE D.O. LETTER POSSIBLY.
06:53:44 WE'LL ALL LOOK AT THAT.
06:53:45 >>John Wojdak: ALSO ONE ABOUT -- BECAUSE WE HAVE SOME GOLF
06:53:48 CART SPACES.
06:53:53 >>Jim Wallace: MAYBE CROWD THAT BUILDING MORE WITH BUILDINGS
06:53:56 ON EITHER SIDE, QUITE A BIT OF GREENSPACE.
06:53:59 DOESN'T SEEM LIKE VERY MUCH PARKING FOR 300 UNITS AT A
06:54:04 CHRISTMAS PARTY OR SOMETHING HAPPENING AT THE CLUBHOUSE.
06:54:11 >>John Wojdak: I'M READY TO GO HOME IF EVERYONE ELSE IS.
06:54:24 >>Scotty Wood: ANYONE ELSE?
06:54:24 GO HOME.
06:54:25 >>John Wojdak: OKAY.
06:54:26 THANK YOU FOR YOUR TIME.
06:54:30 >>Mary Gibbs: DID WE ASK ABOUT PUBLIC INPUT?
06:54:33 >>Scotty Wood: THERE'S NO PUBLIC --
06:54:35 >>Mary Gibbs: I JUST WANTED TO GET THAT ON THE RECORD.
06:54:38 >>Scotty Wood: I LOOKED.
06:54:39 OUR NEXT ITEM IS A NON-QUASI-JUDICIAL PUBLIC HEARING
06:54:51 REGARDING THE CAPITAL IMPROVEMENT SCHEDULE UPDATE.

06:54:55 I ALSO WILL NOTE THAT THE COUNCIL PASSED THIS AT FIRST
06:55:01 READING AT ITS PREVIOUS MEETING.
06:55:03 SO OUR REVIEW OF IT IS IN BETWEEN THE COUNCIL'S FIRST AND
06:55:06 SECOND READING.
06:55:09 >>Mary Gibbs: I WILL BE VERY FAST ON THIS TOPIC.
06:55:11 EVERY TIME WHEN WE AMEND OUR CAPITAL IMPROVEMENTS PLAN,
06:55:17 WHICH GETS AMENDED EVERY YEAR AND UPDATED, WE HAVE TO BY
06:55:21 STATE REGULATION ADOPT AN ORDINANCE THAT SAYS THIS IS OUR
06:55:25 CAPITAL IMPROVEMENTS UPDATED SCHEDULE.
06:55:28 AND THE REASON IS, THE STATE MAKES US DO THAT.
06:55:31 THEY USED TO MAKE US DO A COMPREHENSIVE PLAN AMENDMENT.
06:55:34 EVERY YEAR WE DID THE C.I.P. AND THEN THEY RELAXED THE RULES
06:55:36 AND SAID, OKAY, JUST ADOPT AN ORDINANCE.
06:55:38 SO WE HAVE TO DO IT.
06:55:40 WE ADOPTED OUR C.I.P. IN SEPTEMBER.
06:55:42 WE HAVE TO ALSO INCLUDE THE SCHOOL DISTRICT C.I.P., EVEN
06:55:46 THOUGH WE HAVE NO CONTROL OVER IT.
06:55:48 SO WE'VE GOT INCLUDED THE SCHOOL DISTRICT WORK PLAN AND OUR
06:55:52 C.I.P.
06:55:53 IT HAS NOT CHANGED BUT WE'VE GOT TO DO THIS ORDINANCE SO WE
06:55:57 MEET OUR STATE REQUIREMENTS.
06:55:58 AND, ALSO, THEY WANT TO MAKE SURE THAT OUR COMPREHENSIVE
06:56:01 PLAN TIES IN WITH OUR C.I.P. PROJECT SO THAT IT'S
06:56:04 CONSISTENT.
06:56:04 SO THAT'S BASICALLY WHY WE'RE HERE AND COUNCIL SECOND

06:56:09 READING IS GOING TO BE JANUARY 19th.
06:56:11 SO WE JUST NEED A RECOMMENDATION FROM PLANNING, ZONING AND
06:56:15 DESIGN BOARD TO TAKE TO COUNCIL.
06:56:17 I'M HAPPY TO ANSWER ANY QUESTIONS.
06:56:24 >>Howard Levitan: MARY, COUNCIL HAS ALREADY APPROVED THE
06:56:25 C.I.P.
06:56:26 >>Mary Gibbs: YES, THEY APPROVED THE C.I.P.
06:56:28 >>Howard Levitan: THE SCHOOL DEPARTMENT HAS APPROVED THEIR
06:56:30 CAPITAL PLAN.
06:56:31 >>Mary Gibbs: RIGHT, RIGHT.
06:56:35 >>Howard Levitan: WHAT POSSIBLY CAN WE RECOMMEND OTHER THEN
06:56:37 LET'S GO AHEAD.
06:56:38 >>Scotty Wood: OUR ACTION IS MINISTERIAL.
06:56:41 >>Mary Gibbs: THE ORDINANCE IS PRETTY MUCH MINISTERIAL,
06:56:44 YEAH.
06:56:46 >>Jim Wallace: CAN I ASK A QUESTION?
06:56:47 I NOTICED THAT STREET LIGHTING.
06:56:54 STREET LIGHTING IS BEING ADDED FROM WILLIAMS ROAD ON VIA
06:56:57 COCONUT POINT ROAD IS BEING ADDED FROM WILLIAMS ROAD DOWN TO
06:57:01 COCONUT ROAD.
06:57:02 SANDY LANE FROM CORKSCREW ROAD ALL THE WAY UP TO WHATEVER IT
06:57:06 IS, BROADWAY, AND WILLIAMS ROAD, THE STREET LIGHTING IS
06:57:10 BEING ADDED THERE.
06:57:11 SO THE ONLY STREET LIGHTING THAT HAS NOT BEEN INCLUDED
06:57:17 ANYWHERE IN THIS BUDGET IS THE STREET LIGHTING FOR VIA

06:57:20 COCONUT POINT ROAD BETWEEN CORKSCREW AND WILLIAMS ROAD.
06:57:26 AS WE'VE JUST SEEN, WE HAVE 330 RENTAL UNITS GOING IN ACROSS
06:57:30 THE STREET, ALONG WITH RESTAURANTS AND A CHURCH.
06:57:35 WE HAVE 200 RESIDENTS IN GENOVA.
06:57:38 THAT'S 530 RESIDENTIAL UNITS PLUS RETAIL, AND A FUTURE
06:57:46 CONNECTION TO THE HCAPs PLUS A CHURCH.
06:57:50 THAT IS THE ONLY AREA IN WHICH YOU'RE NOT PUTTING ANY STREET
06:57:54 LIGHTING.
06:57:55 YOU'RE DOING IT NORTH.
06:57:56 DOING IT SOUTH, DOING IT WILLIAMS ROAD.
06:57:58 THERE'S NO RESIDENTIAL ON WILLIAMS ROAD.
06:58:01 NOT A WHOLE LOT OF TRAFFIC.
06:58:03 BUT SPECIFICALLY WHERE YOU DO HAVE A LOT OF TRAFFIC, YOU'RE
06:58:06 NOT PUTTING THE STREET LIGHTING, AND THERE ARE RAILROAD
06:58:11 TRACKS AND EVERYTHING ELSE.
06:58:12 I DO NOT UNDERSTAND THAT.
06:58:13 I WOULD HAVE THOUGHT THAT WOULD HAVE BEEN THE FIRST PLACE
06:58:15 YOU ADD THE LIGHTING.
06:58:16 >>Mary Gibbs: WELL, YOU STUMPED ME TONIGHT.
06:58:18 SO I WILL CHECK WITH DAVID WILLEMS, THE PUBLIC WORKS --
06:58:22 >>Jim Wallace: I DIDN'T SEE IT --
06:58:23 >>Mary Gibbs: I'LL CHECK WITH HIM TOMORROW AND SEE AND IF

06:58:28 THERE IS A PLAN TO ADD IT LATER OR WHAT EXACTLY --
06:58:32 >>Scotty Wood: MARY, DO YOU WANT A MOTION ON THIS.
06:58:34 >>Mary Gibbs: YES.

06:58:35 >>Scotty Wood: COULD I HAVE A MOTION TO ADOPT THE ORDINANCE
06:58:39 2022-01 AND RECOMMEND ADOPTION TO THE COUNCIL.
06:58:44 >>Mary Gibbs: AND IT WOULD BE A MOTION TO RECOMMEND THAT THE
06:58:46 COUNCIL APPROVE IT.
06:58:47 >>Scotty Wood: RIGHT.
06:58:48 CAN I HAVE THAT MOTION?
06:58:50 >> SO MOVED.
06:58:51 >> SECOND.
06:58:52 >>Michael Sheeley: SECOND.
06:58:53 >>Scotty Wood: THIS IS PROBABLY A ROLL CALL, IS IT NOT?
06:58:59 >>Howard Levitan: YES.
06:59:00 >>Mary Gibbs: YES.
06:59:01 OKAY.
06:59:02 I'M DOING A ROLL CALL.
06:59:03 >>Barry Jones: YES.
06:59:07 >>Anthony Gargano: YES.
06:59:09 >>Kristin Jeannin: YES.
06:59:11 >>Scotty Wood: YES.
06:59:16 >>Marlene Naratil: YES.
06:59:17 >>Michael Sheeley: YES.
06:59:19 >>James Tatooles: YES.
06:59:21 >>Jim Wallace: NO.
06:59:24 >>Howard Levitan: YES.
06:59:26 >>Mary Gibbs: OKAY.
06:59:28 THANK YOU VERY MUCH.

06:59:28 GOT IT.
06:59:35 >>Scotty Wood: THE NEXT ITEM IS SOMETHING CALLED BOARD
06:59:39 COMMUNICATIONS.
06:59:39 THERE IS A SPECIFIC ITEM THAT WE WISH TO TALK ABOUT TONIGHT.
06:59:47 WHAT I REALLY WANT TO DO IS IF NANCY WILL AGREE, I WOULD
06:59:51 LIKE TO TURN IT OVER TO NANCY TO KIND OF FRAME THE ISSUE
06:59:56 ABOUT HOW THIS BOARD ACTS AND WHO SHOULD BE ON THIS BOARD
07:00:01 AND THAT SORT OF THING.
07:00:03 NANCY, CAN YOU KIND OF GIVE THE WHOLE BOARD A QUICKIE ON IT?
07:00:10 >>Nancy Stroud: THANK YOU.
07:00:12 I GUESS WE'RE TALKING ABOUT THE ISSUE OF CONFLICT OF
07:00:17 INTEREST AND HOW BOARD MEMBERS NEED TO TREAT REPRESENTATION
07:00:24 OF CLIENTS BEFORE THE BOARD.
07:00:29 LET ME JUST FIRST SET THE STAGE A LITTLE BIT.
07:00:33 YOU KNOW THAT FLORIDA HAS ADOPTED AN ETHICS CODE.
07:00:38 IT'S IN THE STATE STATUTES AND IT APPLIES TO ALL PUBLIC
07:00:43 OFFICIALS, INCLUDING ELECTED AND APPOINTED OFFICIALS.
07:00:47 AS YOU KNOW, IT APPLIES TO THE BOARD MEMBERS.

07:00:49 IT CAN BE A BIT VAGUE AND CONFUSING, AND THAT'S WHY THE
07:00:53 LEGISLATURE CREATED THE COMMISSION ON ETHICS.
07:00:57 THE COMMISSION IS AN APPOINTED STATE BOARD, AND IT ISSUES
07:01:01 OPINIONS REGARDING THE APPLICATION OF CODE.
07:01:04 AND THOSE OPINIONS ACTUALLY HAVE THE FORCE OF LAW, AND THEY
07:01:09 ARE WHAT CAN BE RELIED UPON UNLESS OVERTURNED BY A STATE
07:01:14 COURT OF APPEAL.

07:01:16 SO IT'S CALLED OPINIONS, BUT THEY ARE NOT SIMPLY ADVISORY.
07:01:20 THEY REALLY HAVE THE FORCE OF LAW.
07:01:22 WHEN IT CAME TO MY ATTENTION THAT A BOARD MEMBER
07:01:30 REPRESENTED, AS YOU SAW TONIGHT, AS AN ARCHITECT, A CLIENT,
07:01:36 AND HE HAD ASKED MY OPINION ABOUT WHETHER HE COULD PRESENT
07:01:40 TO THE BOARD, AND MY FIRST REACTION, FRANKLY, WAS THAT
07:01:44 BECAUSE IT IS A PLANNING INFORMATION MEETING, NO VOTE WAS
07:01:47 GOING TO BE TAKEN, THAT HE COULD, BUT HE WOULD HAVE TO
07:01:51 ABSTAIN FROM VOTING AND PARTICIPATION ON THE BOARD.
07:01:54 OF COURSE, HE ABSTAINED FROM PARTICIPATION TODAY.
07:01:58 THEN I THOUGHT -- I RECONSIDERED AND DECIDED TO DO A BETTER
07:02:05 ANALYSIS AND A REALLY THOROUGH REVIEW OF THE COMMISSION ON
07:02:09 ETHICS' OPINIONS OF WHICH THERE ARE SEVERAL HUNDRED, AND
07:02:17 MANY OF THEM -- SOME OF THEM, ANYWAY, DIRECTLY ADDRESS THIS
07:02:22 QUESTION.
07:02:22 SO I DID IT, AND I ADVISED MR. SHEELEY THAT HE COULDN'T
07:02:27 PRESENT TONIGHT AND NEITHER COULD A MEMBER OF HIS FIRM.
07:02:31 HE RESPECTED THAT, AND AS YOU SAW, THERE WAS NO
07:02:35 PRESENTATION.
07:02:35 I SAID THAT BECAUSE THERE ARE SEVERAL COMMISSION OPINIONS
07:02:40 THAT VERY CLEARLY STATE THAT.
07:02:43 I SENT TWO OPINIONS TO HIM, AND I CAN SHARE THEM WITH ANY
07:02:50 AND ALL BOARD MEMBERS, IF THEY WOULD LIKE TO READ THEM.
07:02:54 ACTUALLY, THEY ARE VERY SHORT AND VERY MUCH TO THE POINT.
07:02:57 AND IN EACH CASE, AN APPOINTED MEMBER OF A BOARD LIKE THE

07:03:04 PZDB IN ONE CASE, THE BOARD OF ADJUSTMENT AND ANOTHER CASE
07:03:10 ARCHITECTURAL REVIEW BOARD WERE ADVISED THAT THEY COULD NOT
07:03:16 REPRESENT CLIENTS BEFORE THE BOARD AND NEITHER COULD A
07:03:18 MEMBER OF THEIR FIRM DO SO.
07:03:20 AND THERE ARE OTHER SIMILAR OPINIONS REGARDING CITY COUNCIL
07:03:24 MEMBERS WHO ARE ATTORNEYS, FOR EXAMPLE, AND CANNOT REPRESENT
07:03:28 CLIENTS BEFORE THE COUNCIL AND SO FORTH.
07:03:31 SO I KNOW THIS HAS BEEN AN ISSUE BEFORE, ESPECIALLY ON THE
07:03:39 DRB, AND IT'S NO DOUBT GOING TO COME UP AGAIN, AND THAT'S
07:03:46 WHY THIS DISCUSSION TONIGHT, BEGINNING OF A DISCUSSION,
07:03:52 ANYWAY, BECAUSE IT'S GETTING LATE, I GUESS ONE OF THE POINTS
07:03:57 THAT I WANT TO MAKE IS THAT THERE'S AN EXCEPTION IN THE
07:04:00 COMMISSION ON ETHICS' OPINIONS THAT WE UTILIZE FOR THE
07:04:06 VILLAGE DRB IN AT LEAST ONE INSTANCE BEFORE THE VILLAGE'S

07:04:12 NEW LAND DEVELOPMENT CODE CREATED THE PZDB AND CHANGED THE
07:04:16 MEMBERSHIP REQUIREMENTS.
07:04:17 THAT OPINION -- AND THERE ARE SEVERAL OF THEM ACTUALLY LIKE
07:04:22 THIS -- SAYS THAT WHERE A LOCAL ORDINANCE CREATES A BOARD
07:04:28 THAT HAS PARTICULAR PROFESSIONAL MEMBERS DESIGNATED FOR
07:04:34 PARTICULAR SEATS AND PERSONS ARE APPOINTED TO THOSE SEATS,
07:04:40 THEN THE COMMISSION HAS OPINED THAT THOSE PARTICULAR BOARD
07:04:44 MEMBERS CAN REPRESENT CLIENTS BEFORE THE BOARD.
07:04:47 WE'VE DONE THAT BEFORE DRB.
07:04:50 BUT IN THAT CASE, OF COURSE, THE BOARD MEMBER CAN'T VOTE ON
07:04:55 THE MATTER.

07:04:56 IT HAS TO FILE A CONFLICT OF INTEREST FORM.
07:04:59 AND THE VILLAGE COUNCIL AT THAT TIME MADE CLEAR THAT THEY
07:05:05 EXPECTED THAT BOARD MEMBER NOT ONLY TO DO THAT, BUT TO LEAVE
07:05:07 THE DAIS AND THE ROOM WHILE THE MATTER WAS BEING PRESENTED
07:05:11 AND DISCUSSED.
07:05:13 SO I KNOW THAT THERE'S INTEREST -- SOME INTEREST BY A
07:05:19 COUNCIL MEMBER ABOUT BRINGING THIS OPTION BACK TO THE
07:05:24 VILLAGE COUNCIL.
07:05:25 AND IF THE VILLAGE COUNCIL INDICATES THAT THEY HAVE SOME
07:05:28 INTEREST IN CONSIDERING THAT CHANGE.
07:05:32 AND LIKE ALL LAND DEVELOPMENT CODE AMENDMENTS, THIS WOULD
07:05:35 HAVE TO BE THROUGH AN ORDINANCE, AND IT WOULD BE SUBJECT TO
07:05:39 THE RECOMMENDATION OF THE BOARD BEFORE THE COUNCIL WENT FOR
07:05:43 A VOTE.
07:05:44 WE DON'T KNOW IF THE COUNCIL IS GOING TO BE INTERESTED IN
07:05:46 THAT.
07:05:48 WE KNOW THAT THERE'S BEEN -- THERE WAS DISCUSSION ABOUT THIS
07:05:53 OPTION AND THE OPTION THAT THE COUNCIL ADOPTED BACK WHEN THE
07:05:57 LAND DEVELOPMENT CODE WAS ADOPTED.
07:05:59 THERE ARE PROS AND CONS AND IT WAS DISCUSSED.
07:06:03 BUT I DID WANT TO MAKE THE POINT THAT IT'S VERY CLEAR IN THE
07:06:09 COMMISSION ON ETHICS' OPINIONS THAT ANY BOARD MEMBER HERE
07:06:13 NOT REPRESENT A CLIENT BEFORE THE BOARD WITHOUT HAVING A
07:06:19 CONFLICT OF INTEREST AND CANNOT -- JUST CAN'T DO THAT.
07:06:23 AND NOT VOTING DOESN'T MAKE IT BETTER.

07:06:29 SO IN THE FUTURE, THAT MAY BECOME AN ISSUE.
07:06:37 I DON'T KNOW.
07:06:38 THAT'S WHY IT'S BROUGHT UP TO YOU TODAY.
07:06:40 ANY DISCUSSION ON IT?
07:06:47 >>Jim Wallace: NANCY, ARE YOU SAYING A PROFESSIONAL, SAY A
07:06:49 CIVIL ENGINEER --
07:06:50 >>Scotty Wood: CAN YOU GET CLOSER TO THE MIKE SO WE CAN HEAR
07:06:53 YOU?
07:06:55 >>Jim Wallace: -- OR ARCHITECT CANNOT EVEN IN AN
07:06:57 INFORMATIONAL MEETING, CANNOT EVEN PARTICIPATE?

07:07:01 >>Nancy Stroud: THAT'S RIGHT.
07:07:02 IT'S CALLED A PROHIBITED CONFLICT OF INTEREST.
07:07:07 >>Jim Wallace: ALL MEETINGS.
07:07:08 IN ALL MEETINGS?
07:07:10 >>Nancy Stroud: IN ALL MEETINGS.
07:07:11 MEETINGS BEFORE THE BOARD.
07:07:16 >>Barry Jones: ESSENTIALLY, JIM, WHAT THAT MEANS IS I'VE GOT
07:07:18 TO RESIGN BECAUSE HOLE MONTES IS NOT GOING TO QUIT
07:07:25 REPRESENTING OUR CLIENTS OR QUIT DOING WORK IN THE VILLAGE
07:07:27 OF ESTERO ANY MORE THAN I THINK SHEELEY ARCHITECTURE IS
07:07:30 GOING TO QUIT.
07:07:31 YOU'RE NOT GOING TO FIND MANY PROFESSIONALS WILLING TO SIT
07:07:34 ON THE BOARD AND SCRAP THE OPPORTUNITY TO REPRESENT THEIR
07:07:37 CLIENTS WITHIN OUR JURISDICTION.
07:07:40 >>Jim Wallace: WE'VE SEEN THAT HAPPEN IN THE PAST.

07:07:42 >>Barry Jones: THERE'S NOT AN EXCEPTION COMING, YOU MIGHT AS
07:07:45 WELL GIVE ME THE FORM TO SIGN.
07:07:47 I'M OUT.
07:07:47 IT DOESN'T LEAVE ME ANY ROOM.
07:07:49 I CAN'T SPEAK FOR MIKE, BUT THAT'S WHERE IT LEAVES ME OR ANY
07:07:55 OTHER PROFESSIONALS ON THE BOARD.
07:07:57 IT DOES A GREAT DISSERVICE TO A COMMUNITY THAT HAS
07:08:01 PROFESSIONALS THAT ARE WILLING TO VOLUNTEER THEIR TIME AND
07:08:06 AT TIMES BE AT ODDS WITH OUR CONTEMPORARIES AND OUR COHORTS
07:08:11 JUST TO TRY TO REPRESENT, MAINTAIN, BRING SOMETHING POSITIVE
07:08:15 TO THE VILLAGE.
07:08:16 >>Jim Wallace: THE DESIGN REVIEW BOARD, SEVERAL YEARS AGO,
07:08:19 WE LOST TWO OR THREE VERY GOOD PEOPLE FOR THAT EXACT REASON.
07:08:22 >>Barry Jones: IT'S NOT ONLY THAT I CAN'T STAND UP THERE AND
07:08:25 REPRESENT, IT IS THAT HOLE MONTES CAN'T.
07:08:27 WE BRING A ZONING CASE OR ANYTHING HERE, WE COULDN'T DO
07:08:32 THAT.
07:08:33 WE CAN'T DO THAT.
07:08:34 WE HAVE PENDING ZONING CASES NOW.
07:08:36 WE'VE GOT CASES I PROBABLY DON'T EVEN KNOW ABOUT THAT OUR
07:08:40 FIRM IS HANDLING IN ESTERO.
07:08:41 BUT WE'RE NOT GOING TO WALK AWAY FROM OUR CLIENTS OR OUR
07:08:46 BUSINESS.
07:08:46 I THINK THAT'S ASKING A BIT MUCH.
07:08:49 >>Michael Sheeley: FURTHER, I THINK THIS INTERPRETATION

07:08:52 THAT'S COME DOWN IS A DISSERVICE TO THE BOARD ITSELF AND ITS
07:08:57 ABILITY TO FUNCTION IN THAT YOU CANNOT -- THE BOARD CAN'T
07:09:02 ASK QUESTIONS, LEGITIMATE QUESTIONS TO SOMEBODY THAT'S
07:09:05 PRESENTING THAT'S NOT THE ENGINEER OR THE ARCHITECT.
07:09:08 IF THE LANDSCAPE ARCHITECT OR THE DEVELOPER GETS ASKED
07:09:12 QUESTIONS ABOUT DRAINAGE OR OUTFALL STRUCTURES OR WHATEVER,

07:09:15 HE DOESN'T HAVE THE KNOWLEDGE TO ANSWER IT.
07:09:17 HOW DOES THE BOARD MAKE A VALID DETERMINATION WITHOUT THE
07:09:20 INFORMATION?
07:09:22 >>Barry Jones: YEAH, WE CAN'T -- I MEAN, IF ONE OF OUR
07:09:25 PLANNERS BRINGS A CASE HERE, WE CAN'T COUNT ON THE ARCHITECT
07:09:28 TO STAND UP THERE AND ARGUE COMPATIBLE USE ANY MORE THAN THE
07:09:33 ENGINEER CAN STAND UP THERE AND EXPLAIN ARCHITECTURAL
07:09:36 STYLES.
07:09:38 >>Michael Sheeley: RIGHT.
07:09:41 >>Scotty Wood: I FOR ONE THINK THAT HAVING ARCHITECTS AND
07:09:50 QUALIFIED PEOPLE -- BY THE WAY, WE FREELY ADMIT OFTEN AS
07:09:56 EXPERT WITNESSES -- ARE VALUABLE TO THIS BOARD.
07:10:01 ABSENT THOSE RESOURCES, MUCH OF OUR DELIBERATIONS,
07:10:05 PARTICULARLY AS RESPECTS THINGS LIKE ARCHITECTURE, WOULD
07:10:09 BECOME COMPLETELY SUBJECTIVE.
07:10:12 I HAVE ONE OPINION ON A BUILDING AND MARLENE HAS ANOTHER AND
07:10:15 JIM HAS ANOTHER, AND I THINK THAT IS SOMETHING THAT WOULD BE
07:10:20 -- MAKE IT VERY DIFFICULT FOR US TO PROFESSIONALLY EVALUATE
07:10:28 APPLICATIONS.

07:10:30 AND SO PERSONALLY I'M IN FAVOR OF RECOMMENDING A CHANGE TO
07:10:36 OUR LAND DEVELOPMENT CODE IF WE CAN PROPERLY WORD IT SO THAT
07:10:42 ONLY THOSE INDIVIDUALS WHO, AS I SUGGEST, CAN QUALIFY AS
07:10:47 EXPERT WITNESSES WOULD BE ABLE TO PARTICIPATE IN THE PIM
07:10:57 PORTION OF A PRESENTATION.
07:10:58 MY THOUGHTS.
07:11:01 >>Barry Jones: IT'S NOT ONLY THE PUBLIC INFORMATION
07:11:04 MEETINGS, IT'S ZONING HEARINGS, OR ANYTHING THAT COMES
07:11:07 BEFORE US AT A COUNCIL, MY PRINCIPAL PLANNER WITH 40 YEARS'
07:11:11 EXPERIENCE CAN'T COME REPRESENT HIS CLIENT HERE BECAUSE I'M
07:11:14 ON THE BOARD.
07:11:15 THE WAY I UNDERSTAND WHAT WE'RE BEING TOLD.
07:11:19 >>Michael Sheeley: RIGHT.
07:11:22 >>Barry Jones: SO IT'S ACROSS THE BOARD.
07:11:24 I BELIEVE NANCY SAID THEY COULD PASS AN ORDINANCE ALLOWING
07:11:27 FOR AN EXCEPTION FOR QUALIFIED INDIVIDUALS TO SIT ON THIS
07:11:31 BOARD, AND IT CAN BE AN ORDINANCE SPECIFICALLY DIRECTED AT
07:11:34 THIS BOARD.
07:11:36 BUT I EVEN HAVE A BIGGER QUESTION.
07:11:39 LET'S SAY I LOSE MY MIND AND I DECIDE TO RUN FOR VILLAGE
07:11:42 COUNCIL.
07:11:43 DOES THAT MEAN THAT HOLE MONTES COULDN'T DO ANYTHING WITHIN
07:11:47 THE VILLAGE AREA IF I'M SITTING ON THE COUNCIL?
07:11:52 >>Marlene Naratil: IT SEEMS VERY PUNITIVE RATHER THAN
07:11:54 HELPFUL.

07:11:55 >>Barry Jones: IT SEEMS LIKE YOU DISQUALIFY A LOT OF
07:11:59 QUALIFIED PEOPLE.

07:12:00 >>Marlene Naratil: ANOTHER THING IS, IF WE DIDN'T HAVE
07:12:02 PEOPLE LIKE YOURSELVES WHO ARE PROFESSIONALS WHO VOLUNTEER,
07:12:06 MANY BOARDS HIRE OUTSIDE ENGINEERS AND ARCHITECTS, AND THAT
07:12:12 WOULD BE A HUGE AMOUNT OF MONEY FOR THE VILLAGE TO HAVE --
07:12:17 >>Barry Jones: NOT AS HIGH AS MIKE BUT NOT CHEAP.
07:12:21 >>Marlene Naratil: GETTING QUALIFIED PEOPLE.
07:12:23 I THINK WE'RE FORTUNATE, AND WE HANDLE IT PRETTY WELL, I
07:12:25 THINK.
07:12:29 >>Scotty Wood: MARY, DO YOU HAVE ANY OBSERVATIONS ON THIS?
07:12:33 WE CERTAINLY SHOULD HAVE YOU WEIGH IN ON THIS.
07:12:44 >>Mary Gibbs: WE'VE BEEN STRUGGLING WITH THIS, PARTICULARLY
07:12:46 THE PAST COUPLE OF DAYS TRYING TO FIGURE THIS OUT, BECAUSE
07:12:49 WE DID HAVE THE PROBLEM BEFORE.
07:12:51 I READ THOSE TWO OPINIONS FROM THE ETHICS COMMISSION, AND
07:12:55 THEY ARE VERY STRICT.
07:12:57 I WOULD LIKE TO SEND THEM TO YOU ALL JUST SO YOU CAN LOOK AT
07:13:00 THEM, BECAUSE --
07:13:02 >>Scotty Wood: YOU NEED TO.
07:13:02 >>Mary Gibbs: I WOULD BE HAPPY TO DO THAT.
07:13:04 THEY ARE VERY STRICT.
07:13:05 I'M STRUGGLING BECAUSE YOU'VE GOT THESE VERY STRICT KIND OF
07:13:08 LEGAL ETHICS OPINIONS, BUT THEN I'M DEALING WITH THE
07:13:11 PRACTICALITY OF HAVING A BOARD THAT HAS A NICE MIXTURE OF

07:13:16 PEOPLE WITH THE PROFESSIONALS DO ADD A LOT TO THESE
07:13:20 MEETINGS.
07:13:20 TO ME, IT'S VERY HELPFUL TO HAVE PROFESSIONALS ON THESE
07:13:25 BOARDS THAT GIVE US REALLY GOOD ADVICE.
07:13:27 SO THAT'S MY SELFISH DESIRES OF HAVING THE PROFESSIONALS ON
07:13:31 THE BOARD VERSUS THIS LEGAL QUANDARY OF HOW DO YOU DEAL WITH
07:13:37 IT.
07:13:37 AS NANCY DID EXPLAIN, THERE IS THAT WORK AROUND BY HAVING
07:13:42 THE ORDINANCE KIND OF BACK THE WAY WE DID IT BEFORE, WE HAVE
07:13:46 DESIGNATED PROFESSIONALS.
07:13:49 BUT I DON'T KNOW, BARRY BRINGS UP SOME BIGGER POINTS IF HE
07:13:53 GETS CRAZY AND RUNS FOR VILLAGE COUNCIL.
07:13:56 I DON'T KNOW IF THAT MEANS HOLE MONTES CAN'T DO ANY BUSINESS
07:13:59 AT ALL OR IF THEY CAN'T DO ANY LAND DEVELOPMENT BUSINESS.
07:14:02 I REALLY DON'T KNOW.
07:14:03 I MIGHT ASK NANCY THOSE MORE PHILOSOPHICAL QUESTIONS.
07:14:11 >>Nancy Stroud: REALLY DEPENDS ON THE FACTUAL CIRCUMSTANCE.
07:14:16 >>Howard Levitan: I'M NOT SURE -- NANCY, I'M NOT SURE THAT
07:14:19 THAT'S ENTIRELY THE CASE.
07:14:22 IT DEPENDS A LOT ABOUT WHO THE PERSON IS WITHIN THAT
07:14:25 ORGANIZATION.
07:14:27 >>Nancy Stroud: THAT'S WHAT I'M SAYING, HOWARD.
07:14:29 >>Howard Levitan: BARRY WAS THE PRESIDENT OF HOLE MONTES,
07:14:33 THAT MIGHT BE A LOT DIFFERENT THAN OTHERWISE.

07:14:34 REMEMBER, WE'RE DEALING WITH A STATE STATUTE, NOT AN ESTERO

07:14:39 ORDINANCE.
07:14:40 THE LAND DEVELOPMENT CODE TOOK AWAY THE EXCEPTION FOR THE
07:14:47 ARCHITECT AND ENGINEER DESIGNATIONS.
07:14:50 AND THE REASON THAT THAT HAPPENED WAS PRIMARILY BECAUSE --
07:14:56 AT THAT POINT IN TIME, THERE WERE MORE THAN ONE ARCHITECT.
07:14:59 SO IT RESULTED THAT ONE ARCHITECT, THE ONE THAT WAS
07:15:02 APPOINTED FIRST, WHILE HE WAS THE PRINCIPAL ARCHITECT, SO HE
07:15:05 COULD BE EXEMPT, BUT THE SECOND ARCHITECT COULDN'T.
07:15:09 THAT MADE NO SENSE AT ALL EITHER.
07:15:11 IT'S A SLIPPERY SLOPE WHICHEVER WAY YOU DO IT.
07:15:17 COUNCIL PICKED ONE WAY TO DO IT.
07:15:21 BUT I DON'T THINK, BARRY, THAT IT IS EXACTLY TRUE THAT
07:15:27 BECAUSE YOU'RE ON THIS BOARD THAT HOLE MONTES IS EXCLUDED.
07:15:33 I JUST THINK YOU HAVE TO STEP DOWN AND CAN'T HAVE A
07:15:36 FINANCIAL REMUNERATION.
07:15:38 IF YOU WERE GETTING BONUSED ON A PROJECT, FOR EXAMPLE, AND
07:15:42 WERE GETTING DOUGH IF THIS WAS SUCCESSFULLY ARGUED BEFORE
07:15:47 THE PZDB, THAT WOULD BE A DIFFERENT STORY.
07:15:50 BUT I DON'T THINK THAT'S THE CASE.
07:15:56 >>Barry Jones: -- AS I READ WHAT I DID FROM NANCY, THAT'S
07:16:00 NOT WHAT SHE RECOMMENDED.
07:16:06 >>Nancy Stroud: AS I WAS SAYING, IN THE CASE OF HOLE MONTES,
07:16:14 FOR EXAMPLE, IT WILL DEPEND IN PART ON BOARD MEMBERS'
07:16:21 FINANCIAL REMUNERATION FROM THE BOARD.
07:16:22 SO, FOR EXAMPLE, THERE ARE A NUMBER OF CASES ON CITY

07:16:27 ATTORNEYS REPRESENTING CLIENTS, AND THERE MUST BE 50 OF
07:16:33 THEM.
07:16:34 AND IT'S ALL VERY FACTUALLY SPECIFIC.
07:16:36 IS THE ATTORNEY A PARTNER IN THE FIRM?
07:16:41 IS THE ATTORNEY OF COUNSEL TO THE FIRM?
07:16:43 DOES THE ATTORNEY GET PROFIT-SHARING?
07:16:46 SO SOME OF THAT COMES INTO PLAY.
07:16:54 AGAIN, IT'S JUST FACT SPECIFIC.
07:16:56 BUT IN THE CASE OF A FIRM THAT IS NOT, YOU KNOW, A STATEWIDE
07:17:06 FIRM OR A REGIONAL FIRM, A SMALL FIRM AND PERSON'S OWN FIRM,
07:17:14 THAT'S CLEAR.
07:17:15 >>Barry Jones: MY PARTICULAR CASE, I'M A PARTNER WITH HOLE
07:17:19 MONTES.
07:17:20 A PORTION OF MY REMUNERATION IS DEPENDENT UPON HOW
07:17:24 SUCCESSFUL WE ARE.
07:17:25 NO DIFFERENCE THAN MIKE OWNING HIS COMPANY.
07:17:30 >>Nancy Stroud: MORE SPECIFICALLY FOR YOU, I DID NOT DO
07:17:33 THAT.
07:17:33 THAT WASN'T WHAT I WAS TASKED TO DO.
07:17:36 THAT IS WHY I THINK THE COMMISSION RECOGNIZED THIS

07:17:44 EXCEPTION.
07:17:49 AND THAT IS WHY SOME BOARDS AND WHY, FRANKLY, OUR FIRST
07:17:54 BOARD MODELED AFTER BOCA RATON PROBABLY HAD THAT DESIGNATED
07:18:01 PERSON.
07:18:01 WE TRIED THAT.

07:18:06 THERE WERE SOME PROBLEMS WITH THAT.
07:18:08 WE TRIED THIS OTHER THING AND MAYBE WE'VE LEARNED NOW THAT
07:18:14 THERE ARE PROBLEMS WITH THIS AS WELL.
07:18:15 SO IT'S PROBABLY TIME TO GO BACK TO THE COUNCIL AND HAVE A
07:18:21 FULL DISCUSSION OF THAT AND SEE IF THERE IS A BETTER WAY TO
07:18:26 DO IT.
07:18:30 >>Jim Wallace: NANCY, MY ONLY COMMENT TO THAT IS THAT FOR
07:18:32 MANY YEARS BEFORE THIS VILLAGE WAS INCORPORATED, WE HAD THE
07:18:36 DESIGN REVIEW BOARD.
07:18:37 IT WORKED VERY, VERY WELL.
07:18:38 THE EVIDENCE OF THAT IS THE WONDERFUL COMMUNITY DEVELOPMENT
07:18:42 THAT HAS BEEN DONE.
07:18:43 I DON'T KNOW WHAT -- NEVER UNDERSTOOD WHAT THE DOWNSIDE WAS
07:18:47 OF HAVING PROFESSIONALS LIKE BILL PRYSI AND AL O'DONNELL AND
07:18:53 JOE McHARRIS, ET CETERA, WORKING ON THE BOARD.
07:18:55 I THINK THEY MADE A VALUABLE CONTRIBUTION.
07:18:57 I NEVER UNDERSTOOD WHY WE CREATE AN ENVIRONMENT WHERE THOSE
07:19:01 PEOPLE WERE NO LONGER WELCOME.
07:19:03 I THINK WE HAVE TO BE VERY CAREFUL THAT WE'RE ABOUT TO DO
07:19:08 THE SAME THING AGAIN.
07:19:11 >>Nancy Stroud: I WOULD SAY THAT THERE IS A DIFFERENCE ONCE
07:19:15 YOU BECOME INCORPORATED AND YOUR BOARD BECOMES DECISION
07:19:18 MAKERS AS OPPOSED TO PURELY ADVISORY.
07:19:21 AND THAT'S SOMETHING THAT IS -- CREATES MORE CONFLICTS OF
07:19:27 INTEREST, WHICH ARE REALLY CONSTITUTIONAL ISSUES AS WELL AS

07:19:32 STATUTORY ISSUES.
07:19:37 >>Jim Wallace: I THOUGHT WE DIDN'T APPROVE ANYTHING.
07:19:40 I THOUGHT THE COUNCIL APPROVED --
07:19:42 >>Nancy Stroud: YOU APPROVE DEVELOPMENT ORDERS.
07:19:44 YOU APPROVE OTHER THINGS.
07:19:47 YOU ARE A DECISION-MAKING BODY.
07:19:49 THERE ARE OTHER THINGS THAT YOU RECOMMEND TO THE COUNCIL,
07:19:52 BUT YOU DO HAVE YOUR OWN DECISION MAKING AUTHORITY.
07:19:58 >>Scotty Wood: ANTHONY, GO AHEAD.
07:20:00 >>Anthony Gargano: YEAH, OBVIOUSLY, THE VILLAGE OF ESTERO IS
07:20:05 NOT THE ONLY ENTITY THAT FACES THIS ISSUE, FACES THESE
07:20:10 PROBLEMS.
07:20:13 HOW DO OTHER COMMUNITIES HANDLE THE ISSUE?
07:20:21 >>Nancy Stroud: IT VARIES.
07:20:22 IT TOTALLY VARIES.
07:20:23 I THINK THAT YOU WOULD FIND THAT MORE COMMUNITIES IN FLORIDA

07:20:31 DO NOT HAVE DESIGN REVIEW BOARDS THAN DO, THAT ESTERO IS
07:20:37 FAIRLY EXCEPTIONAL, BUT THERE ARE REALLY ARCHITECTURAL
07:20:46 REVIEW BOARDS AND BOARDS OF ADJUSTMENT AND THOSE KINDS OF
07:20:54 BOARDS ELSEWHERE IN THE STATE.
07:20:56 IT'S JUST PROBABLY NOT AS PREVALENT AS THE EXAMPLE OF
07:21:04 PLANNING AND ZONING BOARD.
07:21:14 >>Anthony Gargano: SURELY WE'RE NOT UNIQUE.
07:21:16 CAN'T WE LOOK AT OTHER COMMUNITIES THAT FACE THE SAME ISSUE
07:21:19 AND SEE WHAT BEST PRACTICES ARE?

07:21:23 >>Howard Levitan: ACTUALLY, ANTHONY, I THINK WE ARE FAIRLY
07:21:26 UNIQUE, AND JUST THINK ABOUT THE COUNTY.
07:21:31 ALL OF THE DECISIONS THAT THE COUNTY MAKES ARE ZONING
07:21:34 DECISIONS, AND WITH RESPECT TO DEVELOPMENT ORDERS, THE STAFF
07:21:40 DOES EVERYTHING.
07:21:40 THERE IS NO BOARD TO DO THE STAFF.
07:21:44 ALL THE PROJECTS THAT YOU SEE IN LEE COUNTY OCCUR THAT WAY.
07:21:48 IN COLLIER COUNTY, THEY HAVE THE DESIGN BOARD.
07:21:54 AND SO IT'S DIFFERENT.
07:21:55 WE MODELED AFTER BOCA RATON.
07:21:58 THEY USED THE EXCEPTION.
07:21:59 AND MAYBE THAT'S SOMETHING THAT IS TIME TO RELOOK AT.
07:22:03 >>Kristin Jeannin: CITY OF NAPLES HAS A DESIGN REVIEW BOARD.
07:22:06 >>Howard Levitan: CITY OF NAPLES.
07:22:09 NOT COLLIER COUNTY.
07:22:10 I'M SORRY.
07:22:11 >>Mary Gibbs: ADD SOMETHING FROM MY EXPERIENCE AT LEE COUNTY
07:22:13 YEARS AGO, EVEN THOUGH THERE WAS NO DESIGN REVIEW BOARD,
07:22:16 THERE WAS AN EXECUTIVE REGULATORY OVERSIGHT COMMUNITY AND
07:22:19 LAND DEVELOPMENT CODE ADVISORY COMMITTEE, THERE WERE A LOT
07:22:21 OF MEMBERS THAT WERE PUT ON THAT BOARD THAT WERE LAND USE
07:22:24 ATTORNEYS AND SOME OTHER PROFESSIONALS.
07:22:26 THEN THE ATTORNEYS AT THE TIME -- THIS WAS YEARS AGO,
07:22:30 DECIDED THAT THERE WAS SOME CONFLICTS OF INTEREST.
07:22:33 SO I CALL IT LIKE THE BIG PURGE WHERE ALL THE LAND USE

07:22:36 ATTORNEYS BASICALLY WERE TOLD YOU CAN'T BE ON THESE BOARDS
07:22:40 ANYMORE AND THEN THEY RECONSTITUTED THE BOARDS.
07:22:44 I HAVEN'T LOOKED AT IT LATELY, BUT I KNOW SOMETIMES THOSE
07:22:47 ETHICS THINGS COME OUT AND THEN THEY DO SOME CHANGES.
07:22:51 SO THERE WAS A BIG THING WHERE YOU COULDN'T HAVE ANY LAND
07:22:54 USE ATTORNEYS ON ANY OF THOSE BOARDS.
07:22:56 I DON'T REALLY KNOW ABOUT THE PROFESSIONALS.
07:22:58 AND I THINK THERE ARE SOME PROFESSIONALS ON NOW, BUT, AGAIN,
07:23:01 THEY ARE NOT DESIGN REVIEW BOARDS.
07:23:03 I CAN CHECK WITH CITY OF NAPLES SINCE THEY HAVE A BOARD.
07:23:07 I CAN CHECK ON THAT.
07:23:08 >>Kristin Jeannin: AND NOT ZONING.

07:23:16 >>Barry Jones: YES OR NO DECISION MAKING.
07:23:19 THEY ARE RECOMMENDATION ONLY.
07:23:22 >>Marlene Naratil: HOW DO YOU HANDLE IT WHEN YOU HAVE AN
07:23:24 ATTORNEY WHO DOES WORK IN REAL ESTATE LAW, ET CETERA, BUT HE
07:23:30 SITS ON THE BOARD, THE ZONING -- PLANNING AND ZONING BOARD,
07:23:34 FOR EXAMPLE.
07:23:34 >>Nancy Stroud: EXACTLY.
07:23:37 IT'S ANY PROFESSIONAL, INCLUDING AN ATTORNEY WHO REPRESENTS
07:23:41 A CLIENT BEFORE THE BOARD ON WHICH IT IS A MEMBER HAS A
07:23:48 CONFLICT.
07:23:53 THAT'S WHY THE EXCEPTION I THINK WAS CREATED.
07:24:03 >>Jim Wallace: WHAT YOU'RE ASKING PEOPLE LIKE MICHAEL, WHO
07:24:04 WE RESPECT VERY WELL, BARRY, WHO WE RESPECT VERY WELL, AND

07:24:08 OTHER PEOPLE WHO HAVE SERVED, ASK THEM TO TURN DOWN 20,000,
07:24:12 50,000, 100,000, WHATEVER IT IS COMPENSATION TO SERVE ON
07:24:17 THIS BOARD.
07:24:17 WE ALL SERVE HERE FOR THE PRICE OF ZERO.
07:24:20 AND THERE'S ONLY SO MUCH YOU CAN ASK OF PEOPLE IN TERMS OF
07:24:24 VOLUNTEERING THEIR TIME.
07:24:25 IF ALL OF A SUDDEN YOU TURN AROUND AND SAY YOU HAVE TO
07:24:28 FOREGO 20, 30, 50, HUNDRED THOUSAND DOLLARS, WHATEVER THE
07:24:32 AMOUNT IS IN INCOME, YOU KNOW WHAT EVERYBODY'S ANSWER IS
07:24:36 GOING TO BE.
07:24:36 I LOVE YOU BUT I DON'T LOVE YOU THAT MUCH.
07:24:42 >>Nancy Stroud: LET ME BE CLEAR.
07:24:43 I'M NOT ASKING.
07:24:44 I'M THE MESSENGER.
07:24:45 COMMISSION ON ETHICS HAS SAID.
07:24:50 >>Jim Wallace: -- WHOEVER OF WE INVITE, WHOEVER SHOULD
07:24:55 SERVE, WE WANT THE BEST PEOPLE.
07:24:56 BUT IF IT'S GOING TO CAUSE THEM FINANCIAL HARM, THEY ARE
07:25:02 GOING TO WALK AWAY.
07:25:07 >>Scotty Wood: I'D LIKE TO MAKE A SUGGESTION.
07:25:10 PERHAPS MARY AND NANCY CAN PUT TOGETHER FOR THIS BOARD A
07:25:17 LIST OF THE PROS AND CONS OF THE EXCEPTION RULE.
07:25:23 BECAUSE I THINK THAT'S KIND OF WHERE WE'RE REALLY KIND OF
07:25:27 LOOKING AT AS A WAY TO NOT SLIDE OFF THE SLIPPERY SLOPE THAT
07:25:34 HOWARD DESCRIBES.

07:25:36 AND I THINK WHAT WE OUGHT TO DO, IF YOU TWO CAN PUT YOUR
07:25:40 HEADS TOGETHER AND COME UP -- BECAUSE, MARY, YOU COULD
07:25:44 CERTAINLY REPRESENT THE PRO SIDE AND NANCY CAN CERTAINLY
07:25:47 REPRESENT THE CON SIDE, AND THAT'S FINE.
07:25:49 I REALLY THINK IT'S IMPORTANT THAT WE ALL SEE A CONSISTENT
07:25:56 PRESENTATION OF BOTH SIDES OF THE ISSUE.
07:25:59 AND THEN I THINK WE AS A BOARD THEN CAN TAKE AN ACTION,
07:26:04 WHATEVER IT IS, AND THEN RELAY THAT TO THE COUNCIL.

07:26:12 >>Michael Sheeley: NANCY, I WOULD LIKE TO CLARIFY, WHAT
07:26:15 YOU'RE SAYING, IT SOUNDS LIKE THE ONLY POSSIBLE SOLUTION IS
07:26:19 THAT THE COUNCIL WOULD HAVE AN ORDINANCE THAT DESIGNATES AN
07:26:23 ARCHITECT, ENGINEER, AND LANDSCAPE ARCHITECT TO THIS BOARD,
07:26:26 IS THAT CORRECT?
07:26:31 >>Nancy Stroud: BOARD MEMBERS WHO WANT TO REPRESENT CLIENTS
07:26:33 BEFORE THE BOARD, THAT'S RIGHT.
07:26:35 >>Barry Jones: NOT JUST THE BOARD MEMBER THEMSELVES, BUT
07:26:37 THEIR FIRM.
07:26:38 >>Nancy Stroud: AND THEIR FIRMS.
07:26:40 DEPENDING ON THEIR RELATIONSHIP WITH THE FIRM.
07:26:44 AGAIN.
07:26:45 >>Barry Jones: YEAH, IF WE'RE A PRINCIPAL OR A PARTNER IN
07:26:48 THE FIRM, THEN YOU'RE SAYING THE FIRM WOULD BE EXCLUDED.
07:26:52 >>Nancy Stroud: CORRECT.
07:26:55 >>Scotty Wood: HOWARD MADE THE POINT, THOUGH, YOU KNOW, THE
07:26:59 CONCERN IS BARRY REPRESENTING A CLIENT THAT'S IN FRONT OF

07:27:04 THIS BOARD, NOT NECESSARILY HOLE MONTES, BUT, NANCY, YOU'RE
07:27:09 SAYING THAT IT DOESN'T MATTER.
07:27:14 ANY HOLE MONTES CLIENT THAT PRESENTS TO THIS BOARD BECAUSE
07:27:18 BARRY IS ON THE BOARD REPRESENTS A CONFLICT.
07:27:21 YOU'RE SAYING THAT.
07:27:21 >>Nancy Stroud: CORRECT.
07:27:23 SO I WOULD BE HAPPY TO, IF THE BOARD WANTS US TO PURSUE IT,
07:27:30 MARY AND I CAN PUT TOGETHER A MEMO, I GUESS, WITH THE ISSUE
07:27:39 AND DISCUSSING THE OPTIONS.
07:27:43 >>Barry Jones: YOU KNOW, IN A WAY, IT'S SOMEWHAT OF A SLIGHT
07:27:49 OF THE BOARD TO THINK THAT YOU COULDN'T INDEPENDENTLY
07:27:52 EVALUATE SOMETHING THAT MICHAEL'S FIRM OR MY FIRM MIGHT
07:27:55 PRESENT, BECAUSE TO BORROW FROM -- YOU MIGHT LOVE ME BUT YOU
07:28:01 DON'T LOVE ME THAT MUCH THAT YOU'RE GOING TO CHANGE YOUR
07:28:03 RULING OR SOMETHING JUST BECAUSE SOMEBODY FROM ONE OF OUR
07:28:06 FIRMS IS ON THE PRESENTATION COMMITTEE.
07:28:08 I THINK WE'RE ALL ETHICALLY BOUND OR REPRESENTED OURSELVES
07:28:14 ENOUGH.
07:28:15 >>Jim Wallace: THERE ARE NINE VOTES ON EVERY APPROVAL.
07:28:19 IT'S NOT AS IF WE'RE ASKING YOU TO APPROVE IT.
07:28:25 >>Barry Jones: I'M RECUSED OR MIKE OR WHOEVER ELSE IS COMING
07:28:28 IN HERE THAT'S ON THE BOARD.
07:28:30 >>Howard Levitan: I DON'T THINK -- BARRY, I JUST DON'T THINK
07:28:33 WE HAVE THE CHOICE ABOUT THAT.
07:28:35 THE ONLY THING WE CAN DO IS CREATE THE POSITIONS THAT WOULD

07:28:41 EXEMPT THOSE PROFESSIONALS FROM THAT REQUIREMENT.
07:28:45 THE COUNCIL COULD STILL SAY YOU HAVE TO RECUSE YOURSELF AND
07:28:51 NOT PRESENT, BUT YOUR FIRM COULD WORK ON IT.
07:28:57 THEY COULD SAY THAT.

07:29:02 >>Barry Jones: I'M FINE WITH THAT.
07:29:03 IF YOU'RE SAYING MY FIRM CAN'T WORK IN THE VILLAGE OF ESTERO
07:29:06 BECAUSE I VOLUNTEER HERE --
07:29:10 >>Howard Levitan: I DON'T THINK THAT'S RIGHT.
07:29:14 >>Nancy Stroud: THERE IS A DIFFERENCE BETWEEN WHAT THE STATE
07:29:17 REQUIRES AND WHAT THE STATE ALLOWS AS AN EXCEPTION.
07:29:22 AND I DON'T THINK THE STATE -- THE STATE DOESN'T KNOW
07:29:26 MEMBERS OF THE BOARD, HOW ETHICAL THEY ARE OR HOW UNETHICAL
07:29:32 THEY ARE.
07:29:34 THE STATE ASSUMES THAT IF YOU ARE REPRESENTING A CLIENT
07:29:38 BEFORE THE BOARD ON WHICH YOU ARE THE DECISION MAKER, THAT'S
07:29:43 A CONFLICT OF INTEREST AND IT'S PROHIBITED.
07:29:46 AND IT'S ACROSS THE BOARD.
07:29:47 IT'S WITH CITY COUNCILS.
07:29:50 IT'S WITH ELECTED AND -- OFFICIALS.
07:29:53 IT'S ALL THROUGHOUT THE STATE.
07:29:55 AND IT'S ONLY THIS ONE EXCEPTION THAT THE COMMISSION HAS
07:29:59 ALLOWED THAT WOULD ALLOW THE COUNCIL TO CREATE AN ORDINANCE
07:30:05 THAT WOULD PERMIT THIS BOARD --
07:30:11 >>Kristin Jeannin: IT'S EITHER THAT SOLUTION OR WE GO BACK
07:30:14 TO HAVING THE TWO SEPARATE BOARDS.

07:30:17 THE DESIGN REVIEW BOARD DOESN'T HAVE ANY DECISION MAKING
07:30:20 POWER ANYMORE IF WE WENT BACK TO HAVING DESIGN ONLY VERSUS
07:30:26 PLANNING AND ZONING.
07:30:27 OF.
07:30:32 >> THERE IS A VALID POINT OF IF I HAD A CHOICE OF CHOOSING
07:30:36 HOLE MONTES WHO COULDN'T REPRESENT ME PROPERLY AT THE
07:30:39 VILLAGE COUNCIL OR HIRING STANTEC WHO DOESN'T VOLUNTEER
07:30:45 THEIR TIME HERE BUT COULD REPRESENT ME AND THEY WERE BOTH
07:30:47 THE SAME MONEY, THEY ARE BOTH VERY QUALIFIED, WHICH ONE
07:30:50 WOULD I HIRE?
07:30:51 I'D HIRE STANTEC BECAUSE I WOULD WANT BARRY JONES THAT I'M
07:30:57 WORKING WITH AND CREATING MY PRODUCT TO BE -- HE IS THE MOST
07:31:00 KNOWLEDGEABLE ABOUT IT, I WOULD EXPECT HIM TO BE ABLE TO
07:31:03 PRESENT IT.
07:31:04 SO I TOTALLY UNDERSTAND WHERE BARRY IS COMING FROM.
07:31:09 IF I AS A DEVELOPER HAVE TO HIRE A CIVIL ENGINEER, THEY CAN
07:31:12 REPRESENT ME; THIS GUY CAN'T.
07:31:14 THEY ARE BOTH QUALIFIED.
07:31:16 GUESS WHO I WILL HIRE.
07:31:17 THIS IS A REAL DISSERVICE.
07:31:20 >>Barry Jones: I DON'T MIND RECUSING MYSELF BECAUSE I GOT
07:31:24 MORE WORK THAN I CAN DO IN COLLIER COUNTY.
07:31:27 I PERSONALLY AM NOT GOING TO DO ANYTHING HERE, BUT THE FIRM
07:31:28 HAS TO BE ABLE TO.
07:31:29 WE NEED TO MAKE SURE WE'RE TALKING ABOUT THE FIRM OR

07:31:31 INDIVIDUALS IN THIS DISCUSSION.
07:31:38 >>Scotty Wood: KEY POINT IN WHAT YOU AND NANCY PUT TOGETHER,
07:31:42 GIVE US AS MUCH INPUT ON THAT AS POSSIBLE.
07:31:46 >>Jim Wallace: FIRM VERSUS THE INDIVIDUAL.
07:31:48 BIG DIFFERENCE.
07:31:50 >>Nancy Stroud: THAT'S GOOD INPUT.
07:31:52 WE CAN WORK AROUND THAT, I THINK.
07:31:55 WE CAN.
07:32:02 >>Scotty Wood: OKAY.
07:32:03 WE COULD DEBATE THIS ALL NIGHT, BUT I THINK WE HAVE A TRACK
07:32:09 TO AT LEAST RUN ON.
07:32:10 I DON'T KNOW HOW FAR THAT'S GOING TO TAKE US.
07:32:12 BUT I HOPE THAT YOU CAN PUT -- YOU AND NANCY CAN PUT
07:32:16 SOMETHING TOGETHER AND HOPEFULLY MAYBE FOR OUR NEXT MEETING
07:32:20 WE COULD LOOK AT IT.
07:32:23 >>Mary Gibbs: I THINK WE CAN ACTUALLY SEND IT OUT AS SOON AS
07:32:26 WE PUT SOMETHING TOGETHER.
07:32:27 I'LL SEND OUT THE TWO OPINIONS TOMORROW MORNING, AND THEN AS
07:32:31 SOON AS NANCY AND I GET TO DO THAT, WE CAN SEND IT OUT.
07:32:34 WE DON'T HAVE TO WAIT A MONTH.
07:32:40 >>Barry Jones: -- MIGHT HAVE ONE BECAUSE HE HAS PROJECTS
07:32:42 PENDING.
07:32:43 >>Howard Levitan: NANCY, WHY DON'T YOU SEND OUT THE STATUTE.
07:32:45 IT'S NOT THAT LONG EITHER.
07:32:46 THE CONFLICT, WHERE THE EXCEPTION IS, THAT SECTION --

07:32:51 >>Nancy Stroud: THE EXCEPTION ISN'T IN THE STATUTE.
07:32:53 IT'S BY THE COMMISSION ON ETHICS.
07:32:55 SO THAT'S WHY THE ETHICS OPINION IS IMPORTANT.
07:32:59 I CAN SEND OUT THE STATUTE, CERTAINLY.
07:33:02 BUT IT'S THE ETHICS OPINION THAT'S IMPORTANT.
07:33:06 >> IF YOU CAN SEND OUT A DESCRIPTION -- BASED UPON THE
07:33:10 COMMISSION'S OPINIONS, WHAT DOES ALL OF THIS MEAN FOR US?
07:33:17 REALLY, I THINK THAT'S THE QUESTION.
07:33:19 >>Mary Gibbs: I'D LIKE TO SEND YOU THE TWO OPINIONS TOMORROW
07:33:23 MORNING AS A START.
07:33:24 AND THEN NANCY AND I WILL GET TOGETHER.
07:33:28 >>Scotty Wood: OKAY.
07:33:29 ANYTHING ELSE?
07:33:29 MOTION TO ADJOURN.
07:33:34 >> HEAR, HEAR.
07:33:35 >> SECOND.
07:33:36 >>Scotty Wood: ALL IN FAVOR SAY YES.
07:33:38 >> YES.
07:33:41 >>Scotty Wood: OKAY.
07:33:41 WE'RE DONE.
07:33:42

DISCLAIMER:

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

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

DRAFT MINUTES

Planning Zoning and Design Board Meeting

Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
December 14, 2021 4:30 p.m.

1. CALL TO ORDER: 4:30 p.m.

2. PLEDGE OF ALLEGIANCE: Led by Chairman Levitan

3. ROLL CALL:

Present: Co-Chairman Scotty Wood and Co-Chairman Howard Levitan, and Boardmembers Marlene Naratil, Anthony Gargano, James Tatooles, Barry Jones, Michael Sheeley, and Jim Wallace. Absent: Board Member Kristin Jeannin.

Also present: Village Land Use Counsel Nancy Stroud (via Zoom), Community Development Director Mary Gibbs, and Development Review Manager Jim Hart.

4. APPROVAL OF AGENDA:

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

5. BUSINESS:

(a) Consent Agenda

(1) Approval of May 11, June 8, July 13, September 14, September 28, October 12, and November 9, 2021, meeting minutes.

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

6. PUBLIC INFORMATION MEETING

(1) Pavich Development Order (District 5)
21250 Happy Hollow Lane and 8910 Corkscrew Road, located on the south side of Corkscrew Road and west of Via Coconut Point.

Applicant requests review of a proposed commercial building

Village Council approved the rezoning on March 3, 2021- Zoning Ordinance 2021-02

There were no ex-parte communications or conflicts of interest noted. Chairman Levitan drove by the site.

Staff Presentation/Comments:
Mary Gibbs, Community Development Director

Presentation/Information by:
James Ink, P.E., Waldrop Engineering

Public Comment: None.

Board Questions or Comments:
Board Members Wallace, Sheeley, Gargano, Jones, Naratil, and Chairman Levitan.

7. PUBLIC HEARINGS (Quasi-Judicial)

Chairman Levitan provided information regarding Board business and quasi-judicial hearings. All audience members and staff providing testimony for the hearing were sworn in by Chairman Levitan. There were no ex-parte communications or conflicts of interest noted.

(1) Arby's #7155 Exterior Renovation (Repaint Permit #20258298) (District 4)
9975 Corkscrew Road, immediately west of the 7 Eleven gas and convenience store at Corkscrew Road and Three Oaks Parkway.

Exterior remodel; repainting and material changes.

Staff Presentation/Comments:
Mary Gibbs, Community Development Director

Presentation/Information by:
Justin Polk, Mosaic Red Hat Group, LLC dba Arby's

Public Comment: None.

Board Questions or Comments:
Board Members Wallace, Naratil, Sheeley, Jones, and Chairman Levitan.

Motion: Motion to approve the application with the conditions of the mullions not being red, but being brown that was presented and the main body of color appearing more tan like the side of the renderings as opposed to a white building, only the coping is white, and have the staff coordinate those changes.

Motion by: Board Member Sheeley
Seconded by: Board Member Gargano

Action: Approved the application with the conditions of the mullions not being red, but being brown that was presented and the main body of color appearing more tan like the side of the renderings as opposed to a white building, only the coping is white, and have the staff coordinate those changes.

Vote:
Aye: Board Members Jones, Naratil, Sheeley, Tatooles, Wallace, Gargano, Chairman Levitan, and Chairman Wood
Nay:
Abstentions:

8. PUBLIC INPUT

9. BOARD COMMUNICATIONS

(a) Next meeting – January 11, 2022

A motion to adjourn was made and duly passed.

10. ADJOURNMENT: 5:40 pm.

_____
Tammy Duran
Deputy Village Clerk

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

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

1. Applicant/Project Name: Fountain Lakes
2. Address: 22770 S Tamiami Trl, Estero, FL 33928
3. Strap Number: 04-47-25-E4-U1893.2141
4. Application Number: N/A

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

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

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

The project includes the construction of an office building (10,000 sf dental office and 5,000 sf of general office) on 1.45 acres.

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

Signature

12/29/2021
Date

D. Brent Addison
Print Name

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

Updated 11/17/2021

Abbiati *Emergency* Dental Office Building

VILLAGE OF ESTERO, FLORIDA

WORKSHOP

JANUARY 11, 2022

BANKS ENGINEERING

U.S. GREEN BUILDING COUNCIL LEED USGBC

VK ARCHITECTURE

The Team

Brent Addison, P.E. – Banks Engineering

Michael K. Sheeley, AIA – MK Architecture

Site Location

On the SW corner of U.S. 41 and Fountain Lakes Blvd.

BANKS ENGINEERING

U.S. GREEN BUILDING COUNCIL LEED USGBC

VK ARCHITECTURE

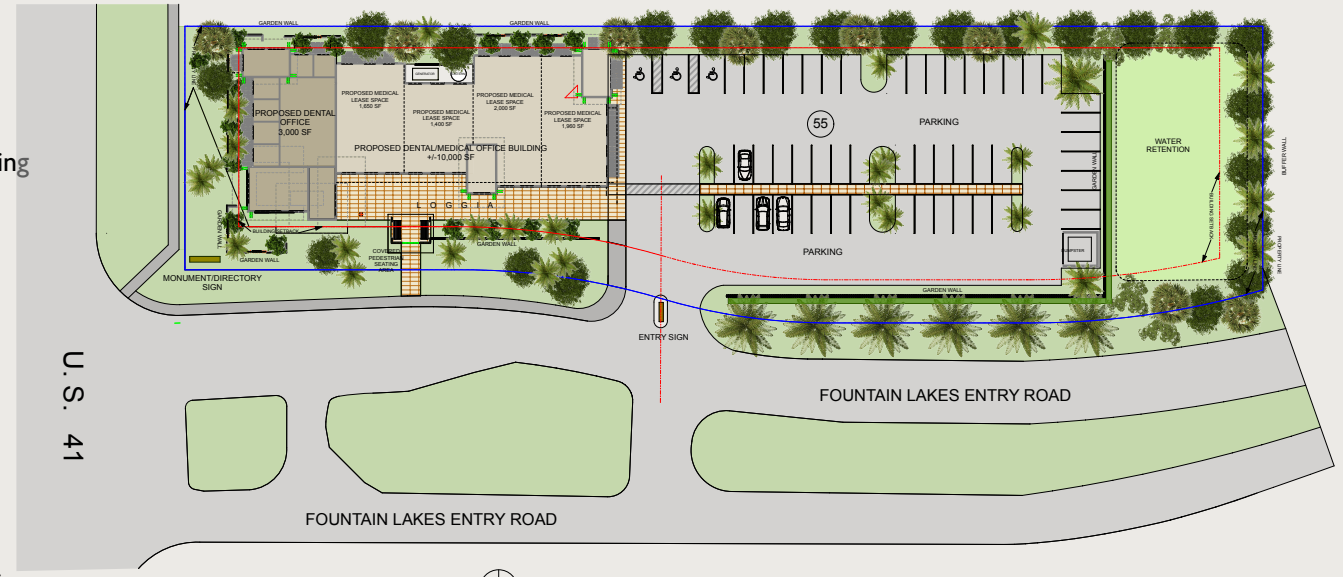
Existing Conditions

BANKS ENGINEERING

ARCHITECTURE

Zoning MCP Overview

- Parcel 1.45 +/- acres
- Construct:
  10,000 sq.ft. +/- Dental/Medical Office Building
  (maximum 20,000 sq.ft.)
  400 sq. ft. of Public Seating Amenity
  Paving Grading and Drainage
  Utility Connections to Lee County Utilities
- 25' setback from U.S. 41
  20' setback from Fountain Lakes Boulevard
  10' side setback
  20' rear setback
- Type C buffer/wall to west (Fountain Lakes)
  Type D buffer on U.S. 41
- Pedestrian sidewalk extension along Fountain Lakes Blvd. to driveway and to Public Seating Amenity



PRELIMINARY SITE PLAN

BANKS ENGINEERING

VK ARCHITECTURE

THE ARCHITECTURE

PROPOSED LIST OF GREEN AND SUSTAINABLE BUILDING FEATURES:

1. TELSA SOLAR ROOF AND POWERWALL STORAGE SYSTEM
2. RAINWATER HARVESTING AND CISTERN FOR LANDSCAPE WATERING
3. BUILDING HEAT SINKS WITH AUTOMATED VENTILATION SYSTEM
4. USE OF VRF A/C SYSTEM
5. GREEN-WALL PASSIVE INSULATION WHERE POSSIBLE
6. WHOLE BUILDING ENERGY INTEGRATION SYSTEM
7. LOCALLY SOURCED BUILDING MATERIALS
8. MAXIMIZED DAYLIGHTING
9. ELECTRIC VEHICLE CHARGING STATION(S)
10. USE OF METAL INTERIOR WALL FRAMING
11. USE OF FSC WOOD FOR FINISHES
12. INSULATED, LOW-E IMPACT RESISTANT WIDOWS AND DOORS
13. LARGE OVERHANGS AND SOLAR SHADES
14. RECYCLED MATERIALS WHERE POSSIBLE

BANKS ENGINEERING

U.S. GREEN BUILDING COUNCIL LEED USGBC

VK ARCHITECTURE

THE ARCHITECTURE

Prairie Style:

Prairie: The Prairie style includes low-pitched hipped or flat roofs; broad overhanging eaves; strong horizontal lines; clerestory windows arranged in horizontal bands; wide use of natural materials, especially stone and wood or wood-look alternative with strong horizontal lines; and restrained ornamentation such as friezes around windows and doors, or as bands under the eaves.

Estero Land Development Code

Prairie buildings are, as Frank Lloyd Wright said, "married to the ground." They celebrate the long, low landscape of the Midwest. Their most defining characteristic is their emphasis on the horizontal rather than the vertical. They spread out over their lots, featuring flat or shallow hipped roof lines, rows of windows, overhanging eaves and bands of stone, wood or brick across the surface. Prairie buildings often include:

- *Strong geometry and massing, including large central "chimneys"*
- *Stone or stucco exteriors*
- *Connected indoor and outdoor spaces*
- *Restrained use of applied ornamentation*

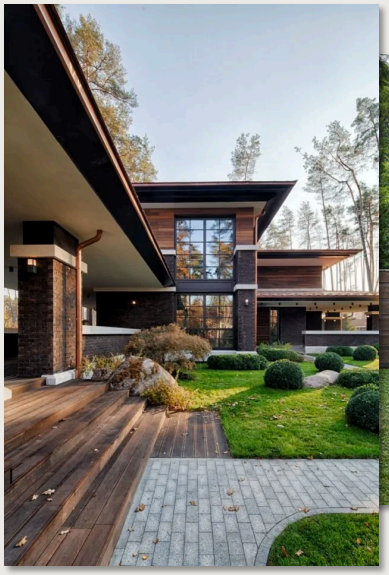
BANKS ENGINEERING

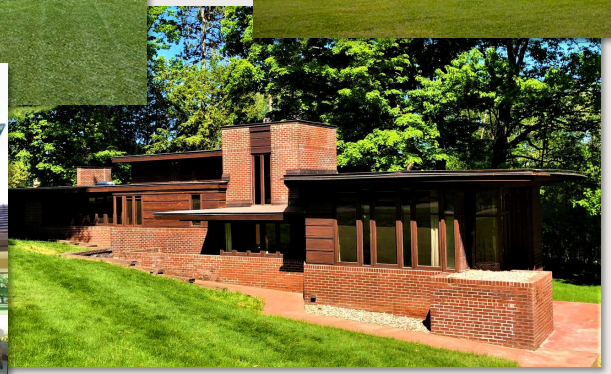
U.S. GREEN BUILDING COUNCIL LEED USGBC

VK ARCHITECTURE

THE ARCHITECTURE

Prairie Style Examples

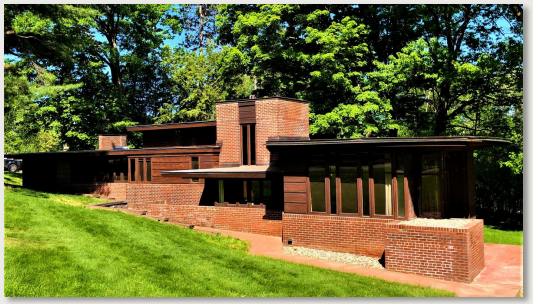


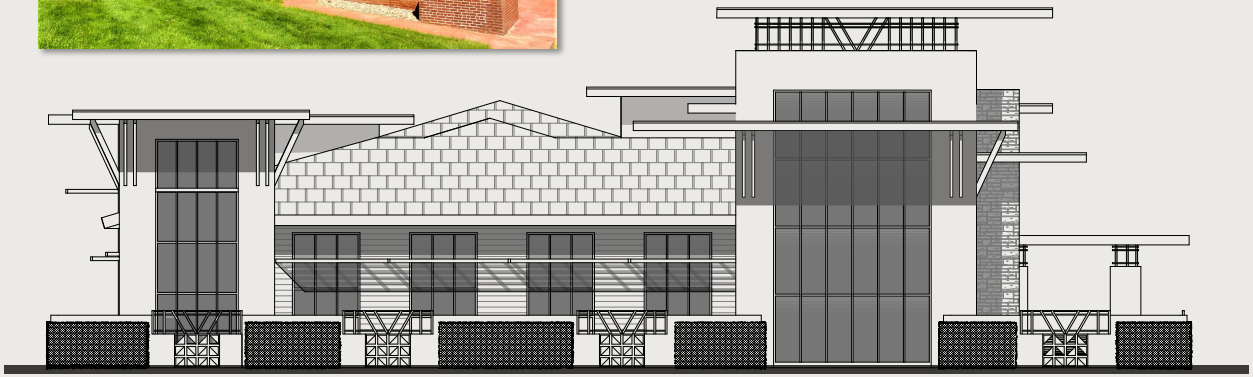


BANKS ENGINEERING

VK ARCHITECTURE

THE ARCHITECTURE





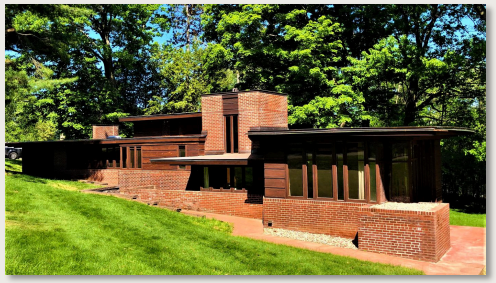
EAST ELEVATION

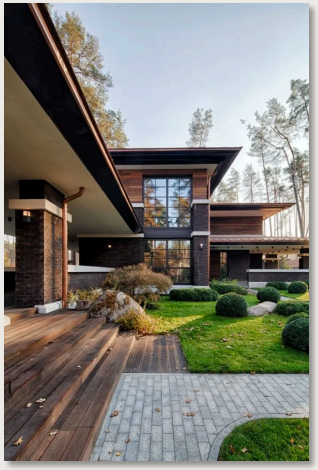
BANKS ENGINEERING

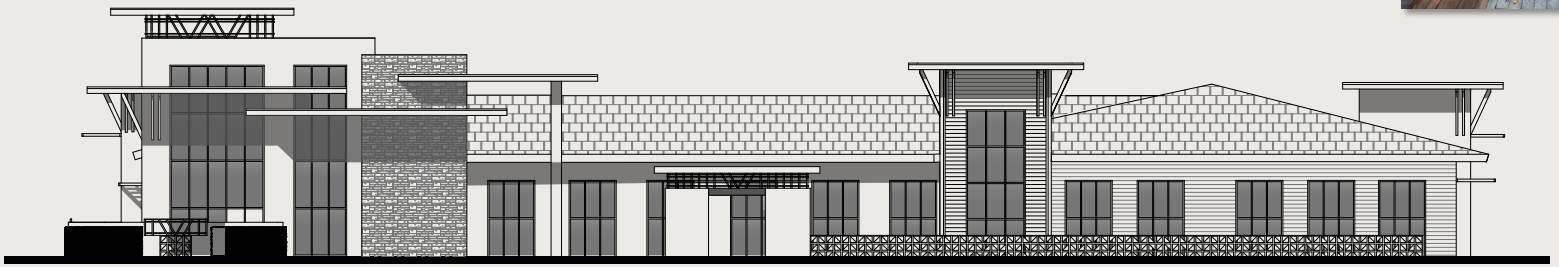
U.S. GREEN BUILDING COUNCIL LEED USGBC

VK ARCHITECTURE

THE ARCHITECTURE







NORTH ELEVATION

BANKS ENGINEERING

U.S. GREEN BUILDING COUNCIL LEED USGBC

VK ARCHITECTURE

THE ARCHITECTURE

BANKS ENGINEERING

U.S. GREEN BUILDING COUNCIL LEED USGBC

VK ARCHITECTURE

THE ARCHITECTURE

BANKS ENGINEERING

U.S. GREEN BUILDING COUNCIL LEED USGBC

VK ARCHITECTURE

THE ARCHITECTURE

BANKS ENGINEERING

U.S. GREEN BUILDING COUNCIL LEED USGBC

VK ARCHITECTURE

THE ARCHITECTURE

Aerial View from the Northeast

BANKS ENGINEERING

VK ARCHITECTURE

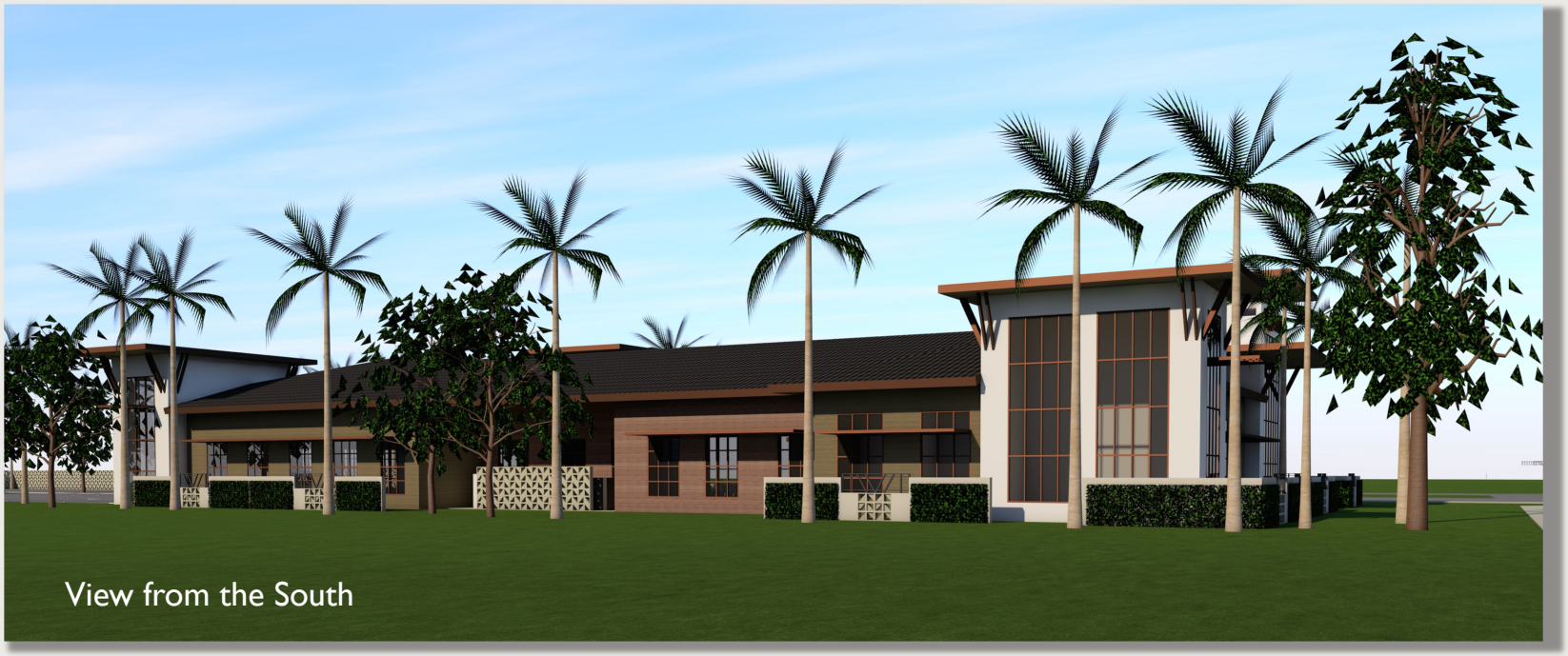
THE ARCHITECTURE

BANKS ENGINEERING

U.S. GREEN BUILDING COUNCIL LEED USGBC

VK ARCHITECTURE

THE ARCHITECTURE



BANKS ENGINEERING

U.S. GREEN BUILDING COUNCIL LEED USGBC

VK ARCHITECTURE

THE ARCHITECTURE

View from Fountain Lakes Blvd.

BANKS ENGINEERING

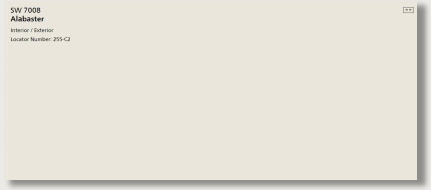
U.S. GREEN BUILDING COUNCIL LEED USGBC

VK ARCHITECTURE

THE COLOR PALLETTE

STONE VENEER

WOOD SIDING COLORS



MAIN BODY COLOR

GARDEN WALL COLOR

MED. BRONZE WINDOW FRAMES AND SUNSHADES

GARDENWALL BREEZE BLOCK

BANKS ENGINEERING

VK ARCHITECTURE

QUESTIONS?

BANKS ENGINEERING

U.S. GREEN BUILDING COUNCIL LEED USGBC

VK ARCHITECTURE

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

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

1. Applicant/Project Name: _____
2. Address: _____
3. Strap Number: _____
4. Application Number: _____

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

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

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

_____

_____

_____

_____

_____

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

_____ _____

Signature Date

_____

Print Name

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

Updated 11/17/2021

VIA COCONUT
Mixed Use Development
VIA COCONUT ESTERO PLANNED DEVELOPMENT
VILLAGE OF ESTERO
PLANNING, ZONING AND DESIGN BOARD
PUBLIC INFORMATION MEETING FOR
DEVELOPMENT ORDER
JANUARY 11, 2022
PROJECT TEAM
BANKS ENGINEERING
ROYAL PROPERTIES
MHK ARCHITECTURE & PLANNING
ARCHITECTURAL LAND DESIGN INCORPORATED
TR TRANSPORTATION CONSULTANTS, INC

PROJECT TEAM

Presentation:

- **D. BRENT ADDISON, P.E.** – Civil Engineer
- **MATTHEW KRAGH, AIA & MARK MCLEAN** - Architects
- **CHRISTIAN ANDREA, RLA, ASLA** – Landscape Architect

Available for Questions:

- **KELLY KENEFICK** – Estero 5, LLC (Applicant)/Royal Properties (Developer)
- **STACY ELLIS HEWITT, AICP** – Land Planner
- **YURY BYKAU, P.E.** – Transportation Engineer

SUMMARY

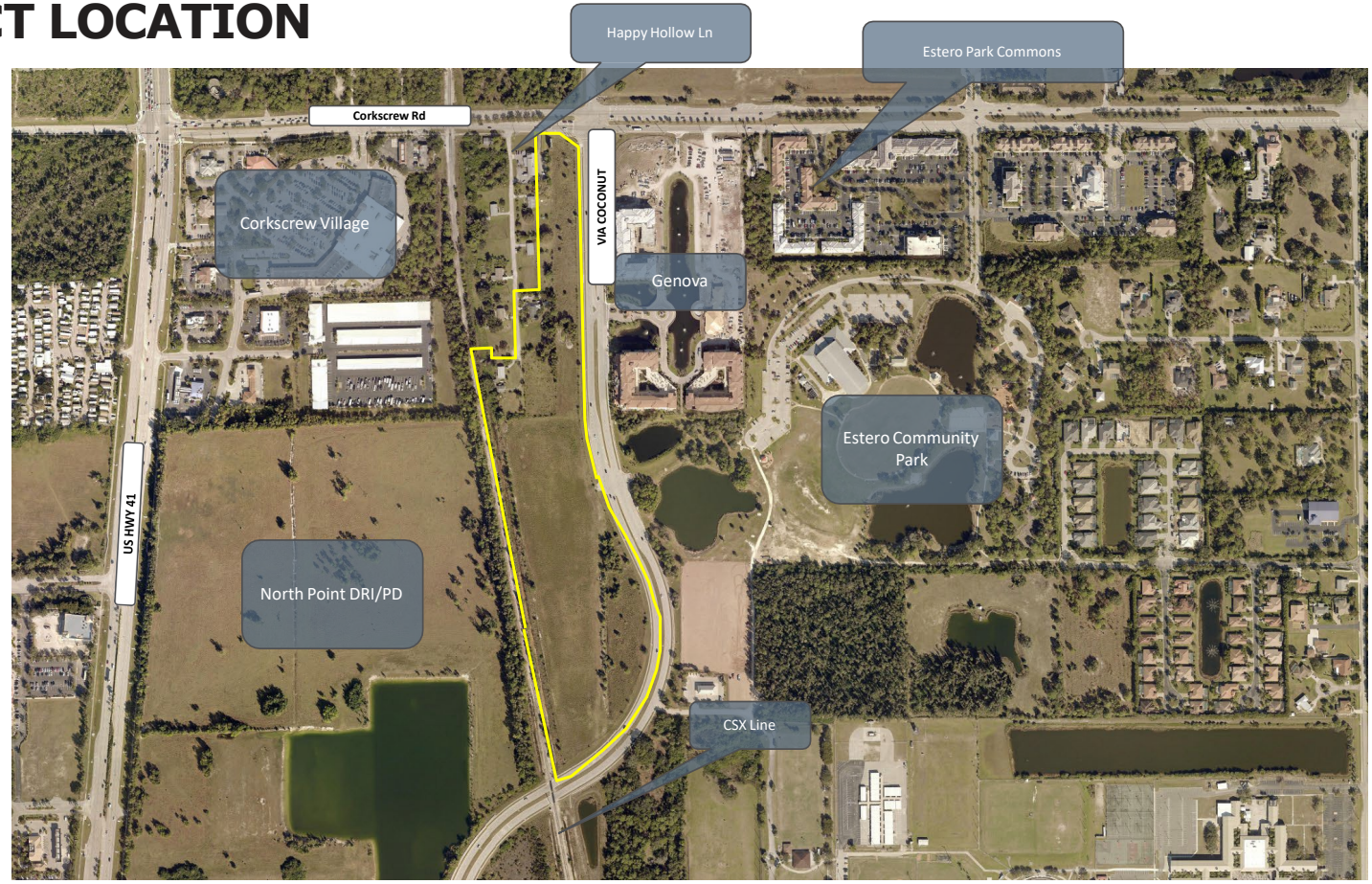
±20.19 ACRES – Approved Estero Planned Development

Applying for Development Order for:

- 330 Multi-family units
- 29,600 SF of commercial use
- 10,000 SF church
- Public Amenities
- +/- 1-acre donation to the Village of Estero

No change in building heights approved that vary throughout the development with a maximum height of 4 stories or 59 feet.

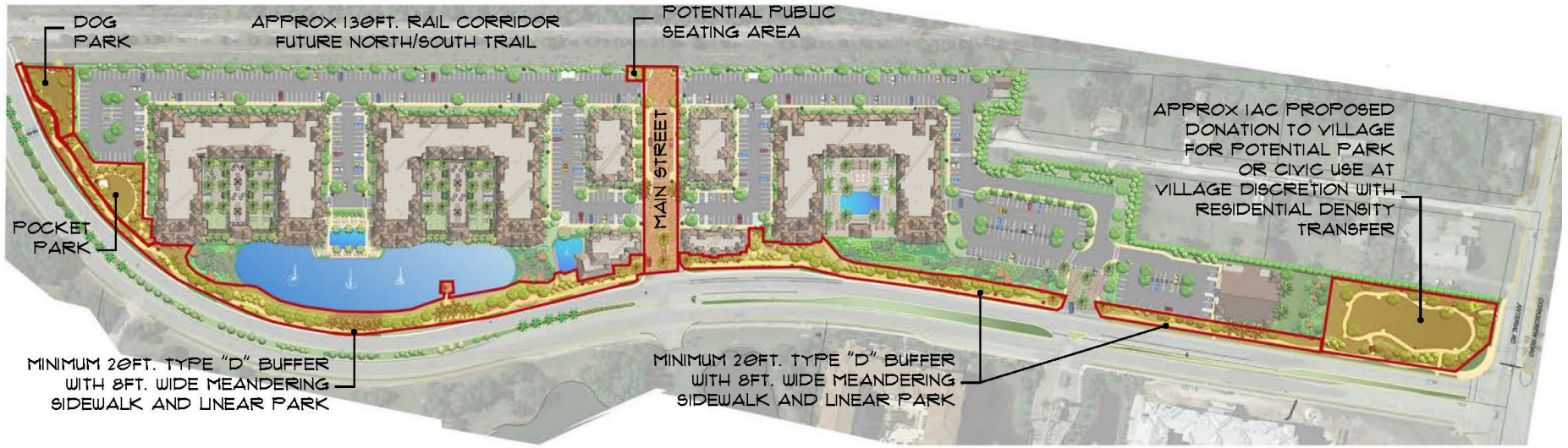
PROJECT LOCATION



VIA COCONUT
Mixed Use Development

VILLAGE OF ESTERO

PUBLIC AMENITIES PLAN



VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES · BANKS ENGINEERING · MHK ARCHITECTURE & PLANNING · AD ARCHITECTURAL LAND DESIGN · TR TRANSPORTATION CONSULTANTS, INC

VILLAGE OF ESTERO

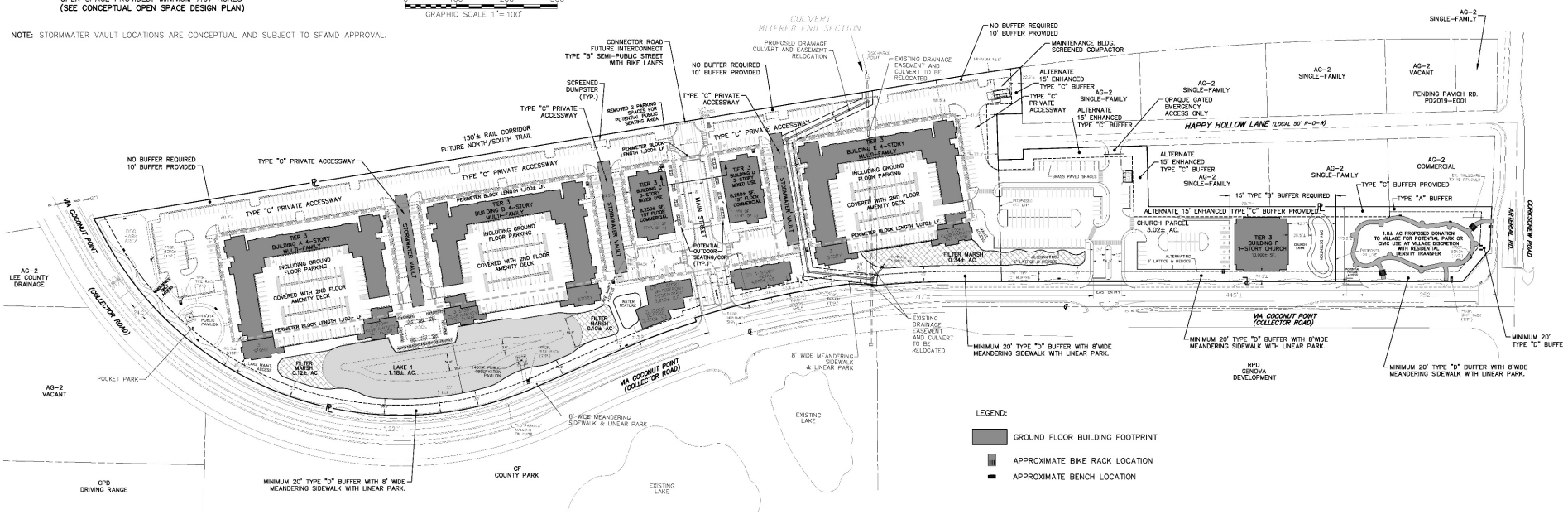
SITE PLAN

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)

0 100 200 300
GRAPHIC SCALE 1"=100'

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



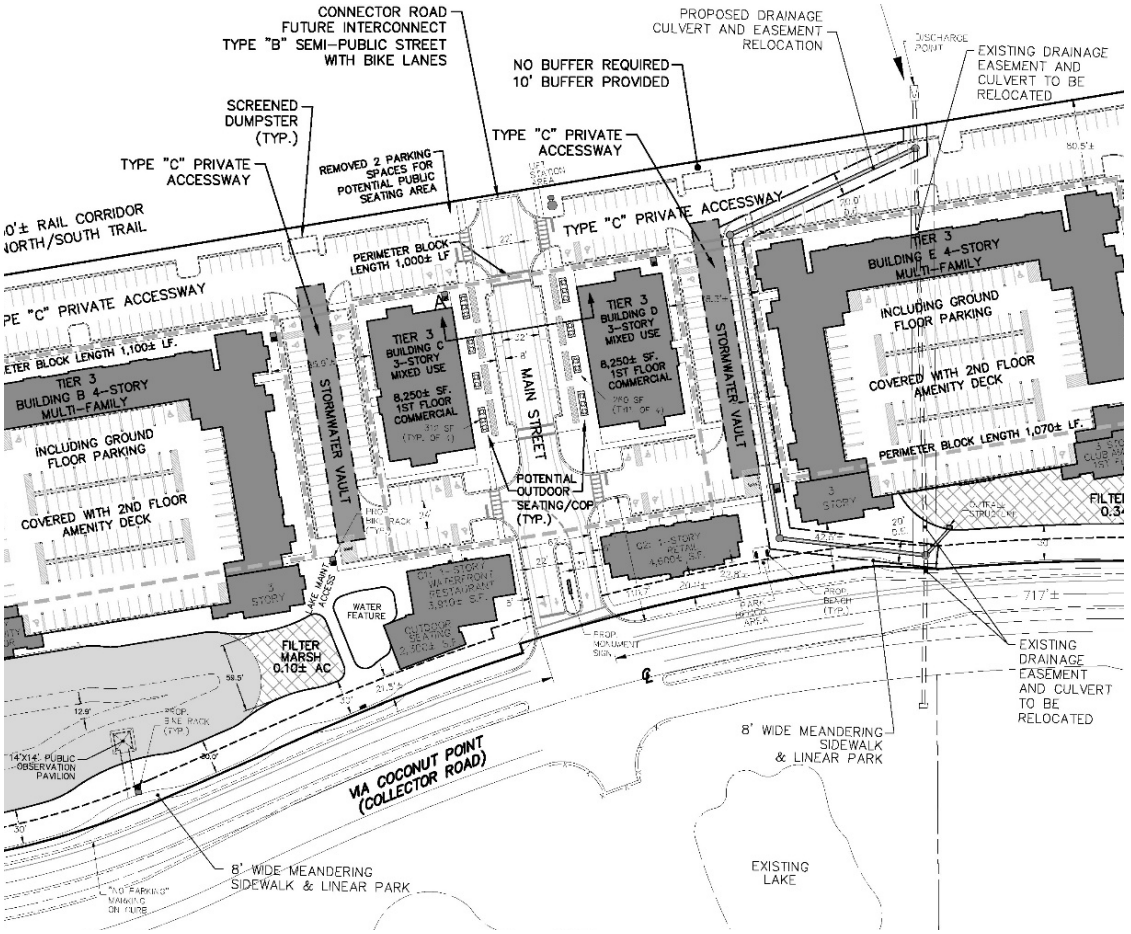
VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES · BANKS ENGINEERING · MHK ARCHITECTURE & PLANNING · AD ARCHITECTURAL LAND DESIGN · TR TRANSPORTATION CONSULTANTS, INC

VILLAGE OF ESTERO

Updates Per Zoning Conditions

- Pedestrian connection to railroad
- Fishing Pier - bike rack & no parking curb paint
- Drainage Update
- Restaurant:
  - 2,300 SF Outdoor Seating COP
  - Sunday – Thursday 10am-11pm; Friday-Saturday 10am-12am
  - Building orientation, landscape & fountain noise mitigation
- Main Street
  - Increase public gathering space/reduce landscape
  - Outdoor seating areas/COP allowed:
    - ±312-260 SF areas
    - Sunday – Thursday 10am-11pm; Friday-Saturday 10am-12am
    - Building orientation & landscape noise mitigation



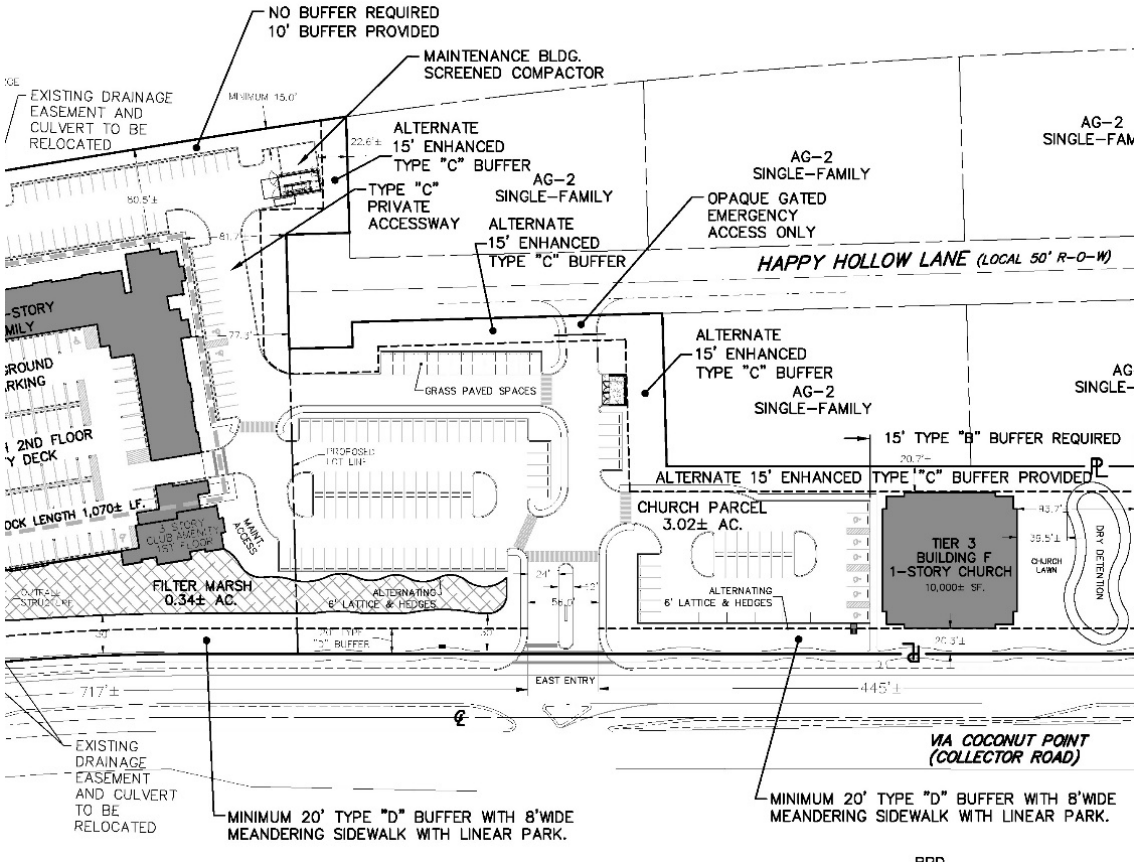
VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES · BANKS ENGINEERING · MHK ARCHITECTURE & PLANNING · AD ARCHITECTURAL LAND DESIGN · TR TRANSPORTATION CONSULTANTS, INC

VILLAGE OF ESTERO

Updates Per Zoning Conditions

- Happy Hollow Lane
  - Pedestrian Connection
  - Emergency Access/Fire
- Crosswalk to be evaluated with staff during DO review
- Ensure variation of contrasting colors
  - MHK will demonstrate
- Required buffers 100% native and verified railroad buffer
  - ALD will demonstrate
- Parking lot screening of 2 parking lots between buildings E & F with alternating 6' hedge and trellis sections
  - ALD will demonstrate



VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | BANKS ENGINEERING | MHK ARCHITECTURE & PLANNING | AD ARCHITECTURAL LAND DESIGN | TR TRANSPORTATION CONSULTANTS, INC

VILLAGE OF ESTERO

ARCHITECTURE & SITE DESIGN

MATTHEW KRAGH, AIA
MHK Architecture and Planning

PATTERN BOOK EXCERPT

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

ROYAL PROPERTIES · BANKS ENGINEERING · MHK ARCHITECTURE & PLANNING · AD ARCHITECTURAL LAND DESIGN · TR TRANSPORTATION CONSULTANTS, INC

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

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 FACADE PAINT USAGE

Building Elevations: Buildings A, B and E

SW 7512 Pavilion Beige – P1	20.3%
SW 9109 Natural Linen – P2	N/A
SW 7506 Loggia – P3	39.1%
SW 7508 Tavern Taupe – P4	33.5%
SW 7102 White Flour – P5	7.1%

SW 7512 Pavilion Beige – P1	23.6%
SW 9109 Natural Linen – P2	N/A
SW 7506 Loggia – P3	39.1%
SW 7508 Tavern Taupe – P4	33.5%
SW 7102 White Flour – P5	7.1%

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 FACADE PAINT USAGE

Building Elevations: Buildings A, B and E

SW 7512 Pavilion Beige – P1	44.6%
SW 9109 Natural Linen – P2	N/A
SW 7506 Loggia – P3	26.1%
SW 7508 Tavern Taupe – P4	23.2%
SW 7102 White Flour – P5	6.1%

SW 7512 Pavilion Beige – P1	23.6%
SW 9109 Natural Linen – P2	N/A
SW 7506 Loggia – P3	19.6%
SW 7508 Tavern Taupe – P4	40.6%
SW 7102 White Flour – P5	16.2%

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 FACADE PAINT USAGE

Building Elevations: Buildings C and D

SW 7512 Pavilion Beige – P1	31.2%
SW 9109 Natural Linen – P2	6.7%
SW 7506 Loggia – P3	25.3%
SW 7508 Tavern Taupe – P4	36.8%
SW 7102 White Flour – P5	N/A

West Elevation

SW 7512 Pavilion Beige – P1	31.2%
SW 9109 Natural Linen – P2	13%
SW 7506 Loggia – P3	23.3%
SW 7508 Tavern Taupe – P4	32.5%
SW 7102 White Flour – P5	N/A

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

BUILDING FACADE PAINT USAGE

Building Elevations: Buildings C and D

SW 7512 Pavilion Beige – P1	31.2%
SW 9109 Natural Linen – P2	6.7%
SW 7506 Loggia – P3	25.3%
SW 7508 Tavern Taupe – P4	36.8%
SW 7102 White Flour – P5	N/A

South Elevation

SW 7512 Pavilion Beige – P1	31.2%
SW 9109 Natural Linen – P2	13%
SW 7506 Loggia – P3	23.3%
SW 7508 Tavern Taupe – P4	32.5%
SW 7102 White Flour – P5	N/A

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

BUILDING FACADE PAINT USAGE

Building Elevations: Building C1

EAST

SW 7512 Pavilion Beige – P1	24.6%
SW 9109 Natural Linen – P2	11.8%
SW 7506 Loggia – P3	34.2%
SW 7508 Tavern Taupe – P4	29.4%
SW 7102 White Flour – P5	N/A

WEST

SW 7512 Pavilion Beige – P1	31.2%
SW 9109 Natural Linen – P2	6.7%
SW 7506 Loggia – P3	25.3%
SW 7508 Tavern Taupe – P4	36.8%
SW 7102 White Flour – P5	N/A

West Elevation

East Elevation

NORTH

SW 7512 Pavilion Beige – P1	60.7%
SW 9109 Natural Linen – P2	13.5%
SW 7506 Loggia – P3	11.3%
SW 7508 Tavern Taupe – P4	14.5%
SW 7102 White Flour – P5	N/A

SOUTH

SW 7512 Pavilion Beige – P1	78.7%
SW 9109 Natural Linen – P2	N/A
SW 7506 Loggia – P3	14.4%
SW 7508 Tavern Taupe – P4	6.9%
SW 7102 White Flour – P5	N/A

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

BUILDING FACADE PAINT USAGE

Building Elevations: Building C2

EAST

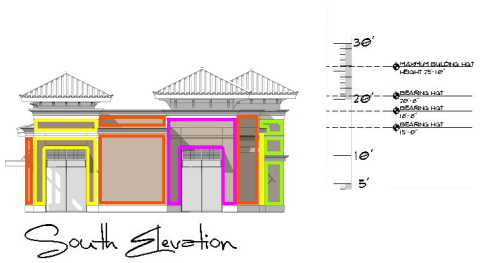
SW 7512 Pavilion Beige – P1	23.6%
SW 9109 Natural Linen – P2	11%
SW 7506 Loggia – P3	23%
SW 7508 Tavern Taupe – P4	42.4%
SW 7102 White Flour – P5	N/A

WEST

SW 7512 Pavilion Beige – P1	36.3%
SW 9109 Natural Linen – P2	12.2%
SW 7506 Loggia – P3	26.1%
SW 7508 Tavern Taupe – P4	25.4%
SW 7102 White Flour – P5	N/A

West Elevation

East Elevation



South Elevation

North Elevation

NORTH

SW 7512 Pavilion Beige – P1	46.3%
SW 9109 Natural Linen – P2	9.1%
SW 7506 Loggia – P3	22.7%
SW 7508 Tavern Taupe – P4	21.9%
SW 7102 White Flour – P5	N/A

SOUTH

SW 7512 Pavilion Beige – P1	46.3%
SW 9109 Natural Linen – P2	9.1%
SW 7506 Loggia – P3	22.7%
SW 7508 Tavern Taupe – P4	21.9%
SW 7102 White Flour – P5	N/A

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

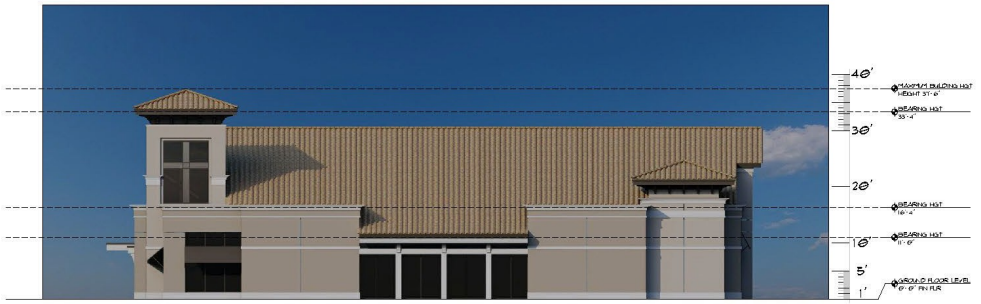
Building Elevations: Building F

South Elevation

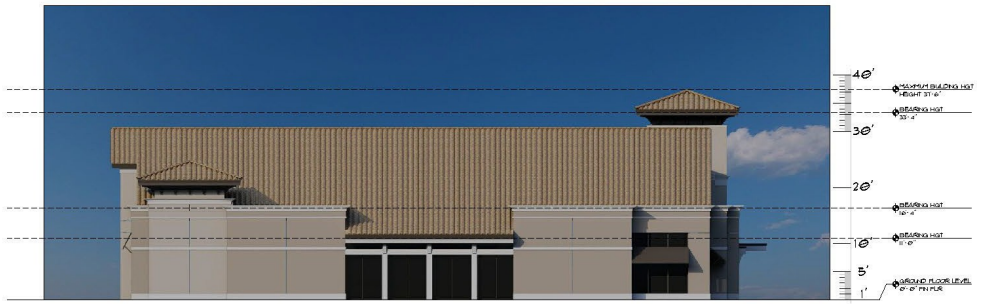
North Elevation

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building F



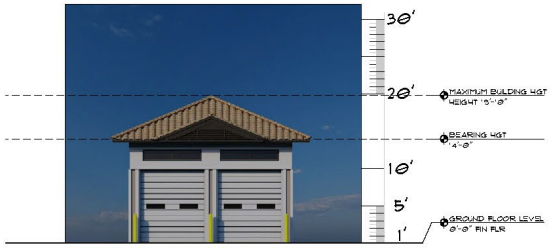
East Elevation



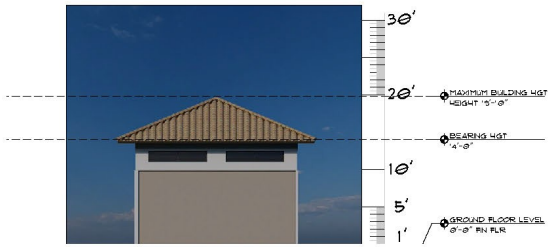
West Elevation

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Maintenance Building



South Elevation



North Elevation

East Elevation

West Elevation

VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES · BANKS ENGINEERING · MHK ARCHITECTURE & PLANNING · AD ARCHITECTURAL LAND DESIGN · TR TRANSPORTATION CONSULTANTS, INC

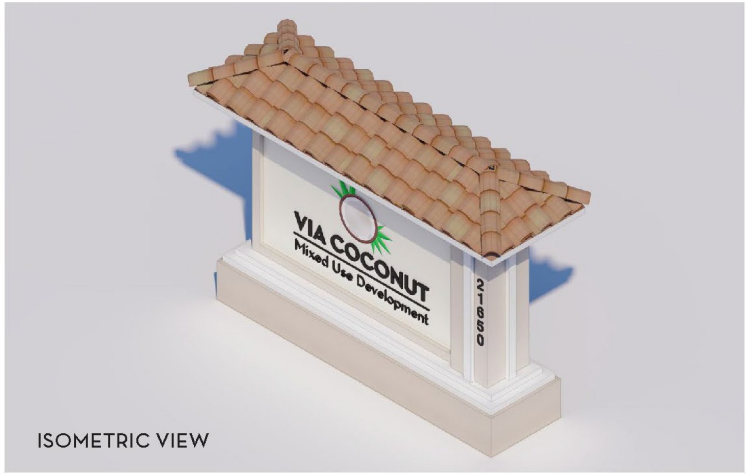
VILLAGE OF ESTERO

02.3 | BUILDING DESIGN DETAILS
Monument Sign

DESCRIPTION:

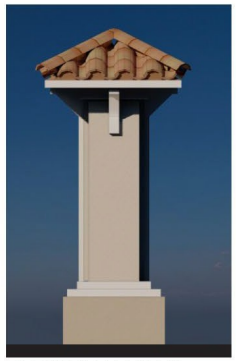
New, double faced monument sign with backlit metal logo, lettering, and address numerals internally illuminated. LED lighting to match brand colors. Metal lettering to be mounted to with 1-1/2" standoffs.

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



ISOMETRIC VIEW

ELEVATION VIEW


ELEVATION VIEW

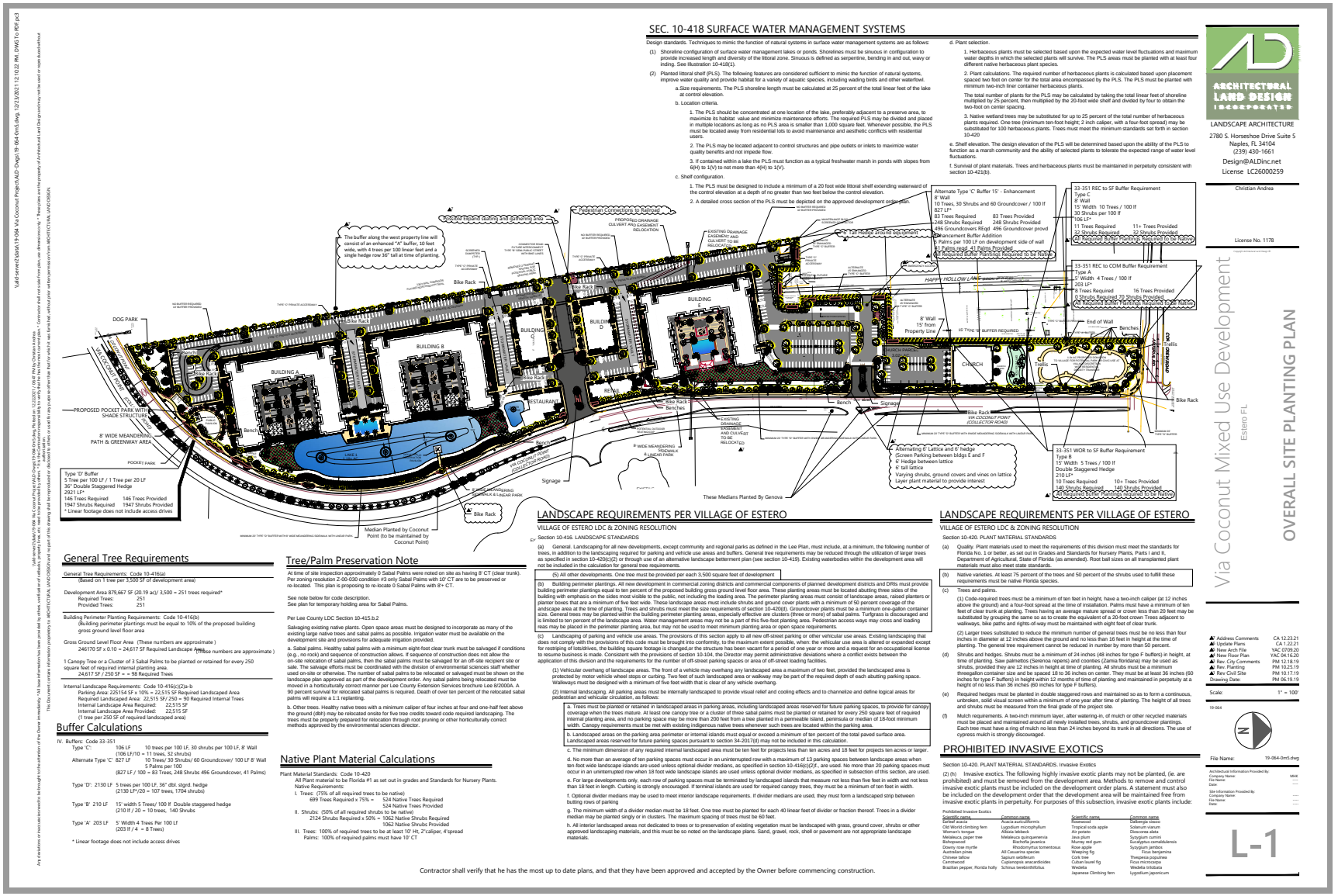
LANDSCAPE ARCHITECTURE

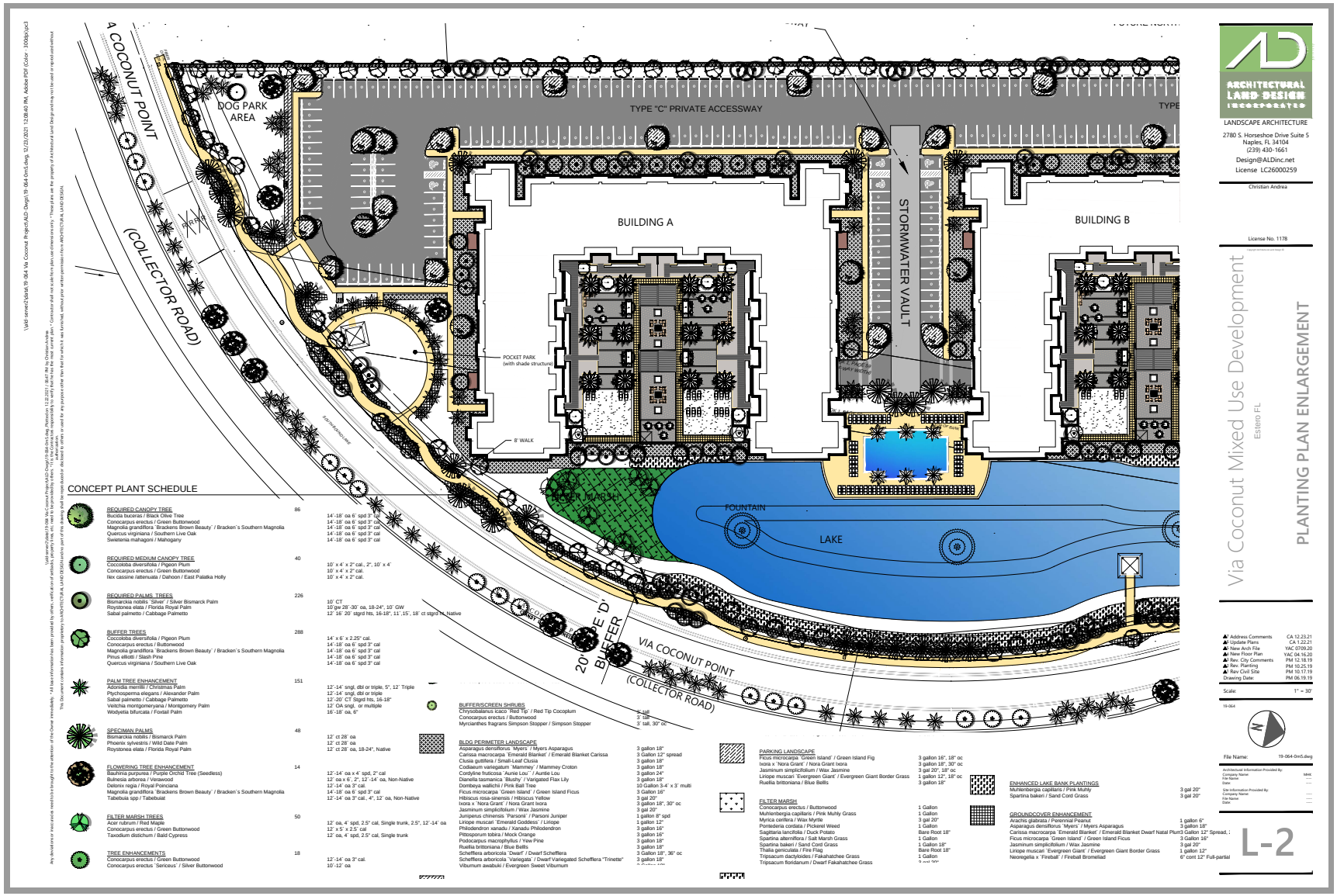
CHRISTIAN ANDREA, PLA
Architectural Land Design

VIA COCONUT
Mixed Use Development

ROYAL PROPERTIES | BANKS ENGINEERING | MHK ARCHITECTURE & PLANNING | AD ARCHITECTURAL LAND DESIGN | TR TRANSPORTATION CONSULTANTS, INC

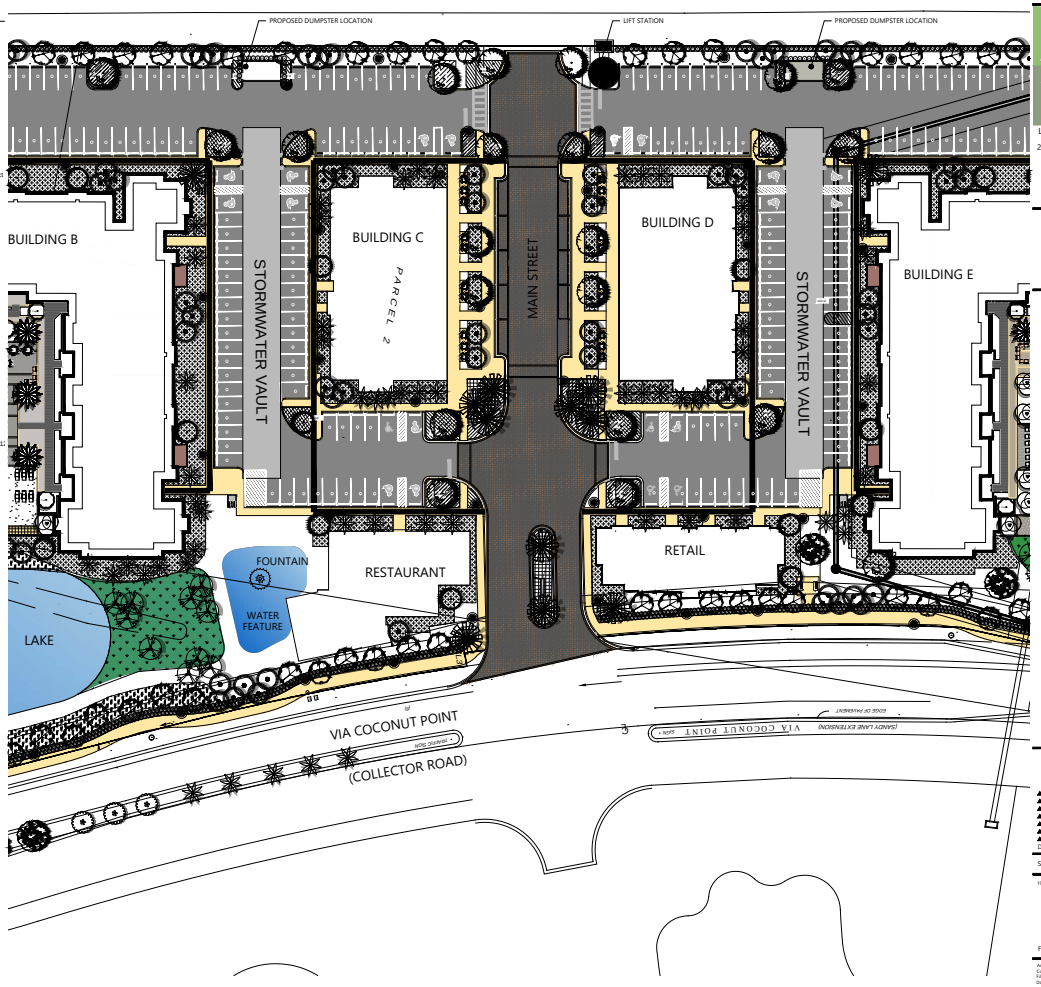
VILLAGE OF ESTERO


SEC. 10-418 SURFACE WATER MANAGEMENT SYSTEMS
Design standards. Techniques to mimic the function of natural systems in surface water management systems are as follows:
(1) Shoreline configuration of surface water management lakes or ponds. Shorelines must be sinuous in configuration to provide increased length and diversity of the littoral zone. Sinuous is defined as serpentine, bending in and out, wavy or inding. See illustration 10-418(1).
(2) Planted littoral shelf (PLS). The following features are considered sufficient to mimic the function of natural systems, improve water quality and provide habitat for a variety of aquatic species, including wading birds and other waterfowl.
a. Size requirements. The PLS shoreline length must be calculated at 25 percent of the total linear feet of the lake at control elevation.
b. Location criteria.
1. The PLS should be concentrated at one location of the lake, preferably adjacent to a preserve area, to maximize its habitat value and minimize maintenance efforts. The required PLS may be divided and placed in multiple locations as long as no PLS area is smaller than 1,000 square feet. Whenever possible, the PLS must be located away from residential lots to avoid maintenance and aesthetic conflicts with residential users.
2. The PLS may be located adjacent to control structures and pipe outlets or inlets to maximize water quality benefits and not impede flow.
3. If contained within a lake the PLS must function as a typical freshwater marsh in ponds with slopes from 6(H) to 1(V) to not more than 4(H) to 1(V).
c. Shelf configuration.
1. The PLS must be designed to include a minimum of a 20 foot wide littoral shelf extending waterward of the control elevation at a depth of no greater than two feet below the control elevation.
2. A detailed cross section of the PLS must be depicted on the approved development order plan.
d. Plant selection.
1. Herbaceous plants must be selected based upon the expected water level fluctuations and maximum water depths in which the selected plants will survive. The PLS areas must be planted with at least four different native herbaceous plant species.
2. Plant calculations. The required number of herbaceous plants is calculated based upon placement spaced two foot on center for the total area encompassed by the PLS. The PLS must be planted with minimum two-inch liner container herbaceous plants.
The total number of plants for the PLS may be calculated by taking the total linear feet of shoreline multiplied by 25 percent, then multiplied by the 20-foot wide shelf and divided by four to obtain the two-foot on center spacing.
3. Native wetland trees may be substituted for up to 25 percent of the total number of herbaceous plants required. One tree (minimum ten-foot height; 2 inch caliper, with a four-foot spread) may be substituted for 100 herbaceous plants. Trees must meet the minimum standards set forth in section 10-420
e. Shelf elevation. The design elevation of the PLS will be determined based upon the ability of the PLS to function as a marsh community and the ability of selected plants to tolerate the expected range of water level fluctuations.
f. Survival of plant materials. Trees and herbaceous plants must be maintained in perpetuity consistent with section 10-421(b).
ARCHITECTURAL LAND DESIGN INCORPORATED
LANDSCAPE ARCHITECTURE
2780 S. Horseshoe Drive Suite 5
Naples, FL 34104
(239) 430-1661
Design@ALDinc.net
License LC26000259
Christian Andrea
License No. 1178
Via Coconut Mixed Use Development
Estero FL
OVERALL SITE PLANTING PLAN
The buffer along the west property line will consist of an enhanced "A" buffer, 50 feet wide, with 4 trees per 100 linear feet and a single hedge row 36" tall at time of planting.
Existing Drainage Easement to Remain
Existing Drainage Easement to be Relocated
Proposed Connection to Retain
PROPOSED DRAINAGE CULVERT AND EASEMENT RELOCATION
EXISTING DRAINAGE EASEMENT AND CULVERT TO BE RELOCATED
Alternate Type 'C' Buffer 15' - Enhancement
6' Wall
10 Trees, 30 Shrubs and 60 Groundcover / 100 lf
827 LF*
83 Trees Required 83 Trees Provided
248 Shrubs Required 248 Shrubs Provided
496 Groundcovers REqd 496 Groundcover provd
Enhancement Buffer Addition
5 Palms per 100 LF on development side of wall
81 Palms Reqd 81 Palms Provided
All Required Buffer Plantings Required to be Native
33-351 REC to SF Buffer Requirement
Type C
6' Wall
15' Width 10 Trees / 100 lf
30 Shrubs per 100 lf
106 LF*
11 Trees Required 11+ Trees Provided
32 Shrubs Required 32 Shrubs Provided
All Required Buffer Plantings Required to be Native
33-351 REC to COM Buffer Requirement
Type A
5' Width 4 Trees / 100 lf
203 LF*
8 Trees Required 16 Trees Provided
0 Shrubs Required 70 Shrubs Provided
All Required Buffer Plantings Required to be Native
33-351 WOR to SF Buffer Requirement
Type B
15' Width 5 Trees / 100 lf
Double Staggered Hedge
210 LF*
10 Trees Required 10+ Trees Provided
140 Shrubs Required 140 Shrubs Provided
All Required Buffer Plantings Required to be Native
Alternating 6' Lattice and 6' hedge
(Screen Parking between bldgs E and F
6' Hedge between lattice
6' tall lattice
Varying shrubs, ground covers and vines on lattice
Layer plant material to provide interest
These Medians Planted By Genova
Median Planted by Coconut Point (to be maintained by Coconut Point)
HAPPY HOLLOW LANE
DOG PARK
POCKET PARK
PROPOSED POCKET PARK WITH SHADE STRUCTURE
8' WIDE MEANDERING PATH & GREENWAY AREA
8' WIDE MEANDERING SIDEWALK & LINEAR PARK
BUILDING A
BUILDING B
BUILDING C
BUILDING D
RETAIL
RESTAURANT
CHURCH
Bike Rack
Bench
Signage
Trellis
End of Wall
8' Wall 15' from Property Line
Type 'D' Buffer
5 Tree per 100 LF / 1 Tree per 20 LF
36" Double Staggered Hedge
2921 LF*
146 Trees Required 146 Trees Provided
1947 Shrubs Required 1947 Shrubs Provided
* Linear footage does not include access drives
General Tree Requirements
General Tree Requirements: Code 10-416(a)
(Based on 1 tree per 3,500 SF of development area)
Development Area 879,667 SF (20.19 ac)/ 3,500 = 251 trees required*
Required Trees: 251
Provided Trees: 251
Building Perimeter Planting Requirements: Code 10-416(b)
(Building perimeter plantings must be equal to 10% of the proposed building gross ground level floor area
Gross Ground Level Floor Area (These numbers are approximate)
246170 SF x 0.10 = 24,617 SF Required Landscape Area
(These numbers are approximate)
1 Canopy Tree or a Cluster of 3 Sabal Palms to be planted or retained for every 250 square feet of required internal planting area.
24,617 SF / 250 SF = = 98 Required Trees
Internal Landscape Requirements: Code 10-416(c)(2)a-b
Parking Area: 225154 SF x 10% = 22,515 SF Required Landscaped Area
Required Landscaped Area: 22,515 SF/ 250 = 90 Required Internal Trees
Internal Landscape Area Required: 22,515 SF
Internal Landscape Area Provided: 22,515 SF
(1 tree per 250 SF of required landscaped area)
Buffer Calculations
IV. Buffers: Code 33-351
Type 'C': 106 LF 10 trees per 100 LF, 30 shrubs per 100 LF, 8' Wall
(106 LF/10 = 11 trees, 32 shrubs)
Alternate Type 'C' 827 LF 10 Trees/ 30 Shrubs/ 60 Groundcover/ 100 LF 8' Wall
5 Palms per 100
(827 LF / 100 = 83 Trees, 248 Shrubs 496 Groundcover, 41 Palms)
Type 'D': 2130 LF 5 trees per 100 LF, 36" dbl. stgrd. hedge
(2130 LF/20 = 107 trees, 1704 shrubs)
Type 'B' 210 LF 15' width 5 Trees/ 100 lf Double staggered hedge
(210 lf / 20 = 10 trees, 140 Shrubs
Type 'A' 203 LF 5' Width 4 Trees Per 100 Lf
(203 lf / 4 = 8 Trees)
* Linear footage does not include access drives
Tree/Palm Preservation Note
At time of site inspection approximately 0 Sabal Palms were noted on site as having 8' CT (clear trunk). Per zoning resolution Z-00-030 condition #3 only Sabal Palms with 10' CT are to be preserved or re-located. This plan is proposing to re-locate 0 Sabal Palms with 8'+ CT.
See note below for code description.
See plan for temporary holding area for Sabal Palms.
Per Lee County LDC Section 10-415.b.2
Salvaging existing native plants. Open space areas must be designed to incorporate as many of the existing large native trees and sabal palms as possible. Irrigation water must be available on the development site and provisions for adequate irrigation provided.
a. Sabal palms. Healthy sabal palms with a minimum eight-foot clear trunk must be salvaged if conditions (e.g., no rock) and sequence of construction allows. If sequence of construction does not allow the on-site relocation of sabal palms, then the sabal palms must be salvaged for an off-site recipient site or sale. The salvage efforts must be coordinated with the division of environmental sciences staff whether used on-site or otherwise. The number of sabal palms to be relocated or salvaged must be shown on the landscape plan approved as part of the development order. Any sabal palms being relocated must be moved in a horticulturally correct manner per Lee County Extension Services brochure Lee B/2000A. A 90 percent survival for relocated sabal palms is required. Death of over ten percent of the relocated sabal palms will require a 1:1 replanting.
b. Other trees. Healthy native trees with a minimum caliper of four inches at four and one-half feet above the ground (dbh) may be relocated onsite for five tree credits toward code required landscaping. The trees must be properly prepared for relocation through root pruning or other horticulturally correct methods approved by the environmental sciences director.
Native Plant Material Calculations
Plant Material Standards: Code 10-420
All Plant material to be Florida #1 as set out in grades and Standards for Nursery Plants.
Native Requirements:
I. Trees: (75% of all required trees to be native)
699 Trees Required x 75% = 524 Native Trees Required
524 Native Trees Provided
II. Shrubs: (50% of all required shrubs to be native)
2124 Shrubs Required x 50% = 1062 Native Shrubs Required
1062 Native Shrubs Provided
III. Trees: 100% of required trees to be at least 10' Ht, 2"caliper, 4'spread
Palms: 100% of required palms must have 10' CT
LANDSCAPE REQUIREMENTS PER VILLAGE OF ESTERO
VILLAGE OF ESTERO LDC & ZONING RESOLUTION
Section 10-416. LANDSCAPE STANDARDS
(a) General. Landscaping for all new developments, except community and regional parks as defined in the Lee Plan, must include, at a minimum, the following number of trees, in addition to the landscaping required for parking and vehicle use areas and buffers. General tree requirements may be reduced through the utilization of larger trees as specified in section 10-420(c)(2) or through use of an alternative landscape betterment plan (see section 10-419). Existing waterbodies within the development area will not be included in the calculation for general tree requirements.
(5) All other developments. One tree must be provided per each 3,500 square feet of development
(b) Building perimeter plantings. All new development in commercial zoning districts and commercial components of planned development districts and DRIs must provide building perimeter plantings equal to ten percent of the proposed building gross ground level floor area. These planting areas must be located abutting three sides of the building with emphasis on the sides most visible to the public, not including the loading area. The perimeter planting areas must consist of landscape areas, raised planters or planter boxes that are a minimum of five feet wide. These landscape areas must include shrubs and ground cover plants with a minimum of 50 percent coverage of the anticipate area at the time of planting. Trees and shrubs must meet the size requirements of section 10-420(d). Groundcover plants must be a minimum one-gallon container size. General trees may be planted within the building perimeter planting areas, especially effective are clusters (three or more) of sabal palms. Turfgrass is discouraged and is limited to ten percent of the landscape area. Water management areas may not be a part of this five-foot planting area. Pedestrian access ways may cross and loading reas may be placed in the perimeter planting area, but may not be used to meet minimum planting area or open space requirements.
(c) Landscaping of parking and vehicle use areas. The provisions of this section apply to all new off-street parking or other vehicular use areas. Existing landscaping that does not comply with the provisions of this code must be brought into conformity, to the maximum extent possible, when: the vehicular use area is altered or expanded except for restriping of lotsldrives, the building square footage is changed,or the structure has been vacant for a period of one year or more and a request for an occupational license to resume business is made. Consistent with the provisions of section 10-104, the Director may permit administrative deviations where a conflict exists between the application of this division and the requirements for the number of off-street parking spaces or area of off-street loading facilities.
(1) Vehicular overhang of landscape areas. The front of a vehicle may overhang any landscaped area a maximum of two feet, provided the landscaped area is protected by motor vehicle wheel stops or curbing. Two feet of such landscaped area or walkway may be part of the required depth of each abutting parking space. Walkways must be designed with a minimum of five feet width that is clear of any vehicle overhang.
(2) Internal landscaping. All parking areas must be internally landscaped to provide visual relief and cooling effects and to channelize and define logical areas for pedestrian and vehicular circulation, as follows:
a. Trees must be planted or retained in landscaped areas in parking areas, including landscaped areas reserved for future parking spaces, to provide for canopy coverage when the trees mature. At least one canopy tree or a cluster of three sabal palms must be planted or retained for every 250 square feet of required internal planting area, and no parking space may be more than 200 feet from a tree planted in a permeable island, peninsula or median of 18-foot minimum width. Canopy requirements must be met with existing indigenous native trees whenever such trees are located within the parking area.
b. Landscaped areas on the parking area perimeter or internal islands must equal or exceed a minimum of ten percent of the total paved surface area. Landscaped areas reserved for future parking spaces pursuant to section 34-2017(d) may not be included in this calculation.
c. The minimum dimension of any required internal landscaped area must be ten feet for projects less than ten acres and 18 feet for projects ten acres or larger.
d. No more than an average of ten parking spaces must occur in an uninterrupted row with a maximum of 13 parking spaces between landscape areas when ten-foot wide landscape islands are used unless optional divider medians, as specified in section 10-416(c)(2)f., are used. No more than 20 parking spaces must occur in an uninterrupted row when 18 foot wide landscape islands are used unless optional divider medians, as specified in subsection of this section, are used.
e. For large developments only, each row of parking spaces must be terminated by landscaped islands that measure not less than five feet in width and not less than 18 feet in length. Curbing is strongly encouraged. If terminal islands are used for required canopy trees, they must be a minimum of ten feet in width.
f. Optional divider medians may be used to meet interior landscape requirements. If divider medians are used, they must form a landscaped strip between butting rows of parking
g. The minimum width of a divider median must be 18 feet. One tree must be planted for each 40 linear feet of divider or fraction thereof. Trees in a divider median may be planted singly or in clusters. The maximum spacing of trees must be 60 feet.
h. All interior landscaped areas not dedicated to trees or to preservation of existing vegetation must be landscaped with grass, ground cover, shrubs or other approved landscaping materials, and this must be so noted on the landscape plans. Sand, gravel, rock, shell or pavement are not appropriate landscape materials.
LANDSCAPE REQUIREMENTS PER VILLAGE OF ESTERO
VILLAGE OF ESTERO LDC & ZONING RESOLUTION
Section 10-420. PLANT MATERIAL STANDARDS
(a) Quality. Plant materials used to meet the requirements of this division must meet the standards for Florida No. 1 or better, as set out in Grades and Standards for Nursery Plants, Parts i and II, Department of Agricultural, State of Florida (as amended). Root ball sizes on all transplanted plant materials must also meet state standards.
(b) Native varieties. At least 75 percent of the trees and 50 percent of the shrubs used to fulfill these requirements must be native Florida species.
(c) Trees and palms.
(1) Code-required trees must be a minimum of ten feet in height, have a two-inch caliper (at 12 inches above the ground) and a four-foot spread at the time of installation. Palms must have a minimum of ten feet of clear trunk at planting. Trees having an average mature spread or crown less than 20 feet may be substituted by grouping the same so as to create the equivalent of a 20-foot crown Trees adjacent to walkways, bike paths and rights-of-way must be maintained with eight feet of clear trunk.
(2) Larger trees substituted to reduce the minimum number of general trees must be no less than four inches in diameter at 12 inches above the ground and no less than 16 feet in height at the time of planting. The general tree requirement cannot be reduced in number by more than 50 percent.
(d) Shrubs and hedges. Shrubs must be a minimum of 24 inches (48 inches for type F buffers) in height, at time of planting. Saw palmettos (Sererna repens and cosnties (Zamia floridana) may be used as shrubs, provided they are 12 inches in height at time of planting. All shrubs must be a minimum three-gallon container size and be spaced 18 to 36 inches on center. They must be at least 36 inches (60 inches for type F buffers) in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 36 inches (60 inches for type F buffers).
(e) Required hedges must be planted in double staggered rows and maintained so as to form a continuous, unbroken, solid visual screen within a minimum of one year after time of planting. The height of all trees and shrubs must be measured from the final grade of the project site.
(f) Mulch requirements. A two-inch minimum layer, after watering-in, of mulch or other recycled materials must be placed and maintained around all newly installed trees, shrubs, and groundcover plantings. Each tree must have a ring of mulch no less than 24 inches beyond its trunk in all directions. The use of cypress mulch is strongly discouraged.
PROHIBITED INVASIVE EXOTICS
Section 10-420. PLANT MATERIAL STANDARDS. Invasive Exotics
(2) (h) Invasive exotics. The following highly invasive exotic plants may not be planted, (ie. are prohibited) and must be removed from the development area. Methods to remove and control invasive exotic plants must be included on the development order plans. A statement must also be included on the development order that the development area will be maintained free from invasive exotic plants in perpetuity. For purposes of this subsection, invasive exotic plants include:
Prohibited Invasive Exotics
Scientific name / Common name
Asparagus densiflorus 'Sprengeri' / Sprenger asparagus
Cissus verticillata / Old World climbing fern
Colocasia esculenta / Wild taro
Dioscorea bulbifera / Air potato
Dioscorea alata / Water yam
Hedychium coronarium / White ginger lily
Ipomoea aquatica / Water spinach
Lantana camara / Lantana
Lygodium japonicum / Japanese climbing fern
Lygodium microphyllum / Old World climbing fern
Melaleuca quinquenervia / Melaleuca
Nephrolepis cordifolia / Tuberous sword fern
Panicum repens / Torpedo grass
Pistia stratiotes / Water lettuce
Rhodomyrtus tomentosa / Downy rose myrtle
Ricinus communis / Castor bean
Sapium sebiferum / Chinese tallow
Schefflera actinophylla / Australian pinus
Schinus terebinthifolius / Brazilian pepper, Florida holly
Scientific name / Common name
Senna pendula var. glabrata / Easter cassia
Solanum viarum / Tropical soda apple
Syngonium podophyllum / Arrowhead vine
Syzygium cumini / Java plum
Syzygium jambos / Rose apple
Thespesia populnea / Portia tree
Tradescantia spathacea / Oyster plant
Urena lobata / Caesarweed
Xanthosoma sagittifolium / Arrowleaf elephant's ear
Ficus benjamina / Weeping fig
Ficus microcarpa / Cuban laurel fig
Wedelia trilobata / Wedelia
Ficus pumila / Climbing fig
Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.
Addendum #1 Comments CA 12.23.21
Update Plans CA 1.22.21
New Arch File VAC 07.09.20
New Floor Plan VAC 04.16.20
Rev. City Comments PM 12.18.19
Rev. Planting PM 10.25.19
Rev Civil Site PM 10.17.19
Drawing Date: PM 06.19.19
Scale: 1" = 100'
19-064
N
File Name: 19-064-0m5.dwg
Architectural Information Provided By:
Company Name: MHK
File Name: .....
Date: .....
Site Information Provided By:
Company Name: .....
File Name: .....
Date: .....
L-1
\\afd-server2\Data\19-064 Via Coconut Project\ALD Dwgs\19-064-0m5.dwg, 12/13/2021 12:10:22 PM, DWG To PDF.pc3
\\afd-server2\Data\19-064 Via Coconut Project\AUTOPLOT\19-064 Site Plan.dwg 12/13/2021 1:56:47 PM by Christian Andrea
This Document contains information proprietary to ARCHITECTURAL LAND DESIGN and copyright of this drawing shall be reproduced or disclosed to others, or used for any purpose other than that for which it was furnished, without prior written permission from ARCHITECTURAL LAND DESIGN.
Any deletions or inaccuracies are to be brought to the attention of the Owner immediately. • All base information has been provided by others, road cuts of setbacks, property line, etc. need to be provided by others. • No ENVIRONMENTAL responsibility is to be held by the land surveyor.


VIA COCONUT POINT
(COLLECTOR ROAD)
DOG PARK AREA
TYPE "C" PRIVATE ACCESSWAY
BUILDING A
BUILDING B
STORMWATER VAULT
POCKET PARK
(with shade structure)
8' WALK
WATER MARSH
FOUNTAIN
LAKE
20' TYPE D BUFFER
VIA COCONUT POINT
(COLLECTOR ROAD)
CONCEPT PLANT SCHEDULE
REQUIRED CANOPY TREE 86
Bucida buceras / Black Olive Tree
Conocarpus erectus / Green Buttonwood
Magnolia grandiflora `Brackens Brown Beauty` / Bracken`s Southern Magnolia
Quercus virginiana / Southern Live Oak
Swietenia mahagoni / Mahogany
14`-18` oa 6` spd 3` cal
REQUIRED MEDIUM CANOPY TREE 40
Coccoloba diversifolia / Pigeon Plum
Conocarpus erectus / Green Buttonwood
Ilex cassine /attenuata / Dahoon / East Palatka Holly
10` x 4` x 2" cal., 2", 10` x 4`
10` x 4` x 2" cal.
10` x 4` x 2" cal.
REQUIRED PALMS TREES 226
Bismarckia nobilis `Silver` / Silver Bismarck Palm
Roystonea elata / Florida Royal Palm
Sabal palmetto / Cabbage Palmetto
10` CT
10`pw 28`-30` oa, 18-24", 10` GW
12` 16` 20` stgrd hts, 16-18", 11`,15`, 18` ct stgrd ht, Native
BUFFER TREES 288
Coccoloba diversifolia / Pigeon Plum
Conocarpus erectus / Buttonwood
Magnolia grandiflora `Brackens Brown Beauty` / Bracken`s Southern Magnolia
Pinus elliotti / Slash Pine
Quercus virginiana / Southern Live Oak
14` x 6` x 2.25" cal.
14`-18` oa 6` spd 3` cal
14`-18` oa 6` spd 3` cal
14`-18` oa 6` spd 3` cal
14`-18` oa 6` spd 3` cal
PALM TREE ENHANCEMENT 151
Adonidia merrillii / Christmas Palm
Ptychosperma elegans / Alexander Palm
Sabal palmetto / Cabbage Palmetto
Veitchia montgomeryana / Montgomery Palm
Wodyetia bifurcata / Foxtail Palm
12`-14` sngl, dbl or triple, 5`, 12` Triple
12`-14` sngl, dbl or triple
12`-20` CT Stgrd hts, 16-18"
12` OA sngl, or multiple
16`-18` oa, 6"
SPECIMAN PALMS 48
Bismarckia nobilis / Bismarck Palm
Phoenix sylvestris / Wild Date Palm
Roystonea elata / Florida Royal Palm
12` ct 28` oa
12` ct 28` oa
12` ct 28` oa, 18-24", Native
FLOWERING TREE ENHANCEMENT 14
Bauhinia purpurea / Purple Orchid Tree (Seedless)
Buhinia arborea / Yerawood
Delonix regia / Royal Poinciana
Magnolia grandiflora `Brackens Brown Beauty` / Bracken`s Southern Magnolia
Tabebuia spp / Tabebuia
12`-14` oa x 4` spd, 2" cal
12` oa x 6`, 2", 12`-14` oa, Non-Native
12`-14` oa 3" cal.
14`-18` oa 6` spd 3" cal
12`-14` oa 3" cal., 4", 12` oa, Non-Native
FILTER MARSH TREES 50
Acer rubrum / Red Maple
Conocarpus erectus / Green Buttonwood
Taxodium distichum / Bald Cypress
12` oa, 4` spd, 2.5" cal, Single trunk, 2.5", 12`-14` oa
12` x 5` x 2.5` cal
12` oa, 4` spd, 2.5" cal, Single trunk
TREE ENHANCEMENTS 18
Conocarpus erectus / Green Buttonwood
Conocarpus erectus `Sericeus` / Silver Buttonwood
12`-14` oa 3" cal.
10`-12` oa
BUFFER/SCREEN SHRUBS
Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum 3` tall
Conocarpus erectus / Buttonwood 3` tall
Myrcianthes fragrans Simpson Stopper / Simpson Stopper 3` tall, 30" oc
BLDG PERIMETER LANDSCAPE
Asparagus densiflorus `Myers` / Myers Asparagus 3 gallon 18"
Carissa macrocarpa `Emerald Blanket` / Emerald Blanket Carissa 3 Gallon 12" spread
Clusia guttifera / Small-Leaf Clusia 3 gallon 18"
Codiaeum variegatum `Mammey` / Mammey Croton 3 gallon 18"
Cordyline fruticosa `Aunie Lou` / Aunlie Lou 3 gallon 24"
Dianella tasmanica `Blushy` / Varigated Flax Lily 3 gallon 18"
Dombeya wallichii / Pink Ball Tree 10 Gallon 3-4` x 3` multi
Ficus microcarpa `Green Island` / Green Island Ficus 3 Gallon 16"
Hibiscus rosa-sinensis / Hibiscus Yellow 3 gal 20"
Ixora x `Nora Grant` / Nora Grant Ixora 3 gallon 18", 30" oc
Jasminum simplicifolium / Wax Jasmine 3 gal 20"
Juniperus chinensis `Parsonii` / Parsoni Juniper 1 gallon 8" spd
Liriope muscari `Emerald Goddess` / Liriope 1 gallon 12"
Philodendron xanadu / Xanadu Philodendron 3 gallon 16"
Pittosporum tobira / Mock Orange 3 gallon 16"
Podocarpus macrophyllus / Yew Pine 3 gallon 18"
Ruellia brittoniana / Blue Bells 3 gallon 18"
Schefflera arboricola `Dwarf` / Dwarf Schefflera 3 Gallon 18", 36" oc
Schefflera arboricola `Variegata` / Dwarf Variegated Schefflera `Trinette` 3 gallon 18"
Viburnum awabuki / Evergreen Sweet Viburnum
PARKING LANDSCAPE
Ficus microcarpa `Green Island` / Green Island Fig 3 gallon 16", 18" oc
Ixora x `Nora Grant` / Nora Grant Ixora 3 gallon 18", 30" oc
Jasminum simplicifolium / Wax Jasmine 3 gal 20", 18" oc
Liriope muscari `Evergreen Giant` / Evergreen Giant Border Grass 1 gallon 12", 18" oc
Ruellia brittoniana / Blue Bells 3 gallon 18"
FILTER MARSH
Conocarpus erectus / Buttonwood 1 Gallon
Muhlenbergia capillaris / Pink Muhly Grass 1 Gallon
Myrica cerifera / Wax Myrtle 3 gal 20"
Pontederia cordata / Pickerel Weed 1 Gallon
Sagittaria lancifolia / Duck Potato Bare Root 18"
Spartina alterniflora / Salt Marsh Grass 1 Gallon
Spartina bakeri / Sand Cord Grass 1 Gallon 18"
Thalia geniculata / Fire Flag Bare Root 18"
Tripsacum dactyloides / Fakahatchee Grass 1 Gallon
Tripsacum floridanum / Dwarf Fakahatchee Grass
ENHANCED LAKE BANK PLANTINGS
Muhlenbergia capillaris / Pink Muhly 3 gal 20"
Spartina bakeri / Sand Cord Grass 3 gal 20"
GROUNDCOVER ENHANCEMENT
Arachis glabrata / Perennial Peanut 1 gallon 6"
Asparagus densiflorus `Myers` / Myers Asparagus 3 gallon 18"
Carissa macrocarpa `Emerald Blanket` / Emerald Blanket Dwarf Natal Plum 3 Gallon 12" Spread, :
Ficus microcarpa `Green Island` / Green Island Ficus 3 Gallon 16"
Jasminum simplicifolium / Wax Jasmine 3 gal 20"
Liriope muscari `Evergreen Giant` / Evergreen Giant Border Grass 1 gallon 12"
Neoregelia x `Fireball` / Fireball Bromeliad 6" cont 12" Full-partial
ARCHITECTURAL LAND DESIGN INCORPORATED
LANDSCAPE ARCHITECTURE
2780 S. Horseshoe Drive Suite 5
Naples, FL 34104
(239) 430-1661
Design@ALDinc.net
License LC26000259
Christian Andrea
License No. 1178
Via Coconut Mixed Use Development
Estero FL
PLANTING PLAN ENLARGEMENT
A' Address Comments CA 12.23.21
A' Update Plans CA 1.22.21
A' New Arch File YAC 0709.20
A' New Floor Plan YAC 04.16.20
A' Rev. City Comments PM 12.18.19
A' Rev. Planting PM 10.25.19
A' Rev Civil Site PM 10.17.19
Drawing Date: PM 06.19.19
Scale: 1" = 30'
19-064
File Name: 19-064-0m5.dwg
L-2

CONCEPT PLANT SCHEDULE

	REQUIRED CANOPY TREE	86	
	Bucida buceras / Black Olive Tree		14`-18` oa 6` spd 3" cal
	Conocarpus erectus / Green Buttonwood		14`-18` oa 6` spd 3" cal
	Magnolia grandiflora `Brackens Brown Beauty` / Bracken`s Southern Magnolia		14`-18` oa 6` spd 3" cal
	Quercus virginiana / Southern Live Oak		14`-18` oa 6` spd 3" cal
	Swietenia mahagoni / Mahogany		14`-18` oa 6` spd 3" cal
	REQUIRED MEDIUM CANOPY TREE	40	
	Coccoloba diversifolia / Pigeon Plum		10` x 4` x 2" cal., 2", 10` x 4`
	Conocarpus erectus / Green Buttonwood		10` x 4` x 2" cal.
	Ilex cassine /attenuata / Dahoon / East Palatka Holly		10` x 4` x 2" cal.
	REQUIRED PALMS TREES	226	
	Bismarckia nobilis `Silver` / Silver Bismarck Palm		10` CT
	Roystonea elata / Florida Royal Palm		10`gw 28`-30` oa, 18-24", 10` GW
	Sabal palmetto / Cabbage Palmetto		12` 16` 20` stgrd hts, 16-18", 11`,15`, 18` ct
	BUFFER TREES	288	
	Coccoloba diversifolia / Pigeon Plum		14` x 6` x 2.25" cal.
	Conocarpus erectus / Buttonwood		14`-18` oa 6` spd 3" cal
	Magnolia grandiflora `Brackens Brown Beauty` / Bracken`s Southern Magnolia		14`-18` oa 6` spd 3" cal
	Pinus elliotti / Slash Pine		14`-18` oa 6` spd 3" cal
	Quercus virginiana / Southern Live Oak		14`-18` oa 6` spd 3" cal
	PALM TREE ENHANCEMENT	151	
	Adonidia merrillii / Christmas Palm		12`-14` sngl, dbl or triple, 5", 12` Triple
	Psychosperma elegans / Alexander Palm		12`-14` sngl, dbl or triple
	Sabal palmetto / Cabbage Palmetto		12`-20` CT Stgrd hts, 16-18"
	Veitchia montgomeryana / Montgomery Palm		12` OA sngl, or multiple
	Wodyetia bifurcata / Foxtail Palm		16`-18` oa, 6"
	SPECIMAN PALMS	48	
	Bismarckia nobilis / Bismarck Palm		12` ct 28` oa
	Phoenix sylvestris / Wild Date Palm		12` ct 28` oa
	Roystonea elata / Florida Royal Palm		12` ct 28` oa, 18-24", Native
	FLOWERING TREE ENHANCEMENT	14	
	Bauhinia purpurea / Purple Orchid Tree (Seedless)		12`-14` oa x 4` spd, 2" cal
	Bulnesia arborea / Verawood		12` oa x 6`, 2", 12`-14` oa, Non-Native
	Delonix regia / Royal Poinciana		12`-14` oa 3" cal.
	Magnolia grandiflora `Brackens Brown Beauty` / Bracken`s Southern Magnolia		14`-18` oa 6` spd 3" cal
	Tabebuia spp / Tabebuiat		12`-14` oa 3" cal., 4", 12` oa, Non-Native
	FILTER MARSH TREES	50	
	Acer rubrum / Red Maple		12` oa, 4` spd, 2.5" cal, Single trunk, 2.5", 1
	Conocarpus erectus / Green Buttonwood		12` x 5` x 2.5` cal
	Taxodium distichum / Bald Cypress		12` oa, 4` spd, 2.5" cal, Single trunk
	TREE ENHANCEMENTS	18	
	Conocarpus erectus / Green Buttonwood		12`-14` oa 3" cal.
	Conocarpus erectus `Sericeus` / Silver Buttonwood		10`-12` oa
	BUFFER/SCREEN SHRUBS		
	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum		3` tall
	Conocarpus erectus / Buttonwood		3` tall
	Myrcianthes fragrans Simpson Stopper / Simpson Stopper		3` tall, 30" oc
	BLDG PERIMETER LANDSCAPE		
	Asparagus densiflorus `Myers` / Myers Asparagus		3 gallon 18"
	Carissa macrocarpa `Emerald Blanket` / Emerald Blanket Carissa		3 Gallon 12" spread
	Clusia guttifera / Small-Leaf Clusia		3 gallon 18"
	Codiaeum variegatum `Mammey` / Mammey Croton		3 gallon 18"
	Cordyline fruticosa `Auntie Lou` / Auntie Lou		3 gallon 24"
	Dianella tasmanica `Blushy` / Variigated Flax Lily		3 gallon 18"
	Dombeya wallichii / Pink Ball Tree		10 Gallon 3-4` x 3` multi
	Ficus microcarpa `Green Island` / Green Island Ficus		3 Gallon 16"
	Hibiscus rosa-sinensis / Hibiscus Yellow		3 gal 20"
	Ixora x `Nora Grant` / Nora Grant Ixora		3 gallon 18", 30" oc
	Jasminum simplicifolium / Wax Jasmine		3 gal 20"
	Juniperus chinensis `Parsonii` / Parsoni Juniper		1 gallon 8" spd
	Liriope muscari `Emerald Goddess` / Liriope		1 gallon 12"
	Philodendron xanadu / Xanadu Philodendron		3 gallon 16"
	Pittosporum tobira / Mock Orange		3 gallon 16"
	Podocarpus macrophyllus / Yew Pine		3 gallon 18"
	Ruellia brittoniana / Blue Bells		3 gallon 18"
	Schefflera arboricola `Dwarf` / Dwarf Schefflera		3 Gallon 18", 36" oc
	Schefflera arboricola `Variegata` / Dwarf Variegated Schefflera "Trinette"		3 gallon 18"
	Viburnum awabuki / Evergreen Sweet Viburnum		3 Gallon 18"
	PARKING LANDSCAPE		
	Ficus microcarpa `Green Island` / Green Island Fig		3 gallon 16", 18" oc
	Ixora x `Nora Grant` / Nora Grant Ixora		3 gallon 18", 30" oc
	Jasminum simplicifolium / Wax Jasmine		3 gal 20", 18" oc
	Liriope muscari `Evergreen Giant` / Evergreen Giant Border Grass		1 gallon 12", 18" oc
	Ruellia brittoniana / Blue Bells		3 gallon 18"
	FILTER MARSH		
	Conocarpus erectus / Buttonwood		1 Gallon
	Muhlenbergia capillaris / Pink Muhly Grass		1 Gallon
	Myrica cerifera / Wax Myrtle		3 gal 20"
	Pontederia cordata / Pickerel Weed		1 Gallon
	Sagittaria lancifolia / Duck Potato		Bare Root 18"
	Spartina alterniflora / Salt Marsh Grass		1 Gallon
	Spartina bakeri / Sand Cord Grass		1 Gallon 18"
	Thalia geniculata / Fire Flag		Bare Root 18"
	Tripsacum dactyloides / Fakahatchee Grass		1 Gallon
	Tripsacum floridanum / Dwarf Fakahatchee Grass		3 gal 20"
	ENHANCED LAKE BANK PLANTINGS		
	Muhlenbergia capillaris / Pink Muhly		3 gal 20"
	Spartina bakeri / Sand Cord Grass		3 gal 20"
	GROUNDCOVER ENHANCEMENT		
	Arachis glabrata / Perennial Peanut		1 gallon 6"
	Asparagus densiflorus `Myers` / Myers Asparagus		3 gallon 18"
	Carissa macrocarpa `Emerald Blanket` / Emerald Blanket Dwarf Natal Plum		3 Gallon 12" Spread, 24"
	Ficus microcarpa `Green Island` / Green Island Ficus		3 Gallon 16"
	Jasminum simplicifolium / Wax Jasmine		3 gal 20"
	Liriope muscari `Evergreen Giant` / Evergreen Giant Border Grass		1 gallon 12"
	Neoregelia x `Fireball` / Fireball Bromeliad		6" core 12" Full-partial sun



ARCHITECTURAL LAND DESIGN INCORPORATED
LANDSCAPE ARCHITECTURE
2780 S. Horseshoe Drive Suite 5
Naples, FL 34104
(239) 430-1661
Design@ALDinc.net
License LC26000259
Christian Andrea
License No. 1178

Via Coconut Mixed Use Development
Estero FL

PLANTING PLAN ENLARGEMENT

Address Comments	CA 12.23.21
Update Plans	CA 1.22.21
New Arch File	YAC 0709.20
New Floor Plan	YAC 04.16.20
Rev. City Comments	PM 12.18.19
Rev. Planning	PM 10.25.19
Rev Civil Site	PM 10.17.19
Drawing Date:	PM 06.19.19

Scale: 1" = 30'

19-064

File Name: 19-064-0m5.dwg

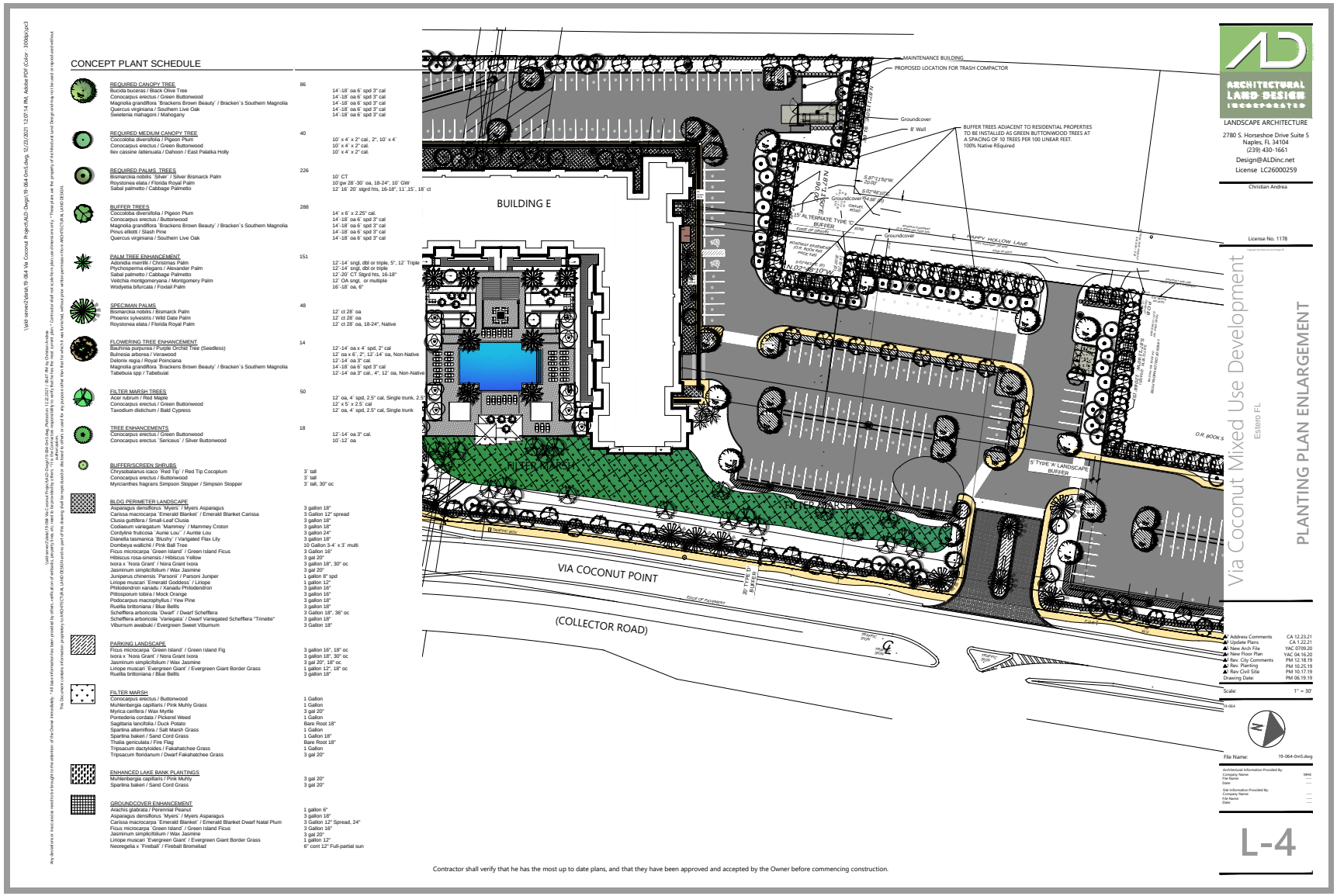
Architectural Information Provided By:
Company Name: MHK
Site Name: ----
Date: ----

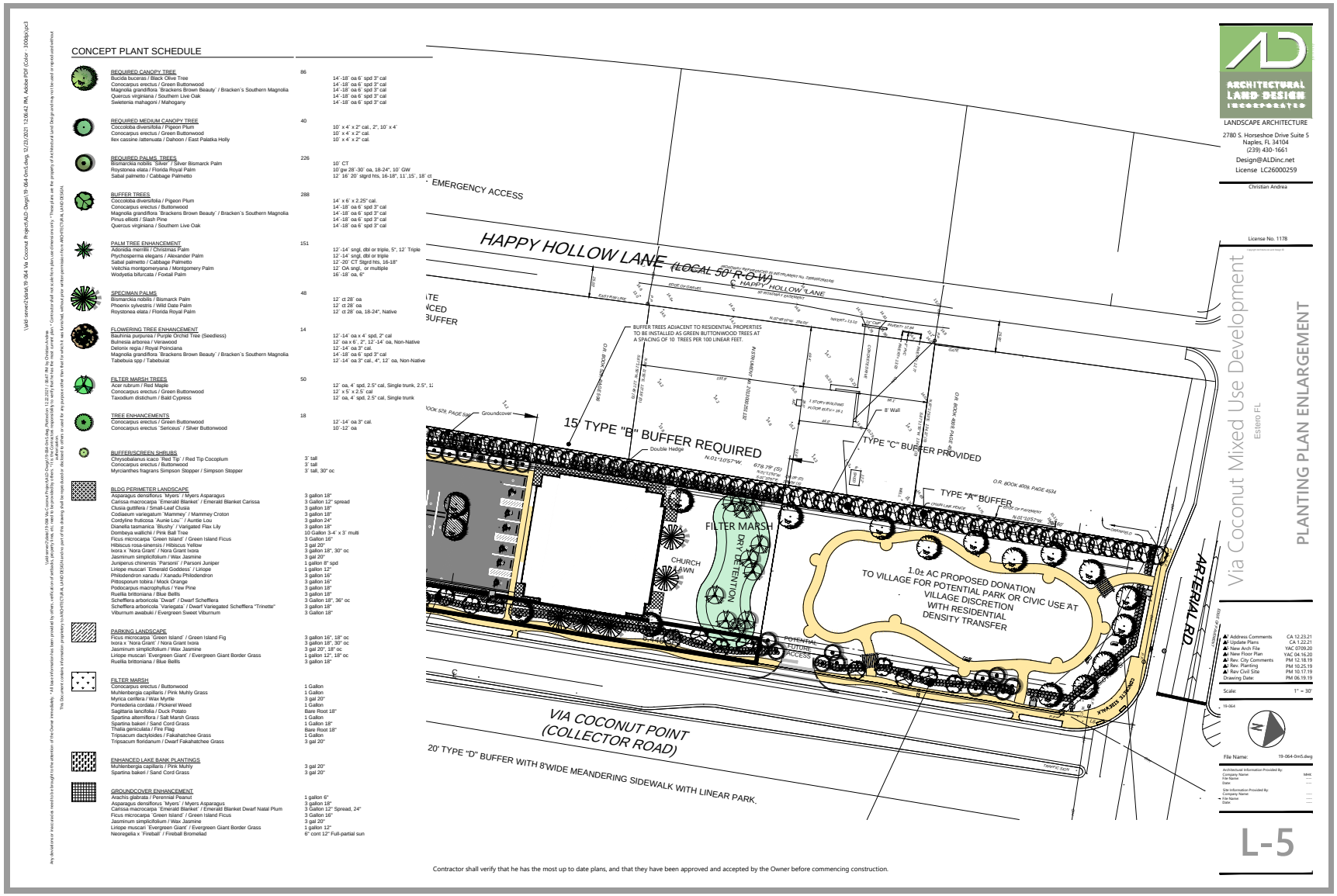
Site Information Provided By:
Company Name: ----
File Name: ----
Date: ----

L-3

Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

Any development intended to be brought to the attention of the Owner immediately. * All base information has been provided by others, verification of which is the responsibility of the Contractor. * Contractor shall not scale from plan use dimensions only. * These plans are the property of Architectural Land Design and may not be used or reproduced without the permission of Architectural Land Design. This Document contains information proprietary to ARCHITECTURAL LAND DESIGN and no part of this drawing shall be reproduced or disclosed to others or used for any purpose other than that for which it was furnished, without prior written permission from ARCHITECTURAL LAND DESIGN.


CONCEPT PLANT SCHEDULE
REQUIRED CANOPY TREE 86
Bucida buceras / Black Olive Tree 14`-18` oa 6` spd 3" cal
Conocarpus erectus / Green Buttonwood 14`-18` oa 6` spd 3" cal
Magnolia grandiflora `Brackens Brown Beauty` / Bracken`s Southern Magnolia 14`-18` oa 6` spd 3" cal
Quercus virginiana / Southern Live Oak 14`-18` oa 6` spd 3" cal
Swietenia mahagoni / Mahogany 14`-18` oa 6` spd 3" cal
REQUIRED MEDIUM CANOPY TREE 40
Coccoloba diversifolia / Pigeon Plum 10` x 4` x 2" cal., 2", 10` x 4`
Conocarpus erectus / Green Buttonwood 10` x 4` x 2" cal.
Ilex cassine iattenuata / Dahoon / East Palatka Holly 10` x 4` x 2" cal.
REQUIRED PALMS TREES 226
Bismarckia nobilis `Silver` / Silver Bismarck Palm 10` CT
Roystonea elata / Florida Royal Palm 10` gw 28`-30` oa, 18-24", 10` GW
Sabal palmetto / Cabbage Palmetto 12` 16` 20` stgrd hts, 16-18", 11`,15`, 18` ct
BUFFER TREES 288
Coccoloba diversifolia / Pigeon Plum 14` x 6` x 2.25" cal.
Conocarpus erectus / Buttonwood 14`-18` oa 6` spd 3" cal
Magnolia grandiflora `Brackens Brown Beauty` / Bracken`s Southern Magnolia 14`-18` oa 6` spd 3" cal
Pinus elliotti / Slash Pine 14`-18` oa 6` spd 3" cal
Quercus virginiana / Southern Live Oak 14`-18` oa 6` spd 3" cal
PALM TREE ENHANCEMENT 151
Adonidia merrillii / Christmas Palm 12`-14` sngl, dbl or triple, 5", 12` Triple
Psychosperma elegans / Alexander Palm 12`-14` sngl, dbl or triple
Sabal palmetto / Cabbage Palmetto 12`-20` CT Stgrd hts, 16-18"
Veitchia montgomeryana / Montgomery Palm 12` OA sngl, or multiple
Wodyetia bifurcata / Foxtail Palm 16`-18` oa, 6"
SPECIMAN PALMS 48
Bismarckia nobilis / Bismarck Palm 12` ct 28` oa
Phoenix sylvestris / Wild Date Palm 12` ct 28` oa
Roystonea elata / Florida Royal Palm 12` ct 28` oa, 18-24", Native
FLOWERING TREE ENHANCEMENT 14
Bauhinia purpurea / Purple Orchid Tree (Seedless) 12`-14` oa x 4` spd, 2" cal
Bulnesia arborea / Verawood 12` oa x 6`, 2", 12`-14` oa, Non-Native
Delonix regia / Royal Poinciana 12`-14` oa 3" cal
Magnolia grandiflora `Brackens Brown Beauty` / Bracken`s Southern Magnolia 14`-18` oa 6` spd 3" cal
Tabebuia spp / Tabebuia 12`-14` oa 3" cal., 4", 12` oa, Non-Native
FILTER MARSH TREES 50
Acer rubrum / Red Maple 12` oa, 4` spd, 2.5" cal, Single trunk, 2.5"
Conocarpus erectus / Green Buttonwood 12` x 5` x 2.5` cal
Taxodium distichum / Bald Cypress 12` oa, 4` spd, 2.5" cal, Single trunk
TREE ENHANCEMENTS 18
Conocarpus erectus / Green Buttonwood 12`-14` oa 3" cal.
Conocarpus erectus `Sericeus` / Silver Buttonwood 10`-12` oa
BUFFER/SCREEN SHRUBS
Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum 3` tall
Conocarpus erectus / Buttonwood 3` tall
Myrcianthes fragrans Simpson Stopper / Simpson Stopper 3` tall, 30" oc
BLDG PERIMETER LANDSCAPE
Asparagus densiflorus `Myers` / Myers Asparagus 3 gallon 18"
Carissa macrocarpa `Emerald Blanket` / Emerald Blanket Carissa 3 Gallon 12" spread
Clusia guttifera / Small-Leaf Clusia 3 gallon 18"
Codiaeum variegatum `Mammey` / Mammey Croton 3 gallon 18"
Cordyline fruticosa `Aurele Lou` / Aurele Lou 3 gallon 24"
Dianella tasmanica `Blushy` / Varigated Flax Lily 3 gallon 18"
Dombeya wallichii / Pink Ball Tree 10 Gallon 3-4` x 3` multi
Ficus microcarpa `Green Island` / Green Island Ficus 3 Gallon 16"
Hibiscus rosa-sinensis / Hibiscus Yellow 3 gal 20"
Ixora x `Nora Grant` / Nora Grant Ixora 3 gallon 18", 30" oc
Jasminum simplicifolium / Wax Jasmine 3 gal 20"
Juniperus chinensis `Parsonii` / Parsoni Juniper 1 gallon 8" spd
Liriope muscari `Emerald Goddess` / Liriope 1 gallon 12"
Philodendron xanadu / Xanadu Philodendron 3 gallon 16"
Pittosporum tobira / Mock Orange 3 gallon 16"
Podocarpus macrophyllus / Yew Pine 3 gallon 18"
Ruellia brittoniana / Blue Bells 3 gallon 18"
Schefflera arboricola `Dwarf` / Dwarf Schefflera 3 Gallon 18", 36" oc
Schefflera arboricola `Variegata` / Dwarf Variegated Schefflera "Trinette" 3 gallon 18"
Viburnum awabuki / Evergreen Sweet Viburnum 3 Gallon 18"
PARKING LANDSCAPE
Ficus microcarpa `Green Island` / Green Island Fig 3 gallon 16", 18" oc
Ixora x `Nora Grant` / Nora Grant Ixora 3 gallon 18", 30" oc
Jasminum simplicifolium / Wax Jasmine 3 gal 20", 18" oc
Liriope muscari `Evergreen Giant` / Evergreen Giant Border Grass 1 gallon 12", 18" oc
Ruellia brittoniana / Blue Bells 3 gallon 18"
FILTER MARSH
Conocarpus erectus / Buttonwood 1 Gallon
Muhlenbergia capillaris / Pink Muhly Grass 1 Gallon
Myrica cerifera / Wax Myrtle 3 gal 20"
Pontederia cordata / Pickerel Weed 1 Gallon
Sagittaria lancifolia / Duck Potato Bare Root 18"
Spartina alterniflora / Salt Marsh Grass 1 Gallon
Spartina bakeri / Sand Cord Grass 1 Gallon 18"
Thalia geniculata / Fire Flag Bare Root 18"
Tripsacum dactyloides / Fakahatchee Grass 1 Gallon
Tripsacum floridanum / Dwarf Fakahatchee Grass 3 gal 20"
ENHANCED LAKE BANK PLANTINGS
Muhlenbergia capillaris / Pink Muhly 3 gal 20"
Spartina bakeri / Sand Cord Grass 3 gal 20"
GROUNDCOVER ENHANCEMENT
Arachis glabrata / Perennial Peanut 1 gallon 6"
Asparagus densiflorus `Myers` / Myers Asparagus 3 gallon 18"
Carissa macrocarpa `Emerald Blanket` / Emerald Blanket Dwarf Natal Plum 3 Gallon 12" Spread, 24"
Ficus microcarpa `Green Island` / Green Island Ficus 3 Gallon 16"
Jasminum simplicifolium / Wax Jasmine 3 gal 20"
Liriope muscari `Evergreen Giant` / Evergreen Giant Border Grass 1 gallon 12"
Neomegelia x `Fireball` / Fireball Bromeliad 6" cont 12" Full-partial sun
BUILDING E
MAINTENANCE BUILDING
PROPOSED LOCATION FOR TRASH COMPACTOR
Groundcover
8` Wall
BUFFER TREES ADJACENT TO RESIDENTIAL PROPERTIES TO BE INSTALLED AS GREEN BUTTONWOOD TREES AT A SPACING OF 10 TREES PER 100 LINEAR FEET. 100% Native REquired
15` ALTERNATE TYPE `C` BUFFER
HAPPY HOLLOW LANE
FILTER MARSH
5` TYPE `A` LANDSCAPE BUFFER
VIA COCONUT POINT
(COLLECTOR ROAD)
ARCHITECTURAL LAND DESIGN INCORPORATED
LANDSCAPE ARCHITECTURE
2780 S. Horseshoe Drive Suite 5
Naples, FL 34104
(239) 430-1661
Design@ALDinc.net
License LC26000259
Christian Andrea
License No. 1178
Via Coconut Mixed Use Development
Estero FL
PLANTING PLAN ENLARGEMENT
A Address Comments CA 12.23.21
A Update Plans CA 1.22.21
A New Arch File YAC 0709.20
A New Floor Plan YAC 04.16.20
A Rev. City Comments PM 12.18.19
A Rev. Planting PM 10.25.19
A Rev Civil Site PM 10.17.19
Drawing Date: PM 06.19.19
Scale: 1" = 30'
File Name: 19-064-0m5.dwg
L-4
Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.


CONCEPT PLANT SCHEDULE
REQUIRED CANOPY TREE 86
Bucida buceras / Black Olive Tree 14`-18` oa 6` spd 3" cal
Conocarpus erectus / Green Buttonwood 14`-18` oa 6` spd 3" cal
Magnolia grandiflora `Brackens Brown Beauty` / Bracken`s Southern Magnolia 14`-18` oa 6` spd 3" cal
Quercus virginiana / Southern Live Oak 14`-18` oa 6` spd 3" cal
Swietenia mahagoni / Mahogany 14`-18` oa 6` spd 3" cal
REQUIRED MEDIUM CANOPY TREE 40
Coccoloba diversifolia / Pigeon Plum 10` x 4` x 2" cal., 2", 10` x 4`
Conocarpus erectus / Green Buttonwood 10` x 4` x 2" cal.
Ilex cassine /attenuata / Dahoon / East Palatka Holly 10` x 4` x 2" cal.
REQUIRED PALMS TREES 226
Bismarckia nobilis `Silver` / Silver Bismarck Palm 10` CT
Roystonea elata / Florida Royal Palm 10 gw 28`-30` oa, 18-24", 10` GW
Sabal palmetto / Cabbage Palmetto 12` 16` 20` stgrd hts, 16-18", 11`,15`, 18` ct
BUFFER TREES 288
Coccoloba diversifolia / Pigeon Plum 14` x 6` x 2.25" cal.
Conocarpus erectus / Buttonwood 14`-18` oa 6` spd 3" cal
Magnolia grandiflora `Brackens Brown Beauty` / Bracken`s Southern Magnolia 14`-18` oa 6` spd 3" cal
Pinus elliotti / Slash Pine 14`-18` oa 6` spd 3" cal
Quercus virginiana / Southern Live Oak 14`-18` oa 6` spd 3" cal
PALM TREE ENHANCEMENT 151
Adonidia merrillii / Christmas Palm 12`-14` sngl, dbl or triple, 5", 12` Triple
Ptychosperma elegans / Alexander Palm 12`-14` sngl, dbl or triple
Sabal palmetto / Cabbage Palmetto 12`-20` CT Stgrd hts, 16-18"
Veitchia montgomeryana / Montgomery Palm 12` OA sngl. or multiple
Wodyetia bifurcata / Foxtail Palm 16`-18` oa, 6"
SPECIMAN PALMS 48
Bismarckia nobilis / Bismarck Palm 12` ct 28` oa
Phoenix sylvestris / Wild Date Palm 12` ct 28` oa
Roystonea elata / Florida Royal Palm 12` ct 28` oa, 18-24", Native
FLOWERING TREE ENHANCEMENT 14
Bauhinia purpurea / Purple Orchid Tree (Seedless) 12`-14` oa x 4` spd, 2" cal
Bulnesia arborea / Verawood 12` oa x 6` , 2", 12`-14` oa, Non-Native
Delonix regia / Royal Poinciana 12`-14` oa 3" cal.
Magnolia grandiflora `Brackens Brown Beauty` / Bracken`s Southern Magnolia 14`-18` oa 6` spd 3" cal
Tabebuia spp / Tabebuiat 12`-14` oa 3" cal., 4", 12` oa, Non-Native
FILTER MARSH TREES 50
Acer rubrum / Red Maple 12` oa, 4` spd, 2.5" cal, Single trunk, 2.5", 1
Conocarpus erectus / Green Buttonwood 12` x 5` x 2.5` cal
Taxodium distichum / Bald Cypress 12` oa, 4` spd, 2.5" cal, Single trunk
TREE ENHANCEMENTS 18
Conocarpus erectus / Green Buttonwood 12`-14` oa 3" cal.
Conocarpus erectus `Sericeus` / Silver Buttonwood 10`-12` oa
BUFFER/SCREEN SHRUBS
Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum 3` tall
Conocarpus erectus / Buttonwood 3` tall
Myrcianthes fragrans Simpson Stopper / Simpson Stopper 3` tall, 30" oc
BLDG PERIMETER LANDSCAPE
Asparagus densiflorus `Myers` / Myers Asparagus 3 gallon 18"
Carissa macrocarpa `Emerald Blanket` / Emerald Blanket Carissa 3 Gallon 12" spread
Clusia guttifera / Small-Leaf Clusia 3 gallon 18"
Codiaeum variegatum `Mammey` / Mammey Croton 3 gallon 18"
Cordyline fruticosa `Aunie Lou` / Auntie Lou 3 gallon 24"
Dianella tasmanica `Blushy` / Varigated Flax Lily 3 gallon 18"
Dombeya wallichii / Pink Ball Tree 10 Gallon 3-4` x 3` multi
Ficus microcarpa `Green Island` / Green Island Ficus 3 Gallon 16"
Hibiscus rosa-sinensis / Hibiscus Yellow 3 gal 20"
Ixora x `Nora Grant` / Nora Grant Ixora 3 gallon 18", 30" oc
Jasminum simplicifolium / Wax Jasmine 3 gal 20"
Juniperus chinensis `Parsoni` / Parsoni Juniper 1 gallon 8" spd
Liriope muscari `Emerald Goddess` / Liriope 1 gallon 12"
Philodendron xanadu / Xanadu Philodendron 3 gallon 16"
Pittosporum tobira / Mock Orange 3 gallon 16"
Podocarpus macrophyllus / Yew Pine 3 gallon 18"
Ruellia brittoniana / Blue Bells 3 gallon 18"
Schefflera arboricola `Dwarf` / Dwarf Schefflera 3 Gallon 18", 36" oc
Schefflera arboricola `Variegata` / Dwarf Variegated Schefflera "Trinette" 3 gallon 18"
Viburnum awabuki / Evergreen Sweet Viburnum 3 Gallon 18"
PARKING LANDSCAPE
Ficus microcarpa `Green Island` / Green Island Fig 3 gallon 16", 18" oc
Ixora x `Nora Grant` / Nora Grant Ixora 3 gallon 18", 30" oc
Jasminum simplicifolium / Wax Jasmine 3 gal 20", 18" oc
Liriope muscari `Evergreen Giant` / Evergreen Giant Border Grass 1 gallon 12", 18" oc
Ruellia brittoniana / Blue Bells 3 gallon 18"
FILTER MARSH
Conocarpus erectus / Buttonwood 1 Gallon
Muhlenbergia capillaris / Pink Muhly Grass 1 Gallon
Myrica cerifera / Wax Myrtle 3 gal 20"
Pontederia cordata / Pickerel Weed 1 Gallon
Sagittaria lancifolia / Duck Potato Bare Root 18"
Spartina alterniflora / Salt Marsh Grass 1 Gallon
Spartina bakeri / Sand Cord Grass 1 Gallon 18"
Thalia geniculata / Fire Flag Bare Root 18"
Tripsacum dactyloides / Fakahatchee Grass 1 Gallon
Tripsacum floridanum / Dwarf Fakahatchee Grass 3 gal 20"
ENHANCED LAKE BANK PLANTINGS
Muhlenbergia capillaris / Pink Muhly 3 gal 20"
Spartina bakeri / Sand Cord Grass 3 gal 20"
GROUNDCOVER ENHANCEMENT
Arachis glabrata / Perennial Peanut 1 gallon 6"
Asparagus densiflorus `Myers` / Myers Asparagus 3 gallon 18"
Carissa macrocarpa `Emerald Blanket` / Emerald Blanket Dwarf Natal Plum 3 Gallon 12" Spread, 24"
Ficus microcarpa `Green Island` / Green Island Ficus 3 Gallon 16"
Jasminum simplicifolium / Wax Jasmine 3 gal 20"
Liriope muscari `Evergreen Giant` / Evergreen Giant Border Grass 1 gallon 12"
Neoregelia x `Fireball` / Fireball Bromeliad 6" cont 12" Full-partial sun
HAPPY HOLLOW LANE (LOCAL 50' R-O-W)
EMERGENCY ACCESS
BUFFER TREES ADJACENT TO RESIDENTIAL PROPERTIES TO BE INSTALLED AS GREEN BUTTONWOOD TREES AT A SPACING OF 10` TREES PER 100 LINEAR FEET.
15' TYPE "B" BUFFER REQUIRED
Double Hedge
TYPE "C" BUFFER PROVIDED
TYPE "A" BUFFER
8' Wall
FILTER MARSH
DRY DETENTION
CHURCH LAWN
1.0± AC PROPOSED DONATION TO VILLAGE FOR POTENTIAL PARK OR CIVIC USE AT VILLAGE DISCRETION WITH RESIDENTIAL DENSITY TRANSFER
POTENTIAL FUTURE ACCESS
VIA COCONUT POINT (COLLECTOR ROAD)
20' TYPE "D" BUFFER WITH 8'WIDE MEANDERING SIDEWALK WITH LINEAR PARK.
ARTERIAL RD
Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.
ARCHITECTURAL LAND DESIGN INCORPORATED
LANDSCAPE ARCHITECTURE
2780 S. Horseshoe Drive Suite 5
Naples, FL 34104
(239) 430-1661
Design@ALDinc.net
License LC26000259
Christian Andrea
License No. 1178
Via Coconut Mixed Use Development
Estero FL
PLANTING PLAN ENLARGEMENT
Address Comments CA 12.23.21
Update Plans CA 1.22.21
New Arch File YAC 0709.20
New Floor Plan YAC 04.16.20
Rev. City Comments PM 12.18.19
Rev. Planting PM 10.25.19
Rev Civil Site PM 10.17.19
Drawing Date: PM 06.19.19
Scale: 1" = 30'
19-064
File Name: 19-064-Dm5.dwg
L-5

PROPOSED SITE PLANT PALLETTE

Plants shown are conceptual . Additional plantings may be used

Quercus virginiana Live Oak	Ilex cassine Dahoon Holly	Conocarpus erectus Green Buttonwood	Swietenia mahogany Mahogany	Bucida buceras 'SL' Shady Lady Black Olive	Cocoloba diversiflora Pigeon Plum	Phoenix sylvester Sylvester Palm	Ptychosperma elegans Alexander Palm	Adonidia merrillii Christmas Palm	Roystonia elata Florida Royal Palm	Sabal palmetto Sabal Palm
Veitchia montgomeryana Montgomery Palm	Bismarckia nobilis Bismarck Palm	Phoenix canariensis Canary Is. Date Palm	Cassia surattensis Glaucous Cassia	Bursera simaruba Gumbo Limbo	Phoenix sylvester Sylvester Palm	Ligustrum lucidium Glossy Privet Tree	Elaeocarpus Decipiens Japanese Blueberry	Mussaenda Pink/Peach Mussaenda	Phoenix roebelenii Pygmy Date Palm	Livistona Chinesis Chinese Fan Palm
Chrysobalanus icaco Cocoplum	Conocarpus erectus Green Buttonwood	Myricanthus fragrans Simpson's Stopper	Muhlenbergi capallariensis Muhly Grass	Dianella ensifolia variegatum White Variegated Flax Lily	Clusea guttifera Small Leaf Clusea	Zamia floridana Coontie	Ixora spp. 'NG' Nora Grant Ixora	Viburnum awabuki Awabuki	Schefflera arboricola Dwarf Schefflera	Schefflera arboricola Varigated Schefflera	Carissa Emerald Blanket
Asparagus densiflorus 'Myersii' Foxtail Fern	Jasminium simplicifolium Wax Jasmine	Liriopi Muscari 'EG' Liriopi Evergreen Giant	Arachis glabrata Perennial Peanut	Ficus microcarpa Green Gem Ficus	Ruellia brittoniana Mexican Bluebell	Plumbago capensis Plumbago	Bougainvillea spp. Dwarf Bougainvillea	Bougainvillae spp. Silhouette Bougainvillae	Bougainvillae spp. Silhouette Bougainvillae	Philodendron 'xanadu' Xanadu Philodendron	Bromeliad mcwilliamsii McWilliams Bromeliad
Phillodendron spp. 'BM' Burle Marx Phillodendron	Phillodendron 'RC' Rojo Congo Phillodendron	Alpinia zerumbet Green Ginger	Alpinia zerumbet 'var' Variegated Ginger	Codiaeum variegatum Croton	Codiaeum variegatum 'GD' Gold Dust Croton	Conocarpus erectus ser. Silver Buttonwood	Tripsacum dactyloides x floridana Half-a-Hatchee Grass	Allamanda Dwarf shurb Allamanda	Quercus virginiana Live Oak	Bromeliad mcwilliamsii McWilliams Bromeliad	Bromeliad neoregelia 'sf' Bromeliad Super Fireball

PROPOSED FILTER MARSH PLANT PALLETTE

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

Conocarpus erectus Green Buttonwood	Myricanthus fragrans Simpson's Stopper	Muhlenbergi capallariensis Muhly Grass	Pontaderia cordata Pickerell Weed	Spartina bakeri Spartina	Tripsacum dactlifera Fakahatchee Grass	Taxodium distichum Bald Cypress	Acer rubrum Red Maple (green)

Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

ARCHITECTURAL LAND DESIGN INCORPORATED
LANDSCAPE ARCHITECTURE
2780 S. Horseshoe Drive Suite 5
Naples, FL 34104
(239) 430-1661
Design@ALDinc.net
License LC26000259
Christian Andrea
License No. 1178

Via Coconut Mixed Use Development
Estero FL

PLANT IMAGES

Address Comments	CA 12.23.21
Update Plans	CA 1.22.21
New Arch File	YAC 0709.20
New Floor Plan	YAC 04.16.20
Rev. City Comments	PM 12.18.19
Rev. Planting	PM 10.25.19
Rev Civil Site	PM 10.17.19
Drawing Date:	PM 06.19.19

Scale: 1" = 20'

19-064

File Name: 19-064-0m5.dwg

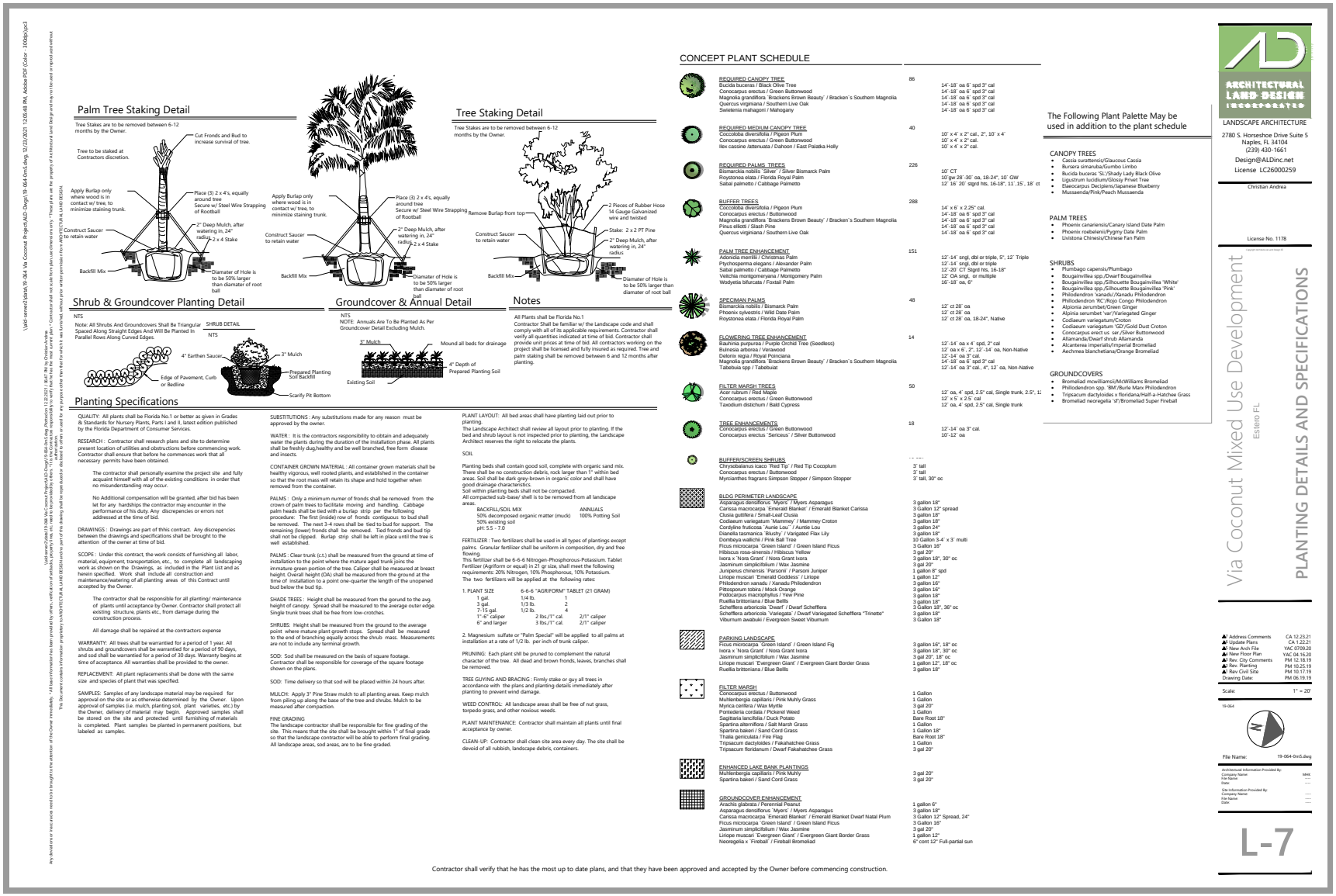
Architectural Information Provided By:
Company Name: MHK
Author Name: ----
Date: ----

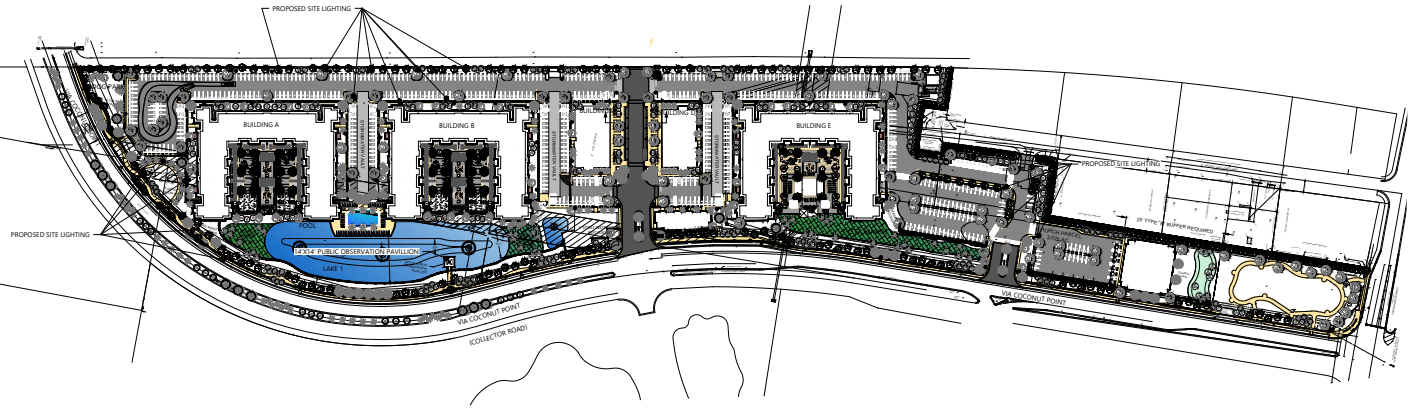
Site Information Provided By:
Company Name: ----
File Name: ----
Date: ----

L-6

\\ald-server2\data\19-064 Via Coconut Project\ALD-Dwgs\19-064-0m5.dwg, 12/22/2021 12:36:05 PM, Adobe PDF (Color - 300dpi).pc3

Last saved by ERIKA PALMA on 12/22/2021 12:36:05 PM
Last plotted by Erika Palma on 12/22/2021 12:36:05 PM by Christian Andrea
Any deviations or inaccurate mention to be brought to the attention of the Owner immediately. * All base information has been provided by others, verification of which is the responsibility of the Contractor. * These plans are the property of Architectural Land Design and may not be used or reproduced without the written permission of Architectural Land Design. * Contractor shall not scale from plan use dimensions only. * These plans are not to be used for construction purposes unless signed and sealed by the Landscape Architect.
This Document contains information proprietary to ARCHITECTURAL LAND DESIGN and no part of this drawing shall be reproduced or disclosed to others or used for any purpose other than that for which it was furnished, without prior written permission from ARCHITECTURAL LAND DESIGN.


Palm Tree Staking Detail
Tree Stakes are to be removed between 6-12 months by the Owner.
Cut Fronds and Bud to increase survival of tree.
Tree to be staked at Contractors discretion.
Apply Burlap only where wood is in contact w/ tree, to minimize staining trunk.
Place (3) 2 x 4's, equally around tree Secure w/ Steel Wire Strapping of Rootball
Construct Saucer to retain water
2" Deep Mulch, after watering in, 24" radius
2 x 4 Stake
Backfill Mix
Diamater of Hole is to be 50% larger than diamater of root ball
Tree Staking Detail
Tree Stakes are to be removed between 6-12 months by the Owner.
Apply Burlap only where wood is in contact w/ tree, to minimize staining trunk.
Place (3) 2 x 4's, equally around tree Secure w/ Steel Wire Strapping of Rootball
Construct Saucer to retain water
2" Deep Mulch, after watering in, 24" radius
2 x 4 Stake
Backfill Mix
Diamater of Hole is to be 50% larger than diamater of root ball
Remove Burlap from top
2 Pieces of Rubber Hose 14 Gauge Galvanized wire and twisted
Stake: 2 x 2 PT Pine
Shrub & Groundcover Planting Detail
NTS
Note: All Shrubs And Groundcovers Shall Be Triangular Spaced Along Straight Edges And Will Be Planted In Parallel Rows Along Curved Edges.
SHRUB DETAIL
NTS
4" Earthen Saucer
3" Mulch
Prepared Planting Soil Backfill
Edge of Pavement, Curb or Bedline
Scarify Pit Bottom
Groundcover & Annual Detail
NTS
NOTE: Annuals Are To Be Planted As Per Groundcover Detail Excluding Mulch.
3" Mulch
Mound all beds for drainage
4" Depth of Prepared Planting Soil
Existing Soil
Notes
All Plants shall be Florida No.1
Contractor Shall be familiar w/ the Landscape code and shall comply with all of its applicable requirements. Contractor shall verify all quantities indicated at time of bid. Contractor shall provide unit prices at time of bid. All contractors working on the project shall be licensed and fully insured as required. Tree and palm staking shall be removed between 6 and 12 months after planting.
Planting Specifications
QUALITY: All plants shall be Florida No.1 or better as given in Grades & Standards for Nursery Plants, Parts I and II, latest edition published by the Florida Department of Consumer Services.
RESEARCH : Contractor shall research plans and site to determine present location of utilities and obstructions before commencing work. Contractor shall ensure that before he commences work that all necessary permits have been obtained.
The contractor shall personally examine the project site and fully acquaint himself with all of the existing conditions in order that no misunderstanding may occur.
No Additional compensation will be granted, after bid has been let for any hardships the contractor may encounter in the performance of his duty. Any discrepencies or errors not addressed at the time of bid.
DRAWINGS : Drawings are part of this contract. Any discrepencies between the drawings and specifications shall be brought to the attention of the owner at time of bid.
SCOPE : Under this contract, the work consists of furnishing all labor, material, equipment, transportation, etc., to complete all landscaping work as shown on the Drawings, as included in the Plant List and as herein specified. Work shall include all construction and maintenance/watering of all planting areas of this Contract until accepted by the Owner.
The contractor shall be responsible for all planting/ maintenance of plants until acceptance by Owner. Contractor shall protect all existing structure, plants etc., from damage during the construction process.
All damage shall be repaired at the contractors expense
WARRANTY: All trees shall be warrantied for a period of 1 year. All shrubs and groundcovers shall be warrantied for a period of 90 days, and sod shall be warrantied for a period of 30 days. Warranty begins at time of acceptance. All warranties shall be provided to the owner.
REPLACEMENT: All plant replacements shall be done with the same size and species of plant that was specified.
SAMPLES: Samples of any landscape material may be required for approval on the site or as otherwise determined by the Owner. Upon approval of samples (i.e. mulch, planting soil, plant varieties, etc.) by the Owner, delivery of material may begin. Approved samples shall be stored on the site and protected until furnishing of materials is completed. Plant samples be planted in permanent positions, but labeled as samples.
SUBSTITUTIONS : Any substitutions made for any reason must be approved by the owner.
WATER : It is the contractors responsibility to obtain and adequately water the plants during the duration of the installation phase. All plants shall be freshly dug,healthy and be well branched, free form disease and insects.
CONTAINER GROWN MATERIAL : All container grown materials shall be healthy vigorous, well rooted plants, and established in the container so that the root mass will retain its shape and hold together when removed from the container.
PALMS : Only a minimum numer of fronds shall be removed from the crown of palm trees to facilitate moving and handling. Cabbage palm heads shall be tied with a burlap strip per the following procedure: The first (inside) row of fronds contiguous to bud shall be removed. The next 3-4 rows shall be tied to bud for support. The remaining (lower) fronds shall be removed. Tied fronds and bud tip shall not be clipped. Burlap strip shall be left in place until the tree is well established.
PALMS : Clear trunk (c.t.) shall be measured from the ground at time of installation to the point where the mature aged trunk joins the immature green portion of the tree. Caliper shall be measured at breast height. Overall height (OA) shall be measured from the ground at the time of installation to a point one-quarter the length of the unopened bud below the bud tip.
SHADE TREES : Height shall be measured from the gorund to the avg. height of canopy. Spread shall be measured to the average outer edge. Single trunk trees shall be free from low-crotches.
SHRUBS: Height shall be measured from the ground to the average point where mature plant growth stops. Spread shall be measured to the end of branching equally across the shrub mass. Measurements are not to include any terminal growth.
SOD: Sod shall be measured on the basis of square footage. Contractor shall be responsible for coverage of the square footage shown on the plans.
SOD: Time delivery so that sod will be placed within 24 hours after.
MULCH: Apply 3" Pine Straw mulch to all planting areas. Keep mulch from piling up along the base of the tree and shrubs. Mulch to be measured after compaction.
FINE GRADING
The landscape contractor shall be responsible for fine grading of the site. This means that the site shall be brought within 1" of final grade so that the landscape contractor will be able to perform final grading. All landscape areas, sod areas, are to be fine graded.
PLANT LAYOUT: All bed areas shall have planting laid out prior to planting.
The Landscape Architect shall review all layout prior to planting. If the bed and shrub layout is not inspected prior to planting, the Landscape Architect reserves the right to relocate the plants.
SOIL
Planting beds shall contain good soil, complete with organic sand mix. There shall be no construction debris, rock larger than 1" within bed areas. Soil shall be dark grey-brown in organic color and shall have good drainage characteristics.
Soil within planting beds shall not be compacted.
All compacted sub-base/ shell is to be removed from all landscape areas.
BACKFILL/SOIL MIX: 50% decomposed organic matter (muck) 50% existing soil
ANNUALS: 100% Potting Soil
pH: 5.5 - 7.0
FERTILIZER : Two fertilizers shall be used in all types of plantings except palms. Granular fertilizer shall be uniform in composition, dry and free flowing.
This fertilizer shall be 6-6-6 Nitrogen-Phosphorous-Potassium. Tablet Fertilizer (Agriform or equal) in 21 gr size, shall meet the following requirements: 20% Nitrogen, 10% Phosphorous, 10% Potassium.
The two fertilizers will be applied at the following rates:
1. PLANT SIZE / 6-6-6 "AGRIFORM" TABLET (21 GRAM)
1 gal. 1/4 lb. 1
3 gal. 1/3 lb. 2
7-15 gal. 1/2 lb. 4
1"-5" caliper 2 lbs./1" cal. 2/1" caliper
6" and larger 3 lbs./1" cal. 2/1" caliper
2. Magnesium sulfate or "Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper.
PRUNING: Each plant shll be pruned to complement the natural character of the tree. All dead and brown fronds, leaves, branches shall be removed.
TREE GUYING AND BRACING : Firmly stake or guy all trees in accordance with the plans and planting details immediately after planting to prevent wind damage.
WEED CONTROL: All landscape areas shall be free of nut grass, torpedo grass, and other noxious weeds.
PLANT MAINTENANCE: Contractor shall maintain all plants until final acceptance by owner.
CLEAN-UP: Contractor shall clean site area every day. The site shall be devoid of all rubbish, landscape debris, containers.
CONCEPT PLANT SCHEDULE
REQUIRED CANOPY TREE 86
Bucida buceras / Black Olive Tree 14`-18` oa 6` spd 3" cal
Conocarpus erectus / Green Buttonwood 14`-18` oa 6` spd 3" cal
Magnolia grandiflora `Brackens Brown Beauty` / Bracken`s Southern Magnolia 14`-18` oa 6` spd 3" cal
Quercus virginiana / Southern Live Oak 14`-18` oa 6` spd 3" cal
Swetenia mahagoni / Mahogany 14`-18` oa 6` spd 3" cal
REQUIRED MEDIUM CANOPY TREE 40
Coccoloba diversifolia / Pigeon Plum 10` x 4` x 2" cal., 2", 10` x 4`
Conocarpus erectus / Green Buttonwood 10` x 4` x 2" cal.
Ilex cassine /attenuata / Dahoon / East Palatka Holly 10` x 4` x 2" cal.
REQUIRED PALMS TREES 226
Bismarckia nobilis `Silver` / Silver Bismarck Palm 10` CT
Roystonea elata / Florida Royal Palm 10`gw 28`-30` oa, 18-24", 10` GW
Sabal palmetto / Cabbage Palmetto 12` 16` 20` stgrd hts, 16-18", 11` ,15` , 18` ct
BUFFER TREES 288
Coccoloba diversifolia / Pigeon Plum 14` x 6` x 2.25" cal.
Conocarpus erectus / Buttonwood 14`-18` oa 6` spd 3" cal
Magnolia grandiflora `Brackens Brown Beauty` / Bracken`s Southern Magnolia 14`-18` oa 6` spd 3" cal
Pinus elliotii / Slash Pine 14`-18` oa 6` spd 3" cal
Quercus virginiana / Southern Live Oak 14`-18` oa 6` spd 3" cal
PALM TREE ENHANCEMENT 151
Adonidia merrillii / Christmas Palm 12`-14` sngl, dbl or triple, 5", 12` Triple
Ptychosperma elegans / Alexander Palm 12`-14` sngl, dbl or triple
Sabal palmetto / Cabbage Palmetto 12`-20` CT Stgrd hts, 16-18"
Veitchia montgomeryana / Montgomery Palm 12` OA sngl. or multiple
Wodyetia bifurcata / Foxtail Palm 16`-18` oa, 6"
SPECIMAN PALMS 48
Bismarckia nobilis / Bismarck Palm 12` ct 28` oa
Phoenix sylvestris / Wild Date Palm 12` ct 28` oa
Roystonea elata / Florida Royal Palm 12` ct 28` oa, 18-24", Native
FLOWERING TREE ENHANCEMENT 14
Bauhinia purpurea / Purple Orchid Tree (Seedless) 12`-14` oa x 4` spd, 2" cal
Bulnesia arborea / Verawood 12` oa x 6` ,2", 12`-14` oa, Non-Native
Delonix regia / Royal Poinciana 12`-14` oa 3" cal
Magnolia grandiflora `Brackens Brown Beauty` / Bracken`s Southern Magnolia 14`-18` oa 6` spd 3" cal
Tabebuia spp / Tabebuiait 12`-14` oa 3" cal., 4", 12` oa, Non-Native
FILTER MARSH TREES 50
Acer rubrum / Red Maple 12` oa, 4` spd, 2.5" cal, Single trunk, 2.5", 12
Conocarpus erectus / Green Buttonwood 12` x 5` x 2.5` cal
Taxodium distichum / Bald Cypress 12` oa, 4` spd, 2.5" cal, Single trunk
TREE ENHANCEMENTS 18
Conocarpus erectus / Green Buttonwood 12`-14` oa 3" cal.
Conocarpus erectus `Sericeus` / Silver Buttonwood 10`-12` oa
BUFFER/SCREEN SHRUBS
Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum 3` tall
Conocarpus erectus / Buttonwood 3` tall
Myrcianthes fragrans Simpson Stopper / Simpson Stopper 3` tall, 30" oc
BLDG PERIMETER LANDSCAPE
Asparagus densiflorus `Myers` / Myers Asparagus 3 gallon 18"
Carissa macrocarpa `Emerald Blanket` / Emerald Blanket Carissa 3 Gallon 12" spread
Clusia guttifera / Small-Leaf Clusia 3 gallon 18"
Codiaeum variegatum `Mammey` / Mammey Croton 3 gallon 18"
Cordyline fruticosa `Aunie Lou` / Auntie Lou 3 gallon 24"
Dianella tasmanica `Blushy` / Varigated Flax Lily 3 gallon 18"
Dombeya wallichii / Pink Ball Tree 10 Gallon 3-4` x 3` multi
Ficus microcarpa `Green Island` / Green Island Ficus 3 Gallon 18"
Hibiscus rosa-sinensis / Hibiscus Yellow 3 gal 20"
Ixora x `Nora Grant` / Nora Grant Ixora 3 gallon 18", 30" oc
Jasminum simplicifolium / Wax Jasmine 3 gal 20"
Juniperus chinensis `Parsonii` / Parsoni Juniper 1 gallon 8" spd
Liriope muscari `Emerald Goddess` / Liriope 1 gallon 12"
Philodendron xanadu / Xanadu Philodendron 3 gallon 16"
Pittosporum tobira / Mock Orange 3 gallon 16"
Podocarpus macrophyllus / Yew Pine 3 gallon 18"
Ruellia brittoniana / Blue Bellls 3 gallon 18"
Schefflera arboricola `Dwarf` / Dwarf Schefflera 3 Gallon 18", 36" oc
Schefflera arboricola `Variegata` / Dwarf Variegated Schefflera "Trinette" 3 gallon 18"
Viburnum awabuki / Evergreen Sweet Viburnum 3 Gallon 18"
PARKING LANDSCAPE
Ficus microcarpa `Green Island` / Green Island Fig 3 gallon 16", 18" oc
Ixora x `Nora Grant` / Nora Grant Ixora 3 gallon 18", 30" oc
Jasminum simplicifolium / Wax Jasmine 3 gal 20", 18" oc
Liriope muscari `Evergreen Giant` / Evergreen Giant Border Grass 1 gallon 12", 18" oc
Ruellia brittoniana / Blue Bellls 3 gallon 18"
FILTER MARSH
Conocarpus erectus / Buttonwood 1 Gallon
Muhlenbergia capillaris / Pink Muhly Grass 1 Gallon
Myrica cerifera / Wax Myrtle 3 gal 20"
Pontederia cordata / Pickerel Weed 1 Gallon
Sagittaria lancifolia / Duck Potato Bare Root 18"
Spartina alterniflora / Salt Marsh Grass 1 Gallon
Spartina bakeri / Sand Cord Grass 1 Gallon 18"
Thalia geniculata / Fire Flag Bare Root 18"
Tripsacum dactyloides / Fakahatchee Grass 1 Gallon
Tripsacum floridanum / Dwarf Fakahatchee Grass 3 gal 20"
ENHANCED LAKE BANK PLANTINGS
Muhlenbergia capillaris / Pink Muhly 3 gal 20"
Spartina bakeri / Sand Cord Grass 3 gal 20"
GROUNDCOVER ENHANCEMENT
Arachis glabrata / Perennial Peanut 1 gallon 6"
Asparagus densiflorus `Myers` / Myers Asparagus 3 gallon 18"
Carissa macrocarpa `Emerald Blanket` / Emerald Blanket Dwarf Natal Plum 3 Gallon 12" Spread, 24"
Ficus microcarpa `Green Island` / Green Island Ficus 3 Gallon 16"
Jasminum simplicifolium / Wax Jasmine 3 gal 20"
Liriope muscari `Evergreen Giant` / Evergreen Giant Border Grass 1 gallon 12"
Neoregelia x `Fireball` / Fireball Bromeliad 6" cont 12" Full-partial sun
The Following Plant Palette May be used in addition to the plant schedule
CANOPY TREES
Cassia surattensis/Glaucous Cassia
Bursera simaruba/Gumbo Limbo
Bucida buceras 'SL'/Shady Lady Black Olive
Ligustrum lucidium/Glossy Privet Tree
Elaeocarpus Decipiens/Japanese Blueberry
Mussaenda/Pink/Peach Mussaenda
PALM TREES
Phoenix canariensis/Canary Island Date Palm
Phoenix roebelenii/Pygmy Date Palm
Livistona Chinesis/Chinese Fan Palm
SHRUBS
Plumbago capensis/Plumbago
Bougainvillea spp./Dwarf Bougainvillea
Bougainvillea spp./Silhouette Bougainvillea 'White'
Bougainvillea spp./Silhouette Bougainvillea 'Pink'
Philodendron 'xanadu'/Xanadu Philodendron
Philllodendron 'RC'/Rojo Congo Philodendron
Alpinia zerumbet/Green Ginger
Alpinia sarumbet 'var'/Variegated Ginger
Codiaeum variegatum/Croton
Codiaeum variegatum 'GD'/Gold Dust Croton
Conocarpus erect us ser./Silver Buttonwood
Allamanda/Dwarf shrub Allamanda
Alcantarea imperialis/Imperial Bromeliad
Aechmea blanchetiana/Orange Bromeliad
GROUNDCOVERS
Bromeliad mcwilliamsii/McWilliams Bromeliad
Philllodendron spp. 'BM'/Burle Marx Philodendron
Tripsacum dactyloides x floridana/Half-a-Hatchee Grass
Bromeliad neoregelia 'sf'/Bromeliad Super Fireball
ARCHITECTURAL LAND DESIGN INCORPORATED
LANDSCAPE ARCHITECTURE
2780 S. Horseshoe Drive Suite 5
Naples, FL 34104
(239) 430-1661
Design@ALDinc.net
License LC26000259
Christian Andrea
License No. 1178
Via Coconut Mixed Use Development
Estero FL
PLANTING DETAILS AND SPECIFICATIONS
A/ Address Comments CA 12.23.21
A/ Update Plans CA 1.22.21
A/ New Arch File YAC 0709.20
A/ New Floor Plan YAC 04.16.20
A/ Rev. City Comments PM 12.18.19
A/ Rev. Planting PM 10.25.19
A/ Rev Civil Site PM 10.17.19
Drawing Date: PM 06.19.19
Scale: 1" = 20'
19-064
File Name: 19-064-0m5.dwg
Architectural Information Provided By:
Company Name: MHK
Author: ----
Date: ----
Site Information Provided By:
Company Name: ----
File Name: ----
Date: ----
L-7
Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.
\\ald-server2\data\19-064 Via Coconut Project\ALD Dwgs\ 19-064-0m5.dwg, 12/22/2021 12:05:48 PM, Adobe PDF (Color - 300dpi).pc3
Last plotted: Dec 22, 21 - 12:06:16 - Last saved: Dec 22, 21 - 12:05:48 - Plotted by: Christian Andrea
Any development associated with this Document is subject to the limitations of the Owner irrevocability. * All base information has been provided by others, verification of which is the responsibility of the Owner or his agent. * Contractor shall not scale from plan under all circumstances. * These plans are the property of Architectural Land Design and may not be used or reproduced without the written consent of Architectural Land Design.
This Document contains information proprietary to ARCHITECTURAL LAND DESIGN and no part of this drawing shall be reproduced or disclosed to others or used for any purpose other than that for which it was furnished, without prior written permission from ARCHITECTURAL LAND DESIGN.

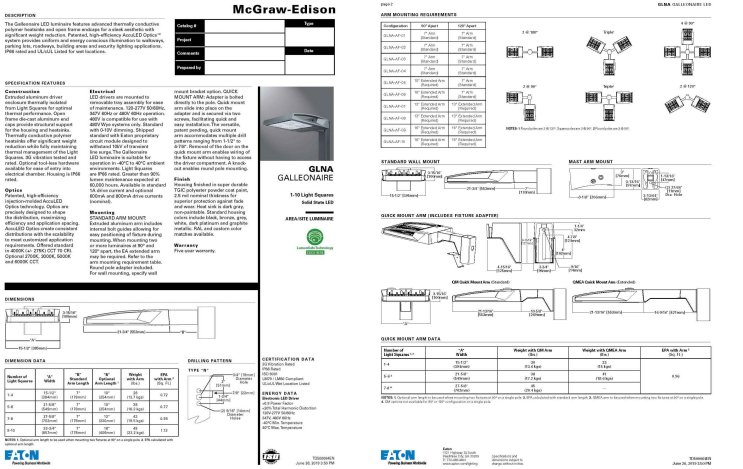


SITE LIGHTING LEGEND

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

SITE LIGHTING SPECIFICATIONS



Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

ARCHITECTURAL LAND DESIGN INCORPORATED
LANDSCAPE ARCHITECTURE
2780 S. Horseshoe Drive Suite 5
Naples, FL 34104
(239) 430-1661
Design@ALDinc.net
License LC26000259
Christian Andrea
License No. 1178

Via Coconut Mixed Use Development
Estero FL

SCHEMATIC SITE LIGHTING PLAN

Address Comments	CA 12.23.21
Update Plans	CA 1.22.21
New Arch File	YAC 07.09.20
New Floor Plan	YAC 04.16.20
Rev. City Comments	PM 12.18.19
Rev. Planting	PM 10.25.19
Rev Civil Site	PM 10.17.19
Drawing Date:	PM 06.19.19

Scale: 1" = 80'

19-064

File Name: 19-064-0m5.dwg

Architectural Information Provided By:
Company Name: blank
File Name: —
Date: —

Site Information Provided By:
Company Name: —
File Name: —
Date: —

L-8

Any alteration or reproduction made to the drawings without the knowledge and consent of the Owner will result in immediate termination of the agreement and will require the return of all documents to the Owner. The Owner will not be responsible for any use of the drawings by any party other than the Owner for which they were prepared, or for any reuse of the drawings by the Owner on extensions of the project or on any other project without written authorization or adaptation by the Architect. Submission or distribution of these documents to meet official regulatory requirements or for other purposes in connection with the project is not to be construed as publication in derogation of the Architect's reserved rights.
This Document contains information proprietary to ARCHITECTURAL LAND DESIGN and is not to be used for any purpose other than that for which it was furnished, without prior written permission from ARCHITECTURAL LAND DESIGN.

QUESTIONS?

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. Property Development Regulations

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)

Minimum Building Setbacks:

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 dedicated one-acre public park, 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.

26. The applicant will demonstrate legal authority at time of development order for the drainage to discharge into the ditch at the railroad property, or will seek approval for an alternate outfall, subject to approval of staff and 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:

By: _____
Carol Sacco, Village Clerk

VILLAGE OF ESTERO, FLORIDA

By: _____
Katy Errington, Mayor

Reviewed for legal sufficiency:

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

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

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

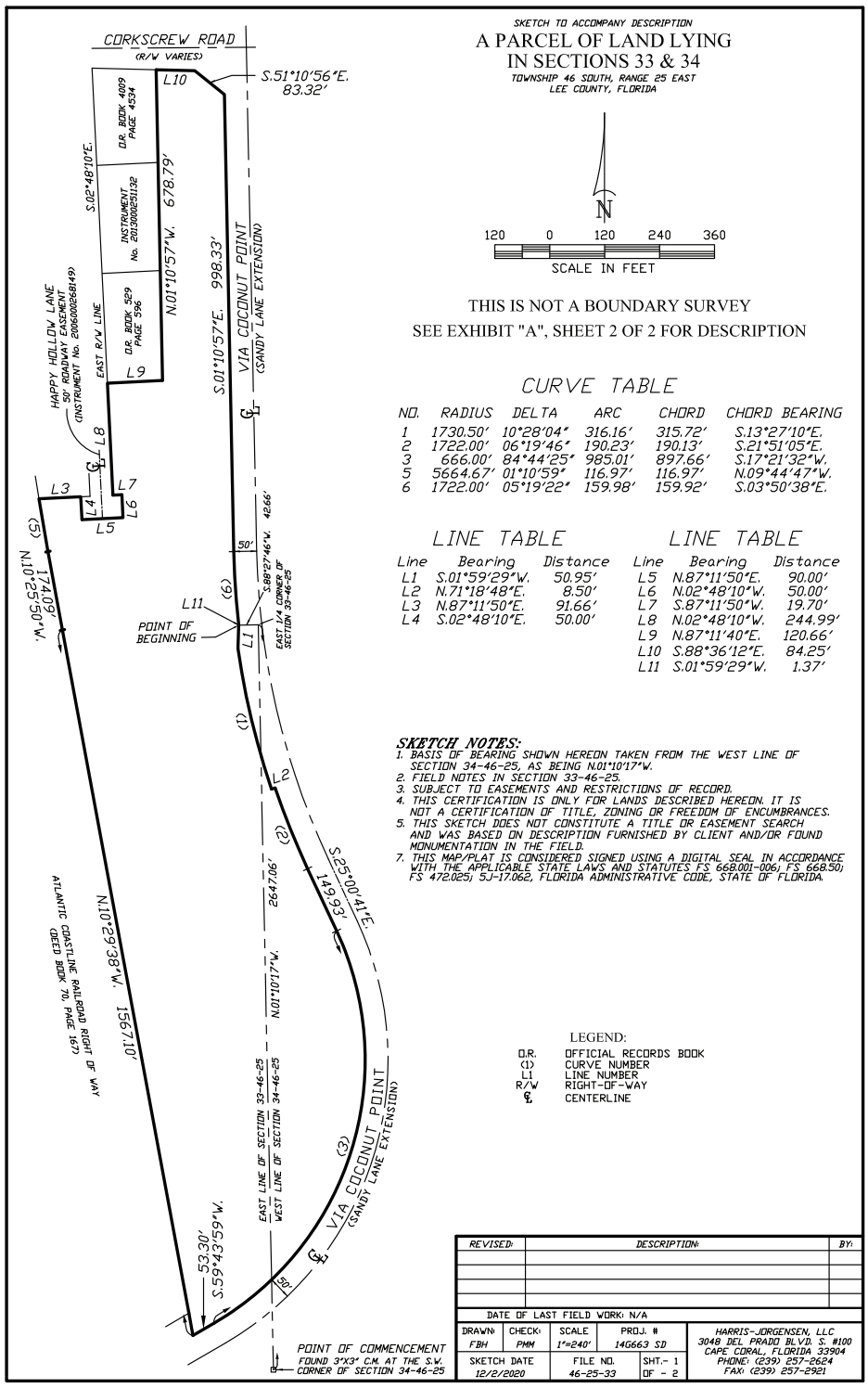
SKETCH DATE	FILE NO.	SHT.- 2
12/2/2020	46-25-33	OF - 2

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

SKETCH TO ACCOMPANY DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 33 & 34

TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



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.

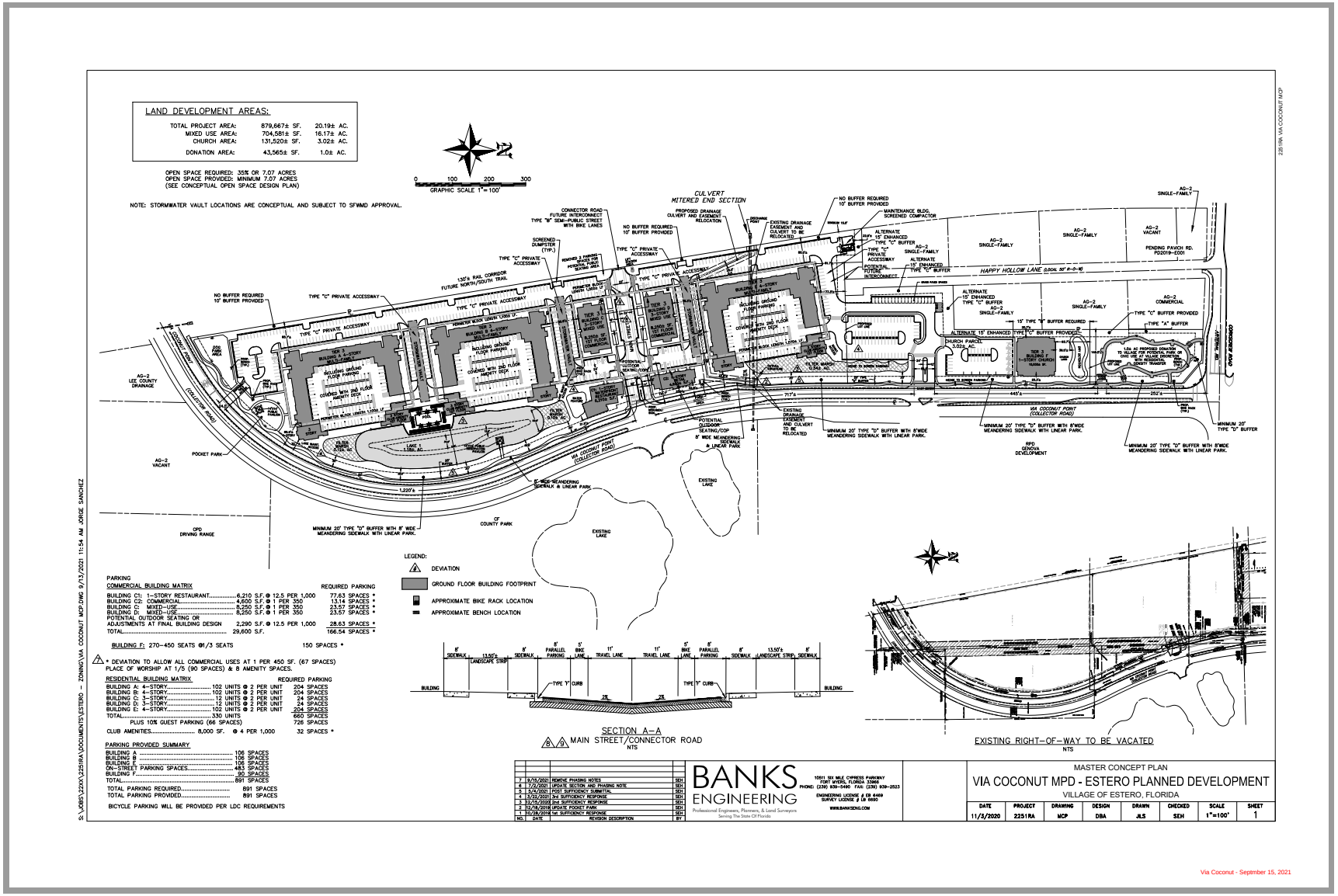
LEGEND:

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 (LOCAL 50' R-O-W)
VIA COCONUT POINT (COLLECTOR ROAD)
CONSERVER 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 E ..... 185 SPACES
ON-STREET PARKING SPACES..... 453 SPACES
BUILDING F..... 20 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
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
Professional Engineers, Planners, & Land Surveyors Serving The State Of Florida
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
7 9/15/2021 REMOVE PHASING NOTES SEH
6 7/2/2021 UPDATE SECTION AND PHASING NOTE SEH
5 5/4/2021 POST SUFFICIENCY SUBMITTAL SEH
4 3/22/2021 3rd SUFFICIENCY RESPONSE SEH
3 12/15/2020 2nd SUFFICIENCY RESPONSE SEH
2 12/18/2018 UPDATE POCKET PARK SEH
1 10/29/2018 1st SUFFICIENCY RESPONSE SEH
NO. DATE REVISION DESCRIPTION BY
S:\JOBS\22XX\2251RA\DOCUMENTS\ESTERO - ZONING\VIA COCONUT MCP.DWG 9/13/2021 11:54 AM JORGE SANCHEZ
2251RA VIA COCONUT MCP
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

VIA COCONUT
Mixed Use Development

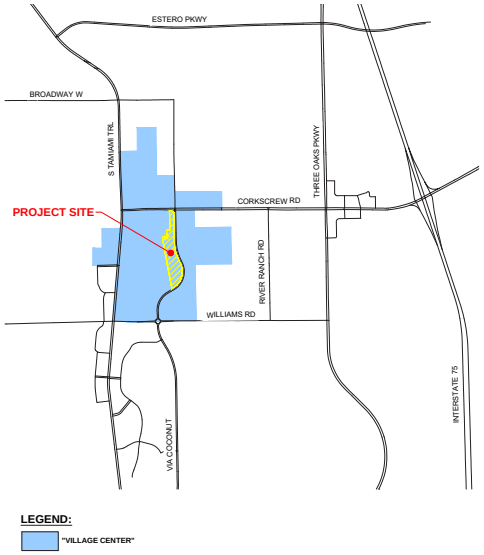
BANKS ENGINEERING MHK ARCHITECTURE & PLANNING

01. SITE PLAN

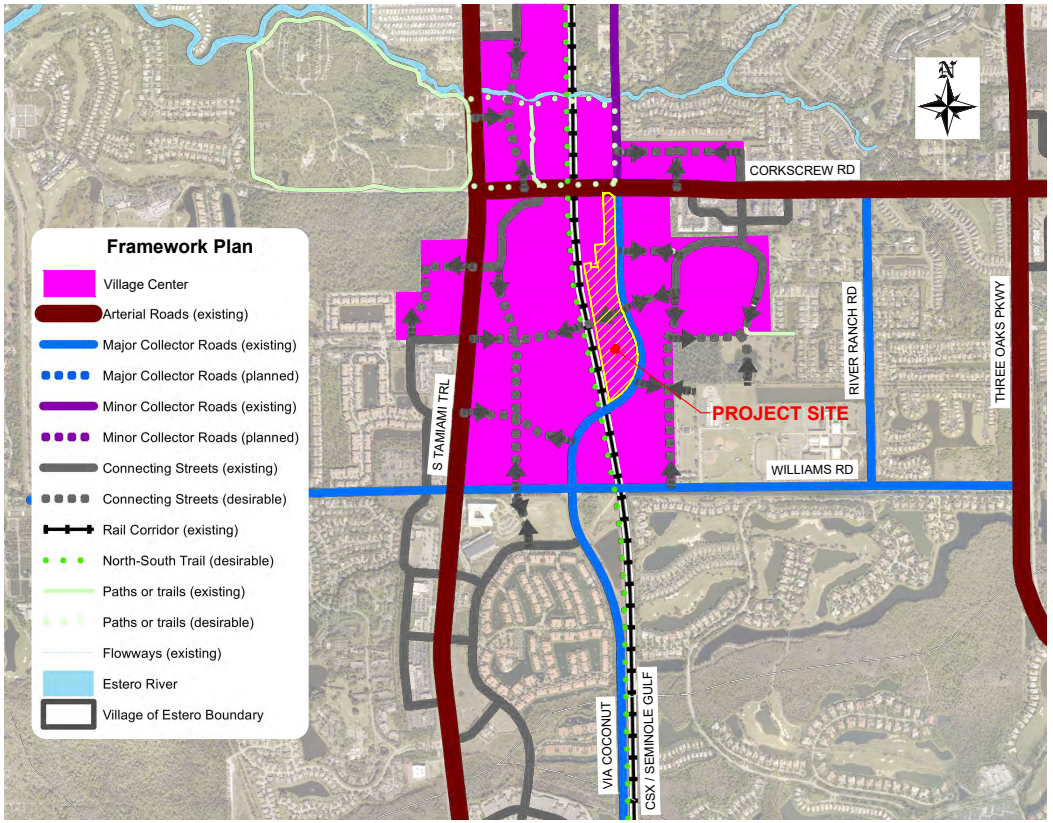
VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING AD ARCHITECTURAL LAND DESIGN

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

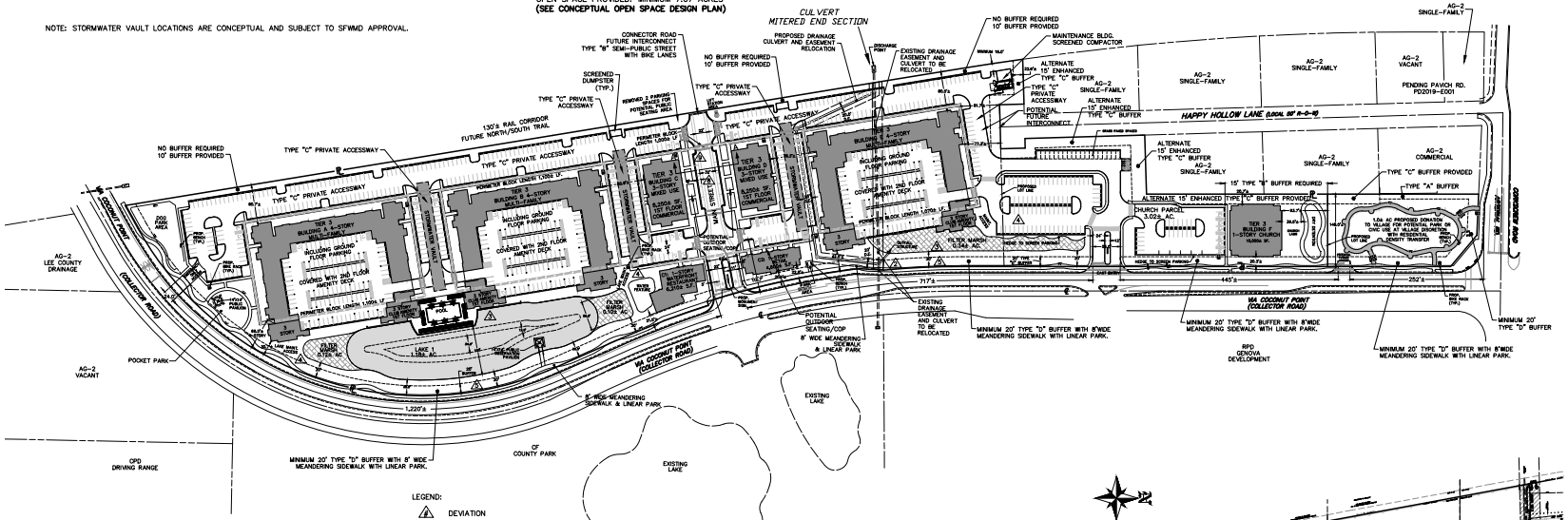
LAND DEVELOPMENT AREAS:

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.



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.

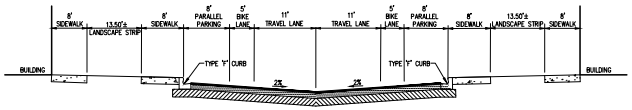
RESIDENTIAL BUILDING MATRIX

		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 *

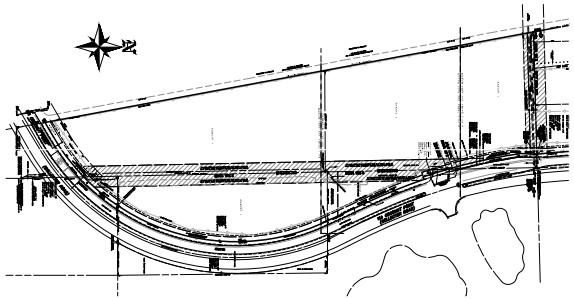
PARKING PROVIDED SUMMARY

BUILDING A	106 SPACES
BUILDING B	106 SPACES
BUILDING 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



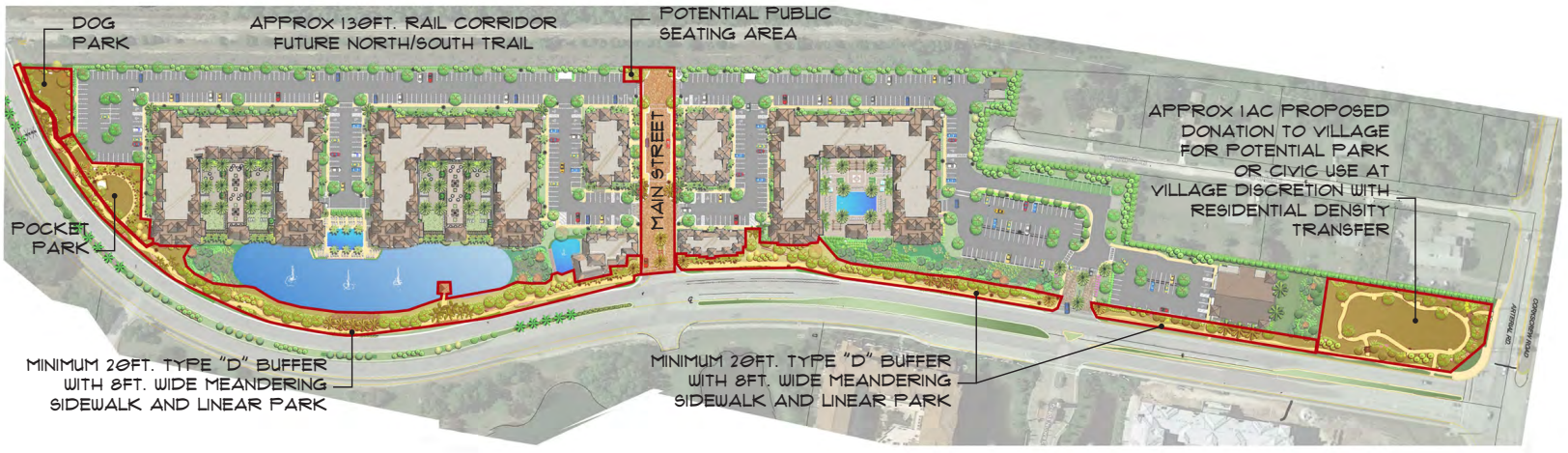
SECTION A–A
⚠8 ⚠9 MAIN STREET/CONNECTOR ROAD
NTS



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

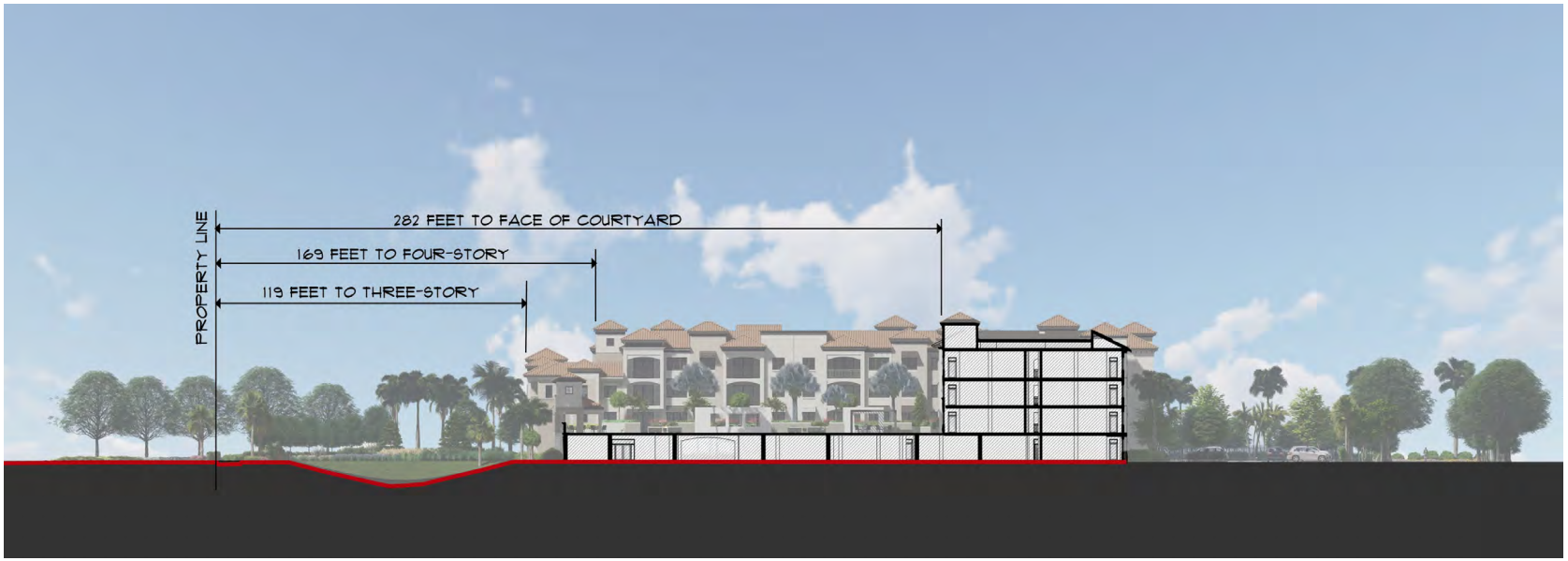
Each commercial and mixed-use structure within the development includes large display windows at the street level on all commercial street frontages. The building colors for Via Coconut are in the soft and neutral range including earth tones. The trim colors are contrasting dark bronze to help transition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

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

VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING AD ARCHITECTURAL LAND DESIGN

VILLAGE OF ESTERO PATTERN BOOK | 24

VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING AD ARCHITECTURAL LAND DESIGN

VILLAGE OF ESTERO PATTERN BOOK | 25

VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING AD ARCHITECTURAL LAND DESIGN

VILLAGE OF ESTERO PATTERN BOOK | 26

KEY MAP
EMBERS
STEAKHOUSE
VIA COCONUT
Mixed Use Development
BANKS
ENGINEERING
MHK
ARCHITECTURE
& PLANNING
VILLAGE OF ESTERO PATTERN BOOK | 27

VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING AD ARCHITECTURAL LAND DESIGN

VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING AD ARCHITECTURAL LAND DESIGN

VILLAGE OF ESTERO PATTERN BOOK | 29

KEY MAP
foundry salon
VintageAge
FRESHLAB
Wood Flooring

VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING AD ARCHITECTURAL LAND DESIGN

VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING AD ARCHITECTURAL LAND DESIGN

VILLAGE OF ESTERO PATTERN BOOK | 32

KEY MAP

KEY MAP

KEY MAP

02.3 | BUILDING DESIGN DETAILS

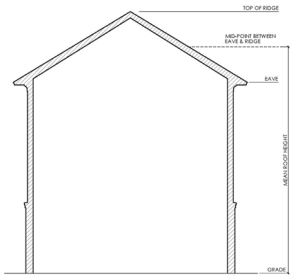
Building Height Determination

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.

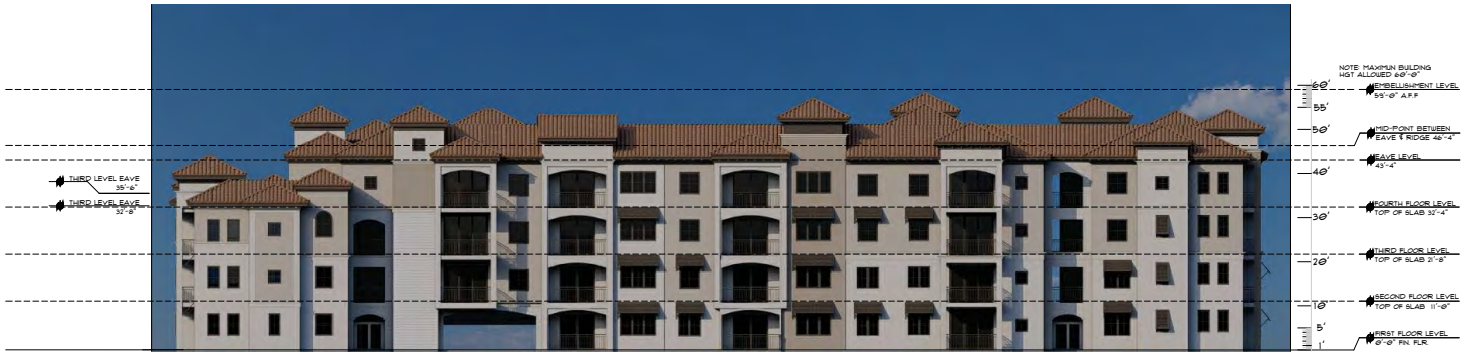
Sec. 34-2171. Measurement.



(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

VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING AD ARCHITECTURAL LAND DESIGN

02.3 | BUILDING DESIGN DETAILS

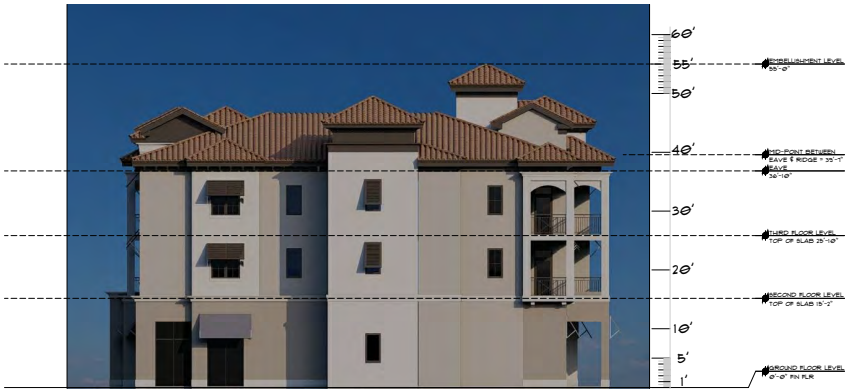
Building Elevations: Buildings A, B and E

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

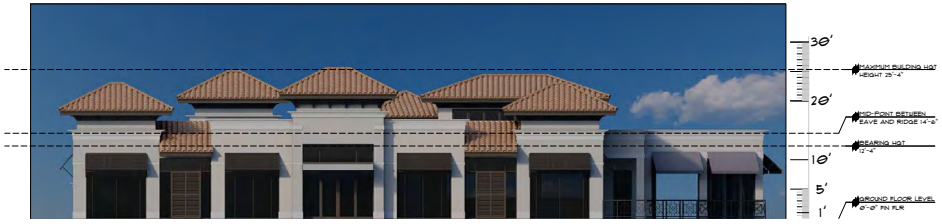
North Elevation

VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building C1



West Elevation

East Elevation

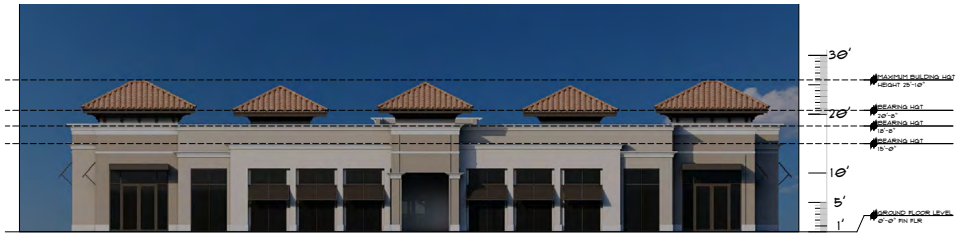
South Elevation

North Elevation

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building C2

West Elevation



East Elevation

VIA COCONUT
Mixed Use Development

BANKS ENGINEERING MHK ARCHITECTURE & PLANNING AD ARCHITECTURAL LAND DESIGN

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building F

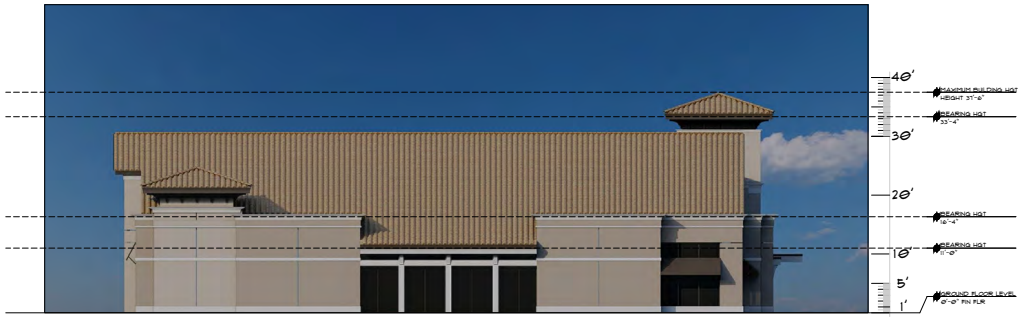
South Elevation

North Elevation

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Building F

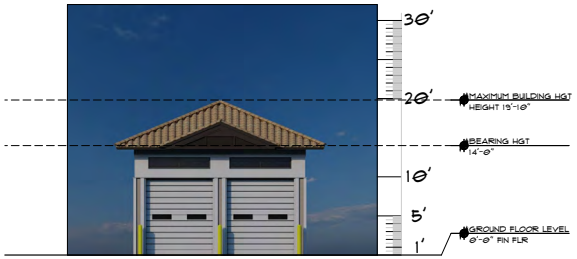
East Elevation



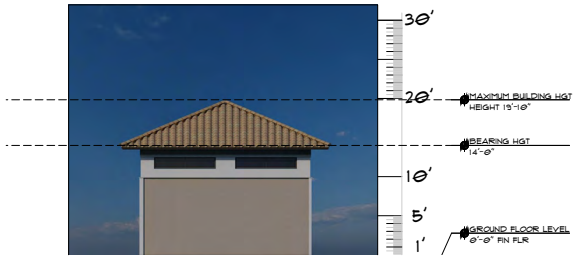
West Elevation

02.3 | BUILDING DESIGN DETAILS

Building Elevations: Maintenance Building



South Elevation



North Elevation

East Elevation

West Elevation

02.3 | BUILDING DESIGN DETAILS
Monument Sign

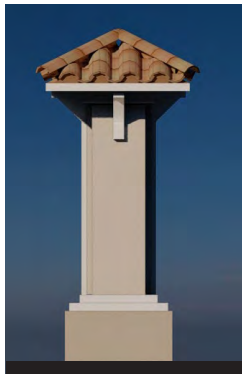
DESCRIPTION:

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

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).

DUMPSTER ENCLOSURE

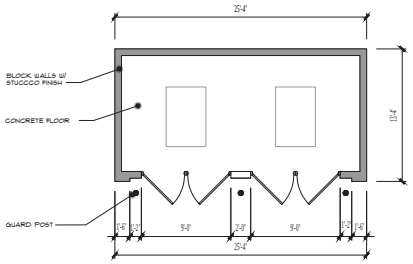
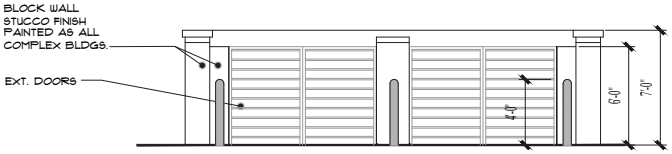
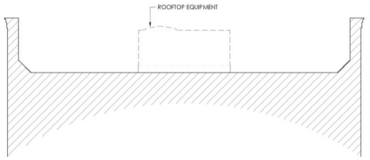


ILLUSTRATION FOR REFERENCE ONLY



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
  - 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)

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

Scale: 1"=30'

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

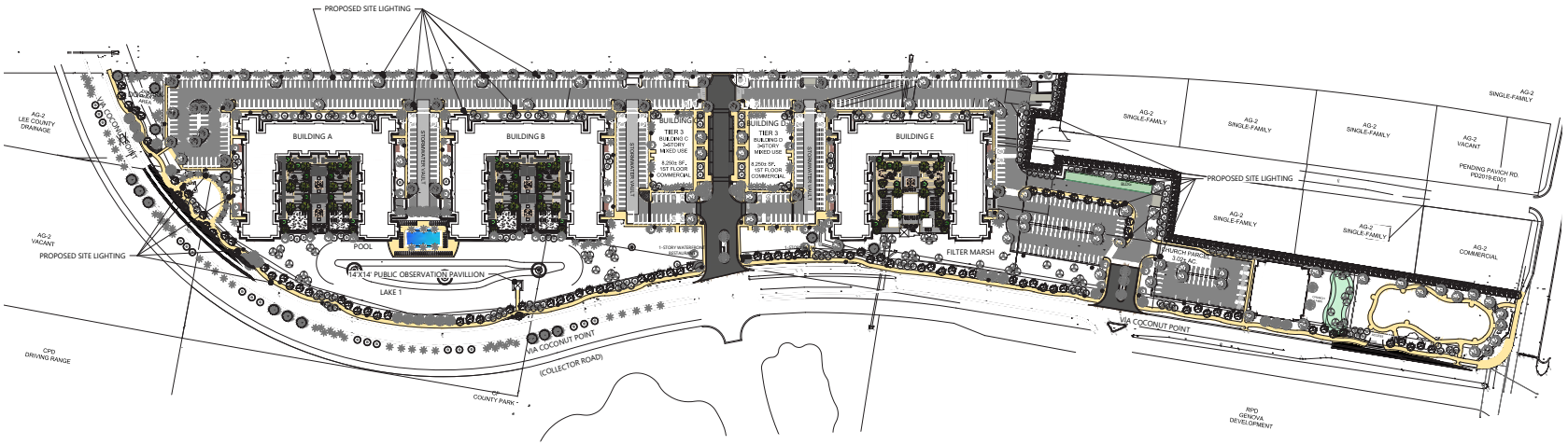
LEGEND

- 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 AD ARCHITECTURAL LAND DESIGN

03.2 | SITE LIGHTING

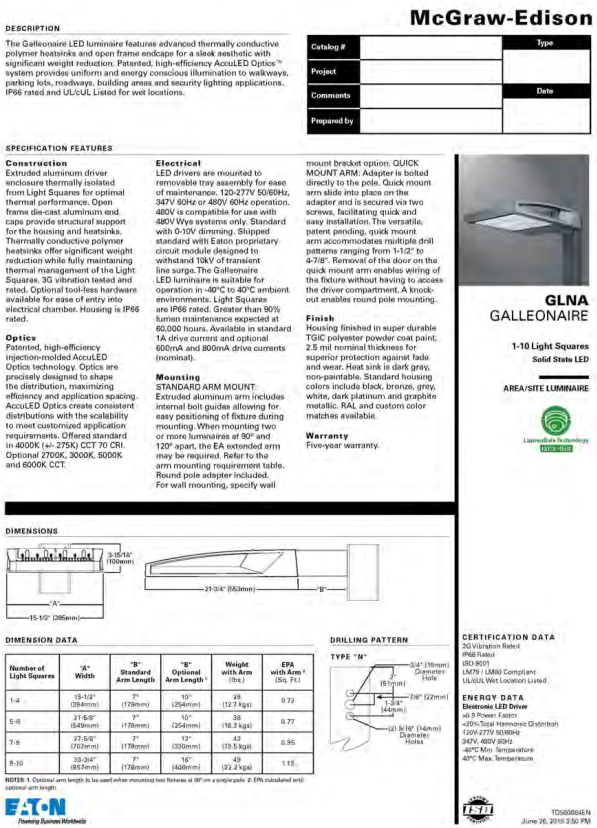


SITE LIGHTING LEGEND

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

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)	33 (16.3 kgs)	0.77
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	43 (19.5 kgs)	0.95
8-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	49 (22.4 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

TDS600084EN
June 26, 2018 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)

2 @ 180° | Triple | 4 @ 90°
2 @ 90° | Triple | 2 @ 120°

NOTES: 1. Consult your local Eaton representative for 4 @ 120° configuration. 2. Consult your local Eaton representative for 4 @ 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 [1,2]	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA with Arm [3] (Sq. Ft.)
1-4	15-1/2" (394mm)	30 (13.6 kgs)	33 (15 kgs)	0.96
5-6 [4]	21-5/8" (549mm)	38 (17.2 kgs)	41 (18.6 kgs)	
7-8 [4]	27-5/8" (702mm)	45 (20.3 kgs)	—	

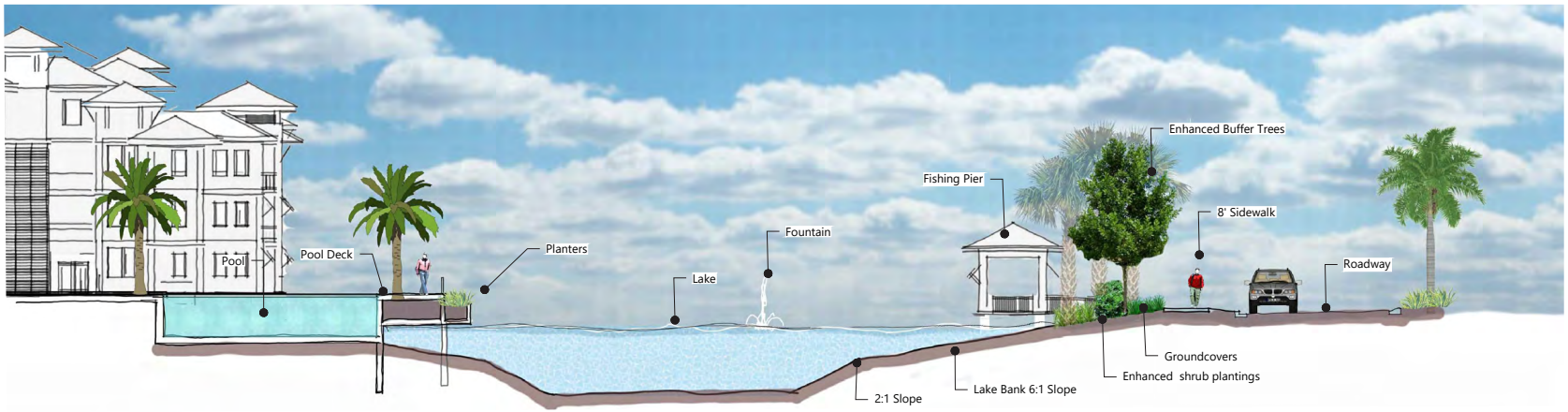
NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with standard 6 arm length. 3. QMEA arm to be used when mounting two fixtures at 90° on a single pole. 4. 120° option not available for 90° or 120° configuration on a single pole.

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.

TDS600084EN
June 26, 2019 3:50 PM

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

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.

CORSA AT ESTERO CROSSING – PZDB WORKSHOP

ESTERO, FL

January 11, 2022

CONSULTANT TEAM

STOCK DEVELOPMENT, *Developer*

BOOTH DESIGN GROUP, *Landscape Architecture*

CHARLAN BROCK ARCHITECTS, *Architect*

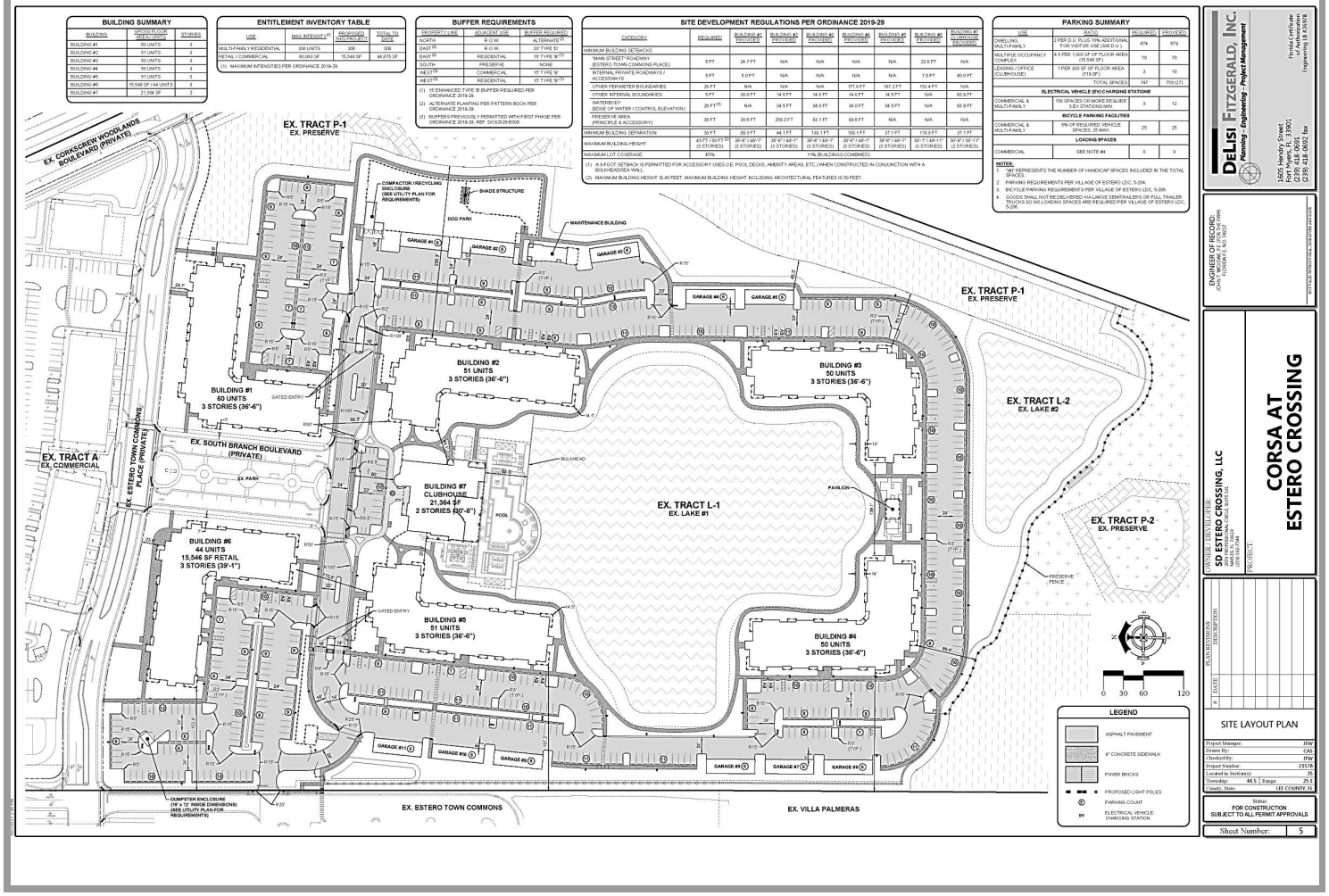
DELISI FITZGERALD, INC., *Civil Engineering*

ESTERO CROSSING

VICINITY MAP

ESTERO CROSSING

SITE PLAN


BUILDING SUMMARY
ENTITLEMENT INVENTORY TABLE
BUFFER REQUIREMENTS
SITE DEVELOPMENT REGULATIONS PER ORDINANCE 2019-29
PARKING SUMMARY
EX. TRACT P-1
EX. PRESERVE
EX. CORKSCREW WOODLANDS BOULEVARD (PRIVATE)
COMPACTOR / RECYCLING ENCLOSURE (SEE UTILITY PLAN FOR REQUIREMENTS)
SHADE STRUCTURE
DOG PARK
MAINTENANCE BUILDING
GARAGE #1
GARAGE #2
GARAGE #3
GARAGE #4
GARAGE #5
BUILDING #1
60 UNITS
3 STORIES (36'-6")
BUILDING #2
51 UNITS
3 STORIES (36'-6")
BUILDING #3
50 UNITS
3 STORIES (36'-6")
EX. TRACT L-2
EX. LAKE #2
EX. TRACT A
EX. COMMERCIAL
EX. ESTERO TOWN COMMONS PLACE (PRIVATE)
EX. SOUTH BRANCH BOULEVARD (PRIVATE)
GATED ENTRY
EX. PARK
BULKHEAD
BUILDING #7
CLUBHOUSE
21,364 SF
2 STORIES (20'-6")
POOL
PAVILION
EX. TRACT L-1
EX. LAKE #1
EX. TRACT P-2
EX. PRESERVE
PRESERVE FENCE
BUILDING #6
44 UNITS
15,546 SF RETAIL
3 STORIES (39'-1")
BUILDING #5
51 UNITS
3 STORIES (36'-6")
BUILDING #4
50 UNITS
3 STORIES (36'-6")
GARAGE #11
GARAGE #10
GARAGE #9
GARAGE #8
GARAGE #7
GARAGE #6
DUMPSTER ENCLOSURE (16' x 12' INSIDE DIMENSIONS) (SEE UTILITY PLAN FOR REQUIREMENTS)
EX. ESTERO TOWN COMMONS
EX. VILLA PALMERAS
0 30 60 120
LEGEND
ASPHALT PAVEMENT
4" CONCRETE SIDEWALK
PAVER BRICKS
PROPOSED LIGHT POLES
PARKING COUNT
ELECTRICAL VEHICLE CHARGING STATION
DeLisi Fitzgerald, Inc.
Planning - Engineering - Project Management
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida Certificate of Authorization Engineering LB #30974
ENGINEER OF RECORD:
JEFFREY T. WILKINSON
FLORIDA P.E. NO. 56527
OWNER / DEVELOPER:
SD ESTERO CROSSING, LLC
PROJECT:
CORSA AT
ESTERO CROSSING
SITE LAYOUT PLAN
Project Manager: JTW
Drawn By: CAS
Checked By: JTW
Project Number: 21578
Located in Section(s): 25
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 5

PIM COMMENTS

COMMENTS FROM AUGUST 10, 2021 PIM MEETING

COMMENT: CONSISTENCY WITH PATTERN BOOK
RESPONSE/REVISION: COLORS HAVE BEEN REVISED TO MATCH THE PALETTE AND APPLICATION UTILIZED IN THE PATTERN BOOK. MINOR VARIATIONS BETWEEN THE RESIDENTIAL BUILDINS IN THE PATTERN BOOK AND CURRENT DESIGN ARE OUTLINED BELOW:

MIXED USE & MULTI-FAMILY CORNER TOWERS
The Design of the Corner Tower of the Mixed-Use Building & Multi-Family Buildings is open with an interior chandelier, whereas the Pattern Book depicted an enclosed tower with single hung windows.
The open corridors utilized on the interiors of the building are required to provide proscribed area of openings to the exterior wherever there is a 90 degree turn in the corridor, which also impacted the massing of the lower portions of the tower. The architects have turned this requirement into an opportunity, creating lanterns at the prominent corners of these buildings with the provision of large chandeliers in the tall, open space.

ENLARGED BALCONIES AT THE MIXED USE AND MULTI FAMILY CORNER UNITS
The design of the units adjacent to the corner towers indicated wrap-around balconies on the gable end of the units instead of windows.
Unit leasable area requirements and layout at these locations necessitated reduced air-conditioned space. In addition, balconies at these locations are consistent with the overall pattern and rhythm of massing along the facades of these buildings.

PIM COMMENTS

SPANDREL PANELS

Spandrel panels are now consistent for the Mixed-Use and Multi Family buildings in the project.

Raised plaster spandrel panels have been provided consistently between first and second story unit windows in the project. The panels are detailed to evoke wood panels, consistent with the reference to timber framing of the porch detailing and the use of brackets in the project. Along the street facade of the Mixed Use building hung awnings have been raised and more surface provided for retail signage on the building below the awnings, instead of attached to the edge of floating awnings.

BUILDING COLORS

Color palette and placement now consistent with the Pattern Book.

The color palette, as well as the location of colors on the buildings has been revised to match the pattern book.

PLACEMAKING IDENTIFIABLE LANDMARK – ARCHITECTURAL ICON

The Design of the Leasing Center differs from the pavilion as the architectural icon terminating the southern end of the Pocket Park.

At the southern termination of the Pocket Park, the architect has provided a suitable place making architectural icon and public space with the Leasing Center tower and entrance courtyard. The open pavilion and tower depicted on the Leasing Center site in the Pattern Book overall site plan was not accommodating to the actual program of the building required by the owner. The interior lit, lantern like open air tower at the entrance of the Leasing Center provides a gracious public amenity while epitomizing the Mediterranean Revival building style characterized in the LDC creating the identifiable landmark to anchor the pocket park.

ARCHITECTURAL PLANS – PATTERN BOOK PERSPECTIVE COMPARISON

MIXED USED PERSPECTIVE - PATTERN BOOK

MIXED USE PERSPECTIVE - PROPOSED

MULTIFAMILY PERSPECTIVE - PATTERN BOOK

MULTIFAMILY PERSPECTIVE - PROPOSED

COLOR PALETTE

ACCENT COLOR
-ARCHITECTURAL TRIM
-PORCH COLUMNS
-CORBELS

SW 6069
French Roast
Interior / Exterior
Location Number: 196-C7

SECONDARY WALL COLOR
-SMOOTH STUCCO

SW 7012
Creamy
Interior / Exterior
Location Number: 261-C3

CONCRETE BARREL TILE ROOF
-EAGLE 3661 JUNO BLEND

TRIM COLOR
-SMOOTH STUCCO

SW 7005
Pure White
Interior / Exterior
Location Number: 255-C1

POWDER COAT:
DURANER BERMUDA BRONZE UC105262
-ESWINDOWS ALUMINUM SNGLE HUNG

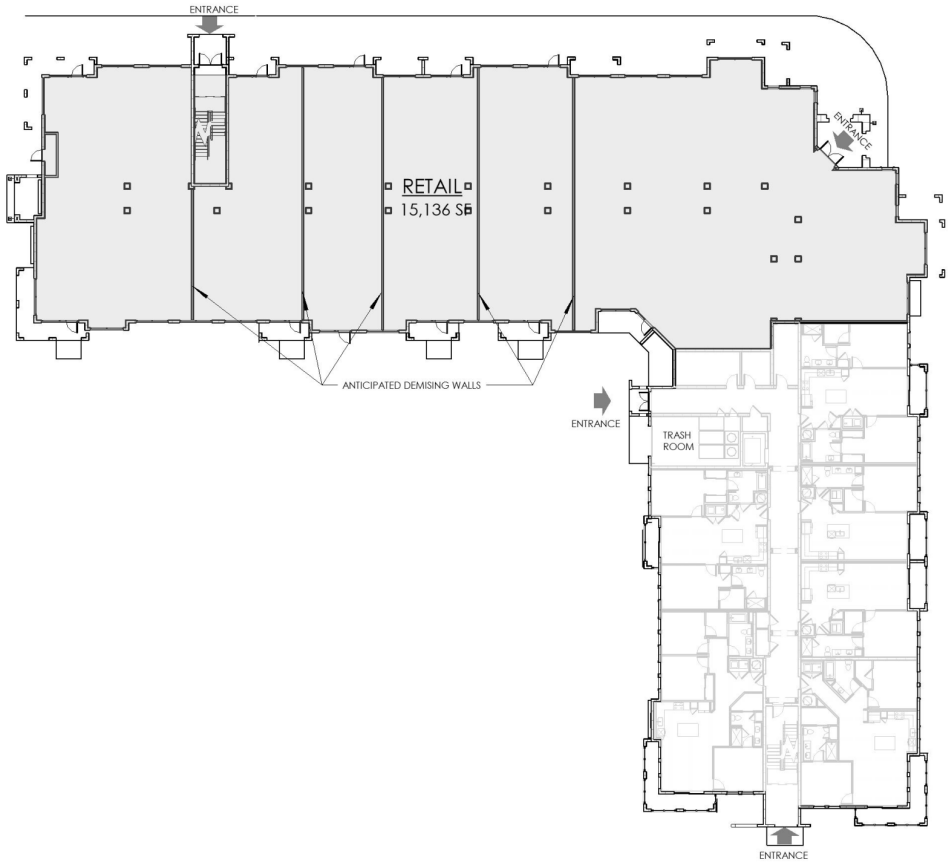
SW 7713
Tawny Tan
Interior / Exterior
Location Number: 287-C4

PRIMARY WALL COLOR
-SMOOTH STUCCO

POWDER COAT:
INTERPON D300088016M
-BALCONY PICKET RAILING
-ALUMINUM FASCIA

POWDER COAT:
INTERPON BROWN D3000-8M255QF
-CORAL FL500 STOREFRONT

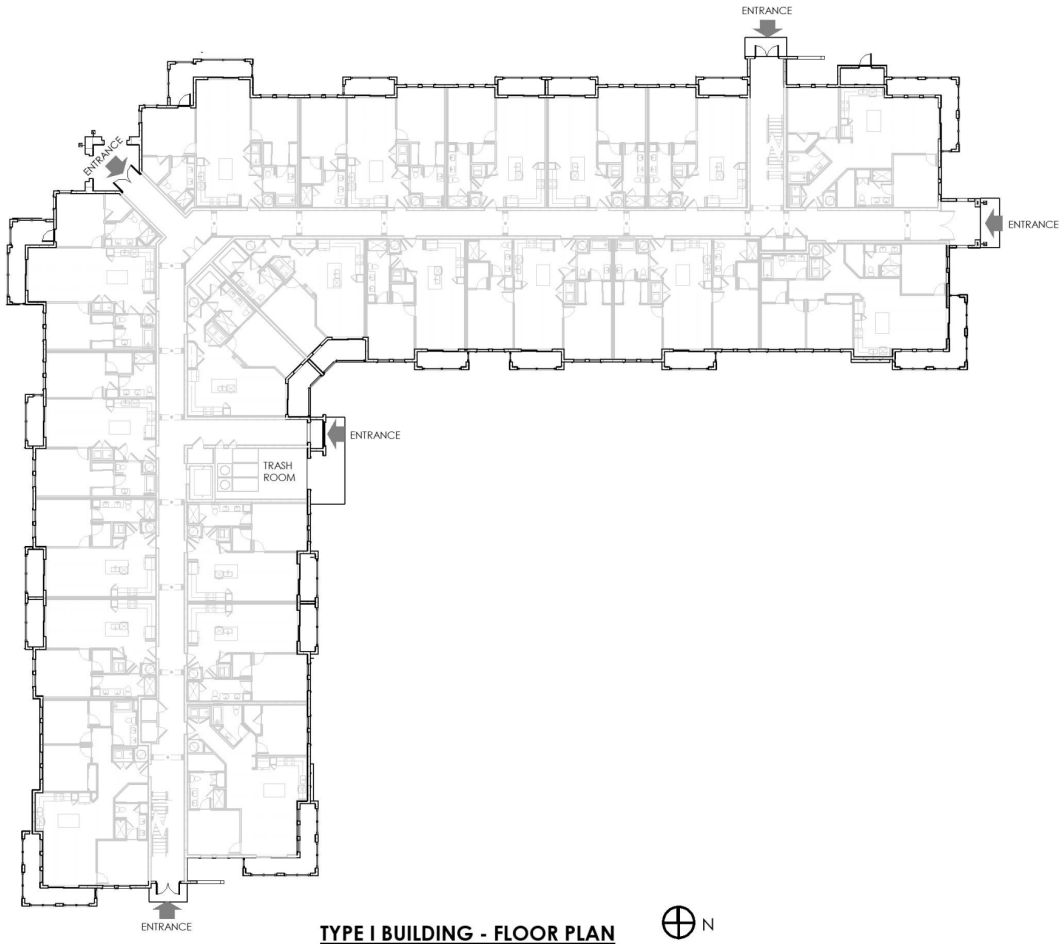
FLOOR PLAN – TYPE I MU



TYPE I - MIXED USE BUILDING - FLOOR PLAN

N

FLOOR PLAN – TYPE I

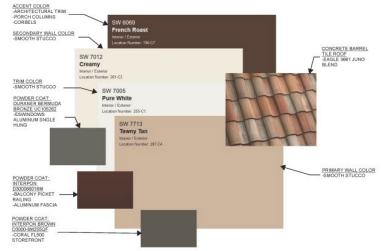


TYPE I BUILDING - FLOOR PLAN

BUILDING ELEVATIONS – TYPE I MU

2 BUILDING TYPE I - MIXED USE RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

1 BUILDING TYPE I - MIXED USE FRONT ELEVATION
SCALE: 3/32" = 1'-0"



COLOR PALETTE

Corsa at Estero Crossings
Village of Estero, FL

SD Estero Development, LLC
2639 Professional Circle, Suite 101
Naples, FL 34119

charlan • brock associates
architects • planners
1770 fennell street
maitland florida 32751-7208
407.660.8900 f:407.875.9946
www.cbaarchitects.com

date: 11-18-2021
job no: 4010.17
drawn by: MLP
reviewed by: CBA
issue history:
Δ Date

BUILDING TYPE I MIXED USE EXTERIOR ELEVATIONS

A201

BUILDING ELEVATIONS – TYPE I MU

2 BUILDING TYPE I - MIXED USE LEFT ELEVATION
SCALE: 3/32" = 1'-0"

1 BUILDING TYPE I - MIXED USE REAR ELEVATION
SCALE: 3/32" = 1'-0"

Corsa at Estero Crossings
Village of Estero, FL
3D Estero Development, LLC
2639 Professional Circle, Suite 101
Naples, FL 34119

charlan • brock associates
architects • planners
1770 hahnell street
maitland florida 32751 7208
407 660 8900 f 407 875 9948
www . cbaarchitects . com

date: **11-18-2021**
job no: **4010.17**
drawn by: **MLP**
reviewed by: **CBA**
issue history:
Δ Date

Sheet Title
BUILDING TYPE I MIXED USE EXTERIOR ELEVATIONS

Sheet Number
A202

BUILDING ELEVATIONS – TYPE I

2 BUILDING TYPE I - RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

1 BUILDING TYPE I - FRONT ELEVATION
SCALE: 3/32" = 1'-0"

Corsa at Estero Crossings
Village of Estero, FL

SD Estero Development, LLC
2439 Professional Circle, Suite 101
Naples, FL 34119

charlan • brock associates
architects • planners
1770 fennell street
maitland florida 32751-7208
407.660.8900 f.407.875.9948
www.cbaarchitects.com

date: 11-18-2021
job no: 4010.17
drawn by: MLP
reviewed by: CBA
issue history:
Δ Date

Sheet Title
BUILDING TYPE I EXTERIOR ELEVATIONS

Sheet Number
A203

BUILDING ELEVATIONS –TYPE II

2 BUILDING TYPE II - RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

1 BUILDING TYPE II - FRONT ELEVATION
SCALE: 3/32" = 1'-0"

Corsa at Estero Crossings
Village of Estero, FL

SD Estero Development, LLC
2659 Professional Circle, Suite 101
Naples, FL 34119

charlan • brock associates
architects • planners
1770 fennell street
maitland florida 32751-7208
407.660.8900 | 407.875.9948
www.cbaarchitects.com

date: 11-18-2021
job no: 4010.17
drawn by: MLP
reviewed by: CBA
issue history:
Δ Date

Sheet Title
BUILDING TYPE II EXTERIOR ELEVATIONS

Sheet Number
A205

BUILDING ELEVATIONS – TYPE III

2 BUILDING TYPE III - RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

1 BUILDING TYPE III - FRONT ELEVATION
SCALE: 3/32" = 1'-0"

Corsa at Estero Crossings
Village of Estero, FL

SD Estero Development, LLC
2639 Professional Circle, Suite 101
Naples, FL 34119

charlan • brock associates
architects • planners
1770 fennell street
maitland florida 32751-7208
407 660 8900 f 407 875 9948
www . cbaarchitects . com

date: 11-18-2021
job no: 4010.17
drawn by: MLP
reviewed by: CBA
issue history:
Δ Date

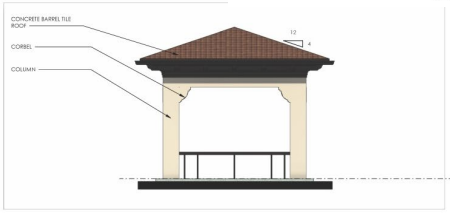
Sheet title
BUILDING TYPE III EXTERIOR ELEVATIONS

Sheet Number
A207

BUILDING ELEVATIONS – ANCILLARY BUILDINGS

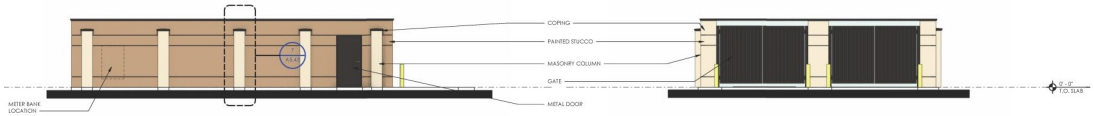
1 GARAGE 6 BAY - FRONT ELEVATION
SCALE: 3/16" = 1'-0"

2 MAINTENANCE BUILDING - FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 POOL PAVILION - FRONT ELEVATION
SCALE: 3/16" = 1'-0"

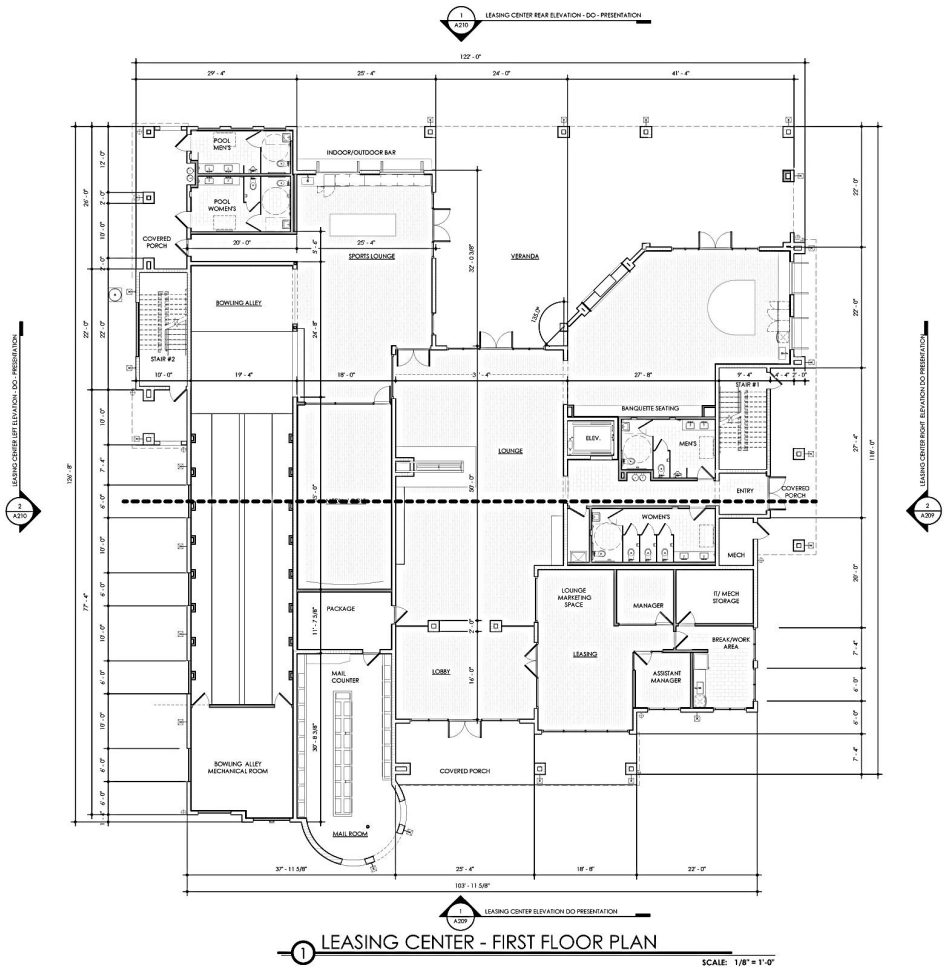
1 BBQ PAVILION - FRONT ELEVATION
SCALE: 3/16" = 1'-0"



4 TRASH COMPACTOR - FRONT ELEVATION
SCALE: 3/16" = 1'-0"

3 TRASH COMPACTOR - RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

FLOOR PLAN - CLUBHOUSE



1 LEASING CENTER - FIRST FLOOR PLAN

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

Corsa at Estero Crossings
Village of Estero, FL

SD Estero Development, LLC
2439 Professional Circle, Suite 101
Naples, FL 34119

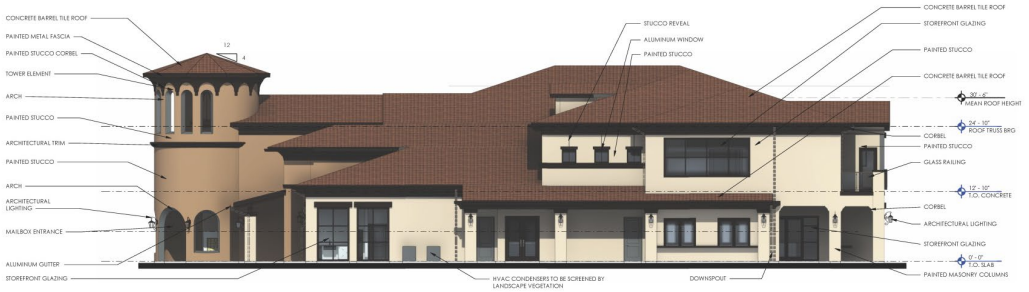
charlan • brock associates
architects • planners
1770 fennell street
maitland florida 32751-7208
407 660 8900 | fx407 875 9948
www. cbaarchitects .com

date: 11-18-2021
job no: 4010.17
drawn by: MLP
reviewed by: CBA
issue history:
Δ Date

Sheet Title
LEASING CENTER FIRST FLOOR PLAN

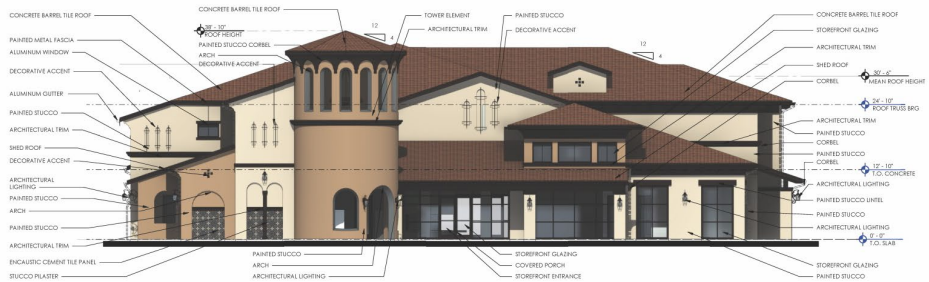
Sheet Number
A105

BUILDING ELEVATIONS - CLUBHOUSE



2 LEASING CENTER - RIGHT ELEVATION

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



1 LEASING CENTER - FRONT ELEVATION

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

COLOR PALETTE

Corsa at Estero Crossings
Village of Estero, FL

30 Estero Development, LLC
2639 Professional Circle, Suite 101
Naples, FL 34119

charlan • brock associates
architects • planners
1770 fennell street
maitland florida 32751-7208
407.660.8900 f.407.875.9948
www.cbaarchitects.com

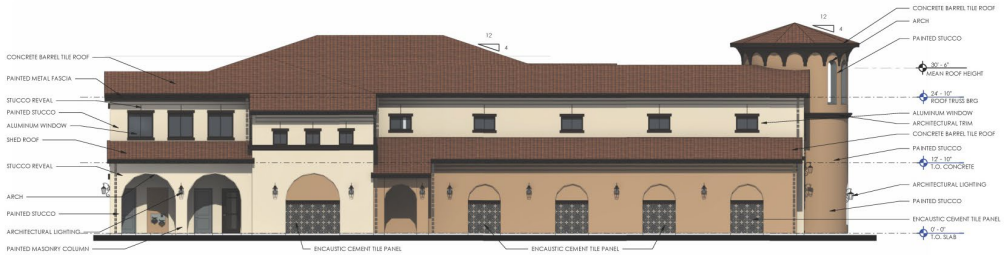
date: 11-18-2021
job no: 4010.17
drawn by: MLP
reviewed by: CBA
issue history:
Δ Date

Sheet Title
LEASING CENTER EXTERIOR ELEVATIONS

Sheet Number
A209

Charlan Brock & Associates, Inc. hereby reserves its common law copyright and other property rights in these plans, ideas, and designs. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from cba, inc. and the appropriate fee paid to cba, inc. In the event of unauthorized reuse of these plans by any third party, the third party agrees to indemnify cba, inc. against any loss, expense or liability arising from such reuse. In accordance with the Section 102(b) of and Chapter 120, Florida Statutes, the use of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire safety standards as determined by the local authority.

BUILDING ELEVATIONS - CLUBHOUSE



2 LEASING CENTER - LEFT ELEVATION
SCALE: 1/8" = 1'-0"

1 LEASING CENTER - REAR ELEVATION
SCALE: 1/8" = 1'-0"

Corsa at Estero Crossings
Village of Estero, FL

SD Estero Development, LLC
2639 Professional Circle, Suite 101
Naples, FL 34119

charlan • brock associates
architects • planners
1770 fennell street
maitland florida 32751-7208
407.660.8900 f:407.875.9948
www.cbaarchitects.com

date: 11-18-2021
job no: 4010.17
drawn by: MLP
reviewed by: CBA
issue history:
Δ Date

Sheet Title
LEASING CENTER EXTERIOR ELEVATIONS

Sheet Number
A210

AGENDA ITEM SUMMARY SHEET
Planning, Zoning and Design Board
January 11, 2022

Agenda Item:

Review of Ordinance 2022-01, approving an update to the Capital Improvements Element which includes the Capital Improvement Program approved for Fiscal Year 2021/2022.

Description:

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

The Council adopted the Capital Improvement Plan for Fiscal Year 2021/2022 on September 22, 2021. Updates to the Capital Improvement Plan can be incorporated into the Comprehensive Plan annually by ordinance in lieu of a comprehensive plan amendment. The most recent school district Capital Improvement Plan (2022-2026) will also be included. Please note that the Village Council does not approve the Lee County School District Work Plan.

Action Requested:

Recommend that Village Council adopt Ordinance 2022-01.

Financial Impact:

No additional financial impact not already included in the budget. Minor cost of newspaper advertisement.

Attachments:

1. Ordinance No. 2022-01

VILLAGE OF ESTERO, FLORIDA

ORDINANCE NO. 2022 – 01

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING UPDATES TO THE CAPITAL IMPROVEMENTS ELEMENT TO UPDATE THE CAPITAL IMPROVEMENTS SCHEDULE FOR FISCAL YEAR 2021/2022 AND ADOPT THE MOST RECENT LEE COUNTY SCHOOL DISTRICT CAPITAL IMPROVEMENT PLAN; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

WHEREAS, the Village reviewed and adopted its most recent Capital Improvement Program by Resolution 2021-22 on September 22, 2021 pursuant to Village Charter Section 8(7)(b) and now desires to update the Capital Improvements Element Schedule pursuant to Florida Statutes Section 163.3177(3)(b).

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

Section 1. Purpose.

The purpose of this Ordinance is to update the Capital Improvements Program schedule that is now a part of the Comprehensive Plan. This amending ordinance may be referred to as the "Capital Improvement Element Schedule Update 2021".

Section 2. Adoption of the Capital Improvements Element Schedule Update 2021.

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

Section 3. Conflict.

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

Section 4. Severability.

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

Section 5. Effective Date.

This Ordinance shall take effect immediately upon adoption.

PASSED on first reading this X day of MONTH, 2022.

PASSED AND ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this X day of MONTH, 2022.

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

Reviewed for legal sufficiency:

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

Exhibit A: Village of Estero Capital Improvement Projects
Exhibit B: Lee County School District 2021-2025 Five Year Capital Improvement Plan

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

Capital Projects Fund

Fund **300 Capital Projects**

		Actual 2019-2020	Budget 2020-2021	Estimated 2020-2021	Budget 2021-2022	+/(-) over Budget
Revenues [1]						
266-3124200	Local Option Gas Tax-1 to 5 Cent	361,467	316,000	316,000	338,900	22,900
	Gas Tax Total	361,467	316,000	316,000	338,900	22,900
990-3243100	Road-Residential	549,336	200,000	506,360	145,800	(54,200)
990-3243200	Road-Commercial	590,570	200,000	160,787	145,800	(54,200)
	Road Impact Fees Total	1,139,906	400,000	667,147	291,600	(108,400)
995-3246101	Park-Residential	62,935	60,000	58,604	43,800	(16,200)
994-3246201	Park-Commercial	230,076	110,000	18,592	80,200	(29,800)
	Park Impact Fees Total	293,011	170,000	77,196	124,000	(46,000)
	Impact Fees Total	1,432,917	570,000	744,343	415,600	(154,400)
730-3344000	FL Dept of Transportation Funding	652,566	134,490	-	1,100,000	965,510
700-3374000	Lee County Estero Pkwy Funding	-	2,196,000	-	-	(2,196,000)
	Intergovernmental / Grant Income Total	652,566	2,330,490	-	1,100,000	(1,230,490)
xxx-3611000	Interest Income	94,514	42,000	1,085	42,000	-
xxx-3660000	Contributions-Private Source	89,307	974,600	201,420	132,000	(842,600)
Total Capital Projects Revenues [1]		2,630,771	4,233,090	1,262,848	2,028,500	(2,204,590)
Other Financing Sources						
000-3810001	Transfer from General Fund	5,162,053	3,044,660	1,117,795	4,447,800	1,403,140
000-3810201	Transfer from Debt Service Fund	1,000,000	-	-	-	-
Transfers from Other Funds Total		6,162,053	3,044,660	1,117,795	4,447,800	1,403,140
Total Capital Projects Revenues & Other Financing Sources		8,792,824	7,277,750	2,380,643	6,476,300	(801,450)
Expenditures						
700-541xxxx	Roadway Improvements	4,756,399	4,130,760	3,556,258	11,031,300	6,900,540
710-541xxxx	Intersection Improvements	493,305	1,391,600	84,071	132,000	(1,259,600)
720-541xxxx	Bicycle and Pedestrian Projects	41,978	1,094,480	74,831	2,842,900	1,748,420
730-541xxxx	Landscaping & Beautification	1,089,107	1,235,390	45,843	3,706,000	2,470,610
Transportation Expenditures		6,380,789	7,852,230	3,761,003	17,712,200	9,859,970
740-572xxxx	Park Projects	-	1,140,000	17,325	1,140,000	-
750-537xxxx	Stormwater Improvements	-	372,000	-	354,000	(18,000)
770-519xxxx	Land Acquisition	3,012,288	-	-	-	-
Total Capital Project Expenditures		9,393,077	9,364,230	3,778,328	19,206,200	9,841,970
Net Change in Fund Balance		**(600,253)**	**(2,086,480)**	**(1,397,685)**	**(12,729,900)**	**(10,643,420)**
Prior Year Surplus/Beginning Fund Balance		11,539,371	9,700,350	10,939,118	9,541,433	(158,917)
Projected End of Year Surplus/Fund Balance		**$ 10,939,118**	**$ 7,613,870**	**$ 9,541,433**	**$ (3,188,467)**	**$ (10,802,337)**

[1] Revenue projections remain uncertain as the result of the continued impacts of Covid-19 and, if needed, budgeted revenue amounts will be adjusted as future collections data becomes available.

budget figures

Capital Improvement Projects

Priority	Project Name	Estimated Project Cost	Funding Source	Budget FY 21-22	Budget FY 22-23	Budget FY 23-24	Budget FY 24-25	Budget FY 25-26	Total Cost
Roadway Projects									
1			GF	$ 360,000	$ -	$ -	$ -	$ -	$ 360,000
1	Estero Parkway Improvements (US41-Three Oaks)	$ 9,728,240	GT	$ -	$ -	$ -	$ -	$ -	$ -
1			LDOT	$ -	$ -	$ -	$ -	$ -	$ -
2	Corkscrew Rd Paths, Landscaping & Street Lighting	$ 11,662,500	RIF	$ 4,426,000	$ -	$ 3,384,757	$ -	$ -	$ 7,810,757
2			GF		$ -	$ 719,510	$ -	$ -	$ 719,510
3			LDOT		$ -	$ 3,213,741	$ -	$ -	$ 3,213,741
3	River Ranch Road Improvements	$ 5,275,750	RIF	$ 4,537,800	$ -	$ -	$ -	$ -	$ 4,537,800
3	(Drainage, Road, Bike/Ped)		GF	$ -	$ -	$ -	$ -	$ -	$ -
3			GT	$ 440,000	$ -	$ -	$ -	$ -	$ 440,000
4	Bridge Maintenance	$ 450,000	GF	$ 400,000	$ -	$ -	$ -	$ -	$ 400,000
5	Broadway W. Phase 1 Improvements (US41-Breckenridge)	$ 2,449,800	GT	$ -	$ -	$ -	$ 265,825	$ -	$ 265,825
5	(Road, Bike/Ped, Drainage)		RIF	$ -	$ -	$ -	$ 652,085	$ -	$ 652,085
5			GF	$ -	$ -	$ -	$ -	$ -	$ -
6	Broadway W. Phase 2 Improvements	$ 2,405,700	GT	$ -	$ -	$ -	$ -	$ -	$ -
6	(Breckenridge-Pine Tree Ln.)(Road, Bike/Ped, Drainage)		RIF	$ -	$ -	$ -	$ -	$ -	$ -
6			GF	$ -	$ -	$ -	$ -	$ -	$ -
7	Williams Road Widening (US41 - Via Coconut)	$ 4,429,300	RIF	$ 600,000	$ -	$ -	$ -	$ -	$ 600,000
7			GT	$ 267,500	$ -	$ -	$ -	$ -	$ 267,500
8	Via Coconut Point Extension (South)	$ 2,685,300	RIF	$ -	$ -	$ -	$ -	$ -	$ -
	Village of Estero Sub-total (all funding sources)			$ 11,031,300	$ -	$ 4,104,267	$ 265,825	$ -	$ 15,401,392

capital improvement figures

Priority	Project Name	Estimated Project Cost	Funding Source	Budget FY 21-22	Budget FY 22-23	Budget FY 23-24	Budget FY 24-25	Budget FY 25-26	Total Cost
Intersection Improvements									
1	Corkscrew Rd-Estero Town Commons Traffic Signal Construction	$ 1,375,200	Developer	$ -	$ -	$ -	$ -	$ -	$ -
2	Corkscrew Rd-Corkscrew Woodland Blvd. Intersection Improvements	$ 57,200	LDOT	$ 57,200	$ -	$ -	$ -	$ -	$ 57,200
3	US-41 - Pelican Colony Traffic Signal	$ 960,000	Developer	$ 132,000	$ 850,356	$ -	$ -	$ -	$ 982,356
4	Williams Road-Atlantic Gulf Drive Intersection	$ 3,511,320	RIF	$ -	$ 1,050,005	$ 1,163,032	$ -	$ -	$ 2,213,037
4			GT	$ -	$ 451,880	$ 379,800	$ -	$ -	$ 831,680
4			GF	$ -	$ -	$ -	$ -	$ -	$ -
5	Corkscrew Rd-Three Oaks Pkwy. Intersection Improvements	$ 428,000	LDOT	$ -	$ 439,556	$ -	$ -	$ -	$ 439,556
6	Coconut Road Intersection Study	$ 156,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
7	US41-Coconut Road Intersection Improvements	$ 746,400	Other	$ -	$ -	$ -	$ -	$ -	$ -
8	US41-Williams Rd Intersection Improvements	$ 288,500	RIF	$ -	$ -	$ -	$ -	$ -	$ -
8			GT	$ -	$ -	$ -	$ -	$ -	$ -
8			GF	$ -	$ -	$ -	$ -	$ -	$ -
9	Coconut Road - Coconut Shores Roundabout	$ 1,095,200	Other	$ -	$ -	$ -	$ 1,188,292	$ -	$ 1,188,292
9			RIF	$ -	$ -	$ -	$ -	$ -	$ -
9			GT	$ -	$ -	$ -	$ -	$ -	$ -
9			GF	$ -	$ -	$ -	$ -	$ -	$ -
10	US41-Pelican Sound Intersection Improvements	$ 1,110,800	Developer	$ -	$ -	$ -	$ -	$ -	$ -
11	US41-Corkscrew Rd Intersection Improvements	$ 510,300	Other	$ -	$ -	$ -	$ -	$ -	$ -
12	Coconut Road - Meadowbrook Roundabout	$ 1,095,200	Other	$ -	$ -	$ -	$ -	$ -	$ -
12			RIF	$ -	$ -	$ -	$ -	$ -	$ -
12			GT	$ -	$ -	$ -	$ -	$ -	$ -
12			GF	$ -	$ -	$ -	$ -	$ -	$ -
13	North Point Railroad Crossing	$ 250,000	RIF	$ -	$ -	$ -	$ -	$ -	$ -
14	Coconut Road - El Dorado Roundabout	$ 1,095,200	Other	$ -	$ -	$ -	$ -	$ -	$ -
14			RIF	$ -	$ -	$ -	$ -	$ -	$ -
14			GT	$ -	$ -	$ -	$ -	$ -	$ -
14			GF	$ -	$ -	$ -	$ -	$ -	$ -
	Village of Estero Sub-total (all funding sources)			$ -	$ 1,501,885	$ 1,542,832	$ -	$ -	$ 3,044,717

capital improvement figures

Priority	Project Name	Estimated Project Cost	Funding Source	Budget FY 21-22	Budget FY 22-23	Budget FY 23-24	Budget FY 24-25	Budget FY 25-26	Total Cost
Bike-Pedestrian Projects									
1	Coconut Road Crosswalks	$ 252,800	GF	$ 177,800	$ -	$ -	$ -	$ -	$ 177,800
2	Williams Road Bike-Ped Improvements (East of Via Coconut)	$ 2,357,700	GF	$ -	$ -	$ -	$ -	$ -	$ -
2			RIF	$ 2,213,700	$ -	$ -	$ -	$ -	$ 2,213,700
3	Intersection Safety Improvement Study	$ 110,000	GF	$ 110,000	$ -	$ -	$ -	$ -	$ 110,000
4	Sandy Lane Bike-Ped Improvements	$ 2,633,600	GF	$ -	$ -	$ -	$ -	$ -	$ -
4			RIF	$ 207,000	$ 369,720	$ 2,180,263	$ -	$ -	$ 2,756,983
5	Broadway E Shared Use Path (US 41-Sandy)	$ 2,931,200	GF	$ -	$ -	$ -	$ -	$ -	$ -
5			RIF	$ 134,400	$ 345,072	$ 2,596,144	$ -	$ -	$ 3,075,616
6	Corkscrew Road Shared Use Path (3Oaks-Sandy)	$ 6,952,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
6			RIF	$ -	$ -	$ -	$ 185,535	$ 603,720	$ 789,255
7	Coconut Rd Sidewalk (Oakwild to Via Coconut)	$ 1,082,700	GF	$ -	$ -	$ -	$ -	$ -	$ -
7			RIF	$ -	$ -	$ -	$ 111,972	$ 1,095,081	$ 1,207,053
8	Corkscrew Palms Blvd. Sidewalks	$ 109,800	County	$ -	$ -	$ -	$ -	$ -	$ -
9	Via Coconut Point Roundabouts Improvements	$ 473,100	GF	$ -	$ -	$ -	$ -	$ -	$ -
9			RIF	$ -	$ -	$ -	$ 84,630	$ 441,722	$ 526,352
10	Corkscrew Rd Bike-Ped Improvements (E of US41)	$ 14,393,300	GF	$ -	$ -	$ -	$ -	$ -	$ -
10			RIF	$ -	$ -	$ -	$ -	$ -	$ -
10			Lee County	$ -	$ -	$ -	$ -	$ -	$ -
11	Coconut Rd Shared Use Path	$ 2,094,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
11			RIF	$ -	$ -	$ -	$ 295,554	$ -	$ 295,554
12	Corkscrew Rd West Bike-Ped Improvements	$ 767,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
12			RIF	$ -	$ -	$ -	$ -	$ -	$ -
13	Williams Rd West Bike-Ped Improvements (West of US41)	$ 1,825,100	GF	$ -	$ -	$ -	$ -	$ -	$ -
13			RIF	$ -	$ -	$ -	$ -	$ -	$ -
14	Broadway E. Shared Use Path (Sandy Ln to Three Oaks & Estero Pkwy)	$ 3,098,900	GF	$ -	$ -	$ -	$ -	$ -	$ -
14			RIF	$ -	$ -	$ -	$ -	$ -	$ -
15	SUN Trail Estero Parkway South	$ 6,804,700	GF	$ -	$ -	$ -	$ -	$ -	$ -
15			RIF	$ -	$ -	$ -	$ -	$ -	$ -
16	SUN Trail Estero Parkway North	$ 5,570,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
16			RIF	$ -	$ -	$ -	$ -	$ -	$ -
17	FPL Shared Use Path (East I-75)	$ 2,241,500	GF	$ -	$ -	$ -	$ -	$ -	$ -
18	Utility Shared Use Path (West US 41)	$ 4,973,600	GF	$ -	$ -	$ -	$ -	$ -	$ -
18			RIF	$ -	$ -	$ -	$ -	$ -	$ -
Village of Estero Sub-total (all funding sources)				$ 2,842,900	$ 714,792	$ 4,776,407	$ 677,691	$ 2,140,523	$ 11,152,313

capital improvement figures

Priority	Project Name	Estimated Project Cost	Funding Source	Budget FY 21-22	Budget FY 22-23	Budget FY 23-24	Budget FY 24-25	Budget FY 25-26	Total Cost
Parks & Recreation									
1	Estero on the River Master Plan	$ 252,000	GF	$ 252,000	$ -	$ -	$ -	$ -	$ 252,000
2	Estero Community Park Expansion Master Plan	$ 150,000	GF	$ 150,000	$ -	$ -	$ -	$ -	$ 150,000
3	Estero Community Park Expansion	$ 13,885,700	Partner	$ -	$ -	$ -	$ -	$ -	$ -
3			PIF	$ 700,000	$ 1,643,200	$ -	$ -	$ -	$ 2,343,200
3			RIF	$ -	$ 616,200	$ -	$ -	$ -	$ 616,200
3			GF	$ 38,000	$ 4,518,800	$ -	$ -	$ -	$ 4,556,800
4	Estero on the River Improvements	$ 4,518,000	GF		$ 2,054,000	$ -	$ -	$ -	$ 2,054,000
4			PIF	$ -	$ -	$ -	$ -	$ -	$ -
Village of Estero Sub-total (all funding sources)				$ 1,140,000	$ 8,832,200	$ -	$ -	$ -	$ 9,972,200

capital improvement figures

Priority	Project Name	Estimated Project Cost	Funding Source	Budget FY 21-22	Budget FY 22-23	Budget FY 23-24	Budget FY 24-25	Budget FY 25-26	Total Cost
Stormwater Projects									
1	Villages of Country Creek Bypass Swale Improvements	$ 693,600	GF	$ 192,000	$ 515,143	$ -	$ -	$ -	$ 707,143
2	Dry Creek Bed Sediment Removal	$ 432,000	GF	$ 150,000	$ 289,614	$ -	$ -	$ -	$ 439,614
3	Septic-Sewer (Admin-Design & Permtting)	$ 3,660,000	GF	$ 324,000	$ -	$ 531,720	$ -	$ 536,640	$ 1,392,360
4	Estero River Sediment Removal (West of US 41)	$ 2,426,100	GF	$ 30,000	$ 36,972	$ -	$ 2,470,545	$ -	$ 2,537,517
5	Trailside Drainage Improvements	$ 1,187,900	GF	$ -	$ -	$ -	$ -	$ -	$ -
6	Estero River Sediment Removal (Railroad to Sandy Ln)	$ 766,800	GF	$ -	$ -	$ -	$ -	$ -	$ -
7	Villagio-Estero Pkwy Drainage Improvements	$ 1,624,200	Estero/Lee	$ -	$ -	$ -	$ -	$ -	$ -
8	US-41 Drainage Improvements Design (Williams-Corkscrew)	$ 72,000	FDOT	$ -	$ -	$ -	$ -	$ -	$ -
	Village of Estero Sub-total (all funding sources)			$ 696,000	$ 841,729	$ 531,720	$ 2,470,545	$ 536,640	$ 5,076,634
Building Facilities									
1	Public Works Storage Facility	$ 354,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
2	Village Hall	$ 4,914,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
3	Performing Arts Center	$ 20,000,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
	Village of Estero Sub-total (all funding sources)			$ -	$ -	$ -	$ -	$ -	$ -

capital improvement figures

Priority	Project Name	Estimated Project Cost	Funding Source	Budget FY 21-22	Budget FY 22-23	Budget FY 23-24	Budget FY 24-25	Budget FY 25-26	Total Cost
Land Acquisition									
1	School District of Lee County Property (Block Lane)	$ 4,000,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
1			PIF	$ -	$ -	$ -	$ -	$ -	$ -
1			Bonus Den.	$ -	$ -	$ -	$ -	$ -	$ -
1			Partner	$ -	$ -	$ -	$ -	$ -	$ -
2	Driving Range Property (Williams Road)	$ 3,500,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
2			PIF	$ -	$ -	$ -	$ -	$ -	$ -
2			Bonus Den.	$ -	$ -	$ -	$ -	$ -	$ -
2			Partner	$ -	$ -	$ -	$ -	$ -	$ -
3	River Oaks Preserve	$ 900,000	Bonus Den.	$ -	$ 924,300	$ -	$ -	$ -	$ 924,300
3			Partner	$ -	$ -	$ -	$ -	$ -	$ -
4	SUN Trail	$ 30,000,000	GF	$ -		$ -	$ -	$ -	$ -
4			RIF	$ -		$ -	$ -	$ -	$ -
4			Debt	$ -		$ -	$ -	$ -	$ -
	Village of Estero Sub-total (all funding sources)			$ -	$ 924,300	$ -	$ -	$ -	$ 924,300
	Total	$ 227,343,610		$ 19,832,300	$ 14,486,862	$ 14,168,967	$ 5,254,438	$ 2,677,163	$ 56,419,729
	Village total	$ -		$ 18,543,100	$ 13,196,950	$ 10,955,226	$ 3,414,061	$ 2,677,163	$ 48,786,499

Estero Road Impacts Fees
Estero Gas Tax
Estero General Fund
Park Impact Fee (include public land aqcu
Non-Estero Funding Source

capital improvement figures

Account	Project	FY 20-21	Description of Project	Impact on Operating Cost
300-700-5416301	Estero Parkway Improvements	3,186,560	Road resurfacing, drainage lighting and landscaping improvements along Estero Parkway from US-41 to Three Oaks	Annual maintenance costs estimated to be $350,000
300-700-5416311	Corkscrew Road Widening	300,000	Lee County will be widening Corkscrew Road east of Ben Hill Griffin Parkway. Village to fund design and construct of street lighting, landscaping and pedestrian enhancements along Corkscrew Road from East of Ben Hill Griffin to Village limits.	Increase yet to be determined
300-700-5416310	River Ranch Road Improvements	310,000	Roadway, drainage and bicycle/pedestrian improvements along River Road	Increase yet to be determined
300-700-5416370	Via Coconut Pt Street Lights	205,200	Install street lights along Via Coconut Point from Williams Road to Coconut Road	Increase yet to be determined
300-700-5416371	Williams Rd Street Lights	57,000	Install street lights along Williams Road from Via Coconut Point to Three Oaks Parkway.	Increase yet to be determined
300-700-5416372	River Ranch Rd Street Lights	30,500	Install street lights along River Ranch Road	Increase yet to be determined
300-700-5416373	Broadway Ave East Street Lights	12,900	Install street lights along Broadway from US 41 to Sandy Lane	Increase yet to be determined
300-700-5416374	Sandy Lane Street Lights	28,600	Install street lights along Sandy Lane	Increase yet to be determined
Roadway Improvement Projects (700)		4,130,760	excludes Lee County funding for Lee County Projects	
300-710-5416303	Corkscrew Road-Estero Town Commons Signal	842,600	Design, permitting, and installation of a traffic signal on Corkscrew Road at Puente Lane which are expected to be reimbursed by the Developers.	No additional cost
300-710-5416302	US41-Pelican Sound Intersection Improvements	132,000	Design, permit, and construction of a traffic signal at the intersection of US-41 and Pelican Colony Blvd to be funded by adjacent developments.	No additional cost
300-710-5416304	Williams Road-Atlantic Gulf Drive Intersection (Walgreens)	300,000	Design and construct roadway intersection improvements on Williams Road east of US-41 to prevent illegal left turns out of the Walgreens parking lot and improve left turn vehicle stacking at US-41.	Increase yet to be determined
300-710-5416307	Coconut Road Intersection Study	117,000	Study the following Coconut Road intersection and prepare preliminary intersection designs considering additional turn lanes and 3 possible roundabouts at Coconut Shores, Meadowbrook, and El Dorado.	No additional cost
Intersection Improvements Projects (710)		1,391,600	excludes Lee County funding for Lee County Projects	
300-720-5416307	Coconut Rd Crosswalks	150,000	Install a crosswalk for pedestrian access to the sidewalk on the south side of the roadway at Old Meadowbrook Blvd and extend the existing sidewalk east of Coconut Shores to their back gate driveway located on FPL property.	No additional cost
300-720-5416308	Williams Road Bike-Ped Improvements	150,000	Design and construction of bicycle and pedestrian improvements along Williams Road which will provide a safe east/west corridor between two major north/south corridors, Via Coconut Point and Three Oaks Parkway.	Increase yet to be determined.
300-720-5416309	Intersection Safety Improvement Study	110,000	Prepare a study of bicycle and pedestrian safety at US-41 intersections and provide recommendations to improve safety.	Increase yet to be determined.
300-720-5416310	Sandy Lane Bike-Ped Improvements	438,780	Construct a shared use path along the east side of Sandy Lane from Corkscrew Road to Broadway East	Increase yet to be determined.
300-720-5416311	Broadway E Shared Use Path	245,700	Construct a shared use path and sidewalk along Broadway East from US-41 to Sandy Lane	Increase yet to be determined.
Bicycle and Pedestrian Improvements Projects (720)		1,094,480		
300-730-5416370	US 41 Landscaping Enhancement	114,790	Install landscaping within the US-41 medians.	Annual maintenance costs estimated to be $297,000

300-730-5416369	US 41 FDOT Landscape Grant	199,600	Install landscaping in two areas along US 41 to include trees within the median and trees, shrubs and ground cover along the shoulders.	Increase yet to be determined
300-730-5416373	US 41 Monument Signs	156,000	Install Village of Estero monument signs at both ends of US 41 in Estero.	Incraese yet to be determined
300-730-5416374	Three Oaks Parkway Monument Signs	156,000	Install Village of Estero monument signs at both ends of Three Oaks Parkway in Estero.	Increase yet to be determined
300-730-5416375	Via Coconut Point Landscape Improvements (Williams-Coconut)	276,000	Master plan Via Coconut Point Landscaping and install landscaping from Coconut Road to Williams Road.	Annual maintenance costs estimated to be $330,000
300-730-5416376	Ben Hill Griffin Pkwy Landscape Improvements	130,000	Design and install additional landscaping along Ben Hill Griffin Parkway which will provide traffic calming, shade for pedestrians and improve aesthetics.	Annual maintenance costs estimated to be $200,000
300-730-5416377	I-75 Interchange Landscaping	60,000	Florida Department of Transportation (FDOT) is scheduled to design, permit and install landscaping at the Corkscrew Road Interchange with the Village funding enhanced landscaping above what is typically provided by FDOT.	Maintenance of the I-75 landscaping and irrigation is expected to be handled by FDOT.
300-730-5416380	Williams Road Landscape Improvements	143,000	Design and install landscaping along Williams Road from Via Coconut Point to Three Oaks Parkway.	Annual maintenance costs esitmated to be $84,000
	Landscaping & Beautification Projects (730)	1,235,390		
300-740-5726301	Estero on the River Master Plan	252,000	Prepare Master Plan for the Estero on the River property.	No additional maintenance will be required as a result of this master plan.
300-740-5726302	Estero Community Park Expansion Master Plan	150,000	Prepare master plan for potential park improvements on Estero Community Park property, School District property and potential additional land purchases.	No additional maintenance will be required as a result of this master plan.
300-740-5726303	Estero Community Park Expansion	738,000	The exact extent of park improvements are not yet know and will be determined during the Estero/School/Park Master Plan.	Increase yet to be determined.
	Parks & Recreation Projects (740)	1,140,000		
300-750-5376302	Villages of Country Creek Bypass Swale Improvements	192,000	Modify the swale around Villages at County Creek to increase the amount of water that flows around the community and bypasses the relatively narrow section of the Estero River that runs through the community.	Increase yet to be determined.
300-750-5376303	Dry Creek Bed Sediment Removal	150,000	Remove sediment from a dry river bed that historically connected the North and South Branches of the Estero River to reduce water levels within the North Branch.	Increase yet to be determined.
300-750-5376310	Estero River Sediment Removal (West of US 41)	30,000	Remove sediment that has built up in the Estero River west of US41.	No recurring operating costs
	Stormwater Projects (750)	372,000		

EXHIBIT B

LEE COUNTY SCHOOL DISTRICT
Capital Plan
2022-2026

ESTIMATED REVENUE Current Revenue	Actual 20/21	21/22	22/23	23/24	24/25	25/26	FIVE YEAR TOTAL
Taxes	139,309,916	150,887,797	155,414,000	160,076,000	164,878,000	171,473,000	802,728,797
Sales Tax	88,730,152	87,272,771	90,763,682	94,394,229	97,698,027	100,628,968	470,757,677
Impact Fees	18,144,985	17,312,000	17,831,000	18,366,000	18,917,000	19,485,000	91,911,000
CO & DS	3,267,309	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	8,000,000
PECO Maintenance	0	0	0	0	0	0	0
Charter Schools Revenue	5,943,691	6,500,000	6,695,000	6,896,000	7,103,000	7,316,000	34,510,000
Safety & Security State Grant	1,413,850	0	0	0		0	0
Misc.	695,232	450,000	466,000	482,000	499,000	516,000	2,413,000
Interest	830,567	1,314,000	1,548,000	1,587,000	1,255,000	1,050,000	6,754,000
Current Revenue sub-total	258,335,702	265,336,568	274,317,682	283,401,229	291,950,027	302,068,968	1,417,074,474
Additional Revenue							
Fund Balance - Unallocated	319,534,207	304,574,082	327,513,254	334,009,763	217,204,150	142,186,693	304,574,082
DEBT PROCEEDS							
Certificate of Participation (COPs)		181,900,000	325,500,000	167,000,000	40,000,000	46,000,000	760,400,000
TOTAL ESTIMATED REVENUE	**577,869,910**	**751,810,650**	**927,330,936**	**784,410,992**	**549,154,177**	**490,255,661**	**2,482,048,557**
APPROPRIATIONS							
EAST ZONE CONSTRUCTION PROJECTS	78,448,255	69,115,500	146,300,000	178,000,000	96,000,000	17,500,000	506,915,500
SOUTH ZONE CONSTRUCTION PROJECTS	2,227,155	68,198,000	109,000,000	63,000,000	2,000,000	10,500,000	252,698,000
WEST ZONE CONSTRUCTION PROJECTS	0	3,000,000	14,050,000	9,250,000	2,000,000	18,800,000	47,100,000
MAJOR MAINTENANCE REPAIRS/RENOVATIONS	65,407,533	98,360,643	90,848,933	87,092,783	69,565,933	69,787,783	415,656,075
TECHNOLOGY	29,746,743	43,500,327	35,550,000	16,175,000	22,784,517	34,595,000	152,604,844
EQUIPMENT/BUSES	4,545,401	17,284,841	13,510,000	13,590,000	13,665,000	13,740,000	71,789,841
CHARTER SCHOOLS	174,355	0	7,770,700	8,003,800	8,243,900	8,573,650	32,592,050
TRANSFERS	21,943,691	22,500,000	22,695,000	22,896,000	23,103,000	23,316,000	114,510,000
BANK FEES	3,993	0	0	0	0	0	0
DEBT SERVICE	70,798,700	102,338,085	153,596,540	169,199,259	169,605,134	173,270,096	768,009,114
TOTAL APPROPRIATIONS	**273,295,827**	**424,297,396**	**593,321,173**	**567,206,842**	**406,967,484**	**370,082,529**	**2,361,875,424**
ALLOCATED FUND BAL CARRYFORWARD							
CARRYFORWARD/RESERVE FUTURE PROJ.**	**304,574,082**	**327,513,254**	**334,009,763**	**217,204,150**	**142,186,693**	**120,173,132**	**120,173,132**
ADJUSTMENTS TO FUND BALANCE							**5.52%**
TOTAL APPROPRIATIONS AND RESERVES	**577,869,909**	**751,810,650**	**927,330,936**	**784,410,992**	**549,154,177**	**490,255,661**	**2,482,048,556**

****Is not an indication of available funding due to restrictions applicable to various sources of capital funding.**

87

LEE COUNTY SCHOOL DISTRICT
Capital Plan
2022-2026

SCHOOL PROJECTS

Prj #	PROJECT	STUDENT SEATS	20/21	21/22	22/23	23/24	24/25	25/26	Five Year Total
A.	**EAST ZONE CONSTRUCTION PROJECTS**								
7304	EAST ZONE LAND - TAYLOR LANE		339,097	456					456
7305	EAST ZONE LAND - RIVERDALE		532,417						0
7306	EAST ZONE LAND - MIRROR LAKES		1,437						0
7307	EAST ZONE LAND - S.R. 82		44,069	2,955,000					2,955,000
	ELEM EAST J	1,034	0	25,500,000	25,500,000				51,000,000
	EAST ZONE PK-8 INNOVATION SCHOOL			5,000,000	36,500,000	36,500,000			78,000,000
7254	EAST MIDDLE MM	1,345	33,971,658	11,015,573					11,015,573
	MM ADDITION (LAMS)			1,400,000	4,000,000				5,400,000
	EAST MIDDLE			5,000,000	27,500,000	27,500,000			60,000,000
	EAST MIDDLE	1,345			5,000,000	31,000,000	31,000,000		67,000,000
*	EAST HIGH	1,900			5,000,000	47,500,000	47,500,000		100,000,000
7046	GATEWAY HIGH (MMM)	2,200	42,064,584	9,033,084					9,033,084
7047	LEHIGH SENIOR ADDITION	500	9,071						0
2310	JAMES STEPHENS PRE-K REMODEL		1,484,742	12,587					12,587
7255	RIVERDALE HIGH REMODEL		1,181	3,198,800	25,300,000	13,000,000			41,498,800
	G WEAVER HIPPS PRE-K CENTER				5,000,000	5,000,000			10,000,000
	VARSITY LAKES SIDEWALK/BUS ACCESS			1,000,000					1,000,000
	OLD LAMS BUILDING REMODEL		0	5,000,000	12,500,000	12,500,000			30,000,000
	EAST TECHNICAL CENTER**					5,000,000	17,500,000	17,500,000	40,000,000
	SUB-TOTAL EAST ZONE PROJECTS		**78,448,255**	**69,115,500**	**146,300,000**	**178,000,000**	**96,000,000**	**17,500,000**	**506,915,500**
	***** East Technical School is estimated at a total cost of $80M, This plan assumes that $40M of the cost will come from outside sources.**								

Prj #	PROJECT	STUDENT SEATS	20/21	21/22	22/23	23/24	24/25	25/26	Five Year Total
B.	SOUTH ZONE CONSTRUCTION PROJECTS								
	FRANKLIN PARK ELEMENTARY REMODEL			5,500,000	30,000,000	30,000,000			65,500,000
	CYPRESS LAKE MIDDLE REMODEL			6,000,000	33,000,000	33,000,000			72,000,000
	BONITA ELEMENTARY REMODEL			6,000,000					6,000,000
7067	SOUTH K-8 AAAA	1,600	2,225,963	42,000,000	42,000,000				84,000,000
	SOUTH ZONE HIGH SCHOOL ADDITION	500					2,000,000	10,500,000	12,500,000
7256	FORT MYERS TECH REMODEL		1,192	8,698,000	4,000,000				12,698,000
	SUB-TOTAL SOUTH ZONE PROJECTS		**2,227,155**	**68,198,000**	**109,000,000**	**63,000,000**	**2,000,000**	**10,500,000**	**252,698,000**

Prj #	PROJECT	STUDENT SEATS	20/21	21/22	22/23	23/24	24/25	25/26	Five Year Total
C.	WEST ZONE CONSTRUCTION PROJECTS								
	WEST ZONE HIGH SCHOOL ADDITION	500		1,500,000	9,250,000	9,250,000			20,000,000
	WEST ZONE HIGH SCHOOL ADDITION	500					2,000,000	10,500,000	12,500,000
	CAPE CORAL TECH ADDITION			1,500,000	4,800,000			8,300,000	14,600,000
	SUB-TOTAL - WEST ZONE PROJECTS		**0**	**3,000,000**	**14,050,000**	**9,250,000**	**2,000,000**	**18,800,000**	**47,100,000**
TOTAL	**- SCHOOL CONSTRUCTION PROJECTS**		**80,675,411**	**140,313,500**	**269,350,000**	**250,250,000**	**100,000,000**	**46,800,000**	**806,713,500**

88

LEE COUNTY SCHOOL DISTRICT
Capital Plan
2022-2026

Prj #	PROJECT	20/21	21/22	22/23	23/24	24/25	25/26	Five Year Total
D.	**SMALL CAPITAL PROJECTS**							
7182	PORTABLES	284,401	809,274	324,208	324,208	324,208	324,208	**2,106,106**
7142	COUNTYWIDE HVAC	4,820,095	6,139,250	5,145,000	5,145,000	5,145,000	5,145,000	**26,719,250**
7189	SCHOOL IMPROVEMENTS MAINTENANCE PROJECT	43,599,243	63,558,550	70,258,500	69,568,500	55,342,500	55,902,500	**314,630,550**
7064	SAFETY TO LIFE	2,091,358	2,765,000	3,015,000	3,015,000	3,015,000	3,015,000	**14,825,000**
7188	SCHOOL IMPROVEMENTS CONSTRUCTION PROJE(	1,979,744	1,781,809	125,000	125,000	125,000	125,000	**2,281,809**
9105	SAFETY	42,940	772,825	337,225	81,575	87,225	41,575	**1,320,425**
9110	FACILITY DEV & PROG SVCS	7,197	5,000	18,000	18,500	19,000	19,500	**80,000**
9144	SECURITY	12,333,501	17,411,130	9,136,000	5,296,000	2,346,000	2,296,000	**36,485,130**
9240	TRANSPORTATION	71,133	0	0	0	0	0	**0**
9050 /	OPERATIONS/PLANNING	65,282	3,162,285	400,000	1,345,000	900,000	600,000	**6,407,285**
7007	BAND UNIFORMS	112,640	172,401	115,000	115,000	115,000	115,000	**632,401**
	SMALL CIP PROJECTS		250,000	250,000	250,000	250,000	250,000	**1,250,000**
E.	**CAPITALIZED PERSONNEL**							
7995	INFORMATION TECH SUPPORT	0	96,066	101,000	104,000	107,000	110,000	**518,066**
7999	FACILITIES PROJECT MGMT/PLANNING/TECH SUPP	0	1,437,054	1,624,000	1,705,000	1,790,000	1,844,000	**8,400,054**
	TOTAL OTHER CAPITAL PROJECTS	**65,407,533**	**98,360,643**	**90,848,933**	**87,092,783**	**69,565,933**	**69,787,783**	**415,656,075**
F.	**TECHNOLOGY**							
2282	ATLAS REFRESH	9,856,160	9,931,942	11,445,000	200,000	200,000	9,000,000	**30,776,942**
9132	TECH EQUIPMENT/SOFTWARE	19,890,583	33,568,386	24,105,000	15,975,000	22,584,517	25,595,000	**121,827,903**
	TOTAL - TECHNOLOGY	**29,746,743**	**43,500,327**	**35,550,000**	**16,175,000**	**22,784,517**	**34,595,000**	**152,604,844**
G.	**EQUIPMENT AND BUSES**							
7145&7&8	SCHOOL EQUIPMENT	1,263,252	3,978,873	2,370,000	2,450,000	2,525,000	2,600,000	**13,923,873**
7146	DEPARTMENT EQUIPMENT	15,207	0	0	0	0	0	**0**
7149	FURNITURE ROTATION	178,869	1,237,964	1,000,000	1,000,000	1,000,000	1,000,000	**5,237,964**
6817	BUILDING SERVICES	139,767	150,000	140,000	140,000	140,000	140,000	**710,000**
7192	PURCHASE OF BUSES	2,948,306	11,918,004	10,000,000	10,000,000	10,000,000	10,000,000	**51,918,004**
	TOTAL - EQUIPMENT/BUSES	**4,545,401**	**17,284,841**	**13,510,000**	**13,590,000**	**13,665,000**	**13,740,000**	**71,789,841**
H.	**CHARTER SCHOOLS**							
	CHARTER SCHOOLS - TAX REVENUE	0	0	7,770,700	8,003,800	8,243,900	8,573,650	**32,592,050**
	CHARTER SCHOOLS - SAFETY GRANT	174,355	0	0	0	0	0	0
	TOTAL CHARTER SCHOOLS	**174,355**	**0**	**7,770,700**	**8,003,800**	**8,243,900**	**8,573,650**	**32,592,050**

89

LEE COUNTY SCHOOL DISTRICT
Capital Plan
2022-2026

Prj #	PROJECT	20/21	21/22	22/23	23/24	24/25	25/26	Five Year Total
I.	**TRANSFERS**							
9600	TRANSFER FOR CHARTER SCHOOLS - PECO	5,943,691	6,500,000	6,695,000	6,896,000	7,103,000	7,316,000	**34,510,000**
9600	TRANSFER FOR MAINTENANCE	16,000,000	16,000,000	16,000,000	16,000,000	16,000,000	16,000,000	**80,000,000**
	TOTAL TRANSFERS	**21,943,691**	**22,500,000**	**22,695,000**	**22,896,000**	**23,103,000**	**23,316,000**	**114,510,000**
	BANK FEES	3,993						**0**
J.	**DEBT SERVICE**							
	29900 FY11 QSCB	1,902,889	2,031,819	2,023,819	2,023,819	2,023,819	2,023,819	**10,127,095**
	29501 FY12B COPs	23,305,517	23,313,088	6,747,938	0	0	0	**30,061,026**
	29801 FY12C COPs	1,136					0	**0**
	29301 FY13 COPs	248,581	249,548	4,563,530	0	0	0	**4,813,078**
	29302 FY14A COPs	4,484,117	4,483,913	4,488,913	4,557,663	4,633,913	8,305,713	**26,470,115**
	29201 FY14B COPs	7,772,548	7,795,000	7,791,000	7,840,750	7,937,000	7,696,500	**39,060,250**
	29500 FY16A COPs	3,365,725	3,795,300	3,791,000	3,794,000	3,794,850	3,792,600	**18,967,750**
	29401 FY17A COPs	1,616,058	1,623,762	12,139,762	18,423,747	18,653,080	15,188,878	**66,029,229**
	29502 FY17B COPs	3,829,322	3,829,372	3,826,888	7,880,780	7,878,972	7,878,336	**31,294,348**
	29802 FY19 COPs - Gateway High (MMM)	12,033,436	12,041,539	12,035,271	12,034,104	12,038,539	12,037,838	**60,187,291**
	29802 FY19 COPs - Lehigh High Addtion	856,311	859,211	855,979	855,896	856,211	856,162	**4,283,459**
	29601 FY20 COPs - Middle School MM	7,022,754	7,034,500	7,015,250	7,013,500	7,013,750	7,015,250	**35,092,250**
	FY22 COPS (Sales Tax 7 yr repayment)		30,900,000	30,900,000	30,900,000	30,900,000	30,900,000	**154,500,000**
	FY23 COPS (Sales Tax 6 yr repayment)		0	53,400,000	53,400,000	53,400,000	53,400,000	**213,600,000**
	FY23 COPS (20 yr repayment)		0	3,975,000	3,975,000	3,975,000	3,975,000	**15,900,000**
	FY24 COPs (20 yr repayment)		0	0	13,300,000	13,300,000	13,300,000	**39,900,000**
	FY25 COPs (20 yr repayment)				3,200,000	3,200,000	3,200,000	**9,600,000**
	FY26 COPs (20 yr repayment)		0	0	0	0	3,700,000	**3,700,000**
	FY27 COPs (20 yr repayment)		0	0	0	0	0	**0**
	29702 FY17 Bus Loan	4,191,550	4,212,274	0	0	0	0	**4,212,274**
	Fund 29701 FY12 FP&L Lease Agreement	168,758	168,759	42,190	0	0	0	**210,949**
	TRANSFER TO DEBT SERVICE	**70,798,700**	**102,338,085**	**153,596,540**	**169,199,259**	**169,605,134**	**173,270,096**	**768,009,114**

	Value of 50% Mill	69,654,958	75,443,899	77,707,000	80,038,000	82,439,000	85,736,500
	Debt Service as % of 50% mill	41.0%	44.5%	63.6%	81.2%	79.3%	80.6%
	Statutory Debt Limit (75%)	104,482,437	113,165,848	116,560,500	120,057,000	123,658,500	128,604,750
	Debt Service as % of 75% mill	27.3%	29.6%	42.4%	54.1%	52.9%	53.7%

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

****Difference between FY22 budgeted amounts for Capital on previous pages and the Capital Plan is due to anticipated COPs and related expenditures for the construct of new schools scheduled in the next five years.**

90