

VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
MARCH 8, 2022, 04:30 PM

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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

March 8, 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 January 11, 2022 meeting minutes.

      Attachment: 01112022 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. **Spring Run Clubhouse Expansion Development Order (DOS2021-E009)(District 6)**

      Located in The Brooks, the Spring Run Clubhouse site is 1 mile east of Coconut Road and US 41.

      The applicant requests expansion of the existing clubhouse, outdoor bar/dining area, and to add; a pool restroom, bocce ball courts, and infrastructure.

Attachment: 1. Spring Run Application for Public Information Meeting.pdf
Attachment: 2. Spring Run Clubhouse Civil Plans.pdf
Attachment: 3. Spring Run Landscape Plans.pdf
Attachment: 4. Spring Run PIM Presentation March 8 2022.pdf

7. WORKSHOP

a. Downtown Estero -- Proposed Development Order (District 4)

34-acre site located on the east side of US 41, north of Broadway and east of the Broadway Shoppes.

Applicant is requesting comments on a proposed mixed-use project with multi-family buildings, two mixed-use buildings and proposed commercial uses along US 41. The initial phase will include the project's backbone infrastructure, perimeter buffers, landscape and streetscape.

- The county approved Mixed-Use Planned Development zoning in Resolution Z-10-017 as amended, for a proposed mixed-use project with bonus density, multi-family use, commercial uses, and specific design standards.

- A Public Information Meeting was held November 9, 2021.

Attachment: Downtown EsteroWorkshop Presentation 20220308.pdf

8. PUBLIC HEARING (Quasi-Judicial)

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

a. The Colonnade, Continuing Care Retirement Community (CCRC) aka Volunteers of America Development Order (DOS2018-E005) (District 4)

21± acres located on the northeast corner of Corkscrew Road and Sandy Lane.

- Rezoning was approved on January 20, 2016 through Ordinance 2015-21.

- Public Information Meeting was held July13, 2021.

- See Staff Report

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

Attachment: 1. Staff Report DOS2018-E005 Colonnade CCRC.pdf
Attachment: 2. Staff Report Attachment 1_ Ordinance 2015-21.pdf
Attachment: 3. Staff Report Attachment 2_ Colonnade Pattern Book Recieved 2022-02-21.pdf
Attachment: 4. Civil Set.pdf
Attachment: 5. Architects Elevations.pdf
Attachment: 6. Landscape _ Irrigation Plans.pdf
Attachment: 7. Hardscape Enhancement Plans.pdf
Attachment: 8. Code Lighting Set_2022-02-22.pdf
Attachment: 9. Colonnade of Estero 2022-03-08-PDRB Meeting.pdf

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

10.BOARD COMMUNICATIONS

a. Conflict of Interest

Attachment: 2_2.24.22 MEMORANDUM PZDB re Conflict of Interest.pdf
Attachment: 3_COE 88-40 Conflict of Interest _2_.pdf
Attachment: 4 COE 78-86 Conflict of Interest _1_.pdf

b. Next meeting - April 12, 2022

11.ADJOURN

General Attachments

- Transcript.pdf

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, MARCH 8, 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.

04:34:18 [SOUNDING GAVEL]
04:34:18 >>Scotty Wood: I WOULD LIKE TO WELCOME EVERYONE TO THE
04:34:20 MARCH 8 MEETING OF THE PLANNING ZONING AND DESIGN BOARD
04:34:23 FOR THE VILLAGE OF ESTERO.
04:34:26 PLEASE RISE FOR THE PLEDGE OF ALLEGIANCE.
04:34:28 [PLEDGE OF ALLEGIANCE]
04:34:46 >>Scotty Wood: THANK YOU.
04:34:47 TAMMY, WOULD YOU PLEASE CALL THE ROLL?
04:34:54 >>Anthony Gargano: HERE.
04:34:56 >>Kristin Jeannin: HERE.
04:34:57 >>Tammy Duran: BOARD MEMBER JONES IS NOT HERE YET.
04:35:00 >>Marlene Naratil: HERE.
04:35:03 >>Tammy Duran: BOARD MEMBER SHEELEY IS ABSENT.
04:35:05 >>James Tatooles: HERE.
04:35:07 >>Jim Wallace: HERE.
04:35:11 >>Howard Levitan: HERE.
04:35:12 >>Scotty Wood: HERE.
04:35:13 >>Tammy Duran: AND OUR ATTORNEY NANCY STROUD IS ON ZOOM.

04:35:19 >>Scotty Wood: COULD I HAVE A MOTION TO APPROVE THE AGENDA?
04:35:21 >> SO MOVED.
04:35:23 >> SECOND.
04:35:23 >>Scotty Wood: ALL IN FAVOR?
04:35:24 ANY OPPOSED?
04:35:26 MOTION CARRIES.
04:35:28 I WOULD NEXT LIKE A MOTION TO APPROVE THE CONSENT AGENDA,
04:35:34 WHICH CONSISTS OF THE MEETING OF OUR PRIOR MEETING,
04:35:37 JANUARY 11.
04:35:40 >> SO MOVED.
04:35:42 >>Marlene Naratil: SECOND.
04:35:43 >>Scotty Wood: ANY DISCUSSION?
04:35:44 ALL IN FAVOR?
04:35:48 >> AYE.
04:35:49 >>Scotty Wood: ANY OPPOSED?
04:35:51 MOTION CARRIES.
04:35:51 THE NEXT ITEM IS THE SPRING RUN CLUBHOUSE EXPANSION
04:35:58 DEVELOPMENT ORDER.

04:36:00 THIS IS A PUBLIC INFORMATION MEETING.
04:36:02 AND FOR THE BENEFIT OF THE AUDIENCE, A PUBLIC INFORMATION
04:36:06 MEETING IS JUST THAT; IT'S FOR INFORMATION.
04:36:10 WE AS A BOARD DO NOT MAKE A DECISION ON A DEVELOPMENT ORDER
04:36:14 APPLICATION AT A PUBLIC INFORMATION MEETING.
04:36:17 THE PURPOSE OF THE MEETING IS TO ALLOW THE PRESENTER TO
04:36:21 PRESENT WHATEVER IS BEING PROPOSED, AND THEN TO SEEK PUBLIC

04:36:28 INPUT, WHICH WE WILL IS DO.
04:36:31 THEN THE BOARD WILL ENGAGE IN COMMENTARY, QUESTIONS AND
04:36:34 ANSWERS ALONG THE WAY.
04:36:35 BUT THAT'S HOW A PUBLIC INFORMATION MEETING IS CONDUCTED.
04:36:40 ON THAT NOTE, I'LL ASK MARY TO JUST KICK IT OFF.
04:36:46 >>Mary Gibbs: GOOD EVENING, EVERYBODY. CAN EVERYBODY HEAR
04:36:48 ME?
04:36:49 WE HAVE A LARGE CROWD IN THE AUDIENCE TONIGHT.
04:36:51 THEY MUST HAVE HEARD THERE WAS FREE FOOD OR SOMETHING AT THE
04:36:56 END OF THE MEETING.
04:36:57 [LAUGHTER]
04:36:58 SO THIS IS THE SPRING RUN CLUBHOUSE EXPANSION, AND THIS IS A
04:37:02 DEVELOPMENT ORDER, NOT A ZONING.
04:37:03 IT'S ALREADY ALLOWED BY ZONING.
04:37:05 THEY ARE WANTING TO EXPAND THE CLUBHOUSE TO ADD SOME OUTDOOR
04:37:09 SEATING AREAS, BOCCE COURT, RESTROOM FOR THE POOL, AND SOME
04:37:15 SIMILAR TYPE OF INFRASTRUCTURE.
04:37:16 SO THEY HAD APPROACHED US, BEEN WORKING WITH THE STAFF TO
04:37:21 GET THIS DEVELOPMENT ORDER SUBMITTED.
04:37:24 WE STARTED GETTING A FEW PHONE CALLS FROM SOME OF THE
04:37:27 NEIGHBORS ASKING ABOUT IT, SO WE ASKED THE APPLICANT TO
04:37:30 REACH OUT TO THE NEIGHBORS BECAUSE WE HAD SOME QUESTIONS
04:37:34 ABOUT WHETHER THERE WAS ENOUGH PARKING AND WE HAD SOME
04:37:36 QUESTIONS ABOUT NOISE FROM THE BOCCE AND SOME OF THOSE TYPE
04:37:39 OF THINGS.

04:37:40 SO WE HAD A ZOOM MEETING WITH THE APPLICANT AND WE SAID CAN
04:37:43 YOU REACH OUT TO THE NEIGHBORS AND MAYBE HAVE A MEETING AT
04:37:45 YOUR CLUBHOUSE OR AT LEAST REACH OUT TO INDIVIDUAL GROUPS.
04:37:49 THEY HAVE BEEN VERY, VERY RECEPTIVE AND I THINK THEY HAVE
04:37:52 DONE SOME OUTREACH SINCE THAT TIME.
04:37:54 I'M GOING TO TURN IT OVER TO THE APPLICANT AND LET THEM
04:37:59 EXPLAIN A LITTLE BIT MORE WHAT IS INVOLVED IN THIS.
04:38:01 I DO WANT TO SAY THAT WE GOT SOME E-COMMENTS AND E-MAILS.
04:38:08 I THINK I FORWARDED THEM TO YOU YESTERDAY AFTERNOON.
04:38:10 WE GOT ABOUT 54 E-COMMENTS.
04:38:13 I THINK ABOUT THE MAJORITY WERE IN FAVOR OF THE CLUBHOUSE
04:38:16 EXPANSION.
04:38:17 THERE WERE ONE OR TWO NOT IN FAVOR.
04:38:19 BUT I WOULD LIKE TO TURN IT OVER, UNLESS YOU HAVE ANY

04:38:23 QUESTIONS FOR ME, I'LL TURN IT OVER TO THE APPLICANT.
04:38:26 I'M NOT SURE IF THE ENGINEER, MICHAEL HERRERA, THE ENGINEER,
04:38:30 IS GOING TO EXPLAIN IT.
04:38:48 >>Michael Herrera: GOOD EVENING.
04:38:50 >>Scotty Wood: WELCOME.
04:38:51 >>Michael Herrera: THANK YOU.
04:38:52 MY NAME IS MICHAEL HERRERA WITH GRADY MINOR AND ASSOCIATES.
04:38:56 [INTERFERING AUDIO]
04:39:01 >>Tammy Duran: EXCUSE ME.
04:39:03 CHAIRMAN WOOD, BARRY JONES IS IN THE MEETING NOW ON ZOOM.
04:39:09 >>Scotty Wood: THANK YOU.

04:39:11 >>Michael Herrera: ALL RIGHT.
04:39:12 SO AS MARY SAID, SPRING RUN IS A GOLF COURSE COMMUNITY HERE
04:39:18 IN THE VILLAGE, AND THEY ARE LOOKING TO DO A CLUBHOUSE
04:39:22 EXPANSION PROJECT.
04:39:27 WITH US TONIGHT, OUR TEAM HERE TONIGHT, ANYWAY, WE OBVIOUSLY
04:39:31 HAVE THE SPRING RUN COMMITTEE.
04:39:35 NEALE MONTGOMERY, WHO IS THE LAND USE ATTORNEY, MYSELF, AND
04:39:40 I DON'T SEE RYAN IN HERE -- THERE HE IS -- HE IS THE
04:39:43 ARCHITECT.
04:39:44 SO THE SPRING RUN CLUBHOUSE IS LOCATED JUST SOUTH OF COCONUT
04:39:58 ROAD.
04:40:02 IT IS A FIXED MEMBER PRIVATE CLUB, BUNDLE COMMUNITY.
04:40:06 SO THE ONLY WAY TO THIS FACILITY IS IF YOU ARE A MEMBER.
04:40:11 THERE IS, OBVIOUSLY, A GUARDHOUSE.
04:40:12 IT'S NOT OPEN TO THE GENERAL PUBLIC.
04:40:14 THE PROJECT IS LOCATED AT 9501 SPRING RUN BOULEVARD.
04:40:27 THIS CLUBHOUSE TRACT IS APPROXIMATELY SIX ACRES.
04:40:31 THE CURRENT ZONING IS THE BROOKS OF BONITA, THE DRI/MPD.
04:40:37 THE REASON WHY WE'RE HERE TONIGHT AT THE PUBLIC INFORMATION
04:40:39 MEETING IS TO INFORM THE RESIDENTS OF THE PROPOSED
04:40:41 IMPROVEMENTS WITH THE SPRING RUN CLUBHOUSE.
04:40:46 >>Scotty Wood: MINOR POINT FOR YOU.
04:40:47 THE ESTERO ZIP CODE IS 33928.
04:40:50 >>Michael Herrera: WE'LL HAVE TO GET THAT RIGHT FOR THE
04:40:53 PUBLIC MEETING.

04:40:53 >>Scotty Wood: MINOR POINT.
04:40:55 >>Michael Herrera: ALL RIGHT.
04:40:56 AS YOU PROBABLY HAVE SEEN AND WE'VE BEEN DOING A LOT OF
04:41:01 PERMITTING IN SOUTHWEST FLORIDA, THERE ARE LOTS OF
04:41:03 CLUBHOUSES THAT ARE DOING RENOVATIONS, WITH PICKLEBALL
04:41:07 COURTS, IMPROVING THEIR AMENITIES IN TERMS OF OUTDOOR
04:41:11 FACILITIES, THE POOL DECK, POOL EXPANSION AREAS.
04:41:15 SO REALLY SPRING RUN IS INTERESTED IN MAINTAINING THE VALUE
04:41:19 OF THEIR ASSETS THAT THEY PURCHASED INTO.
04:41:22 WE BELIEVE IT ADDS VALUE TO NOT ONLY SPRING RUN BUT ALSO TO

04:41:26 THE VILLAGE OF ESTERO COMMUNITY AS A WHOLE.
04:41:29 BASICALLY, IT'S TO REMAIN VERY COMPETITIVE IN THE AREA AND
04:41:36 TO REMAIN AN ATTRACTIVE COMMUNITY IN SOUTHWEST FLORIDA.
04:41:40 SO WE HAVE SUBMITTED A DEVELOPMENT ORDER.
04:41:44 IT'S UNDER REVIEW CURRENTLY WITH THE VILLAGE.
04:41:47 AND WHEN YOU SUBMIT, OBVIOUSLY, ANYTIME YOU'RE SUBMITTING
04:41:51 FOR A BUILDING PERMIT, PART OF THE CLUBHOUSE EXPANSION, A
04:41:55 DEVELOPMENT ORDER IS REQUIRED.
04:41:56 PART OF THE DEVELOPMENT ORDER PROCESS AS REQUIRED --
04:41:59 NEIGHBORHOOD OR THIS PUBLIC INFORMATION MEETING AND ALSO WE
04:42:02 WILL BE COMING IN A MONTH FROM NOW FOR THE PLANNING, ZONING
04:42:06 DESIGN BOARD REVIEW HEARING.
04:42:07 THE PROPOSED IMPROVEMENTS WITH THIS PROJECT IS THE OUTDOOR
04:42:14 CASUAL DINING AREA.
04:42:17 IT'S ALSO GOT OUTDOOR BAR AREA.

04:42:20 IT'S PART OF THE IMPROVED POOL AREA.
04:42:22 WE'LL BE SHOWING YOU SOME SITES HERE IN A SECOND, WHICH THE
04:42:27 POOL DECK IS GOING TO BE EXPANDED AND IMPROVED.
04:42:30 THERE ARE TWO EXISTING BOCCE BALL COURTS TODAY.
04:42:32 WE ARE ADDING ONE BOCCE BALL COURT, AND WE WILL BE ADDING
04:42:36 SOME PARKING SPACES WHEN WE PRESENTED THIS, IT WAS 14.
04:42:40 IT'S GOING TO BE SOMEWHERE BETWEEN 14 AND 17 PARKING SPACES
04:42:43 AS WE WORK THROUGH THE DEVELOPMENT ORDER PROCESS, THAT MIGHT
04:42:46 CHANGE A LITTLE BIT.
04:42:48 >>Marlene Naratil: EXCUSE ME.
04:42:49 HOW MANY RESIDENTIAL UNITS DO YOU HAVE?
04:42:53 >>Michael Herrera: 847.
04:42:54 >>Marlene Naratil: 847.
04:42:56 AND EACH UNIT HAS --
04:42:59 >>Michael Herrera: THERE ARE 847 DOORS.
04:43:02 THERE'S 1700 RESIDENTS.
04:43:08 >>Marlene Naratil: ALL OF THEM ARE AUTOMATICALLY MEMBERS OF
04:43:11 THE GOLF CLUB, CORRECT?
04:43:13 >>Michael Herrera: CORRECT -- [INAUDIBLE] -- EXACTLY.
04:43:15 IF YOU BUY A HOME HERE, YOU ARE PART OF THE GOLF COURSE
04:43:19 PACKAGE.
04:43:20 WHAT YOU HAVE ON THE SCREEN RIGHT NOW -- WELL, A COMBINATION
04:43:28 OF EXISTING AND PROPOSED.
04:43:31 THERE IS A PARKING AREA JUST TO THE NORTH OF THE TENNIS
04:43:35 COURTS, THE EXISTING TENNIS COURTS.

04:43:37 THAT'S REALLY THE OVERFLOW EMPLOYEE PARKING AREA.
04:43:41 THAT IS WHERE THE 14 PARKING SPACES ARE PROPOSED.
04:43:44 THERE ARE TWO EXISTING BOCCE BALL COURTS THAT ARE CLOSEST TO
04:43:49 THE LAKE.
04:43:49 THE THIRD ONE IS GOING TO BE THE FURTHEST FROM THE LAKE, AND
04:43:53 THEN THIS SHOWS THE IMPROVEMENTS TO THE POOL AREA, THE

04:43:58 OUTDOOR DINING AREA, BAR AREA, PAVILION AREA.
04:44:02 AND AS YOU CAN SEE, THERE'S AMPLE LANDSCAPING EXISTING, AND
04:44:07 WE ARE PROPOSING ADDITIONAL LANDSCAPING.
04:44:11 ANYTHING THAT IS CODEFICIENT WOULD BE BROUGHT UP TO CODE.
04:44:16 IF A TREE HAS DIED OVERTIME, ON THE LANDSCAPE ISLAND, LET'S
04:44:19 SAY, WE WOULD BE BRINGING THAT BACK INTO CODE.
04:44:22 SO THIS IS A LITTLE BIT OF THE ARCHITECTURAL COMPONENTS.
04:44:27 I'LL LET RYAN SPEAK TO THIS, THE ARCHITECT FOR THE PROJECT.
04:44:33 >> RYAN RICHARDS: THANK YOU, MICHAEL.
04:44:37 WHAT WE'RE REALLY TRYING TO DO HERE IS EXPAND THE SIGHT
04:44:40 LINES AND REALLY OPEN UP THE VISION LINES THROUGHOUT THE
04:44:43 BUILDING.
04:44:44 THIS ISN'T THE BEST LIGHT -- EXAMPLE FOR THAT, BUT YOU SEE
04:44:49 ESSENTIALLY AN OUTDOOR DINING PAVILION, WHICH IS A LARGE BAR
04:44:53 OUTDOOR DINING AREA AND RELOCATED POOL RESTROOM FACILITY.
04:44:58 ADDING CABANAS, FIRE PITS, THINGS OF THAT NATURE TO KIND OF
04:45:01 CREATE AN AMBIENCE THAT THEY ARE LACKING AT THE MOMENT.
04:45:04 WANT TO OPEN UP SOME SIGHT LINES AND REALLY KIND OF CONNECT
04:45:08 END TO END THROUGHOUT THE PLAN.

04:45:10 IF YOU MENTIONED -- [INAUDIBLE] -- IT IS A REALLY LONG, THIN
04:45:16 BUILDING.
04:45:17 WE'RE TRYING TO AUGMENT THAT WITH SOME OF THE EXISTING
04:45:20 FORMS, SOME OF THE EXISTING MATERIALS THAT THEY HAVE
04:45:23 ESTABLISHED AS PART OF THEIR DESIGN PERIMETER AND KIND OF
04:45:26 JUST REALLY MAKE THE OUTDOOR SPACE MUCH MORE INVITING WHILE
04:45:30 PROVIDING THAT OUTDOOR AMENITY THAT THEY ARE LOOKING FOR.
04:45:34 THE COLORS AND THINGS OF THAT NATURE ARE REALLY KIND OF
04:45:37 ESTABLISHED WITH THE GATEHOUSE ADDITION AND RENOVATION THAT
04:45:40 WAS RECENTLY COMPLETED ABOUT TWO YEARS AGO.
04:45:43 THERE'S LIKE A BUNGALOW BEIGE AND A CREAM COLOR --
04:45:47 [INTERFERING AUDIO FROM ZOOM] -- THAT'S BEEN ESTABLISHED AND
04:45:50 IMPROVED AND BRING IT THROUGHOUT THE REST OF THE CLUBHOUSE
04:45:54 AND THE REST OF THE COMMUNITY SO ALL THAT TIES TOGETHER.
04:45:57 I KNOW WE HAVE ANOTHER SLIDE OR TWO.
04:46:01 SOME OF THE INTERIOR AMENITIES.
04:46:02 THAT OUTDOOR DINING BOAR, OUTDOOR DINING FACILITIES.
04:46:06 THE BOTTOM SLIDE HERE IN THIS PARTICULAR PRESENTATION IS
04:46:09 REALLY OPENING UP THAT SIGHT LINE AND SEEING ALL THE WAY
04:46:11 DOWN TO THE FIRE PIT AT THE OPPOSITE END.
04:46:14 IF YOU WENT THERE TODAY AND LOOKED AT THAT, THAT BOTTOM
04:46:17 SLIDE WOULD BE MET WITH A WALL OF BUSHES ABOUT TEN FEET
04:46:20 AWAY.
04:46:21 WE'RE TRYING TO REALLY OPEN UP THE SPACE, MAKE IT MORE
04:46:24 INVITING.

04:46:25 WE HAVE THE SAME MEMBERSHIP, THE SAME PEOPLE, WE WANT TO
04:46:27 BRING THEM BACK MORE OFTEN AND KIND OF MODERNIZE SOME OF THE

04:46:32 FACILITIES THAT HAVE BEEN ADDED ONTO AND UPDATED SLOWLY
04:46:37 THROUGHOUT TIME.
04:46:37 WE'RE TRYING TO UNIFY SOME OF THOSE ASPECTS.
04:46:40 WE'RE TAKING THE ROOF FORMS, THE HIPS AND GABLES THAT
04:46:43 CURRENTLY EXIST IN THE BUILDING, SIMPLIFYING THEM, TYING
04:46:46 INTO THEM AND UPDATING THE COLOR SCHEME WITH NEWER
04:46:50 MATERIALS.
04:46:50 THE STONE THAT YOU SEE IN THESE RENDERINGS HAS ALREADY BEEN
04:46:54 ESTABLISHED ON THE GATEHOUSE.
04:46:55 THERE'S NO NEW MATERIALS GOING HERE.
04:46:57 NO NEW COLORS GOING HERE.
04:46:59 DRIVE BY THE GATEHOUSE, WE'RE TRYING TO TAKE THAT DESIGN
04:47:03 SCHEME ALL THE WAY INTO THEIR CAMPUS.
04:47:04 THAT'S REALLY THE INTENT OF WHAT WE'RE DOING, ALONG WITH
04:47:08 ADDING ADDITIONAL SEATS AND SOME AMENITIES THAT THEY DO NOT
04:47:12 CURRENTLY HAVE.
04:47:22 >>Michael Herrera: THE PROJECT TOOK A LITTLE WHILE TO GET
04:47:25 HERE IN TERMS OF APPROVAL FROM ALL THE RESIDENTS.
04:47:28 KIND OF GET AN IDEA OF WHAT THEY ARE LOOKING TO DO.
04:47:30 I WOULD LIKE TO ASK, IF YOU CAN SPEAK A LITTLE BIT ABOUT --
04:47:36 THIS IS MIKE ZIEGLER, THE GENERAL MANAGER OF SPRING RUN AND
04:47:41 CAN TELL YOU ABOUT HOW THEY GOT HERE AND BACKGROUND ON
04:47:44 SPRING RUN IN GENERAL.

04:47:46 >>Mike Ziegler: THANK YOU.
04:47:47 MICHAEL HAS GOOD TASTE IN SHIRTS, TOO.
04:47:50 GOOD AFTERNOON, BOARD.
04:47:52 MY NAME IS MIKE ZIEGLER.
04:47:54 I'M GENERAL MANAGER.
04:47:55 I'VE BEEN HERE FOR 16 YEARS.
04:47:59 WE MENTIONED ALREADY SPRING RUN IS A BUNDLE COMMUNITY.
04:48:02 847 UNITS, 1700 OWNERS.
04:48:05 WE HAVE ATTACHED VILLAS, SINGLE-FAMILY HOMES, COACH HOMES
04:48:09 AND CONDOS.
04:48:11 DEVELOPED BY BONITA BAY IN 1998, TURNED OVER TO THE
04:48:15 MEMBERSHIP IN 2001.
04:48:17 IT IS A PRIVATE MEMBER CLUB.
04:48:19 I'LL SHARE AN EXCERPT FROM THE MISSION STATEMENT.
04:48:21 WE PROVIDE OUTSTANDING GOLF AND TENNIS FACILITIES, EXCELLENT
04:48:24 RECREATIONAL AND SOCIAL ACTIVITIES, ENJOYABLE DINING
04:48:28 EXPERIENCES, A WELL-MANAGED AND DEDICATED PROFESSIONAL STAFF
04:48:31 PROVIDES A LIFESTYLE THAT COMPLEMENTS MEMBERS' DESIRES
04:48:34 WITHIN AN ACTIVE, COHESIVE, FRIENDLY ENVIRONMENT.
04:48:37 OUR VISION STATEMENT IS LITTLE MORE CONCISE.
04:48:41 IT SAYS CONSTANTLY DRIVING TO BE THE BEST BUNDLE GOLF
04:48:45 COMMUNITY IN SOUTHWEST FLORIDA.
04:48:46 EVERY TIME WE MAKE DECISIONS, WE MAKE THEM WITH THAT IN
04:48:49 MIND.

04:48:49 I WOULD ALSO LIKE TO MENTION THAT THIS OUTDOOR PROJECT WAS

04:48:52 PART OF THE 2017 STRATEGIC PLAN.
04:48:55 MEMBERS WERE ASKED FOR THEIR INPUT AND PRIORITIES ON
04:48:58 IMPROVEMENTS AND THIS WAS DEFINITELY ONE OF THE THINGS THEY
04:49:00 WANTED TO SEE.
04:49:01 ALSO, I THINK YOU ALL NOTICED THE DEMAND FOR OUTDOOR DINING.
04:49:07 OVER THE LAST FEW YEARS, LAST TWO YEARS IN PARTICULAR, HAS
04:49:10 BEEN AMAZING.
04:49:11 SO OUR OUTDOOR DINING SPACES ARE FILLED TO CAPACITY PRETTY
04:49:14 MUCH EVERY NIGHT.
04:49:16 I WANT TO WALK THROUGH THIS CHRONOLOGY REAL QUICK.
04:49:20 THIS IS A KEY STRATEGIC INITIATIVE OF OUR STRATEGIC PLAN.
04:49:25 THE COMMITTEE WAS FORMED.
04:49:26 THEY EVALUATED THE OPTIONS.
04:49:28 COMMITTEE WORKED OUT WITH THE ARCHITECT RYAN TO DEVELOP THE
04:49:31 OVERALL PROJECT AND INCORPORATED MICHAEL.
04:49:33 THE BOARD OF DIRECTORS UNANIMOUSLY APPROVED THIS PROJECT IN
04:49:36 MARCH 2021.
04:49:39 IT WAS DEVELOPED -- WE DEVELOPED THE PROJECT BROCHURE.
04:49:42 WE DISTRIBUTED THAT TO THE OWNERS IN APRIL 2021.
04:49:44 WE HAD TWO TOWN HALL MEETINGS.
04:49:48 HUNDREDS OF OWNERS ATTENDED.
04:49:50 IN MAY, 73% OF THE MEMBERSHIP VOTED IN FAVOR OF THE PLAN.
04:49:55 AGAIN, MICHAEL NOTICED THAT THERE WERE NO PLANS FOR ANY
04:50:00 RESIDENTIAL INCREASED RESIDENTIAL UNITS.
04:50:02 THANK YOU.

04:50:14 >>Michael Herrera: SO IN ADDITION --
04:50:17 >>Nancy Stroud: I'M SORRY.
04:50:18 EXCUSE ME.
04:50:19 >>Michael Herrera: -- MEETING WITH THEIR MEMBERS TO GET TO
04:50:23 THIS PLAN, SINCE THIS PLAN HAS BEEN PRESENTED, THERE'S BEEN
04:50:28 RESIDENTS OF THE COMMUNITY THAT HAVE HAD SOME CONCERNS, AND
04:50:31 THE PRESIDENT AND THE BOARD HAVE MET PRIOR TO THIS MEETING
04:50:35 WITH THEM ON-SITE TO GO OVER A LOT OF THE PROPOSED
04:50:39 IMPROVEMENTS THAT WE SAW ON THE PREVIOUS SLIDE, NOT ONLY
04:50:42 ARCHITECTURAL COMPONENTS BUT WHERE THE BOCCE BALL IS AND
04:50:46 WHERE PARKING IS.
04:50:47 FROM WHAT WE'VE GATHERED OUT OF THOSE DISCUSSIONS WITH NOT
04:50:54 ONLY WITH THE VILLAGE, BUT ALSO, AGAIN, WITH THE RESIDENTS,
04:50:57 THERE'S REALLY THREE AREAS OF DISCUSSION THAT WE WANT TO
04:51:00 MAKE SURE WE ADDRESS, CONCERNS.
04:51:04 ONE IS VISUAL SCREENING.
04:51:06 THE OTHER ONE IS SOUND AND THE PARKING.
04:51:08 SO THE VISUAL SCREENING IS SPECIFIC TO THE EXISTING BOCCE
04:51:13 BALL COURTS AND THE PARKING AREA, FROM OUR UNDERSTANDING.
04:51:17 SO THE BOCCE BALL COURT, THERE ARE TWO OF THEM, CURRENTLY

04:51:22 HAVE A PRETTY ROBUST LANDSCAPE BUFFER IN THAT AREA.
04:51:27 WHEN THOSE WERE CONSTRUCTED, THE CLUB MODIFIED THE LIGHTING
04:51:34 TO AN LED-TYPE OF LIGHTING SO THEY ARE NOT -- THEY DON'T
04:51:38 PROVIDE AS MUCH GLARE OR LIGHTING TO THE ABUTTING
04:51:41 PROPERTIES, BUT ALSO SPENT ADDITIONAL MONEY ON LANDSCAPING.

04:51:44 THE TWO OF THOSE THINGS WAS ROUGHLY AROUND $30,000 IN
04:51:48 MITIGATION JUST TO PERMIT THE EXISTING TWO BOCCE BALL COURTS
04:51:51 AND MITIGATING FOR THE ADJACENT RESIDENTIAL MEMBERS.
04:51:56 SO THE PARKING AREA THAT WE'RE PROPOSING CURRENTLY IS OPEN
04:52:02 SPACE.
04:52:03 THEY DO WANT TO ADD 14 PARKING SPACES THERE.
04:52:07 AND WHAT WE HAVE DONE -- WE BELIEVE IT IS THE MINIMUM AMOUNT
04:52:09 OF PARKING THAT WE NEED TO SERVICE THIS ADDITIONAL SQUARE
04:52:12 FOOTAGE.
04:52:14 AND THE LOCATION IS AS FAR AWAY FROM THE RESIDENTS AS
04:52:18 POSSIBLE, WHICH IS THE LAKE.
04:52:20 SO WE BROUGHT IT AS CLOSE TO THE RIGHT-OF-WAY FURTHEST AWAY
04:52:23 FROM THE RESIDENTIAL DEVELOPMENT, AND WE ARE PROVIDING
04:52:26 LANDSCAPE BUFFER OBVIOUSLY BETWEEN THE RESIDENTS AND THE
04:52:29 PARKING AREA, THOUGH THAT BUFFER IS NOT REQUIRED BY CODE,
04:52:33 OBVIOUSLY, WE WANT TO BE A GOOD NEIGHBOR.
04:52:36 SO THAT LANDSCAPE BUFFER -- WE'LL HAVE A SLIDE HERE IN A
04:52:39 SECOND -- AGAIN, IS GOING TO BE A VERY ROBUST LANDSCAPE
04:52:42 BUFFER.
04:52:42 REALLY, YOU CAN'T SEE THROUGH IT, AND WE'LL DEMONSTRATE THAT
04:52:45 IN A LITTLE BIT.
04:52:46 THE MATERIAL, THE CALIBER OF THAT LANDSCAPE MATERIAL AGAIN
04:52:50 IS GOING TO BE A LITTLE BIT LARGER INITIALLY, SO THE GROWING
04:52:54 TIME IS NOT AS LONG.
04:52:56 AGAIN, TRYING TO BE CONSIDERATE FOR THE NEIGHBORS.

04:52:58 THE SOUND IS SPECIFICALLY FOR THE BOCCE BALL COURTS.
04:53:02 AGAIN, THERE ARE TWO EXISTING BOCCE BALL COURTS THERE.
04:53:05 THE THIRD ONE IS LOCATED FURTHER AWAY THAN THE TWO EXISTING
04:53:08 ONES.
04:53:09 THE LANDSCAPING, AS I STATED, IS SIGNIFICANT THERE.
04:53:13 IT DOES PROVIDE SOME TYPE OF BUFFERING FOR SOUND, AND THEN
04:53:16 THEY ARE RESTRICTED TO PLAY AND LIGHTS.
04:53:19 THEY TURN OFF.
04:53:19 THEY STOP PLAYING AROUND 8 P.M.
04:53:21 IN TERMS OF PARKING, THE CLUB DOES ANTICIPATE THE NEED FOR
04:53:30 14 ADDITIONAL PARKING SPACES.
04:53:32 AGAIN, WE'RE GOING TO BE BETWEEN 14 AND 17.
04:53:35 THE LOCATION OF THAT PARKING AREA, BECAUSE OF THE LOCATION,
04:53:39 IT'S REALLY GOING TO BE USED AS OVERFLOW PARKING, EMPLOYEE
04:53:42 PARKING.
04:53:43 THOSE PARKING LOT LIGHTS WILL BE ON ITS OWN TIMER AND THOSE

04:53:47 WILL TURN OFF AT 11 P.M.
04:53:49 IN 2012, THE D.O. WAS ISSUED BY LEE COUNTY WITH 169 PARKING
04:53:57 SPACES.
04:53:57 THERE'S 177 OUT THERE TODAY.
04:53:59 I'M NOT SAYING THEY ARE ALL CODE COMPLIANT, BUT THERE'S 177
04:54:03 OUT THERE TODAY.
04:54:04 THIS PROPOSED DEVELOPMENT IS GOING TO PROVIDE 189 TO 192
04:54:09 PARKING SPACES, ALL CODE COMPLIANT.
04:54:11 SO THE INTENT OF THIS EXHIBIT IS TO IDENTIFY THE DISTANCES

04:54:22 FROM THE FACILITIES TO THE RESIDENTIAL ABUTTING COMMUNITY.
04:54:28 AND SO THE PROPOSED PARKING AREA, WHICH IS NORTH OF THE
04:54:31 TENNIS COURTS, IS GOING TO BE LOCATED ABOUT 293 FEET AWAY
04:54:35 FROM THE CLOSEST RESIDENCE.
04:54:37 THE EXISTING BOCCE BALL COURT IS ABOUT 236 FEET AWAY WITH
04:54:42 THE PROPOSED BOCCE BALL COURT BEING 265 FEET AWAY.
04:54:46 THE OUTDOOR PAVILION BAR AREA IS GOING TO BE LOCATED 354
04:54:53 FEET AWAY.
04:54:53 THIS IMAGE IS TO DEMONSTRATE OR TO IDENTIFY THE EXISTING
04:55:03 BUFFER.
04:55:05 THIS IS ACROSS THE LAKE OF THE MULTIFAMILY TRACT LOOKING
04:55:09 TOWARDS SPRING RUN BOCCE BALL AREA.
04:55:13 AS YOU CAN SEE, YOU REALLY CAN'T SEE ANY PART OF THE
04:55:15 CLUBHOUSE, THE BOCCE BALL COURTS, THE LIGHTING, ANY OF THE
04:55:19 STRUCTURES.
04:55:19 IT'S VERY WELL SCREENED.
04:55:21 THIS IS -- WHAT THIS PICTURE IS THE PARKING AREA.
04:55:29 THERE IS A VIEW FROM THE LAKE TOWARDS THE PARKING AREA.
04:55:32 IT'S AN ACTUAL PHOTO WITH SUPERIMPOSED LANDSCAPING ON TOP OF
04:55:36 IT.
04:55:36 AND AS YOU CAN SEE, THE BUFFER IS GOING TO BE VERY SIMILAR,
04:55:41 AGAIN, TO THE EXISTING BOCCE BALL COURT WHERE YOU WON'T BE
04:55:44 ABLE TO SEE THE VEHICLES IN THERE.
04:55:46 THE LIGHTS ON THE VEHICLES WHEN THEY ARE PARKING WOULD BE
04:55:50 MINIMAL, IF AT ALL.

04:55:52 AS I STATED, THE DEVELOPMENT ORDER IS CURRENTLY UNDER REVIEW
04:55:59 AT THE VILLAGE, AND WE BELIEVE IT'S CONSISTENT WITH THE
04:56:04 ZONING AND USE.
04:56:06 IT ADHERES TO THE SITE DEVELOPMENT STANDARDS IN TERMS OF
04:56:09 SETBACK, LANDSCAPE BUFFERS, OPEN SPACE, BUILDING HEIGHTS.
04:56:16 WE CONFORM WITH GOOD DESIGN AND CONTRIBUTES TO THE IMAGE OF
04:56:19 THE VILLAGE.
04:56:20 THE PROJECT IS IN HARMONY WITH THE GENERAL AREA AND THE
04:56:23 EXISTING ARCHITECTURE COMPONENTS OF SPRING RUN.
04:56:27 IT'S CONSISTENT WITH THE VILLAGE COMPREHENSIVE PLAN, AND THE
04:56:32 PROJECT DOES COMPLY WITH THE APPLICABLE STANDARDS OF THE
04:56:34 LAND DEVELOPMENT CODE AND THE VILLAGE ORDINANCES.

04:56:37 FOR A LITTLE BIT OF THE CLOSING, I WANT TO HAVE JIM -- WHERE
04:56:48 IS HE?
04:56:48 HE IS A COMMITTEE MEMBER WITH SPRING RUN.
04:56:55 AND HE HAS SOME CLOSING STATEMENTS.
04:57:01 >> GOOD AFTERNOON OR EVENING, I GUESS, I SHOULD SAY.
04:57:05 THANK YOU FOR THE OPPORTUNITY.
04:57:06 WE JUST WANTED TO BRIEFLY PROVIDE A LITTLE CONCLUSION TO
04:57:11 EVERYTHING THAT YOU'VE ALREADY SEEN AND HEARD.
04:57:14 ALL OF THE INFORMATION THAT WAS DEPICTED UP THERE AND EVEN
04:57:18 IN GREATER DETAIL WAS PUT TOGETHER IN A COMPREHENSIVE
04:57:23 18-PAGE BROCHURE THAT WAS MADE AVAILABLE TO ALL OF THE
04:57:29 OWNERS BACK IN APRIL OF LAST YEAR.
04:57:32 HERE'S A PICTURE OF THAT.

04:57:34 IT HAS THE PICTURES.
04:57:36 IT HAS DETAILS RELATIVE TO WHAT THE PROPOSED IMPROVEMENTS
04:57:39 WOULD BE, WHAT THE COSTS WERE GOING TO BE FROM A PROJECTED
04:57:44 STANDPOINT, AS WELL AS HOW IT WAS GOING TO BE FINANCED.
04:57:48 AND THIS WAS MADE AVAILABLE TO ALL OF THE OWNERS IN SPRING
04:57:54 RUN, AND THEN FOLLOWING THAT, THERE WERE TWO TOWN HALL
04:57:59 MEETINGS THAT WERE HELD IN APRIL OF LAST YEAR FOR THE
04:58:02 PURPOSE OF LAYING OUT THIS ENTIRE PROJECT IN MORE DETAIL TO
04:58:07 THE OWNERS, TAKING QUESTIONS FROM THEM AND PROVIDING
04:58:12 ANSWERS, AS WELL AS GETTING COMMENTS FROM THEM RELATIVE TO
04:58:15 THE PROJECT.
04:58:16 AND THOSE TWO MEETINGS WERE ATTENDED BY OVER 200 OWNERS AT
04:58:22 SPRING RUN.
04:58:24 AND FOR THOSE OWNERS WHO COULDN'T BE THERE IN PERSON, WE
04:58:28 ALSO DID IT VIA ZOOM, AND THERE ARE OVER A HUNDRED OWNERS
04:58:32 THAT PARTICIPATED IN THE TWO MEETINGS THROUGH THE ZOOM
04:58:36 PROCESS.
04:58:37 SO WE FEEL THAT IT WAS REALLY SOMETHING THAT WAS VERY OPEN
04:58:42 AND SOMETHING THAT PEOPLE HAD THE INFORMATION ON AND THE
04:58:46 PROJECT HAS ATTEMPTED TO BE VERY TRANSPARENT THROUGHOUT THE
04:58:51 ENTIRE PROCESS.
04:58:52 SUBSEQUENT TO THE TOWN HALL MEETINGS, THERE WAS A VOTE THAT
04:58:57 WAS TAKEN UP IN THE COMMUNITY.
04:59:01 AND ALL OF THE OWNERS WERE ENTITLED TO VOTE.
04:59:03 AND AS WAS MENTIONED PREVIOUSLY BY MIKE, 73% OF THE OWNERS

04:59:10 VOTED IN FAVOR OF THE PROJECT.
04:59:11 I WOULD LIKE TO JUST BRIEFLY POINT OUT A COUPLE OF THINGS
04:59:16 THAT BECOME VERY IMPORTANT TO SPRING RUN AS FAR AS THE
04:59:19 PURPOSE OF THIS PROJECT AND WHAT IT'S GOING TO EFFECTIVELY
04:59:27 BRING ABOUT.
04:59:29 BECAUSE SPRING RUN IS A COMMUNITY THAT IS OVER 20 YEARS OLD.
04:59:33 AND THE PROJECT IS BEING UNDERTAKEN FOR SEVERAL REASONS,
04:59:38 ABOUT FIVE PRIMARY ONES I WANTED TO MENTION TO YOU.

04:59:41 FIRST OF ALL, TO PRESERVE AND ENHANCE THE EXISTING
04:59:46 FACILITIES IN A THOUGHTFUL MANNER.
04:59:49 SECONDLY, TO HELP THE GOLF CLUB ITSELF MAINTAIN ITS VALUE.
04:59:54 AND THIRDLY, TO HOPEFULLY ENHANCE THE REAL ESTATE VALUES OF
04:59:59 THE SPRING RUN OWNERS.
05:00:04 IN ADDITION TO THAT, A FOURTH ITEM, WE WANTED TO BE ABLE TO
05:00:08 MAINTAIN OUR COMPETITIVE EDGE IN THE LOCAL AREA WITH RESPECT
05:00:12 TO OUR PEER COMMUNITIES THAT WE COMPETE WITH.
05:00:18 LASTLY, TO ENSURE THAT SPRING RUN WOULD CONTINUE TO BE
05:00:21 ATTRACTIVE TO POTENTIAL NEW BUYERS, BECAUSE AS I'M SURE
05:00:27 YOU'RE WELL AWARE, IF A COMMUNITY DOESN'T KEEP UP WITH ITS
05:00:33 FACILITIES, ITS AMENITIES, IT'S VERY HARD TO PLAY CATCH-UP
05:00:38 AND IT'S VERY HARD TO COMPETE IN THIS ENVIRONMENT TODAY
05:00:41 WITHOUT DOING THAT.
05:00:42 BUT WOULD LIKE TO ALSO POINT OUT IN CONCLUDING THAT NOT ONLY
05:00:47 DO WE BELIEVE THAT THIS IS SOMETHING THAT IS TREMENDOUSLY
05:00:50 BENEFICIAL TO SPRING RUN, IT IS ALSO, WE THINK, VERY

05:00:54 BENEFICIAL TO THE VILLAGE OF ESTERO BECAUSE WE THINK THESE
05:00:59 IMPROVEMENTS ARE GOING TO FURTHER ENHANCE THE VALUE, THE
05:01:03 GROWTH, AND THE DEVELOPMENT OF THE VILLAGE OF ESTERO, AND WE
05:01:08 KIND OF HAVE A PARTNERSHIP IN THAT SENSE, IS THAT WE WANT IT
05:01:12 TO WORK BOTH WAYS, BOTH FOR US AND FOR THE VILLAGE.
05:01:15 SO WITH THAT IN MIND, I MERELY WANTED TO PROVIDE THOSE
05:01:20 SUMMARY COMMENTS AND THANK YOU FOR YOUR TIME AND ATTENTION
05:01:24 AND LOOK FORWARD TO GOING FORWARD WITH THIS PROJECT.
05:01:27 THANK YOU.
05:01:28 >>Mary Gibbs: MAY I JUST ASK A QUESTION?
05:01:31 I HAVE A QUESTION.
05:01:34 JIM BARTL?
05:01:35 CAN YOU SPELL THAT?
05:01:39 >> B-A-R-T-L.
05:01:41 >>Mary Gibbs: B-A-R-T-L, JUST FOR THE TRANSCRIBER.
05:01:43 THANK YOU.
05:01:46 >>Scotty Wood: GO AHEAD, MARLENE.
05:01:49 >>Marlene Naratil: I'M LOOKING AT YOUR PAGE 14.
05:01:52 AND I SEE EMPLOYEE PARKING FOR THE TENNIS COURTS AND THE
05:01:56 BOCCE COURTS.
05:01:59 WHERE WOULD THE OWNERS PARK?
05:02:01 >>Michael Herrera: IT'S REALLY EMPLOYEE OVERFLOW PARKING.
05:02:04 WE'RE GOING TO REQUEST FOR EMPLOYEES TO PARK THERE AT TIMES
05:02:08 WHEN THERE'S, OBVIOUSLY, A NEED FOR CLOSER PARKING SPACES.
05:02:13 BUT IT'S FOR ALL MEMBERS.

05:02:14 IT'S GOING TO BE ENCOURAGED JUST AS OVERFLOW PARKING.
05:02:17 IT IS THE FURTHEST PART FROM ANY PART OF THE BUILDING.
05:02:19 >>Marlene Naratil: WHERE IS THE PARKING IF I WENT TO PLAY
05:02:22 TENNIS OR BOCCE?

05:02:24 >>Michael Herrera: WELL, THE EXISTING PARKING IS TO THE
05:02:25 SOUTH OF THE TENNIS COURTS AND TO THE EAST.
05:02:29 THE ONE THAT WE'RE PROPOSING IS TO THE NORTH OF THE TENNIS
05:02:31 COURTS.
05:02:31 >>Marlene Naratil: THAT'S ADEQUATE, YOU THINK, TO HOLD --
05:02:35 BECAUSE I KNOW OUR BOCCE COURTS WHERE I LIVE, THE PARKING
05:02:39 FILLS UP.
05:02:40 IT'S AMAZING THE NUMBER OF PEOPLE WHO PLAY IT.
05:02:43 >>Michael Herrera: AGAIN, THERE'S ALREADY TWO BOCCE BALL
05:02:45 COURTS THERE WITH THIS PARKING.
05:02:47 WE'RE ADDING ONE MORE COURT.
05:02:48 WE ARE ADDING SOME SQUARE FOOTAGE TO THE BUILDING.
05:02:51 WE'RE ADDING SOMEWHERE BETWEEN 14 TO 17 PARKING SPACES FOR
05:02:55 THOSE ADDITIONS.
05:03:00 >>Jim Wallace: YOU SAY YOU'RE ADDING 14 SPACES, BUT I DON'T
05:03:02 SEE THE 14 SPACES.
05:03:03 >>Marlene Naratil: THAT'S WHY I'M ASKING.
05:03:05 >>Jim Wallace: -- BECOMING OVERFLOW PARKING.
05:03:07 SO WHERE ARE THE EMPLOYEES GOING TO PARK?
05:03:10 >>Michael Herrera: AGAIN, EVERYTHING -- ALL THE PARKING TO
05:03:12 THE NORTH OF THE TENNIS FACILITY THAT DOES SHOW EMPLOYEE

05:03:15 PARKING, THAT IS OVERFLOW EMPLOYEE PARKING.
05:03:18 IT'S ALSO FOR THE MEMBERS.
05:03:19 THAT'S WHERE THE 14 PARKING SPACES ARE GOING TO BE.
05:03:21 >>Jim Wallace: WHERE ARE THE 14 SPACES ADDED?
05:03:25 WHERE HAVE THEY BEEN ADDED?
05:03:27 >>Michael Herrera: TO THE NORTH OF THE TENNIS COURTS.
05:03:30 RIGHT NOW IT'S OPEN SPACE.
05:03:38 RIGHT NOW THAT'S ALL GREENSPACE.
05:03:42 >>Jim Wallace: RIGHT NOW IT'S JUST GREENSPACE.
05:03:43 >>Michael Herrera: CORRECT.
05:03:44 >>Jim Wallace: I'M SORRY.
05:03:45 I MISUNDERSTOOD.
05:03:46 >>Michael Herrera: NO PROBLEM.
05:03:46 >>Scotty Wood: ANYONE ELSE?
05:03:48 HOWARD?
05:03:49 BARRY?
05:03:52 >>Howard Levitan: YEAH, I WOULD LIKE TO ASK A COUPLE OF
05:03:54 QUESTIONS, IF I COULD.
05:03:59 >>Scotty Wood: WITH NO FURTHER COMMENTS OR QUESTIONS --
05:04:01 >>Howard Levitan: SCOTTY, CAN I JUMP IN?
05:04:03 SORRY.
05:04:04 JUST A COUPLE OF QUESTIONS.
05:04:11 MAYBE THE FELLOW FROM SPRING RUN CAN EXPLAIN WHAT THE
05:04:14 PARKING SITUATION IS WHEN YOU HAVE OUTSIDE FUNCTIONS OR
05:04:19 FUNCTIONS AT THE GOLF CLUB.

05:04:22 MY RECOLLECTION ON HAVING HELD OUTSIDE MEETINGS AT THE
05:04:29 SPRING RUN CLUB, AND IT'S A LOVELY CLUB, IS THAT THE PARKING
05:04:35 IS PRETTY TIGHT MOST OF THE TIME, ESPECIALLY DURING GOLF
05:04:40 DAYS AND DURING LUNCHTIMES.
05:04:44 WHAT ARE THE REALLY TOUGH TIMES FOR YOU PARKING-WISE?
05:04:52 >>Mike Ziegler: WELL, THE TOUGHEST TIMES ARE WHEN WE HAVE
05:04:55 DOUBLE SHOTGUN EVENTS.
05:04:56 IF WE HAVE A SHOTGUN START IN THE MORNING AND A TOURNAMENT
05:04:58 IN THE AFTERNOON, EVERYONE IS COMING IN TO PLAY GOLF IN THE
05:05:01 MORNING.
05:05:01 THE CARS ARE STILL THERE WHEN EVERYONE ELSE COMES IN FOR
05:05:05 LUNCH AND THEN TO GO OUT TO PLAY GOLF.
05:05:07 THERE'S NO WAY TO HAVE ENOUGH PARKING TO BE ABLE TO
05:05:10 ACCOMMODATE THAT.
05:05:11 THAT HAPPENS ABOUT NINE TIMES PER SEASON.
05:05:15 THE OTHER THINGS WE TRY TO DO IS AVOID OUTSIDE ACTIVITIES
05:05:19 AND EVENTS.
05:05:21 WE DO A LOT OF CHAMBER OF COMMERCE, AND THINGS LIKE THAT,
05:05:24 EVENTS, AND WE DO THOSE IN SEASON BECAUSE WE WANT TO BE ABLE
05:05:29 TO ACCOMMODATE THE CHAMBER, OTHER PEOPLE, COMMUNITY
05:05:33 ADVOCATES.
05:05:37 AND SO WE TRY TO SCHEDULE THOSE EVENTS OUTSIDE OF
05:05:41 TOURNAMENTS AND THINGS LIKE THAT.
05:05:43 WE ALSO HAVE A LOT OF -- IT'S CALLED iLIFE ACTIVITIES.
05:05:51 WE REALIZED A LONG TIME AGO THAT WE HAD TO MOVE THOSE TO

05:05:54 OUTSIDE OF LIKE LUNCHTIME, OUTSIDE OF ANY OTHER ACTIVITIES
05:05:58 BECAUSE IT JUST CAUSES ANOTHER 30 OR 40 CARS IN THE PARKING
05:06:02 LOT.
05:06:04 SO IT'S REALLY DONE INTERNALLY FROM OUR STAFF.
05:06:07 WE GET TOGETHER EVERY YEAR AT THE END OF THE SEASON AND WE
05:06:11 PLAN THE SCHEDULE FOR THE FOLLOWING YEAR, AND WE DO OUR BEST
05:06:14 TO COORDINATE AND MAKE SURE THAT WE'RE NOT OVERLAPPING
05:06:17 EVENTS.
05:06:19 >>Howard Levitan: THE NEXT QUESTION, I GUESS, WOULD BE, WITH
05:06:22 RESPECT TO THE OUTSIDE DINING, DO YOU INTEND TO HAVE ANY
05:06:25 FORM OF MUSIC ATTACHED TO THAT?
05:06:29 AND, ALSO, AS A FOLLOW-UP I GUESS I WOULD ASK, DO YOU INTEND
05:06:35 TO HAVE HOURS OF OPERATION FOR THE OUTSIDE DINING AND THE
05:06:41 BOCCE?
05:06:42 >>Mike Ziegler: YEAH, WE HAVE OUTSIDE DINING OR WE CURRENTLY
05:06:46 HAVE HOURS OF OPERATION, AND WE DO HAVE SOME OUTSIDE DINING.
05:06:49 SO WE WOULD PROBABLY KEEP IT THE SAME.
05:06:53 AND RIGHT NOW, WE STAY OPEN AN HOUR AFTER THE LAST PERSON
05:06:56 HAS ORDERED.
05:06:58 WE'LL STAY -- REALIZE THAT IT'S A SENSITIVE SITUATION WITH
05:07:03 PEOPLE HAVING A GOOD TIME OUTSIDE AND THEN THERE'S
05:07:06 RESIDENTIAL UNITS CLOSE TO THERE.

05:07:08 SO I KNOW THAT THAT HAS BEEN AN ISSUE.
05:07:11 WE PUT UP QUITE A LOT OF LANDSCAPING TO HOPEFULLY BUFFER
05:07:16 THAT SOUND.

05:07:18 I DON'T SEE A SITUATION WHERE WE WOULD BE OPEN UNTIL 10:00
05:07:21 AT NIGHT OR ANYTHING OUT THERE, BECAUSE THAT'S JUST TOO
05:07:24 LATE.
05:07:25 ANYTIME WE'VE HELD MUSIC ACTIVITIES AND THINGS LIKE THAT
05:07:29 OUTSIDE, WE HAVE HAD SOME ISSUES.
05:07:32 PEOPLE CALLING.
05:07:33 SO WE WOULD DEFINITELY TRY AND KEEP THAT --
05:07:36 >>Howard Levitan: WOULD YOU BE WILLING TO CONDITION THE
05:07:38 DEVELOPMENT ORDER ON REASONABLE HOURS OF OPERATION?
05:07:43 >>Mike Ziegler: I GUESS.
05:07:48 >>Neale Montgomery: I'LL HAVE THE PRESIDENT COME BACK UP AND
05:07:51 ADDRESS THIS.
05:07:52 >>Howard Levitan: DIDN'T THINK THIS WAS A LEGAL QUESTION,
05:07:54 NEALE.
05:07:54 >>Neale Montgomery: CLOSEST THING TO THE RESIDENCES IS THE
05:07:57 BOCCE BALL.
05:07:58 HE'S MET WITH THEM.
05:07:59 THEY ARE PUTTING IN ENHANCED LANDSCAPING, BUT HE'S ALSO
05:08:02 DISCUSSED CHANGING THE HOURS FOR THE BOCCE BALL SO THERE'S
05:08:06 NOT ANY LIGHTS OR ACTIVITY THAT'S GOING TO BE A PROBLEM.
05:08:10 >>Howard Levitan: I WAS MORE CONCERNED ABOUT THE OUTSIDE
05:08:12 DINING, TO BE HONEST WITH YOU.
05:08:15 MY RECOLLECTION IS THEY ARE RIGHT BEHIND THE CLUBHOUSE IS A
05:08:21 WATER BODY AND ACROSS THAT WATER BODY IS MULTILEVEL,
05:08:27 MULTIFAMILY UNITS, APARTMENTS, CONDOS.

05:08:33 AND THE LAST TIME WE LOOKED AT THE BOCCE COURTS FOR
05:08:37 APPROVAL, SEVERAL YEARS AGO, WE GOT A LOT OF COMMENTS FROM
05:08:41 THEM ABOUT THE SOUND COMING RIGHT ACROSS THE WATER AND
05:08:45 THINGS LIKE THAT.
05:08:46 I JUST WANT TO MAKE CERTAIN THAT YOU GUYS ARE RESPONSIVE TO
05:08:50 THOSE KIND OF PROBLEMS.
05:08:52 I KNOW THAT'S A SERIOUS ISSUE IN A LOT OF DIFFERENT PLACES,
05:08:55 INCLUDING MY OWN CLUB.
05:08:57 AND WONDERING IF THE VILLAGE COULD WORK WITH YOU TO COME UP
05:09:02 WITH SOME REASONABLE HOURS OF OPERATION THAT IS PART OF OUR
05:09:07 NEW LAND DEVELOPMENT CODE, THAT WHENEVER WE HAVE A
05:09:09 COMMERCIAL ACTIVITY THAT WE TALK ABOUT THOSE KIND OF THINGS.
05:09:12 I THINK THIS WOULD BE THE PERFECT PLACE TO WORK THAT OUT SO
05:09:18 IT'S NOT JUST THAT'S OUR PLAN.
05:09:20 IT'S SOMETHING THAT'S, IF THE RESIDENTS HAVE PROBLEMS WITH
05:09:24 IT IN THE FUTURE, THEY CAN COME BACK AND TALK TO US ABOUT
05:09:27 IT.
05:09:31 >>Michael Herrera: SO THE PROPOSED PAVILION, OUTDOOR BAR,

05:09:35 DINING AREA, IS THE CLOSEST PROPOSED OUTDOOR SEATING FOR
05:09:41 THIS PROJECT.
05:09:45 BETWEEN THAT BUILDING AND THE RESIDENTIAL, THERE IS A BATH
05:09:49 HOUSE THAT IS A SOLID STRUCTURE.
05:09:52 ACTS AS A BUFFER.
05:09:54 THERE'S SIGNIFICANT LANDSCAPING BUFFER, AND THEN YOU GOT THE
05:09:57 DISTANCE OF THE BOCCE BALL COURTS.

05:09:58 THEN YOU HAVE THE LAKE.
05:09:59 THEN YOU HAVE THE RESIDENTS.
05:10:01 BETWEEN THAT PAVILION AND THE EXISTING BUILDING, THAT'S
05:10:05 WHERE THE OUTDOOR DINING IS GOING TO BE CONSTRUCTED.
05:10:08 SO BETWEEN THAT OUTDOOR DINING AREA AND THE ABUTTING
05:10:13 RESIDENTS, YOU HAVE A PAVILION BUILDING, A BATH HOUSE
05:10:19 BUILDING, THREE BOCCE BALL COURTS, A SMALL BERM, AND
05:10:23 SIGNIFICANT AMOUNT OF LANDSCAPING.
05:10:28 NOT TOO SURE IF THAT'S --
05:10:31 >>Jim Wallace: CAN I MENTION SOMETHING?
05:10:33 I THOUGHT I SAW ON YOUR OUTDOOR DINING BETWEEN THE POOL AREA
05:10:36 AND THE DINING AREA, AS THERE MIGHT MORE TYPICALLY BE, I
05:10:41 THOUGHT THERE WAS A WALL OR A FACADE BETWEEN THE TWO,
05:10:44 SEPARATING THE TWO.
05:10:45 IS THERE OR AM I MISUNDERSTANDING YOUR ARCHITECTURAL
05:10:49 DRAWINGS?
05:10:50 >>Michael Herrera: I'LL LET RYAN SPEAK TO THAT SPECIFICALLY.
05:10:53 >>Ryan Richards: I APOLOGIZE.
05:10:54 NOT SURE I REALLY UNDERSTOOD THE QUESTION.
05:10:57 >>Jim Wallace: I THOUGHT WHEN I SAW YOUR PROSPECTIVE
05:11:02 DRAWINGS, YOUR RENDERING, BETWEEN THE OUTDOOR DINING AREA
05:11:05 AND POOL AREA, AS YOU MIGHT EXPECT IF YOU WERE DESIGNING IT,
05:11:07 THERE WAS A FACADE OR A STRUCTURE BETWEEN THE TWO THAT WOULD
05:11:12 SEPARATE THE TWO AND THEREFORE ALSO BE GREAT FOR SOUND
05:11:15 ABATEMENT.

05:11:17 >>Ryan Richards: THERE ARE A FEW AREAS.
05:11:19 WE HAVE ELEVATED PLANTERS ADJACENT TO THE DINING AREA.
05:11:24 THAT WALL YOU SEE ON THE RIGHT-HAND SIDE, THAT'S ACTUALLY A
05:11:26 KITCHEN ADDITION.
05:11:27 THERE'S GOING TO BE A LITTLE BIT OF A DIFFERENT MENU.
05:11:30 SO WE'RE EXPANDING THE KITCHEN A LITTLE BIT TO SERVE THOSE
05:11:33 PEOPLE THAT ARE COMING TO THE OUTDOOR DINING.
05:11:36 SO THAT WALLED-OFF AREA IS REALLY FACING THE PARKING LOTS.
05:11:43 STRAIGHT THROUGH THE SITE AS YOU SEE BEYOND THE TREES IS
05:11:46 WHERE THE CLOSEST RESIDENTIAL IS.
05:11:47 >>Jim Wallace: THERE WAS ANOTHER ONE THAT JUST HAD ONE
05:11:49 VISUAL.
05:11:50 CAN WE SHOW THAT ONE?
05:11:51 THIS WALL, THE BOCCE COURT IS ON THE RIGHT, THE POOL AREA,

05:12:00 AND THEN THE DINING AREA APPEARS TO BE STRUCTURES IN
05:12:04 BETWEEN.
05:12:05 THAT'S ALL I'M ASKING?
05:12:06 >>Ryan Richards: THAT WAS ENVISIONED AS A POOL CABANA.
05:12:09 IT'S RELATIVELY OPEN.
05:12:10 IT'S MOSTLY A FLYING ROOF.
05:12:12 THERE'S VERY LITTLE WALL THERE OTHER THAN STRUCTURAL
05:12:14 SUPPORT.
05:12:14 >>Jim Wallace: SO THAT WILL BE SOLID STRUCTURE THAT SHOULD
05:12:18 HELP YOUR SOUND ABATEMENT.
05:12:20 >>Ryan Richards: IT WILL DIFFUSE, ABSOLUTELY.

05:12:23 BUT IT'S REALLY JUST PROVIDING SHADE TO PEOPLE AT THE POOL.
05:12:27 >>Marlene Naratil: DO YOU HAVE PICKLEBALL COURTS AT YOUR
05:12:30 COMMUNITY?
05:12:31 >> NOT CURRENTLY.
05:12:32 >>Marlene Naratil: YOU'RE NOT GOING TO.
05:12:33 THAT SEEMS TO BE A BIGGER SOUND ISSUE THAN BOCCE.
05:12:37 BOCCE YOU GET VOCAL EXUBERANCE OF PLAYERS.
05:12:41 BUT WITH PICKLEBALL, YOU GET THE RACKET.
05:12:44 >>Michael Herrera: BOCCE BALL IS HUMAN SOUND.
05:12:46 THE SPORT DOESN'T REALLY HAVE ANY SOUND.
05:12:48 PICKLEBALL, THE SPORT HAS A SOUND.
05:12:51 >>Marlene Naratil: THE BOCCE ISN'T AS BAD ANYWAY.
05:12:56 >>Scotty Wood: ANYONE ELSE?
05:12:57 ON THAT NOTE, I WOULD OPEN IT UP TO PUBLIC INPUT.
05:13:03 TAMMY, DO YOU HAVE CARDS?
05:13:06 GO AHEAD AND CALL THEM OFF.
05:13:07 >>Tammy Duran: JOHN McDERMOTT.
05:13:18 >> THANK YOU VERY MUCH.
05:13:19 MY NAME IS JOHN McDERMOTT.
05:13:22 I LIVE IN SPRING RUN, IMMEDIATELY ON THE OTHER SIDE OF THE
05:13:25 POND THAT THEY'VE BEEN SPEAKING ABOUT.
05:13:29 AND I WOULD LIKE TO SPEAK SPECIFICALLY ABOUT THE PARKING
05:13:32 ISSUE.
05:13:36 25 YEARS AGO, APPROXIMATELY, WHEN THE DEVELOPMENT WAS BEING
05:13:39 PLANNED AND BUILT BY BONITA BAY, THE BUILDER -- [AUDIO BROKE
05:13:48 UP] -- THEY DECIDED IN THEIR GREED TO PUT AT LEAST A
05:13:52 HUNDRED, MAYBE 150 MORE HOMES ON THAT PROPERTY THAN THAT
05:13:56 PIECE OF LAND CAN SUPPORT.
05:13:58 THUS, WE HAVE THE CROWDING PROBLEM THAT WE HAVE TODAY.
05:14:01 MUCH OF WHAT WE'RE DOING NOW IS PROBABLY GOING TO COMPOUND
05:14:05 THAT ISSUE, BUT SPECIFICALLY WITH RESPECT TO PARKING, I
05:14:12 THINK THAT ORIGINALLY, WE WEREN'T AWARE THERE WAS GOING TO
05:14:15 BE ADDITIONAL PARKING REQUIRED BY THE VILLAGE.
05:14:20 AND HAVING SAID WHAT I JUST SAID, I THINK IT'S
05:14:23 UNCONSCIONABLE FOR THE VILLAGE TO REQUIRE THIS AND FURTHER
05:14:28 COMPOUND THE ISSUES THAT WE HAVE WITHIN SPRING RUN.

05:14:31 THAT'S THE ONLY COMMENT I WANTED TO MAKE.
05:14:36 >>Scotty Wood: THANK YOU.
05:14:36 >> THANK YOU.
05:14:38 >>Tammy Duran: THE LAST COMMENT CARD IS SHARON LOVASCO.
05:14:58 >> HI.
05:14:59 THANK YOU FOR MEETING WITH US TONIGHT.
05:15:01 I APPRECIATE IT.
05:15:02 MY NAME IS SHARON LOVASCO.
05:15:06 I LIVE AT 23511 SANDY CREEK TERRACE, WHICH MY BACK DOOR TO
05:15:11 MY LANAI IS THE POND AND THEN COMES THE BOCCE BALL COURTS.
05:15:18 AND NOW THEY ARE SUGGESTING THEY WANT TO ADD THE PARKING
05:15:21 LOT, WHICH IS ALL REALLY GOING TO RUN INTO MY VIEW OF WHAT
05:15:28 IT IS FROM MY LANAI.
05:15:30 THE NOISE -- I'LL ADDRESS THE BOCCE BALL FIRST.

05:15:33 THE NOISE FROM THE BOCCE BALL IS HORRENDOUS.
05:15:36 MOST OF THE TIME IT'S THE LATER CROWD FROM 3 ON THAT THEY
05:15:41 CAN GET VERY, VERY LOUD.
05:15:45 WE USED TO HAVE OUR DINNERS ON THE LANAI.
05:15:51 WE DON'T DO THAT ANY LONGER.
05:15:52 WE PUT IN A SHUTTER THAT CLOSES IT OFF SO WE CAN ALLEVIATE
05:15:56 SOME OF THE NOISE.
05:15:57 WE HAD TO PUT UP WITH THIS FOR QUITE SOME TIME.
05:16:01 I DIDN'T AGREE WITH IT WHEN IT WENT IN, BUT WAS OVERRUN --
05:16:08 OVERRULED BY MOST OF THE PEOPLE WHO LIVE WAY DOWN THE STREET
05:16:11 DON'T HEAR THE NOISE AND DON'T REALLY CARE.
05:16:15 THEY JUST WANTED THE BOCCE BALL.
05:16:18 NOW THEY WANT TO ADD ANOTHER BOCCE BALL WHICH IS GOING TO BE
05:16:21 ANOTHER WHOLE LEVEL OF NOISE BECAUSE THESE PEOPLE DO GET
05:16:26 EXCITED.
05:16:27 I DON'T BLAME, YOU KNOW, PLAYING A GAME.
05:16:31 IT DOES CREATE SOME EXCITEMENT.
05:16:33 BUT AT 6, 7, 8 AT NIGHT, IT'S NOT SOMETHING I WANT TO HEAR
05:16:39 ALL THE TIME.
05:16:40 MY BEDROOM WINDOWS FACE THAT SIDE WHERE YOU WOULD SEE THE
05:16:48 BOCCE BALL COURT.
05:16:49 THEY DID PUT UP -- INITIALLY, THERE WAS NOTHING THEY WERE
05:16:52 GOING TO DO.
05:16:53 AND THEN WHEN WE COMPLAINED ABOUT THE NOISE LEVEL, THEY
05:16:56 STARTED ADDING THE BUSHES, WHICH TOOK SOME YEARS TO GROW,

05:17:01 AND THERE'S REALLY NOTHING ELSE THAT IS HINDERING THE NOISE
05:17:04 FROM COMING THROUGH TO MINE.
05:17:07 OF COURSE, IT'S GOING OVER WATER, SO IT IS EVEN LOUDER.
05:17:11 I TELL PEOPLE WHEN I HEAR THAT THEY ARE PLAYING BOCCE BALL,
05:17:14 WELL, DON'T TELL ANY SECRETS BECAUSE I CAN ACTUALLY HEAR YOU
05:17:18 TALKING.
05:17:20 JUST BE CAREFUL WHAT YOU SAY.

05:17:21 MY ISSUE THAT REALLY BRINGS ME HERE TODAY BECAUSE THEY ARE
05:17:26 WANTING TO PUT IN THIS PARKING LOT, AND THIS PARKING LOT IS
05:17:31 SEEABLE FROM MY LANAI AGAIN.
05:17:35 THEY SAY THEY ARE GOING TO PLANT AND ALL THAT, BUT IT
05:17:39 DOESN'T PREVENT NOISES, IT REALLY DOESN'T.
05:17:41 SAID, WELL, THERE WILL BE NO NOISE.
05:17:47 WELL, CAR DOORS SLAMMING, STARTING CARS, PEOPLE TALKING AND
05:17:50 WALKING, AND ALL OF THAT AT THE SAME TIME, THAT LATE AT
05:17:53 NIGHT, 9:00, 10:00 AT NIGHT, IT'S -- YOU'RE GOING TO HEAR
05:17:57 IT.
05:17:57 TRUST ME.
05:17:58 YOU'RE GOING TO HEAR IT.
05:17:59 I HAVE LEGITIMATE COMPLAINTS BUT IT JUST SEEMS LIKE IT FALLS
05:18:07 ON DEAF EARS.
05:18:08 AND I REALLY WISH THEY WOULD RECONSIDER WHERE THEY PUT THIS
05:18:15 PARKING LOT BECAUSE IT'S GOING TO TAKE AWAY SOME BEAUTIFUL
05:18:19 WALKING SPACES AND A MEMORIAL GARDEN THERE.
05:18:22 TO GET TO THE MEMORIAL GARDEN, NOW YOU HAVE TO WALK THROUGH

05:18:25 A PARKING LOT.
05:18:26 IT'S ALL GREEN GRASS RIGHT NOW.
05:18:28 IT'S REALLY QUITE LOVELY.
05:18:30 PEOPLE WITH DOGS WALK OVER THERE ALL THE TIME.
05:18:33 IT'S JUST A NICE PLACE TO GO.
05:18:35 THEY'VE GOT SOME BENCHES YOU CAN SIT AND SO ON AND SO FORTH.
05:18:41 >>Scotty Wood: CAN YOU WRAP IT UP?
05:18:43 YOU'VE RUN OVER YOUR ALLOTTED TIME.
05:18:45 >> OH, I HAVE.
05:18:46 I'M SORRY.
05:18:46 >>Scotty Wood: THAT'S OKAY.
05:18:47 GO AHEAD.
05:18:48 JUST FINISH IT UP.
05:18:49 >> ALL RIGHT.
05:18:49 I'LL FINISH IT UP FOR YOU.
05:18:51 THOSE ARE MY MAIN ISSUES.
05:18:54 IT'S TOO BAD WE HAVE NO OTHER PROPERTY AVAILABLE, BUT THEY
05:18:59 NEED TO RETHINK THIS BECAUSE I WILL BE SEEING IT.
05:19:04 I HAVE A PICTURE ON MY PHONE BUT I HAVE NO WAY OF SHOWING IT
05:19:07 TO YOU WHAT MY VIEW FROM MY LANAI IS.
05:19:10 THAT WOULD BE THE EXTENT OF WHAT I'M ACTUALLY HERE FOR.
05:19:20 IF YOU CAN TAKE THAT INTO CONSIDERATION, I WOULD APPRECIATE
05:19:24 IT.
05:19:24 >>Scotty Wood: THANK YOU.
05:19:26 >> THANK YOU.

05:19:28 >>Scotty Wood: ANY OTHER CARDS?
05:19:30 >>Tammy Duran: NO.
05:19:30 >>Scotty Wood: IF ANYONE WISHES TO SPEAK, THEY CAN SPEAK,

05:19:33 BUT THEY NEED TO FILL OUT A CARD.
05:19:38 OKAY.
05:19:39 THEN I'LL CLOSE PUBLIC INPUT.
05:19:41 ANY COMMENTS, MARY, THAT YOU HAVE?
05:19:44 >>Mary Gibbs: NO.
05:19:46 IT'S AN INFORMATION MEETING.
05:19:47 SO AS THEY SAID, WE'RE LOOKING AT THE DEVELOPMENT ORDER NOW.
05:19:49 SO WE'LL JUST TAKE THESE COMMENTS INTO ACCOUNT WHEN WE
05:19:53 REVIEW IT, AND THEN WE'LL BE BACK LATER FOR THE PUBLIC
05:19:56 HEARING.
05:20:01 >>Howard Levitan: SCOTTY, I WOULD LIKE TO MAKE ONE COMMENT.
05:20:04 I THINK WHERE WE HAVE INTERNAL DEVELOPMENT IN A GATED
05:20:14 COMMUNITY, THE GENERAL THEORY HAS BEEN THAT WE AS A BOARD
05:20:20 MAINTAIN A FAIRLY LIGHT TOUCH, IF YOU WILL, WITH THE
05:20:26 UNDERSTANDING THAT THE MAJORITY OF THE ISSUES ARE GOING TO
05:20:28 BE RESOLVED INTERNALLY BY THE HOA AND THEIR OUTREACH TO
05:20:36 THEIR OWN MEMBERS, AND THAT IF THERE ARE PROBLEMS, THEY CAN
05:20:40 RESOLVE THEM.
05:20:43 I DO THINK THE BOARD, AS WE MOVE TO A DEVELOPMENT ORDER,
05:20:48 OUGHT TO THINK ABOUT, ANYWAY, REASONABLE HOURS OF OPERATION
05:20:52 FOR THE OUTSIDE DINING AND BOCCE, WHICH DO GENERATE NOISE.
05:20:59 I THINK THAT WOULD BE APPROPRIATE IN THIS KIND OF SITUATION.

05:21:03 THANK YOU.
05:21:06 >>Jim Wallace: I JUST WANT TO SAY ONE THING.
05:21:08 IN LOOKING AT THE LANDSCAPE PLAN, THERE APPEARS TO BE
05:21:11 SUFFICIENT SPACE FOR THE APPLICANT TO ADD SOME MORE 18-FOOT
05:21:18 BLACK OLIVES OR CANOPY TREES NEAR THE PARKING LOT.
05:21:21 IT'S NOT THAT BIG OF SPACE.
05:21:23 WOULDN'T BE THAT BIG ADDITION AND PROBABLY MAKE SOME OF THE
05:21:28 RESIDENTS ON THE OTHER SIDE OF THE LAKE HAPPY.
05:21:30 PROBABLY ROOM FOR ANOTHER FOUR OR FIVE CANOPY TREES.
05:21:33 IF YOU PUT THEM IN AT 18 FEET, MICHAEL, THAT CERTAINLY WOULD
05:21:36 GROW FAST AND SOMETHING LIKE BLACK OLIVES, YOU KNOW THEY
05:21:40 GROW VERY QUICKLY.
05:21:46 >>Scotty Wood: ANYONE ELSE?
05:21:47 BASICALLY TWO COMMENTS TO CONSIDER.
05:21:48 HOURS OF OPERATION AND LANDSCAPING.
05:21:52 >>Barry Jones: IS THE ADDITIONAL PARKING BEING DRIVEN
05:21:55 STRICTLY BY THE CODE OR IS IT BASED ON NEED?
05:22:00 >>Mary Gibbs: THE PARKING IS BEING DRIVEN BY THE CODE.
05:22:05 WE'VE LOOKED AT THE PARKING.
05:22:06 WE HAD A LOT OF BACK AND FORTH WITH THE APPLICANT ABOUT
05:22:09 THIS.
05:22:10 WHEN THE COUNTY APPROVED THE DEVELOPMENT ORDER SOME YEARS
05:22:13 AGO, SO WHEN WE GET A REQUEST IN FOR EXPANSION, WE PRIMARILY
05:22:18 LOOK AT WHAT'S BEING EXPANDED.
05:22:20 WE DON'T GO BACK AND REVISIT THE WHOLE PARKING.

05:22:23 WE WENT BACK AND REVISITED THE WHOLE PARKING FROM SCRATCH,
05:22:25 YOU'D HAVE TO ADD A LOT MORE.
05:22:27 SO WE LOOKED AT WHAT WAS BEING ADDED FOR OUTDOOR DINING AND
05:22:30 THEN THE BOCCE IS A LITTLE BIT -- THE CODE SAYS UP TO THE
05:22:35 DIRECTOR BECAUSE IT'S A RECREATIONAL FACILITY, SO IT'S KIND
05:22:38 OF HARD TO FIGURE OUT EXACTLY WHAT YOU SHOULD HAVE.
05:22:41 SO THAT'S WHERE WE CAME UP WITH THE ADDITIONAL PARKING.
05:22:44 ALSO, WHEN WE LOOKED AT THEIR SITE PLAN, WE MET WITH THEM
05:22:47 SEVERAL TIMES.
05:22:48 THERE'S NOT A WHOLE LOT OF SPACE TO SQUEEZE IN THE EXTRA
05:22:51 PARKING.
05:22:52 SO THEY HAD CONSTRAINTS AS WELL.
05:22:55 >>Barry Jones: WOULD IT BE POSSIBLE TO DO THE ADDITIONAL
05:22:58 PARKING JUST IN A STABILIZED GRASS THAT THEY HAVE UTILIZED
05:23:03 FOR OVERFLOW AND MAYBE PACK THEM IN TIGHTER IF THEY HAD
05:23:06 EVENTS WHERE THEY NEEDED TO THAN A STANDARD PARKING LOT, OR
05:23:10 IS THERE A DEMAND FOR THE ADDITIONAL PARKING OR JUST A
05:23:15 CALCULATION?
05:23:16 >>Mary Gibbs: I WOULD ASK THEIR ENGINEER IF HE CAN -- I
05:23:18 THINK WE TALKED ABOUT SOME OVERFLOW PARKING AND GRASS
05:23:22 PARKING, BUT WE'LL LET MICHAEL ANSWER THAT.
05:23:26 >>Michael Herrera: YEAH, WE'RE PROPOSING ASPHALT PARKING.
05:23:30 AGAIN, IT'S ABOUT 14 TO 17 PARKING SPACES IN ADDITION TO
05:23:34 WHAT'S OUT THERE TODAY.
05:23:36 BUT IT'S 20 MORE PARKING SPACES FROM WHAT WAS ORIGINALLY

05:23:40 PERMITTED BY LEE COUNTY.
05:23:42 WE DO BELIEVE THAT THE PARKING IS REQUIRED FOR THE PROPOSED
05:23:45 USE.
05:23:51 >>Barry Jones: THANK YOU.
05:23:52 >>Scotty Wood: OKAY.
05:23:53 THAT CONCLUDES THIS ITEM.
05:24:03 >>Mary Gibbs: WE'LL BE REVIEWING THE DEVELOPMENT ORDER WHEN
05:24:05 IT COMES BACK.
05:24:06 WE'LL HAVE A NOTICE TO THE PUBLIC SO THAT THEY CAN COME
05:24:08 ATTEND THE PUBLIC HEARING.
05:24:09 BUT WE DON'T HAVE A DATE YET.
05:24:41 WE HAVE TO GET THE CONSULTANTS IN FOR THE NEXT CASE, AND
05:24:43 THEY ARE OUT IN THE HALLWAY, SO IF YOU'LL GIVE ME A MINUTE.
05:26:15 >>Tammy Duran: NANCY, I'M SORRY.
05:26:17 YOU HAVE TO REPEAT.
05:26:19 WE WERE MUTED BECAUSE THEY THOUGHT WE WERE ON BREAK.
05:26:21 >>Nancy Stroud: JUST SAYING WE CANNOT SEE THE PRESENTATION,
05:26:24 THOSE OF US WHO ARE ON ZOOM.
05:26:26 CAN WE FIX THAT OR DO WE NEED TO BRING UP OUR OWN COPIES AND
05:26:32 TRY TO FOLLOW THAT WAY?
05:26:34 >>Mary Gibbs: SHE SAID YOU'LL SEE THE NEXT ONE.

05:26:36 >>Nancy Stroud: OKAY.
05:26:37 THANK YOU.
05:26:39 >>Scotty Wood: ARE WE READY?
05:26:41 >>Mary Gibbs: I THINK WE ARE READY.

05:26:43 >>Scotty Wood: WE ARE NOW IN WORKSHOP MODE BECAUSE WE
05:26:46 ALREADY HAD A PUBLIC INFORMATION MEETING ON THIS PARTICULAR
05:26:50 ITEM.
05:26:50 IT IS THE DOWNTOWN ESTERO PROPOSED DEVELOPMENT ORDER,
05:26:53 DISTRICT 4, 34-ACRE SITE.
05:26:56 ON THAT NOTE, MARY, KICK IT OFF.
05:26:59 >>Mary Gibbs: ALL RIGHT.
05:26:59 YOU MAY RECALL THIS CASE.
05:27:03 WE HAD A PUBLIC INFORMATION MEETING BACK IN NOVEMBER ABOUT
05:27:06 THIS.
05:27:07 THIS IS A PROPERTY, 34 ACRES THAT WAS REZONED FOR A MIXED
05:27:11 USE PROJECT THAT HAD MIXED USE COMMERCIAL BUILDINGS WITH
05:27:17 RESIDENTIAL AND KIND OF A NICE MAIN STREET AREA AND SOME
05:27:23 BONUS DENSITY.
05:27:24 SO THE ZONING THAT THE COUNTY APPROVED WAS FAIRLY STRICT.
05:27:28 THE APPLICANT IS LOOKING AT THIS PROPERTY NOW, AND THEY CAME
05:27:32 IN FOR THE PUBLIC INFORMATION MEETING AND KIND OF PRESENTED
05:27:36 THEIR PROJECT AT THE TIME.
05:27:38 THAT HAS SOME APARTMENT BUILDINGS AND A COUPLE OF MIXED USE
05:27:41 BUILDINGS, AND THEN SOME FUTURE COMMERCIAL AREAS AT U.S. 41.
05:27:45 THIS IS LOCATED AT 41 AND BROADWAY AS KIND OF AN ODD-SHAPED
05:27:49 PARCEL.
05:27:50 WHEN WE HAD THE PUBLIC INFORMATION MEETING, THERE WERE A FEW
05:27:54 COMMENTS BY THE BOARD MEMBERS THAT WERE -- THAT COULD HAVE
05:27:59 SUGGESTED THAT THE STAFF SHOULD GO MEET WITH THE APPLICANT

05:28:02 AND TRY TO FINE TUNE THE PROJECT A LITTLE BIT MORE.
05:28:07 THERE WAS A QUESTION WHETHER THEY NEEDED TO HAVE A PATTERN
05:28:09 BOOK.
05:28:09 BECAUSE WITH THE ZONING DESIGN GUIDELINES APPROVED, BUT THEY
05:28:15 NEED A PATTERN BOOK.
05:28:16 WE WENT BACK AND HAD SEVERAL MEETINGS SINCE NOVEMBER.
05:28:19 YOU HAVEN'T SEEN IT, BUT WE'VE BEEN VERY BUSY WITH THE
05:28:21 APPLICANT WORKING ON PATTERN BOOK, WORKING ON SOME -- TRYING
05:28:26 TO GET SOME COMMITMENTS SO THAT WE CAN ENSURE THAT IT ENDS
05:28:30 UP BEING A MIXED USE PROJECT.
05:28:32 THEY HAVE BONUS DENSITY, BUT THE BONUS DENSITY WAS TIED INTO
05:28:37 MAKING SURE WE HAD SOME RETAIL OR OFFICE OR SOME SORT OF
05:28:40 COMMERCIAL COMPONENTS THAT WE WOULD HAVE A TRUE MIXED USE
05:28:43 PROJECT.
05:28:44 WITH THE MARKET TODAY, IT'S BEEN A LITTLE BIT TRICKY BECAUSE
05:28:47 COMMERCIAL MARKET IS NOT REALLY GREAT.
05:28:50 ANYWAY, WHAT I'M TRYING TO SAY IS WE'VE BEEN AROUND WITH THE

05:28:52 APPLICANT SEVERAL TIMES MEETING.
05:28:55 WE ACTUALLY HAD NANCY STROUD IN A COUPLE OF THE ZOOM
05:28:59 MEETINGS AND CO-CHAIR LEVITAN SAT IN, I THINK, ON ONE OF THE
05:29:02 MEETINGS THAT WE HAD AS WELL.
05:29:05 SO I'M GOING TO TURN IT OVER TO THE APPLICANT.
05:29:07 I THINK THEY WANT TO EXPLAIN WHAT THEY'VE DONE.
05:29:10 WE PUT THIS AS A WORKSHOP BECAUSE THEY REALLY WANTED SOME
05:29:13 FEEDBACK FROM YOU ALL TONIGHT ON THE ARCHITECTURE OR THE

05:29:16 PROJECT ITSELF OR ANY OF YOUR SUGGESTIONS BECAUSE THEY ARE
05:29:20 GETTING CLOSE TO DECIDING ABOUT MOVING FORWARD.
05:29:23 SO THEY REALLY WERE LOOKING FOR GOOD FEEDBACK.
05:29:25 SO CHRIS MALLOY WILL BE SPEAKING FIRST FROM BUCKINGHAM
05:29:34 GROUP.
05:29:34 WHILE WE'RE WAITING, I MIGHT MENTION THAT IT'S TAMMY'S
05:30:42 BIRTHDAY TODAY.
05:30:43 SHE THOUGHT SHE WOULD CELEBRATE BY HAVING A LONG MEETING
05:30:46 HERE.
05:30:46 [LAUGHTER]
05:30:47 >>Tammy Duran: THANK YOU.
05:30:51 >>Scotty Wood: HAPPY BIRTHDAY, TAMMY!
05:30:53 [APPLAUSE]
05:30:55 >>Mary Gibbs: SHE KNOWS HOW TO PARTY.
05:30:57 [LAUGHTER]
05:31:03 >>Scotty Wood: IT'S AGAINST BOARD POLICY TO ASK HOW MANY.
05:31:05 >>Tammy Duran: OLD.
05:31:12 >>Chris Malloy: MY NAME IS CHRIS MALLOY.
05:31:14 I'M WITH THE BUCKINGHAM COMPANY AS VICE PRESIDENT OF
05:31:17 DEVELOPMENT.
05:31:18 MARY PRETTY MUCH STOLE EVERYTHING I WANTED TO SAY THIS
05:31:21 EVENING.
05:31:21 WE WERE IN FRONT OF YOU GUYS IN NOVEMBER AND REALLY ENJOYED
05:31:24 OUR TIME WITH STAFF.
05:31:25 PERSONALLY BEEN DOWN HERE TWO OR THREE TIMES.

05:31:29 SPENT SEVERAL HOURS WITH THEM AND MANY ZOOM MEETINGS.
05:31:32 WE'RE REALLY EXCITED ABOUT THE OPPORTUNITY.
05:31:34 REALLY LIKE THE DEVELOPMENT, THE LOCATION, AND WORKED HARD
05:31:37 WITH STAFF TO HOPEFULLY PRESENT YOU GUYS WITH SOMETHING THAT
05:31:40 YOU GUYS WOULD LIKE AND LOOK FORWARD TO BUILDING SOON.
05:31:44 WE DO HAVE SOME PRETTY BIG DECISIONS TO MAKE IN THE NEXT 30
05:31:47 DAYS ABOUT MOVING FORWARD.
05:31:49 THAT'S WHY WE WANTED TO COME HERE TODAY AND MEET WITH YOU
05:31:52 ALL AND MAKE SURE WE'RE IN THE RIGHT DIRECTION BECAUSE I
05:31:54 HAVE TO MAKE SOME BIG DECISIONS HERE IN THE NEXT 30 DAYS TO
05:31:59 KEEP THIS THING MOVING FORWARD.
05:32:00 WITH THAT I'LL LET JOHN SPEAK AND GO THROUGH THE
05:32:03 PRESENTATION AND ANSWER ANY QUESTIONS YOU GUYS GOT.

05:32:11 >> GOOD EVENING.
05:32:13 JOHN WOJDAK WITH DELISI FITZGERALD.
05:32:17 I AM THE ENGINEER ON THE PROJECT.
05:32:21 LIKE MARY AND CHRIS SAID, WE MET IN NOVEMBER FOR A PUBLIC
05:32:27 INFORMATION MEETING, AND THERE WERE A FEW KIND OF
05:32:31 BIG-PICTURE COMMENTS THAT CAME UP.
05:32:33 SO WE MET WITH STAFF AND KIND OF WANTED TO COME BACK KIND OF
05:32:38 JUST GO OVER THOSE COMMENTS, CLARIFY WHAT THE ENTITLEMENTS
05:32:43 ARE, AND GO OVER THE COMMITMENTS WE'VE MADE IN DEALING WITH
05:32:48 STAFF FOR GOING FORWARD.
05:32:51 AND WE HAVE A LITTLE MORE, KIND OF A PLAN OF WHAT THE
05:32:56 REMAINDER OF THE PROPERTY COULD LOOK LIKE, NOT JUST THE

05:32:59 RESIDENTIAL FIRST PHASE, AND, YOU KNOW, JUST LIKE CHRIS
05:33:04 SAID, JUST MAKE SURE WE'RE ON THE RIGHT TRACK SO THAT THEY
05:33:07 CAN MAKE THEIR DECISION TO MOVE FORWARD AND THEN WE CAN
05:33:10 REALLY DIVE INTO THE DESIGN.
05:33:12 I DO -- VICTOR FROM LRK IF THERE ARE ANY DETAILED QUESTIONS
05:33:25 ON THE ARCHITECTURE.
05:33:26 HUNTER BOOTH COULDN'T MAKE IT.
05:33:27 BUT I WAS JUST GOING TO GO THROUGH THE PRESENTATION AND WE
05:33:30 CAN GET INTO THE DETAILS, IF NECESSARY.
05:33:33 I CAN'T SEE EVERYTHING.
05:33:38 WHEN WE'RE HERE IN NOVEMBER, WE BASICALLY PRESENTED KIND OF
05:33:45 OVERVIEW OF THE PROJECT, WHICH AT THE TIME ALL WE HAD
05:33:50 FIGURED OUT WERE THE RESIDENTIAL BUILDINGS, TWO OF WHICH DO
05:33:53 HAVE -- ARE MIXED USE BUILDINGS WITH 5,000 SQUARE FEET OF
05:33:58 RETAIL.
05:33:58 THAT SPACE IN THE THIRD BUILDING IS THE AMENITY COMPONENT.
05:34:03 KIND OF THE QUESTIONS RAISED -- THANK YOU.
05:34:13 -- WERE PHASING AND THE AMOUNT OF RETAIL THAT WE WERE DOING.
05:34:21 THERE WERE SOME QUESTIONS ABOUT THE BONUS DENSITY, AND THERE
05:34:24 WAS A QUESTION ABOUT SEWER SERVICE, BECAUSE THERE IS A VOID
05:34:29 OF SEWER SERVICE KIND OF ADJACENT TO THE PROJECT THAT I KNOW
05:34:33 YOU GUYS HAVE AWARDED SOME DESIGN CONTRACTS ON.
05:34:36 SO THAT'S REALLY WHY WE'RE HERE.
05:34:39 WE WANT TO CLARIFY THE ENTITLEMENTS.
05:34:45 KIND OF UPDATE THE PROJECT BASED ON OUR MEETINGS WITH STAFF

05:34:48 AND MAKE SURE WE'RE HEADED IN THE RIGHT DIRECTION.
05:34:51 SO THIS IS THE 34 ACRES AT 41 AND BROADWAY, EXCLUDING THE
05:34:59 OLD POST OFFICE PROPERTY AND THE BROADWAY SHOPPES ON THE
05:35:03 HARD CORNER AND THE OLD SCHOOLHOUSE.
05:35:05 THE CURRENT ENTITLEMENTS ARE 310 UNITS.
05:35:10 THE FIRST PHASE WOULD BE 300 OF THOSE -- 310 UNITS.
05:35:15 IT IS ENTITLED FOR 200,000 SQUARE FEET OF RETAIL AND 125
05:35:21 HOTEL UNITS IN ADDITION TO THE 310, BUT THE REALITY IS THAT
05:35:27 ALL DOESN'T FIT ON THE PROPERTY.

05:35:30 SO THAT WAS KIND OF SOME OF THE QUESTIONS BEFORE.
05:35:34 THERE IS A 50,000-SQUARE-FOOT SINGLE USE RETAIL CAP.
05:35:38 AGAIN, NEVER REALLY GOING TO GET TO THAT.
05:35:44 KEY CONDITIONS IN THE ZONING THAT KIND OF MARY TOUCHED ON.
05:35:50 A MINIMUM OF TWO BUILDINGS MUST BE DEVELOPED WITH A MIX OF
05:35:53 USES.
05:35:53 SO WE ARE DOING THAT OUT OF THE GATE.
05:35:56 LIKE I SAID, TWO OF THE BUILDINGS HAVE 5,000 SQUARE FEET OF
05:35:59 RETAIL EACH.
05:36:00 AND IT IS KIND OF THREE -- THE SAME BUILDING USED THREE
05:36:05 TIMES.
05:36:05 IT'S RETAIL IN TWO OF THE BUILDINGS AND THE AMENITY IN THE
05:36:08 THIRD BUILDING.
05:36:10 CONNECT TO THE BROADWAY SHOPPES AND THAT MUST ALIGN, AND
05:36:16 WE'VE ACTUALLY IN ADDITION TO MEETING WITH STAFF, WE'VE HAD
05:36:19 SEVERAL MEETINGS WITH THE OWNERS OF THE BROADWAY SHOPPES AND

05:36:23 HAVE AN AGREEMENT IN ESCROW WITH THEM SHOULD WE MOVE FORWARD
05:36:27 THAT COVERS THE ACCESS EASEMENTS TO THEIR DRIVEWAY ON 41.
05:36:33 AND MUST INCLUDE AN ARCHITECTURAL THEME ON ALL SIDES OF THE
05:36:36 BUILDINGS.
05:36:37 WE PRESENTED SOME ARCHITECTURE FOR THE RESIDENTIAL, AND WE
05:36:40 HAVE KIND OF DEVELOPED SIMILAR ARCHITECTURE FOR THE FUTURE
05:36:45 COMMERCIAL BUILDINGS THAT WE CAN SHOW. AND I WANTED TO
05:36:54 BASICALLY OUTLINE WHAT WE WOULD DO UP FRONT, BECAUSE SOME OF
05:36:58 THE CONCERN WAS THAT WE JUST BUILD THREE APARTMENT BUILDINGS
05:37:02 AND THEN NOTHING HAPPENS.
05:37:04 IF NOTHING HAPPENS FOR A WHILE, YOU'RE JUST LEFT WITH THREE
05:37:09 APARTMENT BUILDINGS.
05:37:10 BUT WE'RE ACTUALLY DOING QUITE A BIT.
05:37:12 SO THE OVERALL PERIMETER BUFFERS AROUND THE ENTIRE 34 ACRES
05:37:17 WOULD BE CONSTRUCTED.
05:37:18 ALL OF THE BACKBONE INFRASTRUCTURE AND WATER MANAGEMENT.
05:37:22 SO THE SPINE ROAD IS ESSENTIALLY KIND OF A MAIN STREET
05:37:25 DESIGN WITH ON-STREET PARKING FROM 41 TO BROADWAY.
05:37:30 STREETLIGHTS, STREET FURNITURE, ALL THAT UP FRONT.
05:37:35 AND THEN THERE'S A POCKET PARK, WHICH I'LL GET TO IN A
05:37:40 SECOND.
05:37:40 THAT WOULD BE UP FRONT.
05:37:41 THAT WOULD BE OPEN TO THE PUBLIC.
05:37:43 BUT IT IS INTERNAL.
05:37:46 WITH SOME EXTRA SPACE ALONG BROADWAY, WE HAVE WORKED WITH

05:37:51 PUBLIC WORKS TO LOCATE A SEPARATE PASSIVE PARK RIGHT ALONG
05:37:58 BROADWAY.
05:37:58 WE'VE ADDED KIND OF AN OVERLOOK ON THE LAKE.
05:38:02 WE COMMITTED TO A FOUNTAIN IN THE LAKE TO ABATE ANY NOISE
05:38:06 THAT COULD SHED TO OUR NORTH.

05:38:10 AND WE HAVE BASICALLY A PUBLIC WALKWAY THAT GOES FROM
05:38:14 BROADWAY, 41, THROUGH THE INDIGENOUS PRESERVE AND CONNECTS
05:38:19 BACK TO THE INTERNAL STREET.
05:38:22 LIKE I SAID, WE ARE INTERCONNECTING WITH BROADWAY SHOPPES.
05:38:32 WE HAVE PROVISIONS TO CONNECT TO CYPRESS BEND IF THEY
05:38:36 WANTED.
05:38:37 THAT WAS A REQUIREMENT BY F.D.O.T. WHEN THIS PROPERTY WAS
05:38:41 DISCUSSED YEARS AGO, THEY DID NOT WANT TO CONNECT THROUGH,
05:38:46 BUT WE HAVE TO MAKE PROVISIONS FOR IT AS PART OF OUR
05:38:49 F.D.O.T. PERMIT.
05:38:50 AND WE DID TAKE A LOOK AT THE LIST OF USES, AND SOME OF
05:38:58 THOSE JUST AREN'T KIND OF COMPATIBLE OR AUTO CENTRIC USES,
05:39:05 LIKE THE AUTO REPAIR, THERE'S ALREADY A TIRE STORE NEXT DOOR
05:39:08 ANYWAY.
05:39:09 BROADCAST STUDIO.
05:39:10 THERE'S ONE OF THOSE RIGHT DOWN THE STREET.
05:39:13 BUILDING MATERIAL SALES, CONTRACTORS, YOU KNOW, THINGS LIKE
05:39:16 THAT, WE'RE WILLING TO VIA DO CONDITION EXCLUDE THOSE USES.
05:39:25 SO THEN WE ALSO PRESENTED -- IT WASN'T CALLED A PATTERN BOOK
05:39:35 ON DOWNTOWN ESTERO.

05:39:36 IT WAS ONE OF THE FIRST ONES THAT GOT CREATED.
05:39:38 AND THAT WAS A QUESTION THAT CAME UP.
05:39:40 WELL, ARE YOU GOING TO HAVE A PATTERN BOOK?
05:39:42 WELL, IT KIND OF HAS A PATTERN BOOK BUT KIND OF DOESN'T.
05:39:46 IT'S VERY BROAD.
05:39:47 SO WE BASICALLY KIND OF NARROWED IN THE DESIGN AND HAVE PUT
05:39:52 THIS TOGETHER TO KIND OF MAKE IT SPECIFIC AS TO WHAT THE
05:39:57 PROJECT AND BUCKINGHAM WANT TO MOVE FORWARD WITH.
05:39:59 >>Marlene Naratil: ARE YOU GOING TO -- BASICALLY, YOU'RE
05:40:03 GOING TO GET INVOLVED WITH BROADWAY SHOPPES.
05:40:07 ARE YOU GOING TO CHANGE THE FACADES TO MAKE IT MORE
05:40:11 COMPATIBLE TO WHAT YOU'RE DOING WITH THE REST OF THE
05:40:14 PROJECT?
05:40:15 >>John Wojdak: WE'RE NOT -- ALL WE'RE DOING WITH BROADWAY
05:40:17 SHOPPES IS BASICALLY COORDINATING WITH THEM TO PROVIDE CROSS
05:40:22 ACCESS THAT LINES UP WITH THEIR PARKING AISLE THAT KIND OF
05:40:26 GOES BEHIND THE OLD RICK JOHNSON.
05:40:30 SO THAT WILL GO INTO THE DOWNTOWN ESTERO PROJECT.
05:40:33 I THINK THE ARCHITECTURE IS COMPATIBLE WITH THEM, BUT WE'RE
05:40:35 NOT MIMICKING WHAT THEY ARE DOING OR ANYTHING LIKE THAT.
05:40:37 SO HERE'S KIND OF AN UPDATED SITE PLAN FROM WHEN WE WERE
05:40:44 HERE LAST TIME.
05:40:47 THE THREE RESIDENTIAL BUILDINGS ARE THE SAME.
05:40:50 THESE TWO CLOSER TO 41 HAVE 5,000 SQUARE FEET OF RETAIL, AND
05:40:54 THAT SAME SPACE IS THE AMENITY ON THE LAKE AND THE BUILDING

05:40:58 TO THE EAST.

05:41:00 AND WHAT WE'VE TRIED TO SHOW IS ESSENTIALLY BUILDING
05:41:05 ENVELOPES FOR THE FUTURE COMMERCIAL DEVELOPMENT THAT WOULD
05:41:08 FACE 41 AND FACE THE INTERNAL MAIN STREET WITH THE PARKING
05:41:13 KIND OF HIDDEN BEHIND.
05:41:16 AND THEN THESE WOULD BE FUTURE PROBABLY TOWN HOUSE-TYPE
05:41:21 RESIDENTIAL PRODUCT ON THE ROAD FOR THE REMAINING TEN UNITS.
05:41:25 AND THEN THIS IS THE KIND OF ADDITIONAL KIND OF PASSIVE PARK
05:41:31 THAT WOULD BE ESSENTIALLY OPEN TO THE PUBLIC AND CONNECT
05:41:36 PUBLIC WORKS IS WORKING ON SOME PEDESTRIAN IMPROVEMENTS ON
05:41:39 BROADWAY.
05:41:40 SO THIS WOULD CONNECT RIGHT TO THAT.
05:41:42 THIS IS KIND OF A BLOWUP OF THOSE WESTERN RESIDENTIAL
05:41:50 BUILDINGS, AND THESE ARE CONCEPTUAL LOCATIONS FOR THE FUTURE
05:41:55 COMMERCIAL BUILDINGS.
05:41:55 AND YOU CAN SEE HOW YOU HAVE THE ON-STREET SIDEWALK PLUS AN
05:42:02 ADDITIONAL CONNECTION ON THE OTHER SIDE OF THE BUILDING.
05:42:04 THESE ARE REPRESENTATIVE IMAGES OF THE STREETSCAPE.
05:42:10 SAME AS WHAT WE PRESENTED BEFORE.
05:42:13 THIS IS THE INTERNAL KIND OF POCKET PARK THAT WOULD KIND OF
05:42:18 BE SET UP WHERE YOU COULD HAVE LAWN EVENTS OR THINGS LIKE
05:42:25 THAT.
05:42:26 AGAIN, ALL OPEN TO THE PUBLIC.
05:42:29 >>Scotty Wood: WHAT'S ITS RELATIVE SIZE, SQUARE FOOTAGE?
05:42:35 >>John Wojdak: I HONESTLY DON'T KNOW.

05:42:38 IT'S NOT HUGE.
05:42:40 MAYBE A QUARTER ACRE, HALF ACRE.
05:42:46 >>Scotty Wood: OKAY.
05:42:50 >>John Wojdak: AGAIN, JUST SOME REPRESENTATIVE IMAGES OF
05:42:53 KIND OF THE DESIGN INTENT.
05:42:56 THIS IS THE PARK ALONG BROADWAY THAT WOULD HAVE A COVERED
05:43:05 SHELTER AND THEN SOME SEPARATE SEATING AREAS THAT WOULD
05:43:08 CONNECT DIRECTLY TO BROADWAY, OUR INTERNAL STREET, AND THEN
05:43:13 KIND OF THE TRAIL AROUND THE PRESERVE.
05:43:15 THIS IS THE PROJECT BUFFERS.
05:43:25 ALL THESE WOULD BE BUILT WITH THE FIRST PHASE THAT GO
05:43:29 COMPLETELY AROUND THE OUTER PERIMETER OF THE 34 ACRES.
05:43:34 WE DO HAVE OUR -- IN ADDITION TO THE BUFFER, PART OF OUR
05:43:39 INDIGENOUS PRESERVE IS BETWEEN US AND CYPRESS BEND ON THE
05:43:43 NORTH AS ADDITIONAL BUFFER.
05:43:45 AND THEN THIS IS KIND OF A MAP SHOWING THE SIDEWALKS AND
05:43:52 TRAILS.
05:43:54 SO THE PURPLE, THE STUFF ON BROADWAY AND 41 AND THE
05:43:57 RIGHT-OF-WAY.
05:43:57 THE GREEN IS MORE PASSIVE, AND THEN THE YELLOW IS PAVED
05:44:03 SIDEWALKS.
05:44:07 >> IS THE RESIDENTIAL ON THEIR ACCESS CONTROL?
05:44:09 >>John Wojdak: IT IS NOT.

05:44:10 >> SO IT'S FULLY OPEN.
05:44:11 >>John Wojdak: UM-HUM.

05:44:12 AND THEN THIS IS KIND OF THE ARCHITECTURAL CHARACTER.
05:44:18 THIS IS IDENTICAL TO WHAT WE PRESENTED PREVIOUSLY, AND THEN
05:44:25 THIS JUST KIND OF EXPANDING ON THAT SHOWING CONCEPTUAL
05:44:30 ARCHITECTURE FOR THE COMMERCIAL COMPONENT.
05:44:33 SAME ELEVATIONS AS LAST TIME, AND THEN A CONCEPTUAL
05:44:39 ELEVATION.
05:44:40 >>Jim Wallace: WHAT BUILDING IS THIS, JOHN, THAT I'M LOOKING
05:44:43 AT?
05:44:43 WHAT BUILDING IS THIS THAT I'M LOOKING AT?
05:44:45 >>John Wojdak: CONCEPTUAL COMMERCIAL BUILDING.
05:44:47 SO IF I CAN GO BACKWARDS, THIS COULD BE LIKE THIS -- THIS IS
05:45:01 KIND OF AN ENVELOPE, JIM.
05:45:02 SO THIS WOULD BE LIKE THIS BUILDING HERE.
05:45:04 >>Jim Wallace: -- JUST A ONE-STORY BUILDING THERE.
05:45:07 >>John Wojdak: UM-HUM.
05:45:08 AND WHAT CAN PARK IN THESE TWO LOCATIONS IS ABOUT AN
05:45:18 ADDITIONAL 20,000 SQUARE FEET OF RETAIL.
05:45:20 THIS IS KIND OF ANOTHER DESIGN SO THAT THE BUILDINGS AREN'T
05:45:33 IDENTICAL, BUT STILL MATCHING THE RESIDENTIAL BUT STILL
05:45:38 HAVING A LITTLE BIT OF IDENTITY FOR EACH BUILDING.
05:45:42 >>Scotty Wood: YOUR PREDOMINANT COLOR IS THE BEIGE BECAUSE
05:45:45 YOUR TITLE SLIDE SHOWS IT AS WHITE.
05:45:47 >>John Wojdak: IT IS NOT PURE WHITE.
05:45:48 OR GRAY.
05:45:53 >> BETTER NOT BE GRAY.

05:45:54 >>Scotty Wood: CAN'T BE GRAY.
05:45:56 CAN'T BE WHITE.
05:45:57 >>John Wojdak: RIGHT.
05:45:58 SO THIS IMAGE SAME THAT WE PRESENTED LAST TIME, KIND OF AS
05:46:05 YOU LOOK AT THE TWO WESTERN RESIDENTIAL BUILDINGS, AND THEN
05:46:09 THE NEXT ONE IS KIND OF PULLED BACK SHOWING WITH THE
05:46:14 COMMERCIAL BUILDINGS THERE AND HOW IT ALL TIES TOGETHER,
05:46:19 WALKING DOWN THE STREETSCAPE INTO THE PROJECT.
05:46:22 >>Kristin Jeannin: IS THAT REPRESENTATION ACCURATE WITH THE
05:46:25 AMOUNT OF LAWN SPACE THAT WOULD BE IN BETWEEN A PEDESTRIAN
05:46:28 WALKWAY AND THE STREET?
05:46:30 >>John Wojdak: IT IS.
05:46:30 YOU CAN SEE MY CURSOR ON THE SCREEN, RIGHT?
05:46:42 SO THIS IS REALLY A BUILDING ENVELOPE.
05:46:46 BUT WHAT THAT SKETCH IS BASED ON IS A BUILDING HERE AND A
05:46:51 BUILDING HERE.
05:46:53 SO YOU HAVE THIS KIND OF CORNER OF THE SIDEWALK WHERE IT'S
05:46:55 OPEN AND THERE'S KIND OF A BREEZEWAY, KIND OF COURTYARD
05:47:00 BETWEEN THE TWO BUILDINGS.

05:47:02 >>Jim Wallace: YOUR RENDERING DOES SHOW MORE SETBACK THAN
05:47:05 YOUR SETBACKS.
05:47:06 >>John Wojdak: RIGHT.
05:47:07 BASICALLY, WE WANTED TO SHOW A BUILDING ENVELOPE AS TO WHERE
05:47:09 THE BUILDING WOULD BE LOCATED.
05:47:11 BUT THE INTENT WOULD BE TO HAVE STREETSIDE --

05:47:16 >>Jim Wallace: WHATEVER YOU CALL IT.
05:47:18 >>John Wojdak: TABLES AND CHAIRS ON THE SIDEWALK.
05:47:22 THAT'S KIND OF WHERE WE'RE AT SINCE NOVEMBER.
05:47:35 >>Scotty Wood: WHEN YOU COME BACK, I THINK IT'S IMPORTANT
05:47:36 THAT YOU HAVE THE ACTUAL DENSITY CALCULATIONS.
05:47:43 FOR BONUS DENSITY, I WANT TO MAKE SURE THAT BONUS DENSITY IS
05:47:47 BEING PROPERLY CALCULATED.
05:47:50 >>Mary Gibbs: WE HAVE LOOKED AT THAT IN A LOT OF DETAIL.
05:47:55 >>John Wojdak: YEAH, WE'VE GONE OVER THAT AT LENGTH WITH
05:47:59 MARY AND NANCY.
05:48:03 THE 310 UNITS ARE APPROVED WITH THE PROJECT IN THE ZONING,
05:48:11 AND BASICALLY WE'RE USING THE 300 OF THE 310 AND THE
05:48:17 REQUIREMENT ON THE MIXED USE -- THE ONLY REQUIREMENT IN THE
05:48:20 ZONING RELATIVE TO MIXED USE IS TWO OF THE BUILDINGS HAVE A
05:48:24 MIX OF USES.
05:48:26 THAT COULD ACTUALLY BE RETAIL AND OFFICE.
05:48:30 IT DOESN'T SPECIFY.
05:48:35 WE'RE DOING THE MIXED USE OF RETAIL IN THE RESIDENTIAL
05:48:39 BUILDING.
05:48:41 >>Jim Wallace: WILL YOU BE PRESENTING NOT TO EXCEED OR EXACT
05:48:44 NUMBERS?
05:48:48 >>John Wojdak: THAT'S ACTUAL NUMBERS FOR OUR RESIDENTIAL
05:48:50 BUILDINGS WITH EACH AT 5,000.
05:48:54 >>Mary Gibbs: CAN I ADD, THERE'S ALSO A REQUIREMENT IN THE
05:48:56 LAND DEVELOPMENT CODE.

05:48:58 IT'S NOT IN THEIR ZONING.
05:48:59 BUT FOR MIXED PLAN DEVELOPMENTS, MIXED USE PLAN
05:49:02 DEVELOPMENTS, IT GIVES YOU KIND OF BASIC PARAMETERS THAT YOU
05:49:05 SHOULD HAVE A MINIMUM OF TWO ACRES OR 30,000 SQUARE FEET OF
05:49:10 COMMERCIAL TO BE ABLE TO CALL IT A MIXED USE PLAN
05:49:13 DEVELOPMENT.
05:49:13 SO THEY WILL HAVE THAT WITH THE TWO BUILDINGS THAT THEY
05:49:16 HAVE, PLUS THE OUTPARCEL AREAS WITH THE 20,000 SQUARE FEET
05:49:20 SO THEY WOULD MEET THAT.
05:49:23 THE ZONING ENTITLED THEM TO A LOT OF COMMERCIAL, WHICH WE
05:49:26 WOULD LIKE TO SEE, BUT, AGAIN, IT WAS KIND OF OVER-ENTITLED
05:49:31 AND WON'T REALLY FIT ON THE PROPERTY.
05:49:34 WHAT ALONG THAT LIKE A VERY COOL PROJECT WILL JUST HAVE TO
05:49:38 BE LIKE A SMALLER SCALE ONE.
05:49:42 >>John Wojdak: IT'S STILL REALLY COOL, MARY.

05:49:44 [LAUGHTER]
05:49:49 >>Jim Wallace: COULD YOU GO BACK TO THE OVERALL THAT SHOWED
05:49:55 THE PARK AREA?
05:49:56 I GUESS IN MY PERSONAL OPINION, I THINK THIS IS ABSOLUTELY
05:50:04 WONDERFUL.
05:50:04 I LOVE THE PUBLIC ACCESS AREA.
05:50:09 I THINK IT WOULD ACTUALLY BE FAIRLY POPULAR. SO MY QUESTION
05:50:13 TO YOU IS, DO YOU HAVE ENOUGH OR WILL YOU HAVE, IF THIS IS
05:50:16 POPULAR WITH THE CITIZENS OF ESTERO AS A PUBLIC WALKWAY OR A
05:50:20 DOG PARK OR WHATEVER, WHICH I THINK IT WILL BE, WILL YOU

05:50:23 HAVE ENOUGH PARKING TO HANDLE THAT?
05:50:26 NOW, I KNOW YOU HOPE YOU DO BECAUSE YOU WANT THE RESTAURANTS
05:50:29 TO BE SUCCESSFUL, ET CETERA, BUT WILL YOU HAVE ENOUGH
05:50:34 PARKING IN THIS AREA, AROUND THE PARK, ET CETERA?
05:50:39 >>John Wojdak: WE DID LOOK AT THAT, JIM.
05:50:41 ESSENTIALLY WHAT WE THOUGHT IS THESE ON-STREET SPACES HERE
05:50:44 WOULD BE DEDICATED TO THE PARK, AND WE WOULDN'T BE USING
05:50:47 THOSE TO SATISFY OUR ON-SITE EVENTS.
05:50:54 >>Jim Wallace: IF YOU'RE DOING A COMMUNITY EVENT, LAWN
05:50:58 EVENT, HOW DO YOU RESTRICT THE PARKING TO -- YOU REALLY
05:51:03 CAN'T.
05:51:03 YOU CAN ALLOW FOR IT, BUT YOU CAN'T DESIGNATE IT REALLY.
05:51:07 >>John Wojdak: BESIDES THAT, THE PARKING THAT IS SHOWN
05:51:11 ESSENTIALLY MEETS THE REQUIREMENTS OF THE RESIDENTIAL AND
05:51:15 RETAIL COMPONENTS ADDED TOGETHER.
05:51:16 THERE'S NOT EXTRA PARKING.
05:51:19 BESIDES THIS.
05:51:20 >>Jim Wallace: ON THIS THIRD BUILDING HERE, YOU'VE ALLOWED
05:51:23 ENOUGH ADDITIONAL PARKING, YOU THINK, TO ACCOMMODATE THE
05:51:25 PUBLIC USING THE PARK?
05:51:27 >>John Wojdak: I MEAN, IF WE WERE SHORT ON PARKING, I
05:51:30 REALIZE THAT'S A PROBLEM, BUT IT WOULD ALSO BE AN AWESOME
05:51:33 PROJECT.
05:51:36 >>Jim Wallace: DOG PARK, LAKE, VERY INTERESTING AMENITIES
05:51:40 THERE.

05:51:40 I JUST WOULD ANTICIPATE THIS IS --
05:51:47 >>John Wojdak: THIS IS, ORDER OF MAGNITUDE, I THINK ABOUT
05:51:50 16, 18 SPACES DOWN HERE.
05:51:52 KIND OF ACROSS FROM THE PARK.
05:51:59 >>James Tatooles: I QUESTION SOMETHING HERE.
05:52:01 WHEN YOU ENTER INTO THIS PROPERTY OFF OF 41 AND YOU'VE GOT
05:52:05 YOUR NEW BUILDINGS IN THE FUTURE, AND YOU'VE GOT THEM
05:52:10 WRAPPED UP ON THE STREET WITH THE PARKING BEHIND, IT LOOKS
05:52:16 TO ME LIKE YOU'RE COMING INTO A CANYON AND GOING THROUGH A
05:52:20 TUNNEL TO COME INTO THIS COMMUNITY AND HIDING IT BACK THERE,
05:52:24 WHEREAS IF YOU WOULD REVERSE THE BUILDING LOCATIONS AND PUT

05:52:30 THEM TO THE BACK AND PARKING IN FRONT AND DOING SOMETHING
05:52:32 WHERE YOU HAVE AN OPEN SPACE COMING INTO THIS AREA INSTEAD
05:52:37 OF A TUNNEL-TYPE OF AREA GOING IN HERE, I THINK YOU MIGHT
05:52:42 OPEN UP THIS WHOLE PROJECT AND IT WOULD LOOK BETTER FROM THE
05:52:45 STREET.
05:52:46 IT WOULD BE MORE INVITING.
05:52:48 >>John Wojdak: SO I HONESTLY THINK IT WILL BE PRETTY
05:52:52 INVITING.
05:52:52 THE RETAIL UP FRONT IS SINGLE STORY, SO YOU'RE NOT GOING TO
05:52:56 HAVE THAT CANYON EFFECT RIGHT WHEN YOU PULL IN.
05:53:00 THERE IS A 41 OVERLAY THAT I THINK -- IS THAT STILL IN THE
05:53:04 CODE?
05:53:07 THAT THEY DON'T WANT THE PARKING ON 41 WHERE YOU DO HAVE
05:53:10 PARKING ON 41, YOU NEED A BERM AND ADDITIONAL LANDSCAPING.

05:53:13 AND THE OVERALL DESIGN OF THE ZONING IS THAT IT'S KIND OF
05:53:22 THAT URBAN DESIGN WITH THE BUILDINGS ON THE STREET AND THE
05:53:25 PARKING IS BEHIND.
05:53:30 >>James Tatooles: IT SEEMS LIKE THE WAY YOU HAVE DESIGNED
05:53:33 IT, YOU'VE GOT THE REAR END OF THE BUILDING FACING 41 AND
05:53:37 FACING THE MAIN STREET, AND YOUR SHOPPING ENTRANCES ARE OFF
05:53:43 OF THE PARKING LOT, WHICH IS HIDDEN BEHIND THEM.
05:53:46 THAT FEELS UNCOMFORTABLE TO ME.
05:53:50 >>John Wojdak: REALLY DUAL FRONT BUILDINGS JUST LIKE WE'RE
05:53:53 DOING UP THE STREET AT DOWNTOWN ESTERO WHERE YOU HAVE -- YOU
05:53:57 BASICALLY HAVE TWO FRONTS BECAUSE YOU OBVIOUSLY NEED A FRONT
05:54:00 DOOR WHERE YOUR PARKING IS, BUT YOU ALSO NEED THE FRONT OF
05:54:03 THE BUILDING TO FACE THE STREET.
05:54:11 >>James Tatooles: I'D LOOK AT IT SOME MORE.
05:54:15 >>Scotty Wood: ANYONE ELSE?
05:54:18 >>Jim Wallace: WOULD IT BE POSSIBLE, JOHN, WHEN YOU PRESENT
05:54:20 THE NEXT TIME, THE PERSPECTIVE YOU SHOWED WHICH HAD THE
05:54:23 LANDSCAPE SHOWING THE RETAIL WITH THE RESIDENTIAL IN THE
05:54:25 BACKGROUND, IS IT POSSIBLE THAT THEY COULD PUT THAT BACK ON
05:54:29 THE COMPUTER TO SHOW IT A LITTLE FURTHERMORE FROM --
05:54:32 >>John Wojdak: ABSOLUTELY.
05:54:33 THE INTENT HERE IS TO MAKE SURE WE'RE ON THE RIGHT TRACK AND
05:54:39 THEN CHRIS PULLS THE TRIGGER AND WE GET A LOT MORE DETAILED
05:54:46 DESIGN.
05:54:47 I WOULD ANTICIPATE ANOTHER WORKSHOP ONCE OUR DO IS IN THE

05:54:50 DOOR WHERE WE HAVE ACTUAL ELEVATIONS ON PRINT THAT WE CAN
05:54:54 GIVE YOU ALONG WITH ADDITIONAL PERSPECTIVE USE, BECAUSE IT
05:54:57 WOULD PROBABLY BE IN A 3D MODEL OF SOME SORT AT THAT POINT.
05:55:05 >>Howard Levitan: SCOTTY, I WOULD LIKE TO WEIGH IN IF I CAN.
05:55:07 HI, JOHN.
05:55:08 HOW ARE YOU DOING?
05:55:09 >>John Wojdak: I'M GOOD.

05:55:10 HOW ARE YOU?
05:55:11 >>Howard Levitan: GOOD, THANKS.
05:55:13 AS MARY MENTIONED, DID I TWO ONE TEAMS AND ONE ZOOM CALL
05:55:17 WITH BUCKINGHAM FOLKS AND JOHN.
05:55:20 I HAD A COUPLE OF ISSUES, AND I THINK I STILL HAVE THOSE
05:55:26 ISSUES.
05:55:26 THE FIRST IS -- AND I GUESS I GATHER FROM TONIGHT, JOHN,
05:55:32 FROM YOUR STATEMENTS, IF YOU USE SINGLE-STORY COMMERCIAL
05:55:37 BUILDINGS ON THOSE TWO OUTPARCELS WITH THE PARKING THAT
05:55:41 WOULD BE LEFT, YOU'RE GOING TO BE LIMITED TO HOW MUCH SQUARE
05:55:46 FEET OF COMMERCIAL POTENTIAL ON THOSE TWO PARCELS?
05:55:49 >>John Wojdak: IT'S RIGHT AT ABOUT 20,000, HOWARD.
05:55:53 >>Howard Levitan: 20.
05:55:54 SO IF YOU ADD TO THAT THE 10 THAT YOU HAVE COMMITTED TO
05:55:57 BUILD IN YOUR FIRST PHASE, THAT WOULD GET YOU TO THE
05:56:02 REQUIREMENT OF THE 30, THAT IS THE THRESHOLD FOR MIXED USE
05:56:07 WHICH WOULD ENABLE THIS TO GO FORWARD.
05:56:10 THE ONLY ISSUE THAT I THEN HAD WAS HOW DO WE KNOW THAT'S

05:56:16 EVER GOING TO HAPPEN?
05:56:19 AND IS THERE ANY WAY THAT WE GET SOME ASSURANCES THAT THAT
05:56:23 COULD HAPPEN?
05:56:24 I HAVEN'T HEARD ANYTHING ABOUT THAT YET, AND I THINK THAT'S
05:56:30 STILL AN ISSUE.
05:56:34 WITH RESPECT TO YOUR ENTITLEMENTS AND BONUS DENSITY, I'VE
05:56:37 GONE THROUGH THAT A HUNDRED TIMES.
05:56:39 I THINK YOU'RE ENTITLED TO WHAT IS LISTED IN YOUR
05:56:45 DEVELOPMENT APPLICATION, AND YOU'RE ENTITLED TO 104 BONUS
05:56:50 DENSITY UNITS AND NO PAYMENT IN ACCORDANCE WITH OUR
05:56:53 ORDINANCE.
05:56:55 SO IT IS WHAT IT IS, AND THAT'S WHAT THE COUNTY GAVE US.
05:57:00 THE LAST ISSUE THAT I HAD DEALT WITH THE SEWER SERVICE.
05:57:06 IS YOUR INTENTION STILL TO DO A SINGLE PURPOSE OR A CONNECT
05:57:12 UP WITH RICK JOHNSON SMALL FORCE MAIN TO GET UP TO ESTERO
05:57:19 PARKWAY?
05:57:20 >>John Wojdak: THAT'S CORRECT.
05:57:22 YEP.
05:57:23 >>Howard Levitan: WELL, I JUST THINK THAT THAT'S A REALLY
05:57:28 BAD THING FOR ESTERO, BECAUSE THAT MEANS THAT WHEN WE WANT
05:57:31 TO GET OUR SEWER -- SEPTIC TO SEWER GET GOING IN THAT WHOLE
05:57:38 AREA THAT'S SOUTH OF YOU, WE HAVE TO COMPLETELY REPLACE THAT
05:57:43 SINGLE-PURPOSE FORCE MAIN.
05:57:47 AND ESPECIALLY NOW SINCE WE HAVE MONEY UNDER THE AMERICAN
05:57:50 RECOVERY PLAN TO DO SOME OF THIS WORK, THAT THE VILLAGE IS

05:57:57 COMPLETELY MISSING THE BOAT BY NOT PARTNERING UP WITH YOU
05:58:04 GUYS AND PUTTING IN AN APPROPRIATE SIZE FORCE MAIN TO GET
05:58:09 THAT WHOLE AREA UNDER SEPTIC.

05:58:16 THIS IS JUST -- THIS IS BAD PLANNING, AS FAR AS I'M
05:58:20 CONCERNED.
05:58:20 AND THAT'S SOMETHING THAT ESTERO SHOULD BE TALKING DIRECTLY
05:58:23 WITH YOU GUYS ABOUT.
05:58:25 SO THOSE ARE MY ISSUES, AND I HAVEN'T HEARD ANYTHING TONIGHT
05:58:29 THAT'S GOING TO RESOLVE THOSE ISSUES.
05:58:32 >>John Wojdak: SO, HOWARD, YOU KNOW, I THINK WE'RE AT THE
05:58:36 POINT WHERE WE AGREE TO DISAGREE ON A COUPLE OF THOSE THINGS
05:58:40 REGARDING THE -- I THINK WE AGREE ON THE DENSITY ISSUE.
05:58:47 THE 30,000 SQUARE FEET FOR MIXED PLAN DEVELOPMENT WOULD BE
05:58:50 IF WE WERE REZONING TO A MIXED PLAN DEVELOPMENT NOW.
05:58:54 WE'RE ALREADY A MIXED PLAN DEVELOPMENT WITH A ZONING
05:58:58 RESOLUTION THAT REQUIRES US TO DO TWO BUILDINGS WITH A MIX
05:59:03 OF USES, WHICH WE'RE DOING.
05:59:05 WE WILL END UP AT THE 30,000 SQUARE FEET.
05:59:09 THE TIMING OF THAT IS OBVIOUSLY UNKNOWN, BUT WITHOUT THE
05:59:17 RESIDENTIAL COMPONENT, YOU BASICALLY CAN'T AFFORD TO BUILD
05:59:20 THE PROJECT.
05:59:22 THE RESIDENTIAL COMPONENT GETS THE PROJECT OFF THE GROUND,
05:59:24 WOULD HE HAVE AGREED TO ALL THE ITEMS THAT WE OUTLINED TO DO
05:59:28 UP FRONT SO THAT IT LOOKS LIKE A COMPLETE PROJECT WITH A
05:59:32 COUPLE OF AREAS INSIDE FOR FUTURE DEVELOPMENT, WHICH WILL BE

05:59:37 NONRESIDENTIAL, BECAUSE THERE'S REALLY NO -- THE MASTER
05:59:41 CONCEPT PLAN DOESN'T ALLOCATE RESIDENTIAL UNITS UP FRONT
05:59:45 THERE.
05:59:46 SO THE ONLY THING YOU CAN DO THERE IS NONRESIDENTIAL.
05:59:50 OBVIOUSLY, YOU WOULD WANT TO MAXIMIZE THAT AND WITH THE AREA
05:59:54 THAT'S THERE TO PARK IT IS ABOUT 20,000 SQUARE FEET, WHICH
05:59:58 YOU GET BACK TO THE SAME 30,000 SQUARE FOOT MINIMUM THAT'S
06:00:02 IN YOUR CODE TODAY FOR NEW PROJECTS.
06:00:05 REGARDING THE SEWER, THE VILLAGE HAS, AS I UNDERSTAND IT,
06:00:15 ISSUED TWO DESIGN CONTRACTS TO DESIGN SEWER FOR TWO
06:00:20 DIFFERENT AREAS, BOTH IN THIS GENERAL VICINITY, BUT THAT 41
06:00:26 ISN'T THE ROUTE TO PROVIDE THAT SEWER.
06:00:30 IT WOULD BASICALLY TO THE WEST ON BROADWAY WOULD GO THROUGH
06:00:39 BRECKENRIDGE, I THINK, AND NOT UP 41, AND THEN THIS AREA
06:00:46 KIND OF HIGHLANDS AND SANDY LANE, THE GROVES, SOME OF THOSE
06:00:50 PROJECTS WOULD GO THROUGH CASCADES.
06:00:54 I BELIEVE THERE'S AN EASEMENT OR ALONG THE RAILROAD
06:00:58 RIGHT-OF-WAY.
06:00:58 SO 41 ISN'T THE ROUTE.
06:01:01 IT'S KIND OF ALMOST THAT WE COULD END UP KIND OF -- THE
06:01:07 SEWER WOULD BE THERE, BUT WE'D STILL HAVE TO GO TO IT.
06:01:10 BASICALLY, WE'VE COME UP WITH A SOLUTION TO USE AN EXISTING
06:01:17 FORCE MAIN BY PARTNERING WITH THE NEIGHBOR, BECAUSE TO PUT A
06:01:21 NEW FORCE MAIN UP 41 WHEN THERE'S ALREADY ONE IS OBVIOUSLY A
06:01:25 HUGE EXPENSE.

06:01:27 SO BY BASICALLY COMBINING THE BROADWAY SHOPPES AND DOWNTOWN
06:01:33 ESTERO WITH ONE NEW PUMP STATION, WE UTILIZE THE FORCE MAIN
06:01:38 THAT'S THERE.
06:01:46 >>Scotty Wood: ANYONE ELSE?
06:01:54 >>Chris Malloy: WE'RE A MULTIFAMILY DEVELOPER.
06:01:56 OBVIOUSLY, WE'RE MAXIMIZING THE DENSITY THAT'S HERE.
06:01:58 WE'RE REALLY TRYING TO CREATE A NICE STREETSCAPE.
06:02:01 AS JOHN INDICATED, WHAT'S LEFT IS THE RETAIL COMPONENT.
06:02:04 OBVIOUSLY, WE'RE GOING TO HAVE 10,000 SQUARE FEET OF RETAIL,
06:02:07 WHICH WE THINK WORKS WITH OUR BUILDINGS.
06:02:10 OBVIOUSLY THE CONNECTIVITY TO THE RETAIL TO -- SORRY, DON'T
06:02:14 KNOW MY DIRECTIONS ON THIS.
06:02:15 THE RETAIL CENTER BELOW US.
06:02:17 THAT CONNECTIVITY IS HUGE FOR US AND FOR THEM.
06:02:20 IT WILL HELP THEM CREATE BETTER TENANTS IN THE FUTURE.
06:02:23 I KNOW YOU KIND OF SAID HOPEFULLY THEY WILL END UP
06:02:25 REMODELING THEIR CENTER.
06:02:27 I THINK THE VALUE THAT WE'LL CREATE WILL HELP SHORE THAT
06:02:31 PIECE OF RETAIL UP, OBVIOUSLY.
06:02:32 AND BE A VALUE FOR EVERYBODY THERE.
06:02:35 WE'RE TRYING TO CREATE AN AVENUE AND A STREETSCAPE THAT'S
06:02:38 INVITING FOR COMPANIES THAT DO RETAIL ON THOSE TWO OUT LOTS
06:02:41 TO DO THAT EXTRA 20,000 SQUARE FEET.
06:02:43 IT'S NOT SOMETHING I DO EVERY DAY.
06:02:45 THAT'S NOT OUR NORMAL BUSINESS.

06:02:47 OUR NORMAL BUSINESS IS MULTIFAMILY.
06:02:48 WE DO DO SOME RETAIL.
06:02:50 THAT'S WHY YOU DO SEE IT IN OUR BUILDINGS.
06:02:52 WE DO THAT IN LARGE THROUGHOUT, BUT WE DON'T DO HUGE RETAIL
06:02:55 PROJECTS ON THEMSELVES.
06:02:56 WE KNOW HOW TO DESIGN THE STREETSCAPE, HOW TO MAKE IT FEEL
06:03:00 RIGHT AND INVITE AS WE BUILD OUR PRODUCT AND GET OUR PRODUCT
06:03:04 SHORED UP, GET THE PEOPLE, IN AND THEN THE RETAIL PEOPLE
06:03:07 THAT COME IN ADDITIONALLY IN THOSE TWO OUT LOTS.
06:03:09 REALLY THE ONLY THING LEFT THAT CAN BE BUILT.
06:03:12 WE DON'T SEE IT AS AN ISSUE.
06:03:14 I JUST CAN'T TELL YOU THE TIMING.
06:03:16 WE'RE IN A WEIRD TIME TODAY WITH PRODUCT MATERIALS AND
06:03:19 EVERYTHING ELSE WHERE THE WORLD IS.
06:03:21 I WISH I COULD SIT HERE AND TELL YOU IT'S GOING TO HAPPEN
06:03:23 IMMEDIATELY.
06:03:24 MY HOPE IS THAT IT WILL.
06:03:26 BUT THAT'S NOT NECESSARILY THE BUSINESS I'M IN EVERY DAY.
06:03:28 BUT MY BUSINESS IS TO PLAN FOR THAT AND TO MAKE SURE WE'RE
06:03:32 SUCCESSFUL.
06:03:35 >>Jim Wallace: I ECHO A BIT OF HOWARD'S CONCERN.

06:03:39 LET'S SAY IT TAKES TWO OR THREE YEARS.
06:03:43 LET'S JUST SAY.
06:03:45 AMAZON KEEPS GROWING.
06:03:49 SO RETAIL SPACE OR COMMERCIAL SPACE IS NOW BECOMING OTHER

06:03:54 THINGS.
06:03:54 AND IT'S EVOLVING.
06:03:55 WE ALL KNOW THAT.
06:03:57 IF IT TAKES TWO YEARS, I GUESS OUR CONCERN OR MY CONCERN,
06:04:01 ANYWAYS, IS THAT ARE YOU WILLING TO COMMIT TO MAKE THAT
06:04:05 EMPTY SPACE ON THOSE CORNERS, ON THE WEST SIDE OF YOUR
06:04:11 RESIDENTIAL INTO ATTRACTIVE GREENSPACE WITH CANOPY TREES,
06:04:16 WITH GRASS, WITH SITTING AREAS, SO THAT IT BECOMES A PUBLIC
06:04:20 AMENITY THAT YOU'RE PROUD OF AND THAT WE CAN BE PROUD OF
06:04:24 UNTIL SUCH TIME IT MAKES SENSE FOR YOU TO BUILD THE RETAIL,
06:04:27 ARE YOU WILLING TO COMMIT TO THAT?
06:04:29 >>Chris Malloy: ABSOLUTELY.
06:04:30 WE'RE COMMITTING TO THE STREETSCAPE IT IS NOW.
06:04:32 IT'S NOT GOING TO BE SOME VACANT AREA NOT TAKEN CARE OF.
06:04:35 TO HELP THE VALUE OF OUR PROPERTY, WE'RE GOING TO MAKE SURE
06:04:38 THAT'S TAKEN CARE OF, RIGHT?
06:04:40 IT'S NOT LIKE IT WILL BE GROWING GRASS EVERYWHERE.
06:04:42 IF THERE IS A NEED TO CREATING THAT AS MORE OF AN OPEN PARK
06:04:45 SPACE IN THE MEANTIME --
06:04:47 >>Jim Wallace: IS IT POSSIBLE FOR YOU TO GIVE US THE NEXT
06:04:49 TIME YOU COME BACK, AT LEAST FOR ME, I CAN'T SPEAK FOR THE
06:04:53 REST OF THE BOARD, AN EXAMPLE OF HOW YOU WOULD TREAT THAT
06:04:57 GREENSPACE SO IT BECOMES AN ATTRACTIVE VILLAGE OF ESTERO
06:05:01 AMENITY UNTIL YOU'RE READY IN A YEAR, TWO YEARS, THREE
06:05:04 YEARS, FOR YOU --

06:05:06 >>Chris Malloy: WE HAVE NO ISSUE.
06:05:08 ABSOLUTELY, WE CAN -- AGAIN, I'M HERE TODAY TO MAKE SURE,
06:05:11 HOPING THAT YOU GUYS CAN NOD THAT WE'RE ON THE RIGHT TRACK.
06:05:15 LIKE I SAID, WE HAVE TO MAKE BIG DECISIONS.
06:05:17 WE PUT IN THE TIME AND STAFF HAS BEEN GREAT AND THINK WE
06:05:19 HAVE A PROJECT THAT WE ALL CAN BE PROUD OF.
06:05:24 >>Jim Wallace: THANK YOU VERY MUCH.
06:05:25 >>Howard Levitan: I WOULD LIKE TO -- SCOTTY, I WOULD JUST
06:05:29 LIKE TO FOLLOW UP ON THAT.
06:05:30 I THINK THAT'S A GOOD IDEA FROM JIM.
06:05:33 AND I THINK THAT SHOULD BE A DEVELOPMENT ORDER CONDITION.
06:05:36 THAT, IN FACT -- WE HAVE TOO MANY EXAMPLES IN ESTERO OF OUT
06:05:45 LOTS FOR PHASED PURPOSES THAT HAVEN'T BEEN BUILT AND ARE NOT
06:05:52 IN APPROPRIATE SHAPE FOR ESTERO.
06:05:55 AND I'M THINKING OF EVEN THE HOSPITAL PARCEL NEXT TO THE
06:06:00 CURRENT ESTERO LEE HEALTH HOSPITAL AND THEIR NEW PARCEL AT
06:06:05 COCONUT ROAD.

06:06:06 SAME THING.
06:06:08 THERE IS NO -- NOT A LOT OF LANDSCAPING AND IT JUST LOOKS
06:06:13 DERELICT.
06:06:15 I WOULD THINK THAT STAFF CAN WORK WITH BUCKINGHAM AND JOHN
06:06:21 TO COME UP WITH AN APPROPRIATE DEVELOPMENT ORDER CONDITION
06:06:25 TO BEAUTIFY THOSE TWO OUTPARCELS.
06:06:30 AND DURING THE TIME PERIOD BEFORE THEY GET BUILT ON.
06:06:36 >>Marlene Naratil: I HAD A COMMENT ABOUT THE VERY ATTRACTIVE

06:06:41 STREET SETTINGS, STREETSCAPES, AND I WAS SORT OF BROUGHT TO
06:06:46 MIND ST. ARMANDS CIRCLE UP IN SARASOTA.
06:06:53 AND THEY HAVE HIGH-END KIND OF RETAIL.
06:06:56 I MEAN, I THINK ESTERO MEETS THE RETAIL, MEETS THE MEDIUM
06:07:05 PRICE PERSON, WHICH IS WONDERFUL.
06:07:07 I THINK YOU SHOULD HAVE ALL OF IT.
06:07:08 YOUR PLACE IS GOING TO BE SO ATTRACTIVE AND YOU HAVE A
06:07:11 HIGH-END LOOK TO IT THAT I'D LIKE TO SEE SHOPS THAT WOULD
06:07:15 REFLECT THAT.
06:07:17 AND I DO THINK THAT WE WOULD BE A BIG MAGNET FOR PEOPLE TO
06:07:22 COME IN WHO WANT THAT KIND OF SHOPPING.
06:07:24 JUST FOR SOMETHING DIFFERENT THAT WOULD SPARK SALES IN THIS
06:07:31 AREA.
06:07:31 I THINK IT WOULD BE GREAT.
06:07:36 >>John Wojdak: THANKS.
06:07:37 RESTAURANTS WITH OUTDOOR DINING, RIGHT.
06:07:41 >>Scotty Wood: IS THERE ANY PUBLIC INPUT?
06:07:45 >>Tammy Duran: YES, HE WANTED TO TALK.
06:07:49 JERRY AMMONS.
06:07:59 >> GOOD AFTERNOON.
06:07:59 MY NAME IS JERRY AMMONS.
06:08:02 I AM FROM THE LONG-RANGE PLANNING COMMITTEE AT CYPRESS BEND.
06:08:06 I AM A RESIDENT AT CYPRESS BEND.
06:08:08 THE PRESENTATIONS I WAS HERE IN NOVEMBER AND HERE AGAIN
06:08:12 TODAY, THE PRESENTATIONS ARE VERY NICE.

06:08:15 I'M NOT HERE TO COMMENT UPON THE STYLE OF THE BUILDINGS OR
06:08:18 ANYTHING OF THAT SORT.
06:08:20 IT'S OUT OF MY BALLPARK, I GUESS.
06:08:22 BUT I WOULD LIKE TO SAY THAT FROM A COMMUNITY, WE'RE ALWAYS
06:08:25 CONCERNED ABOUT QUALITY OF LIFE.
06:08:28 AND ONE OF THE THINGS WE'RE CONCERNED ABOUT ALWAYS IS WATER.
06:08:31 IN FLORIDA, YOU'RE ALWAYS CONCERNED ABOUT WATER.
06:08:33 THERE IS A LAKE, PROPOSED LAKE THAT BORDERS ON A NUMBER OF
06:08:38 OUR HOMES IN THE COMMUNITY.
06:08:40 WE'RE CONCERNED ABOUT THE ELEVATION OF THE LAKE, IS THERE A
06:08:44 DRAINAGE PLAN FOR THE LAKE?
06:08:46 IS THERE AN OVERFLOW STRATEGY IN THE WET SEASON?
06:08:50 DO WE HAVE TO BE CONCERNED WITH WATER COMING ONTO OUR

06:08:55 PROPERTY?
06:08:56 IS A BERM BEING CONSIDERED IN BETWEEN THE PROPERTIES TO HELP
06:08:59 CONTROL THE LAKE?
06:09:02 AND ALL THE WATER THAT COMES FROM THE DEVELOPMENT ITSELF,
06:09:05 THE RUNOFF FROM THE RAIN, THE PARKING LOTS AND EVERYTHING,
06:09:09 IS THERE -- I ASSUME THERE'S A STRATEGY FOR DIVERTING ALL
06:09:13 THAT INTO THE RIGHT MEANS OF DISPOSAL.
06:09:17 SO THAT'S A CONCERN WE HAVE THERE, TO MAKE SURE THAT'S BEING
06:09:21 DONE PROPERLY.
06:09:22 TRAFFIC IS A CONCERN.
06:09:25 THERE'S 300 APARTMENTS.
06:09:27 THERE COULD BE ANYWHERE FROM 300 TO MAYBE 900 CARS FROM THE

06:09:32 APARTMENTS, DEPENDING ON THE MIX OF ONE, TWO, AND
06:09:35 THREE-BEDROOM APARTMENTS.
06:09:36 THERE WILL BE RETAIL.
06:09:37 THERE WILL BE PEOPLE COMING INTO SHOP.
06:09:39 THERE WILL BE CARS COMING IN AND OUT ALL THE TIME.
06:09:42 THERE'S PARKS THERE THAT ARE OPEN TO THE PUBLIC.
06:09:44 THERE WILL BE PEOPLE COMING IN TO USE THE PARKS.
06:09:47 SO WE'RE CONCERNED ABOUT CONGESTION ON U.S. 41.
06:09:51 THERE'S ALREADY CARS COMING OUT FROM LIKE THE TIRE CENTER
06:09:55 AREA.
06:09:56 AND NOW THERE WILL BE CARS COMING OUT OF DOWNTOWN ESTERO,
06:09:59 AND THEN THERE ARE CARS COMING OUT OF CYPRESS BEND ENTRANCE.
06:10:03 IN THE AFTERNOONS, DURING RUSH HOUR, WHEN THE LIGHTS TURN
06:10:06 RED DOWN AT ESTERO PARKWAY, IT CAN BE VERY DIFFICULT TO EVEN
06:10:11 GET OUT OF OUR COMMUNITY WITHOUT HAVING TO KIND OF CUT INTO
06:10:14 THE TRAFFIC.
06:10:14 SO IF WE ADD 600, 700, A THOUSAND CARS A DAY MOVING IN OUT
06:10:20 OF DOWNTOWN ESTERO, THAT COULD GREATLY CONTRIBUTE TO
06:10:24 CONGESTION ON U.S. 41.
06:10:26 AND THEN LAST, JUST TALKING ABOUT BUFFERS IN GENERAL.
06:10:31 BUFFERS BETWEEN OUR COMMUNITY AND THEIRS.
06:10:34 I DON'T KNOW IF THERE WOULD BE ANY LIGHT PROBLEMS FROM THE
06:10:38 COMMUNITY OR PARKING AREAS, ANY NOISE PROBLEMS, DEPENDING ON
06:10:42 WHAT KIND OF ACTIVITIES ARE GOING ON IN THE EVENING WITH
06:10:46 RETAIL AND PARKS AND WHATNOT.

06:10:49 BUT JUST HOPE THAT WE CONSIDER THE PROPER BUFFERS IN BETWEEN
06:10:54 OUR AREAS.
06:10:55 WE KNOW THERE'S GOING TO BE VEGETATION.
06:10:58 VEGETATION DOESN'T STOP THE WATER.
06:11:02 AND ALSO, I UNDERSTAND THAT IN THE BUFFER BETWEEN, BEHIND
06:11:06 PEPPER WOOD AND DOWNTOWN ESTERO THAT ALL THE NATIVE --
06:11:12 NON-NATIVE VEGETATION WOULD HAVE TO BE REMOVED, WHICH WOULD
06:11:16 THIN OUT THE BUFFER, HOPING THERE WOULD BE A NICE SELECTION
06:11:19 OF TREES OR BUFFER VEGETATION THAT WOULD BE PUT BACK IN THAT

06:11:23 AREA.
06:11:25 >>Scotty Wood: THANK YOU.
06:11:28 >>Tammy Duran: THAT'S ALL.
06:11:29 >>Scotty Wood: THAT'S IT?
06:11:33 >>Tammy Duran: FILL OUT A CARD.
06:11:35 YOU CAN SPEAK FIRST.
06:11:36 >>Scotty Wood: YOU CAN SPEAK FIRST AND FILL OUT THE CARD
06:11:39 AFTERWARDS.
06:11:39 TELL US YOUR NAME.
06:11:44 >> CLARK McKENZIE.
06:11:45 I LIVE RIGHT CLOSE TO THERE.
06:11:47 I WAS A LITTLE WORRIED ABOUT, 41 IS PRETTY CONGESTED GOING
06:11:52 NORTHBOUND IN THE EVENING.
06:11:54 YOU KNOW THAT, RIGHT?
06:11:55 AND TO GET INTO THIS BACK EXIT HERE OFF BROADWAY, RIGHT, YOU
06:12:08 DRIVE THROUGH THEIR PLACE.

06:12:09 NOW, MOST PLACES YOU HAVE A LOOP AND YOU GO OUT THE WAY YOU
06:12:13 COME IN.
06:12:14 SO WITH THE BUSY TRAFFIC GOING NORTHBOUND ON 41, PEOPLE THAT
06:12:20 LIVE IN THIS COMMUNITY SAY, OH, I CAN TAKE A RIGHT AT THE
06:12:24 FIRE STATION AND GO 60 MILES UP HIGHLANDS AVENUE AND GOING
06:12:30 THROUGH THAT BROADWAY ENTRANCE OR EXIT, OR WHATEVER YOU WANT
06:12:34 TO CALL IT.
06:12:34 SO I THINK I WOULD THINK A LITTLE BIT ABOUT THAT FOR THE
06:12:40 REAL DOWNTOWN, THE REAL DOWNTOWN ESTERO, REAL ESTERO.
06:12:46 BECAUSE THEY ARE CO-OPTING DOWNTOWN ESTERO, SO BE CAREFUL
06:12:52 WITH THEIR SIGNAGE.
06:12:55 IT'S NOT DOWNTOWN ESTERO.
06:12:56 IT'S JUST ANOTHER NICE FANCY STRIP MALL, BASICALLY.
06:13:02 IT'S A HIGH-END STRIP MALL.
06:13:06 AND, YOU KNOW, AND THE HEIGHT, TOO.
06:13:09 THE HIGHEST PLACE AROUND HERE, THERE'S NOTHING THAT'S FOUR
06:13:15 STORY RIGHT HERE, IS THERE?
06:13:17 NOT THAT I KNOW OF.
06:13:18 AND THE LIGHT POLLUTION IS NOT GOOD.
06:13:25 THEY ARE GOING TO HAVE ALL THESE FANCY LIGHTS AND TRY TO
06:13:28 ATTRACT PEOPLE.
06:13:31 I THINK YOU SHOULD CHECK THEIR LIGHTING SYSTEM OUT.
06:13:34 YOU KNOW WHAT I MEAN?
06:13:35 BUT WE CAN'T STOP DEVELOPMENT.
06:13:39 EVERYONE WANTS TO HAVE SOME SUN AND WARM WEATHER.

06:13:44 IF YOU CAN LOOK OUT FOR THAT OR, I DON'T KNOW, HAVE THEM GET
06:13:49 A COP ON HIGHLANDS AVENUE SO PEOPLE DON'T RUSH DOWN THAT
06:13:52 STREET SO FAST, BECAUSE THAT'S A VERY SLOW STREET.
06:13:57 ALL RIGHT?
06:13:58 SO, THANK YOU.

06:13:59 >>Scotty Wood: THANK YOU.
06:14:02 >>Mary Gibbs: MAY I SAY SOMETHING JUST IN RELATION TO THE
06:14:04 TWO PUBLIC COMMENTS FROM CLARK AND JERRY.
06:14:08 SO DOWNTOWN ESTERO IS THE PROJECT NAME THAT CAME WITH LEE
06:14:12 COUNTY.
06:14:13 USUALLY THEY END UP CHANGING THE PROJECT NAME, SO I DON'T
06:14:16 THINK IT WILL BE CALLED DOWNTOWN ESTERO.
06:14:18 ANYONE THAT WAS WORRIED ABOUT THAT, I WOULDN'T WORRY ABOUT
06:14:21 IT TOO MUCH.
06:14:22 I HAVE HAD OTHER COMMENTS ABOUT THAT, TOO.
06:14:24 THE SECOND THING IS ALL THE THINGS THAT JERRY TALKED ABOUT,
06:14:27 THE DRAINAGE, FLOODING, TRAFFIC, ALL THOSE THINGS WILL BE
06:14:31 ANALYZED WHEN THEY COME IN WITH THE DEVELOPMENT ORDER, ALL
06:14:34 THAT HAS TO BE SUBMITTED AND REVIEWED.
06:14:36 SO THERE WILL BE A LOT MORE REVIEW.
06:14:38 THIS IS JUST CONCEPTUAL RIGHT NOW.
06:14:40 WE'LL GET DOWN TO THE ENGINEERING DETAILS LATER.
06:14:45 >>Tammy Duran: MADELEINE -- SORRY, I CAN'T READ YOUR LAST
06:14:48 NAME.
06:14:49 ISAACS.

06:14:52 >> I'M MADELEINE ISAACS.
06:14:54 I LIVE IN THE CASCADES AND ON THE CASCADES BOARD.
06:14:57 WE'RE JUST GETTING INVOLVED IN LOOKING AT THIS PROJECT, AND
06:15:02 IT'S A VERY BEAUTIFUL PROJECT.
06:15:04 WE WOULD LIKE TO BE GOOD NEIGHBORS.
06:15:06 OUR CONCERNS ECHO THOSE FROM CYPRESS BEND.
06:15:10 WE'RE CONCERNED THAT OUR WATER DRAINAGE NOT BE INHIBITED AND
06:15:14 CAUSE BACKUP FLOODING IN OUR AREA, BOTH ON-STREET AND OUR
06:15:18 WASTEWATER WILL BE APPROPRIATELY DEALT WITH.
06:15:22 THERE IS A CONCERN ABOUT NOISE AND SIGHT POLLUTION FROM THE
06:15:27 HOMES THAT LIVE ALONG THE EDGE OF THE RAILROAD TRACKS UP BY
06:15:30 THE LAKE.
06:15:31 CERTAINLY, A LAKE IS A VERY PRETTY AMENITY.
06:15:34 IT CAN ALSO BE A CONDUCTOR OF NOISE.
06:15:37 AND ANYTHING THAT WOULD INHIBIT TRAFFIC WOULD ALSO BE AN
06:15:42 ISSUE THAT WE WOULD BE CONCERNED WITH.
06:15:43 BUT IT IS A BEAUTIFUL PROJECT, AND WE WOULD BE HAPPY TO BE
06:15:48 GOOD NEIGHBORS FOR THAT PROJECT IF THOSE CONCERNS ARE
06:15:51 ADDRESSED.
06:15:51 THANK YOU.
06:15:55 >>Scotty Wood: THANK YOU.
06:15:55 ANYONE ELSE?
06:15:56 >>Tammy Duran: THAT'S ALL.
06:15:57 >>Scotty Wood: THAT CONCLUDES THIS ITEM, UNLESS YOU WANT TO
06:16:00 HAVE ANYTHING ELSE TO SAY?

06:16:03 >>Mary Gibbs: I DON'T THINK WE WERE QUITE DONE.

06:16:08 >>John Wojdak: I WANTED TO COMMENT ON SOME OF THE ISSUES
06:16:12 BROUGHT UP WITH THE NEIGHBORS.
06:16:14 AND THANKS FOR COMING OUT.
06:16:15 FOR MS. ISAACS, THE LAKES CAN CONDUCT NOISE.
06:16:23 THAT'S WHY WE'RE PROPOSING TO DO A FOUNTAIN RATHER THAN A
06:16:26 BUBBLER, SO THE FOUNTAIN KIND OF ABATES THE NOISE FROM JUST
06:16:30 FLOWING ACROSS THE SURFACE OF THE LAKE.
06:16:33 WE DO HAVE A PRETTY EXTENSIVE BUFFER ALONG THAT PERIMETER
06:16:37 AND IT IS ACTUALLY A DECENT DISTANCE FROM OUR ACTUAL UNITS
06:16:41 TO UNITS IN CASCADES.
06:16:44 AND THEN ALSO ON THE LIGHTING, SO RESIDENTIAL LIGHTING IS
06:16:47 LIMITED IN THE LDC TO 15 FEET.
06:16:51 IT'S ALL DOWNWARD FACING.
06:16:55 THERE'S SOME FANCY BUG RATING TERMS THAT BASICALLY MEAN IT
06:16:59 HAS TO -- IT'S ESSENTIALLY DARK SKIES COMPLIANT.
06:17:02 IT HAS TO FACE DOWN.
06:17:04 YOU CAN'T SHED OVER THE PROPERTY LINE.
06:17:05 IT'S ACTUALLY PRETTY HARD TO LIGHT WHAT YOU WANT TO LIGHT
06:17:09 AND NOT WHAT YOU DON'T WANT TO.
06:17:11 WE WORK PRETTY HARD ON THE LIGHTING.
06:17:17 >>Jim Wallace: JUST FOR CLARIFICATION, I DIDN'T QUITE HEAR
06:17:18 IT FROM YOU.
06:17:19 NONE OF YOUR WATER IS GOING TO DRAIN INTO CYPRESS BEND, AM I
06:17:23 CORRECT?

06:17:24 >>John Wojdak: 100%.
06:17:25 I HADN'T GOTTEN THERE YET.
06:17:27 100% CORRECT.
06:17:29 PERIMETER BERM AROUND THE ENTIRE PROPERTY, AND THEN THE
06:17:32 PROJECT ACTUALLY OUTFALLS IN THE SOUTHEAST CORNER, KIND OF
06:17:37 AWAY FROM CYPRESS BEND AND CASCADES TO THE DITCH THAT GOES
06:17:43 DOWN THE RAILROAD RIGHT-OF-WAY.
06:17:45 WE GO IN THE EXACT OPPOSITE DIRECTION AND WE'LL HAVE A
06:17:50 PERIMETER BERM AROUND THE WHOLE PROJECT.
06:17:52 I JUST WANTED TO TOUCH ON THOSE COUPLE OF THINGS.
06:17:57 >>Jim Wallace: I WANTED TO HEAR YOU SAY 100% YOU WILL NOT
06:18:00 DRAIN INTO CYPRESS BEND.
06:18:02 >>John Wojdak: NO PROBLEM.
06:18:05 >>James Tatooles: I HAVE ANOTHER COMMENT IN LOOKING AT THE
06:18:07 LAYOUT, NOT MAKING ME FEEL VERY COMFORTABLE.
06:18:10 BUT IF YOU TAKE THE NORTH APARTMENT BUILDING WHERE YOU HAVE
06:18:14 THE RETAIL AND THEN YOU'VE GOT THAT NORTH-SOUTH BUILDING ON
06:18:19 TOP OF THE RETAIL, IT'S LOOKING OVER A PARKING LOT --
06:18:24 >>John Wojdak: RIGHT HERE?
06:18:26 >>James Tatooles: IF YOU WOULD TAKE THAT AND PUT IT TO THE
06:18:28 RIGHT-HAND SIDE, THAT BUILDING WOULD THEN BE LOOKING OVER
06:18:31 THE LAKE AND YOU'D HAVE A BEAUTIFUL VIEW OUT OF THOSE
06:18:34 APARTMENTS INSTEAD OF LOOKING OVER A PARKING LOT.

06:18:39 >>John Wojdak: SO THE ISSUE WITH THAT IS IF YOU MIRROR THAT
06:18:43 BUILDING, YOU'VE THEN TAKEN THAT RETAIL COMPONENT, WHICH IS

06:18:46 REALLY DESIGNED IN THAT --
06:18:48 >>James Tatooles: RETAIL COMPONENT IS NOT TIED INTO THAT
06:18:52 RESIDENTIAL UNIT; IT'S TIED INTO THE COMMERCIAL THAT YOU
06:18:55 HAVE VACANT PROPOSED IN THE FUTURE.
06:18:57 LOOK WHAT YOU GOT WITH THE BACK BUILDING, WHICH I REALLY
06:19:03 LIKE, THE BACK BUILDING HAS GOT THE LONG LAKE, OVERLOOKING
06:19:07 THE LAKE, OVERLOOKING THE FOUNTAINS.
06:19:09 YOU'VE GOT YOUR WATER PARK, AND IT'S A NICE THING.
06:19:13 IF YOU TAKE YOUR NORTH BUILDING AND YOU LOOK AT THE NORTH
06:19:17 BUILDING AND YOU TAKE THE RESIDENTIAL PORTION THAT GOES
06:19:21 NORTH AND SOUTH, YOU'VE GOT IT TO THE LEFT AND ALL IT DOES
06:19:27 IS LOOK OVER A PARKING LOT, WHERE YOU ARE WASTING ALL OF
06:19:31 THAT BEAUTIFUL VIEW.
06:19:31 IF YOU WOULD TAKE THAT BUILDING COMPONENT AND PUT IT OVER TO
06:19:34 THE RIGHT-HAND SIDE, THAT BUILDING COMPONENT WOULD BE
06:19:37 LOOKING OVER THE WATER AND GETTING YOURSELF A BEAUTIFUL
06:19:40 VIEW.
06:19:41 AND YOU WOULD BE OPENING UP YOUR SPACE FOR YOUR RETAIL AND
06:19:48 NOT WASTING IT WITH THAT BUILDING OVERLOOKING THE PARKING
06:19:51 LOT.
06:19:51 >>John Wojdak: I DO UNDERSTAND WHAT YOU'RE SAYING.
06:19:55 THE WAY THE BUILDING IS DESIGNED, THAT RETAIL IS IN THAT
06:19:58 PART OF THE BUILDING.
06:19:59 SO YOU'D HAVE TO MIRROR THE BUILDING, AND THEN IT WOULD PULL
06:20:04 THE RETAIL IN TO BASICALLY THE CORNER OF THE LAKE.

06:20:08 >>James Tatooles: I'VE BEEN DOING THIS ALL MY LIFE AND
06:20:10 THERE'S ALWAYS AN ERASER ON THE BACK OF THE PENCIL.
06:20:18 >>Kristin Jeannin: THE RETAIL IS TIED INTO IT.
06:20:20 THAT IS PART OF THE MIXED USE STRATEGY.
06:20:23 YOU HAVE TO HAVE THEM TOGETHER.
06:20:31 >>Scotty Wood: ANYTHING ELSE?
06:20:36 >>John Wojdak: NOT FROM US.
06:20:37 WE'RE DONE.
06:20:38 THANKS.
06:20:40 >>Scotty Wood: THANK YOU.
06:20:40 I WANT TO PROPOSE WE TAKE A FIVE-MINUTE BREAK.
06:20:50 [RECESS]
06:29:23 >>Scotty Wood: OKAY.
06:29:25 I'M GOING TO RECONVENE THE MEETING.
06:29:29 THE NEXT ITEM IS A PUBLIC HEARING FOR THE COLONNADE.
06:29:34 I NEED TO ADVISE EVERYONE THAT WHEN WE HAVE A PUBLIC
06:29:39 HEARING, THIS BOARD SITS IN A QUASI-JUDICIAL CAPACITY.
06:29:44 WHENEVER WE HAVE TO CONSIDER A DEVELOPMENT ORDER OR ANY
06:29:47 OTHER SITE-SPECIFIC APPLICATION.

06:29:51 AND THIS PARTICULAR ITEM IS TO BE CONDUCTED IN A
06:29:55 QUASI-JUDICIAL FASHION.
06:29:57 SO IF YOU INTEND TO PROVIDE TESTIMONY ON THE QUASI-JUDICIAL
06:30:00 MATTER, BEFORE IT IS CALLED, YOU MUST FILL OUT A PUBLIC
06:30:03 SPEAKER'S CARD, GIVE IT TO THE DEPUTY VILLAGE CLERK AND MUST
06:30:08 BE SWORN IN BY THE BOARD ATTORNEY.

06:30:10 BEFORE THE MATTER BEGINS, ANY WRITTEN COMMUNICATIONS THAT
06:30:13 HAVE BEEN RECEIVED BEFORE THE CUTOFF DATE WILL BE PLACED
06:30:17 INTO THE PUBLIC RECORD.
06:30:19 BOARD MEMBERS WILL BE ASKED TO DISCLOSE ANY EX PARTE
06:30:22 COMMUNICATIONS.
06:30:23 BOARD MEMBERS WILL BE ASKED IF THEY HAVE A CONFLICT
06:30:27 REGARDING THE MATTER AND MUST DECLARE IT.
06:30:30 IF THEY DO, THEY WILL NOT BE ALLOWED TO PARTICIPATE IN BOARD
06:30:33 DISCUSSION OR VOTE ON THE MATTER.
06:30:35 THE VILLAGE DIRECTOR OF COMMUNITY DEVELOPMENT OR A STAFF
06:30:38 DESIGNEE WILL INTRODUCE THE MATTER AND THEN ASK THE
06:30:41 APPLICANT TO MAKE A PRESENTATION AND SUMMARIZE ANY RELATED
06:30:45 AFFIDAVITS FROM APPLICANT'S EXPERTS IN ATTENDANCE.
06:30:49 FOLLOWING THIS, THE DIRECTOR OF COMMUNITY DEVELOPMENT OR A
06:30:52 STAFF DESIGNEE WILL MAKE A PRESENTATION PROVIDING THE STAFF
06:30:56 REPORT FINDINGS AND RECOMMENDATIONS.
06:30:57 AFTER THIS, THE PUBLIC HEARING IS OPENED AND ANYONE WHO HAS
06:31:02 BEEN SWORN IN MAY PROVIDE TESTIMONY.
06:31:04 IT IS IMPORTANT TO BE CONCISE AND LIMIT TESTIMONY TO FIVE
06:31:08 MINUTES OR LESS.
06:31:10 THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS,
06:31:14 INCLUDING THE PUBLIC, AND MAY PROVIDE REBUTTAL.
06:31:16 THE PUBLIC MAY NOT CROSS-EXAMINE WITNESSES, BUT MAY REQUEST
06:31:20 THE BOARD TO DIRECT QUESTIONS ON THEIR BEHALF TO EITHER THE
06:31:24 APPLICANT OR COMMUNITY DEVELOPMENT STAFF.

06:31:27 PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
06:31:30 INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
06:31:34 IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
06:31:37 AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
06:31:41 IN MAKING THIS RECOMMENDATION OR A DECISION, THE BOARD SHALL
06:31:45 CONSIDER THE EVIDENCE IN THE RECORD, THE PUBLIC'S INPUT, AND
06:31:48 ANY RECOMMENDATIONS FROM THE VILLAGE STAFF.
06:31:51 THE BOARD'S RECOMMENDATION OR DECISION, A DECISION IN THIS
06:31:55 CASE TONIGHT, SHALL BE BASED ON COMPETENT SUBSTANTIAL
06:31:58 EVIDENCE IN THE RECORD OF THE PROCEEDING, AND THE APPLICABLE
06:32:02 LAW.
06:32:03 SHOULD ANY APPLICATION BE DENIED, THE BOARD SHALL STATE
06:32:07 FINDINGS IN REGARD TO THE CRITERION OR CRITERIA THAT ARE NOT
06:32:10 MET.
06:32:11 SO WILL ALL OF THOSE WHO INTEND TO TESTIFY IN THIS MATTER

06:32:16 PLEASE STAND AND RAISE YOUR RIGHT HAND?
06:32:18 OKAY.
06:32:22 NANCY, ARE YOU GOING TO DO IT?
06:32:24 >>Nancy Stroud: SURE.
06:32:25 DO YOU SWEAR ARE SO AFFIRM THAT THE TESTIMONY THAT YOU ARE
06:32:29 ABOUT TO GIVE WILL BE THE TRUTH, THE WHOLE TRUTH, AND
06:32:31 NOTHING BUT THE TRUTH?
06:32:35 >>Scotty Wood: THANK YOU.
06:32:35 >>Nancy Stroud: THANK YOU.
06:32:41 >>Scotty Wood: MARY, WOULD YOU ADVISE IF ANY LETTERS OR

06:32:45 OTHER WRITTEN COMMUNICATIONS ON THE MATTER THAT HAVE BEEN
06:32:47 RECEIVED?
06:32:48 AND IF SO PLEASE STATE THAT THEY ARE PART OF THE PUBLIC
06:32:50 RECORD.
06:32:52 >>Mary Gibbs: NO, WE HAVE NOT RECEIVED ANY.
06:32:54 >>Scotty Wood: OKAY.
06:32:56 BOARD MEMBERS, HAVE YOU HAD ANY EX PARTE COMMUNICATIONS?
06:32:59 IF SO, PLEASE DISCLOSE THE NATURE.
06:33:01 >> NO.
06:33:02 >> NO.
06:33:03 >> NONE.
06:33:04 >> NO.
06:33:04 >>Howard Levitan: SCOTTY, THIS GOES BACK TO THE ORIGINAL
06:33:10 ZONING HEARING WAY BACK WHEN, 2015.
06:33:14 I'M SURE THAT'S ALL LONG AND FORGOTTEN, BUT WE MET SEVERAL
06:33:18 TIMES WITH DEVELOPERS FROM VOLUNTEERS OF AMERICA.
06:33:24 >>Scotty Wood: THANK YOU.
06:33:26 BOARD MEMBERS, DO ANY OF YOU HAVE A CONFLICT OF INTEREST
06:33:29 REGARDING THIS MATTER?
06:33:30 >> NO.
06:33:31 >> NO.
06:33:32 >> NO.
06:33:34 >> NO.
06:33:34 >>Scotty Wood: NONE.
06:33:35 OKAY.

06:33:39 MARY, CAN YOU INTRODUCE THE MATTER?
06:33:46 >>Mary Gibbs: ALL RIGHT.
06:33:47 SO FOR OUR LAST CASE IS THE COLONNADE OF ESTERO CONTINUING
06:33:53 CARE RETIREMENT COMMUNITY.
06:33:54 FOR THOSE OF YOU AROUND IN 2015, YOU MIGHT REMEMBER IT, IT
06:33:56 WAS CALLED VOLUNTEERS OF AMERICA AT THE TIME IT WENT THROUGH
06:33:59 ZONING.
06:34:00 THEY ARE IN FOR THEIR DEVELOPMENT ORDER APPROVAL TONIGHT,
06:34:05 AND THIS PROPERTY IS ACTUALLY RIGHT ACROSS THE STREET FROM
06:34:08 GENOVA ON THE NORTH SIDE OF CORKSCREW ROAD AND SANDY LANE.
06:34:12 IT'S 20 ACRES IN SIZE.

06:34:17 AND IF YOU MAY REMEMBER, SOME OF YOU PROBABLY WEREN'T EVEN
06:34:21 HERE AT THE TIME, THE ZONING WAS APPROVED IN 2016.
06:34:25 THERE WERE QUITE A FEW CONDITIONS, THE ZONING.
06:34:30 I'LL GIVE YOU QUICK HIGHLIGHTS OF SOME OF THE THINGS TO GIVE
06:34:32 YOU A LITTLE OVERVIEW.
06:34:34 THERE WAS A PUBLIC INFORMATION MEETING THAT WAS HELD IN
06:34:36 JULY.
06:34:38 THE APPLICANTS ARE MAKING SOME CHANGES TO THE SITE BECAUSE
06:34:42 OF COVID, AND THEY EXPLAINED IT AT THE TIME IN JULY.
06:34:46 IT WAS A LITTLE BIT CONFUSING.
06:34:48 AND SO SINCE THAT MEETING, WE HAVE GONE BACK AND MET WITH
06:34:51 THE APPLICANT QUITE A FEW TIMES TO TRY TO GET A BETTER
06:34:56 HANDLE ON WHAT THE CHANGES ARE AND HOW THAT AFFECTS -- IF
06:34:59 THERE WAS ANY EFFECT ON THE ZONING AND WHAT CHANGES THERE

06:35:02 WERE TO THE DEVELOPMENT ORDER.
06:35:03 AGAIN, EVEN THOUGH YOU PROBABLY HAVEN'T SEEN ANYTHING SINCE
06:35:07 JULY, WE HAVE HAD NUMEROUS MEETINGS WITH THE APPLICANTS WHO
06:35:11 SPENT A LOT OF TIME HERE WORKING OUT THE DETAILS.
06:35:13 SO ONE OF THE THINGS THAT WAS CHANGING ON THE SITE PLAN, I'M
06:35:20 GOING TO LET THEM EXPLAIN IT IN MUCH MORE DETAIL AND BETTER
06:35:23 THAN I WILL, BUT THERE WERE SOME BUILDING RECONFIGURATIONS
06:35:26 ON THE SITE PLAN, TRYING TO KEEP SOME THINGS MORE OPEN
06:35:29 BECAUSE OF COVID.
06:35:30 WHEN THEY WERE APPROVED WITH THE ZONING, THEY WERE APPROVED
06:35:33 FOR CONTINUING AREA UP TO 340 BEDS WITH A MAXIMUM HEIGHT OF
06:35:38 45 FEET AND THREE STORIES.
06:35:39 AND THEN YOU COULD DO A MIX OF UNITS BECAUSE ALFs DON'T
06:35:44 COUNT AS -- INDEPENDENT UNITS COUNT AS A FULL UNIT.
06:35:47 SOMETHING WITH A KITCHEN COUNTS AS A UNIT.
06:35:50 IF YOU HAVE ALF AND GROUP DINING, YOU GET TO HAVE EXTRA
06:35:53 UNITS.
06:35:54 SO WHEN THEY WERE APPROVED, THERE WAS ALSO A REQUIREMENT
06:35:56 THAT THEY HAD TO HAVE 15,000 SQUARE FEET OF COMMERCIAL USES.
06:36:00 THEY SHOWED THE COMMERCIAL USE ON THE EAST SIDE OF THE SITE.
06:36:04 SUPPOSED TO BE COMPLEMENTARY TO A KIND OF CONTINUING CARE
06:36:07 MEDICAL OFFICE AND THINGS LIKE THAT.
06:36:09 MAYBE A LITTLE NEIGHBORHOOD CONVENIENCE GOODS.
06:36:14 AND THE CONDITION WAS THAT HALF OF THAT SQUARE FOOTAGE,
06:36:17 AGAIN, IT'S A TIMING WITH THE COMMERCIAL AND THE RESIDENTIAL

06:36:21 THAT HALF OF THE COMMERCIAL HAD TO BE CONSTRUCTED IN THE
06:36:23 FIRST PHASE.
06:36:24 SO THAT'S 7500 SQUARE FEET.
06:36:26 AND THEY HAVE SHOWN THAT.
06:36:27 ONE OF THE THINGS THAT WAS TALKED ABOUT AT THE INFORMATION
06:36:32 MEETING AND A QUESTION WAS RAISED ABOUT THE NURSING BEDS,
06:36:36 BECAUSE THERE WAS A PROVISION THAT THEY COULD HAVE SOME

06:36:38 NURSING BEDS.
06:36:39 I THINK THE ENGINEER CAN EXPLAIN THAT TONIGHT.
06:36:43 THEY ARE NOT ASKING FOR NURSING BEDS AT THIS TIME, BUT THEY
06:36:46 MAY COME BACK IN THE FUTURE AND EITHER DO THEM ON-SITE OR
06:36:51 HAVE A PARTNERSHIP OF THE LOCATION THAT'S CLOSE BY.
06:36:54 THERE WAS ALSO A CONDITION OF APPROVAL AT THE TIME IN THE
06:36:59 ZONING THAT THEY HAD TO HAVE A PATTERN BOOK BECAUSE AT THE
06:37:03 TIME IT WAS ONE OF THE FIRST ZONINGS THAT WENT THROUGH WITH
06:37:05 THE VILLAGE, AND WE DIDN'T REALLY HAVE THOSE DETAILS WORKED
06:37:09 OUT.
06:37:10 SO THEY SAID THEY WERE GOING TO DO OLD-FLORIDA ARCHITECTURE,
06:37:13 AND WE PUT THE CONDITION IN THAT WHEN YOU COME IN FOR THE
06:37:16 DEVELOPMENT ORDER, YOU HAVE TO DO A PATTERN BOOK.
06:37:18 THEY HAVE DONE THE PATTERN BOOK, AND THEY DO HAVE
06:37:21 OLD-FLORIDA ARCHITECTURE.
06:37:22 THEY'VE CHANGED THE COLORS A LITTLE BIT FROM WHAT I THINK
06:37:26 YOU SAW AT THE PUBLIC INFORMATION MEETING.
06:37:28 THE FIRST VERSION OF THE PATTERN BOOK, SOME OF YOU MAY

06:37:31 REMEMBER IT WAS KIND OF A LOT OF DARK BLUES, LITTLE BOHEMIAN
06:37:36 FLAVOR.
06:37:37 WHAT YOU SEE IN THE PATTERN BOOK NOW IS A LITTLE MORE
06:37:39 SUBDUED.
06:37:40 THOSE ARE REALLY THE BASIC THINGS.
06:37:47 THERE WAS ALSO, I JUST WANTED TO MENTION THERE WAS A
06:37:50 CONDITION IN THE ZONING ABOUT PROVIDING A WALL BECAUSE THE
06:37:54 SUBDIVISION TO THE NORTH OF THIS PROPERTY HAS SOME CONCERNS,
06:37:57 SO THERE WAS A CONDITION ABOUT A WALL.
06:38:00 AND AT THE TIME, THERE WAS ALSO WE CONDITIONED TO DO A
06:38:04 TEMPORARY FENCE.
06:38:05 WELL, THE TEMPORARY FENCE WAS SUPPOSED TO BE LIKE SIX
06:38:08 MONTHS, AND HERE IT IS HOW MANY YEARS LATER, THE FENCE IS
06:38:11 STILL THERE.
06:38:12 SO THE WALL WILL BE PUT IN AS PART OF THIS DEVELOPMENT ORDER
06:38:16 TO HELP SEPARATE FROM THE NEIGHBORS.
06:38:18 WE DO BELIEVE THAT THEY HAVE COMPLIED WITH THE CONDITIONS OF
06:38:23 THE ZONING ORDINANCE.
06:38:26 SO WE'RE HAPPY TO ANSWER ANY QUESTIONS, BUT I WOULD LIKE TO
06:38:29 TURN IT OVER TO THE APPLICANT AND HAVE THEM EXPLAIN IN A
06:38:33 LITTLE BIT MORE DETAIL.
06:38:34 ALL RIGHT.
06:38:39 IF NO QUESTIONS, THE FIRST SPEAKER IS ANN WALSH.
06:38:43 I THINK SHE'S FROM VOLUNTEERS OF AMERICA.
06:38:56 >>Ann Walsh: GOOD EVENING.

06:39:12 MY NAME IS ANN WALSH.
06:39:14 AND I'M THE REGIONAL VICE PRESIDENT OF OPERATIONS FOR
06:39:17 VOLUNTEERS OF AMERICA HERE IN SOUTHWEST FLORIDA.

06:39:20 I HAVE ABOUT OVER 20 YEARS' EXPERIENCE WORKING WITH CCRCs
06:39:26 ACROSS THE COUNTRY.
06:39:27 I WAS THE EXECUTIVE DIRECTOR AT V AT BENTLEY VILLAGE IN
06:39:30 NORTH NAPLES FOR SIX YEARS AND RELOCATED UP TO IOWA, AND I
06:39:35 WAS THE SENIOR VICE PRESIDENT OF OPERATIONS FOR LIFE SPACE
06:39:37 COMMUNITIES.
06:39:37 AND THEY HAD 15 CCRCs IN 8 STATES.
06:39:41 IN 2020, I CAME BACK TO SOUTHWEST FLORIDA AND BOUGHT A HOME
06:39:46 IN MARSH LANDING.
06:39:48 SO I'M A RESIDENT OF ESTERO.
06:39:49 VERY HAPPILY LIVING IN THE VILLAGE NOW.
06:39:53 I JOINED VOLUNTEERS OF AMERICA IN JANUARY OF THIS YEAR.
06:39:57 JUST A LITTLE BIT OF BACKGROUND ABOUT VOLUNTEERS OF AMERICA.
06:40:00 IT'S OVER 125 YEARS OLD.
06:40:03 IT IS A TRUE NOT-FOR-PROFIT ORGANIZATION SERVING THOSE WITH
06:40:07 A MISSION TO SERVE THOSE IN NEED.
06:40:08 OUR MISSION IS TO GO WHEREVER WE ARE NEEDED AND TO DO
06:40:12 WHATEVER COMES TO HAND.
06:40:14 THE COMPANY WAS FOUNDED IN MAY OF 1896 BY MAUD AND
06:40:16 BALLINGTON BOOTH.
06:40:19 WE CURRENTLY HAVE APPROXIMATELY 16,000 EMPLOYEES.
06:40:23 WE SERVE OVER 2 MILLION ANNUALLY IN 500 COMMUNITIES LOCATED

06:40:28 IN 46 STATES, AS WELL AS THE DISTRICT OF COLUMBIA AND PUERTO
06:40:32 RICO.
06:40:33 JUST A SAMPLE OF SOME OF THE PROGRAMS AND SERVICES THAT
06:40:36 VOLUNTEERS OF AMERICA PROVIDES INCLUDES AFFORDABLE HOUSING,
06:40:41 ASSISTANCE FOR THOSE WITH DISABILITIES, VETERAN SERVICES,
06:40:44 MENTAL HEALTH SERVICES, AND SERVICES FOR SENIORS, INCLUDING
06:40:48 HEALTH CARE.
06:40:49 VOLUNTEERS OF AMERICA CURRENTLY OPERATES IN SOUTHWEST
06:40:53 FLORIDA.
06:40:53 WE HAVE GULF COAST VILLAGE, WHICH IS A CCRC LOCATED IN CAPE
06:40:57 CORAL.
06:40:58 WE HAVE THE PRESERVE, WHICH OPENED IN 2020 WHICH PROVIDES
06:41:03 ASSISTED LIVING AND SKILLED REHAB AND MEMORY CARE.
06:41:05 AND WE ALSO HOPE TO SOON OPEN THE COLONNADE IN ESTERO.
06:41:09 TODAY WE'LL BE DISCUSSING THE COLONNADE OF ESTERO, WHICH IS
06:41:14 THE CCRC, WHICH STANDS FOR CONTINUING CARE RETIREMENT
06:41:17 COMMUNITY, SOMETIMES CALLED A LIFE PLAN COMMUNITY.
06:41:21 THE FLORIDA OFFICE OF INSURANCE REGULATION IS THE REGULATORY
06:41:24 AGENCY WITH OVERSIGHT OF CCRCs WITHIN FLORIDA.
06:41:27 THERE'S APPROXIMATELY 340 CCRCs LOCATED IN FLORIDA.
06:41:32 IF YOU WANT TO GET SPECIFIC, IT'S THE STATUTE CHAPTER WE
06:41:36 CALL IT CHAPTER 651.
06:41:39 IN GENERAL, CCRC ARE LIFE CAMP COMMUNITIES, PROVIDE HOUSING,
06:41:43 AMENITIES, AND HEALTH CARE FOR SENIORS FOR THE REMAINDER OF
06:41:46 THEIR LIFE WITH AN ENTRANCE FEE WHICH PROVIDES ACCESS TO

06:41:49 THESE SERVICES AND AMENITIES.
06:41:51 THESE COMMUNITIES ALLOW SENIORS TO AGE IN PLACE AND RECEIVE
06:41:56 HEALTH AND WELLNESS SERVICES WITHIN THE COMMUNITY AND
06:41:59 THROUGHOUT THE REMAINDER OF THEIR LIFE.
06:42:00 THE ENTRANCE FEES AND CONTRACT TYPES VARY, INCLUDING THE
06:42:04 REFUNDABILITY OF THE ENTRANCE FEES.
06:42:06 PROVIDERS PROVIDE SERVICES AND PROGRAMS FOR RESIDENTS AS
06:42:11 THEY MOVE THROUGH CONTINUUM OF CARE, AND THEY INCLUDE THINGS
06:42:15 WITHIN INDEPENDENT LIVING, ASSISTED LIVING, MEMORY CARE, AND
06:42:19 SKILLED.
06:42:20 PROVIDING A WORRY-FREE ENVIRONMENT AND COMMUNITY ALLOWS
06:42:23 RESIDENTS TO FOCUS ON THEIR LIFE ENRICHMENT ACTIVITIES.
06:42:26 MANY CCRCs IN THIS MARKET ATTEST TO RESORT-STYLE LIVING,
06:42:30 AND ARE COMPETITIVE WITH THE MANY GATED PRIVATE COMMUNITIES
06:42:33 LIKE SPRING RUN, WHICH YOU HEARD FROM EARLIER.
06:42:36 STUDIES HAVE NOW PROVEN THAT SENIORS AGE WELL AND LIVE
06:42:40 LONGER WITH THE BENEFITS OF LIVING IN A CCRC.
06:42:43 PRIMARILY DUE TO THE SOCIALIZATION OPPORTUNITIES AND HEALTHY
06:42:46 LIFESTYLES.
06:42:47 THE COLONNADE OF ESTERO WOULD BE THE FIRST CCRC WITHIN THE
06:42:51 VILLAGE OF ESTERO.
06:42:53 NEIGHBORS INCLUDE SIMILAR IN PRODUCT LINE IS THE TERRACES OF
06:42:58 BONITA SPRINGS, LOCATED ON 41.
06:43:00 AS I MENTIONED EARLY, BENTLEY VILLAGE, NORTH NAPLES.
06:43:04 WE ALSO HAVE MOORINGS PARK IN NAPLES AND CYPRESS COVE IN

06:43:08 FORT MYERS.
06:43:09 WE LOOK FORWARD TO OPENING AND WELCOMING OUR NEW RESIDENTS
06:43:12 TO THE COLONNADE OF ESTERO.
06:43:14 NOW I WOULD LIKE TO TURN IT OVER TO JOEL ANDERSON, HE IS THE
06:43:18 PRESIDENT AND CEO OF OUR DEVELOPMENT PARTNER, LIFESTAR
06:43:21 LIVING.
06:43:25 >>Joel Anderson: GOOD EVENING, EVERYONE.
06:43:27 AND THANK YOU SO MUCH FOR THE OPPORTUNITY TO BE ABLE TO
06:43:29 SPEAK VERY BRIEFLY ABOUT THE PROJECT OF WHERE IT HAS BEEN
06:43:34 AND WHERE WE HOPEFULLY GO FORWARD WITH THE COLONNADE OF
06:43:40 ESTERO.
06:43:40 I'VE BEEN INVOLVED IN AGING SERVICES FOR RIGHT AT 26 YEARS
06:43:45 AND 15 YEARS HERE IN SOUTHWEST FLORIDA.
06:43:47 BEEN INVOLVED WITH LEE HEALTH AND CYPRESS COVE IN 2010 AND
06:43:52 MOVED TO SARASOTA AND FOUNDED LIFESTAR LIVING.
06:43:57 WE HAVE VARIOUS DIVISIONS WITHIN OUR ORGANIZATION, AND SO IN
06:44:02 NOVEMBER OF 2020, I BECAME INVOLVED WITH VOLUNTEERS OF
06:44:06 AMERICA NATIONAL SERVICES TO ASSIST IN THIS PROJECT.
06:44:09 AS YOU KNOW, THE PANDEMIC HAS AFFECTED OUR ENTIRE FIELD OF
06:44:12 AGING SERVICES, BUT ALL OTHER INDUSTRIES AS WELL.
06:44:16 THE PREMARKETING FOR THIS PROJECT TOOK PLACE AFTER A BOND

06:44:21 ISSUE THAT OCCURRED IN 2017.
06:44:26 LEADING UP TO A PROJECT THAT IS LICENSED UNDER CHAPTER 61,
06:44:33 THE OFFICE OF INSURANCE REGULATION PROVIDES A PRELIMINARY
06:44:36 CERTIFICATE OF AUTHORITY.

06:44:37 IN ORDER TO MOVE FROM A PRELIMINARY CERTIFICATE OF AUTHORITY
06:44:41 TO A CERTIFICATE OF AUTHORITY TO BE AGAIN ACTUALLY BUILDING
06:44:44 YOUR PROJECT, YOU HAVE TO RECEIVE AT LEAST 50% OF YOUR
06:44:48 PRESALES FOR INDEPENDENT LIVING RESIDENCES.
06:44:56 BECAUSE OF THE PANDEMIC, HAD MULTIPLE SETBACKS, PARTICULARLY
06:44:58 WITH HOLDING MARKET EVENTS AND CHANGED THE ENTIRE WAY THAT
06:45:02 WE INTERACTED WITH OUR PROSPECTS.
06:45:05 WE WERE CONTACTED TO BE ABLE TO EVALUATE HOW WE COULD BE
06:45:08 ABLE TO REVISE THE EXISTING PLAN.
06:45:11 AS YOU KNOW, MORE COMPREHENSIVE MASTER DEVELOPMENT PLAN THAN
06:45:17 WHAT YOU WILL SEE TONIGHT.
06:45:19 MOST CCRCs ARE ACTUALLY DONE IN PHASES.
06:45:23 SO WHAT YOU WILL SEE TONIGHT IS AN ACTUAL PHASE PLAN.
06:45:27 CYPRESS COVE WHERE I PREVIOUSLY HAVE BEEN EMPLOYED DID A
06:45:31 1999 AND 2002 EXPANSION.
06:45:34 THE 1999 WAS THE ORIGINAL ONE.
06:45:36 AND 2002 WAS THE SECOND PHASE OF ITS PROJECT.
06:45:40 THERE WAS A PROJECT ALSO, CCRC PROJECT CALLED SIENNA LAKES,
06:45:45 DOWN IN NAPLES.
06:45:46 SIENNA LAKES ACTUALLY JUST FINISHED ITS FIRST PHASE, WHICH
06:45:49 WAS ALL OF ITS INDEPENDENT LIVING RESIDENCES AND THE HEALTH
06:45:53 CARE IS ACTUALLY OFF-SITE AND WILL BE PART OF A SUBSEQUENT
06:45:57 PHASE.
06:45:57 SO SIMILAR TO WHAT WE'RE PROPOSING WITH OUR REVISED PLAN,
06:46:01 THE GOOD NEWS IS THAT KEEPING WITHIN THE DEFINITIONS AND

06:46:07 CONFINES OF THE DEVELOPMENT ORDER AND REQUIREMENTS BY THE
06:46:11 VILLAGE OF ESTERO, WE WERE ABLE TO REORGANIZE THE SEQUENCE
06:46:15 OF WHAT WE WILL BE BUILDING IN THE FIRST PHASE VERSUS A
06:46:18 SECOND PHASE.
06:46:19 SO A PORTION OF THE INDEPENDENT LIVING RESIDENCES WILL BE
06:46:23 BUILT IN THE FIRST PHASE ALONG WITH THE ASSISTED LIVING AND
06:46:27 MEMORY CARE SUPPORT.
06:46:28 THE NURSING CARE WILL ACTUALLY BE PROVIDED BY, ANN
06:46:32 MENTIONED, THE PRESERVE, WHICH IS EIGHT MILES AWAY FROM THE
06:46:35 CAMPUS.
06:46:35 OFTENTIMES WHEN RESIDENTS MOVE TO OUR CAMPUSES WITHIN
06:46:40 INDEPENDENT LIVING, IT WILL BE SEVERAL YEARS BEFORE THEY
06:46:43 ACTUALLY WOULD NEED CONTINUOUS NURSING CARE.
06:46:46 MOST OFTEN, NURSING CARE HAS CHANGED DRAMATICALLY IN OUR
06:46:50 BUSINESS.
06:46:50 SKILLED CARE IS TYPICALLY A THREE- TO FOUR-WEEK STAY NOW,
06:46:54 VERSUS WHAT IT USED TO BE WHENEVER I STARTED IN THE '90s,

06:46:59 A HUNDRED-DAY STAY.
06:47:01 ASSISTED LIVING NOW HAS ACTUALLY BECOME MORE THE LONG-TERM
06:47:03 CARE SUPPORT FOR CHRONIC DISEASES AND FOR FOLKS WHO ARE
06:47:07 AGING.
06:47:08 AND SO WE ACTUALLY WILL HAVE WHAT'S CALLED AN EXTENDED
06:47:11 CONGREGATE CARE LICENSE AND ASSISTED LIVING AT THIS
06:47:15 PROPERTY.
06:47:16 WE'LL BE ABLE TO FULFILL THE NEEDS OF OUR RESIDENTS, EVEN

06:47:19 WHEN THERE MAY BE AN UNFORESEEN HEALTH EVENT ON OUR CAMPUS.
06:47:22 THERE IS SHORT-TERM, POST-ACUTE CARE NEEDS, WE WILL SERVE
06:47:26 THEM AT THE PRESERVE UNTIL THE SUBSEQUENT PHASE ON THE
06:47:29 CAMPUS.
06:47:30 ONE OF THE CHALLENGES OF COMING IN TO A PROJECT WHICH WE'VE
06:47:35 BEEN INVOLVED WITH FOR ABOUT 12 MONTHS IS TRY TO BE ABLE TO
06:47:38 RIGHT SIZE ALL THE DIFFERENT BUCKETS.
06:47:40 ONE BUCKET IS DEVELOPMENT ORDER BUCKET TO COMPLETE THAT
06:47:44 SEQUENCE OF EVENTS THAT WE NEED TO DO IN ORDER TO BEGIN
06:47:48 CONSTRUCTION.
06:47:49 ONE OF THE OTHER BUCKETS IS THE MARKETING BUCKET, WHICH WE
06:47:53 HAVE TO SATISFY UP TO 70% OF THE INDEPENDENT LIVING
06:47:56 RESIDENCES BEFORE WE ACTUALLY CAN GO OUT TO THE CAPITAL
06:48:00 MARKETS AND DO MUNICIPAL TAXES AND BOND ISSUE.
06:48:02 AND THEN OBVIOUSLY, THE THIRD ONE IS MAKING IT WORK
06:48:05 FINANCIALLY.
06:48:06 SO WE KNOW IT CAN BE AN EFFECTIVE COMMUNITY LONG TERM.
06:48:10 THE SEQUENCE OF BREAKING THIS INTO A TWO-PHASED PROJECT
06:48:13 HELPS REDUCE SOME OF OUR COST OF CAPITAL ON THE FRONT END,
06:48:17 BUT ALSO BE ABLE TO MAKE SURE THAT WE CAN BE ABLE TO SATISFY
06:48:22 THE FULL COMPREHENSIVE PLAN FOR THE PROJECT.
06:48:24 AT THE END OF THE DAY, I'LL BELIEVE YOU'LL END UP WITH THE
06:48:27 SAME OUTCOMES AS WHAT HAD BEEN PRESENTED TO YOU IN THE PAST.
06:48:31 BUT I DO THINK THAT IT'S IMPORTANT TO UNDERSTAND THAT THE
06:48:34 PROJECT IS SEEKING THE DEVELOPMENT ORDER APPROVAL TONIGHT,

06:48:39 AND HOPING THAT WE CAN MOVE TO THE REGULATORY BUCKET, WHICH
06:48:43 WE WILL HAVE TO COMPLETE THE CERTIFICATE OF AUTHORITY
06:48:45 APPLICATION WITH THE OFFICE OF INSURANCE REGULATION, AND
06:48:47 THEN ONCE WE HAVE THAT COMPLETED, WE BEGIN THE PROCESS,
06:48:51 WHICH IS ABOUT 90 DAYS TO FINALIZE THE TAX-EXEMPT BOND ISSUE
06:48:55 TO BEGIN CONSTRUCTION.
06:48:56 SO THOSE ARE WORKING IN PARALLELS FOR US, SO WE HOPE TO BE
06:49:01 ABLE TO SATISFY AND BE UNDER CONSTRUCTION BEFORE THE END OF
06:49:06 THE SECOND QUARTER OF THIS YEAR.
06:49:10 BE GLAD TO TAKE QUESTIONS AFTER YOU HEAR THE PRESENTATION.
06:49:12 BUT THANK YOU SO MUCH FOR YOUR TIME AND CONSIDERATION.
06:49:24 >> GOOD EVENING.
06:49:28 MY NAME IS CHARLIE KREBS, WITH HOLE MONTES.

06:49:32 PROJECT ENGINEER.
06:49:33 BEEN ON THE PROJECT SINCE DAY ONE WHEN WE CAME BEFORE YOU ON
06:49:37 THE ZONING RESOLUTION.
06:49:38 I KNOW ALL OF YOU HAVE BEEN PROVIDED THE CIVIL PLANS THAT WE
06:49:41 SUBMITTED TO STAFF TO HAVE REVIEWED.
06:49:43 I'M JUST GOING TO KIND OF GO OVER SOME OF THE KEY ITEMS AND
06:49:46 NOT TRY TO GET TOO DETAILED INTO ALL THE PLANS, TO JUST GIVE
06:49:50 YOU AN IDEA, I'LL START -- AS MARY WAS SAYING, WE HAVE THE
06:49:57 FIRST 7500 SQUARE FEET OF COMMERCIAL LOCATED OVER HERE IN
06:50:01 THE NORTHEAST CORNER.
06:50:02 WE'RE PROVIDING THE PARKING AS WELL AS DUMPSTER ENCLOSURE AS
06:50:10 PART OF THE ORIGINAL ZONING RESOLUTION, WE HAVE THE

06:50:13 INTERCONNECTION BETWEEN THE EXISTING COMMERCIAL AREA OVER
06:50:16 HERE AT GALLERIA, COMING BACK AND CONNECTING WITH SANDY
06:50:20 LANE.
06:50:20 WE ALSO HAVE A SECOND CONNECTION TO THE EXISTING THAT RUNS
06:50:23 ALONG THE FRONT OF THE PROJECT, AND THEN CONNECTS INTO THE
06:50:29 ACCESS ROAD IN THE REAR AGAIN.
06:50:32 THE PROJECT, AS THEY WERE SAYING, BASICALLY HAVE TWO MAIN
06:50:36 COMPONENTS TO THE MAIN BUILDING.
06:50:39 YOU HAVE THE INDEPENDENT LIVING, WHICH IS THIS AREA HERE.
06:50:42 THE ACCESS COMING OFF OF CORKSCREW GOES RIGHT INTO A
06:50:45 ROUNDABOUT AREA.
06:50:48 MAIN ENTRANCE IS RIGHT HERE.
06:50:50 THE SECOND IS THE ASSISTED LIVING AREA, WHICH IS OVER IN
06:50:53 THIS PART OF THE SITE.
06:50:54 ITS MAIN ACCESS, AGAIN, COULD BE OFF OF SANDY LANE OR OFF
06:50:58 THE MAIN ENTRANCE OFF OF CORKSCREW.
06:51:01 IT HAS ITS OWN SEPARATE ENTRANCE COMING IN AT THIS LOCATION.
06:51:05 THERE IS A COMMON AREA THAT I'M SURE CRAIG, WHO REPRESENTS
06:51:09 THE ARCHITECT, WILL DISCUSS THAT CONNECTS THE TWO PORTIONS.
06:51:14 WE HAVE AS PART OF THE PROJECT, THERE'S ALSO AN EXISTING
06:51:18 DRAINAGE DITCH THAT'S ALONG HERE THAT IS UNDER CONTROL OF
06:51:21 LEE COUNTY.
06:51:23 ALL OF OUR PROPOSED IMPROVEMENTS ARE OUTSIDE OF THAT
06:51:27 DRAINAGE AREA.
06:51:27 WE HAVE BEEN WORKING WITH LEE COUNTY AS PART OF DOING THE

06:51:31 CORKSCREW ROAD IMPROVEMENTS.
06:51:32 THOSE IMPROVEMENTS INCLUDE WE'RE GOING TO BE DOING A TURN
06:51:35 LANE ON THE ENTRANCE.
06:51:36 THAT TURN LANE WILL PROVIDE A BIKE LANE THAT GOES THROUGH
06:51:39 THE ENTRANCE, ALONG THE EXISTING ROAD UP TO THE INTERSECTION
06:51:45 AND THEN TERMINATES.
06:51:46 WE'RE RECONFIGURING THE EXISTING LEFT TURN -- SORRY, RIGHT
06:51:50 TURN ONTO SANDY LANE AS WELL AS WE'RE GOING TO BE PROVIDING
06:51:54 A SIGNALIZED CROSSWALK THAT'S GOING TO GO ACROSS CORKSCREW

06:51:58 ROAD TO THAT INTERSECTION.
06:51:59 TO THE SOUTH SIDE.
06:52:02 WE'VE HAD A MEETING ON-SITE WITH LEE COUNTY D.O.T. TO
06:52:05 DISCUSS WHAT THE IMPROVEMENTS ARE GOING TO BE FOR THAT
06:52:07 CROSSWALK.
06:52:10 AS PART OF THOSE DISCUSSIONS, WE'RE LOOKING AT STRIPING,
06:52:14 SIGNALIZED TIME FOR THE CROSSING, HOW MUCH OF THE EXISTING
06:52:19 IMPROVEMENT ON THE SOUTH SIDE ARE GOING TO HAVE TO BE REDONE
06:52:22 TO BRING IT INTO COMPLIANCE.
06:52:23 WE'VE GOTTEN OUR FIRST EFFICIENCY LETTER BACK, AND THEN WE
06:52:27 HELD A MEETING ON-SITE TO GO OVER THAT.
06:52:29 WE'LL BE RESUBMITTING THAT AND, AGAIN, THOSE IMPROVEMENTS
06:52:32 WILL INCLUDE A TURN LANE.
06:52:34 WE'LL ALSO BE PROVIDING AS PART OF THAT, THERE'S A SIDEWALK
06:52:37 THAT WILL START AT THIS ENTRANCE AND GO ALL THE WAY ALONG
06:52:40 CORKSCREW TO THE INTERSECTION, AND THEN WE'VE GOT A 12-FOOT

06:52:44 PATH THAT WILL GO UP SANDY LANE TO THE NORTH.
06:52:53 AS PART OF THE ZONING RESOLUTION, WE ALSO HAD A REQUIREMENT,
06:52:56 AS MARY SAID, TO PROVIDE A WALL ALONG THE NORTH PROPERTY.
06:52:59 IT IS A SIX-FOOT WALL ON A TWO-FOOT BERM THAT'S GOING TO
06:53:02 START OVER ALONG SANDY LANE AND THEN RUN BEHIND THE PARKING
06:53:08 AND THEN TIE UP TO THE EXISTING GATE THAT'S OVER THERE RIGHT
06:53:13 NOW.
06:53:14 THROUGH THIS GATE, WE WILL BE PROVIDING OUR PEDESTRIAN
06:53:16 ACCESS FOR THE RESIDENTS LOCATED NORTH OF US.
06:53:20 RIGHT NOW, WE'RE LOOKING AT REVISING ONE OF THE PANELS OF
06:53:23 THE GATE.
06:53:24 IT'S A TWO-DOOR GATE.
06:53:26 SO THAT WILL PROVIDE A DOOR IN THAT.
06:53:28 I THINK AS WE GET INTO MORE OF THE DESIGN, IF THAT DOESN'T
06:53:31 BECOME FEASIBLE WHEN WORKING WITH THE WALL -- ENGINEER,
06:53:38 DESIGNER OF THAT, WE'LL COME BACK AND DO AN AMENDMENT TO
06:53:41 SHOW MAYBE A SEPARATE DOOR.
06:53:42 RIGHT NOW WE'RE HOPING WE CAN AMEND ONE OF THOSE EXISTING
06:53:44 PANELS TO PROVIDE A SECOND ENTRANCE TO THOSE RESIDENTS, AND
06:53:48 THAT WILL GET THEM THE ACCESS TO THE SIDEWALK THAT WE'RE
06:53:50 SHOWING ON THE DEVELOPMENT ORDER PLANS.
06:53:52 THEY ARE GOING TO BE RIGHT THERE AT THE GATE ENTRANCE THAT
06:53:55 THEN TIE BACK IN.
06:53:57 SO THERE IS A SIDEWALK THAT WE'RE SHOWING HERE THAT COMES IN
06:53:59 AND THEN TIES INTO A SIDEWALK THAT AGAIN WORKS ITS WAY

06:54:03 THROUGH THE SITE.
06:54:04 THE PEDESTRIAN CONNECTIVITY, YOU CAN SEE WE'VE GOT SIDEWALKS
06:54:08 THAT CONNECT FROM SANDY LANE THROUGH THE REAR OF THE
06:54:12 PROJECT, ALL THE WAY UP TO ANOTHER SIDEWALK THAT GOES DOWN
06:54:16 DESIGN PARK LANE AS WELL AS PROVIDING MORE SIDEWALKS NEAR

06:54:19 THE INTERSECTION WITH A PEDESTRIAN AND KIND OF A COMMON
06:54:24 AMENITY AND GOES THROUGH THE PROJECT ALONG THE SOUTH AND
06:54:27 THEN AGAIN TIES BACK IN.
06:54:29 I THINK AS FAR AS CONNECTIVITY AND ACCESS, WE MET WHAT WE'RE
06:54:35 COMMITTED TO IN THE ZONING RESOLUTION.
06:54:37 WE'RE ALSO SHOWING THAT WE'VE GOT A COUPLE OF TENNIS COURTS
06:54:42 UP HERE JUST OFF THE MAIN BUILDING.
06:54:44 AND THEN A BOCCE BALL COURT HERE.
06:54:46 AND YOU CAN SEE WE'VE GOT A POOL THAT'S LOCATED ACTUALLY
06:54:50 INTERIOR TO THE COURTYARD, WHICH I THINK IF YOU'VE SEEN THE
06:54:53 ZONING RESOLUTION, I BELIEVE WE HAD IT ORIGINALLY PLANNED UP
06:54:56 IN THIS CORNER, BUT AGAIN, THROUGH COVID AND DESIGN CHANGES
06:55:00 IT MOVED INTO THE COURTYARD.
06:55:01 AND THEN OUR SERVICE AREA IS LOCATED HERE FOR THE TWO
06:55:05 BUILDINGS, OR THE TWO USES.
06:55:07 WE HAVE A GENERATOR THAT WILL PROVIDE POWER IN CASE OF
06:55:11 EMERGENCY.
06:55:12 WE HAVE BUS PARKING HERE FOR COMMON TRANSPORT FOR THE
06:55:17 RESIDENTS.
06:55:17 WE HAVE ELECTRIC CHARGING STATIONS THAT WILL BE IN THESE

06:55:20 LOCATIONS.
06:55:21 AND THEN WE HAVE A COMMON TRASH COMPACTOR LOCATION HERE THAT
06:55:26 WILL SERVICE EVERYBODY.
06:55:27 WITH THAT, I WILL TURN IT OVER TO BILL PRYSI TO WALK THROUGH
06:55:35 THE LANDSCAPING.
06:55:39 >>Bill Prysi: GOOD EVENING, BOARD MEMBERS.
06:55:41 I'M BILL PRYSI, LANDSCAPE ARCHITECT WITH HOLE MONTES.
06:55:44 I'M GOING TO RUN YOU GUYS THROUGH THE LANDSCAPE
06:55:47 ARCHITECTURE, HARD SCAPE, LIGHTING, AND IRRIGATION IF YOU
06:55:50 WANT TO GET INTO IT.
06:55:52 I'LL START OFF KIND OF TALKING ABOUT ONE OF THE REASONS
06:55:54 WE'RE CALLING THIS A BETTERMENT PLAN AND TOUCH ON SOME OF
06:55:57 THE ZONING CONDITIONS.
06:55:58 THE PRIMARY ZONING CONDITIONS ON THIS PROJECT WAS THE BUFFER
06:56:01 ALONG ESTERO ON THE RIVER ON THE NORTH.
06:56:02 THAT WAS A VERY SIGNIFICANT COMMITMENT BY THE CLIENT, BY THE
06:56:07 APPLICANT TO PUT 20-FOOT OAK TREES IN THERE.
06:56:10 IF ANYBODY REALIZES AN F BUFFER IN LEE COUNTY IS TEN TREES
06:56:15 PER HUNDRED FEET.
06:56:16 THAT'S 169, 20-FOOT LIVE OAKS THAT ARE GOING TO BE PLANTED
06:56:20 ALONG THE NORTH PROPERTY LINE.
06:56:21 ONE OF THE REASONS WE GOT INTO A BETTERMENT IS WE WORKED
06:56:25 WITH STAFF AND WITH THE COMMUNITY TO NOT SQUEEZE ALL THOSE
06:56:30 20-FOOT OAKS IN THE 30 FEET JUST ON THE RESIDENTIAL SIDE OF
06:56:34 THE WALL.

06:56:35 WE'VE ACTUALLY SPREAD THEM TO BOTH SIDES OF THE WALL.

06:56:38 I TRUST YOU GUYS HAVE THE LANDSCAPE PLANS IN FRONT OF YOU,
06:56:43 YOU CAN KIND OF SEE WHAT I'M TALKING ABOUT.
06:56:45 THIS PLAN DOESN'T REALLY DO THE LANDSCAPE JUSTICE BECAUSE WE
06:56:47 REALLY PUT EVERYTHING IN THERE, YOU WOULDN'T BE ABLE TO SEE
06:56:50 ANYTHING BECAUSE IT'S PRETTY DENSE.
06:56:52 ANYWAY, WE SPREAD THOSE LIVE OAKS ALONG A MUCH -- PROBABLY
06:56:56 ABOUT A 60 TO 70-FOOT WIDE RANGE ALONG THE NORTH PROPERTY
06:56:59 LINE.
06:57:00 THAT WAY IT GIVES THE TREES A LOT MORE ROOM TO BREATHE AND
06:57:02 EFFECTIVELY GIVES YOU A MUCH WIDER BUFFER DOWN THE ROAD.
06:57:06 THOSE TREES WILL HAVE A MUCH BETTER CHANCE FOR SURVIVAL
06:57:09 LONG-TERM BEING PLANTED, HORTICULTURALLY CORRECT.
06:57:14 WE ALSO DIVERSIFIED A LITTLE BIT AND WE WORKED WITH STAFF
06:57:16 AND WITH THE COMMUNITY TO THE NORTH.
06:57:19 WE PUT IN SOME CABBAGE PALMS MAINLY ON THE TIPS AND THE ONLY
06:57:25 RESIDENTS THAT ACTUALLY FRONTS THE WALL IS ON THE VERY
06:57:28 WESTERN SIDE OF THE PROPERTY, THE SIDE YARD IS THERE.
06:57:31 SO WE PUT A LOT OF CABBAGE PALMS THERE SO WOULDN'T HAVE A
06:57:35 LOT OF GROWTH FROM OUR PROPERTY GROWING INTO HIS.
06:57:38 ALONG PRETTY MUCH THE REST OF THE PROPERTY, THERE IS A SMALL
06:57:40 GREENSPACE, THE ROAD, AND THEN THE FRONT OF THE HOUSE ON
06:57:43 THAT SIDE OF THE COMMUNITY.
06:57:44 THERE IS A PRETTY GOOD LAND BUFFER BETWEEN THE WALL AND
06:57:47 WHERE THE RESIDENTS ARE ON THE NORTH SIDE.

06:57:49 THE OTHER ZONING COMMITMENTS WERE ALONG THE SOUTH.
06:57:55 THE ENTIRE BANK OF THE DRAINAGE DITCH THAT GOES ALONG
06:57:59 CORKSCREW ROAD, WE ARE PLANTING SPARTINA GRASSES ON THE BANK
06:58:05 TO SOFTEN THE EDGES.
06:58:06 THE PARKING SPACES THAT FRONT CORKSCREW RIGHT THERE, WE'RE
06:58:09 PUTTING IN LARGER SHRUB MATERIAL THAT THEY WANT.
06:58:12 I CAN ACTUALLY SAY WITH A LOT OF CONFIDENCE THAT THIS
06:58:14 PROJECT WILL PROBABLY IN SIZE AND QUANTITY BE -- YOU'LL SEE
06:58:19 MORE LANDSCAPE ON THIS JOB, ON THIS PROJECT THAN YOU'LL SEE
06:58:23 ON ANY PROJECT CURRENTLY IN FORT MYERS.
06:58:24 IT'S PRETTY SIGNIFICANT IN TERMS OF SIZE AND QUANTITY.
06:58:27 WE'RE PRETTY HAPPY WITH THE DENSITY AND THE SELECTION OF
06:58:32 MATERIAL IN HERE, THAT THERE'S A LOT OF DIVERSITY.
06:58:34 IT'S GOT A LOT OF NATIVE BACKBONE TO IT.
06:58:38 IN TERMS OF SOME OF THE SPACES, ROLL DOWN INTO, WE HAVE KIND
06:58:44 OF A SEMI PUBLIC SPACE WE'VE UTILIZED OVER ON THE SOUTHWEST
06:58:47 CORNER NEAR SANDY AND CORKSCREW.
06:58:49 THAT'S DESIGNED TO KIND OF TAKE YOUR EYE IN AND BACK, IN
06:58:55 BACKING UP A LITTLE BIT FROM THE OF DRAINAGE DITCH THAT'S
06:58:59 THERE.
06:58:59 THERE'S A LOT OF INFRASTRUCTURE THERE RIGHT ON THE CORNER
06:59:01 THAT'S UNFORTUNATELY VERY UNSIGHTLY.
06:59:03 WE'RE TRYING TO AT LEAST PULL YOUR EYE AWAY FROM THAT.

06:59:06 AND THESE GIVE YOU SOME IDEA.
06:59:08 THERE ARE SOME INNER COURTYARD SPACES ON THE OUTSIDE OF THE

06:59:12 PROJECT OR OUTSIDE IN THE COMMON AREAS.
06:59:14 THOSE ARE PRIMARILY FOR THE RESIDENTS, BUT THEY ARE ALSO
06:59:18 EASILY VISIBLE FOR ANYONE THAT'S PASSING THROUGH THE SITE AS
06:59:21 WELL.
06:59:22 THE TWO IMAGES ON THE SOUTH -- OR ON THE BOTTOM OF THIS GIVE
06:59:25 YOU AN IDEA OF WHAT WE'RE PROPOSING FOR SIGNAGE.
06:59:28 THE LARGER ONE IS THE SIGN MONUMENT AT CORKSCREW AND THE
06:59:31 SMALLER ONE THAT PARALLELS IT IS OVER ON SANDY LANE.
06:59:35 THE ARCHITECTURAL ELEMENT IS A PHASE TWO ELEMENT.
06:59:41 AN ELEMENT WE'RE PROPOSING TO PUT IN THE SEMI PUBLIC AREA IN
06:59:43 THE SOUTHWEST CORNER, THAT IS TO PULL YOUR EYE UP AND AWAY
06:59:46 AND TOWARDS THE PROJECT.
06:59:48 I WANT TO KEEP THIS KIND OF SHORT.
06:59:53 IN TERMS OF LIGHTING, WE'VE RESPECTED THE FACT THAT ALL THE
06:59:56 LIGHT POLES ALONG THE NORTH SIDE OF THE PROJECT ARE ONLY AT
06:59:59 15 FEET IN AN EFFORT TO NOT GET A REALLY WONKY DIFFERENCE IN
07:00:04 SCALE BETWEEN THE LIGHTING ON THE PROJECT, WE KEPT THE
07:00:06 REMAINING LIGHTS ALONG THE NORTH SIDE AT 18 FEET, AT LEAST
07:00:10 THE LIGHTING IS RELATIVELY LOW AND IT'S AN LED LIGHTING THAT
07:00:14 MEETS THE 3,000 KELVIN LEVEL HERE IN THE VILLAGE.
07:00:18 IT WILL HAVE THAT WARMER FEEL VERSUS THE COOLER FEEL THAT
07:00:21 THE VILLAGE IS TRYING TO GET AWAY FROM.
07:00:22 WITH THAT, I'M GOING TO TURN IT OVER -- BACK OVER TO CHARLIE
07:00:27 WHO WILL TALK ABOUT DRAINAGE.
07:00:29 >>Charlie Krebs: REAL QUICK, JUST ON THE DRAINAGE, IF YOU'RE

07:00:33 FAMILIAR WITH THIS PROJECT, IT WAS ORIGINALLY ZONED AND
07:00:36 PERMITTED TO BE A COMMERCIAL SITE.
07:00:38 THERE WAS A SOUTH FLORIDA PERMIT THAT WAS ISSUED FOR THIS,
07:00:42 AND THAT PERMIT NOT ONLY INCLUDED THE 20 ACRES THAT MAKES UP
07:00:45 THIS PROJECT, BUT INCLUDED CONCEPTUALLY WHAT MAKES UP
07:00:49 GALLERIA.
07:00:51 I WAS THE ENGINEER FOR GALLERIA WHEN THIS WAS GOING THROUGH
07:00:54 AND BANKS WAS DEVELOPING THIS AS A COMMERCIAL PROJECT.
07:00:57 SO WHEN WE CAME BACK AND LOOKED AT REDEVELOPING THIS AND
07:01:00 TURNING IT INTO A CCRC, WE WERE STILL HELD TO THE
07:01:04 CONSTRAINTS AS FAR AS SOUTH FLORIDA WAS CONCERNED WITH
07:01:07 GALLERIA.
07:01:07 SO NOTHING THAT WE'RE PROPOSING HERE TODAY IS GOING TO
07:01:11 AFFECT OR IMPACT THE ACTUAL DESIGN CHARACTERISTICS AND
07:01:16 DESIGN ELEVATIONS FOR GALLERIA.
07:01:18 AND THE WAY THAT THE STORMWATER WORKS, JUST SO YOU ALL KNOW,
07:01:22 YOU CAN SEE THIS IS THE DRY DETENTION AREA THAT IS CURRENTLY
07:01:25 EXISTING IN GALLERIA.
07:01:27 IT'S GOING TO CONNECT INTO THIS EXISTING -- OR PROPOSED DRY

07:01:31 DETENTION.
07:01:31 THERE IS AN EXISTING ONE THERE, BUT IT WILL BE RECONFIGURED
07:01:34 AS PART OF THE SITE'S DEVELOPMENT.
07:01:37 WE HAVE DRY DETENTION AREAS THAT ARE LOCATED THROUGHOUT THE
07:01:39 SITE THAT ARE ALL GOING TO BE INTERCONNECTED.
07:01:42 THESE ARE ALL GOING TO PROVIDE THE ATTENUATION AND WATER

07:01:47 QUALITY TREATMENT FOR THE SITE BEFORE THE WHOLE PROJECT
07:01:50 DISCHARGES TO THE EXISTING SWALES THAT ARE OVER HERE ON
07:01:53 SANDY LANE.
07:01:54 THIS IS HOW THE ORIGINAL COMMERCIAL AREA WAS APPROVED AND
07:01:57 PERMITTED.
07:01:58 THE CONTROL STRUCTURE, IF YOU GO OUT THERE RIGHT NOW DOES
07:02:01 EXIST IN THIS LOCATION.
07:02:03 WE'LL BE MODIFYING THAT TO PROVIDE THE REQUIRED ATTENUATION
07:02:07 AND WATER QUALITY THAT THIS PROJECT WILL NEED.
07:02:09 SO YOU'LL SEE SOME CHANGES BASICALLY IN THE OPENINGS OF THE
07:02:14 WEIR AND THE BLEEDERS, BUT THE LOCATION AND THE OUTFALL AND
07:02:17 THE WATER VOLUME THAT WILL BE LEAVING THE SITE WILL BE THE
07:02:20 SAME THAT WAS PREVIOUSLY APPROVED WHEN THIS WAS A COMMERCIAL
07:02:24 AREA.
07:02:26 >>Scotty Wood: I HAVE A QUESTION.
07:02:27 YOU GET A HUNDRED-YEAR RAIN, HOW WILL THIS HANDLE IT?
07:02:31 >>Charlie Krebs: IF YOU GET A HUNDRED-YEAR RAIN, ALL BETS
07:02:34 ARE OFF, AND THAT'S BY DESIGN WITH SOUTH FLORIDA.
07:02:36 WHAT SOUTH FLORIDA'S DESIGN REQUIREMENTS ARE, WE DESIGN THE
07:02:39 ROADS TO MEET A MINIMUM FIVE-YEAR STORM THAT HAPPENS IN
07:02:42 24 HOURS.
07:02:43 THEN YOU HAVE A PERIMETER BERM THAT IS SET AT YOUR 25-YEAR,
07:02:47 THREE-DAY STORM ELEVATION.
07:02:49 FROM THAT POINT DOWN, ANY OF THAT WATER, THAT'S WHERE YOU
07:02:52 PROVIDE YOUR ATTENUATION, YOUR WATER QUALITY.

07:02:55 THEN THE THIRD CRITERIA IS THE HUNDRED-YEAR ZERO DISCHARGE,
07:02:59 AND THAT'S WHAT YOU USE TO SET YOUR FINISHED FLOOR
07:03:02 ELEVATION.
07:03:03 BUT ANYTHING OVER THE 25-YEAR STORM LEAVES THE SITE AND GOES
07:03:09 TO THE SURROUNDING AREAS TO CONVEY THAT WATER TO THE RIVER.
07:03:13 SO WHAT YOU'RE GOING TO BE SEEING HERE, WE HAVE THAT
07:03:15 TWO-FOOT BERM ON THE NORTH SIDE, AND OUR DRY DETENTION AREAS
07:03:21 ALONG THE PERIMETER, IF WE HAVE A HUNDRED-YEAR STORM AND
07:03:24 THAT WATER EXCEEDS THE VOLUME THAT WE HAVE AVAILABLE IN THE
07:03:29 SYSTEM, IT'S GOING TO BE GOING TO THE SWALES THAT ARE ALONG
07:03:32 SANDY LANE AND ALONG CORKSCREW ROAD AND ALL OF THIS AREA
07:03:36 WORKS TOWARD THE ESTERO RIVER, WHICH IS JUST DOWN THE
07:03:39 STREET.
07:03:43 >>Scotty Wood: THANK YOU.
07:03:43 GO AHEAD.

07:03:44 >>Charlie Krebs: AND THAT'S BASICALLY THE BREAKDOWN OF THE
07:03:47 SYSTEM.
07:03:47 LIKE I SAID, WE'RE KIND OF HELD BY THE EXISTING SOUTH
07:03:50 FLORIDA PERMIT THAT WAS ISSUED, AND THE FACT THAT WE HAVE
07:03:53 EXISTING DEVELOPMENT OVER TO THE EAST, WHICH IS GALLERIA.
07:03:56 SO OUR ELEVATIONS WERE PRETTY MUCH SET AS FAR AS OUR DESIGN
07:04:01 STAGES, AND WE FOLLOWED THAT AND GOT APPROVED THROUGH SOUTH
07:04:04 FLORIDA.
07:04:07 >>Jim Wallace: CURIOSITY, ON THE WEST BUILDING, YOU HAVE A
07:04:12 LARGE GREENSPACE JUST NORTH OF THAT.

07:04:15 KIND OF SURPRISED THAT YOU DIDN'T USE THAT FOR SOME
07:04:18 STORMWATER RETAINAGE.
07:04:19 >>Charlie Krebs: THIS IS ACTUALLY GOING TO BE A FUTURE
07:04:23 BUILDING EXPANSION.
07:04:25 >>Jim Wallace: IT DOESN'T SAY THAT.
07:04:26 >>Charlie Krebs: WELL, TO AVOID CONFUSION, WE LEFT IT OUT AS
07:04:30 GREEN AREA.
07:04:31 >>Jim Wallace: SO THIS WILL BE ANOTHER BUILDING.
07:04:33 >>Charlie Krebs: THIS AREA WE'RE RESERVING FOR A BUILDING
07:04:36 EXPANSION.
07:04:37 THIS DRY DETENTION AREA OVER HERE HAS THE POSSIBILITY OF
07:04:40 BEING RECONFIGURED AS A BUILDING EXTENSION AS WELL.
07:04:46 >>Barry Jones: ARE YOU GOING TO ASK ABOUT NUTRIENT REMOVAL
07:04:49 CALCULATIONS FOR THIS?
07:04:51 >>Charlie Krebs: SOUTH FLORIDA DID NOT REQUIRE US TO BECAUSE
07:04:54 IT HAD AN EXISTING COMMERCIAL DEVELOPMENT PERMIT.
07:04:58 SINCE WE WERE CHANGING IT FROM A COMMERCIAL TO A MORE
07:05:00 RESIDENTIAL, WE WERE GOING TO IN THEIR MINDS, A LESS
07:05:05 INTENSIVE USE.
07:05:06 SO WE WEREN'T REQUIRED TO PROVIDE NUTRIENT LOADING
07:05:10 CALCULATIONS.
07:05:12 >>Jim Wallace: IT EVENTUALLY ALL DRAINS --
07:05:15 >>Mary Gibbs: MR. WALLACE, WE CAN'T REALLY HEAR YOU.
07:05:19 CAN YOU LEAN A LITTLE CLOSER BECAUSE PEOPLE IN THE BACK
07:05:21 CAN'T HEAR EITHER.

07:05:23 >>Charlie Krebs: I CAN HEAR YOU.
07:05:24 >>Mary Gibbs: WELL, BUT I'M OLD AND I CAN'T.
07:05:27 >>Jim Wallace: SO EVERYTHING DRAINS DOWN TO THE RAILWAY
07:05:30 EASEMENT AND THEN DOWN TO THE ESTERO RIVER?
07:05:32 >>Charlie Krebs: THE RAILWAY EASEMENT IS FARTHER TO THE
07:05:36 WEST.
07:05:37 SO EVERYTHING RIGHT NOW, THERE'S AN EXISTING SYSTEM THAT
07:05:40 GOES DOWN SANDY LANE TOWARDS THE ESTERO RIVER.
07:05:44 THERE IS A BRIDGE CROSSING RIGHT THERE.
07:05:46 AT THAT BRIDGE CROSSING, THERE IS A PIPE AND MAYBE A
07:05:48 STRUCTURE THAT DUMPS THAT WATER FROM THE SWALE INTO THE

07:05:51 ESTERO RIVER AT THAT LOCATION.
07:05:52 >>Jim Wallace: WHILE I HAVE YOU, THIS ROAD IN THE CENTER
07:05:57 HERE, IT'S A CUL-DE-SAC.
07:06:01 I HAVE TWO THINGS THAT I FOUND KIND OF UNUSUAL IS HOW FIRE
07:06:06 RESCUE TURNS THE FIRE TRUCK AROUND.
07:06:10 AND THE SECOND COMMENT WAS THAT YOUR COMPACTOR SEEMS TO BE A
07:06:13 LONG WAY --
07:06:18 >>Mary Gibbs: PEOPLE IN THE BACK CAN'T HEAR.
07:06:24 >>Jim Wallace: IT'S MY MORNING RADIO VOICE, I GUESS.
07:06:26 IS THAT BETTER?
07:06:27 YOUR COMPACTOR SEEMS TO BE A LONG WAY AWAY FROM THE
07:06:37 BUILDING.
07:06:38 IS THAT PRACTICAL?
07:06:40 THE ROAD SEEMS TO BE -- YOU TALK ABOUT BUSES, HOW DO THEY

07:06:44 TURN AROUND AND HOW DOES FIRE RESCUE TURN AROUND BECAUSE
07:06:48 THERE'S NO CUL-DE-SAC AND THEY DON'T SEE ANY PLACE FOR THEM
07:06:51 TO BACK OUT.
07:06:51 AND THEN IT SEEMS YOU PUT THAT COMPACTOR, NOT FOR ME TO
07:06:55 REDESIGN YOUR SITE PLAN, BUT IT SEEMED TO BE A LONG WAY AWAY
07:06:59 FROM THE BUILDING FOR TRASH.
07:07:00 >>Charlie Krebs: SO ONE OF THE REASONS WE HAVE IT HERE IS
07:07:04 FOR EASE OF ACCESS FOR THE TRASH.
07:07:06 HAVING IT UP AT THIS LOCATION ALLOWS THEM TO PULL IN,
07:07:10 SERVICE THIS COMPACTOR WITHOUT HAVING TO GO DOWN THAT ROAD
07:07:13 AND BACK UP A GREATER DISTANCE.
07:07:15 AS FAR AS EMERGENCY SERVICES, WE DESIGNED THIS ENTRANCE
07:07:21 RIGHT HERE IS GOING TO BE FOR THE AMBULANCE PICKUP.
07:07:24 THESE WILL ALL HANDLE FIRE TRUCK ACCESS ALONG THE FRONT.
07:07:29 THIS AREA HERE, IT LOOKS CRAMPED.
07:07:32 IT WILL TAKE A MULTIPLE TURN, BUT IF THEY HAVE A SMALLER
07:07:35 VEHICLE LIKE AN AMBULANCE THAT CAN WORK IN THAT AREA, A
07:07:38 LARGER VEHICLE --
07:07:39 >>Jim Wallace: FIRE RESCUE ALWAYS SAYS WE WANT TO FIGHT THE
07:07:41 FIRE FROM ALL SIDES OF THE BUILDING.
07:07:43 >>Charlie Krebs: I THINK WHEN WE WENT THROUGH FIRE REVIEW,
07:07:47 THEY DIDN'T HAVE AN ISSUE, AND WE SHOWED THAT AN AUTO TURN
07:07:50 THAT THEY COULD GET AROUND US.
07:07:52 THAT WAS THEIR BIGGEST CONCERN, GET THE VEHICLES THROUGH.
07:07:55 >>Jim Wallace: AS LONG AS THEY ARE HAPPY.

07:07:56 >>Charlie Krebs: ANY OTHER QUESTIONS?
07:07:58 I'LL TURN IT OVER TO CRAIG.
07:08:05 >> THANK YOU, CHARLIE.
07:08:06 GOOD EVENING, EVERYONE.
07:08:07 MY NAME IS CRAIG KIMMEL.
07:08:10 I'M AN ARCHITECT WITH RLPS ARCHITECTS.
07:08:15 WE DO NONPROFIT RETIREMENT COMMUNITY WORK PRETTY MUCH ALL

07:08:18 OVER THE COUNTRY.
07:08:19 I'VE BEEN DOING THIS FOR OVER 30 YEARS.
07:08:22 WE'LL LET IT GO AT THAT.
07:08:33 TO GO OVER A LITTLE BIT MORE OF KIND OF THE ARCHITECTURE
07:08:38 THAT THIS PROJECT ENTAILS, AS WAS MENTIONED BY CHARLIE, WE
07:08:44 HAVE ASSISTED LIVING AND ASSISTED LIVING MEMORY ON THE LEFT
07:08:49 BUILDING.
07:08:49 IT IS A THREE-STORY BUILDING.
07:08:51 MEMORY CARE IS ON THE FIRST FLOOR.
07:08:53 SO WE'RE USING THAT KIND OF ENCLOSED DOUGHNUT AS A SECURED
07:08:58 ACCESS GARDEN FOR THE RESIDENTS OF ASSISTED LIVING MEMORY
07:09:01 CARE SO THEY CAN GET DIRECTLY OUT TO FRESH AIR AND BE ABLE
07:09:06 TO SOCIALIZE IN AN OUTDOOR SETTING.
07:09:09 AS WE MOVE TO THE RIGHT, ONE OF THE THINGS THAT WE DID AS
07:09:12 KIND OF A POST-COVID KIND OF RECOGNITION THAT THE WORLD IS
07:09:15 KIND OF DIFFERENT FROM CCRC STANDPOINT, IS WE REALLY KIND OF
07:09:19 PULLED THE BUILDING APART AND KIND OF REDUCED ITS SCALE AND
07:09:24 OPENED IT UP.

07:09:25 SO WHERE WE BEFORE HAD THESE VERY SMALL THREE-STORY
07:09:29 COURTYARDS THAT HAD A LOT OF RESIDENTS LOOKING KIND OF RIGHT
07:09:33 ACROSS ONE ANOTHER AND THERE WAS REALLY NOT A LOT OF AIR
07:09:36 CIRCULATION, WHAT WE REALLY LEARNED THROUGH COVID IS WE NEED
07:09:39 A LOT OF OUTDOOR SPACE, BUT WE NEED THOSE BREEZES TO BE ABLE
07:09:43 TO KIND OF ALLOW PEOPLE TO GET OUTSIDE AND NOT FEEL LIKE
07:09:47 THAT AIR IS KIND OF CONSTRICTED.
07:09:50 SO BY PULLING THIS BACK AND OPENING IT UP, WE'RE STILL KIND
07:09:53 OF FOLLOWING THE SAME FOOTPRINT THAT WAS KIND OF DICTATED
07:09:56 THROUGH THE ZONING APPROVAL PROCESS, BUT WE'RE REDUCING THE
07:10:00 SCALE OF THE BUILDING ON THE CORKSCREW SIDE.
07:10:02 SO THE CLUBHOUSE IS NOW A TWO-STORY BUILDING.
07:10:06 IT STILL HAS THE PORTE-COCHERE OUT TO THE FRONT IN THAT
07:10:10 CIRCLE THAT, JIM, YOU WERE JUST TALKING ABOUT.
07:10:12 ON THE OPPOSITE SIDE OF WHAT WE'RE CALLING THE COLONNADE,
07:10:16 BECAUSE GIVEN THE NAME, WE KIND OF HAVE TO HAVE A COLONNADE.
07:10:20 SO WE HAVE BASICALLY A COVERED WALKWAY THAT CONNECTS BETWEEN
07:10:24 THE CLUBHOUSE AND THE WELLNESS PAVILION, WHICH IS KIND OF A
07:10:28 ONE AND A HALF ONE STORY BUILDING.
07:10:31 THEY KIND OF BOOK END THESE COMMON AMENITIES THAT REALLY
07:10:34 SERVE THE INDEPENDENT LIVING RESIDENTS.
07:10:38 AND SO THAT KIND OF ALLOWS THAT INDEPENDENT LIVING BUILDING
07:10:41 AS A THREE-STORY STRUCTURE TO KIND OF WRAP THAT.
07:10:46 WHAT THAT ALSO DOES IS ALLOWS US TO INTRODUCE SOME OUTDOOR
07:10:49 AMENITY SPACE FOR THE CLUBHOUSE AND WELLNESS.

07:10:53 CHARLIE MENTIONED THE POOL BEING AN AMENITY, SPECIFICALLY
07:10:59 CONNECTED TO WELLNESS. SO WE REALLY WANTED TO PUT THAT IN
07:11:02 THE COURTYARD TO REALLY MAKE IT ACTIVATE AND BE PART OF THAT

07:11:05 EXPERIENCE FOR THE RESIDENTS.
07:11:07 AS WE LOOK AT THE FLOOR PLAN, YOU CAN KIND OF SEE THIS IS
07:11:15 REALLY THE SAME IMAGERY, BUT IT KIND OF GIVES YOU A LITTLE
07:11:18 BIT OF AN IDEA ABOUT THE QUANTITY OF UNITS.
07:11:21 SO INDEPENDENT LIVING APARTMENTS, WE HAVE 33 UNITS ON THE
07:11:24 FIRST FLOOR.
07:11:25 WE HAVE MEMORY CARE, AS I MENTIONED, ON THE LEFT.
07:11:28 THAT'S 24 UNITS.
07:11:29 THAT'S REALLY BROKEN DOWN INTO TWO KIND OF 12-BED
07:11:34 NEIGHBORHOODS THAT HAVE KIND OF SOME SHARED AMENITIES.
07:11:36 SO KIND OF THE SCALE OF THOSE NEIGHBORHOODS IS REALLY
07:11:39 IMPORTANT TO CREATE A RESIDENTIAL ENVIRONMENT AND A SMALLER
07:11:43 SOCIAL NETWORK FOR PEOPLE WHO HAVE COGNITIVE CHALLENGES.
07:11:48 AS WE GO TO THE SECOND FLOOR, WE REALLY KIND OF REPEAT THE
07:11:52 INDEPENDENT LIVING, ANOTHER 33 UNITS ON THAT SECOND FLOOR.
07:11:57 ON THE LEFT, WE GO TO MORE OF KIND OF THE ASSISTED LIVING
07:12:01 KIND OF ONE-BEDROOM CONFIGURATION.
07:12:03 SO THERE WE'RE NOW AT 32 UNITS.
07:12:07 THIS IS ALSO KIND OF BROKEN DOWN INTO TWO 16s.
07:12:11 SAME CONCEPT AS WHAT WE TALKED ABOUT AT MEMORY CARE, REALLY
07:12:15 TRYING TO CREATE SMALLER SOCIAL NEIGHBORHOODS FOR PEOPLE TO
07:12:18 INTERACT IN, BUT THEN THE ABILITY, LIKE IN THE DINING AREA,

07:12:22 TO KIND OF HAVE A LARGER GROUP SETTING, IF NEEDED.
07:12:26 YOU'LL SEE IN THE CENTER THEN THE COMMONS KIND OF CONNECTS
07:12:30 THE TWO BUILDINGS.
07:12:31 SO ONE OF THE REAL KIND OF ABILITIES AND BEAUTIES OF THE
07:12:35 PLAN IS IT ALLOWS PEOPLE TO REALLY GET INSIDE THROUGHOUT THE
07:12:39 WHOLE DEVELOPED AREA.
07:12:40 SO IF YOU NEED TO GO UNDERCOVER FROM THE ONE END OF
07:12:45 INDEPENDENT LIVING TO THE OPPOSITE END OF ASSISTED LIVING,
07:12:48 YOU CAN DO THAT WITHOUT NECESSARILY GOING OUTSIDE, OR YOU
07:12:51 CAN USE THAT -- THE COLONNADE THAT CONNECTS ACROSS THE
07:12:55 FRONT.
07:12:56 AND THEN ON THE THIRD FLOOR, THESE KIND OF BREAK APART WHERE
07:13:00 WE HAVE, AGAIN, ASSISTED LIVING AND INDEPENDENT LIVING.
07:13:03 THEY KIND OF MATCH THE FLOOR BELOW.
07:13:06 AS WE DEVELOP THE PATTERN BOOK AND WE KIND OF LOOKED AT WHAT
07:13:10 HAD BEEN PRESENTED AND THERE WAS A MENTION BY MARY ABOUT
07:13:13 SOME OF THE MORE VIBRANT COLORS, WE KEPT ALMOST ALL OF THE
07:13:18 COLORS THAT WE HAD REVIEWED WITH THIS GROUP LAST TIME, BUT
07:13:22 WE KIND OF MUTED A COUPLE OF THEM JUST BECAUSE THEY WERE, AS
07:13:26 WE STARTED DOING RENDERINGS, THEY WERE PRETTY INTENSE BLUES.
07:13:30 SO WE KIND OF TONED THEM DOWN JUST SLIGHTLY, BUT WE'RE
07:13:34 REALLY IN THE ARCHITECTURE LOOKING FOR THAT OLD-WORLD
07:13:38 FLORIDA, USING STANDING SEAM METAL ROOFS AND A LOT OF THIS
07:13:43 COLOR IS A WAY TO NOT JUST CREATE VARIETY, BUT ALSO
07:13:47 INTRODUCE SCALE IN THE ARCHITECTURE.

07:13:49 SO WE'RE USING BOTH ARCHITECTURAL ELEMENTS THREE
07:13:53 DIMENSIONALLY, BUT ALSO USING COLOR AS A WAY TO KIND OF
07:13:56 BREAK THIS DOWN.
07:13:58 YOU'LL SEE A LOT OF ELEVATIONS AS WE OPEN THIS BUILDING UP,
07:14:03 WE ENDED UP HAVING TO DRAW A LOT MORE ELEVATIONS.
07:14:06 SO THERE ARE QUITE A FEW PAGES OF THIS, BUT YOU'LL SEE KIND
07:14:10 OF A COMMON THEME.
07:14:11 AND ONE THING THAT WE REALLY WORKED HARD TO DO IS NOT HAVE
07:14:15 THE INDEPENDENT LIVING BE DIFFERENTIATED FROM AN AESTHETIC
07:14:20 QUALITY STANDPOINT TO THE ASSISTED LIVING, SO THAT IT ALL
07:14:25 REALLY FELT COHESIVE, NOT THAT EVERYTHING IS THE SAME, BUT
07:14:28 THERE'S A KIND OF COMMON THREADS IN THE ARCHITECTURE THAT
07:14:30 YOU SEE RUN THROUGH THE WHOLE PROJECT.
07:14:32 AND HERE'S JUST A PERSPECTIVE OF THAT.
07:14:37 YOU'LL SEE THE COLONNADE KIND OF BRIDGING THE WELLNESS ON
07:14:40 THE RIGHT WITH THE COMMONS TO THE LEFT.
07:14:42 THE PORTE-COCHERE IN THE FRONT, USING KIND OF SIMPLE FORMS
07:14:47 AND REALLY KIND OF WORKING WITH THE DETAILING OF HOW THE
07:14:50 STUCCO AND TRIM WORK TO CREATE THAT KIND OF SCALE,
07:14:55 ARCHITECTURE, AND THAT OLD-WORLD FEEL.
07:14:57 THEN THE THREE-STORY ELEVATION, THIS IS THE ASSISTED LIVING
07:15:04 SIDE OF THE DEVELOPMENT WHERE YOU CAN SEE THE FOUR SIDES OF
07:15:07 THAT AS YOU KIND OF WRAP AROUND THE BUILDING.
07:15:10 AND JUST A PERSPECTIVE OF THAT, WE INTENTIONALLY, NOT
07:15:15 BECAUSE WE DON'T LIKE LANDSCAPING, BUT WE DID INTENTIONALLY

07:15:18 NOT SHOW THAT ON THESE GRAPHICS JUST SO THAT YOU COULD KIND
07:15:21 OF FOCUS ON THE ARCHITECTURE OF THE BUILDINGS.
07:15:25 USING THAT FRONT PORCH ELEMENT TO CREATE LOWER SCALE AT THE
07:15:29 ENTRY AND HAVING THAT KIND OF COMPLEMENT THE PORTE-COCHERE
07:15:32 IN THE FRONT OF THE AL BUILDING.
07:15:34 YOU'LL ALSO SEE SOME PORCH ELEMENTS AS YOU KIND OF WRAP
07:15:37 AROUND.
07:15:38 ONE OF THE CHALLENGES IS TRYING TO GET ASSISTED LIVING TO
07:15:41 STACK OVER MEMORY CARE BECAUSE THE UNITS ARE SOMEWHAT
07:15:44 DIFFERENT.
07:15:44 SO WE'RE USING THAT ELEMENT TO BOTH CREATE SCALE AT THE
07:15:47 FIRST FLOOR AND ALSO ALLOW US TO KIND OF CHANGE THE
07:15:51 FENESTRATION BETWEEN THE FIRST FLOOR AND THE UPPER TWO
07:15:54 FLOORS.
07:15:54 AND THEN AS WE MOVE AROUND THE INDEPENDENT LIVING BUILDING,
07:16:00 THE UTILIZATION OF THE CROSS GABLE, SOME OF THE POP-UP
07:16:04 ELEMENTS ON THE CORNERS, AND THOSE LANAI ELEMENTS THAT ARE
07:16:08 SCREENED THAT KIND OF CHANGE THE READ AS YOU MOVE AROUND THE
07:16:12 BUILDING, WHICH GIVES A LOT OF SHADE AND SHADOW TO THE
07:16:15 ARCHITECTURE, SO IT'S REALLY MOVING PRETTY FAR AWAY FROM
07:16:19 BEING FLAT.

07:16:20 AND WE REALLY USED THAT TO OUR ADVANTAGE.
07:16:23 AND THEN ALSO USED THAT AS A WAY TO KIND OF CREATE POSITIVE
07:16:26 LOCATIONS WHERE WE CAN MAKE THOSE COLOR MOVES AND MAKE SOME
07:16:30 OF THOSE CHANGES.

07:16:30 THE BOTTOM ELEVATION ON THE RIGHT IS REALLY THE WELLNESS
07:16:35 PIECE, WHICH IS ONE STORY, BUT WE SHOWED KIND OF THE
07:16:38 THREE-STORY BUILDING THAT SITS BEHIND IT ON THE OTHER SIDE
07:16:41 OF THE POOL JUST SO YOU CAN KIND OF SEE THAT IN THAT CONTEXT
07:16:45 OF FRONT TO BACK, AS WOULD YOU LOOK AT THIS FROM CORKSCREW.
07:16:49 AND THEN THE INTERIOR COURTYARD OF THE INDEPENDENT LIVING IS
07:16:56 KIND OF THE NEXT SLIDE.
07:16:58 AGAIN, TAKING THOSE SAME KIND OF CUES FROM THE ARCHITECTURE,
07:17:03 MAKING THOSE SPECIAL MOVES IN TERMS OF THREE DIMENSIONAL
07:17:06 ASPECTS ON KIND OF SPECIAL LOCATIONS, SO WE'RE BREAKING THE
07:17:11 RIDGE LINE WHERE WE NEED TO, BUT ALSO BEING VERY
07:17:15 CONSCIENTIOUS OF THE BUILDING HEIGHT LIMITATION AND WORKING
07:17:18 WITHIN THE ZONING ORDINANCE TO ACHIEVE THAT.
07:17:20 JUST AN IMAGE OF THAT.
07:17:24 YOU CAN SEE THAT ELEMENT ON THE CORNER THAT GETS A LITTLE
07:17:26 BIT MORE HEIGHT AS A PURE GABLE ELEMENT, AND IT STARTS TO
07:17:31 HELP KIND OF DISGUISE KIND OF THE LONGER NATURE OF SOME OF
07:17:37 THE RIDGE LINES OF THE REST OF THE BUILDING.
07:17:39 DON'T WANT TO FORGET THE COMMERCIAL BUILDING.
07:17:44 WE HAVE THE ELEVATIONS OF THAT AS WELL AS SOME OF THE
07:17:47 ELEVATIONS OF THE TYPICAL CARPORTS AND SOME OF THE DUMPSTER
07:17:51 AND GENERATOR ENCLOSURES AS WELL AS PART OF THE PATTERN
07:17:55 BOOK.
07:17:55 THAT'S THE ARCHITECTURE.
07:18:04 ANY QUESTIONS FOR ME?

07:18:06 >>Scotty Wood: WHAT'S THE BUILDING SURFACE?
07:18:06 I UNDERSTAND THE ROOF IS METAL.
07:18:12 >>Craig Kimmel: THE ROOF IS METAL.
07:18:13 THE BUILDING SURFACE IS STUCCO.
07:18:14 WE HAVE THE ABILITY TO DO KIND OF A SIDING AND A BOARD AND
07:18:19 BATTEN LOOK WITH STUCCO WITH SOME OF THE ACCENT AND
07:18:22 MATERIALS THAT WE CAN USE NOW, WHICH JUST GIVES US THE
07:18:26 ABILITY TO DO A LITTLE BIT MORE KIND OF SIMPLER EXTERIOR
07:18:30 WALL BECAUSE WE'RE USING A BLOCK BACKUP, SO CONCRETE BLOCK.
07:18:34 SO BY USING CONCRETE BLOCK AS A BACKUP, IT'S A MUCH BETTER
07:18:39 MATERIAL FROM AN ACOUSTIC AND FIRE STANDPOINT.
07:18:44 AND IT ALLOWS US TO USE STUCCO DIRECTLY APPLIED TO THAT
07:18:46 WHERE WE INSULATE THAT BLOCK WALL ON THE INSIDE.
07:18:50 IF YOU'VE BEEN TO THE PRESERVE, WHICH IS ALSO -- WAS
07:18:54 MENTIONED AS VOLUNTEERS OF AMERICA PROJECT, VERY SIMILAR
07:18:59 APPLICATIONS THERE IN TERMS OF BOARD AND BATTEN AND ALSO LAP
07:19:03 SIDING.

07:19:09 >>Marlene Naratil: HOW MANY RESIDENTS IS THIS BUILDING
07:19:13 DESIGNED FOR?
07:19:14 >>Craig Kimmel: SO THE INDEPENDENT LIVING IS ABOUT 99
07:19:18 APARTMENTS.
07:19:20 THE NUMBER OF PEOPLE COULD VARY.
07:19:23 WE USUALLY THINK OF THAT AS TYPICALLY ABOUT ONE AND A HALF
07:19:28 PEOPLE PER -- NOT THAT WE WANT HALF A PERSON, BUT PROBABLY
07:19:32 ABOUT 150 PEOPLE LIVING IN INDEPENDENT LIVING, AND THEN THE

07:19:36 ASSISTED LIVING SIDE, WE HAVE THE 24, 32, AND 32.
07:19:42 THOSE ARE ALL BASICALLY SINGLE OCCUPANCY APARTMENTS OR
07:19:48 ACCOMMODATIONS.
07:19:48 YES, THE BUILDINGS ARE FULLY SPRINKLED.
07:20:00 >>Jim Wallace: I HAVE A COMMENT.
07:20:01 CAN YOU GO BACK TO THE LAST ELEVATION?
07:20:08 >>Craig Kimmel: THE LAST ONE.
07:20:27 >>Jim Wallace: GIVE ME THE PERSPECTIVE.
07:20:28 WHEN I LOOK AT THIS, I THINK IT'S QUITE ATTRACTIVE, BUT WHEN
07:20:36 I SEE THE ARCHITECTURAL ELEVATIONS THEMSELVES, I SEE A LOT
07:20:44 OF COLOR BREAKS HORIZONTALLY BETWEEN THE FIRST FLOOR OF THE
07:20:47 BUILDING AND THE SECOND FLOOR AND THEN THE THIRD FLOOR.
07:20:49 WHEN THIS -- I REMEMBER WHEN THIS WAS ORIGINALLY PRESENTED
07:20:53 AND EVERYBODY SAID IT WAS GOING TO BE KEY WEST, AND IT WAS
07:20:56 GOING TO BE, OR OLD FLORIDA, GOING TO BE AUTHENTIC.
07:21:00 SO WHEN I SAW THIS IN ITS FINAL RENDERING A WEEK AGO, OR
07:21:06 WHATEVER IT IS, I WAS SURPRISED THAT THERE WERE SO MANY
07:21:08 COLOR BREAKS AND SO MUCH SORT OF PATCH IN TERMS OF COLOR.
07:21:13 AND I LOOK BACK AT SOME CLASSIC, IF YOU WOULD -- SO I LOOKED
07:21:23 AT SOME CLASSIC OLD FLORIDA, AND I NOTICED THE CONSISTENCY
07:21:29 OF COLOR FROM THE GROUND FLOOR TO THE ROOF.
07:21:31 THESE ARE THREE STORY AND SOME OF YOURS ARE FOUR STORY.
07:21:35 THESE ARE SINGLE-FAMILY AND YOURS ARE MULTIFAMILY.
07:21:37 BUT IN CAPTURING THE FLAVOR OF THE CONTEXT OF OLD FLORIDA, I
07:21:43 WOULD PRESENT TO YOU THAT THERE SEEM TO BE TOO MANY COLOR

07:21:47 BREAKS HERE, THAT IT'S TOO MUCH QUILT OR PATCH OF COLOR, AND
07:21:52 IT'S LACKING SOME OF THE SIMPLICITY.
07:21:54 THAT I ASSOCIATE, AND UNFORTUNATELY, MICHAEL SHEELEY IS NOT
07:22:00 HERE TODAY, BUT WHEN I LOOK AT THIS AND LOOK AT THE ACTUAL
07:22:06 ELEVATION, I GO, WELL, THIS, I'VE GOT THE SAME COLOR PALETTE
07:22:15 FROM THE GROUND FLOOR UP.
07:22:16 ON THE ACTUAL ELEVATIONS, I DON'T.
07:22:19 AND --
07:22:22 >>Craig Kimmel: YEAH, THERE ARE A FEW PLACES WHERE WE DID
07:22:22 KIND OF TONE ON TONE, WHERE WE DID SAME COLOR BUT A DARKER
07:22:25 AND A LIGHTER -- [JIM WALLACE SPEAKING OVER CRAIG]
07:22:31 >>Jim Wallace: -- AND IT JUST ENDS UP -- TO ME, IT STARTS TO
07:22:32 MOVE AWAY FROM CLASSIC OLD-FLORIDA.

07:22:38 I THINK IT HURTS IT A LITTLE BIT.
07:22:40 I THINK IT HURTS THE ARCHITECTURE BECAUSE YOU'RE SO BUSY
07:22:44 LOOKING AT ALL THE COLOR CHANGE THAT I DON'T APPRECIATE THE
07:22:46 ARCHITECTURAL DETAIL THAT YOU PUT ON THE BUILDING, WHICH I
07:22:50 SEE IN THE RENDERING, BUT I WORRY BECAUSE THE RENDERING AND
07:22:54 THE ELEVATION ARE DIFFERENT, THAT I'M NOT GOING TO -- I LOOK
07:22:59 AT IT --
07:23:02 >>Craig Kimmel: THERE ARE ONLY A FEW PLACES WHERE WE
07:23:04 ACTUALLY MAKE THAT MOVE, BUT YOU'RE RIGHT, THERE ARE A FEW
07:23:08 OF THOSE AS WE KIND OF WORK BACK THROUGH.
07:23:10 >>Jim Wallace: GO BACK TO WHERE YOU ARE.
07:23:14 IF I LOOK THERE, ONE, ANOTHER COLOR BREAK, ANOTHER COLOR

07:23:17 BREAK, A COLOR BREAK, COLOR BREAK, COLOR BREAK.
07:23:20 SO MANY COLOR BREAKS, WHICH IS FOR ME --
07:23:24 >>Craig Kimmel: VERTICAL OR HORIZONTAL?
07:23:27 >>Jim Wallace: I DON'T PRETEND TO BE AN ARCHITECT, BUT IT
07:23:30 SEEMS TO BE INCONSISTENT WITH WHAT OLD CLASSIC -- WHAT
07:23:38 CLASSIC OLD FLORIDA IS.
07:23:39 AND THEN ON TOP OF THE FACT THAT THERE'S SO MANY VERTICAL
07:23:43 BREAKS ACROSS THE BUILDING, THEN ON SEVERAL OF THE
07:23:46 BUILDINGS, YOU'VE GOT A BREAK BETWEEN THE FIRST FLOOR, THE
07:23:50 SECOND, DARK BLUE AND LIGHTER BLUE.
07:23:54 ARE WE GETTING TOO MUCH PATCHWORK OR I PRESENT THAT YOU ARE
07:23:57 ON THE BUILDINGS.
07:23:58 PAINT COSTS THE SAME AMOUNT OF MONEY.
07:24:03 WHAT WE ALL WANT IS FOR THE BUILDING TO LOOK GREAT.
07:24:06 >>Craig Kimmel: CERTAINLY.
07:24:08 THAT'S A VALID COMMENT.
07:24:10 I THINK WHAT WE DID IS WE KIND OF WORKED AGAINST WHAT WAS
07:24:14 KIND OF PRESENTED TO YOU ALL BEFORE AND THE VERTICAL BREAKS
07:24:19 ARE I THINK PRETTY CONSISTENT WITH WHAT YOU HAD SEEN BEFORE.
07:24:23 WE DID INTRODUCE, AS YOU SAID, SOME COLOR ON COLOR VARIATION
07:24:27 IN SOME PLACES JUST TO ADD A LITTLE BIT MORE INTEREST.
07:24:31 THAT'S CERTAINLY SOMETHING WE COULD TAKE ANOTHER LOOK AT IF
07:24:35 THAT KIND OF DARKER, LIGHTER KIND OF VARIATION ON THE
07:24:38 BUILDING IS NOT DESIRABLE.
07:24:41 IT'S CERTAINLY NOT A MAKE OR BREAK IN TERMS OF THE

07:24:44 ARCHITECTURE.
07:24:46 >>Jim Wallace: WELL, FROM MY PERSPECTIVE, I THINK IN OLD
07:24:51 FLORIDA, IT'S THE DETAIL.
07:24:56 IT'S THE DETAIL AND THE GABLES AND THE DOORS AND EVERYTHING
07:24:58 ELSE THAT MAKE IT OLD FLORIDA AND THE SIMPLICITY OF COLOR IS
07:25:06 THE BACKGROUND THAT SETS IT UP.
07:25:07 >>Craig Kimmel: OBVIOUSLY, WE HAVE A SCALE DIFFERENTIATION.
07:25:11 >>Jim Wallace: THIS IS THREE-STORY.
07:25:12 THAT'S FOUR-STORY.

07:25:13 I APPRECIATE THAT.
07:25:20 >>Craig Kimmel: WELL, THIS IS -- WE DON'T HAVE ANY
07:25:20 FOUR-STORY, JUST FOR CLARITY.
07:25:20 >>Jim Wallace: YEAH, YEAH, I KNOW. I UNDERSTAND.
07:25:20 >>Craig Kimmel: YES, YOU'RE LOOKING AT TYPICALLY HOMES
07:25:23 THAT ARE IN THAT TWO-STORY RANGE WITH DORMERS AND THAT SORT
07:25:26 OF THING.
07:25:32 I THINK WE WERE REACTING TO HAVING THAT THREE STORIES OF
07:25:34 CONSTANT FACADE AND TRYING TO AT CERTAIN PLACES, JUST AS A
07:25:40 WAY TO BREAK THAT UP A LITTLE BIT, INTRODUCE THAT DARKER HUE
07:25:44 AT THE BASE OF THE BUILDING.
07:25:48 >>Jim Wallace: BUT MAYBE -- I JUST COUNTED THEM ACROSS THIS
07:25:49 BUILDING.
07:25:49 THERE WERE 15 COLOR CHANGES, BESIDES THE ONES NORTH OF THE
07:25:55 SECOND, THIRD FLOOR AND FIRST FLOOR.
07:25:57 THERE ARE 15 COLOR CHANGES ACROSS THE BUILDING.

07:26:01 I'M JUST SUGGESTING TO YOU THAT MAYBE THAT'S TOO MANY.
07:26:04 THAT'S ALL.
07:26:05 MY OPINION.
07:26:09 >>Scotty Wood: ANYONE ELSE?
07:26:13 >>Kristin Jeannin: I WAS LOOKING ON THE LANDSCAPE PLANS AND
07:26:15 LOOKING FOR MORE DETAIL ON THE COURTYARD AREA.
07:26:18 I DON'T HAVE ANY SPECIFIC QUESTIONS.
07:26:19 IT'S MORE OF A COMMENT.
07:26:21 THERE'S LOTS OF INNER COURTYARD AREAS THAT ARE KIND OF TO BE
07:26:26 DETERMINED, AND I JUST WOULD LIKE -- THOSE AREAS ARE REALLY
07:26:34 MAKE OR BREAK KIND OF AREAS FOR BUILDINGS LIKE THIS.
07:26:42 >>Bill Prysi: THOSE COURTYARDS ARE PRIMARILY FOR THE
07:26:45 RESIDENTS.
07:26:45 THEY ARE RELATIVELY PRIVATE.
07:26:47 THEY HAVEN'T BEEN DESIGNED DEVELOPED YET.
07:26:49 PRETTY MUCH, IF YOU NOTICE, THERE'S A WALL OF PITCH APPLE
07:26:53 PRETTY MUCH THAT COVERS THAT TO KIND OF GIVE THAT A PRIVATE
07:26:55 SETTING BACK IN THERE.
07:26:57 AND WE JUST HAVEN'T DEVELOPED THE COURTYARDS YET.
07:26:59 THE INTERIOR ONE, OF COURSE, IS INTERIOR.
07:27:01 THE ONES WHERE THE POOL IS, THEY ARE PRETTY MUCH DESIGNED
07:27:03 NOT TO BE FOR PUBLIC USE.
07:27:05 SO WE DIDN'T REALLY GET INTO IT FOR THE D.O. LEVEL.
07:27:09 >>Kristin Jeannin: UNDERSTOOD.
07:27:10 I WOULD JUST ALSO LIKE TO OFFER JUST AS AN ASIDE, THOUGH,

07:27:14 JUST LOOK AT THOSE WITH SOME REAL SCRUTINY BECAUSE THOSE CAN
07:27:17 MAKE OR BREAK THESE PROJECTS.
07:27:22 >>Howard Levitan: SCOTTY, CAN I WEIGH IN ON SOME OF THAT
07:27:24 STUFF?
07:27:25 >>Scotty Wood: YEAH, GO AHEAD, HOWARD.

07:27:26 >>Howard Levitan: I'D LIKE TO REINFORCE WHAT JIM SAID ABOUT
07:27:31 THE COLOR BREAKS.
07:27:33 AND I THINK WHAT'S TROUBLING ME IS WHEN I LOOK AT THE VERY
07:27:38 SMALLER COLOR BREAKS AS OPPOSED TO THE ONES THAT INCLUDE TWO
07:27:45 WINDOWS, SOME OF THEM ARE ONLY ONE WINDOW VERTICAL ALL THE
07:27:52 WAY UP, LIKE IF YOU LOOK AT THE D EXTERIOR ELEVATION THAT'S
07:27:58 ON THE SCREEN RIGHT NOW, ON THE EXTREME LEFT YOU HAVE LANAIS
07:28:05 AND THEN VERY SMALL ONE-WINDOW VERTICAL LIGHT BLUE AND THEN
07:28:08 A DARKER SLATE BLUE, AND THEN A SMALL GRAY ONE.
07:28:14 I THINK IT'S THE SMALL ONES THAT DRAW YOUR EYE AND THAT THIS
07:28:18 WOULD LOOK BETTER WITHOUT THEM.
07:28:22 I THINK.
07:28:28 >>Craig Kimmel: AS ARCHITECTS, WE CHANGED THE COLOR THERE
07:28:30 BECAUSE IT IS BASICALLY A STAIR TOWER.
07:28:33 WE WERE REALLY KIND OF TREATING THAT AS KIND OF ITS OWN --
07:28:34 [JIM WALLACE SPEAKING OVER CRAIG] -- YEAH, IT'S GOT ITS OWN
07:28:35 WINDOW PATTERN, SO WE ARE REALLY KIND OF TREATING THAT AS
07:28:39 ITS OWN ELEMENT AS A RESULT.
07:28:41 THAT'S NOT TO SAY THAT WE COULDN'T ADD THAT AS YELLOW TO
07:28:44 KIND OF REDUCE THE NUMBER OF CHANGES HORIZONTALLY IN THE

07:28:49 COLORATION OF THE BUILDING.
07:28:52 >>Howard Levitan: I WOULD LIKE TO GET RID OF THE GRAY.
07:28:54 >>Craig Kimmel: IT'S NOT TO BE GRAY.
07:28:57 >>Howard Levitan: IT LOOKS GRAY.
07:28:58 >>Craig Kimmel: IT'S ACTUALLY I THINK A GREEN COLOR.
07:29:01 >>Howard Levitan: OKAY.
07:29:02 WELL, ALL RIGHT.
07:29:03 LET'S GO BACK TO ANOTHER QUESTION I HAD WAS, WITH RESPECT TO
07:29:08 THE AMENITIES, YOU HAVE ONE BOCCE COURT AND TWO TENNIS
07:29:15 COURTS.
07:29:16 ARE YOU ANTICIPATING THAT THOSE TENNIS COURTS WILL HAVE
07:29:23 NIGHT LIGHTING, SCREENING, WHAT DO YOU INTEND TO PUT ON
07:29:29 THEM?
07:29:29 AND MORE IMPORTANTLY, FOR PURPOSES OF BOTH THE RESIDENTS
07:29:34 HERE AND AS WELL THE PEOPLE THAT ARE OUTSIDE, I WOULDN'T
07:29:39 WANT THEM STRIPED FOR PICKLEBALL.
07:29:41 WITHOUT APPROPRIATE SOUND ATTENUATION MITIGATION.
07:29:51 >> TO ANSWER YOUR QUESTION, I DON'T THINK WE HAVE ANY
07:29:53 LIGHTING AROUND THOSE.
07:29:54 BILL, CORRECT ME IF I'M WRONG.
07:29:55 THERE'S NO LIGHTING AROUND ANY OF THOSE, SO THERE WON'T BE
07:29:58 ANY PLAY AFTER DUSK OR AT DUSK.
07:30:00 THE ONLY FENCING I THINK WE HAVE AROUND THERE IS JUST TO
07:30:04 CATCH WAYWARD BALLS.
07:30:05 >>Howard Levitan: THAT'S OKAY.

07:30:07 AS LONG AS THIS ISN'T GOING TO BE AN EXTERNAL NUISANCE FOR

07:30:12 THE PEOPLE IN THE PROJECT BEHIND IT, THAT'S FINE.
07:30:16 THE SAME THING WITH BOCCE.
07:30:19 >> YEAH, THE SAME THING WITH BOCCE.
07:30:21 NEITHER ONE OF THOSE HAVE NIGHT LIGHTS --
07:30:27 >>Howard Levitan: MAYBE THAT COULD BE --
07:30:31 >> -- OPEN SPACE ON THE OTHER SIDE OF THE PROPERTY LINE
07:30:33 BEFORE YOU GET TO THOSE FIRST RESIDENTS.
07:30:35 >>Howard Levitan: RIGHT.
07:30:36 MAYBE THAT CAN BE A DEVELOPMENT ORDER CONDITION AS WELL.
07:30:41 >>Scotty Wood: REGARDING PICKLEBALL, I THINK IT NEEDS TO BE
07:30:43 IN THE DEVELOPMENT ORDER THAT IF YOU IN THE FUTURE WANTED TO
07:30:46 HAVE PICKLEBALL, YOU HAVE TO COME BACK TO THIS BOARD.
07:30:49 >> I THINK THAT WOULD BE UNDERSTOOD.
07:30:57 >>Mary Gibbs: PICKLEBALL REQUIRES A PUBLIC HEARING SO IT
07:31:00 WOULD HAVE TO COME BACK.
07:31:02 >>Howard Levitan: OKAY.
07:31:03 THAT'S ALL I HAVE.
07:31:04 I THOUGHT THE PROJECT LOOKS PRETTY GOOD.
07:31:08 >>Mary Gibbs: MAY I MAKE A COMMENT?
07:31:10 I DID GET A COMMENT FROM MIKE SHEELEY EVEN THOUGH HE'S NOT
07:31:14 HERE TODAY.
07:31:14 HE SENT A COMMENT AND SAID THAT HE THOUGHT THE BUILDING
07:31:18 DESIGN MASSING AND COLORS WERE CONSISTENT WITH THE CODE AND
07:31:20 HE HAD NO OBJECTIONS TO THE ARCHITECTURE.

07:31:24 >>Scotty Wood: THANK YOU.
07:31:25 WHAT I WOULD LIKE TO DO NOW IS TO OPEN THE PUBLIC HEARING.
07:31:32 GO AHEAD.
07:31:34 >>Tammy Duran: JOE HAMISMAN.
07:31:45 >> MY NAME IS JOE HAMMERMAN.
07:31:47 I'M A RESIDENT OF PELICAN LANDING AND A DEPOSITOR WITH
07:31:52 COLONNADE SINCE 2019.
07:31:54 I WAS GLAD TO HEAR THAT THERE'S A PLAN TO PUT A CROSSWALK AT
07:32:06 THE CORNER OF SANDY LANE AND CORKSCREW.
07:32:14 BASICALLY, THIS IS A RETIREMENT COMMUNITY AND WE NO LONGER
07:32:19 RUN THE 40-YARD DASH IN 4.2 SECONDS, AND SO I THINK THAT
07:32:25 WOULD BE VERY, VERY GOOD.
07:32:26 BUT THE QUESTION IS, WHAT TYPE OF LIGHT IS GOING TO BE
07:32:30 THERE?
07:32:31 THERE'S GOING TO BE AN INCREASE IN SANDY LANE TRAFFIC, AND
07:32:34 OBVIOUSLY WE KNOW HOW MUCH TRAFFIC THERE IS ON CORKSCREW.
07:32:38 IS THIS GOING TO BE A REGULAR LIGHT THAT THEY ARE DOING OR
07:32:42 IS IT GOING TO BE ONE OF THESE THINGS THAT YOU HIT THE
07:32:45 BUTTON AND THE LIGHTS GO ON AROUND THE -- TO WALK FOR THE
07:32:50 PEDESTRIAN, OR IS THERE GOING TO BE AN ACTUAL LIGHT?
07:32:53 AND PERHAPS EVEN ON THAT AREA, YOU KNOW, WHERE THEY HAVE THE
07:32:57 LIGHTS THAT TELL YOU YOU HAVE FIVE SECONDS TO GET ACROSS --
07:33:01 OR LIKE 30 SECONDS.

07:33:03 SO I THINK, YOU KNOW, CONSIDERATION OF THE POPULATION AND
07:33:06 HOW FAST WE WALK AT THIS POINT SHOULD BE TAKEN INTO

07:33:10 CONSIDERATION.
07:33:10 THE OTHER QUESTION I HAVE IS ON THE SOUTH END OF THE
07:33:17 COMMUNITY AND THE VIEW FROM CORKSCREW GOING INTO THE
07:33:22 COMMUNITY SEEMS TO BE FAIRLY OPEN.
07:33:26 NOW, I KNOW THERE ARE PLANTS THAT CAN BE PLANTED THERE THAT
07:33:33 WOULD BE A NICE BUFFER WHERE YOU'RE NOT -- WHEN YOU'RE
07:33:36 DRIVING DOWN CORKSCREW, YOU'RE NOT LOOKING INTO THE
07:33:39 COMMUNITY.
07:33:40 SO I THINK THAT WOULD BE A POSITIVE FACTOR.
07:33:44 AND THAT'S BASICALLY ALL I HAVE TO SAY.
07:33:46 TWO MINUTES TO SPARE.
07:33:50 >>Scotty Wood: THANK YOU.
07:33:50 YOU DON'T NEED TO TAKE UP THE FIVE.
07:34:01 >> DO YOU WANT ME TO RESPOND TO HIS COMMENT OR WAIT?
07:34:04 >>Scotty Wood: YOU CAN RESPOND NOW.
07:34:06 >> JUST RESPOND ON THE INTERSECTION, THIS IS ALREADY A
07:34:10 LIGHTED STOPLIGHT.
07:34:13 DISCUSSIONS THAT WE'RE HAVING WITH LEE COUNTY, IT WILL BE A
07:34:17 PUSH BUTTON THERE SO THAT WHEN YOU ACTIVATE IT, IT WILL
07:34:20 CAUSE THE LIGHT TO CYCLE, SO THAT IT WILL OPEN UP THAT
07:34:24 CROSSWALK.
07:34:25 OUR DISCUSSIONS, IS THAT -- FEEL LIKE I'M GETTING FEEDBACK.
07:34:31 WHETHER IT'S GOING TO BE AN AUDIBLE WILL BE INCLUDED IN
07:34:34 THAT.
07:34:35 IT'S BASICALLY THE COUNTY RIGHT NOW, IF YOU LOOK AT THE ONE,

07:34:38 IT IS A SIMPLE METAL PUSH-BUTTON AND IT'S LACKING SOME OF
07:34:41 THE NEWER IMPROVEMENTS.
07:34:42 >>Jim Wallace: ON THE SOUTH SIDE OF CORKSCREW, JUST A PUSH
07:34:45 BUTTON.
07:34:48 >>Charlie Krebs: THE QUESTION IS WHETHER WE BRING ALL OF
07:34:52 THEM UP TO STANDARD.
07:34:53 WE'RE GOING THROUGH THAT DESIGN WITH LEE COUNTY D.O.T. RIGHT
07:34:56 NOW TO FIGURE OUT HOW MODERN THAT IS GOING TO BE.
07:34:59 AND THAT WILL INCLUDE THE TIMING GOING ACROSS AS TO HOW MUCH
07:35:02 TIME SOMEBODY HAS TO WALK ACROSS THAT ROADWAY.
07:35:05 BUT AT THE VERY LEAST, YOU'LL HAVE THE SAME PUSH BUTTONS
07:35:08 THERE, BUT I THINK FOR AT LEAST OUR LEG, YOU'LL HAVE THE
07:35:13 AUDIBLES AS WELL AND SOME OF THE MORE MODERN IMPROVEMENTS.
07:35:19 >>Tammy Duran: WE HAVE ONE MORE CARD.
07:35:20 JOSE MALNISKI.
07:35:25 I'M SORRY.
07:35:26 I'M BUTCHERING NAMES.
07:35:29 >> HI.
07:35:30 JOSE.

07:35:32 I GOT A FEW THINGS TO BRING UP HERE.
07:35:35 THE FIRST ONE WAS THE EXTENSIVE CROSSWALKS.
07:35:39 I LIVE IN ESTATES OF ESTERO RIVER, SO IT'S RIGHT BY THIS
07:35:42 PROJECT.
07:35:43 RIGHT NOW, THERE ARE NO CROSSWALKS.
07:35:44 YOU'RE PUTTING YOUR LIFE IN YOUR HANDS.

07:35:46 AND I HAVE FOUR KIDS.
07:35:48 WE HAVE ESTERO PARK RIGHT THERE.
07:35:50 A LOT OF TIMES YOU CAN'T ENJOY IT WITH THE BIKING OR THE
07:35:53 WALKING AND SO ON.
07:35:54 NOW WE HAVE THIS BIG PROJECT COMING RIGHT IN MY FRONT DOOR.
07:35:58 I ACTUALLY FACE THIS PROJECT.
07:36:00 I'M ONE OF THE HOMES RIGHT THERE.
07:36:01 BUT GOING BACK TO THE CROSSWALK, I THINK I HEARD THAT
07:36:05 THERE'S GOING TO BE A CROSSWALK.
07:36:08 AND WE'VE GOT THIS OTHER PROJECT THAT WAS UP BEFORE THIS ONE
07:36:13 THAT'S GOING TO BE A LOT OF TRAFFIC GOING DOWN SANDY LANE
07:36:15 AND THEN THE OTHER WAY.
07:36:16 AND THEN I'M SURE CATTY-CORNER TO THIS PROJECT, THAT'S GOING
07:36:19 TO BE BUILT OUT SOON.
07:36:20 SO THERE'S A LOT GOING ON RIGHT HERE.
07:36:22 THAT INSTEAD OF A CROSSWALK, I WOULD HIGHLY RECOMMEND WE
07:36:25 MAKE THIS A FOUR-WAY CROSSWALK ON ALL SECTIONS GOING ACROSS
07:36:30 SANDY LANE, BOTH SIDES GOING ACROSS CORKSCREW JUST TO GIVE
07:36:34 IT A NICE, SAFE, GOOD FAMILY COMMUNITY FEEL, ESPECIALLY WITH
07:36:39 THE PARK RIGHT THERE, TOO.
07:36:41 IT WOULD BE GREAT FOR EVERYBODY TO ENJOY IT.
07:36:44 WE ARE A RESIDENTIAL AREA LITERALLY BY THIS PROJECT, SO IT
07:36:46 AFFECTS US MORE.
07:36:47 THE METAL ROOF, I THINK I READ THAT, AND I THINK I HEARD
07:36:52 THAT.

07:36:53 I DON'T KNOW OF ANYWHERE IN ESTERO WHERE WE GOT METAL ROOFS
07:36:56 OF THIS MAGNITUDE.
07:36:57 A TEN-ACRE BUILDING ON A 20-ACRE LOT, I CAN'T IMAGINE WHY WE
07:37:03 WOULD APPROVE A METAL ROOF.
07:37:05 MAYBE IT CAN LOOK AESTHETICALLY DECENT OR SO ON, BUT WE'RE
07:37:09 TILE ROOFS ALL OVER THE PLACE.
07:37:11 OBVIOUSLY THERE'S SOME SHINGLE AND SO ON.
07:37:13 I DON'T SEE WHY THAT MATCHES ANYTHING IN THE VILLAGE OF
07:37:15 ESTERO.
07:37:15 YOU CAN SEE IT'S OLD FLORIDA MAYBE SOMEWHERE ELSE, BUT IS IT
07:37:18 ESTERO?
07:37:19 DOESN'T SEEM LIKE IT TO ME.
07:37:21 THE NORTH BUFFER, THAT'S MY NEIGHBORHOOD.
07:37:24 IN PLACES I SEE AN EIGHT-FOOT WALL IN THE PLANS, AND THEN I
07:37:28 SEE SOMEWHERE ELSE A SIX-FOOT WALL, AND THEN HE SAID, I

07:37:31 THINK SIX-FOOT WALL WITH A TWO-FOOT BERM, BUT YET I'M BEING
07:37:36 TOLD, I THINK THERE IS A RESTAURANT AND OTHER STUFF GOING ON
07:37:38 AND ALL THE PARKING ALONG THE BACK AND YOU'LL HAVE
07:37:41 DELIVERIES AND I THINK I EVEN HEARD BUSES.
07:37:45 SO THERE'S GOING TO BE A LOT OF TALL VEHICLES.
07:37:48 A LOT OF NOISE.
07:37:49 A LOT OF STUFF GOING ON.
07:37:50 SO A SIX-FOOT WALL WITH TWO-FOOT BERM DOESN'T QUITE SEEM
07:37:55 LIKE THAT'S GOING TO DO THE JOB AS WELL.
07:37:57 I WOULD PREFER AN EIGHT-FOOT WALL WITH THE TWO-FOOT BERM.

07:38:00 LET'S GET IT UP A LITTLE BIT HIGHER.
07:38:02 LET'S SAY YOU STICK WITH THE SIX-FOOT WALL, I WOULD MAYBE
07:38:06 WONDER, IS IT A SIX-FOOT WALL, BASED ON THE LOW HEIGHT
07:38:11 THAT'S BEHIND IT OR THE HIGH HEIGHT OF THE WHOLE PROJECT SO
07:38:15 THAT WE'RE AT LEAST -- IF THE PARKING LOT IS DOWN HERE, THE
07:38:18 BUILDING IS ALL THE WAY HIGHER UP AT A HIGHER ELEVATION,
07:38:22 THEN I'M LOOKING OVER THE LOW POINT AND THE SIX-FOOT WALL
07:38:26 BECAUSE WE DIDN'T DO THE EIGHT-FOOT WALL.
07:38:28 I WOULD JUST TAKE THAT INTO CONSIDERATION.
07:38:30 DO THE EIGHT-FOOT WITH TWO-FOOT BERM OR AT LEAST SAY THE
07:38:34 TWO-FOOT BERM AND SIX-FOOT WALL IS GOING TO BE AT A HIGHER
07:38:37 ELEVATION OF THE HIGH POINT OF THE PROJECT.
07:38:41 THE NORTH BUFFER TREES, I THINK ORIGINALLY MANY, MANY YEARS
07:38:45 AGO WHEN THIS WAS FIRST STARTED, I THOUGHT IT WOULD BE A TON
07:38:48 OF PALM TREES.
07:38:49 GORGEOUS LOOKING BEAUTIFUL PALM TREES ALL ALONG THE NORTH
07:38:52 BUFFER.
07:38:52 THE LAST THING I HEARD IT WAS GOING TO BE OAK TREES, LIVE
07:38:57 OAK OR SOMETHING.
07:38:58 I THINK I SAW ON THERE 168 OAK TREES.
07:39:01 THAT'S A LOT OF OAK TREES AND THEY ARE NOT BAD LOOKING.
07:39:05 I CAN'T COMPLAIN, AND THEY GIVE SOME COVER.
07:39:07 CANOPY, I GUESS THEY CALL IT.
07:39:09 THAT'S A WHOLE LOT OF ROOT SYSTEMS ALONG THE WHOLE WAY.
07:39:13 168 LIVE OAKS WITH ROOTS THAT INEVITABLY THEY COME ACROSS

07:39:17 THE TOP SILE.
07:39:19 SO IT'S GOING TO CAUSE A LOT OF, WHERE YOU DON'T HAVE THE
07:39:22 NICE LANDSCAPING AND GRASS AND DIFFERENT THINGS, SO I DON'T
07:39:27 LIKE THE IDEA OF IT GOING TO LIVE OAKS AND ESPECIALLY NOT
07:39:30 168 OF THEM.
07:39:32 AND THEN IF YOU LOOK AT THE PLAN, I THINK IT'S TWO LIVE OAKS
07:39:37 ON THE OTHER SIDE OF THE FENCE AND THEN ONE ON THE LEFT AND
07:39:40 ON THE RIGHT, BUT THEN RIGHT WHERE YOU HAVE THE BIGGEST
07:39:43 IMPACT OF THIS THREE-STORY BUILDING CLOSEST TO THE NORTH END
07:39:47 AND THERE'S ALL THIS COVERED PARKING, ALL OF A SUDDEN WE GO
07:39:51 TO THE TWO OAKS INSTEAD OF THREE.

07:39:54 SO WE ACTUALLY, WHERE WE NEED IT THE MOST, WE DON'T HAVE IT,
07:39:58 WHICH IS THE COVER BLOCKING THE THREE-STORY BUILDING.
07:40:03 THEN THE WATER DRAINAGE.
07:40:07 I DON'T KNOW WHAT'S HAPPENING WITH THE WATER DRAINAGE.
07:40:08 I KNOW THERE ARE SOME BUILT-IN THINGS THERE NOW.
07:40:11 MY STREET KIND OF FLOODS AND WE'RE RAINY SEASON, WE'RE
07:40:16 FLORIDA.
07:40:16 IT ALREADY KIND OF FLOODS.
07:40:18 WE'VE HAD PRETTY BAD FLOODS IN OUR COMMUNITY OR NEARBY.
07:40:22 WE KNOW THE PAST FEW YEARS.
07:40:24 SO THEN I WOULD WONDER, WHAT ARE THEY DOING WHEN THEY BUILD
07:40:27 THIS MASSIVE PROJECT ON A 20-ACRE LOT, WHAT ARE THEY DOING
07:40:31 TO MAKE SURE THE WATER ISN'T GOING INTO THE RESIDENTIAL?
07:40:34 YOU'VE GOT THESE AREAS HERE, BUT DO SOMETHING TO GET THE

07:40:38 WATER TO GO THE OTHER DIRECTION.
07:40:41 I THINK I GOT A COUPLE MORE.
07:40:43 CONSTRUCTION AND CLEANLINESS.
07:40:47 LONG PROJECT TO BUILD.
07:40:48 WHEN GENOVA WAS BUILT, IT WAS PRETTY MESSY.
07:40:52 THEY DID GREAT TO START WITH.
07:40:54 BUILT A FENCE AND PUT THE STUFF ON THERE, BUT ALL CAME APART
07:40:58 PRETTY QUICKLY.
07:40:58 I WOULD ASK THAT THEY PLEASE SOMEHOW BE HELD TO A HIGH
07:41:01 STANDARD DURING A LONG PROJECT SO THAT IT'S CLEAN, IT'S
07:41:05 ORDERLY, NOT RUN DOWN SIX MONTHS INTO THE PROJECT.
07:41:11 WE HAD SO MUCH DUST COMING OFF GENOVA.
07:41:15 IT WAS CLEAR ACROSS THE STREET.
07:41:16 NOW I'LL HAVE IT IN MY FRONT YARD.
07:41:18 IT WILL BE THERE.
07:41:20 WHATEVER CAN BE DONE TO LIMIT IT.
07:41:22 JIM, I THINK THAT'S YOUR NAME, I AGREE ON THE COLORS.
07:41:25 I'M ACTUALLY COLOR BLIND.
07:41:27 I SEE COLORS, BUT I DON'T SEE HOW THIS MATCHES ESTERO.
07:41:31 THIS COLOR SCHEME AND ALL THESE DIFFERENT BREAKS AND
07:41:34 DIFFERENT COLORS.
07:41:35 IT KIND OF REMINDS ME LIKE FULL HOUSE IN SAN FRANCISCO, ALL
07:41:40 THE COLORED BUILDINGS.
07:41:41 IT DOESN'T MATCH OUR AURA IN ESTERO.
07:41:45 THANK YOU FOR BRINGING IT UP.

07:41:46 THANK YOU FOR SAYING SOMETHING.
07:41:47 I HOPE THEY ACTUALLY TAKE IT TO HEART AND ARE HELD TO
07:41:51 SERIOUSLY REVIEW IT AND SAY WHAT DO WE NEED TO DO FOR A PLAN
07:41:54 THAT MATCHES ESTERO.
07:41:58 THAT'S IT.
07:41:59 >>Scotty Wood: THANK YOU.
07:42:01 >> THANK YOU.

07:42:01 SORRY IF I WENT OVER.
07:42:02 >>Scotty Wood: ANY REBUTTAL?
07:42:09 >>Charlie Krebs: HOPEFULLY I'LL CATCH ALL THE SITE-RELATED
07:42:12 ONES.
07:42:12 JIM, CORRECT ME IF I'M WRONG, I THINK YOU AND I WORKED ON
07:42:15 THIS ELEMENT.
07:42:16 MIGHT HAVE BEEN ROSS, BUT I THINK YOU AND I DID IT.
07:42:18 ON THE BERM THAT'S GOING TO BE ON THE WALL AND BERM, IT IS
07:42:21 THE TWO-FOOT BERM IS AT THE FINISH GRADE, FOR EXAMPLE,
07:42:26 BEHIND THESE CARPORTS.
07:42:29 WHATEVER THAT FINISH GRADE IS THAT WE HAD AT THE CARPORT,
07:42:31 THEN WE DID A TWO-FOOT BERM ON TOP OF THAT AND THEN WE PUT
07:42:35 THE WALL ON TOP OF THAT.
07:42:36 ORIGINALLY WHEN WE HAD PROPOSED THE WALL-BERM COMBINATION,
07:42:40 WE WERE MATCHING WHAT WAS DONE OVER ON GALLERIA, AND WE GOT
07:42:46 THE COUNTY INTERPRETED THAT SAME REQUIREMENT -- THE TOE OF
07:42:52 SLOPE AT YOUR PROPERTY LINE AS BEING THE BEGINNING OF YOUR
07:42:54 BERM AND THEN YOU PUT THE WALL ON THIS.

07:42:57 WE WENT THROUGH WITH STAFF, THEY WANTED TO HAVE THE TWO-FOOT
07:43:01 BERM AT THE FINISHED GRADE BEHIND ALL THOSE STRUCTURES
07:43:03 ON-SITE, NOT MEASURED DOWN AT THE PROPERTY LINE --
07:43:07 [INAUDIBLE -- COUGHING]
07:43:12 -- BEHIND THE CARPORTS RIGHT NOW, YOU WILL SEE A TWO-FOOT
07:43:13 BERM ON A -- SORRY, A SIX-FOOT WALL ON A TWO-FOOT BERM,
07:43:16 WHICH IS GOING TO BE EVEN ON TOP OF THE FILL COMING UP FROM
07:43:19 THE SITE.
07:43:20 SO IF YOU'RE LOOKING AT THE PROPERTY LINE AND YOU'RE LOOKING
07:43:24 UP, IT'S GOING TO BE HIGHER THAN EIGHT FEET BECAUSE AT A
07:43:28 LOWER GRADE THAN WHERE WE WERE MEASURING IT FROM.
07:43:31 I DON'T KNOW, JIM, IF YOU REMEMBER DOING THAT.
07:43:33 IT MIGHT HAVE BEEN ROSS.
07:43:34 WHAT WERE SOME OF THE OTHER COMMENTS.
07:43:39 NOW I KIND OF WENT BLANK.
07:43:41 THE CROSSWALK DOWN HERE, THERE IS ALREADY AN EXISTING
07:43:45 CROSSWALK THAT GOES EAST-WEST ON THE SOUTH SIDE.
07:43:50 I DON'T REMEMBER IF THERE'S A CROSSWALK ON THE WEST SIDE
07:43:52 THAT GOES NORTH-SOUTH.
07:43:55 IN TALKING WITH LEE COUNTY D.O.T., BECAUSE THE PROPERTY ON
07:43:59 THE OTHER SIDE OF SANDY LANE IS UNDEVELOPED AND THERE REALLY
07:44:02 ISN'T GOING TO BE ANYBODY WHO WOULD USE THAT, THEY HAVE NO
07:44:05 DESIRE AT THIS POINT FOR US TO GO AND TRY TO CREATE AN
07:44:08 EAST-WEST ON THE NORTH SIDE, THEY SEE IF SOMEBODY IS GOING
07:44:12 SOUTH AND THEN GOING TO USE THE EAST-WEST, THEY ARE GOING TO

07:44:14 GO SOUTH AT THAT INTERSECTION, GO DOWN AND THEN CROSS OVER
07:44:17 WHEN THEY GET TO THE OTHER SIDE IF THEY WERE GOING TO FOLLOW
07:44:20 THE SIDEWALKS ALONG VIA COCONUT SOUTH TOWARD THE MALL OR

07:44:24 SOMETHING.
07:44:25 BUT, AGAIN, WE'RE RELYING ON LEE COUNTY D.O.T. WHEN WE LOOK
07:44:29 AT THAT INTERSECTION TO FINALIZE ALL OF THAT.
07:44:31 BUT YOU WILL HAVE A CROSSWALK THAT GOES SOUTH.
07:44:34 YOU ALREADY HAVE AN EXISTING ONE THAT GOES EAST-WEST.
07:44:36 SO I THINK ALL THE MOVEMENTS THAT YOU WOULD SEE IN THERE AT
07:44:39 THAT INTERSECTION ARE GOING TO BE COVERED ALREADY.
07:44:41 THE METAL ROOF, THAT'S JUST --
07:44:50 >>Scotty Wood: EXCUSE ME.
07:44:51 I CAN MAKE A COMMENT ON METAL ROOFS.
07:44:53 I LIVE IN LIGHTHOUSE BAY AT THE BROOKS, AND WE HAVE OVER A
07:44:57 HUNDRED BUILDINGS.
07:44:58 THEY ARE ALL METAL ROOFS.
07:44:59 THAT'S HERE IN ESTERO.
07:45:07 >> [NOT SPEAKING INTO A MICROPHONE]
07:45:11 >>Craig Kimmel: I THINK THE METAL ROOF IS CONSISTENT WITH
07:45:13 THE STYLE THAT WE'VE CREATED WITH THE BUILDING.
07:45:15 SO THAT WAS SOMETHING THAT I THINK HAS BEEN PRESENTED HERE
07:45:18 BEFORE.
07:45:18 IT'S NOT SOMETHING THAT WE ALL OF A SUDDEN INTRODUCED AS
07:45:22 DIFFERENT THAN WHAT YOU'VE SEEN IN THE PAST.
07:45:29 >>Bill Prysi: JUST TO TOUCH ON THE ISSUE WITH THE BUFFER AND

07:45:34 THE TREES, TELL YOU THE TRUTH, I'M NOT SURE WHY IT TURNED
07:45:37 INTO JUST OAKS.
07:45:38 BUT IT WAS SOMETHING WHEN WE WENT THROUGH THE ZONING
07:45:40 HEARINGS THAT IT LAID OUT INTO CREATING.
07:45:42 ALL I REMEMBER WAS THE RESIDENTS PRIMARILY WANTED TREES MORE
07:45:45 THAN PALMS JUST BECAUSE THEY WANTED THE THICKNESS OF THE
07:45:50 BUFFER THAT TREES WOULD GIVE THAT.
07:45:52 HOWEVER, AS I MENTIONED, WE WENT THROUGH THE BETTERMENT
07:45:54 PROCESS WITH THIS TO MAKE IT A LITTLE MORE DIVERSE.
07:45:56 THERE'S LIVE OAK.
07:45:58 THERE'S BALD CYPRESS IN THERE AND CABBAGE PALM IN THERE.
07:46:00 WE WENT PRIMARILY WITH THOSE THREE TO KEEP IT A NATIVE
07:46:03 NATURAL KIND OF FEEL IN THERE.
07:46:05 PLUS THE DEPTH OF IT IS THE WALL SITS BACK AT THE BACK END
07:46:08 OF THE 30 FEET WHICH IS REQUIRED.
07:46:09 THE BUFFER IS PLANTED ABOUT 60 FEET.
07:46:12 60 TO 70 FEET IN SOME CASES, SO YOU HAVE A MUCH WIDER DEPTH
07:46:17 AND BUFFER IN THERE FROM THE BACK SIDE.
07:46:19 I THINK IT'S VERY EFFECTIVE THE WAY IT WORKS.
07:46:21 IN TERMS OF WHERE IT GETS NARROW, THAT IS A FUNCTION OF THE
07:46:24 SITE PLAN, BUT THE REQUIRED MINIMUM BUFFER IS IN PLACE IN
07:46:27 THAT CASE AND THERE IS A DOUBLE ROW OF 20-FOOT LIVE OAKS IN
07:46:31 THAT SPACE.
07:46:32 SO WE FEEL THE BUFFER --
07:46:38 [OVERLAPPING CONVERSATION]

07:46:40 >> CALL THEM BALD CYPRESS BECAUSE THEY ARE BALD.
07:46:44 >>Kristin Jeannin: I DON'T THINK THOSE ARE USED FOR THE
07:46:46 BUFFER.
07:46:53 >>Bill Prysi: THE BALD CYPRESS ARE ALL IN THE DETENTION AREA
07:46:55 IN THE BACK.
07:46:56 THE BALD CYPRESS ARE ALL SITTING BEHIND LIVE OAK THAT ARE
07:46:59 FACING THE RESIDENTS.
07:47:00 >>Kristin Jeannin: THEY ARE IN THE DETENTION AREA BECAUSE
07:47:03 THEY CAN TAKE THE WET.
07:47:04 NOTHING ELSE WOULD GROW THERE.
07:47:07 >>Jim Wallace: [INAUDIBLE]
07:47:10 >>Kristin Jeannin: THE SIZE OF THE OAKS, NOT IN DEFENSE, BUT
07:47:13 THEY ARE TWICE THE SIZE REQUIRED.
07:47:15 >>Jim Wallace: DEPENDS ON THE SIZE THEY PUT IN.
07:47:20 >>Bill Prysi: TEN YEARS, YOU WON'T SEE ANYTHING THROUGH
07:47:23 THERE.
07:47:23 PLUS A DOUBLE ROW HEDGE IN FRONT OF THE WALL.
07:47:25 WHEN YOU TAKE INTO CONSIDERATION THAT YOU'VE GOT THE CANOPY
07:47:27 OF TREES, YOU GOT THE DOUBLE ROW, AND THEY ARE GOING IN
07:47:30 10-GALLON, 48 INCHES DAY ONE.
07:47:33 IN TIME, THAT'S A GREEN WALL.
07:47:35 YOU WILL NOT SEE THROUGH THAT.
07:47:37 YOU WON'T SEE THE BUILDING IN FIVE TO SEVEN YEARS.
07:47:39 >>Kristin Jeannin: I DID NOTICE THAT THEY ARE DRAWN RIGHT ON
07:47:42 THE PROPERTY LINE.

07:47:43 WAS THAT INTENTIONAL?
07:47:44 >>Bill Prysi: JUST TO GIVE THEM -- 20-FOOT LIVE OAK WOULD
07:47:48 HAVE A 10 TO 12-FOOT SPREAD.
07:47:50 >>Kristin Jeannin: I DON'T KNOW WHAT'S ON THE OTHER SIDE.
07:47:52 >>Bill Prysi: IT VARIES.
07:47:54 THERE IS ABOUT A 30 TO 60-FOOT GREENSPACE, AND THEN THERE IS
07:47:57 THE ROAD AND THEN THE FRONTS OF THE HOUSES ARE THERE.
07:48:01 SO THERE IS A TON OF SPACE FROM THE PROPERTY LINE TO WHERE
07:48:06 -- BEFORE YOU GET TO THE ROAD.
07:48:07 PUTTING THE TREES ON THE PROPERTY LINE ACTUALLY GIVES THE
07:48:09 IMPRESSION OF MORE LANDSCAPING TO THE RESIDENTS.
07:48:13 IT'S NOT IMPACTING ANYONE'S BACKYARD WHICH WAS A FORTUNATE
07:48:17 SITUATION IN THIS CASE.
07:48:23 >> I HAVE A QUESTION ABOUT THE WALL ON THE NORTH SIDE.
07:48:26 WHAT COLOR IS THE WALL ON THE NORTH SIDE?
07:48:28 >> I BELIEVE PROBABLY A TERRA-COTTA OR SOMETHING TO MATCH
07:48:34 THE ARCHITECTURE.
07:48:35 PROBABLY IN THE EARTH TONE SHADE.
07:48:39 >>Barry Jones: I HAVE A QUESTION FOR STAFF.
07:48:40 MARY, ONE OF THE THINGS THAT WERE MENTIONED EARLIER, AND NOT
07:48:45 TO GO TOO FAR IN THE WEEDS, BUT WITH SOUTH FLORIDA,

07:48:51 CURRENTLY YOU HAVE TO DO ONE INCH OVER THE SITE OR TWO AND A
07:48:55 HALF TIMES THE IMPERVIOUS, BUT YOU ALSO HAVE TO DO A
07:48:59 NUTRIENT REDUCTION CALCULATION THAT ENSURES THAT YOUR PRE
07:49:05 VERSUS POST DOESN'T EXCEED FOR NUTRIENT RUNOFF.

07:49:09 MR. KREBS INDICATED THAT SOUTH FLORIDA HAD GIVEN THEM RELIEF
07:49:15 FROM HAVING TO DO THE NUTRIENT LOADING REQUIREMENTS, AND I
07:49:18 WAS CURIOUS WHETHER THE VILLAGE STILL REQUIRES THAT OR THEY
07:49:25 JUST DEFER TO SOUTH FLORIDA.
07:49:35 >>Mary Gibbs: WELL, I'M NOT THE NUTRIENT EXPERT AND
07:49:38 CONSULTING WITH JIM HART SITTING NEXT TO ME, I DON'T THINK
07:49:41 WE HAVE ANYTHING IN THE CODE THAT ADDRESSES THAT.
07:49:43 I THINK WE TYPICALLY DO DEFER TO WATER MANAGEMENT.
07:49:48 >>Barry Jones: WHAT HAS HAPPENED IS THE NEW NUTRIENT
07:49:50 LOADING, OR THE NUTRIENT REMOVAL REQUIREMENTS, THEY DON'T
07:49:59 ALLOW FOR DRY DETENTION SPECIFICALLY BECAUSE IT PROVIDES A
07:50:05 VERY LOW NUTRIENT REMOVAL EFFICIENCY.
07:50:09 AND THAT'S WHAT THIS SYSTEM IS.
07:50:12 SO WE'RE STRICTLY DEFERRING TO SOUTH FLORIDA, THEN I SUPPOSE
07:50:16 WE'RE DONE.
07:50:17 THAT'S ALL I HAD, THANK YOU.
07:50:35 >>Scotty Wood: ANY OTHER CARDS?
07:50:38 >>Tammy Duran: NO, NOTHING ELSE.
07:50:39 >>Scotty Wood: BRING IT BACK TO THE BOARD.
07:50:41 ANYBODY ON THE BOARD, COMMENTARY?
07:50:47 >> I THINK IT IS A NICE-LOOKING PROJECT.
07:50:52 >>Scotty Wood: ANYONE ELSE?
07:50:53 ANYONE ON ZOOM?
07:50:58 OF.
07:51:02 >>Howard Levitan: WELL, I'M ON ZOOM AND BARRY IS ON ZOOM.

07:51:05 I THINK IT'S A GOOD JOB.
07:51:07 LOOKS NICE.
07:51:08 I WOULD CHANGE THE VERTICAL COLOR PATTERN, AS WE -- BOTH JIM
07:51:14 AND I HAVE COMMENTED.
07:51:15 AND WE WANTED TO MAKE A CONDITION ABOUT NO PICKLEBALL AND
07:51:22 HOURS -- AND NO EVENING TENNIS OR BOCCE.
07:51:29 >>Scotty Wood: GOT THAT, MARY?
07:51:31 >>Mary Gibbs: WE WOULD HAVE THEM AS STIPULATIONS.
07:51:35 >>Jim Wallace: THE HEIGHT OF THE TREES ALONG THE CANOPY
07:51:38 TREES ALONG THE NORTH PERIMETER, ARE THEY SPECIFIED NOW?
07:51:43 MINIMUM 18, BILL?
07:51:48 20s.
07:51:48 OKAY.
07:51:49 BUT ARE THEY BLACK OLIVES, HIGH GROWTH, LIVE OAKS?
07:51:52 >> LIVE OAK, BALD CYPRESS AND CABBAGE PALM.
07:51:57 >>Jim Wallace: WOULD YOU PREFER BLACK OLIVES FOR FASTER
07:51:59 GROWTH?

07:52:01 NO.
07:52:01 THE EXPERT SAID NO.
07:52:07 >>Scotty Wood: I HAVE A QUESTION ABOUT THE MONUMENT SIGN ON
07:52:11 CORKSCREW.
07:52:12 HOW CLOSE TO THE ROAD WILL THAT SIGN BE?
07:52:16 >> [NOT SPEAKING INTO A MICROPHONE] [INAUDIBLE]
07:52:19 >>Scotty Wood: IT'S NOT GOING TO BE WHITE FOR VERY LONG ON
07:52:22 CORKSCREW ROAD.

07:52:23 >>Mary Gibbs: I DON'T THINK IT'S WHITE.
07:52:27 >> [NOT SPEAKING INTO A MICROPHONE] [INAUDIBLE]
07:52:32 >> IT WILL BE SET BACK FARTHER THAN 15 FEET FROM THE TRAVEL
07:52:34 LANE BECAUSE YOU HAVE TO REMEMBER WE HAVE A TURN LANE RIGHT
07:52:37 HERE AND THE RIGHT-OF-WAY LINE IS LIKE RIGHT IN WHERE MY
07:52:41 ARROW IS, SO IT'S 15 FEET BACK FROM THAT.
07:52:45 FROM THE TRAVEL LANE, IT'S GOING TO SEEM FARTHER.
07:52:50 >>Marlene Naratil: THAT'S GOOD TO KNOW, BECAUSE WE HAD
07:52:52 APPLICANTS OVER THE YEARS WHO WANTED TO BRING IT FORWARD,
07:52:57 DIDN'T GO BY THE CODE.
07:52:58 >>Mary Gibbs: I DO HAVE A QUESTION, THOUGH, BEFORE CHARLIE
07:53:02 SITS DOWN, BECAUSE WE'RE LOOKING AT THE MONUMENT SIGNS, WHAT
07:53:04 WE RECOMMENDED WAS APPROVAL OF THE DESIGN, CONCEPTUAL DESIGN
07:53:09 BECAUSE THERE'S NO DATA, THERE'S NO DETAILS PROVIDED WITH IT
07:53:14 IN THE PATTERN BOOK, THERE'S NO DIMENSIONS OR ANYTHING, AS I
07:53:18 RECALL.
07:53:19 WHAT IS THE HARD SCAPE PLAN?
07:53:26 SO I HAVE TO ASK A QUESTION, BECAUSE THERE'S NO COLOR BOARD
07:53:33 OR COLOR NUMBERS.
07:53:36 DID YOU GUYS BRING THE COLORS?
07:53:39 >> WE DID NOT BRING A COLOR BOARD.
07:53:42 >>Mary Gibbs: I'M CONFUSED ABOUT THE MONUMENT SIGN.
07:53:45 IS THE MONUMENT SIGN WHITE?
07:53:47 WHAT IS THE COLOR?
07:53:48 BECAUSE THERE IS NO COLOR BOARD HERE.

07:53:49 USUALLY WHEN WE APPROVE THESE, WE HAVE A COLOR BOARD.
07:53:52 WE'RE TALKING ABOUT THE COLORS, BUT WE DON'T HAVE THE COLOR
07:53:56 BOARDS.
07:53:56 >>Howard Levitan: MARY, LET'S JUST BRING THAT ONE BACK THEN.
07:53:59 LET'S NOT APPROVE THAT D.O. RIGHT NOW.
07:54:03 >>Mary Gibbs: I THINK THE ISSUE, AND I DON'T WANT TO BRING
07:54:08 THIS UP AT THE LAST MINUTE, BUT I KNOW THEY HAVE A
07:54:10 CONTRACTUAL ISSUE AND THE TIMING IS SUCH THAT THEY WANTED TO
07:54:14 GET THE DEVELOPMENT ORDER APPROVED TONIGHT.
07:54:17 >>Howard Levitan: I'M TALKING ABOUT THE DEVELOPMENT ORDER
07:54:19 FOR THE MONUMENT SIGN.
07:54:20 >>Mary Gibbs: OKAY.
07:54:21 THAT'S FINE.

07:54:22 THAT CAN COME BACK WITH DETAILS.
07:54:24 SURE.
07:54:25 BECAUSE I DIDN'T SEE ANY OF THE DETAILS FOR THAT.
07:54:29 >>Kristin Jeannin: THEY ARE RIGHT HERE.
07:54:34 >>Mary Gibbs: WELL, I NEED TO LOOK AT THEM.
07:54:37 >> I DON'T REMEMBER IF THERE IS A COLOR CODE TO THAT OR NOT.
07:54:45 >>Jim Wallace: I ONLY HAVE ONE COMMENT ON THE SIGN.
07:54:50 DO YOU REALLY NEED THAT THIRD COLUMN AND THE RAILING IN
07:54:55 BETWEEN?
07:54:57 IS THERE A FUNCTION THERE?
07:55:00 I THINK IT'S SO MUCH CLEANER WITHOUT IT.
07:55:04 >>Craig Kimmel: THAT WAS INTENDED TO AT LEAST GIVE IT

07:55:07 DIVERSITY FROM THE OTHER SIGN, GIVE IT A LITTLE MORE MASS
07:55:09 AND A LITTLE MORE STANDARD.
07:55:10 IS IT NEEDED OR NOT?
07:55:12 FROM A FUNCTIONAL STANDPOINT, IT'S NOT NEEDED.
07:55:14 IT WAS JUST THERE TO GIVE IT A LITTLE MORE EMPHASIS THAN THE
07:55:18 OTHER SIGN ON SANDY.
07:55:19 >>Jim Wallace: SOMETIMES LESS IS MORE.
07:55:20 >>Craig Kimmel: THE FACT THAT WE'RE BRINGING IT BACK, WE CAN
07:55:28 HAVE A RESOUND DISCUSSION ON THE SIGN AT THAT TIME.
07:55:31 >>Jim Wallace: I JUST THINK THE --
07:55:34 >>Craig Kimmel: IF WE WANT TO TAKE THAT THING OUT, WE'LL GET
07:55:36 IT OUT OF THERE.
07:55:45 >>Scotty Wood: ANYTHING ELSE?
07:55:47 >>Mary Gibbs: SO MY UNDERSTANDING --
07:55:51 >>Craig Kimmel: TALKING ABOUT THIS, JIM.
07:55:53 YOU JUST DON'T LIKE THAT ELEMENT BACK HERE.
07:55:55 >>Jim Wallace: THE ONE ON THE RIGHT.
07:56:01 >>Craig Kimmel: THESE TWO SIGNS ARE PRETTY MUCH THE SAME.
07:56:03 THIS ONE IS A LITTLE LONGER.
07:56:06 BUT THAT WAS THERE REALLY TO GIVE IT A LITTLE MORE
07:56:08 DIVERSITY.
07:56:09 TAKING IT OUT --
07:56:12 >>Jim Wallace: I UNDERSTAND YOU'RE TRYING TO MAKE IT OLD
07:56:14 FLORIDA.
07:56:14 CONSISTENT WITH THE ARCHITECTURE.

07:56:15 APPRECIATE THAT.
07:56:18 >>Kristin Jeannin: I KIND OF LIKE IT.
07:56:20 GIVES IT A MORE RESIDENTIAL FEEL.
07:56:22 >>Craig Kimmel: DOES GIVE IT A RESIDENTIAL FEEL.
07:56:25 AGAIN, WE CAN HAVE A NICE ROUND-ROBIN DISCUSSION WHEN WE
07:56:28 BRING THAT BACK.
07:56:30 >>Scotty Wood: MARY, ARE YOU COMFORTABLE WITH THE
07:56:32 STIPULATIONS THAT WE'VE DISCUSSED?
07:56:34 >>Mary Gibbs: MY UNDERSTANDING AND THE MOTION WOULD BE THAT

07:56:36 YOU WOULD APPROVE IT WITH ADDED STIPULATIONS IN ADDITION TO
07:56:40 WHAT THE STAFF TYPICALLY DOES, ABOUT THE VERTICAL COLOR
07:56:45 PATTERNS CHANGING AND THEN THE CONDITION ABOUT THE
07:56:48 PICKLEBALL AND THE BOCCE.
07:56:53 AND THEN THE MONUMENT SIGNS ARE NOT APPROVED TONIGHT.
07:56:55 THEY'LL JUST COME BACK AT A LATER DATE.
07:57:00 >>Kristin Jeannin: DOES THAT INCLUDE THE TOWER OR JUST THE
07:57:02 MONUMENT SIGN?
07:57:04 TOWER IS GOOD.
07:57:06 >>Mary Gibbs: WELL, THE TOWER DETAILS WOULD BE COMING
07:57:08 BACK --
07:57:09 >> IT'S NOT IN THIS PHASE.
07:57:14 >>Scotty Wood: CAN I HAVE A MOTION TO THAT EFFECT?
07:57:18 >>Nancy Stroud: I'M SORRY.
07:57:19 I HAD TO UNMUTE MYSELF.
07:57:21 THE COLOR CHOICES WILL BE APPROVED BY STAFF AFTER THEY ARE

07:57:24 MODIFIED BY THE APPLICANT?
07:57:33 >>Howard Levitan: YES.
07:57:36 >>Mary Gibbs: IF WE THINK THERE IS A PROBLEM, WE CAN BRING
07:57:38 IT BACK.
07:57:39 IF NOT, WE CAN JUST APPROVE IT.
07:57:41 >>Nancy Stroud: YES, YOU CAN ALWAYS BRING IT BACK.
07:57:44 I WANT TO BE SURE THAT YOU'RE AUTHORIZED TO APPROVE IT.
07:57:54 >>Anthony Gargano: I MAKE A MOTION THAT WE GRANT THE
07:57:56 DEVELOPMENT ORDER THAT WE APPROVE THE DEVELOPMENT ORDER
07:58:00 BASED ON THE STIPULATIONS IN THE STAFF DOCUMENT AND THE
07:58:08 ADDITIONAL STIPULATIONS DISCUSSED TONIGHT, WHICH MARY WILL
07:58:11 NOW ENUMERATE.
07:58:14 >>Mary Gibbs: WE STATED IT BEFORE, SO I THINK WE CAN REWRITE
07:58:18 IT.
07:58:18 I DIDN'T TAKE VERY GOOD NOTES.
07:58:21 I HAVE TO GO BACK TO THE TRANSCRIPT.
07:58:28 >>Anthony Gargano: MOTION THAT WE APPROVE THE DEVELOPMENT
07:58:30 ORDER WITH THE STIPULATIONS BY STAFF.
07:58:36 >>Howard Levitan: AND THE STIPULATIONS THAT WE TALKED ABOUT
07:58:37 TONIGHT.
07:58:41 >>Anthony Gargano: AS DISCUSSED WITH THE STIPULATIONS THAT
07:58:43 WERE ORIGINALLY PROPOSED AND THE ADDITIONAL STIPULATIONS
07:58:45 THAT WERE DISCUSSED TONIGHT.
07:58:47 >>Mary Gibbs: WHICH IS THEY'LL CHANGE THE VERTICAL COLOR
07:58:50 PATTERN AS WE COMMENTED ON EARLIER AND THEN A STIPULATION, A

07:58:56 CONDITION ABOUT NO PICKLEBALL, AND THEN THERE WOULD BE SOME
07:59:00 HOURS, THERE WOULD BE SOME HOURS OF OPERATION OR SOMETHING
07:59:02 RELATED TO THE BOCCE.
07:59:04 AND THE LIGHTING.
07:59:09 >>Nancy Stroud: BOCCE AND THE TENNIS.

07:59:14 >>Kristin Jeannin: I'LL SECOND.
07:59:15 >>Scotty Wood: DO I HAVE A SECOND?
07:59:17 >>Marlene Naratil: I SECOND THAT.
07:59:20 >>Scotty Wood: ANY FURTHER DISCUSSION?
07:59:21 ROLL CALL.
07:59:25 >>Anthony Gargano: AYE.
07:59:28 >>Kristin Jeannin: YES.
07:59:29 >>Barry Jones: AYE.
07:59:35 >>Marlene Naratil: YES.
07:59:38 >> BOARD MEMBER SHEELEY IS ABSENT.
07:59:39 BOARD MEMBER TATOOLES.
07:59:43 >>James Tatooles: YES.
07:59:45 >>Jim Wallace: YES.
07:59:47 >>Howard Levitan: YES.
07:59:48 >>Scotty Wood: YES.
07:59:59 [APPLAUSE]
08:00:14 >>Scotty Wood: WE'RE NOT LEAVING YET.
08:00:51 >>Mary Gibbs: WE'RE TRYING TO CLEAR THE ROOM OUT SO WE CAN
08:00:53 GET BACK TO THE --
08:01:12 >>Scotty Wood: OKAY.

08:01:14 OUR NEXT ITEM IS ENTITLED CONFLICT OF INTEREST.
08:01:19 YOU'LL RECALL THAT AT OUR PREVIOUS MEETING WE HAD A
08:01:22 DISCUSSION ABOUT THIS, AND WE ASKED MARY AND NANCY TO WORK
08:01:26 ON THE MATTER AND TO DEVELOP SOME BACKGROUND, DO SOME
08:01:31 RESEARCH, ET CETERA.
08:01:32 SO I'M GOING TO TURN IT OVER TO MARY AND NANCY.
08:01:36 I DON'T KNOW WHO WANTS TO GO FIRST.
08:01:39 >>Mary Gibbs: NANCY DOES.
08:01:42 >>Nancy Stroud: FIRST I WANT TO BE SURE THAT THERE'S NO
08:01:44 ADDITIONAL PUBLIC INPUT.
08:01:45 I'M NOT THERE TO SEE IF THERE'S ANY PUBLIC.
08:01:48 >>Tammy Duran: THERE'S NO PUBLIC.
08:01:50 WE'RE GOOD.
08:01:50 >>Nancy Stroud: OKAY.
08:01:52 JUST TO BE CLEAR.
08:01:53 WELL, YOU DID ASK -- THE BOARD DID ASK US TO PUT A MEMO
08:01:59 TOGETHER WITH SOME OPTIONS BASED ON OUR DISCUSSION AT OUR
08:02:04 LAST MEETING, I GUESS, WHERE I EXPLAINED THE -- AND THE
08:02:09 RESEARCH THAT I COMPLETED.
08:02:10 AND SO WE -- I DID PREPARE THAT MEMO AND MARY ALSO HAD SOME
08:02:19 COMMENTS ON IT AND HELPED.
08:02:23 GENERALLY, AS A QUICK REVIEW, THE FLORIDA ETHICS CODE
08:02:29 PROVIDES THAT IT'S A CONFLICT OF INTEREST FOR A BOARD MEMBER
08:02:34 TO REPRESENT THEIR BUSINESS CLIENTS BEFORE THE SAME BOARD.
08:02:37 NEITHER CAN THEIR FIRMS REPRESENT BUSINESS CLIENTS BEFORE

08:02:44 THE BOARD.

08:02:45 BUT THE CODE ALSO HAS AN EXCEPTION THAT'S BEEN RECOGNIZED BY
08:02:50 THE COMMISSION ON ETHICS FOR CERTAIN TYPES OF BOARDS WHERE
08:02:55 THERE ARE REQUIRED AND DESIGNATED PROFESSIONALS IN THE
08:03:02 ORDINANCE THAT CREATES THEM.
08:03:03 IN THAT CASE, THOSE DESIGNATED NAMED PROFESSIONALS ACTUALLY
08:03:12 HAVE A WAIVER OR EXCEPTION SO THAT THEY COULD REPRESENT
08:03:18 CLIENTS BEFORE THE BOARD.
08:03:20 BUT, OF COURSE, COULD NOT VOTE AS A BOARD MEMBER ON THE
08:03:24 CLIENT'S APPLICATIONS.
08:03:26 GIVEN THAT BACKGROUND, WE THOUGHT ABOUT THE PROS AND CONS OF
08:03:36 GOING BACK TO THE ORIGINAL COMPOSITION THAT WE HAD WHERE WE
08:03:42 HAD DESIGNATED MEMBERS OF THE DESIGN REVIEW BOARD AND WHAT
08:03:47 THAT MIGHT MEAN.
08:03:51 WE KNOW THAT ORIGINALLY BEFORE THE CONSOLIDATION, THERE WERE
08:03:57 SOME CONCERNS THAT ALLOWING A BOARD MEMBER TO GO BEFORE THE
08:04:05 BOARD WITH A CLIENT DIDN'T FEEL QUITE RIGHT.
08:04:11 THERE WAS CONCERN THAT SOME MEMBERS COULD DO THAT AND OTHERS
08:04:15 CAN'T AND MAYBE THAT WAS DISRUPTIVE TO THE BOARD'S COHESION.
08:04:19 BUT ON THE NEGATIVE SIDE, IT'S A CHALLENGE TO FIND VOLUNTEER
08:04:24 PROFESSIONAL MEMBERS WHO ARE WILLING TO FOREGO BUSINESS
08:04:27 OPPORTUNITIES IN THE VILLAGE.
08:04:28 AND WE HAD SOME DISCUSSION ABOUT THAT AT THE LAST MEETING.
08:04:30 SO THOSE ARE SORT OF THE PROS AND CONS OF STAYING -- OF
08:04:37 GOING BACK TO A BOARD THAT DESIGNATES SEATS.

08:04:44 IF THERE IS A COMPROMISE TO BE FOUND, IF THERE'S TO BE A
08:04:51 CHANGE TO THE CURRENT SITUATION WHERE THERE ARE NOT
08:04:53 DESIGNATED SEATS, THEN THERE ARE DIFFERENT WAYS THAT THAT
08:04:58 COULD BE DONE.
08:04:59 AND WE'VE JUST SET OUT A FEW OF THE VARIATIONS THE BOARD
08:05:03 MIGHT ACTUALLY THINK OF SOME MORE.
08:05:09 FOR EXAMPLE, YOU SEE IN THE MEMO THE COUNCIL COULD CHANGE
08:05:15 THE ORDINANCE CREATING THE BOARD TO DESIGNATE CERTAIN
08:05:21 PROFESSIONAL MEMBERS AND SAY THAT THEY CAN REPRESENT CLIENTS
08:05:26 IN ALL MEETINGS OF THE BOARD, AND THEY MIGHT CHOOSE THAT,
08:05:30 OKAY, IT'S VERY IMPORTANT TO HAVE, SAY, AN ARCHITECT, BUT
08:05:35 MAYBE NOT SO IMPORTANT TO HAVE A DESIGNATED OTHER
08:05:40 PROFESSIONAL MEMBER.
08:05:43 AND THEN THERE'S A WAY TO APPROACH THIS TO SAY THAT, WELL,
08:05:54 MAYBE THE DESIGNATED PROFESSIONAL MEMBERS COULD ONLY
08:05:58 REPRESENT CLIENTS AT PUBLIC INFORMATION MEETINGS, BUT NOT AT
08:06:05 ANYTHING OTHER THAN THAT, NOT IN THE PUBLIC HEARINGS, OR
08:06:11 THAT THE MEMBERS CANNOT REPRESENT THE CLIENTS, BUT THE FIRMS
08:06:14 CAN.
08:06:17 ONE THING THAT WE -- THAT MARY LEARNED IN INTERVIEWING A FEW
08:06:24 OTHER BOARD STAFF TO BOARDS LIKE THIS IN OTHER COMMUNITIES
08:06:28 IS THAT IT SEEMS TO BE A PRETTY COMMON PRACTICE THAT EVEN IF
08:06:35 THERE IS A DESIGNATED BOARD MEMBER AND IT'S SET UP TO BE

08:06:39 LIKE ORIGINALLY WE SET THE DESIGN REVIEW BOARD UP, AS A
08:06:43 MATTER OF PRACTICE, THE COMMUNITIES REALLY FEEL

08:06:46 UNCOMFORTABLE LETTING BOARD MEMBERS DO THAT MORE THAN ONE OR
08:06:50 TWO TIMES.
08:06:50 AND THEN THEY ASK BOARD MEMBERS TO BASICALLY NOT DO IT OR
08:06:57 RESIGN.
08:07:00 YOU COULD LIMIT THE NUMBER OF TIMES THAT A MEMBER COULD DO
08:07:02 THAT.
08:07:04 AND THERE MAY BE OTHER OPTIONS.
08:07:06 I'M NOT SURE THAT THE BOARD NEEDS TO DECIDE TONIGHT, BUT I
08:07:12 THINK IT'S IMPORTANT FOR YOU TO BE THINKING ABOUT THESE
08:07:16 OPTIONS.
08:07:19 THE COUNCIL KNOWS THAT THIS ITEM IS COMING UP BEFORE THE
08:07:23 BOARD, AND I THINK IS EXPECTING AT SOME POINT IN THE NEAR
08:07:27 FUTURE TO HAVE A RECOMMENDATION AND DISCUSSION THEMSELVES
08:07:34 ABOUT WHETHER OR NOT TO CHANGE THE EXISTING SITUATION.
08:07:39 WITH THAT, MARY, I DON'T KNOW IF YOU WANT TO ADD ANYTHING.
08:07:46 >>Mary Gibbs: WELL, I WOULD ADD THAT WE BRIEFED THE COUNCIL
08:07:51 LAST WEEK AT THEIR MEETING JUST SO THAT THEY WOULD KNOW THIS
08:07:55 ISSUE HAD OCCURRED AND WE TOLD THEM -- WE GAVE THEM THE SAME
08:07:59 MEMO THAT WE SENT TO YOU THAT NANCY DID, AND WE JUST BRIEFED
08:08:03 THEM AND WE SAID IT WAS COMING UP AT THE PLANNING, ZONING
08:08:06 AND DESIGN BOARD FOR A DISCUSSION, BUT WE WANTED THEM TO BE
08:08:09 AWARE OF IT AND THAT THERE MIGHT BE SOME RECOMMENDATION
08:08:12 COMING FORTH FROM YOU ALL, AND THEY SAID, OKAY, THEY ARE
08:08:15 INTERESTED TO HEAR WHAT YOU ALL COME UP WITH.
08:08:17 AGAIN, THEY DID NOT SAY WE NEED TO KNOW RIGHT AWAY.

08:08:20 THEY JUST SAID, OKAY, WHEN YOU ALL CONSIDER IT, THEY'LL BE
08:08:26 LOOKING FORWARD TO HEARING WHAT YOU HAVE TO SAY.
08:08:31 >>Scotty Wood: I DID TALK WITH SOME OF THE COUNCIL MEMBERS
08:08:33 BECAUSE I WAS AT THAT MEETING.
08:08:36 AND I WOULD JUST SAY THAT I THINK THE SENSE OF THE COUNCIL
08:08:40 IS THAT THEY WOULD LIKE TO SEE SOMETHING WHERE WE CAN HAVE
08:08:45 ACCESS IN SOME FORM TO PROFESSIONAL EXPERTISE, BUT TO HAVE
08:08:50 IN PLACE SIGNIFICANT SAFEGUARDS AS TO CONFLICT OF INTEREST
08:08:58 SUCH THAT THE PUBLIC VIEW OF WHAT THE BOARD DOES AND WHO IT
08:09:02 DOES IT WITH IS CLEAN.
08:09:04 THIS IS NOT AN ITEM THAT IS URGENT.
08:09:12 SOMETHING WE NEED TO THINK ABOUT AND STUDY THE MATERIAL THAT
08:09:14 NANCY AND MARY HAVE PUT TOGETHER AND COME UP WITH ANY OTHER
08:09:20 IDEAS, AND THEN IT CAN COME BACK AT SOME FUTURE MEETING, AND
08:09:25 WE CAN TAKE IT UP AND TRY AND COME UP WITH SOME KIND OF A
08:09:29 RECOMMENDATION THAT WOULD GO BACK TO COUNCIL.
08:09:32 THIS WOULD BE SOMETHING THAT WOULD GO TO COUNCIL.
08:09:37 ANY OTHER COMMENTS?
08:09:41 >>Howard Levitan: I'D LIKE TO COMMENT, SCOTTY.

08:09:43 IS THAT OKAY?
08:09:46 >>Scotty Wood: YEAH.
08:09:48 >>Howard Levitan: I JUST WANTED TO TALK A LITTLE BIT ABOUT
08:09:52 WHERE -- HOW WE GOT HERE.
08:09:54 THIS ISSUE HAS BEEN KICKING AROUND SINCE THE VERY BEGINNING.
08:10:04 AND THE PROBLEM OF PROFESSIONALS ON THE DESIGN REVIEW BOARD

08:10:10 WHO STEP DOWN AND REPRESENTED CLIENTS BEFORE THE BOARD OR
08:10:16 BEFORE COUNCIL HAS BEEN PROBLEMATIC.
08:10:22 AND IT GOT EVEN WORSE WHEN WE HAD TWO ARCHITECTS APPOINTED
08:10:27 BECAUSE WE THEN HAD TO SAY TO ONE OF THEM THAT THE FIRST ONE
08:10:31 THEY GOT APPOINTED WAS THE DESIGNATED ONE AND THE OTHER ONE
08:10:35 COULDN'T DO WHAT THE FIRST ONE COULD DO.
08:10:39 IT GOT TO THE POINT WHERE SEVERAL MEMBERS OF THE PRIOR --
08:10:47 I'M GETTING A LOT OF FEEDBACK, TOO -- PRIOR DESIGN REVIEW
08:10:51 BOARD WERE NOT REAPPOINTED.
08:10:57 AND THAT WAS I THINK PRIMARILY BECAUSE OF THEIR
08:11:04 REPRESENTATION OF CLIENTS.
08:11:07 SO THIS ISN'T A NEW ISSUE.
08:11:13 I LOOKED AT THE ETHICS COMMITTEE WRITINGS THAT NANCY HAS
08:11:20 PROVIDED US AND OTHERS, AND IT APPEARED TO ME LIKE THEY ARE
08:11:25 TAKING A HARDER LINE RECENTLY ON THIS.
08:11:30 THE EXCEPTION IS REALLY WRITTEN INTO STATUTE, AND THEY WERE
08:11:34 JUST INTERPRETING IT.
08:11:35 BUT IN ANY EVENT, WE HASHED THIS AROUND AT THE TIME OF THE
08:11:41 LAND DEVELOPMENT CODE ADOPTION, AND WE ACTUALLY HELD A
08:11:46 HEARING BEFORE THE BOARD, BEFORE THE COUNCIL, AND THIS WAS
08:11:51 ONE OF THE TOPICS BECAUSE WE CHANGED THE MEMBERSHIP IN THE
08:11:58 LAND DEVELOPMENT CODE FROM WHAT HAD BEEN IN THE ORIGINAL
08:12:01 ORDINANCE TO ELIMINATE THE SPECIFIC DESIGNATIONS.
08:12:10 WE FELT THAT WE JUST COULDN'T SOLVE THIS ISSUE.
08:12:13 NO MATTER WHAT WE DID, THE PUBLIC WAS GOING TO HAVE THIS

08:12:17 PERCEPTION THAT WHEN SOMEBODY STEPS DOWN FROM THE PODIUM AND
08:12:27 STANDS UP IN FRONT OF THE BOARD WHO THEY WORK WITH AS A
08:12:33 BOARD AND REPRESENTS A PRIVATE CLIENT, THAT WASN'T RIGHT.
08:12:39 I DON'T KNOW OF ONE INSTANCE IN ESTERO THAT I COULD
08:12:42 TRUTHFULLY SAY THAT ANY OF THE PEOPLE THAT DID THAT AS
08:12:48 PROFESSIONALS HAD ANY REAL CONFLICTS OF INTEREST OTHER THAN
08:12:53 THE FACT THAT THEY WERE GETTING PAID FOR DOING A
08:12:56 PROFESSIONAL JOB.
08:12:58 SO THERE WASN'T ANY ACTUAL PROBLEM.
08:13:02 IT WAS THE PUBLIC PERCEPTION OF THE PROBLEM, AND THERE WERE
08:13:06 SEVERAL PEOPLE ON COUNCIL, INCLUDING MYSELF, THAT JUST
08:13:08 DIDN'T LIKE IT.
08:13:10 IT DIDN'T LOOK RIGHT FOR A NEW COMMUNITY WITH NEW BOARDS AND
08:13:16 A NEW WAY OF, I HOPE, DOING THINGS.
08:13:20 I GUESS WHAT I WOULD SAY IS WE CAN COME UP WITH A LOT OF

08:13:25 DIFFERENT ALTERNATIVES, BUT I THINK THE MORE DIFFICULT
08:13:30 SITUATION OF ALL OF THEM ARE THE SITUATION WHERE A LARGE --
08:13:37 A PERSON WHO IS ON THE BOARD WORKS FOR A LARGE FIRM AND
08:13:42 WHETHER THAT PERSON DOESN'T MAKE THE PRESENTATION OR HIS
08:13:45 PARTNER OR ASSOCIATE MAKES THE PRESENTATION, DOESN'T SEEM TO
08:13:51 MATTER TO ME.
08:13:52 IT'S THAT COMPANY GETTING MONEY FOR REPRESENTING A CLIENT
08:13:57 WHERE THEY HAVE INFORMATION ABOUT HOW THE BOARD WORKS AND
08:14:02 HOW THE PEOPLE VOTE AND WHO KNOWS WHAT.
08:14:07 AND IT JUST DOESN'T SEEM RIGHT FOR ESTERO.

08:14:12 SO I GUESS I WOULD TAKE THE POSITION THAT I THINK WE OUGHT
08:14:14 TO LEAVE THINGS THE WAY THEY ARE, KNOWING THAT THAT HAS --
08:14:19 GIVES US SOME DIFFICULTY IN FINDING GOOD PEOPLE LIKE WE HAVE
08:14:25 TO HELP US OUT, BUT I THINK IT'S THE BETTER COURSE OF
08:14:31 ACTION.
08:14:32 THAT'S JUST MY PERSONAL OPINION.
08:14:35 THE COUNCIL MAY FEEL DIFFERENTLY.
08:14:37 IT'S A NEW COUNCIL.
08:14:40 YOU MAY GET A DIFFERENT REACTION.
08:14:42 >>Scotty Wood: SO NOTED.
08:14:43 ANYONE ELSE?
08:14:45 >>Jim Wallace: YEAH, I ACTUALLY HAVE TO SAY, ALTHOUGH
08:14:49 TONIGHT I AGREED WITH HOWARD ON MANY ISSUES, THIS IS NOT ONE
08:14:53 OF THEM.
08:14:53 I THINK THE EXACT OPPOSITE, THAT PRETTY SOON YOU'RE GOING TO
08:15:01 HAVE GENOVA IN FRONT OF YOU.
08:15:03 I GUESS THAT MEANS I SHOULD RESIGN.
08:15:05 AND I GUESS IF WE GET BARRY TO DO ANY WORK ON IT, THAT HE
08:15:10 SHOULD RESIGN.
08:15:12 IF WE FIND OUT THAT KRISTIN CAN DO A GOOD JOB FOR US, SHE
08:15:16 SHOULD RESIGN.
08:15:18 I THINK FROM THE POINT OF VIEW THAT -- I DON'T THINK, AND I
08:15:26 THINK, HOWARD, YOU JUST AGREED WITH THAT, THAT WE HAVEN'T
08:15:29 REALLY HAD REAL CONFLICT OF INTEREST.
08:15:32 IT IS THE PERCEPTION OF CONFLICT OF INTEREST.

08:15:36 WHEN GENOVA COMES UP BEFORE THIS COMMITTEE OR THIS BOARD, I
08:15:42 WON'T BE ABLE TO COMMENT, AND I WON'T BE ABLE TO VOTE ON IT,
08:15:45 AND I THINK THAT'S APPROPRIATE.
08:15:47 BUT I'M CERTAINLY GOING TO TALK TO MY PARTNERS ABOUT WHAT
08:15:52 THEY ARE DOING RIGHT OR WHAT THEY ARE NOT DOING RIGHT WITH
08:15:55 THE DEVELOPMENT.
08:15:58 I THINK IF WE DON'T HAVE BOARD MEMBERS THAT WE FEEL HAVE THE
08:16:06 INTELLECTUAL INTEGRITY AND HONESTY TO RECUSE THEMSELVES AND
08:16:13 TO STEP ASIDE WHEN THERE IS A CONFLICT OF INTEREST, THEN WE
08:16:18 SHOULDN'T INVITE THEM TO BE PART OF THE BOARD.
08:16:20 IF YOU THINK THAT I CAN'T BE HONEST ABOUT MY OPINIONS, THEN

08:16:25 YOU NEVER SHOULD HAVE ASKED ME TO BE A MEMBER OF THIS BOARD.
08:16:29 AND I CAN'T SPEAK FOR BARRY OR KRISTIN OR FOR MICHAEL, BUT
08:16:35 THEY ARE CERTIFIED, LICENSED PROFESSIONALS IN THE STATE OF
08:16:40 FLORIDA, AND I THINK THE BOARD HAS TO MAKE A DECISION
08:16:46 WHETHER YOU WANT THE QUALITY OF RECOMMENDATIONS TO THE
08:16:49 COUNCIL OR DO WE WANT TO PLAY THE POLITICAL GAME OF
08:16:53 PERCEPTION TO THE PUBLIC.
08:16:56 AND I THINK THAT'S A BIG DECISION WE HAVE TO MAKE, AND I
08:17:00 CERTAINLY THINK THAT THE QUALITY -- WE'VE PROVEN IN ESTERO
08:17:05 BY HAVING QUALITY PEOPLE ON OUR BOARDS AND COUNCILS WE HAVE
08:17:08 A BEAUTIFUL COMMUNITY AND A COMMUNITY THAT HAS GOOD LAND
08:17:13 DEVELOPMENT CODE AND A WHOLE LOT OF OTHER THINGS.
08:17:15 I THINK IF WE MOVE AWAY FROM THAT, WE'RE GOING TO END UP
08:17:18 WITH A LESS COMPREHENSIVE, A LESS -- A WEAKER BOARD, AND I

08:17:26 THINK WE WILL WREAK THE RESULTS OF THAT.
08:17:34 I TOTALLY DISAGREE.
08:17:36 I THINK IT SHOULD BE THAT PEOPLE CAN RECUSE THEMSELVES, AND
08:17:41 IF WE DON'T BELIEVE THAT THE PROFESSIONALS THAT WE ASK TO
08:17:43 JOIN THIS BOARD CAN DO THAT AND MAINTAIN THEIR INTELLECTUAL
08:17:48 HONESTY, THEN WE SHOULD NOT HAVE ASKED THEM TO JOIN OR WE
08:17:53 SHOULD ASK THEM TO RESIGN.
08:17:56 THIS IS NOT A POLITICAL GAME, I DON'T THINK.
08:18:00 >>Kristin Jeannin: I WOULD JUST ADD TO THAT AND SAY THAT I
08:18:02 THINK THAT IF WE KEEP THINGS THE WAY THAT THEY ARE AND DON'T
08:18:05 FIND SOME KIND OF A COMPROMISE ON IT, I THINK THAT WHAT YOU
08:18:09 WOULD HAVE IS AN ATTRITION OF PEOPLE OF PROFESSIONALS HAVING
08:18:15 TO RECUSE THEMSELVES BECAUSE OUR LIVELIHOODS ARE IMPORTANT,
08:18:20 RIGHT?
08:18:21 AND THE GROWTH OF OUR BUSINESSES ARE IMPORTANT.
08:18:23 SO IF WE HAVE PROJECTS THAT WOULD COME BEFORE THIS BOARD,
08:18:27 THEN WE HAVE A REAL DECISION TO MAKE, AND IT'S NOT REALLY A
08:18:31 HARD DECISION.
08:18:31 I OBVIOUSLY AM HONORED TO BE A PART OF THIS BOARD, BUT I
08:18:37 HAVE A FAMILY AND A CAREER AND THOSE THINGS ARE JUST ABOVE
08:18:42 THAT.
08:18:42 SO I THINK THAT, YOU KNOW, THE PROFESSIONALS HERE OBVIOUSLY
08:18:50 ADD SOMETHING TO WHAT WE OFFER HERE.
08:18:56 SO I THINK THAT THERE'S SOME KIND OF COMPROMISE THAT CAN BE
08:18:59 MADE AND CONSIDERATION THAT SHOULD BE DISCUSSED FURTHER.

08:19:04 >>Barry Jones: I WOULD AGREE --
08:19:11 >>Anthony Gargano: FIRST OF ALL, I'M NOT A PROFESSIONAL.
08:19:13 THE CONFLICT OF INTEREST DOESN'T IMPACT ME THE WAY IT DOES
08:19:16 THE PROFESSIONALS ON THIS BOARD.
08:19:18 I'VE HAD THE OPPORTUNITY TO BE ON THE PLANNING AND ZONING
08:19:24 BOARD FOR MANY YEARS AND ON THIS NEW COMBINED BOARD SINCE
08:19:31 IT'S BEEN FORMED.

08:19:33 AND I'VE ALWAYS BEEN IMPRESSED WITH THE PROFESSIONALISM OF
08:19:38 THE PROFESSIONALS THAT ARE ON THIS BOARD AND THE VALUE THAT
08:19:43 THEY PROVIDE.
08:19:46 I DO AGREE WITH HOWARD ON THE PROBLEM OF PERCEPTION, PUBLIC
08:19:54 PERCEPTION IN SOME ISSUES, BECAUSE I SAW IT WHEN I WAS ON
08:19:59 PLANNING AND ZONING EARLY ON.
08:20:03 THERE WERE COMMENTS MADE TO ME ABOUT ONE PARTICULAR
08:20:09 PROFESSIONAL ON THE PLANNING AND ZONING BOARD BY MEMBERS OF
08:20:12 THE PUBLIC.
08:20:13 SO I THINK PUBLIC PERCEPTION IS A REAL ISSUE AND DOES NEED
08:20:19 TO BE ADDRESSED.
08:20:20 BUT THE OTHER THING I WOULD SAY IS THAT THE PROFESSIONALS ON
08:20:27 THIS BOARD ARE INDEED PROFESSIONALS, AND I WOULD LIKE -- AND
08:20:32 YOU'RE VERY INTELLIGENT.
08:20:34 YOU UNDERSTAND THE NATURE OF THE PROBLEM, AND WHAT IS IT
08:20:39 THAT YOU WOULD PROPOSE AS A PROCESS OR A PROCEDURE TO
08:20:48 FOLLOW?
08:20:50 WHAT IS IT THAT WOULD SATISFY YOUR REQUIREMENTS AND ALSO

08:20:55 ADDRESS THE CLEAR AND, WELL, THE CLEAR PROBLEM OF PUBLIC
08:21:02 PERCEPTION.
08:21:09 >>James Tatooles: A PERCEPTION POINT OF VIEW, IF SOMEBODY IS
08:21:11 A PROFESSIONAL AND DOES HAVE A CONFLICT OF INTEREST AND
08:21:15 RECUSES HIMSELF, THAT SHOWS INTEGRITY.
08:21:17 SO PERCEPTION TO THE PUBLIC IS THERE IS INTEGRITY WHEN
08:21:23 SOMEBODY SAYS I CAN'T PARTICIPATE.
08:21:26 I GOT TO STEP DOWN.
08:21:27 IT SHOWS THAT WE'RE REALLY VERY CONCERNED ABOUT WHETHER OR
08:21:30 NOT WE SHOULD BE INVOLVED OR NOT IN DISCUSSION.
08:21:34 >>Marlene Naratil: WE HAVE TO TAKE THE OATH LIKE WHEN SCOTTY
08:21:40 ADMINISTERS, DO WE HAVE A CONFLICT OF INTEREST?
08:21:43 >>James Tatooles: WE ALL DO THAT WHEN YOU HAVE A HEARING
08:21:46 HERE.
08:21:47 WE DID TONIGHT, AND SO CONSEQUENTLY, WHAT DOES THAT MEAN?
08:21:52 IT HAS MEANING OR DOESN'T HAVE MEANING IF YOU SAY YOU HAVE A
08:21:55 CONFLICT OR NOT, OTHERWISE, WHY DO IT?
08:21:58 >>Marlene Naratil: AS WE'VE BEEN SAYING, THEY ARE
08:22:00 PROFESSIONALS.
08:22:00 THEY HAVE INTEGRITY.
08:22:03 THEY ARE NOT GOING TO JEOPARDIZE.
08:22:06 >>Anthony Gargano: I THINK WE OWE IT TO COUNCIL THAT THERE
08:22:10 IS SOME RECOMMENDED PROCESS OR PROCEDURE THAT THEY CAN ADOPT
08:22:17 AND THAT CAN BE POINTED TO.
08:22:23 >>Jim Wallace: ANTHONY, VERY HONESTLY, WE HAVE PEOPLE HERE

08:22:26 TONIGHT AND AT EVERY MEETING WHO DON'T AGREE WITH WHAT WE
08:22:30 THINK OR MAYBE WE APPROVE A PROJECT AND THEY DISAGREE WITH
08:22:34 IT BECAUSE THEY THINK THEY ARE GOING TO GET, I DON'T KNOW,

08:22:37 WHATEVER THEY THINK THEY ARE GOING TO GET OR LOSE.
08:22:39 ARE WE GOING TO KNEE JERK?
08:22:41 ARE WE GOING TO REACT TO EVERY ONE OF THOSE?
08:22:43 THERE'S ALWAYS GOING TO BE PEOPLE IN THE PUBLIC WHO DON'T
08:22:46 THINK WE'RE DOING THE RIGHT THING.
08:22:48 IN MY HEART, I BELIEVE THAT WE ARE.
08:22:51 AND I'VE SERVED ON THE DESIGN REVIEW COMMITTEE FOR I THINK
08:22:54 SIX YEARS OR EIGHT YEARS, HOWEVER MANY YEARS AND HERE AGAIN.
08:22:59 THE PAY IS OUTSTANDING AND THE PERKS ET CETERA, ARE
08:23:04 OUTSTANDING.
08:23:05 BUT I REALLY PRIDE MYSELF THAT I THINK I HAVE PERSONALLY
08:23:11 MADE A CONTRIBUTION TO ESTERO JUST AS ALL OF YOU HAVE AND
08:23:15 ALL OF THE PEOPLE WHO HAVE SERVED AND EVEN THE PEOPLE WHO
08:23:18 HAVEN'T WHO NO LONGER SERVE HAVE ALL MADE SUBSTANTIAL
08:23:21 CONTRIBUTIONS.
08:23:22 AND THEY DID IT WITH THE RIGHT INTENT.
08:23:26 THERE ARE ALWAYS GOING TO BE PEOPLE IN THE PUBLIC WHO FEEL
08:23:28 THAT WE MADE THE WRONG DECISION.
08:23:31 THEY MAY NOT LIKE, IF YOU LIKE OLD FLORIDA, MAYBE THEY HATE
08:23:35 OLD FLORIDA.
08:23:36 THIS ISN'T -- WE'RE NOT POLITICIANS HERE.
08:23:43 THE PURPOSE IS NOT TO BE LIKED.

08:23:45 THE PURPOSE IS TO MAKE THE RIGHT DECISIONS, THE RIGHT
08:23:48 RECOMMENDATIONS TO THE VILLAGE COUNCIL ON BEHALF OF ESTERO.
08:23:52 I BELIEVE THAT SO STRONGLY.
08:23:54 IF WE BECOME TICK THE BOX, WE MIGHT AS WELL PUT IT ON THE
08:24:01 COMPUTER AND DO AN APP FOR IT.
08:24:03 >>Anthony Gargano: I THINK YOU'RE OVERSIMPLIFYING, JIM.
08:24:06 I THINK THERE IS AN ISSUE AND I THINK THE ISSUE NEEDS TO BE
08:24:08 ADDRESSED.
08:24:08 I DON'T THINK IT'S A KNEE-JERK REACTION, AND I DON'T THINK
08:24:11 IT'S BEING OVERLY POLITICAL TO RESPOND TO THE CONCEPT OF
08:24:16 PUBLIC PERCEPTION AND OF THE IMAGE THAT EXISTS FOR ESTERO
08:24:23 AND HOW IT'S GOVERNED.
08:24:24 >>Barry Jones: ISN'T THE RECUSAL PROCESS A PROCESS ITSELF
08:24:29 THAT IS ALREADY IN PLACE THAT CAN BE UTILIZED?
08:24:31 I HEARD MR. LEVITAN BRING A COUPLE OF THINGS, PARTICULARLY
08:24:35 AT THE END, THAT INDICATED THAT IF WE SAT ON THE BOARD, WE
08:24:39 HAD SOME SORT OF INSIGHT INTO HOW THE BOARD OPERATES OR WHAT
08:24:44 PEOPLE THINK.
08:24:44 I'M NOT AWARE OF THIS BOARD DOING ANYTHING OUTSIDE OF THE
08:24:48 PUBLIC REALM THAT WOULD OFFER ME ANY ADDITIONAL INSIGHT
08:24:52 BECAUSE I SIT ON THE BOARD RATHER THAN ANYBODY THAT ATTENDED
08:24:56 OR WATCHED THE BOARD MEETINGS IN THE PUBLIC REALM.
08:24:59 SO I CAN'T AGREE THAT WE GAIN INSIGHT OR WE INFLUENCE THE
08:25:05 BOARD OR WE HAVE SOME SPECIAL THING THAT WE'RE BRINGING BACK
08:25:10 TO OUR FIRM THAT GIVES US SOME ADVANTAGE OR ANOTHER FIRM

08:25:14 THAT ALSO DOES BUSINESS IN THE VILLAGE.
08:25:16 FOR THE RECORD, I'M NO LONGER WITH HOLE MONTES.
08:25:23 THAT'S WHY I DIDN'T RECUSE MYSELF THIS EVENING.
08:25:26 WHEREVER I END UP, IF WE CANNOT -- IF MY FIRM CANNOT
08:25:35 PARTICIPATE IN THE BUSINESS HERE, AS BEEN SPOKEN BEFORE, WE
08:25:38 CAN'T GIVE UP OUR INCOME TO VOLUNTEER OUR SERVICES, AND I
08:25:43 THINK YOU'RE GOING TO LOSE A LOT OF INSIGHT INTO THESE
08:25:50 PROBLEMS THAT WE BRING TO THE TABLE.
08:25:56 >>Scotty Wood: I THINK IN AN EFFORT TO SUMMARIZE THIS,
08:26:00 EVERYONE ON THE BOARD HAS NOW MADE SOME COMMENT.
08:26:04 I THINK THE SENTIMENT OF THE BOARD BROADLY, GENERALLY, IS
08:26:10 THAT LICENSED PROFESSIONALS ARE AN ASSET TO ESTERO FIRST AND
08:26:18 TO THE BOARD.
08:26:20 BUT THAT THERE IS A PROBLEM WITH PUBLIC PERCEPTION, AND WE
08:26:25 NEED TO FIND SOME MIDDLE GROUND THAT ADDRESSES THE NEED FOR
08:26:32 THIS EXPERTISE, BUT AT THE SAME TIME AS I THINK I SAID
08:26:37 EARLIER, MAKES OUR WORK CLEAN FROM A PUBLIC PERCEPTION.
08:26:42 >>Jim Wallace: SCOTTY, WHY ISN'T RECUSING YOURSELF ENOUGH?
08:26:47 >>Scotty Wood: WELL, IT WORKS FOR A PUBLIC HEARING, BUT FOR
08:26:51 A P.I.M., WE HAVE NO SUCH REQUIREMENT.
08:26:56 >>Kristin Jeannin: HOW IS THAT REALLY THAT IMPACTFUL,
08:26:59 THOUGH?
08:26:59 ARE WE SWAYING HEARTS AND MINDS IN A PUBLIC HEARING?
08:27:02 OR A PUBLIC INFORMATION MEETING.
08:27:04 >>Scotty Wood: A LOT OF YOUR P.I.M.s DO PRODUCE DIRECTION.

08:27:09 >>Howard Levitan: WAIT A MINUTE, WAIT A MINUTE, SCOTTY.
08:27:11 THE ISSUE IS, IF YOU HAVE IN THE LAND DEVELOPMENT CODE
08:27:15 DESIGNATED PROFESSIONALS, THEN THOSE PROFESSIONALS WOULD BE
08:27:20 ALLOWED UNDER THE EXCEPTION TO PRESENT TO THE BOARD.
08:27:26 IT ISN'T A QUESTION OF THEY HAVE TO RECUSE THEMSELVES.
08:27:29 THEY CAN'T VOTE ON THE MATTER, BUT THEY CAN STEP DOWN AND
08:27:32 PRESENT, AND THAT'S THE PROBLEM.
08:27:34 THAT'S THE CHOICE.
08:27:38 YOU CAN LIMIT THAT.
08:27:39 YOU CAN SAY YOU'RE NOT ALLOWED TO DO THAT.
08:27:44 ONE OF YOUR PARTNERS HAS TO DO THAT, BUT THAT STRIKES
08:27:46 AGAINST SMALL FIRMS.
08:27:52 WHO MAY NOT HAVE A PARTNER THAT CAN GET UP AND REPLACE HIM.
08:27:56 OR HER.
08:27:57 SO THIS IS A SLIPPERY SLOPE HERE.
08:28:01 I WISH THERE WAS A REAL EASY SOLUTION, BUT I THINK THE BOARD
08:28:07 WILL HAVE TO THINK ABOUT THIS AND MAYBE AS OPPOSED TO A
08:28:12 LAUNDRY LIST OF POSSIBILITIES, NANCY, AND MARY, YOU OUGHT TO
08:28:16 COME UP WITH A RECOMMENDATION.
08:28:19 AND THEN WE CAN KICK AROUND SOMETHING SPECIFIC OR THE BOARD
08:28:22 CAN KICK AROUND SOMETHING SPECIFIC THAT THEY MAY BE ABLE TO

08:28:27 REACH CONSENSUS ON.
08:28:28 I DON'T SEE US REACHING CONSENSUS TONIGHT.
08:28:30 I DON'T THINK THAT'S NECESSARY EITHER BECAUSE THIS IS A
08:28:34 DIFFICULT TOPIC.

08:28:35 THAT'S JUST MY TWO CENTS.
08:28:39 >>James Tatooles: MARY, IF YOU RECUSE YOURSELF, YOU ALSO
08:28:42 HAVE TO REMOVE YOURSELF AS A PRESENTER.
08:28:44 >>Kristin Jeannin: IF YOUR FIRM HAS THE PROJECT THAT'S BEING
08:28:48 PRESENTED AND YOU CAN'T PRESENT, I THINK THAT IF YOU HAVE --
08:28:53 EVEN IF YOU'RE A SMALL FIRM, WHICH I AM, BUT IT'S -- BUT I'M
08:28:58 NOT A SINGLE PERSON ON MY FIRM.
08:29:00 THAT WOULD BE THE ONLY CASE THAT THERE WOULD BE A PROBLEM,
08:29:02 BUT YOU COULD ALSO HIRE SOMEBODY TO REPRESENT YOUR FIRM IN
08:29:10 TERMS OF NOT BEING THE PERSON BUT STILL YOUR FIRM.
08:29:13 I CAN UNDERSTAND THERE IS A CONFLICT IN THAT.
08:29:15 I THINK IT GOES BACK TO --
08:29:18 >>Howard Levitan: IS THAT REALLY A GOOD SOLUTION FOR YOU?
08:29:23 YOU HAVE TO GO HIRE SOMEONE TO DO THAT WHEN -- WHAT'S YOUR
08:29:26 CLIENT GOING TO SAY TO YOU WHEN YOU TELL HIM, BUT, I'M
08:29:29 SORRY, I CAN'T MAKE THE PRESENTATION.
08:29:31 >>Kristin Jeannin: I DON'T THINK IT'S A GREAT -- I THINK
08:29:34 IT'S A POSSIBLE SOLUTION IN TERMS OF LIKE A SMALL DETAIL OF
08:29:37 THIS, RIGHT?
08:29:38 SO THAT IF WE ARE STILL ALLOWED TO MAKE PRESENTATIONS TO
08:29:41 THIS BOARD, THAT OUR FIRM CAN, BUT WE PERSONALLY CAN'T,
08:29:46 YEAH, I COACH PEOPLE ALL THE TIME ON MY TEAM AND CAN COACH
08:29:50 PEOPLE TO MAKE PRESENTATIONS AND OTHER PROFESSIONALS THAT
08:29:55 ARE HIRED.
08:29:58 I THINK THAT'S LIKE A SMALL PORTION OF THAT.

08:30:01 I DO THINK IT'S A POSSIBILITY.
08:30:07 >>Jim Wallace: WHAT ADVANTAGE DOES SOMEONE HAVE?
08:30:10 IF BARRY JONES PRESENTS THE CIVIL ENGINEERING OR JOHN SMITH
08:30:15 PRESENTS THE CIVIL ENGINEERING, JOHN SMITH IS A LOCAL CIVIL
08:30:19 ENGINEER.
08:30:20 HE UNDERSTANDS THE BOARD.
08:30:21 HE KNOWS THE BOARD.
08:30:22 HE KNOWS THE LAND DEVELOPMENT CODE.
08:30:24 HE KNOWS WHAT'S GOING TO BE REQUIRED.
08:30:25 SO WHAT ADVANTAGE DOES BARRY JONES HAVE BY PRESENTING IT
08:30:30 RATHER THAN JOHN SMITH?
08:30:31 I JUST DON'T SEE THE ADVANTAGE UNLESS ALL OF A SUDDEN WE GET
08:30:36 SPEAKERS, WE GET MEMBERS OF THE BOARD WHO ARE INCREDIBLE
08:30:40 PRESENTERS AND SPEAKERS AND HAVE SOME KIND OF MAGICAL
08:30:43 INSIGHT IN TERMS OF WHAT THE BOARD IS GOING TO ACCEPT.
08:30:45 I KEEP SEARCHING FOR WHAT IS THE ADVANTAGE THAT MICHAEL OR
08:30:50 BARRY OR KRISTIN WOULD HAVE IF THEY PRESENTED IT BUT DID NOT

08:30:56 -- WERE NOT ALLOWED TO VOTE ON IT.
08:30:58 >>Marlene Naratil: WELL, YOU VOTED FOR THEM BECAUSE YOU
08:31:00 DIDN'T WANT TO HURT THEIR FEELINGS BECAUSE WE KNOW THEM WELL
08:31:05 AND WE'RE NOT BASING IT ON THEIR EXPERTISE.
08:31:08 THAT'S WHAT SOMEBODY MIGHT SAY.
08:31:10 I WOULD SAY THAT'S HOGWASH.
08:31:12 I'M NOT GOING TO VOTE FOR SOMETHING THAT YOU'RE REPRESENTING
08:31:16 THAT I DON'T BELIEVE IN.

08:31:19 OR I THINK IS BAD.
08:31:20 I THINK ALL OF US ARE LIKE THAT.
08:31:22 WE HAVE TO LOOK AT EACH BOARD MEMBER AND SAY, WE'RE PEOPLE
08:31:26 OF INTEGRITY.
08:31:28 >>Jim Wallace: ARE WE SO WORRIED ABOUT WHAT THE PUBLIC IS
08:31:33 GOING TO SAY IF KRISTIN PRESENTS HERSELF?
08:31:38 >>Scotty Wood: LET ME MAKE A SUGGESTION OR A REQUEST.
08:31:44 IF YOU HAVE A SPECIFIC SUGGESTION THAT WE SHOULD CONSIDER,
08:31:50 TAKE IT IN WRITING TO NANCY AND TO MARY, BUT NOT TO ANY
08:31:54 MEMBER OF THE BOARD, DIRECTLY TO THEM AND THEN NANCY AND
08:31:59 MARY CAN AGGREGATE WHATEVER THEY GET.
08:32:02 THEY MIGHT GET ONE MEMO.
08:32:03 THEY MIGHT GET SIX MEMOS, PLUS WHATEVER ELSE THEY HAVE HEARD
08:32:09 TONIGHT AND THEN PUT TOGETHER A RECOMMENDATION THAT COULD
08:32:13 COME BACK TO THIS BOARD AT A FUTURE MEETING.
08:32:16 BUT I THINK IT'S IMPORTANT TO GO DIRECTLY TO NANCY AND TO
08:32:23 MARY AND NOT INCLUDE THE OTHER MEMBERS OF THE BOARD.
08:32:29 ONE OF THE RULES UNDER WHICH WE OPERATE.
08:32:30 WE ONLY CAN COMMUNICATE AMONGST OURSELVES IN A PUBLIC FORUM.
08:32:35 OKAY?
08:32:38 ARE YOU OKAY WITH THAT, NANCY?
08:32:43 STILL ON MUTE.
08:32:50 >>Nancy Stroud: DO YOU WANT TO PUT A TIME FRAME ON THAT?
08:32:53 >>Scotty Wood: LET'S PUT IN THE NEXT TWO WEEKS.
08:32:56 OR WEEK.

08:32:59 NEXT WEEK.
08:33:00 NEXT SEVEN DAYS, SOMETHING LIKE THAT.
08:33:07 >>Nancy Stroud: THERE'S NO HURRY ON IT, BUT I THINK IF WE
08:33:10 DON'T HAVE A TIME FRAME, WE'LL GET IT IN ODD TIMES.
08:33:14 >>Scotty Wood: WE'LL DO TWO WEEKS.
08:33:16 WE'LL DO TWO WEEKS.
08:33:19 THAT'S ON OR AROUND MARCH 23rd.
08:33:25 OKAY.
08:33:28 THAT CONCLUDES THAT ITEM.
08:33:30 AND THAT CONCLUDES OUR AGENDA, BUT I WANT TO TURN THIS
08:33:34 MEETING OVER TO HOWARD FOR A FINAL COMMENTARY.
08:33:39 GO AHEAD, HOWARD.
08:33:40 >>Howard Levitan: THANK YOU, SCOTTY.

08:33:41 UNFORTUNATELY, I AM NOT GOING TO BE ABLE TO HELP YOU FURTHER
08:33:48 ON THAT ISSUE.
08:33:49 ONE OF THE THINGS THAT HAS HAPPENED IN MY LIFE IS THAT MY
08:33:58 WIFE AND I HAVE SOLD OUR UNIT IN PELICAN SOUND AND ARE
08:34:04 RETURNING TO OUR HOME STATE OF MAINE FOR THE SUMMER AND
08:34:11 UNTIL THE FALL.
08:34:13 AND I HAVE ACCORDINGLY ADVISED THE COUNCIL AND THE VILLAGE
08:34:22 MANAGER THAT I AM GOING TO STEP DOWN FROM THE BOARD
08:34:26 EFFECTIVE AT THIS MEETING.
08:34:27 SO I WON'T BE ALONG FOR THE NEXT RIDE, AND I WISH YOU ALL
08:34:35 THE VERY, VERY BEST.
08:34:37 I THINK THIS BOARD IS REALLY STARTING TO COME TOGETHER, AND

08:34:42 THERE ARE LOTS OF ISSUES THAT STILL HAVE TO BE FACED IN
08:34:45 ESTERO AND WITH THE NEW LAND DEVELOPMENT CODE AND COMP PLAN,
08:34:49 AND I'M SURE YOU GUYS ARE UP TO THE TASK.
08:34:51 >>James Tatooles: YOU HAVE BEEN AN ENLIGHTENMENT TO ALL OF
08:35:00 US.
08:35:01 YOUR KNOWLEDGE HAS BEEN SO, SO WELL ACCEPTED HERE, AND WE'VE
08:35:06 RESPECTED ALL YOUR COMMENTS AND YOUR SUGGESTIONS.
08:35:09 I KNOW FROM YOUR HEART YOU DID EVERYTHING YOU COULD DO BOTH
08:35:14 ON THE COUNCIL AND ANYTHING THAT YOU'VE DONE FOR THE VILLAGE
08:35:18 OF ESTERO.
08:35:19 I PERSONALLY THANK YOU.
08:35:23 >> ME TOO.
08:35:24 >>Howard Levitan: THANK YOU VERY MUCH.
08:35:26 THANK YOU ALL.
08:35:30 >>Scotty Wood: I WOULD ALSO ADD TO RECOGNIZE YOUR YEARS OF
08:35:33 SERVICE ON THE PLANNING PANEL, WHICH IS REALLY THE
08:35:36 FORERUNNER OF ALL OF THIS.
08:35:39 >>Howard Levitan: I'VE BEEN DOING THIS FOR ABOUT 12 YEARS.
08:35:42 IT'S BEEN A REAL ENLIGHTENMENT ABOUT HOW GOVERNMENT WORKS
08:35:47 AND HOW IT SHOULD WORK, AND JUST THINK OF ALL THE THINGS WE
08:35:50 ALL COLLECTIVELY HAVE DONE FOR THIS VILLAGE OVER THE YEARS.
08:35:55 EVERY ONE OF YOU.
08:35:57 >>Marlene Naratil: HOWARD, WHERE ARE YOU MOVING TO?
08:35:59 >>Howard Levitan: MY WIFE AND I ABOUT THREE YEARS AGO BOUGHT
08:36:02 A SUMMER HOME IN A LITTLE ISLAND OFF THE COAST OF MAINE NEAR

08:36:06 BOWDOIN COLLEGE.
08:36:06 >> HARPSWELL?
08:36:08 >>Howard Levitan: HARPSWELL.
08:36:10 ORRS ISLAND TO BE EXACT.
08:36:14 >>Kristin Jeannin: I'M FROM MAINE.
08:36:15 >>Howard Levitan: THERE YOU GO.
08:36:18 >>Kristin Jeannin: I GREW UP 40 MINUTES FROM THERE.
08:36:20 >>Howard Levitan: WE'RE GOING BACK AT LEAST FOR THE SUMMER.
08:36:23 IT'S NOT A PLACE TO LIVE FOR THE WINTER, ALTHOUGH IT'S

08:36:28 WINTERIZED, BUT IT'S PRETTY ISOLATING DOWN THERE IN THE
08:36:31 WINTER.
08:36:32 SO I DON'T KNOW, TO BE HONEST WITH YOU.
08:36:35 WE'LL FIND OUT.
08:36:36 WHAT THE NEXT ADVENTURE IS.
08:36:42 >>Jim Wallace: I HAVE ONE QUESTION.
08:36:43 ARE YOU GOING TO SHIP ME MAINE LOBSTER?
08:36:46 >>Howard Levitan: I CAN, NO QUESTION.
08:36:48 >>Kristin Jeannin: I HAVE A MORE IMPORTANT QUESTION.
08:36:50 YOU KNOW IT'S ONLY NOT WINTER IN MAINE FOR ABOUT TWO OR
08:36:53 THREE MONTHS, RIGHT?
08:36:55 >>Howard Levitan: YEAH, I KNOW THAT.
08:36:56 [LAUGHTER]
08:36:56 IT'S ONE DAY AFTER MUD SEASON, THE SUMMER.
08:37:02 >>Jim Wallace: I WISH YOU WELL.
08:37:03 >>Scotty Wood: WISH YOU NOTHING BUT SUCCESS.

08:37:07 >>Howard Levitan: THANK YOU SO MUCH.
08:37:08 GOOD-BYE.
08:37:10 >>James Tatooles: IT'S APPROPRIATE YOU BE THE ONE CONCLUDING
08:37:13 THE MEETING TONIGHT.
08:37:14 >>Howard Levitan: THANK YOU.
08:37:15 I APPRECIATE IT.
08:37:16 GOOD NIGHT, ALL.
08:37:17 >>Scotty Wood: ON THAT NOTE, I THINK WE'RE ADJOURNED.
08:37:19

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
January 11, 2022 4:30 p.m.

1. CALL TO ORDER: 4:35 p.m.

2. PLEDGE OF ALLEGIANCE: Led by Chairman Levitan

3. ROLL CALL:

Present: Co-Chairman Scotty Wood and Co-Chairman Howard Levitan (via Zoom), and Boardmembers Marlene Naratil, Anthony Gargano, James Tatooles, Barry Jones (arrived 5:00pm), Michael Sheeley, Board Member Kristin Jeannin (arrived 4:35 pm), and Jim Wallace.

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

4. APPROVAL OF AGENDA:

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

5. BUSINESS:

(a) Consent Agenda

(1) Approval of December 14, 2021, meeting minutes.

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

6. PUBLIC INFORMATION MEETING

(1) 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

Staff Presentation/Comments
Mary Gibbs, Community Development Director
Nancy Stroud, Village Land Use Counsel

Presentation/Information by
D. Brent Addison, P.E., Banks Engineering

Public Comment
In Person
Janet Hildebrand, Fountain Lakes
Ryan Willoughby, Fountain Lakes
Lori Smith, Fountain Lakes
Vickie Miller, Fountain Lakes
Bill Covitz, Fountain Lakes
Jayne Johnson, Fountain Lakes
June Guiffrida Fountain Lakes
Joyce Siska, Fountain Lakes
Karen Paulsen, Fountain Lakes

eComments
Janet Hildebrand, Fountain Lakes
Ryan Willoughby, Fountain Lakes
Susan Thomas, Fountain Lakes
Thomas Aiello, Fountain Lakes
Kathleen Richardson, Fountain Lakes
Stephen Cento, Fountain Lakes
Chris Harris, Fountain Lakes
Colette Hammers, Fountain Lakes
Donald Robicheau, Fountain Lakes
Yvonne Hunter, Fountain Lakes
Farrell Theall, Fountain Lakes
Diane Endres, Fountain Lakes
William & Arlette Royhl, Fountain Lakes
Stephen Nordstrom, Fountain Lakes
Margaret Mullen, Fountain Lakes
Timothy & Georgann Shaffer, Fountain Lakes
Christina Daprile, Fountain Lakes
Luevonna K Linville, Fountain Lakes
Kurt Wolf, Fountain Lakes
Sandra Proudlove, Fountain Lakes
Michaelyn Aiello, Fountain Lakes
Diane Moulton, Fountain Lakes
Cynthia Sexton, Fountain Lakes
Judy Ladd, Fountain Lakes

Hex & Jenessa Persephone, Fountain Lakes
Mia Gottlieb, Fountain Lakes
Thelma Jarvis, Fountain Lakes
Sher Keinert, Fountain Lakes
Lisa Campbell-Chew, Fountain Lakes
Colette Hammers, Fountain Lakes
Donald Robicheau, Fountain Lakes
Debra Foerster, Fountain Lakes
Robert Partlow, Fountain Lakes
Joyce Siska, Fountain Lakes
Carol Parlow, Fountain Lakes
William & Vickie Miller, Fountain Lakes
Pamela Rothmann, Fountain Lakes
Solomon Cokes, Fountain Lakes
Ronald Broccoli, Fountain Lakes
Barbara Boudreaux, Fountain Lakes
Jon Wilkinson, Fountain Lakes
Barbara Cavallaro, Fountain Lakes
Robert Platz, Fountain Lakes
Chris Harris, Fountain Lakes
Ashlyn Farrar, Fountain Lakes
Carolyn “Casey” Monti, Fountain Lakes
Dick Birch, Fountain Lakes
Kathy Diernfeld, Fountain Lakes
Cheryl Gnojek, Fountain Lakes
Michael Diernfeld, Fountain Lakes
Katherine Kiesch, Fountain Lakes
Jean Farrar, Fountain Lakes
Keith Chew, Fountain Lakes
James Hooser, Fountain Lakes
Marcia Reed, Fountain Lakes
Katrina Mulligan, Fountain Lakes
MaryLou Perlberg, Fountain Lakes
Pam Dionise, Fountain Lakes
MariAnne Reihl, Fountain Lakes
June Guiffrida, Fountain Lakes
Michael Monti, Fountain Lakes
Kimberly Hadad, Fountain Lakes
Lori Smith, Fountain Lakes
Steven MacArthur, Fountain Lakes
Yvonne Hunter, Fountain Lakes
Charles Janvier, Fountain Lakes
Carolyn Cook, Fountain Lakes
Manuel Enos, Fountain Lakes
James Corrigan, Fountain Lakes
Helen Wilkinson, Fountain Lakes
Kim Genseal, Fountain Lakes

Roy Roman, Fountain Lakes
Leigh Paulsen, Fountain Lakes
Sandra Platz, Fountain Lakes
Michael Walsh, Fountain Lakes
Ingrid Walsh, Fountain Lakes
John Price, Fountain Lakes
Ann Yungner, Fountain Lakes
Carol Stachura, Fountain Lakes
Jayne Johnson, Fountain Lakes
Jan Miller-Freyburgher, Fountain Lakes
Tom Johnson, Fountain Lakes
Tim Cook, Fountain Lakes
Mary Hoch, Fountain Lakes
Patricia Anne Hrychuk, Fountain Lakes
Mary McGill, Fountain Lakes
Laura Delacruz, Fountain Lakes
Diane Dorrian, Fountain Lakes
Randy and Angie Steiner, Fountain Lakes
Kelly Rhoades, Fountain Lakes
Debra Grossman, Fountain Lakes
Edward Castle, Fountain Lakes
Karen Hooser, Fountain Lakes
James Hildebrand, Fountain Lakes
Elizabeth Gasper, Fountain Lakes
Betty Zimbro, Fountain Lakes
Jan Telford, Fountain Lakes
Sara DeVilder, Fountain Lakes
Michael Growe, Fountain Lakes
Joan Kuehm, Fountain Lakes
Beverly Smith, Fountain Lakes

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

Meeting recessed at 5:41pm and reconvene at 5:52 pm.

(2) 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 Point.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
D. Brent Addison, P.E., Banks Engineering
Mark McLean, MHK Architecture & Planning
Christian Andrea, Architectural Land Design

Public Comment
In Person
Bob Girsch, Genova

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

7. WORKSHOP

(1) 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.

Staff Presentation/Comments:
Mary Gibbs, Community Development Director

Presentation/Information by:
John Wojdak, DeLisi Fitzgerald
Gerard Nadeau, Charlan Brock Architects

Public Comment: None.

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

8. PUBLIC HEARING (Not Quasi-Judicial)

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

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Board Questions or Comments:
Board Member Wallace and Chairman Levitan.

Motion: Motion to recommend adoption of Ordinance 2022-01 to the Village Council.

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

Action: Recommended adoption of Ordinance 2022-01 to the Village Council.

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

8. PUBLIC INPUT
None.

9. BOARD COMMUNICATIONS
(a) Next meeting – February 8, 2022

There was a brief discussion on conflict-of-interest criteria by the Board, land use counsel and staff.

Staff Presentation/Comments
Mary Gibbs, Community Development Director
Nancy Stroud, Village Land Use Counsel

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

10. ADJOURNMENT: 7:40 pm.

_____
Tammy Duran
Deputy Village Clerk

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

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

1. Applicant/Project Name: Spring Run at The Brooks Clubhouse Expansion
2. Address: 9501 Spring Run Blvd., Bonita Springs, FL
3. Strap Number: 10-47-25-E4-0200A.00CE; 10-47-25-E3-020G1.00CE
4. Application Number: DOS2021-E009

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

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

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

Spring Run Golf Club proposes a clubhouse expansion, addition of an outdoor bar and dining area, addition of a pool building, and one (1) bocce ball court. The purpose for this application to secure a development order permit.

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

2/22/22
Date

Michael Herrera, PE
Printed Name

mherrera@gradyminor.com
Email/Phone

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

Page 1

Spring Run Golf Club-Clubhouse Expansion

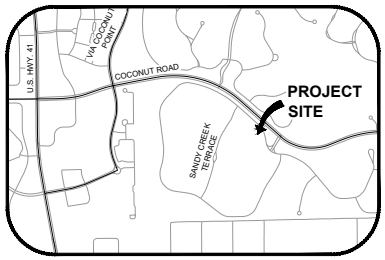
Development Order Plans

Located in The Village of Estero, Lee County
Section 10, Township 47 South, Range 25 East

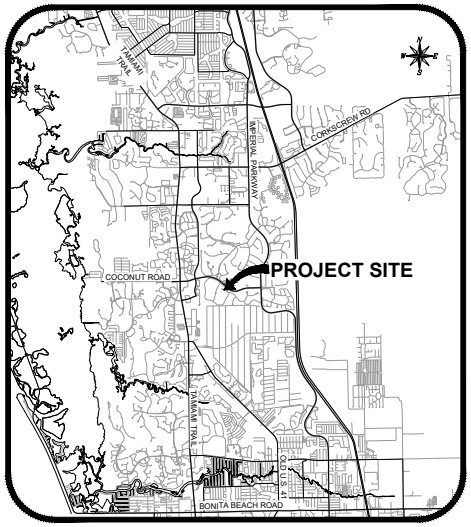
Owner/Developer:

Spring Run Golf Club
Community Association, Inc.
9501 Spring Run Blvd.
Estero, Florida 34135
Tel: 239.992.3811
Email: gm@springrun.com

RESOLUTION Z-97-37/Z-99-076
VILLAGE OF ESTERO ZONING: MPD
ENVIRONMENTAL RESOURCE PERMIT NO. 36-00288-S
LEE COUNTY STRAP NUMBER: 10-47-25-E4-0200A.00CE



Vicinity Map
N.T.S.



Location Map
N.T.S.

Index of Sheets

Dwg. No.	Description
1	COVER SHEET AND INEX OF DRAWINGS
2	GENERAL NOTES
3	AERIAL AND EXISTING CONDITIONS PLAN
4	EROSION CONTROL AND DEMOLITION PLAN
5	SITE PLAN
6	GRADING, PAVING AND DRAINAGE PLAN
7	UTILITY PLAN
8	GENERAL DETAILS
9	BSU WATER DETAILS
10	BSU WASTEWATER DETAILS
11	BSU COMBINATION WATER/WASTEWATER DETAILS
12	BSU BACKFLOW DETAILS

Revisions

Revision	Date	Description	By
1	02/2022	REVISIONS PER VILLAGE COMMENTS DATED 01/19/2022	D.C.M.

Prepared by:

GradyMinor

Q. Grady Minor and Associates, P.A.
28000 Via Del Rey
Bonita Springs, Florida 34134

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266

Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4300

MICHAEL T. HERRERA, P.E.
Q. GRADY MINOR & ASSOC., P.A.
3800 VIA DEL REY
BONITA SPRINGS, FL 34134
FLORIDA P.E. LICENSE NO. 60110
EB/LB 0005151

SUBMITTAL: DO
DATE: SEPT. 2021
FILE NAME: SRCHDO-DO COV.DWG
JOB CODE: SRCHDO
SHEET NUMBER 1 OF 12

Spring Run Golf Club-Clubhouse Expansion
Development Order Plans

GradyMinor

G:\ENGINEERING\PROJ-ENG\S\SRCHDO\DATA\OTHERS\SCRAP\MTH\COV\SRCHDO-DO COV.DWG 2/17/2022 4:05:7 PM

GENERAL NOTES:

1. ELEVATIONS ARE BASED ON NATIONAL AMERICAN VERTICAL DATUM (N.A.V.D.).
2. THE PROPERTY OWNER OR THEIR ASSIGN SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER MANAGEMENT SYSTEM, OPEN SPACE, COMMON AREAS, AND PRIVATE STREETS.
3. BLACK SILT FENCE SHALL BE PLACED ALONG THE PROPERTY LINES AND/OR CONSTRUCTION LIMITS PRIOR TO CONSTRUCTION. REFER TO CLEARING AND EROSION CONTROL PLAN SHEET FOR SILT FENCE CONSTRUCTION INFORMATION, AS APPLICABLE.
4. ALL DISTURBED AREAS SHALL RECEIVE SEED AND MULCH, EXCEPT WHERE SPECIFICALLY IDENTIFIED AS A PAY ITEM FOR A PARTICULAR AREA. SEED AND MULCH IS INCIDENTAL TO THE PROJECT.
5. UTILIZE SYNTHETIC BALES, TEMPORARY BERMING, SOD, SEED, AND MULCH TO CONTROL EROSION AS REQUIRED OR DIRECTED BY THE OWNER OR ENGINEER.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION AND CONTROL OF ANY EROSION, SEDIMENTATION OR SURFACE WATER TURBIDITY CAUSED BY HIS ACTIVITY.
7. CONTROL STRUCTURES, SEDIMENT SUMPS AND OTHER FEATURES PERMITTED AS PART OF THE WATER MANAGEMENT SYSTEM SHALL BE CONSTRUCTED AS EARLY AS POSSIBLE IN THE CONSTRUCTION SEQUENCE.
8. WATER MANAGEMENT FACILITIES SHALL BE OWNED & MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGN.
9. LANDSCAPING AND IRRIGATION SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNER'S REPRESENTATIVE IMMEDIATELY.
11. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
12. BONITA SPRINGS UTILITIES, FLORIDA POWER AND LIGHT, CENTURYLINK TELEPHONE SERVICE, AND COMCAST MAY HAVE EXISTING UTILITIES ADJACENT TO THIS PROPOSED CONSTRUCTION. CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITIES TO LOCATE THEIR FACILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS. TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
14. INSTALLATION OF SUBSURFACE CONSTRUCTION, INCLUDING BUT NOT LIMITED TO WATER AND IRRIGATION LINES, SEWER LINES, PUBLIC UTILITIES AND STORM DRAINAGE IS REQUIRED PRIOR TO COMPACTION OF SUBGRADE AND ROADWAY CONSTRUCTION.
15. A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE WITH THE VILLAGE AND B.S.U. PRIOR TO THE START OF CONSTRUCTION.
16. THE FIRE PROTECTION WATER SUPPLY INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND IN-SERVICE PRIOR TO PLACING COMBUSTIBLE MATERIALS ON SITE. FIRE HYDRANTS SHALL BE MARKED IN A UNIFORM MANNER, IN ACCORDANCE WITH NFPA 291.
17. THE REVIEW AND APPROVAL OF THESE IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORD.
18. THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF ALL DEAD LANDSCAPE MATERIAL AND MAINTENANCE OF THE REQUIRED IRRIGATION SYSTEM.
19. CONTRACTOR SHALL CLEAR ALL EXCAVATION AND FILL AREAS. ACTUAL LIMITS OF CLEARING SHALL BE DETERMINED IN THE FIELD BY OWNER OR ENGINEER.
20. CONTRACTOR SHALL REMOVE ALL MUCK AND OTHER UNSUITABLE MATERIAL FROM FILL AREAS PRIOR TO PLACEMENT OF FILL. ALL MUCK AND OTHER UNSUITABLE MATERIAL EXCAVATED FROM LAKES OR REMOVED FROM FILL AREAS SHALL BE STOCKPILED WITHIN THE PROPERTY AS DETERMINED BY OWNER.
21. ALL FILL SLOPES SHALL BE PROPERLY COMPACTED AS REQUIRED IN THE SPECIFICATIONS AND SHALL BE SEEDED OR SODDED AS DIRECTED BY OWNER WITHIN 28 DAYS OF FINAL GRADING.
22. CURBSIDE TRASH PICKUP TO BE PROVIDED BY WASTE MANAGEMENT.
23. EXISTING REFERS TO FACILITIES EITHER PREVIOUSLY CONSTRUCTED OR TO BE CONSTRUCTED UNDER SEPARATE DEVELOPMENT ORDER.
24. EXOTIC VEGETATION AS DEFINED BY LEE COUNTY LAND DEVELOPMENT CODE SHALL BE ERADICATED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC ERADICATION (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE OWNER.
25. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ALL EXISTING NATIVE VEGETATION TO BE RETAINED SHALL BE IDENTIFIED. THE CONTRACTOR SHALL INSTALL ENVIROFENCE (OR EQUAL) BEYOND THE DRIP LINES OF THE PROPOSED VEGETATION AND ALONG THE LIMITS OF CLEARING. THE FENCE SHALL REMAIN ERECTED AND MAINTAINED THROUGH THE DURATION OF THE CONSTRUCTION ACTIVITIES.
26. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH FP&L ON THE INSTALLATION OF STREET OR PARKING LOT LIGHTS, UNDERGROUND INSTALLATION, TRANSFORMER INSTALLATION, ETC.

UTILITY NOTES:

1. WATER DISTRIBUTION SYSTEM TO BE OWNED AND MAINTAINED BY BONITA SPRINGS UTILITIES UP TO CUSTOMER SIDE OF WATER METER.
2. PUBLIC SANITARY SEWER SYSTEM TO BE OWNED AND MAINTAINED BY BSU.
3. WATER MAINS SHALL BE PVC (AWWA C-900) DR18, EXCEPT DR14, CLASS 200 UNDER PAVEMENT AND 5' ON BOTH SIDES.
4. GRAVITY SEWER PIPES SHALL BE PVC (ASTM 3034) SDR 26.
5. SANITARY LATERALS ARE 6" DIAMETER AT 1.04% MINIMUM SLOPE.
6. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY ERRORS OR DISCREPANCIES OF THE PLANS PRIOR TO CONSTRUCTION.
7. EXISTING UTILITY INFORMATION WAS PLOTTED FROM AVAILABLE RECORDS. CONTRACTOR SHALL FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITY LINES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY VARIATIONS FROM THE INFORMATION SHOWN ON THE PLANS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER. THE CONTRACTOR SHALL COORDINATE WITH ALL LOCAL UTILITIES PRIOR TO EXCAVATION TO DETERMINE THE EXACT LOCATION OF ALL UTILITY LINES AND SERVICE CONNECTIONS. ANY DAMAGE DONE BY CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER OR DESIGN MODIFICATION AND EXPENSE AS A RESULT OF EXISTING UTILITY LINES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES AND SURVEY MARKERS IN THE AREA.
9. ALL WATER MAINS SHALL BE FLUSHED AND DETERMINED TO BE BACTERIOLOGICALLY CLEARED BEFORE CONNECTION IS MADE TO THE PROPOSED WATER DISTRIBUTION SYSTEM.
10. TEMPORARY BACKFLOW PREVENTER OR CAP CONFIGURATION MAY BE REQUIRED BY LOCAL FIRE CONTROL DISTRICT IF CONSTRUCTION WITH COMBUSTIBLE MATERIAL COMMENCES PRIOR TO THE ACCEPTANCE OF THE WATER MAIN BY COLLIER COUNTY WATER / SEWER DISTRICT.
11. ALL 1-1/2" AND 2" POLYTUBE WATER SERVICES SHALL CONFORM TO AWWA C901.
12. ALL COLD-WATER METERS-DISPLACEMENT TYPE, BRONZE MAIN CASE, SIZE 1/2 IN. THROUGH 2 IN. SHALL MEET REQUIREMENTS OF AWWA C700.
13. HORIZONTAL AND VERTICAL DEFLECTION OF THE PRESSURE MAINS SHALL NOT EXCEED THE PIPE MANUFACTURERS SPECIFICATIONS. BENDS SHALL BE USER WHERE DEFLECTIONS EXCEED THE MANUFACTURES SPECIFICATIONS.
14. ALL PRESSURE MAINS SHALL BE DEFLECTED AROUND CATCH BASINS TO MAINTAIN 5' MINIMUM SEPARATION. BENDS SHALL BE UTILIZED IF NECESSARY.
15. ALL PVC PRESSURE MAINS (WATER AND SEWER FORCE) SHALL BE INSTALLED WITH A 3" WIDE CONTINUOUS PRINTED METALLIC TAPE, PRINTED ON THE TAPE SHALL BE: "POTABLE WATER" OR "NON-POTABLE WATER". THE TAPE SHALL BE INSTALLED ONE FOOT ABOVE THE PIPE.
16. THE UTILITY CONTRACTOR SHALL OBTAIN PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION WITHIN DEDICATED RIGHT-OF-WAY.
17. CONTRACTOR SHALL CONSTRUCT UTILITIES IN ACCORDANCE WITH B.S.U. SPECIFICATIONS MANUAL FOR POTABLE WATER AND SANITARY SEWER LINE EXTENSIONS, LATEST EDITION. SPECIFICATION MANUAL SHALL BE INCLUDED AS AN INTEGRAL PART OF THE CONTRACT DOCUMENTS.
18. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE ALL ROAD RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION TO ORIGINAL CONDITION.

LEGAL DESCRIPTION:

SPRING RUN AT THE BROOKS, TRACT A PLAT BOOK 61 PAGES 60-66.

LEE PLAN CONSISTENCY:

THE PROPOSED IMPROVEMENTS ARE CONSISTENT WITH THE LEE PLAN MIXED USE PLAN DEVELOPMENT RESOLUTION 2-97-037 AND SUBSEQUENT REVISIONS.

SITE DATA

	ACRES	SQ. FT.	%
TOTAL SITE AREA	6.04	263,210	100.0
EXISTING IMPERVIOUS	2.89	125,880	47.8
EXISTING BUILDING	0.60	26,136	9.9
EXISTING PAVEMENT (WITH CURB)	2.11	91,912	34.9
EXISTING CONCRETE / PAVERS	0.18	7,841	3.0
EXISTING PERVIOUS	3.15	137,323	52.2
PROPOSED IMPERVIOUS	3.12	135,987	51.7
PROPOSED BUILDING	0.75	32,653	12.4
PROPOSED PAVEMENT (WITH CURB)	2.10	91,516	34.8
PROPOSED CONCRETE / PAVERS	0.27	11,818	4.5
PROPOSED PERVIOUS	2.92	127,225	48.3

DEVELOPMENT REGULATIONS

	REQUIRED (FT.)	PROVIDED (FT.)
SIDE SETBACK		
CLUBHOUSE	15	15.0
POOL DECK	5	50.8
ACCESSORY	5	7.0
FRONT SETBACK		
CLUBHOUSE	20	243.8
POOL DECK	10	264.4
ACCESSORY	10	68.3
REAR SETBACK		
CLUBHOUSE	20	22.0
POOL DECK	10	50.8
ACCESSORY	5	17.4
BUILDING HEIGHT (MAX. ALLOWED)	45	30.5
BUILDING SEPARATION	15	64.3

* DEVELOPMENT REGULATIONS ARE PER ZONING ORDINANCE Z-97-037, THE RECREATIONAL / OPEN SPACE DISTRICT.

PARKING AND LOADING ZONE CALCULATIONS (EXCLUDING STORAGE AND CORRIDORS / LOBBIES)

USE	PARKING REQUIREMENTS PER UNIT	EXISTING NO. OF UNITS	NO. OF REQUIRED SPACES
GOLF COURSE	6 SPACES PER HOLE	18 HOLES	108
	OR		
PARKING FOR PROPOSED			
DINING ROOM / OUTDOOR DINING	14 SPACES PER 1,000 S.F.	13,722 S.F.	192
LOUNGE	21 SPACES PER 1,000 S.F.	600 S.F.	13
FITNESS	1 SPACE PER 250 S.F.	634 S.F.	3
PRO SHOP	1 SPACE PER 200 S.F.	1,275 S.F.	6
OFFICE	1 SPACE PER 300 S.F.	1,300 S.F.	4
POOL AND CABANA	NOT REQUIRED		0
TOTAL FOR EXISTING CLUB PER PREVIOUS METHODOLOGY			223
ABOVE PLUS ADDED PARKING (PROPOSED AREAS ONLY) PER CURRENT LDC 5-204.6.1			
TOTAL FOR PROPOSED CLUB PER CURRENT METHODOLOGY			233
TOTAL REQUIRED SPACES			233
TOTAL PROVIDED SPACES			189

* 33 EXISTING BICYCLE PARKING WILL REMAIN.

FIRE FLOW:

Estero Fire Rescue
Hydrant Flow Test By Hydrant
Hydrant Number = '08-031' and Date Between
(08/30/2021) And (08/30/2021)

08-031 9561 Spring Run BLVD /S clubhouse — MUELLER — BOW

Date	Static	Residual	Pitot	Pitot 2	NPW	20 PSI	10 PSI	0 PSI
08/30/2021	71	68	36.00	0.00	919	4949	4957	5338
600 Green, Phillip Wayne								
Subtotal Flow Tests:	1				Min:	919	4949	4957	5338
					Max:	919	4949	4957	5338
					Avg:	919	4949	4957	5338
Total Flow Tests:	1								

THE PROVIDED FLOW INFORMATION BELOW HAS BEEN ADJUSTED FOR DROUGHT/SEASONAL FLUCTUATIONS, NO FURTHER REDUCTION IS NEEDED

Static 71 PSI
Residual 68 PSI
Flow 919 GPM

FIRE FLOW CALCULATIONS:

1. PER FLORIDA FIRE PREVENTION CODE TABLE 18.4.5.1.2
2. ALL BUILDINGS WILL BE EQUIPPED WITH A FULLY AUTOMATIC FIRE SPRINKLER SYSTEM. REQUIRED FIRE FLOW REDUCED BY 75% PER FFPC 18.4.5.2.1, BUT NOT LESS THAN 1,000 GPM.

BUILDING SUMMARY

BUILDING	CONSTRUCTION TYPE (FBC)	CONSTRUCTION TYPE (NFPA)	TOTAL AREA (S.F.)	FIRE FLOW (GPM)	SPRINKLERED	FIRE FLOW @75% REDUCTION (GPM)
CLUBHOUSE AND OUTDOOR BAR	III-B	III (200)	32,160	3,750	YES	1,000
POOL BATHROOM	III-B	III (200)	992	1,500	YES	1,000

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SURFACE WATER MANAGEMENT SUMMARY

MASTER SWM BASIN	2B
CONTROL ELEVATION (FT. NAVD)	13.50
MINIMUM PARKING LOT (FT. NAVD)	14.39
MINIMUM ROAD CROWN (FT. NAVD)	14.39
MINIMUM FINISHED FLOOR (FT. NAVD)	15.89
FEMA FLOOD ZONE ELEVATION (FT. NAVD)	ZONE AH-10'

ELEVATIONS ARE PER ERP 36-00288.S.W BASIN 2B.

* A FEMA FLOOD ZONE IS PARTIALLY WITHIN PROJECT SITE, HOWEVER, THE FLOOD ZONE DOES NOT COVER AREA IN WHICH BUILDINGS EXIST OR ARE PROPOSED.

UTILITIES SERVING THIS SITE

WATER AND SEWER SERVICE BY: BONITA SPRINGS UTILITIES, INC. 9561 SPRING RUN BLVD P.O. BOX 2368 BONITA SPRINGS, FLORIDA 34133 PHONE: 239.992.0711	REFUSE COLLECTION SERVICE BY: WASTE PRO 13810 RICKENBACKER PARKWAY FORT MYERS, FLORIDA 33913 PHONE: 239.337.0850
ELECTRIC SERVICE BY: FLORIDA POWER AND LIGHT COMPANY 10594 WINKLER ROAD FT. MYERS, FLORIDA 33908 PHONE: 1.800.375.3404	CABLEVISION BY: COMCAST 2250 MCGREGAR AVENUE FORT MYERS, FLORIDA 33916 PHONE: 239.415.4782
TELEPHONE SERVICE BY: CENTURYLINK 12350 FASHION DRIVE, SUITE 107 ESTERO, FLORIDA 33928 PHONE: 239.390.0771	FIRE AND RESCUE SERVICE BY: ESTERO FIRE RESCUE 21150 TORREY ISLES PARKWAY ESTERO, FLORIDA 33928 PHONE: 239.390.8000

LEGEND

Revision	Date	Description	By
1	02/2022	REVISIONS PER VILLAGE COMMENTS DATED 01/19/2022	D.C.M.

DESIGNED BY: M.T.H.
DRAWN BY: D.C.M.
APPROVED: M.T.H.
JOB CODE: SRCHDD
SCALE: N.T.S.

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Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

SPRING RUN GOLF CLUB-CLUBHOUSE EXPANSION

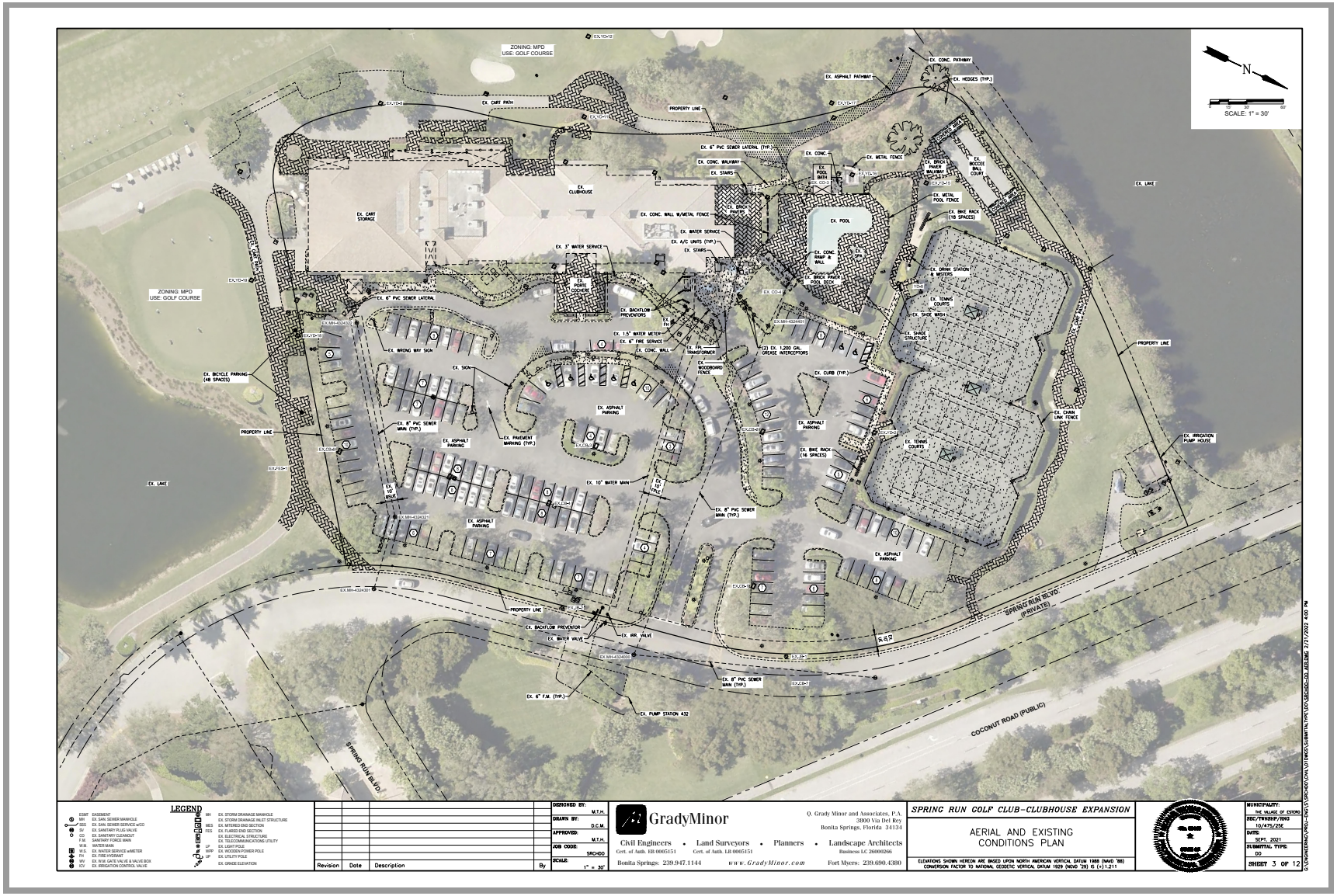
GENERAL NOTES

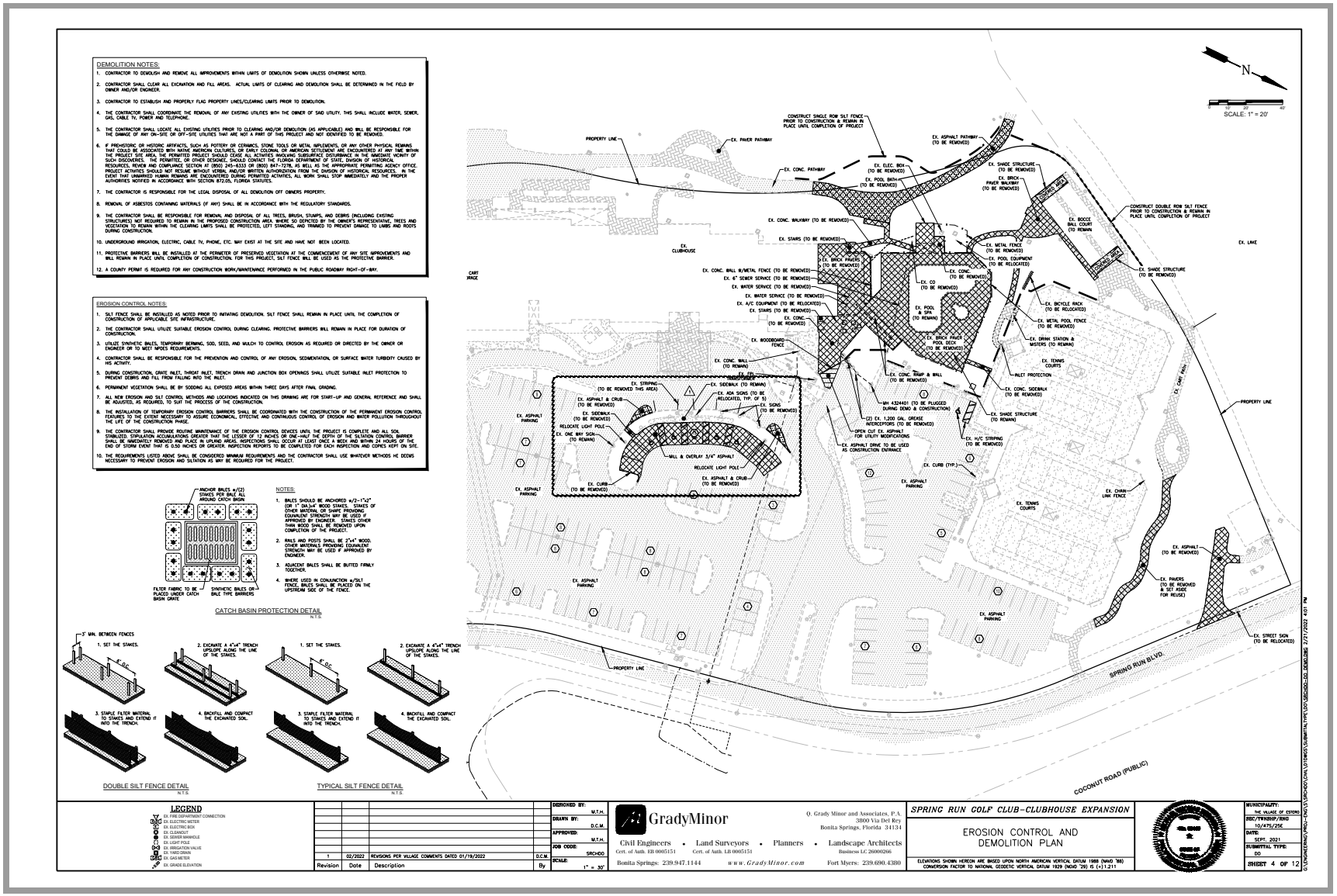
ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88) CONVERSION FACTOR TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD '29) IS (+) 1.211

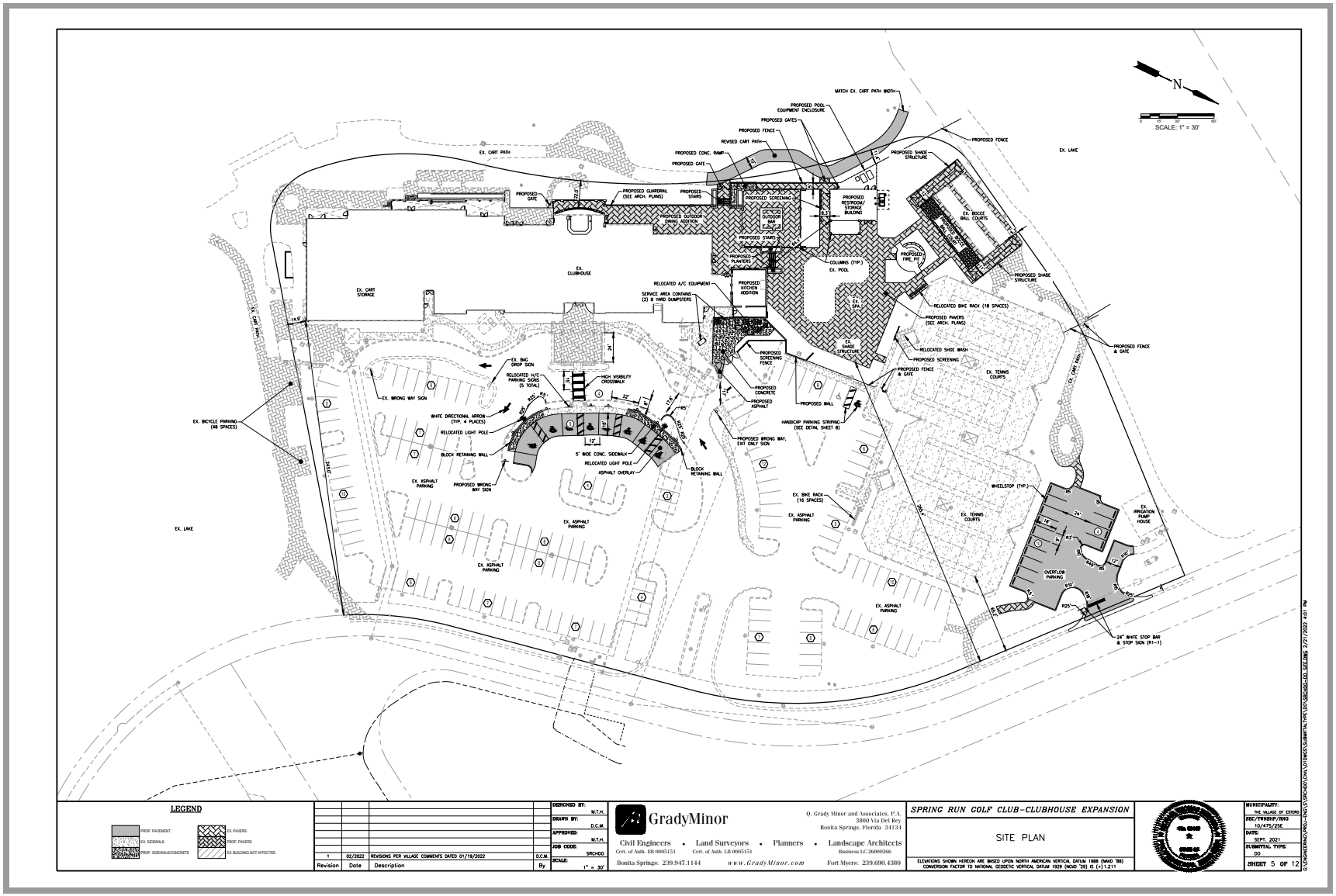
MICHAEL T. HERRERA, P.E.
FLORIDA P.E. LICENSE NO. 60110

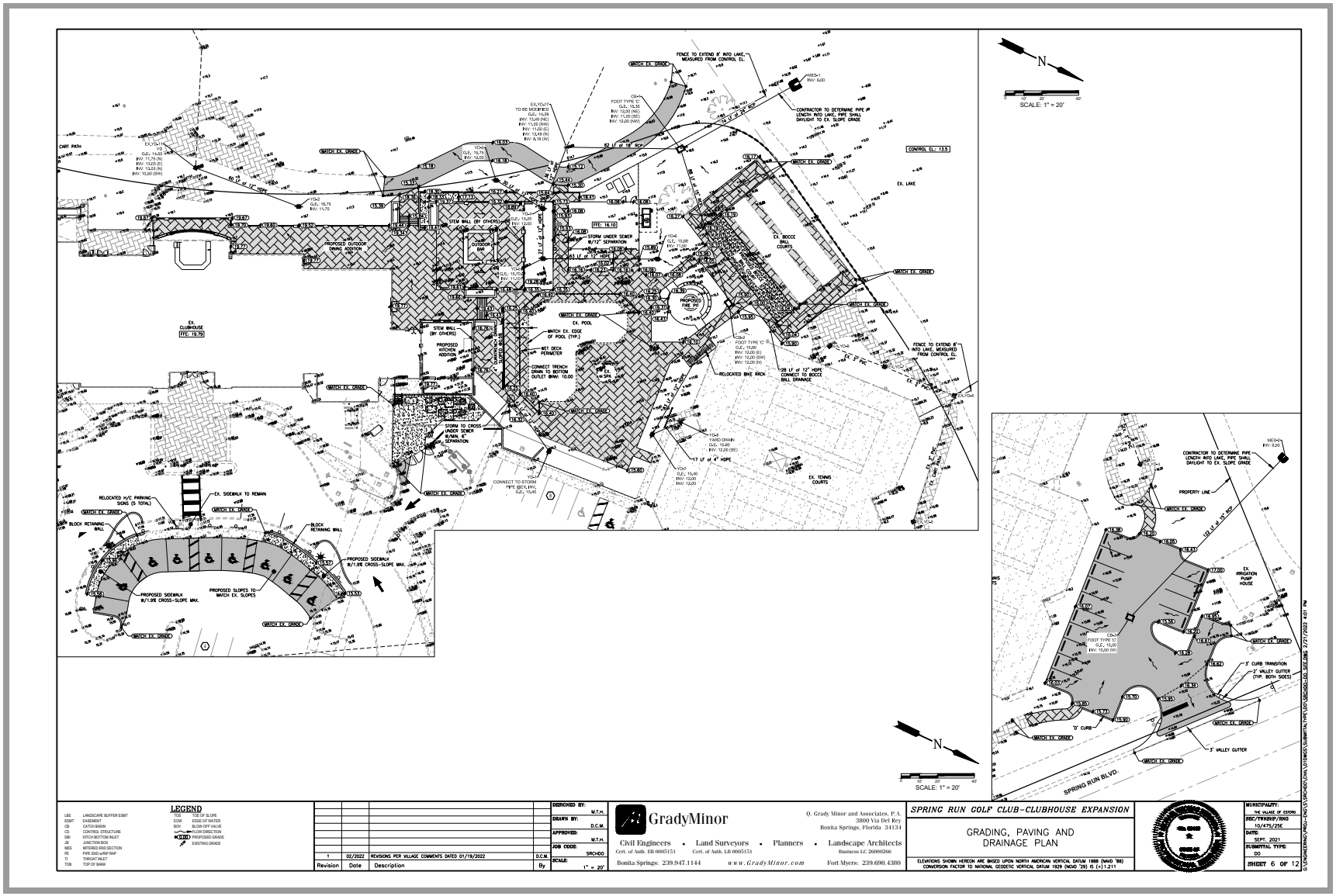
MUNICIPALITY: THE VILLAGE OF ESTERO
SEC/TWNSHP/RNG 10/47S/25E
DATE: SEPT. 2021
SUBMITTAL TYPE: DD
SHEET 2 OF 12

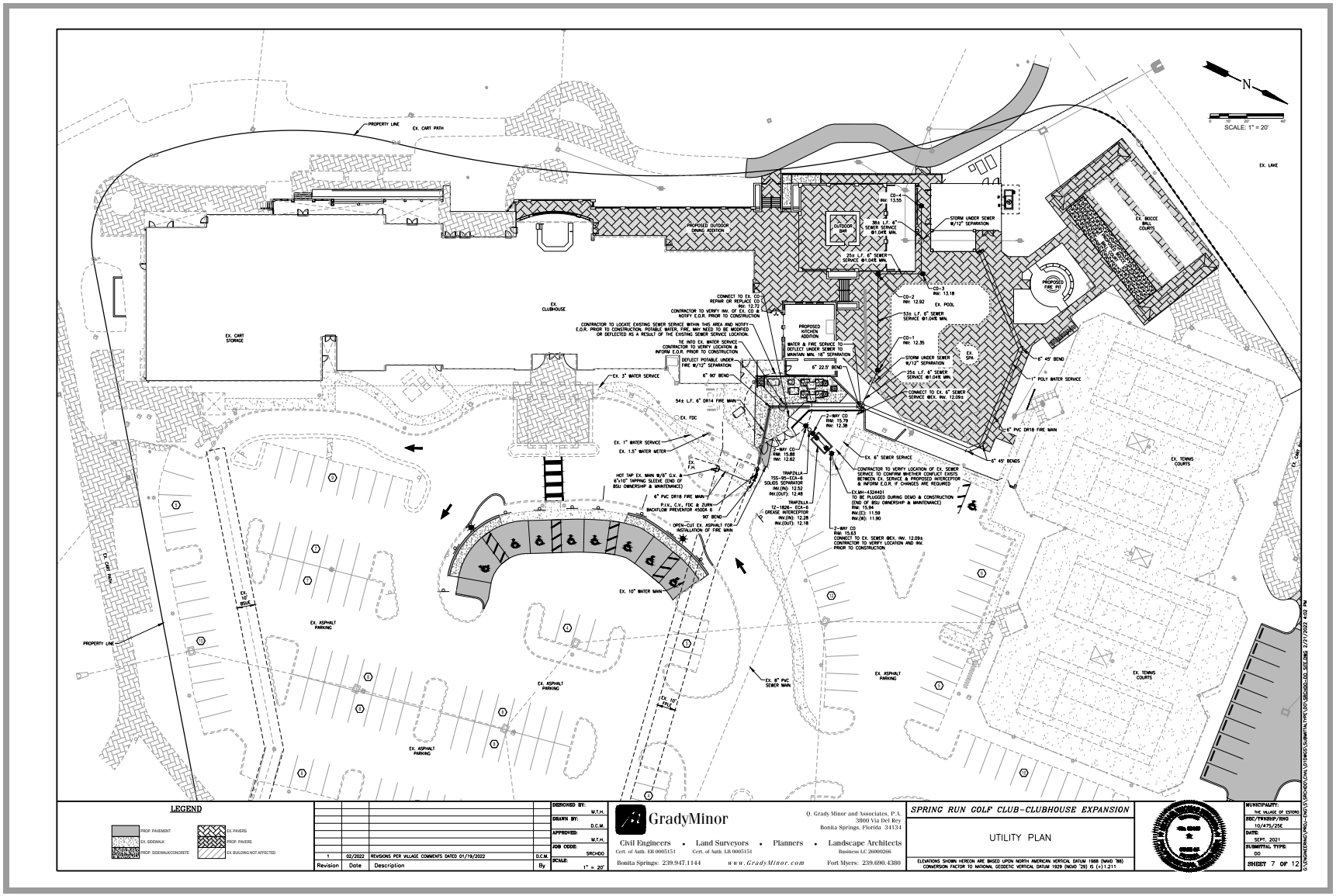
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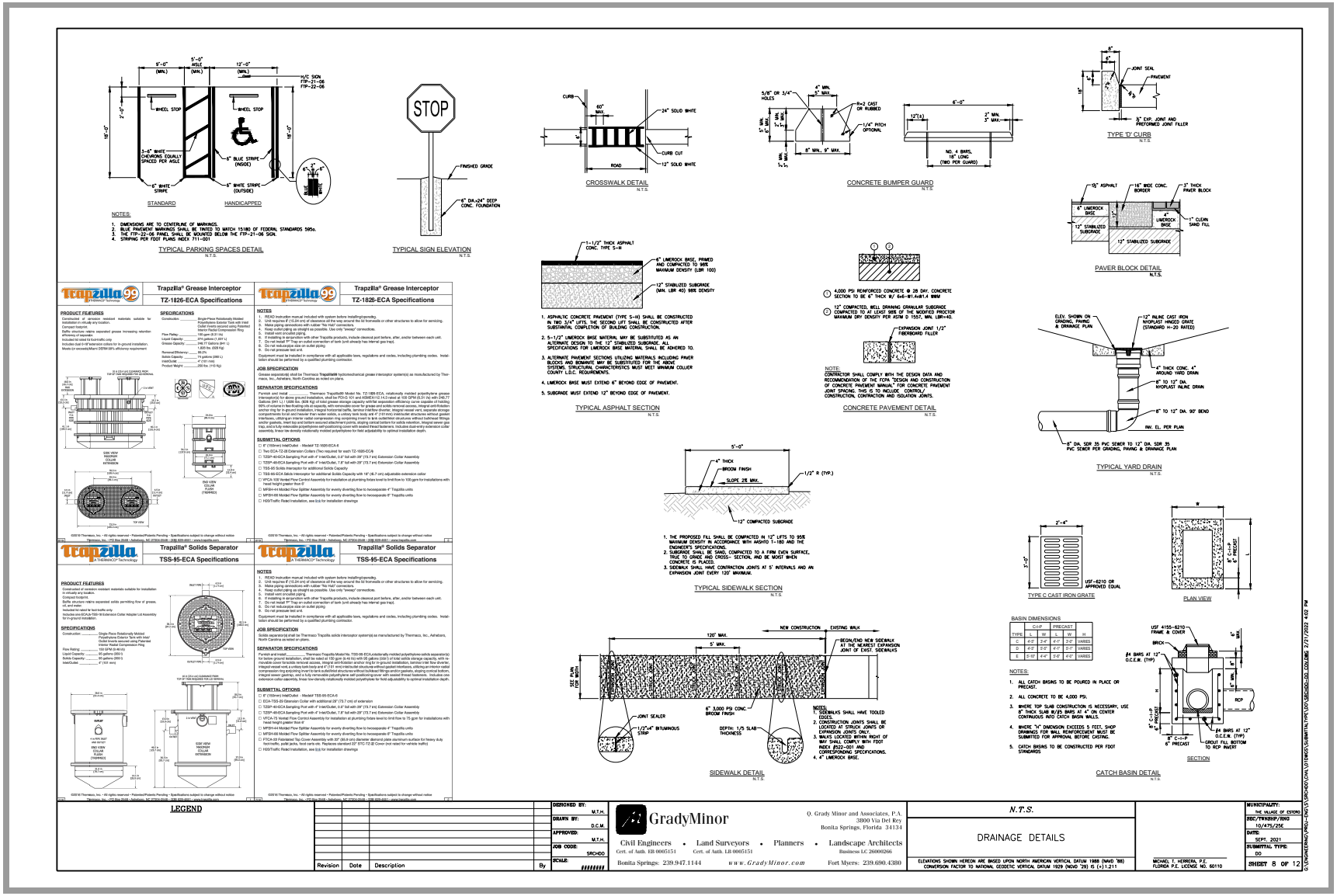

ZONING: MPD
USE: GOLF COURSE
EX. CLUBHOUSE
EX. POOL
EX. TENNIS COURTS
EX. BOCCE BALL COURT
EX. BIKE RACK (16 SPACES)
EX. BIKE RACK (18 SPACES)
EX. BICYCLE PARKING (48 SPACES)
EX. ASPHALT PARKING
EX. CART STORAGE
EX. CART PATH
EX. ASPHALT PATHWAY
EX. CONC. PATHWAY
EX. HEDGES (TYP.)
EX. METAL FENCE
EX. METAL POOL FENCE
EX. CHAIN LINK FENCE
EX. WOODBOARD FENCE
EX. IRRIGATION PUMP HOUSE
EX. LAKE
PROPERTY LINE
EX. 8" PVC SEWER MAIN (TYP.)
EX. 10" WATER MAIN
EX. 6" PVC SEWER LATERAL (TYP.)
EX. 3" WATER SERVICE
EX. 1.5" WATER METER
EX. 6" FIRE SERVICE
EX. BACKFLOW PREVENTORS
EX. BACKFLOW PREVENTOR
EX. WATER VALVE
EX. IRR. VALVE
EX. 6" F.M. (TYP.)
EX. PUMP STATION 432
(2) EX. 1,200 GAL. GREASE INTERCEPTORS
EX. FPL TRANSFORMER
EX. SIGN
EX. WRONG WAY SIGN
EX. PAVEMENT MARKING (TYP.)
SPRING RUN BLVD. (PRIVATE)
COCONUT ROAD (PUBLIC)
SPRING RUN BLVD.
SCALE: 1" = 30'
LEGEND
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Fort Myers: 239.690.4380
SPRING RUN GOLF CLUB-CLUBHOUSE EXPANSION
AERIAL AND EXISTING CONDITIONS PLAN
ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88) CONVERSION FACTOR TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD '29) IS (+) 1.211
DESIGNED BY: M.T.H.
DRAWN BY: D.C.M.
APPROVED: M.T.H.
JOB CODE: SRCHDD
SCALE: 1" = 30'
MUNICIPALITY: THE VILLAGE OF ESTERO
DISC/TWNSHP/RNG 10/47S/25E
DATE: SEPT. 2021
SUBMITTAL TYPE: DD
SHEET 3 OF 12
Revision Date Description By

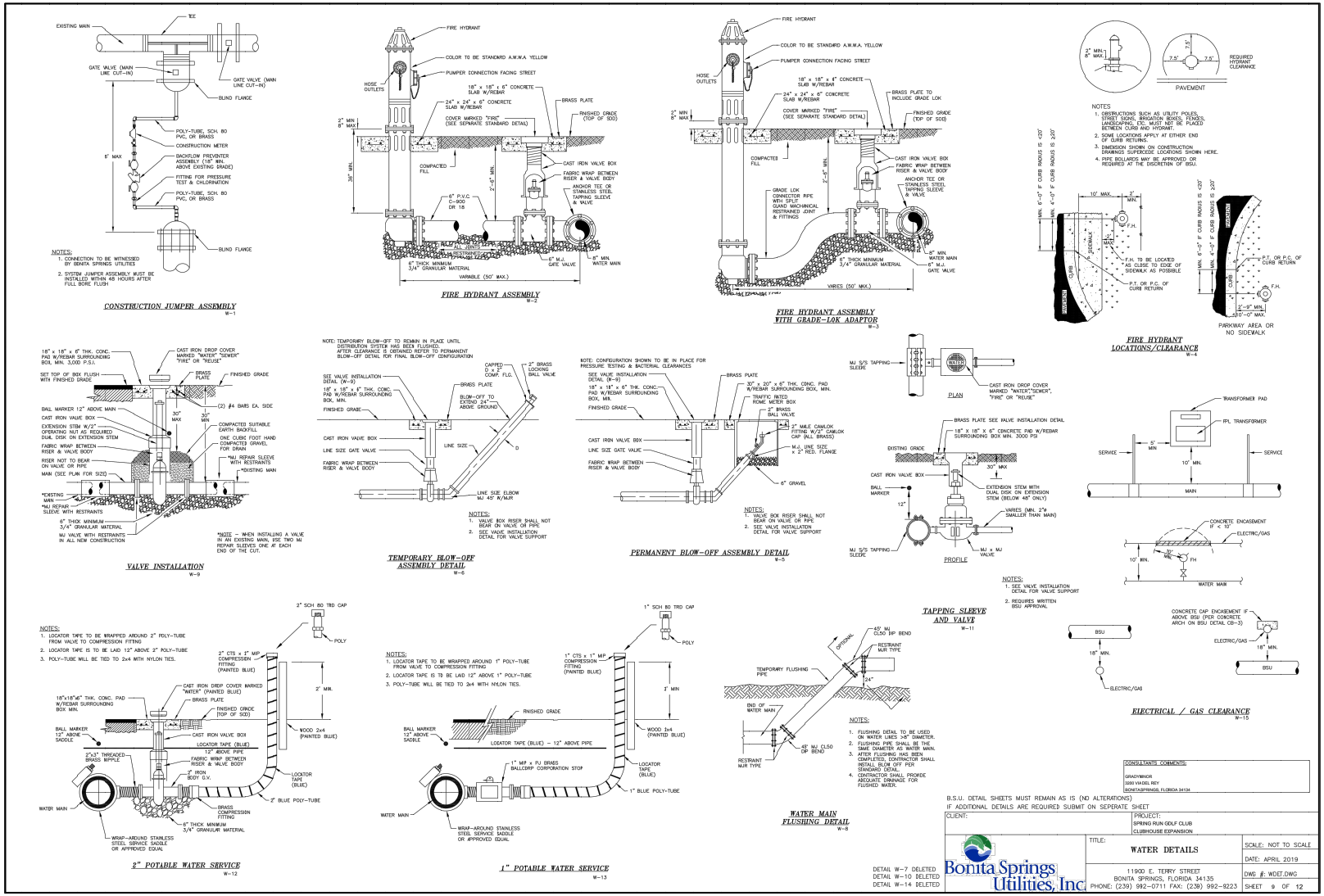

DEMOLITION NOTES:
1. CONTRACTOR TO DEMOLISH AND REMOVE ALL IMPROVEMENTS WITHIN LIMITS OF DEMOLITION SHOWN UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL CLEAR ALL EXCAVATION AND FILL AREAS. ACTUAL LIMITS OF CLEARING AND DEMOLITION SHALL BE DETERMINED IN THE FIELD BY OWNER AND/OR ENGINEER.
3. CONTRACTOR TO ESTABLISH AND PROPERLY FLAG PROPERTY LINES/CLEARING LIMITS PRIOR TO DEMOLITION.
4. THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF ANY EXISTING UTILITIES WITH THE OWNER OF SAID UTILITY. THIS SHALL INCLUDE WATER, SEWER, GAS, CABLE TV, POWER AND TELEPHONE.
5. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO CLEARING AND/OR DEMOLITION (AS APPLICABLE) AND WILL BE RESPONSIBLE FOR THE DAMAGE OF ANY ON-SITE OR OFF-SITE UTILITIES THAT ARE NOT A PART OF THIS PROJECT AND NOT IDENTIFIED TO BE REMOVED.
6. IF PREHISTORIC OR HISTORIC ARTIFACTS, SUCH AS POTTERY OR CERAMICS, STONE TOOLS OR METAL IMPLEMENTS, OR ANY OTHER PHYSICAL REMAINS THAT COULD BE ASSOCIATED WITH NATIVE AMERICAN CULTURES, OR EARLY COLONIAL OR AMERICAN SETTLEMENT ARE ENCOUNTERED AT ANY TIME WITHIN THE PROJECT SITE AREA, THE PERMITTED PROJECT SHOULD CEASE ALL ACTIVITIES INVOLVING SUBSURFACE DISTURBANCE IN THE IMMEDIATE VICINITY OF SUCH DISCOVERIES. THE PERMITTEE, OR OTHER DESIGNEE, SHOULD CONTACT THE FLORIDA DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES, REVIEW AND COMPLIANCE SECTION AT (850) 245-6333 OR (800) 847-7278, AS WELL AS THE APPROPRIATE PERMITTING AGENCY OFFICE. PROJECT ACTIVITIES SHOULD NOT RESUME WITHOUT VERBAL AND/OR WRITTEN AUTHORIZATION FROM THE DIVISION OF HISTORICAL RESOURCES. IN THE EVENT THAT UNMARKED HUMAN REMAINS ARE ENCOUNTERED DURING PERMITTED ACTIVITIES, ALL WORK SHALL STOP IMMEDIATELY AND THE PROPER AUTHORITIES NOTIFIED IN ACCORDANCE WITH SECTION 872.05, FLORIDA STATUTES.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE LEGAL DISPOSAL OF ALL DEMOLITION OFF OWNERS PROPERTY.
8. REMOVAL OF ASBESTOS CONTAINING MATERIALS (IF ANY) SHALL BE IN ACCORDANCE WITH THE REGULATORY STANDARDS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL TREES, BRUSH, STUMPS, AND DEBRIS (INCLUDING EXISTING STRUCTURES) NOT REQUIRED TO REMAIN IN THE PROPOSED CONSTRUCTION AREA. WHERE SO DEPICTED BY THE OWNER'S REPRESENTATIVE, TREES AND VEGETATION TO REMAIN WITHIN THE CLEARING LIMITS SHALL BE PROTECTED, LEFT STANDING, AND TRIMMED TO PREVENT DAMAGE TO LIMBS AND ROOTS DURING CONSTRUCTION.
10. UNDERGROUND IRRIGATION, ELECTRIC, CABLE TV, PHONE, ETC. MAY EXIST AT THE SITE AND HAVE NOT BEEN LOCATED.
11. PROTECTIVE BARRIERS WILL BE INSTALLED AT THE PERIMETER OF PRESERVED VEGETATION AT THE COMMENCEMENT OF ANY SITE IMPROVEMENTS AND WILL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION. FOR THIS PROJECT, SILT FENCE WILL BE USED AS THE PROTECTIVE BARRIER.
12. A COUNTY PERMIT IS REQUIRED FOR ANY CONSTRUCTION WORK/MAINTENANCE PERFORMED IN THE PUBLIC ROADWAY RIGHT-OF-WAY.
EROSION CONTROL NOTES:
1. SILT FENCE SHALL BE INSTALLED AS NOTED PRIOR TO INITIATING DEMOLITION. SILT FENCE SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF CONSTRUCTION OF APPLICABLE SITE INFRASTRUCTURE.
2. THE CONTRACTOR SHALL UTILIZE SUITABLE EROSION CONTROL DURING CLEARING. PROTECTIVE BARRIERS WILL REMAIN IN PLACE FOR DURATION OF CONSTRUCTION.
3. UTILIZE SYNTHETIC BALES, TEMPORARY BERMING, SOD, SEED, AND MULCH TO CONTROL EROSION AS REQUIRED OR DIRECTED BY THE OWNER OR ENGINEER OR TO MEET NPDES REQUIREMENTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION AND CONTROL OF ANY EROSION, SEDIMENTATION, OR SURFACE WATER TURBIDITY CAUSED BY HIS ACTIVITY.
5. DURING CONSTRUCTION, GRATE INLET, THROAT INLET, TRENCH DRAIN AND JUNCTION BOX OPENINGS SHALL UTILIZE SUITABLE INLET PROTECTION TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLET.
6. PERMANENT VEGETATION SHALL BE BY SODDING ALL EXPOSED AREAS WITHIN THREE DAYS AFTER FINAL GRADING.
7. ALL NEW EROSION AND SILT CONTROL METHODS AND LOCATIONS INDICATED ON THIS DRAWING ARE FOR START-UP AND GENERAL REFERENCE AND SHALL BE ADJUSTED, AS REQUIRED, TO SUIT THE PROCESS OF THE CONSTRUCTION.
8. THE INSTALLATION OF TEMPORARY EROSION CONTROL BARRIERS SHALL BE COORDINATED WITH THE CONSTRUCTION OF THE PERMANENT EROSION CONTROL FEATURES TO THE EXTENT NECESSARY TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL OF EROSION AND WATER POLLUTION THROUGHOUT THE LIFE OF THE CONSTRUCTION PHASE.
9. THE CONTRACTOR SHALL PROVIDE ROUTINE MAINTENANCE OF THE EROSION CONTROL DEVICES UNTIL THE PROJECT IS COMPLETE AND ALL SOIL STABILIZED. SITILATION ACCUMULATIONS GREATER THAT THE LESSER OF 12 INCHES OR ONE-HALF THE DEPTH OF THE SILTATION CONTROL BARRIER SHALL BE IMMEDIATELY REMOVED AND PLACE IN UPLAND AREAS. INSPECTIONS SHALL OCCUR AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF STORM EVENT THAT IS 0.50 INCHES OR GREATER. INSPECTION REPORTS TO BE COMPLETED FOR EACH INSPECTION AND COPIES KEPT ON SITE.
10. THE REQUIREMENTS LISTED ABOVE SHALL BE CONSIDERED MINIMUM REQUIREMENTS AND THE CONTRACTOR SHALL USE WHATEVER METHODS HE DEEMS NECESSARY TO PREVENT EROSION AND SILTATION AS MAY BE REQUIRED FOR THE PROJECT.
ANCHOR BALES w/(2) STAKES PER BALE ALL AROUND CATCH BASIN
FILTER FABRIC TO BE PLACED UNDER CATCH BASIN GRATE
SYNTHETIC BALES OR SILT TYPE BARRIERS
NOTES:
1. BALES SHOULD BE ANCHORED w/2-1"x2" (OR 1" DIA.)x4' WOOD STAKES. STAKES OF OTHER MATERIAL OR SHAPE PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY ENGINEER. STAKES OTHER THAN WOOD SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.
2. RAILS AND POSTS SHALL BE 2"x4" WOOD. OTHER MATERIALS PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY ENGINEER.
3. ADJACENT BALES SHALL BE BUTTED FIRMLY TOGETHER.
4. WHERE USED IN CONJUNCTION w/SILT FENCE, BALES SHALL BE PLACED ON THE UPSTREAM SIDE OF THE FENCE.
CATCH BASIN PROTECTION DETAIL
N.T.S.
3' MIN. BETWEEN FENCES
1. SET THE STAKES.
6' O.C.
2. EXCAVATE A 4"x4" TRENCH UPSLOPE ALONG THE LINE OF THE STAKES.
3. STAPLE FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.
4. BACKFILL AND COMPACT THE EXCAVATED SOIL.
DOUBLE SILT FENCE DETAIL
N.T.S.
TYPICAL SILT FENCE DETAIL
N.T.S.
LEGEND
EX. FIRE DEPARTMENT CONNECTION
EX. ELECTRIC METER
EX. ELECTRIC BOX
EX. CLEANOUT
EX. SEWER MANHOLE
EX. LIGHT POLE
EX. IRRIGATION VALVE
EX. YARD DRAIN
EX. GAS METER
EX. GRADE ELEVATION
SCALE: 1" = 20'
CONSTRUCT SINGLE ROW SILT FENCE PRIOR TO CONSTRUCTION & REMAIN IN PLACE UNTIL COMPLETION OF PROJECT
CONSTRUCT DOUBLE ROW SILT FENCE PRIOR TO CONSTRUCTION & REMAIN IN PLACE UNTIL COMPLETION OF PROJECT
PROPERTY LINE
EX. PAVER PATHWAY
EX. CONC. PATHWAY
EX. ASPHALT PATHWAY (TO BE REMOVED)
EX. ELEC. BOX (TO BE REMOVED)
EX. POOL BATH (TO BE REMOVED)
EX. SHADE STRUCTURE (TO BE REMOVED)
EX. BRICK-PAVER WALKWAY (TO BE REMOVED)
EX. CONC. WALKWAY (TO BE REMOVED)
EX. STAIRS (TO BE REMOVED)
EX. ROCCE BALL COURT (TO REMAIN)
EX. METAL FENCE (TO BE REMOVED)
EX. POOL EQUIPMENT (TO BE RELOCATED)
EX. CLUBHOUSE
EX. BRICK PAVERS (TO BE REMOVED)
EX. CONC. WALL W/METAL FENCE (TO BE REMOVED)
EX. 6" SEWER SERVICE (TO BE REMOVED)
EX. WATER SERVICE (TO BE REMOVED)
EX. CONC. (TO BE REMOVED)
EX. CO (TO BE REMOVED)
EX. POOL & SPA (TO REMAIN)
EX. BICYCLE RACK (TO BE RELOCATED)
EX. METAL POOL FENCE (TO BE REMOVED)
EX. BRICK PAVER POOL DECK (TO BE REMOVED)
EX. DRINK STATION & MISTERS (TO REMAIN)
EX. WOODBOARD FENCE
EX. CONC. WALL (TO REMAIN)
EX. TENNIS COURTS
EX. CONC. RAMP & WALL (TO BE REMOVED)
INLET PROTECTION
EX. CONC. SIDEWALK (TO BE REMOVED)
EX. STRIPING (TO BE REMOVED THIS AREA)
EX. ADA SIGNS (TO BE RELOCATED, TYP. OF 5)
EX. ASPHALT & CRUB (TO BE REMOVED)
EX. SIDEWALK (TO BE REMOVED)
EX. SIGNS (TO BE REMOVED)
RELOCATE LIGHT POLE
EX. ONE WAY SIGN (TO REMAIN)
MH 4324401 (TO BE PLUGGED DURING DEMO & CONSTRUCTION)
EX. SHADE STRUCTURE (TO REMAIN)
(2) EX. 1,200 GAL. GREASE INTERCEPTORS (TO BE REMOVED)
OPEN CUT EX. ASPHALT FOR UTILITY MODIFICATIONS
EX. N/C STRIPING (TO BE REMOVED)
EX. ASPHALT DRIVE TO BE USED AS CONSTRUCTION ENTRANCE
MILL & OVERLAY 3/4" ASPHALT
RELOCATE LIGHT POLE
EX. ASPHALT & CRUB (TO BE REMOVED)
EX. CURB (TO BE REMOVED)
EX. CURB (TYP.)
EX. ASPHALT PARKING
EX. CHAIN-LINK FENCE
EX. ASPHALT (TO BE REMOVED)
EX. PAVERS (TO BE REMOVED & SET ASIDE FOR REUSE)
EX. STREET SIGN (TO BE RELOCATED)
EX. LAKE
CART PATH
SPRING RUN BLVD.
COCONUT ROAD (PUBLIC)
DESIGNED BY: M.T.H.
DRAWN BY: D.C.M.
APPROVED: M.T.H.
JOB CODE: SRCHDO
SCALE: 1" = 30'
1 02/2022 REVISIONS PER VILLAGE COMMENTS DATED 01/19/2022 D.C.M.
Revision Date Description By
GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
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Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
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SPRING RUN GOLF CLUB-CLUBHOUSE EXPANSION
EROSION CONTROL AND DEMOLITION PLAN
ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88) CONVERSION FACTOR TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD '29) IS (+) 1.211
MUNICIPALITY: THE VILLAGE OF ESTERO
SEC/TWNSHP/RNG 10/47S/25E
DATE: SEPT. 2021
SUBMITTAL TYPE: DO
SHEET 4 OF 12
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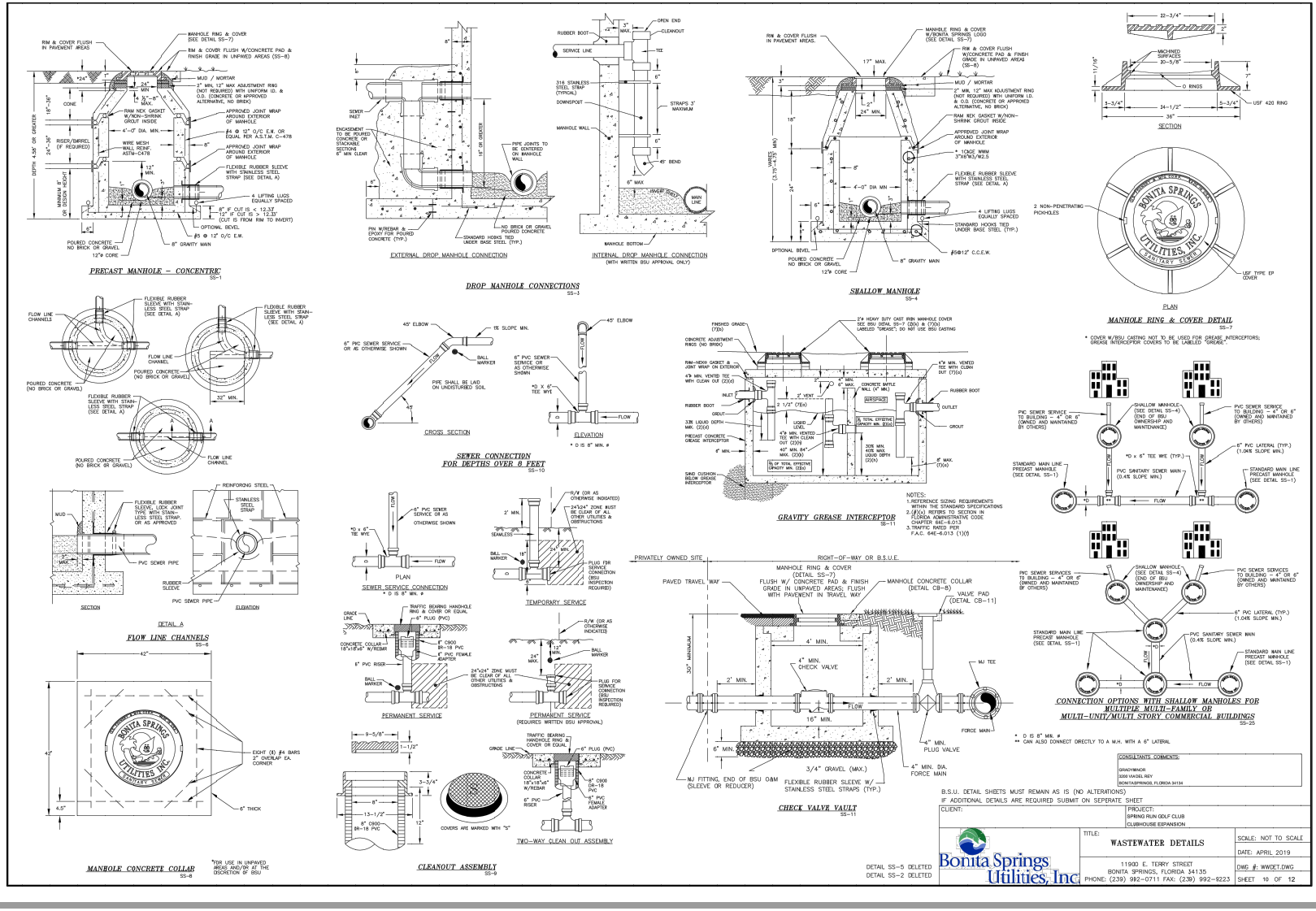

N
SCALE: 1" = 30'
MATCH EX. CART PATH WIDTH
PROPOSED POOL EQUIPMENT ENCLOSURE
PROPOSED GATES
PROPOSED FENCE
REVISED CART PATH
PROPOSED CONC. RAMP
PROPOSED GATE
EX. CART PATH
PROPOSED GUARDRAIL (SEE ARCH. PLANS)
PROPOSED STAIRS
PROPOSED SHADE STRUCTURE
EX. LAKE
PROPOSED SCREENING
PROPOSED OUTDOOR BAR
PROPOSED RESTROOM/ STORAGE BUILDING
EX. BOCCE BALL COURTS
PROPOSED PLANTERS
COLUMNS (TYP.)
EX. POOL
PROPOSED FIRE PIT
EX. CLUBHOUSE
EX. CART STORAGE
RELOCATED A/C EQUIPMENT
SERVICE AREA CONTAINS (2) 8 YARD DUMPSTERS
PROPOSED KITCHEN ADDITION
EX. SPA
RELOCATED BIKE RACK (18 SPACES)
PROPOSED PAVERS (SEE ARCH. PLANS)
SHADE STRUCTURE
RELOCATED SHOE WASH
PROPOSED SCREENING
PROPOSED FENCE & GATE
EX. TENNIS COURTS
EX. ONE WAY
EX. BAG DROP SIGN
RELOCATED H/C PARKING SIGNS (5 TOTAL)
HIGH VISIBILITY CROSSWALK
EX. WRONG WAY SIGN
PROPOSED SCREENING FENCE
PROPOSED CONCRETE
PROPOSED ASPHALT
PROPOSED WALL
EX. BICYCLE PARKING (48 SPACES)
WHITE DIRECTIONAL ARROW (TYP. 4 PLACES)
RELOCATED LIGHT POLE
BLOCK RETAINING WALL
HANDICAP PARKING STRIPING (SEE DETAIL SHEET 8)
PROPOSED WRONG WAY, EXIT ONLY SIGN
5' WIDE CONC. SIDEWALK
RELOCATED LIGHT POLE
ASPHALT OVERLAY
BLOCK RETAINING WALL
EX. ASPHALT PARKING
PROPOSED WRONG WAY SIGN
EX. BIKE RACK (16 SPACES)
WHEELSTOP (TYP.)
EX. IRRIGATION PUMP HOUSE
OVERFLOW PARKING
24" WHITE STOP BAR & STOP SIGN (R1-1)
LEGEND
PROP. PAVEMENT
EX. SIDEWALK
PROP. SIDEWALK/CONCRETE
EX. PAVERS
PROP. PAVERS
EX. BUILDING NOT AFFECTED
DESIGNED BY: M.T.H.
DRAWN BY: D.C.M.
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Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134
SPRING RUN GOLF CLUB-CLUBHOUSE EXPANSION
SITE PLAN
ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88) CONVERSION FACTOR TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD '29) IS (+) 1.211
MUNICIPALITY: THE VILLAGE OF ESTERO
SEC/TWNSHP/RNG 10/47S/25E
DATE: SEPT. 2021
SUBMITTAL TYPE: DO
SHEET 5 OF 12

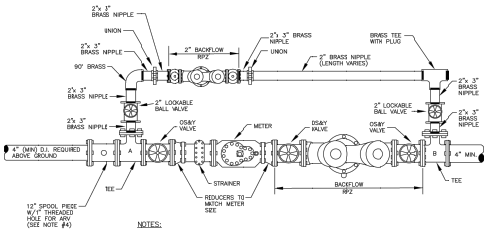

SCALE: 1" = 20'
SCALE: 1" = 20'
SPRING RUN BLVD.
LEGEND
GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
SPRING RUN GOLF CLUB-CLUBHOUSE EXPANSION
GRADING, PAVING AND DRAINAGE PLAN
SHEET 6 OF 12


PROPERTY LINE
EX. CART PATH
EX. CART STORAGE
EX. CLUBHOUSE
PROPOSED OUTDOOR DRINK ADDITION
OUTDOOR BAR
PROPOSED KITCHEN ADDITION
EX. POOL
EX. SPA
PROPOSED FIRE PIT
EX. BOCCE BALL COURTS
EX. LAKE
EX. TENNIS COURTS
EX. ASPHALT PARKING
EX. 3" WATER SERVICE
EX. 1" WATER SERVICE
EX. 1.5" WATER METER
EX. FDC
EX. F.H.
EX. 10" WATER MAIN
EX. 8" PVC SEWER MAIN
EX. UG ELEC.
EX. OHP
CO-1 INV: 12.35
CO-2 INV: 12.92
CO-3 INV: 13.18
CO-4 INV: 13.55
2-WAY CO RIM: 15.79 INV: 12.38
2-WAY CO RIM: 15.80 INV: 12.62
2-WAY CO RIM: 15.63 INV.(IN): 11.99 INV.(E): 11.99 INV.(W): 11.90
TRAPZILLA 1SS-05-ICA-4 SOLIDS SEPARATOR INV.(IN): 12.52 INV.(OUT): 12.48
TRAPZILLA 12-160H-ICA-6 GREASE INTERCEPTOR INV.(IN): 12.28 INV.(OUT): 12.18
EX.MH-4324401 TO BE PLUGGED DURING DEMO & CONSTRUCTION (END OF BSU OWNERSHIP & MAINTENANCE) RIM: 15.50 INV.(E): 11.20
CONNECT TO EX. 6" SEWER SERVICE @EX. INV. 12.09±
CONNECT TO EX. 6" SEWER SERVICE @EX. INV. 12.09±
CONTRACTOR TO VERIFY LOCATION OF EX. SEWER SERVICE TO CONFIRM WHETHER CONFLICT EXISTS BETWEEN EX. SERVICE & PROPOSED INTERCEPTOR & INFORM E.O.R. IF CHANGES ARE REQUIRED
CONTRACTOR TO LOCATE EXISTING SEWER SERVICE WITHIN THIS AREA AND NOTIFY E.O.R. PRIOR TO CONSTRUCTION. POTABLE WATER, FIRE, MAY NEED TO BE MODIFIED OR DEFLECTED AS A RESULT OF THE EXISTING SEWER SERVICE LOCATION.
CONTRACTOR TO VERIFY INV. OF EX. CO & NOTIFY E.O.R. PRIOR TO CONSTRUCTION
CONNECT TO EX CO REPAIR OR REPLACE AS REQ. Inv. 13.72
TIE INTO Ex. WATER SERVICE CONTRACTOR TO VERIFY LOCATION & INFORM E.O.R. PRIOR TO CONSTRUCTION
DEFLECT POTABLE UNDER FIRE W/12" SEPARATION
WATER & FIRE SERVICE TO DEFLECT UNDER SEWER TO MAINTAIN MIN. 18" SEPARATION
STORM UNDER SEWER W/12" SEPARATION
STORM UNDER SEWER W/12" SEPARATION
6" 22.5° BEND
6" 90° BEND
6" 45° BEND
1" POLY WATER SERVICE
6" PVC DR18 FIRE MAIN
6" 45° BENDS
54± L.F. 6" DR14 FIRE MAIN
HOT TAP Ex. MAIN W/6" G.V. & 6"x10" TAPPING SLEEVE (END OF BSU OWNERSHIP & MAINTENANCE)
6" PVC DR18 FIRE MAIN
P.I.V. C.V., FDC & ZURN BACKFLOW PREVENTOR 450DA 6
90° BEND
OPEN-CUT EX. ASPHALT FOR INSTALLATION OF FIRE MAIN
38± L.F. 6" SEWER SERVICE @1.04% MIN.
25± L.F. 6" SEWER SERVICE @1.04% MIN.
53± L.F. 6" SEWER SERVICE @1.04% MIN.
25± L.F. 6" SEWER SERVICE @1.04% MIN.
N
SCALE: 1" = 20'
LEGEND
PROP. PAVEMENT
EX. SIDEWALK
PROP. SIDEWALK/CONCRETE
EX. PAVERS
PROP. PAVERS
EX. BUILDING NOT AFFECTED
DESIGNED BY: M.T.H.
DRAWN BY: D.C.M.
APPROVED: M.T.H.
JOB CODE: SRCHDO
SCALE: 1" = 20'
1 02/2022 REVISIONS PER VILLAGE COMMENTS DATED 01/19/2022 D.C.M.
Revision Date Description By
GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134
SPRING RUN GOLF CLUB-CLUBHOUSE EXPANSION
UTILITY PLAN
ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88) CONVERSION FACTOR TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD '29) IS (+) 1.211
MUNICIPALITY: THE VILLAGE OF ESTERO
DSC/TYM/SHP/RNG 10/47S/25E
DATE: SEPT. 2021
SUBMITTAL TYPE: DO
SHEET 7 OF 12


TYPICAL PARKING SPACES DETAIL
STANDARD
HANDICAPPED
NOTES:
1. DIMENSIONS ARE TO CENTERLINE OF MARKINGS.
2. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH 15180 OF FEDERAL STANDARDS 595a.
3. THE FTP-22-06 PANEL SHALL BE MOUNTED BELOW THE FTP-21-06 SIGN.
4. STRIPING PER FDOT PLANS INDEX 711-001
TYPICAL SIGN ELEVATION
STOP
FINISHED GRADE
6" DIA.-24" DEEP CONC. FOUNDATION
CROSSWALK DETAIL
CONCRETE BUMPER GUARD
TYPE 'D' CURB
JOINT SEAL
PAVEMENT
½" EXP. JOINT AND PREFORMED JOINT FILLER
PAVER BLOCK DETAIL
TYPICAL ASPHALT SECTION
1. ASPHALTIC CONCRETE PAVEMENT (TYPE S-III) SHALL BE CONSTRUCTED IN TWO 3/4" LIFTS. THE SECOND LIFT SHALL BE CONSTRUCTED AFTER SUBSTANTIAL COMPLETION OF BUILDING CONSTRUCTION.
2. 5-1/2" LIMEROCK BASE MATERIAL MAY BE SUBSTITUTED AS AN ALTERNATE DESIGN TO THE 12" STABILIZED SUBGRADE. ALL SPECIFICATIONS FOR LIMEROCK BASE MATERIAL SHALL BE ADHERED TO.
3. ALTERNATE PAVEMENT SECTIONS UTILIZING MATERIALS INCLUDING PAVER BLOCKS AND BONAMITE MAY BE SUBSTITUTED FOR THE ABOVE SYSTEMS. STRUCTURAL CHARACTERISTICS MUST MEET MINIMUM COLLIER COUNTY L.D.C. REQUIREMENTS.
4. LIMEROCK BASE MUST EXTEND 6" BEYOND EDGE OF PAVEMENT.
5. SUBGRADE MUST EXTEND 12" BEYOND EDGE OF PAVEMENT.
CONCRETE PAVEMENT DETAIL
4,000 PSI REINFORCED CONCRETE @ 28 DAY. CONCRETE SECTION TO BE 6" THICK W/ 6x6-W1.4xW1.4 WWM
12" COMPACTED, WELL DRAINING GRANULAR SUBGRADE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY PER ASTM D 1557, MIN. LBR=40.
EXPANSION JOINT 1/2" FIBERBOARD FILLER
NOTE:
CONTRACTOR SHALL COMPLY WITH THE DESIGN DATA AND RECOMMENDATION OF THE FCPA "DESIGN AND CONSTRUCTION OF CONCRETE PAVEMENT MANUAL" FOR CONCRETE PAVEMENT JOINT SPACING. THIS IS TO INCLUDE CONTROL/ CONSTRUCTION, CONTRACTION AND ISOLATION JOINTS.
TYPICAL YARD DRAIN
12" INLINE CAST IRON NYOPLAST HINGED GRATE (STANDARD H-20 RATED)
4" THICK CONC. 4' AROUND YARD DRAIN
8" TO 12" DIA. NYOPLAST INLINE DRAIN
8" TO 12" DIA. 90° BEND
8" DIA. SDR 35 PVC SEWER TO 12" DIA. SDR 35 PVC SEWER PER GRADING, PAVING & DRAINAGE PLAN
TYPICAL SIDEWALK SECTION
1. THE PROPOSED FILL SHALL BE COMPACTED IN 12" LIFTS TO 95% MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T-180 AND THE ENGINEER'S SPECIFICATIONS.
2. SUBGRADE SHALL BE SAND, COMPACTED TO A FIRM EVEN SURFACE, TRUE TO GRADE AND CROSS- SECTION, AND BE MOIST WHEN CONCRETE IS PLACED.
3. SIDEWALK SHALL HAVE CONTRACTION JOINTS AT 5' INTERVALS AND AN EXPANSION JOINT EVERY 120' MAXIMUM.
TYPE C CAST IRON GRATE
PLAN VIEW
BASIN DIMENSIONS
NOTES:
1. ALL CATCH BASINS TO BE POURED IN PLACE OR PRECAST.
2. ALL CONCRETE TO BE 4,000 PSI.
3. WHERE TOP SLAB CONSTRUCTION IS NECESSARY, USE 8" THICK SLAB W/#5 BARS AT 4" ON CENTER CONTINUOUS W/O CATCH IRON WALLS.
4. WHERE "H" DIMENSION EXCEEDS 5 FEET, SHOP DRAWINGS FOR WALL REINFORCEMENT MUST BE SUBMITTED FOR APPROVAL BEFORE CASTING.
5. CATCH BASINS TO BE CONSTRUCTED PER FDOT STANDARDS
SECTION
CATCH BASIN DETAIL
SIDEWALK DETAIL
NEW CONSTRUCTION
EXISTING WALK
BEGIN/END NEW SIDEWALK AT THE NEAREST EXPANSION JOINT OF EXIST. SIDEWALKS
6" 3,000 PSI CONC. BROOM FINISH
JOINT SEALER
1/2"x4" BITUMINOUS STRIP
DEPTH: 1/3 SLAB THICKNESS
NOTES:
1. SIDEWALKS SHALL HAVE TOOLED EDGES.
2. CONSTRUCTION JOINTS SHALL BE LOCATED AT STRUCK JOINTS OR EXPANSION JOINTS ONLY.
3. WALKS LOCATED WITHIN RIGHT OF WAY SHALL COMPLY WITH FDOT INDEX 522-001 AND CORRESPONDING SPECIFICATIONS.
4. 4" LIMEROCK BASE.
Trapzilla® Grease Interceptor
TZ-1626-ECA Specifications
Trapzilla® Grease Interceptor
TZ-1825-ECA Specifications
Trapzilla® Solids Separator
TSS-95-ECA Specifications
Trapzilla® Solids Separator
TSS-95-ECA Specifications
LEGEND
GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
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Cert. of Auth. EB 0005151
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Business LC 26000266
Bonita Springs: 239.947.1144
www.GradyMinor.com
Fort Myers: 239.690.4380
DESIGNED BY: M.T.H.
DRAWN BY: D.C.M.
APPROVED: M.T.H.
JOB CODE: SRCHDD
SCALE:
N.T.S.
DRAINAGE DETAILS
ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88) CONVERSION FACTOR TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD '29) IS (+) 1.211
MICHAEL T. HERRERA P.E.
FLORIDA P.E. LICENSE NO. 60110
MUNICIPALITY: THE VILLAGE OF ESTERO
SEC/TWNSHP/RNG 10/47S/25E
DATE: SEPT. 2021
SUBMITTAL TYPE: DD
SHEET 8 OF 12
Revision Date Description By


CONSTRUCTION JUMPER ASSEMBLY
W-1
FIRE HYDRANT ASSEMBLY
W-2
FIRE HYDRANT ASSEMBLY WITH GRADE-LOK ADAPTOR
W-3
FIRE HYDRANT LOCATIONS/CLEARANCE
W-4
VALVE INSTALLATION
W-9
TEMPORARY BLOW-OFF ASSEMBLY DETAIL
W-6
PERMANENT BLOW-OFF ASSEMBLY DETAIL
W-5
TAPPING SLEEVE AND VALVE
W-11
ELECTRICAL / GAS CLEARANCE
W-15
WATER MAIN FLUSHING DETAIL
W-8
2" POTABLE WATER SERVICE
W-12
1" POTABLE WATER SERVICE
W-13
DETAIL W-7 DELETED
DETAIL W-10 DELETED
DETAIL W-14 DELETED
B.S.U. DETAIL SHEETS MUST REMAIN AS IS (NO ALTERATIONS)
IF ADDITIONAL DETAILS ARE REQUIRED SUBMIT ON SEPERATE SHEET
CLIENT:
PROJECT:
SPRING RUN GOLF CLUB
CLUBHOUSE EXPANSION
TITLE:
WATER DETAILS
SCALE: NOT TO SCALE
DATE: APRIL 2019
DWG #: WDET.DWG
SHEET 9 OF 12
Bonita Springs Utilities, Inc
11900 E. TERRY STREET
BONITA SPRINGS, FLORIDA 34135
PHONE: (239) 992-0711 FAX: (239) 992-9223

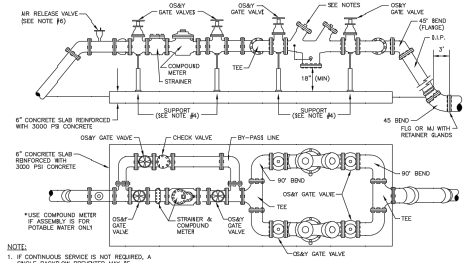

PRECAST MANHOLE – CONCENTRIC
SS-1
DROP MANHOLE CONNECTIONS
SS-3
SHALLOW MANHOLE
SS-4
MANHOLE RING & COVER DETAIL
SS-7
SEWER CONNECTION FOR DEPTHS OVER 8 FEET
SS-10
GRAVITY GREASE INTERCEPTOR
SS-11
FLOW LINE CHANNELS
SS-6
MANHOLE CONCRETE COLLAR
SS-8
CLEANOUT ASSEMBLY
SS-9
CHECK VALVE VAULT
SS-11
CONNECTION OPTIONS WITH SHALLOW MANHOLES FOR MULTIPLE MULTI-FAMILY OR MULTI-UNIT/MULTI STORY COMMERCIAL BUILDINGS
SS-25
EXTERNAL DROP MANHOLE CONNECTION
INTERNAL DROP MANHOLE CONNECTION
(WITH WRITTEN BSU APPROVAL ONLY)
CROSS SECTION
ELEVATION
SEWER SERVICE CONNECTION
TEMPORARY SERVICE
PERMANENT SERVICE
PERMANENT SERVICE
(REQUIRES WRITTEN BSU APPROVAL)
TWO-WAY CLEAN OUT ASSEMBLY
GRAVITY GREASE INTERCEPTOR
NOTES:
1.REFERENCE SIZING REQUIREMENTS WITHIN THE STANDARD SPECIFICATIONS
2.(#)(x) REFERS TO SECTION IN FLORIDA ADMINISTRATIVE CODE CHAPTER 64E-6.013
3.TRAFFIC RATED PER F.A.C. 64E-6.013 (1)(f)
PRIVATELY OWNED SITE
RIGHT-OF-WAY OR B.S.U.E.
PAVED TRAVEL WAY
MANHOLE RING & COVER (DETAIL SS-7)
FLUSH W/ CONCRETE PAD & FINISH GRADE IN UNPAVED AREAS; FLUSH WITH PAVEMENT IN TRAVEL WAY
MANHOLE CONCRETE COLLAR (DETAIL CB-8)
VALVE PAD (DETAIL CB-11)
4" MIN. CHECK VALVE
2' MIN.
16" MIN.
FLOW
MJ TEE
FORCE MAIN
6" MIN.
4" MIN. PLUG VALVE
4" MIN. DIA. FORCE MAIN
NJ FITTING, END OF BSU O&M (SLEEVE OR REDUCER)
3/4" GRAVEL (MAX.)
FLEXIBLE RUBBER SLEEVE W/ STAINLESS STEEL STRAPS (TYP.)
B.S.U. DETAIL SHEETS MUST REMAIN AS IS (NO ALTERATIONS)
IF ADDITIONAL DETAILS ARE REQUIRED SUBMIT ON SEPERATE SHEET
DETAIL SS-5 DELETED
DETAIL SS-2 DELETED
CONSULTANTS COMMENTS:
GRADYMINOR
3200 VIA DEL REY
BONITASPRINGS, FLORIDA 34134
CLIENT:
PROJECT:
SPRING RUN GOLF CLUB
CLUBHOUSE EXPANSION
TITLE:
WASTEWATER DETAILS
SCALE: NOT TO SCALE
DATE: APRIL 2019
DWG #: WWSET.DWG
SHEET 10 OF 12
Bonita Springs Utilities, Inc.
11900 E. TERRY STREET
BONITA SPRINGS, FLORIDA 34135
PHONE: (239) 992-0711 FAX: (239) 992-9223



NOTES:

1. METER SIZE DETERMINES CONFIGURATION SIZE BETWEEN TEE "A" & "B".
2. ENTIRE APPARATUS TO BE PAINTED WITH UV RATED PAINT (EXCEPT METER).
3. CONSULT BSU "BACKFLOW PREVENTION CROSS CONNECTION CONTROL PROGRAM" FOR APPROVED SIZES, MODEL NUMBERS & MANUFACTURERS.
4. "H" STYLE BACKFLOWS REQUIRE A LOCATION FOR AN AIR RELEASE VALVE.

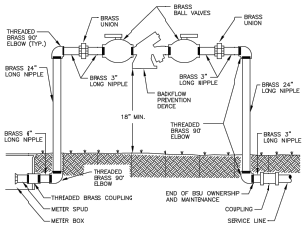
STANDARD METER/BACKFLOW ASSEMBLY DETAIL
(3" OR LARGER)
BF-1



NOTE:

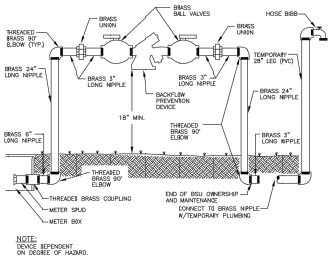
1. IF CONTINUOUS SERVICE IS NOT REQUIRED, A SINGLE BACKFLOW PREVENTER MAY BE INSTALLED, AND TEES AND BENDS ELIMINATED
2. DEVICE DEPENDENT ON DEGREE OF HAZARD.
3. METER BYPASS LINE OPTIONAL, DEPENDENT ON CUSTOMER NEEDS/CONTINUOUS SUPPLY DURING METER REPAIR.
4. SUPPORT TO BE STAINLESS STEEL.
5. CONSULT BSU "BACKFLOW PREVENTION CROSS CONNECTION CONTROL PROGRAM" FOR APPROVED SIZES, MODEL NUMBERS & MANUFACTURERS.
6. "H" STYLE BACKFLOWS REQUIRE A LOCATION FOR AN AIR RELEASE VALVE.

3" OR LARGER COMPOUND METER AND BACKFLOW PREVENTER
(ONLY WITH BSU PRIOR APPROVAL)
BF-2



NOTE:
DEVICE DEPENDENT ON DEGREE OF HAZARD.

BACKFLOW PREVENTION DEVICE 3/4", 1", 2"
(NEW INSTALLATIONS BY BSU, EXCEPT FOR BACKFLOWS ON FIRE LINES)
BF-3



NOTE:
DEVICE DEPENDENT ON DEGREE OF HAZARD.

CONTRACTOR'S TEMPORARY HOSE BIBB BACKFLOW PREVENTION DEVICE 3/4", 1", 2"
(INSTALLED BY BUILDER)
BF-5

DETAIL BF-4 DELETED

CONSULTANTS COMMENTS:
GRADYMINOR
3200 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134

B.S.U. DETAIL SHEETS MUST REMAIN AS IS (NO ALTERATIONS)
IF ADDITIONAL DETAILS ARE REQUIRED SUBMIT ON SEPERATE SHEET

CLIENT:

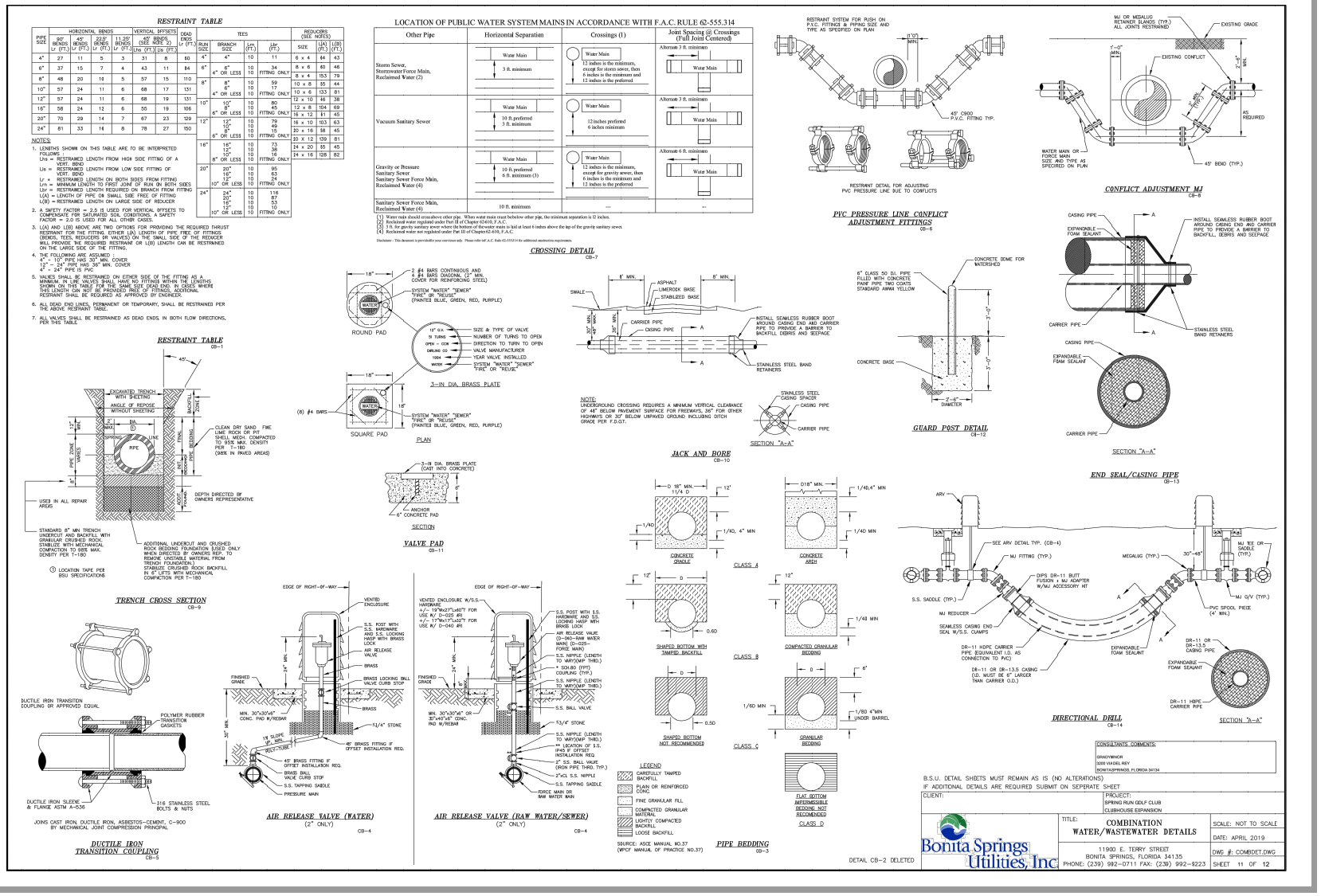
PROJECT:
SPRING RUN GOLF CLUB
CLUBHOUSE EXPANSION

Bonita Springs Utilities, Inc.

TITLE:
BACKFLOW DETAILS

SCALE: NOT TO SCALE
DATE: APRIL 2019
DWG #: BAKFLW.DWG
SHEET 12 OF 12

11900 E. TERRY STREET
BONITA SPRINGS, FLORIDA 34135
PHONE: (239) 992-0711 FAX: (239) 992-9223


RESTRAINT TABLE
LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314
Other Pipe
Horizontal Separation
Crossings (1)
Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)
Vacuum Sanitary Sewer
Gravity or Pressure Sanitary Sewer
Sanitary Sewer Force Main, Reclaimed Water (4)
Water Main
3 ft. minimum
12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is the preferred
10 ft. preferred 3 ft. minimum
12 inches preferred 6 inches minimum
10 ft. preferred 6 ft. minimum (3)
Alternate 3 ft. minimum
Alternate 6 ft. minimum
10 ft. minimum
(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part II of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.
RESTRAINT SYSTEM FOR PUSH ON P.V.C. FITTINGS & PIPING SIZE AND TYPE AS SPECIFIED ON PLAN
45° C900 P.V.C. FITTING TYP.
RESTRAINT DETAIL FOR ADJUSTING PVC PRESSURE LINE DUE TO CONFLICTS
MJ OR MEGALUG RETAINER GLANDS (TYP.) ALL JOINTS RESTRAINED
EXISTING GRADE
EXISTING CONFLICT
WATER MAIN OR FORCE MAIN SIZE AND TYPE AS SPECIFIED ON PLAN
45° BEND (TYP.)
CONFLICT ADJUSTMENT MJ
CB-8
PVC PRESSURE LINE CONFLICT ADJUSTMENT FITTINGS
CB-6
CROSSING DETAIL
CB-7
ROUND PAD
SQUARE PAD
PLAN
3-IN DIA. BRASS PLATE
SECTION
VALVE PAD
CB-11
JACK AND BORE
CB-10
NOTE: UNDERGROUND CROSSING REQUIRES A MINIMUM VERTICAL CLEARANCE OF 48" BELOW PAVEMENT SURFACE FOR FREEWAYS, 36" FOR OTHER HIGHWAYS OR 30" BELOW UNPAVED GROUND INCLUDING DITCH GRADE PER F.D.O.T.
SECTION "A-A"
GUARD POST DETAIL
CB-12
RESTRAINT TABLE
CB-1
EXCAVATED TRENCH WITH SHEETING
ANGLE OF REPOSE WITHOUT SHEETING
BACKFILL ZONE
PIPE ZONE VARIES
SPRING LINE
PIPE
FINAL BEDDING
INITIAL BEDDING
CLEAN DRY SAND FINE LIME ROCK OR PIT SHELL MESH, COMPACTED TO 95% MAX. DENSITY PER T-180 (SEE IN PAVED AREAS)
USED IN ALL REPAIR AREAS
DEPTH DIRECTED BY OWNERS REPRESENTATIVE
STANDARD 6" MIN TRENCH UNDERCUT AND BACKFILL WITH GRANULAR CRUSHED ROCK, STABILIZE WITH MECHANICAL COMPACTION TO 98% MAX. DENSITY PER T-180
ADDITIONAL UNDERCUT AND CRUSHED ROCK BEDDING FOUNDATION IUSED ONLY WHEN DIRECTED BY OWNERS REP. TO REMOVE UNSTABLE MATERIAL FROM TRENCH BOTTOM. STABILIZE CRUSHED ROCK BACKFILL IN 8" LIFTS WITH MECHANICAL COMPACTION PER T-180
LOCATION TAPE PER BSU SPECIFICATIONS
TRENCH CROSS SECTION
CB-9
DUCTILE IRON TRANSITION COUPLING OR APPROVED EQUAL
POLYMER RUBBER TRANSITION GASKETS
DUCTILE IRON SLEEVE & FLANGE ASTM A-536
316 STAINLESS STEEL BOLTS & NUTS
JOINS CAST IRON, DUCTILE IRON, ASBESTOS-CEMENT, C-900 BY MECHANICAL JOINT COMPRESSION PRINCIPAL
DUCTILE IRON TRANSITION COUPLING
CB-5
EDGE OF RIGHT-OF-WAY
VENTED ENCLOSURE
S.S. POST WITH S.S. HARDWARE AND S.S. LOCKING HASP WITH BRASS LOCK
AIR RELEASE VALVE
BRASS
BRASS LOCKING BALL VALVE CURB STOP
FINISHED GRADE
24" MIN.
45° BRASS FITTING IF OFFSET INSTALLATION REQ.
BRASS BALL VALVE CURB STOP
S.S. TAPPING SADDLE
PRESSURE MAIN
AIR RELEASE VALVE (WATER)
(2" ONLY)
CB-4
VENTED ENCLOSURE W/S.S. HARDWARE +/- 19"Wx27"Lx60"T" FOR USE W/ D-025 4R +/- 17"Wx17"Lx52"T" FOR USE W/ D-040 4R
S.S. POST WITH S.S. HARDWARE AND S.S. LOCKING HASP WITH BRASS LOCK
AIR RELEASE VALVE (D-040-RAW WATER MAIN) (D-025-FORCE MAIN)
S.S. NIPPLE (LENGTH TO VARY)(MF THRD.)
* SCH.80 (FPT) COUPLING (TYP.)
S.S. NIPPLE (LENGTH TO VARY)(MF THRD.)
S.S. BALL VALVE
53/4" STONE
S.S. NIPPLE (LENGTH TO VARY)(MF THRD.)
** LOCATION OF S.S. IP45 8" OFFSET INSTALLATION REQ.
2" S.S. BALL VALVE (IRON PIPE THRD. TYP.)
2"xCL S.S. NIPPLE
S.S. TAPPING SADDLE
FORCE MAIN OR RAW WATER MAIN
AIR RELEASE VALVE (RAW WATER/SEWER)
(2" ONLY)
CB-4
CONCRETE CRADLE
CONCRETE ARCH
SHAPED BOTTOM WITH TAMPED BACKFILL
COMPACTED GRANULAR BEDDING
SHAPED BOTTOM NOT RECOMMENDED
GRANULAR BEDDING
FLAT BOTTOM IMPERMEABLE BEDDING NOT RECOMMENDED
CLASS A
CLASS B
CLASS C
CLASS D
LEGEND
CAREFULLY TAMPED BACKFILL
PLAIN OR REINFORCED CONC.
FINE GRANULAR FILL
COMPACTED GRANULAR MATERIAL
LIGHTLY COMPACTED BACKFILL
LOOSE BACKFILL
SOURCE: ASCE MANUAL NO.37 (WPCF MANUAL OF PRACTICE NO.37)
PIPE BEDDING
CB-3
DETAIL CB-2 DELETED
END SEAL/CASING PIPE
CB-13
ARV
SEE ARV DETAIL TYP. (CB-14)
MJ FITTING (TYP.)
DIPS DR-11 BUTT FUSION x MJ ADAPTER W/MJ ACCESSORY KIT
S.S. SADDLE (TYP.)
MJ REDUCER
SEAMLESS CASING END SEAL W/S.S. CLAMPS
DR-11 HDPE CARRIER PIPE (EQUIVALENT I.D. AS CONNECTION TO PVC)
DR-11 OR DR-13.5 CASING (I.D. MUST BE 6" LARGER THAN CARRIER O.D.)
MEGALUG (TYP.)
30"-48"
MJ TEE OR SADDLE (TYP.)
MJ G/V (TYP.)
PVC SPOOL PIECE (4' MIN.)
EXPANDABLE FOAM SEALANT
DR-11 OR DR-13.5 CASING PIPE
DR-11 HDPE CARRIER PIPE
SECTION "A-A"
DIRECTIONAL DRILL
CB-14
CONSULTANTS COMMENTS:
GRADY MINOR
3200 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
B.S.U. DETAIL SHEETS MUST REMAIN AS IS (NO ALTERATIONS)
IF ADDITIONAL DETAILS ARE REQUIRED SUBMIT ON SEPERATE SHEET
CLIENT:
PROJECT:
SPRING RUN GOLF CLUB
CLUBHOUSE EXPANSION
TITLE:
COMBINATION WATER/WASTEWATER DETAILS
SCALE: NOT TO SCALE
DATE: APRIL 2019
DWG #: COMBDET.DWG
SHEET 11 OF 12
Bonita Springs Utilities, Inc.
11900 E. TERRY STREET
BONITA SPRINGS, FLORIDA 34135
PHONE: (239) 992-0711 FAX: (239) 992-9223

LANDSCAPE PLANS

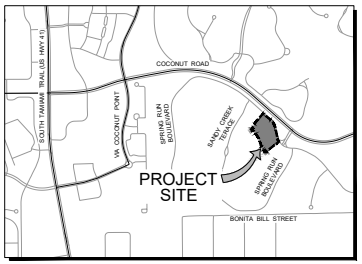
THE VILLAGE OF ESTERO, FL, DEVELOPMENT ORDER
for

SPRING RUN GOLF CLUB-CLUBHOUSE EXPANSION

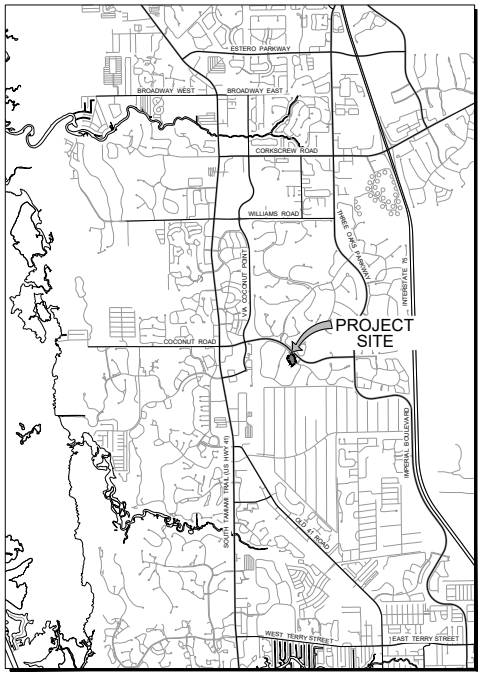
Owner/Developer:

Spring Run Golf Club
Community Association, Inc.

9501 Spring Run Blvd.
Estero, Florida 34135



VACINITY MAP
SCALE: 1" = 1000'



LOCATION MAP
SCALE: 1" = 3000'

LANDSCAPE ARCHITECTURAL PLANS
TABLE OF CONTENTS

Dwg. No.	Description
1	COVER SHEET
2	DO LANDSCAPE PLAN
3	DETAILS SHEET

INVESTIGATE BEFORE YOU EXCAVATE

811

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FL. STATUTE 553.851 (1979) REQUIRES MIN. OF 2 DAYS AND MAX. OF 5 DAYS NOTICE BEFORE YOU EXCAVATE.

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Richard P. Chalupa, RLA

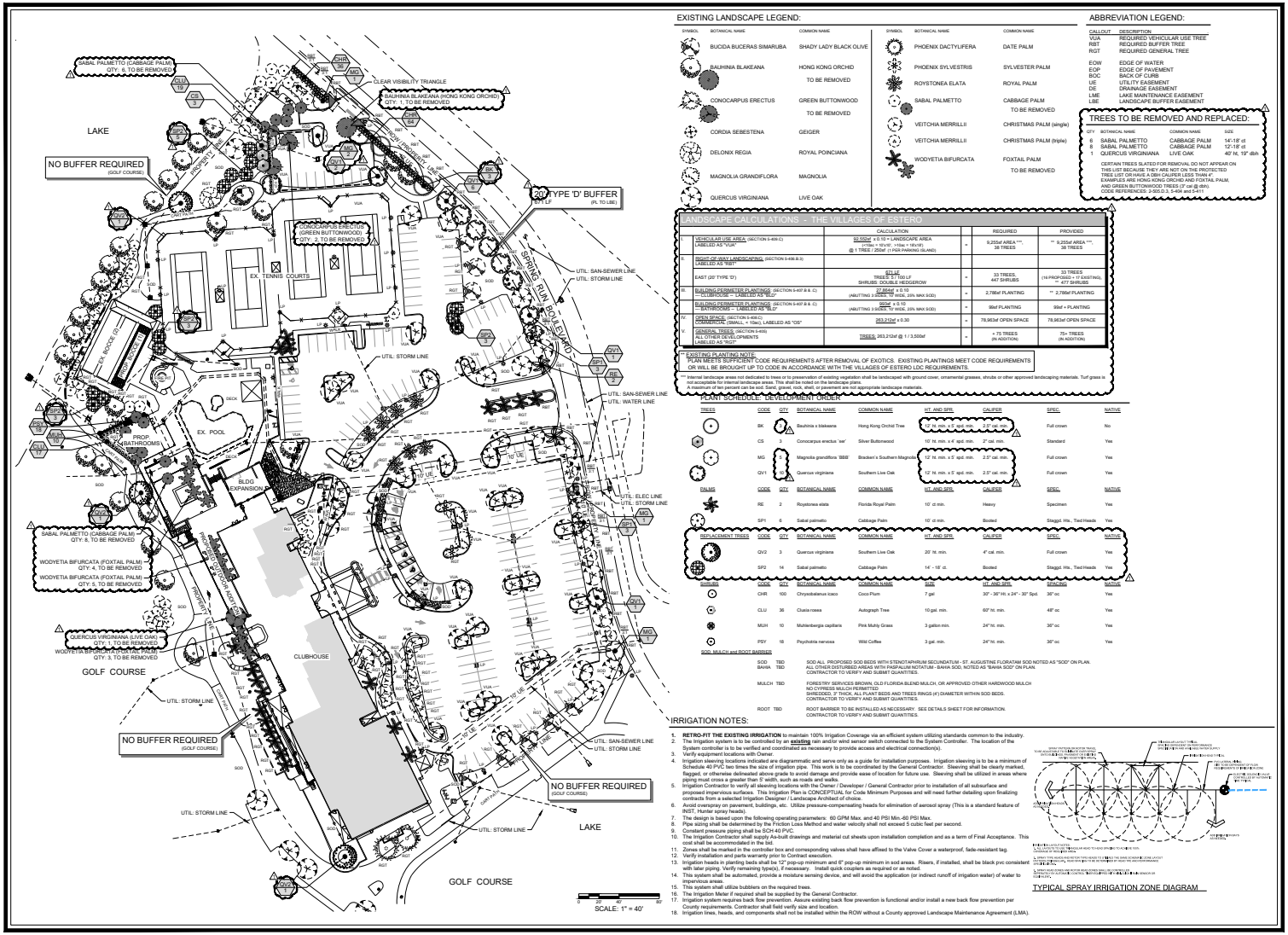
License No. 6667463

SPRING RUN GOLF CLUB-CLUBHOUSE EXPANSION
COVER SHEET
THE VILLAGE OF ESTERO, FL

REVISIONS
1 REVISIONS PER VLG. OF ESTERO
2 COMMENTS DATED 01/18/2022
3 REVISED PER DOM DATED 02/25/2022

SHEET
1 OF 3

DATE: SEPT. 2021



EXISTING LANDSCAPE LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME
	BUCIDA BUCERAS SIMARUBA	SHADY LADY BLACK OLIVE
	BAUHINIA BLAKEANA	HONG KONG ORCHID TO BE REMOVED
	CONOCARPUS ERECTUS	GREEN BUTTONWOOD TO BE REMOVED
	CORDIA SEBESTENA	GEIGER
	DELONIX REGIA	ROYAL POINCIANA
	MAGNOLIA GRANDIFLORA	MAGNOLIA
	QUERCUS VIRGINIANA	LIVE OAK
	PHOENIX DACTYLIFERA	DATE PALM
	PHOENIX SYLVESTRIS	SYLVESTER PALM
	ROYSTONEA ELATA	ROYAL PALM
	SABAL PALMETTO	CABBAGE PALM TO BE REMOVED
	VEITCHIA MERRILLII	CHRISTMAS PALM (single)
	VEITCHIA MERRILLII	CHRISTMAS PALM (triple)
	WODYETIA BIFURCATA	FOXTAIL PALM TO BE REMOVED

ABBREVIATION LEGEND:

CALLOUT	DESCRIPTION
VUA	REQUIRED VEHICULAR USE TREE
RBT	REQUIRED BUFFER TREE
RGT	REQUIRED GENERAL TREE
EOW	EDGE OF WATER
EOP	EDGE OF PAVEMENT
BOC	BACK OF CURB
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASEMENT
LBE	LANDSCAPE BUFFER EASEMENT

TREES TO BE REMOVED AND REPLACED:

QTY	BOTANICAL NAME	COMMON NAME	SIZE
6	SABAL PALMETTO	CABBAGE PALM	14'-18' ct
8	SABAL PALMETTO	CABBAGE PALM	12'-18' ct
1	QUERCUS VIRGINIANA	LIVE OAK	40' ht, 19" dbh

CERTAIN TREES SLATED FOR REMOVAL DO NOT APPEAR ON THIS LIST BECAUSE THEY ARE NOT ON THE PROTECTED TREE LIST OR HAVE A DBH CALIPER LESS THAN 4". EXAMPLES ARE HONG KONG ORCHID AND FOXTAIL PALM, AND GREEN BUTTONWOOD TREES (3" cal @ dbh).
CODE REFERENCES: 3-905.D.3, 3-906 and 3-911

LANDSCAPE CALCULATIONS - THE VILLAGES OF ESTERO

		CALCULATION		REQUIRED	PROVIDED
I.	VEHICULAR USE AREA: (SECTION 3-406.C) LABELED AS "VUA"	92,502sf x 0.10 = LANDSCAPE AREA = (16ea = 16'x16', =16ea = 16'x16') @ 1 TREE / 250sf (1 PER PARKING ISLAND)	=	9,255sf AREA ***, 38 TREES	*** 9,255sf AREA ***, 38 TREES
II.	RIGHT-OF-WAY LANDSCAPING: (SECTION 3-406.B.3) LABELED AS "RBT" EAST (20' TYPE 'D')	671 LF TREES: 5.7 /100 LF SHRUBS: DOUBLE HEDGEROW	=	33 TREES 447 SHRUBS	33 TREES (16 PROPOSED + 17 EXISTING) *** 477 SHRUBS
III.	BUILDING PERIMETER PLANTINGS: (SECTION 3-407.B & .C) CLUBHOUSE – LABELED AS "BLD"	27,864sf x 0.10 (ABUTTING 3 sides, 10' WIDE, 25% MAX SOD)	=	2,786sf PLANTING	** 2,786sf PLANTING
	BUILDING PERIMETER PLANTINGS: (SECTION 3-407.B & .C) BATHROOMS – LABELED AS "BLD"	992sf x 0.10 (ABUTTING 3 sides, 10' WIDE, 25% MAX SOD)	=	99sf PLANTING	99sf + PLANTING
IV.	OPEN SPACE: (SECTION 3-406.C) COMMERCIAL (SMALL < 10ac), LABELED AS "OS"	263,212sf x 0.30	=	78,963sf OPEN SPACE	78,963sf OPEN SPACE
V.	GENERAL TREES: (SECTION 3-403) ALL OTHER DEVELOPMENTS LABELED AS "RGT"	TREES 263,212sf @ 1 / 3,500sf	=	+ 75 TREES (IN ADDITION)	75+ TREES (IN ADDITION)

* EXISTING PLANTING NOTE:
PLAN MEETS SUFFICIENT CODE REQUIREMENTS AFTER REMOVAL OF EXOTICS. EXISTING PLANTINGS MEET CODE REQUIREMENTS OR WILL BE BROUGHT UP TO CODE IN ACCORDANCE WITH THE VILLAGES OF ESTERO LDC REQUIREMENTS.

** Internal landscape areas not dedicated to trees or to preservation of existing vegetation shall be landscaped with ground cover, ornamental grasses, shrubs or other approved landscaping materials. Turf grass is not acceptable for internal landscape area. This shall be noted on the landscape plans.
A minimum of ten percent of the area of each paved, open, lot, shall, or pavement area shall be appropriate landscape materials.

PLANT SCHEDULE: DEVELOPMENT ORDER

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HT. AND SPR.	CALIPER	SPEC	NATIVE
	BK		Bauhinia x blakeana	Hong Kong Orchid Tree	12' ht. min. x 5' spd. min.	2.5" cal. min.	Full crown	No
	CS	5	Conocarpus erectus `ser`	Silver Buttonwood	10' ht. min. x 4' spd. min.	2" cal. min.	Standard	Yes
	MG	4	Magnolia grandiflora 'Bilbo'	Bracken's Southern Magnolia	12' ht. min. x 5' spd. min.	2.5" cal. min.	Full crown	Yes
	QV1	1	Quercus virginiana	Southern Live Oak	12' ht. min. x 5' spd. min.	2.5" cal. min.	Full crown	Yes
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HT. AND SPR.	CALIPER	SPEC	NATIVE
	RE	2	Roystonea elata	Florida Royal Palm	10' ct min.	Heavy	Specimen	Yes
	SP1	6	Sabal palmetto	Cabbage Palm	10' ct min.	Booted	Staggd. Hts., Tied Heads	Yes
REPLACEMENT TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HT. AND SPR.	CALIPER	SPEC	NATIVE
	QV2	3	Quercus virginiana	Southern Live Oak	20' ht. min.	4" cal. min.	Full crown	Yes
	SP2	14	Sabal palmetto	Cabbage Palm	14' - 18' ct.	Booted	Staggd. Hts., Tied Heads	Yes
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HT./SPD./SPC.	SPACING	NATIVE
	CHR	100	Chrysobalanus icaco	Coco Plum	7 gal	30" - 36" Ht. x 24" - 30" Spd.	36" oc	Yes
	CLU	36	Cluisia rosea	Autograph Tree	10 gal. min.	60" ht. min.	48" oc	Yes
	MUH	10	Muhlenbergia capillaris	Pink Muhly Grass	3 gallon min.	24" ht. min.	36" oc	Yes
	PSY	18	Psychotria nervosa	Wild Coffee	3 gal. min.	24" ht. min.	36" oc	Yes

SOD, MULCH and ROOT BARRIER

SOD	TBD	SOD ALL PROPOSED SOD BEDS WITH STENOTAPHRUM SECUNDATUM - ST. AUGUSTINE FLORATAM SOD NOTED AS "SOD" ON PLAN. ALL OTHER DISTURBED AREAS WITH PASPALUM NOTATUM - BAHIA SOD, NOTED AS "BAHIA SOD" ON PLAN. CONTRACTOR TO VERIFY AND SUBMIT QUANTITIES.
BAHIA	TBD	
MULCH	TBD	FORESTRY SERVICES BROWN, OLD FLORIDA BLEND MULCH, OR APPROVED OTHER HARDWOOD MULCH NO CYPRESS MULCH PERMITTED SHREDDED, 3" THICK, ALL PLANT BEDS AND TREES RINGS (4') DIAMETER WITHIN SOD BEDS. CONTRACTOR TO VERIFY AND SUBMIT QUANTITIES.
ROOT	TBD	ROOT BARRIER TO BE INSTALLED AS NECESSARY. SEE DETAILS SHEET FOR INFORMATION. CONTRACTOR TO VERIFY AND SUBMIT QUANTITIES.

IRRIGATION NOTES:

1. **RETRO-FIT THE EXISTING IRRIGATION** to maintain 100% Irrigation Coverage via an efficient system utilizing standards common to the industry.
2. The Irrigation system is to be controlled by an **existing** rain and/or wind sensor switch connected to the System Controller. The location of the System controller is to be verified and coordinated as necessary to provide access and electrical connection(s).
3. Verify equipment locations with Owner.
4. Irrigation sleeving locations indicated are diagrammatic and serve only as a guide for installation purposes. Irrigation sleeving is to be a minimum of Schedule 40 PVC two times the size of irrigation pipe. This work is to be coordinated by the General Contractor. Sleeving shall be clearly marked, flagged, or otherwise delineated above grade to avoid damage and provide ease of location for future use. Sleeving shall be utilized in areas where piping must cross a greater than 5' width, such as roads and walks.
5. Irrigation Contractor to verify all sleeving locations with the Owner / Developer / General Contractor prior to installation of all subsurface and proposed impervious surfaces. This Irrigation Plan is CONCEPTUAL for Code Minimum Purposes and will need further detailing upon finalizing contracts from a selected Irrigation Designer / Landscape Architect of choice.
6. Avoid overspray on pavement, buildings, etc. Utilize pressure-compensating heads for elimination of aerosol spray (This is a standard feature of INST, Hunter spray heads).
7. The design is based upon the following operating parameters: 60 GPM Max. and 40 PSI Min.-60 PSI Max.
8. Pipe sizing shall be determined by the Friction Loss Method and water velocity shall not exceed 5 cubic feet per second.
9. Constant pressure piping shall be SCH 40 PVC.
10. The Irrigation Contractor shall supply As-built drawings and material cut sheets upon installation completion and as a term of Final Acceptance. This cost shall be accommodated in the bid.
11. Zones shall be marked in the controller box and corresponding valves shall have affixed to the Valve Cover a waterproof, fade-resistant tag.
12. Verify installation and parts warranty prior to Contract execution.
13. Irrigation heads in planting beds shall be 12" pop-up minimum and 6" pop-up minimum in sod areas. Risers, if installed, shall be black pvc consistent with later piping. Verify remaining type(s), if necessary. Install quick couplers as required or as noted.
14. This system shall be automated, provide a moisture sensing device, and will avoid the application (or indirect runoff of irrigation water) of water to impervious areas.
15. This system shall utilize bubblers on the required trees.
16. The Irrigation Meter if required shall be supplied by the General Contractor.
17. Irrigation system requires back flow prevention. Assure existing back flow prevention is functional and/or install a new back flow prevention per County requirements. Contractor shall field verify size and location.
18. Irrigation lines, heads, and components shall not be installed within the ROW without a County approved Landscape Maintenance Agreement (LMA).

TYPICAL SPRAY IRRIGATION ZONE DIAGRAM

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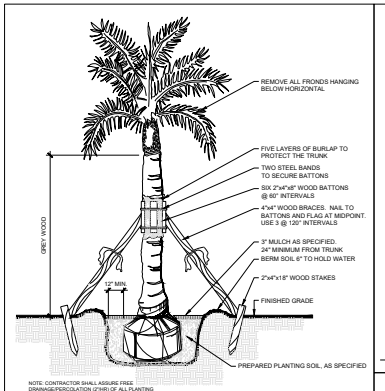
NORTH
SCALE: 1" = 40'

SPRING RUN GOLF CLUB-CLUBHOUSE EXPANSION
DO LANDSCAPE PLAN
THE VILLAGE OF ESTERO, FL

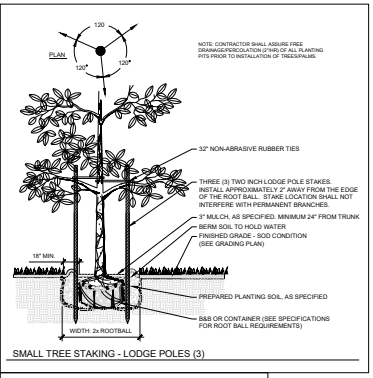
REVISIONS
1 RESPONDS PER VILL OF ESTERO
COMMENTS DATED 01/18/2022
2 RESPONDED PER DOM DATED
02/09/2022

SHEET
2 OF 3

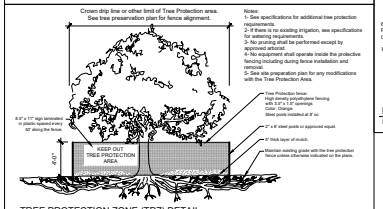
DATE: SEPT. 2021



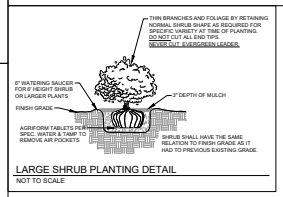
PALM STAKING DETAIL



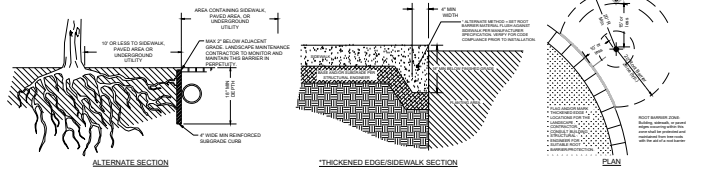
SMALL TREE STAKING - LODGE POLES (3)



TREE PROTECTION ZONE (TPZ) DETAIL
NOT TO SCALE



LARGE SHRUB PLANTING DETAIL
NOT TO SCALE



OPTIONAL: ROOT BARRIER DETAIL (at the discretion of the owner)

NOT TO SCALE NOTE: THE LANDSCAPE ARCHITECT SHALL BE HELD HARMLESS FROM ANY FUTURE ROOT DAMAGE TO CURBS, SIDEWALKS, UTILITIES, ROADWAYS OR BUILDINGS. OWNER SHALL TAKE FULL RESPONSIBILITY FOR REPLACING ENCROACHING ROOT SYSTEMS BY EITHER ADDING ROOT BARRIERS UPON THEIR DISCRETION OR REMOVING ENCROACHING TREES PRIOR TO DISRUPTION AND REPLACING WITH IN-KIND CODE MINIMUM REQUIRED TREES IN THEIR PLACE.

LANDSCAPE INSTALLATION NOTES:

1. ALL PLANT MATERIAL MUST BE FLORIDA NO. 1.
2. ALL PLANTS SHALL BE FERTILIZED WITH AGRIFORM 20-10-5 TABLETS AS PER THE MANUFACTURER'S SPECIFICATIONS IN CONJUNCTION WITH NOTE #3.
3. THE PLANTING SOIL SHALL BE THE APPROXIMATE PROPORTIONS AS FOLLOWS: 50% SAND AND 50% ORGANIC MATERIAL CONSISTING OF NATIVE PEAT, WELL DECOMPOSED SAWDUST, LEAF MOLD AND TOP SOIL. IT SHALL PROVIDE A GOOD FUABLE AND THOROUGHLY MIXED MEDIUM WITH ADEQUATE AERATION, DRAINAGE AND WATER-HOLDING CAPACITY. IT SHALL ALSO BE FREE OF ALL EXTRANEOUS DEBRIS, SUCH AS ROOTS, STONES, WEEDS, ETC.
4. A SET OF CONSTRUCTION DOCUMENTS AND/OR APPROVED CODE-REQUIRED PLANS SHALL BE ON SITE AT ALL TIMES.
5. ALL UTILITIES, EASEMENTS, RIGHT-OF-WAY, OWNERSHIP, AND/OR OTHER SURVEY DATA SHALL BE VERIFIED BY THE GENERAL CONTRACTOR, SITE WORK CONTRACTOR, AND/OR LANDSCAPE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
6. COMPLIANCE / PERMIT ACQUISITION AND/OR DISPLAY IS REQUIRED FOR CODE-RELEVANT REQUIREMENTS (SUCH AS, BUT NOT LIMITED TO: REMOVALS, TRIMMING, REPLACEMENT, ETC.).
7. VERIFY PLANT QUANTITIES AND SPECIFICATIONS WITH THE LANDSCAPE ARCHITECT (ALSO REFERENCED AS "L.A." HEREAFTER). NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IF DISCREPANCIES ARE NOTED. PLANTING PLAN SHALL TAKE PRECEDENCE OVER 'PLANT LIST QUANTITIES.' THE L.A. RESERVES THE RIGHT FOR MATERIAL REJECTION IF THE INSTALLATION DOES NOT CORRESPOND TO THE PLANT LIST SPECIFICATION / REMARK.
8. PLANT MATERIAL IS TO BE FLORIDA GRADE #1 MINIMUM AND FLORIDA FANCY FOR PLANT MATERIAL SPECIFIED AS "SPECIMEN." TREES ARE TO BE CONSIDERED SINGLE TRUNK AND MEET THE MINIMUM STANDARD FOR CODE WITHIN THE APPLICABLE JURISDICTION.
9. SIZES/SPECIFICATIONS ARE CONSIDERED MINIMUM. INSTALLATION MATERIAL IS TO MEET OR EXCEED THESE REQUIREMENTS - VERIFY ANY DISCREPANCY PRIOR TO MATERIAL PURCHASE, DELIVERY, AND/OR INSTALLATION.
10. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF PLANT MATERIAL WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION - CONTACT THE L.A. FOR SPECIFIC GUIDELINES. IF A SITE CONFLICT / POTENTIAL IS NOTED, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO MATERIAL INSTALLATION. THE L.A. RESERVES THE RIGHT FOR MATERIAL RELOCATION IF THE INSTALLATION DOES NOT CORRESPOND TO THE PLANTING PLAN.
11. THE LANDSCAPE CONTRACTOR AND/OR IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGED SITE UTILITIES, INFRASTRUCTURE, ETC. REPAIR / REPLACE SHALL BE A REQUIREMENT.
12. VERIFY SITE REMOVALS, RELOCATIONS, AND/OR PROTECTED ITEMS PRIOR TO BID PREPARATION. THIS MAY INCLUDE BUT NOT BE LIMITED TO: SOD, SOIL, PLANT MATERIAL, STUMPS, ETC. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO COMPLETE WORK AS OUTLINED WITH THE PLANTING PLAN(S), SPECIFICATIONS, AND NOTES.
13. QUANTITIES AND SPECIFICATION ARE SUBJECT TO ADJUSTMENT, RELOCATION, AND/OR REMOVAL DURING OR AFTER THE INSTALLATION AND SUBSEQUENT APPROVAL PROCESS BY THE L.A.
14. CONTRACTOR AND / OR LANDSCAPE CONTRACTOR SHALL REMOVE ALL EXOTIC(S) OR NUISANCE PLANTS AS DEFINED BY THE LOCAL AGENCY(IES) WHICH SHALL SUPERCEDE STATE REQUIREMENTS; HOWEVER, THE FLORIDA EXOTIC PEST PLANT COUNCIL (FLEPPC) AND/OR UF-IFAS STANDARDS SHALL BE USED AS A DATABASE TO JUSTIFY REMOVALS IF NO LOCAL ORDINANCE/CODE REQUIREMENT EXISTS.
15. THE LANDSCAPE CONTRACTOR SHALL EXECUTE PRUNING VIA A CERTIFIED ARBORIST AND USING STANDARDS AS ESTABLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE. ALL PRUNING, UPON REQUEST, SHALL BE ADVISED BY THE L.A.
16. TREES AND PALMS OVER 8' IN HEIGHT SHALL BE STAKED.
17. THE LANDSCAPE CONTRACTOR AND/OR IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR:
    A. PLANT WARRANTIES AND REPLACEMENTS, AS SPECIFIED WITHIN THEIR RESPECTIVE AGREEMENT(S)
    B. PLANT MATERIAL MAINTENANCE UNTIL "SUBSTANTIAL COMPLETION"
    C. PLANT MATERIAL PROTECTION ADEQUACY
    D. SCOPE OF WORK VERIFICATION AND EXECUTION
    E. COORDINATION OF ALL SUBCONTRACTOR(S)
18. THE OWNER / GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR: 1- PROVIDING FINAL GRADE, SITE ACCESS, SECURITY OF THE SITE 2- CONTRACT REVIEW AND ACCEPTANCE OF TERMS 3- PLANT / IRRIGATION MAINTENANCE COORDINATION 4- PAYMENT MILESTONES.
19. IRRIGATION SYSTEM REQUIRES BACK FLOW PREVENTION. ASSURE EXISTING BACK FLOW PREVENTION IS FUNCTIONAL AND/OR INSTALL A NEW BACK FLOW PREVENTION PER COUNTY REQUIREMENTS. CONTRACTOR SHALL FIELD VERIFY SIZE AND LOCATION.

SPECIES TO BE REMOVED

Botanical Name:	Common Name:
Abrus precatorius	Rosary Pea
Acacia auriculiformis	Earleaf Acacia
Albizia lebbeck	Woman's Tongue
Araucaria heterophylla	Norfolk Island Pine
Bischofia javanica	Bishopwood
Casuarina spp.	Australian Pine
Colubrina asiatica	Lather Leaf
Cupianopsis anacardioides	Carrotwood
Dioscorea alata	Winged Yam
Dioscorea bulbifera	Air Potato
Lantana camara	Lantana
Leucaena leucocephala	Lead Tree
Lygodium spp.	Climbing Fern
Melaleuca quinquenervia	Melaleuca
Mimosa pigra	Catclaw Mimosa
Panicum maximum	Guinea Grass
Rhodomyrtus tomentosus	Downy Rosemyrtle
Scaevola taccada	Scaevola Beach Naupaka
Schinus terebinthifolius	Brazilian Pepper
Solanum viarum	Tropical Soda Apples
Syzygium cumini	Java Plum
Thespesia populenea	Seaside Mahoe
Urena Lobata	Ceasarweed

PROHIBITED SPECIES LIST

Botanical Name:	Common Name:
Cestrum diurnum	Day-blooming Jasmine
Eucalyptus camaldulensis	Murray Red Gum
Eugenia uniflotia	Surinam Cherry
Ficus benjamina	Benjamin Fig
Ficus microcarpa	Cuban Laurel
Dalbergia sissoo	Rosewood
Koelreuteria elegans	Golden Raintree
Ligustrum lucidum	Glossy Privet
Ligustrum sinese	Chinese Ligustrum
Melia azederach	Chinaberry
Psidium cattleianum	Strawberry Guava
Psidium guajava	Common Guava
Sapium sebiferum	Chinese Tallow
Syzigium jambos	Rose Apple
Thespesia populnea	Cork Tree
Wedelia trioblata	Wedelia

SEE ALSO, NOTE #14 IN THE LANDSCAPE INSTALLATION NOTES FOR ADDITIONAL EXOTIC PLANT RESOURCE(S).

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SPRING RUN GOLF CLUB-CLUBHOUSE EXPANSION
DETAILS SHEET
THE VILLAGE OF ESTERO, FL

REVISIONS
1 REVISIONS PER VLG OF ESTERO
2 COMMENTS DATED 01/18/2022
3 REVISED PER QGM DATED 02/09/2022

SHEET
3 OF 3

DATE: SEPT. 2021

SPRING RUN CLUBHOUSE RENOVATIONS

March 8, 2022 Public Information Meeting

GradyMinor

INTRODUCTION

PROJECT TEAM:

- ***Spring Run Golf Club Community Association, Inc.*** – *Applicant*
- ***Neale Montgomery, Esq., Land Use Attorney*** – *Pavese Law*
- ***Michael Hererra, P.E., Professional Engineer*** – *Q. Grady Minor & Associates, P.A.*
- ***Ryan Richards, Project Architect*** – *RG Architects*

LOCATION MAP



3

PROJECT INFORMATION

Site Location: 9501 Spring Run Blvd., Estero, FL 34135

Site Acreage: 6+/- Acres

Current Zoning: Brooks of Bonita DRI/MPD

Proposed Request: The Public Information Meeting is to inform residents of proposed improvements to the Spring Run Clubhouse.

4

WHY WE ARE HERE

- Development Order required with issuance of a building permit.
- Village of Estero Development Order process requires PIM and PZDB Hearing
- Proposed Clubhouse Improvements
  - Outdoor Casual Dining
  - Outdoor Bar
  - Improved pool deck
  - One additional Bocce Ball court
  - Parking Lot Expansion (14 spaces)

5

COLOR RENDERING SITE PLAN



6

CONCEPTUAL PLAN VIEW



7

CONCEPTUAL OUTDOOR DINING, BAR AND PAVILION







8

TOPICS OF DISCUSSION

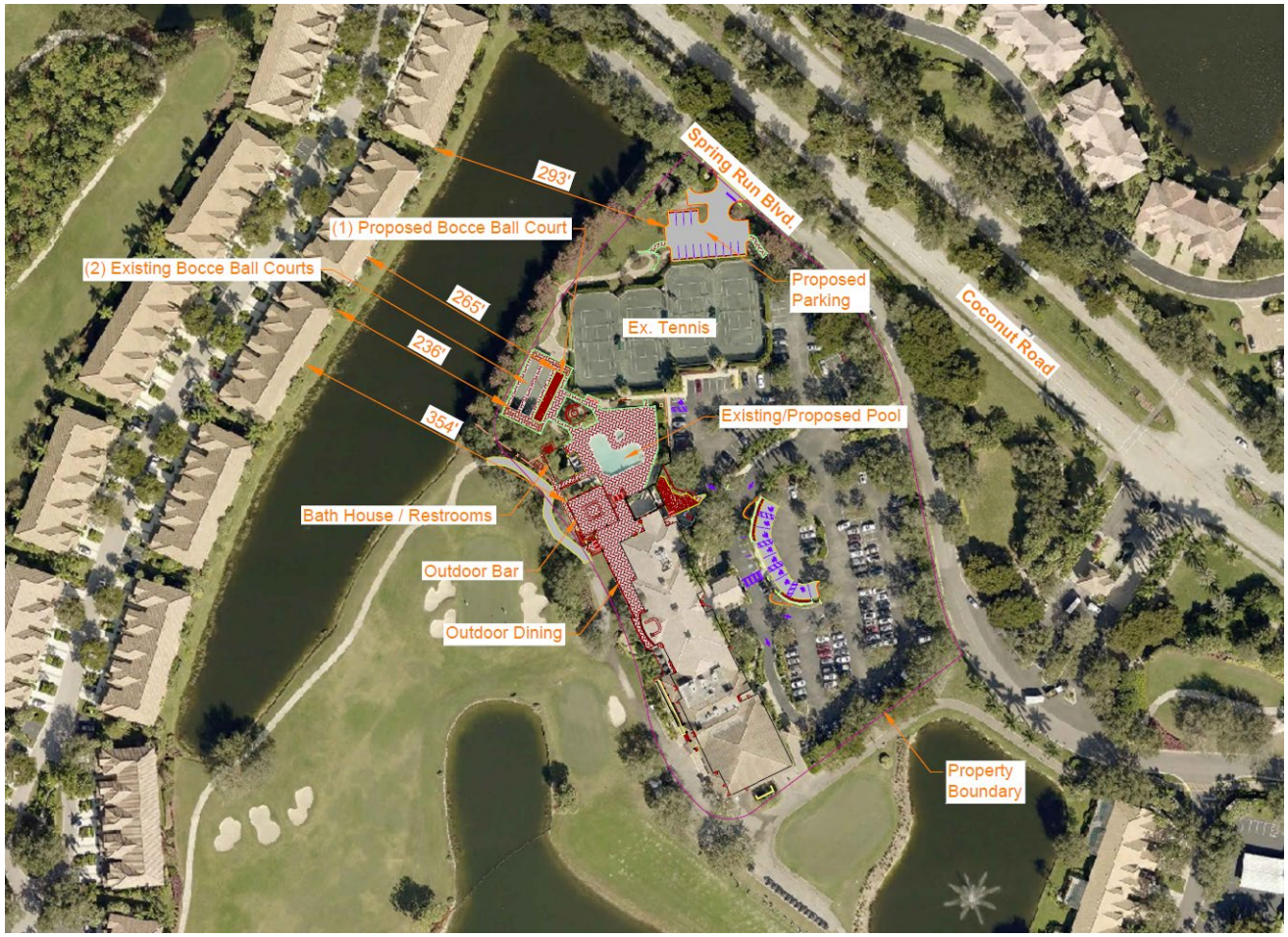
- Visual Screenings
  - Minimum Proposed Parking
  - Located abutting Right-of-Way
  - Landscape Buffer similar to existing Bocce Ball landscape buffer
  - Material to be larger caliber than typical.

- Sounds
  - 3rd Bocce Ball is further away than existing 2 Bocce Ball courts
  - Existing Landscape Material
  - No play after 8:30pm

- Parking
  - 14 Spaces in New Parking Lot
  - Utilized for Overflow Parking
  - Parking Lot Lighting Turns off at 11:00pm
  - 2012 DO Permitted 169 spaces
  - Existing Condition 177 spaces
  - Proposed 189 spaces (all code compliant)

9

DISTANCE EXHIBIT



10

EXISTING AND PROPOSED BUFFERS



PROPOSED PARKING LOT BUFFER



COMPLIANCE WITH THE LAND DEVELOPMENT CODE (SECTION 2-502)

- Consistent with Zoning and Use
- Adheres to the Site Development Standards (Setbacks, Landscape buffers, etc.)
- Conformity with good design and contributes to the image of the Village
- The project is in harmony with the general area
- Consistent with the Village comprehensive plan
- The project complies with applicable standards in the LDC and other Village Ordinances

13

CONCLUSION



Thank you for your consideration

14





DOWNTOWN ESTERO - WORKSHOP

ESTERO, FL

March 8, 2022

CONSULTANT TEAM

BUCKINGHAM COMPANIES, *Developer*

BOOTH DESIGN GROUP, *Landscape Architecture*

LRK ARCHITECTS, *Architect*

DELISI FITZGERALD, INC., *Civil Engineering*

DOWNTOWN ESTERO

INTRODUCTION

SUMMARY OF NOVEMBER 9, 2021 PZDB PUBLIC INFORMATION MEETING

- INTRODUCED BUCKINGHAM COMPANIES AND DESIGN TEAM
- PROVIDED OVERVIEW OF ENTITLEMENTS
- REVIEWED VISION AND PRELIMINARY DESIGN FOR THE PROJECT

QUESTIONS RAISED

- PHASING/AMOUNT OF RETAIL
- CLARIFY BONUS DENSITY
- SEWER SERVICE/EXTENSIONS

GOALS FOR TODAY'S WORKSHOP

- CLARIFY ENTITLEMENTS/REQUIREMENTS
- REVIEW PLAN, PHASING AND UP-FRONT DEVELOPER IMPROVEMENTS/COMMITMENTS
- REVIEW PATTERN BOOK INCLUDING CONCEPTUAL DESIGN OF FUTURE COMMERCIAL DEVELOPMENT
- CONFIRM PROJECT IS ON THE RIGHT TRACK!

VICINITY MAP



ENTITLEMENTS

CURRENT ENTITLEMENTS

- 310 DWELLING UNITS
- 200,000 SQUARE FEET OF COMMERCIAL USES (115,000 MAX RETAIL)
- 125 HOTEL ROOMS
- ALF/ILF/CCF (MAXIMUM OF 50 EQUIVALENT DU's)
- APPROVED USES INCLUDE TYPICAL COMMERCIAL/RETAIL USES
- 50,000 SF SINGLE USE RETAIL CAP

KEY CONDITIONS

- A MINIMUM OF TWO BUILDINGS MUST BE DEVELOPED WITH MIXED USES.
- CONNECTION TO THE BROADWAY SHOPPES…."MUST BE CONSTRUCTED SO AS TO ALIGN THE PARKING LOT AISLES OF BOTH CENTERS"
- …..MUST INCLUDE AN ARCHITECTURAL THEME ON ALL SIDES OF ALL BUILDINGS…

DEVELOPER COMMITMENTS

ITEMS TO BE COMPLETED WITH INITIAL PHASE OF DEVELOPMENT

OPEN SPACE & BUFFERS

- ALL OVERALL PERIMETER BUFFERS AND INDIGENOUS PRESERVES;
- FULL BACKBONE SWM SYSTEM INCLUDING WET DETENTION POND AND DRY PRETREATMENT AREAS FOR PHASE 2 NON-RESIDENTIAL.

STREETSCAPE

- COMPLETE SPINE ROAD FROM US 41 TO BROADWAY INCLUDING ON-STREET PARKING, STREET TREES AND HARDSCAPE.

PUBLIC SPACES

- INTERNAL POCKET PARK (AT INSIDE CORNER OF SPINE ROAD) (PRIVATE WITH PAE);
- PUBLIC PASSIVE PARK WITH 1 SHADE STRUCTURE AND 2 SEATING AREAS (PUBLIC DEDICATION ACCEPTABLE IF REQUESTED BY THE VILLAGE);
- LAKE OVERLOOK (PRIVATE WITH PAE);
- FOUNTAIN IN LAKE;
- PUBLIC WALKWAY FROM BROADWAY, THRU PASSIVE PARK, AROUND SOUTHEAST INDIGENOUS PRESERVE, ALONG EAST PROPERTY LINE AROUND LAKE BACK TO SPINE ROAD NEAR LAKE OVERLOOK AND POCKET PARK.

DEVELOPER COMMITMENTS

CONNECTIVITY

- PEDESTRIAN CONNECTIONS TO US 41 AND BROADWAY
- SIDEWALK ALONG BROADWAY FRONTAGE WITH EXTENSION WEST TO US 41 (POTENTIAL FEE IN-LIEU TO SUPPORT OR COORDINATION WITH VILLAGE PEDESTRIAN IMPROVEMENT PROJECT);
- PEDESTRIAN CONNECTION FROM DOWNTOWN ESTERO TO BROADWAY SHOPPES;
- VEHICULAR INTERCONNECTION WITH BROADWAY SHOPPES;
- PROVISIONS FOR VEHICULAR CONNECTION TO CYPRESS BEND RV.

USES

- AGREEMENT TO LIMIT CERTAIN USES INCLUDING:

  AUTO REPAIR & SERVICE, BROADCAST STUDIO, BUILDING MATERIAL SALES, EOC, CONTRACTORS GROUP II, FUNERAL HOME, WAREHOUSE, WHOLESALE GROUP III

DOWNTOWN ESTERO

PATTERN BOOK

BUCKINGHAM COMPANIES

LRK

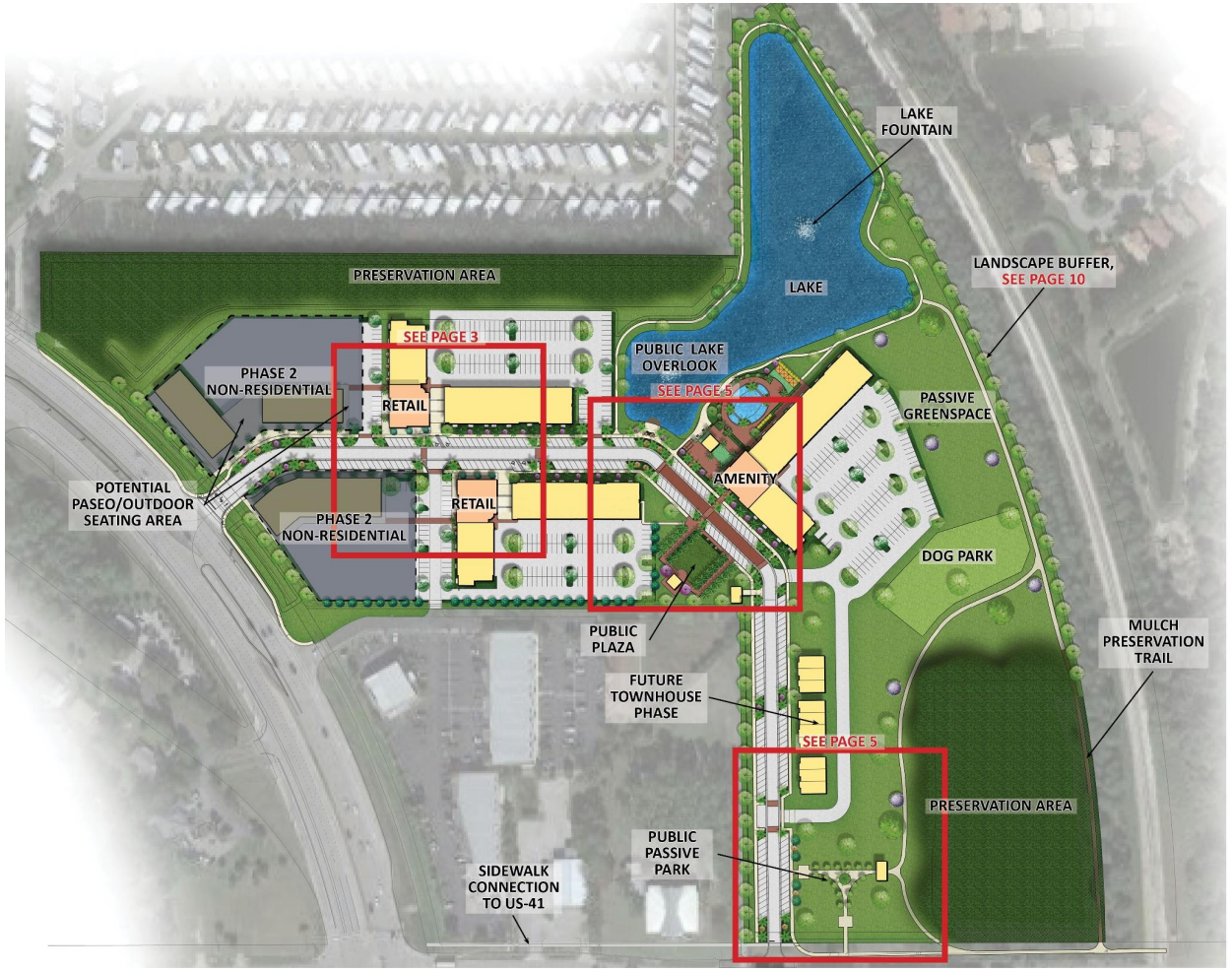
DeLisi Fitzgerald, Inc.
Planning – Engineering – Project Management

BDG

BOOTH DESIGN GROUP
landscape architecture • planning • urban design

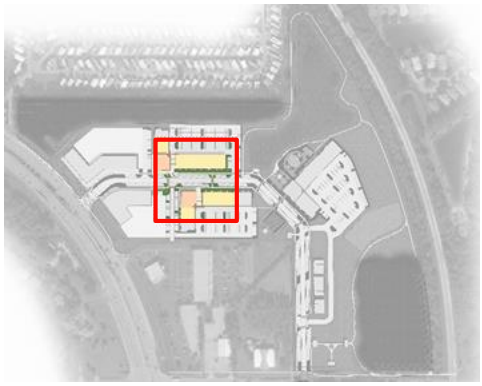
1

SITE PLAN KEY



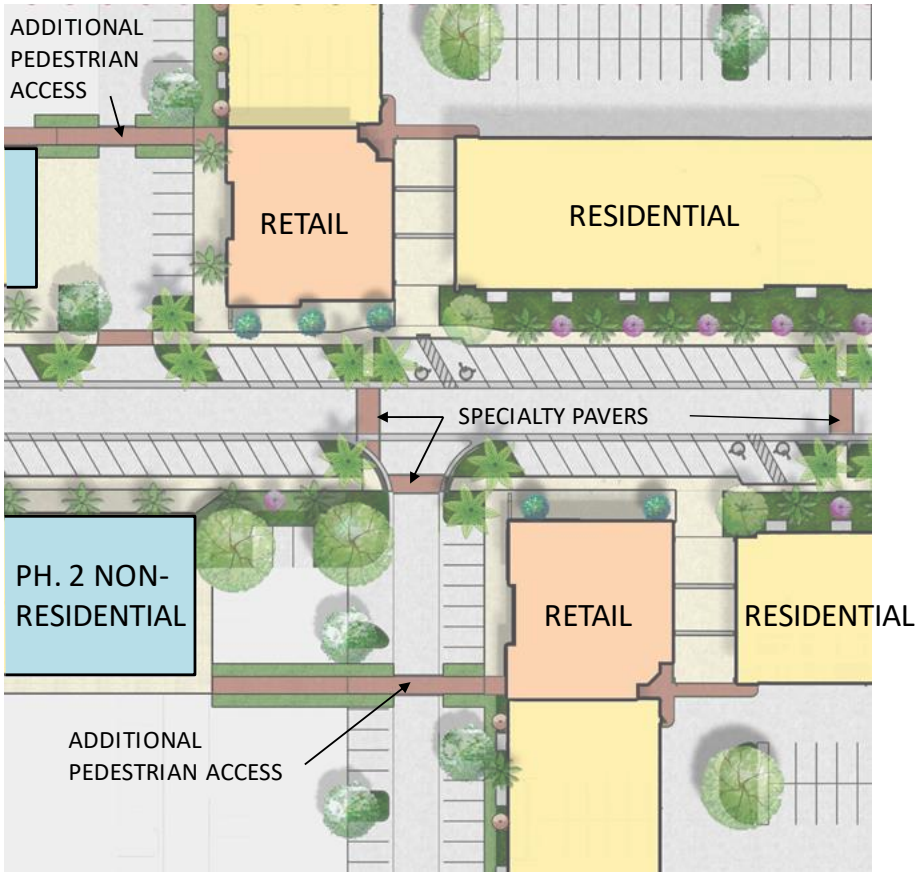
2

LANDSCAPE / HARDSCAPE DESIGN – STREETSCAPE PLAN



SITE KEY

- Streetscape developed off the main street model to promote a safe and active pedestrian-oriented environment.
- Courtyards, throughways and cross street pedestrian areas provide ease of access to and from the local amenities.



3

LANDSCAPE / HARDSCAPE DESIGN - STREETSCAPE

- Consistent theme for strong sense of place.
- Palms abutting street and sidewalk to frame views.
- Lush and colorful understory planting at pedestrian zones.
- Decorative lighting and comfortable street furnishings.











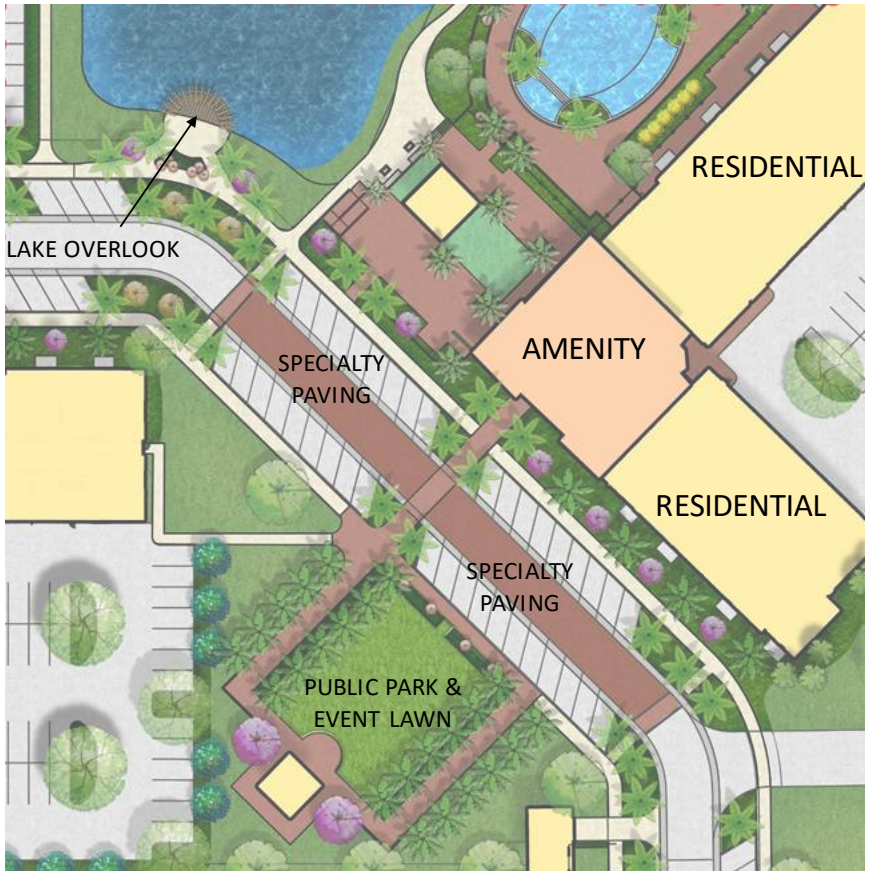
LANDSCAPE / HARDSCAPE DESIGN – PUBLIC PLAZA AND LAKE OVERLOOK PLAN



SITE KEY

Emphasis has been placed on safe pedestrian circulation to the many public amenities located throughout the site including a formal public plaza sited directly across from main amenity building featuring:

- Large artificial turf flex-space
- Event pavilion
- Connection to lake overlook

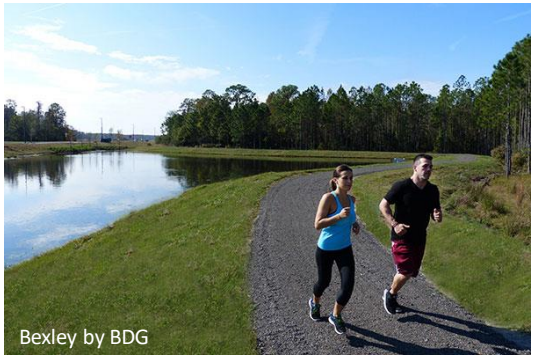


5

LANDSCAPE / HARDSCAPE DESIGN – PUBLIC PLAZA AND LAKE OVERLOOK

- Large artificial turf lawn for events.
- Specialty paver sidewalks lined with compact rows of palms for a formal appeal.
- Multi-use pavilion anchoring the southwest end of the lawn.
- Raised pedestrian crosswalks for safe pedestrian-oriented circulation.
- Public overlook projecting into the lake for picturesque moments.
- Connection to multi-use lake path.











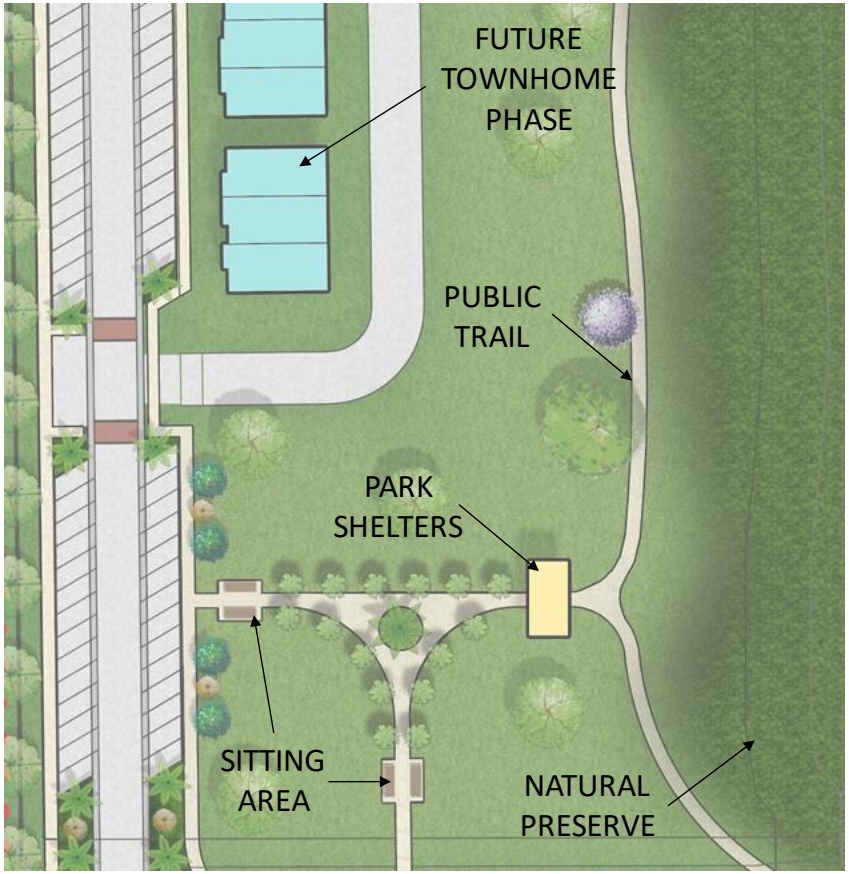
LANDSCAPE / HARDSCAPE DESIGN – PASSIVE PUBLIC PARK PLAN



SITE KEY

Passive public park set amongst the southern-most preservation area features:

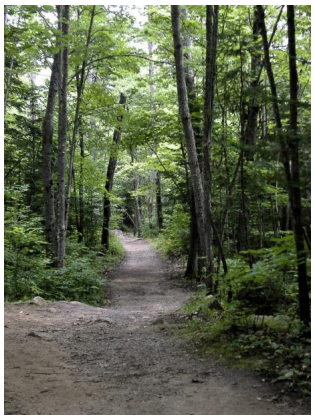
- Multi-use trail around the nature preserve
- Separate shelters for guests
- Connection to dog park and lake trail
- Connection to new US-41 trail

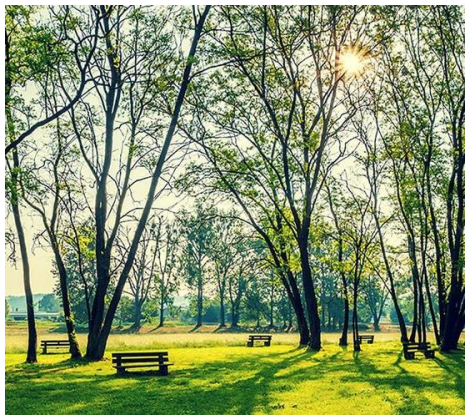


7

LANDSCAPE / HARDSCAPE DESIGN – PASSIVE PUBLIC PARK

- Accessible for residents and visitors from the north or via US-41
- Multiple seating areas to passively engage with the surroundings
- Shelter to host larger gatherings
- Expansive lawn
- Connection or acting trail head to preservation loop and lake trail







North River Ranch by BDG



North River Ranch by BDG



FishHawk by BDG



FishHawk by BDG



Bexley by BDG

8

LANDSCAPE/HARDSCAPE DESIGN - LANDSCAPE PALETTE

Sample Landscape Palette

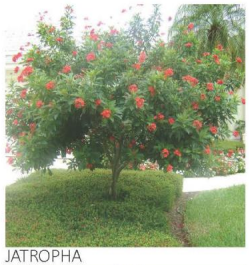
PLANTINGS

- Palms and ornamental trees
- Stately shade trees will be used in the parking lot medians to help decrease heat island effect
- Layers of landscape to visually separate the community from the surrounding properties while aiding in noise reduction

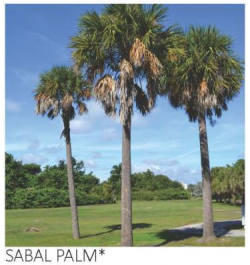
LANDSCAPE

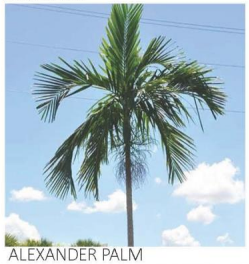
- Includes buffers, nature preserve, landscaped areas and the lake, the entire site as planned is over 50% pervious (green) space

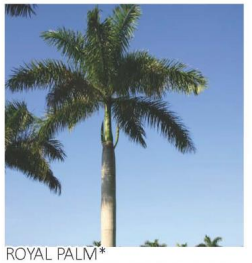

DURANTA STANDARD*

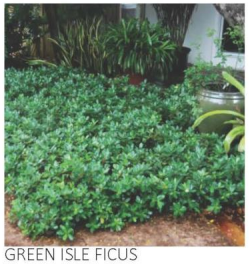

JATROPHA

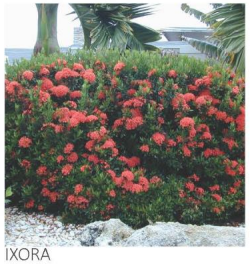

CLERODENRDRUM

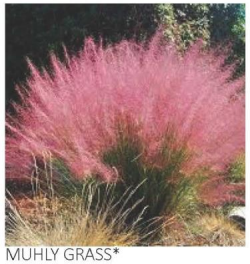

SABAL PALM*

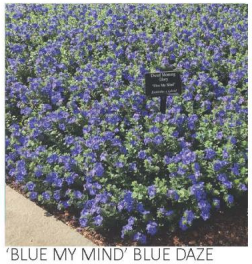

ALEXANDER PALM


ROYAL PALM*


GREEN ISLE FICUS


IXORA


MUHLY GRASS*


'BLUE MY MIND' BLUE DAZE


DWARF FIREBUSH*

* FLORIDA NATIVE SPECIES

9

LANDSCAPE / HARDSCAPE DESIGN – BUFFER PLAN



TYPE "A" BUFFER

MINIMUM WIDTH -5'
MINIMUM NUMBER OF TREES -4 TREES/100 L.F.
MINIMUM NUMBER OF SHRUBS -20 SHRUBS/100L.F.

TYPE "C" BUFFER

MINIMUM WIDTH- 20'
MINIMUM NUMBER OF TREES- 10 TREES/100 L.F.
MINIMUM NUMBER OF SHRUBS- 36" STAGGERED DOUBLE ROW HEDGE

TYPE "D" BUFFER

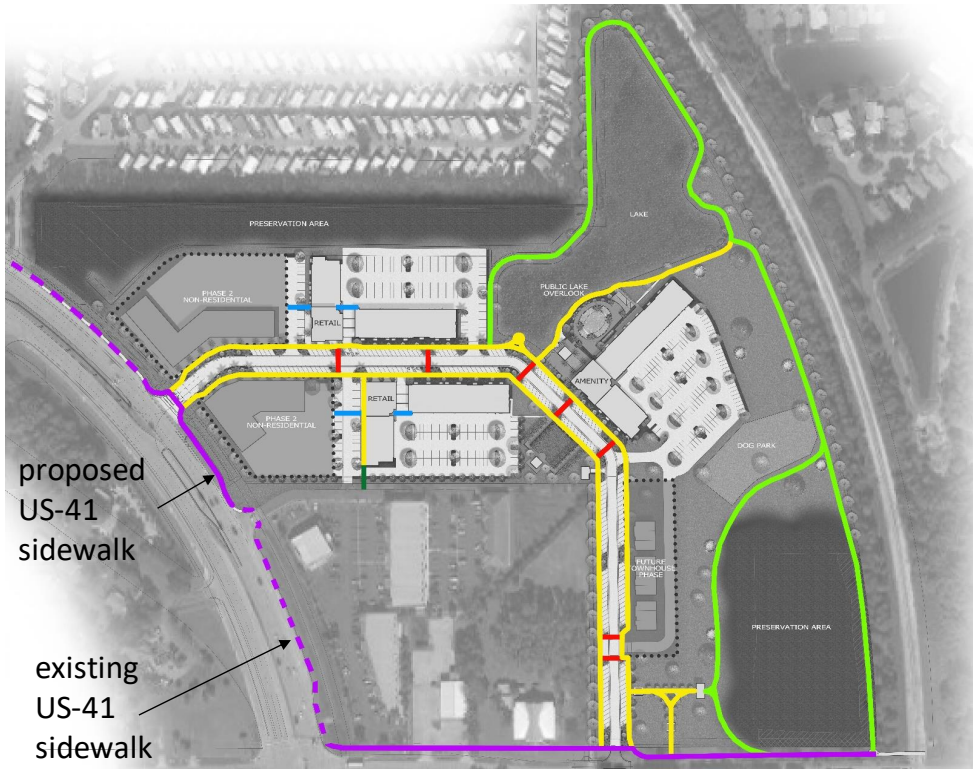
MINIMUM WIDTH- 20'
MINIMUM NUMBER OF TREES- 5 TREES/100 L.F.
MINIMUM NUMBER OF SHRUBS- 36" STAGGERED DOUBLE ROW HEDGE

TYPE "F" BUFFER

MINIMUM WIDTH- 50'
MINIMUM NUMBER OF TREES- 10 TREES/100 L.F.
MINIMUM NUMBER OF SHRUBS- 36" STAGGERED DOUBLE ROW HEDGE

10

LANDSCAPE / HARDSCAPE DESIGN – PEDESTRIAN CIRCULATION

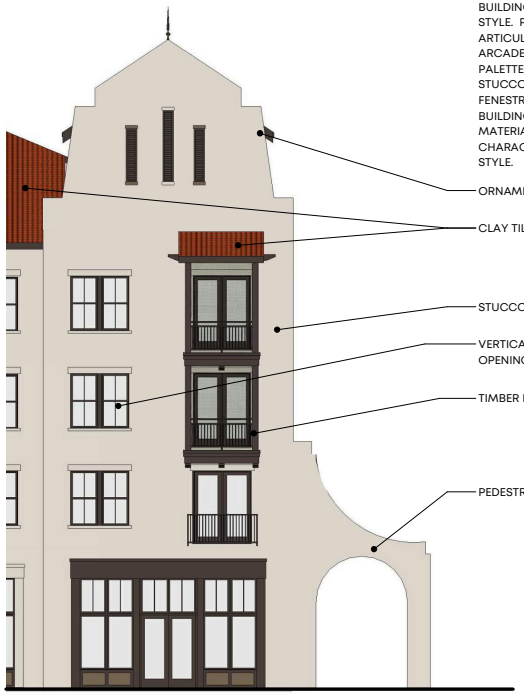


- Public trail
- Internal sidewalks
- Pedestrian crosswalks
- Additional connections
- Pedestrian connection to Broadway Shoppes
- Broadway Ave. sidewalk along Frontage and West to US-41

11

RESIDENTIAL ARCHITECTURAL CHARACTER

IN ACCORDANCE WITH *THE DOWNTOWN ESTERO DESIGN FRAMEWORK AND GUIDEBOOK*, THE BUILDINGS UTILIZE A 'MEDITERRANEAN REVIVAL' STYLE. PRIMARY DESIGN ELEMENTS ARE THE ARTICULATED CORNER TOWERS, PEDESTRIAN SCALED ARCADES AT THE SIDEWALK LEVEL, AND A COLOR PALETTE THAT PROVIDES CONTRAST TO THE TYPICAL STUCCO VENEER. THE VERTICALLY PROPORTIONED FENESTRATION COMPLEMENTS THE OVERALL BUILDING SCALE WHILE THE CLAY TILE ROOFING MATERIAL FURTHER EMPHASIZES THE CHARACTERISTICS OF THE MEDITERRANEAN REVIVAL STYLE.



SW6078 REALIST BEIGE


PAINTED FIBER CEMENT TRIM


CLAY TILE ROOF


PAINTED FIBER CEMENT PANELS

LRK

DOWNTOWN ESTERO
ESTERO, FLORIDA | 01.21041.00 | 1/18/2022
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ARCHITECTURAL CHARACTER

BUCKINGHAM COMPANIES

PHASE 2 ARCHITECTURAL CHARACTER

RETAIL BUILDINGS FOR THE SITE WILL BE SMALLER IN SCALE, BUT SIMILAR IN CHARACTER AND MATERIAL TO THE NEARBY MIXED USE BUILDINGS. IN ACCORDANCE WITH *THE DOWNTOWN ESTERO DESIGN FRAMEWORK AND GUIDEBOOK*, THE BUILDINGS UTILIZE A 'MEDITERRANEAN REVIVAL' STYLE. PEDESTRIAN SCALED COLONNADES AND COVERED ENTRIES PROVIDE A STRONG CONNECTION BETWEEN THE GENEROUS PEDESTRIAN ZONE ON THE EXTERIOR AND THE INTERIOR COMMERCIAL USES. THE VERTICALLY PROPORTIONED FENESTRATION COMPLEMENTS THE OVERALL BUILDING SCALE. THE PAINTED STUCCO, CONTRASTING TIMBER, AND CLAY TILE ROOFING MATERIAL FURTHER EMPHASIZE THE CHARACTERISTICS OF THE MEDITERRANEAN REVIVAL STYLE AND CONTRIBUTE TO A COHESIVE NEIGHBORHOOD CHARACTER.



SW 6078 REALIST BEIGE

PAINTED TIMBER/TRIM



CLAY TILE ROOF

PAINTED PANELS

LRK

DOWNTOWN ESTERO

ESTERO, FLORIDA | 01.21041.00 | 02/07/22

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BUCKINGHAM COMPANIES

ARCHITECTURAL DESIGN - ELEVATIONS





Disclaimer: The designs represented in these documents are only conceptual in nature and purpose. The design team shall not be liable for any discrepancies between these designs and the actual built structure. The design team reserves the right to modify this design at its sole discretion.

LRK

DOWNTOWN ESTERO

ESTERO, FLORIDA | 01.21041.00 | 10.28.2021

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BUILDING 2 - PRIMARY ELEVATIONS

Scale: 1" = 30'-0"

BUCKINGHAM COMPANIES

PHASE 2 ELEVATION



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BUCKINGHAM COMPANIES

PHASE 2 ELEVATION



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BUCKINGHAM COMPANIES

PHASE 2 ELEVATION



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BUCKINGHAM COMPANIES

RENDERING



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PHASE 2 RENDERING



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QUESTIONS

THANK YOU!

QUESTIONS?

Planning Zoning and Design Board

Staff Report

PROJECT NAME
Colonnade of Estero Continuing Care Retirement Community
CASE NUMBER
DOS2018-E005
MEETING DATE
March 8, 2022
REQUEST
Development Order and monument signs for 20+/- acres assisted living facility with a mixture of independent living and assisted units, recreational facilities, and a total of 15,000 sq ft of commercial buildings (7,500 sf this phase).
APPLICANT
Kevin Ahmadi, VOANS SW Florida Healthcare Inc.
LOCATION
Located on the northeast corner of Corkscrew Road and Sandy Lane - 9201-9301 Corkscrew Rd
PROPERTY SIZE
21.4 acres±
ZONING
Parcel is zoned RPD Residential Planned Development under Ordinance 2015-21
PUBLIC INFORMATION MEETING DATES
The PZDB conducted a Public Information Meeting on July 13, 2021

Background and Staff Recommendation

The Development Order for this project was submitted some time ago. The COVID-19 pandemic has affected the continuing care industry, and the applicant has made some adjustments to the project plan and buildings as a result. This was explained at the Public Information meeting on July 13, 2021. The applicant will explain in more detail at the public hearing.

Since the Public Information Meeting, the project plans have been revised, and staff and the applicant have met numerous times over several months. As a result, staff recommends:

1. Approval of the Development Order with stipulations;
2. Approval of the Pattern Book as required by the Zoning; and
3. Approval of the "design" of the monument signs (code detail will be reviewed at time of sign building permit, as the signs shown in the Pattern Book are not dimensioned).

Staff also suggests the addition of awnings or pergola along the south face of the western most building (Memory Care) to reduce the mass of that elevation along Corkscrew Road. This building has been

shifted from the location shown in the Public Information meeting approximately 100 feet closer to the road.

The PZDB should review the project for compliance with general criteria of the Land Development Code and, in particular, the following facets:

1. Building architecture and colors;
2. Site lighting elements and colors, including parking lot poles and fixtures;
3. Connectivity; and
4. Landscaping and buffers for overall design and compatibility with the building and surrounding area.

The project must be harmonious with the community and proposed developments in the general area, in conformity with good design, contributing to the image of the Village, not of inferior quality, and consistent with the Land Development Code. If the PZDB denies the application, it must state its findings regarding the criteria.

Project Summary

Colonnade of Estero CCRC was approved by the Village Council in January, 2016 (Ordinance 2015-21) as a continuing care facility with up to 340 beds and maximum building height of 45 feet/3 stories (whichever is less). A mix of units is allowed as long as the density does not exceed 128 standard dwelling units.

When it was approved, to meet the "Village Center" land use category, it was to have 15,000 square feet of commercial use (medical office) on the east side of the site, with half of that constructed in the first phase. The submitted Development Order shows the 7,500 square feet of commercial, with the remainder in the subsequent phase. The Development Order includes all the property, and a mixture of independent living, memory care, and assisted living units less than the total approved by zoning. Additional units may be constructed in a later phase (not exceeding the zoning maximum) but that is unknown at this time.

One change noted in the Public Information Meeting is that nursing home care will not be provided on site. The applicant states that they have an arrangement with a nursing home several miles away and that although nursing units were approved, they are not required onsite by the laws regulating these types of facilities.

Project Location

The project is located on a vacant parcel located on the northeast corner of Corkscrew Road and Sandy Lane. The project is bounded by the Estates at Estero River residential to the north, Genova condominiums and Estero Park Commons commercial office to the south; Galleria Commercial Condominium on the east side; and undeveloped vacant property to the west of Sandy Lane.

Architecture and Height

A condition of zoning approval, as offered by the applicant (Condition 10), was to design the project with an "Old Florida" architectural style for all buildings. The zoning approval also contained a condition that a Pattern Book be submitted at the time of Development Order for review by the Design Review Board.

The architectural elevations and colors provided at the Public Information Meeting on July 13, 2021 have changed. The applicant has modified the Pattern Book accordingly. Elevations have changed partially due to adjustments to COVID-19 and to provide more open areas. The colors were updated; the original Pattern Book had a "Bahamian" flavor with a preponderance of dark and lighter blues.

The western most building (Memory Care) moved south significantly from the PIM; consequently, staff suggests the addition of awnings or pergola along the south face of the western most building (Memory Care) to reduce the mass of that elevation along Corkscrew Road.

The maximum height allowed by the Zoning Ordinance is 45 feet. The 3-story structures and tower comply with the height. The peak of the tower feature on the building is 45'.

Transportation

Corkscrew Road is a four-lane divided arterial roadway adjacent to the subject site. Corkscrew Road intersects Corkscrew Palms Boulevard/ Design Parc Lane via an unsignalized median opening. The intersection of Corkscrew Road with Sandy Lane is signalized. Corkscrew Road has a posted speed limit of 45 mph and is under the jurisdiction of the Lee County Department of Transportation. Sandy Lane is a two-lane undivided minor collector roadway that borders the subject site to the west. Sandy Lane has a posted speed limit of 30 mph and is under the jurisdiction of the Village of Estero.

Design Parc Lane is a privately maintained local roadway that borders the subject site to the east. Design Pare Lane has no posted speed limit and terminates approximately 470 feet to the north of its intersection with Corkscrew Road.

The project will generate 1,148 average weekday trips. According to the 2020 Lee County Concurrency Report, Corkscrew Road at this location operates at LOS C now and will continue to operate at LOS C with this project. A turn lane will be provided at the entrance on Corkscrew Road, and a pedestrian crosswalk will be constructed across Corkscrew Road per Zoning Conditions #12.

366 parking spaces and 18 HC spaces are being provided (322 and 8 HC are required per Land Development Code).

Stormwater

The surface water management system consists of catch basins, pipes, and swales to capture stormwater runoff and convey to the dry detention system for water quality treatment and attenuation prior to outfall into the Sandy Lane system via a new control structure.

The proposed surface water management system design and calculations have been reviewed by Village staff, and a SFWMD Environmental Resource Permit No. 36-102807-P has been approved. The proposed elevation of the finished floor is 19.5 and 16.3 feet NAVD88. The CAT 3 storm surge is 19.4' for the Memory Care and Assisted Living units and the finished floor will be 19.5'. The 100 year 3-day storm is 15.06' for the independent living area and the FFE is 16.5'.

Lighting

Consistent with Land Development Code, site lighting is provided by LED luminaire full cut-off fixtures mounted at 15' and 18' poles, and wall mounted sconce-style fixtures, which produce an average of 2.97 footcandles (fc) illumination on the site. All LED luminaires will be limited to a maximum IES "BUG" rating of: B = 1, U = 0, G = 1, and a Correlated Color Temperature (CCT) of

3,000 K which meet the Village requirements per the proposed Stipulation. Details of the light poles and fixtures are provided with the applicant's documents.

Public Gathering Place

There are four benches proposed on the southwest corner of the project around the future (Phase 2) tower feature and a series of three fountain features which include a small brick paver patio areas and benches.

Landscaping

A 30-foot-wide Type F buffer with an 8' wall is proposed along the north boundary adjacent to the residential subdivision. This wall will replace the "temporary" fence that was constructed after the zoning was approved several years ago. There will be a 5-foot-wide Type A buffer to the commercial area to the east. Also proposed is a 20-foot-wide Type D buffer to the Corkscrew Road ROW to the south, and a 20-foot-wide Type D buffer to the Sandy Lane ROW to the west. Landscaping is provided in the vehicular use areas and building perimeter plantings are also provided per the LDC. Landscaping Plans are provided in the applicant's presentation.

Attachments

1. Zoning Ordinance 2015-21
2. Pattern Book stamped "Received 2/22/2022"

VILLAGE OF ESTERO, FLORIDA

ORDINANCE NO. 2015 - 21

A ZONING ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA; REZONING 21.36 ACRES LOCATED AT 9201 AND 9301 CORKSCREW ROAD, FROM COMMERCIAL PLANNED DEVELOPMENT TO RESIDENTIAL PLANNED DEVELOPMENT FOR THE VOLUNTEERS OF AMERICA CONTINUING CARE/ASSISTED LIVING PROJECT, WITH A MAXIMUM 340 BEDS AND MAXIMUM BUILDING HEIGHT OF 45 FEET, AND INCLUDING CONDITIONS OF DEVELOPMENT; APPROVING CERTAIN DEVIATIONS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Gulf Care, Inc. dba Gulf Coast Village, filed an application to rezone a 21.36 acre parcel from Commercial Planned Development to Residential Planned Development with deviations for an assisted living, independent living and continuing care facility with a maximum of 340 beds for the project known as Volunteers of America (The Colonnade of Estero CCRC); and

WHEREAS, the subject property is located at 9201 and 9301 Corkscrew Road, Estero (Strap numbers 34-46-25-E1-U1986.2380 and 34-46-25-E1-U2011.2380); and

WHEREAS, a public hearing was held on November 17, 2015 by the Village of Estero Planning and Zoning Board which gave full consideration to the evidence available and recommended approval with conditions of the request (The record consists of the November 10, 2015 staff report prepared by Community Development, the evidence presented at the hearing on file with the Village Clerk and the testimony of interested parties); and

WHEREAS, a public hearing was held on January 13, 2016 by the Village Council who gave consideration to the evidence available and continued the meeting until January 20, 2016.

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

Section 1. Request

The Village Council of Estero hereby approves the applicant's request to rezone the property from Commercial Planned Development to Residential Planned Development, to allow a maximum of 340 beds of assisted living/independent living/continuing care with buildings not to exceed 45' in height with the following conditions and deviations.

Section 2. Conditions and Deviations

1. Master Concept Plan/Development Parameters

The development of this project must be consistent with the one-page Master Concept Plan entitled "ESTERO CONTINUING CARE RETIREMENT COMMUNITY" last revised October 20, 2015, stamped received December 18, 2015 except as modified by the conditions below.

This development must comply with all of the requirements of the Land Development Code ("LDC") at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.

This rezoning allows a maximum of 340 beds/units of assisted living/independent living/continuing care (hereinafter referred to as assisted living) beds/units in any combination or configuration so long as the density does not exceed 128 standard dwelling units per LDC Sec. 34-1494 and LDC Sec. 34-1414(c) - as of the date of this Zoning Ordinance approval. Commercial use is limited to 15,000 square feet.

Resolution Z-05-038 Galleria at Corkscrew CPD is null and void as a result of this zoning action, and is superseded by this Zoning Ordinance.

Zoning Resolution Z-05-039 Design Parc CPD remains in full force and effect except as amended herein. In the event of any inconsistency between this zoning ordinance and zoning resolution Z-05-039 then the conditions and deviations approved in this ordinance shall prevail.

2. Uses and Site Development Regulations

The following limits apply to the project and uses:

Schedule of Uses

Residential

Accessory Uses and Structures

Accessory Commercial Support Uses, limited to a maximum of 2,500 square feet of floor area for each use. Must include a minimum of one of the following accessory commercial uses:

- Banks and Financial Institutions, Group I (including ATM)
- Barber or Beauty Shop
- Business Services, Group I – limited to catering for on-site events
- Convenience Store – (no self-service fuel pumps, not freestanding, located internal to site)
- Laundry or Dry Cleaning, Group I and II
- Restaurants, Group II and III

Administrative Office
Assisted Living Facility – See dwelling units below
Clubs, private
Community Garden per LDC Sec. 34-1716
Continuing Care Facility – See dwelling units below
Consumption on Premises, limited to project management, residents and guests of the residents within the restaurant (not open to the public). Consumption on premises for indoor use in the civic area (meeting rooms) for non-profit events will require a temporary permit.
Dwelling Units:
Assisted Living Facility, Independent Living Facility, Continuing Care Facility, Maximum 340 beds. See Condition #1 above
Essential Services
Essential Services Facilities, Group I
Excavation, Water Retention
Fences, Walls
Health Care Facilities, Group I, II, and III – accessory for on-site patient/resident care only.
Home Occupation
Independent Living Facility, See dwelling units above
Medical Office – (15,000 square feet maximum per the Master Concept Plan)
Model Units and Real Estate Sales (See Condition #4)
Parking Lot, Accessory – includes covered parking per the Master Concept Plan
Recreational Facilities, Private, On Site (accessory to assisted living only)
Recreational Facilities, Indoor (accessory to assisted living only)
Residential Accessory Uses and Structures
Signs: Per Chapter 30 and Chapter 33 of the Land Development Code

<u>Minimum Lot Areas and Dimensions including Amenities and Recreation</u>

Lot Size: 10,000 square feet
Lot Width: 100 feet
Lot Depth: 100 feet
Minimum Setbacks
Street 25 feet (public)/5 feet (private)
Also see Deviations #2 and #6
Side 15 feet
Rear 20 feet
Water body 20 feet

All Accessory Uses: Per the LDC
Minimum Building Separation: 20 feet
Building Height: 45 feet/3 stories (whichever is less)
Maximum Lot Coverage: 45 percent

3. No Blasting

No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

4. Model Units/Real Estate Sales

A. Model units are limited to a maximum of 4.

B. Real estate sales are limited to recreational facilities/administrative offices and within model units.

C. Real estate sales will be limited to the sale of lots or units within the development only.

D. Hours of operation for model units and real estate sales in the residential area are limited to Monday through Sunday 8 a.m. to 8 p.m.

E. No dry models are permitted.

5. Concurrency

Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Comprehensive Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

6. Vehicular/Pedestrian Impacts

Approval of this rezoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Land Development Code may be required to obtain a local development order.

7. Plan Consistency/Concurrency

Approval of this rezoning does not guarantee local development order approval, or issuance of a Concurrency Certificate. Future development order approvals must satisfy the requirements of the Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with all other Comprehensive Plan provisions.

8. Utilities

Water and sewer services are available to the site, and this development must connect to those services as part of any local development order for the site for vertical construction.

9. Lighting

Lighting of the subject property must be in compliance with the LDC Section 33-116 and Section 34-625 utilizing a maximum height of 20 feet for light structures except that the maximum height of any light pole within 50 feet of residentially zoned property or use, or along pedestrian ways, is limited to 15 feet. All lighting must be architecturally designed and complementary to the buildings where the lighting is located. Light fixtures will be full cut-off to direct light away from adjacent properties.

10. Development Parameters

Development must include a unified "Old Florida" architectural theme for all buildings including the office buildings on the eastern part of the property. The applicant will provide an architectural pattern book applicable to the entire development (including uniform architectural patterns and renderings), subject to approval of the Design Review Board at the time of the first development order, consistent with the Old Florida architectural theme.

11. Signage

The development of the subject property must include a unified, common signage plan and graphic theme throughout the project. The signage and graphic design theme must be reviewed and approved by Village of Estero staff, prior to the issuance of the first development order for the project. Any monument sign must be reviewed and approved by the Design Review Board prior to the issuance of the first development order.

12. Pedestrian-Friendly Design

The development must be designed with all of the following design elements:

A. Traffic calming measures within internal roadways, which may include but not be limited to: speed bumps or tables, if approved by the Village and Fire District, raised pedestrian crossings, street trees and pedestrian-friendly landscaping; street furniture or the use of pavers and contrasting materials within the roadways.
B. Sidewalks must be constructed at the time of the first development order on Corkscrew Road and Sandy Lane and at all entrance points to provide connections to the existing sidewalk system on Corkscrew Road, and future sidewalk systems on Via Coconut/Sandy Lane.
C. An internal sidewalk network connecting the uses within the development consistent with the approved Master Concept Plan.
D. Pedestrian crosswalk across Corkscrew Road as depicted on the Mixed Use Development Exhibit dated November 17, 2015 and attached hereto as Exhibit 1, must be constructed at the time of the first development order.

13. Open Space

The overall project must provide a minimum of 8.5 acres of open space in substantial compliance with the approved Master Concept Plan.

14. Heritage Trees

Development order landscape plans must retain the two existing heritage oak trees located along Corkscrew Road to be preserved as part of a completed project.

15. Cross Access Easement

The cross access easement for the pedestrian interconnection with The Estates at Estero River must be recorded at the time of the first development order for the project.

16. Landscape

a. The applicant will landscape the ditch edges within the drainage easement along Corkscrew Road unless prohibited or restricted by the Lee County Department of Transportation. The landscape plan is subject to approval by Village staff and Design Review Board.

b. The applicant will plant trees to provide shade, along the sidewalks on Sandy Lane and Corkscrew Road. Specifications will be subject to approval of Village staff and Design Review Board.

c. The applicant will provide enhanced buffering on the north side of the northern wall to include 20 foot tall canopy trees at the time of installation during the time of the first development order for the project, with shrubs planted at installation, at 48 inches high, consistent with the conceptual landscaping drawing attached hereto and labeled as Exhibit 2.

d. The area set aside for stand-alone medical offices on the Master Concept Plan will be graded, hydro seeded and maintained to provide a finished appearance until these areas are scheduled for construction activity through an approved permit.

e. All landscape plans for the entire project must be reviewed and approved by the Design Review Board.

f. The Developer agrees to install an enhanced Type "D" buffer along Corkscrew Road within the two (2) highlighted areas indicated on the Mixed Use Development Site Plan labeled as Exhibit 1. The enhancements to the buffer in these specific areas consist of increasing the size of the required shrubs to 36 inches tall with a 20 inch spread at the time of installation, to be maintained at a minimum of 48 inches tall. The required buffer in these areas will also be constructed on a berm of at least 2 feet in height.

17. Pedestrian Interconnection

A pedestrian interconnection will be provided in the northeast corner of the site to the Estates at Estero River, as depicted on the Mixed Use Development Exhibit dated November 17, 2015 and attached hereto as Exhibit 1 and must be depicted on the plans for the first development order. This interconnection will have a secure gate accessible only by the Estates at Estero River residents and the management and designees of the Colonnade of Estero CCRC project.

18. Wall
The existing wall along the north property line must be rebuilt, replaced and/or repaired to bring the wall into good order and repair and in compliance with current codes. The wall must be maintained in that same condition in perpetuity.

19. Driveways
The project sidewalks, accesses, and driveways will be open to the public and will not be gated, except for the pedestrian gate to the adjacent community.

20. Seventy five hundred (7,500) square feet of the commercial phase (medical office buildings) must be constructed during the first phase of development of the project. The remaining 7,500 square feet must be constructed as part of the second phase of the project.

21. The project's civic spaces will be available to local non-profit groups to use for a reasonable fee in connection with appropriate events to be determined in the reasonable discretion of the developer.

22. The applicant will provide shuttle bus or van service to the residents, as Lee Tran bus service is not available.

Deviation Requests

Deviation #1 is approved granting relief from LDC 10-416(d)(6) which requires if roads, drives or parking areas are located less than 125 feet from a residential single-family subdivision, a solid wall or wall/berm combination must be provided not less than 8 in height to be constructed not less than 25 feet from the abutting property line and landscaped (between the wall and the abutting property) with a minimum of five trees, and 18 shrubs per 100 linear feet, to allow instead a solid wall or combination berm and solid wall not less than eight feet in height to be constructed not less than 15 feet from the abutting property line to the north and landscaped (between the wall and abutting property) with a double staggered row hedge maintained at 60 inches and 10 trees per 100 linear feet.

Deviation #2 is approved, granting relief from LDC Section 33-406 requiring a maximum 25-foot street setback in the Corkscrew Main Overlay district, to allow a setback of 110 feet along Corkscrew Road for the buildings as shown on the Master Concept Plan.

Deviation #5 is approved, with the following condition, granting relief from LDC Section 34-2015(2)d which requires exiting vehicles to leave a parking lot in a forward motion, to allow for parking as depicted on the master concept plan.

Condition: If vehicles back directly onto an internal access way, the posted speed limit of the access way must be 25 miles per hour or less, and the access way must be designed so that traffic calming devices are provided per Lee County Administrative Code AC-11-14. The design and location of traffic calming devices will be to the satisfaction of the Village of Estero staff.

Deviation #6 is approved, granting relief from LDC Section 33-403 which requires that buildings on corner lots be designed with a maximum setback of 25 feet from each adjacent right of way, to allow a setback of 185 feet from Sandy Lane and 110 feet from Corkscrew Road.

Deviation #7 is approved, granting relief from LDC Section 34-2192(b)(5) which requires all parking lots, access streets, and drives to be a minimum of 75 feet from the right of way, to instead allow parking lots, access streets, and drives to be set back to a minimum of 50 feet from the right of way as shown on the master concept plan.

Deviations 3, 4, and 8 were withdrawn by the Applicant.

Section 3. Findings and Conclusions

Based upon an analysis of the application and the standards for approval of planned development rezonings, the Village Council makes the following findings of fact and conclusions:

1. The applicant has justification for the rezoning to Residential Planned Development (RPD) by demonstrating compliance with the Comprehensive Plan, the Land Development Code, and other applicable codes and regulations, as conditioned.

2. The requested zoning to Residential Planned Development (RPD), as conditioned:

    a. Meets all performance and locational standards set forth for the potential uses allowed by the request; and
    b. Is consistent with the densities, intensities and general uses set forth in the Comprehensive Plan; and
    c. Is compatible with existing or planned uses in the surrounding area, as conditioned; and
    d. The request will not adversely affect environmentally critical areas or natural resources.

3. Although there will be additional trips generated by the development, approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and the site will be served by streets with the capacity to carry traffic generated by the development.

4. Urban services, as defined in the Comprehensive Plan will be available and adequate to serve the proposed land use.

5. The proposed use or mix of uses, as conditioned, is appropriate at the subject location.

6. The recommended conditions to the master concept plan and other applicable regulations provide sufficient safeguards to the public interest.

7. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

8. The deviations as conditioned, will preserve and promote the general intent of the LDC to protect the public health, safety and welfare.

9. The project sufficiently complies with Village of Estero Resolution No. 2015-22, in that the project demonstrates principles of compact, walkable, transit supportive, mixed use development, with an emphasis on employment, housing and recreation uses.

Section 4. Exhibits
The following Exhibits are attached to this ordinance and incorporated by reference:

EXHIBIT A Legal Description
EXHIBIT B Master Concept Plan stamped received December 18, 2015.

Section 5. Effective Date
This ordinance shall take effect immediately upon adoption.

PASSED on first reading this 16th day of December, 2015.

PASSED AND ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this 20th day of January, 2016.

Attest:

By: Kathy Hall
Kathy Hall, MMC
Village Clerk

VILLAGE OF ESTERO, FLORIDA

By: Nicholas Batos
Nicholas Batos
Mayor

Reviewed for legal sufficiency:

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

Vote:	AYE	NAY
Mayor Batos	✓	
Vice Mayor Levitan	✓	
Councilmember Boesch	✓	
Councilmember Brown	✓	
Councilmember Errington	✓	
Councilmember Ribble	✓	
Councilmember Wilson	✓	

Date filed with the Village Clerk: January 26, 2016

Mixed Use Development



CIVIC SPACE | POOL AMENITY | PASSIVE & ACTIVE COURTYARDS | PRIMARY OPEN SPACES, GREEN SPACES, SUFFERING AND ENHANCEMENTS | FUTURE MEDICAL OFFICES

SHADED PEDESTRIAN WALKWAYS (OPEN TO THE PUBLIC)

ENHANCED LANDSCAPE BUFFER SEE EXHIBIT 3

ESTERO CCRC

MASTER PLAN - EXHIBIT

MASTER SITE PLAN - MIXED USE DEVELOPMENT

PREPARED BY

LAND ARCHITECTS

PREPARED FOR

GULF COAST VILLAGE
A Family of Senior Living Options

Volunteers of America

Exhibit 1

IN ASSOCIATION WITH

HOLE MONTES

NORTH BUFFER



ESTERO CCRC

GROUND LEVEL RESIDENTIAL VIEW / WALL, BUILDING INTERIOR LANDSCAPE AND BUFFER

DATE: 7-16-15

PREPARED BY

LAND ARCHITECTS INC

3D Animation | Virtual Design | Digital Imagery | Land Planning & Graphics | Landscape Architecture

PREPARED FOR

GULF COAST VILLAGE

A Family of Senior Living Options

Volunteers of America

IN ASSOCIATION WITH

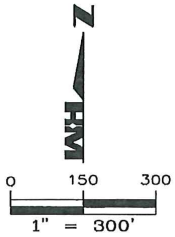
GREYSTONE

EXHIBIT 2

EXHIBIT A

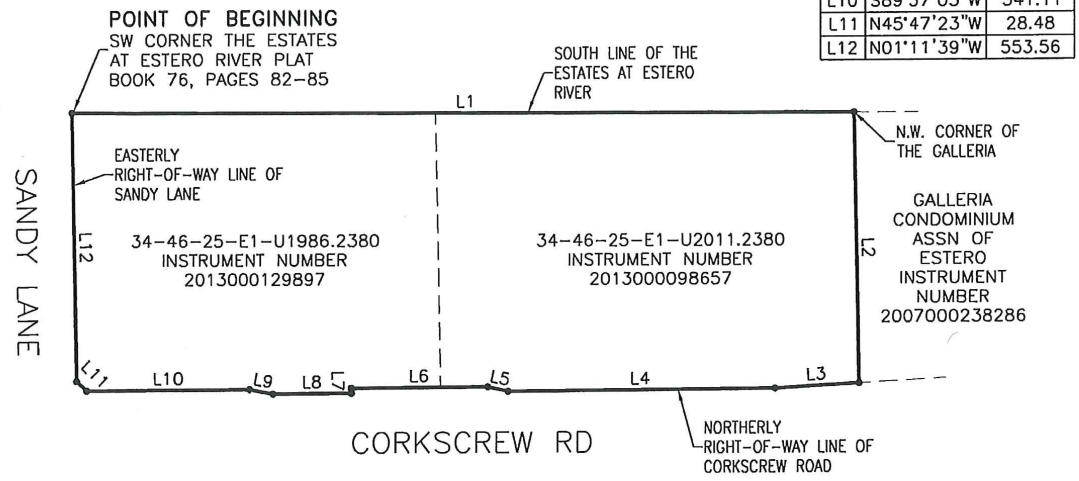
\\hm-data\HMDATA-SV2\2014\2014078\DW\SU\SKETCH AND DESCRIPTION\P1-P2 Combined.dwg Tab: Layout1 Jun 22, 2015 - 10:12am Plotted by: RickKorneff

THIS IS NOT A SURVEY



THE ESTATES AT ESTERO RIVER
PLAT BOOK 76, PAGES 82-85

LINE	BEARING	DISTANCE
L1	S89°50'12"E	1630.46
L2	S01°07'24"E	559.25
L3	S86°45'18"W	175.38
L4	S89°37'03"W	557.88
L5	N77°01'36"W	43.29
L6	S89°37'03"W	281.88
L7	S00°22'57"E	10.00
L8	S89°37'03"W	161.34
L9	N79°04'21"W	50.99
L10	S89°37'03"W	341.11
L11	N45°47'23"W	28.48
L12	N01°11'39"W	553.56



LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST, SAID LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE ESTATES OF ESTERO RIVER, A SUBDIVISION RECORDED IN PLAT BOOK 76, PAGES 82 THROUGH 85 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION RUN S89°50'12"E FOR A DISTANCE OF 1630.46 FEET, TO THE NORTHWEST CORNER OF THE GALLERIA, A CONDOMINIUM, DECLARATION RECORDED IN INSTRUMENT NUMBER 2007000238286, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID GALLERIA RUN S01°07'24"E FOR A DISTANCE OF 559.25 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD (S.R. S-850); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING NINE (9) DESCRIBED COURSES: 1) THENCE RUN S86°45'18"W FOR A DISTANCE OF 175.38 FEET; 2) THENCE RUN S89°37'03"W FOR A DISTANCE OF 557.88 FEET; 3) THENCE RUN N77°01'36"W FOR A DISTANCE OF 43.29 FEET; 4) THENCE RUN S89°37'03"W FOR A DISTANCE OF 281.88 FEET; 5) THENCE RUN S00°22'57"E FOR A DISTANCE OF 10.00 FEET; 6) THENCE RUN S89°37'03"W FOR A DISTANCE OF 161.34 FEET; 7) THENCE RUN N79°04'21"W FOR A DISTANCE OF 50.99 FEET; 8) THENCE RUN S89°37'03"W FOR A DISTANCE OF 341.11 FEET; 9) THENCE RUN N45°47'23"W FOR A DISTANCE OF 28.48 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SANDY LANE; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SANDY LANE, RUN N01°11'39"W FOR A DISTANCE OF 553.56 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. CONTAINING 930,474 SQUARE FEET OR 21.4 ACRES, MORE OR LESS.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY _____ P.S.M. #5628
THOMAS M. MURPHY STATE OF FLORIDA

DRAWN BY: R.A.K.	DATE: 6/22/15	HOLE MONTES ENGINEERS PLANNERS SURVEYORS	950 Encore Way Naples, FL. 34110 Phone: (239) 254-2000 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL DESCRIPTION	DRAWING NO. B-7178
CHECKED BY: T.M.M.	DATE: 6/22/15				PROJECT NO. 2014078
SEC-TWN-RGE: 34-46S-25E	SCALE: 1"=300'				FILE NAME P1-P2 Combined.dwg

VILLAGE OF ESTERO, FL
RECEIVED
DEC 18 2015

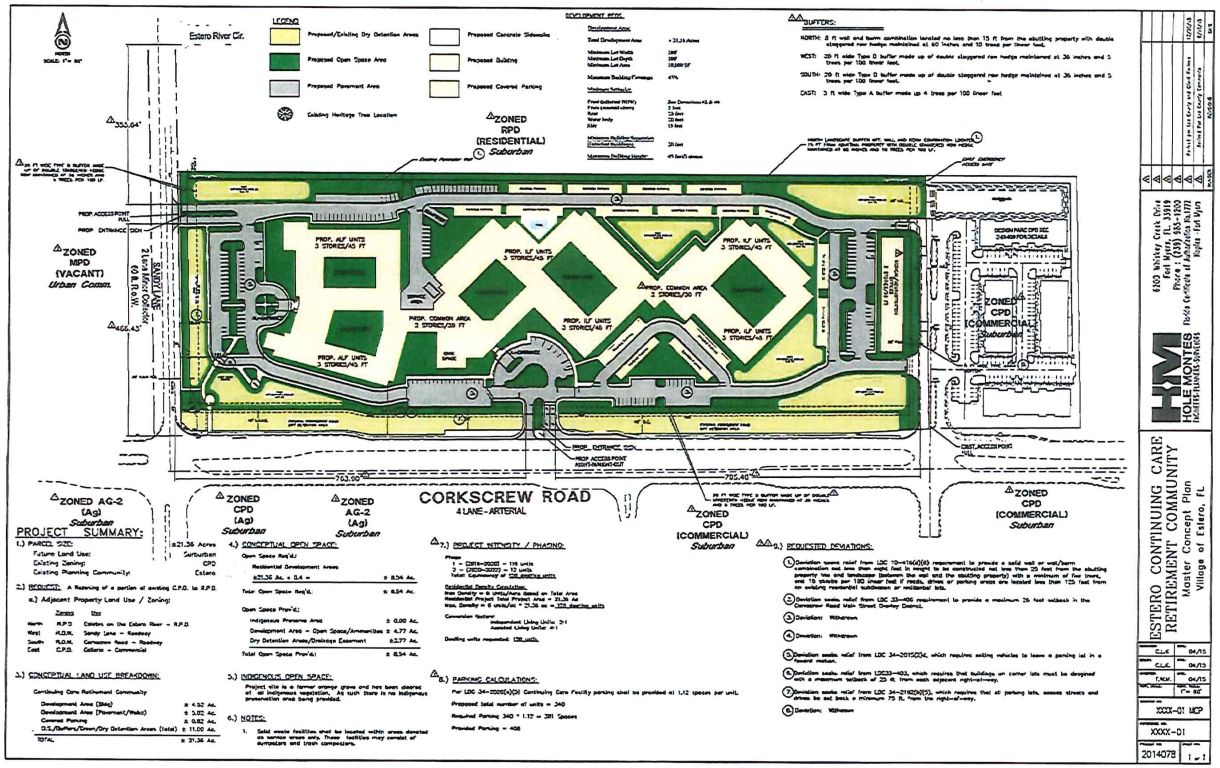


EXHIBIT B

Ordinance No. 2015-21

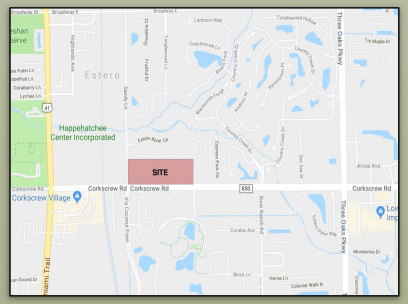
The Colonnade of Estero - Pattern Book

A Continuing Care Retirement Community

Owner

Volunteers Of America

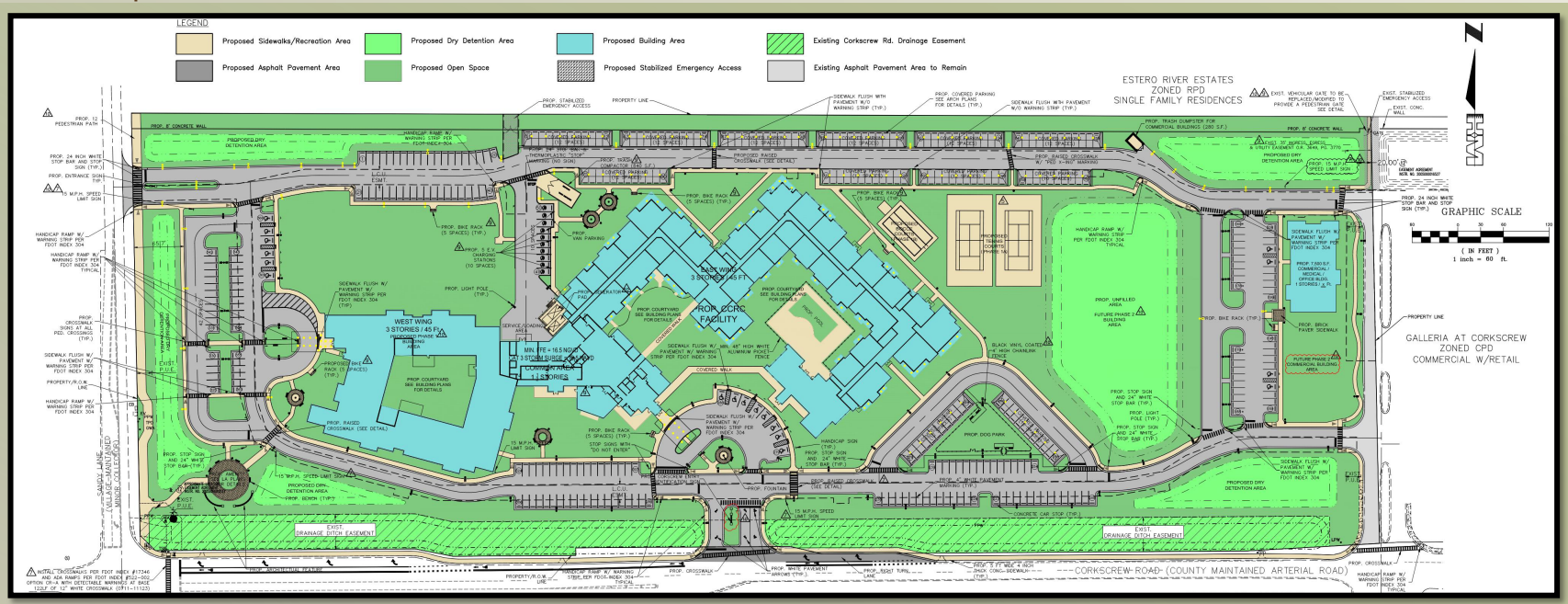
Location Map



Developer

LifeStar Living

Master Concept Plan

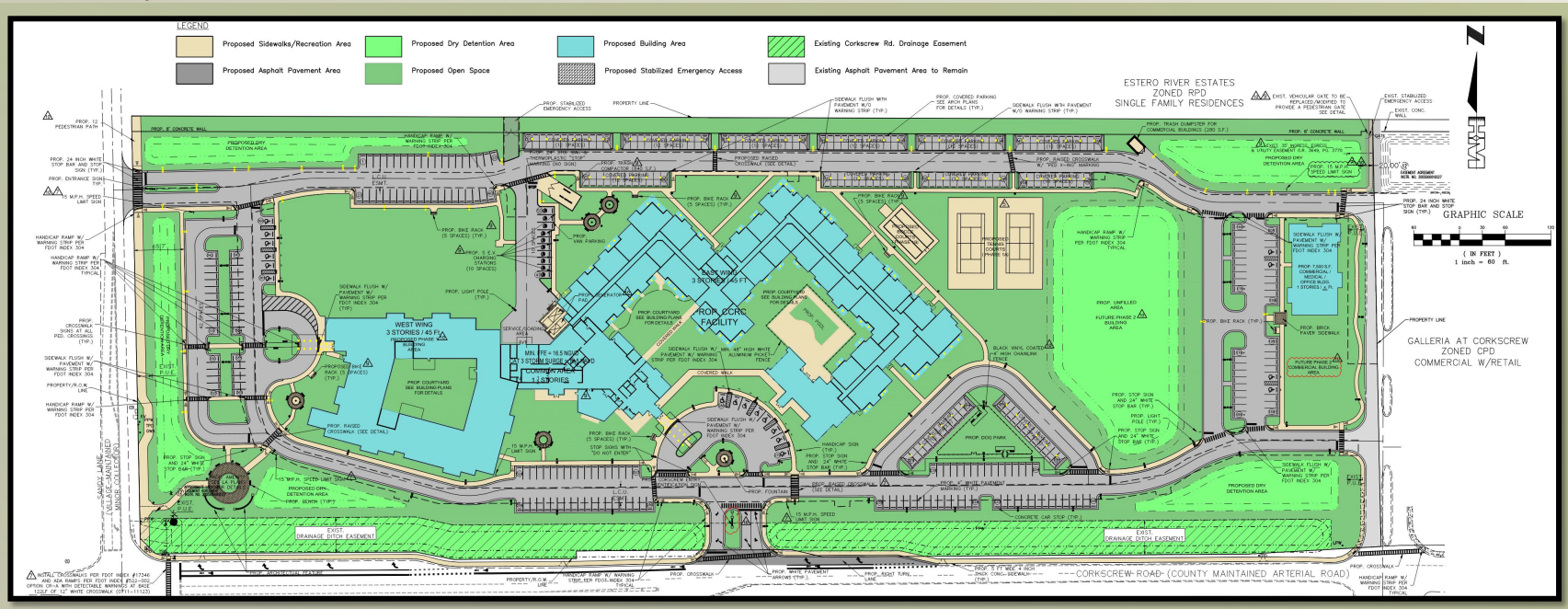


MASTER CONCEPT PLAN DATA

The Colonnade of Estero is a multi- CCRC facility in the heart of the Village of Estero. The approved MCP for Colonnade of Estero includes:

- Ordinance No, 2015-21
- See Zoning Ordinance for list of Approved Uses
- MCP Circa 2016 and subject to changes per any approved Development Orders or Zoning Amendments
- Parcel Size 21.67 acres

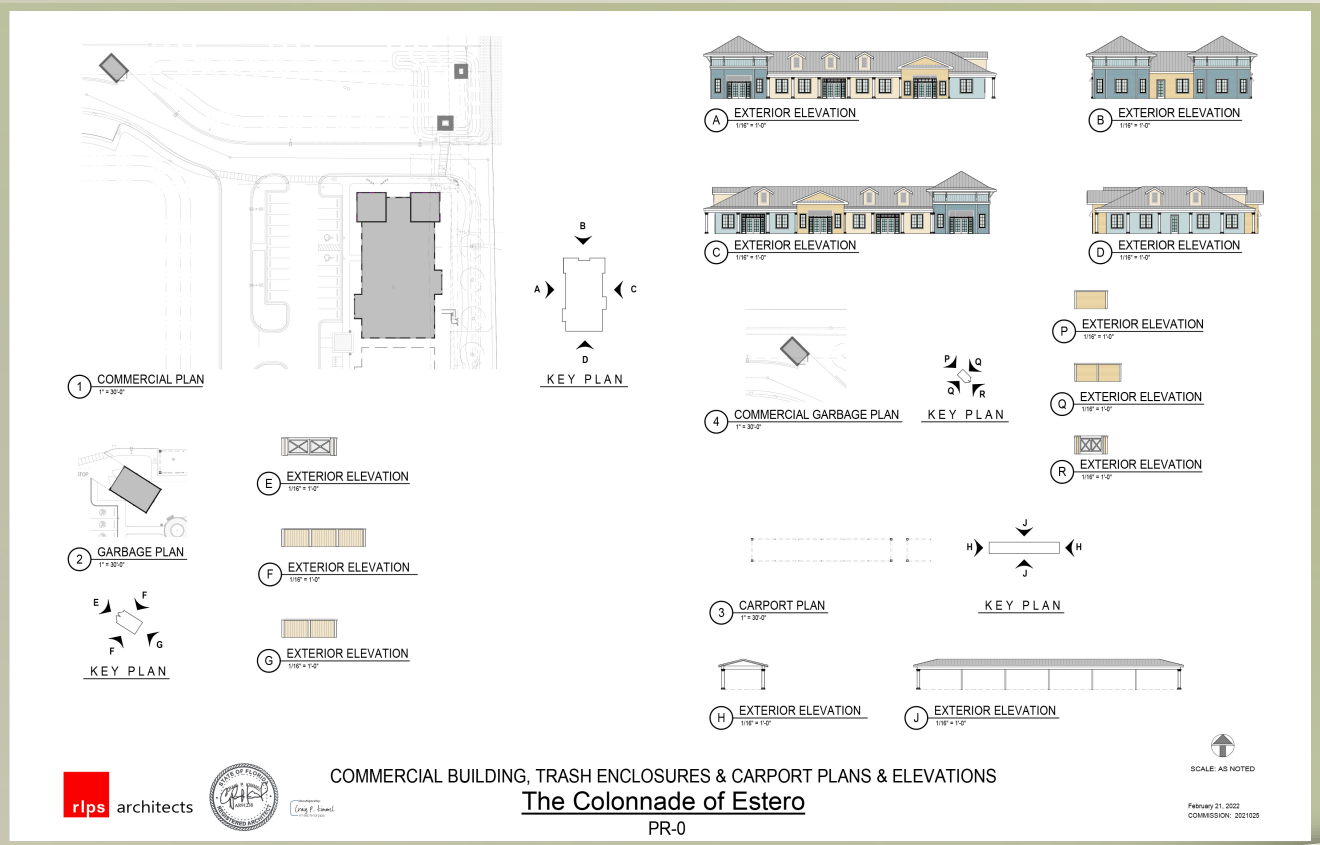
Master Development Plan / Site Civil



SITE DATA

PROJECT ACREAGE: 21.67 AC
PROJECT DENSITY: 188 Units
OPEN SPACE PROVIDED: +11.06 AC.

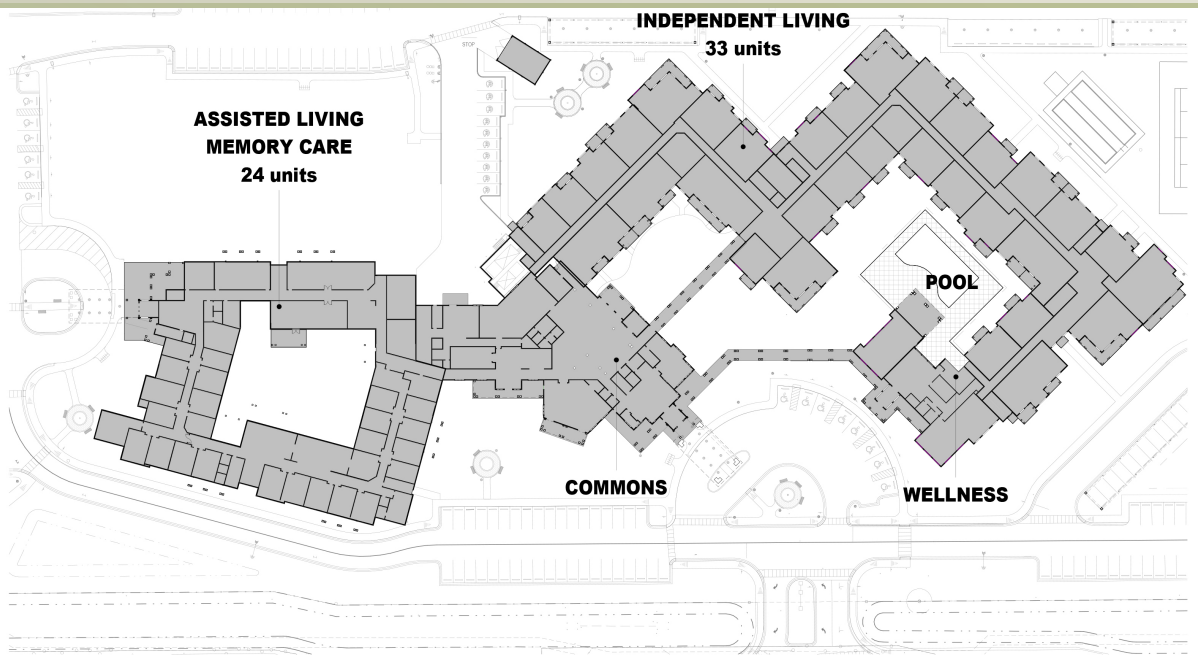
Exterior Elevation



Volunteers of America
A Family of Senior Living Options

rlps

Floor Plan



rlps architects

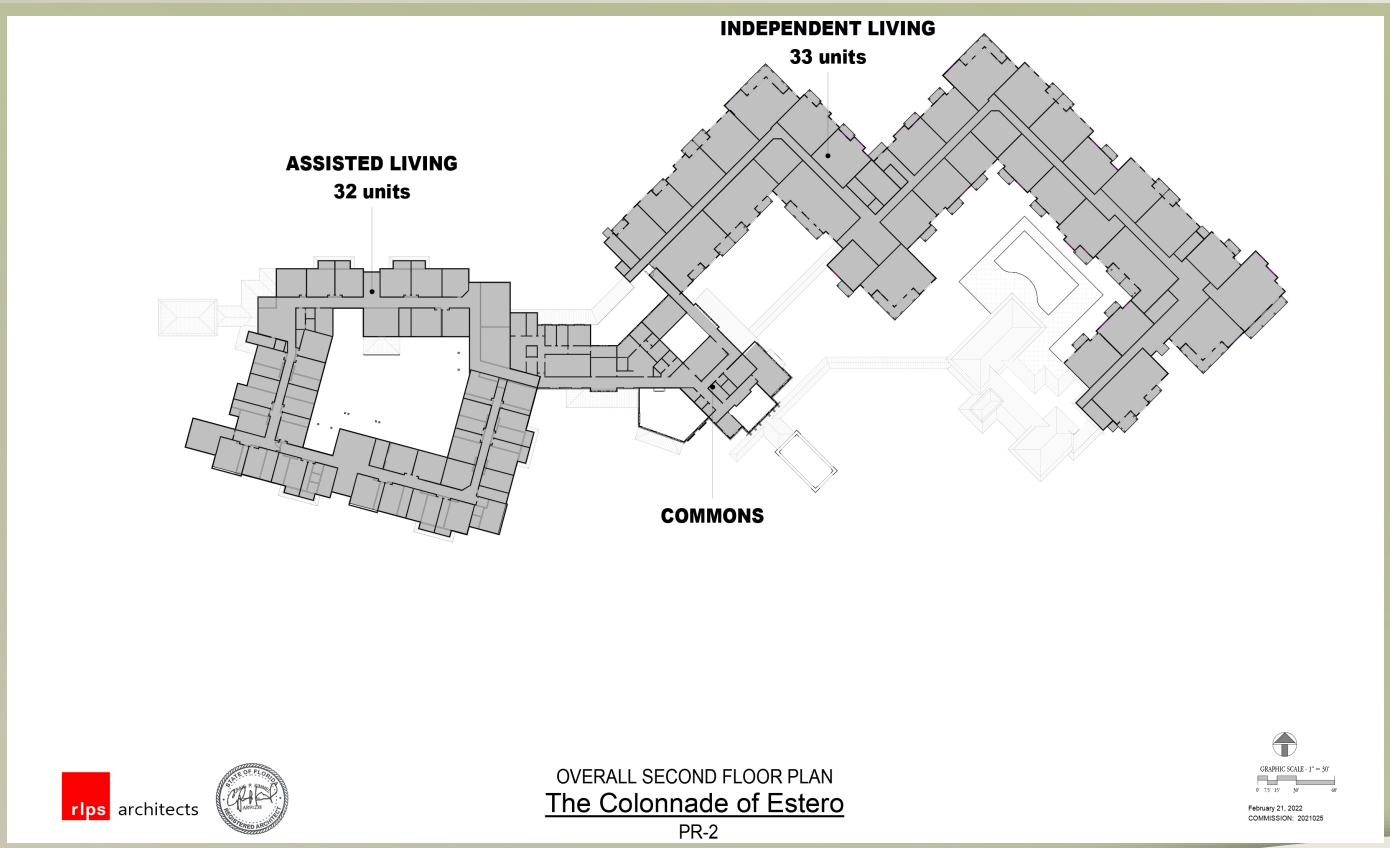
OVERALL FIRST FLOOR PLAN
The Colonnade of Estero
PR-1

GRAPHIC SCALE 1" = 30'
February 21, 2022
COMMISSION: 2021025

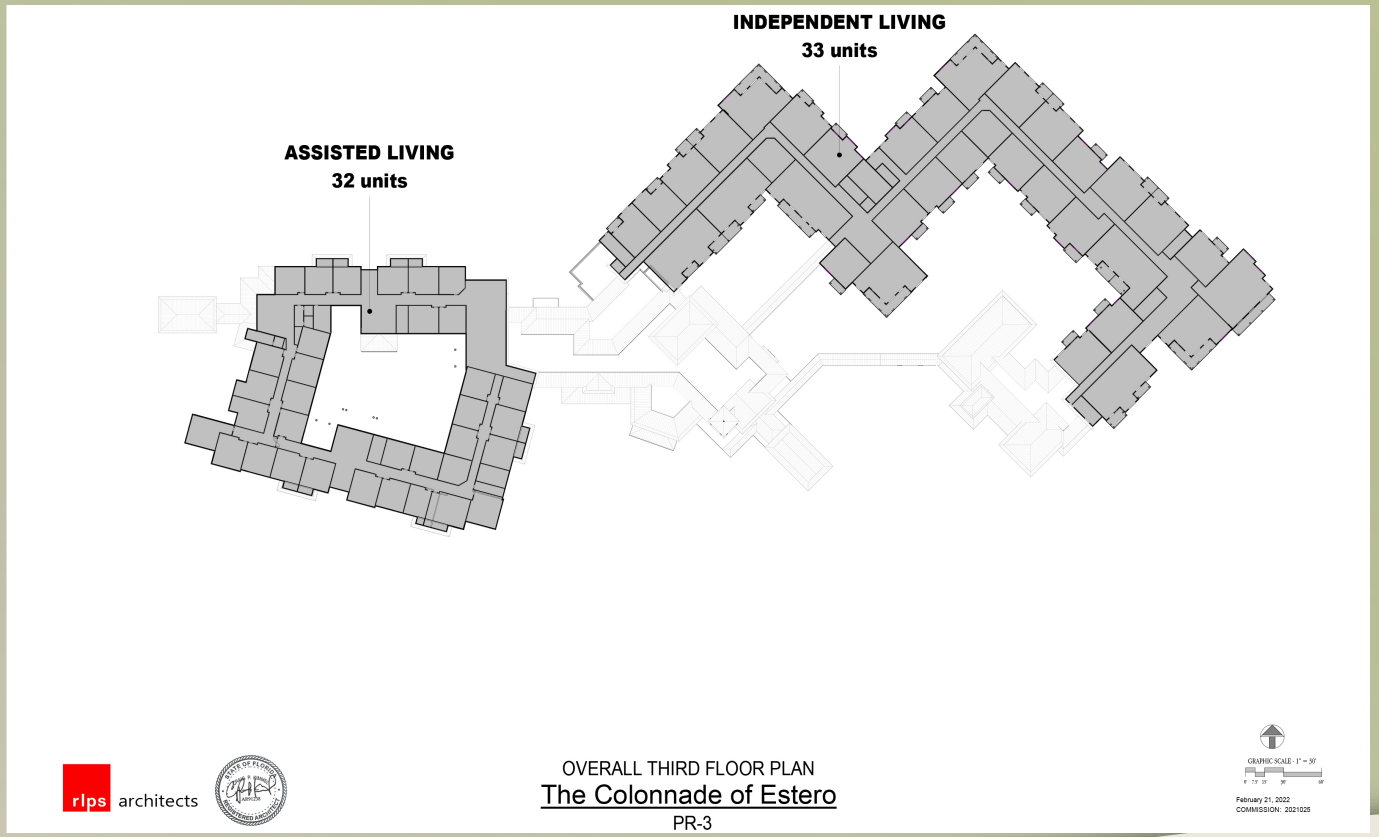
Volunteers of America
A Family of Senior Living Options

rlps

Floor Plan


INDEPENDENT LIVING
33 units
ASSISTED LIVING
32 units
COMMONS
rlps architects
OVERALL SECOND FLOOR PLAN
The Colonnade of Estero
PR-2
February 21, 2022
COMMISSION: 2021025

Floor Plan



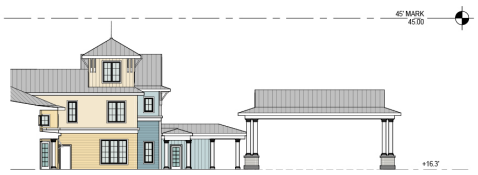
Volunteers of America
A Family of Senior Living Options

rlps

Exterior Elevation



A EXTERIOR ELEVATION
1/16" = 1'-0"



B EXTERIOR ELEVATION
1/16" = 1'-0"



C EXTERIOR ELEVATION
1/16" = 1'-0"



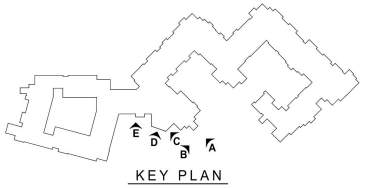
D EXTERIOR ELEVATION
1/16" = 1'-0"



ALT EXTERIOR ELEVATION - BEHIND PORTICO
1/16" = 1'-0"



E EXTERIOR ELEVATION
1/16" = 1'-0"



KEY PLAN

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Exterior Elevation



A EXTERIOR ELEVATION
1/16" = 1'-0"



B EXTERIOR ELEVATION
1/16" = 1'-0"



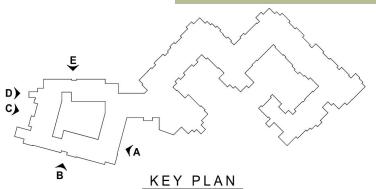
C EXTERIOR ELEVATION
1/16" = 1'-0"



D EXTERIOR ELEVATION
1/16" = 1'-0"



E EXTERIOR ELEVATION
1/16" = 1'-0"



KEY PLAN

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rlps

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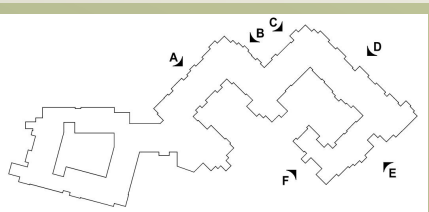
Exterior Elevation



A EXTERIOR ELEVATION
1/16" = 1'-0"



B EXTERIOR ELEVATION
1/16" = 1'-0"



KEY PLAN



C EXTERIOR ELEVATION
1/16" = 1'-0"



D EXTERIOR ELEVATION
1/16" = 1'-0"



E EXTERIOR ELEVATION
1/16" = 1'-0"



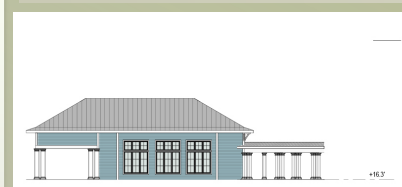
F EXTERIOR ELEVATION
1/16" = 1'-0"

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Exterior Elevation



A EXTERIOR ELEVATION
1/16" = 1'-0"



B EXTERIOR ELEVATION
1/16" = 1'-0"



C EXTERIOR ELEVATION
1/16" = 1'-0"



D EXTERIOR ELEVATION
1/16" = 1'-0"



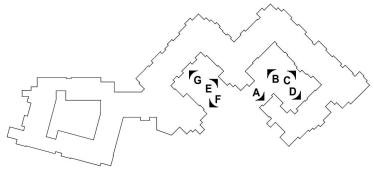
E EXTERIOR ELEVATION
1/16" = 1'-0"



F EXTERIOR ELEVATION
1/16" = 1'-0"



G EXTERIOR ELEVATION
1/16" = 1'-0"



KEY PLAN

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Sherwin-Williams Paint Swatches

Color Swatches



Open Space Master Plan



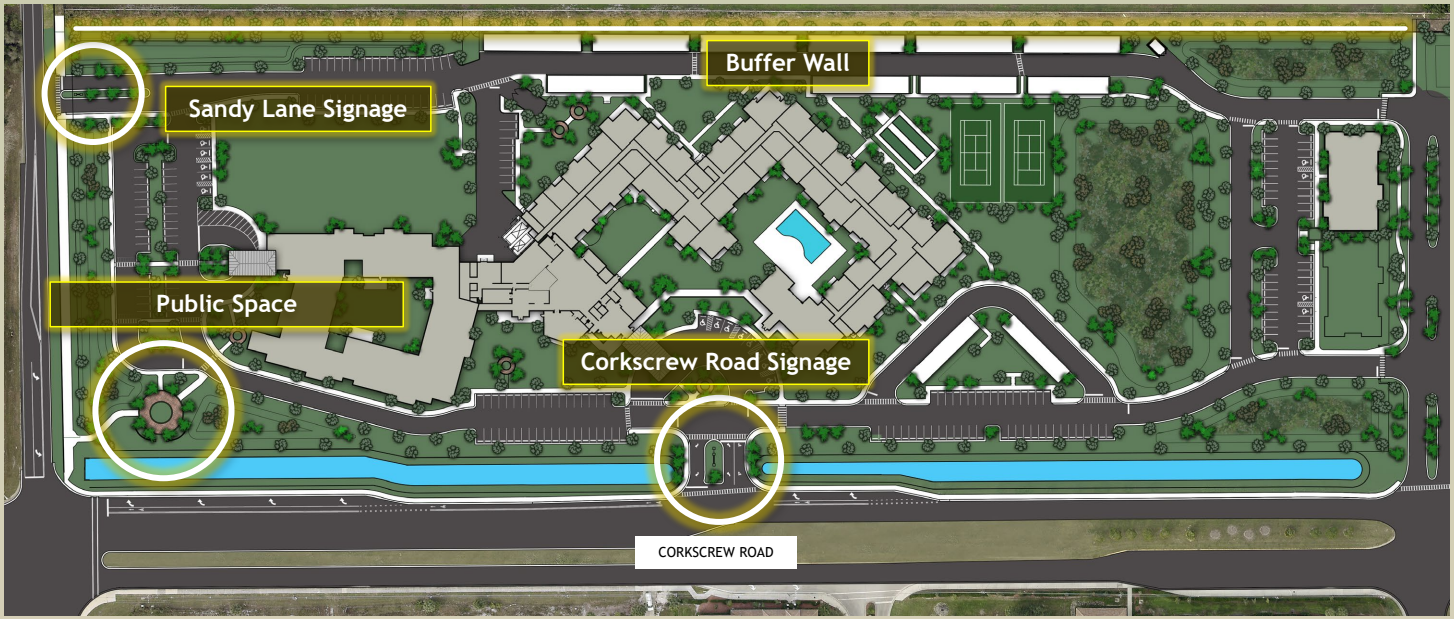
SITE LEGEND

- ENHANCED LANDSCAPE BUFFERS (ZONING)
- OPEN SPACES
- CIVIC SPACES
- POOL AMENITY
- DOG PARK AMENITY
- INTERIOR OPEN COURTYARDS

Design Considerations

- **Signage and Supporting structures we be compatible with the theme, colors and style of the building and its surrounding.**
- **Materials shall be consistent with a prevailing theme and palette (for example, clapboards, trim and metal roofing, or Precast Stone and stucco).**
- **Contemporary building techniques, including sustainable methods and materials.**
- **Roof materials compatible with any nearby traditional materials in design, composition, dimension, pattern, texture and detail.**
- **Vinyl and aluminum siding are not recommended. Cement fiber siding and trim is recommended.**
- **Lapboard or simulated Lapboard should have between three and a half inches to six inch exposure.**
- **Vertical corner boards should not be less than four inches or more than six inches in width and should overlay on the siding surface to create a shadow line.**
- **Decorative elements such as soffit brackets and banding are encouraged, where opportunity exists, to provide emphasis to structures.**
- **Simple color schemes for sign walls and decorative features are preferable.**
- **Pedestrian access will be continuous throughout the site providing civic spaces, shaded walkways, and other accents to enhance the experience**
- **Lighting will be pedestrian scale and sensitive to surrounding uses.**

Public Spaces & Perimeter Signage Features



Public Space

The Colonnade of Estero features numerous semi-public spaces and features that act as architectural embellishments and wayfinding elements.

Corkscrew Road Signage

This location will support the main traffic entry signage for access to the site. Signage will be monument style and uniform to the project architecture

Sandy Lane Signage

This location will support a secondary traffic entry signage for access to the site. Signage will be monument style and uniform to the project architecture

Adjacent Residential Buffer Wall

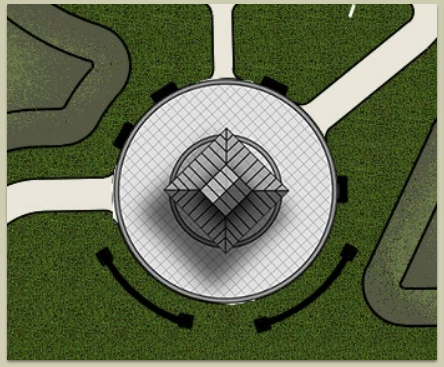
This location will support a continuous 6'H wall with landscaping to provide the appropriate buffer to the adjacent residential community. The landscaping will include trees that are planted at 20'H at installation.

Public Space & Main Signage Features

The Colonnade of Estero features numerous semi-public spaces and signage features that act as architectural embellishments and wayfinding elements.

Public Space & Tower Monument

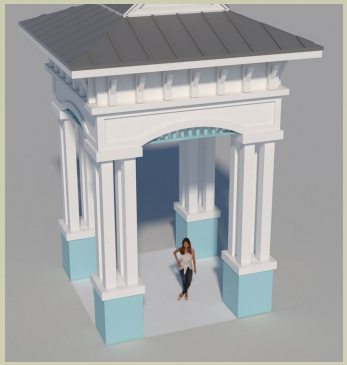
Phase II - Tower Monument Plan & Perspective (Phase 2)



Tower Plan View



Tower Perspective



Tower Enlargement

Color Samples (Sherwin-Williams)

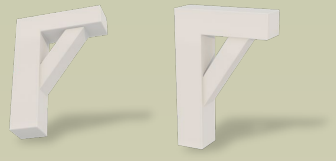
ROOF	BODY & Brackets	BASE
SW 7069 IRON ORE	SW 7005 PURE WHITE	SW 9048 SURFIN

ROOF	BODY & Brackets	BASE
SW 7605 GALE FORCE	SW 6672 MORNING SUN	SW 6785 QUENCH BLUE

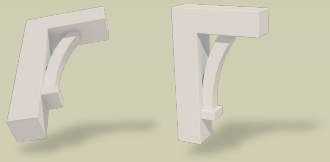
Colors may vary to match approved Architectural colors

Final colors to be determined with coordination with the Village of Estero

Decorative Brackets

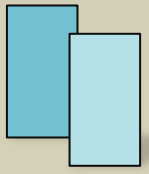


Recommended Bracket Styles

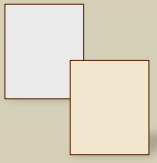


Phase II - Tower Monument Finishes

Medium Finish Base & Trim



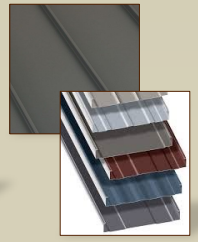
Medium Finish Body & Trim



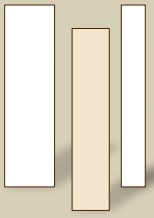
Cementitious Lap Board



Standing Seam Roof Types



Cementitious Board Trim

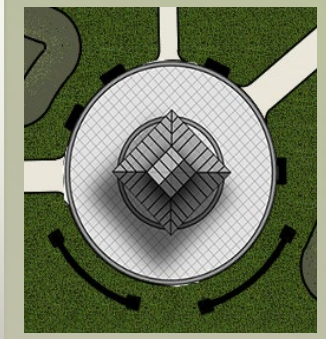


Phase II - Tower Monument

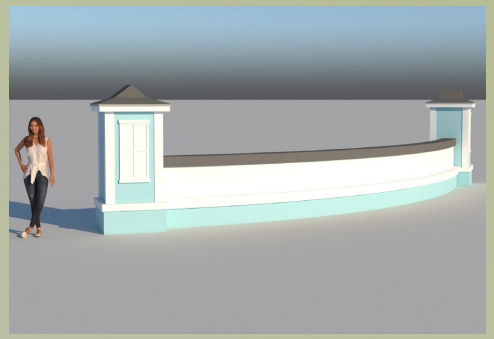
- Reinforced Concrete Block Base
- Wood support columns and crown top with trim and decorative brackets
- Optional Cementitious Board Body & Trim
- Optional Cementitious Board Soffit with cut out venting

Public Space / Curved Wall Feature

Curved Sign Wall Plan & Perspective



Wall Plan View



Wall Perspective



Wall Enlargement

Color Samples (Sherwin-Williams)

ROOF	BODY & Brackets	BASE
SW 7069 IRON ORE	SW 6672 MORNING SUN	SW 9048 SURFIN
SW 7605 GALE FORCE	SW 7000 IBIS WHITE	SW 6785 QUENCH BLUE

Colors may vary to match approved Architectural colors

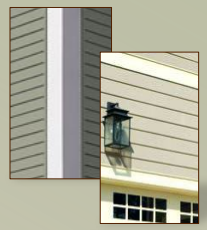
Final colors to be determined with coordination with the Village of Estero

Sign Wall & Column Finish Types

Medium Finish Base & Trim

Medium Finish Body & Trim

Cementitious Lap Board



Cap Banding

Cementitious Board Trim

Sign Wall & Column Material

- Concrete Block or Precast
- Precast Column Caps
- Optional Cementitious Board Body & Trim
- Precast Moldings
- Stucco & Paint

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Corkscrew Road & Sandy Lane Signage

Entry Sign Monument Elevations & Perspective



Corkscrew Road Entry Sign



Sandy Lane Entry Sign

Color Samples (Sherwin-Williams)

ROOF	BODY & Brackets	BASE
SW 7069 IRON ORE	SW 7005 PURE WHITE	SW 9048 SURFIN
SW 7605 GALE FORCE	SW 6672 MORNING SUN	SW 6785 QUENCH BLUE

Colors may vary to match approved Architectural colors

Final colors to be determined with coordination with the Village of Estero

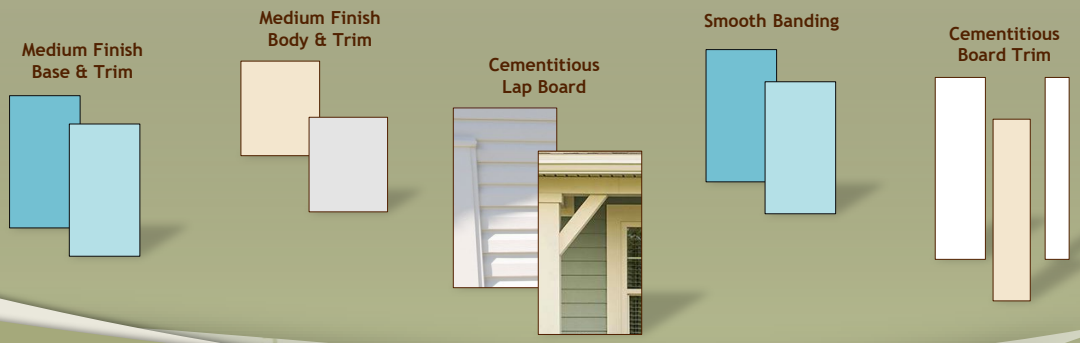
Sign Logo & Lettering

THE COLONNADE OF ESTERO

Signage to be illuminated using an opaque background with light emitting through lettering.

Optional lettering may be reverse channel lit

Entry Sign Monument Finishes



Sign Monument Materials

- Concrete Block or Precast
- Precast Column Caps
- Cementitious Board Body & Trim
- Precast Moldings
- Stucco & Paint
- Street address numbering to be provided vertically roadside face on sign

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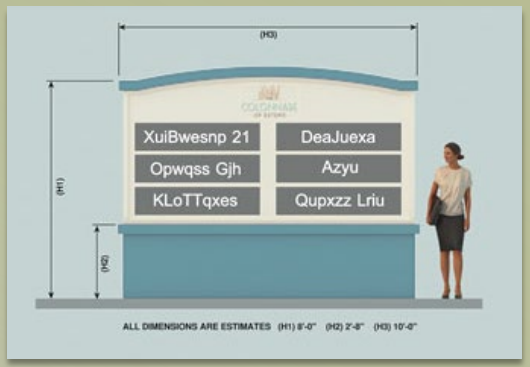
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Commercial / Element Signage

Directory Signage Elevations & Perspective



Sign Perspective



Sign Elevation

Color Samples (Sherwin-Williams)

ROOF	BODY & Brackets	BASE
SW 7069 IRON ORE	SW 7005 PURE WHITE	SW 9048 SURFIN
SW 7605 GALE FORCE	SW 6672 MORNING SUN	SW 6785 QUENCH BLUE

Colors may vary to match approved Architectural colors

Final colors to be determined with coordination with the Village of Estero

Decorative Sign Frame

THE COLONNADE OF ESTERO

Typ. Interchangeable Sign Panel

DeaJuexa

Signage to be illuminated using an Acrylic Printed Surface with light emitting only through lettering and logo Option lettering may be reverse channel lit

Directory Signage Monument Finishes

Medium Finish Base & Trim

Medium Finish Body & Trim

Backlit Troglass Reverse 5mm Gloss/Silver Acrylic Printed Surface Interchangeable Sign Panels

XuiBwesnp 21

Opwqss Gjh

KLoTTqxes

Cap Banding

Materials

- Reinforced Concrete Block
- Curved Stucco Cap Band
- Optional Cementitious Board Lap Siding Trim Out Base
- Applied Stucco
- Backlit Acrylic Printed Surface Interchangeable Sign Panels
- Recommended Sherwin-Williams Paint Colors Shown Above
- Street address numbering to be provided vertically roadside face on sign

Perimeter Wall & Residential Buffer

Precast Wall Elevations & Perspective



Continuous 6’ ht. Precast Drop Panel Wall System



Continuous 6’ ht. Precast Drop Panel Wall System

Color Samples (Sherwin-Williams)

CAP
SW 7069
IRON ORE

BODY
SW 7005
BANANA CREAM

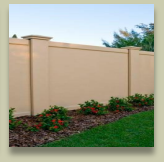
CAP
SW 7605
GALE FORCE

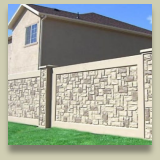
BODY
SW 6672
MORNING SUN

Final colors to be determined with coordination with the Village of Estero

Precast Examples

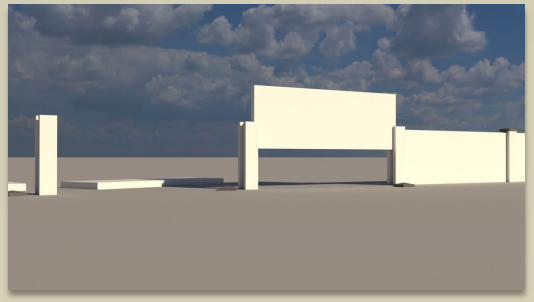




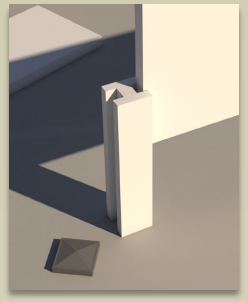


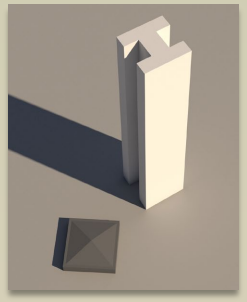


Precast Type



Continuous 6’ ht. Precast Drop Panel Wall System





6’-6” ht. Precast Channel Columns with Caps

Materials

- Precast Concrete Panels & Columns
- Medium Smooth Stucco Finish Panels & Columns
- Minimum 6’ ht. continuous
- Precast Chanel columns with decorative caps
- Recommended Sherwin-Williams Color Palette
- Applicant committed to the use of larger tress

Design Considerations

- **Signage and supporting structures shall be compatible with the central architectural theme, colors, and style.**
- **Signage Materials shall be consistent with the prevailing architectural theme and application palate, such as; clapboard, trim and metal roofing, precast stone elements, and stucco.**
- **Signage design themes will be in a Florida Vernacular architectural style that uses contemporary building techniques that includes sustainable building methods and materials**
- **Roofing material and elements shall be compatible with local traditional materials, styles, designs, compositions, dimensions, textures, and details.**
- **Vinyl and Aluminum siding are not considered compatible with the aforementioned materials unless they are crafted to blend with the appropriate vernacular architectural theme.**
- **Lapboard or simulated lapboard should have between three and a half inches to six inches in exposure to be consistent with the established vernacular theme.**
- **Vertical corner boards shall not be less than four inches or more than six inches in width and shall overlay on the siding surface to create shadow lines.**
- **Decorative design elements such as soffit brackets and banding are encouraged, where opportunity exists, to provide the appropriate emphasis and relationships in architectural design and compatibility.**
- **Simple color schemes for sign elements and decorative features are preferred.**
- **Entry signs shall be monument style signs that are wider than they are tall. Internal directional signs may change proportional forms to be compatible with internal circulation and ease of wayfinding.**
- **Pedestrian access will be continuous throughout the site providing civic spaces, shaded walkways, and other accents to enhance the experience.**
- **Lighting will be pedestrian scale and sensitive to surrounding uses.**

External Common Area Features

Pool & Spa

The pool and spa are will be a private use allocated for residents of the Colonnade of Estero. The pool will feature hand-cap accessibility. The deck are I designed on the north side of the building to accommodate the expectations of residents to be more away from the sun than the average user.

Porte-Cochere Fountain Court

At the main entry porte-cochere to the Independent Living part of the facility, a semi-public fountain court with seating is Offred to provide additional comfort to both residents and visitors.

Wellness Court

As part of the internal wellness program for residents, a dual private wellness court is integrated into the project landscape and offered to provide outside relaxation for residents.

Dog Park

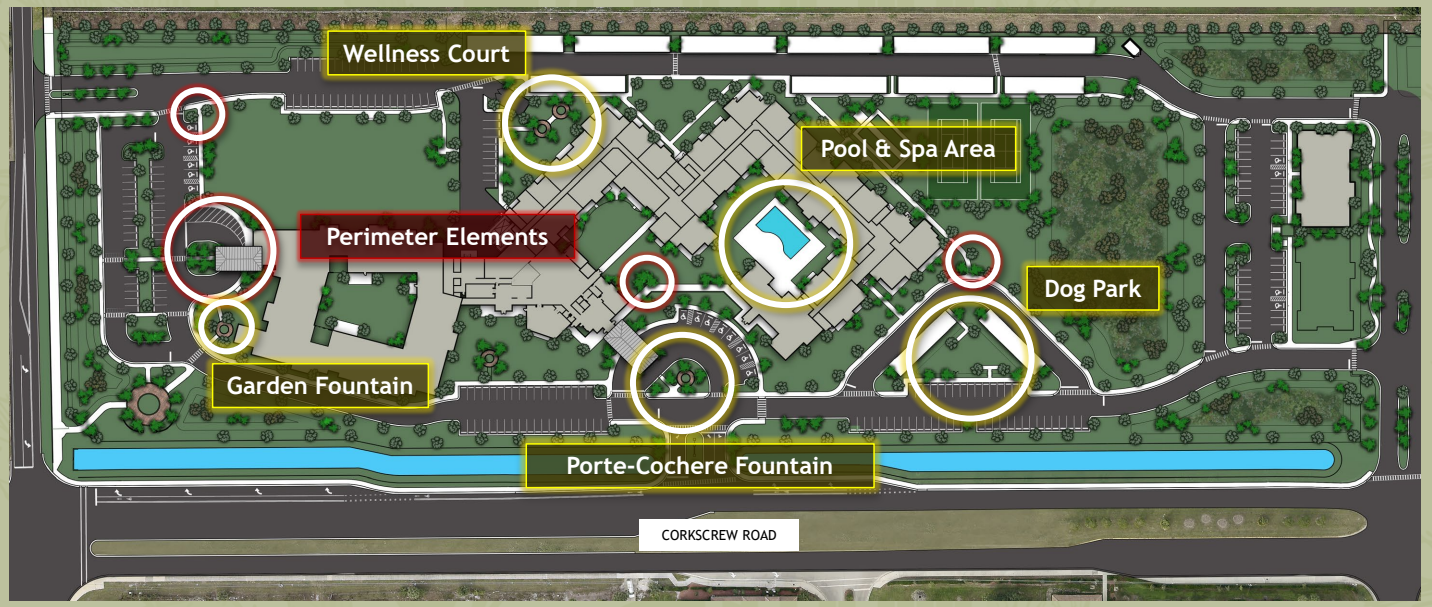
For residents or visitors with pets, a private dog park is provided.

Gardenside Fountain Court

As another part of the internal wellness program, a garden side fountain court with seating is provided adjacent to the rain garden for the enjoyment of residents and visitors.

Perimeter Elements

Numerous water features, architectonic elements and/or landscape statements are provided at key entry points.



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Porte-Cochere, Garden Fountain & Wellness Courtyard

Plan View & Perspectives

Porte CoChere



Perspective

Wellness Court



Perspective

Garden Court



Perspective



Plan



Plan



Plan

Walkway Pattern Examples



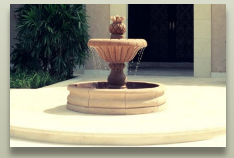




Fountain Examples



Porte CoChere



Wellness Court



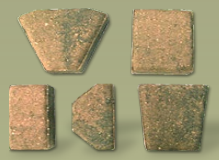
Garden Court

Materials

- Paver field in patterns as show
- Sand base with edge banding
- Color, Type and Style as shown
- Level surface to support fountains examples as shown

Paver Types

Circular Paving Kit



Circular Paving Kit



Circular Paving Kit



Square Paving



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Common Area Lighting

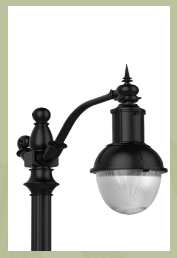
LED Common Area Pole Light Examples











LED Building Mounted Fixture Examples











LED Ground Mounted Landscape Up Lighting Examples









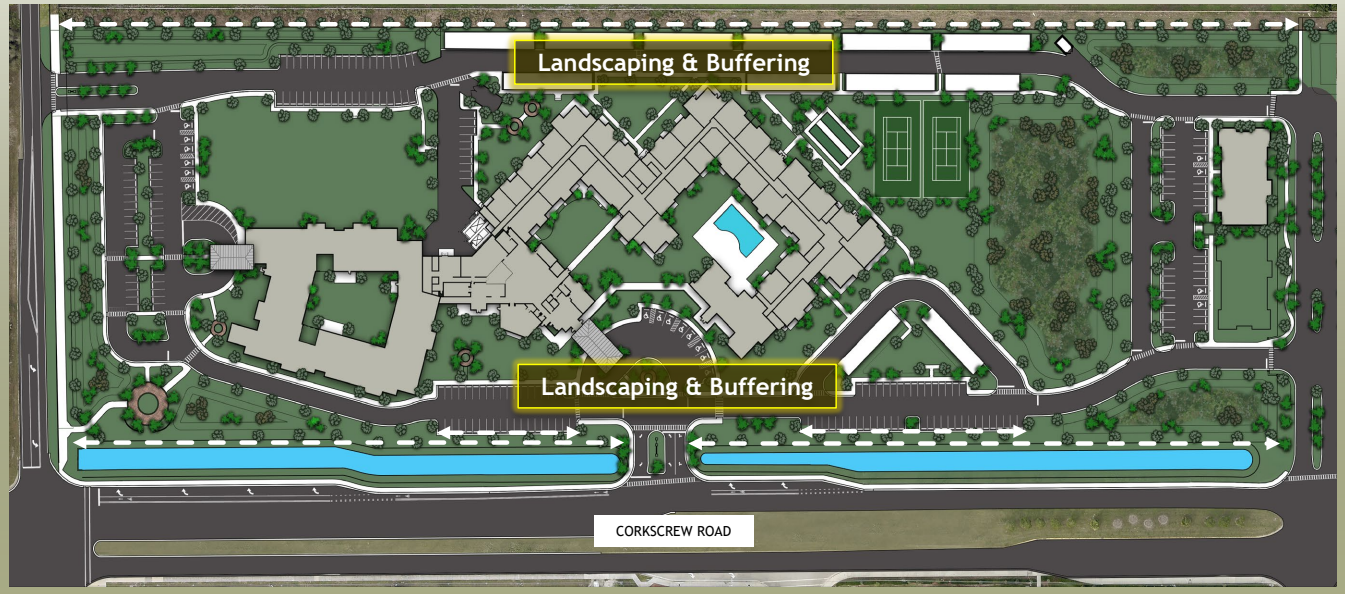


Materials

- Decorative pole fixtures in styles as shown or consistent with Architectural Theme
- Wall mounted building fixtures in styles as shown or consistent with Architectural Theme
- Ground mounted Landscape Up lighting low volt LED style
- Maximum use of LED type lighting considered for energy consumption
- Final material / fixture selection may vary slightly

Landscape & Buffering

Landscape Buffers



Landscape & Buffering

The Colonnade of Estero will be landscaped as a signature project in the Village and will feature materials more than the minimum Standards of the Village of Estero LDC.

Some of the signature statements that are featured in the project include:

- **Semi-Public Amenity spaces within the project boundaries.**
- **Improved pedestrian circulation that utilizes the site for community access to and from adjacent properties.**
- **Signature specimen materials to emulate the essence of a high-end project this site intends to be.**
- **Above minimum code landscaping in both quantity and quality.**

North Buffer with the Estates on the Estero River Residential Community: In addition to the 30'W Type "C" Buffer required and provided, this project will be featuring trees that are 20'H at the time of planting

Parking Areas along Corkscrew Road: In addition to the 20'W Type "D" Buffer required and provided along Corkscrew Road, this project features enhanced planting areas in front of all parking spaces that front on the adjacent public road. These enhancements include a 1 foot berm with plants 36"H at the time of planting.

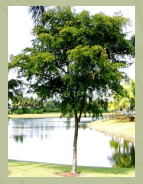
Drainage Ditch Along Corkscrew Road: In addition to the 20'W Type "D" Buffer required and provided along Corkscrew Road, this project features enhanced planting areas along the inside bank of the drainage swale facing the adjacent public road. These enhancements plantings of 1G Spatina and/or other native grasses to enhance the visual impression of the swale.

Landscape / Material Selection

Tree Types


Live Oak


Laurel Oak


Black Olive


Slash Pine


Bald Cypress


East Palatka Holly

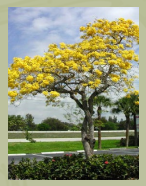

Brazilian Beauty


Bald Cypress


Cassia Tree


Orange Geiger Tree


Royal Poinciana Tree


Yellow Tabebuia


Pink Tabebuia


Jacaranda Tree



Jatrophia Tree


Verawood Tree

Tree Notes

- Project will utilize a native theme (at least 75% native as required)
- Virtually all usable flowering tree are non-native, but will be varieties conducive to sustainability.
- Trees will meet or exceed the minimum specification of the Village.
- Buffers will screen incompatible uses.
- Final material selection may vary slightly

Palm Types

















Palm Notes

- Many Palms used will be of native varieties.
- Palms will be planted to highlight Architectural features and to buffer incompatible uses.
- Required palms will be a minimal of 10’ ct

GULF COAST VILLAGE
A Family of Senior Living Options

Volunteers of America
A Family of Senior Living Options

HOLEMONTES
ENGINEERS | LANDSCAPE ARCHITECTS | PLANNERS | SURVEYORS

Ordinance No. 2015-21 The Colonnade of Estero - Pattern Book	02/10/2022	Section 6 – Landscape & Buffering	26

Landscape / Material Selection

Accent Types


Crinum Lily


Crinum Lily


TF Ligustrum


Strawberry Guava


Cat Palm


Crape Myrtle


Pigmy Date Palm


King Sago

Shrub Types


Bush Allamanda

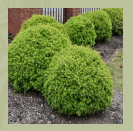

Var. Shell Ginger

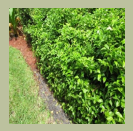

Pink Begonia


Red Tip Cocoplum


Pitch Apple


Dwarf Gardenia


Yaupon Holly


Wax Jasmine


Pink Muhly Grass


Podocarpus


Wild Coffee


Silver Saw Palmetto


Coontie


Spartina


Blue eyed Grass


Fire Bush

Groundcover Types


Agapanthus


Bougainvillea


Flax Lily


Canna


Mexican Heather

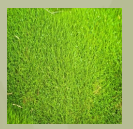

Giant Liriope


Wart Fern


Dwarf Indian Hawthorn

Mulch & Sod Types


St. Augustine


Zoysia


Compost Mix

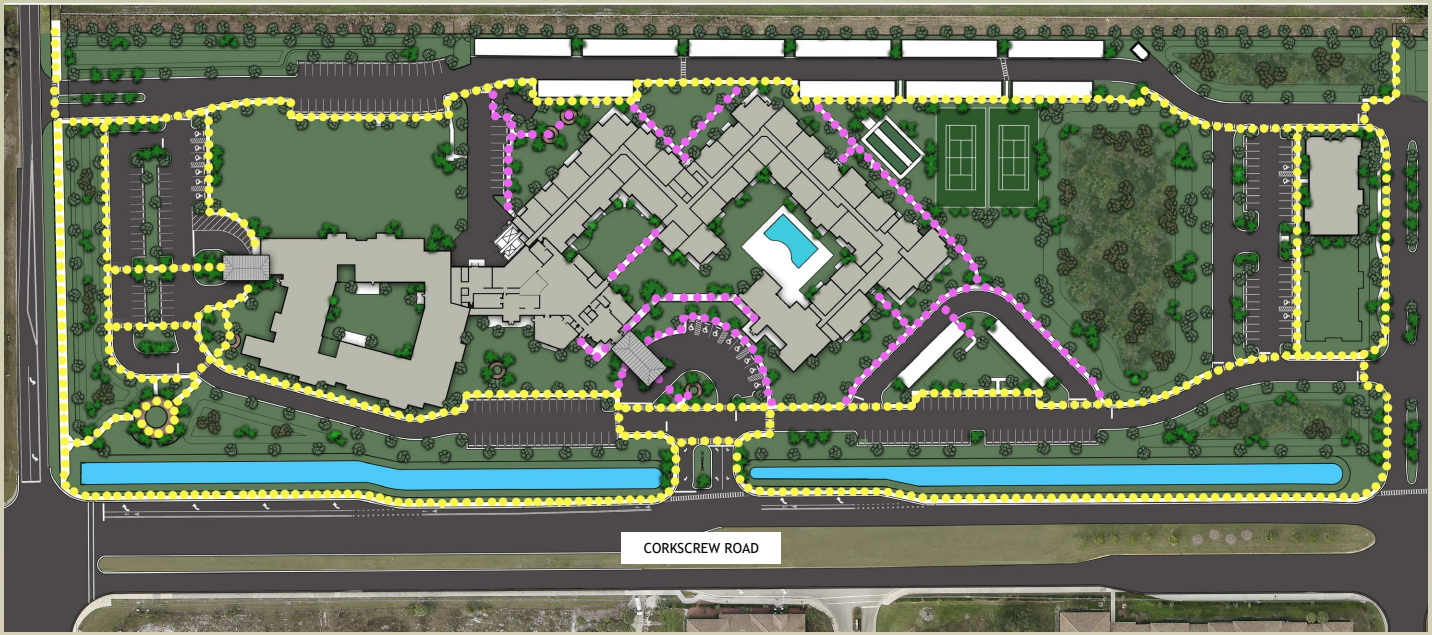

Pine straw

Shrub Notes

- Project will utilize a native theme as the project backbone design.
- At least 75% native for trees & palms and 50% native for shrubs & groundcovers (as required by the Village LDC).
- Final material selection may vary slightly

Landscaped Pedestrian Circulation

Pedestrian Circulation



Pedestrian Circulation

Pedestrian connection allow many of the neighborhoods to have well connected, existing sidewalk networks.

The area around the core offers good street connectivity which provides alternate routes for pedestrians or bicyclists wanting to travel off of heavily trafficked streets.

The relatively flat terrain and large number of shade trees will provide a comfortable walking or riding condition.

Public & Internal Circulation

Semi-Private Internal Circulation

VILLAGE OF ESTERO D.O. PERMIT PLANS

THE COLONNADE OF ESTERO
VOLUNTEERS OF AMERICA

CIVIL INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1390-00	COVER SHEET
1390-01	BOUNDARY SURVEY
1390-02	DEMOLITION PLAN
1390-03	MASTER SITE PLAN
1390-03A	MASTER DIMENSIONING PLAN
1390-04	DRAINAGE PLAN AND NOTES
1390-05	GRADING PLAN
1390-06	UTILITIES PLAN AND NOTES
1390-07	PLAN AND PROFILE SHEET 1
1390-08	PLAN AND PROFILE SHEET 2
1390-09	PLAN AND PROFILE SHEET 3
1390-10	PLAN AND PROFILE SHEET 4
1390-11	DRAINAGE DETAILS
1390-12	CORKSCREW ROAD TURN LANE DETAILS
1390-13	POTABLE WATER DETAILS
1390-14	SANITARY SEWER DETAILS
1390-15	EROSION CONTROL PLAN

LANDSCAPE PLANS INDEX SHEETS

SHEET NO.	DESCRIPTION
LC-1.00	LANDSCAPE CODE DOCUMENT (CALCULATIONS)
LC-2.00	LANDSCAPE CODE DOCUMENT (KEY SHEET)
LC-2.01	LANDSCAPE PLAN ENLARGEMENT (1 OF 6)
LC-2.02	LANDSCAPE PLAN ENLARGEMENT (2 OF 6)
LC-2.03	LANDSCAPE PLAN ENLARGEMENT (3 OF 6)
LC-2.04	LANDSCAPE PLAN ENLARGEMENT (4 OF 6)
LC-2.05	LANDSCAPE PLAN ENLARGEMENT (5 OF 6)
LC-2.06	LANDSCAPE PLAN ENLARGEMENT (6 OF 6)
LP-3.00	EXOTIC PEST PLANTS, NOTES & CONDITIONS
LP-3.01	LANDSCAPE DETAILS & PLANT SCHEDULE (1 OF 3)
LC-3.02	LANDSCAPE DETAILS & PLANT SCHEDULE (2 OF 3)
LC-3.03	LANDSCAPE DETAILS & PLANT SCHEDULE (3 OF 3)
IC-3.00	IRRIGATION DETAILS, NOTES & GUIDELINES (1 OF 4)
IC-1.01	IRRIGATION DETAILS, NOTES & GUIDELINES (2 OF 4)
IC-1.02	IRRIGATION DETAILS, NOTES & GUIDELINES (3 OF 4)
IC-5.03	IRRIGATION DETAILS, NOTES & GUIDELINES (4 OF 4)

HARDSCAPE PLANS INDEX SHEETS

SHEET NO.	DESCRIPTION
LH-1.00	HARDSCAPE KEY SHEET
LH-1.01	HARDSCAPE LAYOUT (1 OF 7)
LH-1.02	HARDSCAPE LAYOUT (2 OF 7)
LH-1.03	HARDSCAPE LAYOUT (3 OF 7)
LH-1.04	HARDSCAPE LAYOUT (4 OF 7)
LH-1.05	HARDSCAPE LAYOUT (5 OF 7)
LH-1.06	HARDSCAPE LAYOUT (6 OF 7)
LH-1.07	HARDSCAPE LAYOUT (7 OF 7)
LH-2.00	HARDSCAPE CUT SHEET

ESTERO, FLORIDA

SECTION 34 TS 46 RE 25
LEE COUNTY, FLORIDA

DATE: OCTOBER 2021



PROPERTY LOCATION MAP
N.T.S.

STRAP NOS.
34-46-25-E1-U1986.2380
34-46-25-E1-U2011.2380

LIGHTING INDEX OF SHEETS

SHEET NO.	DESCRIPTION
LE-1	PHOTOMETRIC & LIGHTING PLAN (OVERALL)
LE-2	PHOTOMETRIC & LIGHTING PLAN (KEY SHEET)
LE-2.01	PHOTOMETRIC & LIGHTING PLAN (1 OF 6)
LE-2.02	PHOTOMETRIC & LIGHTING PLAN (2 OF 6)
LE-2.03	PHOTOMETRIC & LIGHTING PLAN (3 OF 6)
LE-2.04	PHOTOMETRIC & LIGHTING PLAN (4 OF 6)
LE-2.05	PHOTOMETRIC & LIGHTING PLAN (5 OF 6)
LE-2.06	PHOTOMETRIC & LIGHTING PLAN (6 OF 6)
LE-3.00	LIGHTING CUT SHEETS (1 OF 3)
LE-3.01	LIGHTING CUT SHEETS (1 OF 3)
LE-3.02	LIGHTING CUT SHEETS (3 OF 3)

ARCHITECTUAL INDEX OF SHEETS

SHEET NO.	DESCRIPTION
PR-0	COMMERCIAL BUILDING, TRASH ENCLOSURES & CARPORT PLANS & ELEVATIONS
PR-1	OVERALL FIRST FLOOR PLAN
PR-2	OVERALL SECOND FLOOR PLAN
PR-3	OVERALL THIRD FLOOR PLAN
PR-4	EXTERIOR ELEVATIONS
PR-5	EXTERIOR ELEVATIONS
PR-6	EXTERIOR ELEVATIONS
PR-7	EXTERIOR ELEVATIONS
PR-8	COLOR PALETTE
PR-9	CAMPUS VIEW
PR-10	PERSPECTIVE VIEWS

UTILITY COMPANIES SERVING THE PROJECT

SERVICE	TELEPHONE NUMBER	COMPANY NAME
ELECTRIC	239-332-9214	FLORIDA POWER & LIGHT CO. 15634 WINKLER RD., FORT MYERS, FL. 33908 CONTACT: JOHN W. HAHN
TELEPHONE	239-263-5343	EMBARQ P.O. BOX 2477 NAPLES, FL. 34106 CONTACT: DENNIS CORLISS
WATER / SEWER	239-533-8181	Division of Lee County Utilities Office 1500 Monroe Street P.O. Box 398 Fort Myers, Florida 33902
CABLE VISION	239-732-3840	MEDIA ONE 301 TOWER RD., NAPLES, FL. 34113
SOLID WASTE	239-334-4415	GULF DISPOSAL, INC. P. O. BOX 6985 FORT MYERS, FL. 33911
FIRE PROTECTION	239-390-8000	ESTERO FIRE RESCUE 2500 THREE OAKS PARKWAY ESTERO, FL 33928

OWNER:
GULF CARE, INC.
1333 SANTA BARBARA BOULEVARD
CAPE CORAL, FL 33991

DEVELOPMENT CONSULTANT:
LIFESTAR LIVING LLC.
6710 PROFESSIONAL PKWY.
W. SUITE 301
SARASOTA, FL 34240

1.) THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH AND ARE GOVERNED BY THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, ROADWAY AND TRAFFIC DESIGN STANDARDS (BOOKLET DATED 2017-18), AND AMENDMENTS THERETO.

2.) GOVERNING SPECIFICATIONS: STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, DATED 2016, AND AMENDMENTS THERETO, AS NOTED IN THE TECHNICAL SPECIFICATIONS AND CONTRACT DOCUMENTS FOR THIS PROJECT.

PREPARED BY :

HOLE MONTES
ENGINEERS•PLANNERS•SURVEYORS

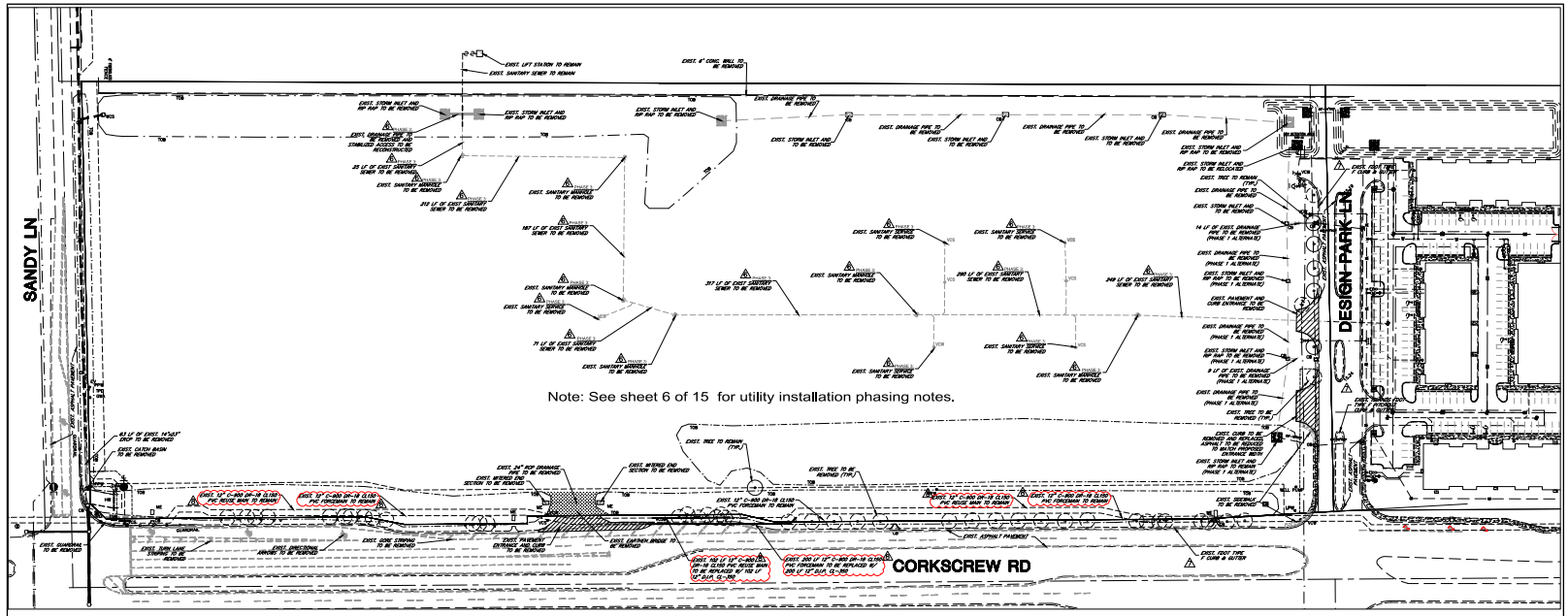
6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW !

CHARLES L. CREEL, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835
DATE

REFERENCE NO.	DRAWING NO.
1390-00CVR	1390-00
PROJECT NO.	SHEET NO.
2014.078	1 OF 15

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LETTER	REVISIONS	DATE
1	Revised per Village of Estero Comments	02/09/22
2	Revised per Lee County Comments	12/22/21
3	Revised per Village of Estero Comments	08/24/21
4	Revised per Agency Comments	07/09/21
5	Revised per LOI Comments	05/15/20
6	Revised per Agency Comments	05/21/19

THE COLONNADE AT ESTERO
VOLUNTEERS OF AMERICA
LEE COUNTY, FL

DESIGNED BY	C.L.K.	DATE	06/19/15
DRAWN BY	C.L.K.	DATE	06/19/15
CHECKED BY	C.L.K.	DATE	12/22/21
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1" = 60'

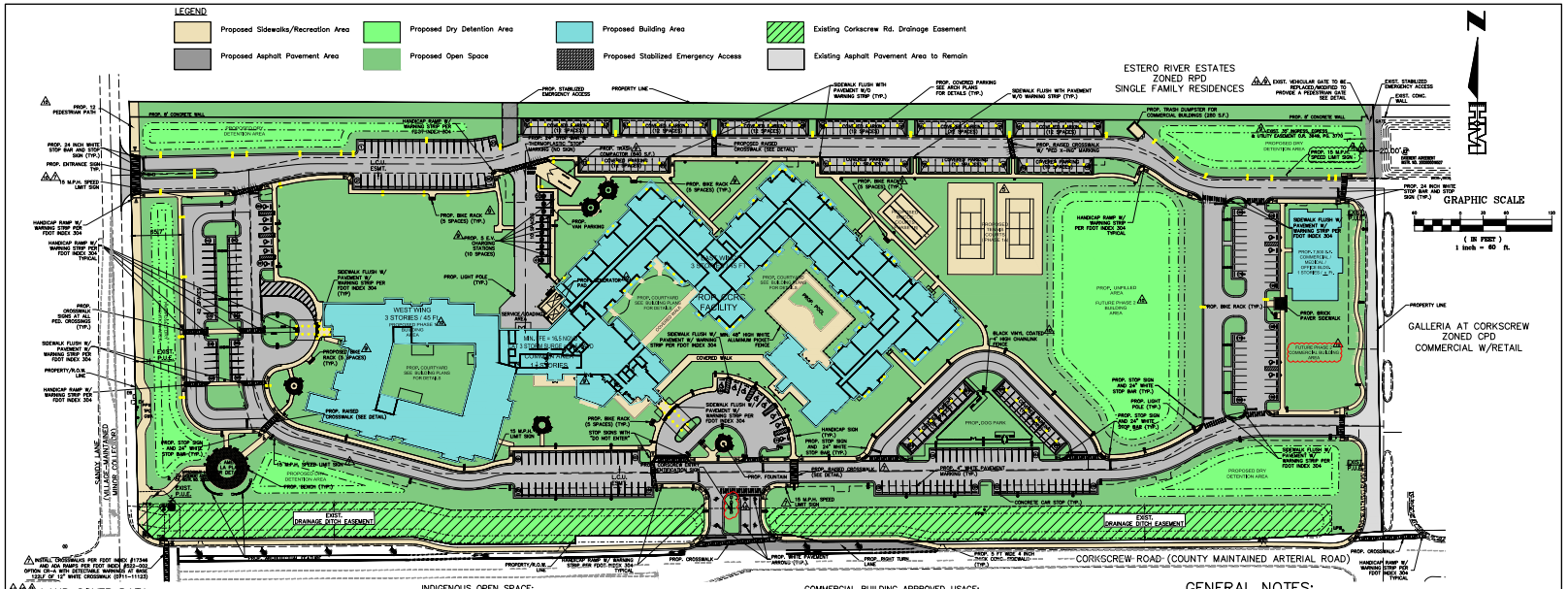
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LANDSCAPE ARCHITECTS
6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
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DEMOLITION PLAN

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

CHARLES L. KREBS, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835
DATE

CAD FILE NAME:	1390-02 DEM
DRAWING NO.:	1390-02
PROJECT NO.:	2014078
SHEET NO.:	2 OF 15



LAND COVER DATA: (EXCLUDES EXIST. COMMERCIAL AREA)

PROP. ONSITE IMPROVEMENTS

TOTAL IMPERVIOUS AREA	463,347	SF	=	10.64 AC.	=	49.09%
BUILDING AREA (FIRST FLOOR)	143,718	SF	=	3.30 AC.	=	15.23%
PARKING ASPHALT/CURB	239,619	SF	=	5.50 AC.	=	25.39%
SIDEWALKS/RECREATIONAL	80,010	SF	=	1.84 AC.	=	8.48%
PERVIOUS GREEN SPACE	467,127	SF	=	10.72 AC.	=	49.49%
DRY-DETENTION AREA	105,152	SF	=	2.41 AC.	=	11.46%
GREEN AREA-FUTURE DEVELOPMENT	296,654	SF	=	6.79 AC.	=	31.33%
EX. CORKSCREW RD. DRAINAGE EASEMENT	63,321	SF	=	1.45 AC.	=	6.71%
SUB-TOTAL	930,474	SF	=	21.36 AC.	=	98.58%

PROP. OFFSITE IMPROVEMENTS

OFFSITE SIDEWALKS	8,380	SF	=	0.19 AC.	=	0.89%
OFFSITE ASPHALT/CURB	4,968	SF	=	0.12 AC.	=	0.52%
SUB-TOTAL	13,348	SF	=	0.31 AC.	=	1.41%
TOTAL PROJECT AREA	943,822	SF	=	21.67 AC.	=	100.00%

DEVELOPMENT NOTES:

MINIMUM LOT AREA:
Lot Size: 10,000 sq.ft.
Lot Width: 100 ft.
Lot Depth: 100 ft.

MINIMUM SETBACKS:
Street: 25 ft. (public)/ 5 ft(private)
Side: 15 ft
Rear: 20 ft
Water body: 20 ft

Maximum Lot Coverage: 45%
Maximum Building Height: 3 stories or 45 ft (whichever is less)
Minimum Building Separation: 20 ft.

OPEN SPACE:
Open Space Req'd.:
Required Open Space per Ordinance No. 2015-21: 370,260.00 s.f.

Open Space Prov'd.:
Indigenous Preserve Area 0.00 s.f.
Open Space/Buffers/Green/Future Development 467,127.00 s.f.
Total Open Space Prov'd.:(With Credits) 476,120.00 s.f.

INDIGENOUS OPEN SPACE:
Project site is a former orange grove and has been cleared of all indigenous vegetation. As such there is no indigenous preservation area being provided.

REFUSE/SOLID WASTE DISPOSAL CALCULATIONS:
(Sec. 5-1201)

ALF BUILDING:
190 TOTAL RESIDENTIAL UNITS
FOR FIRST 25 UNITS, 120 SF GARBAGE + 96 SF RECYCLING = 216 SF
PLUS 8 SF FOR EACH ADDITIONAL UNIT (162 ADDITIONAL) = 1,296 SF
CORC REQUIRED = 1,512 SF

REQUIRED AREA TO BE SATISFIED BY TRASH COMPACTOR ENCLOSED

COMMERCIAL BUILDING:
7,500 SF BUILDING AREA
FOR 5,001-10,000 SF TOTAL, 80 SF GARBAGE + 48 SF RECYCLING
COMMERCIAL REQUIRED = 128 SF
REQUIRED AREA TO BE SATISFIED BY 280 SF ENCLOSED BY DUMPSTER

PROJECT INTENSITY / PHASING:
Density Calculations: CORC
Max Density = 6 Units/Acre Based on Total Area
Residential Project Total Project Area = 21.36 Ac
Max. Density = 6 units/ac * 21.36 ac = 128 dwelling units

Conversion factors:
Independent Living Units: 2:1
Assisted Living Units: 4:1

Phase 1 – (2018–2022) – 71.5 Residential Equivalent Units
7,500 Commercial s.f.
2 – (2022–2024) – 56.5 Residential Equivalent Units
7,500 Commercial s.f.

Total: Equivalency of 128 dwelling units Residential

Proposed Phase 1 – 99 IL Units (2:1 = 49.5 ERU's)
88 AL Units (4:1 = 22 ERU's)

Total Proposed Phase 1 Residential Units = 71.5

Future Phase Residential Units = 56.5

7,500 Commercial / Medical / Office Building
–Min. 2,500 s.f. to be from approved uses table

COMMERCIAL BUILDING APPROVED USAGE:
- Banks & Financial Institutions, Group I
- Barber & Beauty Shop
- Business Services, Group I
- Convenient Store (No Self Service Fuel Pumps)
- Laundry or Dry Cleaning, Group I & II
- Restaurants, Group I & III

GENERAL DEVELOPMENT NOTE:

1) BASED ON THE SFWMD GENERAL PERMIT #36-03568-P AND THE U.S.D.A. SOIL CONSERVATION SERVICE SOIL SURVEY OF LEE COUNTY, FLORIDA, IT IS ANTICIPATED THAT THIS SITE MAY BE USED SAFELY FOR BUILDING PURPOSES, WITHOUT UNDUE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS. SUBJECT TO PROPERLY ENGINEERED AND CONSTRUCTED CORRECTIVE MEASURES, INCLUDING BUT NOT LIMITED TO SITE FILL, DRAINAGE WATER MANAGEMENT AND SEWAGE DISPOSAL FACILITIES.

PHASE NOTES:

- PHASE 1 TO INCLUDE: SANITARY, POTABLE WATER, & DRAINAGE UTILITIES FOR PROP. CORC FACILITY AND NORTH 7,500 SF COMMERCIAL FACILITY, ALL INTERIOR ASPHALT ROADWAYS, SIDEWALKS AND ALL PROPOSED LANDSCAPE BUFFERS.
- PHASE 1A TO INCLUDE: TENNIS COURTS
- PHASE 1B TO INCLUDE: BOCCE BALL COURTS

PARKING CALCULATIONS:
Per LDC 5-204(B)(2) Continuing Care Facility parking shall be provided at 1.12 spaces per unit.
Independent Living = 2 Spaces/ Unit = 2 Spaces/Unit * 99 Units = 198 Spaces
Assisted Living = 1.12 Spaces/ Unit = 1.12 Spaces/Unit * 88 Units = 99 Spaces

Required Parking 198+ 99 = 297 Spaces

Per LDC 5-204(B)(1) Office Medical parking shall be provided at 1 spaces per 300 sf..
Proposed Building SF = 7,500
Required Parking (1 Spaces/ 300SF) * 7,500SF= 25 Spaces
Total Required = 297 + 25 = 322 Spaces (8 HC Spaces)
Total Provided = 366 Spaces (18 HC Spaces)

GENERAL NOTES:

1. ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE AND VERIFY ANY EXISTING UTILITIES.
3. EXTREME CAUTION IS TO BE USED WHEN EXCAVATING, AS THE NUMBER AND LOCATION OF EXISTING UTILITIES HAVE BEEN NOTED BASED ON THE BEST INFORMATION AVAILABLE.
4. THE CONTRACTOR SHALL SAFEGUARD AND AVOID PENETRATION OF SPECIAL WETLAND PRESERVATION AREAS SHOWN ON THE DRAWINGS AND FENCED AT THE SITE.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY EXISTING LANDSCAPING (i.e. SOD, BUSHES, TREES, ETC.), SPRINKLER PIPE, SPRINKLER HEADS AND FENCING THAT MAY HAVE TO BE REMOVED DURING CONSTRUCTION.
6. ANY DAMAGE TO EXISTING UTILITIES AND PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.
7. PRIOR TO LANDSCAPING ANY AREAS WITHIN THE ROAD RIGHT-OF-WAY, A LANDSCAPING PLAN AND RIGHT-OF-WAY PERMIT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY ENGINEER.
(NOTE: LANDSCAPING WORK TO BE DONE BY OTHERS.)
8. IRRIGATION LINE SIZES, LOCATION, AND CASING LOCATIONS ARE TO BE PROVIDED BY LANDSCAPE ARCHITECT.
9. ALL SUB-SURFACE INSTALLATIONS FOR WATER, SEWER, DRAINAGE AND PUBLIC UTILITIES SHALL BE INSTALLED PRIOR TO COMPACTION OF SUBGRADE AND ROADWAY CONSTRUCTION.
10. ALL CONDUITS NECESSARY FOR ELECTRICAL, CABLE TELEVISION, TELEPHONE, STREET LIGHTING, ETC. SHALL BE INSTALLED PRIOR TO STREET CONSTRUCTION.
11. 10' HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION TO BE MAINTAINED BETWEEN WATER MAIN AND SEWAGE FORCE MAIN/SANITARY SEWAGE GRAVITY MAIN. JOINTS TO BE EQUIDISTANT AT CROSSING
12. CONSTRUCTION OF SANITARY SEWERS SHALL BE STARTED AT THE WET WELL OF EACH SEWAGE PUMPING STATION AND BE INSTALLED IN AN UPSTREAM DIRECTION THEREFROM. SEWER CONSTRUCTION SHALL BE CONTINUED ONLY FROM A DOWNSTREAM PIPE OR COMPLETED SEWER AT ALL TIMES WITHOUT FLOW GAPS.
13. ALL WATER MAINS AND SEWAGE FORCE MAINS ON THIS PROJECT ARE TO BE C-900 CLASS 150 PVC PIPE, EXCEPT UNDER PAVEMENT WHERE DUCTILE IRON PIPE SHALL BE USED, AND IS TO EXTEND AT LEAST 5' PASSED THE PAVED AREAS.
14. PIPE JOINT DEFLECTIONS SHALL NOT EXCEED ONE HALF OF THE MANUFACTURER'S SPECIFICATIONS. FITTINGS SHALL BE USED WHERE DEFLECTIONS EXCEED ALLOWABLE PIPE JOINT DEFLECTION.
15. MINIMUM CLEARANCE ON TRASH ENCLOSURE TO BE 22 FT. HEIGHT (L) AND OPENING OF 12 FT. MIN.
16. PROPOSED PERIMETER POOL FENCING GATES WILL BE SELF CLOSING & SELF LATCHING.

LETTER	REVISIONS	DATE
1	Revised per Village of Estero Comments	02/09/22
1	Revised per Lee County Comments	12/22/21
1	Revised per Village of Estero Comments	08/24/21
1	Revised per Agency Comments	07/09/21
1	Revised per LOI Comments	05/15/20
1	Revised per Agency Comments	02/17/20

THE COLONNADE OF ESTERO
VOLUNTEERS OF AMERICA
LEE COUNTY, FL

DESIGNED BY C.L.K.	DATE	06/19/15
DRAWN BY C.L.K.	DATE	06/19/15
CHECKED BY C.L.K.	DATE	12/27/21
VERTICAL SCALE N/A	HORIZONTAL SCALE	1" = 60'

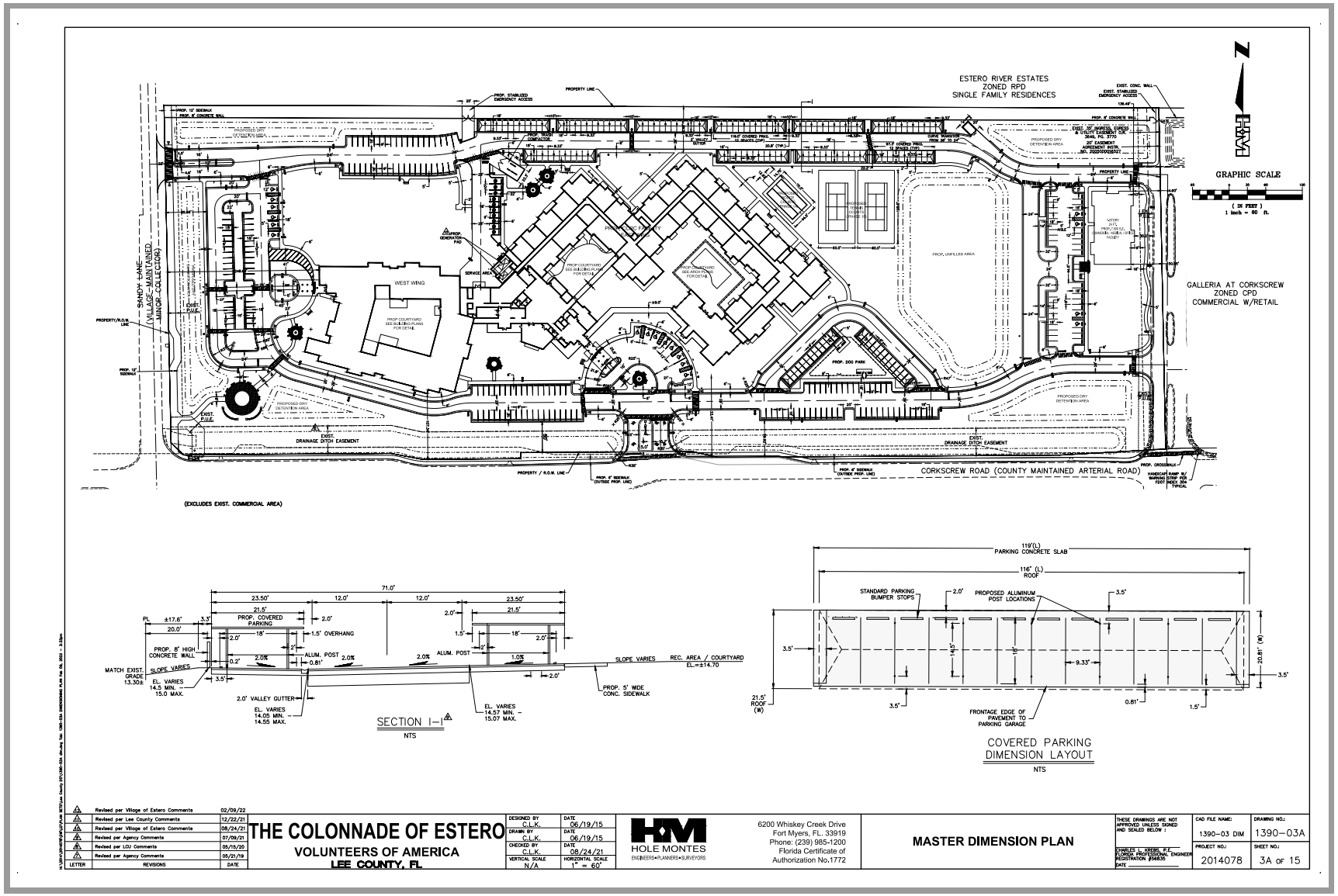
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ENGINEERS • PLANNERS • SURVEYORS
6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
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Authorization No.1772

MASTER SITE PLAN

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

CHARLES L. KREBS, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #36835
DATE

CAD FILE NAME:	1390-03 MSP
DRAWING NO.:	1390-03
PROJECT NO.:	2014078
SHEET NO.:	3 OF 15



LETTER	REVISIONS	DATE
1	Revised per Village of Estero Comments	02/09/22
2	Revised per Lee County Comments	12/22/21
3	Revised per Village of Estero Comments	08/24/21
4	Revised per Agency Comments	07/09/21
5	Revised per LCU Comments	05/15/20
6	Revised per Agency Comments	05/21/19

THE COLONNADE OF ESTERO
VOLUNTEERS OF AMERICA
LEE COUNTY, FL

DESIGNED BY	C.L.K.	DATE	06/19/15
DRAWN BY	C.L.K.	DATE	06/19/15
CHECKED BY	C.L.K.	DATE	08/24/21
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1" = 60'

HOLE MONTES
ENGINEERS • PLANNERS • SURVEYORS

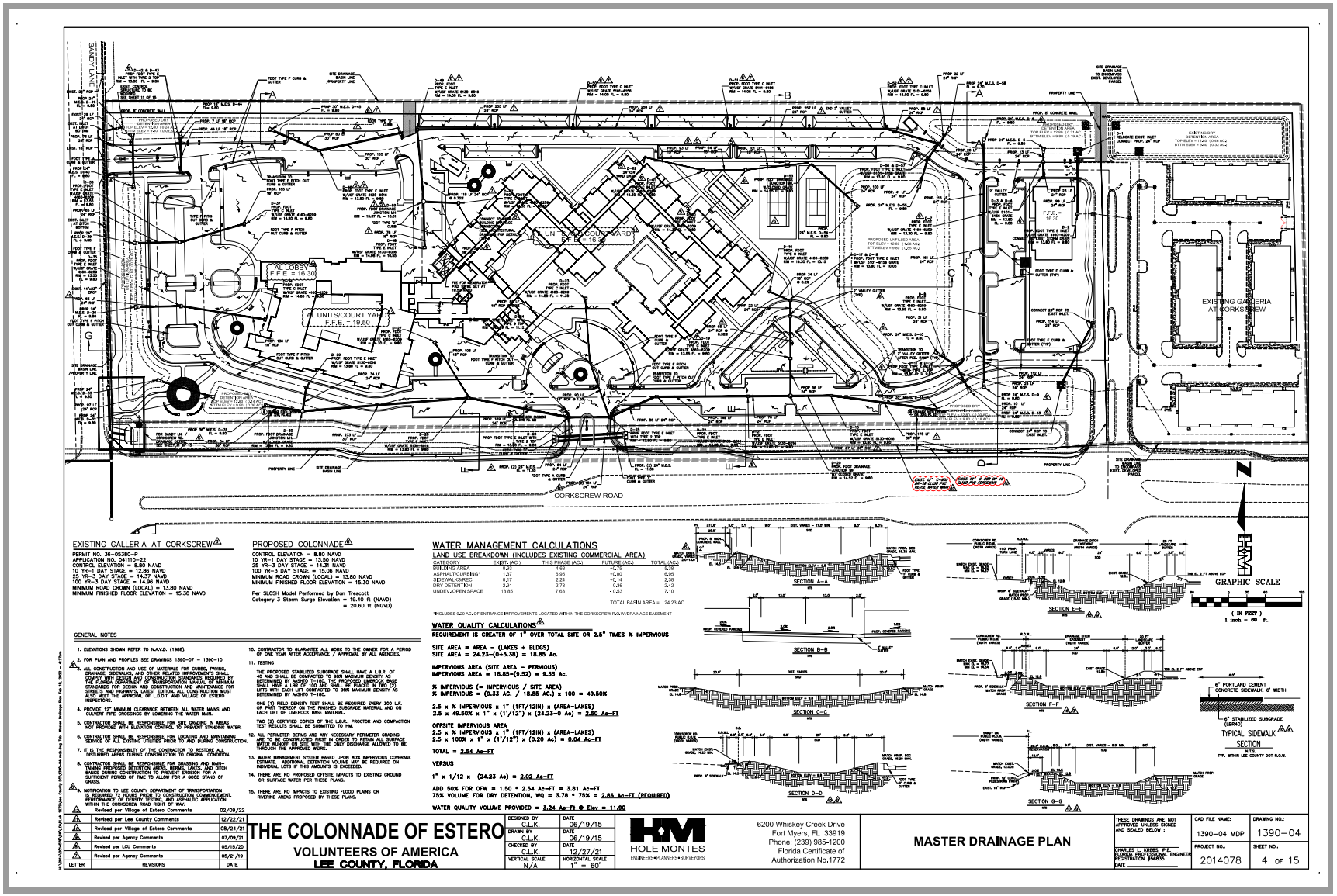
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Fort Myers, FL. 33919
Phone: (239) 985-1200
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Authorization No.1772

MASTER DIMENSION PLAN

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

CHARLES L. KRIEBEL, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #58835
DATE

CAD FILE NAME:	1390-03 DIM
DRAWING NO.:	1390-03A
PROJECT NO.:	2014078
SHEET NO.:	3A OF 15



EXISTING GALLERIA AT CORKSCREW

PERMIT NO. 36-05380-P
APPLICATION NO. 041110-22
CONTROL ELEVATION = 8.80 NAVD
10 YR-1 DAY STAGE = 12.86 NAVD
25 YR-3 DAY STAGE = 14.37 NAVD
100 YR-3 DAY STAGE = 14.96 NAVD
MINIMUM ROAD CROWN (LOCAL) = 13.80 NAVD
MINIMUM FINISHED FLOOR ELEVATION = 15.30 NAVD

PROPOSED COLONNADE

CONTROL ELEVATION = 8.80 NAVD
10 YR-1 DAY STAGE = 13.50 NAVD
25 YR-3 DAY STAGE = 14.31 NAVD
100 YR-3 DAY STAGE = 15.06 NAVD
MINIMUM ROAD CROWN (LOCAL) = 13.80 NAVD
MINIMUM FINISHED FLOOR ELEVATION = 15.30 NAVD

Per SLOSH Model Performed by Dan Trescott
Category 3 Storm Surge Elevation = 19.40 ft (NAVD)
= 20.60 ft (NGVD)

WATER MANAGEMENT CALCULATIONS

LAND USE BREAKDOWN (INCLUDES EXISTING COMMERCIAL AREA)

CATEGORY	EXIST. (AC.)	THIS PHASE (AC.)	FUTURE (AC.)	TOTAL (AC.)
BUILDING AREA	0.93	4.83	+0.75	5.58
ASPHALT/CURBING*	1.37	6.26	+0.00	6.26
SIDEWALKS/REC.	0.77	2.24	+0.14	2.38
DRY DETENTION	2.91	2.78	+0.36	2.42
UNDEV./OPEN SPACE	18.85	7.63	-0.53	7.10

TOTAL BASIN AREA = 24.23 AC.

*INCLUDES 0.20 AC. OF ENTRANCE IMPROVEMENTS LOCATED WITHIN THE CORKSCREW R.O.W./DRAINAGE EASEMENT

WATER QUALITY CALCULATIONS

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

SITE AREA = AREA – (LAKES + BLDGS)
SITE AREA = 24.23–(0+5.38) = 18.85 Ac.

IMPERVIOUS AREA (SITE AREA – PERVIOUS)
IMPERVIOUS AREA = 18.85–(9.52) = 9.33 Ac.

% IMPERVIOUS (= IMPERVIOUS / SITE AREA)
% IMPERVIOUS = (9.33 AC. / 18.85 AC.) x 100 = 49.50%

2.5 x % IMPERVIOUS x 1" (1FT/12IN) x (AREA-LAKES)
2.5 x 49.50% x 1" x (1'/12") x (24.23–0 Ac) = 2.50 Ac-FT

OFFSITE IMPERVIOUS AREA
2.5 x % IMPERVIOUS x 1" (1FT/12IN) x (AREA-LAKES)
2.5 x 100% x 1" x (1'/12") x (0.20 Ac) = 0.04 Ac-FT

TOTAL = 2.54 Ac-FT

VERSUS

1" x 1/12 x (24.23 Ac) = 2.02 Ac-FT

ADD 50% FOR OFW = 1.50 * 2.54 Ac-FT = 3.81 Ac-FT
75% VOLUME FOR DRY DETENTION, WQ = 3.78 * 75% = 2.86 Ac-FT (REQUIRED)

WATER QUALITY VOLUME PROVIDED = 3.24 Ac-Ft @ Elev = 11.80

GENERAL NOTES

1. ELEVATIONS SHOWN REFER TO N.A.V.D. (1988).
2. FOR PLAN AND PROFILES SEE DRAWINGS 1390-07 – 1390-10
3. ALL CONSTRUCTION AND USE OF MATERIALS FOR CURBS, PAVING, DRAINAGE, SIDEWALKS, AND OTHER RELATED IMPROVEMENTS SHALL COMPLY WITH DESIGN AND CONSTRUCTION STANDARDS REQUIRED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION MANUAL OF MINIMUM STANDARDS FOR DESIGN AND CONSTRUCTION AND MINIMUM STANDARDS FOR DESIGN AND CONSTRUCTION OF LEE COUNTY. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTY AND SHALL ALSO MEET THE APPROVAL OF L.C.D.T. AND VILLAGE OF ESTERO INSPECTORS.
4. PROVIDE 12" MINIMUM CLEARANCE BETWEEN ALL WATER MAINS AND CULVERT PIPE CROSSINGS BY LOWERING THE WATER MAIN.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE GRADING IN AREAS NOT PROVIDED WITH ELEVATION CONTROL TO PREVENT STANDING WATER.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAINTAINING SERVICE OF ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE ALL DISTURBED AREAS DURING CONSTRUCTION TO ORIGINAL CONDITION.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING AND MAINTENANCE OF SWALES, DITCHES, AND BERMS AS SHOWN ON PLANS. ANY BANKS DURING CONSTRUCTION TO PREVENT EROSION, AND A SUFFICIENT PERIOD OF TIME TO ALLOW FOR A GOOD STAND OF GRASS.
9. NOTIFICATION TO LEE COUNTY DEPARTMENT OF TRANSPORTATION IS REQUIRED 72 HOURS PRIOR TO CONSTRUCTION COMMENCEMENT, PERFORMANCE OF DENSITY TESTING, AND ASPHALTIC APPLICATION WITHIN THE CORKSCREW ROAD RIGHT OF WAY.
10. CONTRACTOR TO GUARANTEE ALL WORK TO THE OWNER FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE / APPROVAL BY ALL AGENCIES.
11. TESTING
    THE PROPOSED STABILIZED SUBGRADE SHALL HAVE A L.B.R. OF 40 AND SHALL BE COMPACTED TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. THE PROPOSED LIMEROCK BASE SHALL HAVE A L.B.R. OF 100 AND SHALL BE PLACED IN TWO (2) LIFTS WITH EACH LIFT COMPACTED TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
    ONE (1) FIELD DENSITY TEST SHALL BE REQUIRED EVERY 300 L.F. OR PART THEREOF ON THE FINISHED SUBGRADE MATERIAL AND ON EACH LIFT OF LIMEROCK BASE MATERIAL.
    TWO (2) CERTIFIED COPIES OF THE L.B.R., PROCTOR AND COMPACTION TEST RESULTS SHALL BE SUBMITTED TO HM.
12. ALL PERIMETER BERMS AND ANY NECESSARY PERIMETER GRADING ARE TO BE CONSTRUCTED FIRST IN ORDER TO RETAIN ALL SURFACE WATER RUNOFF ON SITE WITH THE ONLY DISCHARGE ALLOWED TO BE THROUGH THE APPROVED WEIRS.
13. WATER MANAGEMENT SYSTEM BASED UPON 80% IMPERVIOUS COVERAGE ESTIMATE. ADDITIONAL DETENTION VOLUME MAY BE REQUIRED ON INDIVIDUAL LOTS IF THIS AMOUNT IS EXCEEDED.
14. THERE ARE NO PROPOSED OFFSITE IMPACTS TO EXISTING GROUND OR SURFACE WATER FOR THESE PLANS.
15. THERE ARE NO IMPACTS TO EXISTING FLOOD PLAINS OR RIVERINE AREAS PROPOSED BY THESE PLANS.

LETTER	REVISIONS	DATE
7	Revised per Village of Estero Comments	02/09/22
6	Revised per Lee County Comments	12/22/21
5	Revised per Village of Estero Comments	08/24/21
4	Revised per Agency Comments	07/09/21
3	Revised per LCU Comments	05/15/20
2	Revised per Agency Comments	05/21/19

THE COLONNADE OF ESTERO

VOLUNTEERS OF AMERICA
LEE COUNTY, FLORIDA

DESIGNED BY	C.L.K.	DATE 06/19/15
DRAWN BY	C.L.K.	DATE 06/19/15
CHECKED BY	C.L.K.	DATE 12/27/21
VERTICAL SCALE	N/A	HORIZONTAL SCALE 1" = 60'

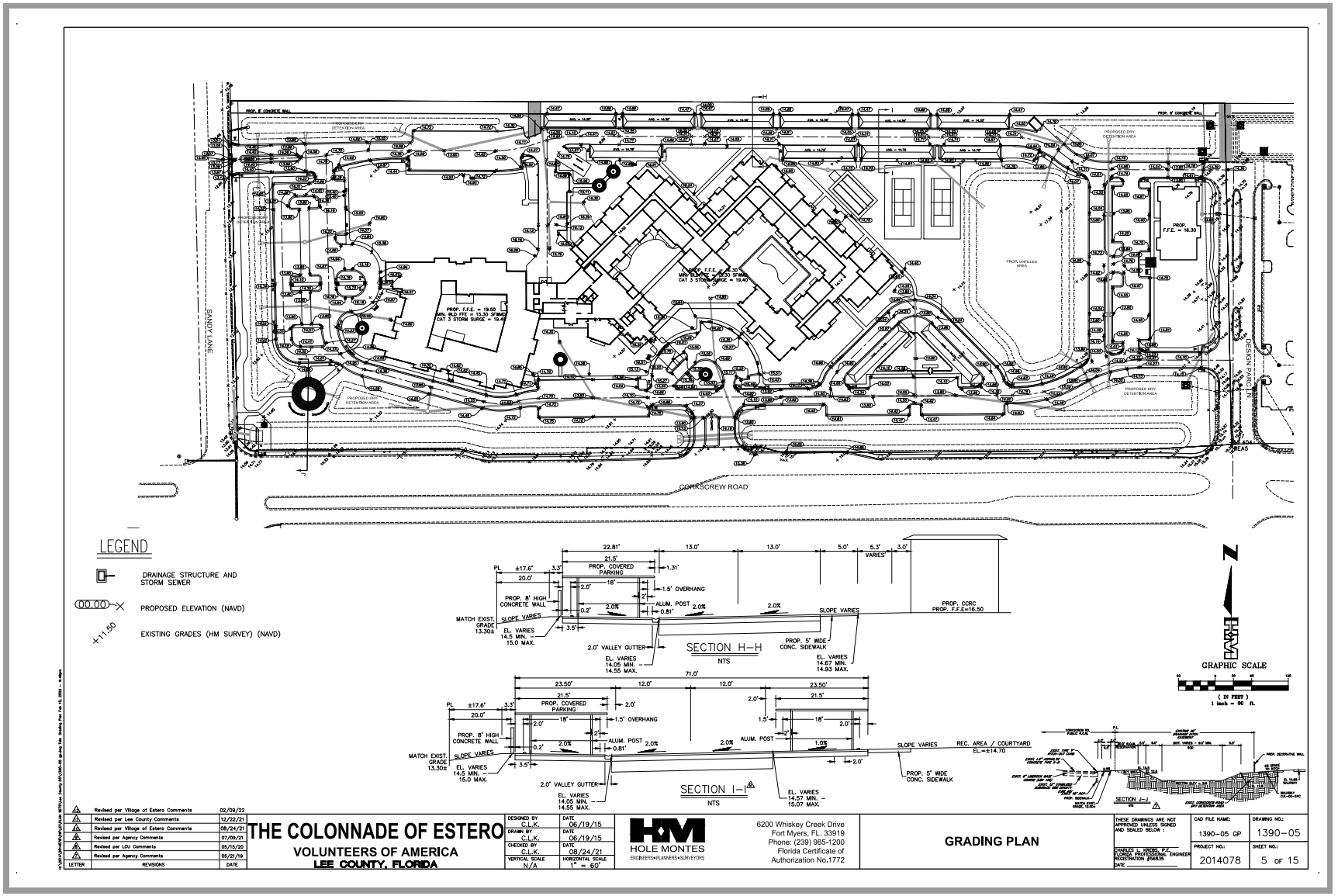
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6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

MASTER DRAINAGE PLAN

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

CHARLES L. KREBS, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835
DATE:

CAD FILE NAME: 1390-04 MDP
DRAWING NO.: 1390-04
PROJECT NO.: 2014078
SHEET NO.: 4 OF 15



LETTER	REVISIONS	DATE
1	Revised per Village of Estero Comments	02/09/22
2	Revised per Lee County Comments	12/22/21
3	Revised per Village of Estero Comments	08/24/21
4	Revised per Agency Comments	07/09/21
5	Revised per LOI Comments	05/15/20
6	Revised per Agency Comments	05/21/19

THE COLONNADE OF ESTERO

VOLUNTEERS OF AMERICA
LEE COUNTY, FLORIDA

DESIGNED BY C.L.K.	DATE	06/19/15
DRAWN BY C.L.K.	DATE	06/19/15
CHECKED BY C.L.K.	DATE	08/24/21
VERTICAL SCALE N/A	HORIZONTAL SCALE	1" = 60'

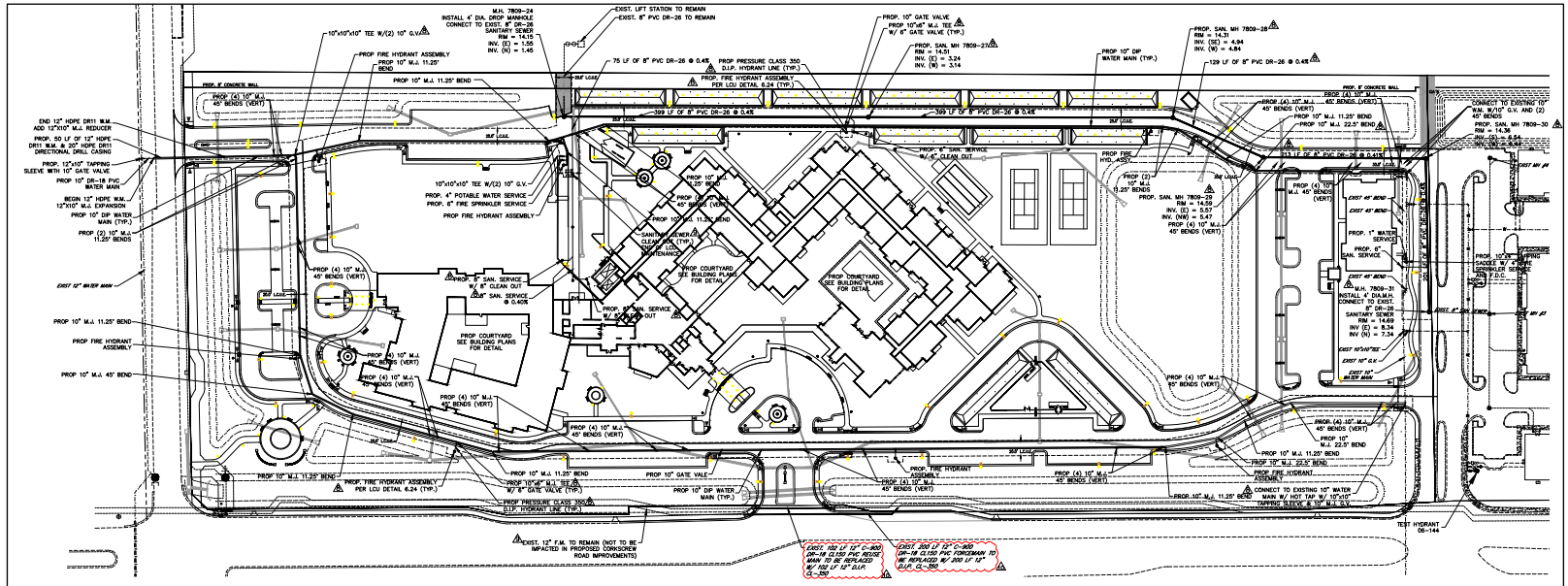
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6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

GRADING PLAN

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

CHARLES L. KRIEBEL, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #58835
DATE

CAD FILE NAME:	1390-05 GP
DRAWING NO.:	1390-05
PROJECT NO.:	2014078
SHEET NO.:	5 OF 15



LEE COUNTY UTILITIES NOTES:

1. ALL WORK SHALL CONFORM TO LATEST REVISION OF THE LCU DESIGN MANUAL WHICH IS AVAILABLE ON OUR WEB-PAGE VIA THE FOLLOWING LINK: https://www.leegov.com/utilities/design-manual.
2. ALL REGULATORY AND PERMITTING AGENCIES' REQUIREMENTS SHALL BE COMPLIED WITH AS WELL.
3. ANY QUANTITIES SHOWN ON THE PLANS ARE NOT VERIFIED BY LCU.
4. THE INFORMATION PROVIDED IN THESE PLANS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS THAT MAY BE ENCOUNTERED DURING THE COURSE OF WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY MAY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH THEIR BIDS WILL BE BASED.
5. ALL CONSTRUCTION WORK PERFORMED MUST BE DONE BY A CONTRACTOR LICENSED IN THE STATE OF FLORIDA TO DO THE WORK INTENDED.
6. A PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE WORK MAY BEGIN. REQUIRED ATTENDEES INCLUDE BUT ARE NOT LIMITED TO, THE ENGINEER OF RECORD OR HIS DESIGNEE, THE UNDERGROUND CONTRACTOR AND THE LCU INSPECTOR ASSIGNED TO THE PROJECT. LCU IS TO BE NOTIFIED TWO (2) WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING.
7. ONE COPY OF THE LCU APPROVED/STAMPED CONSTRUCTION PLANS, ALL CONTRACT DOCUMENTS, REFERENCE DOCUMENTS AND TECHNICAL DOCUMENTS SUBMITTED MUST BE KEPT AT THE SITE AND MAINTAINED IN GOOD ORDER.
8. ALL WORK AND MATERIALS, WHICH DO NOT CONFORM TO LCU SPECIFICATIONS, ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
9. ANY WORK PERFORMED WITHOUT THE KNOWLEDGE OF LCU IS SUBJECT TO RE-EXCAVATION, REMOVAL AND REPLACEMENT OF THE SAME TO BE DONE AT THE CONTRACTOR'S EXPENSE.
10. LCU INSPECTION STAFF IS TO BE PRESENT FOR ALL HOT TAPS, PRESSURE TESTS, LIFT STATION START-UPS AND FOR ANY NECESSARY INSPECTION. THE CONTRACTOR IS TO PROVIDE A MINIMUM OF TWO (2) WORKING DAYS NOTICE PRIOR TO SCHEDULING ANY OF THE ABOVE WITH THE EXCEPTION OF THE LIFT STATION START-UP WHICH REQUIRES ONE-WEEK NOTICE.
11. TRAFFIC MUST BE MAINTAINED AT ALL TIMES AS PER LEE COUNTY DEPARTMENT OF TRANSPORTATION (LCDOT) AND PER FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
12. THE CONTRACTOR IS TO UNCOVER ALL EXISTING LINES BEING TIED INTO AND VERIFY GRADES BEFORE BEGINNING CONSTRUCTION.
13. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. LCU WILL NOT GUARANTEE ANY LOCATIONS AS SHOWN ON THESE PLANS OR THOSE OMITTED FROM THESE PLANS.
14. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND PROVIDE AT LEAST TWO (2) WORKING DAYS NOTICE TO THE INDIVIDUAL UTILITY COMPANIES, FDOT AND LCDOT PRIOR TO CONSTRUCTION.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATED AND TAKE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO ALL UNDERGROUND PIPELINES, TELEPHONE, CABLE TV, ELECTRIC LINES/CONDUITS AND STRUCTURES IN ADVANCE OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MAY OCCUR DUE TO HIS FAILURE TO EXACTLY LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES.
16. ANYTHING NOT SHOWN ON THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL NOT CONSTITUTE ANA EXTRA, UNLESS APPROVED BY THE ENGINEER OF RECORD.
17. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND LCU IMMEDIATELY CONCERNING ANY CONFLICTS WITH LCU UTILITIES/STRUCTURES ARISING DURING CONSTRUCTION OF ANY FACILITIES SHOWN ON THESE DRAWINGS.
18. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANS. IF ANY DISCREPANCIES IN QUANTITIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AND LCU.
19. THE CONTRACTOR SHALL REPLACE ALL PAVEMENT, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, ETC., WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL RESTORE ALL AREAS AFFECTED BY THE CONSTRUCTION TO ITS ORIGINAL CONDITION, OR BETTER.
20. WITHIN THE FDOT AND LCDOT RIGHT-OF-WAY, ALL DISTURBED AREAS SHALL RECEIVE GRASSING (SEEDING) OR SODDING MATERIALS IN ACCORDANCE WITH FDOT SPECIFICATIONS. THOSE AREAS THAT ARE CLASSIFIED AS DRAINAGE DITCHES SHALL RECEIVE FULL SOLID SOD.
21. ALL FRAMES, COVERS, VALVE BOXES, METER BOXES AND MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE UPON COMPLETION OF PAVING OR RELATED CONSTRUCTION. ALL VALVE PADS SHALL BE POURED IN PLACE. NO PREFORMED VALVE PADS WILL BE ALLOWED.
22. APPROPRIATE TURBIDITY CONTROL DEVICES (E.G., SILT FENCES, HAY BALES) WILL BE UTILIZED DURING ALL PHASES OF INSTALLATION AND GRADING. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE NOTICE OF INTENT AND NOTICE OF TERMINATION TO THE EPA IN COMPLIANCE WITH LEE COUNTY'S NPDES PERMIT.
23. CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND MAINTAINING AN EFFECTIVE STORM WATER POLLUTION PREVENTION PLAN.
24. LCU REQUIRES 30" OF COVER FOR ALL UNDERGROUND PIPING EXCEPT UNDER PAVEMENT, WHERE 36" OF COVER IS REQUIRED. IF LCU REQUIRED COVER CANNOT BE MAINTAINED, THE CONTRACTOR SHALL PROVIDE OTHER METHODS OF CONSTRUCTION OR PIPE PROTECTION, WHICH SHALL FIRST BE APPROVED BY LCU AND THE ENGINEER, AT NO ADDITIONAL COST TO THE COUNTY. IF STATE AGENCIES REQUIRE ADDITIONAL COVER, MEETING THE REQUIREMENTS SHALL BE DONE AT NO ADDITIONAL COST TO THE COUNTY.
25. LCU REQUIRES THERE TO BE A MINIMUM OF TEN (10) FEET HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN POTABLE WATER & SANITARY SEWER MAINS. LCU ALSO REQUIRES MINIMUM OF TEN (10) FEET HORIZONTAL SEPARATION BETWEEN OTHER PUBLIC AND/OR PRIVATE UTILITIES, STRUCTURES(S), BUILDING(S), WALL(S), FOUNTAIN(S), FENCE(S) AND LCU INFRASTRUCTURE UNLESS SPECIFICALLY APPROVED BY LCU.
26. LCU REQUIRES THERE TO BE A MINIMUM OF FIVE (5) FEET HORIZONTAL SEPARATION BETWEEN LCU INFRASTRUCTURE AND DRAINAGE INFRASTRUCTURE, MITERED END SECTIONS, INLETS, ETC. LCU ALSO REQUIRES MINIMUM OF FIVE (5) FEET HORIZONTAL SEPARATION BETWEEN LCU INFRASTRUCTURE AND ALL NEW LIGHT POLE FOUNDATIONS.
27. THE ROOT BALL OF PALM TREES SHALL BE A MINIMUM OF FIVE (5) FEET AND THE ROOT BALL OF SHADE TREES SHALL BE A MINIMUM OF TEN (10) FEET FROM ANY EXISTING OR PROPOSED LCU OWNED AND MAINTAINED PIPE/INFRASTRUCTURE.
28. AS THE WORK PROGRESSES THE CONTRACTOR SHALL RECORD ALL CHANGES AND DEVIATIONS FROM THE LCU STAMPED/APPROVED CONSTRUCTION PLANS. IN ADDITION, HE SHALL RECORD THE EXACT LOCATION OF ALL CHANGES IN VERTICAL AND HORIZONTAL ALIGNMENT WITH COORDINATES WITH RESPECT TO THE NAVD 1988 STATE PLANE FLORIDA WEST COORDINATE SYSTEM AS WELL AS ALL REQUIREMENTS SET FORTH IN THE LCU DESIGN MANUAL. THIS INFORMATION IS TO BE FORWARDED TO THE ENGINEER OF RECORD WHO PREPARED, SIGNED AND SEALED THE APPROVED CONSTRUCTION PLANS SO THAT HE CAN PREPARE "RECORD DRAWINGS" PER THE REQUIREMENTS SET FORTH IN THE LCU DESIGN MANUAL.

UTILITY INSTALLATION PHASING NOTES:

PHASE 1 - INSTALL, TEST, CERTIFY & PLACE INTO OPERATION M.H.'s #1 & M.H.#24. WORK TO BE PERFORMED ON SITE OR DURING WORK.

PHASE 2 - INSTALL GRAVITY SEWER FROM M.H.#31 TO M.H.#24. TEST, CERTIFY & PLACE INTO SERVICE.

PHASE 3 - REMOVE EXISTING SANITARY SEWER BETWEEN M.H.#31 & M.H.#24.

PHASE 4 - INSTALL PROPOSED 8" SERVICE TO REAR OF BUILDING, TEST, CERTIFY & PLACE INTO OPERATION.

GENERAL UTILITY NOTES:

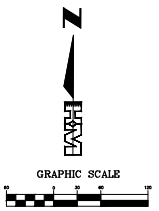
A. DEVELOPMENT IS LOCATED IN THE SAN CARLOS PROTECTION AND RESCUE SERVICE DISTRICT.

B. REQUIRED FIRE HYDRANTS AT 400 FT. SPACING (MIN.) @ 750 G.P.M.

SERVICE	TELEPHONE NUMBER	COMPANY NAME
ELECTRIC	239-433-6514	FLORIDA POWER & LIGHT CO. 15924 HENDERSON RD. FORT MYERS, FL. 33908 CONTACT: JOHN W. HAHN
TELEPHONE	239-455-9343	EMBARQ P.O. BOX 2977 NAPLES, FL. 34106 CONTACT: DENNIS COPLISS
WATER / SEWER	239-533-8181	P.O. Box 398 1500 Mid-Of Lee County Utilities Office 1500 Monroe Street Fort Myers, Florida 33902
CABLE VISION	239-732-2840	MEDIA ONE 301 TOWER RD. NAPLES, FL. 34113
SOLID WASTE	239-433-4415	GULF COAST DISPOSAL, INC. P.O. BOX 9189 FORT MYERS, FL. 33911
FIRE PROTECTION	239-590-8000	ESTERO FIRE RESCUE 2500 THREE OAKS PARKWAY ESTERO, FL. 33928

FIRE FLOW TEST RESULTS:

DATE OF TEST: 07/16/2018
LOCATION OF TEST: 9551 CORKSCREW RD & DESIGN PARC W SIDE OF
HYDRANT ID = 06-144
STATIC PRESSURE: 69 PSI
RESIDUAL PRESSURE: 62 PSI
PITOT PRESSURE: 40 PSI
MEASURED FLOW: 1061 GPM
FLOW RATE @ 20 PSI: 3261 GPM



LETTER	REVISIONS	DATE
1	Revised per Village of Estero Comments	02/09/22
2	Revised per Lee County Comments	12/22/21
3	Revised per Village of Estero Comments	08/24/21
4	Revised per Agency Comments	07/09/21
5	Revised per LCU Comments	05/15/20
6	Revised per Agency Comments	05/21/19

THE COLONNADE OF ESTERO

VOLUNTEERS OF AMERICA

LEE COUNTY, FL

DESIGNED BY C.L.K.	DATE 06/19/15
DRAWN BY C.L.K.	DATE 06/19/15
CHECKED BY C.L.K.	DATE 08/24/21
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 60'

HOLE MONTES
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LANDSCAPE ARCHITECTS

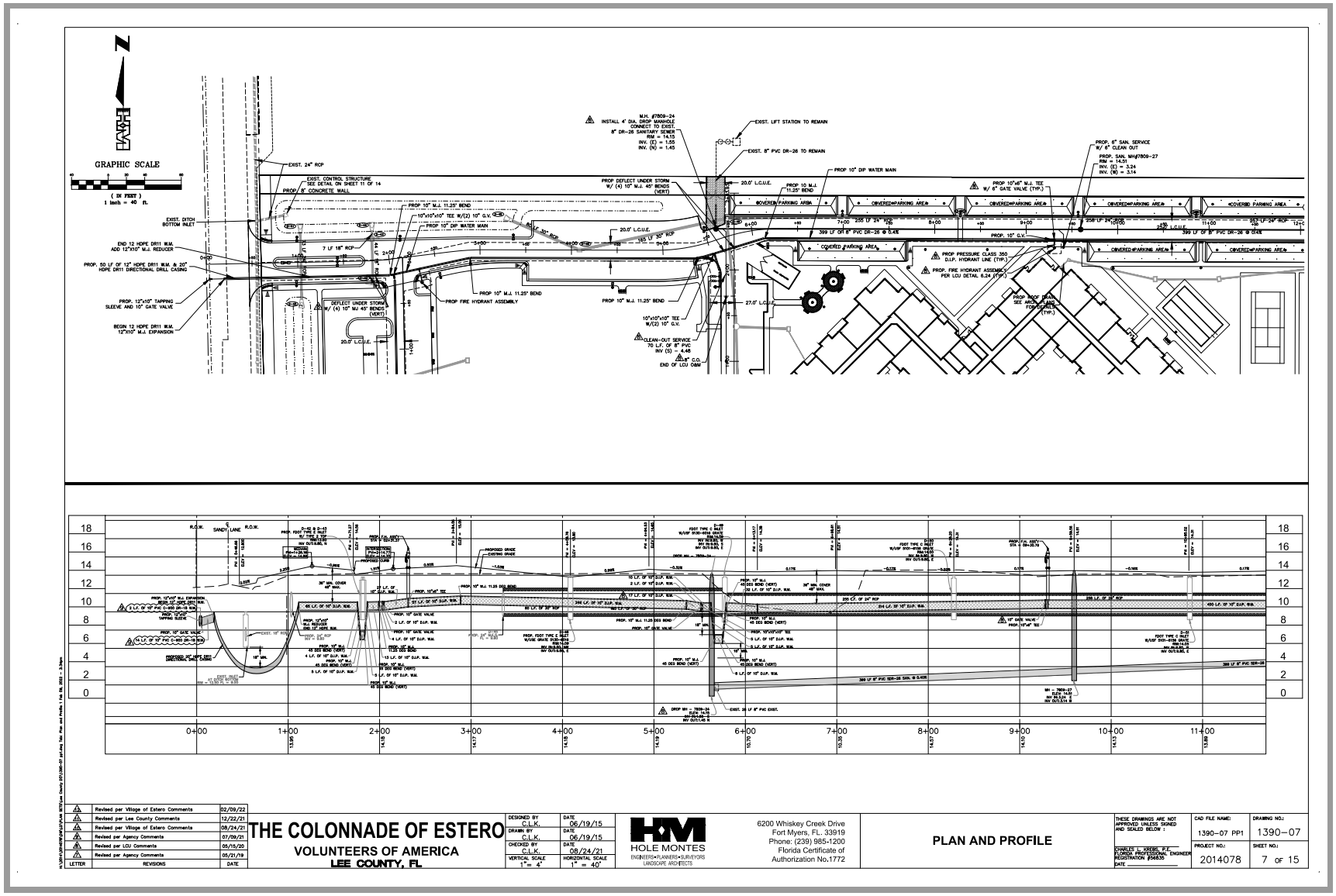
6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

MASTER UTILITY PLAN

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

CHARLES L. KRIEBEL, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835
DATE

CAD FILE NAME: 1390-06 MUP
DRAWING NO.: 1390-06
PROJECT NO.: 2014078
SHEET NO.: 6 OF 15



LETTER	REVISIONS	DATE
1	Revised per Village of Estero Comments	02/09/22
2	Revised per Lee County Comments	12/22/21
3	Revised per Village of Estero Comments	08/24/21
4	Revised per Agency Comments	07/09/21
5	Revised per LCU Comments	05/15/20
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THE COLONNADE OF ESTERO
VOLUNTEERS OF AMERICA
LEE COUNTY, FL

DESIGNED BY	C.L.K.	DATE 06/19/15
DRAWN BY	C.L.K.	DATE 06/19/15
CHECKED BY	C.L.K.	DATE 08/24/21
VERTICAL SCALE	1" = 4'	HORIZONTAL SCALE 1" = 40'

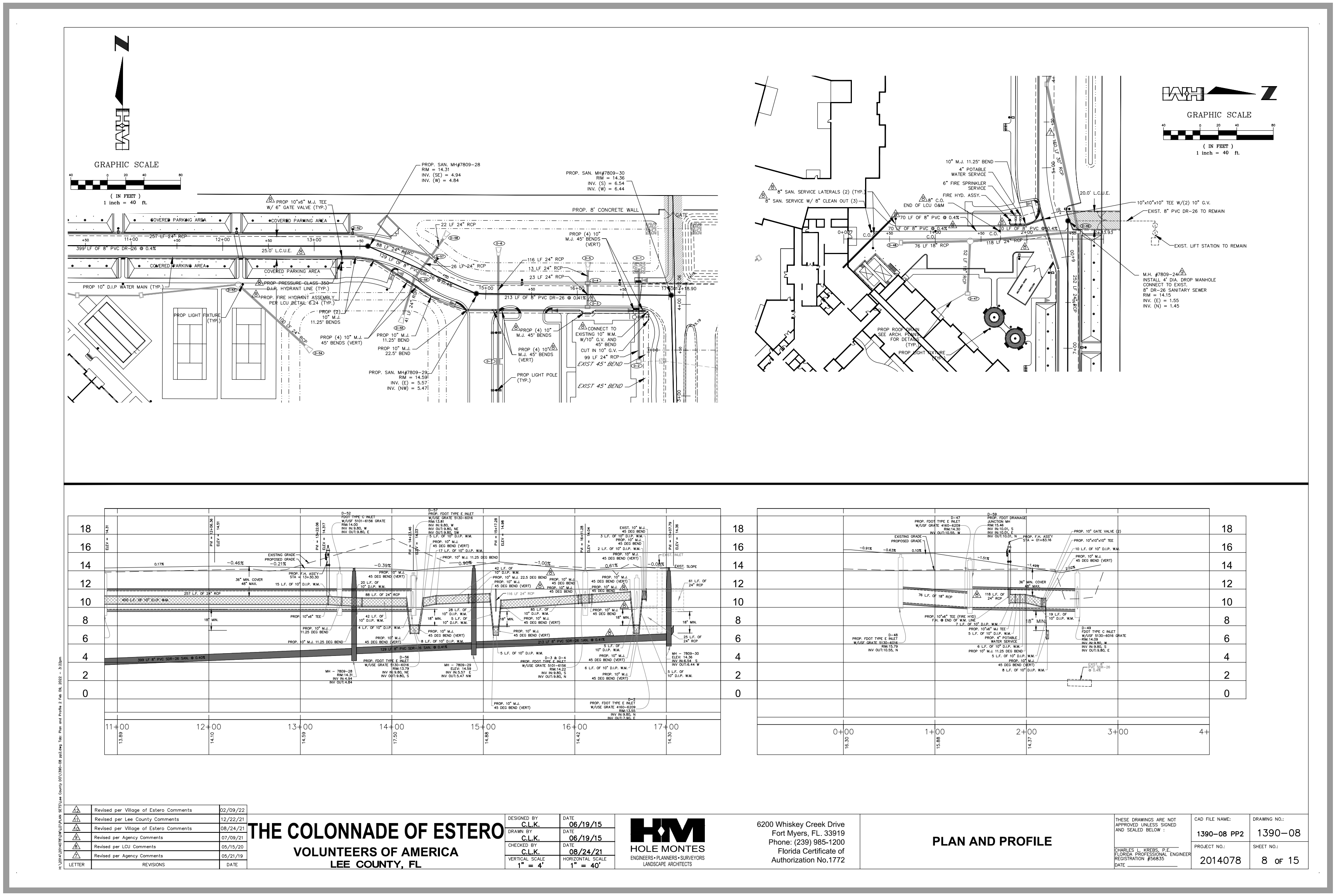
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6200 Whiskey Creek Drive
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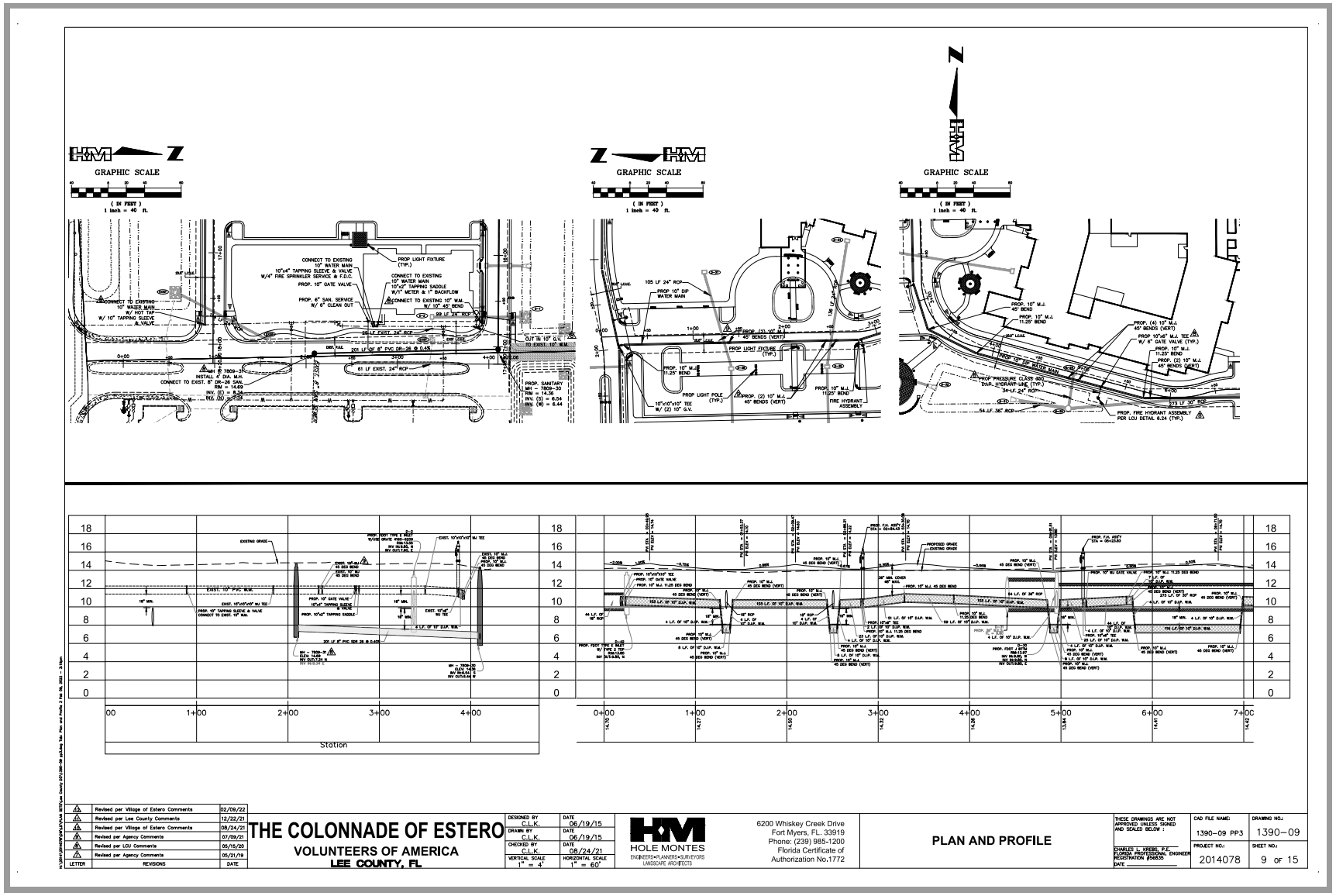
PLAN AND PROFILE

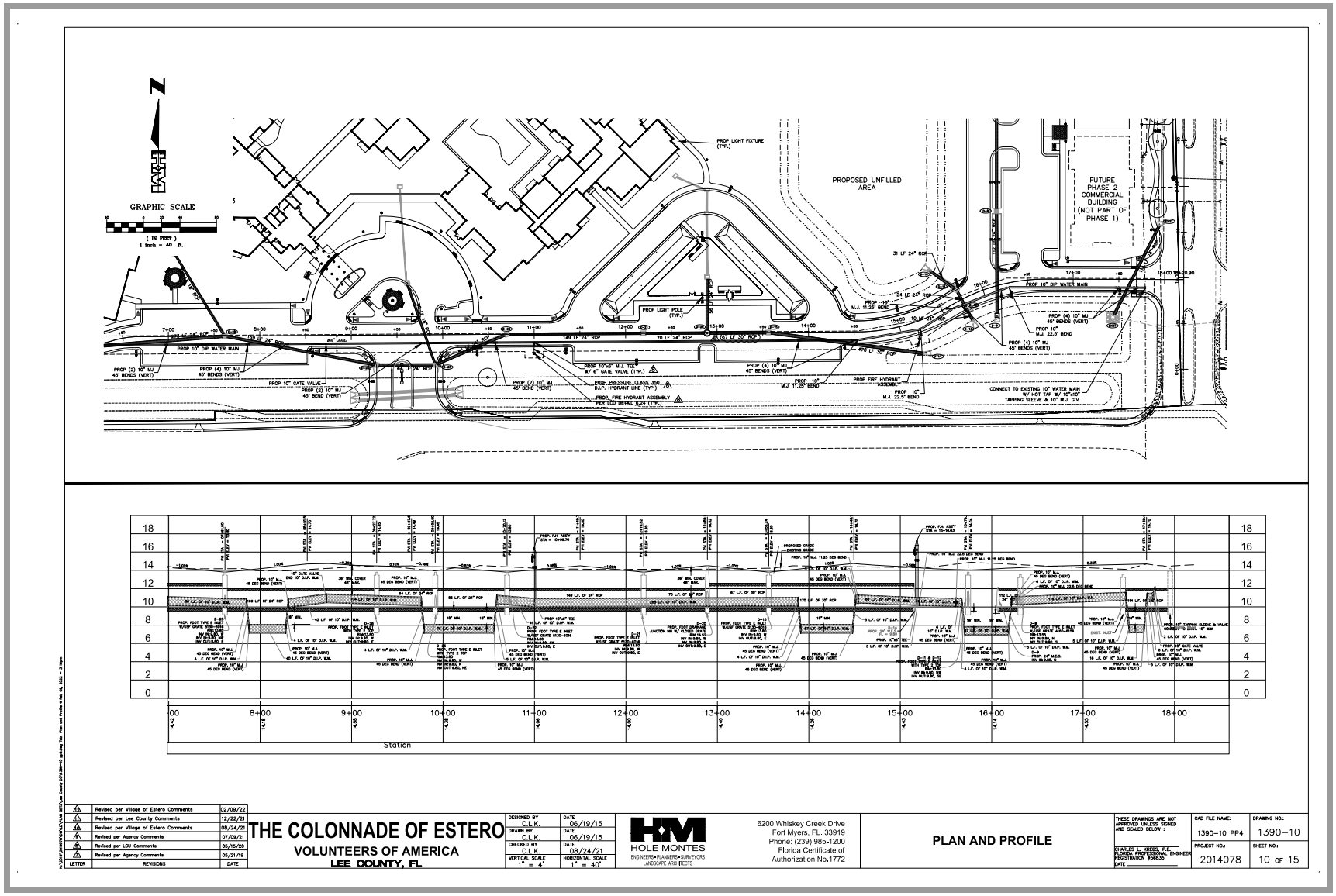
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CHARLES L. KREBS, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835
DATE

CAD FILE NAME:	1390-07 PP1
PROJECT NO.:	2014078
DRAWING NO.:	1390-07
SHEET NO.:	7 OF 15


THE COLONNADE OF ESTERO
VOLUNTEERS OF AMERICA
LEE COUNTY, FL
DESIGNED BY C.L.K. DATE 06/19/15
DRAWN BY C.L.K. DATE 06/19/15
CHECKED BY C.L.K. DATE 08/24/21
VERTICAL SCALE 1" = 4'
HORIZONTAL SCALE 1" = 40'
HOLE MONTES
ENGINEERS•PLANNERS•SURVEYORS LANDSCAPE ARCHITECTS
6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of Authorization No.1772
PLAN AND PROFILE
CAD FILE NAME: 1390-08 PP2
DRAWING NO.: 1390-08
PROJECT NO.: 2014078
SHEET NO.: 8 OF 15
Revised per Village of Estero Comments 02/09/22
Revised per Lee County Comments 12/22/21
Revised per Village of Estero Comments 08/24/21
Revised per Agency Comments 07/09/21
Revised per LCU Comments 05/15/20
Revised per Agency Comments 05/21/19
LETTER
REVISIONS
DATE
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.


GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
Station
THE COLONNADE OF ESTERO
VOLUNTEERS OF AMERICA
LEE COUNTY, FL
HOLE MONTES
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772
PLAN AND PROFILE
REVISIONS
Revised per Village of Estero Comments 02/09/22
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Revised per LCU Comments 05/15/20
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DESIGNED BY C.L.K. DATE 06/19/15
DRAWN BY C.L.K. DATE 06/19/15
CHECKED BY C.L.K. DATE 08/24/21
VERTICAL SCALE 1" = 4'
HORIZONTAL SCALE 1" = 60'
CAD FILE NAME: 1390-09 PP3
PROJECT NO.: 2014078
DRAWING NO.: 1390-09
SHEET NO.: 9 OF 15



LETTER	REVISIONS	DATE
1	Revised per Village of Estero Comments	02/09/22
2	Revised per Lee County Comments	12/22/21
3	Revised per Village of Estero Comments	08/24/21
4	Revised per Agency Comments	07/09/21
5	Revised per LCU Comments	05/15/20
6	Revised per Agency Comments	05/21/19

THE COLONNADE OF ESTERO

VOLUNTEERS OF AMERICA
LEE COUNTY, FL

DESIGNED BY	C.L.K.	DATE 06/19/15
DRAWN BY	C.L.K.	DATE 06/19/15
CHECKED BY	C.L.K.	DATE 08/24/21
VERTICAL SCALE	1" = 4'	HORIZONTAL SCALE 1" = 40'

HOLE MONTES
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

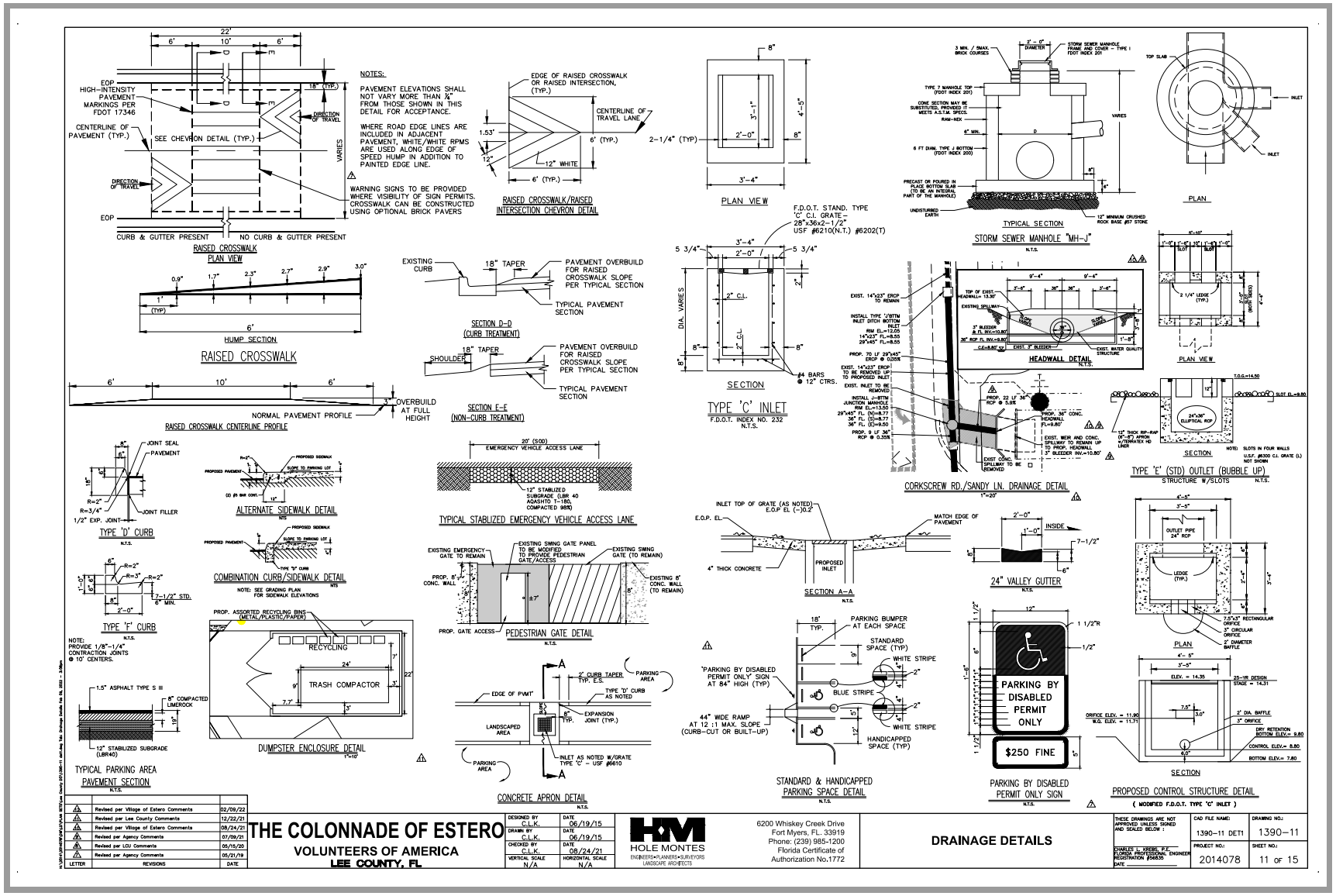
6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

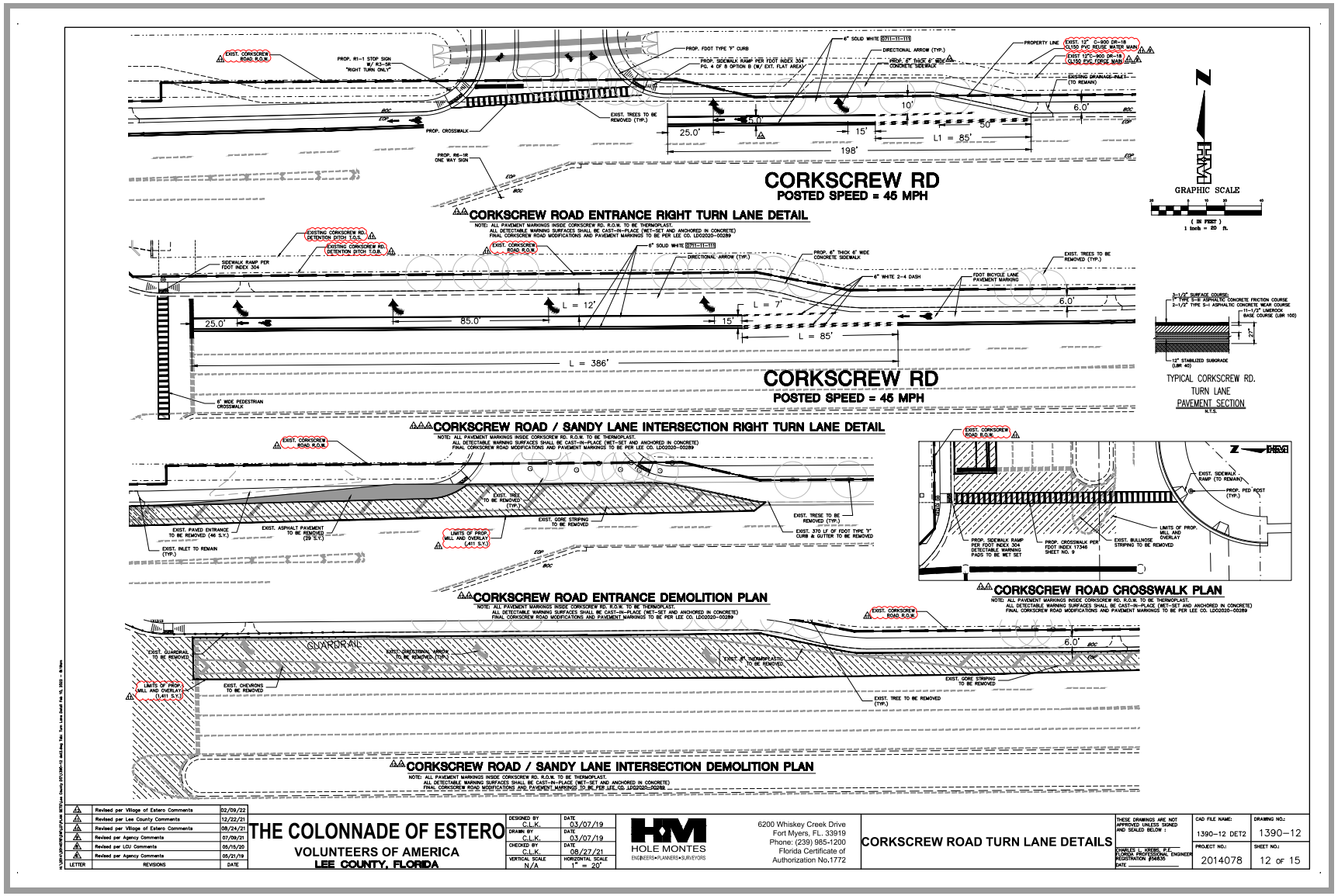
PLAN AND PROFILE

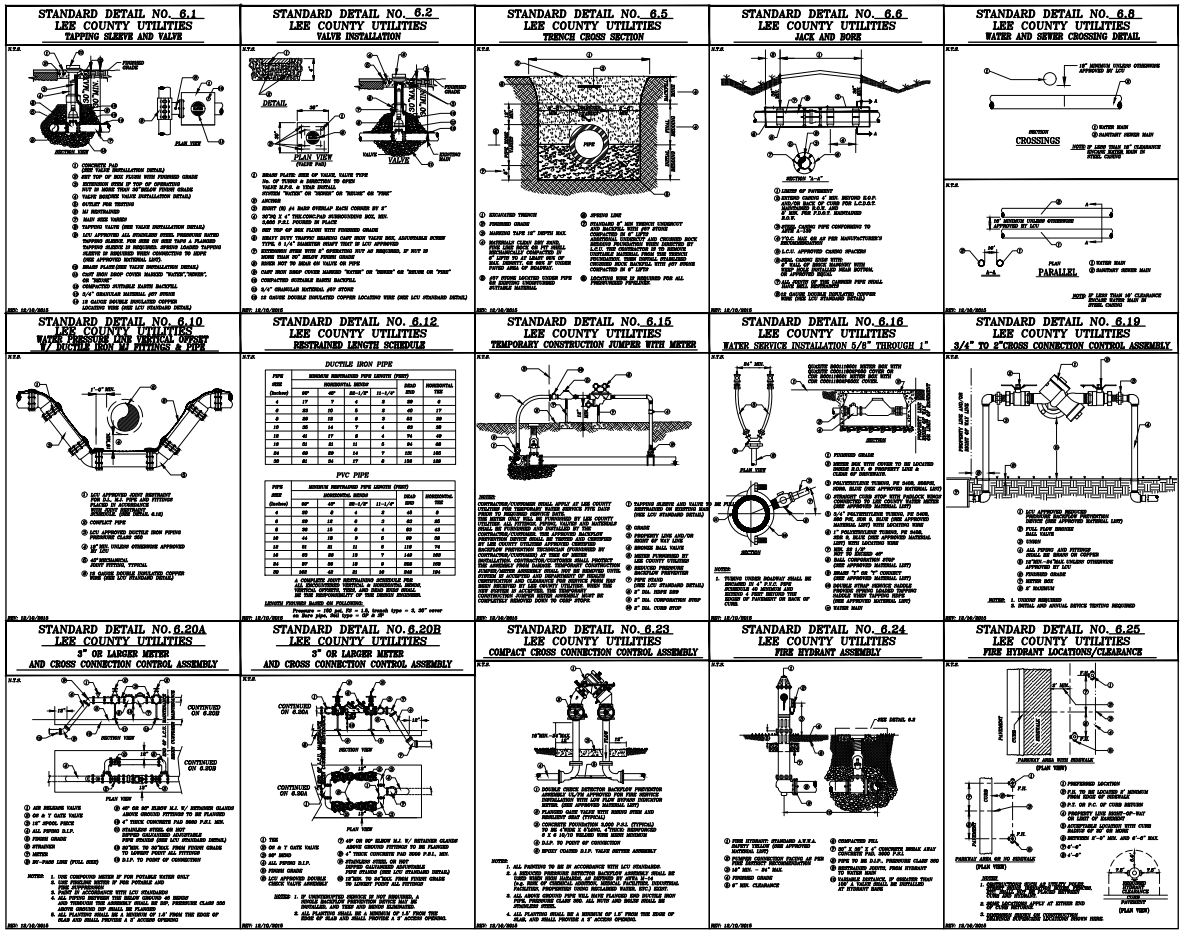
THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

CHARLES L. KREBS, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835
DATE

CAD FILE NAME:	1390-10 PP4
DRAWING NO.:	1390-10
PROJECT NO.:	2014078
SHEET NO.:	10 OF 15


RAISED CROSSWALK
PLAN VIEW
NOTES:
PAVEMENT ELEVATIONS SHALL NOT VARY MORE THAN ¼" FROM THOSE SHOWN IN THIS DETAIL FOR ACCEPTANCE.
WHERE ROAD EDGE LINES ARE INCLUDED IN ADJACENT PAVEMENT, WHITE/WHITE RPMS ARE USED ALONG EDGE OF SPEED HUMP IN ADDITION TO PAINTED EDGE LINE.
WARNING SIGNS TO BE PROVIDED WHERE VISIBILITY OF SIGN PERMITS. CROSSWALK CAN BE CONSTRUCTED USING OPTIONAL BRICK PAVERS
CURB & GUTTER PRESENT
NO CURB & GUTTER PRESENT
RAISED CROSSWALK/RAISED INTERSECTION CHEVRON DETAIL
PLAN VIEW
TYPICAL SECTION
STORM SEWER MANHOLE "MH-J"
PLAN
HUMP SECTION
RAISED CROSSWALK
SECTION D-D (CURB TREATMENT)
SECTION E-E (NON-CURB TREATMENT)
RAISED CROSSWALK CENTERLINE PROFILE
SECTION
TYPE 'C' INLET
F.D.O.T. INDEX NO. 232
HEADWALL DETAIL
PLAN VIEW
SECTION
TYPE 'E' (STD) OUTLET (BUBBLE UP)
STRUCTURE W/SLOTS
CORKSCREW RD./SANDY LN. DRAINAGE DETAIL
TYPE 'D' CURB
ALTERNATE SIDEWALK DETAIL
TYPICAL STABLIZED EMERGENCY VEHICLE ACCESS LANE
COMBINATION CURB/SIDEWALK DETAIL
TYPE 'F' CURB
PEDESTRIAN GATE DETAIL
SECTION A-A
24" VALLEY GUTTER
PLAN
SECTION
PROPOSED CONTROL STRUCTURE DETAIL
(MODIFIED F.D.O.T. TYPE 'C' INLET)
DUMPSTER ENCLOSURE DETAIL
TRASH COMPACTOR
RECYCLING
TYPICAL PARKING AREA PAVEMENT SECTION
CONCRETE APRON DETAIL
STANDARD & HANDICAPPED PARKING SPACE DETAIL
PARKING BY DISABLED PERMIT ONLY SIGN
PARKING BY DISABLED PERMIT ONLY
$250 FINE
THE COLONNADE OF ESTERO
VOLUNTEERS OF AMERICA
LEE COUNTY, FL
HOLE MONTES
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772
DRAINAGE DETAILS
DESIGNED BY C.L.K. 06/19/15
DRAWN BY C.L.K. 06/19/15
CHECKED BY C.L.K. 08/24/21
VERTICAL SCALE N/A
HORIZONTAL SCALE N/A
CAD FILE NAME: 1390-11 DET1
DRAWING NO.: 1390-11
PROJECT NO.: 2014078
SHEET NO.: 11 OF 15
THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :
CHARLES L. KRIEBEL, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835
DATE
LETTER
REVISIONS
DATE
A Revised per Village of Estero Comments 02/09/22
A Revised per Lee County Comments 12/22/21
A Revised per Village of Estero Comments 08/24/21
A Revised per Agency Comments 07/09/21
A Revised per LCU Comments 05/15/20
A Revised per Agency Comments 05/21/19


CORKSCREW RD
POSTED SPEED = 45 MPH
CORKSCREW ROAD ENTRANCE RIGHT TURN LANE DETAIL
CORKSCREW RD
POSTED SPEED = 45 MPH
CORKSCREW ROAD / SANDY LANE INTERSECTION RIGHT TURN LANE DETAIL
CORKSCREW ROAD ENTRANCE DEMOLITION PLAN
CORKSCREW ROAD / SANDY LANE INTERSECTION DEMOLITION PLAN
CORKSCREW ROAD CROSSWALK PLAN
GRAPHIC SCALE
TYPICAL CORKSCREW RD. TURN LANE PAVEMENT SECTION
THE COLONNADE OF ESTERO
VOLUNTEERS OF AMERICA
LEE COUNTY, FLORIDA
HOLE MONTES
6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772
CORKSCREW ROAD TURN LANE DETAILS
2014078
1390-12
12 OF 15



LETTER	REVISIONS	DATE
1	Revised per Village of Estero Comments	02/09/22
2	Revised per Lee County Comments	12/22/21
3	Revised per Village of Estero Comments	08/24/21
4	Revised per Agency Comments	07/09/21
5	Revised per LCU Comments	05/15/20

THE COLONNADE OF ESTERO
VOLUNTEERS OF AMERICA
LEE COUNTY, FL

DESIGNED BY C.L.K.	DATE 05/19/15	
DRAWN BY C.L.K.	DATE 05/19/15	
CHECKED BY C.L.K.	DATE 08/24/21	
VERTICAL SCALE N/A	HORIZONTAL SCALE N/A	

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LANDSCAPE ARCHITECTS

6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

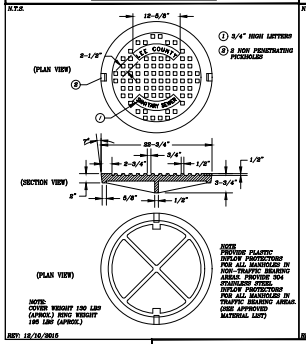
POTABLE WATER DETAILS

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

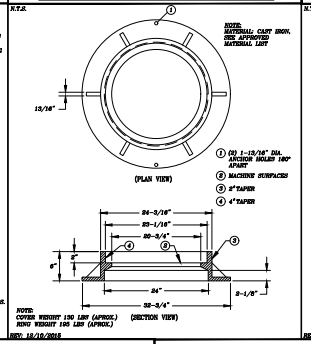
CHARLES L. KNEBEL, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56659.
DATE

CAD FILE NAME:	DRAWING NO.:
1390-13 WD1	1390-13
PROJECT NO.: 2014078	SHEET NO.: 13 OF 15

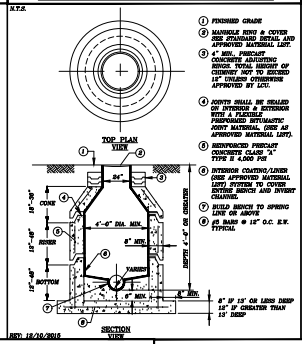
STANDARD DETAIL NO. 6.30
LEE COUNTY UTILITIES
MANHOLE FRAME COVER



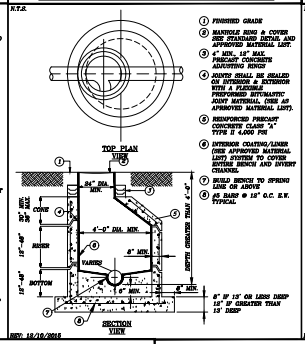
STANDARD DETAIL NO. 6.31
LEE COUNTY UTILITIES
MANHOLE FRAME RING



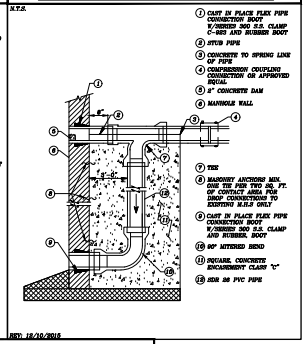
STANDARD DETAIL NO. 6.33
LEE COUNTY UTILITIES
PRECAST MANHOLE-CONCENTRIC



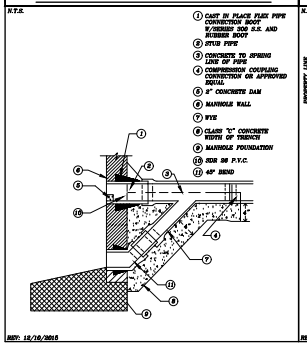
STANDARD DETAIL NO. 6.34
LEE COUNTY UTILITIES
PRECAST MANHOLE-ECCENTRIC



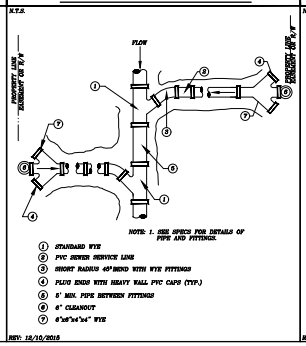
STANDARD DETAIL NO. 6.35
LEE COUNTY UTILITIES
MANHOLE DROP 4' OR GREATER



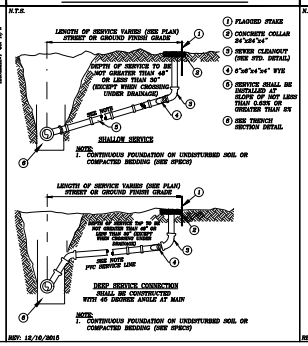
STANDARD DETAIL NO. 6.36
LEE COUNTY UTILITIES
OPTIONAL MANHOLE DROP 2' TO 4'



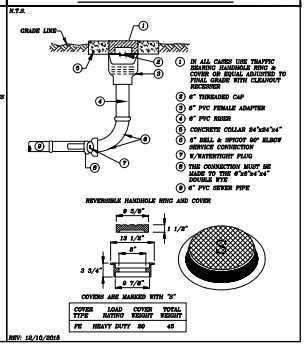
STANDARD DETAIL NO. 6.38
LEE COUNTY UTILITIES
STANDARD SEWER SERVICE LATERALS



STANDARD DETAIL NO. 6.39
LEE COUNTY UTILITIES
STANDARD SEWER SERVICE LATERAL



STANDARD DETAIL NO. 6.40
LEE COUNTY UTILITIES
6" SEWER CLEAN-OUT DETAIL



LETTER	REVISIONS	DATE
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3	Revised per Village of Estero Comments	08/24/21
4	Revised per Agency Comments	07/09/21
5	Revised per LCU Comments	05/15/20

THE COLONNADE OF ESTERO
VOLUNTEERS OF AMERICA
LEE COUNTY, FL

DESIGNED BY	C.L.K.	DATE	06/19/15
DRAWN BY	C.L.K.	DATE	06/19/15
CHECKED BY	C.L.K.	DATE	08/24/21
VERTICAL SCALE	N/A	HORIZONTAL SCALE	N/A

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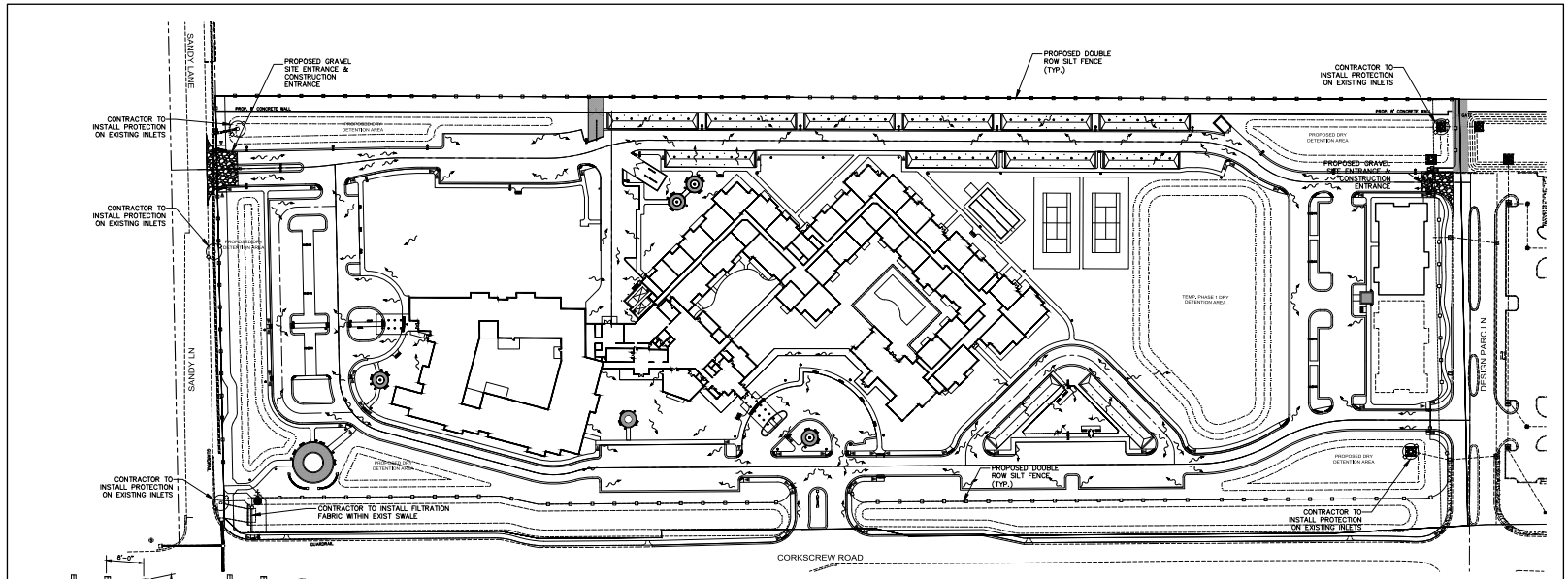
6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

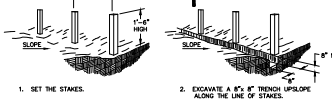
SANITARY SEWER DETAILS

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

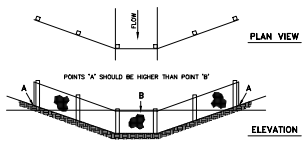
CHARLES L. KNEBEL, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835
DATE

CAD FILE NAME:	1390-14 SD1
DRAWING NO.:	1390-14
PROJECT NO.:	2014078
SHEET NO.:	14 OF 15

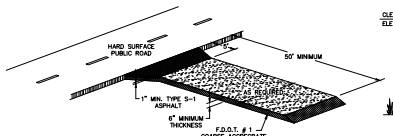




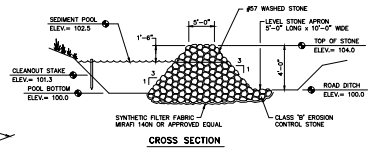
CONSTRUCTION OF A FILTER BARRIER
N.T.S.



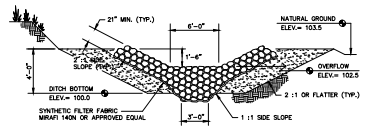
PROPER PLACEMENT OF FILTER BARRIER IN DRAINAGE WAY
N.T.S.



GRAVEL CONSTRUCTION ENTRANCE
N.T.S.



CROSS SECTION



STONE SECTION

TEMPORARY SEDIMENT TRAP

STORMWATER POLLUTION PREVENTION PLAN (SWP3) GENERAL NOTES:

THIS STORMWATER POLLUTION PREVENTION PLAN (SWP3) HAS BEEN CREATED TO ENSURE THAT POLLUTANTS FROM CONSTRUCTION ACTIVITIES WILL NOT ENTER STORMWATER DISCHARGE FROM THE SITE.

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

N

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

LETTER	REVISIONS	DATE
1	Revised per Village of Estero Comments	02/09/22
2	Revised per Lee County Comments	12/22/21
3	Revised per Village of Estero Comments	09/24/21
4	Revised per Agency Comments	07/09/21
5	Revised per LCU Comments	05/15/20

THE COLONNADE OF ESTERO

VOLUNTEERS OF AMERICA
LEE COUNTY, FLORIDA

DESIGNED BY	C.L.K.	DATE 06/19/15
DRAWN BY	C.L.K.	DATE 06/19/15
CHECKED BY	C.L.K.	DATE 08/24/21
VERTICAL SCALE	N/A	HORIZONTAL SCALE 1" = 60'

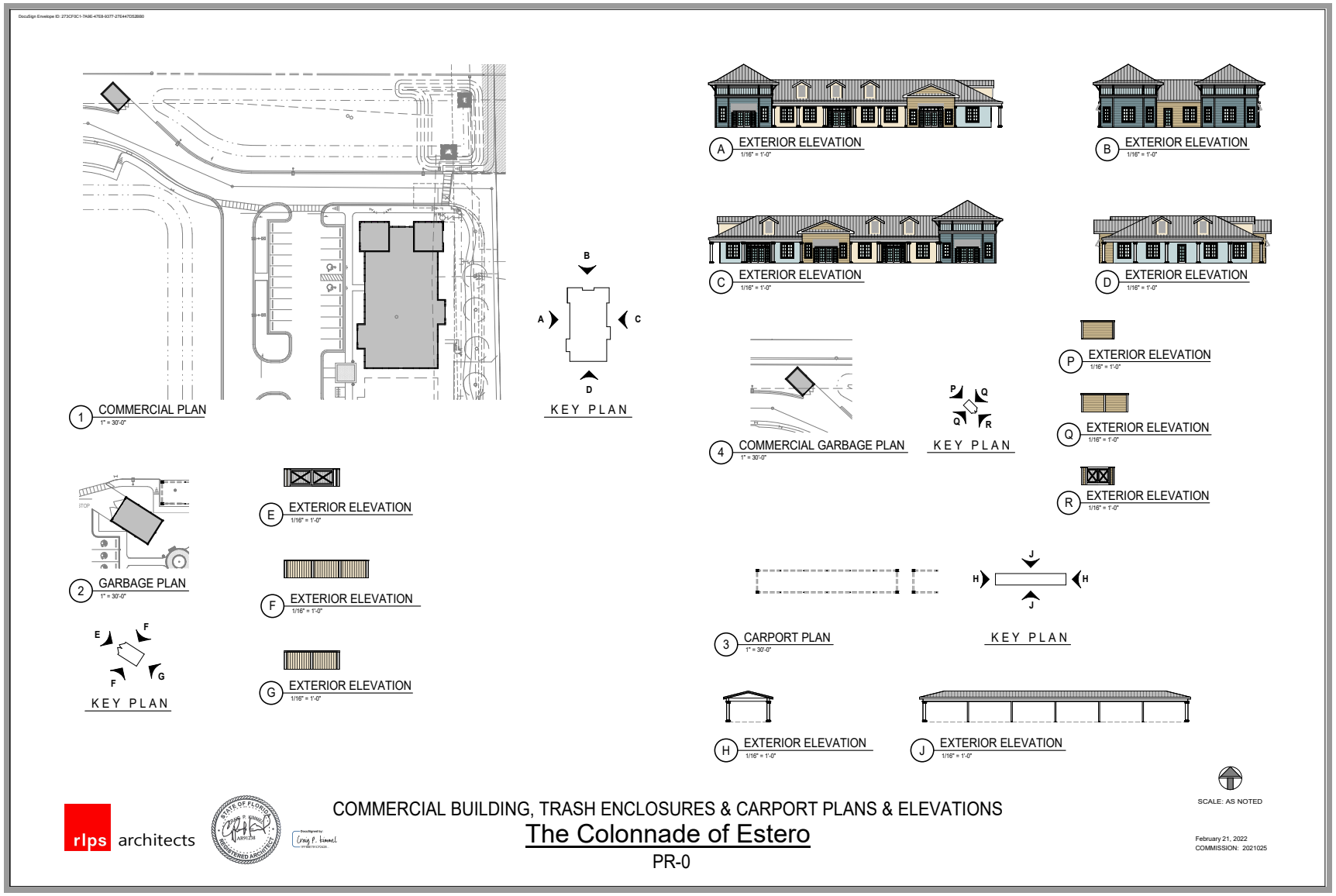
HOLE MONTES
ENGINEERS • PLANNERS • SURVEYORS
6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

EROSION CONTROL PLAN

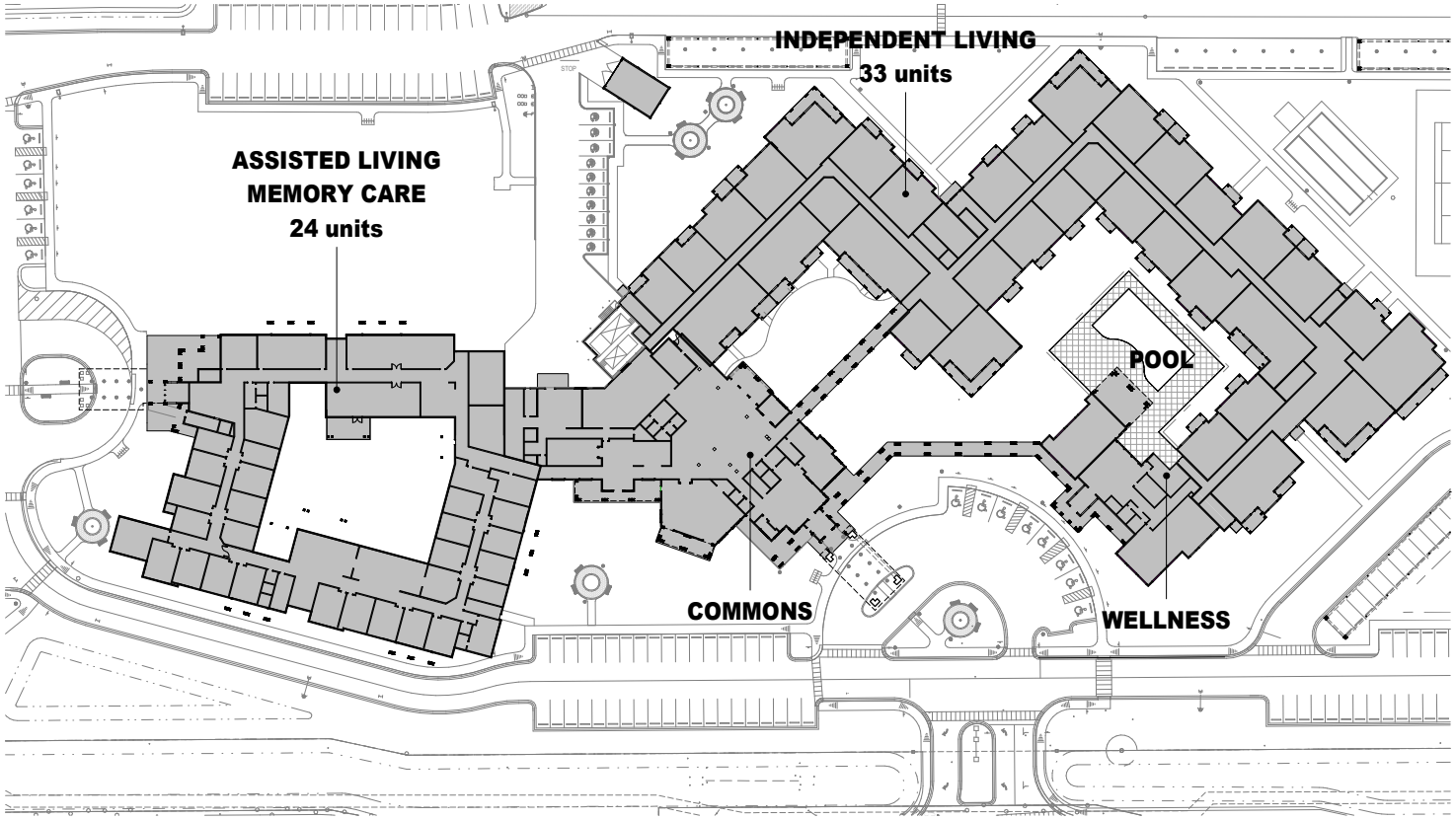
THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

CHARLES L. KRIEBEL, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835
DATE

CAD FILE NAME:	1390-15 ECP
DRAWING NO.:	1390-15
PROJECT NO.:	2014078
SHEET NO.:	15 OF 15


1 COMMERCIAL PLAN
1" = 30'-0"
KEY PLAN
A EXTERIOR ELEVATION
1/16" = 1'-0"
B EXTERIOR ELEVATION
1/16" = 1'-0"
C EXTERIOR ELEVATION
1/16" = 1'-0"
D EXTERIOR ELEVATION
1/16" = 1'-0"
4 COMMERCIAL GARBAGE PLAN
1" = 30'-0"
KEY PLAN
P EXTERIOR ELEVATION
1/16" = 1'-0"
Q EXTERIOR ELEVATION
1/16" = 1'-0"
R EXTERIOR ELEVATION
1/16" = 1'-0"
2 GARBAGE PLAN
1" = 30'-0"
KEY PLAN
E EXTERIOR ELEVATION
1/16" = 1'-0"
F EXTERIOR ELEVATION
1/16" = 1'-0"
G EXTERIOR ELEVATION
1/16" = 1'-0"
3 CARPORT PLAN
1" = 30'-0"
KEY PLAN
H EXTERIOR ELEVATION
1/16" = 1'-0"
J EXTERIOR ELEVATION
1/16" = 1'-0"
rlps architects
COMMERCIAL BUILDING, TRASH ENCLOSURES & CARPORT PLANS & ELEVATIONS
The Colonnade of Estero
PR-0
SCALE: AS NOTED
February 21, 2022
COMMISSION: 2021025

DocuSign Envelope ID: 273CF0C1-7A9E-4768-9377-27E447DE3B80



rlps architects

OVERALL FIRST FLOOR PLAN

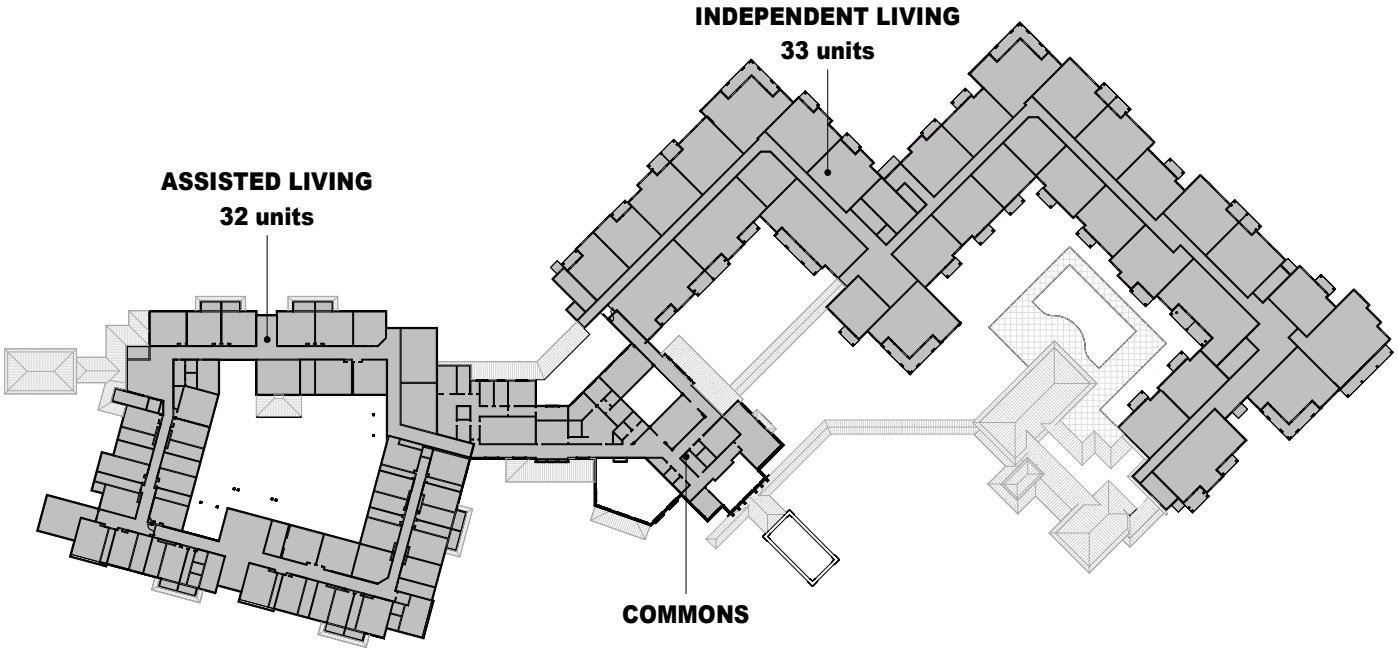
The Colonnade of Estero

PR-1

GRAPHIC SCALE - 1" = 30'

February 21, 2022
COMMISSION: 2021025

DocuSign Envelope ID: 273CF0C1-7A9E-4768-9377-27E447DE8B80



rlps architects

OVERALL SECOND FLOOR PLAN

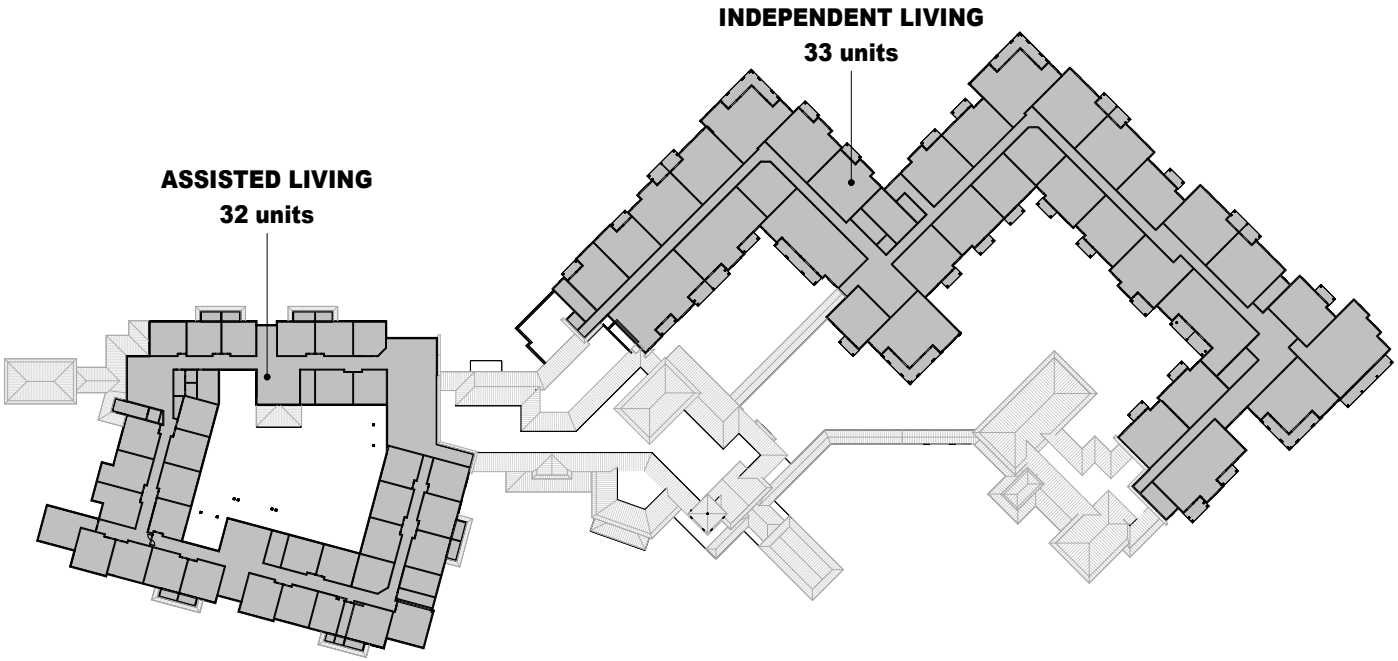
The Colonnade of Estero

PR-2

GRAPHIC SCALE - 1" = 30'

February 21, 2022
COMMISSION: 2021025

DocuSign Envelope ID: 273CF0C1-7A9E-4768-9377-27E447D5B880



rlps architects

OVERALL THIRD FLOOR PLAN

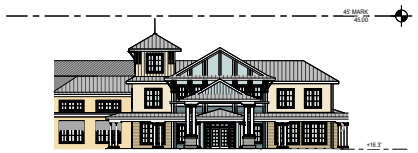
The Colonnade of Estero

PR-3

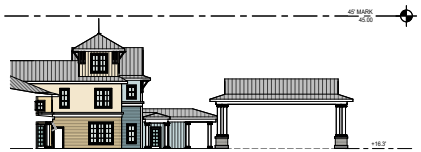
GRAPHIC SCALE - 1" = 30'

February 21, 2022
COMMISSION: 2021025

DocuSign Envelope ID: 273CF0C1-7A9E-4768-9377-27E447D5B880



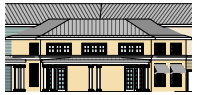
A EXTERIOR ELEVATION
1/16" = 1'-0"



B EXTERIOR ELEVATION
1/16" = 1'-0"



C EXTERIOR ELEVATION
1/16" = 1'-0"



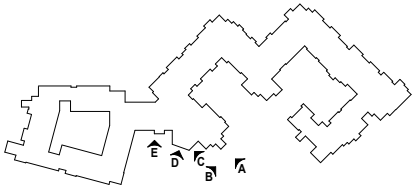
D EXTERIOR ELEVATION
1/16" = 1'-0"



ALT EXTERIOR ELEVATION - BEHIND PORTICO
1/16" = 1'-0"



E EXTERIOR ELEVATION
1/16" = 1'-0"



KEY PLAN

rlps architects

EXTERIOR ELEVATIONS

The Colonnade of Estero

PR-4

GRAPHIC SCALE - 1/16" = 1'-0"

February 21, 2022
COMMISSION: 2021025


A EXTERIOR ELEVATION
1/16" = 1'-0"
B EXTERIOR ELEVATION
1/16" = 1'-0"
C EXTERIOR ELEVATION
1/16" = 1'-0"
D EXTERIOR ELEVATION
1/16" = 1'-0"
E EXTERIOR ELEVATION
1/16" = 1'-0"
KEY PLAN
rlps architects
EXTERIOR ELEVATIONS
The Colonnade of Estero
PR-5
GRAPHIC SCALE - 1/16" = 1'-0"
February 21, 2022
COMMISSION: 2021025

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A EXTERIOR ELEVATION
1/16" = 1'-0"



B EXTERIOR ELEVATION
1/16" = 1'-0"



C EXTERIOR ELEVATION
1/16" = 1'-0"



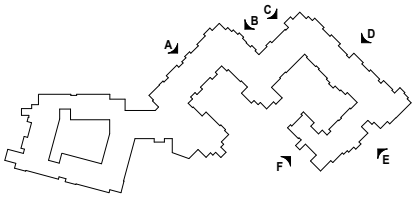
D EXTERIOR ELEVATION
1/16" = 1'-0"



E EXTERIOR ELEVATION
1/16" = 1'-0"



F EXTERIOR ELEVATION
1/16" = 1'-0"



KEY PLAN

rlps architects

EXTERIOR ELEVATIONS

The Colonnade of Estero

PR-6

GRAPHIC SCALE - 1/16" = 1'-0"

February 21, 2022
COMMISSION: 2021025

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A EXTERIOR ELEVATION 1/16" = 1'-0"

B EXTERIOR ELEVATION 1/16" = 1'-0"

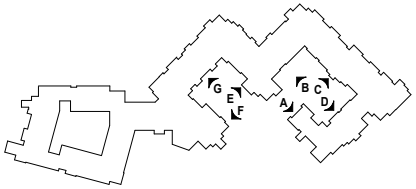
C EXTERIOR ELEVATION 1/16" = 1'-0"

D EXTERIOR ELEVATION 1/16" = 1'-0"

E EXTERIOR ELEVATION 1/16" = 1'-0"

F EXTERIOR ELEVATION 1/16" = 1'-0"

G EXTERIOR ELEVATION 1/16" = 1'-0"



KEY PLAN

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STATE OF FLORIDA REGISTERED ARCHITECT

EXTERIOR ELEVATIONS

The Colonnade of Estero

PR-7

GRAPHIC SCALE - 1/16" = 1'-0"

February 21, 2022
COMMISSION: 2021025

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Color Swatches



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COLOR PALETTE

The Colonnade of Estero

PR-8

February 21, 2022
COMMISSION: 2021025

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CAMPUS VIEW

The Colonnade of Estero

PR-9

February 21, 2022
COMMISSION: 2021025

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View of Assisted Living Entry from Entrance Drive



View of Independent Living Apartments



View of Commons (left) and Wellness (right) with Independent Living Apartments (background)

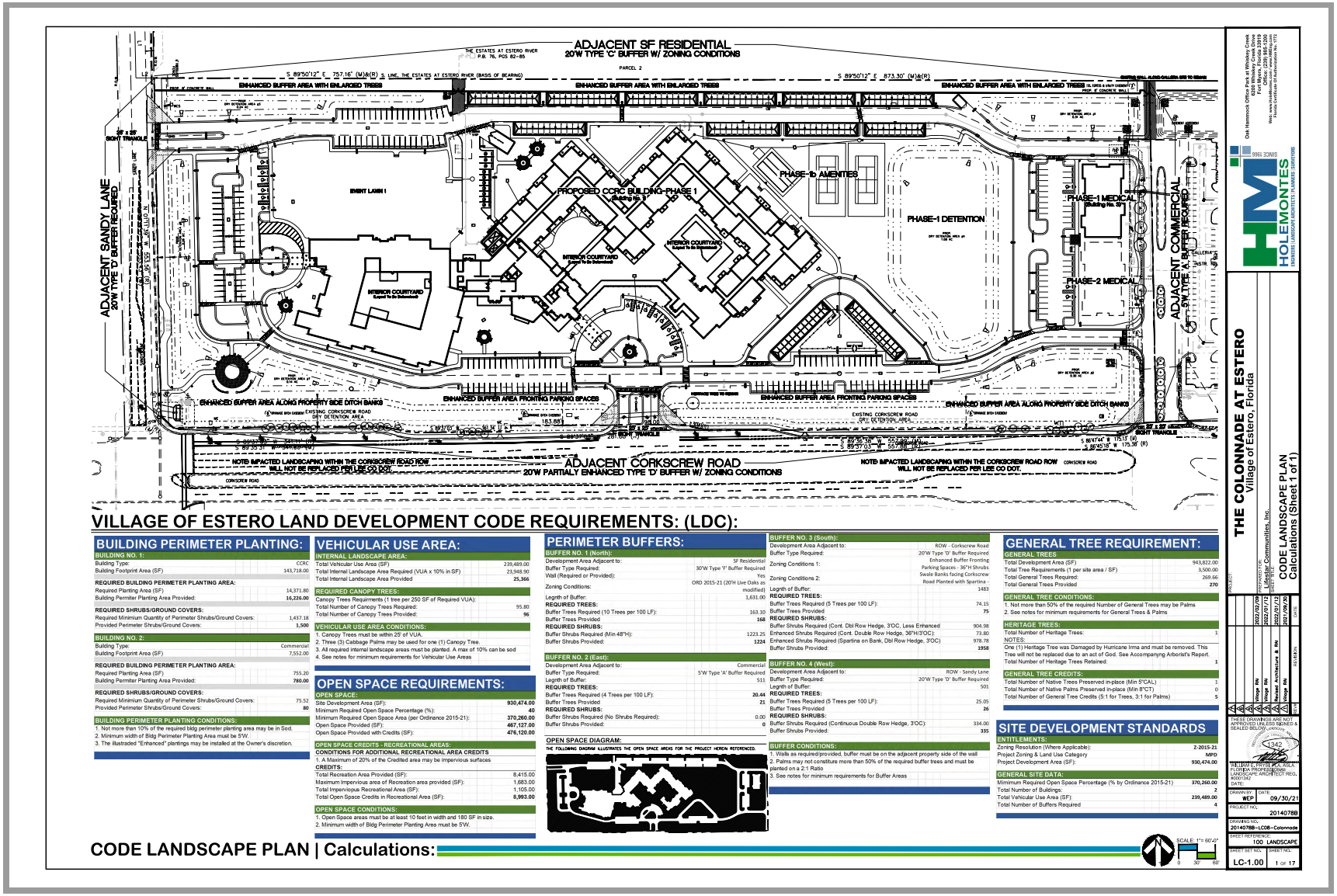
rlps architects

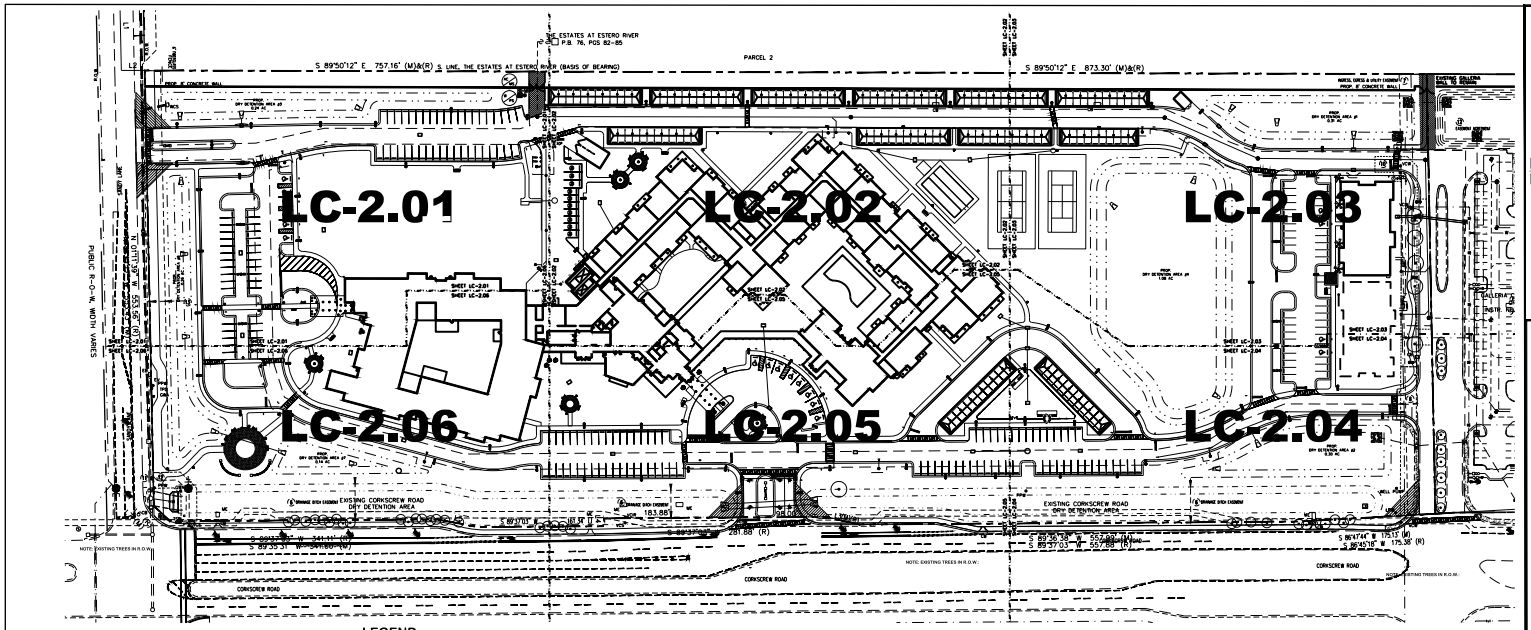
Perspective Views

The Colonnade of Estero

PR-10

February 21, 2022
COMMISSION: 2021025


ADJACENT SF RESIDENTIAL
20'W TYPE 'C' BUFFER W/ ZONING CONDITIONS
ADJACENT SANDY LANE
20'W TYPE 'D' BUFFER REQUIRED
ADJACENT COMMERCIAL
20'W TYPE 'D' BUFFER REQUIRED
PROPOSED CCRC BUILDING-PHASE 1
PHASE-1b AMENITIES
PHASE-1 DETENTION
PHASE-1 MEDICAL
PHASE-2 MEDICAL
INTERIOR COURTYARD
EVENT LAWN I
ENHANCED BUFFER AREA WITH ENLARGED TREES
ENHANCED BUFFER AREA FRONTING PARKING SPACES
ENHANCED BUFFER AREA ALONG PROPERTY SIDE DITCH BANKS
EXISTING CORKSCREW ROAD DRY DETENTION AREA
NOTE: IMPACTED LANDSCAPING WITHIN THE CORKSCREW ROAD ROW WILL NOT BE REPLACED PER LEE CO DOT.
ADJACENT CORKSCREW ROAD
20'W PARTIALY ENHANCED TYPE 'D' BUFFER W/ ZONING CONDITIONS
CORKSCREW ROAD
VILLAGE OF ESTERO LAND DEVELOPMENT CODE REQUIREMENTS: (LDC):
BUILDING PERIMETER PLANTING:
BUILDING NO. 1:
Building Type: CCRC
Building Footprint Area (SF): 143,718.00
REQUIRED BUILDING PERIMETER PLANTING AREA:
Required Planting Area (SF): 14,371.80
Building Permiter Planting Area Provided: 16,226.00
REQUIRED SHRUBS/GROUND COVERS:
Required Minimum Quantity of Perimeter Shrubs/Ground Covers: 1,437.18
Provided Perimeter Shrubs/Ground Covers: 1,500
BUILDING NO. 2:
Building Type: Commercial
Building Footprint Area (SF): 7,552.00
REQUIRED BUILDING PERIMETER PLANTING AREA:
Required Planting Area (SF): 755.20
Building Permiter Planting Area Provided: 780.00
REQUIRED SHRUBS/GROUND COVERS:
Required Minimum Quantity of Perimeter Shrubs/Ground Covers: 75.52
Provided Perimeter Shrubs/Ground Covers: 80
BUILDING PERIMETER PLANTING CONDITIONS:
1. Not more than 10% of the required bldg perimeter planting area may be in Sod.
2. Minimum width of Bldg Perimeter Planting Area must be 5'W.
3. The illustraded "Enhanced" plantings may be installed at the Owner's discretion.
VEHICULAR USE AREA:
INTERNAL LANDSCAPE AREA:
Total Vehicular Use Area (SF): 239,489.00
Total Internal Landscape Area Required (VUA x 10% in SF): 23,948.90
Total Internal Landscape Area Provided: 25,366
REQUIRED CANOPY TREES:
Canopy Trees Requirments (1 tree per 250 SF of Required VUA): 95.80
Total Number of Canopy Trees Required:
Total Number of Canopy Trees Provided: 96
VEHICULAR USE AREA CONDITIONS:
1. Canopy Trees must be within 25' of VUA.
2. Three (3) Cabbage Palms may be used for one (1) Canopy Tree.
3. All required internal landscape areas must be planted. A max of 10% can be sod
4. See notes for minimum requirements for Vehicular Use Areas
OPEN SPACE REQUIREMENTS:
OPEN SPACE:
Site Development Area (SF): 930,474.00
Minimum Required Open Space Percentage (%): 40
Minimum Required Open Space Area (per Ordinance 2015-21): 370,260.00
Open Space Provided (SF): 467,127.00
Open Space Provided with Credits (SF): 476,120.00
OPEN SPACE CREDITS - RECREATIONAL AREAS:
CONDITIONS FOR ADDITIONAL RECREATIONAL AREA CREDITS
1. A Maximum of 20% of the Credited area may be impervious surfaces
CREDITS:
Total Recreation Area Provided (SF): 8,415.00
Maximum Impervious area of Recreation area provided (SF): 1,683.00
Total Impervious Recreational Area (SF): 1,105.00
Total Open Space Credits in Recreational Area (SF): 8,993.00
OPEN SPACE CONDITIONS:
1. Open Space areas must be at least 10 feet in width and 180 SF in size.
2. Minimum width of Bldg Perimeter Planting Area must be 5'W.
PERIMETER BUFFERS:
BUFFER NO. 1 (North):
Development Area Adjacent to: SF Residential
Buffer Type Required: 30'W Type 'F' Buffer Required
Wall (Required or Provided): Yes
Zoning Conditions: ORD 2015-21 (20'W Live Oaks as modified)
Legnth of Buffer: 1,631.00
REQUIRED TREES:
Buffer Trees Required (10 Trees per 100 LF): 163.10
Buffer Trees Provided: 168
REQUIRED SHRUBS:
Buffer Shrubs Required (Min 48"H): 1223.25
Buffer Shrubs Provided: 1224
BUFFER NO. 2 (East):
Development Area Adjacent to: Commercial
Buffer Type Required: 5'W Type 'A' Buffer Required
Legnth of Buffer: 511
REQUIRED TREES:
Buffer Trees Required (4 Trees per 100 LF): 20.44
Buffer Trees Provided: 21
REQUIRED SHRUBS:
Buffer Shrubs Required (No Shrubs Required): 0.00
Buffer Shrubs Provided: 0
OPEN SPACE DIAGRAM:
THE FOLLOWING DIAGRAM ILLUSTRATES THE OPEN SPACE AREAS FOR THE PROJECT HEREIN REFERENCED.
BUFFER NO. 3 (South):
Development Area Adjacent to: ROW - Corkscrew Road
Buffer Type Required: 20'W Type 'D' Buffer Required
Zoning Conditions 1: Enhanced Buffer Fronting Parking Spaces - 36"H Shrubs
Zoning Conditions 2: Swale Banks facing Corkscrew Road Planted with Spartina - modified
Legnth of Buffer: 1483
REQUIRED TREES:
Buffer Trees Required (5 Trees per 100 LF): 74.15
Buffer Trees Provided: 75
REQUIRED SHRUBS:
Buffer Shrubs Required (Cont. Dbl Row Hedge, 3'OC, Less Enhanced: 904.98
Enhanced Shrubs Required (Cont. Double Row Hedge, 36"H/3'OC): 73.80
Enhanced Shrubs Required (Spartina on Bank, Dbl Row Hedge, 3'OC): 978.78
Buffer Shrubs Provided: 1958
BUFFER NO. 4 (West):
Development Area Adjacent to: ROW - Sandy Lane
Buffer Type Required: 20'W Type 'D' Buffer Required
Legnth of Buffer: 501
REQUIRED TREES:
Buffer Trees Required (5 Trees per 100 LF): 25.05
Buffer Trees Provided: 26
REQUIRED SHRUBS:
Buffer Shrubs Required (Continuous Double Row Hedge, 3'OC): 334.00
Buffer Shrubs Provided: 335
BUFFER CONDITIONS:
1. Walls as required/provided, buffer must be on the adjacent property side of the wall
2. Palms may not constitute more than 50% of the required buffer trees and must be planted on a 2:1 Ratio
3. See notes for minimum requirements for Buffer Areas
GENERAL TREE REQUIREMENT:
GENERAL TREES
Total Development Area (SF): 943,822.00
Total Tree Requirements (1 per site area / SF): 3,500.00
Total General Trees Required: 269.66
Total General Trees Provided: 270
GENERAL TREE CONDITIONS:
1. Not more than 50% of the required Number of General Trees may be Palms
2. See notes for minimum requirements for General Trees & Palms
HERITAGE TREES:
Total Number of Heritage Trees: 1
NOTES:
One (1) Heritage Tree was Damaged by Hurricane Irma and must be removed. This Tree will not be replaced due to an act of God. See Accompanyng Arborist's Report.
Total Number of Heritage Trees Retained: 1
GENERAL TREE CREDITS:
Total Number of Native Trees Preserved in-place (Min 5"CAL) 1
Total Number of Native Palms Preserved in-place (Min 8"CT) 0
Total Number of General Tree Credits (5:1 for Trees, 3:1 for Palms) 5
SITE DEVELOPMENT STANDARDS
ENTITLEMENTS:
Zoning Resolution (Where Applicable): Z-2015-21
Project Zoning & Land Use Category: MPD
Project Development Area (SF): 930,474.00
GENERAL SITE DATA:
Minimum Required Open Space Percentage (% by Ordinance 2015-21): 370,260.00
Total Number of Buildings: 2
Total Vehicular Use Area (SF): 239,489.00
Total Number of Buffers Required 4
CODE LANDSCAPE PLAN | Calculations:
SCALE: 1"= 60'-0"
0 30' 60
THE COLONNADE AT ESTERO
Village of Estero, Florida
PREPARED FOR: Lifestar Communities, Inc.
SHEET TITLE: CODE LANDSCAPE PLAN Calculations (Sheet 1 of 1)
Oak Hammock Office Park at Whiskey Creek
8260 Whiskey Creek Drive, Suite 210
Fort Myers, FL 33907
Office: (239) 985-1200
Web: www.holemontes.com
Florida Certificate Of Authorization No. 7772
HOLEMONTES
PLANNERS LANDSCAPE ARCHITECTS LAND SURVEYORS
SINCE 1980
2022/02/09 Village RAI
2022/01/12 Village RAI
2021/09/30 Revised Architecture & RAI
2021/09/20 Village RAI
REVISIONS
THESE DRAWINGS ARE NOT VALID UNLESS SIGNED & SEALED BELOW / ORIGINAL
WILLIAM E. PRYSLAK, ASLA, FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT REG. NO. 342
DRAWN BY: WEP
DATE: 09/30/21
PROJECT NO.: 2014078B
DRAWING NO.: 2014078B-LC0B-Colonnade
SHEET REFERENCE: 100 LANDSCAPE
SHEET SET NO.: LC-1.00
SHEET NO.: 1 of 17



LEGEND:

PLANT ID TAG LEGEND:

XX / XX SUB-TERM	CODE REQUIRED TREE & PALM MATERIAL
XX / XX SUB-TERM	CODE REQUIRED SHRUB & GROUNDCOVER MATERIAL
XX / XX	OPTIONAL TREE, PALM & ACCENT MATERIAL (NOT REQUIRED BY CODE)
XX / XX	OPTIONAL SHRUBS AND GROUNDCOVER MATERIAL (NOT REQUIRED BY CODE)

FOLLOWING 'SUB-TERMS' REFLECT STATUS OF ID TAGS:

BUFFER:	PLANTS INSTALLED TO MEET BUFFER REQUIREMENTS
GENERAL:	PLANTS INSTALLED TO MEET GENERAL TREE REQUIREMENTS
INTERNAL:	PLANTS INSTALLED TO MEET INTERNAL LANDSCAPE REQUIREMENTS
CANOPY:	PLANTS INSTALLED TO MEET CANOPY TREE REQUIREMENTS
BUILDING:	PLANTS INSTALLED TO MEET BUILDING PERIMETER PLANTING REQUIREMENTS
DETENTION:	PLANTS INSTALLED TO MEET DRY DETENTION GENERAL TREE CREDITS
ENHANCED:	PLANTS INSTALLED TO MEET ZONING OR BETTERMENT CRITERIA REQUIREMENTS

PERFORMANCE NOTES & REQUIREMENTS:

1. THIS PERMIT SET CONTAINS MULTIPLE SHEETS OF WHICH COLLECTIVELY MUST BE EXECUTED TOGETHER TO BE IN COMPLIANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT ALL OF THE SHEETS IN THIS SET HAVE BEEN ACQUIRED PRIOR TO BIDDING AND EXECUTION.
2. PRIOR TO THE EXECUTION OF ANY WORK ON-SITE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE APPROPRIATE INSPECTIONS OF SUBSTATION COMPLIANCE WITH THE LANDSCAPE, IRRIGATION, & LIGHTING PLANS, AS DESIGNED, AND DETERMINING THAT THE PROJECT IS IN COMPLIANCE WITH PERMIT DOCUMENTS, BOTH ORIGINAL AND SUBSEQUENT, AS A REQUIREMENT TO OBTAIN A CERTIFICATE OF COMPLIANCE WHICH PRECEDES THE C.O.
3. PRIOR TO RECEIPT OF A CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE APPROPRIATE INSPECTIONS OF SUBSTATION COMPLIANCE WITH THE LANDSCAPE, IRRIGATION, & LIGHTING PLANS, AS DESIGNED, AND DETERMINING THAT THE PROJECT IS IN COMPLIANCE WITH PERMIT DOCUMENTS, BOTH ORIGINAL AND SUBSEQUENT, AS A REQUIREMENT TO OBTAIN A CERTIFICATE OF COMPLIANCE WHICH PRECEDES THE C.O.
4. NO PLANTS THAT ARE 'REQUIRED' BY CODE MAY BE LOCATED WITHIN ANY EASEMENTS.
5. ANY CABBAGE PALMS WITH A CLEAR TRUNK OF EIGHT FEET (8'CT) OR GREATER MUST BE PRESERVED AND RELOCATED ON-SITE. CABBAGE PALMS SHALL NOT BE HARVESTED FOR USE OFF-SITE SO LONG AS PROOF OF THERE DELIVERY AND INSTALLATION ELSEWHERE IS PROVIDED AS A CONDITION OF COMPLIANCE.
6. WHERE OVERHEAD POWERLINES ARE PRESENT, PALMS MUST BE AT LEAST A PALM FROND DISTANCE AND TREES MUST BE AT LEAST 10% FEET (10') AWAY, UNLESS THE TREE SPECIES IS SUCH THAT IT WILL NOT GROW AND INTERFERE WITH THE POWERLINES AT MATURITY.
7. TREES MAY NOT BE PLANTED CLOSER THAN FOUR FEET (4') TO ANY CURBS, SIDEWALKS OR FOUNDATIONS UNLESS THE APPROPRIATE ROOT BARRIER PROVISIONS HAVE BEEN INCLUDED. TREES MAY NOT BE PLANTED CLOSER THAN TEN FEET (10') FROM ANY BUILDING (DEPENDING ON BUILDING HEIGHT AND TREE SPECIES).
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING THE APPROPRIATE PROTECTIONS FOR EXISTING VEGETATION AS HEREIN DETAILED. ALL PARKING LOT ISLAND APPLICATIONS SHALL MEET THE REQUIREMENTS OF FILL AND GRADES AS HEREIN DETAILED.

PERFORMANCE NOTES & REQUIREMENTS...cont:

9. THERE IS TO BE A CLEARANCE OF SEVEN AND ONE HALF FEET (7'6") IN FRONT OF AND TO THE SIDES OF ALL FIRE HYDRANTS, FDC, AND CONTROL VALVES
10. ALL TREES AND PALMS PLANTED TO MEET THE REQUIREMENTS OF INTERNAL "CANOPY" TREES (UNLESS NOTED HEREIN AS 'UNDERSTORY') MUST BE PLANTED WHERE ILLUSTRATED ON THE PLANS AND AS THE SPECIES SPECIFIED.
11. THE SAME SPECIES OF PLANT MATERIALS MAY BE ILLUSTRATED WITH DIFFERING SYMBOLS. LEADERS WILL DEFINE THE SPECIES AND ITS APPLICATION. THE SYMBOL WILL GENERALLY REFECT THE CATEGORY THE MATERIAL IS INTENDED TO MEET. ACTUAL GRAPHIC SYMBOLS MAY VARY. SEE ID TAGS FOR SPECIFIC USES.
12. ALL PLANTING REQUIRED BY THE LAND DEVELOPMENT CODE IN EFFECT MUST BE INSTALLED WITH A LAYER OF MULCH NOT LESS THAN TWO INCHES (2") IN DEPTH. SEE PLANT SCHEDULE FOR THE SPECIFICATION OF MULCH.
13. ALL TREES PLANTED TO MEET THE REQUIREMENTS OF CODE SHALL MEET THE MINIMUM STANDARDS DEFINED HEREIN. NO LESS THAN 75% OF ALL REQUIRED TREES AND SIX (6') ALL REQUIRED SHRUBS SHALL BE NATIVE SPECIES.
14. NOT MORE THAN TEN PERCENT (10%) OF THE REQUIRED BUILDING PERIMETER LANDSCAPE AREA (WHERE APPLICABLE) SHALL BE PLANTED IN SOD.
15. THE CONTRACTOR SHALL NOTE AND ACKNOWLEDGE THAT THESE APPROVED PERMIT DOCUMENTS INCLUDE SUPPORTING CALCULATIONS, SPECIFICATIONS, REQUIREMENTS, AND CONDITIONS THAT ARE NOT ILLUSTRATED ON THIS SHEET. HOWEVER, ARE MADE PART OF THE REQUIREMENTS OF WORK TO BE EXECUTED.
16. ALL PLANT MATERIAL SPECIFIED FOR THIS PROJECT SHALL BE FLORIDA NO. 1 QUALITY OR BETTER (UNLESS SPECIFIED OTHERWISE AS FLORIDA FANCY) AS DEFINED BY GRADES & STANDARDS (LATEST EDITION).
17. ALL TREES AND PALMS PLANTED ALONG ALL PEDESTRIAN WALKWAYS MUST BE MAINTAINED WITH AT LEAST 8 FEET OF CLEARANCE.

IRRIGATION LEGEND (LANDSCAPE PLAN SET ONLY):

SYMBOL	DESCRIPTION
RS	AUTOMATIC IRRIGATION TIMER / MOISTURE SENSOR (SEE DETAILS & SPECIFICATIONS)
P	IRRIGATION WELL / PUMP STATION (SEE DETAILS AS APPLICABLE)
M	IRRIGATION METER / BACK FLOW PREVENTION DEVICE (SEE DETAILS AS APPLICABLE)
	SLEEVING (SCH. 40 PVC)

IRRIGATION NOTES:

1. FORMAL IRRIGATION PLANS FOR THIS PROJECT HAVE NOT BEEN DEVELOPED AND ARE NOT GENERALLY PART OF THE PERMIT SUBMITTAL DOCUMENTS. THE CONTRACTOR SHALL PROVIDE SAID IRRIGATION DESIGNS PRIOR TO THE SUBMISSION OF BIDS OR SHALL MAINTAIN AS-BUILT DRAWINGS AS PART OF THE EXECUTION OF ANY WORK ON THIS PROJECT. ALL IRRIGATION REQUIRED AS PART OF THE CERTIFICATE OF COMPLIANCE PROCESS DEFINED BY THE LOCAL PERMITTING AGENCY.
2. THE IRRIGATION GUIDELINES SHEET REFER TO THE ABSENCE OF IRRIGATION PLANS ONLY FOR THE PURPOSES OF THE DEVELOPMENT ORDER PERMIT SUBMITTAL, IF APPLICABLE.
3. SHEET IR-1 (IRRIGATION GUIDELINES & DETAILS) IS PART OF AND INCLUDED WITH THESE PERMIT DOCUMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR FOLLOWING THE NORMS OF THIS SHEET AND THE RESULTING IRRIGATION SYSTEM INSTALLED MUST BE COMPLIANT WITH THOSE TERMS AS A PREREQUISITE FOR SUBSTANTIAL COMPLIANCE.
4. A WATER USE PERMIT (CONSUMPTIVE USE PERMIT) MUST BE OBTAINED PRIOR TO THE EXECUTION OF WORK ON THIS PROJECT. IF A METER IS SPECIFIED OR BEING USED, COORDINATION WITH THE RELATIVE UTILITY IS REQUIRED (IMPACT FEES MAY BE REQUIRED).

ALTERNATE LANDSCAPE BETTERMENT PLAN (ALBP) NOTES & DESIGN REVIEW BOARD CONDITIONS:

ALBP NOTES & REQUIREMENTS:

1. THE ALBP CONDITIONS ARE LIMITED TO THE NORTH BUFFER (BUFFER NO. 1) REQUIREMENTS ADJACENT TO THE ESTATES ON THE ESTERO RIVER COMMUNITY FOR THIS PROJECT.
2. THE PLAN MUST ILLUSTRATE A DESIGN THAT IS BETTER THAN IS REQUIRED BY CODE. A NARRATIVE WILL BE OFFERED TO DESCRIBE THE BETTERMENT CONCEPT OFFERED HEREIN.
3. THE FOLLOWING CRITERIA MUST BE MET:
   - THE MINIMUM AMOUNT OF OPEN SPACE MUST BE MET.
   - THE PLAN MUST BE LABELED AS AN "ALTERNATE LANDSCAPE BETTERMENT PLAN."
   - 100% OF THE EFFECTED TREES & MUST BE NATIVE.
   - THE PROPOSED PLAN MUST INCLUDE ALL OF THE MATERIAL TO BE INSTALLED.
   - THE PROPOSED PLAN MUST EXCEED THE INTENT OF THE MINIMUM STANDARDS OF CODE.
   - ANY CHANGES TO THE PLAN MUST BE DONE AS A MINOR CHANGE TO THE DEVELOPMENT ORDER
4. THIS ALTERNATE LANDSCAPE BETTERMENT PLAN IS SPECIFICALLY BEING OFFERED TO ADDRESS THE CONDITIONS SET FORTH IN ORDINANCE 2015-021 WITH RESPECT TO THE NORTHERN BUFFER. ALL OTHER CONDITIONS OF THE ORDINANCE AND THE LAND DEVELOPMENT CODE ARE INTENDED TO BE MET.

NOTES:

1. CABBAGE PALMS (AN SABAL PALMS, IF NOTED OR ILLUSTRATED ANYWHERE IN THIS PLAN SET, ARE COMMON NAMES FOR "SABAL PALMETTO." THESE ARE THE SAME PLANT.

ALBP NARRATIVE:

1. PER THE CONDITIONS NOTED IN ORDINANCE 2015-021, THE NORTHERN BUFFER IS TO INCLUDE ONE HUNDRED AND SIXTY FOUR (164) TWENTY FOOT TALL (20'H) LIVE OAKS TREES IN THE REQUIRED BUFFER. PER THE REQUIREMENTS OF OF THE LDC, THESE BUFFER TREES ARE TYPICALLY REQUIRED TO BE ON THE ADJACENT RESIDENTIAL SIDE OF THE WALL.
2. THE APPLICANT BELIEVES THAT THE PROFESSIONAL SOLUTION TO MEETING THE INTENT OF THE ZONING CONDITION ILLUSTRATED IS TO POPULATE THE REQUIRED TREES ON BOTH SIDES OF THE WALL TO AFFORD BOTH THE NECESSARY DISTANCE BETWEEN THE REQUIRED SIZE OF TREES, AND TO GIVE THESE TREES THE NECESSARY SPACE TO SURVIVE LONG TERM. IN DOING THIS, THE APPLICANT WILL EFFECTIVELY BE WIDENING THE WITH OF THE BUFFER BY ADDING A GREATER DISTANCE BETWEEN THESE TREES.
3. THE APPLICANT ACKNOWLEDGES THIS REQUIREMENT AND DESIRES TO MAINTAIN THE INTENT OF THE REQUIREMENT IN A FASHION THAT IS HORTICULTURALLY CORRECT AND SUSTAINABLE LONG TERM.
4. THE APPLICANT HAS MET WITH STAFF, THE ESTERO DESIGN REVIEW BOARD AND THE ESTATES ON THE ESTERO RIVER HOME OWNER'S ASSOCIATION (ADJACENT RESIDENTIAL AFFECTED COMMUNITY) TO DISCUSS THE MATTER IN DETAIL. THE FOLLOWING ARE THE COMMENTS RENDERED THAT ARE BEING ADDRESSED HERE:
   - THE MINIMUM AMOUNT OF REQUIRED MATERIALS AND SIZES DEFINED IN THE ZONING CONDITIONS ARE BEING MET.
   - AT LEAST 1/2 OF THE REQUIRED MATERIALS ARE ON THE RESIDENTIAL SIDE OF THE WALL.
   - THE BUFFER WILL BE GRADED SUCH THAT THEY WOULD PREFER TO SEE MORE OF A VARIETY OF MATERIALS IN THE BUFFER (MORE THAN JUST THOSE LIVE OAKS. FOLLOW, POTENTIAL DISEASE, AND LEAF/ACORN LITTER WERE NOTED AS CONCERNS
   - TREES & PALMS WILL BE LOCATED AS SUCH AS TO NOT CAUSE LONG TERM DAMAGE TO THE REDUCED WALL.
   - THE INTENT TO PROVIDE AS MUCH BUFFERING FROM THE PROJECT SITE TO THE RESIDENTIAL SITE MUST BE PROVIDED WITHIN THE ALTERNATIVE LOCATIONS AND SPECIES SUGGESTED.

BETTERMENT PLAN CONDITIONS:

CONDITIONS OFFERED:

ORDINANCE 2015-21 REQUIRES THAT 164 TREES BE INSTALLED PER THE ADOPTED ZONING CONDITIONS. THIS ALTERNATIVE LANDSCAPE BETTERMENT PLAN OFFERS THE FOLLOWING AS CONDITIONS THAT FURTHER ENHANCE THOSE DEFINED IN THE ADOPTED ORDINANCE:

- SABAL PALMS AT STAGGERED HEIGHTS OF 12'CT-20'CT ARE ADDED TO PROVIDE A GREATER DIVERSITY OF PLANT MATERIALS AND TO ADD DESIGN TEXTURE.
- SABAL PALMS ADDED TO THE BUFFER WILL BE PROVIDED ON A 3:1 BASIS AS A BETTERMENT TO THE USE OF A SINGLE TREE SPECIES (3:1 REQUIRED BY CODE).
- SOME OF THE REQUIRED 20'H TREES WILL BE POPULATED ON THE SOUTH SIDE OF THE BUFFER WALL TO PROVIDE MORE APPROPRIATE BALANCE OF PLANTINGS, A MORE APPROPRIATE SPACING OF PLANTING BASED ON INSTALLATION SIZE, AND A GREATER DEPTH OF BUFFER LANDSCAPING.
- SABAL PALMS IN THE VICINITY OF THE ADJOINING LIFT STATION WILL PROVIDE FAR BETTER LONG TERM RELIEF TO ANY POTENTIAL ROOT INCURSIONS TO THE UNDERLYING PIPE SYSTEM THAN LIVE OAKS IN THE SAME LOCATION.
- 113 LIVE OAKS AND 30 SABAL PALMS WILL BE PLANTED ON THE NORTH SIDE OF THE WALL. 30 LIVE OAKS, 19 SABAL PALMS, AND 6 BALD CYPRESS WILL BE PLANTED ON THE SOUTH SIDE OF THE WALL.
- THE 6 BALD CYPRESS ARE OFFERED TO REPLACE 6 OAKS ON THE NORTH SIDE OF THE WALL TO PROVIDE RELIEF FROM THE IMPACT OF THE LIVE OAKS ON THE ADJACENT SF PROPERTIES SIDE YARD (AS REQUESTED BY THE LOT OWNER).
- OF THE 164 LIVE OAKS REQUIRED BY ZONING CONDITIONS, AT TOTAL OF 143 LIVE OAKS (20'H), 6 BALD CYPRESS (20'H), AND 48 SABAL PALMS (16 CROSSED AT 3:1 WITH STAGGERING HEIGHTS BETWEEN 10'-20'CT) ARE BEING PROVIDED, PROVING FOR A TOTAL NUMBER OF INSTALLED TREES/PALMS CREDITED AT 165.

PROPOSED RATIO AND MIX OF TREES & PALMS FOR THE NORTH BUFFER:

NORTH BUFFER TREE PLANTING MIX AND SPECIES RATIO (164 TOTAL TREES REQUIRED | 168 PROVIDED)

NORTH SIDE OF WALL (ADJACENT RESIDENTIAL):
- LIVE OAKS (109)
- SABAL/CABBAGE PALMS (24 – NET 8).
- TOTAL BUFFER TREES PROVIDED = 117

SOUTH SIDE OF WALL:
- LIVE OAKS (30)
- SABAL PALMS (112).
- SABAL/CABBAGE PALM (18 – NET 6).
- TOTAL BUFFER TREES PROVIDED = 48

ALTERNATE LANDSCAPE BETTERMENT PLAN | Key Sheet:

SCALE: 1"= 60'-0"

Oak Hammock Office Park at Whiskey Creek Drive
8260 Whiskey Creek Drive, Suite 210
Fort Myers, Florida 33967
Office: (239) 985-1200
Web: www.HoleMontes.com
Florida Certificate Of Authorization No. 1773

HOLEMONTES
PLANNING • ARCHITECTURE • INTERIOR DESIGN • LANDSCAPE ARCHITECTURE • SURVEYING
SINCE 1986

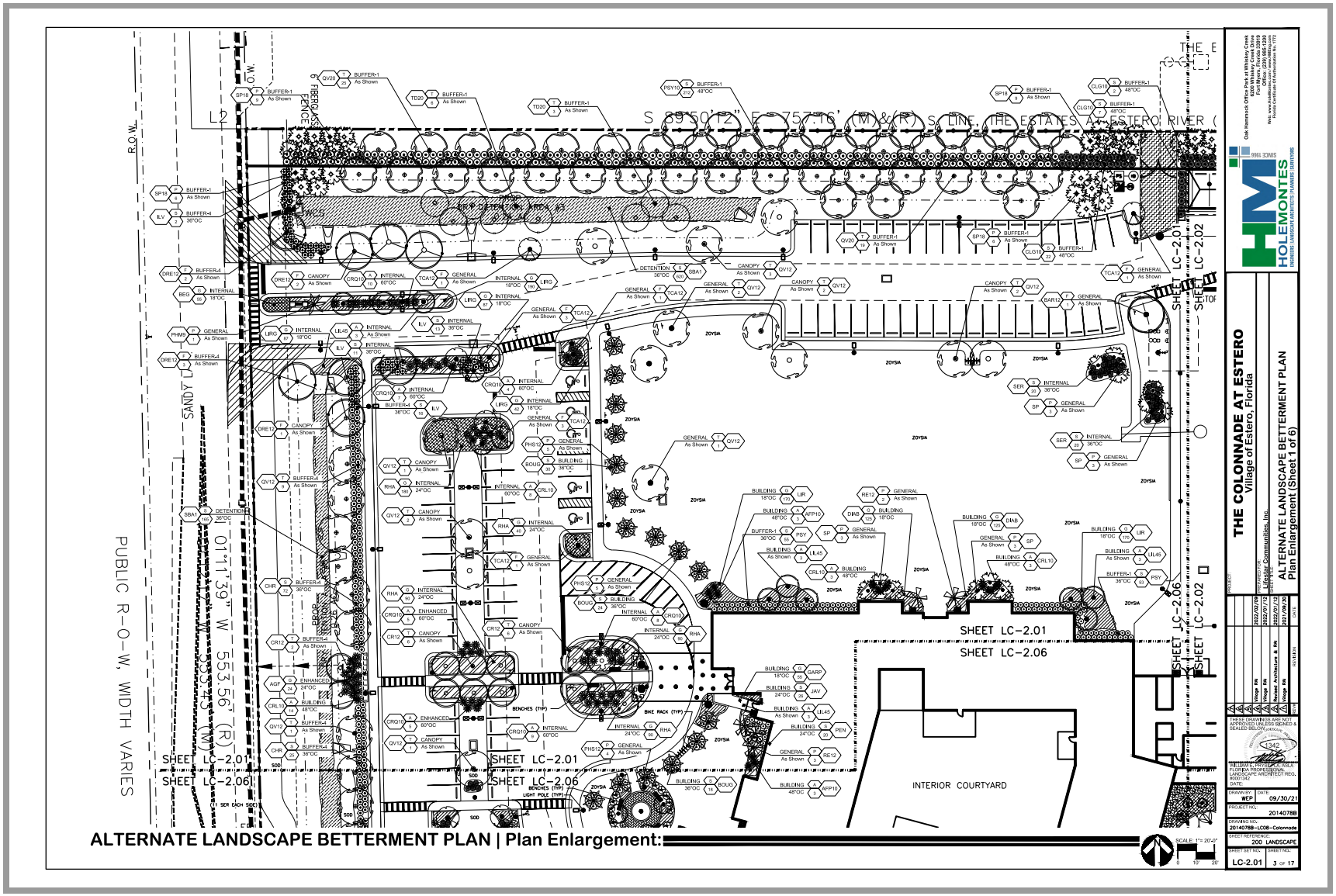
THE COLONNADE AT ESTERO
Village of Estero, Florida

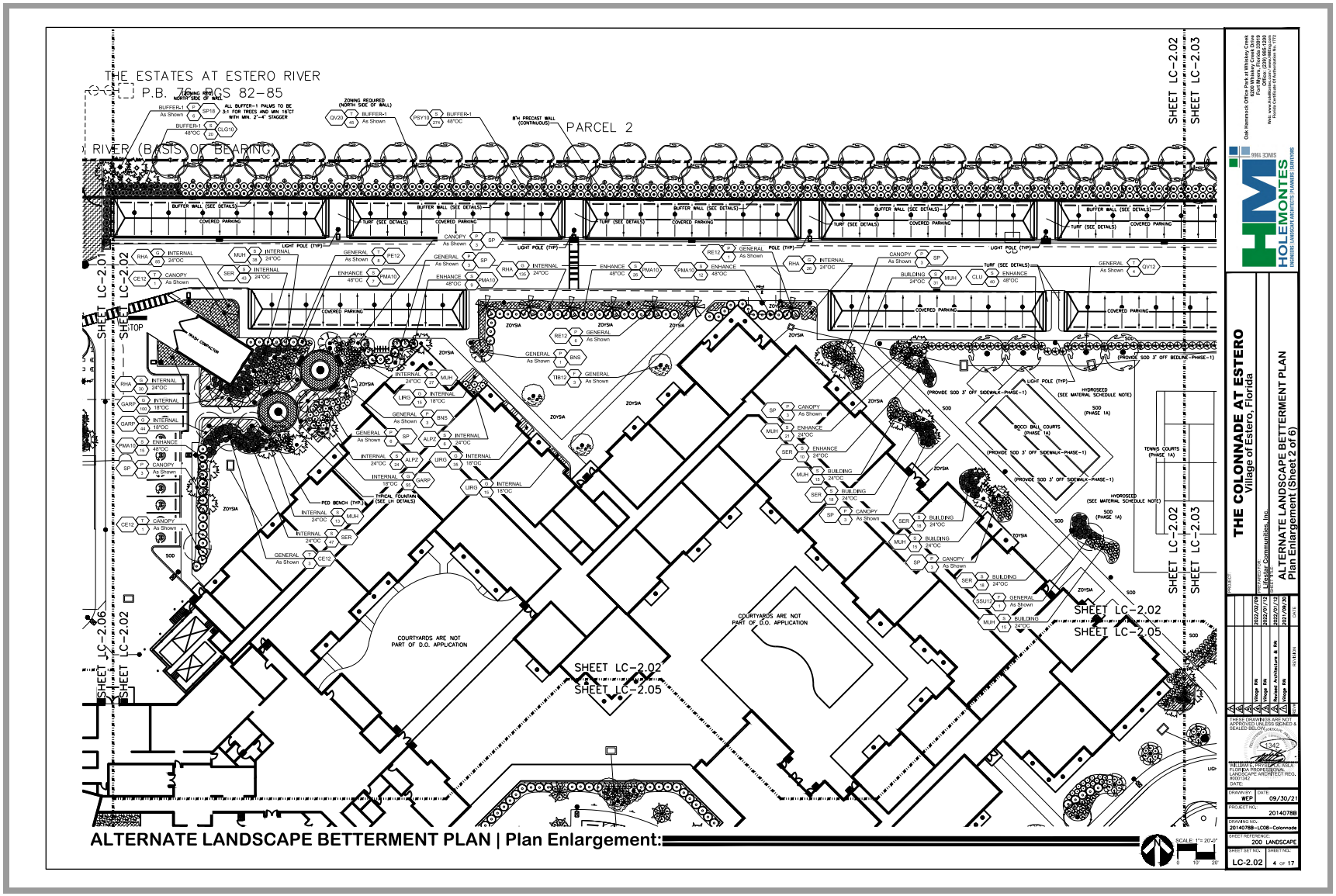
ORGANIZATION: Estero Communities, Inc.
PROJECT:

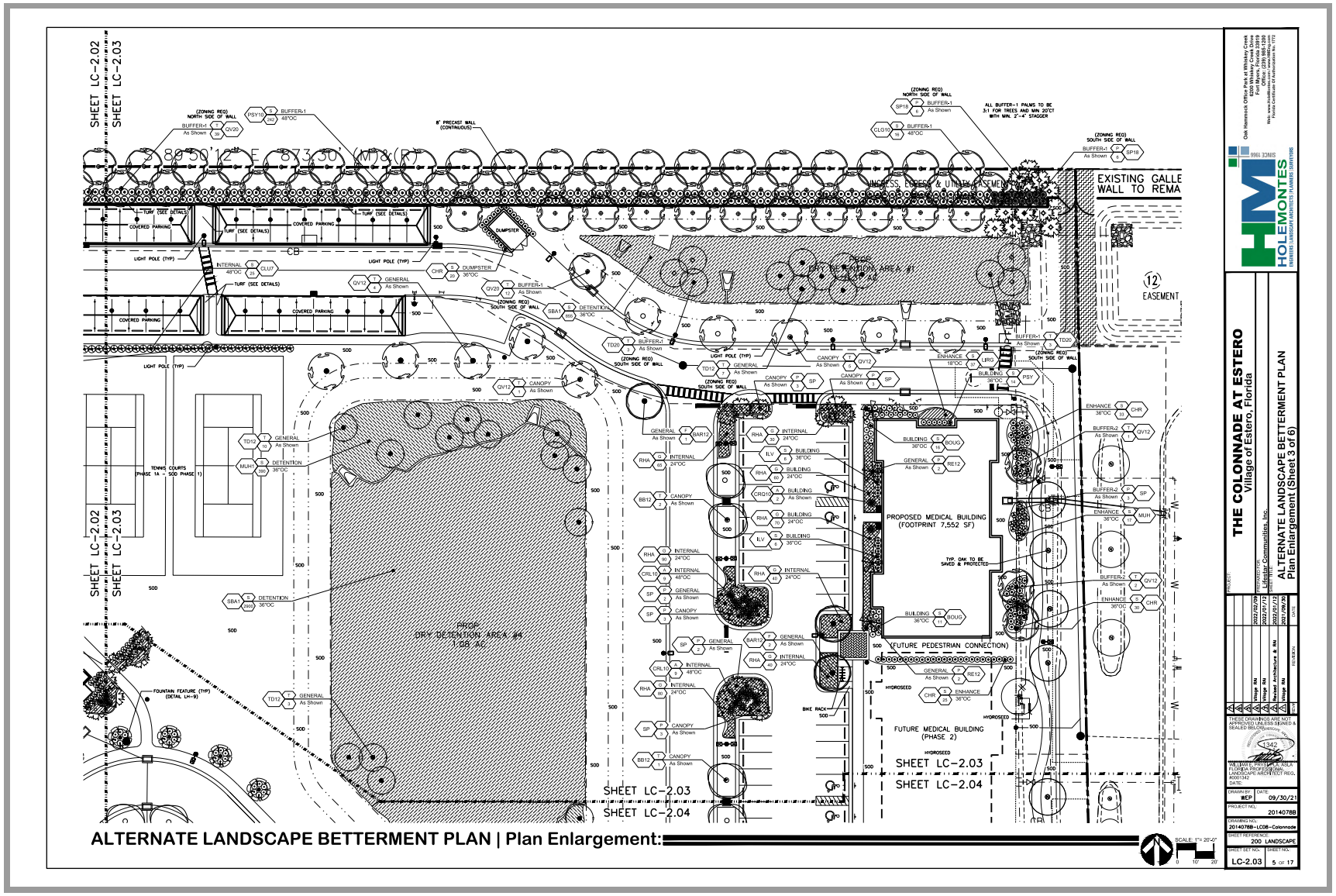
1	Village RAI	2022/02/09	
2	Village RAI	2022/03/14	
3	Revised Architecture & RAI	2022/05/12	
4	Village RAI	2021/09/30	

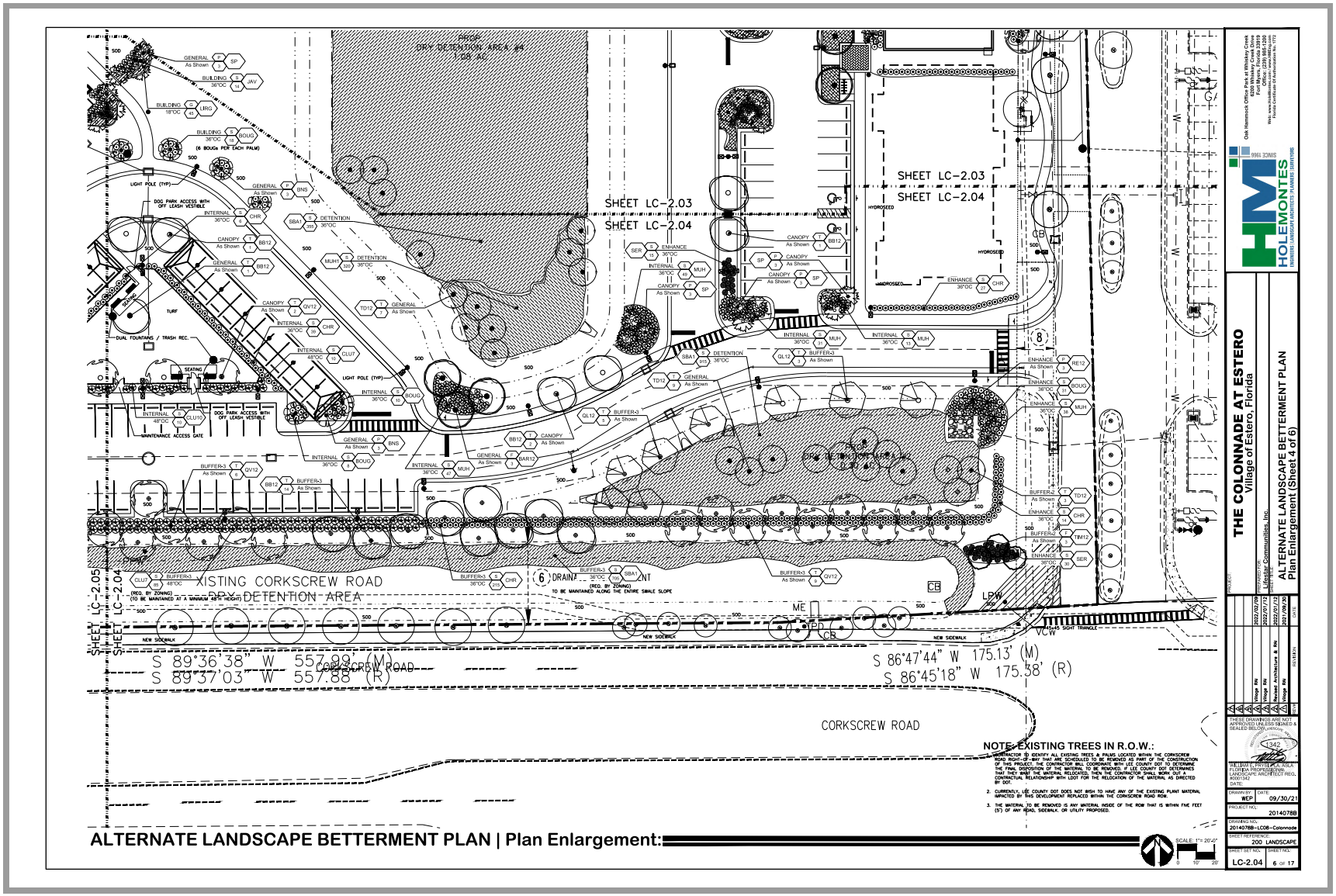
ALTERNATE LANDSCAPE LANDSCAPE PLAN
Key Sheet (Sheet 1 of 1)

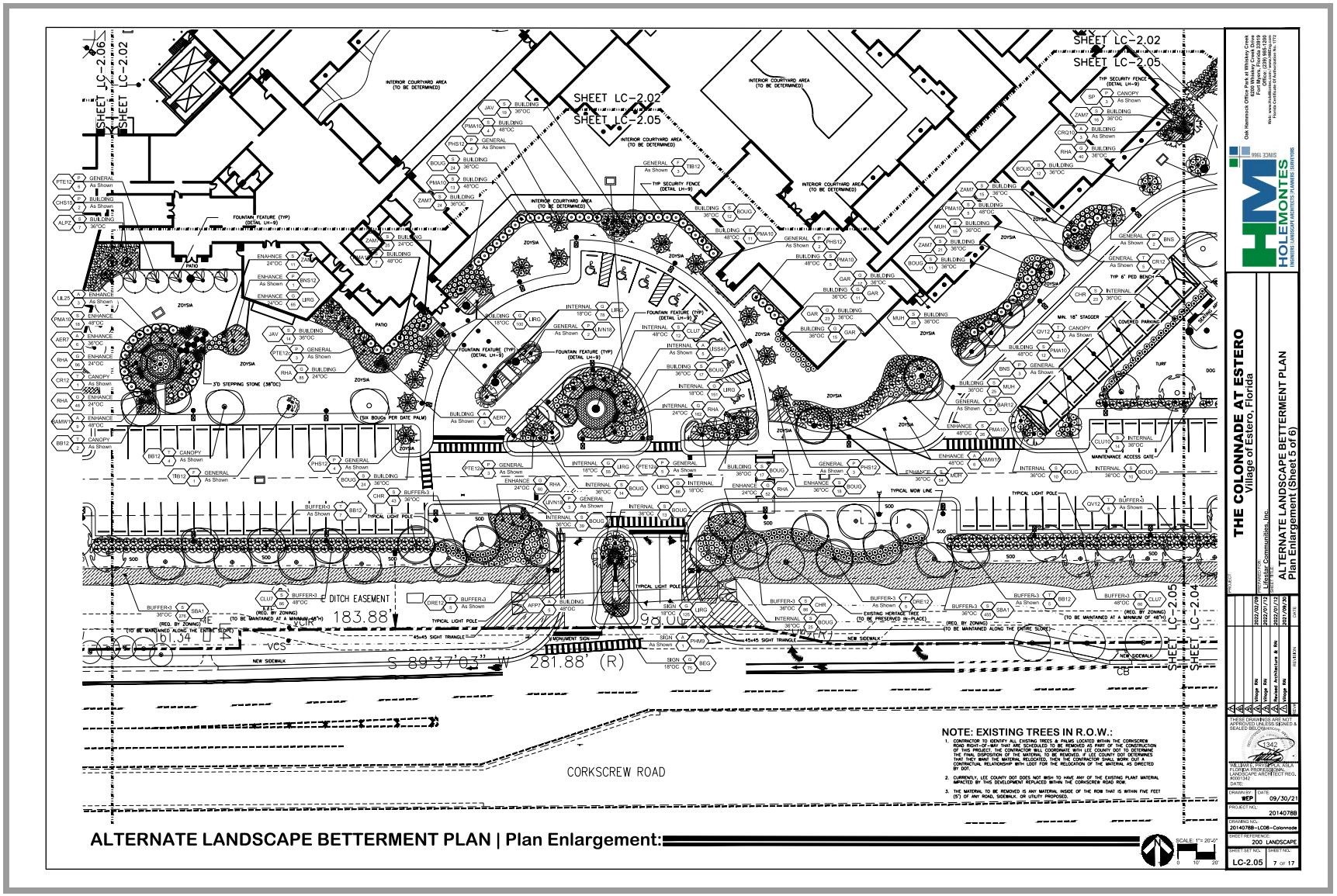
THESE DRAWINGS ARE NOT VALID UNLESS SIGNED & SEALED BELOW.
WILLIAM E. PHILLIPS, JR. FLORIDA REGISTERED LANDSCAPE ARCHITECT REG. NO. 1342
DATE:
DRAWN BY: WEP
DATE: 09/30/21
PROJECT NO.: 2014078B
DRAWING NO.: 2014078B-LC08-Colonnade
SHEET REFERENCE: 200 LANDSCAPE
SHEET SET NO.: LC-2.00
SHEET NO.: 2 OF 17

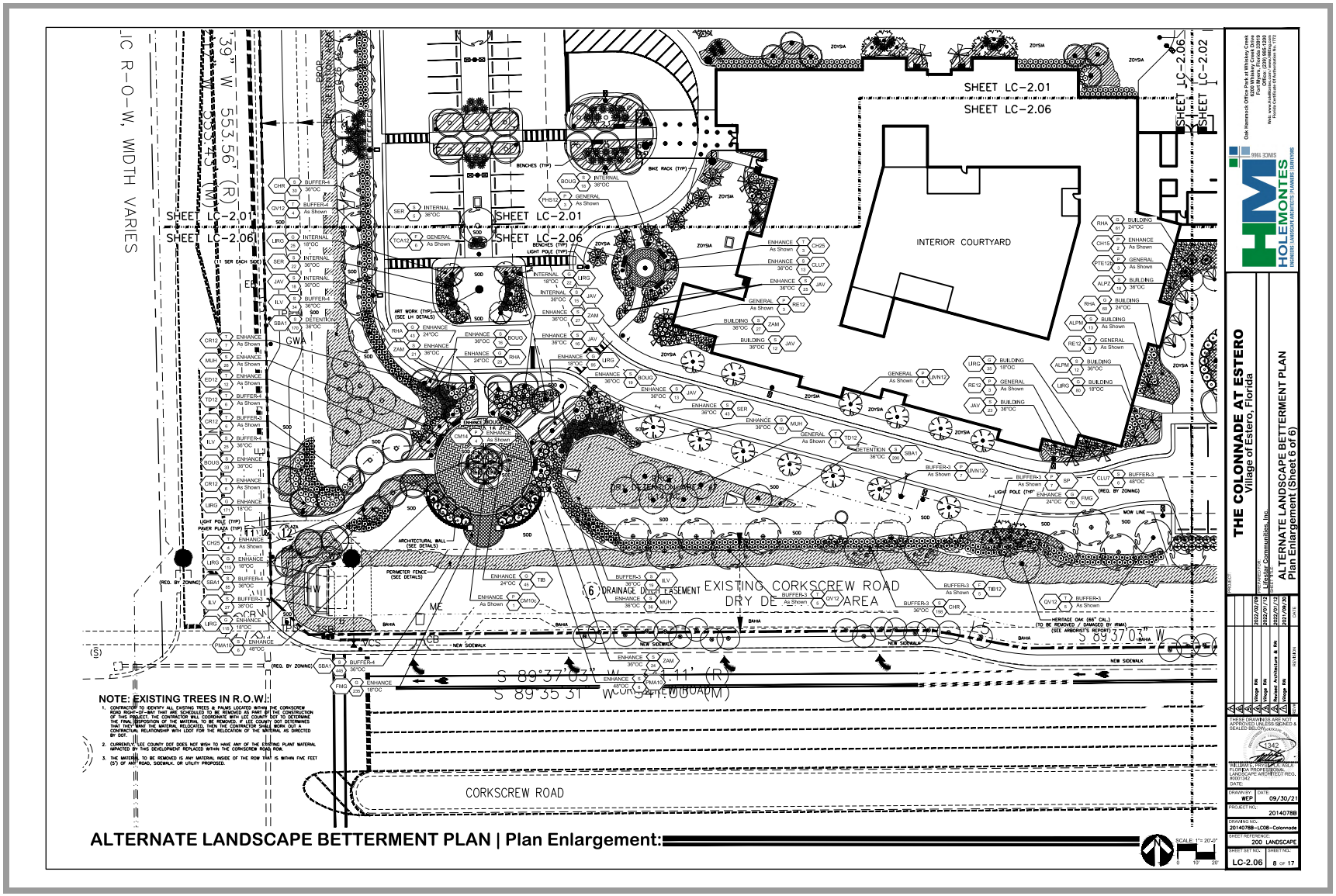

ALTERNATE LANDSCAPE BETTERMENT PLAN | Plan Enlargement:
THE COLONNADE AT ESTERO
Village of Estero, Florida
ALTERNATE LANDSCAPE BETTERMENT PLAN
Plan Enlargement (Sheet 1 of 6)
HOLEMONTES
LC-2.01
SHEET LC-2.01
SHEET LC-2.06
INTERIOR COURTYARD
PUBLIC R-O-W, WIDTH VARIES
R.O.W.
SAND CT.
BENCHES (TYP)
BIKE RACK (TYP)
LIGHT POLE (TYP)
SOD
ZOYSIA

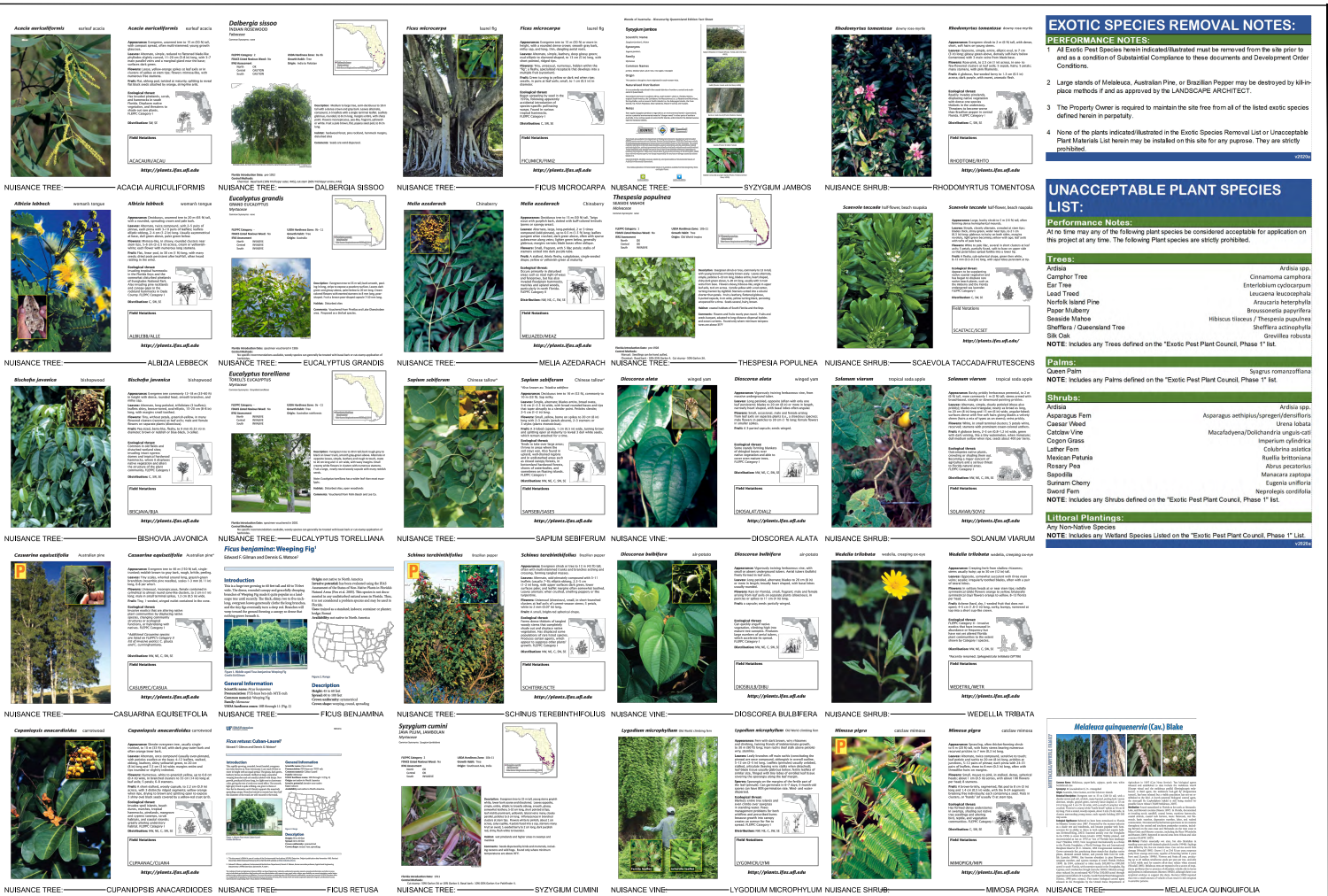

THE ESTATES AT ESTERO RIVER
P.B. 76, PGS 82-85
RIVER (BASIS OF BEARING)
PARCEL 2
SHEET LC-2.02
SHEET LC-2.03
SHEET LC-2.01
SHEET LC-2.06
SHEET LC-2.05
COURTYARDS ARE NOT PART OF D.O. APPLICATION
ALTERNATE LANDSCAPE BETTERMENT PLAN | Plan Enlargement:
SCALE: 1"= 20'-0"
THE COLONNADE AT ESTERO
Village of Estero, Florida
ALTERNATE LANDSCAPE BETTERMENT PLAN
Plan Enlargement (Sheet 2 of 6)
HOLEMONTES
DRAWN BY: WEP
DATE: 09/30/21
PROJECT NO.: 2014078B
DRAWING NO.: 2014078B-LC08-Colonnade
SHEET REFERENCE: 200 LANDSCAPE
SHEET SET NO.: LC-2.02
SHEET NO.: 4 of 17


SHEET LC-2.02
SHEET LC-2.03
S 89°30'12" E 873.30' (M)&(R)
EXISTING GALLE
WALL TO REMA
INGRESS, EGRESS & UTILITY EASEMENT
12
EASEMENT
8' PRECAST WALL (CONTINUOUS)
DUMPSTER
LIGHT POLE (TYP)
TURF (SEE DETAILS)
COVERED PARKING
CB
PROP. DRY DETENTION AREA #1 1.34 AC
PROPOSED MEDICAL BUILDING (FOOTPRINT 7,552 SF)
TYP. OAK TO BE SAVED & PROTECTED
(FUTURE PEDESTRIAN CONNECTION)
FUTURE MEDICAL BUILDING (PHASE 2)
TENNIS COURTS (PHASE 1A - SOD PHASE 1)
PROP. DRY DETENTION AREA #4 1.08 AC
FOUNTAIN FEATURE (TYP) (DETAIL LH-9)
BIKE RACK
HYDROSEED
SHEET LC-2.03
SHEET LC-2.04
ALTERNATE LANDSCAPE BETTERMENT PLAN | Plan Enlargement:
SCALE: 1"= 20'-0"
THE COLONNADE AT ESTERO
Village of Estero, Florida
ALTERNATE LANDSCAPE BETTERMENT PLAN
Plan Enlargement (Sheet 3 of 6)
HOLEMONTES
LC-2.03
5 of 17


PROP. DRY DETENTION AREA #4
1.08 AC
SHEET LC-2.03
SHEET LC-2.04
SHEET LC-2.05
EXISTING CORKSCREW ROAD
DRY DETENTION AREA
CORKSCREW ROAD
S 89°36'38" W 557.98' (M)
S 89°37'03" W 557.88' (R)
S 86°47'44" W 175.13' (M)
S 86°45'18" W 175.38' (R)
NOTE: EXISTING TREES IN R.O.W.:
ALTERNATE LANDSCAPE BETTERMENT PLAN | Plan Enlargement:
THE COLONNADE AT ESTERO
Village of Estero, Florida
ALTERNATE LANDSCAPE BETTERMENT PLAN
Plan Enlargement (Sheet 4 of 6)
HOLEMONTES
LC-2.04
6 of 17


ALTERNATE LANDSCAPE BETTERMENT PLAN | Plan Enlargement:
CORKSCREW ROAD
NOTE: EXISTING TREES IN R.O.W.:
THE COLONNADE AT ESTERO
Village of Estero, Florida
ALTERNATE LANDSCAPE BETTERMENT PLAN
Plan Enlargement (Sheet 5 of 6)
LC-2.05


ALTERNATE LANDSCAPE BETTERMENT PLAN | Plan Enlargement:
NOTE: EXISTING TREES IN R.O.W.
1. CONTRACTOR TO IDENTIFY ALL EXISTING TREES & PALMS LOCATED WITHIN THE CORKSCREW ROAD RIGHT-OF-WAY THAT ARE SCHEDULED TO BE REMOVED AS PART OF THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR WILL COORDINATE WITH LEE COUNTY DOT TO DETERMINE THE FINAL DISPOSITION OF THE MATERIAL TO BE REMOVED. IF LEE COUNTY DOT DETERMINES THAT THEY WANT THE MATERIAL RELOCATED, THEN THE CONTRACTOR SHALL WORK OUT A CONTRACTUAL RELATIONSHIP WITH LDOT FOR THE RELOCATION OF THE MATERIAL AS DIRECTED BY DOT.
2. CURRENTLY, LEE COUNTY DOT DOES NOT WISH TO HAVE ANY OF THE EXISTING PLANT MATERIAL IMPACTED BY THIS DEVELOPMENT REPLACED WITHIN THE CORKSCREW ROAD ROW.
3. THE MATERIAL TO BE REMOVED IS ANY MATERIAL INSIDE OF THE ROW THAT IS WITHIN FIVE FEET (5') OF ANY ROAD, SIDEWALK, OR UTILITY PROPOSED.
CORKSCREW ROAD
INTERIOR COURTYARD
EXISTING CORKSCREW ROAD DRY DETENTION AREA
DRAINAGE DITCH EASEMENT
SHEET LC-2.01
SHEET LC-2.06
THE COLONNADE AT ESTERO
Village of Estero, Florida
ALTERNATE LANDSCAPE BETTERMENT PLAN
Plan Enlargement (Sheet 6 of 6)
HOLEMONTES
LC-2.06
8 of 17



EXOTIC SPECIES REMOVAL NOTES:

PERFORMANCE NOTES:

1. All Exotic Pest Species herein indicated/illustrated must be removed from the site prior to and as a condition of Substantial Compliance to these documents and Development Order Conditions.
2. Large stands of Melaleuca, Australian Pine, or Brazilian Pepper may be destroyed by kill-in-place methods if and as approved by the LANDSCAPE ARCHITECT.
3. The Property Owner is required to maintain the site free from all of the listed exotic species defined herein in perpetuity.
4. None of the plants indicated/illustrated in the Exotic Species Removal List or Unacceptable Plant Materials List herein may be installed on this site for any purpose. They are strictly prohibited.

UNACCEPTABLE PLANT SPECIES LIST:

Performance Notes:

At no time may any of the following plant species be considered acceptable for application on this project at any time. The following Plant species are strictly prohibited.

Trees:

Ardisia	Ardisia spp.
Camphor Tree	Cinnamoma camphora
Ear Tree	Enterlobium cyclocarpum
Lead Tree	Leucaena leucocephala
Norfolk Island Pine	Araucaria heterphylla
Paper Mulberry	Broussonetia papyrifera
Seaside Mahoe	Hibiscus tiliaceus / Thespesia populnea
Shefflera / Queensland Tree	Shefflera actinophylla
Silk Oak	Grevillea robusta

NOTE: Includes any Trees defined on the "Exotic Pest Plant Council, Phase 1" list.

Palms:

Queen Palm	Syagrus romanzoffiana

NOTE: Includes any Palms defined on the "Exotic Pest Plant Council, Phase 1" list.

Shrubs:

Ardisia	Ardisia spp.
Asparagus Fern	Asparagus aethipius/sprengeri/densifloris
Caesar Weed	Urena lobata
Catclaw Vine	Macafadyena/Dolichandria unguis-cati
Cogon Grass	Imperium cylindrica
Lather Fern	Colubrina asiatica
Mexican Petunia	Ruellia brittoniana
Rosary Pea	Abrus pecatorius
Sapodilla	Manacara zaptopa
Surinam Cherry	Eugenia uniflorla
Sword Fern	Nepronlepis cordifolia

NOTE: Includes any Shrubs defined on the "Exotic Pest Plant Council, Phase 1" list.

Littoral Plantings:

Any Non-Native Species

NOTE: Includes any Wetland Species Listed on the "Exotic Pest Plant Council, Phase 1" List.

Oak Hammock Office Park at Whiskey Creek
8230 Whiskey Creek Drive, Fort Myers, FL 33967
Office: (239) 985-1200
Web: www.HoleMontes.com
Florida Certificate Of Authorization No.: 7772

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SINCE 1980

PROJECT: THE COLONNADE AT ESTERO
Village of Estero, Florida

PREPARED FOR: Forestar Communities, Inc.

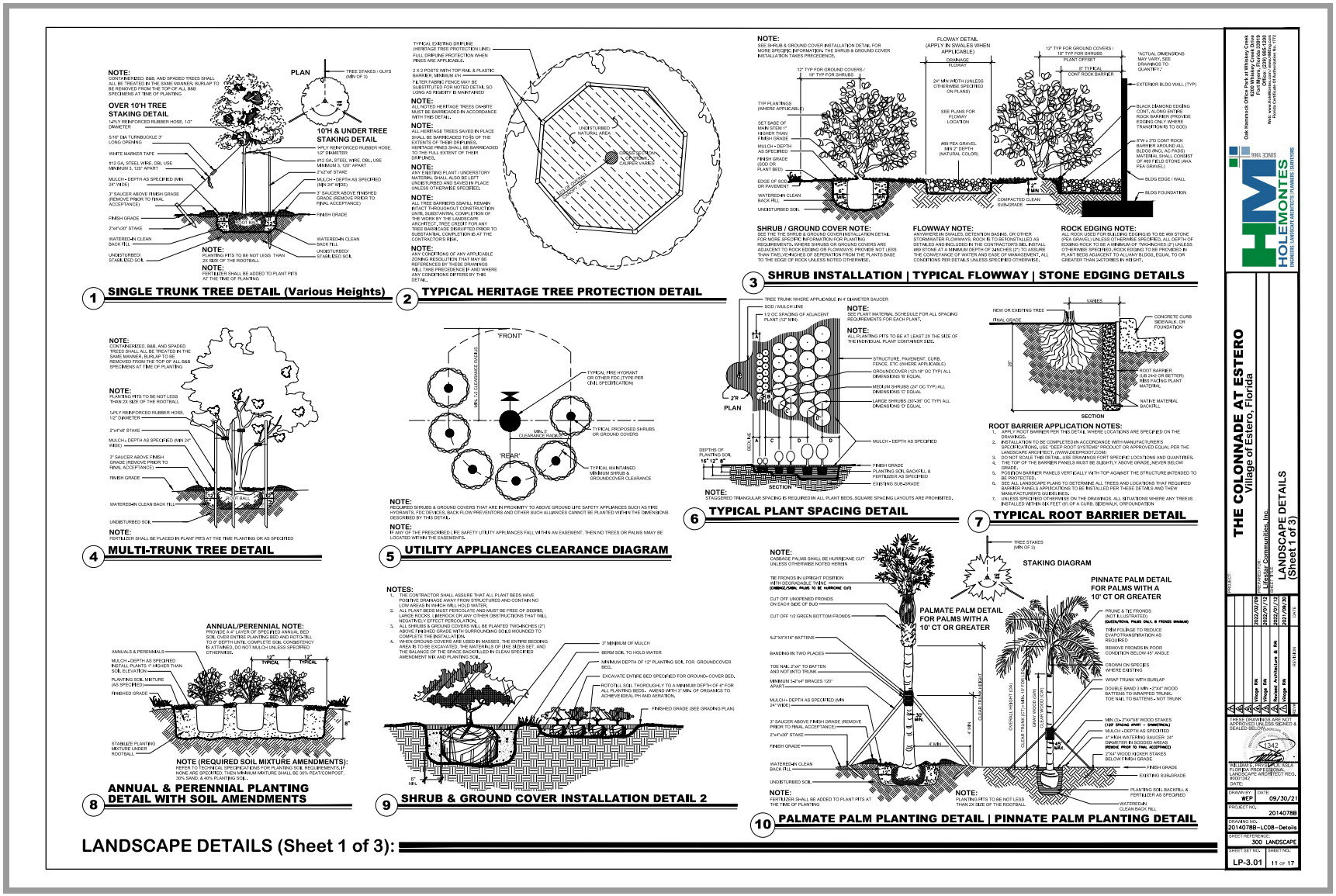
SHEET TITLE: EXOTIC & NUISANCE PLANT SPECIES (Sheet 1 of 1)

NO.	DESCRIPTION	BY	DATE
1	Village RAI	Harvard Architecture & RAI	2022/02/09
2	Village RAI	Harvard Architecture & RAI	2022/01/12
3	Village RAI	Harvard Architecture & RAI	2022/05/12
4	Village RAI	Harvard Architecture & RAI	2021/09/30

THESE DRAWINGS ARE NOT VALID UNLESS SIGNED & SEALED BELOW

STATE OF FLORIDA
1342
WILLIAM E. PYSHER, JR. ASLA, FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT REG. NO. 1342
DATE:

DRAWN BY: WEP
DATE: 09/30/21
PROJECT NO.: 2014078B
DRAWING NO.: 2014078B-LCD8-Details
SHEET REFERENCE: 300 LANDSCAPE
SHEET SET NO.: LP-3.00
SHEET NO.: 10 OF 17


1 SINGLE TRUNK TREE DETAIL (Various Heights)
2 TYPICAL HERITAGE TREE PROTECTION DETAIL
3 SHRUB INSTALLATION | TYPICAL FLOWWAY | STONE EDGING DETAILS
4 MULTI-TRUNK TREE DETAIL
5 UTILITY APPLIANCES CLEARANCE DIAGRAM
6 TYPICAL PLANT SPACING DETAIL
7 TYPICAL ROOT BARRIER DETAIL
8 ANNUAL & PERENNIAL PLANTING DETAIL WITH SOIL AMENDMENTS
9 SHRUB & GROUND COVER INSTALLATION DETAIL 2
10 PALMATE PALM PLANTING DETAIL | PINNATE PALM PLANTING DETAIL
LANDSCAPE DETAILS (Sheet 1 of 3):
THE COLONNADE AT ESTERO
Village of Estero, Florida
LANDSCAPE DETAILS (Sheet 1 of 3)
LP-3.01

PLANT INSTALLATION & MAINTENANCE STANDARDS

INSTALLATION STANDARDS:

1 **INSTALLATION**: plant materials must be installed in soil conditions that are conducive to the proper growth of the plant material. Limerock located within planting areas must be removed and replaced with native or growing quality soil before planting. A plant's growth habit must be considered in advance of conflicts that might be created (e.g. views, signage, overhead power lines, lighting, buildings, circulation). Trees may not be placed where they interfere with site drainage, subsurface utilities, or overhead utility lines, or where they will require frequent pruning in order to avoid interference with overhead power lines.

2 All landscape materials must be installed in a recognized horticultural correct manner. At a minimum, the following installation requirements must be met:

A All landscape areas must be mulched unless vegetative cover is already established.

B Light poles must be located outside of all parking islands containing required or specified trees.

C Trees and shrubs used in buffers must be planted in a minimum width area equal to one-half the required width of the buffer. However, in no case may the planting area be less than five-feet in width (5'W).

D All landscaped areas must be provided protection from encroachment by any type of vehicle.

E All required plants used in buffers and landscaping must be installed using xeriscape principles. Xeriscape principles include water conservation through drought-tolerant landscaping, the use of appropriate plant material, mulching, and the reduction of sodded areas.

F Utility or drainage easements may overlap required buffers; however, no code required trees or shrubs may be located in any utility easement unless a written statement, from the entity holding the beneficial interest in the easement, is submitted specifically stating that the entity has no objection to the landscaping and, that the proposed landscaping will not interfere with the long term maintenance of the infrastructure within easement area. No code required landscaping may be located in any street easement or right-of-way. To avoid conflicts with overhead utility lines, only trees less than twenty feet (20'H) in height at maturity may be used directly adjacent to an overhead line. Variances or deviations from the requirements of this subsection are prohibited.

G Safe sight distance triangles at intersections and vehicle connections. Where an access way intersects a right-of-way or when a property abuts the intersection of two or more rights-of-way, a minimum safe sight distance triangular area must be established. Within this area, vegetation must be planted and maintained in a way that provides unobstructed visibility at a level between thirty inches (30") and eight-feet (8') above the crown of the adjacent roadway. Landscaping must be located in accordance with the roadside recovery area provisions of the state of Florida Department of Transportation's manual of uniform minimum standards for design, construction, and maintenance of streets and highways (FDOT green book) where appropriate.

H Where signage is located within or adjacent to landscape buffer areas, all trees and shrubs located within landscape buffer must be located so as not to block the view of signage.

I If a wall is proposed, but not required, then the required buffer plantings must be installed on the exterior side (between the wall and the abutting property or street right-of-way) of the wall or fence. Where a non-opaque decorative fence is proposed, but not required, the planting my straddle the fence so long as not less than fifty percent (50%) of the plant material is on the abutting property side of the decorative fence.

INITIAL MAINTENANCE STANDARDS:

1 **Maintenance of Landscaping**: the OWNER is responsible for maintaining the required landscaping in a healthy and vigorous condition at all times. Tree and palm staking must be removed within twelve (12) months after installation. All landscapes must be kept free of refuse, debris, disease, pests, and weeds. Ongoing maintenance to prohibit the establishment of prohibited invasive exotic species is required. The CONTRACTOR is responsible for maintenance through substantial compliance.

2 **Pruning**: vegetation required by this code may only be pruned to promote healthy, uniform, natural growth of the vegetation (except where necessary to promote health, safety, and welfare) and be in accordance with "American National Standard for Tree Care Operations – Tree, Shrub, and Other Woody Plant Maintenance – Standard Practices (Pruning) (A300, part 1)" by the American National Standard Institute, and "Best Management Practices: Tree Pruning" by the International Society of Arboriculture (ISA).

Trees must not be severely pruned to permanently maintain growth at a reduced height or spread. Pruning must not interfere with the design intent of the original installation. Severely pruned trees must be replaced by the property owner. Replacement trees must meet the minimum tree size requirements of local code. A plant's growth habit must be considered in advance of conflicts which might arise (i.e. views, signage, overhead power lines, lighting, circulation, sidewalks, buildings, and similar conflicts). Any 'hat-racking, balling, or topping" of trees is prohibited.

3 **Maintenance Schedule**: A monthly landscape maintenance meeting shall be held between the Contractor of Record (or highered Maintence Contrator) and OWNER to review and address landscape maintenance issues. These meetings shall include a site drive-through to observe landscape conditions and identify problem areas to be addressed by the landscape maintenance contractor. The landscape contractor shall implement the maintenance guidelines for turf, trees, palms, shrubs and groundcovers found below and communicate to the client any changes, discrepancies or alterations to the maintenance schedule and techniques.

4 See the accompanying "Landscape Mannagement Manual" for specific outline, conditions, and tasks for succesful ongoing care of the landscape implemented.

v2020a

PERMITTING, GRADING, & PLANTING

PERMITTING NOTES:

1 **WORK PREPARATION**; The CONTRACTOR shall be responsible for the location of all utilities and services both underground and overhead prior to the commencement of work. Protection of all utilities, appliances, and services throughout the course of work is required.

2 **COORDINATION OF WORK**; Coordinate all work with all trades so as to avoid and conflict with the execution of work by others. The OWNER shall not be responsible for the damage to plant materials caused by any trades through the course of work prior to final acceptance. The condition of plant material shall be in accordance to the quality standards specified herein.

3 **UTILITY LOCATIONS**; Call "811" at least 48 hours prior to the execution of work to have all underground utilities located. This is a mandatory measure that must be conducted prior to commencement of any work on the project.

4 **VEGETATION REMOVAL**; At no time may any work on the site commence without a valid vegetation removal permit as required by and made part of the permit documents. The CONTRACTOR is fully responsible for obtaining this permit prior to work and for any consequences that arise for the lack thereof.

5 **CONTRACTOR UTILITIES**; The CONTRACTOR assumes full responsibility for executing these documents as drawn, specified, and required. Any rework associated with the failure to execute these documents as illustrated shall be done at the CONTRACTOR'S consequence unless duly coordinated with the OWNER and LANDSCAPE ARCHITECT in writing prior to substantial compliance.

GRADING NOTES:

1 **GRADING & DRAINAGE**; it shall be the responsibility of the CONTRACTOR to finish grade all landscape areas eliminating all bumps, depressions, rocks, sticks, or other debris prior to the installation of any plant material. The CONTRACTOR shall also be responsible for maintaining positive sheet flow drainage away from all structures and in accordance with all drainage ways shown or implied on the civil grading & drainage drawings. See detail this sheet for additional flow way work requirements.

2 **FINE GRADING**; All areas will be fine graded with a drag mat or grading rake to blend all imperfections and to remove surface debris (in excess of two-inches; 2") prior to sodding, mulching, and as a condition of final acceptance

3 **STABILIZING GRADES**; The CONTRACTOR will be responsible for stabilizing grades using approved methods prior to landscape installation. Any repairs, alterations, or efforts to restore specified grades must be done prior to sodding or mulching.

4 **ROUGH GRADING**; Rough grading must be reviewed and approved by either the ENGINEER or LANDSCAPE ARCHITECT prior to final grading or the commencement of any landscape installations. All grades must be maintained as delineated on the site civil grading & drainage drawings as a prerequisite to final acceptance.

LANDSCAPE PLANTING EXECUTION:

1 **Sod**; Sod used on the project shall be type specified herein and shall be provided throughout or as indicated. All swales and drainage system berms shall be sodded unless indicated otherwise. All disturbed areas off-site shall be sodded or replaced with like vegetation damaged or removed prior to final acceptance.

2 **Guarantees**; The CONTRACTOR shall provide a guarantee and warrant all workmanship, products, and plant materials for a period of not less than one (1) year from the date of final acceptance. No guarantees that warrant any of the aforementioned for a period of time less than that stated herein shall be considered valid. Those drawings supersede any time period that are may conflict. The CONTRACTOR may not offer any warranties or guarantees that are less than those indicated in these contract documents. The CONTRACTOR shall indemnify the OWNER against any documents signed that may conflict with this requirement for the CONTRACTOR to fulfill.

3 **Soil Testing**; The CONTRACTOR is fully responsible for providing and bearing the costs for all soil tests, soil amendments, and/or fertilizers that may be indicated as necessary through a soil test analysis. If the CONTRACTOR does not provide soil tests as specified, the CONTRACTOR shall bear full responsibility for any adverse impacts affected by the failure to execute these tasks or for any improper fertigation that may be applied.

4 **Plant locations**; The CONTRACTOR shall field locate all plant material either by staking or placement of plants in containers for review and approval of the LANDSCAPE ARCHITECT prior to installation. Any movement of re-execution of work determined necessary by the LANDSCAPE ARCHITECT due to the failure to have locations pre-approved will be reworked at the CONTRACTOR'S consequence.

5 **Specifications**; Any failure by the CONTRACTOR to adhere to the specifications herein delineated within these documents may require the re-execution of work/services, replacement of materials, or rejection of work applied.

6 **Grow bags**; Trees or any other materials previously grown in grow bags or grow bag material are strictly prohibited.

7 **Familiarity with Documents**; See all plans, details, and specification sheets for a complete outline of requirements for the project.

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CONSTRUCTION PERFORMANCE REQUIRMENTS:

PERFORMANCE NOTES

1 **MULTIPLE DRAWING SHEETS**; This permit set contains multiple sheets of which collectively must be executed together to be in compliance. It is the CONTRACTOR'S responsibility to assure that all of the sheets in this set have been acquired and are the most current consistent with the approved development order or any amendments thereto prior to bidding and execution. If there is any doubt, contact the LANDSCAPE ARCHITECT prior to the commencement of work to have assurance. Working with an obsolete set of drawings will be the sole responsibility of the CONTRACTOR to bear.

2 **VEGETATION REMOVAL**; Prior to the execution of any work on-site, the CONTRACTOR will acquire the appropriate vegetation removal permits as may/are required by the local jurisdictional agency. Any failure to obtain the appropriate permits prior to the execution of work are the responsibility of the CONTRACTOR.

3 **CERTIFICATRE OF COMPLIANCE**; Prior to receipt of a certificate of occupancy (CO), the CONTRACTOR shall be responsible for coordinating the appropriate inspections of substantial compliance with the LANDSCAPE ARCHITECT. The LANDSCAPE ARCHITECT will be required to determine that the project is in compliance with the permit documents, conditions, and stipulations as a requisite to obtain a certificate of compliance (CC) which precedes the CO.

4 **PLANTING IN EASEMENTS**; No plants that are 'required' by code may be located within any utility or public easements. Drainage and lake maintenance easements may be planted so long as there are no obstructions to water flow or access for maintenance.

5 **OVERHEAD POWERLINES**; Where overhead powerlines are present, palms must be at least a palm frond distance away and trees must be at least ten feet (10') away, unless the tree species is such that it will not grow and interfere with the specific powerlines at maturity.

6 **PLANTING NEAR BUILDINGS;** Trees may not be planted closer than eight feet (8') to any curbs, sidewalks or foundations unless the appropriate root barrier provisions have been included (see details). Trees may not be planted closer than ten feet (10') from any building (depending on building height and tree species).

7 **SITE PROTECTIONS**; The CONTRACTOR shall be responsible for providing and maintaining the appropriate protections for existing vegetation as herein detailed. All parking lot island applications shall meet the requirements of fill and grades as herein detailed.

8 **UTILITY CLEARENCES**; There is to be a minimum clearance of seven and one-half feet (7-'6") in front of and to the sides of all fire hydrants, FDC, meters, and utility control valves.

9 **CANOPY' TREES**; All trees and palms planted to meet the requirements of internal 'Canopy' trees (indicated herein as 'Canopy') must be planted where illustrated on the plans and as the species specified.

10 **PLANT SYMBOL TAGS**; The same species of plant materials may be illustrated with differing symbols. Leaders will define the species and its application. The Plant ID Tags will generally depict the category the material is intended to meet. Actual graphic symbols may vary. See Plant ID Tags for specific uses and the plant schedule for specifications.

11 **MULCH**; All planting required by the local Land Development Code in effect must be installed with a layer of mulch not less than two inches (2") in depth. See plant schedule for the specification of mulch.

12 **MINIMUM NATIVE SPECIES** ; All trees planted to meet the requirements of code shall meet the minimum standards defined herein. Not less than 75% of all required trees and 50% of all required shrubs must be native species, unless noted to be more restrictive.

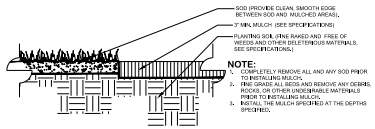
13 **BUILDING PERIMETER PLANTING**; Not more than ten percent (10%) of the required building perimeter landscape area (where applicable) may be planted in sod. Within the jurisdictional limits of the Village of Estero, not more than ten percent (10%) of the required internal landscape areas may be planted in sod and all dry detention basins must be fully planted with natives' grasses or other wetland herbaceous material.

14 **SUPPORTING DOCUMENTS**; The CONTRACTOR shall note and acknowledge that these approved permit documents include supporting calculations, specifications, requirements, and conditions that are not illustrated on this sheet. However, are made part of the requirements of work to be executed.

15 **PLANT QUALITY**; All plant material specified for this project shall be Florida no. 1 quality or better (unless specified otherwise as Florida fancy) as defined by grades & standards (latest edition).

16 **NUISANCE PLANT SPECIES**; The entire project site as defined by these documents must maintain all exotic nuisance species as herein indicated free from the site in perpetuity.

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11 MULCH APPLICATION DETAIL

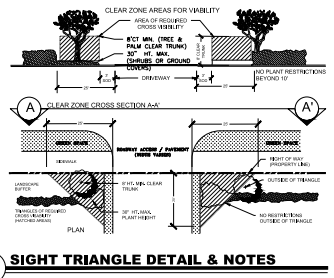
LANDSCAPING WITH SIGHT DESIGN TRIANGLES.

SAFE SIGHT DISTANCE TRIANGLES AT INTERSECTION AND ACCESS POINTS WHERE A DRIVEWAY ACCESS WAY INTERSECTS A RIGHT-OF-WAY OR WHEN A PROPERTY ABUTS THE INTERSECTION OF TWO OR MORE RIGHTS-OF-WAY, A MINIMUM SAFE SIGHT DISTANCE TRIANGULAR AREA SHALL BE ESTABLISHED, WITHIN THIS AREA, VEGETATION SHALL BE PLANTED AND MAINTAINED IN A WAY THAT PROVIDES UNOBSTRUCTED VISIBILITY AT A LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE THE CROWN OF THE ADJACENT ROADWAY. LANDSCAPING LOCATED WITHIN THE ROADSIDE RECOVERY AREA SHALL BE IN ACCORDANCE WITH THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION'S MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE OF STREETS AND HIGHWAYS (DOT GREEN BOOK) WHERE APPROPRIATE. POSTS FOR ILLUMINATING FIXTURES, TRAFFIC CONTROL, AND STREET NAME SIGNS SHALL ALSO BE PERMITTED, SO LONG AS THE MINIMUM EQUIPMENT IS NOT WITHIN THE PRESCRIBED CLEAR SPACE.

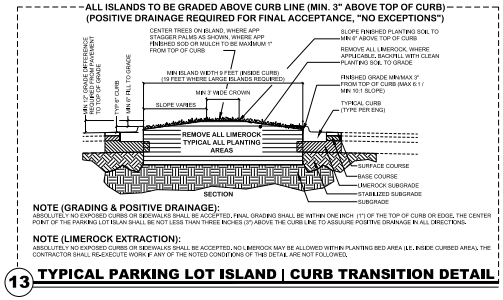
WHERE AN ACCESSWAY ENTERS A RIGHT-OF-WAY, TWO SAFE DISTANCE TRIANGLES SHALL BE CREATED DIAGONALLY ACROSS FROM EACH OTHER ON BOTH SIDES OF THE ACCESSWAY. TWO SIDES OF THE TRIANGLE SHALL EXTEND 10 FEET EACHWAY FROM THE POINT OF INTERSECTION FROM THE EDGE OF PAVEMENT AND THE RIGHT-OF-WAY LINE. THE THIRD SIDE OF THE TRIANGLE SHALL BE A LINE CONNECTING THE ENDS OF THE OTHER 2 SIDES.

WHERE A PROPERTY ABUTS THE INTERSECTION OF TWO RIGHTS-OF-WAY, A SAFE DISTANCE TRIANGLE SHALL BE CREATED. TWO SIDES OF THE TRIANGLE SHALL EXTEND 10 FEET ALONG THE ABUTTING RIGHT-OF-WAY LINES, MEASURED FROM THE POINT OF INTERSECTION. THE THIRD SIDE OF THE TRIANGLE SHALL BE A LINE CONNECTING THE ENDS OF THE OTHER 2 SIDES.

THE DEVELOPER SHALL COMPLY WITH ALL OF THE PROVISIONS OF THE APPLICABLE LANDSCAPE REQUIREMENTS AND THE LAND DEVELOPMENT CODE AT THE TIME OF SUBDIVISION OR DEVELOPMENT APPROVAL OR WHEN APPLICABLE.



12 SIGHT TRIANGLE DETAIL & NOTES



NOTE (GRADING & POSITIVE DRAINAGE):
ABSOLUTELY NO EXPOSED CURBS OR SIDEWALKS SHALL BE ACCEPTED. FINAL GRADING SHALL BE WITHIN ONE INCH (1") OF THE TOP OF CURB OR EDGE, THE CENTER POINT OF THE PARKING LOT ISLAND SHALL BE NOT LESS THAN THREE INCHES (3") ABOVE THE CURB LINE TO ASSURE POSITIVE DRAINAGE IN ALL DIRECTIONS.

NOTE (LIMEROCK EXTRACTION):
ABSOLUTELY NO EXPOSED CURBS OR SIDEWALKS SHALL BE ACCEPTED, NO LIMEROCK MAY BE ALLOWED WITHIN PLANTING BED AREA (I.E. INSIDE CURBED AREA). THE CONTRACTOR SHALL RE-EXECUTE WORK IF ANY OF THE NOTED CONDITIONS OF THIS DETAIL ARE NOT FOLLOWED.

13 TYPICAL PARKING LOT ISLAND | CURB TRANSITION DETAIL

LANDSCAPE DETAILS & CONSTRUCTION NOTES (Sheet 2 of 3):

Oak Hammock Office Park at Whiskey Creek
8260 Whiskey Creek Drive
Fort Myers, Florida 33907
Office: (239) 985-1200
Fax: (239) 985-1259
Web: www.HoleMontes.com
Florida Certificate Of Authorization No. 1773

HOLEMONTES
PLANNERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
SINCE 1986

THE COLONNADE AT ESTERO
Village of Estero, Florida

PREPARED FOR:
Lifestar Communities, Inc.

LANDSCAPE DETAILS & NOTES (Sheet 2 of 3)

NO.	DESCRIPTION	DATE
1	Village RAI	2022/02/09
2	Village RAI	2022/01/12
3	Revised Architecture & RAI	2022/05/12
4	Village RAI	2021/09/30

THESE DRAWINGS ARE NOT VALID UNLESS SIGNED & SEALED BELOW.

WILLIAM E. PRYER, PLA, ASLA
FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT REG. NO. 1342
DATE:

DRAWN BY: WEP
DATE: 09/30/21
PROJECT NO.: 2014078B
DRAWING NO.: 2014078B-LCD8-Details
SHEET REFERENCE: 300 LANDSCAPE
SHEET SET NO.: LC-3.02
SHEET NO.: 12 OF 17

ALTERNATIVE PLANT SPECIES:

Acceptable Plant Alternative Notes:

1 **SPECIFIED MATERIALS:** Where the Plant Material Schedule specifies specific plant materials, those materials MUST be installed as prescribed. The written acceptance from the LANDSCAPE ARCHITECT is required for all and any alternatives than those specified on the Plant Material Schedule.

2 **ALTERNATIVE LANDSCAPE BETTERMENT PLAN:** At no time may any plant material or species specified on these plans be altered, changed, or revised when an Alternate Landscape Betterment Plan has been issued. Any changes to plant materials under the conditions of an Alternative Landscape Betterment Plan will warrant a Minor Change to the Development Order and any cost and fees associated to do so.

3 **ALTERNATIVE SPECIES:** Alternates to plants specified herein are acceptable for use on this project and is acknowledged that at times specified species may not be available. However, all alternatives must be accompanied with the written approval of the LANDSCAPE ARCHITECT. Canopy (VUA) trees as identified as such by these drawings as applicable to code conditions must be species that attin a spread of not less than thirty feet (30'S) at maturity. <<*>> Indicates Native Species.

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MINIMUIM PLANT MATERIAL STANDARDS:

PERFORMANCE NOTES

1 **QUALITY:** plant materials used to meet the requirements of this division must meet the standards for Florida No. 1 or better, as defined 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 these stated standards.

2 **NATIVE VARIETIES:** at least seventy-five percent (75%) of the trees and fifty percent (50%) of the shrubs used to fulfill these requirements must be native Florida species.

3 **TREES, PALMS, & SHRUBS:**

Code-Required Trees must be a minimum of ten feet in height (10'H), have a two-inch caliper (2"CAL at 12 inches above the ground) and a four-foot spread (4'S) at the time of installation. Palms must have a minimum of ten feet of clear trunk (10' CT) at planting. Trees having an average mature spread or crown less than twenty feet (20') may be

Larger Substitute Trees used to reduce the minimum number of general trees must be no less than four inches in diameter (4"CAL) at twelve-inches (12') above the ground and no less than sixteen-feet in height (16'H) at the time of planting. The general tree requirement

Shrubs and Hedges: shrubs must be a minimum of twenty-four inches (24"H) (48 inches for Type F-Buffers) in height, at time of planting. Saw palmettos (serenoa repens) and coonties (zamia floridana) may be used as shrubs, provided they are twelve inches in height (12"H) and three-gallon (3G) in size at time of planting. All shrubs must be a

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.

Tree/Palm/Shrub Heights: The height of all trees and shrubs must be measured from the final grade of the project site relative to the location of the plant material in question.

4 **MULCH REQUIREMENTS:** a two-inch (2") 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 twenty-four inches (24") beyond its trunk in all directions. The use of cypress mulch is strongly discouraged.

5 **INVASIVE EXOTICS:** the exotics plants herein noted not be planted (i.e. are prohibited), and must be removed from the project site. Methods to remove invasive exotic plants will either be full removal or kill in place methods as determined by the Owner at the time of development. The development area will be maintained free from invasive exotic plants in perpetuity. (see Exotic Species Removal Sheet).

6 **DRY DETENTION AREAS:** if dry detention areas are planted with native clump grasses in lieu of sod or seeding, then the plants must be a minimum one-gallon (1G) container size planted three-feet on center (3'OC).

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IRRIGATION NOTES:

PERFORMANCE NOTES

1 **Irrigation Drawings;** Formal irrigation plans for this project have been developed, however are not generally part of the permit submittal documents. The CONTRACTOR shall acquire said irrigation system designs from the LANDSCAPE ARCHITECT prior to the submission of bids or the execution work.

2 **As-Built Drawings:** The CONTRACTOR shall maintain as-built drawings as part of the execution of any irrigation work on the project, as-built drawings are required as part of the certificate of compliance process defined by the local permitting agency and will be collected by the LANDSCAPE ARCHITECT as a prerequisite to submission.

3 **Irrigation Guidelines:**The irrigation guidelines sheet may refer to the absence of irrigation plans only for the purposes of the development order permit submittal, if applicable.

4 **Details & Specifications;** Irrigation Guidelines & Details are part of and included with these permit documents. The CONTRACTOR will be responsible for following the details and specifications of this sheet and the resulting irrigation system installed must be compliant with these terms as a prerequisite for substantial compliance if no formal irrigation system design drawings are available from the LANDSCAPE ARCHITECT.

5 **Consumptive Water Use Permit;** A water use permit (consumptive use permit) must be obtained prior to the execution of work on this project. If a meter is specified or being used, coordination with the relative utility is required (impact fees may be required).

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ALTERNATIVE SPECIES LIST:

General Trees (Minimum 30' Spread at Maturity & 75% Native)

Gumbo Limbo	Bursar simaruba
Laurel Oak	Quercus laurifolia
Live Oak	Quercus virginiana
Mahogany	Swietenia mahogany
Mastic Tree	Mastichodendron foetidissium
Paradise Tree	Simarouba glauca
Shady Lady Black Olive	Bucida buceras 'Shady Lady'
Southern Slash Pine	Pinus elliottii 'densa'

General Trees (Minimum 20' Spread at Maturity & 75% Native)

Green Buttonwood	Conocarpus erectus
Orange geiger	Cordia sebestena
Paradise Tree	Simarouba glauca
Pigeon Plum	Coccoloba diversifolia
Satin Leaf	Chrysophyllum oliviforme
Seagrape	Coccoloba uvifera
Silver Buttonwood	Conocarpus erectus 'sericea'

General Trees for Wetland or Detention Basin Applications

Acer rubrum	Red Maple
Bald Cypress	Taxodium distichum
Dahoon Holly	Ilex cassine
Pond Cypress	Taxodium ascendens
Sweetbay Magnolia	Magnolia virginiana

Palms:

Paurotis Palm	Acoelorrhophe wrightii
Royal Palm	Roystonea elata
Sabal Palm	Sabal palmetto

Shrubs (Minimum Size per Code & 50% Native)

Coral Bean	Crythrina herbacea
Cocoplum	Chrysobalanus icaco
Coontie	Zamia floridana
Fakahatchee Grass	Tripsacum dactyloides
Firebush	Hamelia patens
Green Buttonwood	Concarpus erectus
Jamaica Caper	Capparis cynophallophora
Muhly Grass	Mulbergia capillaris
Saw Palmetto	Serenoa repens
Silver Buttonwood	Concarpus erectus 'sericea'
Spanish Stopper	Eugenia foetida
Spartina / Sand Cordgrass	Spartina bakeri
Youpon Holly	Ilex vomitoria

Replacement Plants After Compliance

The plant material noted as acceptable alternatives above may not be conducive to the specific location of the site. This is a generalized list of plant species that are native and work well in most instances throughout the region. However, may not be fully compatible with the site in this location. The Owner, Association, Property Manager, or Contractor is advised to consult with the LANDSCAPE ARCHITECT of record before implementing any alternative species. It is the responsibility of the parties involved in any alternative applications to assure that the material being used is conducive to the application and the location of the site.

IMPORTANT NOTICE TO CONTRACTORS:

CONTRACT & BIDDING DOCUMENTS:

1 The CONTRACTOR upon award of contract for the work depicted in these documents (aka contract documents), acknowledges that the data, plans, terms, conditions, and covenants herein set forth are the sole responsibility of the CONTRACTOR to execute as approved and required by the relevant jurisdictional agencies. The same holds true in that no terms defined by the CONTRACTOR'S agreement with the owner may be less restrictive or warrant otherwise defined herein.

2 The CONTRACTOR upon award of contract further acknowledges that any significant deviations to these approved permit documents (contract documents) will require that as-built drawings and/or minor change applications will be required to be prepared by the CONTRACTOR to the LANDSCAPE ARCHITECT for submittal to the relevant jurisdictional agencies as required.

Any significant deviations to these documents that were conducted by the CONTRACTOR without the specific direction of the OWNER shall become the sole responsibility of the CONTRACTOR to rectify, where and as necessary as directed by the LANDSCAPE ARCHITECT to be compliant with these contract documents. The CONTRACTOR shall be responsible for repairing, correcting, or restoring any deviations to these approved permit documents prior to certification of substantial compliance by the LANDSCAPE ARCHITECT and receipt of a certificate of compliance by the jurisdictional agency.

OR

The CONTRACTOR shall be responsible for the costs and expenses of preparing the required as-built or minor change documents that shall be produced by the LANDSCAPE ARCHITECT. The fees for this service shall not be less than $1,000.00 (plus an additional $100.00 for the minor change application fee, where applicable). The fees shall be paid by the CONTRACTOR to the LANDSCAPE ARCHITECT prior to and as a prerequisite for substantial compliance of the work illustrated herein. Actual final fees and expenses shall be determined based upon the work required, time, and expenses incurred and issued to the CONTRACTOR for payment. Any delays associated with the time taken to apply these services and/or receipt of any relevant certificate of compliance shall be the sole responsibility of the CONTRACTOR.

3 The CONTRACTOR shall be absolved of the responsibility of the aforementioned billable work, services and fees if the significant deviations were directed by the OWNER or APPLICANT and done so in writing and submitted to the LANDSCAPE ARCHITECT prior to execution/certification.

4 The CONTRACTOR must adhere to the entirety of these drawings as delineated, noted, defined, and specified. Any deviations to such must be done so in writing and approved by the LANDSCAPE ARCHITECT and/or OWNER.

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MATERIAL SCHEDULE NOTES:

PERFORMANCE NOTES

1 **QUANTITIES:** plans quantities & references shall take precedence over schedules at all times. If materials are indicated on the schedule and not the drawings or details, then the material is not part of the plans or illustrated depictions of work (NIC). If a material is indicated on the plans and not on the schedule, then contact the LANDSCAPE ARCHITECT immediately for a clarification. All quantities are found on the drawings & the schedule quantities are for reference only. The CONTRACTOR shall provide their own take-offs in accordance with these contract documents.

2 **REFERENCES:** If at any time on the drawings there is a conflict between the actual number of plant materials items (as illustrated) or the quantities in the plant material schedule itself, and the plant leader id tags, the plant leader ID tag shall govern at all times.

3 **LITTORALS:** the littoral planting drawings and required Deep Lake Management Plan trees (where applicable) shall be installed as illustrated and specified herein and per the

All littoral and Deep Lake Management applications must be native species. See littoral planting zone diagram on the calculations sheet for reference to the appropriate planting zone for the of the installation. Aforementioned and/or specified littoral plants. Planting outside of the defined zones per plant type may warrant rejection

Littoral plantings are not required to be irrigated unless delineated as such on the irrigation drawings. Littorals must be maintained with not less than an eighty percent (80%) survival rate in perpetuity (100% at time of substantial compliance as required by code).

The required littoral plants may be indicated on the drawings as "LLP". A selection of not less than three (3) species must be installed as specified on this schedule unless specified otherwise. Combinations of shrubs & trees may be taken in accordance to the ratios defined.

4 **CONTAINER SIZES:** the size of all plant material specified shall supersede any conflicts with containers sizes. The minimum dimensions specified shall govern over container size.

5 **ACCEPTABLE PLANT MATERIAL:** see approved/acceptable plant materials list for plant selections on this project. Minimum native/exotic ratios must be maintained to meet code.

HERITAGE TREE & SABAL (CABBAGE) PALM NOTES:

HERITAGE TREES:

1 The Drawings depict the accurate locations and caliper sizes of the existing Heritage Trees designated both as to remain and to be removed.

2 Due to existing over growth and exotic plant infestations, it is not possible to get an accurate count of the existing heritage trees and cabbage palms on-site which fall into the required status for relocation. The applicant agrees to a condition to have an on-site meeting with representatives of the local jurisdiction and LANDSCAPE ARCHITECT subsequent of the vegetation removal permit and prior to clearing. The objective will be to clear in a manner that saves all existing heritage trees and cabbage palms for the purposes of meeting the intent of the code.

3 If any existing Heritage Trees that are being credited towards the general tree requirements are impacted by development, they will be replaced in common open space areas at a ratio of one (1) twenty foot (20'H) tree of the same or similar species for each Heritage Tree impacted.

4 If any additional Heritage Trees are identified that must be removed due to construction, a minor change shall be submitted to take into account the additional Heritage Tree replacement requirements.

5 Protective barrier fences for native Heritage Tree preservation areas must extend to the full drip line for Heritage Slash Pines and three-quarter (3/4) line for Heritage Oaks or other native Heritage Trees.

6 Where irrigation lines will be installed, they must remain outside of the full drip line for Heritage Slash Pines and three-quarter (3/4) drip line for any other Heritage Trees.

EXISTING SABAL (CABBAGE) PALMS:

1 Cabbage palms with at least eight-feet of clear trunk (8'CT) that need to be relocated will be done in a horticulturally correct manner and in coordination with the LANDSCAPE ARCHITECT or local jurisdictional staff into common open space areas. prior to issuance of any vegetation removal permit, the palms to be relocated must be flagged in the field for local jurisdictional staff inspection, where and as applicable.

2 Due to the lack of accessibility within the site, it is not possible to get a clear count of sabal palms (min 8'CT) that shall be relocated on-site to common open space if impacted by development. The final disposition of these palms shall be documented prior to certificate of compliance.

3 If any additional Cabbage Palms are identified that must be removed due to construction, a minor change shall be submitted to take into account the additional Cabbage Palm replacement requirements.

4 See additional specifications for heritage tree species or Cabbage Palm dispositions and the drawings for locations

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LANDSCAPE MATERIAL SCHEDULE:

Plant Schedule

Project Number: 20140788A-Colonnade at Estero
Date: 1/12/2022

TREES (Florida No. 1)

QTY	SYM	NATIVE	BOTANICAL	COMMON	SPECS	SPACING	ZONE
79	QV12	YES	Quercus virginiana	Live Oak	12'-14'H x 6'-7'S, 2"Cal, 4G	As Shown	1x-3(9)
59	CR12	YES	Cliatia rosea	Pink Apple	12'-14'H x 6'-7'S, 2"Cal, 4G	As Shown	3(9)-11x
15	TD20	YES	Taxodium distichum	Bald Cypress	20'-22'H x 12'-15'S, 6"Cal, 300G	As Shown	1x-3(9)
140	QV20	YES	Quercus virginiana	Live Oak	20'-22'H x 12'-15'S, 6"Cal, 300G	As Shown	1x-3(9)
9	CR12	YES	Conocarpus erectus	Green Buttonwood	12'-14'H x 6'-7'S, 2"Cal, 4G	As Shown	3(9)-11x
8	PE12	YES	Pinus elliottii var. densa	South Florida Slash Pine	12'-14'H x 6'-7'S, 2"Cal, 4G	As Shown	3(9)-11x
52	TD12	YES	Taxodium distichum	Bald Cypress	12'-14'H x 6'-7'S, 2"Cal, 4G	As Shown	1x-3(9)
40	SB12	NO	Bucida buceras 'Shady Lady'	Shady Lady Black Olive	12'-14'H x 6'-7'S, 2"Cal, 4G	As Shown	3(9)-11x
9	QL12	YES	Quercus laurifolia	Laurel / Swamp Oak	12'-14'H x 6'-7'S, 2"Cal, 4G	As Shown	1x-3(9)
12	ED12	NO	Elaeocarpus decipiens	Japanese Blueberry Tree	12'-14'H x 6'-8'S, 3"Cal, 4G	As Shown	9x-11x

FLOWERING TREES (Florida No. 1)

QTY	SYM	NATIVE	BOTANICAL	COMMON	SPECIFICATIONS	SPACING	ZONE
16	TCA12	NO	Tabebuia caraiba	Yellow Tabebuia/Trumpet Tree	12'-14'H x 6'-7'S, 3"Cal, 4GG	As Shown	3(9)-11x
18	CR612	NO	Delonix regia	Royal Poinciana	12'-14'H x 6'-7'S, 3"Cal, 4GG	As Shown	3(9)-11x
10	BAR12	NO	Bahinia x blakeana	Veraecool	12'-14'H x 6'-7'S, 3"Cal, 4GG	As Shown	3(9)-11x
1	SOJ12	NO	Senna surattensis	Glaucous Cassia	12'-14'H x 6'-7'S, 3"Cal, 4GG	As Shown	9x-11x
12	TIB12	NO	Tibouchina granulosa	Purple Glory Tree	12'-14'H x 6'-7'S, 3"Cal, 4GG	As Shown	3(9)-11x
3	TAH12	NO	Tabebuia impetiginosa	Purple Tabebuia/Trumpet Tree	12'-14'H x 6'-7'S, 3"Cal, 4GG	As Shown	3(9)-11x

PALMS (Florida No. 1)

QTY	SYM	NATIVE	BOTANICAL	COMMON	SPECIFICATIONS	SPACING	ZONE
65	SP	YES	Sabal palmetto	Cabbage Palm	10'-12'CT, 18"H Cal. Staggered Heights, Fully Backed	As Shown	8x-3(9)
20	SP12	YES	Sabal palmetto	Cabbage Palm	10'-12'CT, 18"H Cal. DOUBLE, Full Head, Buttressed Trunk	As Shown	8x-3(9)
56	PAD12	NO	Phoenix dactylifera 'Medjool'	Silver Medjool Date Palm	12'-14'CT, 24"-28"DH, Flat Cut	As Shown	9x-11x
48	SP18	YES	Sabal palmetto	Cabbage Palm	16'-20'CT, 18"H Cal. Staggered Heights, Fully Backed	As Shown	8x-3(9)
2	PH66	NO	Phoenix dactylifera 'Medjool'	Medjool Date Palm	30'-35'CT, 32"-42"DH, Diamond Cut	As Shown	1x-3(9)
15	BR6	NO	Bismarckia nobilis 'Silver'	Silver Bismarckia Palm	12'-15'CT, 15'-18'DH, 2SS, Full Head	As Shown	9x-11x
3	CHE16	NO	Chamaerops humilis 'cerifera'	Silver Mediterranean Fan Palm	8'-7'OA, 15G, MS-Triple, Specimen	As Shown	9x-11x
7	CH28	NO	Chamaerops humilis	European Fan Palm	8'-10'OA, 25G/FG, MS-Triple+ Specimen	As Shown	9x-11x
3	PTE13b	NO	Ptychosperma elegans	Solitaire/Alexander Palm	8'-9'OW, 10'-12'CT, 16'-18'OA, MS-Triple, Full Head	As Shown	3(9)-11x
1	BR612	NO	Bismarckia nobilis 'Silver'	Silver Bismarckia Palm	12'-14'CT, 17'-19'DH, 46G, Full Head	As Shown	9x-11x
14	PTE13a	NO	Ptychosperma elegans	Solitaire/Alexander Palm	8'-9'OW, 12'-15'CT, 16'-18'OA, SS, Full Head	As Shown	3(9)-11x
5	LVN18	NO	Livistona nitida	Carnarvon/Nitida Palm	16'-20'OA, FG, Specimen	As Shown	8x-11x
13	LVN12	NO	Livistona nitida	Carnarvon/Nitida Palm	12'-14'OA, 65G/FG, Specimen	As Shown	8x-11x
2	CH15	NO	Chamaerops humilis	European Fan Palm	6'-7'OA, 15G/FG, MS-Triple+ Specimen	As Shown	8x-11x
3	PTE13b	NO	Ptychosperma elegans	Solitaire/Alexander Palm	8'-9'OW, 10'-12'CT, 16'-18'OA, MS-Double, Full Head	As Shown	3(9)-11x
4	CM14	NO	Cocos nucifera 'Maypan'	Maypan Coconut Palm	8'-7'OW, 14'-15'CT, 24'-26'OA, Buttressed Trunk	As Shown	3(9)-11x
1	CM16	NO	Cocos nucifera 'Maypan'	Maypan Coconut Palm	4'-0"OW, 15'-17'CT, 22'-24'OA, Curved Trunk	As Shown	3(9)-11x

SPECIMENS AND ACCENTS (Florida No. 1)

QTY	SYM	NATIVE	BOTANICAL	COMMON	SPECIFICATIONS	SPACING	ZONE
11	AFR7	NO	Aechmea fasciata 'Pool Noir'	Pool Noir Bromeliad	24"H x 20"S, 7G	48"OC	9b-11x
12	ULA6	NO	Ligustrum lucidum	Glossy Privet	9'-10'H x 7'-8'S, SS/FF, 48G	As Shown	7x-3(9)
48	CRL10	NO	Cirrum asiaticum	St. Christopher's Lily	36"H x 36"S, 15G	48"OC	8x-11x
3	CRL20	NO	Crinum x 'Queen Emma'	Queen Emma Crinum Lily	48"H x 48"S, 20G	72"OC	8x-11x
3	ULI3	NO	Ligustrum lucidum	Glossy Privet	7'-8'H x 6'-7'S, SS/FF, 25G	As Shown	7x-3(9)
15	BAM1615	NO	Bambusa vulgaris 'Vitatta'	Over? Bobby Belly Bamboo	6'-8'H x 3'-4'S, Bush Form, 15G	48"OC	9b-11x
3	AER7	NO	Aechmea spp. 'Raspberry'	Raspberry Bromeliad	36"H x 30"S, 7G	36"OC	10x-11x
5	LIS545	NO	Ligustrum sinense 'Sunshine'	Sunshine Privet	9'-10'H x 7'-8'S, SS/FF, 46G	As Shown	7x-9b

SHRUBS (Florida No. 1)

QTY	SYM	NATIVE	BOTANICAL	COMMON	SPECIFICATIONS	SPACING	ZONE
122	PSY	YES	Psychotria nervosa	Wild Coffee	24"H x 18"S, 3G	36"OC	3(9)-11x
309	SER	YES	Serenoa repens	Saw Palmetto	12"H x 12"S, 3G	36"OC	8x-11x
696	CHR	YES	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	24"H x 18"S, 3G	36"OC	8x-11x
498	BOJ20	NO	Bougainvillea spp. 'Helen Johnson'	Helen Johnson Bougainvillea	24"H x 18"S, 3G	36"OC	10x-11x
22	FEN	NO	Pennisetum setaceum	Fountain Grass	24"H x 18"S, 3G	24"OC	9b-11x
195	JAV	NO	Jasminum volubile	Wax Jasmine	24"H x 18"S, 3G	24"OC	8x-11x
159	ILV	YES	Ilex vomitoria	Yaupon Holly	24"H x 18"S, 3G	36"OC	7x-9b
8239	SBA1	YES	Spartina bakeri	Sand Cordgrass	18"H x 12"S, 1G	36"OC	4x-11x
1	ALF2	NO	Alpinia zerumbet	Variegated Shell Ginger	24"H x 18"S, 3G	24"OC	9b-11x
139	PSY10	YES	Psychotria nervosa	Wild Coffee	48"H x 36"S, 15G	48"OC	3(9)-11x
182	PAM15	NO	Podocarpus macrophyllus	Podocarpus	48"H x 36"S, 15G	48"OC	7x-11x
591	MUH	YES	Muhlenbergia capillaris	Pink Muhly Grass	24"H x 18"S, 3G	36"OC	8x-11x
40	CLU	YES	Cliatia rosea	Pitch Apple	24"H x 18"S, 3G	48"OC	3(9)-11x
56	ALF2	NO	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	24"H x 18"S, 3G	24"OC	9b-11x
303	CLU7	YES	Cliatia rosea	Pitch Apple	36"H x 24"S, 7G	48"OC	3(9)-11x
710	MUH1	YES	Muhlenbergia capillaris	Pink Muhly Grass	18"H x 12"S, 1G	24"OC	1x-9b
24	CLU10	YES	Cliatia rosea	Pitch Apple	48"H x 36"S, 15G	48"OC	3(9)-11x
110	ZAM7	YES	Zamia pumila	Coontie	24"H x 18"S, 7G	24"OC	8b-11x
28	ALPM	NO	Alpinia zerumbas	Marble Ginger (White Variigated)	24"H x 18"S, 3G	As Shown	9x-11x
98	ZAM	YES	Zamia pumila	Coontie	24"H x 12"S, 3G	36"OC	8b-11x

GROUND COVERS (Florida No. 1)

QTY	SYM	NATIVE	BOTANICAL	COMMON	SPACING	ZONE
340	LIR	NO	Liriope muscari	Lily Turf	18"OC	4x-3(9)
1,145	MYR	NO	Myrcianthes x 'Blueberry'	Blueberry Flex Lily	24"OC	9b-11x
24	ALI7	NO	Alpinia zerumbet 'Variegata'	Lily of the Nile	24"OC	9b-11x
1073	RHA	NO	Rhaphiolepis indica 'Alba'	Over? White Indian Hawthorn	18"H x 15"S, 3G	24"OC	7x-11x
284	GAR*	NO	Gardenia jasminoides 'Prostrata'	Over? Gardenia	18"H x 18"S, 3G	36"OC	7x-11x
1671	LIRG	NO	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	18"H x 18"S, 3G	18"OC	4x-3(9)
130	BEG	NO	Begonia odorata 'Alba'	White Angel Begonia	18"H x 12"S, 3G	18"OC	10x-11x
66	GAR	NO	Gardenia jasminoides 'Miami Supreme'	Miami Supreme Gardenia	24"H x 18"S, 3G	36"OC	9x-11x
335	RAG	NO	Ficus microcarpa 'Green Island'	Green Island Ficus	18"H x 18"S, 3G	24"OC	10x-11x
46	TIB	NO	Tibouchina granulosa	Purple Glory Tree	18"-12"H x 4'-6"S, 2"Cal, 2EG	24"OC	3(9)-11x

SOD

QTY SF	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
10,000	Stenotaphrum secondarum 'Floratam'	Floratam St. Augustine	1" Cut Sod, Full Heel, Uniform Edges
10,000	Zoysia japonica 'Empire' Zoysia japonica 'Empire'	Empire Zoysia	1" Cut Sod, Full Heel, Uniform Edges

MULCH

QTY SF	MULCH	SPECIFICATIONS	CY
45,280	Vita Mulch (Blended Compost)	Forestry Resources, Inc. Mix. 2" Min. Depth after watering. No Debris	1651.52

GENERAL NOTES

1 Plant labled as "Enhanced" are to be priced seperately.

2 Contract must pay particular attention to the Code Requirments of this plan set.

End Sheet

Oak Hammock Office Park at Whiskey Creek
8260 Whiskey Creek Drive
Fort Myers, Florida 33907
Office: (239) 985-1200
Web: www.HoleMontes.com
Florida Certificate Of Authorization No. 1773

HOLEMONTES
PROFESSIONAL CONSULTANTS FOR PLANNING, ENGINEERING & SURVEYING
SINCE 1980

PROJECT: THE COLONNADE AT ESTERO
Village of Estero, Florida

PREPARED FOR: Estero Communities, Inc.

LANDSCAPE SCHEDULE & NOTES (Sheet 3 of 3)

NO.	DESCRIPTION	DATE
1	Village RAI	2022/02/09
2	Village RAI	2022/01/12
3	Revised Architecture & RAI	2022/05/12
4	Village RAI	2021/09/30

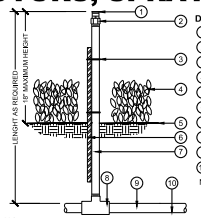
THESE DRAWINGS AND SPECIFICATIONS ARE SIGNED & SEALED BELOW

WILLIAM E. PRYSLAK, ASLA
FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT REG. NO. 1342
DATE:

DRAWN BY: WEP
DATE: 09/30/21
PROJECT NO.: 20140788
DRAWING NO.: 20140788-LCD8-Details
SHEET REFERENCE: 300 LANDSCAPE
SHEET SET NO.: LC-3.03
SHEET NO.: 13 OF 17

LANDSCAPE MATERIAL SCHEDULE, STANDARDS, & NOTES (Sheet 3 of 3):

ROTORS, SPRAYS, BUBBLERS, & DRIP:

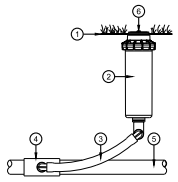


DETAIL REFERENCES:
1. IRRIGATION NOZZLE
2. PLASTIC SHRUB ADAPTER
3. PLASTIC TIES AND GREEN STRAPS, MINIMUM 2 PER RISER
4. PLANT MATERIAL
5. FINISH GRADE/TOP OF MULCH
6. 12"+REBAR SUPPORT
7. PVC SCH 40 METAL PAINTED BLACK (LENGTH VARIES PER RISER HEIGHT)
8. PVC SCH 40 TEE OR ELL
9. PVC LATERAL PIPE
10. 1/2-INCH MALE NPT x 3/4-INCH MALE ELBOW. PAINT PIPE MODEL NUMBER

NOTE: RISERS MAY NOT BE OVER 24"L. SPRAY HEADS OR NOZZLES PLACED ON RISERS IS PROHIBITED

NOTE: PRODUCT: HUNTER INDUSTRIES OR APPROVED EQUAL.

1 SPRAY NOZZLE WITH PVC RISER
NOT TO SCALE

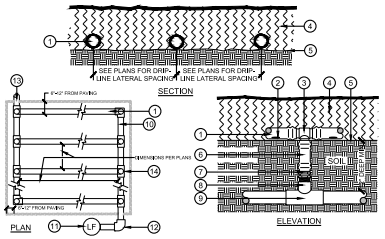


DETAIL REFERENCES:
1. FINISH GRADE
2. MODEL PGP ROTOR HEAD WITH CHECK VALVE (OR OTHER ISSAR SERIES PRESSURE TYPE ROTOR, SEE OTHER DETAILS)
3. SWING JOINT: HUNTER PRO-KIT TUBING, HSBE-07S ELBOWS (2), & MARLEX STREET ELBOW (1)
4. LATERAL TEE OR ELL ET ELBOW (1)
5. LATERAL PIPE (SIZE ON NOTED ON PLANS)
6. PVC RUBBER COVER PER MANUFACTURER

NOTE: SEE PLANS FOR VARIABLE SIZES AS SPECIFIED

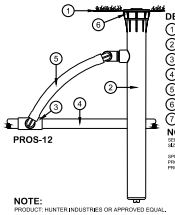
NOTE: PRODUCT: HUNTER INDUSTRIES OR APPROVED EQUAL.

2 ROTOR HEAD DETAIL - PGP STYLE
NOT TO SCALE



1. DRIPLINE TUBING WITH EMITTERS
2. DRIPLINE SUBSOILING (TYP)
3. DRIPLINE TEE
4. MULCH COVER
5. FINISHED GRADE
6. BLANK DRIPLINE
7. MALE PIPE ADAPTER
8. SCH-40 PVC TEE
9. PVC HEADER PIPE
10. PVC PIPE FITTINGS
11. LINE FLUSH
12. EXHAUST HEADER
13. PVC LATERAL SUPPLY LINE
14. START CONNECTION
15. SCH-40 PVC RISER, MAX 4'H

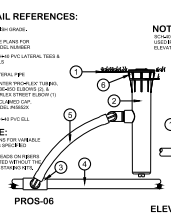
3 DRIPLINE PVC PIPE CONNECTION DETAIL
NOT TO SCALE



DETAIL REFERENCES:
1. FINISH GRADE
2. SEE PLANS FOR MODEL NUMBER
3. SCH-40 PVC LATERAL TEES & ELLS
4. LATERAL PIPE
5. HUNTER PRO-KLIC TUBING, HSBE-200 ELBOWS (2), & MARLEX STREET ELBOW (1)
6. RECURVED CAP, MODEL PROS12
7. SCH-40 PVC ELL

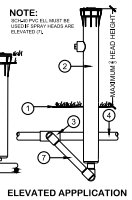
PROS-12

NOTE: SEE PLANS FOR VARIABLE SIZES AS SPECIFIED



PROS-06

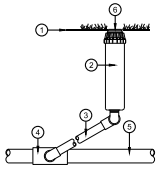
NOTE: PRODUCT: HUNTER INDUSTRIES OR APPROVED EQUAL.



NOTE: SCH-40 PVC ELL MUST BE USED IF SPRAY HEADS ARE ELEVATED 0"L

ELEVATED APPPLICATION

4 SPRAY HEAD DETAIL - PROS STYLE
NOT TO SCALE

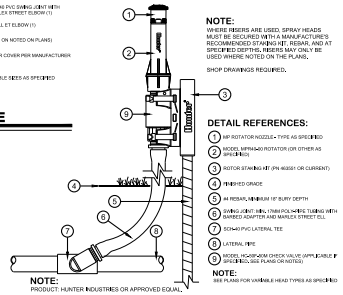


NOTE: PRODUCT: HUNTER INDUSTRIES OR APPROVED EQUAL.

5 GEAR ROTOR DETAIL - I-STYLE
NOT TO SCALE

DETAIL REFERENCES:
1. FINISH GRADE
2. MODEL I-40 GEAR-DRIVE HEAD WITH CHECK VALVE (OR OTHER ISSAR SERIES HEAD TYPE AS SPECIFIED)
3. SWING JOINT: SCH-40 PVC SWING JOINT WITH ELBOWS (2) & MARLEX STREET ELBOW (1)
4. LATERAL TEE OR ELL ET ELBOW (1)
5. LATERAL PIPE (SIZE ON NOTED ON PLANS)
6. RECURVED RUBBER COVER PER MANUFACTURER

NOTE: SEE PLANS FOR VARIABLE SIZES AS SPECIFIED



NOTE: WHERE RISERS ARE USED, SPRAY HEADS MUST BE SECURED WITH A MANUFACTURER'S RECOMMENDED STAKING KIT. REBAR, AND AT SPECIFIED DEPTHS. RISERS MAY ONLY BE USED WHERE NOTED ON THE PLANS.

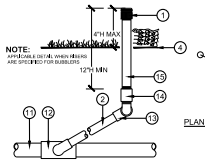
SHOP DRAWINGS REQUIRED.

DETAIL REFERENCES:
1. MP ROTATOR NOZZLE - TYPE AS SPECIFIED
2. MODEL MP1000-3000 ROTATOR (OR OTHER AS SPECIFIED)
3. ROTOR STAKING KIT (PN 460551 OR CURRENT)
4. FINISHED GRADE
5. #4 REBAR, MINIMUM 18" BURY DEPTH
6. SWING JOINT: MIN. (1)NIBCO NPEX TUBING WITH BARBED ADAPTER AND MARLEX STREET ELL
7. SCH-40 PVC LATERAL TEE
8. LATERAL PIPE
9. MODEL HC-075ZM CHECK VALVE (APPLICABLE IF SPECIFIED, SEE PLANS OR NOTES)

NOTE: SEE PLANS FOR VARIABLE HEAD TYPES AS SPECIFIED

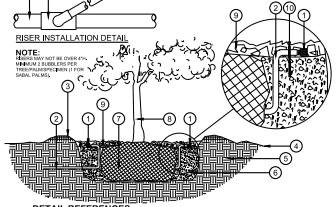
NOTE: PRODUCT: HUNTER INDUSTRIES OR APPROVED EQUAL.

7 MP ROTATOR HEAD W/ STAKING KIT
NOT TO SCALE



NOTE: APPLICABLE DETAIL WHEN RISERS ARE SPECIFIED FOR BUBBLERS

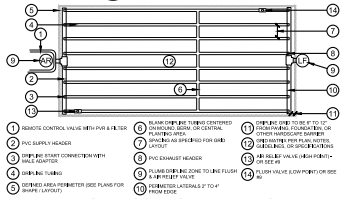
NOTE: HEIGHT MAY NOT BE OVER 4"H. MINIMUM 2 BUBBLERS PER TREE/PALM INSTALLATION (1 FOR SMALL PALMS).



DETAIL REFERENCES:
1. BUBBLER NOZZLE (2 BUBBLERS OR 4 SPRAYERS)
2. 1/2"-PLASTIC BUBBLER LATERAL TUBING AS SPECIFIED (NO LINE STARTS)
3. CONTINUOUS PLANTING BASCRN ALL BUBBLERS WITHIN BASCRN
4. FINISHED GRADE
5. UNDISTURBED SOIL
6. PLANT PIT BACKFILL
7. ROOTBALL
8. TREE, PALM, OR SPECIMEN
9. MULCH LAYER
10. STAINLESS STAPLE, MIN 9" LENGTH, 180° FROM HEAD
11. 3/4"-LATERAL LINES AS SPECIFIED
12. SCH-40 PVC TEE
13. POLY-KELL / STREET-ELL
14. SCH-40 PVC COUPLER
15. SCH-40 PVC RISER, MAX 4'H

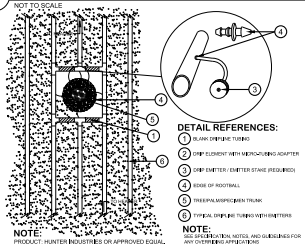
NOTE: PRODUCT: HUNTER INDUSTRIES OR APPROVED EQUAL.

8 BUBBLER INSTALLATION DETAIL
NOT TO SCALE



1. REMOTE CONTROL VALVE WITH PVR & FILTER
2. PVC SUPPLY HEADER
3. DRIPLINE START CONNECTION WITH MALE ADAPTER
4. DRIPLINE TUBING
5. DEFINED AREA PERIMETER (SEE PLANS FOR SHAPE / LAYOUT)
6. BLANK DRIPLINE TUBING CENTERED ON MOUND, BERM, OR CENTRAL PLANTING AREA
7. SPACING AS SPECIFIED FOR GRID LAYOUT
8. PVC EXHAUST HEADER
9. PLUMS DRIPLINE ZONE TO LINE FLUSH & AIR RELIEF VALVE
10. PERIMETER LATERALS 2" TO 4" FROM EDGE
11. DRIPLINE GRID TO BE 6" TO 12" FROM PAVING, FOUNDATION, OR OTHER HARDSCAPE BARRIER
12. GRID MATRIX PER PLAN, NOTES, GUIDELINES, OR SPECIFICATIONS
13. AIR RELIEF VALVE (HIGH POINT) - AS SEE #9
14. FLUSH VALVE (LOW POINT) OR SEE #9

6 DRIPLINE GRID COMPONENT LAYOUT
NOT TO SCALE

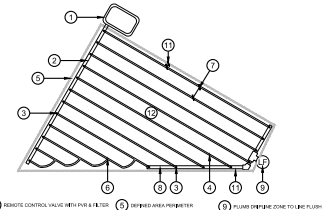


DETAIL REFERENCES:
1. BLANK DRIPLINE TUBING
2. DRIP ELEMENT WITH MICRO-TUBING ADAPTER
3. DRIP EMITTER / EMITTER STAKE (REQUIRED)
4. EDGE OF ROOTBALL
5. TREE/PALM/SPECIMEN TRUNK
6. TYPICAL DRIPLINE TUBING WITH EMITTERS

NOTE: SEE IRRIGATION, NOTES, AND GUIDELINES FOR ANY OVERRIDING APPLICATIONS

NOTE: PRODUCT: HUNTER INDUSTRIES OR APPROVED EQUAL.

9 DRIP ZONE DETAIL - with SPECIMEN
NOT TO SCALE



1. REMOTE CONTROL VALVE WITH PVR & FILTER
2. PVC SUPPLY HEADER
3. DRIPLINE START CONNECTION WITH MALE ADAPTER
4. DRIPLINE TUBING
5. DEFINED AREA PERIMETER
6. DRIPLINE TEE
7. SPACING AS SPECIFIED FOR GRID LAYOUT
8. PVC EXHAUST HEADER
9. PLUMS DRIPLINE ZONE TO LINE FLUSH
10. PERIMETER LATERALS 2" TO 4" FROM EDGE
11. DRIPLINE GRID TO BE 6" TO 12" FROM PAVING, FOUNDATION, OR OTHER HARDSCAPE BARRIER
12. GRID MATRIX PER PLAN, NOTES, GUIDELINES, OR SPECIFICATIONS

10 DRIPLINE IRREGULAR GRID LAYOUT
NOT TO SCALE

IRRIGATION SYSTEM DESIGN, PLANS & GUIDELINES:

PERFORMANCE NOTES

1 **FORMAL IRRIGATION SYSTEM DESIGN DOCUMENTS**: Formal irrigation system design documents (plans) may or may not been prepared by the LANDSCAPE ARCHITECT. if they have been, they are part of the contract documents for the work described herein. the contractor must verify with the OWNER or LANDSCAPE ARCHITECT if these documents have been prepared and are part of the contract documents prior to bidding and the commencement of work on the project. failure to do so by the CONTRACTOR may result in additional work at their expense.

2 **IRRIGATION GUIDELINES:** The provided irrigation design guidelines are part of the permit submittal documents and act as a requirement for any system design for this project if a formal set of irrigation system design documents are not already provided by the

If formal irrigation system design documents have not been prepared, the CONTRACTOR shall assume full responsibility in designing a functional irrigation system in accordance with these written guidelines and specifications, as are applicable. The aforementioned plans shall be inserted into these submittal documents upon receipt of the local development order for this project and made part of the contract documents for the work depicted and described therein. Irrigation designs by the CONTRACTOR must be submitted to the LANDSCAPE ARCHITECT as as-built drawings prior to the request for an inspection for substantial compliance.

3 **MITIGATION & ABATEMENT AREAS:** If mitigation, abatement, or other type of required planting in preserve or natural areas is illustrated on these documents, irrigation is required for those areas and must be provided as 100% head-to-head coverage as defined herein. The irrigation for these areas shall be temporary in nature and must remain operational for not less than 18 months. The project cannot be certified as complaint to these documents unless executed accordingly.

4 **IRRIGATION SYSTEM CONDITIONS PER CODE:** All components of the irrigation system will be designed, installed, and maintained to minimize the overthrow of water to all and any indigenous or natural preserve areas as defined by code and to minimize any overthrow onto impervious surfaces, especially sidewalks and roadways.

WATER ZONING REQUIRMENTS: At no time may turf areas and plant bed areas be irrigated with the same watrering zone. All irrigation zones must be water wise and exclusive to bedding and turf areas. No exeptions.

5 **ROTATORY HEAD STANDARDS;** Rotor type spray heads will NOT be accepted for irrigating shrub beds unless specifically approved by the LANDSCAPE ARCHITECT. All shrub beds shall be provided with irrigation from not less than two (2) directions. Single head irrigation strips in beds wider than three feet (3') is not acceptable. A double row of irrigation heads must be provided in all beds wider than three-feet in width (3'W).

6 **AS-BUILT DRAWINGS**; Irrigation System As-Built Drawings shall be kept at all times and shall be made available for review on demand. As-Built Drawings must be made available prior to the required Certification walkthrough.

7 **SLEEVING.** The CONTRACTOR shall review these and the ENGINEER'S paving and grading plans for the sleeve size and locations and shall verify if said sleeve sizes and locations are compatible with the intended system to be installed prior to construction.

8 **SUBMITTAL DOCUMENTS REQUIRED / RECORD DRAWINGS;** The CONTRACTOR shall provide Record Drawings to the LANDSCAPE ARCHITECT prior to the commencement of the required walkthrough all components defined herein for approval. Failure to do so may result in the re-execution of work or delay in receiving the Certificate of Compliance.

9 **SHOP DRAWINGS.** The CONTRACTOR shall provide Shop Drawings to the LANDSCAPE ARCHITECT prior to the commencement of work for all components of the proposed irrigation system for approval. Failure to do so may result in the re-execution of work or delay in receiving the Certificate of Compliance.

10 **REQUIRED PERMITS;** The CONTRACTOR shall be responsible for acquiring all necessary permits to install the system defined by these documents. Said permits to include all well and water use permits required by all local jurisdictions, including the South Florida Water Management District, where and when applicable.

11 **SUPPLEMENTAL NOTES & REQUIRED AS-BUILT DRAWINGS:**

A. These Specifications, Details, and Guidelines along with the Formal Design Drawings constitute the Contract basis for the work depicted herein. If not followed in strict accordance thereto. These documents are for the sole purpose of providing guidelines for the design and installation of an irrigation system by others. The LANDSCAPE ARCHITECT assumes no responsibility for the actual system implemented. The OWNER/Applicant shall be responsible for coordinating the installation of a system that meets the requirements set forth by the applicable regulations and industry standards unless the LANDSCAPE ARCHITECT has been retained for Construction Observation services and has rendered inspections consistent with contrction schedules to assure that the system has been executed in compliance with e drawings and specifications provided.

B. The CONTRACTOR shall be responsible for preparing and submitting a complete set of As-Built drawings that clearly illustrates all the components of the system installed. Said As-Builts at a minimum shall include the following: All Sleeves locations, Stub-outs w/ pipe sizes. All Delivery System components; heads, valves, couplers, & piping with sizes. All supporting component elements; gate valves, controllers, rain sensors, etc. A Complete List of Manufacturers, cross referenced with parts. The Date of System installation and Total Cost. If the system installed is exactly per the Formal Drawings provided, the CONTRACTOR shall submit written testimony to attest that the installation is per plan.

v2021d

IRRIGATIONS DETAILS, NOTES, AND GUIDELINES (Sheet 1 of 4):

Oak Hammock Office Park at Whiskey Creek
8240 Whiskey Creek Drive
Fort Myers, Florida 33907
Office: (239) 985-1200
Fax: (239) 985-1259
Web: www.HoleMontes.com
Florida Certificate Of Authorization No. 1773

HOLEMONTES
PROUDLY SERVICING SOUTHWEST FLORIDA SINCE 1986

PROJECT: THE COLONNADE AT ESTERO
Village of Estero, Florida

PREPARED FOR: Lifestar Communities, Inc.

SHEET TITLE: IRRIGATION DETAILS, NOTES, & GUIDELINES (Sheet 1 of 4)

NO.	BY	DATE
1	Village Rvi	2022/02/09
2	Village Rvi	2022/01/12
3	Revised Architecture & Rvi	2022/01/12
4	Village Rvi	2021/09/30

REVISIONS

THESE DRAWINGS ARE NOT VALID UNLESS SIGNED & SEALED BELOW.

STATE OF FLORIDA 1342 REGISTERED LANDSCAPE ARCHITECT

WILLIAM E. PRIOR, ASLA, FLORIDA REGISTERED LANDSCAPE ARCHITECT REG. NO. 0001342

DRAWN BY	DATE
WEP	09/30/21

PROJECT NO.: 20140788

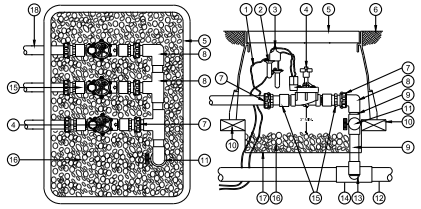
DRAWING NO.: 20140788-LCD8-Details

SHEET REFERENCE: 300 IRRIGATION

SHEET SET NO.: IC-3.00

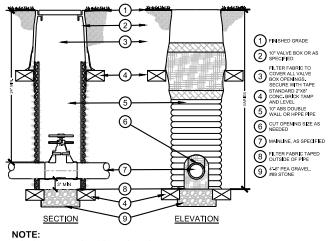
SHEET NO.: 14 OF 17

VALVES, DECODERS & APARATUS:



1. 6"DIST.] MIN LENGTH OF WIRE COILED
2. WATERPROOF CONNECTION
3. ZONE ID TAG
4. CONTROL VALVE
5. VALVE BOX
6. FINISH GRADE/TOP OF MULCH
7. 1" PVC UNION
8. 1" PVC SCH 40 ELL OR TEE
9. 1" PVC MAINLINE PIPE
10. BRICK (1 OF 4)
11. 1" PVC BALL VALVE
12. 1" PVC MAINLINE PIPE
13. 1" SCH 80 NIPPLE (LENGTH - LENGTH, HODDEN) AND SCH 40 ELL
14. PVC SCH 40 DR WEDGUG TEE OR ELL AS REQUIRED
15. PVC SCH 40 MALE ADAPTER
16. 6x24INCH MINIMUM DEPTH OF 3x24INCH WASHED GRAVEL
17. MIRAFI MIRAFI GEOTEXTILE FABRIC
18. 1" PVC LATERAL PIPE

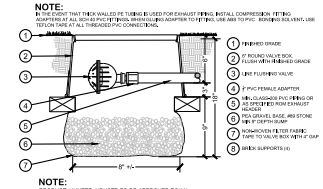
X VALVE MANIFOLD DETAIL
NOT TO SCALE



1. FINISHED GRADE
2. 10" VALVE BOX OR AS SPECIFIED
3. FILTER FABRIC TO COVER ALL VALVE BOX OPENINGS. SECURE WITH STAPS STANDARD 3"X3" CONCAVE RAMP AND LEVEL
4. 10" ARS DOUBLE WALL OR HDPE PIPE
5. CUT OPENING SIZE AS NEEDED
6. MAINLINE, AS SPECIFIED
7. FILTER FABRIC TAPED OUTSIDE OF PIPE
8. 6"x6" PEA GRAVEL, #89 STONE
9. 2" MIN

NOTE:
PRODUCT: HUNTER INDUSTRIES OR APPROVED EQUAL.

X MAINLINE ISOLATION VALVE DETAIL
NOT TO SCALE

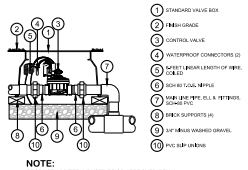


NOTE:
IN THE EVENT THAT THICK WALLED PE TUBING IS USED FOR EXHAUST FITTING, INSTALL COMPRESSION FITTING ADAPTER FLAT ALL SCH 40 PVC FITTINGS, WHEN USING ADAPTER TO FITTING, USE ABS TO PVC BONDING SOLVENT. USE TEFLON TAPE AT ALL THREADED PVC CONNECTIONS.

1. FINISHED GRADE
2. 6" ROUND VALVE BOX, FLUSH WITH FINISHED GRADE
3. 1 PVC FLUSHING VALVE
4. 3" PVC FEMALE ADAPTER
5. MIN CLASS 200 PVC FITTING OR AS SPECIFIED FROM EXHAUST
6. PEA GRAVEL BASE, #89 STONE MIN 9" DEPTH BUMP
7. NONWOVEN FILTER FABRIC TAPE TO VALVE BOX WITH 3" GAP
8. BRICK SUPPORTS (4)

NOTE:
PRODUCT: HUNTER INDUSTRIES OR APPROVED EQUAL.

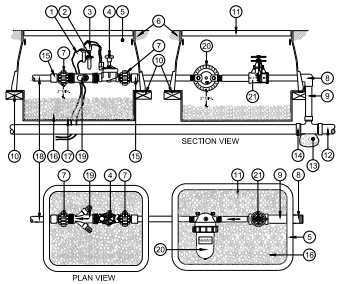
X FLUSHING VALVE DETAIL
NOT TO SCALE



1. STANDARD VALVE BOX
2. FINISH GRADE
3. CONTROL VALVE
4. WATERPROOF CONNECTORS (2)
5. 6"[NEAR] LENGTH OF WIRE, COILED
6. SCH 80 TOTAL NIPPLE
7. SCH 40 1/4" PIPE, ELL & FITTINGS, SLOPE PVC
8. BRICK SUPPORTS (4)
9. 1/4" MINUS WASHED GRAVEL
10. PVC SLIP UNIONS

NOTE:
PRODUCT: HUNTER INDUSTRIES OR APPROVED EQUAL.

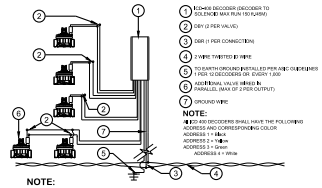
X CONTROL VALVE DETAIL
NOT TO SCALE



1. 6"[NEAR] LENGTH OF WIRE, COILED
2. DRIP/DIR WATERPROOF CONNECTOR
3. ZONE ID TAG
4. CONTROL VALVE
5. VALVE BOX
6. FINISH GRADE/ TOP OF MULCH
7. PVC UNION
8. PVC SCH 40 ELL OR TEE
9. PVC SERVICE PIPE
10. BRICK (4 PER BOX)
11. VALVE BOX
12. PVC MAINLINE PIPE
13. THRUST BLOCK
14. DUCTILE IRON SERVICE TEE
15. PVC SCH 40 MALE ADAPTER
16. 6x24INCH MINIMUM DEPTH OF 3x24INCH WASHED GRAVEL
17. MIRAFI NONC GEOTEXTILE/FILTER FABRIC
18. PVC LATERAL PIPE
19. PRV
20. DBC FILTER
21. GATE VALVE

NOTE:
PRODUCT: HUNTER INDUSTRIES OR APPROVED EQUAL.

X CONTROL VALVE ASSEMBLY FOR DRIPLINE DETAIL
NOT TO SCALE

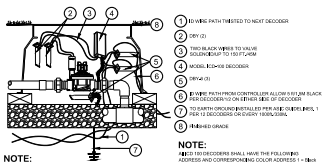


1. ICD-HOE DECODER (DECODER TO SOLENOID MAX RUN 150 FLASH)
2. DBY (2 PER VALVE)
3. DBR (1 PER CONNECTION)
4. 2 WIRE TWISTED ID WIRE
5. TO EARTH GROUND INSTALLED PER AHJ GUIDELINES 1 PER 12 DECODERS OR EVERY 1000
6. ADDITIONAL VALVE WIRED IN PARALLEL (MAX OF 2 PER OUTPUT)
7. GROUND WIRE

NOTE:
ICD-HOE DECODERS SHALL HAVE THE FOLLOWING ADDRESS AND CORRESPONDING COLOR
ADDRESS 1 = Black
ADDRESS 2 = Yellow
ADDRESS 3 = Green
ADDRESS 4 = White

NOTE:
PRODUCT: HUNTER INDUSTRIES OR APPROVED EQUAL.

X ICD 400 DECODER DETAIL
NOT TO SCALE

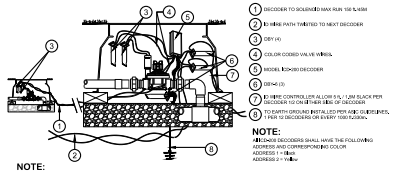


1. 10 WIRE PATH TWISTED TO NEXT DECODER
2. DBY (2)
3. TWO BLACK WIRES TO VALVE SOLENOID UP TO 150 FT/45M
4. MODEL ICD-HOE DECODER
5. DBY-pl (3)
6. 2 WIRE PATH FROM CONTROLLER ALLOW 0.91.2M BLACK PER DECODER 1/2 ON EITHER SIDE OF DECODER
7. TO EARTH GROUND INSTALLED PER ABC GUIDELINES, 1 PER 12 DECODERS OR EVERY 1000
8. FINISHED GRADE

NOTE:
ICD-HOE DECODERS SHALL HAVE THE FOLLOWING ADDRESS AND CORRESPONDING COLOR ADDRESS 1 = Black
ADDRESS 2 = Yellow

NOTE:
PRODUCT: HUNTER INDUSTRIES OR APPROVED EQUAL.

X ICD 100 DECODER DETAIL
NOT TO SCALE



1. DECODER TO SOLENOID MAX RUN 150 FLASH
2. 10 WIRE PATH TWISTED TO NEXT DECODER
3. DBY (4)
4. COLOR CODED VALVE WIRES
5. MODEL ICD-HOE DECODER
6. DBY-pl (2)
7. 10 WIRE CONTROLLER ALLOW 0.9 / 1.2M BLACK PER DECODER 1/2 ON EITHER SIDE OF DECODER
8. TO EARTH GROUND INSTALLED PER ABC GUIDELINES, 1 PER 12 DECODERS OR EVERY 1000 FLASH.

NOTE:
ICD-HOE DECODERS SHALL HAVE THE FOLLOWING ADDRESS AND CORRESPONDING COLOR
ADDRESS 1 = Black
ADDRESS 2 = Yellow

NOTE:
PRODUCT: HUNTER INDUSTRIES OR APPROVED EQUAL.

X ICD 200 DECODER DETAIL
NOT TO SCALE

GENRAL SYSTEM SPECIFICATIONS & GUIDELINES:

PERFORMANCE NOTES

1 CONDITIONS OF PROVIDED DESIGN AND/OR PERMIT DOCUMENTS:
The CONTRACTOR acknowledges that Irrigation System components are required per local applicable Code. It is the responsibility of the CONTRACTOR to either acquire formal irrigation system design documents from the LANDSCAPE ARCHITECT or to design one that is installed in accordance to these layouts, guidelines, and specifications. The CONTRACTOR must inquire with the LANDSCAPE ARCHITECT to inquire if a formal Irrigation System Design has been prepared prior to Bidding or the commencement of work. IF formal Irrigation System Design drawings have been prepared by the LANDSCAPE ARCHITECT and the CONTRACTOR does not follow through with aqlistion thereof prior to the commencement of work, any work executed that is not consistent with the design documents prepared will be modified, corrected, repairs, replaced or removed to make the ystem built compliant with thew drawings prepared by the LANDSCAPE ARCHITECT. These AND any formal Irrigation System Design drawings preparedd by the LANDSCAPE ARCHITECT will be considered the Contract Documents.

2 AS-BUILT DRAWINGS must be kept by the CONTRACTOR throughout the duration of work and must be submitted to the LANDSCAPE ARCHITECT in conjunction with the system walkthrough prior to the issuance of the Certificate of Compliance. The CONTRACTOR acknowledges that the LANDSCAPE ARCHITECT cannot & will not approve the system for Compliance without said As-Builts and approved

3 SCOPE OF WORK:
A. The CONTRACTOR shall adhere to the standards defined in these Design, Design Guidelines, and/or Permit documents and to Install the product specifications illustrated and noted therein. Where conventional practices and these standards conflict, the standards defined herein shall govern.

B. The CONTRACTOR shall provide all labor, materials, services, specified products, and equipment necessary for the complete installation of depicted and prescribed irrigation system.

C. The CONTRACTOR hereby concedes to the OWNER that time is of the essence and that any damages occasioned by the CONTRACTOR'S failure to complete the work by the dates established in the contract, where applicable, shall be reimbursable to the OWNER.

D. If at any time, conflicts between the CONTRACTOR'S installation and the Contract Documents are encountered, the LANDSCAPE ARCHITECT or OWNER, at their discretion, shall have the CONTRACTOR revise, modify, rework, or repair the work product in question at the CONTRACTOR'S expense.

4 QUALITY ASSURANCE
A. The CONTRACTOR shall be responsible for thoroughly reviewing the Contract Documents herein and made part of these standards. The CONTRACTOR shall be responsible for providing 100% head-to-head coverage to all plant material shown and identified, including turf areas, unless depicted otherwise on the prepared Irrigation Design Documents.

B. CONTRACTOR qualifications: shall be a firm specializing in irrigation work with not less than five (5) years of experience in installing irrigation systems similar to the type and scope herein referenced. The CONTRACTOR shall also be fully licensed to practice irrigation work in the state and local jurisdiction.

C. The OWNER or LANDSCAPE ARCHITECT shall have full authority to approve or reject work performed by the CONTRACTOR. The OWNER and LANDSCAPE ARCHITECT shall also have full authority to make field adjustments as deemed necessary.

5 SUBMITTALS:
A. mainline and Sleeves (with Sizes)
1 Mainline and Sleeves (with Sizes)
2 Zone Diagram with Valve Locations & Sizes
3 Heads, Drip Area Hatching, Quick Coupler, and Gate Valve Locations
4 Controller & Rain Sensor Location
5 See supplemental notes for further detail on As-Built Document requirments.

B. The CONTRACTOR will submit the Record Drawings to the LANDSCAPE ARCHITECT prior the issuance of the inspection for Substantial Compliance for review. Failure on the part of the CONTRACTOR to record all required and relevant system information and to submit in a timely fashion may result in non-compliance with the Code in effect. The LANDSCAPE ARCHITECT requires, at a minimum, 48 hours to review and respond.

C. SHOP DRAWINGS: The CONTRACTOR will provide to the LANDSCAPE ARCHITECT shop drawings of all components delineated and specified on the project by the drawings included. All shop drawings must be submitted for approval prior to delivery to the site.

D. The CONTRACTOR shall furnish to the OWNER the following loose equipment:
1 Three (3) sets of keys to the Controller Cabinet
2 Two (2) sets of keys to Gate Valves and Quick Couplers

6 PROTECTION OF PROPERTY - PUBLIC HEALT SAFETY & WELFARE
A. The CONTRACTOR will be responsible for the location and protection of utilities and services both underground and overhead. The CONTRACTOR assumes all liability for damages to said utilities and services.

B. Refer to the General Landscape Specifications for additional standards under this category (when applicable).

6 COMPLETION AND ACCEPTANCE
A. The completion of work to the irrigation system will be accepted only when the entire system is completed to the satisfaction of the LANDSCAPE ARCHITECT and OWNER. All plant beds indicated on the drawings shall have complete (100%) head-to-head coverage before the work will be accepted. By completion of the work depicted by the Contract Documents, the CONTRACTOR assumes all assurances to apply and abide by all applicable permits.

B. All Irrigation Zones must seprate turf watering areas from plant bed areas. Not zone mixing is permitted.

C. Right to Reject: The LANDSCAPE ARCHITECT will have the right, at any stage of the work, to reject any and all work, materials, and components which, in his opinion, does not meet the requirements herein set forth. Record drawings shall be delivered to the LANDSCAPE ARCHITECT for approval. Upon approval, the LANDSCAPE ARCHITECT will forward the record drawings to the OWNER. Approval by the LANDSCAPE ARCHITECT is solely in reference to meeting the intent of applicable local regulations and these guidelines. No assertion is warranted on quality or application.

D. The acceptability of material, components, workmanship, labor, and compliance with these specifications shall be solely determined by the LANDSCAPE ARCHITECT.

7 WARRANTY
A. The CONTRACTOR shall warrant and guarantee from defect and malfunction all workmanship and materials for a period of one (1) year from the date of Final Acceptance (issuance of a Certificate of Compliance from the local jurisdiction). Any other Warranties or Guarantees offered by the CONTRACTOR that offer shorter time frames will be considered valid through this time period.

B. The CONTRACTOR further agrees that they will, at their own expense, repair and/or replace all such defective work and materials and all other work damaged thereby and which becomes defective during the term of the guarantee-warranty in an expedient manner as to not cause any harm to the installed plant material or effect the warranties thereto.

C. The OWNER retains the right to make emergency repairs without relieving the CONTRACTOR'S guarantee obligation. In the event the CONTRACTOR does not respond the OWNER'S request for repair work under the CONTRACTOR'S warranty within a period of 48 hours, the OWNER may make such repairs as he deems necessary, at the full expense of the CONTRACTOR.

8 LIMITAION OF LIABILITY
A. These Contract Documents (drawings, illustrations, specifications, etc.) are provided by the LANDSCAPE ARCHITECT for the sole purpose of depicting a professional irrigation system application which yields 100% head-to-head coverage over the plant materials shown and specified on the drawings. The CONTRACTOR is responsible for providing the OWNER with the specified product and work that meets the minimum standards defined herein. The CONTRACTOR shall also be responsible for coordinating with others and in applying for and receiving all permits from all applicable Jurisdictional Agencies (where & when applicable). The LANDSCAPE ARCHITECT has not applied for any Permits, unless noted.

IRRIGATIONS DETAILS, NOTES, AND GUIDELINES (Sheet 2 of 4):

Oak Hammock Office Park at Whiskey Creek
8260 Whiskey Creek Drive
Fort Myers, Florida 33907
Office: (239) 985-1200
Web: www.HoleMontes.com
Florida Certificate Of Authorization No. 1773

HOLEMONTES
PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS

PROJECT:
THE COLONNADE AT ESTERO
Village of Estero, Florida

PREPARED FOR:
Estero Communities, Inc.

NO.	DATE	BY	DESCRIPTION
1	2021/09/30	Village INI	Revised Architecture & INI
2	2022/01/12	Village INI	
3	2022/02/10	Village INI	

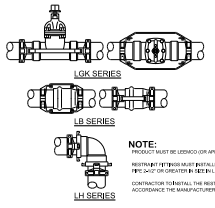
THESE DRAWINGS ARE NOT VALID UNLESS SIGNED & SEALED BELOW.



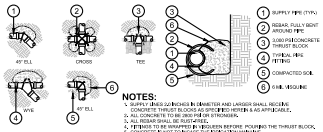
WILLIAM E. PRYOR, RLA, ASLA
FLORIDA REGISTERED
LANDSCAPE ARCHITECT REG. NO. 1342
DATE:

DRAWN BY: WEP
DATE: 09/30/21
PROJECT NO.: 2014078B
DRAWING NO.: 2014078B-LCD8-Details
SHEET REFERENCE: 100 IRRIGATION
SHEET SET NO.: IC-1.01
SHEET NO.: 15 OF 17

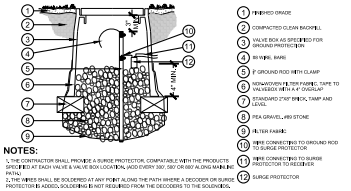
MAINS, SLEEVING, AND CONFLICTS:



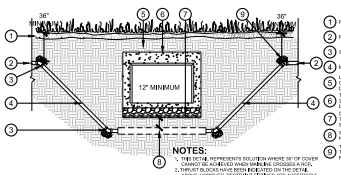
1 LEEMCO (Or Equal) MAINLINE RESTRAINT FITTING DETAIL
NOT TO SCALE



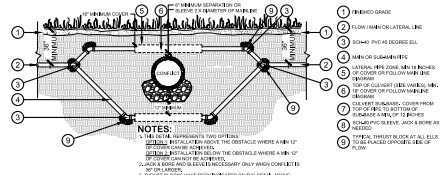
2 THRUST BLOCK DETAILS
NOT TO SCALE



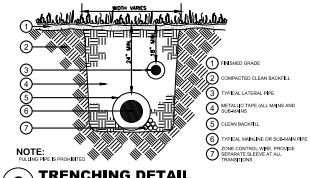
3 GROUND ROD SURGE PROTECTION DETAIL
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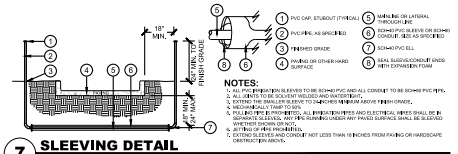
4 MAINLINE / SUB-MAIN CULVERT CROSSING DETAIL
NOT TO SCALE



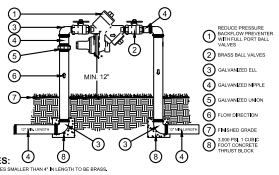
5 MAINLINE / LATERAL CONFLICT CROSSING DETAIL
NOT TO SCALE



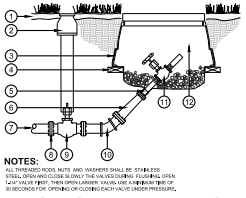
6 TRENCHING DETAIL
NOT TO SCALE



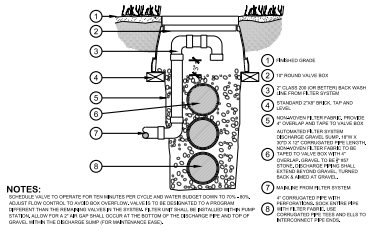
7 SLEEVING DETAIL
NOT TO SCALE



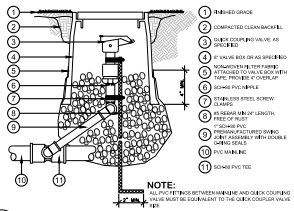
8 BACKFLOW PREVENTER DETAIL (REDUCED PRESSURE ASSEMBLY)
NOT TO SCALE



9 IRRIGATION MAINLINE FLUSH VALVE DETAIL
NOT TO SCALE



10 GRAVEL SUMP DETAIL (WHERE APPLICABLE)
NOT TO SCALE



11 QUICK COUPLER DETAIL
NOT TO SCALE

GENRAL SYSTEM SPECIFICATIONS & GUIDELINES:

MATERIAL REQUIREMENTS

1 **CONTROLLERS:**

A. The CONTRACTOR shall be responsible for providing the specified automatic controller that services the entire irrigation system. Said controller shall be zoned to address the most restrictive water restriction windows and shall also be protected from lightning and power surges.

B. The CONTRACTOR shall coordinate the installation of the specified Controller with the Owner, as detailed, if located other than shown on the drawings.

2 **RAIN SENSOR DEVISES:**

The CONTRACTOR shall provide an automatic Rain Sensor Devise as specified that is appropriately connected to the controller for the system to function as intended. Said devise shall be located in a manor to serve its function (i.e. Not located under cover or shelter). The devise shall be provided by a common and acceptable manufacturer unless

3 **MATERIALS:**

A. The CONTRACTOR shall provide products from the following list of acceptable manufacturers for the specified components: (Failure on part of the CONTRACTOR to furnish the listed acceptable products are at their risk of rejection & replacement) *PRODUCTS LISTED ON FORMAL DRAWINGS SHALL BE INSTALLED AS SPECIFIED.* Product substitutions are only permitted through the submittal of shop drawings and the approval of the LANDSCAPE ARCHITECT of record.

Rotors, Spray, MP Rotator, and Bubbler Heads (Shop Drawings Required)
1 Hunter I- or PGP Series
2 Hunter PRO or MP Rotator Series
3 Hunter Bubbler Series

Automatic Control Valves (Shop Drawings Required)
1 Hunter PGV or HPV Series
2 Hunter Brass HPV Series
3 Hunter ASV Anti-Siphon Series

Contollers and Rain Sensors (Shop Drawings Required)
1 Hunter ICC / Pro C Series
2 Hunter SRC Series
3 Hunter Mini-Click Series

Pumps, Backflow Preventers, and Meters (Shop Drawings Required)
1 Red Jacket
2 FEBCO
3 Franklin
4 or as required by Local Authorities

B. Deviation to or alternative product usage shall require the written approval of the owner and/or landscape architect. Contractor shall be held responsible for the installation of the system and products herein specified.

C. Polyvinyl Chloride Pipe (PVC)
1 All PVC pipe shall be homogeneous throughout, free from visible cracks, holes, and foreign materials. The pipe shall be free from blisters, dents, ripples, extrusions die and heats marks.
2 All PVC pipe shall be continuously and permanently marked with the manufacturer's name or trademark, kind and size (IPS) of pipe, material, manufacturer's lot number, schedule, class, or type, and the NSF seal of approval.
3 Piping under constant pressure, upstream of control valves shall be, at a minimum, PVC 1120/1220, SCH-40. Pipe sizes 3" or larger shall be bell end gasket type. Pipe size 2-1/2" or smaller may be solvent weld type.
4 Piping on non-constant pressure side of control valves shall be, at a minimum, PVC 1120/1220, Class 200. Pipes shall be solvent weld type.
5 Sleeves shall be provided for all piping running under concrete, paving or any fixed elements. All sleeves shall be PVC 1120/1220, Schedule-40, not less than 2 sizes larger than the pipe size running through it.
6 Pipe fittings, Risers, Ells and Nipples shall be PVC 1120/1220, Schedule-80.

D. Automatic field controllers shall be equipped with all available electrical surge and lightning protection devises provided by the manufacturer. Protection devises not supplied by the manufacturer shall be as recommended by the manufacturer as to provide a maximum degree of protection.

E. Low voltage control wire (24 Volt) shall be #14 AWG UL listed single conductor solid copper, type UF, 600 volt tested wire for direct burial installation. 10.5 All risers shall be sized appropriately to the head and shall be PVC 1120/1220, SCH-80.

4 **BACKFLOW PREVENTION DEVISES (Where Applicable):**

A. The CONTRACTOR shall be responsible for coordinating and receiving approvals from the relative water service utility agency in effort to gain approval for connection of the proposed irrigation system to the potable water source. The CONTRACTOR shall also be responsible to assure that the provided device is compatible with local authority requirements.

B. If no detail is given for backflow prevention devises. The CONTRACTOR will coordinate the installation of the appropriate device as required by the local jurisdictional agencies' standards.

5 **IRRIGATION WELL AND PUMPS (Where Applicable)**

A. The CONTRACTOR shall be responsible for coordinating with the LANDSCAPE ARCHITECT to inquire if a Consumptive Use Permit has been submitted for and been approved by the local Water Management District. The CONTRACTOR will assure that any well and pump provided is in accordance with an approved Consumptive Use Permit prior to commencing work.

B. The CONTRACTOR shall seek and receive approvals from the local authorities and Water Management District in effort to commence work for the drilling and applying encasement of an adequate well and pump system suitable for the project. The CONTRACTOR shall be responsible for providing a full operational well system consistent with any details or specifications herein provided.

C. A Pre-Manufactured Well & Pump Station Detail is provided. The CONTRACTOR must provide shop drawings of the detailed pump system p/provided by the manufacturer specified. Variations to the the design or manufacturer must be approved by the LANDSCAPE ARCHITECT. Any variation of this design by the CONTRACTOR shall assume full responsibility and hold harmless the LANDSCAPE ARCHITECT thereto.

IRRIGATIONS DETAILS, NOTES, AND GUIDELINES (Sheet 3 of 4):

Oak Hammock Office Park at Whiskey Creek
8260 Whiskey Creek Drive
Fort Myers, Florida 33967
Office: (239) 985-1200
Fax: (239) 985-1210
Web: www.HoleMontes.com
Florida Certificate Of Authorization No. 1773
HOLEMONTES
PROUDLY SERVICED CLIENTS SINCE 1980

PROJECT: THE COLONNADE AT ESTERO
Village of Estero, Florida
PREPARED FOR: Lifestar Communities, Inc.
SHEET TITLE: IRRIGATION DETAILS, NOTES, & GUIDELINES (Sheet 3 of 4)

NO.	DATE	DESCRIPTION
1	2022/02/09	Village Rev
2	2022/03/15	Village Rev
3	2022/05/12	Revised Architecture & Rev
4	2021/09/30	Village Rev

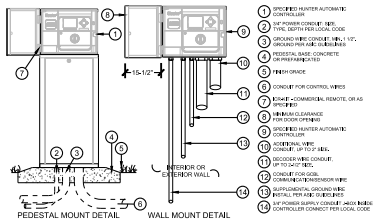
THESE DRAWINGS ARE NOT VALID UNLESS SIGNED & SEALED BELOW. ORIGINAL



WILLIAM E. PHYSIOC-LA, ASLA, FLORIDA REGISTERED LANDSCAPE ARCHITECT REG. NO. 1342

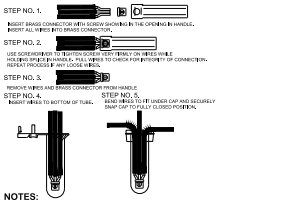
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DATE: 09/30/21
PROJECT NO.: 2014078B
DRAWING NO.: 2014078B-LC08-Details
SHEET REFERENCE: 500 IRRIGATION
SHEET SET NO.: IC-1.02
SHEET NO.: 16 OF 17

CONTROLLERS, SENSORS, CONNECTIONS, & WELLS/PUMPS:



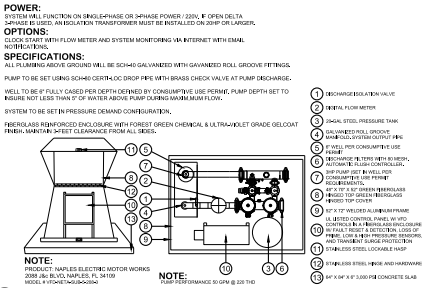
NOTE:
PRODUCT: HUNTER INDUSTRIES OR APPROVED EQUAL.

1 CONTROLLER DETAIL
NOT TO SCALE



NOTES:

2 24-VOLT WIRE CONNECTION DETAIL
NOT TO SCALE



POWER:
SYSTEM WILL FUNCTION ON SINGLE-PHASE OR 3-PHASE POWER / 220V, IF OPEN DELTA 3-PHASE IS USED, AN ISOLATION TRANSFORMER MUST BE INSTALLED ON 20HP OR LARGER.

OPTIONS:
CLOCK START WITH FLOW METER AND SYSTEM MONITORING VIA INTERNET WITH EMAIL NOTIFICATIONS.

SPECIFICATIONS:
ALL PLUMBING ABOVE GROUND WILL BE SCH-40 GALVANIZED WITH GAVANIZED ROLL GROOVE FITTINGS.

PUMP TO BE SET USING SCH-40 CERTA-OC DROP PIPE WITH BRASS CHECK VALVE AT PUMP DISCHARGE.

WELL TO BE 8" FULLY CASED PER DEPTH DEFINED BY CONSUMPTIVE USE PERMIT, PUMP DEPTH SET TO INSURE NOT LESS THAN 5' OF WATER ABOVE PUMP DURING MAXIMUM FLOW.

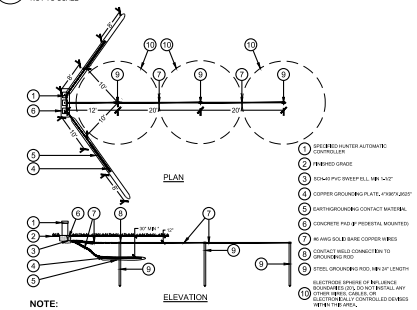
SYSTEM TO BE SET IN PRESSURE DEMAND CONFIGURATION.

FIBERGLASS REINFORCED ENCLOSURE WITH FOREST GREEN CHEMICAL & ULTRA-VIOLET GRADE GELCOAT FINISH, MAINTAIN 24"SET CLEARANCE FROM ALL SIDES.

NOTE:
PRODUCT: NAPLES ELECTRIC MOTOR WORKS
2088 J&C BLVD, NAPLES, FL 34109
MODEL # HP24ETM3-040-230

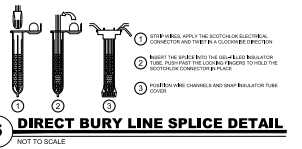
NOTE:

3 3HP SUBMERSIBLE PUMP STATION DETAIL
NOT TO SCALE



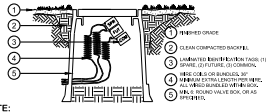
NOTE:
PRODUCT: HUNTER INDUSTRIES OR APPROVED EQUAL.

4 CONTROLLER GROUNDING DETAIL
NOT TO SCALE



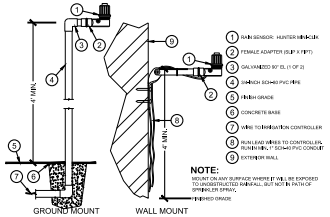
5 DIRECT BURY LINE SPLICE DETAIL
NOT TO SCALE

IRRIGATION LEGEND:



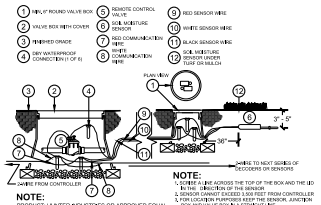
NOTE:

6 SPARE WIRE JUNCTION BOX DETAIL
NOT TO SCALE



NOTE:
PRODUCT: HUNTER INDUSTRIES OR APPROVED EQUAL.

7 RAIN SENSOR DETAIL
NOT TO SCALE



NOTE:
PRODUCT: HUNTER INDUSTRIES OR APPROVED EQUAL.

8 SOIL MOISTURE SENSOR DETAIL
NOT TO SCALE

IRRIGATIONS DETAILS, NOTES, AND GUIDELINES (Sheet 4 of 4):

Oak Hammock Office Park at Whiskey Creek
8260 Whiskey Creek Drive
Fort Myers, Florida 33907
Office: (239) 985-1200
Web: www.HoleMontes.com
Florida Certificate Of Authorization No. 1773

HOLEMONTES
PLANNERS • ARCHITECTS • LANDSCAPE ARCHITECTS • SURVEYORS

PROJECT:
THE COLONNADE AT ESTERO
Village of Estero, Florida

PREPARED FOR:
Lifestar Communities, Inc.

SHEET TITLE:
IRRIGATION DETAILS, NOTES, & GUIDELINES (Sheet 4 of 4)

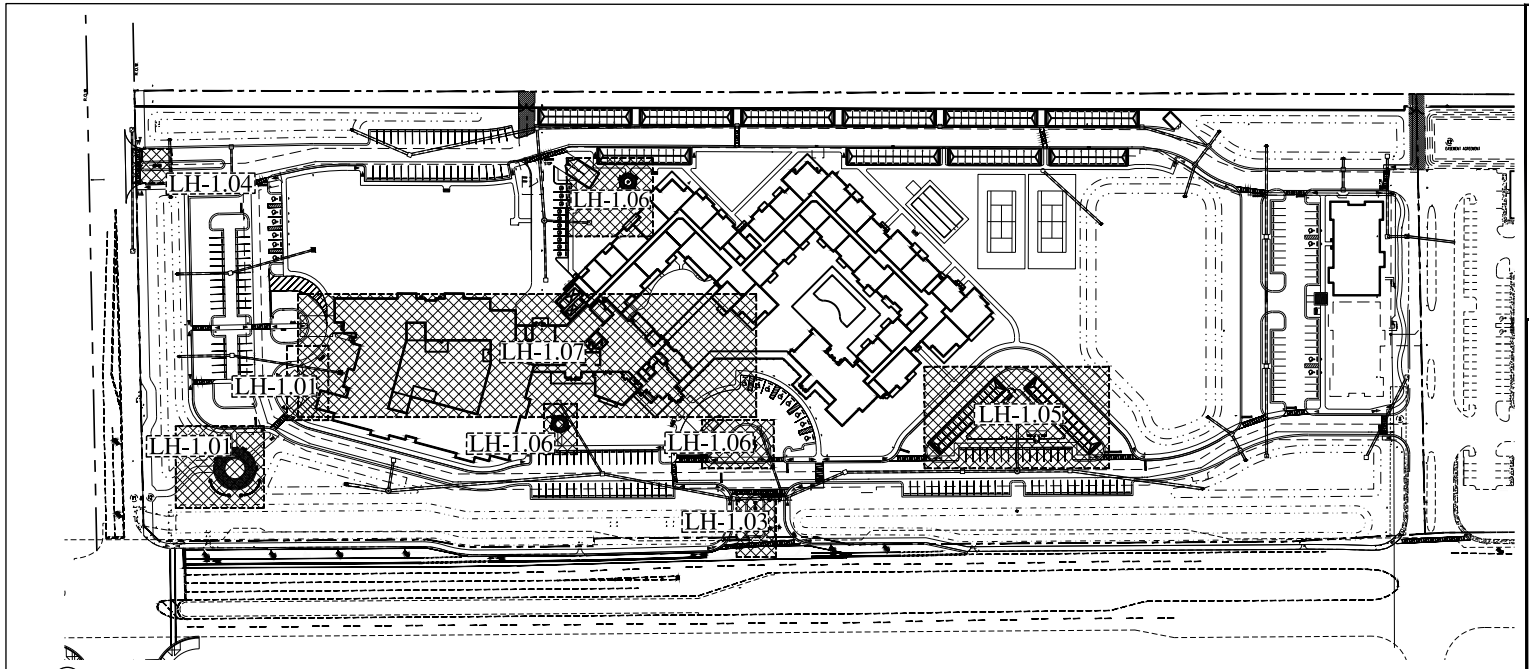
NO.	REVISIONS	DATE
1	Village RAI	2022/02/09
2	Village RAI	2022/01/12
3	Revised Architecture & RAI	2022/01/12
4	Village RAI	2021/09/30

THESE DRAWINGS ARE NOT VALID UNLESS SIGNED & SEALED BELOW / PRINTED

WILLIAM E. PRYSI, PLA, ASLA
FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT REG. NO. 1542
DATE:

DRAWN BY:	DATE:
WEP	09/30/21

PROJECT NO.: 2014078B
DRAWING NO.: 2014078B-LCD8-Details
SHEET REFERENCE: 500 IRRIGATION
SHEET SET NO.: IC-5.03
SHEET NO.: 17 OF 17



A KEY SHEET LAYOUT
LAYOUT PLAN

HARDSCAPE NOTES:

CONCRETE MASONARY UNITS (CMU) or
CONCRETE BLOCK STRUCTURES (CBS):

All CMU and CBS to be ASTM-C-90-90, ASTM Grades NI or NII. Provide lintels as necessary and/or as detailed.

MORTAR:
Type 'M' per ASTM-C-270-89 (Cement & Lime).

REINFORCING STEEL:

All Reinforcing Steel work shall conform to ACI 530.1-92/ ASCE 6-92 Specifications for Masonry Structures (FM=1500PSI) – including:

* ASTM A615-90 per Reinforcing Section (Grade 60);
* When a Foundation Dowel does not line up with a Vertical Core, it shall not be Sloped more than One Horizontal in Six Vertical Alignments, even if it is in an adjacent Cell to the vertical Wall Reinforcing;
* Vertical Reinforcing Steel shall have a minimum clearance of one-quarter inch (1/4") from masonry;
* All vertical Reinforcement not shown on the drawings shall conform to the noted standards;
* Vertical Reinforcing each side of any opening, if required, shall be continuous to the Tie Beam or Lintel. Precast Lintels shall have opening to allow Reinforcing bars to continue uninterrupted;
* All Bar Lap Splices shall be 48 Bar Diameter minimum.

MASONARY WALL (CBS) NOTES:

All CBS Wall Structures and work shall require Field Inspections as required by Local Code.

GENERAL RETAINING WALL, PLANTERS, AND/OR COLUMNS NOTES:

All Walls, Planters, and/or Columns shown are 'Weight Bearing' Retaining Grade Structures and shall receive semi-mastic (or similar) Waterproofing Membrane on the inside Grade Retaining Portions of the Applicable Wall, Planters and/or Columns. On all Wall, Planters and/or Columns Dur-O-Wall will be applied to every other course. The Contractor, where applicable, shall allow for sufficient and proper reinforcements (including concrete footer sizings) to be included within the wall and column structures to contain the weight of the proposed grading indicated on the plans (delineated herein).

CONCRETE FOUNDATION NOTES:

All concrete shall conform to ACI 301 and shall have, at a minimum, 3000 PSI compressive strength in 28 days with a maximum slump of five inches (5").

All Concrete Footings shall bear on soil prepared as follows:

* Compact bottom of excavation with medium duty vibratory device or roller;
* Check density of existing soil or fill soil to ensure Minimum Density of 95% of Standard Modified Proctor has been reached for a depth of not less than two feet (2') below compacted surface before adding footer fill;
* After Existing ground reaches minimum density of 95%, fill shall be placed in six inch (6") lifts and compacted to achieve approved density before next lift is added;
* Verification of Test for Standard Modified Proctor ASTM D1557 shall be filed with building official and Project Construction Superintendent. Contractor shall be solely responsible for filing these documents to warrant specification.
* Footings have been designed for 2500PSI soil bearing capacity. Contractor shall verify in writing, prior to the execution of any work and shall said verification with the Building Official and Construction Superintendent;
* Treat soil for termites as per local code for a distance of not less than four feet (4') from the perimeter of all footings and/or slab edges.

GENERAL DESIGN CRITERIA:

Soil Bearing:	2000 PSF AS PER TABLE FBC 1806.2
Masonry:	1500 PSI
Rebar:	60000 PSI
Concrete:	3000 PSI
Wind Velocity:	160 MPH (VULT) 116.2 MPH (VASD)
Risk Category:	2
Exposure:	C
Internal Pressure:	N/A
Wind Design Pressure:	33.0 psf

CONSTRUCTION NOTES:

1. PRIOR TO THE EXECUTION OF ANY WORK ON-SITE, THE CONTRACTOR WILL VERIFY THE LOCATION OF ALL UTILITIES (UNDERGROUND & OVERHEAD). ANY DISRUPTION OR DAMAGE TO ANY UTILITY OR SERVICES BY CAUSE OF THE CONSTRUCTION SHALL BE THE CONTRACTORS RESPONSIBILITY TO REMEDY TO THE SATISFACTION OF THE PROVIDER OR OWNER.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING ALL WORK AND WORK RELATED ACTIVITIES WITH OTHER TRADES CONDUCTING WORK ON-SITE. ANY CONFLICTS BETWEEN TRADES MUST BE CORRECTED PRIOR TO EXECUTION ANY WORK THAT MAY NOT BE IN COMPLIANCE WITH THESE DOCUMENTS OR WITH THE EXPECTED RESULTS.
3. ANY PERMITS REQUIRED FOR THE WORK HEREIN DELINEATED MUST BE SUBMITTED FOR AND ACQUIRED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORK HEREIN DEPICTED.

DRAINAGE NOTES:

1. PRIOR TO THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL VERIFY THE PHYSICAL LOCATION OF ALL EXISTING ELEMENTS WITHIN THE LIMITS OF WORK AND MUST VERIFY THE EXISTING GRADE ELEVATIONS TO DETERMINE THAT ALL SLOPES WILL PROVIDE POSITIVE DRAINAGE AWAY FROM ANY STRUCTURES IN CONJUNCTION WITH THE ANY DRAINAGE SYSTEM AS DESIGNED AND AS APPLICABLE.
2. ALL GRADES IF APPLICABLE MUST BE DETERMINED BY THE PROJECT SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY LAYOUT WORK OR MATERIAL INSTALLATIONS. ALL GRADES MUST BE VERIFIED AND SET IN ACCORDANCE WITH THE INTENT AND ILLUSTRATION OF THE LAYOUT AND THE SITE CIVIL GRADING & DRAINAGE PLANS.
3. ALL GRADES IF APPLICABLE MUST BE FIELD VERIFIED BY A LICENSED SURVEYOR.

DIMENSIONING NOTES:

1. ALL DIMENSIONS TO BE DETERMINED BY THE PROJECT SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY LAYOUT WORK OR MATERIAL INSTALLATIONS. ALL DIMENSIONS MUST BE VERIFIED AND SET IN ACCORDANCE WITH THE INTENT AND ILLUSTRATION OF THE LAYOUT.
2. THE CONTRACTOR MUST ESTABLISH THE PROPERTY LINES DELINEATED ON THE DRAWINGS PRIOR TO ANY ACTUAL LAYOUT WORK AND MUST VERIFY THESE PROPERTY LINES WITH THERE REFERENCES.
3. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
4. ALL DIMENSION TOLERANCES ARE TO THE NEAREST HALF-INCH.

FENCING & GATE, RAILING, LIGHTING AND STRUCTURE NOTES:

1. THESE DRAWINGS SHOW THE PHYSICAL LOCATION OF THE PROPOSED FENCING / RAILING AND PEDESTRIAN CONTROL GATES AS BY OTHERS. SEE SITE CIVIL PLANS AND DETAILS.
2. ALL STRUCTURAL DESIGN AND MATERIAL SHOP DRAWINGS WILL BE PROVIDED BY OTHERS AND WILL BE CONSISTENT WITH THESE DRAWINGS. IF ANY DEVIATION TO THE SHADE STRUCTURE IS MADE, IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND GENERAL CONTRACTOR TO COORDINATE THOSE CHANGES, REVISIONS, DEVIATIONS, OR VARIATIONS WITH THE LANDSCAPE ARCHITECT SO THAT THOSE DIFFERENCES CAN BE APPLIED TO THESE DRAWINGS TO ASSURE ITS COORDINATION WITH THE DESIGNED AND DOCUMENTED HARDSCAPE, LANDSCAPE, AND IRRIGATION DRAWINGS.
3. REFER TO SITE ELECTRICAL ENGINEERING PLANS FOR ALL LIGHTING DETAILS AND SPECIFICATIONS.

HARDSCAPE ENHANCEMENT PLANS | Key Sheet:

SCALE: 1"= 80'-0"
0 40' 80'

Oak Hammock Office Park at Whiskey Creek
6230 Whiskey Creek Drive
Fort Myers, Florida 33919
Office: (239) 985-3100
www.holemontes.com
Florida Certificate Of Authorization No. 773

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LANDSCAPE ARCHITECTS PLANNERS SURVEYORS
SINCE 1969

THE COLONNADE AT ESTERO
Village of Estero, Florida
Lifestyle Communities, Inc.

HARDSCAPE ENHANCEMENT PLANS
Key Sheet (Sheet 1 of 1)

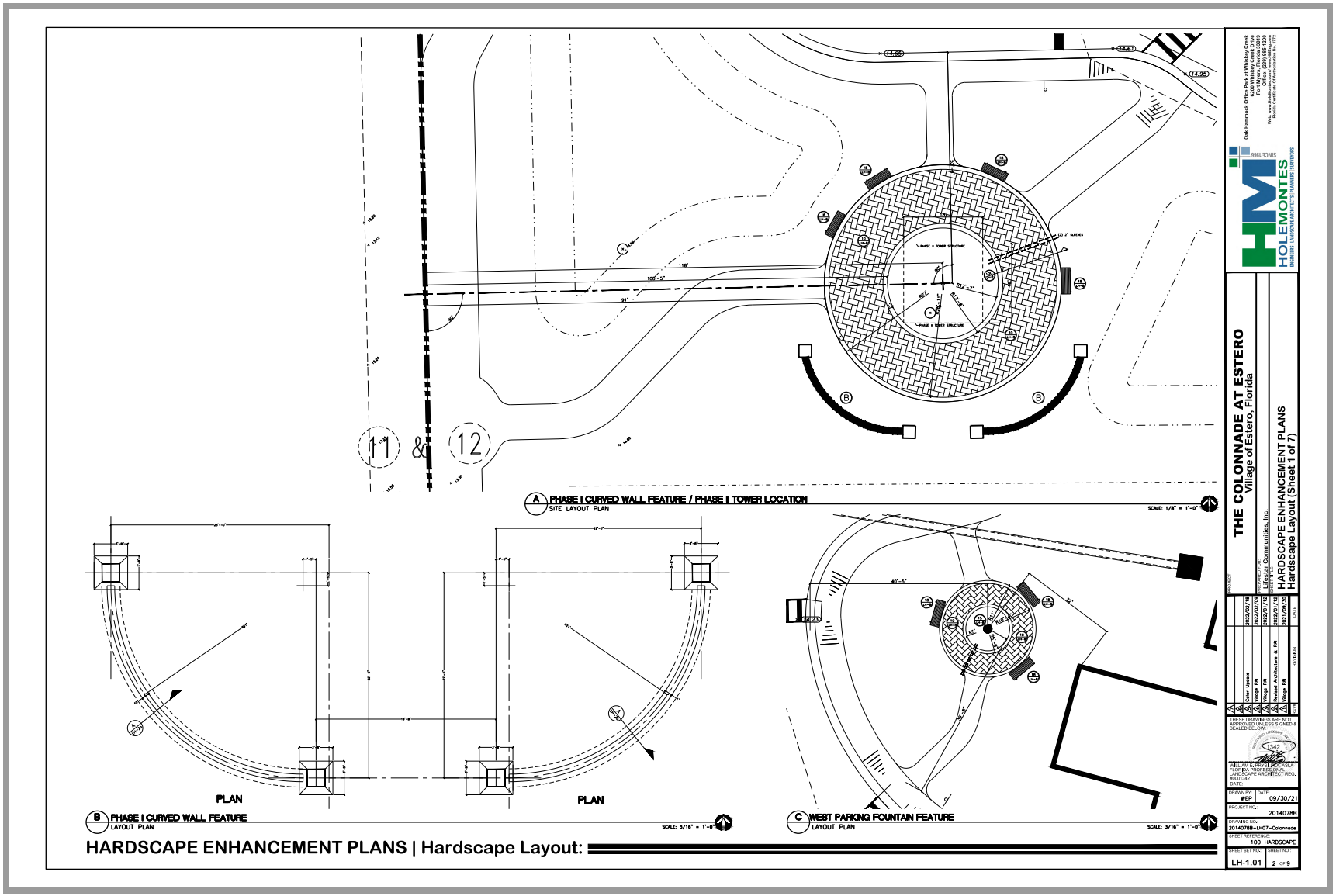
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Per Update	2022/05/16
Village Rev	2022/05/20
Village Rev	2022/07/12
Village Rev	2022/01/12
Revised Architecture & Rev.	2021/09/30
Village Rev	2021/09/30

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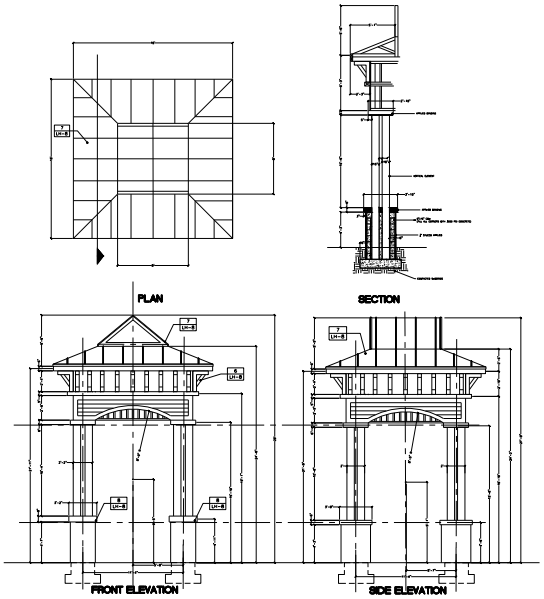
WILLIAM E. PHYSIOC FOR ASLA
LICENSED PROFESSIONAL
LANDSCAPE ARCHITECT REG.
#0001342

DATE:

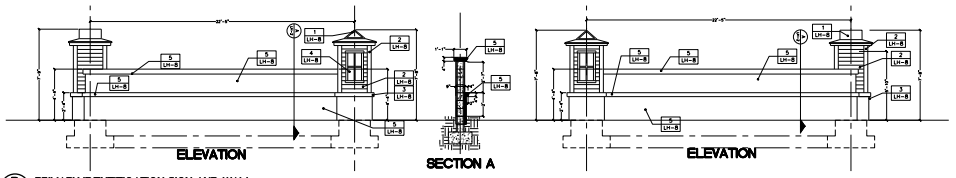
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WEP	09/30/21
PROJECT NO.:	
20140788	
DRAWING NO.:	
20140788-LH07-Colonnade	
SHEET REFERENCE	
100 HARDSCAPE	
SHEET SET NO.:	SHEET NO.:
LH-1.00	1 of 9


11 & 12
A PHASE I CURVED WALL FEATURE / PHASE II TOWER LOCATION
SITE LAYOUT PLAN
SCALE: 1/8" = 1'-0"
PLAN
PLAN
B PHASE I CURVED WALL FEATURE
LAYOUT PLAN
SCALE: 3/16" = 1'-0"
C WEST PARKING FOUNTAIN FEATURE
LAYOUT PLAN
SCALE: 3/16" = 1'-0"
HARDSCAPE ENHANCEMENT PLANS | Hardscape Layout:
Oak Hammock Office Park at Whiskey Creek
8240 Whiskey Creek Drive
Fort Myers, Florida 33919
Office: (239) 985-1200
Web: www.holemontes.com
Florida Certificate Of Authorization No. 1772
HOLEMONTES
PROJECT
THE COLONNADE AT ESTERO
Village of Estero, Florida
PREPARED FOR
Lifestyle Communities, Inc.
HARDSCAPE ENHANCEMENT PLANS
Hardscape Layout (Sheet 1 of 7)
DATE
2022/02/16
2022/02/09
2022/01/13
2022/01/12
2021/09/30
REVISIONS
Color Update
Village Rd
Village Rd
Revised Architecture & Rd
Village Rd
BY
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1342
WILLIAM E. PRYELL, JR., ASLA
FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT REG. NO. 1342
DATE:
DRAWN BY
WEP
DATE
09/30/21
PROJECT NO.
2014078B
DRAWING NO.
2014078B-LH07-Colonnade
SHEET REFERENCE
100 HARDSCAPE
SHEET SET NO.
LH-1.01
SHEET NO.
2 of 9

PHASE II ELEMENT (Not Part of this DO Application)



A PRIMARY IDENTIFICATION MONUMENT (PHASE II - NOT INCLUDED IN THIS APPLICATION)
ELEVATION, PLAN & SECTION 3/16" = 1'-0"



B PRIMARY IDENTIFICATION SIGN AND WALL
ELEVATION AND SECTION 1/4" = 1'-0"

Oak Hammock Office Park at Whiskey Creek
8240 Whiskey Creek Drive
Fort Myers, Florida 33967
Office: (239) 985-1200
Fax: (239) 985-1259
Web: www.HoleMontes.com
Florida Certificate Of Authorization No. 1772

HOLEMONTES
PLANNERS | ARCHITECTS | ENGINEERS | SURVEYORS
SINCE 1980

PROJECT: THE COLONNADE AT ESTERO
Village of Estero, Florida

PREPARED FOR: Lifestyle Communities, Inc.

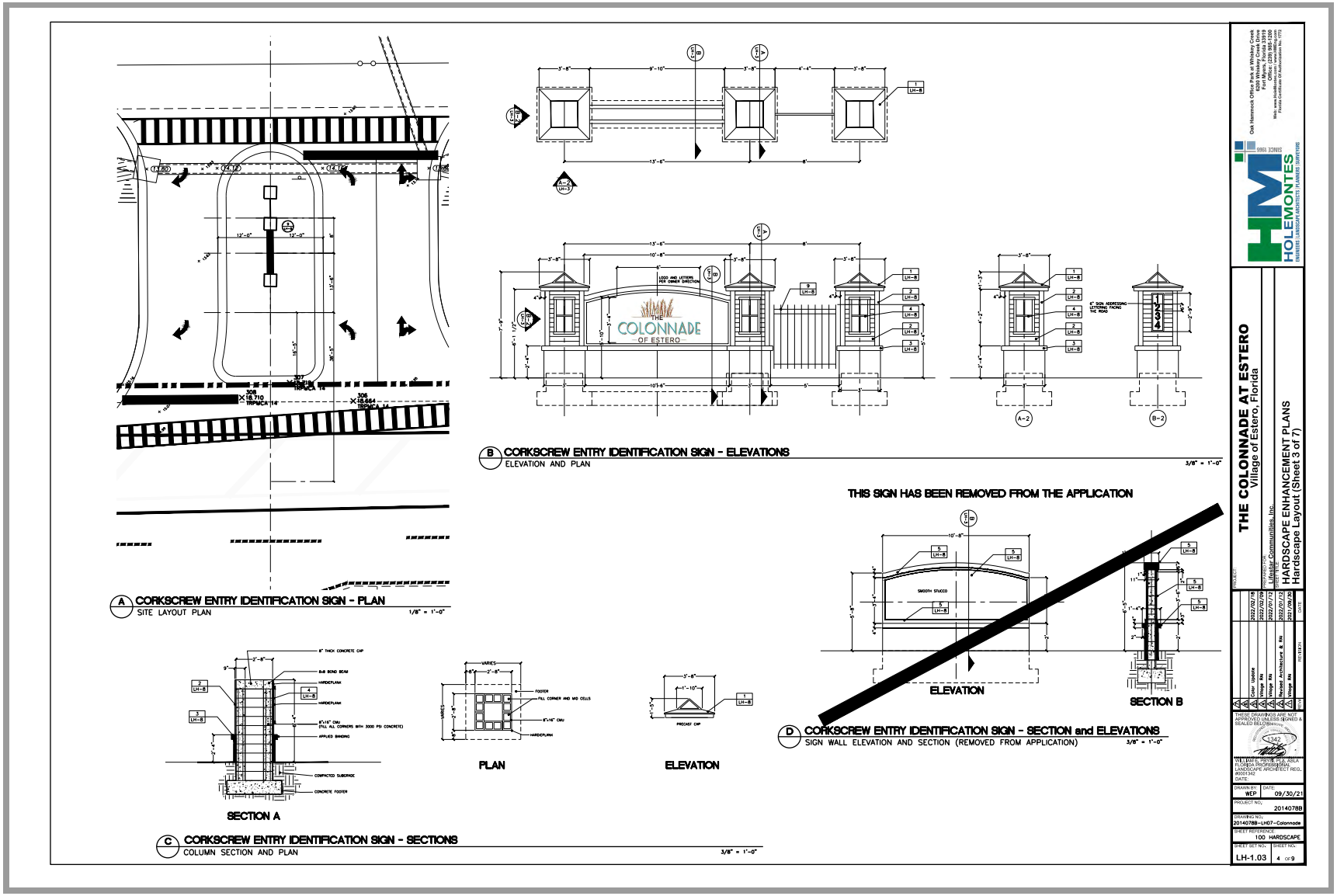
HARDSCAPE ENHANCEMENT PLANS
Hardscape Layout (Sheet 2 of 7)

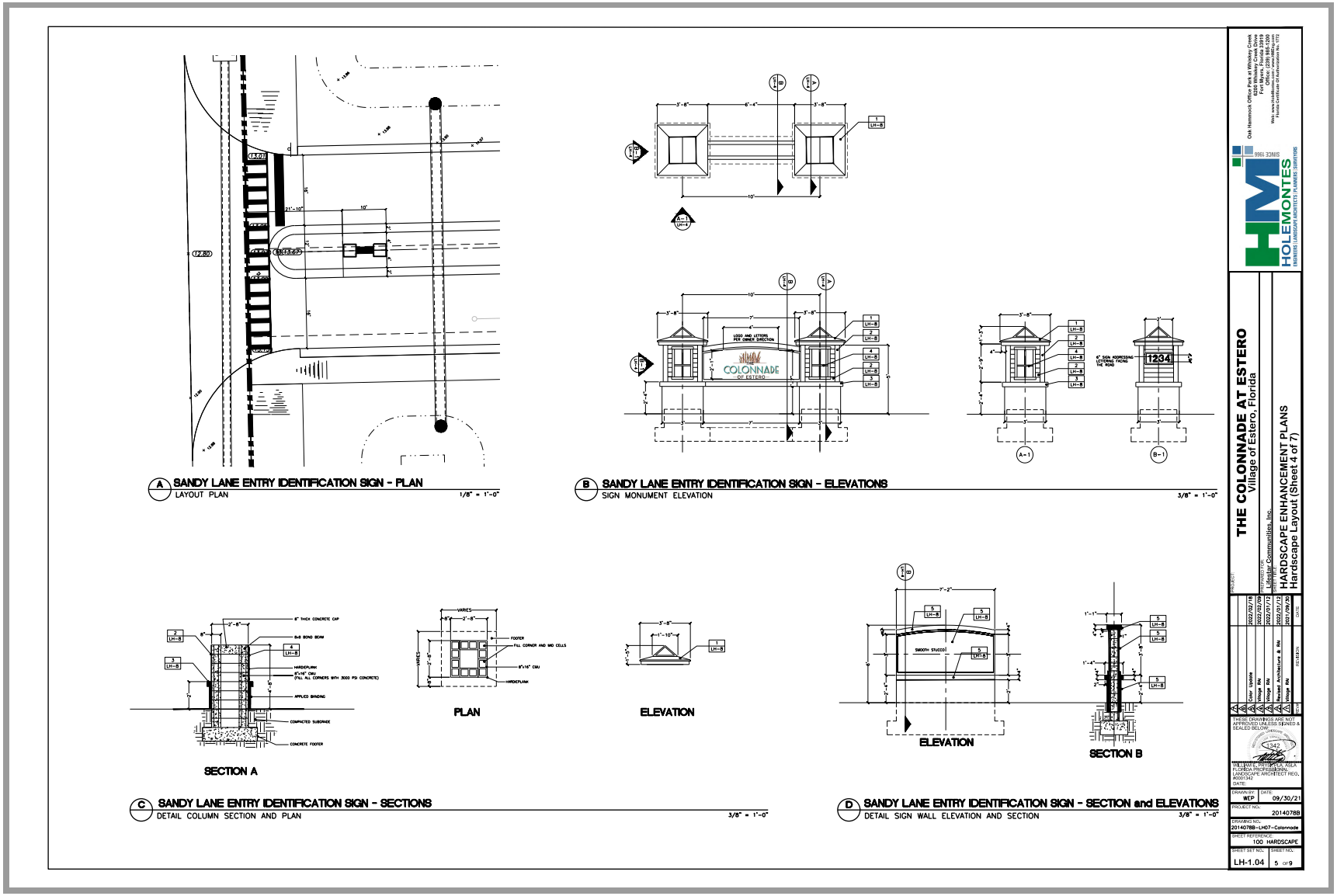
NO.	DATE	REVISIONS
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2	2022/02/15	Village Rev
3	2022/01/12	Village Rev
4	2022/01/12	Revised Architecture & Rev
5	2021/09/30	Village Rev

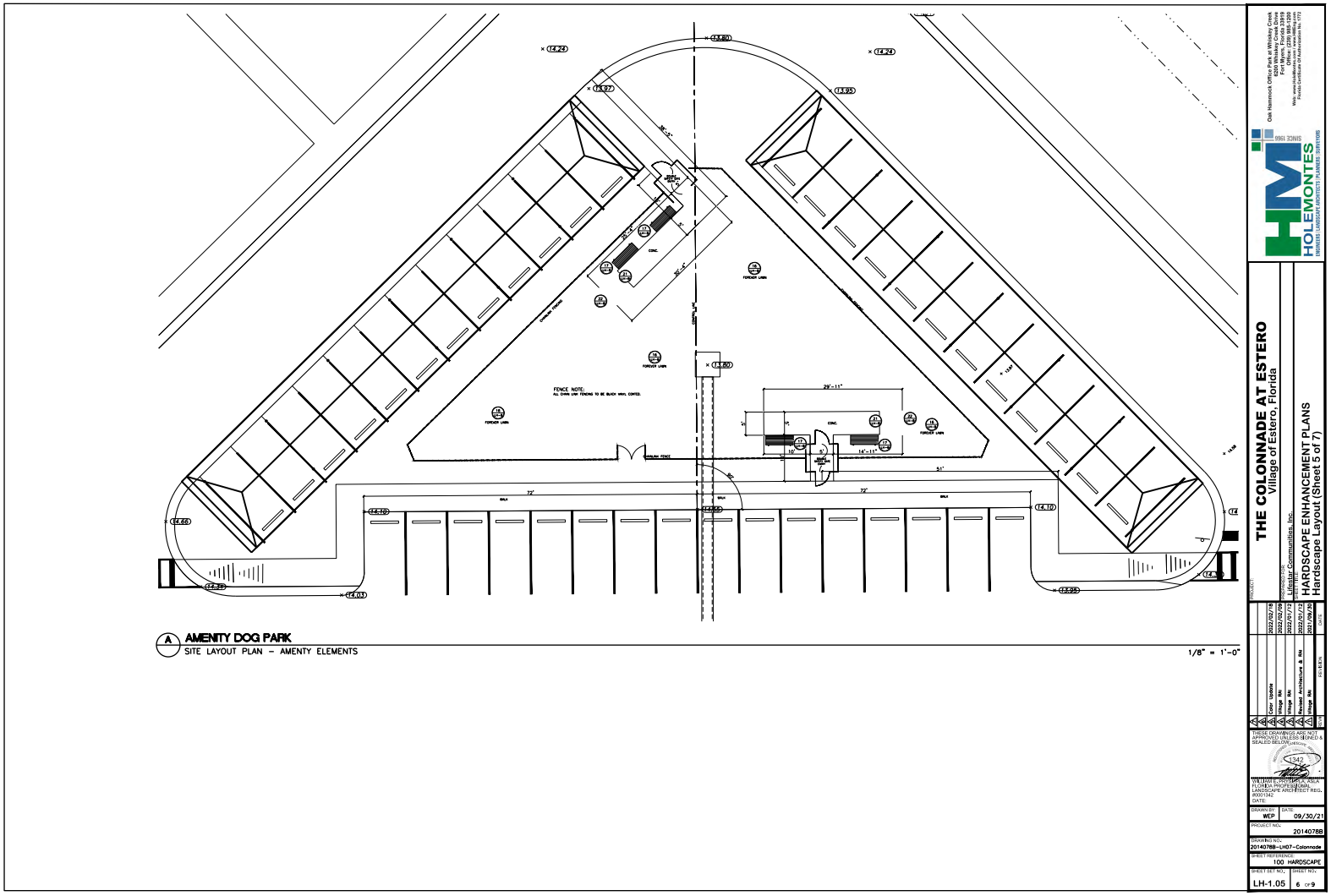
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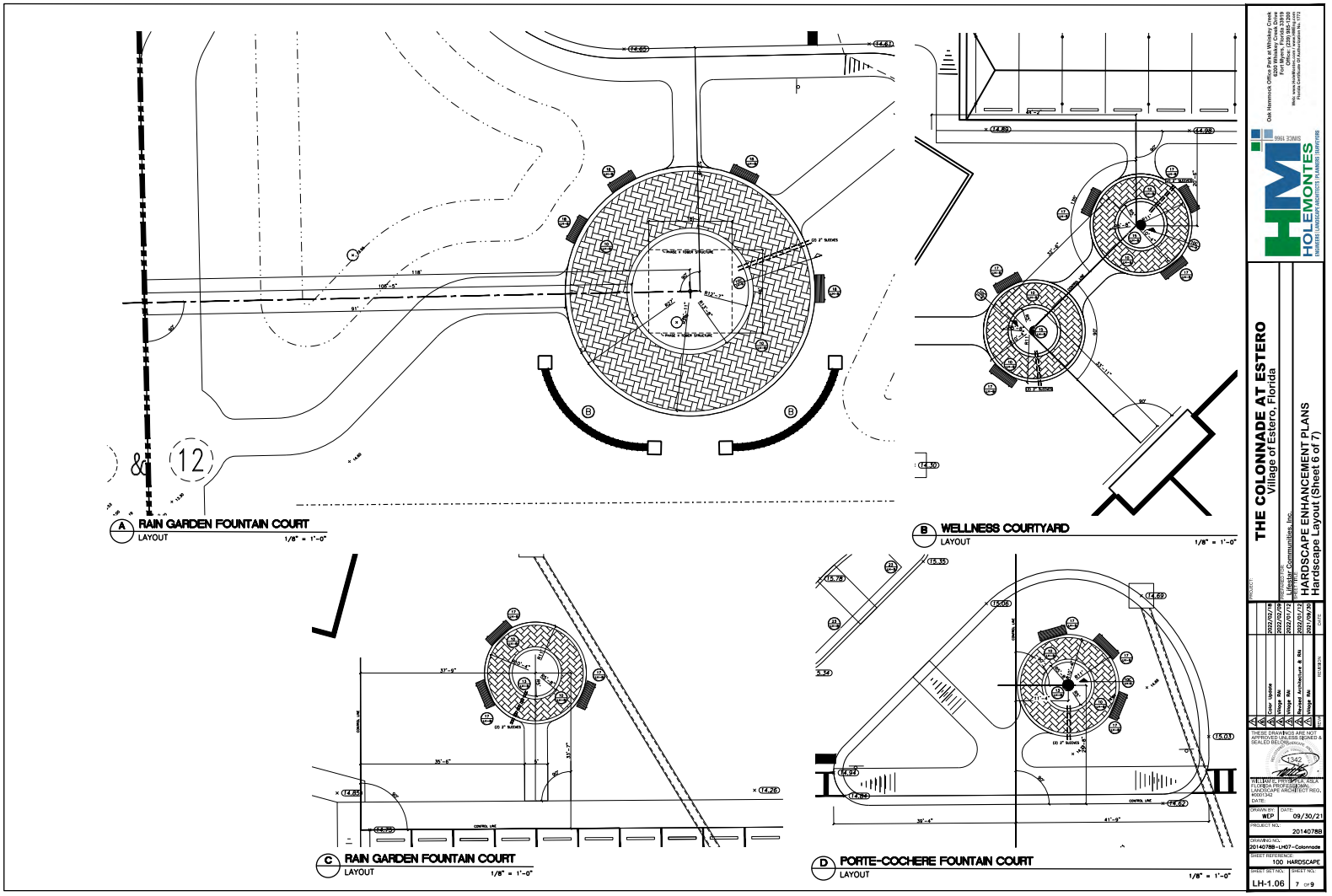
WILLIAM E. PRYSI, PLA, ASLA
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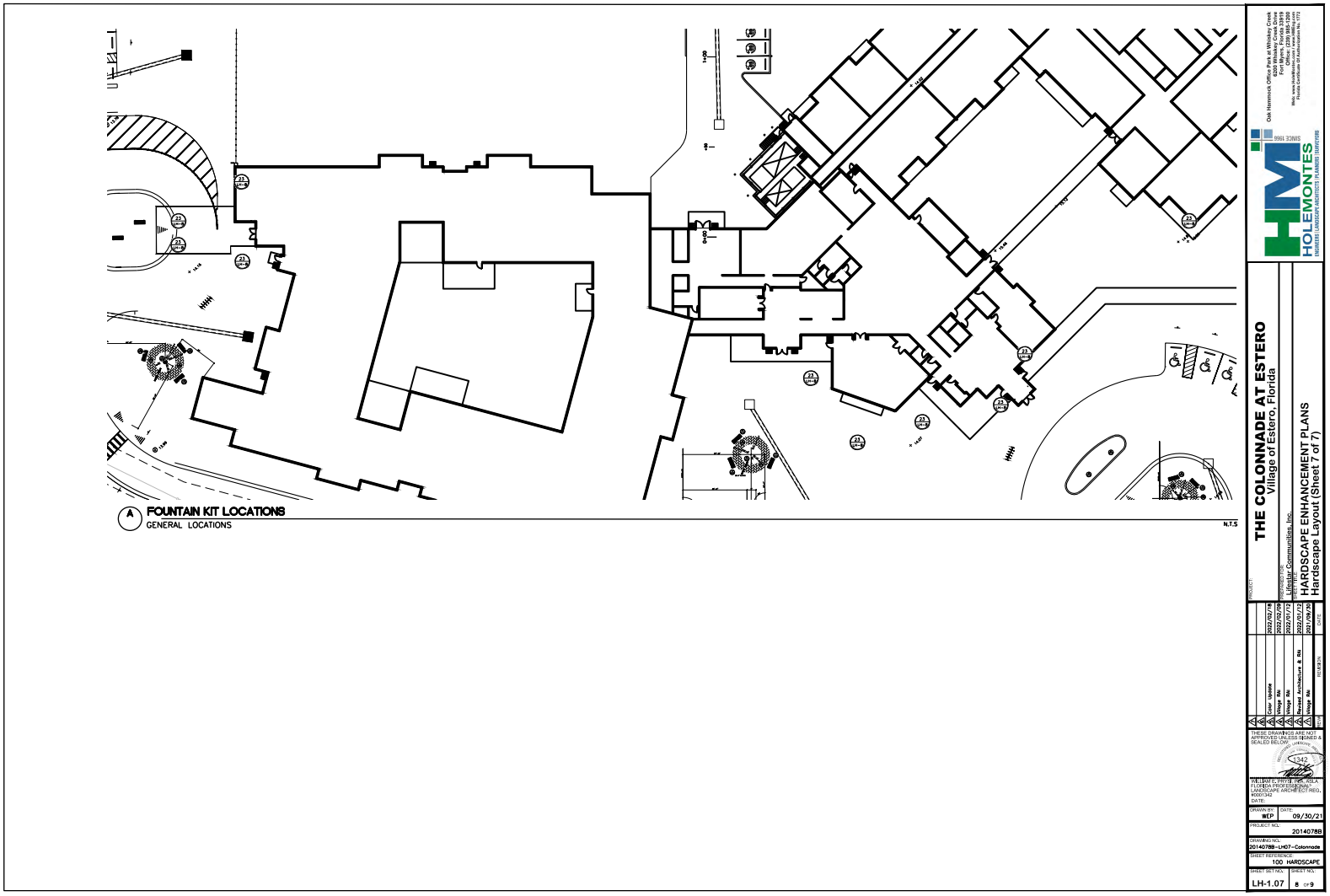
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DATE: 09/30/21
PROJECT NO.: 2014078B
DRAWING NO.: 2014078B-LH07-Colonnade
SHEET REFERENCE: 100 HARDSCAPE
SHEET SET NO.: LH-1.02
SHEET NO.: 3 of 9


A CORKSCREW ENTRY IDENTIFICATION SIGN - PLAN
SITE LAYOUT PLAN
1/8" = 1'-0"
B CORKSCREW ENTRY IDENTIFICATION SIGN - ELEVATIONS
ELEVATION AND PLAN
3/8" = 1'-0"
THE COLONNADE OF ESTERO
THIS SIGN HAS BEEN REMOVED FROM THE APPLICATION
D CORKSCREW ENTRY IDENTIFICATION SIGN - SECTION and ELEVATIONS
SIGN WALL ELEVATION AND SECTION (REMOVED FROM APPLICATION)
3/8" = 1'-0"
ELEVATION
SECTION B
SECTION A
PLAN
ELEVATION
C CORKSCREW ENTRY IDENTIFICATION SIGN - SECTIONS
COLUMN SECTION AND PLAN
3/8" = 1'-0"
THE COLONNADE AT ESTERO
Village of Estero, Florida
Lifestyle Communities, Inc.
HARDSCAPE ENHANCEMENT PLANS
Hardscape Layout (Sheet 3 of 7)
LH-1.03
4 OF 9


A SANDY LANE ENTRY IDENTIFICATION SIGN - PLAN
LAYOUT PLAN
1/8" = 1'-0"
B SANDY LANE ENTRY IDENTIFICATION SIGN - ELEVATIONS
SIGN MONUMENT ELEVATION
3/8" = 1'-0"
COLONNADE OF ESTERO
1234
SECTION A
PLAN
ELEVATION
C SANDY LANE ENTRY IDENTIFICATION SIGN - SECTIONS
DETAIL COLUMN SECTION AND PLAN
3/8" = 1'-0"
ELEVATION
SECTION B
D SANDY LANE ENTRY IDENTIFICATION SIGN - SECTION and ELEVATIONS
DETAIL SIGN WALL ELEVATION AND SECTION
3/8" = 1'-0"
Oak Hammock Office Park at Whiskey Creek
6260 Whiskey Creek Drive
Fort Myers, Florida 33919
Office: (239) 985-3100
Fax: (239) 985-3105
Florida Certificate of Authorization No. 1772
HOLEMONTES
LANDSCAPE ARCHITECTS PLANNERS SURVEYORS
SINCE 1965
THE COLONNADE AT ESTERO
Village of Estero, Florida
Lifestyle Communities, Inc.
HARDSCAPE ENHANCEMENT PLANS
Hardscape Layout (Sheet 4 of 7)
2021/07/16 Client Update
2022/02/09 Village Rev
2022/07/12 Village Rev
2022/01/12 Revised Architecture & Rev
2021/09/30 Village Rev
WILLIAM E. PINYERD JR. ABLA FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT REG. NO. 1342
DRAWN BY: WEP
DATE: 09/30/21
PROJECT NO.: 20140788
DRAWING NO.: 20140788-LH07-Colonnade
SHEET REFERENCE: 100 HARDSCAPE
SHEET SET NO.: LH-1.04
SHEET NO.: 5 of 9


FENCE NOTE:
A AMENITY DOG PARK
SITE LAYOUT PLAN – AMENITY ELEMENTS
1/8" = 1'-0"
THE COLONNADE AT ESTERO
Village of Estero, Florida
Lifestyle Communities, Inc.
HARDSCAPE ENHANCEMENT PLANS
Hardscape Layout (Sheet 5 of 7)
HOLEMONTES
WILLIAM E. HOLEMONTES, ASLA
FLORIDA PROFESSIONAL
LANDSCAPE ARCHITECT REG.
DATE:
DRAWN BY: WEP
DATE: 09/30/21
PROJECT NO.: 201407BB
DRAWING NO.: 201407BB-LH07-Colonnade
SHEET REFERENCE: 100 HARDSCAPE
SHEET KEY NO.: LH-1.05
SHEET NO.: 6 OF 9


A RAIN GARDEN FOUNTAIN COURT
LAYOUT
1/8" = 1'-0"
B WELLNESS COURTYARD
LAYOUT
1/8" = 1'-0"
C RAIN GARDEN FOUNTAIN COURT
LAYOUT
1/8" = 1'-0"
D PORTE-COCHERE FOUNTAIN COURT
LAYOUT
1/8" = 1'-0"
THE COLONNADE AT ESTERO
Village of Estero, Florida
Lifestyle Communities, Inc.
HARDSCAPE ENHANCEMENT PLANS
Hardscape Layout (Sheet 6 of 7)
LH-1.06
7 of 9


A
FOUNTAIN KIT LOCATIONS
GENERAL LOCATIONS
N.T.S
THE COLONNADE AT ESTERO
Village of Estero, Florida
Lifestyle Communities, Inc.
HARDSCAPE ENHANCEMENT PLANS
Hardscape Layout (Sheet 7 of 7)
HOLEMONTES
LANDSCAPE ARCHITECTS PLANNERS
Oak Hammock Office Park at Whiskey Creek
DRAWN BY: WEP
DATE: 09/30/21
PROJECT NO.: 20140788
DRAWING NO.: 20140788-LH07-Colonnade
SHEET REFERENCE: 100 HARDSCAPE
SHEET SET TITLE: LH-1.07
SHEET NO.: 8 of 9

HARDSCAPE MATERIAL DETAILS & SCHEDULES:

1 MATERIAL SPECS. (PRECAST COLUMN CAP):

2 MATERIAL SPECS. (COLUMN BODY):

3 MATERIAL SPECS. (COLUMN BASE):

4 MATERIAL SPECS. (DECORATIVE FRAME)

5 MATERIAL SPECS. (SIGN WALL):

MAIN & SECONDARY SIGN WALL ELEVATION — SECTION

PRIMARY SIGN WALL PARTIAL ELEVATION — SECTION

6 MATERIAL SPECS. (DECORATIVE BRACKETS):

7 MATERIAL SPECS. (ALUMINUM ROOF):

8 MATERIAL SPECS. (TOWER COLUMN TRIM):

9 MATERIAL SPECS. (ALUMINUM FENCE):

10 MATERIAL SPECS. (PAVERS):

PAVER FIELD ADJACENT TO SOD, DECK AND BUILDING

PAVER FIELD ADJACENT TO POOL PLANTER

PAVER FIELD ADJACENT TO CONCRETE BANDING

11 MATERIAL SPECS. (PAVERS):

12 MATERIAL SPECS. (CHAIN LINK FENCING):

13 MATERIAL SCHEDULE: PORTE-COCHERE FOUNTAIN

14 MATERIAL SCHEDULE: RAIN GARDEN FOUNTAIN

15 MATERIAL SCHEDULE: WELLNESS COURT FOUNTAIN

16 MATERIAL SCHEDULE: DOG PARK ARTIFICIAL TURF

K9Grass System

17 MATERIAL SCHEDULE: BENCH 'A'

6 FT. RENDEZVOUS BENCH WITH CAST IRON ENDS

18 MATERIAL SCHEDULE: BENCH 'B'

8' CONTOUR RENDEZVOUS BENCH WITH CENTER ARMREST

19 MATERIAL SCHEDULE: TRASH RECEPTICAL

RENDEZVOUS RECEPTACLE

20 MATERIAL SCHEDULE: BIKE RACK

5 BICYCLE METRO BIKE RACK WITH POWDER COAT FINISH AND SURFACE MOUNT

21 MATERIAL SCHEDULE: DOG WASTE STATION

22 MATERIAL SCHEDULE: DOG PARK FOUNTAIN

MODEL 410 SM

23 MATERIAL SCHEDULE: FOUNTAIN KITS

OPTION A — OPTION B

Oak Hammock Office Park at Whiskey Creek
8230 Whiskey Creek Drive
Fort Myers, Florida 33967
Office: (239) 985-1200
Web: www.HoleMontes.com
Florida Certificate Of Authorization No. 1773

HOLEMONTES
PLANNERS • LANDSCAPE ARCHITECTS • PLANNING CONSULTANTS

PROJECT: THE COLONNADE AT ESTERO
Village of Estero, Florida

PREPARED FOR: Mestar Communities, Inc.

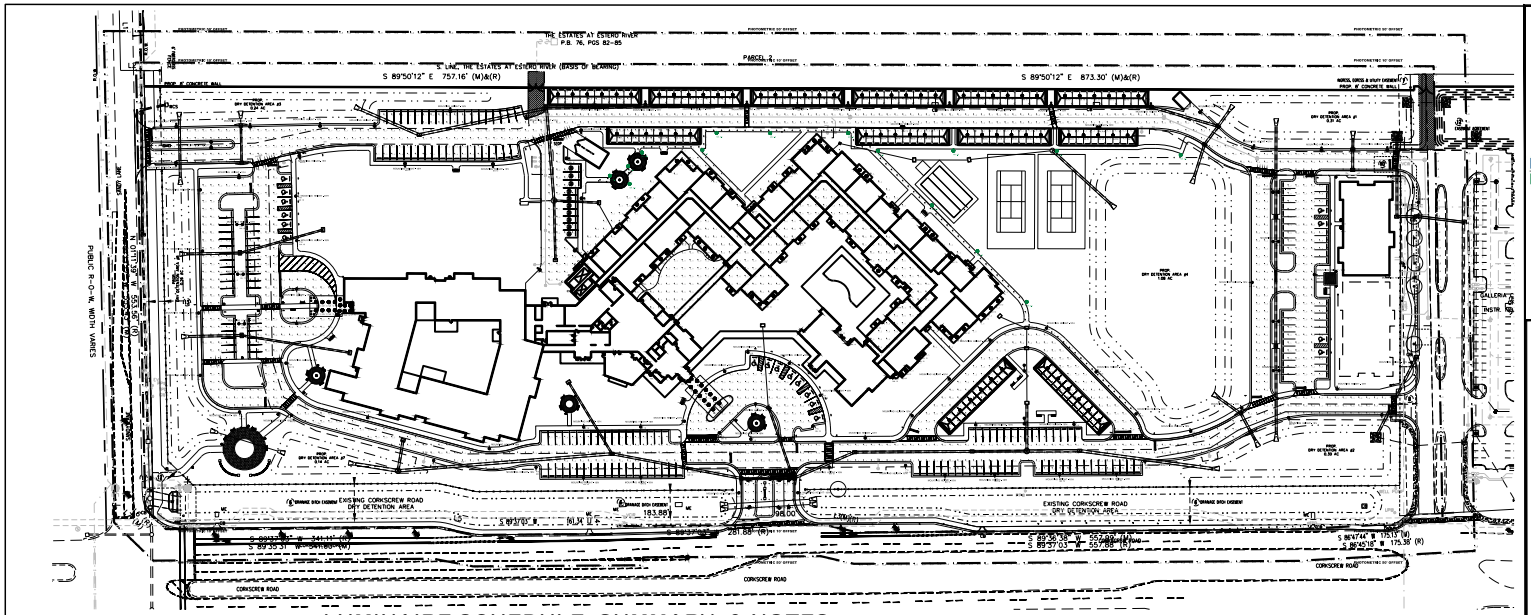
HARDSCAPE MATERIAL DETAILS & SCHEDULES
Hardscape Cut Sheets (Sheet 1 of 1)

MARK	DESCRIPTION	DATE
1	Revised Architecture & RM	2021/06/30
2	Village RM	2022/01/13
3	Village RM	2022/01/17
4	Village RM	2022/02/09
5	Color Update	2022/02/16

THESE DRAWINGS ARE NOT VALID UNLESS SIGNED & SEALED BELOW.

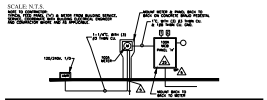
WILLIAM E. PRYSE, FSLA, ASLA
FLORIDA REGISTERED
LANDSCAPE ARCHITECT REG. #1342
DATE:

DRAWN BY: WEP — DATE: 09/30/21
PROJECT NO.: 2014078B
DRAWING NO.: 2014078B-LH07-Colonnade
SHEET REFERENCE: 200 HARDSCAPE
SHEET SET NO.: LH-2.00 — SHEET NO.: 9 OF 9



LUMINAIRE SCHEDULE, SUMMARY, & NOTES:

ELECTRICAL RISER DIAGRAM



ELECTRICAL CONNECTIONS, ETC.:

NOTE TO OWNER/CONTRACTOR:

THESE DRAWINGS ARE FOR PHOTOMETRIC LIGHTING CALCULATIONS, PRODUCT SPECIFICATION, AND LAYOUT PURPOSES ONLY. THE ABOVE DIAGRAM AND ACCOMPANYING NOTES ONLY REPRESENT A SUGGESTED MANNER IN WHICH PRIMARY POWER IN EFFORT TO PROVIDE SAID POWER AND TO BUDGET ACCORDINGLY. IT IS THE RESPONSIBILITY OF THE OWNER, THE GENERAL CONTRACTOR, THE ELECTRICAL ENGINEER AND/OR ELECTRICAL CONTRACTOR TO IMPLEMENT THESE PHOTOMETRIC DRAWINGS AT THE TIME OF CONSTRUCTION. AT NO TIME SHOULD THESE DRAWINGS BE EXECUTED WITHOUT THE NOTES AND NECESSARY EXPERTS BEING INVOLVED IN THEIR INSTALLATION.

DIRECT BURY POLES:

NOTE TO OWNER/CONTRACTOR:

DIRECT BURY STYLE POLE APPLICATIONS MAY BE UTILIZED UPON THE WRITTEN APPROVAL OF THE OWNER, THE CITY OF ESTERO, AND THE ELECTRICAL ENGINEER. WHEN UTILIZING DIRECT BURY POLES AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DEVIATION TO THESE SPECIFICATIONS FOR LIGHT POLE INSTALLATIONS. SHOP DRAWINGS MUST BE SUBMITTED BY THE CONTRACTOR TO THE LANDSCAPE ARCHITECT FOR ANY INSTALLATION THAT DEVIATES FROM THESE DOCUMENTS AND AS A PREREQUISITE FOR CERTIFICATION (AS NOTED HEREIN).

DIRECT BURY POLES ARE SPECIFICALLY PROHIBITED IN ALL PARKING AREAS. POLES IN THESE AREAS MUST BE INSTALLED IN ACCORDANCE TO EITHER OF THE DETAILS ILLUSTRATED.

DIFFERENT POLES AS SPECIFIED MAY BE UTILIZED SO LONG AS THEIR HEIGHTS ARE NOT ALTERED BY THE SPECIFICATIONS HEREIN ILLUSTRATED AND ARE EITHER CONSCRETE TO OR APPROVED BY THE FIXTURES SPECIFIED.

LIGHTING FIXTURE COLOR TEMPERATURE:

MAXIMUM LIGHTING COLOR TEMPERATURE:

AT NO TIME MAY THE INSTALLED LIGHTING TEMPERATURE EXCEED 3,000K FOR ANY "EXTERIOR" LIGHT FIXTURE HEREIN SPECIFIED.

IF ANY FIXTURE CUT SHEET OR SCHEDULE REFERENCE INDICATE OTHERWISE, NO APPLICATIONS MAY EXCEED THIS MAXIMUM CRITERIA.

LUMINAIRE NOTES:

THE ABOVE STANDARDS AND CALCULATIONS ARE BASED ON THE ADV.32 PHOTOMETRIC PROGRAM DESIGNED TO CALCULATE PHOTOMETRICS BASED ON THE DATA IMPORTED AND ILLUSTRATED ON THE PLAN.

- ALL FOOTCANDLE LEVELS ILLUSTRATED ARE INITIAL VALUES BASED ON MANUFACTURERS DATA CALCULATED USING NO LIGHT LOSS FACTORS (LLF).
- THE STATISTICS NOTED HEREIN WERE CALCULATED WITHIN THE PROPERTY BOUNDARY PARAMETERS ONLY AND DO NOT INCLUDE INCLUDING OFFSITE CALCULATIONS REQUIRED TO ASSURE MINIMAL OFFSITE SPILLAGE OF LIGHT.
- LIGHTING MUST NOT EXCEED 0.5 FOOT CANDLES MEASURED TEN FEET (10') OFFSET ALL PROPERTY LINES.
- LIGHTING MUST NOT EXCEED 0.0 FOOT CANDLES MEASURED FIFTY FEET (50') OFFSET ALL PROPERTY LINES.
- THE HEIGHT OF THE STREET LAMP POLES ARE AS NOTED ON THE SCHEDULE.
- ▪ = POLES TO BE IN CONCRETE BASE PER LIGHTING MANUFACTURER

BUILDING MOUNTED FIXTURES SHALL BE PART OF ARCHITECTURAL COMPONENTS OR INTERIOR ORIENTED LIGHTING ARE NOT PART OF THE CALCULATIONS ILLUSTRATED ON THESE DRAWINGS.

GENERAL NOTES:

1. IF SUBSTITUTIONS OF ANY LIGHTING FIXTURES ARE MADE FROM THOSE HEREIN SPECIFIED, THE CONTRACTOR SHALL SUBMIT DRAWINGS AND CUT SHEETS OF MANUFACTURER'S SPECIFICATIONS TO THE OWNER, SELECT SHOP DRAWINGS AND CONSULTANT FOR REVIEW. SHOP DRAWINGS OF THE PROPOSED PRODUCTS TO ASSURE COMPLIANCE AS A CONDITION OF REQUIRED CERTIFICATION (AS NOTED HEREIN).
2. ANY SUBSTITUTIONS TO THE PRODUCTS HEREIN SPECIFIED SHALL REQUIRE THAT THESE DRAWINGS BE MODIFIED, RECALCULATED, AND RESUBMITTED TO THE ACTING JURISDICTIONAL AGENCY AS A MINOR CHANGE OR AMENDMENT TO THE DEVELOPMENT ORDER OR PERMIT THE CONSULTANT ACKNOWLEDGES THAT THE MINOR CHANGE OR NO SERVICE SHALL NOT BE BILLED TO THE OWNER. ANY SUBSTITUTIONS MADE WITHOUT THE APPROPRIATE REVISION OF SUBMITTAL ONLY IF THE CHANGES HAVE BEEN DIRECTED BY THE OWNER, WILL THE CHARGE BE MADE TO OTHERS UNLESS APPROVED THEREBY OTHERWISE.
3. ALL FIXTURES SHALL BE CUT-OFF STYLE.
4. THE RECESSED FIXTURES USED FOR THE COVERED PARKING DECKS WILL BE FULLY CUT-OFF AND RECESSED EMITTING AT OR LESS THAN A 80° DEGREE PHOTOMETRIC PATTERN.
5. ALL LIGHT POLE HEIGHTS ALONG THE NORTHERN PERIMETER ADJACENT TO THE RESIDENTIAL DEVELOPMENT WILL BE A MAXIMUM OF 15 FEET IN HEIGHT.

LUMINAIRE SCHEDULE:

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire	Luminaire Watts	Total Watts
	19	B1	SINGLE	Stanley-ed1-80K-FT-xx-DLT-SA01-DU-HH	0.900	9111	67	1273
	22	D1	SINGLE	Lithonia-DSXO-LED-P1-40K-T4M-MVOLT-SPA-HH	0.900	9111	72.00	1587.24
	31	L1	SINGLE	Gotham-EVO-10-AFR-HO-40K-T4M-MVOLT-SPA-HH	0.900	9111	57	1777.2
	61	L1S	SINGLE	Gotham-EVO-10-AFR-HO-40K-T4M-MVOLT-SPA-HH	0.900	9111	57	3477.2
	28	P1	SINGLE	Stanley-ed1-137CW-XX-DLT-SA01-DU-HH	0.900	9984	108	3,024.0
	9	P1A	SINGLE	Stanley-ed1-137CW-XX-DLT-SA01-DU-HH	0.900	9984	108	3888.0
	6	P2	SINGLE+BACK	Stanley-ed1-137CW-XX-DLT-SA01-DU-HH	0.900	9984	108	1512
	9	P2A	SINGLE+BACK	Stanley-ed1-137CW-XX-DLT-SA01-DU-HH	0.900	9984	108	972.0
	5	W2	SINGLE	Lithonia-DSXW1-LED-20C-1000-40K-T3M-MVOLT	0.900	9111	108	1012.8

SCHEDULE NOTE (VILLAGE OF ESTERO REQUIREMENT): ALL EXTERIOR FIXTURE COLOR TEMPERATURES ARE 3000K MINIMUM.
SCHEDULE NOTE (VILLAGE OF ESTERO REQUIREMENT): ALL EXTERIOR BUILDINGS MUST COMPLY WITH A MINIMUM OF 1-0-1.
SCHEDULE NOTE: SHOP DRAWING SUBMITTED & FIXTURES INSTALLED MUST COMPLY WITH THE REQUIREMENTS NOTED.
SCHEDULE NOTE: ALL FIXTURES SHALL HAVE A "BH" BACKLIGHT APPLICATION FOR A MAXIMUM RATING OF 1.

MATERIAL NOTES:

1. REGARDLESS OF SPECIFICITY NOTED HEREIN, ALL EXTERIOR LIGHTING FIXTURES MUST PROVIDE A LED CORRELATED COLOR TEMPERATURES NOT TO EXCEED 3,000 KELVIN.
2. PHOTOMETRIC CALCULATIONS HAVE BEEN BASED ON THE FOLLOWING BUG RATINGS:
   BACKLIGHT (B): 1
   UPLIGHT (U): 0
   GLARE (G):
3. SEE LE 3 SERIES SHEETS FOR LIGHTING FIXTURE MATERIAL CUT SHEETS AND SCHEDULES.
4. THE AGI32 PHOTOMETRIC PROGRAM FOR THIS APPLICATION WAS RUN WITH THE REQUIRED BUG RATING STANDARDS.
5. ALL FIXTURE AND POLE COLORS NOTED HEREIN ARE URBAN WHITE MATTE IN COLOR.
6. ALL FIXTURES NOTED ABOVE FOR COLOR TEMPERATURE SPEND (MAXIMUM 3000K). IF THERE IS ANY CONFLICT WITH A COLOR TEMPERATURE THAT EXCEEDS 3000K IN ANY PLACE ON THE LUMINAIRE SCHEDULE HEREIN, THE MAXIMUM MAY NOT EXCEED 3000K AND WILL BE MODIFIED ACCORDINGLY THROUGH SHOP DRAWINGS OR STIPULATIONS.

LUMINAIRE SUMMARY:

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
10FT Pole	Illuminance	FC	0.00	0.0	0.0	N/A	N/A
30 FT Pole	Illuminance	FC	0.00	0.0	0.0	N/A	N/A
BLDG AREA	Illuminance	FC	1.19	19.8	0.0	N/A	N/A
Overall Site	Illuminance	FC	0.39	19.2	0.1	20.60	192.00
PATHWAY	Illuminance	FC	1.03	3.4	0.3	N/A	N/A
EstePlanting-1	Illuminance	FC	1.24	4.5	0.3	12.40	45.00
EstePlanting	Illuminance	FC	2.05	8.1	1.2	2.70	6.75
NorthPlanting-1	Illuminance	FC	1.17	4.4	0.3	11.70	44.00
NorthPlanting-10	Illuminance	FC	4.61	16.3	0.3	15.43	47.27
NorthPlanting-11	Illuminance	FC	4.46	13.5	0.3	14.87	45.00
NorthPlanting-12	Illuminance	FC	4.05	9.8	0.3	13.50	32.67
NorthPlanting-13	Illuminance	FC	1.78	7.1	0.3	5.93	23.67
NorthPlanting-2	Illuminance	FC	1.49	7.8	0.3	14.90	78.00
NorthPlanting-3	Illuminance	FC	4.39	9.1	0.3	41.00	91.00
NorthPlanting-4	Illuminance	FC	4.21	8.7	0.7	6.01	12.43
NorthPlanting-5	Illuminance	FC	4.19	11.4	0.4	9.29	28.50
NorthPlanting-6	Illuminance	FC	4.05	13.3	0.4	9.93	33.67
NorthPlanting-7	Illuminance	FC	4.49	19.4	0.4	11.22	48.50
NorthPlanting-8	Illuminance	FC	4.34	15.9	0.4	10.85	39.75
NorthPlanting-9	Illuminance	FC	5.20	19.8	0.3	15.59	132.00
SouthPlanting-1	Illuminance	FC	2.09	8.2	0.3	16.30	54.25
SouthPlanting-2	Illuminance	FC	1.28	4.2	0.7	2.26	4.27
SouthPlanting-3	Illuminance	FC	1.65	3.2	0.7	2.28	4.29
SouthPlanting-4	Illuminance	FC	1.71	3.2	0.7	2.28	4.29
SouthPlanting-5	Illuminance	FC	3.47	10.2	0.7	4.96	14.57
SouthPlanting-6	Illuminance	FC	4.04	19.0	0.4	10.10	47.50
SouthPlanting-7	Illuminance	FC	2.78	9.2	0.7	3.97	13.14
SouthPlanting-8	Illuminance	FC	2.78	9.2	0.7	3.97	13.14
SouthPlanting-9	Illuminance	FC	2.00	3.3	1.0	2.00	3.30
SouthRoadway-1	Illuminance	FC	1.68	3.2	0.7	2.40	4.57
SouthRoadway-2	Illuminance	FC	3.07	11.4	0.7	4.39	16.29
SouthRoadway-3	Illuminance	FC	1.28	3.2	0.7	1.83	4.57
WestParking-1	Illuminance	FC	0.78	2.5	0.3	2.60	8.33
WestParking-2	Illuminance	FC	2.01	4.3	0.7	2.87	6.14
WestParking-3	Illuminance	FC	1.00	4.5	0.3	3.33	15.00
WestParking-4	Illuminance	FC	1.28	4.3	0.3	4.27	14.33
WestParking-5	Illuminance	FC	2.71	4.5	0.7	3.88	6.43
WestRoadway	Illuminance	FC	2.14	11.3	0.3	10.70	56.50

OUTDOOR PHOTOMETRIC LIGHTING PLAN | Reference Plan:

SCALE: 1"= 80'-0"
0 40' 80

Oak Hammock Office Park at Whiskey Creek
8260 Whiskey Creek Drive
Fort Myers, Florida 33907
Office: (239) 985-1200
Web: www.HoleMontes.com
Florida Certificate Of Authorization No. 1773

HOLEMONTES
PLANNING • SURVEYING • ENGINEERING • LANDSCAPE ARCHITECTURE • ECONOMICS
SINCE 1980

THE COLONNADE AT ESTERO
Village of Estero, Florida

PREPARED FOR:
Lifestar Communities, Inc.

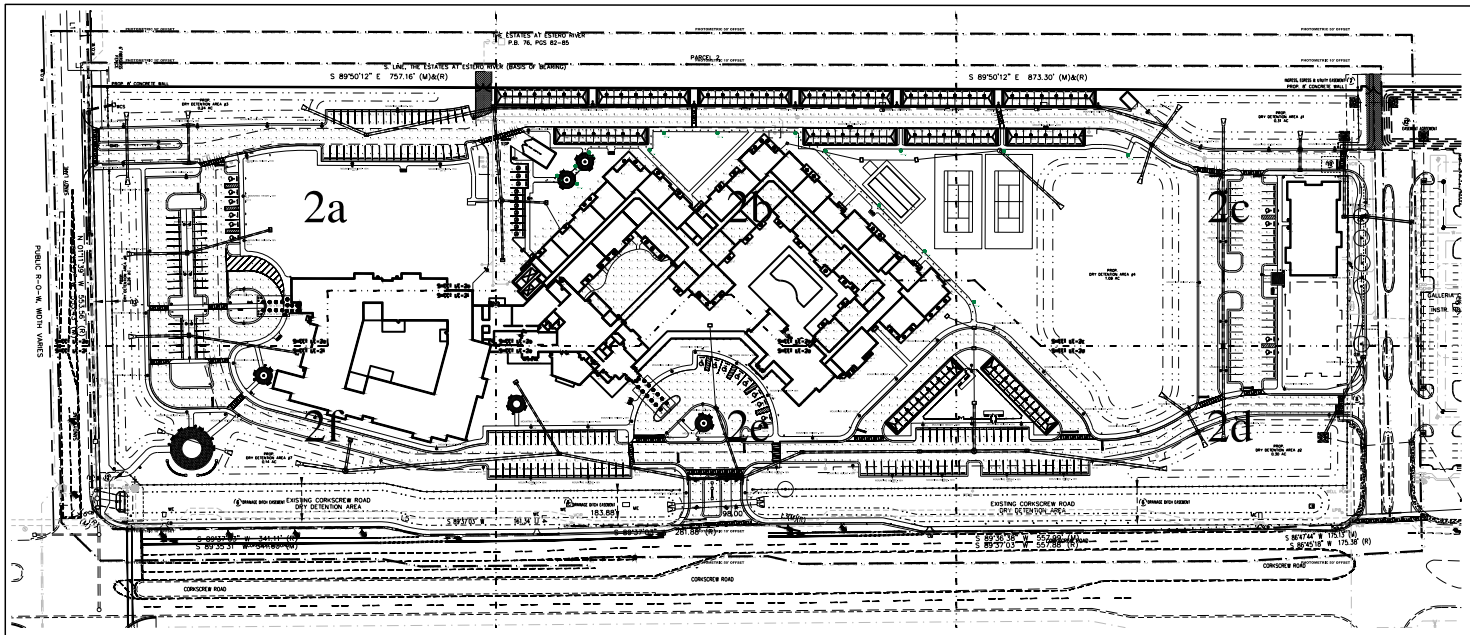
SHEET TITLE:
OUTDOOR LIGHTING PHOTOMETRIC PLAN
Reference Plan

NO.	DESCRIPTION	DATE
1	Color Update	2022/02/16
2	Village Rai	2022/03/09
3	Village Rai	2022/07/12
4	Revised Architecture & Rai	2022/07/12
5	Village Rai	2022/09/30

THESE DRAWINGS ARE NOT VALID UNLESS SIGNED & SEALED BELOW.

WILLIAM E. PRYSTAS, PLA
FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT REG. NO. 342
DATE:

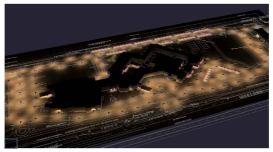
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DATE: 09/30/21
PROJECT NO.: 2014078B
DRAWING NO.: 2014078B-LE08-Colonnade
SHEET REFERENCE: 200 PHOTOMETRIC
SHEET SET NO.: LE-1.00
SHEET NO.: 1 of 11

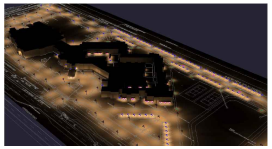


LUMINAIRE ILLUSTRATIONS:

LUMINAIRE PHOTOMETRIC DISPLAY (Virtual Site Renderings):







GENERAL NOTES:

1. IF SUBSTITUTIONS OF ANY LIGHTING FIXTURES ARE MADE FROM THOSE HEREIN SPECIFIED, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND COMPLETE MANUFACTURER SPECIFICATIONS OF THE REVISED PRODUCTS PROPOSED. THE CONTRACTOR SHALL ALSO SUBMIT SHOP DRAWINGS OF THE PROPOSED PRODUCTS TO ASSURE COMPLIANCE AS A CONDITION OF REQUIRED CERTIFICATION (AS NOTED HEREIN).
2. ANY SUBSTITUTIONS TO THE PRODUCTS HEREIN SPECIFIED SHALL REQUIRE THAT THESE DRAWINGS BE RESUBMITTED TO THE VILLAGE OF ESTERO, OR ITS DESIGNATED REGIONAL AGENCY AS A MINOR CHANGE OR AMENDMENT TO THE DEVELOPMENT ORDER OR PERMIT. THE CONTRACTOR ACKNOWLEDGES THAT THE MINIMUM CHARGE FOR THIS SERVICE SHALL NOT BE LESS THAT $1,500.00 AND SHALL BE PAID TO THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTAL. ONLY IF THE CHANGES HAVE BEEN DIRECTED BY THE OWNER, WILL THE CHARGE BE MADE TO OTHERS UNLESS APPROVED THEREBY OTHERWISE.
3. ALL FIXTURES SHALL BE CUT-OFF STYLE.
4. THE RECESSED FIXTURES USED FOR THE COVERED PARKING DECKS WILL BE FULLY CUT-OFF AND RESTRICTED WITH A LOW BRIGHTNESS LENS AND A 60 DEGREE PHOTOMETRIC PATTERN.
5. ALL LIGHT POLE HEIGHTS ALONG THE NORTHERN PERIMETER ADJACENT TO THE RESIDENTIAL DEVELOPMENT WILL BE A MAXIMUM OF 15 FEET IN HEIGHT.

LUMINAIRE NOTES:

THE ABOVE STANDARDS AND CALCULATIONS ARE BASED ON THE AGI-32 PHOTOMETRIC PROGRAM DESIGNED TO CALCULATE PHOTOMETRICS BASED ON THE DATA IMPORTED AND ILLUSTRATED ON THE PLAN.

- ALL FOOT CANDLE LEVELS ILLUSTRATED ARE INITIAL VALUES BASED ON MANUFACTURERS DATA CALCULATED USING NO LIGHT LOSS FACTORS (LLF).
- THE STANDARDS NOTED HEREIN WERE CALCULATED WITHIN THE PROPERTY BOUNDARY PARAMETERS REQUIRED BY CODE, INCLUDING OFFSITE CALCULATIONS REQUIRED TO ASSURE MINIMAL OFFSITE SPILLAGE OF LIGHT.
- LIGHTING MUST NOT EXCEED 0.5 FOOT CANDLES MEASURED TEN FEET (10') OFFSET ALL PROPERTY LINES, 0.0 FOOT CANDLES ALONG ADJACENT RESIDENTIAL.
- LIGHTING MUST NOT EXCEED 0.0 FOOT CANDLES MEASURED FIFTY FEET (50') OFFSET ALL PROPERTY LINES.
- THE HEIGHT OF THE STREET LAMP POLES ARE AS NOTED ON THE SCHEDULE.
- • POLES TO BE IN CONCRETE BASE PER LIGHTING MANUFACTURER
- BUILDING MOUNTED FIXTURES THAT ARE PART OF ARCHITECTURAL COMPONENTS OR INTERIOR ORIENTED LIGHTING ARE PART OF THE CALCULATIONS ILLUSTRATED ON THESE DRAWINGS.

MATERIAL NOTES:

- ALL MATERIAL FINISHES ARE TO MATCH: FIXTURES, POLES, ACCESSORIES, AND BASES.
- MATERIAL FINISHES TO BE EITHER WHITE, VERDE GREEN, OR BRONZE. FINAL DETERMINATION BY OWNER.
- FINAL LIGHTING TEMPERATURES SHALL BE 3000 KELVIN WITH A DESIRED 1.0 BUG RATING.
- LIGHTING PERFORMANCE AND MATERIAL STANDARDS ARE SUBJECT TO THE FINAL REVIEW OF THE VILLAGE OF ESTERO DESIGN REVIEW BOARD.

OUTDOOR PHOTOMETRIC LIGHTING PLAN | Key Sheet:

SCALE: 1"= 80'-0"

Oak Hammock Office Park at Whiskey Creek
8260 Whiskey Creek Drive
Fort Myers, Florida 33907
Office: (239) 985-1200
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Web: www.HoleMontes.com
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PROJECT: THE COLONNADE AT ESTERO
Village of Estero, Florida

PREPARED FOR: Lifestar Communities, Inc.

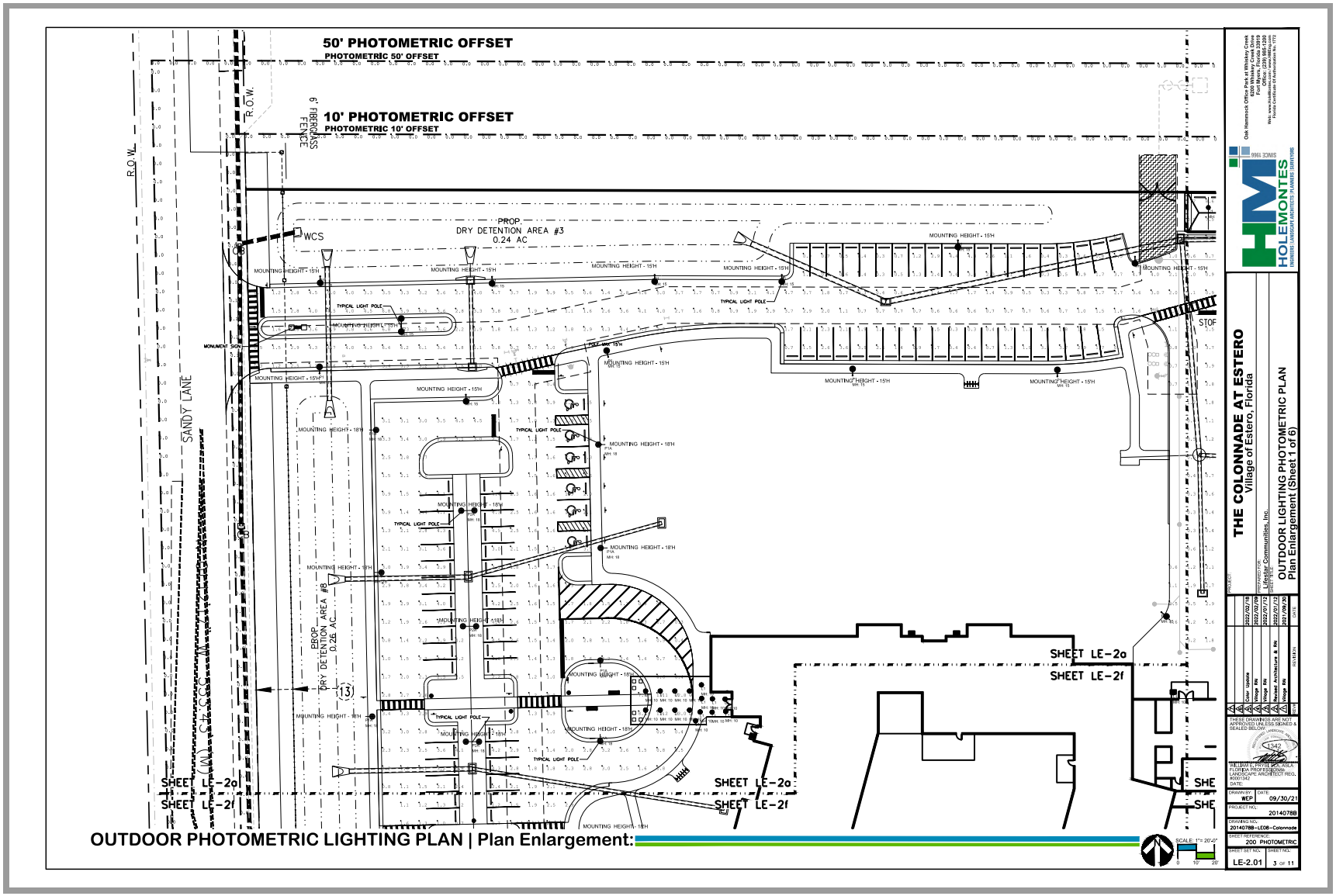
SHEET: OUTDOOR LIGHTING PHOTOMETRIC PLAN
Key Sheet

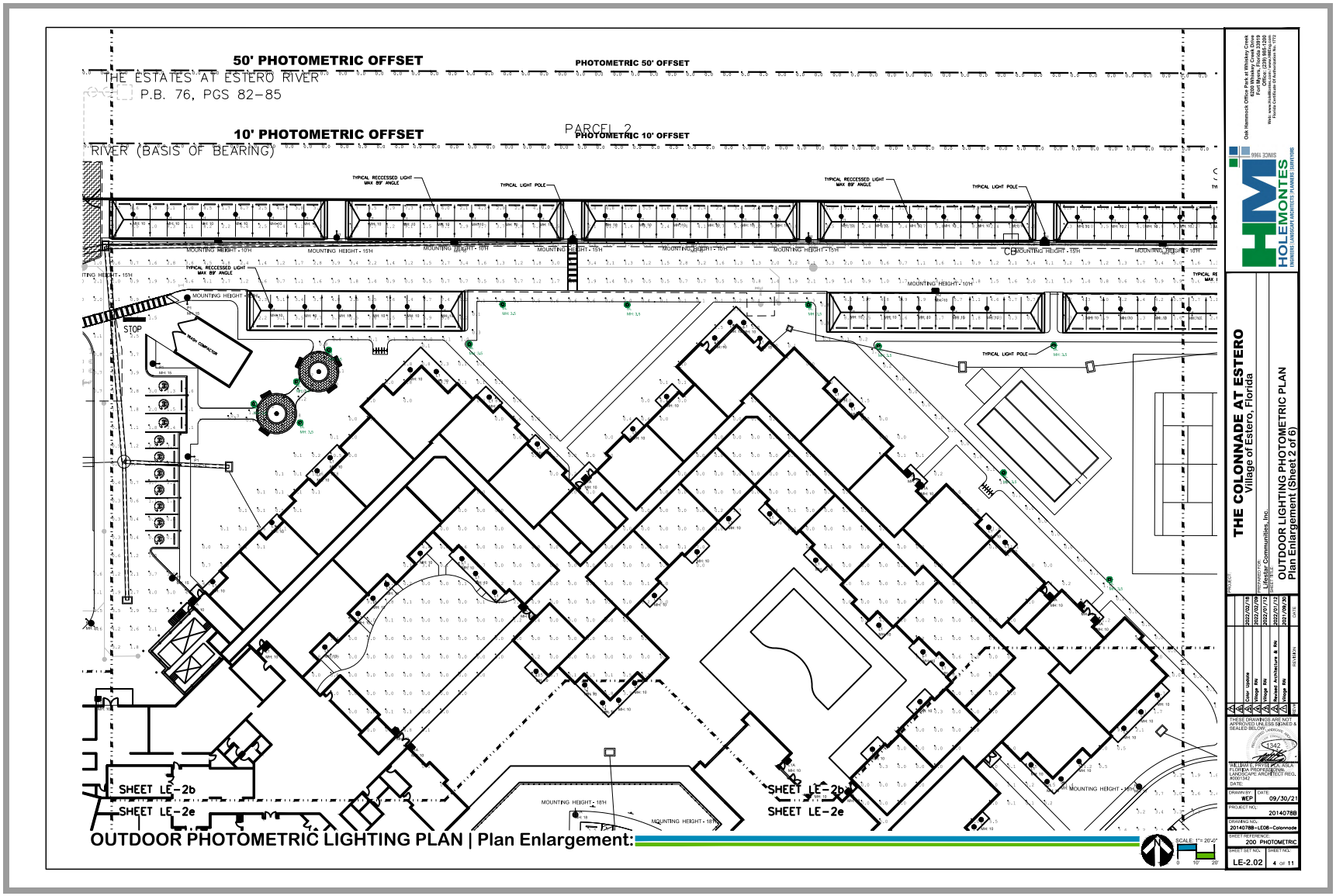
NO.	REVISIONS	DATE
1	Color Upgrade	2022/02/18
2	Village RAI	2022/02/09
3	Village RAI	2022/01/12
4	Revised Architecture & RAI	2022/01/12
5	Village RAI	2021/09/30

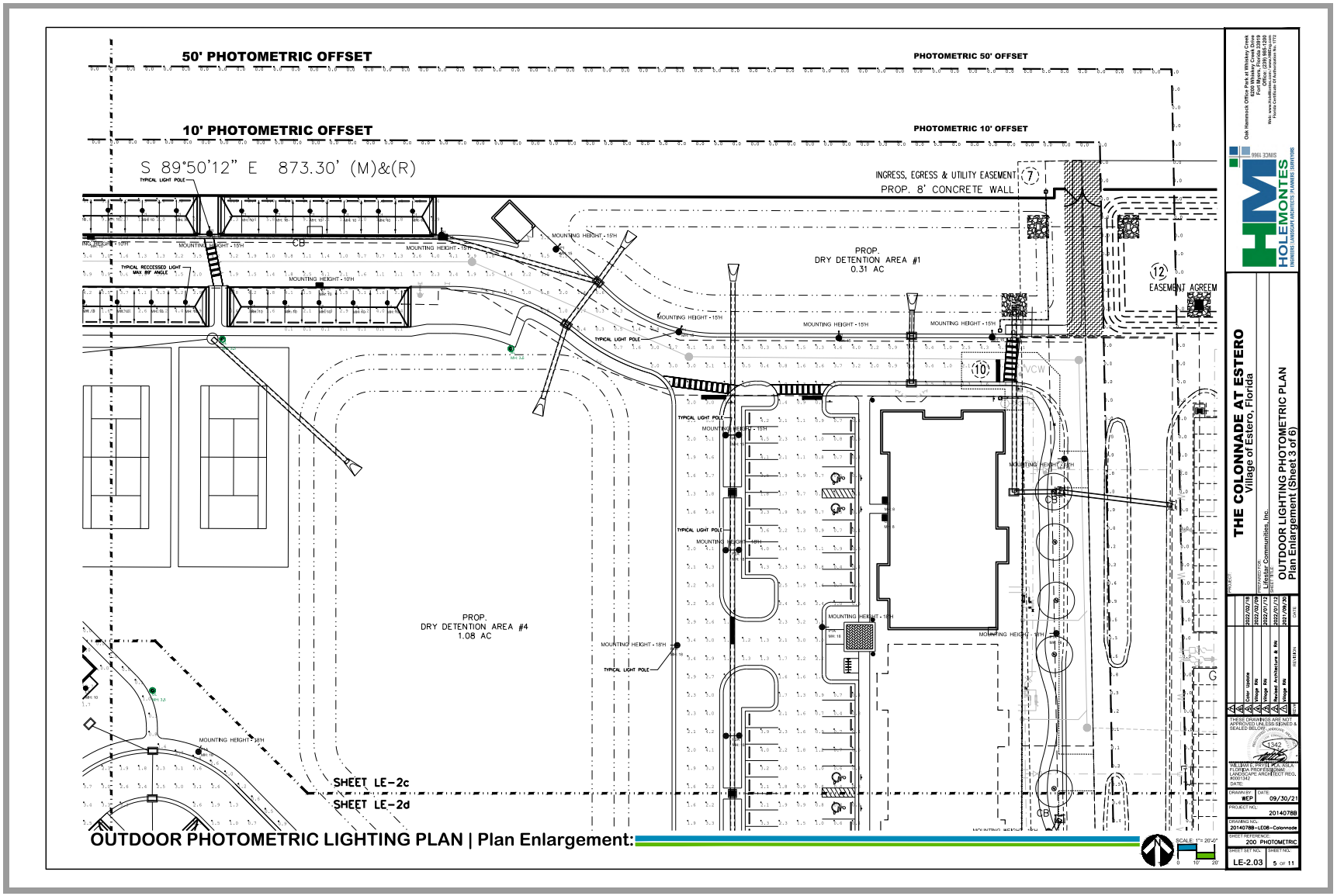
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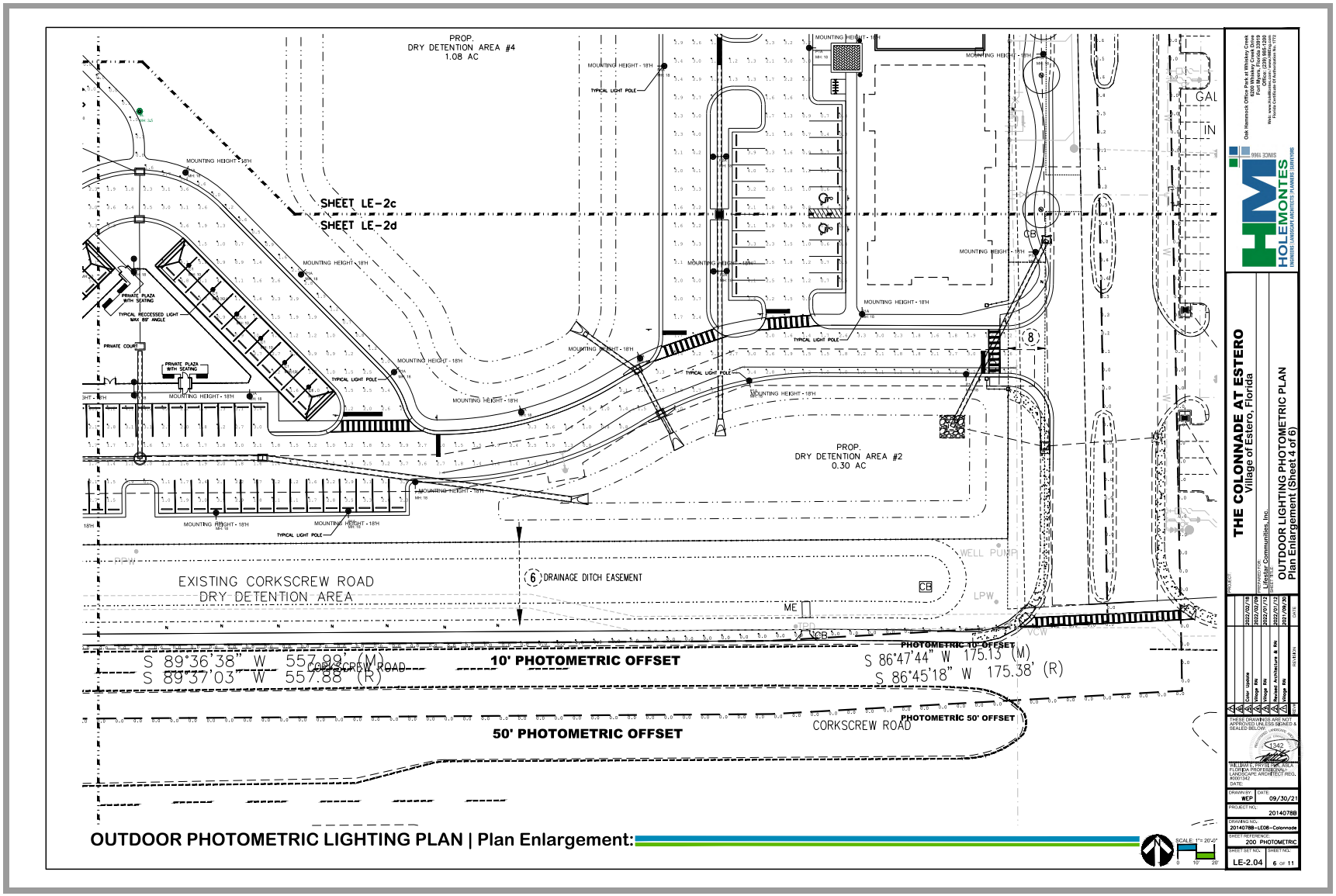
WILLIAM E. PRYSLAR, ASLA, FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT REG. NO. 0001342

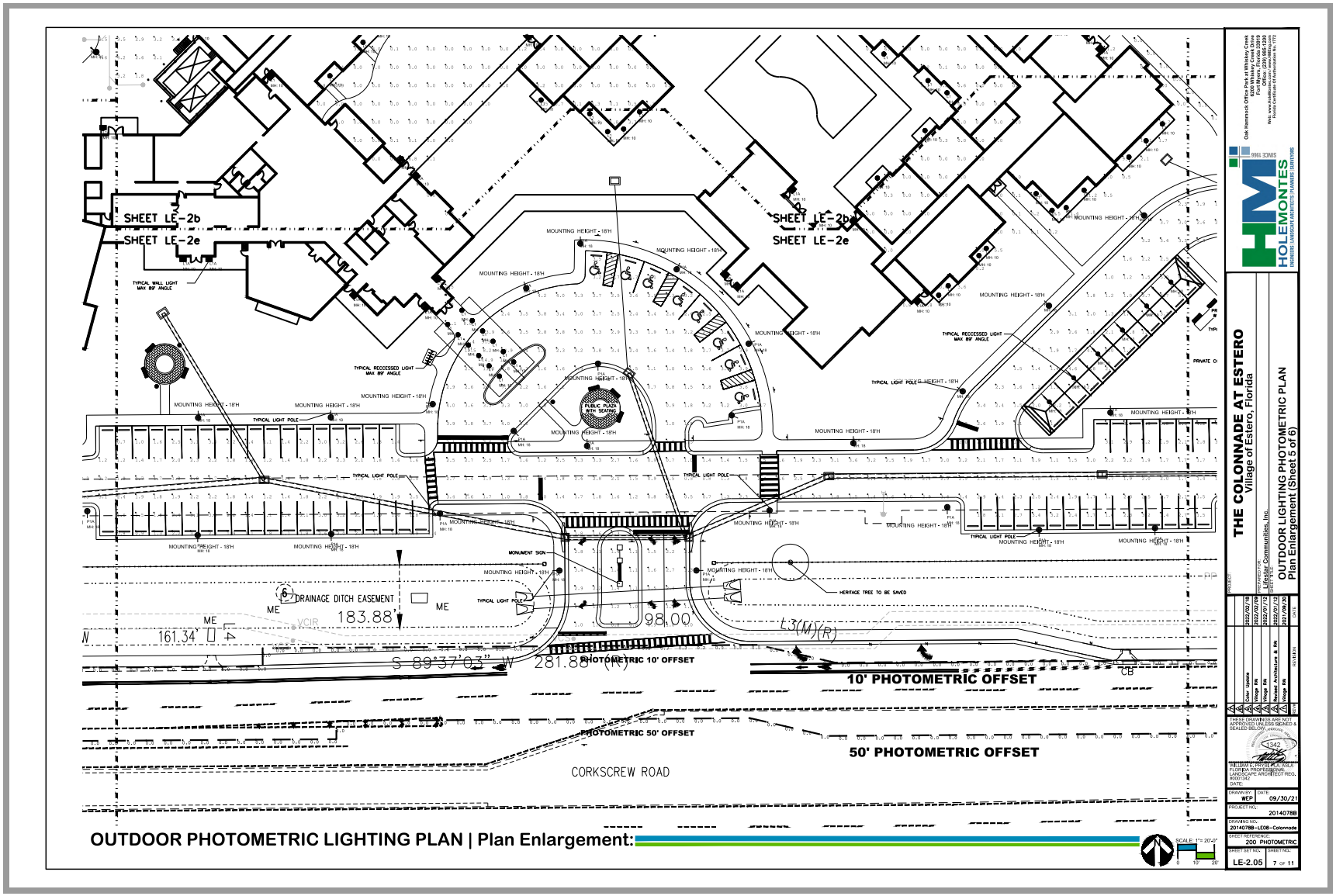
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DATE: 09/30/21
PROJECT NO.: 20140788
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SHEET SET NO.: LE-2.00
SHEET NO.: 2 of 11

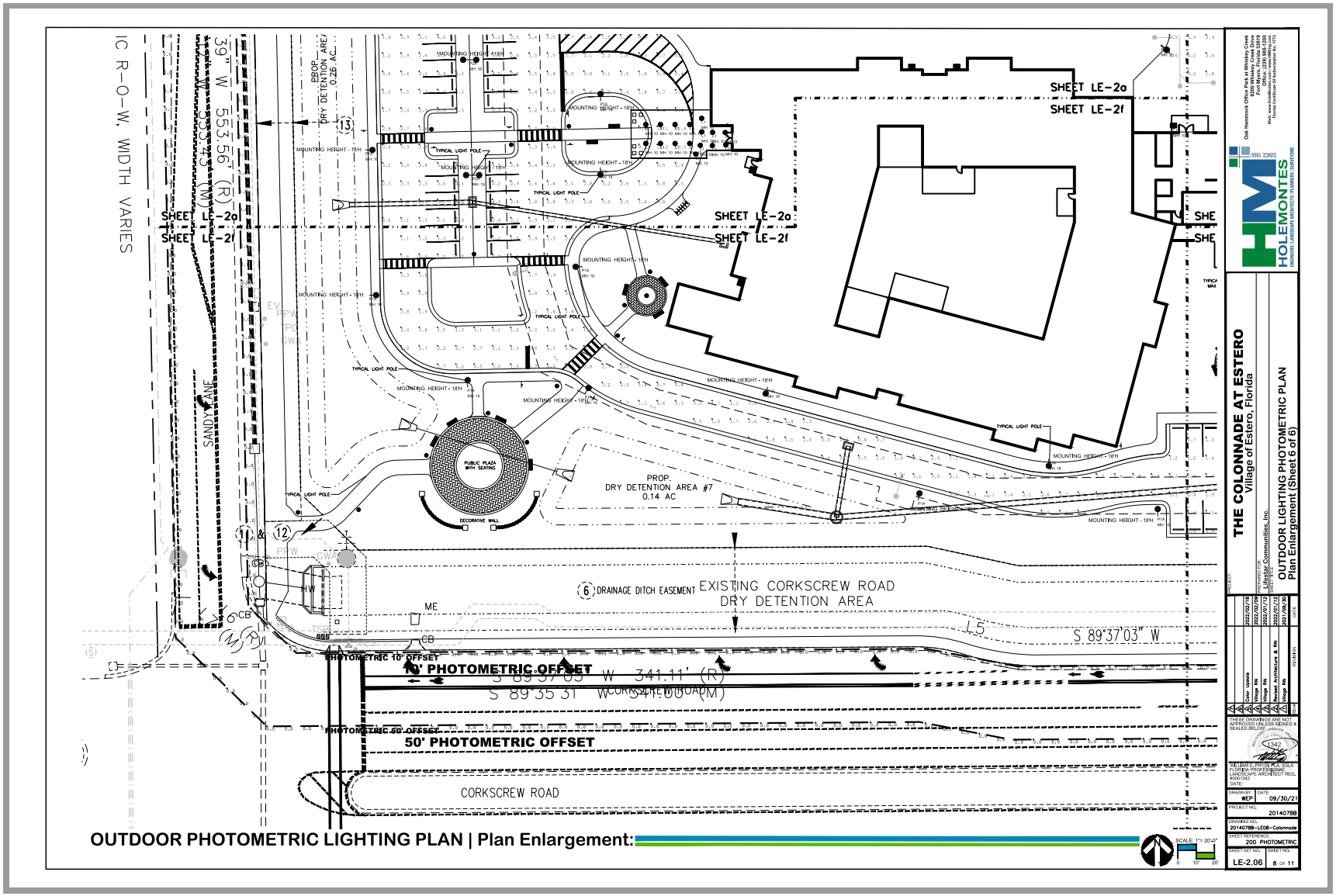

50' PHOTOMETRIC OFFSET
PHOTOMETRIC 50' OFFSET
10' PHOTOMETRIC OFFSET
PHOTOMETRIC 10' OFFSET
R.O.W.
SANDY LANE
6' FIBERGLASS FENCE
WCS
PROP. DRY DETENTION AREA #3 0.24 AC
PROP. DRY DETENTION AREA #8 0.26 AC
MOUNTING HEIGHT - 15'H
MOUNTING HEIGHT - 18'H
TYPICAL LIGHT POLE
SHEET LE-2o
SHEET LE-2f
OUTDOOR PHOTOMETRIC LIGHTING PLAN | Plan Enlargement:
SCALE: 1"= 20'-0"
THE COLONNADE AT ESTERO
Village of Estero, Florida
Lifestar Communities, Inc.
OUTDOOR LIGHTING PHOTOMETRIC PLAN
Plan Enlargement (Sheet 1 of 6)
HOLEMONTES
DRAWN BY: WEP
DATE: 09/30/21
PROJECT NO.: 2014078B
DRAWING NO.: 2014078B-LE0B-Colonnade
SHEET REFERENCE: 200 PHOTOMETRIC
SHEET SET NO.: LE-2.01
SHEET NO.: 3 OF 11


50' PHOTOMETRIC OFFSET
PHOTOMETRIC 50' OFFSET
THE ESTATES AT ESTERO RIVER
P.B. 76, PGS 82-85
10' PHOTOMETRIC OFFSET
PHOTOMETRIC 10' OFFSET
PARCEL 2
RIVER (BASIS OF BEARING)
TYPICAL RECESSED LIGHT MAX 89° ANGLE
TYPICAL LIGHT POLE
MOUNTING HEIGHT - 15ft
MOUNTING HEIGHT - 10ft
STOP
SHEET LE-2b
SHEET LE-2e
SHEET LE-2b
SHEET LE-2e
OUTDOOR PHOTOMETRIC LIGHTING PLAN | Plan Enlargement:
SCALE: 1"= 20'-0"
THE COLONNADE AT ESTERO
Village of Estero, Florida
Lifestar Communities, Inc.
OUTDOOR LIGHTING PHOTOMETRIC PLAN
Plan Enlargement (Sheet 2 of 6)
WILLIAM E. PRIVETT, PLA, ASLA
FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT REG. NO. 1342
DRAWN BY: WEP
DATE: 09/30/21
PROJECT NO.: 2014078B
DRAWING NO.: 2014078B-LEOB-Colonnade
SHEET REFERENCE: 200 PHOTOMETRIC
SHEET SET NO.: LE-2.02
SHEET NO.: 4 of 11


50' PHOTOMETRIC OFFSET
PHOTOMETRIC 50' OFFSET
10' PHOTOMETRIC OFFSET
PHOTOMETRIC 10' OFFSET
S 89°50'12" E 873.30' (M)&(R)
INGRESS, EGRESS & UTILITY EASEMENT
PROP. 8' CONCRETE WALL
PROP.
DRY DETENTION AREA #1
0.31 AC
PROP.
DRY DETENTION AREA #4
1.08 AC
EASEMENT AGREEM
SHEET LE-2c
SHEET LE-2d
OUTDOOR PHOTOMETRIC LIGHTING PLAN | Plan Enlargement:
THE COLONNADE AT ESTERO
Village of Estero, Florida
OUTDOOR LIGHTING PHOTOMETRIC PLAN
Plan Enlargement (Sheet 3 of 6)
HOLEMONTES
LE-2.03

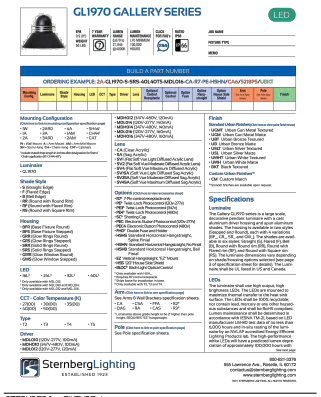

PROP.
DRY DETENTION AREA #4
1.08 AC
SHEET LE-2c
SHEET LE-2d
PROP.
DRY DETENTION AREA #2
0.30 AC
EXISTING CORKSCREW ROAD
DRY DETENTION AREA
6 DRAINAGE DITCH EASEMENT
S 89°36'38" W 557.99' (M)
S 89°37'03" W 557.88' (R)
CORKSCREW ROAD
10' PHOTOMETRIC OFFSET
S 86°47'44" W 175.13' (M)
S 86°45'18" W 175.38' (R)
PHOTOMETRIC 10' OFFSET
50' PHOTOMETRIC OFFSET
PHOTOMETRIC 50' OFFSET
CORKSCREW ROAD
OUTDOOR PHOTOMETRIC LIGHTING PLAN | Plan Enlargement:
SCALE: 1"= 20'-0"
THE COLONNADE AT ESTERO
Village of Estero, Florida
OUTDOOR LIGHTING PHOTOMETRIC PLAN
Plan Enlargement (Sheet 4 of 6)
LE-2.04
6 of 11


SHEET LE-2b
SHEET LE-2e
SHEET LE-2b
SHEET LE-2e
MOUNTING HEIGHT - 18'H
TYPICAL LIGHT POLE
TYPICAL WALL LIGHT MAX 89° ANGLE
TYPICAL RECESSED LIGHT MAX 89° ANGLE
PUBLIC PLAZA WITH SEATING
MONUMENT SIGN
HERITAGE TREE TO BE SAVED
DRAINAGE DITCH EASEMENT
183.88'
161.34'
S 89°37'03" W 281.88' (M)
98.00'
L3(M)(R)
PHOTOMETRIC 10' OFFSET
10' PHOTOMETRIC OFFSET
PHOTOMETRIC 50' OFFSET
50' PHOTOMETRIC OFFSET
CORKSCREW ROAD
OUTDOOR PHOTOMETRIC LIGHTING PLAN | Plan Enlargement:
SCALE: 1"= 20'-0"
THE COLONNADE AT ESTERO
Village of Estero, Florida
OUTDOOR LIGHTING PHOTOMETRIC PLAN
Plan Enlargement (Sheet 5 of 6)
HOLEMONTES
DRAWN BY: WEP
DATE: 09/30/21
PROJECT NO.: 2014078B
DRAWING NO.: 2014078B-LE0B-Colonnade
SHEET REFERENCE: 200 PHOTOMETRIC
SHEET SET NO.: LE-2.05
SHEET NO.: 7 of 11


IC R-O-W, WIDTH VARIES
S 89°39" W 553.56' (R)
S 89°35'43" (W) 553.43' (M)
SHEET LE-2a
SHEET LE-2f
PROP. DRY DETENTION AREA #7 0.14 AC
PROP. DRY DETENTION AREA 0.26 AC.
PUBLIC PLAZA WITH SEATING
DECORATIVE WALL
TYPICAL LIGHT POLE
MOUNTING HEIGHT - 18'H
6 DRAINAGE DITCH EASEMENT
EXISTING CORKSCREW ROAD DRY DETENTION AREA
S 89°37'03" W
S 89°37'03" W 341.11' (R)
S 89°35'31" W 341.00' (M)
CORKSCREW ROAD (M)
50' PHOTOMETRIC OFFSET
PHOTOMETRIC 10' OFFSET
PHOTOMETRIC 50' OFFSET
CORKSCREW ROAD
OUTDOOR PHOTOMETRIC LIGHTING PLAN | Plan Enlargement:
SCALE: 1" = 20'-0"
THE COLONNADE AT ESTERO
Village of Estero, Florida
OUTDOOR LIGHTING PHOTOMETRIC PLAN
Plan Enlargement (Sheet 6 of 6)
HOLEMONTES
LE-2.06

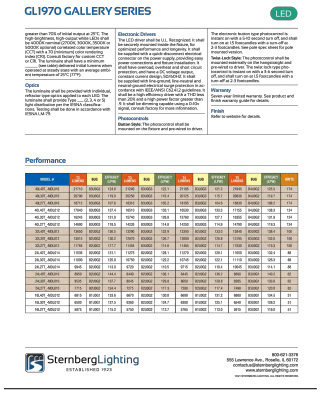
TYPE 'A' LUMINAIRE:

(CUT SHEET 1 OF 3)



STERNBERG - FIXTURE A
FIXTURE FINISH AND COLOR: UWH (MATTE WHITE)
(COLOR TEMPERATURE TO BE MAXIMUM 3,000K)

(CUT SHEET 2 OF 3)



STERNBERG - FIXTURE A
FIXTURE FINISH AND COLOR: UWH (MATTE WHITE)
(COLOR TEMPERATURE TO BE MAXIMUM 3,000K)

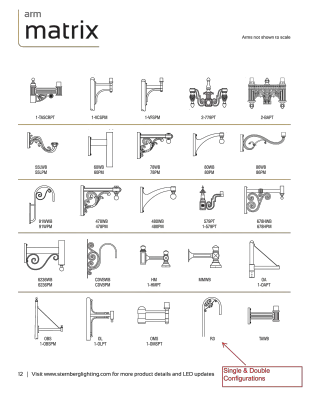
(CUT SHEET 3 OF 3)



STERNBERG - FIXTURE A
FIXTURE FINISH AND COLOR: UWH (MATTE WHITE)
(COLOR TEMPERATURE TO BE MAXIMUM 3,000K)

LUMINAIRE ARM:

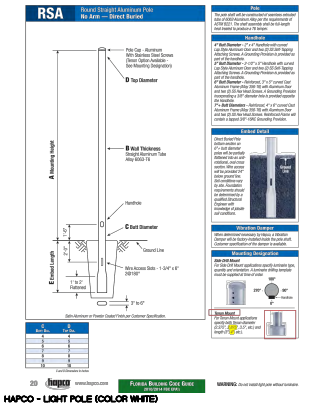
(CUT SHEET 1 OF 2)



STERNBERG - POLE ARM
ACCESSORY FINISH AND COLOR: UWH (MATTE WHITE)

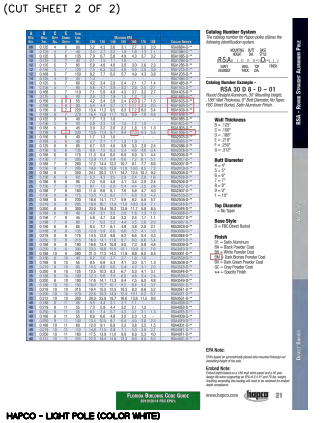
LIGHT POLE:

(CUT SHEET 1 OF 2)



HAPCO - LIGHT POLE (COLOR WHITE)

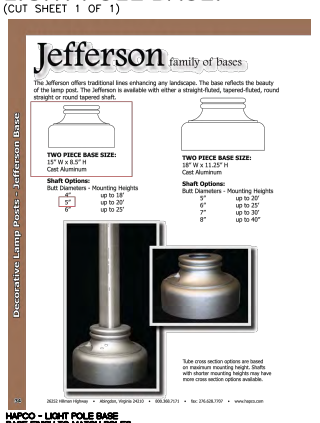
(CUT SHEET 2 OF 2)



HAPCO - LIGHT POLE (COLOR WHITE)

LIGHT POLE BASE:

(CUT SHEET 1 OF 1)



HAPCO - LIGHT POLE BASE
BASE FINISH TO MATCH POLES

(CUT SHEET 2 OF 2)

ARM	DIMENSIONS		EPA	WT
	Width	Height	ft²	lbs
1-15x22KPT	25-1/8"	17-7/16"	1.39	28
1-4CSPM	18"	25-13/32"	0.45	8
1-4PSPM	18"	27-1/8"	1.3	10
2-7TPT	40"	31-5/8"	3.375	40
2-8APT	33"	26-11/32"	4.44	40
3SLWB / 3SLPM	17-29/32"	9-1/2"	0.54	5.6
3DWB /3DPM	10-1/16"	11"	0.3	4
7DWB / 7DPM	11"	9-1/4"	0.37	5.5
8DWB / 8DPM	11-29/32"	9-11/16"	0.34	5.4
8DWB / 8BPM	33-3/4"	15-9/32"	1.85	11
8TWWB / 8TWPM	24-27/32"	37-3/4"	0.8	7.8
4TWWB / 4TPM	16-3/32"	13-3/4"	0.85	8.6
4SDWB / 4BDPM	17-11/16"	14-1/16"	0.76	7.8

ARM	DIMENSIONS		EPA	WT
	Width	Height	ft²	lbs
5TSPT / 5-5TSPT	21"	24-3/4"	1.8	25
6TBWWB, 6TBWPM	32-1/4"	22"	1.2	9.2
6DSWBB / 6DSPM	10-15/16"	15-1/32"	20.8	4.5
CDWBWB / CDWPM	28-3/4"	36"	8.8	7.3
HM / 1-HMPT	31-1/8"	23-1/16"	3.3	27
MMWB	25-7/16"	17-5/8"	1.56	13
OL / 1-OLPT	28"	37-3/4"	1.34	28
OBS / 1-OBSPM	34"	36-1/4"	1.17	5.5
GL / 1-GLPT	27-7/16"	39-5/8"	1.25	37.2
GMS / 1-GMSPT	29-5/16"	13-15/16"	0.23	10
R3	33"	"	"	"
TAWB	10-13/16"	11-3/8"	0.77	10

* Height shown varies. Consult factory.

Missing or invalid reference
File: ..\..\DDs\XRefs\Lighting\1-LE-Pole-XP1

USA ARCHITECTURAL (APPROVED ALTERNATIVE POLE ARM)

OUTDOOR PHOTOMETRIC LIGHTING PLAN | Lighting Cut Sheets:

Oak Hammock Office Park at Whiskey Creek
8230 Whiskey Creek Drive
Fort Myers, Florida 33907
Office: (239) 985-1200
Web: www.HoleMontes.com
Florida Certificate Of Authorization No. 1773

HOLEMONTES
PLANNING • ENGINEERING • SURVEYING

PROJECT: THE COLONNADE AT ESTERO
Village of Estero, Florida

PREPARED FOR: Lifestar Communities, Inc.

SHEET TITLE: OUTDOOR LIGHTING PHOTOMETRIC PLAN
Lighting Cut Sheets (Sheet 1 of 3)

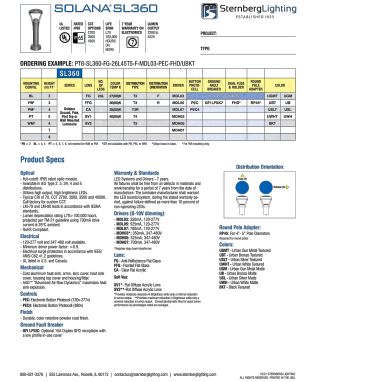
NO.	DESCRIPTION	DATE
1	Color Update	2022/02/16
2	Village Rev	2022/02/09
3	Revised Architecture & Rev	2022/01/12
4	Village Rev	2021/09/20

THESE DRAWINGS ARE NOT VALID UNLESS SIGNED & SEALED BELOW

WILLIAM E. PRYSLAK, ASLA
FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT REG. NO. 342
DATE:

DRAWN BY: WEP
DATE: 09/30/21
PROJECT NO.: 2014078B
DRAWING NO.: 2014078B-LE08-Colonnade
SHEET REFERENCE: 300 PHOTOMETRIC
SHEET SET NO.: LE-3.00
SHEET NO.: 9 OF 11

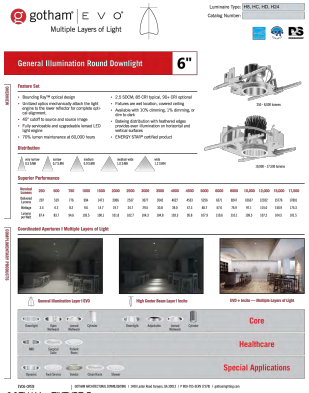
TYPE 'F' LUMINAIRE:



STERNBERG - FIXTURE F
(COLOR TEMPERATURE TO BE 3,000K)

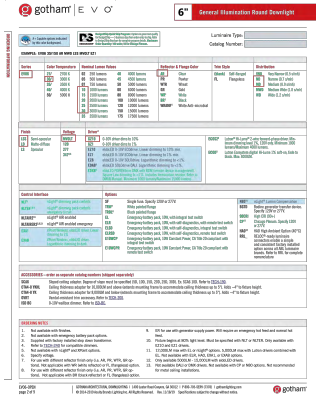
TYPE 'B' LUMINAIRE:

(CUT SHEET 1 OF 3)



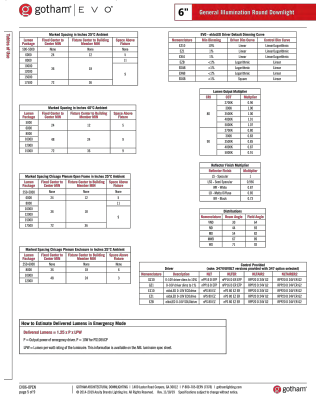
GOTHAM - FIXTURE B
(COLOR TEMPERATURE TO BE 3,000K)
(BUG RATING TO BE 1-0-0)

(CUT SHEET 2 OF 3)



GOTHAM - FIXTURE B
(COLOR TEMPERATURE TO BE 3,000K)
(BUG RATING TO BE 1-0-0)

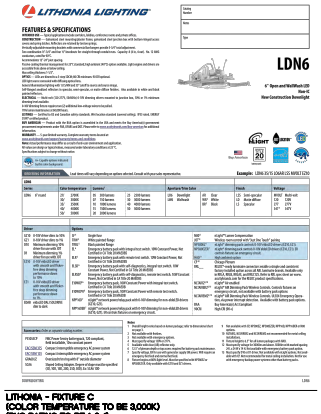
(CUT SHEET 3 OF 3)



GOTHAM FIXTURE B
(COLOR TEMPERATURE TO BE 3,000K)
(BUG RATING TO BE 1-0-0)

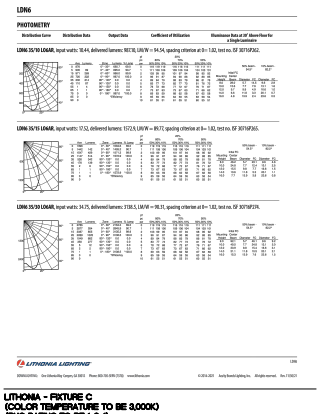
TYPE 'C' LUMINAIRE:

(CUT SHEET 1 OF 3)



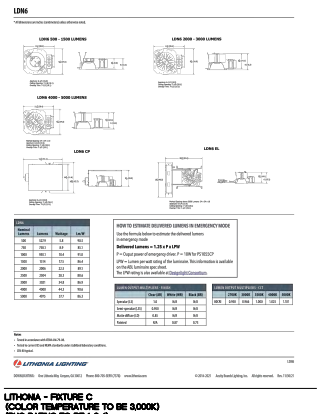
LITHONIA - FIXTURE C
(COLOR TEMPERATURE TO BE 3,000K)
(BUG RATING TO BE 1-0-0)

(CUT SHEET 2 OF 3)



LITHONIA - FIXTURE C
(COLOR TEMPERATURE TO BE 3,000K)
(BUG RATING TO BE 1-0-0)

(CUT SHEET 3 OF 3)



LITHONIA - FIXTURE C
(COLOR TEMPERATURE TO BE 3,000K)
(BUG RATING TO BE 1-0-0)

OUTDOOR PHOTOMETRIC LIGHTING PLAN | Lighting Cut Sheets:

Oak Hammock Office Park at Whiskey Creek
8230 Whiskey Creek Drive
Fort Myers, Florida 33907
Office: (239) 985-1200
Web: www.HoleMontes.com
Florida Certificate Of Authorization No. 1773

HOLEMONTES
PROFESSIONAL SERVICES FOR PLANNING & DESIGN

PROJECT: THE COLONNADE AT ESTERO
Village of Estero, Florida

PREPARED FOR: Lifestar Communities, Inc.

SHEET TITLE: OUTDOOR LIGHTING PHOTOMETRIC PLAN
Lighting Cut Sheets (Sheet 1 of 3)

NO.	DESCRIPTION	DATE
1	Color Update	2022/02/18
2	Village Rev	2022/02/28
3	Village Rev	2022/03/17
4	Revised Architecture & Rev	2022/05/12
5	Village Rev	2021/09/20

REVISIONS

THESE DRAWINGS ARE NOT TO BE USED FOR PERMIT & SEALED BELOW

WILLIAM E. PRYSTAS, ASLA
FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT REG. #542
DATE:

DRAWN BY: WEP
DATE: 09/30/21
PROJECT NO.: 20140788
DRAWING NO.: 20140788-LEOB-Colonnade
SHEET REFERENCE: 300 PHOTOMETRIC
SHEET SET NO.: LE-3.01
SHEET NO.: 10 OF 11

LIGHTING SPECIFICATIONS AND GUIDELINES

GENERAL NOTES AND REQUIREMENTS

1. THE ELECTRICAL CONTRACTOR SHALL COMPLY WITH THE STANDARD BUILDING CODES (INCLUDING THE NATIONAL ELECTRIC CODE (NEC)) AND LOCAL CODES AS MAY BE APPLICABLE. SIX SHOP DRAWINGS OF ALL MAJOR EQUIPMENT SHALL BE REQUIRED PRIOR TO ORDERING.
2. WORK SHALL INCLUDE ALL LABOR, MATERIALS, PERMITS AND COSTS FOR INSTALLATION OF A COMPLETE ELECTRICAL SYSTEM.
3. ALL EQUIPMENT, FIXTURES, ETC., SHALL BE STARTED, TESTED, ADJUSTED AND PLACED IN SATISFACTORY OPERATING CONDITION BY THIS CONTRACTOR WHO SHALL GUARANTEE ALL WORKMANSHIP, MATERIALS AND EQUIPMENT TO BE FREE OF DEFECTS FOR A PERIOD OF (1) ONE YEAR FROM DATE OF CERTIFICATE OF OCCUPANCY (C.O.). AND SHALL REPAIR SUCH DEFECTS WITHOUT COST TO THE OWNER. ALL EQUIPMENT SHALL BE COVERED FOR THE DURATION OF THE MANUFACTURER'S GUARANTEE OR WARRANTY, AND THIS CONTRACTOR SHALL FURNISH THE OWNER WITH ALL MANUFACTURER'S GUARANTEES AND WARRANTIES.
4. ALL WIRE SIZES SHOWN (UNO--UNLESS NOTED OTHERWISE) ARE FOR COPPER CONDUCTORS (POWER AND LIGHTING CIRCUITS TO BE #12 AWG MINIMUM).
5. NO "WATER" OR "PIGGYBACK" BREAKERS PERMITTED.
6. WHERE CIRCUIT HOME RUNS ARE INDICATED ON PLANS WITH MORE THEN ONE CIRCUIT, THE DEVICES OR FIXTURES CONNECTED SHALL ALTERNATE CIRCUITS AS THE RUN PROGRESSES, CARRY ALL CIR-- CIRCUIT WIRING TO LAST DEVICE OF RUN. CIRCUITS CAN BE COMBINED IN THE SAME CONDUIT UP TO A MAXIMUM OF THREE CIRCUITS.
7. CONDUCTOR INSULATION TYPE TO BE THWN OR THWN. ALL CONDUCTOR AMPACITIES ARE TO BE BASED UPON 75° C INSULATION -- NO DOWN -- SIZING PERMITTED OF CONDUCTOR SIZE BASED UPON USE OF 90° C RATED INSULATION.
8. THE ELECTRICAL CONTRACTOR SHALL STRICTLY ADHERE TO THE FOLLOWING ITEMS, WHEN DEALING WITH ELECTRICAL EQUIPMENT CLEARANCES:
   a. NO PIPING OF ANY KIND, OR DUCTWORK, SHALL BE INSTALLED ABOVE AN ELECTRICAL SWITCHBOARD OR PANELBOARD. THIS AREA TO REMAIN CLEAR FROM EQUIPMENT TO BOTTOM OF STRUCTURAL SLAB OR FLOOR.
   b. A CLEARANCE OF 36" MINIMUM SHALL BE MAINTAINED IN FRONT OF ELECTRICAL EQUIPMENT FOR THE ENTIRE WIDTH OF THE EQUIPMENT, PLUS 12" EACH SIDE, AND FROM FLOOR TO SLAB ABOVE.

NOTICE TO THE CONTRACTOR:

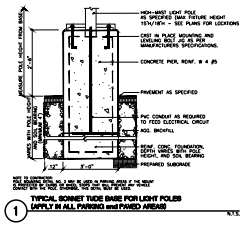
1. ANY REVIEWS OF TO THESE DRAWINGS AND SPECIFICATIONS OR CERTIFICATION THERETO OR REVISIONS WHICH REQUIRE THE PREPARATION OF DRAWINGS THAT MAY BE REQUIRED FOR AND REVISION INCLUDING CONTRACTOR OPTED REVISIONS SHALL BE COMPENSATED BY A FEE TO THE ENGINEER PAID BY THE REQUESTING CONTRACTOR, PAYMENT WILL BE A TIME OF DELIVERY.
2. CUTTING AND PATCHING OF CONCRETE AND/OR ASPHALT TO FOR THE ELECTRICAL SYSTEM WILL BE INCLUDED IN THE ELECTRICAL BID.
3. PVC CONDUIT MAY BE USED UNDER GROUND BY ADDING A EQUIPMENT GROUNDING CONDUCTOR, SIZED PER NEC. ALL EXPOSED CONDUIT SHALL BE RIGID (INCLUDING OUTSIDE STUB UP'S) WITH ALL NON CORROSIVE METAL FITTINGS, EMT CONDUIT MAY BE USED ONLY IF CONCEALED INSIDE THE BUILDING. CONCEAL ALL CONDUIT AND WIRING WHERE POSSIBLE. ALL WIRING SHALL BE IN CONDUIT.
4. ALL SITE BACKS OF POLES SHALL CONFORM TO D.O.T. REQUIREMENTS. VERIFY AND COORDINATE LOCATIONS TO COMPLY WITH ALL REQUIREMENTS OF BUILDING CODES, THE UTILITY & D.O.T.
5. ALL SWITCHGEAR SHALL BE FULL OR SERIES RATED TO WITHSTAND THE AVAILABLE FAULT CURRENT. GET FAULT CURRENT FROM UTILITY.
6. WIRE TO AND MAKE CONNECTION OF ALL EQUIPMENT NOTED AND ALL EQUIPMENT FURNISHED BY OTHERS FOR A COMPLETE AND SATISFACTORY OPERATION BY THE OWNER.
7. ELECTRICAL CONTRACTOR TO VISIT THE SITE PRIOR TO BID TO C FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS, INCLUDE WORST CASE CONDITION IN BID. ADDITIONAL CHARGES FOR EXISTING CONDITIONS WILL NOT BE APPROVED.
8. VERIFY AND COORDINATE ALL ELECTRICAL WORK WITH ALL TRADES INVOLVED IN THE PROJECT. NO ADDITIONAL CHARGES DUE TO LACK OF COORDINATION WILL BE APPROVED.
9. ANY DEVIATION FROM THE DRAWINGS OR SPECIFICATIONS IS THE RESPONSIBILITY OF THOSE THAT MAKE THEM AND NOT THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER. THIS DRAWING IS FOR INFORMATION AND LOCATION PURPOSES ONLY. IT SHOULD NOT BE CONSTRUED TO BE AN ARCHITECTURAL OR ENGINEERING DRAWING IN WHICH TO CONDUCT BID INSPECTIONS. ALL CONFLICTS SHOULD BE REFERRED TO THE ARCHITECT OR ENGINEER.
10. THE ELECTRICAL CONTRACTOR IS TO INSTALL A TEMPORARY ELECTRIC (60 AMP SINGLE PHASE MINIMUM) AND LIGHTING SERVICE.
11. ALL CONDUITS WITHOUT WIRE SHALL HAVE PULLSTRINGS, SECURE AND LABEL AT EACH END THE LOCATION OF OPPOSITE END.
12. ALL EXTERIOR FIXTURES SHALL BE VERIFIED BY A FL. P.E. TO WITHSTAND REQUIRED WIND LOADS (130 MPH MINIMUM) BY BUILDING CODE.
13. MARK AND IDENTIFY THE DISCONNECTING MEANS AND LOCATION FOR EACH PANEL OR EQUIPMENT, MARK MAIN OR UPSTREAM PROTECTIVE DEVICES PER N.E.C. SECTION 110--22 WITH FIELD INSTALLED LABEL, ON LISTED ON SERIES RATED SYSTEMS DOWNSTREAM EQUIPMENT WILL BE MARKED BY BY THE MANUFACTURER PER N.E.C. 240--83(C).
14. RESTORE EVERYTHING DISTURBED INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, LANDSCAPING ETC. REPLACE OR ELECTRICAL EQUIPMENT TO WHAT IS EXISTING. REPLACE "IN KIND" TO "AS IS" CONDITION.
15. FOR POLE HOLES ALIGER JUST BIG ENOUGH FOR POLE AND COMPACTING TOOL. BACKFILL WITH NATURAL EARTH. COMPACT IN 12" LIFTS WITH COMPACTING TOOL.

CERTIFICATIONS REQUIRED:

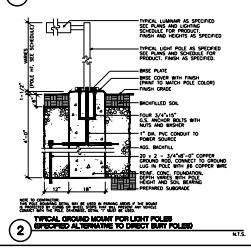
1. THE CONTRACTOR IS HEREBY NOTIFIED THAT A PHOTOMETRIC INSPECTION OF THE LIGHTING PLAN IS REQUIRED AS A PREREQUISITE TO RECEIPT OF A CERTIFICATE OF COMPLIANCE BY THE VILLAGE OF ESTERO. THE CONTRACTOR SHALL GIVE THE LANDSCAPE ARCHITECT NOT LESS THAN 72 HOURS NOTICE THAT THE SYSTEM IS READY FOR INSPECTION, AND MUST OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE CONTACTING IN WHICH TO CONDUCT SAID INSPECTIONS. ALL LIGHTING MUST BE ENERGIZED FOR EVENING PERFORMANCE.
2. THE PHOTOMETRICS OF THE INSTALLATION MUST BE CONSISTENT WITH THESE APPROVED DEVELOPMENT ORDER DOCUMENTS IN EFFORT TO BE CERTIFIED AS COMPLIANT. THEREFO, ANY DEVIATION FROM THESE DRAWINGS WITHOUT THE APPROPRIATE NOTIFICATIONS, SHOP DRAWINGS, ETC., AS DEFINED HEREIN MAY CAUSE DELAYS IN THE RECEIPT OF ANY REQUIRED CERTIFICATIONS OF COMPLIANCE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS TO HAVE THE SPECIFIED SYSTEM HEREIN, INSTALLED, ADJUSTED AND READY FOR INSPECTION AT THE TIME REQUESTED. THE CONTRACTOR FOR CONDUCTING SAID PHOTOMETRIC OPERATIONS. THE SHALL COORDINATE THE SAME WITH THE VILLAGE OF ESTERO.
4. THESE DRAWING REPRESENT THE LAYOUT AND PRODUCTS TO BE UTILIZED FOR THIS APPLICATION. ALL ELECTRICAL APPLICATIONS SHALL BE EXECUTED BY AN ELECTRICAL ENGINEER OR LICENSED ELECTRICAL CONTRACTOR AND SHALL MEET ALL REQUIREMENTS OF LOCAL JURISDICTIONS AND ACCEPTED SAFETY STANDARDS.

POLE INSTALLATION DETAILS

NOTE: IF DIRECT BURY DETAILS/CUT SHEETS ARE PROVIDED AND SPECIFIED, THIS DETAIL IN NOT APPLICABLE.



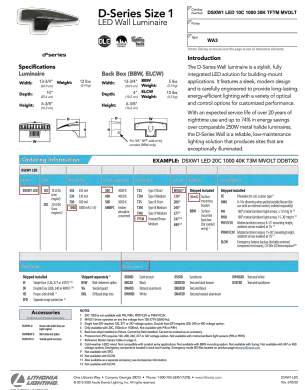
TYPICAL BONNET TIDE BASE FOR LIGHT POLES (APPLY TO ALL PAVERED and PAVED AREAS)



TYPICAL GROUND MOUNT FOR LIGHT POLES (SPECIFIED ALTERNATIVE TO DIRECT BURY POLES)

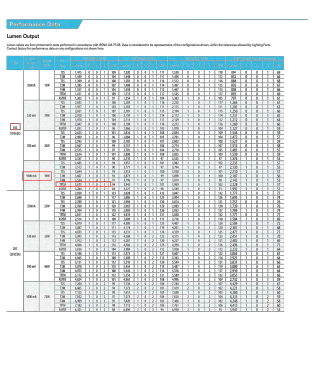
TYPE 'E' LUMINAIRE:

(CUT SHEET 1 OF 4)



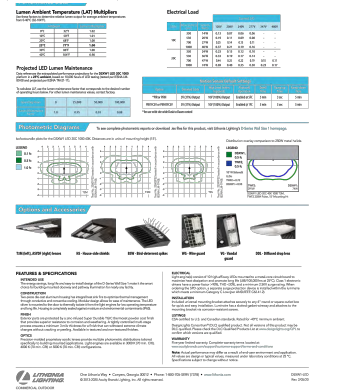
LITHONIA - WALL PACK (COLOR TEMPERATURE TO BE 3,000K)

(CUT SHEET 2 OF 4)



LITHONIA - WALL PACK (COLOR TEMPERATURE TO BE 3,000K)

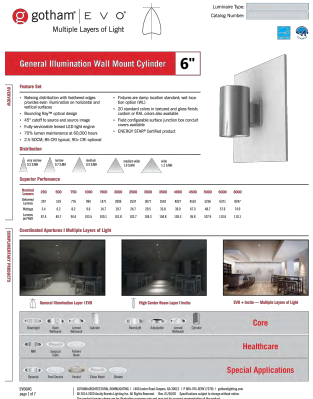
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LITHONIA - WALL PACK (COLOR TEMPERATURE TO BE 3,000K)

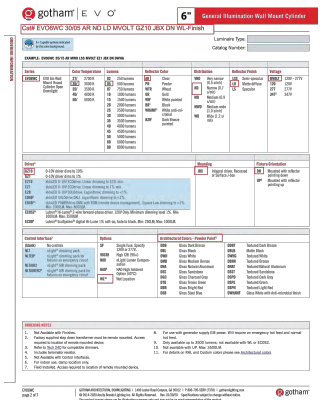
TYPE 'D' LUMIINARE:

(CUT SHEET 1 OF 4)



LITHONIA - WALL SCONCE (COLOR TEMPERATURE TO BE 3,000K)

(CUT SHEET 2 OF 4)



LITHONIA - WALL SCONCE (COLOR TEMPERATURE TO BE 3,000K)

(CUT SHEET 3 OF 4)



LITHONIA - WALL SCONCE (COLOR TEMPERATURE TO BE 3,000K)

OUTDOOR PHOTOMETRIC LIGHTING PLAN | Lighting Cut Sheets:

Oak Hammock Office Park at Whiskey Creek
8230 Whiskey Creek Drive
Fort Myers, Florida 33907
Office: (239) 985-1200
Fax: (239) 985-1210
Web: www.HoleMontes.com
Florida Certificate Of Authorization No. 1773

HOLEMONTES
PLANNERS • ARCHITECTS • INTERIOR DESIGNERS

THE COLONNADE AT ESTERO
Village of Estero, Florida

PREPARED FOR: Lifestar Communities, Inc.

PROJECT: OUTDOOR LIGHTING PHOTOMETRIC PLAN
Lighting Cut Sheets (Sheet 3 of 3)

NO.	DESCRIPTION	DATE
1	Color Update	2022/02/16
2	Village Rev	2022/03/09
3	Village Rev	2022/04/12
4	Revised Architecture & Rev	2022/01/12
5	Village Rev	2021/09/20

REVISIONS

THESE DRAWINGS ARE NOT VALID UNLESS SIGNED & SEALED BELOW

WILLIAM E. PRYSLAK ASLA
FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT REG. NO. 342
DATE:

DRAWN BY: WEP | DATE: 09/30/21
PROJECT NO.: 2014078B
DRAWING NO.: 2014078B--LC08--Colonnade
SHEET REFERENCE: 300 PHOTOMETRIC
SHEET SET NO.: LE-3.02 | SHEET NO.: 11 OF 11


THE
COLONNADE
OF ESTERO
A senior living solution by:
Volunteers of America

VOA 125 Years Strong



Volunteers of America

Ann Walsh

Regional Vice President of
Healthcare Operations, SW Florida

THE COLONNADE OF ESTERO

The Preserve

SENIOR CHOICE at HOME
A Plan for Life, In *Your* Home

GULF COAST VILLAGE
Celebrating 30 Years

LIFESTAR DEVELOPMENT



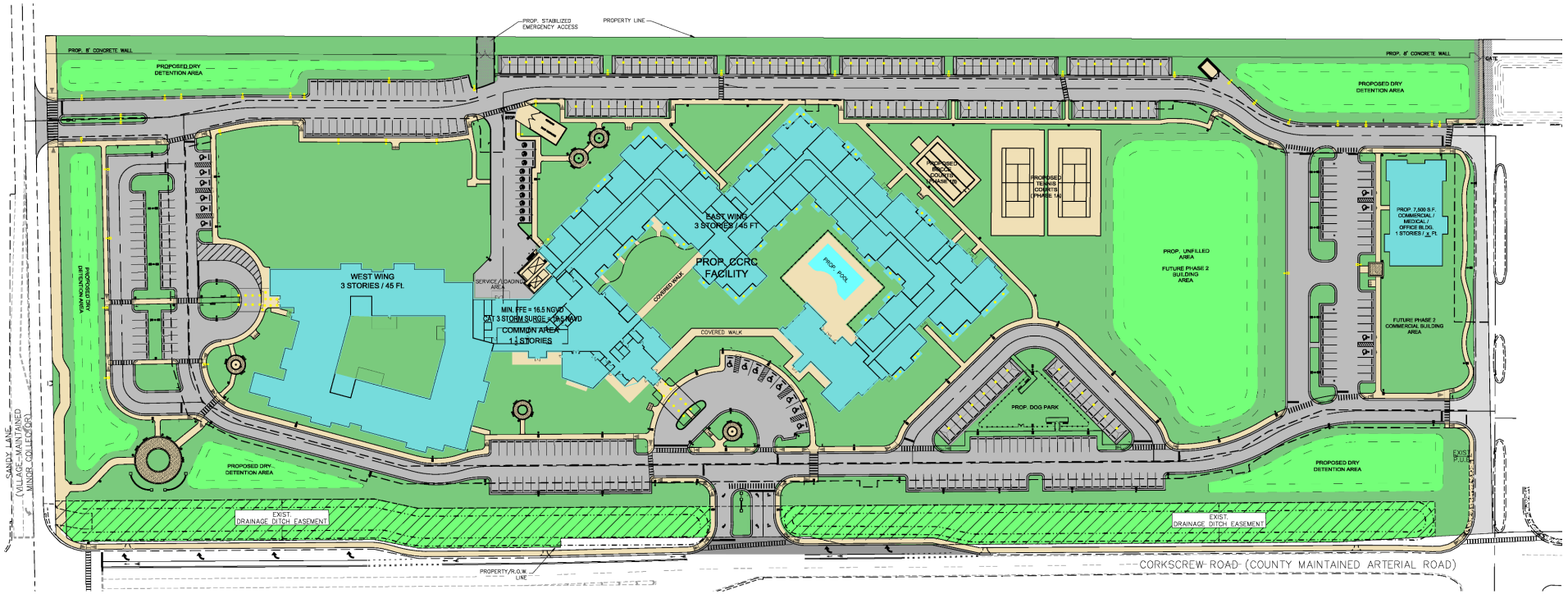
LifeStar Living

Joel Anderson

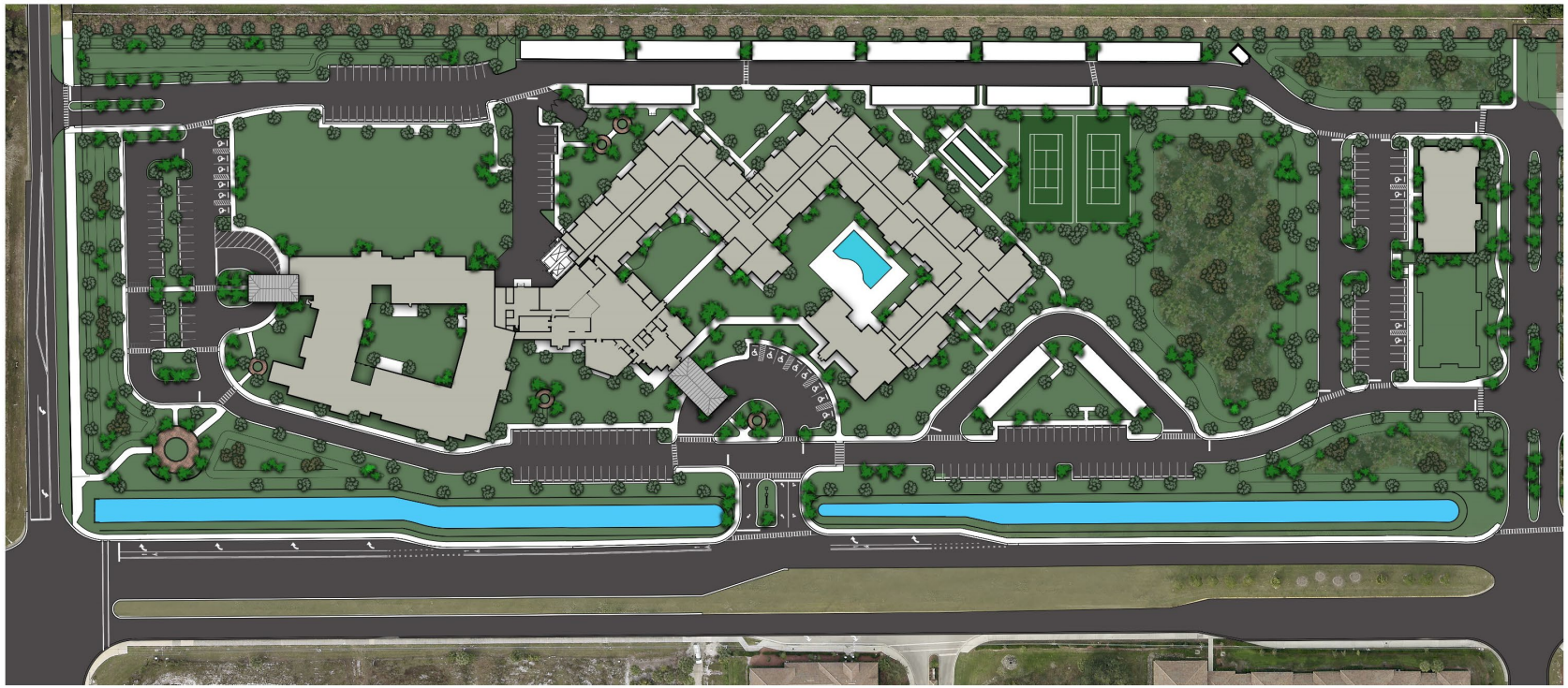
President & CEO, Sarasota

Presentation Agenda

- About the Owner and Development Consultant
- Brief Definition of a Continuing Care Retirement Community (CCRC), also known as a Life Plan Community
  Ann Walsh, VOA
- Project History, Path Foward
  Joel Anderson, LifeStar
- Project Design Overview
  Landscape: Bill Prysi, Hole Montes
  Civil Engineering: Charlie Krebs, Hole Montes
  Architecture: Craig Kimmel, RLPS
- Q&A

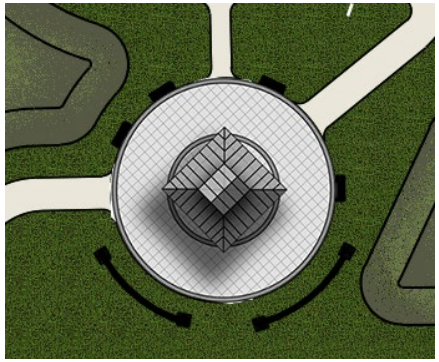


MASTER SITE PLAN



MASTER LANDSCAPE PLAN

SEMI-PUBLIC ENTRY COURT ELEMENT



Tower Plan View



Tower Perspective

PORTE COCHERE PARK



Perspective



Plan

WELLNESS COURT



Perspective

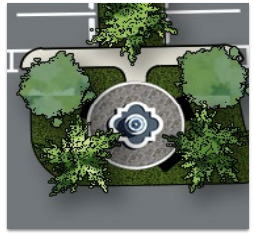


Plan

GARDEN COURT



Perspective



Plan

COMMUNITY ENTRY MONUMENT FEATURES

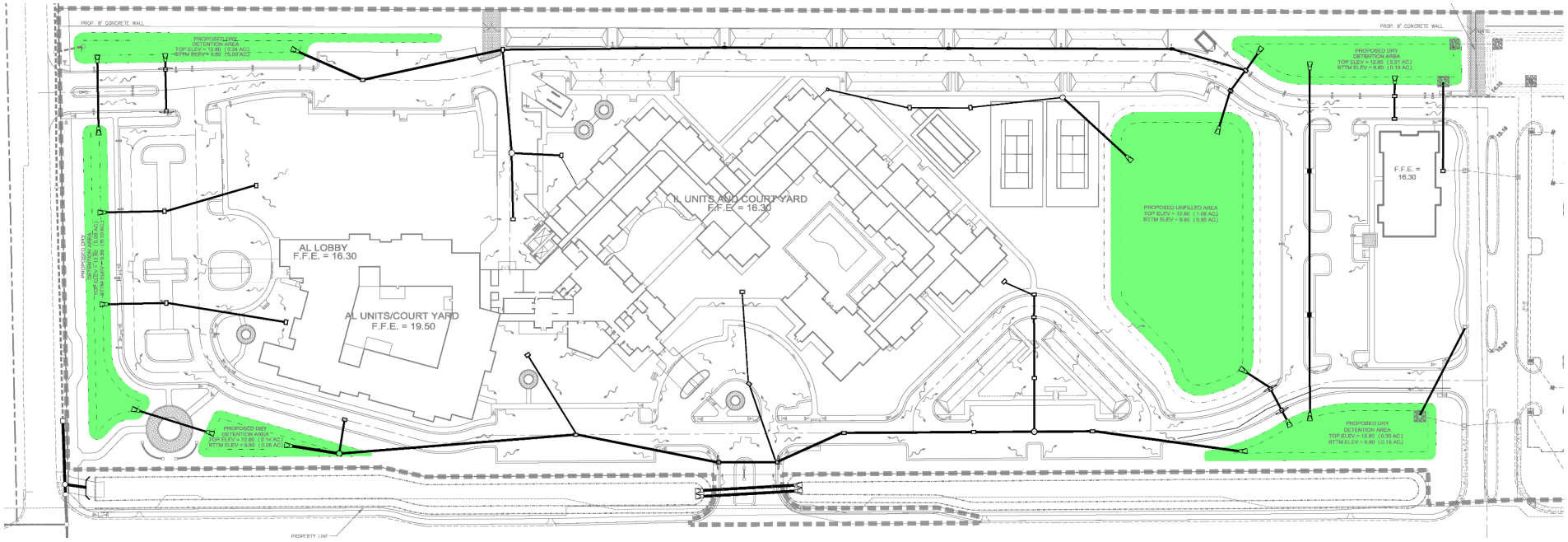


Sandy Lane Entry Sign

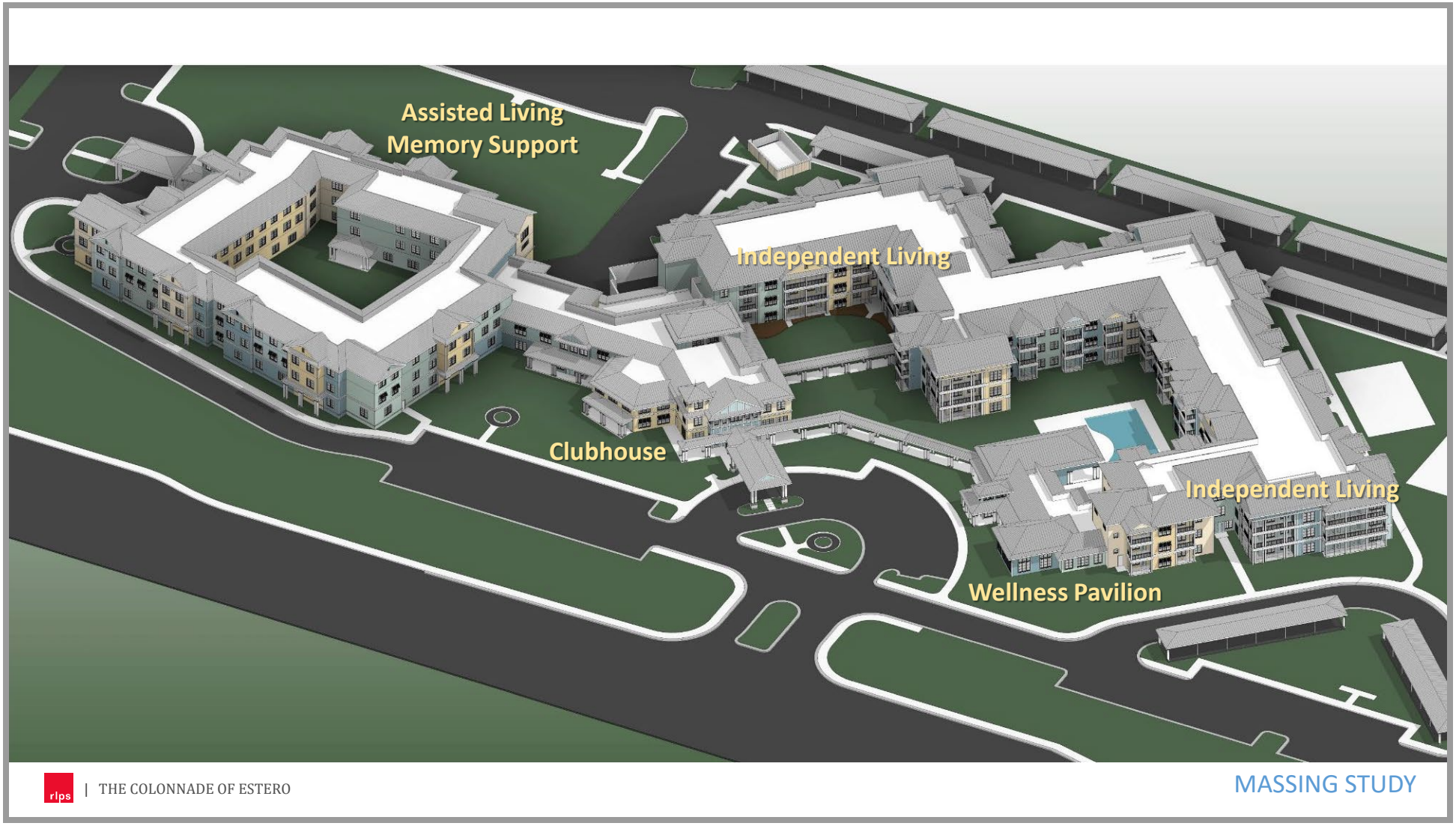


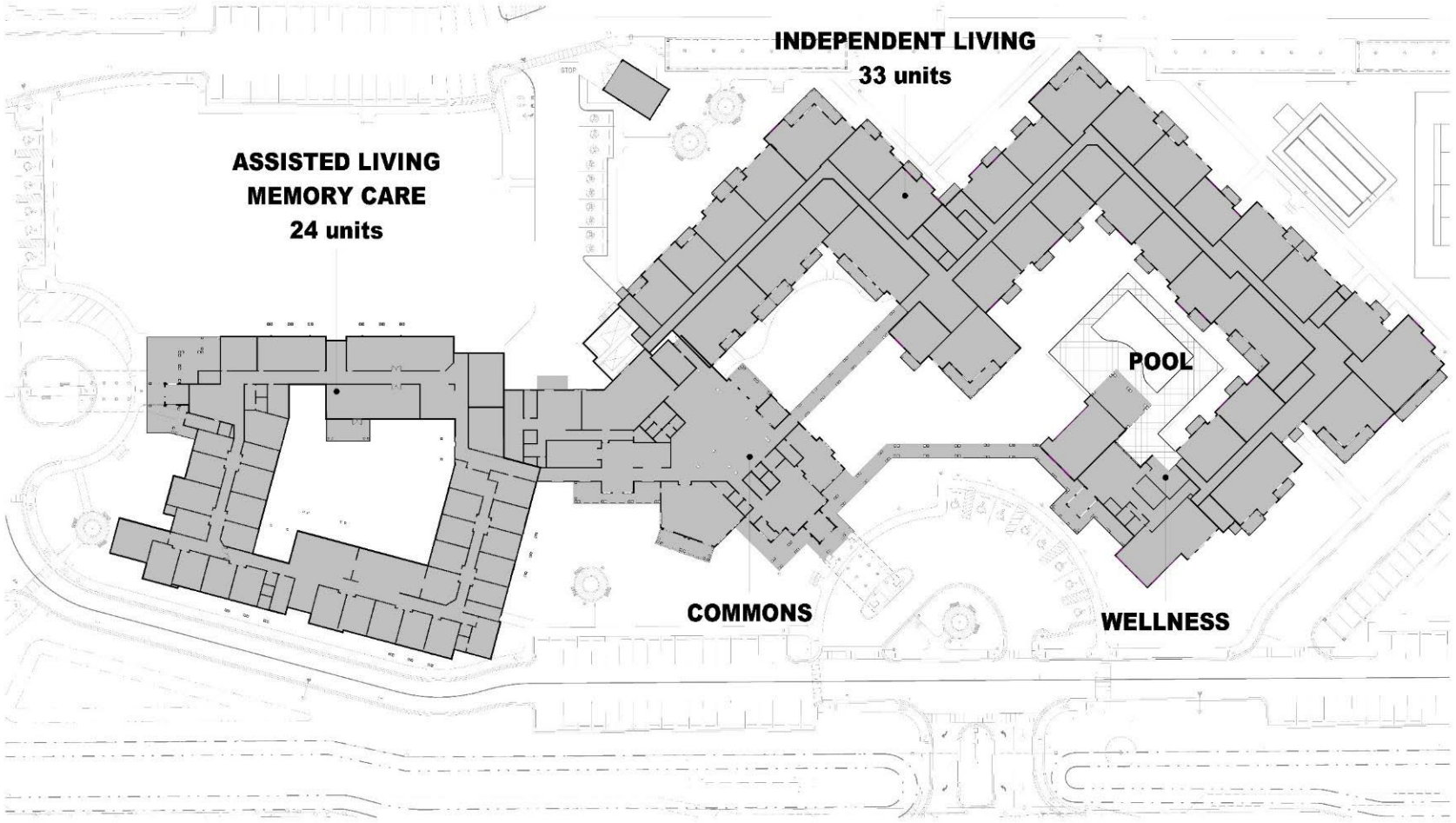
Corkscrew Road Entry Sign

COURTYARDS AND SIGN FEATURES



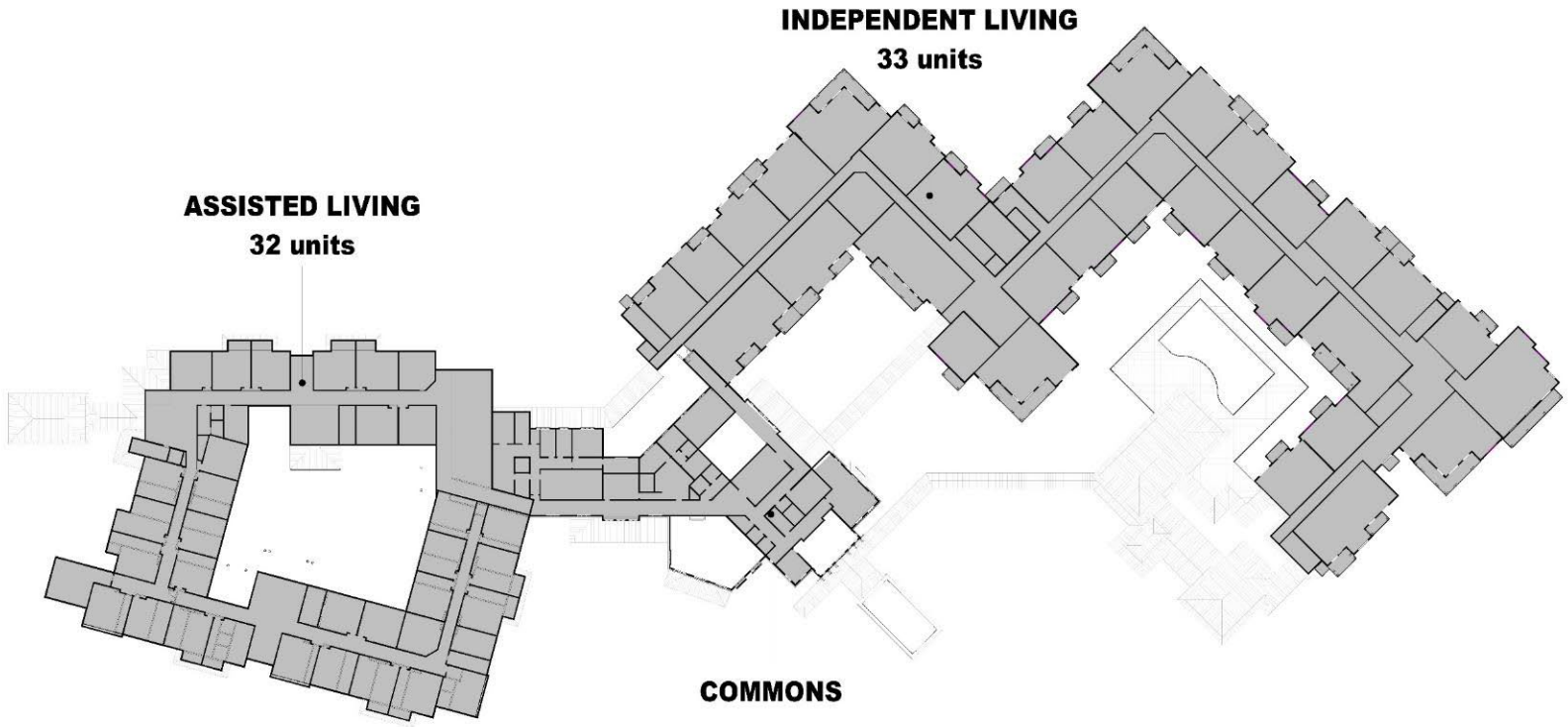
MASTER DRAINAGE PLAN


Assisted Living
Memory Support
Independent Living
Clubhouse
Independent Living
Wellness Pavilion
rlps | THE COLONNADE OF ESTERO
MASSING STUDY



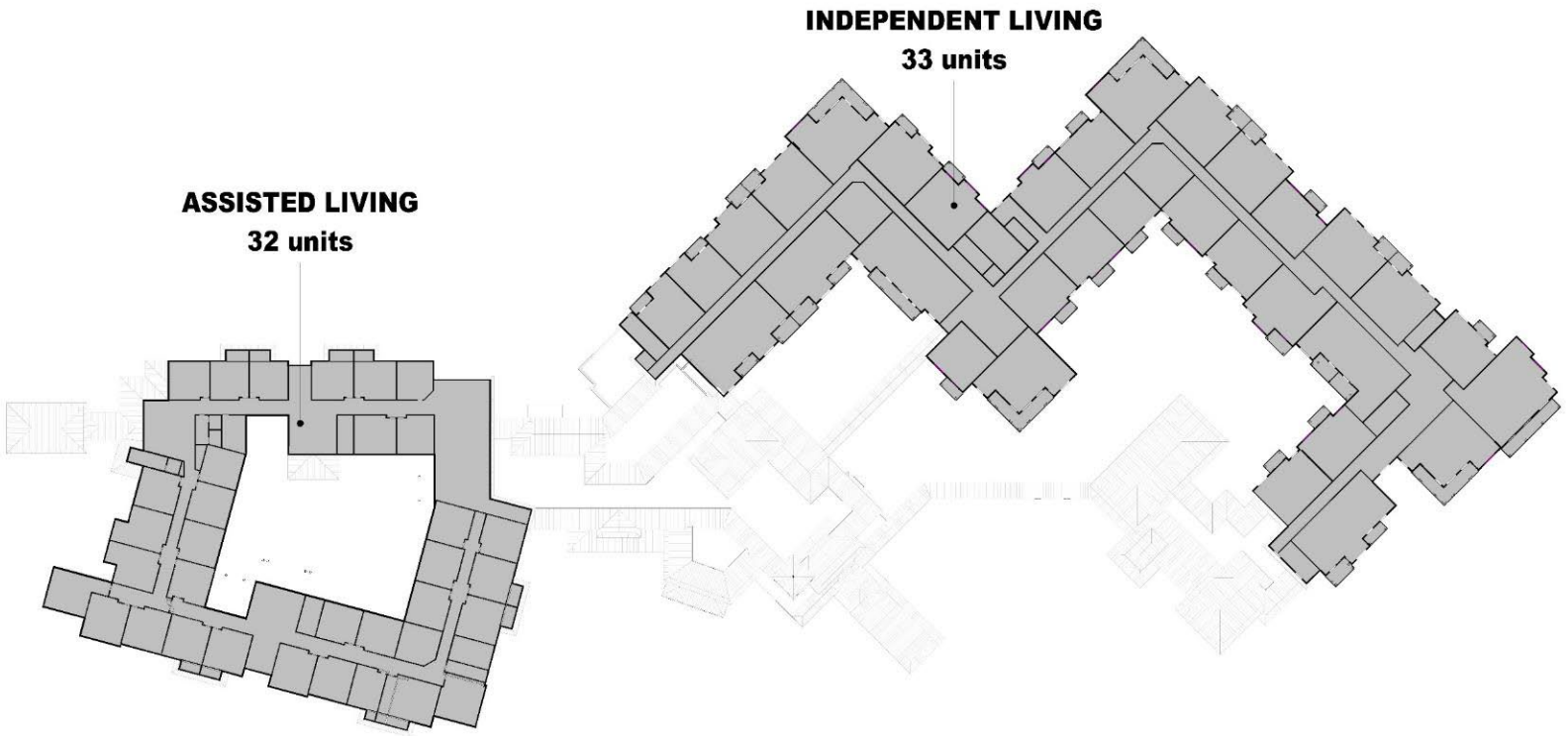
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FIRST FLOOR



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SECOND FLOOR



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THIRD FLOOR



A EXTERIOR ELEVATION
1/16" = 1'-0"



B EXTERIOR ELEVATION
1/16" = 1'-0"



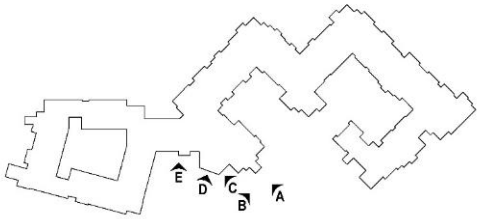
C EXTERIOR ELEVATION
1/16" = 1'-0"



D EXTERIOR ELEVATION
1/16" = 1'-0"



ALT EXTERIOR ELEVATION - BEHIND PORTICO
1/16" = 1'-0"



KEY PLAN

Color Swatches





E EXTERIOR ELEVATION
1/16" = 1'-0"

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A EXTERIOR ELEVATION
1/16" = 1'-0"



B EXTERIOR ELEVATION
1/16" = 1'-0"



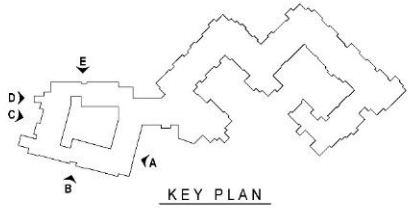
C EXTERIOR ELEVATION
1/16" = 1'-0"



D EXTERIOR ELEVATION
1/16" = 1'-0"



E EXTERIOR ELEVATION
1/16" = 1'-0"



KEY PLAN

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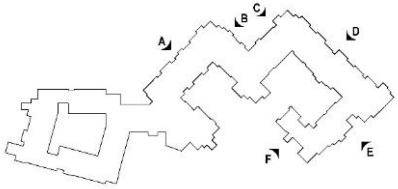
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A EXTERIOR ELEVATION
1/16" = 1'-0"



B EXTERIOR ELEVATION
1/16" = 1'-0"



KEY PLAN



C EXTERIOR ELEVATION
1/16" = 1'-0"



D EXTERIOR ELEVATION
1/16" = 1'-0"

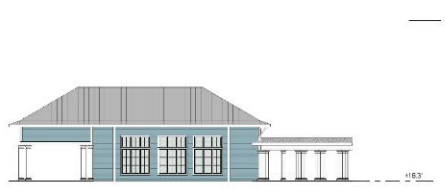


E EXTERIOR ELEVATION
1/16" = 1'-0"



F EXTERIOR ELEVATION
1/16" = 1'-0"

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A EXTERIOR ELEVATION
1/16" = 1'-0"



B EXTERIOR ELEVATION
1/16" = 1'-0"



C EXTERIOR ELEVATION
1/16" = 1'-0"



D EXTERIOR ELEVATION
1/16" = 1'-0"



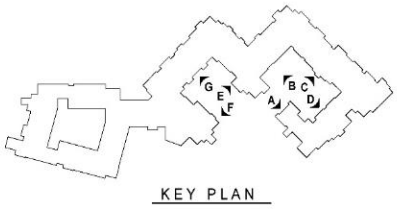
E EXTERIOR ELEVATION
1/16" = 1'-0"



F EXTERIOR ELEVATION
1/16" = 1'-0"



G EXTERIOR ELEVATION
1/16" = 1'-0"

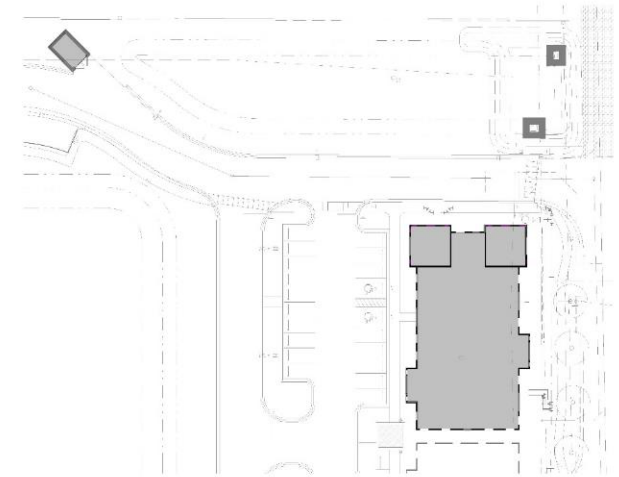


KEY PLAN

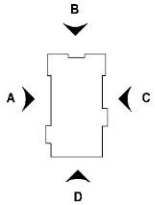
rlps | THE COLONNADE OF ESTERO



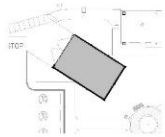
rlps | THE COLONNADE OF ESTERO



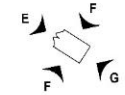
1 COMMERCIAL PLAN
1" = 30'-0"



KEY PLAN



2 GARBAGE PLAN
1" = 30'-0"



KEY PLAN



E EXTERIOR ELEVATION
1/16" = 1'-0"



F EXTERIOR ELEVATION
1/16" = 1'-0"



G EXTERIOR ELEVATION
1/16" = 1'-0"



A EXTERIOR ELEVATION
1/16" = 1'-0"



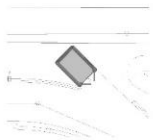
B EXTERIOR ELEVATION
1/16" = 1'-0"



C EXTERIOR ELEVATION
1/16" = 1'-0"



D EXTERIOR ELEVATION
1/16" = 1'-0"



4 COMMERCIAL GARBAGE PLAN
1" = 30'-0"



KEY PLAN



P EXTERIOR ELEVATION
1/16" = 1'-0"



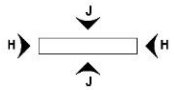
Q EXTERIOR ELEVATION
1/16" = 1'-0"



R EXTERIOR ELEVATION
1/16" = 1'-0"



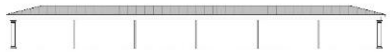
3 CARPORT PLAN
1" = 30'-0"



KEY PLAN



H EXTERIOR ELEVATION
1/16" = 1'-0"



J EXTERIOR ELEVATION
1/16" = 1'-0"

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THANK YOU




Clubhouse Entrance



Nancy E. Stroud, P.A.

MEMORANDUM

TO: Village of Estero Planning, Zoning and Design Board

FROM: Nancy Stroud
Village Land Use Counsel

RE: Conflict of Interest

DATE: February 25, 2022

The PZDB had a recent discussion about the state conflict of interest rules relating to Board members who practice professionally in the Estero area and the challenges that presents to their ethical responsibilities as Board members. As requested, I have reduced my research to a memo, and also some options for the Board to consider in recommending any changes to the Village Council.

The Florida Ethics Code and Commission on Ethics Opinions

Introduction. The Florida Ethics Code is a state statute that applies to all public officials, appointed or elected. It can be a bit vague and confusing, and that is why the legislature created the Florida Commission on Ethics. The Commission issues opinions regarding the application of the Code and those opinions have the effect of law – unless overturned by a state court of appeal. The Commission's opinions are not simply advisory.

There are numerous opinions from the Commission that very clearly state that Board members cannot represent their business clients before the Board, as that would be a prohibited conflict of interest under Florida Statute 112.313(7)(a). Neither can a member of that Board member's firm participate in representing the client.

Florida Statute 112.313(7)(a) states:

> CONFLICTING EMPLOYMENT OR CONTRACTUAL RELATIONSHIP.--No public officer or employee of an agency shall have or hold any employment or contractual relationship with any business entity or any agency which is subject to the regulation of, or is doing business with, any agency of which he or she is an officer or employee . . . ; nor shall an officer or employee of an agency have or hold any employment or contractual relationship that will create a continuing or frequently recurring conflict between his or her private interests and the performance of his or her public duties or that would impede the full and faithful discharge of his or her public duties.

1875 N.W. Corporate Blvd., Suite 100, Boca Raton, Florida 33431
Telephone — 561 826 2500

There is an exception found in Commission on Ethics opinions that was applied to the DRB in at least one instance before the Village's new land development code created the PZDB. Where a local ordinance creates a board which has certain designated professional members, and persons are specifically appointed to those designated seats, then the Commission has opined that those particular board members can represent clients before their board. In that case, however, the Board member cannot vote on the matter and must file a conflict-of-interest form. The Village council under the DRB process also made clear that they expected that the Board member would leave the dais and the room while the matter was being presented and discussed.

1. The Conflict-of-Interest Commission on Ethics Opinions

Florida Commission on Ethics Opinion 20-18 explains the basis for the conflict-of-interest law as follows:

> The phrase "conflict of interest," as used in the statute, is defined in Section 112.312(8), Florida Statutes, to mean "a situation in which regard for a private interest tends to lead to disregard of a public duty or interest." A "conflict of interest" maybe found if a public officer's duties and his private employment or contractual relationships "coincide to create a situation which 'tempts dishonor.'" See *Zerweck v. State Commission on Ethics,* 409 So. 2d 57 (Fla. 4th DCA 1982).
>
> … (E)ssential to applicability of the prohibition is that the public officer hold a conflicting employment or contractual relationship. In the past, we have found that the second part of Section 112.313(7)(a) prohibits a public officer from representing a client in matters that are before a board where he is a member because it may interfere with the full and faithful discharge of his public duties…. And the conflict cannot be mitigated simply because another member of the public officer's professional firm engages in the representation. This is because the concern is the potential loss of objectivity a public officer may have if his firm is attempting to influence the decisions of his board.
>
> … And compliance with the voting conflict statute--Section 112.3143(3)(a), Florida Statutes--has been found not to negate the prohibited conflict under the second part of Section 112.313(7)(a). Because we have found that the two statutes operate independently, we have found that following the requirements for responding to a voting conflict under Section 112.3143(3)(a) does not create a defense against the application of Section 112.313(7)(a).

Florida Commission on Ethics Opinion 79-7 further explains:

> In our view, the representation of a client before one's board jeopardizes one's independence and impartiality, gives one an undeniable advantage over other members of one's profession or occupation in such matters, and strongly presents the appearance of public office being used for private gain.

Also see Florida Commission on Ethics Opinion 78-86:

> When that (representation of a party before the member's board) occurs, the board member has the advantage of knowing intimately board procedures as well as the particular interests, views, and voting records of its members, and he can tailor his representation accordingly. In addition, the public officer's independence and impartiality are jeopardized. Finally, the appearance of public office being used for private gain undermines the confidence of people in their government.
>
> . . . We do not feel that this conflict of interest could be mitigated or avoided by having another member or an employee of the public officer's professional firm represent the client before his board. The same conflict of interest and appearance of conflict of interest would be involved in this type of representation, as well as the same direct private gain to the public officer.

2. <u>The Exception for Boards that have Designated Professional Members.</u>

The Commission on Ethics has carved out an exception or "waiver", based on the Ethics Code, related to Boards that have designated professional members as required by ordinance. For example, Florida Commission on Ethics Opinion 04-1 explains:

> Were we to apply Section 112.313(7)(a) in isolation, we would find that a prohibited conflict of interest would be created for all of the architect members of the Board were they to have clients with matters before the Board, inasmuch as they would hold employment or a contractual relationship with the clients (business entities) subject to the regulation of the Board (the members' public agency). However, inquiries such as yours necessarily involve consideration of Section 112.313(7)(b), Florida Statutes, which modifies the prohibitions of Section 112.313(7)(a), and which provides:
>
> > This subsection shall not prohibit a public officer or employee from practicing in a particular profession or occupation when such practice by persons holding such public office or employment is required or permitted by law or ordinance.

> Consequently, we have found Section 112.313(7)(b) to operate to negate conflicts grounded in Section 112.313(7)(a) when, essentially, a law or **ordinance has worked a "waiver" of conflict by recognizing that certain credentials are so vital to the expertise and operation of a public board that the otherwise conflicting business/client connections of certain members must yield to the public purpose of a portion of the board's membership possessing such professional training and practice.**
>
> . . . Thus, regarding the two architect members of the Board who occupy the two positions designated for registered architects, we find Section 112.313(7)(b) to be applicable, and thus find that no prohibited conflict of interest exists under Section 112.313(7)(a) regarding these two members.

Options for Board Membership

Based on the conflict-of-interest law described above, there are a variety of options for the Village of Estero to consider to address the current situation which would not allow a Board member or the member's firm to present an application for a Board decision. Some of the options are:

1. *Retain the current composition of the Board as provided in the Land Development Code.* The current Board is a composite of the original Design Review Board and the Planning and Zoning Advisory Board. The two boards were combined to bring a more efficient process to the review of development applications, that could allow more unified reviews of development projects and recommendations to the Village Council. The Board retains a mix of member qualifications as to background and expertise but does not designate any particular professional to a Board seat. It was also expected that a larger board would diminish the problems that had been experienced with the DRB in maintaining a quorum for meetings. There was some concern under the old code that the ability for some professionals to represent clients, while others could not, was disruptive to the Board's cohesion. On the negative side, there is a challenge to find volunteer professional members who are willing to forgo business opportunities in the Village in order to serve on the Board.

2. Amend the Land Development Code to designate certain Board "seats" to certified professionals, such as one or more of the following-- an architect, a landscape architect, and civil engineer -- whose expertise is particularly relevant to the work of the Board. This would allow those members and their firms to represent clients before the Board. A potential negative result from this option is that the public may perceive that members have conflicts of interest that reflect poorly on the Village. Variations of this option could include:

   a. Designated professional members can represent clients in all meetings of the Board, but of course could not participate in the vote.
   b. Designated professional members could only represent clients at public information meetings, with a member of the firm allowed to represent the client

in public hearings. The member would not participate in the public hearing but instead would leave the meeting.

c. Designated professional members cannot represent clients in any meeting of the Board, but their firms can, and the members cannot participate in the vote but would leave the meeting.
d. Limit the number of times that a member can represent a business client before the Board.
e. Other options?

As the Local Planning Agency, the Board would be responsible for making a recommendation to the Village Council on changes to the Land Development Code.

CEO 88-40 -- June 9, 1988

CONFLICT OF INTEREST

CITY COUNCIL MEMBER OR PARTNERS OF HIS LAW FIRM REPRESENTING CLIENTS BEFORE CITY COUNCIL

To: Mr. William H. Grace, Potential Candidate for City Council, City of Fort Myers

SUMMARY:

A prohibited conflict of interest would be created under Section 112.313(7), Florida Statutes, were a city council member or a partner of his law firm to represent a client before the city council regarding zoning matters or requests for variances. CEO 77-126 and CEO 78-86 are referenced.

QUESTION:

Would a prohibited conflict of interest be created were you to serve on a city council and were you or a partner in your law firm to represent a client before the city council in a zoning matter or a request for a variance?

Your question is answered in the affirmative.

In your letter of inquiry you advise that you are a practicing attorney and a partner in a law firm. You advise that you are considering running for election as a member of a city council. Your firm does not have any pending suits against the city, and you are not aware that the firm ever has litigated against the city or any of its agencies. However, you and other partners occasionally have appeared before the city council representing clients in zoning matters and requests for variances.

The Code of Ethics for Public Officers and Employees provides in relevant part:

> CONFLICTING EMPLOYMENT OR CONTRACTUAL RELATIONSHIP. -- No public officer or employee of an agency shall have or hold any employment or contractual relationship with any business entity or any agency which is subject to the regulation of, or is doing business with, an agency of which he is an officer or employee . . . ; nor shall an officer or employee of an agency have or hold any employment or contractual relationship that will create a continuing or frequently recurring conflict between his private interests and the performance of his public duties or that would impede the full and faithful discharge of his public duties. [Section 112.313(7)(a), Florida Statutes (1987).]

In a previous opinion, CEO 77-126, we advised that representing a client before a public board of which one is a member would violate this provision. Subsequently, in CEO

78-86 we advised that such a conflict of interest could not be mitigated or avoided by having another member or employee of the public officer's professional firm represent the client before his board.

We have advised that a city council member could represent clients as a consulting engineer before boards of the city other than the city council and that such representation should be disclosed as provided in Section 112.3145(4), Florida Statutes. See CEO 86-47. However, we suggest that you contact The Florida Bar for its opinion on these types of situations, as we note that Opinion 74-27 of the Professional Ethics Committee advised that a city board member could represent a client before other city agencies provided that the matter had no relationship to any decision made by the board, the board had no control over any administrative officer before whom the attorney would appear, and the board had no control over any public official who might appear in a proceeding as a witness and whose testimony the attorney might have to attack.

Accordingly, we find that a prohibited conflict of interest would be created were you or another partner of your law firm to represent a client before the city council in a zoning matter or a request for a variance, if you serve as a member of the city council.

CEO 78-86 -- November 15, 1978

CONFLICT OF INTEREST

BOARD OF ADJUSTMENT MEMBER OCCASIONALLY REPRESENTING CLIENTS BEFORE BOARD OF ADJUSTMENT

To: Charles Vitunac, Palm Beach County Assistant County Attorney, West Palm Beach

Prepared by: Phil Claypool

SUMMARY:

The Code of Ethics prohibits a public officer from having any employment or contractual relationship that will create a continuing or frequently recurring conflict between his private interests and the performance of his public duties, and also prohibits such employment or contractual relationships as would impede the full and faithful discharge of one's public duties. Section 112.313(7)(a), F. S. 1977. In a previous advisory opinion, CEO 77-126, it was found a prohibited conflict of interest was created where a municipal planning board member privately had represented clients before the board on 11 of the 26 issues coming before the board, under the rationale that "undertaking to represent a client before a board of which one is a member necessarily interferes with the full and faithful discharge of one's public duties . . . ." Where a public officer undertakes to represent another person's interests before his own board, the board member has the advantage of knowing intimately board procedures as well as the particular interests, views, and voting records of its members. Also, the public officer's independence and impartiality are jeopardized, and such representation presents the appearance of public office being used for private gain. See s. 112.311, F. S. Accordingly, a prohibited conflict of interest would be created were a member of a county board of adjustment, or any member of his professional firm, to represent a client before the board.

QUESTION:

Does a prohibited conflict of interest exist when a member of a county board of adjustment occasionally represents in his private capacity a client before the board of adjustment?

Your question is answered in the affirmative.

In your letter of inquiry you advise that Mr. Jan Wolfe is a member of the Palm Beach County Board of Adjustment who is contemplating representing a client, through his land-planning and development consulting firm, before the board of adjustment. Also, you reference a previous advisory opinion of this commission, CEO 77-126, which found that a prohibited conflict of interest was created when a municipal planning board member privately

had represented clients before that board on 11 of the 26 issues coming before the board, and you question whether more occasional representations would be prohibited.

The Code of Ethics for Public Officers and Employees prohibits a public officer from having any employment or contractual relationship that will create a continuing or frequently recurring conflict between his private interests and the performance of his public duties, and also prohibits such employment or contractual relationships as would impede the full and faithful discharge of one's public duties. Section 112.313(7)(a), F. S. 1977. Conversely, the Code of Ethics also provides:

> Construction -- It is not the intent of this part, nor shall it be construed, to prevent any officer or employee of a state agency or county, city, or other political subdivision of this state or any legislator or legislative employee from accepting other employment or following any pursuit which does not interfere with the full and faithful discharge by such officer, employee, legislator, or legislative employee of his duties to the state or the county, city, or other political subdivision of the state involved. [Section 112.316, F. S. 1977.]

In interpreting these two provisions of the Code of Ethics in CEO 77-126, we advised that

> undertaking to represent a client before a board on which one is a member necessarily interferes with the full and faithful discharge of one's public duties and, particularly in the instant case where such representations are frequent, presents a continuing or frequently recurring conflict in violation of the second clause of s. 112.313(7)(a), above.

In other words, any representation of a client for compensation before a board of which one is a member impedes the full and faithful discharge of one's public duties, in violation of s. 112.313(7)(a). When one is employed to make several such representations, a frequently recurring conflict of interest arises, in further violation of that section.

We previously have advised that the Code of Ethics does not prohibit a public officer's appearing in his own behalf before any agency of government, including his own agency. See CEO 77-119. However, a different situation is presented when, as a part of his profession or occupation, an individual undertakes to represent another person's interests before his own board. When that occurs, the board member has the advantage of knowing intimately board procedures as well as the particular interests, views, and voting records of its members, and he can tailor his representation accordingly. In addition, the public officer's independence and impartiality are jeopardized. Finally, the appearance of public office being used for private gain undermines the confidence of people in their government. Such a situation would be similar to a member of the Commission on Ethics being retained to represent one who is charged with a violation of the Code of Ethics, or to a legislator acting as a paid lobbyist before the Legislature. See s. 112.311, F. S., in this regard.

We do not feel that this conflict of interest could be mitigated or avoided by having another member or an employee of the public officer's professional firm represent the client before his board. The same conflict of interest and appearance of conflict of interest would be

involved in this type of representation, as well as the same direct private gain to the public officer.

Accordingly, we find that a prohibited conflict of interest would be created were a member of a county board of adjustment to represent a private client before that board.