VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
JUNE 14, 2022, 04:30 PM

www.Estero-fl.gov

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

AGENDA

PLANNING ZONING AND DESIGN BOARD MEETING

9401 Corkscrew Palms Circle, Estero, Florida

June 14, 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 April 12 and May 10, 2022 meeting minutes.

      Attachment: 04122022 PZDB Minutes.pdf
      Attachment: 05102022 PZDB Minutes.pdf

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

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

   a. **Monument Sign -- River of Life Assembly of God (Permit Pending) (District 5)**

      Located at 21580 River Ranch Road, north of Block Lane and on the west side of River Ranch

Applicant is seeking to replace the existing monument sign with a new double faced non-illuminated sign.

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

Attachment: 1. River of Life Church Monument Sign _w Colors_.pdf
Attachment: 2. River of Life Church Monument Sign Site Plan.pdf
Attachment: 3. River of Life Monument Sign Color Selections.pdf

b. Development Order - Estero Crossing Residential -- Corsa (DOS2021-E007) (District 5)

43-acre site is located west of I-75, south of Corkscrew Road and east of the Lowe's Plaza. The residential units are south of the proposed commercial tract.

Applicant requests approval of the Development Order for 306 multi-family residential units within Estero Crossing.

Public Information Meeting was held August 10, 2021.

See Staff Report

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

Attachment: 1. Corsa Estero Crossing Residential Staff Report.pdf
Attachment: 2. Civil Plans.pdf
Attachment: 3. Architectural Plans.pdf
Attachment: 4. Landscape Plans.pdf
Attachment: 5. Monument Sign.pdf
Attachment: 6. Commercial Tenant Signage.pdf
Attachment: 7. Corsa DO PZDB Presentation 2022-06-14.pdf

7. 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. Special Exception & Limited Development Order - Riverwoods Plantation Pickleball Courts

(Special Exception Pending) (LDO2022-E015) (District 1) 20481 Plantation Boulevard located west of US

41 and north of Broadway West.

Applicant is seeking a Special Exception in the RM-2 Zoning District to add pickleball as a permitted amenity.

Limited Development Order for the construction of 4 pickleball courts.

Attachment: 1. Riverwoods Plantation Pickleball Courts PIM Application.pdf
Attachment: 2. Riverwoods Plantation Pickleball Courts Site Plan.pdf
Attachment: 3. Riverwoods Plantation Site Improvments.pdf
Attachment: 4. Riverwoods Plantation Pickleball Presentation.pdf

b. Zoning Amendment - Pelican Sound River Club

(DCI2021-E003) (District 2) 4561 Pelican Sound Boulevard, located west of US 41 and north of Williams Road.

Applicant is seeking; to amend the Pelican Sound Residential Planned Development Zoning Resolution and Master Concept Plan to allow pickleball courts as an accessory use and also amend a condition related to outdoor entertainment.

Attachment: 1. Pelican Sound River Club Pickelball Courts PIM Application.pdf
Attachment: 2. Pelican Sound River Club Pickelball Courts Plans.pdf

c. Development Order - Arcos Executive Center (District 4) (DOS2017-E006)

10170 and 10150 Arcos Avenue, Plaza Del Sol Commercial Planned Development, Parcels B and C, Northeast corner of Corkscrew Road and Three Oaks Parkway.

Development Order for a 45-foot, three-story office building with 66,000 square feet on a 3.72 ± acre site.

Zoning amendments were approved by the Village Council on May 9, 2018 to allow the office development.

Public Information Meeting for Development Order was held June 14, 2017. Workshop was held May 9, 2018. Public Hearing held June 27, 2018 -- Design Review Board voted to continue item indefinitely.

Attachment: 1. Arcos Executive Center PIM Application.pdf
Attachment: 2. Arcos Executive Center Site Plan.pdf

Attachment: 3. Arcos Executive Center Elevations.pdf

8. PUBLIC HEARINGS (Quasi-Judicial)

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

a. Comprehensive Plan Amendment and Rezoning - Estero on the River and Happehatchee Properties (CPA2022-E002) (REZ2022-E001) (District 4)

32 acres, located at the northeast intersection of US 41 and Corkscrew Road, and bordered on the north by the Estero River, owned by the Village.

a. Village-initiated rezoning of the property south of the river from Mixed Planned Development (MPD) and Agriculture (AG) to Parks and Community Facilities (PCF).

b. Village-initiated Comprehensive Plan amendment to change the Future Land Use Map category from Village Center to Public Parks and Recreation.

Public Information Meetings were held May 10, 2022.

See Staff Reports

Planning Zoning and Design Board will make a recommendation to Council on both cases.

Attachment: 1. Estero on the River CPA2022-E002 Staff Report.pdf
Attachment: 2. Estero on the River Attachment A. Existing and Proposed FLUM.pdf
Attachment: 3. Estero on the River Attachment B. Application and Proj Summ.pdf
Attachment: 4. Estero on the River Attachment C. Cutural Resource Assessment.pdf
Attachment: 5. Estero on the River Attachment D. Tree Location Survey.pdf
Attachment: 1. REZ2022-E001 Estero on the River.pdf
Attachment: 2. Attachment A. Existing and Proposed Zoning.pdf
Attachment: 3. Attachment B. PIM Summary.pdf
Attachment: 4. Attachment C. Application and Proj Desc.pdf

b. Comprehensive Plan Amendment -- Property Rights Element (CPA2022-E001) (District 4)

Amendment to the Comprehensive Plan to include an element for property rights, required by State Statute.

Public Information Meeting was held May 10, 2022.

See Staff Report

Planning Zoning and Design Board will make a recommendation to Council to transmit the amendment to the State.

Attachment: Property Rights CPA2022-E001 Staff Report.pdf
Attachment: Attachment A. Florida Statute.pdf

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

10.BOARD COMMUNICATIONS

a. Next meeting - July 12, 2022

11.ADJOURN

General Attachments

- Transcript.pdf

ESTERO PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, JUNE 14, 2022, 4:30 P.M.

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

04:30:15 >>Scotty Wood: OKAY.
04:30:16 WELCOME TO THE JUNE 14th MEETING OF THE VILLAGE OF ESTERO
04:30:21 PLANNING, ZONING, AND DESIGN BOARD.
04:30:23 WE ALWAYS START THE MEETING WITH A PLEDGE OF ALLEGIANCE.
04:30:26 SO PLEASE RISE.
04:30:30 [PLEDGE OF ALLEGIANCE]
04:30:46 THANK YOU.
04:30:47 WILL YOU CALL THE ROLL, MARY?
04:30:49 >>Mary Gibbs: YES, I WILL BE THE CLERK FOR A FEW MINUTES.
04:30:52 BOARD MEMBER GARGANO IS ABSENT.
04:30:56 HE'S ON VACATION.
04:30:57 BOARD MEMBER JEANNIN.
04:30:58 >>Kristin Jeannin: HERE.
04:30:59 >>Barry Jones: HERE.
04:31:01 >>Marlene Naratil: HERE.
04:31:03 >>Michael Sheeley: HERE.
04:31:04 >>James Tatooles: HERE.
04:31:05 >>Jim Wallace: HERE.

04:31:09 >>Scotty Wood: HERE.
04:31:10 >>Mary Gibbs: AND WE HAVE OUR ATTORNEY ON THE LINE.
04:31:17 >>Scotty Wood: MOTION TO APPROVE THE AGENDA?
04:31:18 >>Michael Sheeley: SO MOVED.
04:31:19 >>Marlene Naratil: SECOND.
04:31:20 >>Scotty Wood: I HAVE A MOTION AND A SECOND.
04:31:22 ANY DISCUSSION?
04:31:23 ALL IN FAVOR SAY AYE.
04:31:23 ANY OPPOSED?
04:31:25 OKAY.
04:31:27 I'D LIKE A MOTION TO APPROVE THE CONSENT AGENDA, WHICH
04:31:31 CONSISTS OF THE MEETINGS OF OUR APRIL AND MAY -- THE MINUTES
04:31:34 OF OUR APRIL AND MAY MEETINGS.
04:31:38 >> SO MOVED.
04:31:39 >> SECOND.
04:31:39 >>Scotty Wood: ANY DISCUSSION?
04:31:40 ALL IN FAVOR?
04:31:42 ANY OPPOSED?

04:31:43 OKAY.
04:31:45 NEXT IS A PUBLIC HEARING FOR A MONUMENT SIGN AT THE RIVER OF
04:31:52 LIFE ASSEMBLY OF GOD.
04:31:54 THIS IS A QUASI-JUDICIAL MATTER, SO I NEED TO READ, FOR
04:31:58 THOSE OF YOU WHO MAY NOT UNDERSTAND WHAT I'M ABOUT TO DO, I
04:32:02 NEED TO READ A STATEMENT REGARDING QUASI-JUDICIAL MATTERS.
04:32:05 IT'S REQUIRED BY LAW.

04:32:06 WHEN THIS BOARD IS SCHEDULED TO CONSIDER AND VOTE ON A
04:32:09 ZONING APPLICATION, DEVELOPMENT ORDER, OR OTHER
04:32:11 SITE-SPECIFIC APPLICATION, IT SITS IN A QUASI-JUDICIAL
04:32:15 CAPACITY.
04:32:17 THIS MEETING'S AGENDA INCLUDES ITEMS SUBJECT TO
04:32:20 QUASI-JUDICIAL PROCEEDINGS.
04:32:23 IF YOU INTEND TO PROVIDE TESTIMONY ON THE QUASI-JUDICIAL
04:32:25 MATTER BEFORE THE MATTER IS CALLED, YOU MUST FILL OUT A
04:32:28 PUBLIC SPEAKER'S CARD AND GIVE IT TO THE BOARD CLERK, OR IN
04:32:32 THIS CASE, MARY GIBBS, AND MUST BE SWORN IN BY THE BOARD
04:32:36 ATTORNEY WHO IS JOINING US VIA ZOOM.
04:32:39 BEFORE THE MATTER BEGINS, ANY WRITTEN COMMUNICATIONS THAT
04:32:42 HAVE BEEN RECEIVED BEFORE THE CUTOFF DATE WILL BE PLACED
04:32:45 INTO THE PUBLIC RECORD.
04:32:47 BOARD MEMBERS WILL BE ASKED TO DISCLOSE ANY EX PARTE
04:32:50 COMMUNICATIONS.
04:32:51 BOARD MEMBERS WILL BE ASKED IF THEY HAVE A CONFLICT
04:32:54 REGARDING THE MATTER AND MUST DECLARE IT.
04:32:56 IF THEY DO, THEY WILL NOT BE ALLOWED TO PARTICIPATE IN BOARD
04:33:00 DISCUSSION OR VOTE ON THE MATTER.
04:33:01 THE VILLAGE DIRECTOR OF COMMUNITY DEVELOPMENT OR A STAFF
04:33:06 DESIGNEE WILL INTRODUCE THE MATTER AND THEN ASK THE
04:33:08 APPLICANT TO MAKE A PRESENTATION AND SUMMARIZE ANY RELATED
04:33:12 AFFIDAVITS FROM APPLICANT'S EXPERTS IN ATTENDANCE.
04:33:16 FOLLOWING THIS, THE DIRECTOR OF COMMUNITY DEVELOPMENT OR A

04:33:18 STAFF DESIGNEE WILL MAKE A PRESENTATION PROVIDING THE STAFF
04:33:21 REPORT FINDINGS AND RECOMMENDATIONS.
04:33:24 AFTER THIS, THE PUBLIC HEARING IS OPENED.
04:33:27 AND ANYONE WHO HAS BEEN SWORN IN MAY PROVIDE TESTIMONY.
04:33:31 IT IS IMPORTANT TO BE CONCISE AND LIMIT TESTIMONY TO FIVE
04:33:34 MINUTES OR LESS.
04:33:36 THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS,
04:33:39 INCLUDING THE PUBLIC, AND MAY PROVIDE REBUTTAL.
04:33:42 THE PUBLIC MAY NOT CROSS-EXAMINE WITNESSES BUT MAY REQUEST
04:33:47 THE BOARD TO DIRECT QUESTIONS ON THEIR BEHALF TO EITHER THE
04:33:51 APPLICANT OR COMMUNITY DEVELOPMENT STAFF.
04:33:53 PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
04:33:56 INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
04:33:59 IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR

04:34:03 AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
04:34:07 IN MAKING ITS RECOMMENDATION OR DECISION, THE BOARD SHALL
04:34:11 CONSIDER THE EVIDENCE IN THE RECORD, THE PUBLIC'S INPUT, AND
04:34:15 ANY RECOMMENDATIONS OF THE VILLAGE STAFF.
04:34:18 THE BOARD'S RECOMMENDATION OR DECISION SHALL BE BASED ON
04:34:21 COMPETENT, SUBSTANTIAL EVIDENCE IN THE RECORD OF THE
04:34:24 PROCEEDING AND THE APPLICABLE LAW.
04:34:28 SHOULD ANY APPLICATION BE DENIED, THE BOARD SHALL STATE
04:34:31 FINDINGS IN REGARD TO THE CRITERION OR CRITERIA THAT ARE NOT
04:34:35 MET.
04:34:35 NOW, WILL ALL THOSE WHO INTEND TO TESTIFY IN THESE MATTERS

04:34:40 AND SPECIFICALLY I'M REFERRING TO THE RIVER OF LIFE ASSEMBLY
04:34:44 OF GOD MONUMENT SIGN MATTER AND THE DEVELOPMENT ORDER FOR
04:34:49 ESTERO CROSSING AND THEN LASTLY, THE PUBLIC HEARING ON THE
04:34:54 COMPREHENSIVE PLAN AMENDMENT AND REZONING.
04:34:56 SO I WOULD APPRECIATE IF THOSE WHO INTEND TO TESTIFY ON THIS
04:35:03 MATTER PLEASE STAND AND RAISE YOUR RIGHT HAND.
04:35:07 NANCY, WOULD YOU ADMINISTER THE OATH, PLEASE?
04:35:18 WE'RE NOT HEARING YOU.
04:35:19 >>Nancy Stroud: SORRY ABOUT THAT.
04:35:20 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU ARE ABOUT
04:35:22 TO GIVE WILL BE THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT
04:35:25 THE TRUTH?
04:35:27 >> I DO.
04:35:31 >> THANK YOU.
04:35:32 >>Scotty Wood: WE'LL MOVE TO THE MONUMENT SIGN, RIVER OF
04:35:34 LIFE ASSEMBLY OF GOD.
04:35:39 AND THIS IS -- THE APPLICANT IS SEEKING TO REPLACE THE
04:35:42 EXISTING MONUMENT SIGN WITH A NEW DOUBLE-FACED
04:35:46 NON-ILLUMINATED SIGN.
04:35:48 SO, MARY, IF YOU WANT TO INTRODUCE THIS, GO AHEAD, PLEASE.
04:35:55 >>Nancy Stroud: WILL YOU ASK IF ANY MEMBERS HAVE A CONFLICT
04:36:00 OF INTEREST OR EX PARTE COMMUNICATIONS.
04:36:04 >>Scotty Wood: WE DO THAT AFTER MARY OPENED IT.
04:36:07 >>Mary Gibbs: WE USUALLY DO IT UP FRONT.
04:36:09 >>Scotty Wood: WE CAN DO IT BEFORE.

04:36:11 ANY EX PARTE COMMUNICATIONS?
04:36:13 ANYBODY?
04:36:13 >> NO.
04:36:13 >> NO.
04:36:14 >>Scotty Wood: ANY CONFLICTS?
04:36:15 >> NO.
04:36:15 >>Scotty Wood: ANYTHING IN THE WRITTEN RECORD?
04:36:18 >> NO.
04:36:19 >>Mary Gibbs: AND WE HAVE NO E-COMMENTS.
04:36:21 >>Scotty Wood: NOW YOU CAN INTRODUCE IT.

04:36:23 >>Mary Gibbs: ALL RIGHT.
04:36:24 IF YOU KNOW WHERE THE RIVER OF LIFE CHURCH IS ON RIVER RANCH
04:36:28 ROAD BETWEEN THE HIGH SCHOOL AND CORKSCREW ROAD, THEY ARE
04:36:32 ASKING TO REPLACE THEIR EXISTING MONUMENT SIGN WITH A NEW
04:36:36 MONUMENT SIGN.
04:36:37 THE EXISTING SIGN, IF I CAN BE POLITE, IS A LITTLE BIT
04:36:42 NONDESCRIPT.
04:36:43 I HAVE A PICTURE THAT I'LL PASS AROUND SO YOU CAN SEE WHAT
04:36:46 IT LOOKS LIKE.
04:36:46 IT'S NOT THE MOST STYLISTIC SIGN YOU'VE EVER SEEN.
04:36:57 SO THEY ARE ASKING TO REPLACE IT WITH A SIGN THAT DOES
04:37:00 APPEAR TO MEET ALL OUR CODE REQUIREMENTS FOR SIZE AND
04:37:03 ILLUMINATION, AND IT LOOKS LIKE IT MEETS THE ARCHITECTURAL
04:37:07 REQUIREMENTS AS WELL.
04:37:08 SO WE ARE RECOMMENDING THAT IT BE APPROVED, AND WE HAVE

04:37:14 LANCE OIJ -- PROBABLY DIDN'T PRONOUNCE HIS NAME CORRECTLY --
04:37:17 BUT HE IS FROM THE SIGN COMPANY, AND HE IS HERE TO ALSO
04:37:21 EXPLAIN.
04:37:22 >>Scotty Wood: OKAY.
04:37:25 >>Mary Gibbs: IF YOU DON'T HAVE ANY QUESTIONS, I'LL SEE IF
04:37:29 LANCE -- THERE YOU ARE.
04:37:31 >>Scotty Wood: WELCOME.
04:37:33 >>Lance Oij: HOW ARE YOU DOING?
04:37:36 MY NAME IS LANCE OIJ -- O-I-J.
04:37:41 BASICALLY, AS MARY STATED, WE DESIGNED THE SIGN THAT FITS
04:37:44 ALL THE CITY CRITERIA FOR COLORS, ARCHITECTURAL FEATURES AND
04:37:50 HEIGHTS.
04:37:51 SO BASICALLY WE'RE JUST ASKING PERMISSION TO REMOVE THE
04:37:53 EXISTING SIGN AND PLACE A NEW SIGN IN VERY SIMILAR SPOT WITH
04:37:57 THE 15-FOOT SETBACK.
04:37:59 ANY QUESTIONS?
04:38:03 >>Scotty Wood: ANYONE.
04:38:04 >> IS IT FRONT LIT OR LIT AT ALL?
04:38:06 >>Lance Oij: IT'S NOT ILLUMINATED.
04:38:10 >>Marlene Naratil: IS IT ESSENTIALLY THE SAME DIMENSIONS AS
04:38:12 WHAT YOU HAVE?
04:38:15 >>Lance Oij: IT'S CLOSE TO THE SAME DIMENSIONS AS WHAT WE
04:38:17 HAVE, YES.
04:38:20 >>Scotty Wood: ANYONE ELSE?
04:38:23 >>James Tatooles: I THINK IT'S A NICE-LOOKING SIGN.

04:38:28 >> I THINK IS WILL BE A BIG UPGRADE FROM WHAT THEY HAVE.
04:38:32 LET'S PUT IT THAT WAY.
04:38:33 >>Marlene Naratil: NICE COLORS.
04:38:34 >>Scotty Wood: I WILL OPEN THE PUBLIC HEARING ON THIS.
04:38:37 ANYBODY FROM THE PUBLIC WISH TO SPEAK ON THIS?
04:38:39 I'LL CLOSE THE PUBLIC HEARING.

04:38:43 I'LL ACCEPT A MOTION TO APPROVE THE STAFF RECOMMENDATION.
04:38:49 >>Marlene Naratil: SO MOVED.
04:38:51 >>Michael Sheeley: SECOND.
04:38:51 >>Scotty Wood: ANY FURTHER DISCUSSION?
04:38:53 CALL THE ROLL, PLEASE, MARY.
04:38:55 >>Mary Gibbs: OKAY.
04:38:57 THE CLERK WAS VERY BAD AND DIDN'T HEAR WHO MADE THE MOTION
04:39:02 AND WHO SECONDED IT.
04:39:03 COULD YOU TELL ME AGAIN?
04:39:06 >>Scotty Wood: WE'RE APPROVING THE STAFF RECOMMENDATION.
04:39:07 >>Mary Gibbs: ALL RIGHT.
04:39:08 WHO MADE THE MOTION?
04:39:15 >>Scotty Wood: MARLENE DID.
04:39:18 >>Kristin Jeannin: MARLENE MADE THE MOTION AND SHEELEY
04:39:20 SECONDED.
04:39:21 >>Scotty Wood: MIKE SECONDED.
04:39:22 >>Mary Gibbs: OKAY.
04:39:23 THANK YOU.
04:39:23 THE CLERK IS GOING TO BE FIRED.

04:39:24 >>Scotty Wood: NOW WE KNOW WHY YOU ARE NOT VILLAGE CLERK.
04:39:27 [LAUGHTER]
04:39:28 >>Mary Gibbs: YES, YES.
04:39:29 ALL RIGHT.
04:39:30 SO, BOARD MEMBER GARGANO IS ABSENT.
04:39:32 BOARD MEMBER JEANNIN.
04:39:35 >>Kristin Jeannin: YES.
04:39:38 >>Barry Jones: YES.
04:39:38 >>Marlene Naratil: YES.
04:39:40 >>Michael Sheeley: YES.
04:39:42 >>James Tatooles: YES.
04:39:43 >>Jim Wallace: YES.
04:39:46 >>Scotty Wood: YES.
04:39:46 >>Mary Gibbs: ALL RIGHT.
04:39:48 >>Scotty Wood: THANK YOU.
04:39:49 GOOD LUCK WITH THE SIGN.
04:39:54 OKAY.
04:40:00 OUR NEXT IS A DEVELOPMENT ORDER FOR ESTERO CROSSING, WHICH
04:40:04 IS THE RESIDENTIAL COMPONENT, WHICH IS NOW BEING NAMED
04:40:09 CORSA.
04:40:12 SO I WILL ASK, FIRST, ANY E-COMMENTS?
04:40:17 >>Mary Gibbs: NO, WE HAVE NO COMMENTS.
04:40:19 >>Scotty Wood: ANYTHING ELSE IN THE WRITTEN RECORD?
04:40:21 >>Mary Gibbs: NO.
04:40:23 >>Scotty Wood: OKAY.

04:40:24 ANY EX PARTE COMMUNICATIONS FROM THE BOARD?
04:40:27 >> NO.

04:40:27 >> NO.
04:40:27 >>Scotty Wood: ANY CONFLICTS?
04:40:29 >> NO.
04:40:30 >> NO.
04:40:30 >>Scotty Wood: OKAY.
04:40:32 >>Mary Gibbs: ALL RIGHT.
04:40:33 I KNOW YOU'VE ALL SEEN ESTERO CROSSING SEVERAL TIMES.
04:40:38 MOST RECENTLY, WE LOOKED AT THE COMMERCIAL DEVELOPMENT
04:40:40 ORDER, I THINK LAST MONTH, AND THEY RECEIVED THE
04:40:44 INFRASTRUCTURE DEVELOPMENT ORDER TO DO THE LAKES AND ALL OF
04:40:46 THE RIVER FRONTAGE ROAD.
04:40:50 THIS IS THE RESIDENTIAL PORTION THAT'S IN TONIGHT FOR
04:40:52 DEVELOPMENT ORDER REVIEW.
04:40:53 WE'VE REVIEWED IT.
04:40:58 I BELIEVE THE APPLICANT WILL EXPLAIN HOW THEY MADE SOME
04:41:01 REVISIONS BASED ON THE COMMENTS THAT YOU HAD AT PRIOR
04:41:04 MEETINGS.
04:41:04 SO IT LOOKS LIKE THEY HAVE REVISED THE ARCHITECTURE.
04:41:08 AND THEN THE REVERSE FRONTAGE ROAD IS PUT IN.
04:41:13 THE TRAFFIC LIGHT IS NOW OPERATIONAL.
04:41:15 SO IF ANY PEOPLE ARE WATCHING, THAT WAS THE BIGGEST QUESTION
04:41:18 WE ALWAYS HAD WAS WHEN WAS THE LIGHT GOING TO BE WORKING SO
04:41:21 WE COULD GET THIS MOVING.

04:41:23 >>Scotty Wood: I MISSED THE LIGHT YESTERDAY COMING IN.
04:41:26 [LAUGHTER]
04:41:26 >>Mary Gibbs: YEAH, WELL, THAT'S GOOD.
04:41:28 THE ONLY QUESTION WE HAD ON OUR STAFF REVIEW RELATED TO THE
04:41:34 PARKING AT THE CLUBHOUSE, AND I THINK THAT WAS DISCUSSED A
04:41:37 LITTLE BIT AT THE PRIOR MEETING.
04:41:40 JIM HART REVIEWS FROM OUR STAFF, AND WE'RE A LITTLE BIT IN
04:41:44 DISAGREEMENT WITH THE APPLICANT.
04:41:46 THEY THINK THAT THEY ONLY NEED 12 SPACES, AND WE THINK THEY
04:41:50 SHOULD HAVE 16.
04:41:51 SO THE APPLICANT IS GOING TO EXPLAIN A LITTLE BIT HOW THEY
04:41:53 DERIVED THAT, THEIR PARKING CALCULATION.
04:41:56 THE WAY IT IS WRITTEN IN THE CODE IS IT SAYS PARKING TO BE
04:41:58 DETERMINED BY THE DIRECTOR BECAUSE CLUBHOUSES ARE A LITTLE
04:42:02 BIT DIFFICULT.
04:42:03 AND THIS IS A LARGE ONE.
04:42:05 IT'S 20,000 SQUARE FEET.
04:42:06 WE'LL LET THE APPLICANT EXPLAIN THAT.
04:42:09 BUT OTHER THAN THAT, WE DON'T HAVE ANY OTHER STAFF COMMENTS.
04:42:12 DO YOU WANT ME TO TURN IT OVER?
04:42:17 >>Scotty Wood: ANY QUESTIONS FOR MARY BEFORE WE TURN IT
04:42:19 OVER?
04:42:20 OKAY.
04:42:21 TURN IT OVER TO THE APPLICANT.

04:42:22 >>Mary Gibbs: JOHN WOJDAK, ONE OF OUR FREQUENT CUSTOMERS.

04:42:28 EXCUSE OUR TECHNICAL DIFFICULTIES TONIGHT.
04:44:11 I THOUGHT YOU GO TO THE MAXIMIZE BUTTON.
04:44:13 HOW MANY ENGINEERS DOES IT TAKE TO GET A PowerPoint?
04:45:13 >> HERE IS TAMMY.
04:46:37 SHE IS THE SAVIOR.
04:46:39 SHE KNOWS HOW TO DO IT.
04:47:14 >> WE'LL GO WITH THIS.
04:47:38 >>John Wojdak: SOUNDS LIKE A PLAN.
04:47:40 FOR THE RECORD, JOHN WOJDAK WITH DELISI FITZGERALD,
04:47:44 REPRESENTING SD ESTERO CROSSING FOR THE RESIDENTIAL
04:47:50 COMPONENT AT ESTERO CROSSING.
04:47:53 THIS IS OUR THIRD TIME HERE JUST FOR THIS ONE.
04:47:55 BUT AS MARY SAID, WE WERE HERE LAST MONTH FOR THE FINAL
04:48:00 COMMERCIAL BUILDING FOR THE PUBLIC INFORMATION MEETING.
04:48:05 SO WE'RE MOVING ALONG WITH GETTING THIS PROJECT CLOSED OUT.
04:48:09 WITH ME TODAY IS TIM FEGAN FROM STOCK DEVELOPMENT, GERARD
04:48:15 NADEAU FROM CHARLAN BROCK, AND HUNTER BOOTH FROM BOOTH
04:48:22 DESIGN GROUP, THE LANDSCAPE ARCHITECT.
04:48:24 I THINK EVERYBODY IS FAMILIAR WITH THE SITE AT THIS POINT.
04:48:28 THIS IS THE CURRENT OVERALL SITE PLAN.
04:48:32 NORTH IS TO THE LEFT.
04:48:34 SO THIS IS THE RESIDENTIAL COMPONENT.
04:48:36 AS MARY SAID, THE INFRASTRUCTURE WAS APPROVED, SO THESE TWO
04:48:39 LAKES ARE ACTUALLY DUG.
04:48:41 FRONTAGE ROAD IS IN AND WE'RE HOPEFULLY OPENING THAT UP HERE

04:48:46 IN THE NEXT COUPLE OF WEEKS.
04:48:47 THIS RESIDENTIAL ENTRY ROAD AND THE POCKET PARK IS IN AND
04:48:51 THE COMMERCIAL IS UNDER CONSTRUCTION AND THE KIND OF
04:48:56 PEDESTRIAN WAY THROUGH THE MIDDLE IS ALL UNDER CONSTRUCTION
04:48:59 AND GETTING WRAPPED UP.
04:49:04 JUST AS A QUICK OVERVIEW, 306 UNITS.
04:49:10 SIX THREE-STORY BUILDINGS.
04:49:11 THE ONE BUILDING IN THE NORTHWEST IS A MIXED-USE BUILDING
04:49:17 WITH 15,000 SQUARE FEET OF NONRESIDENTIAL ON THE GROUND
04:49:21 FLOOR.
04:49:21 THE AMENITY BUILDING IS IN THE MIDDLE, AS YOU COME UP THE
04:49:26 POCKET PARK ENTRANCE ROAD.
04:49:29 WE WERE HERE ALMOST A YEAR AGO FOR THE INITIAL PUBLIC
04:49:34 INFORMATION MEETING IN AUGUST, AND THEN WE DID A WORKSHOP IN
04:49:39 JANUARY AFTER WE KIND OF MADE SOME BIGGER CHANGES ADDRESSING
04:49:45 THE INITIAL COMMENTS.
04:49:50 SO I HAVE ALL THE PLANS IN THE PRESENTATION.
04:49:54 I PROVIDED THOSE.
04:49:55 MY INTENT WAS NOT TO GO THROUGH THAT SHEET BY SHEET, BUT
04:49:59 BASICALLY FOCUS ON THE COMMENTS FROM THE LAST TIME AND THE

04:50:02 ISSUE THAT WE WERE TALKING ABOUT WITH STAFF, HUNTER AND
04:50:07 GERARD ARE HERE IF WE HAVE ANY QUESTIONS OR NEED TO GET INTO
04:50:11 ANY DETAILS, WE CAN.
04:50:12 IS THAT FORMAT OKAY?
04:50:19 >>Barry Jones: YOU PROBABLY NEED TO ADDRESS THE PARKING OF

04:50:22 THE CLUBHOUSE.
04:50:23 >>John Wojdak: THERE'S REALLY JUST A COUPLE OF THINGS FROM
04:50:26 THE LAST MEETING TO TALK ABOUT.
04:50:27 IN AUGUST, WHEN WE HAD OUR INITIAL PUBLIC INFORMATION
04:50:34 MEETING, THE MAIN FOCUS OF THE COMMENTS WAS CONSISTENCY WITH
04:50:37 THE PATTERN BOOK IN TERMS OF SOME OF THE BUILDING ELEMENTS
04:50:41 AND THE COLORS.
04:50:41 SO WE CHANGED THAT AND WENT MUCH MORE CONSISTENT WITH THE
04:50:47 PATTERN BOOK, WENT THROUGH A ROUND OF REVIEW WITH STAFF, AND
04:50:51 THEN CAME BACK FOR THE WORKSHOP IN JANUARY, AND A COUPLE OF
04:50:57 COMMENCE FROM THAT MEETING WERE PARKING AT THE CLUBHOUSE,
04:51:01 WHICH I'LL TALK ABOUT IN A SEC, AND THEN THE -- ON THE ONE
04:51:06 BUMP-OUT OF THE BUILDING, THEY HAD SOME DARK COLUMNS KIND OF
04:51:11 ON THE THIRD FLOOR THAT KIND OF BROKE UP THAT BUMP-OUT, SO
04:51:16 THE COMMENT WAS TO HAVE MORE OF THE WALL COLOR IN THAT SO IT
04:51:21 DIDN'T BREAK THAT UP VERTICALLY, AND THEY HAVE ADDRESSED
04:51:24 THAT.
04:51:26 ON THE PARKING AT THE CLUBHOUSE, WE HAD TEN SPACES AT THE
04:51:32 CLUBHOUSE, AND THERE WAS A DISCUSSION, IS THAT ENOUGH?
04:51:40 THE KIND OF NUMBER THAT WAS THROWN OUT WAS MAYBE 15% FOR THE
04:51:45 UNITS -- YOU'VE GOT FOUR BUILDINGS PRETTY CLOSE TO THE
04:51:49 CLUBHOUSE AND TWO AT THE SOUTH, WHICH ARE A HUNDRED UNITS SO
04:51:52 THAT WOULD BE 15 PARKING SPACES.
04:51:54 SO WE REVISED THE CONFIGURATION OF THE PARKING.
04:52:16 SO BEFORE THIS WAS KIND OF ANGULAR WHERE THERE WAS JUST TEN

04:52:20 SPACES KIND OF HEADED TOWARDS THE CLUBHOUSE.
04:52:24 SO WE REVISED THAT TO BE RADIAL AND GOT 12 SPACES OUT OF
04:52:31 THAT.
04:52:31 WE PROBABLY COULD SQUEEZE TWO MORE SPACES OUT OF THIS RIGHT
04:52:36 HERE, BUT I HONESTLY DIDN'T LIKE HOW CLOSE THEY WERE -- THEY
04:52:40 WOULD BE TO BACKING OUT AT THE DRIVEWAY.
04:52:43 SO WE KIND OF STUCK WITH THIS DESIGN, AND THEN THE MAIN
04:52:49 THING THAT I WANTED TO POINT OUT IS THESE SPACES ON THE
04:52:53 POCKET PARK HERE, THERE ARE 18 SPACES HERE, WHICH ARE
04:52:57 ESSENTIALLY RIGHT ACROSS THE STREET.
04:52:58 THIS IS VERY PEDESTRIAN FRIENDLY.
04:53:03 THOSE 18 SPACES ARE NOT USED TO SATISFY ANY PARKING
04:53:10 REQUIREMENT.
04:53:10 SO THEY ARE COMPLETELY AVAILABLE.
04:53:12 AND BASED ON OUR OVERALL COUNT FOR THE TWO PER UNIT PLUS
04:53:17 10%, WE'RE 14 AHEAD ON THAT OVERALL PARKING COUNT, PLUS

04:53:23 THESE 18 THAT ARE NOT ASSIGNED.
04:53:27 THEY ARE NOT USED TO SATISFY THE RETAIL OR ANY OTHER
04:53:32 REQUIREMENT.
04:53:32 THEY ARE JUST EXTRA SPACES ALONG THE PARK.
04:53:35 SO BASICALLY, YOU HAVE 30 SPACES IN GENERAL PROXIMITY TO THE
04:53:42 CLUBHOUSE.
04:53:43 SO WE FEEL THAT THIS KIND OF SATISFIES THE PARKING NEEDS FOR
04:53:48 THE CLUBHOUSE.
04:53:51 >>Barry Jones: DOES THE APARTMENT PROPERTY HAVE RIGHTS TO

04:53:54 THAT ROAD OR PART -- [NOT SPEAKING INTO THE MICROPHONE]
04:53:58 >>John Wojdak: CONSISTENT WITH OUR ZONING, THERE IS A PUBLIC
04:54:01 ACCESS EASEMENT OVER IT, BUT IT IS PART OF THE APARTMENT
04:54:04 PROPERTY.
04:54:06 >>Barry Jones: [INAUDIBLE]
04:54:08 >>John Wojdak: CORRECT.
04:54:11 >>Barry Jones: IT'S CONVEYED.
04:54:12 >>John Wojdak: QUESTION.
04:54:13 >>Barry Jones: NO QUESTION WHETHER THEY CAN TUESDAY OR NOT.
04:54:16 >>John Wojdak: CORRECT.
04:54:17 >>Barry Jones: [INAUDIBLE]
04:54:22 >>John Wojdak: I MEAN, I THINK THE INTENT IS THAT THEY ARE
04:54:25 AVAILABLE IF THE PUBLIC WANTS TO COME AND USE THE PARK, THEY
04:54:28 ARE AVAILABLE.
04:54:29 BUT, AGAIN, THEY ARE NOT SATISFYING ANY OTHER PARKING
04:54:34 REQUIREMENT.
04:54:35 >>Barry Jones: THANK YOU.
04:54:37 >>Michael Sheeley: THE CLUBHOUSE IS JUST FOR THE RESIDENTS'
04:54:39 USE, NOT OPEN TO THE PUBLIC.
04:54:42 >>John Wojdak: THAT'S CORRECT.
04:54:44 AND IT IS PRETTY SIZABLE, BUT THERE'S NO COURTS OR WHERE
04:54:50 YOU'D HAVE LIKE -- NO BANK OF PICKLEBALL OR TENNIS COURTS
04:54:55 WHERE YOU HAVE TOURNAMENTS OR THINGS LIKE THAT GOING ON.
04:54:58 AND, ALSO, JUST LOOKING AT IT -- THAT'S EXACTLY WHY WE DID
04:55:12 THIS KIND OF INTERNAL SIDEWALK THAT GOES AROUND THE LAKE,

04:55:17 YOU KNOW, THAT GOES RIGHT UP TO THE CLUBHOUSE FROM BOTH
04:55:20 SIDES.
04:55:21 SO WE FEEL WE PROVIDED A VERY MULTIPLE PEDESTRIAN ROUTES TO
04:55:27 IT.
04:55:28 YOU CAN WALK AROUND THE OUTSIDE OR WE HAVE THIS INTERNAL
04:55:33 PATH AROUND THE LAKE THAT GOES RIGHT TO THE POOL AND
04:55:36 CLUBHOUSE.
04:55:39 >>Jim Wallace: CAN I ASK A QUESTION, JOHN?
04:55:41 >>John Wojdak: SURE.
04:55:42 >>Jim Wallace: WILL THE CLUBHOUSE BE USED -- AND I'M LOOKING
04:55:44 AT THE SIZE OF THE CLUBHOUSE -- WILL THE CLUBHOUSE BE USED
04:55:47 FOR PARTIES, GATHERINGS?

04:55:51 IT'S 24,000 SQUARE FEET.
04:55:52 IF I'M READING THIS RIGHT.
04:55:55 21,000.
04:55:57 >>John Wojdak: I MEAN, THEY DO HAVE SOME -- I HONESTLY DON'T
04:56:01 KNOW IF IT'S RESERVABLE OR THOSE KINDS OF THINGS.
04:56:04 BUT IT'S 24,000 SQUARE FEET.
04:56:06 THERE'S SOME KIND OF JUST DECENT COMMON OPEN SPACE --
04:56:12 >>Jim Wallace: THE REASON I ASKED THE QUESTION, MY
04:56:14 EXPERIENCE ONLY THAT AS SOON AS YOU HAVE PARTIES, THEN
04:56:19 PEOPLE DRIVE TO THE CLUBHOUSE.
04:56:21 I KNOW THAT AT RAPALLO WE HAD 540 HOMES.
04:56:25 WE PUT 94 PARKING SPACES.
04:56:28 WE WERE REQUIRED BY MARY AND CREW FOR 94 PARKING SPACES FOR

04:56:32 540 HOMES.
04:56:34 AND AT GENOVA, WHICH IS 205, EVEN THOUGH THERE'S SHARED
04:56:40 PARKING IN TWO ADJACENT BUILDINGS EXACTLY, AND THERE ARE TWO
04:56:43 PARKING SPACES PLUS, ACTUALLY THREE PARKING SPACES FOR EVERY
04:56:47 SINGLE RESIDENT IN EVERY BUILDING, WE WERE STILL REQUIRED TO
04:56:50 DO ANOTHER 28 BECAUSE THE STAFF FELT VERY STRONGLY THAT
04:56:54 BECAUSE GATHERINGS OR PARTIES THERE, THAT PEOPLE FROM
04:56:59 DISTANT BUILDINGS WILL DRIVE.
04:57:00 AND THEY DO.
04:57:02 I GUESS THE ONLY TIME YOU'RE GOING TO FIND OUT YOU'RE WRONG
04:57:07 IS AFTER YOU BUILD IT.
04:57:09 AND THAT'S THE WRONG TIME TO FIND OUT YOU WERE WRONG.
04:57:11 I WOULD SUGGEST TO YOU WHETHER IT'S 12 OR 16, IT'S STILL WAY
04:57:18 TOO FEW.
04:57:18 WE CAN TALK ABOUT SHARED PARKING FROM OVER HERE AND OVER
04:57:21 THERE AND EVERYTHING ELSE.
04:57:23 BUT THE REALITY IS, AS SOON AS YOU DO GATHERINGS WITHIN THAT
04:57:26 CLUBHOUSE, PARTICULARLY A PARTY OF SOME KIND AND PEOPLE
04:57:31 START TO DRESS UP, PEOPLE ARE GOING TO DRIVE FROM THE REMOTE
04:57:35 BUILDINGS.
04:57:36 I THINK YOU MAY BE BURYING YOUR HEAD IN THE SAND ON THIS.
04:57:39 >>Barry Jones: YOU HAVE 200 OF THE 300 UNITS ARE WITHIN
04:57:45 LITERALLY A HUNDRED FEET, 120 FEET OF THIS CLUBHOUSE.
04:57:49 LOOK AT THE DENSITY OF THOSE AND THE PROXIMITY OF THE
04:57:54 CLUBHOUSE VERSUS THE PROJECTS YOU WERE TALKING ABOUT WHERE

04:57:56 THEY ARE SPREAD OUT.
04:57:58 IT'S A BIG DIFFERENCE.
04:57:59 >>Jim Wallace: HUNDRED UNITS.
04:58:01 >>Michael Sheeley: HUNDRED UNITS ARE REMOTE.
04:58:06 >>John Wojdak: ESSENTIALLY 50 UNITS APIECE.
04:58:12 >>Scotty Wood: IT'S 146 UNITS.
04:58:15 >>Barry Jones: FOUR BUILDINGS AVERAGE BEING 50 UNITS A
04:58:18 BUILDING.

04:58:20 >>Jim Wallace: YOU HAVE A HUNDRED UNITS THAT ARE REMOTE
04:58:22 ENOUGH THAT THEY WILL DRIVE.
04:58:26 >>Michael Sheeley: WE HAVE 30 SPACES TO ACCOMMODATE THEM.
04:58:28 >>John Wojdak: IF I WAS IN THE UNIT, I WOULD MOST DEFINITELY
04:58:33 WALK.
04:58:33 I UNDERSTAND.
04:58:34 AGAIN, IT'S REALLY NOT SHARED PARKING, THOSE 18 SPACES ON
04:58:40 THE ENTRY ROAD ARE NOT -- THEY ARE NOT BEING SHARED -- YOU
04:58:45 KNOW, THEY ARE NOT ALLOCATED TO ANOTHER USE.
04:58:52 >>Michael Sheeley: TO ME, IT IS ALWAYS A QUANDARY IN THE
04:58:54 COMPLEX FOR HOW MUCH PARKING FOR A CLUBHOUSE.
04:58:56 IT'S ALL FOR THE USE OF THE SAME PEOPLE ALREADY THERE.
04:58:58 MY OPINION, THE 12 THAT YOU HAVE, PLUS THE OTHER 18, WAS IT?
04:59:04 >>John Wojdak: UM-HUM.
04:59:06 >>Michael Sheeley: I THINK MY OPINION IS PLENTY TO PROVIDE
04:59:08 FOR THOSE REMOTE USERS.
04:59:10 AND THE OTHERS ARE RIGHT NEXT TO THE CLUBHOUSE.

04:59:12 I DON'T THINK YOU NEED TO WORRY ABOUT THAT COUNT.
04:59:14 THAT'S MY OPINION.
04:59:18 >>Scotty Wood: ANYONE ELSE ON PARKING?
04:59:26 >>John Wojdak: I'LL TALK ABOUT THE ONE ARCHITECTURAL COMMENT
04:59:29 AND AGAIN, MY DEGREE IS ALSO CIVIL ENGINEERING AND I AM NOT
04:59:35 AN ARCHITECT, SO I WILL JUST EXPLAIN IT AND THEN IF THERE
04:59:40 ARE QUESTIONS, GERARD CAN COME UP AND ANSWER THOSE.
04:59:44 THIS IS THE COLOR PALETTE, SAME AS LAST TIME.
04:59:47 WE HAVE THE SAMPLES HERE.
04:59:48 THIS IS CONSISTENT WITH THE PATTERN BOOK AND THE COMMERCIAL
04:59:53 THAT'S -- BASICALLY IS THE COLOR PALETTE THAT YOU SEE OUT
04:59:56 THERE.
04:59:57 >>Scotty Wood: SAME TILES AS THE COMMERCIAL?
05:00:00 >>John Wojdak: SAME EVERYTHING.
05:00:01 WE DO HAVE SAMPLES OF THE ACCENT TILES THAT ARE ON THE
05:00:07 CLUBHOUSE AND THE BUILDINGS.
05:00:10 >>Marlene Naratil: DO YOU HAVE THE ONE THAT SAYS EAGLE
05:00:13 JUNEAU BLEND?
05:00:14 IT'S ON THE TABLE?
05:00:32 >>Kristin Jeannin: THOSE DARK GRAYS, ARE THOSE ON BERMUDA
05:00:37 SHUTTERS?
05:00:37 THE DARK GRAYS?
05:00:43 >>John Wojdak: THESE, GERARD?
05:00:47 >> GERARD: THOSE ARE THE COLORS FOR THE WINDOW -- [NOT
05:00:50 SPEAKING AT A MICROPHONE]

05:00:52 >>Kristin Jeannin: AWNINGS.
05:00:54 >> FRAMES.
05:00:56 >>Kristin Jeannin: EMOLLIENTS.
05:00:57 DOES HE NEED TO BE AT THE MIKE?

05:01:02 >> BY THE WAY, HOW DID CORSA GET ITS NAME BECAUSE THAT'S
05:01:06 ITALIAN FOR RACE?
05:01:10 >> IT WAS SUGGESTED BY THE OWNERS.
05:01:15 >>Scotty Wood: I KNOW VERY LITTLE ITALIAN.
05:01:16 I JUST HAPPEN TO KNOW THAT IS THE ITALIAN WORD FOR RACE.
05:01:21 LIKE A RACETRACK.
05:01:24 >>Marlene Naratil: IT'S A RACETRACK.
05:01:31 >> PEOPLE WILL BE MOVING VERY QUICKLY AROUND THE POND.
05:01:34 SO THE BRONZE COLORS ARE THE STOREFRONT AND WINDOW FRAMES
05:01:41 FOR THE WINDOWS IN THE BUILDING.
05:01:43 THE AWNINGS WILL BE MORE OF THE DARK BROWN COLOR.
05:01:49 WE SEE A POWDER COAT THAT'S COMPARABLE TO THE FRENCH ROAST,
05:01:53 SHERWIN WILLIAMS ACCENT COLOR THAT WE'RE USING IN THE
05:01:58 PROJECT.
05:02:20 >>John Wojdak: THE COMMENT FROM THE WORKSHOP WAS RIGHT HERE
05:02:23 ON THIS BUMP-OUT, THIS KIND OF DETAIL WAS ALL THE DARK BROWN
05:02:30 COLOR, AND THE COMMENT WAS THAT IT KIND OF BROKE UP THAT
05:02:33 VERTICAL ELEMENT THAT BUMPS OUT.
05:02:35 SO THEY DIDN'T, YOU KNOW, JUST STILL TO PROVIDE SOME DETAIL,
05:02:41 LEFT SOME BANDING AND DETAIL IN THE MIDDLE.
05:02:45 BUT THEN, YOU KNOW, KIND OF WRAPPED THE CORNERS WITH THE

05:02:49 WALL COLOR TO KEEP IT VERTICALLY CONNECTED.
05:02:56 >>Michael Sheeley: I THINK IT'S MUCH BETTER THAN IT WAS
05:02:58 BEFORE, TO MAINTAIN THAT VERTICALITY.
05:03:03 >>John Wojdak: THAT WAS REALLY THE COMMENTS FROM THE
05:03:06 WORKSHOP IN JANUARY.
05:03:08 LIKE I SAID, HUNTER IS HERE IF THERE'S ANY LANDSCAPE
05:03:11 QUESTIONS.
05:03:13 BUT I DIDN'T WANT TO BORE EVERYBODY WITH GOING THROUGH.
05:03:20 ONE OF THE COMMENTS WE RECEIVED FROM STAFF WAS PROVIDING
05:03:23 KIND OF ADDITIONAL DETAIL ON THIS KIND OF STUCCO DETAIL SO
05:03:28 THAT THAT'S BEEN ADDED TO THE PLANS.
05:03:34 AND THEN IF I CAN SKIP THROUGH TO TOUCH ON THE SIGNAGE --
05:03:45 >>Marlene Naratil: HOW LARGE ARE THE LANAIS THAT ARE IN THAT
05:03:48 PHOTO THAT YOU HAD UP THERE?
05:03:49 LIKE RIGHT THERE.
05:03:55 IS THERE ONE FOR EACH OF THE UNITS?
05:03:58 >>John Wojdak: EVERY UNIT HAS --
05:04:01 >>Marlene Naratil: EVERY UNIT HAS ONE.
05:04:11 >>John Wojdak: ON THE SIGNAGE, OBVIOUSLY WE DON'T KNOW THE
05:04:14 TENANTS YET, BUT WE WANT TO PROVIDE SOME SORT OF IDEA OF
05:04:16 WHAT THE SIGNAGE WOULD LOOK LIKE SO IT WOULD BE KIND OF
05:04:24 STANDARD, YOU KNOW, FONT, AND THESE ARE REVERSE BACKLIT
05:04:31 CHANNEL LETTERS, ESTIMATING ABOUT TWO FEET TALL.
05:04:39 THERE IS A SIZE LIMITATION IN THE LDC, 10% OF YOUR
05:04:43 STOREFRONT IS YOUR MAXIMUM SQUARE FOOTAGE, WHICH WE

05:04:47 OBVIOUSLY WOULD BE LIMITED TO.
05:04:49 BUT THIS JUST GIVES YOU AN IDEA OF WHERE THAT WOULD BE
05:04:51 PLACED ON THE BUILDING, ON THE RETAIL SPACES, AND THEN WE
05:04:57 HAVE KIND OF A NIGHT VIEW.
05:05:03 YOU CAN SEE IT'S KIND OF LIT FROM BEHIND IT, SO IT JUST KIND
05:05:06 OF GLOWS AROUND IT.
05:05:10 >>Jim Wallace: IS SOME OF THAT SIGNAGE BEHIND THE AWNING?
05:05:14 DID I SEE THAT OR JUST MY IMAGINATION?
05:05:16 THE ONES ON THE LEFT AND THE RIGHT --
05:05:25 >> WE DO HAVE SIGNAGE BELOW THE AWNING.
05:05:28 AT THE OWNER'S REQUEST, WE WERE CONSIDERING HAVING SIGNAGE
05:05:31 ON THE EDGE OF THE AWNING, BUT THE OWNER'S STRONG PREFERENCE
05:05:34 WAS TO HAVE THE SIGNAGE ON THE BUILDING.
05:05:37 AND SO WE DID MAKE SOME ADJUSTMENTS TO PROVIDE ENOUGH
05:05:41 HORIZONTAL WALL FOR A TWO-FOOT SIGN.
05:05:45 AND THE SIGNS WILL BE VERY VISIBLE FROM THE PARKING LOT.
05:05:48 >>Jim Wallace: SO THE SIGN IS BEHIND THE AWNING.
05:05:52 >> IT'S BELOW THE AWNING.
05:05:53 >>Marlene Naratil: HOW TALL ARE THE LETTERS ON IT?
05:05:58 >>John Wojdak: THOSE SHOWN RIGHT THERE ARE TWO FEET, 24
05:06:01 INCHES.
05:06:02 >>Marlene Naratil: 24 INCHES, OKAY.
05:06:03 >>John Wojdak: BUT OVERALL AREA LIMITATION OF 10% OF YOUR
05:06:07 KIND OF STOREFRONT.
05:06:12 AND 24 INCHES IS KIND OF A STANDARD FONT SIZE FOR KIND OF

05:06:16 STOREFRONT SIGNAGE LIKE THAT, THAT IS VISIBLE FROM THE
05:06:21 STREET AND THE PARKING LOT.
05:06:22 >>Marlene Naratil: IT WILL BE THE FONT THAT WE SEE IN THE
05:06:25 DRAWING OR WILL IT BE SPECIALIZED FONT?
05:06:28 >>John Wojdak: IT COULD BE SPECIALIZED BASED ON THE TENANT,
05:06:31 IF THEY HAVE LIKE A TRADEMARKED FONT.
05:06:33 >>Marlene Naratil: IT COULD BE DIFFERENT.
05:06:36 >>John Wojdak: RIGHT.
05:06:36 IT COULD BE DIFFERENT, YES.
05:06:38 BUT THE STYLE OF THE SIGN IN TERMS OF ITS CONSTRUCTION WITH
05:06:41 THE BACKLIT ILLUMINATION IS WHAT WE'RE PROPOSING.
05:06:46 AND THEN THE MONUMENT SIGN.
05:06:56 THIS WAS ORIGINALLY, WHEN WE FIRST STARTED THE RESIDENTIAL
05:07:01 SIGN WAS WHITE, BUT WHEN WE KIND OF CHANGED THE COLORS OF
05:07:05 THE BUILDINGS, WE CHANGED THE PALETTE OF THE SIGN TO MATCH
05:07:10 THE BUILDINGS, AND IT WOULD HAVE THE SAME TILE ROOF, AND WE
05:07:14 DID MAKE AN ADJUSTMENT HERE WORKING WITH STAFF TO HAVE THE
05:07:19 BASE -- INITIALLY, THE BASE WAS TOO SHORT.
05:07:23 SO WE RAISED THAT, BUT IT STILL IS WIDER THAN TALL.
05:07:27 AND THE CORSA, THAT KIND OF COPPER COLOR, IT'S KIND OF
05:07:35 COPPER WITH BLACK LETTERS.
05:07:36 ACTUALLY, IT LOOKS PRETTY COOL.

05:07:44 >>Scotty Wood: ANYTHING ELSE ON SIGNAGE?
05:07:47 >>John Wojdak: THAT'S ALL I'VE GOT UNLESS THERE ARE
05:07:49 QUESTIONS.

05:07:49 >>Scotty Wood: I HAVE A QUESTION ON LANDSCAPING.
05:07:51 >>John Wojdak: SURE.
05:07:53 >>Scotty Wood: I'M SPECIFICALLY LOOKING AT THE DIAGRAM, L
05:07:57 201, WHICH IS THE CLUBHOUSE AND THE POOL AND THEN THE OTHER
05:08:02 AREAS AROUND THE POOL.
05:08:04 I NOTICED THERE ARE SEVERAL FLUSH PLANTERS, BOXES, I GATHER
05:08:11 THEY ARE BOXES, SCATTERED AROUND.
05:08:14 I HAD DIFFICULTY UNDERSTANDING WHAT'S GOING TO GO IN THEM.
05:08:19 ARE TREES GOING TO GO IN THEM, LIKE PALM TREES?
05:08:22 >>John Wojdak: IS THIS THE SHEET YOU'RE LOOKING AT?
05:08:24 >>Scotty Wood: YES.
05:08:25 >>John Wojdak: I'LL LET HUNTER ANSWER THAT.
05:08:27 >> ARE YOU TALKING ABOUT THE --
05:08:29 >>Scotty Wood: ALL THE FLUSH PLANTERS ARE GETTING PALM
05:08:33 TREES.
05:08:33 >> CORRECT.
05:08:34 AND THEY'LL HAVE STONE IN THEM, THINGS LIKE THAT, SO THEY
05:08:37 DON'T WASH OUT INTO THE POOL.
05:08:40 >>Scotty Wood: THAT'S ALL I HAD.
05:08:46 >>Barry Jones: I HAVE A COUPLE OF QUESTIONS.
05:08:48 I'M SORRY I WASN'T HERE WHEN THIS CAME LAST TIME AND THESE
05:08:52 MAY HAVE BEEN ANSWERED.
05:08:53 HUMOR ME.
05:08:53 IS THERE A PACKAGE DROP-OFF FOR THOSE OR IS THAT GOING TO BE
05:08:58 INSIDE THE CLUBHOUSE OR HAVE YOU CONSIDERED PUTTING

05:09:00 SOMETHING IN THE PARK OUT FRONT?
05:09:02 >>John Wojdak: IT'S INTERNAL TO THE -- SO WHEN WE'RE TALKING
05:09:05 ABOUT THE SQUARE FOOTAGE OF THE CLUBHOUSE, IT'S ALL INTERNAL
05:09:08 TO THE CLUBHOUSE.
05:09:10 AND I HAVE THAT IF YOU WANT TO --
05:09:14 >>Barry Jones: THAT'S FINE.
05:09:14 THE RETAIL, IS THERE A LOADING AREA FOR THAT?
05:09:18 HOW DO THEY GET PRODUCT IN AND OUT OF THEIR BUSINESSES?
05:09:21 >>John Wojdak: WE REALLY DON'T ANTICIPATE --
05:09:29 >>Barry Jones: EVEN IF YOU'RE RUNNING A COFFEE SHOP -- I'M
05:09:33 SORRY.
05:09:33 I'M USUALLY SO LOUD I DON'T NEED A MICROPHONE.
05:09:37 SORRY.
05:09:37 YOU GOT TO GET COFFEE OR DOUGHNUTS OR WHATEVER, IN AND OUT.
05:09:43 SO WHAT IS THE PLAN FOR SERVICING THAT RETAIL?
05:09:47 >>John Wojdak: BASICALLY, THAT WOULD BE LOADED FROM THE
05:09:49 RETAIL PARKING LOT.
05:09:52 WE DO HAVE THOSE SPACES ALONG THE PARK AND THEN WE DO HAVE

05:10:00 TWO LOADING SPACES ON THE FRONTAGE ROAD WHERE SEMIS COULD
05:10:08 PARK.
05:10:09 BUT, AGAIN, WE REALLY DON'T ANTICIPATE ANY TENANTS THAT
05:10:12 WOULD HAVE LARGE VEHICLE.
05:10:15 YOU KNOW, IT WOULD BE SINGLE UNIT TRUCKS THAT DON'T NEED
05:10:19 MUCH MORE THAN A PARKING SPACE.
05:10:23 >>Barry Jones: YOU'RE LOOKING AT THE RETAIL AREA ON THE

05:10:25 NORTH SIDE OF THE FRONTAGE ROAD, BIGGER TRUCKS WOULD PARK.
05:10:30 >>John Wojdak: YEAH, ON THE WEST END OF THE BUILDING, IN
05:10:33 THAT PARKING.
05:10:35 >>Barry Jones: THE TRASH FOR THE RETAIL, THAT BLENDS IN WITH
05:10:38 THE RESIDENTIAL ON THE ONE DUMPSTER.
05:10:42 >>John Wojdak: THAT IS JUST FOR THE RETAIL.
05:10:43 THE RESIDENTIAL TRASH IS ALL VALET, AND THERE IS A SEPARATE
05:10:46 TRASH CHUTE AND ALL FOR THAT.
05:10:50 >>Barry Jones: LAST QUESTION.
05:10:51 DID YOU HAVE TO DO ANY KIND OF COMPENSATING LITTORAL FOR THE
05:10:55 HEAD WALL FOR THE CLUBHOUSE?
05:10:56 >>John Wojdak: WE DID.
05:10:57 >>Barry Jones: WHERE ARE THOSE LOCATED?
05:10:59 >>John Wojdak: FIVE-FOOT SHELF ON THE INFRASTRUCTURE PLANS,
05:11:02 ACTUALLY.
05:11:02 BUT WE DID IT RIGHT IN FRONT OF THE WALL.
05:11:04 THERE IS A FIVE-FOOT SHELF WHERE WE HAVE THE BULKHEAD,
05:11:08 THERE'S FIVE FEET OF SHELF THAT'S IN ADDITION TO THE REGULAR
05:11:13 LITTORAL SHELF REQUIREMENT.
05:11:14 >>Barry Jones: THANK YOU.
05:11:21 >>John Wojdak: MR. JONES, JUST TO ANSWER YOUR QUESTION, THAT
05:11:25 KIND OF CIRCULAR, VERTICAL ELEMENT ON THE CLUBHOUSE,
05:11:29 ACTUALLY, THAT IS THE KIND OF MAIL ROOM AND PACKAGE, SO IT'S
05:11:34 RIGHT THERE.
05:11:34 YOU CAN GO RIGHT IN AND OUT OF THAT WITHOUT GOING INTO THE

05:11:37 CLUBHOUSE.
05:11:39 >>Barry Jones: THANK YOU.
05:11:49 >>Scotty Wood: ANYTHING ELSE?
05:11:50 I HAVE A QUESTION FOR MARY.
05:11:55 IN THE STAFF REPORT, ONE OF THE THINGS THAT YOU MENTIONED
05:11:58 WERE SITE LINING ELEMENTS AND COLORS, INCLUDING PARKING LOT
05:12:03 POLES AND FIXTURES.
05:12:04 I KNOW THAT ON PAGE 3 OF THE STAFF REPORT, IT SUGGESTS THAT
05:12:10 THE LIGHTING IS COMPLIANT WITH THE LAND DEVELOPMENT CODE.
05:12:12 SO ARE THERE ANY OTHER ISSUES WITH THE LIGHTING?
05:12:17 >>Mary Gibbs: I DON'T BELIEVE WE HAD ANY ISSUES WITH THE
05:12:20 LIGHTING.
05:12:21 JIM, DO YOU KNOW?
05:12:22 NO, NO.

05:12:24 >>Scotty Wood: ANYTHING ELSE?
05:12:25 I'LL OPEN THE PUBLIC HEARING THEN.
05:12:29 ANYONE WHO WISHES TO SPEAK ON THIS MATTER?
05:12:33 >>Tammy Duran: WE HAVE NO ONE.
05:12:34 >>Scotty Wood: NO CARDS.
05:12:35 I'LL CLOSE THE PUBLIC HEARING.
05:12:36 I'LL TAKE A MOTION TO APPROVE THIS DEVELOPMENT ORDER AS
05:12:44 DESCRIBED IN THE STAFF REPORT.
05:12:47 >>Michael Sheeley: SO MOVED.
05:12:52 >>Barry Jones: SECOND.
05:12:53 >>Scotty Wood: ANY DISCUSSION?

05:12:54 >>Mary Gibbs: MAY I ASK A QUESTION?
05:12:57 YOU'RE APPROVING THE DEVELOPMENT ORDER FOR THE RESIDENTIAL
05:12:59 AS WELL AS THE MONUMENT SIGN.
05:13:02 WHAT ABOUT THE PARKING?
05:13:04 >> YES.
05:13:05 >>Michael Sheeley: YES, AS IS.
05:13:07 >>Scotty Wood: WELL, SOME OF THE MEMBERS OF THE BOARD HAVE
05:13:09 CONCLUDED THAT THE 18 ADDITIONAL ADJACENT SPACES ARE
05:13:14 SUFFICIENT TO COVER THE SHORTFALL IN THE SPACES IMMEDIATELY
05:13:19 ADJACENT TO THE CLUBHOUSE.
05:13:20 >>Mary Gibbs: THE APPLICANT'S 12 THEN?
05:13:23 OKAY.
05:13:25 >>Barry Jones: CONSIDERATION OF THE PROXIMITY OF THE DENSITY
05:13:28 OF THE UNITS TO THE CLUBHOUSE.
05:13:29 SUPPORTS THE DEVIATION.
05:13:36 >>Mary Gibbs: OKAY.
05:13:36 WHO SECONDED THAT?
05:13:41 >>Tammy Duran: JONES.
05:13:45 >>Scotty Wood: BARRY SECONDED IT.
05:13:46 YOU CAN CALL THE ROLL.
05:13:49 >>Tammy Duran: BOARD MEMBER GARGANO IS ABSENT.
05:13:51 BOARD MEMBER JEANNIN.
05:13:52 >>Kristin Jeannin: YES.
05:13:53 >>Barry Jones: YES.
05:13:54 >>Marlene Naratil: YES.

05:13:55 >>Michael Sheeley: YES.
05:13:56 >>James Tatooles: YES.
05:13:58 >>Jim Wallace: YES.
05:13:59 >>Scotty Wood: YES.
05:14:00 IT'S A NICE-LOOKING DEVELOPMENT SO FAR.
05:14:16 NEXT, WE MOVE OUT OF QUASI-JUDICIAL MATTERS AND INTO A
05:14:31 PUBLIC INFORMATION MEETING, A SPECIAL EXCEPTION AND LIMITED
05:14:35 DEVELOPMENT ORDER FOR THE RIVERWOODS PLANTATION PICKLEBALL
05:14:38 COURTS.
05:14:38 LET'S GIVE A MINUTE TO ALLOW THE PREVIOUS APPLICANTS TO PICK

05:14:46 UP THE HEAVY ROOF TILES.
05:14:50 DON'T BREAK THEM.
05:14:59 YOU DON'T WANT TO KNOW WHAT THEY ARE COSTING.
05:15:02 I'VE GOT 60,000 SQUARE FEET OF ROOF TILES THAT I HAVE TO
05:15:08 BUY --
05:16:09 >>Scotty Wood: OKAY, MARY.
05:16:10 >>Mary Gibbs: ALL RIGHT.
05:16:11 ON TO THE PUBLIC INFORMATION MEETINGS AND RIVERWOODS
05:16:14 PLANTATION IS A MOBILE HOME PARK THAT'S LOCATED ON WEST
05:16:19 BROADWAY, SO WEST OF 41 AT PLANTATION BOULEVARD.
05:16:23 THEY ARE ASKING FOR PICKLEBALL COURTS.
05:16:26 THEY ARE ACTUALLY GOING TO BE LOCATED JUST SOUTH OF THEIR
05:16:30 EXISTING TENNIS COURTS AND BECAUSE THIS PROPERTY IS ZONED
05:16:35 RM-2, WHICH IS CONVENTIONAL MULTIFAMILY ZONING DISTRICT,
05:16:38 THEY REQUIRE A SPECIAL EXCEPTION FOR PICKLEBALL.

05:16:40 SO THEY'VE GOT TO GET A SPECIAL EXCEPTION IN A LIMITED
05:16:43 DEVELOPMENT ORDER.
05:16:44 SO WE'RE JUST COMBINING THIS INTO ONE INFORMATION MEETING.
05:16:46 ROGER HAAB IS THE PROJECT MANAGER.
05:16:51 HE IS GOING TO EXPLAIN A LITTLE BIT ABOUT IT.
05:16:53 >>Scotty Wood: OKAY.
05:17:04 >>Mary Gibbs: WE'RE GOING TO GET THE PowerPoint GOING, NOW
05:17:06 THAT WE HAVE THE CLERK.
05:17:42 >>Roger Haab: GOOD AFTERNOON.
05:17:43 I'M ROGER HAAB.
05:17:44 PROJECT MANAGER FOR RIVERWOODS, ALSO A RESIDENT THERE.
05:17:49 ALSO THIS AFTERNOON, I'M ALSO THE CO-CHAIR ON OUR PLANNING
05:17:53 COMMITTEE AT OUR COMPLEX ALONG WITH KATHLEEN GUNNING, WHICH
05:17:57 IS THE OTHER CO-CHAIR, AND SHE'S ALSO A BOARD MEMBER, ONE OF
05:18:01 OUR BOARD MEMBERS, AND ALONG WITH A FEW DISTINGUISHED
05:18:05 HOMEOWNERS ALSO HERE THIS AFTERNOON.
05:18:07 JUST WANTED TO MENTION THESE GUYS.
05:18:09 THIS PICKLEBALL, WE HAVE A FRONT 18 ACRES GOING INTO OUR
05:18:16 COMPLEX.
05:18:16 WE'RE ABOUT -- WE'VE GOT 640 HOMESITES IN OUR COMPLEX.
05:18:21 THIS 18 ACRES THAT WE'RE TALKING ABOUT, WE'RE GOING TO
05:18:26 LOCATE THIS AT IS ALL VERY WOODED.
05:18:28 A LOT OF SLASH PINE TREES, VERY NICE ATMOSPHERE THERE AS YOU
05:18:32 COME INTO OUR PARK.
05:18:33 LET'S SEE IF I'M DOING THIS RIGHT.

05:18:38 I JUST GOT TO SEE WHERE THIS IS HERE.
05:18:46 OKAY.
05:18:48 I SEE.
05:18:49 I'M SORRY.
05:18:49 I DON'T KNOW IF YOU CAN SEE THAT.
05:18:55 THIS IS OUR PLAN VIEW OF THE 18 ACRES THAT YOU SEE THERE.

05:19:02 IT SHOWS A LOCATION, THE TENNIS COURTS THERE AND THEN THE
05:19:07 LOCATION OF THE PICKLEBALL COURTS IS DIRECTLY TO THE SOUTH,
05:19:11 AND THIS IS BASICALLY IN THE CENTER, NORTH AND SOUTH OF OUR
05:19:16 18-ACRE PROPERTY.
05:19:17 OF COURSE, RIGHT HERE IS BROADWAY STREET.
05:19:21 WE NOW HAVE -- THERE IS A PAVILION HERE ON THE SITE.
05:19:28 WE HAVE SAND VOLLEYBALL, BOCCE BALL ON THE SITE, THE TENNIS
05:19:36 COURTS.
05:19:37 THERE'S ALSO A COVERED PAVILION THAT WE HAVE DIFFERENT
05:19:42 ACTIVITIES FOR PARK MEMBERS OR OWNERS THAT WE HAVE THERE.
05:19:46 THIS NEXT DRAWING HERE IS BASICALLY SHOWING YOU SOME
05:19:55 DIMENSIONS FROM EXISTING PROPERTIES.
05:20:01 THE LOCATION WE HAVE ON THE COURTS WE'RE PROPOSING IS
05:20:06 PROBABLY OVER 320 SOME FEET TO THE CLOSEST RESIDENT TO THEIR
05:20:11 FRONT PROPERTY LINE GOING TO THE NORTH AND GOING TO THE
05:20:14 SOUTH.
05:20:14 OF COURSE, TO THE WEST, THERE'S NOTHING OUT THERE AND, OF
05:20:19 COURSE, WE'RE MORE TO THE WEST OF THIS PROPERTY.
05:20:22 SO WE DON'T HAVE A CONCERN THERE.

05:20:24 IT DOES ENCOMPASS A LOT OF OUR OWN HOMES, OUR RESIDENTS,
05:20:29 WHICH THIS PAST YEAR OR THIS YEAR, WE'VE HAD A VOTE ON THIS
05:20:33 TO APPROVE THIS PROJECT IN OUR -- FOR OUR COMPLEX, AND IT
05:20:37 WAS 80 SOME, 86 PERCENT YES VOTE OUT OF OUR RESIDENTS HERE.
05:20:45 SO PICKLEBALL IS BECOMING VERY POPULAR.
05:20:51 I DON'T DO IT YET.
05:20:53 EVERYBODY IS ON ME TO DO IT.
05:20:54 BUT WE HAVE ABOUT, IN OUR ORGANIZATION, IN OUR COMPLEX, WE
05:20:58 HAVE ABOUT 200 RESIDENTS THAT PLAY PICKLEBALL OR INVOLVED
05:21:06 WITH IT TO SOME EXTENT.
05:21:09 THE OTHER PROBLEM WE HAVE IS WE ARE PLAYING PICKLEBALL.
05:21:12 WE HAVE BEEN FOR SEVERAL YEARS ON THE TENNIS COURTS.
05:21:16 WE STARTED OFF TAPING THEM, PUTTING TAPE DOWN AND THINGS
05:21:20 LIKE THAT, BUT IT'S GROWN SO MUCH THAT WE'RE ALSO SHARING IT
05:21:24 WITH TENNIS, THE TENNIS PEOPLE, AND IT IS HOT DOWN HERE.
05:21:31 MORNINGS, IT'S CONFINED TO MORNING PLAY MOSTLY.
05:21:34 AND SO TIME ON THE COURTS IS QUITE A PROBLEM, OKAY?
05:21:40 AND WE ARE AN IN SEASON.
05:21:46 MOST OF THIS IS ALL DONE JANUARY, FEBRUARY, MARCH, MAYBE
05:21:49 INTO APRIL.
05:21:50 AFTER THAT, WE PROBABLY ONLY HAVE 100, 150 RESIDENTS
05:21:53 FULL-TIME HERE.
05:21:55 THE 640 SITES.
05:21:57 SO WE ARE VERY SEASONAL.
05:21:58 THE SITE IS NOT LIT UP.

05:22:01 THE TENNIS COURTS, WE DON'T ALLOW ANY PLAY IN THE EVENING OR
05:22:05 AFTER DARK OR ANYTHING LIKE THAT, SO THERE ARE NO LIGHTS.

05:22:07 WE DO HAVE OTHER TENNIS COURTS ON THE PROPERTY THAT ARE LIT
05:22:10 THAT SOMEBODY COULD PLAY THERE.
05:22:12 LET ME GET DOWN TO --
05:22:18 >>Scotty Wood: HAVE YOU PLANNED AS TO WHAT HOURS THE
05:22:20 PICKLEBALL COURT WILL BE OPEN?
05:22:24 >>Roger Haab: IS IT LIKE 7 IN THE MORNING -- I'M SORRY.
05:22:28 I'M GOING TO ASK KATHLEEN.
05:22:35 >> THANK YOU FOR HAVING ME.
05:22:37 RIGHT NOW, WE PLAY FROM 7:30 TILL ABOUT QUARTER PAST 9 ON
05:22:42 THE TENNIS COURTS THAT WE HAVE MARKED OFF ALSO TO USE FOR
05:22:45 PICKLEBALL.
05:22:46 BUT WHEN THE TENNIS PLAYERS COME AT 9:30, WE HAVE TO REMOVE
05:22:50 ALL OF OUR PORTABLE NETS SO THEY CAN HAVE THE TENNIS NET.
05:22:55 >>Marlene Naratil: TALKING A.M.
05:22:57 HOW ABOUT THE P.M. HOURS.
05:22:59 >> USUALLY THE COURTS ARE FREE BY 1.
05:23:00 SO IF ANYBODY WANTED TO GO UP AND PLAY, BUT WE HAVE NO SET
05:23:04 SCHEDULE AFTER THAT MORNING TIME.
05:23:07 PEOPLE DO COME UP, ESPECIALLY IF THEY HAVE GUESTS AND THEY
05:23:10 WANT TO GO UP AND PLAY A LITTLE PICKLEBALL, THEY'LL GO UP
05:23:13 AND USE THE COURTS, BUT WE DON'T HAVE A SET TIME LIKE WE DO
05:23:17 IN THE MORNING FROM 7:30 UNTIL 9:30.
05:23:20 >>Marlene Naratil: DO YOU HAVE ANY PLANS AT ALL FOR NOISE

05:23:22 ABATEMENT?
05:23:25 >>Roger Haab: SHE SAID SHE WOULD HAVE MY BACK AND SHE DID.
05:23:28 RIGHT NOW, FOR NOISE ABATEMENT, WE DO HAVE A HEDGEROW
05:23:31 BORDERING EAST AND WEST ALONG BROADWAY ON OUR PROPERTY.
05:23:37 IN THIS, I ACTUALLY SHOW UP HERE IF NEEDED, WE COULD PUT
05:23:43 ANOTHER HEDGEROW TO THE NORTH.
05:23:47 WE DON'T HAVE ANY PROBLEMS WITH OUR RESIDENTS RIGHT NOW WITH
05:23:50 THIS, BUT YOU COULD ALWAYS HAVE THAT, I GUESS.
05:23:53 BUT WE'RE HOPING WITH THE SPACING, HOW FAR BACK THIS IS FROM
05:23:57 RESIDENTS AND WITH THE HEDGEROW, AND I COULD, LIKE I SAY, WE
05:24:00 COULD PUT THEM TO THE NORTH SIDE WHICH WE DON'T HAVE
05:24:04 ANYTHING THERE NOW.
05:24:04 WE'RE HOPING THAT WE COULD GET BY WITH THAT.
05:24:10 THE FENCING WILL HAVE SCREEN OR WIND SCREENS ON THE FENCING.
05:24:17 WILL HAVE THAT ALSO.
05:24:18 PLUS -- I MEAN, YOU CAN KIND OF TELL FROM HERE, BUT WE HAVE
05:24:21 A LOT OF TREES.
05:24:22 WE ARE PRETTY FAR OFF THE ROAD.
05:24:25 YOU CAN NOTICE THERE'S NOT A LOT OF RESIDENTS TO THE SOUTH.
05:24:28 THEY ARE KIND OF, THAT 300 SOME FEET I TOLD YOU ABOUT, THAT
05:24:32 WAS TO THE FRONT OF THEIR PROPERTY FROM LIKE THE CLOSEST
05:24:35 PART OF THE PICKLEBALL COURT THAT I'M GIVING YOU THERE.
05:24:38 AND THOSE HOUSES ARE SET BACK QUITE A WAYS.
05:24:41 ACTUALLY, MOST OF THE HOMES ARE FARTHER BACK CLOSER TO THE

05:24:45 ESTERO RIVER BACK THERE.

05:24:47 I DON'T ANTICIPATE -- WE NEVER HAD ANY COMPLAINTS.
05:24:51 NEVER, I SHOULDN'T SAY NEVER, BUT WE NEVER HEARD OF ANY
05:24:55 COMPLAINTS.
05:24:55 WE TRY TO BE A GOOD NEIGHBOR TO OUR RESIDENTS AND TO OUR
05:24:58 NEIGHBORS OUTSIDE OF OUR PROPERTY.
05:25:00 I GUESS THAT'S KIND OF ALL I HAVE TO SAY.
05:25:04 LET ME BRING UP THIS NEXT ONE.
05:25:07 BASICALLY DID CONSIDER DRAINAGE FOR THE COURTS.
05:25:11 AT THE PRESENT TIME, THE TENNIS COURTS DRAIN FROM THE NORTH
05:25:13 TO THE SOUTH AND THESE NEW PICKLEBALL COURTS WILL BE SOUTH
05:25:16 AND NORTH SO WE WILL BE HAVING A SWELL THAT WOULD TAKE CARE
05:25:21 OF THE DRAINAGE OFF INTO OUR POND TO THE WEST.
05:25:26 YOU GOT ANYTHING TO ADD?
05:25:31 >> I WANTED TO SAY WHEN HE WAS TALKING ABOUT THE NUMBER OF
05:25:33 RESIDENTS WE HAVE THAT ARE INVOLVED IN PICKLEBALL, THERE ARE
05:25:36 FOUR TENNIS COURTS NOW, AND EACH TENNIS COURT WILL HOLD TWO
05:25:40 PICKLEBALL COURTS.
05:25:41 SO IN SEASON, ALL EIGHT OF THOSE PICKLEBALL COURTS ARE FULL
05:25:46 AND THERE'S ABOUT 20 PEOPLE WAITING TO PLAY.
05:25:50 SO WHEN YOU GO TO PLAY, YOU DON'T GET A LOT OF PLAYING TIME
05:25:54 BECAUSE THEY ARE FULL AND THEN YOU HAVE TO WAIT YOUR TURN.
05:25:57 SO WE ONLY HAVE IT FROM 7:30 TILL 9.
05:26:00 YOU ONLY GET TWO GAMES MAYBE IN THAT TIME.
05:26:03 SO GETTING EXTRA COURTS WOULD BE GOOD.
05:26:05 AND THEN WHEN THE TENNIS PLAYERS CAME AT 9, WE COULD MOVE TO

05:26:08 THESE DEDICATED COURTS.
05:26:10 SO THIS WOULD GIVE US 12 COURTS TO PLAY ON AND THEN AFTER
05:26:14 9:00, IF THE PICKLEBALL PLAYERS LEFT AND JUST SOME LEFT, WE
05:26:18 COULD GO TO THOSE DEDICATED PICKLEBALL COURTS AND THE TENNIS
05:26:22 PLAYERS COULD HAVE THEIR FOUR COURTS BACK AND WE WOULD STILL
05:26:25 BE ABLE TO CONTINUE PLAYING UNTIL IT GOT TOO HOT AND NOBODY
05:26:31 WOULD WANT TO PLAY.
05:26:33 >>Barry Jones: WHERE IS THE PROPOSED PARKING FOR THIS
05:26:35 ADDITIONAL USE?
05:26:36 >>Roger Haab: WELL, THE PARKING, RIGHT NOW WE PARK IN THE
05:26:42 GRASS.
05:26:42 MAYBE I CAN SHOW THIS BETTER UP HERE.
05:26:47 RIGHT NOW, WE ONLY HAVE THIS PARKING LOT THAT YOU SEE HERE.
05:26:54 THIS WAS FOR OUR PAVILION, BUT OUR COMMUNITY, WE'RE KIND OF
05:26:59 HEALTHY CONSCIOUS.
05:27:00 MOST PEOPLE WALK OR RIDE BIKES.
05:27:03 WE DO NOT HAVE GOLF CARTS IN OUR COMMUNITY, NOT ALLOWED.
05:27:06 WE PROMOTE HEALTH AND FITNESS, SO THIS IS PART OF IT.
05:27:11 BUT IF WE DO HAVE FUNCTIONS NORMALLY THAT PEOPLE DO DRIVE
05:27:17 TO, THEY NORMALLY -- THERE IS A ROADWAY RIGHT HERE.

05:27:20 IT COMES, ACCESS RIGHT HERE, AND DOWN THROUGH HERE, PEOPLE
05:27:26 PULL OFF AND PARK IN THE GRASS OFF THE ROADWAY.
05:27:28 >>Barry Jones: YOU SEEM TO BE DOUBLING YOUR CAPACITY, HOW IS
05:27:33 THAT BEING ADDRESSED WITH THE PARKING?
05:27:37 YOU HAVE CHALLENGES NOW WHEN THE COURTS ARE FULL.

05:27:39 >> REALLY, THE ONLY TIME PEOPLE BRING THEIR CARS, SOMETHING
05:27:43 GOING ON AT THE PAVILION.
05:27:45 WE HAVE SOME LOCAL RESIDENTS WHO PLAY MUSIC AND PEOPLE COME
05:27:48 UP TO HEAR THE MUSIC.
05:27:50 SOMETIMES PEOPLE HAVE COOKOUTS OR ANNIVERSARY PARTIES.
05:27:52 THOSE WOULD BE THE ONLY TIMES THAT PEOPLE ACTUALLY DRIVE UP
05:27:55 TO THAT FACILITY.
05:27:56 OTHERWISE, WE ALL BRING OUR BIKES OR WALK.
05:28:00 A LOT OF BICYCLES.
05:28:01 PEOPLE DON'T USUALLY COME IN CARS.
05:28:03 MAYBE ONE PERSON MIGHT COME IN A CAR ON ONE DAY.
05:28:07 BUT WE DON'T USE THE CARS FOR THE PICKLEBALL.
05:28:10 IT'S MORE FOR THE PAVILION.
05:28:13 >>Roger Haab: AT THE SAME TIME, WE'RE TRYING TO BRING THE
05:28:16 PROPERTY IN COMPLIANCE WITH THE VILLAGE OF ESTERO.
05:28:19 SO WE ARE -- WE HAVE AN OFFICE -- OUR FRONT OFFICE IS RIGHT
05:28:26 IN HERE AND A PARKING LOT THERE.
05:28:28 WE WILL BE PROVIDING HANDICAP PARKING SPACE AT THAT ONE, AND
05:28:32 ALSO AT THE PAVILION IN THIS PARKING AREA ALSO.
05:28:38 >>Barry Jones: ALWAYS THE CHALLENGE WHEN YOU START OPENING
05:28:40 UP THE CAN OF WORMS, OKAY, HOW MUCH IS IT BEING BROUGHT IN
05:28:44 COMPLIANCE.
05:28:44 YOU JUST HEARD WHAT WE WENT THROUGH WITH A NEW DEVELOPER
05:28:47 THAT HAS UNITS AND HAS MORE PARKING THAN YOU HAVE.
05:28:51 YOU DON'T HAVE AS BIG OF A CLUBHOUSE.

05:28:53 >>Roger Haab: RIVERWOODS HAS BEEN HERE RIGHT AT 40 YEARS.
05:28:59 IT WAS UNINCORPORATED BEFORE.
05:29:00 GOING BACK AND TRYING TO FIND WHAT WAS DONE, WE CAN FIND
05:29:03 BUILDING PERMITS, BUT WE CAN'T FIND A LOT OF STUFF.
05:29:07 SO WORKING WITH JIM ON THIS, WE'RE JUST TRYING TO COVER
05:29:13 EVERYTHING FOR THIS FRONT 18 ACRES NOW.
05:29:18 AN EXAMPLE, ALSO, THAT WE ARE USING GRAVEL RIGHT NOW IN THE
05:29:23 PARKING AREAS.
05:29:24 HONESTLY, WE'RE LOOKING AT GOING AHEAD AND PAVING OUR MAIN
05:29:28 OFFICE PARKING LOT FOR SAFETY REASONS ALSO.
05:29:31 BUT EVERYTHING ELSE IS JUST A NICE ATMOSPHERE OUT AMONGST
05:29:38 THE TREES, WE LIKE TO KEEP IT THAT WAY.
05:29:41 THIS IS REALLY ABOUT ALL WE HAVE, WE'RE THINKING ABOUT
05:29:44 PLANNING ON THAT WE WANT TO DO ON THIS PROPERTY.
05:29:48 >> KATHLEEN: THE OTHER THING IS, WE ARE A PRIVATE
05:29:50 COMMUNITY, SO WE DON'T HAVE OUTSIDE PEOPLE COMING IN.

05:29:53 WE DON'T HOLD OUTSIDE DANCES OR ANYTHING.
05:29:55 WE HAVE TWO CRAFT SHOWS A YEAR WHERE OTHER VENDORS COME IN,
05:30:00 BUT, GENERALLY SPEAKING, THERE ARE NO OTHER OUTSIDE
05:30:03 ACTIVITIES THAT COME IN.
05:30:08 >>Marlene Naratil: DO YOU HAVE A LANDSCAPE PLAN FOR THOSE
05:30:10 COURTS?
05:30:10 THE NEW COURTS THAT YOU'RE PUTTING IN?
05:30:14 >>Roger Haab: IT'S JUST TREES ALL THE WAY AROUND IT.
05:30:16 I DO HAVE -- THERE ARE SOME TREES INTERFERING WITH THE

05:30:24 COURTS RIGHT IN THE CORNER HERE.
05:30:26 THERE'S A CLUMP OF THREE SLASH PINES.
05:30:29 THEY ARE KIND OF RIGHT TOGETHER.
05:30:31 I ORIGINALLY FIGURED ON REMOVING ONE BECAUSE THE ROOT SYSTEM
05:30:35 IS TOO CLOSE TO THE ASPHALT THERE.
05:30:37 WE'RE PROBABLY GOING TO ACTUALLY LOOK AT DOING ALL THREE OF
05:30:40 THAT CLUMP AND THEN REPLACE THOSE TREES.
05:30:43 SO WE'RE LOOKING AT POSSIBLY -- IT'S ALSO HOT, LIKE SHE
05:30:48 MENTIONED THERE, AND WE HAVE NOTHING FROM THE WEST.
05:30:50 WE'RE THINKING ABOUT PUTTING SOME TREES ALONG THAT WEST SIDE
05:30:54 THAT SOMEDAY WOULD GIVE US SOME SHADE OVER THAT AREA ALSO.
05:30:57 OTHER THAN THAT, THAT'S ALL WE HAVE PLANNED.
05:30:59 ANY OTHER QUESTIONS?
05:31:06 >>Jim Wallace: WHEN THE VINES PUT IN THEIR PICKLE COURTS,
05:31:09 LIKE SIX MONTHS AGO OR FOUR MONTHS AGO, ONE OF THE THINGS
05:31:12 THAT WE REQUIRED THEM TO DO WAS TO USE -- I'M NOT A
05:31:16 PICKLEBALL PLAYER.
05:31:18 SORRY IF I'M A NEOPHYTE, SOFT PADDLES, QUIET PADDLES,
05:31:23 WHATEVER THEY CALL THEM.
05:31:24 ARE YOU PLANNING TO REQUIRE THAT?
05:31:27 >>Roger Haab: WE HADN'T PLANNED ON REQUIRING THAT.
05:31:30 THAT IS THE FIRST I'VE HEARD OF IT.
05:31:33 WELL, I SHOULDN'T SAY.
05:31:36 JIM TOLD ME ABOUT THAT.
05:31:38 I ASKED ABOUT IT.

05:31:40 A LOT OF THESE PEOPLE ARE PRETTY SERIOUS, THIS PICKLEBALL
05:31:46 GAME.
05:31:46 >> COSTS ABOUT $200.
05:31:50 >>Jim Wallace: IT WAS DONE BY THE VINES FOR THE BELLE LAGO
05:31:53 PEOPLE, NOT FOR THE VINES PEOPLE.
05:31:55 FOR THEIR NEIGHBORS TO KEEP THE NOISE DOWN.
05:31:58 IF YOU DON'T WANT TO DO THAT, YOU COULD ALWAYS BUILD AN
05:32:01 EIGHT-FOOT CONCRETE WALL AND PUT LANDSCAPING AROUND IT.
05:32:04 I MEAN, ON THE SOUTH SIDE AND DEFLECT THE SOUND BACK NORTH.
05:32:10 >>Roger Haab: WHAT WE'RE LOOKING AT, THE DISTANCE FOR NOISE,
05:32:15 I CAN GO BY THERE IN THE MORNINGS WHEN THEY ARE PLAYING JUST
05:32:18 LEAVING OUR PROPERTY, AND I DON'T HEAR ANYTHING.

05:32:22 IT'S NOT VERY NOISY.
05:32:24 I DON'T THINK.
05:32:25 I KNOW WHAT YOU'RE SAYING, THOUGH, YES.
05:32:27 AND I DO KNOW THERE HAVE BEEN SOME AREAS.
05:32:29 >>Jim Wallace: THAT'S OUR JOB TO BE SURE --
05:32:32 >>Roger Haab: I UNDERSTAND THAT.
05:32:33 WHAT WE'RE HOPING IS THAT THE LOCATION IS SO FAR BACK FROM
05:32:36 THE RESIDENTS ITSELF, THAT THAT WOULD BE SUFFICIENT.
05:32:42 >>Jim Wallace: COULD HAVE PUT IT ON THE NORTH SIDE OF THE
05:32:45 TENNIS COURTS AND THEN IT WOULD BE EVEN FURTHER AWAY AND
05:32:47 ONLY YOUR RESIDENTS WOULD HEAR --
05:32:49 >>Roger Haab: IT WOULD STILL BE FROM OUR RESIDENTS, WHICH WE
05:32:52 DON'T HAVE ANY CONTROL.

05:32:55 PRIVATE OWNERS.
05:32:56 THEY OWN THEIR LOTS AND PROPERTY AND STUFF LIKE THAT.
05:32:59 I HADN'T THOUGHT OF THAT.
05:33:05 WE KIND OF LOOKED AT THIS BEING THE MOST IDEAL PLACE.
05:33:08 I CAN'T SAY THAT WE COULDN'T LOOK AT THAT.
05:33:10 >>Jim Wallace: MAYBE THERE'S SOMETHING THAT I'VE DONE
05:33:14 PREVIOUSLY IN DEVELOPMENTS IS YOU TAKE A DECIMETER AND YOU
05:33:17 TAKE IT DOWN BY THE PROPERTY LINE APPROXIMATELY WHILE YOUR
05:33:20 RESIDENTS ARE PLAYING, YOU JUST RECORD WHAT THE SOUND IS.
05:33:23 IF IT'S ONLY 60 OR 70, THEN IT IS FINE.
05:33:26 IF IT ENDS UP AT 90, MAYBE YOU NEED TO DO SOMETHING.
05:33:30 >>Kristin Jeannin: YOU NEED TO CONSIDER THAT YOU'RE
05:33:33 INCREASING THE AMOUNT OF TIME THAT PICKLEBALL IS GOING TO BE
05:33:36 GOING ON AND THE QUANTITY OF PLAYERS AT THE SAME TIME.
05:33:40 SO IT WILL CHANGE THE SOUND LEVELS A LITTLE BIT AND FOR A
05:33:43 GREATER LENGTH OF TIME.
05:33:44 WHERE YOU HAVEN'T HAD ANY COMPLAINTS YET, WITH THOSE
05:33:47 INCREASES, YOU MAY HAVE THEM, BOTH FROM YOUR RESIDENTS AND
05:33:53 YOUR SINGLE-FAMILY HOMEOWNERS TO THE SOUTH.
05:33:55 I DO THINK IT IS IMPORTANT THAT WE HAVE SOME MEASURE OF
05:34:00 NOISE KNOWLEDGE TO BE ABLE TO MOVE FORWARD WITH ALLOWING
05:34:05 THIS.
05:34:07 IT'S A VERY SERIOUS -- WE'VE HAD A LOT OF PROJECTS COME IN
05:34:12 WITH THESE, AND WE DON'T WANT TO BE CAUGHT UP AFTER THE FACT
05:34:17 WITH ANGRY NEIGHBORS THAT WE DIDN'T REQUIRE THOSE STUDIES.

05:34:22 >>Roger Haab: WELL, WE WOULD WORK TO RESOLVE IT, YOU KNOW.
05:34:28 WE WANT IT.
05:34:28 WE NEED IT, NATURALLY.
05:34:31 BUT WE WOULD WORK WITH YOU TO COME UP WITH, THERE, AGAIN,
05:34:37 FUNDING.
05:34:38 WE'RE COLLECTING MONEY.
05:34:40 WE HAVE TO ALLOW FOR THIS PROJECT, AND WE ACTUALLY HAD I
05:34:42 DON'T KNOW HOW MANY RESIDENTS DONATED MONEY TOWARDS THIS

05:34:47 PROJECT.
05:34:47 THEY WOULD DONATE MONEY TOWARDS THIS PROJECT TO HELP PAY FOR
05:34:49 IT.
05:34:51 LIMITED BUDGET ON IT.
05:34:52 >>Kristin Jeannin: HOPEFULLY IT WOULD BE PROVEN THAT YOU ARE
05:34:55 RIGHT.
05:34:56 HOPEFULLY IT WOULD BE AN ANALYSIS PROVING THAT YOU'RE RIGHT,
05:34:58 THAT THE SOUND LEVEL WON'T IMPACT.
05:35:01 >>Roger Haab: YES, YES, YES.
05:35:03 >> WHAT YOU'RE ASKING IS THAT WE TAKE A DECIBEL LEVEL NOW?
05:35:07 >>Roger Haab: IT WOULD BE KIND OF HARD TO DO FOR THE AMOUNT
05:35:10 OF PEOPLE.
05:35:12 WE DON'T HAVE THE AMOUNT OF PEOPLE TO GET THAT RIGHT --
05:35:17 >>Kristin Jeannin: I THINK THERE ARE PROFESSIONALS THAT CAN
05:35:19 PROVIDE THE SERVICE TO --
05:35:22 >>Roger Haab: WE'VE GOT SPORT SERVICES ALSO.
05:35:25 THAT'S WHO OUR CONTRACTOR WOULD BE FOR THIS PROJECT.

05:35:27 I CAN TALK WITH THEM AND SEE WHAT WE CAN GET.
05:35:32 THEY WOULD HAVE PROBABLY DATA.
05:35:34 IS THAT WHAT YOU'RE SAYING?
05:35:35 >>Kristin Jeannin: THEY CAN MEASURE.
05:35:37 THEY CAN GO THAT DISTANCE, PRODUCE THE SOUND AND MEASURE IT.
05:35:41 >>Jim Wallace: HOW DENSE AND HOW TALL DO YOU THINK THE
05:35:44 VEGETATION WOULD HAVE TO BE?
05:35:47 IT'S NOT THE BEST SOUND BARRIER.
05:35:49 >>Kristin Jeannin: IT'S VERY MINIMAL.
05:35:53 WHAT YOU DO HAVE GOING FOR YOU IS THE DISTANCE.
05:35:56 >>Roger Haab: SOUND SCREENS, TOO, WOULD BE AN OPTION IS WHAT
05:36:00 I WAS TOLD.
05:36:05 >>Jim Wallace: PUT IN ADDITIONAL SCREENING, HIDE IT WITH
05:36:08 LANDSCAPING.
05:36:08 LANDSCAPING, TO MY MIND, IT'S NOT A GREAT SOUNDS BARRIER.
05:36:13 >>Roger Haab: I KNOW, YES.
05:36:15 IT'S A LOOK WE'RE TRYING TO ACCOMPLISH LIKE THE LANDSCAPING,
05:36:19 OKAY, BUT THAT'S WHERE WE'RE AT WITH IT RIGHT NOW.
05:36:25 >>Scotty Wood: ANYTHING ELSE?
05:36:28 >>Mary Gibbs: I MIGHT SUGGEST, YOU MAY WANT TO LISTEN TO THE
05:36:31 NEXT CASE BECAUSE THEY WILL TALK ABOUT PICKLEBALL.
05:36:34 I KNOW THEY ARE FAMILIAR WITH A LOT OF THINGS THESE GUYS ARE
05:36:38 TALKING ABOUT, IF YOU HAVE TIME TO STICK AROUND.
05:36:39 >>Roger Haab: I DO.
05:36:41 >>Scotty Wood: ANY PUBLIC INPUT ON THIS ITEM?

05:36:44 >>Tammy Duran: NO.
05:36:47 >>Scotty Wood: OKAY.
05:36:48 THANK YOU.
05:36:51 WE'LL SEE YOU SOONER OR LATER FOR THE PUBLIC HEARING.

05:36:55 OUR NEXT ITEM IS THE PELICAN SOUND RIVER CLUB, ALSO FOR
05:37:14 PICKLEBALL, BUT THIS ONE IS A ZONING AMENDMENT.
05:37:19 PUBLIC INFORMATION MEETING.
05:37:22 >>Mary Gibbs: ALL RIGHT.
05:37:23 ALONG THE LINES OF PICKLEBALL, LET'S TALK ABOUT PELICAN
05:37:27 SOUND.
05:37:27 EVERYBODY KNOWS WHERE THAT IS ON WEST SIDE OF 41, BETWEEN
05:37:31 WILLIAMS AND CORKSCREW ROAD.
05:37:33 LARGE PROJECT.
05:37:34 THEY ARE ASKING FOR A COUPLE OF ZONING AMENDMENTS.
05:37:37 THEY WANT TO ADD SOME PICKLEBALL, AND THERE'S ALSO A
05:37:42 CONDITION THAT WAS DONE IN THEIR ZONING THAT WHEN LEE COUNTY
05:37:46 APPROVED IT THAT HAD RESTRICTIONS ON OUTDOOR ENTERTAINMENT
05:37:50 AT THE RIVER CLUB AREA, WHICH IS NOT -- THEY ARE GOING TO
05:37:54 EXPLAIN TO YOU -- KEN IS GOING TO EXPLAIN WHERE ALL THIS IS.
05:37:57 BUT THEY WANT TO DO AN AMENDMENT TO THE ZONING FOR THE
05:38:02 OUTDOOR ENTERTAINMENT TO MODIFY THAT.
05:38:04 AND I'M GOING TO LET THEM EXPLAIN BECAUSE THEY HAVE A
05:38:09 PowerPoint THAT EXPLAINS EVERYTHING.
05:38:12 KEN GALLANDER WILL EXPLAIN.
05:38:16 >> THANK YOU, MARY.

05:38:22 AGAIN, MY NAME IS KEN GALLANDER.
05:38:28 I'M WITH RW ENGINEERING, HERE ON BEHALF OF PELICAN SOUND
05:38:32 GOLF AND RIVER CLUB.
05:38:33 I HAVE A BRIEF PRESENTATION, SO I'LL GO THROUGH THAT WITH
05:38:36 YOU.
05:38:37 AS MARY DESCRIBED, EVERYBODY I BELIEVE KNOWS WHERE PELICAN
05:38:46 SOUND GOLF AND RIVER CLUB IS.
05:38:49 PRETTY EXTENSIVE DEVELOPMENT, RESIDENTIAL, MAXIMUM 1480
05:38:54 UNITS, VIRTUALLY BUILT OUT.
05:38:57 WHAT I WANT TO DO HERE, THIS SLIDE SHOWS YOU THE TWO
05:39:01 LOCATIONS THAT WE'RE GOING TO BE CONCENTRATING ON.
05:39:06 TO THE NORTH IS THE RIVER CLUB AREA, AND THEN TO THE SOUTH
05:39:10 IS THE GOLF MAINTENANCE AND STORAGE AREA.
05:39:13 THOSE ARE THE TWO AREAS THAT WE ARE LOOKING AT AMENDING OUR
05:39:17 ZONING WITH.
05:39:18 SO OUR PARTICULAR REQUEST IS IMPROVING AND EXPANDING SOME OF
05:39:25 THE ACCESSORY INTERNAL COMMUNITY AMENITIES.
05:39:28 THE FOLKS AT PELICAN SOUND, RESIDENTS AND GUESTS HAVE
05:39:30 EMPHASIZED, LIKE A LOT OF PEOPLE ARE WANTING TO DO.
05:39:37 PICKLEBALL FACILITIES ARE JUST BECOMING A VERY POPULAR
05:39:40 AMENITY.
05:39:40 THROUGH THAT, WE ARE LOOKING TO ADD A CONDITION 15F AND
05:39:42 HAVING TO AMEND OUR SCHEDULE OF USES TO ALLOW FOR THE
05:39:46 PICKLEBALL FACILITIES.
05:39:47 AS MARY MENTIONED BEFORE, LIMITED OUTDOOR ENTERTAINMENT, THE

05:39:51 EXISTING CONDITION STRICTLY PROHIBITED THAT.
05:39:54 WE ARE FINDING THAT THE OPPORTUNITY TO HAVE A LITTLE BIT OF
05:39:58 OUTDOOR ENTERTAINMENT IS DESIRABLE IN THE COMMUNITY.
05:40:01 SO SPECIFICALLY FOR THE PICKLEBALL, CONDITION 15F IS
05:40:07 RECREATIONAL FACILITIES, PRIVATE ON-SITE TO INCLUDE
05:40:11 PICKLEBALL FACILITIES, SHALL BE ALLOWED WITHIN THE GOLF
05:40:15 MAINTENANCE AND STORAGE AREA TRACT AS DEPICTED ON OUR
05:40:19 APPROVED MCP.
05:40:21 SPECIFIC TO THE PICKLEBALL FACILITY, THERE WILL BE
05:40:23 SPECIALIZED ACOUSTICAL MATERIAL ALONG THE FENCING AND THE
05:40:29 PLAYERS SHALL UTILIZE SPECIFIC EQUIPMENT THAT IS DESIGNATED
05:40:32 AS QUIET OR GREEN ZONE APPROVED.
05:40:34 AND THERE IS AN EXTENSIVE LIST THAT WE HAVE PROVIDED STAFF
05:40:38 TO IDENTIFY WHAT THOSE -- WHAT THAT EQUIPMENT WILL BE.
05:40:42 OF COURSE, WE'LL BE MAINTAINING THE ENHANCED BUFFERING THAT
05:40:45 WAS REQUIRED AS PART OF THE ORIGINAL ZONING.
05:40:48 AGAIN, THE SPECIALIZED SOUNDPROOFING, ACOUSTI-MAT IS THE
05:40:55 MATERIAL.
05:40:56 AGAIN, THE EQUIPMENT RESTRICTIONS.
05:40:58 WE DID DO A NOISE ANALYSIS, AND THAT PROVIDED CONFIRMATION
05:41:03 THAT WE WILL BE CONSISTENT WITH THE VILLAGE'S NOISE
05:41:06 ORDINANCE.
05:41:08 AGAIN, NEEDING TO AMEND THE SCHEDULE OF USES TO SPECIFICALLY
05:41:12 ALLOW FOR PICKLEBALL FACILITIES UNDER THE VILLAGE'S LAND
05:41:17 DEVELOPMENT CODE.

05:41:18 FOR THE LIMITED OUTDOOR ENTERTAINMENT, CONDITION 12E, AS
05:41:25 MENTIONED BEFORE, WAS WRITTEN, OUTDOOR ENTERTAINMENT, LIVE
05:41:27 MUSIC IS PROHIBITED AT THE RIVER CLUB RESTAURANT.
05:41:30 WE ARE WANTING TO ADD THE FOLLOWING LANGUAGE: EXCEPT EITHER
05:41:32 THURSDAYS AND SATURDAYS FROM 5 P.M. TO 9 P.M. OR WITH THE
05:41:38 ISSUANCE OF A SPECIAL EVENT PERMIT FROM THE VILLAGE OF
05:41:40 ESTERO.
05:41:41 THE OUTDOOR SEATING FOR THE RIVER CLUB IS SPECIFICALLY
05:41:49 SURROUNDED BY THE EXISTING BUILDING AND A PRESERVE OR A
05:41:52 VEGETATED AREA.
05:41:54 AND I HAVE ANOTHER SLIDE THAT I CAN BETTER DESCRIBE THAT.
05:41:58 AND THE ORIENTATION BASICALLY PUSHES AWAY ANY OF THAT SOUND
05:42:02 AWAY FROM THE ADJACENT PROPERTY OWNERS.
05:42:05 NOISE ANALYSIS WAS ALSO CONDUCTED FOR THIS PROPOSED OUTDOOR
05:42:10 ENTERTAINMENT, AND THAT ALSO IT WAS DEEMED TO BE IN
05:42:13 COMPLIANCE WITH THE VILLAGE'S NOISE ORDINANCE.
05:42:16 THIS SLIDE SHOWS YOU THE GOLF MAINTENANCE AND STORAGE AREA.
05:42:24 YOU CAN SEE IN THE LOWER LEFT-HAND PORTION IS WHERE THE
05:42:28 PICKLEBALL FACILITY WILL BE LOCATED.
05:42:30 IT IS ACTUALLY UNDERNEATH OR WITHIN A FLORIDA POWER AND
05:42:34 LIGHT EASEMENT.
05:42:35 SO IT IS NON-VEGETATIVE.

05:42:39 IT IS AN UNUSABLE AREA THAT HAS BEEN FOUND TO BE A LOGICAL
05:42:44 PLACE THAT THEY COULD HAVE AN EXPANDED PICKLEBALL FACILITY.
05:42:48 THIS AERIAL SHOWS THE RIVER CLUB AND THE YELLOW DOT, THAT IS

05:42:55 THE EXTENT OF THE OUTDOOR SEATING AREA AS IT RELATES TO THE
05:42:59 OVERALL COMPLEX.
05:43:02 YOU CAN SEE THE BUILDING IS TO THE NORTH-NORTHWEST OF THIS
05:43:05 OUTDOOR SEATING AREA AND ALSO THE MAINTAINING OF THE
05:43:10 PRESERVE AREA AND THEN THE POOL AND WHATNOT IS TO THE SOUTH
05:43:14 AND SOUTHEAST OF THE OUTDOOR SEATING AREA.
05:43:18 >>Marlene Naratil: DO YOU HAVE RESTROOM FACILITIES IN THIS
05:43:20 AREA?
05:43:23 RESTROOM FACILITIES?
05:43:24 >> KEN: YES, WITHIN THE CLUB.
05:43:26 >>Marlene Naratil: IN OTHER WORDS, YOU DON'T HAVE TO ADD --
05:43:31 >> KEN: NO MA'AM.
05:43:33 IT IS THE OPPORTUNITY FOR PATRONS, RESIDENTS AND GUESTS OF
05:43:37 GOING TO THE RIVER CLUB WILL BE ABLE TO LISTEN TO SOME
05:43:42 MUSIC.
05:43:43 ARE YOU TALKING ABOUT THE PICKLEBALL FACILITIES?
05:43:46 >>Marlene Naratil: YEAH.
05:43:48 >> KEN: FOR THE PICKLEBALL, THERE IS ACTUALLY RESTROOM, AND
05:43:51 IT MAY BE HARD TO SEE.
05:43:55 RIGHT HERE IS AN EXISTING RESTROOM FACILITY.
05:44:00 SO WE HAVE CONCLUDED OR INCLUDED THE PATH THAT CAN GET
05:44:05 PATRONS TO AND FROM, YES.
05:44:12 WHERE WE ARE, WE'VE BEEN IN SUBMITTAL AND WITH REVIEW WITH
05:44:18 STAFF, BEEN VERY HELPFUL GOING BACK AND FORTH AND GETTING AN
05:44:22 EVEN BETTER PROJECT I THINK MOVING FORWARD.

05:44:25 WE'RE SOON TO BE FOUND HOPEFULLY SUFFICIENT.
05:44:31 THIS IS ONE OF THE LAST STEPS.
05:44:32 WE'RE A LITTLE BEHIND IN HAVING OUR PUBLIC INFORMATION
05:44:35 MEETING, BUT HERE WE ARE.
05:44:36 WE'LL OBVIOUSLY HAVE THE PUBLIC HEARING BEFORE THE PZDB, YET
05:44:41 TO BE DETERMINED WHEN THAT WILL BE.
05:44:43 AND AS MR. WOOD, CHAIRPERSON WOOD EXPLAINED TO ME, THE
05:44:48 MULTIPLE HEARINGS AND WE'LL BE HEADING TO VILLAGE COUNCIL AS
05:44:51 WELL FOR TWO HEARINGS THERE.
05:44:53 HAPPY TO ANSWER ANY QUESTIONS.
05:44:56 >>Scotty Wood: ANYONE?
05:44:57 I DO HAVE A QUESTION.
05:45:00 THE LOCATION ON WILLIAMS ROAD THAT YOU'RE PROPOSING, THAT
05:45:05 HAS BEEN USED AS A PICKLEBALL COURT PREVIOUSLY.
05:45:11 >> KEN: YES, THERE ARE PICKLEBALL COURTS THERE.
05:45:14 AND THIS IS TO HELP ENSURE THAT EVERYTHING IS COMPLIANT AND
05:45:17 WE HAVE --
05:45:18 >>Scotty Wood: THEY WERE NONCOMPLIANT.

05:45:21 I WANT THE BOARD TO UNDERSTAND THAT.
05:45:23 >> KEN: WE WANTED TO MAKE SURE THIS FACILITY -- THIS IS
05:45:26 FOUR.
05:45:27 THIS WILL BE FOUR MORE.
05:45:28 THIS WILL BE A FULLY COMPLIANT FACILITY MEETING THE NEW LAND
05:45:31 DEVELOPMENT CODE REQUIREMENTS.
05:45:35 >>Jim Wallace: WHAT IS IMMEDIATELY SOUTH ON THE OTHER SIDE

05:45:37 OF WILLIAMS ROAD FROM THESE PICKLEBALL COURTS?
05:45:40 >> KEN: THERE IS A NURSERY-TYPE USE.
05:45:43 SOME SINGLE-FAMILY RESIDENTIAL LARGER LOT SINGLE-FAMILY
05:45:47 RESIDENTIAL.
05:45:50 >>Scotty Wood: TWO HOMES AND THEN THE O'DONNELL LANDSCAPING.
05:45:56 >>Jim Wallace: YOU TALKED ABOUT YOUR NOISE ANALYSIS.
05:45:59 THAT'S A KEY ISSUE HERE.
05:46:01 I NOTICED IN THE RIVER CLUB TO THE IMMEDIATE WEST, ABOUT 320
05:46:06 FEET AWAY OR SO DO HAVE A SINGLE-FAMILY HOME.
05:46:12 SINCE I OWN PROPERTY ON WATER, ON AN ISLAND, I KNOW HOW FAR
05:46:16 SOUND TRAVELS OVER WATER.
05:46:19 A LONG WAY.
05:46:20 AND WE SEE THAT THERE IS A HOME HERE MAYBE 400 FEET AWAY,
05:46:25 350 FEET AWAY.
05:46:26 HAVE YOU DONE ANY TESTING ON THEIR PROPERTY TO SEE WHAT THE
05:46:32 SOUND ABATEMENT IS OR SOUND TRAVEL IS?
05:46:36 >> KEN: RIGHT.
05:46:37 THE ANALYSIS WAS CONDUCTED ACROSS THE RIVER, AND IT WAS
05:46:40 FOUND TO BE ACCEPTABLE.
05:46:43 WE HAVE ALSO DONE SOME PROACTIVE OUTREACH TO THE NEIGHBORS.
05:46:47 PELICAN SOUND HAS SENT OUT LETTERS TO THEM SAYING WE'RE
05:46:51 PROPOSING THIS USE.
05:46:53 PLEASE LET US KNOW IF YOU HAVE ANY THOUGHTS OR CONCERNS.
05:46:57 MR. LONG, THE GENERAL MANAGER, HAS YET TO RECEIVE ANY INPUT.
05:47:02 I DID GET SOME INPUT FROM OUR LETTERS THAT ARE REQUIRED FOR

05:47:05 THE PUBLIC INFORMATION MEETING FROM THE NEIGHBORS ALONG
05:47:09 THERE.
05:47:10 >>Jim Wallace: HOPEFULLY YOU GET RESPONSE BEFORE YOUR FIRST
05:47:13 CONCERT BECAUSE YOU DON'T WANT IT AFTER, UNLESS YOU INVITE
05:47:16 THEM TO JOIN YOU FOR A DRINK.
05:47:19 >> THAT WAS PART OF THE EFFORT.
05:47:20 MORE THAN WELCOME -- BUT, YEAH, I DON'T BELIEVE, AND CORRECT
05:47:23 ME IF I'M WRONG, TRAVIS, THIS WILL BE MAINLY AN INDIVIDUAL
05:47:28 WITH GUITAR, SIMPLE SPEAKER SYSTEM.
05:47:31 IT'S NOT GOING TO BE IN TERMS OF AN ELABORATE, MORE INTIMATE
05:47:37 TYPE ENTERTAINMENT FOR THE PATRONS.
05:47:39 >>Jim Wallace: BUT THERE'S NOTHING IN THE ZONING THAT
05:47:44 RESTRICTS IT TO ONE MUSICIAN NOR ANYTHING ELSE.
05:47:47 MAYBE SOMEBODY WANTS TO HAVE A ROCK BAND IN.

05:47:53 >>Mary Gibbs: IF I CAN ADD ON TO THAT FOR A MINUTE.
05:47:55 WHEN I WAS AT THE COUNTY AND THE ORIGINAL CONDITION WAS PUT
05:47:58 IN PLACE THAT PROHIBITED THAT, JIM WALLACE IS RIGHT, THE
05:48:03 NEIGHBORS ON THE OTHER SIDE OF THE RIVER WERE COMPLAINING.
05:48:06 SO THAT'S WHY THAT CONDITION GOT PUT IN THERE.
05:48:09 WHEN THEY STARTED UP WITH THE PICKLEBALL, THE TEMPORARY ONE
05:48:13 WE DON'T QUITE KNOW HOW IT GOT THERE, I GOT SOME COMPLAINTS
05:48:17 ABOUT THAT.
05:48:17 AND THEN THERE WAS SOME -- WHEN THEY DID SOME OF THIS
05:48:21 OUTDOOR KIND OF ENTERTAINMENT, I GOT COMPLAINTS ABOUT THAT
05:48:26 FROM SOME OF THE RESIDENTS THAT LIVE IN PELICAN SOUND AND

05:48:29 SOME OF THE RESIDENTS ON THE OTHER SIDE OF THE RIVER.
05:48:32 THERE ARE A FEW PEOPLE THAT ARE NOT HAPPY.
05:48:34 SO WE DID TALK TO TRAVIS AND ERIK AND SAID, YOU KNOW, YOU
05:48:39 REALLY NEED TO DO SOME OUTREACH HERE BECAUSE WE DON'T WANT
05:48:42 THIS TO BECOME SOME BIG FIGHT WITH ALL THE NEIGHBORS.
05:48:46 IF YOU'RE GOING TO ASK TO ELIMINATE THAT CONDITION FOR THE
05:48:49 PROHIBITION, THEN WE MAY NEED TO LOOK AT HOW WE CAN CRAFT
05:48:53 THAT CONDITION SO THAT IT'S NOT PROBLEMATIC.
05:48:58 BECAUSE HOW DO YOU DO THAT?
05:49:01 YOU CAN HAVE SOFT GUITAR MUSIC BUT NOT ROCK MUSIC.
05:49:03 IT'S VERY DIFFICULT.
05:49:05 YOU HAVE TO THINK ABOUT THAT A LOT.
05:49:06 BUT THEY DID DO KIND OF A BROAD OUTREACH TO -- I'VE SEEN
05:49:10 SOME OF THE LETTERS THAT THEY SENT AND THEY DID A VERY BROAD
05:49:13 OUTREACH IN THE LETTERS.
05:49:15 I HAVE GOTTEN SOME NEIGHBORS THAT I THINK ARE NOT HAPPY,
05:49:19 WHICH ARE OUT OF TOWN TONIGHT, SO THEY ARE NOT HERE.
05:49:22 BUT I THINK WE'RE GOING TO HAVE TO BE REALLY CAREFUL WHEN WE
05:49:27 LOOK AT THIS.
05:49:27 >>Jim Wallace: HOW DO YOU BE CAREFUL?
05:49:31 WHAT DO YOU DO WHEN THE OUTREACH DOESN'T WORK?
05:49:34 >>Barry Jones: YOU HAVE TO SET SOME SORT OF DECIBEL
05:49:36 STANDARD.
05:49:37 COLLIER COUNTY HAS BEEN PRETTY HEAVY ABOUT SETTING DECIBELS.
05:49:41 >>Mary Gibbs: WHICH IS A LITTLE TRICKY BECAUSE IF YOU LOOK

05:49:43 AT THEIR FOOD COURT, FOOD TRUCK THING IN COLLIER WITH THE
05:49:47 BIG DECIBEL THING AND IT WENT TO COURT OR MEDIATION OR
05:49:50 SOMETHING AND THERE'S A LOT OF BACK AND FORTH THERE.
05:49:55 SO IT'S A LITTLE TRICKY.
05:49:57 THAT'S WHY YOU'RE NOT QUITE SUFFICIENT YET.
05:50:00 WE'RE TRY TO BE CAREFUL GOING BACK AND FORTH ON THIS.
05:50:04 >> YOU HAVE A VILLAGE ORDINANCE, A NOISE ORDINANCE THAT
05:50:06 PROVIDES A QUANTIFIABLE LEVEL, AND WE'RE TRYING TO PROVIDE
05:50:11 THE RESOURCES AND PROVIDE -- IT'S AN EXTENSIVE NOISE
05:50:17 ANALYSIS.

05:50:18 WHAT WE'RE TRYING TO PROVIDE IS WE ARE FINDING THAT WE WOULD
05:50:21 BE IN COMPLIANCE.
05:50:23 WE CAN CERTAINLY APPRECIATE THAT.
05:50:27 YOU HAVE THE NOISE REGULATIONS FOR WHEN I WAS IN THE PUBLIC
05:50:32 SECTOR, YOU HAVE THE CODE ENFORCEMENT ENTITY.
05:50:34 UNFORTUNATELY, YOU DON'T WANT TO HAVE TO REACT TO IT BUT DO
05:50:38 EVERYTHING YOU CAN TO LET THE NEIGHBORS KNOW.
05:50:40 AND I UNDERSTAND HISTORICALLY THEY MAYBE HAVE HAD CONCERNS.
05:50:46 AND WE'RE JUST TRYING TO OPEN UP SOME OPPORTUNITIES HERE AND
05:50:50 APPRECIATE THE OPPORTUNITY TO LISTEN TO --
05:50:53 >>Jim Wallace: FOUNTAINS ARE USED SO EFFECTIVELY -- THEY
05:50:53 CAN'T DO IT HERE.
05:50:59 FOUNTAINS ARE USED SO EFFECTIVELY IN COMMUNITIES NOT ONLY TO
05:51:01 OXYGENATE THE WATER BUT ALSO TO BECOME WHITE NOISE.
05:51:04 I DON'T KNOW WHETHER YOU LOOKED AT ANY OPPORTUNITIES TO DO

05:51:08 WHITE NOISE AT THE EDGE OF THE RIVER, WHICH WOULD MITIGATE
05:51:13 THE SOUND TRANSFER ACROSS THE WATER TO YOUR NEIGHBORS.
05:51:15 IT MAY MAKE GET RID OF A PROBLEM AND MIGHT COST YOU MUCH
05:51:20 LESS THAN YOU THINK.
05:51:23 YOU DON'T HAVE TO WORRY WHETHER THEY LIKE YOU OR NOT.
05:51:26 WE HOPE THEY DO LIKE YOU, BUT IT DOESN'T HAVE TO BE A LEGAL
05:51:30 CONCERN.
05:51:30 >> KEN: THANK YOU.
05:51:32 >>Marlene Naratil: ACTUALLY, WE'VE HAD SOME NOISE ISSUES.
05:51:34 I LIVE IN WEST BAY CLUB, WHICH IS ADJACENT PROPERTY TO
05:51:39 PELICAN SOUND, AND WE'VE HAD TROUBLE WITH FIREWORKS.
05:51:44 I'M SURE -- YOU'RE NEVER HERE FOR 4th OF JULY, BUT YOU GET
05:51:50 THE BARRAGE OF PEOPLE SETTING OFF FIREWORKS.
05:51:54 AND THEY DO IT QUITE LATE.
05:51:56 I DON'T MIND IF THEY DID IT AND STOPPED AT 9:30, BUT IT WENT
05:52:00 ON UNTIL 11 OR SO.
05:52:03 IT'S GREAT FOR THE KIDS AND EVERYTHING, BUT IT ISN'T GOOD
05:52:06 FOR PEOPLE WHO REALLY ARE UPSET BY NOISE AND WHO NEED THEIR
05:52:12 SLEEP.
05:52:13 SO THAT'S SOMETHING THAT REALLY SHOULD BE LOOKED AT AS WELL,
05:52:16 MARY, THAT IF THEY ARE NOT COMPLYING WITH THE NOISE
05:52:21 ORDINANCE --
05:52:22 >>Mary Gibbs: THE NOISE ORDINANCE IS HARD TO ENFORCE, I
05:52:24 THINK.
05:52:24 IT'S ALWAYS A PROBLEM JUST IN GENERAL.

05:52:29 ANOTHER SUGGESTION I MIGHT MAKE, TOO, AND MAYBE ALREADY DID
05:52:32 THIS, OUTREACH ACROSS THE SOUTH OF WILLIAMS ROAD.
05:52:37 I'M NOT SURE HOW CLOSE THOSE HOUSES ARE AND YOU MIGHT HAVE
05:52:40 DONE THAT.
05:52:40 >> WE HAVE, YES.
05:52:41 >>Mary Gibbs: I KNOW THAT CAME UP ON WEST BAY WHEN WEST BAY

05:52:44 HAD THEIR PICKLEBALL COURTS PROPOSAL, WHICH WAS ON WILLIAMS
05:52:48 ROAD, AND WE HAD -- MIGHT BE THE SAME PERSON ON THE NURSERY
05:52:53 THAT WASN'T EXCITED ABOUT WEST BAY'S PICKLEBALL.
05:52:57 >> KEN: UNDERSTOOD.
05:52:58 WE WANTED TO OUTREACH TO THE PARAMETERS OF WHAT WE'RE
05:53:04 IMPACTING.
05:53:04 >>Kristin Jeannin: I DON'T THINK I HEARD, MAYBE YOU DID SAY,
05:53:07 BUT I DON'T KNOW THAT I HEARD LIMITING HOURS ON PICKLEBALL.
05:53:10 >> KEN: NON-ILLUMINATED FACILITY, SO 8 A.M. TO DUSK.
05:53:16 >>Kristin Jeannin: DID YOU GET A LETTER OF NO OBJECTION FROM
05:53:21 FPL?
05:53:22 >> KEN: WE HAVE A FULL SIGNED AGREEMENT AND THAT'S PART OF
05:53:25 THE RECORD WITH STAFF.
05:53:28 >>Mary Gibbs: I HAVE AN INTERESTING AGREEMENT WITH FPL TO
05:53:31 ACTUALLY USE THE EASEMENT FOR A LOT OF RECREATIONAL
05:53:33 PURPOSES, WHICH IS PRETTY AMAZING, I THINK.
05:53:37 LITTLE UNUSUAL.
05:53:38 >> KEN: DOG PARK, TRAIL, EXERCISE STATIONS.
05:53:44 >>Scotty Wood: ANYONE ELSE?

05:53:45 PUBLIC COMMENT?
05:53:47 ANY?
05:53:48 >>Tammy Duran: NONE.
05:53:49 I DON'T HAVE ANYBODY.
05:53:53 >> KEN: THANK YOU ALL.
05:53:54 APPRECIATE IT.
05:54:04 >>Scotty Wood: OUR NEXT ITEM, PUBLIC INFORMATION MEETING FOR
05:54:09 A DEVELOPMENT ORDER FOR THE ARCOS EXECUTIVE CENTER.
05:54:14 THIS IS A PROJECT THAT'S FOR THE BENEFIT OF THOSE OF YOU ON
05:54:21 THE DESIGN AND REVIEW BOARD, THERE WAS ZONING THAT WENT
05:54:28 THROUGH A COUPLE OF YEARS AGO AND WE APPROVED THE ZONING.
05:54:30 AND NOW WE'RE LOOKING AT THE DEVELOPMENT ORDER ITSELF.
05:54:51 >>Nancy Stroud: SCOTTY, THIS IS NANCY.
05:54:53 I WONDER IF THERE ARE ANY NEW MEMBERS THAT NEED TO BE SWORN
05:54:56 IN, ANY MEMBERS OF THE AUDIENCE, SINCE THIS IS AT THE END OF
05:55:01 THE AGENDA.
05:55:03 >>Scotty Wood: WE HAVE TWO NODDING HEADS.
05:55:07 >> IT'S AN INFORMATION MEETING.
05:55:08 >>Scotty Wood: THIS IS A PUBLIC INFORMATION MEETING, NANCY.
05:55:11 >>Nancy Stroud: I'M SORRY.
05:55:12 ON THE AGENDA, IT SAYS PUBLIC HEARING.
05:55:15 >>Scotty Wood: DID I SAY PUBLIC HEARING?
05:55:18 I STAND CORRECTED.
05:55:19 >>Mary Gibbs: WE'RE NOT AT THE PUBLIC HEARINGS YET.
05:55:22 BUT NANCY MAY HAVE AN ISSUE WITH THIS BECAUSE THIS IS A NEW

05:55:27 POWERPOINT THAT SHE WAS NOT -- WAS INADVERTENTLY NOT GIVEN
05:55:35 TO US UNTIL NOW, SO NANCY DOESN'T HAVE IT.

05:55:45 >>Nancy Stroud: I'M LOOKING AT THE SPEAKERS.
05:55:47 IT IS LISTED AS A PUBLIC HEARING, BUT ON THE AGENDA, IT IS,
05:55:50 YOU'RE RIGHT.
05:55:50 PUBLIC INFORMATION.
05:55:51 NEVER MIND.
05:55:52 THANK YOU.
05:55:55 >>Mary Gibbs: YEAH, THE SPEAKER LIST IS WRONG.
05:55:57 SOME OF YOU MAY RECALL THIS AND SOME OF YOU MAY NOT HAVE
05:56:03 BEEN HERE WHEN THIS WAS HERE BEFORE, BUT THIS WAS -- THIS IS
05:56:07 THE PROPERTY AT THREE OAKS AND CORKSCREW ROAD AT THE
05:56:11 NORTHEAST CORNER.
05:56:12 IT WAS APPROVED BY THE COUNCIL IN 2018.
05:56:16 IT WAS REZONED AND IT WAS TO BE KIND OF A CLASS A OFFICE
05:56:20 BUILDING, ABOUT 60,000 SQUARE FEET, THREE-STORY BUILDING.
05:56:24 AND THEN THE APPLICANT APPLIED FOR A DEVELOPMENT ORDER.
05:56:28 THEY CAME IN TO GET THE DEVELOPMENT ORDER.
05:56:30 THEY WENT THROUGH SOME ITERATIONS.
05:56:33 THEY CAME BACK TO A WORKSHOP.
05:56:34 I THINK THE WORKSHOP WAS -- AT THE WORKSHOP, GETTING CLOSE
05:56:39 TO BEING APPROVED, TECHNICAL ISSUES AND THEN SOME QUESTIONS
05:56:44 ON THE ARCHITECTURE AT THE WORKSHOP.
05:56:46 I BELIEVE THAT THE DESIGN REVIEW BOARD CONTINUED IT, AND I
05:56:49 THOUGHT IT WAS CONTINUED INDEFINITELY, BUT WHAT HAPPENED WAS

05:56:52 IT WAS CONTINUED FOR TWO WEEKS, BUT THEN THE APPLICANT
05:56:56 DIDN'T COME BACK.
05:56:57 THERE WERE QUESTIONS ABOUT, WELL, HAVING THE PLAN PREPARED
05:57:00 BY AN ARCHITECT INSTEAD OF AN ENGINEER, AND THEN THERE WERE
05:57:04 JUST A FEW DIFFERENT QUESTIONS.
05:57:07 AND THEN I'M SURE THE APPLICANT CAN EXPLAIN, BUT I THINK THE
05:57:10 OFFICE MARKET HAS NOT TURNED OUT TO BE AS POPULAR AS IT WAS
05:57:16 AT THAT TIME.
05:57:16 SO THEY DIDN'T REALLY HAVE A PLAN AT THE TIME, SO THEY HAVE
05:57:20 COME BACK RECENTLY, AND THEY WANT TO REINVIGORATE THE
05:57:26 PROJECT, GET THE DEVELOPMENT ORDER APPROVED, AND THERE WILL
05:57:29 BE SOME CHANGE OF THE USE.
05:57:30 THERE'S GOING TO BE OFFICE ON ONE OF THE FLOORS AND
05:57:33 POTENTIAL KIND OF AN ORTHOPEDIC REHAB ON THE OTHER TWO
05:57:37 FLOORS.
05:57:37 BUT I WILL LET THE APPLICANT EXPLAIN THAT SINCE HE'S GOT
05:57:42 THE PowerPoint HERE.
05:57:43 WHO IS FIRST?
05:57:45 IS IT RICK?
05:57:47 RICK LOSEE IS HERE TO EXPLAIN.
05:57:52 >>Rick Losee: GOOD EVENING.
05:57:52 I'M RICK LOSEE.
05:57:53 I'M THE -- ONE OF THE OWNERS OF THE PROPERTY, ALSO LAI
05:57:59 DESIGN ASSOCIATES AND LAI CONSTRUCTION.

05:58:01 SO WE'LL BE THE DESIGN BUILDER HOPEFULLY ON THIS NEW

05:58:05 PROJECT, OLD PROJECT, WHATEVER YOU WANT TO CALL IT.
05:58:08 SO WE WERE HERE BACK IN 2018 OR SO, AND WE MADE THIS
05:58:12 PRESENTATION, LIKE MARY KIND OF OUTLINED.
05:58:16 THE PARTNERS THAT I HAVE ON THE PROJECT DIDN'T WANT TO BUILD
05:58:19 THE BUILDING ON SPEC, SO WE GOT STALLED.
05:58:22 WE GOT SOME BROKERS INVOLVED TO SEE IF WE COULD GET SOME
05:58:25 TENANTS, AND TENANTS COULDN'T -- WE COULDN'T GET ANY BIG
05:58:29 TENANTS THAT WE WANTED IN THE BUILDINGS.
05:58:31 SOME SMALLER ONES WERE AROUND.
05:58:34 SO THE BUILDING DIDN'T GET BUILT ON SPEC.
05:58:36 AND WE DIDN'T GET THE TENANTS.
05:58:39 SO IT IS THE CHICKEN AND THE EGG SITUATION.
05:58:44 SINCE THEN, WE HAVE JUST BEEN MARKETING THE PROPERTY FOR
05:58:47 SALE, AND WE'VE HAD A FEW PEOPLE LOOKING AT IT AND REALLY
05:58:51 NOTHING.
05:58:51 AND COVID REALLY KIND OF MESSED EVERYTHING UP, TOO.
05:58:54 THERE WAS AN RFP THAT CAME OUT WITH A USER THAT WAS LOOKING
05:59:01 FOR BASICALLY TWO-THIRDS OF SPACE, SO ABOUT 44,000 SQUARE
05:59:08 FEET.
05:59:09 LOOKING IN OUR AREA, RESPONDED TO THE RFP.
05:59:14 THEY ARE EXCITED ABOUT THE LOCATION.
05:59:16 THEY LIKED THE BUILDING, AND KIND OF SURPRISED THEY CAME
05:59:21 BACK LIKE THEY DID.
05:59:23 A LOT OF THE OTHER COMPETITION WERE EXISTING BUILDINGS AND
05:59:26 THAT'S SOMETHING THAT WAS FROM SCRATCH.

05:59:28 THEY CAME IN AND THEY MET WITH US.
05:59:31 WE CAME UP WITH A PROGRAM THAT WE THINK WE ALL CAN WORK
05:59:34 WITH, AND KIND OF FAST-TRACKED TO GET TO TODAY.
05:59:37 SO WE DIDN'T HAVE A LOT OF TIME TO PUT TOGETHER A
05:59:41 PRESENTATION.
05:59:41 WE'VE MODIFIED THE BUILDING A LITTLE BIT FROM WHERE IT WAS
05:59:44 LAST TIME.
05:59:46 THEY HAVE AN ARCHITECTURAL GROUP THAT'S DOING THE INTERNAL
05:59:49 PLANNING.
05:59:52 THEY HAD TO DO THE TEST FOR THE FLOOR PLAN TO MAKE SURE IT
05:59:57 FIT OUR FLOOR PLAN.
05:59:58 THEY ACTUALLY WANTED TO CHANGE IT.
06:00:00 I SAID, DON'T CHANGE IT.
06:00:02 WE WANT TO LEAVE IT AS IT IS AND SEE IF YOU CAN WORK THE
06:00:05 FLOOR PLAN OUT.
06:00:06 THEY DID.
06:00:07 AND WE RESPONDED AND STARTED WORKING ON THE ELEVATIONS, AND
06:00:11 NORMALLY WE WOULD HAVE THIS TO YOU IN TIME.
06:00:14 AND MARY SAID THAT I'VE GOT ONE CHANCE OF DOING THIS.
06:00:22 >>Mary Gibbs: ONE-TIME EXCLUSION.

06:00:23 >>Rick Losee: WE'RE HERE TO MAKE A PRESENTATION OF THE
06:00:27 BUILDING.
06:00:28 GET SOME THOUGHTS FROM YOU ALL AND SEE WHAT YOU THINK.
06:00:30 WE HOPE TO MOVE THIS ALONG QUICKLY.
06:00:35 WE MET WITH MARY AND STEVE A FEW WEEKS BACK AND TOLD THEM WE

06:00:40 WERE COMING IN WITH THIS.
06:00:42 WE WOULD LIKE TO GET THIS ONE.
06:00:44 I THINK IT'S GOOD FOR US, GOOD FOR ESTERO TO GET THIS
06:00:47 BUILDING BUILT.
06:00:48 THEY WILL BE A GREAT TENANT.
06:00:49 THEY DON'T HAVE A BIG PARKING OR TRAFFIC NEED, SO THEY ARE
06:00:55 KIND OF A SPECIFIC USE.
06:00:56 LIKE WE SAID, THEY ARE A REHAB SITUATION SO THERE WILL BE
06:01:02 BEDS THERE.
06:01:02 THERE WILL BE PEOPLE THAT ARE OUTSIDE OF SURGERY, SO IT'S
06:01:06 NOT A SURGERY CENTER, THERE'S NO SURGERY DONE THERE.
06:01:09 THEY GO HAVE SURGERY.
06:01:10 THE HOSPITALS KICK THEM OUT AND THIS IS A FACILITY THAT
06:01:13 TAKES THEM IN AND GIVES THEM REHAB.
06:01:15 SO THEY ARE THERE FOR A DAY, COUPLE OF DAYS, A WEEK,
06:01:19 WHATEVER IT TAKES FOR THEIR REHAB AND THEN THEY GO BACK
06:01:21 HOME.
06:01:22 >>Scotty Wood: DOES IT QUALIFY AS A SKILLED NURSING
06:01:26 FACILITY?
06:01:28 >>Rick Losee: I DON'T BELIEVE SO.
06:01:29 >>Barry Jones: THIS IS AN INPATIENT FACILITY.
06:01:33 >>Rick Losee: YES, IT IS.
06:01:34 >>Barry Jones: YOU'VE GOT 24-HOUR STAFF.
06:01:36 >>Rick Losee: YES.
06:01:37 >>Barry Jones: KITCHENS, ALL THAT GOOD STUFF.

06:01:39 >>Rick Losee: YES.
06:01:40 >>Barry Jones: THAT COMES WITH IT.
06:01:42 >>Rick Losee: IT LOOKS LIKE A HOSPITAL BUT WITHOUT A SURGERY
06:01:45 CENTER.
06:01:46 >>Barry Jones: OTHER FACILITIES SIMILAR TO THIS ELSEWHERE?
06:01:49 >>Rick Losee: THEY DO.
06:01:50 THEY HAVE FACILITIES IN OTHER AREAS OF THE COUNTRY.
06:01:54 >>Barry Jones: MY CONCERN WITH A FACILITY LIKE THAT, AND I
06:01:57 SPEAK, MY WIFE IS AN OCCUPATIONAL THERAPIST.
06:02:00 MY DAUGHTER IS STUDYING TO BE A P.T., BUT EMERGENCY ACCESS,
06:02:05 INGRESS/EGRESS, DON'T WISH ILL-WILL ON ANYBODY BUT THE
06:02:11 DEMAND WILL PROBABLY BE A LITTLE HIGHER AT THIS FACILITY
06:02:14 THAN A TYPICAL OFFICE BUILDING, IF YOU WILL.
06:02:15 >>Rick Losee: RIGHT.
06:02:17 THEY WOULD OCCUPY THE FIRST AND SECOND FLOOR AND THE THIRD
06:02:20 FLOOR WOULD STILL BE FOR OFFICE.

06:02:22 WE HAVE A TENANT INTERESTED IN HALF OF THE THIRD FLOOR.
06:02:25 WE COULD HIT THE GROUND RUNNING REALLY HARD IF WE CAN GET
06:02:28 THIS ALL PUT TOGETHER.
06:02:33 >>Kristin Jeannin: THE THIRD FLOOR MEDICAL AS WELL?
06:02:35 >>Rick Losee: NO.
06:02:36 IT'S GOING TO BE STRICTLY OFFICE, ESPECIALLY THAT TENANT.
06:02:39 IT'S BASICALLY AN OPEN OFFICE TYPE USE.
06:02:41 AGAIN, IT'S NOT A BIG USER FOR THE FACILITY.
06:02:46 >>Barry Jones: JUST LOOKING AT THE SITE PLAN AS IT'S SET UP

06:02:49 RIGHT NOW, IF I'M AN AMBULANCE DRIVER AND I'M COMING IN AND
06:02:52 OUT OF THE FACILITY TO DROP SOMEBODY OFF, I'M COMING
06:02:55 STRAIGHT INTO THE SITE AND I'M GOING THROUGH THE
06:02:58 DRIVE-THROUGH, BUT I DON'T KNOW THAT THAT RADIUS TURN TO GET
06:03:02 OUT AND THAT IS A DEAD END GOING INTO THAT DRIVEWAY.
06:03:05 SO I THINK SOMEBODY NEEDS TO PUT SOME THOUGHT INTO THAT.
06:03:11 >>Rick Losee: WELL, THERE IS THE ACCESS THERE.
06:03:12 SO THE AMBULANCES AREN'T COMING ONE RIGHT AFTER THE OTHER.
06:03:16 THE AMBULANCES ARE COMING IN -- I MEAN, THAT IS A REQUIRED
06:03:20 ACCESS POINT THAT WE HAVE BETWEEN OUR PROPERTY AND DR.
06:03:22 HOUCK'S PROPERTY.
06:03:25 SO WE TOOK ADVANTAGE OF IT AND WE SAID, WELL, WE'VE GOT THE
06:03:28 ACCESS, WE MIGHT AS WELL USE IT FOR PART OF OUR TURNAROUND.
06:03:32 THAT'S WHY WE PUT IT THERE.
06:03:34 >>Barry Jones: I THINK THERE IS A WAY TO DO SOMETHING A
06:03:36 LITTLE GEOMETRICALLY BETTER, EVEN IF YOU LOST PARKING SPOTS
06:03:41 THAT GOT YOU A ROUNDABOUT THERE AND GET A PEDESTRIAN THROUGH
06:03:44 THERE.
06:03:44 >>Rick Losee: WE ALREADY DID LOSE STALLS.
06:03:47 AND WE'RE UNDER THE REQUIREMENT FOR PARKING STALLS RIGHT
06:03:50 NOW.
06:03:50 SO WE'RE ABOUT NINE SPACES SHORT, ALTHOUGH IT DEPENDS ON HOW
06:03:55 YOU COUNT IT.
06:03:57 AGAIN, IN YOUR CRITERIA, IF YOU COUNTED THE PARKING STALLS
06:04:00 BASED ON A BED COUNT, WE HAVE WAY MORE STALLS THAN WE NEED.

06:04:04 IF YOU COUNT IT BASED ON SQUARE FOOTAGE, ONE PER 300, THEN
06:04:09 WE NEED MORE STALLS.
06:04:10 >>Barry Jones: IT SHOULD BE BASED ON A BLEND.
06:04:12 IF YOU ARE AN INPATIENT FACILITY, IT'S BASED ON BED FOR
06:04:15 THOSE FLOORS, AND THEN YOUR OFFICE WOULD BE BASED ON THE 1
06:04:19 PER 300.
06:04:20 >>Rick Losee: THEN WE HAVE PLENTY OF PARKING.
06:04:22 IN YOUR CASE, WE COULD RETHINK THAT AND HAVE OUR OWN
06:04:25 TURNAROUND.
06:04:25 >>Barry Jones: IS THAT LENGTH OF PARKING AREA THERE GOING TO
06:04:29 BE ALLOWABLE FOR THE FIRE DEPARTMENT FOR A BACKUP CONDITION?
06:04:33 I WOULD BE CONCERNED ABOUT THAT, TOO.

06:04:35 >>Rick Losee: THIS IS THE EXACT SAME PLAN THAT WAS APPROVED
06:04:37 BY FIRE THE FIRST TIME AROUND, SO I DON'T THINK IT'S A
06:04:40 PROBLEM THIS TIME.
06:04:41 >>Barry Jones: YOU GOT A DIFFERENT USE.
06:04:44 THEY LOOK AT IT IN A SLIGHTLY DIFFERENT VEIN.
06:04:48 HAVING DONE ILS VERSUS RETAIL VERSUS HOTEL, THEY LOOK AT
06:04:51 THINGS PROSPECTIVELY BASED ON WHAT THEIR EXPERIENCE IS GOING
06:04:53 TO BE AT THE SITE.
06:04:54 SAYING IT IS THE SAME BUT YOU CHANGED THE USE.
06:04:58 >>Rick Losee: RIGHT.
06:04:59 WE'LL CERTAINLY MEET WITH FIRE LIKE WE DID LAST TIME.
06:05:05 >>Barry Jones: I'M SORRY.
06:05:07 THAT'S A DRIVEWAY THAT GOES OUT THROUGH THE ADJACENT

06:05:09 PROPERTY.
06:05:10 >>Rick Losee: CORRECT, YES.
06:05:11 >>Barry Jones: I TOTALLY MISSED THAT.
06:05:13 MY BAD.
06:05:14 DON'T KNOW HOW I MISSED THAT EXIT.
06:05:16 >>Rick Losee: THAT'S THE ONE THAT CONNECTS WITH DR. HOUCK.
06:05:19 WE TOOK ADVANTAGE OF THE LOCATION BECAUSE HE NEEDED TO
06:05:24 PROVIDE IT.
06:05:25 >>Barry Jones: MY APOLOGIES, SIR.
06:05:27 I TOTALLY MISSED THAT.
06:05:28 >>Rick Losee: GLAD TO EXPLAIN IT.
06:05:31 >>Barry Jones: I THOUGHT THAT WAS ADDITIONAL PARKING THERE.
06:05:34 MY BAD.
06:05:34 >>Rick Losee: THAT CANOPY DRIVE-THROUGH THAT WE'RE TALKING
06:05:36 ABOUT THERE, THAT'S WHERE WE LOST OUR STALLS.
06:05:39 OTHERWISE, ALL THE OTHER STALLS ARE AS THEY WERE ON THE
06:05:42 ORIGINAL DEVELOPMENT, SO WE HAVE AN ADDED CANOPY ON THE EAST
06:05:46 SIDE OF THE BUILDING.
06:05:47 WE HAVE AN ADDED CANOPY ON THE NORTH SIDE OF THE BUILDING AS
06:05:50 A DRIVE-THROUGH FOR COVER AS PEOPLE ARE GETTING DROPPED OFF.
06:06:03 >>Marlene Naratil: WHAT DO YOU ENVISION THE THIRD FLOOR TO
06:06:05 BE --
06:06:06 >>Rick Losee: JUST STANDARD OFFICE.
06:06:08 >>Marlene Naratil: JUST STANDARD OFFICE.
06:06:09 THEY DON'T HAVE TO BE MEDICALLY RELATED.

06:06:12 >>Rick Losee: NO, NOT AT ALL.
06:06:14 THERE ARE INDEPENDENT ELEVATORS THAT THEY ARE ASKING FOR FOR
06:06:18 THEIR FACILITY.
06:06:18 SO THERE WOULD BE THEIR ELEVATORS AND THEN WE HAVE OUR HE
06:06:22 WILL EVALUATORS FOR THE TOP FLOOR.
06:06:29 >>Scotty Wood: COMMENT ABOUT THE COLOR OF THE BUILDING,
06:06:32 EXTERIOR.
06:06:34 I'M HAVING A LITTLE DIFFICULTY.

06:06:36 THIS COMES OFF ALMOST LIKE ARMY BRAD IN A WAY, YET ANOTHER
06:06:42 ELEVATION HERE SHOWS SLIGHTLY DIFFERENT COLORING.
06:06:47 WHEN YOU COME BACK, I THINK IT'S REALLY IMPORTANT TO COME
06:06:49 BACK WITH THE ACTUAL COLOR SAMPLES.
06:06:53 >>Rick Losee: IF WE'RE GOING TO HAVE A DISCUSSION ON THE
06:06:55 EXTERIOR, MATTHEW BECHTEL IS HERE.
06:07:00 HE IS MY PARTNER.
06:07:00 HE'S GOING TO TALK ABOUT THE EXTERIOR AND SOME OF THE
06:07:03 ELEMENTS HE CHANGED.
06:07:04 I KIND OF BRIEFED HIM ON WHERE WE WERE FROM THE FIRST TIME
06:07:07 AROUND WHERE WE GOT THE BUILDING, AND HE CAN TALK TO BUT
06:07:12 SOME OF THE THINGS WE DID AND CHANGED.
06:07:15 WE WERE ALSO ASKED TO TAKE A LOOK AT THE ARCHITECTURE OF
06:07:18 DR. HOUCK'S BUILDING AS COMPARED TO OUR BUILDING AND HAVE
06:07:20 SOME COMMON ELEMENTS THERE.
06:07:22 AND WE DIDN'T DO A REAL DEEP DIVE ON THE COLOR STUDY.
06:07:26 AGAIN, WE REALLY DIDN'T HAVE A LOT OF TIME.

06:07:28 SO WE PUT THIS TOGETHER IN ABOUT A WEEK SO WE CAN GET ON THE
06:07:33 MEETING AGENDA AND GET US STARTED.
06:07:35 >>Jim Wallace: COUPLE EXTRA DAYS.
06:07:37 >>Rick Losee: COUPLE OF EXTRA DAYS WOULD HAVE BEEN NICE.
06:07:39 IF YOU DON'T HAVE ANY OTHER QUESTIONS ABOUT THE SITE, I'LL
06:07:42 TURN IT OVER TO MATTHEW AND THEN WE CAN HAVE SOME MORE
06:07:44 DISCUSSION.
06:07:45 >>Mary Gibbs: CAN I JUST ADD ONE THING, TOO?
06:07:48 WHEN I TALKED TO RICK WAS IT TODAY OR YESTERDAY?
06:07:53 ONE OF THOSE DAYS.
06:07:54 BECAUSE THE COUNCIL APPROVED A PATTERN BOOK WITH THE ZONING,
06:08:00 THEY LOOKED DIFFERENT COLORS BUT WASN'T SURE.
06:08:03 IT LOOKS A LITTLE BIT DIFFERENT DESIGN.
06:08:04 I ASKED RICK TO EXPLAIN BECAUSE WE DON'T HAVE DR. HOUCK'S
06:08:11 BUILDING, IF WE'RE SLIGHTLY MODIFYING IT, IF THEY COULD
06:08:14 EXPLAIN HOW THEY ARE MODIFYING IT AND MAYBE THE DIFFERENCES
06:08:16 FROM THE PATTERN BOOK.
06:08:18 >> MY NAME IS MATTHEW BECHTEL, THE PRINCIPAL ARCHITECT FOR
06:08:23 THE PROJECT.
06:08:24 WE LOOKED AT SEVERAL BUILDINGS WITHIN CLOSE PROXIMITY TO
06:08:30 THIS SITE, DR. HOUCK'S OFFICE BEING THE NEIGHBORING SITE.
06:08:35 THAT'S WHAT IS ON YOUR SCREEN NOW, WHICH WAS COMPLETED IN
06:08:40 2021.
06:08:41 SO THEY USED LIGHTER COLORS, SOME STANDARD DETAILS LIKE
06:08:47 STUCCO COINS, ARCHITECTURAL BANDING, BRACKETS, STUCCO

06:08:54 REVEALS, RECESSED ARCHES, ENTRYWAYS, AWNINGS, AND SHUTTERS
06:09:02 AND STANDARD ROOF TILE TYPICAL TO THE AREA.
06:09:07 WE ALSO LOOKED AT SOME OF THE OTHER SURROUNDING BUILDINGS
06:09:11 WITHIN CLOSE PROXIMITY TO OUR LOCATION, ONE OF THEM BEING

06:09:14 THE SPRINGHILL SUITES WHICH IS JUST UP THE ROAD FROM US,
06:09:19 WHICH ALSO USES WHAT I WOULD SAY MINIMAL DETAILING FOR THE
06:09:24 ESTERO AREA, USING SOME FALSE BALCONIES, FALSE RAILINGS TO
06:09:30 ENHANCE THE ELEVATIONS.
06:09:33 THEY HAVE TOWER ELEMENT, CHANGES IN MATERIAL FROM STONE BASE
06:09:38 AND VARYING COLORS AS WELL AS BRACKETS SIMILAR TO
06:09:43 DR. HOUCK'S OFFICE.
06:09:44 AND THEN WE LOOKED AT A THIRD BUILDING -- WE LOOKED AT
06:09:48 BUILDINGS RELATIVELY RECENT IN CONSTRUCTION, ESPECIALLY
06:09:51 THOSE AFTER THE INCORPORATION OF ESTERO, COMPARED TO SOME OF
06:09:53 THE OTHER ONES THAT ARE EVEN CLOSER TO THE NEXT BUILDING,
06:09:56 BUT THEY WERE BUILT BEFORE INCORPORATION OF ESTERO.
06:10:00 SO IT'S NOT REALLY AN APPLES-TO-APPLES COMPARISON IN TERMS
06:10:03 OF ARCHITECTURAL REQUIREMENTS OR ANYTHING LIKE THAT.
06:10:06 BUT THEN WE LOOKED AT THE LEE HEALTH BUILDING JUST UP THE
06:10:12 ROAD HERE, AND LOOKING AT A MEDICAL USE TO MEDICAL USE, AND
06:10:18 THE ATTRACTIVENESS OF THIS BUILDING, A LITTLE BIT MORE
06:10:21 MODERN IN COMPARISON TO SOME OF THE OTHER ELEMENTS WITH
06:10:24 LARGER EXPANSES OF WINDOWS.
06:10:27 THE LARGE OVERHANGS AND MINIMAL CORBELS, BUT ALSO INCLUDING
06:10:34 ELEMENTS SUCH AS A PORTE-COCHERE AND AGAIN LARGE EXPANSES OF

06:10:40 GLASS.
06:10:41 LOOKING AT THOSE THREE BUILDINGS, PRIMARILY WE USE THOSE TO
06:10:44 INFORM OUR DECISIONS ON HOW TO MODIFY THE PREVIOUS DESIGN.
06:10:51 SO WE DID A FEW THINGS.
06:10:52 THE FIRST THING WE DID IS WE TOOK THE SOUTHWEST CORNER AND
06:10:56 WE INCREASED THE OVERALL HEIGHT OF THE ROOFLINE AT THAT
06:11:00 AREA, ADDRESSING THE INTERSECTION OF THREE OAKS AND
06:11:04 CORKSCREW, TRYING TO -- ALTHOUGH THIS BUILDING IS NOT GOING
06:11:08 TO BE EXTREMELY VISIBLE FROM CORKSCREW BECAUSE OF THE
06:11:12 LANDSCAPING AND EXISTING TREES THAT ARE REQUIRED TO STAY,
06:11:16 BECAUSE OF THE HEIGHT OF THE BUILDING, IT WILL BE
06:11:18 NOTICEABLE.
06:11:19 SO TRYING TO ADDRESS THAT STREET CORNER, THAT INTERSECTION,
06:11:23 WE DID MOVE THE SIGNAGE TO THAT CORNER AND, AGAIN, WE
06:11:27 INCREASED THE HEIGHT OF IT COMPARED TO THE OTHER ROOFLINES.
06:11:32 WE ADDED SOME ADDITIONAL DETAILS SPECIFIC TO THAT ELEMENT
06:11:36 SUCH AS THE CORBELS, WHEREAS THE OTHER ELEVATED ROOF AREAS
06:11:40 WE LEFT THEM A LITTLE BIT MORE MINIMAL IN TERMS OF THE
06:11:45 DESIGN.
06:11:46 WE ADDED THE BRACKETS, AGAIN, TRYING TO COMPLEMENT
06:11:52 DR. HOUCK'S OFFICE, WHICH IS RIGHT NEXT DOOR.
06:11:54 WE'VE GOT BANDING AT THE FIRST FLOOR.
06:11:57 WE ADDED TRIM AROUND THE WINDOWS AT THE FIRST FLOOR, AT THE
06:12:03 PEDESTRIAN LEVEL, INCORPORATED AWNINGS AND DECORATIVE
06:12:08 RAILINGS TO TRY TO BRING RHYTHM AND A PATTERN TO THE

06:12:14 BUILDING AND DRESS UP THE FACADE.
06:12:17 ON THE WEST FACADE, WHICH IS FACING THREE OAKS, AGAIN, YOU
06:12:24 CAN SEE THE INCREASED TOWER ELEMENT FOR THE CORNER.
06:12:28 WE'VE GOT SIMILAR LANGUAGE WITH THE AWNINGS, AND WE BROKE UP
06:12:33 THE WINDOWS WITH MUTTONS TO GIVE IT NOT SO MUCH A LARGE
06:12:39 EXPANSE BUT STILL HAVING A LOT OF GLASS IN THE BUILDING,
06:12:42 KNOWING THAT THIS IS A POTENTIAL PATIENT FACILITY, THAT THEY
06:12:48 DO HAVE SUNLIGHT.
06:12:52 AS YOU CAN SEE THERE ALSO THE PORTE-COCHERE IS VISIBLE FROM
06:12:55 THE NORTH SIDE, TRYING TO DRESS UP THE CONNECTION WITH A
06:13:02 FALSE RAILING, SO IT DOESN'T LOOK LIKE A FLAT ROOF
06:13:05 CONNECTING THE TWO BUILDINGS.
06:13:07 AGAIN, THE NORTH FACADE NOW IS, THREE OF THE FOUR PRIMARY
06:13:12 FACADES THAT THIS BUILDING HAS, ITS LOCATION, IT REALLY DOES
06:13:16 HAVE THREE PRIMARY FACADES, THIS BEING THE MAIN ENTRY OF THE
06:13:22 BUILDING, IT IS A PRIMARY FACADE.
06:13:23 WE HAVE THE PORTE-COCHERE IN THE CENTER.
06:13:25 SIGNAGE AT THE CENTER OF THE BUILDING TO HELP DIRECT WHERE
06:13:31 TO GO, BUT THEN CONTINUING THE SAME PATTERN LANGUAGE
06:13:34 THROUGHOUT ALL OF THE OTHER FACADES WITH REVEALS, CHANGE OF
06:13:39 COLORS.
06:13:39 WE HAVE THE BASE COLORS, THE LIGHTER BODY COLOR, AND THEN
06:13:45 THE EVEN LIGHTER TRIM AND ACCENT COLOR.
06:13:48 I DO HAVE BETTER SAMPLE PICTURES COMING UP HERE IN JUST A
06:13:53 SECOND.

06:13:53 REALLY, THE ONLY OTHER -- THE ONLY SECONDARY FACADE, NOT
06:13:58 PRIMARY FACADE THAT IS RIGHT NEXT TO DR. HOUCK'S OFFICE,
06:14:03 EXCUSE ME, AND THERE YOU CAN SEE THAT SECONDARY
06:14:05 PORTE-COCHERE WHERE WE'RE TALKING ABOUT THERE WITH THE SITE,
06:14:10 WHERE YOU COULD HAVE POTENTIAL AMBULANCE APPROACH AND THE
06:14:14 PRIMARY PORTE-COCHERE IN THE BACKGROUND.
06:14:18 AND BECAUSE IT IS A SECONDARY FACADE, WE DON'T HAVE QUITE AS
06:14:21 MUCH DETAILING AS THE REST, BUT WE DO CONTINUE THE SAME
06:14:25 ELEMENTS OF THE BRACKETS AND REVEALS, BANDING TO MAKE IT A
06:14:30 UNIFIED LOOK THROUGHOUT THE BUILDING.
06:14:31 THESE ARE BETTER REPRESENTATIONS OF WHAT THE ACTUAL COLORS
06:14:36 ARE, UNDERSTANDING THAT EACH SCREEN IT MIGHT BE SLIGHTLY
06:14:43 DIFFERENT, AND EVEN WITH EACH PRINTOUT IT MIGHT LOOK
06:14:46 SLIGHTLY DIFFERENT.
06:14:48 MOVING FORWARD, WE WOULD DEFINITELY HAVE ACTUAL SAMPLES TO
06:14:51 COMPARE IT, BUT WE DID DO OUR BEST TO TRY TO MAKE SURE THAT
06:14:54 THESE COLORS WERE MUCH CLOSER REPRESENTATION OF WHAT THE
06:14:59 ACTUAL COLORS WILL BE.
06:15:02 THOSE 3D IMAGES YOU REFERENCED EARLIER, THE WAY PROGRAMS
06:15:05 WORK WITH SHADING AND SHADOWS IT CAN OFTENTIMES TURN WHAT
06:15:10 YOU THOUGHT WAS GRAY INTO A GREEN COLOR, WHICH WE'VE GONE
06:15:13 THROUGH A LOT IN PRESENTATIONS LIKE THIS, SPENDING MANY

06:15:17 HOURS TRYING TO TWEAK COLORS AFTER THE FACT TO MAKE IT MORE
06:15:20 REPRESENTATIONAL WHAT IT'S SUPPOSED TO BE.
06:15:23 SOME OF THE ADDITIONAL TRIM AND MATERIALS, WHILE WE HAVEN'T

06:15:28 PICKED MAKE AND MODEL YET, THESE ARE SAMPLES OF LIKE WHAT
06:15:32 THE CORBEL MIGHT LOOK LIKE THERE AT THE CORNER ELEMENT.
06:15:36 ITEM 1 BEING BRACKETS FOR OUT THE BUILDING.
06:15:41 TWO, YOUR TYPICAL STUCCO BAND AT THE FIRST LEVEL AND OTHER
06:15:47 AREAS.
06:15:47 THREE AGAIN WAS THE CORBEL, AND FOUR BEING THE CORNICE AT
06:15:50 THE ROOFLINE.
06:15:52 ADDITIONAL MATERIALS SUGGESTED ROOF TILE, SPANISH TILE, AND
06:16:04 THEN OUR PREMANUFACTURED METAL AWNINGS THAT WE PROPOSE
06:16:08 THROUGHOUT THE ELEVATIONS THERE.
06:16:10 AND THAT IS A BRIEF REPRESENTATION OF WHAT WE'RE PROPOSING,
06:16:17 AND WE APPRECIATE YOUR TIME.
06:16:19 >>Marlene Naratil: I HAVE A QUESTION ABOUT THE CORBELS.
06:16:21 IS THERE ANY REASON YOU ONLY USE THEM IN THE CERTAIN
06:16:27 ELEMENTS, TOWER AREA BUT NOT AROUND TO THE SIDE OF THE
06:16:31 BUILDING?
06:16:33 >> MATTHEW: JUST TRYING TO GIVE THAT MORE PROMINENCE
06:16:36 BECAUSE OF ITS IMPORTANCE.
06:16:38 IF WE LOOK AT DR. HOUCK'S OFFICE, THE PICTURES MAY NOT BE A
06:16:44 GOOD REPRESENTATION.
06:16:45 YOU CAN SEE EVEN IN HIS OFFICE -- I CAN'T FIND MY POINTER.
06:16:49 YOU LOOK THERE AT THE CENTER ELEMENT ON THE BOTTOM PICTURE,
06:16:52 THE CENTER ELEMENT, THEY DID SOMETHING SIMILAR WHERE THEY'VE
06:16:56 GOT IT AT THAT CENTER TOWER ELEMENT.
06:16:59 GIVES IT A LITTLE BIT MORE DETAILING AND PROMINENCE AS

06:17:01 OPPOSED TO THE REST OF THE BUILDING.
06:17:03 IF IT GOES THROUGHOUT THE ENTIRE BUILDING, IT KIND OF GETS
06:17:06 LOST AS A STANDARD DETAIL AND THEN YOU LOSE A LITTLE BIT OF
06:17:08 THAT EXTRA DETAILING --
06:17:12 >>Barry Jones: DID YOU INCREASE THE DEPTH OF YOUR EAVES
06:17:17 DRIPS SIMILAR TO THE WAYS THEY ADDED CORBELS.
06:17:20 SEEMS LIKE THE EAVES DRIPS ARE DEEPER THAN WHERE SANS
06:17:28 CORBEL.
06:17:29 >> WE HAVE A LITTLE OVERHANG COMPARED TO THE REST OF THE
06:17:31 BUILDING WHERE THE CORBELS ARE.
06:17:32 >>Barry Jones: THAT'S KIND OF WHAT HELPS SET IT OFF, TOO.
06:17:35 IF YOU NOTICED, IT'S REFLECTIVE IN THE AREAS WHERE THE EAVES
06:17:39 DRIP WENT OUT THREE, FOUR FEET VERSUS THE STANDARD 18 INCH.
06:17:44 >> RIGHT, RIGHT.
06:17:46 >>Kristin Jeannin: DO YOU THINK YOUR WINDOW COLORS WILL
06:17:48 MATCH DR. HOUCK'S OFFICE WINDOW, LIKE THE GLASS?
06:17:51 THEY LOOK VERY DARK.
06:17:55 >> YES, WE DO ANTICIPATE DO YOU GO A DARK BRONZE FRAME AS

06:18:00 WELL AND TINTED ON THE UPPER FLOORS.
06:18:02 WE KNOW THAT ON THE GROUND FLOOR IT NEEDS TO BE CLEAR GLASS.
06:18:05 YEAH, WE WOULD FOLLOW A SIMILAR MOTIF.
06:18:11 >>Jim Wallace: I THINK IT'S VERY, VERY NICE.
06:18:13 THE ONLY QUESTION I HAD IS I WAS A LITTLE SURPRISED THAT YOU
06:18:17 DIDN'T HAVE ANY SIGNAGE ON THE WEST ELEVATION OF THE
06:18:20 BUILDING.

06:18:21 SO THE WEST TO EAST TRAFFIC ON CORKSCREW MAY NOT SEE YOUR
06:18:28 BUILDING UNTIL AFTER THEY HAVE GONE THROUGH THE
06:18:30 INTERSECTION.
06:18:31 SO THAT'S JUST A WAY-FINDING THAT YOU MAY WANT TO ADD SOME
06:18:37 SIGNAGE ON THE WEST SIDE OF THE BUILDING.
06:18:40 >> WE DO HAVE SOME REAL ESTATE AVAILABLE THERE ON THE TOWER
06:18:44 ITSELF, BUT WE CAN DEFINITELY TAKE THAT INTO CONSIDERATION
06:18:47 AS WELL.
06:18:49 >>Jim Wallace: YOU'VE GOT CORBELS, NICE TOWER GOING THERE.
06:18:52 MAYBE YOU CAN GET SOME SIGNAGE ON THE BUILDING, JUST
06:18:56 STRICTLY FOR WAYFINDING.
06:18:56 >> SURE.
06:19:02 >>Michael Sheeley: I WOULD COMMENT AND COMMEND MR. LOSEE FOR
06:19:04 BRINGING MR. BECHTEL ONTO HIS TEAM.
06:19:08 MR. BECHTEL AND I HAVE SOME PREVIOUS WORK EXPERIENCE
06:19:09 TOGETHER AND HE IS A HIGHLY COMPETENT ARCHITECT.
06:19:13 I THINK WHAT YOU'VE DONE WITH THE BUILDING IS A GREAT
06:19:15 IMPROVEMENT FROM WHERE WE WERE BEFORE.
06:19:16 I DO HAVE A COUPLE OF COMMENTS, QUESTIONS.
06:19:19 IT SEEMS TO ME THAT THE CORBELS VERSUS THE BRACKETS SEEM
06:19:24 CONTRADICTORY TO ME.
06:19:25 THE BRACKETS ARE DEPICTED AS VERY MODERN AND STRAIGHT, IN
06:19:31 YOUR ENLARGED VIEW OR DETAILED VIEW, THEY WERE CURVED MORE
06:19:35 LIKE DR. HOUCK'S BUILDING.
06:19:37 IT SEEMS TO ME, AND, OF COURSE, THE BRACKETS ARE DARK, AND

06:19:40 YOU'RE CORBELS ARE WHITE OR LIGHT GRAY OR SOMETHING, AND IT
06:19:44 MAY BE BETTER CONSISTENCY MIGHT BE LOOKED AT.
06:19:50 >> SURE.
06:19:51 AGAIN, PART OF IT, I DON'T WANT TO KEEP BLAMING THE
06:19:55 SHORTNESS OF TIME, BUT THE IMAGE OF THE DETAIL IS PERHAPS
06:20:01 CLOSER TO WHAT WE WOULD INTEND.
06:20:05 LOOKING TO DR. HOUCK'S OFFICE.
06:20:07 >>Michael Sheeley: DR. HOUCK HAS LARGER BRACKETS, CURVED AND
06:20:11 MORE IN FITTING WITH THOSE CORBELS THAT YOU HAVE.
06:20:13 THE OTHER THING I WOULD ENCOURAGE YOU TO LOOK AT, MATTHEW,
06:20:16 IS YOU HAVE THE HORIZONTAL BANDING ON ALL OF THE TOWERS AND
06:20:21 WE'VE COME TO LEARN THAT IT'S OFTEN IMPORTANT TO TRY TO
06:20:25 BRING A BODY COLOR, LIKE A TOWER COLOR ALL THE WAY TO THE
06:20:29 GROUND.

06:20:29 AND IT HELPS, I THINK, INCREASE THE VERTICALITY OF THE
06:20:32 BUILDING AND BALANCE.
06:20:33 THIS IS A BIG MASSIVE BUILDING.
06:20:36 IT IS A BIG, FAT MASSIVE BUILDING.
06:20:39 I THINK IT WOULD HELP THE VISUAL BREAKUP OF THE DESIGN TO
06:20:44 BRING MAYBE THE CORNER TOWER OR CENTER TOWER, BRING THE
06:20:48 COLOR TO THE GROUND WITHOUT A HORIZONTAL BREAK.
06:20:50 I WOULD ENCOURAGE TO YOU MAYBE LOOK AT THAT.
06:20:52 OTHER THAN THAT I THINK YOU HAVE DONE A VERY GOOD JOB.
06:20:55 >> THANK YOU.
06:20:58 >>Scotty Wood: ANYONE ELSE?

06:21:07 >>Mary Gibbs: I JUST HAVE A COUPLE OF QUESTIONS THAT I THINK
06:21:09 I NEED THE PLANNING ZONING DESIGN BOARD'S THOUGHTS ON
06:21:12 BECAUSE I'M NOT AN ARCHITECT.
06:21:13 SO WHEN I LOOK AT THIS, I'M TRYING TO COMPARE IT TO THE OLD
06:21:17 PATTERN BOOK BECAUSE I KNOW THE COUNCIL WAS VERY CONCERNED
06:21:20 THAT THIS IS A PRIME CORNER AND THEY WANT TO MAKE SURE THAT
06:21:22 WHATEVER IS BUILT LOOKS REALLY GOOD.
06:21:25 IT IS LIKE THE PRIMO CORNER AND I THINK THEY WILL BE VERY
06:21:28 EXCITED.
06:21:28 WHEN I LOOK AT IT, I DON'T KNOW IF IT IS THE WAY THE
06:21:31 DRAWINGS ARE DONE, BUT IT JUST LOOKS LIKE A LITTLE BIT
06:21:34 PLAIN.
06:21:36 I DON'T KNOW IF IT'S THE WAY -- IF IT'S THE PERSPECTIVES OR
06:21:40 WHAT, BUT IT JUST LOOKS A LITTLE PLAIN.
06:21:43 AND I KNOW THE OTHER ONE WAS A LITTLE BIT ORNATE.
06:21:47 BUT WHEN YOU SAY YOU WANT IT TO LOOK MORE LIKE THE HOUCK
06:21:51 BUILDING, I'M NOT QUITE SEEING THAT.
06:21:53 I'M STRUGGLING A LITTLE BIT NOT BEING AN ARCHITECT.
06:21:55 MAYBE MIKE CAN HELP EXPLAIN.
06:21:59 >>Michael Sheeley: I THINK THE 3D VIEWS AREN'T DEVELOPED
06:22:02 ENOUGH TO BE PARTICULARLY HELPFUL.
06:22:04 I THINK THE ELEVATIONS LOOK FAR BETTER.
06:22:06 ALSO, I THINK THE AWNINGS, THE METAL AWNINGS MAYBE A LITTLE
06:22:10 BIT ALSO CONTRADICTORY TO THE LOOK.
06:22:13 MAYBE IF THOSE WERE TILE AWNINGS OR SOMETHING LIKE THAT, IT

06:22:16 MIGHT CARRY THROUGH BETTER.
06:22:17 THAT'S UP TO THE ARCHITECT TO LOOK AT.
06:22:19 THEY LOOK A LITTLE MODERN.
06:22:20 IN THE 3D VIEW, YOU SEE ALL OF THE BRACING UNDERNEATH.
06:22:24 MAYBE THEY NEED MORE SLOPE.
06:22:25 THEY JUST DON'T COME ACROSS WELL IN 3D.
06:22:29 THEY LOOK MUCH BETTER IN THE ELEVATION.
06:22:31 A LOT OF THIS I THINK IS PRESENTATION.
06:22:35 >>Mary Gibbs: I THINK, YOU KNOW, WE PROCEED WITH THIS AND
06:22:40 THE DEVELOPMENT ORDER, I NEED TO BE ABLE TO ASSURE THE

06:22:43 COUNCIL THAT EVEN THOUGH IT'S NOT EXACT TO THE PATTERN BOOK,
06:22:47 THAT MAYBE IT'S BETTER BECAUSE IT'S MORE CONSISTENT WITH
06:22:51 HOUCK AND SOME OF THE THINGS AROUND THERE.
06:22:55 BUT IF I LOOKED AT THESE PICTURES, WHEN I FIRST LOOKED AT
06:22:57 THEM, I THOUGHT THEY WERE GRAY AND ALL OVER OR SOMETHING.
06:23:00 I DIDN'T KNOW WHAT COLOR THE ROOF WAS.
06:23:02 I WAS LIKE, OH, I DON'T KNOW.
06:23:03 THIS DOESN'T LOOK SO GOOD TO ME.
06:23:05 AGAIN, I'M NOT THE ARCHITECT.
06:23:07 SO I THINK MAYBE MORE DETAIL ALONG THAT.
06:23:10 DON'T KNOW WHAT THE ROOF IS GOING TO BE LIKE.
06:23:13 >>Michael Sheeley: SEEMS REFLECTIVE OF THE TIME CONSTRAINTS.
06:23:16 >>Mary Gibbs: YEAH, I UNDERSTAND.
06:23:18 ACTUALLY, WHEN I TALKED TO RICK, HE SAID, YES, YES, WE KNOW.
06:23:22 WE KNOW.

06:23:23 I APPRECIATE THE WORK THAT WAS DONE, BUT I JUST GOT A LITTLE
06:23:26 BIT NERVOUS.
06:23:27 AND THEN IS IT GOING TO BE TILT-UP CONSTRUCTION, DO YOU
06:23:31 KNOW?
06:23:32 >> [NOT SPEAKING AT A MICROPHONE]
06:23:45 >>Mary Gibbs: THE REASON I ASKED THAT, AGAIN, I'M NOT
06:23:48 ARCHITECT.
06:23:49 SOMETIMES THE TILT-UP CONSTRUCTION SEEMS LIKE IT IS HARDER
06:23:52 TO MAKE IT LOOK BETTER.
06:23:54 MAYBE YOU HAVE TO DO CERTAIN THINGS TO IT TO MAKE IT LOOK --
06:23:59 I'LL JUST SAY WHAT I DON'T WANT IT TO LOOK LIKE AND I KNOW
06:24:03 WHEN I SAY THIS, RICK, DON'T MAKE IT LOOK LIKE THAT CHARTER
06:24:06 SCHOOL UP THERE AT SAN CARLOS PARK, PLEASE.
06:24:10 I BEG OF YOU.
06:24:12 NO CHARTER SCHOOL.
06:24:16 >> [NOT SPEAKING INTO A MICROPHONE]
06:24:20 >>Mary Gibbs: WILL YOU GO TO THE MICROPHONE.
06:24:22 SORRY.
06:24:23 >> WE'VE DONE SOME VERY NICE CHARTER SCHOOLS ACTUALLY IN
06:24:25 FOUR DIFFERENT STATES.
06:24:27 AND EVERYONE HAS A BUDGET.
06:24:28 NOT ALL OF THEM CAN AFFORD THE SAME KIND OF BUDGET THAT A
06:24:33 PUBLIC SCHOOL HAS.
06:24:34 THAT ONE FIT THE NEEDS FOR THE SCHOOL AND WORKED OUT REALLY
06:24:39 WELL FOR THEM.

06:24:40 BUT THIS BUILDING IS A LITTLE BIT DIFFERENT ELEMENT.
06:24:43 WE ARE GOING TO DO A NICE JOB.
06:24:46 WHETHER THE OUTSIDE WALL CONFIGURATION IS TILT WALL OR
06:24:50 CONCRETE BLOCK, IT'S STILL GOING TO BE SOME KIND OF A
06:24:53 CONCRETE PRODUCT WITH TRIM ON IT.
06:24:56 I'M NOT REALLY SURE IN THE FINAL APPEARANCE WHETHER IT'S

06:24:59 TILT WALL OR CONCRETE BLOCK, IT MAKES MUCH OF A DIFFERENCE.
06:25:03 >>Jim Wallace: MIKE, AREN'T YOU HAPPY WITH THE BUILDING?
06:25:07 OTHER THAN THE CORBELS.
06:25:09 THE CORBELS I AGREE DON'T GO WITH THE REST OF THE BUILDING.
06:25:13 >>Barry Jones: SEEMS LIKE THERE'S OPPORTUNITY TO USE
06:25:17 COLORING SCHEMES TO BREAK UP THE MASS.
06:25:18 MARY, HOW IS THIS USE ADDRESSED FROM A SHELTER IN PLACE OR
06:25:22 AN EVACUATION STANDPOINT?
06:25:25 IS IT ON THE SLOSH MODEL, THE FINISHED FLOOR IS ADJUSTED
06:25:29 BECAUSE IT'S LIKE A CRITICAL CARE ELEMENT, OR IS IF
06:25:35 SOMETHING COMES, EVERYBODY IS SUPPOSED TO EVACUATE?
06:25:39 >>Mary Gibbs: I DIDN'T EVEN LOOK AT THAT YET BECAUSE THIS
06:25:41 CAME UP KIND OF IN A HURRY.
06:25:43 WE'RE ACTUALLY TRYING TO FIGURE OUT WHAT THE USE WAS BECAUSE
06:25:46 IT WAS SORT OF A SECRET.
06:25:48 I'M LOOKING IS IT A NURSING HOME?
06:25:50 NO.
06:25:51 NOT A HOSPITAL, NOT A NURSING HOME.
06:25:52 IT'S JUST A SHORT-TERM KIND OF REHAB FACILITY.

06:25:55 SO I HAVEN'T EVEN LOOKED AT THAT YET.
06:25:59 >>Barry Jones: THE PEOPLE CAN'T SELF-EVACUATE, CAN THEY?
06:26:02 UNDER MEDICAL CARE, THEY COULDN'T SELF-EVACUATE.
06:26:08 >> NOT EVERYBODY IS COMING IN ON A STRETCHER, OF COURSE.
06:26:10 SO THERE'S ALL KINDS OF REHAB THAT GOES ON THERE.
06:26:13 IT'S NOT 100%, BUT THERE PROBABLY IS A PERCENTAGE THAT
06:26:17 PROBABLY CAN'T GET THEMSELVES OUT.
06:26:19 THEY MIGHT HAVE TO GO OUT BY WHEELCHAIR.
06:26:23 >>Barry Jones: THE FIRE DEPARTMENT WILL HELP YOU FIGURE IT
06:26:25 OUT.
06:26:26 I WAS CURIOUS FROM MY OWN PERSONAL KNOWLEDGE.
06:26:32 >> WE'LL HAVE MEETINGS WITH THE FIRE DEPARTMENT.
06:26:33 >>Barry Jones: THANK YOU.
06:26:34 >>Mary Gibbs: THAT WAS A GOOD POINT.
06:26:36 THANK YOU.
06:26:37 >>Barry Jones: THEY ALSO MAKE YOU JACK YOUR GENERATOR UP.
06:26:40 BUT YOU CAN RUN YOUR GENERATOR ON THAT GAS AND GET RID OF
06:26:44 ALL THOSE DIESEL PROBLEMS BECAUSE THEY CONSIDER THAT A HARD
06:26:47 AND RELIABLE SOURCE IN FLORIDA NOW.
06:26:57 >>Mary Gibbs: CAN I ASK AGAIN, ARCHITECTURALLY, WE FEEL LIKE
06:27:00 WE'RE MOVING IN THE RIGHT DIRECTION, AND IT WILL BE
06:27:02 SOMETHING THAT CAN BE COMPLEMENTARY TO HOUCK AND SOMETHING
06:27:09 THE COUNCIL WILL BE EXCITED ABOUT.
06:27:10 >> IT IS A DIFFERENT BUILDING.
06:27:12 DR. HOUCK'S BUILDING IS A LITTLE MORE COMPRESSED.

06:27:15 OUR BUILDING IS STRETCHED OUT A LITTLE BIT MORE.
06:27:17 SO WE'RE GOING TO HAVE SIMILAR FEATURES ON IT.

06:27:20 I THINK IN SOME CASES WE'LL HAVE SOME BETTER FEATURES.
06:27:23 IN SOME CASES IT'S JUST GOING TO BE A LITTLE BIT DIFFERENT.
06:27:26 THE FINAL ANALYSIS I THINK WE'LL ALL BE PROUD OF IT.
06:27:29 >>Barry Jones: ALSO CREATES A DEMAND FOR SKILLED MEDICAL
06:27:33 STAFF, GOOD JOB CREATION.
06:27:36 THAT'S GOOD STUFF.
06:27:38 >>Mary Gibbs: WE LOOKED AT THAT BECAUSE WE THOUGHT KIND OF
06:27:41 LIKE AN ECONOMIC DEVELOPMENT PROJECT A LITTLE BIT.
06:27:43 THAT'S WHY WE GAVE RICK THE SPECIAL YOU CAN COME IN AT THE
06:27:47 LAST MINUTE WITH YOUR PowerPoint EXCLUSION.
06:27:52 >>Barry Jones: THE LENGTH OF THE LEASE, IS THAT PRIVATE?
06:27:55 IS THIS A LONG-TERM TENANT, DO YOU THINK?
06:27:59 >> THERE IS A BIG INVESTMENT FOR THEM TO COME TO THIS
06:28:01 BUILDING.
06:28:01 IT'S GOING TO BE BUILT LIKE A HOSPITAL.
06:28:03 IT'S VERY EXPENSIVE.
06:28:04 IT'S NOT A SHORT-TERM LEASE AT ALL.
06:28:09 >>Jim Wallace: MIKE, ONE THING I DIDN'T HEAR, BECAUSE MY
06:28:11 HEARING IS NOT GREAT TODAY, DID YOU RECOMMEND THAT THE
06:28:14 BRACKETS BE DOUBLE BRACKETS RATHER THAN SINGLE?
06:28:18 >>Michael Sheeley: I ASKED THE ARCHITECT TO LOOK AT THE
06:28:21 BRACKETS VERSUS THE CORBELS AND COME UP WITH MORE
06:28:24 CONSISTENCY.

06:28:26 YOU NORMALLY DON'T HEAR GOOD ON ANY DAY.
06:28:29 IT'S NOT JUST TODAY.
06:28:39 >>Scotty Wood: BUILDING ON BARRY'S POINT, THE PATIENT ROOMS,
06:28:43 WILL THEY HAVE IN THE WALL OXYGEN?
06:28:47 >> YES.
06:28:47 THEY WILL BE BUILT LIKE A HOSPITAL ROOM.
06:28:49 >>Scotty Wood: LIKE A HOSPITAL ROOM.
06:28:51 >> YEAH, THE ONLY DIFFERENCE IS YOU'LL HAVE A BED AND ALSO A
06:28:54 COUCH FOR FAMILY VISITING.
06:28:56 LITTLE DIFFERENT ROOM THAN A HOSPITAL ROOM.
06:28:59 >> POST-OP ROOM.
06:29:01 >> BASICALLY.
06:29:02 THERE'S NO SURGERY WHATSOEVER.
06:29:06 >>Scotty Wood: OKAY.
06:29:07 I DON'T SEE ANY PUBLIC TO OFFER PUBLIC COMMENT.
06:29:12 >> THEY ALL LOVED IT, I THOUGHT.
06:29:14 >>Scotty Wood: I THINK WE'RE DONE ON THIS.
06:29:15 THANK YOU.
06:29:20 >> GOOD JOB.
06:29:24 >>Jim Wallace: JAMES, WE'RE SORRY TO SEE YOU GO.
06:29:26 >>Scotty Wood: JIM, YOU'RE EXCUSED.
06:29:28 >>James Tatooles: THANK YOU.
06:29:33 >>Barry Jones: IN ABOUT 15 MINUTES, I GOT TO GO, TOO.
06:29:38 >> I WAS TOLD IT WOULD BE A FOUR-HOUR MEETING.

06:29:41 THE LAST ITEM WOULD BE TWO HOURS.

06:30:26 >> WE HAVE ONE MORE ITEM TO DO, ACTUALLY, TWO ITEMS BUT ONE
06:30:30 IS MINISTERIAL.
06:30:32 >>Mary Gibbs: THREE, BUT I'M GOING TO COMBINE TWO INTO ONE.
06:30:35 ARE WE READY FOR THE LAST PUBLIC HEARINGS?
06:31:00 >>Scotty Wood: YES.
06:31:00 >>Mary Gibbs: NANCY, I THINK IS STILL THERE.
06:31:02 I WAS ALREADY SWORN IN.
06:31:07 I DON'T THINK THERE IS ANYBODY ELSE TO SWEAR IN.
06:31:09 >>Scotty Wood: ANYBODY ELSE WHO INTENDS TO PROVIDE COMMENT?
06:31:14 >>Mary Gibbs: ONE PERSON FROM THE PUBLIC.
06:31:15 >>Scotty Wood: DOES HE INTEND TO PROVIDE COMMENT?
06:31:22 >>Nancy Stroud: IF THAT PERSON IS GOING TO PROVIDE COMMENT,
06:31:24 LET'S GO AHEAD AND SWEAR THEM IN.
06:31:28 IF YOU'LL STAND AND RAISE YOUR RIGHT HAND.
06:31:33 DO YOU SWEAR OR AFFIRM -- ARE YOU READY?
06:31:35 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU GIVE WILL BE
06:31:38 THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT THE TRUTH?
06:31:43 >>Scotty Wood: SAID YES.
06:31:44 THANK YOU, NANCY.
06:31:45 >>Nancy Stroud: THANK YOU.
06:31:54 >>Mary Gibbs: THAT'S OUR ATTORNEY.
06:31:55 ALL RIGHT.
06:31:56 WE TALKED ABOUT THIS LAST MONTH AT THE PUBLIC INFORMATION
06:32:01 MEETING.
06:32:01 THE COMPREHENSIVE PLAN AMENDMENT AND THE REZONING FOR THE

06:32:05 ESTERO ON THE RIVER PROPERTY THAT THE VILLAGE OWNS, BUT WHAT
06:32:10 WE'RE PROCEEDING WITH IS JUST THE SOUTH SIDE OF THE RIVER,
06:32:13 31 AND A HALF ACRES.
06:32:16 AND THE COUNCIL DIRECTED US TO REZONE THE SOUTH PART.
06:32:20 THE NORTH PART, WE STILL DON'T HAVE ANY PLANS FOR AT THIS
06:32:23 TIME.
06:32:23 BUT ON THE SOUTH PART, WE WERE GOING TO START WITH SOME
06:32:26 WALKING TRAILS AND THE EVENTUAL PLAN IS TO DO SOME THINGS
06:32:31 FOR PUBLIC ENJOYMENT, MAYBE OPEN SPACE, MAYBE SOME
06:32:35 RECREATION, AND THEN EVENTUALLY TIE IN TO MAYBE SOME THINGS
06:32:40 AT THE KORESHAN STATE PARK ON THE WEST SIDE OF 41.
06:32:43 THAT IS OUR LONG-TERM PLAN.
06:32:45 MEANTIME, THE COUNCIL SAID LET'S REZONE THE SOUTH PART OF
06:32:48 THE PROPERTY, AND THAT'S WHAT WE'RE DOING.
06:32:53 WE ARE REZONING IT.
06:32:54 WE'RE DOING A COMPREHENSIVE PLAN AMENDMENT, AND THAT WE ARE
06:32:57 AMENDING IT FROM WHAT IS ZONE AS VILLAGE CENTER TO PUBLIC
06:33:01 PARKS AND RECREATION.
06:33:03 AND THE REZONING RIGHT NOW, IT IS REZONED FOR MIXED USE PLAN
06:33:07 DEVELOPMENT WITH QUITE A FEW INTENSIVE USES AND AGRICULTURE,

06:33:10 WHICH IS THE HAPPEHATCHEE PIECE OF PROPERTY IN THE MIDDLE.
06:33:13 AND WE'RE REZONING THAT TO PARKS AND COMMUNITY FACILITIES.
06:33:15 SO WE BELIEVE THAT THE USES THAT THE ZONING CATEGORY IN THE
06:33:23 COMP PLAN CATEGORY ON THE SOUTH PART OF THE PROPERTY ARE
06:33:26 MORE CONSISTENT WITH OUR INTENDED USES, WHICH IS FOR PUBLIC

06:33:31 BENEFIT.
06:33:31 AND WE HAVE ATTACHED TO THE STAFF REPORT A LOT OF DOCUMENTS
06:33:37 BECAUSE WHEN WE DO A COMPREHENSIVE PLAN AMENDMENT, WE HAVE
06:33:40 TO PROVIDE DATA AND ANALYSIS AND EXAMINE THE COMP PLAN
06:33:45 POLICIES, SO WE FEEL THAT IT IS CONSISTENT.
06:33:48 WE ATTACHED SOME OF THE THINGS WE LOOKED AT, WHICH IS THE
06:33:51 TREE SURVEY THAT WE HAD DONE.
06:33:53 THE CULTURAL RESOURCE ASSESSMENT THAT WAS DONE ON THE
06:33:55 PROPERTY.
06:33:56 AND, AGAIN, WE'RE RECOMMENDING APPROVAL OF BOTH OF THESE.
06:34:00 IT WILL BE GOING TO THE COUNCIL AT SOME POINT AFTER YOU
06:34:03 REVIEW IT, AND THE REZONING WE FEEL IS ACTUALLY MORE
06:34:08 COMPATIBLE BECAUSE IT'S GOING TO HAVE LESS OF A TRAFFIC
06:34:11 IMPACT THAN IT WOULD WITH THE VILLAGE CENTER TYPE INTENSE
06:34:15 USES THAT WERE PREVIOUSLY APPROVED.
06:34:16 SO, AGAIN, THIS IS THE NORTH -- NOT THE NORTH SIDE OF THE
06:34:20 PROPERTY, WHICH WILL BE COMING FORWARD AT SOME FUTURE DATE.
06:34:28 DID YOU HAVE ANY QUESTIONS ON THAT?
06:34:35 >>Scotty Wood: I DO, MARY.
06:34:37 MY COPY OF THE COMP PLAN, FLU 1.2.4 IS CAPTIONED PUBLIC
06:34:41 PARKS AND RECREATION.
06:34:45 >>Marlene Naratil: IT WAS ALREADY CHANGED THEN.
06:34:49 >>Scotty Wood: NO, NO, I'M NOT SUGGESTING THAT.
06:34:52 MY QUESTION, IT'S NOT MENTIONED IN THE STAFF REPORT, AT
06:34:55 LEAST I COULDN'T FIND IT.

06:34:58 >>Mary Gibbs: IS THIS A TRICK QUESTION FOR ME?
06:35:01 [LAUGHTER]
06:35:02 >>Scotty Wood: WELL, I WAS LOOKING UP, AND I WENT TO THE
06:35:04 COMP PLAN, AND WE'RE BEING ASKED TO REZONE TO PUBLIC PARKS
06:35:09 AND RECREATION, SO I WAS LOOKING FOR REFERENCES IN FUTURE
06:35:13 LAND USE FOR PUBLIC PARKS AND RECREATION, AND THAT'S WHEN I
06:35:17 FOUND 1.2.4.
06:35:19 >>Mary Gibbs: I'LL GO BACK AND LOOK AT THAT.
06:35:22 THANK YOU.
06:35:23 I THINK WE HAD 1.2.1, BUT WE'LL GO BACK BEFORE WE GO TO
06:35:28 COUNCIL AND TAKE ANOTHER LOOK AT THAT.
06:35:32 >>Scotty Wood: ALL RIGHT.
06:35:42 >>Kristin Jeannin: ARE THERE ANY PLANS FOR TRAILS?
06:35:44 >>Mary Gibbs: YES, THE PUBLIC INFORMATION MEETING AND
06:35:46 SOMEWHERE I THOUGHT I HAD ON THE PowerPoint HERE TONIGHT,
06:35:48 BUT WE CAN'T SEEM TO FIND IT, THERE WAS A MAP THAT SHOWED

06:35:52 PHASE ONE, WHICH IS TRAILS.
06:35:54 DAVID WILLEMS IS WORKING ON THAT PRONE AND THEN HE HAS A
06:35:57 PHASE TWO WHERE THEY ADD MORE TRAILS AND PHASE THREE, SOME
06:36:00 ADDITIONAL TRAILS, AND THAT IS IN THE WORKS RIGHT NOW.
06:36:03 AND THEN WE'LL HAVE OTHER THINGS BESIDES TRAILS, BUT I THINK
06:36:06 THE COUNCIL SAID THEY WANTED TO SEE SOMETHING HAPPEN.
06:36:09 SO HE STARTED IN WITH THE TRAILS AND THEY'VE GOT SOMEBODY
06:36:13 DESIGNING THAT.
06:36:16 >>Kristin Jeannin: RIVER ACCESS?

06:36:17 >>Mary Gibbs: THE RIVER ACCESS, WE'RE NOT REZONING THE
06:36:20 RIVER.
06:36:20 WE'RE REZONING SOUTH.
06:36:22 WE WANT TO WORK IN RIVER ACCESS, OBVIOUSLY, ON THE NORTH AND
06:36:25 THE SOUTH PIECE.
06:36:26 WE WANT TO RETAIN THE KAYAK BUSINESS.
06:36:30 WE WANT POSSIBLY SOME TYPE OF LOW-KEY KIND OF RESTAURANT
06:36:34 MAYBE BY THE RIVER, POSSIBLY THE NORTH SIDE MIGHT HAVE MORE
06:36:38 DEVELOPMENT, BUT WE DON'T REALLY HAVE ANY DEFINITIVE PLANS
06:36:42 RIGHT NOW.
06:36:42 BUT THE RIVER ACCESS IS REALLY THE MOST IMPORTANT, SO WE
06:36:44 WANT TO PROVIDE SOME BOARDWALKS AND MAYBE SOME CROSSING.
06:36:48 THE ORIGINAL ZONING FOR THE SITE HAD LIKE A ROAD GOING OVER
06:36:52 THE RIVER, WHICH SEEMED LIKE A BIT MUCH AND PROBABLY NOT
06:36:57 VERY PERMITTABLE WITH DEP.
06:36:59 SO WE'RE THINKING MAYBE SOME TYPE OF BOARDWALK OR CROSSING,
06:37:02 BUT THAT WILL BE AFTER WE GET THE TRAILS GOING.
06:37:09 >>Kristin Jeannin: THANK YOU.
06:37:12 >>Jim Wallace: I HAVE SOME COMMENTS, AS I SAID IN THE LAST
06:37:14 MEETING, I FEEL VERY STRONGLY THAT WE'RE HEADING IN THE
06:37:17 WRONG DIRECTION.
06:37:18 WE'RE TALKING ABOUT LITTLE STEPS, BUT THERE'S NO CONCEPT.
06:37:24 I'M REALLY VERY, VERY CONCERNED THAT IF YOU ZONE THIS AS YOU
06:37:28 PLAN TO ZONE THIS, YOU ARE DESTINING THIS PARK TO FAILURE.
06:37:36 WE'RE STARTING OFF WITH, LET'S DO SOMETHING.

06:37:38 BUT WE REALLY DON'T HAVE A BIG PLAN.
06:37:41 WE DON'T SEEM TO HAVE A BIG PICTURE.
06:37:43 WE WORKED ON ONE A YEAR AGO, AND IF MARY, IF I CAN, I'D LIKE
06:37:48 TO JUST TALK FOR A SECOND THAT THIS PIECE WE UNDERSTAND IS
06:37:52 31 ACRES, BUT THERE'S ONLY 21 ACRES THAT IS PRIME
06:37:57 PRESERVATION LAND.
06:37:58 THE OTHER TEN ACRES IS UPLAND.
06:38:01 THERE'S NOTHING WORTHWHILE KEEPING THERE.
06:38:04 AND IT'S ALL ALONG U.S. 41 AND CORKSCREW ROAD, WHICH GIVES
06:38:08 YOU EASY PUBLIC ACCESS AND ALL THE REALLY GOOD LAND IS UP
06:38:13 NEXT TO THE RAILROAD, RIGHT ALONG THE RIVER, AND IT'S
06:38:17 CONTIGUOUS WITH THE RIVER, AND IT'S ALL CONTIGUOUS WITH

06:38:20 ITSELF.
06:38:20 SO YOU HAVE 70 OR 21, 22 CONTAINED ACRES OF WONDERFUL
06:38:28 PRESERVE LAND, SIX INCHES UNDER WATER, A FOOT UNDER WATER IN
06:38:32 THE SUMMER, AND ALL THAT STUFF WHERE YOU CAN DO NICE RAISED
06:38:35 BOARDWALKS AND EVERYTHING ELSE AND TAKE ADVANTAGE OF THE
06:38:38 BEAUTIFUL NATURE THAT'S THERE.
06:38:40 BUT IN MY READING OF THIS ZONING IS IT PREVENTS YOU OR
06:38:45 CERTAINLY -- NOTHING PREVENTS THE COUNCIL FROM MAKING A
06:38:49 DECISION, BUT IT CERTAINLY DISCOURAGES ANY RETAIL AMENITIES
06:38:55 ALONG U.S. 41 AND ALONG CORKSCREW.
06:38:59 AND IT JUST BEGS FOR THAT.
06:39:01 THAT'S WHERE ALL THE UPLAND IS.
06:39:03 NOW, UNFORTUNATELY, WE DID HAVE A PRESENTATION -- I DON'T

06:39:09 KNOW IF I'M ALLOWED TO SHARE THIS, MARY, WITH ANYBODY, AM I
06:39:12 ALLOWED TO DO THAT?
06:39:13 >>Mary Gibbs: IS THAT YOUR PROPOSAL FOR THE NORTH SIDE?
06:39:16 >>Jim Wallace: JUST A CONCEPT PLAN.
06:39:18 >>Mary Gibbs: YOU CAN SHARE IT, BUT I WILL SAY THE NORTH
06:39:20 SIDE, WE'RE NOT TALKING ABOUT THE NORTH SIDE.
06:39:23 >>Jim Wallace: I UNDERSTAND.
06:39:24 I CAN FOLD IT IN HALF AND ONLY SHOW THE BOTTOM PART.
06:39:27 BUT THIS IS A CONCEPT WHICH SHOWS YOU, I'LL ONLY SHOW YOU
06:39:32 THE BOTTOM PART.
06:39:33 THERE IS THE UPPER PART UP THERE.
06:39:36 HERE IS THE BOTTOM PART.
06:39:37 THIS DESIGNATES, WE TOOK THESE AREAS BASED ON THE SURVEYED
06:39:43 PLAN FROM WILSON MILLER FROM 2007, AND THAT'S WHERE THE
06:39:47 UPLANDS ARE.
06:39:49 AND THE REST OF THIS AREA IS ALL BEAUTIFUL LAND THAT SHOULD
06:39:54 BE CONSERVED.
06:39:56 SO WE THOUGHT, HERE IS THE RIVER.
06:39:59 HERE IS THE ESTERO RIVER.
06:40:00 FORGET WHAT'S GOING ON UP THERE.
06:40:02 DOESN'T REALLY MATTER.
06:40:03 WE THOUGHT THERE SHOULD BE A ROAD THAT CONNECTS, COMES
06:40:06 THROUGH AND RUNS RIGHT ALONG THE UPLAND AND COMES OUT ONTO
06:40:11 CORKSCREW AND REALLY SEPARATES THE PRIME LAND.
06:40:18 THE REASON I SAY DESTINED TO FAILURE IS THERE'S AN

06:40:22 OPPORTUNITY HERE IF THERE IS ACTIVITY HERE TO ATTRACT PEOPLE
06:40:27 THAT WOULDN'T NORMALLY COME HERE TO INTRODUCE THEM TO THIS
06:40:31 PARK THIS WONDERFUL PARK WE HAVE, THE 22 ACRES, WOULD BE A
06:40:35 BIG PIECE.
06:40:36 AND TO INTRODUCE THEM TO THAT NATURE AND TO WHAT WE HAVE.
06:40:42 IF WE DON'T PUT SOMETHING THERE, THEN THERE'S NO REASON TO
06:40:47 COME THERE AND EXPERIENCE OR BE INTRODUCED.
06:40:51 WHETHER YOU ARE A VISITOR TO ESTERO OR YOU ARE A RESIDENT OF

06:40:54 ESTERO.
06:40:54 NOW, HERE, WE SHOWED WHERE THE KAYAK PEOPLE MOVED ACROSS THE
06:41:02 RIVER.
06:41:02 THIS MIGHT BE THE RESTAURANT, OR THIS MIGHT BE THIS.
06:41:05 THIS AT ONE POINT, COULD IT BE A SEAT AT THE TABLE OR OTHER
06:41:09 KIND OF DESTINATION TYPE SUPERMARKET PLACE TO GO.
06:41:14 AND THEN THIS BECOMES FUTURE DOWN THE ROAD WHEN THIS BECOMES
06:41:18 RAIL TO TRAIL.
06:41:19 I DON'T SEE, WHETHER YOU AGREE WITH THIS OR NOT, I'M ONLY
06:41:22 SHOWING WHERE THE UPLAND IS AND WHERE ALL THE WONDERFUL PART
06:41:25 OF THE SITE IS, AND I'M CONCERNED THAT WE'RE GOING TO -- AS
06:41:31 I SAW IN THE PLAN, IT'S ALL ONE.
06:41:33 IT ISN'T ALL ONE.
06:41:34 IT'S VERY DIFFERENT LANDSCAPE THERE, AND WE'RE KIND OF
06:41:39 DEFINING IT ALL AND SAYING WE ONLY DO ONE THING WITH THIS
06:41:43 WHOLE 31.5 ACRES, AND THAT'S WHAT I DISAGREE WITH.
06:41:47 AND I THINK WHEN WE MOVE AHEAD SO QUICKLY AND SAY, OH, WE'VE

06:41:52 GOT TO GET SOMETHING DONE, WITHOUT KNOWING WHAT THE BIG
06:41:55 PICTURE IS OR HAVING AGREED ON WHAT THE BIG PICTURE IS, THEN
06:41:59 I'M CONCERNED WE'RE GOING TO MAKE MISTAKES.
06:42:01 AND WE'RE GOING TO COME BACK AFTER AND SAY, OH, GEE, WE
06:42:04 SHOULDN'T HAVE DONE THAT OR SHOULDN'T HAVE PUT TRAILS THERE
06:42:07 OR WE DIDN'T ALLOW FOR WHY PEOPLE GO THERE.
06:42:11 TO DO SOMETHING AND SAY, WE DID SOMETHING NICE, WE CAN DO
06:42:15 BOTH.
06:42:15 WE CAN HAVE A WIN-WIN.
06:42:17 I WOULD LIKE TO TAKE MY COMMENTS AND SHARE THEM WITH MY
06:42:21 COLLEAGUES.
06:42:22 I JUST WROTE IT HERE AND SHARE WITH THEM SO THAT THEY CAN
06:42:27 SEE MY PERSPECTIVE IN A --
06:42:32 >>Barry Jones: MARY, WHAT IS THE DRIVING FORCE BEHIND
06:42:34 CHANGING THE ZONING?
06:42:36 CERTAINLY THE CURRENT ZONING ALLOWS THE PROPOSED USE,
06:42:38 DOESN'T IT?
06:42:40 >>Mary Gibbs: YES.
06:42:40 AND I THINK THE DRIVING FORCE BEHIND THAT WAS THE COUNCIL
06:42:43 WAS AFRAID THERE WAS A LOT OF DEVELOPMENT PRESSURE.
06:42:48 WE HAVE BEEN APPROACHED BY PEOPLE THAT WANTED TO BUY PARTS
06:42:50 OF THE PROPERTY AND DO USES LIKE GROCERY STORES.
06:42:54 COUNCIL DIDN'T WANT TO DO THAT.
06:42:56 THEY DID NOT WANT TO SELL THE PROPERTY OR PIECES OF THE
06:43:00 PROPERTY AND TAKE A CHUNK OUT.

06:43:03 SOMEBODY APPROACHED US TO BUY, I THINK, FIVE OR SEVEN ACRES
06:43:06 OF IT.
06:43:07 DID NOT WANT TO PIECE MEAL.
06:43:08 >>Barry Jones: EASIER TO JUST SAY NO THAN TO DENY THE

06:43:11 FLEXIBILITY IN THE -- IT CAN BE REZONED AGAIN I GUESS.
06:43:17 >>Mary Gibbs: YES.
06:43:18 I GUESS I DISAGREE A LITTLE BIT.
06:43:19 THERE IS A BIGGER PICTURE PLAN, BUT I THINK THE BIGGER
06:43:22 PICTURE PLAN IS NOT TO TAKE THE SOUTH PART AND PIECE MEAL
06:43:25 LITTLE PIECES FOR RETAIL OR RESTAURANT.
06:43:28 THAT'S NOT WHAT THEY WANT.
06:43:29 ON THE OTHER HAND, YES, IF THEY CHANGE THEIR MIND, YOU CAN
06:43:32 COME BACK, BUT THEY DIDN'T.
06:43:34 THEY REALLY WANT TO MAKE THIS PLACE WHERE THERE'S NOR PUBLIC
06:43:39 BENEFIT AND LESS DEVELOPMENT.
06:43:40 SO THAT WAS A DRIVING FORCE.
06:43:43 >>Marlene Naratil: -- HAD A CONSULTANT IN HERE LAST SUMMER
06:43:46 OR TWO SUMMERS AGO, I THINK IT WAS, WITH PICTURES OF PLACES
06:43:50 THAT WERE DONE --
06:43:52 >>Mary Gibbs: YEAH, WE HAD A CONSULTANT LOOKING AT THE WHOLE
06:43:54 THING, AND THEY SHOWED MORE DEVELOPMENT, A LITTLE MORE
06:43:57 INTENSE DEVELOPMENT ON THE NORTH SIDE THAT HAD SOME HOUSING,
06:44:01 MIXES OF HOUSING UNITS.
06:44:05 AND JIM WALLACE HAD A PLAN THAT WAS INTERESTING, TOO,
06:44:05 THAT --

06:44:06 >>Barry Jones: MARY, I'M SORRY.
06:44:06 I HAVE TO CHECK OUT.
06:44:08 I'VE GOT A 7:00.
06:44:11 OKAY.
06:44:15 >>Mary Gibbs: I GUESS I DON'T HAVE TO ANSWER BARRY'S
06:44:17 QUESTION NOW.
06:44:18 ANYWAY, WE'VE GOT DIRECTION FROM COUNCIL, AND I THINK THEY
06:44:25 DID CONSIDER THIS.
06:44:27 I THINK THEY WERE QUITE ADAMANT THAT THEY WANTED TO PROCEED.
06:44:31 >>Kristin Jeannin: I HAVE A QUESTION FOR YOU, JIM, BECAUSE I
06:44:35 HEAR WHAT YOU'RE SAYING.
06:44:36 I VALUE IT.
06:44:38 IT'S DEFINITELY GIVING ME PAUSE, RIGHT, TO HOW I WOULD VOTE
06:44:41 ON THIS, RIGHT?
06:44:43 I DON'T FEEL STRONGLY -- I DON'T REALLY NECESSARILY SUPPORT
06:44:50 YOUR ARGUMENT ABOUT PEOPLE WOULDN'T COME HERE.
06:44:53 LIKE I'VE BEEN THERE AS AN OPPORTUNITY TO JUST WALK THROUGH
06:44:56 THE WOODS, AND I LIKE IT AS A PRIME PIECE OF REAL ESTATE
06:45:02 THAT ESTERO, THE VILLAGE, CHOSE TO KEEP NATURAL AND
06:45:05 BEAUTIFUL AND RECREATIONAL.
06:45:09 WOULDN'T YOU -- I MEAN, DO YOU FEEL -- I FEEL LIKE THERE'S
06:45:13 STILL OTHER PLOTS FOR RESTAURANTS AND OTHER OPPORTUNITIES
06:45:19 THROUGHOUT THE VILLAGE FOR MORE OF THAT COMMERCIAL USE AND
06:45:24 ACTIVITY.
06:45:25 AND WOULDN'T SOMEHOW THE FACT THAT YOU'RE IN THE VILLAGE OF

06:45:29 ESTERO AND WE'VE GOT THIS HUGE BENEFICIAL PARK RIGHT ON THIS
06:45:33 PRIME CORNER BE AN ATTRACTIVE SELLING POINT FOR THE VILLAGE
06:45:37 ITSELF?
06:45:41 >>Jim Wallace: OBVIOUSLY, I DON'T THINK SO.
06:45:42 TO DRIVE BY SOMETHING, YOU WANT PEOPLE TO FEEL IT, TOUCH IT.
06:45:50 I MEAN, DRIVING BY A PIECE OF GREENSPACE IS NICE.
06:45:54 BUT -- WELL, DIAGONALLY ACROSS THE CORNER ON THE SOUTHWEST
06:45:58 CORNER OF THAT INTERSECTION, YOU HAVE A 40-ACRE PIECE,
06:46:03 BIGGER THAN THIS THAT JUST SITS THERE.
06:46:06 I DON'T SEE ANYBODY OVER THERE GOING, WOW, I FEEL WONDERFUL,
06:46:09 IT'S ALL NATURAL.
06:46:10 I THINK IT'S OWNED BY THE SANCTUARY.
06:46:14 I THINK IT IS THE SANCTUARY THAT OWNS IT.
06:46:19 ANYWAYS, IT'S JUST THERE.
06:46:20 IT'S ACROSS FROM KORESHAN.
06:46:22 ACROSS THE ROAD FROM KORESHAN.
06:46:24 IT'S INTERESTING, AFTER THE LAST SESSION THAT WE HAD AND I
06:46:27 SPOKE ABOUT THIS, THE PRESIDENT OF THE KORESHAN ASSOCIATION
06:46:31 APPROACHED ME SAND SAID, GEE, JIM, I THINK THAT'S PART OF
06:46:34 WHAT YOU'RE TALKING ABOUT IS EXCITING IF WE CAN GET THE
06:46:36 WALKWAY UNDER U.S. 41 SO THAT WE COULD JOIN THE TWO, AND NOW
06:46:41 THERE WOULD BE PEOPLE COMING HERE THAT COULD ALSO GO TO
06:46:44 KORESHAN.
06:46:45 ALL OF A SUDDEN THERE ARE DIFFERENT REASONS TO GO THERE.
06:46:48 I JUST -- I'M A BIG BELIEVER, IF YOU'RE GOING TO HAVE A

06:46:52 NATURAL PARK, THEN THERE NEEDS TO BE -- NEEDS TO BECOME A
06:46:57 DESTINATION, AND YOU NEED TO GIVE PEOPLE THE ABILITY TO GO
06:47:01 THERE.
06:47:02 WHY DID THEY HAVE TROLLEYS GOING TO THE BEACHES ON LOVER'S
06:47:10 KEY?
06:47:10 BECAUSE OTHERWISE PEOPLE JUST WOULDN'T GO THERE.
06:47:12 YOU WOULD NEVER BE ABLE TO SEE THE BEAUTY IF THERE WASN'T
06:47:15 THAT.
06:47:16 I SPENT A LOT OF MONEY BUILDING A WALKWAY ACROSS THE HALFWAY
06:47:27 CREEK.
06:47:28 WHY?
06:47:28 BECAUSE I FEEL VERY STRONGLY, JUST LIKE YOU DO, THAT WE WANT
06:47:32 PEOPLE, THE WOOD STORKS, THEY BREED THERE.
06:47:35 IT'S WONDERFUL TO SEE.
06:47:37 AND WE BUILT IT ABOVE THE FLOOD LEVEL, AND WE DID ALL THOSE
06:47:41 THINGS, BUT THERE WAS ALSO A REZONE -- THAT CONNECTED ONE
06:47:45 PART OF THE COMMUNITY TO ANOTHER AND PEOPLE WALKED BACK AND
06:47:47 FORTH.
06:47:48 SO HUMANS BECOME INTEGRATED WITH THE NATURE.
06:47:51 TOO OFTEN WE SAY, NO, NO, IT'S NATURE.
06:47:54 WE'VE GOT TO PRESERVE IT.
06:47:55 WE DON'T WANT HUMANS THERE, BUT WE PUT SOME WALKING TRAILS.

06:47:58 CAN'T BE WALKING TRAILS.
06:48:00 IT'S ALL UNDERWATER.
06:48:01 THEY HAVE TO BE RAISED ANYWAYS.

06:48:03 WHERE DO THEY PARK?
06:48:05 WHY DO THEY GO THERE?
06:48:06 I MEAN, WE HAVE TO GIVE PEOPLE MORE THAN A WALKING TRAIL.
06:48:12 >>Kristin Jeannin: THERE COULD BE OTHER PROGRAM BESIDES
06:48:14 WALKING TRAIL.
06:48:17 >>Jim Wallace: I'M JUST SAYING YOU CAN HAVE BOTH.
06:48:19 IT CAN BE A WIN-WIN.
06:48:21 YOU CAN HAVE BOTH SO THAT YOU CAN END UP -- THERE'S ONLY 22
06:48:25 ACRES OF NICE LAND NOW.
06:48:28 DON'T TOUCH ANY OF THAT.
06:48:30 KEEP THAT, PRESERVE THAT.
06:48:31 AND THEN GIVE PEOPLE OTHER REASONS TO GO TO THAT DESTINATION
06:48:35 SO IT CAN BE SHARED.
06:48:37 YOU'RE NEVER GOING TO HAVE MORE THAN 22 ACRES OF GOOD LAND.
06:48:41 YOU'RE NOT GOING TO TAKE THE UPLANDS AND MAKE THEM LOWLANDS.
06:48:44 SO THE 22 ACRES IS GOING TO REMAIN.
06:48:48 JUST TAKE THE OTHER NINE ACRES ALONG U.S. 41 AND ALONG
06:48:51 CORKSCREW AND DO SOMETHING IN TERMS OF RETAIL AMENITIES.
06:48:57 I'M SADDENED TO HEAR THAT THE VILLAGE COUNCIL SAID, NO, NO,
06:49:00 WE'RE JUST NOT GOING TO DO THAT.
06:49:01 WE'RE GOING TO TURN IT ALL INTO CONSERVATION AREA, EVEN
06:49:08 THOUGH NINE ACRES, TEN ACRES ISN'T WORTH PRESERVING.
06:49:12 >>Kristin Jeannin: MARY, CAN YOU KIND OF REPEAT FOR ME WHAT
06:49:14 THE CURRENT ZONING IS AND WHAT WE'RE VOTING ON IT TO BE?
06:49:20 >>Mary Gibbs: THE CURRENT ZONING IS MIXED USE PLAN

06:49:23 DEVELOPMENT.
06:49:24 IT'S GOT A POTPOURRI OF DIFFERENT KINDS OF USES,
06:49:28 RESIDENTIAL, COMMERCIAL, CIVIC, A PRESERVE.
06:49:32 LIKE EVERYTHING.
06:49:33 AND THEN WE'RE REZONING IT FOR PARKS AND COMMUNITY
06:49:37 FACILITIES, WHICH IS REALLY LIKE A PUBLICLY OWNED PROPERTY.
06:49:42 >>Kristin Jeannin: ANY RECREATIONAL USE CAN GO ON THAT.
06:49:45 >>Mary Gibbs: YES.
06:49:47 PRETTY BROAD ARRAY AND CIVIC THINGS, GOVERNMENT THINGS,
06:49:52 POSSIBLY NOT A RESTAURANT IF IT WAS RUN BY THE VILLAGE --
06:49:57 >>Kristin Jeannin: WOULD NOT BE COMMERCIAL.
06:49:59 >>Mary Gibbs: YEAH, YEAH.
06:50:01 >>Scotty Wood: MARY, I WANT TO EXPLORE THE ISSUE OF SPOT
06:50:04 ZONING HERE.
06:50:06 IS THERE ANYTHING EITHER IN JIM'S PROPOSAL OR IN WHAT THE
06:50:12 VILLAGE COUNCIL'S PROPOSAL IS TANTAMOUNT TO SPOT ZONING.
06:50:17 >>Mary Gibbs: I DON'T THINK SPOT ZONING IS AN ISSUE WITH
06:50:20 EITHER ZONING.

06:50:21 EITHER ZONING REALLY DOES ACCOMMODATE WHAT WE WANT TO DO.
06:50:25 I THINK THE COUNCIL FELT LIKE THE PARKS AND RECREATION, WE
06:50:28 EXPLAINED TO THEM IT'S MORE LIMITING THAN WHAT YOU'VE GOT
06:50:31 NOW, AND THAT'S WHAT THEY WANTED.
06:50:33 BUT NEITHER ONE WOULD BE SPOT ZONING ISSUE.
06:50:36 >>Kristin Jeannin: WHAT IS SPOT ZONING?
06:50:38 >>Mary Gibbs: THAT MEANS --

06:50:39 >>Scotty Wood: ZONED FOR A SPECIFIC USE.
06:50:41 >>Mary Gibbs: WELL, A SPOT ZONING --
06:50:42 >>Scotty Wood: I WANT TO BUILD A FACTORY IN THE MIDDLE OF A
06:50:44 HOUSING DEVELOPMENT, AND I REZONE THAT FIVE ACRES --
06:50:49 >>Kristin Jeannin: IT'S BREAKING IT INTO OTHER USES --
06:50:53 >>Mary Gibbs: SPOT ZONING WOULD BE IF THE --
06:50:56 >>Kristin Jeannin: WHICH IS KIND OF WHAT JIM IS --
06:50:59 >>Jim Wallace: WHEN I WAS WORKING ON THIS, THE PERSON THAT
06:51:04 IMPACTED ME THE MOST WAS STEVE SARKOZY.
06:51:07 HE SAID, JIM, YOU GOT TO REALIZE YOUR LAND PLANNING, IT'S 50
06:51:14 YEARS, HE WAS SAYING FOR HIMSELF, AS A VILLAGE MANAGER, I
06:51:16 HAVE TO THINK 50 YEARS.
06:51:18 I WENT, WOW, WHATEVER DECISION MAKE NOW HAS TO BE A 50-YEAR
06:51:24 DECISION.
06:51:24 FIRST, 22 ACRES OF PRIME LAND.
06:51:30 THAT HAS GOT TO BE ENHANCED.
06:51:32 MAKE IT MORE WONDERFUL.
06:51:33 IT'S ALL CONTIGUOUS WITH ESTERO RIVER, ET CETERA.
06:51:36 WHAT OTHER THINGS DO WE DO THAT GIVE US SOME FLEXIBILITY?
06:51:41 WHAT IF IT BECOMES RAIL TO TRAIL.
06:51:43 WHAT WILL WE DO WHERE THE RAIL TO TRAIL MAKES CORKSCREW.
06:51:46 THERE IS A PIECE OF UPLAND THERE THAT WILL NEVER BE
06:51:49 BEAUTIFUL LAND?
06:51:49 WHAT ARE WE GOING TO DO WITH IT?
06:51:51 JUST LEAVE IT THERE?

06:51:54 I THINK THAT IS UGLY.
06:51:55 THAT IS A LOST OPPORTUNITY.
06:51:56 IT WAS REALLY STEVE -- THANK YOU, WHEN I WORKED ON THIS,
06:51:59 EVEN WHERE THE ROADS WENT, WE WERE SO METICULOUS TO DISTURB
06:52:04 VIRTUALLY -- I SAY VIRTUALLY BECAUSE THERE'S A HUNDRED FEET,
06:52:08 WHATEVER THAT IMPACT, VIRTUALLY NONE OF THE PRIME
06:52:13 ENVIRONMENTAL LAND.
06:52:14 SO ALL OF IT WAS KEPT.
06:52:16 WE CAN FEEL GOOD ABOUT THAT.
06:52:17 PEOPLE CAN SHARE THAT.
06:52:19 BUT THE UPLAND, SHOULDN'T WE GIVE PEOPLE OTHER REASONS TO GO
06:52:23 THERE SO THEY CAN THEN BE INTRODUCED TO THE CONSERVATION
06:52:27 AREA AND TO NATURE AND ALL THE OTHER THINGS THAT WE CAN DO
06:52:31 WITH IT AND SEE DOWN THE ROAD 50 YEARS.

06:52:33 THAT'S WHAT I WAS TRYING TO ACHIEVE.
06:52:35 >>Kristin Jeannin: I THINK THE ISSUE OF THE SPOT ZONING IDEA
06:52:39 IS A GOOD ONE, BECAUSE I THINK IT WOULD BE NICE MAYBE TO
06:52:44 FIND A COMPROMISE BETWEEN WHAT YOU JUST SHARED WITH US AND
06:52:50 HAVING IT ALL BE RECREATIONAL BECAUSE I DO THINK IT WOULD BE
06:52:53 FABULOUS FOR LIKE THE RIGHT RESTAURANT THAT WAS REALLY --
06:52:56 BECAUSE YOU SEE THAT A LOT IN OTHER SORT OF ACTIVE,
06:53:02 BEAUTIFUL SPACES, RIGHT?
06:53:06 WHERE THERE IS A VERY NICELY THEMED RESTAURANT.
06:53:11 AND SO NOT A CHAIN RESTAURANT, BUT SOMETHING THAT YOU REALLY
06:53:14 WOULD BE ABLE TO ENJOY GOING TO AND SITTING ON AN OUTDOOR

06:53:19 SEATING AREA THAT WAS SURROUNDED BY A BEAUTIFUL PRESERVE.
06:53:22 I COULD SEE WHERE THAT COULD BE ADVANTAGEOUS.
06:53:25 WHAT I FEAR IS THAT IT BECOMES, THAT IT LOOKS LIKE
06:53:28 EVERYWHERE ELSE IN ESTERO, AND YOU'VE GOT RESTAURANT ALONG
06:53:33 41 AND ALL OF THAT.
06:53:38 >>Jim Wallace: DIFFERENT THAN MOVING THE KAYAK GUYS ACROSS
06:53:40 TO THE SOUTH SIDE BECAUSE IT MAKES SENSE.
06:53:42 THE PEOPLE GOING TO THE KAYAK WOULD ALSO BE INTERESTED IN
06:53:45 THE WALKWAY.
06:53:45 SO MAYBE IT IS THIS KIND OF RESTAURANT.
06:53:47 MAYBE IT'S NOT A RESTAURANT AT ALL, BUT TAKE THOSE UPLAND
06:53:51 AREAS AND SAY, OKAY, WE'RE GOING TO DO ALL THIS WITH THIS
06:53:54 ZONING, BUT WE MAY NOT KNOW WHAT TO DO WITH THESE UPLAND
06:53:57 AREAS.
06:53:57 WE MAY NOT KNOW FOR TEN YEARS, BUT SOMEWHERE DOWN THE ROAD,
06:54:01 IT'S GOING TO MAKE SENSE FOR US TO TAKE THAT UPLAND PIECE
06:54:04 NEXT TO RAIL TO TRAIL AND DO SOMETHING WITH IT AND DO
06:54:07 SOMETHING THAT ESTERO CAN DECIDE WHAT THEY ARE GOING TO DO
06:54:10 WITH IT.
06:54:10 BUT TO NOW JUST SAY, NO, NO, SORRY, ALL THOSE UPLAND PIECES,
06:54:15 THEY ARE ALL CONSERVATION AREA.
06:54:17 THAT'S JUST A WASTE OF OPPORTUNITY.
06:54:19 AND STEVE SAID TO ME, AND HE WAS VERY, VERY INSPIRING TO ME,
06:54:22 SAID, JIM, YOU GOT TO UNDERSTAND, WE HAVE TO LOOK 50 YEARS.
06:54:26 I STARTED TO THINK ABOUT THAT.

06:54:27 THERE'S GOING TO BE RAIL TO TRAIL.
06:54:29 WHO KNOWS WHAT CARS ARE GOING TO BE LIKE IN 20 YEARS.
06:54:32 ARE WE ALL GOING TO BE RIDING AROUND ON BIKE?
06:54:35 WHO KNOWS.
06:54:36 >>Kristin Jeannin: THE VILLAGE CAN ALWAYS SAY NO.
06:54:39 >>Jim Wallace: I'M TRYING TO THINK, WHEN WE LOOK AT THIS
06:54:41 AREA, AGAIN, I WILL HIDE THE NORTHERN PORTION, IF WE LOOK AT
06:54:48 THIS, THIS IS REALLY, REALLY NICE AREA.
06:54:54 ALL THE REST DOWN HERE, ALL THE WAY ALMOST TO CORKSCREW ROAD
06:54:59 IS REALLY NICE AREA.

06:55:01 >>Kristin Jeannin: EVEN IF IT'S NOT REALLY NICE AREA, WE CAN
06:55:05 MAKE IT REALLY NICE RECREATIONAL USE STILL.
06:55:07 I THINK THAT PROPOSAL MIGHT HAVE TOO MUCH COMMERCIAL THEN.
06:55:12 >>Jim Wallace: I'M NOT SAYING YOU HAVE TO DO ANYTHING WITH
06:55:14 IT.
06:55:15 IF YOU SAY, ALL RIGHT, I'M GOING TO ZONE ALL THIS, BUT I'M
06:55:18 GOING TO HAVE AN EXCEPTION THAT THESE UPLAND PIECES COULD BE
06:55:23 SOMETHING IF THE VILLAGE OF ESTERO WANTS IT TO BE.
06:55:30 BUT RIGHT NOW, IT'S JUST SAYING, SORRY, IT'S ALL THE SAME.
06:55:33 THAT'S LIKE SAYING EVERYBODY IS THE SAME.
06:55:36 >>Scotty Wood: I WANT TO GIVE THE PUBLIC AN OPPORTUNITY TO
06:55:38 HAVE SOME INPUT INTO THIS.
06:55:40 YOU TWO ARE GOING BACK AND FORTH FOR 20 MINUTES.
06:55:43 >>Jim Wallace: I'M SORRY.
06:55:44 >>Scotty Wood: AND THAT'S ENOUGH.

06:55:45 I WANT TO GIVE THE PUBLIC --
06:55:48 >>Mary Gibbs: I THINK IT'S VERY HELPFUL TO GET EVERYBODY'S
06:55:51 COMMENTS AND I DO UNDERSTAND WHERE YOU'RE COMING FROM.
06:55:54 BUT, YEAH, I WOULD LIKE TO MOVE ON.
06:55:57 BUT WE DO HAVE ONE PUBLIC COMMENT CARD FROM JEFF LEWIS.
06:56:00 IF YOU'RE READY.
06:56:18 >> MY NAME IS JEFF LEWIS.
06:56:19 THANK YOU FOR LETTING ME SPEAK TONIGHT.
06:56:21 THANK YOU FOR YOUR VOLUNTEER WORK HERE, TOO, FOR THIS GREAT
06:56:24 TOWN OF ESTERO.
06:56:25 I'VE BEEN HERE 47 YEARS.
06:56:27 I RAISED MY KIDS ON THAT RIVER.
06:56:28 I DISAGREE WITH MR. WALLACE HAS TO SAY 100%.
06:56:36 I SEE NOTHING THAT HE HAD TO SAY THAT I AGREE WITH, WITH THE
06:56:40 ENVIRONMENT ON THAT RIVER.
06:56:42 I'VE LIVED ON IT.
06:56:43 RAISED MY KIDS ON IT.
06:56:44 CHANGED OUR LIVES THERE.
06:56:46 JOE BIGELOW, I DON'T KNOW IF YOU KNOW THE NAME.
06:56:50 SHE RAN THE COLLEGE OF LIFE IN THE KORESHAN STATE PARK.
06:56:54 ELLEN PETERSON WHO HAS HAPPEHATCHEE, DEDICATED THEIR LIVES
06:56:58 TO SAVING THIS PROPERTY.
06:57:00 SO ENVIRONMENTALLY IT WOULD NOT BE DESTROYED.
06:57:04 I CAN TELL YOU, I'VE DEVELOPED PROPERTY AND I BUILT AND BEEN
06:57:09 IN THE CONCRETE BUSINESS, AND I KNOW WHAT CONSTRUCTION DOES.

06:57:14 I BUILT COUNTRY CREEK AND WATCHED THE WHIRLPOOLS WHEN IT
06:57:18 RAINED GO DOWN THROUGH THE CAT ROCK AND COME OUT OF THE SIDE
06:57:21 OF THE ESTERO RIVER WALLS.
06:57:22 SO BASICALLY, WE'RE SAYING ALL THE RUNOFF OFF THE ASPHALT
06:57:28 ROOFS, DRIVEWAYS AND STUFF AND UP IN OUR PRECIOUS RIVER.
06:57:32 THE FOUR-STORY BUILDINGS HERE, SAME WAY.

06:57:34 THE ONES YOU'RE GOING TO BUILD HERE, SAME WAY.
06:57:37 LOOK AT THE WEIRS.
06:57:39 THE CULVERTS GO RIGHT TO THE RIVER.
06:57:41 SO WE'RE DOING A LOT TO SAVE WATER, BUT WE'RE CONDEMNING IT
06:57:46 WITH DEVELOPMENT CALLED CONCRETE.
06:57:49 YOU COME DOWN THAT RIVER FROM SANDY LANE TO 41, IT'S THE
06:57:54 MOST PRISTINE PLACE ON THE PLANET, REALLY.
06:58:00 ANYTHING THAT HAS TO DO, YOU HAVE TO SAVE THE RIVER, THE
06:58:04 ENVIRONMENT, ON THE HILLS, THE BANKS, AND AS FAR AS YOU CAN
06:58:08 REACH BACK BECAUSE IF YOU BUILD ANYTHING THERE VERTICALLY
06:58:12 WITH CONCRETE, YOU WILL AFFECT THE WILDLIFE FOREVER.
06:58:16 YOU'LL DESTROY THAT.
06:58:18 THE BENZENES THAT COME OFF TILE ROOFS AND COME OFF OF
06:58:21 PARKING LOTS ARE CARCINOGENIC.
06:58:23 WE'RE WORRIED ABOUT E. COLI IN THE RIVER.
06:58:27 WE HAVE CANCER COMING FROM ALL THE DEVELOPMENT THAT WE'VE
06:58:30 DONE HERE.
06:58:30 I'VE SPOKEN TO MANY, MANY PEOPLE HERE IN ESTERO THAT I'VE
06:58:33 KNOWN THAT HAVE BEEN HERE FOR YEARS.

06:58:35 THEY WANT A PARK.
06:58:36 THEY WANT THE WHOLE THING AS A PARK.
06:58:39 I'VE BEEN IN DISCUSSION WITH CHARLES DAURAY AND ALL THE
06:58:44 STUFF BEFORE THE ECCL WAS EVEN HERE OR ESTERO, AND TALKED
06:58:48 ABOUT, WHAT IS THE CENTER OF ESTERO?
06:58:51 WHAT SHOULD WE DO HERE?
06:58:54 THOSE DISCUSSIONS HAVE BEEN GOING ON LONG BEFORE ANY OF THIS
06:58:58 STUFF WAS HERE TO TRY TO SAVE THIS RIVER WITH THE PEOPLE
06:59:00 THAT DEDICATED THEIR LIVES.
06:59:02 ELLEN PETERSON, SHE IS AN ENVIRONMENTALIST.
06:59:06 SHE SAVED THE TREE AT THE END OF SANDY LANE, SAVED FISH
06:59:09 EATING LAKE.
06:59:10 WONDERFUL LADY.
06:59:11 I WOULD CANOE DOWN TWO, THREE TIMES A WEEK WITH MY DAUGHTER
06:59:14 IN MY LAP AND MY SON ON THE BOW AND SHE WOULD SEE US COMING,
06:59:20 COME OUT ON THE WALK BRIDGE AND TALK BECAUSE WE WERE
06:59:23 NEIGHBORS.
06:59:23 IT'S JUST A WONDERFUL PLACE TO GROW UP AND TO THINK ABOUT
06:59:27 DEVELOPING THIS PIECE OF GROUND IN THE CENTER TO ME IS
06:59:32 LUDICROUS.
06:59:33 IT'S VERY DESTRUCTIVE.
06:59:35 PEOPLE DEDICATED THEIR LIVES TO SAVE IT.
06:59:38 ELLEN, SHE CAME TO ME.
06:59:40 JEFF, I'LL TRADE YOU MY PROPERTY, HAPPEHATCHEE, BEFORE IT
06:59:44 WAS HAPPEHATCHEE, FOR YOUR HOUSE BECAUSE YOU'RE YOUNGER THAN

06:59:48 ME AND I'M GOING TO DIE, IF YOU GIVE ME YOUR WORD THAT YOU
06:59:51 WON'T LET IT GO TO DEVELOPMENT.

06:59:53 THAT'S HOW MUCH SHE LOVED THIS PROPERTY.
06:59:56 AND THAT WE ALL LOVE.
06:59:58 WHEN WE LEAVE TOWN AND COME BACK IN TOWN, WHEN WE DRIVE BY
07:00:04 -- WE CALL IT THE CANOE PLACE.
07:00:06 IT'S NOT THE OUTFITTERS, WE KNOW WE'RE HOME.
07:00:09 THAT'S HOME TO US.
07:00:10 THAT IS THE HEART OF ESTERO FOR THE PEOPLE THAT HAVE LIVED
07:00:12 HERE AND PROBABLY SOME OF THE ONES THAT HAVEN'T SO LONG WILL
07:00:16 GET THAT AS WELL.
07:00:18 BUT THAT IS TRULY HOME.
07:00:21 YOU SAY CONCEPT-WISE, I SAY YOU BACK UP A LITTLE BIT, OPEN
07:00:26 UP VISION, TAKE A LOOK AT LAKES PARK AND WHAT IT DID FOR LEE
07:00:30 COUNTY.
07:00:31 WE WOULD NOT WANT TO LOSE LAKES PARK.
07:00:34 THAT'S WHAT THIS IS.
07:00:35 IT BEATS LAKES PARK, BUT FOR WHAT IT HAS AND THE POTENTIAL
07:00:40 OF WHAT IT HAS.
07:00:42 THE NORTH SIDE, MY VISION, REAL SIMPLE.
07:00:44 YOU JUST TAKE A LOOK AT THE LAWN AT THE CAPITOL.
07:00:49 I WALKED THAT PROPERTY.
07:00:50 I KNOW IT WELL.
07:00:51 IT WOULD BE LIKE THE LAWN IN FRONT OF THE CAPITOL WITH THE
07:00:54 ROAD THAT GOES AROUND THE OUTSIDE AND THE TREES WHERE PEOPLE

07:00:56 CAN GO HAVE BIRTHDAY PARTIES AND PICNICS, KICK A FOOTBALL,
07:01:01 SPEND A DAY AND NOT GO BROKE WITH THEIR FAMILIES AND THEIR
07:01:06 NEIGHBORS.
07:01:06 IT WILL BE A DESTINATION FOR THOSE THINGS, AND THAT'S WHAT
07:01:09 WE NEED IN THIS COMMUNITY.
07:01:11 I SPOKE TO MY ONCOLOGIST ABOUT IT WHO LIVED HERE 40 YEARS,
07:01:15 AND HIS COMMENT WAS THIS, HE SAID, JEFF, ANYTHING YOU CAN DO
07:01:19 TO GET THE KIDS OUT OF THE HOUSE AND AWAY FROM THIS
07:01:26 FENTANYL, THAT PARK WOULD BE WONDERFUL.
07:01:29 THAT'S WHAT WE NEED IN OUR COMMUNITY TO BRING OUR FAMILIES
07:01:31 TOGETHER, PLACES TO GO, NOT COCONUT POINT, NOT ANOTHER
07:01:36 BURGER JOINT, WE'VE GOT TOO MUCH OF THAT.
07:01:38 IT'S SITTING HALF EMPTY NOW.
07:01:41 AFTER A YEAR, IT SITS EMPTY.
07:01:43 THAT PARK HAS SO MUCH POTENTIAL, AND WHEN YOU SAY 21 ACRES,
07:01:49 I DON'T KNOW ABOUT THE WEST PART THAT YOU'RE TALKING, BUT
07:01:52 ELLEN BUILT A BIG FROG POND THAT'S GOT WATER.
07:01:55 I THINK YOU GUYS THINK IT IS A WET AREA.
07:01:57 THAT WAS HER FROG POND.
07:01:59 RIGHT WHEN YOU PULL IN ON THE LEFT-HAND SIDE.
07:02:03 THAT'S NOT A WET AREA.
07:02:05 SHE CREATED THAT WITH LILY PADS AND NATURE.
07:02:10 WE HAVE DOLPHINS IN THAT RIVER.
07:02:12 WE HAVE MANATEE IN THAT RIVER.

07:02:15 EVERY KIND OF FISH THAT'S IN THE BAY.

07:02:18 >>Scotty Wood: YOU'RE OUT OF TIME.
07:02:19 >> OKAY.
07:02:19 >>Scotty Wood: THANK YOU.
07:02:20 ANYONE ELSE?
07:02:24 OKAY.
07:02:27 THEN I'LL CLOSE PUBLIC INPUT.
07:02:31 >>Michael Sheeley: MAKE ONE COMMENT.
07:02:33 >>Scotty Wood: YEAH, I'LL BRING IT BACK TO THE BOARD FOR
07:02:35 COMMENT.
07:02:35 GO AHEAD, MIKE.
07:02:36 >>Michael Sheeley: I APPRECIATE YOUR THOUGHTS AND YOUR PLAN.
07:02:39 I THINK IT HAS SOME MERIT.
07:02:41 I DO AGREE THAT -- I'M CONCERNED ABOUT ATTRACTING PEOPLE TO
07:02:47 THIS SITE AND THAT IT BE USED.
07:02:50 AND I THINK YOUR POINT IS VALID THAT GETTING PEOPLE TO THE
07:02:54 SITE MAY BE DIFFICULT.
07:02:57 I DON'T KNOW.
07:02:58 TIME WILL TELL.
07:03:00 BUT, OBVIOUSLY, THE SENTIMENT OF THE COUNCIL IS TO REZONE
07:03:04 THIS PROPERTY.
07:03:04 OUR VOTE IS A RECOMMENDATION ONLY.
07:03:07 WE CAN'T VOTE WHETHER IT'S REZONED.
07:03:11 IT'S UP TO THEM.
07:03:12 IF THEIR SENTIMENT IS IT SHOULD ALL BE ZONED THE SAME, THEN
07:03:16 I WOULD SUPPORT THAT.

07:03:17 AND IT MAY HAVE TO CHANGE IN THE FUTURE IF IT ENDS UP NOT
07:03:20 BEING -- NOT BEING USEFUL OR HIGHLY USED.
07:03:24 THAT'S MY THOUGHT.
07:03:29 >>Marlene Naratil: I JUST THINK IT'S A BIG DISCUSSION THAT
07:03:32 NEEDS MORE TIME.
07:03:34 WE REALLY CAN'T COME UP WITH SOMETHING AT AN IMPROMPTU
07:03:38 SETTING.
07:03:39 WE HAVE TO GET TOGETHER AND DISCUSS THESE THINGS, BECAUSE
07:03:42 THEY ARE MAJOR ISSUES.
07:03:44 AND I LIKE MANY OF YOUR CONCEPTS.
07:03:47 AND WHAT THIS GENTLEMAN SAID ABOUT LAKES PARK, WHEN I HAVE
07:03:51 FRIENDS COME, THEY LOVE GOING TO LAKES PARK.
07:03:55 THEY THINK IT'S SUCH A GREAT SPOT.
07:03:57 WELL, WE HAVE MANY AMPLE OPPORTUNITIES FOR THAT IN ESTERO.
07:04:01 AND NO ONE HAS DONE ANYTHING WITH IT.
07:04:03 SO I'D LIKE TO SEE US, YOU KNOW, GET A GROUP, WHETHER IT'S
07:04:07 OUR BOARD OR OTHER PEOPLE IN THE COMMUNITY TO GET SOMETHING
07:04:11 GOING ON IT.
07:04:14 >>Scotty Wood: MY THOUGHTS ON THIS, I THINK ABOUT THE ESTERO
07:04:20 PARK AND RECREATION -- I'M SORRY, THE LEE COUNTY PARK AND

07:04:25 RECREATION CENTER THAT WE HAVE RIGHT NOW, AND PEOPLE COME TO
07:04:29 THAT AND SO IF WE -- IF WE BUILD IT, THEY WILL COME.
07:04:39 AND IT'S HOW WE BUILD IT.
07:04:40 I THINK WHAT WE NEED TO DO IS TO GIVE -- I SUPPORT THE
07:04:46 RECOMMENDATION TO COUNCIL THAT THIS BE REZONED, BUT I THINK

07:04:50 WE SHOULD ALSO HAVE A COMMENT IN OUR RECOMMENDATION TO THE
07:04:54 COUNCIL THAT THE COUNCIL LOOK LONG AND HARD AT THE ISSUE OF
07:04:59 MAKING SURE THAT THE LONG-TERM DEVELOPMENT IS A DEVELOPMENT
07:05:03 THAT WILL ATTRACT USE TO JIM'S POINT.
07:05:07 >>Jim Wallace: THE GOOD THING IS THAT ESTERO OWNS IT.
07:05:10 >>Scotty Wood: RIGHT.
07:05:10 WE OWN IT.
07:05:11 >>Jim Wallace: SO THE CITIZENS CAN DECIDE, THIS GENTLEMAN
07:05:16 HAS CONTRIBUTED -- THE CITIZENS SHOULD DECIDE WHAT IS GOING
07:05:19 TO HAPPEN.
07:05:20 >>Scotty Wood: MIKE SAID IT WELL.
07:05:21 IT SHOULD BE REZONED TO PARKS AND REC IF THE DEVELOPMENT OF
07:05:27 PARK AND RECREATION USES OVER TIME DOESN'T PRODUCE THE
07:05:32 DESIRED RESULT OF IT BEING A HIGHLY SOUGHT AFTER AND USED
07:05:38 PARK AND RECREATION FACILITY FOR THE RESIDENTS OF ESTERO,
07:05:42 THEN AS MIKE POINTS OUT, WE CAN ALWAYS REZONE IT.
07:05:47 AND SO I WOULD SUPPORT THE RECOMMENDATION TO COUNCIL WITH
07:05:51 THE COMMENT.
07:05:56 >>Jim Wallace: THE ONLY THING I WOULD LIKE TO SAY IS THAT I
07:05:58 THINK IT'S VERY IMPORTANT, AND I'M SURE THIS GENTLEMAN
07:06:02 AGREES WITH ME 100%, THAT THE UPLAND AREAS WE CAN HAVE A
07:06:07 DISCUSSION ON, WHETHER IT'S TODAY, TEN YEARS FROM NOW, 20
07:06:10 YEARS FROM NOW, WHATEVER, THE INTENT HERE FROM KATY
07:06:16 ERRINGTON ALL THE WAY TO ALL OF US IS THE PART THAT IS SO
07:06:20 BEAUTIFUL MUST BE ENSHRINED IN THE ZONING.

07:06:24 AND WE NEED A RESTRICTION ON ANYTHING OTHER THAN UPLAND,
07:06:30 WHETHER IT'S TODAY, TOMORROW, OR TEN YEARS FROM NOW.
07:06:32 >>Scotty Wood: WELL, THE PARKS AND RECREATION GIVES US THE
07:06:35 ABILITY TO DO THAT.
07:06:37 >>Jim Wallace: REALLY?
07:06:38 >>Scotty Wood: YEAH, IT DOES.
07:06:39 WE DON'T HAVE AN UPLANDS CATEGORY IN FLU.
07:06:43 WE DON'T HAVE IT.
07:06:44 WE HAVE PARKS AND REC.
07:06:45 WE HAVE TO WORK WITH WHAT WE HAVE.
07:06:48 >>Marlene Naratil: BUT THAT COULD BE MODIFIED AND REDEFINED.
07:06:51 >>Scotty Wood: IT COULD BE.
07:06:52 >>Marlene Naratil: THERE'S NO REASON YOU CAN'T.
07:06:53 >>Scotty Wood: I THINK THE PROCESS IS, LET'S MOVE IT FROM
07:06:56 MIXED USE RIGHT NOW TO PARK AND REC.
07:07:01 >>Jim Wallace: DEFINITELY NOT MIXED USE.

07:07:02 >>Scotty Wood: AND HAVE OUR DISCUSSION, AND MAYBE WE DO
07:07:04 SOMETHING NEXT YEAR OR FIVE YEARS FROM NOW.
07:07:12 >>Kristin Jeannin: YEAH, TWO COMMENTS, I THINK THAT A COUPLE
07:07:15 OF THINGS THAT REALLY HELP ME TO FIGURE OUT WHERE I STAND ON
07:07:19 THIS IS THE EXAMPLE OF LAKES PARK.
07:07:22 BECAUSE I DO THINK, YOU KNOW, AND YOUR IDEA OF SAYING LET'S
07:07:28 VOTE ON IT AND MAYBE MAKE A RECOMMENDATION, AND I THINK THAT
07:07:31 RECOMMENDATION IS ABOUT PROGRAM, RIGHT?
07:07:33 WE NEED TO REALLY MAKE SURE THAT -- DO OUR PART TO INFLUENCE

07:07:43 COUNCIL TO KNOW THAT STUDIES NEED TO BE DONE.
07:07:45 PLANS NEED TO BE DRAWN UP THAT REALLY DRAW PEOPLE IN AND
07:07:48 GIVE THEM GOOD USES FOR THESE AREAS.
07:07:51 BECAUSE LAKES PARK HAS FACILITIES FOR EATING AND AREAS THAT
07:07:57 YOU CAN SET UP PARTIES, AND I DO THINK THERE IS A REAL DRAW
07:08:00 FOR THAT.
07:08:01 AND MY SECOND COMMENT IS THAT YOU MENTIONED SOMETHING ABOUT
07:08:05 PLANNING FOR 50 YEARS FROM NOW AND WHAT ARE CARS GOING TO
07:08:09 LOOK LIKE THEN, AND WE'RE GOING TO HAVE LESS AND LESS LAND
07:08:12 TO PRESERVE AT THAT POINT.
07:08:13 SO I THINK THAT'S KEY TO THIS, TOO.
07:08:18 PRESERVING NATURAL RESOURCES AND LAND IS CRITICAL.
07:08:28 >>Scotty Wood: I'M GOING TO TRY AND TAKE THIS TO A MOTION.
07:08:34 TRY.
07:08:35 BECAUSE I'M CONCERNED ABOUT HOW WE STRUCTURE A COMMENT.
07:08:39 THE MOTION THAT I WOULD ASK FOR IS A MOTION TO APPROVE
07:08:47 STAFF'S RECOMMENDATION THAT IT BE REZONED TO PARK AND REC,
07:08:51 BUT WE ALSO, I THINK, SENTIMENT OF THIS BOARD THAT WE WANT
07:08:55 TO ADD A COMMENT THAT IT'S IMPORTANT THAT AS THIS REZONED
07:09:04 PROPERTY IS DEVELOPED, IT IS DEVELOPED IN SUCH A WAY THAT
07:09:08 WILL ATTRACT RESIDENTS.
07:09:13 >>Jim Wallace: AND ABSOLUTELY PRESERVE THE NON--- YOU SAY
07:09:18 THERE'S NO SUCH THING AS UPLANDS, BUT THERE IS.
07:09:22 THERE IS A PART OF THAT PROPERTY THAT IS SO PRECIOUS, AND
07:09:25 THERE ARE OTHER PARTS THAT ARE JUST THERE.

07:09:29 >>Scotty Wood: HOW DID YOU DO WITH THAT, MARY?
07:09:31 >>Mary Gibbs: I THINK I HAVE THE FLAVOR.
07:09:33 YOU'RE RECOMMENDING APPROVAL.
07:09:34 THE REZONING AND THE COMPREHENSIVE PLAN AMENDMENT, BUT
07:09:37 YOU'RE ADDING THE COMMENT TO THE COUNCIL THAT THEY NEED TO
07:09:40 LOOK AT THE LONG-TERM DEVELOPMENT BECAUSE WE WANT IT TO BE A
07:09:44 PLACE THAT WILL ATTRACT PEOPLE, SIMILAR TO LAKES PARK AND
07:09:50 THAT WE SHOULD FOCUS PARTICULAR ATTENTION ON THE AREAS THAT
07:09:55 NEED TO BE CONSERVED AND PRESERVED VERSUS THE UPLANDS.
07:10:00 >>Scotty Wood: ARE YOU GUYS OKAY WITH THAT?
07:10:02 >>Michael Sheeley: I'M OKAY WITH IT.
07:10:03 >>Scotty Wood: I NEED A MOTION FROM ONE AND A SECOND FROM

07:10:06 THE OTHER.
07:10:07 >>Kristin Jeannin: SO MOVED.
07:10:08 >>Michael Sheeley: SECOND.
07:10:08 >>Scotty Wood: ANY FURTHER DISCUSSION?
07:10:09 CALL THE ROLL, PLEASE, TAMMY.
07:10:13 >>Tammy Duran: BOARD MEMBER JEANNIN?
07:10:15 >>Kristin Jeannin: YES.
07:10:17 >> GEORGE JONES LEFT.
07:10:18 >>Marlene Naratil: YES.
07:10:20 >>Michael Sheeley: YES.
07:10:22 >> BOARD MEMBER TATOOLES LEFT.
07:10:23 >>Jim Wallace: YES.
07:10:25 >>Scotty Wood: YES.

07:10:32 >>Kristin Jeannin: FEELS LIKE ONE OF THE MOST IMPORTANT
07:10:33 THINGS WE'VE DONE HERE.
07:10:35 >> IT'S HALF A LOAF.
07:10:37 >>Jim Wallace: THAT'S WHAT WE NEED TO DO.
07:10:39 WE DON'T HAVE THE ANSWER YET.
07:10:40 AND WE'RE TRYING TO GET TO AN ANSWER.
07:10:42 I UNDERSTAND THE VILLAGE COUNCIL, EVERYBODY WANTS TO GET TO
07:10:44 THE ANSWER.
07:10:45 WE DON'T HAVE THE ANSWER YET.
07:10:50 >>Scotty Wood: OKAY.
07:10:51 ON WARD.
07:10:53 >>Mary Gibbs: LET'S SEE HOW I DO ON THE LAST ONE.
07:10:55 SO WE HAVE ONE MORE COMPREHENSIVE PLAN AMENDMENT TO GO OVER,
07:11:00 AND IT'S CALLED THE PROPERTY RIGHTS ELEMENT.
07:11:03 THIS IS REQUIRED BY THE STATE OF FLORIDA.
07:11:12 2021, THEY PASSED LEGISLATION THAT MADE A PROPERTY RIGHTS
07:11:15 ELEMENT BECOME A REQUIREMENT FOR EVERY COUNTY AND CITY IN
07:11:19 THE STATE.
07:11:20 ALL LOCAL GOVERNMENTS HAVE TO DO THIS TO ENSURE THAT PRIVATE
07:11:23 PROPERTY RIGHTS ARE CONSIDERED WHEN YOU'RE MAKING DECISIONS.
07:11:27 AND SO WE HAVE TO ADOPT THIS ELEMENT BEFORE WE DO ANY MORE
07:11:32 COMP PLAN AMENDMENTS.
07:11:33 SO WE'RE KIND OF TRACKING THIS AT THE SAME TIME AS OUR PARKS
07:11:39 AMENDMENT.
07:11:40 NOW, MOST OF THE CITIES AND COUNTIES ARE IN THE PROCESS OF

07:11:44 ADOPTING THESE NOW.
07:11:46 I THINK LEE COUNTY, FORT MYERS IS STARTING TO ADOPT IT.
07:11:50 CAPE CORAL ADOPTED ONE.
07:11:52 THE STATE WHEN THEY DID THE LEGISLATION, THEY PREPARED THE
07:11:56 ACTUAL LANGUAGE THAT THEY SAID YOU CAN JUST USE THIS
07:11:58 LANGUAGE.
07:11:59 SO THERE'S FOUR THINGS THAT THEY SUGGESTED.
07:12:02 BUT THEY ALSO HAVE A MODEL CODE THAT WAS DONE BY A THOUSAND

07:12:06 FRIENDS OF FAMILY.
07:12:07 SO THEY DID A MODEL CODE THAT HAD NOT JUST THE STATUTORY
07:12:10 LANGUAGE, BUT A LOT OF EXTRA LANGUAGE AS WELL.
07:12:12 SO WE TOOK KIND OF A BLENDED APPROACH AND SAID WE WILL USE
07:12:15 THE STATUTORY LANGUAGE FOR THE PROPERTY RIGHTS.
07:12:19 WE NEED TO CONSIDER THAT.
07:12:21 WE NEED TO PROTECT THE RIGHTS OF PEOPLE THAT OWN PROPERTY,
07:12:23 BUT AT THE SAME TIME, WE ADDED A COUPLE POLICIES THAT WE
07:12:27 ALREADY HAVE IN OUR COMPREHENSIVE PLAN WHERE WE SAY THE
07:12:31 PUBLIC, THE RIGHT OF PROPERTY OWNERS TO BE NOTIFIED IF THERE
07:12:35 IS A LAND DEVELOPMENT PROPOSAL IN THE AREA OR THE RIGHTS OF
07:12:38 AFFECTED PEOPLE TO PARTICIPATE IN THE PUBLIC HEARING
07:12:41 PROCESS.
07:12:41 SO WE WANTED IT TO BE BALANCED.
07:12:45 AND IT'S NOT THE MODEL CODE THAT THOUSAND FRIENDS DID WAS
07:12:51 PRETTY LIBERAL.
07:12:52 SO WE'VE TAKEN THIS MODIFIED APPROACH AND SAID WE'LL USE THE

07:12:56 STATUTORY LANGUAGE AND WE PUT IN TWO POLICIES THAT JUST
07:12:58 TRACKED WHAT WE ALREADY SAY IN THE COMPREHENSIVE PLAN THAT
07:13:01 PEOPLE DO HAVE A RIGHT TO COME AND SPEAK AND BE NOTIFIED OF
07:13:04 PUBLIC HEARINGS.
07:13:05 BUT THE LANGUAGE THAT THE STATUTE SAYS THE RIGHTS OF
07:13:08 PROPERTY OWNERS TO PHYSICALLY POSSESS AND CONTROL YOUR
07:13:11 INTEREST IN THE PROPERTY, THAT YOU HAVE THE RIGHT -- THE
07:13:14 PROPERTY OWNER CAN MAINTAIN, DEVELOP, OR IMPROVE THE
07:13:17 PROPERTY.
07:13:17 THE RIGHTS OF THE PROPERTY OWNER TO PRIVACY AND EXCLUDE
07:13:20 OTHERS FROM YOUR PROPERTY AND THE RIGHTS OF PROPERTY OWNERS
07:13:23 TO DISPOSE OF PROPERTY THROUGH SALE OR GIFT.
07:13:26 SO THOSE ARE THE ACTUAL STATUTES.
07:13:28 AND SO THIS IS PROBABLY LIKE THE SMALLEST COMPREHENSIVE PLAN
07:13:34 ELEMENT YOU'VE EVER SEEN.
07:13:35 I LOOKED AT THE ONES THAT ALL THE OTHER CITIES ARE DOING,
07:13:37 AND THEY ARE JUST ALMOST THE SAME, EXCEPT FOR MAYBE WINTER
07:13:41 PARK, WHICH HAS A MORE EXTENSIVE ONE.
07:13:43 EVERYBODY'S IS LIKE HALF A PAGE.
07:13:46 SO SIMPLE.
07:13:48 AND THEN, AGAIN, YOU'LL MAKE A RECOMMENDATION TO THE
07:13:52 COUNCIL.
07:13:52 I HAVE NOT SCHEDULED IT AT COUNCIL YET.
07:13:55 WE DON'T HAVE TO RUSH THROUGH IT.
07:13:57 BUT, AGAIN, IT'S PRETTY STANDARD.

07:14:05 >>Kristin Jeannin: SO THIS IS JUST THE RIGHT FOR PUBLIC
07:14:07 TO COME AND MAKE COMMENT BASED ON REZONING MATTERS.
07:14:11 >>Mary Gibbs: YEAH, WHICH WE ALREADY DO AND WE ALREADY HAVE THAT.
07:14:14 >>Kristin Jeannin: OKAY, GOOD JOB.

07:14:16 >>Mary Gibbs: A LOT OF THINGS THAT A THOUSAND FRIENDS PUT
07:14:19 IN THE MODEL CODE WHEN I READ IT, IT WAS THINGS WE ALREADY DO
07:14:21 ANYWAY SO I THOUGHT IT WAS A LITTLE REDUNDANT TO SAY IT, BUT I LIKE
07:14:24 TO BALANCE IT BY PUTTING IN A COUPLE THINGS.
07:14:28 >>Michael Sheely: I'LL MAKE A MOTION THAT WE RECOMMEND THIS TO COUNCIL.
07:14:32 >>Kristin Jeannin: SECOND.
07:14:36 >>Scotty Wood: KRISTIN SECONDED.
07:14:37 ANY DISCUSSION?
07:14:40 CALL THE ROLL, PLEASE.
07:14:46 >>Kristin Jeannin: YES.
07:14:47 >>Marlene Naratil: YES.
07:14:48 >>Michael Sheeley: YES.
07:14:51 >>Jim Wallace: YES.
07:14:53 >>Scotty Wood: YES.
07:14:54 >>Mary Gibbs: THANK YOU.
07:14:56 >>Scotty Wood: AND THAT, LADIES AND GENTLEMEN, IS THE END
07:14:57 OF OUR AGENDA.
07:15:02 ANY COMMENTS, MARY, ABOUT NEXT MONTH OR GENERAL COMMENTS
07:15:08 OR WHATEVER BEFORE I CALL FOR ADJOURNMENT?
07:15:11 >> Mary Gibbs: I DON'T HAVE THE AGENDA FINALIZED BECAUSE
07:15:13 IT'S TOO EARLY BUT I THINK WE'RE GOING TO HAVE A ZONING
07:15:17 HEARING AND AN INFORMATION MEETING FOR A ZONING CASE
07:15:20 AND -- AND POSSIBLY A DEVELOPMENT ORDER OR TWO SO WE'LL,
07:15:26 YOU KNOW, TRY TO KEEP IT SO IT'S NOT TOO LATE, BUT IT
07:15:28 MAY BE SIMILAR TO TONIGHT'S MEETING.
07:15:31 >>Scotty Wood: THANK YOU.
07:15:32 MOTION TO ADJOURN?
07:15:34 >> SO MOVED.
07:15:35 >> I'LL MAKE THE MOTION.
07:15:36 >>Scotty Wood: ALL IN FAVOR?
07:15:38 WE'RE ADJOURNED.
07:15:39 [SOUNDING GAVEL]

DISCLAIMER:
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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
April 12, 2022 4:30 p.m.

1. CALL TO ORDER: 4:33 p.m.

2. PLEDGE OF ALLEGIANCE: Led by Chairman Wood

3. ROLL CALL:

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

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

4. APPROVAL OF AGENDA:

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

5. BUSINESS:

(a) Consent Agenda

(1) Approval of March 8, 2022, meeting minutes.

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

6. INFORMATION ITEM

(a) Estero on the River -Village Property

Staff Presentation/Comments
Mary Gibbs, Community Development Director
David Willems, Public Works Director

Public Comment
None.

Board Questions or Comments
None.

7. PUBLIC HEARINGS (Quasi-Judicial)

(a) Development Order - Spring Run Clubhouse Expansion (DOS2021-E009) (District 6)
Located in The Brooks, the Spring Run Clubhouse site is 1 mile east of Coconut Road and US 41.

Applicant requests, expansion of the existing clubhouse, outdoor bar/dining area, bocce ball court and parking deviation.

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

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments
Mary Gibbs, Community Development Director
Jim Hart, Development Review Manager

Presentation/Information by
D. Wayne Arnold, Q. Grady Minor & Associates, P.A.
Jim Bartl, Spring Run Committee Member
Mike Zigler, Spring Run Clubhouse General Manager

Public Comment
In-Person
Jim Rock, Spring Run
Vincent Horvath, Spring Run
Bill Hess, Spring Run
Ken Greene, Spring Run
Doug MacAdam, Spring Run
Michael Bannigan, Spring Run
Patti Columbe, Spring Run

Board Questions or Comments
Board Members Sheeley, Naratil, Wallace, and Tatooles.

Motion: Motion to approve the Development Order (DOS2021-E009) with parking deviation.

Motion by: Board Member Gargano
Seconded by: Board Member Tatooles

Action: Approved the Development Order (DOS2021-E009) with parking deviation.

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

(b) Zoning Amendment - Miromar Outlets Signage (DCI2021-E002) (District 5)
Miromar Outlets is located at the intersection of Corkscrew Road and Ben Hill Griffin Parkway.

Applicant is proposing a Zoning Amendment to the Commercial Planned Development to adopt a new "sign package" to replace 4 existing project identification signs with 4 updated signs.

No ex parte communication or conflicts of interest were noted.

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

Presentation/Information by
Margaret Antonier, Miromar Development Corporation
Neale Montgomery, Esq., Pavese Law Firm
John Konopka, US Sign & Mill Corp.
Paula McMichael, Hole Montes

Public Comment
eComments
Karl Boudeau, Miromar Lakes

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

Motion: Motion to make a recommendation to Council to approve their sign package.

Motion by: Board Member Tatooles
Seconded by: Board Member Naratil

Action: Motion fails with 4-4 tie vote.

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

Motion: Motion to make a recommendation to Council to approve their sign package with the color change of blue to teal.

Motion by: Board Member Wallace
Seconded by: Board Member Sheeley

Action: Motion fails with 4-4 tie vote.

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

Adjourn at 6:44 p.m. and reconvene at 7:09 p.m.

8. WORKSHOP

(a) Zoning Amendment - Genova (District 5)
21530 Strada Nuova Circle, southeast corner of Corkscrew Road and Via Coconut Point

Applicant is proposing a Zoning Amendment to construct villas and townhomes on unbuilt portion of the site in lieu of condominium buildings 5 and 6.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
Jaime Lopez, Barron Collier Companies
John English, P.E, Peninsula Engineering
Steve Sammons, Peninsula Engineering

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

Public Comments
In-Person
Jeff Bristol, Genova
John Kotsi Genova
Sandy Stump, Genova
Bill Douglas, Genova
Bob Girsch, Genova

Paul Denett, Genova
Carrin Turnbull, Genova
Daniel Olson, Genova
Wanda Farrell, Genova
Susan Majka, Genova
John Cross, Genova
Abimael Rodriquez, Genova
Jane Brown, Genova
Robert Mulcahy, Genova
Art Columbe, Spring Run
Hal Korbee, Genova

eComments
John Cross, Genova
Robert Poffenberger, Genova
Bill Douglas, Genova

9. PUBLIC INFORMATION MEETINGS

(a) Development Order - Estero Crossing Commercial Building #1 (Dunkin) (D.O. # TBD) (District 5) 10500 Corkscrew Road

Last building in Estero Crossing's commercial area located on the south side of Corkscrew Road, 1,000 feet west of Corkscrew Road and I-75 intersection.

Applicant proposing a 4,700 square foot building consisting of retail spaces with 1 drive-thru at the southern end of the building.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
John T. Wojdak, P.E., DeLisi Fitzgerald, Inc.
Ramon Acevedo, GMA

Public Comments
eComments
Jack Otte, Island Club

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

(b) Rezoning - Milan Villas (DCI2021-E005) (District 5) 21750 Three Oaks Parkway

10 acres located at the northwest corner of Williams Road and Three Oaks Parkway.

Applicant rezoning the property from Commercial Planned Development to Residential Planned Development for a small residential subdivision.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
Dan Delisi, DeLisi, Inc
Chris Mitchell, JR Evans Engineering

Public Comments
None.

Board Questions or Comments
Board Members Jones, Naratil, Wallace, and Chairman Wood

10. **BOARD COMMUNICATIONS**
(a) Next meeting – April 12, 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, Jones, Jeannin, Naratil, and Chairman Wood.

11. ADJOURNMENT: 9:17 pm.

_____
Tammy Duran
Deputy Village Clerk

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DRAFT MINUTES

Planning Zoning and Design Board Meeting

Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
May 10, 2022 4:30 p.m.

1. CALL TO ORDER: 4:33 p.m.

2. PLEDGE OF ALLEGIANCE: Led by Chairman Wood

3. ROLL CALL:

Present: Chairman Scotty Wood, Boardmembers Marlene Naratil, Anthony Gargano, James Tatooles, Michael Sheeley, Kristin Jeannin (via Zoom), and Jim Wallace. Absent: Boardmember Barry Jones.

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.

4. APPROVAL OF AGENDA:

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

5. BUSINESS:

6. PUBLIC HEARINGS (Quasi-Judicial)

(a) Monument Sign - Coconut Office Center (Building Permit to be filed) (District 1) 23421 Walden Center Drive, Located on west side of US 41, just south of Coconut Road and US 41 intersection.

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

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
Lindsey Oij Reade, Sign Permits Plus

Public Comment
None.

Board Questions or Comments
Board Members Sheeley, Naratil, and Chairman Wood.

Motion: Motion to approve the Monument Sign - Coconut Office Center.

Motion by: Board Member Gargano
Seconded by: Board Member Naratil

Action: Approved the Monument Sign - Coconut Office Center.

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

7. PUBLIC INFORMATION MEETINGS

(a) Development Order - Ginsberg Eye Ophthalmology (Submittal pending) (District 5)
9441 Corkscrew Palms Circle, located east of Village Hall in the Corkscrew Palms Commercial Planned Development.

Vacant parcel surrounded by Corkscrew Palms parking lot.

Applicant proposes to construct a 14,600 square-foot, 2-story Commercial Building.

Staff Presentation/Comments
Mary Gibbs, Community Development Director
Jim Hart, Development Review Manager

Presentation/Information by
Stacy Hewitt, AICP, Banks Engineering
Scott Mann, AIA, Studio +
Gregory J. Diserio, RLA, DMJA

Public Comment
None.

Board Questions or Comments
Board Members Jeannin, Naratil, Wallace, Tatooles, Gargano, Sheeley, and Chairman Wood

(b) Zoning Final Plan Approval and Development Order - Island at West Bay – West Bay (Zoning submittal pending) (DOS2022-E003) (District 1)

5-acre "island" site at west end of Williams Road and past Baybridge Boulevard, over "no name" bridge.

Applicant seeks to construct a 270' (plus 20' for equipment) multi-family high-rise building over parking.

A zoning amendment was recently approved by Village Council (Ordinance 2021-12).

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
Jeff Nagle, Johnson Engineering
Tyler Rubley, Johnson Engineering
Roger Grave De Peralta, Garcia Stromberg (GS4 Studios)

Public Comment
eComment
Dennis O'Connor, West Bay

Board Questions or Comments
Board Members Naratil, Wallace, Tatooles, Gargano, Sheeley, and Chairman Wood

(c) Zoning Amendment – LB Estero Bay Investments, LLC/Coconut Trace CPD (DCI2022-E002) (District 2) 22951-22961 Lyden Drive, 3.5-acre vacant property located across from the Coconut Point Mall and south of Vandenberg Way.

Applicant is seeking an amendment to change the Commercial Planned Development Schedule of Uses so that general real estate offices are a permitted use on Tracts C and D.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
Josephine Medina, RVi Planning +

Mark MCclean, MHK Architecture & Planning

Public Comment
None.

Board Questions or Comments
Board Members Naratil, Wallace, Sheeley, and Chairman Wood

(d) Comprehensive Plan Amendment and Rezoning - Estero on the River and Happehatchee Properties (Village Initiated) (District 4)

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Public Comment
None.

Board Questions or Comments
Board Members Tatooles, Wallace, and Chairman Wood

(e) Comprehensive Plan Amendment – Private Property Rights Element (Village initiated per State Statute)

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Public Comment
None.

Board Questions or Comments
Board Members Naratil, Wallace, Tatooles, Gargano, Sheeley, and Chairman Wood

8. ACTION ITEM

(a) Conflict of Interest

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

Board Questions or Comments
Board Members Naratil, Jeannin, Wallace, Tatooles, Gargano, Sheeley, and Chairman Wood

Public Comments

None.

Motion: Motion to recommend to the Council that the code be changed to allow the firms of the professional architect, landscape architect, and engineer who are on the Board to present at any meeting, but the individual cannot present.

Motion by: Board Member Gargano
Seconded by: Board Member Tatooles

Action: Recommended to the Council that the code be changed to allow the firms of the professional architect, landscape architect, and engineer who are on the Board to present at any meeting, but the individual cannot present.

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

10. **BOARD COMMUNICATIONS**
(a) Next meeting – June 14, 2022

Chairman Wood brought up the issue of the need for a Vice Chair for the Board. Attorney Stroud advised that any motion should be a recommendation to Council.

Staff Presentation/Comments
Nancy Stroud, Village Land Use Counsel

Board Questions or Comments
Chairman Wood.

Motion: Motion to recommend to the Council that Marlene Naratil be appointed to Vice-Chair.

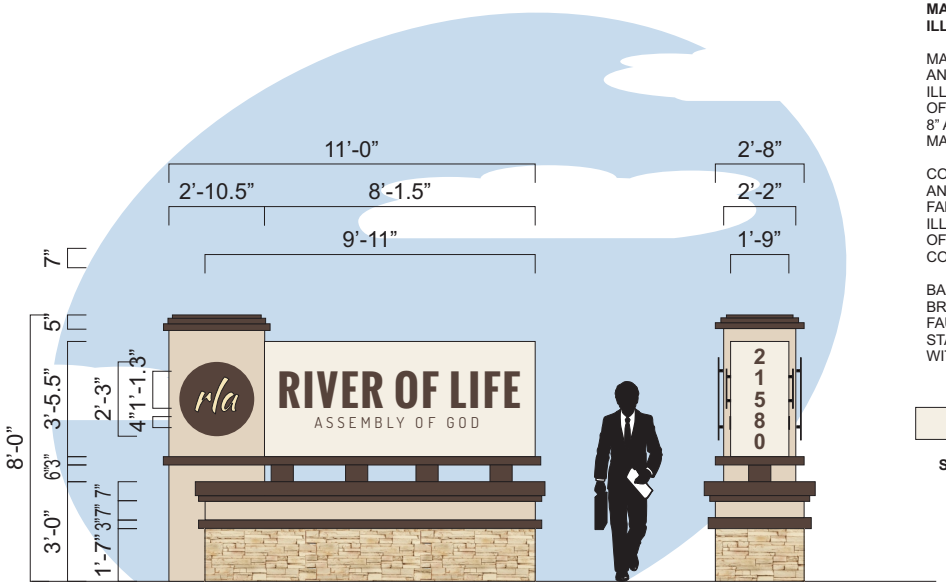
Motion by: Board Member Gargano
Seconded by: Board Member Tatooles

Action: Recommended to the Council that hat Marlene Naratil be appointed to Vice-Chair.

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

11. ADJOURNMENT: 6:55 pm.

_____
Tammy Duran
Deputy Village Clerk



MANUFACTURE & INSTALL ONE (1) DOUBLE FACED, NON ILLUMINATED GROUND SIGN

MAIN ID AREA - ALL ALUMINUM CONSTRUCTION OVER INTERNAL ANGLE FRAME, FINISH TO BE SMOOTH. COPY TO BE .25" NON ILLUMINATED FLAT CUT OUT DIBOND LETTERS, SPACED .5" OFF OF FACES. "SHELF" AREA TO BE FABRICATED ALUM MOUNTED ON 8" ALUM SQ TUBING LEGS. ADDRESS NUMBERS TO BE MASKED AND PAINTED.

COLUMN TO BE ALL ALUM CONSTRUCTION OVER INTERNAL ANGLE BRACING, FINISH TO BE TEXTURED. CAP TO BE FABRICATED ALUM WITH TEXTURED FINISH. LOGO TO BE .25" NON ILLUMINATED FLAT CUT OUT DIBOND LETTERS, SPACED .5" OFF OF FACES. RLA TO BE ROUTED OUT OF FACES SO AS TO ALLOW COLUMN COLOR TO SHOW THRU.

BASE - ALL ALUMINUM CONSTRUCTION OVER INTERNAL ANGLE BRACING, FINISH TO BE TEXTURED. LOWER PORTION TO RECEIVE FAUX STONE PANELING (TEXTURE PLUS - STACKED STONE DRY STACK SELECT - LT TAN - SHOWN) CAPS TO BE FABRICATED ALUM WITH TEXTURED FINISH.

SW#7103 SW#7555 SW#6041

LEE DESIGNS
3300 PALM AVENUE, FT. MYERS, FL 33901
PHONE: 239.278.4245
FAX: 239.278.3912

ALL ELECTRICAL WORK TO BE DONE IN COMPLIANCE WITH NFPA 70-17

ISA MEMBER

UL REGISTERED SIGN REG#: E216325

This sign, including, but not limited to, all plastic or similar components thereof, has been designed in compliance with the 2020 Florida Building Code 7th Edition, 1609 Wind Loads, ASCE/SEI 7-16 Wind Loads, 3107, and NFPA 70-17

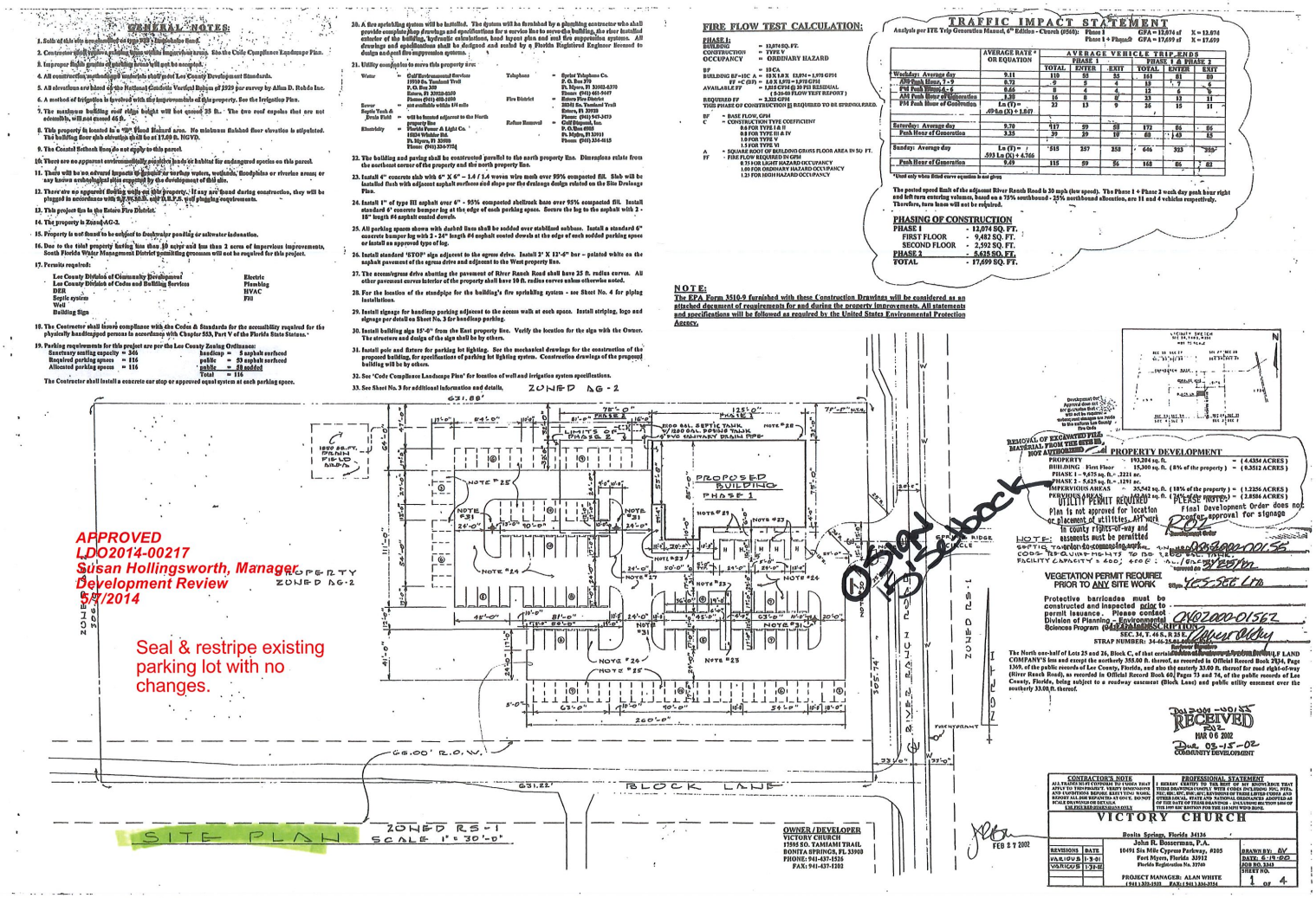
CUSTOMER APPROVAL:

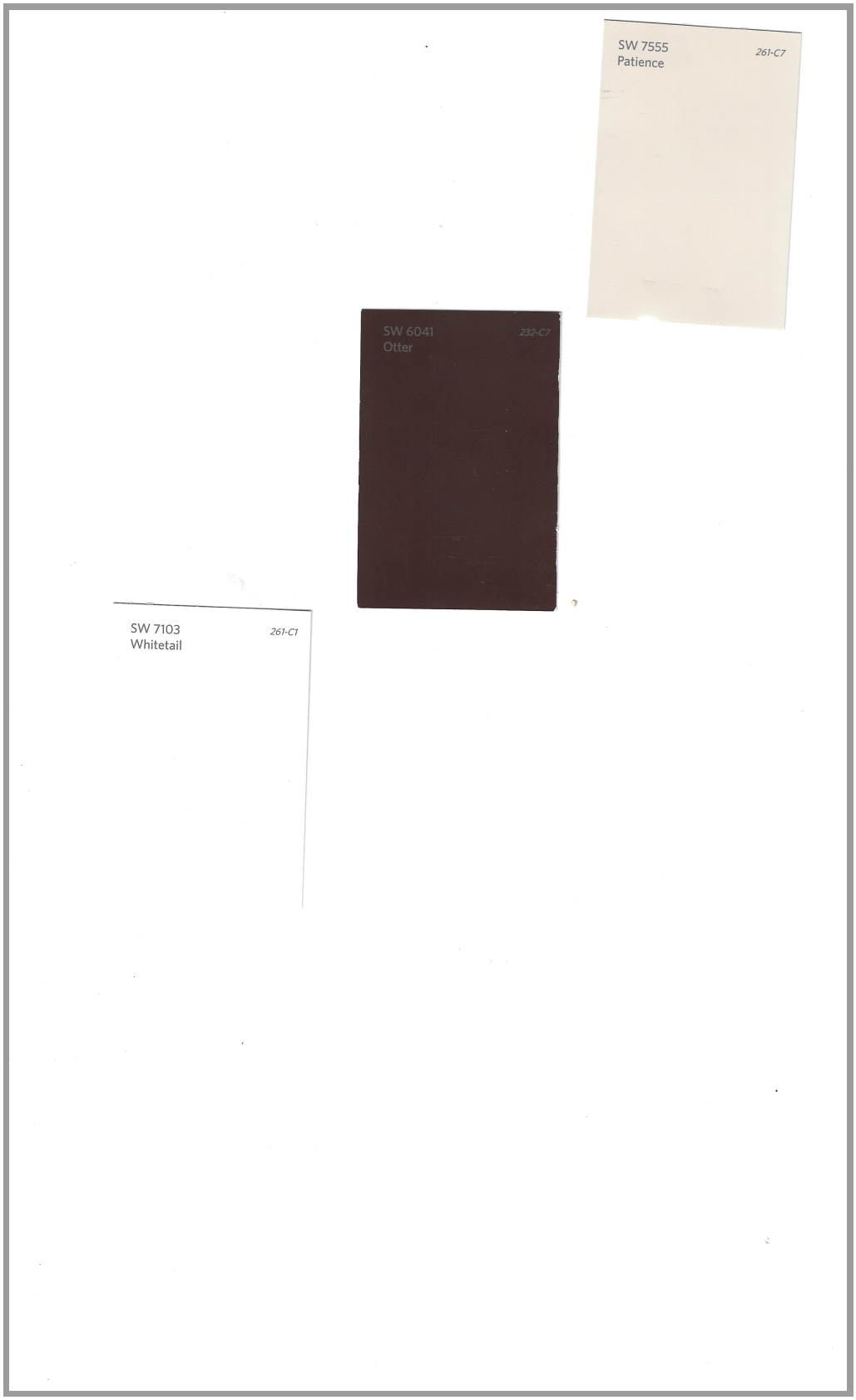
SIGNATURE DATE

JOB DESCRIPTION:						PROJECT MANAGER:	DESIGNER:
Ground						Elisha White	MB
COMPANY:	DRAWING NUMBER:	INITIAL DRAWING DATE:	REVISION	REVISION	REVISION		
River of Life	22-0186 01 E	3/29/2022	3/30 B	4/12 C	4/ E	Rev E - Revised shelf legs	
CONTACT:	PHONE:	E-MAIL:				SCALE: 1/4" = 1'-0"	
ADDRESS: 21580 River Ranch Rd Estero Fl	FILEPATH: Z:\grfx\R Jobs\River of Life Church\Estero, 21580 River Ranch Rd\E\22-0186, Monument\Drawings\22-0186 01 E River of Life Church - Ground.cdr					SHEET 1 of 1	

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LDO2014-00217 Lee County ePlan




SW 7555
Patience
261-C7
SW 6041
Otter
232-C7
SW 7103
Whitetail
261-C1

Village of ESTERO

DESIGN REVIEW BOARD
Staff Report

PROJECT NAME
Estero Crossing Residential Area
CASE NUMBER
DOS2021-E007
MEETING DATE
June 14, 2022
REQUEST
Development Order for the residential area of the Estero Crossing development and signage
APPLICANT
Keith Gelder, SD Estero Crossing, LLC
LOCATION
10500 Corkscrew Road, Estero, FL 33928, on the south side of Corkscrew Road and east side of Lowe's Plaza
PROPERTY SIZE
42.97 acres (Total Project)
ZONING
The property is zoned as Mixed Use Planned Development (MPD) Ordinance 2019-29
PUBLIC INFORMATION MEETING DATES
The PZDB Public Information Meeting was held on August 10, 2021, and Workshop on January 11, 2022. A Development Order application was submitted on October 15, 2021.

Staff Recommendation

Staff recommends approval of the Development Order and signs, contingent on the PZDB's review of the required parking of the clubhouse facility (see page 3 of Staff Report).

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
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

The overall Estero Crossing project consists of 306 multiple-family units, and 60,000 square feet of commercial uses. Although the majority of the 60,000 square feet of commercial uses is located on the north side of the reverse frontage road, there is 15,546 SF of commercial in a portion of the first floor of building # 6 of the residential which is on the south side of the reverse frontage road. The 306 multiple-family units and 15,546 SF of commercial are included in this development order including 6 residential buildings (306 units), amenity center building/pool, signage, dumpster enclosures, dog park, accessory buildings, parking lots, sidewalks, storm sewer, detention areas, and landscaping.

Request

The applicant is asking for approval of a Development Order for the residential portion and 15,546 SF of commercial of the Mixed Use Planned Development. This project was reviewed by the PZDB at a Public Information Meeting on August 10, 2021 and a Workshop on January 11, 2022. Staff has also reviewed the plans in detail. The plans meet the technical requirements of the Land Development Code.

Architecture

The building architecture has been revised based upon comments from the Planning, Zoning and Design Board at the Public Information meeting and Workshop. Following the PIM, the building elevations and colors were revised to provide greater consistency with the Pattern Book. These were presented at a Workshop held on January 11, 2022. Comments from the Workshop included (with brief response):

- Match illumination in current perspectives to Pattern Book perspectives (illumination has been adjusted as best as possible);
- Provide detail of spandrel panel (see detail provided in DO response)
- Additional parking at clubhouse (golf cart parking has been eliminated to provide additional parking);
- 4th floor porch columns and lintel too dark and break up verticality (see revised elevations provided with DO response, area has been revised to minimize break up of color to maintain verticality).

An outdoor gathering area is provided alongside Corkscrew Road and a pocket park south of the reverse frontage road are part of DOS2020-E006 and DOS2020-E007.

Transportation

The overall development plan includes the construction of a "reverse frontage" road that will connect Corkscrew Woodlands Boulevard with the Estero Town Commons project, where a traffic signal has been installed and is now operational at the intersection of Corkscrew Road. The applicant has paid their proportionate share of the traffic signal. The reverse frontage road will serve the commercial parcels on the north side of this roadway and the multi-family residential uses on the south side of this roadway as well as adjacent developments. There will be a total of three access drive connections, all “T-intersections” as well as on-street parking spaces and loading zone along this reverse frontage roadway. The road will be posted at 25 mph and will be privately maintained but open to the public.

The distribution of Peak and Daily trips is different than the previously submitted Overall TIS, however the current development order in combination with the approved development orders for the overall site to date is below the total trips identified in the previously submitted Overall TIS.

There is a slight difference in the parking required for the clubhouse which is over 20,000 sf in size versus the spaces provided. The Land Development Code lists clubhouse parking (other than golf community clubhouse) to be determined by the Director. Typically staff will determine this based on evaluating the different uses in the clubhouse. Staff believes 16 spaces should be provided. The applicant wishes to provide 12 spaces.

The parking for the clubhouse is an Unlisted Use in Table 5-204.B.1 and must meet the use most similar to that being requested, subject to the discretion of the Director. The clubhouse is a combination of office space 1,600 sf (WeWork shared office space and leasing office 1/300SF), Recreational Facilities – indoor 2640+1950+630=5,220 sf (aerobics/fitness, bowling alley & Indoor golf driving range 4/1,000 sf), lounge/sports lounge 2,550 sf (bar 21/1,000 sf or club/lodge 1/200 sf), mail room, pool (Recreational facilities, outdoor - Determined by Director), training 640 sf (1/350 sf). Total required spaces = 5.3+20.88+12.75+7.3+1.8= 48 spaces required, however, since 2/3 of the 306 units are within walking distance they could be excluded, thus a minimum of 16 spaces would be needed for the clubhouse.

Stormwater

The project is in the FEMA Special Flood Hazard Area "AH" zone. The parking lot area is designed to collect all stormwater runoff which is conveyed by sheetflow and catch basins to the master system detention areas on the subject property. The master system detention areas provide the required treatment.

The stormwater management system for Estero Crossing that was permitted under ERP application 190617-14 is comprised of two commercial basins, two residential basins (lakes), and one preserve basin. Each commercial basin provides the dry pretreatment and then discharges into the overall stormwater management system. The two residential basins have two interconnected lakes that provide water quality for the entire project. The preserve and the two residential basins provide attenuation for the stormwater system.

Lighting

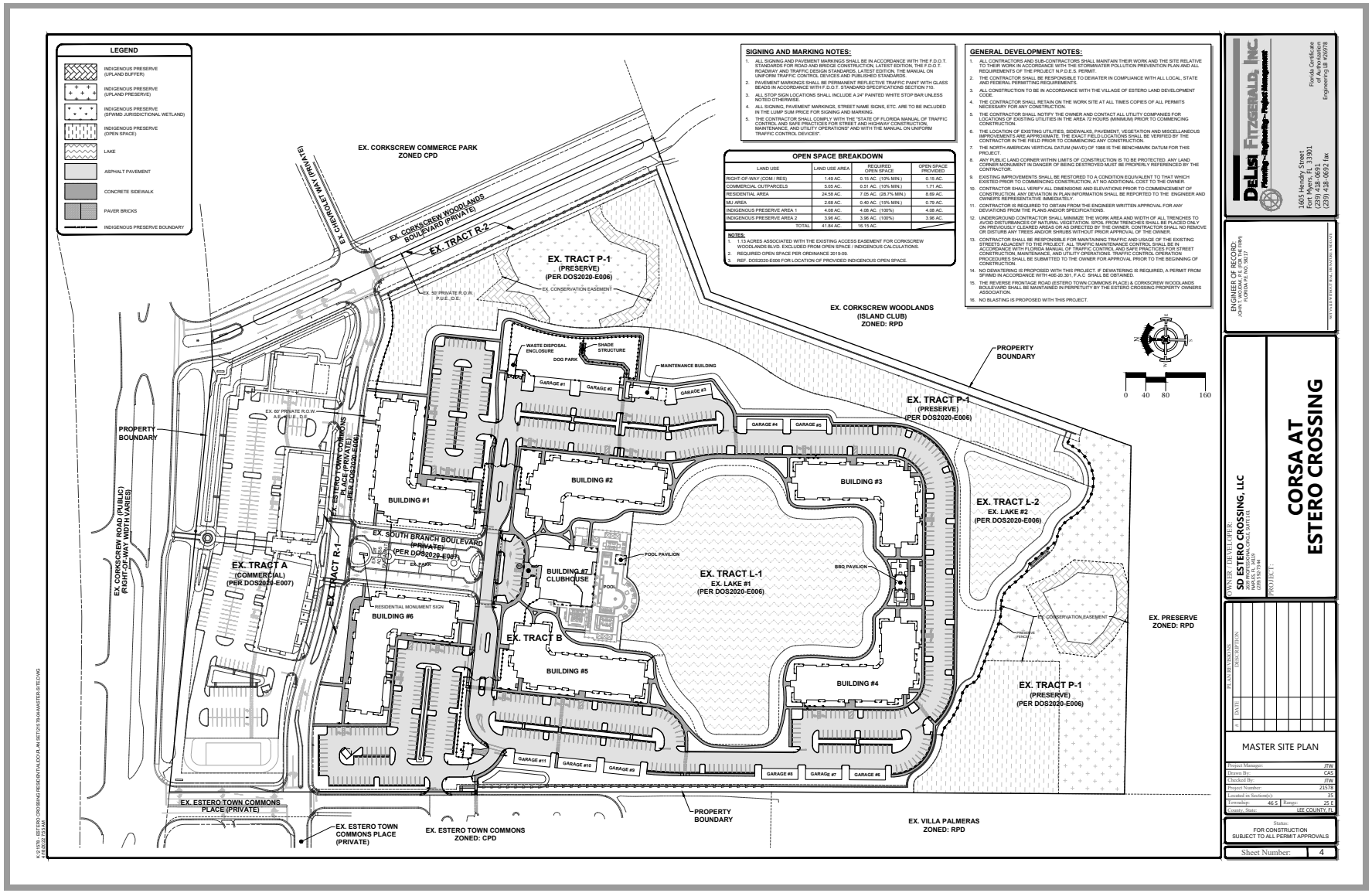
Street lighting in the park was approved in DOS2021-E007 which complies with the Village CCT requirement of 3000K and the BUG rating of 1-0-1. The lighting included as a part of this application average lighting levels over the three parking areas vary between 1.02 – 1.14 ft-candles and complies with the Village CCT requirement of 3000K and the BUG rating of 1-0-1.

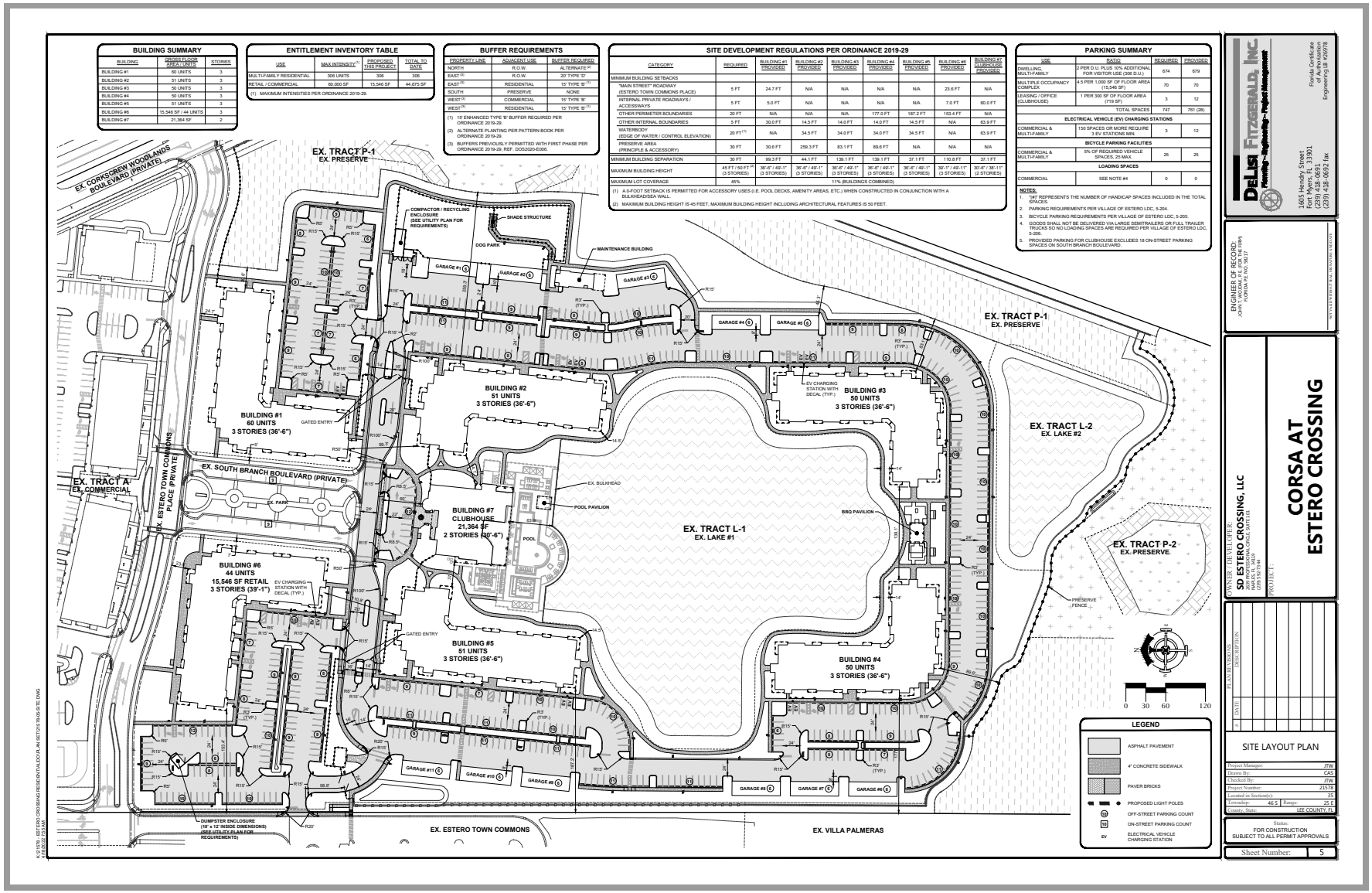
Landscaping

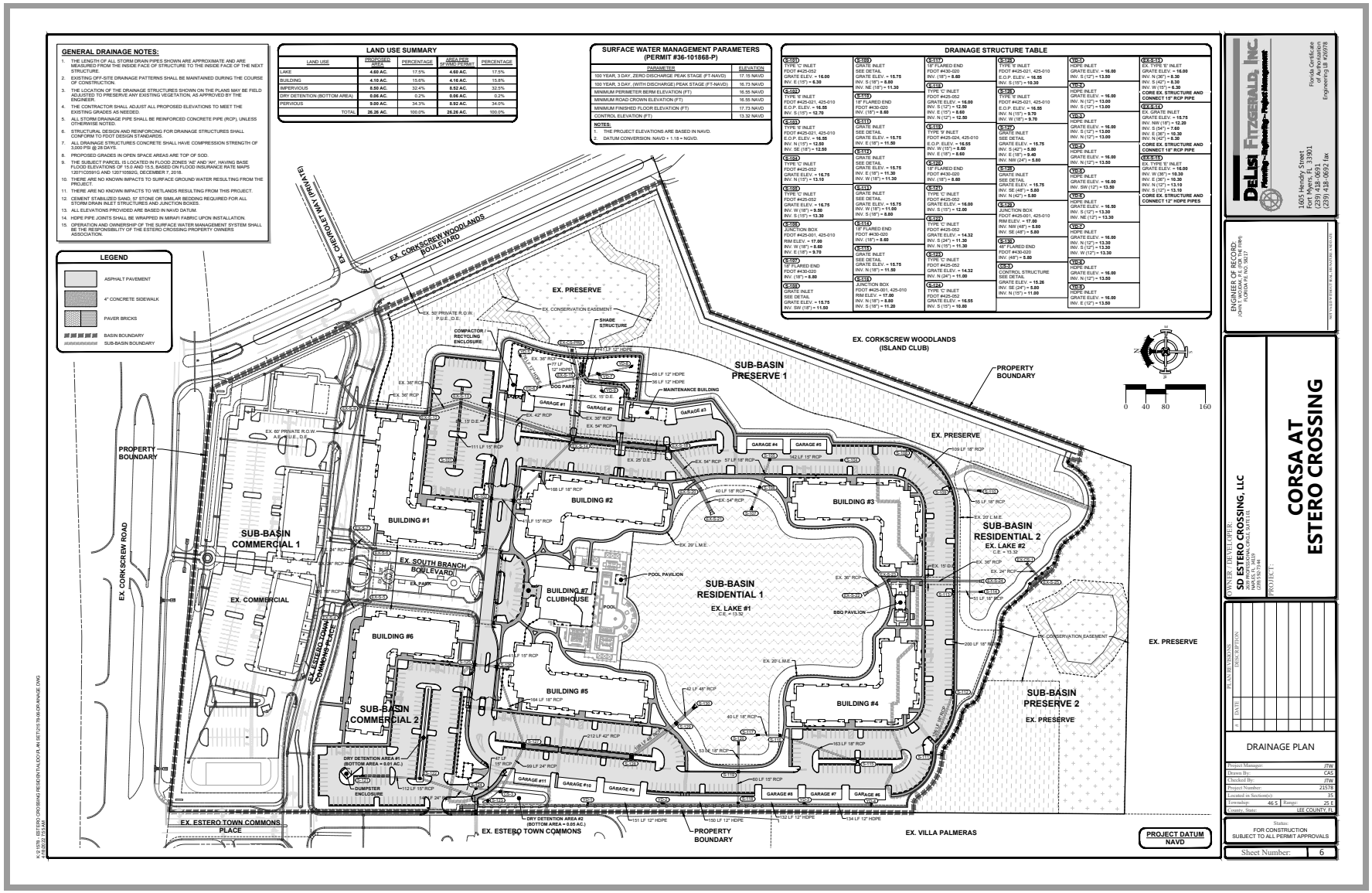
The landscaping includes the residential area. Landscaping is provided in the vehicular use areas and building perimeter plantings are also provided per the LDC. Landscaping Plans are provided in the applicant's presentation. The landscaping is consistent with the zoning ordinance.

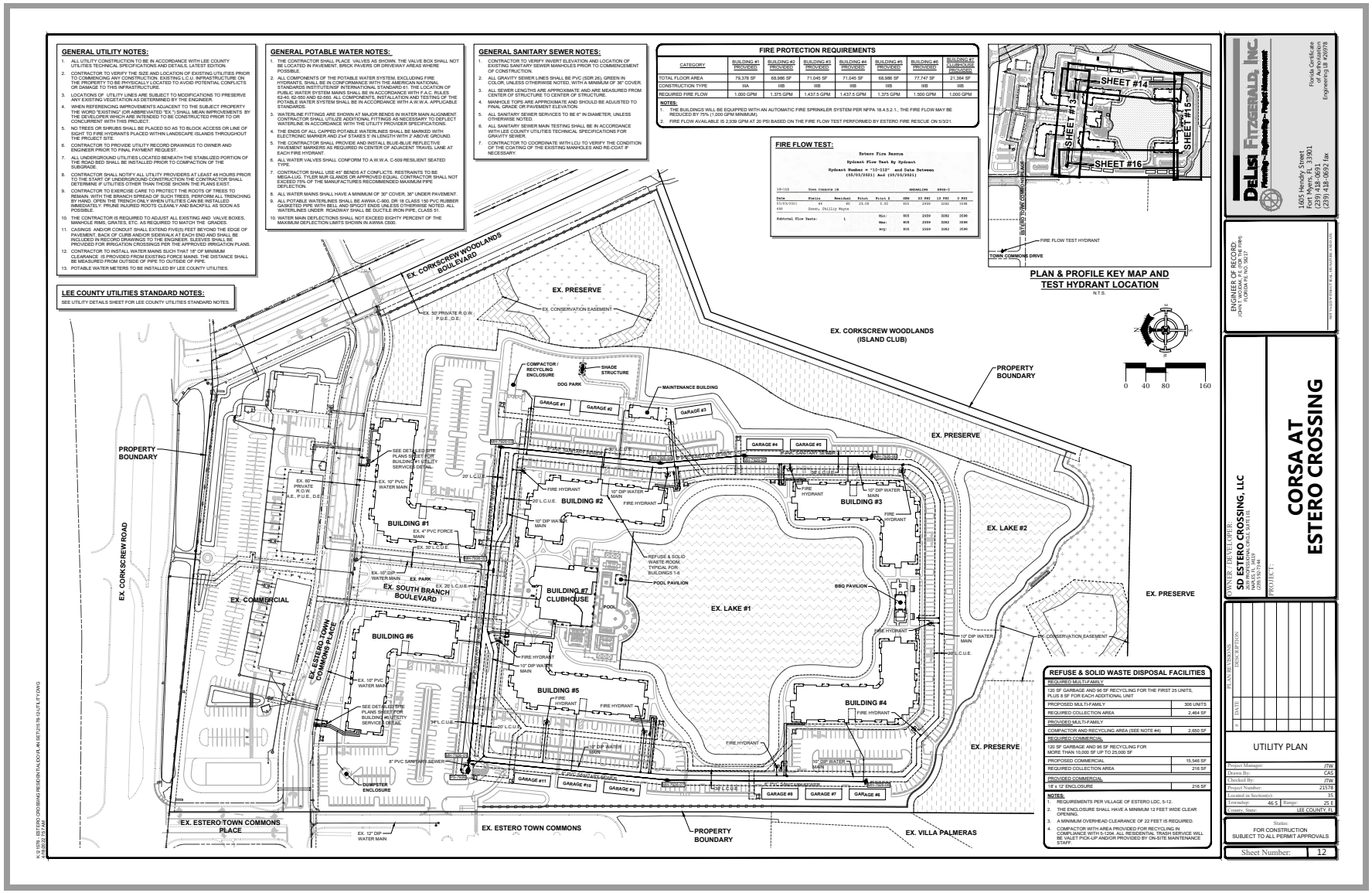
Signage

The proposed monument sign for the residential project meets the minimum requirements including setback and architectural style. The commercial signage for the 1st floor commercial in Building #6 will be reviewed with each sign permit application.


LEGEND
INDIGENOUS PRESERVE (UPLAND BUFFER)
INDIGENOUS PRESERVE (UPLAND PRESERVE)
INDIGENOUS PRESERVE (SFWMD JURISDICTIONAL WETLAND)
INDIGENOUS PRESERVE (OPEN SPACE)
LAKE
ASPHALT PAVEMENT
CONCRETE SIDEWALK
PAVER BRICKS
INDIGENOUS PRESERVE BOUNDARY
SIGNING AND MARKING NOTES:
1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND PUBLISHED STANDARDS.
2. PAVEMENT MARKINGS SHALL BE PERMANENT REFLECTIVE TRAFFIC PAINT WITH GLASS BEADS IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS SECTION 710.
3. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
4. ALL SIGNING, PAVEMENT MARKINGS, STREET NAME SIGNS, ETC. ARE TO BE INCLUDED IN THE LUMP SUM PRICE FOR SIGNING AND MARKING.
5. THE CONTRACTOR SHALL COMPLY WITH THE "STATE OF FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS" AND WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
OPEN SPACE BREAKDOWN
LAND USE | LAND USE AREA | REQUIRED OPEN SPACE | OPEN SPACE PROVIDED
RIGHT-OF-WAY (COM / RES) | 1.49 AC. | 0.15 AC. (10% MIN.) | 0.15 AC.
COMMERCIAL OUTPARCELS | 5.05 AC. | 0.51 AC. (10% MIN.) | 1.71 AC.
RESIDENTIAL AREA | 24.58 AC. | 7.05 AC. (28.7% MIN.) | 8.69 AC.
MU AREA | 2.68 AC. | 0.40 AC. (15% MIN.) | 0.79 AC.
INDIGENOUS PRESERVE AREA 1 | 4.08 AC. | 4.08 AC. (100%) | 4.08 AC.
INDIGENOUS PRESERVE AREA 2 | 3.96 AC. | 3.96 AC. (100%) | 3.96 AC.
TOTAL | 41.84 AC. | 16.15 AC. |
NOTES:
1. 1.13 ACRES ASSOCIATED WITH THE EXISTING ACCESS EASEMENT FOR CORKSCREW WOODLANDS BLVD. EXCLUDED FROM OPEN SPACE / INDIGENOUS CALCULATIONS.
2. REQUIRED OPEN SPACE PER ORDINANCE 2019-09.
3. REF. DOS2020-E006 FOR LOCATION OF PROVIDED INDIGENOUS OPEN SPACE.
GENERAL DEVELOPMENT NOTES:
1. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL MAINTAIN THEIR WORK AND THE SITE RELATIVE TO THEIR WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REQUIREMENTS OF THE PROJECT N.P.D.E.S. PERMIT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO DEWATER IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
4. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.
6. THE LOCATION OF EXISTING UTILITIES, SIDEWALKS, PAVEMENT, VEGETATION AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE. THE EXACT FIELD LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO COMMENCING ANY CONSTRUCTION.
7. THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT.
8. ANY PUBLIC LAND CORNER WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED. ANY LAND CORNER MONUMENT IN DANGER OF BEING DESTROYED MUST BE PROPERLY REFERENCED BY THE CONTRACTOR.
9. EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
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. UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF ALL TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NO REMOVE OR DISTURB ANY TREES AND/OR SHRUBS WITHOUT PRIOR APPROVAL OF THE OWNER.
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 THE OWNER FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
14. NO DEWATERING IS PROPOSED WITH THIS PROJECT. IF DEWATERING IS REQUIRED, A PERMIT FROM SFWMD IN ACCORDANCE WITH 40E-20.301, F.A.C. SHALL BE OBTAINED.
15. THE REVERSE FRONTAGE ROAD (ESTERO TOWN COMMONS PLACE) & CORKSCREW WOODLANDS BOULEVARD SHALL BE MAINTAINED IN PERPETUITY BY THE ESTERO CROSSING PROPERTY OWNERS ASSOCIATION.
16. NO BLASTING IS PROPOSED WITH THIS PROJECT.
EX. CORKSCREW COMMERCE PARK ZONED CPD
EX. CORKSCREW WOODLANDS BOULEVARD (PRIVATE)
EX. TRACT R-2
EX. CHERWOOD WAY (PRIVATE)
EX. TRACT P-1 (PRESERVE) (PER DOS2020-E006)
EX. CONSERVATION EASEMENT
EX. 30' PRIVATE R.O.W. P.U.E., D.E.
EX. CORKSCREW WOODLANDS (ISLAND CLUB) ZONED: RPD
PROPERTY BOUNDARY
WASTE DISPOSAL ENCLOSURE
SHADE STRUCTURE
DOG PARK
MAINTENANCE BUILDING
GARAGE #1
GARAGE #2
GARAGE #3
GARAGE #4
GARAGE #5
EX. 60' PRIVATE R.O.W. A.E., D.E.
EX. ESTERO TOWN COMMONS PL. (PRIVATE) (PER DOS2020-E006)
BUILDING #1
BUILDING #2
BUILDING #3
EX. TRACT L-2 EX. LAKE #2 (PER DOS2020-E006)
EX. SOUTH BRANCH BOULEVARD (PRIVATE) (PER DOS2020-E007)
EX. CORKSCREW ROAD (PUBLIC) (RIGHT-OF-WAY WIDTH VARIES)
EX. TRACT A (COMMERCIAL) (PER DOS2020-E007)
EX. TRACT R-1
POOL PAVILION
BUILDING #7 CLUBHOUSE
POOL
BBQ PAVILION
EX. TRACT L-1 EX. LAKE #1 (PER DOS2020-E006)
RESIDENTIAL MONUMENT SIGN
BUILDING #6
EX. TRACT B
BUILDING #5
BUILDING #4
EX. TRACT P-1 (PRESERVE) (PER DOS2020-E006)
EX. PRESERVE ZONED: RPD
GARAGE #11
GARAGE #10
GARAGE #9
GARAGE #8
GARAGE #7
GARAGE #6
EX. ESTERO TOWN COMMONS PLACE (PRIVATE)
EX. ESTERO TOWN COMMONS PLACE (PRIVATE)
EX. ESTERO TOWN COMMONS ZONED: CPD
PROPERTY BOUNDARY
EX. VILLA PALMERAS ZONED: RPD
0 40 80 160
DeLisi Fitzgerald, Inc.
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Engineering LB #26978
ENGINEER OF RECORD
JOHN T. McCABE, P.E. (FOR THE FIRM)
FLORIDA P.E. NO. 58217
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE ABOVE
OWNER / DEVELOPER:
SD ESTERO CROSSING, LLC
3628 PROFESSIONAL CIRCLE, SUITE 101
NAPLES, FL 34107
(239) 552-7744
PROJECT:
CORSA AT ESTERO CROSSING
PLAN REVISIONS
NO. | DATE | DESCRIPTION
MASTER SITE PLAN
Project Manager: JTW
Drawn By: CAS
Checked By: JTW
Project Number: 21579
Located in Section(s): 33
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status: FOR CONSTRUCTION SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 4


BUILDING SUMMARY
BUILDING | GROSS FLOOR AREA / UNITS | STORIES
BUILDING #1 | 60 UNITS | 3
BUILDING #2 | 51 UNITS | 3
BUILDING #3 | 50 UNITS | 3
BUILDING #4 | 50 UNITS | 3
BUILDING #5 | 51 UNITS | 3
BUILDING #6 | 15,546 SF / 44 UNITS | 3
BUILDING #7 | 21,364 SF | 2
ENTITLEMENT INVENTORY TABLE
USE | MAX INTENSITY (1) | PROPOSED THIS PROJECT | TOTAL TO DATE
MULTI-FAMILY RESIDENTIAL | 306 UNITS | 306 | 306
RETAIL / COMMERCIAL | 60,000 SF | 15,546 SF | 44,675 SF
(1) MAXIMUM INTENSITIES PER ORDINANCE 2019-29.
BUFFER REQUIREMENTS
PROPERTY LINE | ADJACENT USE | BUFFER REQUIRED
NORTH | R.O.W. | ALTERNATE (2)
EAST (3) | R.O.W. | 20' TYPE 'D'
EAST (3) | RESIDENTIAL | 15' TYPE 'B' (1)
SOUTH | PRESERVE | NONE
WEST (3) | COMMERCIAL | 15' TYPE 'B'
WEST (3) | RESIDENTIAL | 15' TYPE 'B' (1)
(1) 15' ENHANCED TYPE 'B' BUFFER REQUIRED PER ORDINANCE 2019-29.
(2) ALTERNATE PLANTING PER PATTERN BOOK PER ORDINANCE 2019-29.
(3) BUFFERS PREVIOUSLY PERMITTED WITH FIRST PHASE PER ORDINANCE 2019-29. REF DOS2020-E006.
SITE DEVELOPMENT REGULATIONS PER ORDINANCE 2019-29
CATEGORY | REQUIRED | BUILDING #1 PROVIDED | BUILDING #2 PROVIDED | BUILDING #3 PROVIDED | BUILDING #4 PROVIDED | BUILDING #5 PROVIDED | BUILDING #6 PROVIDED | BUILDING #7 CLUBHOUSE PROVIDED
MINIMUM BUILDING SETBACKS
"MAIN STREET" ROADWAY (ESTERO TOWN COMMONS PLACE) | 5 FT | 24.7 FT | N/A | N/A | N/A | N/A | 23.6 FT | N/A
INTERNAL PRIVATE ROADWAYS / ACCESSWAYS | 5 FT | 5.0 FT | N/A | N/A | N/A | N/A | 7.0 FT | 60.0 FT
OTHER PERIMETER BOUNDARIES | 20 FT | N/A | N/A | N/A | 177.0 FT | 187.2 FT | 153.4 FT | N/A
OTHER INTERNAL BOUNDARIES | 5 FT | 30.0 FT | 14.5 FT | 14.0 FT | 14.0 FT | 14.5 FT | N/A | 63.9 FT
WATERBODY (EDGE OF WATER / CONTROL ELEVATION) | 20 FT (1) | N/A | 34.5 FT | 34.0 FT | 34.0 FT | 34.5 FT | N/A | 63.9 FT
PRESERVE AREA (PRINCIPLE & ACCESSORY) | 30 FT | 30.6 FT | 259.3 FT | 83.1 FT | 89.6 FT | N/A | N/A | N/A
MINIMUM BUILDING SEPARATION | 30 FT | 99.3 FT | 44.1 FT | 139.1 FT | 139.1 FT | 37.1 FT | 110.8 FT | 37.1 FT
MAXIMUM BUILDING HEIGHT | 45 FT / 50 FT (2) (3 STORIES) | 36'-6" / 49'-1" (3 STORIES) | 36'-6" / 49'-1" (3 STORIES) | 36'-6" / 49'-1" (3 STORIES) | 36'-6" / 49'-1" (3 STORIES) | 36'-6" / 49'-1" (3 STORIES) | 36'-1" / 49'-11" (3 STORIES) | 30'-6" / 38'-11" (2 STORIES)
MAXIMUM LOT COVERAGE | 45% | 11% (BUILDINGS COMBINED)
(1) A 0-FOOT SETBACK IS PERMITTED FOR ACCESSORY USES (I.E. POOL DECKS, AMENITY AREAS, ETC.) WHEN CONSTRUCTED IN CONJUNCTION WITH A BULKHEAD/SEA WALL.
(2) MAXIMUM BUILDING HEIGHT IS 45 FEET; MAXIMUM BUILDING HEIGHT INCLUDING ARCHITECTURAL FEATURES IS 50 FEET.
PARKING SUMMARY
USE | RATIO | REQUIRED | PROVIDED
DWELLING, MULTI-FAMILY | 2 PER D.U. PLUS 10% ADDITIONAL FOR VISITOR USE (306 D.U.) | 674 | 679
MULTIPLE OCCUPANCY COMPLEX | 4.5 PER 1,000 SF OF FLOOR AREA (15,546 SF) | 70 | 70
LEASING / OFFICE (CLUBHOUSE) | 1 PER 300 SF OF FLOOR AREA (719 SF) | 3 | 12
TOTAL SPACES | | 747 | 761 (28)
ELECTRICAL VEHICLE (EV) CHARGING STATIONS
COMMERCIAL & MULTI-FAMILY | 150 SPACES OR MORE REQUIRE 3 EV STATIONS MIN. | 3 | 12
BICYCLE PARKING FACILITIES
COMMERCIAL & MULTI-FAMILY | 5% OF REQUIRED VEHICLE SPACES, 25 MAX. | 25 | 25
LOADING SPACES
COMMERCIAL | SEE NOTE #4 | 0 | 0
NOTES:
1. "(H)" REPRESENTS THE NUMBER OF HANDICAP SPACES INCLUDED IN THE TOTAL SPACES.
2. PARKING REQUIREMENTS PER VILLAGE OF ESTERO LDC, 5-204.
3. BICYCLE PARKING REQUIREMENTS PER VILLAGE OF ESTERO LDC, 5-205.
4. GOODS SHALL NOT BE DELIVERED VIA LARGE SEMITRAILERS OR FULL TRAILER TRUCKS SO NO LOADING SPACES ARE REQUIRED PER VILLAGE OF ESTERO LDC, 5-206.
5. PROVIDED PARKING FOR CLUBHOUSE EXCLUDES 18 ON-STREET PARKING SPACES ON SOUTH BRANCH BOULEVARD.
EX. TRACT P-1
EX. PRESERVE
EX. CORKSCREW WOODLANDS BOULEVARD (PRIVATE)
COMPACTOR / RECYCLING ENCLOSURE (SEE UTILITY PLAN FOR REQUIREMENTS)
SHADE STRUCTURE
DOG PARK
MAINTENANCE BUILDING
GARAGE #1
GARAGE #2
GARAGE #3
GARAGE #4
GARAGE #5
BUILDING #1
60 UNITS
3 STORIES (36'-6")
GATED ENTRY
BUILDING #2
51 UNITS
3 STORIES (36'-6")
BUILDING #3
50 UNITS
3 STORIES (36'-6")
EV CHARGING STATION WITH DECAL (TYP.)
EX. TRACT L-2
EX. LAKE #2
EX. TRACT A
EX. COMMERCIAL
EX. ESTERO TOWN COMMONS PLACE (PRIVATE)
EX. SOUTH BRANCH BOULEVARD (PRIVATE)
EX. PARK
EX. BULKHEAD
POOL PAVILION
BBQ PAVILION
BUILDING #7
CLUBHOUSE
21,364 SF
2 STORIES (30'-6")
POOL
EX. TRACT L-1
EX. LAKE #1
EX. TRACT P-2
EX. PRESERVE
PRESERVE FENCE
BUILDING #6
44 UNITS
15,546 SF RETAIL
3 STORIES (39'-1")
BUILDING #5
51 UNITS
3 STORIES (36'-6")
BUILDING #4
50 UNITS
3 STORIES (36'-6")
GARAGE #11
GARAGE #10
GARAGE #9
GARAGE #8
GARAGE #7
GARAGE #6
DUMPSTER ENCLOSURE (18' x 12' INSIDE DIMENSIONS) (SEE UTILITY PLAN FOR REQUIREMENTS)
EX. ESTERO TOWN COMMONS
EX. VILLA PALMERAS
0 30 60 120
LEGEND
ASPHALT PAVEMENT
4" CONCRETE SIDEWALK
PAVER BRICKS
PROPOSED LIGHT POLES
OFF-STREET PARKING COUNT
ON-STREET PARKING COUNT
EV ELECTRICAL VEHICLE CHARGING STATION
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NOT VALID WITHOUT THE ELECTRONIC SIGNATURE ABOVE
OWNER / DEVELOPER
SD ESTERO CROSSING, LLC
3628 PROFESSIONAL CIRCLE, SUITE 101
NAPLES, FL 34107
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PROJECT
CORSA AT ESTERO CROSSING
PLAN REVISIONS
| DATE | DESCRIPTION
SITE LAYOUT PLAN
Project Manager: JTW
Drawn By: CAL
Checked By: JTW
Project Number: 21579
Located in Section(s): 33
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status: FOR CONSTRUCTION SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 5
K:\21579 - ESTERO CROSSING RESALE\PLANS\21579-SITE.DWG
4/30/2021 9:15 AM


GENERAL DRAINAGE NOTES:
1. THE LENGTH OF ALL STORM DRAIN PIPES SHOWN ARE APPROXIMATE AND ARE MEASURED FROM THE INSIDE FACE OF STRUCTURE TO THE INSIDE FACE OF THE NEXT STRUCTURE.
2. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING THE COURSE OF CONSTRUCTION.
3. THE LOCATION OF THE DRAINAGE STRUCTURES SHOWN ON THE PLANS MAY BE FIELD ADJUSTED TO PRESERVE ANY EXISTING VEGETATION, AS APPROVED BY THE ENGINEER.
4. THE CONTRACTOR SHALL ADJUST ALL PROPOSED ELEVATIONS TO MEET THE EXISTING GRADES AS NEEDED.
5. ALL STORM DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP), UNLESS OTHERWISE NOTED.
6. STRUCTURAL DESIGN AND REINFORCING FOR DRAINAGE STRUCTURES SHALL CONFORM TO FDOT DESIGN STANDARDS.
7. ALL DRAINAGE STRUCTURES CONCRETE SHALL HAVE COMPRESSION STRENGTH OF 3,000 PSI @ 28 DAYS.
8. PROPOSED GRADES IN OPEN SPACE AREAS ARE TOP OF SOD.
9. THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONES 'AE' AND 'AH', HAVING BASE FLOOD ELEVATIONS OF 15.0 AND 15.5, BASED ON FLOOD INSURANCE RATE MAPS 12071C0591G AND 12071C0592G, DECEMBER 7, 2018.
10. THERE ARE NO KNOWN IMPACTS TO SURFACE GROUND WATER RESULTING FROM THE PROJECT.
11. THERE ARE NO KNOWN IMPACTS TO WETLANDS RESULTING FROM THIS PROJECT.
12. CEMENT STABILIZED SAND, 5" STONE OR SIMILAR BEDDING REQUIRED FOR ALL STORM DRAIN INLET STRUCTURES AND JUNCTION BOXES.
13. ALL ELEVATIONS PROVIDED ARE BASED IN NAVD DATUM.
14. HDPE PIPE JOINTS SHALL BE WRAPPED IN MIRAFI FABRIC UPON INSTALLATION.
15. OPERATION AND OWNERSHIP OF THE SURFACE WATER MANAGEMENT SYSTEM SHALL BE THE RESPONSIBILITY OF THE ESTERO CROSSING PROPERTY OWNERS ASSOCIATION.
LAND USE SUMMARY
LAND USE | PROPOSED AREA | PERCENTAGE | AREA PER SFWMD PERMIT | PERCENTAGE
LAKE | 4.60 AC. | 17.5% | 4.60 AC. | 17.5%
BUILDING | 4.16 AC. | 15.8% | 4.16 AC. | 15.8%
IMPERVIOUS | 8.50 AC. | 32.4% | 8.52 AC. | 32.5%
DRY DETENTION (BOTTOM AREA) | 0.06 AC. | 0.2% | 0.06 AC. | 0.2%
PERVIOUS | 9.00 AC. | 34.3% | 8.92 AC. | 34.0%
TOTAL | 26.26 AC. | 100.0% | 26.26 AC. | 100.0%
SURFACE WATER MANAGEMENT PARAMETERS (PERMIT #36-101868-P)
PARAMETER | ELEVATION
100 YEAR, 3 DAY, ZERO DISCHARGE PEAK STAGE (FT-NAVD) | 17.15 NAVD
100 YEAR, 3 DAY, (WITH DISCHARGE) PEAK STAGE (FT-NAVD) | 16.73 NAVD
MINIMUM PERIMETER BERM ELEVATION (FT) | 16.55 NAVD
MINIMUM ROAD CROWN ELEVATION (FT) | 16.55 NAVD
MINIMUM FINISHED FLOOR ELEVATION (FT) | 17.73 NAVD
CONTROL ELEVATION (FT) | 13.32 NAVD
NOTES:
1. THE PROJECT ELEVATIONS ARE BASED IN NAVD.
2. DATUM CONVERSION: NAVD + 1.18 = NGVD.
DRAINAGE STRUCTURE TABLE
LEGEND
ASPHALT PAVEMENT
4" CONCRETE SIDEWALK
PAVER BRICKS
BASIN BOUNDARY
SUB-BASIN BOUNDARY
EX. CORKSCREW WOODLANDS BOULEVARD
EX. CHERCHEZ WAY (PRIVATE)
EX. PRESERVE
EX. CONSERVATION EASEMENT
EX. CORKSCREW WOODLANDS (ISLAND CLUB)
SHADE STRUCTURE
COMPACTOR / RECYCLING ENCLOSURE
SUB-BASIN PRESERVE 1
PROPERTY BOUNDARY
MAINTENANCE BUILDING
BOG PARK
GARAGE #1
GARAGE #2
GARAGE #3
GARAGE #4
GARAGE #5
BUILDING #1
BUILDING #2
BUILDING #3
SUB-BASIN COMMERCIAL 1
SUB-BASIN RESIDENTIAL 2
EX. LAKE #2
C.E. = 13.32
EX. SOUTH BRANCH BOULEVARD
EX. PARK
EX. COMMERCIAL
EX. CORKSCREW ROAD
POOL PAVILION
BUILDING #7 CLUBHOUSE
POOL
BBQ PAVILION
SUB-BASIN RESIDENTIAL 1
EX. LAKE #1
C.E. = 13.32
BUILDING #6
BUILDING #5
BUILDING #4
SUB-BASIN COMMERCIAL 2
SUB-BASIN PRESERVE 2
EX. ESTERO TOWN COMMONS PLACE
EX. ESTERO TOWN COMMONS
DRY DETENTION AREA #1 (BOTTOM AREA = 0.01 AC.)
DRY DETENTION AREA #2 (BOTTOM AREA = 0.05 AC.)
DUMPSTER ENCLOSURE
GARAGE #6
GARAGE #7
GARAGE #8
GARAGE #9
GARAGE #10
GARAGE #11
EX. VILLA PALMERAS
PROJECT DATUM NAVD
0 40 80 160
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ENGINEER OF RECORD
JOHN T. McGAW, P.E. (FOR THE FIRM)
FLORIDA P.E. NO. 58217
THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS AND DATUM
OWNER / DEVELOPER:
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(239) 592-7744
PROJECT:
CORSA AT ESTERO CROSSING
PLANNING REVISIONS
NO. | DATE | DESCRIPTION
DRAINAGE PLAN
Project Manager: JTW
Drawn By: CAS
Checked By: JTW
Project Number: 21579
Located in Section(s): 33
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 6


GENERAL UTILITY NOTES:
1. ALL UTILITY CONSTRUCTION TO BE IN ACCORDANCE WITH LEE COUNTY UTILITIES TECHNICAL SPECIFICATIONS AND DETAILS, LATEST EDITION.
2. CONTRACTOR TO VERIFY THE SIZE AND LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. EXISTING L.C.U. INFRASTRUCTURE ON THE PROPERTY TO BE PHYSICALLY LOCATED TO AVOID POTENTIAL CONFLICTS OR DAMAGE TO THIS INFRASTRUCTURE.
3. LOCATIONS OF UTILITY LINES ARE SUBJECT TO MODIFICATIONS TO PRESERVE ANY EXISTING VEGETATION AS DETERMINED BY THE ENGINEER.
4. WHEN REFERENCING IMPROVEMENTS ADJACENT TO THE SUBJECT PROPERTY THE WORD "EXISTING" (OR ABBREVIATED "EX.") SHALL MEAN IMPROVEMENTS BY THE DEVELOPER WHICH ARE INTENDED TO BE CONSTRUCTED PRIOR TO OR CONCURRENT WITH THIS PROJECT.
5. NO TREES OR SHRUBS SHALL BE PLACED SO AS TO BLOCK ACCESS OR LINE OF SIGHT TO FIRE HYDRANTS PLACED WITHIN LANDSCAPE ISLANDS THROUGHOUT THE PROJECT SITE.
6. CONTRACTOR TO PROVIDE UTILITY RECORD DRAWINGS TO OWNER AND ENGINEER PRIOR TO FINAL PAYMENT REQUEST.
7. ALL UNDERGROUND UTILITIES LOCATED BENEATH THE STABILIZED PORTION OF THE ROAD BED SHALL BE INSTALLED PRIOR TO COMPACTION OF THE SUBGRADE.
8. CONTRACTOR SHALL NOTIFY ALL UTILITY PROVIDERS AT LEAST 48 HOURS PRIOR TO THE START OF UNDERGROUND CONSTRUCTION THE CONTRACTOR SHALL DETERMINE IF UTILITIES OTHER THAN THOSE SHOWN THE PLANS EXIST.
9. CONTRACTOR TO EXERCISE CARE TO PROTECT THE ROOTS OF TREES TO REMAIN, WITH THE BRANCH SPREAD OF SUCH TREES. PERFORM ALL TRENCHING BY HAND. OPEN THE TRENCH ONLY WHEN UTILITIES CAN BE INSTALLED IMMEDIATELY. PRUNE INJURED ROOTS CLEANLY AND BACKFILL AS SOON AS POSSIBLE.
10. THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS REQUIRED TO MATCH THE GRADES.
11. CASINGS AND/OR CONDUIT SHALL EXTEND FIVE(5) FEET BEYOND THE EDGE OF PAVEMENT. BACK OF CURB AND/OR SIDEWALK AT EACH END AND SHALL BE INCLUDED IN RECORD DRAWINGS TO THE ENGINEER. SLEEVES SHALL BE PROVIDED FOR IRRIGATION CROSSINGS PER THE APPROVED IRRIGATION PLANS.
12. CONTRACTOR TO INSTALL WATER MAINS SUCH THAT 18" OF MINIMUM CLEARANCE IS PROVIDED FROM EXISTING FORCE MAINS. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
13. POTABLE WATER METERS TO BE INSTALLED BY LEE COUNTY UTILITIES.
LEE COUNTY UTILITIES STANDARD NOTES:
SEE UTILITY DETAILS SHEET FOR LEE COUNTY UTILITIES STANDARD NOTES.
GENERAL POTABLE WATER NOTES:
1. THE CONTRACTOR SHALL PLACE VALVES AS SHOWN. THE VALVE BOX SHALL NOT BE LOCATED IN PAVEMENT, BRICK PAVERS OR DRIVEWAY AREAS WHERE POSSIBLE.
2. ALL COMPONENTS OF THE POTABLE WATER SYSTEM, EXCLUDING FIRE HYDRANTS, SHALL BE IN CONFORMANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE/NSF INTERNATIONAL STANDARD 61. THE LOCATION OF PUBLIC WATER SYSTEM MAINS SHALL BE IN ACCORDANCE WITH F.A.C. RULES 62-40, 62-550 AND 62-560. ALL COMPONENTS, INSTALLATION AND TESTING OF THE POTABLE WATER SYSTEM SHALL BE IN ACCORDANCE WITH A.W.W.A. APPLICABLE STANDARDS.
3. WATERLINE FITTINGS ARE SHOWN AT MAJOR BENDS IN WATER MAIN ALIGNMENT. CONTRACTOR SHALL UTILIZE ADDITIONAL FITTINGS AS NECESSARY TO DEFLECT WATERLINE IN ACCORDANCE WITH THE UTILITY PROVIDER SPECIFICATIONS.
4. THE ENDS OF ALL CAPPED POTABLE WATERLINES SHALL BE MARKED WITH ELECTRONIC MARKER AND 2'x4' STAKES 5' IN LENGTH WITH 2' ABOVE GROUND.
5. THE CONTRACTOR SHALL PROVIDE AND INSTALL BLUE-BLUE REFLECTIVE PAVEMENT MARKERS AS REQUIRED IN CENTER OF ADJACENT TRAVEL LANE AT EACH FIRE HYDRANT.
6. ALL WATER VALVES SHALL CONFORM TO A.W.W.A. C-509 RESILIENT SEATED TYPE.
7. CONTRACTOR SHALL USE 45° BENDS AT CONFLICTS. RESTRAINTS TO BE MEGA-LUG. TYLER MJR GLANDS OR APPROVED EQUAL. CONTRACTOR SHALL NOT EXCEED 75% OF THE MANUFACTURES RECOMMENDED MAXIMUM PIPE DEFLECTION.
8. ALL WATER MAINS SHALL HAVE A MINIMUM OF 30" COVER, 36" UNDER PAVEMENT.
9. ALL POTABLE WATERLINES SHALL BE AWWA C-900, DR 18 CLASS 150 PVC RUBBER GASKETED PIPE WITH INTEGRAL BELL AND SPIGOT ENDS UNLESS OTHERWISE NOTED. ALL WATERLINES UNDER ROADWAY SHALL BE DUCTILE IRON PIPE, CLASS 51.
10. WATER MAIN DEFLECTIONS SHALL NOT EXCEED EIGHTY PERCENT OF THE MAXIMUM DEFLECTION LIMITS SHOWN IN AWWA C600.
GENERAL SANITARY SEWER NOTES:
1. CONTRACTOR TO VERIFY INVERT ELEVATION AND LOCATION OF EXISTING SANITARY SEWER MANHOLES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL GRAVITY SEWER LINES SHALL BE PVC (SDR 26), GREEN IN COLOR, UNLESS OTHERWISE NOTED, WITH A MINIMUM OF 36" COVER.
3. ALL SEWER LENGTHS ARE APPROXIMATE AND ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
4. MANHOLE TOPS ARE APPROXIMATE AND SHOULD BE ADJUSTED TO FINAL GRADE OR PAVEMENT ELEVATION.
5. ALL SANITARY SEWER SERVICES TO BE 6" IN DIAMETER, UNLESS OTHERWISE NOTED.
6. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH LEE COUNTY UTILITIES TECHNICAL SPECIFICATIONS FOR GRAVITY SEWER.
7. CONTRACTOR TO COORDINATE WITH LCU TO VERIFY THE CONDITION OF THE COATING OF THE EXISTING MANHOLES AND RE-COAT IF NECESSARY.
FIRE PROTECTION REQUIREMENTS
CATEGORY | BUILDING #1 PROVIDED | BUILDING #2 PROVIDED | BUILDING #3 PROVIDED | BUILDING #4 PROVIDED | BUILDING #5 PROVIDED | BUILDING #6 PROVIDED | BUILDING #7 CLUBHOUSE PROVIDED
TOTAL FLOOR AREA | 79,378 SF | 68,986 SF | 71,045 SF | 71,045 SF | 68,986 SF | 77,747 SF | 21,364 SF
CONSTRUCTION TYPE | IIIA | IIIB | IIIB | IIIB | IIIB | IIIB | IIIB
REQUIRED FIRE FLOW | 1,000 GPM | 1,375 GPM | 1,437.5 GPM | 1,437.5 GPM | 1,375 GPM | 1,500 GPM | 1,000 GPM
NOTES:
1. THE BUILDINGS WILL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM PER NFPA 18.4.5.2.1, THE FIRE FLOW MAY BE REDUCED BY 75% (1,000 GPM MINIMUM).
2. FIRE FLOW AVAILABLE IS 2,939 GPM AT 20 PSI BASED ON THE FIRE FLOW TEST PERFORMED BY ESTERO FIRE RESCUE ON 5/3/21.
FIRE FLOW TEST:
Estero Fire Rescue
Hydrant Flow Test By Hydrant
Hydrant Number = "10-518" and Date Between
(05/03/2021) And (05/03/2021)
Date | Static | Residual | Pitot | Pitot 2 | GPM | 20 PSI | 10 PSI | 0 PSI
05/03/2021 | 64 | 60 | 25.10 | 0.82 | 955 | 2939 | 3282 | 3596
Admiral Flow Tests: 1
Min: 905 2939 3282 3596
Max: 955 2939 3282 3596
Avg: 930 2939 3282 3596
SHEET #14
SHEET #13
SHEET #15
SHEET #16
FIRE FLOW TEST HYDRANT
TOWN COMMONS DRIVE
PLAN & PROFILE KEY MAP AND TEST HYDRANT LOCATION
N.T.S.
0 40 80 160
EX. CORKSCREW WOODLANDS BOULEVARD
EX. PRESERVE
EX. CONSERVATION EASEMENT
EX. 50' PRIVATE R.O.W. P.U.E. D.E.
EX. CORKSCREW WOODLANDS (ISLAND CLUB)
PROPERTY BOUNDARY
COMPACTOR / RECYCLING ENCLOSURE
SHADE STRUCTURE
DOG PARK
MAINTENANCE BUILDING
GARAGE #1
GARAGE #2
GARAGE #3
GARAGE #4
GARAGE #5
GARAGE #10
GARAGE #11
GARAGE #12
GARAGE #9
GARAGE #8
GARAGE #7
GARAGE #6
BUILDING #1
BUILDING #2
BUILDING #3
BUILDING #4
BUILDING #5
BUILDING #6
BUILDING #7 CLUBHOUSE
EX. LAKE #1
EX. LAKE #2
EX. PRESERVE
EX. COMMERCIAL
EX. CORKSCREW ROAD
EX. SOUTH BRANCH BOULEVARD
EX. ESTERO TOWN COMMONS PLACE
EX. PARK
POOL PAVILION
BBQ PAVILION
REFUSE & SOLID WASTE ROOM - TYPICAL FOR BUILDINGS 1-6
SEE DETAILED SITE PLANS SHEET FOR BUILDING #1 UTILITY SERVICE DETAIL
SEE DETAILED SITE PLANS SHEET FOR BUILDING #5 UTILITY SERVICE DETAIL
DUMPSTER ENCLOSURE
EX. ESTERO TOWN COMMONS
EX. VILLA PALMERAS
EX. 60' PRIVATE R.O.W. P.U.E. D.E.
EX. 10" PVC WATER MAIN
EX. 4" PVC FORCE MAIN
EX. 30' L.C.U.E.
EX. 10" DIP WATER MAIN
EX. 20' L.C.U.E.
EX. 8" PVC SANITARY SEWER
EX. 12" DIP WATER MAIN
FIRE HYDRANT
REFUSE & SOLID WASTE DISPOSAL FACILITIES
REQUIRED MULTI-FAMILY
120 SF GARBAGE AND 96 SF RECYCLING FOR THE FIRST 25 UNITS, PLUS 6 SF FOR EACH ADDITIONAL UNIT
PROPOSED MULTI-FAMILY | 306 UNITS
REQUIRED COLLECTION AREA | 2,464 SF
PROVIDED MULTI-FAMILY
COMPACTOR AND RECYCLING AREA (SEE NOTE #4) | 2,650 SF
REQUIRED COMMERCIAL
120 SF GARBAGE AND 96 SF RECYCLING FOR MORE THAN 10,000 SF UP TO 25,000 SF
PROPOSED COMMERCIAL | 15,946 SF
REQUIRED COLLECTION AREA | 216 SF
PROVIDED COMMERCIAL
10' x 12' ENCLOSURE | 216 SF
NOTES:
1. REQUIREMENTS PER VILLAGE OF ESTERO LDC, 5-12.
2. THE ENCLOSURE SHALL HAVE A MINIMUM 12 FEET WIDE CLEAR OPENING.
3. A MINIMUM OVERHEAD CLEARANCE OF 22 FEET IS REQUIRED.
4. COMPACTOR WITH AREA PROVIDED FOR RECYCLING IN COMPLIANCE WITH 5-1204. ALL RESIDENTIAL TRASH SERVICE WILL BE VALET PICK-UP AND/OR PROVIDED BY ON-SITE MAINTENANCE STAFF.
DeLisi Fitzgerald, Inc.
Planning • Engineering • Project Management
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida Certificate of Authorization Engineering LB #26978
ENGINEER OF RECORD
JOHN T. MCGAW, P.E. (FOR THE FIRM)
FLORIDA DYE NO. 58217
THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS AND DATUM
OWNER / DEVELOPER:
SD ESTERO CROSSING, LLC
3628 PROFESSIONAL CIRCLE, SUITE 101
NAPLES, FL 34107
(239) 552-7744
PROJECT:
CORSA AT ESTERO CROSSING
NO. DATE DESCRIPTION
UTILITY PLAN
Project Manager: JTW
Drawn By: CAL
Checked By: JTW
Project Number: 21579
Located in Section(s): 33
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 12
K:\21579 - ESTERO CROSSING RESIDENTIAL\DWGS_AR SET\21579-CU-UTILITY.DWG
4/30/2021 7:17 AM



MIXED USED PERSPECTIVE - PATTERN BOOK



MIXED USE PERSPECTIVE - PROPOSED



MULTIFAMILY PERSPECTIVE - PATTERN BOOK



MULTIFAMILY PERSPECTIVE - PROPOSED

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Estero Village, FL

Corsa at Estero Crossings

Village of Estero, FL

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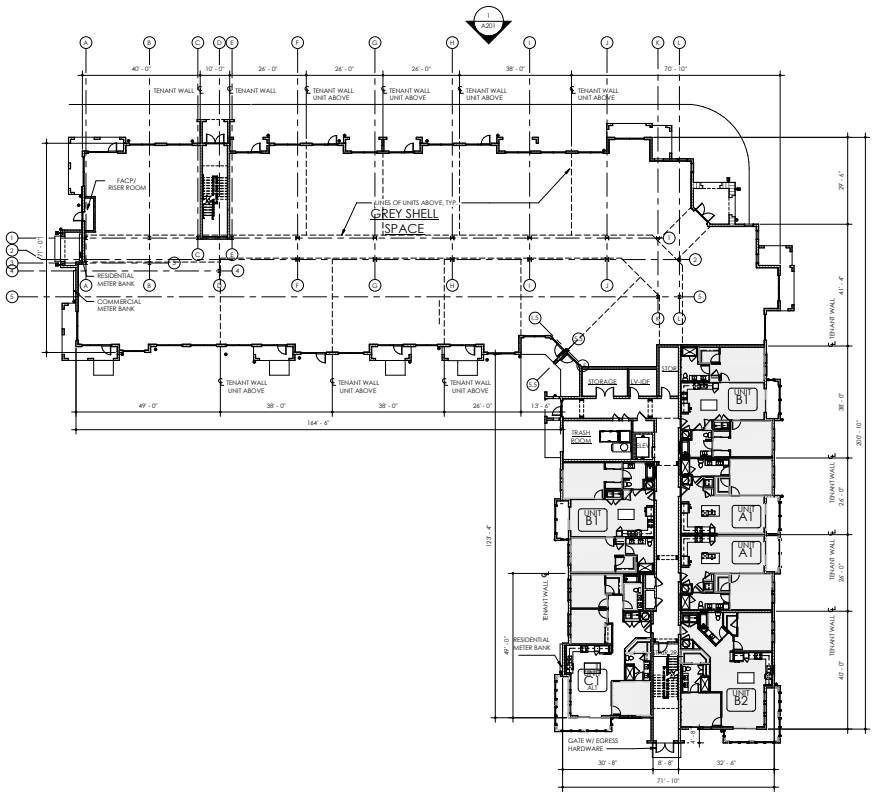
Sheet Title

BUILDING PERSPECTIVE

Sheet Number

A100

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1 BUILDING TYPE I - MIXED USE - FIRST FLOOR PLAN

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

Corsa at Estero Crossings
Village of Estero, FL

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Sheet Title
BUILDING TYPE I MIXED USE - FIRST FLOOR PLAN

Sheet Number
A101

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HIP ROOF
CONCRETE BARREL TILE ROOF
DECORATIVE ACCENT
PAINTED STUCCO
ALUMINUM GUTTERS
PAINTED MASONRY COLUMNS
ALUMINUM RAILING
ARCH
PAINTED STUCCO
CONCRETE BARREL TILE ROOF
ARCHITECTURAL LIGHTING
CORBEL
ARCH
PAINTED STUCCO
STOREFRONT GLAZING
DOWNSPOUT
AWNING
METER BANK LOCATION
49'-11" ROOF HEIGHT
PAINTED METAL FASCIA
CORBEL
STUCCO BANDING
LINE OF ROOF BEYOND
CONCRETE BARREL TILE ROOF
STUCCO BANDING
STUCCO REVEAL
32' - 4" ROOF TRUSS BRG
23' - 0" T.O. CONCRETE
12' - 10" T.O. CONCRETE
0' - 0" T.O. SLAB
STOREFRONT GLAZING
CONCRETE BARREL TILE ROOF
ELECTRICAL CUT-OFF SWITCHES TO BE SCREENED BY LANDSCAPE VEGETATION
STUCCO REVEAL
COVERED ENTRANCE
RAISED STUCCO PANELS
ALUMINUM WINDOW
PAINTED STUCCO
METER BANK LOCATION TO BE SCREENED BY LANDSCAPE VEGETATION
2 BUILDING TYPE I - MIXED USE RIGHT ELEVATION
SCALE: 3/32" = 1'-0"
HIP ROOF
CONCRETE BARREL TILE ROOF
DECORATIVE ACCENT
STUCCO TRIM
ALUMINUM GUTTERS
PAINTED MASONRY COLUMNS
ALUMINUM RAILING
TOWER ELEMENT
PAINTED STUCCO
PAINTED ALUMINUM WINDOW
CORBEL
ARCHITECTURAL LIGHTING
ARCH
COVERED ENTRANCE
PAINTED STUCCO
CONCRETE BARREL TILE ROOF
PAINTED METAL FASCIA
49'-11" ROOF HEIGHT
PAINTED METAL FASCIA ACCENT
CORBEL
STUCCO TRIM
HIP ROOF
STUCCO BANDING
STUCCO REVEAL
ALUMINUM WINDOW
PAINTED STUCCO
LINE OF ROOF BEYOND
CONCRETE BARREL TILE ROOF
STUCCO BANDING
PAINTED STUCCO
39' - 1" MEAN ROOF HEIGHT
32' - 4" ROOF TRUSS BRG
23' - 0" T.O. CONCRETE
12' - 10" T.O. CONCRETE
0' - 0" T.O. SLAB
SIGNAGE
STOREFRONT GLAZING
PAINTED ALUMINUM WINDOW
METAL SUSPENDED AWNING
1 BUILDING TYPE I - MIXED USE FRONT ELEVATION
SCALE: 3/32" = 1'-0"
STUCCO BANDING OVER STUCCO FINISH SYSTEM
SW 7005 PURE WHITE
SW 7713 TAWNY TAN
VARIES
REFER TO SHEETS A7.33 TO A7.36 SHEETS
3 SINGLE PANEL SECTION SCALE: 3/4" = 1'-0"
4 SINGLE PANEL ELEVATION SCALE: 3/4" = 1'-0"
5 DOUBLE PANEL SECTION SCALE: 3/4" = 1'-0"
6 DOUBLE PANEL ELEVATION SCALE: 3/4" = 1'-0"
COLOR PALETTE
Corsa at Estero Crossings
Village of Estero, FL
SD Estero Development, LLC
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drawn by: MLP
reviewed by: CBA
issue history:
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Sheet Title
BUILDING TYPE I
MIXED USE
EXTERIOR
ELEVATIONS
Sheet Number
A201



2 BUILDING TYPE I - MIXED USE LEFT ELEVATION

SCALE: 3/32" = 1'-0"



1 BUILDING TYPE I - MIXED USE REAR ELEVATION

SCALE: 3/32" = 1'-0"

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Estero Village, FL

Charles L. Chardon
Florida Brock & Associates, AA0003781

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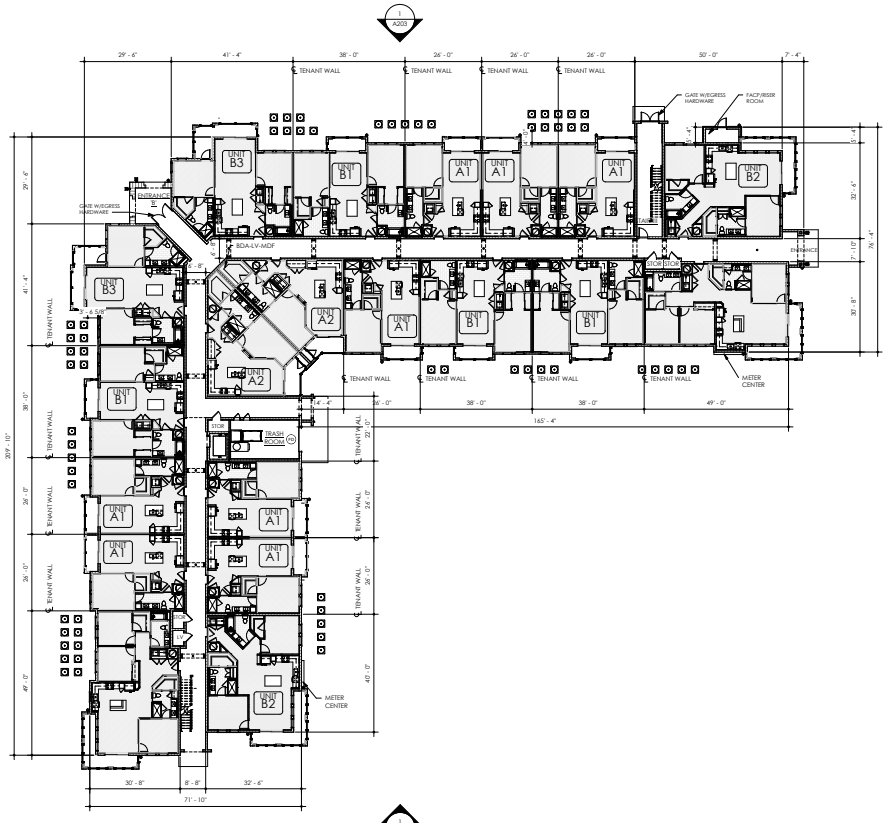
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BUILDING TYPE I
MIXED USE
EXTERIOR
ELEVATIONS

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A202

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1 BUILDING TYPE I - FIRST FLOOR PLAN

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

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3D Estero Development, LLC
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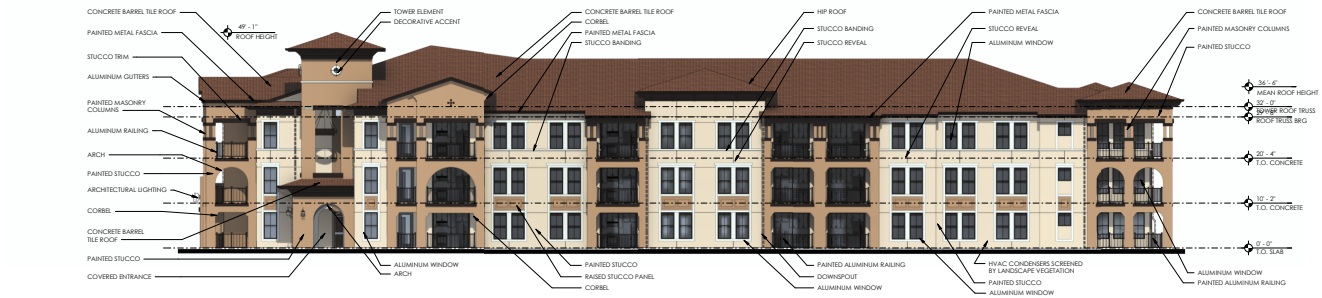
Sheet Title
BUILDING TYPE I
FIRST FLOOR PLAN

Sheet Number
A102

Estero Village, FL
Charles L. Chardon
02-17-2022

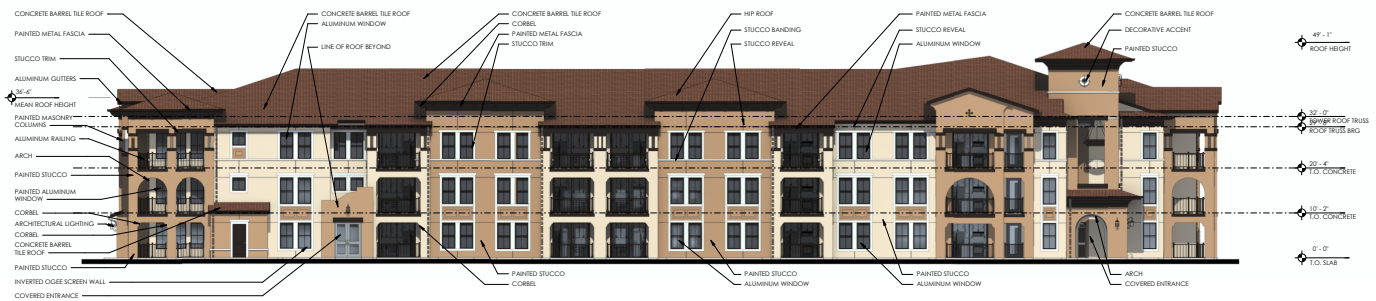
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2 BUILDING TYPE I - RIGHT ELEVATION

SCALE: 3/32" = 1'-0"



1 BUILDING TYPE I - FRONT ELEVATION

SCALE: 3/32" = 1'-0"

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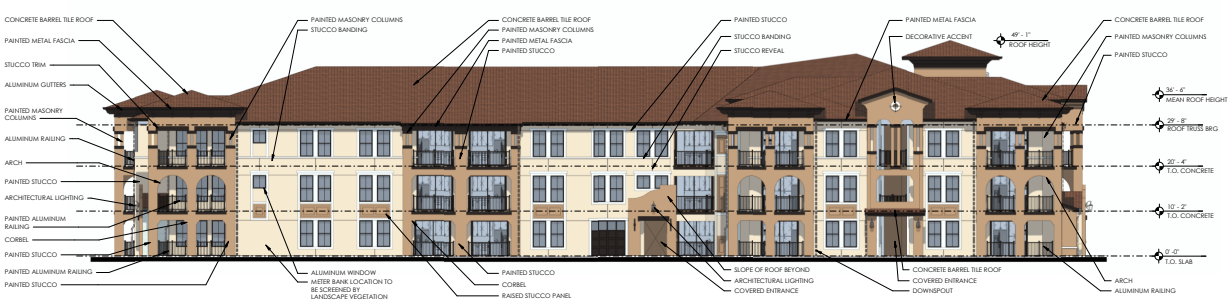
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Sheet Title
BUILDING TYPE I EXTERIOR ELEVATIONS

Sheet Number
A203

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2 BUILDING TYPE I - LEFT ELEVATION

SCALE: 3/32" = 1'-0"



1 BUILDING TYPE I - REAR ELEVATION

SCALE: 3/32" = 1'-0"

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Estero Village, FL
Charles L. Chanlon
02/17/2022
Florida Brock & Associates, AA26002781

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

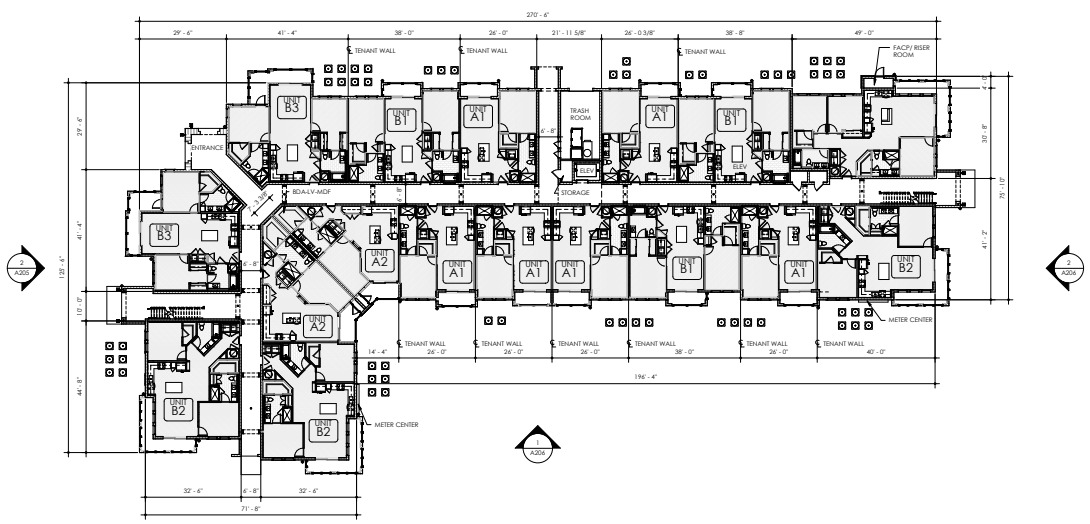
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407.660.8900 f 407.875.9948
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Sheet Title
BUILDING TYPE I EXTERIOR ELEVATIONS

Sheet Number
A204

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1 BUILDING TYPE II - FIRST FLOOR PLAN

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

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Naples, FL 34119

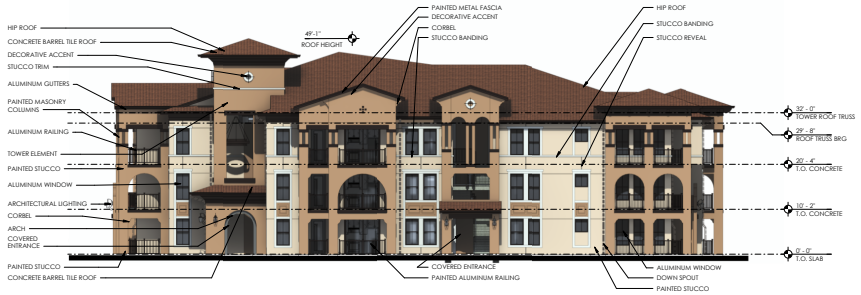
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Sheet Title
BUILDING TYPE II
FIRST FLOOR PLAN

Sheet Number
A103

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2 BUILDING TYPE II - RIGHT ELEVATION

SCALE: 3/32" = 1'-0"



1 BUILDING TYPE II - FRONT ELEVATION

SCALE: 3/32" = 1'-0"

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Sheet Title
BUILDING TYPE II EXTERIOR ELEVATIONS

Sheet Number
A205

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2 BUILDING TYPE - II LEFT ELEVATION

SCALE: 3/32" = 1'-0"



1 BUILDING TYPE II - REAR ELEVATION

SCALE: 3/32" = 1'-0"

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Estero Village, FL

02/15/2022

Charles L. Chardon
Charlan Brock & Associates, AA26002781

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Village of Estero, FL

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Naples, FL 34119

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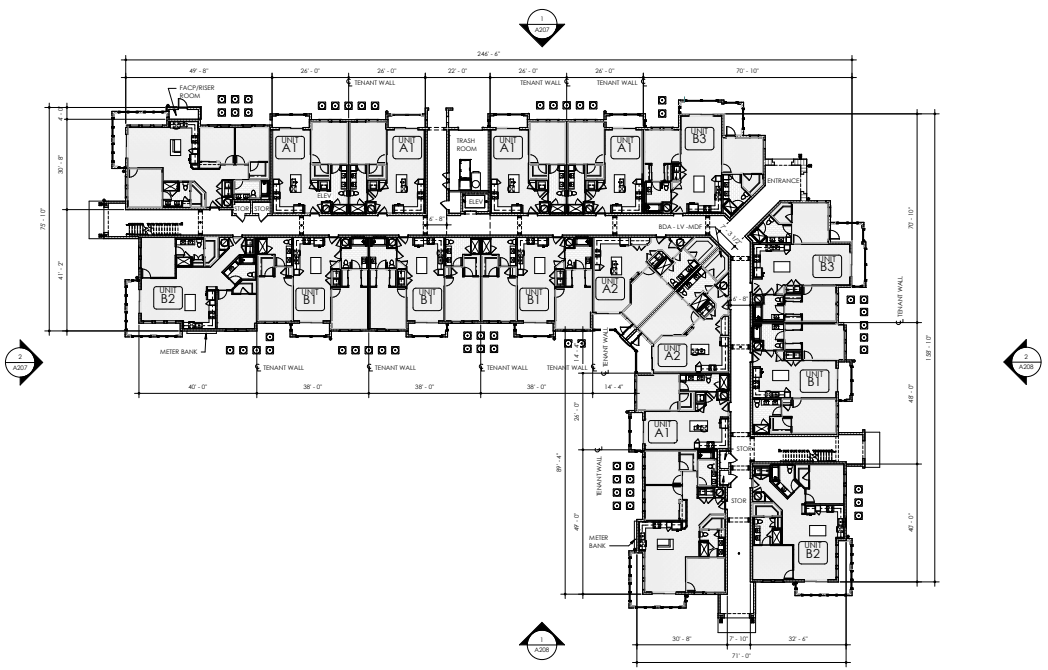
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Sheet Title
BUILDING TYPE II EXTERIOR ELEVATIONS

Sheet Number
A206

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1 BUILDING TYPE III - FIRST FLOOR PLAN

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

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Village of Estero, FL

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Sheet Title
BUILDING TYPE III
FIRST FLOOR PLAN

Sheet Number
A104

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2 BUILDING TYPE III - RIGHT ELEVATION

SCALE: 3/32" = 1'-0"



1 BUILDING TYPE III - FRONT ELEVATION

SCALE: 3/32" = 1'-0"

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Estero Village, FL
Charles L. Chardon
Florida Brock & Associates, AA26002781
02/17/2022

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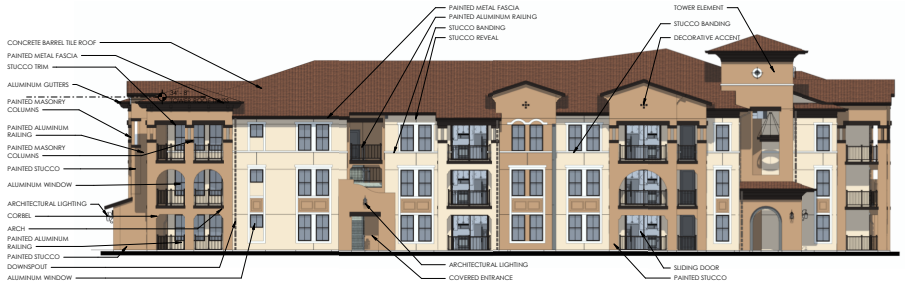
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BUILDING TYPE III EXTERIOR ELEVATIONS

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



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

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Village of Estero, FL

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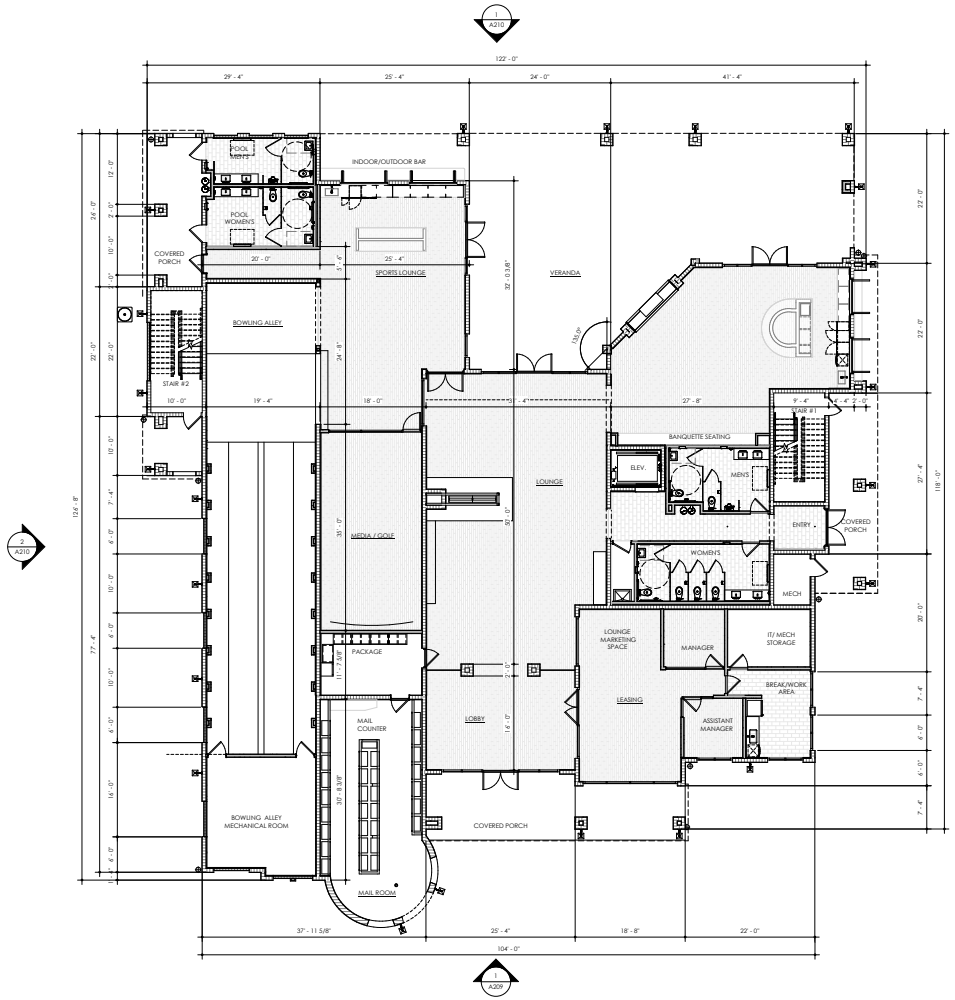
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Sheet Title
BUILDING TYPE III
EXTEIOR
ELEVATIONS

Sheet Number
A208

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1 LEASING CENTER - FIRST FLOOR PLAN

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

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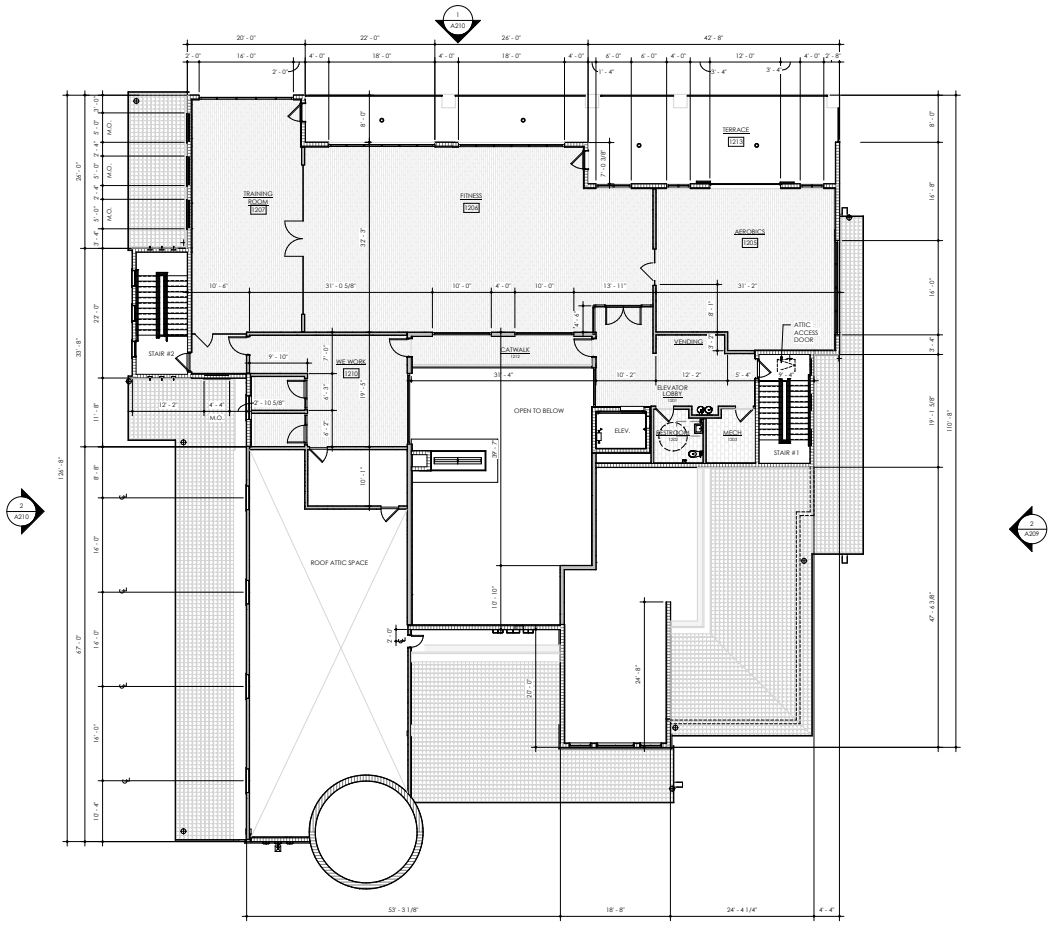
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Sheet Title
LEASING CENTER
FIRST FLOOR PLAN

Sheet Number
A105

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1 SECOND FLOOR LEASING CENTER DIMENSION PLAN

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

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Sheet Title
LEASING CENTER SECOND FLOOR PLAN

Sheet Number
A105.1

Estero Village, FL
Charles L. Chardon
02-17-2022

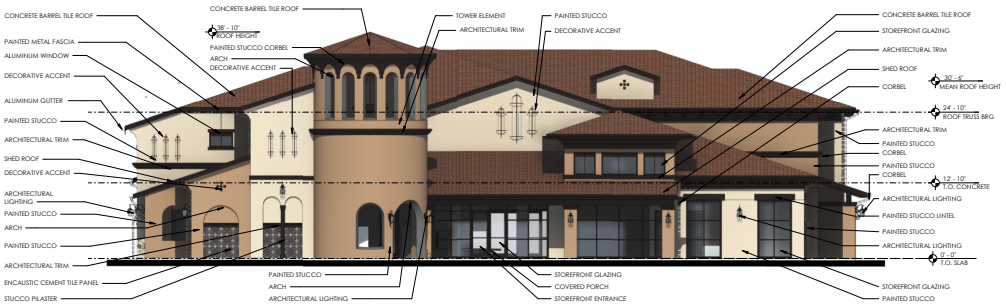
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2 LEASING CENTER - RIGHT ELEVATION

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



1 LEASING CENTER - FRONT ELEVATION

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

COLOR PALETTE

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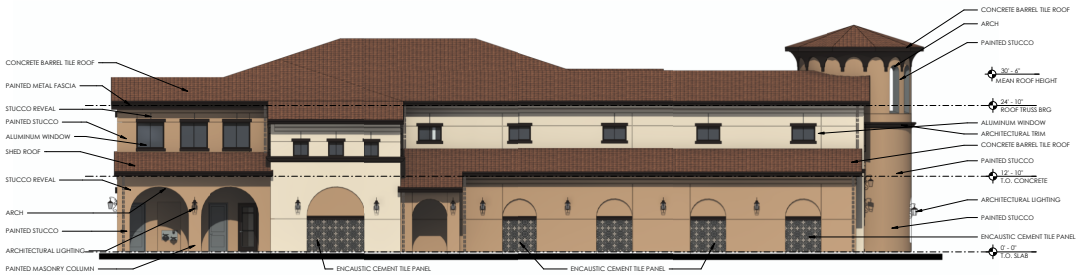
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Sheet Title
LEASING CENTER EXTERIOR ELEVATIONS

Sheet Number
A209

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2 LEASING CENTER - LEFT ELEVATION

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



1 LEASING CENTER - REAR ELEVATION

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

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Charles L. Charlan
Charlan Brock & Associates, AA0003781
02/11/2022

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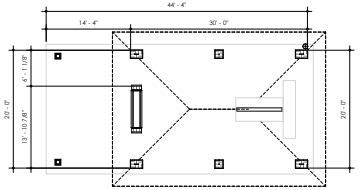
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LEASING CENTER EXTERIOR ELEVATIONS

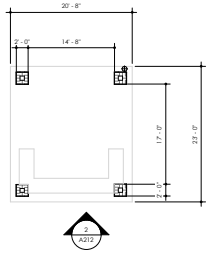
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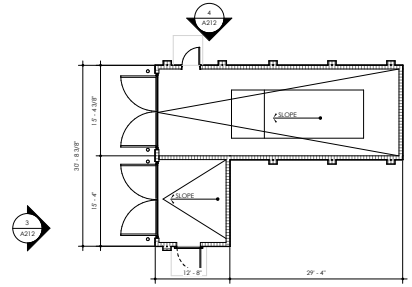
5 BBQ PAVILION - FLOOR PLAN

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



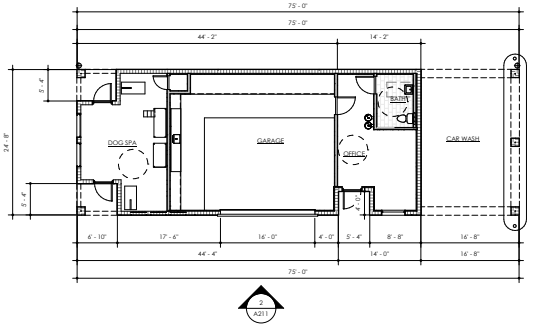
4 POOL PAVILION - FLOOR PLAN

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



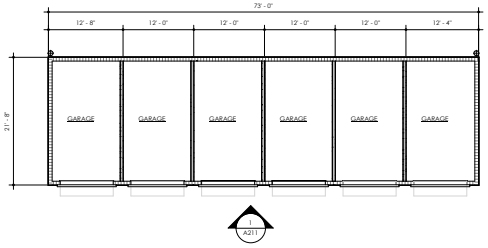
3 TRASH COMPACTOR - FLOOR PLAN

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



2 MAINTENANCE BUILDING - FLOOR PLAN

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



1 6 BAY GARAGE - FLOOR PLAN

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

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Sheet Title
AMENITY FLOOR PLAN

Sheet Number
A106

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1 GARAGE 6 BAY - FRONT ELEVATION

SCALE: 3/16" = 1'-0"



2 MAINTENANCE BUILDING - FRONT ELEVATION

SCALE: 3/16" = 1'-0"

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Village of Estero, FL

SD Estero Development, LLC
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Naples, FL 34119

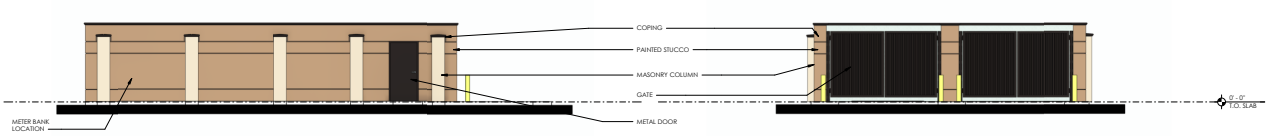
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Sheet Title
AMENITY EXTERIOR ELEVATIONS

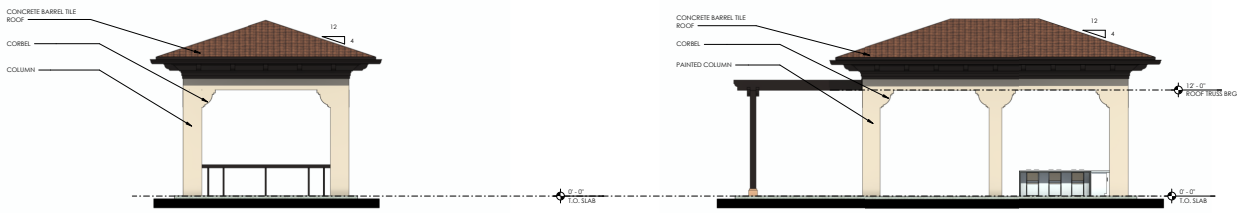
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4 TRASH COMPACTOR - FRONT ELEVATION
SCALE: 3/16" = 1'-0"

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



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

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

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STATE OF FLORIDA
HUNTER A BOOTH
LA6666713
REGISTERED LANDSCAPE ARCHITECT

Digitally signed by Hunter A Booth
Date: 2022.02.15 14:59:37 -05'00'

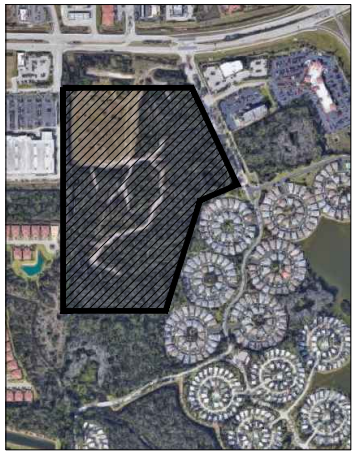
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Architect	CHARLAN BROCK ARCHITECTURE 1770 FENNELL ST. MAITLAND, FLORIDA 32751

BDG BOOTH DESIGN GROUP
146 Second St. N. Ste. 302
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PROJECT SITE VICINITY MAP



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LD-4	IRRIGATION SCHEDULES	02/15/2022
LD-5	IRRIGATION NOTES AND DETAILS	02/15/2022
LD-6	IRRIGATION DETAILS	02/15/2022
LD-7	IRRIGATION DETAILS	02/15/2022

CORSA at ESTERO CROSSINGS
PROJECT NUMBER: 2.1077

GENERAL NOTES

1. CONTRACTOR SHALL VISIT THE SITE AND INFORM HIMSELF FULLY AS TO CONDITIONS THEREON AND OF ADJACENT SITES WHICH WILL BE AFFECTED BY THE WORK.
2. DO NOT WILLFULLY INSTALL OR CONSTRUCT ITEMS AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, EXISTING TREE CANOPIES, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN/ENGINEERING. SUCH OBSERVATIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT REPORTED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
3. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC. ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE DOES NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND FOR SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
4. CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO STARTING CONSTRUCTION AND BE RESPONSIBLE FOR SAME. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
5. NO CONTRACTOR IDENTIFICATION SIGNS SHALL BE PERMITTED ON THE PROJECT, EXCEPT AS APPROVED BY THE OWNER.
6. ALL PERMITS NECESSARY ARE TO BE PROVIDED BY THE INSTALLING CONTRACTOR INCLUDING ALL COSTS. THE CONTRACTOR SHALL NOT KNOWINGLY VIOLATE CONDITIONS OF THE PERMITS. ALL CONFLICTS WITH THE PERMIT CONDITIONS AND THE PLANS, DETAILS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT REPRESENTATIVE. THE CONTRACTOR SHALL FAMILIARIZE AND SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE APPROVED FDEP PERMIT.
7. ALL UTILITIES TO REMAIN IN PLACE, EXCEPT AS INDICATED ON THE DRAWINGS. CONTACT 'ONE-CALL' AT 811 AT LEAST 48 TO 72 HOURS PRIOR TO EXCAVATION FOR VERIFICATION OF EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATIONS. NOT ALL UTILITIES ARE MEMBERS OF THE 'ONE-CALL' SYSTEM; THEREFORE, DIRECT CONTACT WITH THE UTILITY COMPANY MAY BE REQUIRED. CONTRACTOR SHALL CONTACT CITY OF TREASURE ISLAND FOR LOCATION OF UNDERGROUND STORM WATER, SEWER AND WATER UTILITIES AND LATERAL LINES THAT MIGHT BE PRESENT. ALL UTILITIES TO REMAIN IN PLACE, EXCEPT AS INDICATED ON THE PLANS.
8. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING HIS WORK PRIOR TO CONSTRUCTION.
9. CONTRACTOR SHALL MAKE ALL EFFORTS TO LIMIT THE 'TRACKING' OF SOIL ONTO CITY/COUNTY STREETS FROM HAULING ACTIVITIES. CONTRACTOR SHALL REMOVE ALL SOIL FROM CITY/COUNTY STREETS RESULTING FROM CONSTRUCTION ACTIVITIES.
10. CAREFULLY REVIEW THE PLANS AND THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ITEMS CONTAINED HEREIN. IF THERE IS A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
11. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS, THE PLANS SHALL GOVERN.
12. THE CONTRACTOR SHALL PROVIDE A SUBMITTAL LOG FOR APPROVAL BY THE PROJECT REPRESENTATIVE. ALL SUBMITTALS ARE TO INCLUDE THE NUMBERING SYSTEM DEVELOPED IN THE SUBMITTAL LOG.
13. THE CONTRACTOR SHALL PROVIDE A 24 HOUR EMERGENCY CONTACT PERSON AT THE PRE-CONSTRUCTION MEETING.
14. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT IN WRITING, AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE OWNER OR THE LANDSCAPE ARCHITECT SHALL BE PROMPTLY CORRECTED BY THE CONTRACTOR.
15. SIDEWALK / PAVING LAYOUT SHALL BE FIELD-STAKED USING G.P.S. BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FORM WORK AND INSTALLATION. THE CONTRACTOR MUST NOTIFY THE L.A. AT LEAST FORTY EIGHT HOURS IN ADVANCE OF THE REQUIRED REVIEW. ALL OF THE PROPOSED LOCATIONS SHALL BE MARKED FOR A SPECIFIC PHASE OF WORK PRIOR TO CALLING FOR A REVIEW. COORDINATES THAT DO NOT RESULT IN THE GEOMETRY SHOWN ON THE PLANS SHALL BE CHECKED BY THE CONTRACTORS SURVEY CREW. CORRECTIONS OF TRAIL SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT. LAYOUT MUST COMPLY WITH FDEP PERMIT
16. ALL CONCRETE WALKS SHALL NOT EXCEED A SLOPE OF 1:20, AND CROSS SLOPES ON ALL CONCRETE SIDEWALKS SHALL NOT EXCEED 2%. IF THE SIDEWALK DOES EXCEED THIS SLOPE, ADA COMPLIANT HANDICAP RAMPS WILL BE REQUIRED.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING AND THE COST OF ALL REQUIRED CONCRETE TESTING. TESTING SHALL INCLUDE BUT NOT BE LIMITED TO MATERIALS FOR PAVING SUB-BASE, ASPHALT PAVING, STRUCTURAL AND PAVING CONCRETE.
18. CONTRACTOR TO MAINTAIN EXISTING BENCH MARKS, MONUMENTS, AND OTHER REFERENCE POINTS WITHIN AND ADJACENT TO THE PROJECT LIMITS. CONTRACTOR TO CONTACT ALL RESPONSIBLE PARTIES IF RELOCATION IS REQUIRED OF BENCHMARKS AND OTHER REFERENCE POINTS.
19. CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITYS ARCHEOLOGICAL EXPERT IF DURING THE EXCAVATION PROCESS ARTICLES OF SIGNIFICANCE ARE UNCOVERED.
20. ANY CHANGES MADE IN THE FILED BY THE CONTRACTOR OR OWNER REGARDING THE HARDSCAPE PLACEMENT SHALL BE FULLY RECORDED WITH AS-BUILTS AND PROVIDED TO THE OWNER AND L.A.
21. DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, OWNER'S REPRESENTATIVE AND THE APPLICABLE GOVERNING CODE AUTHORITY.
22. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTORS OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL TREE REQUIREMENTS

1 TREE PER 3,500 S.F. OF PHASED DEVELOPED AREA

1,134,738 S.F.

	REQUIRED	PROVIDED
1,134,738/3,500	325	469

COMMERCIAL BUILDING PERIMETER PLANTING

MINIMUM 10% OF GROSS GROUND FLOOR AREA

15,136 SF

	REQUIRED	PROVIDED
PERCENTAGE	10%	20%
AREA IN S.F.	1,514 SF	±3,100 SF

LANDSCAPED OPEN SPACE

MINIMUM 40% OF PARCEL AREA

1,134,738 SF PARCEL AREA

	REQUIRED	PROVIDED
PERCENTAGE	40%	49%
AREA IN S.F.	453,895 SF	560,617 SF

VEHICULAR USE AREA LANDSCAPE REQUIREMENTS

TOTAL VEHICULAR USE AREA (VUA) **273,122 S.F.**

DESCRIPTION	QUANTITY REQUIRED	PERCENTAGE REQUIRED	QUANTITY PROVIDED
INTERIOR LANDSCAPING AREA	**27,312 S.F.**	**10%(VUA)**	**S.F.**
TOTAL CANOPY TREES	**110 TOTAL**	**27,312 / 250 S.F.**	**110**

PLANT MATERIAL SCHEDULE: BUFFER

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TREES AND PALMS							
26	ROY	ROYSTONEA ELATA	FLORIDA ROYAL PALM	8-10' GREY WOOD, 24' O.A.	YES	YES	
23	COE	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	12' HT. X 6' SPD., 3.5' CAL.	YES	YES	
SHRUBS AND GROUNDCOVERS							
4	CAA	CALLICARPA AMERICANA	BEAUTYBERRY	7 GAL., 28" X 20" HT., MIN. 3 STEMS	YES	YES	
590	CU	COCCOLOBA UNIFERA	SEAGRAPE	7 GAL. 36" HT., X 24" SPD.	YES	YES	

BUF 1.01 IDENTIFIES BUFFER LANDSCAPE MATERIAL

PLANT MATERIAL SCHEDULE: VUA

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TREES AND PALMS							
42	BBS	BUCIDA BUCERAS 'SHADY LADY'	SHADY LADY BLACK OLIVE	12' HT. x 6' SPR. FULL, 3" CAL.	YES	YES	
5	BNS	BISMARKIA NOBILIS	BISMARK PALM	24' O.A. HEAVY TRUNKED, 10'-12' C.T.	NO	YES	
20	COE	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	12' HT. X 6' SPD., 3.5" CAL.	YES	YES	
10	COS	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	12' HT. X 6' SPD., 3.5" CAL.	YES	YES	
1	DRS	DURANATUS ERECTUS	DURANATA STANDARD	3' HT.X 22" SPD. 18" CT.	YES	YES	
2	JAT	JATROPHA INTEGERRIMA 'COMPACTA'	JATHROPA	15 GAL. 4-5' HT. STANDARD	NO	YES	
22	MGB	MAGNOLIA GRANDIFLORA 'BRACKENS'	BRACKENS BROWN BEAUTY MAGNOLIA	12' O.A. X 4' SPD., 3" CAL.	YES	YES	
32	ROY	ROYSTONEA ELATA	FLORIDA ROYAL PALM	8-10' GREY WOOD, 24' O.A.	YES	YES	
11	WB	WODYETIA BIFURCATA	FOXTAIL PALM	18' O.A.	NO	YES	
SHRUBS AND GROUNDCOVERS							
38	ADM	ASPARAGUS DENSIFLORUS 'MEYERSII'	FOXTAIL FERN	3 GAL. 12-14" HT. x 10-12" SPD.	NO	NO	
2	CA	CRINUM AUGUSTUM 'QUEEN EMMA'	QUEEN EMMA CRINUM LILY	7 GAL. 36" HT. MIN. x 30-36" SPD.	NO	YES	
155	CI	CHRYSOBALANUS ICACO	GREEN COCOPLUM	7 GAL. 36" HT. X 20"SPD.	YES	YES	
290	CME	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET CARISSA	3 GAL. 12" HT. X 10" SPD.	NO	YES	
434	CU	COCCOLOBA UNIFERA	SEAGRAPE	7 GAL. 36" HT., X 24" SPD.	YES	YES	
130	EGB	EVOLVULUS GLOMERATUS 'BLUE MY MIND'	BLUE DAZE 'BLUE MY MIND'	1 GAL. 6-8" HT. FULL	NO	YES	
575	FM	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL. 16-18" HT. X 12" SPD., FULL	NO	YES	
645	HPD	HAMELIA NODOSA	DWARF FIREBUSH	3 GAL. 16"-18" HT. X 14" SPD.	YES	YES	
16	IF	ILLICIUM FLORIDANUM	FLORIDA ANISE	7 GAL., 36" HT., DENSE	YES	YES	
950	IVS	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON HOLLY	3 GAL. 16" HT. X 12" SPD.	YES	YES	
422	IX	IXORA 'RED TAIWAN DWARF'	RED TAIWAN IXORA	3 GAL. 20" HT. X 12" SPD., FULL	NO	YES	
75	LAD	LANTANA DEPRESSA VAR. DEPRESSA	GOLDEN LANTANA	3 GAL. 16" HT. x 18" SPR., DENSE	YES	YES	
15	MFC	MYRCIANTHES FRAGRANS COMPACTA	SIMPSON'S STOPPER	3 GAL. 18" HT. x 18" SPR., DENSE	YES	YES	
725	MUH	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL. 18-24" HT. X 12"-14" SPD.	YES	YES	
745	PQ	PASPALUM QUADRIFARIUM	EVERGREEN PASPALUM	3 GAL. 20-24" HT. FULL	YES	YES	
6	SR	STRELITZIA REGINAE	BIRD OF PARADISE	7 GAL. 36" HT. x 24" SPD., FULL	NO	YES	
845	TJN	TRACHELOSPERMUM ASIATICUM MINIMA	DWARF CONFEDERATE JASMINE	1 GAL. 10-12" SPD.	NO	YES	
1045	TJV	TRACHELOSPERMUM JAS. VARIEGATED	VARIEGATED CONFEDERATE JASMINE	1 GAL. 10-12" SPD.	NO	YES	
45	VOSB	VIBURNUM OBOVATUM	MRS. SCHILLER'S DELIGHT	3 GAL. 24" HT. x 18" SPR.	YES	YES	
35	ZP	ZAMIA PUMILA	COONTIE	3 GAL. 20"-22" HT. X 10" SPD.	YES	YES	

VUA 1.01 IDENTIFIES V.U.A. LANDSCAPE MATERIAL

PLANT MATERIAL SCHEDULE: FOUNDATION PLANTING

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TREES AND PALMS							
7	DRS	DURANATUS ERECTUS	DURANATA STANDARD	3' HT.X 22" SPD. 18" CT.	YES	YES	
6	EMS	SYZYGIUM PANICULATUM	BRUSH CHERRY	6' HT. X 24" SPD. F.T.B.	YES	YES	
2	ARC	ARDISIA ESCALLONIOIDES	MARLBERRY	15 GAL., 6' HT. STANDARD	YES	YES	
5	ROY	ROYSTONEA ELATA	FLORIDA ROYAL PALM	8-10' GREY WOOD, 24' O.A.	YES	YES	
77	WB	WODYETIA BIFURCATA	FOXTAIL PALM	18' O.A.	NO	YES	
SHRUBS AND GROUNDCOVERS							
65	CMB	CARISSA MACROCARPA 'BOXWOOD BEAUTY'	DWARF CARISSA	3 GAL., 16" HT. x 16" SPR.	NO	YES	
65	CRN	CLUSIA ROSEA NANA	DWARF CLUSIA	3 GAL., 24" HT. x 18" SPR.	YES	YES	
3	DMS	DOMBEYA 'SEMINOLE'	FLORIDA HYDRANGEA	3 GAL., 18" HT. X 14" SPD.	NO	YES	
75	EGB	EVOLVULUS GLOMERATUS 'BLUE MY MIND'	BLUE DAZE 'BLUE MY MIND'	1 GAL. 6-8" HT. FULL	NO	YES	
50	HPD	HAMELIA NODOSA	DWARF FIREBUSH	3 GAL. 16"-18" HT. X 14" SPD.	NO	YES	
35	JC	JUNIPERUS CONFERTA COMPACTA	DWARF SHORE JUNIPER	1 GAL. 8" HT. X 12" SPD.	NO	YES	
130	LAD	LANTANA DEPRESSA VAR. DEPRESSA	GOLDEN LANTANA	3 GAL. 16" HT. x 18" SPR., DENSE	YES	YES	
60	LMS	LIRIOPE MUSCARI "SUPER BLUE"	SUPER BLUE LIRIOPE	1 GAL., 12" HT. x 12" SPD.	YES	YES	
265	TJV	TRACHELOSPERMUM JAS. VARIEGATED	VARIEGATED CONFEDERATE JASMINE	1 GAL. 10-12" SPD.	NO	YES	
25	VOSB	VIBURNUM OBOVATUM	MRS. SCHILLER'S DELIGHT	3 GAL. 24" HT. x 18" SPR.	YES	YES	

FOU 1.01 IDENTIFIES REQUIRED BUILDING FOUNDATION LANDSCAPE MATERIAL

PLANT MATERIAL SCHEDULE: WETLAND ENHANCEMENT

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TREES AND PALMS							
220	PE	PINUS ELLIOTII "DENSA"	SLASH PINE	3 GAL.	YES	YES	

PLANT MATERIAL SCHEDULE

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TREES AND PALMS							
2	ARS	ACER RUBRUM 'SUMMER RED'	RED MAPLE	12' HT. X 4' SPD., 3" CAL.	YES	YES	
2	BB	BAUHINIA BLAKEANA	HONG KONG ORCHID	12' HT. X 6' SPD., 2.5" CAL.	NO	YES	
9	DRS	DURANATUS ERECTUS	DURANATA STANDARD	3' HT.X 22" SPD. 18" CT.	YES	YES	
51	EMS	SYZYGIUM PANICULATUM	BRUSH CHERRY	6' HT. X 2' SPD., F.T.B.	YES	YES	
2	HIS	HIBISCUS "STANDARD"	TREE-FORM HIBISCUS	6-7' HT. x 3-4' SPR., 30" C.T.	YES	YES	
10	JAT	JATROPHA INTEGERRIMA 'COMPACTA'	JATHROPA	15 GAL. 4-5' HT. STANDARD	NO	YES	
12	PTE	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	12' O.A. HT.	NO	NO	
5	ROY	ROYSTONEA ELATA	FLORIDA ROYAL PALM	8-10' GREY WOOD, 24' O.A.	YES	YES	
21	SP	SABAL PALMETTO	CABBAGE PALM	STAGGER FROM 14', 16' AND 18' C.T.	YES	YES	
3	TD	TAXODIUM DISTICHUM	BALD CYPRESS	12' HT. X 4' SPD., 2.5" CAL.	YES	YES	
14	VM	VEITCHIA MERRILLII	CHRISTMAS PALM	14' O.A. HT., DOUBLE TRUNK	NO	YES	
64	WB	WODYETIA BIFURCATA	FOXTAIL PALM	18' O.A.	NO	YES	
SHRUBS AND GROUNDCOVERS							
2	AA	AGAVE ATTENUATA 'RAY OF LIGHT'	'RAY OF LIGHT' AGAVE	7 GAL 18" HT. x 12" SPD., FULL	NO	YES	
465	ADM	ASPARAGUS DENSIFLORUS 'MEYERSII'	FOXTAIL FERN	3 GAL. 12-14" HT. x 10-12" SPD.	NO	NO	
2	CA	CRINUM AUGUSTUM 'QUEEN EMMA'	QUEEN EMMA CRINUM LILY	7 GAL., 36" HT. MIN. x 30-36" SPD.	NO	YES	
30	CMB	CARISSA MACROCARPA 'BOXWOOD BEAUTY'	DWARF CARISSA	3 GAL., 16" HT. x 16" SPR.	NO	YES	
198	CME	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET CARISSA	3 GAL., 12" HT. X 10" SPD.	NO	YES	
207	CU	COCCOLOBA UNIFERA	SEAGRAPE	7 GAL. 36" HT., X 24" SPD.	YES	YES	
485	DGM	DURANTA ERECTA 'GOLD MOUND'	GOLD MOUND DURANTA	3 GAL. 16" HT. X 12" SPD.	NO	YES	
1	DMS	DOMBEYA 'SEMINOLE'	FLORIDA HYDRANGEA	3 GAL., 18" HT. X 14" SPD.	NO	YES	
30	DTV	DIANELLA TASMANICA	BLUEBERRY FLAX LILY	3 GAL., 16" HT. X 8" SPD., FULL	NO	YES	
560	EGB	EVOLVULUS GLOMERATUS 'BLUE MY MIND'	BLUE DAZE 'BLUE MY MIND'	1 GAL. 6-8" HT. FULL	NO	YES	
210	IVS	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON HOLLY	3 GAL., 16" HT. X 12" SPD.	YES	YES	
995	IX	IXORA 'RED TAIWAN DWARF'	RED TAIWAN IXORA	3 GAL., 20" HT. X 12" SPD., FULL	NO	YES	
310	JC	JUNIPERUS CONFERTA COMPACTA	DWARF SHORE JUNIPER	1 GAL. 8" HT. X 12" SPD.	NO	YES	
160	JM	JASMINUM MULTIFLORUM	DOWNY JASMINE	3 GAL. 16" HT. X 12-14" SPD.	NO	YES	
4	LAS	LANTANA SPP.	TREE FORM LANTANA	10 GAL. STANDARD, 4' HT. MIN.	NO	NO	
20	MSC	MICROSORUM SCOLOPENDRIUM	WART FERN	3 GAL., 16" HT. x 8" SPD.	NO	YES	
355	MUH	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL. 18-24" HT. X 12"-14" SPD.	YES	YES	
170	NC	NEOMARICA CAERULEA 'REGINA'	GIANT APOSTLE'S IRIS	3 GAL. 26" HT. x 10" SPD.	NO	YES	
30	PBM	PHILODENDRON BURLE MARX	BURLE MARX PHILODENDRON	3 GAL., 16" HT. x 14" SPR., DENSE	NO	YES	
865	POP	PODOCARPUS MACROPHYLLA 'PRINGLE'	DWARF PODOCARPUS	3 GAL. 16" HT. x 12" SPD., DENSE	YES	YES	
303	SAR	SCHEFFLERA ARBORICOLA	DWARF SCHEFFLERA	3 GAL., 24" HT. x 16" SPD., FULL	NO	YES	
200	SPB	SPARTINA BAKERI	SAND CORDGRASS	3 GAL., 18" HT. x 12" SPD.	YES	YES	
8	SR	STRELITZIA REGINAE	BIRD OF PARADISE	7 GAL. 36" HT. x 24" SPD., FULL	NO	YES	
165	TJN	TRACHELOSPERMUM ASIATICUM MINIMA	DWARF CONFEDERATE JASMINE	1 GAL. 10-12" SPD.	NO	YES	
1425	TJV	TRACHELOSPERMUM JAS. VARIEGATED	VARIEGATED CONFEDERATE JASMINE	1 GAL. 10-12" SPD.	NO	YES	
30	VOB	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	7 GAL. 28" HT. x 18" SPD., FULL	YES	YES	
665	VOSB	VIBURNUM OBOVATUM	MRS. SCHILLER'S DELIGHT	3 GAL., 24" HT. x 18" SPR.	YES	YES	
60	ZP	ZAMIA PUMILA	COONTIE	3 GAL., 20"-22" HT. X 10" SPD.	YES	YES	

NON-LIT NON-CODE REQUIRED LANDSCAPE MATERIAL

LANDSCAPE MATERIAL QUANTITIES

SHREDDED HARDWOOD MULCH, COLOR COCOA BROWN	830 C.Y.
ST. AUGUSTINE FLORATAM (SOD)	56,400 S.F.
BAHIA SOD (SOD 2)	66,150 S.F.
PERENNIAL PEANUT SOD (SOD 3)	2,260 S.F.

*QUANTITIES ARE PROVIDED AS A COURTESY, CONTRACTOR TO VERIFY ALL QUANTITIES. TREES NOT INCLUDED IN PLANT BEDS TO HAVE A MIN. 4' DIA. MULCH RING

LITTORAL SHELF PLANT MATERIAL SCHEDULE

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TREES AND PALMS							
16	ARS	ACER RUBRUM 'SUMMER RED'	RED MAPLE	12' HT. X 4' SPD., 3" CAL.	YES	YES	
11	MGB	MAGNOLIA GRANDIFLORA 'BRACKENS'	BRACKENS BROWN BEAUTY MAGNOLIA	12' O.A. X 4' SPD., 3" CAL.	NO	YES	
7	SB	SALIX BABYLONICA	WEEPING WILLOW	12'-14' HT. x 4-5' SPD., 3.5" CAL.	NO	YES	
13	TD	TAXODIUM DISTICHUM	BALD CYPRESS	12' HT. X 4' SPD., 2.5" CAL.	YES	YES	
SHRUBS AND GROUNDCOVERS							
659	CAN	CANNA FLACCIDA	GOLDEN CANNA LILY	1 GAL., 12-14" HT.	YES	NO	
686	IH	IRIS VIRGINICA	BLUE FLAG IRIS	1 GAL., FULL	YES	YES	
687	JE	JUNCUS EFFUSUS	SOFT RUSH	BARE ROOT	YES	YES	
669	PHT	PANICUM HEMITOMON	MAIDENCANE	BAREROOT	YES	YES	
670	PTD	PONTEDERIA CORDATA	PICKERELWEED	BARE ROOT	YES	NO	
669	SL	SAGITTARIA LANCIFOLIA	LANCE-LEAF ARROWHEAD	BARE ROOT	YES	NO	

PLANTED LITTORAL SHELF (PLS) CALCULATIONS

POND 1 - SHORELINE L.F. = 1,874 L.F. x 25% = 469 L.F.
PLS SHORELINE PROVIDED = 489 L.F.

PLS S.F. PROVIDED = 9,370 S.F. / 4 = 2,342 PLANTS REQUIRED
PLANTS PROPOSED = 2,445
*CALCULATION DOES NOT INCLUDE WETLAND TREES PROVIDED
*CALCULATION DOES NOT INCLUDE SHORELINE BULKHEAD

POND 1 - BULKHEAD L.F. = 260 L.F.
PLS SHORELINE PROVIDED = 260 L.F.

PLS S.F. PROVIDED = 1,300 S.F. / 2 = 650 PLANTS REQUIRED
PLANTS PROPOSED = 650
*CALCULATION DOES NOT INCLUDE WETLAND TREES PROVIDED

POND 2 - SHORELINE L.F. = 833 L.F. x 25% = 208 L.F.
PLS SHORELINE PROVIDED = 229 L.F.

PLS S.F. PROVIDED = 4,165 S.F. / 4 = 1,041 PLANTS REQUIRED
PLANTS PROPOSED = 945
NATIVE TREES PROPOSED = 2 (2 TREES = 200 PLANTS PER CODE)

BOOTH DESIGNGROUP
1460 Second St. N. Ste. 302
St. Petersburg, FL 33701
T: 727.823.6699

CONSULTANTS
CIVIL ENGINEER
DELISI FITZGERALD INC
1605 HENDRY STREET
FT MYERS , FLORIDA
239-418-0691
239-288-2537
ARCHITECT
CHARLAN BROCK ARCHITECTS
1770 FEHWELL ST.
MAIT

LANDSCAPE MATERIAL QUANTITIES

SHREDDED HARDWOOD MULCH, COLOR COCOA BROWN	15 C.Y.
ST. AUGUSTINE FLORATAM (SOD)	1,200 S.F.
MEXICAN BEACH STONE, COLOR: BLACK	1.5 C.Y.

*QUANTITIES ARE PROVIDED AS A COURTESY, CONTRACTOR TO VERIFY ALL QUANTITIES. TREES NOT INCLUDED IN PLANT BEDS TO HAVE A MIN. 4' DIA. MULCH RING

PLANT MATERIAL SCHEDULE : SOUTH AMENITY

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TREES AND PALMS							
1	AX	ARCHONTOPHOENIX ALEXANDRAE	KING ALEXANDER PALM	16' O.A. HT.	NO	YES	
1	CLE	CLERODENDRUM QUARDRILOCULARE	SHOOTING STAR	12' HT. X 5' SPD., 2.5" CAL.	NO	YES	
1	ROY	ROYSTONEA ELATA	FLORIDA ROYAL PALM	8-10' GREY WOOD, 24' O.A.	YES	YES	
2	WB	WODYETIA BIFURCATA	FOXTAIL PALM	18' O.A	NO	YES	
SHRUBS AND GROUNDCOVERS							
70	ADM	ASPARAGUS DENSIFLORUS 'MEYERSII'	FOXTAIL FERN	3 GAL. 12-14" HT. x 10-12" SPD.	NO	YES	
45	CG	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	3 GAL., 24" HT. x 14" SPR.	NO	YES	
45	CME	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET CARISSA	3 GAL., 12" HT. X 10" SPD.	NO	YES	
1	HIS	HIBISCUS "STANDARD"	TREE-FORM HIBISCUS	6-7' HT. x 3-4' SPR., 30" C.T.	YES	YES	
60	IX	IXORA 'RED TAIWAN DWARF'	RED TAIWAN IXORA	3 GAL., 20" HT. X 12" SPD., FULL	NO	YES	
5	NC	NEOMARICA CAERULEA 'REGINA'	GIANT APOSTLE'S IRIS	3 GAL., 26" HT. x 10" SPD.	NO	YES	
32	POM	PODOCARPUS MACROPHYLLA	PODOCARPUS	7 GAL., 28" HT. x 16" SPD., DENSE	NO	YES	
40	SAV	SCHEFFLERA ARBORICOLA 'TRINETTE'	VARIEGATED SCHEFFLERA	3 GAL., 24" HT. x 16" SPD., FULL	NO	YES	
130	TJV	TRACHELOSPERMUM JAS. VARIEGATED	VARIEGATED CONFEDERATE JASMINE	1 GAL., 10-12" SPD.	NO	YES	

LANDSCAPE MATERIAL QUANTITIES

SHREDDED HARDWOOD MULCH, COLOR COCOA BROWN	1 C.Y.
ST. AUGUSTINE FLORATAM (SOD)	22,000 S.F.

*QUANTITIES ARE PROVIDED AS A COURTESY, CONTRACTOR TO VERIFY ALL QUANTITIES. TREES NOT INCLUDED IN PLANT BEDS TO HAVE A MIN. 4' DIA. MULCH RING

PLANT MATERIAL SCHEDULE : DOG PARK

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TREES AND PALMS							
4	BBS	BUCIDA BUCERAS 'SHADY LADY'	SHADY LADY BLACK OLIVE	12' HT. x 6' SPR. FULL, 3" CAL.	YES	YES	
5	COS	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	12' HT. X 6' SPD., 3.5" CAL	YES	YES	
2	DR	DELONIX REGINA	ROYAL POINCIANA	12' HT. X 6' SPD., 3" CAL.	NO	YES	
3	LIM	LAGERSTROEMIA INDICA 'MUSKOGEE'	CRAPE MYRTLE 'LAVENDER'	12-14' HT. x 5-6' SPD., 2.5" CAL.	NO	YES	
4	TG	TIBOUCHINA GRANDULOUSA	PURPLE GLORY TREE	8-10' HT. X 4-5' SPD., FULL, 2" CAL.	NO	YES	
SHRUBS AND GROUNDCOVERS							
33	CI	CHRYSOBALANUS ICACO	GREEN COCOPLUM	7 GAL., 36" HT.	YES	YES	
48	GS	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	3 GAL., TRELLISED	YES	NO	

PLANT MATERIAL SCHEDULE: CLUBHOUSE

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 3 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 10 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
TREES AND PALMS							
5	AX	ARCHONTOPHOENIX ALEXANDRAE	KING ALEXANDER PALM	16' O.A. HT.	NO	YES	
1	BNS	BISMARKIA NOBILIS	BISMARK PALM	24' O.A. HEAVY TRUNKED, 10'-12' C.T.	NO	YES	
2	CLE	CLERODENDRUM QUARDRILOCULARE	SHOOTING STAR	12' HT. X 5' SPD., 2.5" CAL.	NO	YES	
6	CN	COCOS NUCIFERA 'GREEN MALAYAN'	COCONUT PALM 'GREEN MALAYAN'	10' GW., 24' O.A. HT.	NO	YES	
2	DRS	DURANATUS ERECTUS	DURANATA STANDARD	3' HT.X 22" SPD. 18" CT.	YES	YES	
3	EMS	SYZYGIUM PANICULATUM	BRUSH CHERRY	6' HT. X 2' SPD., F.T.B.	YES	YES	
4	JAT	JATROPHA INTEGERRIMA 'COMPACTA'	JATHROPA	15 GAL. 4-5' HT. STANDARD	NO	YES	
2	LJT	LIGUSTRUM JAPONICUM TREE FORM	TREE FORM LIGUSTRUM	8' HT. x 6' SPD., MULTI-TRUNK	NO	YES	
2	PSY	PHOENIX SYLVESTRIS	SILVER DATE PALM	16' CT., 24' O.A. HT.	NO	YES	
9	PTE	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	12' O.A. HT.	NO	NO	
2	ROY	ROYSTONEA ELATA	FLORIDA ROYAL PALM	8-10' GREY WOOD, 24' O.A.	YES	YES	
3	SP	SABAL PALMETTO	CABBAGE PALM	STAGGER FROM 14', 16' AND 18' C.T.	YES	YES	
1	TA	TABEBUIA ARGENTEA	TRUMPET TREE	14-16' HT. x 8' SPD., SPECIMEN	NO	YES	
2	TG	TIBOUCHINA GRANDULOUSA	PURPLE GLORY TREE	8-10' HT. X 4-5' SPD., FULL, 2" CAL.	NO	YES	
7	VM	VEITCHIA MERRILLII	CHRISTMAS PALM	14' O.A. HT., DOUBLE TRUNK	NO	YES	
5	WB	WODYETIA BIFURCATA	FOXTAIL PALM	18' O.A.	NO	YES	
SHRUBS AND GROUNDCOVERS							
22	A	ANNUALS	ANNUALS	6" POT, FULL	NO	NO	
30	ADM	ASPARAGUS DENSIFLORUS 'MEYERSII'	FOXTAIL FERN	3 GAL. 12-14" HT. x 10-12" SPD.	NO	YES	
20	ALO	ALOCASIA ODORA	DWARF ALOCASIA	3 GAL., 30" HT. X 16" SPD.	YES	YES	
1	CA	CRINUM AUGUSTUM 'QUEEN EMMA'	QUEEN EMMA CRINUM LILY	7 GAL., 36" HT. MIN. x 30-36" SPD.	NO	YES	
4	CAN	CANNA FLACCIDA	GOLDEN CANNA LILY	1 GAL., 12-14" HT.	YES	NO	
7	CAR	CARYOTA MITIS	FISHTAIL PALM	12'-14' HT. O.A., HEAVY	NO	YES	
25	CME	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET CARISSA	3 GAL., 12" HT. X 10" SPD.	NO	YES	
83	CG	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	3 GAL., 24" HT. x 14" SPR.	NO	YES	
10	CLT	CLERODENDRUM THOMSONIAE	BLEEDING HEART	3 GAL., 24" HT.TRELLISED	NO	YES	
20	CMB	CARISSA MACROCARPA 'BOXWOOD BEAUTY'	DWARF CARISSA	3 GAL., 16" HT. x 16" SPR.	NO	YES	
2	DMS	DOMBEYA 'SEMINOLE'	FLORIDA HYDRANGEA	3 GAL., 18" HT. X 14" SPD.	NO	YES	
155	EGB	EVOLVULUS GLOMERATUS 'BLUE MY MIND'	BLUE DAZE 'BLUE MY MIND'	1 GAL. 6-8" HT. FULL	NO	YES	
270	FM	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL. 16-18" HT. X 12" SPD., FULL	NO	YES	
24	GS	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	3 GAL., TRELLISED	YES	NO	
65	HPD	HAMELIA NODOSA	DWARF FIREBUSH	3 GAL. 16"-18" HT. X 14" SPD.	YES	YES	
25	IH	IRIS VIRGINICA	BLUE FLAG IRIS	1 GAL., FULL	YES	YES	
22	IPM	IPOMOEA BATATAS 'MAGARITA'	SWEET POTATO VINE 'MAGARITA'	1 GAL. 10" SPD.	YES	YES	
135	IX	IXORA 'RED TAIWAN DWARF'	RED TAIWAN IXORA	3 GAL., 20" HT. X 12" SPD., FULL	NO	YES	
50	JM	JASMINUM MULTIFLORUM	DOWNY JASMINE	3 GAL. 16" HT. X 12-14" SPD.	NO	YES	
30	LOS	LONICERA SEMPERVIRENS	CORAL HONEYSUCKLE	3 GAL., TRELLISED	NO	YES	
135	MUH	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL. 18-24" HT. X 12"-14" SPD.	YES	YES	
25	MI	MOREA IRIODES	AFRICAN IRIS	1 GAL., 12" HT. x 8" SPD.	NO	YES	
35	PBM	PHILODENDRON IMBE	PHILODENDRON BURLEY MARX	3 GAL., 16" HT. x 18" SPR., DENSE	NO	YES	
25	POP	PODOCARPUS MACROPHYLLA 'PRINGLES'	DWARF PODOCARPUS	3 GAL., 16" HT. x 12" SPD., DENSE	YES	YES	
35	PX	PHILODENDRON XANADU	XANADU PHILODENDRON	3 GAL., 16" HT. X 14" SPD., FULL	YES	YES	
30	SAR	SCHEFFLERA ARBORICOLA	DWARF SCHEFFLERA	3 GAL., 24" HT. x 16" SPD., FULL	NO	YES	
140	SPB	SPARTINA BAKERI	SAND CORDGRASS	3 GAL., 18" HT. x 12" SPD.	YES	YES	
195	TJV	TRACHELOSPERMUM JAS. VARIEGATED	VARIEGATED CONFEDERATE JASMINE	1 GAL., 10-12" SPD.	NO	YES	
70	VOSB	VIBURNUM OBOVATUM ' MRS. SCHILLERS'	MRS. SCHILLERS DWARF VIBURNUM	3 GAL., 16" HT. x 18" SPR., DENSE	NO	YES	
7	VS	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	7 GAL., 26" HT. x 18" SPD., FULL	YES	YES	

LANDSCAPE MATERIAL QUANTITIES

SHREDDED HARDWOOD MULCH, COLOR COCOA BROWN	90 C.Y.
ST. AUGUSTINE FLORATAM (SOD)	3645 S.F.
MEXICAN BEACH STONE, COLOR: BLACK	6 C.Y.

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SITE FURNISHING SCHEDULE

I.D.	QTY.	SYM.	TYPE	SPECIFICATION
SF-1	6		BENCH	JAVITA FLAIR BENCH, CORONADO BENCH IN REC FLUID PLASTIC 4' CONTOUR BENCH, SLAT COLOR: MAHOGANY, FRAME COLOR: TEXTURED PEWTER ITEM NO.: CB2700R. CONTACT: CHERYL ROMAN 407 970 3147
SF-2	5		GRILL	ARTITAN GRILLS - ARTITAN EAGLE SERIES 57", GRILL MODEL: AARP-32. CONTACT 800 349-2566 FOR ORDER INFORMATION. GRILL TO HAVE SHUT OFF TIMER AND EMERGENCY SHUT OFF
SF-3	5	N/A	GRILL DOORS	ARTITAN GRILLS - ARTITAN STAINLESS STEEL DOUBLE DOORS, MODEL: ARTP-DD. CALL 866 203-1607 FOR ORDER INFORMATION.
SF-4	1		SINK	REGENCY - 20"x16-1/4" STAINLESS STEEL DROP IN SINK WITH HOT/COLD FAUCET, MODEL: 600DS1208
SF-5	3		FIRE PIT	SOLUS - LINEAR DOUBLE-HIGH ELECTRIC START FIRE FEATURE, 72", COLOR: HALVA, NATURAL GAS, GLASS WIND SCREEN TO BE INCLUDED. FOR ORDER INFORMATION CALL 877 280-3166
SF-6	1		CABANA	TUULO SOLANDER CABANA, 10'x10' W/LIGHTING, MASTER RESISTANT HARD TOP, TRELLIS WALLS ON BACK AND SIDES, FRONT FABRIC CURTAINS, FRAME COLOR: T.B.D., CONTACT BRIAN BERDUN, 727 744-1703 FOR ORDER INFORMATION
SF-7	6		CABANA	TUULO SOLANDER CABANA, 10'x10' TO SHARE CENTER POSTS, W/ BENCH W/ LIGHTING, MASTER RESISTANT HARD TOP, TRELLIS WALLS ON BACK AND SIDES, FRONT FABRIC CURTAINS, FRAME COLOR: T.B.D., CONTACT BRIAN BERDUN, 727 744-1703 FOR ORDER INFORMATION
SF-8	CONT. VERIFY	N/A	GREENCABLE	CABLE, STAHL BIO-CABLE - GREENCABLE SYSTEM, 3MM STAINLESS STEEL WIRE WITH ALUMINUM WALL HOLDERS. FOR ORDER INFORMATION CALL 512 474-1100
SF-9	1	N/A	TV ENCLOSURE	DISPLAY SHIELD - TV SHIELD PRO- OUTDOOR WEATHERPROOF TV ENCLOSURE 75-80", MODEL: TVSPM75OBL. INCLUDE LOW PROFILE WALL MOUNT, MODEL: PRMWMSM - FOR ORDER INFORMATION CALL 800 353-2628
SF-10	1		UMBRELLA	TUULO - SUSAN MASTER 9FT SHADE POD, 12' QUAD, SECURITY SURFACE MOUNT, FRAME COLOR: SUNBRELLA SUNSET POWDERCOAT, SHADE COLOR: T.B.D., COORDINATE WITH INTERIOR DESIGNER. CONTACT BRIAN BERDUN, 727 744-1703 FOR ORDER INFORMATION
SF-11	1	DWB	DOG WASTE BIN	DOG-ON-IT PARKS - COMPLETE DOG WASTE STATION - SINGLE POLE W/ ROUND WASTE RECEPTACLE. COLOR: GREEN. FOR ORDER INFORMATION CALL 877 268-3647.
SF-12	1	POU	DOG DRINKING FOUNTAIN	MOST DEPENDABLE FOUNTAINS - 350 SSL, COLOR: WHITE. FOR ORDER INFORMATION CONTACT 800 865-5038
SF-13	1		SHADE STRUCTURE	CREATIVE SHADE SOLUTIONS - 7' POST SHADE STRUCTURE 12'x24', POST COLOR - WHITE, SHADE COLOR - SKY BLUE. FOR ORDER INFORMATION CONTACT 888 935-7328
SF-14	1		LAKE FOUNTAIN	LAKEFOUNTAINS AND AERATION - CASCADE SERIES - 1/2"SHOOT WITH 4LED LIGHT KIT (LAP 4500596), 1 5HP. CONTACT 800 353-9303 FOR ORDER INFORMATION
SF-15	3	N/A	FAUX GREEN WALL	EASYGREEN® EASYFIT, COLOR - JASMINE, PACK OF 12 TO COVER 33.16 S.F., FOR ORDER INFORMATION CONTACT JASMIN GONZALEZ 407 601 4071.
SF-16	4	N/A	MILE MARKER INLAYS	6" MEDIA MILE MARKERS, "CORAL AT EVERIES" WITH EVERY 1/10TH MILE NOTED. SEE DETAIL 5, LD 1.1
SF-17	12		BIKE RACK	NUVINCI - ORION BIKE RACK, ROUND TUBE, SURFACE MOUNT, COLOR: PLATINUM. FOR ORDER INFORMATION, CONTACT 800 448-7931
SF-18	4		URN	SLOCKBOCK - CLASSIC 7 - 27" D X 30" H, COLOR: UMBER WITH ELECTOMERIC BULKHEAD, PROVIDE SAMPLE FOR LAY/MTHOR APPROVAL. FOR ORDER INFORMATION CALL 800 243-3580
SF-19	1	POS	POOL SHOWER W/ HOSE BIB	PLEASE SHOWERSPLUS INC - OASIS OUTDOOR SHOWER 32000-BBB. FOR ORDER INFORMATION CALL 888-790-7320
SF-20	1	N/A	PRE-CAST FOUNTAIN FEATURE	48" DIAMETER CUSTOM STONE FOUNTAIN WITH ROUND BASIN BY DC WATERSHOPP COMPANY

NOTES:
1. ALL FIREPITS TO HAVE ELECTRONIC IGNITION WITH TIMERS AND EMERGENCY SHUT-OFF VALVES.

FENCING MATERIAL SCHEDULE

I.D.	QTY.	TYPE	SPECIFICATION
F-1	CONTRACTOR VERIFY	CLUBHOUSE FENCE	4' HT. COMMERCIAL GRADE ALUMINUM PICKET FENCE, COLOR: BLACK, INSTALLED TO MEET HEALTH DEPARTMENT SPECIFICATIONS.
F-2	2	CLUBHOUSE GATE	4' HT. COMMERCIAL GRADE ALUMINUM PICKET GATE, COLOR: BLACK, INSTALLED TO MEET HEALTH DEPARTMENT SPECIFICATIONS W/ ACCESSIBLE HATCH.
F-3	CONTRACTOR VERIFY	POOL FENCE	4' HT. COMMERCIAL GRADE ALUMINUM PICKET GATE, COLOR: BLACK, INSTALLED TO MEET HEALTH DEPARTMENT SPECIFICATIONS.
F-4	1	POOL GATE	4' HT. COMMERCIAL GRADE ALUMINUM PICKET FENCE, COLOR: BLACK, INSTALLED TO MEET HEALTH DEPARTMENT SPECIFICATIONS W/ ACCESSIBLE HATCH.
F-5	CONTRACTOR VERIFY	POOL EQUIPMENT FENCE	6' HT. OPAQUE PVC FENCE , COLOR WHITE.
F-6	1	POOL EQUIPMENT GATE	6' HT. OPAQUE PVC GATE, COLOR: WHITE, WITH LOCKABLE LATCH
F-7	CONTRACTOR VERIFY	DOG PARK FENCE	LIVIN THE DOG LIFE - LS SERIES FENCE, ITEM: DL-DGFH-PHC - 4' BLACK FRAMED FENCE WITH POST AND HARDWARE. CONTACT 800 931-1562 FOR ORDER INFORMATION.
F-8	4	DOG PARK GATE	LIVIN THE DOG LIFE - LS SERIES ENTRANCE GATE, ITEM: DL-DGSG-PHC - ENTRANCE GATE WITH SELF-CLOSE HINGE AND LATCH. CONTACT 800 931-1562 FOR ORDER INFORMATION.
F-9	2	DOG PARK MAINTENANCE GATE	LIVIN THE DOG LIFE - LS SERIES SERVICE GATE, ITEM: DL-DGSG-PHC - SERVICE GATE WITH SELF-CLOSE HINGE AND LATCH. CONTACT 800 931-1562 FOR ORDER INFORMATION.

NOTES:
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL FENCING TYPES AND GATES
- CONTRACTOR TO COORDINATE WITH OWNER FOR ALL ACCESS REQUIREMENTS AT GATES AND PEDESTRIAN GATES

MASTER PAVING SCHEDULE

I.D.	TYPE	SPECIFICATION
P-1	VEHICULAR PAVERS	TREMRON PAVER: 4"x8"x3-1/8" BRICK PAVER, COLOR: SANTA FE, HERRINGBONE PATTERN, 4"x8"x3-1/8" SINGLE SOLDIER COURSE BORDER COLOR: SANTA FE. CONTACT JOANN THOMPSON 813 299-3088
P-2	ENTRY PAVERS	ARTISTIC PAVER: 4"x4"x1-5/8" BRICK PAVER, COLOR: IVORY, RUNNING BOND, WITH 8"x8"x1-5/8" SINGLE SOLDIER COURSE BORDER COLOR: CAFE. CONTACT TODD ROCHFELD FOR ORDER INFORMATION 813 389-8511
P-3	TILE PAVERS	1.0DESIGN - CHROME SERIES, 10"x 10"x 7/8" COMPACTED STONE TILE, COLORS: ALMOND AND SAGE GREEN, FINISH: NATURAL. CONTACT JENNIFER HOWKINS 866-744-1090 FOR ORDER INFORMATION.
P-4	POOL PAVERS	ARTISTIC PAVER: 4"x4"x1-5/8" BRICK PAVER, COLOR: IVORY, RUNNING BOND, WITH 8"x8"x1-5/8" SINGLE SOLDIER COURSE BORDER COLOR: SILVER SAN. CONTACT TODD ROCHFELD FOR ORDER INFORMATION 813 389-8511
P-5	ARTIFICIAL TURF	FOREVERLAWN - FOREVERLAWN FUSION. CONTACT CHRIS POWELL FOR ORDERING INFORMATION 813 436-9223

MASTER POOL MATERIAL SCHEDULE

I.D.	TYPE	SPECIFICATION
RF-1	POOL SHELL	MYSTALKOTE, AQUAMARINE, ALTERNATE PRODUCTS SHALL BE APPROVED BY L.A. PRIOR TO CONSTRUCTION, FOR ORDERING QUESTIONS CONTACT (800) 233-2600
RF-2	POOL WATERLINE	SURFACES® - WATERRA POOL AND HARDSCAPE COLLECTION: PACIFICO, AQUAMARINE C 6"X6". CONTACT HANK HILTON 727 204-3572 FOR ORDER INFORMATION.
RF-3	POOL STEP TILE	INTERNATIONAL WHOLESALE TILE - AQUATICA - 2"x6" NON-SKID BLACK. CONTACT HANK HILTON 727 204-3572
RF-4	COPING	ARTISTIC PAVERS BULLNOSE COPING, 12"L 12" SIZE. COLOR: IVORY. CONTACT TODD ROCHFELD FOR ORDERING INFORMATION 813 389-8511
RF-5	POOL SLIP/SHELF TILE	INTERNATIONAL WHOLESALE TILE - AQUATICA - 6"x6" NON-SKID BLACK. CONTACT HANK HILTON 727 204-3572

NOTES:
-ALL CONCRETE IS TO HAVE A MIN. OF 3000 P.S.I. AND HAVE 3/8" AGGREGATE USED IN ALL CONCRETE TYPES IN LIEU LARGER AGGREGATE
-CONTRACTOR TO PROVIDE 5'x5' MOCK-UP OF ALL PAVING TYPES PRIOR TO CONSTRUCTION FOR OWNER/ LA APPROVAL.
-ALL CONCRETE PAVERS ARE TO BE SEALED WITH TECHNIGEAL NATURAL LOOK SEALER.

MASTER LIGHTING SCHEDULE

I.D.	QTY.	SYM.	TYPE	SPECIFICATION
L-1	28		LANDSCAPE UP-LIGHT	BK LIGHTING - MITE STAR, MODEL: MS-LED-EM0-BLP-A9-BZP WITH POWER FIRE - P-MTE-S-18-C, BZP-120-SP. CONTACT BILL SHEMELA 813 289-1600 FOR ORDER INFORMATION
L-2	6		LANDSCAPE PATH LIGHT	BK LIGHTING - CAMINO STAR, MODEL: CS-LED-E70-BLP-G1-18-PP18-SP . CONTACT BILL SHEMELA 813 289-1600 FOR ORDER INFORMATION
L-3	4		PALM TREE RING	BK LIGHTING - REMOTE MINI-MICRO PALM TREE RING, MODEL: PTR-4-16-WW-LED-RM-E71-WFL-BZP-12-11-A. FOR ORDER INFORMATION CONTACT BILL SHEMELA 813 289-1600
L-4	2		FOUNTAIN LIGHT	T.B.D.

NOTES:
-ALL PROPOSED LIGHTING LOCATIONS ARE SCHEMATIC. LANDSCAPE ARCH. TO APPROVE ALL LIGHT LOCATIONS PRIOR TO INSTALLATION. NO LIGHTS SHALL BE INSTALLED WITHOUT APPROVAL. ANY LIGHTS INSTALLED WITHOUT APPROVAL WILL BE REQUIRED TO BE MOVED AT THE CONTRACTORS COST IF CONFLICTS ARE PRESENT IN THE INSTALLED LOCATION.
-PROVIDE MINIMUM PHOTOCELL ON CONTROLS AND TIMER OFF WITH A MANUAL OVERRIDE SWITCH.
ALL TRANSFORMERS TO BE MAGNETIC.
-CONTRACTOR TO VERIFY ELECTRICAL SOURCE LOCATION
-CONTRACTOR TO COMPLY WITH ALL STATE AND LOCAL ELECTRICAL BUILDING CODES

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1	50% DD	09-13-21
2	DO PLANS	09-24-21
3	DO PLANS	02-15-22

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

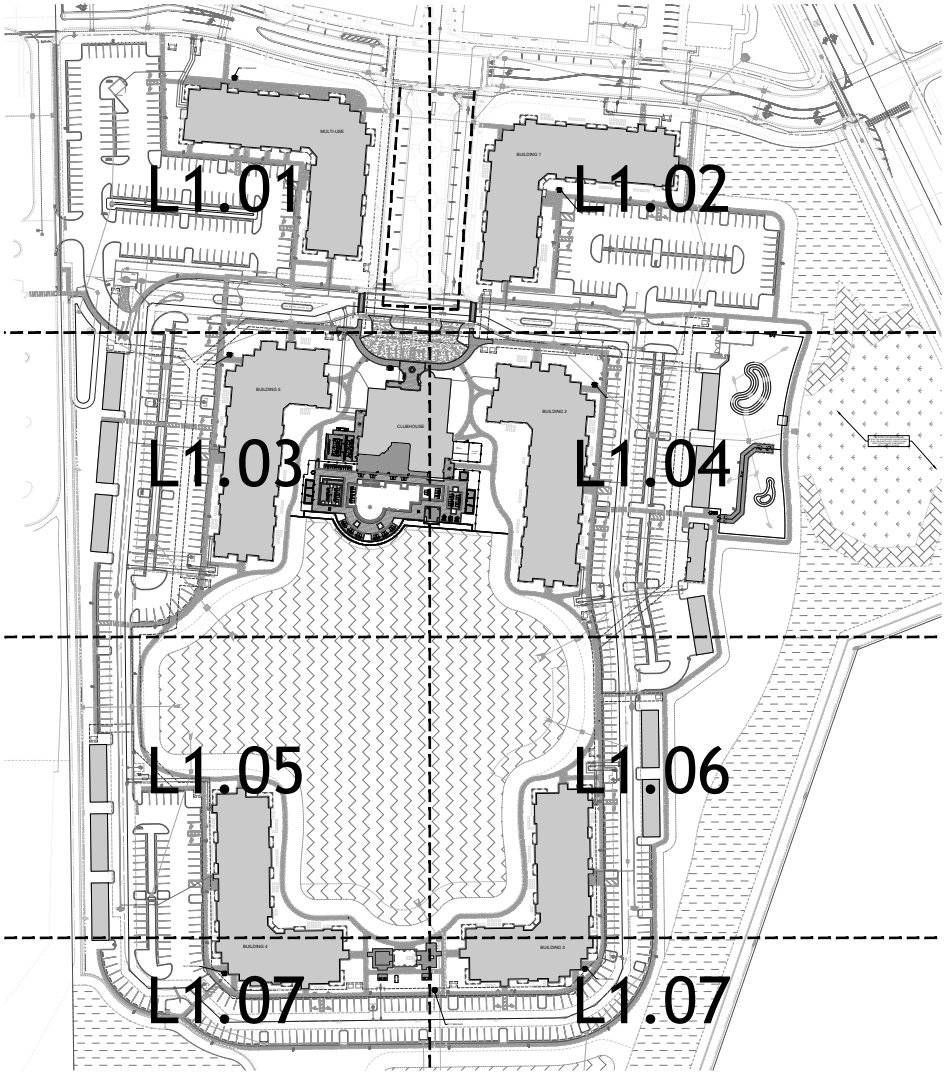
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NO SCALE

LANDSCAPE CALCULATIONS AND SCHEDULES

LC-1.1

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NO.	COMMENTS	DATE

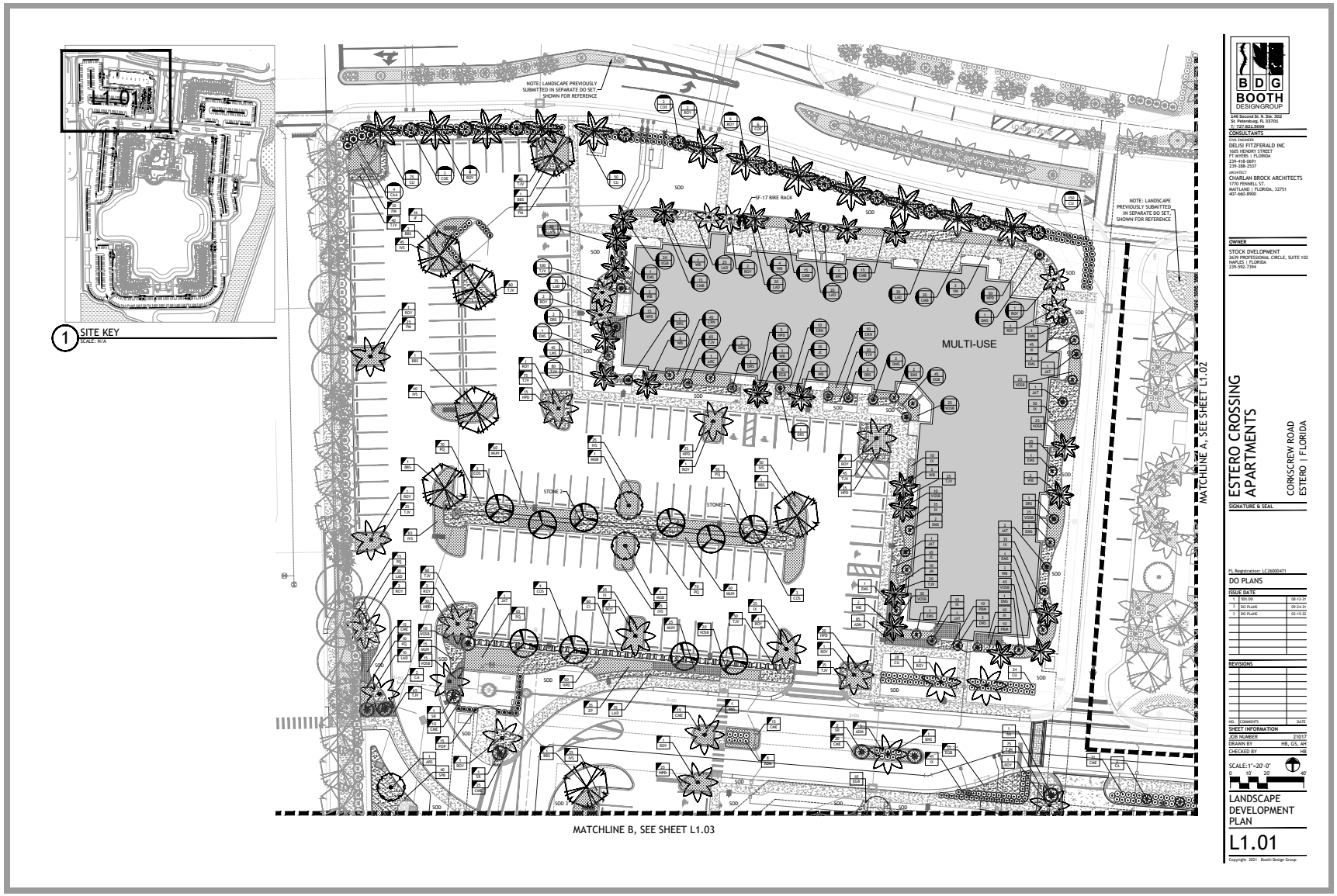
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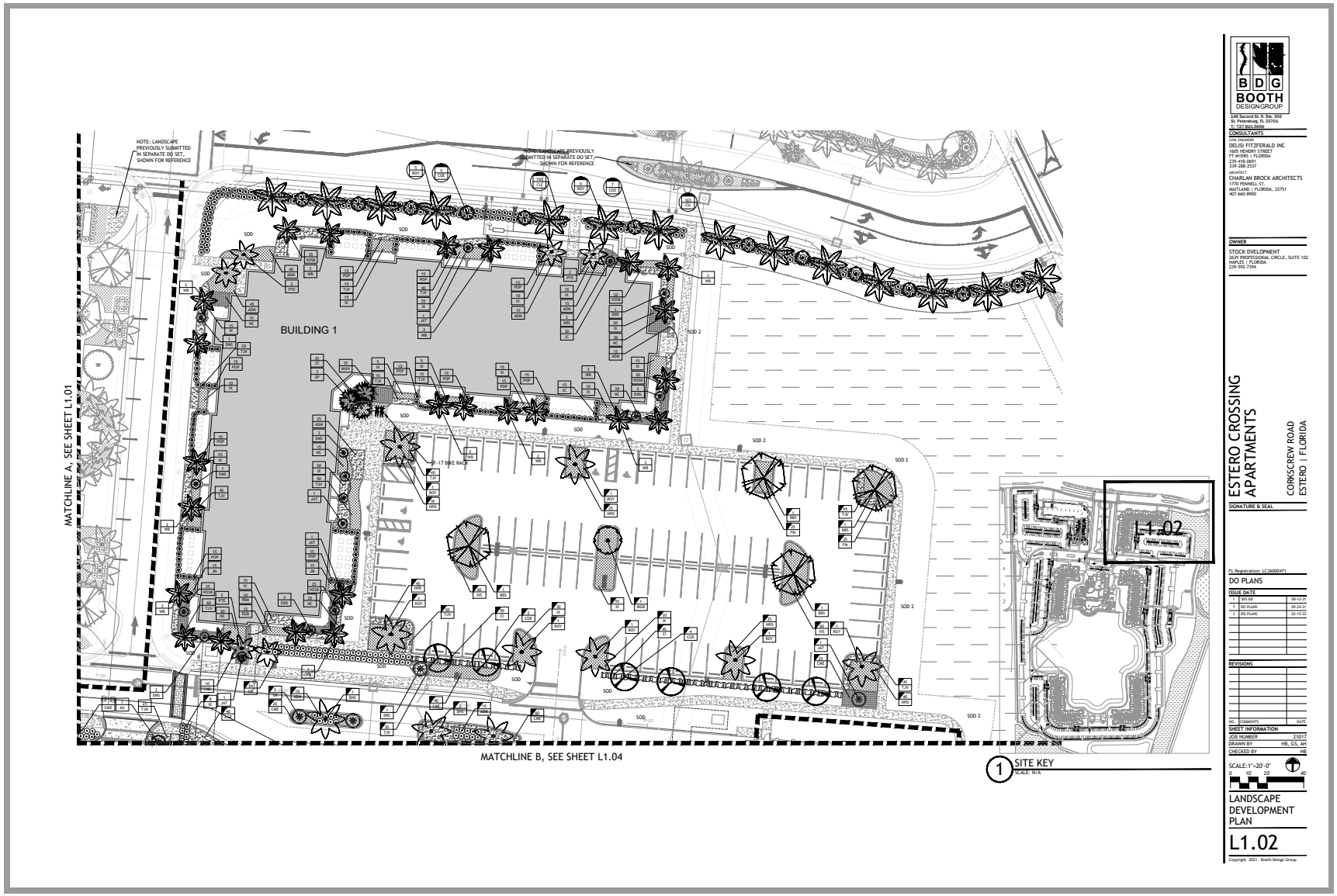
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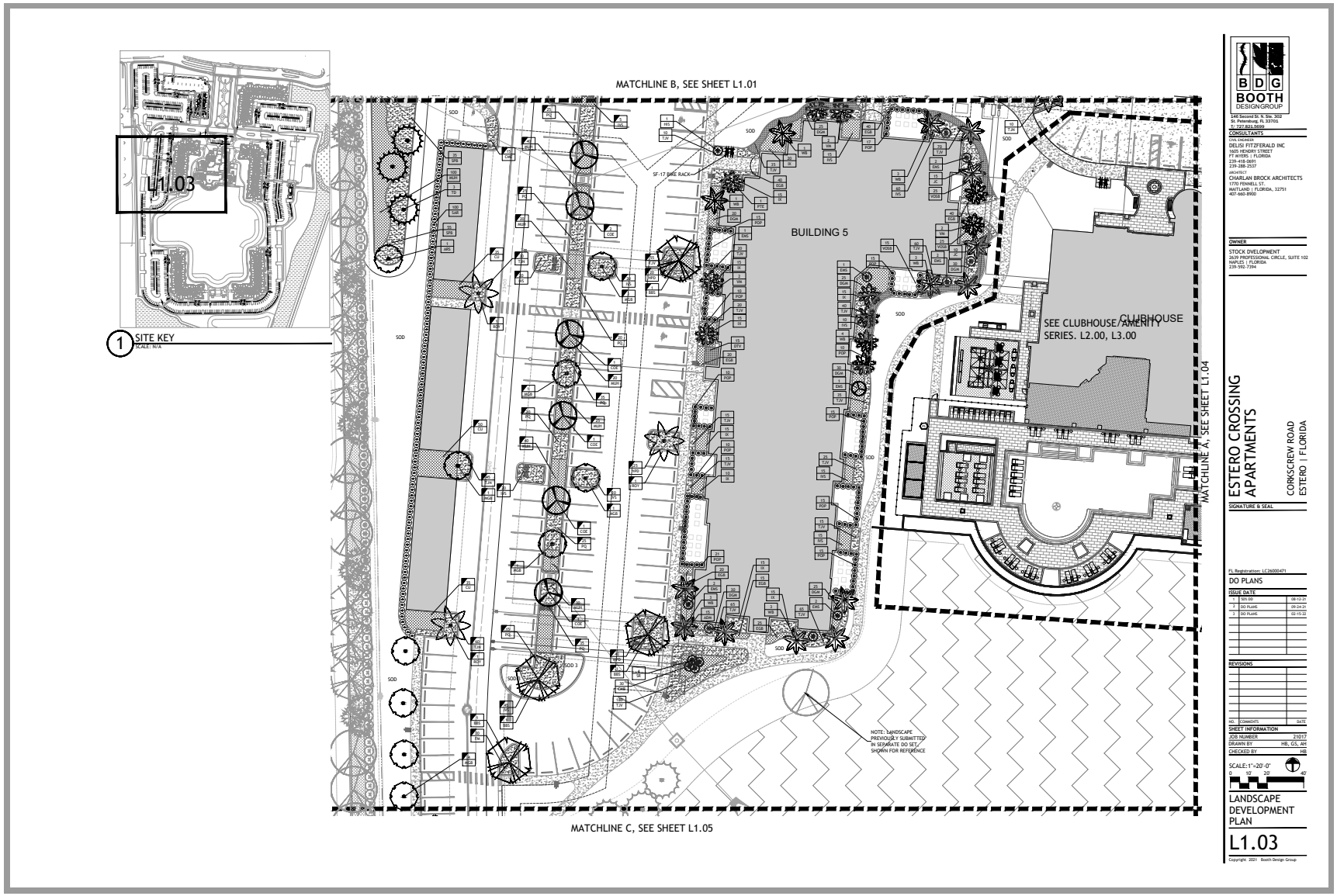
OVERALL LANDSCAPE PLAN

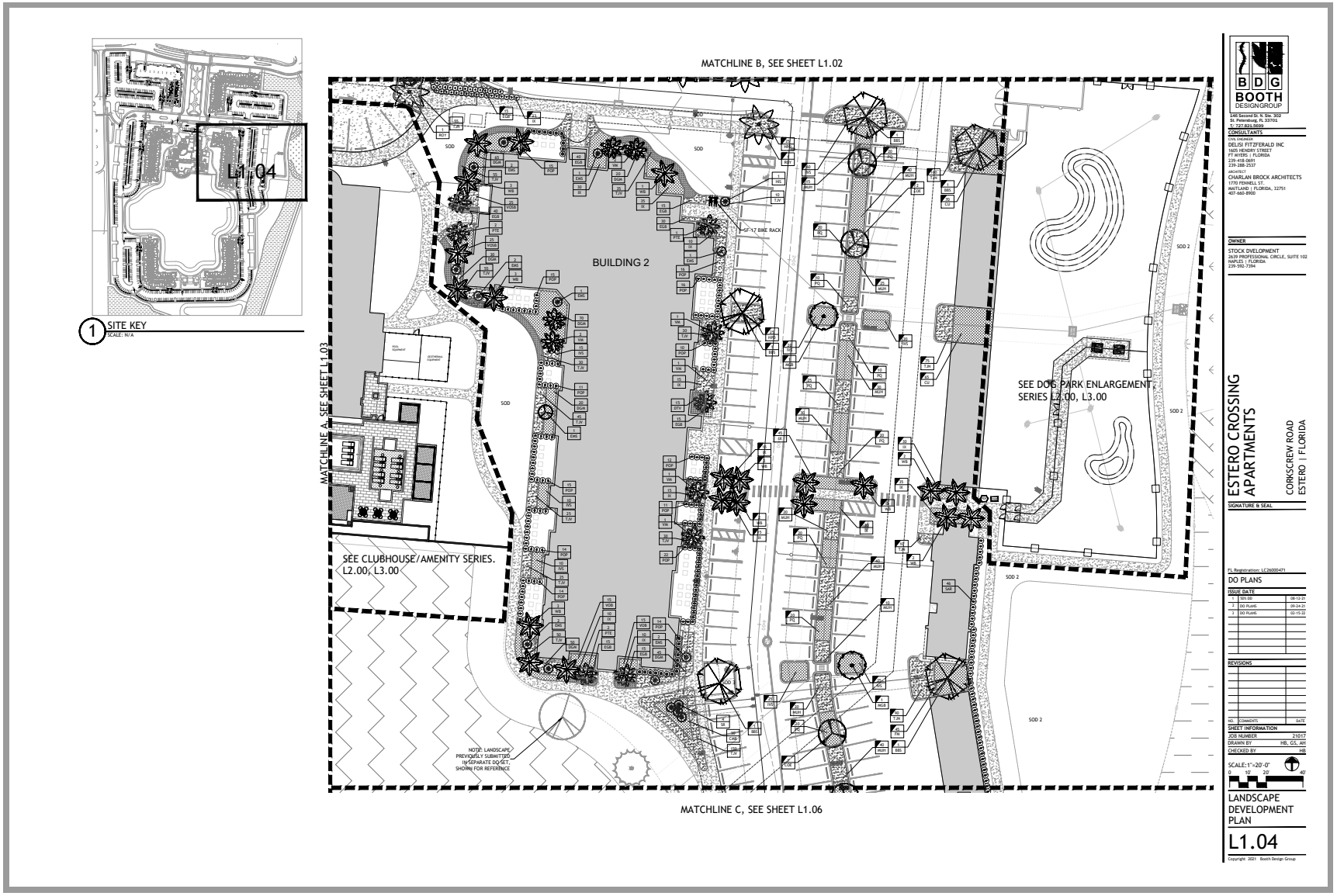
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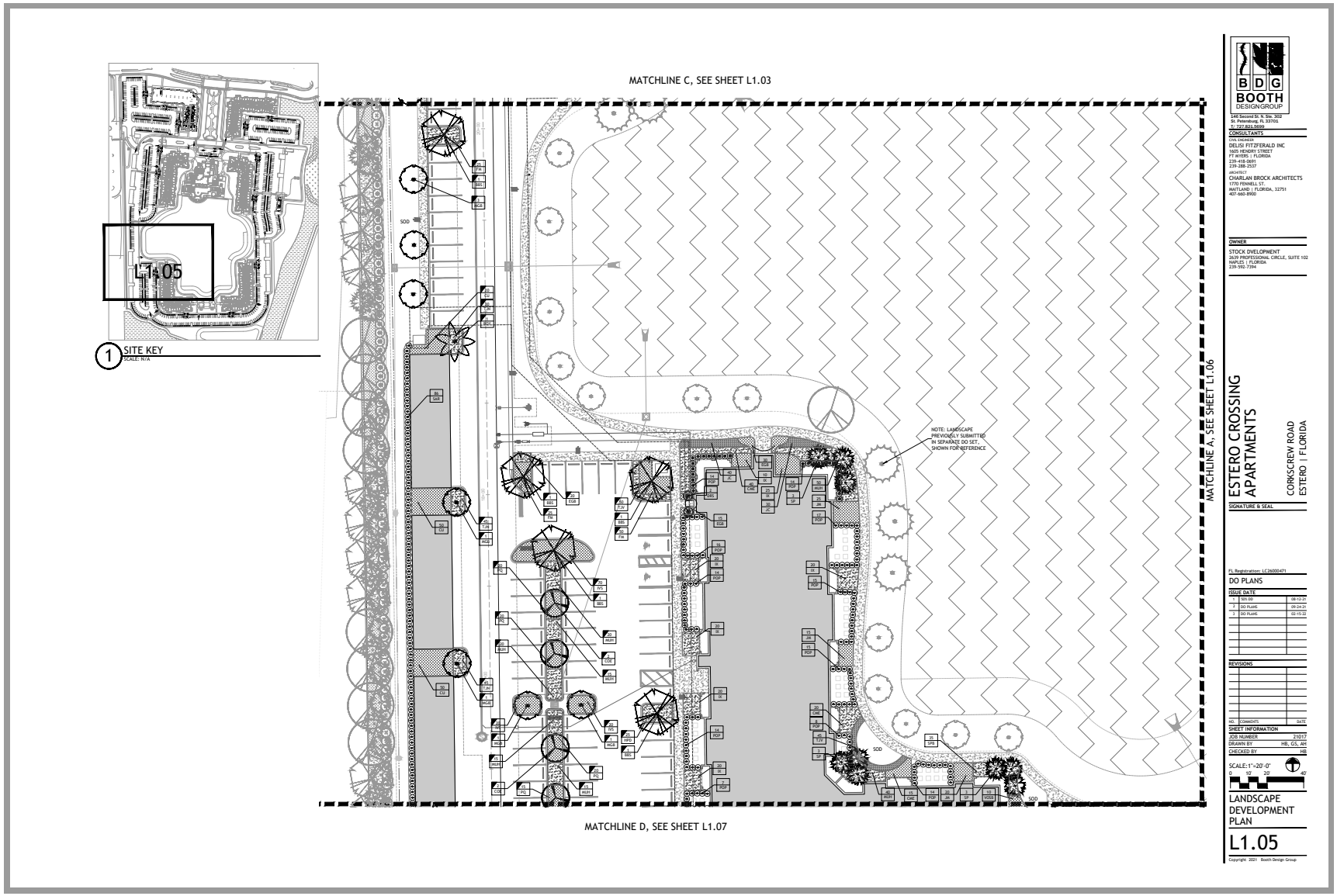
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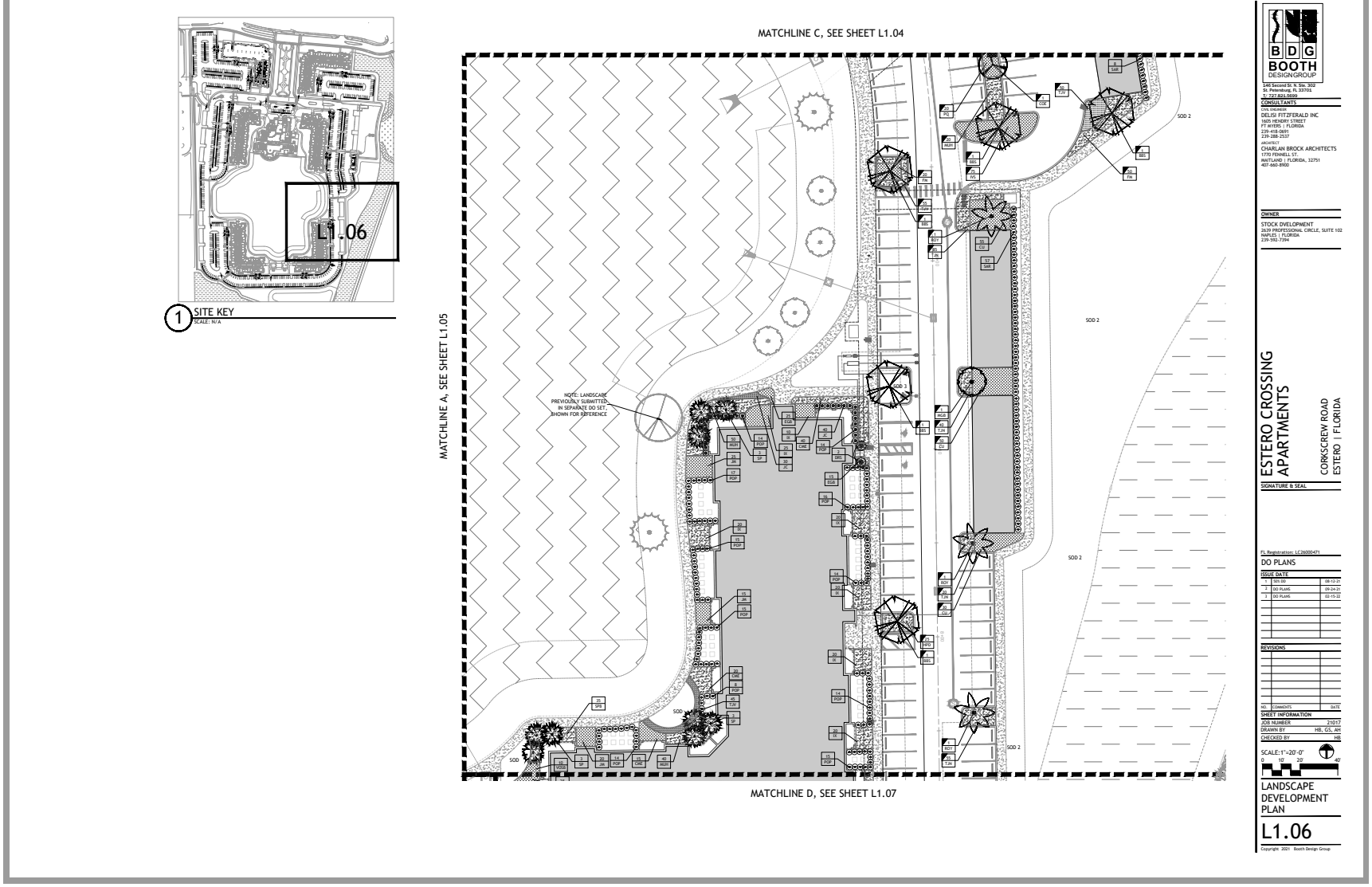

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SF-17 BIKE RACK
NOTE: LANDSCAPE PREVIOUSLY SUBMITTED IN SEPARATE DO SET, SHOWN FOR REFERENCE
MULTI-USE
STONE 2
MATCHLINE A, SEE SHEET L1.02
MATCHLINE B, SEE SHEET L1.03
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NO. COMMENTS DATE
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L1.01
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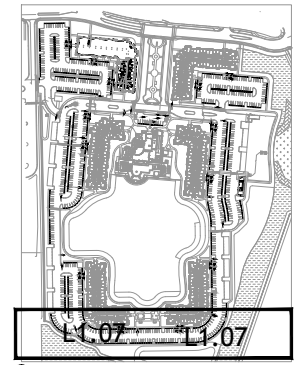

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NOTE: LANDSCAPE PREVIOUSLY SUBMITTED IN SEPARATE DO SET, SHOWN FOR REFERENCE
BUILDING 1
SOD
SOD 2
BF-17 BIKE RACK
MATCHLINE A, SEE SHEET L1.01
MATCHLINE B, SEE SHEET L1.04
L1.02
1 SITE KEY
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L1.02
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MATCHLINE B, SEE SHEET L1.01
L1.03
1 SITE KEY
SCALE: N/A
BUILDING 5
SEE CLUBHOUSE/AMENITY SERIES. L2.00, L3.00
CLUBHOUSE
MATCHLINE A, SEE SHEET L1.04
MATCHLINE C, SEE SHEET L1.05
NOTE: HARDSCAPE PREVIOUSLY SUBMITTED IN SEPARATE DO SET, SHOWN FOR REFERENCE
SF-17 BIKE RACK
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REVISIONS
NO. COMMENTS DATE
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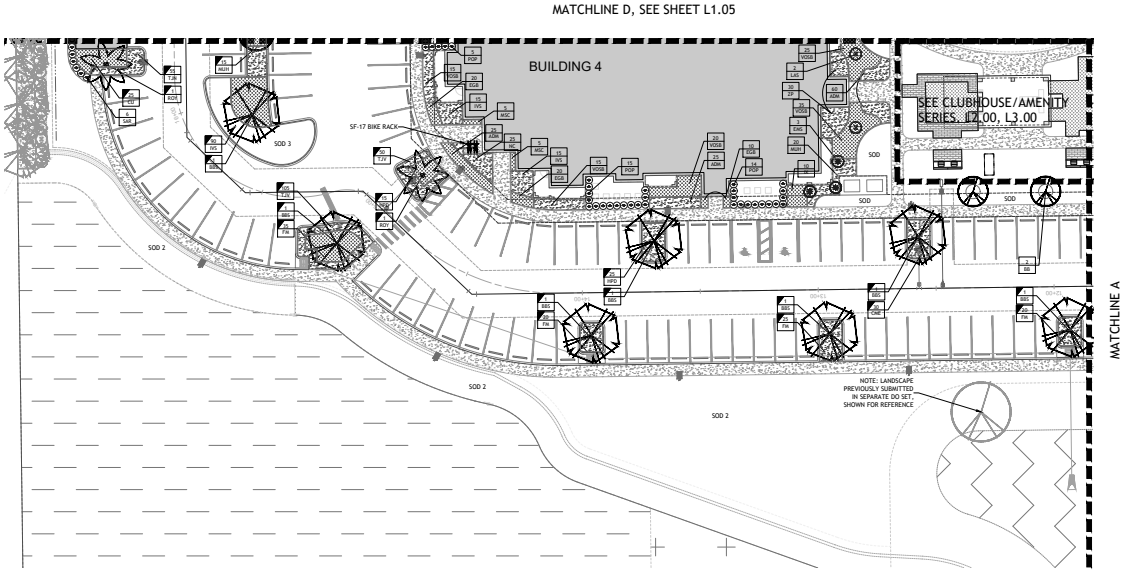

L1.04
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SCALE: N/A
MATCHLINE B, SEE SHEET L1.02
MATCHLINE A, SEE SHEET L1.03
MATCHLINE C, SEE SHEET L1.06
BUILDING 2
SF 17 BIKE RACK
SEE DOG PARK ENLARGEMENT, SERIES L2.00, L3.00
SEE CLUBHOUSE/AMENITY SERIES. L2.00, L3.00
NOTE: LANDSCAPE PREVIOUSLY SUBMITTED IN SEPARATE DO SET, SHOWN FOR REFERENCE
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SOD 2
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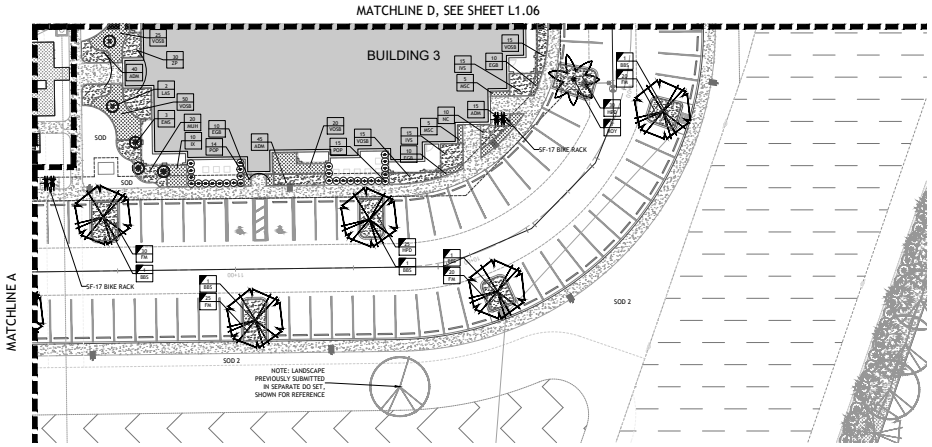

MATCHLINE C, SEE SHEET L1.03
L1.05
1 SITE KEY
SCALE: N/A
SOD
NOTE: LANDSCAPE PREVIOUSLY SUBMITTED IN SEPARATE DO SET, SHOWN FOR REFERENCE
MATCHLINE A, SEE SHEET L1.06
MATCHLINE D, SEE SHEET L1.07
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SCALE:1"=20'-0"
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L1.05
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L1.06
1 SITE KEY
SCALE: N/A
MATCHLINE C, SEE SHEET L1.04
MATCHLINE A, SEE SHEET L1.05
MATCHLINE D, SEE SHEET L1.07
NOTE: LANDSCAPE PREVIOUSLY SUBMITTED IN SEPARATE DO SET, SHOWN FOR REFERENCE
SOD 2
SOD
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1 SITE KEY
SCALE: N/A





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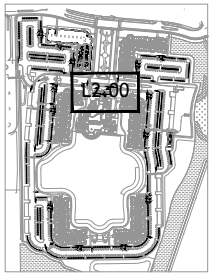
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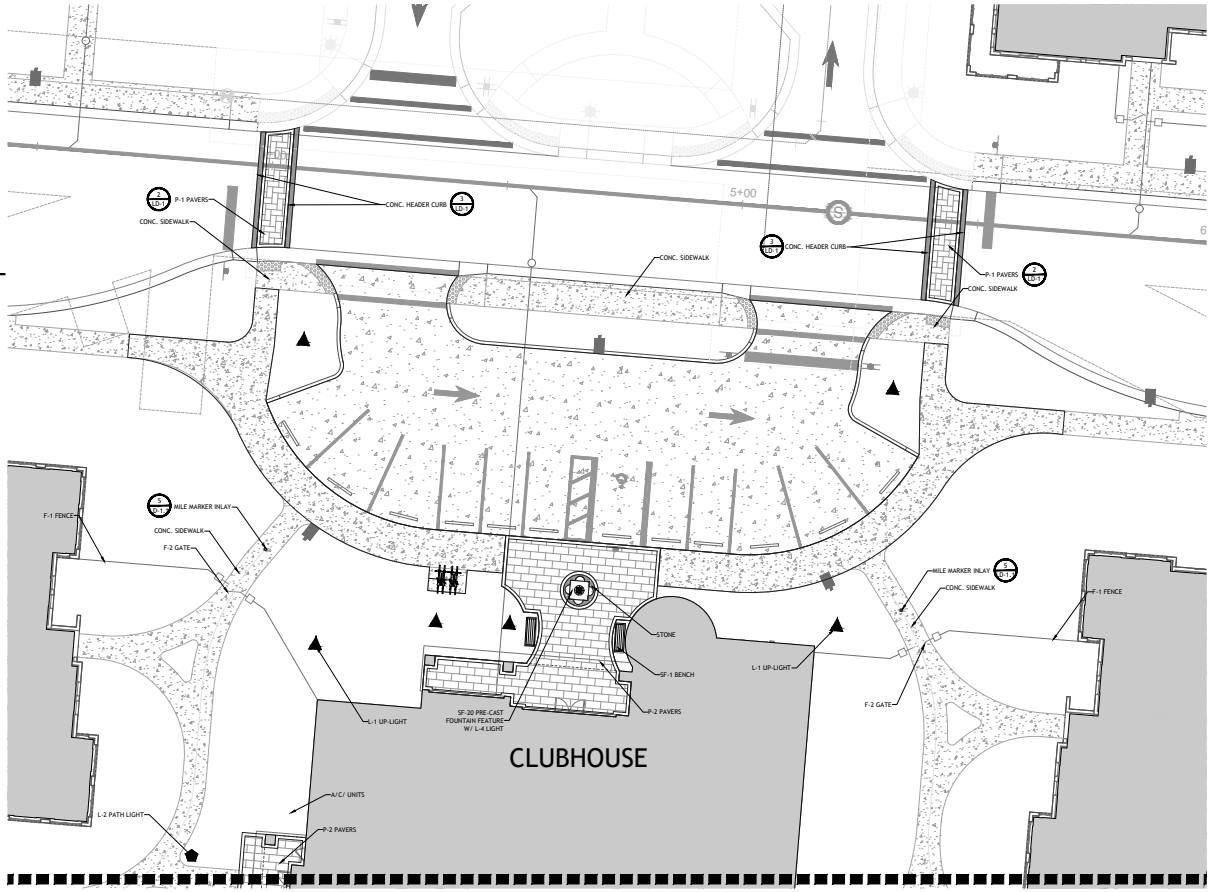
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L1.07

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SCALE: N/A



MATCHLINE A, SEE SHEET L2.01

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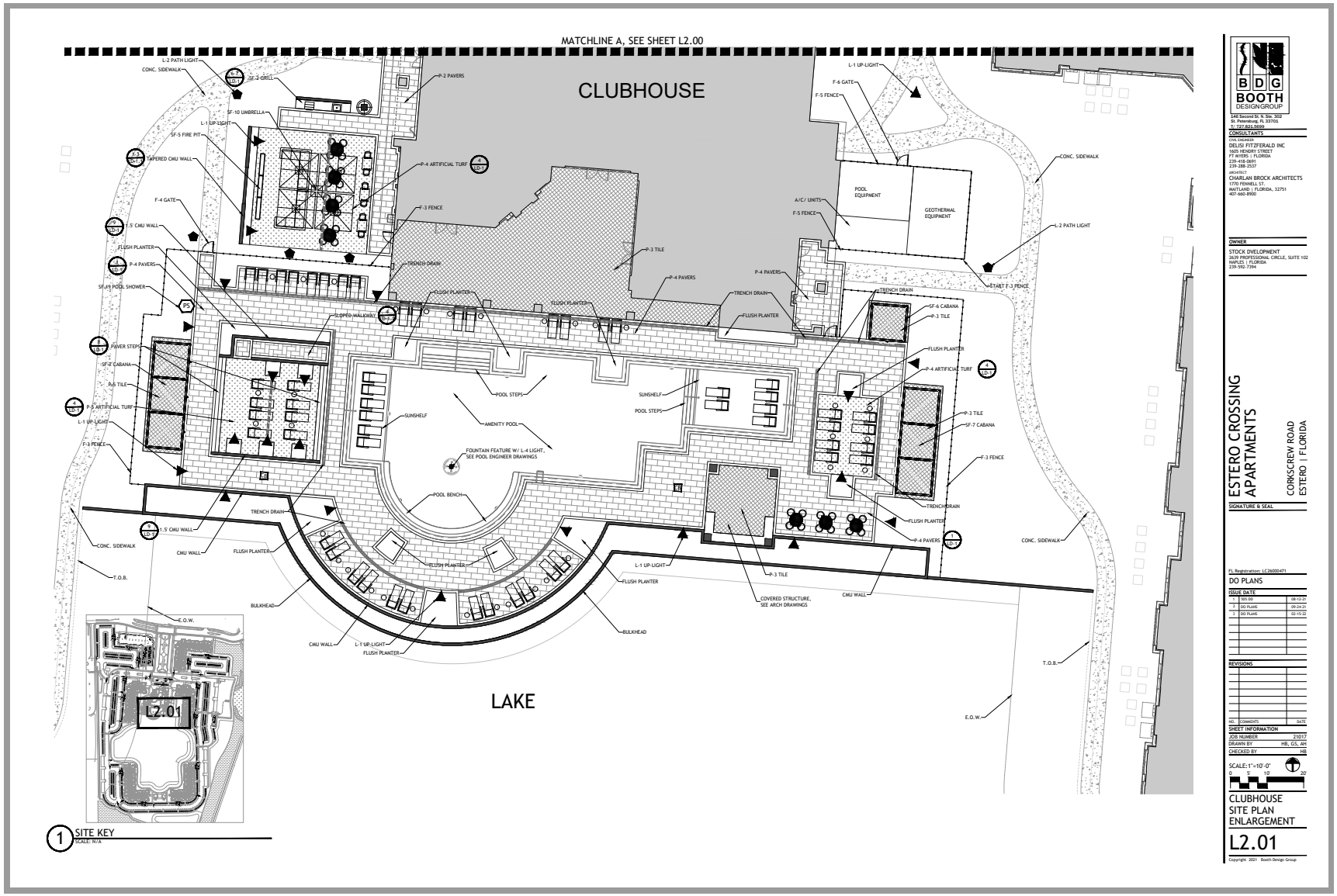
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CLUBHOUSE SITE PLAN ENLARGEMENT

L2.00

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2	DO PLANS	02-15-22

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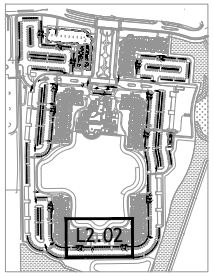
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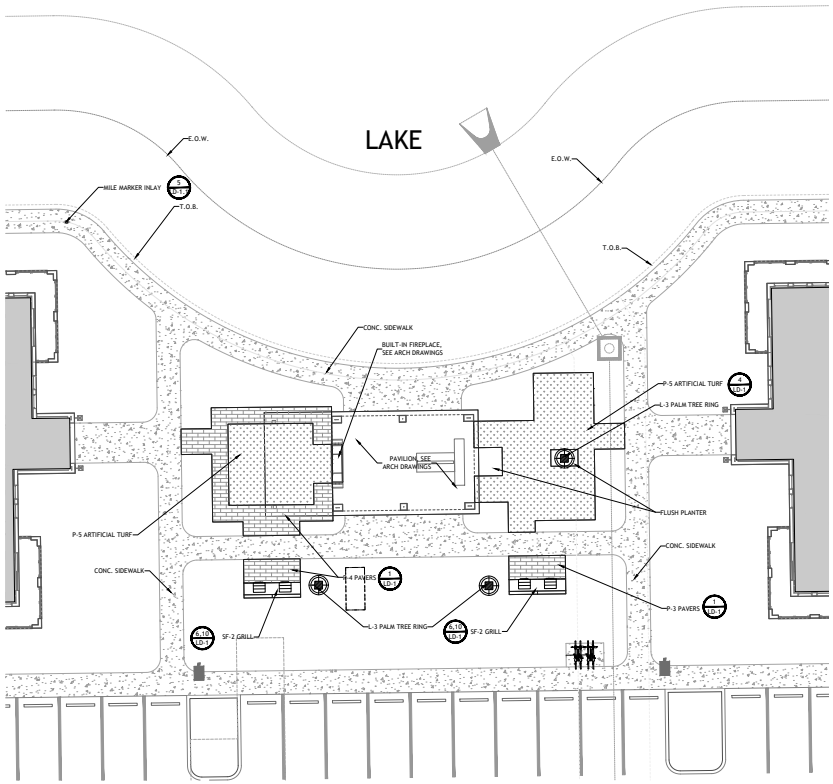
CLUBHOUSE SITE PLAN ENLARGEMENT

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SCALE: N/A



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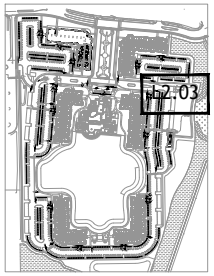
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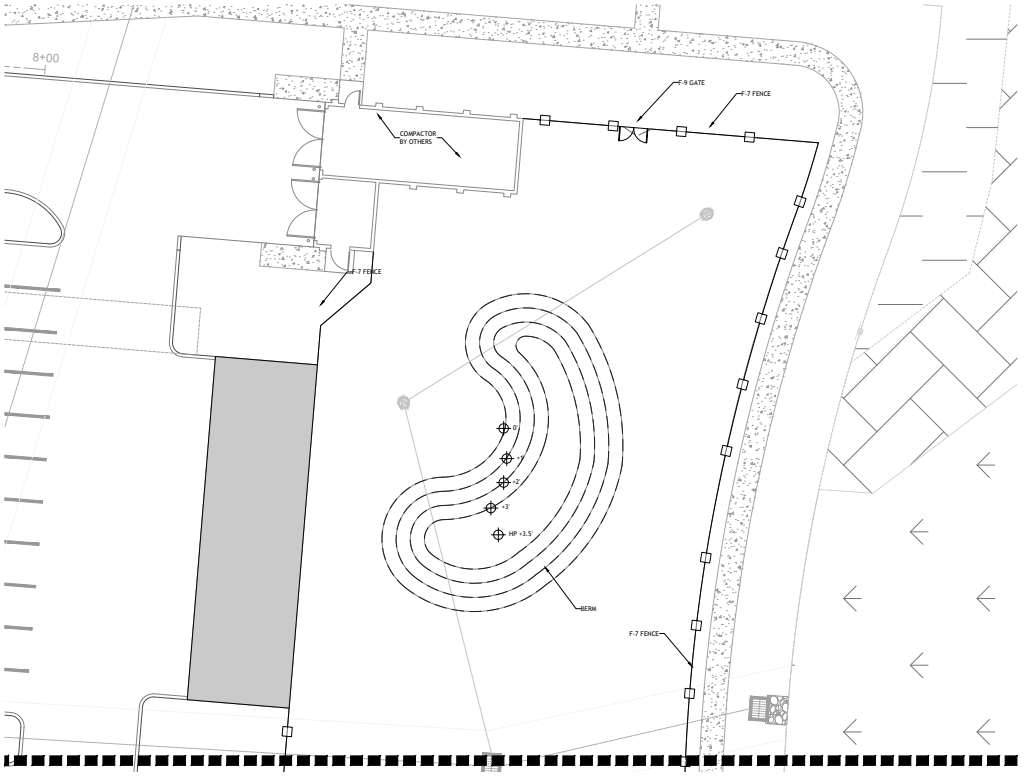
SOUTH AMENITY SITE PLAN ENLARGEMENT

L2.02

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1 SITE KEY
SCALE: N/A



MATCHLINE B, SEE SHEET L2.04

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SIGNATURE & SEAL

FL Registration: LC26000471

DO PLANS

ISSUE DATE		
1	50% DD	09-13-21
2	DO PLANS	09-24-21
3	DO PLANS	02-15-22

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

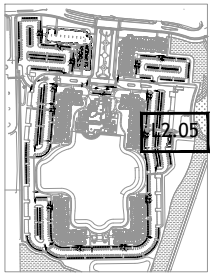
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DRAWN BY	HB, GS, AH
CHECKED BY	HB

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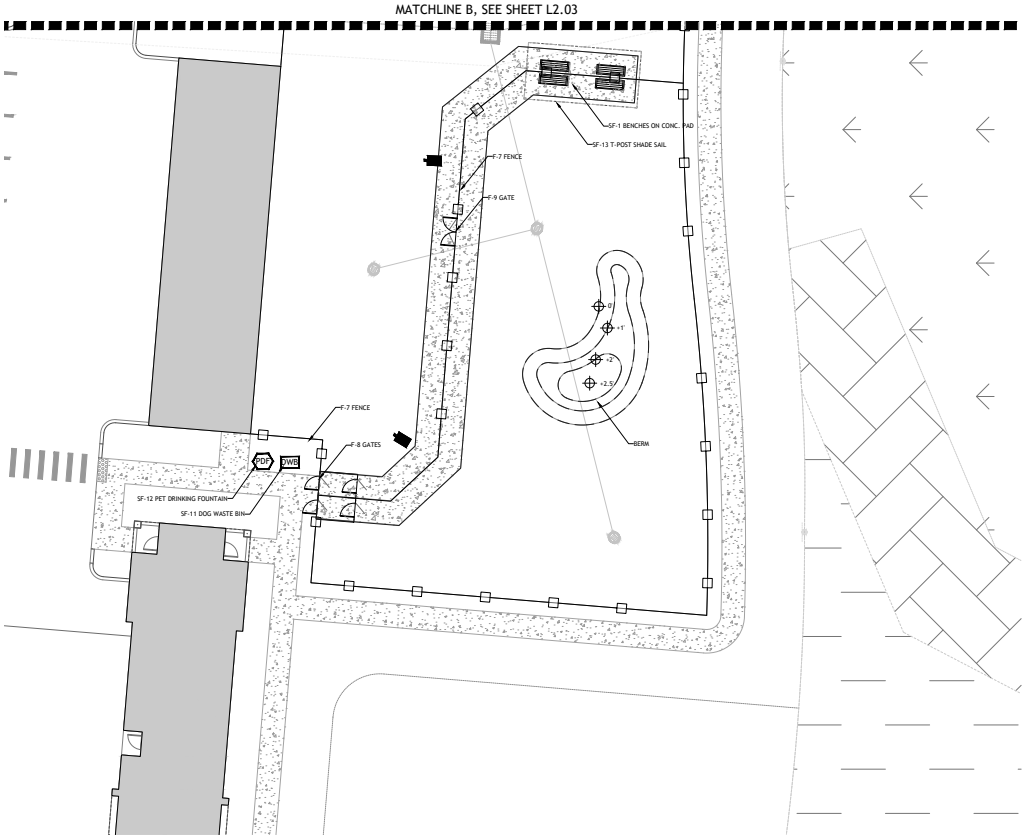
DOG PARK SITE PLAN ENLARGEMENT

L2.03

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1 SITE KEY
SCALE: N/A



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FL Registration: LC26000471

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ISSUE DATE		
1	50% DD	09-13-21
2	DO PLANS	09-24-21
3	DO PLANS	02-15-22

REVISIONS

NO.	COMMENTS	DATE

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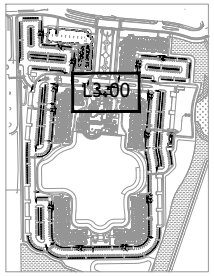
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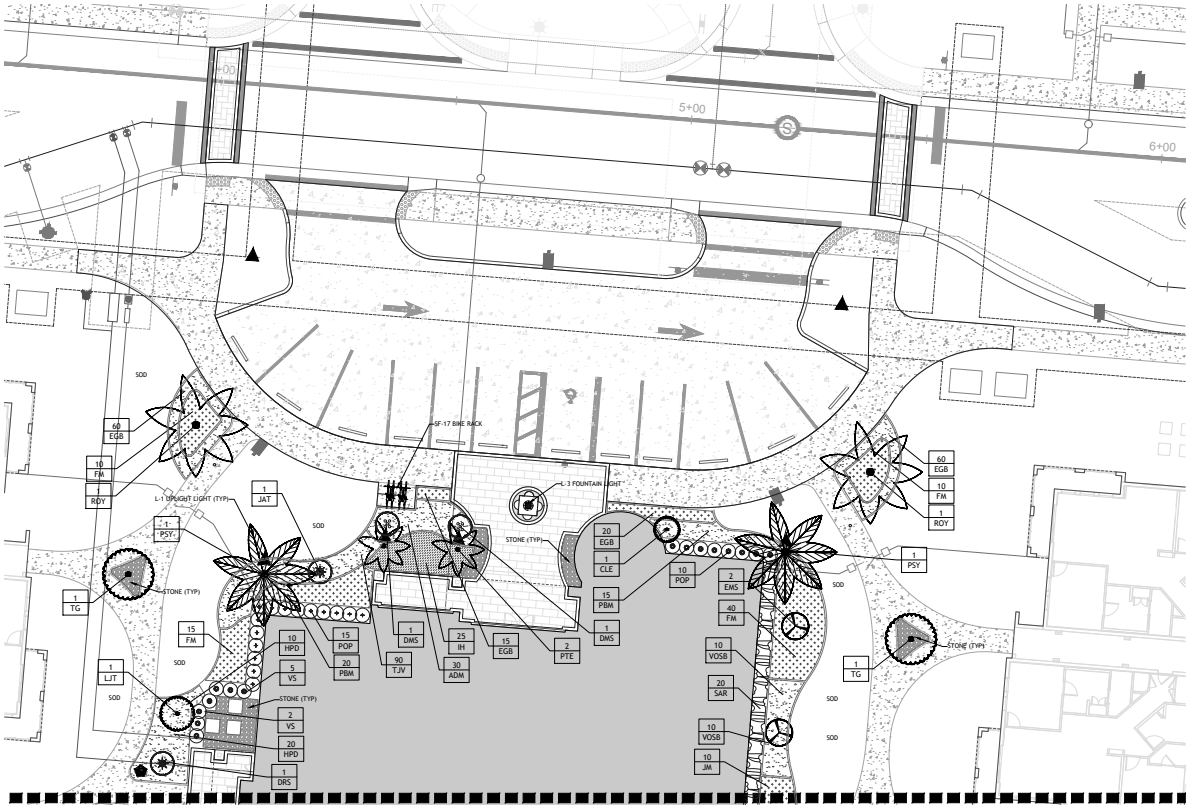
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L2.04

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SCALE: N/A



MATCHLINE A, SEE SHEET L3.01

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ISSUE DATE		
1	50% DD	09-13-21
2	DO PLANS	09-24-21
3	DO PLANS	02-15-22

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

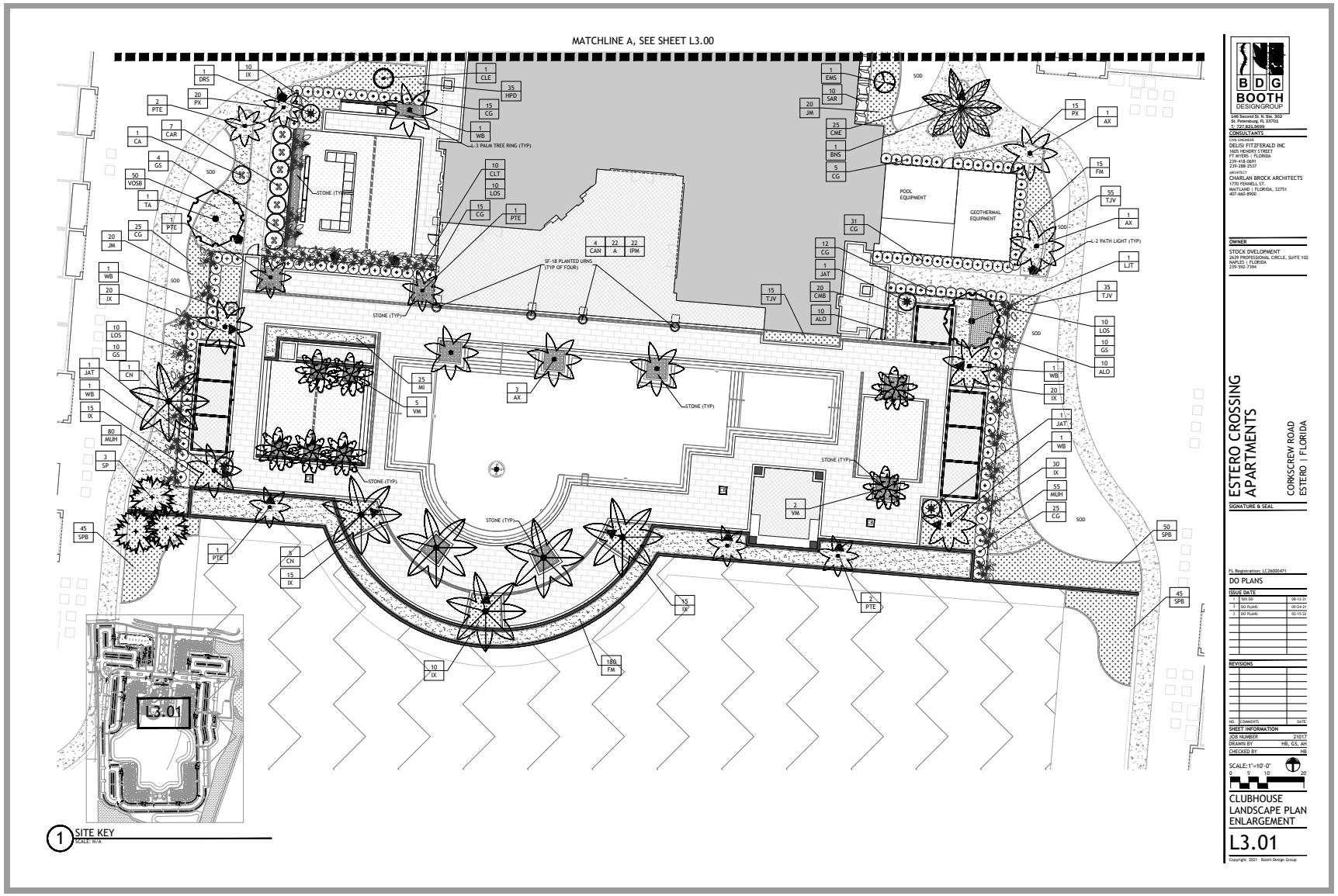
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DRAWN BY	HB, GS, AH
CHECKED BY	MB

SCALE: 1"=10'-0"
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CLUBHOUSE LANDSCAPE PLAN ENLARGEMENT

L3.00

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FL Registration: LC26000471

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ISSUE DATE		
1	50% DD	09-13-21
2	DO PLANS	09-24-21
3	DO PLANS	02-15-22

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

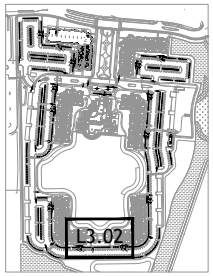
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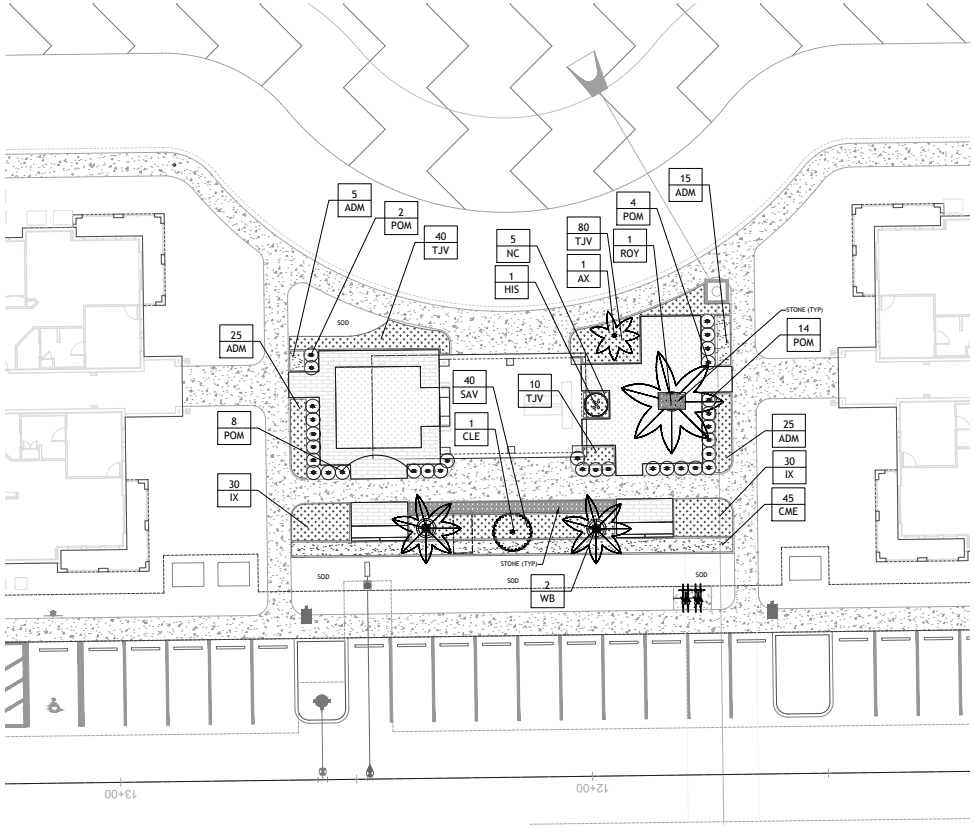
CLUBHOUSE LANDSCAPE PLAN ENLARGEMENT

L3.01

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1 SITE KEY
SCALE: N/A



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ISSUE DATE		
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2	DO PLANS	09-24-21
3	DO PLANS	02-15-22

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NO.	COMMENTS	DATE

SHEET INFORMATION

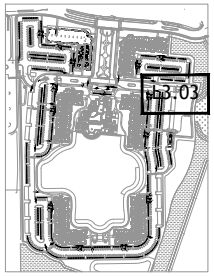
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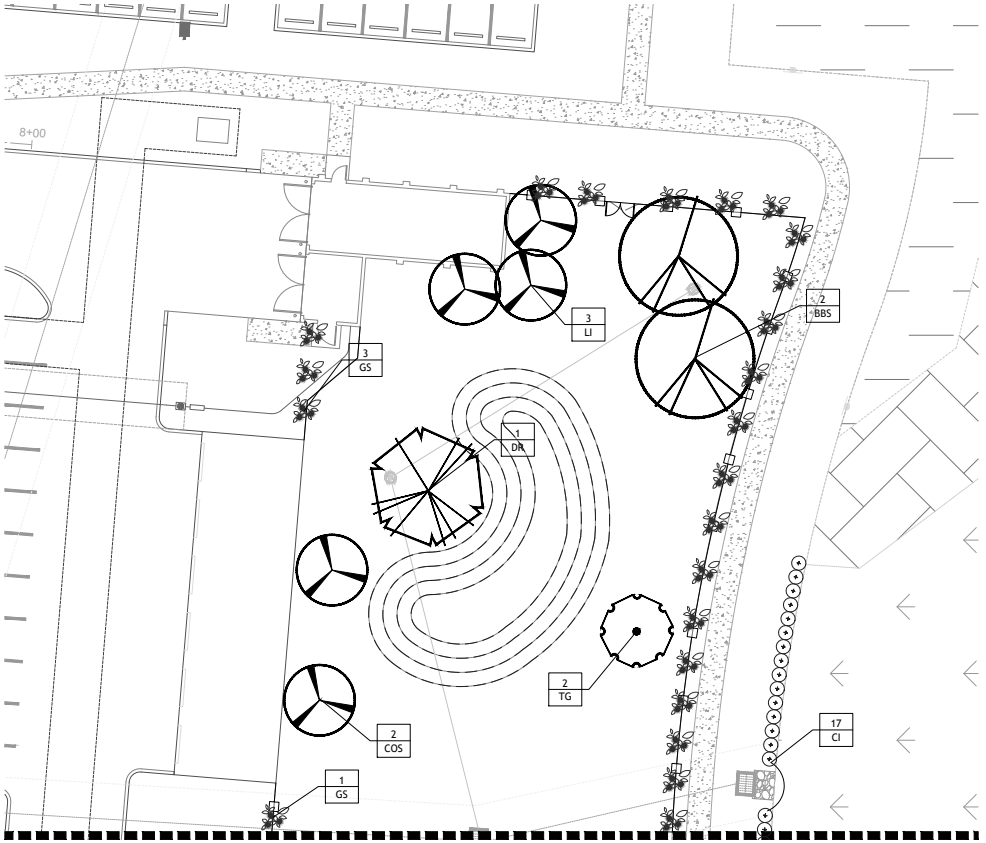
SOUTH AMENITY LANDSCAPE PLAN ENLARGEMENT

L3.02

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1 SITE KEY
SCALE: N/A



MATCHLINE B, SEE SHEET L3.04

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ISSUE DATE		
1	50% DD	09-13-21
2	DO PLANS	09-24-21
3	DO PLANS	02-15-22

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

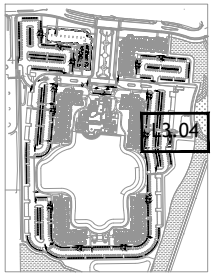
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DRAWN BY	HB, GS, AH
CHECKED BY	MB

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DOG PARK LANDSCAPE PLAN ENLARGEMENT

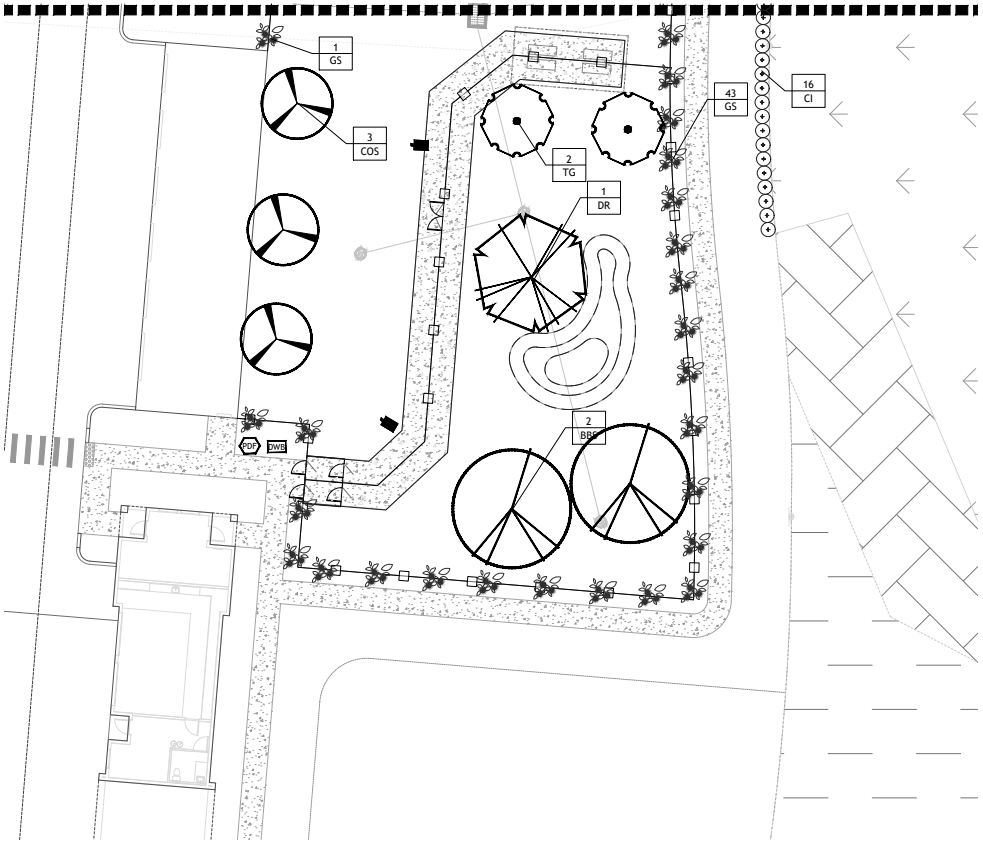
L3.03

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1 SITE KEY
SCALE: N/A

MATCHLINE B, SEE SHEET L3.03



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ISSUE DATE		
1	50% DD	09-13-21
2	DO PLANS	09-24-21
3	DO PLANS	02-15-22

REVISIONS

NO.	COMMENTS	DATE

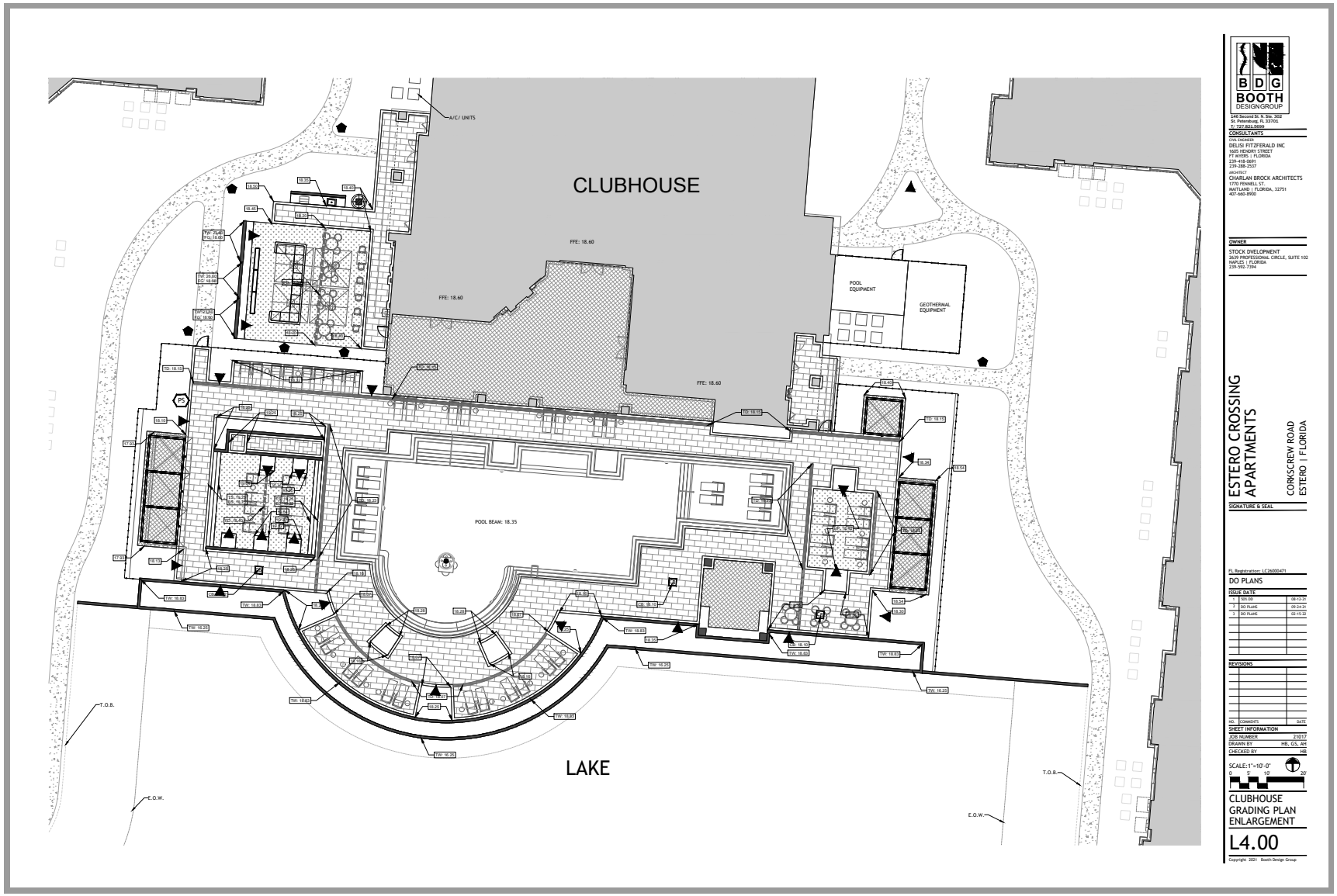
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JOB NUMBER	21017
DRAWN BY	HB, GS, AH
CHECKED BY	HB

SCALE: 1"=10'-0"
0 5 10 20

DOG PARK LANDSCAPE PLAN ENLARGEMENT

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ISSUE DATE

NO.		
1	50% DD	09-13-21
2	DO PLANS	09-24-21
3	DO PLANS	02-15-22

REVISIONS

NO.	COMMENTS	DATE

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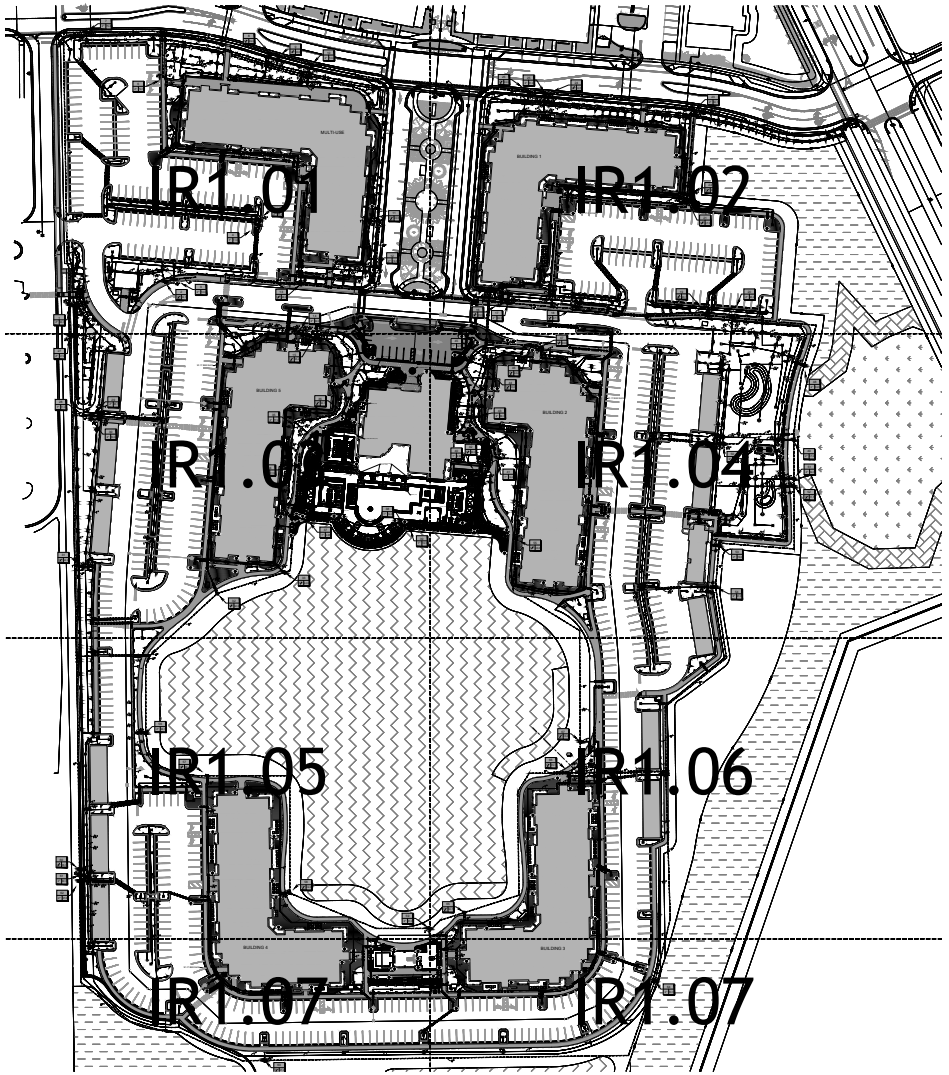
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DRAWN BY	HB, GS, AH
CHECKED BY	MB

SCALE: 1"=10'-0"
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CLUBHOUSE GRADING PLAN ENLARGEMENT

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FL Registration: LC26000471

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NO.		DATE
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2	DO PLANS	09-24-21

REVISIONS

NO.	COMMENTS	DATE

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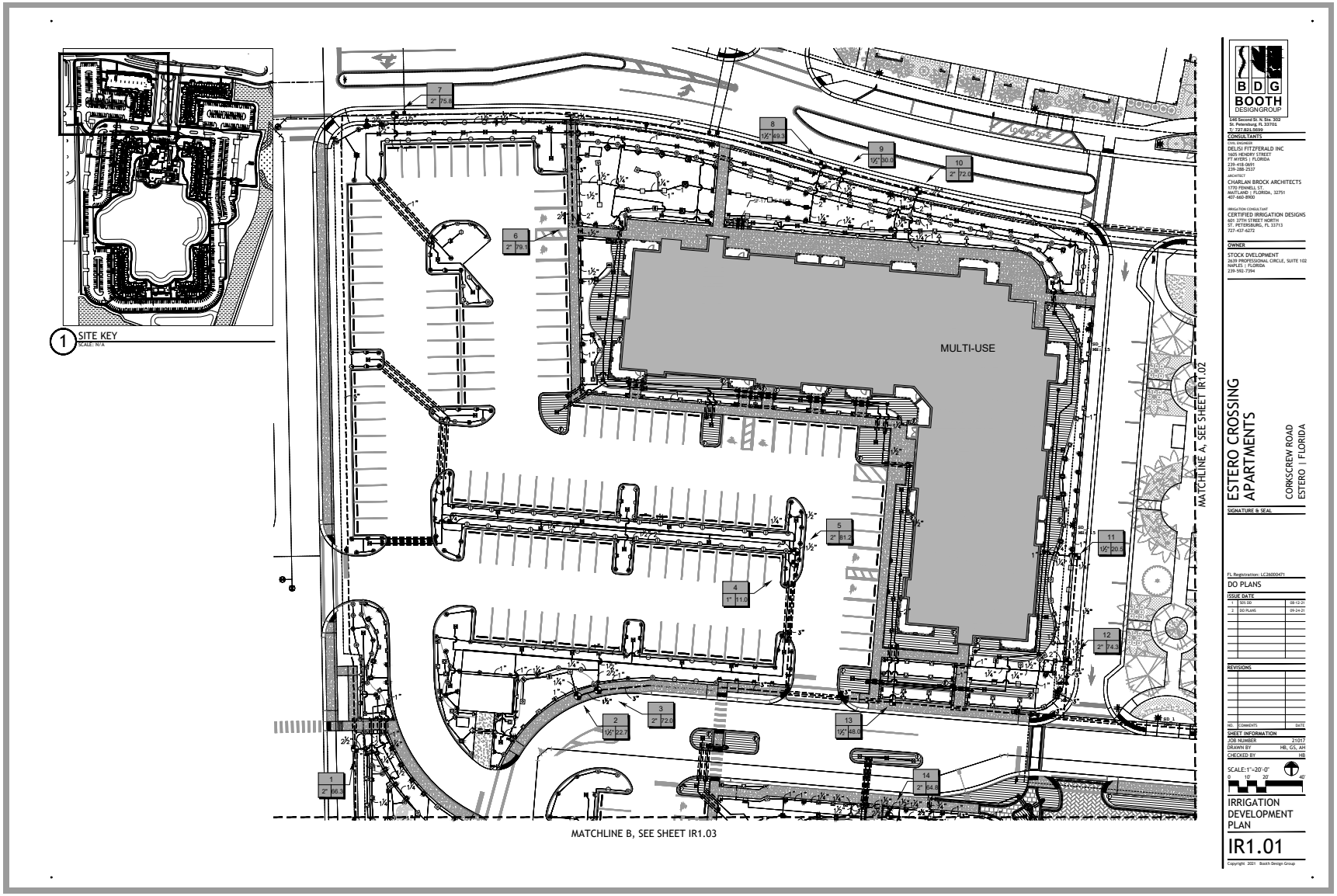
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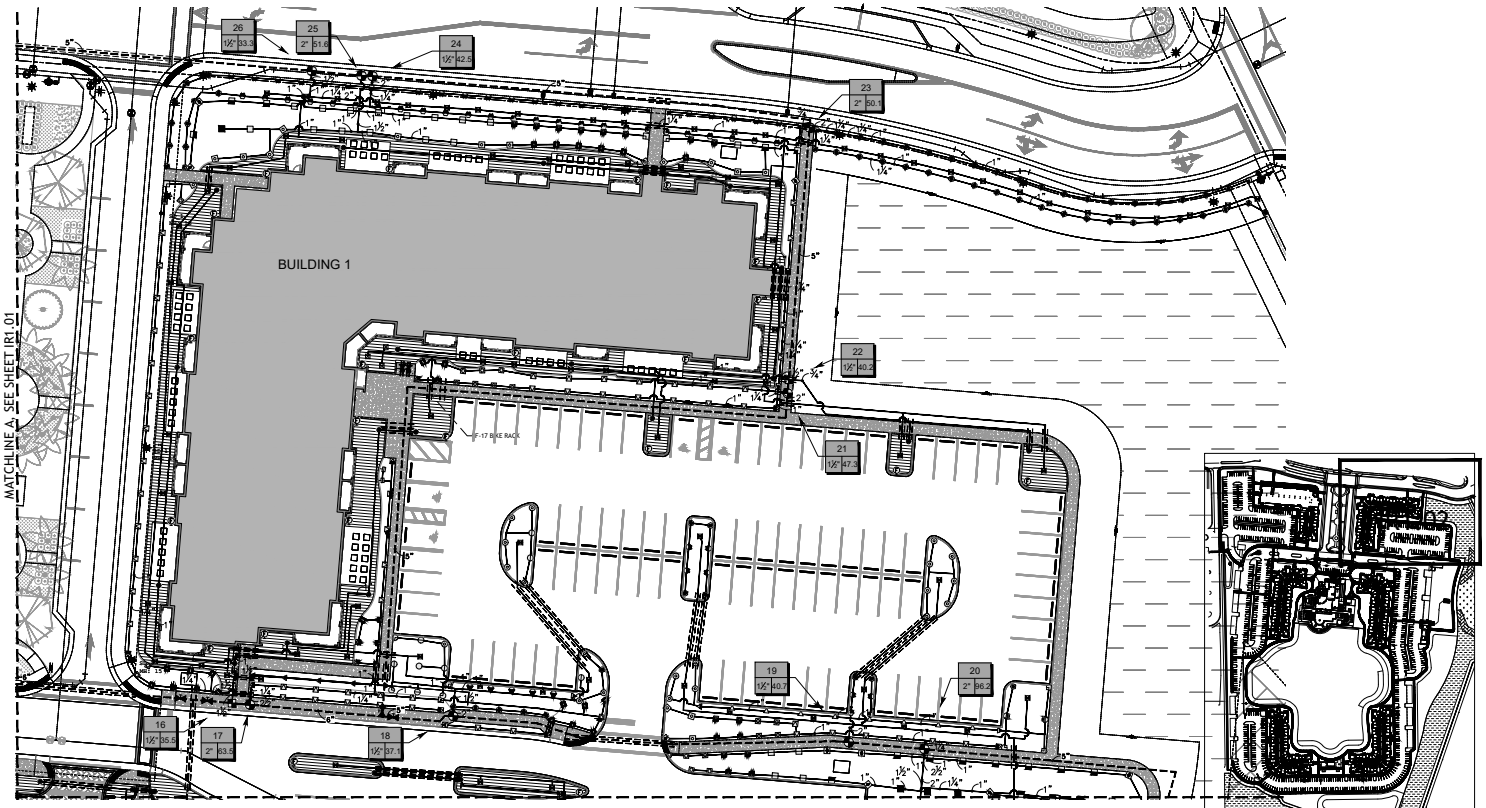
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OVERALL IRRIGATION PLAN

IR1.00

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1
SITE KEY
SCALE: N/A
MULTI-USE
MATCHLINE A, SEE SHEET IR1.02
MATCHLINE B, SEE SHEET IR1.03
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FL Registration: LC26000471
DO PLANS
ISSUE DATE
1 50% DD 08-12-21
2 DO PLANS 09-24-21
REVISIONS
NO. COMMENTS DATE
SHEET INFORMATION
JOB NUMBER 21017
DRAWN BY HB, GS, AH
CHECKED BY HB
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IRRIGATION DEVELOPMENT PLAN
IR1.01
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ISSUE DATE		
1	50% DD	08-12-21
2	DO PLANS	09-24-21

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

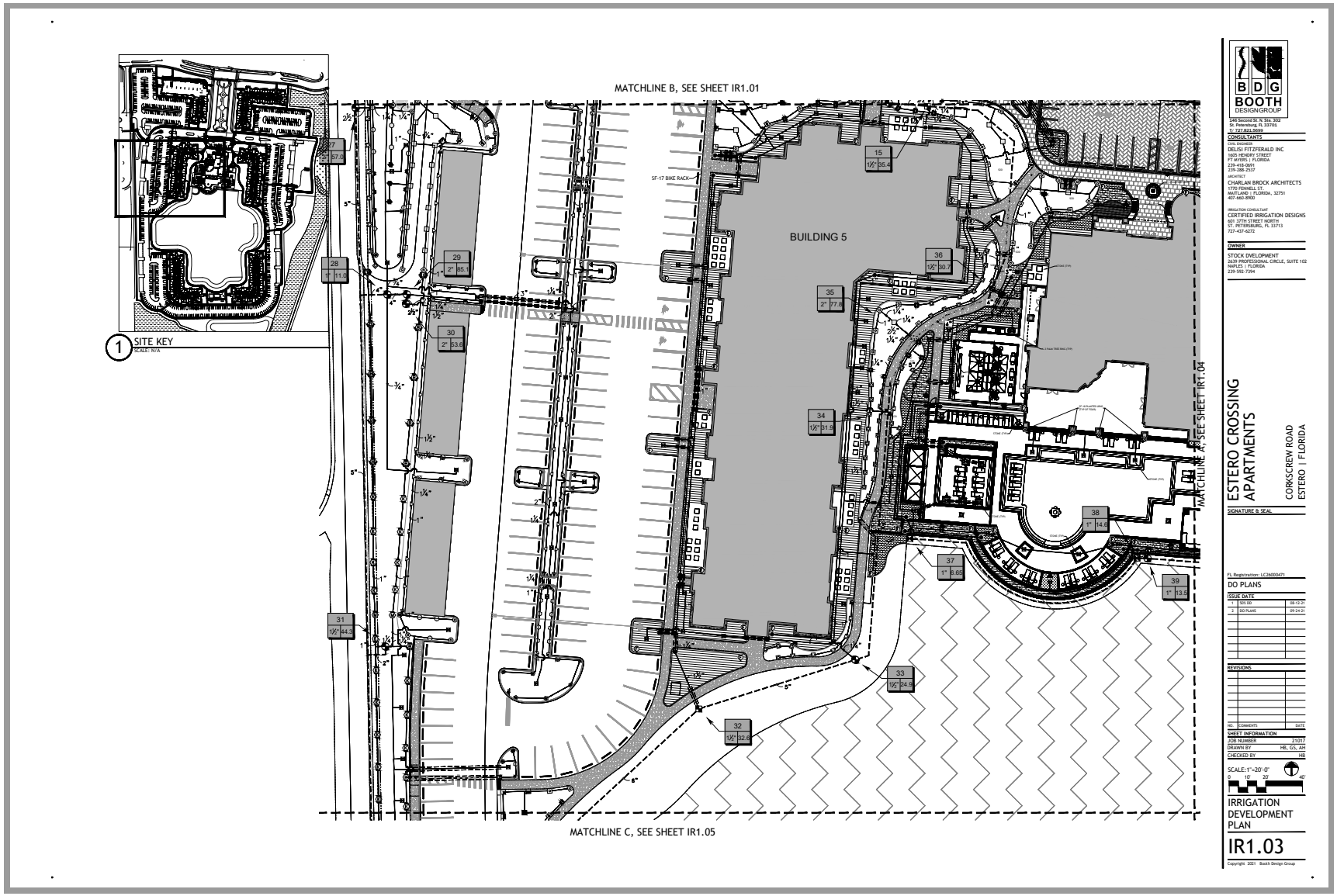
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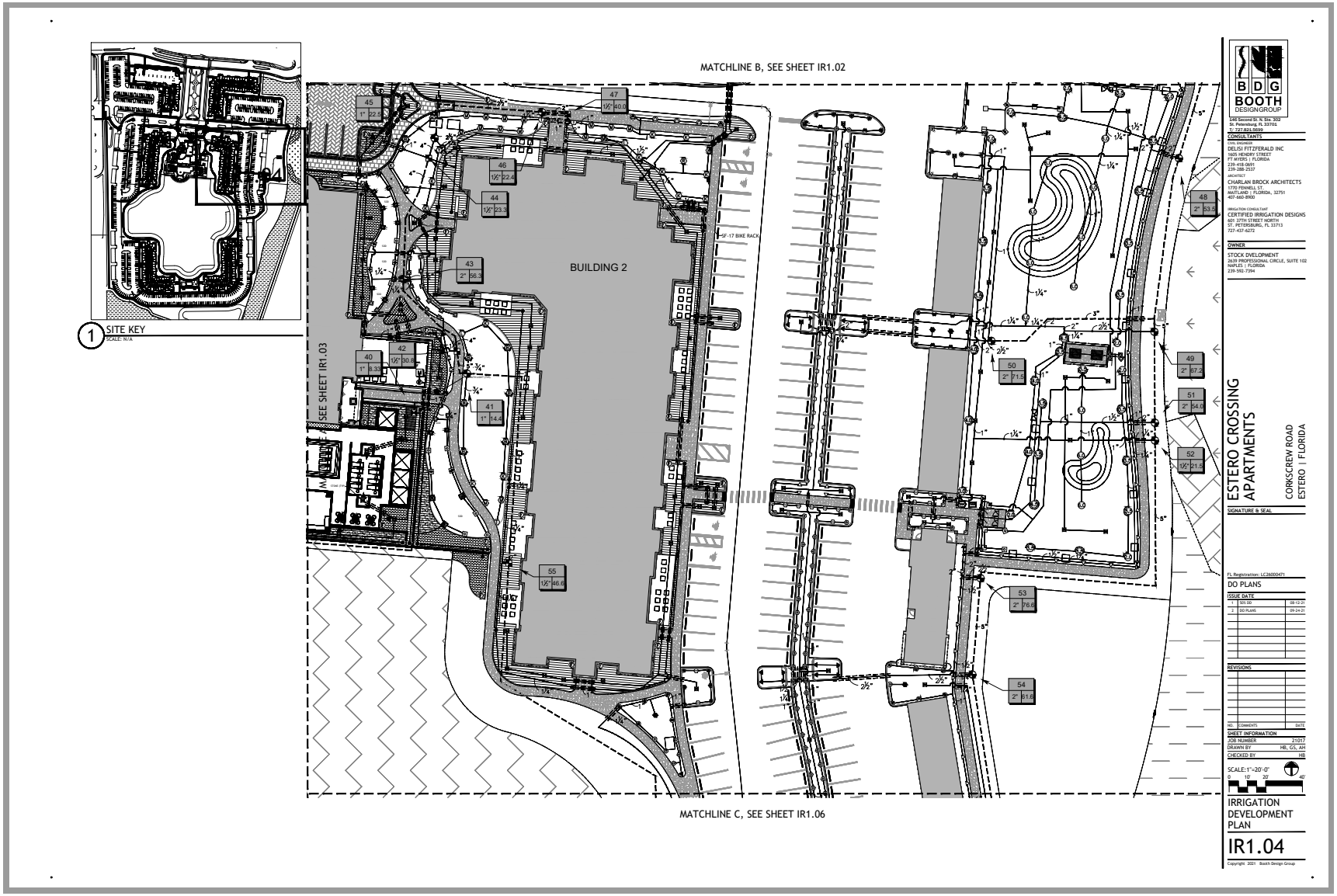
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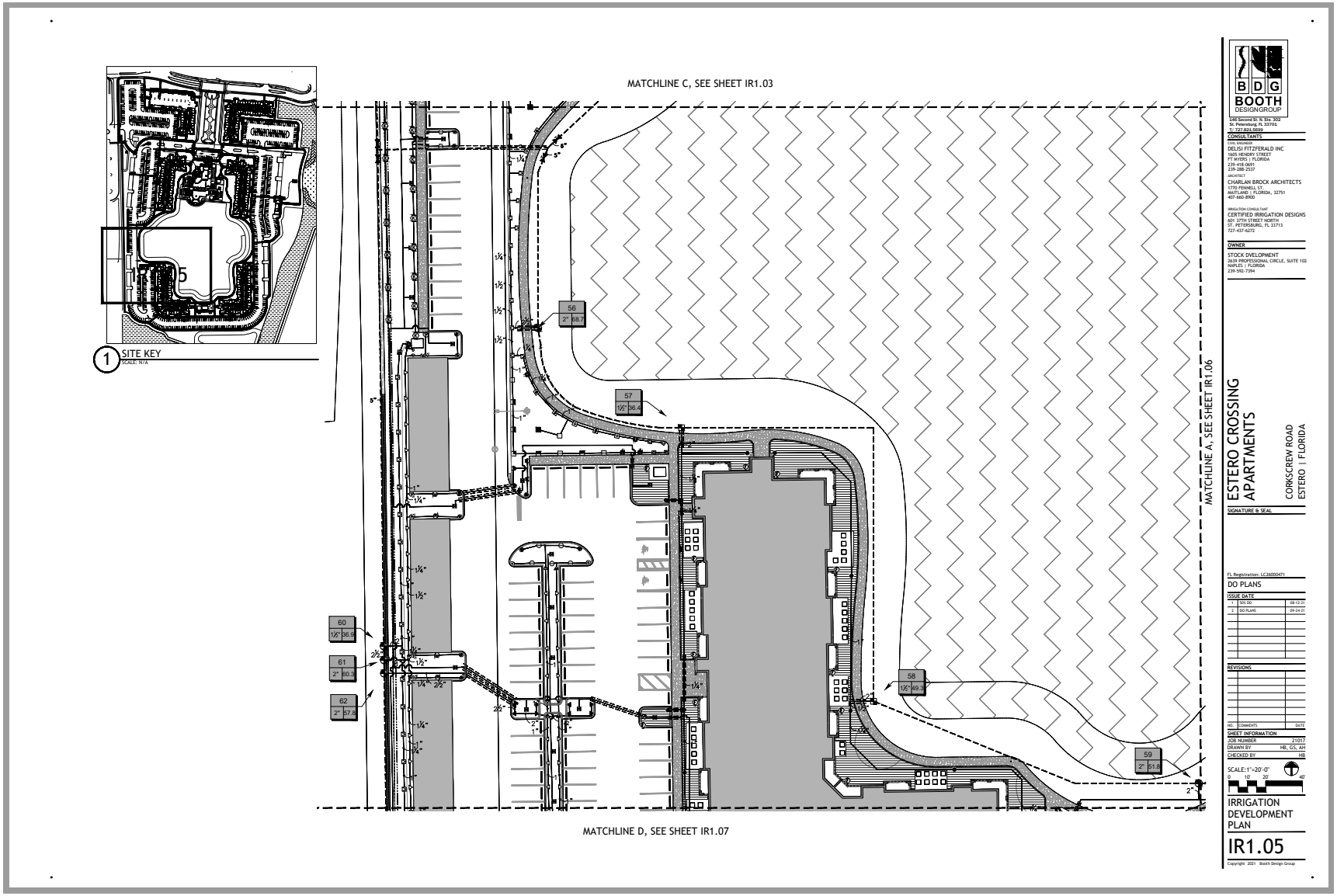
IRRIGATION DEVELOPMENT PLAN

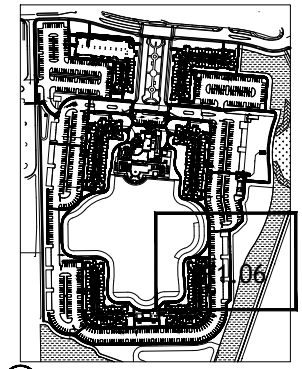
IR1.02

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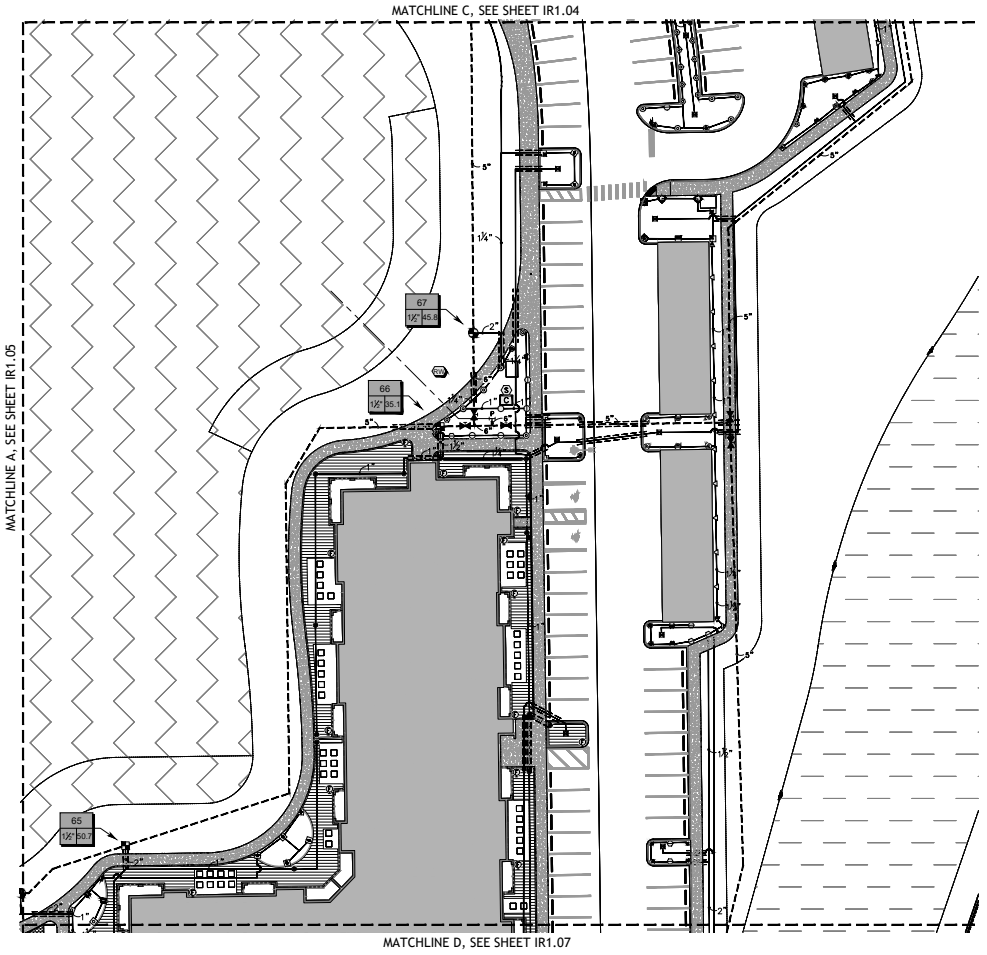

MATCHLINE B, SEE SHEET IR1.01
BUILDING 5
SF-17 BIKE RACK
MATCHLINE A, SEE SHEET IR1.04
MATCHLINE C, SEE SHEET IR1.05
1 SITE KEY
SCALE: N/A
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CORKSCREW ROAD
ESTERO | FLORIDA
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IRRIGATION DEVELOPMENT PLAN
IR1.03


MATCHLINE B, SEE SHEET IR1.02
BUILDING 2
SF-17 BIKE RACK
SEE SHEET IR1.03
MATCHLINE C, SEE SHEET IR1.06
1 SITE KEY
SCALE: N/A
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SHEET INFORMATION
JOB NUMBER 21017
DRAWN BY HB, GS, AH
CHECKED BY HB
SCALE:1"=20'-0"
IRRIGATION DEVELOPMENT PLAN
IR1.04
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MATCHLINE C, SEE SHEET IR1.03
MATCHLINE A, SEE SHEET IR1.06
MATCHLINE D, SEE SHEET IR1.07
1 SITE KEY
SCALE: N/A
56
57
58
59
60
61
62
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IR1.05



1 SITE KEY
SCALE: N/A



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239-592-7394

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CORKSCREW ROAD
ESTERO | FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

DO PLANS

ISSUE DATE		
1	50% DD	08-12-21
2	DO PLANS	09-24-21

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

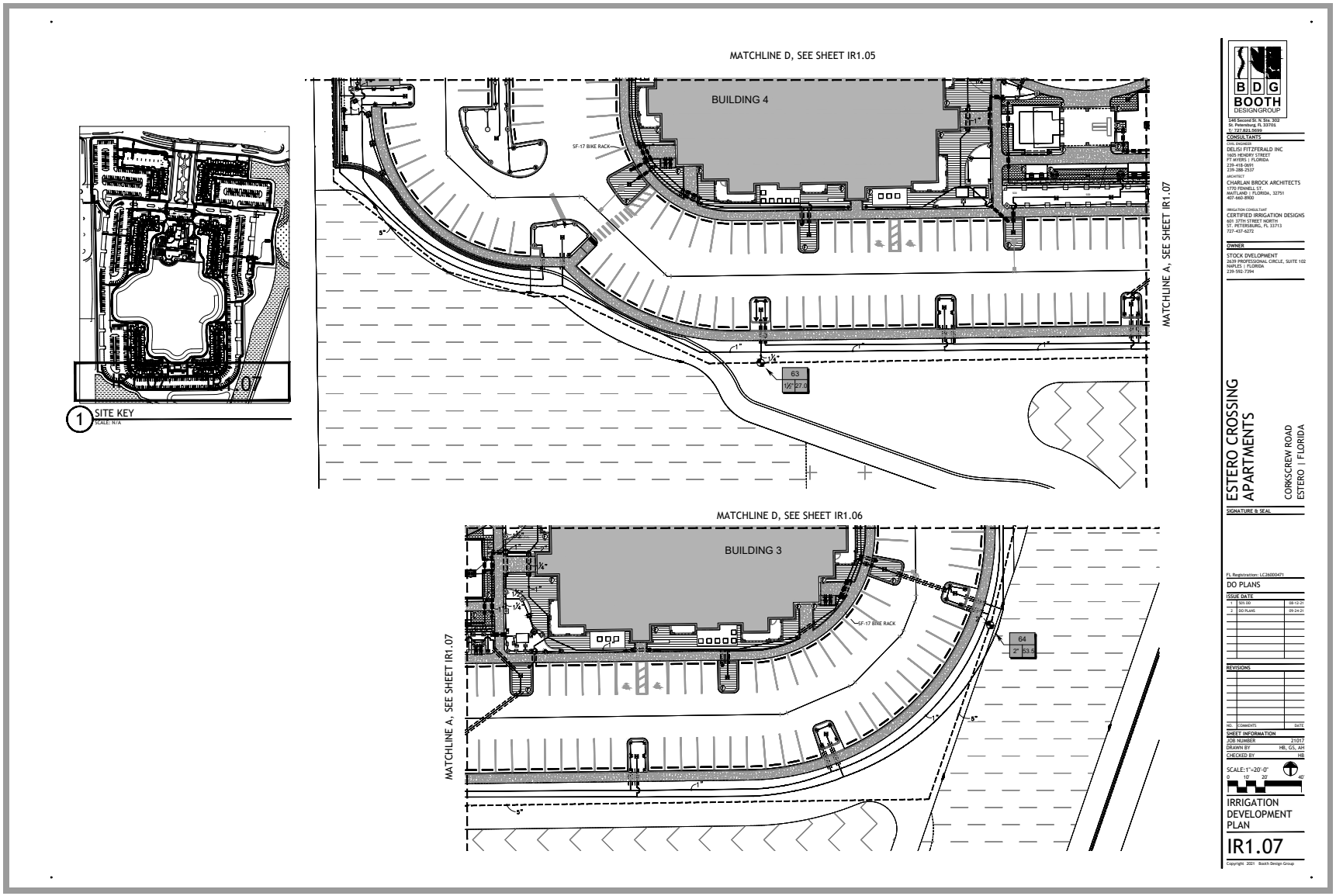
JOB NUMBER	21017
DRAWN BY	HB, GS, AH
CHECKED BY	HB

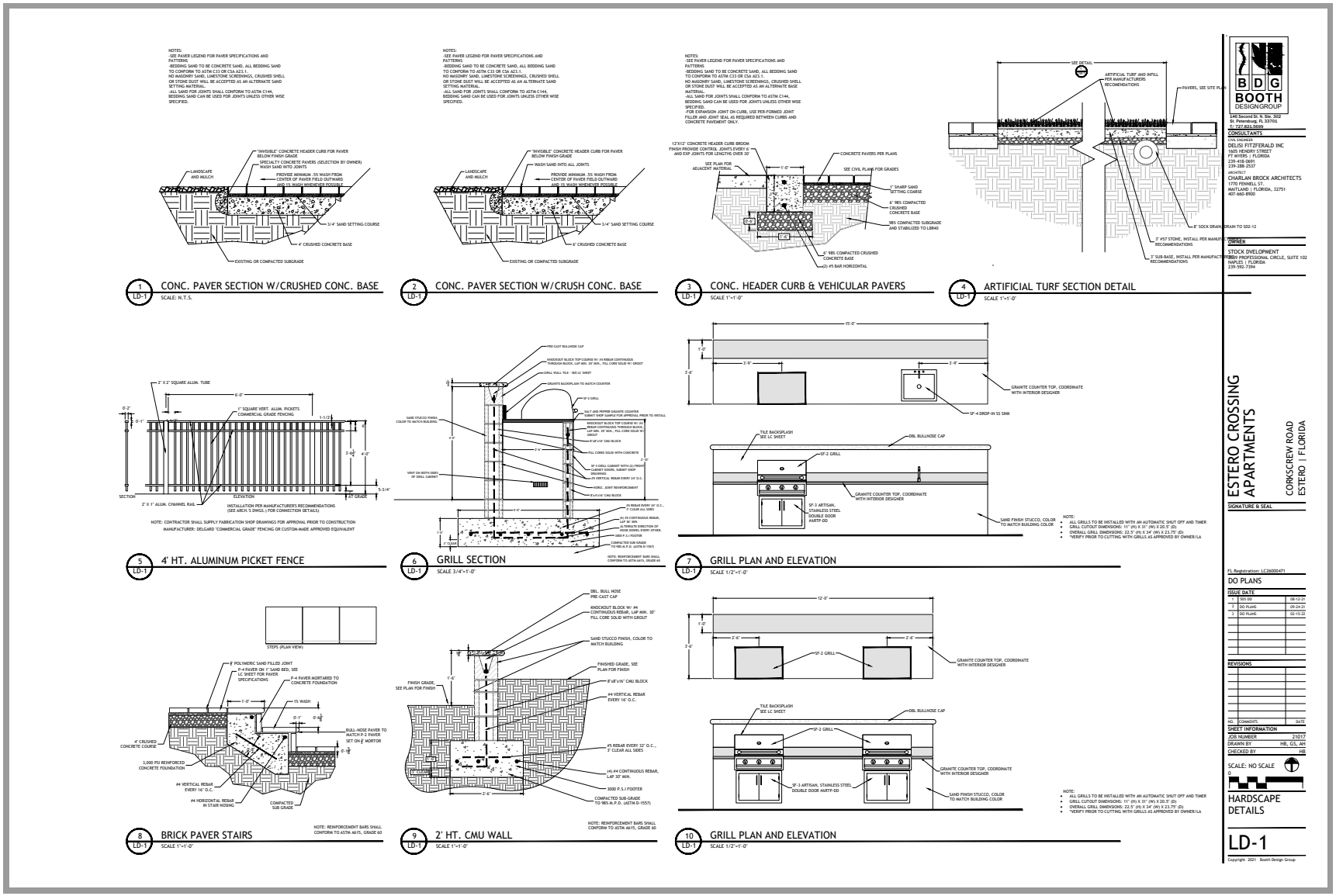
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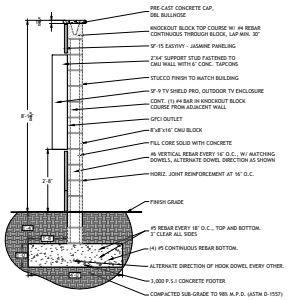
IRRIGATION DEVELOPMENT PLAN

IR1.06

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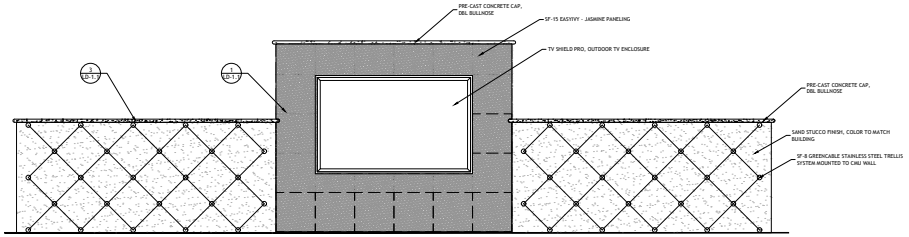

MATCHLINE D, SEE SHEET IR1.05
BUILDING 4
SF-17 BIKE RACK
MATCHLINE A, SEE SHEET IR1.07
63
½" 27.0
MATCHLINE D, SEE SHEET IR1.06
BUILDING 3
SF-17 BIKE RACK
64
2" 53.5
MATCHLINE A, SEE SHEET IR1.07
SITE KEY
SCALE: N/A
BDG BOOTH DESIGN GROUP
ESTERO CROSSING APARTMENTS
CORKSCREW ROAD
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IRRIGATION DEVELOPMENT PLAN
IR1.07


NOTES:
-SEE PAVER LEGEND FOR PAVER SPECIFICATIONS AND PATTERNS
-BEDDING SAND TO BE CONCRETE SAND, ALL BEDDING SAND TO CONFORM TO ASTM C33 OR CSA A23.1.
NO MASONRY SAND, LIMESTONE SCREENINGS, CRUSHED SHELL OR STONE DUST WILL BE ACCEPTED AS AN ALTERNATE SAND SETTING MATERIAL.
-ALL SAND FOR JOINTS SHALL CONFORM TO ASTM C144.
BEDDING SAND CAN BE USED FOR JOINTS UNLESS OTHER WISE SPECIFIED.
"INVISIBLE" CONCRETE HEADER CURB FOR PAVER BELOW FINISH GRADE
SPECIALTY CONCRETE PAVERS (SELECTION BY OWNER)
WASH SAND INTO JOINTS
PROVIDE MINIMUM .5% WASH FROM CENTER OF PAVER FIELD OUTWARD AND 1% WASH WHENEVER POSSIBLE
LANDSCAPE AND MULCH
3/4" SAND SETTING COURSE
4" CRUSHED CONCRETE BASE
EXISTING OR COMPACTED SUBGRADE
1 LD-1 CONC. PAVER SECTION W/CRUSHED CONC. BASE
SCALE: N.T.S.
2 LD-1 CONC. PAVER SECTION W/CRUSH CONC. BASE
12"X12" CONCRETE HEADER CURB BROOM FINISH PROVIDE CONTROL JOINTS EVERY 6' AND EXP JOINTS FOR LENGTHS OVER 30'
SEE PLAN FOR ADJACENT MATERIAL
CONCRETE PAVERS PER PLANS
SEE CIVIL PLANS FOR GRADES
1" SHARP SAND SETTING COURSE
6" 98% COMPACTED CRUSHED CONCRETE BASE
98% COMPACTED SUBGRADE AND STABILIZED TO LBR40
6" 98% COMPACTED CRUSHED CONCRETE BASE
(2) #5 BAR HORIZONTAL
3 LD-1 CONC. HEADER CURB & VEHICULAR PAVERS
SCALE 1"=1'-0"
SEE DETAIL
ARTIFICIAL TURF AND INFILL PER MANUFACTURERS RECOMMENDATIONS
PAVERS, SEE SITE PLAN
8" SOCK DRAIN, DRAIN TO SCO-12
3" #57 STONE, INSTALL PER MANUFACTURERS RECOMMENDATIONS
5" SUB-BASE, INSTALL PER MANUFACTURERS RECOMMENDATIONS
4 LD-1 ARTIFICIAL TURF SECTION DETAIL
SCALE 1"=1'-0"
2" X 2" SQUARE ALUM. TUBE
1" SQUARE VERT. ALUM. PICKETS COMMERCIAL GRADE FENCING
6'-0"
5 SPACES @ 4'-0" = 20'-0"
3'-0"
4'-0"
0'-2"
0'-6"
SECTION
ELEVATION
AT GRADE
2" X 1" ALUM. CHANNEL RAIL
INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS (SEE ARCH. 5 DWGS.) FOR CONNECTION DETAILS)
NOTE: CONTRACTOR SHALL SUPPLY FABRICATION SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION
MANUFACTURER: DELGARD "COMMERCIAL GRADE" FENCING OR CUSTOM-MADE APPROVED EQUIVALENT
5 LD-1 4' HT. ALUMINUM PICKET FENCE
PRE-CAST BULLNOSE CAP
KNOCKOUT BLOCK TOP COURSE W/ #4 REBAR CONTINUOUS THROUGH BLOCK, LAP MIN. 30" MIN., FILL CORE SOLID W/ GROUT
GRILL WALL TILE - SEE LC SHEET
GRANITE BACKSPLASH TO MATCH COUNTER
SF-2 GRILL
SALT AND PEPPER GRANITE COUNTER SUBMIT SHOP SAMPLE FOR APPROVAL PRIOR TO INSTALL
SAND STUCCO FINISH, COLOR TO MATCH BUILDING
8"x8"x16" CMU BLOCK
FILL CORES SOLID WITH CONCRETE
SF-3 GRILL CABINET WITH (2) FRONT CABINET DOORS, SUBMIT SHOP DRAWINGS
VENT ON BOTH SIDES OF GRILL CABINET
#5 VERTICAL REBAR EVERY 24" O.C.
CONC. JOINT REINFORCEMENT
8"x8"x16" CMU BLOCK
#5 REBAR EVERY 32" O.C., 3" CLEAR ALL SIDES
(5) #5 CONTINUOUS REBAR, LAP 30" MIN.
ALTERNATE DIRECTION OF HOOK DOWEL EVERY OTHER.
3000 P.S.I FOOTER
COMPACTED SUB-GRADE TO 98% M.P.D. (ASTM D-1557)
NOTE: REINFORCEMENT BARS SHALL CONFORM TO ASTM A615, GRADE 60
6 LD-1 GRILL SECTION
SCALE 3/4"=1'-0"
15'-0"
1'-0"
3'-4"
2'-9"
2'-9"
GRANITE COUNTER TOP, COORDINATE WITH INTERIOR DESIGNER
SF-4 DROP-IN SS SINK
TILE BACKSPLASH SEE LC SHEET
DBL BULLNOSE CAP
SF-2 GRILL
GRANITE COUNTER TOP, COORDINATE WITH INTERIOR DESIGNER
SF-3 ARTISAN, STAINLESS STEEL DOUBLE DOOR AMTP-DD
SAND FINISH STUCCO, COLOR TO MATCH BUILDING COLOR
NOTE:
ALL GRILLS TO BE INSTALLED WITH AN AUTOMATIC SHUT OFF AND TIMER
GRILL CUTOUT DIMENSIONS: 11" (H) X 31" (W) X 20.5" (D)
OVERALL GRILL DIMENSIONS: 22.5" (H) X 34" (W) X 23.75" (D)
*VERIFY PRIOR TO CUTTING WITH GRILLS AS APPROVED BY OWNER/LA
7 LD-1 GRILL PLAN AND ELEVATION
SCALE 1/2"=1'-0"
STEPS (PLAN VIEW)
8" POLYMERIC SAND FILLED JOINT
P-4 PAVER ON 1" SAND BED, SEE LC SHEET FOR PAVER SPECIFICATIONS
P-4 PAVER MORTARED TO CONCRETE FOUNDATION
1'-0"
1% WASH
0'-1"
0'-6"
2'-0"
BULL-NOSE PAVER TO MATCH P-2 PAVER
SET ON 1/2" MORTOR
0'-6"
4" CRUSHED CONCRETE COURSE
3,000 PSI REINFORCED CONCRETE FOUNDATION
#4 VERTICAL REBAR EVERY 16" O.C.
#4 HORIZONTAL REBAR IN STAIR NOSING
COMPACTED SUB GRADE
8 LD-1 BRICK PAVER STAIRS
SCALE 1"=1'-0"
NOTE: REINFORCEMENT BARS SHALL CONFORM TO ASTM A615, GRADE 60
DBL. BULL NOSE PRE-CAST CAP
KNOCKOUT BLOCK W/ #4 CONTINUOUS REBAR, LAP MIN. 30" FILL CORE SOLID WITH GROUT
SAND STUCCO FINISH, COLOR TO MATCH BUILDING
FINISHED GRADE, SEE PLAN FOR FINISH
FINISH GRADE, SEE PLAN FOR FINISH
8"x8"x16" CMU BLOCK
#4 VERTICAL REBAR EVERY 16" O.C.
#5 REBAR EVERY 32" O.C., 3" CLEAR ALL SIDES
(4) #4 CONTINUOUS REBAR, LAP 30" MIN.
3000 P.S.I FOOTER
COMPACTED SUB-GRADE TO 98% M.P.D. (ASTM D-1557)
NOTE: REINFORCEMENT BARS SHALL CONFORM TO ASTM A615, GRADE 60
9 LD-1 2' HT. CMU WALL
SCALE 1"=1'-0"
12'-0"
1'-0"
3'-4"
2'-6"
2'-6"
SF-2 GRILL
GRANITE COUNTER TOP, COORDINATE WITH INTERIOR DESIGNER
TILE BACKSPLASH SEE LC SHEET
DBL BULLNOSE CAP
SF-2 GRILL
GRANITE COUNTER TOP, COORDINATE WITH INTERIOR DESIGNER
SF-3 ARTISAN, STAINLESS STEEL DOUBLE DOOR AMTP-DD
SAND FINISH STUCCO, COLOR TO MATCH BUILDING COLOR
NOTE:
ALL GRILLS TO BE INSTALLED WITH AN AUTOMATIC SHUT OFF AND TIMER
GRILL CUTOUT DIMENSIONS: 11" (H) X 31" (W) X 20.5" (D)
OVERALL GRILL DIMENSIONS: 22.5" (H) X 34" (W) X 23.75" (D)
*VERIFY PRIOR TO CUTTING WITH GRILLS AS APPROVED BY OWNER/LA
10 LD-1 GRILL PLAN AND ELEVATION
SCALE 1/2"=1'-0"
BDG BOOTH DESIGNGROUP
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1 50% DD 09-13-21
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3 DO PLANS 02-15-22
REVISIONS
NO. COMMENTS DATE
SHEET INFORMATION
JOB NUMBER 21017
DRAWN BY HB, GS, AH
CHECKED BY MB
SCALE: NO SCALE
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HARDSCAPE DETAILS
LD-1
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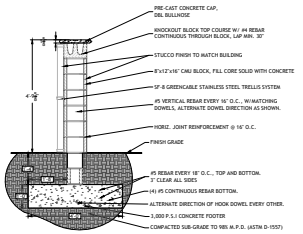


1 LD-1.1 8' CMU WALL DETAIL
SCALE 1/2"=1'-0"

NOTE: REINFORCEMENT BARS SHALL CONFORM TO ASTM A615, GRADE 60

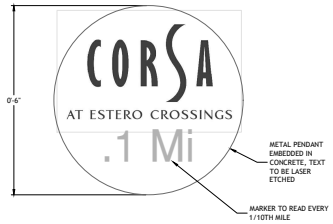


2 LD-1.1 TAPERED CMU WALL ELEVATION
SCALE 1/2"=1'-0"

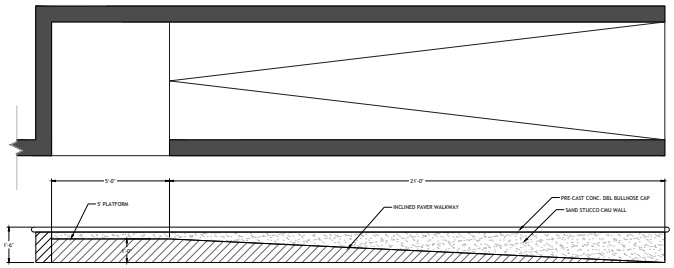


3 LD-1.1 5' CMU WALL DETAIL
SCALE 1/2"=1'-0"

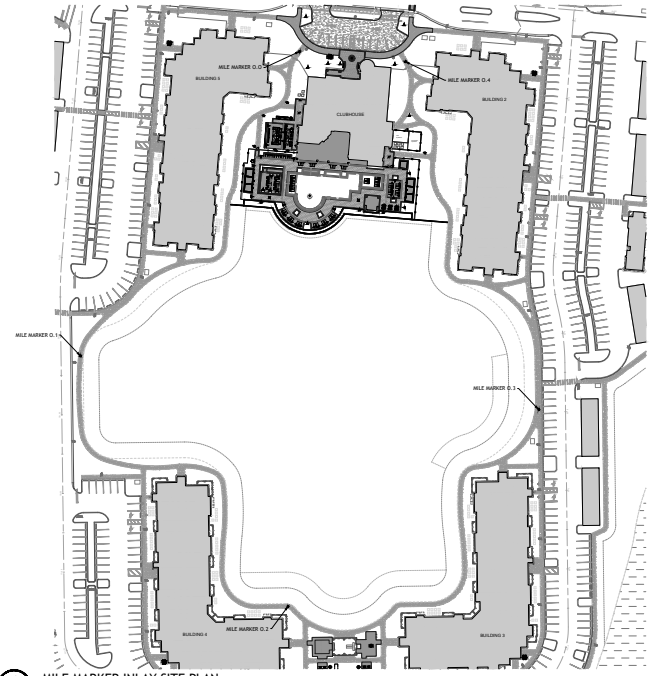
NOTE: REINFORCEMENT BARS SHALL CONFORM TO ASTM A615, GRADE 60



4 LD-1.1 MILE MARKER INLAY
NOT TO SCALE



5 LD-1.1 SLOPED PAVER WALKWAY
SCALE 1/2"=1'-0"



6 LD-1.1 MILE MARKER INLAY SITE PLAN
SCALE 1"=60'-0"

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DO PLANS

ISSUE DATE

NO.	ISSUE	DATE
1	50% DD	09-13-21
2	DO PLANS	09-24-21
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REVISIONS

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SHEET INFORMATION

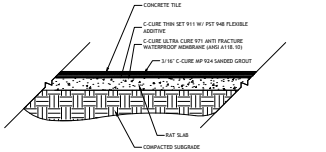
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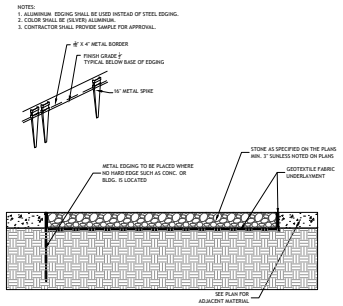
HARDSCAPE DETAILS

LD-1.1

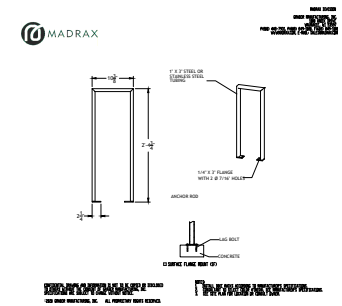
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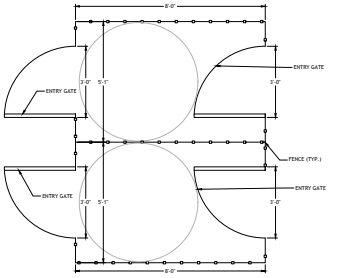
1 LD-1.2 CONCRETE TILE SETTING SECTION DETAIL
N.T.S.



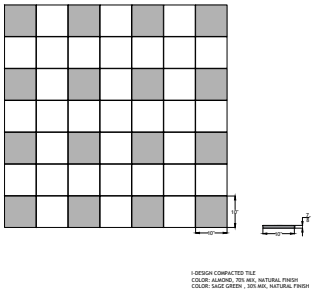
2 LD-1.2 ROCK W/ UNDERLAYMENT



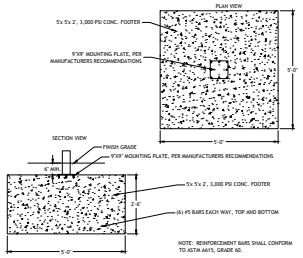
3 LD-1.2 BIKE RACK DETAIL
SCALE: NTS



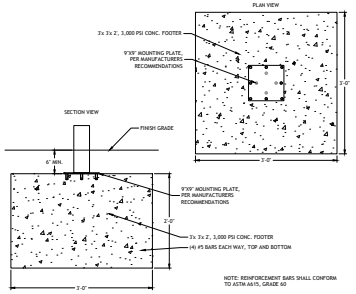
4 LD-1.2 DOG PARK ENTRY GATE
SCALE 1/2"=1'-0"



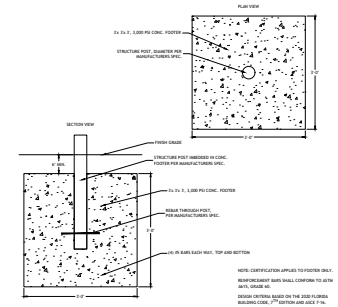
5 LD-1.2 ACCENT TILE LAYOUT



6 LD-1.2 10'x10' QUAD UMBRELLA FOOTER DETAIL
SCALE 1/2"=1'-0"



7 LD-1.2 10'x 10' CABANA FOOTER DETAIL
SCALE 1"=1'-0"



8 LD-1.2 12'x 24' T-POST SHADE STRUCTURE FOOTER
SCALE: 3/4" = 1'-0"

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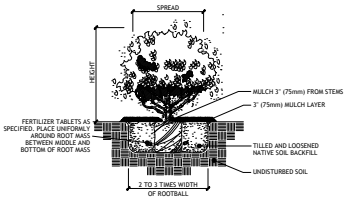
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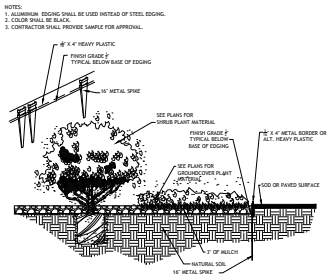
HARDSCAPE DETAILS

LD-1.2

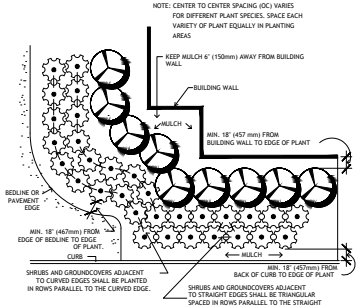
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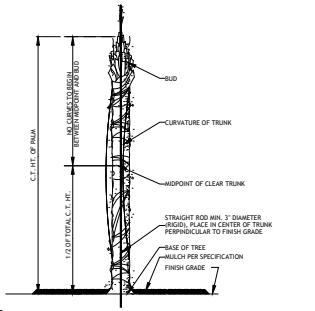
1 LD-2 SHRUB PLANTING DETAIL



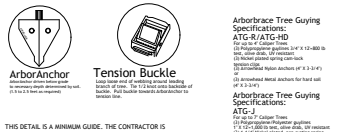
2 LD-2 METAL LANDSCAPE BED EDGING



3 LD-2 SHRUB AND GROUNDCOVER LAYOUT DETAIL



4 LD-2 SABAL PALM ACCEPTABLE CURVATURE DETAIL

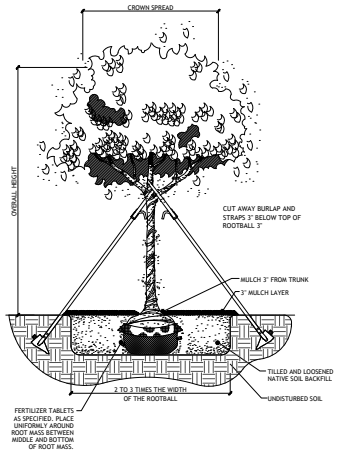


Arborbrace Tree Guying Specifications:
ATG-R/ATG-HD
For up to 3" Caliper Trees
(3) Polypropylene guylines 3/4" X 12'-800 lb test, olive drab, UV resistant
(3) Nickel plated spring cam-lock tensioners
(3) Arrowhead Nylon Anchors (4" X 3-3/4") or
(3) Arrowhead Metal Anchors for hard soil (4" X 3-3/4").

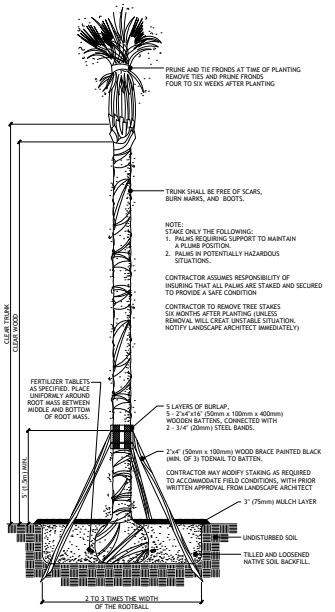
Arborbrace Tree Guying Specifications:
ATG-J
For up to 3" Caliper Trees
(3) Polypropylene-Polyester guylines 3/4" X 12'-800 lb test, olive drab, UV resistant
(3) 1-1/4" Nickel plated, non-rusting spring cam-lock tension clips (1,500 lb break strength)
(3) Arrowhead duckbush anchors for any soil type (5-1/2" X 4-1/2")

OTHER TREE STAKING SYSTEMS MAY BE ACCEPTABLE IF APPROVED

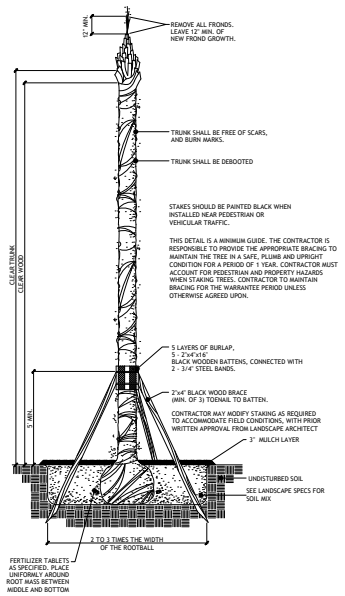
THIS DETAIL IS A MINIMUM GUIDE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE BRACING TO MAINTAIN THE TREE IN A SAFE, PLUMB AND UPRIGHT CONDITION FOR A PERIOD OF 1 YEAR. CONTRACTOR MUST ACCOUNT FOR PEDESTRIAN AND PROPERTY HAZARDS WHEN STAKING TREES. CONTRACTOR TO MAINTAIN BRACING FOR THE WARRAINTEE PERIOD UNLESS OTHERWISE AGREED UPON.



5 LD-2 ARBOR BRACE TREE PLANTING DETAIL
SCALE: N.T.S.



6 LD-2 PALM PLANTING DETAIL (EXCEPT SABAL PALMS)



7 LD-2 SABAL PALM PLANTING DETAIL

GENERAL LANDSCAPE NOTES

1. All plant materials to be Florida #1 or better quality, installed to highest nursery standards.
2. Mulch to be COCOA BROWN SHREDDED HARDWOOD MULCH / PINESTRAW, SEE PLAN Mulch shall be installed to a minimum of 3" thick in all planting areas.
3. Sod to be 95% weed free: SEE PLAN FOR DIFFERENT VARIETIES Sod to be installed with tight joints, rolled and fertilized at time of installation. All areas of the project site disturbed during construction shall be sodded with matching turf, unless specifically labeled otherwise. All areas within the project limits shall be provided with sod or other specified groundcover.
4. All dimensions to be field-checked by the Landscape Contractor prior to construction, with any discrepancies reported immediately to the Landscape Architect.
5. All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
6. No substitutions or changes of any kind will be made at time of bidding, so as to provide for equal and fair comparisons.
7. All permits necessary are to be provided by the installing Contractor unless otherwise specifically stated in the specifications.
8. No contractor identification signs shall be permitted on the project.
9. All questions concerning the plans and specifications are to be directed to the Landscape Architect, (727) 821-5699.
10. Carefully review the Landscape Specifications. The installing Contractor will be held responsible for all items contained therein.
11. All plant material shall be planted with TERRA-SORB AG, in accordance with the manufacturer's recommendations for the rate of application.
12. The contractor shall be responsible to provide storm water pollution prevention plans and appropriate construction site runoff controls to meet EPA's Natural Pollutant Discharge Elimination System rule on construction sites where more than one acre of land is disturbed.

FERTILIZATION

SHRUBS AND TREES

All trees and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets at time of installation and prior to completion of pit backfilling. Tablets shall be placed uniformly around the root mass at a depth that is between the middle and bottom of the root mass.

APPLICATION RATE:

1 Gallon can:	1 - 21 gram tablet
3 Gallon can:	2 - 21 gram tablets
5 Gallon can:	3 - 21 gram tablets
7 Gallon can:	4 - 21 gram tablets
Trees:	3 - 21 gram tablets each 1/2" of caliper
Palms:	7 - 21 gram tablets

GROUNDCOVER AREAS

All groundcover areas shall receive fertilization with "Osmocote" time release fertilizer as per manufacturer's specifications.

BDG BOOTH DESIGNGROUP
1460 Second St. N. Ste. 302
St. Petersburg, FL 33701
T: 727.823.5699
CONSULTANTS
CIVIL ENGINEER
DELISI FITZFERALD INC
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NAPLES | FLORIDA
239-592-7394

ESTERO CROSSING APARTMENTS
CORKSCREW ROAD
ESTERO | FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

DO PLANS

ISSUE DATE		
1	50% DD	09-13-21
2	DO PLANS	09-24-21
3	DO PLANS	02-15-22

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

JOB NUMBER	21017
DRAWN BY	HB, GS, AH
CHECKED BY	MB

SCALE: NO SCALE

LANDSCAPE DETAILS

LD-2

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1.00 GENERAL

1.01 RELATED DOCUMENTS

A. The Contract Documents shall include the Plans, Details, Specifications, Bid Proposal, Contract Agreement, all Addenda, Special Conditions, and Installation Schedule (when required).

1.02 REQUIREMENTS OF REGULATORY AGENCIES

A. Comply with Federal, State, Local, and other duly constituted authorities and regulatory agencies, without additional cost to the Owner in matters pertaining to codes, safety, and environmental matters.

B. Any permits for the installation or construction of any of the work included under the contract, which are required by any of the legally constituted authorities having jurisdiction, shall be arranged for by the Contractor and paid for directly by the Contractor, unless otherwise agreed upon in writing.

1.03 SCOPE OF WORK

A. All provisions of Contract, including General and Special Provisions and Plans, apply to the work specified in this Section. The Scope of Work includes everything for and incidental to executing and completing all landscape work shown on the Plans, Schedules, Notes and as specified herein.

B. Furnish and provide all labor, plants and materials, tools and equipment necessary to prepare the soil for plantings, to install and care for all plant materials (including finish grading if necessary) to remove and/or transplant existing plants if indicated, to furnish, plant, fertilize, guy and brace, water, mulch and prune all new plant materials; and to execute all other Work as described herein or indicated on the Plans.

C. Work under this Section shall include labor and materials for final grading and raking to remove all debris, rocks, and clods 2" and greater in size, such that the finish fine grade will appear even and uniform, will drain adequately, and will comply with the lines of the landscape drawings.

D. Initial maintenance of landscape materials as specified in this document.

1.04 QUALITY ASSURANCE

A. Landscape work shall be contracted to a single firm specializing in landscape work, who shall in turn subcontract no more than 40% of the work specified. All subcontractors under the control of the Contractor involved in the completion of the landscape work, shall be made known to the Owner and the Landscape Architect prior to their commencement of work on the project.

B. All work of this Section shall conform to the highest standard of landscape practices.

C. The Plant Material Schedule included with these Plans is provided only for the Contractor's convenience; it shall not be construed as to conflict or supersede any Plan or Detail. If conflict between the Plans and the Specifications exists, the Plan shall predominate and be considered the controlling document.

D. During this work, the Contractor shall be responsible for maintaining safety among persons in his employ in accordance with the standards set by the Occupational Safety and Health Act of 1970 (and all subsequent amendments). Owner and Landscape Architect shall be held harmless from any liability, penalty or any other incident resulting from incompliance or non-compliance with these standards.

E. The Contractor shall cooperate with and coordinate with all other trades whose work is built into or affects the work in this Section.

F. All appropriate utility companies and agencies shall be contacted 72 hours prior to excavation. Call "Sunshine" at 1-800-432-4770.

G. The Contractor shall carefully examine the site and all existing conditions affecting the work, such as: soil, obstructions, existing trees, utilities, etc. Report any conditions in conflict with the work to the Landscape Architect.

1.05 SUBMITTALS

A. The Contractor is required to submit two copies of typewritten instructions recommending watering, feeding, and maintenance practices necessary for maintaining healthy plants. These instructions must be submitted prior to the expiration of the required maintenance period and must cover maintenance procedures over a one year period.

B. Furnish unit prices for all plant and tree materials, including labor for all specified work.

1.06 ALTERNATES, ADDITIONS, DELETIONS, SUBSTITUTIONS

A. If there are additions/alternates included in these Plans and Specifications, the Contractor must propose prices to accomplish the work stated as additions/alternates at the time of bidding.

B. The Owner, through his Project Representative, reserves the right to add or deduct any of the work stated herein without rendering the Contract void.

C. The Contractor must have written approval by the Project Representative for any substitutions of plant materials specified to in the purchase agreement. Installation without approval is entirely at the Contractor's risk.

D. All material acquired through additions or substitutions shall be subject to all conditions and warranties stated herein.

1.07 ABBREVIATIONS/DEFINITIONS

A. O.A. or H.: The over-all height of the plant measured from the ground to the natural, unbent state of the majority of the foliage, not including extreme leaves, branches or fronds.

B. C.T.: Clear trunk is measured from the ground to the bottom of the first leaf or frond stem with no foliage from ground to specified height. For example, on Canary Island Date Palms or similars, the clear trunk measurement includes the "hull" at the base of the fronds.

C. C.R.: Clear road is measured from the ground to the bottom of the base of the lowest leaf petiole on a Florida native palm or similar. For example, on Sabal Palms, Pindo Palms, or similars, the clear road measurement does not include the "hull" at the base of the fronds.

D. SP.: Spread, branches measured in natural unbent position to the average crown diameter, not including extreme leaves, branches, or fronds.

E. ST.TK.: Straight trunk.

F. MIN.: Minimum.

G. CAL.: Gallon container size, i.e., 1 gallon (3.8 liters), 3 gallon (11.4 liters), 7 gallon (26.5 liters), etc.

I. O.C.: On center, distance between plant centers.

J. DIA.: Diameter.

K. LVS.: Leaves.

L. D.B.H.: Diameter or caliper of main trunk of tree as measured at breast height at 4 – 1/2 feet (1.37 meters) above grade.

M. CAL.: Caliper, the outside diameter of up to a four inch (100 millimeters) tree is measured six inches (150 millimeters) above grade, larger trees are measured at 12 inches (305 millimeters) above grade.

N. B&B: Balled and burlapped in accordance with horticultural standards of the American Association of Nurserymen.

O. PPP: Planta per pot.

P. FG: Field grown

Q. STD.: Standard, single, straight trunk.

R. Owner: To be known as that entity which holds title or control to the premises on which the work is performed.

S. Owner's Representative: Owner's on-site representative shall be responsible for approval of quantity and quality of materials specified and execution of installation.

T. Contractor: Shall refer to that person or enterprise commonly known as the Landscape Contractor.

U. Landscape Architect: This person or firm is the responsible representative of the Owner who produces the landscape Plans and Specifications.

1.08 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Plant Materials:

1. Provide container grown or, if appropriate, freshly dug trees and shrubs. Do not prune prior to delivery. Do not bend or bind trees or shrubs in such a manner as to damage bark, break branches, or destroy their natural shape. Provide adequate protection during delivery. If plant delivery is made in open vehicles, the entire load shall be suitably covered.

2. All plants are to be handled at all times so that roots are not exposed to sun, wind, excessive heat or cold or injury while. No root balls for trees and container plants that have been wrapped or treated shall be planted except upon special approval. Plants shall not be pulled by the tops or stems, nor tumbled in a rough or careless manner at any time.

3. Balled and burlapped plants shall be moved with firm, natural balls of soil, not less than the diameter and depth as per ANSI Z60.1 for Florida #1 or better. In no case shall depth shall not be less than 2/3 of root ball diameter. B & B plants which cannot be planted upon delivery shall have their root balls covered with moist soil or mulch.

4. Trees shall be dug with adequate balls, burlapped, and who bound if needed. Root balls shall be firm and intact. Container trees shall be sufficiently rooted in the container to hold the soil together firmly with roots held in place when removed. Trees with loose, broken or shattered balls will not be accepted. Container trees shall not be pot bound. The ratio of diameter to caliper will be 10 to 1 for container fertilizer formulations. Phosphorus shall be no more than 1/4 the nitrogen level. They shall also contain magnesium and micronutrients (i.e. manganese, iron, zinc, copper, etc.).

5. Remove all fronds from salad palms prior to planting but leave a minimum of 12 inches (305 millimeters) of new frond growth above the bud. Do not damage bud. On all other palms, only a minimum of palm fronds shall be removed from crown to facilitate moving and handling. Clear trunk shall be determined after minimum fronds have been removed. Palms shall have the specified clear trunk unless otherwise specified. Palms shall be planted within 24 hours of delivery.

6. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and cover to keep roots moist.

7. Label at least one tree and one shrub of each variety with a securely attached waterproof tag bearing legible designation of botanical and common name.

8. Store, time delivery so that and will be placed within twenty four (24) hours after delivery. Protect bundles against drying and breaking by covering plants of not planting in a shaded area.

1.09 JOB CONDITIONS

A. Acceptance of Job Conditions

1. The Contractor shall examine the sub-grade, verify elevations, observe the conditions under which work is to be performed and notify the Landscape Architect or Project Representative in writing of unsatisfactory conditions prior to beginning work. Do not proceed with the work until unsatisfactory conditions have been corrected in a manner acceptable to the Landscape Architect. Beginning work shall indicate acceptance of conditions and full responsibility for the completed work.

2. Proceed with and complete the landscape work as rapidly as portions of the site become available, working within the seasonal limitations for each kind of landscape operation involved. Any work performed prematurely, or improperly supply, notify the Landscape Architect for adjustments to the Schedule.

3. Determine locations of all underground utilities and review for conflicts with planting procedures.

4. When adverse conditions to plant growth are encountered, such as rubble fill, drainage conditions or obstruction, the Contractor shall notify the Landscape Architect in writing prior to planting.

5. Plant trees and shrubs after final grades are established and prior to the planting of lawns, protecting lawn areas and promptly repairing damages from planting operations.

B. Scheduling of Work

1. The work shall be carried out to completion with the utmost speed. Immediately upon award of contract, the Contractor shall prepare a construction schedule and further a copy to the Owner's Representative and/or the Landscape Architect for approval. Contractor shall carry out all of the work in accordance with the approved schedule.

2. If the Contractor incurs unforeseen costs, such as overtime hours, holidays, etc. in order to complete the work within the time allotted in the Contract, or maintain the progress schedule, all said costs shall be borne by the Contractor at no additional cost to the Owner.

3. The Owner's Representative's, may request work stoppage. Upon written request from the Owner's Representative, the Contractor shall immediately stop work, regardless of method, and shall not begin to operate or resume operations without the Owner's Representative. Upon receipt of such notice, the Landscape Contractor shall immediately notify the Owner, the Owner's Representative, or the General Contractor with respect to any additional costs which may result from work stoppage.

C. Utilities

1. The Contractor shall perform work in a manner which will avoid conflicts with utilities. Should excavation be necessary, a minimum possibility of damage to underground utilities. Maintain grade stakes set by others until removal is mutually agreed upon by all parties concerned.

2.00 PRODUCTS

2.01 MATERIALS

A. Plant Material Nomenclature

1. Plant species, sizes, etc. shall be per Plans and Specifications on Plant Material Schedule. Nomenclature is per Hortus Third, L.H. Bailey and E.Z. Bailey, 1976 / or Standardized Plant Nomenclature, 1942 / or Florida Plant Names, 1962 / or Standardized American Joint Committee of Horticultural Nomenclature, and as conforms with names accepted in the nursery trade.

B. Plant Materials: Quality Assurance

1. Provide healthy, vigorous stock grown under climatic conditions similar to conditions in the locality of the project. Plants shall have a habit of growth that is normal for the species. Plants shall be sound, healthy, vigorous, free from insect pests or their eggs, plant diseases, insects, and injuries. Plants shall be well-proportioned and densely foliated when in leaf and shall have healthy, well-developed root systems.

2. Trees shall be sound, straight trunked, and have healthy, normal crowns. Dense plant materials may be collected stock with the approval of the Landscape Architect. Provide trees species that have a single main trunk (central leader), unless otherwise stated. Trees that have the main trunk forming a "V" shape or parallel branching are not acceptable.

3. Plant materials shall be as specified and shall be Florida #1 or better as to shape and quality for the species as outlined in Grades and Standards for Nursery Plants Parts I and II, Florida Department of Agriculture and Consumer Services (latest edition).

4. The Owner or Landscape Architect reserves the right to inspect plant materials either at the place of growth or at the project site prior to planting for compliance with requirements for variety, size, quality, or designated area.

5. Landscape materials shall be shipped with certificates of inspection as required by governmental agencies. Only those materials which bear such certificates of inspection that are applicable to landscape materials.

6. Do not make any substitutions. If specified landscape material is not available, submit Landscape Architect proof of 3 bidding non-available. In such event, if the Landscape Architect agrees that specified material is not available, he will direct substitution from nearest source. Base contract amount on specified materials. Any substitute materials will be proposed, as well as any required adjustments to the Contract amount.

7. Heavy and/or wide trees shall be transported from grower site using equipment that will be sufficient in size to accommodate the tree in its normal position. The measurement shall not include immediate terminal growth. All measurements shall be taken after pruning for specified sizes. All trees and shrubs shall conform to measurements specified on the Plans. Plants shall be measured when in their normal position. Trees specified may be used with the approval of the Owner or Landscape Architect, with no increase to the Contract price. Plant materials shall not be pruned prior to delivery.

8. Plant Material shall be symmetrical, typical for variety and species. Plants used where symmetry is required shall be matched as nearly as possible.

9. Balled and burlapped plants shall have firm, natural balls of earth of sufficient diameter and depth to encompass the feeding root system necessary for full development of the plant and to conform with the standards of the American Association of Nurserymen. Root balls and tree trunks shall not be damaged by improper binding and/or balling & burlapping procedures.

10. Container-grown plants may be substituted for balled and burlapped plants or vice-versa provided the quality is equal or better than specified and the permission for substitution approved of the substitution.

11. Container grown stock shall have been grown in containers for at least four months, but not over two years. If requested, samples must be shown to prove no root bound condition exists.

C. Grasses Sod or Seed

1. Sod or seed (as/if specified) shall be of a species as stated on the Plan. Solid sod shall be of even thickness and with a good root structure, free of noxious weed, freshly mowed before cutting, and in healthy condition when laid. It must not be harvested 24 hours before laying and it must be given it self-competitive so that in which it will be installed. Sod must be kept moist prior to and after installation.

2. Seed shall be delivered to the site in unopened bags with certificate attached in place. Purity, germination and weed content shall be as certification requirements.

D. Mulch

1. Mulch shall be 100% recycled wood mulch, thoroughly mixed with a pre-emergence weed killer according to the label directions. If recycled mulch is not specified, the Contractor shall submit a sample for either as specified on the Plans.

2. Install mulch to an even depth of 3 inches (75 millimeters) before composition.

E. Fertilizer:

1. Granular fertilizer shall be uniform in composition; free flowing and suitable for application with standard commercial equipment. Comply with all laws in force governing fertilizer, labeling, registration, trade name or trademark and warranty of the producer; fully conforming to State of Florida fertilizer laws.

2. All fertilizer shall bear the manufacturer's statement of analysis and shall contain the appropriate minimum amounts of elements for the type of use specified herein.

3. Agriform 20-10-5 fertilizer tablets or approved equal, shall be placed in planting pit for all plant materials at time of installation and prior to completion of pit backfilling.

4. Ground cover and annual areas shall receive fertilization with Osmocote Time Release Fertilizer according to product instructions and rate.

5. For sod and seeded areas, fertilize with a complete granular fertilizer or Bahia and St. Augustine grass at the rate of one (1) pound (.4536 kilogram) of nitrogen per one thousand (1,000) square feet (92.9 square meters). Fertilizer shall be commercial grade, form, 16% nitrogen, 8% P2O5, 8% K2O, or similar. Apply fertilizer in granular form. The ratio of nitrogen to potash will be 1:1 to 2:1 for complete fertilizer formulations. Phosphorus shall be no more than 1/4 the nitrogen level. They shall also contain magnesium and micronutrients (i.e. manganese, iron, zinc, copper, etc.).

F. Tree Staking Materials

1. For hardwood trees, approved below-grade staking shall be used at the rootball. per the planting detail. Metal strand guy wire shall not be used.

2. For single trunk palms, staking shall be cut from 2 inch (50 millimeter) x 4 inch (100 millimeter) pressure treated (p.t.) stock, with a minimum of 3 stakes per palm (300 millimeter) x 2 inch (50 millimeter) x 4 inch (100 millimeter) wood connected with two – 3/4 inch (19 millimeter) by 16 inch (400 millimeter) steel connected with bolts. Metal bands shall be used around the palm trunk.

3. Other tree staking systems may be acceptable if approved.

G. Planting Soil

1. Unless stated on the plans or in the specifications, install plant material in tilled and loosened native soil backfill. It is the responsibility of the Landscape Contractor to test, prior to planting and at no additional cost to the Contract, any soils which may be questionable for adequate plant growth. Unsatisfactory conditions shall be reported to the Landscape Architect immediately in writing.

2. When required, planting soil media shall be provided by the Contractor and shall consist of 1/3 peat and 2/3 sandy loam, silt or lompy over 1 inch (25 millimeters).

3. Backfill and clean fill dirt provided by the Contractor shall be in a loose, friable soil. There shall be no admixture of subsoil, refuse, rocks, or stones in excess of 1 cubic inch (25 millimeters) in any one hundred square inches, nor roots, stumps, or similar undesirable materials. Do not use any other materials that might be harmful to plant growth or a hindrance to grading, planting, and maintenance procedures and operations.

4. Soil preparation for ground beds under 1 gallon (3.785 liters) container size shall consist of 3 inches (75 millimeters) of Florida peat or other approved organic soil amendment spread over full length and width of planting area. Rototill organic layer 6 inches (150 millimeters) or 8 inches (200 millimeters) into native soil.

H. Soil Amendments

1. Terra-Gro® AG or approved equal, soil amendment shall be mixed with native or planting soil for trees, shrubs, ground cover, and annuals according to manufacturer's recommended application rates and methods, or specified on the Plans.

I. Tree Protection

1. Wood laundry shall be 2 inch (50 millimeters) x 4 inch (100 millimeters) pressure treated (p.t.) stock, with a minimum of 3 stakes per tree (300 millimeter) x 2 inch (50 millimeter) x 8 feet (2.4 meters) on centers. The barricade shall be placed so as to protect the critical protection zone area, which is the area surrounding a tree that is a minimum distance equal to one foot radius of one foot (300 millimeters) of the tree's diameter at breast height (DBH at 4 – 1/2 feet (1.37 meters) above grade.

J. Root Barrier Materials

1. Root barrier fabric shall be installed when specified in the plans and/or specifications for protection of adjacent paving and curbing according to specific product name or equal. Install as directed by the manufacturer.

K. Packaged Materials

1. Deliver packaged materials in containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at the site.

L. Pesticides

1. Pesticides shall be only approved, safe brands applied according to manufacturer's directions.

3.00 EXECUTION

3.01 PREPARATION

A. Obstructions Below Ground:

1. It shall be the responsibility of the Contractor to locate and mark all underground utilities, irrigation lines and wiring prior to commencement of the work.

2. If underground construction, utilities or other obstructions are encountered in excavation of planting pits or piles, the Landscape Architect shall be immediately notified to adjust or relocate plants for any materials necessary.

B. Grading and Preparation for Plant Materials

1. All proposed landscape areas containing existing turf grass or weeds shall be treated with Monsanto's "Round-Up" per manufacturer's specifications. All proposed landscape areas adjacent to water bodies shall be treated with Monsanto's "Rodeo" per the manufacturer's specifications.

2. New plant materials will not be installed until a 60% weed/turf eradication has been achieved. More than one application may be required to produce an acceptable planting bed.

3. A pre-emergent herbicide may be applied, but it is not a substitute for spray treatment of "Round-Up" or "Rodeo".

4. Should any plant material in the same, or adjacent beds be damaged by these chemicals, the same size, quantity and quality of plants shall be immediately replaced by the Contractor at no cost to the Owner.

5. Any irregularities in the surface resulting in the finish grades shall be accomplished by the Contractor. All planting areas shall be carefully graded and raked to smooth, even finish grades, free from irregularities, stones, stones, sticks or other debris and such that will conform to the required finish grades and provide uniform and natural appearance. Finish grades shall be shown on the contractor's drawings.

6. The contractor shall remove debris (sticks, stones, rubbish) over 1 – 1/2 inches (38 millimeters) in diameter, concrete, asphalt, bulkhead tree, shrub and hedge pits and dispose of the excavated material off the site.

C. Preparation for Annual Bed Planting

1. Prepare native subgrade by rototilling or trenching by hand methods. Spread 3 inches of Florida peat (1/3), along beds (1/3), & other approved organic soil amendment over the full length and width of planting area for annuals. Rototill organic layer 6 inches (150 millimeters) or 8 inches (200 millimeters) into the native soil. Grade the planting bed thoroughly to ensure that surface drainage, by percolation, and aeration occur at rapid rates. Add Osmocote time release fertilizer according to product instructions and rate.

D. Preparation for Seeding and Sod Areas

1. All proposed sod areas containing existing turf grass or weeds shall be treated with Monsanto's "Round-Up" per manufacturer's specifications. All proposed sod areas adjacent to water bodies shall be treated with "Rodeo" per the manufacturer's specifications.

2. Limit preparation to areas which will be planted promptly after preparation. Loosen sub-grade of seed and sod areas to a minimum depth of 4 inches (100 millimeters).

3. Immediately prior to any turf Work, the Contractor shall finish grade the soil to a smooth, even surface with loose, friable soil. Maintain drainage away from buildings and adjacent turf flush to the type of adjacent curbs and sidewalks. The surface shall be sloped to existing yard drains.

4. A complete fertilizer shall be applied to St. Augustine or Bahia grass at a rate of one pound (.4536 kilogram) of nitrogen per one thousand (1,000) square feet (92.9 square meters). Fertilizer shall be commercial grade, mixed granulars, with 50% SCU of total nitrogen, being in slow or controlled release form. Thoroughly work fertilizer into the top 4 inches (100 millimeters).

5. Moisten prepared seed and sod areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting begins. Do not create a muddy soil condition.

3.02 INSTALLATION

A. Berm Construction (if specified)

1. Install berms at location and design shown on Plans and at the height and slope indicated. Height stated is for finished berm with soil at natural compaction.

2. Expect location and configuration of berms may require modification to allow proper drainage and no changes will be made without coordination with the Landscape Architect.

3. If shown on the Plan, construct berms using clean sandy loam fill dirt which is well-drained, free of rocks, roots, or other debris, with a soil pH of an acid nature (about 6.5 to 7.0). No heavily organic soil, such as muck or peat shall be used in berm construction.

B. Layout of Plant Materials:

1. Unless otherwise stipulated, plant materials shall be approximately located per the plans by scale measurements using established building, columns, curbs, fences and walks, etc. as the measuring reference point. Slight shifting may be required to clear utilities, prevent blockage of signage, etc.

2. Shrubs and ground covers shall be located and spaced as noted on the plant material schedule. Spacing shall be measured from the center of the plant to the nominally accepted spacing for each species.

3. Leave a minimum 18 inch (450 millimeters) border of mulched space between outer edge of installed plant material and the bed line, curb, or building foundation wall for all plant sizes.

4. Any necessary "minor" adjustments in the layout of planting shall be made by the Contractor as directed by the Landscape Architect in order to conform as nearly as possible to the intent of the plans.

C. Planting Procedures:

1. All shrubs, trees and ground covers or vines shall be planted in pits having vertical sides and being circular in outline. Planting pit shall be 3 to 5 times the width of the root ball and no deeper than the height of the root ball.

2. Plants shall be set straight or plumb, in the locations shown, at such level that after settlement normal or natural relationship of the top of the root ball with the ground surface will be maintained. Set plants with the best side facing the front. Under certain conditions (i.e. low and poorly drained areas), the Owner may direct that plants be set with the root ball above 1 inch (25 millimeters) higher than the surrounding grade.

3. All plant materials shall be fertilized with Agriform 20-10-5 planting tablets, or equal equal, at time of installation and prior to completion of pit backfilling. Agriform planting tablets shall be placed uniformly around the root mass at a depth that is between the middle and the bottom of the root mass.

a. Application rates:	
1 gallon (3.8 liter)	1 – 21 gram tablet
3 gallon (11.4 liter)	2 – 21 gram tablet
7 gallon (26.5 liter)	3 – 21 gram tablet
15 gallon (56.8 liter)	4 – 21 gram tablet
trees	3 tablets each 1/2 inch (12 millimeters) caliper

4. Native soil shall be used in back-filling plant pits or as specified. The Contractor shall be responsible for providing additional soil for building tree saucers.

5. When balled and burlapped plants are set, undisturbed native soil shall be left under the base of the root ball to prevent voids. Backfill tilled and loosened native soil around the sides of the root ball. Remove the top 4 inches (100 millimeters) of burlap, wire, and all the above-ground material from the root ball. Do not remove these materials from the bottom of the root ball. Thoroughly moisten before bringing the backfill up to the plant's original grade. Tamping will not be allowed. Watering, shifting and planting soil carefully worked in among them. Failure to comply is cause for rejection.

6. Containerized plants shall be installed with undisturbed native soil left under the base of the root ball to prevent voids. Planting pit shall be 3 to 5 times the width of the root ball and no deeper than the height of the root ball. Backfill tilled and loosened native soil around the sides of the root ball. Thoroughly water-in before bringing the backfill up to the finish grade.

7. Plant spacing shall be "on center" and varies with the different plant species. Space plants as noted on the plant material schedule. Spacing shall be measured from the center of the plant to the nominally accepted spacing for each species as noted on the plans or shown on the drawings. Plant a minimum of 18 inches (450 millimeters) from the back of the curb to the outside edge of the plant.

8. All azaleas shall be placed into a prepared bed of amended soil containing SOIL Conditioner. Root balls shall be set approximately 1 inch (25 millimeters) high and vertically at 120 degree angles in a triangular pattern.

9. Sabal palms may be planted deeper than normal if conditions warrant and if approved.

D. Sodding

1. During periods of drought, sod shall be watered sufficiently at its origin to moisten the soil adequately to the depth to which it is to be cut.

2. An application of 6-6-6, 40% organic, slow- or controlled release fertilizer shall be made to all lawn areas (sod prior to the laying of the sod at a rate of one (1) pound (.4536 kilogram) per 1,000 square feet (92.9 square meters). Sod ground shall be wet down before the sod is laid in place.

3. Solid sod shall be laid tightly with close, staggered joints with an even surface edge and end edge, in a neat and clean manner to the edge of all the planting areas, walks, curbs, and paving. Sod shall be rolled (smooth) to 1' – 1/2 (38 millimeters) from tops of walks prior to laying sod.

4. Within 2 hours after installing and prior to rolling, irrigate the area. Sufficient water shall be applied to wet the soil thoroughly to a depth of 4 inches (100 millimeters). Irrigate sod in such a manner that will avoid washing of the soil by the application of excessive quantities, and the watering equipment shall be of a type that will prevent damage to the finished and surface. Watering shall be repeated as necessary to keep sod moist until roots to subgrade.

5. The sod shall be pressed firmly into contact with the and bed using a turf roller or other approved equipment so as to eliminate air pockets, provide a true and even surface and insure settling without any displacement of the sod or deformation of the surface grade. Rolling shall be done parallel to the contours. After rolling, the edges of the sod shall be smooth and shall conform to the grades indicated.

6. If, in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean silica sand shall be used to fill voids. Evenly apply over the entire surface to be leveled, filling-in dips and voids and thoroughly watering into the sod areas.

7. On slopes steeper than 2:1 and as required, the sod shall be fastened in place with wooden pegs driven flush with the ground.

E. Seeding

1. Seed shall be installed per the specifications of the State of Florida Department of Transportation. See plan for type of seed.

F. Tree Guying, Bracing and Staking:

1. Tree guying, staking and bracing shall be the responsibility of the Contractor per sound nursery practices, and shall be done per details shown on the Plans. For trees, a minimum of three (3) stakes per tree, guyed or staked 3 to 4 inches (75 to 100 millimeters) from the trunk, or as required by the manufacturer's directions.

2. For clear trunk palms, a minimum of 3 stakes per palm (300 millimeter) x 2 inch (50 millimeter) x 4 inch (100 millimeter) wood connected with two – 3/4 inch (19 millimeter) by 16 inch (400 millimeter) steel bands. Use 2 inch (50 millimeter) x 4 inch (100 millimeter) by 16 inch (400 millimeter) wood connected with two – 3/4 inch (19 millimeter) steel bands. Place stakes at a minimum of 5 feet (1.5 meters) of stake above grade.

3. Contractor shall remove all palm guying, staking, and bracing from trees six (6) months after date of final acceptance of the landscape work.

4. Contractor shall not remove below-grade staking and bracing from hardwood trees after the date of final acceptance of the landscape work.

5. Stake only trees that require support to maintain a plumb position or are in potentially hazardous areas.

G. Mulching

1. All planting beds shall be weed-free prior to mulching.

2. All curb, roadway, and bed line edges will be "trenched" to help contain the applied mulch.

3. All plant beds and tree rings shall be mulched evenly with a 3 inch (75 mm) layer (before compaction) of 100% recycled wood mulch, or other mulch as specified on the Plans for several types.

4. Mulch shall not be placed against the trunks of plant materials or foundations of buildings. Maintain a minimum 3 inch (75 millimeters) clearance for trees and shrub trunks and a minimum 6 inch (150 millimeters) clearance for the walls of buildings.

5. For beds of annual flowers, a 12 inch wide (300 millimeter) x 2 inch (75 mm) deep band of mulch shall be installed in front of the line of annuals. Maintain a minimum 4 inches (100 millimeters) of non-mulches clearance from the outside edge of annuals.

H. Pruning

1. General pruning to maintain the natural shape and form of the plant shall be done by experienced personnel. Complex pruning operations or treatment of diseased tree infections shall be done by a licensed arborist.

2. Accessed tree trimmings by the Owner, prune any broken branches, remove crossed branches, and branches hanging below the clear trunk of the tree.

I. Clean-up

1. During landscape work, store materials and equipment where directed by the Owner.

2. The Contractor shall promptly remove any materials and equipment used on the job, keeping the area neat at all times. Upon completion of all planting, dispose of all excess soil and debris leaving pavements and work areas in a safe and orderly condition.

3. The clean-up of the site shall include the removal and proper disposal of the tree guying, staking, and bracing materials as described in these specifications.

J. Protection

1. The Contractor shall provide safeguards for the protection of workmen and others on, about, or adjacent to the work, as required under the parameters of the Occupational Safety and Health Administration (O.S.H.A.) standards.

2. The Contractor shall protect the Owner's and adjacent property from damage.

3. The Contractor shall protect the landscape work and materials from damage due to landscape operations. Maintain protection during installation and maintenance periods.

4. The Contractor shall provide protection (tree barricades) for all existing trees and palms as specified.

K. Repair of Damages

1. The Contractor shall repair all damage caused by his operations to other materials/property, or trades to a level equal in quality to the existing condition prior to damage.

2. The Contractor shall be held responsible for all damage done by his work or employees to other materials or trades' work. Patching and replacement of damaged work may be done by others, at the Owner's direction, but the cost of same shall be paid by the Contractor who is responsible for the damage.

J. Stolen Plant Materials and Other Materials Pertinent to the Project Installation

1. The Landscape Contractor shall be responsible for the entire replacement of plant materials and other materials pertinent to the project installation that are missing or stolen prior to the first final landscape inspection.

2. Plant materials that have been documented as installed and accepted by the landscape inspector performed by the Owner or the Owner's Representative shall not require replacement by the Landscape Contractor.

3. The Landscape Contractor shall be responsible for retaining the proper insurance coverage to protect against theft of plant materials and other materials pertinent to the project installation.

3.03 MAINTENANCE

A. The Contractor shall maintain all plant materials in a first class condition from the beginning of landscape construction until final acceptance. Cost of maintenance and final acceptance to be included in bid, no change orders for maintenance will be accepted.

B. Operations:

1. Maintenance shall include, but not be limited to, watering of turf and planting, fertilizing, mowing, edging, pruning, trimming, weeding, cultivating, replacement of mulch, resetting settled plants, straightening, repairing of erosion settlement operations, replacement of rejected materials, staking and guying repair and tightening, wash-out repairs and regrading, and any other procedures consistent with horticultural practices required to promote healthy growth and maintain a healthy growth of all work under the Contract. Mowing shall be considered with the recommended height per the University of Florida Cooperative Extension Service.

2. Within the warranty period, the Contractor shall notify the Owner of any unsatisfactory conditions that exist which would be detrimental to the health of any landscape material or the landscape.

3. The Contractor shall be responsible for the final watering of not less than one inch of water for all planted materials before leaving the site.

3.04 INSPECTION, REJECTION, AND ACCEPTANCE

A. Inspection

1. Contractor.
Upon completion of the installation, the Contractor will notify the Owner or the Owner's Representative and request a final inspection. A punch list shall be established by the Owner or the Owner's Representative. The punch list shall be prepared in written and/or graphic inspection report will be sent to the Owner and/or Landscape Architect.

2. If the Landscape Contractor is not considered ready for a final landscape inspection is requested by the Landscape Contractor, then all subsequent landscape inspections after the first inspection, including written and/or graphic inspection reports, shall be billed to the Landscape Contractor at a rate of $80.00 per hour. The Landscape Contractor shall be responsible for all compensation to the Landscape Architect for all final inspections and reports under the above-mentioned circumstances.

B. Rejection and Replacement

1. The Landscape Architect shall be the final judge as to the suitability and acceptability of any part of the work. Plant material will be rejected if it does not meet the requirements set forth in the Plans and Specifications.

2. All rejected materials immediately or not later than 20 days, and notify the Landscape Architect in writing that the correction has been made.

C. Acceptance

1. After replacement of rejected plant material (if any) have been made, and completion of all other correction items, the Owner or Owner's Representative will accept the project in writing.

2. Upon final acceptance, the Owner assumes responsibility for maintenance within the terms of the Contract. Acceptance will in no way terminate the Contractor's warranty period.

3. The Contractor's warranty period will begin after final acceptance of the project by the Owner.

3.05 OWNER'S OPTIONS

A. If evidence exists of any lien or claim arising out of or in connection with default in performance of this Contract, the Owner shall have the right to retain any payment sufficient to discharge such lien or claim and to create in connection with discharging such claim.

B. Where the Specifications call for any stipulated item or an "approved equivalent", or is vague in that effect, the Contractor shall indicate the price of the type and species specified. The Owner reserves the right to select any of the items listed below for contract price. See Schedule of Plant Materials for Owner's Representative.

C. Where plants installed do not meet Specifications, the Owner reserves the right to request plant material replacement or appropriate deduction from the contract amount to compensate for the value not received from the under-specified plant materials. No additional compensation will be made to the Contractor for plants installed that exceed Specifications.

3.06 WARRANTY

A. The Contractor shall warranty all trees furnished under this contract for a period of 1 year and all shrubs for a period of 6 months. Contractor is obligated and/or is poor health during this period or at completion will be replaced at no charge to the Owner. Should any of the plant materials show 50% or more defoliation during the Warranty Period, due to the Contractor's use of poor quality or improper materials or workmanship, the Contractor shall replace the materials without charge except as to additional cost to the Owner. Should any plant require replacing, the new plant shall be given the equal amount of warranty.

4.00 – MEASUREMENT AND PAYMENT

4.01 MEASUREMENT

A. The quantity of Landscape for which payment will be made shall be the actual number of units measured in place and accepted. The units measured shall be as listed in the Bid Schedule. If a payment item for Landscape is not specifically included in the Bid Schedule, the quantity for which payment will be made shall be the quantity required to complete the work.

4.02 PAYMENT

A. Payment for Landscape shall be made at the prices stated in the Bid Schedule. If a payment item for Landscape is not specifically included in the Bid Schedule, payment for the work specified in this Section shall be included in the several unit and lump sum prices for all applicable items of work.

END OF SECTION

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OWNER
STOCK DVELOPMENT
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NAPLES , FLORIDA
239-592-7394

ESTERO CROSSING APARTMENTS
CORKSCREW ROAD
ESTERO , FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

DO PLANS

ISSUE DATE

NO.	DESCRIPTION	DATE
1	PERMIT	09-13-21
2	DO PLANS	09-24-21
3	DO PLANS	02-15-22

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

JOB NUMBER	21017
DRAWN BY	HB, GS, AH
CHECKED BY	MB

SCALE: NO SCALE

LANDSCAPE SPECIFICATIONS

LD-3

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Hunter PROS-06 5' strip spray Turf Spray, 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.	192	30
	Hunter PROS-06 5' radius Turf Spray, 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.	14	30
	Hunter PROS-06 8' radius Turf Spray, 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.	45	30
	Hunter PROS-06 10' radius Turf Spray, 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.	56	30
	Hunter PROS-06 12' radius Turf Spray, 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.	87	30
	Hunter PROS-06 15' radius Turf Spray, 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.	58	30
	Hunter PROS-06 17' radius Turf Spray, 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.	3	30
	Hunter PROS-06 adjustable arc Turf Spray, 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.	362	30
	Hunter PROS-12 5' strip spray Shrub Spray, 12" Pop-Up. Co-molded wiper seal with UV Resistant Material.	255	30
	Hunter PROS-12 5' radius Shrub Spray, 12" Pop-Up. Co-molded wiper seal with UV Resistant Material.	5	30
	Hunter PROS-12 8' radius Shrub Spray, 12" Pop-Up. Co-molded wiper seal with UV Resistant Material.	117	30
	Hunter PROS-12 10' radius Shrub Spray, 12" Pop-Up. Co-molded wiper seal with UV Resistant Material.	168	30
	Hunter PROS-12 12' radius Shrub Spray, 12" Pop-Up. Co-molded wiper seal with UV Resistant Material.	95	30
	Hunter PROS-12 15' radius Shrub Spray, 12" Pop-Up. Co-molded wiper seal with UV Resistant Material.	45	30
	Hunter PROS-12 17' radius Shrub Spray, 12" Pop-Up. Co-molded wiper seal with UV Resistant Material.	11	30
	Hunter PROS-12 Adjustable Arc Shrub Spray, 12" Pop-Up. Co-molded wiper seal with UV Resistant Material.	436	30
	Hunter MP Corner PROS-06-PRS40-CV Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. T=Turquoise adj arc 45-105.	4	40
	Hunter MP Strip PROS-06-PRS40-CV Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. LST=Ivory left strip, SST=Brown side strip, RST=Copper right strip.	5	40
	Hunter MP1000 PROS-06-PRS40-CV Turf Rotator, 6" pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	19	40
	Hunter MP2000 PROS-06-PRS40-CV Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	51	40
	Hunter MP3000 PROS-06-PRS40-CV Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	17	40
	Hunter MP3500 PROS-06-PRS40-CV Turf Rotator, 6.0" Pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. LB=light brown adjustable arc, 90-210.	2	40
	Hunter PCB 10 Flood Bubbler, 1/2" FIPT.	391	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
	Hunter I-20-06-LA-SS Turf Rotor, 6" Pop-Up. Adjustable and Full Circle. Stainless Steel Riser. Drain Check Valve. Low Angle Nozzle.	7	50	2.10	28'
	Hunter I-20-06-LA-SS Turf Rotor, 6" Pop-Up. Adjustable and Full Circle. Stainless Steel Riser. Drain Check Valve. Low Angle Nozzle.	17	50	3.50	35'
	Hunter I-20-06-LA-SS Turf Rotor, 6" Pop-Up. Adjustable and Full Circle. Stainless Steel Riser. Drain Check Valve. Low Angle Nozzle.	3	50	4.40	35'
	Hunter I-20-06-LA-SS Turf Rotor, 6" Pop-Up. Adjustable and Full Circle. Stainless Steel Riser. Drain Check Valve. Low Angle Nozzle.	11	50	5.80	37'
	Hunter I-20-06-SS Turf Rotor, 6" Pop-Up. Adjustable and Full Circle. Stainless Steel Riser. Drain Check Valve. Standard Nozzle.	1	55	2.10	34'
	Hunter I-20-06-SS Turf Rotor, 6" Pop-Up. Adjustable and Full Circle. Stainless Steel Riser. Drain Check Valve. Standard Nozzle.	1	55	3.40	39'
	Hunter I-20-06-SS Turf Rotor, 6" Pop-Up. Adjustable and Full Circle. Stainless Steel Riser. Drain Check Valve. Standard Nozzle.	4	55	4.50	41'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICZ-101-25 Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen. Install with Hunter single station controller.	3
	Hunter ICZ-151-XL-40 Drip Control Zone Kit. 1-1/2" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 40psi. Flow Range: 20 GPM to 60 GPM. 120 mesh stainless steel screen. 1-1/2" inlet x single 2" outlet. Install with Hunter single station decoder.	16
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	173
	Netafim TL050MFV-1 Automatic flush valve, 1/2" male pipe thread.	154
	Hunter HEB Point-Source Emitter 1/2" Female Threaded Point Source Drip Emitter. Color coded emitters for flow rates of 0.5-6.0 GPH. Recommended Pressure from - PSI. Optional diffuser cap (HE) available for higher flows and clog protection. On IH-12 Riser	6
	Area to Receive Dripline Hunter HDL-09-12-PC HDL-09-12-PC: Hunter Dripline with 0.9 GPH flow. Light brown tubing with black striping. Emitters at 12" O.C. Dripline laterals spaced at 16" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.	40,509 l.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICV-G 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. Install with Hunter single station decoder.	48
	Leemco LMV LMV-BB Series Mainline Gate Valve. Same size as Mainline	15
	Febco 765 1-1/4" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" above highest downstream outlet and the highest point in the downstream piping.	1
	Hunter A2C-75D-SS 75-Station Decoder controller in a stainless steel wall mount enclosure.	1
	Hunter WRF-CLIK Rain/freeze Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted. Includes Gutter Mount.	1
	Re-Charge well 5" Deep Well with 5 HP Goulds Submersible	1
	Water Meter 1"	1
	Point of Connection SiteOne Pump station pumping out of lake. To include master valve and filtration. Mount controller and sensor to pump enclosure.	1
	Irrigation Lateral Line: PVC Class 200 SDR 21	46,523 l.f.
	Irrigation Lateral Line: HDPE PE4710 DR 17 8" Suction Line with Lake inlet	90.6 l.f.
	Irrigation Mainline: PVC Schedule 40	8,366 l.f.
	Pipe Sleeve: PVC Schedule 40	4,589 l.f.

Valve Callout
Valve Number
Valve Flow
Valve Size

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Hunter ICV-G	2"	Turf Spray	68.33		34.82	40.35	1.64 in/h
2	Hunter ICV-G	1-1/2"	Turf Spray	22.68		34.25	42.55	1.64 in/h
3	Hunter ICV-G	2"	Shrub Spray	71.98		34.67	42	1.58 in/h
4	Hunter ICV-G	1"	Bubbler	11.00		35.01	42.04	1.7 in/h
5	Hunter ICV-G	2"	Shrub Spray	81.59		35.61	42.47	1.58 in/h
6	Hunter ICV-G	2"	Turf Spray	79.05		36.42	44.58	1.76 in/h
7	Hunter ICV-G	2"	Shrub Spray	75.80		37.62	43.96	1.62 in/h
8	Hunter ICV-G	1-1/2"	Turf Spray	46.27		35.66	41.59	1.75 in/h
9	Hunter ICV-G	1-1/2"	Bubbler	30.00		40.66	46.62	1.7 in/h
10	Hunter ICV-G	2"	Shrub Spray	71.96		34.79	40.84	1.62 in/h
11	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	20.54		43.55	51.35	1.58 in/h
12	Hunter ICV-G	2"	Turf Spray	74.33		36.52	44.05	1.91 in/h
13	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	46.03		61.91	69.08	1.58 in/h
14	Hunter ICV-G	2"	Turf Spray	64.60		34.83	42.04	1.77 in/h
15	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	35.40		49.3	56.5	1.58 in/h
16	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	33.62		52.23	59.43	1.58 in/h
17	Hunter ICV-G	2"	Turf Spray	63.50		37.87	44.41	1.82 in/h
18	Hunter ICV-G	1-1/2"	Shrub Spray	37.05		35.81	42.16	1.63 in/h
19	Hunter ICV-G	1-1/2"	Shrub Spray	40.73		35.23	41.17	1.53 in/h
20	Hunter ICV-G	2"	Turf Spray	98.23		41.97	47.51	1.82 in/h
21	Hunter ICV-G	2"	Turf Spray	47.32		35.52	42.22	1.75 in/h
22	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	40.17		53.05	59.75	1.58 in/h
23	Hunter ICV-G	2"	Shrub Spray	59.07		35.71	42.4	1.71 in/h
24	Hunter ICV-G	1-1/2"	Shrub Spray	40.55		34.21	40.76	1.71 in/h
25	Hunter ICV-G	2"	Turf Spray	51.58		33.88	40.42	1.72 in/h
26	Hunter ICV-G	1-1/2"	Bubbler	30.00		41.2	48.22	1.66 in/h
27	Hunter ICV-G	2"	Shrub Spray	59.83		35.49	41.92	1.63 in/h
28	Hunter ICV-G	1"	Bubbler	11.00		35.9	41.02	1.63 in/h
29	Hunter ICV-G	2"	Shrub Spray	85.09		38.04	43.2	1.67 in/h
30	Hunter ICV-G	2"	Shrub Spray	53.58		38.99	44.2	1.63 in/h
31	Hunter ICV-G	1-1/2"	Turf Rotary	44.27		46.28	53.97	0.47 in/h
32	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	32.64		50.51	54.94	1.58 in/h
33	Hunter ICV-G	1-1/2"	Bubbler	24.86		41.41	46.27	1.68 in/h
34	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	31.95		48.6	54.01	1.58 in/h
35	Hunter ICV-G	2"	Turf Spray	77.75		39.36	44.89	1.95 in/h
36	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	34.45		52.1	58.27	1.58 in/h
37	Hunter ICZ-101-25	1"	Area for Dripline	8.62		42.64	49.27	1.59 in/h
38	Hunter ICZ-101-25	1"	Area for Dripline	14.55		55.68	62.16	1.58 in/h
39	Hunter ICV-G	1"	Bubbler	13.50		39.02	45.17	1.59 in/h
40	Hunter ICZ-101-25	1"	Area for Dripline	8.33		44.11	48.74	1.58 in/h
41	Hunter ICV-G	1"	Turf Rotary	14.41		40.19	48.05	0.48 in/h
42	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	30.77		46.22	51.16	1.58 in/h
43	Hunter ICV-G	2"	Turf Spray	58.35		34.85	39.25	1.79 in/h
44	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	23.25		44.35	48.05	1.59 in/h
45	Hunter ICV-G	1"	Bubbler	22.50		43.05	48.9	1.7 in/h
46	Hunter ICV-G	1-1/2"	Turf Rotary	22.35		42.96	47.91	0.57 in/h
47	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	33.00		47.91	53.7	1.58 in/h
48	Hunter ICV-G	2"	Turf Rotor	53.50		53.91	59.54	0.91 in/h
49	Hunter ICV-G	2"	Turf Rotor	67.20		60.69	65.33	0.86 in/h
50	Hunter ICV-G	2"	Shrub Spray	71.50		37.54	42.6	1.61 in/h
51	Hunter ICV-G	2"	Turf Rotor	54.00		54.98	59.36	0.99 in/h
52	Hunter ICV-G	1-1/2"	Bubbler	21.50		41.91	46.24	1.7 in/h
53	Hunter ICV-G	2"	Shrub Spray	76.62		40.06	43.36	1.59 in/h
54	Hunter ICV-G	2"	Shrub Spray	61.55		35.72	39.69	2.06 in/h
55	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	46.64		58.52	60.67	1.58 in/h
56	Hunter ICV-G	2"	Turf Spray	69.68		36.13	40.36	1.8 in/h
57	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	36.38		53.81	57.96	1.58 in/h
58	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	34.58		52.99	57.14	1.58 in/h
59	Hunter ICV-G	2"	Turf Spray	51.85		37.51	40.34	1.58 in/h
60	Hunter ICV-G	1-1/2"	Turf Spray	36.91		35.25	39.02	1.30 in/h
61	Hunter ICV-G	2"	Shrub Spray	80.32		40.18	43.96	1.58 in/h
62	Hunter ICV-G	2"	Shrub Spray	57.77		35.28	39.08	1.7 in/h
63	Hunter ICV-G	1-1/2"	Bubbler	27.00		46.47	50.71	1.7 in/h
64	Hunter ICV-G	2"	Shrub Spray	53.50		42.45	45.25	1.55 in/h
65	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	53.75		62.11	64.54	1.58 in/h
66	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	35.15		51.5	51.72	1.58 in/h
67	Hunter ICV-G	1-1/2"	Turf Spray	45.76		37.16	37.36	1.57 in/h

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Hunter ICV-G	Turf Spray	1.64 in/h	1.25	46	3,051	
2	Hunter ICV-G	Turf Spray	1.64 in/h	1.25	46	1,043	
3	Hunter ICV-G	Shrub Spray	1.58 in/h	1	36	2,591	
4	Hunter ICV-G	Bubbler	1.7 in/h	1	36	396	
5	Hunter ICV-G	Shrub Spray	1.76 in/h	1	35	2,842	
6	Hunter ICV-G	Turf Spray	1.76 in/h	1.25	43	3,366	
7	Hunter ICV-G	Shrub Spray	1.62 in/h	1	33	2,308	
8	Hunter ICV-G	Turf Spray	1.75 in/h	1.25	43	2,119	
9	Hunter ICV-G	Bubbler	1.7 in/h	1	36	1,080	
10	Hunter ICV-G	Shrub Spray	1.62 in/h	1	33	2,373	
11	Hunter ICZ-151-XL-40	Area for Dripline	1.08 in/h	1	56	1,150	
12	Hunter ICV-G	Turf Spray	1.91 in/h	1.25	40	2,973	
13	Hunter ICZ-151-XL-40	Area for Dripline	1.08 in/h	1	56	2,690	
14	Hunter ICV-G	Turf Spray	1.77 in/h	1.25	43	2,786	
15	Hunter ICZ-151-XL-40	Area for Dripline	1.08 in/h	1	56	1,982	
16	Hunter ICZ-151-XL-40	Area for Dripline	1.08 in/h	1	56	1,848	
17	Hunter ICV-G	Turf Spray	1.82 in/h	1.25	40	2,540	
18	Hunter ICV-G	Shrub Spray	1.63 in/h	1	37	1,371	
19	Hunter ICV-G	Shrub Spray	1.53 in/h	1	40	1,628	
20	Hunter ICV-G	Turf Spray	1.62 in/h	1.25	47	4,523	
21	Hunter ICV-G	Turf Spray	1.75 in/h	1.25	43	2,035	
22	Hunter ICZ-151-XL-40	Area for Dripline	1.08 in/h	1	56	2,250	
23	Hunter ICV-G	Shrub Spray	1.71 in/h	1	36	1,803	
24	Hunter ICV-G	Shrub Spray	1.71 in/h	1	36	1,532	
25	Hunter ICV-G	Turf Spray	1.72 in/h	1.25	44	2,269	
26	Hunter ICV-G	Bubbler	1.66 in/h	1	37	1,230	
27	Hunter ICV-G	Shrub Spray	1.63 in/h	1	37	1,417	
28	Hunter ICV-G	Bubbler	1.63 in/h	1	37	457	
29	Hunter ICV-G	Shrub Spray	1.67 in/h	1	37	3,146	
30	Hunter ICV-G	Shrub Spray	1.63 in/h	1	37	1,983	
31	Hunter ICV-G	Turf Rotary	0.47 in/h	1.25	159	7,040	
32	Hunter ICZ-151-XL-40	Area for Dripline	1.08 in/h	1	56	1,628	
33	Hunter ICV-G	Bubbler	1.08 in/h	1	56	1,392	
34	Hunter ICZ-151-XL-40	Area for Dripline	1.08 in/h	1	56	1,789	
35	Hunter ICV-G	Turf Spray	1.90 in/h	1.25	39	3,032	
36	Hunter ICZ-151-XL-40	Area for Dripline	1.08 in/h	1	56	1,731	
37	Hunter ICZ-101-25	Area for Dripline	1.09 in/h	1	56	372.1	
38	Hunter ICZ-101-25	Area for Dripline	1.09 in/h	1	56	1,241	
39	Hunter ICV-G	Bubbler	1.59 in/h	1	38	513	
40	Hunter ICZ-101-25	Area for Dripline	1.08 in/h	1	56	466.2	
41	Hunter ICV-G	Turf Rotary	0.48 in/h	1.25	157	7,262	
42	Hunter ICZ-151-XL-40	Area for Dripline	1.08 in/h	1	56	1,723	
43	Hunter ICV-G	Turf Spray	1.79 in/h	1.25	43	2,422	
44	Hunter ICZ-151-XL-40	Area for Dripline	1.09 in/h	1	56	1,302	
45	Hunter ICV-G	Bubbler	1.7 in/h	1	36	810	
46	Hunter ICV-G	Turf Rotary	0.57 in/h	1.25	132	2,951	
47	Hunter ICZ-151-XL-40	Area for Dripline	1.09 in/h	1	56	2,239	
48	Hunter ICV-G	Turf Rotor	0.91 in/h	1.25	83	4,441	
49	Hunter ICV-G	Turf Rotor	0.99 in/h	1.25	76	4,104	
50	Hunter ICV-G	Shrub Spray	1.61 in/h	1	38	2,717	
51	Hunter ICV-G	Turf Rotor	0.99 in/h	1.25	76	4,104	
52	Hunter ICV-G	Bubbler	1.7 in/h	1	36	774	
53	Hunter ICV-G	Shrub Spray	1.59 in/h	1	38	2,911	
54	Hunter ICV-G	Shrub Spray	2.06 in/h	1	29	1,785	
55	Hunter ICZ-151-XL-40	Area for Dripline	1.08 in/h	1	56	2,612	
56	Hunter ICV-G	Turf Spray	1.8 in/h	1.25	42	2,854	
57	Hunter ICZ-151-XL-40	Area for Dripline	1.08 in/h	1	56	2,037	
58	Hunter ICZ-151-XL-40	Area for Dripline	1.08 in/h	1	56	2,762	
59	Hunter ICV-G	Turf Spray	1.58 in/h	1.25	48	2,488	
60	Hunter ICV-G	Turf Spray	1.58 in/h	1.25	48	3,151	
61	Hunter ICV-G	Shrub Spray	1.56 in/h	1	39	2,353	
62	Hunter ICV-G	Shrub Spray	1.7 in/h	1	36	2,080	
63	Hunter ICV-G	Bubbler	1.7 in/h	1	36	972	
64	Hunter ICV-G	Shrub Spray	1.55 in/h	1	39	2,087	
65	Hunter ICZ-151-XL-40	Area for Dripline	1.08 in/h	1	56	2,842	
66	Hunter ICZ-151-XL-40	Area for Dripline	1.08 in/h	1	56	1,968	
67	Hunter ICV-G	Turf Spray	1.57 in/h	1.25	48	2,196	
		TOTALS:			3,433	148,522	

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ESTERO CROSSING APARTMENTS

CORKSCREW ROAD
ESTERO | FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

DO PLANS

ISSUE DATE

NO.	DESCRIPTION	DATE
1	SDS DD	08-12-21
2	DO PLANS	09-24-21

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

JOB NUMBER	21017
DRAWN BY	HB, CS, AH
CHECKED BY	HB

SCALE: 1"=20'-0"
0 10' 20' 40'

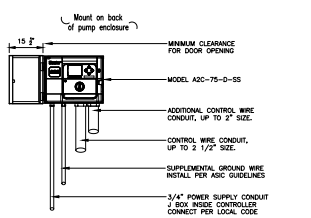
IRRIGATION SCHEDULES

LD-4

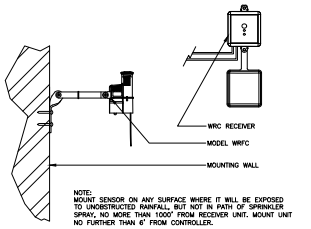
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GENERAL NOTES:

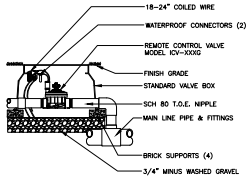
1. Irrigation system design requirements as indicated on the plans. POC 1: 400 GPM at 80 PSI. POC 2 : 1" Potable water tap at 55 PSI. The irrigation Contractor shall verify the available GPM and PSI prior to installation of the system.
2. Do not willfully install the irrigation as shown on the drawings when it is obvious in the field that conditions exist that might not have been considered in the design process. For example: obstructions, grade differences, water levels dimensional differences, etc. Refer to the landscape plan to avoid conflicts with proposed trees or shrubs.
3. Piping may sometimes be indicated as being located in unlikely areas: i.e., under buildings, outside property lines, under pavement, in lakes or ditches, etc. This is done for graphic clarity only. Whenever possible, piping is to be installed in open, green areas.
4. Pipe sizes shall conform to those on the drawing. Substituting with smaller pipe sizes will not be permitted.
5. If required the Irrigation Contractor shall provide the necessary Right of Way use permits.
6. Mainline to be installed with a minimum of 30" depth of cover, lateral lines are to be installed with a minimum of 12" depth of cover.
7. Unless otherwise indicated all sleeves are to be PVC Sch 40 and at least two (2) nominal sizes larger than the pipe to be sleeved.
8. Wherever practical, install valves out of high traffic areas. all valves, flush valves and wire splices shall be installed in Carson valve boxes as follows: Remote control valves in 12" standard rectangular box, wire splices in 10" round valve box and flush valves in 6" round valve boxes.
9. All wire connections to be Hunter Industries Approved sealed wire connectors for two wire system
10. All grounding as per Hunter Industries recommended standards.
11. All pop up sprinkler heads shall be installed level and flush to grade. Mount all spray heads and bubblers on 18" of flexible PVC. Mount all rotor heads on swing joints.
12. Install all heads a minimum of 12" from any structure.
13. Location of all sprinkler heads shall be site adjusted to minimize water overthrow onto building surfaces and walkways.
15. Install drip tubing at grade and cover with mulch. Typical spacing for drip tubing is 12"-18" on center. Spacing to be determined by plant layout. Refer to the landscape plan. Anchor tubing every 5' with 12" long plastic tubing stakes. Install flush valves at all tubing dead ends. install air/vacuum relief valves at high points of every section.
16. The rain sensor shall be installed to meet local codes.
17. Main line piping larger than 2" shall have thrust blocks sized and placed in accordance with the manufacturer's recommendations. Thrust blocks shall be standard poured concrete mix. Thrust blocks shall be installed at all changes in directions, reducers, valves and end caps of main line.
18. The irrigation contractor shall prepare an AS-BUILT drawing on reproducible paper showing all main line piping, control wires and valves by showing exact measurements from hard surfaces.
19. The owner will supply power to the irrigation controller and pump station.
20. If needed install Hunter adjustable pressure regulators on valves to avoid fogging.
21. Any other equipment required that is not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
22. Velocity not to exceed 5' per second.
23. **The irrigation contractor shall prepare an AS-BUILT drawing on reproducible paper showing all main line piping, control wires and valves by showing exact measurements from hard surfaces.**



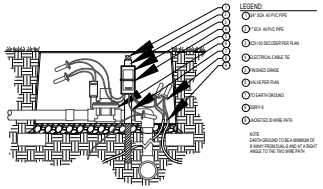
1 A2C-75D-SS CONTROLLER
1" = 1'-0" FX-IR-HUNT-CONT-05



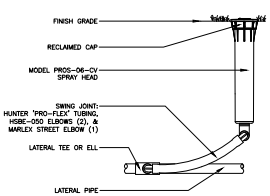
2 WIRELESS RAIN/FREEZE-CLIK
3" = 1'-0" FX-IR-HUNT-SENS-16



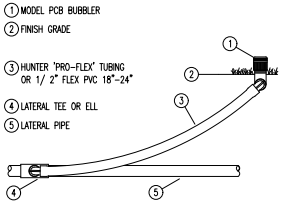
3 ICV GLOBE VALVE
NTS FX-IR-HUNT-VALV-20



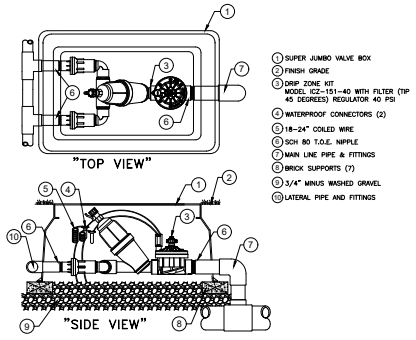
4 ICD-100 DECODER ON STAKE
NTS P-CO-04



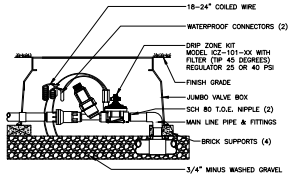
5 PROS-06-CV-R SPRAY HEAD W/ PRO-FLEX TUBING
3" = 1'-0" FX-IR-HUNT-SPRA-44



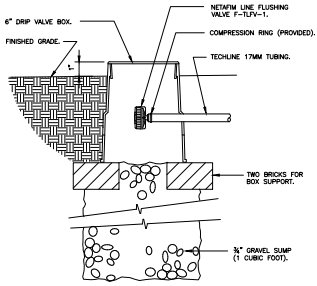
6 HUNTER PCB BUBBLER
NTS P-HU-01



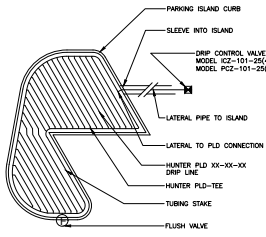
7 ICZ-151-40 DRIP CONTROL KIT
1 1/2" = 1'-0" FX-IR-HUNT-DRIP-20



8 ICZ-101 DRIP CONTROL ZONE
1 1/2" = 1'-0" FX-IR-HUNT-DRIP-18



9 NETAFIM TECHLINE FLUSH VALVE
3" = 1'-0" FX-IR-NETA-DRIP-81



10 IRREGULAR ISLAND A
1" = 1'-0" FX-IR-HUNT-MICR-19

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ESTERO CROSSING APARTMENTS
CORKSCREW ROAD
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SIGNATURE & SEAL

FL Registration: LC26000471

DO PLANS

ISSUE DATE		
1	SDS DD	08-12-21
2	DO PLANS	09-24-21

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION
JOB NUMBER 21017
DRAWN BY HB, GS, AH
CHECKED BY HB

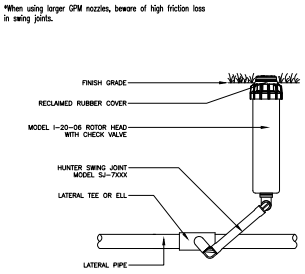
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IRRIGATION NOTES & DETAILS

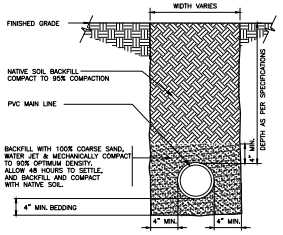
LD-5

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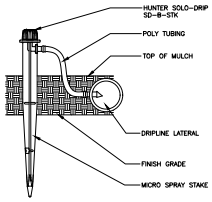
*When using larger GPM nozzles, beware of high friction loss in swing joints.



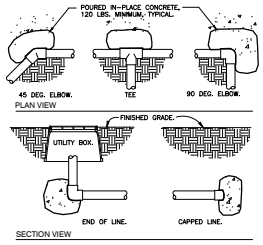
11 I-20-06 ROTOR HEAD WITH SJ-7XXX
3" = 1'-0" FX-IR-HUNT-ROTR-13



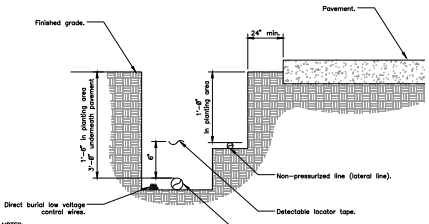
12 SLEEVE AT ROAD
1 1/2" = 1'-0" FX-IR-FX-AUXEQ-15



13 SOLO-DRIP ON STAKE
1 1/2" = 1'-0" FX-IR-HUNT-MICR-03

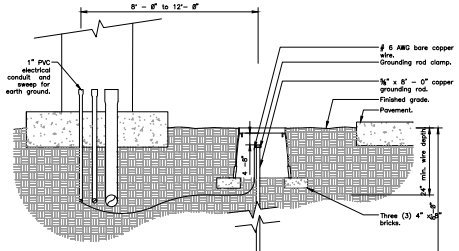


14 THRUST BLOCKING
3/4" = 1'-0" FX-IR-FX-AUXEQ-11



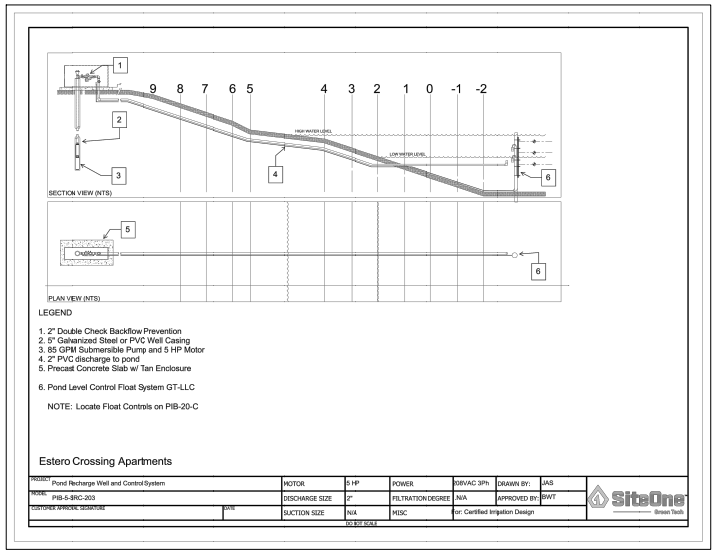
NOTES:
1- See irrigation legend for mainline and lateral line pipe size and type.
2- Direct burial control wires shall be installed in Sch. 40 PVC electrical conduit if required.
3- 2-wire irrigation wire shall be installed in Sch. 40 PVC electrical conduit.
4- Detectable locator tape shall be located six inches (6") above the entire mainline run.

15 IRRIGATION TRENCHING
1 1/2" = 1'-0" FX-IR-FX-AUXEQ-08



Notes:
1- All grounding requirements for controllers shall conform to local electric codes.
2- Grounding rod shall not be located in the same trench as the irrigation mainlines or lateral lines.
3- Valve box shall be wrapped with a minimum 3 mil thick plastic and secured to the valve box using duct tape or electrical tape.
4- Install grounding rod per the controller manufacturer's specifications and recommendations.

16 GROUNDING ROD
1 1/2" = 1'-0" FX-IR-FX-AUXEQ-01



LEGEND

1. 2" Double Check Backflow Prevention
2. 5" Galvanized Steel or PVC Well Casing
3. 85 GPM Submersible Pump and 5 HP Motor
4. 2" PVC discharge to pond
5. Precast Concrete Slab w/ Tan Enclosure

6. Pond Level Control Float System GT-LLC

NOTE: Locate Float Controls on PIB-20-C

Estero Crossing Apartments

PROJECT Pond Recharge Well and Control System	MOTOR	5 HP	POWER	208VAC 3Ph	DRAWN BY:	JAS
MODEL PIB-5-SRC-203	DISCHARGE SIZE	2"	FILTRATION DEGREE	N/A	APPROVED BY:	BWT
CUSTOMER APPROVAL SIGNATURE DATE	SUCTION SIZE	N/A	MISC	For: Certified Irrigation Design		
	DO NOT SCALE					

SiteOne Green Tech

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ESTERO CROSSING APARTMENTS
CORKSCREW ROAD
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SIGNATURE & SEAL

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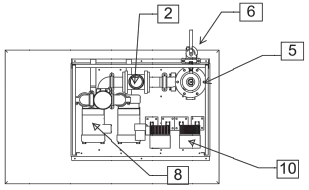
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IRRIGATION DETAILS

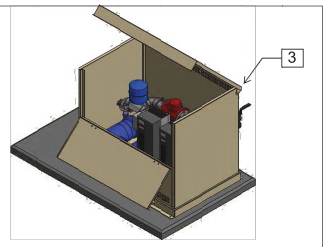
LD-6

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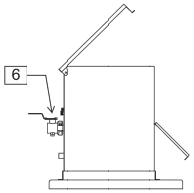
LEGEND
1. 208V 3 Ph Load Center - HERE
2. 4" Ultrasonic Flow Meter with Digital Display
3. Marine Grade Aluminum Enclosure (Tan)
4. Bladder Tank (Sized per site requirements)
5. 4" SS Suction Scanner Screen Filter (ORG-040-LE)
6. 4" Discharge Butterfly Valve for Isolation
7. Pre-Cast Concrete Pad (FDOT Standard)
8. 20 HP End Suction Centrifugal (7BF- 7 7/16")
9. Marine Grade HEAVY DUTY Aluminum Base
10. 20 HP VFD with DriveWatch (Lead/Lag Operation)



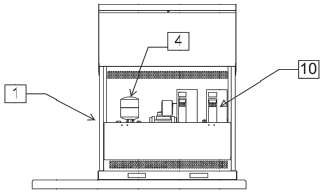
PLAN VIEW



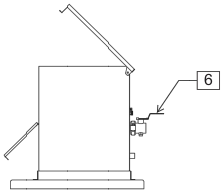
PROJECTED ISO VIEW



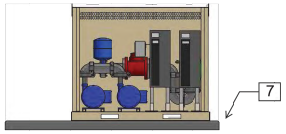
LEFT SIDE VIEW



FRONT ELEVATION VIEW



RIGHT SIDE VIEW



DETAILED FRONT ELEVATION

Estero Crossing Apartments

NOTES:
THIS IS A CONCEPTUAL DESIGN THAT MAY BE SUBJECT TO MINOR CHANGES DUE TO EQUIPMENT DIMENSIONS.
EQUIPMENT SETBACKS SHOULD BE IN COMPLIANCE BY NEC, LOCAL AND STATE ELECTRICAL CODES.

PROJECT Suction Lift Pump Station with Screen Filtration		MOTOR	20 HP X 2	POWER	208 V 3 Phase	DRAWN BY: JAS
MODEL PIB-20-C-203-D/F6-12VS-4013-D1		DISCHARGE SIZE	4" GG	FILTRATION DEGREE	120 Micron	APPROVED BY: BT
CUSTOMER APPROVAL SIGNATURE	DATE	SUCTION SIZE	3" x 6" HDPE	MISC	For: Certified Irrigation Design	

DO NOT SCALE

SiteOne Green Tech

BDG BOOTH DESIGN GROUP
545 Second St. N. Ste. 302
St. Petersburg, FL 33701
T: 727.821.5699

CONSULTANTS
CIVIL ENGINEER
DELISI FITZFERALD INC
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FT MYERS | FLORIDA
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ARCHITECT
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MAITLAND | FLORIDA, 32751
407-660-8900
IRRIGATION CONSULTANT
CERTIFIED IRRIGATION DESIGNS
601 37TH STREET NORTH
ST. PETERSBURG, FL 33713
727-437-6272

OWNER
STOCK DVELOPMENT
2639 PROFESSIONAL CIRCLE, SUITE 102
NAPLES | FLORIDA
239-592-7394

ESTERO CROSSING APARTMENTS
CORKSCREW ROAD
ESTERO | FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

DO PLANS

ISSUE DATE

1	90% DD	08-12-21
2	DO PLANS	09-24-21

REVISIONS

NO.	COMMENTS	DATE

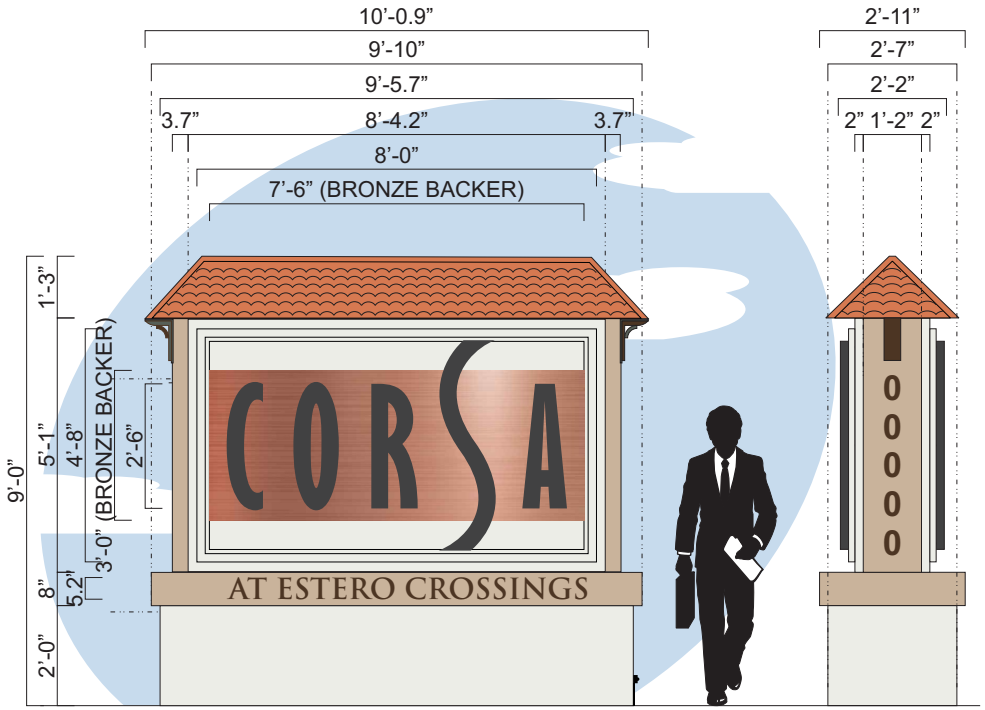
SHEET INFORMATION
JOB NUMBER 21017
DRAWN BY HB, GS, AH
CHECKED BY HB

SCALE:1"=20'-0"
0 10' 20' 40'

IRRIGATION PUMP DETAILS

LD-7

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MANUFACTURE & INSTALL ONE (1) DOUBLE FACED, ILLUMINATED GROUND SIGN.

ROOF - ALL ALUMINUM CONSTRUCTION OVER INTERNAL ANGLE FRAME, ROOF TO RECEIVE BARREL TILE (BY OTHERS) TO MATCH BUILDING AND HAVE FABRICATED ALUM SCONCES AT CABINET ENDS

MAIN STRUCTURE - ALL ALUMINUM CONSTRUCTION OVER INTERNAL ANGLE FRAME, FINISH TO BE TEXTURED. INSET “COLUMNS” TO BE SMOOTH PAINTED. ADDRESS NUMBERS TO BE .25” NON ILLUMINATED FLAT CUT OUT DIBOND LETTERS. FRAME AROUND COPY AREA TO BE 2” SQ TUBING WITH TEXTURED FINISH. BACKER PANEL TO BE ALUM WITH BRUSHED BRONZE PRINT. LETTERS TO BE REVESE ILLUMINATED CHANNEL LETTERS SPACED 1.5” OFF OF BACKER PANEL.

BASE - ALL ALUMINUM CONSTRUCTION OVER INTERNAL ANGLE FRAME, FINISH TO BE TEXTURED. SUBCOPY TO BE .25” NON ILLUMINATED FLAT CUT OUT DIBOND LETTERS WITH SMOOTH PAINTED FINISH.

TO BE ILLUMINATED USING WHITE (7000k) LED’s.

SW#7005

SW#6069

SW#7713



CONCERT BARREL TILE ROOF

LEE DESIGNS
3300 PALM AVENUE, FT. MYERS, FL 33901
PHONE: 239.278.4245
FAX: 239.278.3912

ALL ELECTRICAL WORK TO BE DONE IN COMPLIANCE WITH NFPA 70-17

ISA MEMBER

UL REGISTERED FIRM REG#: E216325

This sign, including, but not limited to, all plastic or similar components thereof, has been designed in compliance with the 2020 Florida Building Code 7th Edition, 1609 Wind Loads, ASCE/SEI 7-16 Wind Loads, 3107, and NFPA 70-17

CUSTOMER APPROVAL:

SIGNATURE

DATE

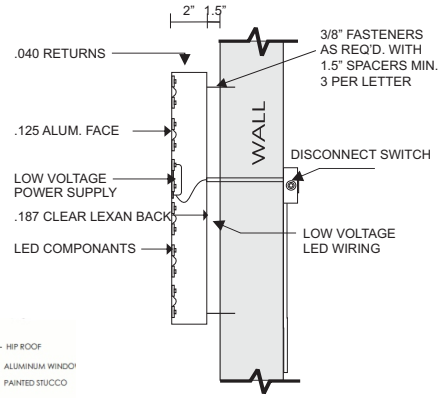
JOB DESCRIPTION:						PROJECT MANAGER:	DESIGNER:
Ground						Elisha White	MB
COMPANY:	DRAWING NUMBER:	INITIAL DRAWING DATE:	REVISION	REVISION	REVISION		
Estero Crossing	22-0092 03 F	1/27/2022	4/4 C	4/6 D	4/18 E	Rev F - Revised base to 2”-0”	
CONTACT:	PHONE:	E-MAIL:	SCALE: 3/8” = 1’-0”				
ADDRESS: Estero Fl	FILEPATH: Z:\grfx\E Jobs\Estero Crossings\Corkscrew\21-0092, Ground\Drawings\21-0092 03 F Estero Crossing - Ground Signs (Corsa).cdr					SHEET 1 of 1	

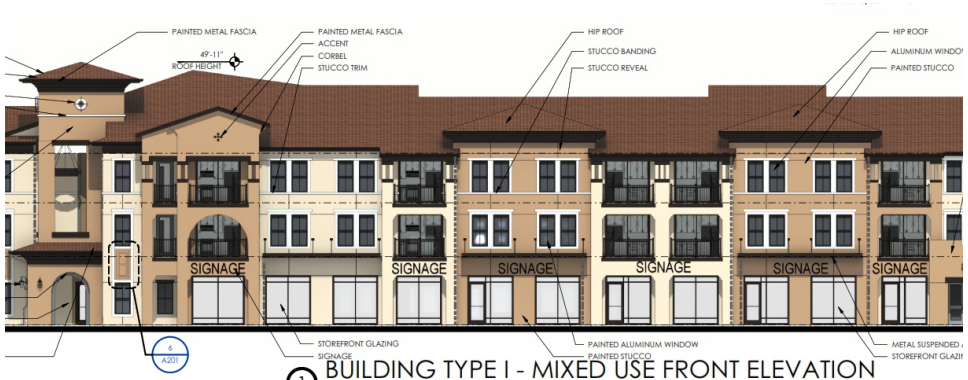
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9'-8" (VARIES)

2'-0" (VARIES)

SIGNAGE





1 BUILDING TYPE I - MIXED USE FRONT ELEVATION

SCALE: 3/32" = 1'-0"

TYPICAL REVERSE CHANNEL LETTERS.

TO BE ILLUMINATED USING WHITE (7000K) LED'S.

CONCEPTUAL SIGNAGE ONLY. FINAL SIGN DESIGN, AREA, GRAPHICS AND COLOR FOR EACH TENANT TO BE PROVIDED AT TIME OF PERMIT AND SHALL CONFORM TO THE VILLAGE OF ESTERO LDC.

LEE DESIGNS
3300 PALM AVENUE, FT. MYERS, FL 33901
PHONE: 239.278.4245
FAX: 239.278.3912

ALL ELECTRICAL WORK TO BE DONE IN COMPLIANCE WITH NFPA 70-17

ISA MEMBER

UL REGISTERED SIGN REG#: E216325

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CUSTOMER APPROVAL:

SIGNATURE

DATE

JOB DESCRIPTION:						PROJECT MANAGER:	DESIGNER:
Wall Typical						Elisha White	MB
COMPANY:	DRAWING NUMBER:	INITIAL DRAWING DATE:	REVISION	REVISION	REVISION		
Estero Crossing	22-0092 05 B	1/27/2022	4/13 B			Rev B - Added statement, Night View	
CONTACT:	PHONE:	E-MAIL:				SCALE: 1/2" = 1'-0"	
ADDRESS: Estero Fl	FILEPATH: Z:\grfx\E Jobs\Estero Crossings\Corkscrew\21-0092, Ground\Drawings\21-0092 05 A Estero Crossing - Wall Typical (Corsa).cdr					SHEET 1 of 1	

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LEE DESIGNS
3300 PALM AVENUE, FT. MYERS, FL 33901
PHONE: 239.278.4245
FAX: 239.278.3912

ALL ELECTRICAL WORK TO BE DONE IN COMPLIANCE WITH NFPA 70-17

ISA MEMBER

UL REGISTERED MARK REG#: E216325

This sign, including, but not limited to, all plastic or similar components thereof, has been designed in compliance with the 2020 Florida Building Code 7th Edition, 1609 Wind Loads, ASCE/SEI 7-16 Wind Loads, 3107, and NFPA 70-17

CUSTOMER APPROVAL:

SIGNATURE _____ DATE _____

JOB DESCRIPTION: Wall Typical						PROJECT MANAGER: Elisha White	DESIGNER: MB
COMPANY: Estero Crossing	DRAWING NUMBER: 22-0092 05 B	INITIAL DRAWING DATE: 1/27/2022	REVISION 4/13 B	REVISION	REVISION	Rev B - Added statement, Night View	
CONTACT:	PHONE:	E-MAIL:				SCALE: NONE	
ADDRESS: Estero Fl	FILEPATH: Z:\grfx\E Jobs\Estero Crossings\Corkscrew\21-0092, Ground\Drawings\21-0092 05 A Estero Crossing - Wall Typical (Corsa).cdr					SHEET 2 of 2	

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF LEE DESIGNS LLC AND IS NOT TO BE USED IN WHOLE OR PART BY ANY OTHER PARTIES WITHOUT WRITTEN PERMISSION BY LEE DESIGNS LLC DIMENSIONS AND COLORS MAY VARY SLIGHTLY DUE TO LIMITATIONS WITH FABRICATION MATERIALS



CORSA AT ESTERO CROSSING – PZDB MEETING

ESTERO, FL
JUNE 14, 2022
DOS2021-E007

CONSULTANT TEAM

STOCK DEVELOPMENT, *Developer*

BOOTH DESIGN GROUP, *Landscape Architecture*

CHARLAN BROCK ARCHITECTS, *Architect*

DELISI FITZGERALD, INC., *Civil Engineering*

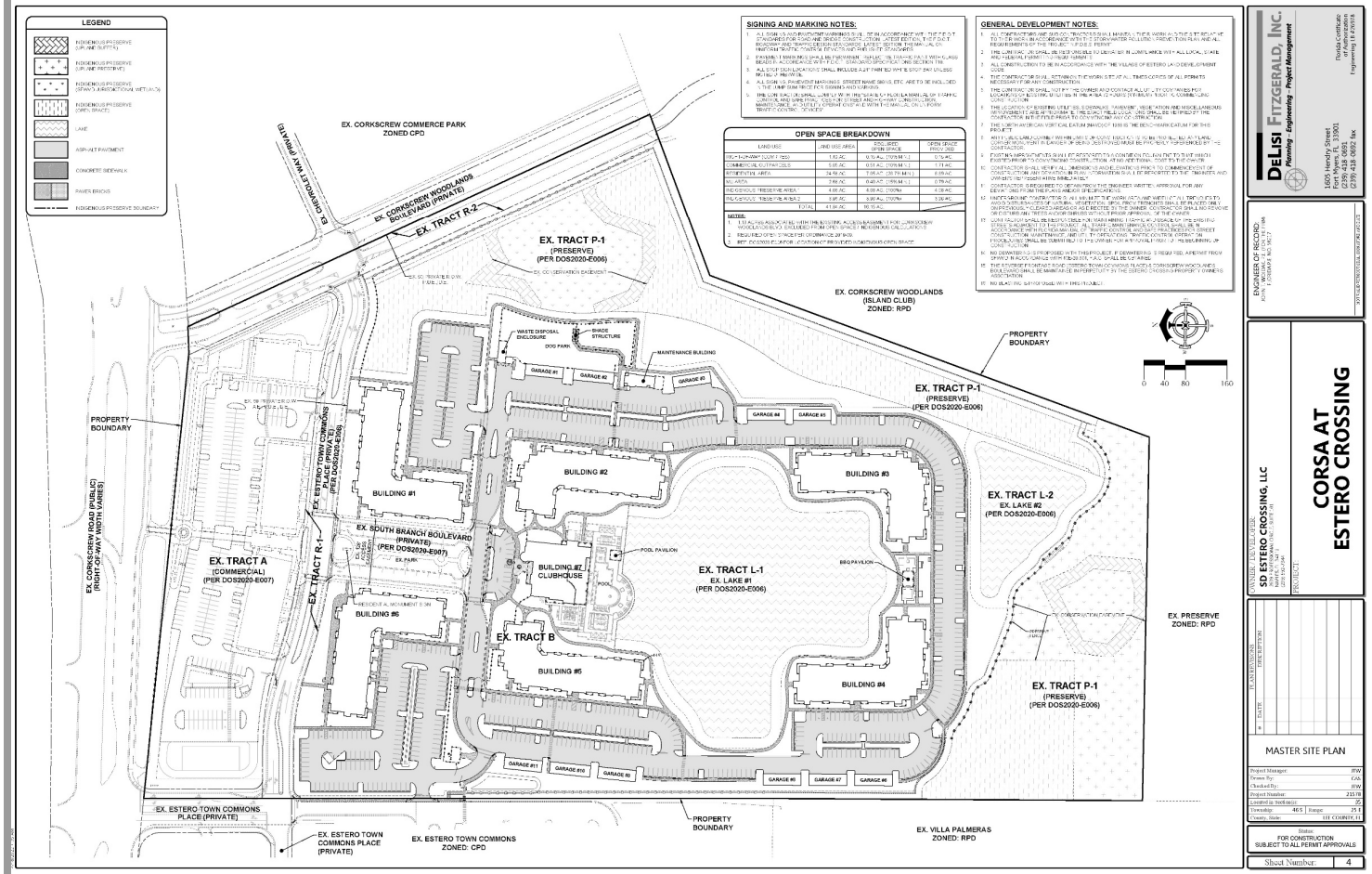
ESTERO CROSSING

VICINITY MAP



ESTERO CROSSING

OVERALL SITE PLAN



PROJEC OVERVIEW

DEVELOPMENT ORDER DOS2021-E007

306 MULTI-FAMILY UNITS IN 6 3-STORY BUILDINGS

MIXED USE BUILDING WITH 15,000 SF OF NON-RESIDENTIAL ON GOUND FLOOR

AMENITY/LEASING BUILDING AT END OF POCKET PARK

AMENITIES INCLUDE INTERNAL WALKING PATH, POOL, DOG PARK, PAVILION, GRILL AREA, BOWLING ALLEY, GOLF SIMULATOR AND MORE

PUBLIC INFORMATION MEETING: AUGUST 2021
WORKSHOP: JANUARY 2022

5

PIM/WORKSHOP COMMENTS

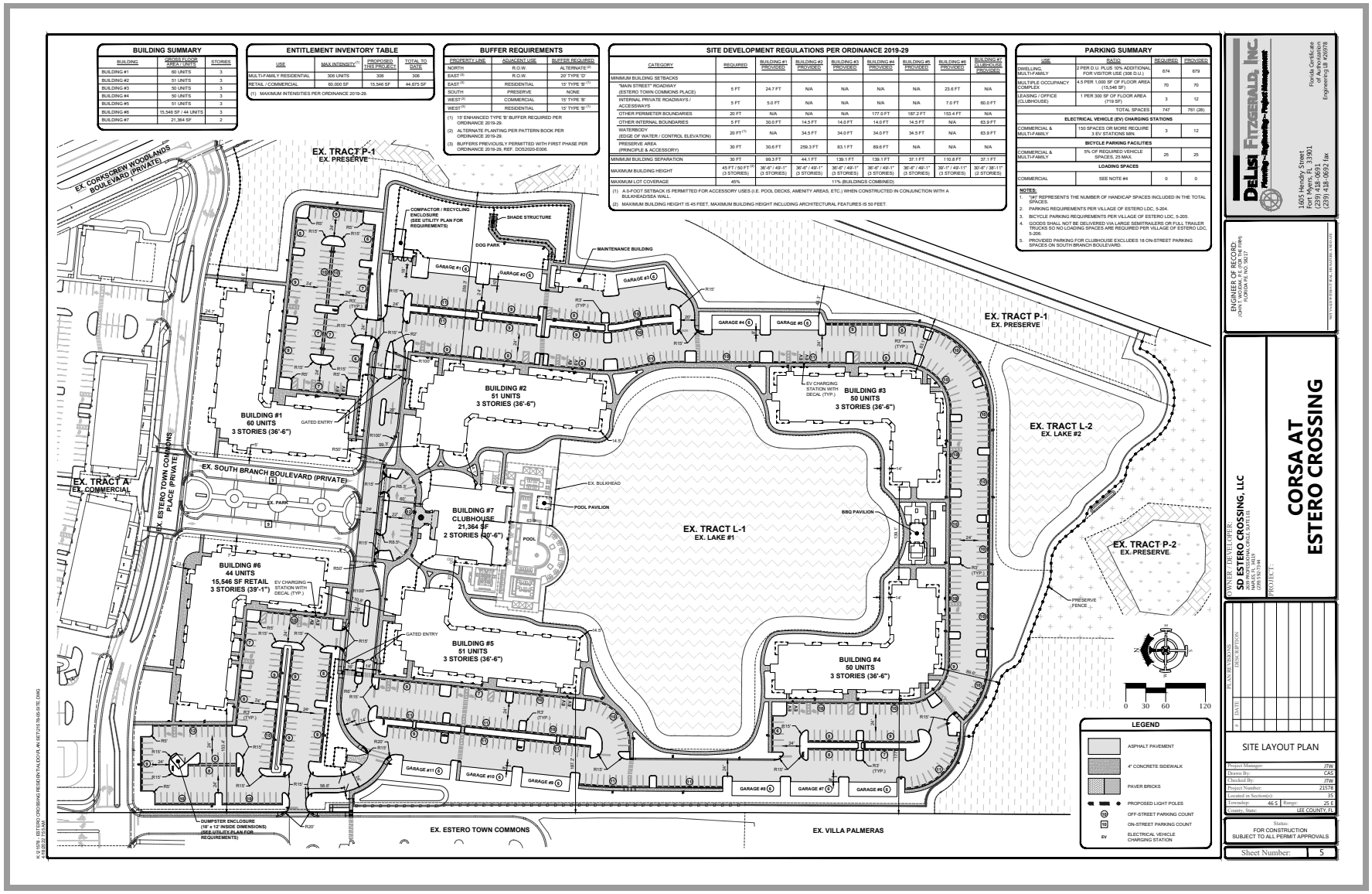
COMMENTS FROM AUGUST 2021 PIM MEETING

COMMENT: CONSISTENCY WITH PATTERN BOOK
RESPONSE/REVISION: COLORS HAVE BEEN REVISED TO MATCH THE PALETTE AND APPLICATION UTILIZED IN THE PATTERN BOOK.

COMMENTS FROM JANUARY 2022 WORKSHOP

COMMENT: DARK RAIL/COLUMNS BREAK UP BUMP-OUT
RESPONSE/REVISION: COLUMNS REVISED TO UTILIZE WALL COLOR AS PRIMARY COLOR ANY ONLY UTILIZE DARK COLOR AS ACCENT.

COMMENT: PARKING AT CLUBHOUSE
(SUGGESTION TO PROVIDE PARKING EQUAL T 15% OF UNITS IN SOUTHERN BUILDING)
RESPONSE/REVISION: PARKING LOT AT CLUBHOUSE REVISED TO PROVIDE 12 SPACES (PREVIOUSLY 10) ADDITIONAL 18 ON-STREET SPACES AVAILABLE ADJACENT TO CLUBHOUSE AT POCKET PARK. THESE SPACES ARE NOT UTILIZED TOWARD CODE REQUIRED PARKING. SITE AS A WHOLE EXCEEDS REQUIRED PARKING.



BUILDING SUMMARY

BUILDING	GROSS FLOOR AREA / UNITS	STORIES
BUILDING #1	60 UNITS	3
BUILDING #2	51 UNITS	3
BUILDING #3	50 UNITS	3
BUILDING #4	50 UNITS	3
BUILDING #5	51 UNITS	3
BUILDING #6	15,546 SF / 44 UNITS	3
BUILDING #7	21,364 SF	2

ENTITLEMENT INVENTORY TABLE

USE	MAX INTENSITY (1)	PROPOSED THIS PROJECT	TOTAL TO DATE
MULTI-FAMILY RESIDENTIAL	306 UNITS	306	306
RETAIL / COMMERCIAL	60,000 SF	15,546 SF	44,675 SF

(1) MAXIMUM INTENSITIES PER ORDINANCE 2019-29.

BUFFER REQUIREMENTS

PROPERTY LINE	ADJACENT USE	BUFFER REQUIRED
NORTH	R.O.W.	ALTERNATE (2)
EAST (3)	R.O.W.	20' TYPE 'D'
EAST (3)	RESIDENTIAL	15' TYPE 'B' (1)
SOUTH	PRESERVE	NONE
WEST (3)	COMMERCIAL	15' TYPE 'B'
WEST (3)	RESIDENTIAL	15' TYPE 'B' (1)

(1) 15' ENHANCED TYPE 'B' BUFFER REQUIRED PER ORDINANCE 2019-29.
(2) ALTERNATE PLANTING PER PATTERN BOOK PER ORDINANCE 2019-29.
(3) BUFFERS PREVIOUSLY PERMITTED WITH FIRST PHASE PER ORDINANCE 2019-29. REF DOS2020-E006.

SITE DEVELOPMENT REGULATIONS PER ORDINANCE 2019-29

CATEGORY	REQUIRED	BUILDING #1 PROVIDED	BUILDING #2 PROVIDED	BUILDING #3 PROVIDED	BUILDING #4 PROVIDED	BUILDING #5 PROVIDED	BUILDING #6 PROVIDED	BUILDING #7 CLUBHOUSE PROVIDED
MINIMUM BUILDING SETBACKS								
"MAIN STREET" ROADWAY (ESTERO TOWN COMMONS PLACE)	5 FT	24.7 FT	N/A	N/A	N/A	N/A	23.6 FT	N/A
INTERNAL PRIVATE ROADWAYS / ACCESSWAYS	5 FT	5.0 FT	N/A	N/A	N/A	N/A	7.0 FT	60.0 FT
OTHER PERIMETER BOUNDARIES	20 FT	N/A	N/A	N/A	177.0 FT	187.2 FT	153.4 FT	N/A
OTHER INTERNAL BOUNDARIES	5 FT	30.0 FT	14.5 FT	14.0 FT	14.0 FT	14.5 FT	N/A	63.9 FT
WATERBODY (EDGE OF WATER / CONTROL ELEVATION)	20 FT (1)	N/A	34.5 FT	34.0 FT	34.0 FT	34.5 FT	N/A	63.9 FT
PRESERVE AREA (PRINCIPLE & ACCESSORY)	30 FT	30.6 FT	259.3 FT	83.1 FT	89.6 FT	N/A	N/A	N/A
MINIMUM BUILDING SEPARATION	30 FT	99.3 FT	44.1 FT	139.1 FT	139.1 FT	37.1 FT	110.8 FT	37.1 FT
MAXIMUM BUILDING HEIGHT	45 FT / 50 FT (2) (3 STORIES)	36'-6" / 49'-1" (3 STORIES)	36'-6" / 49'-1" (3 STORIES)	36'-6" / 49'-1" (3 STORIES)	36'-6" / 49'-1" (3 STORIES)	36'-6" / 49'-1" (3 STORIES)	36'-1" / 49'-11" (3 STORIES)	30'-6" / 38'-11" (2 STORIES)
MAXIMUM LOT COVERAGE	45%	11% (BUILDINGS COMBINED)						

(1) A 0-FOOT SETBACK IS PERMITTED FOR ACCESSORY USES (I.E. POOL DECKS, AMENITY AREAS, ETC.) WHEN CONSTRUCTED IN CONJUNCTION WITH A BULKHEAD/SEA WALL.
(2) MAXIMUM BUILDING HEIGHT IS 45 FEET; MAXIMUM BUILDING HEIGHT INCLUDING ARCHITECTURAL FEATURES IS 50 FEET.

PARKING SUMMARY

USE	RATIO	REQUIRED	PROVIDED
DWELLING, MULTI-FAMILY	2 PER D.U. PLUS 10% ADDITIONAL FOR VISITOR USE (306 D.U.)	674	679
MULTIPLE OCCUPANCY COMPLEX	4.5 PER 1,000 SF OF FLOOR AREA (15,546 SF)	70	70
LEASING / OFFICE (CLUBHOUSE)	1 PER 300 SF OF FLOOR AREA (719 SF)	3	12
	TOTAL SPACES	747	761 (26)
ELECTRICAL VEHICLE (EV) CHARGING STATIONS			
COMMERCIAL & MULTI-FAMILY	150 SPACES OR MORE REQUIRE 3 EV STATIONS MIN.	3	12
BICYCLE PARKING FACILITIES			
COMMERCIAL & MULTI-FAMILY	5% OF REQUIRED VEHICLE SPACES, 25 MAX.	25	25
LOADING SPACES			
COMMERCIAL	SEE NOTE #4	0	0

NOTES:
1. "(#)" REPRESENTS THE NUMBER OF HANDICAP SPACES INCLUDED IN THE TOTAL SPACES.
2. PARKING REQUIREMENTS PER VILLAGE OF ESTERO LDC, 5-204.
3. BICYCLE PARKING REQUIREMENTS PER VILLAGE OF ESTERO LDC, 5-205.
4. GOODS SHALL NOT BE DELIVERED VIA LARGE SEMITRAILERS OR FULL TRAILER TRUCKS SO NO LOADING SPACES ARE REQUIRED PER VILLAGE OF ESTERO LDC, 5-206.
5. PROVIDED PARKING FOR CLUBHOUSE EXCLUDES 18 ON-STREET PARKING SPACES ON SOUTH BRANCH BOULEVARD.

DeLisi Fitzgerald, Inc.
Planning • Engineering • Project Management
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida Certificate of Authorization #3096
Engineering LB #26978

ENGINEER OF RECORD
JOHN T. MCGAN, P.E. (FOR THE FIRM)
FLORIDA PE NO. 58217

THE CONTENTS OF THIS PLAN IS THE PROPERTY OF DELISI FITZGERALD, INC. AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF DELISI FITZGERALD, INC.

OWNER / DEVELOPER:
SD ESTERO CROSSING, LLC
3628 PROFESSIONAL CIRCLE, SUITE 101
NAPLES, FL 34107
(239) 552-7744

PROJECT:
CORSA AT ESTERO CROSSING

#	DATE	PLAN REVISIONS DESCRIPTION

SITE LAYOUT PLAN

Project Manager:	JTW
Drawn By:	CAL
Checked By:	JTW
Project Number:	21579
Located in Section(s):	33
Township: 46 S	Range: 25 E
County, State:	LEE COUNTY, FL

Status:
FOR CONSTRUCTION
SUBJECT TO ALL PERMIT APPROVALS

Sheet Number: 5

K:\21579 - ESTERO CROSSING RESALE\PLAT\DWG\PLAN SHEETS\21579-05-SITE.DWG
6/9/2022 7:51 AM

ARCHITECTURE - CBA

cba

charlan • brock • architects

Impacting Lives Together

ARCHITECTURAL PLANS – PATTERN BOOK COMPARISON



MIXED USED PERSPECTIVE - PATTERN BOOK



MIXED USE PERSPECTIVE - PROPOSED

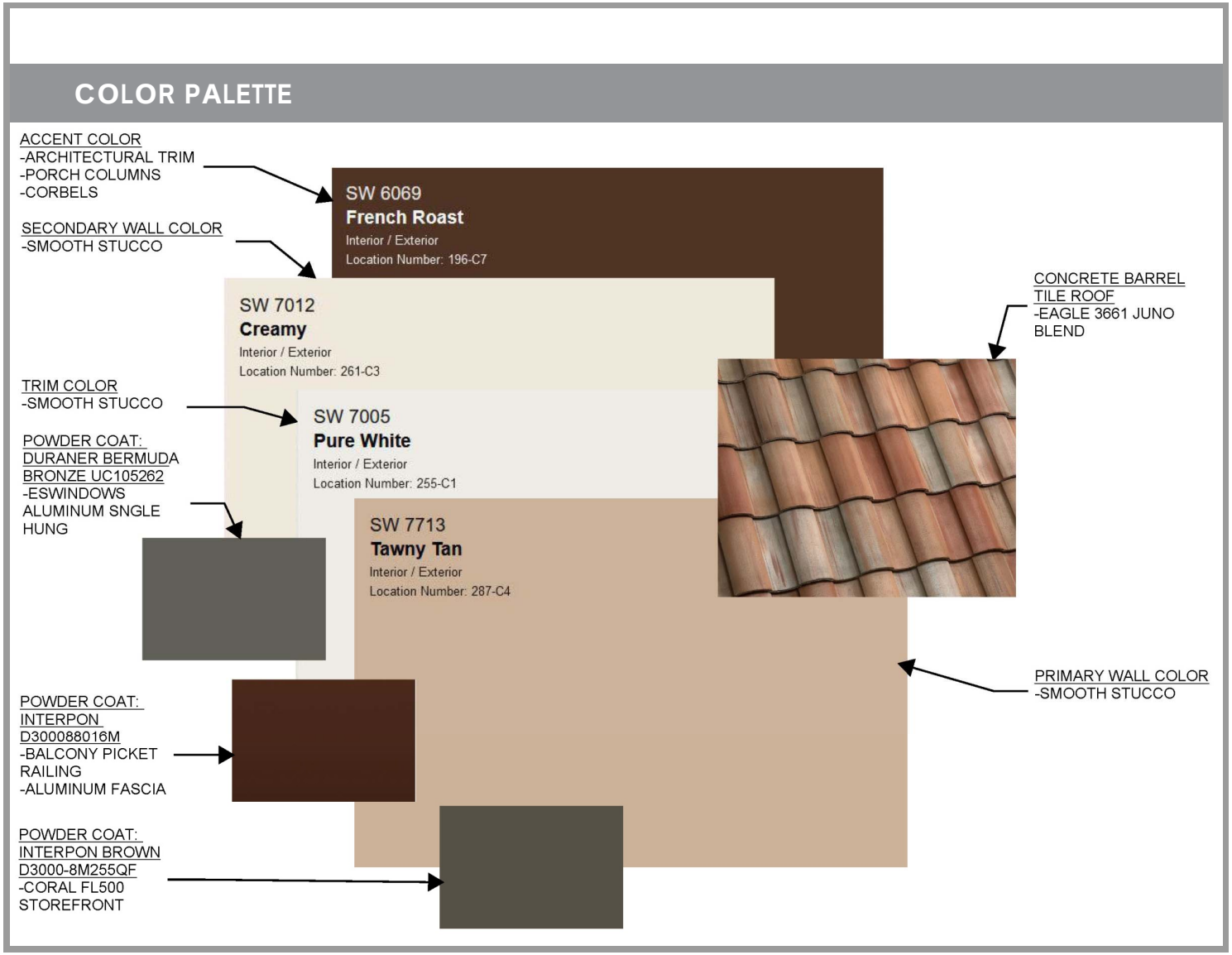


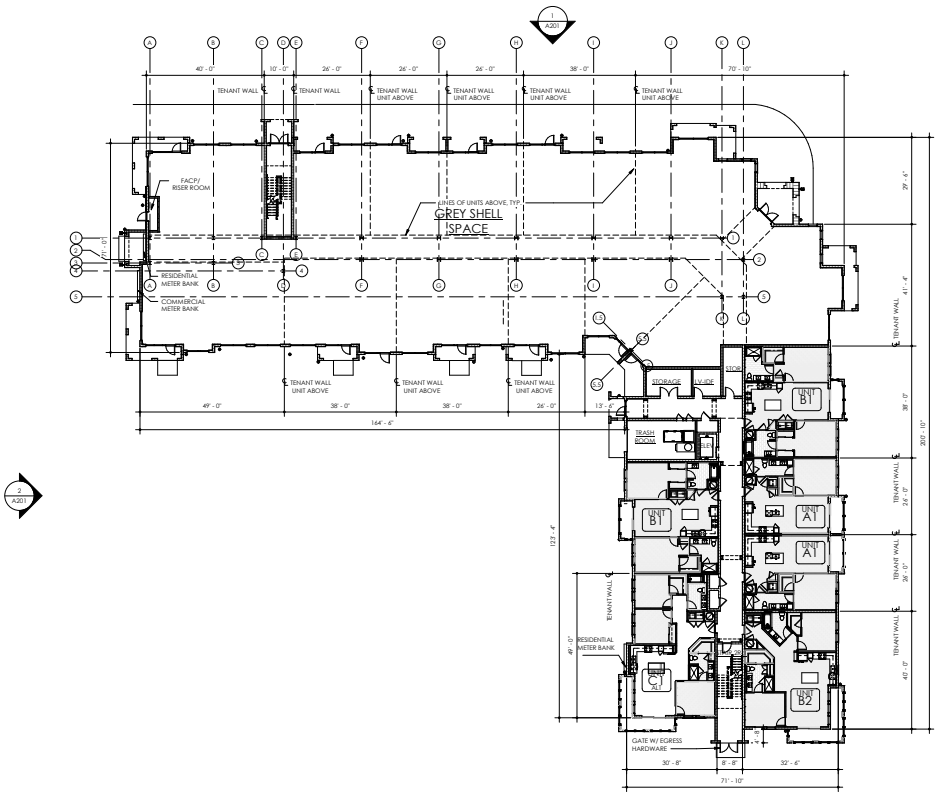
MULTIFAMILY PERSPECTIVE - PATTERN BOOK



MULTIFAMILY PERSPECTIVE - PROPOSED

COLOR PALETTE





1 BUILDING TYPE I - MIXED USE - FIRST FLOOR PLAN

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

Corsa at Estero Crossings
Village of Estero, FL

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

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

date: **02-15-2022**
job no: **4010.17**
drawn by: **MLP**
reviewed by: **CBA**
issue history:
Δ Date

Sheet Title
BUILDING TYPE I MIXED USE - FIRST FLOOR PLAN

Sheet Number
A101

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HIP ROOF
CONCRETE BARREL TILE ROOF
DECORATIVE ACCENT
PAINTED STUCCO
ALUMINUM GUTTERS
PAINTED MASONRY COLUMNS
ALUMINUM RAILING
ARCH
PAINTED STUCCO
CONCRETE BARREL TILE ROOF
ARCHITECTURAL LIGHTING
CORBEL
ARCH
PAINTED STUCCO
STOREFRONT GLAZING
DOWNSPOUT
AWNING
METER BANK LOCATION
49'-11" ROOF HEIGHT
PAINTED METAL FASCIA
CORBEL
STUCCO BANDING
LINE OF ROOF BEYOND
CONCRETE BARREL TILE ROOF
STUCCO BANDING
STUCCO REVEAL
32' - 4" ROOF TRUSS BRG
23' - 0" T.O. CONCRETE
12' - 10" T.O. CONCRETE
0' - 0" T.O. SLAB
STOREFRONT GLAZING
CONCRETE BARREL TILE ROOF
ELECTRICAL CUT-OFF SWITCHES TO BE SCREENED BY LANDSCAPE VEGETATION
STUCCO REVEAL
COVERED ENTRANCE
RAISED STUCCO PANELS
ALUMINUM WINDOW
PAINTED STUCCO
METER BANK LOCATION TO BE SCREENED BY LANDSCAPE VEGETATION
2 BUILDING TYPE I - MIXED USE RIGHT ELEVATION
SCALE: 3/32" = 1'-0"
PAINTED METAL FASCIA
PAINTED METAL FASCIA ACCENT
CORBEL
STUCCO TRIM
HIP ROOF
STUCCO BANDING
STUCCO REVEAL
ALUMINUM WINDOW
PAINTED STUCCO
CONCRETE BARREL TILE ROOF
DECORATIVE ACCENT
ALUMINUM GUTTERS
PAINTED MASONRY COLUMNS
ALUMINUM RAILING
TOWER ELEMENT
PAINTED ALUMINUM WINDOW
COVERED ENTRANCE
SIGNAGE
STOREFRONT GLAZING
PAINTED ALUMINUM WINDOW
METAL SUSPENDED AWNING
39' - 1" MEAN ROOF HEIGHT
1 BUILDING TYPE I - MIXED USE FRONT ELEVATION
SCALE: 3/32" = 1'-0"
STUCCO BANDING OVER STUCCO FINISH SYSTEM
SW 7005 PURE WHITE
SW 7713 TAWNY TAN
VARIES
REFER TO SHEETS A7.33 TO A7.36 SHEETS
3 SINGLE PANEL SECTION SCALE: 3/4" = 1'-0"
4 SINGLE PANEL ELEVATION SCALE: 3/4" = 1'-0"
5 DOUBLE PANEL SECTION SCALE: 3/4" = 1'-0"
6 DOUBLE PANEL ELEVATION SCALE: 3/4" = 1'-0"
COLOR PALETTE
Corsa at Estero Crossings
Village of Estero, FL
SD Estero Development, LLC
2639 Professional Circle, Suite 101
Naples, FL 34119
charlan • brock associates
architects • planners
1770 fennell street
maitland florida 32751-7208
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Sheet Title
BUILDING TYPE I MIXED USE EXTERIOR ELEVATIONS
Sheet Number
A201



2 BUILDING TYPE I - MIXED USE LEFT ELEVATION

SCALE: 3/32" = 1'-0"



1 BUILDING TYPE I - MIXED USE REAR ELEVATION

SCALE: 3/32" = 1'-0"

2/11/2022 12:09:44 PM BIM 360://4010 - Estero Crossing/4010-ESTERO CROSSING APTS_Archi.rvt

Estero Village, FL

Charles L. Chardon
Florida Brock & Associates, AA26002781

Corsa at Estero Crossings
Village of Estero, FL

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

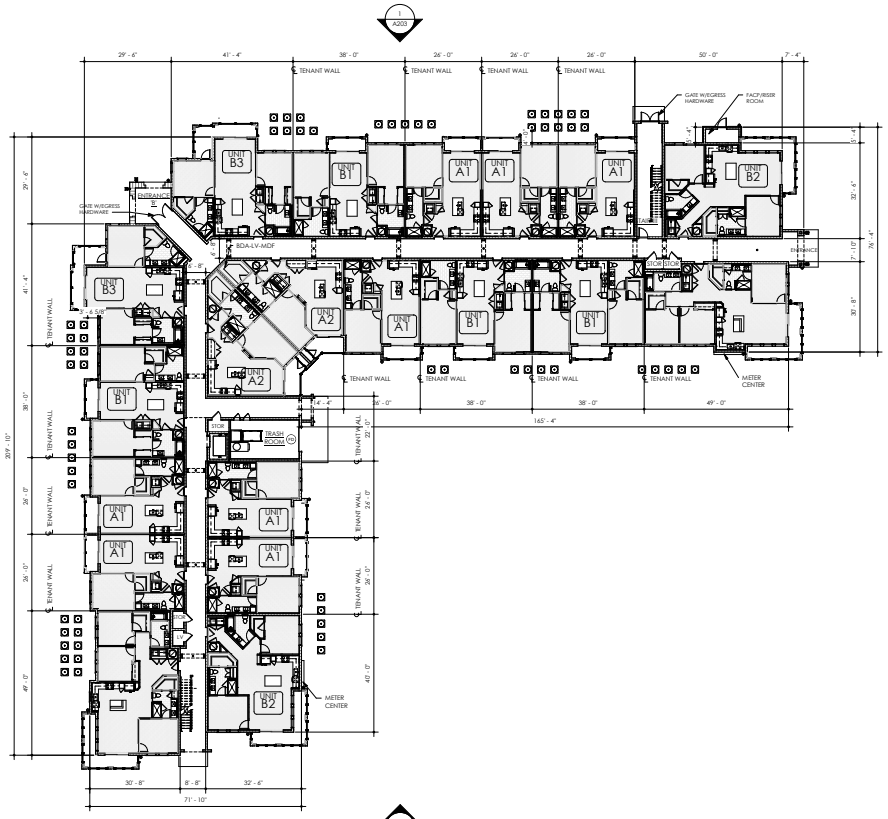
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job no: 4010.17
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Sheet Title
BUILDING TYPE I
MIXED USE
EXTERIOR
ELEVATIONS

Sheet Number
A202

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1 BUILDING TYPE I - FIRST FLOOR PLAN

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

Corsa at Estero Crossings
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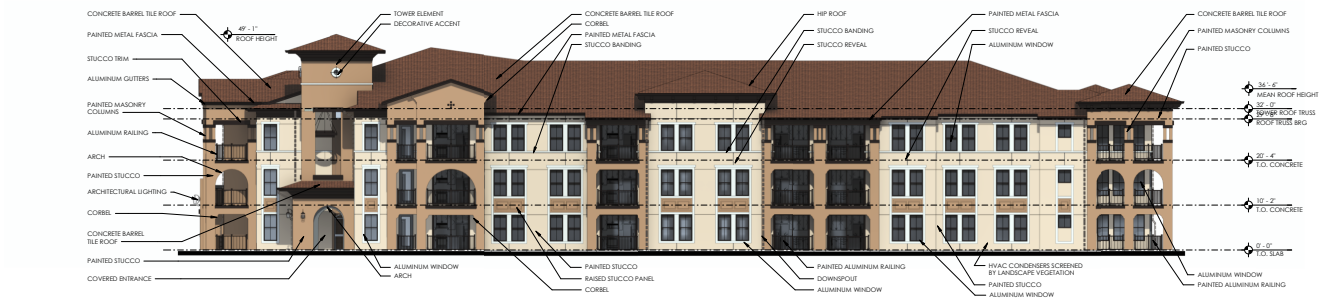
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job no: **4010.17**
drawn by: **MLP**
reviewed by: **CBA**
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Sheet Title
BUILDING TYPE I
FIRST FLOOR PLAN

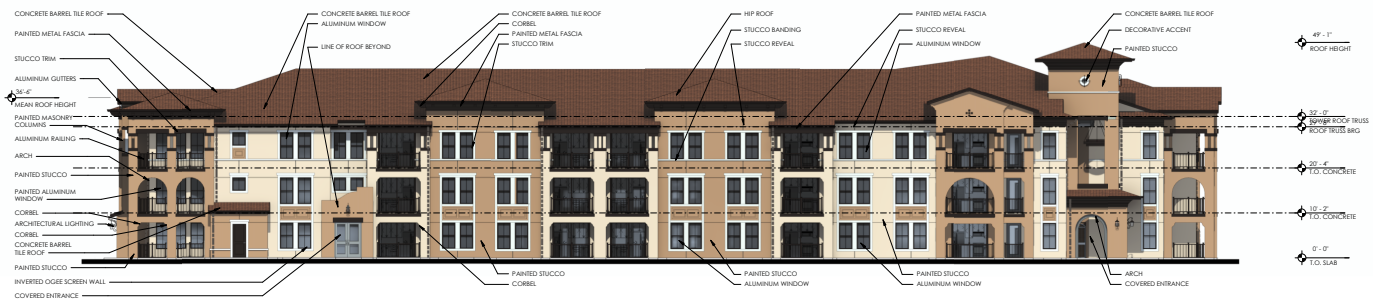
Sheet Number
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2 BUILDING TYPE I - RIGHT ELEVATION

SCALE: 3/32" = 1'-0"



1 BUILDING TYPE I - FRONT ELEVATION

SCALE: 3/32" = 1'-0"

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Naples, FL 34119

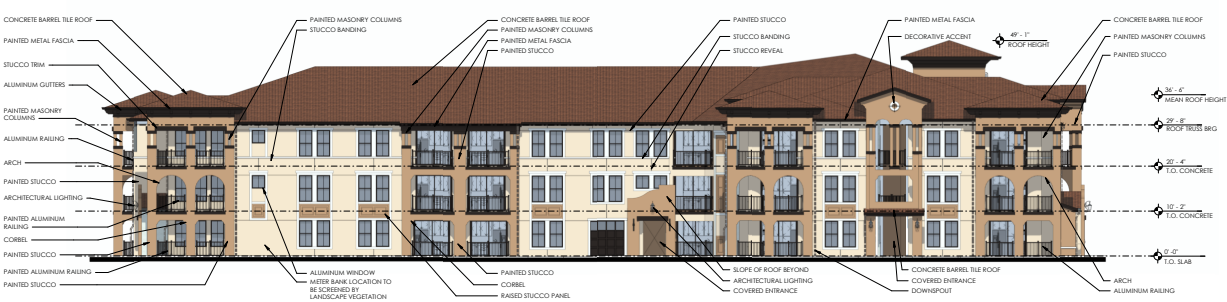
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BUILDING TYPE I EXTERIOR ELEVATIONS

Sheet Number
A203

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2 BUILDING TYPE I - LEFT ELEVATION

SCALE: 3/32" = 1'-0"



1 BUILDING TYPE I - REAR ELEVATION

SCALE: 3/32" = 1'-0"

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Estero Village, FL
Charles L. Chanlon
Florida Brock & Associates, AA26002798
02/17/2022

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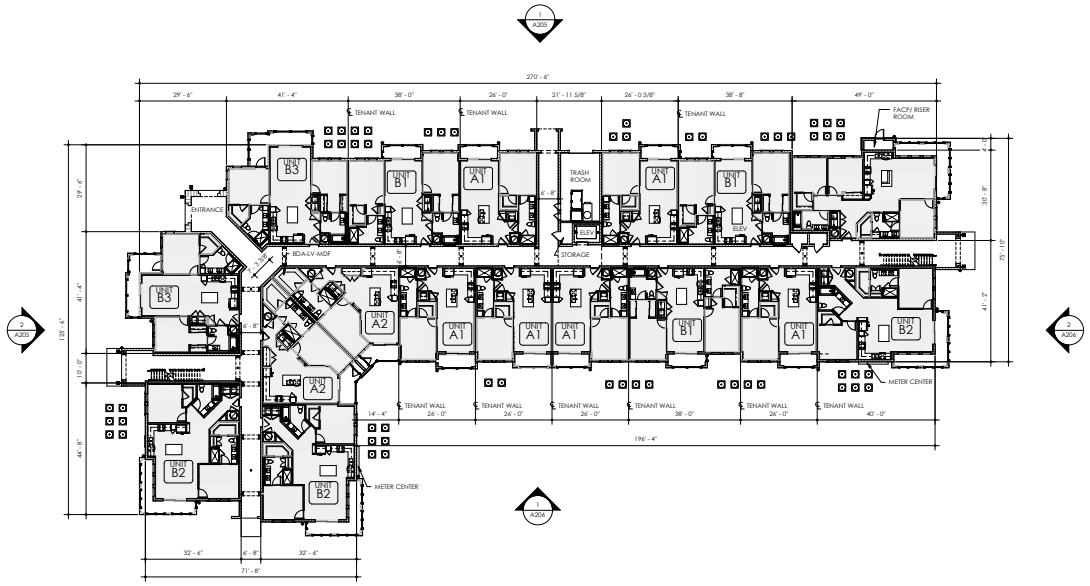
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Sheet Title
BUILDING TYPE 1 EXTERIOR ELEVATIONS

Sheet Number
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1 BUILDING TYPE II - FIRST FLOOR PLAN

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

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Naples, FL 34119

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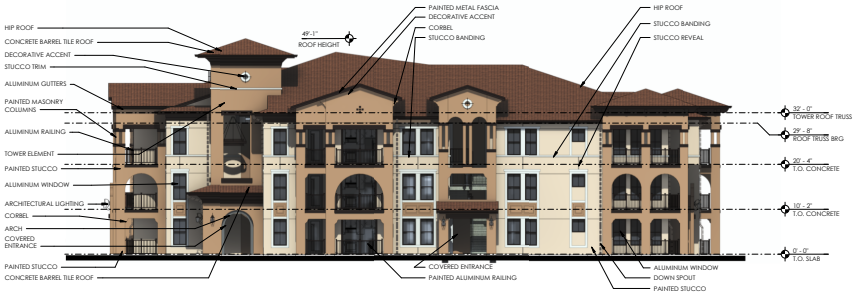
Sheet Title
BUILDING TYPE II
FIRST FLOOR PLAN

Sheet Number
A103

Estero Village, FL
Charles L. Chardon
Florida Brock & Associates, AA26002198
02/17/2022

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2 BUILDING TYPE II - RIGHT ELEVATION

SCALE: 3/32" = 1'-0"



1 BUILDING TYPE II - FRONT ELEVATION

SCALE: 3/32" = 1'-0"

2/11/2022 12:12:55 PM BM:560//4010 - Estero Crossing/4010 ESTERO CROSSING APTS_Arch.rvt

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Sheet Title
BUILDING TYPE II EXTERIOR ELEVATIONS

Sheet Number
A205



2 BUILDING TYPE - II LEFT ELEVATION

SCALE: 3/32" = 1'-0"



1 BUILDING TYPE II - REAR ELEVATION

SCALE: 3/32" = 1'-0"

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Estero Village, FL

Charles L. Chardon
Florida Brock & Associates, AA26002781

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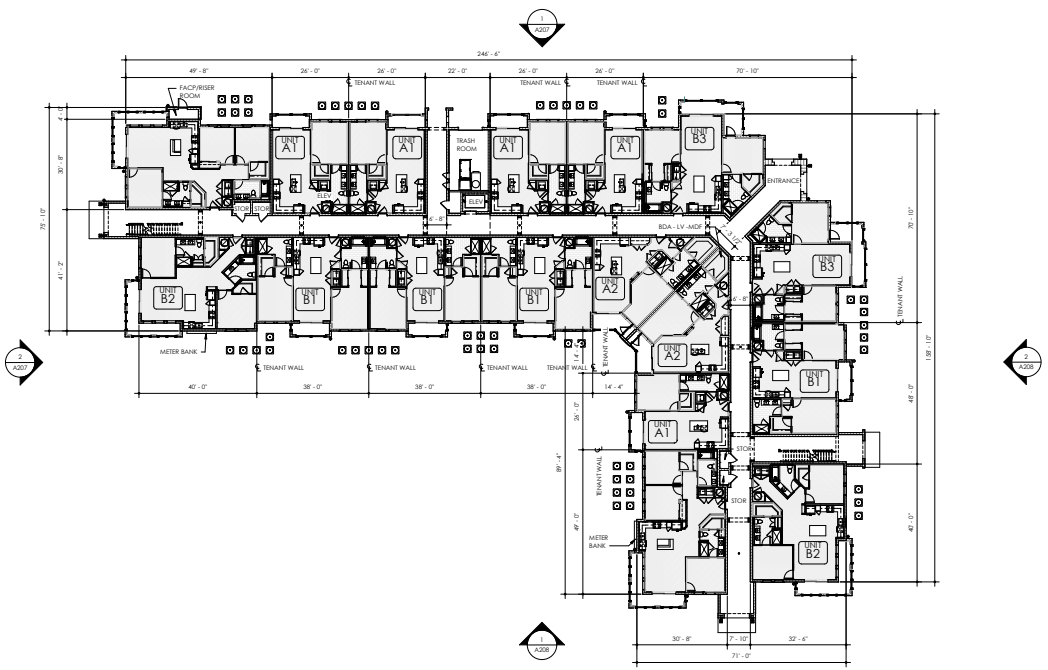
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Sheet Title
BUILDING TYPE II EXTERIOR ELEVATIONS

Sheet Number
A206

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1 BUILDING TYPE III - FIRST FLOOR PLAN

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

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Naples, FL 34119

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Sheet Title
BUILDING TYPE III
FIRST FLOOR PLAN

Sheet Number
A104

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



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

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Estero Village, FL
Charles L. Chardon
Florida Brock & Associates, AA26002781
02/17/2022

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Naples, FL 34119

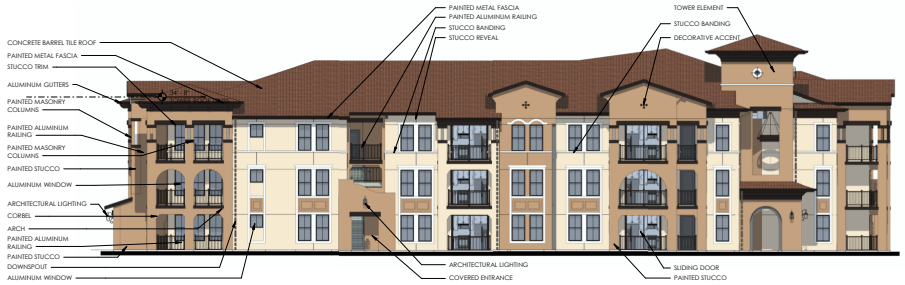
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Sheet Title
BUILDING TYPE III EXTERIOR ELEVATIONS

Sheet Number
A207

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



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

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Estero Village, FL

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Village of Estero, FL

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Naples, FL 34119

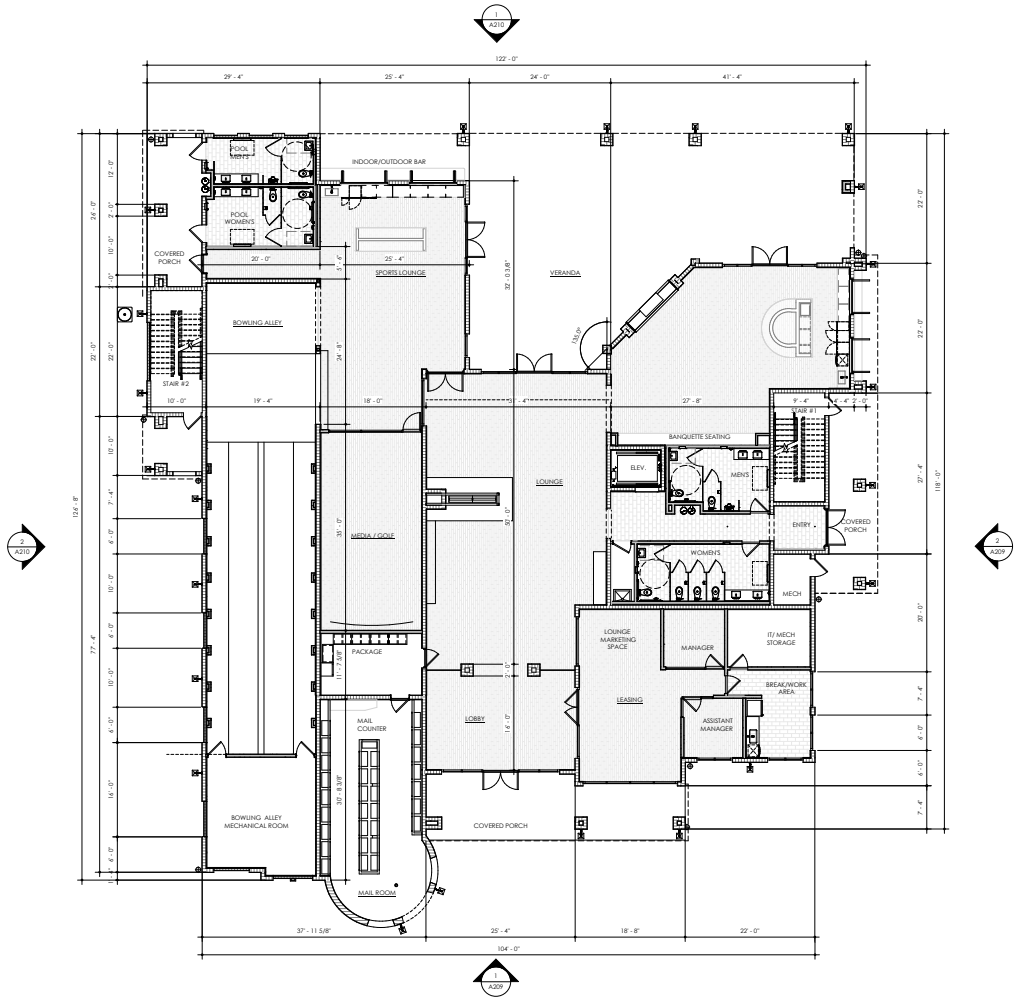
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drawn by: **MLP**
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Sheet Title
BUILDING TYPE III
EXTEIOR
ELEVATIONS

Sheet Number
A208

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in accordance with FBC, Section 1103.4 and Chapter 633, Florida Statutes, it is the duty of the architect or engineer to notify the owner that the owner has the option of requesting fire protection systems in excess of minimum requirements.



1 LEASING CENTER - FIRST FLOOR PLAN

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

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Village of Estero, FL

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

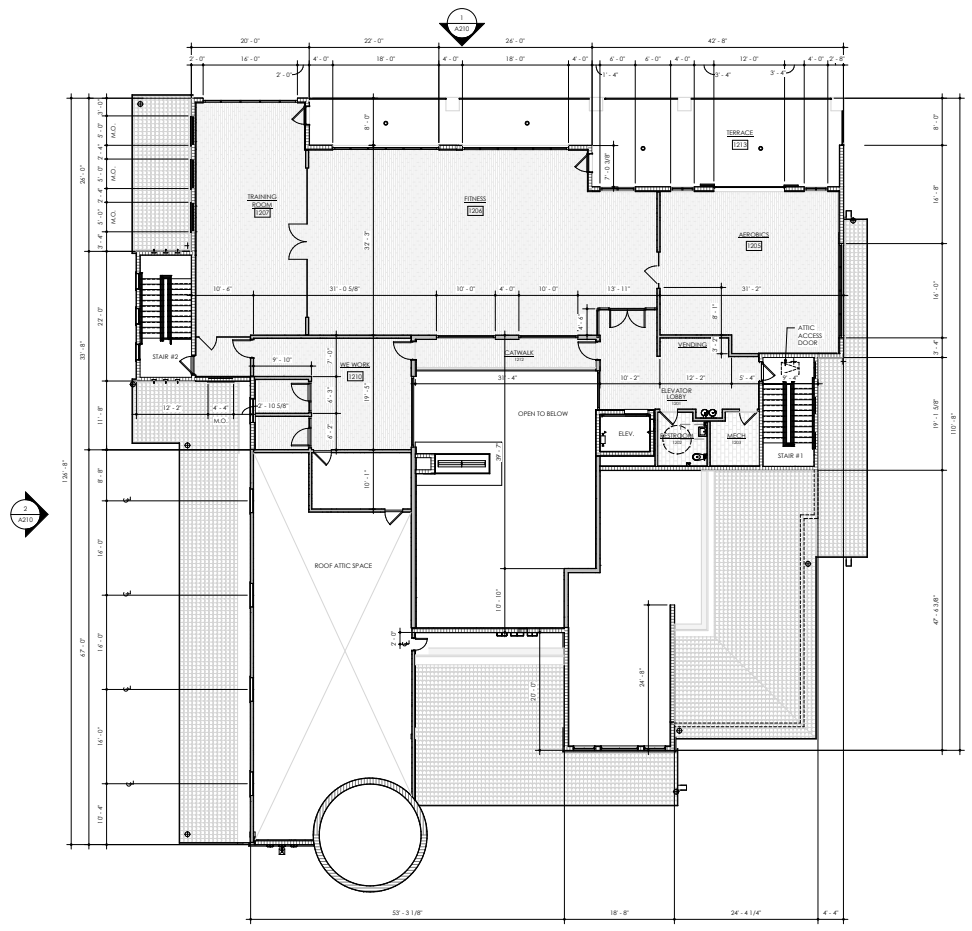
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Sheet Title
LEASING CENTER
FIRST FLOOR PLAN

Sheet Number
A105

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SECOND FLOOR LEASING CENTER DIMENSION PLAN

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

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Naples, FL 34119

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Sheet Title
LEASING CENTER SECOND FLOOR PLAN

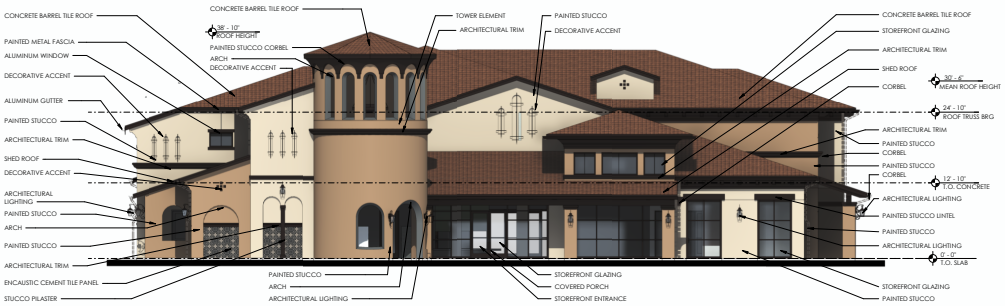
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2 LEASING CENTER - RIGHT ELEVATION

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



1 LEASING CENTER - FRONT ELEVATION

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

COLOR PALETTE

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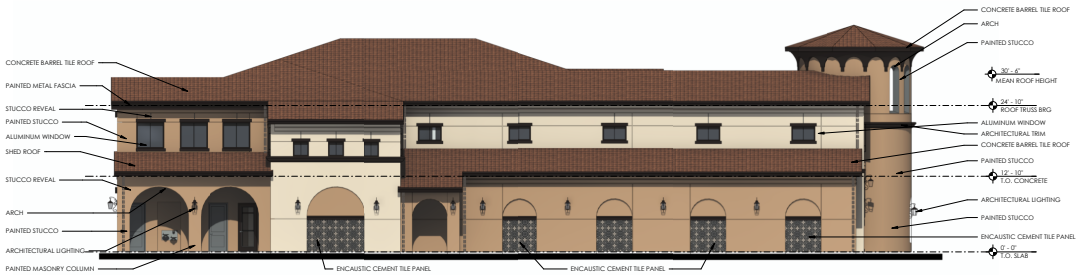
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Sheet Title
LEASING CENTER EXTERIOR ELEVATIONS

Sheet Number
A209

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2 LEASING CENTER - LEFT ELEVATION

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



1 LEASING CENTER - REAR ELEVATION

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

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Estero Village, FL

Corsa at Estero Crossings

Village of Estero, FL

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Naples, FL 34119

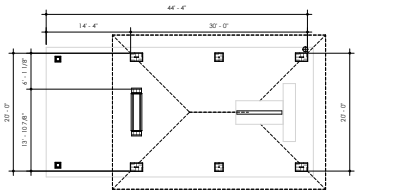
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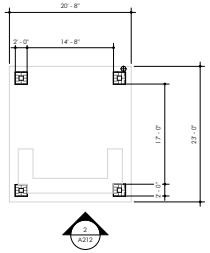
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LEASING CENTER EXTERIOR ELEVATIONS

Sheet Number
A210

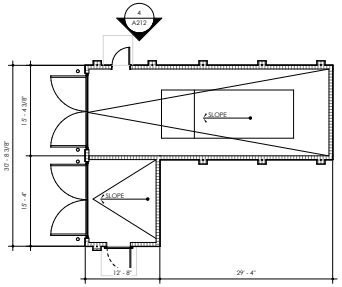
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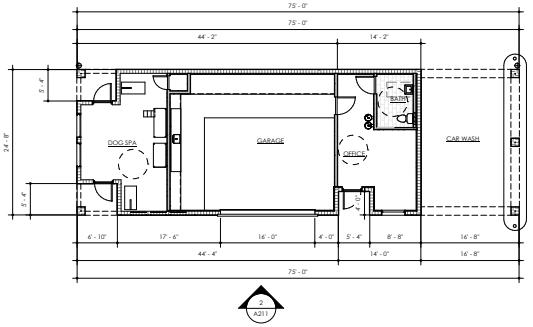
5 BBQ PAVILION - FLOOR PLAN
SCALE: 1/8" = 1'-0"



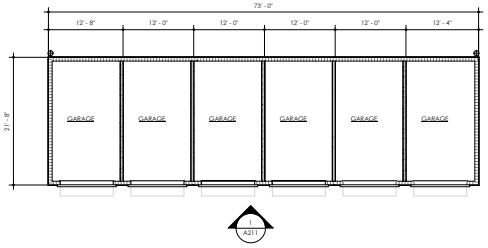
4 POOL PAVILION - FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 TRASH COMPACTOR - FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 MAINTENANCE BUILDING - FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 6 BAY GARAGE - FLOOR PLAN
SCALE: 1/8" = 1'-0"

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Naples, FL 34119

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date: 02-15-2022
job no: 4010.17
drawn by: MLP
reviewed by: CBA
issue history:
Δ Date

Sheet Title
AMENITY FLOOR PLAN

Sheet Number
A106

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



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

Corsa at Estero Crossings
Village of Estero, FL

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

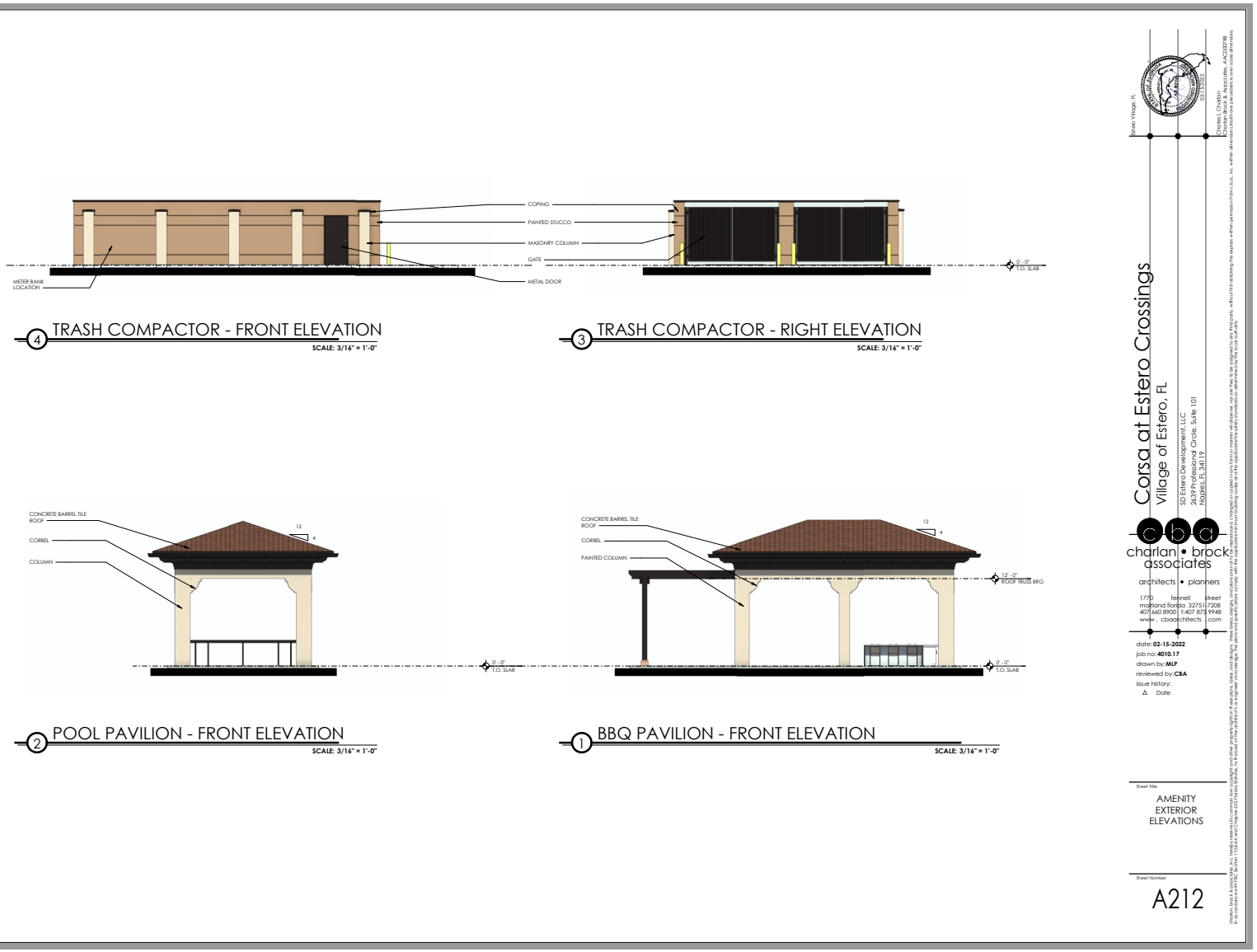
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date: **02-15-2022**
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Δ Date

Sheet Title
AMENITY EXTERIOR ELEVATIONS

Sheet Number
A211

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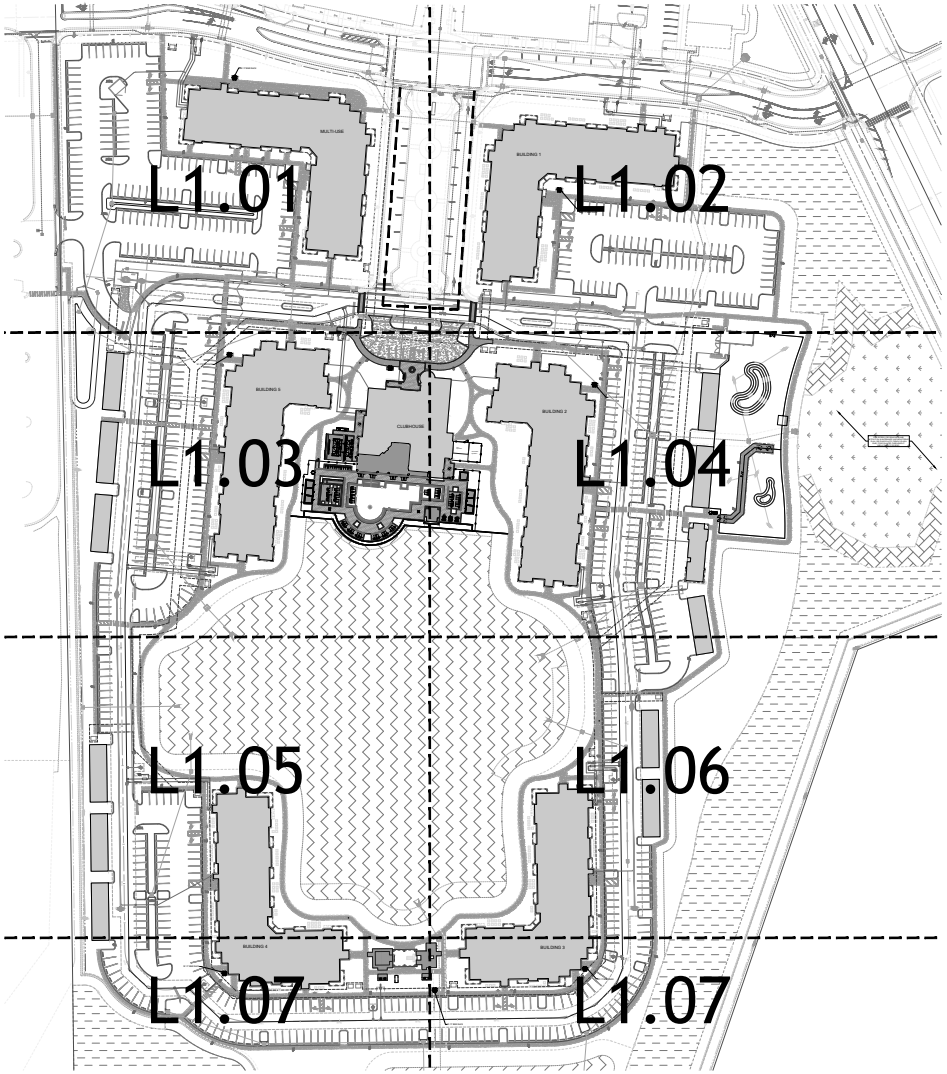

COPING
PAINTED STUCCO
MASONRY COLUMN
GATE
METAL DOOR
METER BANK LOCATION
0' - 0" T.O. SLAB
4 TRASH COMPACTOR - FRONT ELEVATION
SCALE: 3/16" = 1'-0"
3 TRASH COMPACTOR - RIGHT ELEVATION
SCALE: 3/16" = 1'-0"
CONCRETE BARREL TILE ROOF
CORBEL
COLUMN
12
4
0' - 0" T.O. SLAB
2 POOL PAVILION - FRONT ELEVATION
SCALE: 3/16" = 1'-0"
CONCRETE BARREL TILE ROOF
CORBEL
PAINTED COLUMN
12
4
12' - 0" ROOF TRUSS BRG
0' - 0" T.O. SLAB
1 BBQ PAVILION - FRONT ELEVATION
SCALE: 3/16" = 1'-0"
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Sheet Title
AMENITY EXTERIOR ELEVATIONS
Sheet Number
A212
2/11/2022 12:18:43 PM BIM 360://4010 - Estero Crossing/4010-ESTERO CROSSING_APTS_ArchVT

LANDSCAPE - BDG



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1	50% DD	09-13-21
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NO.	COMMENTS	DATE

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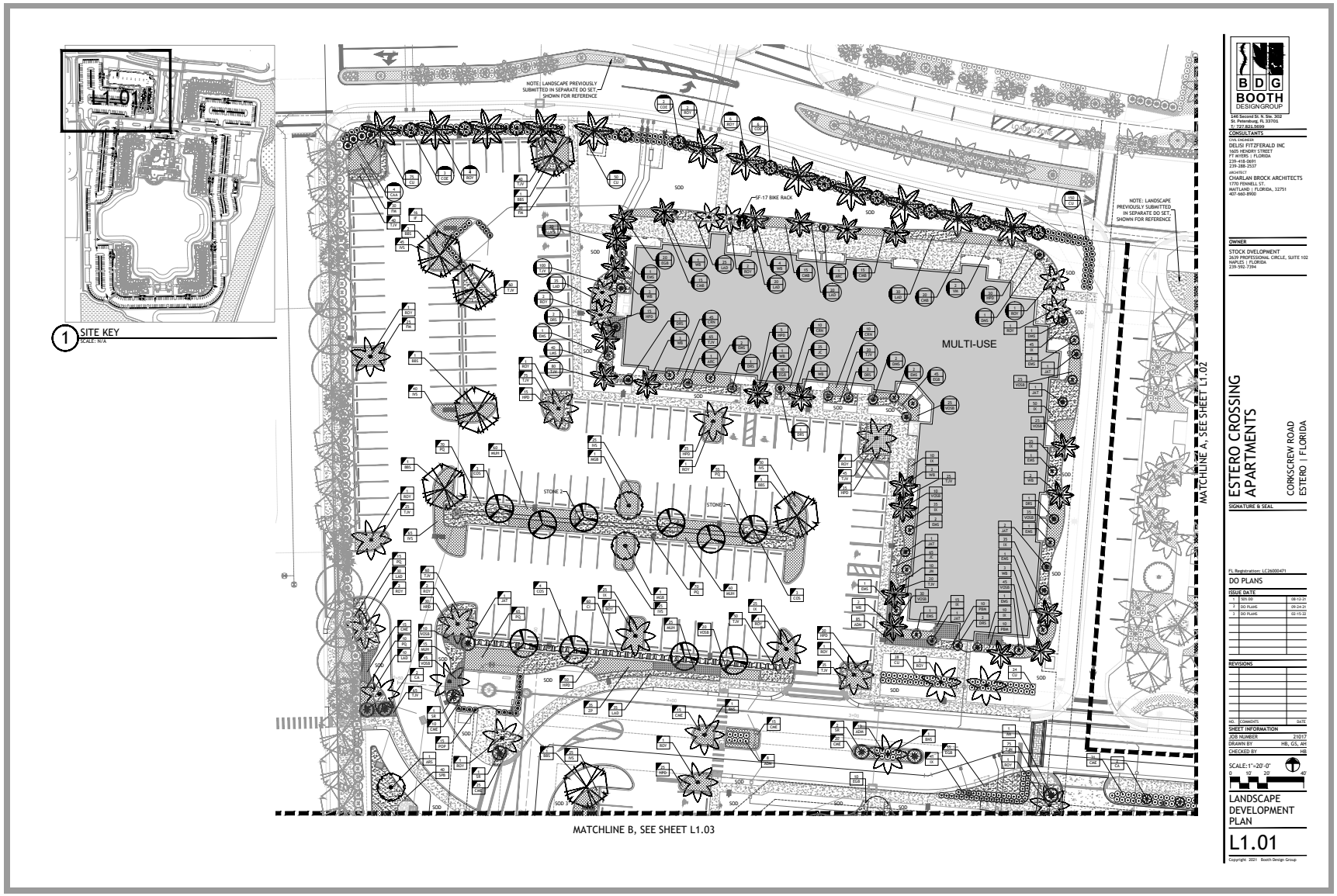
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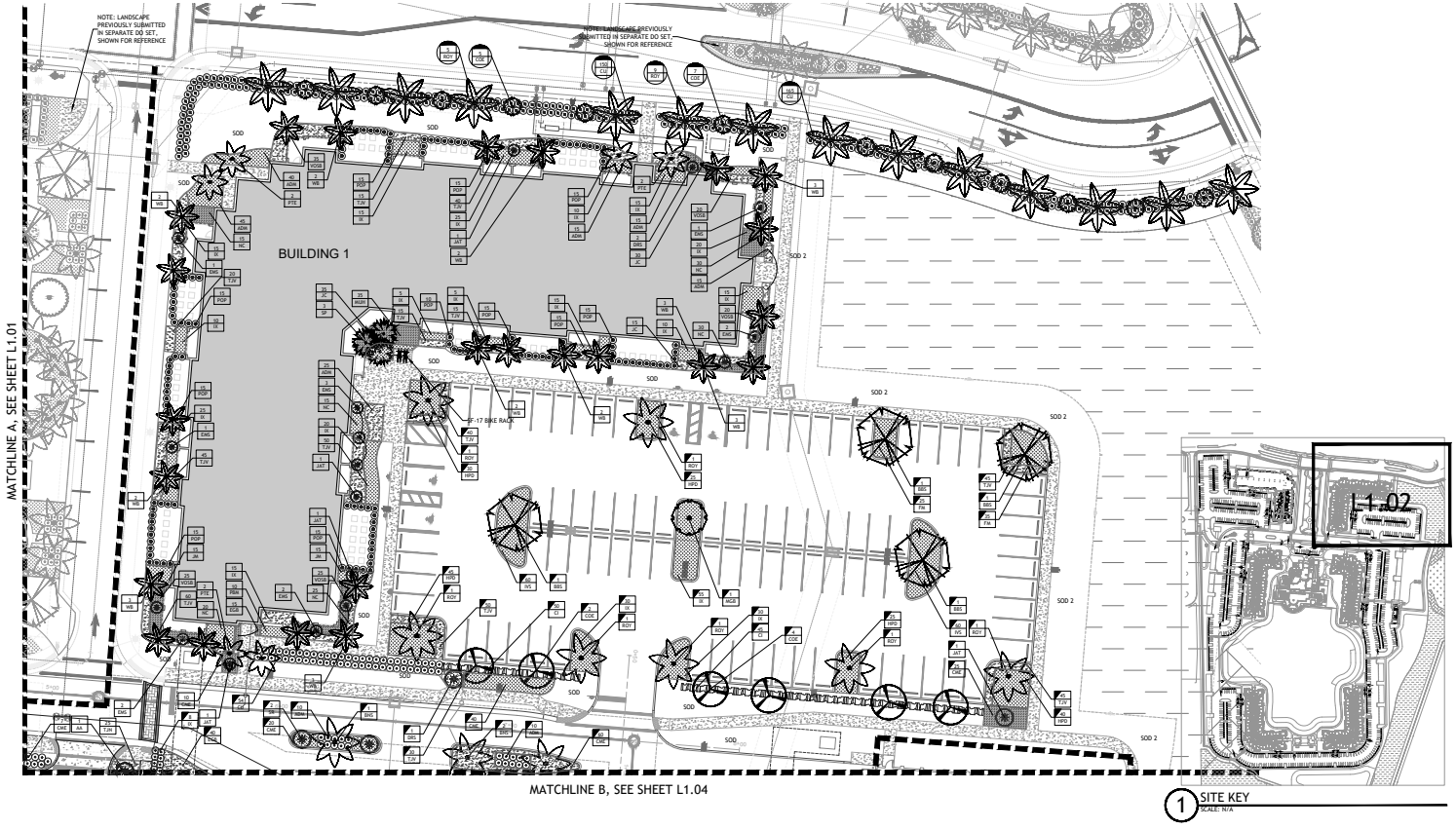
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OVERALL LANDSCAPE PLAN

L1.00

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L1.01
1 SITE KEY
SCALE: N/A
NOTE: LANDSCAPE PREVIOUSLY SUBMITTED IN SEPARATE DO SET, SHOWN FOR REFERENCE
SF-17 BIKE RACK
MULTI-USE
STONE 2
MATCHLINE A, SEE SHEET L1.02
MATCHLINE B, SEE SHEET L1.03
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SHEET INFORMATION
JOB NUMBER 21017
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0 10 20 40
LANDSCAPE DEVELOPMENT PLAN
L1.01
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NO.	COMMENTS	DATE

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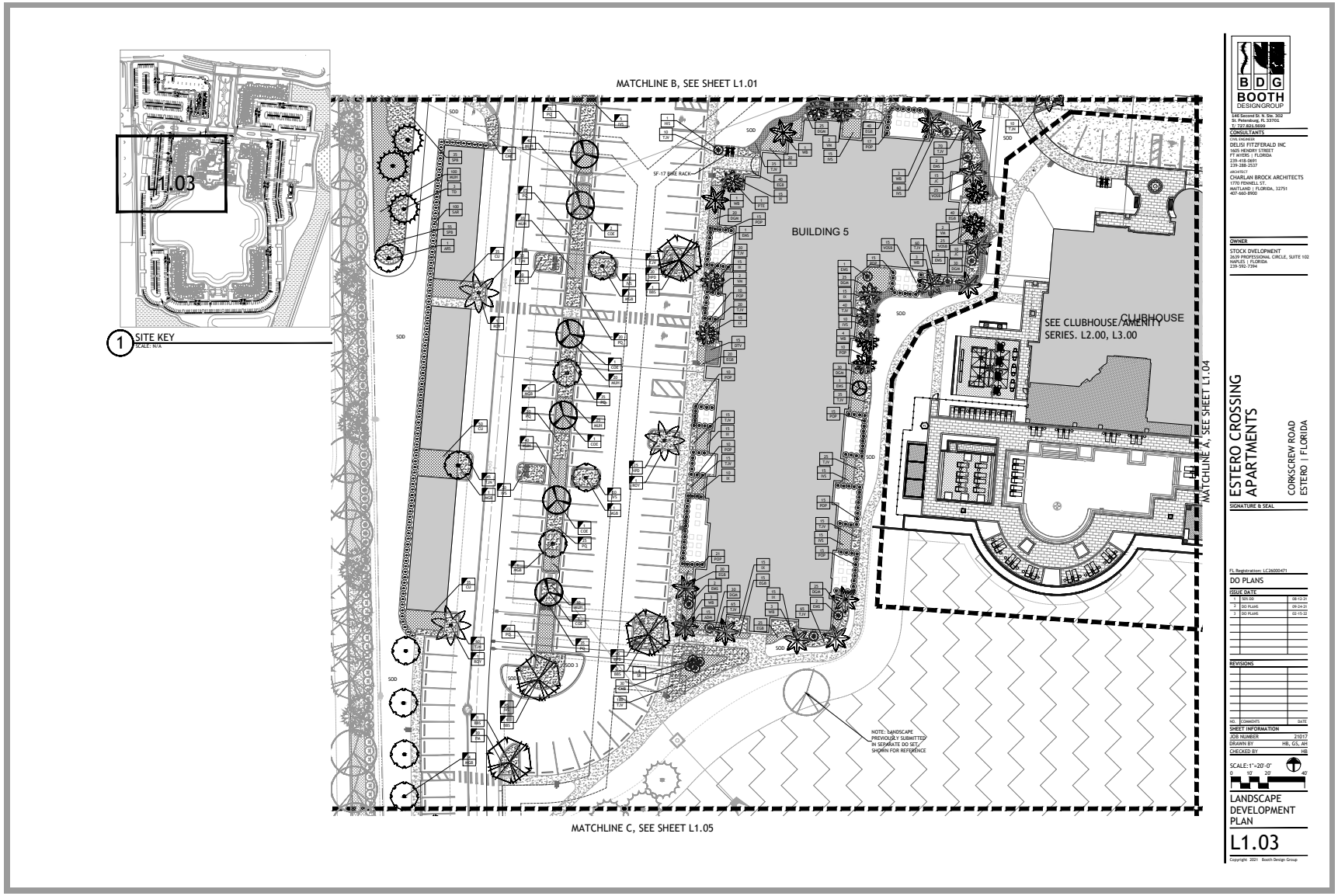
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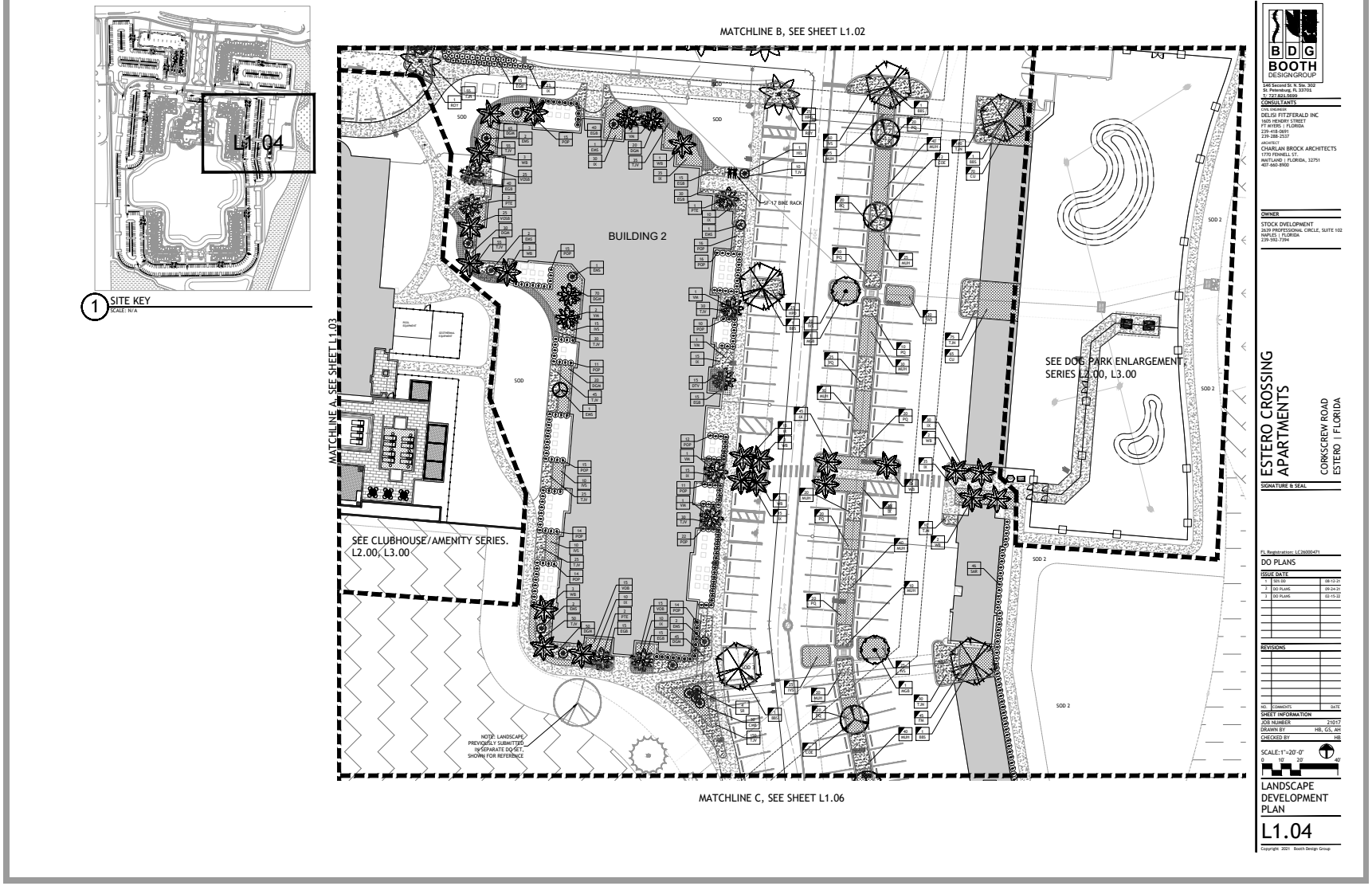
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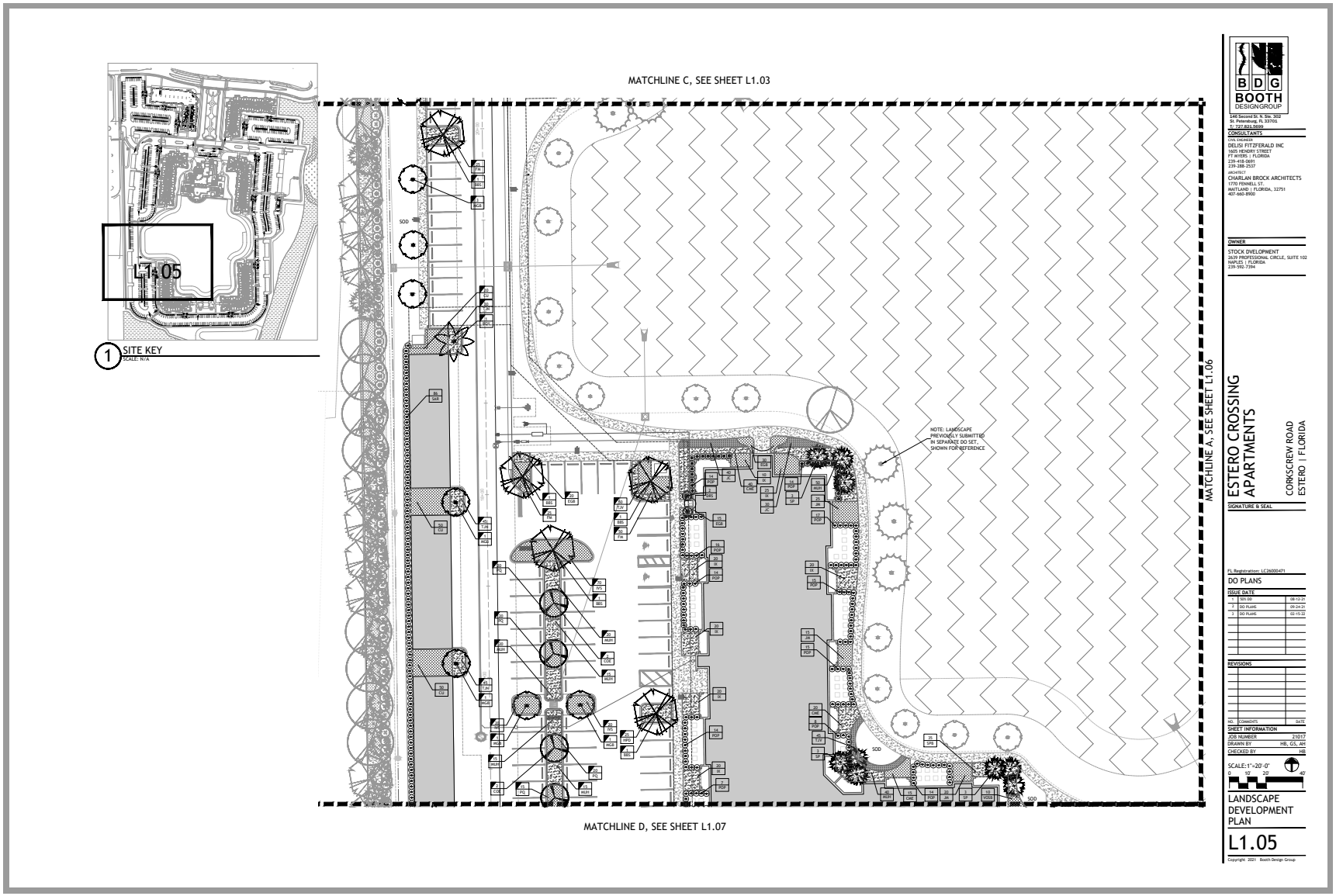
LANDSCAPE DEVELOPMENT PLAN

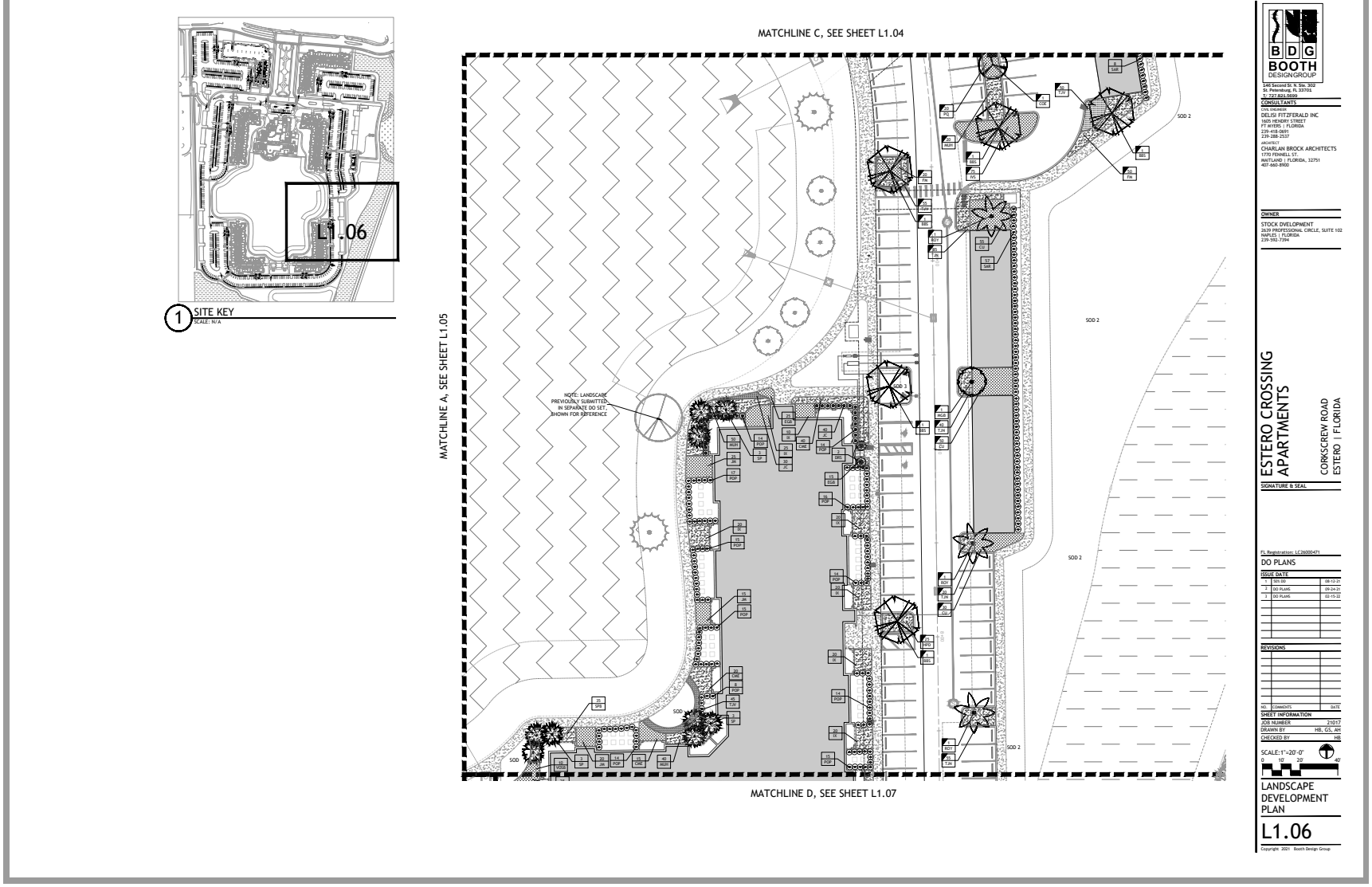
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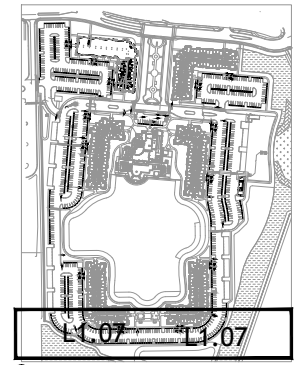
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L1.03
1 SITE KEY
SCALE: N/A
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BUILDING 5
SEE CLUBHOUSE/AMENITY SERIES. L2.00, L3.00
CLUBHOUSE
MATCHLINE A, SEE SHEET L1.04
MATCHLINE C, SEE SHEET L1.05
SF-17 BIKE RACK
NOTE: LANDSCAPE PREVIOUSLY SUBMITTED IN SEPARATE DO SET, SHOWN FOR REFERENCE
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SHEET INFORMATION
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LANDSCAPE DEVELOPMENT PLAN
L1.03
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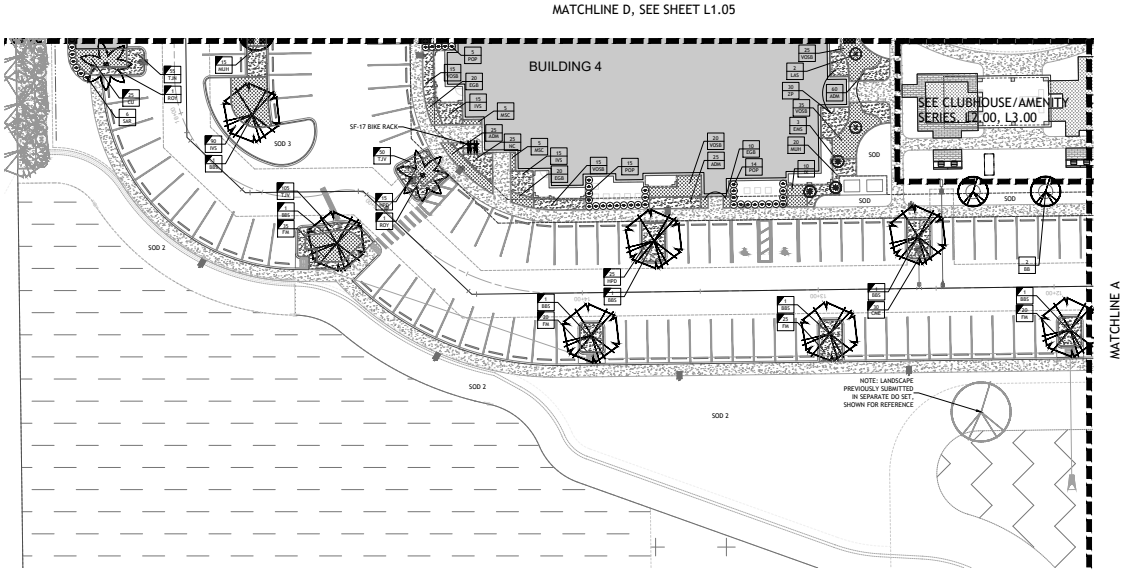

L1.04
1 SITE KEY
SCALE: N/A
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MATCHLINE A, SEE SHEET L1.03
MATCHLINE C, SEE SHEET L1.06
BUILDING 2
SF 17 BIKE RACK
SEE DOG PARK ENLARGEMENT, SERIES L2.00, L3.00
SEE CLUBHOUSE/AMENITY SERIES. L2.00, L3.00
NOTE: LANDSCAPE PREVIOUSLY SUBMITTED IN SEPARATE DO SET, SHOWN FOR REFERENCE
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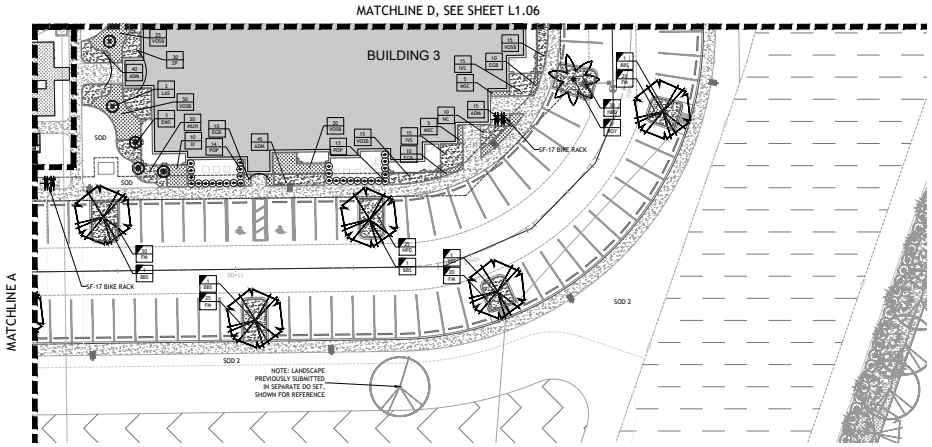

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1 SITE KEY
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MATCHLINE D, SEE SHEET L1.07
MATCHLINE A, SEE SHEET L1.06
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LANDSCAPE DEVELOPMENT PLAN
L1.05


L1.06
1 SITE KEY
SCALE: N/A
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MATCHLINE A, SEE SHEET L1.05
MATCHLINE D, SEE SHEET L1.07
NOTE: LANDSCAPE PREVIOUSLY SUBMITTED IN SEPARATE DO SET, SHOWN FOR REFERENCE
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SOD
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L1.06
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1 SITE KEY
SCALE: N/A





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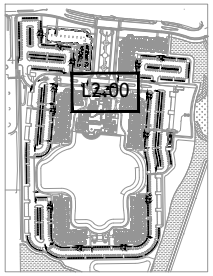
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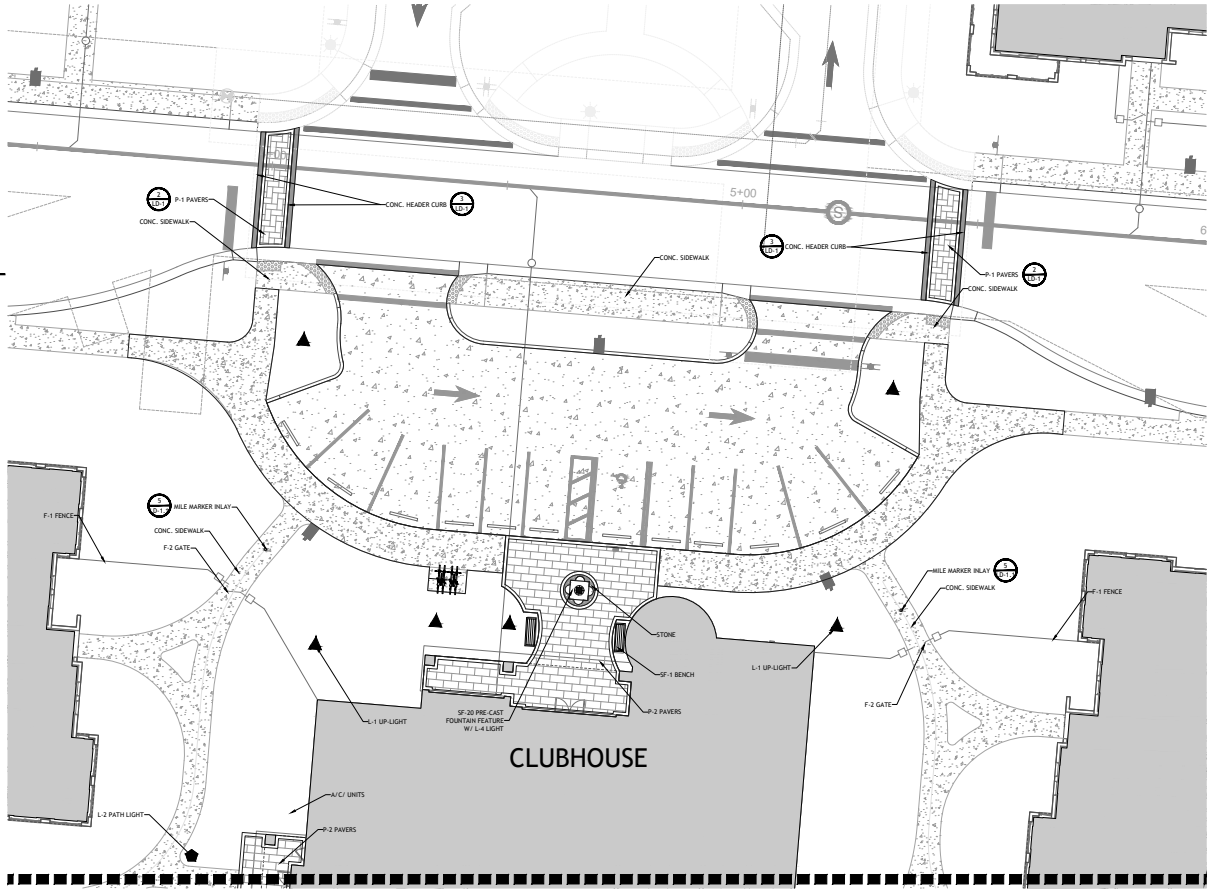
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L1.07

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1 SITE KEY
SCALE: N/A



MATCHLINE A, SEE SHEET L2.01

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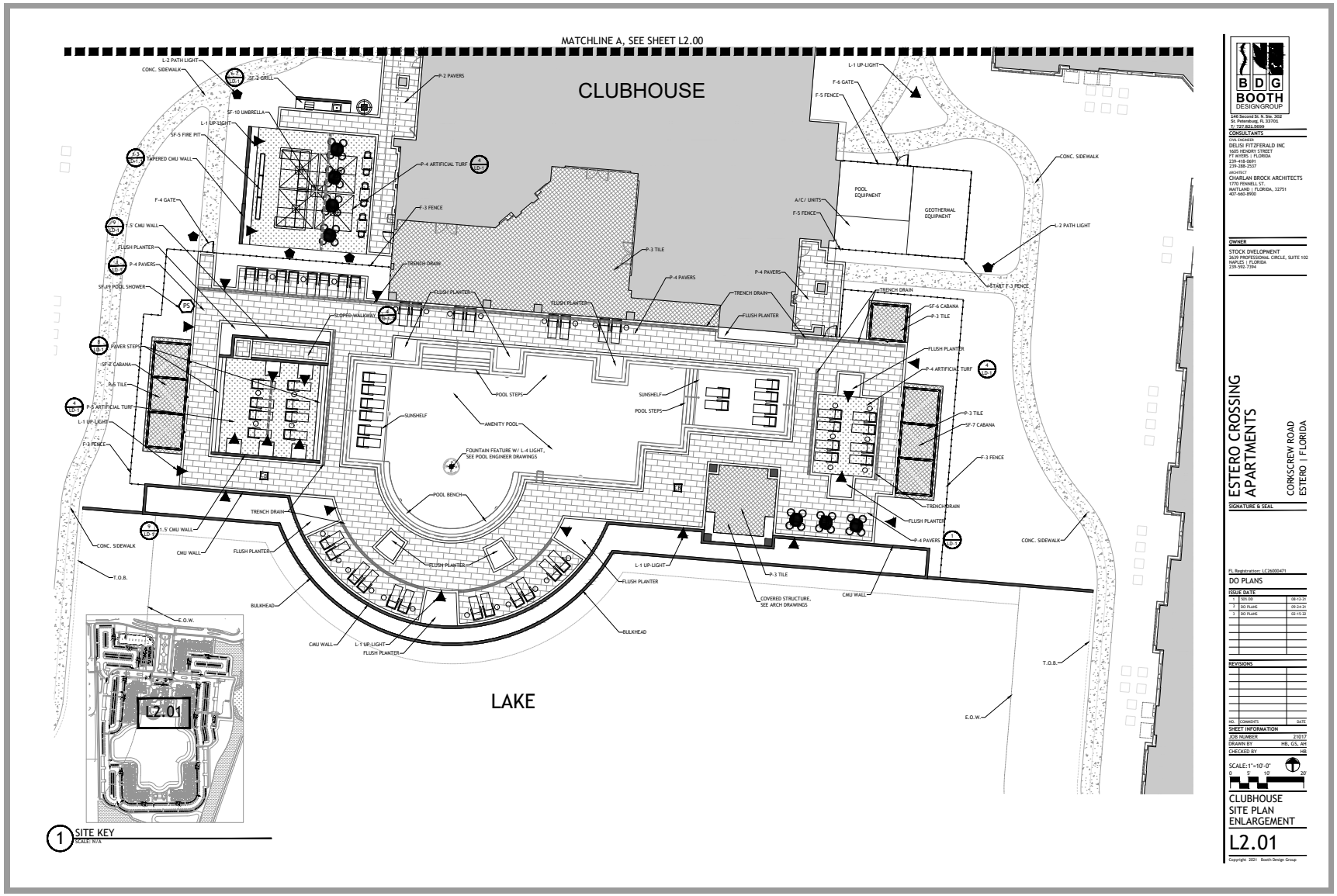
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CLUBHOUSE SITE PLAN ENLARGEMENT

L2.00

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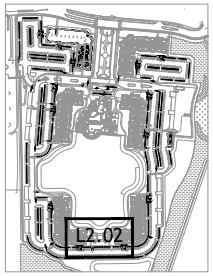
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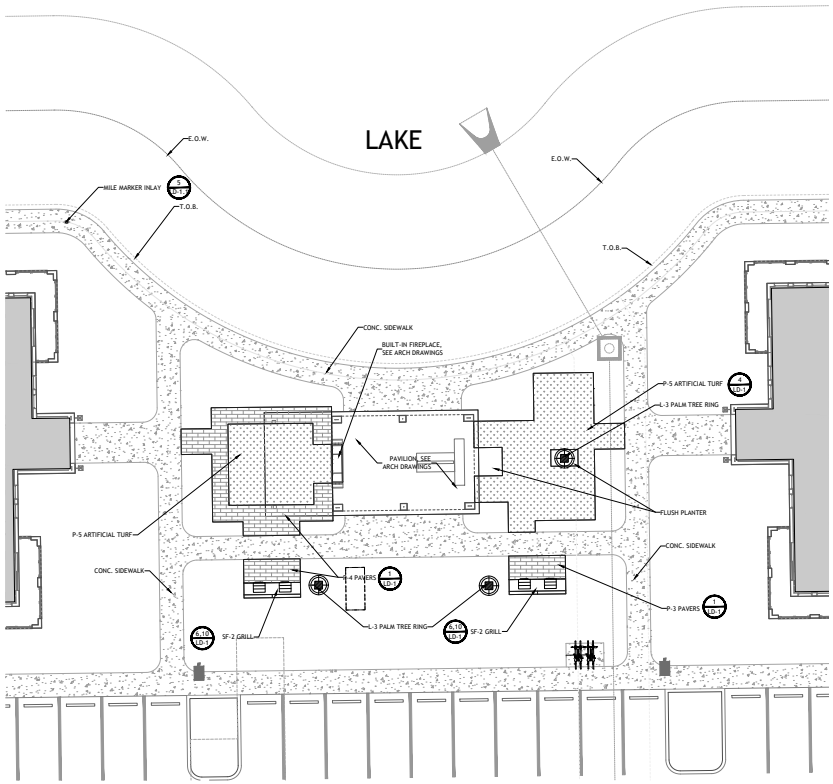
CLUBHOUSE SITE PLAN ENLARGEMENT

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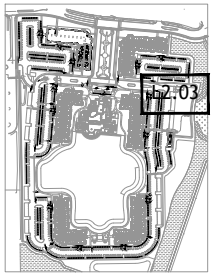
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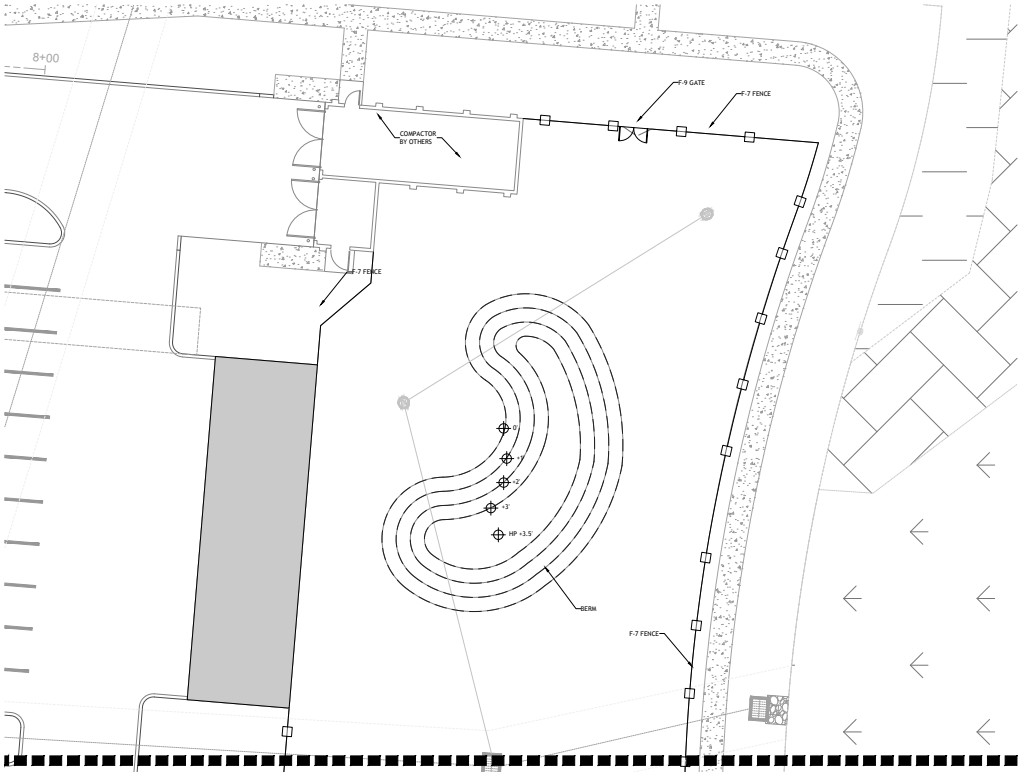
SOUTH AMENITY SITE PLAN ENLARGEMENT

L2.02

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1 SITE KEY
SCALE: N/A



MATCHLINE B, SEE SHEET L2.04

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REVISIONS

NO.	COMMENTS	DATE

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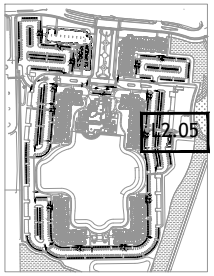
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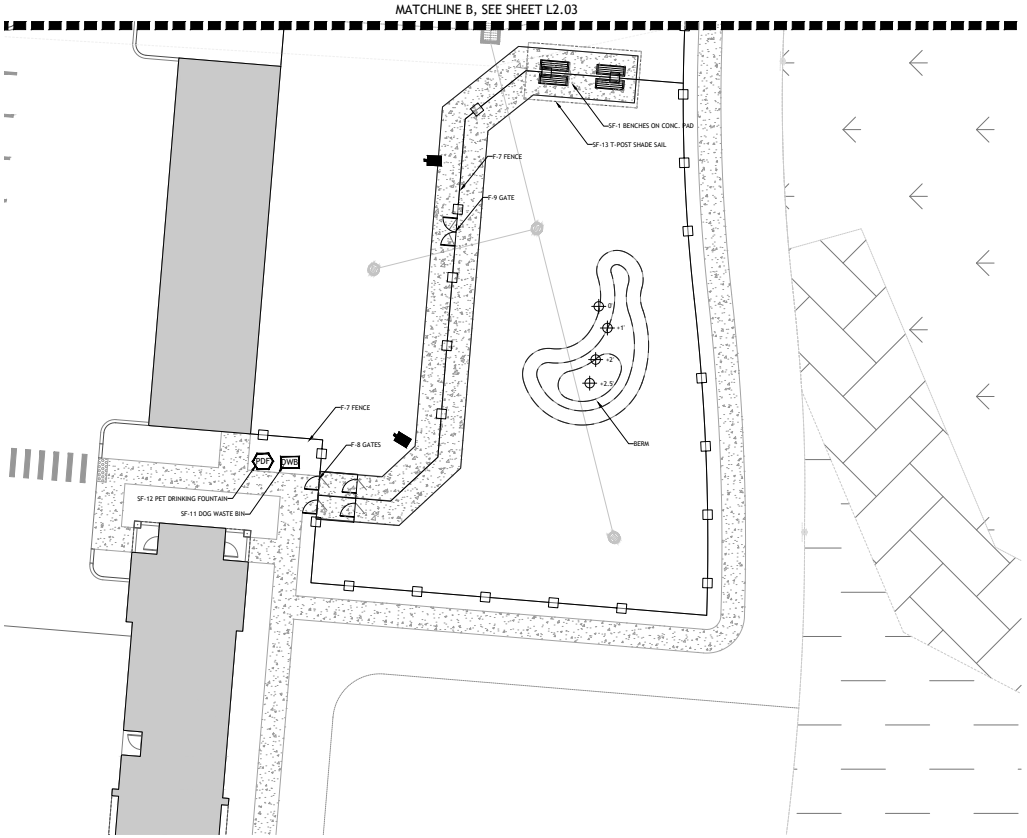
DOG PARK
SITE PLAN
ENLARGEMENT

L2.03

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1 SITE KEY
SCALE: N/A



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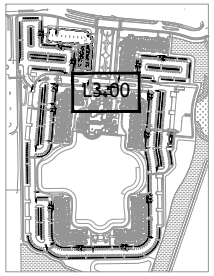
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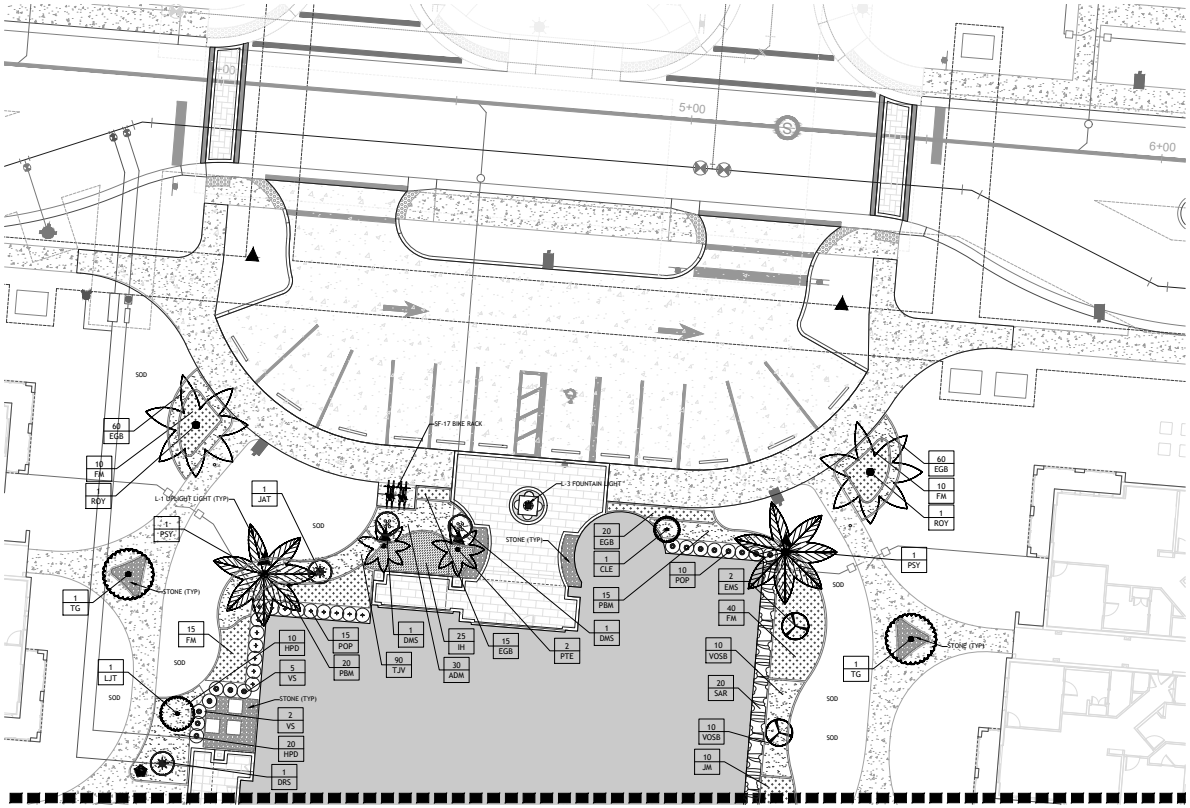
DOG PARK SITE PLAN ENLARGEMENT

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MATCHLINE A, SEE SHEET L3.01

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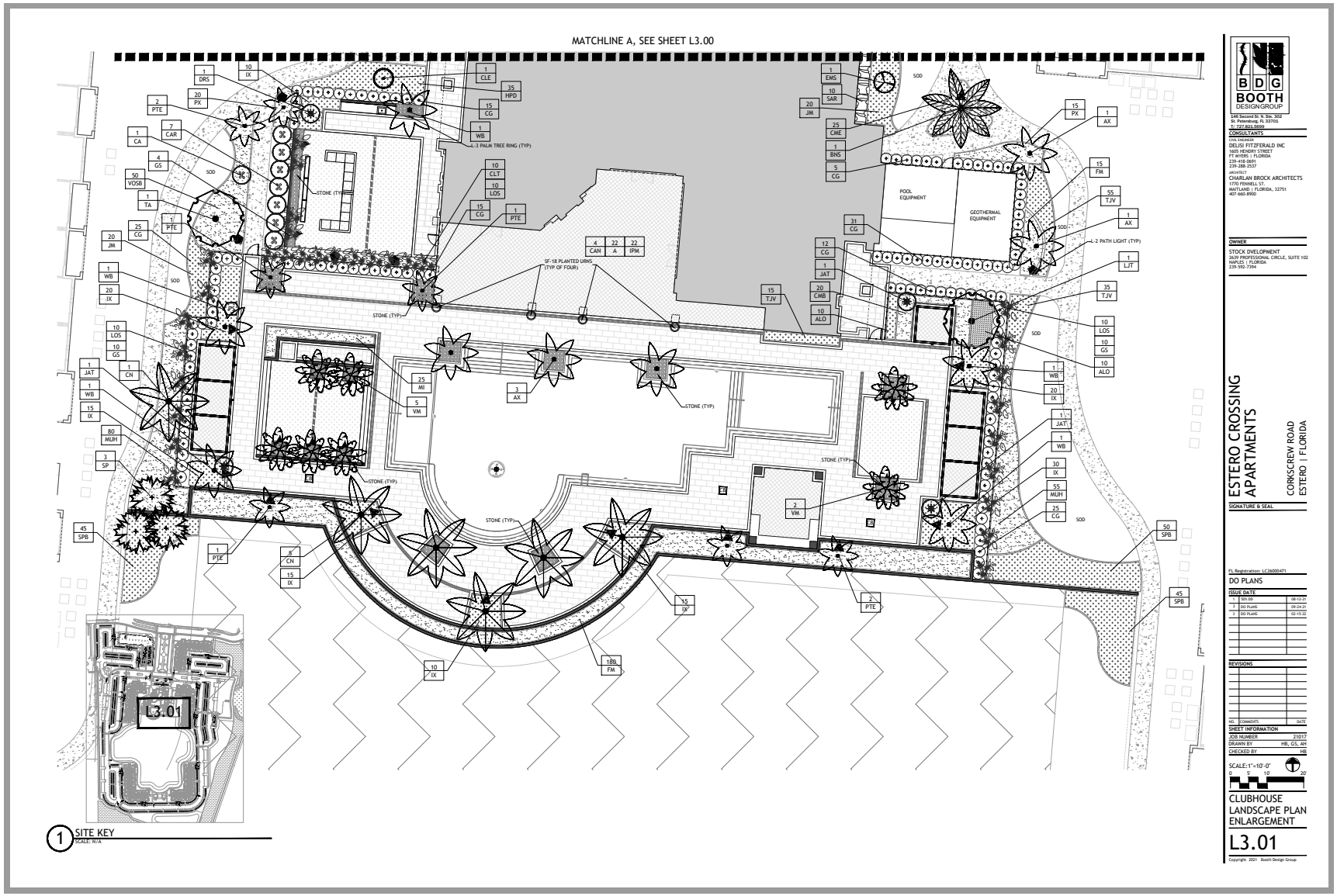
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SCALE: 1"=10'-0"
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CLUBHOUSE LANDSCAPE PLAN ENLARGEMENT

L3.00

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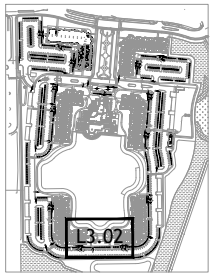
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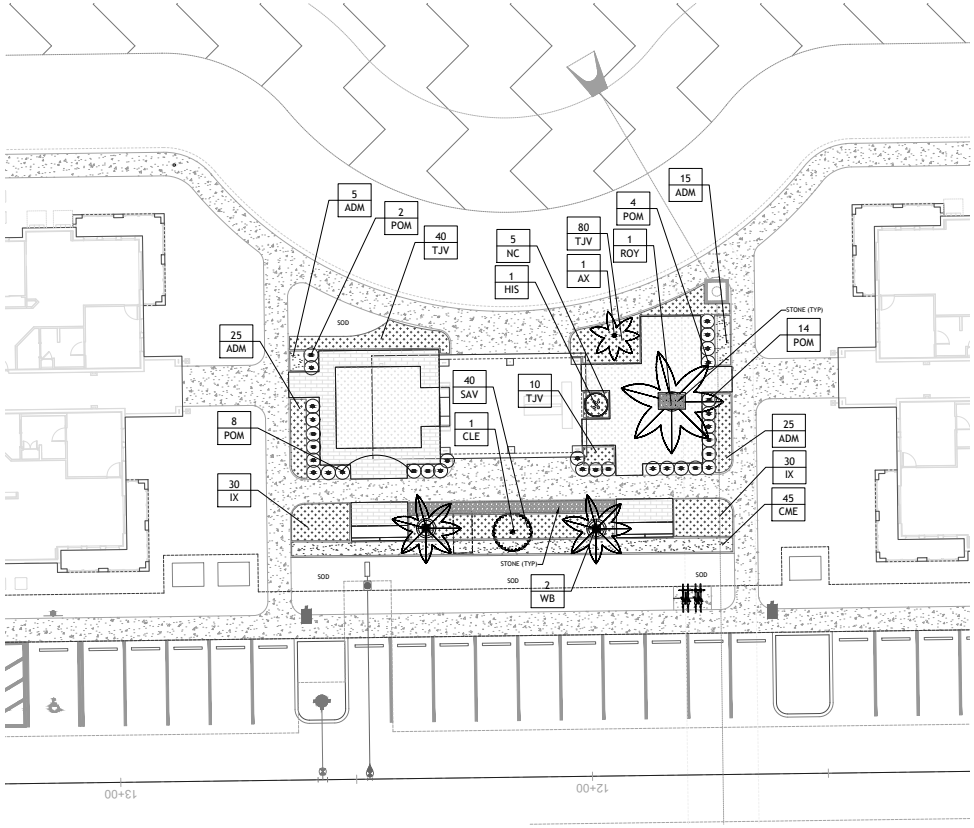
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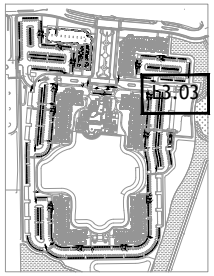
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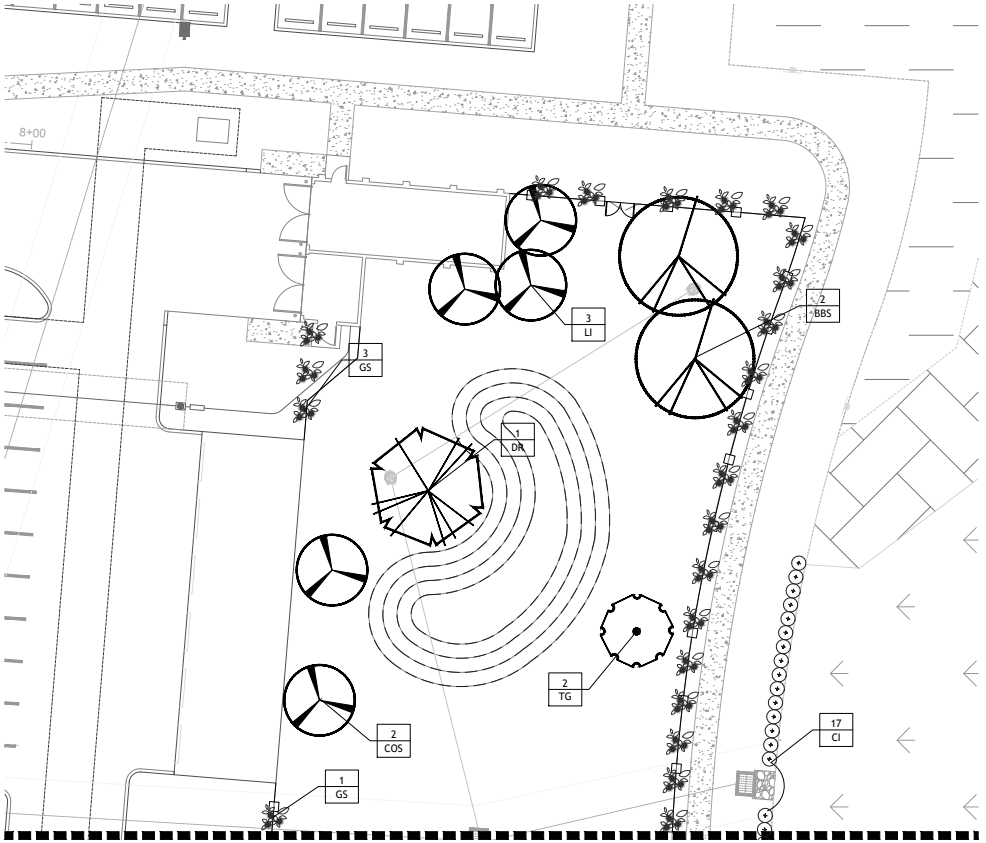
SOUTH AMENITY LANDSCAPE PLAN ENLARGEMENT

L3.02

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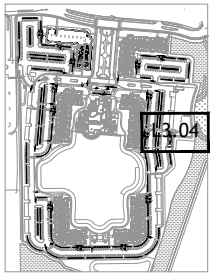
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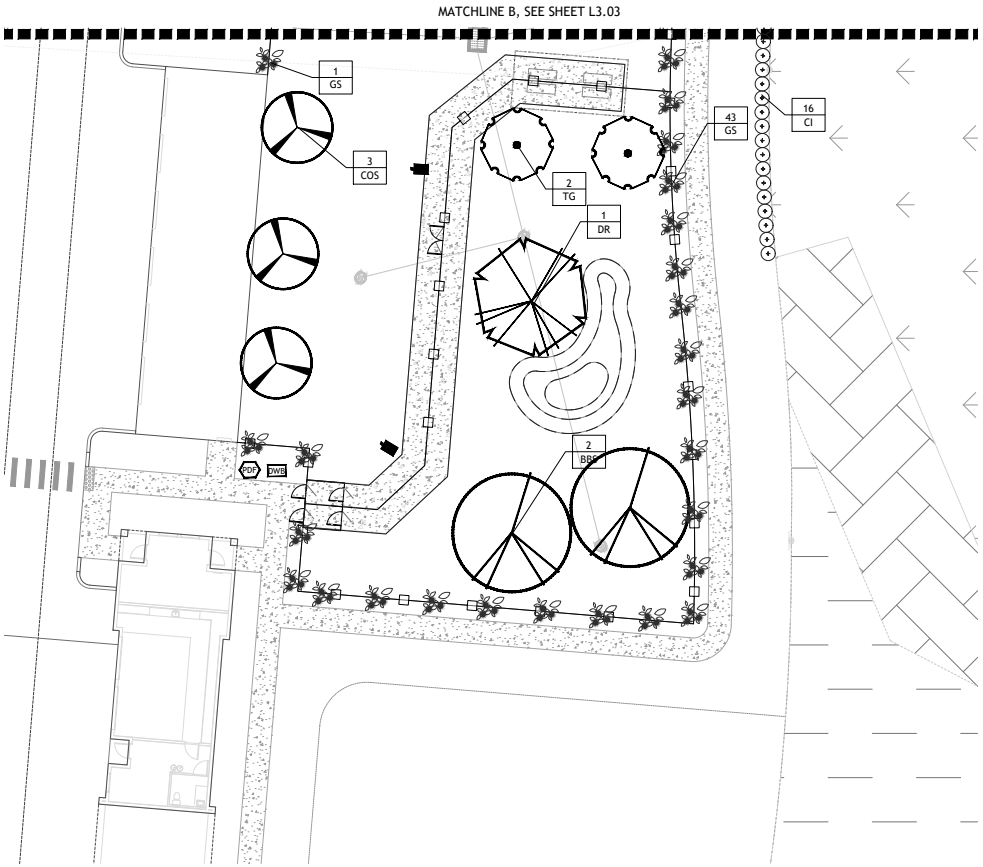
DOG PARK LANDSCAPE PLAN ENLARGEMENT

L3.03

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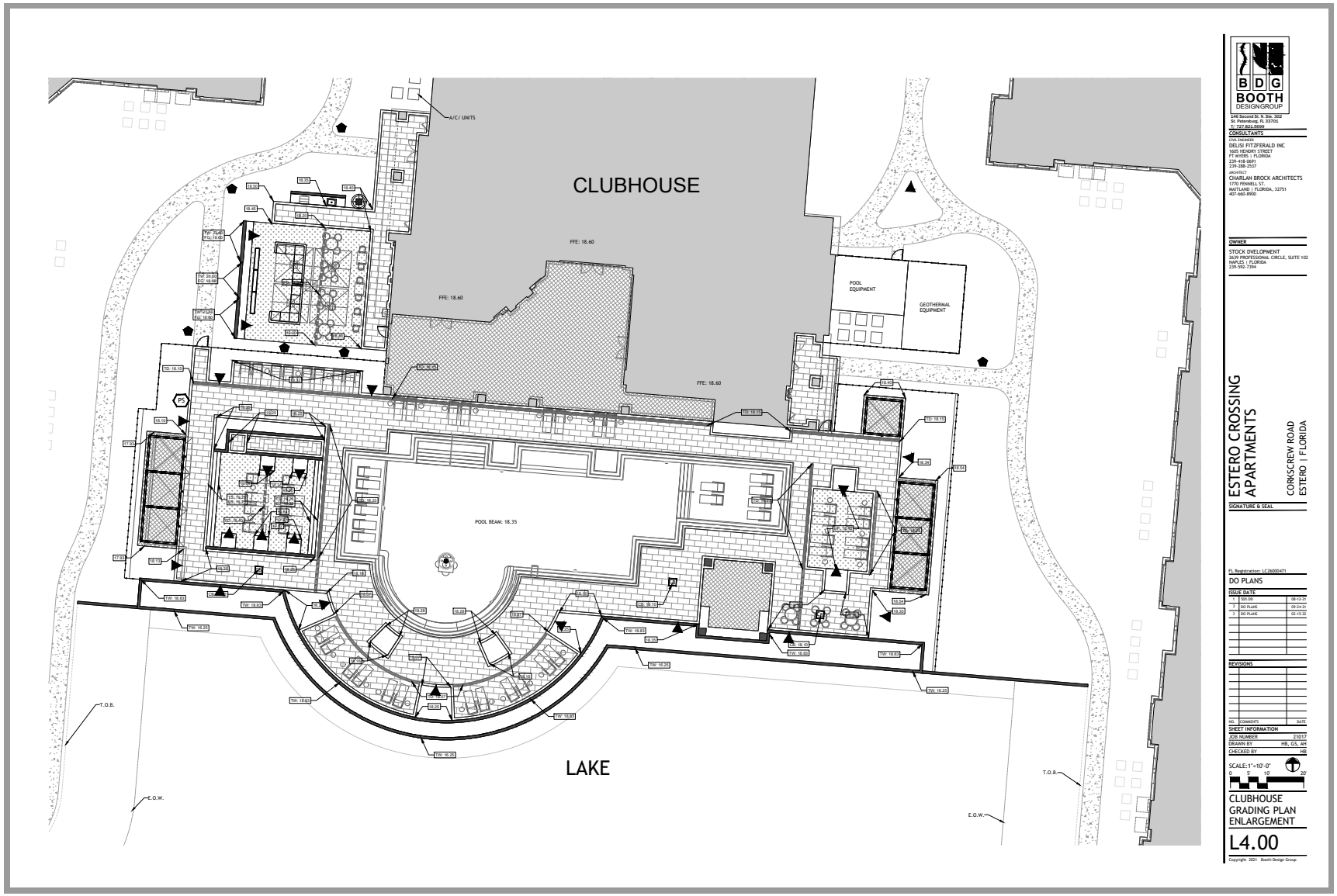
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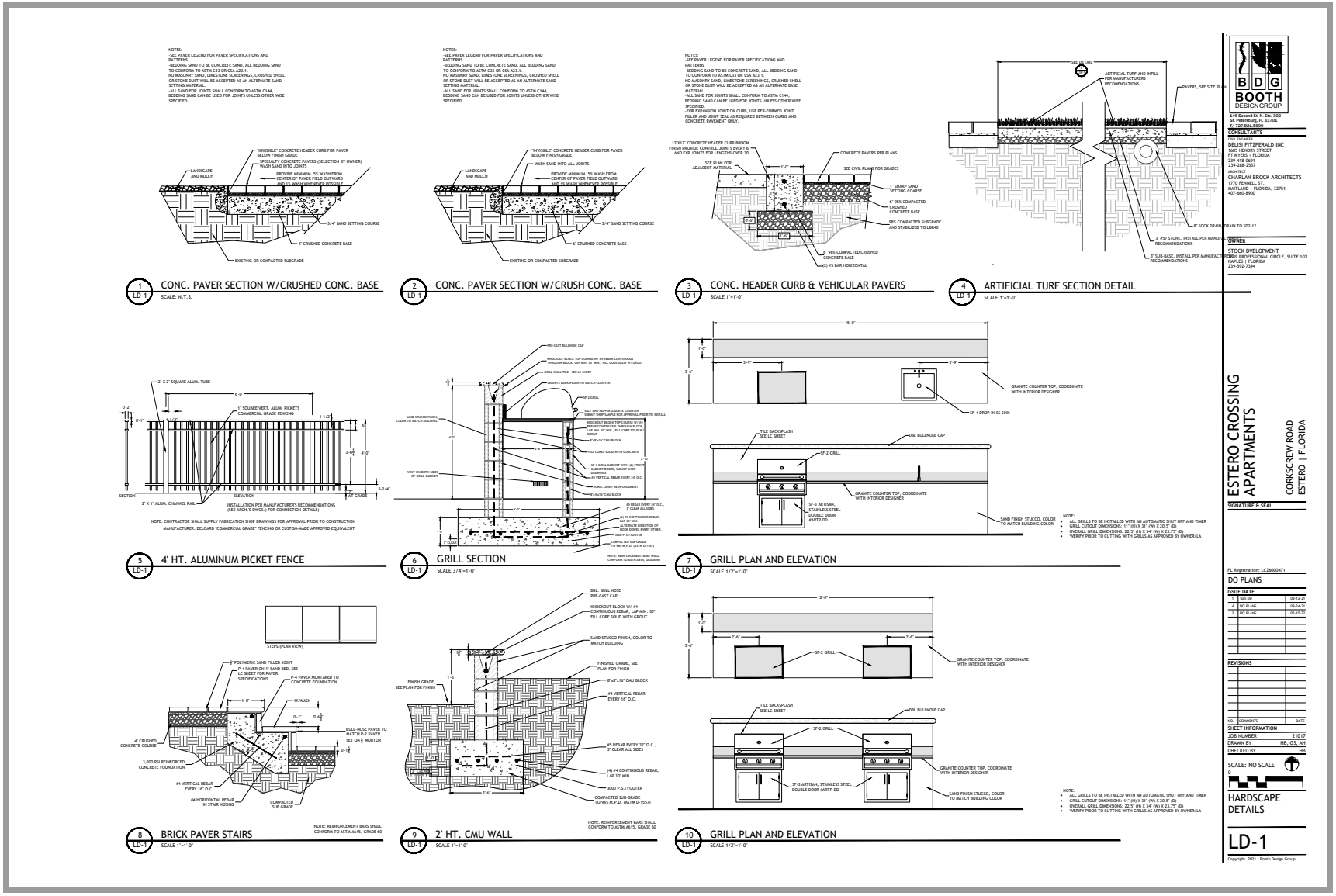
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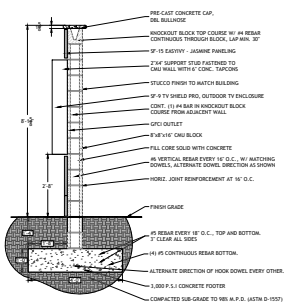
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CLUBHOUSE GRADING PLAN ENLARGEMENT

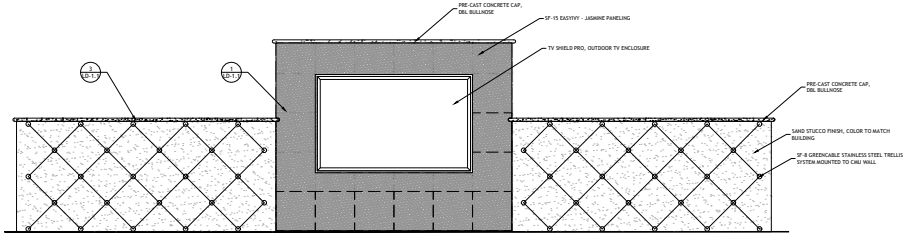
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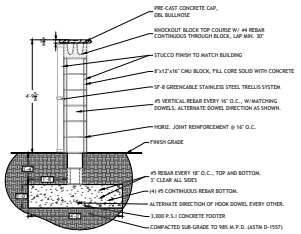

1 LD-1 CONC. PAVER SECTION W/CRUSHED CONC. BASE
SCALE: N.T.S.
2 LD-1 CONC. PAVER SECTION W/CRUSH CONC. BASE
3 LD-1 CONC. HEADER CURB & VEHICULAR PAVERS
SCALE 1"=1'-0"
4 LD-1 ARTIFICIAL TURF SECTION DETAIL
SCALE 1"=1'-0"
5 LD-1 4' HT. ALUMINUM PICKET FENCE
6 LD-1 GRILL SECTION
SCALE 3/4"=1'-0"
7 LD-1 GRILL PLAN AND ELEVATION
SCALE 1/2"=1'-0"
8 LD-1 BRICK PAVER STAIRS
SCALE 1"=1'-0"
9 LD-1 2' HT. CMU WALL
SCALE 1"=1'-0"
10 LD-1 GRILL PLAN AND ELEVATION
SCALE 1/2"=1'-0"
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JOB NUMBER 21017
DRAWN BY HB, GS, AH
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SCALE: NO SCALE
HARDSCAPE DETAILS
LD-1
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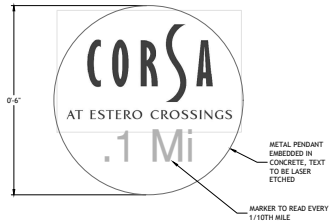
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SCALE 1/2"=1'-0"
NOTE: REINFORCEMENT BARS SHALL CONFORM TO ASTM A615, GRADE 60



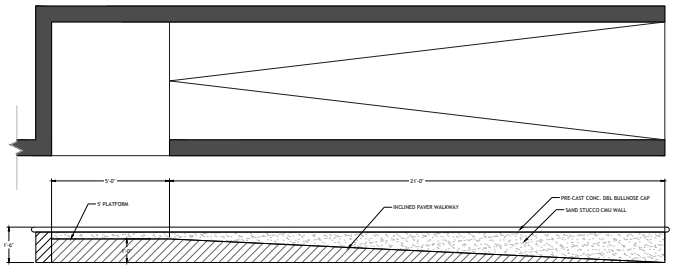
2 LD-1.1 TAPERED CMU WALL ELEVATION
SCALE 1/2"=1'-0"



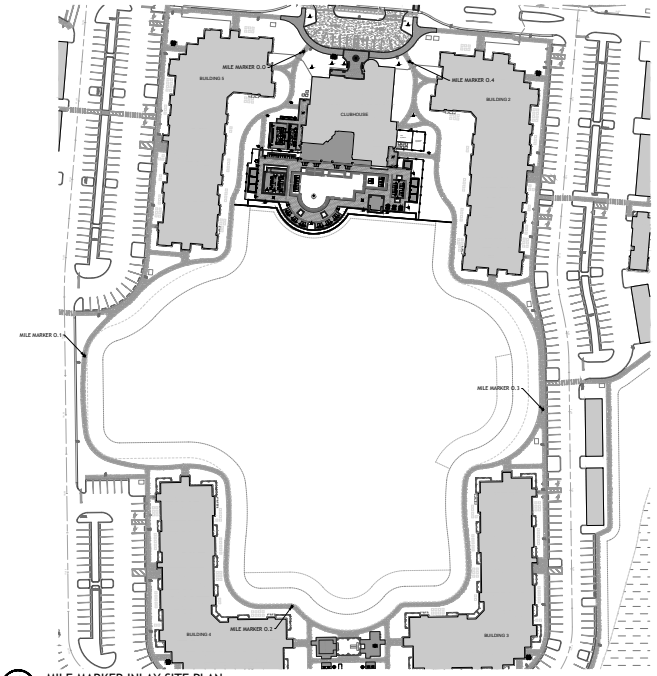
3 LD-1.1 5' CMU WALL DETAIL
SCALE 1/2"=1'-0"
NOTE: REINFORCEMENT BARS SHALL CONFORM TO ASTM A615, GRADE 60



4 LD-1.1 MILE MARKER INLAY
NOT TO SCALE



5 LD-1.1 SLOPED PAVER WALKWAY
SCALE 1/2"=1'-0"



6 LD-1.1 MILE MARKER INLAY SITE PLAN
SCALE 1"=60'-0"

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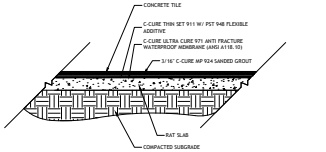
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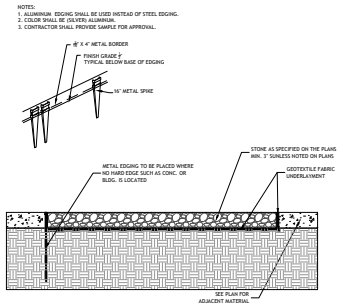
HARDSCAPE DETAILS

LD-1.1

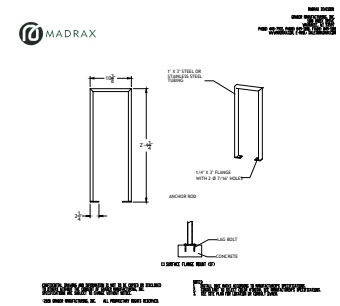
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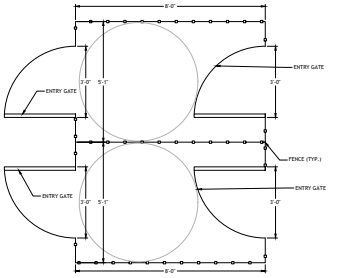
1 LD-1.2 CONCRETE TILE SETTING SECTION DETAIL
N.T.S.



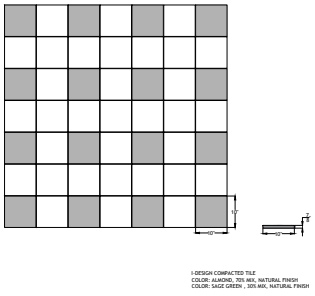
2 LD-1.2 ROCK W/ UNDERLAYMENT



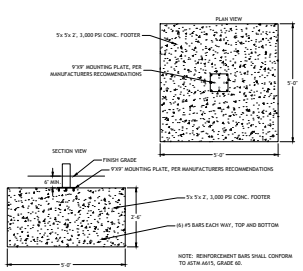
3 LD-1.2 BIKE RACK DETAIL
SCALE: NTS



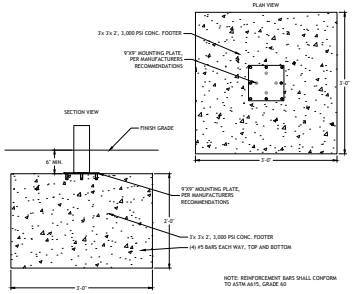
4 LD-1.2 DOG PARK ENTRY GATE
SCALE 1/2"=1'-0"



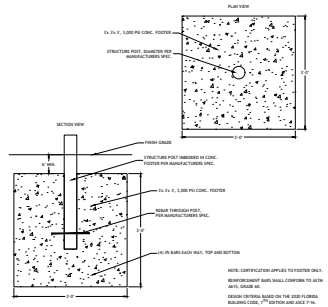
5 LD-1.2 ACCENT TILE LAYOUT



6 LD-1.2 10'x10' QUAD UMBRELLA FOOTER DETAIL
SCALE 1/2"=1'-0"



7 LD-1.2 10'x 10' CABANA FOOTER DETAIL
SCALE 1"=1'-0"



8 LD-1.2 12'x 24' T-POST SHADE STRUCTURE FOOTER
SCALE: 3/4" = 1'-0"

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NO.	COMMENTS	DATE

SHEET INFORMATION

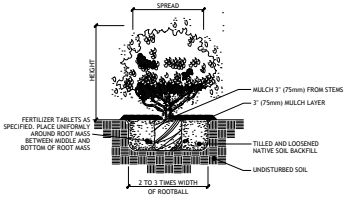
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DRAWN BY	HB, GS, AH
CHECKED BY	HB

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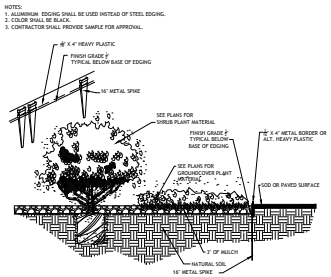
HARDSCAPE DETAILS

LD-1.2

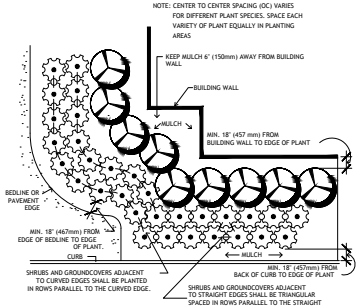
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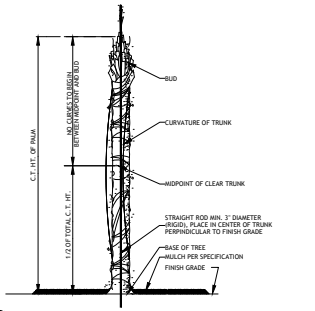
1 LD-2 SHRUB PLANTING DETAIL



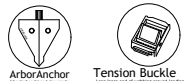
2 LD-2 METAL LANDSCAPE BED EDGING



3 LD-2 SHRUB AND GROUNDCOVER LAYOUT DETAIL



4 LD-2 SABAL PALM ACCEPTABLE CURVATURE DETAIL

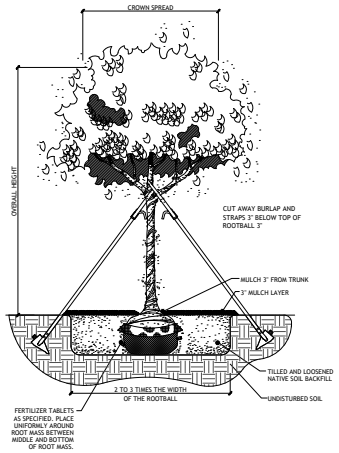


Arborbrace Tree Guying Specifications:
ATG-R/ATG-HD
For up to 3" Caliper Trees
(3) Polypropylene guylines 3/4" X 12-800 lb test, olive drab, UV resistant
(3) Nickel plated spring cam-lock tensioners
(3) Arrowhead Nylon Anchors (4" X 3-3/4") or
(3) Arrowhead Metal Anchors for hard soil (4" X 3-3/4").

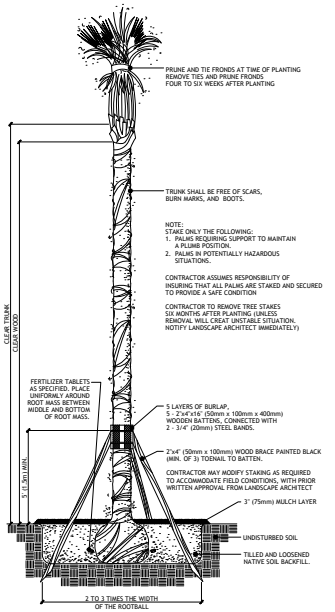
Arborbrace Tree Guying Specifications:
ATG-J
For up to 3" Caliper Trees
(3) Polypropylene-Polyester guylines 3/4" X 12-800 lb test, olive drab, UV resistant
(3) 1-1/4" Nickel plated, non-rusting spring cam-lock tension clips (1,500 lb break strength)
(3) Arrowhead duckbush Anchors for any soil type (5-1/2" X 4-1/2")

OTHER TREE STAKING SYSTEMS MAY BE ACCEPTABLE IF APPROVED

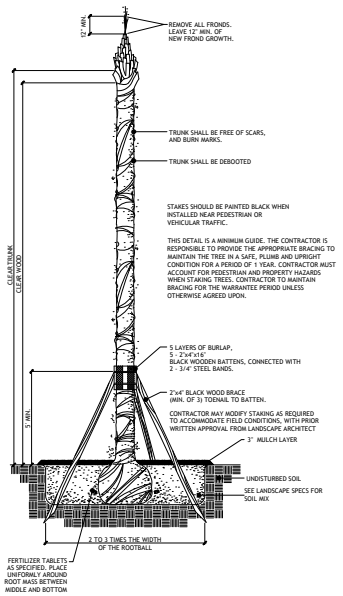
THIS DETAIL IS A MINIMUM GUIDE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE BRACING TO MAINTAIN THE TREE IN A SAFE, PLUMB AND UPRIGHT CONDITION FOR A PERIOD OF 1 YEAR. CONTRACTOR MUST ACCOUNT FOR PEDESTRIAN AND PROPERTY HAZARDS WHEN STAKING TREES. CONTRACTOR TO MAINTAIN BRACING FOR THE WARRANTEE PERIOD UNLESS OTHERWISE AGREED UPON.



5 LD-2 ARBOR BRACE TREE PLANTING DETAIL
SCALE: N.T.S.



6 LD-2 PALM PLANTING DETAIL (EXCEPT SABAL PALMS)



7 LD-2 SABAL PALM PLANTING DETAIL

GENERAL LANDSCAPE NOTES

1. All plant materials to be Florida #1 or better quality, installed to highest nursery standards.
2. Mulch to be COCOA BROWN SHREDDED HARDWOOD MULCH / PINESTRAW, SEE PLAN Mulch shall be installed to a minimum of 3" thick in all planting areas.
3. Sod to be 95% weed free: SEE PLAN FOR DIFFERENT VARIETIES Sod to be installed with tight joints, rolled and fertilized at time of installation. All areas of the project site disturbed during construction shall be sodded with matching turf, unless specifically labeled otherwise. All areas within the project limits shall be provided with sod or other specified groundcover.
4. All dimensions to be field-checked by the Landscape Contractor prior to construction, with any discrepancies reported immediately to the Landscape Architect.
5. All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
6. No substitutions or changes of any kind will be made at time of bidding, so as to provide for equal and fair comparisons.
7. All permits necessary are to be provided by the installing Contractor unless otherwise specifically stated in the specifications.
8. No contractor identification signs shall be permitted on the project.
9. All questions concerning the plans and specifications are to be directed to the Landscape Architect, (727) 821-5699.
10. Carefully review the Landscape Specifications. The installing Contractor will be held responsible for all items contained therein.
11. All plant material shall be planted with TERRA-SORB AG, in accordance with the manufacturer's recommendations for the rate of application.
12. The contractor shall be responsible to provide storm water pollution prevention plans and appropriate construction site runoff controls to meet EPA's Natural Pollutant Discharge Elimination System rule on construction sites where more than one acre of land is disturbed.

FERTILIZATION

SHRUBS AND TREES

All trees and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets at time of installation and prior to completion of pit backfilling. Tablets shall be placed uniformly around the root mass at a depth that is between the middle and bottom of the root mass.

APPLICATION RATE:

1 Gallon can:	1 - 21 gram tablet
3 Gallon can:	2 - 21 gram tablets
5 Gallon can:	3 - 21 gram tablets
7 Gallon can:	4 - 21 gram tablets
Trees:	3 - 21 gram tablets each 1/2" of caliper
Palms:	7 - 21 gram tablets

GROUNDCOVER AREAS

All groundcover areas shall receive fertilization with "Osmocote" time release fertilizer as per manufacturer's specifications.

BDG BOOTH DESIGNGROUP
1460 Second St. N. Ste. 302
St. Petersburg, FL 33701
T: 727.823.5699
CONSULTANTS
CIVIL ENGINEER
DELISI FITZFERALD INC
1605 HENDRY STREET
FT MYERS , FLORIDA
239-418-0691
239-288-2537
ARCHITECT
CHARLAN BROCK ARCHITECTS
1770 FENWELL ST.
MAITLAND , FLORIDA, 32751
407-660-8900
OWNER
STOCK DVELOPMENT
2639 PROFESSIONAL CIRCLE, SUITE 102
NAPLES | FLORIDA
239-592-7394

ESTERO CROSSING APARTMENTS
CORKSCREW ROAD
ESTERO | FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

DO PLANS

ISSUE DATE		
1	DO PLANS	09-13-21
2	DO PLANS	09-24-21
3	DO PLANS	02-15-22

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

JOB NUMBER	21017
DRAWN BY	HB, GS, AH
CHECKED BY	MB

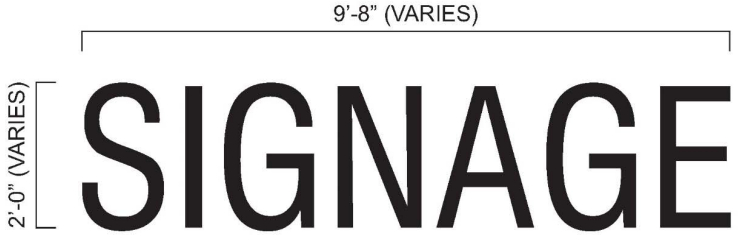
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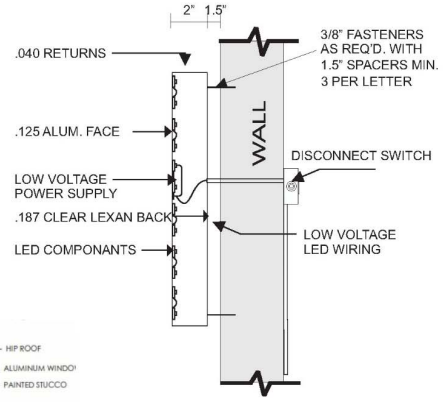
LANDSCAPE DETAILS

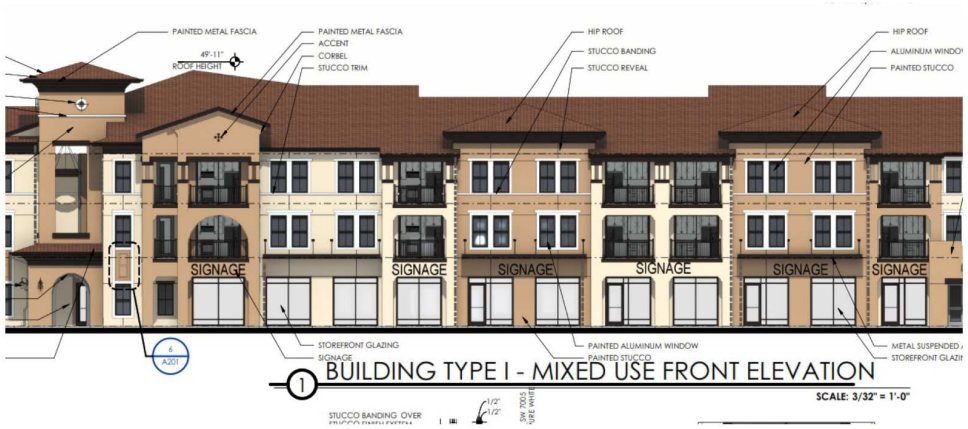
LD-2

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SIGNAGE – TYPICAL MIXED USE BUILDING TENANT







TYPICAL REVERSE CHANNEL LETTERS.

TO BE ILLUMINATED USING WHITE (7000K) LED'S.

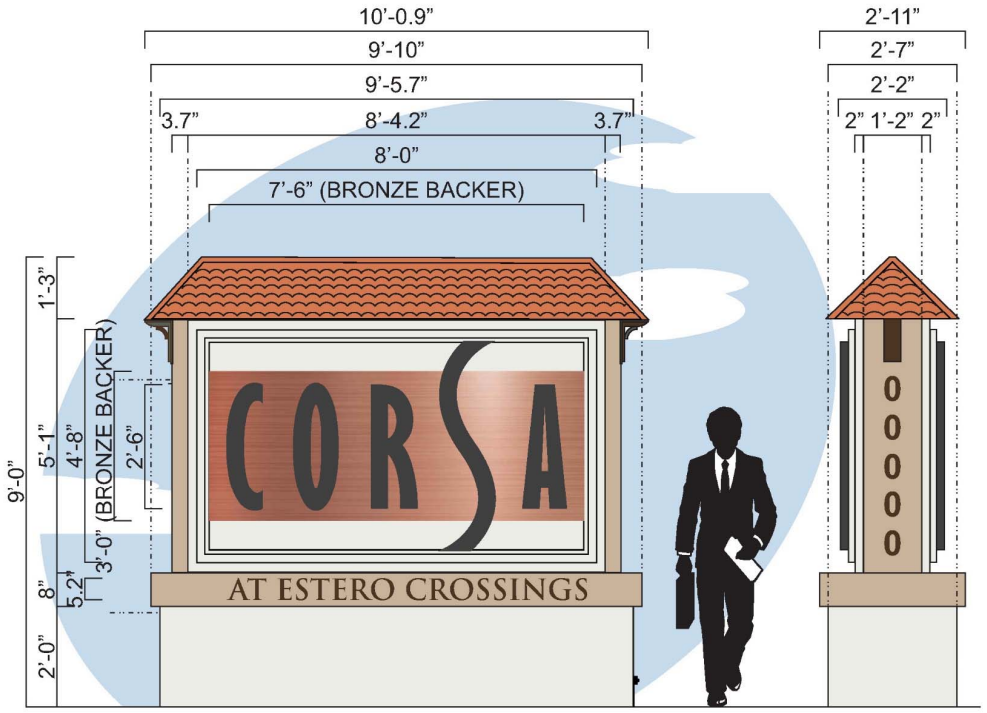
CONCEPTUAL SIGNAGE ONLY. FINAL SIGN DESIGN, AREA, GRAPHICS AND COLOR FOR EACH TENANT TO BE PROVIDED AT TIME OF PERMIT AND SHALL CONFORM TO THE VILLAGE OF ESTERO LDC.

11

SIGNAGE – TYPICAL MIXED USE BUILDING TENANT (NIGHT VIEW)



SIGNAGE – MONUMENT SIGN



MANUFACTURE & INSTALL ONE (1) DOUBLE FACED, ILLUMINATED GROUND SIGN.

ROOF - ALL ALUMINUM CONSTRUCTION OVER INTERNAL ANGLE FRAME, ROOF TO RECEIVE BARREL TILE (BY OTHERS) TO MATCH BUILDING AND HAVE FABRICATED ALUM SCONCES AT CABINET ENDS

MAIN STRUCTURE - ALL ALUMINUM CONSTRUCTION OVER INTERNAL ANGLE FRAME, FINISH TO BE TEXTURED. INSET "COLUMNS" TO BE SMOOTH PAINTED. ADDRESS NUMBERS TO BE .25" NON ILLUMINATED FLAT CUT OUT DIBOND LETTERS. FRAME AROUND COPY AREA TO BE 2" SQ TUBING WITH TEXTURED FINISH. BACKER PANEL TO BE ALUM WITH BRUSHED BRONZE PRINT. LETTERS TO BE REVESE ILLUMINATED CHANNEL LETTERS SPACED 1.5" OFF OF BACKER PANEL.

BASE - ALL ALUMINUM CONSTRUCTION OVER INTERNAL ANGLE FRAME, FINISH TO BE TEXTURED. SUBCOPY TO BE .25" NON ILLUMINATED FLAT CUT OUT DIBOND LETTERS WITH SMOOTH PAINTED FINISH.

TO BE ILLUMINATED USING WHITE (7000k) LED's.

SW#7005

SW#6069

SW#7713



CONCERT BARREL TILE ROOF

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

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

1. Applicant/Project Name: Riverwoods Plantation
2. Address: 4700 Robert E Lee Blvd
3. Strap Number: 29-46-25-E1-0700A.00CE
4. Application Number: LDO2022-E015-Type C LDO

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

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

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

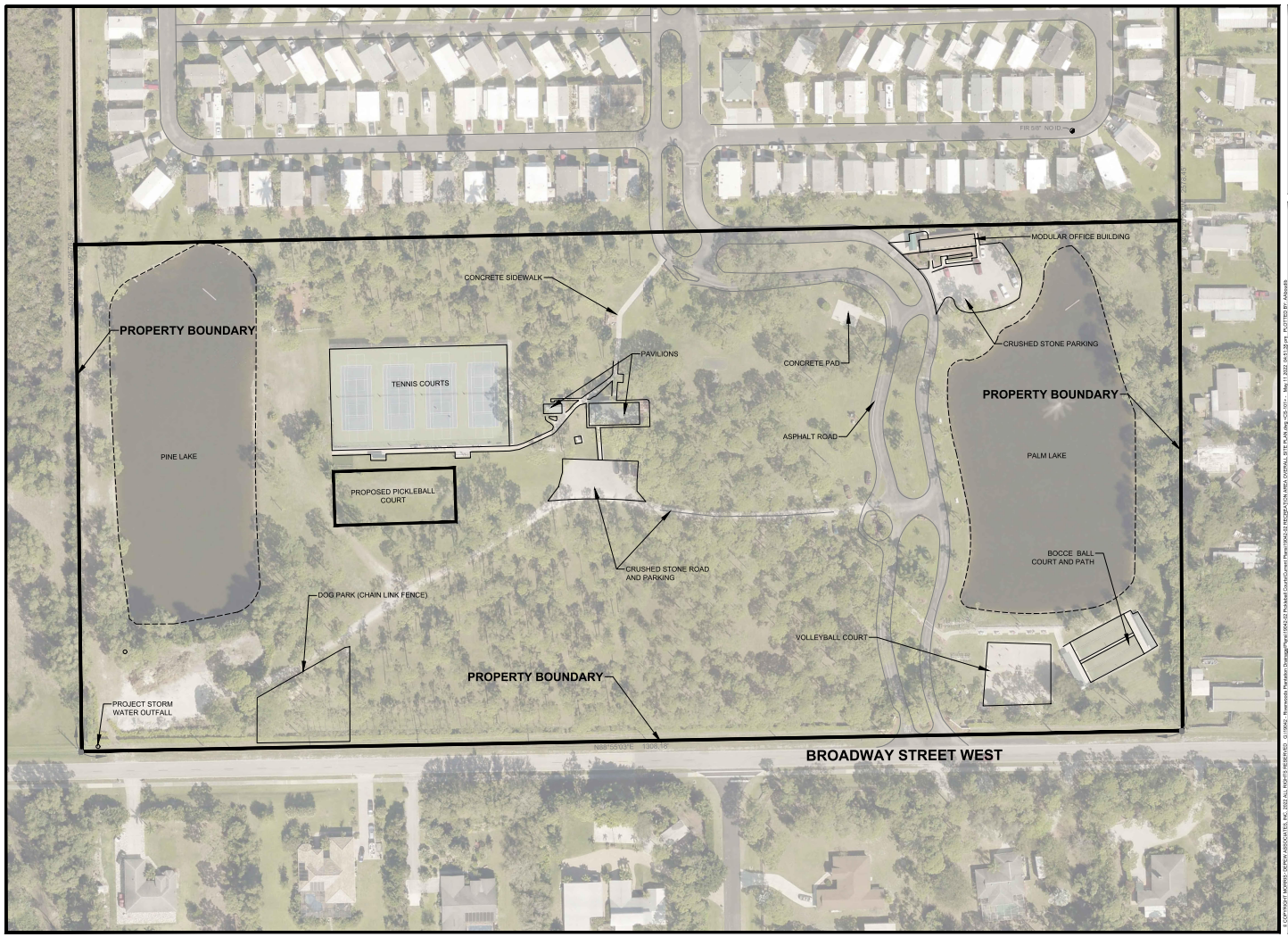
Construct Four Pickleball Courts along the South side of the existing Tennis Courts.

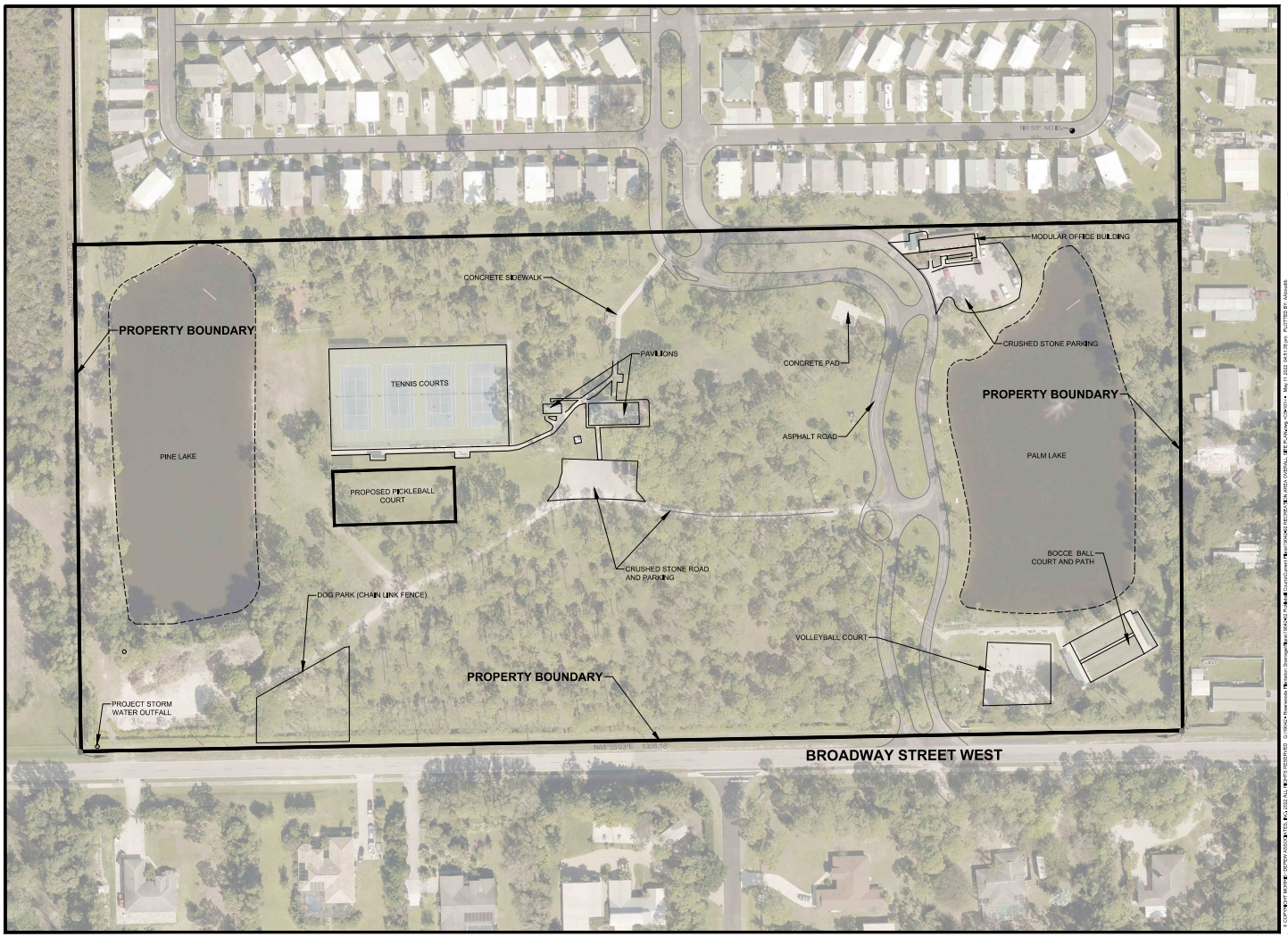
7. Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. The plans shall define what is being requested and the deviation or change from the permitted and/or existing conditions.

Roger Haab
Signature

5/5/2022
Date

Roger Haab
Project Manager
Riverwoods Plantation
Print Name


PROPERTY BOUNDARY
PINE LAKE
TENNIS COURTS
PROPOSED PICKLEBALL COURT
CONCRETE SIDEWALK
PAVILIONS
CONCRETE PAD
ASPHALT ROAD
MODULAR OFFICE BUILDING
CRUSHED STONE PARKING
PROPERTY BOUNDARY
PALM LAKE
BOCCE BALL COURT AND PATH
CRUSHED STONE ROAD AND PARKING
DOG PARK (CHAIN LINK FENCE)
VOLLEYBALL COURT
PROPERTY BOUNDARY
PROJECT STORM WATER OUTFALL
BROADWAY STREET WEST
PROJECT:
RIVERWOODS PLANTATION PICKLEBALL COURTS
LOCATION:
4600 ROBERT E. LEE BLVD.
ESTERO, FLORIDA
CLIENT:
RIVERWOODS PLANTATION RESORT
CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3855
Fax: (239) 337-3994
Toll free: 866-337-7341
Tallahassee
110 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341
Destin
3507 Highway 98
Suite 1
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341
PREPARED BY:
JACK R. MORRIS
FL PE# 53867
DRAWING IS NOT VALID WITHOUT AN ORIGINAL SEAL AND SIGNATURE BY THE ENGINEER OF RECORD
REVISIONS
DATE
PROJECT MANAGER: JRM
DRAWING BY: ATA
JURISDICTION: VILLAGE OF ESTERO
DATE: 5/11/2022
SHEET TITLE:
RECREATION AREA OVERALL SITE PLAN
SHEET NUMBER:
CS-101
50 0 25 50
SCALE 1"=50'
JOB/FILE NUMBER:
19042-01



PROJECT:

RIVERWOODS PLANTATION PICKLEBALL COURTS

LOCATION:

4600 ROBERT E. LEE BLVD, ESTERO, FLORIDA

CLIENT:

RIVERWOODS PLANTATION RESORT

CONSULTANT:

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS

FL CA # LC-26000583 / FL CERT NO. EB0001131 / LC#0003830

Fort Myers
2004 Bucknell Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll Free: 866-337-3441

Tallahassee
113 South Monroe Street
Suite 201
Tallahassee, Florida 32301
Toll Free: 866-337-3441

Destin
5937 Highway 98
Suite 201
Santa Rosa Beach, Florida 32459
Toll Free: 866-337-3441

PREPARED BY:

JACK S. MORRIS
FL PE# 63867

DRAWINGS NOT VALID WITHOUT ANY ORIGINAL SEAL AND SIGNATURE OF THE ENGINEER OF RECORD

REVISIONS	DATE

PROJECT MANAGER:	JRM
DRAWING BY:	ATA
JURISDICTION:	VILLAGE OF ESTERO
DATE:	5/11/2022

SHEET TITLE:

RECREATION AREA OVERALL SITE PLAN

SHEET NUMBER:

CS-101

50 0 25 50

SCALE 1"=50'

JOB/FILE NUMBER:

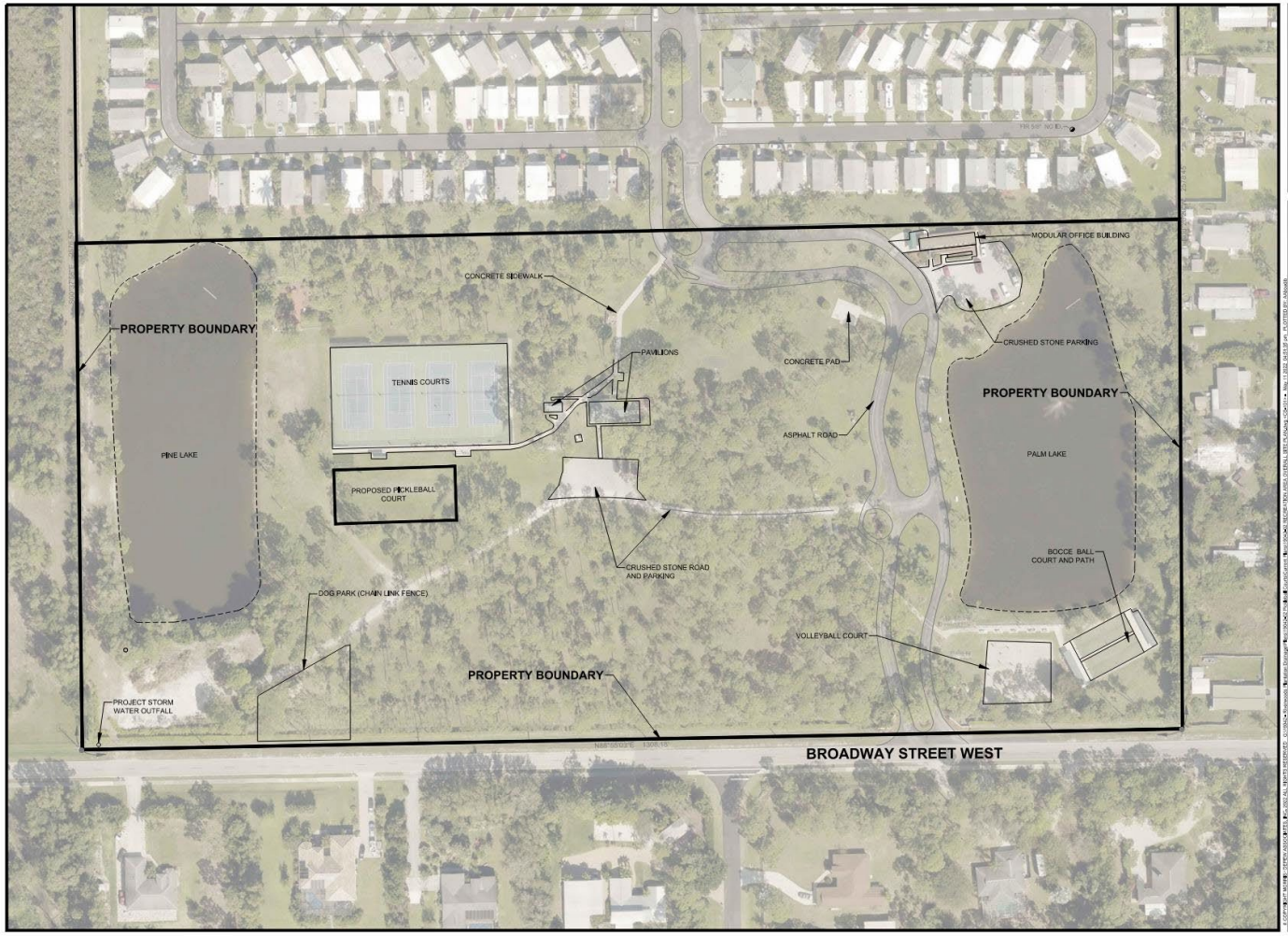
19042-01

Riverwoods Plantation



Proposed New Pickleball Courts

Riverwoods Plantation
4760 Robert E Lee Blvd
Estero, Florida


PROPERTY BOUNDARY
PINE LAKE
TENNIS COURTS
PROPOSED PICKLEBALL COURT
CONCRETE SIDEWALK
PAVILIONS
CONCRETE PAD
ASPHALT ROAD
MODULAR OFFICE BUILDING
CRUSHED STONE PARKING
PROPERTY BOUNDARY
PALM LAKE
BOCCE BALL COURT AND PATH
CRUSHED STONE ROAD AND PARKING
DOG PARK (CHAIN LINK FENCE)
VOLLEYBALL COURT
PROPERTY BOUNDARY
PROJECT STORM WATER OUTFALL
BROADWAY STREET WEST
PROJECT:
RIVERWOODS PLANTATION PICKLEBALL COURTS
LOCATION:
4600 ROBERT E. LEE BLVD.
ESTERO, FLORIDA
CLIENT:
RIVERWOODS PLANTATION RESORT
CONSULTANT:
MORRIS DEPEW
PREPARED BY:
JACK B. MORRIS
FL PE# 83867
REVISIONS
DATE
PROJECT MANAGER:
JRM
DRAWING BY:
ATA
JURISDICTION:
VILLAGE OF ESTERO
DATE:
5/11/2022
SHEET TITLE:
RECREATION AREA OVERALL SITE PLAN
SHEET NUMBER:
CS-101
SCALE 1"=50'
JOB FILE NUMBER:
19042-01



PROJECT:
RIVERWOODS PLANTATION PICKLEBALL COURTS

LOCATION:
4600 ROBERT E. LEE BLVD.
ESTERO, FLORIDA

CLIENT:
RIVERWOODS PLANTATION RESORT

CONSULTANT:
MORRIS DEPEW
ENGINEERS ◆ PLANNERS ◆ SURVEYORS
LANDSCAPE ARCHITECTS
Fort Myers
Tallahassee
Destin

PREPARED BY:
JACK B. MORRIS
FL PE# 63997

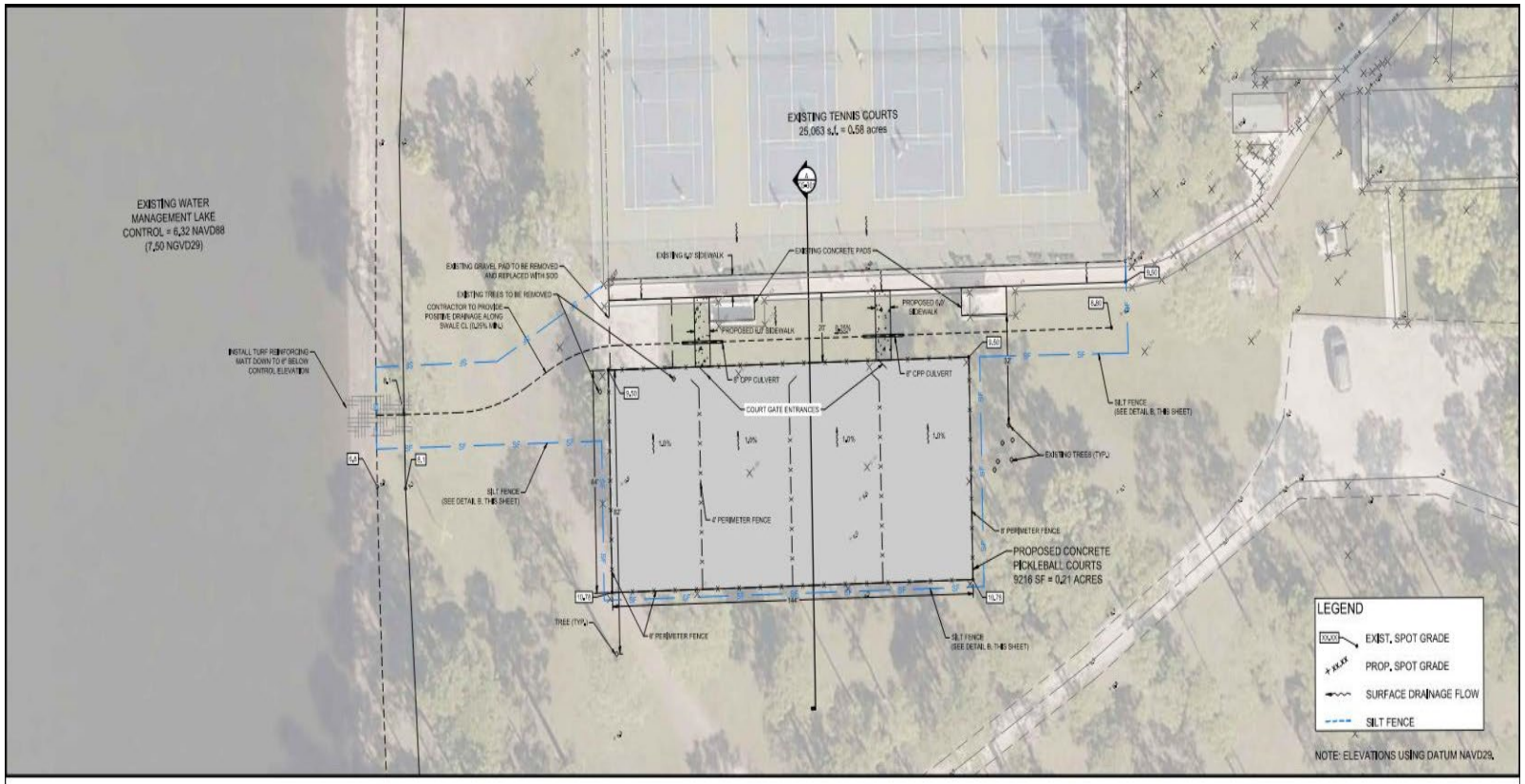
REVISIONS	DATE

PROJECT MANAGER:	JRM
DRAWING BY:	ATA
JURISDICTION	VILLAGE OF ESTERO
DATE:	5/11/2022

SHEET TITLE:
Site Improvements Plan
Drawing by R Haab

50 0 25 50
SCALE 1"=50'

JOB FILE NUMBER:
19042-01



PICKLEBALL COURT GRADING AND DRAINAGE PLAN

Village of ESTERO

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

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

1. Applicant/Project Name: Pelican Sound River Club Amendment
2. Address: 4561 Pelican Sound Blvd. Estero, FL 33928
3. Strap Number: 32-46-25-E2-00002.10CE
4. Application Number: DCI2021-E003

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

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

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

To amend the Pelican Sound RPD zoning and Master Concept Plan (MCP) to allow for proposed pickleball facilities as an accessory use and expanded outdoor entertainment.

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

4/25/22
Date

KENRICK S. GALLAGHER
Print Name

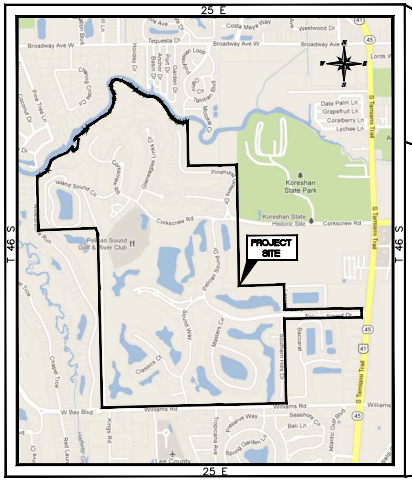
Village of Estero | 9401 Corkscrew Palms Circle | Estero, FL 33928 | Phone: 239.221.5035 | Fax: 239.494.5343 | www.Estero-fl.gov

Updated 11/17/2021

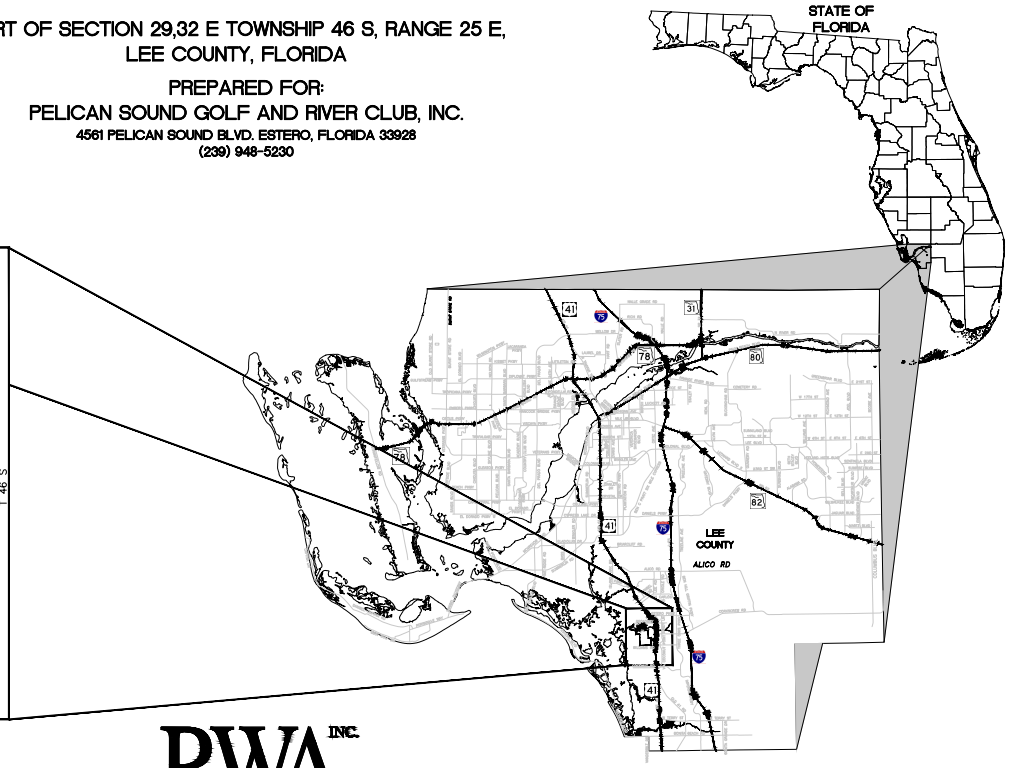
Pelican Sound Golf & River Club RPD

PART OF SECTION 29,32 E TOWNSHIP 46 S, RANGE 25 E,
LEE COUNTY, FLORIDA

PREPARED FOR:
PELICAN SOUND GOLF AND RIVER CLUB, INC.
4561 PELICAN SOUND BLVD. ESTERO, FLORIDA 33928
(239) 948-5230



LOCATION MAP



CONTENTS

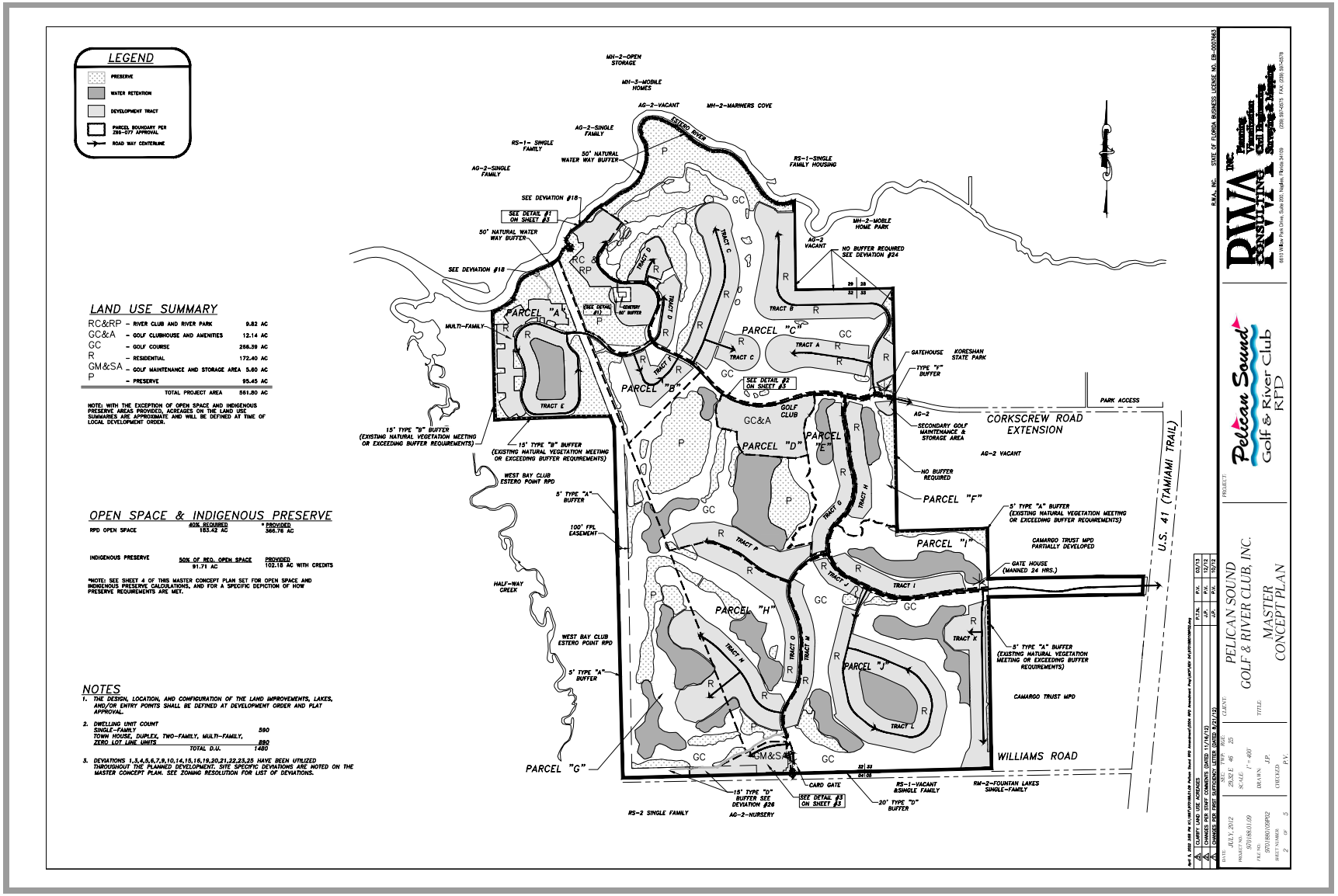
SHEET 1 COVER SHEET
SHEET 2 MASTER CONCEPT PLAN
SHEET 3 DETAILS
SHEET 4 INDIGENOUS PRESERVE PLAN
SHEET 5 ADDITIONAL DETAILS

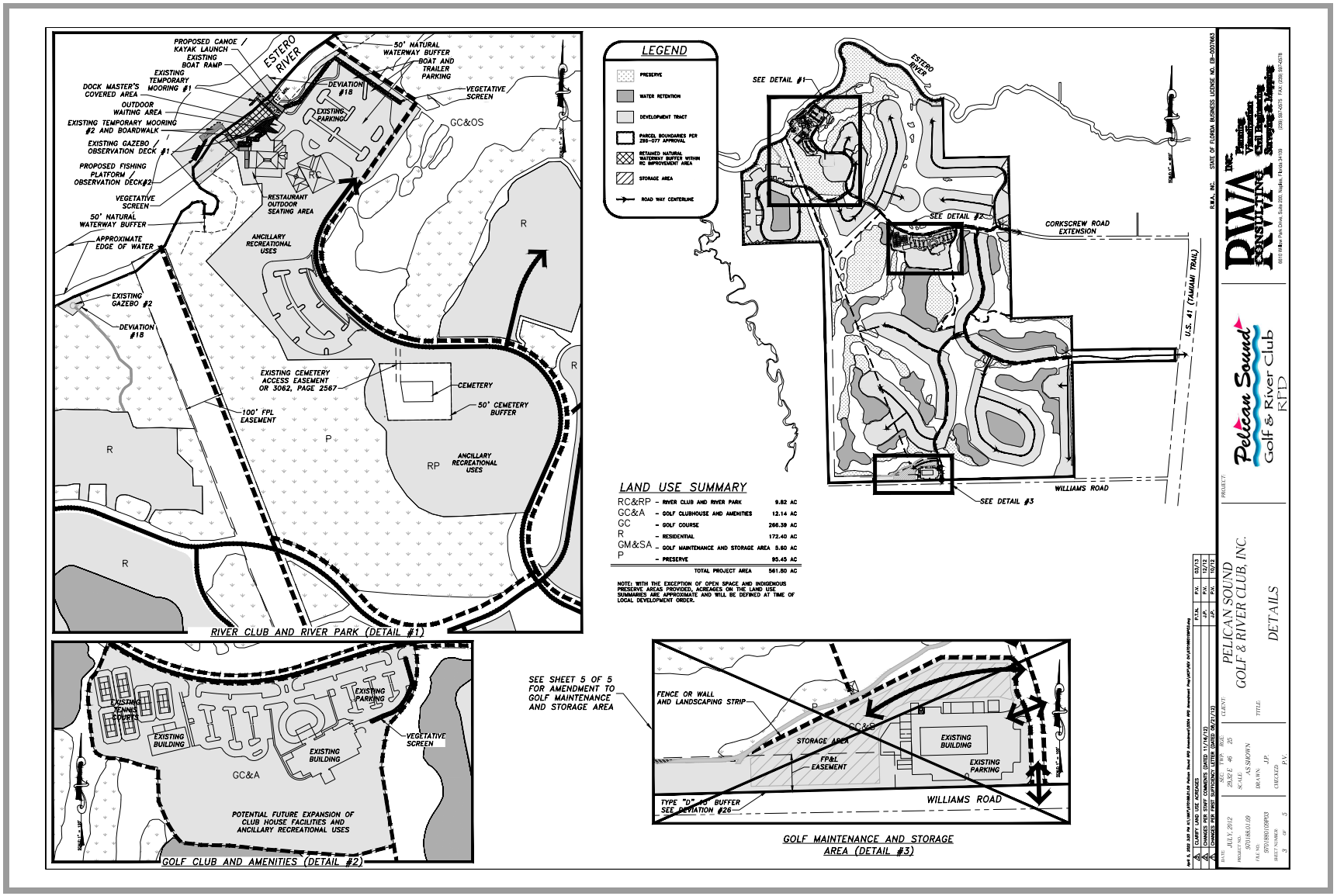
REV	REVISION	DRWN	CHECKED	DATE
3	CLARIFY LAND USE ACREAGES	P.T.N.	P.V.	03/13
2	CHANGES PER STAFF COMMENTS (DATED 11/16/12)	J.P.	P.V.	12/12
1	CHANGES PER FIRST SUFFICIENCY LETTER (DATED 08/21/12)	J.P.	P.V.	10/12

R.W.A., INC. STATE OF FLORIDA BUSINESS LICENSE NO. ER-0007663

RWA INC.
CONSULTING
•Planning •Visualization
•Civil Engineering •Surveying & Mapping
6610 Willow Park Drive, Suite 200
Naples, Florida 34109
(239) 597-0575 FAX: (239) 597-0578

Eco Planz Inc.


LEGEND
PRESERVE
WATER RETENTION
DEVELOPMENT TRACT
PARCEL BOUNDARY PER Z98-077 APPROVAL
ROAD WAY CENTERLINE
LAND USE SUMMARY
RC&RP – RIVER CLUB AND RIVER PARK 9.82 AC
GC&A – GOLF CLUBHOUSE AND AMENITIES 12.14 AC
GC – GOLF COURSE 266.39 AC
R – RESIDENTIAL 172.40 AC
GM&SA – GOLF MAINTENANCE AND STORAGE AREA 5.60 AC
P – PRESERVE 95.45 AC
TOTAL PROJECT AREA 561.80 AC
NOTE: WITH THE EXCEPTION OF OPEN SPACE AND INDIGENOUS PRESERVE AREAS PROVIDED, ACREAGES ON THE LAND USE SUMMARIES ARE APPROXIMATE AND WILL BE DEFINED AT TIME OF LOCAL DEVELOPMENT ORDER.
OPEN SPACE & INDIGENOUS PRESERVE
RPD OPEN SPACE 40% REQUIRED 183.42 AC * PROVIDED 368.76 AC
INDIGENOUS PRESERVE 50% OF REQ. OPEN SPACE 91.71 AC PROVIDED 102.18 AC WITH CREDITS
*NOTE: SEE SHEET 4 OF THIS MASTER CONCEPT PLAN SET FOR OPEN SPACE AND INDIGENOUS PRESERVE CALCULATIONS, AND FOR A SPECIFIC DEPICTION OF HOW PRESERVE REQUIREMENTS ARE MET.
NOTES
1. THE DESIGN, LOCATION, AND CONFIGURATION OF THE LAND IMPROVEMENTS, LAKES, AND/OR ENTRY POINTS SHALL BE DEFINED AT DEVELOPMENT ORDER AND PLAT APPROVAL.
2. DWELLING UNIT COUNT
SINGLE-FAMILY 590
TOWN HOUSE, DUPLEX, TWO-FAMILY, MULTI-FAMILY, ZERO LOT LINE UNITS 890
TOTAL D.U. 1480
3. DEVIATIONS 1,3,4,5,6,7,9,10,14,15,16,19,20,21,22,23,25 HAVE BEEN UTILIZED THROUGHOUT THE PLANNED DEVELOPMENT. SITE SPECIFIC DEVIATIONS ARE NOTED ON THE MASTER CONCEPT PLAN. SEE ZONING RESOLUTION FOR LIST OF DEVIATIONS.
ESTERO RIVER
PARCEL "A"
PARCEL "B"
PARCEL "C"
PARCEL "D"
PARCEL "E"
PARCEL "F"
PARCEL "G"
PARCEL "H"
PARCEL "I"
PARCEL "J"
CORKSCREW ROAD EXTENSION
U.S. 41 (TAMIAMI TRAIL)
WILLIAMS ROAD
GOLF CLUB
GATEHOUSE
GATE HOUSE (MANNED 24 HRS.)
CARD GATE
PARK ACCESS
WEST BAY CLUB ESTERO POINT RPD
HALF-WAY CREEK
CAMARGO TRUST MPD
CAMARGO TRUST MPD PARTIALLY DEVELOPED
KORESHAN STATE PARK
RM-2-FOUNTAIN LAKES SINGLE-FAMILY
RS-1-VACANT &SINGLE FAMILY
RS-2 SINGLE FAMILY
AG-2-NURSERY
RMA, INC. STATE OF FLORIDA BUSINESS LICENSE NO. EB-0007665
RMA Florida Registration Civil Engineering Surveying & Mapping
Pelican Sound Golf & River Club RPD
PELICAN SOUND GOLF & RIVER CLUB, INC.
MASTER CONCEPT PLAN


PROPOSED CANOE / KAYAK LAUNCH
EXISTING BOAT RAMP
EXISTING TEMPORARY MOORING #1
DOCK MASTER'S COVERED AREA
OUTDOOR WAITING AREA
EXISTING TEMPORARY MOORING #2 AND BOARDWALK
EXISTING GAZEBO / OBSERVATION DECK #1
PROPOSED FISHING PLATFORM / OBSERVATION DECK#2
VEGETATIVE SCREEN
50' NATURAL WATERWAY BUFFER
APPROXIMATE EDGE OF WATER
ESTERO RIVER
50' NATURAL WATERWAY BUFFER
BOAT AND TRAILER PARKING
DEVIATION #18
EXISTING PARKING
VEGETATIVE SCREEN
GC&OS
RESTAURANT OUTDOOR SEATING AREA
ANCILLARY RECREATIONAL USES
EXISTING GAZEBO #2
DEVIATION #18
EXISTING CEMETERY ACCESS EASEMENT OR 3062, PAGE 2567
CEMETERY
50' CEMETERY BUFFER
100' FPL EASEMENT
ANCILLARY RECREATIONAL USES
RIVER CLUB AND RIVER PARK (DETAIL #1)
EXISTING TENNIS COURTS
EXISTING PARKING
EXISTING BUILDING
EXISTING BUILDING
VEGETATIVE SCREEN
GC&A
POTENTIAL FUTURE EXPANSION OF CLUB HOUSE FACILITIES AND ANCILLARY RECREATIONAL USES
GOLF CLUB AND AMENITIES (DETAIL #2)
LEGEND
PRESERVE
WATER RETENTION
DEVELOPMENT TRACT
PARCEL BOUNDARIES PER 286-077 APPROVAL
RETAINED NATURAL WATERWAY BUFFER WITHIN RC IMPROVEMENT AREA
STORAGE AREA
ROAD WAY CENTERLINE
SEE DETAIL #1
SEE DETAIL #2
SEE DETAIL #3
ESTERO RIVER
CORKSCREW ROAD EXTENSION
U.S. 41 (TAMIAMI TRAIL)
WILLIAMS ROAD
LAND USE SUMMARY
RC&RP – RIVER CLUB AND RIVER PARK 9.82 AC
GC&A – GOLF CLUBHOUSE AND AMENITIES 12.14 AC
GC – GOLF COURSE 266.39 AC
R – RESIDENTIAL 172.40 AC
GM&SA – GOLF MAINTENANCE AND STORAGE AREA 5.80 AC
P – PRESERVE 95.45 AC
TOTAL PROJECT AREA 561.50 AC
NOTE: WITH THE EXCEPTION OF OPEN SPACE AND INDIGENOUS PRESERVE AREAS PROVIDED, ACREAGES ON THE LAND USE SUMMARIES ARE APPROXIMATE AND WILL BE DEFINED AT TIME OF LOCAL DEVELOPMENT ORDER.
SEE SHEET 5 OF 5 FOR AMENDMENT TO GOLF MAINTENANCE AND STORAGE AREA
FENCE OR WALL AND LANDSCAPING STRIP
STORAGE AREA
FP&L EASEMENT
EXISTING BUILDING
EXISTING PARKING
TYPE "D" 50' BUFFER SEE DEVIATION #26
WILLIAMS ROAD
GOLF MAINTENANCE AND STORAGE AREA (DETAIL #3)
RWA INC.
Planning Transportation Civil Engineering Surveying & Mapping
Pelican Sound Golf & River Club RPD
PELICAN SOUND GOLF & RIVER CLUB, INC.
DETAILS
JULY, 2012
25.5LE 46 25
AS SHOWN
J.P.
P.V.
970188.01.09
970188010PM3

OPEN SPACE / INDIGENOUS CALCULATIONS (IN ACRES)

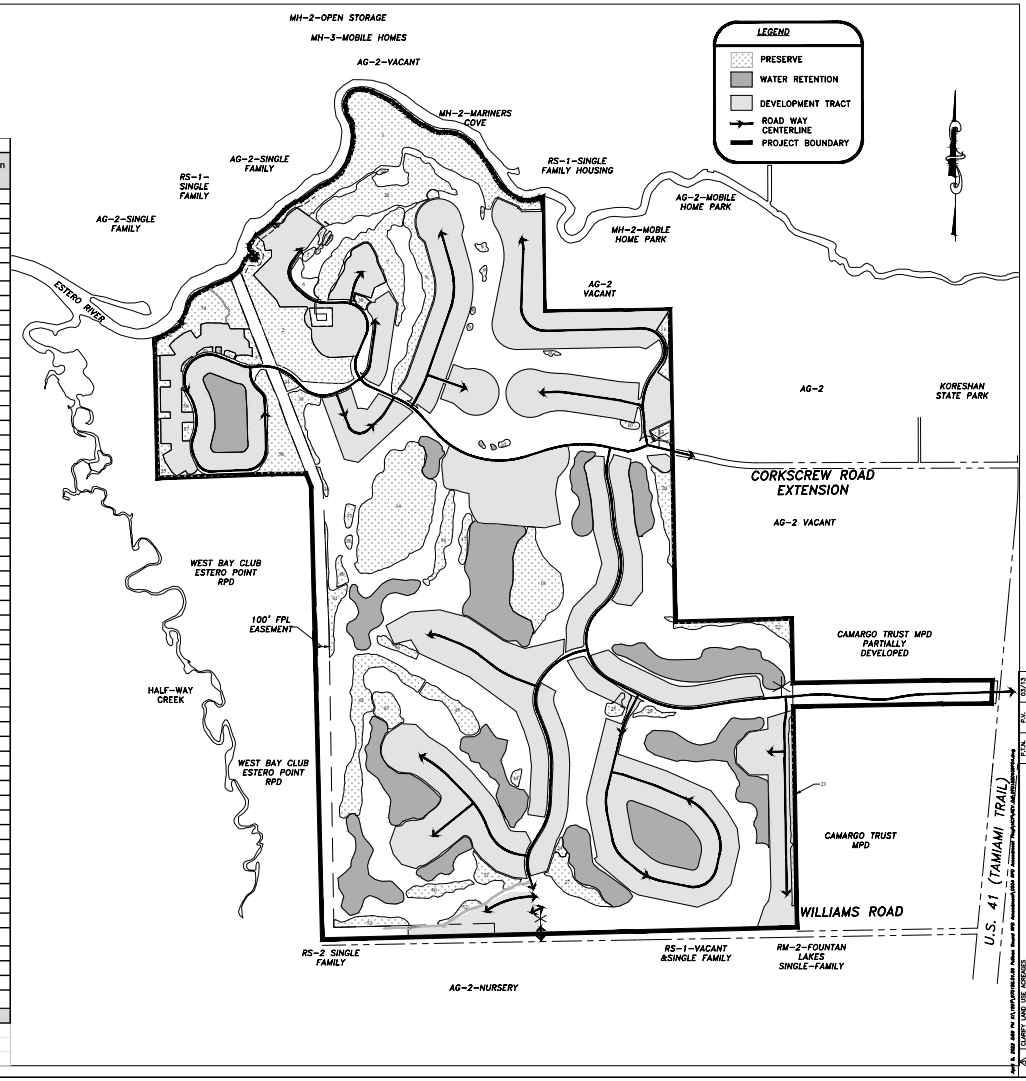
561.80 TOTAL ACREAGE
−13.81 EXCLUDE 100 FOOTWIDE FPL EASEMENT
−7.94 EXCLUDE 200 FOOTWIDE RIGHT-OF-WAY
−28.54 EXCLUDE SF EXEC. THE MASTERS
−16.50 EXCLUDE SF EXEC GLEN EAGLES
−6.22 EXCLUDE SF ESTATE PINEHURST
458.55 TOTAL ACREAGE SUBJECT TO OPEN SPACE REQUIREMENTS

183.42 40% REQUIRED OPEN SPACE
91.71 INDIGENOUS AREA REQUIRED (50% OF OPEN SPACE)

INDIGENOUS PRESERVE TABLE

Tract ID	Actual Acres	Habitat Classification	Status	Credit	Acres with Credit	Deviation 23
1	13.62	Upland	E	160%	21.79	
1	0.70	Wetland	E	100%	0.70	
2	8.28	Upland	E	160%	13.25	
2	0.40	Wetland	E	100%	0.40	
4	0.63	Upland	E	125%	0.79	
5	0.49	Upland	E	100%	0.49	*
6	0.86	Upland	E	125%	1.07	
7	1.59	Upland	E	100%	1.59	
7	3.43	Wetland	C	50%	1.72	
8	3.53	Upland	E	100%	3.53	
9	0.52	Upland	E	100%	0.52	*
10	0.41	Upland	E	100%	0.41	*
11	0.71	Upland	E	100%	0.71	
13	0.49	Upland	E	110%	0.54	
14	2.61	Upland	E	100%	2.61	
14	9.13	Wetland	R	50%	4.57	
16	1.54	Upland	E	110%	1.69	
17	0.59	Upland	E	110%	0.65	
18	1.02	Upland	E	100%	1.02	
18	4.57	Wetland	R	50%	2.29	
20	1.69	Upland	E	110%	1.86	
22	1.10	Upland	E	100%	1.10	
22	0.50	Wetland	E	100%	0.50	
23	1.17	Upland	E	100%	1.17	*
24	0.21	Upland	E	100%	0.21	
25	0.46	Upland	E	100%	0.46	
26	1.98	Upland/Wetland	E	100%	1.98	
26	4.31	Wetland	R - C	50%	2.16	
27	1.94	Wetland	R - C	50%	0.97	
28	0.41	Upland	E	100%	0.41	
30	0.24	Upland	E	100%	0.24	
34	0.28	Upland	E	100%	0.28	
35	1.15	Upland	E	100%	1.15	
36	0.17	Upland	E	100%	0.17	*
37	0.31	Upland	E	100%	0.31	
38	0.14	Upland	E	100%	0.14	
40	0.40	Upland	E	100%	0.40	
41	1.15	Upland	E	100%	1.15	
42	4.93	Upland	E	110%	5.42	
43	1.24	Upland	E	125%	1.55	
44	0.21	Upland	E	100%	0.21	
45	1.67	Upland	E	125%	2.08	
46	0.54	Upland	E	110%	0.59	
50	1.09	Upland	E	110%	1.20	
51	1.02	Upland	E	125%	1.27	
52	1.04	Upland	E	100%	1.04	
52	0.45	Upland	E	100%	0.45	
54	4.57	Upland	E	135%	6.17	
54	0.40	Wetland	E	100%	0.40	
55	1.11	Upland	E	100%	1.11	*
56	3.89	Upland	E	135%	5.25	
57	0.31	Upland	E	100%	0.31	
58	0.27	Upland	E	100%	0.27	
61	0.35	Upland	E	100%	0.35	*
Total Acres	95.45	Total Acres with Credit			102.18	

E = Existing Indigenous Habitat
R = Restored Indigenous Habitat
C = Created Indigenous Habitat



R.W.A., INC. STATE OF FLORIDA BUSINESS LICENSE NO. EB-0007655
RWA INC. Florida Registered Civil Engineering Surveying & Mapping
6810 Metro Park Drive, Suite 200, Naples, Florida 34109 (239) 597-2575 FAX (239) 597-2578

PROJECT: Pelican Sound Golf & River Club RFD

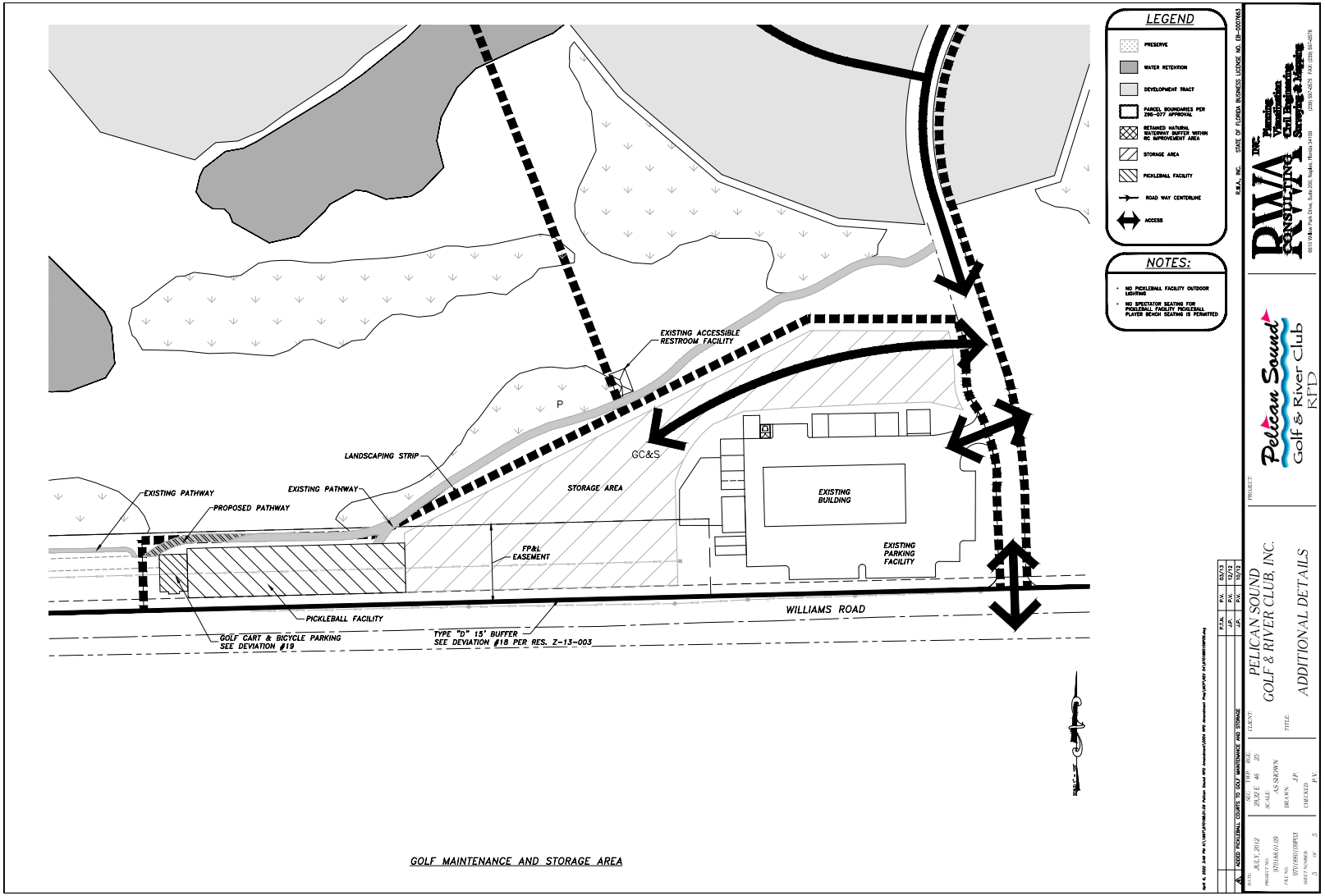
CLIENT: PELICAN SOUND GOLF & RIVER CLUB, INC.

TITLE: INDIGENOUS PRESERVE PLAN

DATE	JULY, 2012
PROJECT NO.	9701851.01.09
FILE NO.	9701850702PH4
SHEET NUMBER	4 OF 6
SEC.	TWP. RGE. 25
25,26 E.	46
SCALE:	1" = 400'
DRAWN:	J.P.
CHECKED:	P.V.

4	J.P.	10/13
3	P.V.	10/13
2	P.V.	10/13
1	J.P.	10/13

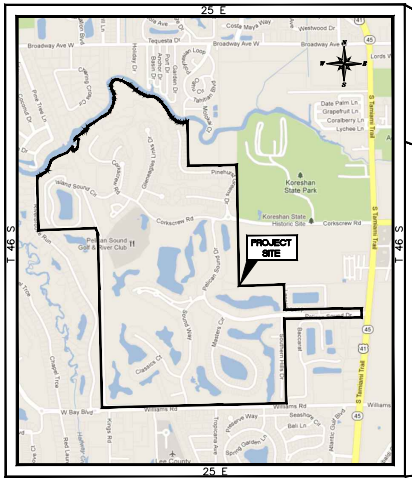
1 CHANGES PER COMMENTS DATED 11/14/12
2 CHANGES PER COMMENTS DATED 09/27/13
3 CHANGES PER FIRST SUFFICIENCY LETTER DATED 09/27/13


LEGEND
PRESERVE
WATER RETENTION
DEVELOPMENT TRACT
PARCEL BOUNDARIES PER Z98-077 APPROVAL
RETAINED NATURAL WATERWAY BUFFER WITHIN RC IMPROVEMENT AREA
STORAGE AREA
PICKLEBALL FACILITY
ROAD WAY CENTERLINE
ACCESS
NOTES:
NO PICKLEBALL FACILITY OUTDOOR LIGHTING
NO SPECTATOR SEATING FOR PICKLEBALL FACILITY PICKLEBALL PLAYER BENCH SEATING IS PERMITTED
EXISTING ACCESSIBLE RESTROOM FACILITY
LANDSCAPING STRIP
EXISTING PATHWAY
PROPOSED PATHWAY
EXISTING PATHWAY
STORAGE AREA
GC&S
EXISTING BUILDING
EXISTING PARKING FACILITY
FP&L EASEMENT
PICKLEBALL FACILITY
GOLF CART & BICYCLE PARKING SEE DEVIATION #19
TYPE "D" 15' BUFFER SEE DEVIATION #18 PER RES. Z-13-003
WILLIAMS ROAD
GOLF MAINTENANCE AND STORAGE AREA
ADDED PICKLEBALL COURTS TO GOLF MAINTENANCE AND STORAGE
PELICAN SOUND GOLF & RIVER CLUB, INC.
ADDITIONAL DETAILS
Pelican Sound Golf & River Club RFD
RWA INC.
Florida Registered Civil Engineering Surveying & Mapping
R.W.A., INC. STATE OF FLORIDA BUSINESS LICENSE NO. EB-0007683

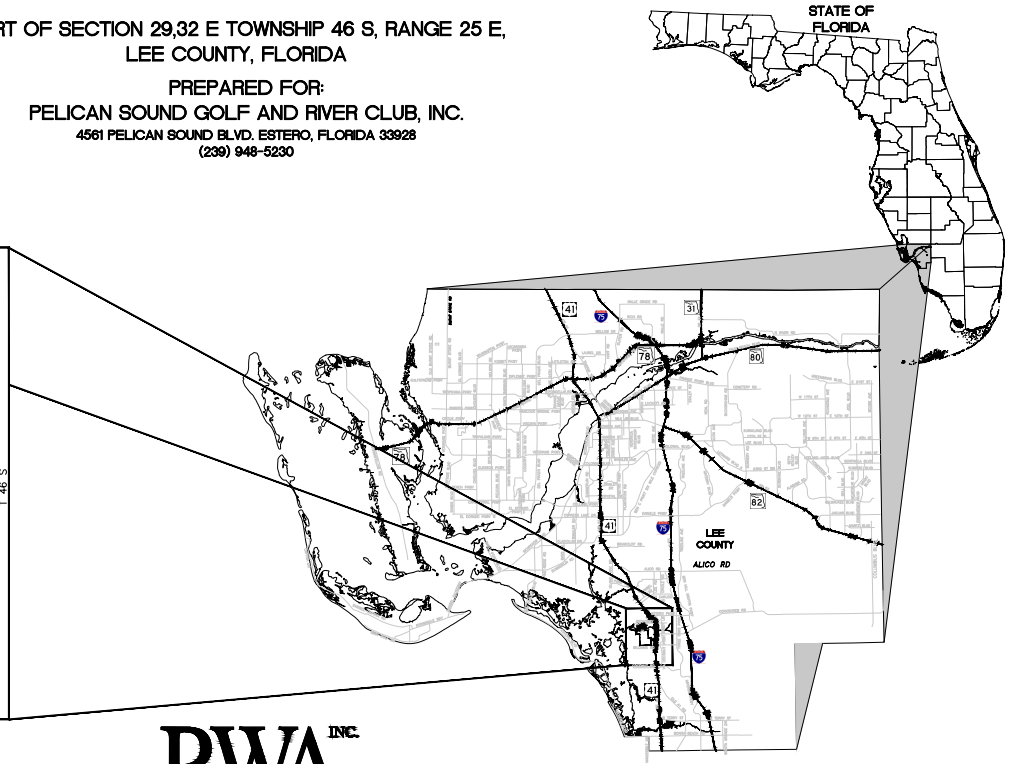
Pelican Sound Golf & River Club RPD

PART OF SECTION 29,32 E TOWNSHIP 46 S, RANGE 25 E,
LEE COUNTY, FLORIDA

PREPARED FOR:
PELICAN SOUND GOLF AND RIVER CLUB, INC.
4561 PELICAN SOUND BLVD. ESTERO, FLORIDA 33928
(239) 948-5230



LOCATION MAP



CONTENTS

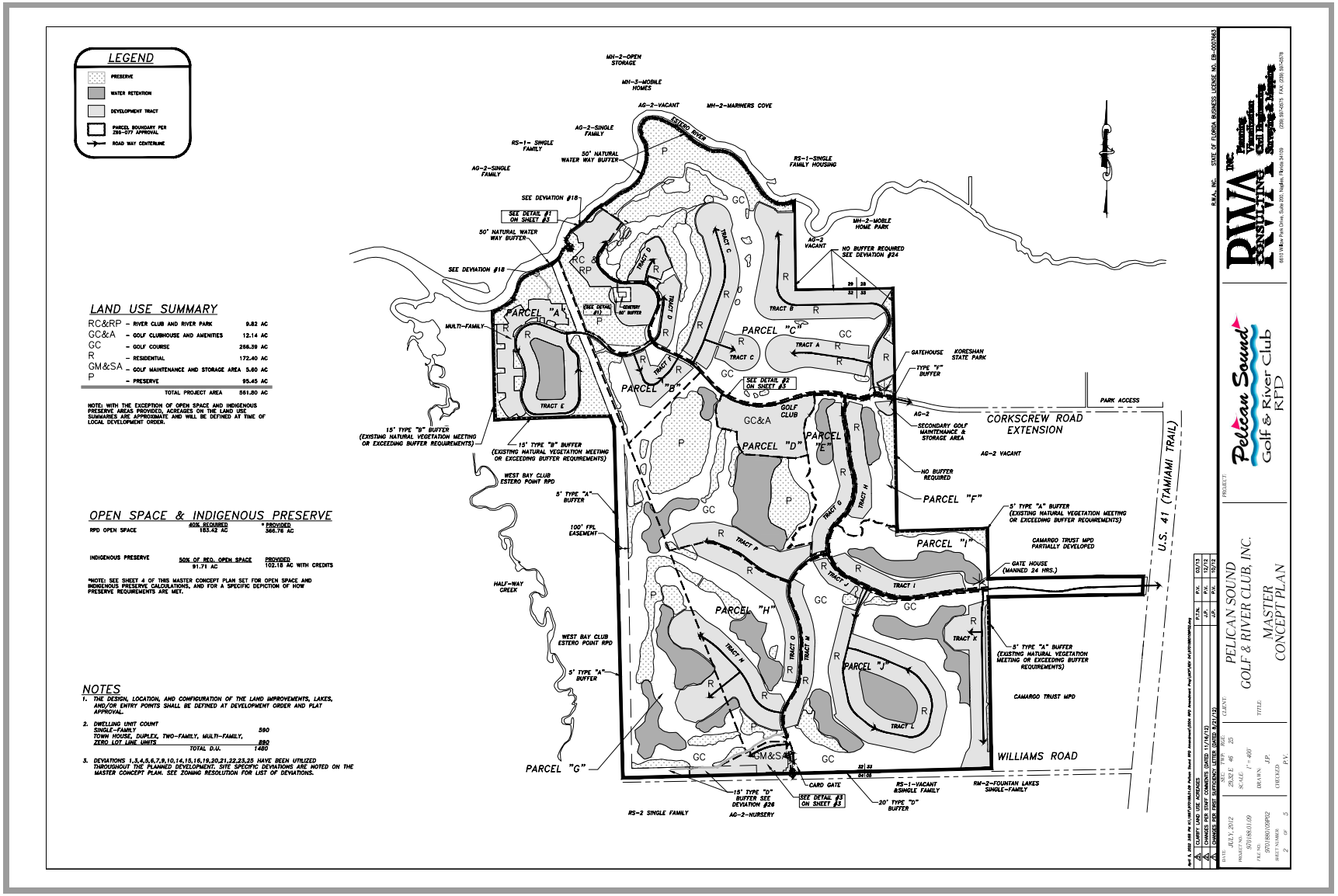
SHEET 1 COVER SHEET
SHEET 2 MASTER CONCEPT PLAN
SHEET 3 DETAILS
SHEET 4 INDIGENOUS PRESERVE PLAN
SHEET 5 ADDITIONAL DETAILS

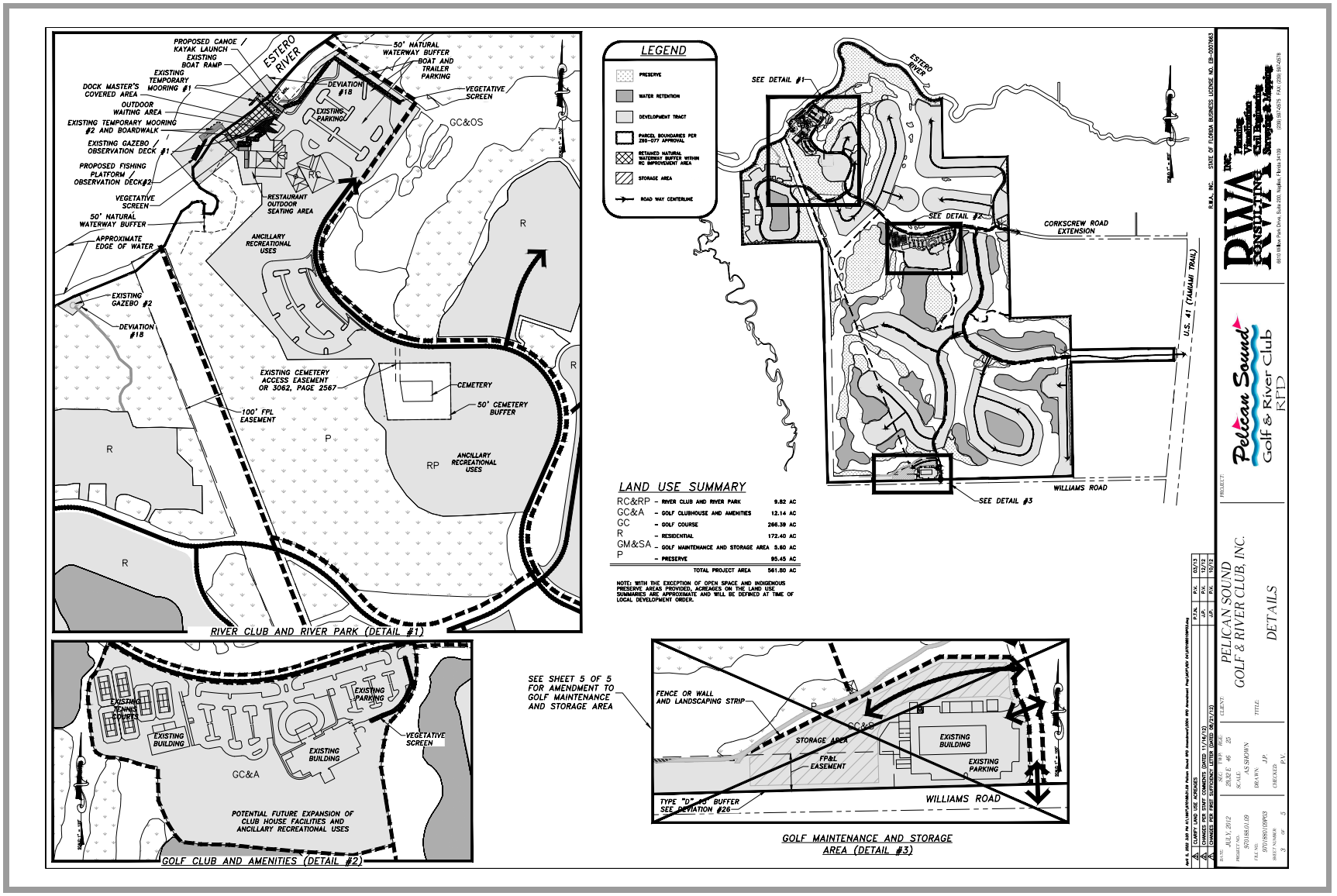
REV	REVISION	DRWN	CHECKED	DATE
3	CLARIFY LAND USE ACREAGES	P.T.N.	P.V.	03/13
2	CHANGES PER STAFF COMMENTS (DATED 11/16/12)	J.P.	P.V.	12/12
1	CHANGES PER FIRST SUFFICIENCY LETTER (DATED 08/21/12)	J.P.	P.V.	10/12

R.W.A., INC. STATE OF FLORIDA BUSINESS LICENSE NO. ER-0007663

RWA INC.
CONSULTING
•Planning •Visualization
•Civil Engineering •Surveying & Mapping
6610 Willow Park Drive, Suite 200
Naples, Florida 34109
(239) 597-0575 FAX: (239) 597-0578

Eco Planz Inc.


LEGEND
PRESERVE
WATER RETENTION
DEVELOPMENT TRACT
PARCEL BOUNDARY PER ZDB-077 APPROVAL
ROAD WAY CENTERLINE
LAND USE SUMMARY
RC&RP – RIVER CLUB AND RIVER PARK 9.82 AC
GC&A – GOLF CLUBHOUSE AND AMENITIES 12.14 AC
GC – GOLF COURSE 266.39 AC
R – RESIDENTIAL 172.40 AC
GM&SA – GOLF MAINTENANCE AND STORAGE AREA 5.60 AC
P – PRESERVE 95.45 AC
TOTAL PROJECT AREA 561.80 AC
NOTE: WITH THE EXCEPTION OF OPEN SPACE AND INDIGENOUS PRESERVE AREAS PROVIDED, ACREAGES ON THE LAND USE SUMMARIES ARE APPROXIMATE AND WILL BE DEFINED AT TIME OF LOCAL DEVELOPMENT ORDER.
OPEN SPACE & INDIGENOUS PRESERVE
RPD OPEN SPACE 40% REQUIRED 183.42 AC * PROVIDED 368.76 AC
INDIGENOUS PRESERVE 50% OF REQ. OPEN SPACE 91.71 AC PROVIDED 102.18 AC WITH CREDITS
*NOTE: SEE SHEET 4 OF THIS MASTER CONCEPT PLAN SET FOR OPEN SPACE AND INDIGENOUS PRESERVE CALCULATIONS, AND FOR A SPECIFIC DEPICTION OF HOW PRESERVE REQUIREMENTS ARE MET.
NOTES
1. THE DESIGN, LOCATION, AND CONFIGURATION OF THE LAND IMPROVEMENTS, LAKES, AND/OR ENTRY POINTS SHALL BE DEFINED AT DEVELOPMENT ORDER AND PLAT APPROVAL.
2. DWELLING UNIT COUNT
SINGLE-FAMILY 590
TOWN HOUSE, DUPLEX, TWO-FAMILY, MULTI-FAMILY, ZERO LOT LINE UNITS 890
TOTAL D.U. 1480
3. DEVIATIONS 1,3,4,5,6,7,9,10,14,15,16,19,20,21,22,23,25 HAVE BEEN UTILIZED THROUGHOUT THE PLANNED DEVELOPMENT. SITE SPECIFIC DEVIATIONS ARE NOTED ON THE MASTER CONCEPT PLAN. SEE ZONING RESOLUTION FOR LIST OF DEVIATIONS.
ESTERO RIVER
50' NATURAL WATER WAY BUFFER
SEE DEVIATION #18
SEE DETAIL #1 ON SHEET #3
SEE DETAIL #2 ON SHEET #3
PARCEL "A"
PARCEL "B"
PARCEL "C"
PARCEL "D"
PARCEL "E"
PARCEL "F"
PARCEL "G"
PARCEL "H"
PARCEL "I"
PARCEL "J"
TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
TRACT F
TRACT G
TRACT H
TRACT I
TRACT J
TRACT K
TRACT L
TRACT M
TRACT N
TRACT O
TRACT P
GOLF CLUB
GC&A
GM&SA
RC&RP
MULTI-FAMILY
AG-2 VACANT
MH-2-MOBILE HOME PARK
MH-2-MARINERS COVE
MH-3-MOBILE HOMES
MH-2-OPEN STORAGE
AG-2-SINGLE FAMILY
RS-1- SINGLE FAMILY
RS-1-SINGLE FAMILY HOUSING
RS-2 SINGLE FAMILY
AG-2-NURSERY
RS-1-VACANT &SINGLE FAMILY
RM-2-FOUNTAIN LAKES SINGLE-FAMILY
NO BUFFER REQUIRED SEE DEVIATION #24
GATEHOUSE
KORESHAN STATE PARK
TYPE "F" BUFFER
PARK ACCESS
AG-2 SECONDARY GOLF MAINTENANCE & STORAGE AREA
CORKSCREW ROAD EXTENSION
NO BUFFER REQUIRED
5' TYPE "A" BUFFER (EXISTING NATURAL VEGETATION MEETING OR EXCEEDING BUFFER REQUIREMENTS)
CAMARGO TRUST MPD PARTIALLY DEVELOPED
GATE HOUSE (MANNED 24 HRS.)
U.S. 41 (TAMIAMI TRAIL)
WILLIAMS ROAD
CAMARGO TRUST MPD
CARD GATE
20' TYPE "D" BUFFER
15' TYPE "D" BUFFER SEE DEVIATION #26
15' TYPE "B" BUFFER (EXISTING NATURAL VEGETATION MEETING OR EXCEEDING BUFFER REQUIREMENTS)
5' TYPE "A" BUFFER
100' FPL EASEMENT
WEST BAY CLUB ESTERO POINT RPD
HALF-WAY CREEK
4-ENTRY 60' BUFFER
RMA, INC. STATE OF FLORIDA BUSINESS LICENSE NO. EB-0007665
RWA INC. Florida Registered Civil Engineering Surveying & Mapping
8811 Terabay Park Drive, Suite 200, Naples, Florida 34119 (239) 597-2575 FAX (239) 597-2578
PROJECT: Pelican Sound Golf & River Club RPD
CLIENT: PELICAN SOUND GOLF & RIVER CLUB, INC.
TITLE: MASTER CONCEPT PLAN
DATE: JULY, 2012
PROJECT NO. 97018501.09
FILE NO. 97018501D2P02
SHEET NUMBER 2 OF 5
SEC. TWP. RGE. 25 46 25E
SCALE: 1" = 400'
DRAWN: J.P.
CHECKED: P.V.
1 P.V. 12/13 CHANGES PER FIRST SUFFICIENCY LETTER DATED 9/21/12
2 J.P. P.V. 10/13 CHANGES PER SECOND SUFFICIENCY LETTER DATED 12/19/12
3 J.P. P.V. 10/13 CHANGES PER SECOND SUFFICIENCY LETTER DATED 12/19/12


PROPOSED CANOE / KAYAK LAUNCH
EXISTING BOAT RAMP
EXISTING TEMPORARY MOORING #1
DOCK MASTER'S COVERED AREA
OUTDOOR WAITING AREA
EXISTING TEMPORARY MOORING #2 AND BOARDWALK
EXISTING GAZEBO / OBSERVATION DECK #1
PROPOSED FISHING PLATFORM / OBSERVATION DECK#2
VEGETATIVE SCREEN
50' NATURAL WATERWAY BUFFER
APPROXIMATE EDGE OF WATER
ESTERO RIVER
50' NATURAL WATERWAY BUFFER
BOAT AND TRAILER PARKING
DEVIATION #18
EXISTING PARKING
VEGETATIVE SCREEN
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RESTAURANT OUTDOOR SEATING AREA
ANCILLARY RECREATIONAL USES
EXISTING GAZEBO #2
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EXISTING CEMETERY ACCESS EASEMENT OR 3062, PAGE 2567
CEMETERY
50' CEMETERY BUFFER
100' FPL EASEMENT
ANCILLARY RECREATIONAL USES
R
P
RP
RIVER CLUB AND RIVER PARK (DETAIL #1)
EXISTING TENNIS COURTS
EXISTING PARKING
EXISTING BUILDING
EXISTING BUILDING
VEGETATIVE SCREEN
GC&A
POTENTIAL FUTURE EXPANSION OF CLUB HOUSE FACILITIES AND ANCILLARY RECREATIONAL USES
GOLF CLUB AND AMENITIES (DETAIL #2)
LEGEND
PRESERVE
WATER RETENTION
DEVELOPMENT TRACT
PARCEL BOUNDARIES PER 286-077 APPROVAL
RETAINED NATURAL WATERWAY BUFFER WITHIN RC IMPROVEMENT AREA
STORAGE AREA
ROAD WAY CENTERLINE
SEE DETAIL #1
SEE DETAIL #2
SEE DETAIL #3
ESTERO RIVER
CORKSCREW ROAD EXTENSION
U.S. 41 (TAMIAMI TRAIL)
WILLIAMS ROAD
LAND USE SUMMARY
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NOTE: WITH THE EXCEPTION OF OPEN SPACE AND INDIGENOUS PRESERVE AREAS PROVIDED, ACREAGES ON THE LAND USE SUMMARIES ARE APPROXIMATE AND WILL BE DEFINED AT TIME OF LOCAL DEVELOPMENT ORDER.
SEE SHEET 5 OF 5 FOR AMENDMENT TO GOLF MAINTENANCE AND STORAGE AREA
FENCE OR WALL AND LANDSCAPING STRIP
STORAGE AREA
FP&L EASEMENT
EXISTING BUILDING
EXISTING PARKING
TYPE "D" 50 BUFFER SEE DEVIATION #26
WILLIAMS ROAD
GOLF MAINTENANCE AND STORAGE AREA (DETAIL #3)
RWA INC.
Florida Registered Civil Engineering Surveying & Mapping
CONSULTING
STATE OF FLORIDA BUSINESS LICENSE NO. EB-0007663
Pelican Sound Golf & River Club RFD
PELICAN SOUND GOLF & RIVER CLUB, INC.
DETAILS
DATE: JULY, 2012
PROJECT NO. 9701188.01.09
FILE NO. 9701188010PR3
SHEET NUMBER 3 OF 5
SEC. 25 TWP. 46S RGE. 25E
SCALE: AS SHOWN
DRAWN: J.P.
CHECKED: P.V.

OPEN SPACE / INDIGENOUS CALCULATIONS (IN ACRES)

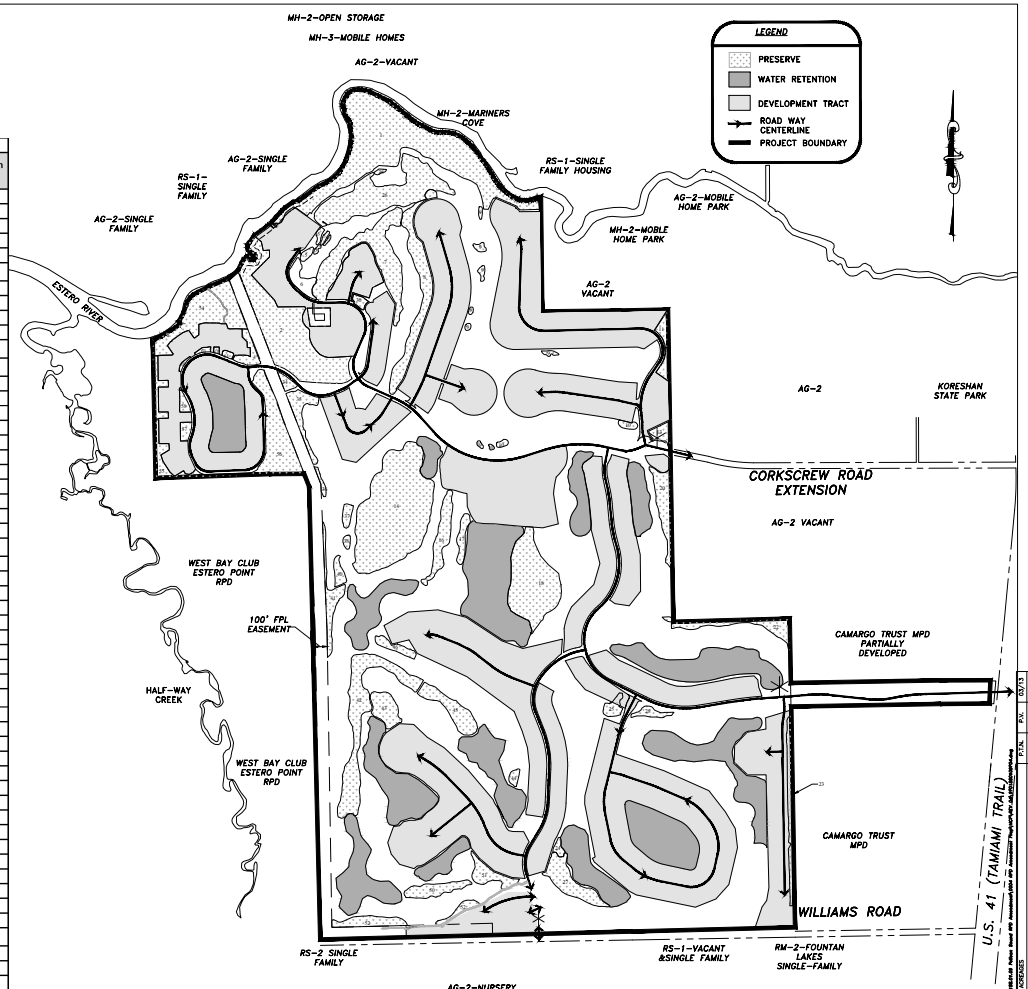
561.80 TOTAL ACREAGE
−13.81 EXCLUDE 100 FOOTWIDE FPL EASEMENT
−7.94 EXCLUDE 200 FOOTWIDE RIGHT-OF-WAY
−28.54 EXCLUDE SF EXEC. THE MASTERS
−16.50 EXCLUDE SF EXEC GLEN EAGLES
−6.22 EXCLUDE SF ESTATE PINEHURST
458.55 TOTAL ACREAGE SUBJECT TO OPEN SPACE REQUIREMENTS

183.42 40% REQUIRED OPEN SPACE
91.71 INDIGENOUS AREA REQUIRED (50% OF OPEN SPACE)

INDIGENOUS PRESERVE TABLE

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2	0.40	Wetland	E	100%	0.40	
4	0.63	Upland	E	125%	0.79	
5	0.49	Upland	E	100%	0.49	*
6	0.86	Upland	E	125%	1.07	
7	1.59	Upland	E	100%	1.59	
7	3.43	Wetland	C	50%	1.72	
8	3.53	Upland	E	100%	3.53	
9	0.52	Upland	E	100%	0.52	*
10	0.41	Upland	E	100%	0.41	*
11	0.71	Upland	E	100%	0.71	
13	0.49	Upland	E	110%	0.54	
14	2.61	Upland	E	100%	2.61	
14	9.13	Wetland	R	50%	4.57	
16	1.54	Upland	E	110%	1.69	
17	0.59	Upland	E	110%	0.65	
18	1.02	Upland	E	100%	1.02	
18	4.57	Wetland	R	50%	2.29	
20	1.69	Upland	E	110%	1.86	
22	1.10	Upland	E	100%	1.10	
22	0.50	Wetland	E	100%	0.50	
23	1.17	Upland	E	100%	1.17	*
24	0.21	Upland	E	100%	0.21	
25	0.46	Upland	E	100%	0.46	
26	1.98	Upland/Wetland	E	100%	1.98	
26	4.31	Wetland	R - C	50%	2.16	
27	1.94	Wetland	R - C	50%	0.97	
28	0.41	Upland	E	100%	0.41	
30	0.24	Upland	E	100%	0.24	
34	0.28	Upland	E	100%	0.28	
35	1.15	Upland	E	100%	1.15	
36	0.17	Upland	E	100%	0.17	*
37	0.31	Upland	E	100%	0.31	
38	0.14	Upland	E	100%	0.14	
40	0.40	Upland	E	100%	0.40	
41	1.15	Upland	E	100%	1.15	
42	4.93	Upland	E	110%	5.42	
43	1.24	Upland	E	125%	1.55	
44	0.21	Upland	E	100%	0.21	
45	1.67	Upland	E	125%	2.08	
46	0.54	Upland	E	110%	0.59	
50	1.09	Upland	E	110%	1.20	
51	1.02	Upland	E	125%	1.27	
52	1.04	Upland	E	100%	1.04	
52	0.45	Upland	E	100%	0.45	
54	4.57	Upland	E	135%	6.17	
54	0.40	Wetland	E	100%	0.40	
55	1.11	Upland	E	100%	1.11	*
56	3.89	Upland	E	135%	5.25	
57	0.31	Upland	E	100%	0.31	
58	0.27	Upland	E	100%	0.27	
61	0.35	Upland	E	100%	0.35	*
Total Acres	95.45	Total Acres with Credit			102.18	

E = Existing Indigenous Habitat
R = Restored Indigenous Habitat
C = Created Indigenous Habitat



R.W.A., INC. STATE OF FLORIDA BUSINESS LICENSE NO. EB-0007655

RWA INC. Planning Transportation Civil Engineering Surveying & Mapping
6610 Willow Park Drive, Suite 200, Naples, Florida 34109 (239) 597-2575 FAX (239) 597-2578

PROJECT: Pelican Sound Golf & River Club RPD

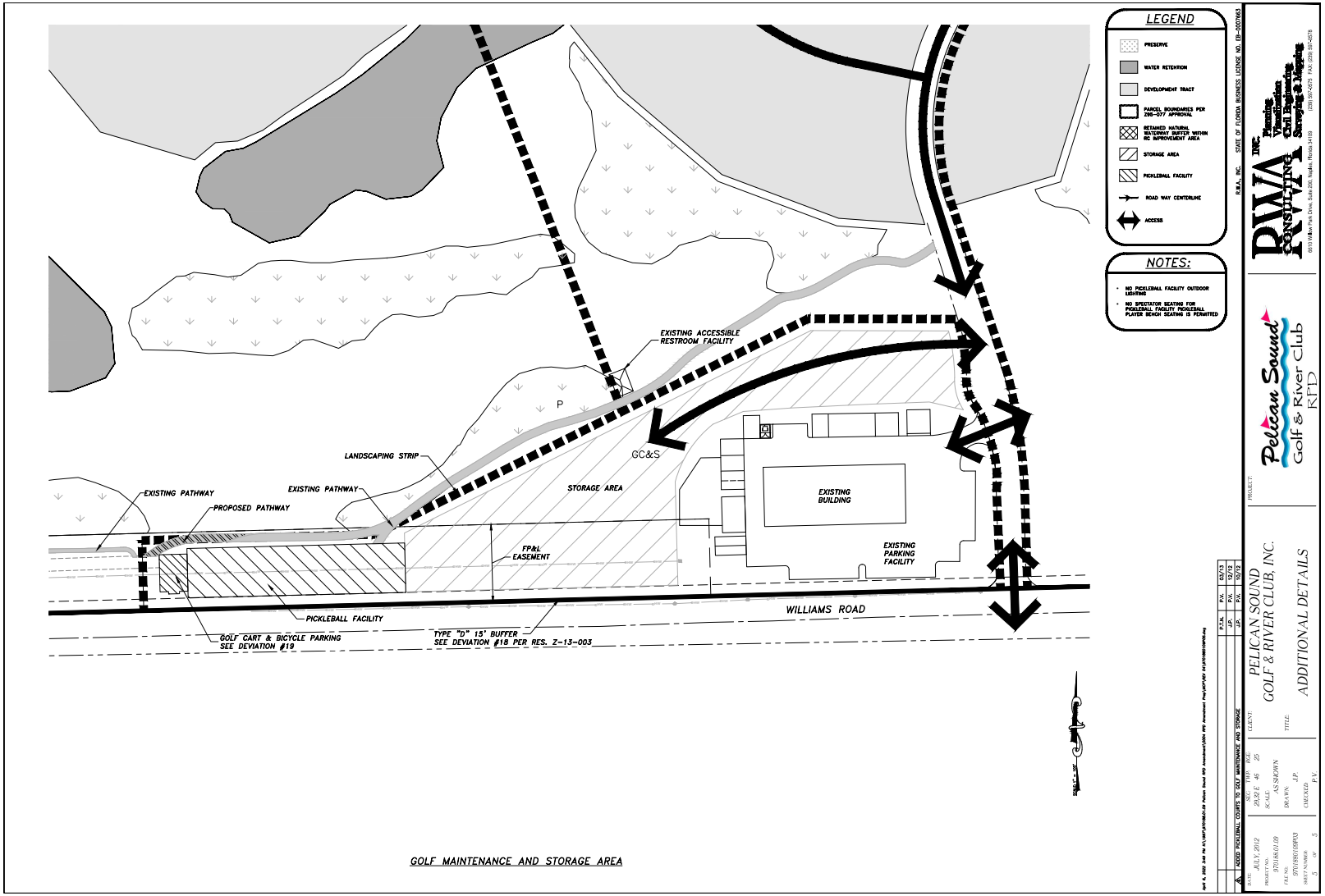
CLIENT: PELICAN SOUND GOLF & RIVER CLUB, INC.

TITLE: INDIGENOUS PRESERVE PLAN

DATE: JULY, 2012
PROJECT NO. 9701.185.01.09
FILE NO. 9701B801D8P04
SHEET NUMBER 4 OF 5

SEC. TWP. RGE. 25,26,E 46 25
SCALE: 1" = 400'
DRAWN: J.P.
CHECKED: P.V.

4	CHANGES PER SUFFICIENCY LETTER (DATED 09/27/12)	J.P.	10/12
3	CHANGES PER SUFFICIENCY LETTER (DATED 08/31/12)	P.V.	10/12
2	CHANGES PER FPL COMMENTS (DATED 11/14/12)	P.V.	10/12
1	CHANGES PER PC COMMENTS	J.P.	10/12


LEGEND
PRESERVE
WATER RETENTION
DEVELOPMENT TRACT
PARCEL BOUNDARIES PER Z96-077 APPROVAL
RETAINED NATURAL WATERWAY BUFFER WITHIN RC IMPROVEMENT AREA
STORAGE AREA
PICKLEBALL FACILITY
ROAD WAY CENTERLINE
ACCESS
NOTES:
NO PICKLEBALL FACILITY OUTDOOR LIGHTING
NO SPECTATOR SEATING FOR PICKLEBALL FACILITY PICKLEBALL PLAYER BENCH SEATING IS PERMITTED
EXISTING ACCESSIBLE RESTROOM FACILITY
LANDSCAPING STRIP
EXISTING PATHWAY
PROPOSED PATHWAY
EXISTING PATHWAY
STORAGE AREA
GC&S
EXISTING BUILDING
EXISTING PARKING FACILITY
FP&L EASEMENT
PICKLEBALL FACILITY
GOLF CART & BICYCLE PARKING SEE DEVIATION #19
TYPE "D" 15' BUFFER SEE DEVIATION #18 PER RES. Z-13-003
WILLIAMS ROAD
GOLF MAINTENANCE AND STORAGE AREA
R.W.A., INC. STATE OF FLORIDA BUSINESS LICENSE NO. EB-0007683
RWA INC. Planning Landscape Architecture Civil Engineering Surveying & Mapping
Pelican Sound Golf & River Club RFD
PROJECT
PELICAN SOUND GOLF & RIVER CLUB, INC.
CLIENT
ADDITIONAL DETAILS
TITLE
JULY, 2012
SCALE AS SHOWN
DRAWN J.P.
CHECKED P.V.
SHEET NUMBER 5
ADDED PICKLEBALL COURTS TO GOLF MAINTENANCE AND STORAGE
P.V. 12/13
P.V. 10/13
J.P. 8/13
J.P. 7/13

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

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

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

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

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

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

_____

_____

_____

_____

_____

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

_____ 6/1/2022

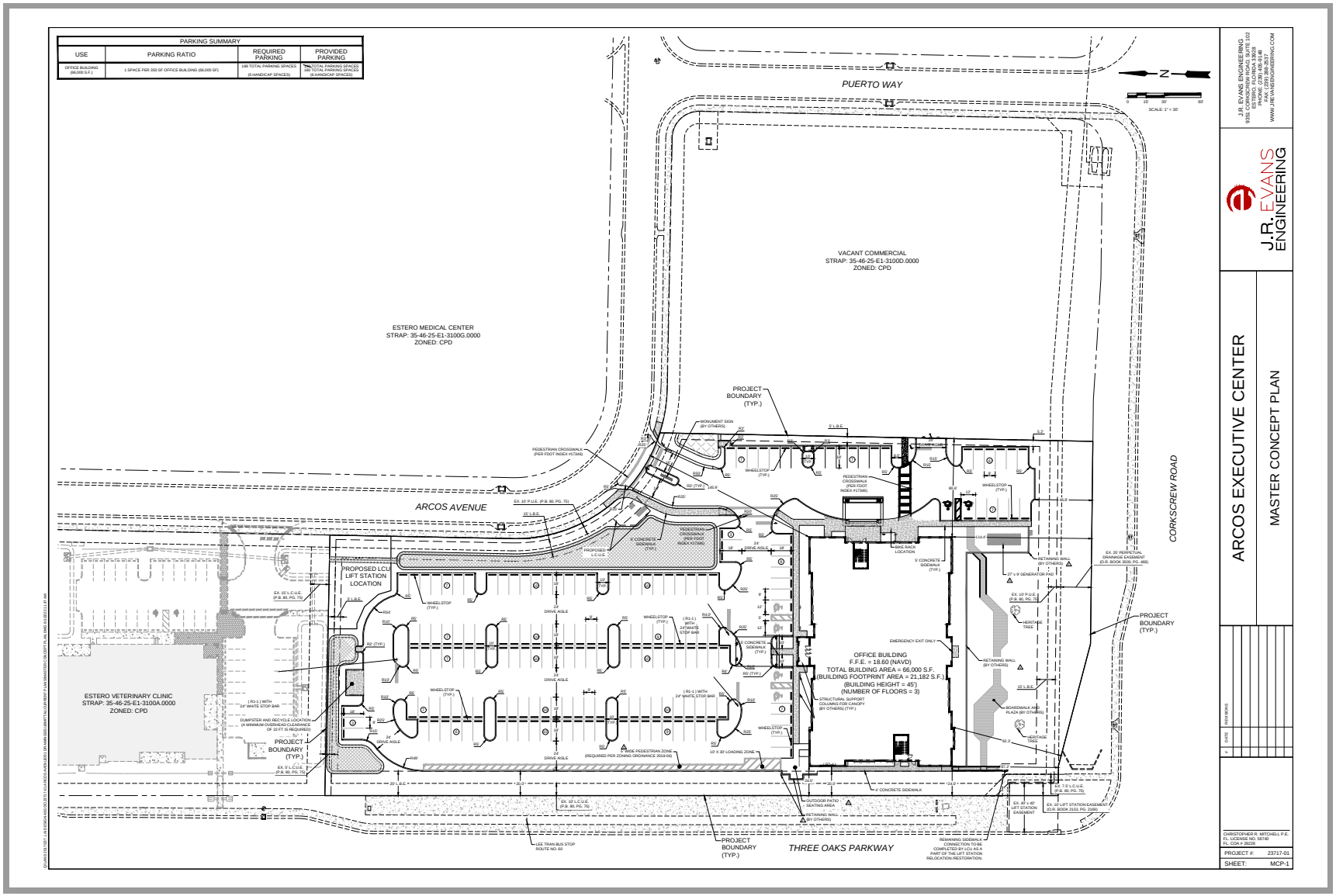
Signature Date

Richard S. Losee

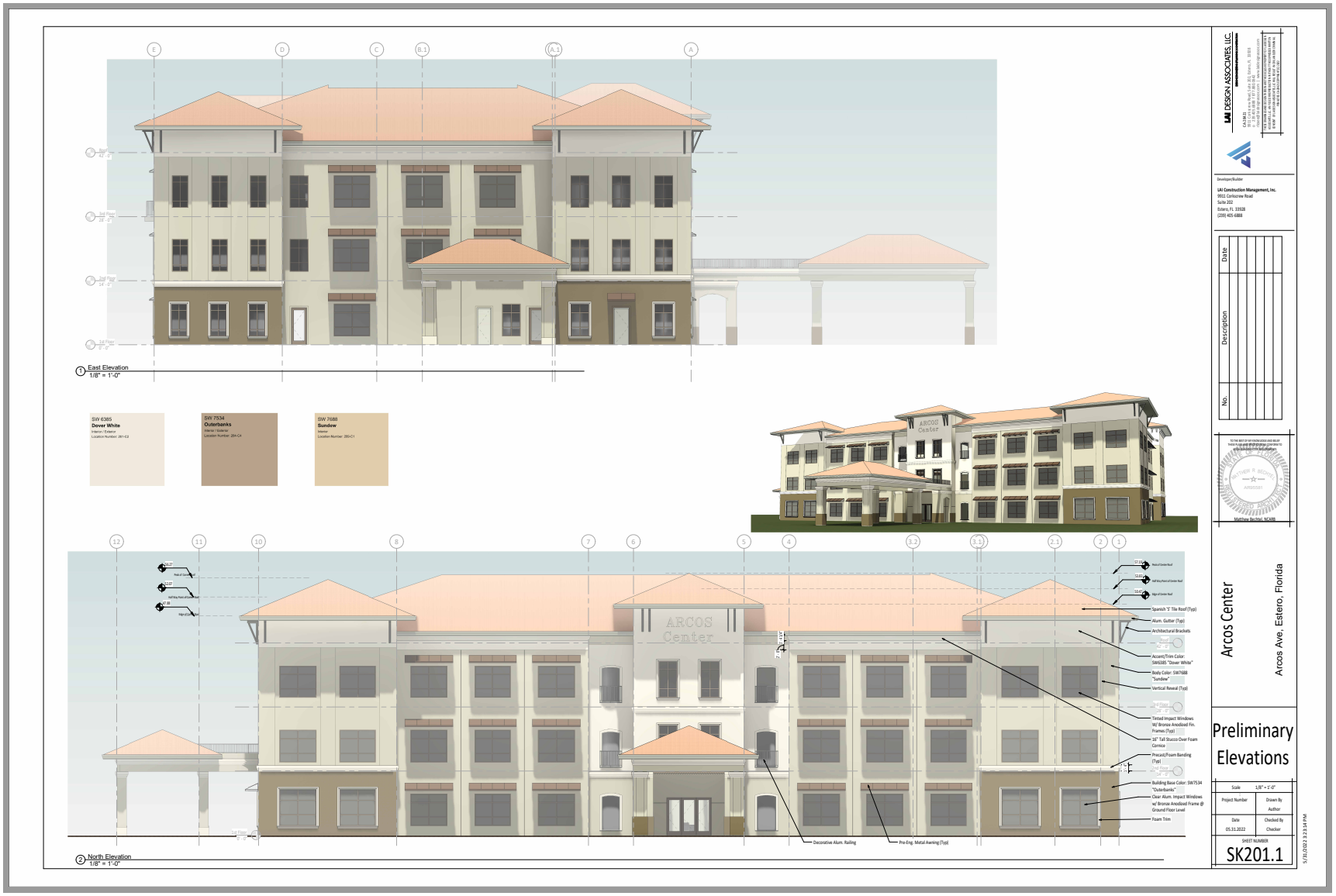
Print Name

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

Updated 11/17/2021


PARKING SUMMARY
USE
PARKING RATIO
REQUIRED PARKING
PROVIDED PARKING
OFFICE BUILDING (66,000 S.F.)
1 SPACE PER 350 SF OFFICE BUILDING (66,000 SF)
189 TOTAL PARKING SPACES (6 HANDICAP SPACES)
TOTAL PARKING SPACES 180 TOTAL PARKING SPACES (6 HANDICAP SPACES)
PUERTO WAY
ARCOS AVENUE
CORKSCREW ROAD
THREE OAKS PARKWAY
VACANT COMMERCIAL
STRAP: 35-46-25-E1-31000.0000
ZONED: CPD
ESTERO MEDICAL CENTER
STRAP: 35-46-25-E1-3100G.0000
ZONED: CPD
ESTERO VETERINARY CLINIC
STRAP: 35-46-25-E1-3100A.0000
ZONED: CPD
PROPOSED LCU LIFT STATION LOCATION
OFFICE BUILDING
F.F.E. = 18.60 (NAVD)
TOTAL BUILDING AREA = 66,000 S.F.
(BUILDING FOOTPRINT AREA = 21,182 S.F.)
(BUILDING HEIGHT = 45')
(NUMBER OF FLOORS = 3)
PROJECT BOUNDARY (TYP.)
SCALE: 1" = 30'
J.R. EVANS ENGINEERING
9856 CROSSINGS BLVD, SUITE 150
ESTERO, FLORIDA 33928
PHONE: (239) 394-3676
FAX: (239) 394-3637
WWW.JREVANSENGINEERING.COM
J.R. EVANS ENGINEERING
ARCOS EXECUTIVE CENTER
MASTER CONCEPT PLAN
CHRISTOPHER R. MITCHELL P.E.
FL LICENSE NO. 56740
FL COA # 29226
PROJECT #: 23717-01
SHEET: MCP-1


ARCOS Center
1 Looking From South East
ARCOS Center
2 Looking From North West
DESIGN ASSOCIATES, LLC
Developer/Builder
LAI Construction Management, Inc.
9501 Corkscrew Road
Suite 202
Estero, FL 33928
(239) 405-6888
Date
Description
No.
Matthew Reckel, NCARB
Arcos Center
Arcos Ave, Estero, Florida
Perspectives
Scale
Project Number
Drawn By
Author
Date
05.31.2022
Checked By
Checker
SHEET NUMBER
SK000.1


East Elevation
1/8" = 1'-0"
SW 6385
Dover White
SW 7534
Outerbanks
SW 7688
Sundew
North Elevation
1/8" = 1'-0"
ARCOS Center
Spanish 'S' Tile Roof (Typ)
Alum. Gutter (Typ)
Architectural Brackets
Accent/Trim Color: SW6385 "Dover White"
Body Color: SW7688 "Sundew"
Vertical Reveal (Typ)
Tinted Impact Windows w/ Bronze Anodized Fin. Frames (Typ)
18" Tall Stucco Over Foam Cornice
Precast/Foam Banding (Typ)
Building Base Color: SW7534 "Outerbanks"
Clear Alum. Impact Windows w/ Bronze Anodized Frame @ Ground Floor Level
Foam Trim
Decorative Alum. Railing
Pre-Eng. Metal Awning (Typ)
DESIGN ASSOCIATES, LLC
Developer/Builder
LAI Construction Management, Inc.
9511 Corkscrew Road
Suite 202
Estero, FL 33928
(239) 405-6888
No.
Description
Date
Matthew Bechtel, NCARB
Arcos Center
Arcos Ave, Estero, Florida
Preliminary Elevations
Scale 1/8" = 1'-0"
Project Number
Drawn By Author
Date 05.31.2022
Checked By Checker
SHEET NUMBER
SK201.1
5/31/2022 3:23:54 PM


Mechanical Units Shall be Shielded from the Ground Level by Tile Roof
1 West Elevation (Three Oaks Pkwy.)
1/8" = 1'-0"
SW 6385
Dover White
SW 7534
Outerbanks
SW 7688
Sundew
Increased Ht. @ Corner to Address St. Intersection
Backlit Building/ Tenant Signage
Spanish 'S' Tile Roof (Typ)
Alum. Gutter (Typ)
Dentils @ Corner Roof
Architectural Brackets
Accent/Trim Color: SW6385 "Dover White"
Body Color: SW7688 "Sundew"
Vertical Reveal (Typ)
Tinted Impact Windows W/ Bronze Anodized Frames (Typ)
16" Tall Stucco Over Foam Cornice
Building Base Color: SW7534 "Outerbanks"
Precast/Foam Banding (Typ)
Clear Alum. Impact Windows w/ Bronze Anodized Frame @ Ground Floor Level
Foam Trim
ARCOS Center
Pre-Eng. Metal Awning (Typ)
Decorative Alum. Railing
2 South Elevation (Corkscrew Rd.)
1/8" = 1'-0"
DESIGN ASSOCIATES, LLC
Developer/Builder
LAI Construction Management, Inc.
9511 Corkscrew Road
Suite 202
Estero, FL 33928
(239) 405-6888
No.
Description
Date
Matthew Bechtel, NCARB
Arcos Center
Arcos Ave, Estero, Florida
Preliminary Elevations
Scale 1/8" = 1'-0"
Project Number
Drawn By SG
Date 05.31.2022
Checked By RSL
SHEET NUMBER
SK201.2
5/31/2022 3:23:23 PM

Village Initiated Comprehensive Plan Map Amendment

Staff Report

Planning, Zoning, and Design Board

CASE NAME:	**Estero on the River / Happehatchee**
CASE NUMBER:	**CPA2022-E002**
PZDB HEARING DATE:	**June 14, 2022**

SUMMARY OF REQUEST

The Village Council has initiated a small-scale Map Amendment to the Comprehensive Plan for a 31.5-acre site at the northeast intersection of Corkscrew Road and US 41. The request is to change the Comprehensive Plan Future Land Use Map from Village Center to Public Parks and Recreation to protect the unique qualities of the site, allow for recreation and civic uses, as well as to provide public access to the Estero River. A companion application is also being considered for a rezoning from Mixed Use Planned Development (MPD) and Agriculture (AG) to Parks and Community Facilities.

The PZDB, as the Local Planning Agency will make a recommendation to the Village Council.

The application is for a small-scale amendment (less than 50 acres) which, based upon Fla. Stat. 163.3187(2), is a streamlined and expedited process requiring one Council Public Hearing for adoption.

STAFF RECOMMENDATION

Staff recommends approval of the Amendment from Village Center to Public Parks and Recreation.

GENERAL INFORMATION

APPLICANT/OWNER
Village of Estero

REPRESENTATIVE
Community Development – Mary Gibbs, FAICP

BACKGROUND

In 2007 Lee County approved a rezoning to Mixed-Use Planned Development (MPD) for a project known as Estero on the River which was located on 85-acres between Sandy Lane, US 41, Corkscrew Road and the "Old Estero" area on the north. The project was approved for 530 single-

family and multi-family dwelling units, 300,000 square feet of commercial and mixed uses, civic uses, and preserve. The project was never developed.

In 2019 the Village of Estero purchased a 68.5-acre portion of the Estero on the River MPD, and subsequently acquired the 4.82-acre Happehatchee parcel. The 31.5-acre area located south of the Estero River is intended to provide public access to the Estero River, recreation uses including trails, open space, and preservation of the unique characteristics of the site. The property is currently designated in the Village Comprehensive Plan as Village Center.

Village Council held a workshop on March 2, 2022, to discuss options regarding the use and preservation of the property, and a decision was made on March 16, 2022 to initiate the rezoning and comprehensive plan map amendment on the 31.5-acres. The first phase is intended to provide walking trails on the site.

This property was an information item on the Planning, Zoning, and Design Board meeting on April 12, 2022 when the Cultural Resource Assessment was discussed and a Public Information Meeting was held on May 10, 2022.

STAFF DISCUSSION AND ANALYSIS

Location

The area subject to the map amendment is located at the northeast corner of US 41 and Corkscrew Road, south of the Estero River. The eastern boundary is the CSX Rail corridor.

Surrounding Properties

US 41 is the western boundary of the site, with Corkscrew Road to the south. Koreshan State Park is west of US 41 and Corkscrew Village (Publix) Shopping Center is south of Corkscrew Road. “Old Estero” is on the north side of the river, including vacant MPD land owned by the Village which is not part of this application. There are remaining Estero on the River parcels not owned by the Village on the east side of the CSX Rail corridor.

The general area includes a variety of uses including state park, commercial uses, and vacant lands. The surrounding area is in the Village Center Future Land Use category, with a variety of zoning that ranges from Agriculture to Commercial Planned Development and Community Commercial. Recently approved developments include the Pavich property, a commercial office building at Corkscrew Road and Happy Hollow, and Via Coconut Point, a mixed-use commercial and multi-family apartment development at Corkscrew Road and Via Coconut Point.

Studies of the Site

The Village has conducted studies of the site, including a Cultural Resource Assessment and a tree survey. The intent of these surveys is to provide necessary information related to removal of existing structures not deemed historically significant, and determination of existing trees on the heavily vegetated site to plan for and construct trails on the property. Staff met with the Planning, Zoning, and Design Board on April 12, 2022 to discuss the requirements for a historic preservation plan for the site.

Prior studies of the site have been conducted in conjunction with the MPD rezoning that occurred in 2007, including an Environmental Site Assessment Report.

Comprehensive Plan

Current Future Land Use Category
Village Center is a land use category that is intended to support a variety of residential, commercial, and employment uses to create an economic and social center of the Village. Densities can range from 1 to 6 dwelling units per acre to up to 27 units per acre under certain conditions. Preservation of the community history and the protection of the environment are also goals of this land use category.

This land use category could be retained for the property as it allows intended uses of the site, however it also allows many other uses and potential density that the Village does not deem appropriate to the location and intended uses.

Proposed Future Land Use Category
The proposed land use category of Public Parks and Recreation is specific to publicly owned or accessible lands that provide parks and recreation uses, as well as ancillary support uses.

This land use category would provide additional protections from future development and therefore is the preferred category for the site.

Comprehensive Plan Policies and Analysis
FLU - 1.2.1 Future Land Use Categories. The Village shall designate on the Future Land Use Map use categories of varying densities and intensities to provide for a full range of land use activities appropriate to the character of the Village's neighborhoods. These designations are based upon environmental conditions, historic and developing growth patterns, and existing or future availability of public facilities and services.

> **Staff Comment:** The subject properties encompass the south side of the Estero River and include wetlands, uplands, and significant plant communities that are environmentally important. This area had been approved by Lee County for significant intense mixed-use development, including residential single-family and multi-family as well as commercial, civic uses and preservation. The Village purchased the properties in 2019 with the intent to preserve the unique characteristics of the site and allow for public access to the river. Changing the zoning and Future Land Use Map category will ensure that future development of the site will meet the goals of the Village and community.

Historic and Archeological Resources
FLU - 1.6.2 The Village recognizes that the area in the vicinity of Koreshan Village (the 1883 Damkohler homestead) and the Boomer property on the west, the Broadway Avenue corridor on the north, Sandy Lane on the east, and Corkscrew Road on the south as an area appropriately designated as "Old Estero". Where feasible, through public/private recognition programs, the Village will encourage preservation of historic resources, sites, and structures.

> **Staff Comment:** The Village had a Cultural Resource Assessment Survey prepared in March 2022. This is an update on approximately 18-acres which was part of a larger assessment completed in 2005 for the Estero on the River MPD. The intent of the survey is to determine the extent of cultural resources on the property so that they may be protected, which is consistent with this policy. The survey shows that very little of historically valuable structures remain on the site. The recreational land use designation will help to preserve any historical

and cultural values of the site from inappropriate development. The Village continues to work with the Estero Historical Society throughout this process.

Infrastructure
INF - 1.1.4 The Village shall endeavor to protect, secure and restore, where feasible, natural flowway systems including, without limitation, the Main, South and North Branches of the Estero River and the Halfway Creek flowway, through regulations or incentives to assure their continued environmental function.

Staff Comment: The Village sought to purchase the land south of the Estero River, in part, to provide protection to the river. The limited development of the site will protect the natural flowway of the Estero River.

Recreation and Open Space
REC - 1.3.4 Improve public access, use, and enjoyment of Estero's waterfront and water-based resources by supporting the creation of community water-based amenities such as Estero Bay water taxi, marina facilities, or other water dependent facilities on a limited basis where appropriate.

REC - 1.4.8 Seek opportunities to provide canoe/kayak launches along the blueways intersecting with greenways in ways that do not compromise the protection of natural resources.

Staff Comment: The properties are planned for recreation and river access, including river launches, and the designation of Public Parks and Recreation is the category that best allows these uses while providing protection from more intense development on the property.

Parks, Recreation, and Open Space Plan
The Village adopted this plan in January 2020 which "assessed current conditions, identified and prioritized recreation and open space needs and desires of the community, and addressed future opportunities…" Projects prioritized included master planning and development of the Estero on the River site, including multi-purpose trails and protection and enhancement of natural areas.

Proposed improvements contained in the plan for the property were based upon the location within an area described as the Estero Eco-Historical Hub, an activity area that includes Koreshan State Park, the Old Estero area north of the river, as well as the Estero on the River area south of the river. The plan states that "these sites provide a unique glimpse into Florida's ecological and cultural natural history and scenic beauty, and the importance of these resources to Estero's "brand" and sense of place cannot be over-stated."

The proposed Comprehensive Plan Amendment will limit potential development of the site to recreation and ancillary uses, as well as allow for public access to the Estero River. This is consistent with the recommendations in the Parks, Recreation and Open Space Plan to preserve the historic, cultural, and natural resources of this area.

State and Regional Policy Plans
The State of Florida and the Southwest Florida Regional Planning Council each have policy plans in place with goals, strategies, and actions that may be relevant to the local comprehensive plan amendment. A review of the policies is below:

Chapter 187 Florida Statutes includes the following applicable goals and policies:

(9) NATURAL SYSTEMS AND RECREATIONAL LANDS.

(a) *Goal.* Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.

(b) *Policies.*

2. Acquire, retain, manage, and inventory public lands to provide recreation, conservation, and related public benefits.

7. Protect and restore the ecological functions of wetlands systems to ensure their long-term environmental, economic, and recreational value.

9. Develop and implement a comprehensive planning, management, and acquisition program to ensure the integrity of Florida's river systems.

10. Emphasize the acquisition and maintenance of ecologically intact systems in all land and water planning, management, and regulation.

12. Protect and expand park systems throughout the state.

13. Encourage the use of public and private financial and other resources for the development of recreational opportunities at the state and local levels.

(18) CULTURAL AND HISTORICAL RESOURCES.

(a) *Goal.* By 1995, Florida shall increase access to its historical and cultural resources and programs and encourage the development of cultural programs of national excellence.

(b) *Policies.*

3. Ensure the identification, evaluation, and protection of archaeological folk heritage and historic resources properties of the state's diverse ethnic population.

4. Stimulate increased private sector participation and support for historical and cultural programs.

5. Encourage the rehabilitation and sensitive, adaptive use of historic properties through technical assistance and economic incentive programs.

The Regional Policy Plan includes a Natural Resources Element with the following goal:

Goal 2: The diversity and extent of the Region's protected natural systems will increase consistently. The increase will be based upon 1998 acreage of existing conservation, preservation and stewardship lands.

Strategy: To identify and include within land conservation preservation and stewardship programs, those lands identified as being regionally necessary for the sustainability of southwest Florida.

Action 2: Support continued acquisition of lands targeted for conservation and recreation by land acquisition programs, including federal, state regional, local, and private efforts in the region.

Analysis of Public Facilities and Infrastructure

- Emergency Medical Services – Lee County EMS provides services to the area and will not be impacted by this request.
- Fire – Service is provided by Estero Fire and Rescue which is currently adequate for the area.
- Police – Lee County Sheriff's South District Office provides service to the area which will not be impacted by this request.
- Public Transit – LeeTran buses run along US 41, however there is a gap in stops between Galloway Ford (south of Williams Road), and Estero Parkway. No transit will serve this site.
- Solid Waste – Trash bins will be available in the parking area.
- Water and Sewer – There is no water or wastewater service to the property for public use. Subsequent future phases of the site development will necessitate the provision of these services.

Transportation Analysis

Access to the site for the initial phase of trail development will be from the existing driveway on Corkscrew Road which provides direct access to the existing parking area. No improvements to this existing access are currently planned. Future development will likely include access from the north side of the Estero River.

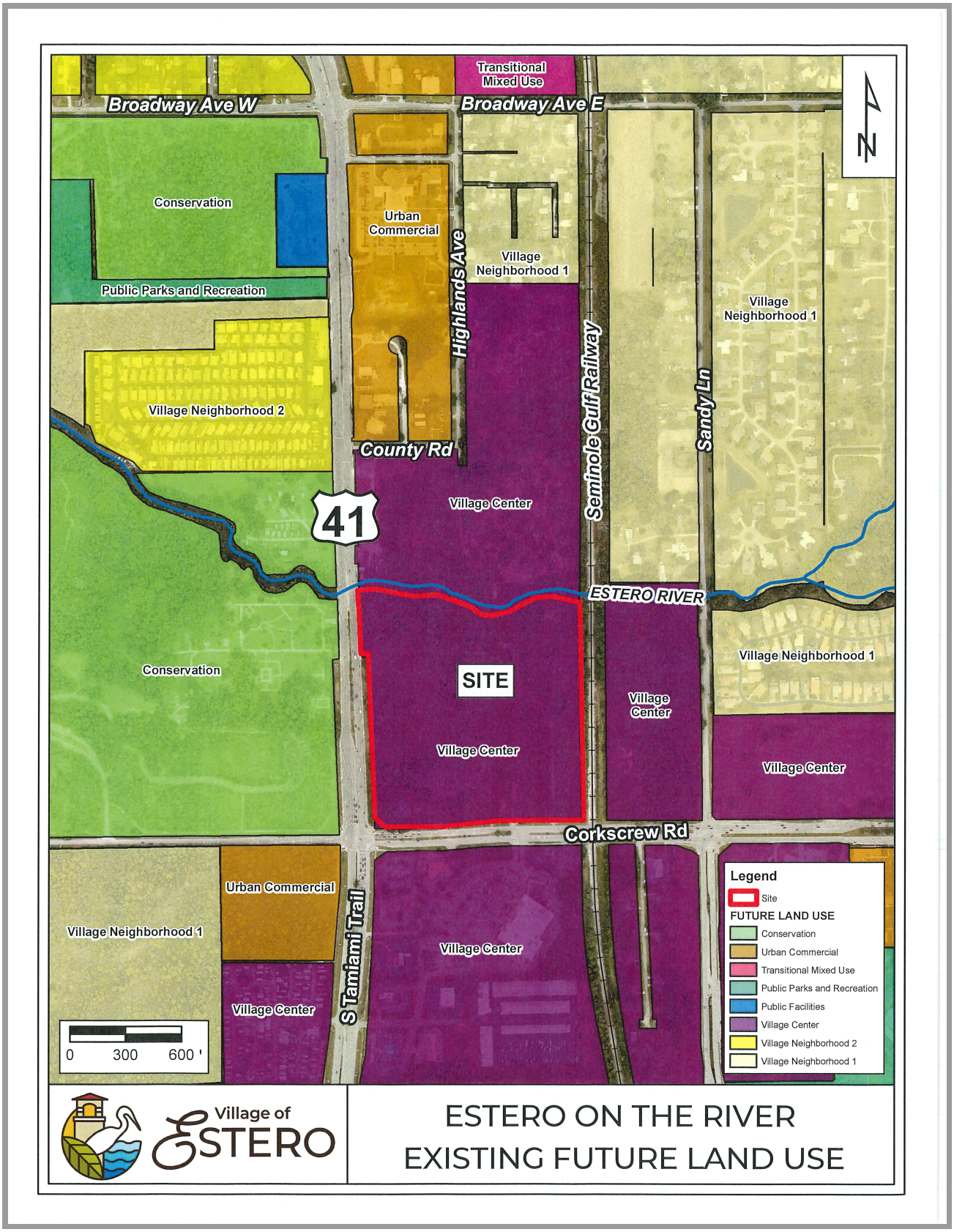
The Comprehensive Plan amendment will result in a much less intensive project than the approved zoning allows; thus, transportation impacts will be substantially reduced.

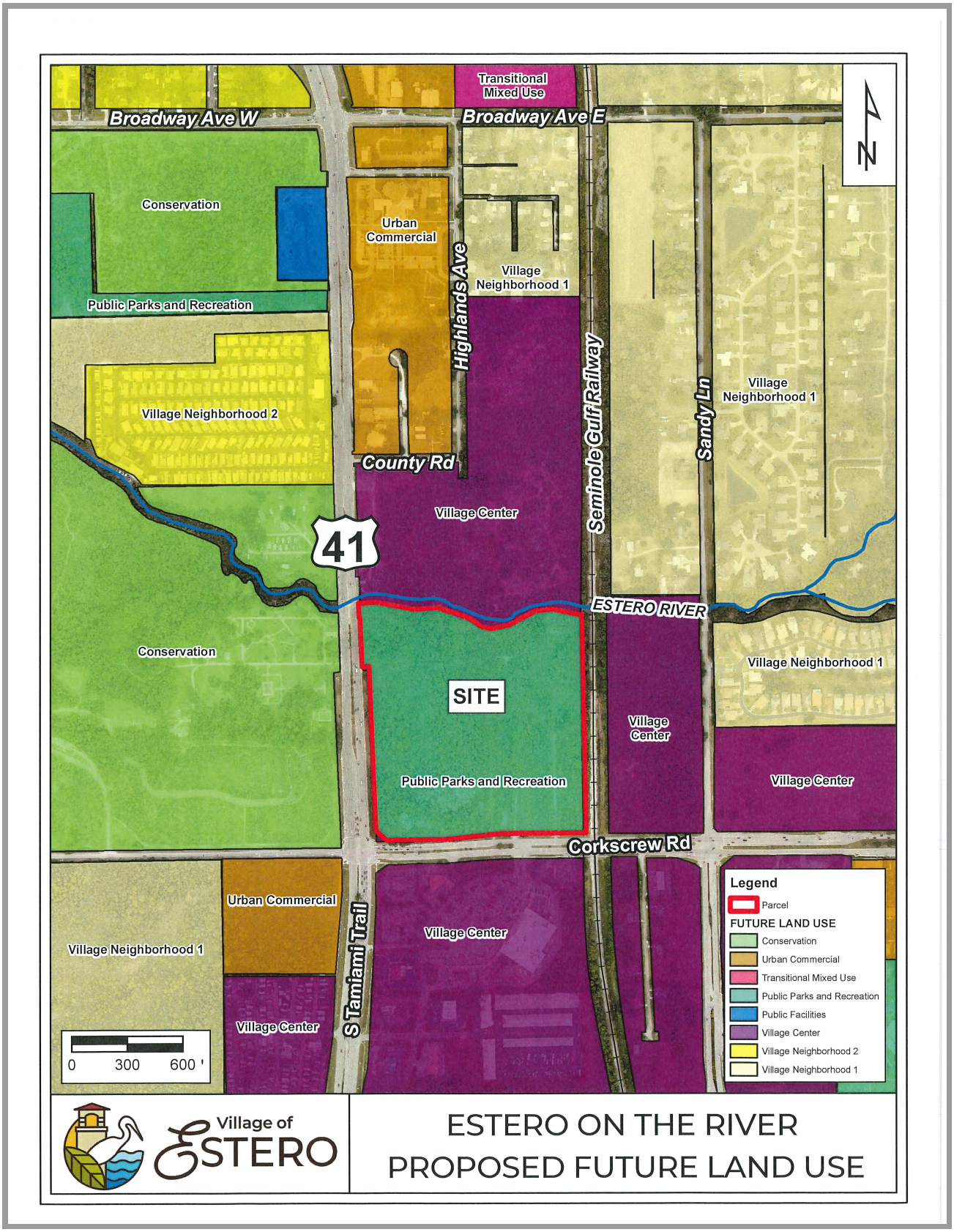
CONCLUSIONS

The existing Village Center Future Land Use category could allow for intense development, such as residential and/or commercial uses, that are not consistent with the goals of the Village of Estero for the land acquired south of the Estero River. The Public Parks and Recreation Future Land Use is more appropriate for the publicly owned site which will allow for public access to the Estero River as well as recreational uses. This is supported by data and analysis provided in the staff report as well as the several studies and surveys conducted by the Village referenced in the report.

Attachments:

A. Existing and Proposed Future Land Use Map
B. Comp Plan Amendment Application /Project Description
C. Cultural Resource Assessment
D. Tree Survey


Transitional Mixed Use
Broadway Ave W
Broadway Ave E
N
Conservation
Urban Commercial
Village Neighborhood 1
Highlands Ave
Seminole Gulf Railway
Sandy Ln
Public Parks and Recreation
Village Neighborhood 2
County Rd
Village Center
41
ESTERO RIVER
SITE
Conservation
Village Center
Village Neighborhood 1
Corkscrew Rd
Urban Commercial
Village Neighborhood 1
S Tamiami Trail
Village Center
Village Center
0 300 600 '
Legend
Site
FUTURE LAND USE
Conservation
Urban Commercial
Transitional Mixed Use
Public Parks and Recreation
Public Facilities
Village Center
Village Neighborhood 2
Village Neighborhood 1
Village of ESTERO
ESTERO ON THE RIVER
EXISTING FUTURE LAND USE


Transitional Mixed Use
Broadway Ave W
Broadway Ave E
Conservation
Urban Commercial
Village Neighborhood 1
Highlands Ave
Seminole Gulf Railway
Sandy Ln
Public Parks and Recreation
Village Neighborhood 2
County Rd
Village Center
41
ESTERO RIVER
Conservation
SITE
Village Center
Village Neighborhood 1
Public Parks and Recreation
Village Center
Corkscrew Rd
Urban Commercial
Village Neighborhood 1
S Tamiami Trail
Village Center
Village Center
0 300 600 '
Legend
Parcel
FUTURE LAND USE
Conservation
Urban Commercial
Transitional Mixed Use
Public Parks and Recreation
Public Facilities
Village Center
Village Neighborhood 2
Village Neighborhood 1
Village of ESTERO
ESTERO ON THE RIVER
PROPOSED FUTURE LAND USE

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT – MAP

In The Village of Estero

[LDC Sections 2-401, 2-403, 2-405]

Project Name: _____

Project Description: _____

_____

_____

Map(s) to Be Amended: _____

State Review Process: ☐ Small-Scale Review ☐ State Coordinated Review ☐ Expedited State Review

1. **Name of Applicant:**
   Address: _____
   City, State, ZIP: _____
   Phone Number: _____ E-mail: _____

2. **Authorized Agent (if different than applicant):** _____
   Address: _____
   City, State, ZIP: _____
   Phone Number: _____ E-mail: _____

3. **Property Owner(s):** _____
   Address: _____
   City, State, ZIP: _____
   Phone Number: _____ E-mail: _____

4. **Property Location:**
   1. Street Address: _____
   2. STRAP Number(s): _____

5. **Disclosure of Interest:**
   ☐ Attach Disclosure of Interest Form

6. **Property Information:**
   Total Acreage of Property: _____ Total Acreage Included in Request: _____
   Total Uplands: _____ Total Wetlands: _____ Current Zoning: _____
   Current Future Land Use Category(ies): _____
   Area in Each Future Land Use Category: _____
   Existing Land Use: _____

7. **Legal Description (must submit one):**
   ☐ Legal description (metes and bounds) and sealed sketch of the legal description.
   OR
   ☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books.

8. **Surrounding property owners** (within 750 feet of the perimeter of the subject parcel or portion thereof that is subject of the request)**: [LDC 2-405.C.2.]**

A. ☐ List of surrounding property owners.
B. ☐ Map of surrounding property owners.
C. ☐ One set of mailing labels.

Note: When the case is found complete/sufficient, a new list and mailing labels must be submitted.

9. **Calculation of maximum allowable development under current Comprehensive Plan:**
Residential Units/Density: _____ Non-Residential Intensity: _____

10. **Calculation of maximum allowable development with proposed amendments:**
Residential Units/Density: _____ Non-Residential Intensity: _____

Public Facilities Impacts
NOTE: The applicant must calculate public facilities impacts based on the maximum development.

1. **Traffic Circulation Analysis**: The analysis is intended to determine the effect of the land use change on the Financially Feasible Highway Plan (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Administrative Code (AC)13-17.

   a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/ intensity, may be eligible for a TIS requirement waiver as outlined in the TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Village Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and TIS Guidelines to determine required components of analysis for:

      i. Total peak hour trip generation less than 50 total trip ends – trip generation.

      ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. **A methodology meeting is required prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.**

      iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. **A methodology meeting is required prior to submittal of the application.**

   b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Village staff.

2. **Provide an existing and future conditions analysis for the following (see Comprehensive Plan Capital Improvements Element):**

   a. Sanitary Sewer
   b. Potable Water
   c. Surface Water/Drainage
   d. Public Schools

Analysis for each of the above should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

a. Franchise Area, Basin, or District in which the property is located
b. Current LOS, and LOS standard of facilities serving the site
c. Projected 2030 LOS under existing designation
d. Projected 2030 LOS under proposed designation
e. Existing infrastructure, if any, in the immediate area with the potential to serve the subject property
f. Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long-range improvements
g. Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water

In addition to the above analysis, provide the following for potable water:

a. Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
b. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
c. Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
d. Include any other water conservation measures that will be applied to the site.

3. **Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:**
   a. Fire protection with adequate response times
   b. Emergency medical service (EMS) provisions
   c. Law enforcement
   d. Solid Waste
   e. Mass Transit
   f. Schools

In reference to above, the applicant must supply the responding agency with the information from application items 6, 9, and 10 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.

Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed change based upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. *A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).*
4. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, State or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archaeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites listed on the Florida Master Site File which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archaeological sensitivity map for Lee County.

Internal Consistency with the Comprehensive Plan

1. List all goals and objectives of the Plan that are affected by the proposed amendment or that affect the subject property. This analysis should include an evaluation of all relevant policies under each goal and objective.
2. Describe how the proposal affects adjacent local governments and their comprehensive plans.

State Policy Plan and Regional Policy Plan

List State Policy Plan and Regional Policy Plan goals, strategies and actions, and policies which are relevant to this plan amendment.

Justify the proposed amendment based upon sound planning principles

Support all conclusions made in this justification with adequate data and analysis.

SUBMITTAL REQUIREMENT CHECKLIST

Please provide one CD or thumb drive and three COLLATED paper sets of your submittal package. Clearly label your attachments as noted in bold below.

For each map submitted, the applicant will be required to submit a 24"x36" version and 8.5"x11" reduced map for inclusion in public hearing packets.

☐	Completed **Application**
☐	Filing Fee (no copies)
☐	**Disclosure of Interest**
☐	**Legal Description**
	☐ Legal description (metes and bounds) and sealed sketch of legal description
	OR
	☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books
☐	**Surrounding Property Owner List**, Mailing Labels and Map for all Parcels within 750 Feet of the Subject Property
☐	**Future Land Use Map** - Existing and Proposed
☐	**Map and Description of Existing Zoning** of the Subject Property and Surrounding Properties
☐	Signed/Sealed **Legal Description** and Sketch of the Description for Each FLUC Proposed
☐	Copy of the **Deed(s)** of the Subject Property
☐	**Aerial Map** Showing the Subject Property and Surrounding Properties
☐	**Authorization Letter** From the Property Owner(s) Authorizing the Applicant to Represent Owner
☐	**Comprehensive Plan Analysis**
☐	**Environmental Impacts Analysis**
☐	**Historic Resources Impact Analysis**
☐	**Public Facilities Impact Analysis**
☐	**Traffic Circulation Analysis**
☐	**Existing and Future Conditions Analysis** – Sanitary Sewer, Potable Water, Surface Water/Drainage, Public Schools
☐	**Letter of Determination** for the Adequacy/provision of Existing/Proposed Support Facilities – Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools
☐	**State Policy Plan and Regional Policy Plan**
☐	**Justification for Proposed Amendment**

CULTURAL RESOURCE ASSESSMENT SURVEY UPDATE
TECHNICAL MEMORANDUM
± 18 ACRE PORTION OF ESTERO ON THE RIVER
LEE COUNTY, FLORIDA

Prepared for:

Village of Estero
9401 Corkscrew Palms Circle
Estero, Florida 33928

Prepared by:

Florida's First Choice in Cultural Resource Management

Archaeological Consultants, Inc.
8110 Blaikie Court, Suite A
Sarasota, Florida 34240
(941) 379-6206

March 2022

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Maranda Kles -Project Manager
Lee Hutchinson – Project Archaeologist
Kimberly Irby – Architectural Historian

March 2022

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1.0 INTRODUCTION

This Cultural Resource Assessment Survey (CRAS) Technical Memorandum was prepared by Archaeological Consultants, Inc. (ACI) on behalf of the Village of Estero, to update a portion of the CRAS report prepared by ACI in 2005 in consideration of Lee County for a private developer (Florida Division of Historic Resources [FDHR] Report No. 22678). That survey resulted in a request by Lee County for a Historic Preservation Plan to be developed for future land use and changes (Resolution Number Z-07-021-Board of Commissioners of Lee County; pg 8; **Appendix A**). Since that time the Village of Estero was incorporated and took ownership of a portion of the property that was surveyed in 2005.

This survey focused on an ± 18-acre parcel in the Village of Estero in Lee County (**Figure 1**), that was part of a larger survey conducted by ACI in 2005. The purpose of this memorandum is to update the previously recorded historic resources (ACI 2005), record any new historic resources built prior to 1972, conduct additional archaeological testing, and update the boundaries of the listed National Register of Historic Places (NRHP) Koreshan Unity Settlement Historic District (8LL00094), if needed. The current survey was conducted at the request of the Village of Estero in consideration of the previous request for a Historic Preservation Plan by the Board of Commissioners of Lee County.

2.0 ENVIRONMENTAL SETTING

The project Area of Potential Effects (APE) is located in Section 33 of Township 46 South, Range 25 East in Lee County (United States Geological Survey [USGS] Estero, Fla. 1958, PR 1987; **Figure 2**). US 41 is situated immediately west, and the Estero River is to the north. The Estero River is tidal and drains into the Estero Bay estuary, one of the most productive estuaries in the state (Florida Department of Environmental Protection 2005).

Geologically, the project area is located within the Gulf Coastal Lowlands physiographic region (Puri and Vernon 1964). The land adjacent to the coastline is generally low in elevation and poorly drained. The general topography of the survey area is low and nearly level with an elevation of 10 feet (ft) above mean sea level (amsl).

A review of the Lee County Soil Survey (United State Department of Agriculture [USDA] 1984) revealed that the Estero on the River property is located within the Hallandale-Boca soil and Oldsmar-Malabar-Immokalee soil associations. These nearly level and poorly drained soil associations are typical of flatwoods and sloughs. Soils specific in the project area noted on **Figure 3.**

The project area is currently vacant, although there are remnants of some buildings, most are no longer extant. Exotic vegetation, such as Brazilian pepper and bamboo are common. Natural vegetation consists of cabbage palm, pine, oak, and various weeds and grasses **(Photos 1, 2**).

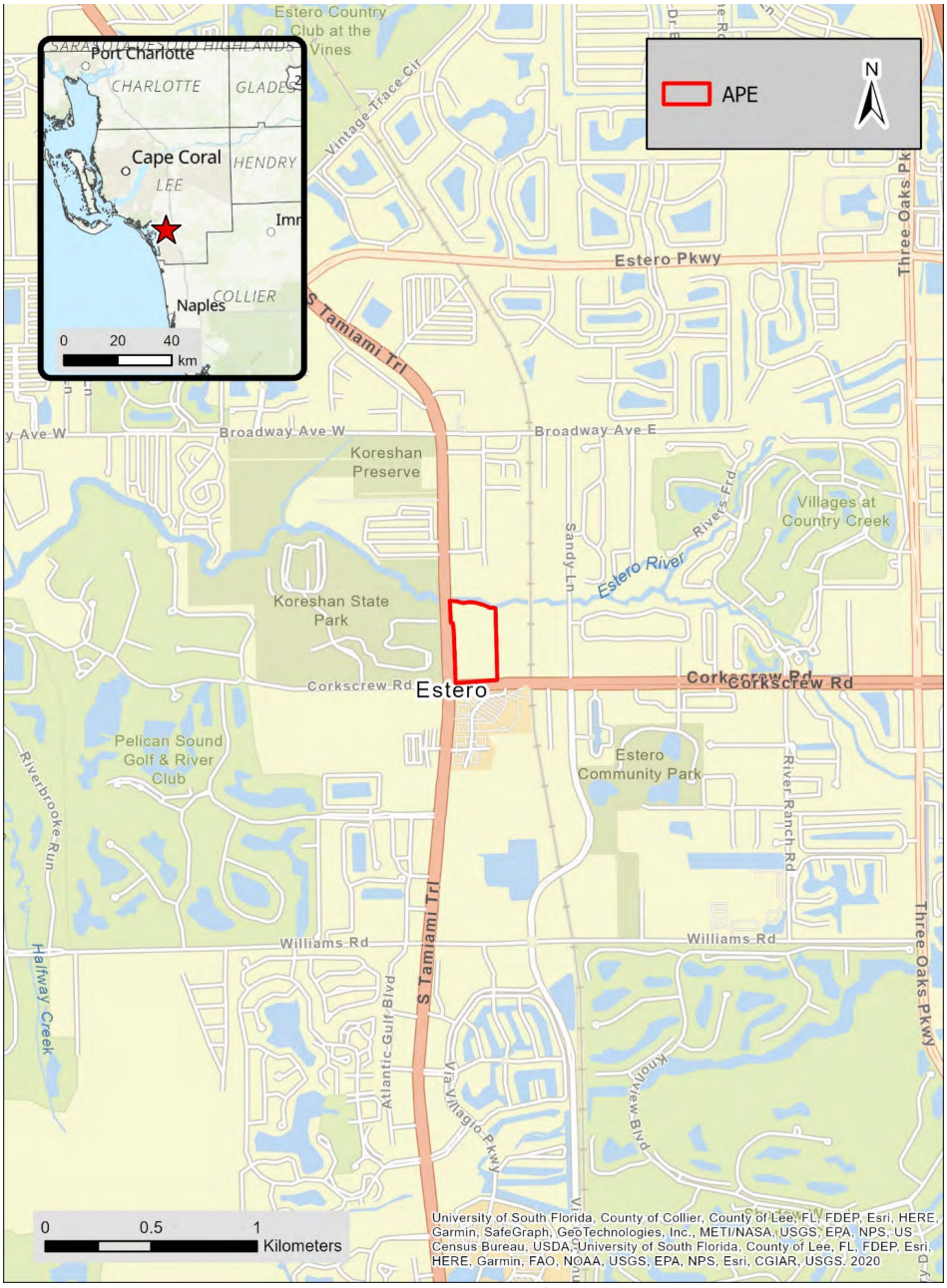


Figure 1. Location of the APE.

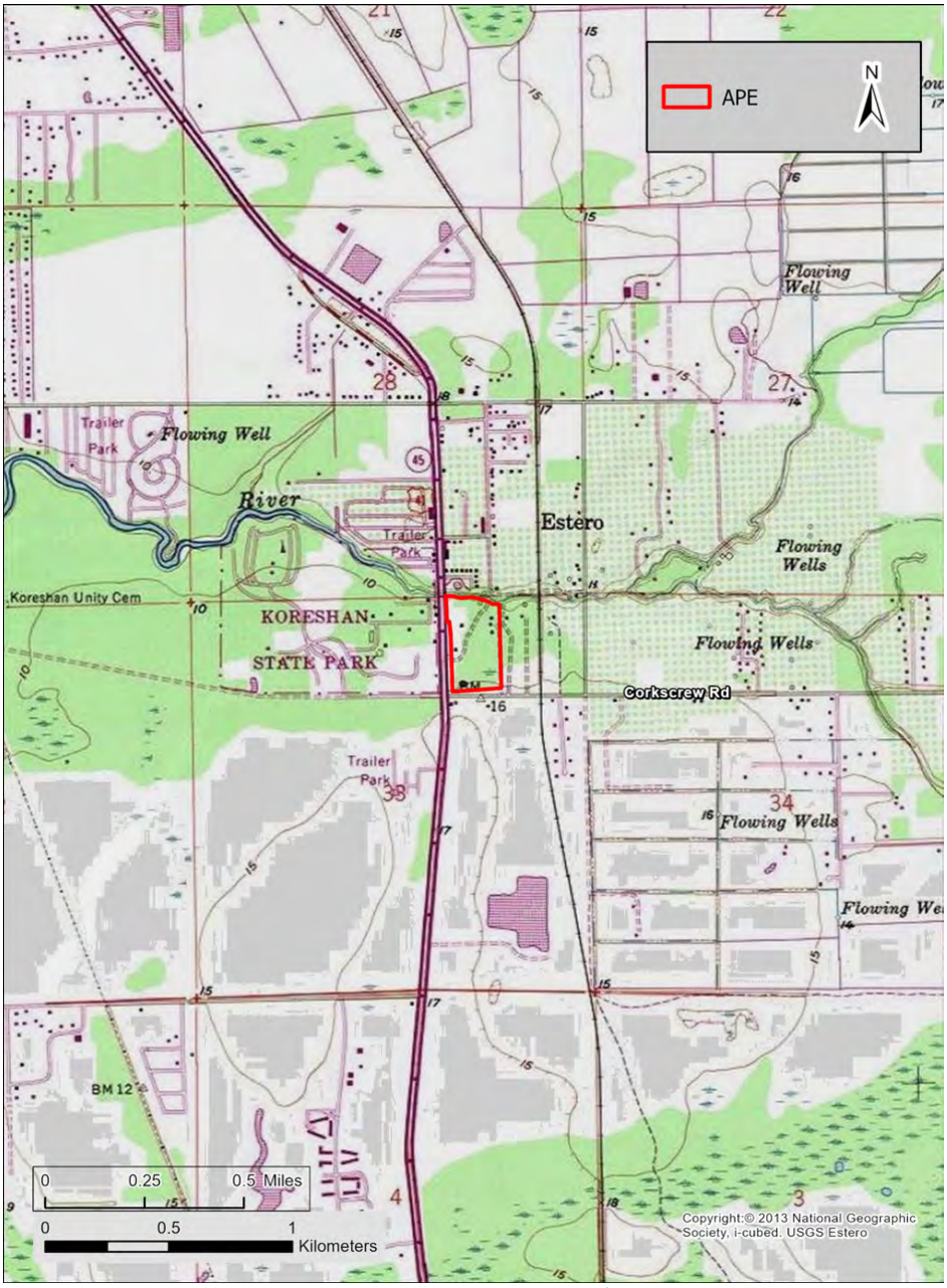


Figure 2. Environmental setting of the APE.

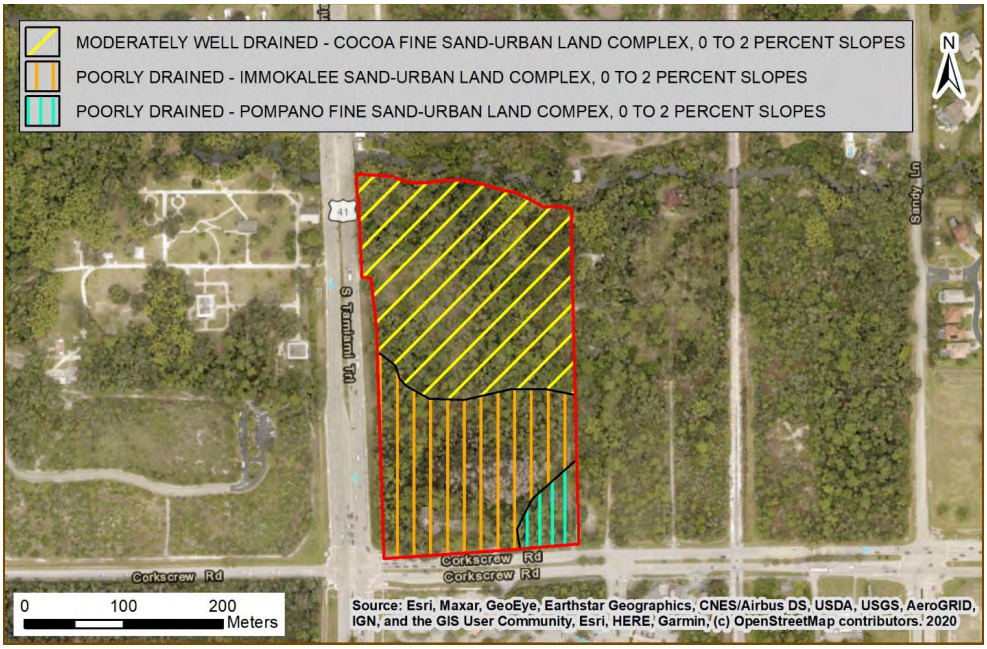


Figure 3. Soil types within the APE.



Photo 1. Natural vegetation within the APE.



Photo 2. Exotic vegetation within the APE.

3.0 HISTORIC OVERVIEW

An in-depth historic and prehistoric overview was completed during the previous CRAS and will not be repeated here (ACI 1997, Survey No. 5215; ACI 2005, Survey No. 22678). The following is an updated historic context overview.

Following the rise of automobile-based travel and the subsequent construction of the Tamiami Trail (US 41) through Lee County, the Koreshan Unity Settlement was forced to make changes to their way of life in order to sustain their livelihood. As a result, the community focused on Tamiami Trail traffic as a

source of income. The north-south connector between Tampa and Miami was constructed through the central portion of the Koreshan Unity Settlement, thus bisecting the community into east and west segments. In 1920, a general store and gas station were constructed on the west side of US 41 – outside of the project area – to accommodate travelers along the newly constructed route. At the time of its construction, the general store was the only store between Fort Myers and Naples, selling "groceries, fishing supplies, and the famous Koreshan 'risin' bread…it also housed the Estero Post Office, the 'Riverview' Restaurant and a Mobil Oil gas station" (Koreshan Unity Alliance, Inc. n.d.). Within the project area, the circa (ca.) 1910 Arts and Industrial Exhibits Complex was converted into the Rustic Tea Room with the associated Rustic Tea Room Outhouse (8LL02351) in ca. 1930 to provide food and beverages to travelers on the Tamiami Trail. At this time a new filling station was also built on the east side of US 41.

World War II brought the construction of two air bases in the Fort Myers area, Buckingham and Page Fields (Grismer 1949). Following the war, many of the servicemen stationed in the area returned with their families to make Lee County and the Fort Myers area their home (Board and Bartlett 1985). This contributed to the continued, steady growth of the region with new housing focused on the development of small tract homes in new subdivisions. The post-World War II development of Lee County is similar to that of the rest of America: increasing numbers of automobiles and asphalt, an interstate highway system, suburban sprawl, and strip development along major state highways. Florida's population increased from 1,897,414 to 2,771,305 from 1940 to 1950 (Tebeau 1971). This increase in population and residential construction is evidenced by the construction of multiple residences within the APE, but to the east of the Koreshan Unity-related properties, as well as mobile home parks within the general vicinity (USDA 1953). In addition, land to the east of US 41 was cleared between ca. 1953 and 1958 for future road widenings and bridge improvements (see **Figure 4**) which resulted in the demolition of several structures immediately adjacent to the route, including the Rustic Tea Room and the filling station (USDA 1953, 1958).

In 1961, Hedwig Michel, the last surviving member of the Koreshan Unity Settlement, donated the 300 acres comprising the settlement to the State of Florida for its protection (Fryman 1975; Ohnemus 2001). The Koreshan State Historic Site opened on the west side of US 41 in 1967. The Koreshan Unity Foundation, Inc. – later known as the College of Life Foundation, Inc. – continued to maintain the land east of US 41, including the ruins of the publishing house, tea house, former industrial and commercial buildings, and the Anna Lewis House (Dauray 2005; Fryman 1975). The Koreshan Unity Settlement Historic District (HD) (8LL00094), comprised of both state-owned lands and those owned by the foundation, was listed in the NRHP in May 1976 (Fryman 1975). In addition, the Koreshan State Historic Site/Koreshan Settlement became a locally designated historic district (HD District 2000-06-01) in Lee County on July 10, 2000. The boundary for the local designation is contained within the Koreshan State Historic Site on the west side of US 41.

Additional widening operations for US 41 north of Corkscrew Road and south of the Estero River began during the late 1970s and carried on into the 1980s (FDOT 1979). During this time, US 41 was widened into a four-lane divided highway and a new bridge was constructed in ca. 1982 to carry the widened US 41 over the Estero River (FDOT 1986). Approximately three decades later, this portion of US 41/Tamiami Trail was further widened due to increased residential and commercial development in the area. In ca. 2013, the segment adjacent to the APE was widened into a six-lane divided highway and associated bridge crossing the Estero River was widened in accordance (Google Earth 2022). In addition to the improved infrastructure, the increased residential development in the area also led to the incorporation of the Village of Estero on December 31, 2014 (Village of Estero 2016).

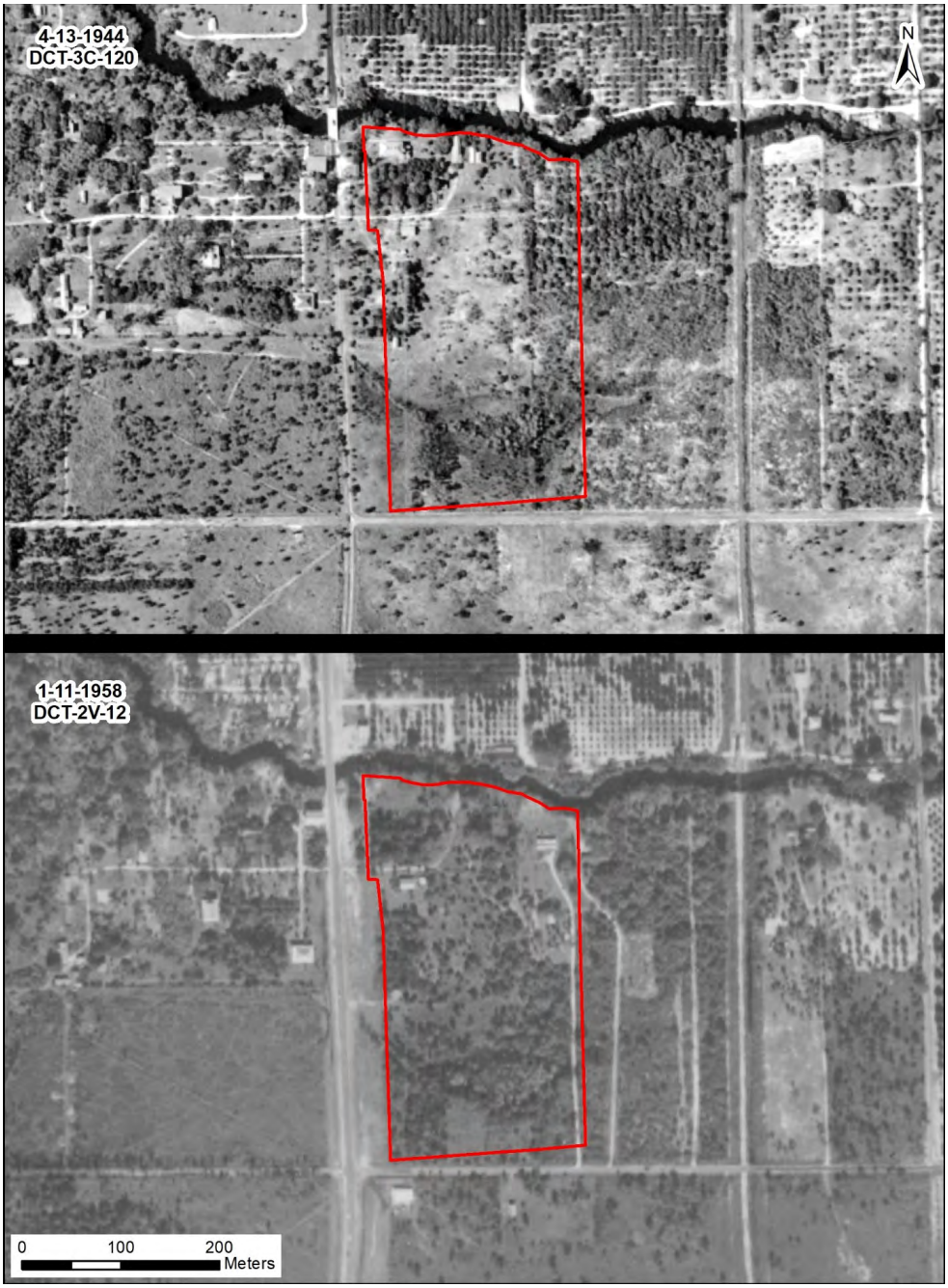


Figure 4. 1953 and 1958 setting of the APE.

4.0 BACKGROUND RESEARCH AND CONSIDERATIONS

The field survey was preceded by background research, which included a comprehensive review of archaeological and historical literature, records and other documents and data pertaining to the project area. This research was conducted to ascertain the types of cultural resources known in the project area and vicinity, their cultural affiliations, site location information, and other relevant data. This included a review of sites listed in the NRHP, the Florida Master Site File (FMSF), cultural resource survey reports, published books and articles, maps, historic aerials, a review of the Estero quadrangle map (USGS 1958), the Lee County property appraiser (Caldwell 2022), and information from the files of ACI. The FMSF data used in this report were initially obtained in August 2021.

Archaeological background research revealed a total 17 historic and prehistoric archaeological sites are located within and in close proximity to the APE (**Figure 5; Table 1**). Of these 17, eight are within the APE (blue in table below) and consists of building remains/historic refuse sites and historic refuse sites with a prehistoric component. These were recorded during various surveys of the general area (ACI 1997, 2005; Baker and Wheeler 2000; Clay and Wiseman 2000; Wayne and Dickinson 2004). The building remains were previously found ineligible for listing individually on the NRHP; however, they were considered contributing resources to the NRHP-listed Koreshan Unity Settlement Historic District (8LL00094) (Percy 1997; **Appendix A**). The other resources have not been evaluated by the State Historic Preservation Officer (SHPO).

In 1997, ACI conducted a CRAS of *U.S. 41 from North of CR 887 to San Carlos Boulevard, Collier and Lee Counties, Florida* (Survey No. 05215). During the 1997 survey, it was noted that nine additional resources were identified within the boundaries of the NRHP-listed Koreshan Unity Settlement Historic District (8LL00094). Eight were archaeological resources (recorded as historic structures at the time, but later determined to be archaeological): the Publishing House Foundation, the Limerock Wall, the Sawmill #4 Foundation, the Boat Works #2 Foundation, the Entrance Pillars, the Old Store Foundation, the Petronian Foundation, and a well. As a result of the 1997 survey, the SHPO (Percy 1997; **Appendix A**) concurred that these resources contributed to the Koreshan Unity Settlement Historic District (8LL00094) but were not individually eligible for listing in the NRHP; however, none were given FMSF numbers at that time. Due to the Limerock Wall's contributory status, in June 2004, a Level III Historic American Buildings Survey (HABS) was prepared for the Limerock Wall (8LL02353) as part of the mitigation process in relation to the US 41 roadway improvements (**Appendix A**; FMSF). The mitigation process involved documenting and photographing the condition of the limerock wall prior to vibration activity from nearby road and bridge construction.

In 2005, ACI conducted a CRAS of *the Estero on the River Property* (Survey No. 22678) for a private developer. That survey included the current APE and areas to the east and north; however, only the results of the survey related to the current APE are presented here. As a result of the 2005 survey, four of the previously identified archaeological resources that were originally documents in 1997 were assigned FMSF numbers, the Publishing House Foundation (8LL02352), the Limerock Wall (8LL02353), the Sawmill #4 Foundation (8LL02354), and the Boat Works #2 Foundation (8LL02355). These foundations were previously determined ineligible for listing but were considered contributing resources to the Koreshan Unity Settlement Historic District (8LL00094), as these foundations provided physical evidence of the size, location, scale, spatial relationship to other buildings, and existence of the structures (FMSF). These resources were recorded in ruinous condition as building foundations of the former commercial and industrial buildings (**Table 1**). Four additional archaeological resources were identified during the 2005 survey, three were artifact scatters associated with the building foundations (8LL02363-2365) and one was a new foundation (8LL02356) (**Table 1**). While informative, the artifact scatters did not produce any truly distinct artifacts and therefore they appear to be ineligible for listing on the NRHP; however, the SHPO has not evaluated these resources. The Apiary Foundation (8LL02356) was newly identified and recorded, it

was considered individually ineligible, but potentially contributing, however it has not been evaluated by the SHPO. As a result of the 2005 survey a Historic Preservation plan was initiated with the Lee County Historic Preservation Board/ Board of Commissioners, which included preserving or relocating certain structures. Additional aspects of the plan were to be finalized in the future.

With regard to the other five resources identified in 1997: the Entrance Pillars, Old Store Foundation, and Petronian Fountain were located on the west side of US 41 in the Koreshan State Park, therefore they were not evaluated during the 2005 survey and ACI was unable to relocate the well during the 2005 survey, therefore it was not given an FMSF number.

Table 1. Previously recorded archaeological resources within the APE and in close proximity.

FMSF No.	Site Name	Style/Site Type	Year Built; Culture Pd.	SHPO Evaluation
8LL01845	Founder' House	Homestead, historic refuse, artifact scatter	Prehistoric, 19th Century	Eligible
8LL01912	Estero Riverbank	Artifact scatter, historic refuse	Prehistoric, 20th Century	Ineligible
8LL01988	The Koreshan Laundry	Building remains	20th Century	Not Evaluated
8LL02035	Koreshan Waterline for Planetary Court	Artifact scatter, historic refuse	Prehistoric, Historic	Not Evaluated
8LL02064	Membership Cottage	Building remains, historic refuse	19th & 20th Century	Not Evaluated
8LL02065	Small Machine Shop	Industrial, historic refuse	20th Century	Not Evaluated
8LL02352	Guiding Star Publishing House Foundations	Building remains	ca. 1904	Ineligible
8LL02353	Limerock Retaining Wall	Building remains	ca. 1904	Ineligible
8LL02354	Machine and Woodworking Building Foundations	Building remains	ca. 1900	Ineligible
8LL02355	Boatworks #2 and Plumbing & Blacksmith Shop Foundations	Building remains	ca. 1900	Ineligible
8LL02356	Apiary Foundations	Building remains	ca. 1900	Not Evaluated
8LL02362	Estero on the River Scatter	Artifact scatter	Prehistoric	Not Evaluated
8LL02363	Boatworks/ Plumbing Shop/ Apiary Scatter	Historic refuse	20th Century	Not Evaluated
8LL02364	Publishing House Scatter	Artifact scatter, historic refuse	20th Century	Not Evaluated
8LL02365	College of Life Scatter	Historic refuse	20th Century	Not Evaluated
8LL02541	Koreshan Bakery	Building remains, historic refuse	Unk	Not Evaluated
8LL02815	Zone 1 Refuse Site	Historic refuse/dump	Unk	Not Evaluated

*Blue shading denotes resources within the APE.

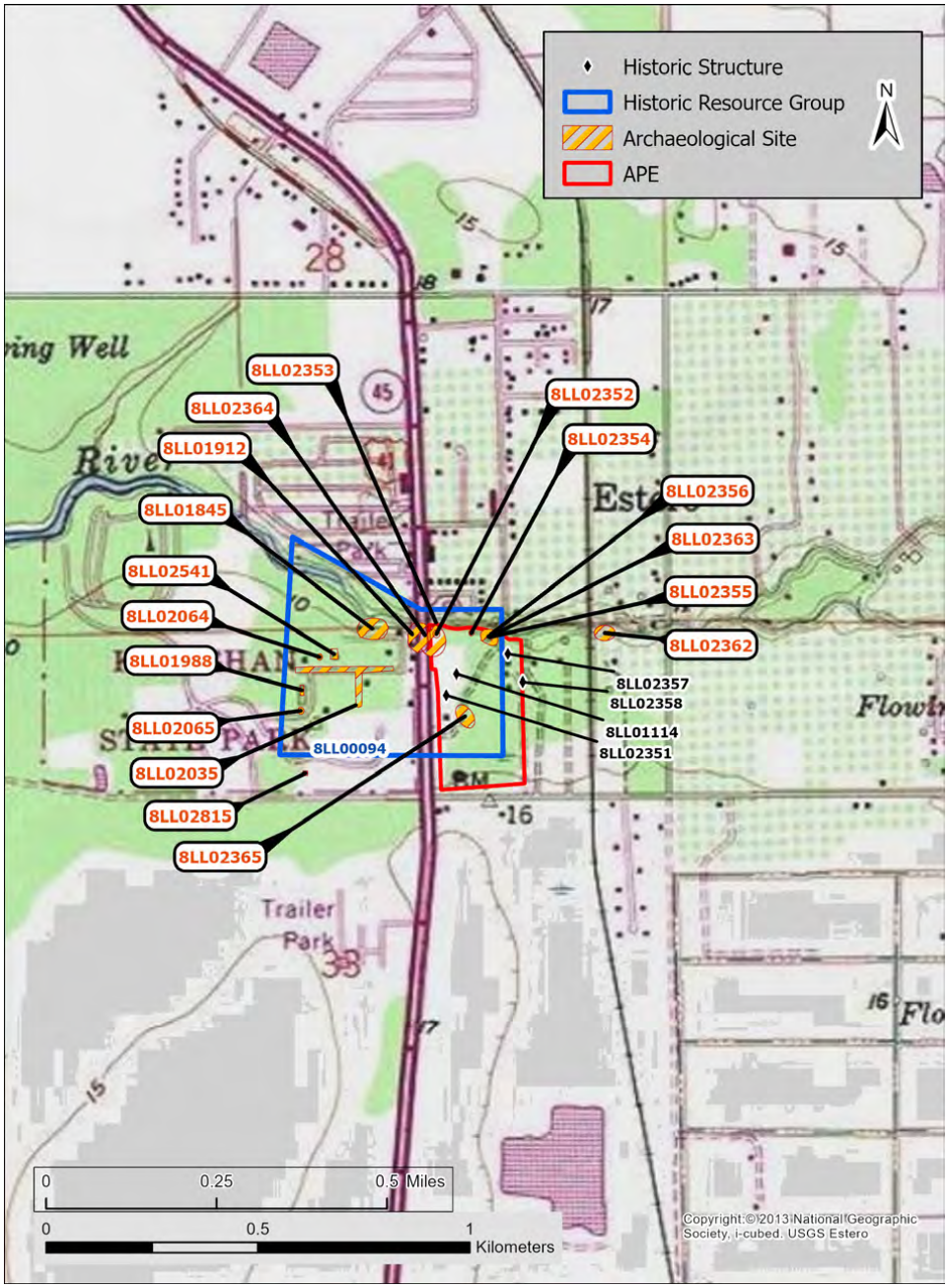


Figure 5. Previously recorded cultural resources within and in close proximity to the APE.

Historical/architectural background research including a review of the FMSF and the NRHP indicated that five historic resources were previously recorded within the APE (**Figure 5**). These include a portion of the NRHP-Listed Koreshan Unity Settlement Historic District (8LL00094), three buildings, the Anna Lewis House (8LL01114), the Holly Park House (8LL02357), and the Lockwood House (8LL02358), as well as the Rustic Tea Garden Outhouse (8LL02351). None of the buildings have been evaluated by the SHPO.

The Koreshan Unity Settlement Historic District (8LL00094) was listed in the NRHP on May 4, 1976, and the boundary east of US 41 lies within the subject property survey area. The Koreshan Unity Settlement Historic District (8LL0094) is comprised of approximately 54 acres north of Corkscrew Road, extending to the north side of the Estero River and bisected by the Tamiami Trail (US 41). The portion of the district east of US 41 is situated within the project area (**Figure 5**). The Koreshan Unity was a communal society based on the Christian beliefs while maintaining their own scientific ideology. In 1893, Dr. Cyrus Teed, founder of the Koreshan Unity Settlement, established a colony in Florida. Teed purchased 300 acres along the Estero River from Gustave Damkohler for $200, and construction of the commune began shortly after (Fryman 1975:8/1; Rea 1994:20). The location on the Estero River provided a major transportation route utilized by the Koreshans for importing and exporting goods, providing for the economy of the settlement. The settlement was called "New Jerusalem," and Teed's name in Hebrew translated to *Koresh* (Rea 1994:1). By the early 20th century, the commune reached its zenith, consisting of numerous residences and community buildings, a general store, a bakery, a publishing house, a machine shop, a sawmill, a concrete factory, boat building facilities, and other industrial buildings. Following the death of Dr. Cyrus Teed in 1908, the Koreshan movement declined. The celibate lifestyle required new members to be recruited from outside the community and without Teed to attract new members, the settlement became limited (Fryman 1975:8/2-3; Rea 1994:58-59).

By the late 1940s, a majority of the industrial facilities were demolished or destroyed by fire and the newly constructed Tamiami Trail (US 41) was built through the center of the settlement, disrupting the continuity of the commercial and residential activities of the community. By 1960, only four members of the Unity remained and Hedwig Michel, the last surviving member, donated 300 acres comprising the settlement to the State of Florida for its protection (Fryman 1975:8/3; Ohnemus 2001:11). She formed the Koreshan Unity Foundation, Inc. to oversee the Koreshan lands and the foundation continued to maintain the land east of US 41, including the ruins of the publishing house, tea house, former industrial and commercial buildings, and the Anna Lewis House (Dauray 2005; Fryman 1975:8/3). The foundation changed its name in 2001 to the College of Life Foundation, Inc. and has increased its land holdings to include adjacent properties. On July 10, 2000, the Koreshan State Historic Site/Koreshan Unity Settlement became a locally designated historic district (HD District 2000-06-01) in Lee County. The boundary for the local designation is contained within the Koreshan State Historic Site on the west side of US 41.

In 1997, ACI conducted a CRAS of *U.S. 41 from North of CR 887 to San Carlos Boulevard, Collier and Lee Counties, Florida* (Survey No. 05215). At the time of this survey, the Anna Lewis House (8LL01114) was the only previously recorded building contributing to the NRHP-Listed Koreshan Unity Settlement Historic District (8LL00094) located on the east side of US 41. During the 1997 survey, it was noted that nine additional resources were identified within the boundaries of the Koreshan Unity Settlement Historic District (8LL00094), including one architectural resource, the Rustic Tea Garden Outhouse. As a result of the 1997 survey, the SHPO concurred that the nine resources contributed to the Koreshan Unity Settlement Historic District (8LL00094) but were not individual eligible for listing on the NRHP; however, none were given FMSF numbers at that time.

In 2005, ACI conducted a CRAS of *the Estero on the River Property* (Survey No. 22678) for a private developer. That survey included the APE and areas to the east and north, only the results of the survey related to the current APE are presented here. As a result of the survey, five previously identified

resources were assigned FMSF numbers, including the Rustic Tea Garden Outhouse (8LL02351). In addition, two resources, the Holly Park House (8LL02357), and the Lockwood House (8LL02358), were newly identified and recorded, the resources appeared to be ineligible for listing on the NRHP, did not appear to be contributing resources to the historic district, and were located outside the district boundaries. The "bomb shelter" was also noted, but not recorded as it was not 50 years of age at the time. As a result of the 2005 survey a Historic Preservation plan was initiated with the Lee County Historic Preservation Board/ Board of Commissioners, which included preserving or relocating certain structures. Additional aspects of the plan were to be finalized in the future.

Subsequently in 2010, during the *Cultural Resource Assessment Survey Addendum SR 45 (US 41) from Corkscrew Road to San Carlos Boulevard Four Additional Linear Pond Sites, Lee County, Florida* it was confirmed that the Anna Lewis House (8LL01114) had been moved from the eastern property and relocated to the west side of US 41 within Koreshan State Historic Site grounds for use as administrative offices (ACI 2010).

A review of relevant historic USGS quadrangle maps, historic aerial photographs, and the Lee County property appraiser's website data revealed the potential for one new historic resource, 50 years of age or older (constructed in 1972 or earlier), within the APE (Caldwell 2022). This includes the ca. 1957 bomb shelter associated with 8761 Corkscrew Road/Holly Park House (8LL02357). Based on the information stated above, two extant buildings, the Holly Park House (8LL02357) and the Lockwood House (8LL02358), will be updated since they have not been evaluated by the SHPO. Furthermore, because the boundary of the NRHP-Listed Koreshan Unity Settlement Historic District (8LL00094) has not been revised since 1976, it will also be updated to reflect changes to the east side of US 41.

5.0 STUDY METHODS

The FDHR's Module Three, Guidelines for Use by Historic Professionals, indicates that the first stage of archaeological field survey is a reconnaissance of the project area to "ground truth," or ascertain the validity of the predictive model (FDHR 2003). During this part of the survey, the researcher assesses whether the initial predictive model needs adjustment based on disturbance or conditions such as constructed features (i.e., parking lots, buildings, etc.), underground utilities, landscape alterations (i.e., ditches and swales, mined land, dredged and filled land, agricultural fields), or other constraints that may affect the archaeological potential. Additionally, these Guidelines indicate that non-systematic "judgmental" testing may be appropriate in urbanized environments where pavement, utilities, and constructed features make systematic testing unfeasible; in geographically restricted areas such as proposed pond sites; or within project areas that have limited high and moderate probability zones, but where a larger subsurface testing sample may be desired. While predictive models are useful in determining preliminary testing strategies in a broad context, it is understood that testing intervals may be altered due to conditions encountered by the field crew at the time of survey. A reasonable and good faith effort was made to locate the historic properties within the project APE (Advisory Council on Historic Preservation n.d.).

Archaeological field methodology consisted of additional archaeological testing to bring testing methodology up to current standards. The positive test pits excavated in 2005 (ACI 2005) were planned on being relocated and closer interval testing placed around them. However, methodology had to be downgraded due to the overgrowth of bamboo and other exotic vegetation. Shovel tests that could be excavated were placed at 50-meter (m) intervals and judgmentally. A surface reconnaissance was also conducted where the ground was clear. Shovel tests were circular and measured approximately 0.5 m in diameter by at least 1 m in depth. All soil removed from the shovel tests was screened through 6.4 millimeters (mm) mesh hardware cloth to maximize the recovery of artifacts. The locations of all shovel

tests were recorded with a Trimble Geo 7X Series GPS unit and following the recording of relevant data, such as stratigraphic profile, all shovel tests were refilled.

Historic/architectural field methodology consisted of a field survey of the APE to determine and verify the location of all buildings and other historic resources (i.e., bridges, roads, cemeteries) that are 50 years of age or older (constructed in or prior to 1972), and to establish if any such resources could be determined eligible for listing in the NRHP. The field survey focused on the assessment of existing conditions for all previously recorded historic resources located within the project APE, and the presence of unrecorded historic resources within the project area. For each property, photographs were taken, and information needed for the completion of FMSF forms was gathered. In addition to descriptions, each historic resource was reviewed to assess historic context, condition, and potential NRHP eligibility. Also, informant interviews would have been conducted, if possible, with knowledgeable persons to obtain site-specific building construction dates and/or possible associations with individuals or events significant to local or regional history.

Laboratory Methods and Curation: Artifacts, if found, would have been cleaned and sorted by artifact class and subjected to a limited technological analysis; however, no artifacts were found. All project records (including photos, field notes, and maps) will be curated at ACI in Sarasota in Project file P20116.1.

Inadvertent/Unanticipated Discovery of Cultural Remains: Occasionally, archaeological deposits, subsurface features or unmarked human remains are encountered during development, even though the project area may have previously received a thorough and professionally adequate cultural resources assessment. Such events are rare, but they do occur. If human burial sites such as Indian mounds, lost historic and aboriginal cemeteries, or other unmarked burials or associated artifacts are found, then the provisions and guidelines set forth in Chapter 872.05, *FS* (Florida's Unmarked Burial Law) are to be followed.

In the event such discoveries are made during the development process, all activities in the immediate vicinity of the discovery will be suspended, and a professional archaeologist will be contacted to evaluate the importance of the discovery. The area will be examined by the archaeologist, who, in consultation with the staff of the Florida SHPO, will determine if the discovery is significant or potentially significant. In the event the discovery is found to be not significant, the work may immediately resume. If, on the other hand, the discovery is found to be significant or potentially significant, then development activities in the immediate vicinity of the discovery will continue to be suspended until a mitigation plan, acceptable to the SHPO, is developed and implemented. Development activities may then resume within the discovery area, but only when conducted in accordance with the guidelines and conditions of the approved mitigation plan.

6.0 SURVEY RESULTS

Archaeological field survey field methodology consisted of additional archaeological testing to bring testing methodology up to current standards. The positive test pits excavated in 2005 (ACI 2005; **Figure 6**) were planned on being relocated and closer interval testing placed around them; however, the field methodology had to be altered due to the overgrowth of bamboo and other exotic vegetation. Shovel tests that could be excavated were placed at 50 m intervals and judgmentally. A total of 12 additional shovel tests were excavated (**Figure 6**). No cultural materials were recovered from the shovel tests or noted on the surface. Typical stratigraphy consisted of 0-20 centimeters (cm) of gray sand; 20-50 cm of light gray sand;

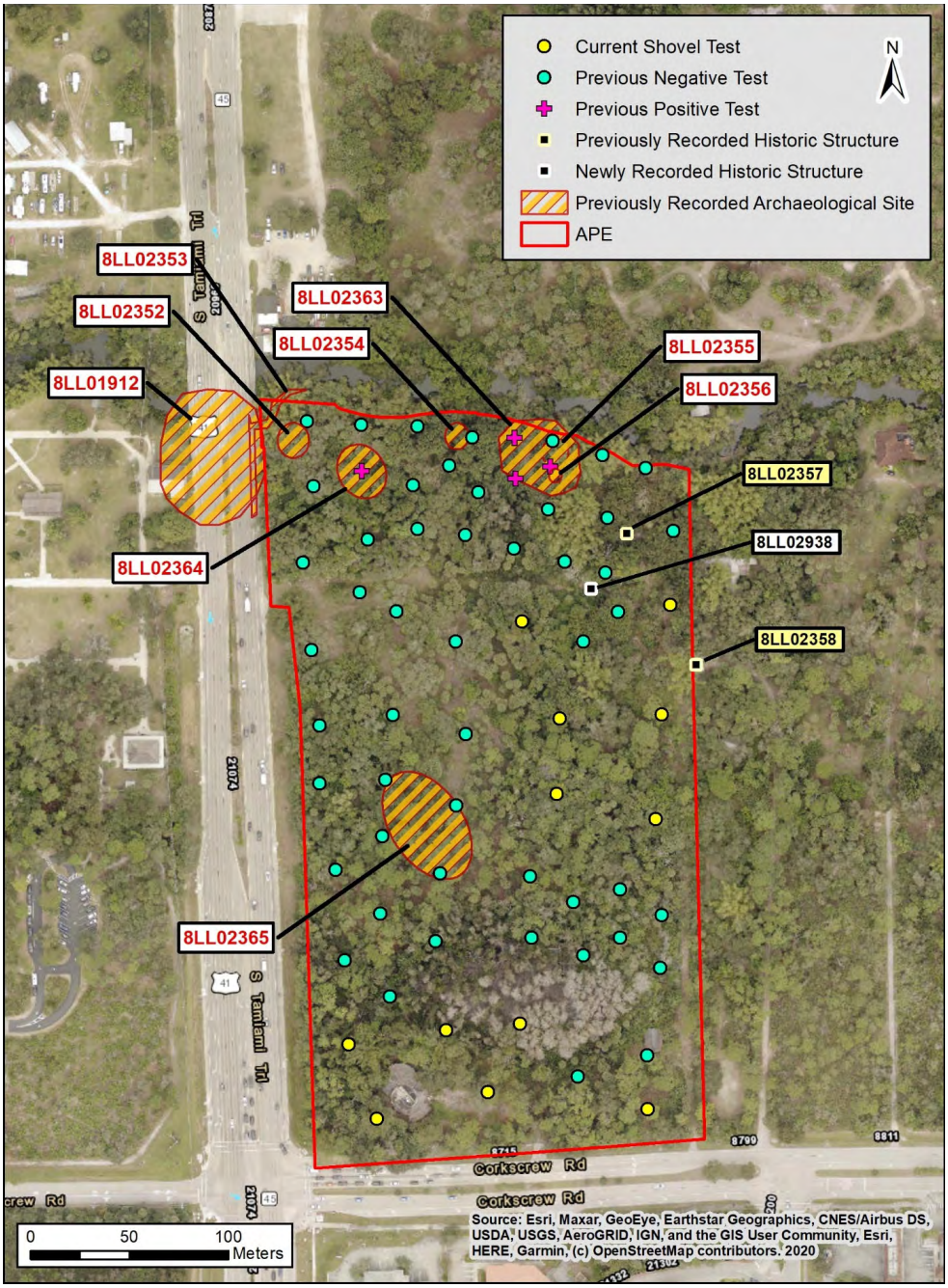


Figure 6. Approximate location of shovel tests and cultural resources within the APE.

and 50-100 cm of pale brown sand. A reasonable and good faith effort was made per the regulations laid out in 36 CFR § 800.4(b)(1) (Advisory Council on Historic Preservation n.d.) to survey all areas of the project APE.

In addition, several historic archaeological sites consisting of building remains within the APE were visited and photographed. Since their condition has only deteriorated more since the 2005 survey, none of the information on the FMSF forms has changed but photographs have been provided as per consultation with the FMSF (see **Appendix B**). Consultation with the SHPO's office (Aldridge 2021) noted that the FMSF forms did not have to be updated since the buildings/structures/sites were in a ruinous state or were not relocated, but to reference the appropriate FMSF number, include a current picture, and note that the building/structure/site is destroyed and/or in a ruinous state.

Building remains: 8LL02352, 8LL02354, 8LL02355, and 8LL02356 – Based on the 1997 survey the SHPO (Percy 1997) concurred that these remains were ineligible for listing on the NRHP, however they were contributing resources to the NRHP-listed Koreshan Unity Settlement Historic District (8LL00094). At the time the concrete foundations provided physical evidence of the size, location, scale, spatial relationship to other buildings, and existence of the structures. However, during the current survey only a few remnants of the foundations were relocated. These remnants have been heavily altered and no longer retain their original organization; therefore, evidence of size, scale, and spatial relationships is destroyed, and evidence of location and existence are vague to none. Therefore, these foundations still do not appear eligible for listing on the NRHP individually, and it appears they have lost the integrity that made them contributing resources to the historic district (**Photos 3-6**).

In addition, during this survey, ACI was again unable to relocate the well that was recorded in 1997.



Photo 3. View of 8LL02352.



Photo 4. View of 8LL02355



Photo 5. View of 8LL02354. Red arrows pointing to remaining foundation piers.



Photo 6. View of 8LL02356

Limerock Retaining Wall: The Limerock Retaining Wall (8LL02353) was constructed ca. 1904 as a retaining wall around the Guiding Star Publishing House (8LL2352) within the Koreshan Unity Settlement. The Guiding Star Publishing House was destroyed by fire in 1949 and the foundation remnants are now in deteriorated condition (**Photo 3**). The majority of the wall is covered by extensive vegetation, especially the root system of some of the larger plants, is intertwined with the Limerock Retaining Wall (**Photo 7**). A lack of maintenance has resulted in a ruinous condition. Furthermore, in 2013, US 41 and the US 41 bridge were widened, a large portion of the wall was destroyed, and US 41 and the bridge are now encroaching on the remaining portion of the wall (**Photo 7**). Due to the previous destruction and further deterioration of the wall and surrounding area, the limerock wall no longer retains historic integrity. While the wall remains in the same location, the physical evidence of the size, setting, and spatial relationship to other building foundations has been lost. As such, the wall no longer appears to be a contributing element to the Koreshan Unity Settlement Historic District (8LL00094). In addition, HABS documentation of the entire limerock wall was undertake in 2004 as a mitigation measure (**Appendix A**; FMSF).



Photo 7. Current condition of the of the Limerock Retaining Wall (8LL02353), looking south. Note position of the wall in relation to the US 41 bridge widening.

Historic/Prehistoric refuse: 8LL02363, 8LL02364, 8LL02365, and 8LL01912- During the 2005 survey it was suggested that 8LL02363-65 sites did not appear eligible for listing on the NRHP individually, nor were they considered contributing to the NRHP listed Koreshan Unity Settlement Historic District (8LL00094). At the time the sites provided very little new information about the Koreshan occupation of the area, and the recovered artifacts were sparse and mundane. No evidence of these sites was observed on the surface during this survey, and most were inaccessible due to extensive vegetative overgrowth. No evidence of the adjacent 8LL01912 was found to extend into the APE and review of the FSMF form suggests that this resource is actually located within the Koreshan State Park boundaries, not in the location recorded on the FMSF GIS database. Thus, the archaeological FMSF forms were not updated since no new information was learned, no additional artifacts were found, and no additional testing could be conducted where the sites were located. For information about the original survey and findings for these sites please refer to ACI 2005; Survey No. 22678 and the FMSF forms.

Therefore, none of the previously recorded archaeological resources appear individually eligible for listing on the NRHP, nor do they appear to contribute to the NRHP-listed Historic District. Thus, alteration of the boundaries of the NRHP-listed Historic District as suggested below will have no adverse effect on these resources, nor will future development of the APE. HABS documentation of the Limerock Wall (8LL01912) has already occurred as a mitigation measure for roadway work, however due to its interest and relation to the Koreshan Community it is recommended that the remaining portion of the wall within the APE be avoided, if possible.

Historical/Architectural Results: Background research revealed that five historic resources were previously recorded within the APE. These include a portion of the NRHP-Listed Koreshan Unity Settlement Historic District (8LL00094), three buildings, the Anna Lewis House (8LL01114), the Holly Park House (8LL02357), and the Lockwood House (8LL02358), as well as the Rustic Tea Garden Outhouse (8LL02351). None of the resources have been evaluated by the SHPO. As a result of the historical/architectural field survey, one historic resource (8LL02938) was newly identified, recorded, and evaluated, and two previously recorded historic resources were identified and re-evaluated (8LL02357 and 8LL02358) (**Figure 6**). These include the ca. 1949 Ranch style Holly Park House (8LL02357) and ca. 1950 Ranch style Lockwood House (8LL02358), as well as a Masonry Vernacular style bomb shelter building (8LL02938) constructed in ca. 1957. Overall, the updated and newly identified buildings have been altered, lack sufficient architectural features, and have become highly deteriorated over the years. In addition, the resources are not significant embodiments of a type, period, or method of construction and do not have any historic associations with significant persons and/or events – including the Koreshan Unity Settlement. As such, these three resources do not appear eligible for listing in the NRHP, either individually or as part of a historic district.

In addition, the Anna Lewis House (8LL01114) has been moved from the property and relocated to the west side of US 41 within Koreshan State Historic Site grounds for use as administrative offices (ACI 2010). Furthermore, the Rustic Tea Garden Outhouse (8LL02351) was confirmed as demolished. Both of these buildings were considered contributing resources to the NRHP-Listed Koreshan Unity Settlement Historic District (8LL00094). Due to alterations made to the landscape, the loss of formerly extant resources, and the present physical condition within the historic district on the east side of US 41, the land within the APE does not retain historic integrity and no longer appears eligible for listing in the NRHP. As such, the boundaries of the Koreshan Unity Settlement Historic District (8LL00094) were updated to reflect these changes since being listed in the NRHP in 1976 (**Figure 7**).

Below are descriptions and photographs of the newly identified and updated resources within the APE. A copy of the FMSF forms for the updated previously recorded and newly identified historic resources are provided in **Appendix C**. In addition, a letter was prepared for the demolished building and is contained in **Appendix D**.



Figure 7. Updated NRHP-Listed Koreshan Unity Settlement Historic District (8LL00094) boundary.

8LL00094: The Koreshan Unity Settlement Historic District was listed in the NRHP on May 4, 1976. The nominated historic district was comprised of approximately 54 acres spanning from west of US 41/Tamiami Trail to the east side of US 41/Tamiami Trail. Eight historic resources were documented on the east side of US 41 within the NRHP-listed boundary; however, seven of the eight were recorded as "no longer standing" and in ruinous condition. The only extant resource at this time was the Anna Lewis House (8LL01114), also referred to as "El Retiro" and "Member House." During the *Cultural Resource Assessment Survey Addendum SR 45 (US 41) from Corkscrew Road to San Carlos Boulevard Four Additional Linear Pond Sites, Lee County, Florida* it was confirmed that the Anna Lewis House (8LL01114) had been moved from this location and relocated within Koreshan State Historic Site grounds for use as administrative offices (ACI 2010). Due to alterations made to the landscape, the loss of formerly extant resources, and the present physical condition within the historic district on the east side of US 41, the land within the APE does not retain historic integrity and no longer appears eligible for listing in the NRHP. As such, the boundaries of the Koreshan Unity Settlement Historic District (8LL00094) were updated to reflect these changes since being listed in the NRHP in 1976. The boundary has been revised to include only that land which is located to the west of US 41/Tamiami Trail and excludes land that no longer contains historic resources contributing to the district (**Figure 7**). This update also reflects the boundary of the locally designated historic district. The field survey for this CRAS update was limited to the east side of US 41/Tamiami Trail and as such, additional boundary corrections are outside of the scope of this project.



Photo 8. Holly Park House (8LL02357), looking north.

8LL02357: The Holly Park House is a Ranch style building located at 8761 Corkscrew Road that was constructed in ca. 1949 (**Photo 8**). The irregular plan, one-story building rests on a on a pier foundation made of various materials including tapered pre-cast concrete and concrete blocks. The building has a wood frame structural system clad with vertical wood siding. The hip roof is clad in asphalt shingles. The building features a brick chimney on the north interior slope. The main entrance is located on the south elevation through a single door which has been boarded over. All visible windows have been boarded over with plywood. Distinguishing architectural features include wood windowsills, decorative wrought iron supports, a brick chimney, tapered pier foundation, and exposed rafters. Alterations include replacement roofing materials, boarded up windows, and new siding. Additions consist of a ca. 1969 carport located on

the northeast side of the building. The open carport has a hip roof with decorative wrought iron supports. Ancillary structures include a non-historic shed to the south of the residence, a ca. 1965 concrete bomb shelter (8LL02938) to the southwest, and a ca. 1950 residence (8LL02358) to the south. The Ranch style is common throughout Lee County, and this former residence has undergone extensive alterations which have diminished its historic integrity. In addition, background research did not reveal any historic associations with significant persons and/or events. As a result, 8LL02357 does not appear eligible for listing in the NRHP, either individually or as part of a historic district.



Photo 9. Lockwood House (8LL02358), looking north.

8LL02358: The Ranch style building located at 8751 Corkscrew Road was constructed in ca. 1950 (**Photo 9**). Commonly referred to as the Lockwood House, the former residence sits vacant on the parcel. The one-story, rectangular plan building rests on a tapered pre-cast concrete pier foundation and has a wood frame structural system. The central portion of the building is partially clad in original wood shingles; however, a majority of the exterior fabric was replaced with vertical wood plank ca. 1970. The side gable roof is clad in sheet metal and asphalt shingles. The main entrance is located on the south elevation through a single, open wood door frame. Visible windows include a six-light fixed unit and a partially dismantled three-stacked aluminum awning unit. Most of the original frames remain, but the windows themselves are gone. Distinguishing architectural features include boxed eave, wood window and door frames, and tapered pre-cast concrete piers. In ca. 1970, a wood frame garage was constructed on the east side of the building. Other alterations include replacement roofing materials, doors, and siding. A bomb shelter (8LL02938) and residence (8LL02357) are located to the north of the building. This Ranch style building represents a common architectural style found throughout Lee County and non-historic additions and alterations have compromised its historic integrity. In addition, background research did not reveal any historic associations with significant persons and/or events. As a result, 8LL02358 does not appear eligible for listing in the NRHP, either individually or as part of a historic district.



Photo 10. Holly Park Bomb Shelter (8LL02938), looking northeast.

8LL02938: The Masonry Vernacular style building located at 8761 Corkscrew Road was constructed in ca. 1957 (**Photo 10**). The building is an ancillary building to the Holly Park House (8LL02357) and is constructed of poured concrete dating from ca. 1957 (Dauray 2006). The building is rectangular and has a flat roof. The main entrance is located from the north end of the east elevation through an obscured door, which has been altered so that it can only be opened from the exterior. The southwest corner contains a concrete block clerestory (ca. 1965) with three windows, on the north, east and south walls (all of which have been boarded over with plywood), and a flat concrete roof. This is the buildings single distinguishing feature. The Lockwood House (8LL02358) is located to the south of the building.

The building was first identified, but not recorded, during *A Cultural Resources Assessment Survey of Estero on the River, Lee County, Florida* conducted by ACI in 2005 (Survey No. 22678). While the building is no longer accessible due to dense bamboo overgrowth surrounding the building, the 2005 survey provided some detail of the interior layout. The main entrance leads to hallway and from the hall, there is a double door into the main interior space of the building, a large open area with a small bathroom along the north wall, complete with toilet and shower. Also, during the original survey, interviews revealed two theories for the date of construction and function of this resource. Charles Dauray – President and CEO of the College of Life foundation – stated that the building was constructed in ca. 1957 by Holly Park as a Cold War era bomb shelter and was later converted into a shed with laundry facilities in the 1960s (ACI 2005). A secondary theory suggested by Georgia Nelson, Vice-President of the Estero Historical Society at the time, was that the building may have been constructed by the Koreshans during the 1920s. However, an assessment of the building materials revealed that the concrete contained a granular aggregate mixture consistent with that of mid- to late-twentieth century construction materials as opposed to the earlier shell aggregate, such as that found in the ca. 1910 Sunlit House (8LL02389) (ACI 2005).

Although the original purpose of the building cannot be fully confirmed, the bomb shelter theory is plausible. During the 1950s and 1960s, the construction of family bomb shelters or fallout shelters was promoted as fears grew of a nuclear attack during the Cold War. The Eisenhower and Kennedy administrations educated the public on the construction of home bunkers and the creation of public fallout shelters spread during this period (Ptacin 2020). Like most “Duck and Cover” Cold War-era procedures,

the bomb shelters would have provided little protection in the event of nuclear attack and in actuality provided the nation with an illusion of safety and preparedness. By 1965, it is estimated that approximately 200,000 home shelters had been constructed by civilians (Magnuson 2020).

Overall, the building is in a deteriorated state and has been altered over the years. The resource lacks sufficient architectural features and is not a significant embodiment of a type, period, or method of construction. In addition, background research did not reveal any historic associations with significant persons and/or events, nor could the original purpose of the building be fully confirmed. As a result, 8LL02938 does not appear eligible for listing in the NRHP, either individually or as part of a historic district.

7.0 CONCLUSIONS

As a result of the archaeological investigations, no new archaeological sites were discovered. Also, no evidence was observed on the surface for historic refuse sites, 8LL02365 and 8LL02363, and the historic refuse site with a prehistoric component, 8LL02364; also, no evidence of the adjacent 8LL01912 was found to extend into the APE. Thus, the archaeological FMSF forms were not updated. In addition, no FMSF forms were updated for the building/structure remnants (8LL02352, 8LL02353, 8LL02354, 8LL02355, and 8LL02356) but photographs of the resources or the area where the building/structure were once located, was documented (see **Appendix B**). While most of the building remains were previously considered contributing resources, it appears they all have lost their integrity and are no longer contributing. Mitigation measures have already been undertaken on the Limerock Wall (8LL02353) under Section 106.

Historical/architectural background research revealed that five historic resources were previously recorded within the APE. These include a portion of the NRHP-Listed Koreshan Unity Settlement Historic District (8LL00094), three buildings, the Anna Lewis House (8LL01114), the Holly Park House (8LL02357), and the Lockwood House (8LL02358), as well as the Rustic Tea Garden Outhouse (8LL02351). As a result of the historical/architectural field survey, one historic resource (8LL02938) was newly identified, recorded, and evaluated, and two previously recorded historic resources were identified and re-evaluated (8LL02357 and 8LL02358). These include the ca. 1949 Ranch style Holly Park House (8LL02357) and ca. 1950 Ranch style Lockwood House (8LL02358), as well as a Masonry Vernacular style bomb shelter building (8LL02938) constructed in ca. 1957. Overall, the updated and newly identified buildings have been altered, lack sufficient architectural features, and have become highly deteriorated over the years. In addition, the resources are not significant embodiments of a type, period, or method of construction and do not have any historic associations with significant persons and/or events – including the Koreshan Unity Settlement. As such, these three resources do not appear eligible for listing in the NRHP, either individually or as part of a historic district.

In addition, the Anna Lewis House (8LL01114) has been moved from the property and relocated to the west side of US 41 within Koreshan State Historic Site grounds for use as administrative offices (ACI 2010). Furthermore, the Rustic Tea Garden Outhouse (8LL02351) was confirmed as demolished. Both of these buildings were considered contributing resources to the NRHP-Listed Koreshan Unity Settlement Historic District (8LL00094).

The boundaries of the Koreshan Unity Settlement Historic District (8LL00094) were updated to reflect these changes since being listed in the NRHP in 1976. The boundary has been revised to include only that land which is located to the west of US 41/Tamiami Trail and excludes land that no longer contains historic or archaeological resources contributing to the district. Due to alterations made to the landscape, the movement or loss of formerly extant resources, and the present overgrown, highly altered, physical condition within the historic district on the east side of US 41, the land within the APE does not retain

historic integrity and no longer appears eligible for listing in the NRHP. The field survey for this CRAS update was limited to the east side of US 41/Tamiami Trail and as such, additional boundary corrections are outside of the scope of this project. **Table 2** summarizes the opinions for all resource recorded within or immediately adjacent to the APE.

Table 2. Historical and Archaeological resources within the APE previous and current recommended NRHP evaluation/Contributing status.

FMSF No.	Site Name	Style/Site Type	Past Surveyor Opinion	Past SHPO Evaluation	Current Conditions	Current Survey Opinion
8LL01114	Anna Lewis House	Frame Vernacular	Ineligible; Contributing	Ineligible; Contributing	Moved	N/A
8LL02938	Holly Park Bomb Shelter	Masonry Vernacular	N/A	N/A	Deteriorating	Ineligible; Not contributing
8LL02357	Holly Park House	Ranch	Ineligible; Not contributing	Not evaluated	Ruinous	Ineligible; Not contributing
8LL02358	Lockwood House	Ranch	Ineligible; Not contributing	Not evaluated	Ruinous	Ineligible; Not contributing
8LL02351	Rustic Tea Garden Outhouse	Frame Vernacular	Ineligible; Contributing	Ineligible; Contributing	Ruinous/ Destroyed	Ineligible; Not contributing
8LL02363	Boatworks / Plumbing Shop/ Apiary Scatter	Historic Refuse	Ineligible; Not contributing	Not evaluated	Destroyed	Ineligible; Not contributing
8LL02365	College of Life Scatter	Historic Refuse	Ineligible; Not contributing	Not evaluated	Destroyed	Ineligible; Not contributing
8LL02364	Publishing House Scatter	Artifact Scatter, Historic Refuse	Ineligible; Not contributing	Not evaluated	Destroyed	Ineligible; Not contributing
8LL02356	Apiary Foundations	Building Remains	Ineligible: Contributing	Not evaluated	Ruinous/ Destroyed	Ineligible; Not contributing
8LL02355	Boatworks #2 and Plumbing & Blacksmith Shop Foundations	Building Remains	Ineligible: Contributing	Ineligible; Contributing	Ruinous/ Destroyed	Ineligible; Not contributing
8LL02352	Guiding Star Publishing House Foundations	Building Remains	Ineligible: Contributing	Ineligible; Contributing	Ruinous/ Destroyed	Ineligible; Not contributing
8LL02353	Limerock Retaining Wall	Building Remains	Ineligible: Contributing	Ineligible; Contributing	Ruinous/ Destroyed	Ineligible; Not contributing
8LL02354	Machine and Woodworking Building Foundations	Building Remains	Ineligible: Contributing	Ineligible; Contributing	Ruinous/ Destroyed	Ineligible; Not contributing
8LL01912	Estero Riverbank – Trash Scatters	Artifact Scatter, Historic Refuse	Ineligible, Not contributing	Not evaluated	Not located within APE	N/A

Given the results of background research and field survey, no archaeological sites or historic resources that are listed, eligible for listing, or that appear potentially eligible for listing in the NRHP were located within the APE. As such, it is the professional opinion of ACI that the proposed undertaking will result in no historic properties affected. Due to the recommended boundary change to the NRHP-listed Koreshan Unity Settlement Historic District (8LL00094) further consultation may be required with the SHPO.

Additional opinions based on the previous Historic Preservation Plan request: In 2005 the APE was within Lee County jurisdiction when the request for an Historic Preservation Plan was made, the buildings designated for movement (Estero Creek School, Collier Residence, and Smith/Alvarez residence) were not within the current APE. The remainder of the Plan was to be determined. However, the APE is now under the jurisdiction of the Village of Estero and is outside of the Lee County-designated Koreshan State Historic Site. The APE does fall within the Village-recognized "Old Estero". Therefore, if the SHPO concurs with the above recommendations regarding eligibility and boundaries, there are no NRHP-eligible or contributing resources remaining, nor are there any local- or county-designated resources within the APE, thus the County-requested Historic Preservation Plan no longer appears necessary. However, the Village of Estero may want to consider preservation planning of their own, in accordance with Village of Estero Future Land Use Policy FLU-1.6.2 through 1.6.4 with regard to the small portion of the Limerock wall remaining within the APE.

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Appendix A
Lee County Resolution; SHPO correspondence; HABS documentation

RESOLUTION NUMBER Z-07-021

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Land Development Group, LLC, filed an application on behalf of the property owners, Village Partners, LLC, and College of Life Foundation, Inc., to rezone a 85.07±-acre parcel from Agricultural (AG-2) and Marine Commercial District (CM) to Mixed Use Development (MPD), and to utilize the Cash Contribution Option (Option 2) of the Bonus Density Program to increase the permissible density of the property above the Lee Plan standard density range for a project known as Estero on the River; and,

WHEREAS, a public hearing was advertised and held on April 4, 2007, before the Lee County Zoning Hearing Examiner Richard A. Gescheidt. Written submissions were requested by the Hearing Examiner at the close of hearing with a due date of April 13, 2007. This date was later extended to April 20, 2007. The Hearing Examiner gave full consideration to the evidence in the record for Case Nos. DCI2005-00041 (Rezoning) and REZ2006-00018 (Bonus Density Application); and,

WHEREAS, a second public hearing was advertised and held on June 4, 2007, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record, and the testimony of all interested persons in accordance with the procedures set forth in §34-83(b) of the Land Development Code. In addition, the Board considered the proposed bonus density contract based on the criteria set forth in LDC §34-1519.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to:

1. Rezone a 85.07±-acre parcel from AG-2 and CM to MPD to allow 530 residential units and 300,000 square feet of commercial space, with a maximum height of 60 feet (habitable stories). No blasting activity is proposed.

2. Participate in the Lee County Housing Bonus Density Program. The applicant is seeking to utilize the "Cash Contribution Bonus Density Option 2" pursuant to Lee County Land Development Code (LDC), Section 34-1519, to develop 181 bonus density dwelling units, with a proposed project total of 530 dwelling units on 85.07± acres for an approximate total of 7.84 dwelling units per acre.

The property is located in the Urban Community and Outlying Suburban Future Land Use Categories and is legally described in attached Exhibit A.

The request to rezone the property to MPD is APPROVED, SUBJECT TO the conditions and deviation specified in Sections B and C below. The request to participate in the Lee County Housing Bonus Density program, LDC Section 34-1519, by utilizing the "Cash Contribution Density Bonus (Option 2)" to develop 181 Bonus Density dwelling units is APPROVED, SUBJECT TO the conditions and deviations in Sections B and C below **and the terms of the Bonus Density Contract attached as Exhibit E.**

SECTION B. CONDITIONS:

All references to uses are defined or listed in the Lee County LDC.

1. Development must be consistent with the two-page Master Concept Plan (MCP) entitled "Estero on the River Master Concept Plan" prepared by Wilson Miller", date stamped "Received June 7, 2007 by Community Development", attached hereto as Exhibit C-1, and the one-page Parcel Summary attached hereto as Exhibit C-2, except as modified by the conditions below.

2. The following limits apply to the project and uses:

   a. Schedule of Uses

   Residential 1 (R-1)
   Accessory Uses and Structures
   Administrative Offices
   Agricultural uses, continuation of bona fide use only
   Dwelling Units
   Single Family Residence
   Entrance Gates and Gatehouses
   Essential Services
   Essential Service Facilities, Group I
   Excavation, Water Retention
   Fences and Walls
   Home Occupation (subject to standards in Lee County Land Development Code Section 34-1772)
   Model Homes, Model Units and Model Display Center, including accessory parking lots
   Real Estate Sales and Rental Office - limited to sales of lots, homes or units within Estero on the River
   Recreation Facilities, Personal and private On-Site and Off-Site
   Residential accessory uses, including but not limited to:
   Private garages, carports and parking areas
   Private swimming pools and enclosures
   Clubhouse including but not limited to Food and Beverage Service, Locker Rooms, Health Club and Spa
   Signs
   Temporary uses- limited to a sales center and construction office(s)

Residential 2 (R-2)
All uses permitted in the R-1 tracts plus:
Townhouse, Two-Family Attached and Multiple-Family Buildings
Parking Lot: accessory

Civic Use (CU)
All uses permitted in the R-2 tracts plus:
ATM
Cultural Facilities
EMS, Fire or Sheriff's station
Government agencies, office only, Library
Museums
Parking Lot
Post Office
Studios
Temporary Uses including but not limited to art and craft fairs, concerts "Taste of the Town", farmers' market, antique fairs and the like.
Theater, Indoor (550 seats + 150-seat Learning Theater)

Mixed Use (MU)
All uses permitted in the R-2 tracts plus:
Accessory Apartment
Accessory Commercial Uses
Animal Clinic - outside kennels are prohibited
ATM
Bait and Tackle Shop
Banks and Financial Institutions, Groups I & II
Bar or cocktail Lounge, in conjunction with a class III & IV
Bed and Breakfast
Boat Rentals and Sales, limited to canoes and kayaks
Business Services, Group II
Caretaker's Residence
Consumption on Premises, in conjunction with Class III & IV restaurant or Liquor Store (wine tasting events)
Convenience food and beverage store
Cultural Facilities
Cleaning and Maintenance Services, no warehouse
Clothing Stores
Clubs, Commercial, Fraternal & Private
Day Care Center, child or adult
Department Store, limited to 50,000 square feet
Drive thru Facility for any permitted use, limited to 4
Drugstore, Pharmacy
Food Stores, Group I
Garage, Public
Gift and Souvenir Shop
Grocery Store
Hardware Store, limited to 40,000 square feet

Healthcare Facilities, Groups I, II, III, and IV (limited to 100 beds)
Hobby, Toy and Game Shops
Hotel/Motel, limited to 100 rooms and 3 stories
Insurance Companies
Medical Office
Outdoor Seating for permitted uses
Parcel and Express Services (no warehouse)
Package Store
Paint, Glass and Wallpaper (no warehouse)
Parking Lot
Personal Services, Groups I and II
Pet Services, no outdoor run
Pet Shop, no outdoor run
Rental and Leasing Facilities, Groups I & II, no outdoor storage, display or sales
Repair Shops, Groups I and II, no outdoor storage, display or sales
Restaurant, Fast food, limited to 8
Restaurants, Groups I - III
Retail and Wholesale sales, when clearly incidental and subordinate to a permitted principal uses on the same premises
Specialty Retail, Groups I and II
Storage, Indoor Only
Studios
Theater, Indoor (550 seats and 150-seat Learning Theater)
Variety Store, limited to 20,000 square feet

Preserve/Indigenous (P and I)
Interpretive centers and Signage, rain shelters, gazebos
Nature and foot trails including boardwalks, benches and jogging paths
Paths, boardwalks and bridges
Water Management Facilities
Wildlife Management
Mitigation and Restoration Activities

College of Life Foundation
Civic/Cultural Facilities
Single-family residential units
Multi-Family residential units
Administrative Offices
Accessory Apartment 1

NOTE: Agricultural uses are not a permitted use within this planned development.

b. Site Development Regulations

See the Parcel Summary attached as Exhibit C-2 and the property development regulations below.

PROPERTY DEVELOPMENT REGULATIONS

	MINIMUM LOT DIMENSIONS			MINIMUM STRUCTURAL SETBACKS						
	Area	Depth	Width	Side	Rear	Front Road	Water-body	(Max) Height *See Note #7 below	(Max) Number of Hab. Floors	Distance between principal structure
Single-Family (detached)	6,500 sf	100	60	10	25	25	20	35	2	20
Two-Family Attached	7,500 sf	100	75	7.5	25	0	20	35	2	15
Townhouse	1,000 sf	50	20	15	N/A	15	20	45	3	15
Multi-family	10,000 sf	N/A	N/A	.5 BH *See Note#6 Below	20	20	0 or 20' *See Note #5 Below	60	3	25
RECREATION AREA	2,500 sf	25	25	10	10	20	0 or 20' *See Note #5 Below	45	3	15
Commercial	10,000 sf	100	100	5	10	0	0 or 20' *See Note #5 Below	60	4	15

Notes:
1) Pie-shaped lots shall have no minimum lot width but will meet lot area requirements.
2) Accessory structure setbacks are to be same as principal structure except for rear setbacks, which are 50 percent of the principal structure setback.
3) All dimensions are in feet unless otherwise noted.
4) Minimum structural setbacks are as measured to an adjacent right-of-way or parcel line.
*5) Setback from Lake may be zero feet providing architectural bank treatment is incorporated into design.
*6) BH: Building Heights= Combined height of two adjacent buildings for the purpose of determining setback requirements. Any building in Parcel 1-A that is within 100-feet of any boundary adjacent to existing single family residential will have a 35-foot maximum height restriction. Any building in Parcel 4-A that is within 150 feet of any boundary adjacent to existing single family residential will have a 35-foot maximum height restriction.
***7) See Parcel Summary attached as Exhibit C-2 regarding height limitations adjacent to US 41, Estero River, Sandy Lane, Corkscrew Road and existing residential structures outside project boundaries.**

3. Design Elements. Development must comply with the Design Elements submitted by the applicant and found in Exhibit D.

4. Drainage.

a. The developer will not place an encroachment within the flood way as defined by the FEMA flood maps approved at the time of development order issuance.

b. At the time of the first development order application, the developer will submit a drainage analysis that demonstrates that the site development plan causes no adverse impact on adjacent upstream and downstream properties in terms of drainage capacity/conveyance, storm water discharge, and flood. The drainage analysis will include, but not limited to:

i. a drainage map for all contributory areas within and into the development, showing flow paths/arrows, existing on site and offsite drainage structures (sizes and inverts), and sub basin areas; and,

ii. hydrologic and hydraulic calculations for the 5, 10, 25, and 100-year storm events in order to establish existing baseline conditions.

c. The Developer, or its assigns, will dedicate a drainage/maintenance easement to Lee County for the purpose of Estero River maintenance. The easement will give the right, but not the obligation, to Lee County to access the property and provide maintenance of the drainage within the Estero River. The developer, or its assigns, will maintain the easement area free of debris at all times and provide perpetual monthly maintenance/mowing. The easement location and design will be jointly reviewed and approved prior to Development Order approval and recording by the County Attorney's Office, Parks and Recreation Department, the Division of Environmental Sciences, and the Division of Natural Resources.

5. Flood Regulations.

Development must be consistent with the local, State, and Federal regulations for development within any flood ways, flood plains, or properties designated that will be affected by a tropical storm event.

6. Green ways.

The developer will participate in a joint effort with Lee County Parks and Recreation Department to accommodate a "Green ways" area along the Estero River subject to obtaining all necessary permits. The "Green ways" must be approved by Lee County Parks and Recreation as part of the development order for this project. The Developer and Lee County Parks and Recreation Department have agreed that this effort will be jointly funded.

7. Open Space.

Prior to local development order approval, the landscape plan must include an open space diagram delineating the 30 acres of open space committed to on the Open Space Calculations table. Buildings within the "MU" and "CU" parcels must contain commercial

or community facility ground floor uses. Single-family lots within Parcel 5 must be a minimum 6,500 square feet with a maximum 45 percent lot coverage.

8. Landscape.

Prior to local development order approval, the landscape plan must delineate a minimum of 14 acres of indigenous plant community and native tree preservation, including areas to be restored per the Estero on the River Restoration Plan. Parcel 3 must include 3.69 acres of indigenous preservation of oak and pine scrub. All preservation areas being used to meet the 14-acre requirement must be located outside of existing or future easements. The roadway proposed within Parcel 2 that bisects the existing indigenous plant communities must be designed to provide wildlife underpass with a minimum three-foot height and six-foot width using either a box culvert, conspan, or bridge.

9. Buffer.

Prior to local development order approval, the landscape plans must delineate a minimum 50-foot wide natural waterway buffer measured from the top of bank of the Estero River. The proposed Greenway may be located within the 50-foot wide buffer area. No additional boardwalks or pathways are allowed within 25 feet of the top of bank except as delineated in Condition 10 below. The design of the proposed greenway and the extent of activity to take place within the 50-foot wide buffer will be determined at the time of local development order and approved by the Division of Natural Resources, Division of Environmental Sciences, and the Parks and Recreation Department. Any walkway will be field inspected by the Division of Environmental Sciences' staff and adjustments may be made where necessary to preserve existing trees.

10. Shoreline Structures:

Shoreline structures along the Estero River are limited to a maximum of:

a. Two free-span bridges over the Estero River for pedestrian traffic field located to avoid impacting existing native trees; and,

b. one dock/canoe launch; and,

c. the existing covered boat house and dock in the northeast corner of Parcel 2; and,

d. the existing concrete bulkhead and dock in the northwest portion of Parcel 4; and,

e. the proposed vehicular and pedestrian bridge crossing connecting Parcels 1 and 2 to allow vehicular/pedestrian traffic. The existing structures may be restored or replaced with structures meeting the current LDC regulations provided the structure is not expanded. The shoreline structures may include river overlook areas.

11. Gopher Tortoise Management Plan.

Prior to local development order approval, the developer must submit a Gopher Tortoise Management Plan including details of the type of gopher tortoise permit secured from the

Florida Fish and Wildlife Conservation Commission for review and approval by the Division of Environmental Sciences' staff.

12. Lake Maintenance Easement.

Prior to local development order approval, any lake that is designed to utilize Deviation 5, 6, or 8 must provide a minimum 20-foot wide lake maintenance easement from the lake control elevation to an adjacent common parking lot or roadway to provide access to the lake for long term maintenance. Additionally, the use of Deviation 5, 6, or 8 is limited to a total maximum of 20 percent of the linear footage of an individual lake and compensatory littoral shelf must be provided as detailed in LDC §10-418.

13. Boat Docks.

Boat docks approved in this application are strictly limited to canoes, kayaks, and paddle boats. The developer may not permit motorized vessels, except those that are electric or battery powered, to utilize any boat docking facility located within the project boundaries. Combustion engines are prohibited.

14. Traffic Impacts.

a. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order. Approval of this rezoning does not give the developer an undeniable right to receive local development order approval.

b. The developer may obtain the necessary development orders for site preparation, which include, but are not limited to, site infrastructure and fill when the project meets Lee County concurrency requirements (all conditions required by the Lee County Comprehensive Plan (Lee Plan) and the LDC). However, the developer may not obtain building permits for vertical development until notification of the commencement of the U.S. 41 six-lane improvements. This condition will not be construed to prevent the developer from availing itself of the provision of Lee County Ordinance 06-20, as amended (Fair Share Ordinance). Restoration or relocation of historic resources located within the project boundaries will be deemed to be "site preparation work" for purposes of this condition and may be approved by Lee County at any time.

15. Historic Preservation.

The developer must submit an Historic Preservation Plan for the entire project to be approved by the Lee County Historic Preservation Board prior to the first local development order. The Estero Creek School and Collier Residence are scheduled for relocation pursuant to prior agreements and are not required to be included in the Historic Preservation Plan. The Smith/Alvarez residence may be relocated subject to Historical Designation at the new location. No development activity or demolition permits can be approved prior to the approval of the Historic Preservation Plan described above.

16. Local Development Order Approval.

Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee County Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16, and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix, and general function, and all other Lee County Lee Plan provisions.

17. Sandy Lane Realignment. In the event that Sandy Lane is realigned, the realignment and any resulting changes in the open space assigned to the Sandy Lane alignment within the project may be approved through an administrative amendment of the approved planned development.

INCIDENT TO PARTICIPATION IN THE HOUSING BONUS DENSITY PROGRAM:

18. Eligibility for Bonus Density.

Bonus density is approved on this property in accordance with the terms and conditions of the Bonus Density Contract attached as Exhibit E. Bonus units will be distributed throughout the site in accordance with the Parcel Summary attached as Exhibit C-2. In accordance with the terms of the Bonus Density Contract, the developer will provide ten percent of the total project units approved under local development order(s) to qualified moderate income eligible families for initial sales. Moderate income means a person or household whose annual (gross) income does not exceed 120 percent of the area's median income as determined by HUD on a year-to-year basis.

19. Landscape Plan. Prior to local development order approval, the landscape plan must delineate a minimum of 14 acres of indigenous plant community and native tree preservation including areas to be restored in accordance with the Estero on the River Restoration Plan. Parcel 3 must include 3.69 acres of indigenous preservation of oak and pine scrub. All preservation areas used to meet the 14-acre requirement must be located outside of existing or future easements. The roadway proposed within Parcel 2 that bisects the existing indigenous plant communities must be designed to provide wildlife underpass with a minimum three feet in height and six feet in width using either a box culvert, conspan, or bridge.

20. Development Order. The developer may obtain the necessary development orders for site preparation, which include, but are not limited to, site infrastructure and fill, when the project meets Lee County concurrency requirements (all conditions required by the Lee County Lee Plan and the LDC). However, the developer may not obtain building permits for vertical development until notification of the commencement of the U.S. 41 six-lane improvements. This condition will not be construed to prevent the developer from availing itself of the provision of Lee County Ordinance 06-20, as amended (Fair Share Ordinance). Restoration or relocation of historic resources located within the project boundaries will be deemed "site preparation work" for purposes of this condition and may be approved by Lee County at any time.

SECTION C: DEVIATIONS

1. Planted Buffers within Easements. Deviation (1) seeks relief from the LDC §10-414 requirement that prohibits the planting of trees and shrubs in an easement, to allow planted buffers to be placed within 50 percent of the width of the lake maintenance easement. This DEVIATION IS APPROVED, SUBJECT TO the following condition:

   a. Prior to local development order approval, any lake that is designed to allow buffer plantings to overlap 10 feet into the 20-foot wide lake maintenance easement encircling the lake, must provide a minimum 20-foot wide lake maintenance easement from the lake control elevation to an adjacent common parking lot or roadway to provide access to the lake for long term maintenance. All buffer plantings adjacent to lakes must consist of native vegetation.

2. Pavement Widths. Deviation (2) seeks relief from the LDC §10-296 requirement to provide a minimum 24-foot wide pavement width for privately maintained rights-of-way, to allow a 20-foot wide pavement width. This DEVIATION IS APPROVED, SUBJECT TO that no life, health, and safety issues arise due to the smaller pavement width.

3. Parking. Deviation (3) seeks relief from the LDC §34-2013(a) requirement to provide that parking lots be designed so that all vehicles exit in a forward motion, to allow individual parking spaces to back onto rights-of-way, access drives, and easements allowing on-street parking. This DEVIATION IS APPROVED.

4. Edge of Pavement Radii. Deviation (4) seeks relief from the LDC §34-296 requirement to provide a minimum edge of pavement radius of 25 feet to 30 feet, to allow a minimum edge of pavement radius of 12 feet. This DEVIATION IS APPROVED.

5. Lakes. Deviation (5) seeks relief from the LDC §10-328 requirement to provide a 20-foot lake maintenance easement around the perimeter of proposed lakes, to allow structures or bulkheads to abut the water. This DEVIATION IS APPROVED, SUBJECT TO Condition 12, above.

6. Excavation Banks. Deviation (6) seeks relief from the LDC §10-329(e)(4) requirement to provide sloped excavation banks, to allow up to 40 percent of the banks to utilize either:

   a. a vertical slope with the condition that lake bottom slopes at the toe of any bulkhead may be no greater than 4:1; or,

   b. a 2:1 (horizontal: vertical) slope to a depth of 6 feet below control with the condition that the 2:1 section(s) be stabilized with rip-rap.

   This DEVIATION IS APPROVED, SUBJECT TO Condition 12, above.

7. Separation from Alcohol related Uses. Deviation (7) seeks relief from the LDC §34-1263(e) and §34-264(b)(1) requirement to provide a minimum 500-foot separation for on and off premises alcoholic beverages sale or consumption from any of the enumerated uses, to allow a zero-foot separation between the use located within the project's perimeter

boundaries. This DEVIATION IS APPROVED, SUBJECT TO the condition that each on-premises Consumption on Premises of alcoholic beverages requested must be approved administratively as provided for in the LDC.

8. Water Body Setback. Deviation (8) seeks relief from the LDC §34-1047 requirement to provide building setbacks for the Estero/Corkscrew Road Overlay area of 25 feet from a water body, to allow a zero- to 25-foot water-body setback. This DEVIATION IS APPROVED, SUBJECT TO Condition 12.

9. Shared Parking. Deviation (9) seeks relief from the LDC §34-2015(1) requirement to provide that all required parking spaces must be provided on the same premises as the intended use, to allow shared parking. This DEVIATION IS APPROVED, SUBJECT TO the condition that, as part of the local development order approval, the developer demonstrate that the proposed uses will operate during varying times of the day as part of a Shared Parking Agreement.

10. Indigenous Open Space. Deviation (10) seeks relief from the LDC §10-415(b)(1)(a) requirement that large developments must provide 50 percent of the required open space as indigenous preserve, to allow 4.9 acres of indigenous preserve and 10.4 acres of other native preservation areas. This DEVIATION IS APPROVED, SUBJECT TO Condition 8, above.

11. Model Homes. Deviation (11) seeks relief from the LDC §34-1954(a)(1) requirement regarding model homes and units, to allow model homes and units by right. This DEVIATION IS APPROVED.

12. Connection Separation. Deviation (12) seeks relief from the LDC §10-285(a) requirement to provide a minimum of 660 feet for connection separation between access points on Corkscrew Road, to allow the connections provided for on the MCP. This DEVIATION IS APPROVED, SUBJECT TO following condition:

    a. Prior to local development order approval, the Developer must provide a cross-access easement connecting to the east and west property lines of STRAP#33-46-25-00-00008.0000. The cross-access easement must be recorded in the public records. The access centered 715 feet from the centerline of U.S. 41 may be realigned to an interconnection to the existing median opening 908 feet from U.S. 41 if the interconnection becomes available.

13. Buffers between Uses. Deviation (13) seeks relief from the LDC §34-372(a)(6)g. requirement to provide a minimum width and composition of all proposed buffers along the perimeter of the entire property, as well as between the individual uses, if the types of proposed uses require buffer separations between the different uses within the development, to allow the elimination of buffers between uses within the development. This DEVIATION IS APPROVED.

SECTION D. EXHIBITS AND STRAP NUMBER:

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

Exhibit A: Legal description and sketch of the property
Exhibit B: Area Map (subject parcel identified with shading)
Exhibit C-1: Master Concept Plan date stamped Received June 7, 2007
Exhibit C-2: Parcel Summary
Exhibit D: Design Elements
Exhibit E: Bonus Density Contract

The applicant has indicated that the STRAP numbers for the property are:

28-46-25-00-00014.0020
28-46-25-00-00015.0000
28-46-25-00-00016.0040
28-46-25-00-00016.0050
28-46-25-00-00017.0000
28-46-25-00-00018.0000
28-46-25-00-00033.0000
28-46-25-00-00033.0010
33-46-25-00-00001.0000
33-46-25-00-00005.0000
33-46-25-00-00006.0000
33-46-25-00-00007.0000
33-46-25-00-00009.0000
33-46-25-00-00010.0000
33-46-25-00-00013.0000

SECTION E. FINDINGS AND CONCLUSIONS:

Rezoning Request:

1. The applicant has proven entitlement to the MPD rezoning by demonstrating compliance with the Lee Plan, the LDC, and other applicable codes and regulations.

2. The MPD rezoning, as approved:

   a. meets or exceeds the 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 Lee Plan; and,

   c. is compatible with existing or planned uses in the surrounding area; and,

d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,

e. will not adversely affect environmentally critical areas or natural resources.

3. The MPD rezoning satisfies the following criteria:

a. the proposed use or mix of uses is appropriate at the subject location; and

b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and

c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

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

5. The approved deviations, as conditioned, enhance the achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

Bonus Density Request:

1. The bonus density request is consistent with the criteria contained in LDC §34-1516(c).

2. The request for bonus density is in compliance with and consistent with the Lee County Lee Plan.

3. The bonus density request includes only property that is zoned for the type of dwelling units to be constructed if the Mixed-Use Planned Development Zoning District is approved.

4. The bonus density request is less than the maximum total bonus density for the Urban Community and Outlying Future Land Use Categories.

5. The proposed development will not have substantially increased intensities of land uses along its perimeter.

6. The project is not located where additional traffic will be required to travel through areas with significantly lower densities before reaching the nearest collector or arterial road.

7. As conditioned by the zoning approval, the development is not in a location where existing and committed public facilities are so overwhelmed that a density increase would be contrary to the overall public interest.

8. The bonus density request, as conditioned, will not decrease any required open space, buffering, landscaping, and preservation areas.

9. The project is located within the Categories 2 and 3 storm surge zone for land-falling hurricanes as depicted in the 1991 Hurricane Storm Tide Atlas for Lee County. The developer will provide appropriate mitigation at the time of local development order approval.

10. The resulting development with the bonus units will be compatible with existing and planned surrounding land uses.

Commissioner Hall made a motion to adopt the foregoing resolution. The motion was seconded by Commissioner Mann. The vote was as follows:

Robert P. Janes	Absent
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 4th day of June 2007.

ATTEST:
CHARLIE GREEN, CLERK

BY: Marcia Wilson
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY:
Robert P. Janes, Chair

Approved as to form by:
Donna Marie Collins
County Attorney's Office

BOARD OF COUNTY COMMISSIONERS SEAL LEE COUNTY, FLORIDA

CIRCUIT COURT LEE COUNTY, FLORIDA

State of Florida
County of Lee

I Charlie Green, Clerk of the Circuit Court for Lee County, Florida, do hereby certify this document to be a true and correct copy of the original document filed in the Minutes Department.

Given under my hand and official seal at Fort Myers, Florida, this 6th day of August, A.D. 2007

CHARLIE GREEN, CLERK

By: Marcia Wilson
Deputy Clerk

CASE NOS: DCI2005-00041and REZ2006-00018

FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Office of International Relations
Division of Administrative Services
Division of Corporations
Division of Cultural Affairs

MEMBER OF THE FLORIDA CABINET
Division of Library & Information Services
Division of Historical Resources
Ringling Museum of Art
Division of Licensing
Division of Elections

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

August 13, 1997

Mr. J. R. Skinner
Division of Administration
Federal Highway Administration
U.S. Department of Transportation
227 N. Bronough Street, Room 2015
Tallahassee, Florida 32301

In Reply Refer To:
Frank J. Keel
Historic Preservation Planner
Project File No. 973270

RE: Cultural Resource Assessment Review Request
Cultural Resource Assessment Survey, US 41 PD&E from North of CR 887 to San Carlos Boulevard, Collier and Lee Counties, Florida. By Archaeological Consultants, Inc., April 1997.
SPN: 03010-1575
WPN: 1114187
FPN: ACXL-301-1(16)

Dear Mr. Skinner:

In accordance with the procedures contained in 36 C.F.R., Part 800 ("Protection of Historic Properties"), as well as the provisions contained in Chapter 267.061, *Florida Statutes*, we have reviewed the results of the field survey of the referenced project performed by Archaeological Consultants, Inc. and find them to be complete and sufficient.

We note that six previously unrecorded historic properties (8LL1912,1914-1917, and 1921) and four previously recorded historic properties (8LL1080, 1097 and 1098) and the National Register listed Koreshan Unity Settlement Historic District (8LL95) were located during the course of this survey. Based on the results of the survey, the Boomer House (8LL1098) and the Estero School (8LL1080) were determined to potentially eligible for listing in the *National Register of Historic Places*. We concur with this determination as well as with the determination that nine additional structures are contributing to the Koreshan Unity Settlement Historic District. We also concur that the remaining sites are ineligible for listing in the *National Register of Historic Places*, or otherwise of historical or architectural value.

DIRECTOR'S OFFICE
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250 • (850) 488-1480
FAX: (850) 488-3353 • WWW Address http://www.dos.state.fl.us

☐ ARCHAEOLOGICAL RESEARCH (850) 487-2299 • FAX: 414-2207
☑ HISTORIC PRESERVATION (850) 487-2333 • FAX: 922-0496
☐ HISTORICAL MUSEUMS (850) 488-1484 • FAX: 921-2503

If you have any questions concerning our comments, please do not hesitate to contact us. Your interest in protecting Florida's archaeological and historic resources is appreciated.

Sincerely,

Laura A. Kammerer

for George W. Percy, Director
Division of Historical Resources
and
State Historic Preservation Officer

GWP/Kfk
xc: C. L. Irwin, FDOT
Bryan Williams, FDOT, District 1

FINAL
CULTURAL RESOURCE
ASSESSMENT SURVEY REPORT

U.S. 41
From North of C.R. 887 to San Carlos Boulevard
Collier and Lee Counties, Florida

State Project Numbers: 03010-1575 & 12010-1566
Work Program Item Numbers: 1114187 & 1114700
Federal Aid Program Numbers: ACXL-301-1(16) & XA-301-2(49)

This project is a PD&E Study of U.S. 41
which begins north of C.R. 887 at its southern terminus
and continues northward to San Carlos Boulevard;
the limits of the project area are approximately 18.78 km (11.67 mi).

Prepared for:

Florida Department of Transportation
District One
801 North Broadway
Bartow, Florida 33830

Prepared by:

Archaeological Consultants, Inc.
2345 Bee Ridge Road
Suite 6
Sarasota, Florida 34239

April 1997 CRAT# 973270

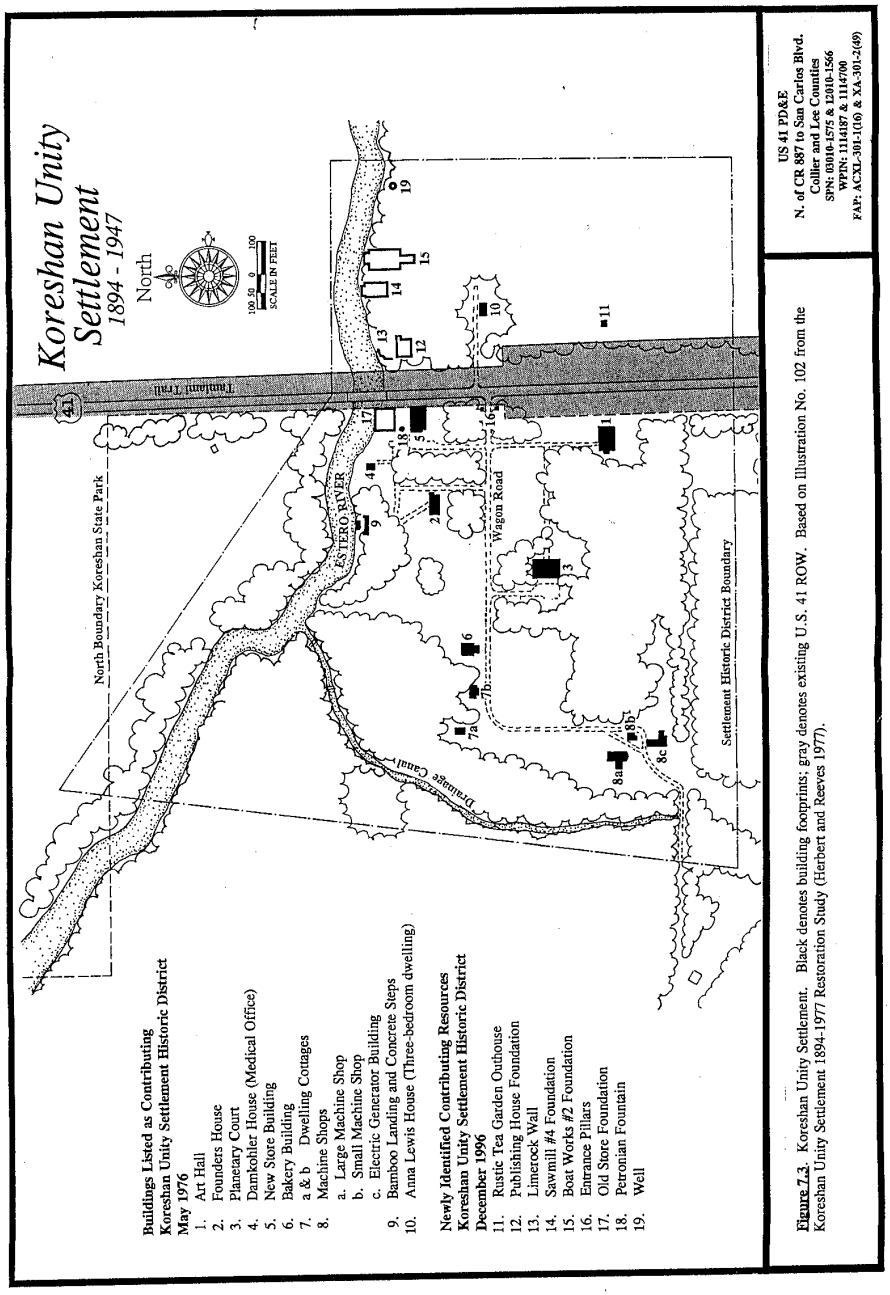


Figure 7.3. Koreshan Unity Settlement. Black denotes building footprints; gray denotes existing U.S. 41 ROW. Based on Illustration No. 102 from the Koreshan Unity Settlement 1894-1977 Restoration Study (Herbert and Reeves 1977).

Figure 7.4. Historic Photograph Showing the Publishing House, Gas Station, and New Store (ca. 1949). (Photograph from the Collection of the Koreshan Unity Foundation.)

US 41 PD&E
N. of CR 887 to San Carlos Blvd.
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Shops, Bamboo Landing and Concrete Steps, and the Anna Lewis House (Three-Bedroom Dwelling). Since 1976, nine additional resources have been discovered that fall within the district boundaries but were not previously identified as contributing resources. These nine resources include the Rustic Tea Garden Outhouse, the Publishing House Foundation, the Limerock Wall, the Sawmill #4 Foundation, the Boat Works #2 Foundation, the Entrance Pillars, the Old Store Foundation, the Petronian Fountain, and a well. All are over fifty years of age and by current NRHP criteria for evaluation are considered resources that contribute to the significance of the Koreshan Unity Settlement Historic District. Also within this time period, the Post Office was determined to be not historic and was relocated outside of the historic district boundaries onto another portion of the Koreshan State Historic Site property.

At the request of the Florida Division of Historical Resources, Survey and Registration Section, a narrative description of each newly identified contributing resource follows. This was done in lieu of preparing an amendment to the Koreshan Unity Settlement Historic District NRHP nomination, or a request for a DOE.

Rustic Tea Garden Outhouse (contributing) (11; Figure 7.3)

A two-seater outhouse that stylistically and by location appears to have been associated with the Rustic Tea Garden is located south of the Anna Lewis House, directly east of the Art Hall and east of the existing eastern right-of-way (Figure 7.5). The outhouse is constructed of milled lumber, covered by a corrugated metal gable roof. The wall cladding is no longer in place, but fragments of palmetto fronds are still attached. It is presumed the outhouse dates from the same period as the Rustic Tea Garden, probably constructed ca. 1930 (Figure 7.6). The Rustic Tea Garden was constructed of rough log elements with the bark retained, and



Figure 7.5. The Rustic Tea Garden Outhouse (1996). (Photograph from the Collection of Archaeological Consultants, Inc.)

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Figure 7.6. Historic Photograph (late 1930s) of the Rustic Tea Garden. (Photograph from the Collection of the Koreshan Unity Foundation).

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the walls and roof were covered with palmetto thatching. The Rustic Tea Garden structure initially served as an exhibit building for the settlement, displaying produce as well as items manufactured on site by the various Koreshan enterprises. In the mid-1930s the building was converted to a tea garden, serving meals to travelers along the newly paved Tamiami Trail (now U.S. 41) (Herbert and Reeves 1977:102-103). The Rustic Tea Garden fell into disuse in the early 1940s and was demolished in the mid-1940s; U.S. 41 now covers its former location. The outhouse is in deteriorated condition and in danger of collapsing. The Rustic Tea Garden Outhouse lies within the district boundary, dates from the period of significance, and contributes to the Koreshan Unity Settlement Historic District.

Publishing House Foundation (also known as the Guiding Star Publishing House) (contributing) (12; Figure 7.3)

The Publishing House, constructed ca. 1904, was a two-story building measuring approximately 11.6 m (38 ft) by 21.3 m (70 ft) (Figure 7.7). The Publishing House was wood frame construction with walls of horizontal boards, covered by a wood shingle hipped roof. The Publishing House fronted the Tamiami Trail (now U.S. 41), and was directly west of the old store. This building housed the publishing operations of the Koreshan Unity and, as such, played an important role in the history of Koreshanity (Herbert and Reeves 1977:85-86). The first floor of the building contained the press room with the equipment for printing and binding. The second floor housed the general office of the Unity, the type-setting department, and photographic and engraving department. Power for the equipment was provided by a steam engine located in the adjacent Publishing House Power Building. In 1949, a fire destroyed both buildings. The





Figure 7.7. Historic Photographs (ca. 1920-30) of the Publishing House. (Photographs from the Collection of the Koreshan Unity Foundation).

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Publishing House foundation is located within the boundary of the Koreshan Unity Settlement Historic District and contributes to the district.

Limerock Wall (contributing) (13; Figure 7.3)

A limerock wall is located at the west end of the Koreshan Unity Foundation property adjacent to the Estero River and parallel to U.S. 41 (Figure 7.8). The wall forms a cove along the river edge, then runs south approximately 20 m (65.6 ft) toward the old path to the Publishing House; a portion of the wall is covered by vegetation. The wall, approximately 2 m (6.6 ft) high and 1 m (3.3 ft) wide, is shown in historic photographs (ca. 1920-30) of the Publishing House (Figure 7.9). No evidence was found as to how far the wall extended to the east or south and the original function of the wall remains unknown. The holdings of both the Koreshan Unity Foundation and the Koreshan State Historic Site were examined for information about the wall. The wall is said to have been reportedly constructed by Arthur Moore, a Koreshan member. The portion of the wall that parallels U.S. 41 was reportedly part of the decorative boundary associated with the Publishing House and was constructed concurrently, ca. 1904. The segment of the wall that parallels the edge of the Estero River reportedly dates from the late 1920s to the early 1930s. Nonetheless, since the wall lies within the district boundaries and dates from the period of settlement as evidenced by historic photographs, it is therefore considered a contributing element.

Sawmill #4 Foundation (contributing) (14; Figure 7.3)

Sawmill #4, constructed ca. 1900, was the fourth in a series of sawmills built by the settlement. It was located to the east of the Publishing House (Figure 7.10). The structure,

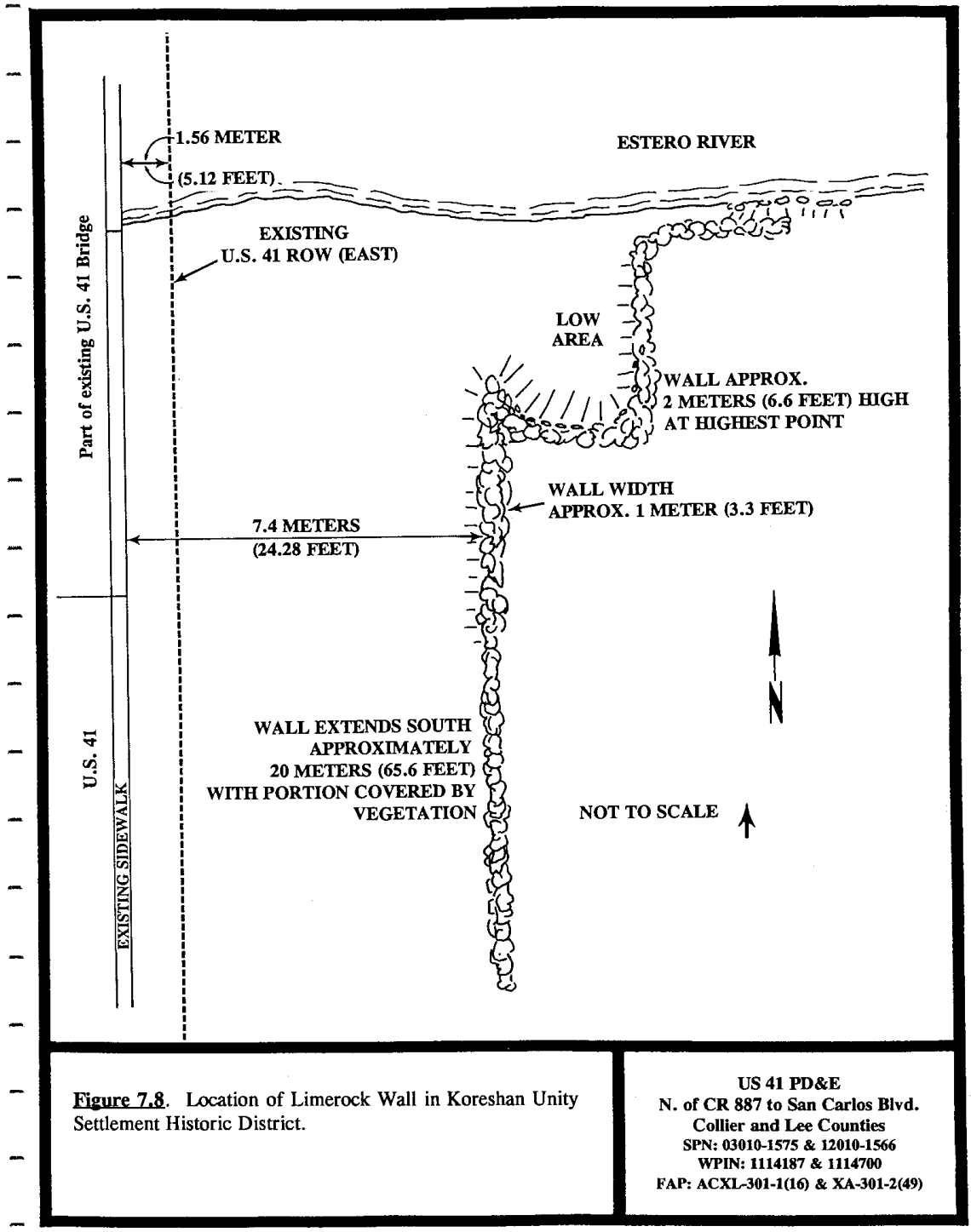


Figure 7.8. Location of Limerock Wall in Koreshan Unity Settlement Historic District.

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Figure 7.9. Historic Photographs (ca. 1920-30) of the Publishing House Showing Portion of the Limerock Wall. (Photographs from the Collection of the Koreshan Unity Foundation.)

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Figure 7.10. Sawmill #4 Foundation (above); Boat Works #2 Foundation (below) (1996). (Photographs from the Collection of Archaeological Consultants, Inc.)

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of wood frame construction, measured 10.1 m (33 ft) by 11.0 (36 ft) and contained the Tinware and Pattern Makers Shop (Herbert and Reeves 1977:87). The tinware shop was located on the first floor; the pattern making and wood turning shop was located on the second floor (Herbert and Reeves 1977:88). The building was allowed to deteriorate and, as a result, it was demolished in 1949. Portions of the concrete foundation remain *in situ* today. The foundation is located within the historic district boundary and is considered a contributing element to the Koreshan Unity Settlement Historic District.

Boat Works #2 Foundation (contributing) (15; Figure 7.3)

Boat Works #2, constructed ca. 1900, was located east of the Publishing House and adjacent to the Estero River (Figure 7.10). The building was a two-story wood frame structure covered by a wood shingle roof. It measured approximately 6.1 m (20 ft) by 21.3 m (70 ft) with a one-story wing attached to the west elevation measuring 3.0 m (10 ft) by 21.3 m (70 ft) (Herbert and Reeves 1977:88-89). A small one-story building that housed machine and woodworking facilities was attached to the south elevation. The gradual improvement of county roads, as well as the declining reliance upon fish as a food source, generally led to the abandonment of the industry (Herbert and Reeves 1977:89). The building was allowed to deteriorate and was demolished in 1949. A portion of the concrete foundation as well as partial concrete walls remain in place today, and are considered a contributing element to the Koreshan Unity Settlement Historic District for representing that period in the history of development when boat transportation played a critical role in shipping materials both to and from the settlement.

Entrance Pillars (contributing) (16; Figure 7.3)

A pair of entrance pillars are located on the west side of U.S. 41 at the junction with (what was formerly known as) Wagon Road (Figure 7.11). The pillars were constructed ca. 1903-1905 of limerock topped by cast stone spherical finials and placed at the original entrance to the Koreshan Unity Settlement. The original entrance was closed after the land was given to the Parks Department and the Koreshan State Historic Site was established. A new entrance was created and a Park Entrance Station with ranger offices was constructed ca. 1967 when the park opened to the public. The entrance pillars lie within the Koreshan Unity Settlement Historic District boundary and are contributing objects.

Old Store Foundation (contributing) (17; Figure 7.3)

The Old Store was a three-story building fronting directly on the Estero River (Figure 7.12). It was constructed in 1902-1903 by the settlement to replace the original one-room store and post office (Herbert and Reeves 1977:77). The Old Store was of wood frame construction with vertical board-and-batten siding; the front-gable roof was wood shingle. A covered porch/loading area was located on the north, fronting the river, and the east elevation fronted the Tamiami Trail (now U.S. 41).

The Old Store functioned as the general store serving both the settlement and the surrounding community. Fruit, vegetables, and fishing supplies were sold here. The ground (river) level served as a storage and warehouse space for the loading and unloading of materials shipped by boat, the major source of supply. The second floor served as the general store and post office, and the third floor was used as a sister's dormitory. A series of floods, which severely damaged both the lower storage area, as well as the store, led the settlement to construct a



Figure 7.11. Koreshan Unity Settlement Original Entrance Pillars (1996). (Photograph from the Collection of Archaeological Consultants, Inc.)

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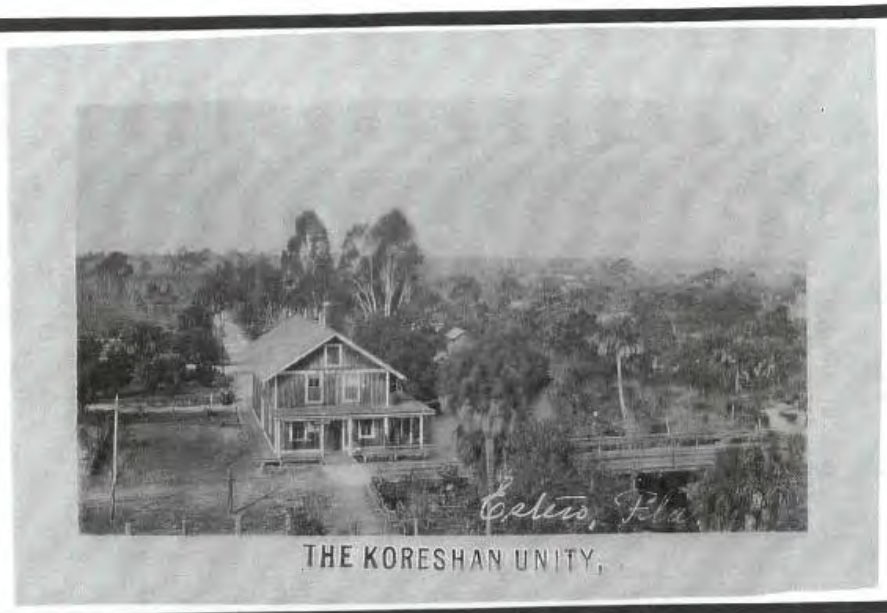




Figure 7.12. A Historic Photograph (undated) of the Old Store (above) (photograph from the Collection of the Koreshan Unity Foundation); A Portion of the Old Store Foundation (below) (1996) (Photograph from the Collection of Archaeological Consultants, Inc.).

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new store in the early 1920s. The Old Store was finally destroyed by fire in the 1924-26 period. Portions of the coursed rubble foundation remain in place today (Figure 7.12). The Old Store foundation lies within the historic district boundaries and contributes to the Koreshan Unity Settlement Historic District.

Petronian Fountain (contributing) (18; Figure 7.3)

The Petronian Fountain, dating from ca. 1903-1905, is one of the few features of its kind that is still relatively intact; it is located immediately west of where the Old Store once stood (Figure 7.13). The fountain is constructed of imitation brownstone and has a lion's head mask for a fountain spout (Herbert and Reeves 1977:130). There are two columns, one on either side of the fountain, each with an inset cast stone dolphin plaque, capped by a spherical finial. The original basin has been replaced by a planter dating from the same era (Herbert and Reeves 1977:130). Today the fountain is not functioning. This object falls within the Koreshan Unity Settlement Historic District boundary and is a contributing element.

"Well" (contributing) (19; Figure 7.3)

A structure that appears to have been a well is located at the east end of the Koreshan Unity Foundation property near to the Estero River. The "well" is approximately 1.2 m (4 ft) in diameter and is constructed of tabby. It has been abandoned, is in deteriorated condition, and a portion of it is missing. Although the construction date and original use of this structure cannot be verified, the shape suggests that it may have been used as a well. A metal lantern currently sits in the center of the "well"; it is not attached to the structure. The date and use of this lantern is also unknown. It has been suggested that due to its close proximity to the river, the structure may have been a signal lamp for boats



Figure 7.13. The Petronian Fountain (1996). (Photograph from the Collection of Archaeological Consultants, Inc.)

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approaching the Koreshan Unity Settlement docks. The "well" lies within the district boundaries and is considered a contributing element.

Koreshan Unity Settlement Limerock Wall
Southeast corner of U.S. 41 and Estero River
Lee County
Florida

FMSF No. 8LL94

PHOTOGRAPHS

ARCHITECTURAL DATA FORM

SKETCH PLAN

Florida State Archives
R.A. Gray Building
Tallahassee, Florida

Koreshan Unity Settlement Limerock Wall
FMSF No. 8LL94
Lee County, Florida

PHOTOGRAPHS
ARCHITECTURAL DATA FORM
SKETCH PLAN

US 41 Design from Corkscrew Road to San Carlos Boulevard
Financial ID: 195765-1-32-01
WPI: 1114735

Prepared for:

Florida Department of Transportation, District One
801 North Broadway
Bartow, Florida 33830

March 2004

HISTORIC AMERICAN BUILDING SURVEY

Koreshan Unity Settlement Historic District
Limerock Retaining Wall

FMSF No. 8LL94

Location: Southeast corner of U.S. 41 and Estero River, Estero, Lee County, Florida.

Significance: The Koreshan Unity Settlement was listed in the National Register of Historic Places in 1976. It is significant for its association with the Koreshan Unity, a late nineteenth century utopian society based on scientific and economic theories that emphasized education, culture and landscaping. The Koreshan Unity Settlement Historic District is composed of the original community buildings including an auditorium, residences, dormitories, a bakery, a store, a machine shop, and a limerock retaining wall.

Description: The limerock wall is approximately 14'-6" along the river, forms a cove (13'-9"), then turns 90 degrees and continues south approximately 53'-4" toward the former path to the Publishing House. The limerock wall varies in width and height (refer to site plan). The portion of the limerock retaining wall that parallels U.S. 41 was reportedly part of the decorative boundary associated with the ca. 1904 Publishing House (demolished). The segment of the wall that parallels the edge of the Estero River reportedly dates from the late 1920s to the early 1930s. The majority of the wall is covered by mature vegetation.

History: The Koreshan Unity was originally formed in Chicago. The founder, Dr. Cyrus Teed (Koresh in Hebrew), brought his followers to Estero in 1894. The new utopian community was established as a settlement for Koreshans. The Koreshan Unity was founded upon the ideas of communal living, the belief in Dr. Teed's religious and scientific theories, and the communistic goal of everyone working for the good of all. The settlement expanded until Dr. Teed's death in 1908. It is believed Koreshan member Arthur Moore constructed the limerock wall.

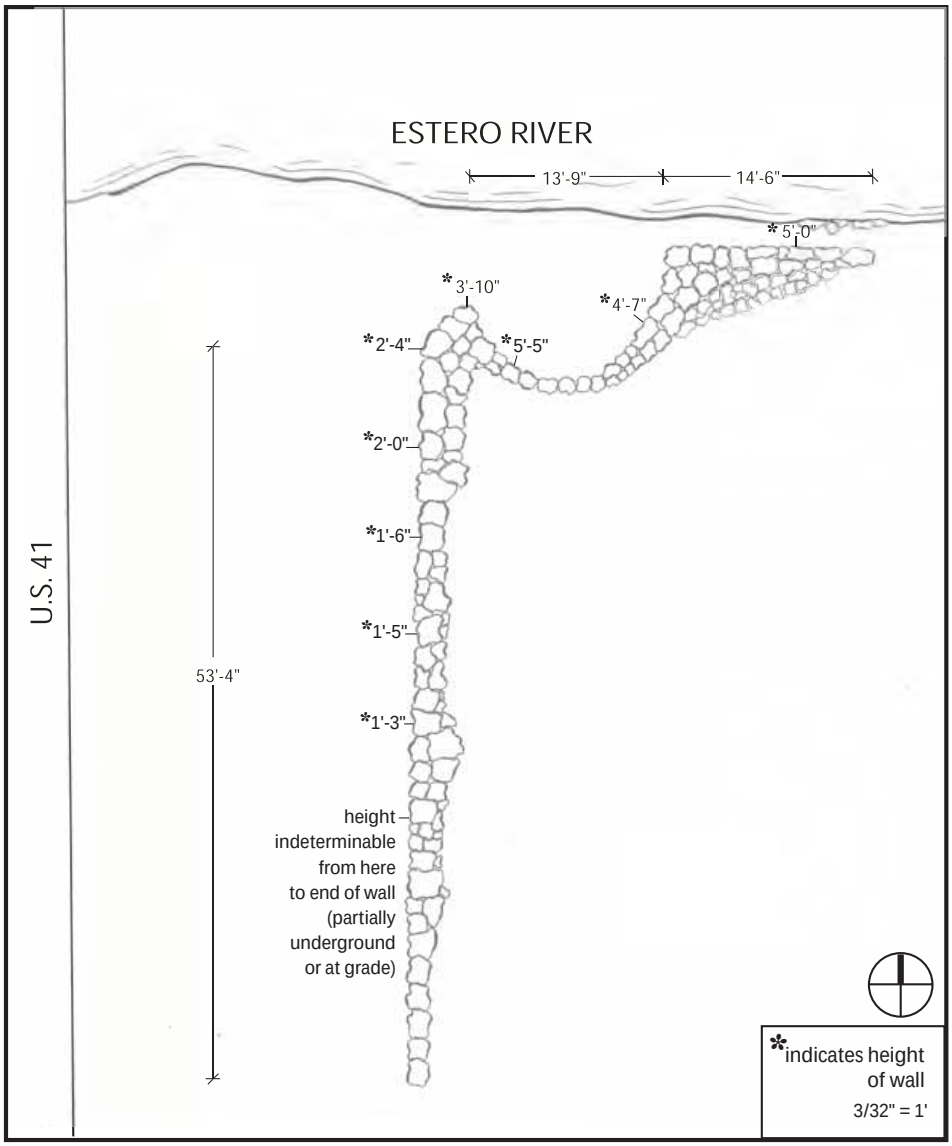
Sources:

Archaeological Consultants, Inc. (ACI)
1997 Cultural Resource Assessment Survey, U.S. 41 PD&E from North of CR 887 to San Carlos Boulevard, Collier and Lee Counties.

National Register of Historic Places Nomination Form
1976 Koreshan Unity Settlement Historic District.

Architectural Historians: Carrie Scupholm & Sarah Payton
Archaeological Consultants, Inc.
February 3, 2004

KORESHAN UNITY SETTLEMENT LIMEROCK WALL
FMSF No. 8LL94
(Page 2)



INDEX TO PHOTOGRAPHS

KORESHAN UNITY SETTLEMENT LIMEROCK WALL FMSF No. 8LL94
Southeast corner of U.S. 41 and Estero River
Estero
Lee County
Florida

Penny Rogo Bailes, Photographer December 2003 (Photo 01 through 10)

Note: All photographs are 8" x 10" enlargements from 4" x 5" negatives.

01 CONTEXTUAL VIEW OF LIMEROCK WALL, TAKEN FROM EXISTING U.S. 41 BRIDGE OVER THE ESTERO RIVER, FACING SOUTHEAST.

02 VIEW OF LIMEROCK WALL, FACING SOUTHWEST.

03 VIEW OF LIMEROCK WALL, FACING SOUTH.

04 VIEW OF LIMEROCK WALL SURFACE, FACING SOUTH.

05 VIEW OF LIMEROCK WALL SURFACE, FACING NORTH.

06 VIEW OF NORTHEAST CORNER OF LIMEROCK WALL, FACING EAST.

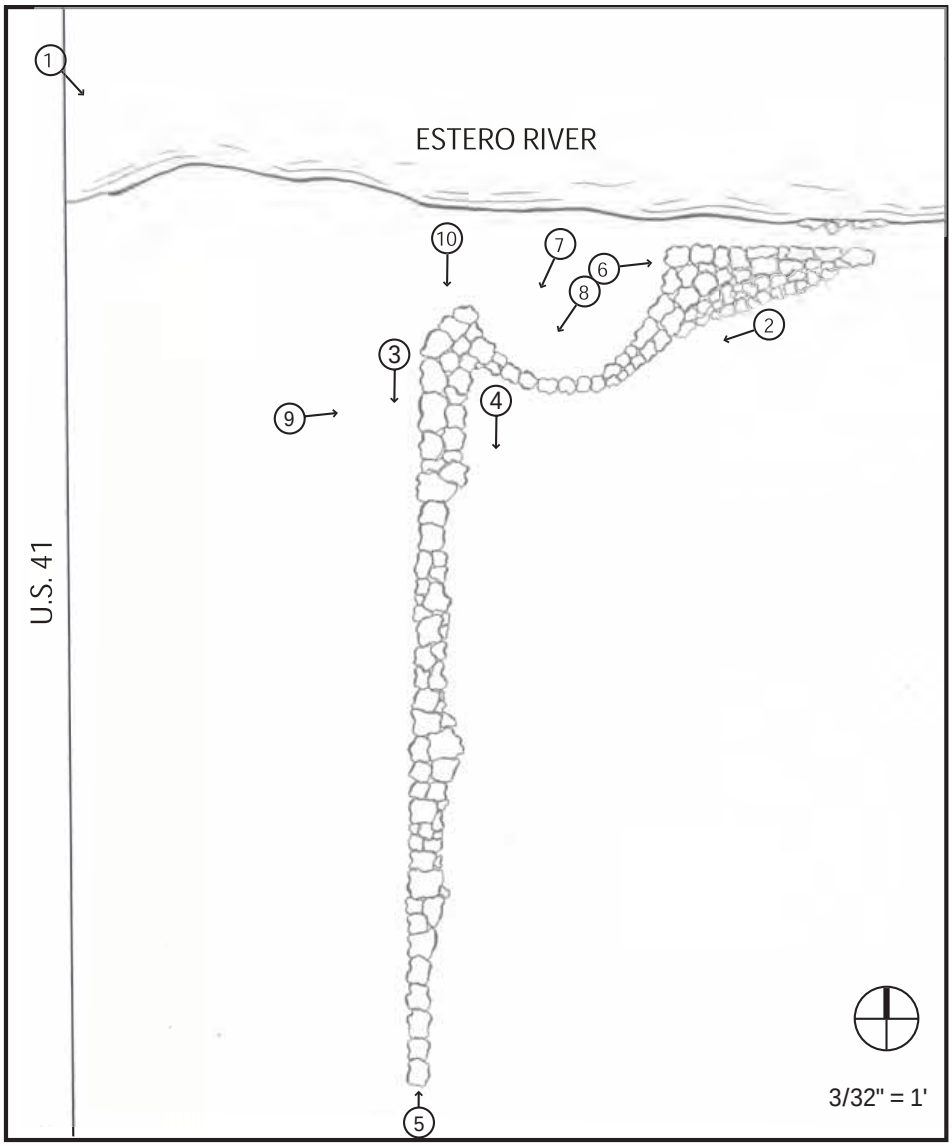
07 VIEW OF LIMEROCK WALL, FACING SOUTHWEST.

08 VIEW OF LIMEROCK WALL, FACING SOUTHWEST.

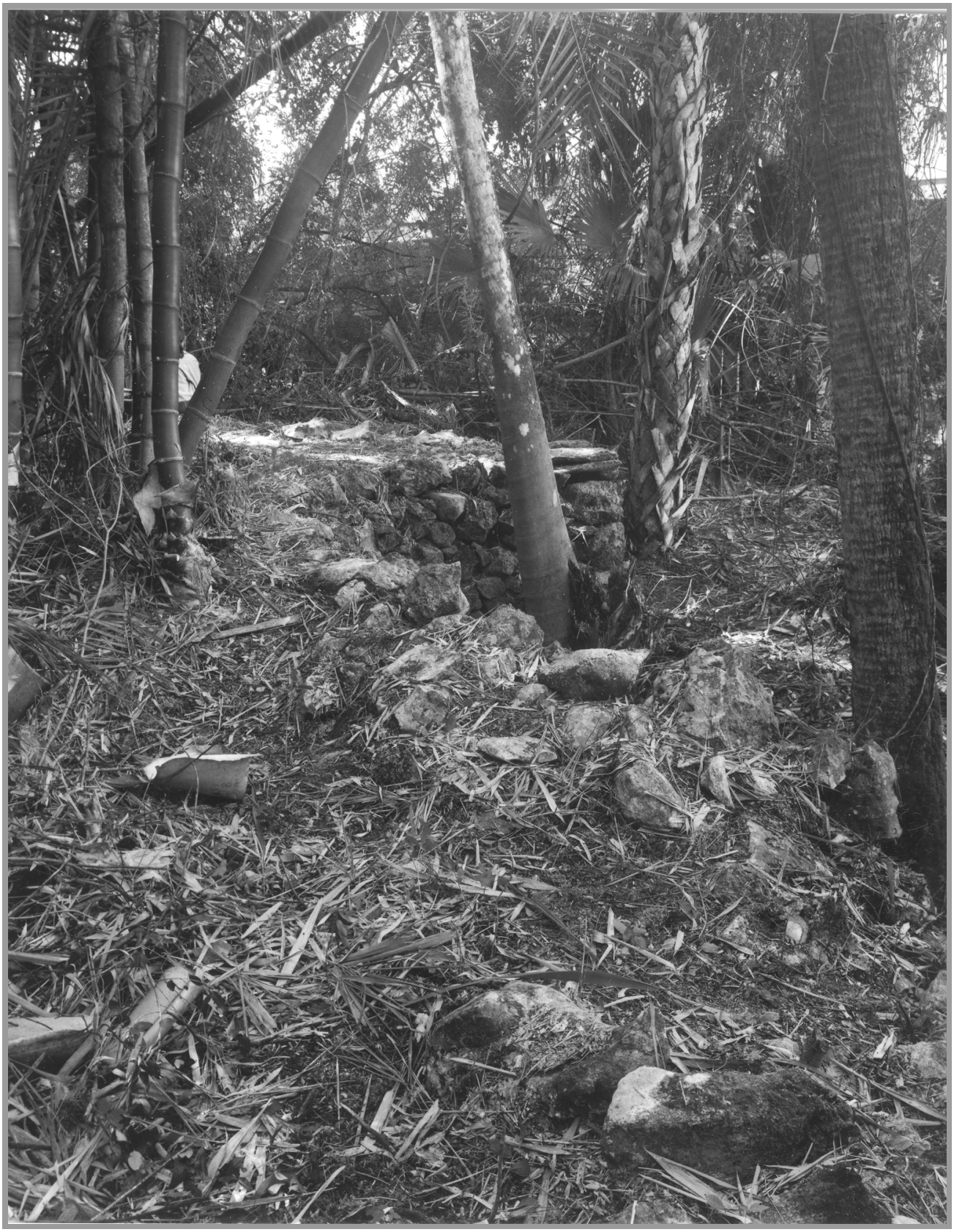
09 VIEW OF SOUTHWEST CORNER OF LIMEROCK WALL, FACING NORTHEAST.

10 DETAIL OF SOUTHWEST CORNER OF LIMEROCK WALL, FACING SOUTHEAST.

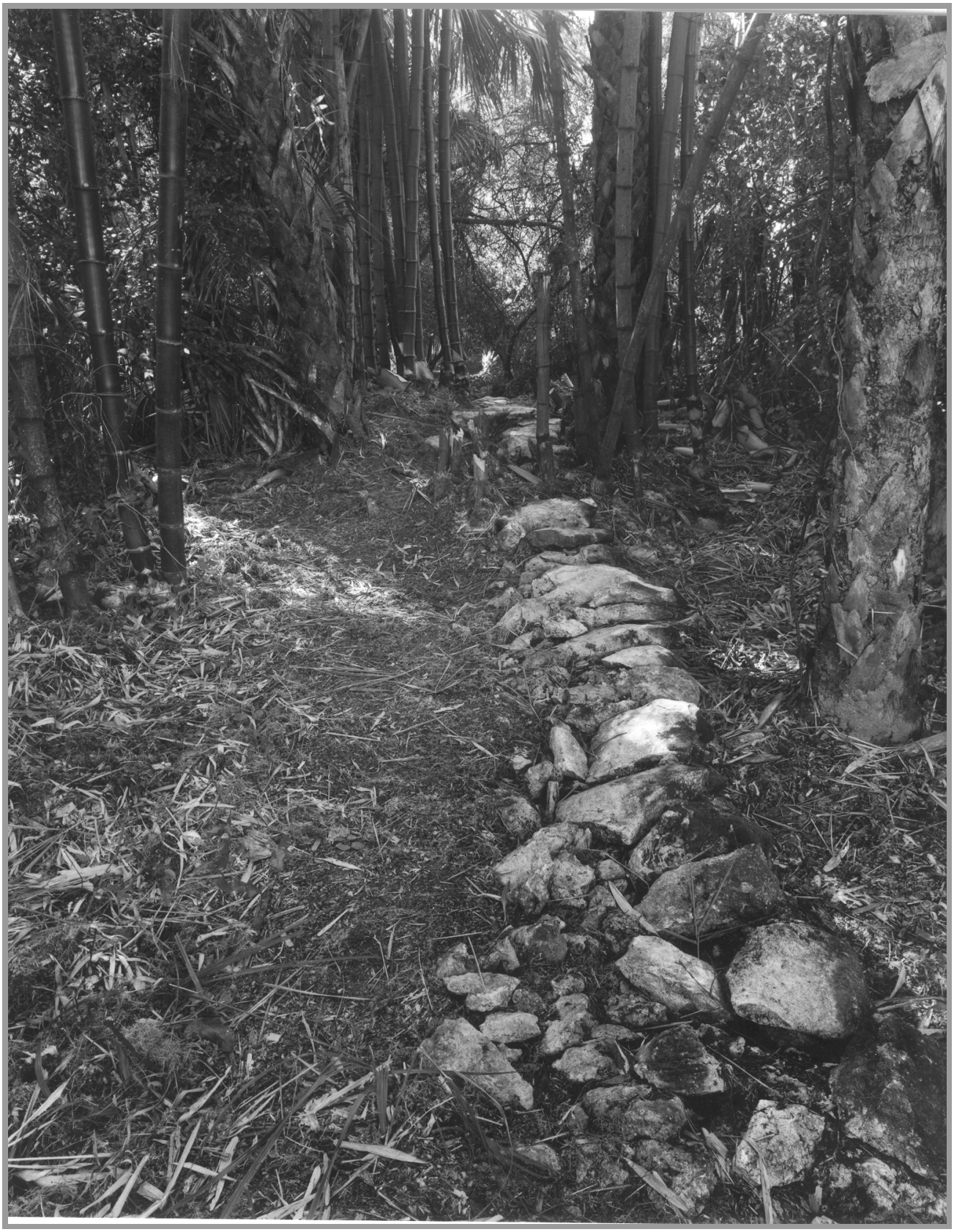
KORESHAN UNITY SETTLEMENT LIMEROCK WALL
FMSF No. 8LL94 (Page 2)
KEY TO PHOTOGRAPHS



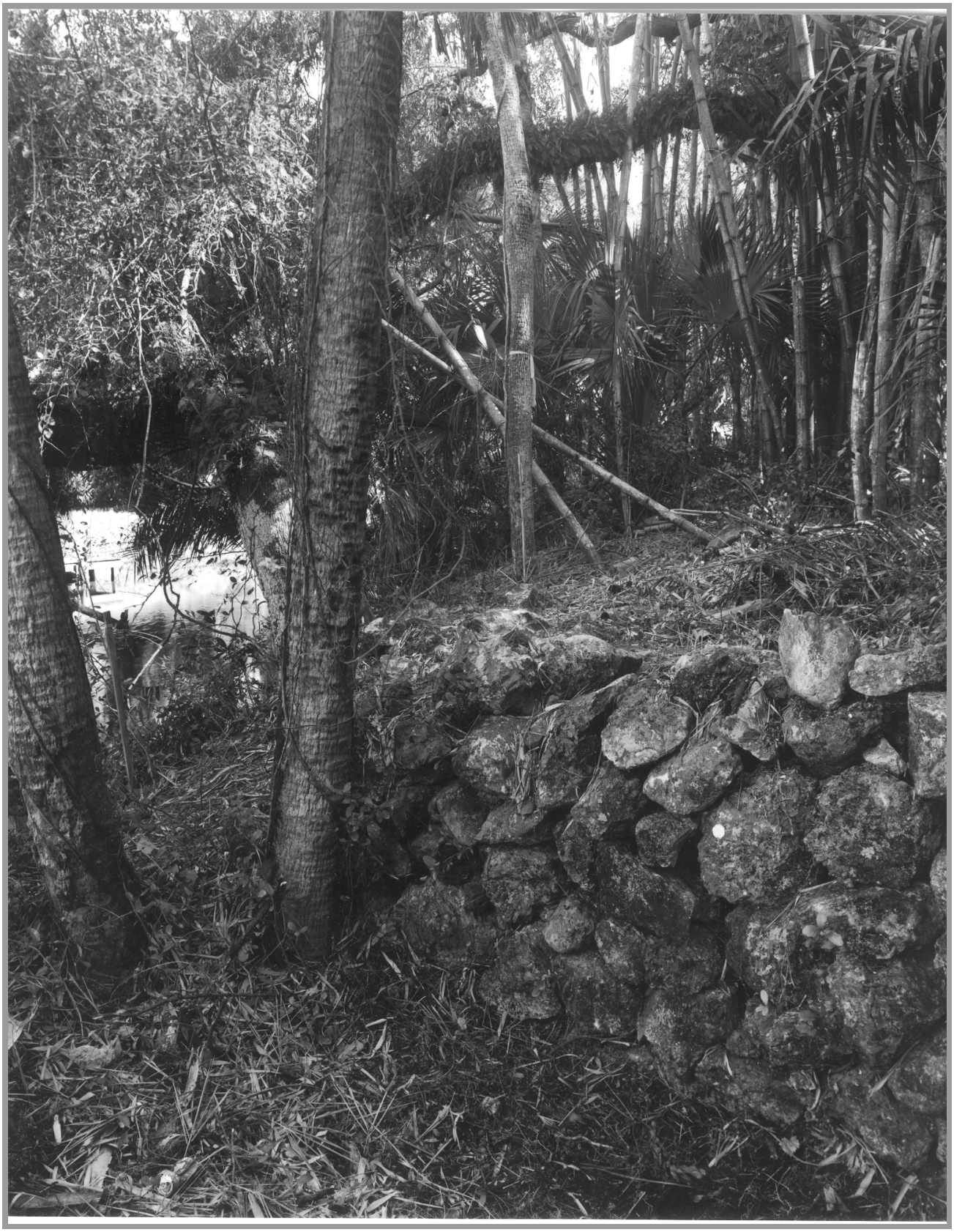




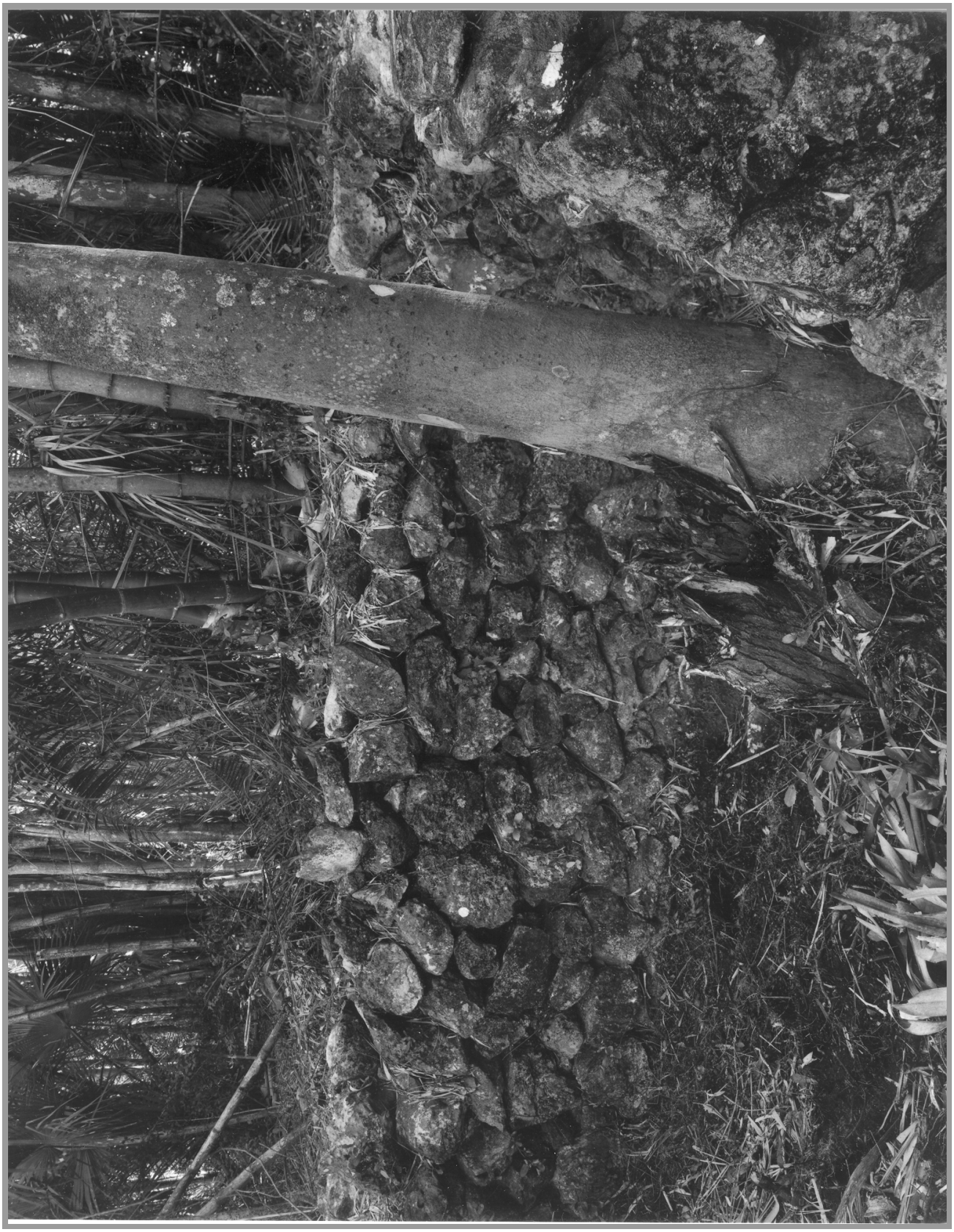
















Appendix B
Photographs of Destroyed Buildings/Structures Foundations



8LL02352 Guiding Star Publishing House Foundations

Photo is taken looking north; arrows point to some of the remaining foundations, 2022

Note: Picture in the original FMSF form, below, shows same foundation but the view was looking northeast



Photo from original FMSF form, 2005



8LL02354 Machine and Woodworking Building Foundations

Looking south, 2022

Note: Picture in the original FMSF form, below, shows same foundation but the view was looking southwest



Photo from original FMSF form, 2005



8LL02355 Boatworks #2 and Plumbing & Blacksmith Shop Foundations

Looking northwest

Note: Picture in the original FMSF form, below, shows same foundation but the view was looking southeast



Photo from original FMSF form, 2005



8LL02356 Apiary Foundation

Looking north; no remnants exist

Note: Picture in the original FMSF form, below, shows some remnants, view looking northeast



Photo from original FMSF form, 2005

Appendix C
Florida Master Site File Forms

Page 1

☐Original
☒Update

RESOURCE GROUP FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Consult the *Guide to the Resource Group Form* for additional instructions

Site #8 LL00094
Field Date 2-17-2022
Form Date 3-11-2022
Recorder# _____

NOTE: Use this form to document districts, landscapes, building complexes and linear resources as described in the box below. Cultural resources contributing to the Resource Group should also be documented individually at the Site File. Do not use this form for National Register multiple property submissions (MPSs). National Register MPSs are treated as Site File manuscripts and are associated with the individual resources included under the MPS cover using the Site File manuscript number.

Check ONE box that best describes the Resource Group:

- ☒ **Historic district** (NR category "district"): buildings and NR structures only: NO archaeological sites
- ☐ **Archaeological district** (NR category "district"): archaeological sites only: NO buildings or NR structures
- ☐ **Mixed district** (NR category "district"): includes more than one type of cultural resource (example: archaeological sites and buildings)
- ☐ **Building complex** (NR category usually "building(s)"): multiple buildings in close spatial and functional association
- ☐ **Designed historic landscape** (NR category usually "district" or "site"): can include multiple resources (see *National Register Bulletin #18*, page 2 for more detailed definition and examples: e.g. parks, golf courses, campuses, resorts, etc.)
- ☐ **Rural historic landscape** (NR category usually "district" or "site"): can include multiple resources and resources not formally designed (see *National Register Bulletin #30, Guidelines for Evaluating and Documenting Rural Historic Landscapes* for more detailed definition and examples: e.g. farmsteads, fish camps, lumber camps, traditional ceremonial sites, etc.)
- ☐ **Linear resource** (NR category usually "structure"): Linear resources are a special type of structure or historic landscape and can include canals, railways, roads, etc.

Resource Group Name Koreshan Unity Settlement Multiple Listing [DHR only] _____
Project Name CRAS Update Estero on the River FMSF Survey # _____
National Register Category (please check one): ☒building(s) ☐structure ☐district ☐site ☐object
Linear Resource Type (if applicable): ☐canal ☐railway ☐road ☐other (describe): _____
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☒state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	3800		Corkscrew	Road	

City/Town (within 3 miles) Estero In Current City Limits? ☒yes ☐no ☐unknown
County or Counties (do not abbreviate) Lee
Name of Public Tract (e.g., park) Koreshan State Historic Site
1) Township 46S Range 25E Section 28,33 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
2) Township _____ Range _____ Section _____ ¼ section: ☐NW ☐SW ☐SE ☐NE
3) Township _____ Range _____ Section _____ ¼ section: ☐NW ☐SW ☐SE ☐NE
4) Township _____ Range _____ Section _____ ¼ section: ☐NW ☐SW ☐SE ☐NE
USGS 7.5' Map(s) 1) Name ESTERO USGS Date 1958
2) Name _____ USGS Date _____
Plat, Aerial, or Other Map (map's name, originating office with location) _____
Landgrant _____
Verbal Description of Boundaries (description does not replace required map)

See continuation sheet.

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____	
_____	KEEPER – Determined eligible: ☐yes ☐no Date _____	
☐Owner Objection	NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

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Page 2

RESOURCE GROUP FORM

Site #8 LL00094

HISTORY & DESCRIPTION

Construction Year: 1894 ☐approximately ☐year listed or earlier ☐year listed or later
Architect/Designer: Teed, Dr. Cyrus Builder:
Total number of individual resources included in this Resource Group: # of contributing _____ # of non-contributing _____
Time period(s) of significance (choose a period from the list or type in date range(s), e.g. *1895-1925*)
1. Nineteenth C. American 1821-1899 3. _____
2. Spanish-American War 1898-1916 4. _____
Narrative Description (*National Register Bulletin 16A* pp. 33-34; attach supplementary sheets if needed)

The Koreshan Unity Settlement is a turn of the century religious pioneer community created by Dr. Cyrus Teed. Teed's community followed his beliefs based on religion, science, and the social and economic organization of the human race.

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys)	☐library research	☐building permits	☐Sanborn maps
☐FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☐cultural resource survey	☐historic photos	☐interior inspection	☐HABS/HAER record search

☒other methods (specify) USDA historic aerial photographs (PALMM)
Bibliographic References (give FMSF Manuscript # if relevant)

Publication of Archival Library and Museum Materials (PALMM), accessible online at: http://palmm.fcla.edu/

OPINION OF RESOURCE SIGNIFICANCE

Potentially eligible individually for National Register of Historic Places? ☒yes ☐no ☐insufficient information
Potentially eligible as contributor to a National Register district? ☐yes ☒no ☐insufficient information
Explanation of Evaluation (required, see *National Register Bulletin 16A* p. 48-49. Attach longer statement, if needed, on separate sheet.)

See continuation sheet.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. Agriculture 3. Education 5. Religion
2. Community planning & developm 4. Exploration/settlement 6. Social/humanitarian

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type All materials at one location Maintaining organization Archaeological Consultants Inc
Document description Files, photos, research, document File or accession #'s P20116.1
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Savannah Young Affiliation Archaeological Consultants Inc
Recorder Contact Information 8110 Blaikie Court, Ste. A / Sarasota, FL/ 34240 /aciflorida@comcast.net
(address / phone / fax / e-mail)

Required Attachments

❶ PHOTOCOPY OF USGS 7.5' MAP WITH DISTRICT BOUNDARY CLEARLY MARKED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP WITH RESOURCES MAPPED & LABELED
❸ TABULATION OF ALL INCLUDED RESOURCES - Include name, FMSF #, contributing? Y/N, resource category, street address or other location information if no address.
❹ PHOTOS OF GENERAL STREETSCAPE OR VIEWS (Optional: aerial photos, views of typical resources) When submitting images, they must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital images must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

CONTINUATION SHEET

The Koreshan Unity Settlement Historic District was listed in the NRHP on May 4, 1976. The nominated historic district was comprised of approximately 54 acres spanning from west of US 41/Tamiami Trail to the east side of US 41/Tamiami Trail. Eight historic resources were documented on the east side of US 41 within the NRHP-listed boundary; however, seven of the eight were recorded as "no longer standing" and in ruinous condition. At time of the nomination, the Anna Lewis House (8LL01114), also referred to as "El Retiro" and "Member House" was the only extant resource on the east side of US 41.

During the *Cultural Resource Assessment Survey Addendum SR 45 (US 41) from Corkscrew Road to San Carlos Boulevard Four Additional Linear Pond Sites, Lee County, Florida* it was confirmed that the Anna Lewis House (8LL01114) had been moved from this location and relocated to the west side of US 41 within Koreshan State Historic Site grounds for use as administrative offices (ACI 2010). Due to alterations made to the landscape, the loss of formerly extant resources, and the present physical condition within the historic district on the east side of US 41, the land within the APE does not retain historic integrity and no longer appears eligible for listing in the NRHP. As such, the boundaries of the Koreshan Unity Settlement Historic District (8LL00094) were updated to reflect these changes since being listed in the NRHP in 1976. The boundary has been revised to include only that land which is located to the west of US 41/Tamiami Trail and excludes land that no longer contains historic resources contributing to the district. This update also reflects the boundary of the locally designated historic district. The field survey for this CRAS update was limited to the east side of US 41/Tamiami Trail and as such, additional boundary corrections are outside of the scope of this project.

CONTINUATION SHEET

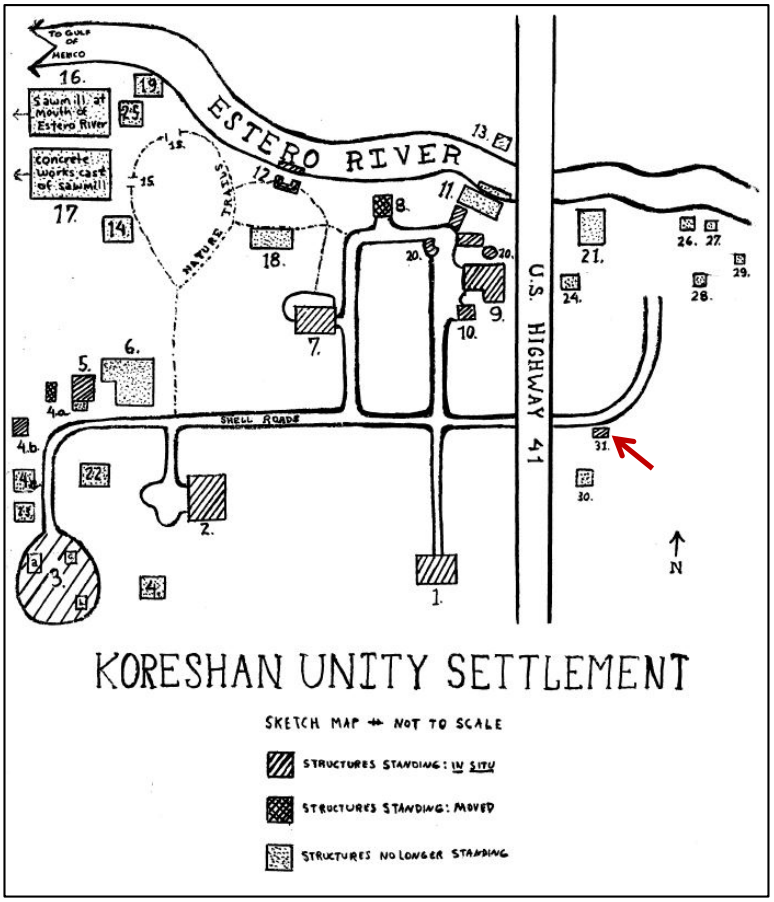


Figure 1. Koreshan Unity Settlement Historic District map included within the NRHP nomination (Fryman 1975). Red arrow depicts former location of the Anna Lewis House (8LL01114). All other buildings located east of US 41 are no longer extant. Based on the current survey, some of the buildings/structure remnants are either in ruinous condition or are no longer present and may have been removed during current land clearing activities.

REFERENCES

Archaeological Consultants, Inc. (ACI)
2010 Cultural Resource Assessment Survey Addendum SR 45 (US 41) from Corkscrew Road to San Carlos Boulevard Four Additional Linear Pond Sites, Lee County, Florida. ACI, Sarasota. Survey No. 18011.

Fryman, Mildred L.
1975 Koreshan Unity Settlement Historic District. NRHP Inventory – Nomination Form. United States Department of the Interior, National Park Service. Manuscript on file, Florida Division of Historical Resources, Tallahassee.

PHOTOGRAPHS

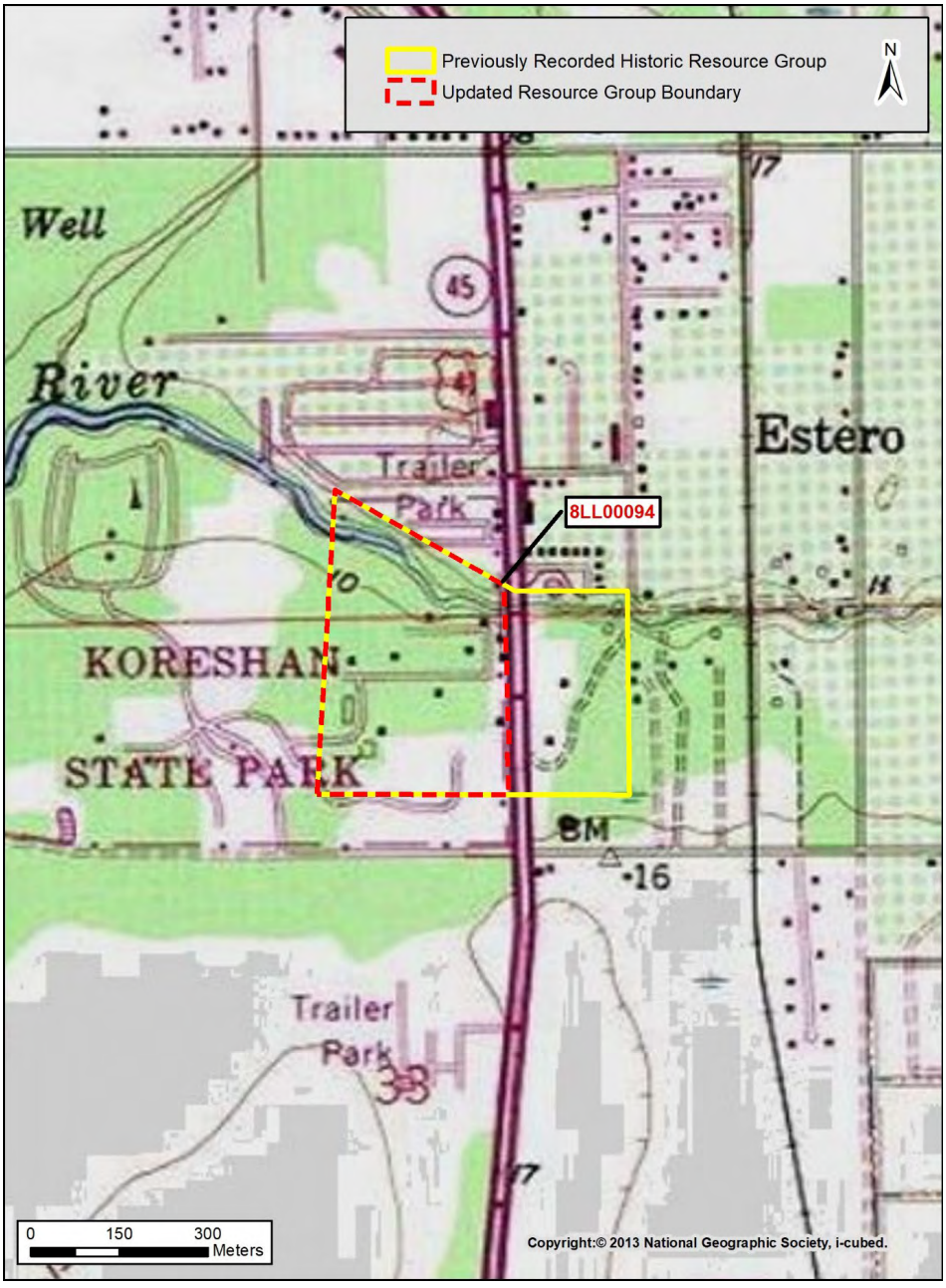




AERIAL MAP


Previously Recorded Historic Resource Group
Updated Resource Group Boundary
N
Carambola Ln
Grapefruit Ln
Coralberry Ln
Lychee Ln
County Rd
Highlands Ave
S Tamiami Trl
45
8LL00094
41
S Tamiami Trl
Corkscrew Rd
Corkscrew Rd
Corkscrew Rd
0 50 100 Meters
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors. 2020

USGS Estero
Township 46 South, Range 25 East, Section 28 & 33



Page 1

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 LL02357
Field Date 2-17-2022
Form Date 2-18-2022
Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Holly Park House Multiple Listing (DHR only) _____
Survey Project Name CRAS Update Estero on the River Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☒private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	8761		Corkscrew	Road	

Cross Streets (nearest / between) between ACL Railroad Tracks & Tamiami Trail (US41)
USGS 7.5 Map Name ESTERO USGS Date 1958 Plat or Other Map _____
City / Town (within 3 miles) Estero In City Limits? ☒yes ☐no ☐unknown County Lee
Township 46S Range 25E Section 33 ¼ section: ☐NW ☐SW ☐SE ☒NE Irregular-name: _____
Tax Parcel # 33-46-25-E2-U1936.2400 Landgrant _____
Subdivision Name _____ Block _____ Lot _____
UTM Coordinates: Zone ☐16 ☒17 Easting 419360 Northing 2924023
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1949 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1949 To (year): UNK
Current Use Abandoned/Vacant From (year): UNK To (year): CURR
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature new roofing materials, siding
Additions: ☒yes ☐no ☐unknown Date: _____ Nature carport
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Village Partners LLC (2005-CURR); Koreshan Unity Inc. (1999-2005); Holly W. Park Estate, Mattie Park (1998-1999); Holly & Mattie Park (1969-1998)

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown Describe _____

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Vertical plank 2. _____ 3. _____
Roof Type(s) 1. Hip 2. _____ 3. _____
Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

all visible windows have been boarded up with plywood

Distinguishing Architectural Features (exterior or interior ornaments)

wood windowsills, decorative wrought iron supports, a brick chimney, tapered pier foundation, and exposed rafters

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

A bomb shelter (8LL02938), the Lockwood House (8LL02358), and a non-historic shed are located to the south

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

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Page 2

HISTORICAL STRUCTURE FORM

Site # LL02357

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2.

Structural System(s): 1. Wood frame 2. 3.

Foundation Type(s): 1. Piers 2.

Foundation Material(s): 1. Concrete Block 2.

Main Entrance (stylistic details)

S Elev: single, boarded over

Porch Descriptions (types, locations, roof types, etc.)

NA

Condition (overall resource condition): ☐excellent ☐good ☐fair ☒deteriorated ☐ruinous

Narrative Description of Resource

This is a simple, single level Ranch Style building with an irregular plan, a hip roof, and an attached carport. All of the windows and doors have been boarded over.

Archaeological Remains ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys)	☐library research	☐building permits	☐Sanborn maps
☐FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☐historic photos	☐interior inspection	☐HABS/HAER record search

☒other methods (describe) UFDC aerial photos & FDOT APlus aerial maps

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

UFDC - accessible online at:https://ufdc.ufl.edu/aerials; FDOT accessible online at: https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem/; Manuscript #22678

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☐yes ☒no ☐insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style is common throughout Lee County, and has undergone extensive alterations which have diminished its historic integrity. Background research did not reveal any historic associations with significant persons and/or events.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. 3. 5.

2. 4. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization Archaeological Consultants Inc

Document description Field notes, maps, photos, resea File or accession #'s P20116.1

2) Document type Maintaining organization

Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Madeline Westrom Affiliation Archaeological Consultants Inc

Recorder Contact Information 8110 Blaikie Ct., St. A, Sarasota, FL 34240 / aciflorida@comcast.net

(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPHS

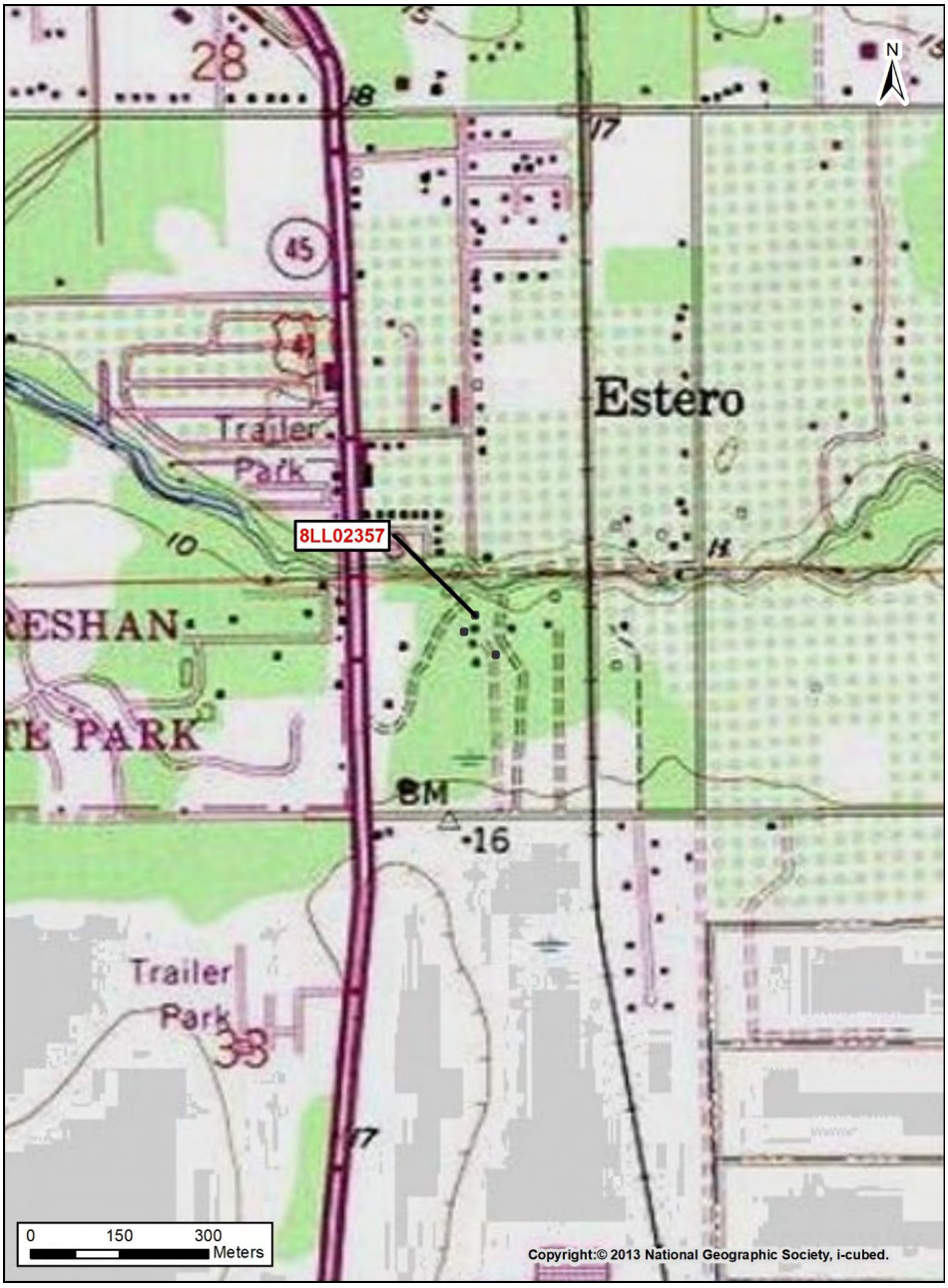




AERIAL MAP


N
8LL02357
0
50
100
Meters
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, 2020

USGS Estero
Township 46 South, Range 25 East, Section 33



Page 1

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 LL02358
Field Date 2-17-2022
Form Date 2-18-2022
Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Lockwood House Multiple Listing (DHR only) _____
Survey Project Name CRAS Update Estero on the River Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☒private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
8751		Corkscrew	Road	

Address:
Cross Streets (nearest / between) between ACL Railroad Tracks & Tamiami Trail (US41)
USGS 7.5 Map Name ESTERO USGS Date 1958 Plat or Other Map _____
City / Town (within 3 miles) Estero In City Limits? ☐yes ☐no ☐unknown County Lee
Township 46S Range 25E Section 33 ¼ section: ☐NW ☐SW ☐SE ☒NE Irregular-name: _____
Tax Parcel # 33-46-25-E2-U1926.2390 Landgrant _____
Subdivision Name _____ Block _____ Lot _____
UTM Coordinates: Zone ☐16 ☒17 Easting 419364 Northing 2923969
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1950 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Ca From (year): 1950 To (year): UNK
Current Use Abandoned/Vacant From (year): UNK To (year): CURR
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☐no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature new roofing materials, siding, door
Additions: ☒yes ☐no ☐unknown Date: _____ Nature wood frame garage
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Village Partners LLC (2005-CURR); Koreshan Unity Inc. (1999-2005); Gordon & Phyllis Lockwood (1987-1999)

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown Describe _____

DESCRIPTION

Style Ranch Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Vertical plank 2. Wood shingles 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

fixed, 6-light; awning, metal, 3-stacked; most window frames remain, but the windows themselves are gone

Distinguishing Architectural Features (exterior or interior ornaments)

boxed eave, wood window and door frames, and tapered pre-cast concrete piers

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

A bomb shelter (8LL02938) and residence (8LL02357) are located to the north of the building.

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

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Phone 850.245.6440 / Fax 850.245.6439 / E-mail SiteFile@dos.myflorida.com

Page 2

HISTORICAL STRUCTURE FORM

Site # 8 LL02358

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Wood frame 2. _____ 3. _____

Foundation Type(s): 1. Piers 2. _____

Foundation Material(s): 1. Pre-cast Concrete Footi 2. _____

Main Entrance (stylistic details)

S Elev: single, empty door frame

Porch Descriptions (types, locations, roof types, etc.)

NA

Condition (overall resource condition): ☐ excellent ☐ good ☐ fair ☒ deteriorated ☐ ruinous

Narrative Description of Resource

This is a simple, single level Ranch Style building that is missing nearly all of its windows and doors. A segment of the roof on the west end of the structure has caved in and the siding below that has largely fallen away.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒ FMSF record search (sites/surveys)	☐ library research	☐ building permits	☐ Sanborn maps
☐ FL State Archives/photo collection	☐ city directory	☐ occupant/owner interview	☐ plat maps
☒ property appraiser / tax records	☐ newspaper files	☐ neighbor interview	☐ Public Lands Survey (DEP)
☒ cultural resource survey (CRAS)	☐ historic photos	☐ interior inspection	☐ HABS/HAER record search

☒ other methods (describe) UFDC aerial photos & FDOT APlus aerial maps

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

UFDC - accessible online at:https://ufdc.ufl.edu/aerials; FDOT accessible online at: https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem/; Manuscript # 22678

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☐ yes ☒ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The Ranch style is common throughout Lee County, and has undergone extensive alterations which have diminished its historic integrity. Background research did not reveal any historic associations with significant persons and/or events.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization Archaeological Consultants Inc

Document description Field notes, maps, photos, resea File or accession #'s P20116.1

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Madeline Westrom Affiliation Archaeological Consultants Inc

Recorder Contact Information (address / phone / fax / e-mail) 8110 Blaikie Ct., St. A, Sarasota, FL 34240 / aciflorida@comcast.net

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPHS





AERIAL MAP


N
8LL02358
0
50
100
Meters
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors. 2020

USGS Estero
Township 46 South, Range 25 East, Section 33



Page 1

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 LL02938
Field Date 2-18-2022
Form Date 2-21-2022
Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Holly Park Bomb Shelter Multiple Listing (DHR only) _____
Survey Project Name CRAS Update Estero on the River Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☒private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
8761		Corkscrew	Road	

Address:
Cross Streets (nearest / between) between ACL Railroad Tracks & Tamiami Trail (US41)
USGS 7.5 Map Name ESTERO USGS Date 1958 Plat or Other Map _____
City / Town (within 3 miles) Estero In City Limits? ☒yes ☐no ☐unknown County Lee
Township 46S Range 25E Section 33 ¼ section: ☐NW ☐SW ☐SE ☒NE Irregular-name: _____
Tax Parcel # 33-46-25-E2-U1936.2400 Landgrant _____
Subdivision Name _____ Block _____ Lot _____
UTM Coordinates: Zone ☐16 ☒17 Easting 419342 Northing 2923996
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1957 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Other From (year): _____ To (year): _____
Current Use Abandoned/Vacant From (year): UNK To (year): CURR
Other Use Bombshelter From (year): 1949 To (year): UNK
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☐yes ☒no ☐unknown Date: _____ Nature _____
Additions: ☐yes ☒no ☐unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Village Partners LLC (2005-CURR); Koreshan Unity Inc. (1999-2005); Holly W. Park Estate, Mattie Park (1998-1999); Holly & Mattie Park (1969-1998)

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown Describe _____

DESCRIPTION

Style Masonry Vernacular Exterior Plan Square Number of Stories 1
Exterior Fabric(s) 1. Concrete 2. _____ 3. _____
Roof Type(s) 1. Flat 2. _____ 3. _____
Roof Material(s) 1. Other 2. _____ 3. Concrete Slab
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

all windows have been boarded over

Distinguishing Architectural Features (exterior or interior ornaments)

concrete block clerestory

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

One residence (8LL02357) is located to the north and one residence (8LL02358) is located to the south of the building.

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site # 8 LL02938

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Concrete 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details)

E Elev: single, obscured

Porch Descriptions (types, locations, roof types, etc.)

NA

Condition (overall resource condition): ☐ excellent ☐ good ☐ fair ☒ deteriorated ☐ ruinous
Narrative Description of Resource

This is a square Masonry Vernacular bomb shelter constructed of concrete. A square clerestory with boarded windows is located on the northeast corner of the flat roof.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒ FMSF record search (sites/surveys)	☐ library research	☐ building permits	☐ Sanborn maps
☐ FL State Archives/photo collection	☐ city directory	☐ occupant/owner interview	☐ plat maps
☒ property appraiser / tax records	☐ newspaper files	☐ neighbor interview	☐ Public Lands Survey (DEP)
☒ cultural resource survey (CRAS)	☐ historic photos	☐ interior inspection	☐ HABS/HAER record search

☒ other methods (describe) UFDC aerial photos & FDOT APlus aerial maps

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

UFDC - accessible online at:https://ufdc.ufl.edu/aerials; FDOT accessible online at: https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem/; Manuscript # 22678

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☐ yes ☒ no ☐ insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

This building is not a significant embodiment of a type, period, or method of construction. Background research did not reveal any historic associations with significant persons and/or events.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization Archaeological Consultants Inc
Document description Field notes, maps, photos, resea File or accession #'s P20116.1

2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

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Recorder Name Madeline Westrom Affiliation Archaeological Consultants Inc
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(address / phone / fax / e-mail)

Required Attachments

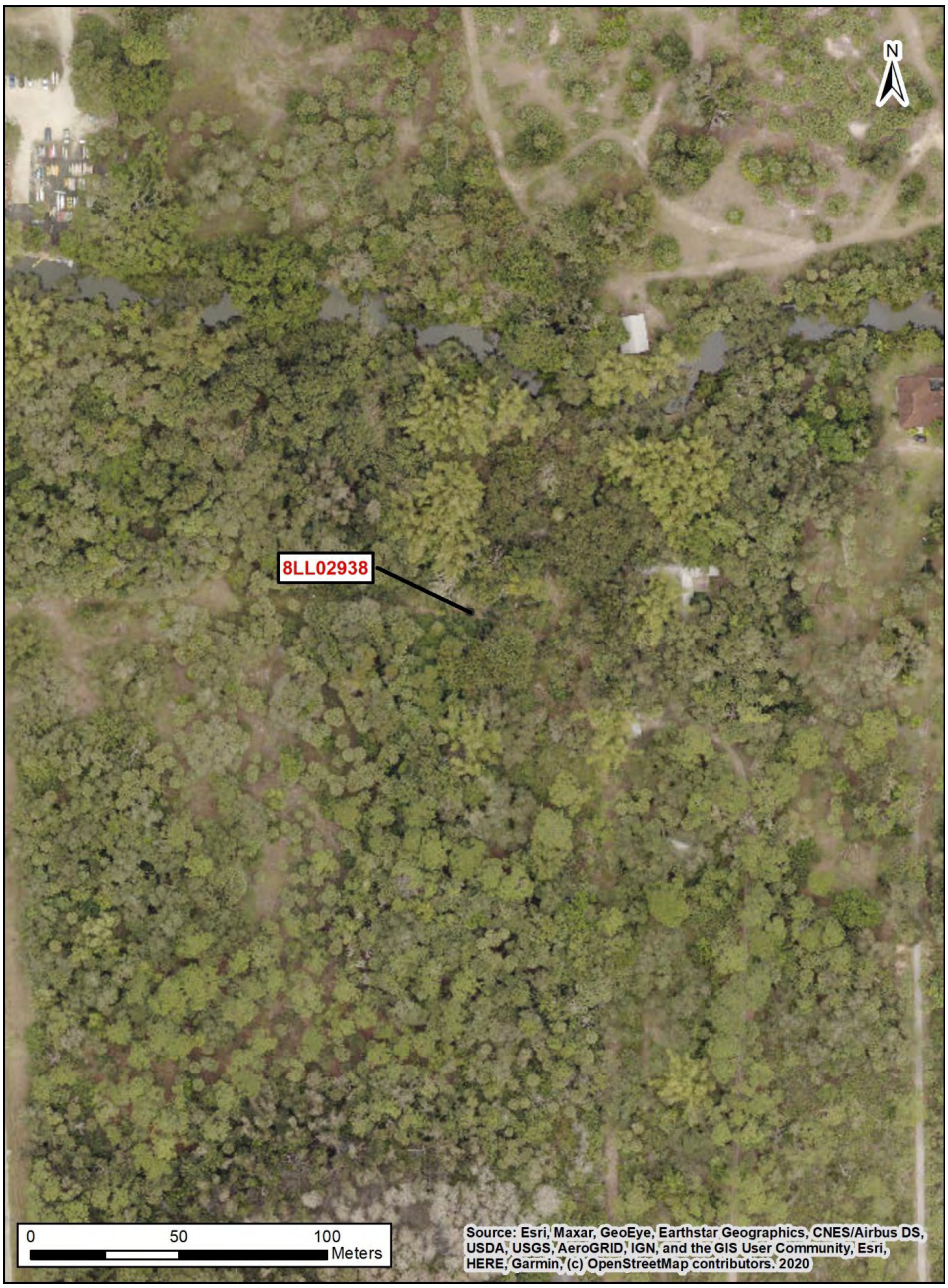
❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPHS

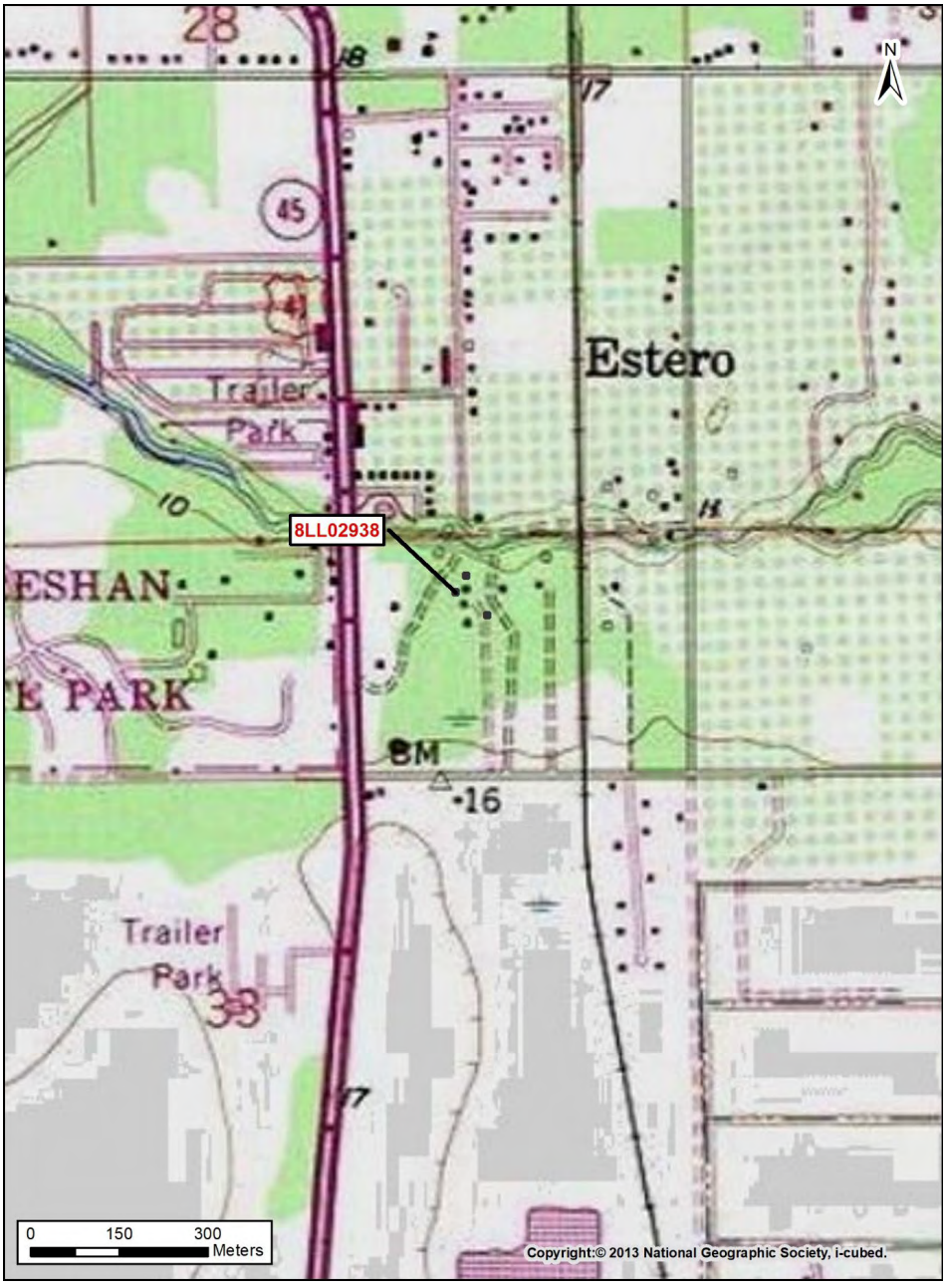




AERIAL MAP


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8LL02938
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Meters
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors. 2020

USGS Estero
Township 46 South, Range 25 East, Section 33



Appendix D
Demolished Building Letter

Florida's First Choice in Cultural Resource Management

March 21, 2022

Mr. Vincent Birdsong
Supervisor, Florida Master Site File
Division of Historical Resources
500 South Bronough Street
Tallahassee, FL 32399-0250

RE: Historic Resource Status

Dear Mr. Birdsong:

This letter is to inform you that background research and a recent field survey conducted in February 2022 has discovered that the Rustic Tea Garden Outhouse (8LL02351) is no longer extant. The resource was recorded in 2005 as a Frame Vernacular style structure located at 21101 S Tamimi Trail in Lee County.

Sincerely,

Savannah Young
Assistant Architectural Historian

8110 Blaikie Court, Suite A, Sarasota, FL 34240 - Telephone 941.379.6206 - Fax 877.351.2501

Appendix E
Survey Log

Page 1

Ent D (FMSF only) _____

Survey Log Sheet

Florida Master Site File
Version 5.0 3/19

Survey # (FMSF only) _____

Consult *Guide to the Survey Log Sheet* for detailed instructions.

Manuscript Information

Survey Project (name and project phase)
CRAS Tech Memo 18 Portion of Estero, Phase I

Report Title (exactly as on title page)
Cultural Resource Assessment Survey Update Technical Memorandum 18 Acre Portion of Estero on the River, Lee County, Florida

Report Authors (as on title page) 1. Kimberly Irby 3. _____
2. Lee Hutchinson 4. _____

Publication Year 2022 **Number of Pages in Report** (do not include site forms) 59

Publication Information (Give series, number in series, publisher and city. For article or chapter, cite page numbers. Use the style of *American Antiquity*.)
ACI, Sarasota, 2022, P20116.1

Supervisors of Fieldwork (even if same as author) Names Maranda Kles

Affiliation of Fieldworkers: Organization Archaeological Consultants Inc City Sarasota

Key Words/Phrases (Don't use county name, or common words like *archaeology*, *structure*, *survey, architecture, etc.*)
1. Koreshan 3. _____ 5. _____ 7. _____
2. Estero 4. _____ 6. _____ 8. _____

Survey Sponsors (corporation, government unit, organization, or person funding fieldwork)
Name Village of Estero Organization _____
Address/Phone/E-mail 9401 Corkscrew Palms Circle, Estero, FL 33928

Recorder of Log Sheet Kimberly M. Irby **Date Log Sheet Completed** 3-18-2022

Is this survey or project a continuation of a previous project? ☒No ☐Yes: **Previous survey #s (FMSF only)** _____

Project Area Mapping

Counties (select every county in which field survey was done; attach additional sheet if necessary)
1. Lee 3. _____ 5. _____
2. _____ 4. _____ 6. _____

USGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)
1. Name ESTERO Year 1958 4. Name _____ Year _____
2. Name _____ Year _____ 5. Name _____ Year _____
3. Name _____ Year _____ 6. Name _____ Year _____

Field Dates and Project Area Description

Fieldwork Dates: Start 2-17-2022 End 2-18-2022 **Total Area Surveyed** (fill in one) _____hectares 18.00 acres
Number of Distinct Tracts or Areas Surveyed 1
If Corridor (fill in one for each) **Width:** _____meters _____feet **Length:** _____kilometers _____miles

HR6E066R0319, effective 05/2016
Rule 1A-46.001, F.A.C.
Florida Master Site File / Div. of Historical Resources / R.A. Gray Bldg / 500 S Bronough St., Tallahassee, Florida 32399-0250
Phone 850.245.6440, Fax 850.245.6439, Email: SiteFile@dos.myflorida.com

Page 2 **Survey Log Sheet** Survey #_____

Research and Field Methods

Types of Survey (select all that apply): ☒archaeological ☒architectural ☒historical/archival ☐underwater ☐damage assessment ☐monitoring report ☐other(describe): _____

Scope/Intensity/Procedures

background research; shovel tests; none positive; historic reconnaissance survey; photographs taken; CRAS Tech Memo prepared

Preliminary Methods (select as many as apply to the project as a whole)

☐Florida Archives (Gray Building)	☐library research- *local/ public*	☒local property or tax records	☒other historic maps	☐LIDAR
☐Florida Photo Archives (Gray Building)	☐library-special collection	☐newspaper files	☒soils maps or data	☐other remote sensing
☒Site File property search	☒Public Lands Survey (maps at DEP)	☒literature search	☒windshield survey	
☒Site File survey search	☐local informant(s)	☐Sanborn Insurance maps	☒aerial photography	

☐other (describe): _____

Archaeological Methods (select as many as apply to the project as a whole)

☐Check here if **NO** archaeological methods were used.

☐surface collection, controlled	☐shovel test-other screen size	☐block excavation (at least 2x2 m)	☐metal detector
☐surface collection, **un**controlled	☐water screen	☐soil resistivity	☐other remote sensing
☒shovel test-1/4"screen	☐posthole tests	☐magnetometer	☒pedestrian survey
☐shovel test-1/8" screen	☐auger tests	☐side scan sonar	☐unknown
☐shovel test 1/16"screen	☐coring	☐ground penetrating radar (GPR)	
☐shovel test-unscreened	☐test excavation (at least 1x2 m)	☐LIDAR	

☐other (describe): _____

Historical/Architectural Methods (select as many as apply to the project as a whole)

☐Check here if **NO** historical/architectural methods were used.

☐building permits	☐demolition permits	☐neighbor interview	☐subdivision maps
☐commercial permits	☒windshield survey	☐occupant interview	☐tax records
☐interior documentation	☒local property records	☐occupation permits	☐unknown

☐other (describe): _____

Survey Results

Resource Significance Evaluated? ☒Yes ☐No

Count of Previously Recorded Resources 3 **Count of Newly Recorded Resources** 1

List Previously Recorded Site ID#s with Site File Forms Completed (attach additional pages if necessary)

LL00094, LL02357, LL02358

List Newly Recorded Site ID#s (attach additional pages if necessary)

LL02938

Site Forms Used: ☒Site File Paper Forms ☐Site File PDF Forms

REQUIRED: Attach Map of Survey or Project Area Boundary

SHPO USE ONLY **SHPO USE ONLY** **SHPO USE ONLY**

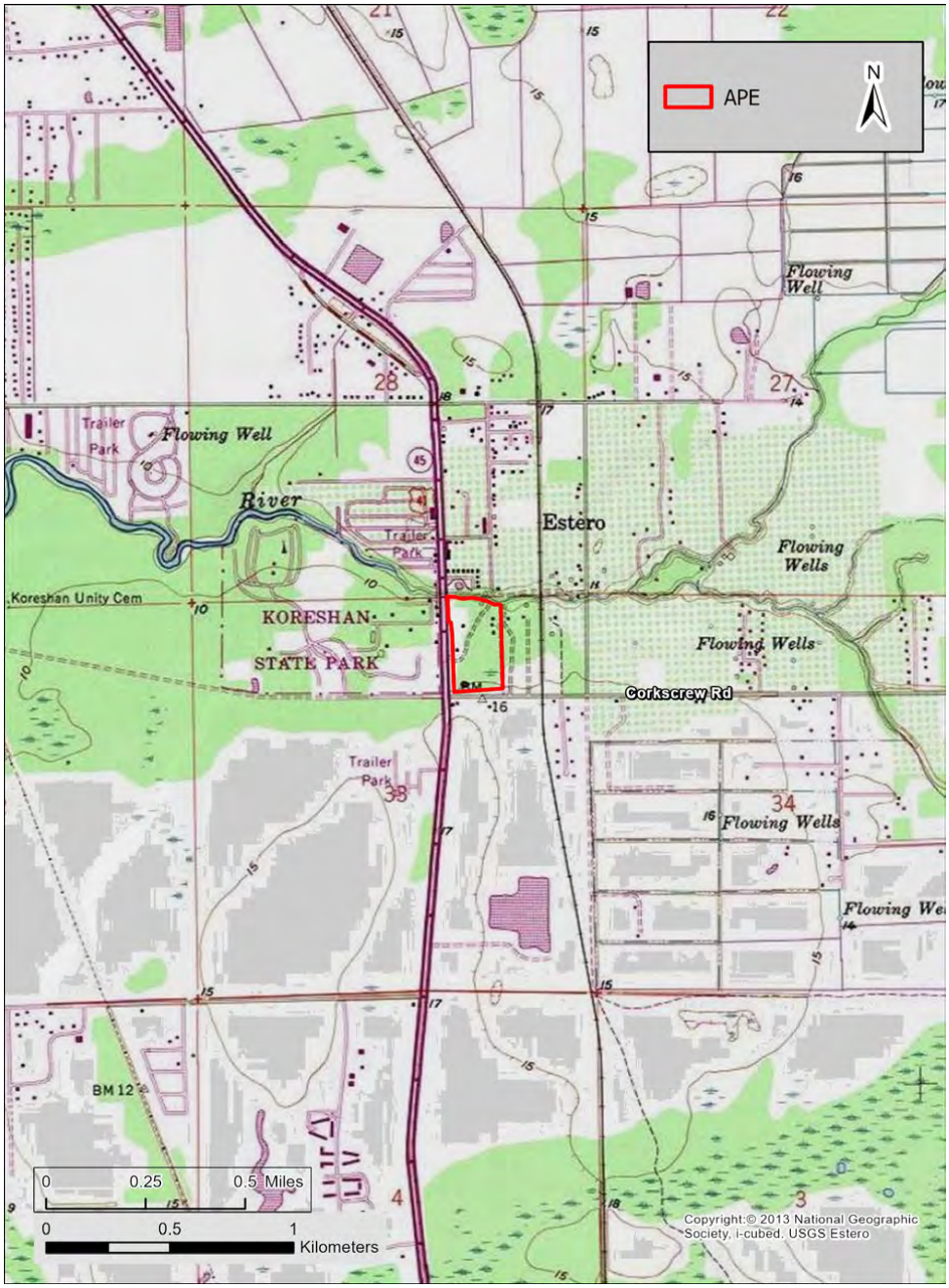
Origin of Report: ☐872 ☐Public Lands ☐UW ☐1A32 # _____ ☐Academic ☐Contract ☐Avocational ☐Grant Project # _____ ☐Compliance Review: CRAT # _____

Type of Document: ☐Archaeological Survey ☐Historical/Architectural Survey ☐Marine Survey ☐Cell Tower CRAS ☐Monitoring Report ☐Overview ☐Excavation Report ☐Multi-Site Excavation Report ☐Structure Detailed Report ☐Library, Hist. or Archival Doc ☐Desktop Analysis ☐MPS ☐MRA ☐TG ☐Other: _____

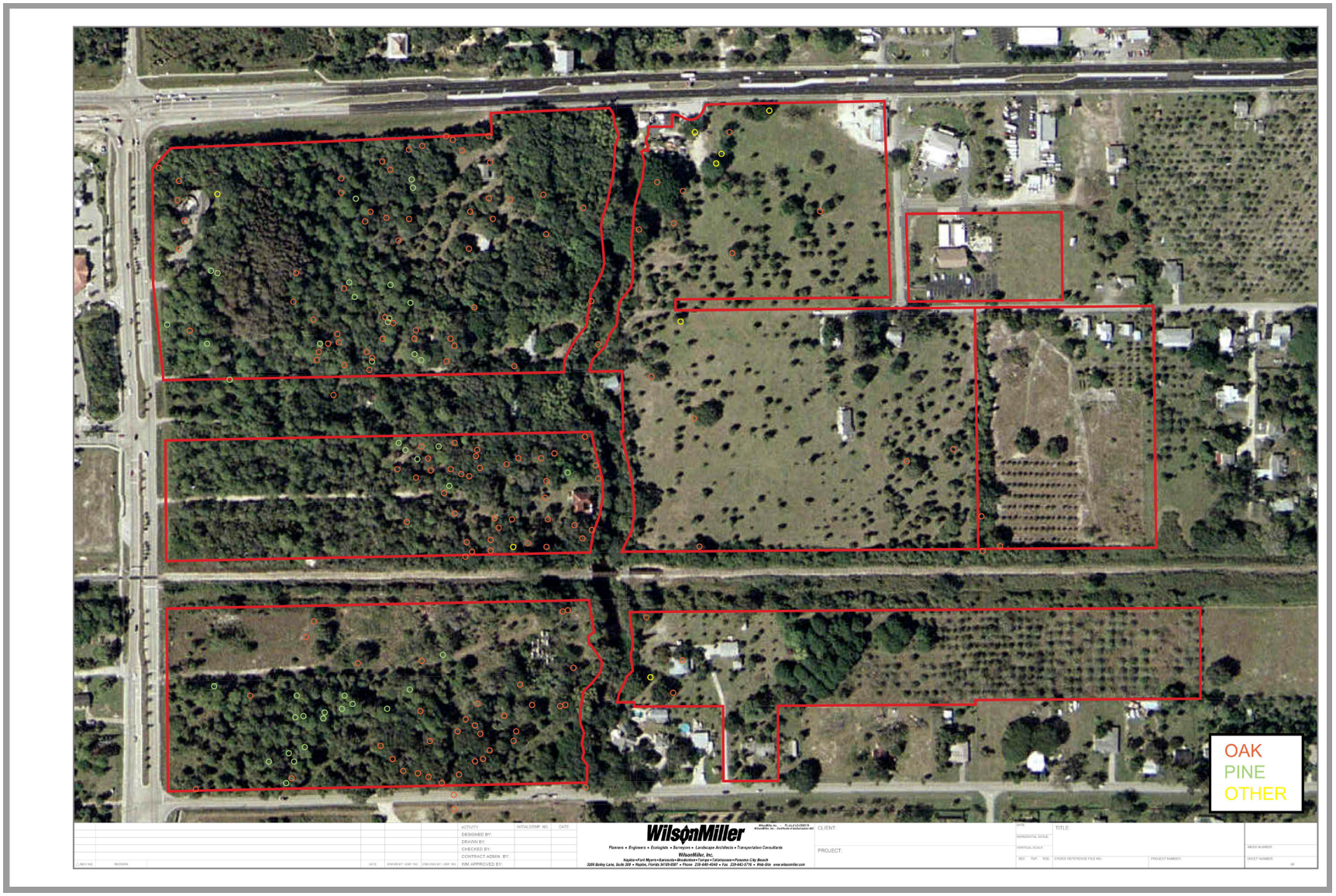
Document Destination: Plottable Projects **Plotability:** _____

HR6E066R0718, effective 05/2016
Rule 1A-46.001, F.A.C.

Florida Master Site File / Div. of Historical Resources / R.A. Gray Bldg / 500 S Bronough St., Tallahassee, Florida 32399-0250
Phone 850.245.6440, Fax 850.245.6439, Email: SiteFile@dos.myflorida.com



+/- 18 Acre Portion of Estero on the River
Township 46 South, Range 25 East, Section 33
USGS Estero, 2013
Lee County, Florida


OAK
PINE
OTHER
WilsonMiller
Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants
WilsonMiller, Inc.

Village Initiated Conventional Rezoning – Estero on the River and Happehatchee

Zoning Staff Report

for

Planning, Zoning and Design Board

CASE NAME:	**Estero on the River MPD and Happehatchee Parcel**
CASE TYPE:	**Rezoning from Mixed Use Planned Development (MPD) and Agriculture (AG) to Parks and Community Facilities (PCF)**
CASE NUMBER:	**REZ 2022-E001**
PZDB HEARING DATE:	**June 14, 2022**

SUMMARY OF REQUEST

The Village Council has initiated a rezoning of Village-owned property located south of the Estero River at the northeast intersection of US 41 and Corkscrew Road, consisting of approximately 31.5 acres. The current zoning is MPD and AG and the rezoning would protect natural characteristics of the site and provide for public use by rezoning to Parks and Community Facilities. The proposed zoning is consistent with the anticipated public and recreational uses planned for the property.

A Comprehensive Plan Map Amendment application is being reviewed concurrent with the rezoning request, the amendment would change the Future Land Use from Village Center to Public Parks and Recreation.

The Planning, Zoning and Design Board will provide a recommendation to Village Council on the rezoning, with Village Council being the decision authority. Council requires two public hearings.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning to Parks and Community Facilities.

GENERAL INFORMATION

Applicant/Owner
Village of Estero – Steve Sarkozy, Village Manager

Representative
Community Development Director, Mary Gibbs, FAICP

Location
8861, 8761, 8751, 8741, 8791, and 8801 Corkscrew Road

STRAP Numbers
33-46-25-E2-U1926.2390; 33-46-25-E2-U1936.2400; 33-46-25-E2-U1937.2384; 33-46-25-E2-U1936.2375; 33-46-25-E2-U1941.2390; 33-46-25-E2-U1948.2389

Size of Property
31.5 acres

Surrounding Area Zoning, and Land Use

North MPD Zoning / Village Center Land Use

The Estero on the River project area extends north along the east side US 41 from Corkscrew Road to Highlands Avenue, and east to Sandy Lane. Zoning categories north of the MPD area include Agriculture (AG), Commercial Planned Development (CPD) and Urban Commercial Redevelopment (UCR) along US 41, and Community Facilities Planned Development (CFPD) for Estero United Methodist church at the southeast intersection of US 41 and Broadway E. The area is generally known as Old Estero and is located north and east of County Road between the CSX corridor and Broadway E. This area is a residential community flanked on the west by commercial and institutional uses. The future land uses in this vicinity include Village Center and Village Neighborhood 1.

East MPD/Village Center - CSX Rail Corridor and Estero on the River

The area east of the CSX corridor is not owned by the Village and is zoned MPD. Properties on Sandy Lane are primarily zoned Agricultural (AG) with several Residential Single Family (RSF) lots. The area is residential in character.

South Community Commercial and CPD/Village Center - Corkscrew Road then Corkscrew Village Shopping Center

The southeastern intersection of US 41 and Corkscrew Road has a commercial character with an existing shopping center, and outparcels that include financial institutions, fast food restaurants, and storage. Zoning is CPD and Community Commercial (CC) with Village Center land use.

West AG/Conservation - US 41 then Koreshan State Park

The zoning on the west side of US 41 includes the Mobile Home (MH), Agriculture (AG), and Urban Commercial Redevelopment (UCR). Future land use includes Conservation, Village Neighborhood 2, and Public Parks and Recreation.

Public Information Meeting
A Public Information Meeting was held at the Planning, Zoning, and Design Board on May 10, 2022. See Attachment B.

Existing Zoning
Mixed Use Planned Development (MPD) and Agriculture (AG)

The majority of the property is part of the Estero on the River MPD, an 85-acre development approved by Lee County in 2007 for 530 residential units, 300,000 square feet of commercial office and retail, civic uses and preserve. The Estero on the River MPD is located north and south of the Estero River between US 41 and Sandy Lane. The Happehatchee parcel is zoned AG. This application is limited to the MPD area south of the Estero River and the portion of the Happehatchee parcel south of the river.

Comprehensive Plan Land Use Category
Village Center (proposed change to Public Parks and Recreation)

STAFF ANALYSIS

Request
The Village of Estero purchased approximately 68-acres at the intersection of US 41 and Corkscrew Road which were part of the larger Estero on the River MPD. Subsequently the Village acquired the Happehatchee site. Based upon numerous public meetings and surveys, Village Council expressed interest in rezoning the land south of the Estero River to allow for public access to the river and for recreational and open space uses. The proposed zoning district of Parks and Community Facilities (PCF) is specific to publicly owned properties and allows for park and civic uses and is therefore a zoning category suited to the proposed uses. The rezoning would limit potential future development on the site thus preserving valuable characteristics that the Village seeks to preserve, while allowing for public uses and recreation.

"The purpose and intent of the Parks and Community Facilities District is to provide land for active and passive recreation, and for public buildings such as government offices, libraries, and schools. Classification of primarily public lands to the PCF district is intended to preserve land for public use, including parks, libraries, and noncommercial cultural facilities." LDC Section 3-504.A.

A companion Comprehensive Plan Amendment would change the Future Land Use Category from Village Center to Public Parks and Recreation.

Comprehensive Plan Considerations
A companion Comprehensive Plan Map amendment is being reviewed concurrent with the rezoning application. The Village Center land use category is intended to provide diverse residential and commercial uses at the heart of the Village. The intention of developing this site with recreational uses and public access to the river has resulted in a request to amend the land use to Public Parks and Recreation which is consistent with the public ownership, public access, and public use of the on-site recreation.

Comprehensive Plan Policies that support the proposed zoning amendment are discussed in the Comprehensive Plan Map Amendment staff report.

Parks, Recreation, and Open Space Plan
The Village adopted this plan in January 2020 which discussed the subject site, including the preservation, public use, and public access to the Estero River. These have been critical components associated with the development in order to preserve the historic, cultural and natural resources associated with the site.

Land Development Code
Section 2-501.C.2 of the LDC provides review standards for rezonings which include:

1. Is consistent with and furthers the goals, objective, and policies of the Comprehensive Plan and all other Village adopted plans.

   Staff Comment: The proposed rezoning from MPD to PCF is supported by the comprehensive plan policies and will be consistent with the proposed future use of Public Parks and Recreation. The proposal is also consistent with the Parks, Recreation and Open Space Plan which prioritized the master planning of this site.

2. Is not in conflict with any portion of the LDC.

   Staff Comment: The proposed rezoning is not in conflict with the LDC.

3. Addresses a demonstrated community need.

   Staff Comment: Numerous public surveys and public meetings occurred in which the Village Council sought feedback from citizens regarding community needs and development of this site. Preservation of the area south of the river, to allow for recreation uses and river access, was sought due to existing limited access to the river. The desire for recreation uses and preservation in the heart of Estero is seen as a community need. Development of the area north of the Estero River is not included in this application.

4. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land.

   Staff Comment: The existing MPD zoning allows for recreation and preservation uses, however the rezoning to Parks and Community Facilities is specific to publicly owned and accessible land.

5. Would result in a logical and orderly development pattern.

   Staff Comment: The Corkscrew Road/US 41 intersection is a high traffic area in the heart of the Village. Intense development pressures over the recent past have resulted the citizens and Village Council desiring to preserve and maintain environmentally sensitive areas, particularly around the Estero River. The Koreshan State Park is directly west of the subject site. The southeastern intersection is commercially developed. The rezoning of this site would result in a development pattern where river access and recreation can be used by the citizens and visitors of Estero, with potential connection to the state park.

6. Would not adversely affect the property values in the area.

   Staff Comment: Preservation, recreation, and public access to the site would not adversely affect property values in the area.

7. Would result in development that is adequately served by public facilities (road, potable water, wastewater, solid, waster, storm water, schools, parks, police, and fire and emergency medical facilities.

Staff Comment: The initial phase of development of the stie would be limited to recreational trails and access to the river. The provision of water and sanitation would occur in subsequent phases when more site activity would warrant the improvements.

8. Would not result in significantly adverse impacts on the natural environment – including, but not limited to water air, noise, storm water management, wildlife, vegetation, wetlands, environmentally critical area, and the natural functioning of the environment.

   Staff Comment: The rezoning of the property south of the Estero River is intended to provide protections to the natural environment by limiting the uses of the property.

9. Is compatible with existing or planned uses in the surrounding area.

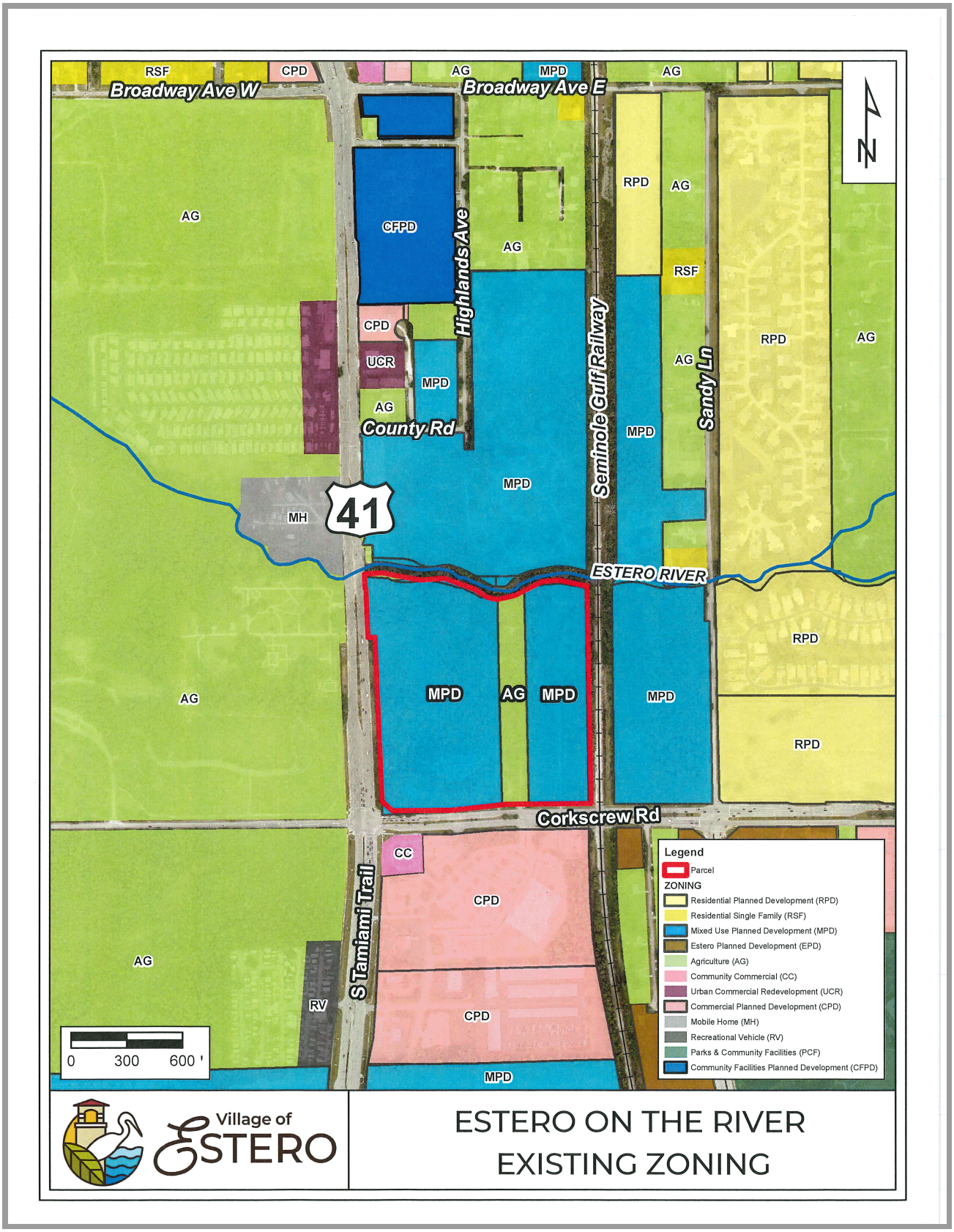
   Staff Comment: The proposed use is compatible with the surrounding area.

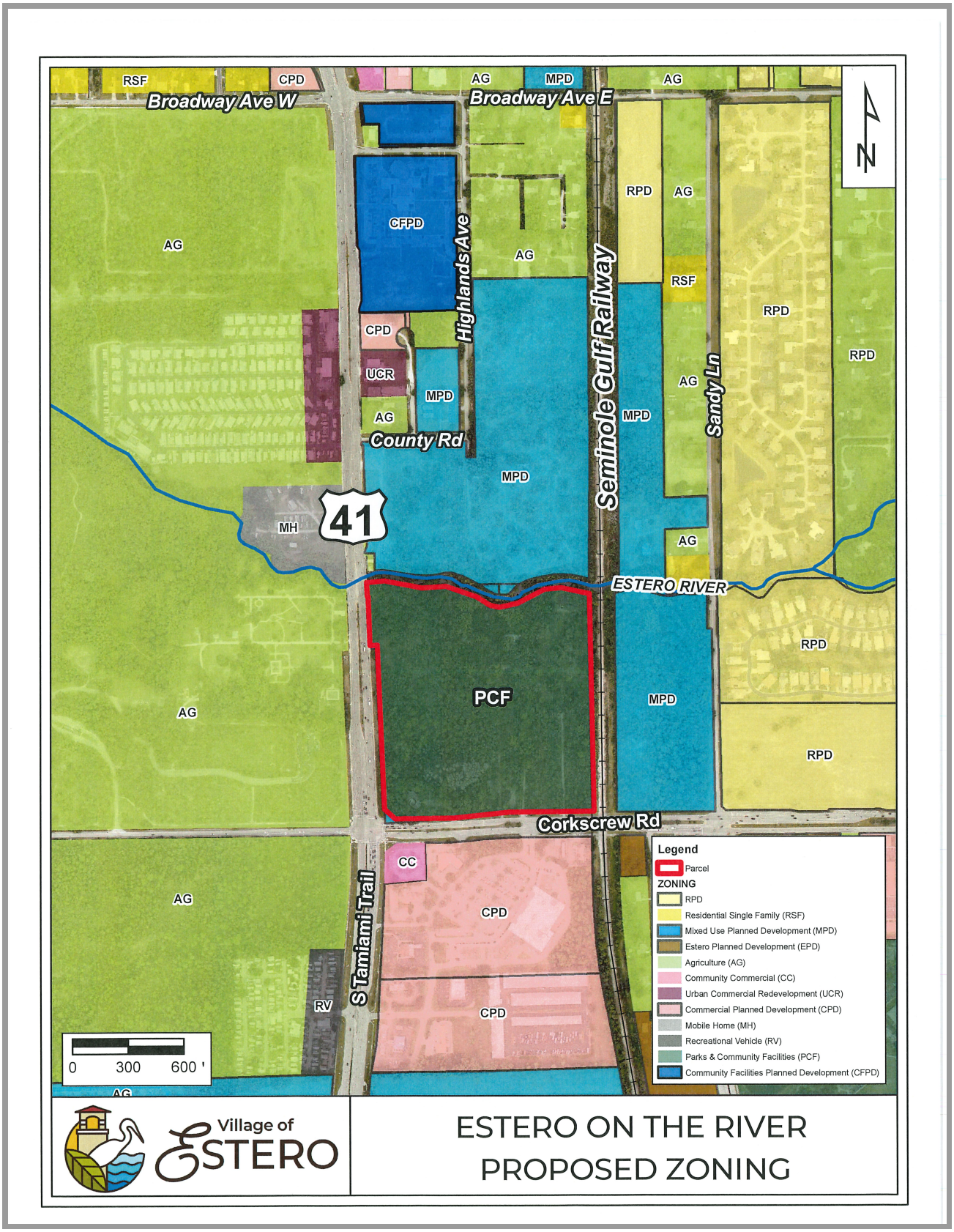
COUNCIL DETERMINATION

In order to approve the rezoning, the Council must consider the review standards detailed above.

ATTACHMENTS:

A. Existing and Proposed Zoning Maps
B. Public Information Meeting Summary
C. Rezoning Application/Project Description


RSF
CPD
AG
MPD
Broadway Ave W
Broadway Ave E
CFPD
Highlands Ave
UCR
County Rd
MH
41
Seminole Gulf Railway
RPD
Sandy Ln
ESTERO RIVER
Corkscrew Rd
CC
S Tamiami Trail
RV
0
300
600 '
Legend
Parcel
ZONING
Residential Planned Development (RPD)
Residential Single Family (RSF)
Mixed Use Planned Development (MPD)
Estero Planned Development (EPD)
Agriculture (AG)
Community Commercial (CC)
Urban Commercial Redevelopment (UCR)
Commercial Planned Development (CPD)
Mobile Home (MH)
Recreational Vehicle (RV)
Parks & Community Facilities (PCF)
Community Facilities Planned Development (CFPD)
Village of ESTERO
ESTERO ON THE RIVER
EXISTING ZONING


RSF
CPD
Broadway Ave W
AG
MPD
Broadway Ave E
AG
N
CFPD
Highlands Ave
AG
RPD
AG
Seminole Gulf Railway
RSF
RPD
CPD
UCR
MPD
AG
County Rd
Sandy Ln
AG
RPD
MPD
MPD
MH
41
AG
ESTERO RIVER
RPD
PCF
MPD
AG
RPD
Corkscrew Rd
CC
AG
CPD
S Tamiami Trail
RV
CPD
0
300
600 '
Legend
Parcel
ZONING
RPD
Residential Single Family (RSF)
Mixed Use Planned Development (MPD)
Estero Planned Development (EPD)
Agriculture (AG)
Community Commercial (CC)
Urban Commercial Redevelopment (UCR)
Commercial Planned Development (CPD)
Mobile Home (MH)
Recreational Vehicle (RV)
Parks & Community Facilities (PCF)
Community Facilities Planned Development (CFPD)
Village of ESTERO
ESTERO ON THE RIVER
PROPOSED ZONING

Village Initiated Rezoning and Comprehensive Plan
Public Information Meeting

The Village Planning, Zoning, and Design Board held a Public Information Meeting on Tuesday May 10, 2022. Mary Gibbs, Community Development Director, briefly explained that the Village Council had initiated a Comprehensive Plan Map Amendment changing the land use from Village Center to Public Parks and Recreation, and a Rezoning from MPD and AG to Parks and Community Facilities. This is for 31.5-acre Village-owned property located south of the Estero River at the northeast intersection of US 41 and Corkscrew Road. These changes are being considered as Council finds the proposed land use and zoning more appropriate for the proposed recreation and public uses of the property.

Questions from the PZDB included potential uses for the north side of the property, and comments regarding the desire for more development of the site to draw people to the area, rather than just preserving the land. Other comments were regarding parking for the site, and that there currently was a lot of public use for the site with the Happehatchee Center providing lectures and tours, as well as the kayak operator on the north side of the river.

Ms. Gibbs explained that the north side of the property is not part of this application, that the application is for public recreational uses and trail development on the property south of the river.

There were no specific questions asked that staff needed to respond to subsequent to the meeting.

APPLICATION FOR CONVENTIONAL REZONING PUBLIC HEARING

In The Village of Estero

[LDC Sections 2-4, 2-501.C.]

Project Name: _____

Request: Rezone from: _____ To: _____

Variance included? ☐ NO ☐ YES* for _____

Special Exception included? ☐ NO ☐ YES* for _____

** If **YES**, submit applicable application(s)*

PART 1
APPLICANT/AGENT INFORMATION

A. Name of Applicant: _____

Address: _____

City, State, ZIP: _____

Phone Number: _____ Email: _____

B. Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form if applicant is not the owner:

☐ Applicant is the sole owner of the property. (Affidavit not required)

☐ Applicant has been authorized by the owner(s) to represent them for this action. (Affidavit required)

☐ Application is Village of Estero initiated. Attach Village Council authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all Village of Estero-initiated correspondence regarding this application.

Company Name: _____

Contact Person: _____

Address: _____

City, State, ZIP: _____

Phone Number: _____ Email: _____

PART 2
PROPERTY OWNERSHIP

A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. (Include additional sheet(s) if necessary)

Name: _____

Address: _____

City, State, ZIP: _____

Phone Number: _____ Email: _____

Name: _____
Address: _____
City, State, ZIP: _____
Phone Number: _____ Email: _____

Name: _____
Address: _____
City, State, ZIP: _____
Phone Number: _____ Email: _____

B. Disclosure of Interest:
☐ Attach Disclosure of Interest Form.

C. Multiple parcels:
☐ Property owners list.
☐ Property owners map.

D. Certification of Title and Encumbrances
1. Title certification document, no greater than 90 days old.
2. Date property was acquired by present owner(s): _____

PART 3
PROPERTY INFORMATION

A. STRAP Number(s): [Attach extra sheets if additional space is needed.]
_____ _____ _____

B. Street Address of Property: _____

C. Legal Description (must submit):
☐ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.
OR
☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177 and is recorded in the Official Records of Lee County under Instruments or Plat Books.
AND
Boundary Survey:
☐ A Boundary survey, tied to the state plane coordinate system.
OR
☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding Property Owners: (within 750 feet [**2-405.C.2**.] of the perimeter of the subject parcel or portion thereof that is subject of the request)**:**
1. ☐ List of surrounding property owners.
2. ☐ Map of surrounding property owners.
3. ☐ One set of mailing labels.
Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: _____
☐ Provide copies of all Zoning Resolutions and Zoning Approvals applicable to the subject property.

F. Use(s) of Property:
1. Current uses of property are: _____
2. Intended uses of property are: _____

G. Future Land Use Classification (COMPREHENSIVE PLAN)

_____	_____	Acres	_____	% of Total
_____	_____	Acres	_____	% of Total
_____	_____	Acres	_____	% of Total

H. Property Dimensions:

1.	Width (average if irregular parcel):	_____	Feet	
2.	Depth (average if irregular parcel):	_____	Feet	
3.	Total area:	_____	Acres or square feet	
4.	Frontage on road or street:	_____	Feet on _____	Street
	2nd Frontage on road or street:	_____	Feet on _____	Street

I. Public Meeting Requirements: Provide a meeting summary document of the required public informational session. [**2-401.C.4**.]

J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Community Development Director.

PART 4
ACTION REQUESTED

A. Reason(s) for Request: Provide a statement explaining the nature of the request and how the property qualifies for the rezoning. This statement should explain how the request meets the applicable findings/ review criteria set forth in the LDC. This statement may be utilized establishing a factual basis for the granting or denial of the rezoning.

B. Traffic Impact Statement: A traffic impact statement in a format and to the degree of detail required by the Village of Estero and in conformance with the adopted Administrative Code, AC-13-17.

PART 5
ADDITIONAL REQUIREMENTS

A. Potable Water: Will the project be connected to potable water and central sewer as part of any developmentof the property?

- ☐ **YES** (Provide letter from the appropriate utility to which the connection(s) are proposed confirming availability of service.)
- ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.)

B. Flood Hazard:

- ☐ Not applicable
- ☐ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- ☐ The minimum elevation required for the first habitable floor is _____ NAVD (MSL)

C. Excavations/Blasting:

- ☐ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).

D. Mobile Home Park:

☐ Not Applicable
☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).

E. Airport Zones & Lee County Port Authority (LCPA) Requirements:

☐ Not Applicable
☐ Property is located within _____ Airport Notification Zone.
☐ A Tall Structures Permit is required.

SUBMITTAL REQUIREMENT CHECKLIST

Please provide one CD or thumb drive and three COLLATED paper sets of your submittal package. Clearly label your attachments as noted in bold below.

☐	Completed **Application** for Conventional Rezoning Public Hearing
☐	Filing Fee (no copies)
☐	Notarized **Affidavit of Authorization** Form
☐	**Additional Agents**
☐	**Multiple Owners List** (if applicable)
☐	**Disclosure of Interest** Form (multiple owners)
☐	**Legal description (must submit)**
	☐ Legal description (metes and bounds) and sealed sketch of legal description
	OR
	☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177 and is recorded in the Official Records of Lee County under Instruments or Plat Books.
☐	**Boundary Survey** – not required if platted lot (2 originals required)
☐	**Property Owners list** (if applicable)
☐	**Property Owners map** (if applicable)
☐	Confirmation of **Ownership/Title Certification**
☐	**STRAP Numbers** (if additional sheet is required)
☐	**List of Surrounding Property Owners**
☐	**Map of Surrounding Property Owners**
☐	**Mailing Labels** (one original plus 2 copies)
☐	Copies of **Zoning Resolutions** and Approvals
☐	Summary of **Public Informational Session**
☐	**Waivers** from Application Submission Requirements (if applicable)
☐	**Request Statement**
☐	Traffic Impact Statement (**TIS**)
☐	**Potable Water & Sanitary Sewer.** (Letter from the appropriate utility entity or explanation of how water and sewer will be provided if connection will not be made.)
☐	Proposed **Excavation/Blasting** Information
☐	Mobile Home Park **Dislocated Owners** Information (if applicable)
☐	**Tall Structures Permit** (if applicable)

Village Initiated Rezoning and Comprehensive Plan
Project Description

The Village Council has initiated a Rezoning from MPD and AG to Parks and Community Facilities for 31.5-acres located at the northeast intersection of US 41 and Corkscrew Road, south of the Estero River. A companion Comprehensive Plan Future Land Use Amendment is also proposed to change the land use from Village Center to Public Parks and Recreation which is a more appropriate land use based upon the proposed public use of the property.

In 2019 the Village purchased a 68.5-acre portion of the +80-acre Estero on the River MPD, and subsequently acquired the Happehatchee parcel which is surrounded by the Village-owned land. The 31.5-acre portion of the property is located south of the Estero River and is the area subject to the proposed rezoning and comprehensive plan amendment.

The Village seeks the rezoning and comprehensive plan amendment to limit the development that could occur on the property due to the unique environmental and other characteristics, and to provide public access to the Estero River and construction of a trail system.

The existing zoning is primarily Mixed-use Planned Development, approved by Lee County in 2007, which allows for single and multi-family dwelling units, commercial uses, civic, and preserve uses. The Village seeks the rezoning from MPD and AG to Parks and Community Facilities (PCF) as a more appropriate zoning district given that PCF is for publicly owned or publicly accessible land and allows for recreation and preserve uses as anticipated by the Village.

Property Rights Element - Comprehensive Plan Text Amendment

Staff Report

Planning, Zoning, and Design Board

CASE NAME:	**Property Rights Element**
CASE NUMBER:	**CPA2022-E001**
PZDB HEARING DATE:	**June 14, 2022**

SUMMARY OF REQUEST

Florida Statute §163.3177(6)(i), requires that "each local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decision making."

To comply with this requirement, staff has prepared a Comprehensive Plan Text Amendment. This amendment is reviewed through an Expedited Review process that requires a recommendation from PZDB (the Local Planning Agency) and a decision by the Village Council at two meetings: transmittal and adoption hearings.

STAFF RECOMMENDATION

Staff recommends approval of the Comprehensive Plan Text Amendment to include a property rights element, and to transmit it to the state.

GENERAL INFORMATION

APPLICANT

Community Development – Mary Gibbs, FAICP

COMPREHENSIVE PLAN TEXT AMENDMENT

Background

The Florida Legislature approved House Bill 59 in June 2021, amending the Community Planning Act to require each local government to "include in its comprehensive plan a property rights element." The house bill creates §163.3177(6)(i) which requires each local government have a property rights element to ensure private property rights are considered in the local decision-making process. This element must be adopted prior to the earlier of the adoption of any other proposed plan amendments initiated after July 21, 2021, or the date of the next scheduled evaluation and appraisal of the comprehensive plan.

Comprehensive Plan
A local government may adopt its own property rights language, consistent with the requirements of the statute. A variety of adjacent and nearby communities have recently adopted the statutory language, including the City Bonita Springs, the City of Cape Coral, and Lee County.

A "Model" Property Rights Element was developed by 1000 Friends of Florida in compliance with the requirements of the statute. The model code language contained additional components of "property rights" beyond the minimum required by the statute, with additional language that discusses transparency in the review process, and due process rights that include the right to receive notice, the right to be heard, the right to present or rebut evidence, and the right to be informed of the facts upon which the local government bases it decision. The Village of Estero processes require notification, transparency, and public hearings, requirements which are similar in many aspects to the model code.

Staff recommends consideration of a policy that meets the required statutory language (as shown below with policies A-D) and includes two additional policies regarding the notification of, and participation in, public hearings for land development applications (PRE – 1.2.1 A and B) consistent with the Village's existing processes. This identifies the right to develop property, as well as the right of affected property owners to take part in the review process for development proposals.

The proposed comprehensive plan language is underlined below:

PROPERTY RIGHTS ELEMENT (PRE - 1)

PRE – 1.1
Goal: In accordance with §163.3177(6)(i), Florida Statutes, property rights will be considered in local decision making.

Policies PRE – 1.1.1

A. The right of property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

B. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person.

C. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property, subject to state law and local ordinances.

D. The right of property owner to dispose of his or her property through sale or gift.

PRE - 1.2
Goal: Respect people's rights to participate in decisions that affect their lives and property.

Policies PRE - 1.2.1

A. The right of property owners to be notified of land development applications that may impact their property.

B. The right of affected persons to participate in the public hearing process on land development applications.

The comprehensive plan contains existing language regarding public participation, which is one of the components of property rights and is directly related to policies PRE - 1.2.1 A and B, as proposed.

> "Public Participation has been a strength of Estero, even before its incorporation. The emphasis remains on the importance of an inclusive, informative community planning process."

ATTACHMENTS

A. Florida Statute §163.3177(6)(i)

ATTACHMENT A

163.3177 Required and optional elements of comprehensive plan; studies and surveys.

(6) In addition to the requirements of subsections (1)-(5), the comprehensive plan shall include the following elements:

(i) 1. In accordance with the legislative intent expressed in ss. 163.3161(10) and 187.101(3) that governmental entities respect judicially acknowledged and constitutionally protected private property rights, each local government shall include in its comprehensive plan **a property rights element** [**emphasis added**] to ensure that private property rights are considered in local decision making. A local government may adopt its own property rights element or use the following statement of rights:

The following rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

4. The right of a property owner to dispose of his or her property through sale or gift.

2. Each local government must adopt a property rights element in its comprehensive plan by the earlier of the date of its adoption of its next proposed plan amendment that is initiated after July 1, 2021, or the date of the next scheduled evaluation and appraisal of its comprehensive plan pursuant to s. 163.3191. If a local government adopts its own property rights element, the element may not conflict with the statement of rights provided in subparagraph 1.