VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
SEPTEMBER 13, 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

September 13, 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 August 9, 2022

      Attachment: 08092022 PZDB Minutes.pdf

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

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

   a. **Zoning Amendment - Genova (District 5) (DCI2022-E003) 21530 Strada Nuova Circle, southeast corner of Corkscrew Road and Via Coconut Point**

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

- Public Information Meeting was held September 28, 2021, and a Workshop was held April 12, 2022.

- See Staff Report

- Planning Zoning and Design Board will make a recommendation to Council.

Attachment: 1. Genova Zoning Amendment Staff Report DCI2022-E003.pdf
Attachment: 2. Genova Zoning Amendment Attachment 1.pdf
Attachment: 3. Genova Zoning Amendment Attachment 2 Master Concept Plan revised.pdf
Attachment: 4. Genova Zoning Amendment Attachment 3 Staff Proposed Conditions.pdf
Attachment: 5. Genova Zoning Amendment Attachment 4 Schedule of Uses and Dev Regulations.pdf
Attachment: 6. Genova Zoning Amendment Attachment 5 Supplemental Pattern Book - 7.15.22.pdf
Attachment: 7. Genova Zoning Amendment Attachment 6 Ordinance 2016-08 _without attachments_.pdf
Attachment: 8. Genova Zoning Amendment Attachment 7. Administrative Amendment ADD2021-E001.pdf
Attachment: 9. Genova Zoning Amedment 8-Day Letter.pdf
Attachment: 10. Genova 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.

Attachment: 1. DCI2021-E003 Staff Report PZDB Update.pdf
Attachment: 2. Attachment A - Zoning and FLU Maps.pdf
Attachment: 3. Attachment B - Master Concept Plan.pdf
Attachment: 4. Attachment C - Conditions of Approval.pdf
Attachment: 5. Attachment D - Resolution.pdf
Attachment: 6. Attachment E1 Proposed Changes to Resolution Z-13-003.pdf
Attachment: 7. Attachment E2 - Pelican Sound G_RC PD Amend PIM Summary.pdf
Attachment: 8. Attachment E3 - Request Statement_Narrative FINAL 07-29-22.pdf
Attachment: 9. Attachment E4 - FPL Agreement.pdf
Attachment: 10. Applicant Presentation.pdf
Attachment: PZDB 8 Day Letter 9-2-22 FINAL.pdf

c. Zoning Amendment - Coconut Trace, Parcels C and D (District 2) (DCI2022-E002) 22951-22961 Lyden Drive, 3.5 vacant acres on the west side of US 41 north of Coconut Road.

Applicant is seeking to amend the zoning uses to revise real estate sales to allow a real estate sales office.

- Public Information Meeting was held May 10, 2022

- See Staff Report

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

Attachment: 1. Coconut Trace DCI2022-E002 Staff Report.pdf
Attachment: 2. Attachment A - Maps.pdf
Attachment: 3. Attachment B - Master Concept Plan.pdf
Attachment: 4. Attachment C - Conditions of Approval.pdf
Attachment: 5. Attachment D - Coconut Trace Pattern Book 08.05.pdf
Attachment: 6. Attachment E1 - Coconut Trace PIM Summary.pdf
Attachment: 7. Attachment E2 -Request Narrative.pdf

Attachment: 8. 8-Day Letter Coconut Trace CPD.pdf
Attachment: Coconut Trace CPD PZBD 09.02 High Quality Images _1_.pdf

d. Development Order - Island High Rise (District 1) (DOS2022-E003) 5-acre "island" site at west end of Williams Road and past Baybridge Boulevard, over "no name" bridge in the West Bay Club development.

Applicant seeks to construct multi-family high-rise building over parking.

- A zoning amendment was recently approved by Village Council (Ordinance 2021-12).
- Public Information Meeting was held May 10, 2022.
- See Staff Report
- Planning Zoning and Design Board will make a decision on the case

Attachment: 1. Island High Rise_DOS2022-E003 Staff Report.pdf
Attachment: 2. Island High-Rise Presentation.pdf

7. PUBLIC INFORMATION MEETING (No votes are taken at Public Information Meetings)

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

a. Development Order -- RiverCreek Phase Two & Community Recreation Area (District 7) (DOS2022-E011) RiverCreek is a 395 acre development located on Corkscrew Road east of Wildcat Run.

Applicant seeks review of RiverCreek Phase Two consisting of 213 single family lots on ± 48 acres, and a 14,546 square foot clubhouse plus amenities located on Tract A of RiverCreek Phase One.

Attachment: 1. RiverCreek Phase 2 _ Rec Site - PIM Application.pdf
Attachment: 2. RiverCreek Phase 2 - Site Plan 08-31-22.pdf
Attachment: 3. RiverCreek Rec Site - Prelim Site Plan_08-31-22.pdf
Attachment: 4. RiverCreek Phase 2 _ Rec Site PIM 08-29-22.pdf

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

9. BOARD COMMUNICATIONS

a. Next meeting - September 27, and October 11, 2022

10. ADJOURN

General Attachments

- Transcript.pdf

VILLAGE OF ESTERO PLANNING ZONING AND DESIGN BOARD
TUESDAY, SEPTEMBER 13, 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.

04:31:17 [SOUNDING GAVEL]
04:31:23 >>Scotty Wood: I'D LIKE TO CALL THE MEETING TO ORDER.
04:31:28 WELCOME TO THE SEPTEMBER 13th MEETING OF THE VILLAGE OF
04:31:34 ESTERO PLANNING, ZONING, AND DESIGN BOARD.
04:31:36 WE START THE MEETING WITH THE PLEDGE OF ALLEGIANCE.
04:31:39 SO PLEASE RISE.
04:31:44 [PLEDGE OF ALLEGIANCE]
04:32:00 >>Scotty Wood: THANK YOU.
04:32:01 TAMMY, WOULD YOU PLEASE CALL THE ROLL?
04:32:05 >>Anthony Gargano: HERE.
04:32:07 >>Kristin Jeannin: HERE.
04:32:10 >> BOARD MEMBER JONES IS NOT HERE YET.
04:32:13 >>Marlene Naratil: YES, HERE.
04:32:14 >>Michael Sheeley: HERE.
04:32:15 >>James Tatooles: HERE.
04:32:17 >>Jim Wallace: HERE.
04:32:19 >>Tammy Duran: CHAIRMAN WOOD?
04:32:20 >>Scotty Wood: HERE.

04:32:21 >>Tammy Duran: OUR ATTORNEY, NANCY STROUD, IS IN ZOOM.
04:32:25 >>Scotty Wood: CAN I HAVE A MOTION TO APPROVE THE AGENDA?
04:32:28 >>Anthony Gargano: I'LL SO MOVE.
04:32:30 >>Michael Sheeley: SECOND.
04:32:31 >>Scotty Wood: ALL IN FAVOR?
04:32:32 ANY OPPOSED?
04:32:33 OKAY.
04:32:35 THE NEXT ITEM IS THE CONSENT AGENDA, WHICH CONSISTS OF THE
04:32:40 MINUTES OF OUR AUGUST 9 MEETING, AND THERE IS A SLIGHT
04:32:44 AMENDMENT THAT NEEDS TO BE MADE TO THE PRINTED MINUTES
04:32:47 REGARDING ITEM 6-C, THE MILAN VILLAS.
04:32:54 THE PRINTED MINUTES SHOW A VOTE OF 6-1 WITH A NAY VOTE BY
04:33:01 BOARD MEMBER WALLACE.
04:33:02 WE ALSO HAD A NAY VOTE BY BOARD MEMBER GARGANO.
04:33:06 SO THE MINUTES NEED TO BE AMENDED TO REFLECT THAT NAY VOTE.
04:33:10 AND ON THAT NOTE, I WOULD ENTERTAIN A MOTION TO APPROVE THE
04:33:14 CONSENT AGENDA AS I'VE JUST AMENDED IT.
04:33:17 >> SO MOVED.

04:33:18 >> SECOND.
04:33:19 >>Scotty Wood: ALL IN FAVOR?
04:33:20 ANY OPPOSED?
04:33:24 >> I HAVE A PROCEDURAL QUESTION.
04:33:26 >>Scotty Wood: YES.
04:33:27 >>Anthony Gargano: HAS THAT RECOMMENDATION MOVED FORWARD TO
04:33:30 COUNCIL WITH ONE NEGATIVE VOTE OR TWO NEGATIVE VOTES?

04:33:34 >>Mary Gibbs: THAT RECOMMENDATION HAS NOT GONE TO COUNCIL
04:33:36 YET.
04:33:36 SO WE WILL BE SENDING IT TO COUNCIL SHORTLY FOR A FIRST
04:33:41 READING, AND WE'LL MAKE SURE.
04:33:43 NORMALLY WE DON'T ALWAYS HAVE THE VOTES.
04:33:45 WE JUST HAVE THE MOTION.
04:33:47 BUT WE'LL MAKE SURE THAT'S CORRECT.
04:33:50 >>Anthony Gargano: THANK YOU.
04:33:55 >>Scotty Wood: THE NEXT ITEM IS ONE OF A SERIES OF PUBLIC
04:33:58 HEARINGS THAT WE HAVE THIS AFTERNOON.
04:34:04 I'M GOING TO READ A STATEMENT REGARDING THE FACT THAT THIS
04:34:09 BOARD IS IN A QUASI-JUDICIAL CAPACITY.
04:34:11 WHEN THIS BOARD IS SCHEDULED TO CONSIDER AND VOTE ON A
04:34:15 ZONING APPLICATION, DEVELOPMENT ORDER, OR OTHER
04:34:18 SITE-SPECIFIC APPLICATION, IT SITS IN A QUASI-JUDICIAL
04:34:22 CAPACITY.
04:34:23 THIS MEETING'S AGENDA INCLUDES ITEMS SUBJECT TO
04:34:27 QUASI-JUDICIAL PROCEEDINGS.
04:34:28 IF YOU INTEND TO PROVIDE TESTIMONY ON THE QUASI-JUDICIAL
04:34:32 MATTER, BEFORE THE MATTER IS CALLED, YOU MUST FILL OUT A
04:34:35 PUBLIC SPEAKER'S CARD, GIVE IT TO THE BOARD CLERK, AND MUST
04:34:39 BE SWORN IN BY THE BOARD ATTORNEY, WHO, BY THE WAY, IS
04:34:43 PARTICIPATING VIA ZOOM.
04:34:45 BEFORE THE MATTER BEGINS, ANY WRITTEN COMMUNICATIONS THAT
04:34:51 HAVE BEEN RECEIVED BEFORE THE CUTOFF DATE WILL BE PLACED

04:34:54 INTO THE PUBLIC RECORD.
04:34:56 BOARD MEMBERS WILL BE ASKED TO DISCLOSE ANY EX PARTE
04:34:59 COMMUNICATIONS.
04:35:01 BOARD MEMBERS WILL BE ASKED IF THEY HAVE A CONFLICT
04:35:03 REGARDING THE MATTER AND MUST DECLARE IT.
04:35:05 IF THEY DO, THEY WILL NOT BE ALLOWED TO PARTICIPATE IN BOARD
04:35:09 DISCUSSION OR VOTE ON THE MATTER.
04:35:12 THE VILLAGE DIRECTOR OF COMMUNITY DEVELOPMENT OR A STAFF
04:35:15 DESIGNEE WILL INTRODUCE THE MATTER AND THEN ASK THE
04:35:18 APPLICANT TO MAKE A PRESENTATION AND SUMMARIZE ANY RELATED
04:35:22 AFFIDAVITS FROM APPLICANT'S EXPERTS IN ATTENDANCE.
04:35:25 FOLLOWING THIS, THE DIRECTOR OF COMMUNITY DEVELOPMENT OR A
04:35:28 STAFF DESIGNEE WILL MAKE A PRESENTATION PROVIDING THE STAFF
04:35:32 REPORT, FINDINGS AND RECOMMENDATIONS.

04:35:34 AFTER THIS, THE PUBLIC HEARING IS OPENED, AND ANYONE WHO HAS
04:35:39 BEEN SWORN IN MAY PROVIDE TESTIMONY.
04:35:42 IT IS IMPORTANT TO BE CONCISE AND LIMIT TESTIMONY TO FIVE
04:35:45 MINUTES OR LESS.
04:35:46 THE APPLICANT HAS IT RIGHT TO CROSS-EXAMINE ANY WITNESS,
04:35:51 INCLUDING THE PUBLIC, AND MAY PROVIDE REBUTTAL.
04:35:53 THE PUBLIC MAY NOT CROSS-EXAMINE WITNESSES, BUT MAY REQUEST
04:35:57 THE BOARD TO DIRECT QUESTIONS ON THEIR BEHALF TO EITHER THE
04:36:01 APPLICANT OR TO THE DEVELOPMENT STAFF.
04:36:05 PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
04:36:08 INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.

04:36:11 IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
04:36:14 AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
04:36:18 IN MAKING ITS RECOMMENDATION OR DECISION, AND IN THIS CASE
04:36:23 THREE OF THE FOUR ITEMS ARE RECOMMENDATIONS, AND THE FOURTH
04:36:27 ONE IS A DECISION, THE BOARD SHALL CONSIDER THE EVIDENCE IN
04:36:30 THE RECORD, THE PUBLIC'S INPUT, AND ANY RECOMMENDATIONS OF
04:36:34 THE VILLAGE STAFF.
04:36:36 THE BOARD'S RECOMMENDATION OR DECISION SHALL BE BASED ON
04:36:40 COMPETENT, SUBSTANTIAL EVIDENCE IN THE RECORD OF THE
04:36:43 PROCEEDING AND THE APPLICABLE LAW.
04:36:46 SHOULD ANY APPLICATION BE DENIED, THE BOARD SHALL STATE
04:36:49 FINDINGS IN REGARD TO THE CRITERION OR CRITERIA THAT ARE NOT
04:36:54 MET.
04:36:55 NOW, WILL ALL THOSE WHO INTEND TO TESTIFY IN OUR FIRST
04:36:59 MATTER, WHICH IS THE ZONING AMENDMENT FOR THE GENOVA
04:37:04 DISTRICT, PLEASE RISE AND BE SWORN IN.
04:37:07 NANCY, WE ARE READY.
04:37:17 >>Nancy Stroud: THANK YOU.
04:37:18 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU WILL GIVE
04:37:20 TONIGHT IS THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE
04:37:24 TRUTH?
04:37:26 >> I DO.
04:37:27 >>Nancy Stroud: THANK YOU.
04:37:30 >>Scotty Wood: OKAY.
04:37:30 BEFORE WE PROCEED, WHAT DO YOU HAVE IN THE PUBLIC RECORD?

04:37:36 >>Mary Gibbs: MAY I ALSO JUST MENTION THAT BOARD MEMBER
04:37:40 JONES JUST ARRIVED AT THE MEETING.
04:37:43 FOR THE RECORD.
04:37:43 WE HAVE ONE E-COMMENT IN THE RECORD IN FAVOR.
04:37:50 >>Scotty Wood: OKAY.
04:37:50 ANY EX PARTE COMMUNICATIONS?
04:38:04 >> NO.
04:38:05 >> NONE.
04:38:05 >> NO.
04:38:05 >>Scotty Wood: ANY CONFLICTS OF INTEREST?

04:38:08 >> YES.
04:38:09 >> NO.
04:38:09 >>Scotty Wood: YES, WOULD YOU STATE IT?
04:38:12 >> I AM A PARTNER IN GENOVA PARTNER, THE DEVELOPMENT
04:38:17 COMPANY.
04:38:17 >>Scotty Wood: ARE YOU GOING TO RECUSE YOURSELF?
04:38:20 >> I AM.
04:38:23 >>Scotty Wood: GOT THAT?
04:38:24 OKAY, MARY.
04:38:29 INTRODUCE THE ITEM, PLEASE.
04:38:41 >>Mary Gibbs: I DIDN'T HEAR WHAT YOU SAID.
04:38:44 DID YOU SAY COME UP TO THE PODIUM?
04:38:50 SORRY.
04:38:52 SO FOR THOSE OF YOU THAT DON'T REMEMBER GENOVA, WHICH
04:38:56 PROBABLY YOU ALL REMEMBER, IT'S THE PROPERTY AS YOU LOOK

04:38:59 OUTSIDE, YOU MIGHT BE ABLE TO SEE IT ACROSS THE PARK.
04:39:02 IT'S AT VIA COCONUT AND CORKSCREW.
04:39:04 IT WAS REZONED BY THE VILLAGE COUNCIL A FEW YEARS AGO, AND
04:39:10 THE FOUR -- IT WAS REZONED FOR 205 UNITS AND SIX CONDOMINIUM
04:39:15 BUILDINGS.
04:39:15 FOUR OF THE SIX BUILDINGS HAVE BEEN CONSTRUCTED.
04:39:18 THE REMAINING TWO BUILDINGS WERE NOT BUILT.
04:39:22 THE APPLICANT NOW WISHES TO CONSTRUCT SINGLE-FAMILY AND
04:39:25 VILLA, VILLA AND TOWNHOMES -- YES, WE'RE HAVING A PARTY
04:39:30 TONIGHT.
04:39:30 THANK YOU.
04:39:31 I LIKE THE MOOD MUSIC.
04:39:32 THAT WAS GREAT.
04:39:33 THEY WOULD LIKE TO CONSTRUCT 20 SINGLE-FAMILY HOMES AND 11
04:39:39 TWO-STORY TOWNHOME UNITS.
04:39:41 THEY HAD A PUBLIC INFORMATION MEETING, WHICH WAS LAST YEAR,
04:39:45 SEPTEMBER, AND THEY HAD A WORKSHOP IN APRIL OF THIS YEAR.
04:39:49 PLANNING AND ZONING BOARD I THINK HAD SOME CONCERNS WITH THE
04:39:53 SINGLE-FAMILY BACK WHEN WE HAD THE INFORMATION MEETING, AND
04:39:56 THERE WERE SOME COMMENTS ABOUT THE PARKING AND THE VIEW FROM
04:39:59 THE LAKE TO THE NORTH SIDE OF THE PROPERTY.
04:40:03 AND THE APPLICANT HAS BEEN WORKING ON SOME CHANGES SINCE
04:40:07 THEN.
04:40:07 THE STAFF, WE ARE RECOMMENDING APPROVAL WITH CONDITIONS.
04:40:10 WHEN WE LOOKED AT THE COMP PLAN, THIS IS IN THE VILLAGE

04:40:13 CENTER, AND WE BELIEVE THAT THE PROPOSAL COMPLIES WITH THE
04:40:17 COMPREHENSIVE PLAN.
04:40:18 IT COMPLIES WITH THE DENSITY.
04:40:20 IT IS A VERY DIFFERENT PRODUCT THAN WHAT WOULD HAVE BEEN
04:40:25 BUILT, BUT THE COMP PLAN SAYS YOU CAN HAVE A DIVERSITY OF
04:40:29 DIFFERENT TYPES OF RESIDENTIAL HOUSING.

04:40:32 EVEN THOUGH I THINK EVERYBODY WOULD PROBABLY PREFER THE LAST
04:40:35 TWO BUILDINGS BE CONSTRUCTED, THAT'S NOT GOING TO HAPPEN.
04:40:38 SO WE DO BELIEVE THAT WHAT THEY HAVE PROPOSED IS CONSISTENT
04:40:41 WITH THE COMPREHENSIVE PLAN.
04:40:43 THERE WERE A COUPLE OF ISSUES, AND ONE THAT I JUST WANTED TO
04:40:47 BRING UP, THERE WAS ON THE PRIOR PLAN, THERE WAS A BUS STOP
04:40:51 KIND OF POCKET PARK AREA ALONG VIA COCONUT, AND THE
04:40:55 APPLICANT IS REMOVING THAT BECAUSE OF UTILITIES FOR THE NEW
04:41:00 PHASE.
04:41:01 WE THINK THAT THERE SHOULD BE AN EQUIVALENT PROVIDED WITH
04:41:04 SOME SORT OF EXTERNAL, SOMETHING THAT YOU COULD SEE
04:41:09 EXTERNALLY, EITHER ON VIA COCONUT OR MAYBE ON CORKSCREW,
04:41:14 MAYBE SOME EXTRA AMENITIES IN THE LINEAR PARK ON CORKSCREW.
04:41:17 BUT WE THINK THERE SHOULD BE SOMETHING.
04:41:20 I THINK THE APPLICANT BELIEVES THEY HAVE SOMETHING INTERNAL.
04:41:23 SO THEY WILL EXPLAIN THAT.
04:41:26 WE HAD A CONDITION PROPOSED ABOUT HAVING ACTIVE PURSUIT OF
04:41:31 THE PROJECT TO MAKE SURE THAT WE DON'T GET IN ANOTHER
04:41:34 SITUATION WHERE THINGS SLOW DOWN AND LANGUISH, EVEN THOUGH

04:41:38 THE APPLICANT SEEMS RARING TO GO TO GET THE PROJECT
04:41:41 COMPLETED, WE'D LIKE TO SEE IT BECOME COMPLETED.
04:41:43 SO WE HAVE A CONDITION ABOUT THAT THAT THE APPLICANT IS
04:41:47 ASKED TO FINE TUNE THAT CONDITION.
04:41:50 SO THE APPLICANT RECENTLY HAD A MEETING WITH THE RESIDENTS.
04:41:54 I BELIEVE THEY HAD A MEETING LAST WEEK.
04:41:56 I KNOW THEY WANT TO BRING YOU UP TO DATE ON WHAT HAPPENED AT
04:42:00 THAT MEETING AND EXPLAIN FROM THEIR POINT OF VIEW.
04:42:03 IF YOU DON'T HAVE ANY QUESTIONS FOR ME, I WILL TURN IT OVER
04:42:05 TO THE APPLICANT.
04:42:07 >>Scotty Wood: ANYONE?
04:42:11 >>Mary Gibbs: I THINK OUR FIRST SPEAKER WILL BE JAIME LOPEZ
04:42:17 FROM BARRON COLLIER.
04:42:29 >>Jaime Lopez: GOOD AFTERNOON, BOARD MEMBERS.
04:42:31 THANK YOU FOR ALLOWING US TO COME BEFORE YOU THIS AFTERNOON,
04:42:36 FOR YOUR TIME.
04:42:36 LIKE MARY SAID, IT'S BEEN A COUPLE OF MONTHS SINCE THE LAST
04:42:40 TIME WE WERE HERE, AND WE'VE BEEN WORKING DILIGENTLY ON THE
04:42:42 COMMENTS THAT WE RECEIVED FROM THIS BOARD AS WELL AS
04:42:46 COMMENTS WE RECEIVED FROM THE RESIDENTS.
04:42:50 BEFORE THE PowerPoint GETS STARTED, THE -- BASED ON WHAT
04:42:55 MARY SAID TALKING ABOUT THE HISTORY OF THE PROJECT AND OUR
04:42:58 INTENT OF MAKING THE MODIFICATION OR ZONING.
04:43:08 SURE.
04:43:09 LIKE MARY SAID, MY NAME IS JAIME LOPEZ WITH BARRON COLLIER.

04:43:49 WITH ME TODAY, BRIAN GOGUEN, CHIEF INVESTMENT OFFICER.
04:43:53 JOHN ENGLISH, PRESIDENT OF ENGINEERING, STEVE SAMMONS,

04:43:56 SENIOR LANDSCAPE ARCHITECT AS WELL AS CHRIS SCOTT.
04:43:59 THEY'LL BE AVAILABLE FOR ANY ADDITIONAL QUESTIONS THAT MAY
04:44:02 COME UP.
04:44:03 I'LL START THE PRESENTATION AND THEN PASS IT ON TO STEVE TO
04:44:06 TALK A LITTLE BIT MORE ABOUT THE TECHNICAL AND PROBABLY THE
04:44:08 MOST EXCITING PART ABOUT THE PROJECT.
04:44:10 I'LL GET THROUGH THE HEAVY LIFTING ON TOP AND HE'LL CLOSE
04:44:13 YOU GUYS WITH HIS CHARM.
04:44:14 EVERYONE IS AWARE, THE PROJECT IS -- WE'RE TALKING ABOUT
04:44:22 THOSE TWO LOTS ON CORKSCREW ROAD.
04:44:26 THE INTENTION IS TO MAKE THE MODIFICATION FROM THE 205 UNITS
04:44:29 TO 162 UNITS WITH A COMBINATION OF TOWNHOMES AND LUXURY
04:44:34 VILLAS.
04:44:34 WE'LL GO THROUGH THE PRESENTATION AND GET AN OPPORTUNITY.
04:44:38 A LOT OF THE SLIDES YOU'VE SEEN IN THE PAST IN THE
04:44:41 SUPPLEMENTAL PATTERN BOOK BUT ALSO WE'LL BE ABLE TO ADDRESS
04:44:44 SOME OF THE CHANGES WE'VE MADE SINCE THE LAST TIME WE GOT
04:44:46 TOGETHER.
04:44:47 THIS IS THE ORIGINAL MASTER CONCEPT PLAN WITH THE ROAD GOING
04:44:53 AROUND THE LAKE.
04:44:56 EXIT VIA CORKSCREW AND THE TWO BUILDINGS BASICALLY NEXT TO
04:45:01 CORKSCREW.
04:45:02 THE NEXT SLIDE IS GOING TO BE THE REVISED PLAN THAT WE ARE

04:45:05 PROPOSING, WHICH, AGAIN, COMPLETES THE LOOP ROAD AROUND THE
04:45:09 LAKE, BUT NOW WE'LL HAVE THE COMBINATION OF THE TOWNHOMES
04:45:12 AND THE LUXURY VILLAS.
04:45:15 RELOCATION OF THE EXIT FARTHER NORTH ON CORKSCREW.
04:45:22 THE OPPORTUNITY TO CREATE ADDITIONAL GREENSPACE IN BETWEEN
04:45:26 THE TOWNHOMES.
04:45:29 WE'LL DISCUSS THAT A LITTLE BIT MORE WITH STEVE.
04:45:31 SO THIS IS KIND OF LIKE THE MASTER PLAN.
04:45:34 ONE OF THE THINGS I WANTED TO POINT OUT AND REMIND THE BOARD
04:45:37 OF ITEMS THAT WERE RAISED, MARY MENTIONED PARKING.
04:45:40 THAT HAS BEEN A BIG TOPIC WITH THE RESIDENTS AND ALSO WITH
04:45:44 THIS BOARD OF THE VISIBILITY OF PARKING BASED ON THE
04:45:47 ORIGINAL INTENT OF THE PROJECT, WITH HAVING UNDERGROUND
04:45:51 PARKING.
04:45:51 WE WENT BACK TO THE DRAWING BOARD AND ADDRESSED IT WITH OUR
04:45:54 ENGINEERS, TRYING TO FIGURE OUT WHAT WE COULD DO HERE TO
04:45:57 THIS SITE PLAN TO IMPROVE THE VISIBILITY OF THE PARK, MAKE
04:46:01 SURE THAT AS PEOPLE ARE WALKING AROUND THE COMMUNITY,
04:46:05 PARKING IS NOT VISIBLE.
04:46:06 ONE OF THE THINGS WE DID, WHICH WE HAD MENTIONED THE LAST
04:46:10 TIME IS, WE REMOVED GUEST PARKING THAT WE HAD AROUND THE
04:46:13 LAKE.
04:46:13 SO NOW THAT CREATES ADDITIONAL GREENSPACE FOR THE RESIDENTS
04:46:19 AND GREATER VISIBILITY OF THE LAKE, NOT HAVING TO SEE ANY OF

04:46:21 THE PARKING AROUND THERE.

04:46:23 YOU'LL SEE LATER ON IN THE SLIDES THAT THE PROPOSED DESIGN
04:46:28 OF THE LUXURY VILLAS, THEY PROVIDE A WALL IN BETWEEN THE
04:46:32 VILLAS THAT ALSO ALLOWS FOR LESS VISIBILITY OF THE PARKING
04:46:37 AS PEOPLE ARE WALKING AROUND THE LAKE.
04:46:39 SO THOSE ARE TWO OF THE ITEMS THAT WE CHANGED.
04:46:41 PROBABLY THE BIGGEST THING THAT WE MODIFY ON THE ORIGINAL
04:46:44 SITE PLAN IS WE FLIPPED THE SITE PLAN.
04:46:48 SO BEFORE, AS RESIDENTS WERE IN BUILDINGS C AND BUILDING D
04:46:54 OR EVEN WALKING THROUGH THE COMMUNITY --
04:47:00 >> MIKE WENT OUT.
04:47:03 >>Jaime Lopez: HELLO?
04:47:04 OKAY.
04:47:05 AS RESIDENTS ARE WALKING THROUGH THE COMMUNITY, THE PARKING
04:47:09 IN ALL THE LUXURY VILLAS USED TO BE LOCATED ON THE SOUTH OF
04:47:13 EACH UNIT.
04:47:14 BY FLIPPING THE SITE PLAN, WE WERE ABLE TO MOVE BETWEEN THE
04:47:20 LUXURY VILLAS TO THE NORTH SIDE OF EACH UNIT.
04:47:24 NOW WHEN YOU'RE LOOKING AT THE SITE PLAN, YOU SEE THAT EACH
04:47:26 PARKING SPACE IS BETWEEN THE UNITS AND AS RESIDENTS ARE
04:47:31 WALKING THROUGH THE COMMUNITY OR ARE LOOKING DOWN FROM THEIR
04:47:35 BUILDINGS, THAT PARKING IS HIDDEN IN BETWEEN UNITS.
04:47:37 SO WITH THE SIZE OF THE UNITS, IN COMBINATION WITH THE WALL
04:47:40 THAT WE HAVE IN THE FRONT, THAT BASICALLY ALMOST ELIMINATES
04:47:45 THE VISIBILITY OF THE VEHICLES.
04:47:47 UNLESS YOU'RE WALKING BEHIND THE HOMES, WHEN YOU'RE WALKING

04:47:51 THROUGH THE LAKE, THOSE CARS ARE NOT GOING TO BE VISIBLE.
04:47:56 ONE OF THE OTHER THINGS THAT WE WERE ABLE TO DO WITH THE
04:48:03 MODIFICATION OF THIS PLAN IS INCREASE THE AMOUNT OF
04:48:07 GREENSPACE THAT WE HAVE IN THE COMMUNITY.
04:48:09 MARY MENTIONED THE BUS STOP THAT WE ARE PROPOSING TO BE
04:48:12 REMOVED TO BE ABLE TO HAVE THE UTILITIES AND COMPLETE THE
04:48:16 PLAN AS IT IS PROPOSED.
04:48:18 AND BY DOING THAT, WE'RE ABLE TO ACTUALLY ENHANCE THE AMOUNT
04:48:23 OF GREENSPACE IN THE COMMUNITY BY .1 ACRES, PARK THAT IS IN
04:48:27 BETWEEN THE TOWNHOMES THAT STEVE WILL GO INTO A LITTLE BIT
04:48:30 DETAIL AS TO THE DESIGNS THAT GO INTO THAT.
04:48:32 AND CREATE A GREATER SENSE OF COMMUNITY FOR THE RESIDENTS.
04:48:35 THEY'LL BE ABLE TO ENJOY AS THEY ARE WALKING THROUGH THE
04:48:38 COMMUNITY, HAVE A FEW BENCHES THAT WILL BE OVERLOOKING THE
04:48:42 LAKE AND JUST CREATE A NICE AREA FOR OUR RESIDENTS TO BE
04:48:46 ABLE TO UNWIND.
04:48:47 NOW, IT'S IMPORTANT TO MENTION OBVIOUSLY THE BUS STOP WAS
04:48:51 EXTERNAL TO THE COMMUNITY.
04:48:53 THIS WILL HAVE ACCESS.
04:48:55 THE NEW CENTRAL PARK WILL HAVE ACCESS TO CORKSCREW THAT

04:48:58 PEOPLE CAN WALK IN AND OUT FROM THE COMMUNITY THROUGH THE
04:49:01 PEDESTRIAN GATE.
04:49:02 SO IT KIND OF GIVES THE ACCESS TO THE RESIDENTS AS WELL.
04:49:07 MENTIONED, ENHANCED GREENSPACE, MORE WALKABILITY, MAKE SURE
04:49:09 THAT THE COMMUNITY IS CONNECTED THROUGH ALL THE DIFFERENT

04:49:12 PATHWAYS THAT WE HAVE IN THERE.
04:49:13 BEFORE WE GO ON, A COUPLE OF THE OTHER THINGS I WANTED TO
04:49:21 MENTION, PART OF THE RESIDENT MEETING WE HAD AND THE
04:49:24 PREVIOUS MEETING THAT WE HAD IN FRONT OF THIS BOARD, IN
04:49:27 ADDITION TO THE PARKING, SOME OF THE COMMENTS THAT WE HAD
04:49:31 WERE RELATED TO LANDSCAPING.
04:49:32 STEVE HAS DONE A GREAT JOB OF PROPOSING THE TYPE OF
04:49:35 LANDSCAPING THAT WE WANT TO PUT IN HERE.
04:49:37 WE MENTIONED THAT TO THE RESIDENTS, AND STEVE WILL GO OVER
04:49:39 THAT IN A MINUTE, SO I DON'T WANT TO STEAL THE THUNDER FROM
04:49:42 HIM.
04:49:43 WE'LL LEAVE THAT TO THE NEXT ITEM.
04:49:47 AN ADDITIONAL ITEM THAT THE RESIDENTS WERE BRINGING UP IS
04:49:50 THE MASTER DUES.
04:49:52 THERE WAS CONCERN THAT NOW THAT WE HAVE LESS UNITS, THERE'S
04:49:55 GOING TO BE AN INCREASE ON THE DUES FOR THE RESIDENTS.
04:49:57 AN INITIATIVE WAS CREATED WITH GENOVA 2 WITH ASSISTANCE FROM
04:50:02 GENOVA 1 BROUGHT FORTH TO US AND SAY, HEY, HOW CAN YOU GUYS
04:50:06 HELP US OUT GOING FORWARD?
04:50:08 WE UNDERSTAND THIS PROJECT IS MOVING FORWARD, WHAT CAN WE
04:50:10 DO?
04:50:10 I'M HAPPY TO REPORT THAT WE WERE ABLE TO COME TO AN
04:50:13 AGREEMENT THAT WE'LL FREEZE THE NUMBER OF UNITS THAT WILL BE
04:50:15 USED GOING FORWARD FOR THE BUDGET FOR ALL OF 2022, '23, '24,
04:50:21 AND THEN START DECREASING IN 2025 TO REFLECT THE CORRECT

04:50:25 NUMBER OF UNITS.
04:50:26 THAT WAY THE INCREASES GOING FORWARD ARE NOT GOING TO BE AS
04:50:30 SIGNIFICANT AS THEY WOULD HAVE BEEN IF IT WAS FROM DAY ONE.
04:50:33 OBVIOUSLY, THERE ARE GOING TO BE CHANGES IN THE BUDGET BASED
04:50:35 ON INFLATION, DIFFERENT SERVICES THAT ARE NEEDED IN THE
04:50:38 COMMUNITY.
04:50:39 BUT FROM A UNIT STANDPOINT, WE'LL BE ABLE TO HOLD THE NUMBER
04:50:42 OF UNITS GOING FORWARD, GENOVA 2 AND GENOVA 1 WILL GET THE
04:50:47 BENEFIT OF THAT INTO THE NEAR FUTURE.
04:50:49 SO THAT IS A GREAT ACHIEVEMENT WORKING WITH THEM.
04:50:52 I'M VERY THANKFUL FOR THE WORK THAT GENOVA 2 AND GENOVA 1
04:50:56 HAVE DONE TO COORDINATE WITH US AND ASSIST US IN MAKING SURE
04:50:59 THAT THE INTERESTS OF THE RESIDENTS ARE LOOKED AT AND THAT
04:51:02 WE CAN COORDINATE A TEAM EFFORT HERE TO REACH OUR COMMON
04:51:06 GOAL.
04:51:07 THE OTHER ITEM THAT WAS MENTIONED WAS THE FENCE TO MAKE SURE

04:51:20 THAT THE SECURITY IN THE COMMUNITY IS STILL THERE.
04:51:23 DURING THE MEETING LAST WEEK, WE CONFIRMED WITH THE
04:51:25 RESIDENTS THAT OUR INTENT IS THAT THE FENCE WILL GO ALL THE
04:51:29 WAY AROUND THE COMMUNITY THAT WE'LL BE ABLE TO JUST CONTINUE
04:51:33 THE FENCE THAT'S BEEN THERE TO WRAP AROUND THE WHOLE PROJECT
04:51:35 TO CREATE THAT SENSE OF SECURITY IN THE COMMUNITY AND MAKE
04:51:38 SURE THAT EVERYTHING IS ONE COHESIVE PROJECT AND THAT
04:51:40 EVERYONE IS COMFORTABLE AS THEY ARE WALKING AROUND THE
04:51:44 COMMUNITY.

04:51:44 THE MEETING ON THURSDAY, WE FEEL IT WAS A VERY POSITIVE
04:51:54 MEETING.
04:51:55 LIKE WE TOLD THE RESIDENTS, WE AS A DEVELOPER ARE READY TO
04:51:58 GO WITH THIS PROJECT.
04:52:00 MARY MENTIONED SOME CONDITIONS WE'RE WORKING ON, BUT OUR
04:52:04 DESIRE IS TO MOVE FORWARD WITH THIS PROJECT AND GET STARTED
04:52:07 AS QUICKLY AS POSSIBLE.
04:52:08 WE WANT TO MAKE SURE THAT THIS PROJECT IS COMPLETED JUST
04:52:10 LIKE THE RESIDENTS WANT TO MAKE SURE THIS PROJECT IS
04:52:12 COMPLETED.
04:52:13 WE UNDERSTAND THAT THERE ARE STILL SOME RESIDENTS THAT WOULD
04:52:17 LIKE TO SEE THIS PROJECT COMPLETED AS IT WAS ORIGINALLY
04:52:21 INTENDED.
04:52:21 WE CROSSED THE BRIDGE.
04:52:23 WE UNDERSTAND THAT'S NOT GOING TO BE POSSIBLE.
04:52:25 SO WE'VE BEEN WORKING HARD OVER THE LAST YEAR TRYING TO FIND
04:52:27 WHAT IS THE BEST ALTERNATIVE THAT WE CAN BRING TO THE
04:52:31 RESIDENTS THAT IS GOING TO BE A COMPATIBLE PRODUCT THAT IS
04:52:35 GOING TO ENHANCE THE CURRENT VALUE OF THE RESIDENTS, THAT
04:52:37 IT'S GOING TO ALLOW THEM TO BE PROUD OF THE PROJECT.
04:52:40 AND WE FEEL THAT WITH EVERYTHING YOU GUYS HAVE SEEN SO FAR
04:52:43 AND WHAT STEVE IS GOING TO PRESENT, THAT WE'VE ACHIEVED THAT
04:52:45 GOAL, THAT WE'VE BEEN ABLE TO GET TO THE POINT THAT IT IS A
04:52:48 COMPATIBLE PRODUCT THAT PEOPLE CAN BE PROUD OF THAT IS GOING
04:52:50 TO ALLOW US TO COMPLETE THIS IN A TIMELY MANNER THAT IS A

04:52:54 PRODUCT THAT THE MARKET DESIRES AND THAT EVERYONE CAN BE
04:52:58 PROUD OF.
04:52:59 SO WITH THAT, I'LL TURN IT OVER TO STEVE, UNLESS THERE ARE
04:53:02 ANY QUESTIONS FOR ME AT THE MOMENT.
04:53:04 OKAY.
04:53:05 I WILL BE HERE.
04:53:06 ANYTHING ELSE THAT COMES UP, LET ME KNOW.
04:53:14 >> STEVE SAMMONS: THANK YOU.
04:53:23 THANK YOU, JAIME.
04:53:25 GOOD AFTERNOON, MY NAME IS STEVE SAMMONS.
04:53:27 I'M A LANDSCAPE ARCHITECT WITH PENINSULA ENGINEERING.
04:53:30 JUST BRIEFLY, UNIVERSITY OF FLORIDA GRADUATE.

04:53:34 BEEN PRACTICING IN FLORIDA FOR A LITTLE OVER 30 YEARS NOW.
04:53:38 22 OF THOSE YEARS HERE IN SOUTHWEST FLORIDA.
04:53:40 AND I WILL WALK YOU THROUGH THE SUPPLEMENTAL PATTERN BOOK
04:53:46 FOR GENOVA.
04:53:47 SO THIS IS THE NORTH VIEW OF OUR ILLUSTRATIVE SITE PLAN FOR
04:54:09 THE NEW PROPOSED UNITS.
04:54:12 WE HAVE THE SIX-PLEX TOWNHOME.
04:54:14 THE FIVE-PLEX TOWNHOME, AND THEN THE TEN LUXURY VILLAS ON
04:54:18 EITHER SIDE OF THOSE.
04:54:19 WHAT HAS CHANGED ON THIS PLAN, AFTER THE MEETINGS WITH THE
04:54:25 RESIDENTS, WE DID HEAR, AS JAIME MENTIONED, PRETTY LOUD AND
04:54:33 CLEAR ABOUT NOT HAVING THE VISIBLE PARKING TO THE MOST
04:54:37 EXTENT POSSIBLE.

04:54:37 SO WE DID REMOVE THE GUEST PARKING ALONG STRADA NUOVA, SO
04:54:46 THE ONLY GUEST PARKING WOULD BE IN THE BACK HERE, THE
04:54:49 PARALLEL PARKING.
04:54:49 SO ON THE REAR SIDE OF THE TOWNHOMES -- AND IT'S BUFFERED
04:54:54 FROM CORKSCREW ROAD BY THE LANDSCAPE OUT ON THE LINEAR
04:54:58 PARKWAY THERE.
04:54:59 WE ALSO HAD FLIPPED THE VILLAS, WHEREAS WE HAD THE EXTERIOR
04:55:08 PARKING SPACE THAT WAS EXPOSED OUT TO THE ROADWAY.
04:55:12 WE FLIPPED ALL THE UNITS THERE SO THAT THE PARKING, THE
04:55:16 EXTERIOR PARKING SPACE WOULD BE ON THE INTERIOR PORTION.
04:55:20 SO IN THIS AREA RIGHT HERE.
04:55:22 AGAIN, MORE STEALTHY PARKING HERE AND ALSO WE WOULD HAVE THE
04:55:28 WALL THAT'S ON THE OUTSIDE, ON THE OUTSIDE HERE, IT IS A
04:55:33 FIVE-FOOT WALL BETWEEN THE VILLAS.
04:55:35 AGAIN, LITTLE MORE PRIVACY FOR THE COURTYARD, PLUS HIDING
04:55:39 THE PARKING SPACE BACK IN THERE.
04:55:41 SIMILAR TO THE PREVIOUS PRESENTATIONS, WE HAVE OUR LINEAR
04:55:47 PARK WITH EIGHT-FOOT-WIDE SIDEWALK ALONG CORKSCREW ROAD
04:55:52 HERE.
04:55:53 THE LARGER TREES WITH THE 18-FOOT-HIGH SHADY LADIES.
04:55:58 PALMS, SCATTERED PALMS THROUGHOUT TO SOFTEN THE ARCHITECTURE
04:56:02 FROM THE ROADWAY, AS WELL AS ACCENT UNDERSTORY, ACCENT
04:56:07 SHRUBS BELOW THAT.
04:56:10 ALSO, THE BUFFER ALONG VIA COCONUT POINT, USING MANY OF THE
04:56:15 SIMILAR LANDSCAPE PLANTS THAT ARE ALREADY USED WITHIN THAT

04:56:21 BUFFER DOWN TO THE SOUTH, AS WELL AS INSIDE THE COMMUNITY
04:56:25 HERE.
04:56:30 >>Marlene Naratil: EXCUSE ME.
04:56:30 I HAVE A QUESTION ON THE PEDESTRIAN GATE.
04:56:34 >>Steve Sammons: YES, TWO PEDESTRIAN GATES.
04:56:38 >>Tammy Duran: EXCUSE ME.
04:56:39 CAN YOU PULL YOUR MIKE DOWN?
04:56:41 >>Marlene Naratil: SORRY.

04:56:42 I HAVE A QUESTION ABOUT THE GATE.
04:56:43 HOW IS THAT ACCESSED SO THAT PEOPLE WHO ARE JUST AMBLING BY
04:56:49 WON'T COME IN?
04:56:50 IS IT ONLY FOR -- THAT GATE IS ONLY FOR USE BY THE RESIDENT,
04:56:58 RIGHT?
04:56:58 >>Steve Sammons: RIGHT.
04:57:00 I BELIEVE.
04:57:01 >>Marlene Naratil: HOW HIGH IS THAT GATE?
04:57:04 >>Steve Sammons: THE PROPOSED FENCE WHICH WRAPS AROUND AND
04:57:07 WOULD -- I DON'T KNOW EXACTLY HOW, BUT WILL TIE INTO THE
04:57:10 EXTERIOR FENCE OR BUILDING ON EITHER SIDE OF BUILDINGS 3 AND
04:57:16 4.
04:57:16 SO THAT WOULD WRAP ALL THE WAY AROUND.
04:57:19 THAT WOULD BE A SIX-FOOT-HIGH DECORATIVE ALUMINUM FENCE,
04:57:24 ALUMINUM PICKET.
04:57:25 AND THEN THE GATES, ONE OUT TO VIA COCONUT AND ONE OUT TO
04:57:31 CORKSCREW ROAD PATHWAY.

04:57:34 SO THEY WILL BE I IMAGINE THE SAME HEIGHT AS THE FENCE
04:57:38 ITSELF.
04:57:39 IN THOSE TWO POINTS.
04:57:42 YOU'LL SEE IN THE CENTER HERE -- WELL, WE HAVE OUR ROADWAY
04:57:48 CONTINUING AROUND.
04:57:49 THE PATHWAY WOULD CONNECT UP TO THE EXISTING PATHWAY.
04:57:53 SO WE'D HAVE A COMPLETE PATHWAY ALL AROUND.
04:57:56 AND THEN THE CENTER AREA BETWEEN THE TWO TOWNHOME BUILDINGS,
04:58:05 THAT HAD BEEN THERE BEFORE WITH THE PREVIOUS PLAN, AND THERE
04:58:08 ARE CURRENTLY UTILITIES RUNNING THROUGH THAT CORRIDOR FROM
04:58:12 OUT ON CORKSCREW AND SERVING THE EXISTING BUILDINGS INSIDE
04:58:18 OF THE PROJECT HERE.
04:58:19 UTILITIES AS BEST AS POSSIBLE.
04:58:23 BUT WHAT I WOULD LIKE TO DO IS CREATE A REALLY NICE
04:58:27 COURTYARD INSIDE HERE.
04:58:29 PUT ONE OF THE LARGER TREES IN THE CENTER.
04:58:33 WE HAVE ABOUT 60 FEET IN BETWEEN THE BUILDINGS, SO WE CAN
04:58:36 GET A NICE CANOPY RIGHT IN THERE.
04:58:39 ADD SOME ACCENT PALMS TO SOFTEN THE SIDES OF THE
04:58:42 ARCHITECTURE, AND THEN REALLY MAKE IT NICE UNDERNEATH WITH
04:58:47 ACCENT PLANTS, ACCENT SHRUBS.
04:58:50 AND WE'RE ALSO PROPOSING A COUPLE OF BENCHES OUT ON THE
04:58:54 SIDEWALK HERE.
04:58:55 YOU'LL SEE THAT IN A MINUTE IN THE ENLARGEMENT.
04:58:58 THIS IS JUST A GLIMPSE OF AN ENHANCED LANDSCAPE PLAN.

04:59:07 THIS IS UP IN THE NORTHWEST CORNER.
04:59:09 SO WE'D HAVE CORKSCREW ROAD UP HERE.
04:59:11 VIA COCONUT TO THE SIDE HERE.
04:59:15 YOU'LL SEE THAT I TRIED TO GET A LITTLE MORE DETAIL AS FAR

04:59:19 AS THE TYPES OF TREES AND THE TYPES OF PALMS WITH THE
04:59:24 DAMAGES DOWN BELOW.
04:59:25 YOU'LL SEE SOME OF THE LARGER CIRCLES WOULD BE THE LARGER
04:59:30 SHADY LADY BLACK OLIVES.
04:59:34 PALMS WOULD BE FOXTAIL PALMS.
04:59:36 SABAL PALMS, MONTGOMERY PALMS.
04:59:38 AGAIN, LOOKING TO INCORPORATE A LOT OF THE SAME LANDSCAPE
04:59:42 ELEMENTS THAT ARE ALREADY EXISTING IN GENOVA.
04:59:46 TREES BEING THE SHADY LADIES, EAGLESTON HOLLIES, WHICH ARE
04:59:50 OUT ALONG VIA COCONUT, AND SOME GREEN BUTTONWOOD TREES.
04:59:56 ACCENT PLANTS LIKE PYGMY DATE PALM, CRINUM LILIES, BIRD OF
05:00:03 PARADISE, AND THE GENERAL SHRUBS THROUGHOUT.
05:00:06 AN ENLARGEMENT OF THE CENTRAL PARK AREA WITH OUR SIDEWALKS
05:00:16 MEANDERING THROUGH, CONNECTING UP TO THE UNITS THEMSELVES.
05:00:19 A COUPLE OF THE BENCHES OUT HERE WILL STILL LOOK INTO -- WE
05:00:24 DON'T HAVE DETAILS YET ON THE PEDESTRIAN LIGHTING, BUT WE
05:00:26 WILL BE LOOKING INTO THAT.
05:00:28 AND JUST CIRCULAR SIDEWALK OUT HERE THAT LEADS OUT TO THE
05:00:35 PEDESTRIAN GATE TO THE CORKSCREW ROAD PARK.
05:00:37 AGAIN, I JUST WANT TO MAKE A REALLY NICE COMFORTABLE AREA
05:00:43 UNDERNEATH HERE WITH SOME PLANTING DETAIL.

05:00:46 YOU'LL ALSO SEE OUT HERE THERE ARE SOME EXISTING PALMS ALONG
05:00:53 THE LAKE EDGE HERE.
05:00:56 LIKE TO ADD SOME UNDERSTORY PLANTING ON THOSE AND THEN ADD
05:01:01 SOME ADDITIONAL LANDSCAPE ON THE NORTHERN HALF BETWEEN
05:01:06 BUILDINGS THREE AND FOUR AND UP TOWARDS THE NORTH HERE, SOME
05:01:10 ADDITIONAL PLANTINGS ALONG THE LAKE BANK ITSELF.
05:01:13 MAYBE A COUPLE MORE CLUSTERS OF PALMS WITH UNDERSTORY
05:01:16 PLANTINGS AS WELL.
05:01:17 ARCHITECTURAL RENDERINGS THAT OUR PROJECT ARCHITECT HAD PUT
05:01:27 TOGETHER.
05:01:27 THIS IS THE TOWNHOMES EITHER SIDE OF THE CENTER PARK AREA
05:01:32 WITH OUR LARGER TREE, THE ACCENT PALMS, AND THE UNDERSTORY
05:01:38 HERE.
05:01:39 AND YOU'LL SEE THAT THERE'S NO MORE PARKING.
05:01:43 JUST A CLEAN, NICE GREEN LOOK TO IT.
05:01:51 >> THOSE UNDERSTORY PALMS, ON THE RENDERING, IT LOOKS LIKE
05:01:55 THEY ARE BISMARCK PALMS, BUT I DON'T SEE BISMARCK PALMS IN
05:01:59 YOUR LIST OF PLANTS.
05:02:00 >>Steve Sammons: THE SMALLER ONES HERE?
05:02:05 >> YEAH.
05:02:06 >>Steve Sammons: JUST ARCHITECTURAL PERSPECTIVE.
05:02:17 THEY ARE LOOKING MORE AT THE --
05:02:22 [ENCODER DISCONNECTED]
05:02:25 -- AS SOME COLORS GO.
05:02:30 THE BUILDING COLORS THEMSELVES, THESE ARE COLORS THAT ARE

05:02:40 CURRENTLY ON THE EXISTING BUILDINGS THEMSELVES.
05:02:45 FOR CONTINUITY, WE DO BELIEVE THAT THE BRIGHTER COLORS DO
05:02:50 NOT WORK WELL WITH THIS SMALLER SCALE OF BUILDING.
05:02:56 SO WE'RE STICKING WITH THESE HERE, AND OUR BUILDER, CC
05:03:01 HOMES, AS WELL AS THE PROJECT ARCHITECT, IS VERY ADAMANT
05:03:05 ABOUT KEEPING THESE COLORS AND NOT THE BRIGHTER COLORS AS
05:03:08 FAR AS THE SCALE OF THE BUILDINGS THEMSELVES.
05:03:11 WE FEEL WE'RE ON THE SAME PAGE WITH THAT.
05:03:14 SHOT OF THE VILLAS LOOKING WEST.
05:03:22 YOU CAN SEE THE ARCHITECTURAL FEATURES OF THE DIFFERENT
05:03:28 TILES.
05:03:29 WE HAD THE WALL THAT'S IN BETWEEN HERE.
05:03:31 AGAIN, A FIVE-FOOT WALL WHICH WE PROBABLY HAVE LIKE A VINE
05:03:38 TRELLIS ON OR YOU SEE ON THIS SIZE, GOT SOME TILE THERE ON
05:03:42 THE FACE OF THE WALL JUST TO GIVE IT A LITTLE BIT MORE DEPTH
05:03:47 AND ADD TO THE MASSING EFFECT OF THE VILLAS THEMSELVES.
05:03:51 UP AT THE SIX-PLEX --
05:04:05 [ENCODER DISCONNECTED]
05:11:16 >> I DON'T HAVE THE PARKING RATIO COMMITTED TO MEMORY.
05:11:20 I'LL VENTURE TO GUESS I WON'T BE ABLE TO READ IT.
05:11:23 THE WAY IT IS PARKED, THE ORIGINAL BUILDINGS ARE
05:11:25 SELF-PARKED.
05:11:28 AND THE RESIDENTIAL BUILDINGS REQUIRE TWO SPACES PER UNIT.
05:11:34 SO WE HAVE THAT, PLUS WE HAVE AN ADDITIONAL AMOUNT OF
05:11:40 PARALLEL PARKING FOR GUEST PARKING.

05:11:41 NOT SURE IF I'M ANSWERING THE QUESTION OR IF YOU'RE LOOKING
05:11:45 FOR A RATIO, BUT THE RESIDENTIAL UNITS ARE PARKING AT TWO --
05:11:49 >>James Tatooles: HOW MANY TOTAL UNITS YOU'VE GOT ON-SITE IN
05:11:52 CONTRAST TO HOW MANY TOTAL PARKING SPACES YOU'VE GOT
05:11:54 ON-SITE.
05:11:55 THE RATIO BETWEEN YOUR UNITS AND YOUR PARK.
05:12:01 >> WE'VE GOT -- THAT IS NOT --
05:12:13 >>James Tatooles: ACROSS THE ENTIRE PROJECT, TWO UNITS --
05:12:18 >> WE HAVE 31 UNITS.
05:12:19 THERE ARE TWO SPACES PER UNIT, BETWEEN THE GARAGE, IN THE
05:12:27 CASE OF THE VILLAS, THEY HAVE, SOME MIGHT HAVE A TWO-CAR
05:12:30 GARAGE AND THEREFORE BOTH REQUIRE PARKING SPACES CAN OCCUR
05:12:34 IN THE GARAGE, BUT ALSO EXTERIOR SPACE.
05:12:36 AND THEN WE HAVE -- I WANTED TO SAY -- I DON'T REMEMBER THE
05:12:42 EXACT NUMBER, BUT 12 PARALLEL PARKING SPACES.
05:12:48 >>James Tatooles: MY CONCERN IN THIS PARKING SITUATION IS
05:12:52 THAT THESE ARE LUXURY VILLAS, AND LUXURY VILLAS WOULD
05:13:00 NORMALLY ASSUME THAT YOU'RE GOING TO HAVE GUESTS THAT ARE
05:13:02 GOING TO COME AND VISIT YOUR UNIT BECAUSE IT'S A NICE NEW
05:13:06 UNIT AND EVERYBODY WANTS TO COME AND LOOK AT IT.
05:13:08 WHEN YOU HAVE GUESTS AND ALL YOU'VE GOT ARE TWO UNITS, TWO
05:13:14 UNITS OF PARKING FOR STRUCTURE, THAT COULD BE THE HUSBAND

05:13:19 AND THE WIFE.
05:13:20 THREE GUESTS COME OVER THERE WITH THREE DIFFERENT CARS, WHAT
05:13:25 HAPPENS, THEY ARE GOING TO WALK ALL THE WAY OVER TO

05:13:28 CORKSCREW ROAD AND COME BACK WITH THE PARKING?
05:13:33 >> YOUR CODE DOES NOT REQUIRE GUEST PARKING -- THE VILLA AND
05:13:37 TOWNHOME RESIDENTIAL, WHAT YOU SEE COMMONLY IN OTHER
05:13:41 MUNICIPALITIES IS 10% OF YOUR REQUIREMENT.
05:13:43 WE HAVE 31 UNITS.
05:13:45 THAT'S A REQUIREMENT OF 62 SPACES.
05:13:49 10% OF THAT WOULD BE 6.
05:13:51 WE'VE GOT 12 PARALLEL PARKING SPACES BACK THERE AVAILABLE
05:13:55 FOR USE OF GUESTS, NOT TO MENTION THE PARKING AT THE
05:13:57 CLUBHOUSE.
05:13:59 >>James Tatooles: THAT'S THE NUMBERS, BUT I'M TALKING ABOUT
05:14:01 THE PRACTICALITY OF IT.
05:14:03 SOMEBODY LIVING, HOW LONG WILL IT TAKE TO GET THEM TO TAKE
05:14:07 ONE OF THOSE 12 PARKING SPACES, AND IF THERE'S NO PARKING
05:14:11 AVAILABLE, THEN WHAT DO THEY DO?
05:14:16 >> WELL, BASED ON MY EXPERIENCE WITH OTHER PROJECTS, I THINK
05:14:19 IT IS SUFFICIENT.
05:14:20 IF THE 12 SPACES WERE TO FILL UP, THEN THE ADDITIONAL
05:14:26 PARKING IS AVAILABLE AT THE CLUBHOUSE.
05:14:30 >>James Tatooles: JUST FURTHER WALKING DISTANCE -- IT
05:14:34 COMPOUNDS THE DISTANCE THAT YOU'VE GOT TO WALK AS A GUEST.
05:14:39 AROUND HERE, MOST OF THE GUESTS ARE A LITTLE ON THE HIGHER
05:14:44 SIDE OF AGE.
05:14:44 SO THAT MAKES IT MORE BURDENSOME FOR WALKING FROM THE
05:14:48 CLUBHOUSE TO VISIT SOMEBODY.

05:14:50 >> I WOULD ASSUME IT'S LIKE ANY OTHER COMMUNITY.
05:14:52 IF YOU'RE ANTICIPATING A LARGE NUMBER OF GUESTS, YOU'LL HAVE
05:14:54 TO MAKE PROVISIONS FOR THAT, WHETHER DIRECTING THEM TO PARK
05:14:57 AT THE CLUB AND MAKING PROVISION TO PICK THEM UP AND SHUTTLE
05:15:00 THEM BACK AND FORTH AND WHAT HAVE YOU.
05:15:02 WE DO THINK THE 12 SPACES WILL BE SUFFICIENT.
05:15:06 >>Michael Sheeley: THE INDIVIDUAL DRIVEWAYS HAVE SUFFICIENT
05:15:09 LENGTH TO PARK YOUR CAR?
05:15:10 >> NO.
05:15:11 THE DRIVEWAYS ARE NOT LONG ENOUGH TO PARK CARS IN.
05:15:15 >>Michael Sheeley: YOU MUST PULL IN THE GARAGE THEN.
05:15:17 >> YES, THAT'S CORRECT.
05:15:19 >>Barry Jones: ARE THERE ANY CONDOMINIUM RESTRICTIONS ABOUT
05:15:23 THOSE SPACES ARE RESERVED FOR THE GUESTS THAT PEOPLE ARE
05:15:26 ONLY ALLOWED TO PARK THEIR VEHICLES IN THEIR GARAGES AND NOT
05:15:29 UTILIZE THE GUEST?
05:15:32 BECAUSE I KNOW IN MY HOUSE, HALF MY GARAGE IS FOR STORAGE.
05:15:36 >> SURE.

05:15:36 AND I'VE ENCOUNTERED THAT IN YEARS PAST.
05:15:38 OUR INTENT IS TO MAKE SURE THE DOCUMENTS DO NOT ALLOW FOR
05:15:42 OVERNIGHT PARKING FOR THE RESIDENTS IN THOSE SPACES.
05:15:52 >>Barry Jones: THE SIDEWALK ALONG CORKSCREW IS THAT
05:15:53 RELOCATING THE CURRENT SIDEWALK INTO THE CURVILINEAR PATH?
05:15:59 IS THAT THE INTENT?
05:16:00 >> YES.

05:16:00 >>Barry Jones: AND IS THAT GOING TO BE PLACED IN SOME SORT
05:16:04 OF PUBLIC EASEMENT?
05:16:05 IF YOU'RE GOING TO PUT A PUBLIC SIDEWALK ACROSS IT, ARE WE
05:16:10 PUTTING SOME SORT OF PUBLIC EASEMENT ACROSS THAT PATH?
05:16:13 IT'S OUTSIDE THE FENCE, BUT IT'S ON PRIVATE PROPERTY, UNLESS
05:16:29 IT ENDS UP WITH AN EASEMENT OVER IT.
05:16:31 >> BEING A CONTINUATION OF THE PUBLIC SIDEWALK IT WOULD HAVE
05:16:34 TO BE IN AN EASEMENT, YES.
05:16:37 >>Barry Jones: I WOULD ASSUME AS MUCH.
05:16:39 IS THE FIRE TRUCK GOING TO BE ABLE TO MAKE THESE CORNERS?
05:16:43 >> YES.
05:16:44 I HOPE IT'S EVIDENT IN THE RADII ON THE TURNING CORNERS, WE
05:16:49 HAVE RUN AUTO TURN IN THERE.
05:16:51 WE'VE TALKED TO SOLID WASTE, AND WE'VE HAD SEVERAL MEETINGS
05:16:56 WITH ESTERO FIRE.
05:16:57 >>Barry Jones: SINCE YOU BROUGHT IT UP, SOLID WASTE, ARE
05:16:59 THEY DOING INDIVIDUAL COLLECTION HERE, SO NO DUMPSTERS OR
05:17:02 ANYTHING HERE.
05:17:03 >> THAT'S CORRECT.
05:17:03 >>Barry Jones: WHAT ABOUT POSTAL?
05:17:05 DO YOU HAVE A MAIL KIOSK ANYONE IN HERE OR IS THIS
05:17:08 INDIVIDUAL MAILBOXES?
05:17:10 >> I'M NOT SURE I CAN ANSWER THAT QUESTION.
05:17:15 >> I DON'T KNOW THE ANSWER TO THAT.
05:17:17 WE WILL PROBABLY HAVE TO PUT KIOSKS PROBABLY AT THE

05:17:20 ENTRANCES ON BOTH SIDES.
05:17:24 >>Barry Jones: OKAY.
05:17:24 THANK YOU.
05:17:25 >>Scotty Wood: ANY OTHER QUESTIONS?
05:17:30 ANY QUESTIONS FOR THE STAFF?
05:17:31 BEFORE I OPEN THE PUBLIC HEARING?
05:17:34 OKAY.
05:17:37 THEN I'LL OPEN THE PUBLIC HEARING.
05:17:38 TAMMY, CALL THE FIRST CARD.
05:17:44 >>Tammy Duran: JANE BROWN.
05:17:47 THEN SUSAN.
05:17:48 AND THEN IT WILL BE PAUL.
05:17:59 >> HELLO.
05:18:00 I'M JANE BROWN.

05:18:01 I'M A THREE-YEAR RESIDENT OF GENOVA.
05:18:04 MOVED IN IN JULY OF '19.
05:18:06 I'VE BEEN THROUGH THE PROCESS OF THE DIFFERENT PLANS AND THE
05:18:12 DIFFERENT PHASES AND THE DIFFERENT RECOMMENDATIONS THAT
05:18:15 BARRON COLLIER HAS PRESENTED TO US OVER THE LAST THREE
05:18:18 YEARS.
05:18:19 AND I MUST SAY THAT I AM 100% IN FAVOR OF THE PLAN THAT THEY
05:18:25 HAVE SETTLED WITH.
05:18:25 I THINK THEY HAVE BEEN VERY OPEN TO ALL THE RESIDENTS'
05:18:31 SUGGESTIONS.
05:18:35 PRETTY MUCH ALMOST GIVEN US EVERYTHING WE WANTED, OTHER THAN

05:18:38 THE ORIGINAL BUILDING CONCEPT, WHICH WE ALL HAVE GOTTEN OVER
05:18:42 BY NOW.
05:18:43 I REALLY WOULD ENCOURAGE THE BOARD TO ACCEPT THEIR PROPOSAL,
05:18:48 AND I WANT TO THANK PUBLICLY TO BARRON COLLIER AND THEIR
05:18:53 STAFF, THAT I VERY MUCH APPRECIATE EVERYTHING THEY'VE DONE
05:18:57 TO MOVE THIS BOARD BECAUSE WE'RE ALL VERY TIRED OF LOOKING
05:19:00 AT THAT LOT.
05:19:01 THANK YOU.
05:19:04 >>Scotty Wood: THANK YOU.
05:19:05 [APPLAUSE]
05:19:11 >> GOOD AFTERNOON.
05:19:11 MY NAME IS SUSAN BLANCA.
05:19:14 I'M THE PRESIDENT OF GENOVA 2 HOMEOWNERS ASSOCIATION.
05:19:17 AFTER OUR LAST MEETING IN APRIL, WHEN WE REALIZED THAT
05:19:21 GENOVA 3 WOULD NOT MIRROR OUR CURRENT CONDOS, WE WENT WITH
05:19:26 MANY OF OUR HOMEOWNERS TO CREATE A LIST OF THEIR TOP ISSUES,
05:19:33 AND WE ALSO WORKED WITH THE DEVELOPER'S REVISED PLAN IN
05:19:38 REGARDS TO THAT.
05:19:39 WE THEN MET WITH THE DEVELOPER TO REVIEW OUR CONCERNS AND
05:19:42 CONTINUE TO WORK WITH THEM DURING THE LAST SEVERAL MONTHS.
05:19:45 AS A RESULT OF THE COLLABORATIVE EFFORT BETWEEN BOTH
05:19:49 PARTIES, WE WERE ABLE TO MAKE SOME CHANGES REGARDING THE
05:19:52 PARKING THAT YOU JUST HEARD ABOUT, FOR BOTH THE OWNERS AND
05:19:55 OUR GUESTS, IN ADDITION TO RECEIVING A COMMITMENT FROM THE
05:19:58 DEVELOPER TO PROVIDE ENHANCED LANDSCAPING FOR NOT ONLY

05:20:02 GENOVA 3, BUT ALSO OUR CURRENT AREA ON THE NORTH SIDE OF THE
05:20:08 LAKE.
05:20:09 THEY HAVE AGREED TO ADD MANY MORE COLORFUL SHRUBS AND PLANTS
05:20:12 TO THIS CURRENT AREA, WHICH WILL BE MUCH APPRECIATED BY OUR
05:20:16 RESIDENTS.
05:20:17 ADDITIONALLY, WE WERE ABLE TO COME TO AN AGREEMENT REGARDING
05:20:20 THE NUMBER OF UNITS USED FOR BUDGETING OF THE MASTER DUES
05:20:23 FOR THE NEXT THREE YEARS.
05:20:25 YES, THIS IS A DIFFERENT PLAN THAN WHAT MOST OF US BOUGHT
05:20:28 INTO; HOWEVER, THE MAJORITY OF GENOVA 2 HOMEOWNERS AND OUR

05:20:34 BOARD OF DIRECTORS SUPPORT THIS PLAN AND WOULD LIKE TO SEE
05:20:37 THE VILLAGE OF ESTERO MOVE FORWARD WITH APPROVING THIS PLAN
05:20:41 AS WELL.
05:20:41 SO THAT WE CAN HAVE OUR GENOVA COMMUNITY COMPLETED AS SOON
05:20:46 AS POSSIBLE.
05:20:46 THANK YOU FOR YOUR TIME.
05:20:49 >>Scotty Wood: THANK YOU.
05:20:50 [APPLAUSE]
05:20:55 >>Tammy Duran: PAUL.
05:20:56 HAMPTON.
05:20:58 ERNIE BROWN.
05:21:03 AND THEN JEFF, AND THEN HOWE.
05:21:07 JEFF HOWE.
05:21:16 DIANE WILL BE AFTER THAT.
05:21:18 JEFF GRISTON.

05:21:34 >> GOOD AFTERNOON, MEMBERS OF THE BOARD.
05:21:36 YOU MAY RECALL, I SPOKE TO YOU IN OPPOSITION TO THIS PLAN
05:21:41 SOME MONTHS AGO, THE LAST TIME THE DEVELOPER WAS BEFORE US.
05:21:47 I'M HERE TO, AGAIN, GIVE YOU A LITTLE PERSPECTIVE.
05:21:51 I'VE GOT ABOUT SEVEN QUICK POINTS I WANT TO MAKE.
05:21:54 FIRST OF ALL, I'M NO LONGER ON THE BOARD OF DIRECTORS.
05:21:58 MY TERM EXPIRED IN MARCH AND I SOUGHT NOT TO GO BACK
05:22:04 ANYMORE.
05:22:04 I'M SPEAKING ON BEHALF ONLY OF MY WIFE AND MYSELF AND SOME
05:22:07 OF THE OTHER FOLKS THAT AGREE WITH WHAT I'M ABOUT TO SAY BUT
05:22:11 WERE UNABLE TO BE HERE TODAY.
05:22:13 FIRST OF ALL, SIMPLY STATED, I'M OPPOSED TO THIS
05:22:19 DEVELOPMENT.
05:22:20 AND THERE ARE SEVERAL REASONS FOR THAT.
05:22:22 FIRST OF ALL, IT REPRESENTS A COMPLETE AND UTTER BETRAYAL TO
05:22:29 THIS VILLAGE AND TO ALL OF US WHO BOUGHT INTO GENOVA RELYING
05:22:34 ON THE PLAN THAT WAS REPRESENTED TO US BY THE DEVELOPER AND
05:22:38 APPROVED BY THIS VILLAGE.
05:22:40 SECONDLY, ON MAY 12th, 2021, WE WERE FIRST NOTIFIED THAT
05:22:48 THE DEVELOPER WOULD NOT FINISH THIS PROGRAM AS PROMISED.
05:22:52 MR. LOPEZ CALLED ME AS A MATTER OF COURTESY, CALLED THE
05:23:01 PRESIDENT OF GENOVA 1 AT THE TIME TO TELL US THAT THE
05:23:03 PROJECT WOULD NOT BE COMPLETED AS REPRESENTED.
05:23:06 WHAT HE DID SAY TO ME AND WHAT HE SAID TO ALL OF THE
05:23:10 RESIDENTS IN AN E-MAIL AT THE SAME TIME WAS THAT, QUOTE, WE

05:23:16 BELIEVE THAT LUXURY TOWNHOMES WILL BE THE MOST COMPLEMENTARY
05:23:21 PRODUCT TO THE EXISTING BUILDINGS.
05:23:23 TODAY, YOU'RE PRESENTED WITH THE PLAN THAT HAS ONLY 11
05:23:31 TOWNHOMES, WITH 20 FREE-STANDING VILLAS.
05:23:36 WHEN A PRELIMINARY PLAN WAS PRESENTED TO YOU SEVERAL MONTHS
05:23:41 AGO, I THINK IT WAS LAST SEPTEMBER, SHOWING 14 VILLAS,

05:23:46 SEVERAL MADE THE COMMENT THAT DIDN'T THINK THAT WAS
05:23:51 APPROPRIATE AT ALL FOR THIS SITE, AND ASKED THEM TO GO BACK
05:23:55 TO THE DRAWING BOARDS.
05:23:58 WELL, NOW, INSTEAD OF 14, THEY COME BACK WITH 20 BUILDINGS.
05:24:06 COMPLETE DISREGARD FOR YOUR ADVICE.
05:24:08 THE NEXT THING I WANTED TO SAY IS THIS PROPOSED REDUCTION OF
05:24:14 UNITS FROM 205 TO 162 WILL NECESSARILY RESULT IN THE
05:24:22 DRAMATIC INCREASE IN THE MASTER ASSOCIATION ASSESSMENTS FOR
05:24:26 ALL UNIT OWNERS.
05:24:28 NOW, MR. LOPEZ PROPERLY SAID THAT THEY AGREED, NEGOTIATED
05:24:33 WITH AT LEAST THE GENOVA 2 FOLKS TO EXTEND THAT FOR ABOUT
05:24:39 THREE YEARS, WHATEVER IT IS.
05:24:40 IF THE DEVELOPMENT PACE GOES AS IT HAS IN THE PAST FOR THIS
05:24:46 PROJECT, THOSE ADJUSTMENTS WON'T EVEN -- THEY WILL ONLY BE
05:24:51 IN EFFECT WHILE THE PROPERTY IS VACANT.
05:24:54 IT WON'T AFFECT ANYTHING ONCE PEOPLE ARE IN THERE, INCLUDING
05:24:57 ALL 131 OF US THAT ARE THERE NOW.
05:25:00 SO THAT IS A REAL ISSUE.
05:25:02 FINALLY, THE HEIGHT ELEVATIONS FOR THE VILLAS AND THE

05:25:06 TOWNHOMES IS SO LOW IN PROPORTION TO THE EXISTING BUILDINGS
05:25:12 THAT, FOR EXAMPLE, MY LANAI VIEW WILL NOW BE THAT OF
05:25:18 ROOFTOPS AND PARKED CARS INSTEAD OF THE BEAUTIFUL COURTYARDS
05:25:23 THAT WERE PROMISED TO US BY THE DEVELOPER AND BY THE VILLAGE
05:25:27 BY APPROVING THAT ORIGINAL PLAN.
05:25:40 [ENCODER DISCONNECTED]
05:25:42 -- FINE WHEN YOU'RE WALKING YOUR DOG, BUT MY WIFE AND I AND
05:25:46 MOTHER OTHERS LIVE ON THE THIRD FLOOR, SOME ON THE FOURTH
05:25:49 FLOOR.
05:25:50 AGAIN, OUR VIEWS WILL BE LOOKING DOWN ON ROOFTOPS AND CAR
05:25:54 TOPS, EVEN IF THEY ARE BEHIND THE BUILDING, NOT AT ALL WHAT
05:25:57 WE EXPECTED OR WHAT WE BOUGHT INTO.
05:26:00 THE PROPOSED PLAN THAT WAS PRESENTED, THIS PLAN TO THE
05:26:05 GENOVA COMMUNITY LAST WEEK IN A SPECIAL MEETING WAS
05:26:10 PRESENTED AS A TAKE IT OR LEAVE IT PLAN.
05:26:14 NO ROOM FOR A PLAN B OR ANY OTHER THINGS.
05:26:17 THIS IS BEFORE YOU, FROM THIS DEVELOPER.
05:26:21 IT SHOWS YOU WHAT KIND OF DEVELOPER IT IS.
05:26:24 TAKE IT OR LEAVE IT.
05:26:25 THIS IS THE DILEMMA THAT'S BEEN EXACTED TO YOU TODAY FOR YOU
05:26:31 TO RESOLVE.
05:26:32 THANK YOU FOR YOUR SERVICE TO THIS COMMUNITY.
05:26:38 [APPLAUSE]
05:26:40 >>Tammy Duran: JEFF BRISTOL, DIANE NASH, AND THEN DAN OLSEN.
05:26:46 >> HELLO.

05:26:51 I'M JEFF BRISTOL, BUILDING 4 AT GENOVA.
05:26:54 WE OUGHT TO HAVE BUILDINGS 5 AND 6 AS WE WERE PROMISED, BUT

05:26:58 IF THAT IS NOT TO BE, THEN THE CURRENT PROPOSAL FOR THE
05:27:01 DEVELOPER IS ATTRACTIVE AND WOULD FIT IN WELL WITH THE FIRST
05:27:04 FOUR BUILDINGS.
05:27:06 THE DESIGN AND COLORS OF THE NEW BUILDINGS ARE ATTRACTIVE,
05:27:09 EVEN THE LAYOUT OF THE BUILDINGS ARE ATTRACTIVE.
05:27:11 I WOULD PROPOSE ONE CHANGE, HOWEVER.
05:27:15 I SUGGEST THAT ALL THE SINGLE-FAMILY VILLAS ON THE PLAN BE
05:27:20 CHANGED TO TOWNHOMES.
05:27:24 THIS WOULD ELIMINATE THE PROBLEM OF CARS PARKED BETWEEN
05:27:28 VILLAS, OF HOMEOWNERS WANTING TO PUT OUTDOOR FURNITURE AND
05:27:32 GAS GRILLS BETWEEN THE UNITS, PEOPLE LOOKING FOR A HOUSE
05:27:36 WITH A YARD SHOULD LOOK ELSEWHERE.
05:27:39 GENOVA IS A CONDOMINIUM COMMUNITY.
05:27:42 THIS NEW SECTION OF GENOVA THEN WOULD BE ALL CONDOMINIUM.
05:27:46 AND GENOVA IN ITS ENTIRETY WOULD REMAIN ALL CONDOMINIUM AS
05:27:50 IT WAS SUPPOSED TO BE IN THE FIRST PLACE.
05:27:51 LOOKING AT THAT PLAN OVER THERE, ALONG THE EAST SIDE OF THE
05:27:59 RIGHT SIDE, THE EAST SIDE OF THE PLAN IS A GROUPING OF THREE
05:28:05 SINGLE-FAMILY VILLAS, EACH WITH A SIDE YARD.
05:28:09 THAT IS SPACED WITH A NICE SIDEWALK WINDING THROUGH IT.
05:28:13 AND THEN ANOTHER ROW OF FOUR VILLAS.
05:28:17 I WOULD CHANGE THAT ROW OF VILLAS TO A THREE-UNIT TOWNHOME
05:28:25 BUILDING, THEN THE SPACE WITH THE SIDEWALK AND THEN A

05:28:29 FOUR-UNIT TOWNHOME BUILDING.
05:28:32 AND SO ON THROUGHOUT THE COMMUNITY.
05:28:34 THE LAYOUT WOULD REMAIN THE SAME.
05:28:37 NOW, THIS IS A BIG CHANGE, OF COURSE, BUT FAIRLY EASILY
05:28:41 ACCOMPLISHED, I THINK.
05:28:43 THE TOWNHOMES HAVE ALREADY BEEN DESIGNED.
05:28:46 THEY ALL HAVE TWO-CAR GARAGES.
05:28:49 THE DEVELOPER WOULD BE ABLE TO PUT UP ONE BUILDING AT A TIME
05:28:54 AS THEY SELL THEM.
05:28:55 AND THIS VERSION OF GENOVA WOULD FIT IN A LOT BETTER WITH
05:28:58 THE SURROUNDING NEIGHBORHOOD.
05:29:00 THANK YOU.
05:29:02 [APPLAUSE]
05:29:09 >> I LIVE IN GENOVA, AND I'M IN BUILDING B.
05:29:17 I ACTUALLY THINK THAT THEY HAVE BENT OVER BACKWARDS TO
05:29:22 ACCOMMODATE US.
05:29:26 EVERYBODY WOULD LOVE THE LAST TWO BUILDINGS TO BE AS THEY
05:29:29 HAD ORIGINALLY SAID, BUT IT'S NOT GOING TO HAPPEN.
05:29:35 AND THIS IS A FAR CRY FROM WHEN THEY FIRST CAME IN AND I
05:29:40 DIDN'T LIKE THE OUTSIDE DESIGNS OF THE BUILDINGS OR
05:29:43 ANYTHING.
05:29:44 THESE ARE BEAUTIFUL, AND I LOVE THE COLORS.
05:29:48 I LIKE THE COLORS SO MUCH.
05:29:49 I LIKE THEM BETTER THAN OURS.

05:29:53 I THINK THE WAY IT'S PRESENTED, I HONESTLY THINK IT WILL BE

05:30:02 AN ASSET TO EVERYBODY THAT LIVES IN GENOVA.
05:30:06 THANK YOU.
05:30:08 [APPLAUSE]
05:30:15 >> GOOD EVENING.
05:30:16 I'M DAN OLSEN.
05:30:17 MY WIFE AND I ARE FULL-TIME RESIDENTS OF ESTERO, AND WE LIVE
05:30:20 IN GENOVA 1.
05:30:21 I AM THE PRESIDENT OF GENOVA 1 ASSOCIATION, AND THAT
05:30:27 ASSOCIATION IS 70 CONDO UNITS.
05:30:31 THE MAJORITY OF THE 70 CONDO UNIT OWNERS APPROVE OF THIS
05:30:34 PROJECT.
05:30:35 THE BOARD OF DIRECTORS OF GENOVA 1 ALSO APPROVES THIS
05:30:38 PROJECT.
05:30:38 WE HOPE THAT THIS BOARD WILL APPROVE THE DESIGN AND MOVE
05:30:41 FORWARD WITH THIS.
05:30:42 THANK YOU VERY MUCH.
05:30:44 [APPLAUSE]
05:30:46 >>Tammy Duran: LINDA WHITE.
05:30:48 JOE STUMP, AND THEN PAUL DENETT.
05:30:53 >>Mary Gibbs: ARE THOSE ALL THE CARDS, TAMMY?
05:30:58 THIS IS THE LAST THREE.
05:30:59 OKAY.
05:31:00 >> HI.
05:31:00 I'M LINDA WHITE.
05:31:01 I'VE BEEN A RESIDENT OF GENOVA FOR THREE YEARS NOW.

05:31:04 I LIVE IN BUILDING B.
05:31:06 I'VE BEEN THROUGH ALL THE HOOPLA, UPS AND DOWNS.
05:31:11 I LOVE GENOVA.
05:31:12 IT IS A FANTASTIC COMMUNITY.
05:31:13 BARRON COLLIER HAS DONE A FANTASTIC JOB ATTEMPTING TO
05:31:16 COMMUNICATE WITH THE RESIDENTS OF GENOVA AND ACCOMMODATE TO
05:31:19 THE CHANGES THAT WE'VE HAD TO MAKE.
05:31:22 AND I THINK THAT MOST OF THE RESIDENTS IN GENOVA ARE HAPPY
05:31:26 TO HAVE THIS PLAN MOVE FORWARD.
05:31:31 AND I THINK WE'D LIKE TO SEE IT MOVE FORWARD.
05:31:34 SO WE'D APPRECIATE IT IF YOU COULD HELP US DO THAT.
05:31:37 THANK YOU.
05:31:39 [APPLAUSE]
05:31:42 >> GOOD AFTERNOON.
05:31:44 MY NAME IS JOE STUMP.
05:31:46 MY WIFE AND I, SANDY, WERE ORIGINAL OWNERS IN HOA 1.
05:31:52 I'LL MAKE IT SHORT AND SWEET.
05:31:53 WE ARE 100% IN FAVOR OF THIS PROJECT MOVING FORWARD SO WE
05:31:57 CAN LET BARRON COLLIER FINISH THIS THING.
05:32:01 AS A FINAL NOTE, I WOULD LIKE TO THANK BARRON COLLIER FOR

05:32:11 HANGING IN THERE WITH US.
05:32:13 [ENCODER DISCONNECTED]
05:32:16 -- HAPPY.
05:32:18 THANK YOU.
05:32:19 [APPLAUSE]

05:32:43 >> HELLO.
05:32:44 I'M PAUL DENETT, ALSO OF 1.
05:32:47 I WANT TO THANK ALL INDIVIDUAL BOARD MEMBERS FOR YOU
05:32:51 VOLUNTEERING TO LISTEN TO ALL OF THIS AND MAKE TOUGH
05:32:56 DECISIONS.
05:32:57 YOU'RE DOING A GOOD JOB OF MAKING THE COMMUNITY OF ESTERO
05:33:00 LOOK AESTHETICALLY PLEASING, AND I THINK WE ALL APPRECIATE
05:33:04 THE TIME THAT YOU DONATE TO THAT.
05:33:06 I WOULD LIKE TO SAY I AM COMPLETELY IN FAVOR OF THEM
05:33:10 FINISHING IT THE WAY IT IS.
05:33:12 THEY HAVE MADE A LOT OF CONCESSIONS TO US OVER THE LAST FEW
05:33:15 YEARS AS WE TRIED TO HORSE TRADE WHAT WE COULD GET DONE.
05:33:23 THE EGRESS ROAD NOW DOES NOT INTERFERE WITH THE AESTHETICS
05:33:27 OF THE LAKE.
05:33:28 I THINK THAT IS A SIGNIFICANT IMPROVEMENT.
05:33:29 WE HAVE AN ENTIRE LAKE WITHOUT HAVING A ROAD GO OFF OF IT.
05:33:34 THEY MADE SIGNIFICANT FINANCIAL CONCESSIONS TO US TO
05:33:38 MINIMIZE THE NEGATIVE IMPACT OF REDUCING THE NUMBER OF UNITS
05:33:43 FOR A NUMBER OF YEARS.
05:33:46 PARKING WAS PROBABLY THE NUMBER ONE COMPLAINT THAT PEOPLE
05:33:49 HAD, AND THEY'VE DONE SEVERAL THINGS TO MITIGATE THAT, AND
05:33:53 WE THINK IT'S TIME TO MOVE FORWARD.
05:33:56 WE HOPE THIS BOARD MOVES IT EXPEDITIOUSLY.
05:34:01 THIS HAS DRUG OUT FOR A NUMBER OF YEARS AND APPRECIATE IT.
05:34:04 I'M COMPLETELY IN FAVOR OF YOU GUYS VOTING AND LETTING THIS

05:34:07 MOVE FORWARD.
05:34:08 THANK YOU.
05:34:14 [APPLAUSE]
05:34:14 >>Tammy Duran: THAT'S ALL THE COMMENTS.
05:34:15 THAT'S EVERYBODY.
05:34:20 >>Scotty Wood: MARY, ANY COMMENTS ON THE STAFF REPORT?
05:34:23 >>Mary Gibbs: I JUST WANT TO SAY I APPRECIATE THE ENTHUSIASM
05:34:25 OF THE CROWD, WITH THE APPLAUSE BOTH FOR AND AGAINST.
05:34:29 I THINK THAT WAS GREAT.
05:34:31 AND I'M HAPPY TO HELP EXPLAIN ANY OF THE STAFF CONDITIONS.
05:34:35 I THINK IT MIGHT BE APPROPRIATE FOR YOU ALL TO HAVE YOUR
05:34:38 DISCUSSION.
05:34:39 >>Scotty Wood: IF YOU'D GO THROUGH THE ATTACHMENT 3 ARE THE
05:34:44 CONDITIONS THAT YOU ARE RECOMMENDING.
05:34:45 HAVE THEY CHANGED AT ALL SINCE THIS WAS PRODUCED?
05:34:51 >>Mary Gibbs: I'M STILL RECOMMENDING THE SAME CONDITIONS.

05:34:54 I'M WONDERING, I THINK YOU ALL WANT TO HAVE A DISCUSSION.
05:34:58 I DON'T KNOW IF YOU WANT TO ADD ANY CONDITIONS RELATED TO
05:35:02 THE ARCHITECTURAL VIEW, AS MIKE SHEELEY BROUGHT UP, THE
05:35:04 NORTH SIDE OF THE BUILDINGS, AND IF YOU HAVE ANY OTHER
05:35:08 THINGS YOU ALL WANT TO DISCUSS BEFORE I ACTUALLY GET INTO
05:35:12 THIS.
05:35:15 >>Scotty Wood: I'M GOING TO CALL FOR ANY COMMENTS FROM THE
05:35:18 BOARD.
05:35:22 >>Anthony Gargano: I'M NOT IN FAVOR OF WHAT THE APPLICANT IS

05:35:27 PROPOSING.
05:35:28 YOU KNOW, WHEN AN APPLICANT COMES TO THE VILLAGE, I THINK
05:35:34 THERE IS AN IMPLIED OBLIGATION.
05:35:36 AND THE IMPLIED OBLIGATION IS CERTAINLY GOOD-FAITH EFFORT TO
05:35:40 COMPLETE WHAT IT IS THEY PRESENTED AND PROPOSED TO THIS
05:35:43 BOARD, TO THE VILLAGE, AND TO THE RESIDENTS OF ESTERO.
05:35:51 TO ME, IT BEGS CREDIBILITY THAT A MULTIBILLION DOLLAR
05:36:01 COMPANY WITH TREMENDOUS ARCHITECTURAL PLANNING RESOURCES,
05:36:07 ENGINEERING RESOURCES, FINANCIAL PLANNING RESOURCES COULD
05:36:12 NOT COME UP WITH A PLAN TO BUILD TWO MORE BUILDINGS TO
05:36:17 COMPLETE THE PROJECT, MAYBE NOT EXACTLY LIKE THE FIRST,
05:36:22 BECAUSE EVIDENTLY THERE WERE SOME COST PROBLEMS.
05:36:26 THAT WAS THE EARLIER IMPLICATIONS.
05:36:30 BUT CERTAINLY A PROJECT THAT WOULD MEET THE MARK OF WHAT WAS
05:36:47 ORIGINALLY PROPOSED, AND I THINK WHAT THE APPLICANT IS
05:36:47 ASKING FOR MISSES THAT MARK BY A MILE.
05:36:49 SO I AM COMPLETELY OPPOSED TO THIS APPLICATION.
05:36:53 [APPLAUSE]
05:36:59 >>Mary Gibbs: I THINK WE'RE DONE WITH THE APPLAUSE FROM
05:37:01 EVERYBODY NOW.
05:37:02 >>Scotty Wood: ANY OTHER COMMENTS?
05:37:05 >>Kristin Jeannin: I HAVE A QUESTION FOR MR. LOPEZ.
05:37:07 WOULD YOU ELABORATE OR EXPLAIN A LITTLE BIT ABOUT WHY THE
05:37:14 DIRECTION WENT AWAY FROM THE TOWNHOMES IN MORE NUMBER AND
05:37:19 TOWARDS THE SINGLE-FAMILY?

05:37:20 >>Jaime Lopez: YEAH.
05:37:22 ONE OF THE THINGS THAT, YOU KNOW, OUR PRIORITIES WITH THIS
05:37:24 PROJECT IS, ONE, MAKE SURE THAT IT'S COMPLETED ON TIME AND
05:37:28 THAT WE CAN CREATE A PRODUCT THAT THE MARKET DESIRES.
05:37:33 AS WE START EXPLORING WHAT KIND OF PRODUCT MIX WE COULD HAVE
05:37:36 IN THIS, WE DID A MARKET RESEARCH STUDY THAT WAS PERFORMED
05:37:40 BY JOHN BURNS, AND THROUGH THEIR MARKET RESEARCH, THEY CAME
05:37:45 BACK AND THEY RECOMMENDED WHAT THE PRODUCT MIX WOULD BE THAT
05:37:49 ACTUALLY WOULD BE DESIRABLE IN THE MARKET.
05:37:50 ALTHOUGH OUR INITIAL INTENTION WAS THE TOWNHOMES, ONCE WE
05:37:55 TOOK IT OUT TO TEST IT WITH THE MARKET AND FIGURE OUT WHAT
05:37:58 IS IT THAT THE MARKET ACTUALLY WANTS, WE HAD TO MAKE AN

05:38:01 ADJUSTMENT TO THE PLAN.
05:38:02 THE SAME THING AS FOR THE NUMBER OF UNITS.
05:38:05 AS WE'RE GOING THROUGH THE PROCESS AND OUR ENGINEERS ARE
05:38:07 LOOKING AT THE PLAN AND FIGURING OUT HOW CAN WE FIT THE MOST
05:38:10 NUMBER OF UNITS HERE BY ALSO MAKING SURE FIRE CAN GO THROUGH
05:38:15 THE COMMUNITY, WASTE MANAGEMENT CAN GO THROUGH THE
05:38:17 COMMUNITY.
05:38:18 SO ADJUSTMENTS HAVE TO BE MADE.
05:38:19 IT'S NOT THAT WE COME UP WITH AN ORIGINAL PLAN AND THEN
05:38:23 CHANGE OUR MIND.
05:38:24 THE CHANGES WERE ALMOST KIND OF FORCED AS WE WENT THROUGH
05:38:27 THE PROCESS.
05:38:28 TO ANSWER YOUR QUESTION, IT WAS BASICALLY DONE BASED ON THE

05:38:31 MARKET RESEARCH AND WHAT -- THE RESPONSE THAT WE RECEIVED OF
05:38:35 WHAT THE MARKET ACTUALLY WANTS.
05:38:38 >>Kristin Jeannin: THANK YOU.
05:38:38 >>Jaime Lopez: ABSOLUTELY.
05:38:40 THANK YOU.
05:38:41 >>Barry Jones: ARE YOUR VILLA PRICE POINTS GOING TO BE
05:38:43 HIGHER THAN YOUR TOWNHOMES?
05:38:45 >>Jaime Lopez: YEAH.
05:38:46 THE INTENT, AND WE HAD THIS BRIEF DISCUSSION LAST THURSDAY.
05:38:50 OBVIOUSLY, A LOT OF THINGS HAVE CHANGED IN THE CONSTRUCTION
05:38:52 MARKET RIGHT NOW AND PRICES HAVE CONTINUED TO GO UP.
05:38:54 WHEN WE FIRST STARTED LOOKING AT THIS, WE WERE LOOKING AT
05:38:58 ABOVE 550, 600 THOUSAND DOLLARS FOR PRICING THE LUXURY
05:39:03 VILLAS AND THE TOWNHOMES.
05:39:04 THAT PRICE IS DEFINITELY GOING TO GO UP ONCE THIS GOES TO
05:39:07 MARKET, UNLESS THINGS CHANGE.
05:39:09 WE WANT TO MAKE SURE VALUE CONTINUES TO BE ADDED TO THE
05:39:11 EXISTING CONDOS.
05:39:12 SO WE WILL ASSESS WHERE WE ARE BASED ON THE FUTURE OF THE
05:39:19 CONSTRUCTION COSTS TO MAKE SURE THAT THEY ARE PRICED
05:39:23 ADEQUATELY FOR BOTH THE TOWNHOMES AND THE LUXURY VILLAS.
05:39:26 >>Barry Jones: HOW IS YOUR PRICE PER SQUARE FOOT GOING TO
05:39:28 COMPARE TO THE SELLING PRICE OF THE EXISTING CONDOS?
05:39:31 DO YOU KNOW THAT ANSWER?
05:39:32 >>Jaime Lopez: I DON'T.

05:39:33 UNFORTUNATELY, I DON'T.
05:39:34 SINCE WE HAVE NOT LOCKED IN ON THE PRICE, IT'S TOUGH FOR ME
05:39:38 TO BE ABLE TO DETERMINE WHAT THE PRICE WOULD BE ON A
05:39:41 SQUARE-FOOT BASIS.
05:39:42 >>Barry Jones: THANK YOU.
05:39:43 >>Jaime Lopez: SURE.
05:39:44 >>Scotty Wood: ANYONE ELSE?
05:39:45 >>Barry Jones: YEAH, I'M IN FAVOR OF THE PROJECT.

05:39:48 I THINK THEY'VE DONE A LOT TO TRY AND HIDE THE PARKING.
05:39:53 WHEN YOU LOOK AT THE ANGLES THAT THEY SET, THE OUTSIDE
05:39:56 PARKING SPOTS AT 90 DEGREES FROM THE WINDOWS OF THE EXISTING
05:40:01 UNITS AND YOU CONSIDER THAT THE BUILDINGS ARE GOING TO BE
05:40:04 TWO-STORY, UNLESS YOU'VE GOT A REALLY TALL VEHICLE PARKED IN
05:40:09 THERE, I THINK IT'S GOING TO BE REAL HARD FOR ANYBODY TO SEE
05:40:12 ANY OF THE EXTERIOR PARKED UNITS -- OR CARS.
05:40:16 FROM A STRICTLY ECONOMIC STANDPOINT, A CONDOMINIUM
05:40:22 ASSOCIATION, IT'S BEEN MY EXPERIENCE THAT YOUR LARGER
05:40:25 BUILDINGS TYPICALLY HAVE A HIGHER COST FOR MAINTENANCE.
05:40:29 SO IF THIS IS A PULLED CONDOMINIUM COST, YOUR LOWER, SMALLER
05:40:35 BUILDINGS ARE GOING TO HELP DECREASE YOUR OVERALL BUDGETS
05:40:39 LONG TERM, AND THAT'S JUST AN OPINION FROM YEARS OF
05:40:42 EXPERIENCE OF PLAYING IN THIS GAME.
05:40:45 I TOTALLY UNDERSTAND WHY THEY WENT AWAY FROM THE BUILDINGS
05:40:47 THAT THEY DID.
05:40:49 THE ECONOMICS JUST DIDN'T SUPPORT THOSE BUILDINGS AND NOBODY

05:40:52 IS IN BUSINESS TO LOSE MONEY.
05:40:55 I THINK WHEN SOMEBODY COMES TOGETHER WITH A PLAN, LIKE MR.
05:40:58 WALLACE DID, HE HAD NO INTENT OF GOING OUT THERE AND HAVING
05:41:03 TO GO THROUGH WHAT HE'S BEEN THROUGH AND GET RID OF THE
05:41:09 PARCELS IN ORDER TO MOVE FORWARD AND GET THIS PROJECT DONE.
05:41:13 NOBODY ENTERS THIS BUSINESS TO LOSE MONEY, AND YOU CAN'T
05:41:17 EXPECT SOMEBODY TO COME IN AND MAKE A COMMITMENT, UNLESS
05:41:20 THEY ARE PLACING A BOND FOR INFRASTRUCTURE OR DEVELOPMENT
05:41:22 THAT WE GUARANTEE WE'RE GOING TO BUILD THIS.
05:41:25 WE'VE ALL BEEN THROUGH TONS OF BUILDING AND BUST HERE, OR
05:41:28 SOME OF US HAVE, AND I DON'T THINK I'VE EVER SEEN ANYBODY
05:41:33 THAT WENT AND BUILT SOMETHING AFTER THEY COULDN'T SELL IT.
05:41:37 I THINK THE VILLA PRICING WILL BE HIGHER THAN THE TOWNHOME.
05:41:43 THAT WILL HELP MAINTAIN THE AVERAGE PRICE THROUGHOUT THE
05:41:46 DEVELOPMENT AND SUPPORT THE VALUE OF THE CONDOMINIUMS.
05:41:49 SO I HAVE NO PROBLEM WITH THE ADDITIONAL VILLAS.
05:41:52 AND I THINK IT ALSO OFFERS A BETTER DIVERSITY OF PRODUCT
05:41:55 THAT THEY CAN OFFER WITHIN THE COMMUNITY THAT IS JUST
05:41:59 RESPONDING TO MARKET CONDITIONS.
05:42:02 SO FOR THOSE REASONS, I'M IN SUPPORT OF THE PROJECT.
05:42:07 >>Scotty Wood: ANYONE ELSE?
05:42:09 >>Marlene Naratil: YES.
05:42:09 I AGREE WITH WHAT YOU SAID, BARRY, REGARDING THE
05:42:14 COMPATIBILITY.
05:42:15 TO ME, IT'S A NICE BREATH OF FRESH AIR THAT YOU'RE COMING IN

05:42:22 WITH.
05:42:22 GETTING AWAY FROM THE LARGE CONCEPT BUILDING AND TO GET THE
05:42:27 CONDOMINIUMS IN THERE.
05:42:28 AND I THINK THE TEAM DID A GREAT JOB.

05:42:32 AESTHETICALLY AS WELL AS THE ENGINEERING ASPECTS OF IT, I
05:42:37 THINK IT'S A BEAUTIFUL PROJECT, AND I THINK IT WILL DO WELL.
05:42:41 >>Scotty Wood: ANYONE ELSE?
05:42:43 >>James Tatooles: YES.
05:42:44 BREAKS MY HEART NOT TO SEE THE LAST TWO BUILDINGS BUILT.
05:42:52 IT WAS A VERY WELL CONCEIVED PROJECT.
05:42:53 THE PEOPLE LIVING IN THE UNITS THERE ARE HAPPY WITH THEM,
05:42:57 AND IT'S VERY UNIQUE.
05:42:58 IT'S DIFFERENT.
05:43:00 IT'S FORWARD THINKING, AND IT WOULD BE -- IT'S GOING TO BE
05:43:07 SAD NOT TO SEE THE OTHER TWO BUILDINGS BUILT.
05:43:10 I REALLY AM RELUCTANT TO SAY THAT I AGREE WITH THE PROJECT.
05:43:13 I DON'T THINK THAT THE PARKING IS ADEQUATE.
05:43:16 I THINK THAT THE UNITS ARE BEING SQUEEZED IN TO TRY AND GET
05:43:19 AS MANY NUMBER OF UNITS THAT THEY CAN, BUT THIS IS THE
05:43:23 REALITY OF LIFE.
05:43:27 ECONOMICS DICTATE, UNFORTUNATELY, AND THIS IS AN EXAMPLE OF
05:43:30 THE DICTATION GOING TO THE POINT WHERE SOMETHING HAD TO BE
05:43:35 DONE WITH THAT PROPERTY.
05:43:38 SO FOR A MATTER OF COMPROMISE, I RELUCTANTLY SAY THAT IT'S
05:43:43 BETTER TO HAVE NICE-LOOKING UNITS THAT HAVE HAD A LOT OF

05:43:47 THOUGHT PUT INTO THEM, AS MUCH COOPERATION AS POSSIBLE WITH
05:43:50 THE DEVELOPER AND WITH THE EXISTING HOMEOWNERS.
05:43:55 SO FROM A COMPROMISE POINT OF VIEW, I THINK IT'S BETTER TO
05:43:59 HAVE SOMETHING HAPPENING OVER THERE THAN VACANT LOTS AND SO
05:44:04 SOMETHING IN THE FUTURE MIGHT EVENTUALLY GET THERE OR NOT
05:44:08 GET THERE.
05:44:08 I'M RELUCTANTLY AGREEING.
05:44:11 >>Scotty Wood: ANYTHING, MIKE?
05:44:13 >>Michael Sheeley: MY COMMENTS ARE LIMITED TO WHAT I BROUGHT
05:44:15 UP BEFORE, AND THAT IS THE ARCHITECTURAL DESIGN OF THE NORTH
05:44:19 ELEVATION OF THE TWO TOWNHOME BUILDINGS, AND THAT I WOULD
05:44:23 RECOMMEND THAT A CONDITION BE PLACED THAT LET THE STAFF
05:44:29 HANDLE IT BUT TO GET SOME ARCHITECTURAL TREATMENT ON THE
05:44:31 BACK OF THOSE BUILDINGS, PARTICULARLY AT THE ROOF LINES SO
05:44:34 THERE IS SOME MODULATION AND NOT JUST ONE SINGLE SLOPE ROOF
05:44:39 CONTINUOUS FOR 130 FEET OR WHATEVER WE'VE GOT ON THESE
05:44:43 BUILDINGS.
05:44:43 >>Barry Jones: WHAT DO YOU THINK AN APPROPRIATE VERTICAL
05:44:46 RELIEF IN THAT UP-DOWN?
05:44:51 >>Michael Sheeley: FRONT ELEVATIONS ARE A GOOD EXAMPLE.
05:44:54 YOU CAN POP UP SOME OF THE WALLS AND CREATE GABLES OR A
05:44:57 COUPLE OF HIPS, SOMETHING LIKE THAT.
05:44:59 BUT THE FRONT ELEVATIONS ARE WELL ARTICULATED.
05:45:02 IT'S JUST THE BACK WAS KIND OF LEFT ALONE.
05:45:05 FORGOTTEN.

05:45:06 >>Barry Jones: HOW WOULD WE GO ABOUT STIPULATING THAT AND
05:45:09 LEAVING THAT UP TO STAFF?
05:45:11 JUST RECOMMENDATIONS?
05:45:13 >>Mary Gibbs: I HAVE A THOUGHT.
05:45:16 I THINK WE COULD ADD A -- ADD SOME LANGUAGE INTO CONDITION
05:45:21 4, WHICH IS THE PATTERN BOOK, WHICH SAID THAT SOMETHING TO
05:45:25 THE EFFECT OF THE PATTERN BOOK.
05:45:29 IT SAYS DEVELOPMENT HAS TO BE IN SUBSTANTIAL COMPLIANCE WITH
05:45:32 THE PATTERN BOOK.
05:45:33 MAYBE SAY THE PATTERN BOOK WILL NEED TO BE SLIGHTLY MODIFIED
05:45:37 AT TIME OF DEVELOPMENT ORDER TO PROVIDE FOR WHAT MIKE JUST
05:45:42 SAID.
05:45:43 >>Michael Sheeley: ARCHITECTURAL ENHANCEMENTS --
05:45:46 >>Mary Gibbs: BECAUSE WHEN IT COMES BACK FOR THE DEVELOPMENT
05:45:49 ORDER, YOU'RE GOING TO SEE IT AGAIN ANYWAY.
05:45:51 SO EVEN THOUGH IN THE PATTERN BOOK IT DOESN'T SHOW THAT,
05:45:54 I'LL PUT SOME LANGUAGE IN THAT SAYS IT'S GOT TO BE -- THAT
05:45:57 ELEMENT HAS TO BE MODIFIED WHEN IT COMES BACK FOR
05:45:59 DEVELOPMENT ORDER.
05:46:00 AND THAT'S NOT UP TO THE STAFF AND YOU'LL GET TO SEE IT
05:46:05 AGAIN.
05:46:05 >>Barry Jones: STIPULATION NUMBER 3 HAD A BLANK IN MY
05:46:10 PACKAGE.
05:46:10 I DIDN'T KNOW IF THAT HAD BEEN CORRECTED, REVISED TO
05:46:14 REFERENCE THE CORRECT ATTACHMENT.

05:46:17 >>Mary Gibbs: IT'S ACTUALLY ATTACHMENT 4.
05:46:19 I DIDN'T HAVE THE NUMBER OF IT.
05:46:20 IT'S BASICALLY THE PROPERTY DEVELOPMENT REGULATIONS.
05:46:24 >>Barry Jones: UNDERSTOOD.
05:46:28 >>Scotty Wood: MARY ANY OTHER COMMENTS -- OH, GO AHEAD.
05:46:30 MARY, ANY OTHER COMMENTS ON THE CONDITIONS?
05:46:36 >>Mary Gibbs: I'M HAPPY WITH THE CONDITIONS AS YOU MODIFIED
05:46:39 IT.
05:46:40 THE APPLICANT I KNOW WANTS TO TWEAK SOME OF THE LANGUAGE.
05:46:43 WE HAVE A CONDITION ABOUT THE -- PURSUIT AND I KNOW TODAY
05:46:47 THEY TALKED ABOUT TWEAKING IT A LITTLE BIT TO MAKING SURE
05:46:50 IT'S CONSISTENT WITH OUR LAND DEVELOPMENT CODE.
05:46:52 SO WE COULD END UP MODIFYING THAT A LITTLE BIT BEFORE WE GET
05:46:55 TO COUNCIL.
05:46:57 I DO THINK THAT THEY NEED -- I WAS A LITTLE UNCLEAR WHEN
05:47:01 THEY REMOVED THE BUS STOP, WHICH I KNOW THE COUNTY DOESN'T
05:47:04 WANT THE BUS STOP, BUT A LITTLE POCKET PARK AND THEY THINK
05:47:08 THERE SHOULD BE AN EQUIVALENT, SOMETHING EQUIVALENT WHICH
05:47:12 WOULD BE EXTERNAL.
05:47:13 I KNOW THEY SAID THEY HAVE THE CENTRAL PARK INTERNAL TO THE
05:47:15 PROJECT, BUT I THINK THERE SHOULD BE SOMETHING EQUIVALENT
05:47:18 EXTERNAL, AND MAYBE IT COULD BE SOME ENHANCEMENT OF THE

05:47:22 LINEAR PARK ON CORKSCREW OR SOMETHING TO THAT EFFECT.
05:47:25 SO THAT'S THE CONDITIONS THAT I HAVE RECOMMENDED TONIGHT.
05:47:30 >>Marlene Naratil: MARY, I HAD A THOUGHT WHEN I WAS READING

05:47:33 THE STAFF REPORT.
05:47:35 THERE'S GOING TO BE THE VOLUNTEERS OF AMERICA, THEIR BIG
05:47:40 BUILDING ACROSS THE WAY.
05:47:42 WOULDN'T THEY BE PUTTING IN THE BUS STOP?
05:47:44 AND I DON'T SEE THE LOSS OF THE BUS STOP FOR GENOVA TO BE A
05:47:48 MAJOR THING.
05:47:49 >>Mary Gibbs: NO, I DON'T THINK THAT THE COLONNADE
05:47:51 VOLUNTEERS OF AMERICA, I DON'T THINK THEY HAD A BUS STOP.
05:47:55 GENOVA ORIGINALLY HAD PROPOSED THE BUS STOP, KIND OF POCKET
05:48:00 PARK AREA, WHICH WAS A GOOD IDEA.
05:48:02 THE COUNTY HAS COME BACK IN THE MEANTIME AND SAID THEY DON'T
05:48:04 HAVE ANY PLANS IN THIS AREA FOR ONE, WHICH IS A LITTLE -- I
05:48:08 THINK A LITTLE SHORTSIGHTED, BUT THERE'S NOT A LOT OF MONEY
05:48:11 IN THEIR C.I.P. FOR BUS STOP.
05:48:14 SO IT JUST SEEMS --
05:48:16 >>Marlene Naratil: -- BEING THE FACT THAT IT'S, YOU KNOW,
05:48:20 ELDERLY PEOPLE, MANY OF THEM WILL BE TAKING A BUS OR HAVE TO
05:48:27 ACCESS THAT FACILITY.
05:48:28 WHEREAS, YOU WOULDN'T GET IT AT GENOVA AS MUCH USAGE.
05:48:32 >>Mary Gibbs: THE VOLUNTEERS OF AMERICA PROJECT ACROSS THE
05:48:35 STREET, BECAUSE IT'S A CONTINUING CARE, THEY HAVE A SHUTTLE
05:48:38 BUS.
05:48:39 THEY HAVE A SHUTTLE BUS REQUIREMENT, SO THEY WOULD SHUTTLE
05:48:41 THE RESIDENTS TO APPOINTMENTS AND DIFFERENT PLACES.
05:48:45 >>Marlene Naratil: I WAS THINKING IN TERMS OF VISITORS,

05:48:48 FAMILY WHO WANT TO COME IN.
05:48:49 BUT THIS IS FINE.
05:48:54 >>Scotty Wood: SO THAT'S IT WITH YOUR CONDITIONS.
05:48:57 ON THAT NOTE, I WILL ENTERTAIN A MOTION TO RECOMMEND EITHER
05:49:02 APPROVAL OR DENIAL OF THIS APPLICATION.
05:49:08 >>Barry Jones: MAKE A RECOMMENDATION FOR APPROVAL WITH THE
05:49:10 STIPULATION THAT THE ROOF LINE ADJUSTMENTS BE ADDRESSED AT
05:49:13 THE TIME OF DEVELOPMENT ORDER.
05:49:15 >>Scotty Wood: AS WELL AS THE OTHER CONDITIONS.
05:49:16 >>Barry Jones: AS WELL AS THE OTHER CONDITIONS THAT ARE
05:49:18 SPELLED OUT IN THE STAFF REPORT.
05:49:20 >>Scotty Wood: IS THERE A SECOND?
05:49:22 >>Marlene Naratil: I'LL SECOND THAT.
05:49:23 >>Scotty Wood: ANY FURTHER DISCUSSION?
05:49:25 TAMMY, PLEASE CALL THE ROLL.
05:49:29 >>Anthony Gargano: MY VOTE IS NO.
05:49:35 I'M CONCERNED THAT THIS SENDS -- BEYOND GENOVA, IT SENDS A
05:49:39 MESSAGE TO DEVELOPERS THAT THEY DON'T REALLY HAVE TO TAKE

05:49:42 OUR ACTIONS SERIOUSLY.
05:49:46 >>Kristin Jeannin: YES.
05:49:48 >>Barry Jones: YES.
05:49:50 >>Marlene Naratil: YES.
05:49:52 >>Michael Sheeley: YES.
05:49:53 >>James Tatooles: YES.
05:49:57 >> BOARD MEMBER WALLACE HAS ABSTAINED.

05:50:00 CHAIRMAN WOOD.
05:50:02 >>Scotty Wood: YES.
05:50:03 [APPLAUSE]
05:50:03 POINT OF INFORMATION FOR EVERYONE, WE DID NOT MAKE A
05:50:13 DECISION ON THIS TONIGHT.
05:50:15 WE ARE MAKING A RECOMMENDATION TO THE VILLAGE COUNCIL WHO
05:50:18 WILL TAKE IT UP.
05:50:20 THEY WILL HAVE A FIRST READING -- [ENCODER DROP] -- AND A
05:50:30 SECOND READING, AND THEN THAT'S WHEN A FINAL DECISION IS
05:50:34 ACTUALLY MADE.
05:50:34 AND THAT WILL ALSO GO THROUGH A TWO-STEP PROCESS.
05:50:41 BUT I JUST WANTED EVERYBODY TO UNDERSTAND HOW THE THING
05:50:46 WORKS.
05:50:46 >>Mary Gibbs: AND EVERYBODY IS WELCOME TO COME BACK FOR THE
05:50:49 COUNCIL MEETING.
05:50:50 BUT THEY DON'T LET YOU APPLAUD.
05:50:53 MR. CHAIR, SHOULD WE TAKE A TWO-MINUTE BREAK TO GET THE
05:51:02 NEXT?
05:51:02 >>Scotty Wood: YES, LET'S TAKE A FIVE-MINUTE BREAK.
05:51:06 [RECESS]
06:00:20 [SOUNDING GAVEL]
06:00:35 >>Scotty Wood: OKAY.
06:00:36 OUR NEXT ITEM, A ZONING AMENDMENT FOR THE PELICAN SOUND
06:00:40 RIVER CLUB.
06:00:43 KATHY, ARE YOU GOING TO INTRODUCE IT?

06:00:45 GO AHEAD, PLEASE.
06:00:46 >>Mary Gibbs: DO WE NEED TO DO SWEARING IN?
06:00:50 BECAUSE I THINK YOU ONLY SWORE IN THE PEOPLE FOR GENOVA.
06:00:53 >>Scotty Wood: ARE THERE PEOPLE HERE WHO WERE NOT HERE WHEN
06:00:56 I READ THE RULES OF A QUASI-JUDICIAL PROCEEDING?
06:00:59 >>Mary Gibbs: I THINK YOU JUST DID IT FOR GENOVA.
06:01:02 I DON'T THINK ANY PELICAN SOUND PEOPLE.
06:01:08 >>Scotty Wood: I'LL GO AHEAD WITH IT.
06:01:10 WELL, BEFORE WE DO THAT, I HAVE TO READ.
06:01:15 >>Mary Gibbs: MAYBE YOU CAN READ THE ABBREVIATED VERSION.
06:01:18 >>Nancy Stroud: MR. CHAIR, IF YOU'D LIKE -- I'M OFFERING TO
06:01:25 MAKE A SHORT STATEMENT ABOUT THE PROCESS.
06:01:29 >>Scotty Wood: GO AHEAD, NANCY.
06:01:31 >>Nancy Stroud: AND THAT IS THE NEXT THREE ITEMS ARE

06:01:37 REQUIRED TO BE REVIEWED UNDER QUASI-JUDICIAL PROCEDURES,
06:01:41 WHICH MEANS THAT EVERYBODY WHO TESTIFIES AT THE HEARING HAS
06:01:44 TO BE SWORN IN, THAT THE BOARD MEMBERS HAVE TO DISCLOSE ANY
06:01:49 EX PARTE COMMUNICATIONS AND ANY CONFLICTS, AND THE ORDER OF
06:01:56 PROCEEDINGS IS GENERALLY THAT MARY WILL INTRODUCE THE ITEM.
06:02:01 THE APPLICANT THEN HAS AN OPPORTUNITY TO EXPLAIN THE ITEM.
06:02:11 THE PUBLIC THEN HAS AN OPPORTUNITY TO EXPRESS THEIR
06:02:13 OPINIONS, AND THE BOARD WILL CONSIDER AFTER THE
06:02:19 PRESENTATIONS THE EVIDENCE AND THE LAW AND MAKE A DECISION
06:02:26 BASED ON SUBSTANTIAL, COMPETENT EVIDENCE.
06:02:28 IF ANYONE WHO IS GOING TO TESTIFY TONIGHT HAS NOT YET BEEN

06:02:35 SWORN IN, WOULD THEY PLEASE STAND AND RAISE THEIR RIGHT
06:02:38 HANDS AND I WILL SWEAR YOU IN.
06:02:41 >>Mary Gibbs: NANCY, CAN I JUST SAY THAT WOULD BE FOR
06:02:43 PELICAN SOUND, COCONUT TRACE, OR WEST BAY ISLAND HIGH-RISE.
06:02:51 >>Nancy Stroud: YES.
06:02:52 LATER WE CAN SWEAR IN THE NEW PEOPLE.
06:02:57 MAYBE EVERYONE IS HERE RIGHT NOW.
06:02:58 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU WILL GIVE
06:03:01 TONIGHT IS THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT THE
06:03:04 TRUTH?
06:03:05 >> I DO.
06:03:06 >>Scotty Wood: THANK YOU, NANCY.
06:03:09 >>Nancy Stroud: THE BOARD MEMBERS SHOULD THEN DISCLOSE.
06:03:14 >>Scotty Wood: ANY EX PARTE COMMUNICATIONS?
06:03:16 >> NO.
06:03:17 >> NO.
06:03:17 >>Scotty Wood: ANY CONFLICTS?
06:03:18 >> NO.
06:03:19 >> NO.
06:03:19 >>Scotty Wood: HOW ABOUT WHAT'S IN THE RECORD, THE WRITTEN
06:03:22 RECORD?
06:03:24 >>Mary Gibbs: ON PELICAN SOUND, WE HAD A COUPLE OF
06:03:28 E-COMMENTS.
06:03:29 ONE WITH THE CONCERNS ABOUT THE NOISE FROM RIVER CLUB, AND
06:03:32 ONE WITH SOME CONCERNS ABOUT THE PICKLEBALL.

06:03:41 >>Scotty Wood: NOW KATHY.
06:03:44 >>Kathy Eastley: GOOD EVENING.
06:03:46 KATHY EASTLEY, SENIOR PLANNER WITH THE VILLAGE.
06:03:49 JUST A BRIEF INTRODUCTION TO THE PELICAN SOUND APPLICATION
06:03:52 THAT'S BEFORE YOU THIS EVENING.
06:03:53 THIS IS AN AMENDMENT TO AN EXISTING RESIDENTIAL PLANNED
06:03:57 DEVELOPMENT, AND THERE ARE TWO PARTS TO THIS.
06:04:00 BUT, FIRST, A LITTLE BACKGROUND.
06:04:02 PELICAN SOUND IS LOCATED WEST OF U.S. 41 BETWEEN THE ESTERO
06:04:07 RIVER AND WILLIAMS ROAD.

06:04:09 IT'S 550 ACRES APPROXIMATELY WITH ABOUT 1400 DWELLING UNITS.
06:04:15 THE TWO-PART AMENDMENT BEFORE YOU THIS EVENING, THE FIRST
06:04:20 PART INCLUDES THE RIVER CLUB.
06:04:23 THEY ARE SEEKING TO HAVE LIVE OUTDOOR ENTERTAINMENT ON THE
06:04:26 DECK AT THE RIVER CLUB.
06:04:28 AND THE SECOND PART IS TO ALLOW FOR PICKLEBALL FACILITIES
06:04:33 ALONG WILLIAMS ROAD ADJACENT TO THE GOLF COURSE MAINTENANCE
06:04:37 FACILITY.
06:04:38 NOW, PELICAN SOUND DOES HAVE EXISTING PICKLEBALL FACILITIES
06:04:42 IN THEIR PROJECT, BUT THE GOLF COURSE MAINTENANCE FACILITY
06:04:46 AREA DOESN'T CURRENTLY ALLOW THAT USE, SO THEY ARE SEEKING
06:04:49 THAT USE IN THAT AREA.
06:04:52 STAFF IS RECOMMENDING APPROVAL.
06:04:54 THE EIGHT-DAY LETTER THAT WE RECEIVED FROM THE APPLICANT DID
06:04:57 HAVE JUST ONE MINOR CHANGE TO A CONDITION, THAT THEY WILL

06:05:01 DISCUSS, AND OTHERWISE I CAN ANSWER ANY QUESTIONS AT THIS
06:05:04 TIME.
06:05:04 I TURN IT OVER TO THE APPLICANT.
06:05:08 >> CAN YOU EXPAND -- WHEN I WAS READING THE MATERIALS,
06:05:12 EVIDENTLY THEY HAD STARTED BUILDING PICKLEBALL COURTS IN
06:05:16 THAT AREA AND THEN DISCOVERED THAT THEY NEEDED TO COME --
06:05:20 >>Kathy Eastley: THAT'S CORRECT.
06:05:21 FOUR PICKLEBALL COURTS HAVE PARTIALLY BEEN CONSTRUCTED IN
06:05:24 THAT AREA.
06:05:24 AS I SAID, THERE ARE EXISTING PICKLEBALL FACILITIES WITHIN
06:05:28 PELICAN SOUND, AND SO ERRONEOUSLY THE APPLICANT THOUGHT THAT
06:05:33 THEY HAD THE ALLOWANCE TO BUILD ADDITIONAL PICKLEBALL
06:05:37 FACILITIES ADJACENT TO THE GOLF COURSE MAINTENANCE FACILITY.
06:05:40 BUT THERE ARE SPECIFIC USES THAT ARE FOR THE GOLF COURSE
06:05:45 MAINTENANCE FACILITY THAT ARE NOT ALLOWED IN OTHER PLACES.
06:05:49 AND SO THEY HAD TO ASK FOR IT, AND THEY DIDN'T KNOW, AND
06:05:55 THEY CONSTRUCTED THEM.
06:05:55 >>Anthony Gargano: SO THIS IS FOR THE -- PLUS FOUR
06:06:02 ADDITIONAL.
06:06:04 >>Kathy Eastley: THAT'S CORRECT.
06:06:04 EIGHT IN TOTAL.
06:06:07 >>Scotty Wood: ANYONE ELSE?
06:06:08 APPLICANT.
06:06:20 >> GOOD EVENING.
06:06:21 GOOD TO BE IN FRONT OF YOU AGAIN.

06:06:23 IT'S BEEN A LITTLE -- FEW MONTHS, I GUESS, SINCE YOU HAD THE
06:06:27 INFORMATION MEETING.
06:06:28 AGAIN, I'M KEN GALLANDER WITH RW ENGINEERING ON BEHALF OF
06:06:34 THE PELICAN SOUND GOLF AND RIVER CLUB.
06:06:37 THANK YOU, KATHY, FOR INTRODUCING THE PROJECT.
06:06:39 I WANT TO GO THROUGH.

06:06:41 I DO HAVE HOPEFULLY A RELATIVELY SHORT PRESENTATION FOR YOU,
06:06:44 SO WE'LL JUST GET STARTED.
06:06:47 KATHY EXPLAINED THE SUBJECT PROPERTY.
06:06:51 I DON'T NECESSARILY THINK I NEED TO GO THROUGH THAT.
06:06:54 BUT, AGAIN, IT'S A RESIDENTIAL PLANNED DEVELOPMENT WITH
06:06:57 MAXIMUM OF 1480 DWELLING UNITS AND OBVIOUSLY THERE'S A
06:07:03 COMPONENT OF ACCESSORY USES, THE GOLF COURSE, THE TENNIS
06:07:06 PICKLEBALL FACILITY, THE RIVER CLUB AND OTHER ACCESSORY USES
06:07:12 ASSOCIATED WITH IT.
06:07:15 THIS GIVES A REPRESENTATION OF WHERE WE'RE SPECIFICALLY
06:07:19 LOOKING TO -- OUR REQUEST.
06:07:22 THE NORTHERN PART IS THE RIVER CLUB, AND DOWN ON THE
06:07:26 SOUTHERN END AGAINST WILLIAMS ROAD IS THE GOLF MAINTENANCE
06:07:29 FACILITY WHERE THE PROPOSED PICKLEBALL FACILITY WILL GO.
06:07:35 AGAIN, OUR REQUEST IS THIS PLANNED DEVELOPMENT AMENDMENT TO
06:07:40 EXPAND AND IMPROVE UPON THE EXISTING ACCESSORY COMMUNITY
06:07:44 AMENITIES.
06:07:44 AND THIS WAS BASED ON THE COMMUNITY'S NEEDS.
06:07:46 OBVIOUSLY, THERE IS A WIDE DESIRE FOR PICKLEBALL FACILITIES,

06:07:53 SO THEY WERE SEEKING OPPORTUNITIES TO ADDRESS THAT, AND THAT
06:07:57 WOULD BE TO ADD CONDITION 15.F.
06:08:02 AS KATHY MENTIONED, ADDING THE PICKLEBALL FACILITIES AS A
06:08:06 USE WITHIN THE GOLF AND STORAGE MAINTENANCE PORTION OF THE
06:08:11 DEVELOPMENT.
06:08:11 ALSO DESIRED FOR SOME LIMITED OUTDOOR LIVE ENTERTAINMENT,
06:08:16 AND THERE'S AN EXISTING CONDITION THAT WE ARE SEEKING TO
06:08:20 AMEND, CONDITION 12.E.
06:08:23 THIS IS A CLIP OF THE MASTER CONCEPT PLAN SHOWING THE
06:08:32 CHANGES TO THE PORTION OF THE GOLF AND MAINTENANCE STORAGE
06:08:36 AREA, IDENTIFYING THE PROPOSED LOCATION FOR THE PICKLEBALL
06:08:42 FACILITIES.
06:08:42 ALSO, THE AREA FOR, PROPOSING GOLF CART PARKING AND THE
06:08:49 CONNECTIVITY THAT WE'RE ESTABLISHING THROUGH EXPANDING THE
06:08:53 PATHWAY SYSTEM TO CONNECT THE PICKLEBALL FACILITIES.
06:08:56 THERE IS A RESTROOM FACILITY.
06:08:57 I KNOW THAT WAS BROUGHT UP IN OUR PRIOR MEETING FOR THE
06:09:02 ABILITY FOR PARTICIPANTS TO UTILIZE THE EXISTING BATHROOM
06:09:06 FACILITY ADJACENT TO THE PICKLEBALL FACILITY.
06:09:09 SO I JUST WANT TO HIT ON THE MAJOR FACTORS AND THE
06:09:18 COMMITMENTS ASSOCIATED WITH THE PICKLEBALL FACILITY FIRST.
06:09:22 OBVIOUSLY, TO ENSURE THE COMPATIBILITY OF THE FACILITY,
06:09:27 MAINTAINING THE ENHANCED BUFFERING THAT WAS REQUIRED
06:09:31 ORIGINALLY WITH THE DEVELOPMENT.
06:09:32 WE WILL BE PROVIDING SPECIALIZED SOUND MATERIAL ABATEMENT

06:09:38 ALONG THE FENCING.
06:09:41 LIMITING THE HOURS OF THE ABILITY TO PLAY FROM 8 A.M. TO

06:09:43 DUSK.
06:09:44 WE HAVE COMMITTED TO EQUIPMENT RESTRICTIONS.
06:09:49 THERE ARE CERTAIN PADDLES THAT ARE DESIGNED FOR GREEN ZONE
06:09:51 OR QUIET ZONE, SO THAT WE HAVE A LIST OF THOSE APPROPRIATE
06:09:55 TYPES OF EQUIPMENT ALONG WITH A SPECIFIC BALL THAT HAS BEEN
06:10:00 FOUND TO BE MORE APPROPRIATE.
06:10:04 OUTDOOR LIGHTING RESTRICTIONS, THERE WILL BE NO OUTDOOR
06:10:06 LIGHTING FOR THIS PICKLEBALL FACILITY.
06:10:08 MENTIONED BEFORE, GOLF CART PARKING.
06:10:12 WE'RE PROPOSING DEVIATION 19, AND THAT IS WORKING WITH STAFF
06:10:19 TO PROVIDE 16 PAVED GOLF CART PARKING SPACES.
06:10:25 NOISE ORDINANCE COMPLIANCE.
06:10:28 WE CONDUCTED NOISE STUDIES AND ANALYSIS.
06:10:32 PART OF THE RECORD WITH OUR STAFF REPORT AND OUR NARRATIVE
06:10:35 ADJOINING THAT STAFF REPORT, ENSURING COMPLIANCE WITH THE
06:10:39 MAXIMUM 66 DECIBELS DURING THE HOURS OF OPERATION OF THE
06:10:43 PICKLEBALL FACILITY.
06:10:45 WE'RE COMMITTING TO NOTICING THE PROPERTY OWNERS AND TO
06:10:49 ENSURE THAT THEY KNOW WHO TO CONTACT AT PELICAN SOUND, IF
06:10:56 THERE'S DEEMED SOME CONCERNS.
06:10:59 ALSO, A COMMITMENT TO WORK WITH THE VILLAGE, IF THERE ARE
06:11:03 FOUND TO BE SOME CONCERNS OR COMPLAINTS TO WORK THROUGH,
06:11:10 PERHAPS A FURTHER NOISE MITIGATION PLAN.

06:11:12 AND THEN, OBVIOUSLY, THE LAST IS ADDING PICKLEBALL
06:11:15 FACILITIES TO THE SCHEDULE OF USES.
06:11:17 AS KATHY MENTIONED BEFORE, STAFF'S PROPOSED CONDITION 15.F
06:11:25 HAD THE SPECIALIZED ACOUSTIC MATERIAL TO BE PROVIDED ON ALL
06:11:31 SIDES OF THE FENCING FOR THE PICKLEBALL FACILITIES.
06:11:34 WE'RE RESPECTFULLY REQUESTING THAT THE ACOUSTIC MATERIAL
06:11:40 ONLY ON THE NORTH AND SOUTH SIDE, AND THAT'S BASED ON OUR
06:11:44 NOISE ANALYSIS AND THE STUDY ANALYSIS THAT WAS CONDUCTED,
06:11:48 AND I WANT TO MOVE TO THE NEXT SLIDE.
06:11:53 AND THIS GIVES YOU A LITTLE BIT MORE REPRESENTATION OF WHAT
06:11:56 WE'RE LOOKING AT.
06:11:58 TO THE LEFT IS THE NOISE CONTOURS PER THE STUDY FOR THE
06:12:04 PICKLEBALL FACILITY.
06:12:06 WHERE IT'S RED IS THE CENTER OF THE PICKLEBALL FACILITY
06:12:09 COURTS.
06:12:10 AND AS IT GOES OUT, THE NOISE DIMINISHES.
06:12:13 TO THE LEFT IS THE FACILITY WITHOUT ANY NOISE ACOUSTIC
06:12:17 ABATEMENT MATERIAL ON THE NORTH AND SOUTH SIDE.
06:12:25 ON THE RIGHT IS WITH THE SOUND ABATEMENT, AND YOU CAN SEE
06:12:30 THE CONTOURS HAVE CHANGED.
06:12:33 WHAT WE'RE -- FOR THE RESIDENTIAL, FOR THE HOURS OF 7 A.M.
06:12:38 TO 10 P.M. IS 66 DECIBELS.
06:12:42 THE OUTER POINT OF THESE DASHED LINES IS -- WOULD BE 59
06:12:51 DECIBELS.

06:12:51 THE INTERIOR WOULD BE 62 DECIBELS.

06:12:54 SO WHAT WE'RE FINDING IS NONE OF THE RESIDENTIAL HOMES TO
06:12:58 THE NORTH AND TO THE SOUTH ARE BEING IMPACTED BY ANY DECIBEL
06:13:03 LEVEL THAT'S OVER 66-DECIBEL LEVELS.
06:13:10 WITH THE SOUND ABATEMENT ON THE NORTH AND SOUTH, AGAIN, YOU
06:13:13 CAN SEE THE NORTH AND SOUTH HAVE BEEN MITIGATED OR
06:13:16 ADDRESSED, STILL WITHIN THE COMPLIANCE OF 66 DECIBELS, BUT
06:13:22 FOR THE EAST AND WEST SIDE, WE'RE DEALING WITH OUTDOOR
06:13:26 STORAGE AND A MAINTENANCE BUILDING, AND TO THE WEST, OPEN
06:13:30 SPACE.
06:13:30 THERE IS THE PATHWAY OPEN SPACE AREA OF THE GOLF COURSE.
06:13:37 ADDITIONALLY, THERE'S SOME LOGISTIC COMPONENTS.
06:13:39 AS WE KNOW THAT THIS PICKLEBALL FACILITY IS WITHIN THE FPL
06:13:43 EASEMENT, AND THEY REQUIRE ACCESSIBILITY TO GET THROUGH
06:13:47 THOSE COURTS AND TO MAINTAIN THEIR FACILITIES.
06:13:52 SO ON EACH END, THERE NEEDS TO BE A SPECIALLY DESIGNED GATE
06:13:57 AND FENCING STRUCTURES.
06:13:58 SO ADDING THIS MATERIAL JUST ADDS ANOTHER LEVEL OF
06:14:03 COMPLEXITY TO IT.
06:14:05 BUT LOOKING AT THIS OBJECTIVELY, WE CAN SEE THAT IT'S NOT
06:14:12 NECESSARY.
06:14:12 MOVING TO THE OUTDOOR ENTERTAINMENT, CONDITION 12.E
06:14:18 ORIGINALLY HAD LIVE MUSIC IS PROHIBITED.
06:14:21 BUT WE'RE PROPOSING EXCEPT ON THURSDAYS AND SATURDAYS FROM 5
06:14:24 TO 9 OR WITH THE ISSUANCE OF A SPECIAL EVENT PERMIT FROM THE
06:14:28 VILLAGE.

06:14:29 OUTDOOR SEATING AND THE MUSIC, WHICH I'M GOING TO MOVE TO MY
06:14:35 NEXT SLIDE.
06:14:37 THIS ORANGE DOT IS THE GENERAL LOCATION OF WHERE THE MUSIC
06:14:42 ENTERTAINMENT WILL BE.
06:14:44 IT IS TO BE PROPOSED AS EITHER A SOLO OR A DUET SYSTEM TO
06:14:52 PROVIDE FOR THAT ENTERTAINMENT FOR THOSE THAT ARE OUTSIDE
06:14:56 SEATING OR --
06:15:02 [ENCODER DISCONNECTED]
06:15:05 BEHIND IT, YOU HAVE THE FULL STRUCTURE OF THE RIVER CLUB AND
06:15:11 THE ASPECTS AND THE FACTORS OF HAVING THE PRESERVE AREA
06:15:18 STILL BEING MAINTAINED.
06:15:19 MAINTAINING THE 66 DECIBELS, WE ARE ALSO COMMITTING TO THE
06:15:32 PROPERTY OWNER NOTICES, AND IF NECESSARY THROUGH OBJECTIVE
06:15:38 CRITERIA OF LOOKING AT FURTHER MITIGATING IT IF WE HAVE
06:15:40 CONCERNS.
06:15:41 LOOKING AT -- I JUST WANT TO BRIEFLY STATE, AND IT'S PART OF
06:15:50 THE RECORD WITHIN OUR ANALYSIS FROM THE NOISE CONSULTANTS,
06:15:56 IS THE RESULTS OF THE STUDY FOR THE BACKGROUND AMBIENT NOISE
06:16:02 WAS APPROXIMATELY 47 DECIBELS.
06:16:05 WITH THE MUSIC, IT WAS STILL 47 DECIBELS APPROXIMATELY.

06:16:08 AND THESE MONITORING STATIONS WERE LOCATED ACROSS THE RIVER.
06:16:16 SO WHAT WE FOUND IS WITH JUST AMBIENT BACKGROUND NOISE AND
06:16:22 WITH THE MUSIC, IT'S NEGLIGIBLE.
06:16:24 THERE IS NO DIFFERENCE WITH THAT TYPE OF MUSIC WITH THE
06:16:27 SINGLE INDIVIDUAL OR THE DUET-TYPE MUSIC.

06:16:32 THE LEVEL THAT WAS -- THE VOLUME LEVEL WAS -- BUT IT WAS AT
06:16:37 9, SO WE CAN ASSESS THAT WE FEEL THAT WE ARE STILL IN
06:16:45 COMPLIANCE WITH THE VILLAGE'S NOISE ORDINANCE.
06:16:48 IN CONCLUSION, WE FEEL CONSISTENT WITH THE LAND DEVELOPMENT
06:16:53 CODE REGULATIONS FOR THIS AMENDMENT.
06:16:56 CONSISTENCY WITH THE COMPREHENSIVE PLAN.
06:16:58 WE'RE IN FULL AGREEMENT WITH THE STAFF REPORT AND
06:17:00 RECOMMENDATION BASED ON THE REVISED CONDITION FOR JUST
06:17:04 REQUIRING THE NOISE MATERIAL, ABATEMENT MATERIAL ON THE
06:17:07 NORTH AND SOUTH.
06:17:08 AND WE JUST RESPECTFULLY REQUEST THE RECOMMENDATION OF
06:17:11 APPROVAL FROM THIS BODY TO THE VILLAGE COUNCIL FOR THE
06:17:15 PROPOSED AMENDMENT.
06:17:16 MYSELF HERE, I HAVE GENERAL MANAGER ERIC LONG HERE.
06:17:21 WE HAVE REPRESENTATIVES FROM THE BOARD AND SOME OTHER
06:17:25 COMMUNITY REPRESENTATIVES AS WELL.
06:17:26 BE HAPPY TO ANSWER QUESTIONS.
06:17:29 >>Scotty Wood: QUESTION.
06:17:30 HOW DO YOU PROPOSE TO ENFORCE THE EQUIPMENT RESTRICTIONS?
06:17:35 >>Ken Gallander: THAT'S A VERY GOOD QUESTION.
06:17:39 [LAUGHTER]
06:17:39 I DON'T KNOW IF YOU HAVE EXPERIENCE DOING THIS.
06:17:44 >> YES, SO WE HAVE A DIRECTOR OF TENNIS AND RACKET SPORTS
06:17:49 THAT OVERSEES OUR TOTAL PROGRAM.
06:17:52 AND PRETTY MUCH ANY NEW MEMBER THAT COMES TO THE CLUB, WE

06:17:58 REVIEW THEIR EQUIPMENT AND MAKE SURE THAT IT MEETS THE
06:18:01 STANDARDS THAT WE ALREADY HAVE IN PLACE.
06:18:03 WE ALSO HAVE A PICKLEBALL COMMITTEE THAT ALSO HAS MADE THOSE
06:18:07 RECOMMENDATIONS IN THE PAST.
06:18:09 OBVIOUSLY, WITH NEW TECHNOLOGY, THE PADDLES CHANGE OVER
06:18:13 TIME, AND OBVIOUSLY WE UPDATE OUR GREEN ZONE PADDLES YEAR
06:18:18 OVER YEAR TO MAKE SURE THAT THEY ARE COMPLIANT WITH SOUND
06:18:21 ORDINANCE.
06:18:26 >>Scotty Wood: WHAT DO YOU DO WITH SOMEBODY THAT DOESN'T
06:18:28 COMPLY?
06:18:29 >> WE'LL TAKE AWAY THEIR PADDLES AND MOVE ON.
06:18:31 WE HAVE A VERY COHESIVE COMMUNITY.
06:18:34 OVER 850 ACTIVE PICKLEBALL PLAYERS.
06:18:38 AND REALISTICALLY, IT WOULD BE ONLY MAYBE DURING THE
06:18:41 HOLIDAYS THAT WE'D HAVE SOMEBODY THAT HAS KIDS IN TOWN AND
06:18:45 THEY BOUGHT A PADDLE FROM WALMART OR SOMETHING, BUT OUR

06:18:49 MEMBERS ARE ACTIVE PLAYERS, AND THEY UTILIZE THE FACILITIES
06:18:53 TREMENDOUSLY AND THEY MAKE SURE THAT THEY ARE USING THE
06:18:55 PROPER EQUIPMENT.
06:19:01 >>Scotty Wood: I ASSUME ALL COURT TIMES ARE PRE-RESERVED?
06:19:04 >> YES.
06:19:05 WE DO HAVE A SCHEDULING PROGRAM THAT SCHEDULES THE COURTS
06:19:07 THE ENTIRE DAY, SO WE KNOW WHO IS ON THE COURT AND WHAT TIME
06:19:10 THEY ARE ON.
06:19:13 >> MY QUESTION WAS IT APPEARS THE RESTRICTIONS OR THE

06:19:19 ABILITY TO TAKE SOMEBODY'S EQUIPMENT, I DON'T KNOW, PERSONAL
06:19:21 PROPERTY.
06:19:21 HOW ARE THESE ENTRENCHED IN YOUR BYLAWS?
06:19:24 >> WE HAVE RULES AND REGS, AND BASICALLY AS FAR AS MAKING
06:19:28 SURE THAT THEY ARE COMPLIANT WITH THE USAGE --
06:19:32 >> IN YOUR BYLAWS NOW.
06:19:34 >> YEAH.
06:19:38 >>Barry Jones: THE COURTS ARE GOING TO BE IMMEDIATELY
06:19:40 ADJACENT TO THE LANDING AREA ON THE NEARBY FAIRWAY.
06:19:44 HOW DO YOU COEXIST WITH SOMEBODY STRIKING A GOLF BALL THAT'S
06:19:48 USUALLY SENSITIVE TO SOUND VERSUS SETTING UP A PICKLEBALL
06:19:51 THAT'S GOING TO GIVE A STRIKING SOUND RIGHT NEXT TO THE
06:19:55 PERSON GETTING READY TO HIT.
06:19:56 ARE THEY UNDER THE SAME OWNERSHIP, THE SAME CLUB AND
06:19:59 AGREEMENT?
06:20:01 >> I DIDN'T HEAR THE WHOLE QUESTION, BUT IF WE'RE CONCERNED
06:20:03 ABOUT SOUND COMING FROM THE PICKLEBALL COURTS, WE CURRENTLY
06:20:06 HAVE TEN COURTS THAT ARE CLOSE TO AT LEAST THE GREEN OF ONE
06:20:14 OF THE -- IT'S NOT THE TEE, BUT --
06:20:17 >>Barry Jones: SO IT'S NOT A PROBLEM.
06:20:18 >> YEAH, AND WE HAVE SOUND ABATEMENT ON THOSE.
06:20:20 >>Barry Jones: SAME CLUB OR TWO DIFFERENT OWNERSHIPS?
06:20:23 >> SAME CLUB.
06:20:24 WE ARE A BUNDLED COMMUNITY, SO ALL THE AMENITIES ARE
06:20:25 INCLUDED WITHIN THE COMMUNITY.

06:20:27 >>Barry Jones: THERE IS A MULTIUSE PATH THAT RUNS DOWN THAT
06:20:30 CART.
06:20:31 WHAT IS THE INTENT OF THAT?
06:20:32 IS THAT BEING ELIMINATED AND WHOEVER WAS USING IT, WILL HAVE
06:20:35 TO GO AROUND THROUGH THE GOLF COURSE NOW?
06:20:37 >> THE MULTIUSE PATH WILL STAY, AND IT WILL BE --
06:20:43 >>Barry Jones: THE COURTS ARE BEING BUILT RIGHT ON TOP OF
06:20:45 IT.
06:20:46 HOW CAN IT STAY?
06:20:49 >> IT'S ADJACENT TO THE COURTS.
06:20:50 IT RUNS ALONGSIDE OF IT.
06:20:52 >>Barry Jones: THEN THERE IS A ROAD THAT RUNS THROUGH,

06:20:54 GOOGLE EARTH IMAGE, SO WHAT HAPPENS TO THE ROAD?
06:20:57 DOES IT JUST GET TERMINATED?
06:21:00 >> IT'S AN ACCESS ROAD.
06:21:03 IT'S REALLY A MULTIUSE PATH.
06:21:05 SO THAT ROAD IS STILL CONTINUOUS.
06:21:07 IT'S JUST GOING TO BYPASS THE EIGHT PICKLEBALL COURTS.
06:21:13 >>Barry Jones: THAT'S NOT WHAT THE DRAWING SHOWS.
06:21:15 IT SHOWS A PATH -- THERE ARE TWO PATHS THERE.
06:21:19 THERE'S ONE THAT IS A GOLF CART PATH THAT LOOKS LIKE IT'S
06:21:22 SIX OR EIGHT FEET WIDE.
06:21:24 THEN THERE IS A ROAD THAT LOOKS LIKE 18 TO 20 FEET WIDE.
06:21:27 AND THE ROAD TERMINATES RIGHT INTO THE END OF THE -- END OF
06:21:32 WHERE THE COURTS ARE PROPOSED.

06:21:34 I'M TRYING TO UNDERSTAND HOW THAT'S GOING TO FUNCTION.
06:21:38 WEST END OF THE COURT.
06:21:39 I DON'T KNOW IF YOU HAVE AN AERIAL THAT DOESN'T HAVE SO MUCH
06:21:42 SOUND ABATEMENT STUFF ON IT THAT YOU CAN MAKE SENSE OUT OF
06:21:47 IT.
06:21:48 >> IF WE LOOK, MR. JONES, YOU CAN SEE THIS IS THE MULTIUSE
06:21:51 PATH STARTING HERE.
06:21:53 >>Barry Jones: UM-HUM.
06:21:54 >> AND IT WORKS ITS WAY ALL THE WAY DOWN.
06:21:56 THERE ARE THE RESTROOMS THAT WE WENT THROUGH.
06:21:58 AND THEN RIGHT ALONG ADJACENT TO THE COURTS, THIS PATH
06:22:04 CONTINUES, AND THEN IT CONTINUES ONTO THE MULTIUSE PATH.
06:22:10 >>Barry Jones: OKAY.
06:22:10 SO THE POINT THAT IT CONNECTS TO, IT'S A MUCH WIDER PAVED
06:22:16 SURFACE THAT RIGHT NOW --
06:22:17 >> CORRECT.
06:22:18 >>Barry Jones: -- RUNS THROUGH WHERE THE PROPOSED COURTS
06:22:22 ARE.
06:22:22 ANYBODY THAT WOULD UTILIZE THAT ROADWAY IS NOT GOING TO GO
06:22:25 NORTH ALONG THE MORE NARROWER PATH.
06:22:28 >> WE ALSO HAVE A SIDEWALK AS WELL.
06:22:29 THAT MULTIUSE PATH IS USED BY BIKERS, WALKERS, GOLF CARTS.
06:22:33 WE ALSO HAVE A DOG PARK THERE.
06:22:35 WE HAVE FITNESS STATION.
06:22:37 >>Barry Jones: SO THE GOLF CARTS AND THE WALKERS AND STUFF

06:22:40 ARE NOW GOING TO SHARE A PATH WHERE THEY USED TO NOT TO.
06:22:43 >> THEY ARE USING IT AS WE SPEAK RIGHT NOW.
06:22:46 >>Barry Jones: OKAY.
06:22:47 AND ADDITIONAL STORMWATER, YOU'RE ADDING IMPERVIOUS.
06:22:50 DO YOU HAVE TO DO ANYTHING WITH RESPECT TO STORMWATER?
06:22:54 >>Ken Gallander: CORRECT.
06:22:54 THAT'S ALL GOING TO BE HANDLED UNDER THE DEVELOPMENT ORDER
06:22:57 STAGE, WHICH WE'RE CURRENTLY IN THE SECOND OR THIRD

06:23:01 SUBMITTAL FOR THAT.
06:23:02 WE'RE WAITING ON THIS TO MOVE FORWARD.
06:23:05 >>Barry Jones: THANK YOU.
06:23:05 THAT'S ALL I HAD.
06:23:09 >> IT'S FIRST SUBMITTAL, TECHNICALLY.
06:23:11 RESUBMITTAL.
06:23:14 >> CAN I ASK YOU A QUESTION?
06:23:16 I NOTICED THAT YOUR SOUND ABATEMENT TESTS WERE DONE UP -- IS
06:23:20 IT CALLED THE RIVER CLUB?
06:23:22 WHAT TESTS WERE DONE DOWN ON WILLIAMS ROAD?
06:23:26 >> SAME LEVEL OF TESTING.
06:23:27 >>Jim Wallace: OKAY.
06:23:28 BUT DO WE HAVE THAT HERE?
06:23:30 I DON'T SEE IT ANYWHERE.
06:23:33 >>Ken Gallander: AS PART OF THE PRESENTATION, NO.
06:23:36 WE DON'T HAVE THE CONTOURS.
06:23:38 OUR CONSULTANT DID NOT PROVIDE THOSE.

06:23:41 >>Jim Wallace: THE ONLY REASON I'M ASKING IS IT APPEARS TO
06:23:45 BE, SOUTH SIDE OF WILLIAMS ROAD THERE IS VACANT LAND.
06:23:48 I DON'T KNOW WHO OWNS IT.
06:23:49 I DON'T KNOW WHETHER IT IS THE O'DONNELLS WHO OWN IT OR
06:23:52 WHOEVER.
06:23:52 BUT IT'S VACANT LAND.
06:23:54 DO YOU KNOW HOW IT'S ZONED?
06:23:56 CAN IT BE BUILT ON?
06:23:58 I'M ONLY CONCERNED ABOUT -- OBVIOUSLY, WE HAVE A
06:24:00 RESPONSIBILITY TO THE CITIZENS OF ALL OF ESTERO, AND THE
06:24:03 PROPERTY OWNERS, AND WE WANT TO BE SURE THAT IT DOESN'T
06:24:07 DEPRECIATE THE IMPACT, DOESN'T NEGATIVELY IMPACT THE VALUE
06:24:11 OF THAT LAND ON THE SOUTH SIDE OF WILLIAMS ROAD.
06:24:13 AND I DON'T KNOW WHO OWNS IT AND I DON'T KNOW HOW IT'S
06:24:18 ZONED, BUT WE DON'T WANT TO FIND OUT AFTER THE FACT THAT
06:24:21 IT'S NEGATIVELY IMPACTED THE VALUE OF THE LAND AND YOU DON'T
06:24:26 EITHER.
06:24:26 I MEAN, CERTAINLY THE ESTERO, WE DON'T WANT TO APPROVE IT
06:24:29 AND THEN FIND OUT IT'S HAD A NEGATIVE FINANCIAL IMPACT ON
06:24:32 THE VALUE OF THAT LAND.
06:24:33 DO YOU HAVE ANYTHING ON THAT?
06:24:36 THERE'S NOTHING HERE.
06:24:38 >> SOUTH OF THE PICKLEBALL FACILITY --
06:24:41 >>Jim Wallace: IF WE LOOK RIGHT HERE IN YOUR EXHIBIT, HERE
06:24:43 ARE YOUR COURTS AND LITERALLY RIGHT ACROSS THE ROAD IS

06:24:46 VACANT LAND THAT COULD BE BUILT ON.
06:24:49 SOMEBODY OWNS IT, AND MAYBE BASED ON WHAT IT COULD BE ZONED
06:24:54 FOR, IT HAS A VALUE.
06:24:56 I'M SURE IT'S PROBABLY LOCATED ON WILLIAMS ROAD.

06:24:58 IT'S PROBABLY IN THE MILLIONS.
06:25:00 I DON'T SEE ANYTHING HERE WHERE YOUR EXPERTS HAVE SHOWN WHAT
06:25:07 THE DECIBEL IMPACT IS ON THAT VACANT LAND.
06:25:13 >>Ken Gallander: IF YOU LOOK AT THIS IMAGE HERE --
06:25:16 >>Jim Wallace: THAT'S YOUR RIVER CLUB.
06:25:18 >>Ken Gallander: NO.
06:25:18 THIS IS PICKLEBALL FACILITY.
06:25:20 SO WILLIAMS ROAD --
06:25:25 >>Jim Wallace: WHERE IS WILLIAMS ROAD?
06:25:27 >>Ken Gallander: RIGHT ALONG HERE.
06:25:28 WHERE THIS LITTLE HAND IS.
06:25:35 >>Jim Wallace: THIS IS WILLIAMS ROAD RIGHT HERE?
06:25:37 >> YES.
06:25:45 >> IF YOU LOOK TO THE RIGHT, THAT IS THE GOLF COURSE
06:25:47 MAINTENANCE FACILITY.
06:25:48 THAT IS THE RECTANGLE BOX THERE.
06:25:49 >>Jim Wallace: THIS BUILDING RIGHT HERE?
06:25:51 >> YES.
06:25:52 >>Jim Wallace: THAT'S YOUR GOLF COURSE MAINTENANCE.
06:25:59 >> BASICALLY THE WHITE ARE CURRENT HOMES.
06:26:04 >> EXISTING STRUCTURES.

06:26:06 >> EXISTING STRUCTURES.
06:26:07 >>Jim Wallace: THERE ARE THE EXISTING HOMES.
06:26:09 SO THESE ARE EXISTING HOMES TO THE SOUTH OF WILLIAMS ROAD
06:26:13 AND WE HAVE VACANT LAND HERE.
06:26:17 >>Ken Gallander: RIGHT.
06:26:17 WHICH BASED ON --
06:26:19 >>Jim Wallace: IT APPEARS IF I LOOK AT THIS, THEN MY
06:26:22 CONCERNS ARE VALID THAT IT APPEARS THAT THE SOUND, THERE IS
06:26:25 SIGNIFICANT SOUND TRAVELING TO THAT VACANT LAND.
06:26:30 YOU CAN ARGUE THERE ARE NO HOMES THERE TODAY, BUT IF THE
06:26:34 LAND CAN BE DEVELOPED AND BUILT ON, THEN BUILDING PICKLEBALL
06:26:37 COURTS MIGHT NEGATIVELY IMPACT THE VALUE OF THAT LAND.
06:26:41 >> BASED OFF THE SOUND STUDY, IT SHOWS THAT THE DECIBEL
06:26:45 LEVEL TO THE ADJACENT LAND --
06:26:47 >>Ken Gallander: -- IS LESS THAN 66 DECIBELS, WHICH
06:26:50 COMPLIANT WITH THE VILLAGE ORDINANCE.
06:26:52 >>Jim Wallace: SO YOU'RE SAYING THAT THIS 66 LEVEL DOES NOT
06:26:59 TRAVEL TO THE SOUTH SIDE OF WILLIAMS ROAD?
06:27:02 >>Ken Gallander: WITH THE SOUND ABATEMENT.
06:27:03 >> WE HAVE THE SOUND ABATEMENT.
06:27:06 >>Jim Wallace: I GUESS I EITHER DON'T SEE THAT OR I DON'T
06:27:08 UNDERSTAND THAT.
06:27:09 OKAY.
06:27:10 IT'S NOT CLEAR TO ME WHERE WILLIAMS ROAD IS AND WHERE THE
06:27:14 SOUTH OF WILLIAMS ROAD IS.

06:27:15 >>Ken Gallander: WE WANT YOU TO BE COMFORTABLE WITH WHAT
06:27:20 WE'RE --
06:27:21 >>Jim Wallace: IT'S OUR JOB.
06:27:22 >>Ken Gallander: YEAH.
06:27:23 LOOKING AT THIS IMAGE ON THE SCREEN, THIS OUTSIDE DASHED
06:27:28 BLACK LINE IS 59 DECIBELS.
06:27:31 THAT'S MIDWAY INTO THAT VACANT PIECE OF LAND THAT YOUR
06:27:37 REFERENCING IN THAT BLACK-AND-WHITE IMAGE.
06:27:39 SO THAT IS LESS THAN WHAT THE OBJECTIVE CRITERIA THAT'S
06:27:46 ESTABLISHED IN THE VILLAGE.
06:27:48 >>Jim Wallace: SO YOU'RE SAYING THAT NONE OF THAT SOUND IS
06:27:51 GOING TO TRAVEL TO THE SOUTH SIDE --
06:27:53 >>Ken Gallander: I'M NOT SAYING NONE OF IT, BUT NONE THAT'S
06:27:56 BEYOND THE 66 DECIBELS.
06:27:57 >>Jim Wallace: THAT'S WHAT I'M SAYING.
06:27:58 >>Ken Gallander: YES.
06:27:59 >>Jim Wallace: THANK YOU.
06:28:00 AS LONG AS IT'S ON THE RECORD THAT YOU SAID THAT.
06:28:03 THANK YOU.
06:28:04 >> MR. WALLACE, EXHIBIT 6 HAD THE SOUND STUDY THAT WAS
06:28:09 SUBMITTED, PART OF THE STAFF REPORT, AND THEY HAVE REVIEWED
06:28:14 IT.
06:28:15 >>Jim Wallace: OKAY.
06:28:16 THANK YOU.
06:28:16 >> THAT INCLUDES FOR THE RIVER CLUB AND FOR THE PICKLEBALL.

06:28:19 >>Jim Wallace: THAT'S FINE.
06:28:20 I'M MORE CONCERNED ABOUT PROPERTY YOU DON'T OWN THAN
06:28:23 PROPERTY THAT YOU DO OWN.
06:28:25 >>Mary Gibbs: MAY I ALSO ADD, TOO, THAT THE APPLICANT HAS TO
06:28:28 NOTIFY EVERYBODY WITHIN 750 FEET OF THIS SITE AND THE RIVER
06:28:34 CLUB SITE PER THE ZONING.
06:28:45 >>Scotty Wood: OKAY.
06:28:45 I'LL OPEN THE PUBLIC HEARING.
06:28:54 >>Tammy Duran: RANDY.
06:28:55 THEN ROB.
06:28:56 THEN KURT.
06:29:02 >> THANK YOU.
06:29:02 MY NAME IS RANDY MOTE.
06:29:04 I'M A RESIDENT OF ESTERO RIVER HEIGHTS.
06:29:06 I MAY TELL YOU SOME THINGS THAT YOU ALREADY KNOW.
06:29:11 FOR INSTANCE, SOUND TRAVELS EXTREMELY WELL ACROSS WATER.
06:29:15 FAMILIAR WITH THAT.
06:29:16 SO LOOKING AT GOOGLE EARTH, I SEE THAT THE ORIENTATION OF
06:29:24 THE RIVER CLUB -- CAN I PUT THIS ONE UP?
06:29:30 THE ORIENTATION OF THE RIVER CLUB CREATES AN
06:29:36 AMPHITHEATER-TYPE EFFECT THAT SENDS THE MUSIC WEST AND
06:29:42 SOUTHWEST, STRAIGHT DOWN THE RIVER.

06:29:53 >>Mary Gibbs: THAT'S IN THEIR STAFF REPORT, WHICH THEY HAVE
06:29:55 IN THE PACKET.
06:29:58 >> APPARENTLY PELICAN SOUND HAS BROKEN RULES BEFORE BECAUSE

06:30:05 THEY ARE NOT CURRENTLY ALLOWED TO HAVE OUTDOOR MUSIC;
06:30:10 HOWEVER, FOR THE PAST SEVERAL YEARS, WE'VE HEARD THE RIVER,
06:30:13 THE MUSIC COMING DOWN THE RIVER.
06:30:15 MY WIFE AND I LIVE AROUND THE CORNER, AROUND THE BEND OF THE
06:30:21 RIVER, SO THE MUSIC THAT WE HEAR IS NOT QUITE AS OBTRUSIVE
06:30:26 AS A COUPLE OF THE OTHERS THAT YOU'LL HEAR SPEAK LATER.
06:30:30 ONE DAY, WHILE WE WERE HEARING THIS MUSIC, WE HOPPED IN OUR
06:30:34 BOAT AND WE WENT UP RIVER TOWARDS PELICAN SOUND.
06:30:38 I WAS AMAZED AT HOW LOUD THE MUSIC WAS COMING DOWN THE RIVER
06:30:44 UNTIL WE GOT IMMEDIATELY TO THE RIVER CLUB, RIGHT BY THEIR
06:30:51 PELICAN SOUND DOCK AND BOAT LAUNCH, THE MUSIC, THE SOUND
06:30:58 ALMOST DISSIPATED.
06:30:59 SO IF THEY ARE DOING ANY STUDIES TO THE NORTH OF THE RIVER
06:31:03 OR THE NORTH SIDE OF THE RIVER, IT'S IRRELEVANT BECAUSE THE
06:31:08 SOUND ISN'T GOING THAT DIRECTION.
06:31:10 AS I SAID, THE AMPHITHEATER EFFECT IS SENDING IT STRAIGHT
06:31:14 DOWN THE RIVER.
06:31:15 ANOTHER TIME I WENT TO VISIT KURT, AND THEY DO LIVE ON THE
06:31:21 NOISY SIDE OF THE RIVER, AND WHEN I WENT THROUGH HIS HOUSE
06:31:27 AND ONTO HIS PATIO, I WAS AMAZED AT HOW LOUD THE MUSIC WAS.
06:31:32 WE COULD STILL TALK OVER IT, BUT YOU COULD TELL THAT THE
06:31:36 SINGER NEEDED SOME LESSONS.
06:31:39 AND IT WAS BROUGHT UP A LITTLE BIT, A LITTLE EARLIER, SO
06:31:46 WHAT'S GOING TO HAPPEN TO THEM IF THEY BREAK THE RULES, IF
06:31:50 THE MUSIC IS TOO LOUD OR THEY GO ON PAST 9:00 OR THEY WANT

06:31:54 IT ON A FRIDAY?
06:31:55 WHO IS GOING TO ENFORCE IT?
06:31:59 WHAT ARE THE PENALTIES GOING TO BE?
06:32:00 SO I'D LIKE TO KNOW IF THERE IS A REPORT OF MUSIC DOWN
06:32:10 RIVER, 700 FEET.
06:32:13 THAT'S NOT VERY FAR WHEN IT'S GOING ACROSS WATER.
06:32:19 ALSO, OUR DEVELOPMENT ON THIS FORM IS LISTED AS RSF, BUT --
06:32:33 WELL, IT'S NOT LISTED AS A RESIDENTIAL SINGLE-FAMILY ON THIS
06:32:40 REPORT.
06:32:44 WANT MORE INFORMATION ABOUT HOW THE SOUND LEVELS WERE
06:32:47 STUDIED.
06:32:48 THANK YOU.
06:32:57 >> I WAS GOING TO SAY GOOD AFTERNOON, BUT GOOD EVENING.
06:33:00 ROD GRADY.
06:33:01 I'VE LIVED IN ESTERO RIVER HEIGHTS FOR 24 YEARS, AND I AM
06:33:04 ABSOLUTELY AGAINST ANY KIND OF LIVE MUSIC.
06:33:09 SUPPOSEDLY WHAT THEY HAVE NOW IS MUSIC INSIDE.
06:33:10 IT'S NOT INSIDE.

06:33:11 SUPPOSEDLY IT'S A ONE OR TWO-MAN BAND.
06:33:14 IT MAY BE A ONE OR TWO-MANNED BAND, BUT THEY ARE PROBABLY
06:33:17 MARIACHI BANDS BECAUSE THEY ARE RIDICULOUSLY LOUD.
06:33:21 TO LIVE ON THE ESTERO RIVER, WHICH IS ONE OF ESTERO'S
06:33:23 HIGHLIGHTS OF OUR AREA, IT'S NOT ENJOYABLE DURING MUSIC.
06:33:28 I JUST LEARNED BY ONE OF THE SLIDES THAT PELICAN SOUND HAS
06:33:33 1480 HOMES.

06:33:34 PROBABLY ONLY ONE OR TWO PERCENT OF THOSE HOMES ARE CLOSE TO
06:33:38 THE RIVER.
06:33:39 IF YOU GO ON THE OTHER SIDE OF THE RIVER, BETWEEN THE FIVE
06:33:42 COMMUNITIES, THERE'S PROBABLY FIVE OR SIX HUNDRED HOMES THAT
06:33:45 ARE AFFECTED BY THAT MUSIC.
06:33:47 THE AMPHITHEATER EFFECT IS LIVE AND WELL.
06:33:51 THEY DON'T FOLLOW THE RULES WHEN WE TRY TO COMPLAIN, WHO DO
06:33:55 WE COMPLAIN TO.
06:33:56 PROPERTY MANAGER.
06:33:57 THEY ONLY ANSWER PHONES 9 TO 5.
06:33:59 GUESS WHEN THE MUSIC IS GOING.
06:34:01 NOT BETWEEN 9 AND 5.
06:34:02 THERE IS NO POLICING OF IT.
06:34:05 THEY SELF-MANAGE.
06:34:07 IT'S BEING TAKEN ADVANTAGE OF.
06:34:09 IF YOU APPROVE LIVE MUSIC, IT'S ONLY GOING TO GET WORSE FOR
06:34:12 THE RESIDENTS.
06:34:13 SO FOR THE 500 RESIDENTS THAT THEIR MUSIC AFFECTS EVERY
06:34:17 SINGLE TIME THEY HAVE MUSIC, PLEASE, IF NOTHING ELSE, ROLL
06:34:21 BACK THE CURRENT CODE THAT ALLOWS THEM TO HAVE MUSIC AND
06:34:26 HAVE THEM PUT THE MUSIC IN THE MIDDLE OF THEIR COMMUNITY TO
06:34:29 WHERE IT ONLY AFFECTS THEIR COMMUNITY.
06:34:31 THANK YOU.
06:34:38 >> I'M KURT GUNDER.
06:34:40 I'VE LIVED IN ESTERO RIVER HEIGHTS FOR 32 YEARS ON THE

06:34:44 RIVER, ABOUT 840 FEET, AND I'M RIGHT DOWN THE RIVER JUST
06:34:47 LIKE THE TWO GENTLEMEN JUST SPOKE OF.
06:34:50 SO WHEN YOU LOOK AT THE SOUND PLAN THAT JOHNSON ENGINEERING
06:34:57 OR SOMEBODY DID FOR THEM, THEY ARE SHOWING THE ARROWS GOING
06:35:01 SOUTH AND A LITTLE BIT EAST AND WEST.
06:35:04 I LIVE RIGHT HERE, AND THAT SOUND IS COMING RIGHT DOWN THAT
06:35:08 SMOOTH WATER WITHOUT A PROBLEM.
06:35:12 SO THEIR TESTING BY JOHNSON ENGINEERING, I DON'T KNOW WHERE
06:35:17 THEY PUT THEM, BUT THEY NOTE IT WAS PUT NORTH OF THERE.
06:35:20 NORTH OF THE BUILDING IS HERE.
06:35:22 OR NORTH OF WHERE THEY PUT THE MUSIC IS HERE, WHICH THEY HAD
06:35:28 THESE BUILDINGS THERE.
06:35:29 SO THAT'S BLOCKING THE MUSIC FROM -- NOW, I DON'T HAVE THE
06:35:32 INDICATIONS OF WHERE THEY PUT THEIR SENSORS, BUT IT DID SAY

06:35:35 ON THE NORTH SIDE.
06:35:36 I'D BE HAPPY TO HAVE THEM PUT A SENSOR DOWN ON MY DOCK
06:35:40 BECAUSE IT'S LOUD.
06:35:41 AND THERE'S BEEN TIMES WHERE I'VE BEEN INSIDE MY HOME
06:35:44 WATCHING TV AND I CAN HEAR THE MUSIC, EVEN WITH MY DOOR
06:35:48 SHUT.
06:35:48 NOW, THIS HAS BEEN GOING ON FOR SEVERAL YEARS.
06:35:51 I DON'T KNOW WHEN IT STARTED, BUT IT'S BEEN GOING ON FOR
06:35:54 SEVERAL YEARS, AND THEY WERE DOING IT WHILE THEY WERE
06:35:57 PROHIBITED FROM DOING IT.
06:35:58 AND NOW THEY WANT PERMISSION TO DO IT.

06:36:03 WHAT WILL THEY DO NEXT IF THEY GET PERMISSION TO DO THIS,
06:36:06 WHERE ARE THEY GOING TO STRETCH THE RULES?
06:36:08 BECAUSE THAT'S WHAT THEY SEEM TO DO.
06:36:11 NOW, I UNDERSTAND WHY THEY WANT TO DO IT, BUT I KNOW BY THE
06:36:15 TIME IT'S GETTING TO BE 9:00, THINGS ARE REALLY LOOSENED UP
06:36:20 AND IT GETS LOUDER AND LOUDER INCLUDING THE CROWD.
06:36:23 THE POINT ABOUT THE SOLO OR A DUET, THAT'S A MOOT POINT.
06:36:31 SOMEBODY MENTIONED IT ALREADY.
06:36:32 I'VE BEEN TO SOME OF THESE THINGS, NOT IN PELICAN SOUND, BUT
06:36:37 WITH THE ELECTRONIC TRACKS AND EVERYTHING ELSE, THEY CAN
06:36:40 SOUND LIKE A BIG BAND.
06:36:43 SO SAYING THERE'S ONLY GOING TO BE A SINGLE OR A DUET
06:36:46 DOESN'T REALLY MAKE A DIFFERENCE IN THE SOUND LEVELS.
06:36:49 THERE'S NOTHING MENTIONED ABOUT WHAT THE SOUND LEVEL WAS
06:36:54 WHEN THEY DID THE TESTING.
06:36:58 THEY DIDN'T MENTION WHAT TIME OF DAY THE TESTING WAS DONE
06:37:02 BECAUSE FOR SOMEBODY TO SAY OUR SOUND LEVELS ARE 45 DB AND
06:37:06 WHEN THEY DID THE MUSIC IT WAS NEGLIGIBLE, THAT CAN'T BE IN
06:37:11 THE EVENINGS BECAUSE IT'S HIGHLY -- YOU CAN HIGHLY HEAR IT.
06:37:21 FORGIVE ME FOR NOT HAVING A BETTER WORD TO DESCRIBE THAT.
06:37:25 THEN THERE'S SOMETHING ON PAGE 5 ABOUT EXCESSIVE NOISE
06:37:35 COMPLAINTS.
06:37:35 THEY HAVE ALREADY RECEIVED NOISE COMPLAINTS.
06:37:37 THEY HAVE NOT STOPPED HAVING MUSIC DURING THE SEASON.
06:37:41 THEY HAD IT THIS LAST WINTER, AND SO I DON'T KNOW WHY THEY

06:37:44 ARE STILL DOING IT WHILE THEY ARE PROHIBITED FROM IT.
06:37:48 MY QUESTION TWO WOULD BE, WHAT IS LIVE ENTERTAINMENT?
06:37:57 DOES THAT MEAN THEY CAN HAVE A DEEJAY?
06:38:00 IS THAT LIVE ENTERTAINMENT?
06:38:01 IS IT JUST PLAYING MUSIC FROM OTHER SOURCES?
06:38:04 IS THAT LIVE ENTERTAINMENT?
06:38:05 IT'S BASICALLY OUTSIDE MUSIC THAT'S THE PROBLEM.
06:38:07 WHETHER IT'S LIVE OR NOT, I'M NOT SURE WHY THAT NEEDS TO BE
06:38:12 DISCERNED, BUT IT'S JUST THE OUTDOOR MUSIC SO I GUESS MY
06:38:25 POINT IS, AS A HOMEOWNER THAT'S LIVED THERE 32 YEARS AND IN

06:38:30 THE WINTERTIME WHEN THE WEATHER GETS NICE AND WE CAN OPEN
06:38:33 UP, I'D RATHER NOT HAVE TO LISTEN TO SOMEBODY ELSE'S MUSIC
06:38:37 IF I DON'T WANT TO.
06:38:39 AND I THINK THAT'S OUR RIGHT, JUST AS WELL AS THEY HAVE A
06:38:43 RIGHT TO HAVE MUSIC, IT SHOULDN'T GET INTO MY PROPERTY TO
06:38:47 THE EXTENT THE LOUDNESS THAT IT IS.
06:38:50 I HAVE PERSONALLY CALLED THE SHERIFF'S DEPARTMENT OVER THE
06:38:54 YEARS.
06:38:55 I'VE HELD UP MY PHONE SO THEY CAN HEAR IT, IT'S THAT LOUD.
06:38:58 THAT'S WHAT I HAVE TO SAY ABOUT THAT.
06:39:00 AND I'D APPRECIATE YOUR --
06:39:03 >>Michael Sheeley: HAVE YOU EVER CHECKED THE LEVELS AT YOUR
06:39:06 PLACE WITH A DECIBEL METER?
06:39:09 >> I DON'T HAVE EQUIPMENT LIKE THAT.
06:39:11 >>Barry Jones: THERE ARE EASY APPS THAT YOU CAN PUT ON YOUR

06:39:14 PHONE THAT WILL RECORD DECIBEL LEVELS.
06:39:17 MAYBE HAVE SOMEBODY VIDEOTAPE, TIME, DATE STAMP IT, ANY
06:39:21 DOCUMENTATION THAT YOU CAN PROVIDE.
06:39:23 >> SURE.
06:39:24 >>Barry Jones: IT'S CERTAINLY ADVANTAGEOUS TO THE VILLAGE.
06:39:27 >> BUT AT THE SAME TIME, THE STUDY SHOULD BE ABLE TO DO THE
06:39:30 SAME THING AND THE STUDY SHOULD SAY AT WHAT DBs THEY WERE
06:39:34 PLAYING THE MUSIC WHEN THEY WERE DOING THE STUDY.
06:39:37 >>Barry Jones: WE'LL ASK THE APPLICANT ABOUT THOSE ISSUES.
06:39:40 >> ALSO, FOR IT TO BE 45 DBs AT NIGHT, YOU KNOW, THAT
06:39:45 SEEMS VERY HIGH FOR OUR NEIGHBORHOOD, BECAUSE THAT WAS
06:39:48 STATED THAT IT WAS NEGLIGIBLE ABOVE THE 45 DB.
06:39:53 >>Barry Jones: THE CHALLENGE BECOMES THE VILLAGE HAS AN
06:39:56 ORDINANCE FOR SOUND THAT THEY CAN ENFORCE, BUT THEY ARE
06:40:00 TRYING TO ENFORCE ADDITIONAL RESTRICTIONS UPON PEOPLE, I
06:40:04 DON'T KNOW THAT WE'RE IN A POSITION TO BE ABLE TO DO THAT.
06:40:08 >> RIGHT.
06:40:08 BUT THEY ARE PROHIBITED FROM DOING IT NOW AND THEY HAVE BEEN
06:40:11 DOING IT FOR YEARS.
06:40:11 >>Barry Jones: I EMPATHIZE.
06:40:13 >> THANK YOU.
06:40:14 THANKS, GUYS AND GALS.
06:40:18 >>Michael Sheeley: MARY, HAVE THERE BEEN ANY RECORD OF NOISE
06:40:21 COMPLAINTS TO THE VILLAGE OVER THIS?
06:40:23 >>Mary Gibbs: WE HAVE HAD -- YES, WE'VE HAD NOISE

06:40:27 COMPLAINTS.
06:40:27 THAT'S WHY THEY CAME IN AND TALKED TO US.
06:40:33 BECAUSE I THINK ACTUALLY THE VICE-MAYOR WHO WAS ON THIS
06:40:35 BOARD SUGGESTED THEY COME IN AND TALK TO US BECAUSE HE LIVED
06:40:39 THERE AND THEY HAD NOISE COMPLAINTS AND HE SAID YOU COULD
06:40:42 HEAR THE NOISE.

06:40:43 SO WE WANTED TO TALK TO THEM AND THEY WANTED TO MAKE A
06:40:46 CHANGE TO THE ZONING.
06:40:48 BUT THERE -- THEY HAVE BEEN PLAYING NOISE.
06:40:53 >>Tammy Duran: JENNIFER, DEBRA, AND THEN PEGGY.
06:41:01 >>Mary Gibbs: NOT LATELY, BUT THERE HAVE BEEN COMPLAINTS.
06:41:07 >> HI.
06:41:08 MY NAME IS JENNIFER GUNDER.
06:41:10 I'VE LIVED IN ESTERO AND BEEN A PART OF ESTERO RIVER HEIGHTS
06:41:14 FOR 32 YEARS.
06:41:16 RAISED MY KIDS THERE.
06:41:17 I'VE BEEN A BIG PART OF THIS WHOLE COMMUNITY.
06:41:20 AND I THANK YOU FOR PROTECTING THE RESIDENTS OF ESTERO.
06:41:22 AND THE MUSIC STARTED SEVERAL YEARS AGO, AND WE WOULD CALL
06:41:30 THE POLICE, LIKE WHAT HE SAID, WE WOULD PUT THE PHONE UP AND
06:41:36 LET THEM HEAR IT.
06:41:37 I'M NOT SURE HOW YOU GET THE MESSAGE OUT TO OTHER PEOPLE
06:41:40 BECAUSE SOME OF THE PEOPLE I KNOW WHO WOULD CALL ME AND BE
06:41:42 LIKE, ARE YOU CALLING THE POLICE?
06:41:44 THEY ARE NOT HERE AND I TEXTED THEM AND THEY WERE NOT

06:41:47 INVITED.
06:41:48 I DON'T KNOW THE PROCEDURE OF WHO YOU INVITE TO THESE, BUT
06:41:51 THERE ARE PEOPLE WHO ARE AFFECTED BY THE MUSIC THAT WERE NOT
06:41:54 INVITED TO THIS COUNCIL.
06:41:56 SO ANYWAY, I KNOW PELICAN LANDING IS A RETIREMENT COMMUNITY,
06:42:05 BUT OUR COMMUNITY IS NOT.
06:42:06 AND WHEN IT'S THURSDAY NIGHT AND IT'S 9:00 AND YOU'RE
06:42:10 GETTING YOUR KIDS DINNER AND FINISHING THEIR HOMEWORK AND
06:42:14 TRYING TO GET THEM INTO BED AND YOU CAN HEAR THIS MUSIC.
06:42:17 WHEN THE DOORS ARE SHUT, THE WINDOWS ARE SHUT, IT'S PLAYING
06:42:20 OVER YOUR TV, AND YOU CAN HEAR IT.
06:42:23 AND I KNOW IT'S NOT THEIR FAULT.
06:42:25 IT'S COMING DOWN THE RIVER, AND THE NOISE IS TRAVELING, AND
06:42:29 IT'S GONE ON FOR YEARS.
06:42:31 AND EVEN FROM THE RIVER CLUB WHERE THEY PLAY PICKLEBALL, I
06:42:36 CAN HEAR THE PICKLEBALL ALL DAY LONG.
06:42:39 SO THAT'S HOW MUCH THE NOISE TRAVELS DOWN THE RIVER.
06:42:42 I'M NOT COMPLAINING ABOUT THE PICKLEBALL.
06:42:44 I'M PICKING MY BATTLE HERE, AND THAT'S THE MUSIC.
06:42:47 AGAIN, I JUST FEEL LIKE THERE'S NO RESPECT FOR THEIR
06:42:56 NEIGHBORS.
06:42:57 I RESPECT MY NEIGHBORS, AND I RESPECT THEM, AND ON A
06:43:02 THURSDAY NIGHT TO BE PLAYING LOUD AND IT GETS LOUDER THE
06:43:06 MORE THE NIGHT GOES ON AND THEY ARE PARTYING OR WHATEVER.
06:43:11 IT'S NOT RESPECTFUL, AND I WOULDN'T DO THAT TO MY NEIGHBORS,

06:43:16 AND I DON'T THINK THEY SHOULD BE ABLE TO DO IT TO US.
06:43:20 THAT'S ALL.

06:43:25 >>Scotty Wood: THANK YOU.
06:43:30 >>Tammy Duran: DEBRA?
06:43:34 >> GOOD EVENING.
06:43:36 MY NAME IS DEBRA PATTON.
06:43:38 I LIVE IN HAMMOCK GREENS IN PELICAN SOUND.
06:43:42 I AM JUST HERE AS A RESIDENT TO THANK YOU FOR LISTENING TO
06:43:45 WHAT WE ARE REQUESTING FROM PELICAN SOUND AND TO THANK OUR
06:43:49 BOARD AND OUR MANAGEMENT AND ADMINISTRATION AT PELICAN SOUND
06:43:52 FOR FOLLOWING THROUGH ON SURVEY RESULTS SHOWING WHAT THE
06:43:58 RESIDENTS THERE WOULD LIKE.
06:43:59 WE DO WANT TO BE GOOD NEIGHBORS, OF COURSE, WITH EVERYONE IN
06:44:01 OUR COMMUNITY.
06:44:02 THAT'S IMPORTANT.
06:44:04 BUT PARTICULARLY FOR THE PICKLEBALL, WHICH I AM MORE
06:44:07 INVOLVED IN, THERE ARE SO MANY PEOPLE WHO PLAY PICKLEBALL IN
06:44:12 OUR COMMUNITY AND WITH IT BEING THE NUMBER ONE GROWING SPORT
06:44:15 IN THE COUNTRY RIGHT NOW, WE NEED MORE COURTS IN ORDER TO
06:44:19 KEEP PEOPLE INVOLVED AND TO ALLOW MORE INVOLVEMENT.
06:44:22 SO I'M HERE TO SPEAK BASICALLY ON BEHALF OF THAT AND HOPE
06:44:25 THAT YOU WILL LISTEN TO WHAT THE RESEARCH HAS SHOWN
06:44:28 REGARDING THE SOUND ABATEMENT FOR THE ACTIVITIES THAT WE'RE
06:44:32 ASKING FOR.
06:44:33 THANK YOU.

06:44:38 >>Tammy Duran: PEGGY?
06:44:44 >> HELLO.
06:44:45 MY NAME IS PEGGY NIELSEN.
06:44:46 I AM A SEVEN-YEAR RESIDENT AT PELICAN SOUND.
06:44:50 WE HAVE TO REITERATE JUST ABOUT EVERYTHING THAT DEB HAS
06:44:52 SAID.
06:44:53 WE APPRECIATE THE OPPORTUNITY TO TALK TO YOU, LADIES AND
06:44:56 GENTLEMEN, AND I JUST KIND OF JOTTED DOWN SOME QUICK NOTES.
06:44:59 I REALLY DIDN'T THINK I WOULD HAVE TO TALK TODAY.
06:45:02 I'M VERY INTO PICKLEBALL AND IT HAS BECOME SO POPULAR IN OUR
06:45:06 COMMUNITY.
06:45:07 SO WE REALLY FEEL IT'S NECESSARY TO HAVE MORE COURTS.
06:45:10 WE DON'T HAVE AN ADEQUATE NUMBER OF COURTS.
06:45:12 THEY SAY, WELL, YOU'VE GOT 10.
06:45:14 WELL, WE HAVE 850 SOME PEOPLE THAT WANT TO PLAY PICKLEBALL.
06:45:17 I HAVE TO SAY MOST PROBLEMATIC TIME HAS GOT TO BE JANUARY
06:45:22 THROUGH MARCH.
06:45:23 THE REST OF THE TIME I DON'T THINK THE NOISE OR ANYTHING
06:45:26 ELSE IS REALLY A SERIOUS PROBLEM, BECAUSE WE DON'T REALLY
06:45:31 HAVE THE MUSIC ALL YEAR-ROUND AT THE RIVER CLUB.
06:45:35 AND ACTUALLY, THE LAST COUPLE OF YEARS, THEY HAVE NOT HAD
06:45:38 THE MUSIC OUTDOORS.
06:45:39 THE MUSIC HAS BEEN INDOORS, FACING THE PEOPLE, NOT FACING
06:45:46 OUTSIDE.

06:45:46 I'M NOT QUITE SURE HOW THAT IS DISTURBING THE RESIDENTS.

06:45:50 BUT THAT'S TOO BAD IF IT IS.
06:45:52 AND IT IS ONLY ONE NIGHT A WEEK, AND IT IS OVER AT 9:00.
06:45:57 TRUST ME.
06:45:58 WE'VE ALWAYS WANTED THEM TO GO LONGER THAN 9:00 AND THEY
06:46:01 WON'T.
06:46:02 THEY SHUT EVERYTHING DOWN.
06:46:03 SO I HOPE THAT YOU GUYS WILL GIVE SOME CONSIDERATION TO
06:46:08 ALLOWING US TO EXPAND THE PICKLEBALL PROGRAM, AND ALSO TO
06:46:14 LET US DO SOME MUSIC.
06:46:16 IF WE HAVE TO RATCHET DOWN THE DECIBELS, I'M SURE THAT CAN
06:46:19 BE TAKEN CARE OF AS WELL.
06:46:21 THANK YOU.
06:46:23 >>Scotty Wood: THANK YOU.
06:46:26 >>Tammy Duran: NANCY, JANET, AND THEN BRIAN.
06:46:35 >> GOOD EVENING.
06:46:36 I'M A 20-YEAR-PLUS RESIDENT OF PELICAN SOUND, AND I KNOW I'D
06:46:43 LIKE TO SPEAK TO THE MUSIC.
06:46:45 WE'RE STILL SPRY ENOUGH TO ENJOY IT.
06:46:51 WE HAVE TRIED TO MAKE ARRANGEMENTS SO THAT THE DUO OR THE
06:46:58 SINGLE PERSON, AND I KNOW THEY DO HAVE AMPS AND THEY DO HAVE
06:47:02 OTHER RECORDING THAT THEY PLAY, BUT WE HAVE TAKEN IT INSIDE
06:47:08 THE RIVER CLUB AND AIMING, AS SHE HAS SAID, OUT TO THE POOL
06:47:14 DECK.
06:47:18 I THINK WE ARE AN ACTIVE COMMUNITY, AS EVIDENT WITH ALL OF
06:47:23 THE PICKLEBALL NEEDS THAT WE HAVE.

06:47:26 AND I THINK THAT WE ALL STILL ENJOY THE MUSIC AND THE
06:47:32 DANCING.
06:47:33 I AM VERY SYMPATHETIC TO LISTENING TO THE ESTERO HEIGHTS
06:47:38 PEOPLE.
06:47:40 I UNDERSTAND.
06:47:41 I JUST WISH THAT THERE WAS SOME WAY THAT WE COULD COME TO AN
06:47:45 AGREEMENT TO DO A LITTLE LESS NOISE SO THAT IT WOULDN'T
06:47:51 AFFECT THEM.
06:47:53 I THANK YOU.
06:47:54 I HOPE YOU'LL UNDERSTAND WHERE WE'RE ALL COMING FROM.
06:47:58 THANK YOU.
06:47:59 >>Scotty Wood: THANK YOU.
06:48:06 >> HELLO.
06:48:08 MY NAME IS JANET O'HARA.
06:48:10 I'M A MEMBER OF THE BOARD OF DIRECTORS.
06:48:14 I JUST WANTED TO LET YOU KNOW THAT THE BOARD UNANIMOUSLY
06:48:19 APPROVED BOTH OF THESE CHOICES AFTER A LOT OF WORK AND STUDY
06:48:25 ON THE PART OF ERIC AND TRAVIS AND THE PEOPLE THAT THEY HAD
06:48:30 HIRED TO DO THE STUDIES.
06:48:32 I VERY MUCH CARE ABOUT ESTERO AS A WHOLE COMMUNITY.

06:48:39 AND WHEN I HEAR PEOPLE SAY THAT WE'RE BEING DISRESPECTFUL,
06:48:44 THAT IS VERY TROUBLING BECAUSE PELICAN SOUND WANTS VERY MUCH
06:48:49 TO BE GOOD NEIGHBORS, GOOD RIVER NEIGHBORS, GOOD NEIGHBORS
06:48:52 TO THE REST OF THE VILLAGE.
06:48:57 SO I, LIKE NANCY, I AM HOPING THAT WE CAN WORK THIS OUT,

06:49:04 TRYING VERY HARD, FIRST OF ALL, WITH THE RIVER CLUB AND THE
06:49:10 MUSIC.
06:49:11 I KNOW THAT IN THE PAST -- I HEAR THAT IN THE PAST THIS WAS
06:49:16 A SERIOUS PROBLEM.
06:49:19 SO AS EVERYONE HAS SAID, WE'RE HOPING THAT BY MAKING THE
06:49:24 RIVER CLUB ACTUALLY MORE OF A BUFFER AND WITH THE OTHER
06:49:29 THINGS, CONSTRUCTIVE THINGS WE'RE TRYING TO DO, WE'RE JUST
06:49:31 GOING TO PUSH THE MUSIC THIS DIRECTION AND NOT WHERE IT HAS
06:49:36 BEEN HEARD IN THE PAST.
06:49:38 AS FAR AS THE PICKLEBALL COURTS, YES, WE NEED THEM, AND I DO
06:49:47 THINK THE SOUND ABATEMENT EFFORTS THAT ARE GOING TO BE PUT
06:49:50 IN POLICE, THERE WILL BE NO LIGHTS.
06:49:53 THERE'S A WHOLE LIST OF ITEMS THAT WE HOPE WILL MAKE THIS
06:50:00 NOT AN ISSUE FOR ANYONE ELSE.
06:50:03 SO THANK YOU FOR LISTENING.
06:50:05 I WILL TELL YOU THAT OUR COMMUNITY, I THINK IT WAS ERIC WHO
06:50:09 SAID IT'S A VERY COHESIVE COMMUNITY, WHICH IT IS, AND SO,
06:50:15 OBVIOUSLY, PEOPLE ARE HOPING TO MAKE BOTH OF THESE THINGS
06:50:21 HAPPEN.
06:50:22 AT THE SAME TIME, A LOT OF THE FOLKS IN THIS COMMUNITY ALSO
06:50:25 HAVE FRIENDSHIPS AND RELATIONSHIPS OUTSIDE OF THE COMMUNITY.
06:50:29 ME, TOO.
06:50:30 AND I CERTAINLY WANT TO BE A GOOD ESTERO NEIGHBOR AS DOES
06:50:35 THE BOARD, AS DOES PELICAN SOUND.
06:50:38 THANK YOU.

06:50:41 >>Scotty Wood: THANK YOU.
06:50:42 >>Tammy Duran: BRIAN AND THEN BARBARA.
06:50:47 >> HELLO.
06:50:48 MY NAME IS BRIAN HOOD.
06:50:50 I LIVE IN CRANBROOK HARBOR, CHARING CROSS CIRCLE, WHICH IS
06:50:57 KIND OF MORE DIRECTLY ACROSS THE RIVER FROM THE RIVER CLUB.
06:51:00 I JUST WANTED TO ECHO, NO PUN INTENDED, A LOT OF WHAT'S BEEN
06:51:05 SAID FROM THE FOLKS THAT LIVE A LITTLE FURTHER DOWN THE
06:51:07 RIVER.
06:51:08 I CAN ATTEST COMING HOME ON CERTAIN OCCASIONS UP THE RIVER,
06:51:14 CLOSER TO WHERE THEY ARE, IT'S PRETTY CRAZY HOW LOUD AND HOW
06:51:20 CLEAR IT IS.
06:51:21 MY HOUSE, AS MUCH AS IT WAS DESCRIBED A LITTLE EARLIER, IS
06:51:27 KIND OF ORIENTED DIRECTLY ACROSS AND EVEN TWO LOTS TO THE
06:51:31 EAST.
06:51:34 IN THEORY, WE'RE KIND OF BUFFERED BY THE BUILDINGS

06:51:37 THEMSELVES, THE RIVER CLUB BUILDINGS THEMSELVES.
06:51:40 I WOULDN'T SAY -- LIKE, IT'S ALL THE TIME, BUT LIKE THESE
06:51:49 GUYS SAID OVER THE LAST SEVERAL YEARS, THERE'S BEEN LOTS OF
06:51:52 -- PLENTY OF OCCASIONS THAT, LIKE, WOW, THAT'S REALLY LOUD,
06:52:02 WHEN WE'RE TRYING TO OUTSIDE, WHATEVER ELSE.
06:52:04 WE HAVE LITTLE KIDS, DR. KURT NEXT DOOR AND PATTERSONS HAVE
06:52:09 GROWN UP, BUT WE START THE GOING TO BED PROCESS, I'LL CALL
06:52:14 IT, AT 7.
06:52:15 IT'S A PROBLEM ENOUGH THAT -- AND I DIDN'T REALIZE UNTIL

06:52:21 TONIGHT THAT IT REALLY WASN'T SUPPOSED TO BE HAPPENING AT
06:52:26 ALL.
06:52:27 I THOUGHT ON OCCASIONS, I WONDER IF THERE IS SOMEBODY I CAN
06:52:31 CALL.
06:52:31 JUST ASSUMED PROPERTY MANAGER, AS WAS MENTIONED, PROBABLY A
06:52:36 DEAD END.
06:52:37 I DON'T THINK ANY OF US INTEND TO POOP ON ANYBODY'S PARTY,
06:52:40 BUT AT THE SAME TIME, IT'S A LITTLE MUCH SOMETIMES.
06:52:45 AND I WOULD LIKE TO THINK THE BEST, BUT MAYBE IT GETS WORSE,
06:52:50 LIKE I SAID, NOT REALLY SUPPOSED TO DO IT AT ALL NOW.
06:52:54 WHAT'S THE SAYING MY DAD SAID, GIVE THEM AN INCH.
06:53:01 DON'T WANT IT TO GO TOO FAR.
06:53:03 THAT'S IT.
06:53:04 THANKS.
06:53:05 >>Tammy Duran: BARBARA.
06:53:07 THAT'S ALL THE COMMENTS WE HAVE.
06:53:19 >>Scotty Wood: OKAY.
06:53:20 MARY, CONDITIONS.
06:53:23 ATTACHMENT C ARE THE CONDITIONS.
06:53:26 HAVE THERE BEEN ANY CHANGES SINCE ATTACHMENT C WAS PREPARED?
06:53:31 >>Mary Gibbs: I THINK I WOULD SUGGEST THAT WE HAVE THE
06:53:36 APPLICANT MAYBE ADDRESS SOME OF THESE QUESTIONS THAT HAVE
06:53:39 COME UP TONIGHT BECAUSE THERE ARE A FEW THINGS, THE
06:53:43 QUESTIONS THEY ARE ASKING, YOU KNOW, WAS THERE A REPORT FOR
06:53:49 DOWN RIVER?

06:53:52 IF THERE IS NO POLICING, CAN THEY ONLY CALL THE PROPERTY
06:53:55 OWNERS BETWEEN 9 AND 5?
06:53:57 CAN YOU PUT A SENSOR ON SOMEBODY'S DOCK?
06:54:01 I DON'T KNOW EXACTLY HOW THIS STUDY WAS DONE, BUT WHAT WAS
06:54:03 THE SOUND LEVEL WHEN IT WAS TESTING?
06:54:06 WHAT TIME OF THE DAY?
06:54:07 WHAT'S NEGLIGIBLE?
06:54:08 THERE ARE A LOT OF QUESTIONS THAT THE PUBLIC HAS BROUGHT UP
06:54:10 THAT I THINK SHOULD BE ADDRESSED BY THE APPLICANT EITHER
06:54:15 TONIGHT OR SOMETHING BECAUSE IT FEELS LIKE THERE'S SOME
06:54:17 UNANSWERED QUESTIONS.
06:54:19 I'M A LITTLE BIT CONCERNED THAT THE CONDITIONS WE HAVE ARE

06:54:22 NOT REALLY GOOD ENOUGH AT THIS POINT.
06:54:27 SO I'D JUST LIKE THE APPLICANT MAYBE TO ADDRESS IT UNLESS
06:54:30 YOU ALL HAVE ADDITIONAL QUESTIONS.
06:54:32 >>Anthony Gargano: MAKE A COMMENT?
06:54:37 >>Scotty Wood: YEAH.
06:54:37 >>Anthony Gargano: THERE IS A VERY VALID ISSUE FROM AN
06:54:40 ENGINEERING STANDPOINT WITH REGARD TO SOUND TRAVELING OVER
06:54:44 WATER.
06:54:44 AND SOUND TRAVELING OVER WATER IS LOUDER THAN SOUND
06:54:48 TRAVELING OVER LAND BECAUSE THE SURFACE OF THE WATER ACTS AS
06:54:55 A REFLECTOR AND AMPLIFIES THE LEVEL OF SOUND.
06:54:58 SOME OF THE COMMENTS THAT WE'VE HEARD ARE VERY VALID AND
06:55:08 PERHAPS WE SHOULD HAVE THE APPLICANT DO SOME ADDITIONAL

06:55:11 TESTING.
06:55:13 >>Scotty Wood: I WOULD ASK THE APPLICANT FOR REBUTTAL ON
06:55:16 THIS.
06:55:24 >> ERIC AND I WILL SORT OF TAG TEAM ON THIS ONE.
06:55:27 >>Scotty Wood: THAT'S FINE.
06:55:28 >>Ken Gallander: JUST TO START OUT, I KNOW, AND I DON'T WANT
06:55:31 TO SPEAK -- THE EFFORT IS TO BE GOOD NEIGHBORS AND TO DO
06:55:35 WHAT WE NEED TO DO WORKING WITH THE VILLAGE, WORKING WITH
06:55:39 THE NEIGHBORS TO ENSURE THAT WE ARE ABLE TO ACHIEVE WHAT OUR
06:55:44 RESIDENTS WANT BUT ALSO WORK THROUGH THAT.
06:55:47 BUT WITHIN YOUR PACKET, YOU SHOULD HAVE THE FULL REPORTS AND
06:55:54 THE ANALYSIS THAT WAS CONDUCTED BY JOHNSON ENGINEERING AND
06:55:58 THE SUBCONSULTANT AS WELL THAT LAYS OUT ALL THE OBJECTIVE
06:56:04 CRITERIA AND OBJECTIVE RESULTS OF THAT.
06:56:07 THESE WOULD BE OUR EXHIBIT 3 AND EXHIBIT 6.
06:56:18 AND THE INFORMATION PROVIDED IN THERE, THERE WAS THE
06:56:21 QUESTION ABOUT TIME AND WHERE THOSE LOCATIONS ARE.
06:56:26 AND THERE IS A MAP FROM JOHNSON ENGINEERING.
06:56:31 IT WOULD BE ON EXHIBIT 6 AND THE FIRST ATTACHMENT.
06:56:41 IT SHOWS THE LOCATIONS OF THE NOISE MONITORING STATIONS.
06:56:47 >>Mary Gibbs: LET ME JUST ASK A QUESTION.
06:56:49 THERE'S REAMS OF INFORMATION IN THE PACKETS, BUT THIS ISN'T
06:56:52 ON YOUR PowerPoint.
06:56:53 SO THEY WOULD HAVE TO SIFT THROUGH TO TRY TO FIND IT.
06:56:57 >> WE'LL WAIT.

06:57:03 >> DOES EVERYBODY HAVE WHAT WE'RE TALKING ABOUT?
06:57:10 >> E-3 IN YOUR PACKET.
06:57:14 >> PAGE 10.
06:57:15 9 AND 10.
06:57:29 >>Kristin Jeannin: CAN I COMMENT ON WHAT I'M SEEING ALREADY?
06:57:33 >>Scotty Wood: GO AHEAD.
06:57:33 >>Kristin Jeannin: IT JUST SEEMS CLEAR THAT IT IS THIS ISSUE
06:57:38 WITH WATER AMPLIFYING NOISE AND THESE STUDIES DON'T LOOK

06:57:42 LIKE THEY EVALUATE FAR ENOUGH DOWN RIVER.
06:57:47 >>Ken Gallander: SO THERE ARE TWO AREAS THAT WERE DOWN RIVER
06:57:52 FROM THE RIVER CLUB.
06:57:53 I GUESS THE QUESTION WOULD BE IS HOW FAR IS FAR ENOUGH?
06:57:57 BUT THE OBJECTIVE, OR THE RESULTS OF THE SOUND WITH THE
06:58:06 MUSIC PLAYING DURING THE TIMES, ON THE DATE OF SEPTEMBER
06:58:13 1st AT 6:17, SEPTEMBER 8th AT 1:50 IN THE AFTERNOON, AND
06:58:19 THEN THE REST OF THEM WERE IN THAT MID AFTERNOON TIME FRAME.
06:58:23 THE DECIBEL LEVEL ON AVERAGE WAS 47 DECIBELS.
06:58:31 >> DOWN RIVER.
06:58:32 >>Ken Gallander: DOWN RIVER.
06:58:33 SO HOW DO WE --
06:58:38 >>Scotty Wood: WAIT A MINUTE.
06:58:39 ARE YOU TELLING US THAT AN ACOUSTIC DEVICE WAS PLACED IN THE
06:58:43 RIVER?
06:58:44 >>Ken Gallander: ON THE SHORELINE NEXT TO THE NORTH
06:58:50 SHORELINE OF THE RIVER, YES.

06:58:52 >> JOHNSON ENGINEERING TOOK A BOAT AND WENT DOWN THE RIVER
06:58:56 AND OBVIOUSLY THIS IS ALL CALIBRATED DEVICES, AND TOOK THESE
06:59:01 DEVICES, AND TO BE REDUNDANT, THEY TOOK TWO DEVICES TO MAKE
06:59:05 SURE THAT THE DECIBEL READING WAS PROPER.
06:59:08 WENT DOWN THE RIVER AND CLOSEST TO THE SHORELINE THEY COULD
06:59:12 GO AND THEN THEY DID THE READINGS AT THOSE TRIANGLE POINTS.
06:59:17 >>Scotty Wood: THOSE DECIBEL READINGS ARE THE SAME DECIBELS
06:59:21 THAT YOU MEASURED IN -- ON SURFACE LAND, AM I CORRECT?
06:59:30 >> THE MONITORING STATION --
06:59:32 >>Scotty Wood: SUGGEST THAT THERE IS NO WATER AS DESCRIBED.
06:59:35 IS THAT TRUE?
06:59:37 >> BASED ON THE DATA THAT WE RECEIVED, ESTERO RIVER NORTH
06:59:48 HAD A HIGHER DECIBEL LEVEL THAN DOWN THE RIVER.
06:59:52 TWO DECIBELS APPROXIMATELY.
06:59:58 49 TO 47.
07:00:03 >> AND JUST TO REITERATE, WE HAVE NOT CONDUCTED ANY MUSIC
07:00:10 OUTDOORS SINCE APRIL 2019.
07:00:13 WELL, I'M TELLING YOU, THERE HAS BEEN INDOOR MUSIC WITH THE
07:00:23 DOORS SHUT BUT NO OUTDOOR MUSIC SINCE APRIL OF 2019.
07:00:27 IF THERE'S MUSIC COMING, WE NEED TO FIGURE OUT WHERE THAT'S
07:00:29 COMING FROM, BECAUSE IT'S NOT COMING FROM THE RIVER CLUB.
07:00:32 WELL, IT'S NOT LIVE --
07:00:51 >> [INAUDIBLE]
07:01:07 >>Nancy Stroud: I'M SORRY, WHATEVER IS BEING SPOKEN IS NOT
07:01:10 BEING PICKED UP.

07:01:19 >> [INAUDIBLE]
07:02:05 >> [INAUDIBLE]
07:02:55 >> [INAUDIBLE]
07:03:29 >>Jim Wallace: -- HOW FAR SOUND CAN TRAVEL.

07:03:31 I TOTALLY UNDERSTAND THE ISSUE, AND IT IS A DIFFICULT ISSUE
07:03:35 FOR YOU TO ADDRESS, BUT IN MY OPINION, YOU HAVE TO ADDRESS
07:03:39 IT BEFORE I CAN CERTAINLY APPROVE IT.
07:03:49 >> [INAUDIBLE]
07:03:55 IT SEEMS TO ME ONE OF THE BASIC TENETS OF PROPERTY --
07:04:03 [INAUDIBLE]
07:04:06 QUIET ENJOYMENT -- THE FOLKS THAT SHOWED UP HERE -- AND YOU
07:04:14 HAVE PROPOSED ABATEMENT OF NOISE FROM THE PICKLEBALL, BUT NO
07:04:18 ABATEMENT FROM THE POOL DECK AREA.
07:04:21 IT SEEMS TO ME THAT THERE COULD WELL BE A WAY FOR YOU TO
07:04:26 ABATE THAT AND EVERYBODY IS HAPPY.
07:04:27 BUT I THINK IT WOULD REQUIRE MORE WORK ON YOUR PART TO GET
07:04:31 TO THAT POINT.
07:04:33 PERHAPS MORE MEASUREMENTS AND TALKING WITH AN ACOUSTICAL
07:04:37 ENGINEER AND WORKING OUT SOME PHYSICAL ABATEMENT METHODS
07:04:40 AROUND THAT AREA TO PREVENT THAT SOUND FROM GOING DOWN THE
07:04:45 RIVER, WHICH IS VERY PEACEFUL, QUIET PLACE AND SHOULD REMAIN
07:04:50 SO.
07:04:50 >>Jim Wallace: I THINK, MIKE, ONE OF THE THINGS IT APPEARS
07:04:53 YOU HAVE DONE IS YOU'VE TRIED TO BE GOOD NEIGHBORS.
07:04:55 YOU TOOK IT FROM OUTSIDE TO INSIDE, I UNDERSTAND, TO TRY TO

07:04:59 ABATE THE SOUND, BUT IT SOUNDS LIKE IT'S NOT WORKING.
07:05:04 SO MAYBE SOMEHOW -- I DON'T KNOW WHAT THE SOLUTION IS.
07:05:07 I DON'T PRETEND TO KNOW.
07:05:08 I BELIEVE YOU ARE TRYING TO BE GOOD NEIGHBORS BUT IT APPEARS
07:05:12 IT'S NOT WORKING.
07:05:14 >> AND JUST TO REFERENCE, WE DID SEND LETTERS OUT TO THE
07:05:17 NEIGHBORS ASKING THEM TO COME ON PROPERTY AND VIEW THE
07:05:21 FACILITY.
07:05:21 SINCE WE SENT OUT TWO REFERENCE -- CERTIFIED LETTERS, WE
07:05:27 ONLY HAD ONE RESIDENT FROM ACROSS THE RIVER COME AND VISIT
07:05:31 THE FACILITY.
07:05:32 >>Jim Wallace: BUT FIVE OR SIX SHOWED UP TONIGHT.
07:05:35 THERE'S OBVIOUSLY AN ISSUE.
07:05:40 >>Barry Jones: I HAD A QUESTION ABOUT THE SOUND SURVEY --
07:05:45 [INAUDIBLE] TO ME, THIS DOESN'T PASS THE STRAIGHT-FACE TEST.
07:05:50 THE AVERAGE BACKGROUND SOUND LEVELS ARE SHOWING A HIGHER
07:05:53 DECIBEL THAN AVERAGE SOUND LEVELS -- [INAUDIBLE]
07:05:58 YOU'RE TELLING ME THE MUSIC -- [INAUDIBLE]
07:06:03 >> I UNDERSTAND.
07:06:04 THAT'S THE INFORMATION --
07:06:09 >>Barry Jones: [INAUDIBLE]
07:06:15 >> DATA IS DATA.
07:06:16 YOU'RE LOOKING AT CALIBRATED, YOU LOOK AT THE SHEET, IT DOES
07:06:21 SAY IT'S CALIBRATED.
07:06:22 >>Barry Jones: I UNDERSTAND.

07:06:23 YOU CAN'T TELL ME YOU TURN UP THE MUSIC AND IT CUTS DOWN THE
07:06:27 NOISE.
07:06:27 I'M SORRY.
07:06:29 AN ENGINEER.
07:06:33 [INAUDIBLE]
07:06:37 IN ANY WAY, SHAPE OR FORM.
07:06:41 >>Scotty Wood: ANY OTHER COMMENTS?
07:06:45 >>Kristin Jeannin: [INAUDIBLE]
07:07:03 >>Scotty Wood: THERE IS NO OTHER PUBLIC INPUT, I BELIEVE.
07:07:06 WENT THROUGH ALL THE CARDS.
07:07:10 I'LL CLOSE THE PUBLIC HEARING.
07:07:12 OKAY.
07:07:19 GO AHEAD.
07:07:20 YES.
07:07:20 COME FORWARD.
07:07:33 >> I'M PAUL HAMPTON.
07:07:35 I'M THE FIRST HOUSE ON THE RIVER IN ESTERO RIVER HEIGHTS.
07:07:38 I'VE BEEN THERE FOR EARLY '80s.
07:07:41 A COUPLE OF THINGS TO INTERJECT IS THE ATMOSPHERE HAS A LOT
07:07:46 TO DO WITH THE SOUND.
07:07:47 THE TIDE HAS A LOT TO DO WITH THE SOUND.
07:07:49 WHEN THE ATMOSPHERE IS LOWER, THE SOUND SEEMS TO TRAVEL DOWN
07:07:52 THE RIVER FURTHER.
07:07:53 AT MY HOUSE, IT'S QUIETER AT MY HOUSE THAN KURT GUNDER OR
07:07:58 DOWN THE RIVER.

07:07:59 THE ATMOSPHERE IS LOW, IT TRAVELS DOWN THE RIVER FURTHER.
07:08:04 AND IT DOES TRAVEL.
07:08:05 I CAN HEAR 41 AT NIGHT SOMETIMES IF THE ATMOSPHERE IS LOW, I
07:08:11 CAN HEAR THE TRAFFIC AT 41 FROM MY HOUSE.
07:08:14 THAT IS A LONG WAY.
07:08:16 PEOPLE DON'T TAKE THAT INTO ACCOUNT.
07:08:18 TEST IT HERE AND THERE.
07:08:20 SEVERAL WEEKS FOR VARIATION, LOW TIDE, HIGH TIDE.
07:08:27 TIDE IS LOW, RIVER IS LOWER IN THE RIVER AND YOU HAVE BANKS
07:08:30 THAT ABSORBS A LOT OF SOUND.
07:08:32 WHEN IT'S HIGH TIDE, IT GOES DOWN THE RIVER LIKE A FREIGHT
07:08:35 TRAIN.
07:08:35 PEOPLE NOT TAKING THAT INTO CONSIDERATION.
07:08:40 I'VE BEEN THERE SINCE THE LATE '80s.
07:08:44 I KIND OF KNOW WHAT THE RIVER IS DOING.
07:08:46 THEY NEED TO TAKE THAT INTO CONSIDERATION.
07:08:50 IT DEFINITELY IS AN ISSUE.
07:08:53 WHEN I'VE GOT TO GO IN MY HOUSE AND SHUT THE DOORS AND STILL
07:08:56 HEAR IT, THAT'S NOT RIGHT.
07:08:58 IT'S BEEN GOING ON A COUPLE OF YEARS.
07:09:00 WE CALL THE COPS, WE CALL THE PROPERTY MANAGER, WHATEVER,
07:09:07 AND YOU'RE PARTYING.

07:09:10 ALCOHOL IS INVOLVED.
07:09:13 LATER IN THE NIGHT IT WILL GET LOUDER.
07:09:15 IT'S HARD TO CONTROL A BUNCH OF PEOPLE THAT ARE HAVING A

07:09:20 GOOD TIME.
07:09:21 JUST TAKE IT INTO CONSIDERATION.
07:09:22 YOU HAVE TO MONITOR IT SOMETIME TO REALIZE HOW BAD IT IS,
07:09:26 AND IT'S BAD.
07:09:27 I'VE BEEN THERE FOR A LONG TIME, SO I KIND OF KNOW WHAT GOES
07:09:31 ON ALONG THE RIVER.
07:09:32 >>Scotty Wood: OKAY.
07:09:33 NOW I'LL CLOSE THE PUBLIC HEARING.
07:09:35 ANY COMMENTS FROM THE BOARD MEMBERS?
07:10:06 >>Anthony Gargano: THE APPLICATION --
07:10:09 [ENCODER DISCONNECT]
07:10:14 -- THERE'S A CHANCE THAT THE APPLICANT MAY LOSE ON BOTH.
07:10:20 >>Scotty Wood: ANY OTHER COMMENTS?
07:10:24 >>Jim Wallace: THE APPLICANT CAN CHOOSE TO CONTINUE, CAN
07:10:26 THEY NOT?
07:10:28 >>Scotty Wood: I WAS GOING TO SAY, IT'S KIND OF BOILING DOWN
07:10:31 TO I THINK THERE ARE FOUR POSSIBILITIES.
07:10:35 ONE, WE COULD RECOMMEND APPROVAL AS RECOMMENDED WITH
07:10:40 CONDITIONS, WHICH WOULD INVOLVE RECOMMENDING APPROVAL ON
07:10:44 BOTH PROJECTS.
07:10:47 TWO, WE CAN SPLIT THEM.
07:10:50 THREE, WE CAN RECOMMEND DENIAL.
07:10:52 FOUR, WE CONTINUE.
07:10:55 I'D LIKE TO ASK THE APPLICANT IF THEY ARE AMENABLE TO A
07:11:01 CONTINUANCE AS AN OPTION.

07:11:10 >>Ken Gallander: WE APPRECIATE THE OPPORTUNITY FOR THESE
07:11:14 OPTIONS.
07:11:15 WE DO WANT TO MOVE FORWARD WITH THE PICKLEBALL COMPONENT OF
07:11:19 OUR PETITION, THE APPLICATION, AND WE DO WANT THEN TO TAKE
07:11:23 THAT EFFORT TO WORK WITH THESE FOLKS THAT WE KNOW HAVE THESE
07:11:28 CONCERNS, FIGURE OUT WHERE THIS SOUND, THIS MUSIC IS COMING
07:11:33 FROM, FURTHER DRILL DOWN WITH OUR ENGINEERS, THE ACOUSTICAL
07:11:39 FOLKS TO EVALUATE WHAT'S GOING ON, AND I DON'T KNOW IF WE
07:11:43 CAN CONTINUE THAT COMPONENT AND BRING THAT BACK, BUT WE
07:11:46 WOULD LIKE TO MOVE FORWARD WITH THE PICKLEBALL AND CONTINUE
07:11:51 THE OUTDOOR ENTERTAINMENT ASPECT OF IT.
07:11:55 THANK YOU.
07:11:56 >>Scotty Wood: YOU'RE SAYING IT'S OKAY TO SPLIT, THAT WE
07:11:58 WOULD VOTE ON THE PICKLEBALL AND CONTINUE ON THE MUSIC.
07:12:02 >> YES, SIR.
07:12:04 >>Scotty Wood: HOW ABOUT A MOTION TO THAT EFFECT?
07:12:06 >>Anthony Gargano: I'LL MAKE THAT MOTION.
07:12:08 >> SECOND.

07:12:08 >>Scotty Wood: ANY FURTHER DISCUSSION?
07:12:10 >>Kristin Jeannin: BASICALLY A MOTION TO -- IT'S A MOTION TO
07:12:14 MAKE THE CONDITION TO NOT APPROVE THE SOUND ABATEMENT FOR
07:12:19 THE LIVE MUSIC.
07:12:21 >>Barry Jones: I THINK WE NEED TO ASK NANCY IF YOU CAN SPLIT
07:12:26 THE APPLICATION LIKE THAT.
07:12:28 >>Mary Gibbs: I DIDN'T HEAR WHO MADE THE MOTION AND THE

07:12:30 SECOND.
07:12:32 >>Nancy Stroud: I THINK IT'S PROBABLY BETTER TO CONTINUE,
07:12:35 AND WE'LL TRY TO ENSURE THAT PROCEDURALLY WE CAN DO THAT.
07:12:40 I'M TRYING TO LOOK QUICKLY AT THE RULES, AT THE CODE, BUT I
07:12:47 WOULD HATE TO HAVE A SITUATION WHERE YOU APPROVE THE
07:12:51 PICKLEBALL AND HAD TO DENY THE OTHER AND THEN THEY CAN'T
07:12:55 COME BACK FOR A WHILE, RIGHT?
07:12:57 IT'S PROBABLY BETTER FOR THEM TO CONTINUE.
07:13:01 THE BOARD CAN CONTINUE ON ITS OWN.
07:13:03 THEY DON'T NEED THE APPROVAL OR ACCEPTANCE BY THE APPLICANT
07:13:08 FOR THAT.
07:13:08 PROBABLY BETTER TO CONTINUE AND ENSURE THAT WE HAVE A
07:13:15 PROCEDURE THAT WILL ALLOW THE PICKLEBALL TO GO FORWARD AT
07:13:20 THE NEXT APPROPRIATE TIME AND THE OUTDOOR ENTERTAINMENT TO
07:13:29 BE HANDLED DIFFERENTLY.
07:13:31 IT MIGHT REQUIRE A WITHDRAWAL AND A NEW APPLICATION.
07:13:35 >>Mary Gibbs: I HAVE AN IDEA, BUT I DON'T KNOW IF IT'S
07:13:42 BETTER.
07:13:42 I KNOW THE APPLICANT REALLY WANTS THE PICKLEBALL FOR SEASON
07:13:47 BECAUSE HE'S BEEN WORKING ON THIS FOR QUITE A LONG TIME.
07:13:50 THE PICKLEBALL DOESN'T SEEM TO BE PROBLEMATIC.
07:13:52 SO I WOULD SUGGEST THAT PLANNING AND ZONING COULD RECOMMEND
07:13:56 APPROVAL OF THE PICKLEBALL WITH THE CONDITIONS THAT APPLY TO
07:13:58 THE PICKLEBALL.
07:14:00 IF YOU WANT TO CONTINUE, IT'S AWKWARD, BUT I'VE NEVER REALLY

07:14:04 SEEN -- HAVE TO THINK ABOUT THIS, WE CAN CONTINUE THE
07:14:07 REQUEST ON THE OUTDOOR ENTERTAINMENT SO THEY DON'T HAVE TO
07:14:09 FILE A WHOLE NEW APPLICATION AND GO THROUGH THE PROCESS FROM
07:14:13 SCRATCH.
07:14:13 AND THEN WE'LL TAKE THE PICKLEBALL COMPONENT TO THE COUNCIL
07:14:18 BECAUSE YOU'RE MAKING A RECOMMENDATION.
07:14:20 SO IT'S LITTLE ODD, BUT I THINK IT WILL WORK THAT WAY JUST
07:14:25 BECAUSE I KNOW EVERYTHING IS SO SEASONAL HERE.
07:14:32 >> POINT OF ORDER.
07:14:34 THE MOTION THAT'S ON THE FLOOR THAT I MADE WAS TO MOVE
07:14:39 FORWARD WITH PICKLEBALL AND CONTINUE, NOT DENY, BUT CONTINUE
07:14:44 THE OUTDOOR ENTERTAINMENT.
07:14:46 SO THAT'S THE MOTION THAT'S ON THE FLOOR.
07:14:50 >> RIGHT, AND THE SECOND.

07:14:51 >>Mary Gibbs: WAS THE SECOND MARLENE NARATIL?
07:14:55 OKAY.
07:15:01 >>Jim Wallace: [INAUDIBLE] -- I ALSO HEARD THAT PEOPLE CAN
07:15:09 HEAR PICKLEBALL.
07:15:11 SO I'M NOT CONFIDENT THAT THE SOUND ISSUE OF EITHER HAS
07:15:16 REALLY BEEN RESOLVED.
07:15:18 IT'S LIKE ONE IS A REALLY BAD PROBLEM ON THURSDAY AND
07:15:21 SATURDAY NIGHT, AND THEN EVERY OTHER DAY OF THE WEEK, I HEAR
07:15:25 PICKLEBALL.
07:15:28 SO I DON'T KNOW HOW WE TURN IT OVER TO STAFF, MAYBE, TO
07:15:34 ENSURE THAT FURTHER SOUND ABATEMENT FOR PICKLEBALL IS

07:15:39 INCORPORATED INTO APPROVAL.
07:15:43 I SAID, WELL, I HEAR THIS PICKLEBALL, BUT I REALLY HEAR THE
07:15:46 MUSIC, AND WE'RE GOING TO APPROVE THE PICKLEBALL.
07:15:49 I'M NOT SURE THAT WE'RE DOING JUSTICE TO THE PEOPLE ACROSS
07:15:51 THE RIVER.
07:15:52 >>Michael Sheeley: JIM, WE ARE APPROVING THE PICKLEBALL WITH
07:15:55 ABATEMENT.
07:15:58 >>Jim Wallace: WITH WHAT KIND OF ABATEMENT?
07:16:06 WITH ABATEMENT, I GUESS IT'S A CONFIDENCE LEVEL THAT WHEN
07:16:09 SOMEBODY SAYS THAT THE DECIBEL LEVEL IS LOWER WHEN THE MUSIC
07:16:14 IS ON, I'M WITH BARRY THAT I DON'T HAVE A LOT OF CONFIDENCE
07:16:18 IN THE TECHNOLOGY OR THE RESEARCH THAT HAS BEEN PROVIDED TO
07:16:22 US.
07:16:22 BUT WHEN I HEAR FIVE OR SIX RESIDENTS SAY, I STILL HEAR THE
07:16:27 PICKLEBALL, THEN WE NEED CLARIFICATION.
07:16:33 >>Mary Gibbs: MAY I SAY SOMETHING ON THE PICKLEBALL THAT
07:16:37 THEY WERE TALKING ABOUT WAS THE DIFFERENT PICKLEBALL.
07:16:41 >>Jim Wallace: WE'RE TALKING ABOUT THE PICKLEBALL ON
07:16:43 WILLIAMS ROAD.
07:16:44 >>Mary Gibbs: NO.
07:16:45 IT WAS THE OTHER EXISTING PICKLEBALL BY THE RIVER CLUB.
07:16:53 >> THAT IS NOT ON THE AGENDA.
07:16:54 >>Jim Wallace: BUT THE PEOPLE WHO LIVE ON THE RIVER ARE
07:16:58 COMPLAINING ABOUT SAYING THEY HEAR THE EXISTING PICKLEBALL,
07:17:01 IS THAT RIGHT?

07:17:01 >>Mary Gibbs: YES.
07:17:02 >>Jim Wallace: THAT'S NOT WHAT WE'RE LOOKING AT.
07:17:04 >>Mary Gibbs: THAT'S NOT WHAT WE'RE LOOKING AT TONIGHT.
07:17:06 >>Jim Wallace: EVEN IF IT'S AN ISSUE, WE CAN'T MAKE --
07:17:10 >> IF IT'S TERRIBLE, WE CAN DO NOTHING ABOUT IT.
07:17:12 >>Jim Wallace: YOU CAN'T EVEN ADD IT AS A CONDITION TO
07:17:16 GETTING APPROVAL ON THE OTHER PICKLEBALL.
07:17:18 OKAY.
07:17:23 >> IT'S TECHNICALLY AN UNRELATED SUBJECT.
07:17:25 IT'S NOT PART OF THE APPLICATION.

07:17:30 THE QUESTION IS NANCY, WE JUST LOST OUR SCREENS AGAIN.
07:17:39 THE PROPOSAL THAT BOARD MEMBER GARGANO MADE, WHICH WAS TO
07:17:48 RECOMMEND APPROVAL OF THE PICKLEBALL WITH THE CONDITIONS
07:17:51 WHICH INCLUDE SOUND ABATEMENT AND THEN TO CONTINUE THE
07:17:57 PORTION OF THE APPLICATION RELATING TO THE MUSIC.
07:18:04 DO YOU HAVE ANY LEGAL CONCERNS ABOUT ANY ACTION ON THAT
07:18:08 BASIS AS I'VE DESCRIBED IT?
07:18:12 >>Nancy Stroud: THERE'S ONE APPLICATION HERE.
07:18:17 AND YOU ARE EFFECTIVELY MAKING THIS TWO APPLICATIONS.
07:18:23 I THINK YOU SHOULD DEFER IT UNTIL AT LEAST THE NEXT MEETING,
07:18:29 WHICH IS ONLY, WHAT, TWO WEEKS FROM NOW, SO WE CAN ENSURE
07:18:33 THE APPLICANT THAT IT IS NOT GOING TO LOSE ANY RIGHTS BY
07:18:40 HAVING THIS PROCEDURE, WHICH IS VERY UNUSUAL, GO FORWARD ON
07:18:48 ONE APPLICATION.
07:18:54 >>Scotty Wood: YOU'RE BASICALLY SAYING THAT THE WATERS ARE

07:18:56 MUDDY, AND WE NEED TO --
07:18:58 >>Nancy Stroud: I AM.
07:18:59 I DON'T FEEL COMFORTABLE.
07:19:02 IF WE CAN WAIT FOR TWO WEEKS AND MAKE SURE WE DO IT
07:19:04 CORRECTLY, THEN IT PROTECTS THE APPLICANT AND EVERYONE
07:19:07 INVOLVED.
07:19:08 AND I DON'T THINK WE LOSE THAT MUCH TIME.
07:19:11 >>Barry Jones: WHAT IS THE NOTICING PERIOD REQUIRED IF THEY
07:19:13 WANTED TO COME BACK WITH A SINGLE APPLICATION JUST FOR THE
07:19:16 PICKLEBALL?
07:19:17 WOULD IT HAVE TO BE A SEPARATE APPLICATION OR COULD THEY
07:19:20 SPLIT THIS INTO A TWO PART?
07:19:25 >>Mary Gibbs: I THINK THAT'S WHAT NANCY IS SAYING, WE NEED
07:19:27 TO FIGURE OUT HOW TO DO THIS.
07:19:30 SO IF IT CONTINUES FOR TWO WEEKS, WE CAN FIGURE OUT
07:19:33 PROCEDURALLY HOW WE CAN DO IT, CAN WE SEVER THE APPLICATION
07:19:37 AND HAVE HALF OF IT GO FORWARD AND THE OTHER HALF.
07:19:40 >>Barry Jones: I THINK IT'S IMPORTANT THAT THE APPLICANT
07:19:43 UNDERSTAND THAT WE'RE DOING THIS IN AN ABUNDANCE OF CAUTION
07:19:45 TO YOU, THAT IT DOESN'T END UP GETTING THROWN OUT AFTER
07:19:48 HAVING GONE THROUGH ALL THIS.
07:19:50 THAT'S WHY I RAISED THE QUESTION.
07:19:51 I DON'T WANT YOU TO START ALL OVER AGAIN.
07:19:53 >>Ken Gallander: ABSOLUTELY.
07:19:54 WE UNDERSTAND THE NUANCE.

07:19:56 >>Barry Jones: WE'RE NOT TRYING TO DELAY YOU OR SHUT YOU
07:19:58 DOWN IN PICKLEBALL.
07:19:59 WE'RE TRYING TO MAKE SURE WHATEVER WE DO IS CONSISTENT WITH
07:20:02 OUR LAWS.
07:20:02 >>Ken Gallander: YES, SIR.
07:20:03 AND WE'RE WANTING TO WORK WITH THE NEIGHBORS AND STAFF TO

07:20:06 FIGURE OUT HOW WE CAN GET TO OUR GOAL.
07:20:09 >>Barry Jones: I MAKE A MOTION THAT WE CONTINUE THIS UNTIL
07:20:12 WE CAN GET CLARIFICATION ON WHETHER THE APPLICANT --
07:20:16 >>Scotty Wood: WE HAVE A MOTION ON THE FLOOR, WHICH WE HAVE
07:20:18 TO VOTE ON.
07:20:20 >>Nancy Stroud: UNLESS THE MOTION IS WITHDRAWN.
07:20:24 >>Scotty Wood: YOU CAN WITHDRAW THE MOTION.
07:20:27 >>Anthony Gargano: I DON'T HAVE A MICROPHONE, BUT I WILL
07:20:29 WITHDRAW THE MOTION.
07:20:32 >>Scotty Wood: WILL YOU WITHDRAW YOUR SECOND?
07:20:37 >>Marlene Naratil: I WILL SECOND.
07:20:38 >>Mary Gibbs: THE MOTION IS WITHDRAWN.
07:20:39 >>Scotty Wood: WE NO LONGER HAVE A MOTION ON THE TABLE,
07:20:42 MARY.
07:20:46 >>Barry Jones: MAKE A MOTION TO CONTINUE THIS UNTIL WE CAN
07:20:48 DEFINE THE CLARIFICATION BETWEEN THE PICKLEBALL AND THE
07:20:51 SOUND AND HOW THEY CAN BE ADDRESSED SEPARATELY.
07:20:55 >>James Tatooles: I'LL SECOND THAT.
07:20:56 >>Scotty Wood: OKAY.

07:20:57 ANY OTHER DISCUSSION?
07:21:00 >>Mary Gibbs: MAY I ASK A QUESTION OF NANCY.
07:21:02 SHOULD WE SAY TWO WEEKS TO HAVE A TIME CERTAIN?
07:21:06 >>Scotty Wood: YEAH, IS THAT OKAY.
07:21:08 >>Nancy Stroud: TIME CERTAIN I THINK IS THE INTENT.
07:21:10 >>Mary Gibbs: OKAY.
07:21:11 SO TWO WEEKS.
07:21:12 >>Scotty Wood: TIME CERTAIN, TWO WEEKS.
07:21:14 PLEASE CALL THE ROLL.
07:21:17 >>Anthony Gargano: YES.
07:21:19 >>Kristin Jeannin: YES.
07:21:21 >>Barry Jones: YES.
07:21:22 >>Marlene Naratil: YES.
07:21:23 >>Michael Sheeley: YES.
07:21:24 >>James Tatooles: YES.
07:21:26 >>Jim Wallace: YES.
07:21:27 >>Scotty Wood: YES.
07:21:29 THANK YOU, EVERYONE.
07:21:36 WE'RE NOT HALFWAY THROUGH THE AGENDA YET.
07:21:39 OKAY.
07:24:57 THE NEXT ITEM ZONING AMENDMENT, COCONUT TRACE, PARCELS C AND
07:25:08 D.
07:25:09 FIRST OF ALL, THIS IS A ZONING AMENDMENT.
07:25:15 GOT TO WAIT FOR JIM TO GET BACK.
07:25:19 I'M JUST WAITING ON JIM, MARY.

07:26:31 OKAY.
07:26:53 FIRST OF ALL, I WANT TO JUST ASK FOR ANY EX PARTE

07:27:02 COMMUNICATIONS ON THIS ITEM.
07:27:04 >> NO.
07:27:05 >> NO.
07:27:05 >>Scotty Wood: ANY CONFLICTS?
07:27:07 >> NO.
07:27:07 >> NO.
07:27:08 >> NO.
07:27:08 >>Scotty Wood: OKAY.
07:27:09 MARY, ANYTHING IN THE WRITTEN RECORD?
07:27:15 >>Mary Gibbs: NO.
07:27:16 >>Scotty Wood: GO AHEAD AND INTRODUCE IT.
07:27:17 >>Mary Gibbs: WE DO NEED TO SWEAR IN ONE OF THE PROJECT
07:27:20 ARCHITECT WHO WAS LATE ARRIVING.
07:27:24 AND HE APOLOGIZES PROFUSELY.
07:27:30 IS NANCY HERE?
07:27:31 >>Nancy Stroud: I'M HERE.
07:27:32 YES.
07:27:33 DO YOU SWEAR THAT THE TESTIMONY THAT YOU WILL GIVE TONIGHT
07:27:37 IS THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?
07:27:40 THANK YOU.
07:27:42 >>Mary Gibbs: SO I WILL BE SUPER BRIEF.
07:27:45 THIS IS A PRETTY SIMPLE REQUEST.
07:27:47 IT IS THE COCONUT TRACE PROPERTY.

07:27:50 IT'S ACROSS FROM COCONUT POINT MALL ON LYDEN DRIVE.
07:27:55 IT'S ABOUT THREE AND A HALF ACRES.
07:27:57 IT WAS THE PROPERTY OWNED BY NCH.
07:28:00 THEY HAVE SOLD IT, AND IT IS PROPOSED TO BE A REAL ESTATE
07:28:05 SALES CENTER FOR LONDON BAY, WHICH IS DEVELOPING PROPERTY AT
07:28:10 THE END OF COCONUT ROAD AND BONITA SPRINGS.
07:28:14 AND THE APPLICANT IS PROPOSING A CHANGE TO A ZONING
07:28:20 CONDITION THAT WAS IN THE OLD LEE COUNTY RESOLUTION THAT
07:28:22 LIMITED REAL ESTATE SALES.
07:28:24 SO THEY NEED TO AMEND THE ZONING TO APPROVE THE REAL ESTATE
07:28:28 SALES FOR OFF-SITE BASICALLY.
07:28:30 WE ARE RECOMMENDING APPROVAL WITH CONDITIONS.
07:28:34 THE ONLY THING WE WANTED TO BRING TO THE BOARD'S ATTENTION
07:28:38 IS THAT THERE IS A SUPPLEMENTAL PATTERN BOOK FOR THIS
07:28:42 PROPERTY.
07:28:42 AND THE ARCHITECTURE IN THE AREA IS KIND OF AN ECLECTIC MIX
07:28:46 OF DIFFERENT TYPES OF ARCHITECTURE.
07:28:47 WE THINK THE ARCHITECTURE FOR THIS PROJECT LOOKS REALLY
07:28:50 NICE.
07:28:51 THE ONLY THING WE WANTED TO BRING TO THE BOARD'S ATTENTION
07:28:54 IS THAT SOMETIMES YOU BRING UP, IS THERE ENOUGH CONTRAST IN
07:28:56 THE COLORS?
07:28:58 WE'VE ASKED THE ARCHITECT TO TALK ABOUT THE COLORS.
07:29:00 THEY'VE GOT, I THINK, THREE DIFFERENT SHADES.

07:29:02 AND JUST WANT TO MAKE SURE THAT YOU'RE COMFORTABLE THAT THEY

07:29:04 HAVE ENOUGH CONTRAST IN THE COLOR SELECTION OF THE COLOR
07:29:10 PALETTE.
07:29:12 ALSO, THERE IS ONE OTHER THING I WANTED TO BRING UP.
07:29:15 WE HAVE A CONDITION, CONDITION 4, THAT RELATED TO
07:29:19 CONSTRUCTION OF THIS ROAD, CERISE DRIVE, WHICH IS ON THE
07:29:25 SOUTH END OF THIS PROPERTY.
07:29:26 WE LOOKED AT IT AGAIN, I THINK CERISE DRIVE IS REALLY ON THE
07:29:30 LEE HEALTH PROPERTY THAT WAS RECENTLY SOLD TO ANOTHER
07:29:34 DEVELOPER.
07:29:34 SO WE HAD PUT IN A CONDITION ABOUT CONSTRUCTING A CUL-DE-SAC
07:29:38 AT THE END OF LYDEN DRIVE, AND WE'VE REVISITED THAT, AND
07:29:41 WHAT OUR PUBLIC WORKS STAFF IS RECOMMENDING IS THAT WE HAVE
07:29:46 SOME LANGUAGE THAT SAYS THE APPLICANT WILL PLACE BARRICADES
07:29:50 ON LYDEN DRIVE SOUTH OF THE PROPERTY ENTRANCE TO ALLOW A
07:29:54 TURNAROUND SUBJECT TO PUBLIC WORKS APPROVAL.
07:29:58 SO THAT WILL BE A SUBSTITUTE FOR CONDITION 4.
07:30:03 OTHER THAN THAT, I HAVE NOTHING ELSE UNLESS YOU HAVE
07:30:06 QUESTIONS.
07:30:08 >>Barry Jones: HOW DID THE CODE CHANGE TO REDEFINE THE
07:30:11 IMPERVIOUS LOT COVERAGE?
07:30:13 >>Mary Gibbs: WELL, THAT'S A GOOD QUESTION, AND I'M GLAD YOU
07:30:16 BROUGHT THAT UP, BECAUSE WE'RE FIXING THAT.
07:30:19 WHEN WE DID THE LAND DEVELOPMENT CODE, SOMEHOW THE LOT
07:30:24 COVERAGE DEFINITION CHANGED.
07:30:26 WE COULDN'T FIGURE OUT, WHEN WE WENT BACK, WHEN SOME

07:30:29 ENGINEERS TOLD US WHAT WE HAD WAS VERY PROBLEMATIC BECAUSE
07:30:32 IT COUNTS ALL IMPERVIOUS AND NOT JUST THE BUILDING
07:30:36 STRUCTURES THEMSELVES, WE WENT BACK AND LOOKED.
07:30:38 WE ASKED THE CONSULTANT, BECAUSE WE DIDN'T RECOMMEND THAT I
07:30:42 CAN TELL YOU.
07:30:43 WE ASKED THE CONSULTANTS AND THEY SAID, WELL, WE DON'T
07:30:45 REMEMBER WHO SAID IT, BUT SOMEWHERE ALONG THE LINE IT
07:30:48 CHANGED.
07:30:48 I HAVE ACTUALLY DRAFTED AN AMENDMENT TO THE CODE, WHICH WILL
07:30:53 BE COMING TO YOU AT YOUR NEXT MEETING IN TWO WEEKS TO CHANGE
07:30:56 THE DEFINITION BACK BECAUSE IT'S CREATED A LOT OF PROBLEMS
07:30:59 FOR PEOPLE.
07:31:00 SO WE'RE GOING TO CHANGE IT BACK TO WHAT WAS IN THE EXISTING
07:31:04 CODE, WHICH IS THE BUILDING STRUCTURES.
07:31:07 >>Barry Jones: THE WAIVER ON THE TIS, IF IT ONLY ALLOWED
07:31:12 PREVIOUSLY ONLY ALLOWED FOR SALES -- BUT NOT ALLOW SALES
07:31:18 ELSEWHERE, WILL PEOPLE BE TRAVERSING BACK AND FORTH BETWEEN
07:31:22 THE SALES OFFICE AND THE PROPERTY THAT WOULD INCREASE THE
07:31:25 TRAFFIC?
07:31:25 >>Mary Gibbs: THERE ARE OTHER USES ALLOWED IN THE ZONING

07:31:28 RESOLUTION.
07:31:29 SO THERE WERE QUITE A FEW USES ALLOWED FOR THIS PROPERTY AND
07:31:32 THESE PARCELS.
07:31:33 SO THERE WAS A LOT OF RETAIL-TYPE USES, OFFICE USES.
07:31:37 THERE'S A POTPOURRI OF TYPE OF USES.

07:31:40 SO THE REAL ESTATE SALES WAS JUST ONE USE, AND IT HAD A
07:31:43 LIMIT THAT IT HAD TO BE FOR THAT DEVELOPMENT.
07:31:45 OVERALL, THE TRAFFIC IS NOT GOING TO INCREASE BECAUSE OF
07:31:48 THIS AMENDMENT, AND THAT'S WHY I GRANTED THE WAIVER.
07:31:51 >>Barry Jones: OKAY.
07:31:52 THANK YOU.
07:31:53 >>Scotty Wood: ANYONE ELSE?
07:31:57 >>Mary Gibbs: THE FIRST SPEAKER WILL BE JOSEPHINE.
07:32:15 >> GOOD EVENING.
07:32:17 I'M JOSEPHINE MEDINA WITH RVI PLANNING AND LANDSCAPE
07:32:21 ARCHITECTURE.
07:32:22 I KNOW IT'S BEEN A LONG NIGHT OR EVENING.
07:32:25 MARY DID SUCH A GREAT JOB THAT WE'RE JUST GOING TO GO AHEAD
07:32:29 AND ASK MARK TO GO AHEAD AND TALK ABOUT THE COLOR PATTERN.
07:32:37 >>Mark Mclean: I'M MARK MCLEAN, MHK ARCHITECTURE AND
07:32:40 PLANNING.
07:32:41 AS MARY LAID THE PROJECT OUT, THE LOCATION THERE ACROSS FROM
07:32:45 COCONUT POINT MALL, THE LOT RIGHT ON U.S. 41, AND I'LL JUST
07:32:51 KIND OF MOVE RIGHT INTO THE ARCHITECTURAL PATTERN BOOK
07:32:55 ITSELF.
07:32:55 I THINK WE'VE DESIGNED A VERY GOOD BUILDING IN KEEPING WITH
07:33:00 THE ARCHITECTURAL STYLE FOR THE VILLAGE OF ESTERO, BUT
07:33:03 MARRYING A LOT OF THE ECLECTIC ARCHITECTURE IN THAT PLACE,
07:33:07 IN THAT REGION TOGETHER WITH A BUILDING WE CAN BE PROUD OF.
07:33:11 SO AS STAFF WAS REVIEWING THIS AND WE WERE TALKING TO STAFF,

07:33:14 WE CAME UP WITH A GOOD SOLUTION TO A FEW ARCHITECTURAL
07:33:17 ISSUES THEY HAD AS WE DEVELOPED THIS AND WE CAME UP WITH THE
07:33:20 BUILDING THAT WE'RE PRESENTING IN FRONT OF YOU TODAY.
07:33:22 THE ORIGINAL PALETTE THAT I BROUGHT WITH THIS BUILDING AND
07:33:30 MY STYLE WAS A LITTLE MONOCHROMATIC.
07:33:32 I COMMEND STAFF FOR CONTINUING TO STAY AFTER ME AND MY
07:33:38 MONOCHROMATIC PATTERN.
07:33:39 SO WHAT I DID WITH THIS, I BROUGHT IN OUR SHERWIN WILLIAMS
07:33:42 CONSULTANT AND HAD SHERWIN WILLIAMS COME IN AND HELP ME WITH
07:33:45 MY ORIGINAL COLOR PALETTE TO CREATE THAT CONTRAST WITHOUT
07:33:48 MOVING OFF OF THE COLOR PALETTE.
07:33:50 MY ORIGINAL COLOR PALETTE WAS BUILT AROUND THE GRECIAN
07:33:57 IVORY, WHICH IS THE SECOND COLOR IN THE INSET TOWERS.
07:33:57 WE HAVE THE OUTER TOWERS ON THE BUILDING.
07:34:00 WE HAVE THE OUTER TOWERS ON THE BUILDING THAT CREATE
07:34:03 BALCONIES.

07:34:04 THE INNER TOWERS AND THEN THE CORNER TOWERS.
07:34:07 THAT'S THE THREE CONTRASTING COLORS, AND WE BUILT EVERYTHING
07:34:10 ON THE GRECIAN BEING THE INSET COLOR.
07:34:13 GRECIAN IVORY WAS THE INSET COLOR.
07:34:16 WE WANTED TO HIGHLIGHT THE CORNERS, AND THIS IS ONE OF THE
07:34:19 AREAS I FLIPPED BECAUSE I HAD THE HIGHLIGHTED COLORS IN AND
07:34:21 IT WAS KIND OF SITTING IN THE SHADOWS.
07:34:22 WE MOVED THAT OUT TO THE CORNERS TO HIGHLIGHT THE CORNERS
07:34:25 AND THEN LITERALLY PICKED A MEDITERRANEAN BLUE.

07:34:28 THE COLOR IS MEDITERRANEAN BLUE FOR THE ACCENT PIECES.
07:34:31 ANYTHING THAT'S ALUMINUM THAT'S IN AN AWNING OR AN EYEBROW
07:34:35 WILL BE THE MEDITERRANEAN BLUE, AND THAT IS ACTUALLY IN THE
07:34:39 ACTUAL COLOR SHEET AND THE COLOR PALETTE.
07:34:41 SO WE'RE GOING TO BE COMING WITH FOUR COLORS ON THE
07:34:44 BUILDING.
07:34:45 THERE ARE THREE PRIMARY FOR THE BUILDING.
07:34:47 THERE IS THE DRIED EDAMAME FOR THE OUTER TOWERS, THE GRECIAN
07:34:52 IVORY FOR THE SHADOW AREAS, AND THE PURE WHITE FOR THE FRONT
07:34:54 AREAS.
07:34:57 NOW, WE FEEL THE GRECIAN IVORY IS GOING TO GET A LITTLE MORE
07:34:57 CONTRASTING THAN EVEN IN THIS IMAGE BECAUSE IT'S SET IN A
07:34:59 SHADOW LINE.
07:35:00 IT'S ALMOST GOING TO LOOK LIKE A SHADOW WHITE WITH THE
07:35:03 MEDITERRANEAN FOR THE METAL AND ALUMINUM TRIM, KEEPING THE
07:35:06 BRONZE IN THE WINDOWS.
07:35:08 WE THINK THAT WILL CREATE A GREAT CONTRAST, AND THEN MOVING
07:35:11 FORWARD WITH THE BARRELED ROOF TILE THAT WE HAVE PRESENTED
07:35:14 IN THE SLIDE HERE.
07:35:15 SO WITH THAT, THAT'S OUR PRESENTATION THIS EVENING.
07:35:19 WE'RE HOPING THAT YOU GUYS ARE OKAY WITH THE CONTRAST IN THE
07:35:23 COLORS, AND WE WOULD LOVE YOUR APPROVAL TO MOVE FORWARD.
07:35:26 WE'RE AVAILABLE FOR QUESTIONS.
07:35:29 >>Scotty Wood: MARY, QUESTION.
07:35:30 WHAT IS PREDOMINANTLY WHITE OR GRAY IN THE LDC?

07:35:41 >>Mary Gibbs: I THINK THE LANGUAGE IN THE CODE JUST SAYS YOU
07:35:43 CANNOT HAVE A PREDOMINANTLY WHITE OR PREDOMINANTLY GRAY
07:35:47 BUILDING.
07:35:48 SO IN THIS CASE, IT DOESN'T HAVE A PERCENTAGE, BUT IT SAYS
07:35:52 PREDOMINANTLY.
07:35:52 IN THIS CASE, I THINK THEY MIXED IN LIKE THE WHITES WITH THE
07:35:57 BEIGES. SO I DIDN'T SEE THAT AS AN ISSUE.
07:36:00 I JUST WANTED TO MAKE SURE IF YOU ALL WERE COMFORTABLE WITH
07:36:02 THE CONTRAST, BECAUSE I KNOW YOU BROUGHT THAT UP A FEW
07:36:05 TIMES.
07:36:09 >>Michael Sheeley: I WOULD LIKE IT COMPLIMENT THE ARCHITECT.
07:36:11 I THINK YOU'VE DONE A GOOD JOB OF TRYING TO MAKE IT WORK,

07:36:16 AND WE DO LIKE ALL OF YOUR PREVIOUS MONOCHROMATIC WORK, AND
07:36:20 YOUR BUILDINGS HAVE A REPUTATION FOR THAT.
07:36:22 YOU HAVE VERY WELL-DESIGNED BUILDINGS, AND THEY ALL TEND TO
07:36:26 HAVE A LOOK OF SOFTNESS TO THEM.
07:36:29 I THINK YOU CONTINUED IT HERE.
07:36:30 SO I THINK IT'S A VERY GOOD DECISION -- VERY GOOD DECISIONS
07:36:35 YOU'VE MADE IN THE COLOR PALETTE.
07:36:37 >>Scotty Wood: ANYONE ELSE?
07:36:40 >>Jim Wallace: I AGREE TOTALLY WITH MIKE.
07:36:42 >>Marlene Naratil: VERY ATTRACTIVE AND GIVES A LITTLE OOMPH.
07:36:48 >>Scotty Wood: I'LL ASK FOR A MOTION TO RECOMMEND APPROVAL
07:36:51 TO THE VILLAGE COUNCIL WITH THE CONDITIONS AND WITH THE
07:36:57 AMENDMENT TO CONDITION 4 HAVING TO DO WITH THE CUL-DE-SAC.

07:37:02 >>Barry Jones: CAN I ASK A QUESTION REAL QUICK?
07:37:05 ARE THERE ANY SPECIAL EVENT ALLOWANCES FOR THIS PROPERTY OR
07:37:12 DO THEY HOLD SPECIAL EVENTS OR WOULD YOU PLAN ON HOLDING
07:37:14 THEM THERE?
07:37:16 >>Mary Gibbs: ANYBODY CAN ASK FOR A SPECIAL EVENTS PERMIT.
07:37:20 I THINK THAT YOU COULD HAVE 12 OR 14 A YEAR.
07:37:25 >>Barry Jones: THERE'S NOTHING IN THIS APPLICATION THAT
07:37:27 SUPERSEDES THAT STANDARD CODE.
07:37:29 >>Mary Gibbs: NO, NO.
07:37:31 >>Barry Jones: THANK YOU.
07:37:31 >>Mary Gibbs: MAY I MAKE ONE CLARIFICATION, THOUGH?
07:37:34 ON THE CONDITIONS, I NEED TO AMEND CONDITION 2, WHICH IS THE
07:37:37 PATTERN BOOK, BECAUSE WE HAD SOME LANGUAGE THAT THE COLOR
07:37:40 PALETTE NEEDED TO BE REFINED BEFORE THE COUNCIL HEARING.
07:37:42 BUT YOU ALL ARE COMFORTABLE WITH THE COLOR PALETTE, SO WE'LL
07:37:46 JUST STRIKE THAT LANGUAGE.
07:37:47 AND THEN WE'LL PUT IN THE NEW CONDITION 4.
07:37:52 >> I MAKE A MOTION WITH THOSE CONDITIONS.
07:37:55 >>Nancy Stroud: EXCUSE ME, DID YOU OPEN THE PUBLIC HEARING?
07:37:57 MAYBE THERE'S NO PUBLIC THERE.
07:37:58 >>Scotty Wood: SORRY ABOUT THAT.
07:38:00 NANCY, IT'S GETTING LATE.
07:38:05 I WILL OPEN THE PUBLIC HEARING.
07:38:06 DO WE HAVE ANY CARDS.
07:38:07 >>Tammy Duran: WE DO NOT.

07:38:08 >>Scotty Wood: WE HAVE NO CARDS.
07:38:09 LAST CHANCE FOR A PUBLIC HEARING.
07:38:12 I'LL CLOSE THE PUBLIC HEARING.
07:38:13 THANK YOU, NANCY.
07:38:15 >>Nancy Stroud: THANK YOU.
07:38:15 >>Scotty Wood: PROCEED WITH A MOTION.
07:38:17 MIKE MADE THE MOTION TO DELETE CONDITION 2 AND CONDITION 4
07:38:24 AS AMENDED, REVISE IT.

07:38:28 I'M SORRY.
07:38:28 AND A SECOND.
07:38:33 MARLENE SECONDS.
07:38:34 ANY FURTHER DISCUSSION?
07:38:35 PLEASE CALL THE ROLL.
07:38:39 >>Anthony Gargano: YES.
07:38:42 >>Kristin Jeannin: YES.
07:38:43 >>Barry Jones: YES.
07:38:45 >>Marlene Naratil: YES.
07:38:47 >>Michael Sheeley: YES.
07:38:48 >>James Tatooles: YES.
07:38:50 >>Jim Wallace: YES.
07:38:51 >>Scotty Wood: YES.
07:38:52 THANK YOU.
07:38:55 OKAY.
07:40:17 WE ARE THROUGH THE ZONING AMENDMENTS.
07:40:19 NOW WE HAVE A DEVELOPMENT ORDER FOR THE ISLAND HIGH-RISE AT

07:40:24 THE WEST BAY CLUB.
07:40:26 FIRST OF ALL, I THINK THERE ARE SOME PEOPLE HERE WHO HAVE
07:40:29 NOT BEEN SWORN IN.
07:40:31 SO, NANCY, WOULD YOU PLEASE SWEAR IN THOSE WHO HAVE NOT BEEN
07:40:36 SWORN IN?
07:40:37 PLEASE STAND THOSE OF YOU WHO ARE GOING TO BE SWORN IN.
07:40:40 OKAY.
07:40:40 GO AHEAD, NANCY.
07:40:41 NANCY, ARE YOU THERE?
07:40:55 >>Nancy Stroud: I'M HERE.
07:40:56 EXCUSE ME.
07:40:57 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU ARE ABOUT
07:41:02 TO GIVE WILL BE THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT
07:41:05 THE TRUTH?
07:41:06 THANK YOU.
07:41:10 >>Scotty Wood: OKAY.
07:41:11 ANY EX PARTE COMMUNICATIONS?
07:41:13 >> NO.
07:41:14 >>Scotty Wood: ANY CONFLICTS?
07:41:15 >> NO.
07:41:16 >> NO.
07:41:17 >>Scotty Wood: WHAT ABOUT THE WRITTEN RECORD?
07:41:19 >>Mary Gibbs: NO E-COMMENTS.
07:41:21 >>Scotty Wood: OKAY.
07:41:22 GO AHEAD.

07:41:22 >>Mary Gibbs: SO THIS IS THE ISLAND HIGH RISE AT WEST BAY
07:41:28 CLUB.
07:41:29 YOU PROBABLY HAVE IT MEMORIZED BY NOW.
07:41:31 THE LAST TIME YOU SAW IT, IT WAS A PUBLIC INFORMATION

07:41:35 MEETING ON MAY 10, AND TONIGHT THE APPLICANT IS JUST GOING
07:41:38 TO QUICKLY RUN THROUGH SOME OF THE CHANGES THAT THEY'VE MADE
07:41:42 PURSUANT TO SOME OF YOUR COMMENTS AT THAT PUBLIC INFORMATION
07:41:45 MEETING.
07:41:46 DANA HUME FROM JOHNSON ENGINEERING WILL START IT OFF.
07:41:54 >>Dana Hume: GOOD EVENING.
07:41:55 THANK YOU, MARY.
07:41:55 COUNCIL, GOOD EVENING, AND THANK YOU FOR YOUR SERVICE TO THE
07:41:59 COMMUNITY.
07:42:00 DANA HUME WITH JOHNSON ENGINEERING, FOR THE RECORD.
07:42:03 WE KNOW IT'S BEEN A LONG NIGHT FOR YOU GUYS, SO WE'LL TRY
07:42:07 AND GET THROUGH THIS ALSO PRETTY QUICKLY.
07:42:09 YOU'VE SEEN THIS BEFORE.
07:42:12 THE APPLICANT IS WEST BAY HILL, LLC.
07:42:16 JOHNSON ENGINEERING IS REPRESENTING THEM FROM THE
07:42:17 ENGINEERING, PLANNING, AND ENVIRONMENTAL SIDE.
07:42:20 AND GARCIA STROMBERG IS THE ARCHITECTS OF RECORD.
07:42:23 SO WHAT WE'RE GOING TO DO TONIGHT IS WE'RE GOING TO REVIEW
07:42:27 SOME OF THE QUESTIONS THAT WERE DEVELOPED AT THE PUBLIC
07:42:31 MEETING.
07:42:33 THEN WE'RE GOING TO REVIEW THE ARCHITECTURAL ELEVATIONS THAT

07:42:35 WERE SUBMITTED AS PART OF THE DEVELOPMENT ORDER.
07:42:39 WE ALSO HAVE THE CIVIL PLANS, THE LANDSCAPE PLANS, LIGHTING,
07:42:43 AND ENHANCED LANDSCAPING.
07:42:45 I'M NOT PLANNING ON GOING THROUGH THOSE PAGE BY PAGE
07:42:48 BECAUSE, AGAIN, YOU GUYS HAVE SEEN IT SO MANY TIMES.
07:42:50 BUT IF YOU DO HAVE ANY QUESTIONS, PLEASE FEEL FREE TO ASK
07:42:55 THEM AND THEN WE CAN PULL UP THOSE PAGES.
07:42:57 SO THE QUESTIONS THAT CAME ABOUT FROM THE LAST HEARING, AND
07:43:00 WE WENT THROUGH THE RECORD FROM THE HEARING, AND SO THESE
07:43:04 WERE THE FIVE QUESTIONS THAT WE COULD PULL OUT OF THAT
07:43:09 TRANSCRIPT.
07:43:11 THE FIRST ONE WAS ASSOCIATED WITH THE WATER FEATURE.
07:43:19 WAS IT GOING TO HAVE A WATER FALL?
07:43:22 SO IT'S A FOCUS.
07:43:22 IT'S GOING TO HAVE A ZERO LINE POOL LINE ON IT.
07:43:26 IT WILL HAVE SOME LIGHTING COMING OUT OF THE POOL UP ONTO
07:43:29 THE SIGN, BUT NO SPOTLIGHTS OR ANYTHING LIKE THAT.
07:43:33 ANOTHER QUESTION WAS THE LIGHTING ON THE ARRIVAL DECK GOING
07:43:40 UP TO THE PORTE-COCHERE AREA.
07:43:44 SO THE WALL WILL HAVE SCONCES SHINING LIGHT FROM THAT WALL
07:43:51 ONTO THE ROADWAY, PROVIDING LIGHT.
07:43:52 WE'LL HAVE STANDARD LIGHT POLES THAT MEET ALL OF THE VILLAGE
07:43:58 REQUIREMENTS FOR LIGHTING ASSOCIATED WITH THE PARKING GARAGE
07:44:02 AND ACCESS TO THE PARKING GARAGE.
07:44:05 THE NEXT ONE WAS, WILL THERE BE ANY EXCESSIVE LIGHT COMING

07:44:10 FROM THE PROPOSED STRUCTURE?
07:44:11 THE STRUCTURE, AS YOU ALL HAVE SEEN, IS ON AN ISLAND.
07:44:17 WE'RE WELL OVER 400 FEET AWAY FROM THE CLOSEST RESIDENCE
07:44:20 WITH A SOLID MANGROVE, ENVIRONMENTALLY SENSITIVE WETLAND
07:44:26 AREA IN BETWEEN THE TOWER AND THE CLOSEST RESIDENCE.
07:44:29 SO IT WILL DEFINITELY BLOCK A LOT OF LIGHT AND ANYTHING ELSE
07:44:34 THAT'S GOING ON.
07:44:36 THE NEXT QUESTION WAS ON THE TEST BORINGS AND INDEPENDENT
07:44:40 GEOTECHNICAL REPORT THAT WAS PROVIDED TO VILLAGE STAFF FOR
07:44:45 THEIR REVIEW AS PART OF THE DEVELOPMENT ORDER, AND STAFF HAS
07:44:51 READ THAT, I'M SURE.
07:44:52 AND THEN THE LAST QUESTION WAS ON THE NON-REFLECTIVE GLASS,
07:44:59 AND WILL THE RESIDENTS EXPERIENCE ANY GLARE.
07:45:04 AND I KNOW THAT ROGER WITH GARCIA STROMBERG ADDRESSED THAT
07:45:08 AT THE LAST HEARING.
07:45:10 AND HE CAN CERTAINLY DISCUSS IT SOME MORE TONIGHT IF YOU
07:45:14 NEED TO.
07:45:18 >>Jim Wallace: HOW DO YOU DEFINE MEANINGFUL GLARE?
07:45:23 >>Dana Hume: I'M GOING TO LET THE ARCHITECT DEFINE THAT.
07:45:31 >> FOLLOWED UP WITH RESEARCH WITH THE GLASS MANUFACTURERS.
07:45:34 THERE IS ACTUALLY A GLASS -- PROPERTY OF THE GLASS CALLED
07:45:39 REFLECTIVITY OR SOMETHING, I BELIEVE IT IS.
07:45:41 IT'S BEEN CLARIFIED IN OUR CONDITIONS THAT THE GLASS HAS TO
07:45:44 HAVE A REFLECTIVITY BELOW 20% THAT WE GOT FROM THE GLASS
07:45:50 MANUFACTURER WHAT THEY CONSIDER REFLECTIVE VERSUS

07:45:52 NON-REFLECTIVE GLASS.
07:45:54 IT HAS BEEN DEFINED AND CLARIFICATIONS OF THE COMMENTS.
07:45:57 >>Jim Wallace: THAT'S ALL I NEED TO KNOW.
07:46:00 THERE IS SOME DEFINITION SOMEWHERE.
07:46:03 >>Dana Hume: SOME ENGINEER HAD TO CREATE SOMETHING.
07:46:06 >>Barry Jones: HOW IS THE STORMWATER HANDLED HERE?
07:46:09 >>Dana Hume: SO THE STORMWATER IS BEING HANDLED THROUGH
07:46:12 STORM CHAMBERS THAT ARE GOING TO BE UNDERNEATH THE TOWER,
07:46:15 AND THEN WE HAVE TWO CHAMBERS ON THE OUTSIDE THAT WILL PICK
07:46:19 UP THE GREEN AREAS, AND THEN WE'LL OBVIOUSLY HAVE OUR
07:46:22 CONTROL STRUCTURE COMING OUT OF --
07:46:25 >>Barry Jones: YOU DO HAVE A DISCHARGE.
07:46:26 IT'S NOT A ZERO DISCHARGE SYSTEM.
07:46:29 >>Dana Hume: IT'S CONTAINED.
07:46:30 IT'S CONTROLLED.
07:46:30 WE'RE ATTENUATING, THE WHOLE THING.
07:46:33 >>Barry Jones: -- THE WORK ON THE SOIL?
07:46:37 >>Dana Hume: YES, SIR.
07:46:37 SO WITH THAT, I'M GOING TO PASS ON THE CIVIL AND ALL THE
07:46:42 OTHER PLAN SETS.
07:46:43 I'M GOING TO LET ROGER GO THROUGH THE ARCHITECTURE REAL
07:46:47 QUICK WITH YOU AGAIN.

07:46:48 AFTER I ANSWER MR. WOOD'S QUESTION.
07:46:53 >>Scotty Wood: I UNDERSTAND THAT THERE ARE SOME ISSUES
07:46:56 INVOLVED AS WELL AS GOPHER TORTOISES.

07:46:59 AND YOU'RE WORKING THROUGH WITH SOUTH FLORIDA WATER
07:47:03 MANAGEMENT AND FWC, CORRECT?
07:47:06 >>Dana Hume: YES.
07:47:07 >>Scotty Wood: I WANT THE BOARD TO UNDERSTAND THAT IS
07:47:09 EXISTING.
07:47:10 >>Dana Hume: SO WHEN WE INITIALLY DID OUR PROTECTIVE SPECIES
07:47:13 SURVEY, THERE WERE THREE BURROWS OUT THERE.
07:47:16 THE LAST TIME WE WERE OUT THERE, THEY WERE COMPLETELY
07:47:20 UNDERWATER AND HAD COLLAPSED.
07:47:21 SO WE ARE COORDINATING WITH FWC TO SEE WHAT THEY WANT US TO
07:47:26 DO.
07:47:29 AND THE LAST COMMENT, IF I REMEMBER CORRECTLY, OR THE LAST
07:47:32 E-MAIL THAT I READ, WAS WE THINK WE'RE GOING TO HAVE YOU
07:47:35 JUST WITHDRAW YOUR PERMIT SINCE THE BURROWS ARE COLLAPSED.
07:47:42 WE'LL GET FINAL WORD FROM THEM, FORWARD THAT ON TO THE WATER
07:47:47 MANAGEMENT DISTRICT, AND THEN THAT WILL BE BEHIND THIS.
07:47:54 >>Marlene Naratil: I HAD A QUESTION ABOUT THE SOIL, WHERE
07:47:56 THE BUILDING IS GOING TO BE PLACED.
07:47:59 YOU DID TEST BORINGS ON THAT?
07:48:01 >>Dana Hume: YES, MA'AM.
07:48:02 >>Marlene Naratil: IS IT MOSTLY IMPERVIOUS SOIL THAT THIS
07:48:05 WILL BE SITTING ON OR IS IT SANDY OR WHAT EXACTLY?
07:48:10 BECAUSE I CAN'T TELL BY LOOKING AT IT.
07:48:14 >> SO THE SOIL BORINGS WENT DOWN, THEY WERE AT VARIOUS
07:48:18 LENGTHS, BUT THE DEEPEST ONES WENT DOWN AROUND 150 FEET

07:48:21 DOWN.
07:48:22 SO WE HAD TO TEST THE WHOLE THING FOR STRUCTURAL
07:48:27 CAPABILITIES OF HOLDING UP THE BUILDING.
07:48:31 WE'RE GOING TO HAVE TO, ONCE WE CLEAR THE SITE, WE'LL HAVE
07:48:34 TO BRING IN FILL SO WE GET IT UP TO OUR BASE ELEVATION.
07:48:38 AND THEN UNDERNEATH THE GARAGE WHERE WE'RE HAVING OUR STORM
07:48:43 CHAMBERS, WE'RE HAVING TWO FEET OF GRAVEL FOR EVERYTHING TO
07:48:48 PERC AND PERC THROUGH THE MATERIAL UNDERNEATH IT, AND THEN
07:48:53 ALSO DISCHARGE ONCE IT'S BUILT UP AND ATTENUATED LONG
07:48:58 ENOUGH.
07:48:58 SO THE FACILITY, THE BUILDING WILL NOT BE ON THE GROUND.
07:49:04 IT WILL BE ELEVATED.
07:49:05 IT WILL HAVE A DECK.
07:49:06 IT WILL HAVE A STRUCTURAL PARKING DECK.
07:49:08 SO EVEN AS YOU COME IN AND YOU PARK IN THE PARKING GARAGE,
07:49:14 IT WILL BE SUPPORTED BY BEAMS AND EVERYTHING ELSE ASSOCIATED
07:49:18 WITH THAT.
07:49:19 ROGER CAN OBVIOUSLY TALK MORE INTELLIGENTLY ABOUT THAT,

07:49:22 BECAUSE THAT'S INTERNAL IN THE BUILDING.
07:49:25 >>Scotty Wood: HOW FAR DOWN BELOW THE SURFACE ARE THE
07:49:28 FOOTINGS OF THE BUILDING?
07:49:31 >> SO, ROGER, I DON'T KNOW IF YOU WANT TO --
07:49:37 >> IT WILL BE ON PILES.
07:49:38 THE BUILDING WILL BE SUPPORTED ON PILES.
07:49:40 >> HOW FAR DOWN TO THE PILES GO?

07:49:43 >> THE GEOTECH RECOMMENDATION MIGHT BE 60 FEET.
07:49:46 WHATEVER THE GEOTECH RECOMMENDED.
07:49:48 IT'S IN THE REPORT.
07:49:49 OUR STRUCTURAL ENGINEER WILL FOLLOW THE GEOTECHNICAL
07:49:52 RECOMMENDATIONS, BASED ON THE STUDY --
07:49:57 >> -- JIM, YOU'RE OKAY WITH THAT, BECAUSE YOU REVIEWED IT,
07:50:02 RIGHT?
07:50:03 >> CORRECT.
07:50:04 >> OKAY.
07:50:04 THANK YOU.
07:50:04 >>Barry Jones: DANA, ONE LAST QUESTION.
07:50:07 ONE OF THE PROBLEMS THAT WE'RE HAVING IN ESTERO IS CELL
07:50:09 PHONE COVERAGE AND WE GOT SOMEBODY ELSE IN WITH A TOWER.
07:50:13 WAS THERE ANY CONSIDERATION AT ALL AS FAR AS BEING ABLE TO
07:50:16 LEASE OUT SPACE FOR ANTENNAS ON THE TOP OF THIS BUILDING TO
07:50:19 ELIMINATE THE NEED FOR TOWERS IN THE COMMUNITY?
07:50:22 I MEAN, I KNOW IT'S NOTHING THAT WE CAN MAKE YOU DO.
07:50:31 SO THERE IS A NEED IN THE COMMUNITY FOR IT.
07:50:36 SOMEWHAT SITUATED I THINK IN THE ZONE WHERE THEY WERE
07:50:39 LOOKING.
07:50:39 >>Dana Hume: PROBABLY A DEAD ZONE.
07:50:41 I KNOW THAT ONE OF THE FIRE DEPARTMENT QUESTIONS WAS THAT WE
07:50:43 HAVE TO MAKE SURE THAT WE GET A REPEATER AND ALL OF THAT
07:50:47 KIND OF STUFF, WHICH WE'RE DOING.
07:50:49 AS FAR AS CELL PHONE TOWER ANTENNAS, THAT WOULD BE SOMETHING

07:50:53 BETWEEN THE DEVELOPER AND A CELL PROVIDER, IF THEY WANTED TO
07:50:59 APPROACH THEM AND WORK SOMETHING OUT WITH THEM.
07:51:02 TO DATE, TO MY KNOWLEDGE, THEY HAVE NOT BEEN APPROACHED BY
07:51:07 ANYBODY.
07:51:13 I FIGURED I WOULD HAVE HEARD ABOUT THAT IF SOMEBODY HAD
07:51:16 APPROACHED THEM ON THAT.
07:51:19 >>Barry Jones: THANK YOU FOR ENTERTAINING THE QUESTION.
07:51:20 >>Dana Hume: ABSOLUTELY.
07:51:21 WITH THAT I'LL TURN IT OVER TO ROGER TO QUICKLY GO THROUGH
07:51:24 THE ARCHITECTURE ONE MORE TIME WITH YOU.
07:51:26 >> HI.
07:51:27 I'M ROGER WITH THE ARCHITECT, GARCIA STROMBERG.
07:51:31 I THINK INTRODUCED, WE'LL SHOW THE CHANGES TO THE BUILDING,
07:51:35 BUT THERE REALLY HAVEN'T BEEN ANY SIGNIFICANT CHANGES SINCE

07:51:37 WE SAW IT LAST TIME.
07:51:38 THERE IS THE SITE PLAN, IF YOU REMEMBER, YOU ARRIVE, IF YOU
07:51:43 REMEMBER, YOU ARRIVE UP ONTO THIS LANDSCAPED ARRIVAL DECK
07:51:47 AND THEN THE RESIDENTIAL TOWER GOES ABOVE THAT.
07:51:50 THIS IS THE SAME RENDERING WE HAD BEFORE BECAUSE THE
07:51:56 BUILDING IS STILL THE SAME.
07:51:57 WHAT WE'VE BEEN DOING WITH STAFF IS SUPPLEMENTING WITH
07:52:00 ADDITIONAL DETAILS, MORE DETAILED ELEVATIONS AND SOME
07:52:03 SECTION DRAWINGS TO SHOW HOW THE DETAILS ARE MADE AND SOME
07:52:06 MORE DIMENSION AND TO GIVE SOME MORE CLARITY FOR WHEN WE GO
07:52:10 BACK FOR THE BUILDING PERMIT SO THAT WE'RE MORE FOLLOWING

07:52:12 THIS DESIGN.
07:52:13 SO THAT'S WHAT HAS BEEN SUPPLEMENTED INTO THE PACKAGE NOW
07:52:16 FROM THE LAST TIME YOU SAW IT.
07:52:18 OTHER THAN THAT, IT IS THE SAME BASIC ELEVATIONS AND DESIGN
07:52:21 WE HAD PREVIOUSLY.
07:52:22 YOU CAN SEE THE STORM CHAMBERS.
07:52:31 THOSE BIG AREAS WILL BE THE STORM CHAMBERS UNDERNEATH THE
07:52:34 PARKING STRUCTURE.
07:52:35 OUR PARKING IS UNDER THE BUILDING AT THIS GARAGE LEVEL.
07:52:40 ON THE ARRIVAL DECK, YOU HAVE A LANDSCAPED ARRIVAL DECK.
07:52:44 WE JUST HAVE SOME INCIDENTAL PARKING.
07:52:46 WE'RE MAINTAINING A NICE ARRIVAL LANDSCAPE AND LUSH AND ON
07:52:50 THIS FLOOR AS WELL YOU'VE GOT THE AMENITIES GOING ON THERE.
07:52:53 ALL THE SAME ELEVATIONS WE HAD PREVIOUSLY.
07:52:55 YOU'LL SEE THESE CALL-OUTS.
07:52:57 THAT'S KIND OF WHAT WE HAD BEFORE.
07:52:59 THE BUILDING HAS SORT OF ARTICULATED BASE ON THE BOTTOM.
07:53:03 IT VARIES FROM FIVE TO SEVEN STORIES OF ARTICULATED BUILT
07:53:09 OUT BASE AND TOWER PORTION ABOVE.
07:53:11 WE USE VARIED COLORS AND TEXTURE ON THE BASE AND THE TOWER
07:53:15 GOES ABOVE.
07:53:16 THIS IS AN EXAMPLE OF WHAT I MENTIONED.
07:53:19 PROVIDED MORE DETAILED ELEVATION AND NOW TRY TO SHOW THE
07:53:22 SIZE OF THE BANDS AND MORE ACTUAL DETAILING MATERIALS AND
07:53:28 DETAIL OF THE BUILDING.

07:53:29 THERE ARE A SERIES OF THE SHEETS PROVIDED.
07:53:34 HERE IS A GOOD EXAMPLE SHOWING HOW THE SECTION, YOU CAN SEE
07:53:36 THE PROFILE, THE PITCH OF THE SORT OF OVERHANG ROOFS NOW AND
07:53:41 HOW THEY WILL BE SUPPORTED BACK WITH THE METAL BRACKET
07:53:45 ELEMENTS.
07:53:45 THERE WAS A SLIGHT REVISION TO THE SIGN FEATURE TO COMPLY
07:53:50 WITH A ZONING REQUIREMENT THAT THERE BE A 24-INCH BASE.
07:53:54 SO WE JUST CREATED LIKE A 24-INCH BASE.
07:54:00 THIS IS THE ARRIVAL ELEMENT, WATER FEATURE SIGN.
07:54:02 AND ON RECORD NOW, WE HAVE ALL THE ACTUAL SAMPLES OF COLOR

07:54:07 TILE, PAVERS, GLASS, ROOF, ALL THE SORT OF SAMPLES ON RECORD
07:54:11 NOW.
07:54:12 AND THAT IS A -- IT HAS A WARM EARTH TONE COLOR PALETTE.
07:54:22 SORT OF THE LIGHTER COLOR.
07:54:25 I DON'T KNOW WHY I DON'T HAVE A MOUSE.
07:54:26 I CAN'T POINT.
07:54:27 BUT THE LIGHTER COLOR IS THE ACCENT COLOR.
07:54:30 THERE IS A MEDIUM COLOR AND THEN THE DARKER OF THE THREE
07:54:32 PINK COLORS IS THE BASE COLOR THAT WILL ALSO HAVE A TEXTURED
07:54:36 LOOK ON THAT BASE, A STRIPED SORT OF WOOD FLAT LOOK TEXTURE
07:54:40 TO IT.
07:54:41 AND THEN THAT DARK BROWN IS GOING TO BE THE ACCENT WE USE
07:54:44 FOR LIKE SOME THIN COLUMN ELEMENTS AND OTHER DETAILS ON THE
07:54:47 BUILDING.
07:54:47 AND THAT IS ALL I HAVE FOR THAT.

07:54:53 ANY QUESTIONS ON THAT?
07:54:57 >>Michael Sheeley: JUST WE WOULD ONCE AGAIN COMMEND YOU ON
07:55:01 THE DESIGN.
07:55:01 VERY WELL DONE.
07:55:03 >>Kristin Jeannin: STUNNING.
07:55:05 >>Scotty Wood: OKAY.
07:55:06 ON THAT NOTE, I WILL OPEN THE PUBLIC HEARING.
07:55:08 ANY CARDS?
07:55:10 >>Tammy Duran: WE DO NOT HAVE ANY.
07:55:12 >>Scotty Wood: NO CARDS.
07:55:13 LAST CHANCE TO TESTIFY WITH INPUT.
07:55:17 GOING, GOING, GONE.
07:55:18 I'M CLOSING THE PUBLIC HEARING.
07:55:20 >>Jim Wallace: SCOTTY, THE ONLY THING I'D LIKE TO SAY, A
07:55:23 COMPLIMENT TO THE APPLICANT, WHEN THIS FIRST CAME UP, THERE
07:55:26 WERE A WHOLE LOT OF PEOPLE WHO HAD A WHOLE LOT OF QUESTIONS,
07:55:29 AND TODAY THERE'S NOBODY HERE.
07:55:32 I HAVE TO COMPLIMENT YOU.
07:55:33 I GUESS YOU'VE ANSWERED ALL THE QUESTIONS.
07:55:37 >>Scotty Wood: ANY OTHER COMMENTS FROM THE BOARD?
07:55:42 >>Marlene Naratil: HOW LONG DO YOU EXPECT THIS CONSTRUCTION
07:55:43 TO TAKE PLACE BARRING ANY SUPPLY CHAIN ISSUES?
07:55:50 TWO YEARS PERHAPS?
07:55:52 >> ABOUT TWO YEARS, YES.
07:56:00 >>Scotty Wood: ANYTHING ELSE?

07:56:01 I WOULD ENTERTAIN A MOTION TO APPROVE.
07:56:07 >>James Tatooles: I'LL MAKE THAT MOTION.
07:56:10 >> SECOND.
07:56:10 >> SECOND.
07:56:12 >>Scotty Wood: TAMMY, CALL THE ROLL.
07:56:14 >>Anthony Gargano: YES.

07:56:15 >>Kristin Jeannin: YES.
07:56:16 >>Barry Jones: YES.
07:56:18 >>Marlene Naratil: YES.
07:56:20 >>Michael Sheeley: YES.
07:56:21 >>James Tatooles: YES.
07:56:23 >>Jim Wallace: YES.
07:56:25 >>Scotty Wood: YES.
07:56:29 >> THANK YOU VERY MUCH.
07:56:30 HAVE A GOOD EVENING.
07:56:53 >>Mary Gibbs: I JUST WANTED TO CLARIFY, TOO, THAT THAT WAS
07:56:56 THE DEVELOPMENT ORDER AND THE MONUMENT SIGN.
07:56:59 BECAUSE SOMETIMES WE FORGET.
07:57:10 >>Scotty Wood: THE NEXT IS A PUBLIC INFORMATION MEETING.
07:57:14 AND THIS IS A DEVELOPMENT ORDER APPLICATION FOR RIVERCREEK
07:57:21 PHASE TWO AND COMMUNITY RECREATION AREA, DISTRICT 7.
07:57:27 >>Mary Gibbs: AND THIS IS THE PROJECT THAT YOU MAY HAVE
07:57:29 REMEMBERED AS CORKSCREW CROSSING.
07:57:31 IT'S HAD SEVERAL DIFFERENT NAMES.
07:57:32 IT WAS ARGO.

07:57:34 IT WAS APPROVED BY THE COUNCIL.
07:57:35 THEY CAME IN WITH PHASE ONE TO GET THE DEVELOPMENT ORDER FOR
07:57:40 141 LOTS.
07:57:41 YOU MAY REMEMBER THAT.
07:57:42 SO NOW THEY HAVE TWO DIFFERENT DEVELOPMENT ORDERS.
07:57:45 ONE FOR THE RECREATION AREA AND ONE FOR PHASE TWO.
07:57:48 WE TOLD THEM THEY COULD COMBINE THAT INTO ONE INFORMATION
07:57:51 MEETING TO SAVE A LITTLE BIT OF TIME.
07:57:54 AND JOHN ASHER WHO IS HERE, WHO SPENT A LOT OF TIME HERE
07:57:58 TODAY, SO HE'S GOING TO EXPLAIN IT IN ABOUT TWO HOURS, I
07:58:03 THINK, HIS PROJECT.
07:58:10 >>John Asher: GOOD EVENING.
07:58:11 I'M GOING TO MAKE THIS VERY BRIEF.
07:58:12 I HAVE A NUMBER OF SLIDES AND I'LL GO THROUGH THEM VERY
07:58:15 QUICKLY TO GET TO THE MEAT AND POTATOES, BUT PLEASE STOP ME
07:58:20 IF YOU HAVE ANY QUESTIONS.
07:58:21 OKAY.
07:58:36 THIS IS JUST THE OVERALL SITE PLAN FOR THE PROJECT.
07:58:41 NOTHING HAS CHANGED FROM WHEN WE WERE IN HERE PREVIOUSLY.
07:58:44 THIS GOES BACK, THE FIRST COUPLE OF SLIDES ARE JUST A
07:58:53 SUMMARY OF HOW WE'VE GOTTEN HERE.
07:58:55 THE BOTTOM SLIDE SHOWS WHAT WAS APPROVED FROM THE ZONING.
07:58:59 MINOR AMENDMENTS TO THE SITE PLAN PREVIOUSLY, BASICALLY TO
07:59:04 PROVIDE MORE LAKE AREA AND THE DENSITY DROP-DOWN.
07:59:08 WE HAVE NO MULTIFAMILY, AND OUR CURRENT SITE PLAN HAS 554

07:59:14 SINGLE-FAMILY HOMES, AND THAT'S THE EXTENT OF IT.
07:59:16 NO CHANGES TO THE PRESERVE.

07:59:20 THIS IS HOW A PHASING PLAN, HOW WE HAVE BROKEN IT UP.
07:59:26 THE FIRST PHASE IN THE PINK IS UNDER CONSTRUCTION RIGHT NOW,
07:59:31 AND THEN WE ARE NOW IN FOR THE DEVELOPMENT ORDER FOR PHASE
07:59:34 TWO, WHICH IS THE LIGHT BLUE COLOR IN THE MIDDLE.
07:59:37 THERE WILL BE THREE PHASES, AND JUST BASICALLY A THIRD OF
07:59:41 THE PROJECT EACH TIME.
07:59:42 SO THE LIGHT BLUE IS WHAT WE'RE HERE TODAY FOR, ALONG WITH
07:59:47 THE RECREATION SITE, WHICH AS THEY MENTIONED IS A SEPARATE
07:59:51 DEVELOPMENT ORDER APPLICATION.
07:59:52 SO THIS IS KIND OF A BLOWUP OF THE AREA IN THE FIRST PHASE,
07:59:59 AND I'VE HIGHLIGHTED THE RECREATION SITE SO YOU CAN SEE
08:00:03 WHERE IT'S LOCATED, AND THEN IT'S REALLY A SLIDE FROM THE
08:00:08 PREVIOUS PRESENTATION, BUT IT ALSO HIGHLIGHTS THE MODEL ROW.
08:00:13 THERE IS A SEPARATE -- THERE IS A SALES CENTER AND DESIGN
08:00:17 CENTER IN THE REDDISH-ORANGE COLOR AND THEN THE GREEN WOULD
08:00:21 BE THE MODEL HOMES.
08:00:29 >>Jim Wallace: CAN YOU GO BACK ONE SLIDE?
08:00:32 >>John Asher: YES, SIR.
08:00:37 >>Jim Wallace: THANK YOU.
08:00:42 >>John Asher: I INCLUDED THIS SLIDE TO LET YOU KNOW WE HAD
08:00:46 AN AGREEMENT WITH WILDCAT RUN ON A BUFFER, AND TO BE QUITE
08:00:50 HONEST WHAT GOT APPROVED WAS NOT A GREAT BUFFER AT ALL.
08:00:54 SO WE WERE HESITANT TO MAKE ANY CHANGES JUST BECAUSE IT WAS

08:00:58 IN AN AGREEMENT WITH WILDCAT RUN.
08:01:00 IT WAS ATTACHED TO THE ZONING, BUT WE FELT THAT IT WASN'T
08:01:04 MUCH OF A BUFFER AT ALL.
08:01:06 SO THE BOTTOM SLIDE SHOWS WHAT THAT BUFFER WILL LOOK LIKE
08:01:10 NOW AFTER THINGS HAVE GROWN IN.
08:01:13 THE ORIGINAL PLAN JUST BASICALLY HAD SABAL PALMS, LINED UP
08:01:22 LINEARLY ALONG THE BUFFER AND THE HEDGE.
08:01:25 WE ADDED THE GREEN BUTTON WITH TREES AND THE -- AND IT TOOK
08:01:31 SOME DOING TO GET EVERYONE TO AGREE TO IT, BUT HAPPY TO DO
08:01:34 IT BECAUSE IT CREATED A BETTER BUFFER FOR OUR HOMES AS WELL.
08:01:38 SO THAT IS A CHANGE FROM THE ORIGINAL ZONING, BUT WE THINK
08:01:41 IT'S DEFINITELY AN IMPROVEMENT.
08:01:43 SO GETTING INTO PHASE TWO, AGAIN, THE LIGHT BLUE ON THE
08:01:50 RIGHT SHOWS THE AREA THAT'S BEFORE YOU.
08:01:54 IT'S ALL THE SINGLE-FAMILY LOTS.
08:01:56 THEY ARE ALL THE SAME SIZE.
08:01:59 NOTHING TOO UNUSUAL FOR A RESIDENTIAL SUBDIVISION, ACTUALLY,
08:02:04 NOTHING UNUSUAL, AND THEN THE LARGER PICTURE SHOWS THE
08:02:08 FUTURE PHASE IN GREEN AND THE SECOND PHASE IS IN LIGHT BLUE,
08:02:13 AND YOU CAN'T REALLY SEE IT VERY WELL.
08:02:15 IT'S NOT DELINEATED.
08:02:18 MOVING ON TO THE LOCATION EARLIER AND THIS IS THE AMENITY
08:02:27 SITE FOR OUR FAMILY NEIGHBORHOOD.
08:02:30 WE'VE USED THIS CONCEPT AND THIS TYPE OF BUILDING SEVERAL

08:02:33 OTHER PROJECTS BEFORE.

08:02:37 AS YOU CAN SEE, WE'VE GOT THE CLUBHOUSE ON THE RIGHT-HAND
08:02:40 SIDE, OR THE NORTHERN PART OF THE SITE WITH A POOL.
08:02:45 JUST TO THE EAST OF THAT OR TO THE BOTTOM OF THE SCREEN,
08:02:48 THERE IS A LARGE PLAY AREA AND PLAYGROUND AND A BALL FIELD
08:02:52 FOR OPEN PLAY AND A LITTLE PAVILION.
08:02:54 THERE ARE PICKLEBALL COURTS THAT ARE AS FAR AWAY FROM THE
08:02:58 RESIDENTIAL AS WE CAN PUT THEM, AND THEY ARE ON ALL OUR SITE
08:03:02 PLANS AND ANY RESIDENT THAT WOULD BUY WOULD KNOW EXACTLY
08:03:05 WHERE THE PICKLEBALL COURTS ARE.
08:03:08 WE'VE GOT TENNIS COURTS, HALF BASKETBALL, BOCCE, GOING
08:03:13 AROUND CLOCKWISE AND THE ASSOCIATED PARKING TO GO WITH IT.
08:03:20 AND THAT BASICALLY IS THE AMENITY SITE.
08:03:25 HERE ARE SOME CONCEPTUAL RENDERINGS FOR IT.
08:03:29 BUT AS I FOUND OUT, OUR CONCEPTUAL RENDERINGS ARE VERY, VERY
08:03:34 CLOSE TO WHAT ACTUALLY GETS BUILT.
08:03:37 PRESENTED SOME OF THESE IN THE ORIGINAL PRESENTATION, BUT WE
08:03:40 ENDED UP, THE RECREATION SITE WAS GOING TO BE A SEPARATE
08:03:43 DEVELOPMENT ORDER.
08:03:44 SO WE PULLED IT OUT.
08:03:46 THE SAME COLORS AND THE SAME STONE THAT WAS APPROVED FOR THE
08:03:50 GUARDHOUSE AND THE ENTRY MONUMENT ARE BEING UTILIZED HERE
08:03:54 FOR THIS STRUCTURE.
08:03:56 SOME AERIAL RENDERING SHOWING THE TENNIS COURTS, THE
08:04:01 PARKING, BOCCE, THE PLAY AREA AND THE PLAYGROUND.
08:04:07 THERE'S ALSO A LITTLE SPLASH PARK NEXT TO THE POOL FOR THE

08:04:10 KIDS.
08:04:14 THERE'S A BETTER VIEW --
08:04:16 >>Jim Wallace: I JUST WANT TO CONFIRM, BUT YOU'RE NOT ASKING
08:04:19 FOR APPROVAL OF DEVELOPMENT ORDER FOR THE AMENITY CENTER.
08:04:24 JUST INFORMATION.
08:04:26 >>John Asher: THIS IS ONE STEP IN THE PROCESS.
08:04:29 LITTLE FIRE PIT THERE ON THE SIDE OF THE PATIO.
08:04:33 POOL AREA.
08:04:40 I DID WANT TO POINT OUT THAT, YEAH, THE SIGNAGE, THAT ALWAYS
08:04:43 SEEMS TO BE AN ISSUE.
08:04:44 SO THIS JUST WOULD BE A VERY SIMPLE ENTRANCE MONUMENT THAT
08:04:47 WE WOULD HAVE FOR THE RECREATION SITE.
08:04:54 THE HIGHLIGHTED CLOUDS WOULD BE WHERE THEY WOULD BE LOCATED.
08:04:59 THE BOTTOM IS THE SPINE ROAD COMING INTO THE COMMUNITY.
08:05:02 SO WE THOUGHT IT APPROPRIATE TO PUT ONE THERE AT THAT
08:05:05 INTERSECTION AND THEN ONE AT THE ENTRY ON THE STREET AT THE
08:05:09 TOP OF THE SCREEN.
08:05:11 >>Jim Wallace: CAN YOU GO BACK ONE, PLEASE?
08:05:13 >>John Asher: YES, SIR.
08:05:14 >>Jim Wallace: IS THERE A REASON WHY THAT STONE THAT YOU

08:05:16 USED ON THE CLUBHOUSE, YOU DIDN'T USE ON THE SIGN?
08:05:22 >>John Asher: I THINK THAT'S THE SAME.
08:05:29 >>Jim Wallace: IS THAT THE SAME STONE ON THE BUILDING,
08:05:31 CONTINUITY THERE?
08:05:33 >>John Asher: I THINK IT IS.

08:05:34 I CAN CERTAINLY FIND OUT.
08:05:38 IT WOULD CERTAINLY MAKE SENSE.
08:05:39 THE STONE ON THE BUILDING IS SMALLER, BUT I THINK IT'S THE
08:05:42 SAME MATERIAL.
08:05:43 THAT'S THE LOCATION OF THE PROPOSED MONUMENT SIGNS.
08:05:53 I KNOW IT'S LATE.
08:05:57 >> THE SIX PICKLEBALL COURTS, THE RENDERINGS SHOWED SOME
08:06:03 KIND OF SCREENING.
08:06:04 ARE YOU PROPOSING ACOUSTIC SCREENING?
08:06:08 >>John Asher: AT THIS POINT, NO.
08:06:09 WE HAVE NOT HAD THE ACOUSTIC SCREENING ON THE PICKLEBALL
08:06:12 COURTS.
08:06:13 OUR PROJECT IN BONITA SPRINGS WITH VALENCIA BONITA AT THE
08:06:17 END OF BONITA BEACH ROAD, WE HAVE PICKLEBALL COURTS THAT ARE
08:06:21 ONE TENNIS COURT AWAY FROM THE RESIDENTS AND RESIDENTS
08:06:25 ACROSS THE STREET AND THERE'S BEEN NO ISSUES OR COMPLAINTS
08:06:28 WITH IT.
08:06:28 I DID HEAR IT, YES.
08:06:34 I THINK WHEN THE RESIDENTS BUY IT AND THEY KNOW THAT THEY
08:06:38 ARE GOING TO BE LOCATED NEXT TO IT, IT'S SOMETHING THAT
08:06:41 COMES WITH IT.
08:06:42 IF WE WERE ADDING IT AFTER THE FACT AND WE HAD RESIDENTS
08:06:44 LIVING IN THE COMMUNITY THAT WEREN'T AWARE, THEN IF I WERE
08:06:47 THE RESIDENT, I WOULD PROBABLY HAVE AN ISSUE.
08:06:50 >>Jim Wallace: SOUND ABATEMENT MIGHT BE A SOUND INVESTMENT

08:06:53 FOR THE DEVELOPER.
08:06:54 >>John Asher: I AGREE.
08:06:55 I AGREE.
08:06:56 NO, I HAVE DONE SOUND ABATEMENT AROUND AN IRRIGATION PUMP
08:07:01 STATION IN ONE OF MY RECENT PROJECTS.
08:07:04 >>Jim Wallace: POOL HEATERS, EVERYTHING ELSE.
08:07:07 >>John Asher: CRAZY IRRIGATION PUMP STATION SOUNDED LIKE AN
08:07:11 ELEMENT ON THE FILTERS.
08:07:12 WHEN THEY SHUT AND OPEN AND I THOUGHT IT WAS RIDICULOUS, BUT
08:07:16 I HEARD IT MYSELF AND FIND SOMEONE TO HANG ALL THIS HEAVY
08:07:22 PLASTIC AROUND THE CHAIN-LINK FENCE.
08:07:25 >>Barry Jones: WHAT IS THE PROPERTY TO THE WEST ZONED FOR?
08:07:28 IS THAT COMMERCIAL?
08:07:29 >>John Asher: PROPERTY TO THE WEST, NO, THAT'S WILDCAT RUN.
08:07:34 >>Barry Jones: TO THE EAST.
08:07:35 >>John Asher: TO THE EAST, THAT'S PRESERVE.

08:07:38 PRESERVE AT CORKSCREW.
08:07:41 >>Barry Jones: MAYBE IT WILL KEEP THE WILD HOGS AWAY.
08:07:44 WHO KNOWS.
08:07:48 >>John Asher: TO THE EAST?
08:07:50 THE PRESERVE AT CORKSCREW.
08:07:51 THAT'S THEIR PRESERVE PROPERTY.
08:07:52 >>Marlene Naratil: I JUST HEARD YOU SAY PRESERVE.
08:07:55 I DIDN'T KNOW WHO WAS --
08:08:02 >>Scotty Wood: ANYTHING ELSE?

08:08:02 OKAY.
08:08:05 PUBLIC INPUT?
08:08:06 IS THERE ANY PUBLIC INPUT?
08:08:11 >>Tammy Duran: I HAVE NOTHING.
08:08:12 >>Scotty Wood: OKAY.
08:08:13 THANK YOU.
08:08:16 THAT CONCLUDES THE AGENDA, UNTIL MARY TELLS US WHAT'S GOING
08:08:25 TO HAPPEN IN TWO WEEKS.
08:08:35 >>Mary Gibbs: [INAUDIBLE]
08:08:37 >> MAY HAVE A LOT OF PEOPLE HERE?
08:08:39 >>Mary Gibbs: [INAUDIBLE]
08:08:43 >> THE WAWA.
08:08:45 BY STONEYBROOK.
08:08:53 >>Mary Gibbs: [INAUDIBLE]
08:08:55 >>Scotty Wood: ONE OTHER POINT OF INFORMATION, I'M GOING TO
08:08:58 BE ZOOMING IN RATHER THAN COMING DOWN.
08:09:02 SO SINCE WE HAVE A VICE-CHAIR, I'VE ASKED THE VICE-CHAIR TO
08:09:06 CHAIR THE MEETING.
08:09:07 THE VICE-CHAIR HAS AGREED TO CHAIR THE MEETING.
08:09:11 ON THAT NOTE, I'D ENTERTAIN A MOTION TO ADJOURN.
08:09:20 >> SO MOVED.
08:09:21 >>Scotty Wood: ANY OBJECTION?
08:09:22 NO.
08:09:24 MOTION CARRIES.
08:09:25 WE'RE ADJOURNED.

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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
August 9, 2022 4:30 p.m.

1. CALL TO ORDER: 4:36 p.m.

2. PLEDGE OF ALLEGIANCE: Led by Chairman Wood

3. ROLL CALL:

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

Also present: Village Land Use Counsel Nancy Stroud (via Zoom), Community Development Director Mary Gibbs, Development Review Manager Jim Hart, Senior Planner Kathy Eastly, 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 July 22, 2022 meeting minutes.

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

6. PUBLIC HEARINGS (Quasi-Judicial)

(a) Special Exception Riverwoods Plantation Pickleball (SEZ2022-E001) (District 1 20481 Plantation Boulevard located approximately 1 mile west of US 41 and north of Broadway West.

Applicant is seeking a Special Exception in the RM-2 Zoning District to add 4 pickleball courts adjacent to the tennis courts.

Public Information Meeting was held June 14, 2022.

Planning Zoning and Design Board will make a decision on this case.

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
Kathy Eastley, Senior Planner
Nancy Stroud, Land Use Attorney

Presentation/Information by
Roger Haab, Project Manager
Kathleen Gunning, Riverwoods Plantation Director

Public Comment
In Person
Joanne Braz, Riverwoods Plantation
Curt Creech, Riverwoods Plantation
Candace Farmer, Riverwoods Plantation
Earl Grise, Cranbrook Harbor

eComments
Lee Butler, Riverwoods Plantation
Rick Trachsel, Riverwoods Plantation
Dan Lagestee, Riverwoods Plantation
James Root, Riverwoods Plantation
Darlene Sexton, Riverwoods Plantation
Jeanne Telesmanick, Riverwoods Plantation
Margaret Hamed, Riverwoods Plantation
Gary Brammer, Riverwoods Plantation
Michael Cann, Riverwoods Plantation
David Fisher, Riverwoods Plantation
Wayne Fox, Riverwoods Plantation
Beverly Wllsworth, Riverwoods Plantation
Becky Fore, Riverwoods Plantation
David Thompson, Riverwood Planation
Mary Birsari, Riverwoods Plantation
Marianne Riley, Riverwoods Plantation

Peter Ryan, Riverwoods Plantation
Lana Wilson, Riverwoods Plantation
Jim and Norma Wolff, Riverwoods Plantation
Deb Alsum, Riverwoods Plantation
Marianne Riley, Riverwoods Plantation
Patrick Kelly, Riverwoods Plantation
Jodi Wunch, Riverwoods Plantation
Bruce Ouellette, Riverwoods Plantation
John Pitarresi, Riverwoods Plantation
Lynn Grafrath, Riverwoods Plantation
Sharon Cowells, Riverwoods Plantation
Marlene Ryan, Riverwoods Plantation
Dale Guiducci, Riverwoods Plantation
Suzanne Root, Riverwoods Plantation
James Root, Riverwoods Plantation
Gary Knoblett, Riverwoods Plantation
Dave Highfill, Riverwoods Plantation
Joanne Braze, Riverwoods Plantation
Donna Skogen, Riverwoods Plantation
Mary Thompson, Riverwoods Plantation
Jan Tucjer, Riverwoods Plantation
Kim Wright, Riverwoods Plantation
Carolyn Lagestee, Riverwoods Plantation
Korrin Rathje, Riverwoods Plantation
Elizabeth Campbell, Riverwoods Plantation ion
Beverly Jahn, Riverwoods Plantation
Marilyn Whitmar, Riverwoods Plantation
Shirley Guiducci, Riverwoods Plantation
Frank Greiner, Riverwoods Plantation
Nancy Garris, Riverwoods Plantation
Deanne Krappitz, Riverwoods Plantation
John Hersh, Riverwoods Plantation
John Hess, Riverwoods Plantation
David and Wilma Stevens, Riverwoods Plantation
Jeff Eddinger, Riverwoods Plantation
Ann and Steven Gratton, Riverwoods Plantation
Sally Reichert, Riverwoods Plantation
Phil Boal, Riverwoods Plantation
Kenneth Spoerndle, Riverwoods Plantation
Stanley Elliott, Riverwoods Plantation
Richard Lambert, Riverwoods Plantation

Board Questions or Comments
Board Members Wallace, Tatooles, Gargano, Jones, Vice Chair Naratil, and Chairman Wood.

Motion: Motion to approve the Resolution with the condition the applicant must provide either a noise abatement plan or a noise study within 30 days of staff request.

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

Action: Approved the Resolution Motion with the condition the applicant must provide either a noise abatement plan or a noise study within 30 days of staff request.

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

(b) Development Order - Arcos Executive Office (District 4) (DOS2017-E006)
10170 and 10150 Arcos Avenue, Plaza Del Sol Commercial Planned Development, Parcels B and C, located at the northeast corner of Corkscrew Road and Three Oaks Parkway.

Development Order for a 45-foot, three-story 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 held June 14, 2022 to review revised plans.

- Other meetings - 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.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
Matthew Bechtel, LAI Design Associates
Richard Losee, LAI Design Associates

Public Comment
None.

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

Motion: Motion to approve the Development Order with the exception of the monument sign.

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

Action: Approved the Development Order with the exception of the monument sign.

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

(c) 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 seeks rezoning of the property from Commercial Planned Development to Residential Planned Development for a small residential subdivision.

- Public Information Meeting was held April 12, 2022.

- Planning Zoning and Design Board will make a recommendation to Council.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
Dan DeLisi, DeLisi, Inc
Neale Montgomery, Esq., Pavese Law Firm
Chris Mitchell, JR Evans

Public Comment
eComment
Robert Fleming, Lakes of Estero

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

Motion: Motion to recommend to the Council to approve of the rezoning subject to revised conditions 6,7, and 8.

Motion by: Board Member Tatooles
Seconded by: Board Member Jones

Action: Recommended to the Council to approve of the rezoning subject to revised conditions 6,7, and 8.

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

7. BOARD COMMUNICATIONS

(a) Next meeting – September 13, 2022

8. ADJOURNMENT: 6:36 pm.

_____
Tammy Duran
Deputy Village Clerk

Genova Planned Development Amendment

Zoning Staff Report

for

Planning, Zoning and Design Board

PROJECT NAME:	**Genova**
CASE TYPE:	**Amendment to Estero Planned Development**
CASE NUMBER:	**DCI2022-E003**
PLANNING, ZONING AND DESIGN BOARD MEETING:	**September 13, 2022**

SUMMARY OF REQUEST

Genova is requesting an amendment to its Estero Planned Development zoning to revise the type of housing product and reduce the number of units on the northernmost portion of the site which is vacant. The current zoning allows 205 multifamily units in six buildings on the 16.95-acre site. Only 4 of the 6 buildings were constructed. In place of the last two condominium buildings (5 & 6) the applicant wishes to construct single family villas and townhomes.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

GENERAL INFORMATION

Applicant
Genova Partners, LLC

Authorized Agent
Pavese Law Firm
Peninsula Engineering

Location
Northeast corner of Corkscrew Road and Via Coconut Point, 21510 and 21520 Strada Nuova Circle

STRAP Numbers
Amendment area: 34-46-25-E1-23000.0010 and 34-46-25-E1-23000.0020

Size of Property
3.6 acres of total 16.95 acre site

Surrounding Zoning and Land Use
North Corkscrew Road, then CPD, Galleria Office Park

East CF, Estero Community Park and AG, cell tower

South CF, Estero Community Park

West Via Coconut Point Road, then MPD, Via Coconut mixed use project, currently undeveloped

Zoning
Estero Planned Development (EPD) (Estero Ordinance 2016-08)

The property was rezoned from AG and CPD to Estero Planned Development by the Village on July 13, 2016. An administrative amendment (ADD2021-E001) was approved on April 7, 2021 to allow unmanned gate access by digital gate attendant from 11:00 p.m. to 7:00 a.m. daily.

Comprehensive Plan Land Use Category
Village Center

Public Information Meeting
A public information meeting was held at the Planning, Zoning and Design Board on September 28, 2021 and a workshop at the PZDB was held on April 12, 2022.

STAFF ANALYSIS

Background
The Genova property was the former site of a u-pick operation. A rezoning was approved in 2016 for a proposed 205-unit condominium project on nearly 17 acres at the northeast corner of Corkscrew Road and Via Coconut Point. The approved site plan included 6 condominium buildings, a clubhouse and amenities, situated around a lake in the center of the property.

A development order was subsequently issued, and the clubhouse and 4 of the condominium buildings were constructed, but the planned location for buildings 5 and 6 on the northernmost end of the site remained vacant.

Request
The current applicant wishes to revise the zoning plan to reduce the total number of units from 205 to 162, revise the site layout for the northern portion of the property, change the type of units from condominium to single family (villa) and townhome, and adjust the property development regulations and uses accordingly. 131 units have been constructed in buildings 1 through 4.

More specifically, the request is:

- Replace 68 units within buildings 5 and 6 with 31 units consisting of twenty detached villas and 11 townhomes.
- Height reduced from 4-story to 2-story for single family and 2-story for townhomes.
- Relocate the access onto Corkscrew Road further east.
- Revisions to site plan for internal street system adjacent to townhomes and single family.
- Inclusion of a Supplemental Pattern Book to depict the new layout and architectural design.
- Revisions to schedule of uses and property development regulation for the new unit types.

The chart below compares the approved project and the new proposal.

	Approved Zoning	New Proposal
Product Type	Multifamily	Single family (villa); townhome
Number of Units (vacant property)	68	31 (20 single family, 11 townhome)
Total Number of Units	205	162
Architecture	Mediterranean “Italianate”	Mediterranean with lighter color scheme
Parking	Under building	Surface and garage
Corkscrew Road Access	Closer to intersection	Moved further east

Master Concept Plan/Tiered Plan
The Master Concept Plan for Genova has been revised to show the new product types and layout. The site plan remains the same for the existing southerly three-fourths of the project. The northern quarter of the site retains the lake and internal road around the lake perimeter. The exit onto Corkscrew Road has been relocated further east which is preferable from a safety standpoint. The linear park will remain along Corkscrew Road. A pocket park and bus stop location along Via Coconut Point has been removed.

Pattern Book
The applicant has submitted a “Supplemental” Pattern Book to provide more detail on the area that is the subject of this amendment.

The Pattern Book shows the “linear park” along Corkscrew Road which contains an 8-foot-wide sidewalk, benches, and buffer landscaping. There will be a metal fence around the project perimeter with a 5-6-foot hedge in front. Pedestrian gate access will be provided on Via Coconut Point and Corkscrew Road. Internal sidewalks will be provided.

It should be noted that a pocket park and potential future bus stop have been removed from the Plan. Staff suggests that additional landscaping or street furniture be provided to offset this reduction.

At the north end of the existing lake, a small “park” area is shown to complement the lake and replace what was previously shown as visitor parking, at the suggestion of PZDB.

The right-out-only exit onto Corkscrew Road will be gated. The landscape buffers are the same as the original plan. The applicant indicates they may supplement some of the plantings, but specifics have not been provided.

The design and building colors are different from what was approved. The original design is Mediterranean Italianate, and the newer design is less ornate but retains the barrel tile roof, use of archways, and includes a decorative wall for the villas for a massing effect. The townhomes have varied building heights, occasional archways and some attached balconies. The applicant believes the colors are complementary to the existing Genova building colors. Colors are lighter, with a base body color of Interactive Cream, a trim color of Universal Khaki and Coastal Plain shutter color.

Staff suggests that the colors of the buildings as shown in the Supplemental Pattern Book be further evaluated to ensure that they are compatible with the existing buildings and are not too monochromatic or bland.

Height
The current zoning allows 4 stories and 45 feet for the condominium buildings. The new application proposes a maximum 2 stories for the single-family villas, and 2 stories for the townhomes. Some of the residents of Genova have expressed concerns of looking out on the lower buildings and parking.

Transportation
The site is located on the northeast corner of Via Coconut Point and Corkscrew Road. The existing access is a full access to Via Coconut Point. The secondary access which is not yet constructed is a right-out-only access along Corkscrew Road that is proposed to be gated. The access will be relocated further east. This will provide a safer situation by providing more distance from the intersection of Via Coconut Point and Corkscrew Road.

The change in product mix and reduction of units will result in a decrease in vehicle trips. No roadway sections in proximity to the site will be significantly impacted with the addition of the traffic. The roads in the vicinity operate at level of Service “C” which is an acceptable service level. The units will pay impact fees to mitigate their impacts on the roadway system. An updated traffic impact analysis will be required at time of development order. Additionally, Lee County will require a Limited Development Order to review the access onto Corkscrew Road.

Comprehensive Plan
This property was redesignated as Village Center in the 2016 Comprehensive Plan amendments adopted by the Village. The Council subsequently found the rezoning request for 205 units consistent with the Comprehensive Plan, based on several criteria, including incentive offerings identified in the Pattern Book.

The original project density was 12.1 units per acre (205 units on 16.95 acres) which is considered within Tier 2 under the Village Center land use designation (10.1-14 units per acre additional density with incentive offerings providing significant public benefits). The proposed reduction in density would be equivalent to 9.6 units per acre (162 ÷ 16.95 acres) which would still be within Tier 2 which allows base densities up to 10 units per acre. The incentive offerings of the Pattern Book remain intact, except that the new buildings do not have “under building parking” and the pocket park and future bus stop have been eliminated. Parking is either in a garage or hidden from view of Corkscrew Road or Via Coconut Point.

According to the Land Development Code, Section 3-707 N.1.A., "Tier 2 accommodates primarily residential neighborhoods that provide a variety of housing types in a walkable mixed-use pattern with higher densities and greater connectivity than Tier 1." The new proposal will provide more variety in housing types. The lower height of the buildings along Corkscrew Road and the northern portion of Via Coconut Point will provide a transition to the 4-story condominium buildings.

Staff had advised the applicant in its redesign to ensure that the new portion of the project was well-integrated and designed to be compatible with the existing Genova project, so that the project would be one cohesive development and not appearing to be two separate projects. The applicant has attempted to design the project to integrate better with the existing project by modifying the parking and adding architectural features such as the decorative wall between the single-family villas. The PZDB questioned the appropriateness of single-family homes adjacent to Corkscrew Road. According to the applicant's site plan, the townhomes will be set back 68 feet from the property line on Corkscrew Road. One of the villas will be closer (46 feet).

School District Comments
The School District has reviewed the request for school concurrency. They indicate that 37 school age children could be generated by this development. They indicate that capacity could be an issue at the high school level, but because capacity is available in the adjacent service area, there is no regulatory concurrency issue. School impact fees will be paid to offset capital costs.

Estero Fire District
Estero Fire District has commented that fire hydrants will have to be added/relocated for the new building types and layout.

An auto-turn analysis will also be required for the new roadway and emergency access. The electric gate must be installed with an EVAC system at the emergency entrance/exit. The emergency exit is for emergency vehicles; no parking or blocking of the roadway will be allowed.

These items will be addressed at time of development order.

Utilities
Lee County Utilities will provide water and sewer and there are no issues identified by the County.

Lee County Transit
Transit has advised this is not within ¼ mile of a fixed route corridor, and the 2020 Transit Development Plan does not have any routes or extensions planned near the site. They will review this again at time of development order.

Lee County Solid Waste
Solid waste has commented that the solid waste pad dimensions and provision of adequate space for large items are not addressed. Details will be addressed at time of development order.

Conclusion
Staff believes this request complies with the Comprehensive Plan and Land Development Code. While it would be preferable to continue the existing development pattern and construct the last two condominium buildings as originally approved, the applicant has indicated that this will not occur.

This portion of the property has remained vacant for several years and has become unsightly and the subject of complaints. The applicant believes that the new proposal will provide a better

likelihood of being completed within a reasonable timeframe, because there is more variety of products for the market.

Staff recommends this project be approved with conditions. The main difficulty is how to ensure that the project will be completed in a timely manner by the developer. Currently, there is no mechanism to require a performance bond for onsite improvements. Instead, the staff is proposing a condition that significant construction be completed within 5 years of approval of the development order.

Written Findings
Under the Land Development Code, as part of the approval process with respect to an amendment in the EPD District, the Village Council shall make a written finding as to whether, and to what degree, the application is consistent with the General Criteria of the Code listed below:

1. *Goals*

   The specific goals set forth in the comprehensive plan for the Village Center Area include creating socially vital centers supportive of business both big and small, neighborhoods and streets that are safe and attractive for walking and bicycling, the preservation of community history, and the protection of the environment, particularly along the Estero River.

2. *Reasonable Standards*

   The provisions of this LDC implementing the EPD District are designed as reasonable standards and guidelines to foster consistent and high quality built results and public spaces by using physical form (rather than separation of uses) as the organizing principle for achieving the goals and objectives set forth in the comprehensive plan relating to the Village Center Area. Such standards designate the requirements for the required pattern books, the locations where different building form standards apply, the relationship of buildings to the public space, and public standards for such elements in the public space as sidewalks, bicycle lanes, automobile travel lanes, on-street parking, street trees, street furniture, and other aspects of the urban built environment that may be applicable to foster interconnection, social vitality, and walkability in the Village Center Area. Such standards also permit other reasonable means that accomplish the goals and objectives of the comprehensive plan in a different or complementary manner by the Village's ability to grant deviations or variances from the standards set forth herein in circumstances where the strict application of the standards will not best achieve the goals underlying such requirements.

3. *Accessibility*

   The criteria implementing the EPD District for the Village Center Area are designed to make the public space accessible, both socially and physically connected, and walkable. Such guidelines (a) are based on the primacy of the human scale over the automobile, (b) are designed to balance private property interests and property rights with public goals, and (c) enjoy simple, understandable, and physically determined methods to achieve these goals.

4. *Streets*

   In these criteria the street becomes the key part of the public space. All streets shall in some way become a part of a connected, continuous street network which are designed to encourage the mixing of uses in the Village Center Area. A variety of different types of streets

which connect neighborhoods and destinations will serve the public interest by minimizing the traffic load and the need for increased capacity on any one street. Except as specifically set forth in this section, streets shall not end in dead ends, cul-de-sacs, hammerheads, or other forms which do not connect with other streets.

5. *Street Design*

   Distances between intersections of streets should favor the goals and objectives of enhancing walkability of streets and connectivity. The design of streets shall favor their proper use by pedestrians, where the guiding principle is to calm traffic and to specifically slow traffic at intersections to allow pedestrians to cross streets quickly and safely. Landscaped medians and two-way streets help to achieve these goals and objectives by reducing the apparent width of streets and providing safer crossings. On-street parking, where appropriate and feasible, protects pedestrians from the actual and perceived danger of moving traffic.

6. *Lots and Blocks*

   The proper application of the principles regarding connectivity of streets will then create a network of local streets which will result in varieties of blocks of land and differing sized lots within such blocks. Rather than specify a particular grid of lots and blocks which may differ within the tiers, variations in the size and dimensions of lots and blocks are permitted so long as the overall objectives for connectivity and walkability are achieved on a performance-based standard. However lots or blocks may be ultimately designed, the sides form a part of the public space and will be defined by the types and varieties of streets that surround them. By way of example, alleys can absorb parking and service loads, and allow the outer faces of blocks to become more intensely pedestrian in nature. These alley-loaded designs are highly desirable in the Village. Within the blocks that are created by the streets. A variety of widths and depths of individual lots will determine the range of building types and densities that will eventually establish the intended urban fabric of the Village Center Area.

7. *The Visual Edge*

   The sidewalks, setbacks, building façades, and other characteristics of the visual edge of a publicly accessible street are also important features under the standards for the EPD District. The height of the buildings, setbacks, and projections define the enclosure of the street. The maximum width and height of buildings define a building's mass, while the architectural features of the building, especially the interrelationship of the design and the public space will ultimately determine the social vitality of the street. So too are the characteristics of built form and landscape design which are deemed to be mutually dependent.

8. *Architecture*

   Architectural variety of buildings and unique approaches to design and structure are to be valued under the standards for the EPD District. However, equally important is the fact that adjacent buildings and public spaces that share some of the characteristics of its neighbors will generate a cohesive framework in the Village Center Area.

9. *Quality of Buildings*

   Buildings are like permanent fixtures in the landscape of the Village. They should be constructed with sufficient material and of such high technical quality to allow for their

continuing renovation and adaptive reuse well beyond the expiration of their initial planned use or cost recovery. Building design and construction are encouraged to be cognizant of southwest Florida's unique climate, and ecologically sensitive in their use of materials, particularly recyclables, and with respect to their energy demands.

The prior request for the condominium development was found consistent with the Village Center land use category and the Land Development Code. Staff believes that this request to modify the housing types, reduce the number of units and height, and approve a new site layout is still consistent, as conditioned, and meets the General Criteria.

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

a. Goals: Different housing types will create variety which is a goal of the Village Center.

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

c. Accessibility: The linear park/sidewalk area will provide an improved and accessible public space.

d. Streets: There is a connection to the existing street network and Corkscrew Road.

e. Street Design: Pedestrian connection is provided to Corkscrew Road to improve connectivity and walkability.

f. Lots and Blocks: The linear site does not allow for a standard grid lot and block layout but does provide hidden parking.

g. The Visual Edge: A visual edge is created by the landscaping and linear park/sidewalk along Corkscrew Road.

h. Architecture: The building design and colors are consistent with the Village architectural standards, and similar to the colors of existing Genova buildings. The architecture, while not the same as the existing buildings, is complementary to the design and of high quality.

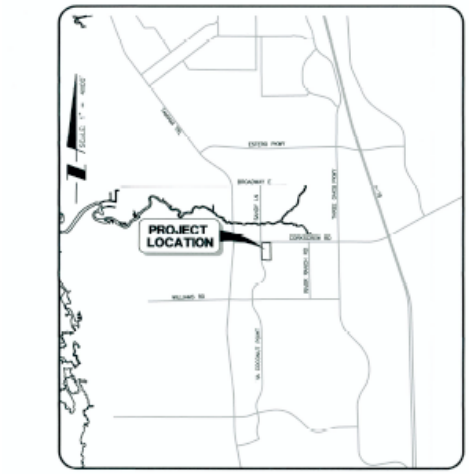
i. Quality of Buildings: Concrete block construction is proposed.

j. **ATTACHMENTS**:

1. Location Map
2. Master Concept Plan
3. Staff Proposed Conditions
4. Staff Proposed Revisions to Schedule of uses and Property Development Regulations
5. Pattern Book
6. Ordinance 2016-08 (without attachments)
7. Administrative Amendment ADD2021-E001

Attachment 1

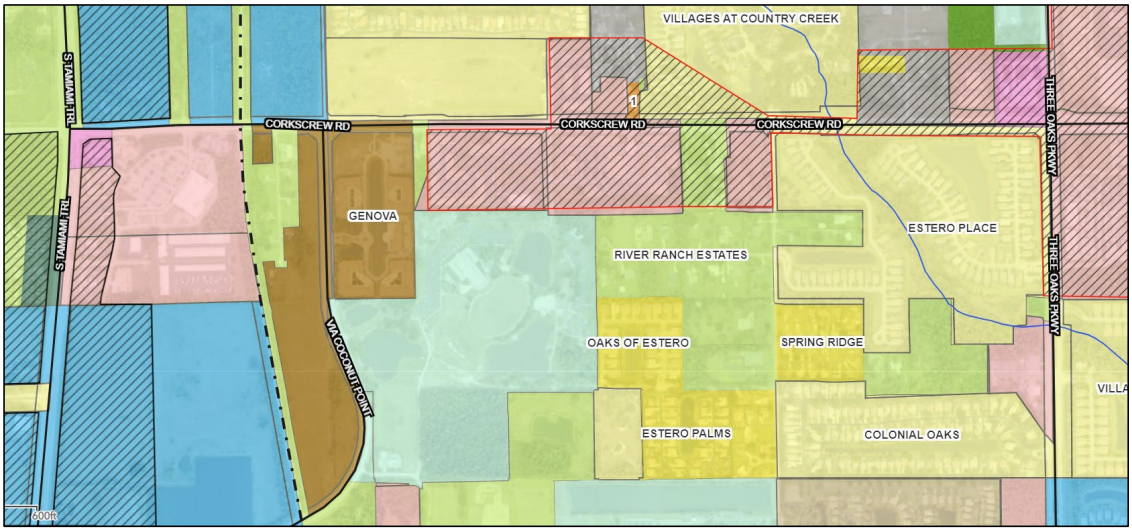
LOCATION MAP

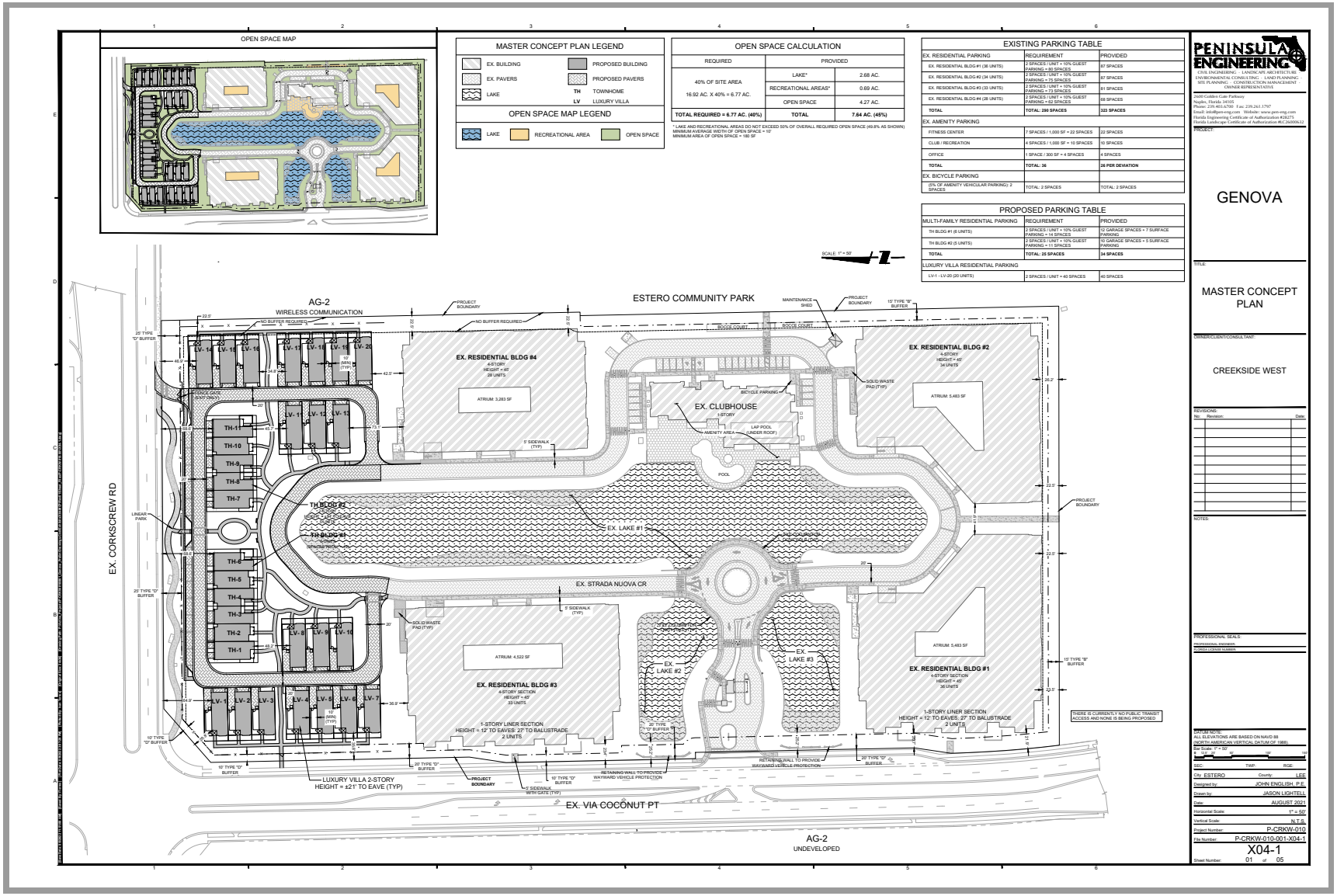


LOCATION MAP



SITE MAP




OPEN SPACE MAP
MASTER CONCEPT PLAN LEGEND
EX. BUILDING
EX. PAVERS
LAKE
PROPOSED BUILDING
PROPOSED PAVERS
TH TOWNHOME
LV LUXURY VILLA
OPEN SPACE MAP LEGEND
LAKE
RECREATIONAL AREA
OPEN SPACE
OPEN SPACE CALCULATION
REQUIRED
PROVIDED
40% OF SITE AREA
16.92 AC. X 40% = 6.77 AC.
LAKE* 2.68 AC.
RECREATIONAL AREAS* 0.69 AC.
OPEN SPACE 4.27 AC.
TOTAL REQUIRED = 6.77 AC. (40%)
TOTAL 7.64 AC. (45%)
* LAKE AND RECREATIONAL AREAS DO NOT EXCEED 50% OF OVERALL REQUIRED OPEN SPACE (49.8% AS SHOWN)
MINIMUM AVERAGE WIDTH OF OPEN SPACE = 10'
MINIMUM AREA OF OPEN SPACE = 180 SF
EXISTING PARKING TABLE
EX. RESIDENTIAL PARKING
REQUIREMENT
PROVIDED
EX. RESIDENTIAL BLDG #1 (36 UNITS) 2 SPACES / UNIT + 10% GUEST PARKING = 80 SPACES 87 SPACES
EX. RESIDENTIAL BLDG #2 (34 UNITS) 2 SPACES / UNIT + 10% GUEST PARKING = 75 SPACES 87 SPACES
EX. RESIDENTIAL BLDG #3 (33 UNITS) 2 SPACES / UNIT + 10% GUEST PARKING = 73 SPACES 81 SPACES
EX. RESIDENTIAL BLDG #4 (28 UNITS) 2 SPACES / UNIT + 10% GUEST PARKING = 62 SPACES 68 SPACES
TOTAL TOTAL: 290 SPACES 323 SPACES
EX. AMENITY PARKING
FITNESS CENTER 7 SPACES / 1,000 SF = 22 SPACES 22 SPACES
CLUB / RECREATION 4 SPACES / 1,000 SF = 10 SPACES 10 SPACES
OFFICE 1 SPACE / 300 SF = 4 SPACES 4 SPACES
TOTAL TOTAL: 36 26 PER DEVIATION
EX. BICYCLE PARKING
(5% OF AMENITY VEHICULAR PARKING) 2 SPACES TOTAL: 2 SPACES TOTAL: 2 SPACES
PROPOSED PARKING TABLE
MULTI-FAMILY RESIDENTIAL PARKING
REQUIREMENT
PROVIDED
TH BLDG #1 (6 UNITS) 2 GARAGES / UNIT + 10% GUEST PARKING = 14 SPACES 12 GARAGE SPACES + 7 SURFACE PARKING
TH BLDG #2 (5 UNITS) 2 SPACES / UNIT + 10% GUEST PARKING = 11 SPACES 10 GARAGE SPACES + 5 SURFACE PARKING
TOTAL TOTAL: 25 SPACES 34 SPACES
LUXURY VILLA RESIDENTIAL PARKING
LV-1 - LV-20 (20 UNITS) 2 SPACES / UNIT = 40 SPACES 40 SPACES
SCALE: 1" = 50'
AG-2
WIRELESS COMMUNICATION
ESTERO COMMUNITY PARK
EX. RESIDENTIAL BLDG #4
4-STORY
HEIGHT = 45'
28 UNITS
ATRIUM: 3,283 SF
EX. CLUBHOUSE
1-STORY
LAP POOL
(UNDER ROOF)
POOL
BICYCLE PARKING
EX. RESIDENTIAL BLDG #2
4-STORY
HEIGHT = 45'
34 UNITS
ATRIUM: 5,483 SF
SOLID WASTE PAD (TYP)
MAINTENANCE SHED
BOCCE COURT
TH BLDG #2
2-STORY
HEIGHT = 24'
TH BLDG #1
2-STORY
HEIGHT = 24'
EX. LAKE #1
EX. STRADA NUOVA CR
EX. LAKE #2
EX. LAKE #3
EX. RESIDENTIAL BLDG #3
4-STORY SECTION
HEIGHT = 45'
33 UNITS
ATRIUM: 4,523 SF
EX. RESIDENTIAL BLDG #1
4-STORY SECTION
HEIGHT = 45'
36 UNITS
ATRIUM: 5,483 SF
1-STORY LINER SECTION
HEIGHT = 12' TO EAVES. 27' TO BALUSTRADE
2 UNITS
LUXURY VILLA 2-STORY
HEIGHT = ±21' TO EAVE (TYP)
EX. CORKSCREW RD
EX. VIA COCONUT PT
RETAINING WALL TO PROVIDE WAYWARD VEHICLE PROTECTION
THERE IS CURRENTLY NO PUBLIC TRANSIT ACCESS AND NONE IS BEING PROPOSED
AG-2
UNDEVELOPED
PENINSULA ENGINEERING
CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE
ENVIRONMENTAL CONSULTING · LAND PLANNING
SITE PLANNING · CONSTRUCTION MANAGEMENT
OWNER REPRESENTATION
3600 Golden Gate Parkway
Naples, Florida 34105
Phone: 239.403.6700 Fax: 239.263.1797
Email: info@pen-eng.com Website: www.pen-eng.com
Florida Engineering Certificate of Authorization #28275
Florida Landscape Certificate of Authorization #LC26000632
PROJECT:
GENOVA
TITLE:
MASTER CONCEPT PLAN
OWNER/CLIENT/CONSULTANT:
CREEKSIDE WEST
REVISIONS:
No. Revision: Date:
NOTES:
PROFESSIONAL SEALS:
DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NAVD 88
(NORTH AMERICAN VERTICAL DATUM OF 1988).
Bar Scale: 1" = 50'
SEC: TWP: RGE:
City: ESTERO County: LEE
Designed by: JOHN ENGLISH, P.E.
Drawn by: JASON LIGHTELL
Date: AUGUST 2021
Horizontal Scale: 1" = 50'
Vertical Scale: N.T.S.
Project Number: P-CRKW-010
File Number: P-CRKW-010-001-X04-1
Sheet Number: X04-1
01 of 05

Attachment 3

CONDITIONS

Genova Zoning Amendment

Final Phase

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1. Master Concept Plan

   Development of this project (final phase of Genova) must be consistent with the Master Concept Plan for "Genova" by Peninsula Engineering, stamped Received August 15, 2022.

2. Project Maximum Units and Building Height

   The project is approved for 31 residential units (20 single family villas and 11 townhomes) with a maximum height of 35 feet and two stories.

3. Uses and Site Development Regulations

   The approved uses and site development regulations are listed on the attached Exhibit ___.

4. Pattern Book

   Condition 12 of Ordinance 2016-08 is replaced by the following condition:

   Development must be in substantial compliance with the "Genova Supplemental Pattern Book" dated July 15, 2022.

   Buffers are as shown on the Master Concept Plan and in the Pattern Book. The hedge along Corkscrew Road will be 5 feet tall at time of planting and will be planted in front of the fence. The buffer will be enhanced with 11 Shady Ladies 18 feet tall at time of planting.

   Details of the linear park will be provided at time of development order.

5. Prior Conditions of Ordinance 2016-08

   The conditions and deviations of Ordinance 2016-08 remain in full force and effect except as follows:

   Prior conditions 1 and 2 are replaced by new conditions 1, 2 and 3. Prior condition 12 is replaced by Condition 4 above.

6. The following items will be reviewed at time of development order:

A. Solid waste

B. Fire hydrants, auto turn analysis

C. Electric gate, emergency exit, transit

D. Final gate design

E. Construction Traffic Plan and Staging Area Plan

7. The pocket/park bus stop area shown in the original Pattern Book to be deleted and must be replaced by an area of equivalent size and amenities, subject to staff and PZDB approval.

8. There must be active pursuit of the project, and significant construction of this final phase of Genova must be completed no later than 5 years of the date of approval of the development order. Significant construction will include the linear park and amenities, as well as 50% of the residential buildings.

Attachment 4

Proposed Staff Changes in Strike Thru/Underline

Genova

Schedule of Uses and Property Development Regulations

Property Development Regulations

	Detached Villa*	Townhome*	Multifamily*
Minimum Lot Area	N/A	N/A	N/A
Minimum Lot Width	N/A	N/A	N/A
Minimum Lot Depth	N/A	N/A	N/A
Building Separation	10 ft.	15 ft	N/A
Maximum Lot Coverage	N/A	N/A	N/A
Maximum Height	2 stories / 35 ft	2 stories / 35 ft	4 stories / 45 ft
Street Setback			
Corkscrew Road	25 ft	25 ft	N/A
Via Coconut Point	25 ft	25 ft	5 ft[1]
Internal Roads	5 ft	5 ft	5 ft
PD Perimeter	20 ft	20 ft	20 ft
Water Body Setback	25 ft	25 ft	25 ft
Minimum Open Space[2]	40%	40%	40%

* Genova will be developed as a condominium and will not include individual platted lots for the Luxury Villa, Townhome or Multifamily products; therefore, typical development standards that apply to individual lots are listed as N/A

[1] Multifamily buildings have a maximum setback of 30' to Via Coconut Point right-of-way

[2] Open Space applies to entire development

Note: Multifamily applies to existing Genova only

Schedule of Uses

Accessory ~~of~~ Uses and Structures
Dwelling Units: Multiple-Family, Townhouse, Detached Villa
Villa Entrance gates and gatehouse (gatehouse applies to existing Genova only)
Essential service facilities, (34-622(c)(13)), Group I (a/k/a utility, minor)
Excavation: Water retention, detention
Fences and Walls (not visible from roadway)
Model Display Unit (for units in this development only) Parks
~~Parking lot: Accessory, Temporary, Garage (temporary parking lot during construction only)~~
Real Estate Sales and Rental Office – limited to sales and/or rental of units within the

development
Recreation facilities: Personal, Private, Private On-site
Signs in accordance with Chapter 6 ~~30 and Chapter 33~~
Temporary Uses in accordance with LDC Section 4-3 ~~34 3041:~~
Temporary contractor's office and equipment storage shed
Temporary telephone distribution equipment
Temporary storage facilities (during construction only)

Attachment 5

GENOVA

Coconut Point

SUPPLEMENTAL PATTERN BOOK

July 15, 2022

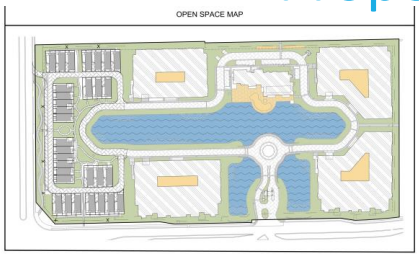
BARRON COLLIER COMPANIES

A LEGACY OF VISION

CC HOMES

A CODINA+CARR COMPANY

Proposed Genova Master Concept Plan



MASTER CONCEPT PLAN LEGEND			
EX. BUILDING		PROPOSED BUILDING	
EX. PAVERS		PROPOSED PAVERS	
LAKE		TH	TOWNHOME
		LV	LUXURY VILLA

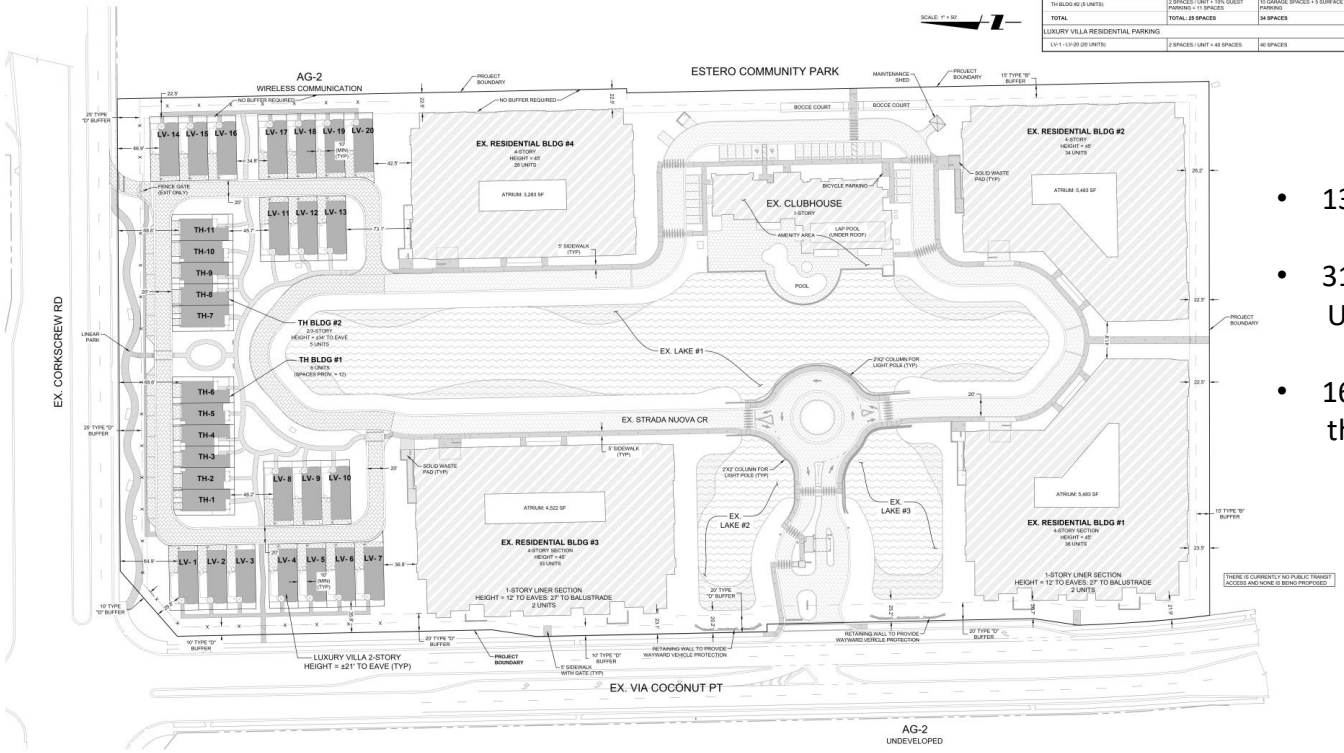
OPEN SPACE MAP LEGEND		
LAKE	RECREATIONAL AREA	OPEN SPACE

OPEN SPACE CALCULATION		
REQUIRED	PROVIDED	
40% OF SITE AREA 16.92 AC. X 40% = 6.77 AC.	LAKE*	2.68 AC.
	RECREATIONAL AREAS*	0.69 AC.
	OPEN SPACE	4.27 AC.
TOTAL REQUIRED = 6.77 AC. (40%)	TOTAL	7.64 AC. (45%)

* LAKE AND RECREATIONAL AREAS DO NOT EXCEED 50% OF OVERALL REQUIRED OPEN SPACE (49.8% AS SHOWN)
MINIMUM AVERAGE WIDTH OF OPEN SPACE = 15'
MINIMUM AREA OF OPEN SPACE = 180 SF

EXISTING PARKING TABLE		
EX. RESIDENTIAL PARKING	REQUIREMENT	PROVIDED
EX. RESIDENTIAL BLDG #1 (36 UNITS)	2 SPACES / UNIT + 15% GUEST PARKING = 80 SPACES	67 SPACES
EX. RESIDENTIAL BLDG #2 (34 UNITS)	2 SPACES / UNIT + 15% GUEST PARKING = 75 SPACES	67 SPACES
EX. RESIDENTIAL BLDG #3 (33 UNITS)	2 SPACES / UNIT + 15% GUEST PARKING = 73 SPACES	61 SPACES
EX. RESIDENTIAL BLDG #4 (28 UNITS)	2 SPACES / UNIT + 15% GUEST PARKING = 62 SPACES	68 SPACES
TOTAL	TOTAL: 290 SPACES	323 SPACES
EX. AMENITY PARKING		
FITNESS CENTER	7 SPACES / 1,000 SF = 22 SPACES	22 SPACES
CLUB / RECREATION	4 SPACES / 1,000 SF = 10 SPACES	10 SPACES
OFFICE	1 SPACE / 300 SF = 4 SPACES	4 SPACES
TOTAL	TOTAL: 36	26 PER DEVIATION
EX. BICYCLE PARKING		
(5% OF AMENITY VEHICULAR PARKING): 2 SPACES	TOTAL: 2 SPACES	TOTAL: 2 SPACES

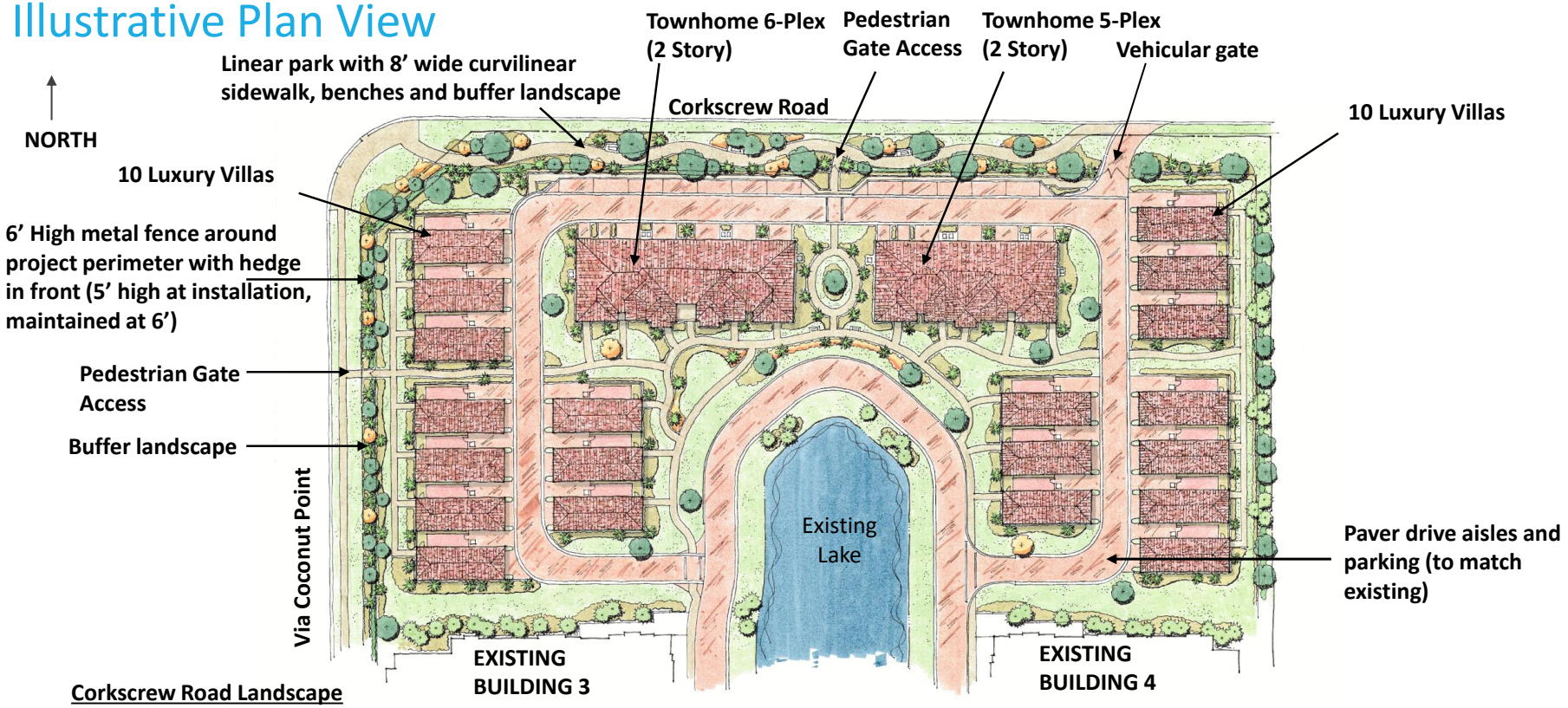
PROPOSED PARKING TABLE		
MULTI-FAMILY RESIDENTIAL PARKING	REQUIREMENT	PROVIDED
TH BLDG #1 (6 UNITS)	2 SPACES / UNIT + 15% GUEST PARKING = 14 SPACES	12 GARAGE SPACES + 7 SURFACE PARKING
TH BLDG #2 (5 UNITS)	2 SPACES / UNIT + 15% GUEST PARKING = 11 SPACES	10 GARAGE SPACES + 5 SURFACE PARKING
TOTAL	TOTAL: 25 SPACES	34 SPACES
LUXURY VILLA RESIDENTIAL PARKING		
LV-1 - LV-20 (20 UNITS)	2 SPACES / UNIT = 40 SPACES	40 SPACES



- 131 Current Genova Units
- 31 Townhomes / Luxury Villa Units Proposed (11 TH, 20 LV)
- 162 Total Units Proposed for the Project versus 205 units approved

2

Illustrative Plan View



Corkscrew Road Landscape

- Code minimum requirement of 1 tree 20' on center plus double staggered row of shrubs at 3' on center
- May be enhanced where space allows with more trees and accent understory plantings
- Shady Lady Black Olive, Silver Buttonwood, Montgomery Palm
- Eleven (11) Shady Lady Black Olive trees will be planted at 18' height to accelerate a mature urban look.

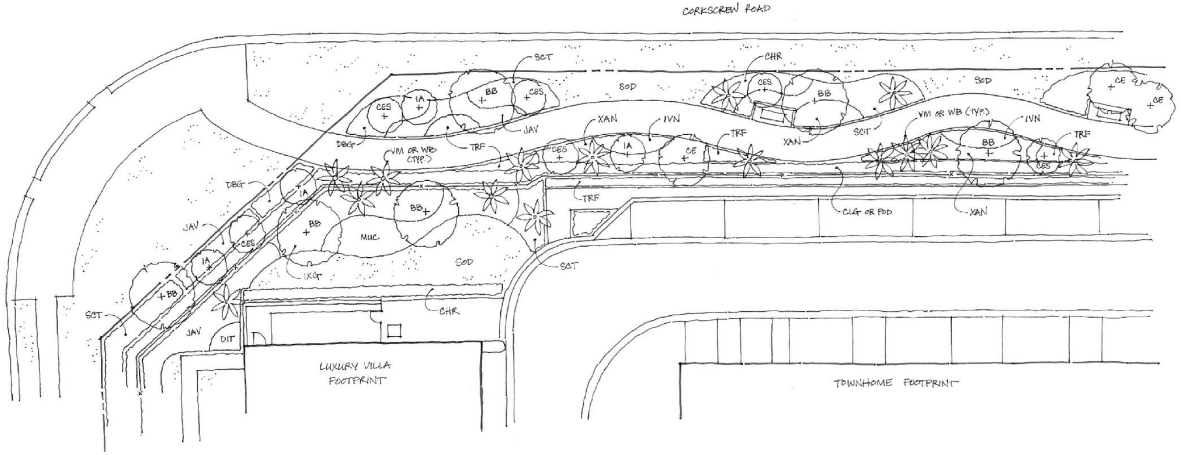
Via Coconut Point Landscape

- Code minimum requirement of 1 tree 20' on center plus double staggered row of shrubs at 3' on center
- May be enhanced where space allows with more trees and accent understory plantings
- Silver Buttonwood, Eagleston Holly, Montgomery Palm

3

Note: The following illustrative sketches and architectural perspective renderings are conceptual in nature and subject to change at time of final design and permitting.

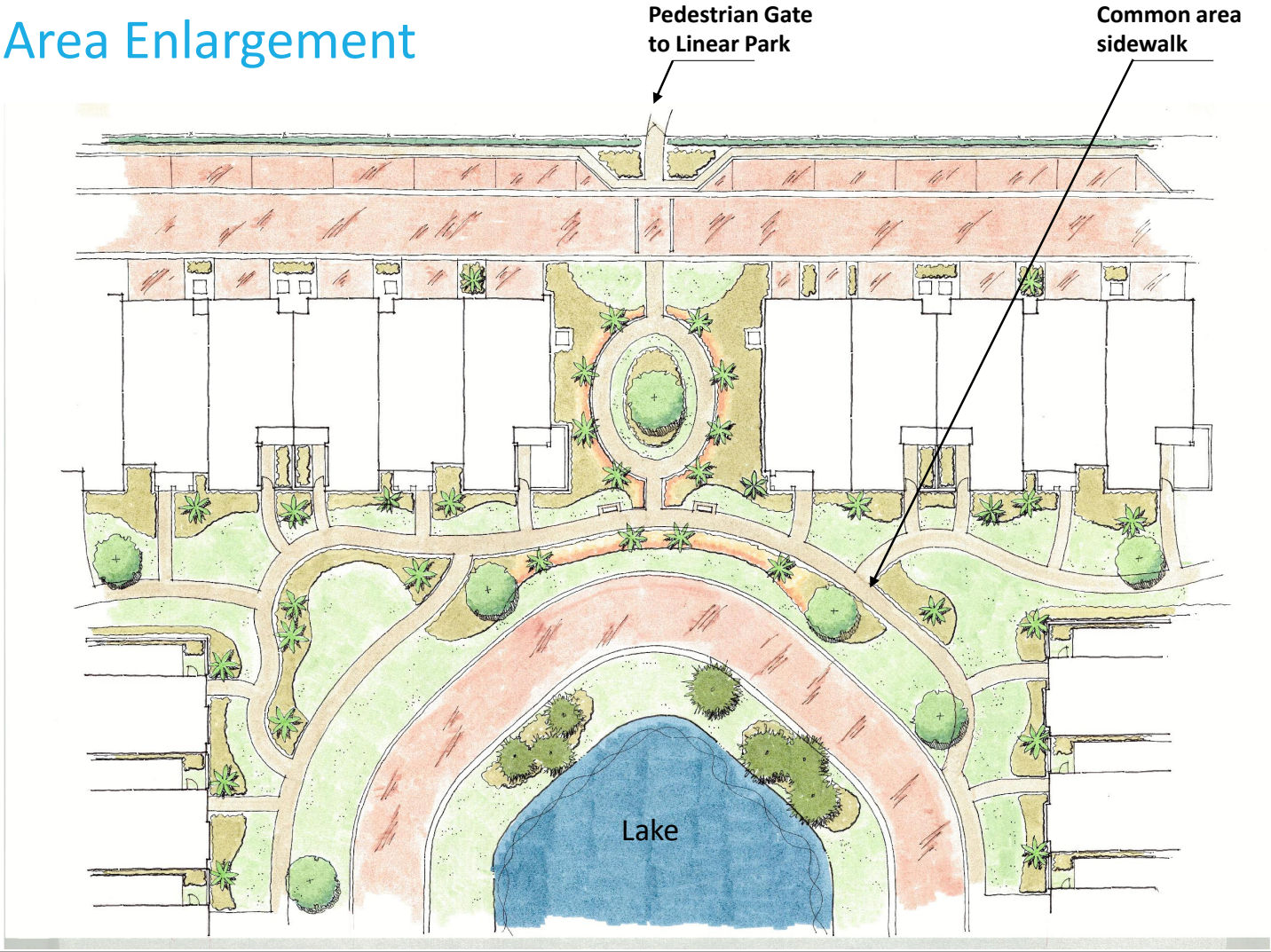
Conceptual Enhanced Landscaping with buffers



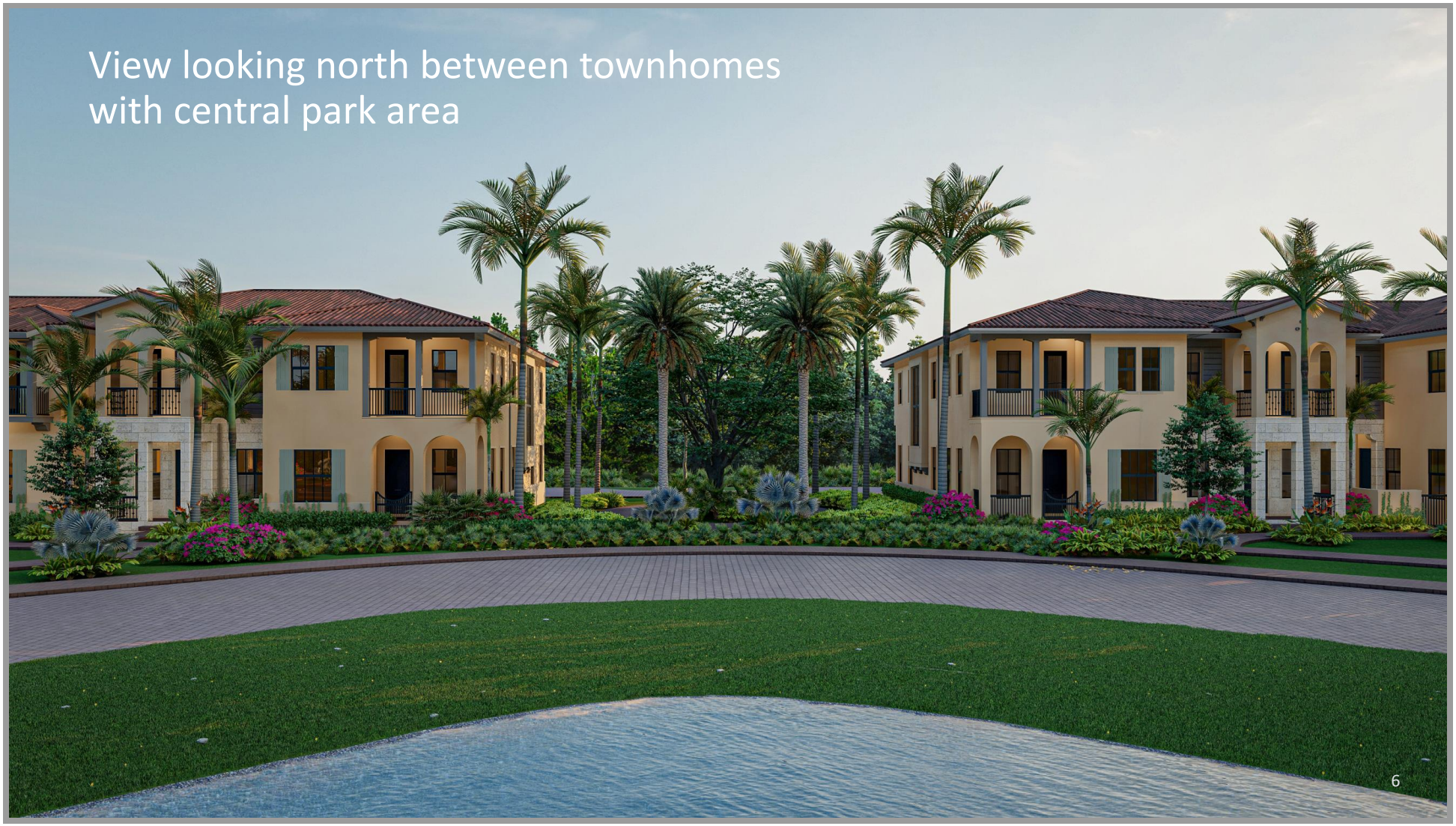


Note: Final landscape design to be determined at time of Development Order. Plant images shown are potential species that may be included.

Park Area Enlargement



5


View looking north between townhomes with central park area
6

Complimentary building colors



Shutter Color



Base Body Color



Trim Color

- The base body, shutter and trim colors to be utilized on the Townhome and Luxury Villas are taken directly from the approved colors used on the existing multi-family buildings
- Options of decorative stone/tile available

7

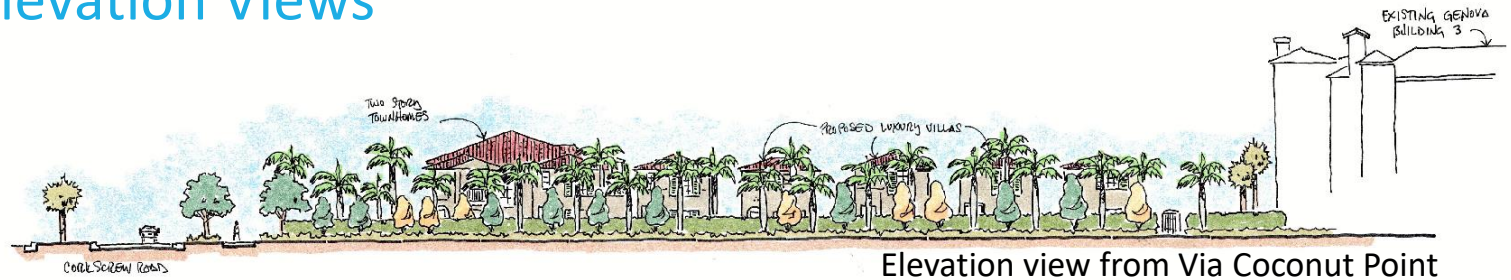

Luxury Villas
• Product of CC Homes, a luxury home top builder in the US
• 2 Stories, +/- 2,500 SF total
• Minimum 2 parking spaces per unit
• Shallow roof pitches with barrel tile as material and little overhang
• Square openings with occasional archway
• Architectural features with shutters, trim, clay tile vents
• Decorative wall for massing effect
8


Townhomes
• Product of CC Homes, , a luxury home top builder in the US
• 2 Stories, +/- 2,500 SF total
• 2 garage spaces per unit
• Mediterranean style architecture
• Varied massing, multiple building volumes and varied building heights
• Shallow roof pitches with barrel tile as material and wide overhangs
• Attached balconies with decorative metal railings
• Square openings with an occasional archway
• Architectural features with roof cupolas, corbels and clay tile vents
9

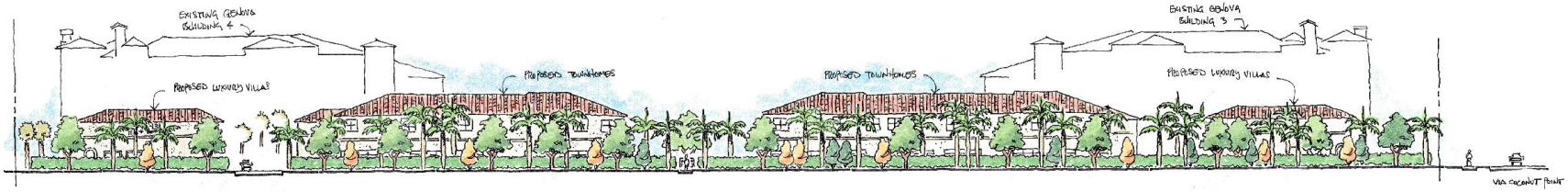

View looking northeast
10


View looking east
11

Elevation Views



Elevation view from Via Coconut Point



Elevation view from Corkscrew Road

- Relationships of the proposed landscape to the proposed buildings, and the proposed buildings to the existing buildings.
- Landscape proposed is based on the approved D.O. landscape plan but may be enhanced further with some taller trees along Corkscrew Road and additional accent understory plantings where space allows to accelerate a mature urban look and soften the architecture.

12

Tangible Benefits

Architecture

- Precedent Setting Design – Mediterranean Style provided
- 360 Degree Urban Look – provided
- Stealth Parking – all resident parking is indoors, hidden, or screened. Guest parking exceeds code and will be buffered
- Sustainable Design – provided through existing buildings

Social Vitality

- Public Pedestrian Greenway – provided through existing and proposed greenway
- Public Linear Park along Corkscrew Road – to be provided as proposed
- Public Lakeside Sitting Areas – previously provided
- No Age Restriction – provided

Landscaping

- Canopy Trees/Picnic Areas in Estero Community Park – previously provided
- Larger Trees in Streetscapes – provided through existing and proposed greenways
- Via Coconut Point Road Median Landscape – previously provided
- Via Coconut Point Median Jack and Bore – previously provided
- Interweaving Public ROW and Genova Setbacks – previously provided

Tangible Benefits

Connectivity

- Pedestrian Gates/Walkability – provided through existing and proposed
- Transit Ready – previously provided
- Front Doors on Via Coconut Point Road – previously provided
- Interconnected Sidewalks – provided through existing and proposed
- Within Vibrant Mixed-Use Pedestrian Shed – previously provided
- Non-resident Main Gate Access – previously provided
- $100,000 Contribution to Future Estero Community Park Entry – previously provided

Economic

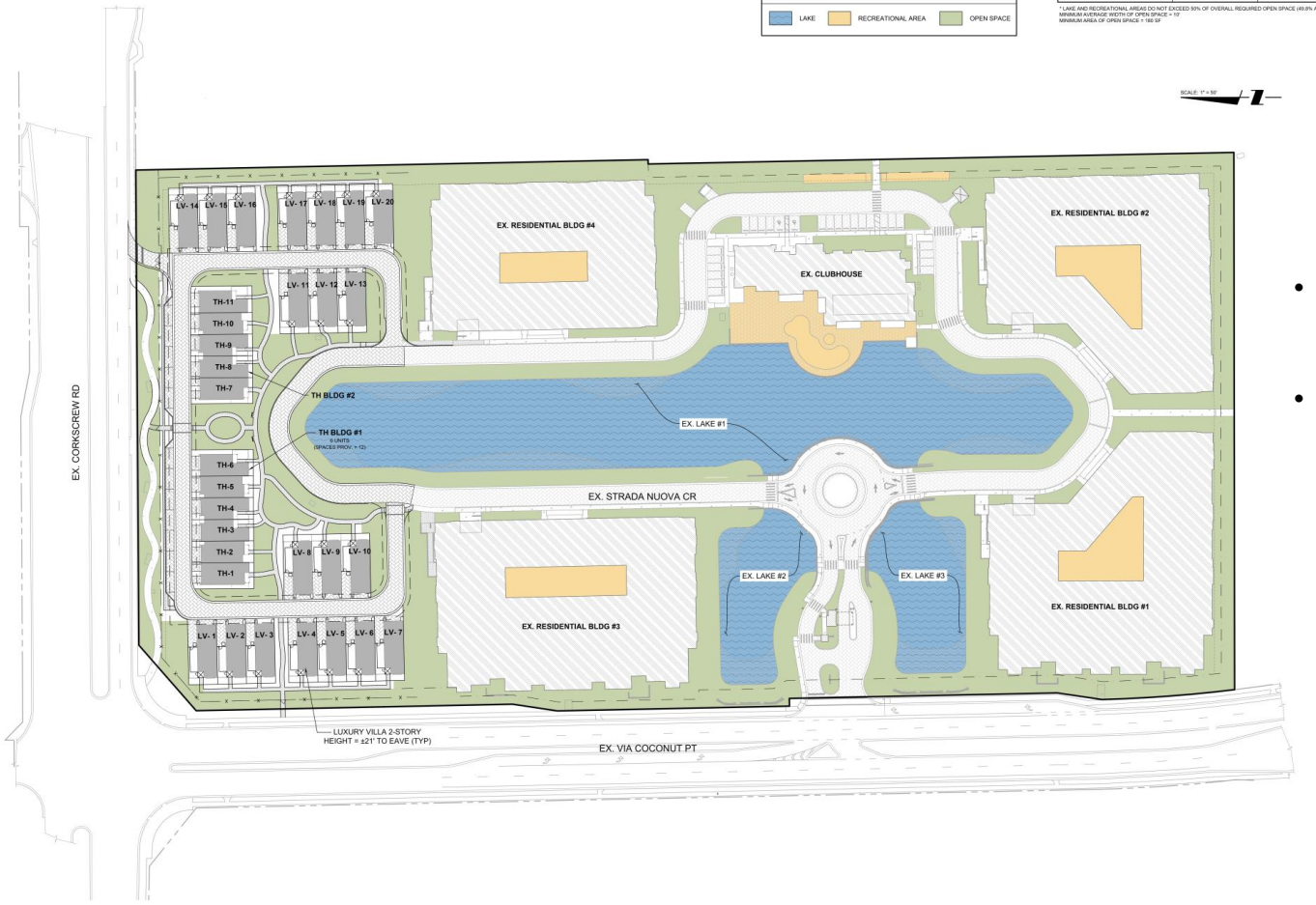
- Increased Employment – provided
- Impact Fees – provided
- Tax Revenue – provided
- Local Spending – provided

Open Space Exhibit

MASTER CONCEPT PLAN LEGEND			
EX. BUILDING		PROPOSED BUILDING	
EX. PAVERS		PROPOSED PAVERS	
LAKE		TH	TOWNHOME
		LV	LUXURY VILLA
OPEN SPACE LEGEND			
LAKE	RECREATIONAL AREA	OPEN SPACE	

OPEN SPACE CALCULATION		
REQUIRED	PROVIDED	
40% OF SITE AREA 16.92 AC. X 40% = 6.77 AC.	LAKE*	2.68 AC.
	RECREATIONAL AREAS*	0.69 AC.
	OPEN SPACE	4.27 AC.
TOTAL REQUIRED = 6.77 AC. (40%)	TOTAL	7.64 AC. (45%)

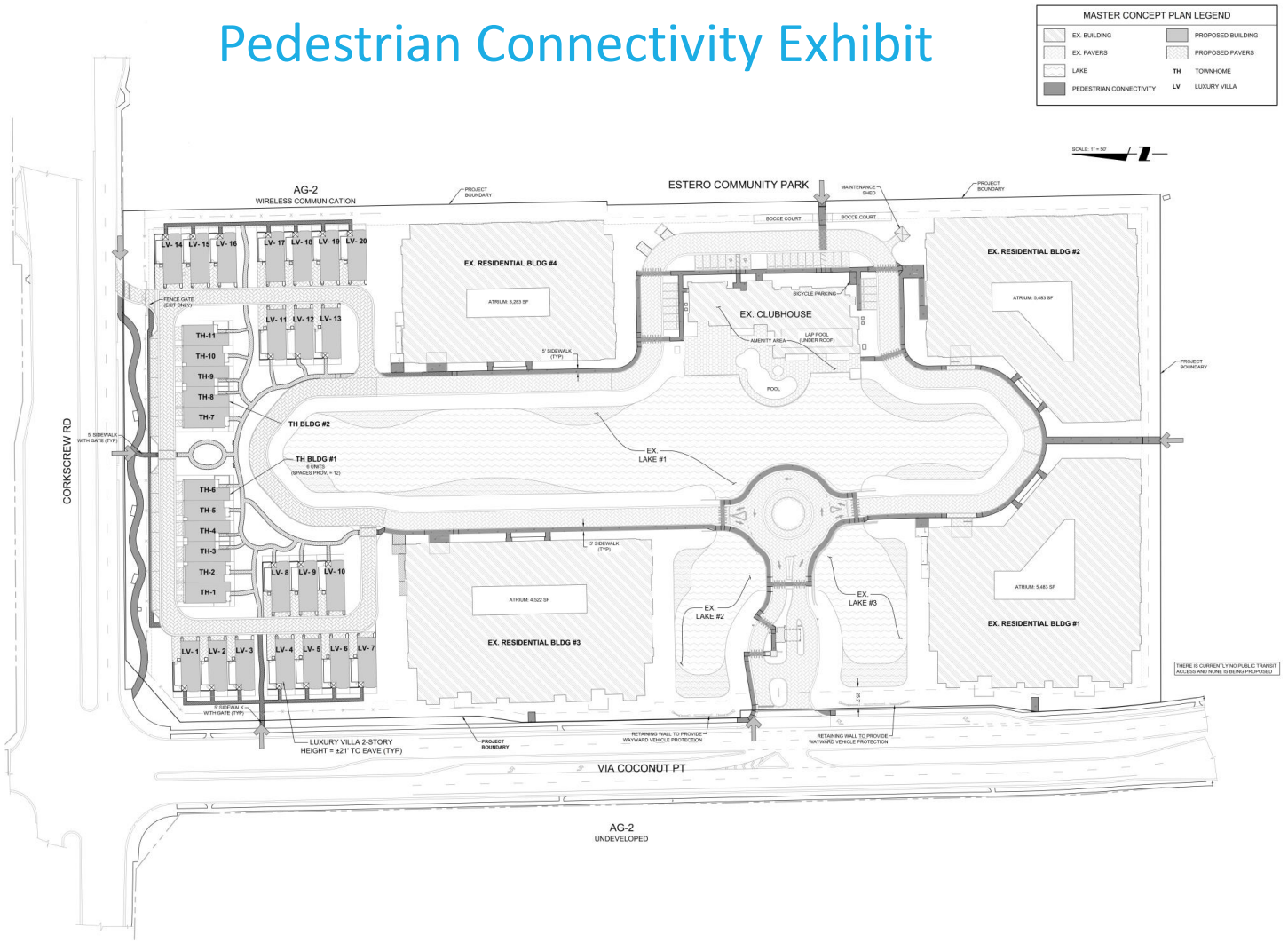
* LAKE AND RECREATIONAL AREAS DO NOT EXCEED 50% OF OVERALL REQUIRED OPEN SPACE (49.8% AS SHOWN)
MINIMUM AVERAGE WIDTH OF OPEN SPACE = 10'
MINIMUM AREA OF OPEN SPACE = 180 SF



- 6.77 Acres (40%) of open space required
- 7.48 Acres (44%) of open space provided

15

Pedestrian Connectivity Exhibit



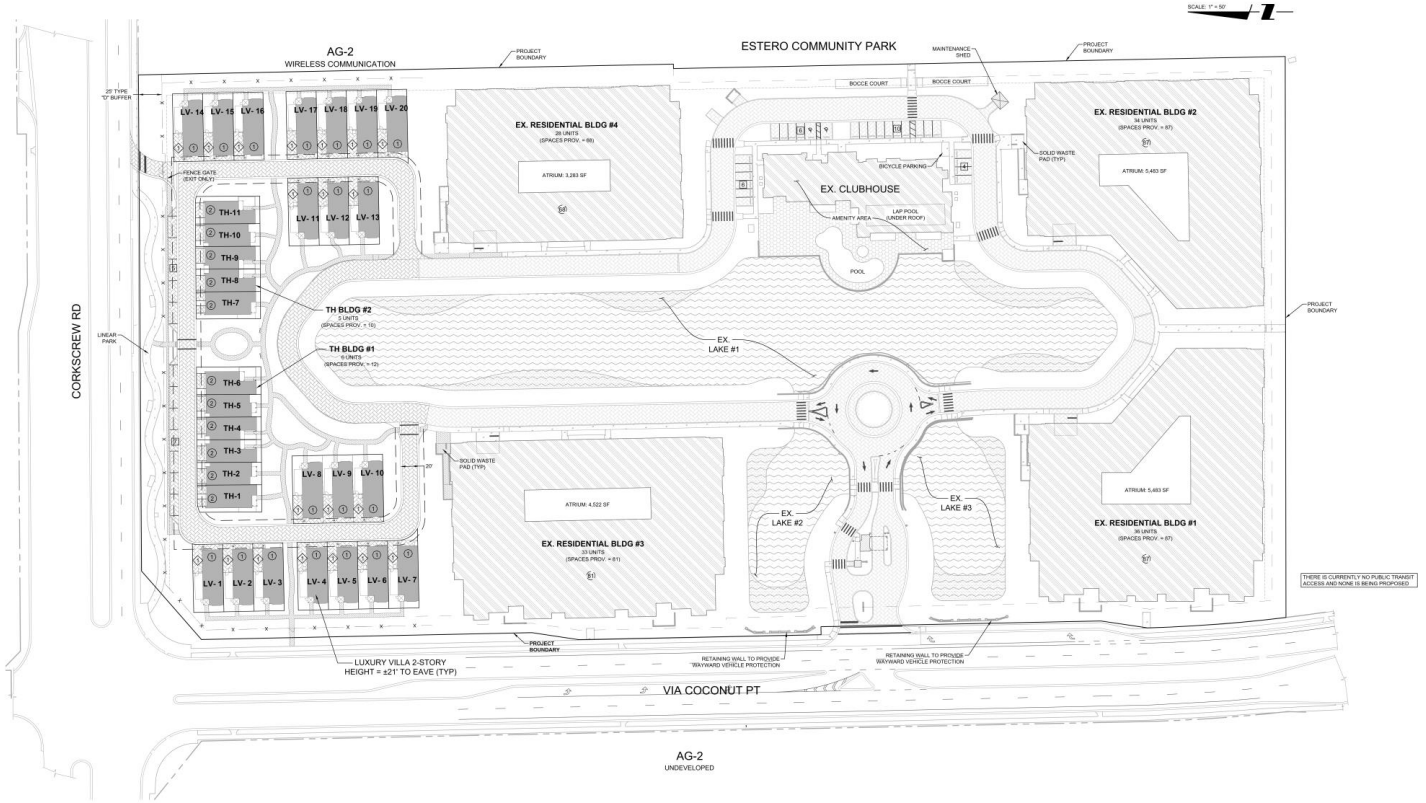
Parking Exhibit

MASTER CONCEPT PLAN LEGEND			
EX. BUILDING		PROPOSED BUILDING	
EX. PAVERS		PROPOSED PAVERS	
LAKE	TH	TOWNHOME	
	LV	LUXURY VILLA	

PARKING LEGEND
TH GARAGE PARKING
EXISTING GARAGE PARKING
LV GARAGE PARKING (MIN 1 SPACE)
LV EXTERIOR PARKING
EXISTNG SURFACE PARKING

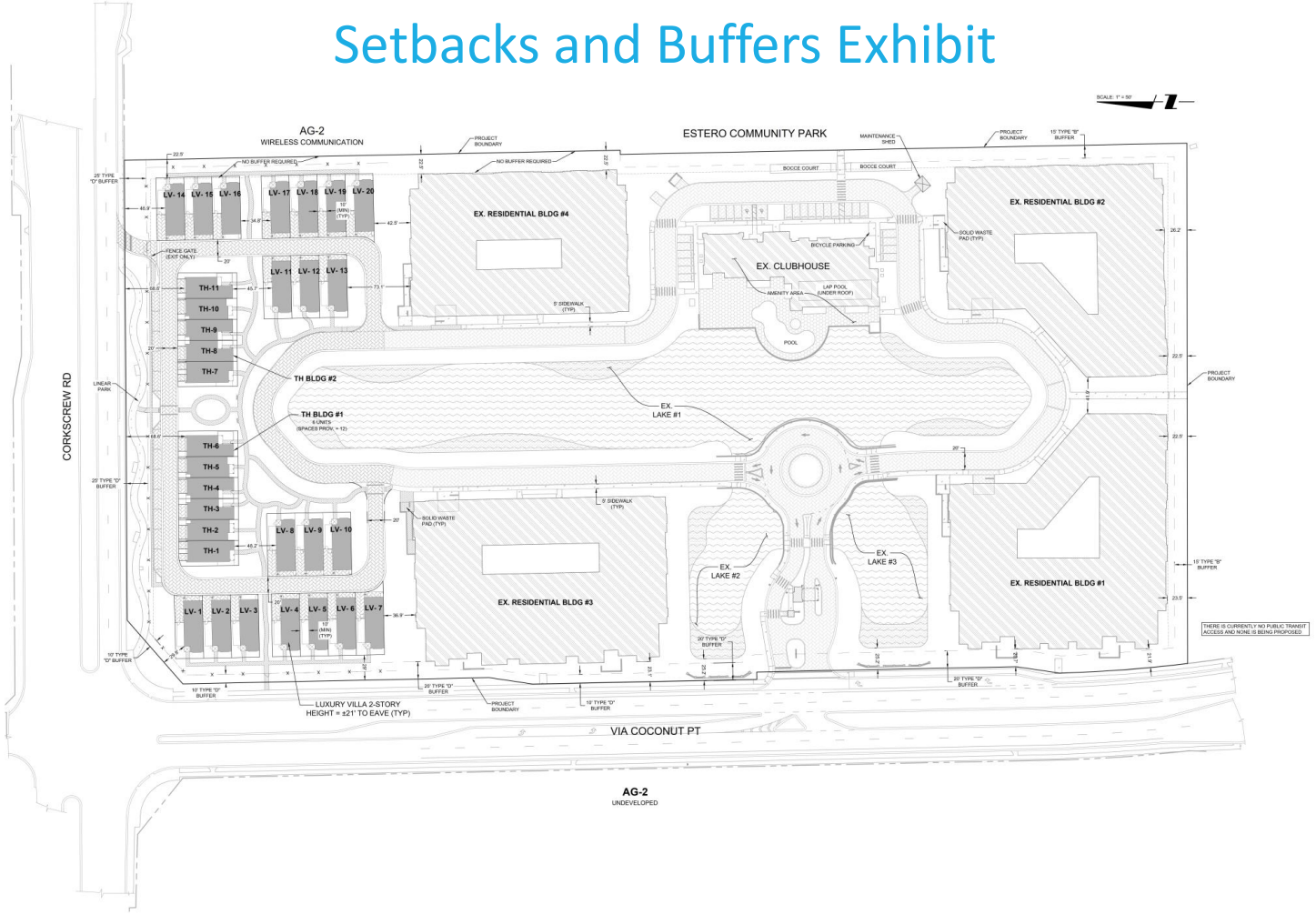
PROPOSED PARKING TABLE		
MULTI-FAMILY RESIDENTIAL PARKING	REQUIREMENT	PROVIDED
TH BLDG #1 (6 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 14 SPACES	12 GARAGE SPACES + 7 SURFACE PARKING
TH BLDG #2 (5 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 11 SPACES	10 GARAGE SPACES + 5 SURFACE PARKING
TOTAL	**TOTAL: 25 SPACES**	**34 SPACES**
LUXURY VILLA RESIDENTIAL PARKING		
LV-1 - LV-20 (20 UNITS)	2 SPACES / UNIT = 40 SPACES	40 SPACES

EXISTING PARKING TABLE		
EX. RESIDENTIAL PARKING	REQUIREMENT	PROVIDED
EX. RESIDENTIAL BLDG #1 (36 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 80 SPACES	87 SPACES
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TOTAL	**TOTAL: 290 SPACES**	**323 SPACES**
EX. AMENITY PARKING		
FITNESS CENTER	7 SPACES / 1,000 SF = 22 SPACES	22 SPACES
CLUB / RECREATION	4 SPACES / 1,000 SF = 10 SPACES	10 SPACES
OFFICE	1 SPACE / 300 SF = 4 SPACES	4 SPACES
TOTAL	**TOTAL: 36**	**20 PER DEVIATION**
EX. BICYCLE PARKING		
5% OF AMENITY VEHICULAR PARKING): 2 SPACES	TOTAL: 2 SPACES	TOTAL: 2 SPACES



17

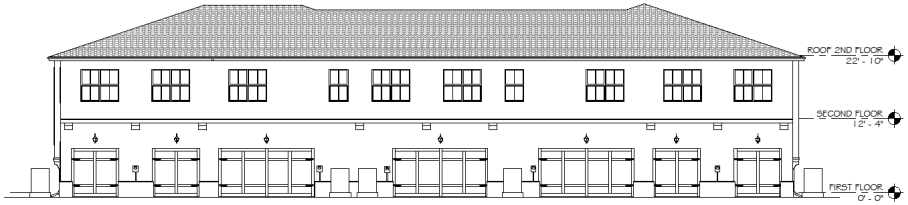
Setbacks and Buffers Exhibit



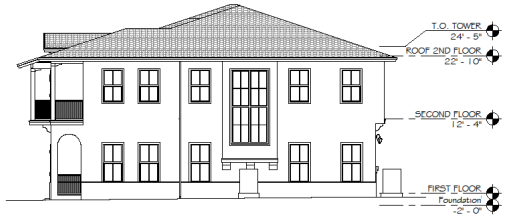
5 Unit Townhome



FRONT ELEVATION BLDG 5 UNITS
1/8" = 1'-0"



REAR ELEVATION BLDG 5 UNITS
1/8" = 1'-0"



RIGHT ELEVATION BLDG 5 UNITS
1/8" = 1'-0"



LEFT ELEVATION BLDG 5 UNITS
1/8" = 1'-0"

19

5 Unit Townhome



GENOVA 5 UNITS BLDG FRONT 3DVIEW



GENOVA 5 UNITS BLDG REAR 3DVIEW

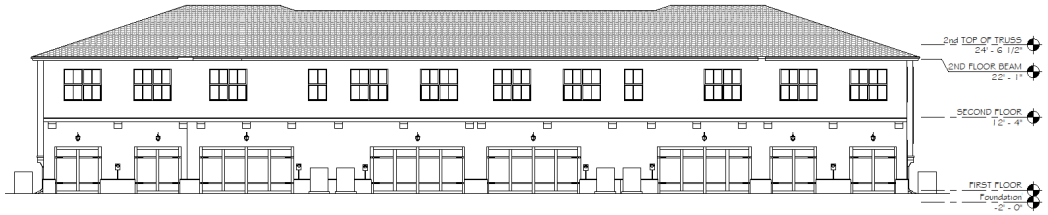
20

6 Unit Townhome



MODEL B 2 STORY | MODEL A 2 STORY | MODEL C 2 STORY | MODEL CR 2 STORY | MODEL AR 3 STORY | MODEL BR 2 STORY

FRONT ELEVATION 6 UNITS BLDG
1/8" = 1'-0"



REAR ELEVATION 6 UNITS BLDG
1/8" = 1'-0"



RIGHT ELEVATION 6 UNITS BLDG
1/8" = 1'-0"



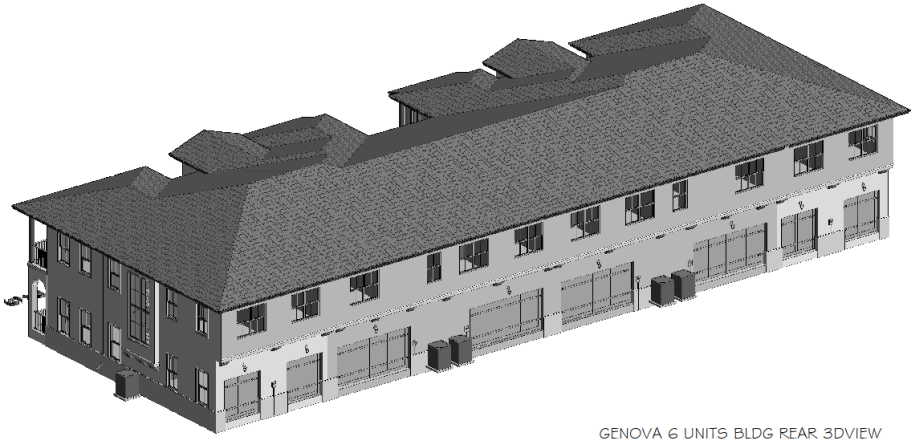
LEFT ELEVATION 6 UNITS BLDG
1/8" = 1'-0"

21

6 Unit Townhome



GENOVA 6 UNITS BLDG FRONT 3DVIEW



GENOVA 6 UNITS BLDG REAR 3DVIEW

22

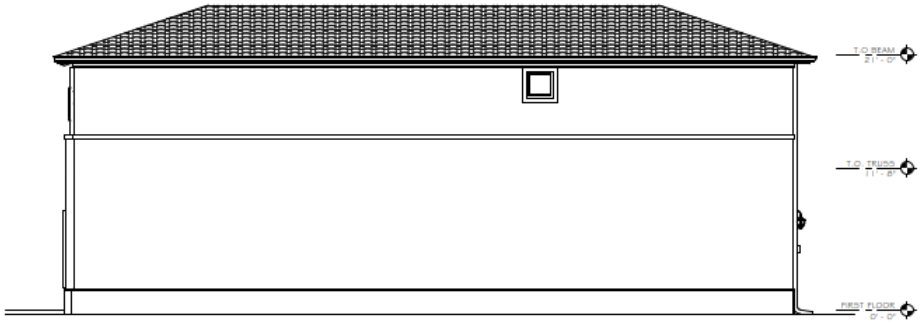
Luxury Villa Alternate 1



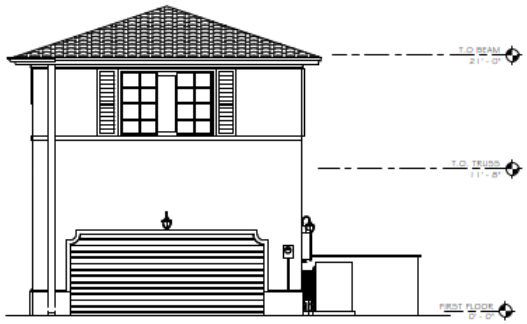
LEFT ELEVATION-ALT I



FRONT ELEVATION-ALT I



RIGHT ELEVATION-ALT I



REAR ELEVATION-ALT I

23

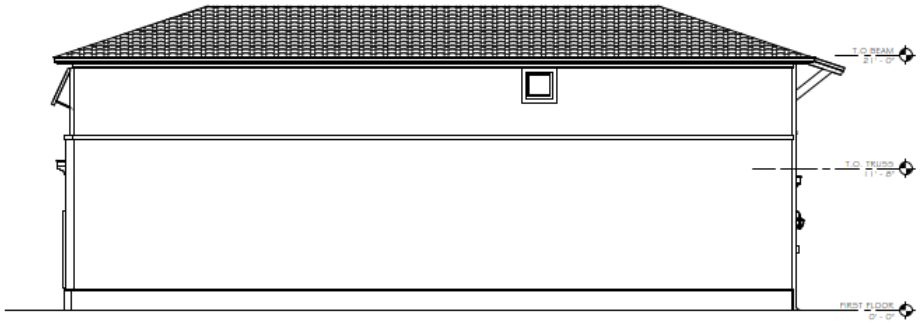
Luxury Villa Alternate 2



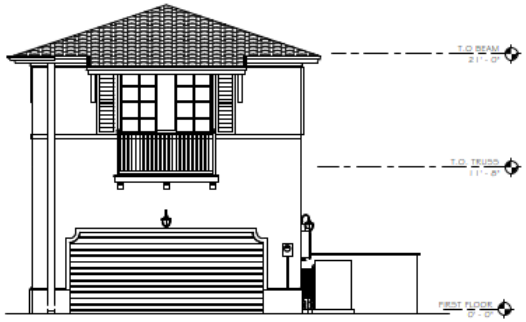
LEFT ELEVATION-ALT 2



FRONT ELEVATION-ALT 2



RIGHT ELEVATION-ALT 2



REAR ELEVATION-ALT 2

24

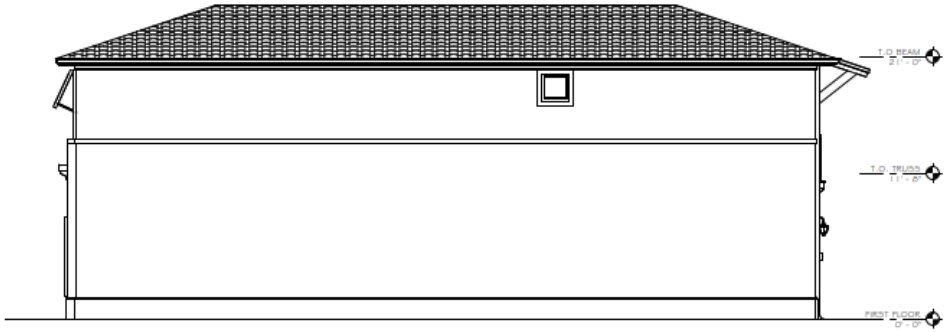
Luxury Villa Alternate 3



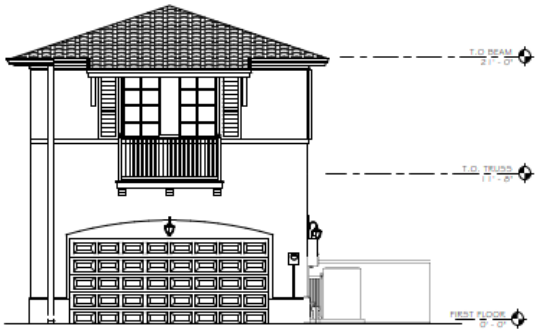
LEFT ELEVATION-ALT 3



FRONT ELEVATION-ALT 3



RIGHT ELEVATION-ALT 3



REAR ELEVATION-ALT 3

25

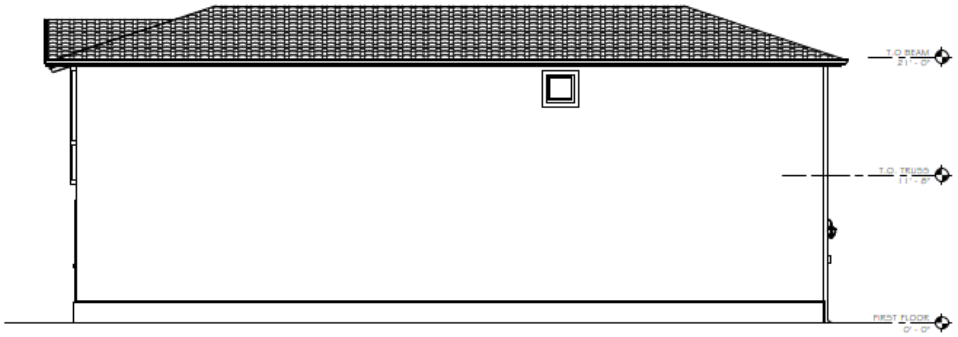
Luxury Villa Alternate 4



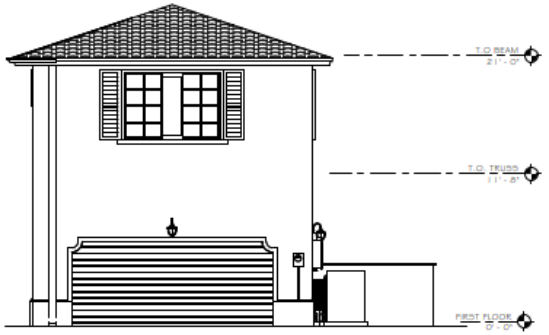
LEFT ELEVATION-ALT 4



FRONT ELEVATION-ALT 4



RIGHT ELEVATION-ALT 4



REAR ELEVATION-ALT 4

26

Luxury Villa Facade Options



27

Attachment 6

VILLAGE OF ESTERO, FLORIDA

ORDINANCE NO. 2016 - 08

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING A REZONING FROM AGRICULTURAL DISTRICT (AG-2) AND COMMERCIAL PLANNED DEVELOPMENT DISTRICT (CPD) TO ESTERO PLANNED DEVELOPMENT DISTRICT (EPD) TO ALLOW A 205 UNIT MULTIFAMILY RESIDENTIAL PROJECT WITH ASSOCIATED AMENITIES FOR PROPERTY LOCATED AT 9050 CORKSCREW ROAD CONSISTING OF APPROXIMATELY 16.95 ACRES; DENYING THE APPLICATION FOR A REZONING TO RESIDENTIAL PLANNED DEVELOPMENT DISTRICT (RPD); APPROVING A MASTER CONCEPT PLAN, CERTAIN DEVIATIONS AND CONDITIONS OF DEVELOPMENT; PROVIDING FINDINGS; DENYING THE APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT FROM SUBURBAN LAND USE CATEGORY TO INTENSIVE DEVELOPMENT LAND USE CATEGORY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Genova LLC (the "Applicant", to include successors and assigns) filed applications to amend the Transitional Comprehensive Plan Future Land Use designations and to amend the zoning districts for a property located at 9050 Corkscrew Road (at the southeast corner of Corkscrew Road and Via Coconut Point), Estero, FL, consisting of approximately 16.95 acres (the "Property"); and

WHEREAS, the Property consists of parcels with STRAP numbers 34-46-25-E1-U1981.2358, 34-46-25-E1-0100C.0350, 34-46-25-E1-0100C.035B, 34-46-25-E1-0100C.035C, 34-46-25-E1-0100C.035D, 34-46-25-E1-0100C.035E, 34-46-25-E1-0100C.035G, 34-46-25-E1-0100C.035A and 34-46-25-E1-U1991.2358, and the Property is legally described in Exhibit A attached hereto; and

WHEREAS, the Applicant requested an amendment to the Transitional Comprehensive Plan Future Land Use designations from the currently designated Suburban Land Use Category to the Intensive Development Land Use Category; and

WHEREAS, the Village has subsequently amended the Future Land Use designation of the Property to Village Center; and

WHEREAS, the Applicant requested rezonings from Agricultural District (AG-2) and Commercial Planned Development District (CPD) to Residential Planned Development District (RPD); and

WHEREAS, the Village Center Land Use Category provides that in order for the Property to develop at the requested density that it be rezoned to the Estero Planned Development District; and

WHEREAS, the Applicant has requested certain deviations to the Estero Planned Development District regulations pursuant to the Estero Transitional Land Development Code, as amended; and

WHEREAS, the public information meeting for the Transitional Comprehensive Plan Amendment and Rezoning was held at the Planning and Zoning Board on June 16, 2015; and a duly noticed public hearing was held on May 3, 2016 and continued to June 21, 2016, and the Planning and Zoning Board recommended approval with conditions of the request, including certain deviations; and

WHEREAS, a duly noticed first reading was held before the Village Council on July 6, 2016; and

WHEREAS, a duly noticed second reading and public hearing was held before the Village Council on July 13, 2016, at which time the Village Council gave consideration to the evidence presented by the Applicant and the Village staff, the recommendations of the Planning and Zoning Board and the comments of the public.

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

Section 1. Adoption of Recitals.

The Village Council hereby adopts the foregoing recitals and incorporates them as a part of this Ordinance.

Section 2. Rezoning.

The Village Council approves the rezoning of the Property from Agricultural District (AG-2) and Commercial Planned Development District (CPD) to Estero Planned Development District (EPD), to allow a maximum of 205 multifamily residential units not to exceed 45 feet or 4 stories maximum (3 stories over parking), subject to the following conditions and deviations.

Section 3. Conditions.

1. Master Concept Plan/Development Parameters

The development of this project must be consistent with the Master Concept Plan for "Genova", dated last revised December 7, 2015, attached as Exhibit B, except as modified by the conditions below. This development must comply with all requirements of the Village of Estero Transitional Land Development Code (LDC) at time of local Development Order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

Issuance of a development permit by the Village of Estero does not in any way create any rights on the part of the Applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the Village for issuance of the permit if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertake actions that result in a violation of state or federal law.

The project is approved for 205 multi-family units with a maximum building height of 4 stories/45 feet.

2. Uses and Site Development Regulations

The following limits apply to the project and uses:

a. Schedule of Uses – See Exhibit C
b. Property Development Regulations – See Exhibit D

3. Open Space

The local development order must include a minimum of 39% open space within the approved planned development.

4. Buffers

Buffers must be consistent with the requirements of the Village of Estero Land Development Code, as shown on the Master Concept Plan, except as granted by deviation as part of this rezoning action.

5. Pedestrian Connections to Estero Community Park

Pedestrian connections and sidewalks will be provided as shown on the Master Concept Plan. The south pedestrian gate will be constructed prior to the issuance of a certificate of occupancy of building 2 and the east pedestrian gate will be constructed prior to the issuance of the certificate of occupancy of building 4. The guard at the security gate

shall have the ability to request a photo identification from a nonresident pedestrian or bicyclist who wishes to access the community.

6. Traffic Conditions

Connections to Corkscrew Road and to Via Coconut Point are subject to the review and approval of the Lee County Department of Transportation, unless the road is turned over to the Village of Estero for maintenance.

7. Vehicular/Pedestrian Impacts

Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Village of Estero LDC may be required to obtain a local development order.

8. Transitional Comprehensive Plan

Approval of this zoning request does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Transitional Comprehensive Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), as may be amended from time to time.

9. Concurrency

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

10. Agricultural Uses

Agricultural Uses: Existing bona fide agricultural uses on this site are allowed:

(a) Bona fide agricultural uses consisting of row crops that were in existence when the application for this project was filed may continue in the areas depicted on Exhibit E until a local development order is approved for the area containing the agricultural uses.

(b) Clearing or injury of native trees or other native vegetation, including understory, in agricultural areas is prohibited. Existing areas of bona fide agricultural use that include existing grass pasture(s) may be mowed but those areas may not be cleared or expanded. Violations of this condition will require restoration in accordance with LDC 10-423. This prohibition of clearing or

expansion of agricultural use is not intended to preclude Village approved requests for removal of invasive exotic vegetation.

(c) Prior to issuance of a local development order for the portion that contains the agricultural use, the property owner must provide written proof, subject to approval by the Village Attorney of the following:

(1) Termination of all agricultural use on the property included in the development order application/approval. Proof must include a sworn affidavit from the person or entity holding title to the property that specifically provides:

(a) the date the agricultural uses ceased;

(b) the legal description of the property subject to the development order approval;

(c) an affirmative statement that the owner acknowledges and agrees that all agricultural uses are illegal and prohibited on the property and that the owner covenants with the Village that they will not allow agricultural uses on the property until the property is re-zoned to permit agricultural uses; and

(d) that the affidavit constitutes a covenant between the owner and the county that is binding on the owner, their assignees and successors in interest.

The affidavit must be properly recorded in the public records of the county at the owner's expense.

(2) Proof of termination of the agricultural tax exemption for the portion of the property included in the development order application/approval. Proof of termination must include a copy of the owner's request to terminate the tax exemption provided to the Property Appraiser.

11. Solid Waste Management

As part of any local development order approval for vertical development, the development order plans must include facilities in compliance with LDC Section 10-261 and Solid Waste Ordinance #11-27 for the pick-up/disposal of solid waste and recyclables. The minimum area required for, and specific locations of, these facilities will be reviewed at the time of local development order application.

12. Pattern Book

This project must be developed in substantial compliance with the Genova Pattern Book dated June 17, 2016. The Pattern Book will be reviewed by the Design Review Board and may be required to be amended pursuant to that review, prior to issuance of any development order.

13. Gates and Walls

Perimeter walls will not be used. The project will use stealth security measures including the use of decorative fencing and landscaping in lieu of perimeter walls to provide screening.

14. Incentive Offerings

The Applicant's incentive offerings, and the time by which each offering must be completed, are incorporated into this zoning approval as Exhibit F. Location and details are shown on the Master Concept Plan and in the Pattern Book.

15. Maintenance

The Applicant will maintain the linear park, pocket park, entry lake parks and the median landscaping of Via Coconut Point Road from Corkscrew Road to the proposed new entrance to Estero Community Park in perpetuity. The linear park will be constructed in two parts -a west section and an east section. Each section must be constructed prior to the issuance of a certificate of occupancy of the residential building adjacent to that section. The Via Coconut Point Road median landscaping must be constructed prior to the issuance of a certificate of occupancy of the first residential building.

16. Cash Contribution

The cash contribution offered by the Applicant for a future park entry road will be provided prior to issuance of the building permit for the third residential building. The funds will be deposited into a Village escrow account as approved by the Village attorney. If the county does not permit the road entrance to the park, the cash contribution will be used for a public amenity in the immediate area of the project.

17. Public Park Disclosure

The owner shall provide disclosure on sale documents for unit owners that the project is located next to a public park with potential for events that include noise, lights and congestion.

18. Vacation of Easements

The Applicant must obtain approval from the Village Council of the vacation of the following easements:

(a) A R.O.W. Easement located along the southerly side of Corkscrew Road and within the northeasterly section of the property. This R.O.W. Easement is 60 feet in width and extends to a length of approximately 1300± feet; and

(b) A R.O.W. Easement located and set back from the southerly property line. The width at this R.O.W. Easement varies from 25 to 30 feet and extends to a length of approximately 60 feet from the southeast corner to the southwest corner of the property.

19. Professional Offices

The Applicant shall provide in its condominium documents and construction design the ability to use the liner buildings along Via Coconut Road for professional offices if Via Coconut Road becomes a local road and onstreet parking is available.

Section 4. Deviations.

1. Deviation from LDC Section 33-403 which requires that buildings must have a maximum setback of 25 feet from Corkscrew Road ROW, to allow a building setback of 30.7 feet is approved.

2. Deviation from LDC Section 33-351 which requires a 20 foot Type D Buffer for Multi-Family Development adjacent to right-of-ways, to allow a 10 foot buffer along a portion of Via Coconut Road adjacent to Building 3 and 5, as shown on the Master Concept Plan, is approved.

3. Deviation from LDC Section 10-285 which requires driveway connections on arterial roads to have a minimum separation of 660 feet, to allow a driveway separation of 350 feet for the egress onto Corkscrew Road, is approved subject to it being found acceptable by Lee County DOT.

4. Deviations from LDC Section 10-329(d)(1)a. as follows:

(a) Stormwater management lakes to be setback 25 feet from proposed local streets, to allow a setback of 0 (zero) feet for the internal local road; and

(b) Stormwater management lakes to be setback 50 feet from collector roads to allow stormwater management lakes to be setback 25 feet from Via Coconut Point, are approved, conditioned on the Applicant providing certification by a professional engineer at the time of the development order

that the proposed structures on the roadways provide adequate traffic safety for wayward vehicles.

5. Deviation from LDC Section 10-418(3)a which states that water management lakes may have a maximum of 20% of hardened shoreline to allow:

(a) Lake 1 to have a maximum of 35% of hardened lake shoreline;
(b) Lake 2 to have a maximum of 35% of hardened lake shoreline;
(c) Lake 3 to have a maximum of 35% of hardened lake shoreline;
is approved since the applicant will be increasing littoral plantings by 50%.

6. Deviations from LDC Section 34-1748 as follows:

(a) Entrance gates be located a minimum of 100 feet from the existing intersecting street, to allow the gates to be located 85± feet from the intersecting street; and
(b) The gate to be designed in such a manner to allow a minimum of five vehicles to safely pull-off the intersecting street while waiting to enter, to allow a minimum of four vehicles to safely pull-off the intersecting street while waiting to enter are denied.
(c) A paved turn-around, having a turning radius sufficient to accommodate a U-turn for a single unit truck vehicle per the AASHTO Green Book must be provided on the ingress side of the gate, to allow a turn-around to be provided after the gate is approved, conditioned on the requirement that the gate must be manned 24 hours a day to allow trucks to turn around on the egress side of the gate.

7. Deviation from LDC Section 34-2020 which requires a total of 36 parking spaces for the amenity center, to allow for a minimum of 26 parking spaces to be provided, is approved.

8. Deviation from LDC Section 33-229 which limits building heights outside of the Interstate Highway Interchange Area to three stories or 45 feet, whichever is less, to allow:
(a) A maximum height of 45 feet measured to the eave of the roof; and
(b) A maximum of 4 stories, with 3 stories of residential uses over a ground floor of parking; is approved.

9. Deviation from LDC Section 10-296(i)(2) which requires a minimum 24 foot wide pavement width for Category B roads with curb-and-gutter drainage, to allow a pavement width of 20 feet, is approved, conditioned on the use of pavers on all pavement surfaces and conditioned on the Applicant providing certification by a professional engineer at the time of the development order that the proposed road design provides adequate traffic safety for wayward vehicles.

10. Deviation from LDC Section 34-1743 which requires perimeter fences and walls to be setback 7.5 feet from the right-of-way, to allow a setback of 3.5 feet for a portion of the perimeter railing adjacent to Building 3, is approved.

11. Deviation from LDC Section 10-415 which requires a multi-family residential development to provide a minimum of 40% open space, to allow a minimum open space of 35%, is denied. A 39% deviation is approved.

12. Deviation from LDC Section 34-935(b)(1)e which requires buildings to be setback from the perimeter of the project a minimum of one-half the height of the building, to allow a building setback of 18 feet for a small portion of the southeast corner of Building 4 which has a maximum height of 45 feet, is approved.

13. A deviation from Section 33-508(b)(2) and Figure 33-508(b) as proposed, which identifies connecting streets within an overall Framework Plan described in Division 6, to allow for private streets within the project is approved.

14. A deviation from Section 10-296(d), specifically 10-296(i)(2) to allow for a minimum of 20 feet from inside edge to inside edge of curbs for internal, private access drives, is approved, conditioned on the Applicant providing certification by a professional engineer at the time of the development order that the proposed design of access drives provides adequate traffic safety for wayward vehicles. Minimum ROW widths shall not apply.

Section 5. Comprehensive Plan Amendment.

Applicant's request to amend the Transitional Comprehensive Plan Future Land Use designation from the Suburban category to Intensive Development category is denied.

Section 6. Rezoning.

Applicant's request to rezone the property from Agricultural and Commercial Planned Development to Residential Planned Development, is denied.

Section 7. Findings and Conclusions.

Based on the evidence in the record and its analysis of the relevant Transitional Comprehensive Plan goals, objectives and policies, Transitional Land Development Code regulations, and codes and regulations, the Village Council makes the following findings and conclusions.

1. The Applicant qualifies for rezoning by demonstrating compliance with the Transitional Comprehensive Plan for the Village Center, the Transitional Land Development Code, and other applicable codes and regulations.

2. The rezoning is consistent with the densities, intensities and general uses set forth in the Transitional Comprehensive Plan.

3. The application meets the standards for a Tier 2 density of 12.1 units per acre, based on the criteria for achieving the base density, and the Applicant's incentive offers.

4. The request as conditioned, is compatible with existing or planned uses in the surrounding area.

5. Approval of the request will increase traffic but 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.

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

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

8. The proposed use, as conditioned, is appropriate at the subject location.

9. The recommended conditions to the Master Concept Plan and other applicable regulations provide sufficient safeguards to the public interest.

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

11. The deviations recommended for approval:

(a) Enhance the planned development; and
(b) Preserve and promote the general intent of the LDC to protect the public health, safety and welfare.

12. In accordance with Section 33-518(b) of the Land Development Code, the Village has determined that the Applicant's incentive offers:

(1) Meet the goals and objectives of the comprehensive plan.
(2) Meet the General Criteria under Sec. 33-502, and
(3) Create significant public benefit commensurate with the value of such incentive offers to the Village, and the appropriateness of such incentive offers to the applicable Tier and to the particular development plan.

13. The Village Council has determined that the project is consistent with the general criteria in Section 33-502 of the Land Development Code.

Section 8. Exhibits.

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

Exhibit A	Legal Description
Exhibit B	Master Concept Plan
Exhibit C	Schedule of Uses
Exhibit D	Property Development Regulations
Exhibit E	Agricultural Affidavit
Exhibit F	Applicant's Incentive Offerings and Pattern Book

Section 9. Conflicts.

All sections or part of Sections of the Code of Ordnances, all Ordinances or parts of Ordinances, and all Resolutions, or parts of Resolutions, in conflict with this Ordinance shall be repealed to the extent of such conflict upon the effective date of this Ordinance.

Section 10. Severability.

Should any section, paragraph, sentence, clause, phrase or other part of this Ordinance subsequent to its effective date be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion thereof, other than the part so declared to be invalid.

Section 11. Effective Date.

This Ordinance shall be effective on the date the Comprehensive Plan Amendment CPA2016-01 adopted by Ordinance 2016-04 becomes effective.

PASSED on first reading this 6th day of July, 2016.

PASSED AND ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this 13th day of July, 2016.

Attest:

By: Kathy Hall
Kathy Hall, MMC, Village Clerk

VILLAGE OF ESTERO, FLORIDA

By:
Nicholas Batos, Mayor

Reviewed for legal sufficiency:

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

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

Attachment 7

ADMINISTRATIVE AMENDMENT ADD2021-E001

ADMINISTRATIVE APPROVAL
VILLAGE OF ESTERO, FLORIDA

WHEREAS, Club at Genova, Inc. ("applicant"), represented by Jaime Lopez, President, filed an application for administrative amendment to the Genova Estero Planned Development (EPD) to clarify and modify controlled access to the development to allow for unmanned electronic controlled access during the hours of 11 p.m. to 7 a.m. but maintaining manned access daily from 7 a.m. to 11 p.m.; and

WHEREAS, the property for which the amendment is requested is located at 21471 Strada Nuova Circle, Village of Estero, STRAP No. 34-46-25-E1-23000.00CE; and

WHEREAS, the property is zoned Estero Planned Development (EPD) under the Village of Estero Land Development Code (LDC) and Ordinance No. 2016-08; and

WHEREAS, LDC Section 2-501D.2.F. of the LDC provides for administrative amendments for Planned Developments that meet certain criteria; and

WHEREAS, Strada Nuova Circle is a privately maintained local street; and

WHEREAS, resident and public access to the development during the unmanned hours will be maintained via an electronic controlled access system (digital gate attendant); and

WHEREAS, the controlled access amendment does not require any amendment to the Master Concept Plan; and

WHEREAS, the request meets the intent of the "Village Center" land use because it provides public access during daytime hours but also provides for security from 11 p.m. to 7 a.m.; and

WHEREAS, the required criteria have been met for an administrative amendment and the requested clarification regarding 24-hour manned access of the controlled gate is determined as suitable by the Director; and

WHEREAS, the following findings of fact are offered:

1. The applicant has provided sufficient justification for the Administrative Amendment by demonstrating compliance with the Comprehensive Plan, the Land Development Code, and other applicable codes. No further changes to the Genova EPD are necessary to accommodate the requested change to the controlled access.

2. The requested unmanned electronic controlled access between the hours of 11 p.m. and 7 a.m. daily will not result in additional traffic from the project.

3. The proposed unmanned electronic controlled access is appropriate at the subject location subject to compliance with conditions of approval.

4. There are no external impacts from the proposed modification.

5. The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to impacts on the public's interest created by or expected from the proposed development.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative amendment of the Genova EPD to allow for unmanned electronic controlled access between the hours of 11 p.m. and 7 a.m. daily is hereby APPROVED, subject to the following conditions:

1. The Club at Genova, Inc. shall maintain manned controlled access between the hours of 7 a.m. to 11 p.m. daily, and unmanned electronic controlled access by digital gate attendant between the hours of 11 p.m. and 7 a.m. daily.

2. The terms and conditions of Ordinance No. 2016-08 shall remain in full force and effect.

APPROVED this 7th day of April, 2021.

VILLAGE OF ESTERO, FLORIDA
DEPARTMENT OF
COMMUNITY DEVELOPMENT

Mary Gibbs

Mary Gibbs, FAICP
Director of Community Development

PENINSULA ENGINEERING

September 1, 2022

Mary Gibbs, FAICP, Director
Village of Estero Community Development
9401 Corkscrew Palms Circle
Estero, FL 33928

RE: Genova Planned Development Zoning Amendment
DCI2022-E003
8-Day Letter

Ms. Gibbs:

Thank you for providing the draft staff report with recommended conditions of approval on August 30, 2022. The proposed amendment to the Genova EPD zoning is consistent with the Village of Estero Comprehensive Plan and Land Development Code and will allow for the completion of the development. We appreciate staff's review of the application and agree with findings and recommendations outlined in the report except as noted in the following objections and clarifications:

OBJECTIONS:

Condition 7. *The pocket/park bus stop area shown in the original Pattern Book to be deleted and must be replaced by an area of equivalent size and amenities, subject to staff and PZDB approval.*

The pocket park on Via Coconut has been removed from the Master Plan to accommodate the new residential products proposed by this amendment. This pocket park is not required by the Comprehensive Plan or the LDC as the project's overall density of 9.6 units per acre fall within the Base Density permitted by a Tier 2 EPD (LDC Table 3-707.E); Tier 2 projects with densities of 10.1 to 14 du/ac require incentive offerings. The Genova EPD still provides significant incentive offerings and publicly accessible civic areas, including the linear park along Corkscrew Road. Additionally, the revised site plan provides an internal park area between the proposed townhome buildings that is of comparable size and amenities as the removed pocket park.

Condition 8. *There must be active pursuit of the project, and significant construction of this final phase of Genova must be completed no later than 5 years of the date of approval of the development order. Significant construction will include the linear park and amenities, as well as 50% of the residential buildings.*

The proposed condition is unnecessary and is inconsistent with existing time limitations adopted by the Village of Estero. LDC Section 2-501 D.2.D. establishes expiration dates for Master Concept Plans approved as part of a PD Zoning and Section 2-502.A.3.B. establishes expiration dates for development orders. The Genova EPD will abide by the timeframes adopted as part of the LDC.

2600 Golden Gate Parkway, Naples, Florida, 34105 Office 239.403.6700 Fax 239.261.1797

Fla Engineer CA 28275 Fla Landscape CA LC26000632 Fla Surveyor/Mapper LB8479

CLARIFICATIONS:

- The Townhomes will be 2-stories, as opposed to the 2-3 stories identified in the Staff Report under Request and Height sections.
- Under Pattern Book section, the sixth paragraph states the "applicant believes the colors (required for the new housing products) are complementary to the existing Genova building colors." It should be clarified that the paint colors identified in the supplemental Pattern Book for the luxury villas and townhomes are actual paint colors that are currently used on the existing multi-family buildings.

Please feel free to contact me at (239) 403-6727 or by email at cscott@pen-eng.com should you have any questions or require additional information.

Sincerely,

Christopher O. Scott, AICP
Planning Manager

2600 Golden Gate Parkway, Naples, Florida, 34105 Office 239.403.6700 Fax 239.261.1797

Fla Engineer CA 28275 Fla Landscape CA LC26000632 Fla Surveyor/Mapper LB8479

GENOVA

Amendment to Estero Planned Development (EPD)

DCI2022-E003

PRESENTATION TO

THE VILLAGE OF ESTERO

PLANNING, ZONING & DESIGN BOARD

SEPTEMBER 13, 2022

BARRON COLLIER COMPANIES

A LEGACY OF VISION

PENINSULA ENGINEERING

INTRODUCTIONS

Barron Collier Companies/Genova Partners, LLC

- Brian Goguen, Chief Investment Officer
- Jaime Lopez, VP of Acquisitions

Neale Montgomery, Pavese Law Firm

Peninsula Engineering

- John English, President of Engineering
- Steve Sammons, PM/Sr Landscape Architect
- Chris Scott, Planning Manager

BARRON COLLIER COMPANIES
A LEGACY OF VISION

PENINSULA ENGINEERING

LOCATION MAP



BARRON COLLIER COMPANIES
A LEGACY OF VISION

PENINSULA ENGINEERING

PROPOSED REQUEST

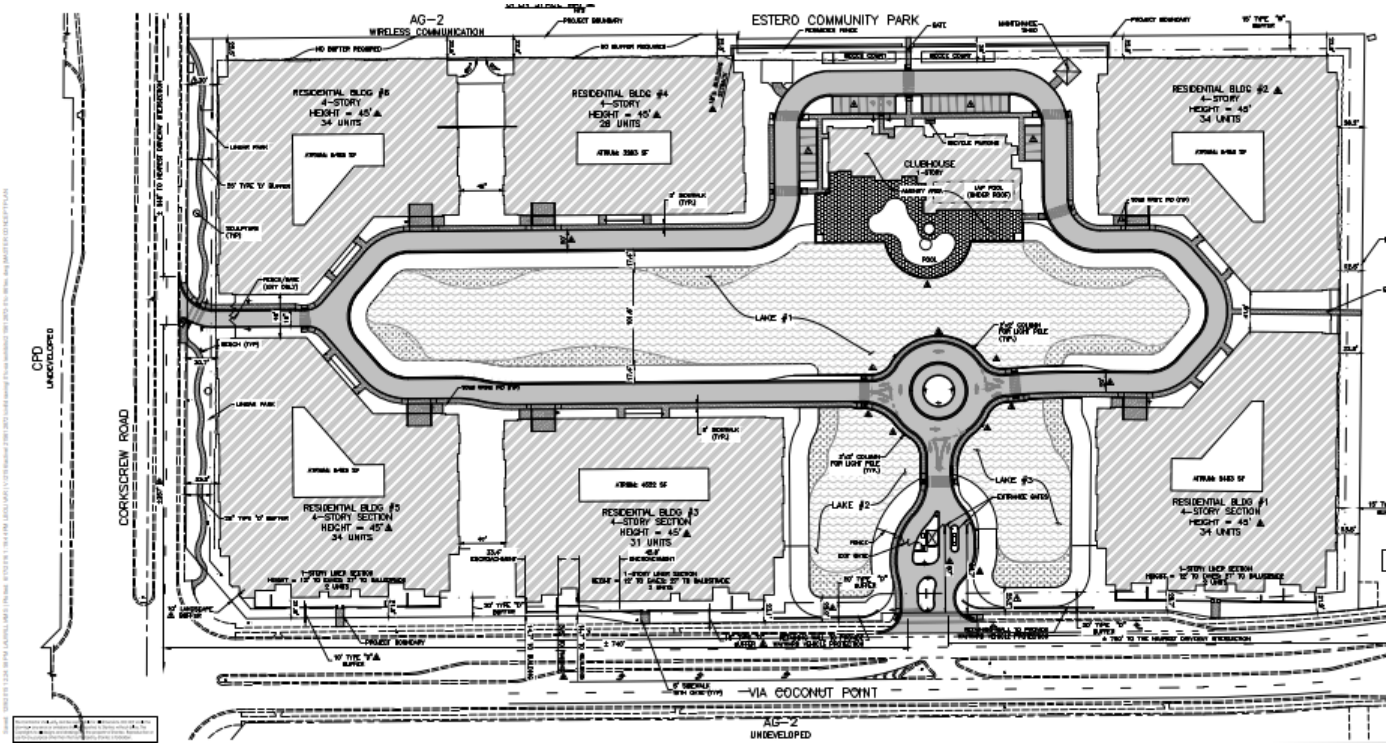
Amend the Genova EPD to revise the type of housing product and reduce the total number of residential units from 205 to 162 dwelling units

- Replace 68 multifamily units in Buildings 5 and 6 with 20 detached luxury villas and 11 townhome units
- Revise Schedule of Uses and Property Development Regulations to include new product types and standards
- Revise Master Concept Plan
- Provide a Supplemental Pattern Book
- Relocate Corkscrew Road egress driveway further east

BARRON COLLIER COMPANIES
A LEGACY OF VISION

PENINSULA ENGINEERING

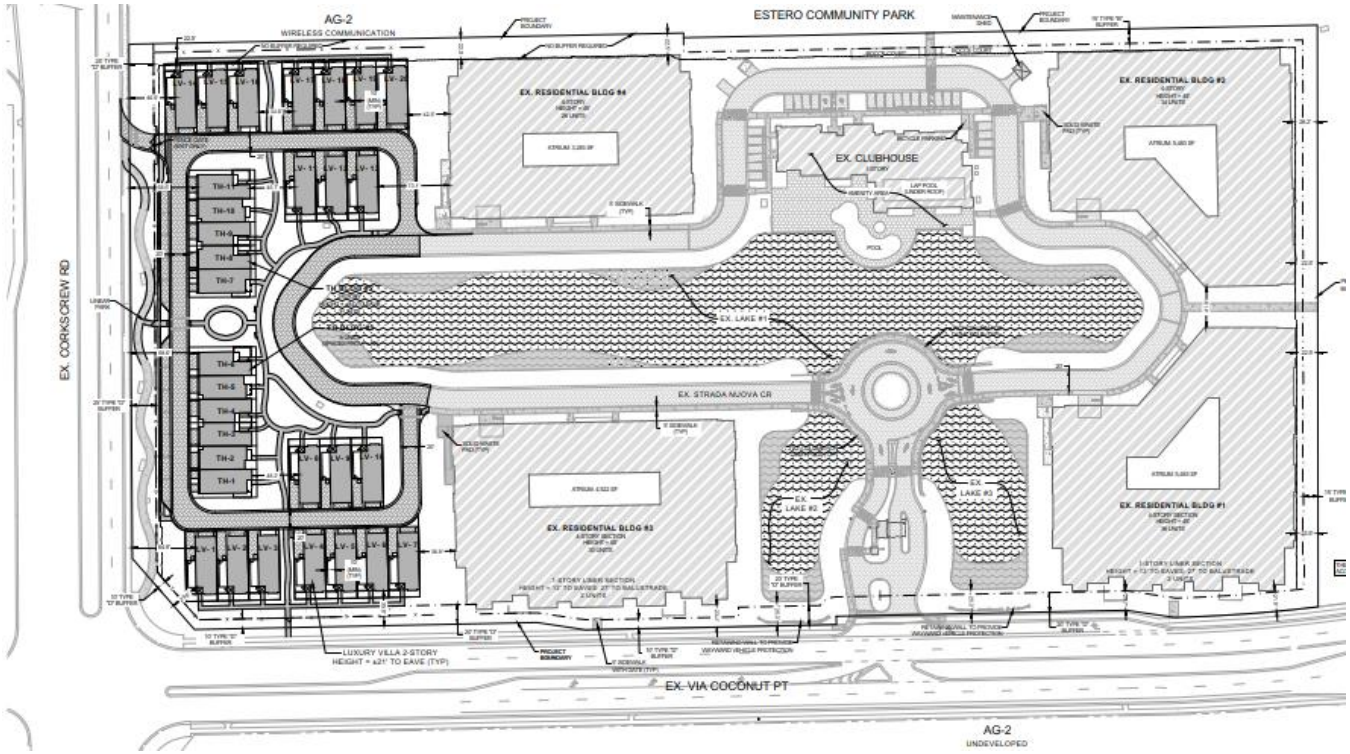
MASTER CONCEPT PLAN - Original



BARRON COLLIER COMPANIES
A LEGACY OF VISION

PENINSULA ENGINEERING

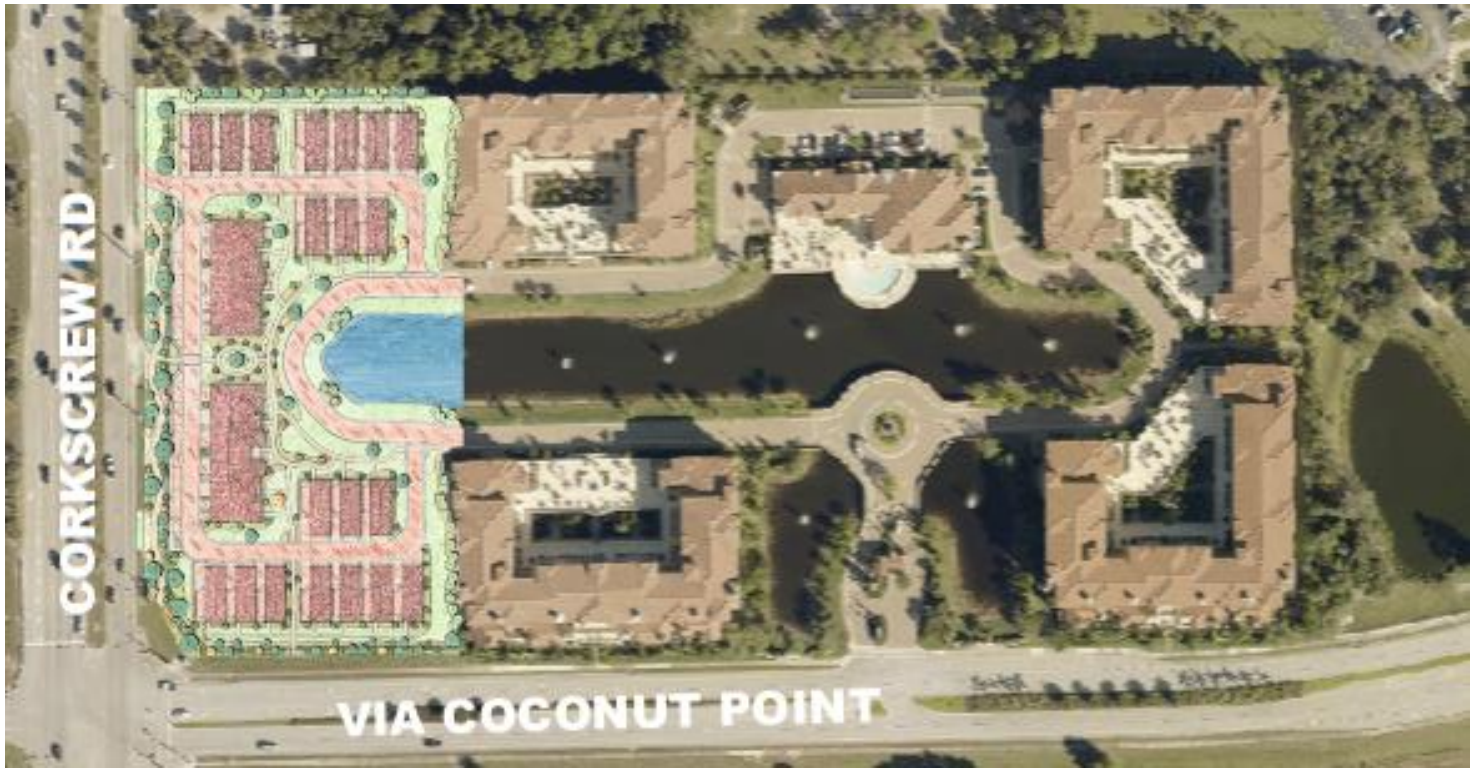
MASTER CONCEPT PLAN - Proposed



BARRON COLLIER COMPANIES
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PENINSULA ENGINEERING

ILLUSTRATIVE PLAN – Aerial Overlay



BARRON COLLIER COMPANIES
A LEGACY OF VISION

PENINSULA ENGINEERING

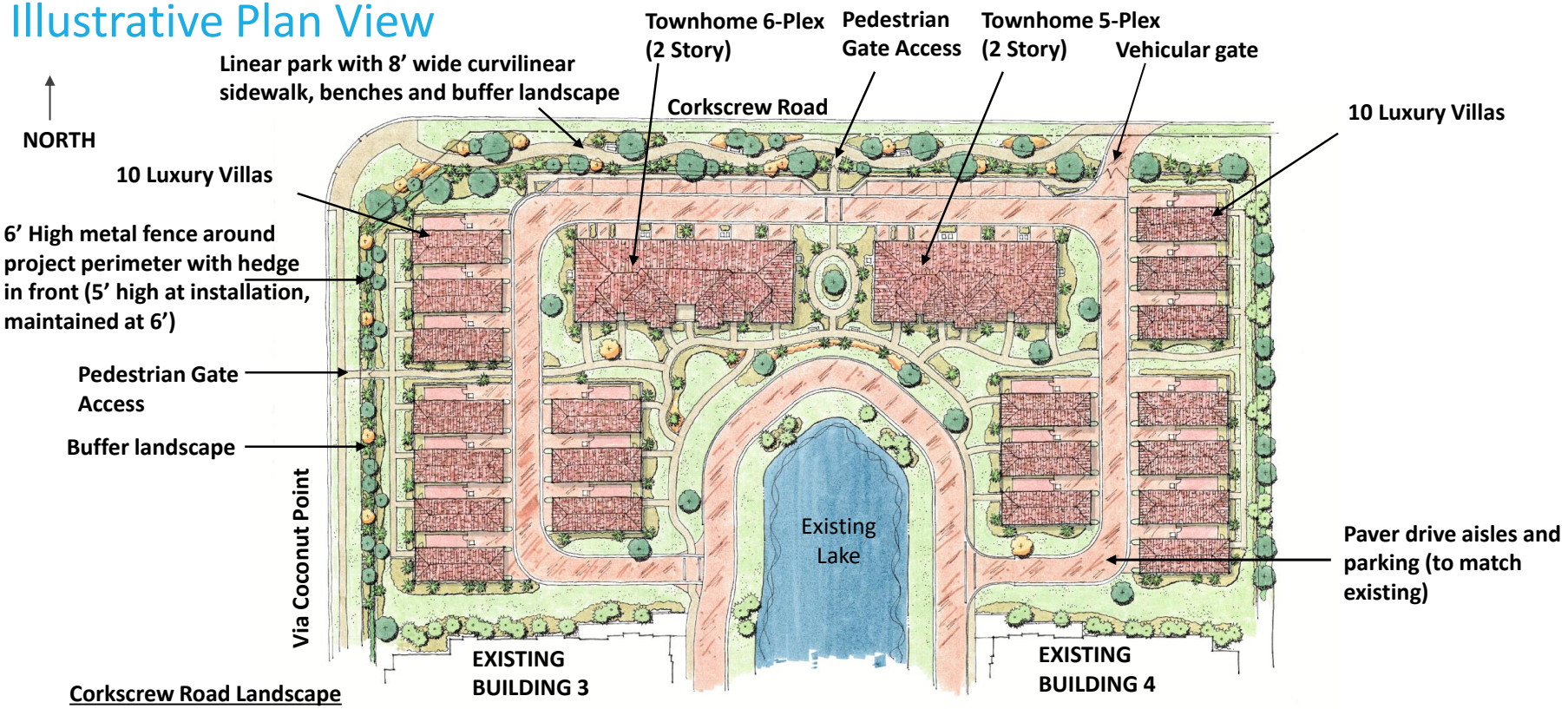
GENOVA

Supplemental Pattern Book

BARRON COLLIER COMPANIES
A LEGACY OF VISION

PENINSULA ENGINEERING

Illustrative Plan View



Corkscrew Road Landscape

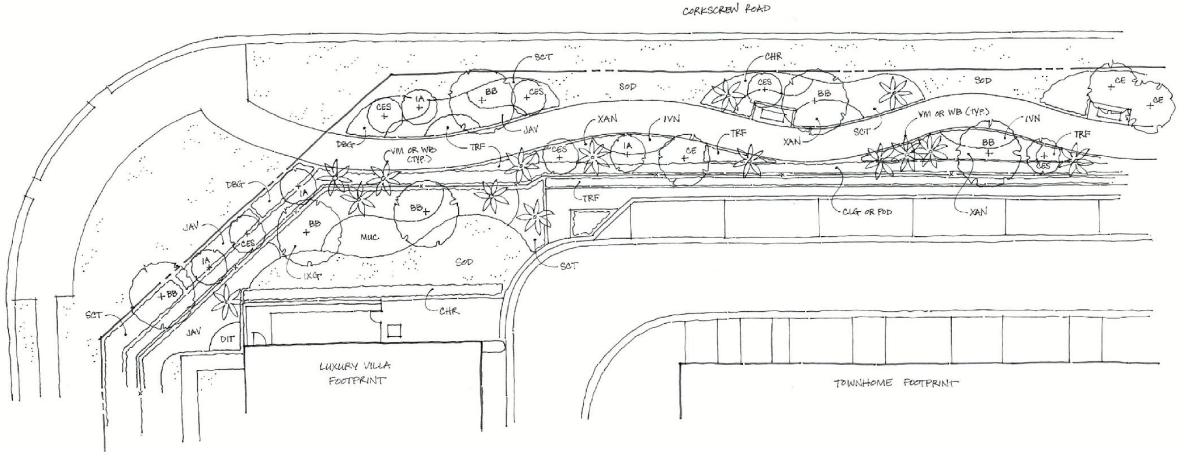
- Code minimum requirement of 1 tree 20' on center plus double staggered row of shrubs at 3' on center
- May be enhanced where space allows with more trees and accent understory plantings
- Shady Lady Black Olive, Silver Buttonwood, Montgomery Palm
- Eleven (11) Shady Lady Black Olive trees will be planted at 18' height to accelerate a mature urban look.

Via Coconut Point Landscape

- Code minimum requirement of 1 tree 20' on center plus double staggered row of shrubs at 3' on center
- May be enhanced where space allows with more trees and accent understory plantings
- Silver Buttonwood, Eagleston Holly, Montgomery Palm

Note: The following illustrative sketches and architectural perspective renderings are conceptual in nature and subject to change at time of final design and permitting.

Conceptual Enhanced Landscaping with buffers




WB: Foxtail Palm


SP: Sabal Palm


BB: Shady Lady Black Olive


VM: Montgomery Palm


IA: Eagleston Holly


PRX: Pygmy Date Palm


CE: Green Buttonwood


CES: Silver Buttonwood


IVN: Dwarf Yaupon Holly


SCT: Schefflera 'Trinette'


XAN: Xanadu


JAV: Wax Jasmine


POD: Podocarpus


TRF: Gama Grass


CHR: Cocoplum


IXG: Ixora 'Nora Grant'


CLG: Small Leaf Clusia


DBG: Dwf. Bougainvillea 'Helen Johnson'

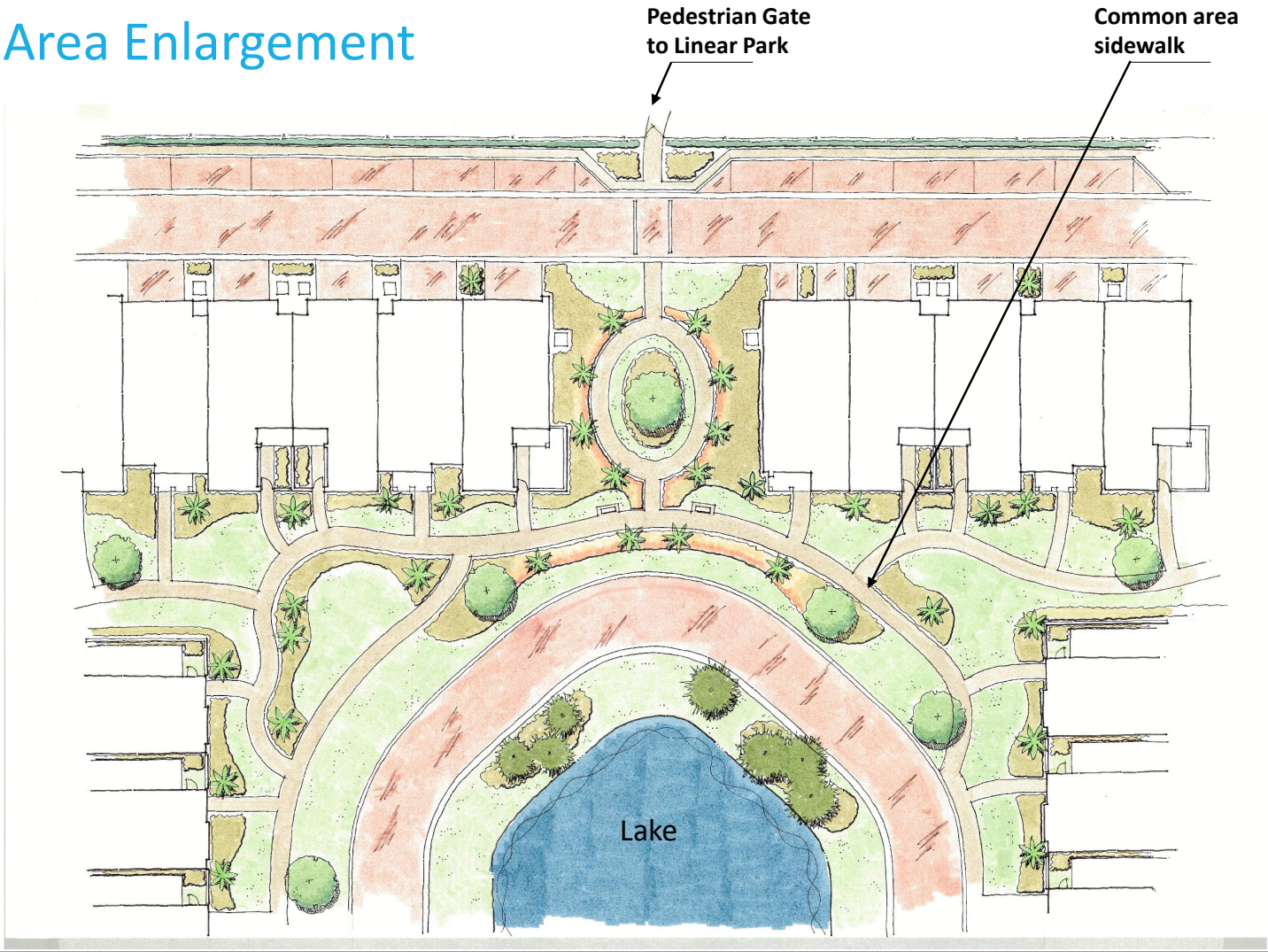

MUC: Muhly Grass

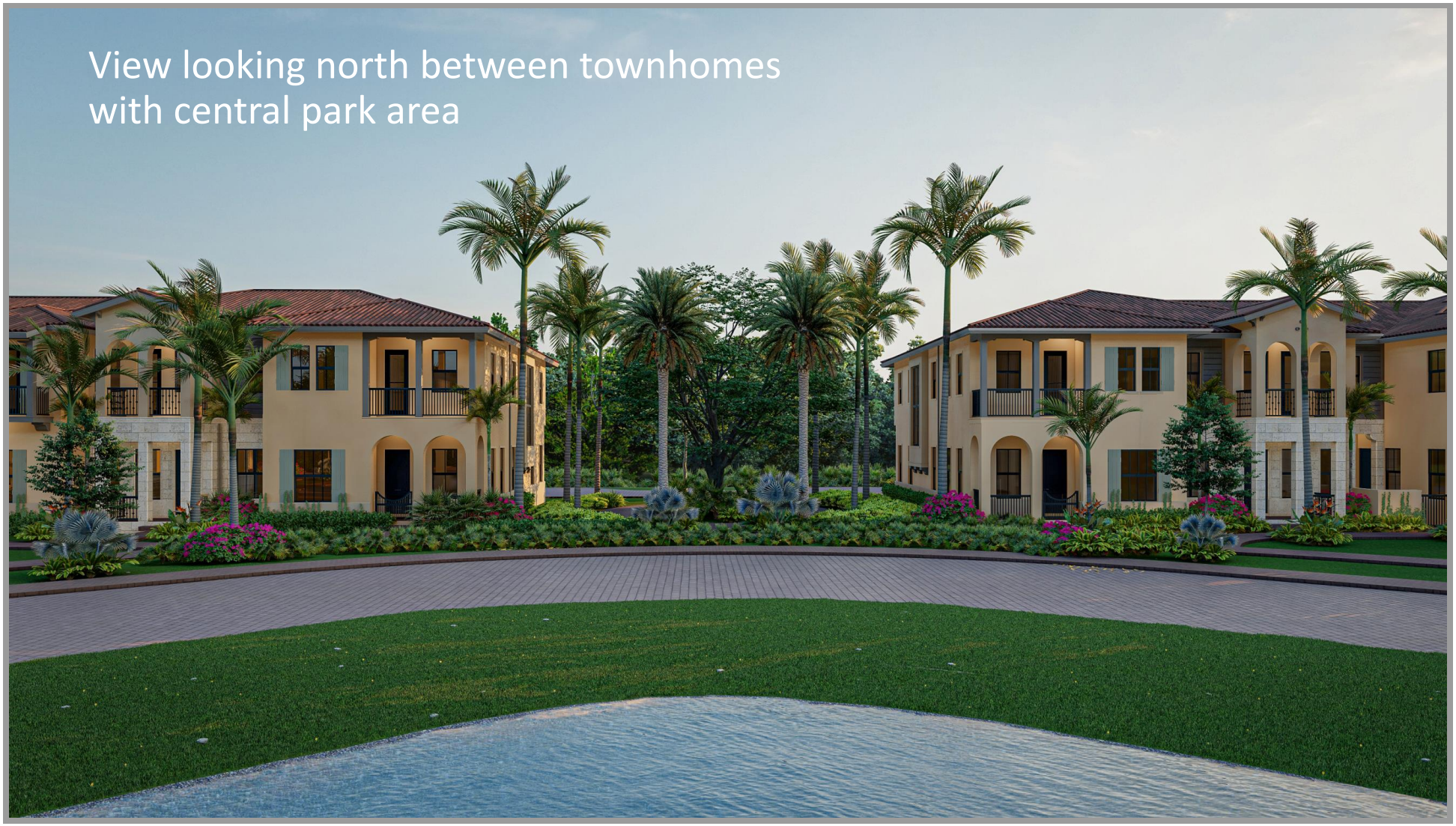

Crinum Lily


Orange Bird of Paradise

Note: Final landscape design to be determined at time of Development Order. Plant images shown are potential species that may be included.

Park Area Enlargement




View looking north between townhomes
with central park area

Complimentary building colors



Shutter Color



Base Body Color



Trim Color

- The base body, shutter and trim colors to be utilized on the Townhome and Luxury Villas are taken directly from the approved colors used on the existing multi-family buildings
- Options of decorative stone/tile available

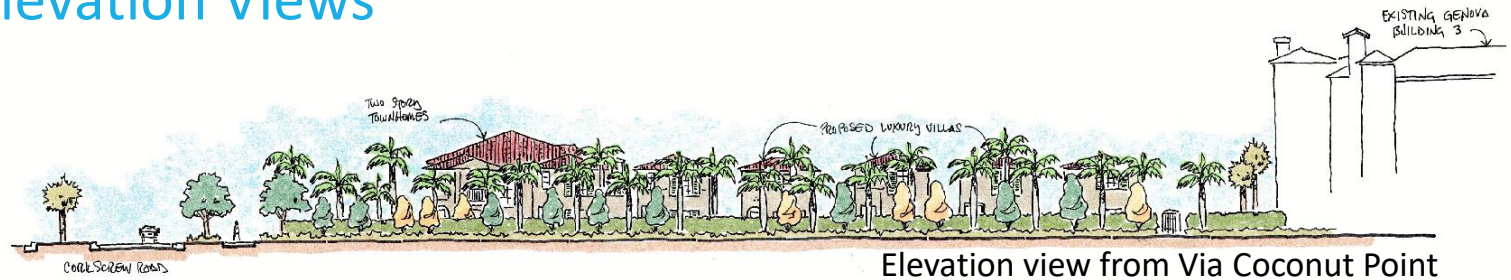

Luxury Villas
• Product of CC Homes, a luxury home top builder in the US
• 2 Stories, +/- 2,500 SF total
• Minimum 2 parking spaces per unit
• Shallow roof pitches with barrel tile as material and little overhang
• Square openings with occasional archway
• Architectural features with shutters, trim, clay tile vents
• Decorative wall for massing effect


Townhomes
• Product of CC Homes, , a luxury home top builder in the US
• 2 Stories, +/- 2,500 SF total
• 2 garage spaces per unit
• Mediterranean style architecture
• Varied massing, multiple building volumes and varied building heights
• Shallow roof pitches with barrel tile as material and wide overhangs
• Attached balconies with decorative metal railings
• Square openings with an occasional archway
• Architectural features with roof cupolas, corbels and clay tile vents

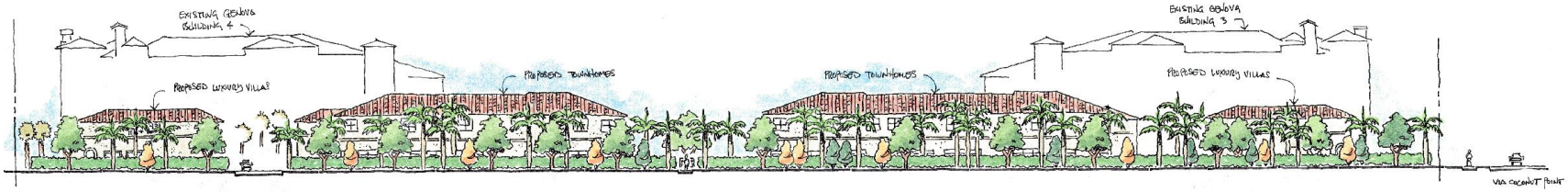

View looking northeast


View looking east

Elevation Views



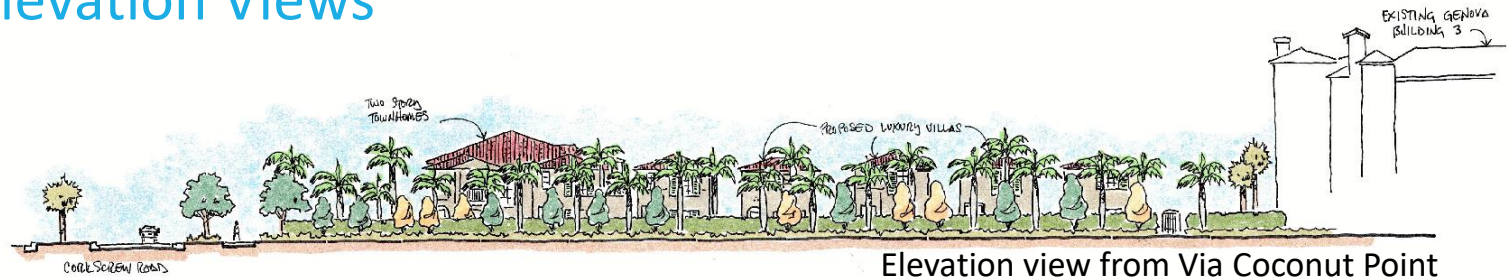
Elevation view from Via Coconut Point



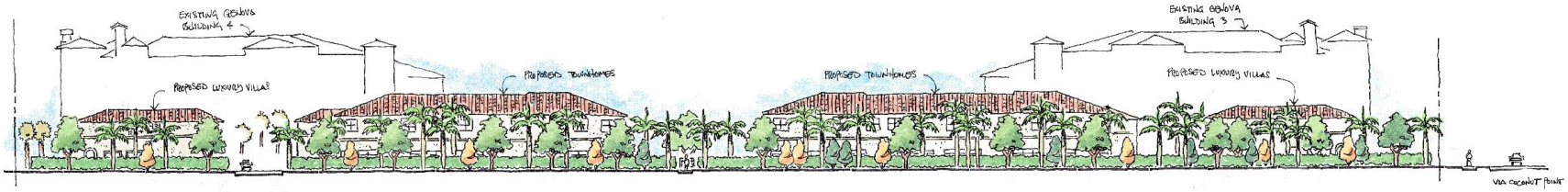
Elevation view from Corkscrew Road

- Relationships of the proposed landscape to the proposed buildings, and the proposed buildings to the existing buildings.
- Landscape proposed is based on the approved D.O. landscape plan but may be enhanced further with some taller trees along Corkscrew Road and additional accent understory plantings where space allows to accelerate a mature urban look and soften the architecture.

Elevation Views



Elevation view from Via Coconut Point



Elevation view from Corkscrew Road

- Relationships of the proposed landscape to the proposed buildings, and the proposed buildings to the existing buildings.
- Landscape proposed is based on the approved D.O. landscape plan but may be enhanced further with some taller trees along Corkscrew Road and additional accent understory plantings where space allows to accelerate a mature urban look and soften the architecture.

19

Tangible Benefits

Architecture

- Precedent Setting Design – Mediterranean Style provided
- 360 Degree Urban Look – provided
- Stealth Parking – all resident parking is indoors, hidden, or screened. Guest parking exceeds code and will be buffered
- Sustainable Design – provided through existing buildings

Social Vitality

- Public Pedestrian Greenway – provided through existing and proposed greenway
- Public Linear Park along Corkscrew Road – to be provided as proposed
- Public Lakeside Sitting Areas – previously provided
- No Age Restriction – provided

Landscaping

- Canopy Trees/Picnic Areas in Estero Community Park – previously provided
- Larger Trees in Streetscapes – provided through existing and proposed greenways
- Via Coconut Point Road Median Landscape – previously provided
- Via Coconut Point Median Jack and Bore – previously provided
- Interweaving Public ROW and Genova Setbacks – previously provided

Tangible Benefits

Connectivity

- Pedestrian Gates/Walkability – provided through existing and proposed
- Transit Ready – previously provided
- Front Doors on Via Coconut Point Road – previously provided
- Interconnected Sidewalks – provided through existing and proposed
- Within Vibrant Mixed-Use Pedestrian Shed – previously provided
- Non-resident Main Gate Access – previously provided
- $100,000 Contribution to Future Estero Community Park Entry – previously provided

Economic

- Increased Employment – provided
- Impact Fees – provided
- Tax Revenue – provided
- Local Spending – provided

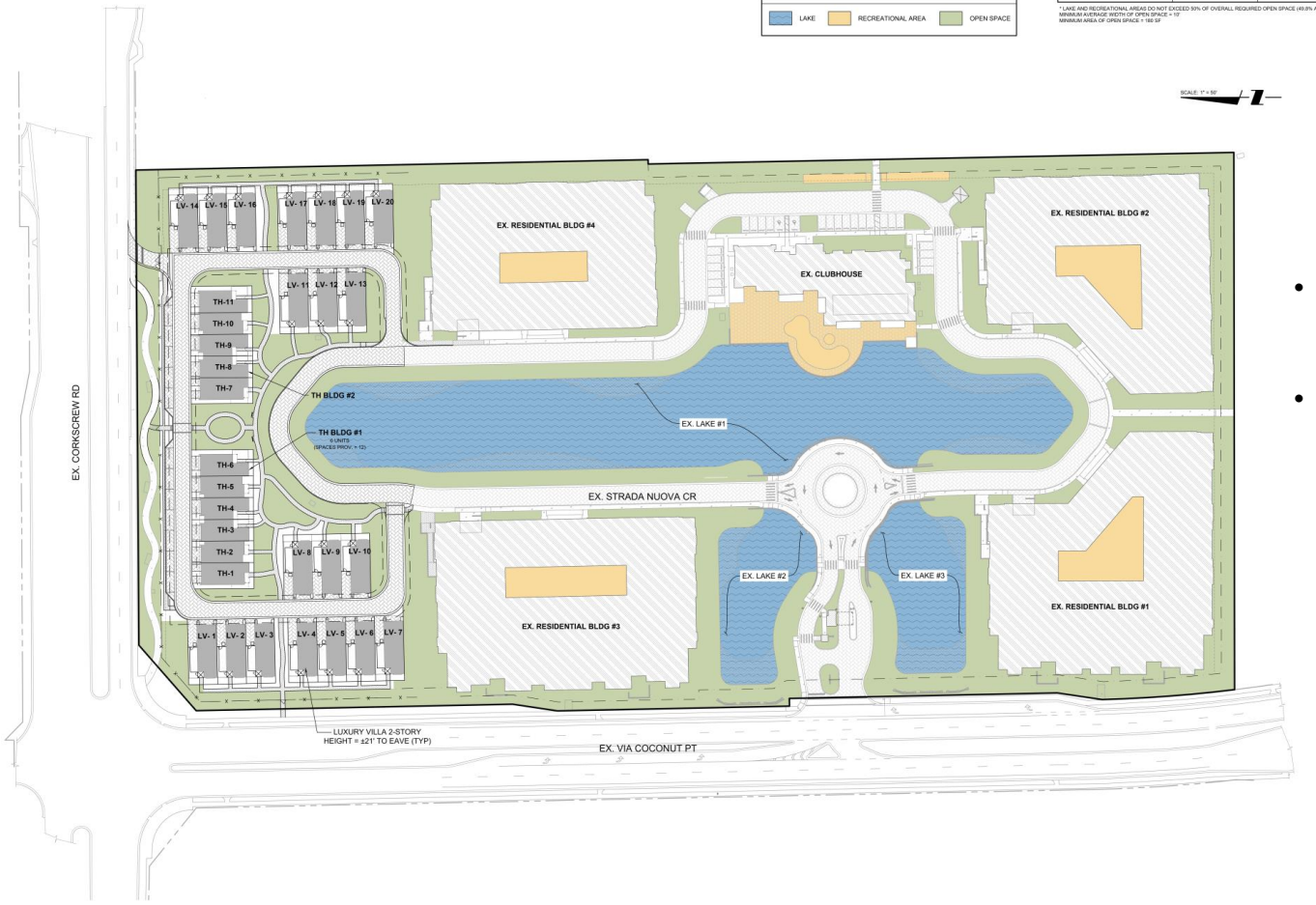
21

Open Space Exhibit

MASTER CONCEPT PLAN LEGEND			
EX. BUILDING		PROPOSED BUILDING	
EX. PAVERS		PROPOSED PAVERS	
LAKE		TH	TOWNHOME
		LV	LUXURY VILLA
OPEN SPACE LEGEND			
LAKE	RECREATIONAL AREA	OPEN SPACE	

OPEN SPACE CALCULATION		
REQUIRED	PROVIDED	
40% OF SITE AREA 16.92 AC. X 40% = 6.77 AC.	LAKE*	2.68 AC.
	RECREATIONAL AREAS*	0.69 AC.
	OPEN SPACE	4.27 AC.
TOTAL REQUIRED = 6.77 AC. (40%)	TOTAL	7.64 AC. (45%)

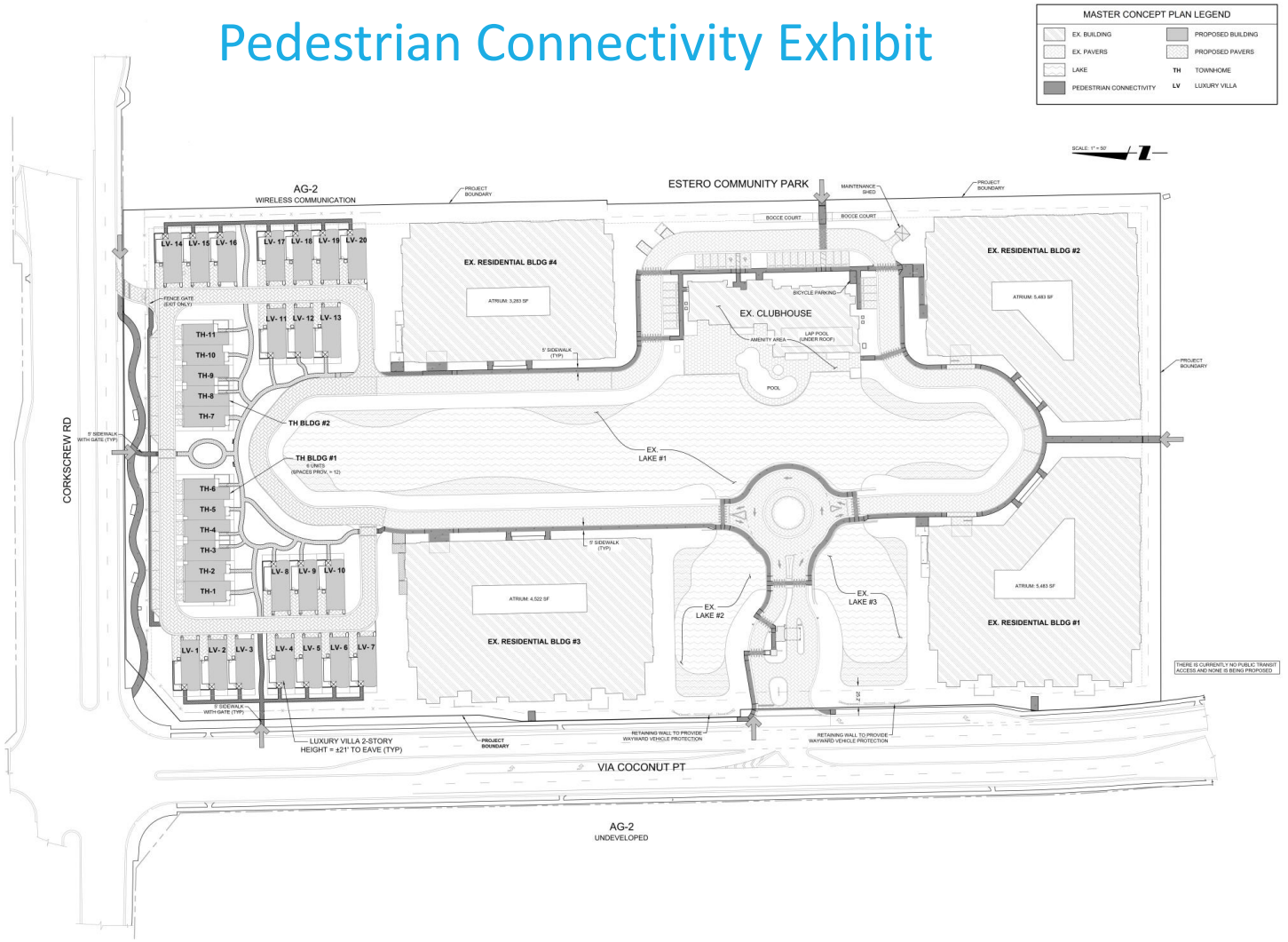
* LAKE AND RECREATIONAL AREAS DO NOT EXCEED 50% OF OVERALL REQUIRED OPEN SPACE (49.8% AS SHOWN)
MINIMUM AVERAGE WIDTH OF OPEN SPACE = 10'
MINIMUM AREA OF OPEN SPACE = 180 SF



- 6.77 Acres (40%) of open space required
- 7.48 Acres (44%) of open space provided

22

Pedestrian Connectivity Exhibit



23

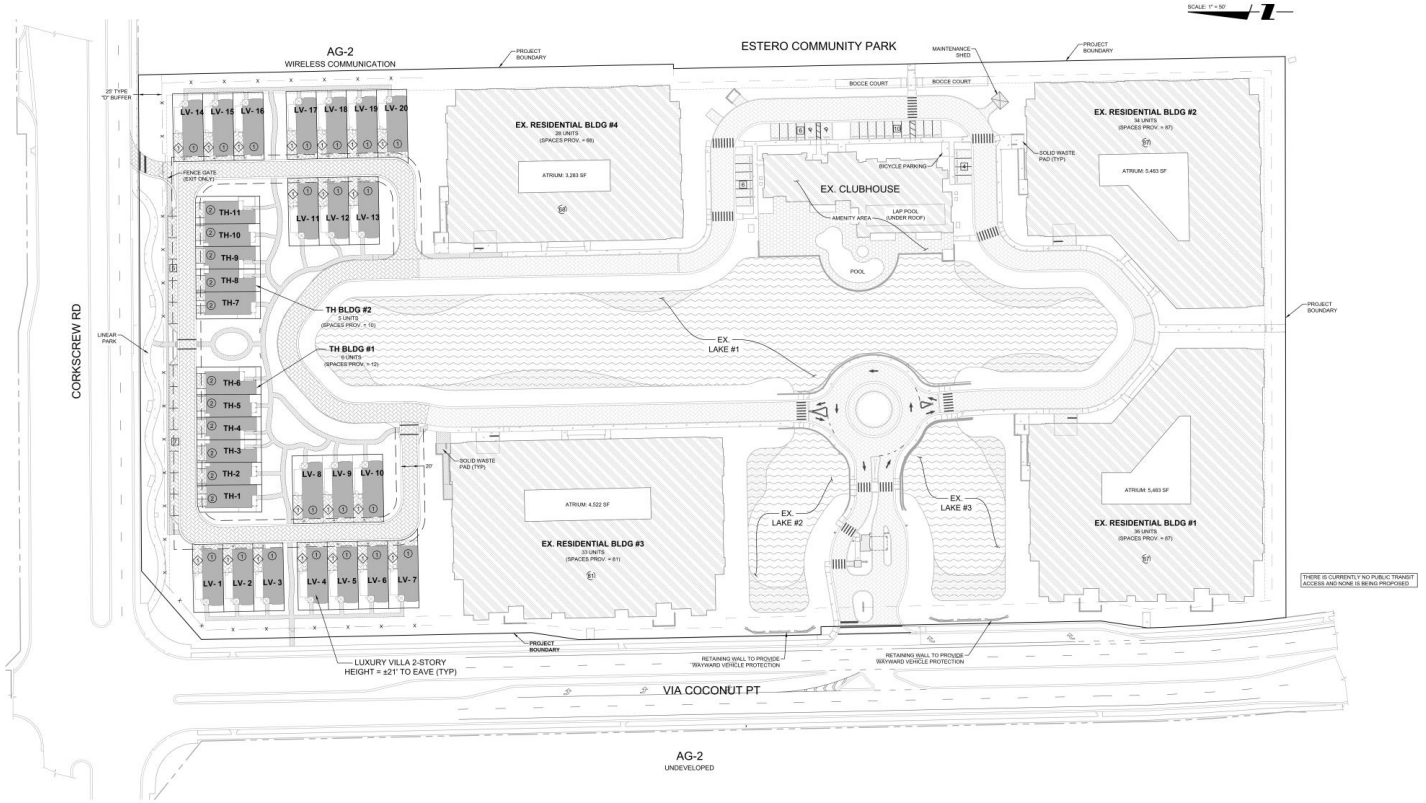
Parking Exhibit

MASTER CONCEPT PLAN LEGEND			
EX. BUILDING		PROPOSED BUILDING	
EX. PAVERS		PROPOSED PAVERS	
LAKE	TH	TOWNHOME	
	LV	LUXURY VILLA	

PARKING LEGEND
TH GARAGE PARKING
EXISTING GARAGE PARKING
LV GARAGE PARKING (MIN 1 SPACE)
LV EXTERIOR PARKING
EXISTNG SURFACE PARKING

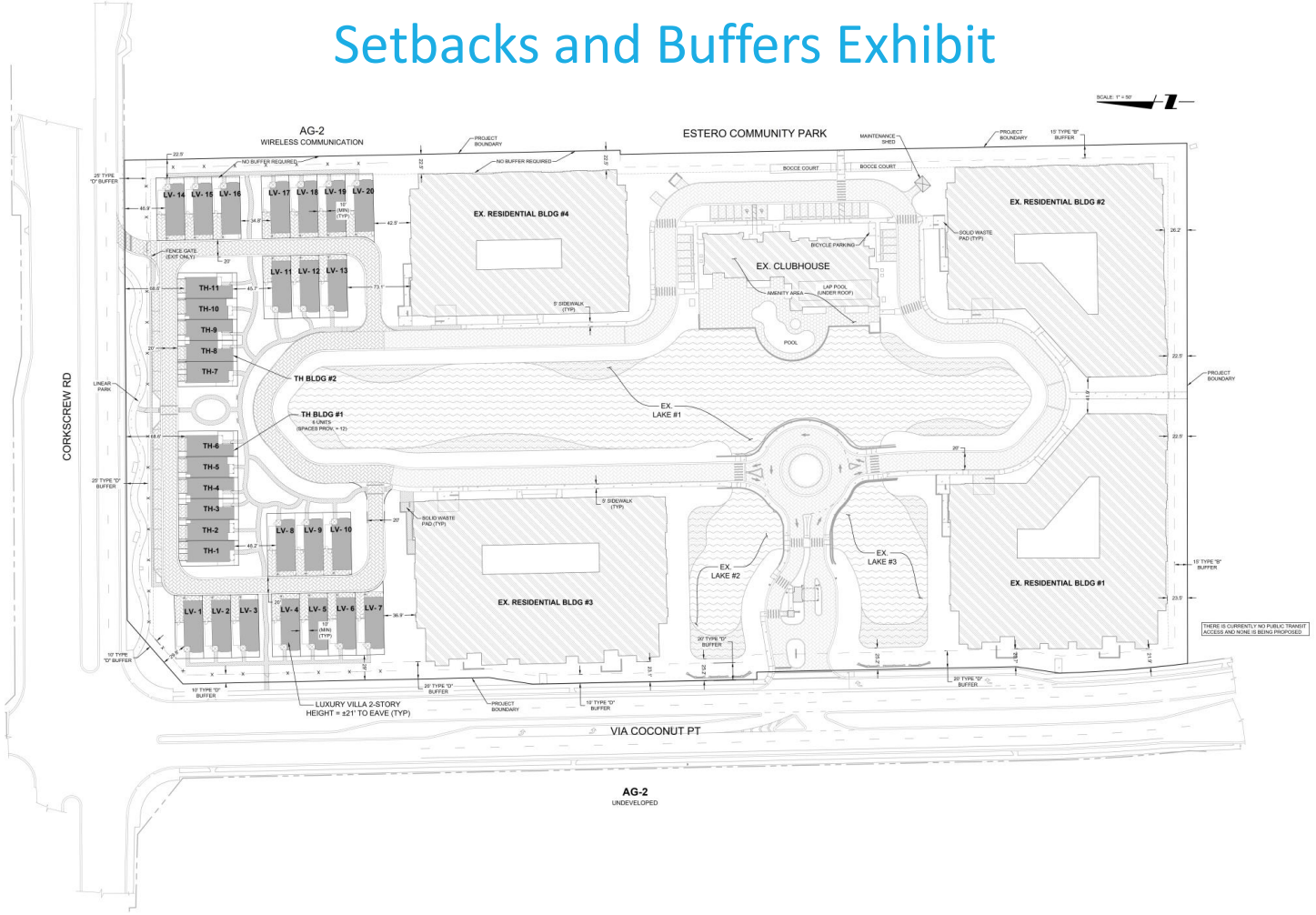
PROPOSED PARKING TABLE		
MULTI-FAMILY RESIDENTIAL PARKING	REQUIREMENT	PROVIDED
TH BLDG #1 (6 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 14 SPACES	12 GARAGE SPACES + 7 SURFACE PARKING
TH BLDG #2 (5 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 11 SPACES	10 GARAGE SPACES + 5 SURFACE PARKING
TOTAL	**TOTAL: 25 SPACES**	**34 SPACES**
LUXURY VILLA RESIDENTIAL PARKING		
LV-1 - LV-20 (20 UNITS)	2 SPACES / UNIT = 40 SPACES	40 SPACES

EXISTING PARKING TABLE		
EX. RESIDENTIAL PARKING	REQUIREMENT	PROVIDED
EX. RESIDENTIAL BLDG #1 (36 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 80 SPACES	87 SPACES
EX. RESIDENTIAL BLDG #2 (34 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 75 SPACES	87 SPACES
EX. RESIDENTIAL BLDG #3 (33 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 73 SPACES	81 SPACES
EX. RESIDENTIAL BLDG #4 (28 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 62 SPACES	68 SPACES
TOTAL	**TOTAL: 290 SPACES**	**323 SPACES**
EX. AMENITY PARKING		
FITNESS CENTER	7 SPACES / 1,000 SF = 22 SPACES	22 SPACES
CLUB / RECREATION	4 SPACES / 1,000 SF = 10 SPACES	10 SPACES
OFFICE	1 SPACE / 300 SF = 4 SPACES	4 SPACES
TOTAL	**TOTAL: 36**	**20 PER DEVIATION**
EX. BICYCLE PARKING		
5% OF AMENITY VEHICULAR PARKING): 2 SPACES	TOTAL: 2 SPACES	TOTAL: 2 SPACES



24

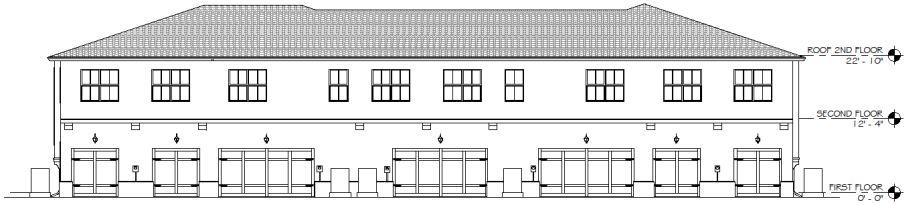
Setbacks and Buffers Exhibit



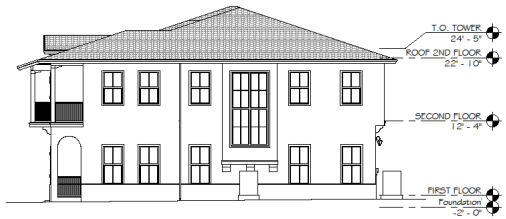
5 Unit Townhome



FRONT ELEVATION BLDG 5 UNITS
1/8" = 1'-0"



REAR ELEVATION BLDG 5 UNITS
1/8" = 1'-0"



RIGHT ELEVATION BLDG 5 UNITS
1/8" = 1'-0"



LEFT ELEVATION BLDG 5 UNITS
1/8" = 1'-0"

26

5 Unit Townhome



GENOVA 5 UNITS BLDG FRONT 3DVIEW



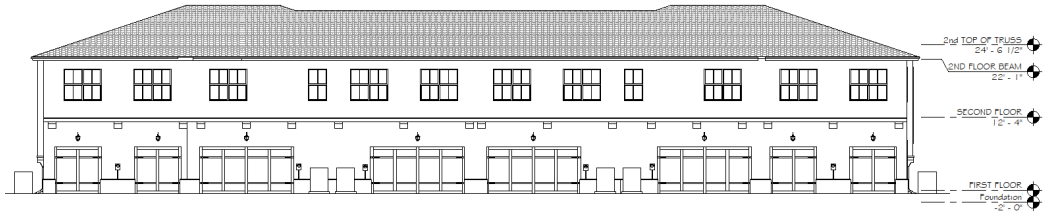
GENOVA 5 UNITS BLDG REAR 3DVIEW

27

6 Unit Townhome



FRONT ELEVATION 6 UNITS BLDG
1/8" = 1'-0"



REAR ELEVATION 6 UNITS BLDG
1/8" = 1'-0"



RIGHT ELEVATION 6 UNITS BLDG
1/8" = 1'-0"



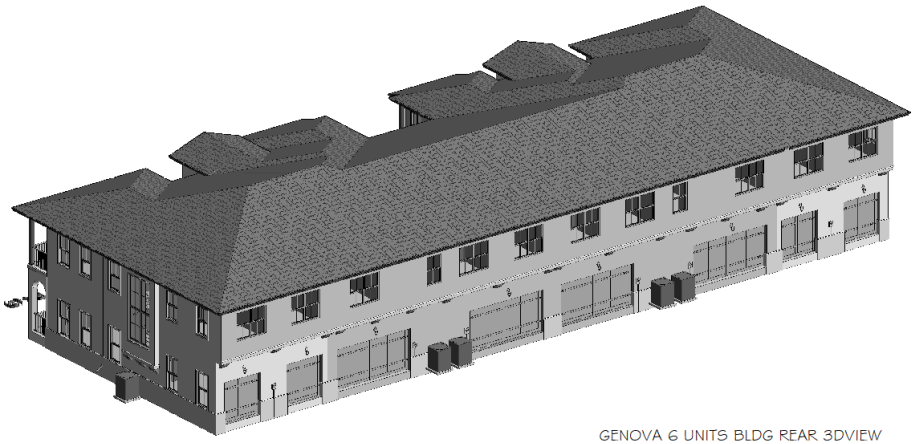
LEFT ELEVATION 6 UNITS BLDG
1/8" = 1'-0"

28

6 Unit Townhome



GENOVA 6 UNITS BLDG FRONT 3DVIEW



GENOVA 6 UNITS BLDG REAR 3DVIEW

29

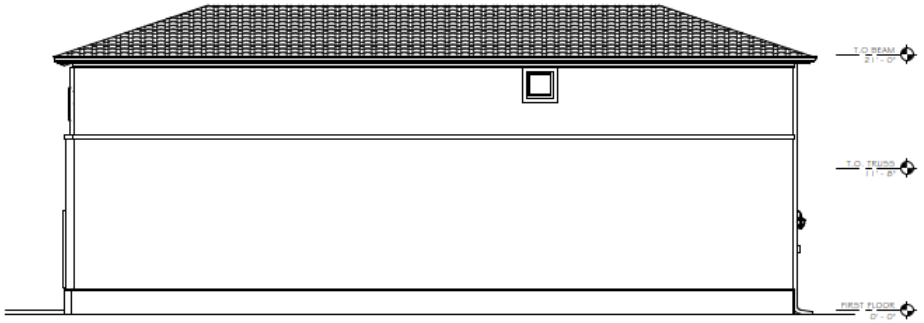
Luxury Villa Alternate 1



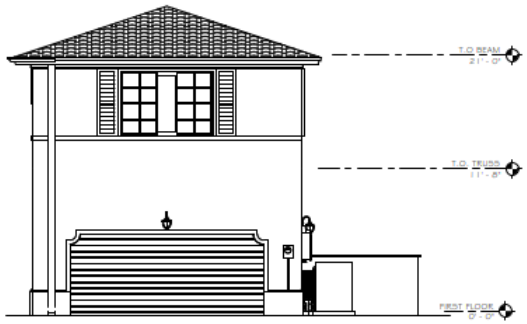
LEFT ELEVATION-ALT I



FRONT ELEVATION-ALT I



RIGHT ELEVATION-ALT I



REAR ELEVATION-ALT I

30

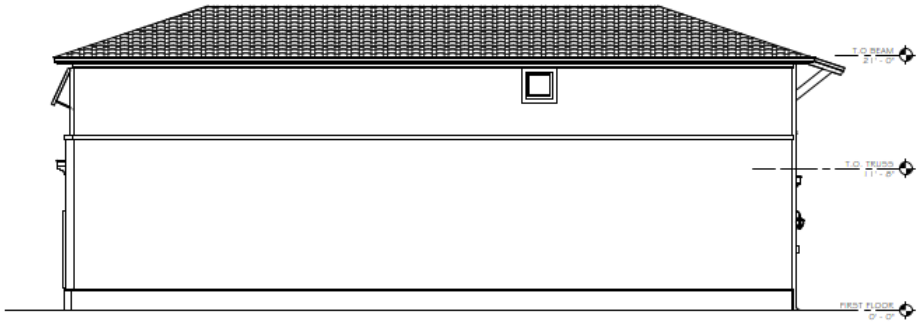
Luxury Villa Alternate 2



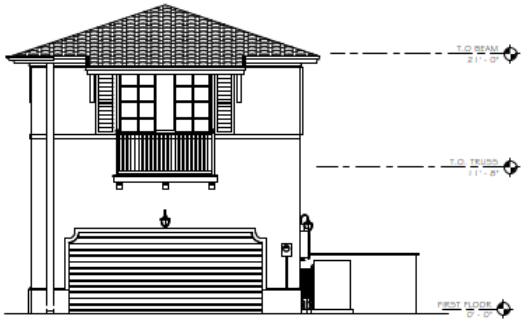
LEFT ELEVATION-ALT 2



FRONT ELEVATION-ALT 2



RIGHT ELEVATION-ALT 2



REAR ELEVATION-ALT 2

31

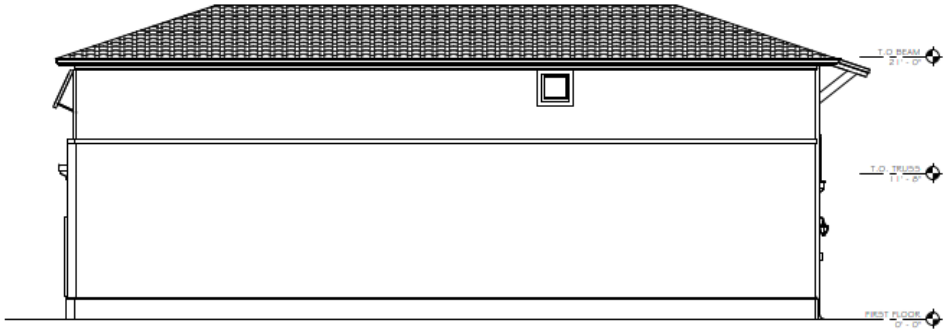
Luxury Villa Alternate 3



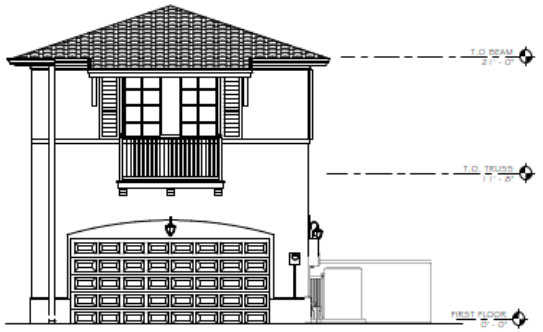
LEFT ELEVATION-ALT 3



FRONT ELEVATION-ALT 3



RIGHT ELEVATION-ALT 3



REAR ELEVATION-ALT 3

32

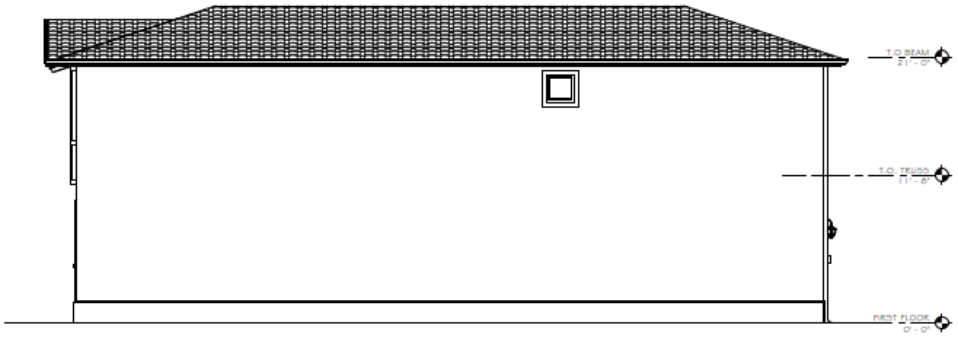
Luxury Villa Alternate 4



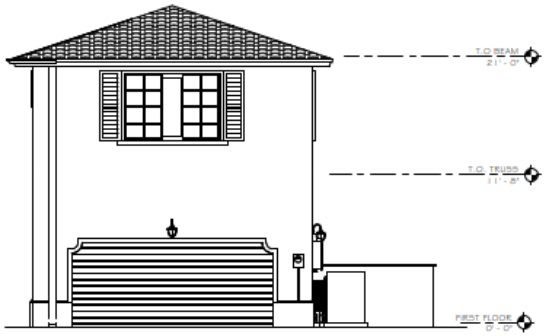
LEFT ELEVATION-ALT 4



FRONT ELEVATION-ALT 4



RIGHT ELEVATION-ALT 4



REAR ELEVATION-ALT 4

33

Luxury Villa Facade Options



34

GENOVA

Amendment to Estero Planned Development (EPD)

DCI2022-E003

BARRON COLLIER COMPANIES
A LEGACY OF VISION

PENINSULA ENGINEERING

Pelican Sound RPD

Zoning Staff Report

for

Planning, Zoning and Design Board

PROJECT NAME:	**Pelican Sound**
CASE TYPE:	**Amendment to Residential Planned Development Zoning**
CASE NUMBER:	**DCI2021-E003**
PLANNING, ZONING AND DESIGN BOARD MEETING:	**September 13, 2022**

SUMMARY OF REQUEST

The applicant has requested to amend the Pelican Sound Residential Planned Development (RPD) to allow Pickleball Facilities adjacent to the Golf Course Maintenance Facility on Williams Road, and to allow for Outdoor Entertainment at the River Club located at the north end of project along the southern bank of the Estero River. One additional deviation is requested.

Pelican Sound is a 547-acre project approved for a maximum of 1,480 residential dwelling units located south of the Estero River, north of Williams Road, and west of Koreshan State Park and U.S. 41.

The Planning, Zoning, and Design Board will make a recommendation, and the Village Council will make a decision on the request.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

GENERAL INFORMATION

Applicant
Eric Long - Pelican Sound Golf & River Club, Inc.

Authorized Agent
Kenrick Gallander – RWA, Inc.

STRAP Number
32-46-25-E2-00002.10CE – A 150.23-acre parcel within the Pelican Sound community

Size of Property
Pelican Sound is 547-acres in size, the subject parcel of the zoning amendment is a 150.23-acre property which encompasses HOA property including the golf course, Golf Maintenance and Storage Area, open space and other common areas.

Location
The River Club, site of the proposed live outdoor entertainment, is located at the north end of Pelican Sound, just south of the Estero River.

The proposed pickleball facility is located at the southern end of Pelican Sound, along Williams Road.

Surrounding Zoning/Land Use

North Estero River then residential developments zoned Agriculture (AG), Mobile Home (MH), and Residential Single-Family (RSF) / Village Neighborhood 1 and Village Neighborhood 2

East Koreshan State Park - Agriculture (AG), Meadows of Estero – Mixed Use Planned Development (MPD) / Conservation and Village Neighborhood 1

South Williams Road then residential, commercial, and institutional uses – Agriculture (AG) and Residential Single-Family (RSF) / Village Neighborhood 1 and Public Facilities

West West Bay Club – Residential Planned Development (RPD) / Village Neighborhood 1

Zoning
Residential Planned Development (RPD) approved by Lee County in 1995 by Resolution Z-95-077. Additional historical information is listed below.

Comprehensive Plan Land Use Category
Village Neighborhood 1

Project History
Lee County approved Resolution Z-95-077 in 1995 for the rezoning of 547 acres from Agriculture (AG-2) to Residential Planned Development (RPD). The RPD allows a maximum of 1,480 residential dwelling units, a golf course and clubhouse, River Club, recreational uses, and Golf Maintenance and Storage Area. Currently, 1,299 residential units are built in Pelican Sound, with no current plans for future residential development.

Pelican Sound zoning has been amended numerous times, with the most recent amendment approved in 2013 by Lee County Resolution Z-13-003. This amendment was to expand the recreation area, expand the storage and maintenance area, reconfigure the open space and indigenous areas, and to update the Master Concept Plan.

Currently Pelican Sound has the following allowances:

- 1,480 residential dwelling units.

- Golf Course, Driving Range, Golf Clubhouse.
- Golf Maintenance and Storage Area with specific allowed uses.
- Recreational uses such as swimming pools, tennis and sports courts, and other similar recreation facilities.
- Ancillary uses such as the River Club, including a restaurant and fitness/wellness center.

The development is nearing build-out.

Public Information Meeting
A Public Information Meeting was held on June 12, 2022. A summary of the meeting is attached.

Project Request
Amend conditions from Resolution Z-13-003 as follows:

- Condition 4. - Schedule of Uses – clarify the allowance of Pickleball Facilities in the Golf Course Maintenance and Storage Area by adding Pickleball Facilities as an Accessory Use.
- Condition 12.e. – this condition specifically prohibits live outdoor entertainment at the River Club and the applicant is proposing live outdoor entertainment on Thursdays and Saturdays from 5:00 p.m. to 9 p.m., or with the issuance of a Special Event Permit by the Village.
- One additional deviation to allow for golf cart parking in lieu of vehicular parking for the pickleball facilities.

Project Description
The proposed Amendment seeks to expand and improve the amenities provided to the homeowners within Pelican Sound. The proposed improvements include additional pickleball facilities and live outdoor entertainment at the River Club.

Current amenities for the development include a golf course; tennis and pickleball courts; bocce courts, and a 29,805 square foot River Club that includes a restaurant, fitness center, pool with deck area, docks, and boat ramp. The development also includes Open Space and Preserve area. A Golf Course Maintenance and Storage Area is located along Williams Road.

The applicant proposes Pickleball Facilities in the Golf Maintenance and Storage Area, and live outdoor entertainment on Thursdays, Saturdays, and during Special Events at the River Club.

Live Outdoor Entertainment
The applicant proposes to allow live outdoor entertainment at the River Club, which is currently prohibited by Condition 12 of Resolution Z-13-003. The proposal is to allow this use on Thursdays and Saturdays between 5:00 p.m. to 9:00 p.m., and additional dates with approval of a Village Special Event Permit for special events at the River Club.

Pickleball Facilities
The applicant proposes a total of eight (8) pickleball courts in Golf Maintenance and Storage Area located on the north side of Williams Road. Condition 15 of the Resolution Z-13-003 does not specifically allow recreation use in this area, even though the resolution does generally allow recreation uses in the RPD. The applicant proposes to amend Condition 15 to add recreation uses as an allowed accessory use within the Golf Maintenance and Storage Area.

The applicant has previously constructed four pickleball courts in the Golf Maintenance and Storage Area, prior to obtaining zoning approval. Once the applicant understood the necessity of

a zoning amendment they ceased construction, and the courts will not be operational until this amendment is approved. Four additional courts are proposed to be constructed, for a total of eight pickleball courts. The pickleball courts are located within the Florida Power and Light (FPL) easement, and the applicant has an agreement with FPL for this allowance, attached.

The applicant requests one additional deviation, to allow for 12 golf cart parking spaces to serve the eight proposed pickleball courts in lieu of automobile parking at the site. Resident use of golf carts within the development is common.

STAFF ANALYSIS

The expanded amenities that are proposed for Pelican Sound require amendments to the zoning resolution and site plan. An analysis is provided below.

Outdoor Entertainment

The applicant requests live outdoor entertainment, in the form of single or duet singers, at the River Club restaurant which is a located at the north end of Pelican Sound, just south of the Estero River. The River Club and immediate area include a restaurant, fitness facility, outdoor pool, tennis courts and pickleball courts, and a canoe launch. The River Club restaurant has an outdoor seating area located to the southwest, between the swimming pool and the River Club building. The live outdoor entertainment is proposed to play from the deck of the River Club, facing southwest toward the outdoor seating area. Preserve and open space area is south and west of the River Club facility.

The residential subdivisions of Cranbrook Harbor and Estero River Heights are located north of the Estero River, with the closest residence located approximately 380-feet to the north, on the other side of the River Club building. Homes in Estero River Heights are 550-feet to the west of the River Club deck.

Buffer

Approvals granted in Resolution Z-13-003 for the River Club and River Park use included requirements for waterway buffers and vegetative buffers along the north side of the River Club building. Currently there are existing buffers on the river side of the building, to the north and west that includes a wide area of vegetation that is a minimum of 30 to 40-feet wide along the river that is over ten feet tall. This buffer is proposed to minimize potential impact to the residential area on the north side of the river. The applicant states that the outdoor seating area at the River Club is adequately screened by the existing landscaping on three sides of the outdoor seating area.

Noise Mitigation

The applicant had a noise study prepared by Johnson Engineering, dated September 30, 2021, for the live outdoor entertainment at the River Club. This study utilized five noise monitoring sites on the north side of the river, opposite the proposed live entertainment area. The noise monitoring included average background sound levels and monitoring of changes to those levels when music was played. This resulted in a peak of the sound levels to 49.4 decibels, with all sound levels being below the maximum decibel level of 66 dBA allowed in the Village.

The Land Development Code requires that external noise generators such as live outdoor entertainment direct the noise sources away from nearby residences and that the noise generated shall not be plainly audible more than 25 feet onto the adjacent land containing residential use. Staff recommends a condition that would require provision of contact information regarding complaints and further review if excessive complaints are received.

The intent of this study was to show that the live music could comply with Ordinance No. 2019-20 which identifies maximum allowable noise levels within the Village and requires that noise not exceed 66 dBA between 7 a.m. to 10 p.m. Based upon the testing at the five sites, the study concluded that the highest noise levels that occurred when the music was playing was 49.4 dBA, which is below the 66 dBA maximum permissible level established in the Ordinance.

Amendment - Resolution Z-13-003
Condition 12.e of Resolution Z-13-003 states that "Outdoor entertainment, i.e. live music, is prohibited at the River Club Restaurant." The applicant proposes to amend this condition to allow limited outdoor live entertainment on Thursdays and Saturdays from 5 p.m. to 9 p.m. or with the issuance of a special event permit from the Village of Estero.

The applicant proposes the following additions to the condition (underlined):

12.e. Outdoor entertainment, i.e., live music, is prohibited at the River Club restaurant~~.~~, except on Thursdays and Saturdays from 5:00 p.m. to 9:00 p.m. or with the issuance of a special event permit from the Village of Estero.

If this request is approved, Staff recommends the following conditions regarding live outdoor entertainment at the River Club:

- Limitations on the days and hours of operation, including no live outdoor entertainment past 9:00 p.m.
- A requirement that the applicant send notice to surrounding properties regarding contact information in the event of any noise complaints.
- If excessive noise complaints are received regarding live outdoor music, the applicant would be required to submit a noise mitigation plan within 30 days for staff review. Additional mitigation measures may be required depending upon the results of the plan.

Pickleball Facilities
The applicant proposes to add Pickleball Facilities as an accessory use to the Golf Maintenance and Storage Area. Hours of Operation for the courts is proposed to be 8 a.m. to dusk. A restroom facility is located along the golf course within walking distance of the pickleball courts. No lighting is proposed for the courts.

The allowance for Pickleball Facilities within the Golf Maintenance and Storage Area requires an amendment to Condition 15 of Resolution Z-13-003, by adding subsection f. as shown below (underlined):

15.f. Recreational facilities, Private on-site to include Pickleball facilities, shall be allowed within the designated Golf Maintenance and Storage Area as depicted on the approved Master Concept Plan. Specific to the Pickleball facility, specialized acoustic material shall be provided and players shall utilize equipment designated as "quiet" or "Green Zone" approved.

Buffer
The pickleball courts would be located adjacent to Williams Road where an existing Type "D" buffer with chain link fencing is located. This buffer is 15-feet wide and was approved through Deviation 18 of Resolution Z-13-003, with required enhanced plantings in the buffer. Uses located to the north of the proposed courts are internal to Pelican Sound and include the golf course, and residential units that are located over 500 feet from the pickleball courts.

Williams Road is located south of the proposed pickleball courts. Residences, vacant land, and a landscape company are on the south side of Williams Road. The closest residential unit to the south is less than 200-feet from the pickleball courts.

Noise Mitigation

The applicant had a noise study conducted by Johnson Engineering and acoustical modeling maps were prepared by ED+A. The noise was monitored at the pickleball site to determine noise levels.

The applicant proposes to utilize acoustic material on the north and south sides of the pickleball court fencing to minimize noise. The proposed acoustic material is called Acoustifence, which is a 1/8" thick heavy material that is hung on the inside of the court fencing and which claims an 80% reduction (10 dBA) in sound to the human ear from pickleball play.

The applicant also proposes to require the use of specific paddles and balls that have been approved to deaden the sound of the ball hitting the paddle (designated as "Green Zone" approved).

The noise study modeling shows the noise levels from pickleball play to nearby residential units is below the maximum 66 dBA levels with the use of the proposed mitigation measures.

Staff recommends conditions of approval regarding pickleball facilities as follows:

- Specifications regarding the type of acoustical material to be used on the fencing, as well as a requirement that the acoustical material encompass all sides of the fencing, not just the north and south as proposed by the applicant.
- Use of "Green Zone" equipment.
- If excessive noise complaints are received regarding pickleball play, the applicant would be required to submit a noise mitigation plan within 30 days for staff review. Additional mitigation measures may be required depending upon the results of the plan.
- Hours of Operation.
- No lighting of the pickleball courts.

Pattern Book

A Supplemental Pattern Book was not required for this amendment as the River Club is within an existing structure and no structures are associated with the pickleball courts.

Master Concept Plan

The applicant submitted a revised Master Concept Plan that shows the location of the eight pickleball courts within the Golf Maintenance and Storage Area.

Stormwater Management

This issue will be reviewed at the time of development order for the pickleball courts.

Transportation

All vehicle trips associated with the proposed uses are internal to the development on private roads. No impact to the external road system is anticipated as no tournament play or outside use is proposed.

Utilities

Adequate utilities to serve the proposed uses are currently in place. No lighting is proposed, and restroom facilities are located along the golf course within walking distance of the pickleball courts.

Fire
The Fire District had no comment on the proposal.

Land Development Code Additional Standards
4-302.M. **Pickleball Facilities.**

1. Outdoor lighting and noise levels for pickleball facilities shall not create adverse impacts on surrounding land uses. To address these concerns, the conditions of approval may require noise attenuation measures, landscape buffers, and other mitigation measures deemed necessary to limit adverse impacts on nearby residences.

   Staff Comment: No lighting is proposed for the pickleball facilities. Noise mitigation measures proposed include Acoustifence panels on the court fencing, and use of approved paddles and balls for sound attenuation. Hours of operation are limited from 8 a.m. to dusk.

2. Pickleball facilities shall only be allowed in conventional districts by special exception, or in planned development by amendment.

   Staff Comment: The overall development currently allows for tennis and sport courts; however, the Golf Maintenance and Storage Area did not specifically allow recreation uses. This amendment will allow recreation uses in the Golf Maintenance and Storage Area as an accessory use.

3. No pickleball facility shall be allowed without a public hearing at the PZDB.

   Staff Comment: A public hearing will be held at the PZDB.

4. All requirements for pickleball facilities shall be at least as stringent as the accessory use standards for swimming pools, tennis courts, porches, decks, and similar recreational facilities.

   Staff Comment: The pickleball facility will meet the required standards for accessory uses.

COMPREHENSIVE PLAN ANALYSIS
The project is in the Village Neighborhood 1 Future Land Use Category.

HOU 1.1.3 New Development must be compatible with existing residential uses.

Staff Comment: Compatibility issues could potentially result from each of the proposed uses - the pickleball facilities along Williams Road, and the live outdoor entertainment at the River Club. Both uses were reviewed for compatibility and impact to existing residential uses.

Pickleball Facilities – This location on the north side of Williams Road results in the pickleball court being within 200 feet of residences on the south side of Williams Road, and within 600 feet of residential uses within the Pelican Sound development. The applicant proposes to limit the hours of operation for pickleball play from 8 a.m. to dusk and the applicant has stated that no lighting will be installed on the pickleball courts.

The proposed use can generate significant noise. The applicant proposes to install Accoustifence on the north and south sides of the fencing of the courts to minimize the noise, as well as to require the use of equipment (paddles and balls) that minimizes the noise. The noise study

completed by the applicant demonstrates that the installation of Accoustifence allows the pickleball use to operate within the acceptable range of noise allowed in the Village and, with the other mitigation measures regarding lighting and hours of operation, will allow this to be compatible with existing residential uses. Staff recommends that the Accoustifence be installed around the perimeter of the courts rather than just on the north and south as proposed by the applicant. A condition is also proposed in the case of excessive complaints.

River Club – The River Club currently operates a restaurant with a liquor license, including food and beverage service outside. The proposed live outdoor entertainment on the deck of the River Club is located adjacent to existing residential uses; across the Estero River to the north are two residential subdivisions with houses less than 400 feet from the River Club, and residential uses within Pelican Sound are at least 600 feet away. The applicant proposes to orient the entertainment to the southwest, putting the building between the live entertainment and the nearest residential unit to the north. Residences to the west are more than 600 feet away and existing vegetative buffers will provide additional noise protection.

The applicant has stated that the entertainment is proposed to be solo or duet groups singing current pop and classic music. The days and hours of operation are limited to Thursday and Saturday from 5 p.m. to 9 p.m., or with the issuance of a Village Special Event Permit. The Land Development Code allows up to 14 Special Events per location annually. The applicant has not proposed specific limitations on days or hours of operation for Special Events as each event would be looked at separately and each event would be required to comply with the Village noise standards.

The noise study provided by the applicant demonstrates that the proposed use can operate within the allowable noise limits set by the Village.

HOU 1.1.4 Protect residential neighborhoods from encroachment and detrimental impacts from other more intensive land uses and continue to enforce existing regulations that provide buffering from more intensive uses.

Staff Comment: The pickleball and live outdoor entertainment uses are accessory to the primary use of the residential development. The resulting detrimental impacts from these uses will be mitigated with the adoption of recommended conditions of approval.

The existing vegetation provides a buffer, and the proposed conditions require noise mitigation, lighting, and hours of operation that will minimize any potential impacts to the existing residential neighborhoods in the area.

PROPOSED DEVIATION

This deviation is in addition to the 18 deviations previously approved for this development:

Deviation 19 - The applicant proposes an additional deviation:

Deviation from LDC Section 5-205.C.3 which allows the minimum required parking for a use to be reduced by one space for every two designated golf cart spaces if: “golf carts will be used as a means of travel to the proposed use; the use is accessed by a street where golf cart travel has been approved by the Village or Lee County, as appropriate; and, designated golf cart parking is provided that meets the dimensional and other standards of this subsection,” to allow all required parking for the pickleball facilities located within the Primary Golf Maintenance and Storage Area tract to be designated golf cart spaces.

Applicant Justification: This deviation would continue to promote and support golf carts, as an alternative mode of transportation to the automobile, within the Pelican Sound community. The dimensional requirements for golf cart parking are less than for standard vehicle parking, thus resulting in less construction impacts to the proposed site. Golf carts used for transportation needs today are not typically two-seat versions used on golf courses. They typically have four seats and thus transport the same number of people as most vehicles, which support the equal ratio of one golf cart space in place of one vehicle parking space. Allowing golf cart parking encourages and facilitates a mode of transportation that reduces energy consumption, promotes alternative fuels, and support multi-modal and traffic calming efforts in Pelican Sound as well as within the Village of Estero. Granting the deviation to allow for equal golf cart parking to vehicle parking provides overall value to the Pelican Sound community by lessening the impact associated with vehicle use and will not negatively affect the overall public's health, safety, and welfare.

Staff Comment: The proposed pickleball facilities are located within a development that allows golf cart transportation on the private roads. The applicant has stated that golf carts are a common mode of transportation within Pelican Sound, therefore staff is not opposed to this deviation. The applicant proposes to provide twelve (12) regular and one (1) handicap golf cart paved parking spaces; however, this is low given that eight courts are proposed and up to four people play on one court. This could result in 32 people utilizing the pickleball courts at one time.

Staff recommends a condition requiring 16 paved golf cart spaces, with one space being handicap accessible, and a bicycle rack installed with a minimum of 16 bike spaces. This would allow for multiple means of transportation to the pickleball facility while maintaining a minimum of 16 paved golf cart spaces for the eight pickleball courts.

CONCLUSION

Section 2-501.C.2 of the Land Development Code provides review standards for rezonings which include that the project:

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 pickleball facilities in the Golf Maintenance and Storage Area and the outdoor live entertainment at the River Club are consistent with the Comprehensive Plan with the adoption of conditions regarding noise mitigation.

2. Is not in conflict with any portion of the Land Development Code.

   Staff Comment: The application is not in conflict with the Land Development Code.

3. Addresses a demonstrated community need.

   Staff Comment: The applicant has stated that the Pelican Sound community is in need of additional amenities, including recreation and entertainment.

4. Is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.

   Staff Comment: The proposed uses are compatible with the surrounding uses only with adoption of strict conditions regarding noise mitigation.

5. Would result in a logical and orderly development pattern.

   Staff Comment: The development pattern is already established.

6. Would not adversely affect the property values in the area.

   Staff Comment: The use will not affect the property values.

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 development is adequately served by public facilities.

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 use will not result in adverse impacts on the natural environment.

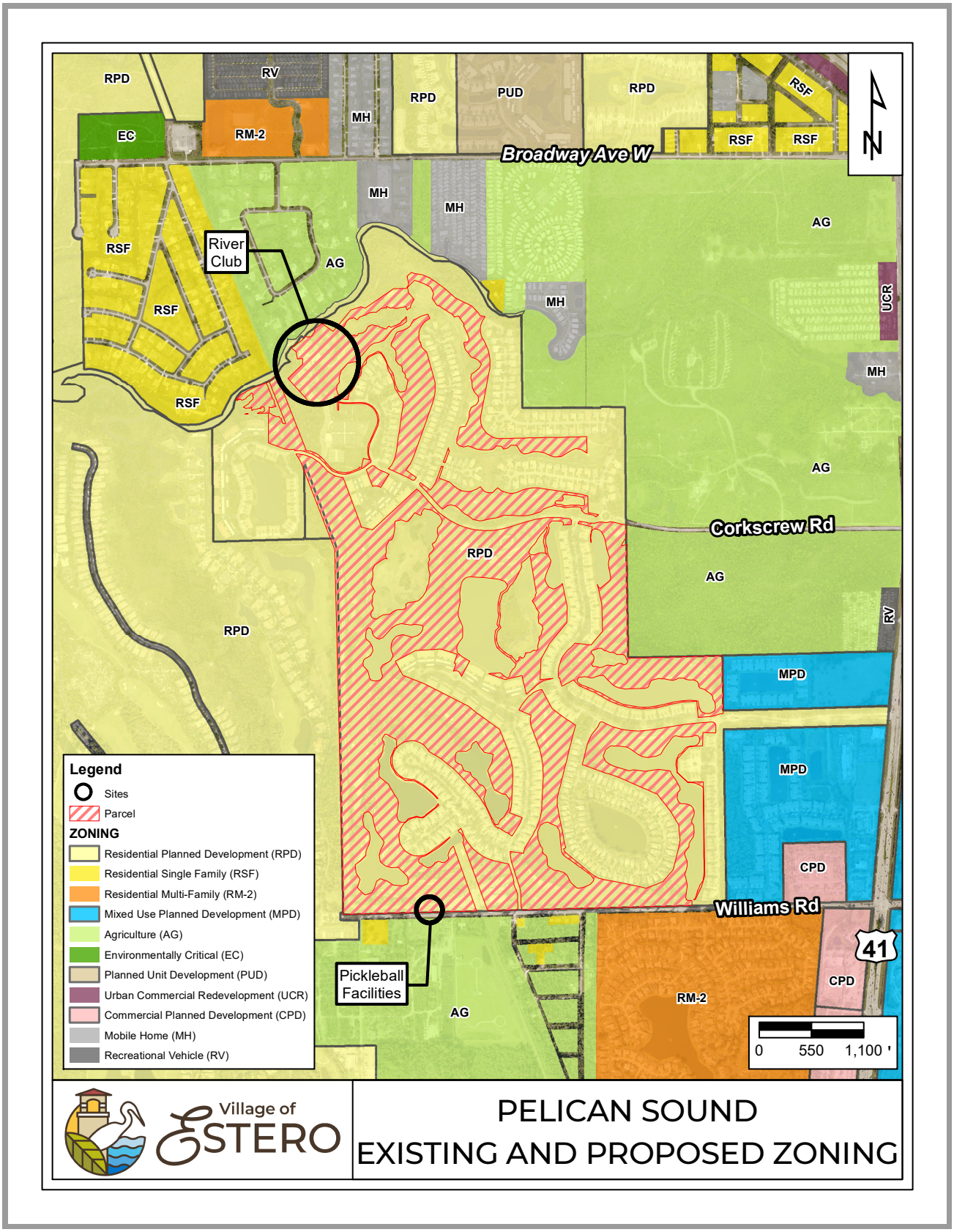
9. Is compatible with existing or planned uses in the surrounding area.

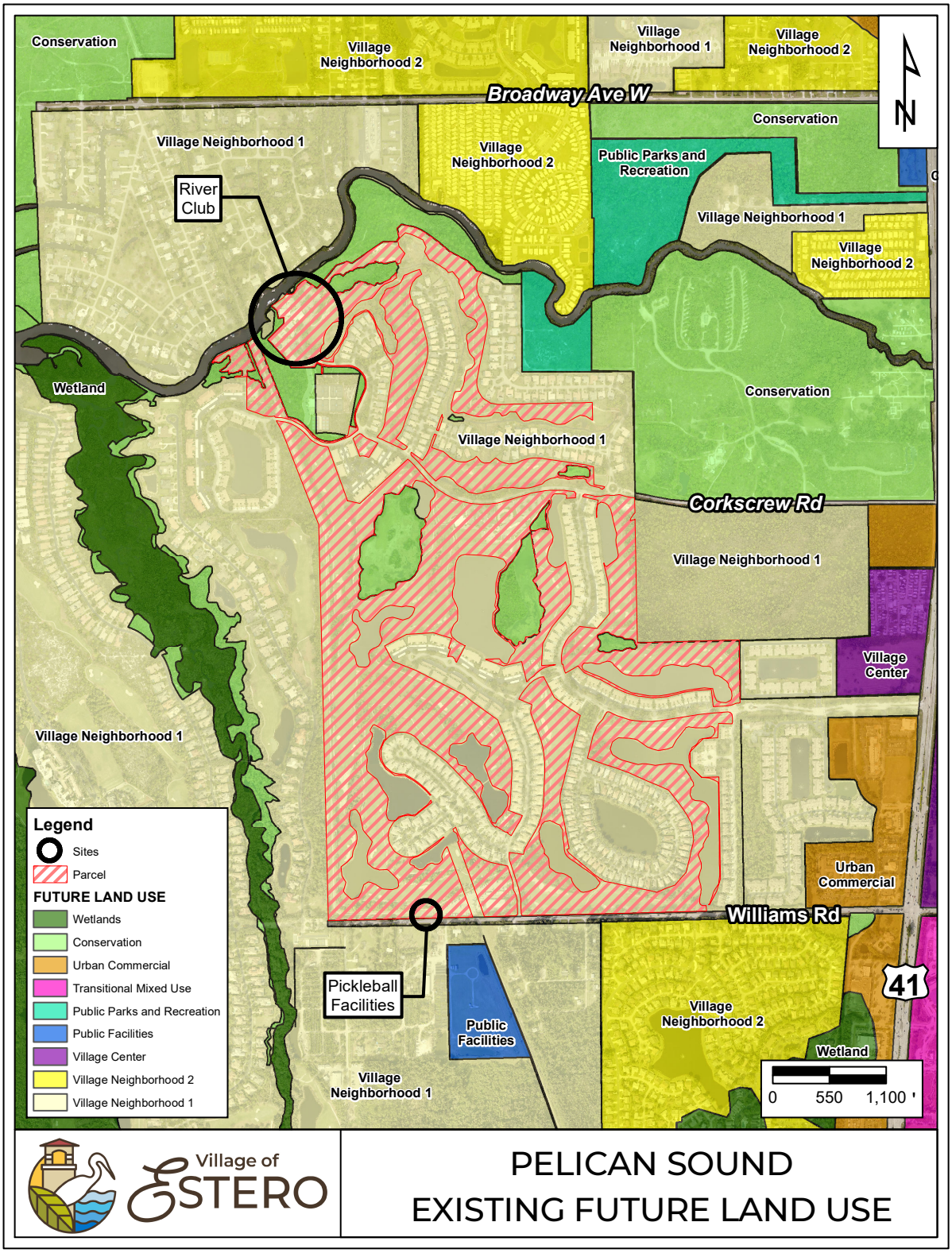
   Staff Comment: With the adoption of strict conditions, the use should not result in adverse impacts.

PZDB DETERMINATION

ATTACHMENTS:

A. Maps
B. Master Concept Plan
C. Zoning Conditions
D. Resolution Z-13-003
E. Applicant Information
   1) Proposed changes to Resolution Z-13-003
   2) Public Information Meeting Summary
   3) Applicant Request Statement
   4) FPL Agreement


RPD
RV
EC
RM-2
MH
RPD
PUD
RPD
RSF
RSF
RSF
Broadway Ave W
N
MH
MH
AG
River Club
RSF
AG
RSF
MH
UCR
MH
RSF
AG
Corkscrew Rd
RPD
AG
RPD
RV
MPD
MPD
CPD
Williams Rd
41
Pickleball Facilities
AG
RM-2
CPD
0 550 1,100 '
Legend
Sites
Parcel
ZONING
Residential Planned Development (RPD)
Residential Single Family (RSF)
Residential Multi-Family (RM-2)
Mixed Use Planned Development (MPD)
Agriculture (AG)
Environmentally Critical (EC)
Planned Unit Development (PUD)
Urban Commercial Redevelopment (UCR)
Commercial Planned Development (CPD)
Mobile Home (MH)
Recreational Vehicle (RV)
Village of ESTERO
PELICAN SOUND
EXISTING AND PROPOSED ZONING

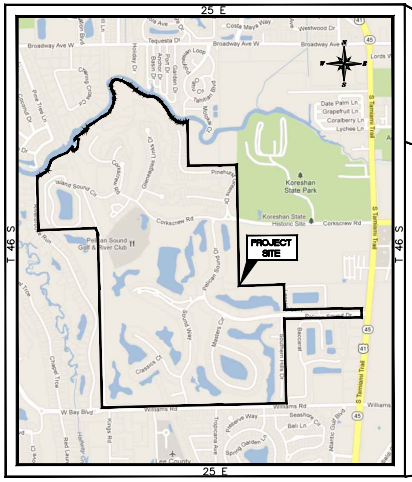

Conservation
Village Neighborhood 2
Village Neighborhood 1
Village Neighborhood 2
Broadway Ave W
N
Conservation
Village Neighborhood 1
Village Neighborhood 2
Public Parks and Recreation
River Club
Village Neighborhood 1
Village Neighborhood 2
Wetland
Conservation
Village Neighborhood 1
Corkscrew Rd
Village Neighborhood 1
Village Center
Village Neighborhood 1
Urban Commercial
Williams Rd
Pickleball Facilities
Public Facilities
41
Village Neighborhood 2
Wetland
Village Neighborhood 1
0 550 1,100 '
Legend
Sites
Parcel
FUTURE LAND USE
Wetlands
Conservation
Urban Commercial
Transitional Mixed Use
Public Parks and Recreation
Public Facilities
Village Center
Village Neighborhood 2
Village Neighborhood 1
Village of ESTERO
PELICAN SOUND
EXISTING FUTURE LAND USE

Attachment D - RECEIDVED April 6, 2022

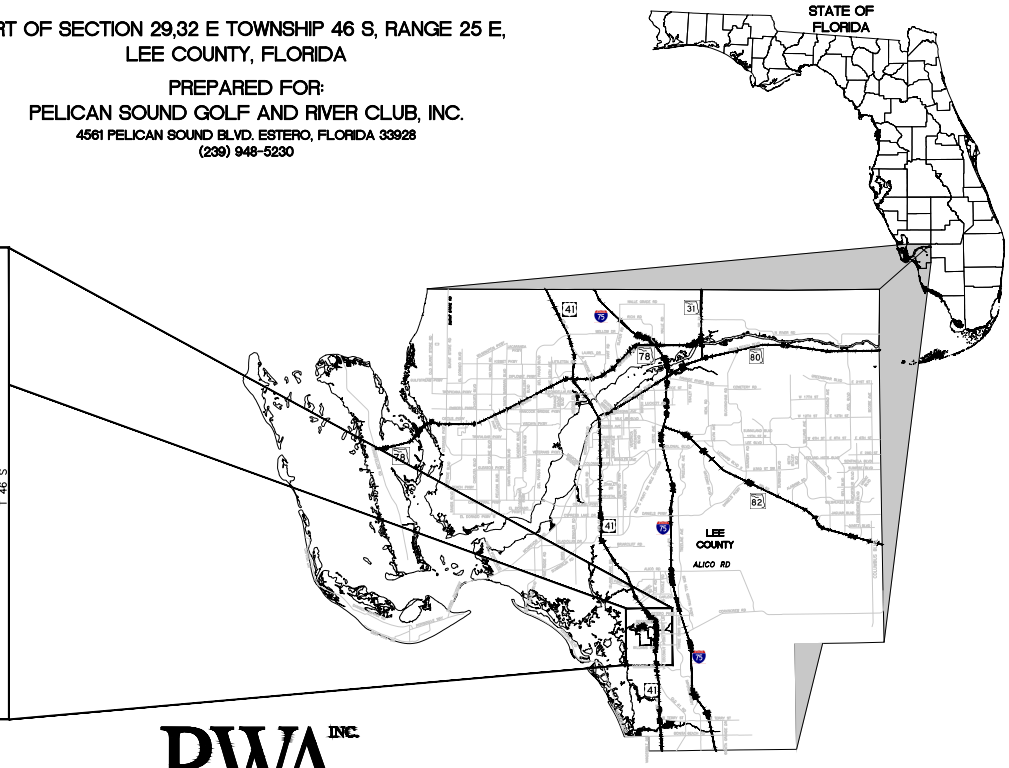
Pelican Sound Golf & River Club RPD

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

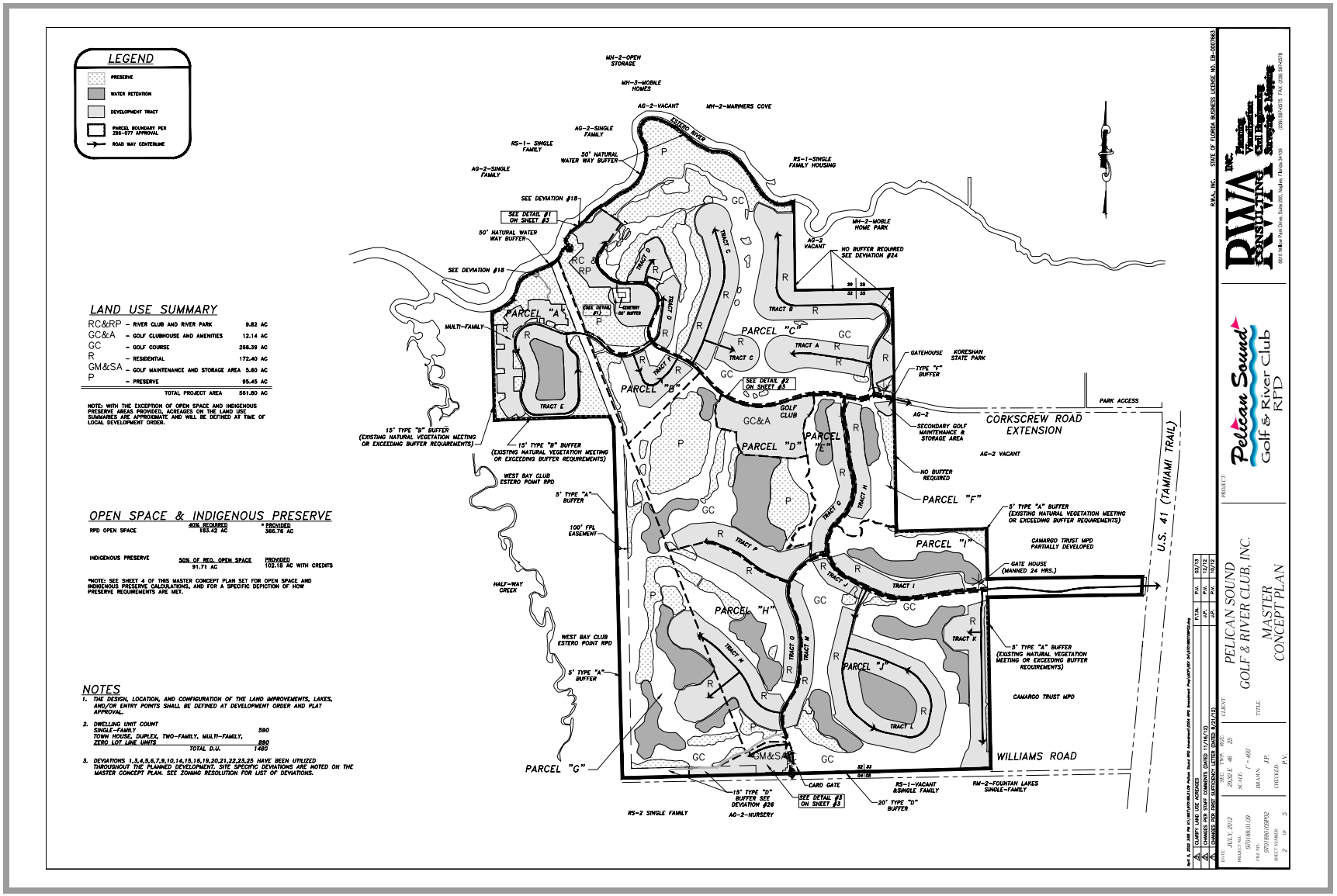
SHEET 1 COVER SHEET
SHEET 2 MASTER CONCEPT PLAN
SHEET 3 DETAILS
SHEET 4 INDIGENOUS PRESERVE PLAN
SHEET 5 ADDITIONAL DETAILS

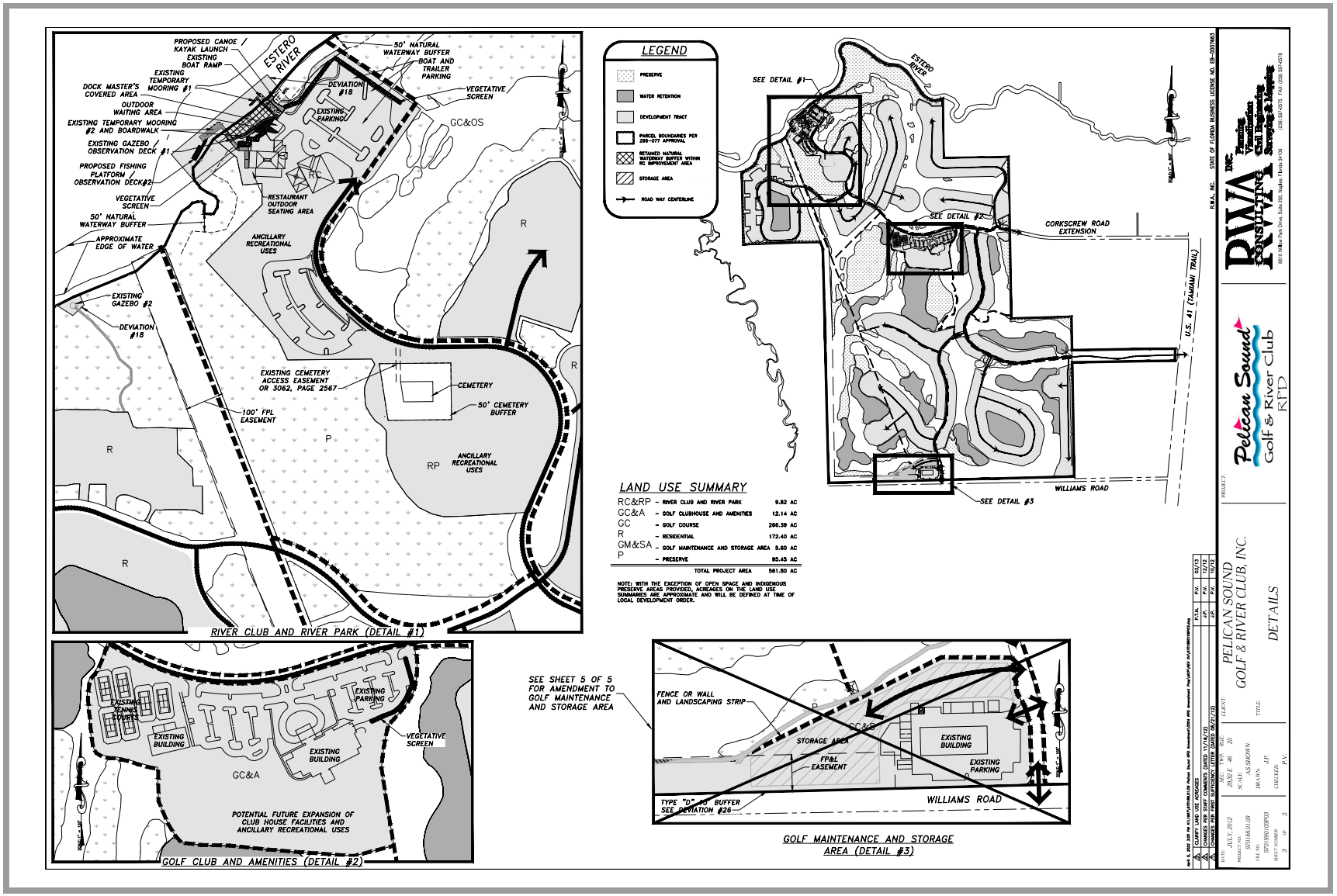
REV	REVISION	DRWN	CHECKED	DATE
3	CLARIFY LAND USE ACREAGES	P.T.N.	P.V.	03/13
2	CHANGES PER STAFF COMMENTS (DATED 11/16/12)	J.P.	P.V.	12/12
1	CHANGES PER FIRST SUFFICIENCY LETTER (DATED 08/21/12)	J.P.	P.V.	10/12

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
GUARD HOUSE
WEST BAY CLUB ESTERO POINT RPD
CAMARGO TRUST MPD
CAMARGO TRUST MPD PARTIALLY DEVELOPED
HALF-WAY CREEK
KORESHAN STATE PARK
PARK ACCESS
MH-2-OPEN STORAGE
MH-3-MOBILE HOMES
MH-2-MARINERS COVE
MH-2-MOBILE HOME PARK
AG-2-VACANT
AG-2-SINGLE FAMILY
RS-1- SINGLE FAMILY
RS-1-SINGLE FAMILY HOUSING
RS-1-VACANT &SINGLE FAMILY
RM-2-FOUNTAIN LAKES SINGLE-FAMILY
RS-2 SINGLE FAMILY
AG-2-NURSERY
MULTI-FAMILY
50' NATURAL WATER WAY BUFFER
SEE DEVIATION #18
SEE DETAIL #1 ON SHEET #3
SEE DETAIL #2 ON SHEET #3
NO BUFFER REQUIRED SEE DEVIATION #24
NO BUFFER REQUIRED
15' TYPE "B" BUFFER (EXISTING NATURAL VEGETATION MEETING OR EXCEEDING BUFFER REQUIREMENTS)
5' TYPE "A" BUFFER
5' TYPE "A" BUFFER (EXISTING NATURAL VEGETATION MEETING OR EXCEEDING BUFFER REQUIREMENTS)
100' FPL EASEMENT
TYPE "F" BUFFER
20' TYPE "D" BUFFER
15' TYPE "D" BUFFER SEE DEVIATION #26
SECONDARY GOLF MAINTENANCE & STORAGE AREA
RWA, INC. STATE OF FLORIDA BUSINESS LICENSE NO. EB-0007663
RWA INC. Planning Transportation Civil Engineering Surveying & Mapping
8695 College Parkway, Suite 200, Fort Myers, Florida 33919 (239) 985-0870 FAX (239) 985-0879
PROJECT: Pelican Sound Golf & River Club RPD
CLIENT: PELICAN SOUND GOLF & RIVER CLUB, INC.
TITLE: MASTER CONCEPT PLAN
DATE: JULY, 2012
PROJECT NO. 9701185.01.09
FILE NO. 9701185010PR2
SHEET NUMBER 2 OF 5
SEC. TWP. RGE. 28,30,E 46 25
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 11/14/12


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
VEGETATIVE SCREEN
EXISTING PARKING
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
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 216-077 APPROVAL
RETAINED NATURAL WATERWAY BUFFER WITHIN RC IMPROVEMENT AREA
STORAGE AREA
ROAD WAY CENTERLINE
SEE DETAIL #1
ESTERO RIVER
SEE DETAIL #2
CORKSCREW ROAD EXTENSION
U.S. 41 (TAMIAMI TRAIL)
WILLIAMS ROAD
SEE DETAIL #3
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)
R.W.A., INC. STATE OF FLORIDA BUSINESS LICENSE NO. EB-0007663
RWA
Planning Transportation Civil Engineering Surveying & Mapping
Pelican Sound Golf & River Club RFD
PELICAN SOUND GOLF & RIVER CLUB, INC.
DETAILS
DATE: JULY, 2012
PROJECT NO. 9701188.01.09
FILE NO. 9701B80102PR3
SHEET NUMBER 3 OF 5
SEC. 25 TWP. 46S RGE. 25E
SCALE: AS SHOWN
DRAWN: J.P.
CHECKED: P.V.
CHANGES PER FIRST SUFFICIENCY LETTER DATED 08/27/12 J.P. P.V. 10/12
COMMENTS AND CHANGES DATED 11/14/12 J.P. P.V. 12/12
1 ISSUED FOR PERMITTING J.P. P.V. 12/12

OPEN SPACE / INDIGENOUS CALCULATIONS (IN ACRES)

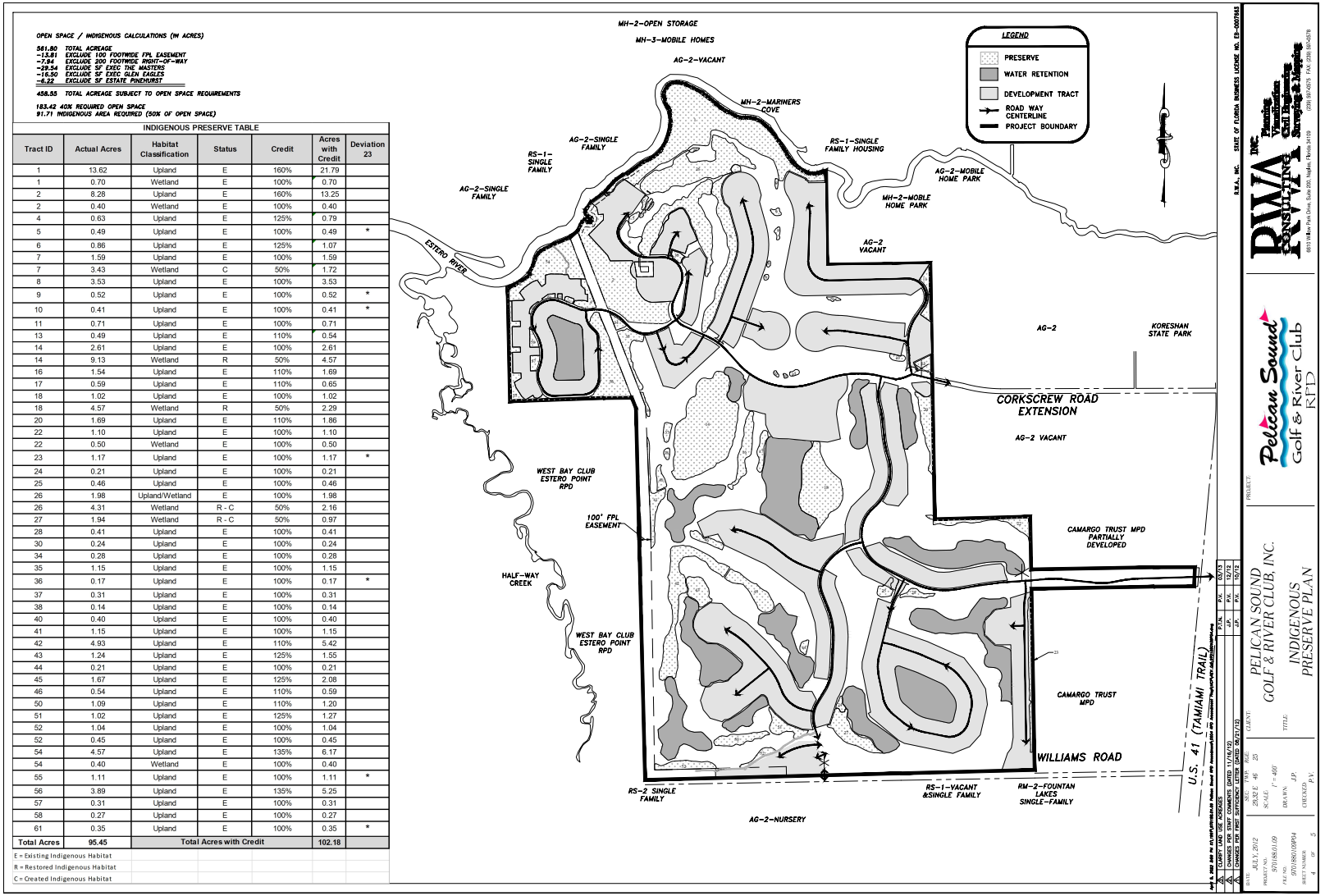
561.80 TOTAL ACREAGE
−13.81 EXCLUDE 100 FOOTWIDE FPL EASEMENT
−7.94 EXCLUDE 200 FOOTWIDE RIGHT-OF-WAY
−28.54 EXCLUDE SF EXEC. THE MASTERS
−16.50 EXCLUDE SF EXEC GLEN EAGLES
−6.22 EXCLUDE SF ESTATE PINEHURST
458.55 TOTAL ACREAGE SUBJECT TO OPEN SPACE REQUIREMENTS

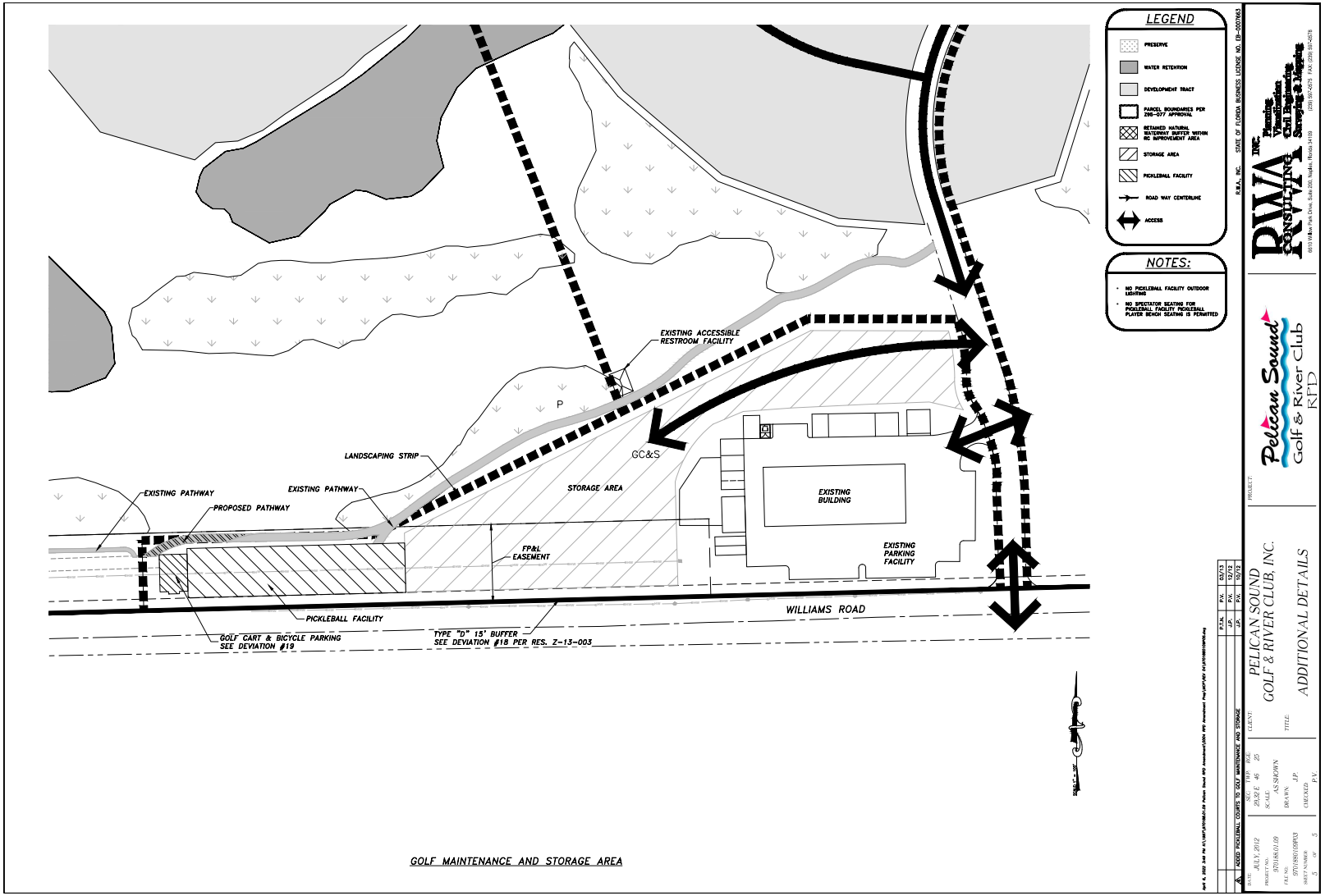
183.42 40% REQUIRED OPEN SPACE
91.71 INDIGENOUS AREA REQUIRED (50% OF OPEN SPACE)

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




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
RWA INC.
Pelican Sound Golf & River Club RFD
PELICAN SOUND GOLF & RIVER CLUB, INC.
ADDITIONAL DETAILS

Attachment C

Pelican Sound RPD Zoning Amendment
Conditions

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1. Master Concept Plan

Development of this project must be consistent with the Pelican Sound Golf & River Club, Inc. Master Concept Plan, received April 6, 2022.

2. Resolution Z-13-003 Amendments

Zoning Resolution Z-13-003 remains in effect except as amended by this approval for Pickleball Facilities in the Golf Maintenance and Storage Area and Outdoor Live Entertainment at the River Club.

The following conditions of approval are amended by ~~strikethrough~~ for deletions and underline for additions:

Condition 4. Schedule of Uses
Accessory Uses, buildings & structures:

- Pickleball Facilities

Condition 12.e.
Outdoor entertainment, i.e., live music, is prohibited at the River Club restaurant~~.~~, except on Thursdays and Saturdays from 5:00 p.m. to 9:00 p.m. or with the issuance of a special event permit from the Village of Estero.

Condition 15.f.
Recreational facilities, Private on-site to include Pickleball facilities, shall be allowed within the designated Golf Maintenance and Storage Area tract as depicted on the approved MCP. Specific to the Pickleball facility, specialized acoustic material shall be provided on all sides of the fencing, and players shall utilize equipment designated as "quiet" or "Green Zone" approved.

3. Pickleball Conditions

A. The Pickleball Courts within the Golf Maintenance and Storage Area shall have an eight-foot tall fence and gates installed with 1/8 inch thick sound deadening black Acoustifence material to ensure that the sound generated by the pickleball facility does not exceed the maximum of 66 dBA. The black Acoustifence material will be made to meet the dimensional standards of the eight-foot fence associated with the pickleball courts. Each sound deadening curtain must be made of Industrial, UV resistant Acoustifence material.

B. Hours of operation for the pickleball courts within the Golf Maintenance and Storage Area are limited to 8 a.m. to dusk.

C. The pickleball paddles approved for use are on a "Green Zone" approved list and use of these paddles will be administered by the Pelican Sound Gold & River Club. Use of paddles that are not on the "Green Zone" approved list are prohibited.

D. The approved balls for pickleball play are limited to "Onix Fuze 2", or similar, to reduce noise.

E. Within 30 days of approval of the Zoning Amendment, the property owner (currently identified as Pelican Sound Gold & River Club, Inc.) must send a letter to every owner of record within 750 feet of the Pickleball Facility area. This letter must include a designated phone number to be used to register a complaint in the event they are disturbed by noise related to the pickleball play. If the contact information changes in the future, a new letter must be sent out in accordance with this condition. A copy of said letter will be provided to the Village of Estero Director of Community Development for inclusion in the official file for this case.

F. If excessive noise complaints are received regarding noise from pickleball play, the applicant shall have 30 days to submit a noise mitigation plan to the Village staff for review.

4. Lighting

No lighting of the Pickleball Facilities in the Golf Maintenance and Storage Area is permitted.

5. Outdoor (Live) Entertainment Conditions

A. Outdoor live entertainment at the River Club is only allowed on Thursdays and Saturdays between 5 p.m. and 9 p.m., or with the issuance of a special event permit from the Village of Estero.

B. The River Club shall be responsible for assuring use of approved entertainment equipment that does not exceed 66 decibels and will comply with the Village noise limitations.

C. Within 30 days of approval of the Zoning Amendment, the property owner (currently identified as Pelican Sound Gold & River Club, Inc.) must send a letter to every owner of record within 750 feet of the River Club. This letter must include a designated phone number to be used to register a complaint in the event they are disturbed by noise related to the pickleball play. If the contact information changes in the future, a new letter must be sent out in accordance with this condition. A copy of said letter will be provided to the Village of Estero Director of Community Development for inclusion in the official file for this case.

D. If excessive noise complaints are received regarding noise from the live outdoor entertainment, the applicant shall have 30 days to submit a noise mitigation plan to the Village staff for review.

6. Deviation 19
Deviation from LDC Section 5-205.C.3 is approved to allow a reduction of parking at the pickleball facilities from 24 spaces to 16 paved golf cart spaces, with one space being handicap accessible, and a bicycle rack installed with a minimum of 16 bike spaces.

Pelican Sound Golf & River Club.

RESOLUTION NUMBER Z-13-003

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by the property owner, Pelican Sound Golf and River Club, Inc., to amend the Pelican Sound Residential Planned Development (RPD) zoning approved by Resolution Z-95-077, in reference to Pelican Sound RPD; and,

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner was advertised, but not heard on January 30, 2013. The request was re-advertised and a public hearing was held before the Lee County Hearing Examiner on February 13, 2013; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case No. DCI2012-00027 and recommended APPROVAL of the Request; and

WHEREAS, a second public hearing was advertised and held on April 15, 2013 before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners 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.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to amend the Pelican Sound RPD zoning approved by Resolution Z-95-077, as amended, to allow the following: 1) rezone 2 parcels from Agriculture (AG-2) to RPD and add to the RPD; 2) Amend the Master Concept Plan (MCP) to expand recreational amenities; 3) expand existing storage area; 4) reconfigure open space, modify indigenous preserve areas; and 5) amend Pelican Sound MCP to include previous Final Plan and Administrative Amendment approvals.

The property is located in the Suburban and Outlying Suburban Future Land Use Categories and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be substantially consistent with the 4-page MCP entitled "Pelican Sound Golf & River Club RPD," prepared by RWA Consulting Inc. and

04-15-13Z

Eco Planz Inc., last revised 03/13 and date-stamped "Received Apr 09 2013 Community Development," and attached hereto as Exhibit "C."

If changes to the MCP are subsequently pursued, appropriate approvals will be necessary. With the exception of open space and indigenous preserve areas provided, acreages on the land use summaries are approximate and will be defined at the time of local development order. Since the project is essentially built-out and the MCP and following conditions provide a description of the approved uses, the locations, the design and specific applications for future development. Final Plan Approval is not required for the remainder of the project. Any redevelopment must be consistent with this resolution and the LDC.

2. The RPD is limited to maximum of 1,480 residential dwelling units.

3. The following Administrative Amendments, Zoning Action and Final Plan Approvals will be superseded by this resolution:

   Z-95-077, PD96-032, Z-96-062, PD97-046, PD97-060, PD98-005, PD98-018, PD98-033, PD98-054 and 054(a), PD98-059, FPA98-067, FPA98-068, FPA98-080, FPA99-006, FPA99-028, ADD1999-00033, FPA99-039, FPA99-048, ADD1999-064, ADD2000-00010, ADD2000-00065, ADD2000-00070, ADD2000-00121, ADD2000-00209, ADD2008-00126 and ADD2011-00041 and 41(a).

4. The following limits apply to the project and uses:

   a. Uses

   Accessory uses, buildings & structures,
   - Including, but not limited to, gazeboes and boardwalks as shown on the approved MCP

   Boat ramps and dockage (not a marina) limited to:
   - one (1) power boat ramp
   - two (2) temporary moorings and
   - one(1) canoe / kayak launch

   Cemetery, existing only
   Club, Country; limited to golf club
   Club, Private on-site; limited to the River Club facilities
   Consumption on premises, for both the River Club and Golf Club
   Dwelling unit:
   - multi-family building;
   - single-family residence;
   - duplex, two-family attached, zero lot line units, townhouses

   Entrance gates and gatehouse
   Essential services
   Excavations, water retention
   Fences
   Fishing pier; limited to observation decks and boardwalks as shown on the approved MCP

Food and beverage service, limited
Golf course and Golf driving range
Golf maintenance facilities
Model homes, model units and model display center
Recreation facilities, Private on-site:

- Swimming Pool & Spas (Above and Below Ground)
- Tennis/Sport Courts
- Docks, Decks and Boardwalks
- Dog Park
- Fitness Center
- Exercise Stations
- Interpretive Kiosks
- Parks
- Tot Lot
- Trails, Pathways
- Restrooms
- Pavilions
- Pro-shop
- Other Similar Recreational Facilities

Residential accessory uses
Restaurant - Groups II and III - limited to two (2)
Signs - in compliance with Chapter 30
Storage – open, as shown on the approved MCP
Temporary uses - associated with the River Club expansion, construction trailers and recreational facilities

b. Property Development Regulations

I. RESIDENTIAL

A. Minimum Lot Area and Dimensions

Conventional Single-Family		
	Area	7,000 square feet per dwelling unit
	Width	50 feet
	Depth	90 feet
Duplex, Two-Family Attached, Townhouse		
	Area	4,000 square feet per dwelling unit
	Width	37.5 feet
	Depth	100 feet
Multiple-family		
	Area	2,000 square feet per dwelling unit (minimum lot size 10,000 square feet)
	Width	75 feet
	Depth	100 feet

Pelican Sound

Zero Lot Line Units

Area	5,000 square feet
Width	40 feet
Depth	100 feet

B. Minimum Setbacks:

Conventional Single-Family

Street	20 feet (15 ft. for side entry garages)
Side	5 feet (7.5 feet where lots contain a 7.5 foot drainage easement)
Rear	10 feet
Non-roofed Pool Enclosures	5 feet
Waterbody	20 feet
Seawall	5 feet (structure & zero-foot deck)

Duplex, Two-Family, Townhouse

Street	20 feet
Side*	5 feet
Non-roofed Pool enclosures	5 feet
Rear	10 feet
Waterbody	20 feet
Seawall	5 feet (structure & zero-foot deck)

*No setback required from common side lot line for two-family or townhouse.

Multi-Family

Street	20 feet (0 feet for carports in Hammock Greens only)
Side	15 feet
Rear	10 feet
Waterbody	20 feet
Minimum Bldg Separation	15 feet
Seawall	5 feet (structure & zero-foot deck)

Pelican Sound.

Zero Lot Line Units

Street	20 feet (15 ft. for side-entry garages)
Side	5 feet (on one side, zero-feet on the opposite side)
Rear	10 feet
Non-roofed Pool Enclosures	5 feet
Waterbody	20 feet
Seawall	5 feet (structure & zero foot deck)

C. Maximum Height

Single-Family	35 feet
Duplex, Two-Family and Townhouse	35 feet
Multiple-family	65 feet
Zero Lot Line units	35 feet

II. ANCILLARY COMMERCIAL

A. Minimum Lot Area and Dimensions:

River Club/Golf Club

Area	10,000 square feet
Width	100 feet
Depth	100 feet

B. Minimum Setbacks

River Club/Golf Club

Street	25 feet
Side	15 feet
Rear	20 feet
Non-roofed Pool Enclosures	5 feet
Waterbody	25 feet
Seawall	5 feet

C. Maximum Height

Clubhouse	45 feet
River Club Restaurant	35 feet

5. All buildings must be set back a minimum of 25 feet from the external development perimeter. Buildings over 35 feet and up to 45 feet in height and adjacent to the external development perimeter must comply with §34-2174. All buildings adjacent to the external perimeters that are greater than 45 feet in height must provide one-foot of

additional setback for every one-foot of elevation. No building may exceed the maximum heights set forth above.

6. All buildings within the first 50 feet of the Estero River shoreline may not exceed one-story.

7. A bikeway/pedestrian walkway must be provided along the main street(s) which connect the Golf Clubhouse to the River Park.

8. Prior to the issuance of any local development order, the Developer must apply for and obtain a Certificate to Dig.

9. Hurricane Conditions

The Developer must establish an Emergency Hurricane Preparedness Plan in conjunction with the Lee County Division of Emergency Management. Continuing information on hurricane evacuation and shelters must be provided to the residents through a homeowners' association. Compliance with the flood plain management regulations contained in LDC Chapter 6, Articles III and IV, will be required at the time of local development order review. These requirements include the following:

a. The Developer must notify all purchasers of real property within the development, through the restrictive covenants, of the potential for storm surge flooding, in feet above, the Base Flood Elevation, according to the National Weather Services' storm surge model "SLOSH," and the National Flood Insurance Program.

b. The Property Owner's Association must host an educational seminar and will be responsible for obtaining the site for the seminar and for providing the invitations to the homeowners. The time will be coordinated with the Lee County Emergency Management staff, which will provide the education and information at the seminar and will advise the owners of the risks of natural hazards and the action they should take to mitigate the inherent dangers.

c. The Developer must develop a Hurricane Evacuation Plan for the RPD. The Plan must address and include: a) operational procedures for the warning and notification of all residents and visitors prior to and during a hurricane watch and warning period; b) the educational program set forth; c) hurricane evacuation; d) the method of advising residents and visitors of hurricane shelter alternatives including hotels and public hurricane shelter locations; e) identification of the person(s) responsible for implementing the Plan; and f) how the private security force will be integrated with the local Sheriff's personnel and the Division of Public Safety. The Plan will be developed in coordination with the Lee County Emergency Management officials.

d. The Developer, and any successor landowner, will pay any All Hazards Tax properly levied by Lee County to provide for shelter space, upgrades to shelters, and to address other natural disasters.

e. The Developer must comply with any duly adopted ordinance which addresses hurricane preparedness or with any duly adopted Hurricane Shelter Impact Fee Ordinance, in effect at the time of building permits or local development order, whichever is the operative time under the Ordinance.

10. Environmental Conditions

Species

a. Prior to local development order approval for any areas that would impact gopher tortoises; a gopher tortoise management plan must be submitted for review and approval to Lee County Environmental Sciences (ES) Staff. This plan must include information on onsite and or offsite relocation efforts as reviewed and approved by the Florida Fish and Wildlife Conservation Commission (FWC). Any proposed improvements within the FP&L easement must be designed to avoid impacts to gopher tortoises.

b. Prior to issuance of a vegetation removal permit for any areas that would impact gopher tortoises, a copy of the appropriate gopher tortoise permit issued by the FWC must be submitted to the Lee County Division ES Staff prior to excavation and moving of any gopher tortoises.

c. Prior to any local development order approval for any portion of the development which contains Florida Coontie (*zamia*), a detailed management plan indicating the preserve/relocation areas must be submitted to Lee County ES Staff for review and approval.

Open Space

d. The development must provide a minimum of 366.76 acres of open space.

Indigenous Open Space

e. The development must provide a minimum of 102.18 acres of indigenous open space with credits consistent with the approved MCP.

f. Prior to local development order approval to impact the indigenous communities behind residences, an indigenous management plan for the 102.18 acres of indigenous preserve with credits must be submitted for review and approval to Lee County ES Staff. This plan must include a restoration plan consistent with ADD2000-00209 and the South Florida Water Management District (SFWMD) Environmental Resource Permit #36-03219-P (Application #960819-7) wetland mitigation plan for the areas within the 23.3 actual acres of restored/ created indigenous preserves areas to establish the restoration standards should they not continue to function as indigenous communities in the future.

11. Golf Clubhouse and Amenity Area (see detail #2 sheet 3 of the MCP set)

    a. The development footprint for the Golf Clubhouse and Amenity area may not exceed 12.14± acres and the combined structures may not exceed 50,000 sf.

    b. The Developer is required to install a vegetative hedge of double-staggered rows with shrubs (minimum 3-gallon container size, 24-inch height) and be maintained so as to form a 36-inch high continuous visual screen within one year after time of planting. The hedge for the clubhouse must be located along the eastern boundary of that development area. Existing native vegetation may be used in whole or in part to meet this requirement.

    c. The following setbacks are permitted: A 6.95-foot side yard setback for the existing cart barn; a 10-foot front setback for the existing tennis court; a 22-foot front setback for the existing tennis club house; and a side setback of 12.09 feet for the existing clubhouse.

12. River Club (See detail #1 on Sheet 3 of the approved MCP.)

    a. Uses within the 50-foot-wide waterway buffer will be limited to two temporary moorings, one boat ramp, one canoe/kayak launch, one fishing platform/observation deck, one gazebo, two observation decks, a boardwalk, an outdoor waiting area and stormwater management structures as limited below. These uses are subject to the dock shoreline permit requirements of LDC Chapter 26. The natural waterway buffer, located between the temporary mooring #1 and #2, must remain.

    b. Water management structures may not include berms within the 50-foot-wide natural vegetation area abutting the Estero River. Other water management structures are approved, provided impacts are limited to the minimum necessary to satisfy permitting requirements of the SFWMD and avoid adverse impacts to existing native vegetation.

    c. The powerboat ramp facility must be designed to include a swale, exfiltration trench, or other engineering device to prevent bilge water and associated untreated parking lot run-off from flowing down the boat ramp and into the Estero River. This design must be approved as part of the building permit review for the boat ramp facility.

    d. Uses and structures within the 50-foot-wide natural waterway buffer will be limited to their existing locations, dimensions, and configurations as depicted on the approved MCP Set. The proposed gazebo / observation deck #1 will be limited to 600 square feet. The proposed canoe / kayak launch may not exceed 12 feet in width, and must include a floating launch platform not to exceed 300 square feet.

    e. Outdoor entertainment, i.e., live music, is prohibited at the River Club restaurant.

f. The serving of alcoholic beverages in conjunction with the outdoor seating at the restaurant is limited to the hours of 7:00 a.m. to 10:00 p.m. Sunday - Thursday and 7:00 a.m. to 12:00 midnight Friday and Saturday.

g. All lighting along the Estero River must comply §34-625 and be arranged and directed away from adjacent properties and the Estero River.

h. The mooring dock will be for the temporary mooring of a watercraft 35 feet or less in length. No overnight mooring of watercraft is permitted. Signs must be placed on the mooring dock and the observation/fishing pier indicating no overnight mooring of watercraft is permitted.

i. Mitigation plantings required for expansion of the boardwalk within the natural waterway buffer must include the following: 5-foot-wide supplemental planting area: 9 Wax Myrtle, 9 Saw Palmetto, 9 Myrsine and 3 Scrub Oak. All shrubs must be a minimum of 4 feet tall at the time of planting. Plant material must be mulched and temporarily irrigated until they become established.

j. Prior to the issuance of a Certificate of Compliance for the River Club and restaurant, and the fitness center expansion, the vegetative screen for the River Club and restaurant areas must be planted on the north side of the building and must consist of a hedge that will be planted in double-staggered rows with minimum 48-inch tall native shrubs and be maintained so as to form a 72-inch high continuous visual screen within one year after time of planting. Existing native vegetation may be used in whole, or in part, to meet this requirement.

k. Prior to the issuance of a Certificate of Compliance for the River Club and restaurant, and the fitness center expansion, the parking area associated with those uses must be landscaped with a hedge consisting of double-staggered rows with shrubs (minimum 3-gallon container size, 24-inch height) and be maintained so as to form a 36-inch high continuous visual screen within one year after time of planting, in order to screen headlights from the Estero River. Existing native vegetation may be used in whole or in part to meet this requirement.

l. The total development area may not exceed 5.77± acres for a combined total for vertical structures not to exceed 35,000 square feet. The expansion of amenities at the River Club includes the addition of a canoe/kayak launch, a fishing platform/observation deck, expansion of the fitness center, expansion of the restaurant kitchen and an expansion and reconfiguration of the restaurant seating area on the south and southwest side of the existing restaurant. Recreation facilities, including but not limited to, a Bocce Ball court, shade structure, and children's pool must be located south of the existing pool.

m. The power boat launch within the River Club area is approved for a single boat ramp with a maximum of two temporary mooring slips.

13. River Park Area (See detail #1 Sheet 3 of the approved MCP.)

    a. Uses within the River Park area will be limited to ancillary recreational uses such as sport courts, pavilion, tot lot, open space/greens, trails, pathways, restrooms, pro-shop, sidewalks and parking. The development footprint may not exceed 3.62± acres. The combined structures may not exceed 6,500 square feet.
    b. The exact design, location, and configuration of the River Club and River Park area uses and structures will be defined at development order approval.

14. Five Acre Koreshan Parcel

    a. If, in the course of development, any objects, sites, artifacts or human remains are uncovered, all ground disturbing activities must stop and Lee County must be contacted.

    Koreshan Cemetery and Buffer (See detail #1 on Sheet 3 of the approved MCP.)

    b. Within 6 months, the Applicant must install a temporary fence around the perimeter of the 50-foot-wide cemetery buffer area. A sign must reference Florida Statutes dealing with offenses concerning dead bodies and graves.

    c. Within 12 months of the effective date of this zoning amendment the Applicant must apply for a Development Order and a vegetation removal permit. The purpose of the vegetation removal permit is to selectively clear the cemetery and its buffer area of vegetation that has overgrown the site. This will allow identification of cultural resources and features that might now be hidden by vegetation. The clearing must be done by hand so as not to damage any wood or stone grave markers or other funerary materials that might be found, including but not limited to, fencing, grave cradles, and the collapsed wall. The vegetation removal activities must be done in consultation with the project archaeologist to assure the resources are protected and the Florida Division of Historic Resources as appropriate.

    d. Within 12 months of the effective date of this zoning amendment, the Applicant must conduct an archaeological survey, record and map (utilizing GPS and photos) the cemetery elements, including the preparation of a cultural resource assessment survey that addresses the historic context of the cemetery and property, and the significance of the cemetery and property.

    e. Within 12 months of the effective date of this zoning amendment the Applicant must prepare the Survey document and associated Florida Master Site File forms.

    f. Within 12 months of the effective date of this zoning amendment effective the Applicant must prepare a comprehensive preservation plan including: landscape plan (specifying types of ground cover); ground maintenance activities and the schedule for those activities; public and/or other uses of the property, signage and fences. The entity responsible for the implementation of the comprehensive preservation plan must be identified.

g. Within 16 months of the effective date of this Zoning Amendment the Applicant must submit the survey report document, the Florida Master Site File Forms (items #d and #e above) and the comprehensive preservation plan (item #f above) for review by Lee County Planning Staff, the Lee County Historic Preservation Board and the Florida Division of Historic Resources.

h. Within 16 months of the effective date of this Zoning Amendment the Applicant must prepare the designation report for designating the property under LDC Chapter.

i. Designation under LDC Chapter 22 is a two meeting process. At the first meeting, the designation report is filed with the Lee County Historic Preservation Board so that the Board may vote to direct the designation to public hearing. At the second meeting, the Historic Preservation Board holds a public hearing on the designation. The project archaeologist must attend to make presentations or answer questions.

j. Within 18 months of the effective date of this Zoning Amendment (and after the property is designated under LDC Chapter 22, the Applicant must submit an application for a Special Certificate of Appropriateness for fencing and signage for review and approval by the Lee County Historic Preservation Board.

k. Within 18 months of the effective date of this Zoning Amendment the Applicant must apply for Fence and Signage Permits.

l. Within 18 months of the effective date of this Zoning Amendment the Pelican Sound Golf & River Club must proceed with the preservation and maintenance program, the installation of permanent fencing and signage, and a resident education program. The Pelican Sound Golf & River Club must provide an opportunity for County Staff and the archaeologist to meet the residents and answer questions

m. The construction of any vertical structures, such as the sport courts, pavilion, etc., is prohibited within 25 feet of the 50-foot-wide buffer area around the cemetery.

n. Parking for the cemetery will be provided at the adjacent overflow parking in the River Club area.

15. Primary Golf Maintenance and Storage Area notes (See detail #3 on Sheet 3 of the approved MCP.)

a. Storage of residential accessory uses may be allowed for recreational vehicles, trailers, boats, and other personal property owned by residents of the development.

b. Prior to the local development order for the expansion of the Storage Area and per Deviation 26, the storage area must provide the following buffer along Williams Road. A minimum 15-foot-wide buffer with the following vegetation per 100 linear foot segment:

   1) Three native trees with a 12-foot, 3.5-inch caliper at 1-foot above grade and a 6-foot spread;

   2) Ten Sabal palms with a minimum 12-foot clear trunk, planted with staggered heights in clusters of 3 to 6 palms, installed 4 to 8 feet on center;

   3) Continuous double staggered native shrub hedge, minimum 3-gallon container size with a 24-inch height, installed 3-foot on center and maintained at a minimum 4-foot height;

   4) Retain the existing, single row buttonwood hedge (4-foot on center) and maintain at a minimum 10-foot in height (if the buttonwood need to be replaced, then native shrubs with be installed 4-foot on center with a minimum 7-gallon container size with a 48-inch height maintained at a minimum 10-foot height).

c. Artificial lighting used to illuminate the premises must be directed away from properties and streets, shining only on the subject property and causing no glare on adjacent properties.

d. The storage area does not need to be paved. A stabilized grass or other ground cover surface may be kept in a dust free manner.

e. The storage area/golf course maintenance facility must be shielded behind a continuous fence or wall at least eight feet in height along the south side and six feet in height along the north side. Visibility through the fence must not exceed 25 percent when viewed at right angles.

16. Secondary Golf Maintenance and Storage Area

The perimeter of the secondary golf course maintenance facility, located just south of the Corkscrew Road entrance gate, must be landscaped with Type "F" buffer plantings. Existing native vegetation may be utilized to meet this requirement.

17. Vehicular/Pedestrian Impacts

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

18. Lee Plan Consistency

Approval of this zoning request does not guarantee local development order approval. Future Development Order approvals must satisfy the requirements of the 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, as well as all other Lee Plan provisions.

19. Concurrency

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

20. Compliance with the LDC

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

21. Solid Waste Management

As part of any local development order approval for vertical development, the Development Order plans must include facilities in compliance with LDC §10-261 and Lee County Solid Waste Ordinance Number 11-27 for the pick-up/disposal of solid waste and recyclables. The minimum area required for, and specific locations of, these facilities will be reviewed at the time of local development order application.

SECTION C. DEVIATIONS:

1. **Deviation (1)** seeks relief from the §10-296, Table 3, requirement for a roadway width of 35 feet for a two-way closed drainage, rear lot drainage or inverted crown, to allow roadway width to coincide with the back of curb. This deviation is APPROVED, SUBJECT TO the condition that all internal roads must be constructed with a closed drainage system and that all internal roads will be privately maintained.

2. **Deviation (2)** seeks relief from the §10-421(a)(5)(f) requirement that no portion of a buffer area containing the trees or shrubs may be located in an easement, to allow planted buffers in the FP&L easement pursuant to the FP&L right-of-way consent agreement. This deviation is APPROVED, SUBJECT TO the condition that, if any required buffer or landscape strip vegetation planted within an easement is removed, then the property owner must replace those plantings with like size and species at no cost to Lee County.

3. **Deviation (3)** seeks relief from the §30-152 requirement that identification signs be set back a minimum of 15 feet from any right-of-way easement, to allow a 0-foot setback. This deviation is APPROVED, SUBJECT TO the condition that the identification signs meet sight distance criteria, as required in §10-296(J), and vehicle visibility requirements in §34-3131(b).

4. **Deviation (4)** seeks relief from the §10-296(p)(1)(a) requirement of a minimum cul-de-sac diameter to allow a 60-foot diameter (to edge of pavement). This deviation is APPROVED, SUBJECT TO the condition that the cul-de-sac design was approved by the local Fire District at the time of local development order approval.

5. **Deviation (5)** seeks relief from the §34-1176(b)(1)(a) requirement of a minimum setback from a non-roofed structure to a seawalled artificial body of water to allow a 0-foot setback. This deviation is APPROVED, SUBJECT TO the condition that the Developer provides the required lake maintenance easement.

6. **Deviation (6** seeks relief from the §34-2474(b)(6) requirement that recreation centers and ancillary facilities be located at least 40 feet from residential dwellings, to allow a minimum distance of 20 feet. This deviation is APPROVED.

7. **Deviation (7)** seeks relief from the §§10-296(p)(3) and 10-714 requirement which established the transition radius for cul-de-sacs to allow a reduced transition radius of 50 feet. This deviation is APPROVED, SUBJECT TO the condition that the cul-de-sac design had to be approved by the local Fire District at the time of local development order approval.

8. **Deviation (8)** seeks relief from the §10-296(h)(4) requirement that provides minimum specifications for street wearing surfaces, to allow paver brick surfaces. This deviation is APPROVED, SUBJECT TO the condition that the Developer demonstrate that the decorative pavers have the structural equivalency of the required standard pavement and the approval was limited to privately maintained streets.

9. **Deviation (9)** seeks relief from the §34-2013(a) requirement that all parking lots be designed to permit vehicles exiting the parking lot to enter the street right-of-way or easement in a forward motion, to allow individual parking spaces that require backing out onto right-of-way easements. Deviation 14 does not apply to traffic entering project roadways functioning as collector streets. This deviation is APPROVED, SUBJECT TO final design and location approval in the local development order.

10. **Deviation (10)** seeks relief from the §34-935(b)(2) requirement that internal roads with drives be no closer than 25 feet to the development perimeter to allow a 15-foot minimum separation. This deviation is APPROVED.

11. **Deviation (16)** seeks relief from the §34-935(b)(1) requirement that all buildings be set back from the development perimeter a minimum distance of 25 feet, to allow a 15-foot setback in specific development parcels. This deviation is APPROVED, SUBJECT TO the condition that it not apply to setbacks from the external development perimeter.

12. **Deviation (12)** seeks relief from the §10-416(d)(9) requirement of a 50-foot-wide buffer along natural waterways, to allow existing and proposed uses listed herein and depicted on the MCP including: a canoe and kayak launch, boat ramp, fishing platforms, gazebos, observation decks, board walks and seating areas, FP&L easement including any amenities located within the easement, and stormwater management structures to be located within that buffer. This deviation is APPROVED, SUBJECT TO the following conditions:

    a) Compliance with Conditions 12(a) – 12(m) for the River Club.

    b) The existing gazebo #2, as depicted on the approved MCP and located within the 50-foot-wide natural waterway buffer, has been located to avoid adverse impacts to surrounding vegetation. Any redevelopment of this gazebo would have to avoid adverse impacts to surrounding vegetation.

    c) Amenities constructed within the 50-foot-wide natural waterway buffer, that is located in the FP&L easement, must be located to avoid impacts to the surrounding native vegetation.

13. **Deviation (13)** seeks relief from the §10-329(d)(3) requirement that the maximum retention depth for excavation be 12 feet, to allow a maximum excavation depth of 20 feet without penetration through impervious soil or rock layer which presently prohibits intermingling of various watery strata. This deviation is APPROVED, SUBJECT TO the following conditions:

    a) The lake depth may not exceed 20 feet or the confining layer (aquiclude), whichever occurs first, and is subject to implementation of the "River Ridge Management Program for Lakes Excavated to a Depth Greater than 12 Feet" (see Exhibit "D").

    b) The material excavated for the proposed lakes is for use on-site; no off-site use is authorized by approval of this amendment.

14. **Deviation (14)** seeks relief from the §10-415(b)(1)(a) requirement of large developments with existing indigenous native vegetation communities to provide 50 percent of their open space percentage requirement through the onsite preservation of existing native vegetation communities, to allow 11.7 acres (i.e. 23.3 actual acres at 50 percent credit) of the indigenous preservation requirements to be met through the 6.9 acres restored onsite wetlands (i.e. 13.7 actual acres at 50% credit), 3.2 acres of restored/created onsite wetlands (i.e. 6.2 actual acres at 50 percent credit) and 1.7 acres of created onsite wetlands (i.e. 3.4 actual acres at 50 percent credit). This deviation is APPROVED, SUBJECT TO Conditions 10(e) and 10(f).

15. **Deviation (15)** seeks relief from the §10-415(b)(1)(c) requirement a 20-foot building setback from preserves and a 30-foot setback from indigenous plant communities for fire protection, to allow previously approved side and rear yard setbacks defined in Condition 2(b) the development regulations table. Staff recommended approval of this Deviation, as the 20- and 30-foot setbacks were not a requirement when this RPD was designed and approved in 1995, subject to Conditions 10(e) and 10(f). This deviation is APPROVED, SUBJECT TO Conditions 10(e) and 10(f).

16. **Deviation (16)** seeks relief from the §10-415(c)(3) requirement that with projects over ten acres in size, indigenous open space areas must have a minimum average width of 40 feet and minimum area of 1,500 square feet, to allow the dimensions of the existing indigenous preserve areas as previously approved by Lee County through the Development Order process. This deviation is APPROVED, SUBJECT TO Conditions 10(e) and 10(f).

17. **Deviation (17)** seeks relief from the §10-416(d)(3) requirement of a Type F buffer between proposed residential uses and existing adjacent preservation lands, to allow no buffer between the existing, developed residential tracts and the adjacent Koreshan State Park. This deviation is APPROVED.

18. **Deviation (18)** seeks relief from the §33-351 requirement of a Type D buffer, to allow the enhancement of the existing 15-foot-wide buffer along Williams Road fronting the Primary Golf Maintenance and Storage Area. Applicant has agreed to enhance the plantings in that buffer, as requested by the Estero Community Planning Panel, but cannot increase the width. This deviation is APPROVED, SUBJECT TO Condition 15(b).

SECTION D. EXHIBITS:

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

Exhibit A: Legal description of the property
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: The Master Concept Plan
Exhibit D: River Ridge Management Program for Lakes Excavated to a Depth Greater than 12 Feet

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

2. The rezoning, as approved:

   a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;

   b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;

   c. is compatible with existing or planned uses in the surrounding area;

   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 rezoning satisfies the following criteria:

   a. the proposed use or mix of uses is appropriate at the subject location;

   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, are, or will be, available and adequate to serve the proposed land use.

5. The approved deviations, as conditioned, enhance 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.

Commissioner John Manning made a motion to adopt the foregoing resolution, seconded by Commissioner Frank Mann. The vote was as follows:

John Manning	Aye
Cecil L Pendergrass	Aye
Larry Kiker	Aye
Tammara Hall	Absent
Frank Mann	Aye

DULY PASSED AND ADOPTED this 15th day of April, 2013.

ATTEST:
LINDA DOGGETT, CLERK

BY: Marcia Wilson
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY:
Cecil L Pendergrass, Chair

BOARD OF COUNTY COMMISSIONERS SEAL LEE COUNTY, FLORIDA

Approved as to form by:

John J. Fredyma
Assistant County Attorney
County Attorney's Office

RECEIVED
APR 30-2013
MINUTES OFFICE

Case No. DCI2012-00027

Z-13-003
Page 18 of 18

PELICAN SOUND GOLF AND RIVER CLUB LEGAL DESCRIPTION:

IN SECTIONS 29, 32 AND 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA:
BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 32;
THENCE RUN N00°55'53"W ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE1/4) FOR 1,226.64 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF A FLORIDA POWER AND LIGHT TRANSMISSION LINE (100 FEET WIDE);
THENCE RUN. N20°51'33"W ALONG SAID SOUTHWESTERLY LINE FOR 125.36 FEET TO A POINT ON THE SOUTH LINE OF LOT A56 OF "FLORIDA GULF LAND COMPANY'S SUBDIVISION," AS RECORDED IN PLAT BOOK 1 AT PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY;
THENCE RUN S88°27'02"W ALONG THE SOUTH LINES OF LOTS A56, A55, A54 AND A53, SAID SUBDIVISION, FOR 1257.39 FEET TO THE SOUTHWEST CORNER OF SAID LOT A53, OF SAID SUBDIVISION;
THENCE RUN N00°43'04"W ALONG THE WEST LINE OF SAID LOT A53 FOR 1,180
FEET MORE OR LESS TO THE WATERS OF THE ESTERO RIVER;
THENCE RUN NORTHEASTERLY, NORTHERLY, NORTHEASTERLY, EASTERLY, SOUTHEASTERLY AND EASTERLY ALONG SAID WATERS FOR 5,396 FEET MORE OR LESS TO AN INTERSECTION WITH THE WEST LINE OF THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 29;
THENCE RUN S00°11'00"E ALONG SAID WEST LINE FOR 990 FEET MORE OR LESS TO THE NORTH LINE OF SAID SECTION 32;
THENCE RUN N89°49'47"E ALONG SAID NORTH LINE OF SAID SECTION 32 FOR 671.22 FEET TO THE NORTHEAST COMER OF SAID SECTION 32;
THENCE RUN N89°15'27"E ALONG THE NORTH LINE OF SAID SECTION 33 FOR 395.00 FEET;
THENCE RUN S00°30'33"E FOR 2,647.83 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 33;
THENCE RUN N88°52'56"E ALONG SAID NORTH LINE FOR 987.18 FEET;
THENCE RUN S00°31'21"E FOR 578.29 FEET;
THENCE RUN N88°50'29"E FOR 1,739.60 FEET TO THE WEST RIGHT-OF-WAY LINE OF TAMIAMI TRAIL [US 41/SR 45 (200 FEET WIDE)];
THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE S05°19'58"W FOR 201.20 FEET;
THENCE RUN S88°50'29"W FOR 1,719.07 FEET;
THENCE RUN S00°31'21"E FOR 1,840.23 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WILLIAMS ROAD (60 FEET WIDE);
THENCE RUN S89°00'54"W ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 1,382.17 FEET TO THE WEST LINE OF SAID SECTION 33;
THENCE RUN S89°00'18"W ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 2,644.88 FEET
TO THE WEST LINE OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 32;
THENCE RUN N0°56'02"W ALONG SAID WEST LINE FOR 2,614.20 FEET TO THE
POINT OF BEGINNING.
CONTAINING 561.8 ACRES OF LAND, MORE OR LESS.

THIS LEGAL DESCRIPTION IS INCLUSIVE OF THE FORMERLY LESSED OUT CEMETERY PARCEL, AND THE FORMERLY EXCLUDED TRIANGLE PARCEL.

7.31.12
APPROVED
LEGAL

RECEIVED
JUL 20 2012
COMMUNITY DEVELOPMENT
DCI2012-00027

6/15/12
MICHAEL A. WARD, PROFESSIONAL LAND SURVEYOR LS#5301 DATE
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

R.W.A., INC. STATE OF FLORIDA BUSINESS LICENSE NO. EB-0007663

RWA CONSULTING INC.
Planning
Visualization
Civil Engineering
Surveying & Mapping
6810 Willow Park Drive, Suite 200
Naples, Florida 34109
(239) 597-0575 FAX: (239) 597-0576
www.consult-rwa.com
Florida Certificates of Authorization
EB 7663 LB 6952

DATE:	JUNE, 2012
SCALE:	1" = 1200'
DRAWN BY	J.P.
CHECKED BY:	M.A.W.
SEC. TWP. RGE:	9,32,33 46 25E
CLIENT:	PELICAN SOUND GOLF & RIVER CLUB
TITLE:	LEGAL DESCRIPTION
PROJECT NUMBER:	970188.01.09
SHEET NUMBER:	1 OF 2
FILE NUMBER:	9701880109SK01

EXHIBIT "A"
(Page 1 of 3)

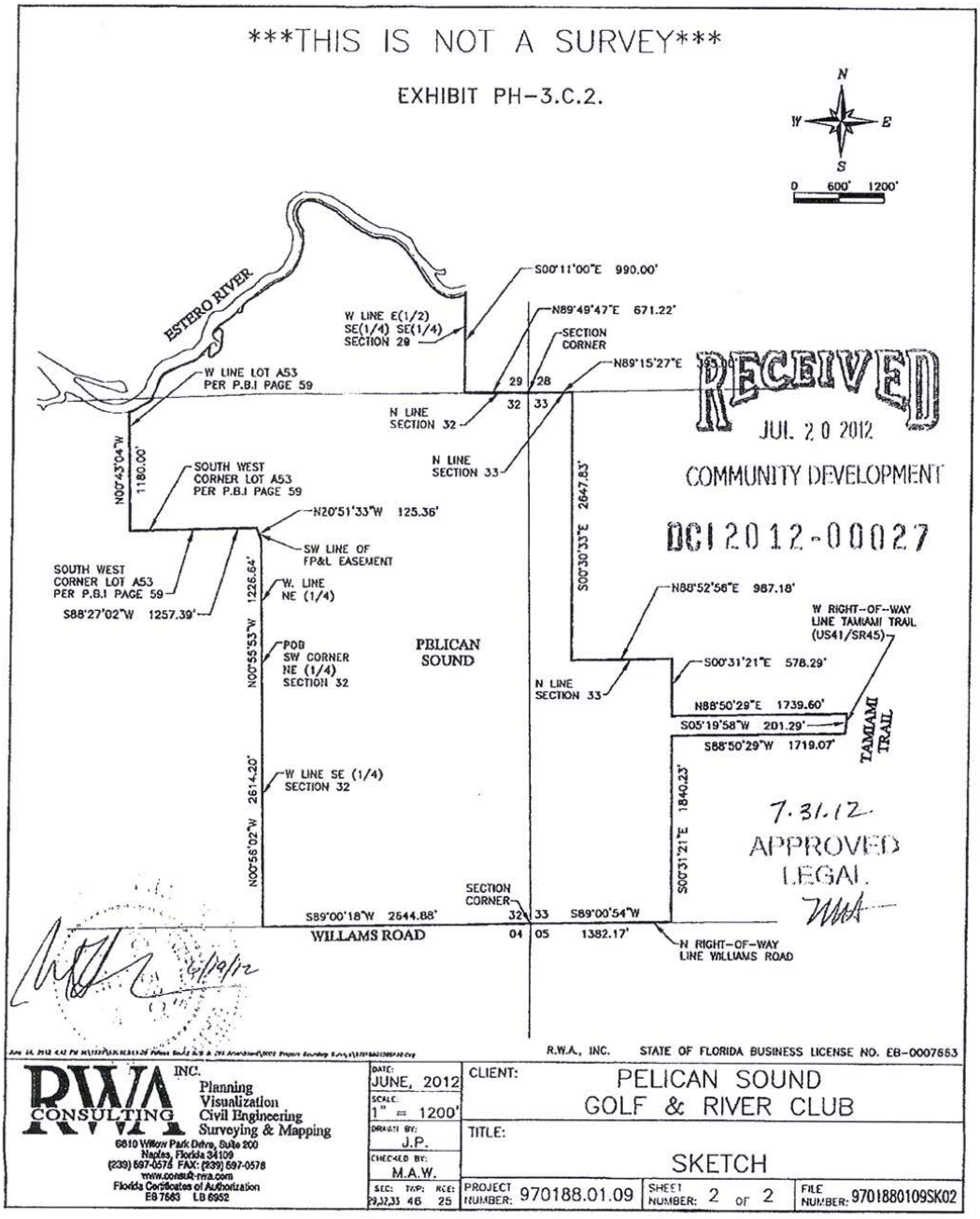
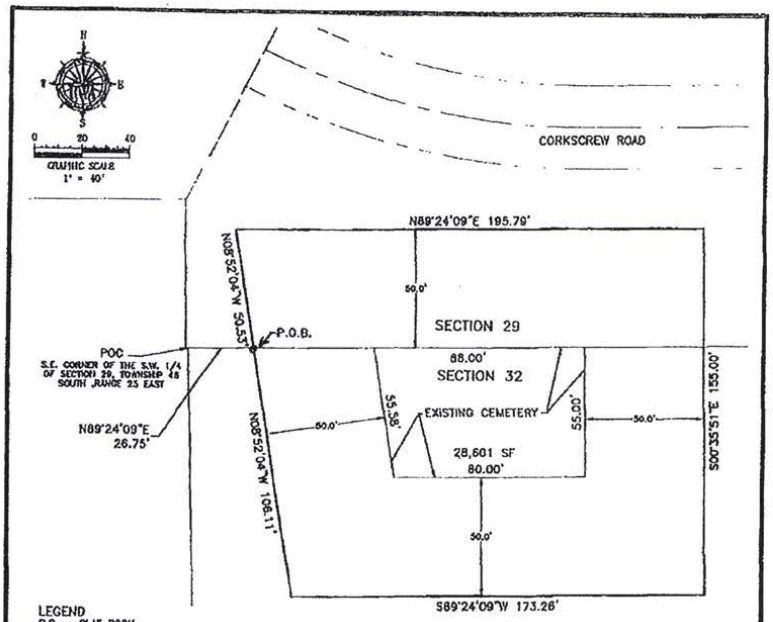


EXHIBIT "A"
(Page 2 of 3)



LEGEND
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
D.E. = DRAINAGE EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

LEGAL DESCRIPTION – PROPOSED BUFFER EASEMENT

A PARCEL OF LAND LYING IN SECTIONS 29 & 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE N89°24'09"E ALONG THE SOUTH LINE OF SAID SECTION 29 A DISTANCE OF 26.75 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN.

THENCE, LEAVING SAID SOUTH LINE OF SECTION 29, N08°52'04"W A DISTANCE OF 50.53 FEET TO A POINT; THENCE N89°24'09"E A DISTANCE OF 195.79 FEET TO A POINT; THENCE S00°35'51"E A DISTANCE OF 155.00 FEET TO A POINT; THENCE S89°24'09"W A DISTANCE OF 173.26 FEET TO A POINT; THENCE N08°52'04"W A DISTANCE OF 106.11 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN.

CONTAINING 0.66 ACRES (28601 SQUARE FEET) MORE OR LESS. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

1-14-13
APPROVED
LEGAL

MICHAEL A. WARD PROFESSIONAL LAND SURVEYOR LS# 5301 — DATE SIGNED 12/20/12

NOT VALID WITHOUT THE ORIGINAL SIGNATURE & RAISED EMBOSSED SEAL OF A FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER. THIS IS NOT A SURVEY.

PELICAN SOUND CEMETARY PARCEL
SKETCH AND LEGAL DESCRIPTION
PROPOSED BUFFER EASEMENT
PREPARED FOR: PELICAN SOUND GOLF AND RIVER CLUB

PWA CONSULTING INC. Planning Visualization Civil Engineering Surveying & Mapping
6610 Willow Park Drive, Suite 200
Naples, Florida 34109
Phone: (239) 597-3575 FAX: (239) 597-3578
LB Reg # 4952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
970188.01.09	0	29&32	46S	25E	1" = 40'	11/28/12	GWR	CemeteryBE	1 OF 1

EXHIBIT "A"
(Page 3 of 3)

DCI2012-00027

Zoning Map

1/11/2013

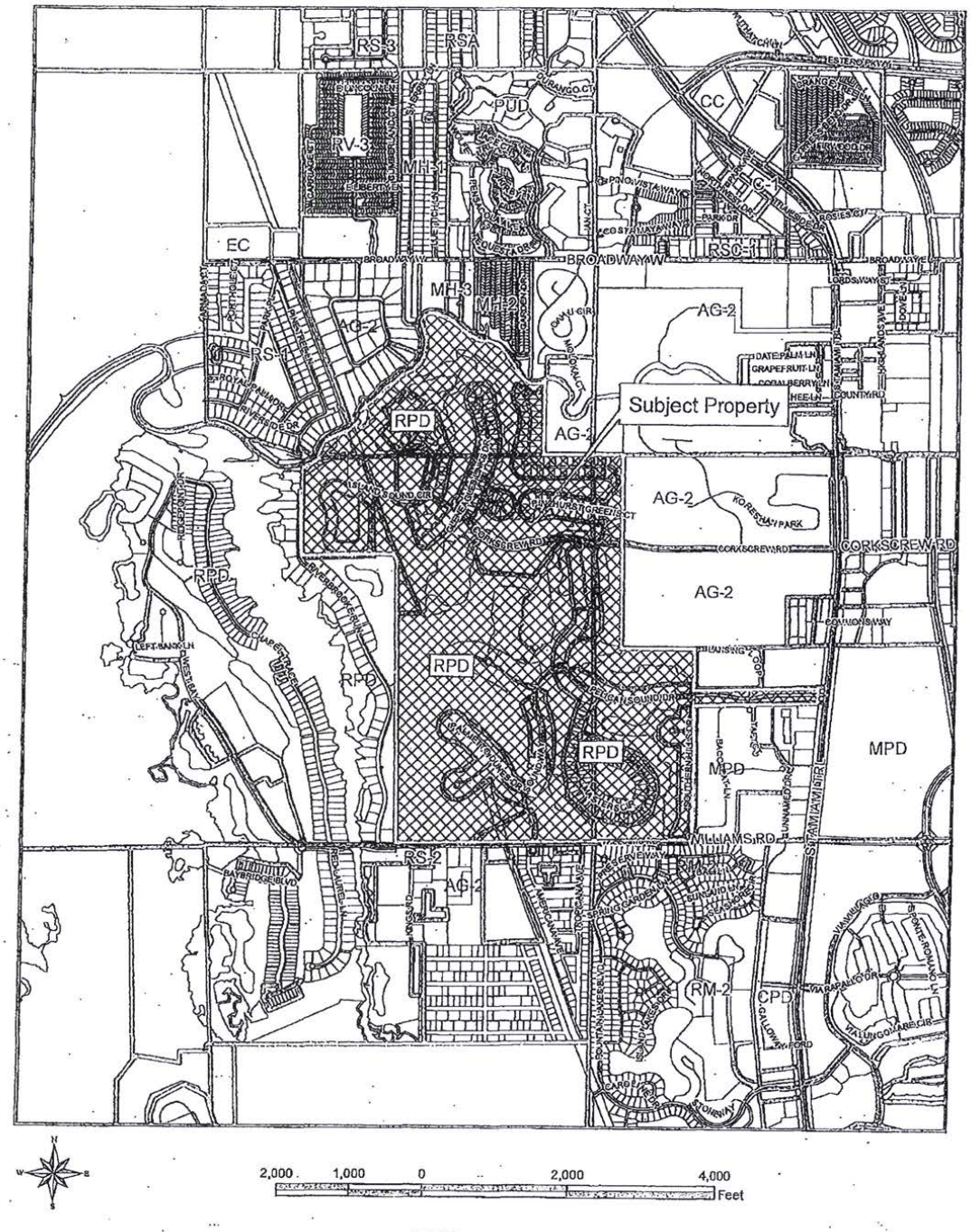
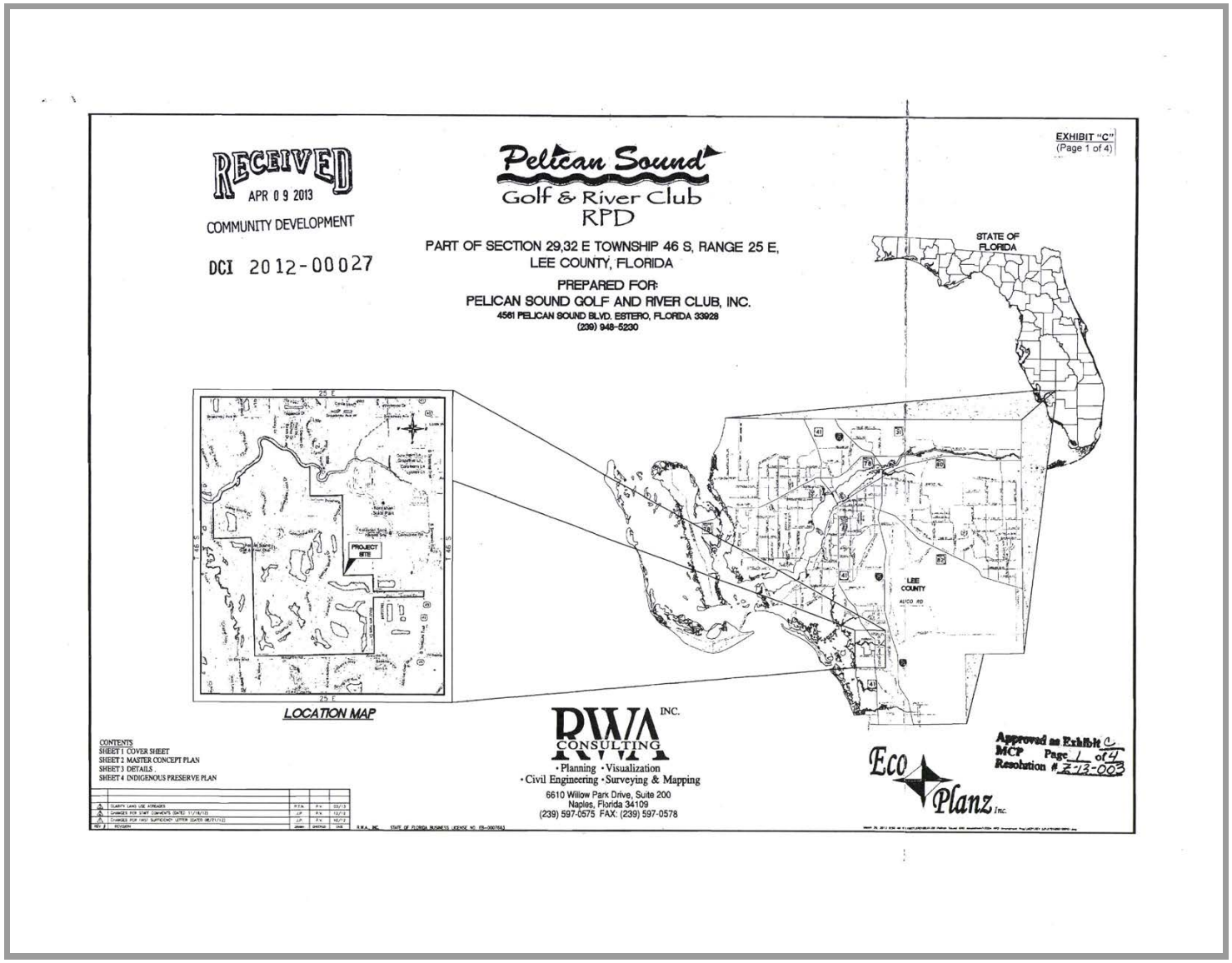
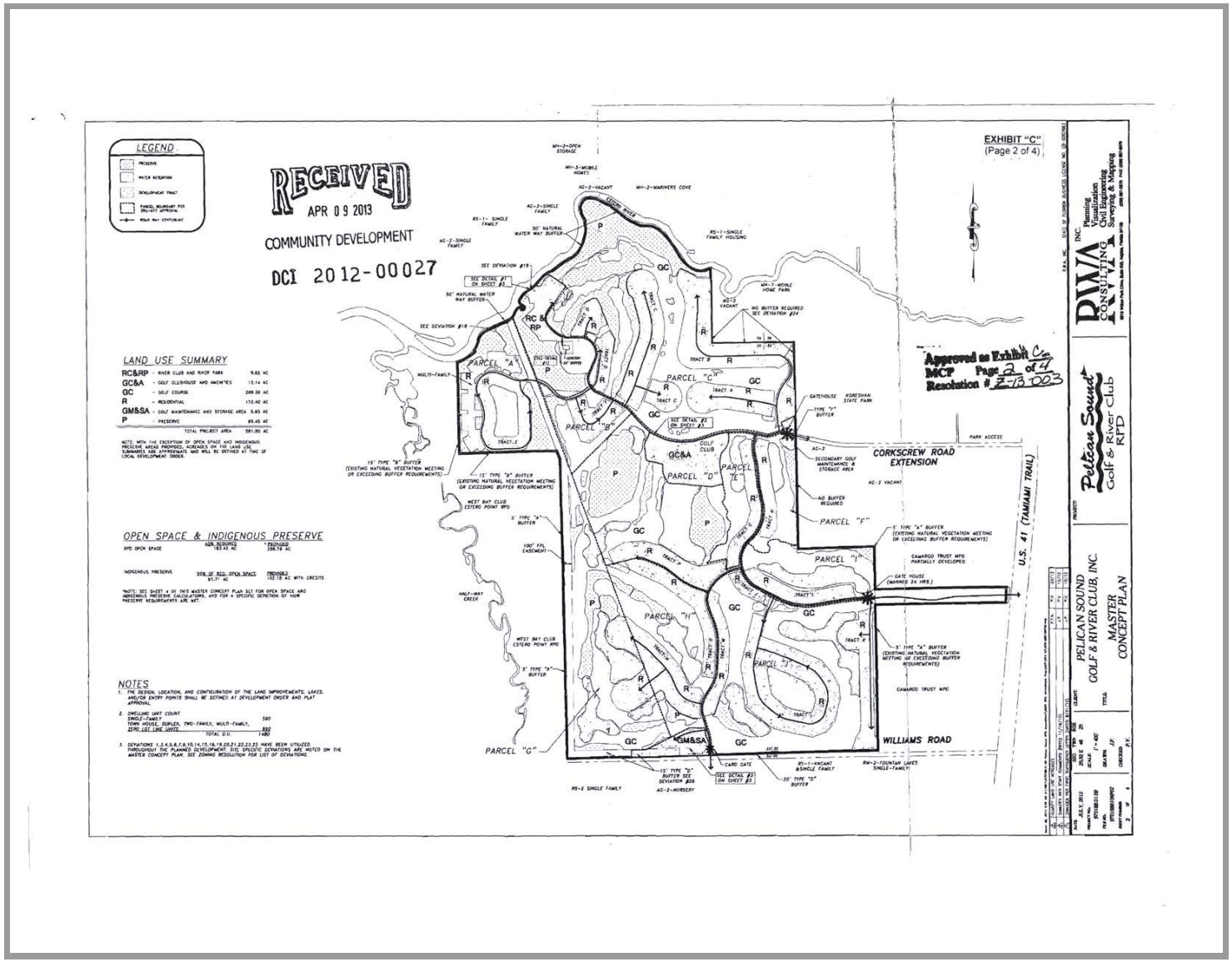
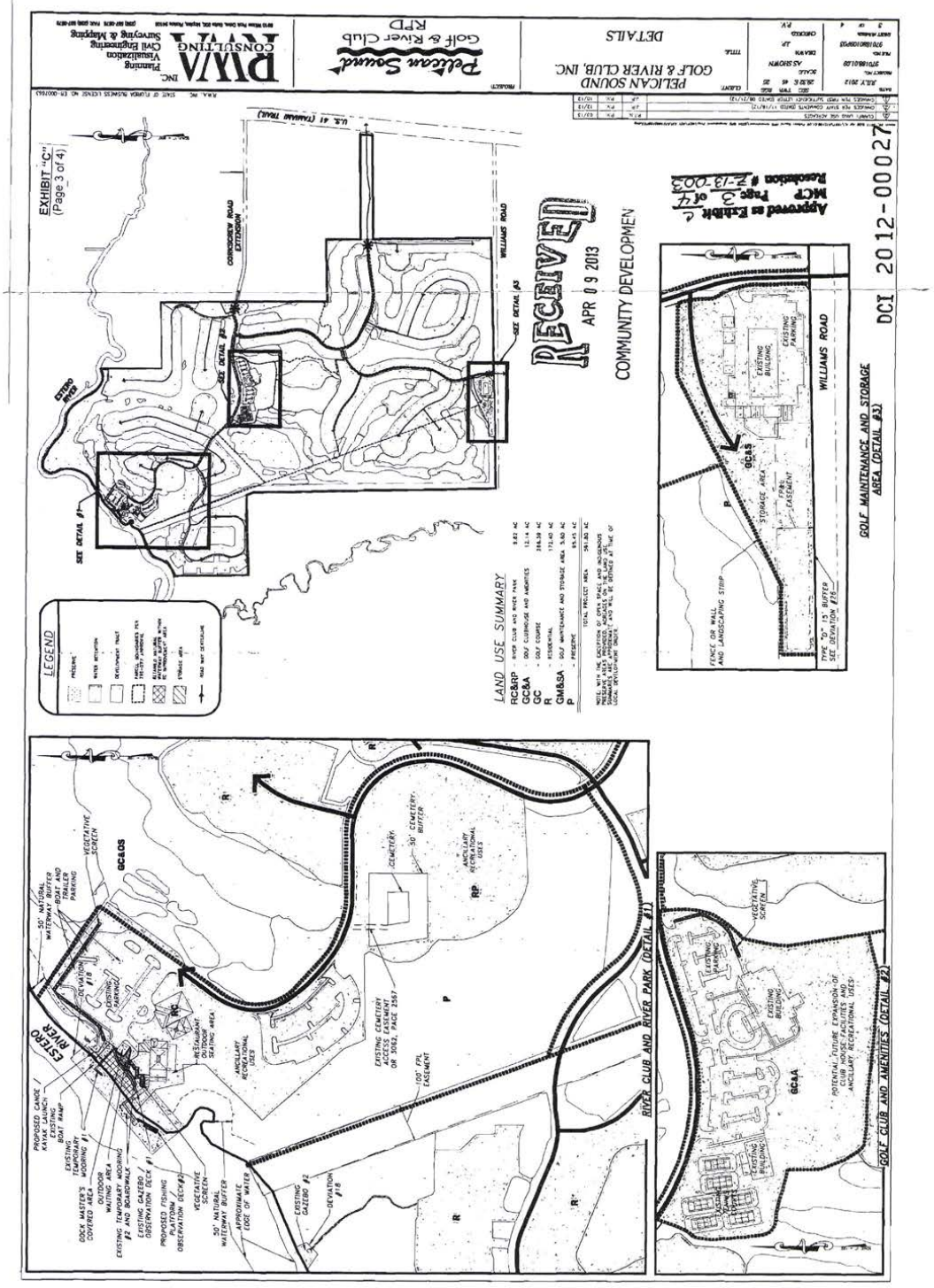
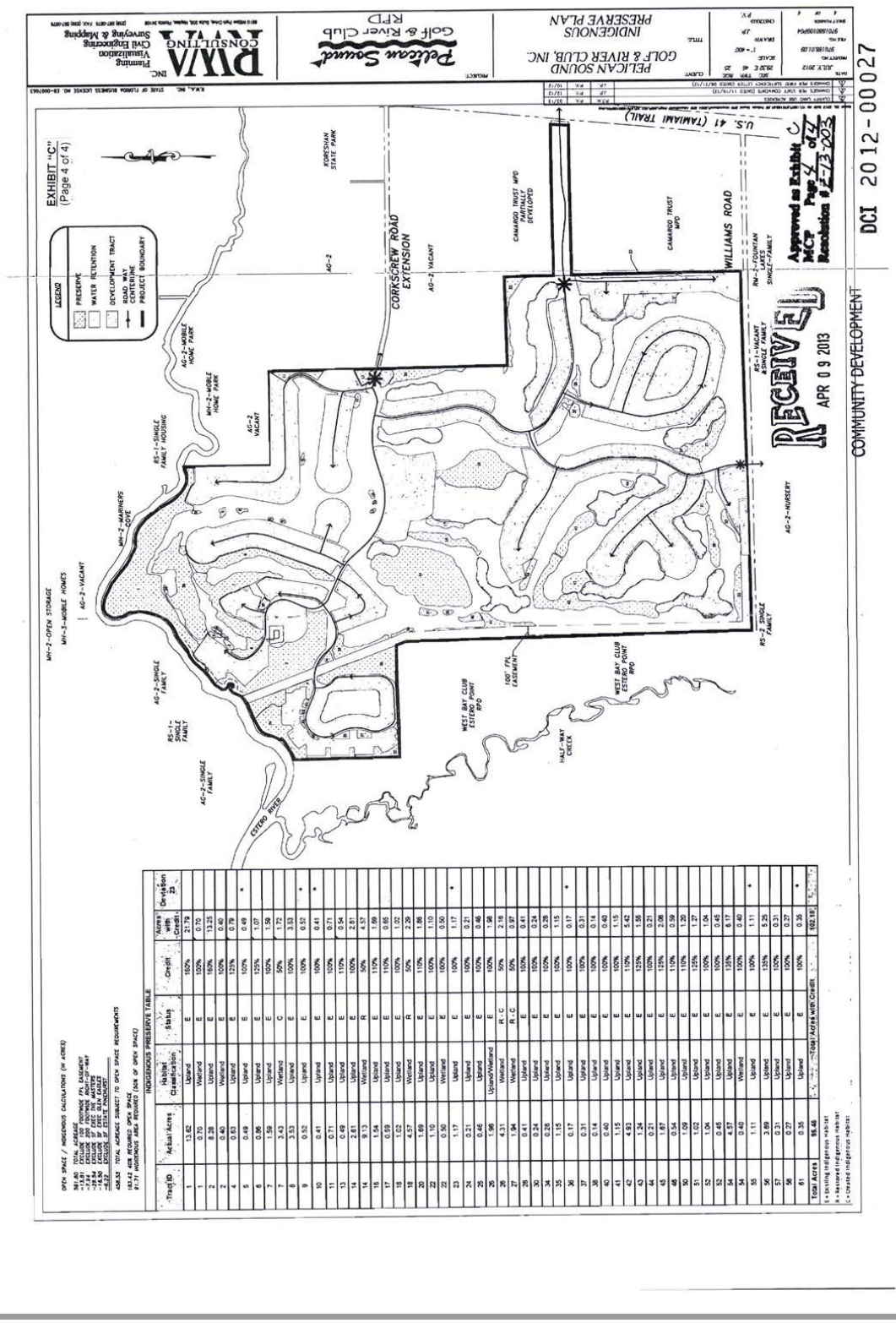


EXHIBIT "B"


RECEIVED
APR 0 9 2013
COMMUNITY DEVELOPMENT
DCI 2012-00027
Pelican Sound
Golf & River Club
RPD
EXHIBIT "C"
(Page 1 of 4)
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
STATE OF FLORIDA
PROJECT SITE
LEE COUNTY
LOCATION MAP
CONTENTS
SHEET 1 COVER SHEET
SHEET 2 MASTER CONCEPT PLAN
SHEET 3 DETAILS
SHEET 4 INDIGENOUS PRESERVE PLAN
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.
Approved as Exhibit C
MCP Page 1 of 4
Resolution # Z-13-003


EXHIBIT "C"
(Page 2 of 4)
RECEIVED
APR 09 2013
COMMUNITY DEVELOPMENT
DCI 2012-00027
Approved as Exhibit C to
MCP Page 2 of 4
Resolution # Z-13-003
LEGEND
LAND USE SUMMARY
OPEN SPACE & INDIGENOUS PRESERVE
NOTES
CORKSCREW ROAD EXTENSION
WILLIAMS ROAD
U.S. 41 (TAMIAMI TRAIL)
PELICAN SOUND GOLF & RIVER CLUB, INC.
MASTER CONCEPT PLAN
Pelican Sound Golf & River Club RPD


EXHIBIT "C"
(Page 3 of 4)
RECEIVED
APR 09 2013
COMMUNITY DEVELOPMEN
Approved as Exhibit "C"
MCP Page 3 of 4
Resolution # Z-13-003
DCI 2012-00027
PELICAN SOUND
GOLF & RIVER CLUB, INC
DETAILS
Pelican Sound
Golf & River Club
RFD
PLANNING
CONSULTING
Planning
Visualization
Civil Engineering
Surveying & Mapping
LAND USE SUMMARY
LEGEND
GOLF MAINTENANCE AND STORAGE AREA (DETAIL #3)
GOLF CLUB AND AMENITIES (DETAIL #2)
RIVER CLUB AND RIVER PARK (DETAIL #1)
WILLIAMS ROAD
CORKSCREW ROAD EXTENSION
U.S. 41 (TAMIAMI TRAIL)
ESTERO RIVER
EXISTING CEMETERY ACCESS EASEMENT OR 3083, PAGE 2367
100' FPL EASEMENT
50' CEMETERY BUFFER
CEMETERY
ANCILLARY RECREATIONAL USES
RESTAURANT OUTDOOR SEATING AREA
VEGETATIVE SCREEN
50' NATURAL WATERWAY BUFFER
APPROXIMATE EDGE OF WATER
EXISTING GAZEBO #2
EXISTING GAZEBO / OBSERVATION DECK #1
PROPOSED FISHING PLATFORM OBSERVATION DECK #2
EXISTING TEMPORARY MOORING #1
EXISTING TEMPORARY MOORING #2
DOCK MASTER'S COVERED AREA
OUTDOOR WAITING AREA
EXISTING BOAT RAMP
PROPOSED CANOE / KAYAK LAUNCH
EXISTING BOARDWALK
EXISTING BUILDING
EXISTING PARKING
POTENTIAL FUTURE EXPANSION OF CLUB HOUSE FACILITIES AND ANCILLARY RECREATIONAL USES
FENCE OR WALL AND LANDSCAPING STRIP
TYPE "D" 15' BUFFER
SEE DEVIATION #16
STORAGE AREA
FIRE EASEMENT
SEE DETAIL #1
SEE DETAIL #2
SEE DETAIL #3
STOP SIGN



Tract ID	Actual Acres	Habitat Classification	Status	Credit	Acres with Credit	Deviation 25
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	Wetland	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	100%	1.69	
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	
25	1.98	Upland/Wetland	E	100%	1.98	
26	4.32	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	4.83	Upland	E	110%	5.42	
43	1.24	Upland	E	125%	1.56	
44	0.21	Upland	E	100%	0.21	
45	1.67	Upland	E	125%	2.08	
48	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	125%	5.17	
54	0.40	Wetland	E	100%	0.40	*
55	1.11	Upland	E	100%	1.11	
56	3.89	Upland	E	125%	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	95.46			Total Acres with Credit	102.16	

OPEN SPACE / INDIGENOUS CALCULATIONS (IN ACRES)

361.82 TOTAL ACREAGE
-13.81 EXCLUDE 100' FOOTAGE FPL EASEMENT
-14.84 EXCLUDE 80' FOOTAGE WEST BAY CLUB WAY
-28.94 EXCLUDE 8% FOR INTERNAL ROADWAYS
-10.22 EXCLUDE 8% FOR ESTATE PINEHURST
456.63 TOTAL ACREAGE SUBJECT TO OPEN SPACE REQUIREMENTS

183.43 40% REQUIRED OPEN SPACE
91.71 INDIGENOUS AREA REQUIRED (50% OF OPEN SPACE)

INDIGENOUS PRESERVE TABLE

E = Existing Indigenous Habitat
R = Restored Indigenous Habitat
C = Created Indigenous Habitat

RIVER RIDGE

MANAGEMENT PROGRAM FOR LAKES EXCAVATED TO A DEPTH GREATER THAN 12 FEET (Amended 10-01-96)

Introduction

A number of water management lakes will be constructed in the central and southern part of the River Ridge project primarily for storm water management and aesthetic interaction purposes. It is anticipated that several of the lakes will be excavated below a depth of 12 feet, possibly to a maximum depth of 20 feet. A lake management plan will be implemented to maintain all lakes in a healthy state to assure water quality is adequate to keep the ecosystem in a balance that promotes the use of the lakes by wildlife and maintains wetland plants surrounding and within the lakes. After the community is constructed, the Improvement Community Development District will have the responsibility and obligation to maintain the surface-water management system, including all lakes.

The lakes that may be excavated to a depth of greater than 12 feet are located on the southern portion of the property and are generally oriented in an approximate north-south direction. These lakes are greater than 2 acres in area and exceed a width of 100 feet at the narrowest section. The configurations and general orientations of the lakes will allow a greater potential for wind-mixing and aeration of the water.

In addition to the geometry and orientation of the lakes, River Ridge is proposing to implement a management plan to control runoff water quality, control excessive aquatic plant growth, and supplement dissolved oxygen concentrations in the lakes. This management strategy applies not only to the lakes excavated to depths greater than 12 feet, but all lakes on the site.

Water Level Management

In some parts of Lee County, when man-made lakes are excavated below a depth of 12 feet, very permeable rock is encountered or some confining beds are penetrated. If highly permeable rock is penetrated, it is possible that water may drain from the lake into the groundwater system and exit rapidly into nearby surface waters, such as the Estero River. If confining beds are breached, waters of differing quality could commingle in the subsurface and cause localized changes in water quality.

In order to prevent these problems from occurring, WCI Communities, Inc. agrees, as part of the lake management plan, to drill a series of test borings at each lake site to assess the subsurface geologic conditions prior to excavation of the lakes. If the evaluation of the subsurface geology indicates that a potential problem will occur if the lake is

excavated below some depth, then the lake will not be excavated below the indicated depth or some remedial measure would be taken to inhibit outflow of lake water.

Control of Dissolved Oxygen Concentrations in the Lakes

All natural and man-made lakes and streams in Lee County show rather large fluctuations in the concentrations of dissolved oxygen both on a daily (diumal) and a seasonal basis. The concentration of dissolved oxygen in lakes is controlled by the biochemical activity within the lake, the reaction of lake organisms to the quality of surface-water inflow into the lakes, and the quality of groundwater inflow into the lakes. The ambient oxygen profiles in lakes show some dissolved oxygen occurring within the photic zone (upper 2 to 4 feet) and little, if any, dissolved oxygen below that depth. There are several reasons why this natural condition occurs, including: 1) the rather low wind velocities that occur in the summer months are insufficient to allow vertical mixing of the water mass, 2) the water column is temperature stratified, which inhibits oxygen diffusion, 3) the water temperature is high, which reduces the ability of the water to maintain high dissolved oxygen concentrations, 4) the water is colored with naturally-occurring tannic acid, which reduces light penetration, in turn reducing biological productivity and oxygen production in the water column, 5) the natural groundwater flowing into the lakes contains a high chemical oxygen demand and no dissolved oxygen, causing a corresponding reduction of dissolved oxygen in all natural surface water bodies, 6) the lake water is not moving to allow a more uniform oxygenation to occur, and 7) where natural salinity variation occurs with depth in the groundwater system, lakes penetrating these system will become density stratified with low dissolved oxygen concentrations in the higher density region (bottom).

It is the intent of WCI Communities, Inc. to maintain all lakes in good health. Therefore, the lake management plan for the River Ridge lakes will involve the maintenance of acceptable dissolved oxygen concentrations in the photic zone of the lakes. This will involve control of water quality in runoff entering the lakes, mechanical agitation of the water in the lakes by creation of decorative fountains or wind mills, emphasis on the use of natural aquatic plants to maintain water quality, minimal use of toxic chemicals for aquatic weed control, such as copper sulfate water treatment, and use of oxygenation equipment. The River Ridge Improvement District will install and maintain oxygenation equipment in the lakes. The type, size, and model numbers of the aeration devices shall be supplied to the county for each lake prior to construction.

Vegetation and Nutrient Management

One of the most significant factors affecting the biological health of man-made lakes is the affect of excess nutrient inflows. Excessive concentrations of nutrients in the runoff water causes uncontrolled growth of aquatic vegetation. When the vegetation dies, the biochemical oxygen demand in the water column rises and removes oxygen from the water, causing adverse effects, such as fish kills.

FH6-344.1

EXHIBIT "D"
(Page 2 of 3)

Control of the nutrient concentration in the runoff water is part of the lake management plan. Nutrient control begins with the design of the lakes and the drainage system. Best management practices will be employed in the design of the entire water management system to assist in the removal of excess nutrients. Some examples of these practices include: 1) use of swales and wet detention areas to slow water movement and allow microscopic plants to uptake the nutrients, 2) sloping of the land surface away from the lake edges where golf courses lie adjacent to the lakes, 3) construction of shelf areas surrounding the lakes to allow the vegetation to trap particulates in the runoff and to uptake nutrients before they can adversely affect the lake as a whole, and 4) other site-specific design concepts. These water management concepts will be applied to all lakes and particularly to the lakes excavated to depths greater than 12 feet. All topographic profiles sloping to a lake will contain a swale to capture debris and early storm runoff. This will aid in lake nutrient influx control. The golf course fertilization methods will follow the guidelines set for golf course management and environmental maintenance by the appropriate golf course professional management associations.

Another important part of lake management is the maintenance and control of aquatic and bordering vegetation. The lake margin vegetation will be maintained to allow maximum nutrient uptake, but not the removal of dissolved oxygen. This will necessitate the periodic harvesting of some plants to prevent the accumulation of organic detritus. Central lake aquatic plant growth will be discouraged by maintaining deep water as close to the lake banks as possible without violating county design ordinances or safety conditions. Floating aquatic plant growth will be discouraged by mechanically harvesting this material, if it becomes problematical. WCI Communities shall plant one cypress or maple tree, minimum 10-gallon in size, for every 50 feet of shoreline on lakes greater than 12 feet in depth. These trees shall be planted on the upper reaches of the littoral zone and may be planted in clusters to appear more natural.

Since River Ridge has been designed to preserve as much of the natural habitat as possible, the man-made lake banks will be close to a natural condition with an overall positive effect on the lake water quality. Lakes will contain vegetative buffers to further filter runoff. The design of the water management system by integrating the natural system with the lake designs will assist any non-natural management techniques to maintain lake water quality.

FH6-344.1

EXHIBIT "D"
(Page 3 of 3)

PELICAN SOUND RESIDENTIAL PLANNED DEVELOPMENT (RPD) AMENDMENT

A Major Planned Development Amendment

Proposed Pelican Sound RPD Amendments

ATTACHMENT J

SECTION B. CONDITIONS:
All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

* * *

12. River Club (See detail #1 on Sheet 3 of the approved MCP.)

    a. Uses within the 50-foot-wide waterway buffer will be limited to two temporary moorings, one boat ramp, one canoe/kayak launch, one fishing platform/observation deck, one gazebo, two observation decks, a boardwalk, an outdoor waiting area and stormwater management structures as limited below. These uses are subject to the dock shoreline permit requirements of LDC Chapter 26. The natural waterway buffer, located between the temporary mooring #1 and #2, must remain.

    b. Water management structures may not include berms within the 50-foot-wide natural vegetation area abutting the Estero River. Other water management structures are approved, provided impacts are limited to the minimum necessary to satisfy permitting requirements of the SFWMD and avoid adverse impacts to existing native vegetation.

    c. The powerboat ramp facility must be designed to include a swale, exfiltration trench, or other engineering device to prevent bilge water and associated untreated parking lot run-off from flowing down the boat ramp and into the Estero River. This design must be approved as part of the building permit review for the boat ramp facility.

    d. Uses and structures within the 50-foot-wide natural waterway buffer will be limited to their existing locations, dimensions, and configurations as depicted on the approved MCP Set. The proposed gazebo / observation deck #1 will be limited to 600 square feet. The proposed canoe / kayak launch may not exceed 12 feet in width and must include a floating launch platform not to exceed 300 square feet.

    e. Outdoor entertainment, i.e., live music, is prohibited at the River Club restaurant~~.~~, except on Thursdays and Saturdays from 5:00 p.m. to 9:00 p.m. or with the issuance of a special event permit from the Village of Estero.

* * *

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https://rwa6610.sharepoint.com/sites/BayshoreRanch/Shared Documents/970188.01.36 Pelican Sound G and RC RPDAmend/0003 RPD Amendment App. Support/Supplemental 07-29-22/Supplemental 1 - 12 Attach J Pelican Sound RPD Cond Amend (strike through underline) FINAL.docx

15. Primary Golf Maintenance and Storage Area notes (See detail #3 on Sheet 3 of the approved MCP.)

    a. Storage of residential accessory uses may be allowed for recreational vehicles, trailers, boats, and other personal property owned by residents of the development.

    b. Prior to the local development order for the expansion of the Storage Area and per Deviation ~~26~~ 18, the storage area must provide the following buffer along Williams Road. A minimum 15-foot-wide buffer with the following vegetation per 100 linear foot segment:

        1) Three native trees with a 12-foot, 3.5-inch caliper at 1-foot above grade and a 6-foot spread;

        2) Ten Sabal palms with a minimum 12-foot clear trunk, planted with staggered heights in clusters of 3 to 6 palms, installed 4 to 8 feet on center;

        3) Continuous double staggered native shrub hedge, minimum 3-gallon container size with a 24-inch height, installed 3-foot on center and maintained at a minimum 4-foot height;

        4) Retain the existing, single row buttonwood hedge (4-foot on center) and maintain at a minimum 10-foot in height (if the buttonwood need to be replaced, then native shrubs with be installed 4-foot on center with a minimum 7-gallon container size with a 48-inch height maintained at a minimum 10-foot height).

    c. Artificial lighting used to illuminate the premises must be directed away from properties and streets, shining only on the subject property and causing no glare on adjacent properties.

    d. The storage area does not need to be paved. A stabilized grass or other ground cover surface may be kept in a dust free manner.

    e. The storage area/golf course maintenance facility must be shielded behind a continuous fence or wall at least eight feet in height along the south side and six feet in height along the north side. Visibility through the fence must not exceed 25 percent when viewed at right angles.

    f. Recreational facilities, Private on-site to include Pickleball facilities, shall be allowed within the designated GMSA tract area as depicted on the approved MCP. Specific to the Pickleball facility, specialized acoustic material shall be provided and players shall utilize equipment designated as “quiet” or “Green Zone” approved.

* * *

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MEMORANDUM

DATE: June 15, 2022

TO: Kathy Eastley, Senior Planner

FROM: Ken Gallander, AICP
RWA Engineering

PROJECT NAME: Pelican Sound RPD Amendment
(DCI2021-E003)

SUBJECT: Public Information Meeting Summary

A Public information Meeting (PIM) was held on June 14, 2022, at 4:30pm as part of the regularly scheduled Village of Estero Planning Zoning & Design Board (PZDB) meeting located at Village Hall, 9401 Corkscrew Palms Cir, Estero, Florida.

Attendees:

- PZDB Members
- Staff:
  - Mary Gibbs, AICP, Dir. of Community Development
  - Jim Hart, Development Review Manager
  - Tammy Duran, Deputy Village Clerk
- Ken Gallander, AICP RWA Engineering – Applicant's Agent
- Travis Childers, Pelican Sound Golf & River Club – Applicant's Rep.
- Members of the public and other agenda item representatives.

Summary (Agenda item started at approximately 5:45 pm):

Ms. Gibbs introduced the agenda item and briefly described the application for the amendment to the Pelican Sound Golf & River Club Residential Planned Development. She then introduced Mr. Gallander, the applicant's agent. Mr. Gallander began the item introducing himself and providing an overview of the Planned Development Amendment under review by Village staff. He then provided a brief background of the subject property and further detailed the request of the applicant submitted to the Village. The presentation concluded with Mr. Gallander outlining the process and potential timeline for future hearings before the PZDB and Village Council.

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Questions/Comments Summary:

- Board member inquired about restroom facilities. Mr. Gallander responded that restrooms are provided for within the River Club clubhouse for patrons of the outdoor seating area. With regards to the pickleball facility, a restroom facility exists to the east of the courts, which will be connected by a pathway to the courts.
- Board member stated that related to the proposed location of the pickleball courts along Williams Road, there are existing courts there already. Mr. Gallander acknowledged that there are four courts existing and that through this formal process to amend the PD will help ensure the overall pickleball facility will be fully compliant with the Village regulations.
- Board member inquired of the adjacent uses south of Williams Road. Mr. Gallander indicated that there is a landscaping/nursery use along with single-family detached homes. Board member also emphasized the need to be aware of the single-family across the water from the River Club and the potential concerns of noise impacting them and was the noise analysis conducted across the water. Mr. Gallander confirmed readings were taken across the river. Mr. Gallander also stated that the applicant has taken a proactive approach for public outreach to let neighbors know of the plans for the outdoor entertainments as well as the pickleball facility. No plans for extensive musical groups, but likely simple small speaker system and guitar player and singer are likely the extent of the entertainment. Ms. Gibbs also provided further input and historical perspective concerning the existing condition prohibiting outdoor entertainment, which was adopted due to concerns for the neighbors at that time as well as the existing courts causing noise concerns. She indicated the noise factor still remains an item that needs to be a focus to help ensure the proposed amendments don't create a problem. The public outreach effort is a positive, but still need to be aware of the potential concerns and possible ways to word the condition to help ensure public's concerns are being addressed. Board member suggested looking into "white noise" options (fountains) that may be a method to drown out any other noise generated by the limited outdoor entertainment. Mr. Gallander appreciated that suggestion and perhaps look into it.
- Board member inquired about the hours of play for the pickleball facility. Mr. Gallander responded that since the facility will not be lighted, play is proposed to be restricted from 8am to dusk.
- Board member inquired about the use of the land within the FPL easement. Mr. Gallander confirmed receipt of an executed agreement with FPL to allow the facility within the easement.

Since there were no further questions or comments from the Board, Chairperson Wood opened the floor to public comment. No public comments were offered, and the agenda item was closed.

This agenda item concluded approximately at 6:15 p.m.

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PELICAN SOUND RESIDENTIAL PLANNED DEVELOPMENT (RPD) AMENDMENT

A Major Planned Development Amendment

Project Request Statement

The Pelican Sound RPD is an existing single and multi-family community with supporting accessory uses and amenities including a golf course and clubhouse facilities; tennis/sport court facilities; a River Club and recreational center that includes a restaurant, fitness center, pool, deck area, docks, and boat ramp; open space and preserve areas; and a Golf Maintenance and Storage area to support the golf course and residential accessory uses.

The Pelican Sound planned development is virtually built out and under control by the Pelican Sound Golf & River Club Master HOA. Through the Master HOA's strategic planning and capital improvement process, the residents of Pelican Sound approved the effort to further enhance their community through improving recreational facilities and amenities. To meet the needs of the residents, the Pelican Sound RPD amendment requests the following:

1. Improve and expand existing supporting amenities by providing for pickleball facilities and outdoor entertainment opportunities.

The proposed amendment as outlined above does not change the existing density. As mentioned previously, the planned development is essentially built out. The planned improvements are only to enhance internal Pelican Sound community facilities and recreational/entertainment opportunities to meet the needs of the residents who desire an active lifestyle. All improvements are internal to the project and are for residents and their guests only. No additional trips will be generated, and all improvements will be designed to be consistent and compatible with existing residential uses.

APPLICATION-SPECIFIC REVIEW PROCEDURES AND DECISION STANDARDS

The following provides findings/review criteria as referenced in accordance with SECTION 2-5 of the latest Villages of Estero's Land Development Code adopted (LDC) on January 27, 2021.

A. Whether the applicant has provided, as part of the record of the public hearing(s) on the application, competent substantial evidence that the proposed amendment:

1. Is consistent with and furthers the goals, objectives, and policies of the comprehensive plan and all other applicable Village-adopted plans;

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The Pelican Sound RPD, originally approved by Zoning Resolution Number Z-95-077, and as amended through numerous FPAs and ADDs under the Lee County jurisdiction and provided as part of this submittal (Zoning Resolutions and Approvals List), has demonstrated compliance with the Lee Plan, the Lee County Land Development Code, as well as other applicable regulations and ordinances. Please refer to the Village of Estero Comprehensive Plan Compliance section of this narrative below for further summary of compliance.

2. Is not in conflict with any portion of the LDC;

The Pelican Sound RPD, originally approved by Zoning Resolution Number Z-95-077, and as amended through numerous FPAs and ADDs under the Lee County jurisdiction and provided as part of this submittal (Zoning Resolutions and Approvals List), has demonstrated compliance with the Lee County Land Development Code, as well as other applicable regulations and ordinances.

3. Addresses a demonstrated community need;

The proposed additions to the Planned Development stem directly from input by the Pelican Sound residents and Board approval to improve the community's recreational and amenity facilities.

4. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

Previous approvals of final zoning plans with conditions have been found to be consistent with existing and proposed land uses in the surrounding area. The proposed amendment to the RPD zoning to allow Pickleball facilities as an accessory use is compatible with the existing Pelican Sound RPD residential and recreational uses, but also with surrounding uses that exist or are planned in the area.

Additional Pickleball Facilities:
The proposed additional pickleball facilities are in the designated Primary Golf Maintenance and Storage Area (GMSA) tract on the Master Concept Plan. It is important to note, there are four (4) unfinished pickleball courts on the property. After discussing the proposed petition with staff, it was acknowledged that these courts were commenced without Village zoning approval. It is through this amendment application that the applicant is seeking zoning approval for any existing and proposed pickleball facilities located in the GMSA tract as indicated on the approved MCP provided as part of this submittal.

The current Pelican Sound RPD zoning approval, Resolution Z-13-003, specifically lists those uses limited to the development. Z-13-003 also provides Condition #15, which further

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describes those uses allowed and requirements within the primary GMSA tract. "Recreational facilities, Private on-site" inclusive of "Tennis Sports/Courts" and "Other Similar Recreational Facilities" are not specifically listed under Condition #15 even though they are a use permissible within the overall RPD. To clarify the ability to have "Recreational facilities, Private on-site" throughout the RPD – and specifically the GMSA tract, the applicant is proposing to amend Condition #15 provided as part of this submittal (Pelican Sound RPD Conditions Amended). The proposed language is to specifically identify "Pickleball facilities" as an allowable use consistent with the proposed amended Schedule of Uses provided as part of this submittal and in accordance with LDC Section 3-702 and Section 4-201.

The GMSA tract is located at the far southcentral portion of the Pelican Sound RPD. The pickleball facilities are planned for the western portion of the GMSA tract under the existing FPL easement. An agreement to locate the courts within the easement has been obtained from FPL (Exhibit 1). Parking will also be provided to support the courts. A deviation is being sought to provide golf cart parking and bicycle racks in lieu of automobile parking. Within the surrounding vicinity of the GMSA tract, there are limited existing uses and development. Table 1 provides description of the existing uses and current zoning district surrounding the GMSA tract.

Table 1: Surrounding Zoning and Land Use from the GMSA Tract

	Zoning District	Existing Uses/Notes
NORTH	Pelican Sound RPD	Golf Course
SOUTH	AG-2; RS-2; and RS-1	Williams Road Right-of-Way (60'+ width); Essential Service Facility (Lee County Mosquito Control District); Commercial – Landscape/Nursery; Single Family Residential; and Vacant Land
EAST	Pelican Sound RPD	Sound Way Right-of-Way (Private) and Golf Course
WEST	Pelican Sound RPD	Vacant; Open Space; and Golf Course

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The uses to the north, east, and west of the GMSA tract are internal to the RPD and are compatible with the pickleball facility use desired. An existing 15-foot-wide buffer is provided, enhanced per Deviation #18 and consistent with the following conditional language per Condition #15 along the south side of the GMSA tract:

1) Three native trees with a 12-foot, 3.5-inch caliper at 1-foot above grade and a 6-foot spread;

2) Ten Sabal palms with a minimum 12-foot clear trunk, planted with staggered heights in clusters of 3 to 6 palms, installed 4 to 8 feet on center;

3) Continuous double staggered native shrub hedge, minimum 3-gallon container size with a 24-inch height, installed 3-foot on center and maintained at a minimum 4-foot height;

4) Retain the existing, single row buttonwood hedge (4-foot on center) and maintain at a minimum 10-foot in height (if the buttonwood need to be replaced, then native shrubs with be installed 4-foot on center with a minimum 7-gallon container size with a 48-inch height maintained at a minimum 10-foot height).

Along with this enhanced buffer in place, the applicant is providing specialized acoustic sound buffering material (Figure 3 on page 8) and requiring the equipment used to be "quiet" or "Green Zone approved" to reduce the sound generated by the sport per the amended Condition #15 language. See attached Exhibit 2 providing further information describing the sound proofing efforts to reduce or eliminate potential noise concerns associated with pickleball facilities.

Additionally, a Noise Impact Study for the pickleball courts has been conducted and included within this report (Exhibit 3). In accordance with Ordinance No. 2019-20 – which regulates noise control within the Village of Estero, the pickleball courts do not exceed the acceptable dbA limit. The information below indicates the acceptable levels of sound with regard to receiving land use as indicated in Ordinance 2019-20 and also LDC Sec. 12-95:

Land Use Category	**Time**	**Sound Level Limit dBA**
Residential, public space, or agricultural	7:00 a.m.—10:00 p.m.	66
	10:00 p.m.—7:00 a.m.	55
Commercial or business	7:00 a.m.—10:00 p.m.	72
	10:00 p.m.—7:00 a.m.	65
Manufacturing or industrial	At all times	75

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(1) *"For any source of impulsive sound which is of short duration with an abrupt onset, the maximum sound level limits set forth in Table 1 shall be increased by ten dBA from 7:00 a.m. to 10:00 p.m."*

The table below depicts the information within the Noise Impact Study which shows the sound levels monitored directly at the location of the proposed pickleball courts:

Proposed Pickleball Courts		
Weekday	**Peak (dbA)**	**Average (dbA)**
24-hours (2/3/22 5:00 PM – 2/4/22 5:00 PM)	78.1	50.8
Day (2/4/22 7:00 AM – 10:00 PM)	78.1	54.0
Night (2/3/22 10:00 PM - 2/4/22 7:00 AM)	72.1	45.5
Weekend	**Peak (dbA)**	**Average (dbA)**
24-hours (2/5/22 12:00 AM - 2/6/22 12:00 AM)	77.6	48.7
Day (2/5/22 7:00 AM - 10:00 PM)	77.6	51.9
Night (2/5/22 10:00 PM - 2/6/22 7:00 AM)	71.9	41.9

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The Figure 1 below depicts the dbA levels recorded onsite of the pickleball courts with no Accoustiblok material:

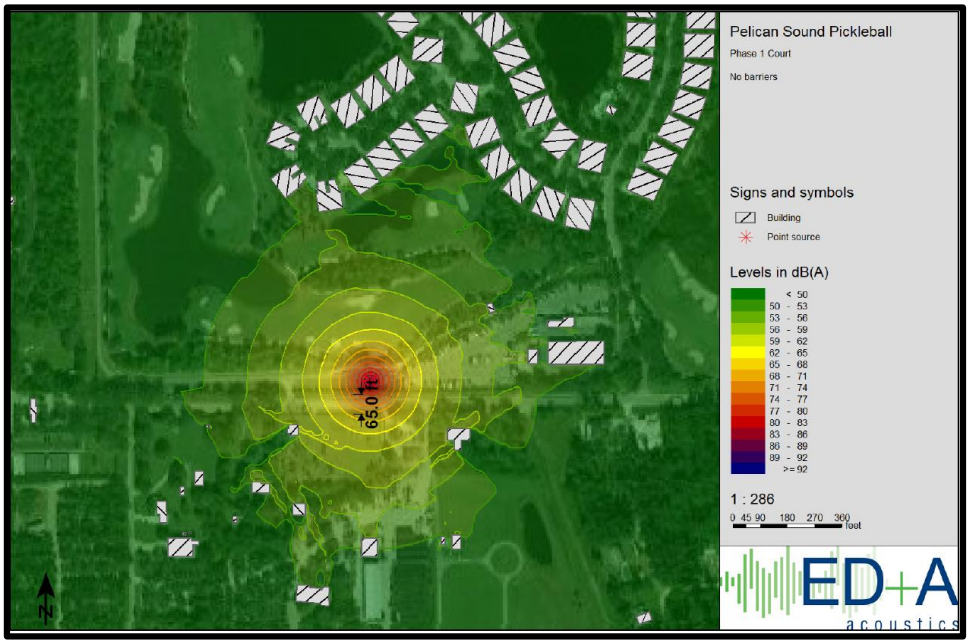


Figure 1: dbA Levels Without Accoustiblok Material

As shown in Figure 1, the max sound level recorded – even within 100', is far less than 70 dbA as indicated by staff. The dbA levels recorded within the residential receiving land use to the south is between 71-74 dbA.

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Figure 2 below depicts the dbA levels recorded onsite of the pickleball courts with AcoustiBlok material:

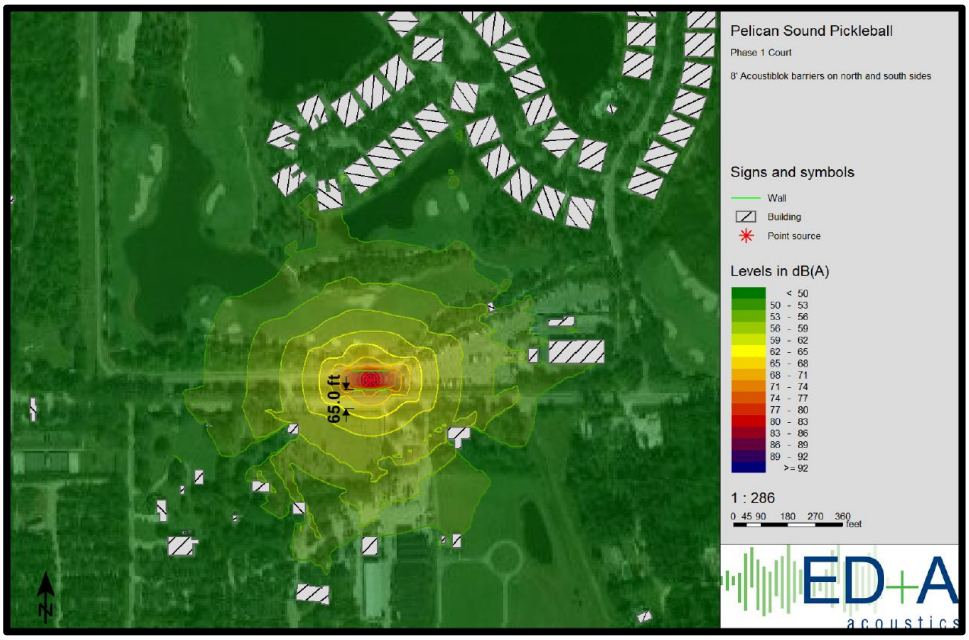


Figure 2: dbA levels with Accoustiblok material

As shown in Figure 2, the max sound level recorded within 100', is no greater than 65 dbA. The dbA levels recorded within the receiving residential land use is between 62-65 dbA.

To help ensure coordination with the neighbors to the south regarding the proposed pickleball facilities, letters were sent to surrounding property owners in October of 2021. These letters are provided as Exhibit 4 to this narrative. To date, the applicant has not received any negative feedback and is continuously cooperating with follow up inquiries about the proposed pickleball facilities.

With the enhanced buffering, the specialized sound proofing, equipment restrictions and the existing artificial lighting conditions, the proposed pickleball facilities are compatible with the surrounding uses to the south, comply with the applicable sound ordinance regulating acceptable sound levels, and will not have any adverse effects with regards to dust, noise, lighting, and odor.

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Figure 3: Example Proposed Pickleball Facility Soundproofing

Condition #12e of Resolution Z-13-003 addresses outdoor entertainment located at the River Club portion of the River Club and River Park tract depicted on detail #1 on Sheet 3 of the approved MCP provided as part of this submittal. The condition prohibits "outdoor entertainment, i.e., live music" at the River Club restaurant location. Pelican Sound property owners and the Master Association have expressed a strong desire to be able to have some live music as part of the outdoor entertainment at this extremely popular amenity location.

The River Club restaurant is supported by an outdoor patio and seating area in conjunction with the pool area seating (Figure 4) with restrictions on alcoholic beverage service per Condition #12f, which states:

f. The serving of alcoholic beverages in conjunction with the outdoor seating at the restaurant is limited to the hours of 7:00 a.m. to 10:00 p.m. Sunday - Thursday and 7:00 a.m. to 12:00 midnight Friday and Saturday.

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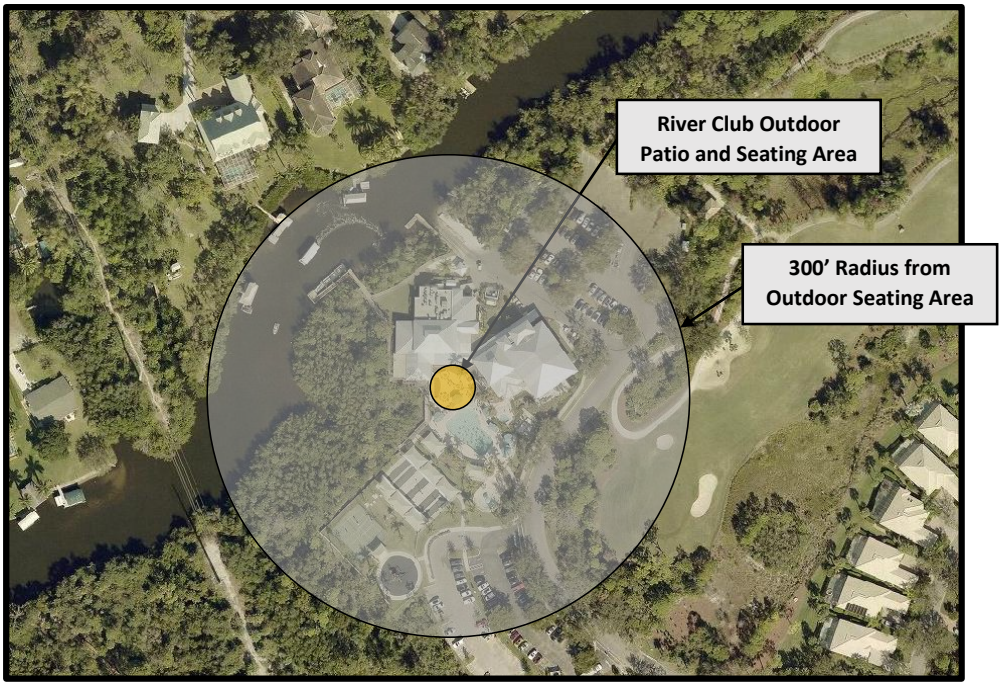


Figure 4: Pelican Sound Golf and River Club Aerial

To address the Pelican Sound ownership's desire to have limited live music outdoor entertainment supporting the popularity of the outdoor seating area, an amendment to Condition #12e is being proposed. The proposed amendment language is as follows:

e. Outdoor entertainment, i.e., live music, is prohibited at the River Club restaurant, except either Thursdays and Saturdays from 5:00 p.m. to 9:00 p.m. or with the issuance of a special event permit from the Village of Estero.

The proposed language provides a limited level of live music and outdoor entertainment at the River Club in conjunction with the alcoholic beverage service timeframe. Alcoholic beverages can be served outdoors a total of 115 hours a week at the River Club. The proposed live music outdoor entertainment timeframe in conjunction with outdoor alcoholic beverage service allowed would be 8 hours a week. Less than 7% of the total alcoholic beverage service time.

The outdoor seating area at the River Club is located and oriented in such a way that it is shielded and screened by the primary club structure and landscape preserve area to the north, east, and west; thus, reducing any potential nuisance to surrounding properties.

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In efforts to maintain good neighbor relationships, multiple letters have been sent to surrounding property owners – once in February 2021 and again in October of 2021, regarding the proposed live music amendment. These letters have been provided as Exhibit 5 to this narrative. To date, the applicant has not received any negative feedback and is continuously cooperating with any such inquiries on the proposed live music request.

Additionally, a Noise Impact study was conducted to the north and west of Pelican Sound Golf and River Cub along the residential streets and Estero River on September 1st and 8th of 2021 (Exhibit 6). The intent was to document and record noise associated with the music playing from speakers that Pelican Sound proposes to use during certain events between the hours of 5PM and 9PM. Ordinance No. 2019-20 enforces noise levels within the Village of Estero. Sound levels were recorded in multiple locations (Figure 5 below) and were all found to be below the respective maximum permissible sound level limit established. As a result, the study concluded that there would be no violation of the Village of Estero Noise Control Ordinance associated with the use of the proposed speakers (Exhibit 7).

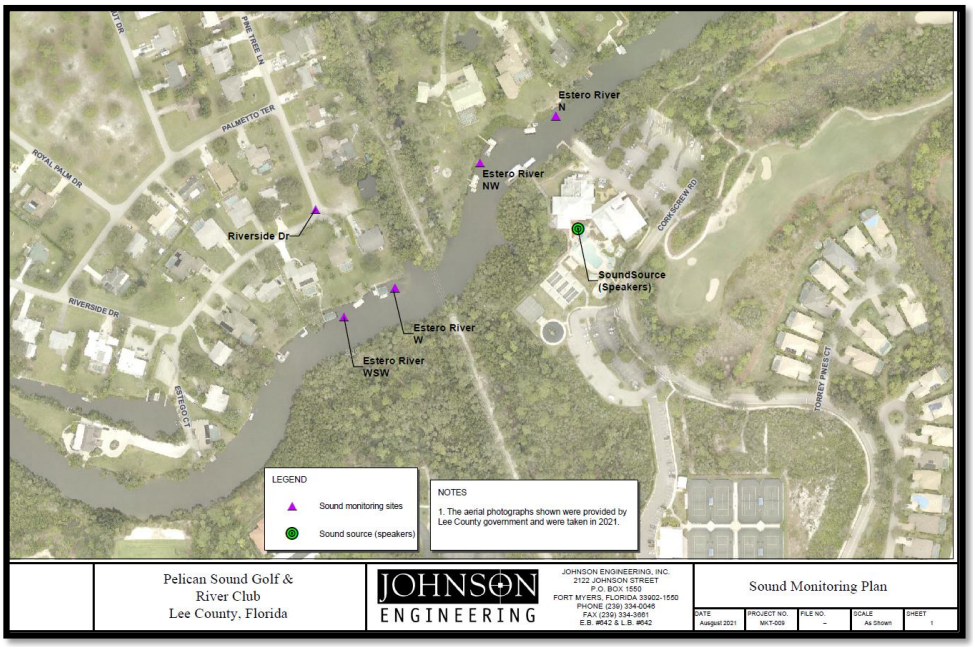


Figure 5: Noise Impact Study Locations

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Pelican Sound continues to be a considerate neighbor and will strictly adhere to the requirements imposed on them. The applicant has demonstrated that the addition of the proposed live entertainment will not create any significant adverse effects to the existing or planned uses beyond which other outdoor entertainment activities can be provided. This has been successfully demonstrated through the results of the Noise Impact Study. Additionally, the applicant has taken the necessary steps to ensure compatibility through limiting the time for live music and outdoor entertainment (during prime dining hours at the River Club from 5 p.m. to 9 p.m. - two days out of the week), sending multiple letters to surrounding neighbors, and constructing the orientation of the outdoor patio area away from surrounding off-site properties.

5. **Would result in a logical and orderly development pattern;**

   The Pelican Sound RPD development pattern is established in accordance with the approved Master Concept Plan and subsequent development approvals. The proposed amendment is not altering this logical and orderly development pattern as the River Club amenity area and recreational and support facilities are already existing.

6. **Would not adversely affect the property values in the area;**

   The proposed additional pickleball courts and limited live music and entertainment will not adversely affect the property values in the area.

7. **Would result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities);**

   The amendment does not propose any further development density or intensity. The level of service to public facilities, access to facilities, and traffic flow management remains sufficient to support the existing planned development.

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 areas, and the natural functioning of the environment**

   Approval of the proposed amendment to the Pelican Sound RPD will not adversely affect environmentally critical areas and natural resources as no improvement is associated with any of these areas as indicated on the approved MCP provided as part of this submittal.

9. **Is compatible with existing or planned uses in the surrounding area.**

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Previous approvals of final zoning plans with conditions have been found to be consistent with existing and proposed land uses in the surrounding area. The proposed amendment to the RPD zoning to allow Pickleball facilities as an accessory use is compatible with the existing Pelican Sound RPD uses, but also with surrounding uses that exist or are planned in the area. Additionally, as outlined in #4 above, the proposed pickleball courts and outdoor music are compatible with the existing and surrounding uses in the area.

B. If the applicant demonstrates that the proposed amendment meets the criteria in subsection A above, whether the current zoning district designation accomplishes a legitimate public purpose.

This condition is not applicable because this is a previously approved private community, and its additions will serve only the residents and its guests.

Village of Estero Comprehensive Plan Compliance:

The approved Pelican Sound RPD is an existing residential development that was found to be in compliance with the Lee County Comprehensive Plan (Lee Plan). The property was approved in 1995 for 1,480 dwelling units. The now 561.8-acre RPD has been amended several times over the years to add lands, add and modify deviations, add and relocate accessory land uses, and modify development standards. The Pelican Sound RPD is now within the jurisdiction of the Village of Estero and guided by the Village's Comprehensive Plan adopted June 13, 2018, and recently amended September 25, 2019.

The Pelican Sound RPD will continue to further the Goals, Objectives, and Policies of the Village's Comprehensive Plan through compliance with the following elements:

FUTURE LAND USE ELEMENT:

The Village of Estero Comprehensive Plan's Future Land Use Map (FLUM) identifies the Pelican Sound planned development, the subject property associated with the amendment request, within the following future land use categories:

- Conservation (Policy FLU-1.2.2)
- Village Neighborhood 1 (Policy FLU-1.2.6)

FLU-1.2.2 CONSERVATION*. The Conservation Lands include uplands and wetlands that are owned and used for long range conservation purposes. Conservation Lands may include such uses as wildlife preserves; wetland and upland mitigation areas and banks; natural resource based parks; ancillary uses for environmental research and education, historic and cultural preservation, and natural resource based parks (such as signage, parking facilities, caretaker quarters, interpretive kiosks, research centers, and quarters and other associated support services); and water conservation lands such as aquifer recharge areas, flow ways, flood prone areas, and well fields.*

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Preserving the integrity of these areas for conservation enhances the aesthetics and quality of life for Village residents and tourists, provides a degree of natural protection against storms and flooding, helps maintain air and water quality, promotes marine and wildlife diversification and productivity and promotes soil stabilization.

FLU 1.2.6 VILLAGE NEIGHBORHOOD 1. *The Village Neighborhood 1 areas are characterized by predominantly residential uses of lower densities with the potential for commercial uses of a minor commercial or neighborhood center scale. Some, but not all, of the requisite infrastructure needed for development is generally planned or in place. These areas were generally designated Rural, Sub-Outlying Suburban, Outlying Suburban, or Suburban in the Village's Transitional Comprehensive Plan. These areas have been developed or planned with existing or emerging residential neighborhoods. Golf courses constitute the predominant open space in many of these neighborhoods, and gross densities range from one dwelling unit per acre (1 du/acre) to four dwelling units per acre (4 du/acre). Village Neighborhood 1 designated areas are either on the fringe of natural resources, or in proximity to urban commercial or transitional mixed-use areas. Examples include Wildcat Run, West Bay Club, The Estates at Estero River, the Brooks and Pelican Landing.*

A. *Uses: Predominant land uses in Village Neighborhood 1 will be lower density residential uses with the potential to allow minor commercial or limited neighborhood center scale commercial, assisted living facilities, public and quasi-public uses, in each case through a public hearing process. Higher densities greater than 4 du/ac, commercial development greater than neighborhood centers, and industrial land uses are not permitted.*

B. *Development type: Future development in this category is encouraged to be developed in a way that maintains and enhances a limited mix of residential unit types (multifamily, townhome, mid-rise, villas, and single family) while accommodating neighborhood oriented commercial uses such as eating places, personal and convenience services, and limited office when approved through a public hearing process. Such commercial uses may be developed as single use buildings or centers or as mixed-use, subject to compatibility standards described in the Community Design Sub-Element.*

C. *Density/Intensity: The standard density range is from one dwelling unit per acre (1du/acre) to four dwelling units per acre (4 du/acre). Bonus densities are not allowed. Commercial development must not exceed 1 FAR and must not exceed neighborhood center criteria of 30,000 – 100,000 square feet as described in Objective FLU-1.5.*

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The Pelican Sound RPD is an existing mixed residential planned development approved under the Lee County Lee Plan with Future Land Use designations of Suburban and Outlying Suburban with a density of less than 3 dwelling units per acre. The proposed amendment is not altering the existing gross land area or impacting any conservation areas. Additionally, it is not proposing uses not already allowed under the RPD zoning. The density remains less than 3 dwelling units per gross residential area, which is consistent with the Policies 1.2.2. and 1.2.6 of the Villages' Comprehensive Plan.

HOUSING ELEMENT:

> ***HOU-1.1.3*** *New development must be compatible with existing residential uses.*
> ***HOU-1.1.4*** *Protect residential neighborhoods from encroachment and detrimental impacts from other more intensive land uses and continue to enforce existing regulations that provide buffering from more intensive uses.*

The proposed amendment to provide for additional recreational development, specifically pickleball facilities within the Primary Golf Maintenance and Storage Area, does not alter the existing conditions of the required buffering along the southern boundary of the overall Pelican Sound development. The additional conditional language proposed, further ensures compatibility with the existing residential uses, thus, consistent with Policy HOU-1.1.3. The proposed pickleball facilities and outdoor entertainment will not be detrimental to the surrounding neighborhoods as demonstrated through the specific conditions, neighborhood outreach efforts and Noise Impact Study Report, and through maintaining the proper required buffering.

RECREATION & OPEN SPACE ELEMENT:

> ***REC-1.6.2*** *Assist existing neighborhoods which seek to create neighborhood parks and/or recreationally useful open space. Assistance can include design guidance and the creation of a municipal service taxing unit.*

The proposed utilization of additional recreational amenities/pickleball facilities is consistent with the objective to assist existing neighborhoods which seek to create neighborhood parks and/or recreationally useful open space. The applicant is seeking the assistance of Village Staff and Village Decision Makers to support the Pelican Sound community's desires for added recreational facilities as proposed under the schedule of uses and conditioned in amended Section B of the approved Planned Development resolution.

Conclusion:

The proposed request, based on the information outlined and referenced above, is consistent with the Village's Comprehensive Plan and implementing standards and regulations established for planned developments provided for in the Land Development Code. The proposed amendment to the approved Planned Development through the conditions described and supporting documentation will not have a negative impact on the surrounding properties or to the overall public's health, safety, and welfare.

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Structure No.: 79M14
Section 32, Township 46S, Range 25E:
Easement No.: W002i0020
Parcel ID:
(Maintained by County Appraiser)

RIGHT-OF-WAY CONSENT AGREEMENT

FLORIDA POWER & LIGHT COMPANY, a Florida corporation, whose mailing address is P.O. Box 14000, Juno Beach, Florida 33408-0420, Attn: Corporate Real Estate Department, hereinafter referred to as **"Company"**, hereby consents to Pelican Sound Golf & River Club, Inc., whose mailing address is 4569 Pelican Sound Blvd., Estero, Florida 33928 hereafter referred to as **"Licensee"**, using an area within Company's right-of-way granted by that certain agreement recorded in Deed Book Book 227 at Page 430, and Public Records of Lee County, Florida. The said area within the Company's right-of- way, hereinafter referred to as **"Lands"**, is more particularly described on **Exhibit "A"** attached hereto. The use of Lands by Licensee shall be solely for the purpose of construction of four (4) pickle ball courts, a dog park with fencing, exercise stations and additional vehicle/boat storage facility with all pavement and concrete installation must be reinforced for FPL vehicles as shown on the plans and specifications submitted by Licensee, attached hereto as **Exhibit "B"**.

In consideration for Company's consent and for the other mutual covenants set forth below, and for Ten Dollars and No Cents ($10.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties hereto agree as follows:

1. Licensee agrees to obtain all necessary rights from the owners of the Lands in the event Licensee does not own said Lands; to obtain any and all applicable federal, state, and local permits required in connection with Licensee's use of the Lands; and at all times, to comply with all requirements of all federal, state, and local laws, ordinances, rules and regulations applicable or pertaining to the use of the Lands by Licensee pursuant to this Agreement.

2. Licensee understands and agrees that the use of the Lands pursuant to this Agreement is subordinate to the rights and interest of Company in and to the Lands and agrees to notify its employees, agents, and contractors accordingly. Company specifically reserves the right to maintain its facilities located on the Lands; to make improvements; add additional facilities; maintain, construct or alter roads; maintain any facilities, devices, or improvements on the Lands which aid in or are necessary to Company's business or operations; and the right to enter upon the Lands at all times for such purposes. Licensee understands that in the exercise of such rights and interest, Company from time-to-time may require Licensee, to relocate, alter, or remove its facilities and equipment, including parking spaces and areas, and other improvements made by Licensee pursuant to this Agreement which interfere with or prevent Company, in its opinion, from properly and safely constructing, improving, and maintaining its facilities. Licensee agrees to relocate, alter, or remove said facilities, equipment, parking spaces and areas, and other improvements within thirty (30) days of receiving notice from Company to do so. Such relocation, alteration, or removal will be made at the sole cost and expense of Licensee and at no cost and expense to Company; provided however, should Licensee, for any reason, fail to make such relocation, alteration, or removal, Company retains the right to enter upon the Lands and make said relocation, alteration, or removal of Licensee's facilities, equipment, parking spaces and areas, and other improvements and Licensee hereby agrees to reimburse Company for all of its costs and expense incurred in connection therewith upon demand.

3. Licensee agrees that it will not use the Lands in any manner which, in the opinion of Company, may tend to interfere with Company's use of the Lands or may tend to cause a hazardous condition to exist. Licensee agrees that no hazardous substance, as the term is defined in Section 101 (14) of the Comprehensive Environmental Response Compensation and Liability Act ("CERCLA") (42 USC Section 9601 [14]),

which restricts, impairs, interferes with, or hinders the use of the Lands by Company or the exercise by Company of any of its rights thereto. Licensee agrees further that in the event it should create a hazardous condition, then upon notification by Company, Licensee shall, within seventy-two (72) hours, at its sole cost and expense, correct such condition or situation; provided however that the Company retains the right to enter upon the Lands and correct any such condition or situation at any time and, by its execution hereof, Licensee hereby agrees to indemnify and hold harmless Company from all loss, damage or injury resulting from Licensee's failure to comply with the provisions of this Agreement.

4. Licensee hereby agrees and covenants to prohibit its agents, employees, and contractors from using any tools, equipment, or machinery on the Lands capable of extending greater than fourteen (14) feet above existing grade and further agrees that no dynamite or other explosives shall be used within the Lands and that no alteration of the existing terrain, including the use of the Lands by Licensee as provided herein, shall be made which will result in preventing Company access to its facilities located within said Lands. Unless otherwise provided herein, Licensee agrees to maintain a one hundred and fifty (150) foot wide area, clear of any activities, with a lineal measurement of seventy five (75) feet on each side of the centerline of Company's existing and planned facilities.

5. Licensee understands and agrees that the planting of trees, shrubs, and other foliage capable of exceeding fourteen (14) feet in height at full maturity is not permitted within Company's Lands.

6. Outdoor lighting installed or to be installed upon the Lands by Licensee are not to exceed a height of fourteen (14) feet above existing grade and all poles or standards supporting light fixtures are to be of a non-metallic material.

7. Sprinkler systems installed or to be installed by Licensee upon the Lands are to be constructed of a non-metallic material and sprinkler heads are to be set so the spray height does not exceed fourteen (14) feet above existing grade and does not make contact with any Company's facilities. Aboveground systems shall not be installed within or across Company patrol or finger roads and underground systems crossing said patrol and finger roads are to be buried at a minimum depth of one (1) foot below existing road grade.

8. Licensee agrees to warn its employees, agents, contractors and invitees of the fact that the electrical facilities and appurtenances installed or to be installed by Company within the Lands are of high voltage electricity and agrees to use all safety and precautionary measures when working under or near Company's facilities. Licensee hereby acknowledges the receipt and required execution of Form 360 **"Exhibit C"** prior to the commencement of construction within the Lands.

9. Licensee agrees, at all times, to maintain and keep the Lands clean and free of debris. Except as provided herein, Licensee further understands and agrees that certain uses of the Lands are specifically prohibited; such uses include but are not limited to recreational purposes, hunting and camping, and Licensee agrees to notify its employees, agents, contractors, and invitees accordingly.

10. The use of the Lands by Licensee shall be at the sole risk and expense of Licensee, and Company is specifically relieved of any responsibility for damage or loss to Licensee or other persons resulting from Company's use of the Lands for its purposes.

11. Notwithstanding any provision contained herein, Licensee agrees to reimburse Company for all cost and expense for any damage to Company's facilities resulting from Licensee's use of the Lands and agrees that if, in the opinion of Company, it becomes necessary as a result of Licensee's use of the Lands for Company to relocate, rearrange or change any of its facilities, to promptly reimburse Company for all cost and expense involved with such relocation, rearrangement or change.

12. Licensee agrees it will exercise its privileges hereunder at its own sole risk and agrees to indemnify and save harmless Company, its parent, subsidiaries, affiliates, and their respective officers, directors, agents and employees (hereinafter referred to as FPL Entities), from all liability, loss, cost, and expense, including attorneys' fees, which may be sustained by FPL Entities to any person, natural or artificial, by reason of the death of or injury to any person or damage to any property whether or not due to or caused by the negligence of FPL Entities, arising out of or in connection with the herein described purposes by Licensee, its contractors, agents, or employees; and Licensee agrees to defend at its sole cost and expense and at no cost and expense to FPL Entities any and all suits or action instituted against FPL Entities, for the imposition of such liability, loss, cost and expense.

13. Licensee shall, during the period of this Agreement, maintain at its sole expense a liability policy with minimum limits of $3,000,000 for bodily injury or death of person(s) and $3,000,000 for property damage arising out of a single occurrence. Said policy shall be endorsed to insure against obligations assumed by Licensee in the indemnity (Paragraph 12). A certificate of insurance shall be furnished to Company evidencing that said policy of insurance is in force and will not be cancelled or materially changed so as to affect the interests of FPL Entities until ten (10) days written notice has been furnished to Company. Upon request, copies of policies will be furnished to Company. Licensee understands and agrees that the use of the Lands for the purposes described herein is expressly contingent upon acceptance and compliance with the provisions contained herein.

14. This Agreement will become effective upon execution by Company and Licensee and will remain in full force and effect until completion of Licensee's use of the Lands pursuant to this Agreement, unless earlier terminated upon ninety (90) days written notice by Company to Licensee, or at the option of Company, immediately upon Licensee failing to comply with or to abide by any or all of the provisions contained herein.

15. The use granted herein as shown on **Exhibit "B"** shall be under construction by Licensee within one (1) year of the effective date of this Agreement and the construction shall be diligently pursued to completion. Licensee shall give Company ten (10) days prior written notice of its commencement of construction. "Under construction" is the continuous physical activity of placing the foundation or continuation of construction above the foundation of any structure or improvement permitted hereunder. Under construction does not include application for or obtaining a building permit, a site plan approval or zoning approval from the appropriate local government agency having jurisdiction over the activity, purchasing construction materials, placing such construction materials on the site, clearing or grading the site (if permitted) in anticipation of construction, site surveying, landscaping work or reactivating construction after substantially all construction activity has remained stopped for a period of two (2) months or more. Licensee acknowledges that failure to have the use under construction within the one (1) year time period will result in immediate termination of this Agreement in accordance with Paragraph 14 herein for failing to comply with the provisions contained herein unless Licensor grants a written extension for a mutually agreed upon time. Any request for an extension of time shall be submitted in writing by Licensee no later than thirty (30) days prior to the expiration of the one (1) year period for the project to be under construction.

16. The term "Licensee" shall be construed as embracing such number and gender as the character of the party or parties require(s) and the obligations contained herein shall be absolute and primary and shall be complete and binding as to each, including its successors and assigns, upon this Agreement being executed by Licensee and subject to no conditions precedent or otherwise.

17. Should any provision of this Agreement be determined by a court of competent jurisdiction to be illegal or in conflict with any applicable law, the validity of the remaining provisions shall not be impaired. In the event of any litigation arising out of enforcement of this Consent Agreement, the prevailing party in such litigation shall be entitled to recovery of all costs, including reasonable attorneys' fees.

18. Licensee may assign its rights and obligations under this Agreement to a solvent party upon prior written consent of the company, which consent shall not be unreasonably withheld.

19. Licensee agrees that any review or approval by Company of the plans and/or specifications submitted by Licensee attached hereto as **Exhibit "B"**, the approval of the identity of any contractors, subcontractors and materialmen, or the delivery by Company of any construction specifications to Licensee, is solely for the purpose of processing this Consent, and without any representation or warranty whatsoever to Licensee with respect to the adequacy, correctness or efficiency thereof or otherwise and it is understood that such Company's approval does not absolve Licensee of any liability hereunder. Further, Licensee, in connection with the construction, maintenance and/or removal of improvements depicted on **Exhibit "B"** to the Agreement, agrees to observe and fully comply with all construction, operation and maintenance standards, as well as all applicable laws, rules and regulations of the United States, the State of Florida, and all agencies and political subdivisions thereof, including without limitation, the National Electric Safety Code and the Occupational Safety & Health Administration regulations, standards, rules, registers, directives or interpretations.

20. This Agreement includes and is subject to the provisions described on the attached Addendum.

The parties have executed this Agreement this 17th day of August, 2021.

Witnesses:

Signature:
Print Name: SHANE BODDY

Signature:
Print Name: MIKE KENNEDY

FLORIDA POWER & LIGHT COMPANY

By:
Its: Area Real Estate Manager
Print Name: Cameron Crenshaw

Witnesses:

Signature:
Print Name: Christa McKnight

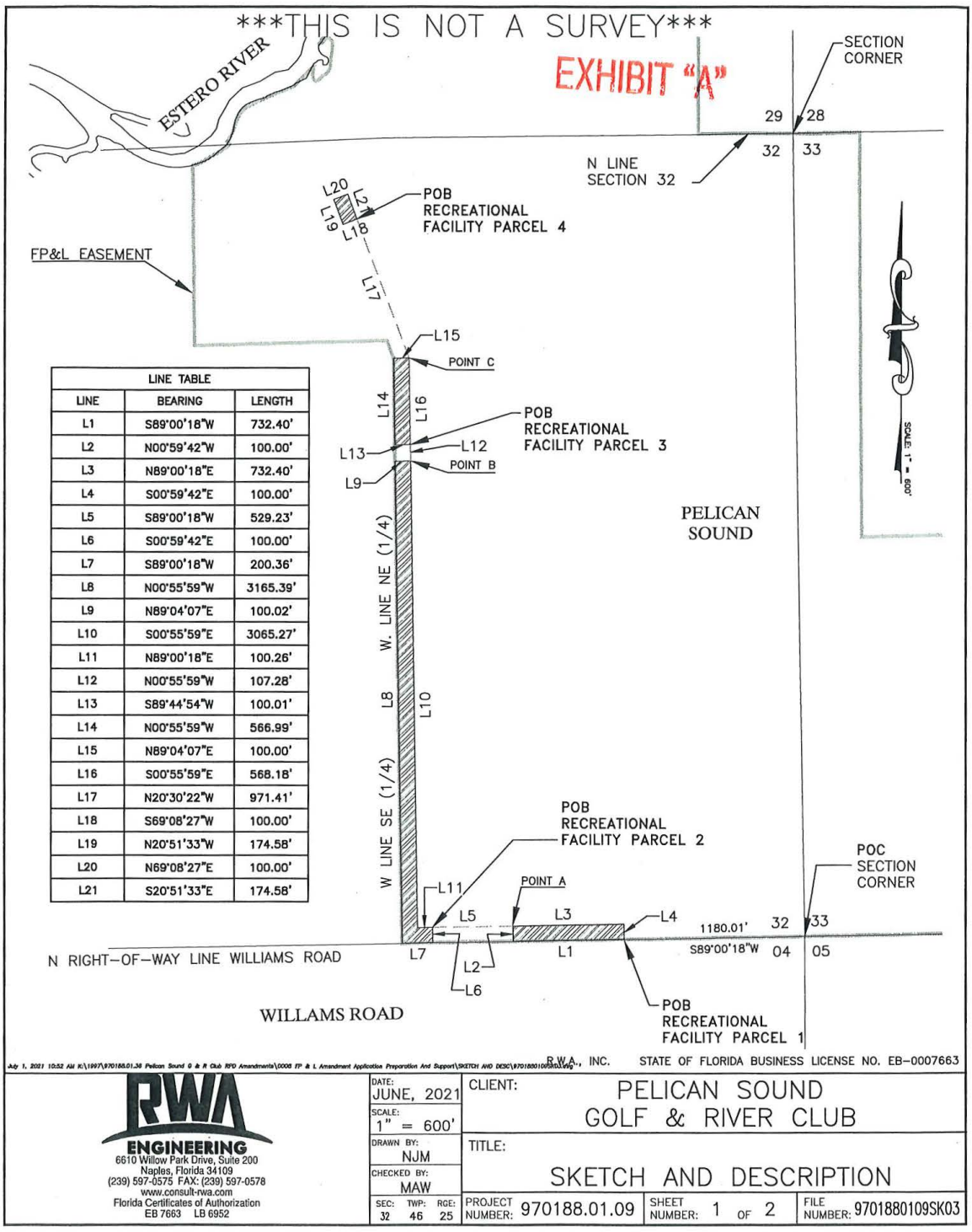
Signature:
Print Name: Travis Childers

LICENSEE **PELICAN SOUND & RIVER CLUB, INC.**

By:
Its: GM/COO Registered Agent
Print Name: Eric Long

(Corporate Seal)

Form 3740 Rev. 11/02/11



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°00'18"W	732.40'
L2	N00°59'42"W	100.00'
L3	N89°00'18"E	732.40'
L4	S00°59'42"E	100.00'
L5	S89°00'18"W	529.23'
L6	S00°59'42"E	100.00'
L7	S89°00'18"W	200.36'
L8	N00°55'59"W	3165.39'
L9	N89°04'07"E	100.02'
L10	S00°55'59"E	3065.27'
L11	N89°00'18"E	100.26'
L12	N00°55'59"W	107.28'
L13	S89°44'54"W	100.01'
L14	N00°55'59"W	566.99'
L15	N89°04'07"E	100.00'
L16	S00°55'59"E	568.18'
L17	N20°30'22"W	971.41'
L18	S69°08'27"W	100.00'
L19	N20°51'33"W	174.58'
L20	N69°08'27"E	100.00'
L21	S20°51'33"E	174.58'

July 1, 2021 10:52 AM K:\1997\970188.01.30 Pelican Sound G & R Club RPD Amendments\0008 FP & L Amendment Application Preparation And Support\SKETCH AND DESC\970188010SK03.dwg

R.W.A., INC. STATE OF FLORIDA BUSINESS LICENSE NO. EB-0007663

RWA ENGINEERING
6610 Willow Park Drive, Suite 200
Naples, Florida 34109
(239) 597-0575 FAX: (239) 597-0578
www.consult-rwa.com
Florida Certificates of Authorization
EB 7663 LB 6952

DATE: JUNE, 2021
SCALE: 1" = 600'
DRAWN BY: NJM
CHECKED BY: MAW
SEC: 32 TWP: 46 RGE: 25

CLIENT: PELICAN SOUND GOLF & RIVER CLUB

TITLE: SKETCH AND DESCRIPTION

PROJECT NUMBER: 970188.01.09
SHEET NUMBER: 1 OF 2
FILE NUMBER: 9701880109SK03

LEGAL DESCRIPTION:

FOUR PARCELS OF LAND LYING IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA;

THENCE S.89°00'18"W., ALONG THE SOUTH LINE OF SAID SECTION 32, FOR 1,180.01 FEET TO THE POINT OF BEGINNING OF RECREATIONAL FACILITY PARCEL ONE AND THE HEREIN DESCRIBED PARCEL;

THENCE CONTINUE ALONG THE SOUTH LINE OF SAID SECTION 32 S.89°00'18"W., FOR 732.40 FEET;

THENCE N.00°59'42"W., FOR 100.00 FEET TO A POINT HERETOFORE DESCRIBED AS "POINT A";

THENCE N.89°00'18"E., FOR 732.40 FEET;

THENCE S.00°59'42"E., FOR 100.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 73,240 SQUARE FEET OR 1.68 ACRES, MORE OR LESS.

TOGETHER WITH:

COMMENCING AT THE AFOREMENTIONED "POINT A" OF RECREATIONAL FACILITY PARCEL ONE;

THENCE S.89°00'18" W., FOR 529.23 FEET TO THE POINT OF BEGINNING OF RECREATIONAL FACILITY PARCEL TWO AND THE HEREIN DESCRIBED PARCEL;

THENCE S.00°59'42"E., FOR 100.00 FEET TO THE SOUTH LINE OF SAID SECTION 32;

THENCE ALONG SAID SOUTH LINE OF SECTION 32 S.89°00'18"W., FOR 200.36 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 32;

THENCE ALONG SAID WEST LINE N.00°55'59"W., FOR 3,165.39 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 32;

THENCE N.89°04'07"E., FOR 100.02 FEET TO A POINT HERETOFORE DESCRIBED AS "POINT B";

THENCE S.00°55'59"E., FOR 3,065.27 FEET;

THENCE N.89°00'18"E., FOR 100.26 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 326,562 SQUARE FEET OR 7.50 ACRES, MORE OR LESS.

TOGETHER WITH:

COMMENCING AT THE AFOREMENTIONED "POINT B" OF RECREATIONAL FACILITY PARCEL TWO;

THENCE N.00°55'59"W., FOR 107.28 FEET TO THE POINT OF BEGINNING OF RECREATIONAL FACILITY PARCEL THREE AND THE HEREIN DESCRIBED PARCEL;

THENCE S.89°44'54"W., FOR 100.01 FEET TO A POINT ON THE WEST LINE OF THE AFOREMENTIONED NORTHEAST QUARTER (NE 1/4) OF SECTION 32;

THENCE ALONG SAID WEST LINE N.00°55'59"W., FOR 566.99 FEET;

THENCE N.89°04'07"E., FOR 100.00 FEET TO A POINT HERETOFORE DESCRIBED AT "POINT C";

THENCE S.00°55'59"E., FOR 568.18 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 56,758 SQUARE FEET OR 1.30 ACRES, MORE OR LESS.

TOGETHER WITH:

COMMENCING AT THE AFOREMENTIONED "POINT C" OF RECREATIONAL FACILITY PARCEL THREE;

THENCE N.20°30'22"W., FOR 971.41 FEET TO THE POINT OF BEGINNING OF RECREATIONAL FACILITY PARCEL FOUR AND THE HEREIN DESCRIBED PARCEL;

THENCE S.69°08'27"W., FOR 100.00 FEET;

THENCE N.20°51'33"W., FOR 174.58 FEET;

THENCE N.69°08'27"E., FOR 100.00 FEET;

THENCE S.20°51'33"E., FOR 174.58 FEET TO THE

POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 17,458 SQUARE FEET OR 0.40 ACRES, MORE OR LESS.

MICHAEL A. WARD CERTIFICATE LS 5301 STATE OF FLORIDA REGISTERED LAND SURVEYOR

Digitally signed by Michael A. Ward
DN: cn=Michael A. Ward, o=State of Florida, ou=LS 5301, email=maw@consult-rwa.com, c=US
Date: 2021.07.01 11:19:47 -04'00'

7/1/2021

MICHAEL A. WARD DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS 5301
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL A. WARD, PLS.

July 1, 2021 10:52 AM K:\1997\970188.01.38 Pelican Sound G & R Club RPD Amendments\0008 FP & L Amendment Application Preparation And Support\SKETCH AND DESC\9701880109SK03.dwg

R.W.A., INC. STATE OF FLORIDA BUSINESS LICENSE NO. EB-0007663

RWA ENGINEERING
6610 Willow Park Drive, Suite 200
Naples, Florida 34109
(239) 597-0575 FAX: (239) 597-0578
www.consult-rwa.com
Florida Certificates of Authorization
EB 7663 LB 6952

DATE:	JUNE, 2021
SCALE:	NTS
DRAWN BY:	NJM
CHECKED BY:	MAW
SEC: 32 TWP: 46 RGE: 25	

CLIENT: PELICAN SOUND GOLF & RIVER CLUB

TITLE: SKETCH AND DESCRIPTION

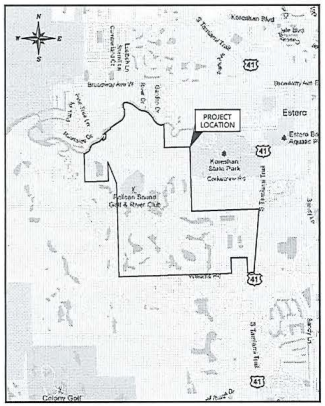
PROJECT NUMBER: 970188.01.09 | SHEET NUMBER: 2 OF 2 | FILE NUMBER: 9701880109SK03

EXHIBIT "B"

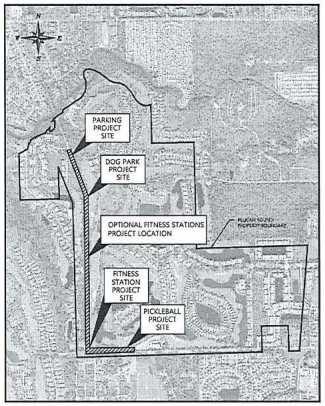
LIMITED DEVELOPMENT ORDER PLANS FOR

PELICAN SOUND PICKLEBALL FACILITY AND DOG PARK

PART OF SECTION 29,32, TOWNSHIP 46S, RANGE 25E,
LEE COUNTY, FLORIDA
PREPARED FOR/OWNED BY:
PELICAN SOUND GOLF & RIVER CLUB, INC.
4561 PELICAN SOUND BLVD.
ESTERO, FLORIDA 33928
(239) 948-5230



PROJECT LOCATION
N.T.S.



PROJECT SITE
N.T.S.

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
1	COVER SHEET
2	OVERALL FPL EASEMENT
3	EXISTING CONDITIONS AND PICKLEBALL CONSTRUCTION PLAN #1
4	EXISTING CONDITIONS AND DOG PARK CONSTRUCTION PLAN #2
5	EXISTING CONDITIONS AND FITNESS STATION CONSTRUCTION PLAN #3
6	STANDARD CONSTRUCTION DETAILS AND GENERAL NOTES

PROPERTY IDENTIFICATION

STRAP: 32-46-25-E3-00002.00CE

ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM NAVD88. CONVERSION FROM NAVD88 TO NGVD29: NAVD88 + 1.19=NGVD29.

REVISIONS

No.:	DATE:	DESCRIPTION:	APPROVED:

RWA ENGINEERING

4670 Willow Park Drive
Suite 200
Naples, FL 34109

12800 University Drive, suite 175
Fort Myers, FL 33907

19503 S West Villages Pkwy
Unit #5
Venice, FL 34293

Office: (239) 597-6575
Fax: (239) 597-0578
www.rwaengineering.com

Florida Certificate of Authorization
LB 7662 - LB 6952

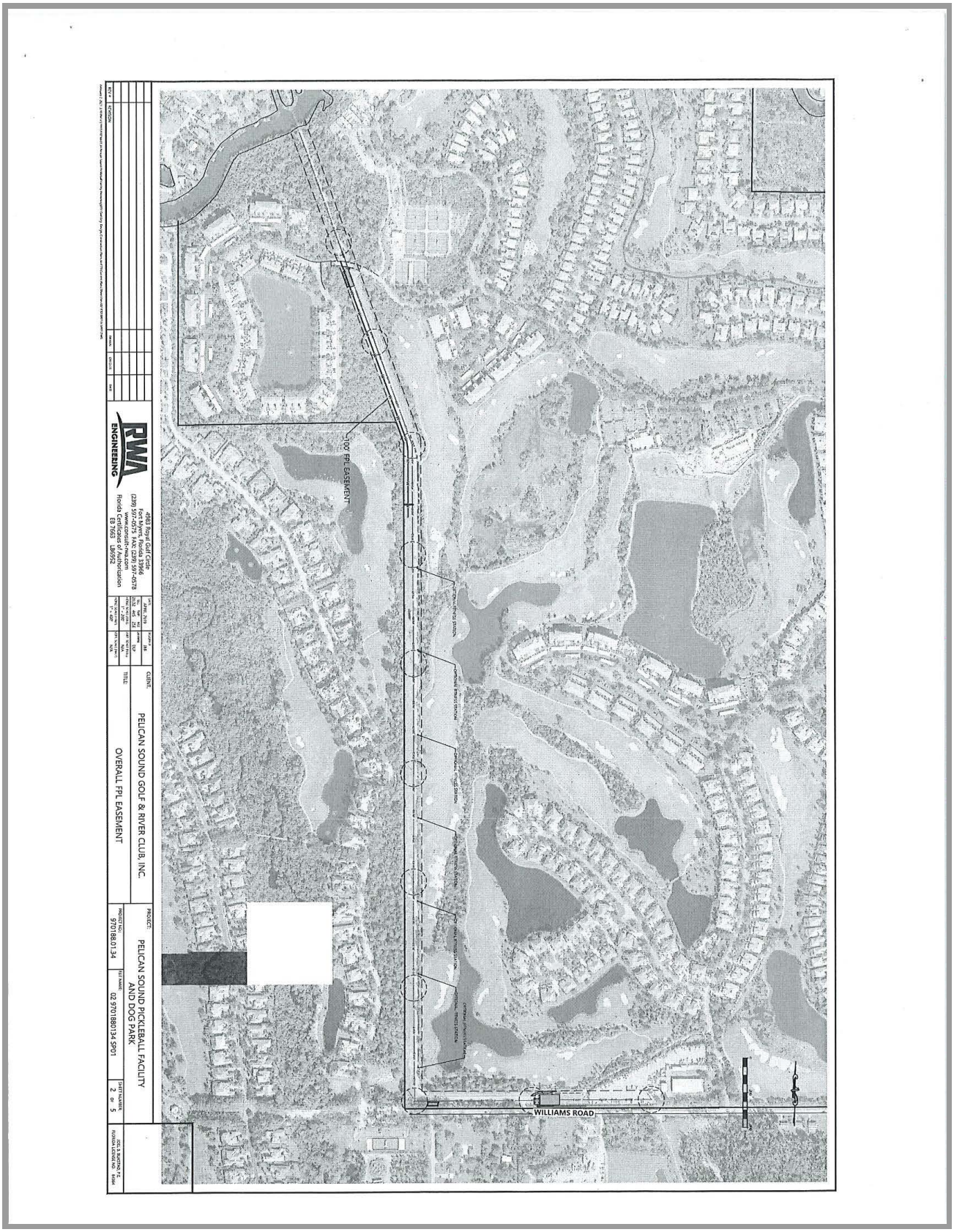
ENGINEER'S SEAL

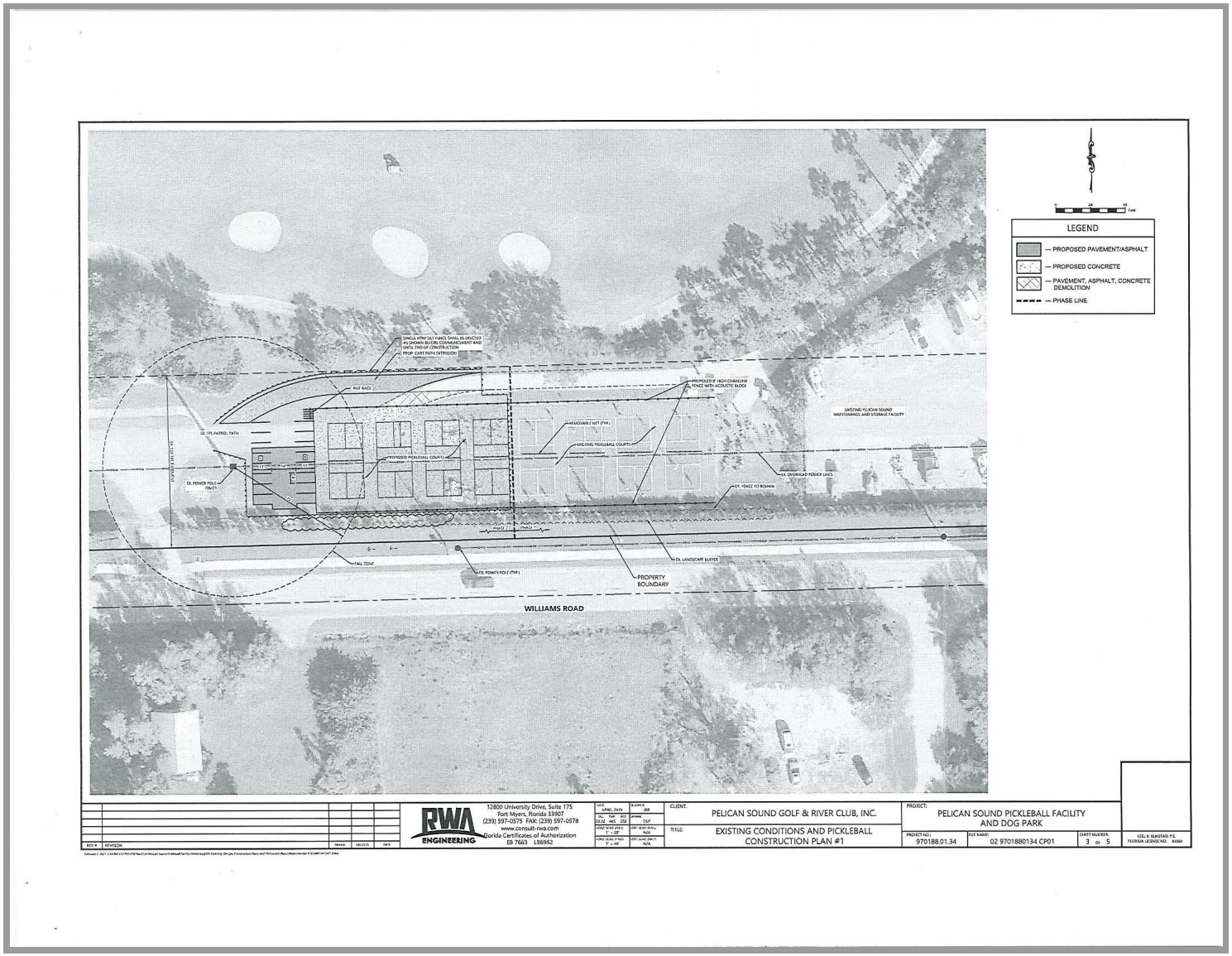
JOEL B. AUKSTAL, P.E., STATE OF FLORIDA
LICENSE NO. 84368 RWA, INC.
STATE OF FLORIDA BUSINESS
CERTIFICATE NO. 29-00076421

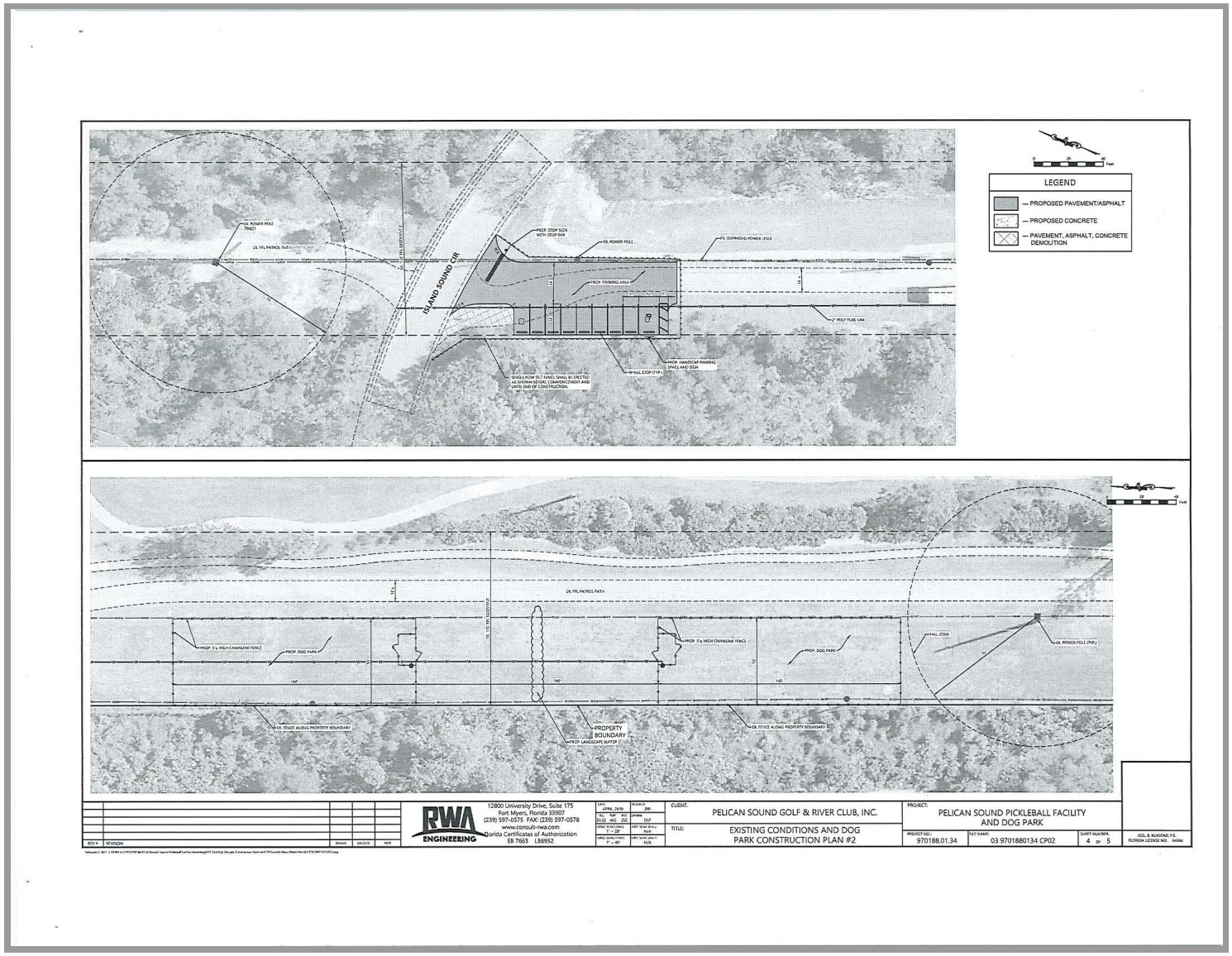
DATE: APRIL, 2019

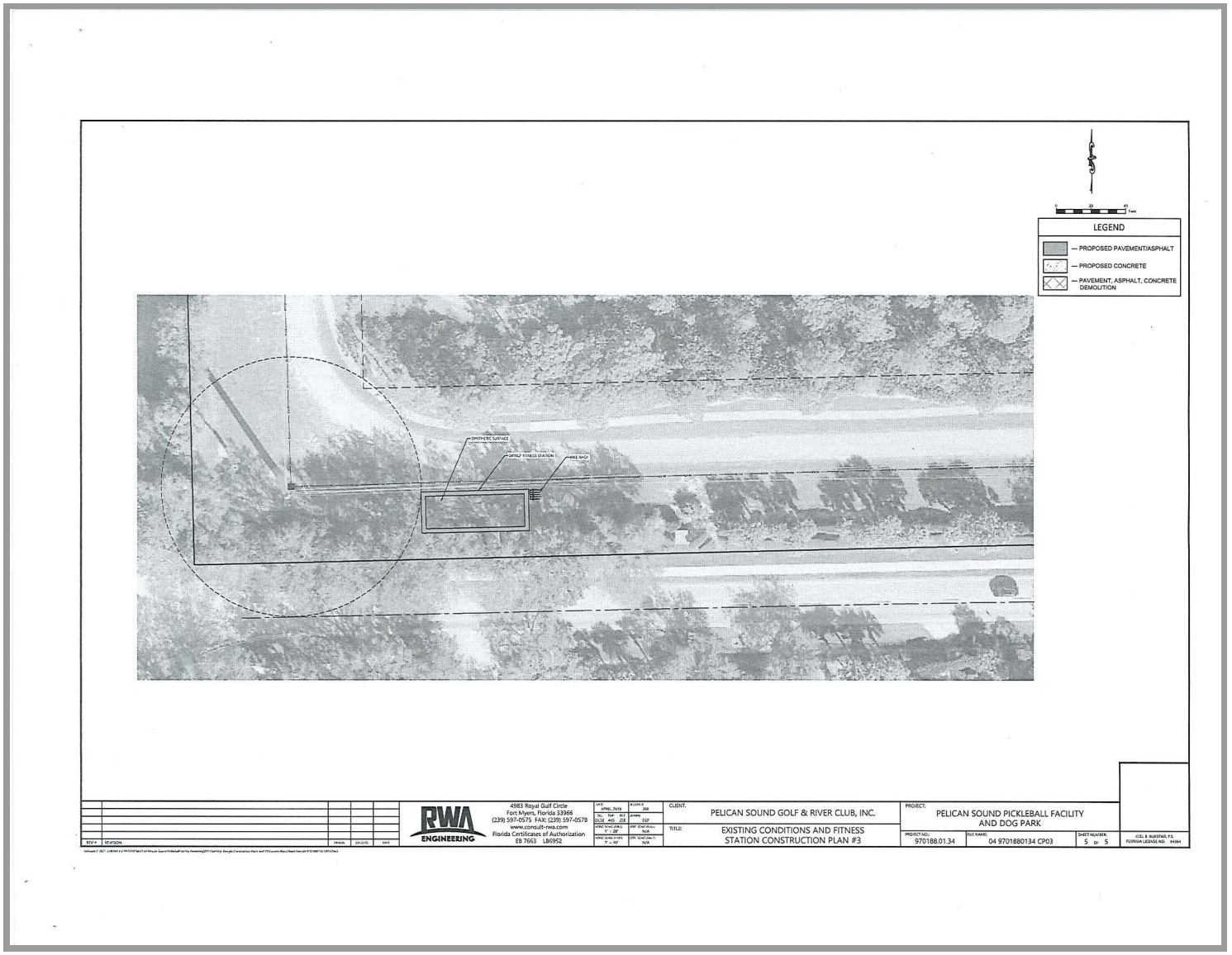
PROJECT No: 970188.01.34

SHEET No: 1 OF 5


100' FPL EASEMENT
WILLIAMS ROAD
RWA ENGINEERING
4983 Royal Gulf Circle
Fort Myers, Florida 33966
(239) 597-0575 FAX: (239) 597-0578
Florida Certificate of Authorization
EB 7663 LB6952
CLIENT:
PELICAN SOUND GOLF & RIVER CLUB, INC.
TITLE:
OVERALL FPL EASEMENT
PROJECT:
PELICAN SOUND PICKLEBALL FACILITY
AND DOG PARK
PROJECT NO.:
9701880.01.34
FILE NAME:
02 9701880134 SP01
SHEET NUMBER:
2 OF 5


LEGEND
— PROPOSED PAVEMENT/ASPHALT
— PROPOSED CONCRETE
— PAVEMENT, ASPHALT, CONCRETE DEMOLITION
— PHASE LINE
WILLIAMS ROAD
PROPERTY BOUNDARY
EXISTING PICKLEBALL COURTS
PROPOSED PICKLEBALL COURTS
EXISTING PELICAN SOUND MAINTENANCE AND STORAGE FACILITY
PROPOSED 8' HIGH CHAINLINK FENCE WITH ACOUSTIC BLOCK
REMOVABLE NET (TYP.)
EX. OVERHEAD POWER LINES
EX. FENCE TO REMAIN
EX. LANDSCAPE BUFFER
EX. POWER POLE (TYP.)
EX. POWER POLE
EX. TPS PATROL PATH
BUFFER
FALL ZONE
PHASE 1
PHASE 2
RWA ENGINEERING
12800 University Drive, Suite 175
Fort Myers, Florida 33907
(239) 597-0575 FAX: (239) 597-0578
www.consult-rwa.com
Florida Certificates of Authorization
EB 7663 L86952
CLIENT: PELICAN SOUND GOLF & RIVER CLUB, INC.
TITLE: EXISTING CONDITIONS AND PICKLEBALL CONSTRUCTION PLAN #1
PROJECT: PELICAN SOUND PICKLEBALL FACILITY AND DOG PARK
PROJECT NO.: 970188.01.34
FILE NAME: 02 9701880134 CP01
SHEET NUMBER: 3 of 5


LEGEND
— PROPOSED PAVEMENT/ASPHALT
— PROPOSED CONCRETE
— PAVEMENT, ASPHALT, CONCRETE DEMOLITION
LELAND SOUND CIR
EX. FPL PATROL PATH
PROP. STOP SIGN WITH STOP BAR
EX. POWER POLL
EX. OVERHEAD POWER LINES
PROP. PARKING AREA
4" POLY TUBE SLIM
WHEEL STOP (TYP.)
SINGLE POST SIGN
PROP. 5'± HIGH CHAINLINK FENCE
PROP. DOG PARK
EX. FENCE ALONG PROPERTY BOUNDARY
PROPERTY BOUNDARY
PROP. LANDSCAPE BUFFER
FALL ZONE
EX. POWER POLE (TYP.)
RWA ENGINEERING
12800 University Drive, Suite 175
Fort Myers, Florida 33907
(239) 597-0575 FAX: (239) 597-0578
www.consult-rwa.com
Florida Certificate of Authorization
EB 7663 LB6952
CLIENT: PELICAN SOUND GOLF & RIVER CLUB, INC.
TITLE: EXISTING CONDITIONS AND DOG PARK CONSTRUCTION PLAN #2
PROJECT: PELICAN SOUND PICKLEBALL FACILITY AND DOG PARK
PROJECT NO.: 970188.01.34
FILE NAME: 03 9701880134 CP02
SHEET NUMBER: 4 of 5


LEGEND
PROPOSED PAVEMENT/ASPHALT
PROPOSED CONCRETE
PAVEMENT, ASPHALT, CONCRETE DEMOLITION
SYNTHETIC SURFACE
24'X42' FITNESS STATION
FIRE HYD
RWA ENGINEERING
4983 Royal Gulf Circle
Fort Myers, Florida 33966
(239) 597-0579 FAX: (239) 597-0578
www.consult-rwa.com
Florida Certificates of Authorization
EB 7663 LB6952
CLIENT:
PELICAN SOUND GOLF & RIVER CLUB, INC.
TITLE:
EXISTING CONDITIONS AND FITNESS STATION CONSTRUCTION PLAN #3
PROJECT:
PELICAN SOUND PICKLEBALL FACILITY AND DOG PARK
PROJECT NO.:
970188.01.34
FILE NAME:
04 9701880134 CP03
SHEET NUMBER:
5 OF 5

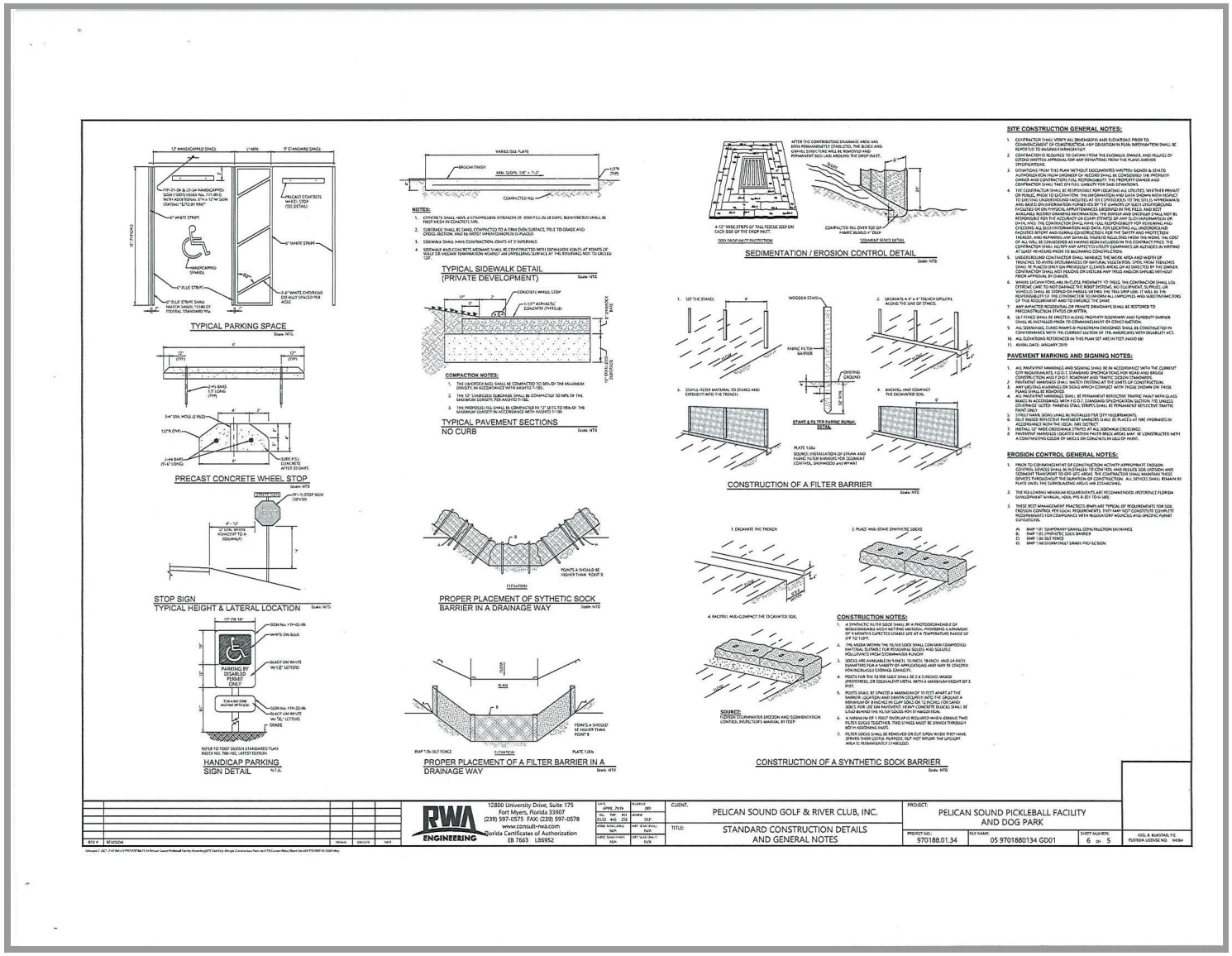

TYPICAL PARKING SPACE
PRECAST CONCRETE WHEEL STOP
STOP SIGN
TYPICAL HEIGHT & LATERAL LOCATION
HANDICAP PARKING
SIGN DETAIL
TYPICAL SIDEWALK DETAIL
(PRIVATE DEVELOPMENT)
TYPICAL PAVEMENT SECTIONS
NO CURB
PROPER PLACEMENT OF SYTHETIC SOCK
BARRIER IN A DRAINAGE WAY
PROPER PLACEMENT OF A FILTER BARRIER IN A
DRAINAGE WAY
SEDIMENTATION / EROSION CONTROL DETAIL
CONSTRUCTION OF A FILTER BARRIER
CONSTRUCTION OF A SYNTHETIC SOCK BARRIER
SITE CONSTRUCTION GENERAL NOTES:
PAVEMENT MARKING AND SIGNING NOTES:
EROSION CONTROL GENERAL NOTES:
RWA ENGINEERING
12800 University Drive, Suite 175
Fort Myers, Florida 33907
(239) 597-0575 FAX: (239) 597-0578
www.consult-rwa.com
Florida Certificates of Authorization
EB 7663 L86952
CLIENT: PELICAN SOUND GOLF & RIVER CLUB, INC.
PROJECT: PELICAN SOUND PICKLEBALL FACILITY AND DOG PARK
TITLE: STANDARD CONSTRUCTION DETAILS AND GENERAL NOTES
PROJECT NO.: 9701188.01.34
FILE NAME: 05 9701880134 GD01
SHEET NUMBER: 6 OF 5
JOEL A. BURSTAD, P.E.
FLORIDA LICENSE NO. 94364

EXHIBIT "C"

FPL.

NOTIFICATION OF FPL FACILITIES

Customer/Agency _____
Developer/Contractor Name _____
Location of Project _____
FPL Representative _____
Developer/Contractor Representative _____

Date of Meeting/Contact: _____
Project Number/Name: _____
City: _____
Phone: _____
FPL Work Request #/Work Order #: _____

FPL calls your attention to the fact that there may be energized, high voltage electric lines, both overhead and underground, located in the area of this project. It is imperative that you visually survey the area and that you also take the necessary steps to identify all overhead and underground facilities prior to commencing construction to determine whether the construction of any proposed improvements will bring any person, tool, machinery, equipment or object closer to FPL's power lines than the OSHA-prescribed limits. If it will, you must either re-design your project to allow it to be built safely given the pre-existing power line location, or make arrangements with FPL to either deenergize and ground our facilities, or relocate them, possibly at your expense. **You must do this before allowing any construction near the power lines**. It is impossible for FPL to know or predict whether or not the contractors or subcontractors, and their employees, will operate or use cranes, digging apparatus or other mobile equipment, or handle materials or tools, in dangerous proximity to such power lines during the course of construction, and, if so, when and where. Therefore, if it becomes necessary for any contractor or subcontractor, or their employees, to operate or handle cranes, digging apparatus, draglines, mobile equipment, or any other equipment, tools or materials in such a manner that they might come closer to underground or overhead power lines than is permitted by local, state or federal regulations, you and any such contractor or subcontractor must notify FPL in writing of such planned operation prior to the commencement thereof and make all necessary arrangements with FPL in order to carry out the work in a safe manner. **Any work in the vicinity of the electric lines should be suspended until these arrangements are finalized and implemented**.

The National Electrical Safety Code ("NESC") prescribes minimum clearances that must be maintained. If you build your structure so that those clearances cannot be maintained, you may be required to compensate FPL for the relocation of our facilities to comply with those clearances. As such, you should contact FPL prior to commencing construction near pre-existing underground or overhead power lines to make sure that your proposed improvement does not impinge upon the NESC clearances.

It is your responsibility and the responsibility of your contractors and subcontractors on this project to diligently fulfill the following obligations:

1. Make absolutely certain that all persons responsible for operating or handling cranes, digging apparatus, draglines, mobile equipment or any equipment, tool, or material capable of contacting a power line, are in compliance with all applicable state and federal regulations, including but not limited to U.S. Department of Labor OSHA Regulations, while performing their work.
2. Make sure that all cranes, digging apparatus, draglines, mobile equipment, and all other equipment or materials capable of contacting a power line have attached to them any warning signs required by U.S. Department of Labor OSHA Regulations.
3. Post and maintain proper warning signs and advise all employees, new and old alike, of their obligation to keep themselves, their tools, materials and equipment away from power lines per the following OSHA minimum approach distances (refer to OSHA regulations for restrictions):

*Power Line Voltages	**Personnel and Equipment (29 CFR 1910.333 and 1926.600)	Cranes and Derricks (29 CFR 1926.1407, 1408)	**Travel** under or near Power Lines (on construction sites, no load) (29 CFR 1926.600 – **Equipment**)	(1926.1411 – **Cranes and Derricks**)
0 - 750 volts	10 Feet	10 Feet	4 Feet	4 Feet
751 - 50,000 volts	10 Feet	10 Feet	4 Feet	6 Feet
69,000 volts	11 Feet	15 Feet	10 Feet	10 Feet
115,000 volts	13 Feet	15 Feet	10 Feet	10 Feet
138,000 volts	13 Feet	15 Feet	10 Feet	10 Feet
230,000 volts	16 Feet	20 Feet	10 Feet	10 Feet
500,000 volts	25 Feet	25 Feet	16 Feet	16 Feet

***When uncertain of the voltage, maintain a distance of 20 feet for voltages up to 350,000 volts and 50 feet for voltages greater than 350,000 volts.**
For personnel approaching **insulated secondary conductors less than 750 volts, avoid contact (Maintain 10 Feet to bare energized conductors less than 750 volts). For **qualified** personnel and insulated aerial lift equipment meeting requirements of 29 CFR 1910.333, distances may be reduced to those shown in 29 CFR 1910.333 Table S-5.

4. All excavators are required to contact the Sunshine State One Call of Florida, phone number 1-800-432-4770 or 811 a minimum of two working days (excluding weekends) in advance of commencement of excavation to ensure facilities are located accurately.
5. Conduct all locations and excavations in accordance with the Florida Statute 556 of the Underground Facilities Damage Prevention & Safety Act and all local city and county ordinances that may apply.
6. When an excavation is to take place within a tolerance zone, an excavator shall use increased caution to protect underground facilities. The protection requires hand digging, pot holing, soft digging, vacuum methods, or similar procedures to identify underground facilities.

A copy of this notification must be provided by you to each contractor and subcontractor on this project, to be shared with their supervision and employees prior to commencing work on this project.

_____ Means by which this notification was provided to customer and/or contractor

_____ Address

_____ FPL Representative Signature

_____ Date

_____ Customer/Developer/Contractor Representative Signature

_____ Date

Form 360 (Rev. 1/9/12)

Acoustifence® QUIETING THE WORLD

EXHIBIT 2

MADE IN USA

100% Recyclable

North American Office
Acoustiblok, Inc.
6900 Interbay Boulevard
Tampa, FL 33616 USA
Phone: 813-980-1400
Fax: 813-549-2653
www.acoustiblok.com
sales@acoustiblok.com

Acoustifence® Benefits and Specifications

- The material itself is lab tested STC value of 28, which represents over an 80% reduction in sound to the human ear. (Your results will be less as sound reflects off all surrounding materials or structures, i.e., buildings, trees, etc.)
- Works extraordinarily well at blocking direct line of sight sound.
- Far less sound reflected than solid walls.
- Installed or removed in less than one hour.
- To store, Acoustifence easily rolls up like a carpet into 12 in. roll.
- UV tolerant and does not support mold.
- Virtually indestructible, very resilient material.
- 100% recyclable
- Comprised of 100% recycled materials.
- Will accept most paint finishes.
- Includes qty. 70, 11 in. heavy duty 120 lb. (black) nylon ties; stainless steel ties are available.
- Can blend in with any background using our Acoustifence-Landscapes®.



Material Specifications – Part # "Acoustifence 6x30 Industrial"

Acoustical Rating	STC 28 / OITC 22
Size	6 ft. (1.83m) x 30 ft. (9.14m) x 0.125 in .(3mm) 180 ft² (16.72m²)
Weight	185 lbs. (84Kg)
Fastening	Black brass grommets every 6 in. (152mm) along top edge with four grommets spaced along the bottom edge. Commonly installed horizontally.
Color	Black or Forest Green
(This is an industrial product and minor surface blemishes are a possibility.)	



Acoustifence® Basic Installation (see detailed installation sheet)

Number of people: 2
Time required: 20/30 min.
Items: Utility Knife, Pliers, 70 lb. nylon ties (included with purchase)

1. Cut and remove the plastic wrap around the roll.

2. Lean the roll against the fence as vertical as possible with the grommet edge to the top. Line up the top of the roll to the top of the fence or at the desired height.

3. Begin unrolling the Acoustifence material along the fence. Have one person slowly unroll the material while the second person inserts the ties in each grommet as the material is unrolled. Insure that the material is kept taught as you install the nylon ties to prevent it from sagging.

4. Pull each nylon tie (included in fence purchase) so that the Acoustifence is properly lined up at the desired height. DO NOT make the nylon tie tight! It must be loose enough to allow the eyelet to pivot freely. Try to distribute weight equally.

5. Very cold temperature will reduce flexibility when installing.



(Specifications and prices subject to change without notice.)

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Acoustifence® Acoustical Test Data

(Performed by an Independent Certified Test Lab)

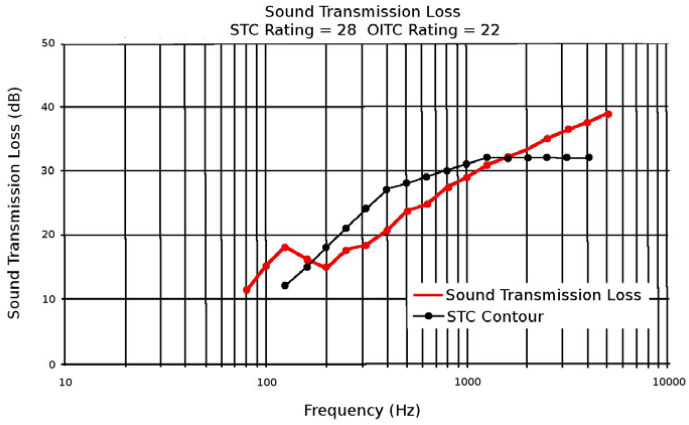
Date: 05/25/2006
Specimen: Acoustifence Sound Barrier Material

Specimen Area: 6.0 Sq. Ft.
Filler Area: 134.0 Sq. Ft.
Operator: W. Green

	Bkgrd	Absorp	Source	Receive	Filler	Specimen
Temp F	73.9	74.0	73.1	73.9	73.1	73.7
R. H. %	65.7	65.7	63.3	65.7	61.4	65.1

Freq (Hz)	Bkgrd SPL (dB)	Absorp (Sabines / Sq. Ft.)	Source SPL (dB)	Receive SPL (dB)	Filler TL (dB)	Specimen TL (dB)	95% Conf Limit	No. of Defici-encies	Trans Coef Diff
80	43.0	52.5	84.2	63.7	36.3	11	2.54	0	11.7
100	39.2	59.1	87.7	62.9	40.3	15	3.77	0	12.0
125	47.4	55.9	91.5	63.7	47.5	18	2.02	0	15.9
160	43.4	50.4	94.2	68.8	46.2	16	1.06	0	16.5
200	43.0	54.9	97.9	73.5	49.6	15	0.80	3	21.3
250	35.8	53.0	99.3	72.2	51.0	18	1.12	3	19.8
315	33.7	57.2	95.7	67.5	54.0	18	0.53	6	22.1
400	33.3	56.0	95.0	64.6	58.4	21	0.78	6	24.3
500	31.6	56.3	98.8	65.4	60.5	24	0.30	4	23.4
630	25.1	57.7	101.5	66.9	65.2	25	0.53	4	26.9
800	25.2	59.9	101.3	63.8	67.4	27	0.54	3	26.4
1000	23.2	62.6	101.0	61.9	72.2	29	0.49	2	29.8
1250	23.8	69.4	105.1	63.7	78.0	31	0.28	1	33.8
1600	20.1	70.2	111.4	68.6	81.8	32	0.22	0	36.3
2000	15.0	76.3	107.4	63.2	79.9	33	0.22	0	33.2
2500	7.5	86.9	105.9	59.3	74.8	35	0.23	0	26.3
3150	8.4	102.0	106.6	58.0	77.8	36	0.33	0	28.0
4000	7.7	124.9	105.6	55.0	81.1	37	0.33	0	30.2
5000	8.1	162.8	104.1	51.0	81.0	39	0.36	0	28.7

STC Rating = 28 (Sound Transmission Class)
Deficiencies = 32 (Number of deficiencies versus contour curve)



Specifications subject to change without notice.

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Acoustifence – Pickleball Court at Heritage Bay

Acoustiblok Inc. was contacted about a noise issue with a Pickleball Court. Black Acoustifence Curtains that were 8’ tall X 6’ wide were easily installed vertically on the existing chain link fence.





10014665 © LJ Avalon

Acoustifence® – Pelican Landing Pickleball Court

Acoustiblok Inc. was contacted about a noise issue with a Pickleball Court (Of which we supply many). Green Acoustifence Curtains were easily installed on the existing chain link fence. Per the customer: "No more complaints since the Acoustifence has been installed."





10014535 © LJ Avalon



(above) The heavy, limp, black Acoustifence material used at the Country Roads RV Village pickleball courts reduced pickleball noise by 10-12 decibels, which represents more than a 50 percent reduction in noise to the human ear. Photo courtesy of Country Roads RV Village Neighborhood Association president.





(above) The Acoustifence is a unique 1/8th inch, 6' x 30' (3mm x 1.83m x 9.14m) heavy mineral filled, barium free viscoelastic acoustical material. It is made in the USA from all USA materials.

(left) USA Pickleball nationals competition match shown. Many pickleball courts have chain link fencing around them which allows paddle/ball noise to escape beyond the court. Photo courtesy of USAPA.

(right) A sharp "ping, ping" sound occurs when the hard plastic ball makes contact with the solid graphite, wooden or composite pickleball paddle.



Made in the U.S.A
All U.S. Materials
"a NASA Spinoff listed company"

Estimate

Date Apr-22-2019
Estimate # CO10026774
(Valid for 60 days)
Sales Rep comeara@acoustiblok.com

Bill to:
Pelican Sound Golf and River Club
Eric Long

4561 Pelican Sound Blvd
Estero, FL 33928

EM: elong@psgrc.org

Ship to:
Pelican Sound Golf and River Club
Eric Long

4569 Pelican Sound Blvd
Estero, FL 33928
USA

PH:239-948-5232

Remit to:
Acoustiblok, Inc.
6900 Interbay Blvd
Tampa, Florida USA 33616
P:(813)980-1400
F:(813)549-2653

P.O.#	Sales Rep	Terms	EST Ship Date	F.O.B	Ship Via	Ship Notes	EST Weight
	CO	Pre-Pay Credit Card		Tampa, Fl	Old Dominion	Lmtd Acc/Res/Lift	

Qty	Item	Description	Unit Price	Total Price
1	ProjectName	Temporary fence - 8 ft x 240	$0.00	$0.00
41	AFVSLFI	BLK Acoustifence patented, Vertical Sections, 6 ft. Wide x 8 ft. High x 1/8 in. thick, Reinforced on all sides, includes grommets, Grommets every 8 in. across top, every 6 in sides;a pair 3 inches apart centered every 18" across the bottom, 6 inches up; (sold by linear ft.) includes stainless steel ties.	$316.00	$12,956.00
1	Notes	Please include 1,100 - 14" stainless steel wire ties at n/c. The curtains will be attached to two fences each 122 ft long. Therefore, the qty is higher.	$0.00	$0.00
1	DISCLAIMER - AFAD	AcoustiFence Acoustical Disclaimer-Outdoor Noise is only capable of being reduced; it is impossible to totally stop. Your noise reduction is relevant to many variables, i.e., surrounding noise reflecting objects like buildings or trees, elevations of listener vs. noise source, noise frequencies, wind, or the height of the AcoustiFence noise barrier.	$0.00	$0.00
1	DISCLAIMER - AFSD	Structural integrity of installation & structure the AcoustiFence is attached to, is entirely the responsibility of the customer. Wind can be dangerous on large surface areas. Consult with proper engineering to determine safest fence structure and installation, even if using our install suggestions, from various customers. Installation/maintenance in windy conditions can be dangerous and should not be done.	$0.00	$0.00
1	DISCLAIMER - FRT 01	Acoustiblok Inc. makes no guarantee nor assumes ANY liability whatsoever relative to shipping out or arrival times of shipments. Customer/consignee agrees to be responsible for storage and return freight charges for shipment not picked up or accepted. Customer must have ability to unload product, i.e. fork lift IF, lift gate not included in freight charge and not noted on this document. Freight charges subject to change due to fuel index.	$0.00	$0.00

©LJAvalon

Made in the U.S.A
All U.S. Materials
"a NASA Spinoff listed company"

Estimate

Date Apr-22-2019

Estimate # CO10026774
(Valid for 60 days)

Sales Rep comeara@acoustiblok.com

Note:"TAKE OFF OR QUANTITY OF MATERIALS IS THE RESPONSIBILITY OF PURCHASER
8 ft

Subtotal:	$12,956.00
Sales Tax:	$0.00
Total:	$12,956.00

Signature below indicates acceptance of this Estimate including terms and conditions www.acoustiblok.com. Signing for Acoustiblok, Inc. Lahnie Johnson, President.All sales final. No refunds/credits. No other warranties implied or verbal agreements beyond this contract. Estimates of quantities required or shipping times are only estimates. “Soundproof” is a degree of sound reduction impossible to be 100%.

Personal Signature:_____ Print Name _____ Date:_____

Title _____

©LJAvalon

JOHNSON ENGINEERING

SINCE 1946

March 23, 2022

Mr. Eric Long
General Manager
4569 Pelican Sound Blvd.
Estero, FL 33928

Re: **Pelican Sound Golf & River Club Noise Impact Study**

Dear Mr. Long:

This letter provides the results of the noise (sound) impact study conducted near the existing clubhouse along the river, and near the proposed pickleball courts on January 27th - January 29th, 2022, and February 3rd - February 6th, 2022. The impact study was conducted by Johnson Engineering in accordance with the contractual agreement with Pelican Sound.

PURPOSE AND SCOPE OF WORK

The purpose for conducting the noise (sound) impact study was to satisfy the objectives of parts 3a. through 3e. of the Village of Estero Development Review Comments for DC12021-E003. The attached aerial maps show the locations of the two (2) ambient noise monitoring sites: near the clubhouse, and at the proposed pickleball courts.

METHODOLOGY

Sound pressure level (SPL) meters were used to collect long term weekday and weekend sound level measurements at the existing clubhouse location and the proposed pickleball location to quantify the ambient sound levels generated by current operations.

Weekday ambient sound level measurements at the clubhouse monitoring site were taken on January 27, 2022, during the day from 5:00 PM to 10:00 PM. Weekend ambient sound level measurements at the clubhouse were taken on January 28 & 29, 2022 over a 24-hour period including a day period from 5:00 PM - 10:00 PM and a night period from 10:00 PM - 7:00 AM.

Weekday ambient sound level measurements at the proposed pickleball courts monitoring site were taken on February 3 & 4, 2022 over a 24-hour period including a day period from 5:00 PM - 10:00 PM and a night period from 10:00 PM - 7:00 AM. Weekend ambient sound level measurements were taken on February 5 & 6, 2022, over a 24-hour period including a day period from 5:00 PM - 10:00 PM and a night period from 10:00 PM - 7:00 AM. Calculations of the anticipated sound levels at the nearest residential properties following ANSI and ISO standard procedures were conducted by Edward Dugger + Associates using the SoundPLAN Essential 5.1 acoustic modeling software.

2122 Johnson Street ■ P.O. Box 1550 ■ Fort Myers, FL 33902-1550
(239) 334-0046 ■ Fax (239) 334-3661

RESULTS

Equipment specifications and proposed operations for the clubhouse entertainment area and the proposed pickleball courts were provided by Pelican Sound Golf & River Club and are attached. Peak and average ambient sound levels recorded at the clubhouse and proposed pickleball court monitoring sites are shown in the tables below. Acoustical modeling maps and a summary letter provided by Edward Dugger + Associates are also attached.

Clubhouse			
Weekday		**Peak (dbA)**	**Average (dbA)**
Day	(1/27/22 5:00 PM - 10:00 PM)	52.8	45.2
Weekend		**Peak (dbA)**	**Average (dbA)**
24-hours	(1/28/22 5:00 PM - 1/29/22 5:00 PM)	63.9	46.8
Day	(1/28/22 5:00 PM – 10:00 PM)	63.9	46.6
Night	(1/28/22 10:00 PM - 1/29/22 7:00 AM)	63.9	46.6

Proposed Pickleball Courts			
Weekday		**Peak (dbA)**	**Average (dbA)**
24-hours	(2/3/22 5:00 PM - 2/4/22 5:00 PM)	78.1	50.8
Day	(2/4/22 7:00 AM - 10:00 PM)	78.1	54.0
Night	(2/3/22 10:00 PM - 2/4/22 7:00 AM)	72.1	45.5
Weekend		**Peak (dbA)**	**Average (dbA)**
24-hours	(2/5/22 12:00 AM - 2/6/22 12:00 AM)	77.6	48.7
Day	(2/5/22 7:00 AM - 10:00 PM)	77.6	51.9
Night	(2/5/22 10:00 PM - 2/6/22 7:00 AM)	71.9	41.9

Please feel free to contact me if you have any questions regarding these monitoring activities.

Sincerely,

Tim Denison



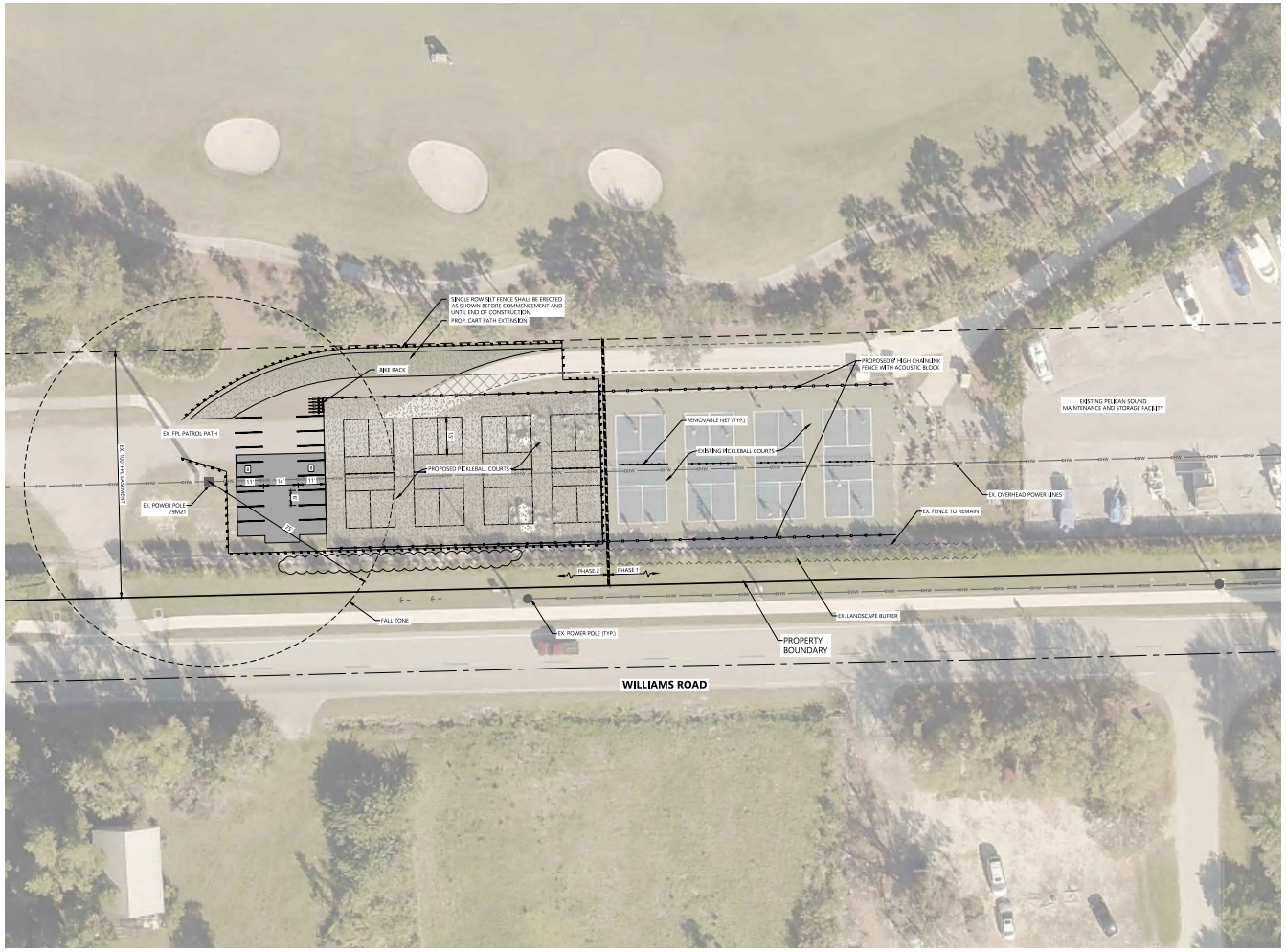
JOHNSON ENGINEERING, INC.
Environmental Scientist
239-461-2458

cc: 20214195-001

ATTACHMENTS


MEDERIA LN
COCONUT DR
PINE TREE LN
CHARING CROSS CIR
PALMETTO TER
PARK PL
ROYAL PALM DR
RIVERSIDE DR
ESTERO RIVER
ESTERO CT
CORKSCREW RD
TORREY PINES CT
Proposed
Noise Source
(Speakers)
N
0 100 200
SCALE IN FEET
LEGEND
Ambient noise monitoring site
Proposed noise source (speakers)
NOTES
1. The aerial photographs shown were provided by Lee County government and were taken in 2021.
\\tms01\proj-fmw\MKT-009\Pelican Sound noise\pelican sound clubhouse ambient noise monitoring site.mxd Date: 1/18/2022 Time: 4:36:31 PM User: pml
Pelican Sound Golf &
River Club
Lee County, Florida
JOHNSON ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642
Clubhouse Noise Monitoring
DATE January 2022
PROJECT NO. MKT-009
FILE NO. --
SCALE As Shown
SHEET 1


\\tms01\proj-fmw\MKT-009\Pelican Sound noise\pelican sound PB courts ambient noise monitoring site.mxd Date: 1/18/2022 Time: 4:30:26 PM User: pml
CLASSICS CT
PALMETTO DUNES DR
MASTERS CIR
RIVERBROOKE RUN
WILLIAMS RD
SOUND WAY
KINGS RD
CORONADO ST
TROPICANA AVE
N
0 100 200
SCALE IN FEET
LEGEND
Ambient noise monitoring site
NOTES
1. The aerial photographs shown were provided by Lee County government and were taken in 2021.
Pelican Sound Golf & River Club
Lee County, Florida
JOHNSON ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642
Proposed Pickleball Court
Noise Monitoring
DATE January 2022
PROJECT NO. MKT-009
FILE NO. --
SCALE As Shown
SHEET 1



REV #	REVISION	DRAWN	CHECKED	DATE

RWA ENGINEERING

12800 University Drive, Suite 175
Fort Myers, Florida 33907
(239) 597-0575 FAX: (239) 597-0578
www.consult-rwa.com
Florida Certificates of Authorization
EB 7663 LB6952

DATE: APRIL, 2019
SEC. 29,32 TWP. 46S RGE. 25E
HORIZ. SCALE (PUBLIC): 1" = 20'
HORIZ. SCALE (HALF): 1" = 40'
DESIGNED: JBB
DRAWN: DLP
VERT. SCALE (PUBLIC): N/A
VERT. SCALE (HALF): N/A

CLIENT: PELICAN SOUND GOLF & RIVER CLUB, INC.

TITLE: EXISTING CONDITIONS AND PICKLEBALL CONSTRUCTION PLAN #1

PROJECT: PELICAN SOUND PICKLEBALL FACILITY AND DOG PARK

PROJECT NO.: 970188.01.34
FILE NAME: 02 9701880134 CP01
SHEET NUMBER: 3 OF 5

JOEL B. BLIKSTAD, P.E.
FLORIDA LICENSE NO. 84364

EDWARD DUGGER + ASSOCIATES, P.A.
Consultants in Architectural Acoustics

ACOUSTICAL MODELING SUMMARY

Date: 18 March 2022

To: Tim Denison
Environmental Scientist

Johnson Engineering, Inc.
2122 Johnson Street
Fort Myers, Florida 33901

From: Sam Shroyer, ASA INCE
Edward Dugger, FAIA ASA NCAC INCE

Re: **Acoustical Modeling**
Pelican Sound RPD Amendment Noise Impact Study
4569 Pelican Sound Boulevard
Estero, Florida 33928
ED+A 221366

Mr. Denison,

As requested by Johnson Engineering, Inc., Edward Dugger + Associates (ED+A) has prepared the attached grid noise maps that graphically depict the results of noise propagation calculations based on available information relating to sound generated by pickleball activity.

The graphics are representative of three-dimensional computer models prepared using the SoundPLAN Essential 5.1 acoustical modeling software, which calculates sound levels over large areas following the procedures of ISO 9613-2:1996. The program utilizes publicly available geographical and building information (e.g., ground elevations and building heights), to adequately consider the effects of the environment around the project site by constructing a digital ground model that is used to create a three-dimensional noise model in accordance with the standard.

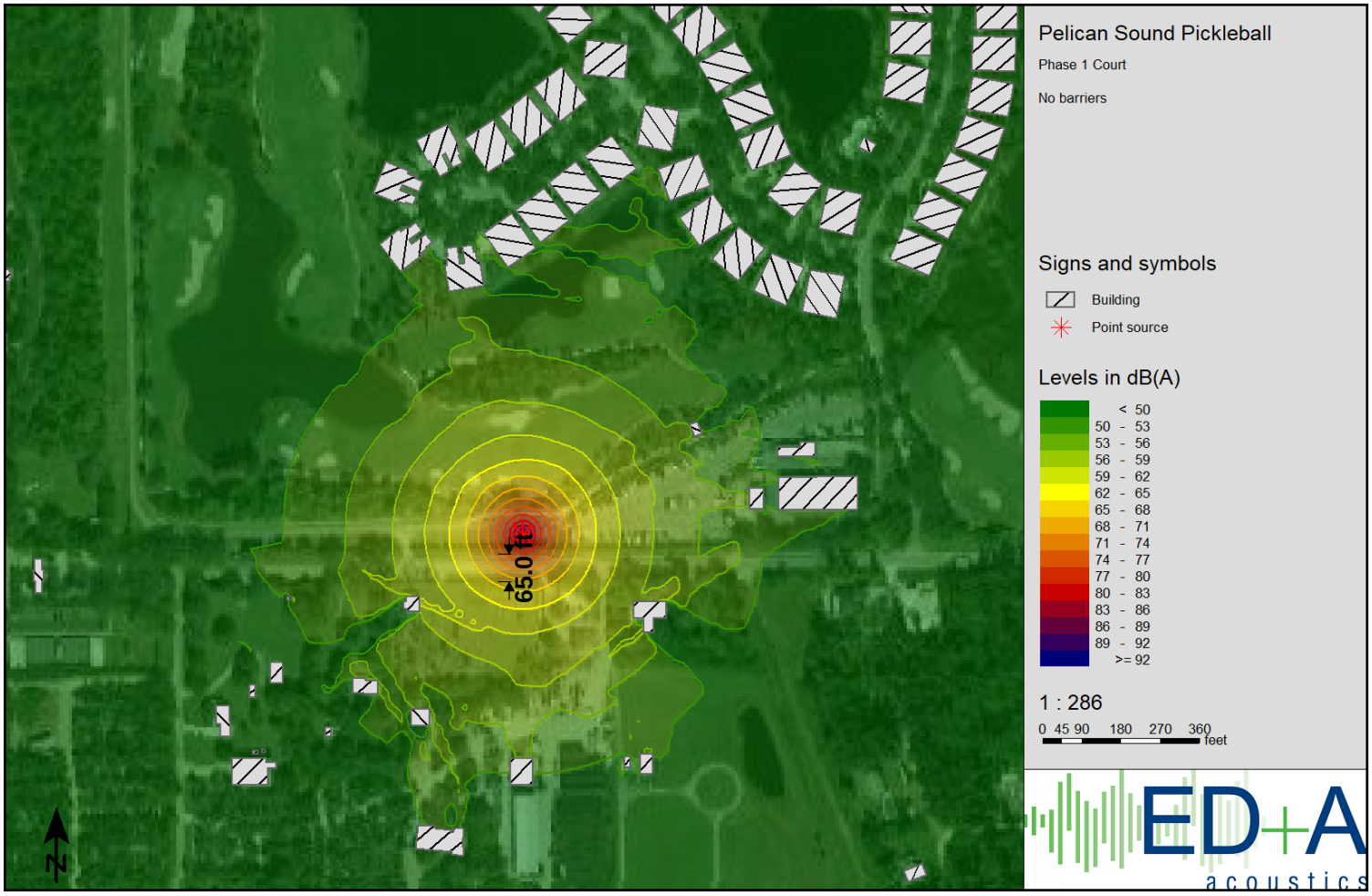
The methods of this standard are used to calculate the attenuation of sound during propagation outdoors to predict the level of environmental noise at a distance from a source under meteorological conditions favorable to propagation. The method consists of algorithms for calculating the attenuation of sound provided by physical effects including geometrical divergence, absorption of sound by the atmosphere or ground surfaces, reflection of sound from surfaces, and screening by obstacles such as barrier walls and buildings. The attenuation factors are applied to the sound power levels

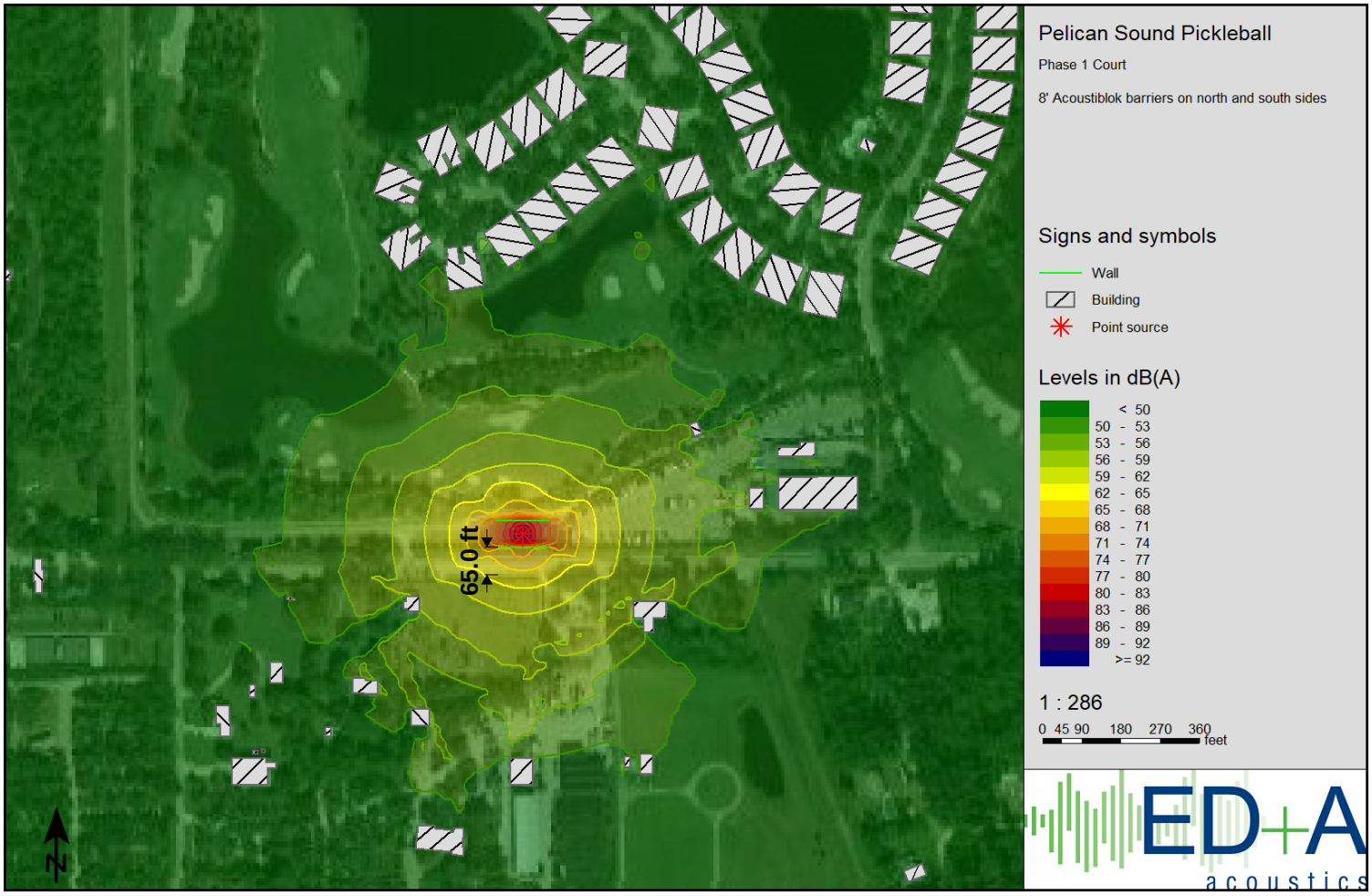
produced by the source of interest. While all of these attenuation factors ultimately contribute to the sound pressure level produced at a given location, that provided by geometrical divergence, which accounts for the spherical spreading of sound, is the most significant. This spreading is determined solely by the distance from the source to receiver.

ED+A are unaware of any published sound power level data representative of sound generated by pickleball activity. However, the Village of Estero has determined that "pickleball sound levels within 100 feet of courts will usually be around 70 dBA with no sound reduction efforts applied." An A-weighted sound power level of 107.7 dB re 1 pW would be required to produce this sound level at the stated distance from the source and was entered as the emission levels associated with the model's source at the pickleball courts.

Following the standard methods described previously, the software calculated sound levels in the area surrounding the pickleball courts with and without the effects of an 8 ft barrier immediately north and south of the courts. The results of these calculations are illustrated in the attached grid noise maps, which illustrate variations in sound level produced by the source in 3 dB increments as represented by color-coded contour areas.

Please contact ED+A with any questions or comments regarding these efforts.


Pelican Sound Pickleball
Phase 1 Court
No barriers
Signs and symbols
Building
Point source
Levels in dB(A)
< 50
50 - 53
53 - 56
56 - 59
59 - 62
62 - 65
65 - 68
68 - 71
71 - 74
74 - 77
77 - 80
80 - 83
83 - 86
86 - 89
89 - 92
>= 92
1 : 286
0 45 90 180 270 360
feet
65.0 ft
N
ED+A
acoustics


Pelican Sound Pickleball
Phase 1 Court
8' Acoustiblok barriers on north and south sides
Signs and symbols
Wall
Building
Point source
Levels in dB(A)
< 50
50 - 53
53 - 56
56 - 59
59 - 62
62 - 65
65 - 68
68 - 71
71 - 74
74 - 77
77 - 80
80 - 83
83 - 86
86 - 89
89 - 92
>= 92
1 : 286
0 45 90 180 270 360
feet
65.0 ft
N
ED+A
acoustics

Pelican Sound
Golf & River Club

October 22, 2021

Mr. Juan Ortiz
4251 Williams Road
Estero, FL 33928

Dear Mr. Ortiz,

On behalf of the Board of Directors for Pelican Sound Golf & River Club, Inc., I would like to take this opportunity to provide you with advance notice of our proposed South Pickleball Courts along Williams Road behind our Golf Course Maintenance building.

These courts will be surrounded with Acoustifence. This product does extraordinarily well in not only blocking direct sound, but also has a tendency to reduce sound from reflecting off it. It is made of a flexible heavy mass Acoustiblok material that vibrates from sound, transforming some of it into inaudible trace amount of heat. This same product is used on our other eight pickleball courts within the community near our condos. We also require the paddles to be of a honeycomb design, made for soundproofing.

We welcome any opportunity to discuss the logistics and/or provide a site visit of our property to further explain and describe this area, if necessary. Pelican Sound Golf & River Club will also provide our neighbors with a telephone contact number in case any concerns or complaints would need to be addressed.

Please feel free to contact me directly if you have any questions or concerns.

Best Regards,

Eric Long
General Manager/COO
Pelican Sound Golf & River Club, Inc.
Office: (239) 948-5232
Email: elong@psgrc.org



Pelican Sound Golf & River Club | 4569 Pelican Sound Blvd | Estero, FL 33928

Pelican Sound
Golf & River Club

October 22, 2021

Mr. Nevin Meyer
22010 Americana Avenue
Estero, FL 33928

Dear Mr. Meyer,

On behalf of the Board of Directors for Pelican Sound Golf & River Club, Inc., I would like to take this opportunity to provide you with advance notice of our proposed South Pickleball Courts along Williams Road behind our Golf Course Maintenance building.

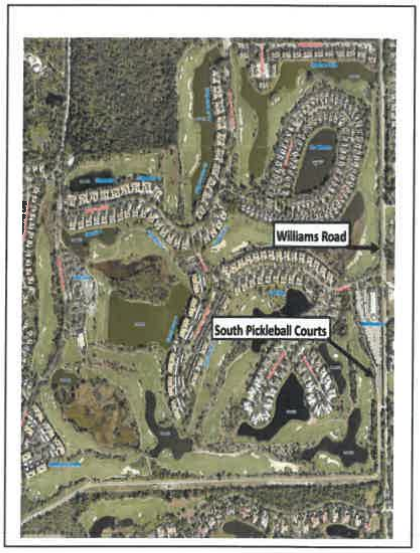
These courts will be surrounded with Acoustifence. This product does extraordinarily well in not only blocking direct sound, but also has a tendency to reduce sound from reflecting off it. It is made of a flexible heavy mass Acoustiblok material that vibrates from sound, transforming some of it into inaudible trace amount of heat. This same product is used on our other eight pickleball courts within the community near our condos. We also require the paddles to be of a honeycomb design, made for soundproofing.

We welcome any opportunity to discuss the logistics and/or provide a site visit of our property to further explain and describe this area, if necessary. Pelican Sound Golf & River Club will also provide our neighbors with a telephone contact number in case any concerns or complaints would need to be addressed.

Please feel free to contact me directly if you have any questions or concerns.

Best Regards,

Eric Long
General Manager/COO
Pelican Sound Golf & River Club, Inc.
Office: (239) 948-5232
Email: elong@psgrc.org



Pelican Sound Golf & River Club | 4569 Pelican Sound Blvd | Estero, FL 33928

Pelican Sound
Golf & River Club

October 22, 2021

Mr. Duane Summa
4121 Williams Road
Estero, FL 33928

Dear Mr. Summa,

On behalf of the Board of Directors for Pelican Sound Golf & River Club, Inc., I would like to take this opportunity to provide you with advance notice of our proposed South Pickleball Courts along Williams Road behind our Golf Course Maintenance building.

These courts will be surrounded with Acoustifence. This product does extraordinarily well in not only blocking direct sound, but also has a tendency to reduce sound from reflecting off it. It is made of a flexible heavy mass Acoustiblok material that vibrates from sound, transforming some of it into inaudible trace amount of heat. This same product is used on our other eight pickleball courts within the community near our condos. We also require the paddles to be of a honeycomb design, made for soundproofing.

We welcome any opportunity to discuss the logistics and/or provide a site visit of our property to further explain and describe this area, if necessary. Pelican Sound Golf & River Club will also provide our neighbors with a telephone contact number in case any concerns or complaints would need to be addressed.

Please feel free to contact me directly if you have any questions or concerns.

Best Regards,

Eric Long
General Manager/COO
Pelican Sound Golf & River Club, Inc.
Office: (239) 948-5232
Email: elong@psgrc.org



Pelican Sound Golf & River Club | 4569 Pelican Sound Blvd | Estero, FL 33928

EXHIBIT 3

Pelican Sound
Golf & River Club

February 15, 2021

Mr. Cyrus Anderson
20684 Charring Cross Circle
Estero, FL 33928

RE: Pelican Sound Golf & River Club Proposed Amendments to Zoning Resolution Z-13-003

Dear Mr. Anderson,

On behalf of the Board of Directors for Pelican Sound Golf & River Club, Inc., I would like to take this opportunity to provide you with advance notice of future public hearings for proposed amendments to our current zoning resolution.

These amendments include our desire to host live outdoor entertainment no more than twice per week at our River Club restaurant patio, which will conclude no later than 9:00PM EST. The live outdoor entertainment will consist of solo musicians or duos only. The musicians and their audio equipment will be positioned under a covered patio within the restaurant building with speakers pointing away from the river and in the direction of our swimming pool and deck.

We welcome any opportunity to discuss the logistics and/or provide a site visit of our property to further explain and describe how our venue would be managed. Pelican Sound Golf & River Club would also provide our Estero River neighbors with a telephone contact number in case any concerns or complaints would need to be addressed.

Please feel free to contact me directly if you have any questions.

Best Regards,

Eric Long
General Manager/COO
Pelican Sound Golf & River Club, Inc.
Office: (239) 948-5232
Email: elong@psgrc.org

Pelican Sound Golf & River Club | 4569 Pelican Sound Blvd | Estero, FL 33928

Pelican Sound
Golf & River Club

February 15, 2021

Mr. David Gustason
20672 Charring Cross Circle
Estero, FL 33928

RE: Pelican Sound Golf & River Club Proposed Amendments to Zoning Resolution Z-13-003

Dear Mr. Gustason,

On behalf of the Board of Directors for Pelican Sound Golf & River Club, Inc., I would like to take this opportunity to provide you with advance notice of future public hearings for proposed amendments to our current zoning resolution.

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Please feel free to contact me directly if you have any questions.

Best Regards,

Eric Long
General Manager/COO
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Office: (239) 948-5232
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Pelican Sound Golf & River Club | 4569 Pelican Sound Blvd | Estero, FL 33928

Pelican Sound
Golf & River Club

February 15, 2021

Mr. Norman Sharp
20660 Charring Cross Circle
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Pelican Sound
Golf & River Club

February 15, 2021

Mr. Paul Hampton
4675 Riverside Drive
Estero, FL 33928

RE: Pelican Sound Golf & River Club Proposed Amendments to Zoning Resolution Z-13-003

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Pelican Sound
Golf & River Club

February 15, 2021

Mr. Randle Rodeheaver
4691 Riverside Drive
Estero, FL 33928

RE: Pelican Sound Golf & River Club Proposed Amendments to Zoning Resolution Z-13-003

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Pelican Sound
Golf & River Club

February 15, 2021

Mr. David Chayer
4707 Riverside Drive
Estero, FL 33928

RE: Pelican Sound Golf & River Club Proposed Amendments to Zoning Resolution Z-13-003

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Pelican Sound
Golf & River Club

February 15, 2021

Mr. Robert Grady
4723 Riverside Drive
Estero, FL 33928

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Pelican Sound
Golf & River Club

February 15, 2021

Mr. Curtis Gunder
4739 Riverside Drive
Estero, FL 33928

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Pelican Sound
Golf & River Club

February 15, 2021

Mr. John Yarbrough
4755 Riverside Drive
Estero, FL 33928

RE: Pelican Sound Golf & River Club Proposed Amendments to Zoning Resolution Z-13-003

Dear Mr. Yarbrough,

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Pelican Sound
Golf & River Club

February 15, 2021

Mr. Stephen Pall
4770 Estego Court
Estero, FL 33928

RE: Pelican Sound Golf & River Club Proposed Amendments to Zoning Resolution Z-13-003

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Pelican Sound
Golf & River Club

February 15, 2021

Ms. Ann Jump
4774 Estego Court
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RE: Pelican Sound Golf & River Club Proposed Amendments to Zoning Resolution Z-13-003

Dear Ms. Jump,

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Pelican Sound
Golf & River Club

February 15, 2021

Mr. Wesley Pruitt
4781 Estego Court
Estero, FL 33928

RE: Pelican Sound Golf & River Club Proposed Amendments to Zoning Resolution Z-13-003

Dear Mr. Pruitt,

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Pelican Sound
Golf & River Club

October 7, 2021

Mr. Cyrus Anderson
20684 Charing Cross Circle
Estero, FL 33928

RE: Pelican Sound Golf & River Club Proposed Amendments to Zoning Resolution Z-13-003

Dear Mr. Anderson,

On behalf of the Board of Directors for Pelican Sound Golf & River Club, Inc., I would like to take this opportunity to provide you with advance notice of future public hearings for proposed amendments to our current zoning resolution.

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Pelican Sound
Golf & River Club

October 7, 2021

Mr. David Gustason
20672 Charing Cross Circle
Estero, FL 33928

RE: Pelican Sound Golf & River Club Proposed Amendments to Zoning Resolution Z-13-003

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Pelican Sound
Golf & River Club

October 7, 2021

Mr. Norman Sharp
20660 Charing Cross Circle
Estero, FL 33928

RE: Pelican Sound Golf & River Club Proposed Amendments to Zoning Resolution Z-13-003

Dear Mr. Sharp,

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October 7, 2021

Mr. Paul Hampton
4675 Riverside Drive
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October 7, 2021

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4707 Riverside Drive
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October 7, 2021

Mr. Robert Grady
4723 Riverside Drive
Estero, FL 33928

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Pelican Sound
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4739 Riverside Drive
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JOHNSON ENGINEERING

SINCE 1946

EXHIBIT 4

September 30, 2021

Mr. Eric Long
General Manager
4569 Pelican Sound Blvd.
Estero, FL 33928

Re: **Pelican Sound Golf & River Club Noise Monitoring**

Dear Mr. Long:

This letter provides the results of the noise (sound) level monitoring conducted to the north and west of Pelican Sound Golf & River Club (Pelican Sound) along residential streets and Estero River on September 1st and 8th, 2021. The monitoring was conducted by Johnson Engineering in accordance with the contractual agreement with Pelican Sound.

PURPOSE AND SCOPE OF WORK

The purpose for conducting the sound level monitoring was to document and record noise associated with music playing from speakers that Pelican Sound proposes using during certain events between the hours of 6 PM and 9 PM. Noise levels in the Village of Estero are enforced under Ordinance No. 2019-20. The attached aerial map shows the location of the sound source along with the five (5) locations selected for monitoring: four (4) along the river and one (1) along a residential street.

METHODOLOGY

Two (2) large speakers mounted on portable stands were set up facing the pool area in front of the Pelican Sound Golf & River Club. The speakers were oriented facing away from Estero River and from other parts of the building, to minimize noise reaching the river either directly or indirectly. Figures 1 and 2 show the speaker set-up and pool area. Sound pressure levels were recorded at each of the five (5) locations under two (2) different scenarios (with and without music from the speakers). All measurements were recorded using a properly calibrated SVANTEK acoustic dosimeter (SV 104IS), in accordance with the manufacturer's instructions. The SV 104IS conforms to IEC 61252 and ANSI S1.25-1991. A background sound level measurement (without music) was recorded at each location, followed by sound level measurement while the music was being played at near full volume. The measurements at each monitoring location were recorded over an approximate 1 to 2-minute period.

The first monitoring event was conducted on September 1st shortly after 6 PM. Rainy weather prevented sound measurements from being recorded along Estero River as intended. Instead, sound measurements were taken across the river on Riverside Drive. Noise heard during those measurements included wind ahead of a rainstorm. No music could be heard coming from the club at that location.

2122 Johnson Street ■ P.O. Box 1550 ■ Fort Myers, FL 33902-1550
(239) 334-0046 ■ Fax (239) 334-3661

A second monitoring event was conducted at the locations along Estero River on September 8th between 1 PM and 3 PM. For that event, a microphone was added to the speakers at the sound source to mimic a live DJ. The sound level readings were recorded under two (2) different scenarios: background (without music), and while the music was being played at near full volume.

The first location monitored on September 8th was Estero River WSW. During the background sound level measurement, a boat was heard approaching. During the sound level measurement while the music was being played, the music could be heard faintly, along with someone speaking "test-test" into the microphone. The second location monitored was Estero River W. During both the background and music sound level measurements, tree trimming equipment noise was heard in the distance (chainsaw and woodchipper). Muffled noise believed to be from the club could also be faintly heard during the music sound level measurement. The third location monitored was Estero River NW. Again during both the background and music sound level measurements, a chainsaw and woodchipper were heard in the distance. Occasionally muffled noise believed to be from the club was barely audible during the music sound level measurement. The fourth location monitored was Estero River N. During both the background and music sound level measurements, some wind noise was heard along with what sounded like a lawnmower was heard in the distance. No noise from the club was audible during the music sound level measurement.

RESULTS

The average background and music sound levels recorded at each location are listed in the table below. All the sound levels recorded at the five (5) monitoring locations were below the maximum permissible sound level limit of 66 dBA set for residential receiving land use from 7 AM – 10 PM and below the maximum permissible sound level limit of 55 dBA set for residential receiving land use from 10 PM – 7 AM. The maximum permissible sound levels by receiving land use are listed in Table 1 of the Village of Estero Noise Control Ordinance No. 2019-20. The A-weighted ambient (background) sound levels recorded at each location were less than five (5) dbA lower than the sound levels of the sound source (music). Therefore there was no violation of the Village of Estero Noise Control Ordinance.

	Average Background Sound Levels			**Average Sound Levels w/ Music**		
Location	Date	Time	LAS (dBA)	Date	Time	LAS (dBA)
Riverside Drive	9/1/21	6:16 PM	47.9	9/1/21	6:17 PM	47.0
Estero River WSW	9/8/21	1:48 PM	47.6	9/8/21	1:50 PM	45.4
Estero River W	9/8/21	1:59 PM	48.5	9/8/21	2:01 PM	47.8
Estero River NW	9/8/21	2:09 PM	48.3	9/8/21	2:11 PM	47.5
Estero River N	9/8/21	2:17 PM	49.1	9/8/21	2:19 PM	49.4

Please feel free to contact me if you have any questions regarding these monitoring activities.

Sincerely,

Tim Denison



JOHNSON ENGINEERING, INC.
Environmental Scientist
239-461-2458

cc: 20214195-000


\\fms01\prog-fmw\MKT-009\Pelican Sound noise\pelican sound noise monitoring sites.mxd Date: 8/6/2021 Time: 3:33:21 PM User: pml
MEDERIA LN
COCONUT DR
PINE TREE LN
CHARING CROSS CIR
PALMETTO TER
ROYAL PALM DR
PARK PL
RIVERSIDE DR
ESTERO RIVER
ESTEGO CT
CORKSCREW RD
TORREY PINES CT
Estero River N
Estero River NW
Riverside Dr
SoundSource (Speakers)
Estero River W
Estero River WSW
N
0 100 200
SCALE IN FEET
LEGEND
Sound monitoring sites
Sound source (speakers)
NOTES
1. The aerial photographs shown were provided by Lee County government and were taken in 2021.
Pelican Sound Golf & River Club
Lee County, Florida
JOHNSON ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642
Sound Monitoring Plan
DATE August 2021
PROJECT NO. MKT-009
FILE NO. --
SCALE As Shown
SHEET 1



Figure 1 - Speaker set-up in front of club



Figure 2 - Pool area in front of speakers

#6332

e-mail: service@sensidyne.com Tel.: +727-530-3602 ext. 781 www.sensidyne.com

SENSIDYNE®
Industrial Health & Safety Instrumentation
Calibration Laboratory

1000 112th Circle North Suite 100
Saint Petersburg, FL 33716
USA

ACCREDITED
Certificate No. 3943.01

CALIBRATION CERTIFICATE

Date of issue: February 18, 2021 **Certificate No:** 180221-4 **Page:** 1/4

OBJECT OF CALIBRATION	Personal sound exposure meter type SV 104IS, serial number 70006, manufacturer SVANTEK with microphone type SV 27IS, serial number 68527, manufacturer SVANTEK.
APPLICANT	Geotech Environmental Equipment, Inc
CALIBRATION METHOD	Method described in instruction WI0103 "Calibration of Individual Noise Dosimeters", rev -, dated 09/03/15, written on the basis of international standard IEC 61252 Electroacoustics – Specifications for the personal sound exposure meter".
ENVIRONMENTAL CONDITIONS	Temperature: (23.6 ÷ 24.2) °C Ambient pressure: (101.8 ÷ 101.7) kPa Relative humidity: (49 ÷ 69) %
DATE OF CALIBRATION	18-02-2021
TRACEABILITY	Calibration results are traceable to the Central Office of Measures reference standard of sound pressure using the laboratory standard – sound calibrator type SV 30A, No. 48714, manufactured by SVANTEK.
CALIBRATION RESULTS	The results are presented on pages 2 ÷ 4 of this certificate including measurement uncertainty.
UNCERTAINTY OF MEASUREMENTS	Measurement uncertainty has been evaluated in compliance with EA-4/02 M:2013. The expanded uncertainty assigned corresponds to a coverage probability of 95 % and the coverage factor $k = 2$.

The certificate may be presented or copied as a whole document only.

CALIBRATION CERTIFICATE issued by ACCREDITED LABORATORY #3943.01

Date of issue: February 18, 2021 **Certificate No:** 180221-4 **Page:** 2/4

CALIBRATION RESULTS Calibration results are the following:

1. Absolute acoustical sensitivity

The personal sound exposure meter was calibrated in compliance with the instruction manual. During this process, the indication of this personal sound exposure meter was adjusted to the sound pressure level of the sound level calibrator type SV 30A, No. 48714, from SVANTEK. The sound pressure level was corrected by the free-field factor.

The relative error response dosimeter into an acoustic signal from the sound calibrator, was determined using sound calibrator type SV 30A, No. 48714, the manufacturer SVANTEK, for reference environmental conditions (static pressure of 101.325 kPa, at 23 ° C and 50% RH), and the integral time 120 s.

L_p	t_{nom}	t	E_{ref}	E_i	δE_i	$U(\delta E)$	δE_{dop}
dB	S	s	Pa^2h	Pa^2h	%	%	%
113.91	120	120	3.3	3.4	1.51	4,0	-21;+26

where:

L_p – level of acoustic pressure generated by working calibrator, in dB with reference to 20 μPa
t_{nom} – nominal integration time
t – measured integration time
E_{ref} – correct value (calculated) of dosimeter responses, for integration time t, expressed in Pa^2h
E_i – dosimeter response to acoustic signal from the sound calibrator after integration time t, expressed in Pa^2h
δE_i – relative error δE of response
U – expanded uncertainty
δE_{dop} – tolerance limits

2. Frequency weighting

Frequency response of dosimeter with the function of sound level measurement and frequency weighting A and C, was performed using coupler, type 51AB, manufacturer G.R.A.S. and reference microphone type 4192, manufacturer Brüel & Kjær.

f	L_w	δL_w	δL_{ff}	L_A	L_C	$L_{A,rel}$	$L_{C,rel}$	A	C	$\delta L_{A,rel}$	$\delta L_{C,rel}$	U	δL_{dop}
Hz	dB	dB	dB	dB	dB	dB	dB	dB	dB	dB	dB	dB	dB
63	93.95	0.00	0.00	66.8	92.3	-27.6	-2.1	-26,2	-0,8	-1.4	-1.3	0,4	±2,0
125	94.00	0.00	0.00	77.7	93.7	-16.7	-0.7	-16,1	-0,2	-0.6	-0.5	0,4	±1,5
250	94.00	0.00	0.00	85.4	94.1	-8.9	-0.2	-8,6	0,0	-0.3	-0.2	0,4	±1,5
500	94.00	0.00	0.08	90.9	94.2	-3.3	-0.1	-3,2	0,0	-0.1	-0.1	0,4	±1,5
1000	94.00	0.00	0.19	94.1	94.1	0.0	0.0	0,0	0,0	0.0	0.0	0,4	±1,5
2000	93.99	0.00	0.46	95.3	94.0	1.5	0.1	1,2	-0,2	0.3	0.3	0,4	±2,0
4000	93.99	0.00	1.20	94.8	93.0	1.7	-0.1	1,0	-0,8	0.7	0.7	0,6	±3,0
8000	93.95	0.00	3.33	89.3	87.4	-1.8	-3.7	-1,1	-3,0	-0.7	-0.7	0,6	±5,0

where:

f – nominal frequency
L_w – reading for the reference microphone of known pressure
δL_w – correction for the deviation of the reference microphone frequency response from flat response (from the reference microphone calibration certificate)
δL_{ff} – correction for the free-field response
L_A / L_C – indication of the dosimeter with microphone for frequency weighting A and C
$L_{A,rel}$ / $L_{C,rel}$ – relative value of frequency response A and C
A, C – nominal value of frequency response A and C
$\delta L_{A,rel}$ / $\delta L_{C,rel}$ – relative error δE of response for frequency weighting A and C

Authorized by: Michael Sexton

CALIBRATION CERTIFICATE issued by ACCREDITED LABORATORY #3943.01

Date of issue: February 18, 2021 **Certificate No:** 180221-4 **Page:** 3/4

U – expanded uncertainty
δL_{dop} – tolerance limits

3. Linearity of response to steady signals

a) Sound exposure meter, linearity of response for changes of input sinusoidal signal level

L expected		dB	55,0	80,0	90,0	100,0	110,0	114,0	120,0	130,0	138,0
1 kHz	L_A expected	dB	55,0	80,0	90,0	100,0	110,0	114,0	120,0	130,0	138,0
	L_A	dB	55.6	80.1	90.0	100.0	110.1	114.1	120.0	130.1	138.1
	δL_{lin}	dB	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1
8 kHz	L_A expected	dB			88,9	98,9	108,9	112,9	118,9	128,9	136,9
	L_A	dB			88.9	98.9	108.9	112.9	118.9	128.9	136.9
	δL_{lin}	dB			0.0	0.0	0.0	0.0	0.0	0.0	0.0
63 Hz	L_A expected	dB						87,8	93,8	103,8	111,8
	L_A	dB						87.8	93.8	103.9	111.8
	δL_{lin}	dB						0.0	0.0	0.0	0.0
δL_{dop}		dB	±1,0								
U		dB	0,2								

where:
L – expected sound pressure level
L_A – expected A-sound pressure level
L_A – dosimeter response with the selected frequency weighting A
δL_{lin} – dosimeter response linearity error
U – expanded uncertainty
δL_{dop} – tolerance limits

b) Sound exposure meter linearity of error

L_{Aeq}	t_{nom}	t	E_A	E	δE_{lin}	$U(\delta E_{lin})$	δE_{dop}
dB	s	s	Pa^2h	Pa^2h	%	%	%
110	27	27	0.30	0.30	0.0	3,0	-21;+26
110	45	45	0.50	0.51	2.0		
110	90	90	1.00	1.01	1.0		
110	180	180	2.00	2.02	1.0		
120	36	36	4.00	4.04	1.0		
120	72	72	8.00	8.09	1.1		
120	90	90	10.00	10.11	1.1		
120	180	180	20.00	20.22	1.1		
120	360	360	40.00	40.44	1.1		
120	720	721	80.11	81.05	1.2		

where:
L_{Aeq} – equivalent A-weighted sound pressure level
t_{nom} – nominal integration time
t – measured integration time
E_A – the correct value (calculated) dosimeter response to the sinusoidal signal from generator
E – dosimeter response to sinusoidal signal generator
δE_{lin} – dosimeter response linearity error
U – expanded uncertainty
δE_{dop} – tolerance limits

Authorized by: Michael Sexton

Sample 1:

Pyle Pro PPHP1299WU 12" 2-Way 1000W Portable Bluetooth PA Speaker with Two Wireless Handheld Microphones



Technical Specifications:

Max Power Output: 1000 Watt

RMS Power Output: 500 Watt

Battery Life: Up to 4 Hours

Battery Charge Time: About 8 Hours

Subwoofer Frequency: 80-18Khz (-10dB)

Subwoofer: 12'' -inch

Tweeter: 1.34'' -inch

Impedance: 4 Ohm

Sensitivity: 95dB (+/-2dB)

S/N Ratio: ≥50dB

T.H.D.: 10% 20watts

Frequency Response: 80-18Khz (-10dB)

Battery Operated Microphones, Requires (4) x 'AA' -Each, Included

Battery Operated Remote, Requires (2) x 'AAA', Included

PA Speaker Rechargeable Battery: 12V Lead Acid, 5000mAh,

Pyle - PPHP1299WU - Home and Office - PA Loudspeakers - Cabinet Speakers - Sound and Recording - PA Loudspeakers - Cabinet Speakers (pyleaudio.com)

Sample 2:

Powered Active PA System Loudspeaker Bluetooth w/ Microphone 8-Inch Bass Subwoofer Stage Speaker Monitor Built-in USB for MP3 Amplifier DJ Party Portable Sound Equipment Stereo Amp Sub Pyle PPHP837UB



HIGH-QUALITY SOUND REPRODUCTION: This Pyle Subwoofer system is equipped with a heavy-duty self-powered 8-inch subwoofer for ultimate bass. Packing a powerful 600 watts this self-powered speaker effectively reproduces the entire studio audio spectrum

Technical Specifications:

Max Power Output: 600 Watt

RMS Power Output: 300 Watt

Amplifier Class: AB

Digital Audio File Compatibility: MP3, WMA

Maximum SD/USB Flash Memory Support: 32GB

Inputs/Outputs 1/4" TS/unbalanced and 3.5mm TRS/Stereo Input with RCA Input

T.H.D.: 1%

S/N Ratio: 71dB

Crossover Frequency: 2.2kHz

Power: 110V

Dimensions (L x W x H): 11.8'' x 9.8'' x 17.3"

PylePro - PPHP837UB - Home and Office - PA Loudspeakers - Cabinet Speakers - Sound and Recording - PA Loudspeakers - Cabinet Speakers (pyleaudio.com)

Sample 3:

L1 Pro8 Bose

Acoustic Performance: Generous coverage — C-shaped line array, featuring 8 articulated 2" neodymium drivers; 180-degree horizontal coverage with wide vertical dispersion, allowing your audience to hear clearly whether they are seated or standing, even off to the extreme sides in small to medium venues.



Technical Specifications:

Preliminary System Performance Model Name L1 Pro8 System Type Self-powered line array with integrated bass module and onboard three-channel digital mixer Frequency Response (–3 dB) 1 45 Hz to 16 kHz Frequency Range (–10 dB) 33 Hz to 18 kHz Nominal Vertical Coverage Pattern 40° Vertical Beam Type C-shape Nominal Horizontal Coverage Pattern 180° Calculated Maximum SPL @ 1 m, continuous 2 112 dB Calculated Maximum SPL @ 1 m, peak 2 118 dB Crossover 200 Hz Transducers Low Frequency 1 × RaceTrack low-frequency driver 7" x 13" Low Frequency Voice Coil Size 2" High / Mid Frequency 8 × Articulated 2" drivers High / Mid Frequency Voice Coil Size 3/4" Driver Protection Dynamic limiting Amplification Type Two-channel, Class D Low Frequency Amp Channel 240 W High / Mid Frequency Amp Channel 60 W Cooling Convection cooling Onboard Mixer Channels Three Channel 1 & 2 Input: Audio Type Combination XLR or 1/4" TRS connector (mic/instrument/line) Channel 1 & 2 Input: Input Impedance 10 KΩ (XLR); 2 MΩ (TRS) Channel 1 & 2 Input: Trim 0 dB, 12 dB, 24 dB, 36 dB, and 45 dB analog gain steps automatically selected and compensated by DSP Channel 1 & 2 Input: Channel Gain –100 dB to +75 dB (XLR); –115 dB to +60 dB (TRS); from input to driver, controlled by volume knob Channel 1 & 2 Input: Max Input Signal +10 dBu (XLR); +24 dBu (TRS) Channel 3 Input: Audio Type 1/8" TRS (stereo-summed, line), 1/4" TRS (line), Bluetooth® audio streaming Channel 3 Input: Input Impedance 40 KΩ (3.5 mm); 200 KΩ (TRS) Channel 3 Input: Channel Gain –105 dB to +50 dB (3.5 mm); –115 dB to +40 dB (TRS); from input to driver, controlled by volume knob Channel 3 Input: Max Input Signal +11.7 dBu (3.5 mm); +24 dBu (TRS) ToneMatch: Audio Type RJ-45 connector for ToneMatch cable connection, providing digital audio and power connection for the optional T4S/T8S ToneMatch Mixer Output: Audio Type XLR connector, line level, full-frequency bandwidth Bluetooth Enabled Yes Bluetooth Types AAC or SBC for audio streaming, LE for system control Channel Controls 3 digital rotary encoders Phantom Power Channel 1 & 2 LED Indicators Standby, Channel Parameters, Signal/Clip, Mute, Phantom Power, ToneMatch, Bluetooth LED, System EQ

Technical Data Sheet (bose.com)

Sample 4:

Rockville Titan Portable Array Battery Powered PA DJ Speaker System w/Subwoofer



System Features: Rockville TITAN PORTABLE ARRAY Battery Powered PA DJ Speaker System w/Subwoofer. 1200W Peak power / 300W Continuous RMS.

Technical Specifications:

- 1200W Peak power/300W RMS (continuous)
- Completely portable yet it has enough power to fill a room 3K square foot
- Wireless stereo linking (TWS) of 2 systems to fill larger venues
- Perfect for outdoor performances, street parties, band practice, small gigs, and more
- Bluetooth 5.0 chip allows crystal clear music streaming with 30 foot max range
- Rechargeable battery lasts 6 hours at high volume, 12 at mid volume, and 18 at low volume
- Fast 3 hour charge time
- Clean balanced sound quality tuned using DSP to be very flat with clear vocals and thumpy deep bass
- LOWS: 8″ Subwoofer (200W RMS power dedicated to the sub)
- Sub has a large 40 Oz magnet and 2″ voice coils
- HIGHS/MIDS: (4) 2.75″ drivers(100W RMS power dedicated to the drivers)
- Clean and balanced sound even at high volume levels
- Wide angle sound dispersion fills a room with sound

- Frequency response: 40Hz – 20KHz
- Input 1: Mic / Line level selectable: XLR / ¼″ Combo jack
- Input 2: Line/Mic/Guitar level selectable: XLR / ¼″ Combo jack
- Input 3: Line level RCA/3.5mm input
- XLR mix output allows you to connect another speaker or amplifier
- Limiter allows the speaker to play at extremely high volumes while limiting the frequencies causing clipping
- USB charger (5V/1A) will charge your phone or other portable device
- Class D amplifier is extremely efficient with a low current draw and approximately 90% of energy is turned into clean amplifier power

TitanPortableArray_Manual_Final.pdf (rockvilleaudio.com)

Structure No.: 79M14
Section 32, Township 46S, Range 25E:
Easement No.: W002i0020
Parcel ID:
(Maintained by County Appraiser)

RIGHT-OF-WAY CONSENT AGREEMENT

FLORIDA POWER & LIGHT COMPANY, a Florida corporation, whose mailing address is P.O. Box 14000, Juno Beach, Florida 33408-0420, Attn: Corporate Real Estate Department, hereinafter referred to as **"Company"**, hereby consents to Pelican Sound Golf & River Club, Inc., whose mailing address is 4569 Pelican Sound Blvd., Estero, Florida 33928 hereafter referred to as **"Licensee"**, using an area within Company's right-of-way granted by that certain agreement recorded in Deed Book Book 227 at Page 430, and Public Records of Lee County, Florida. The said area within the Company's right-of- way, hereinafter referred to as **"Lands"**, is more particularly described on **Exhibit "A"** attached hereto. The use of Lands by Licensee shall be solely for the purpose of construction of four (4) pickle ball courts, a dog park with fencing, exercise stations and additional vehicle/boat storage facility with all pavement and concrete installation must be reinforced for FPL vehicles as shown on the plans and specifications submitted by Licensee, attached hereto as **Exhibit "B"**.

In consideration for Company's consent and for the other mutual covenants set forth below, and for Ten Dollars and No Cents ($10.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties hereto agree as follows:

1. Licensee agrees to obtain all necessary rights from the owners of the Lands in the event Licensee does not own said Lands; to obtain any and all applicable federal, state, and local permits required in connection with Licensee's use of the Lands; and at all times, to comply with all requirements of all federal, state, and local laws, ordinances, rules and regulations applicable or pertaining to the use of the Lands by Licensee pursuant to this Agreement.

2. Licensee understands and agrees that the use of the Lands pursuant to this Agreement is subordinate to the rights and interest of Company in and to the Lands and agrees to notify its employees, agents, and contractors accordingly. Company specifically reserves the right to maintain its facilities located on the Lands; to make improvements; add additional facilities; maintain, construct or alter roads; maintain any facilities, devices, or improvements on the Lands which aid in or are necessary to Company's business or operations; and the right to enter upon the Lands at all times for such purposes. Licensee understands that in the exercise of such rights and interest, Company from time-to-time may require Licensee, to relocate, alter, or remove its facilities and equipment, including parking spaces and areas, and other improvements made by Licensee pursuant to this Agreement which interfere with or prevent Company, in its opinion, from properly and safely constructing, improving, and maintaining its facilities. Licensee agrees to relocate, alter, or remove said facilities, equipment, parking spaces and areas, and other improvements within thirty (30) days of receiving notice from Company to do so. Such relocation, alteration, or removal will be made at the sole cost and expense of Licensee and at no cost and expense to Company; provided however, should Licensee, for any reason, fail to make such relocation, alteration, or removal , Company retains the right to enter upon the Lands and make said relocation, alteration, or removal of Licensee's facilities, equipment, parking spaces and areas, and other improvements and Licensee hereby agrees to reimburse Company for all of its costs and expense incurred in connection therewith upon demand.

3. Licensee agrees that it will not use the Lands in any manner which, in the opinion of Company, may tend to interfere with Company's use of the Lands or may tend to cause a hazardous condition to exist. Licensee agrees that no hazardous substance, as the term is defined in Section 101 (14) of the Comprehensive Environmental Response Compensation and Liability Act ("CERCLA") (42 USC Section 9601 [14]),

Pelican Sound Golf & River Club

Residential Planned Development (RPD)

PD Amendment

(DCI2021-E003)

PLANNING, ZONING & DESIGN BOARD

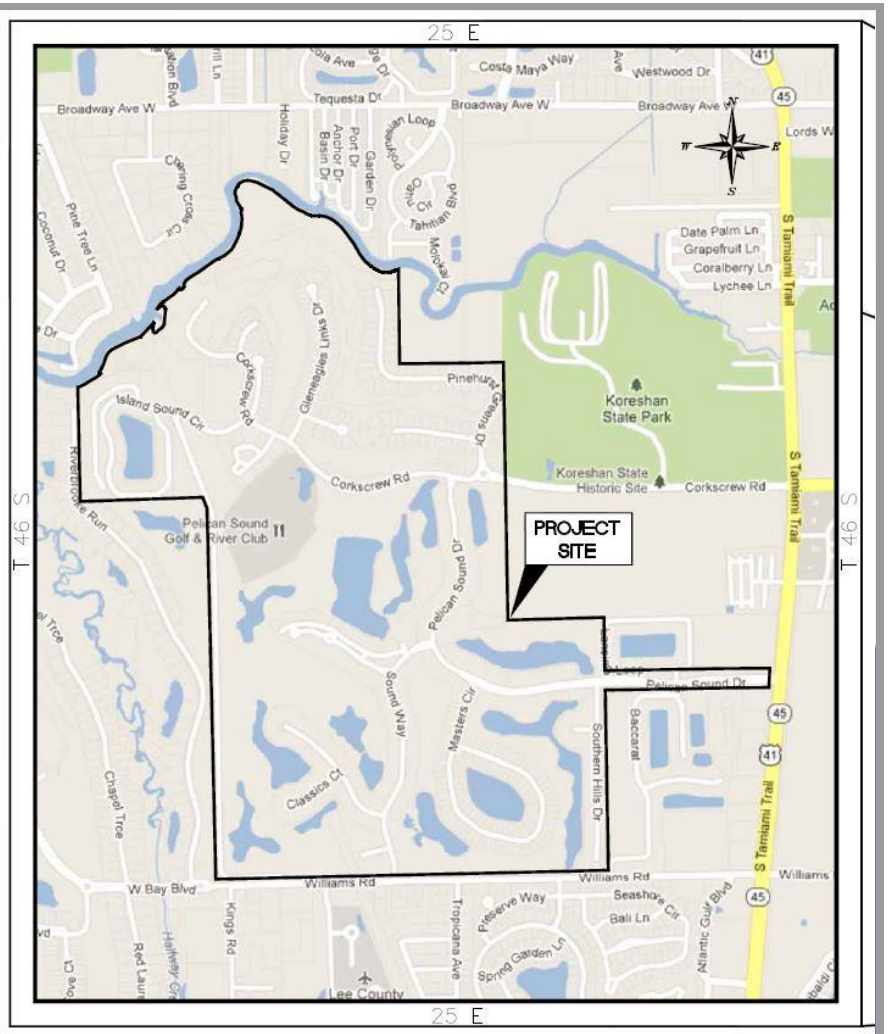
Hearing

September 13, 2022

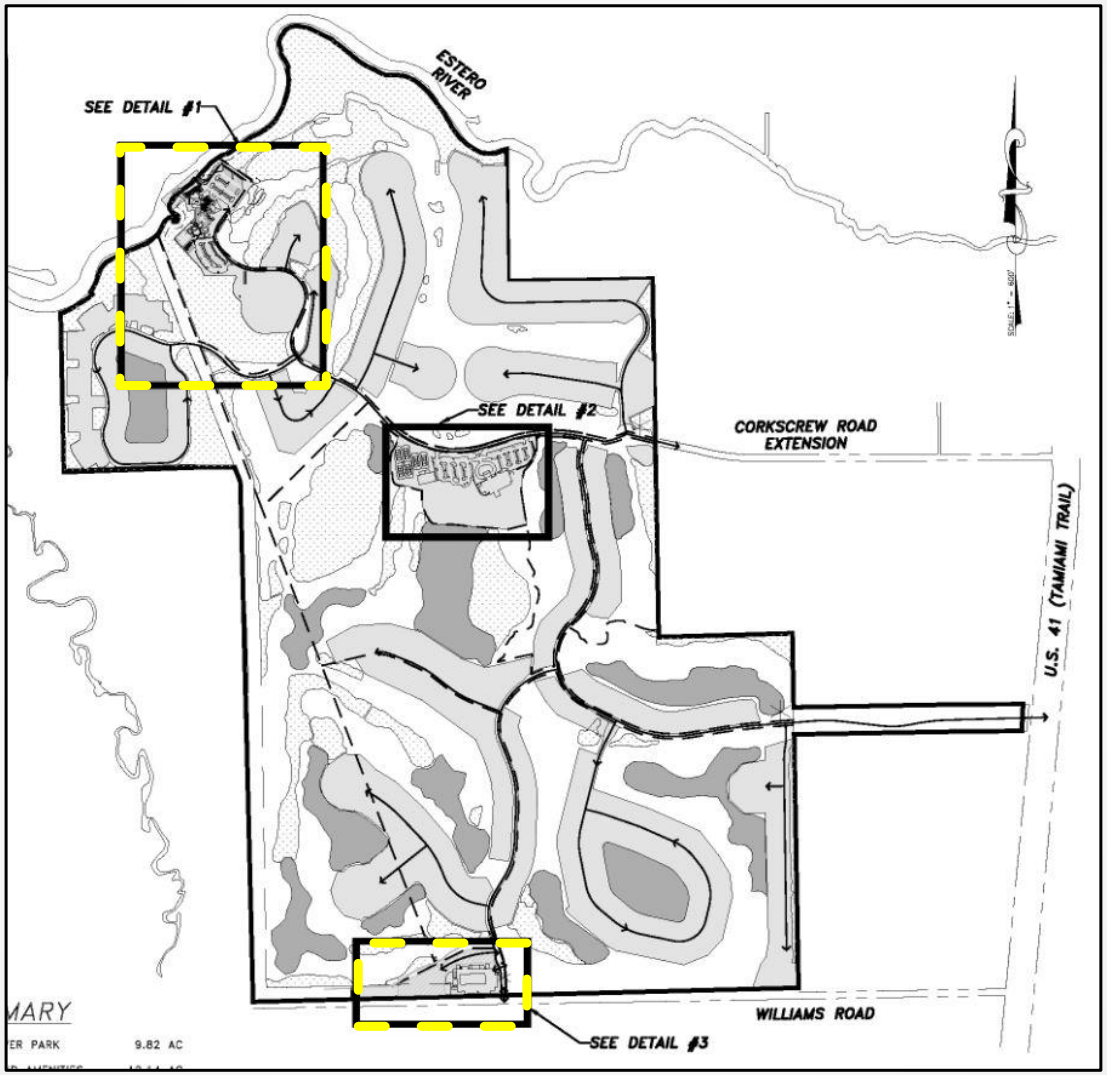
4:30pm

Subject Property:

- 562+/- acres
- Zoning:
  - Residential Planned Development (RPD)
    - Res. Z-95-077
    - Max. 1,480 dwelling units
- Existing Use(s):
  - Single-family & Multi-family Residential
  - Supporting Accessory Uses: Golf Course/Clubhouse, Tennis/Pickleball Facilities, River Club & Recreation Center
  - Water Management Systems, Open Space/Preserve Areas.

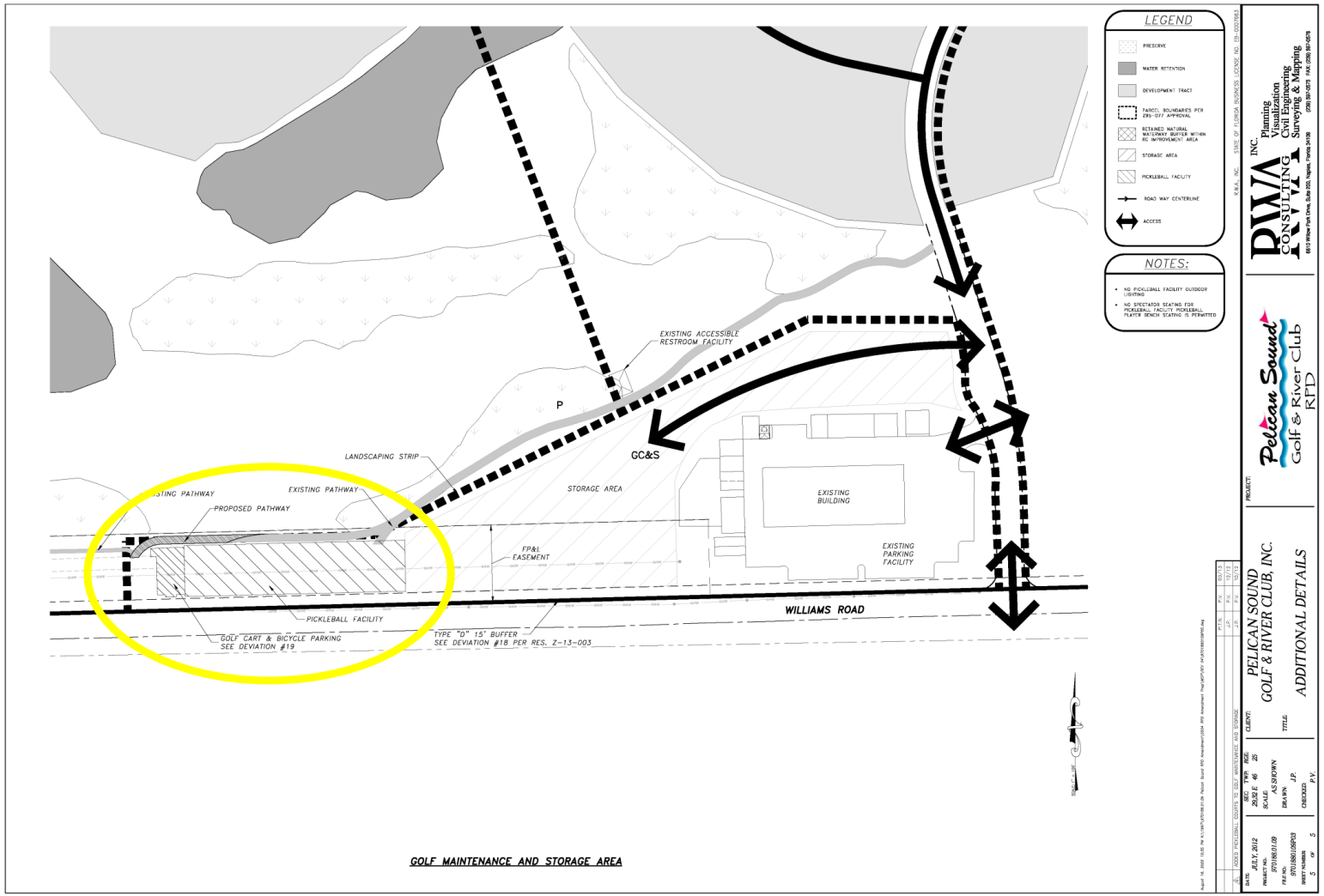


LOCATION MAP


ESTERO RIVER
SEE DETAIL #1
SEE DETAIL #2
CORKSCREW ROAD EXTENSION
U.S. 41 (TAMIAMI TRAIL)
WILLIAMS ROAD
SEE DETAIL #3
MARY
ER PARK
9.82 AC

Request:

- PD Amendment:
  - Improve and expand existing accessory internal community amenities:
    - **Pickleball Facilities**
      - Add Condition #15.f
      - Amend Schedule of Uses
    - **Limited Outdoor Entertainment**
      - Amend Condition #12.e:


LEGEND
PRESERVE
WATER RETENTION
DEVELOPMENT TRACT
PARCEL BOUNDARIES PER Z99-077 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
P
GC&S
LANDSCAPING STRIP
EXISTING PATHWAY
PROPOSED PATHWAY
STORAGE AREA
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
RWA INC.
Planning
Visualization
Civil Engineering
Surveying & Mapping
Pelican Sound Golf & River Club RPD
PELICAN SOUND GOLF & RIVER CLUB, INC.
ADDITIONAL DETAILS
DATE: JULY, 2012
SCALE: AS SHOWN
DRAWN: J.P.
CHECKED: P.V.

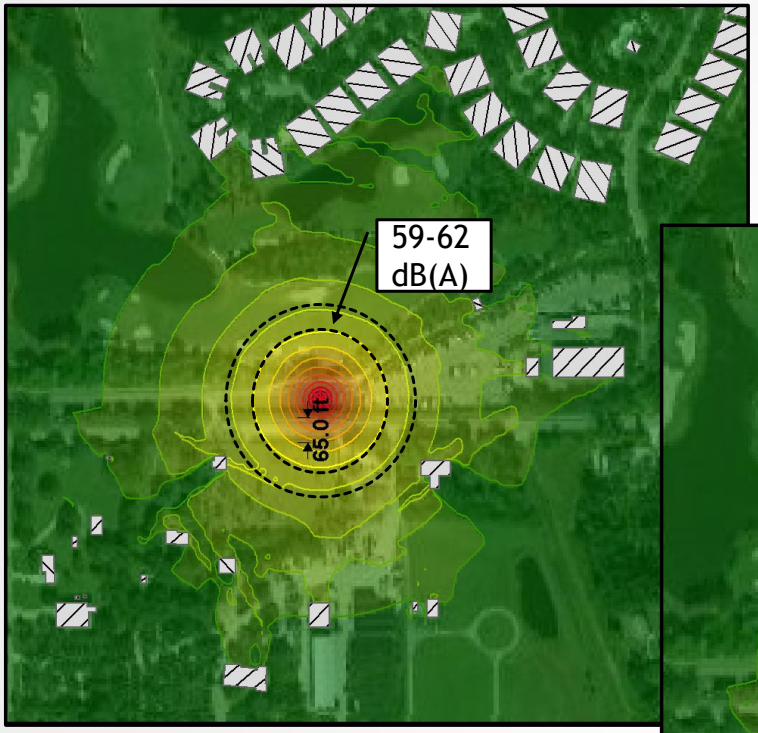
- **Pickleball Facilities**
  - Maintain enhanced buffering
  - Specialized sound abatement
  - Limits to hours – 8am to Dusk
  - Equipment Restrictions
  - Outdoor Lighting Restrictions
  - Golf cart parking per Deviation #19
  - Noise Ordinance Compliance
  - Property owner notice & noise mitigation plan
  - Amend Schedule of Uses to add:
    - “Pickleball facilities”

Staff's Proposed Condition #15.f:

- Recreational facilities, Private on-site to include Pickleball facilities, shall be allowed within the designated Golf Maintenance and Storage Area tract area as depicted on the approved MCP. Specific to the Pickleball facility, specialized acoustic material shall be provided on all sides of the fencing and players shall utilize equipment designated as "quiet" or "Green Zone" approved.

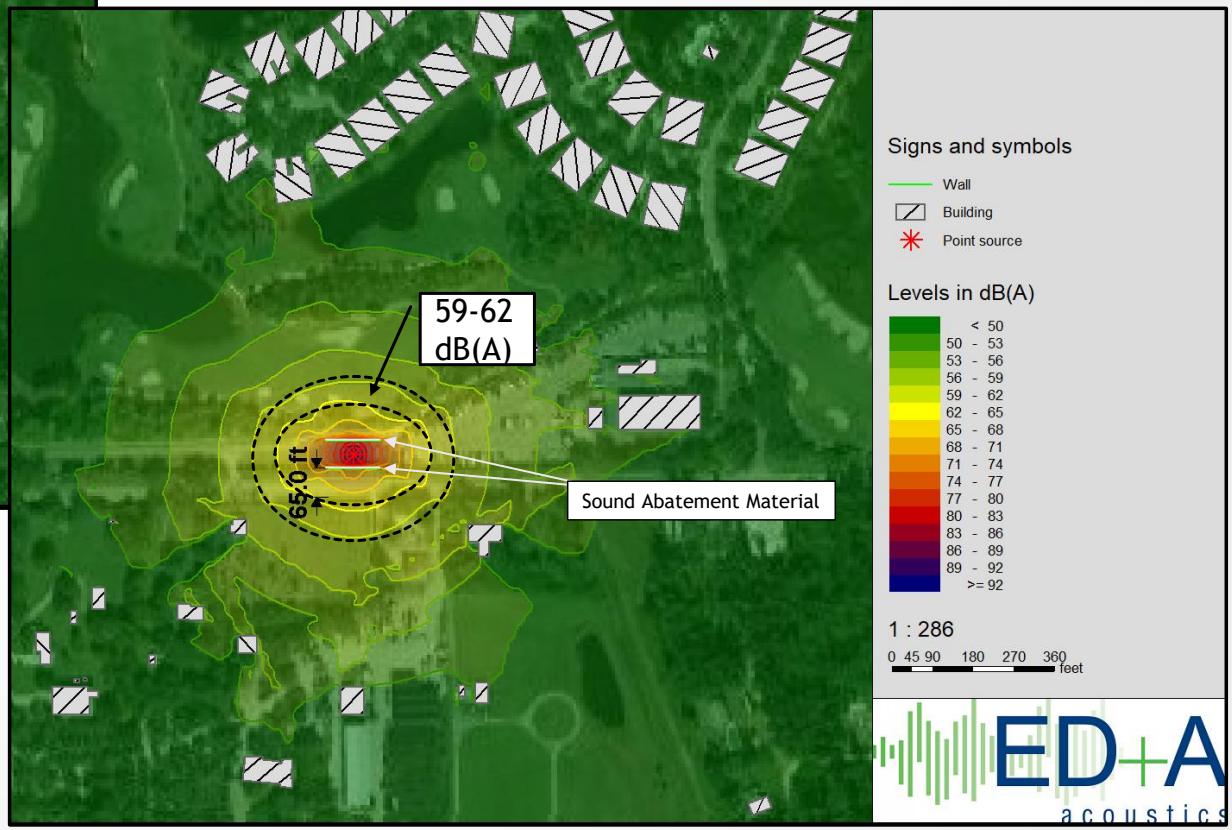
Applicant's Proposed Condition #15.f:

- Recreational facilities, Private on-site to include Pickleball facilities, shall be allowed within the designated Golf Maintenance and Storage Area tract area as depicted on the approved MCP. Specific to the Pickleball facility, specialized acoustic material shall be provided on ~~all sides~~ the north and south sides of the fencing and players shall utilize equipment designated as "quiet" or "Green Zone" approved.

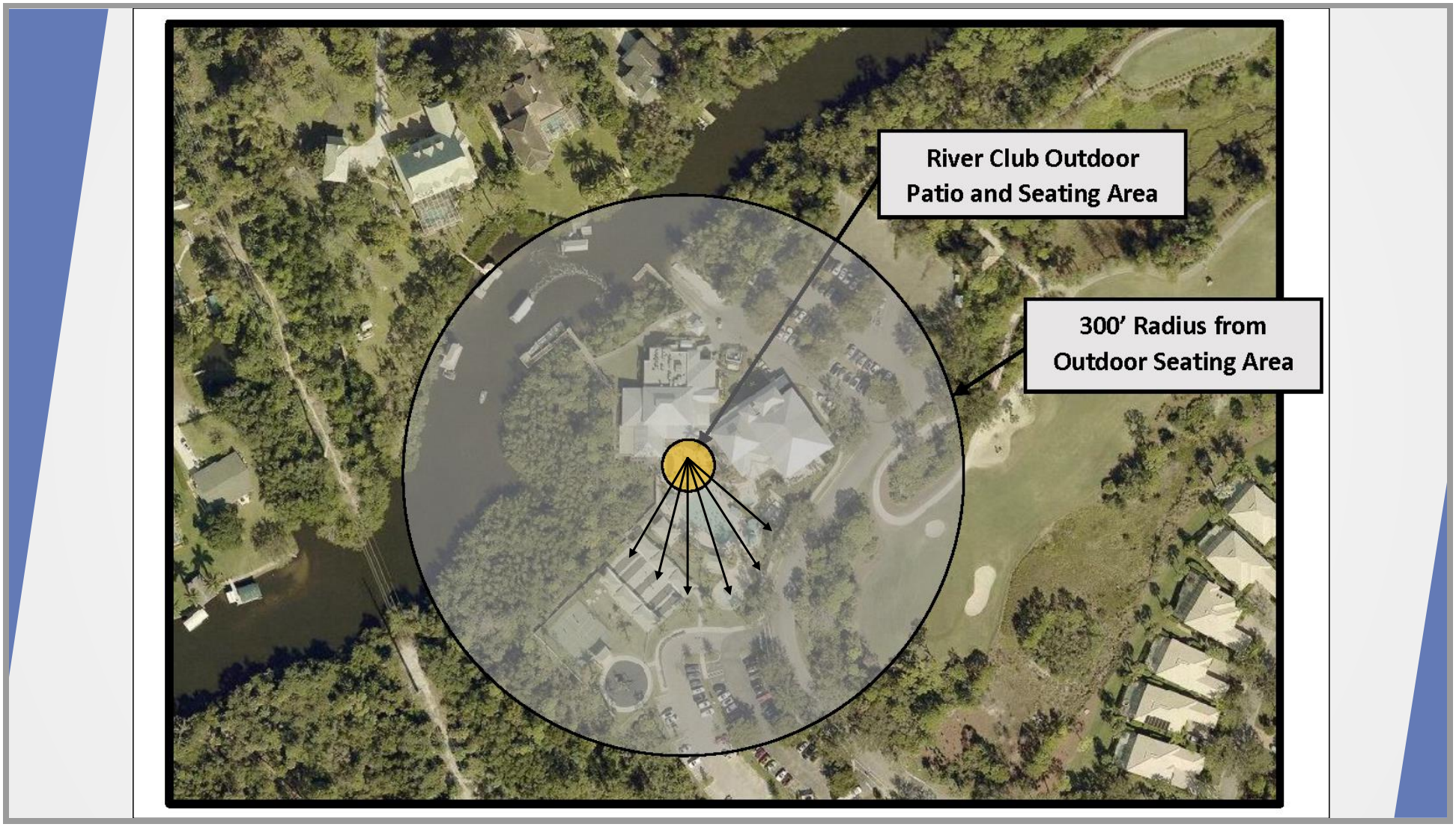


- No Sound Abatement Material

- With Sound Abatement Material



- **Limited Outdoor Entertainment**
  - Condition #12.e: Outdoor entertainment, i.e., live music, is prohibited at the River Club restaurant, **except on Thursdays and Saturdays from 5:00 p.m. to 9:00 p.m. or with the issuance of a special event permit from the Village of Estero.**
    - Outdoor seating and music shielded by club structure/preserve area; Oriented away from surrounding properties.
    - Noise ordinance compliance
    - Property owner notice & noise mitigation plan


River Club Outdoor
Patio and Seating Area
300’ Radius from
Outdoor Seating Area

Conclusion:

- Consistent with the Land Development Code.
- Overall Consistency with the Comprehensive Plan.
- Agreement with Staff Report/Recommendation with proposed revised language to Condition #15.f.
- We respectfully request a recommendation of approval by the PZDB that the Village Council approved the proposed amendment with conditions.

Questions?

SLIDE INTENTIALLY LEFT BLANK

September 2, 2022

Village of Estero
Attn: Ms. Kathy Eastley, AICP and Planning, Zoning & Design Board
9401 Corkscrew Palms Circle
Estero, FL 33928

Subject: ***Applicant's 8-Day Letter and Supporting Documents***
Hearing Date: September 13, 2022
DCI2021-E003 Pelican Sound RPD Amendment

Dear Ms. Eastley and Board Members:

The applicant has reviewed the Zoning Staff Report received on August 30, 2022, and provides the following for further consideration as well as clarifications and corrections.

STAFF REPORT:

1. Page 2 of 10: The additional agents listed are apparently from a prior application. No other agents were identified specific to this petition. May consider deleting.
2. Page 6 of 10 and Page 8 of 10: Recommended conditions for approval of the pickleball facility indicate the requirement that the proposed acoustical material will "encompass all sides of the fencing, not just the north and south as proposed by the applicant." This recommended language is also indicated on page 8 of 10. The applicant respectfully requests the proposed acoustical material be required only on the north and south portions of the perimeter fencing. Please see item #1 under ATTACHMENT C below for further details.
3. Page 9 of 10: Staff indicates the applicant is proposing only twelve (12) regular and one (1) ADA accessible golf cart spaces. The applicant sent via email on August 17, 2022, an updated Master Concept Plan (See attached) further delineating the "golf cart & bicycle parking" area that was increased in size to account for additional golf cart and bicycle parking. The applicant is agreeable to and will be providing, sixteen (16) paved golf cart spaces and a bicycle rack for seventeen (17) bikes as staff has requested. This is shown on the development order site plan sheet (See attached). With this information provided, the applicant agrees to the revised Deviation #19 language on Page 3 of 3 of ATTACHMENT C to the Staff Report.

12800 University Drive, Suite 175, Fort Myers, FL 33907 | (239) 597-0575 | Fax (239) 597-0578
www.consult-rwa.com

ATTACHMENT C – PELICAN SOUND RPD ZONING AMENDMENT CONDITIONS:

1. Page 1 of 3 – Condition 15.f: Consistent with our position stated in item #2 above, the proposed language provided for Condition 15.f requires that acoustic material "shall be provided on all sides of the fencing." The applicant again respectfully requests that the condition only require the acoustic material be provided on the north and south sides of the fencing. The applicant's position is that based on the extensive noise analysis conducted and resources expended to review the data and provide the finalized report, requiring an additional expenditure for acoustic material on the east and west sides is not warranted. There are no incompatible uses directly east or west of the proposed pickleball facility. The data shows (See attached ED+A Exhibits) the decibel level towards the existing golf and storage maintenance facility to the east and vacant/open space to the west do not exceed 60 dBA, which is within the maximum limits under the village's sound level regulation limits. The acoustic material provided on the north and south sides provides the necessary means to ensure the pickleball activity at the facility does not create a nuisance or negatively impact the residential uses/neighbors to the north of the proposed facility or those south of Williams Road. Also, requiring acoustic material on the east and west side of the perimeter fence causes some logistical and management hurdles due to FPL's need to access their facilities. The east and west portions of the perimeter fence will be specially designed gates. Having the acoustic material attached to these fence gates requires additional engineering design and thus, unwarranted costs to the applicant.

   The applicant is agreeable to Condition 3.F that if the excessive noise complaints are received, a noise mitigation plan will be developed and submitted to the Village. A component of that mitigation plan would be to evaluate the need for additional acoustic material around the pickleball facility.

   The applicant proposes the following for Condition 15.f:

   > *Condition 15.f.*
   > *Recreational facilities, Private on-site to include Pickleball facilities, shall be allowed within the designated Golf Maintenance and Storage Area tract as depicted on the approved MCP. Specific to the Pickleball facility, specialized acoustic material shall be provided on ~~all sides~~ the north and south sides of the fencing, and players shall utilize equipment designated as "quiet" or "Green Zone" approved.*

2. Page 2 of 3 – Condition 3.E: Second line there is a typo. The word "Gold" should be "Golf."
3. Page 2 of 3 – Condition 5.C: Second line there is a typo. The word "Gold" should be "Golf."

12800 University Drive, Suite 175, Fort Myers, FL 33907 | (239) 597-0575 | Fax (239) 597-0578
www.consult-rwa.com

Should you have any questions or require additional information, please contact me at 850-803-5621 or via email at ken@consult-rwa.com.

Sincerely,
RWA, Inc.

Kenrick S. Gallander, AICP

Attachments: Master Concept Plan
Proposed Site Plan
ED+A Exhibits

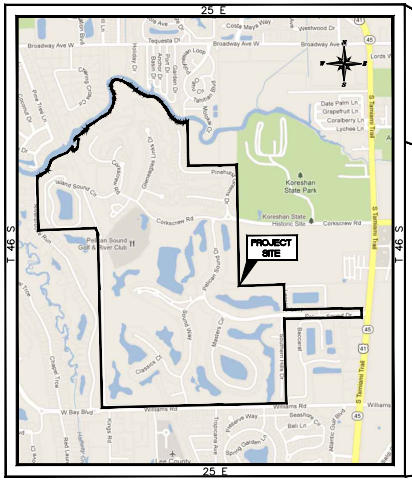
cc: Eric Long – Pelican Sound Gulf & River Club, Inc.
RWA File: 970188.01.36

12800 University Drive, Suite 175, Fort Myers, FL 33907 | (239) 597-0575 | Fax (239) 597-0578
www.consult-rwa.com

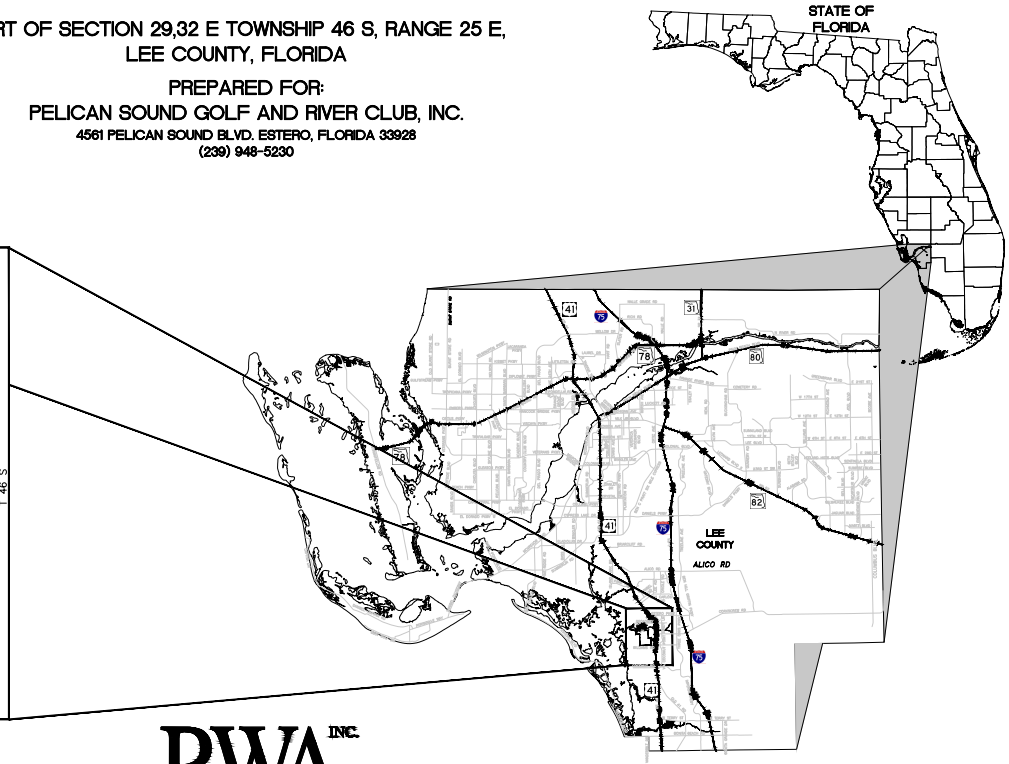
Pelican Sound Golf & River Club RPD

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

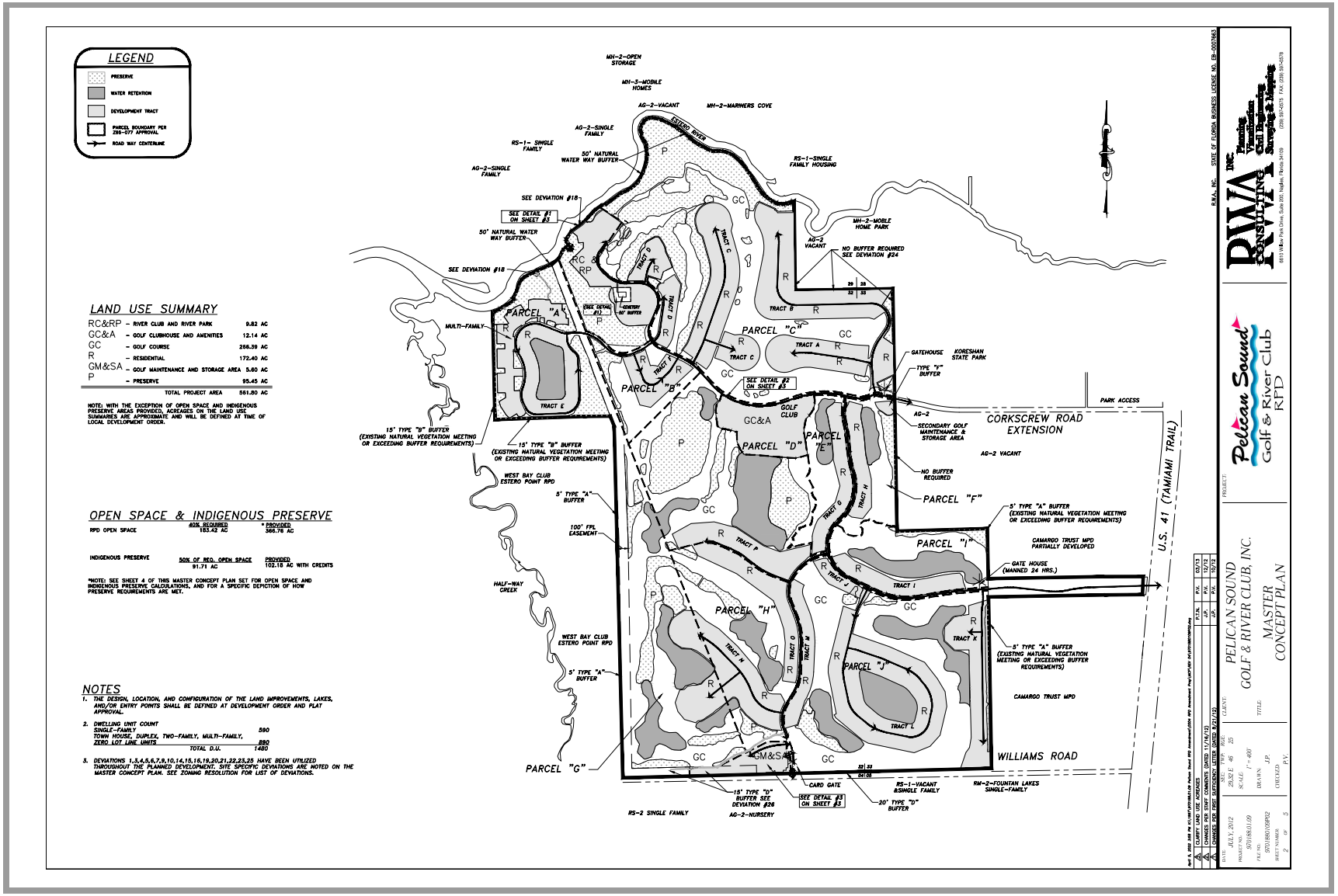
SHEET 1 COVER SHEET
SHEET 2 MASTER CONCEPT PLAN
SHEET 3 DETAILS
SHEET 4 INDIGENOUS PRESERVE PLAN
SHEET 5 ADDITIONAL DETAILS

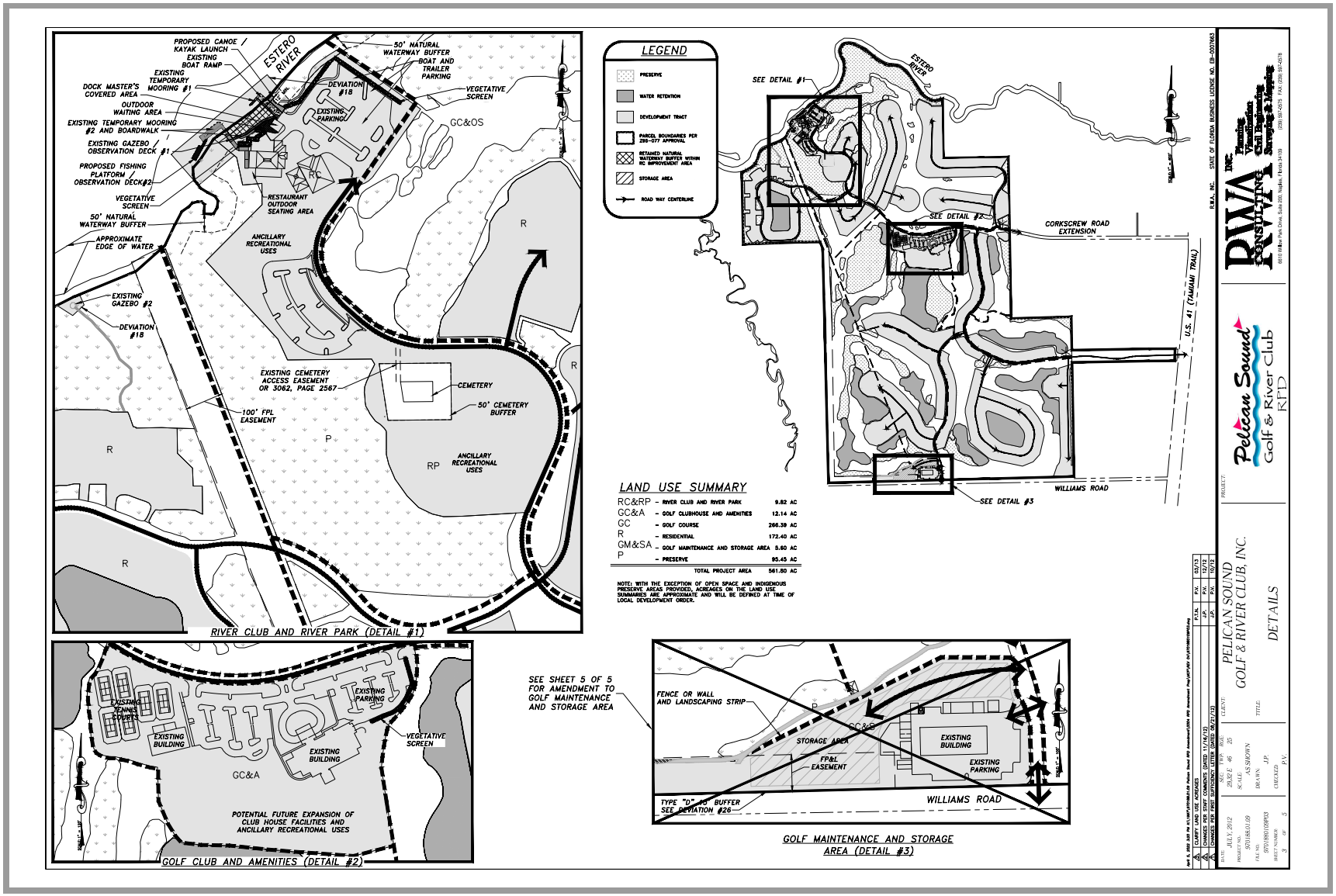
REV	REVISION	DRWN	CHECKED	DATE
3	CLARIFY LAND USE ACREAGES	P.T.N.	P.V.	03/13
2	CHANGES PER STAFF COMMENTS (DATED 11/16/12)	J.P.	P.V.	12/12
1	CHANGES PER FIRST SUFFICIENCY LETTER (DATED 08/21/12)	J.P.	P.V.	10/12

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.
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
ESTERO RIVER
GOLF CLUB
GATEHOUSE
GATE HOUSE (MANNED 24 HRS.)
CARD GATE
PARK ACCESS
CAMARGO TRUST MPD
CAMARGO TRUST MPD PARTIALLY DEVELOPED
WEST BAY CLUB ESTERO POINT RPD
HALF-WAY CREEK
RS-2 SINGLE FAMILY
AG-2-NURSERY
RS-1-VACANT &SINGLE FAMILY
RM-2-FOUNTAIN LAKES SINGLE-FAMILY
R.W.A., INC. STATE OF FLORIDA BUSINESS LICENSE NO. EB-0007665
RWA INC. Florida Registered Civil Engineering Surveying & Mapping
Pelican Sound Golf & River Club RPD
PELICAN SOUND GOLF & RIVER CLUB, INC.
MASTER CONCEPT PLAN
DATE: JULY, 2012
PROJECT NO. 97018501.09
FILE NO. 97018501D2PR2
SHEET NUMBER 2 OF 6
SEC. TWP. RGE. 25,26 E 46 25
SCALE: 1" = 400'
DRAWN: J.P.
CHECKED: P.V.


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
VEGETATIVE SCREEN
EXISTING PARKING
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
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
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)
R.W.A., INC. STATE OF FLORIDA BUSINESS LICENSE NO. EB-0007663
RWA
Florida Registered Civil Engineering Surveying & Mapping
CONSULTING
Pelican Sound Golf & River Club RPD
PROJECT
PELICAN SOUND GOLF & RIVER CLUB, INC.
CLIENT
DETAILS
TITLE
DATE: JULY, 2012
SEC: 25 TWP: 46 RGE: 25
SCALE: AS SHOWN
DRAWN: J.P.
CHECKED: P.V.
FILE NO.: 9701188.01.09
9701188010PR03
SHEET NUMBER: 3 OF 6
CHANGES PER FIRST SUFFICIENCY LETTER DATED 09/27/12 J.P. P.V. 10/12
COMMENTS AND CHANGES DATED 11/14/12 J.P. P.V. 12/12
1 ADDRESS COMMENTS J.P. P.V. 12/13

OPEN SPACE / INDIGENOUS CALCULATIONS (IN ACRES)

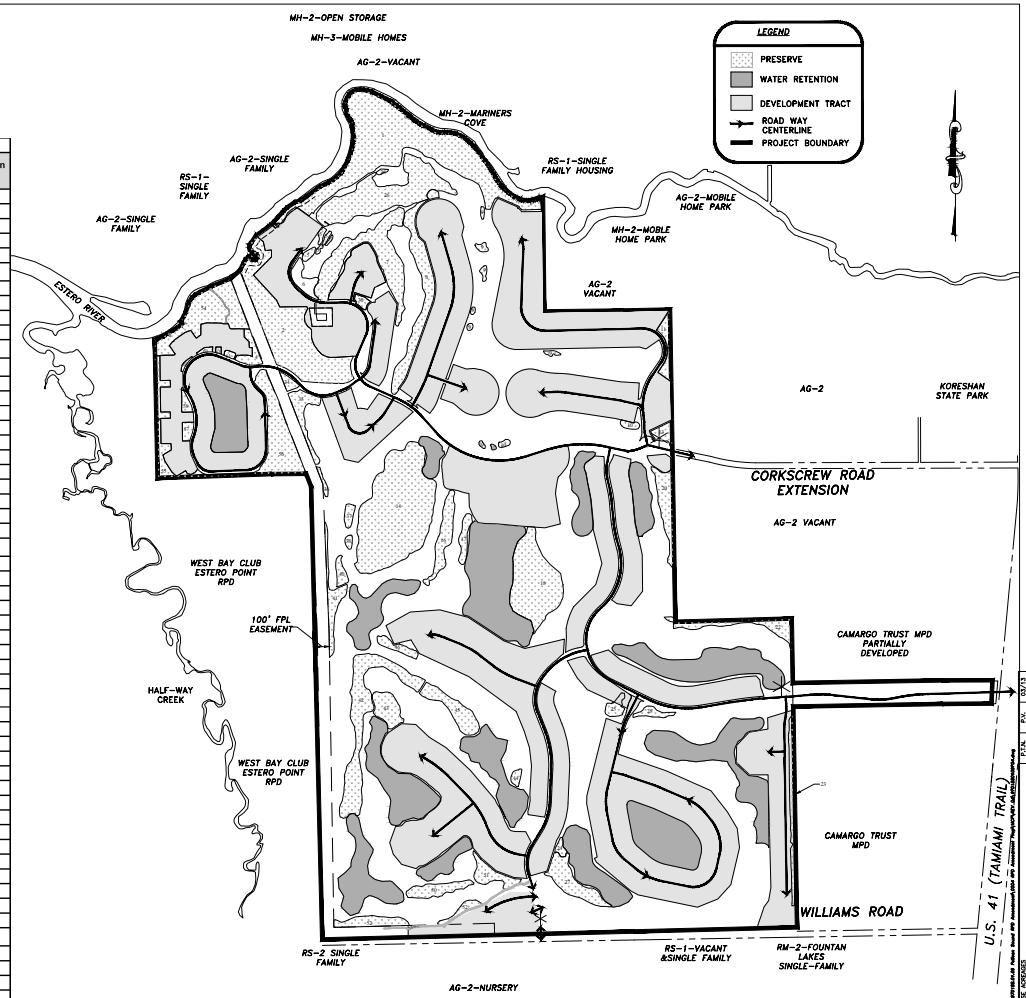
561.80 TOTAL ACREAGE
−13.81 EXCLUDE 100 FOOTWIDE FPL EASEMENT
−7.94 EXCLUDE 200 FOOTWIDE RIGHT-OF-WAY
−28.54 EXCLUDE SF EXEC. THE MASTERS
−16.50 EXCLUDE SF EXEC GLEN EAGLES
−6.22 EXCLUDE SF ESTATE PINEHURST
458.55 TOTAL ACREAGE SUBJECT TO OPEN SPACE REQUIREMENTS

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 Florida Registered Civil Engineering Surveying & Mapping

PROJECT: Pelican Sound Golf & River Club RPD

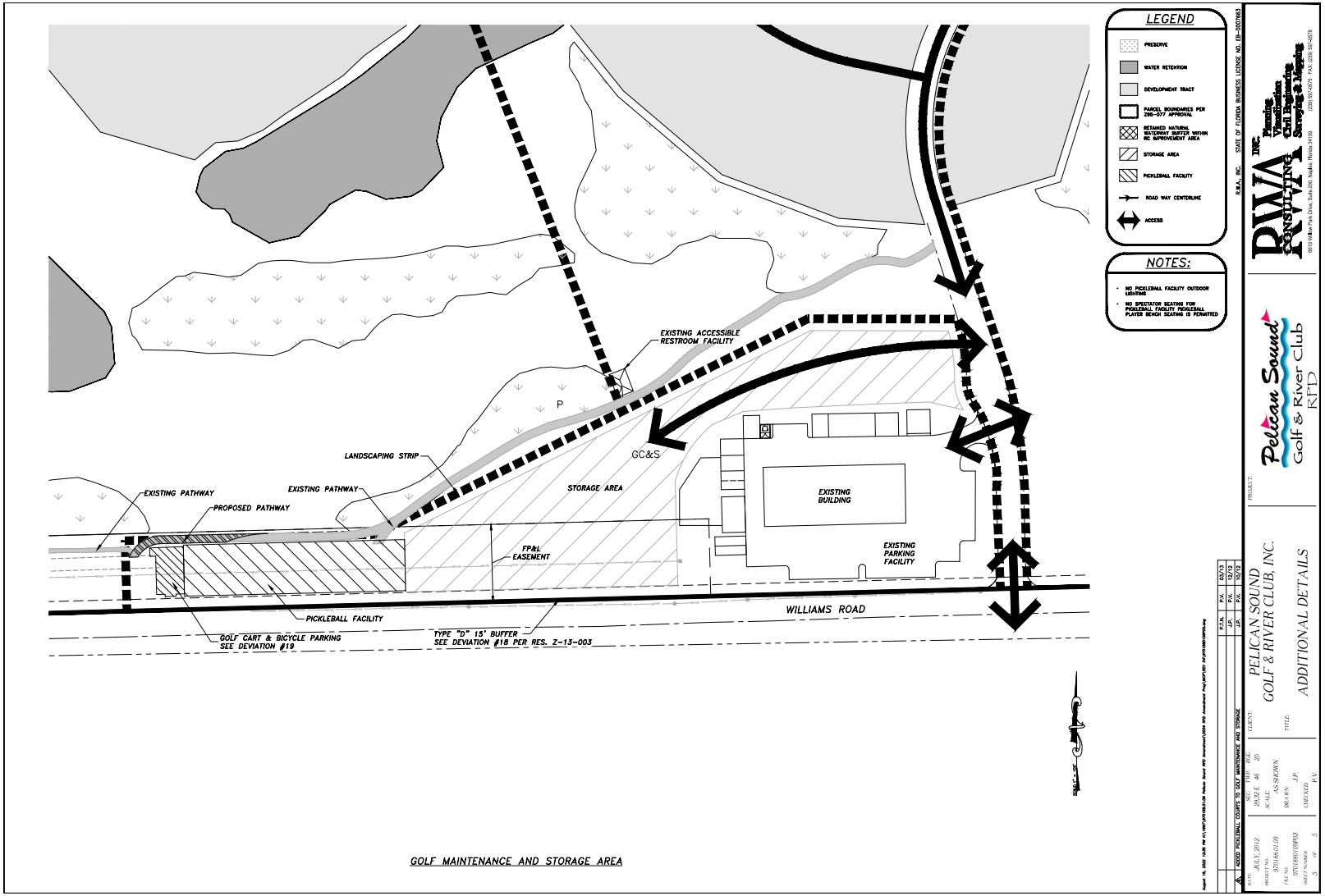
CLIENT: PELICAN SOUND GOLF & RIVER CLUB, INC.

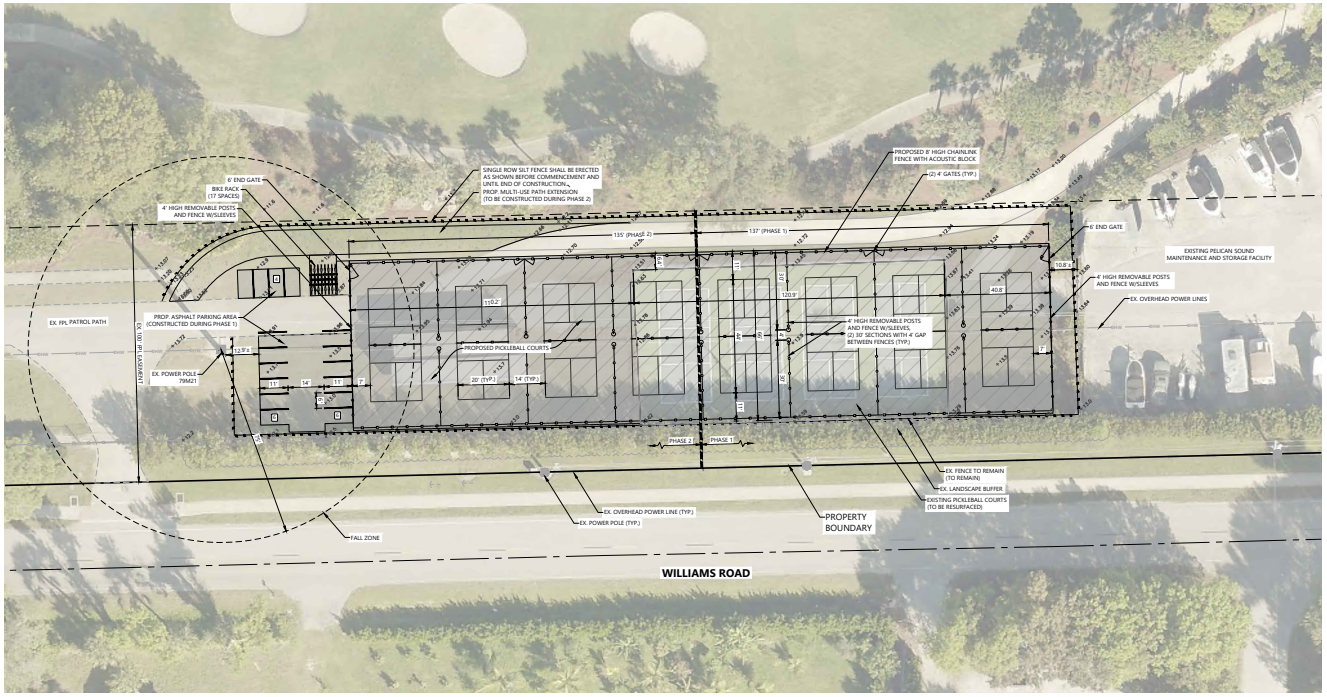
TITLE: INDIGENOUS PRESERVE PLAN

DATE: JULY, 2012
PROJECT NO. 9701.185.01.09
FILE NO. 9701880102P04
SHEET NUMBER 4 OF 6

SEC. TWP. RGE. 25,26,E 46 25
SCALE: 1" = 400'
DRAWN: J.P.
CHECKED: P.V.

4	CHANGES PER 2ND SUFFICIENCY LETTER (DATED 09/27/12)	J.P.	10/12
3	CHANGES PER FIRST SUFFICIENCY LETTER (DATED 09/27/12)	P.V.	10/12
2	CHANGES PER PC COMMENTS (DATED 11/14/12)	P.V.	10/12
1		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
ADDED PICKLEBALL COURTS TO GOLF MAINTENANCE AND STORAGE
PELICAN SOUND GOLF & RIVER CLUB, INC.
ADDITIONAL DETAILS
Pelican Sound Golf & River Club RPD
RWA INC.



0 20 40 Feet

LEGEND

- --- PROPOSED ASPHALT
- --- PROPOSED SPORT COURT ACRYLOTEX PB OVER ASPAHLT
- --- PROPOSED RESURFACING W/ SPORT COURT ACRYLOTEX PB
- --- PROPOSED CONCRETE
- --- PHASE LINE

PARKING REQUIREMENTS:

REQUIRED VEHICLE AND BICYCLE PARKING:

- VEHICLE: 8 COURTS x 3 SPACES PER COURT (DIRECTOR DETERMINATION) = 24 SPACES
  - ** PER DEVIATION #19 - ALL REQUIRED SPACES CAN BE GOLF CART SPACES
- BICYCLE: 5% OF TOTAL REQUIRED VEHICLE = 1 SPACE

PROVIDED VEHICLE AND BICYCLE PARKING:

- VEHICLE: 16 GOLF CART SPACES (8 SPACE REDUCTION BY PROVIDING 16 BICYCLE SPACES)
- BICYCLE: MIN. 17 SPACES

REV #	REVISION	DRAWN	CHECKED	DATE

RWA ENGINEERING
12800 University Drive, Suite 175
Fort Myers, Florida 33907
(239) 597-0575 FAX: (239) 597-0578
www.consult-rwa.com
Florida Certificates of Authorization
EB 7663 LB6952

DATE:	JULY, 2022
SEC. TWP. RGE:	29,32 46S 25E
HORIZ. SCALE (FULL):	1" = 20'
HORIZ. SCALE (HALF):	1" = 40'
DESIGNED:	MCP
DRAWN:	DLP
VERT. SCALE (FULL):	N/A
VERT. SCALE (HALF):	N/A

CLIENT: PELICAN SOUND GOLF & RIVER CLUB, INC.

TITLE: SITE CONSTRUCTION PLAN

PROJECT: PELICAN SOUND PICKLEBALL COURTS

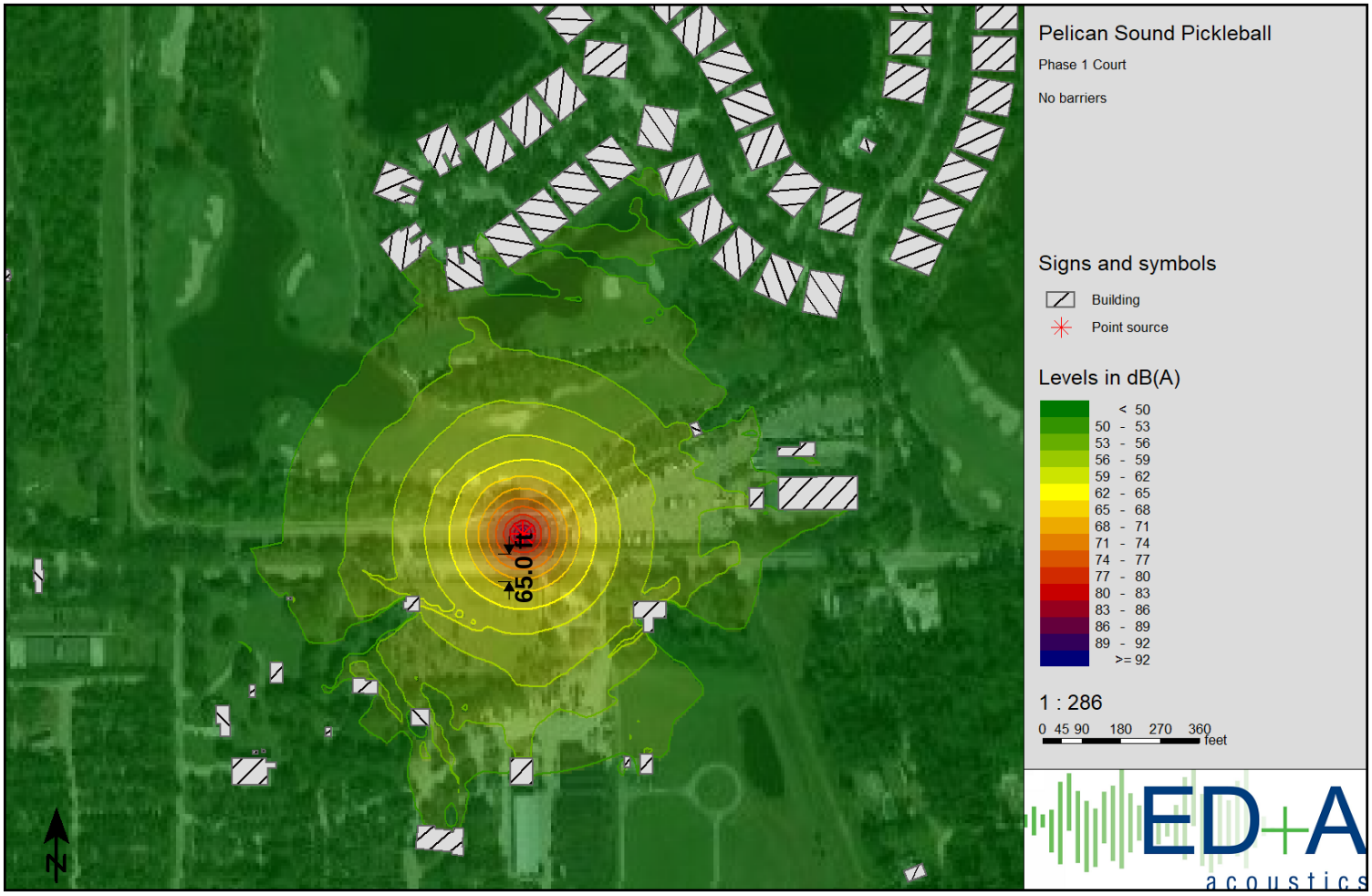
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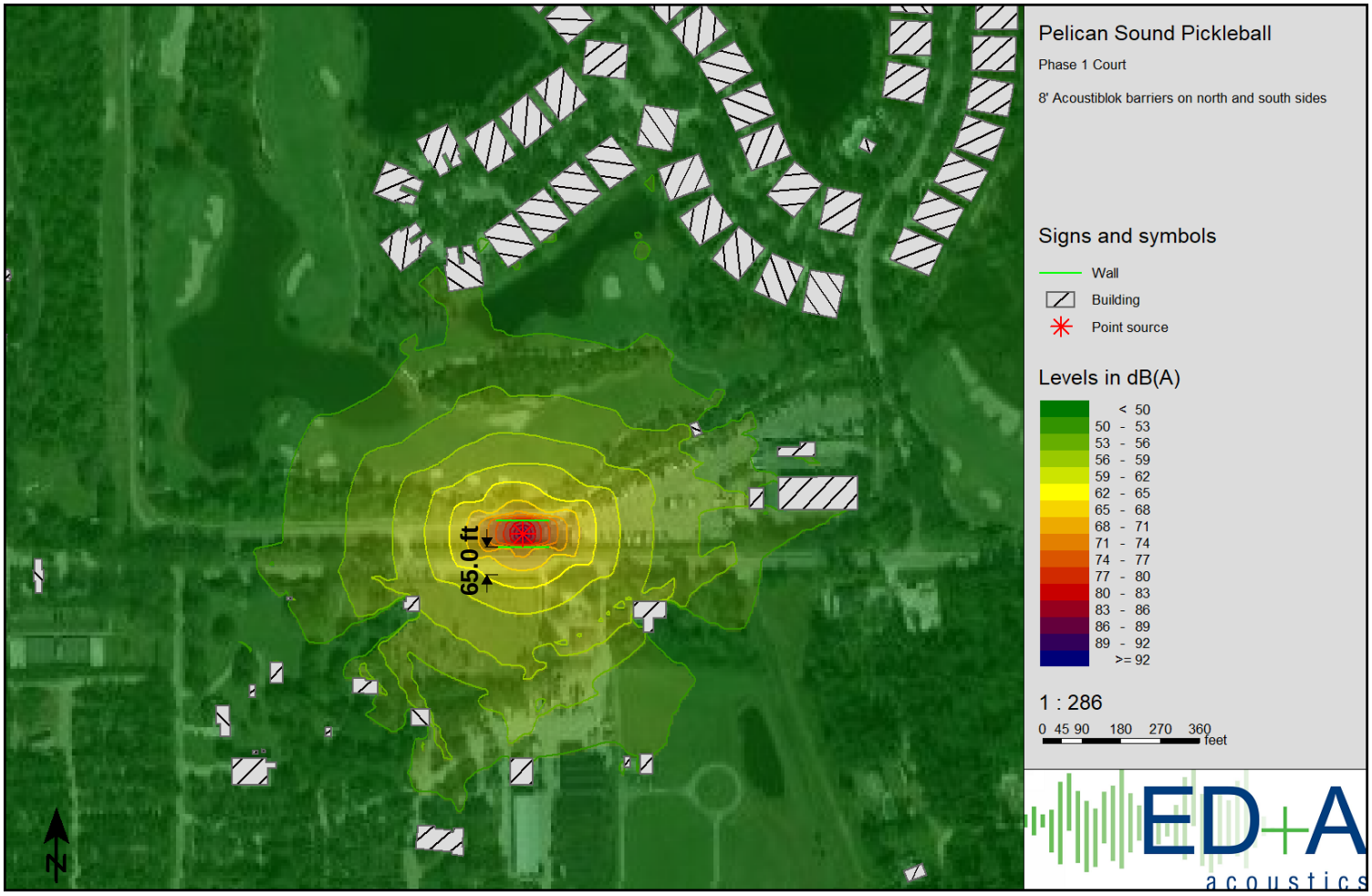
FILE NAME: 03 9701880136 CP01

SHEET NUMBER: 3 of 4

MICHAEL C. PAPPAS, P.E. FLORIDA LICENSE NO. 60910

August 16, 2022 12:15 PM K:\597\970188.01.36 Pelican Sound G & R Club RFD Amendments\0806 Civil Eng Design, Const Plans And TSs\Current Plans\Sheet Files\03 9701880136 CP01.dwg


Pelican Sound Pickleball
Phase 1 Court
No barriers
Signs and symbols
Building
Point source
Levels in dB(A)
< 50
50 - 53
53 - 56
56 - 59
59 - 62
62 - 65
65 - 68
68 - 71
71 - 74
74 - 77
77 - 80
80 - 83
83 - 86
86 - 89
89 - 92
>= 92
1 : 286
0 45 90 180 270 360
feet
65.0 ft
N
ED+A
acoustics


Pelican Sound Pickleball
Phase 1 Court
8' Acoustiblok barriers on north and south sides
Signs and symbols
Wall
Building
Point source
Levels in dB(A)
< 50
50 - 53
53 - 56
56 - 59
59 - 62
62 - 65
65 - 68
68 - 71
71 - 74
74 - 77
77 - 80
80 - 83
83 - 86
86 - 89
89 - 92
>= 92
1 : 286
0 45 90 180 270 360
feet
65.0 ft
N
ED+A
acoustics

Coconut Trace CPD, Parcels C and D

Zoning Staff Report

for

Planning, Zoning, and Design Board

PROJECT NAME:	**Coconut Trace CPD, Parcels C and D**
CASE TYPE:	**Amendment to Commercial Planned Development Zoning**
CASE NUMBER:	**DCI2022-E002**
PLANNING, ZONING AND DESIGN BOARD MEETING:	**September 13, 2022**

SUMMARY OF REQUEST

The applicant is requesting to amend the Coconut Trace CPD zoning to revise the Schedule of Uses, update the Master Concept Plan, and provide a Supplemental Pattern Book related to development of the site.

The current Schedule of Uses allows a Real Estate Sales Center which is specifically limited to on-site sales within the CPD and includes a 5-year time limitation on the use. The zoning amendment would allow for a Real Estate Sales Center for off-site sales, and the 5-year limitation on the use would be removed.

The property is located on the west side of U.S. 41 on Lyden Drive, east of Marsh Landing and across from Coconut Point Mall. The property comprises two lots in the south end of the commercial subdivision and a Chipotle Mexican Grill and a Truist Bank is at the north end. The Sales Center is proposed on the combined area of Parcels C and D.

The Planning, Zoning, and Design Board will make a recommendation, and the Village Council will make a decision on the request.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

GENERAL INFORMATION

Applicant
LB Estero Bay Investments, LLC

Property Owner
Naples Community Hospital

Authorized Agent
Josephine Medina and Alexis Crespo - RVi Planning + Landscape Architecture

Additional Agents
Mark McLean - MHK Architecure & Planning
Sabrina McCabe - RVi Planning + Landscape Architecture
Jim Ink – Atwell
Richard Yovanovich - Coleman, Yovanovich & Koester, P.A.

Location
22951-22961 Lyden Drive

STRAP Numbers
09-47-25-E2-3500B.00C0 and 09-47-25-E2-3500B.00D0

Size of Property
Approximately 3.5-acres of the 11-acre CPD

Surrounding Zoning/Land Use
North Parcel B of Coconut Trace - CPD / Urban Commercial

East US 41 then Coconut Point Mall – MPD / Transitional Mixed Use

South Vacant Land – Coconut Road MPD / Village Center

West Preserve – Coconut Trace MPD then Marsh Landing / Urban Commercial and Village Neighborhood 2

Zoning
Commercial Planned Development (CPD)

Comprehensive Plan Land Use Category
Urban Commercial

Project History
Coconut Trace CPD was rezoned in 2003 as Estero Pointe CPD by Lee County in Resolution Z-03-011. The site is on 11.3-acres on the west side of US 41, north of Coconut Road. A maximum of 95,000 square feet of gross floor area was approved for office and retail use. Block B of the development is located south of Vandenberg Way and includes Parcel A which is developed with a bank, Parcel B a fast-food restaurant, and the subject zoning amendment is for the combined area of the remaining Parcels C and D.

Public Information Meeting
A Public Information Meeting was held on May 10, 2022. Discussions included provision of pedestrian connections and a public seating area. A summary of the meeting is attached.

Project Description
The proposed CPD Amendment is to:

- Amend the Schedule of Uses to allow for a Real Estate Sales Center for off-site sales and remove the 5-year limitation on the use. Currently the use is limited to on-site sales only.
- Provide an updated Master Concept Plan, showing the footprint of the building, parking, and other physical improvements proposed for the project.
- Provide a Supplemental Pattern Book to identify the architectural appearance of the structure and other improvements, including site landscaping, signs and lighting.

Resolution Z-03-011 Schedule of Uses includes the following language related to the use:

> *Real Estate Sales Office, (LDC Section 34-1951 et seq. and 34-3021) (strictly limited to the sale of lots/parcels within this planned development only. The location of, and approval for, the real estate sales office will be valid for a period of time not exceeding five years from the date the certificate of occupancy for the sales office is issued.)*

The applicant proposes to remove the onsite limitation for sales, as well as the 5-year time limitation.

The proposed structure is a 40,000 square foot, two-story multi-tenant building, with a Real Estate Sales Center located in a ground floor unit for London Bay who is developing property at the west end of Coconut Road in Bonita Springs. The Sales Center will be real estate sales of that project. The remaining floor area in the building will be other uses approved by the zoning, including offices, subject to the Schedule of Uses.

A Supplemental Pattern Book has been submitted with architectural renderings, color palette, and buffers and landscaping.

The Master Concept Plan shows the combined area of Parcels C and D with the following improvements:

- The building footprint.
- 147 parking spaces.
- An outdoor public gathering area.
- Sidewalks to ensure connectivity.
- Buffers compliant with the LDC. The applicant proposes to enhance the buffer on U.S. 41 by providing 14-foot tree/palms at the time of installation rather than the required 12-foot trees/palms.

No deviations are requested.

STAFF REVIEW

Pattern Book
A Pattern Book is required for a zoning amendment. The proposed Pattern Book, stamped "Received August 17, 2022", includes a Conceptual Site Plan, Architectural Elevations and Renderings, Signage, Color Palette, and a Master Landscape Plan.

Architecture
The proposed office building is a two-story structure (maximum 35 feet) with elements of a Mediterranean architectural style defined by a brown barrel tile roof, awnings, and roof parapets.

The architecture of other uses located within the CPD include the restaurant building and former SunTrust Bank (now Truist), which are both Mediterranean-style structures, with earth-tone colors and red tile roofs. The adjacent building on Parcel B (Chipotle and Zoe's Kitchen) is within 225 feet and has a façade articulation that includes arches and stone in a brown and cream color, with primary building colors of beige and peach. In comparison the proposed building appears more modern.

Staff review of the architecture recommends refinement of the color palette to provide additional contrast between the colors. The code requires warm earth tone colors; however, the proposed color palette is light, with Dried Edamame (a light brown), Grecian Ivory, and Pure White for the structure. The roof is brown tile and the door and window trim appear to be bronze. A Mediterranean Blue is proposed for metal/aluminum trim for the awnings. There is little variation or contrast in the colors which results in the appearance of a modern architectural style.

The current color palette was provided in response to staff comments regarding the original submittal which had a monochromatic color scheme. Staff appreciates the applicant attempting to bring the style and colors into compliance, however additional refinement of the color contrast is necessary.

Staff recommends a condition of approval that the colors be refined to provide more contrast.

Pedestrian Circulation
The pedestrian circulation through the site includes an existing sidewalk system along Lyden Drive and U.S. 41. The applicant proposes connecting sidewalks from the structure to the existing sidewalks.

Signs
A double-faced 11-foot tall monument sign is proposed on the eastern boundary of the site along US 41. The sign design is similar to the building architecture. This sign is proposed to have a "…backlit metal logo, lettering, and address numerals internally illuminated." The LED lighting is proposed to match the brand colors. The number of lumens for the lighting may not exceed 3,000K by code. The sign illustrates a large number of tenant panels (14) that may not be necessary.

Buffers
The Land Development Code requires that commercial developments provide buffers along the right-of-way of the project site, in this case on three sides of the site. The fourth side is adjacent to the restaurant to the north and requires a Type "A" Buffer for commercial use adjacent to commercial. An enhanced buffer will be provided along U.S. 41 as the applicant has proposed to install 14-foot tall trees/palms at the time of planting rather than the minimum 12-foot tall trees/palms required by the Land Development Code. The

A plant palette was provided as part of the landscape plan; however, it is conceptual in nature as no plantings have been specified. Further detail will be required at the time of Development Order.

The enhanced buffer is not shown on this conceptual plan therefore staff recommends a condition of approval that the applicant provide 14-foot tall trees/palms in the U.S. 41 buffer at the time of Development Order.

Flood Issues
The site falls within the X Zone which is outside of the Special Flood hazard Area.

Stormwater Management
There is an existing master stormwater management network for the development. Further review of specific requirements will occur at Development Order. The Site Development Standards include a Maximum Lot Coverage of 45%, however the applicant proposes to change this from 45% to 60% to compensate for the Land Development Code definition, which now includes all impervious cover in Lot Coverage. This change will not increase overall impervious cover on the site.

Transportation
A waiver was granted for submittal of a Traffic Impact Statement due to the anticipated traffic generation remaining unchanged by the proposed amendment.

The development area is surrounded on three sides by right-of-way; U.S. 41 to the east, Lyden Drive to the west, and Cerise Drive to the south. No access from U.S. 41 is proposed. One new driveway is proposed from Lyden Drive to serve the project, and an existing connection to the property to the north is provided as a secondary access and to improve connectivity within the CPD.

Lyden Drive is a north-south private roadway that extends from south of Marsh Landing to Coconut Road. Access to U.S. 41 from Lyden Drive occurs at Bulb Lane and Vandenberg Way, however access from Cerise Drive to U.S. 41 has not been completed. Recently Lyden Drive was blocked off just south of Cerise Road, terminating any through access to Coconut Road. The termination of the Lyden Drive at this site will require construction of a cul-de-sac or completion of Cerise Road to U.S. 41. A condition of approval is recommended that Cerise Drive access be completed, or a cul-de-sac be constructed, to allow for adequate turnaround at Cerise Drive. This issue, and the timing for the construction of the road or cul-de-sac, will be further reviewed at the time of Development Order.

Utilities
All utilities are available to this site.

Fire
An Auto Turn Path Analysis was required by Estero Fire Rescue to determine if the access points would provide adequate emergency vehicles access. This issue will be further reviewed at the time of Development Order.

COMPREHENSIVE PLAN ANALYSIS
The project is in the Urban Commercial Future Land Use Category. The category is described below:

FLU 1.2.9 Urban Commercial
Urban Commercial. The main purpose for the Urban Commercial designation is to foster development of a unique destinations rather than a strip development pattern. Urban Commercial areas are characterized by primarily existing or emerging developments along the Village's corridors where primarily single use retail, restaurant, office, and assisted living uses are concentrated. These

properties are generally small in size (less than 10 acres) and serve nearby residential neighborhoods and consumers from outside Estero with daily and occasional needs for goods and services.

Staff Comment: A broad mix of commercial uses is allowed within the Urban Commercial category. This property is within a commercial subdivision and the amendment is consistent with the land use designation.

FLU 1.10.1 Commercial Development Form
To Permit orderly and well-planned commercial development at appropriate locations, all applications for commercial development will be reviewed and evaluated as to their compatibility with adjacent and nearby uses.

Staff Comment: This policy includes review of:

- Traffic and access impacts which, in this rezoning, will remain unchanged from the original development.
- Architectural and landscape design reviewed through the provision of a Pattern Book and Master Concept Plan. The architectural color palette of the building needs refinement.
- Site planning and interconnectivity are met by the provision of sidewalks, vehicular connection to the parcel to the north, and a public gathering area.
- All services and facilities are available and adequate to serve the project.
- The impact of the proposed rezoning on adjacent land uses is minimal as the Marsh Landing residential development is buffered from the commercial development by an existing wall and preserve area on the west side of Lyden Drive.

Generally, the proposed zoning amendment is consistent with this policy.

FLU 1.10.2 Commercial Development Standards
New commercial development should be designed to arrange uses in an integrated and cohesive unit in order to address compatibility with the adjacent and nearby uses.

Staff Comment: Commercial development standards include:

- Sufficient buffers are provided to ensure visual harmony and screening;
- Pedestrian connectivity is provided;
- Negative impacts have been mitigated on surrounding land uses by provision of the preserve area in front of Marsh Landing.

Generally, the proposed zoning amendment is consistent with this policy.

FLU 1.10.3 Encourage commercial developments within the village of Estero to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including, but not limited to, bike paths and pedestrian accessways. Connections to existing residential neighborhoods will be encouraged and will not be precluded by the commercial development's design.

Staff Comment: The development has provided interconnections to the exterior of the development through a sidewalk connecting to US 41 and Lyden Drive.

STAFF DISCUSSION

Staff did not identify any issues with the proposed zoning amendment, other than the refinements necessary to the architectural color palette.

The proposed increase in Lot Coverage is due to the Land Development Code change in definition and will not result in a larger building than was originally anticipated or allowed in this development.

The Lyden Drive dead-end must be resolved at the time of Development Order to determine if a cul-de-sac will be built or if Cerise Drive construction will be completed. Timing of this improvement will also be determined at Development Order.

CONCLUSION

Section 2-501.C.2 of the LDC standards for rezonings have been reviewed and staff provides the following analysis of the project:

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 zoning amendment is generally consistent with the Comprehensive Plan. A condition of approval is recommended regarding the applicant amending the color palette to provide contrast with the use of earth-tone colors.

2. Is not in conflict with any portion of the LDC.

   Staff Comment: The proposal is not in conflict with the LDC. The existing development regulations are applicable to the site, with the exception of an increase in lot coverage due to the Land Development Code definition changes.

3. Addresses a demonstrated community need.

   Staff Comment: The proposed zoning amendment is a commercial use in an existing commercial subdivision.

4. Is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.

   Staff Comment: The proposed Real Estate Sales Center will be compatible with the surrounding land and is suitable for a commercial zoning district.

5. Would result in a logical and orderly development pattern.

   Staff Comment: The existing pattern of development along U.S. 41 is commercial.

6. Would not adversely affect the property values in the area.

   Staff Comment: There are existing commercial uses along U.S. 41 therefore there should be no impact to 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: There are adequate public facilities to serve the development.

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: No impact will occur to the natural environment as the parcel is currently cleared and minimal noise is anticipated.

9. Is compatible with existing or planned uses in the surrounding area.

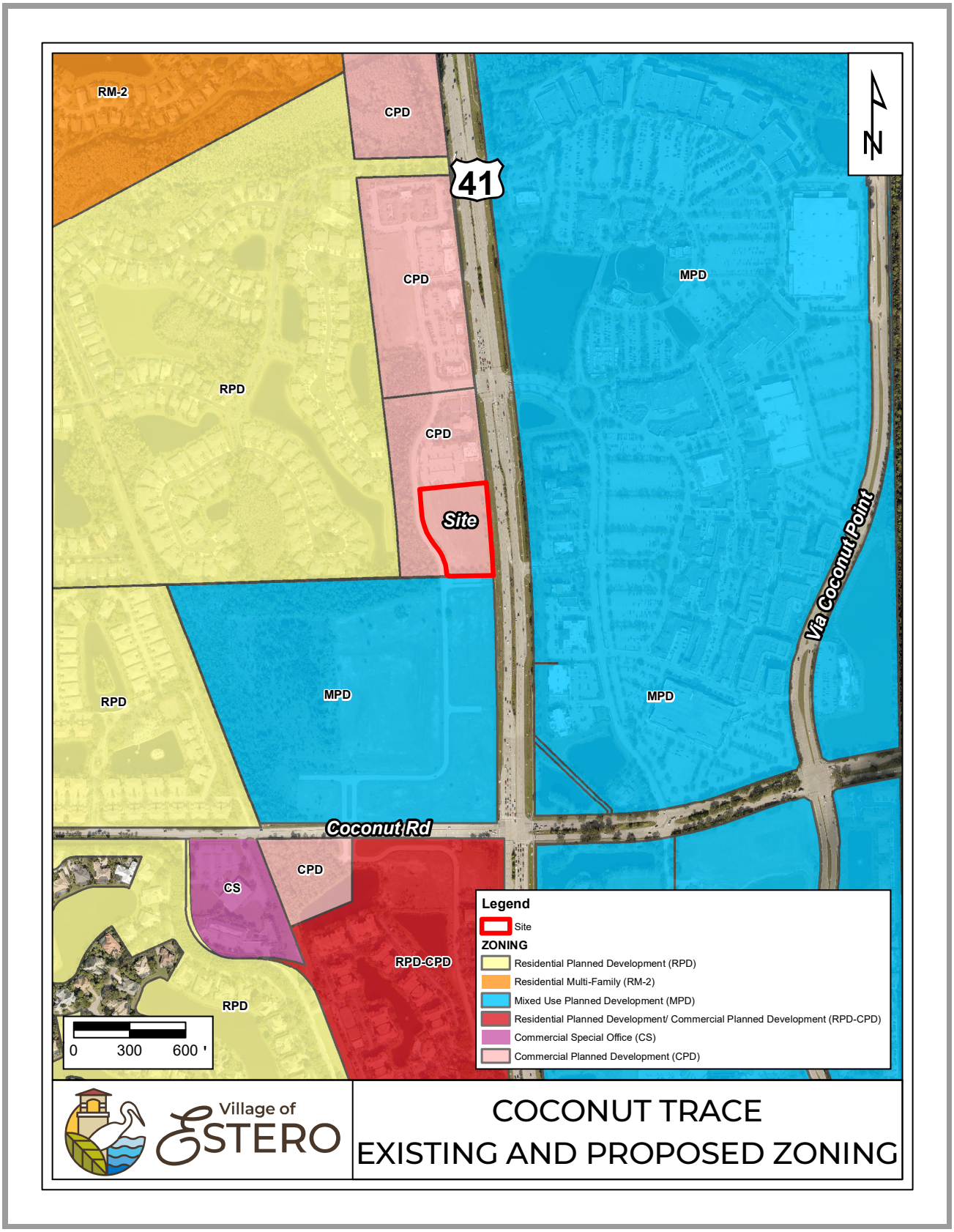
   Staff Comment: The proposed use is compatible with the surrounding area, which is primarily commercial in nature.

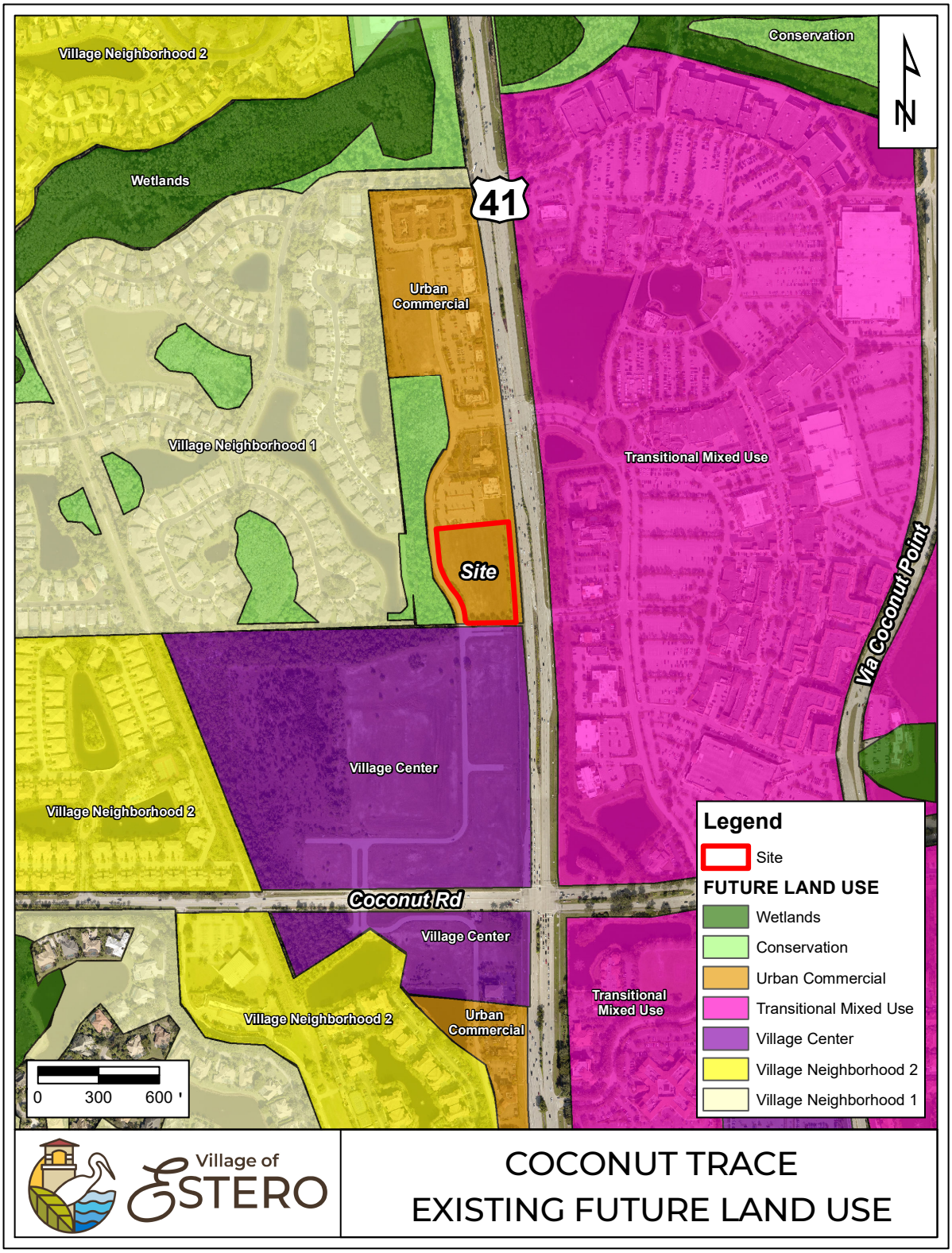
COUNCIL DETERMINATION

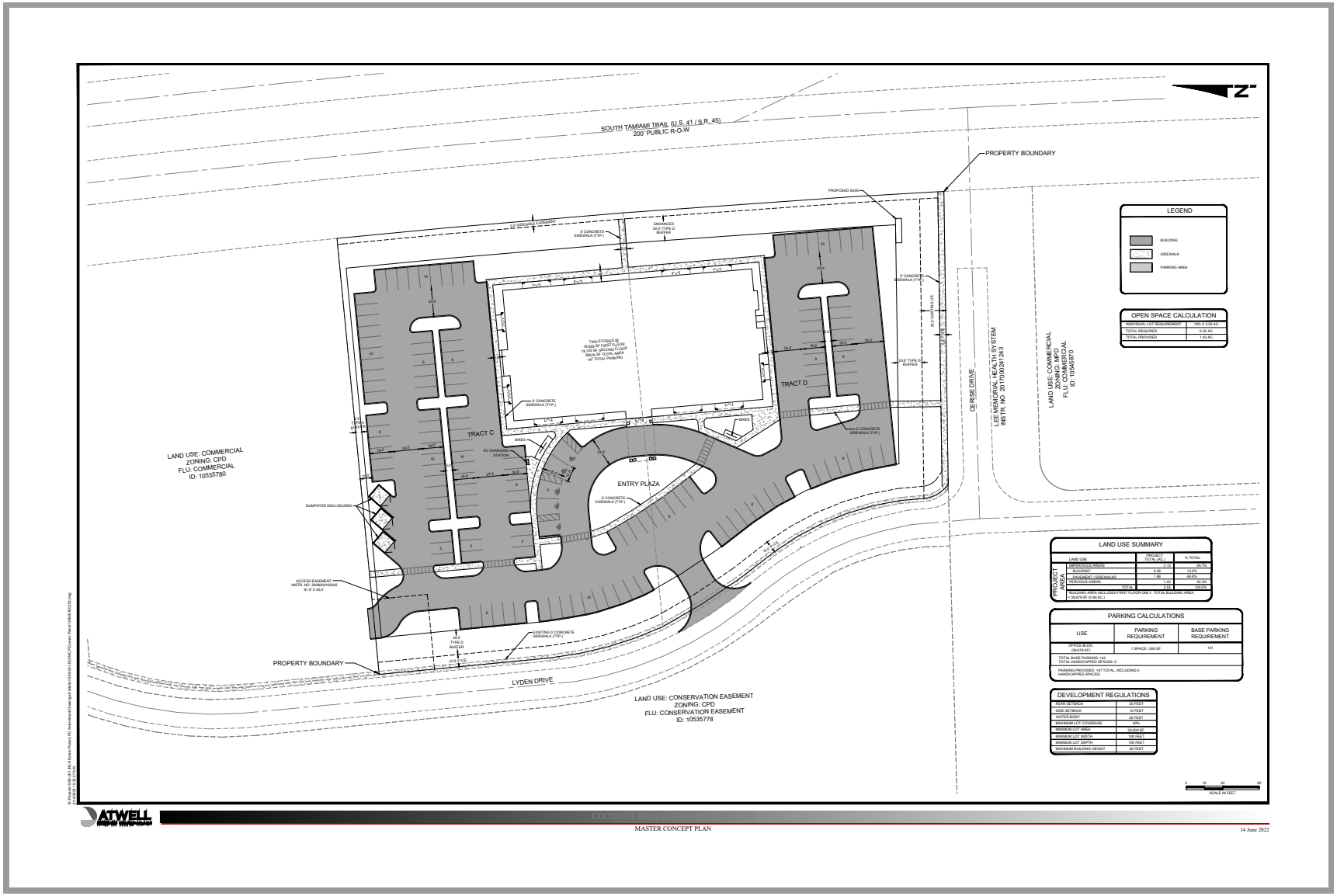
In order to approve the rezoning, the Council must consider the review standards detailed above.

ATTACHMENTS:

A. Maps – Zoning Map, and Future Land Use Map
B. Master Concept Plan
C. Zoning Conditions
D. Pattern Book
E. Applicant Information
   1) Public Information Meeting
   2) Applicant Request Statement


RM-2
CPD
41
CPD
MPD
RPD
CPD
Site
Via Coconut Point
RPD
MPD
MPD
Coconut Rd
CPD
CS
RPD-CPD
RPD
0
300
600
Legend
Site
ZONING
Residential Planned Development (RPD)
Residential Multi-Family (RM-2)
Mixed Use Planned Development (MPD)
Residential Planned Development/ Commercial Planned Development (RPD-CPD)
Commercial Special Office (CS)
Commercial Planned Development (CPD)
Village of ESTERO
COCONUT TRACE
EXISTING AND PROPOSED ZONING


Village Neighborhood 2
Conservation
Wetlands
41
Urban Commercial
Village Neighborhood 1
Transitional Mixed Use
Site
Via Coconut Point
Village Center
Village Neighborhood 2
Coconut Rd
Village Center
Transitional Mixed Use
Village Neighborhood 2
Urban Commercial
0 300 600
N
Legend
Site
FUTURE LAND USE
Wetlands
Conservation
Urban Commercial
Transitional Mixed Use
Village Center
Village Neighborhood 2
Village Neighborhood 1
Village of ESTERO
COCONUT TRACE
EXISTING FUTURE LAND USE


SOUTH TAMIAMI TRAIL (U.S. 41 / S.R. 45)
200' PUBLIC R-O-W
PROPERTY BOUNDARY
PROPOSED SIGN
LEGEND
BUILDING
SIDEWALK
PARKING AREA
OPEN SPACE CALCULATION
INDIVIDUAL LOT REQUIREMENT
50% X 3.69 AC.
TOTAL REQUIRED
6.38 AC
TOTAL PROVIDED
1.40 AC
TRACT C
TRACT D
ENTRY PLAZA
CERISE DRIVE
LEE MEMORIAL HEALTH SYSTEM
INSTR. NO. 2017000241243
LAND USE: COMMERCIAL
ZONING: MPD
FLU: URBAN COMMERCIAL
ID: 10545970
LAND USE: COMMERCIAL
ZONING: CPD
FLU: COMMERCIAL
ID: 10535780
LAND USE: CONSERVATION EASEMENT
ZONING: CPD
FLU: CONSERVATION EASEMENT
ID: 10535778
LYDEN DRIVE
PROPERTY BOUNDARY
DUMPSTER ENCLOSURES
EV CHARGING STATION
ACCESS EASEMENT
LAND USE SUMMARY
PROJECT AREA
BUILDING*
PAVEMENT / SIDEWALKS
PERVIOUS AREAS
TOTAL
PARKING CALCULATIONS
USE
PARKING REQUIREMENT
BASE PARKING REQUIREMENT
OFFICE BLDG. (69,079 SF)
1 SPACE / 350 SF
131
TOTAL BASE PARKING: 142
TOTAL HANDICAPPED SPACES: 5
PARKING PROVIDED: 147 TOTAL, INCLUDING 6 HANDICAPPED SPACES
DEVELOPMENT REGULATIONS
REAR SETBACK
20 FEET
SIDE SETBACK
15 FEET
WATER BODY
25 FEET
MAXIMUM LOT COVERAGE
60%
MINIMUM LOT AREA
20,000 SF
MINIMUM LOT WIDTH
100 FEET
MINIMUM LOT DEPTH
100 FEET
MAXIMUM BUILDING HEIGHT
35 FEET
SCALE IN FEET
ATWELL
MASTER CONCEPT PLAN
14 June 2022

Attachment C

Coconut Trace
Zoning Conditions

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1. Master Concept Plan

Development of this project is limited to a maximum of 40,000 square feet of commercial use and development must be consistent with the Master Concept Plan (MCP) titled "Coconut Trace Master Concept Plan", stamped "Received June 14, 2022". Development must also be consistent with the 35-foot height maximum and other property development regulations in Resolution Z-03-011.

2. Pattern Book

Development of this project must be consistent with the Pattern Book titled "Coconut Trace CPD Supplemental Pattern Book, Tracts C & D", stamped "Received August 17, 2022" with the exception that the color palette needs refinement prior to Village Council hearing, to include more color contrast.

3. Resolution Z-03-011

The approval and conditions granted in Resolution Z-03-011 shall remain in effect except for the Schedule of Uses and Site Development Regulations which are amended as follows:

2.A. Schedule of Uses
REAL ESTATE SALES OFFICE, Parcel C and D only. ~~(LDC section 34-1951 *et seq*., and 34-3021)(strictly limited to the sale of lots/parcels within this planned development only. The location of, and approval for, the real estate sales office will be valid for a period of time not exceeding five years form the date the certificate of occupancy for the sales office is issued).~~

2.B. Site Development Regulations
Maximum Lot Coverage: 45 percent for Parcels A and B, and 60% for Parcels C and D

4. Construction of Cerise Drive or a Cul-de-Sac
The applicant shall construct a cul-de-sac at the end of Lyden Drive or complete the construction of Cerise Drive. This will be further reviewed at the time of Development Order to determine the improvements and the timing of construction.

5. Public Gathering Areas and Public Park

The applicant shall provide details regarding the improvements associated with the Public

Gathering Areas at the time of the development order.

6. Sidewalk & Pedestrian Connections

Sidewalks and pedestrian connections must be provided consistent with the Pattern Book and Land Development Code.

7. Buffers

An enhanced Type "D" Buffer shall be provided along U.S. 41 to include trees/palms that are a minimum of 14-foot tall at the time of planting.

As part of local development order approval, the development order plans must demonstrate buffering consistent with the Master Concept Plan, the Land Development Code, and the Pattern Book.

As part of local development order approval, all required buffer plantings must be 100% native vegetation.

8. Clarification – Lot Coverage

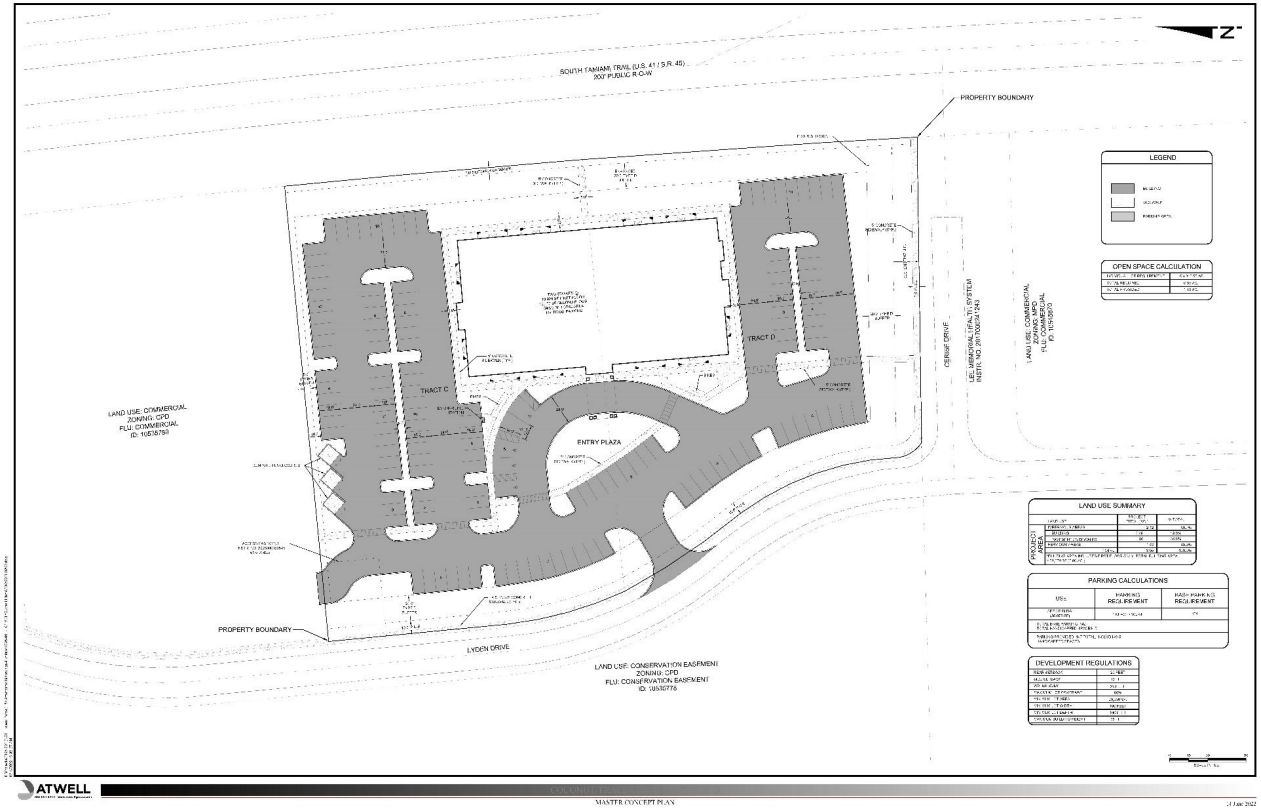
The maximum allowable Lot Cover for Parcels C and D shall not exceed 60% based upon the current Land Development Code definition of Lot Coverage that includes impervious surface.

RECEIVED August 9, 2022



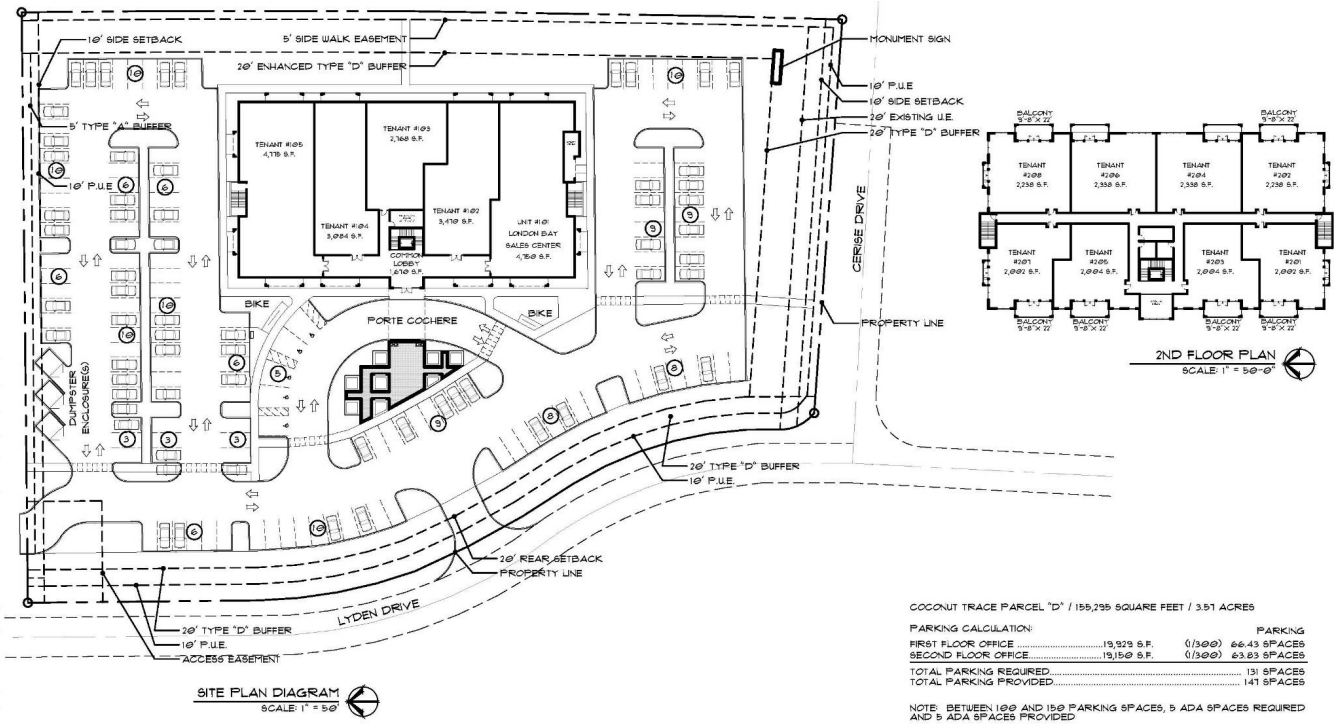
COCONUT TRACE CPD
SUPPLEMENTAL PATTERN BOOK
TRACTS C & D

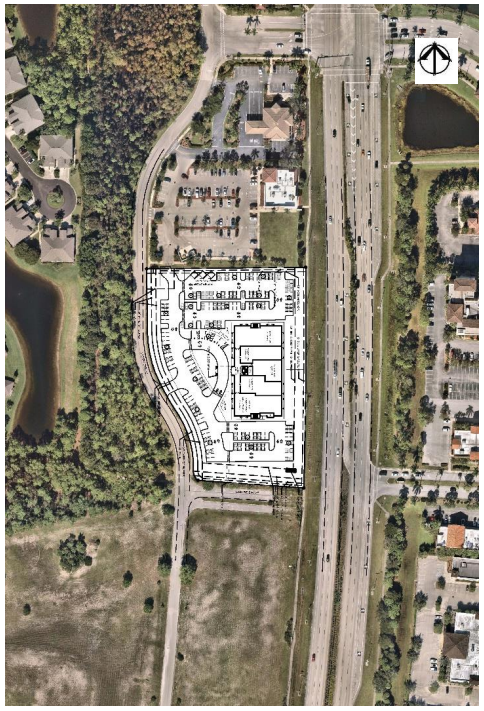
CONCEPTUAL SITE PLAN





CONCEPTUAL SITE PLAN





COCONUT TRACE PARCEL "D" / 155,295 SQUARE FEET / 3.57 ACRES

PARKING CALCULATION:			PARKING
FIRST FLOOR OFFICE	19,929 S.F.	(1/300)	66.43 SPACES
SECOND FLOOR OFFICE	19,150 S.F.	(1/300)	63.83 SPACES
TOTAL PARKING REQUIRED			131 SPACES
TOTAL PARKING PROVIDED			141 SPACES

NOTE: BETWEEN 100 AND 150 PARKING SPACES, 5 ADA SPACES REQUIRED AND 5 ADA SPACES PROVIDED

Coconut Trace
SR 41 and Lyden Dr. Estero Florida

MHK ARCHITECTURE & PLANNING | SK2

CONCEPTUAL ARCHITECTURAL ELEVATIONS



WEST ELEVATION
SCALE: 1/16" = 1'



EAST ELEVATION
SCALE: 1/16" = 1'

Coconut Trace
US 41 and Lyden Dr. Estero Florida

MHK ARCHITECTURE & PLANNING | SK5

CONCEPTUAL ARCHITECTURAL ELEVATIONS





Coconut Trace
41 and Ogden Dr. Estero Florida

MHK ARCHITECTURE & PLANNING SK6

COCONUT TRACE CPD – TRACTS C & D

5

CONCEPTUAL ARCHITECTURAL RENDERING

BIRDS EYE VIEW TO THE EAST



Coconut Trace
US 41 and Ajijen Dr. Estero Florida

MHK ARCHITECTURE & PLANNING SKT
AUGUST 05, 2022

CONCEPTUAL ARCHITECTURAL RENDERING

BIRDS EYE VIEW TO THE WEST



Coconut Trace
US 41 and Alden Dr. Estero Florida

MHK ARCHITECTURE & PLANNING SK8

CONCEPTUAL ARCHITECTURAL RENDERING
PERSPECTIVE TO THE EAST



Coconut Trace
US 41 and Tyler Dr. Estero Florida

MHK ARCHITECTURE & PLANNING SK9

CONCEPTUAL ARCHITECTURAL RENDERING
PERSPECTIVE TO THE EAST



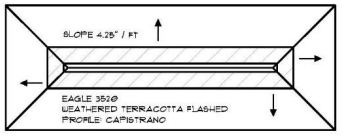




Coconut Trace
US 41 and Corkscrew Dr. Estero Florida

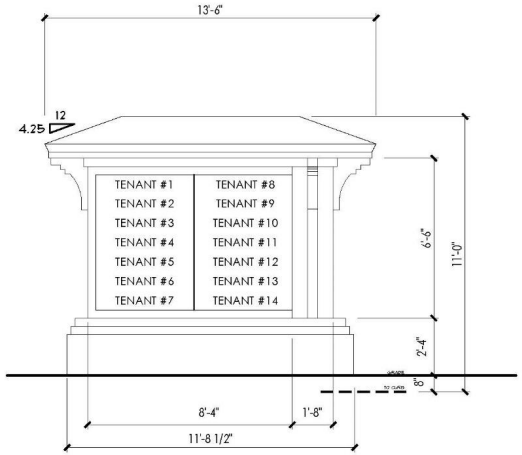
MHK ARCHITECTURE & PLANNING SK10
AUGUST 05, 2022

CONCEPTUAL ARCHITECTURAL RENDERING
MONUMENT SIGN

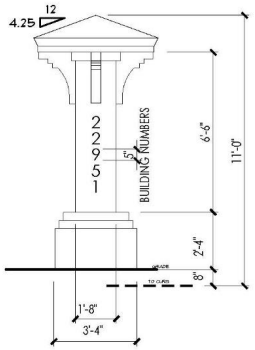


LEGEND:
TOP OF BEAM 9'-6"

DESCRIPTION:
NEW, DOUBLE FACED MONUMENT SIGN WITH BACKLIT METAL LOGO, LETTERING, AND ADDRESS NUMERALS INTERNALLY ILLUMINATED. LED LIGHTING TO MATCH BRAND COLORS. METAL LETTERING TO BE MOUNTED TO WITH 1- 1/2" STANDOFFS. MONUMENT TO BE CONSTRUCTED OF C.M.U. WITH STUCCO FINISH. ROOF EAGLE 352@ WEATHERED TERRACOTTA FLASHED PROFILE: CAPISTRANO



MONUMENT SIGN SIDE(S)
SCALE: 1/4" = 1'-0"



MONUMENT SIGN END(S)
SCALE: 1/4" = 1'-0"



Coconut Trace
US 41 and Ester Dr. Estero Florida

3559 TAMIAMI TRAIL E.
NAPLES FLORIDA 34112
PHONE (239) 331-7092
WWW.MHKAP.COM
OFFICE@MHKAP.COM

MHK ARCHITECTURE & PLANNING SK13
AUGUST 05, 2022

CONCEPTUAL ARCHITECTURAL RENDERING
COLOR PALETTE



SW 7617
Mediterranean
Interior / Exterior
Location Number: 261-C8

METAL / ALUMINUM TRIM

SW 9122
Dried Edamame 1
Interior / Exterior
Location Number: 209-C4

SW 7541
Grecian Ivory 2
Interior / Exterior
Location Number: 247 C1

SW 7005
Pure White 3
Interior / Exterior
Location Number: 255-C1

Door & Window Metal



Coconut Trace
US 41 and Ogden Dr. Estero Florida

MHK ARCHITECTURE & PLANNING SK14

COCONUT TRACE CPD – TRACTS C & D

11

MASTER LANDSCAPE CONCEPT PLAN



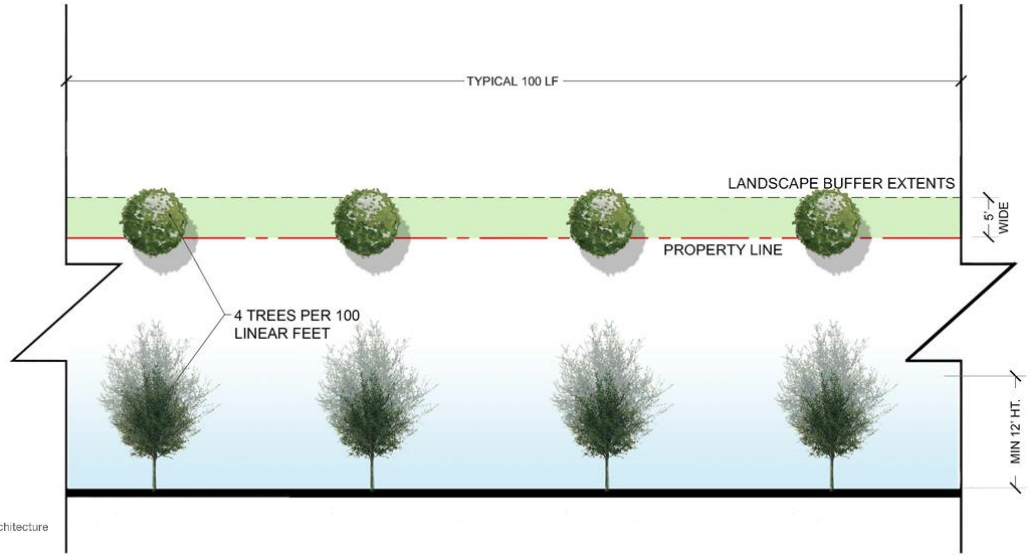
RVi Planning + Landscape Architecture

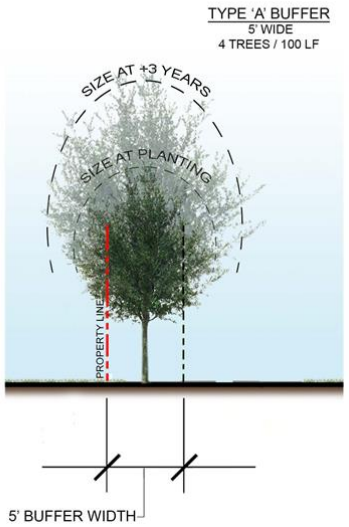
DISCLAIMER: LANDSCAPE IS CONCEPTUAL AND SUBJECT TO CHANGE UPON FINAL APPROVAL

LANDSCAPE:TYPE A BUFFER VISUALIZATION

Plant Material Specifications (per LDC Sec. 5-403 & Sec. 5-406)

- Code required canopy trees must be a minimum of twelve (12) feet in height measured from the adjacent grade of the development site, have a two & one-half inch (2-1/2) caliper, a five (5') foot spread, and 45-gallon size or field-grown at the time of planting. The clustering of trees and use of palms (3 or more) within the ROW buffer will add design flexibility and reduce conflicts.
- Shrubs must be a minimum of 24 inches in height, at time of planting. All shrubs must be installed at an appropriate height to meet the minimum specified height after one growing season or one year from time of installation, whichever is more restrictive, and be spaced an average of 18 to36 inches on center. They must be at least 36 inches in height within 12 months of time of planting and maintained perpetuity at a height of no less than 36 inches. Shrubs shall be installed to maintain an 18-inch clearance from hardscapes and a 36-inch clearance from buildings.
- Required hedges must be planted and maintained so as to form a continuous, unbroken, solid visual screen within a minimum of one-year the time of planting.



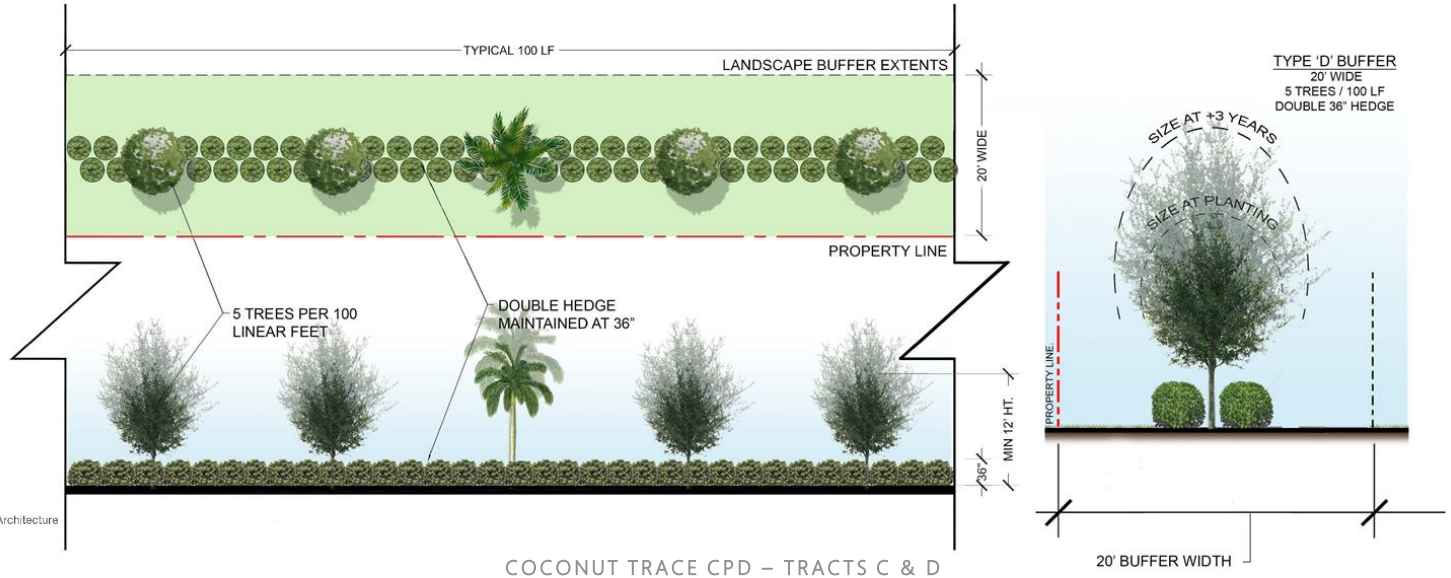


RVi Planning + Landscape Architecture

LANDSCAPE:TYPE D BUFFER VISUALIZATION

Plant Material Specifications (per LDC Sec. 5-403 & Sec. 5-406)

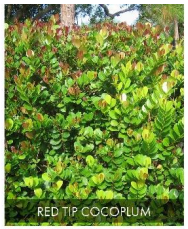
- Code required canopy trees must be a minimum of twelve (12) feet in height measured from the adjacent grade of the development site, have a two & one-half inch (2-1/2) caliper, a five (5') foot spread, and 45-gallon size or field-grown at the time of planting. The clustering of trees and use of palms (3 or more) within the ROW buffer will add design flexibility and reduce conflicts.
- Shrubs must be a minimum of 24 inches in height, at time of planting. All shrubs must be installed at an appropriate height to meet the minimum specified height after one growing season or one year from time of installation, whichever is more restrictive, and be spaced an average of 18 to36 inches on center. They must be at least 36 inches in height within 12 months of time of planting and maintained perpetuity at a height of no less than 36 inches. Shrubs shall be installed to maintain an 18-inch clearance from hardscapes and a 36-inch clearance from buildings.
- Required hedges must be planted and maintained so as to form a continuous, unbroken, solid visual screen within a minimum of one-year the time of planting.

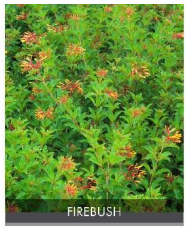


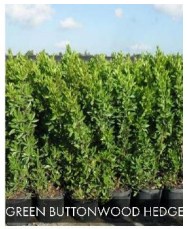
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LANDSCAPE: PLANT PALETTE

SHRUBS & ACCENTS







CANOPY





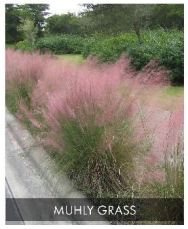
GROUND STORY

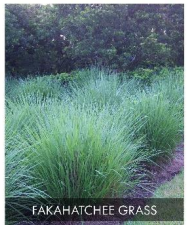


ACCENTS / MIDSTORY

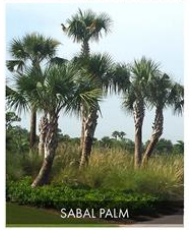


LAKE BANKS LITTORALS





PALM





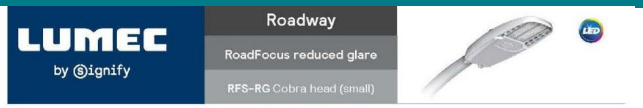


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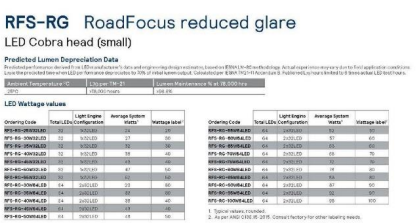
DECORATIVE LIGHTING AND FIXTURES



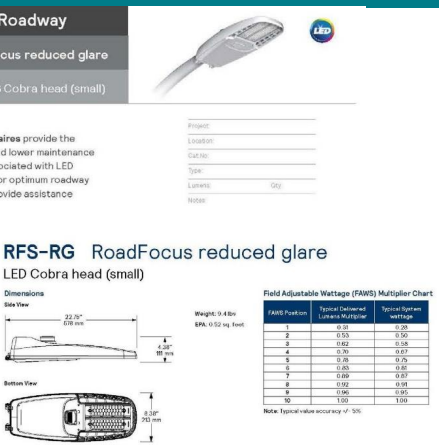
PROPOSED PARKING LOT LIGHTING

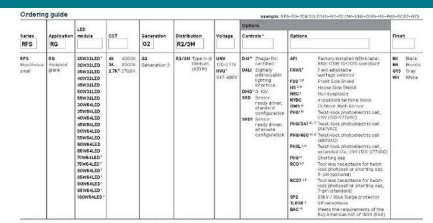


Lumec RoadFocus LED reduced glare cobra head luminaires provide the benefits of LED technology, including energy savings and lower maintenance costs yet minimizes perceived glare and brightness associated with LED technology without sacrificing performance required for optimum roadway applications. Includes Service Tag, innovative way to provide assistance throughout the life of the product.











Coconut Trace Commercial Planned Development
Planned Development Amendment (DCI2022-E002)
Public Information Meeting Summary

Tuesday, May 10, 4:30 p.m.

The applicant and the project consulting team were present at the Planning, Zoning and Design Board on May 10, 2022, and presented the request for a Planned Development Amendment to the Coconut Trace CPD specifically to Tracts C & D of the CPD. They identified the request for the development of a 39,079 square foot, two-story multi-use office which may contain a real estate sales office building for the property located at 22951- 2961 Lyden Drive, off of US-41 across from Coconut Point Mall.

The proposed building elevations for the site were shown as part of the applicant's presentation and identified an earth tone color palette and barrel tile roof.

No members of the public spoke. Comments from the Planning, Zoning, and Design Board suggested providing pedestrian crossings to the adjacent commercial parcel and providing a public seating area within the development. It was specifically suggested that the public seating area be placed in front of the porte-cochere area.

To address the comments provided at the meeting the Applicant has provided for increased pedestrian connections providing sidewalks that extend to the north and south of the subject property as well as providing for further connections to the site and the existing sidewalk along US-41.

As suggested in the Public Information Meeting an "Entry Plaza" has been provided in front of the porte-cochere which includes pavers, palms, and planters providing a seating area for public use.

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Coconut Trace CPD

Request Statement & Estero Plan Compliance Narrative

I. Request

LB Estero Bay Investments, LLC ("Applicant") is requesting approval to amend the Coconut Trace Commercial Planned Development (FKA Estero Point CPD) removing language from the Schedule of Uses identifying "real estate sales office" as strictly limited to the sale of lots/parcels within this CPD, and further limiting the duration and location of the use within the CPD. The amendment also requests an increase to the maximum lot coverage approved for the CPD from 45% to 60%. Approval of the request would allow the development of up to 39,079 square feet of office use and would include a real estate sales office to support the sales of the Bayview on Estero Bay project located along Coconut Road to the west of the subject property within the City of Bonita Spring. The applicant's request is specific to vacant Tracts "C" and "D" of this CPD. No modifications to the project boundary, or maximum commercial permitted square footage is being requested. Additionally, a Supplemental Pattern Book has been submitted with this application for Tracts "C" and "D" of the CPD.

II. Existing Conditions & Surrounding Development

The Property is located on the west side of US-41 at 22951 and 22961 Lyden Drive and consists of 3.5+/- acres. The Property has been cleared and is currently vacant.

The Property is designated within the Urban Commercial future land use category. The current zoning district is Commercial Planned Development (CPD), known as Coconut Trace CPD (FKA Estero Pointe CPD).

The surrounding land use pattern consists of a bank and a partially developed tract containing two restaurants to the north, US-41 right-of-way followed by retail and hotel uses within the Coconut Point Shopping Center to the east, proposed future Cerise Drive right of way followed by a vacant mixed-use development approved for commercial and residential uses to the south and preserve and multifamily to the west. Please refer to Table 1 below for a detailed inventory of the adjacent Future Land Use Categories, zoning districts, and existing land uses.

Table 1: Inventory of Surrounding Lands

	Future Land Use	Zoning	Current Land Use
North	Urban Commercial	Coconut Trace CPD	Restaurants; Bank
South	Village Center	Coconut Road MPD	Future proposed private ROW (Cerise Dr); Vacant approved for Commercial and Residential Development
East	Transitional Mixed Use	Coconut Point MPD/DRI	ROW (US-41); Retail, Hotel (Coconut Point Shopping Center)

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West	Conservation; Village Neighborhood 1	Marsh Landing RPD	ROW (Lyden Drive); Preserve; Multifamily-family residences

The proposed CPD amendment will allow for a continuation of the existing development pattern with appropriate compatible uses in an area intended for non-residential development and where adequate public infrastructure and service exists to support the growth.

III. Property History/Existing Zoning Approval

The 3.54 +/- acre property was rezoned by Lee County as part of a larger 11.39 +/- acre CPD pursuant to Z-03-011, as amended by ADD200500034. The CPD itself permits a maximum intensity of 95,000 square feet of various retail and office uses. The CPD contains a breakdown of the maximum commercial square footage designated for each of the Tracts "A-D" of the CPD. The Applicant's development within Tracts "C" and "D" would be limited to a maximum of 60,000 square feet of commercial square footage.

The overall CPD and Tracts "C" and "D" were approved for the use of "real estate sales office", however, the use was limited to the sales of lots/parcels strictly within the CPD.

The property is part of the Coconut Trace platted subdivision per instrument number 2006000423660. The site has been cleared, filled, and some landscape buffers have been installed via DOS2004-00243.

The approved Master Concept Plan (MCP) provides for 5-foot-wide Type "A" landscape buffers located on the western and southern perimeters of the Property, and a 20-foot Type "D" right of way buffer located on the eastern property line fronting US-41.

The CPD was approved for a maximum lot coverage of 45% based on Lee County's LDC definition for maximum lot coverage which is defined as "*that portion of the lot area, expressed as a percentage, occupied by all buildings or structures*."

The MCP identifies access to the site can be obtained off Lyden Drive a reverse frontage road that connects to the north to Vandenberg Way then to US-41.

IV. Proposed CPD Amendment

The proposed amendment requests to modify the Schedule of Uses by removing the following language in association with the use of "real estate sales office": "(*strictly limited to the sale of lots/parcels within this planned development only. The location of, and approval for, the real estate sales office will be valid for a period of time not exceeding five years from the date the certificate of occupancy for the sales office is issued).*"

Additionally, the proposed amendment requests an increase in the maximum lot coverage from 45% to 60%. The CPD was approved by Lee County in 2003 pursuant to Z-03-011 and permitted a maximum lot coverage of 45%. This maximum lot coverage was approved based on the Lee County LDC definition of lot coverage which as previously established only includes the area occupied by buildings and structures. The Village of Estero's LDC definition of maximum lot coverage includes all impervious surfaces. The proposed amendment is being requested in order to be in line with the LDC definition for maximum lot coverage, and minimum parking requirements, provide increased pedestrian connectivity via sidewalks and

maintain a maximum building height of 35 feet. The Applicant is already proposing a limitation to the overall intensity approved via the development of a 39,079 SF building instead of the maximum 60,000 SF of permitted commercial development for these two tracts so which would further the intent of the limitation of development intensity via a maximum lot coverage percentage.

No modifications to the project boundary or maximum commercial square footage are being requested. The Applicant's request is specific to Tracts "C" and "D" of this CPD.

The subject CPD is subject to the Design Standards identified in Resolution Z-03-011. A supplemental pattern book has been provided specifically for the development of "Tracts C & D" for office use including a real estate sales office.

V. Public Infrastructure

As outlined in the enclosed application, the Property is programmed to be serviced by existing public infrastructure that can accommodate the proposed development option of the site for a real estate sales office and other office uses. Potable water and sanitary sewer services are available to the Property by Bonita Springs Utilities and will be reviewed as part of the Development Order process. The request to remove the restriction on the location of the properties that can be sold by the real estate sales office is not expected to generate an increase in the number of trips when compared to what has already been approved for the subject CPD. Removing this restriction will not draw additional traffic to the site as similar traffic would be generated for the sales of property within the CPD. Traffic impacts will further be evaluated as part of the development order application. There are adequate public facilities and services in the immediate vicinity of the project to serve the proposed development in terms of fire, EMS, and Sheriff's protection.

VI. Decision-Making Compliance

In accordance with LDC Section 3-702.D, the data and analysis provided in the enclosed application demonstrate the following:

1. Master Concept Plan:

    A. Provides an explanation of all existing easements pertaining to Tracts C & D such as the sidewalk easement along US-41 and the vehicular and pedestrian access easement INSTR. NO. 2008000160545 with tract B to the north.

    B. Identifies one (1) point of access along Lyden Drive and one (1) point of access via the interconnection access with the adjacent Tract to the north.

    C. Identifies a 39,079 SF building for office use with 147 parking spaces (131 parking spaces required per the LDC Table 5-204.B.1 at 1 space per 300 feet of general office space) which includes 5 ADA parking spaces and one (1) EV charging station.

    D. The development consists of an existing individual parcel of Tract C and Tract D. It is understood that the tracts will need to be combined before or concurrently with the Development Order application.

E. The proposed development proposes a 5-foot type A buffer adjacent to the commercial tract to the north, an enhanced 20-foot type D buffer along US-41, and 20-foot type D buffers along Lyden Drive and the proposed future Cerise Drive.

F. The approved MCP for the Coconut Trace CPD delineates a 2.37 +/- acre Native Preserve – Open Space Tract to the west of the subject Property across from Lyden Drive. Individual tracts such as Tracts C & D of this development require 10% open space.

G. As identified in the approved Coconut Trace CPD MCP to the west of the site across from Lyden Drive the CPD has a designated 2.37 +/- acre Native Preserve Tract, and the development will meet or exceed the 30% open space required for the CPD and 10% open space required for individual lots.

H. A total of approximately 1.43 acres of open space is identified as being provided including an “entry plaza” containing pavers to distinguish it from vehicular use areas, palm trees for shade, and planters with the ability to serve as seating areas have been placed on the western half of the structure.

I. As identified in the approved Coconut Trace CPD MCP to the west of the site across from Lyden Drive the CPD has a designated 2.37 +/- acre Native Preserve Tract, and the development will meet or exceed the 30% open space required for the CPD and 10% open space required for individual lots.

J. This request will not adversely affect environmentally critical areas and natural resources. The site was already cleared and filled via an approved development order in 2004. The CPD, itself, has a 2.37+/- preserve tract designated to the west of the subject site.

K. Interior bicycle and pedestrian circulation are identified within the pattern book including wrap-around sidewalks and two areas adjacent to the building dedicated as bicycle parking areas. Exterior bicycle and pedestrian connections include the potential connections to adjoining properties to the south and north as well as two (2) connections to the existing sidewalk easement along US-41 from the interior of the site. Interior vehicular circulation, as well as an access point via Lyden Drive and interconnection to the north, are also identified.

L. The Property is proposed to be laid out with one main vehicular access point along Lyden Drive which connects to US-41 (6-lane divided arterial road) via Vandenberg Way. It is projected that Lyden Drive will continue south and provide access to Coconut Road (2-lane undivided major collector road). Another access point to the site can be found along with a northern interconnection to the south. Both access points allow for pedestrian interconnection with sidewalks established along Lyden Drive and pedestrian pathways from the building to the adjacent property to the north.

M. The Property is part of the Coconut Trace Platted Commercial Subdivision with internal ROW identified as Tract R including Lyden Drive and Vandenberg Way. Specific to the site is an access easement with the commercial property to the

north which as previously mentioned shall be a point of vehicular access along with the main point of vehicular access via Lyden Drive to the west of the site.

N. The Property is programmed to be serviced by existing public infrastructure that can accommodate the proposed development option of the site for a real estate sales office and other office uses. Potable water and sanitary sewer services are available to the Property by Bonita Springs Utilities and will be reviewed as part of the Development Order process.

O. The stormwater management system will consist of catch basins and stormwater pipes that direct runoff to the Coconut Trace Master stormwater system.

P. There are no onsite public facilities within this development. As identified in the public infrastructure map provided with this application the Property is within a 3-mile radius to police protection and various EMS and Fire Stations.

2. Pattern Book:
Since this is an existing CPD a supplemental Pattern Book has been provided for Tracts C & D which identifies:

Interior bicycle and pedestrian circulation are identified within the pattern book including wrap-around sidewalks and two areas adjacent to the building dedicated as bicycle parking areas. Exterior bicycle and pedestrian connections include the potential connections to adjoining properties to the south and north as well as two (2) connections to the existing sidewalk easement along US-41 from the interior of the site. Interior vehicular circulation, as well as an access point via Lyden Drive and interconnection to the north, are also identified.

As part of the master landscape conceptual plan landscaped areas with typical buffer planting detail include the proposed enhanced 20’ Type D buffer along US-41 which identifies 14’ tree/palms. The typical 20’ Type D buffers along Lyden Drive and the future proposed Cerise Drive have been provided, along with typical 5’ Type A buffers along the north property line adjacent to the commercial Tract B of the CPD. Additionally, a plant palette has also been provided as part of this pattern book.

The master landscape conceptual plan also identifies the open space within the development including a proposed gathering area to be in front of the building’s Porte Cochere which includes decorative pavers and bench/planter creating a plaza area that provides an opportunity for persons to gather.

The decorative lighting poles and fixtures are consistent with section 5-6 of the LDC and existing CPD Design Standards. The proposed lighting poles and fixtures will meet the CPD design standards including not exceeding the 18-ft height restriction and will not be permitted along Lyden Drive (the reverse frontage road). The decorative lighting poles and fixture types for this development have been selected to assure curtail light pollution to adjacent lands, neighboring areas, and motorist in compliance with the Villages LDC requirements the lighting fixtures are full cut-off fixtures that are directed downward and fully shielded.

Architectural elevations showcase the Mediterranean architectural style envisioned for this development which creates a building whose design is aesthetically appealing from all perspectives and compliant with the Village's architectural standards. The building's architectural features include cornices, awnings, articulating building facades, and roof parapets and the provided color palette identifies building ornamentals such as barrel tile roof, awnings, metal trim, and varying building colors.

VII. Village of Estero Comprehensive Plan Compliance

The following is an analysis of the CPD's consistency with the goals, objectives, and policies of the Village of Estero Comprehensive Plan (Estero Plan).

FLU 1.2.9: URBAN COMMERCIAL. The main purpose of the Urban Commercial designation is to foster development of unique destinations rather than a strip development pattern. Urban Commercial areas are characterized by primarily existing or emerging developments along the Village's corridors where primarily single use retail, restaurant office, assisted living uses are concentrated. These properties are generally smaller in size (less than 10 acres) and serve nearby residential neighborhoods and consumers from outside Estero with daily and occasional needs for goods and services. Urban services are in place or readily expandable to support moderately intense levels of commercial development. Residential uses are also allowable, however they are not incentivized. These areas were typically designated Urban Community or Suburban and within the Mixed-Use Overlay per the Village's Transitional Comprehensive Plan. Urban Commercial areas are generally the individual development sites along major corridors of U.S. 41, Corkscrew Road, and Three Oaks Parkway. These areas are located in close proximity to: public transit routes; education facilities; recreation opportunities; and existing residential, shopping and employment centers.

In compliance with the future land use designation, the Property is located in an area characterized by a concentration of single-use retail, restaurant and office uses. As outlined in this application, the proposed amendment is consistent with and will uphold the intent of the Urban Commercial future land use category by allowing the Property to be developed with a real estate sales office and other office uses typically found in the Urban Commercial future land use category, that is in close proximity to residential to the west and public transit routes to east along US-41 and located along the major corridor of US-41. The intensity of the development will be well below the intensity maximums outlined in the Urban Commercial Category Table.

POLICY 1.10.1: Commercial Development Form. To permit orderly and well planned commercial development at appropriate locations, all applications for commercial development will be reviewed and evaluated as to their compatibility with adjacent and nearby uses, including consideration of the following:

a. Traffic and access impacts (rezoning and development orders);
b. Landscaping and detailed site planning (development orders);
c. Screening and buffering (planned development rezoning and development orders);
d. Availability and adequacy of services and facilities (rezoning and development orders);

e. Impact on adjacent land uses and surrounding neighborhoods (rezoning);
f. Proximity to other similar centers (rezoning); and
g. Environmental considerations (rezoning and development orders).

The proposed PD amendment will not result in an increase in intensity and therefore will not result in increased traffic impacts. As previously mentioned, the "real estate sales office" was already an existing use approved as part of the original CPD rezoning. Allowing the sale of lots/parcels outside of the CPD would result in the same number of trips generated as if the sale of lots/parcels were limited to parcels within the CPD. Additionally, the CPD itself has been underdeveloped for example only 3,773 square feet of the allotted 30,000 square feet were developed within "Tract "A" and the subject property is only proposing to develop up to 39,079 square feet of the allotted 60,000 square feet for "Tract C & D", creating a reduced traffic impact when compared to the maximum trip generation contemplated when the CPD was originally approved.

Access impacts have already been addressed in the existing CPD and are not being amended. Access to US-41 (6-lane divided arterial road) to the east and it is projected to eventually have access to Coconut Road (2-lane undivided major collector road) to the south that would be provided via the southern section of Lyden Drive, a reverse frontage road, to help minimize access points onto primary road corridors. The reverse frontage road of Lyden Drive also assists in the reduction of additional traffic impacts onto major corridors by interconnecting the three PDs: the subject CPD, and Tulip Trace CPD to the north, and it is eventually expected to connect to the Coconut Road MPD to the south. One (1) access point on Lyden Drive along the western property line of the subject site are being proposed for this development.

The CPD will comply with the LDC standards for buffering and screening. Additional screening and buffering are provided to ensure compatibility with the adjacent residential community to the west by the CPD through a 2.37+/- preserve and a 35' enhanced Type "F" buffer with a solid 8-foot wall. An enhanced 20' Type D buffer is proposed with 14-foot trees/palms provided along US-41 to provide further screening from the ROW. The project will have to be permitted through the Village of Estero development order process.

There are existing programmed public services and facilities available to the site.

The proposed development will not negatively impact adjacent land uses and the CPD has already been found to be compatible with adjacent commercial, mixed commercial and residential land uses. The request is not removing any of the design and compatibility standards and conditions that were approved as part of the original CPD rezoning.

The site is proximate to commercial centers to the north, east, and south.

The site has been cleared, filled, and some landscape buffers have been installed via DOS2004-00243. As identified in the approved MCP to the west of the site across from Lyden Drive the CPD has a designated 2.37 +/- acre Preserve Tract, and the development will meet or exceed the 30% open space required for the CPD and 10% open space required for individual lots.

POLICY 1.10.2: Commercial Development Standards. New commercial developments should be designed to arrange uses in an integrated and cohesive unit in order to address compatibility with the adjacent and nearby uses by adhering to the following standards:

a. Provide visual harmony and screening;
b. Reduce dependence on the automobile;
c. Promote pedestrian movement within the development and connectivity to adjacent and nearby uses where such uses are compatible;
d. Utilize joint parking, access and loading facilities;
e. Avoid negative impacts on surrounding land uses and traffic circulation;
f. Protect natural resources; and
g. Provide necessary services and facilities where they are inadequate to serve the proposed use.
h. Large-scale nonresidential establishments will incorporate development design techniques to integrate the establishment into the surrounding community. Such design techniques will include:

- ***1. Creation of a series of smaller, well-defined customer entrances to break up long facades and provide pedestrian scale and variety, that may be achieved through the use of liner buildings.***
- ***2. Limited number and size of signs.***
- ***3. Landscaping and use of pocket parks and courtyards adequate to soften large building masses.***

i. The Village shall evaluate establishing a review process for managing impacts of any new or expanding commercial development or use within a critical distance of an existing residential use or zoning district where residential use is allowed. Considerations of such a process may involve establishing limitations and controls associated with noise, light, security, aesthetic appearance, buffering, hours of operation and access to ensure compatibility of proposed commercial activity with nearby residences.

The CPD will comply with the enhanced screening and buffering requirements conditioned as part of the CPD approval as well as any LDC standards for buffering. The development itself will be subject to existing architectural design standards already within the CPD as well as the proposed Pattern Book for this development. The Pattern Book itself exemplifies the quality of development being proposed by the Applicant via an attractive Mediterranean architectural design with undulating façade and roof parapets that provides for a distinct urban form and contributes to the sense of place of the Village of Estero.

Existing sidewalks to the east and west of the site connect the property to adjacent commercial centers to the north and internal commercial tracts. Interconnection to the adjacent commercial property to the north is being proposed, as identified in the MCP.

The CPD has a 2.37 +/- acre preserve tract to the west of the Property and the site is in a location already cleared and programmed for commercial development with programmed public services and facilities available to it.

The proposed development will not negatively impact adjacent land uses and the CPD has already been found to be compatible with adjacent commercial, mixed commercial and residential land uses. The amendment to permit a “real estate office” to sell

property located offsite of the CPD will not increase noise or light or reduce security for nearby residential uses. The request is not removing any of the design and compatibility standards and conditions that were approved as part of the original CPD rezoning, which includes enhanced buffering and limitations to hours of operation and service area locations.

POLICY 1.10.3: Encourage commercial developments within the Village of Estero to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including, but not limited to, bike paths and pedestrian accessways. Connections to existing residential neighborhoods will be encouraged and will not be precluded by the commercial development's design.

The site has been designed with access to US-41 via Lyden Drive, a reverse frontage. Lyden Drive serves as a frontage road to the commercial planned development to the north and the mixed-use planned development to the south, which may provide access to Coconut Road to the south. The reverse frontage road of Lyden Drive helps limit the number of access points onto primary road corridors and assists in the reduction of additional traffic impacts onto these major corridors by interconnecting three PDs.

Within the CPD itself, Tracts “A-D” of the CPD will be interconnected to each other. This intended interconnection is visible from the existing stub out to the north of the subject site along Tract “B” as well as the submitted MCP. The submitted boundary survey identifies a reciprocal cross-access easement agreement between these four (4) parcels per instrument # 2008000160545 of the Public Records of Lee County, Florida.

VIII. CONCLUSION

The proposed amendment requests the modification of the CPD’s Schedule of Uses to allow the already approved use of the “real estate sales office” to sell lots/parcels outside of the CPD without any timing and location restrictions tied to the use and increases the maximum lot coverage to 60%. The use will be located within a proposed up to 39,079 square foot office building development. The proposed development will comply with the current architectural design standards already in place within the CPD. Additionally, the Supplemental Pattern Book with aesthetic design standards specific to “Tracts C & D” identifies the high-quality development being proposed by the Applicant. This request has been demonstrated to be compatible with the surrounding development pattern and compliance with the Estero Plan and all other conditions in Z-03-011, as amended. The amendment request does not propose an increase in height or intensity within the development and will meet or exceed the standards set forth in the LDC. For these reasons, the Applicant respectfully requests approval of this PD amendment as proposed.

September 2, 2022

Ms. Kathy Eastley, AICP
The Village of Estero
Department of Community Development
9401 Corkscrew Palms Circle
Estero, Florida 33928

RE: Coconut Trace CPD Tracts C&D PD Amendment
DCI2022-E002 - 8-Day Letter

Dear Ms. Eastley:

In advance of the Planning, Zoning and Design Board hearing on September 13, 2022, the applicant has reviewed the Staff Report with attachments, including the proposed conditions, and is in agreement with the Staff's recommendation of approval and the majority of the proposed conditions.

The Applicant respectfully requests consideration of the following modifications to Staff's proposed conditions (shown in strikethrough/underline format):

A. The Supplemental Pattern Book be approved as proposed and the revision to Pattern Book condition 2 below.

2. Pattern Book
Development of this project must be consistent with the Pattern Book titled "Coconut Trace CPD Supplemental Pattern Book, Tracts C & D", stamped "Received August 17, 2022" ~~**with the exception that the color palette needs refinement prior to Village Council hearing, to include more color contrast**~~.

B. The Construction of Cerise Drive or a Cul-de-Sac condition 4 be removed in its entirety.

~~4. Construction of Cerise Drive or a Cul-de-Sac~~
~~The applicant shall construct a cul-de-sac at the end of Lyden Drive or complete the construction of Cerise Drive. This will be further reviewed at the time of Development Order to determine the improvements and the timing of construction.~~

RVi Planning + Landscape Architecture • 28100 Bonita Grande Drive, Sutie 305 • Bonita Springs, FL 34135 • 239.405.7777 • www.rviplanning.com

We look forward to the hearing. Please do not hesitate to contact me at (239)908-3421 or Jmedina@RViPlanning.com.

Thank you,

RVi Planning + Landscape Architecture



Josephine Medina, AICP
Project Manager

RVi Planning + Landscape Architecture

LONDON BAY



CYK
COLEMAN | YOVANOVICH | KOESTER

MHK ARCHITECTURE & PLANNING
NAPLES | PALM BEACH | THE CAROLINAS
The Florida Architect

COCONUT TRACE CPD

Planned Development Amendment
Tracts C & D – DCI2022-E002

Planning, Zoning, & Design Board September 13, 2022

ATWELL

RVi Planning + Landscape Architecture



PROJECT TEAM
COCONUT TRACE PD AMENDMENT

- Craig Klingensmith & Lisa Van Dien, London Bay Development Group
- Mark Mclean, MHK Architecture
- Josephine Medina, AICP & Alexis Crespo, AICP, RVI Planning + Landscape Architecture
- Sabrina McCabe, PLA, RVI Planning + Landscape Architecture
- Jackie Larocque, P.E. & Jeremy Arnold, P.E. Atwell Group
- Rich Yovanovich, Coleman Yovanovich & Koester

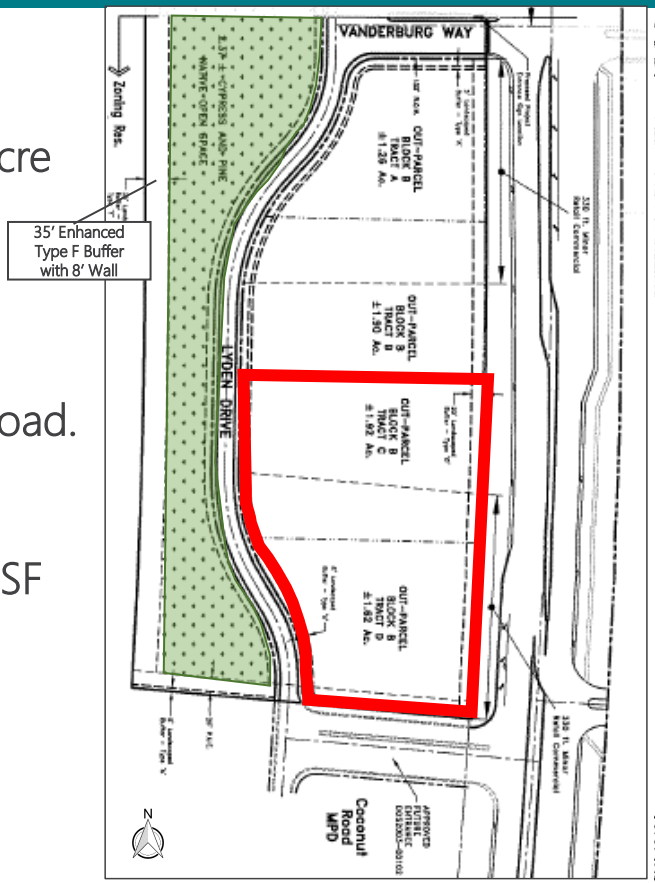


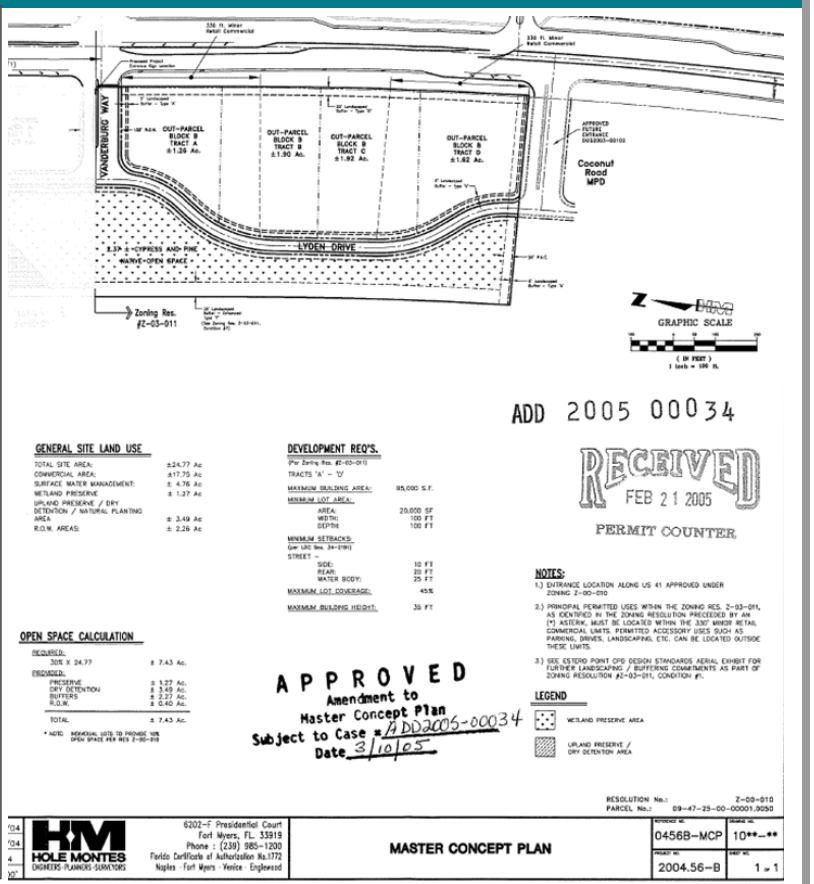
PROJECT LOCATION

COCONUT TRACE CPD TRACTS C&D

PROPERTY HISTORY & APPROVED MCP

- Lee County Z-03-011 approved 11.39 +/- acre Coconut Trace CPD.
- ADD2005-00034 reconfiguration of parcels and internal road.
- Existing Tracts C & D approved for 60,000 SF of commercial
- Urban Community Future Land Use

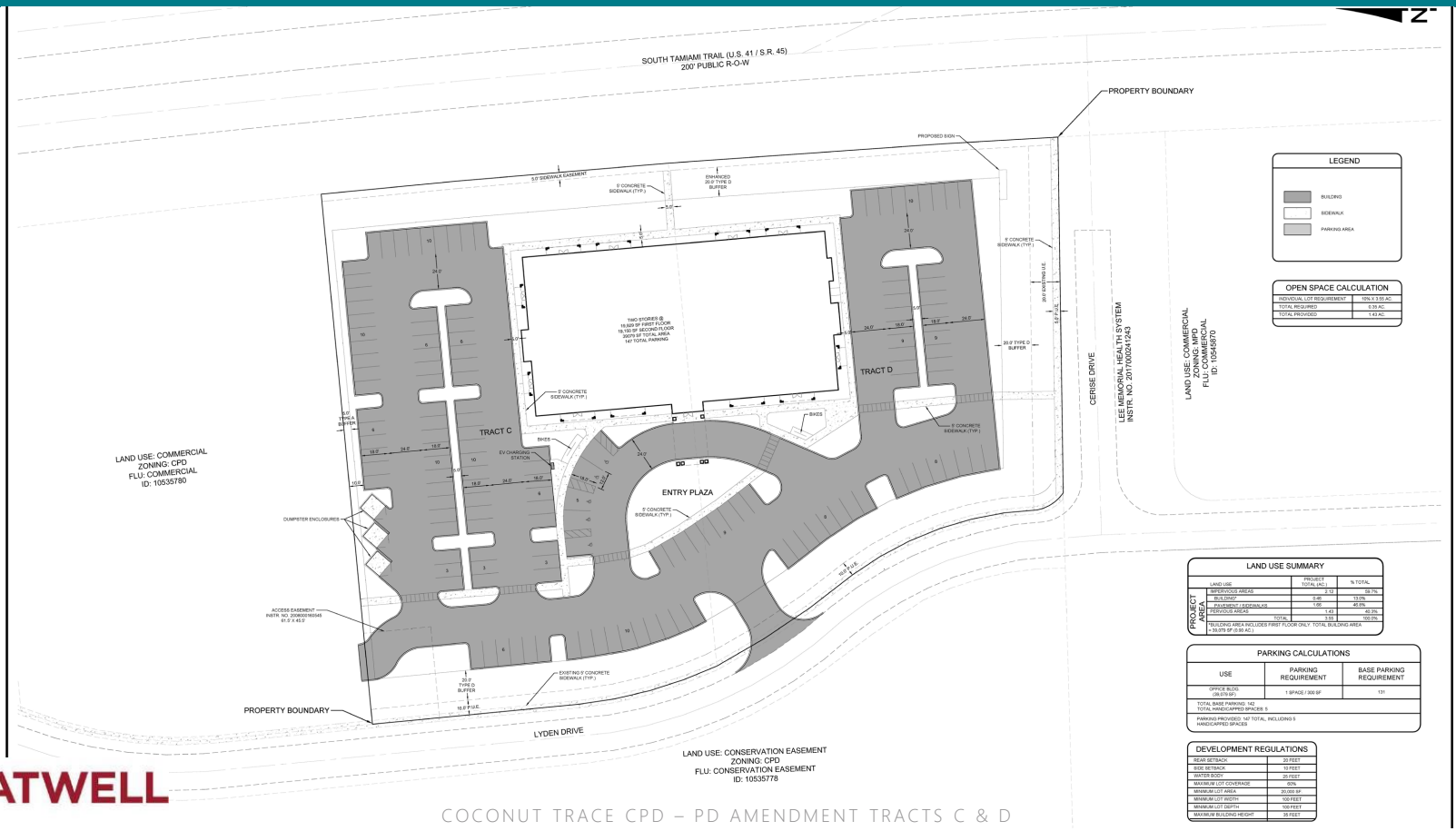




OVERVIEW OF REQUEST

- Amendment is limited to the 3.55 +/- acres of Tracts C & D of the CPD
- Real Estate Sales Office is an existing APPROVED use but is limited to the sale of real estate within the CPD.
- Amendment removes limiting text language within the Schedule of Uses to allow Real Estate Sales Office to sell general real estate outside of the Coconut Trace CPD with no time limitation.
- Amends MCP to Village of Estero site design requirements and proposed additional site enhancements by the Applicant.
- Reduces max. commercial intensity approved for Tracts C & D to 39,079 SF.
- No deviations, change to max. height, min. open space or min. setbacks. Being requested.

MASTER CONCEPT PLAN



ATWELL

COCONUT TRACE CPD – PD AMENDMENT TRACTS C & D

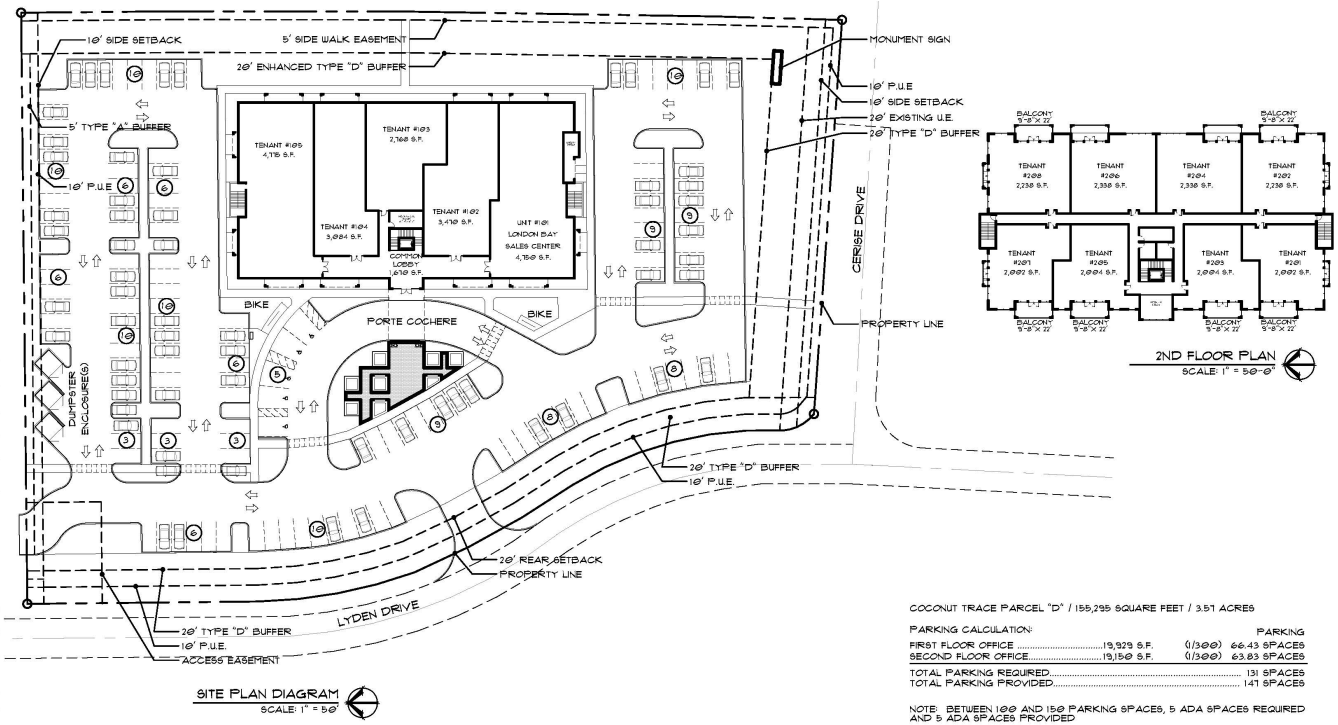
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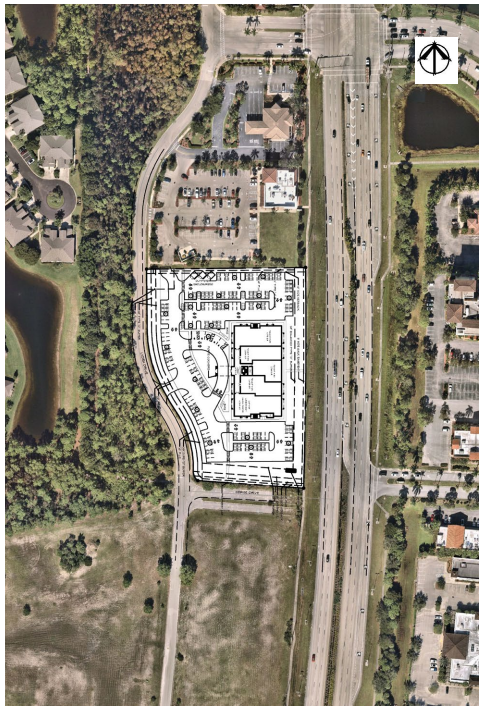


PATTERN BOOK & ARCHITECTURAL DESIGN

MARK MCLEAN – MHK ARCHITECTURE

CONCEPTUAL SITE PLAN





COCONUT TRACE PARCEL "D" / 155,295 SQUARE FEET / 3.57 ACRES

PARKING CALCULATION:

			PARKING
FIRST FLOOR OFFICE	13,929 S.F.	(1/300)	66.43 SPACES
SECOND FLOOR OFFICE	19,150 S.F.	(1/300)	63.83 SPACES
TOTAL PARKING REQUIRED			131 SPACES
TOTAL PARKING PROVIDED			147 SPACES

NOTE: BETWEEN 100 AND 150 PARKING SPACES, 5 ADA SPACES REQUIRED AND 5 ADA SPACES PROVIDED

Coconut Trace
US 41 and Lyden Dr. Estero Florida

MHK ARCHITECTURE & PLANNING SK2

COCONUT TRACE CPD – TRACTS C & D

8

CONCEPTUAL ARCHITECTURAL ELEVATIONS



WEST ELEVATION
SCALE: 1/16" = 1'



EAST ELEVATION
SCALE: 1/16" = 1'

Coconut Trace
US 41 and Lydia Dr. Estero Florida

MHK ARCHITECTURE & PLANNING | SK5

COCONUT TRACE CPD – TRACTS C & D

9

CONCEPTUAL ARCHITECTURAL ELEVATIONS



SOUTH ELEVATION
SCALE: 1/16" = 1'



NORTH ELEVATION
SCALE: 1/16" = 1'

Coconut Trace
Tracts C & D and Estero Blvd. Dr. Estero Florida

MHK ARCHITECTURE & PLANNING SK6

COCONUT TRACE CPD – TRACTS C & D

10

CONCEPTUAL ARCHITECTURAL RENDERING

BIRDS EYE VIEW TO THE EAST



Coconut Trace
US 41 and Corkscrew Dr. Estero Florida

MHK ARCHITECTURE & PLANNING SKT

COCONUT TRACE CPD – TRACTS C & D

11

CONCEPTUAL ARCHITECTURAL RENDERING

BIRDS EYE VIEW TO THE WEST



Coconut Trace
US 41 and Corkscrew Dr. Estero Florida

MHK ARCHITECTURE & PLANNING SK8 AUGUST 05, 2022

CONCEPTUAL ARCHITECTURAL RENDERING
PERSPECTIVE TO THE EAST



Coconut Trace
US 41 and Ogden Dr. Estero Florida

MHK ARCHITECTURE & PLANNING SK9

CONCEPTUAL ARCHITECTURAL RENDERING
PERSPECTIVE TO THE EAST



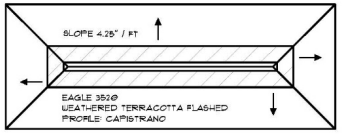




Coconut Trace
US 41 and Corkscrew Dr. Estero Florida

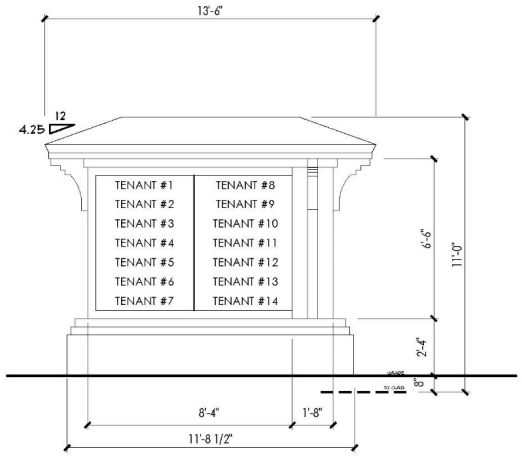
MHK ARCHITECTURE & PLANNING SK10

CONCEPTUAL ARCHITECTURAL RENDERING
MONUMENT SIGN

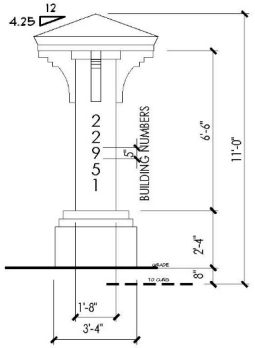


LEGEND:
TOP OF BEAM 9'-6"

DESCRIPTION:
NEW, DOUBLE FACED MONUMENT SIGN WITH BACKLIT METAL LOGO, LETTERING, AND ADDRESS NUMERALS INTERNALLY ILLUMINATED. LED LIGHTING TO MATCH BRAND COLORS. METAL LETTERING TO BE MOUNTED TO WITH 1- 1/2" STANDOFFS. MONUMENT TO BE CONSTRUCTED OF C.M.U. WITH STUCCO FINISH. ROOF EAGLE 3520 WEATHERED TERRACOTTA FLASHED PROFILE: CAPISTRANO



MONUMENT SIGN SIDE(S)
SCALE: 1/4" = 1'-0"



MONUMENT SIGN END(S)
SCALE: 1/4" = 1'-0"



Coconut Trace
US 41 and Ogden Dr. Estero Florida

3559 TAMIAMI TRAIL E.
NAPLES FLORIDA 34112
PHONE (239) 331-7092
WWW.MHKAP.COM
OFFICE@MHKAP.COM

MHK ARCHITECTURE & PLANNING SK13
AUGUST 26, 2022

CONCEPTUAL ARCHITECTURAL RENDERING
COLOR PALETTE



SW 7617
Mediterranean
Interior / Exterior
Location Number: 261-C3

METAL / ALUMINUM TRIM

SW 9122
Dried Edamame 1
Interior / Exterior
Location Number: 209-C4

SW 7541
Grecian Ivory 2
Interior / Exterior
Location Number: 247 C1

SW 7005
Pure White 3
Interior / Exterior
Location Number: 255-C1

Door & Window Metal





Coconut Trace
US 41 and Ogden Dr. Estero Florida

MHK ARCHITECTURE & PLANNING SK14

COCONUT TRACE CPD – TRACTS C & D

16


SIGNAGE
SIGNAGE
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SIGNAGE
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SIGNAGE
SIGNAGE
PATTERN BOOK & LANDSCAPE ARCHITECTURE
SABRINA MCCABE, PLA - RVI PLANNING

MASTER LANDSCAPE CONCEPT PLAN



RVi Planning + Landscape Architecture

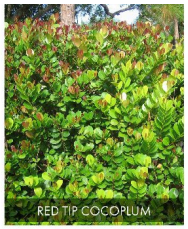
DISCLAIMER: LANDSCAPE IS CONCEPTUAL AND SUBJECT TO CHANGE UPON FINAL APPROVAL

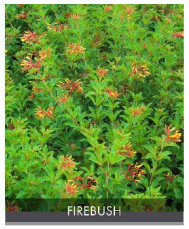
COCONUT TRACE CPD – TRACTS C & D

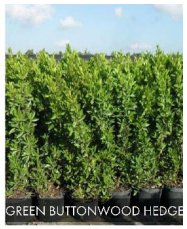
19

LANDSCAPE: PLANT PALETTE

SHRUBS & ACCENTS


RED TIP COCOPLUM


FIREBUSH

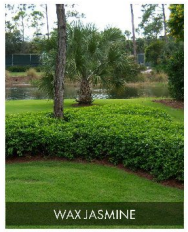

GREEN BUTTONWOOD HEDGE

CANOPY


LIVE OAK


SLASH PINE

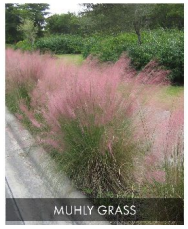
GROUND STORY

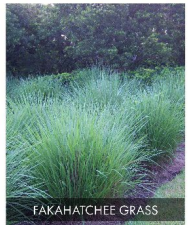

WAX JASMINE

ACCENTS / MIDSTORY

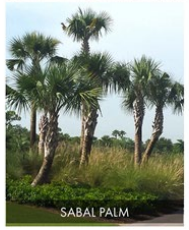

GREEN BUTTONWOOD

LAKE BANKS LITTORALS


MUHLY GRASS


FAKAHATCHEE GRASS

PALM

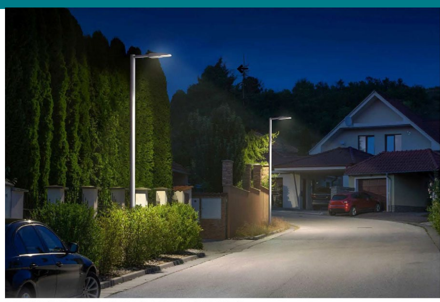

SABAL PALM


ROYAL PALM


EVERGLADES PALM

RVi Planning + Landscape Architecture

DECORATIVE LIGHTING AND FIXTURES



PROPOSED PARKING LOT LIGHTING

RFS-RG RoadFocus reduced glare

LED Cobra head (small)

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11 Addendum B. Published L_{70} hours limited to 6 times actual LED test hours.

Ambient Temperature °C	L_{70} per TM-21	Lumen Maintenance % at 78,000 hrs
25°C	>78,000 hours	>96.6%

LED Wattage values

Ordering Code	Total LEDs	Light Engine Configuration	Average System Watts[1]	Wattage label[2]
RFS-RG-25W32LED	32	1x32LED	24	20
RFS-RG-30W32LED	32	1x32LED	27	30
RFS-RG-35W32LED	32	1x32LED	32	30
RFS-RG-40W32LED	32	1x32LED	38	40
RFS-RG-45W32LED	32	1x32LED	43	40
RFS-RG-50W32LED	32	1x32LED	47	50
RFS-RG-55W32LED	32	1x32LED	52	50
RFS-RG-30W64LED	64	2x32LED	29	30
RFS-RG-35W64LED	64	2x32LED	33	30
RFS-RG-40W64LED	64	2x32LED	38	40
RFS-RG-45W64LED	64	2x32LED	43	40
RFS-RG-50W64LED	64	2x32LED	48	50

Ordering Code	Total LEDs	Light Engine Configuration	Average System Watts[1]	Wattage label[2]
RFS-RG-55W64LED	64	2x32LED	52	50
RFS-RG-60W64LED	64	2x32LED	57	60
RFS-RG-65W64LED	64	2x32LED	63	60
RFS-RG-70W64LED	64	2x32LED	68	70
RFS-RG-75W64LED	64	2x32LED	72	70
RFS-RG-80W64LED	64	2x32LED	78	80
RFS-RG-85W64LED	64	2x32LED	83	80
RFS-RG-90W64LED	64	2x32LED	87	90
RFS-RG-95W64LED	64	2x32LED	92	90
RFS-RG-100W64LED	64	2x32LED	98	100

1. Typical values, rounded.
2. As per ANSI C136.15-2015. Consult factory for other labeling needs.

4000K LED Lumen values

Ordering Code	Color Temp.	Type R2M/3M Lumen Output	Efficacy (LPW)	BUG Rating
RFS-RG-25W32LED	4000	3824	157	B1-U0-G1
RFS-RG-30W32LED	4000	4215	154	B2-U0-G1
RFS-RG-35W32LED	4000	5076	160	B2-U0-G1
RFS-RG-40W32LED	4000	5898	156	B2-U0-G1
RFS-RG-45W32LED	4000	6721	156	B2-U0-G1
RFS-RG-50W32LED	4000	7544	161	B3-U0-G2
RFS-RG-55W32LED	4000	8367	161	B3-U0-G2
RFS-RG-30W64LED	4000	4802	166	B2-U0-G1
RFS-RG-35W64LED	4000	5591	168	B2-U0-G1
RFS-RG-40W64LED	4000	6411	168	B2-U0-G1
RFS-RG-45W64LED	4000	7168	167	B2-U0-G1
RFS-RG-50W64LED	4000	7938	167	B2-U0-G1
RFS-RG-55W64LED	4000	8678	166	B2-U0-G1
RFS-RG-60W64LED	4000	10181	178	B3-U0-G2
RFS-RG-65W64LED	4000	10837	173	B3-U0-G2
RFS-RG-70W64LED	4000	11538	170	B3-U0-G2
RFS-RG-75W64LED	4000	12191	169	B3-U0-G2
RFS-RG-80W64LED	4000	12868	165	B3-U0-G2
RFS-RG-85W64LED	4000	13527	163	B3-U0-G2
RFS-RG-90W64LED	4000	14147	163	B3-U0-G2
RFS-RG-95W64LED	4000	14758	160	B3-U0-G2
RFS-RG-100W64LED	4000	15385	157	B3-U0-G2

3000K LED Lumen values

Ordering Code	Color Temp.	Type R2M/3M Lumen Output	Efficacy (LPW)	BUG Rating
RFS-RG-25W32LED	3000	3642	150	B1-U0-G1
RFS-RG-30W32LED	3000	4014	147	B1-U0-G1
RFS-RG-35W32LED	3000	4834	152	B2-U0-G1
RFS-RG-40W32LED	3000	5617	148	B2-U0-G1
RFS-RG-45W32LED	3000	6401	149	B2-U0-G1
RFS-RG-50W32LED	3000	7185	154	B2-U0-G1
RFS-RG-55W32LED	3000	7969	153	B3-U0-G2
RFS-RG-30W64LED	3000	4573	158	B1-U0-G1
RFS-RG-35W64LED	3000	5325	160	B2-U0-G1
RFS-RG-40W64LED	3000	6106	160	B2-U0-G1
RFS-RG-45W64LED	3000	6827	159	B2-U0-G1
RFS-RG-50W64LED	3000	7560	159	B2-U0-G1
RFS-RG-55W64LED	3000	8265	158	B2-U0-G1
RFS-RG-60W64LED	3000	9677	169	B2-U0-G1
RFS-RG-65W64LED	3000	10321	165	B3-U0-G2
RFS-RG-70W64LED	3000	10989	162	B3-U0-G2
RFS-RG-75W64LED	3000	11610	161	B3-U0-G2
RFS-RG-80W64LED	3000	12255	157	B3-U0-G2
RFS-RG-85W64LED	3000	12883	155	B3-U0-G2
RFS-RG-90W64LED	3000	13473	155	B3-U0-G2
RFS-RG-95W64LED	3000	14055	153	B3-U0-G2
RFS-RG-100W64LED	3000	14652	150	B3-U0-G2

2700K LED Lumen values

Ordering Code	Color Temp.	Type R2M/3M Lumen Output	Efficacy (LPW)	BUG Rating
RFS-RG-25W32LED	2700	3278	136	B1-U0-G1
RFS-RG-30W32LED	2700	3613	132	B1-U0-G1
RFS-RG-35W32LED	2700	4351	137	B1-U0-G1
RFS-RG-40W32LED	2700	5055	133	B2-U0-G1
RFS-RG-45W32LED	2700	5761	134	B2-U0-G1
RFS-RG-50W32LED	2700	6467	138	B2-U0-G1
RFS-RG-55W32LED	2700	7172	138	B2-U0-G1
RFS-RG-30W64LED	2700	4116	142	B1-U0-G1
RFS-RG-35W64LED	2700	4793	144	B2-U0-G1
RFS-RG-40W64LED	2700	5495	144	B2-U0-G1
RFS-RG-45W64LED	2700	6144	143	B2-U0-G1
RFS-RG-50W64LED	2700	6804	143	B2-U0-G1
RFS-RG-55W64LED	2700	7439	142	B2-U0-G1
RFS-RG-60W64LED	2700	8709	152	B2-U0-G1
RFS-RG-65W64LED	2700	9289	148	B2-U0-G1
RFS-RG-70W64LED	2700	9890	145	B3-U0-G2
RFS-RG-75W64LED	2700	10449	145	B3-U0-G2
RFS-RG-80W64LED	2700	11030	141	B3-U0-G2
RFS-RG-85W64LED	2700	11595	140	B3-U0-G2
RFS-RG-90W64LED	2700	12126	139	B3-U0-G2
RFS-RG-95W64LED	2700	12650	138	B3-U0-G2
RFS-RG-100W64LED	2700	13187	135	B3-U0-G2

Actual performance may vary due to installation variables including optics, mounting/ceiling height, dirt depreciation, light loss factor, etc.; highly recommended to confirm performance with a layout - contact Applications at signify.com/outdoorluminaires. Consult DLC QPL to confirm your specific fixture selection is DLC approved.

Note: Some data may be scaled based on tests of similar but not identical luminaires.

RoadFocus-RFS-RG 10/21 page 2 of 4

LUMEC by Signify

Roadway

RoadFocus reduced glare

RFS-RG Cobra head (small)



Lumec RoadFocus LED reduced glare cobra head luminaires provide the benefits of LED technology, including energy savings and lower maintenance costs yet minimizes perceived glare and brightness associated with LED technology without sacrificing performance required for optimum roadway applications. Includes Service Tag, innovative way to provide assistance throughout the life of the product.

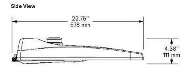
Project:
Location:
Cat.No:
Type:
Lumens: Qty:
Notes:

RFS-RG RoadFocus reduced glare

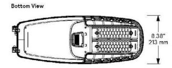
LED Cobra head (small)

Dimensions

Side View



Bottom View



Weight: 9.4 lbs
EPA: 0.52 sq. foot

Field Adjustable Wattage (FAWS) Multiplier Chart

FAWS Position	Typical Delivered Lumens Multiplier	Typical System wattage
1	0.31	0.28
2	0.53	0.50
3	0.62	0.58
4	0.70	0.67
5	0.78	0.75
6	0.83	0.81
7	0.89	0.87
8	0.92	0.91
9	0.96	0.95
10	1.00	1.00

Note: Typical value accuracy +/- 5%

Specifications

Housing

Made of a low copper die cast Aluminum alloy (A360), 0.100" (2.5mm) minimum thickness. Fits on a 1.66" (42mm) O.D. (1.25" NPS), 1.9" (48mm) O.D. (1.5" NPS) or 2 3/8" (60mm) O.D. (2" NPS) by 5 1/2" (140mm) minimum long tenon. Comes with a zinc plated clamp fixed by 2 zinc plated hexagonal bolts 3/8 16 UNC for ease of installation. Provides an easy step adjustment of +/- 5° tilt in 2.5° increments. Includes integral bubble level standard (always included). A quick release, tool less entry, single latch, hinged, removable door opens downward to provide access to electronic components and to a terminal block. Door is secured to prevent accidental dropping or disengagement. A clearance of 13" (330mm) at the rear is required in order to remove the door. Complete with a bird guard protecting against birds and similar intruders and an ANSI label as per C136.15-2015 to identify wattage and source (both included in box). Housing (including electrical compartment) rated IP54 per ANSI C136.37.

Light Engine

Composed of 4 main components: LED Module / Optical System / Heat Sink / Driver.

Electrical components are RoHS compliant, IP66 sealed light engine equipped LEDs tested by ISO 17025-2005 accredited lab in accordance with IESNA LM-80 guidelines in compliance with EPA ENERGY STAR, extrapolations in accordance with IESNA TM-21. Metal core board ensures greater heat transfer and longer lifespan.

LED Module: Composed of high-performance white LEDs. Color temperature as per ANSI/NEMA bin 2700 Kelvin nominal (2725 ±145K), 3000 Kelvin nominal (3045K +/- 175K) or 4000 Kelvin nominal (3985K +/- 275K), CRI 70 Min. 75 Typical. Other CCT/CRI also available, consult factory.

Optical System: Composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. System is rated IP66. Performance shall be tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. 0% uplight and U0 per IESNA TM-15.

Heat Sink: Built in the housing, designed to ensure high efficacy and superior cooling by natural vertical convection air flow pattern always close to LEDs and driver optimising their efficiency and life. Product does not use any cooling device with moving parts (only passive cooling). Wide openings enable natural cleaning and removal of dirt and debris. Entire luminaire is rated for operation in ambient temperature of -40°C / -40°F up to +50°C / +122°F.

Driver: High power factor of 90% min. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 VAC rated for both application line to line or line to neutral, Class I or 2, THD of 20% max.

DMG: Dimming compatible 0-10 volts.
The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built in driver surge protection of 2.5kV (min).

Integrated Features

DMG: Dimmable driver 0-10V.

RCD7*: Tool less orientable receptacle with 7 pins enabling dimming and additional functionality (to be determined), can be used with a twist lock Interact City node or photoelectric cell or a shorting cap.

Please note: Additional hardware will be required to utilize the additional 2 pins on this receptacle.

SP1: Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA.

Please note that these integrated features always come with RoadFocus luminaire.

* Use of photoelectric cell or shorting cap is required to ensure proper illumination.

RoadFocus-RFS-RG 10/21 page 3 of 4

Ordering guide

example: RFS-RG-35W32LED4K-G2-R2/3M-UNV-DMG-HS-PH8-RCD7-GY3

Series	Application	LED module	CCT	Generation	Distribution	Voltage	Options: Controls[4]	Options: Options	Finish
RFS	RG			G2	R2/3M				
RFS RoadFocus small	RG Reduced glare	25W32LED[7] 30W32LED 35W32LED 40W32LED 45W32LED 50W32LED 55W32LED 30W64LED 35W64LED 40W64LED 45W64LED 50W64LED 55W64LED 60W64LED 65W64LED 70W64LED[7] 75W64LED[7] 80W64LED[7] 85W64LED[7] 90W64LED[7] 95W64LED[7] 100W64LED[7]	4K 4000K 3K 3000K 2.7K[11] 2700K	G2 Generation 2	R2/3M Type II-III Medium (ASYM)	UNV 120-277V HVU[1] 347-480V	D4I[14] Zhaga-D4i certified DALI Digitally addressable lighting interface DMG[6] 0-10V SRD Sensor ready driver, standard configuration SRD1 Sensor ready driver, alternate configuration	API Factory installed NEMA label, ANSI C136.15-2015 compliant FAWS[7] Field adjustable wattage selector FSS[2,13] Front Side Shield HS[2,13] House Side Shield NRC[3] No receptacle NYBC 4-position terminal block OMS[15] Outdoor Multi Sensor PH8[1,10] Twist-lock photoelectric cell, UNV (120-277VAC) PH8/347[10,12] Twist-lock photoelectric cell (347VAC) PH8/480[10,12] Twist-lock photoelectric cell (480VAC) PHXL[1,10] Twist-lock photoelectric cell, extended life, UNV (120-277VAC) PH9[10] Shorting cap RCD[3,9] Tool less receptacle for twist-lock photocell or shorting cap, 5-pin (optional) RCD7[3,5] Tool less receptacle for twist-lock photocell or shorting cap, 7-pin (standard) SP2 20kV / 10kA Surge protector TLRSR[6] SR receptacle BAC[16] Meets the requirements of the Buy American Act of 1933 (BAA)	BK Black BR Bronze GY3 Gray WH White

1. Not available with HVU.
2. Refer to Accessories section to confirm compatibility of shields with optical distribution.
3. Use of photoelectric cell or shorting cap is required to ensure proper illumination.
4. Select one mandatory option.
5. Please note this integrated feature come standard with RoadFocus.
6. Only available with D4I, SRD or SRD1 Driver Options.
7. Only available with DMG Driver Options.
8. Not available with PH8, PH8/347, PH8/480, PHXL, PH9, DALI, SRD or SRD1 Driver Options.
9. Not available with SRD Driver Options.
10. Either RCD or RCD7 must be selected for this option.
11. Extended lead-time may apply. Consult factory.
12. Not available with UNV.
13. 1 shield provided per LED light engine.
14. TLRSR must be selected with D4I
15. TLRSR and D4I must be selected with OMS
16. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
17. Consult Signify to confirm whether specific accessories are BAA-compliant.

Accessories[17] (must be ordered as separate line item - quickly and easily installed in the field)

Interact City connector node (Contact the factory for additional support when connected lighting or additional services are desired.)

Shielding accessories

Description	Luminaire Option Code	Accessory Ordering Code 32 LED version*
Front side shield	FSS	ACC-LG66V32LED-FSS
House side shield	HS	ACC-LG66V32LED-HS

*Refer to Wattage table to confirm light engine configuration. Example, if configuration is 2x32LED, 2 of the desired shields must be ordered per luminaire.

RFS-RG RoadFocus reduced glare

LED Cobra head (small)

Specifications (continued)

Driver and Luminaire Options

D4I: Zhaga-D4i certified fixture

DALI: Pre-set driver compatible with the DALI control system.

SRD: Sensor Ready Driver including SR communication (used for dimming and other functionalities), 24V auxiliary supply and a logical signal input (LSI) connected to the top NEMA twist lock receptacle and bottom TLRSR receptacle, if this option included/chosen. This configuration is compatible with Interact City controllers.

SRD1: Sensor Ready Driver including SR communication (used for dimming and other functionalities) but with 24V auxiliary supply and a logical signal input (LSI) not connected to the top NEMA twist lock. If TLRSR receptacle option included, standard SR communication, 24V auxiliary supply and LSI are connected to the TLRSR receptacle.

OMS: Outdoor Multi Sensor

FAWS: Field Adjustable Wattage Selector, pre-set to the highest position, can be easily switched in the field to the required position. This reduces total luminaire wattage consumption and reduces the light level - see the FAWS multiplier chart for more details.

Note: It is not recommended to use FAWS with other dimming or controls, if you do, set the switch to position 10 (maximum output) to enable the other dimming or controls. Switching FAWS to any position other than 10 will disable the other dimming or controls.

NRC: No Receptacle. Fixture is shipped with a cap instead of a receptacle.

NYBC: 4-position terminal block

SP2: 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

RCD*: Tool Less orientable receptacle with 5 pins enabling dimming, can be used with a twist lock Interact City or photoelectric cell or a shorting cap.

TLRSR: SR Sensor connector, installed in fixture door. Shipped with protective cover.

PH8: Twist-lock photoelectric cell, UNV (120-277VAC).

PH8/347: Twist-lock photoelectric cell, UNV (120-277VAC).

PH8/480: Twist-lock photoelectric cell, UNV (120-277VAC).

PHXL: Twist-lock Photoelectric Cell, extended life, UNV (120-277VAC).

PH9*: Shorting cap.

API: Factory Installed NEMA label, ANSI C136.15-2015 compliant. Consult factory for other labeling needs.

* Use of photoelectric cell or shorting cap is required to ensure proper illumination.

Factory Installed Shield Options
(One per Light Engine)

FSS: Front Side Shield. Shields light output on the front side of fixture.

HS: House Side Shield. Shields light output to the back side of fixture.

Luminaire Useful Life

Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750, System Reliability Tool, Advance data and LED manufacturer LM-80/TM-21 data, expected to reach 100,000 + hours with >L70 lumen maintenance @ 25°C. Luminaire Useful Life accounts for LED lumen maintenance AND all of these additional factors including: LED life, driver life, PCB substrate, solder joints, on/off cycles, burning hours and corrosion.

Wiring

The connection of the luminaire is done using a terminal block connector 600V, 85A for use with #2 14 AWG. wires from the primary circuit, located inside the housing. Due to the inrush current that occurs with electronic drivers, recommend using a 10Amp time-delay fuse to avoid unwanted fuse blowing (false tripping) that can occur with normal or fast acting fuses.

Hardware

All exposed screws shall be complete with Ceramic primer seal to reduce seizing of the parts, also offers a high resistance to corrosion. All seals and sealing devices are made and/or lined with EPDM and/or silicone and/or rubber.

Finish

Color in accordance with the AAMA 2603 standard. Application of polyester powder coat paint (4 mils/100 microns) with ± 1 mils/24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard.

The surface treatment achieves a minimum of 5000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard.

LED products manufacturing standard

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with IEC61340-5-1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

Vibration Resistance

The RFS meets the ANSI C136.31-2018, American National Standard for Roadway Luminaire Vibration specifications for Bridge/overpass applications. (Tested for 3G over 100,000 cycles by independent lab)

Certifications and Compliance

cULus Listed for Canada and USA. Luminaire meets DOE and MSSLC Model Specification for LED Roadway Luminaires. Most versions of RoadFocus LED Cobrahead luminaires are DesignLights Consortium qualified, consult DLC QPL to confirm your specific fixture selection is approved. CCTs 3000K and warmer are Dark Sky Approved. Luminaire complies with or exceeds the following ANSI C136 standards: .2, .3, .10, .14, .15, .22, .25, .31, .37, .41.

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away.

For more details visit: signify.com/servicetag

Limited Warranty

10-year limited warranty.
See signify.com/warranties for details and restrictions.

Brackets/Arms

For brackets / arms available with this luminaire, see Lumec 3D for details.

Signify

RoadFocus-RFS-RG 10/21 page 4 of 5

www.lumec.com

COCONUT TRACE CPD – TRACTS C & D

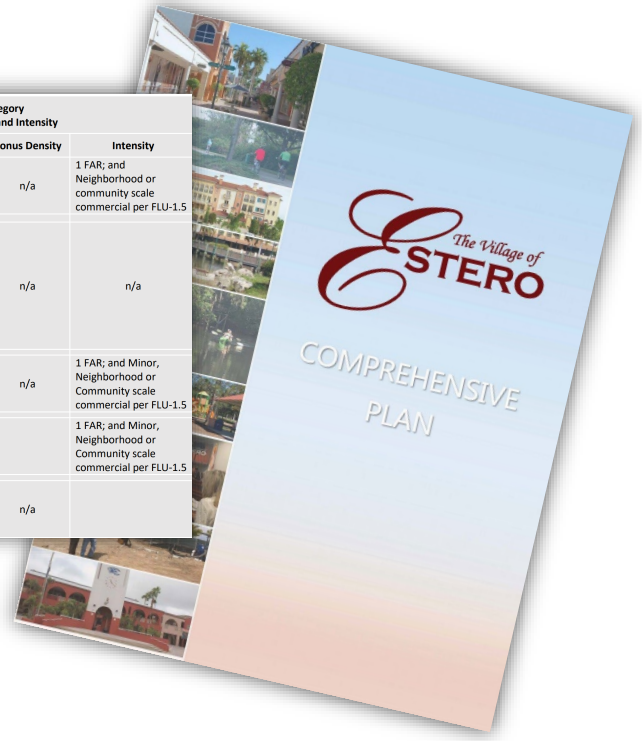
21

COMPREHENSIVE PLAN COMPLIANCE

- ✓ FLU Policy 1.2.9 Urban Commercial Future Land Use
- ✓ FLU Policy 1.10.1: Commercial Development Form
- ✓ FLU Policy 1.10.2: Commercial Development Standards
- ✓ FLU Policy 1.10.3: Connectivity

Urban Commercial Category
Development Types, Density and Intensity

Development Types	Standard Density	Bonus Density	Intensity
Single use commercial subject to compatibility standards	n/a	n/a	1 FAR; and Neighborhood or community scale commercial per FLU-1.5
Residential Limited to parcels of 5 or more acres in size or parcels subject to an approved and effective DRI that designates residential development as allowable on the parcel	1 du/acre – 6 du/acre based on gross residential acreage	n/a	n/a
Integrated horizontal mixed use subject to compatibility standards	1 du/acre – 6 du/acre based on gross residential acreage	n/a	1 FAR; and Minor, Neighborhood or Community scale commercial per FLU-1.5
Vertical mixed use subject to compatibility standards	1 du/acre – 6 du/acre based on gross acreage including non-residential land		1 FAR; and Minor, Neighborhood or Community scale commercial per FLU-1.5
Assisted Living Facilities	1-6 du/ac, subject to conversion standards in the Land Development Code	n/a	



LDC SEC 2-501.C.2 – REZONING CRITERIA

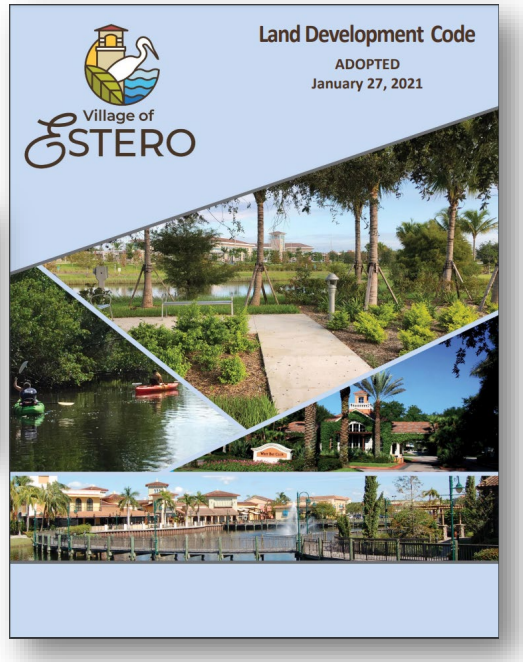
- ✓ Consistent with Goals, Objectives, and Policies of the Comprehensive Plan
- ✓ No conflict with LDC
- ✓ Addresses a demonstrated community need
- ✓ Is compatible with surrounding uses
- ✓ Is an appropriate zoning district
- ✓ Part of logical and orderly development pattern
- ✓ Will not adversely affect the property values
- ✓ Is adequately served by public facilities
- ✓ Does not result in significantly adverse impacts on the natural environment



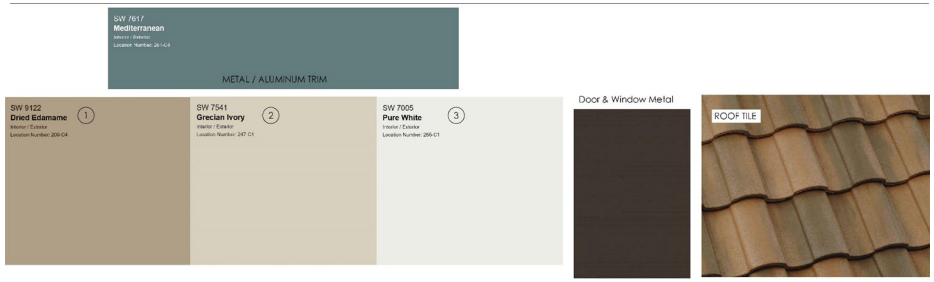
LDC SEC 3-705-D – CPD DEVELOPMENT STANDARDS

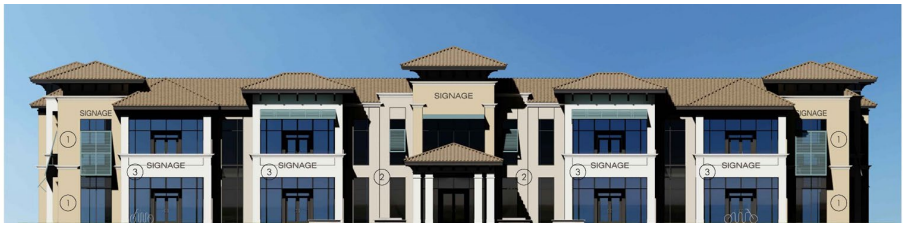
- ✓ Off-street Parking, Bicycle Parking, and Loading
- ✓ Mobility and Connectivity
- ✓ Landscape
- ✓ Exterior Lighting
- ✓ Architecture, Form and Design
- ✓ Signage
- ✓ Natural Resources
- ✓ Site Access
- ✓ Pedestrian Circulation & Connections
- ✓ Utilities





8-DAY LETTER SUMMARY





- Staff Condition # 2 – Pattern Book:

Development of this project must be consistent with the Pattern Book titled "Coconut Trace CPD Supplemental Pattern Book, Tracts C & D", stamped "Received August 17, 2022" with the exception that the color palette needs refinement prior to Village Council hearing, to include more color contrast.

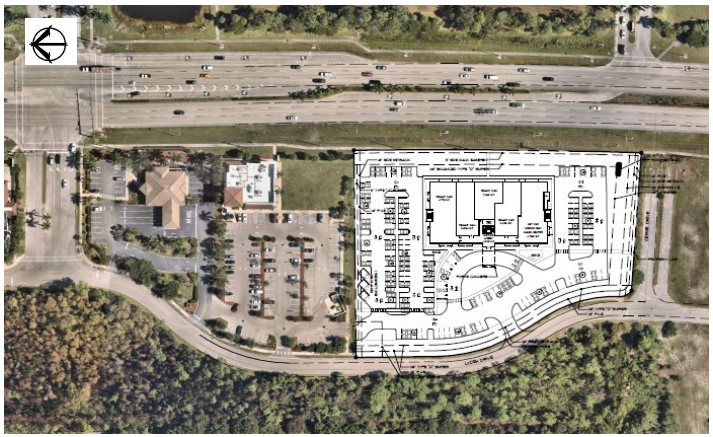
- Applicant requests Supplemental Pattern Book be approved as proposed.

8-DAY LETTER SUMMARY

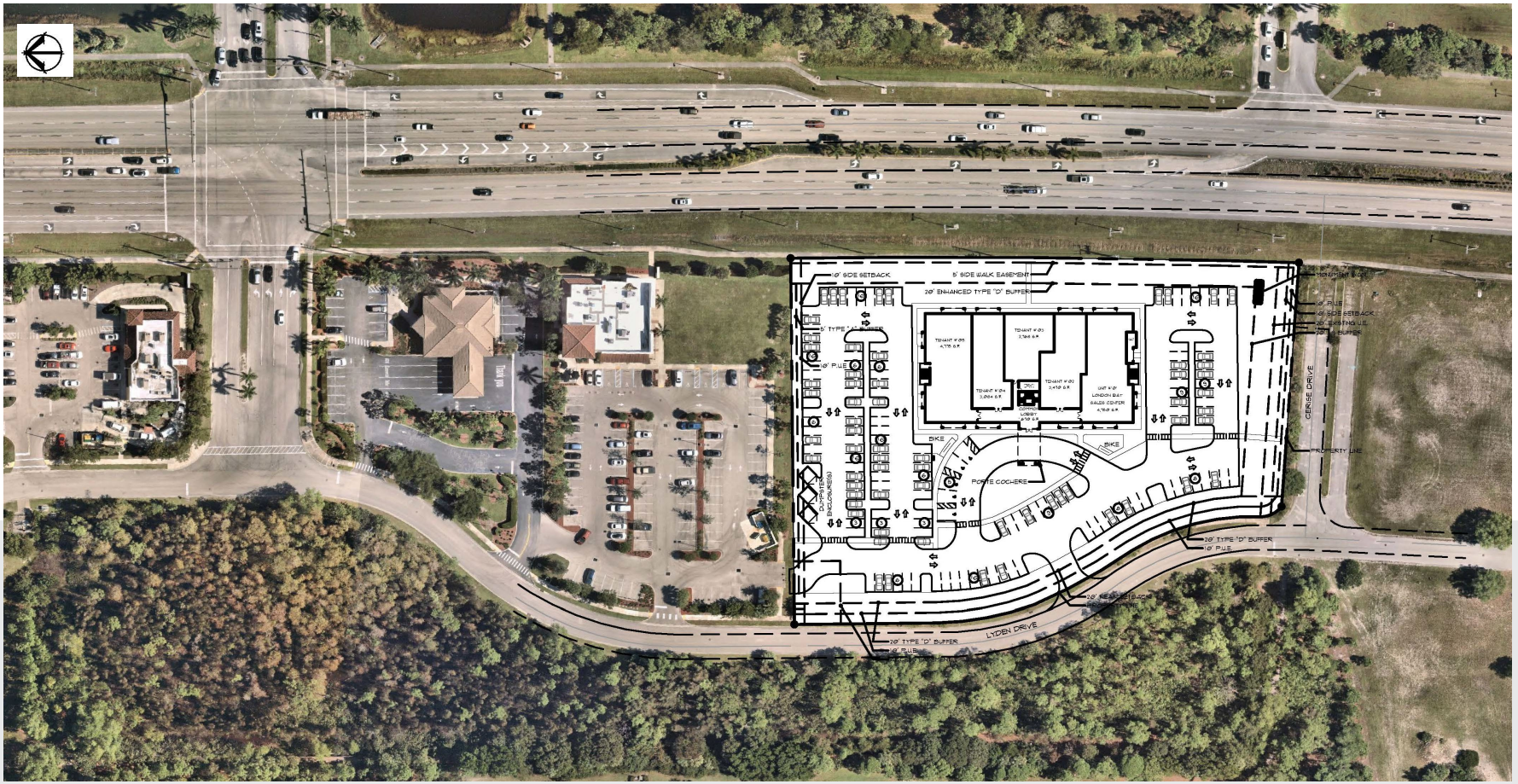
- Staff Condition # 4: Construction of Cerise Drive or a Cul-de-Sac

The applicant shall construct a cul-de-sac at the end of Lyden Drive or complete the construction of Cerise Drive. This will be further reviewed at the time of Development Order to determine the improvements and the timing of construction.

- Applicant respectfully requests the consideration of the removal of Condition #4 in its entirety.




US-41
LYDEN DRIVE
CERISE DRIVE
COCONUT ROAD


10' SIDE SETBACK
5' SIDE WALK EASEMENT
20' ENHANCED TYPE "D" BUFFER
10' PUE
BIKE
PORTE COCHERE
CERISE DRIVE
PROPERTY LINE
20' TYPE "D" BUFFER
LYDEN DRIVE

CONCLUSION

- ✓ Quality development with enhanced site design
- ✓ Compatible with surrounding land uses & reduction in approved commercial intensity
- ✓ Consistent with LDC review criteria and Comprehensive Plan
- ✓ Staff Recommendation of APPROVAL
- ✓ In agreement with all conditions with exceptions of those outlined in 8-Day Letter
- ✓ Request PZDB Recommendation of APPROVAL with proposed changes in 8-Day Letter

LONDON BAY




QUESTIONS?
THANK YOU
LONDON BAY
CYK
COLEMAN | YOVANOVICH | KOESTER
ATWELL
RVi
Planning +
Landscape Architecture
MHK
ARCHITECTURE
& PLANNING
The Florida Architect

PLANNING ZONING AND DESIGN BOARD
Staff Report

PROJECT NAME
West Bay Club Island High Rise
CASE NUMBER
DOS2022-E003
MEETING DATE
September 13, 2022
REQUEST
Development Order for multi-family residential high rise containing 86 units, 23 stories over parking (270 feet + 20 additional feet for roof top equipment), amenity area, landscape, signage and supporting infrastructure.
APPLICANT
West Bay Hill, LLC
LOCATION
The project is an "island" site at west end of Williams Road and on west side of the bridge on Baybridge Blvd.
PROPERTY SIZE
5.05 acres
ZONING
The property is zoned as Residential Planned Development (RPD) Ordinance 2021-12
PUBLIC INFORMATION MEETING DATES
The PZDB Public Information Meeting was held on May 10, 2022. A Development Order application was submitted on April 22, 2022.

Staff Recommendation
Staff recommends approval of the Development Order and monument sign, contingent on the replat of parcels (see page 2 of Staff Report) and Final Plan Approval from Council.

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 project is a part of the West Bay community. This portion of the overall project is the last high rise and consists of a multi-family residential high rise containing 86 units, 23 stories over parking (270 feet + 20 additional feet for roof top equipment), amenity area/pool, landscape, signage, dog park, accessory buildings, parking lots, sidewalks, lift station, storm sewer, detention areas, and landscaping. The project currently includes two parcels:

Parcel 1:
Tract MF-1, of West Bay Club
Parcel 2:
Tract LK 5-2, of West Bay Club, a lake parcel.

Tract LK5-2 must be replatted and be made a part of parcel MF-1 to permit the construction of the project as permanent structures cannot be constructed in a Lake parcel.

The Council reviews plats and replats.

Request

The applicant is asking for approval of a Development Order and monument sign. This project was reviewed by the PZDB at a Public Information Meeting on May 10, 2022. Staff has 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 staff to comply with the approved Pattern Book. The architect has added additional elevations and details to further refine and detail the project, and the plans are consistent with the Pattern Book.

Transportation

The development includes the construction of on-site accessways that will connect to the existing bridge on Baybridge Blvd. The road will be posted at 25 mph and will be privately maintained.

The distribution of Peak and Daily trips is below the maximum allowable per Zoning Resolution Z-09-030:

Table 4-1: ITE Trip Generation – Maximum Allowable per Resolution Z-09-030

Building	Land Use Code	Land Use	Rate/Equation	Units	A.M. Peak Hour			P.M. Peak Hour			Daily
					In	Out	Total	In	Out	Total	
Single Family - Maximum Allowable	210	Single Family Detached Housing	AM: T=0.91Ln(X)+0.12 PM: Ln(T)=0.94Ln(X)+0.27 Weekday: Ln(T)=0.92Ln(X)+2.68	386	66	189	255	223	131	354	3,496
Multi Family - Maximum Allowable	222	Multifamily Housing (High-Rise)	AM: T=0.22(X)+18.85 PM: T=0.26(X)+23.12 Weekday: T=3.76(X)+377.04	630	53	104	157	105	82	187	2,746
Total Maximum Allowable Trips (Resolution Z-09-030)					**119**	**293**	**412**	**328**	**213**	**541**	**6,242**
Single Family - Constructed	210	Single Family Detached Housing	AM: T=0.91Ln(X)+0.12 PM: Ln(T)=0.94Ln(X)+0.27 Weekday: Ln(T)=0.92Ln(X)+2.68	331	57	164	221	193	113	306	3,035
Multi Family - Constructed	222	Multifamily Housing (High-Rise)	AM: T=0.22(X)+18.85 PM: T=0.26(X)+23.12 Weekday: T=3.76(X)+377.04	373	34	67	101	67	53	120	1,780
Total Constructed Trips					**91**	**231**	**322**	**260**	**166**	**426**	**4,815**
Trips Remaining					**28**	**62**	**90**	**68**	**47**	**115**	**1,427**

Stormwater

The project is in the FEMA Special Flood Hazard Area "AE" zone at an elevation of 10' NAVD 88. The parking lot area is designed to collect all stormwater runoff which is conveyed by sheetflow and catch basins to the sub surface detention basins on the subject property. The subsurface detention areas provide the required treatment.

The stormwater management system for West Bay was permitted under ERP 36-03098-P and the current application is SFWMD ERP App. No. 220505-34322 for the 86 high rise units.

Lighting

Street lighting 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 for the arrival deck parking areas 2.58 ft-candles and complies with the Village CCT requirement of 3000K and the BUG rating of 1-0-1.

Landscaping

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/Pattern Book. The applicant has requested two deviations in conjunction with its Final Plan approval request. The Final Plan Approval is reviewed by Council.

Signage

The proposed monument sign for the residential project meets the minimum requirements including setback and architectural style.



The Island at West Bay

PZDB Public Hearing

September 13, 2022

THE ISLAND AT WEST BAY

APPLICANT/OWNER | West Bay Hill, LLC

PLANNING, ENGINEERING, ENVIRONMENTAL | Johnson Engineering, Inc.

ARCHITECTURE | Garcia Stromberg / GS4 Studios

THE ISLAND AT WEST BAY

PRESENTATION TODAY WILL INCLUDE:

- Review & Public Meeting Questions
- Architectural Elevations
- Civil Plans
- Landscape Plan
- Enhanced Landscape Plan
- Lighting Plan

THE ISLAND AT WEST BAY

Questions from the May 10, 2022 Public Meeting:

1. Does the design of the water feature associated with the entry sign have a waterfall?

Response: The water feature associated with the monument sign will act like a pool with water flowing over the edges and there will not be a waterfall feature.

2. Site lighting to the arrival deck and parking garage area?

Response: The site lighting on the arrival deck will be wall inserted lights to light up the arrival access. The site lighting to the parking garage portion of the project will be typical pole lights, meeting Village code.

3. Will there be excessive light coming from the proposed structure?

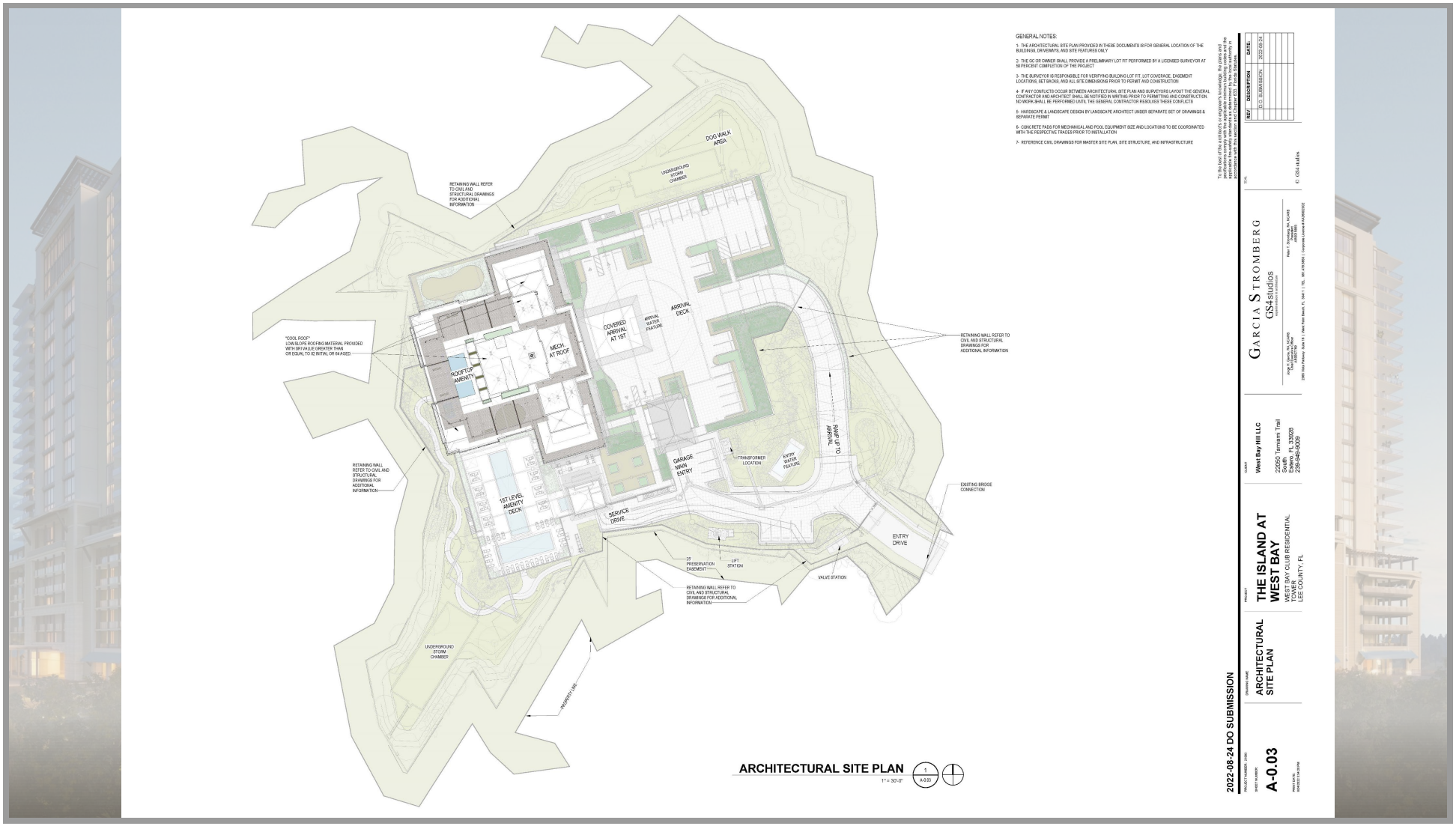
Response: The site lighting will meet all Village codes and the closest residence to the project is over 400’ away with a conservation area between the residence and the project.

4. What is the time frame associated with test borings and the geotechnical report?

Response: The soil borings have been completed along with the geotechnical report. A copy of the geotechnical report was submitted to the Village as part of the DO resubmittal.

5. Non-reflective glass, will residents experience glare, energy efficient?

Response: The residents will not experience any meaningful glare from the non-reflective glass proposed for the building. The glass will have a clear look and be energy efficient.



GENERAL NOTES:

1- THE ARCHITECTURAL SITE PLAN PROVIDED IN THESE DOCUMENTS IS FOR GENERAL LOCATION OF THE BUILDINGS, DRIVEWAYS, AND SITE FEATURES ONLY.

2- THE GC OR OWNER SHALL PROVIDE A PRELIMINARY LOT FIT PERFORMED BY A LICENSED SURVEYOR AT NO PRECENT COMPLETION OF THE PROJECT

3- THE SURVEYOR IS RESPONSIBLE FOR VERIFYING BUILDING LOT FIT, LOT COVERAGE, EASEMENT LOCATIONS, SET BACKS, AND ALL SITE DIMENSIONS PRIOR TO PERMIT AND CONSTRUCTION

4- IF ANY CONFLICTS OCCUR BETWEEN ARCHITECTURAL SITE PLAN AND SURVEYORS LAYOUT THE GENERAL CONTRACTOR AND ARCHITECT SHALL BE NOTIFIED IN WRITING PRIOR TO PERMITTING AND CONSTRUCTION NO WORK SHALL BE PERFORMED UNTIL THE GENERAL CONTRACTOR RESOLVES THESE CONFLICTS

5- HARDSCAPE & LANDSCAPE DESIGN BY LANDSCAPE ARCHITECT UNDER SEPARATE SET OF DRAWINGS & SEPARATE PERMIT

6- CONCRETE PADS FOR MECHANICAL AND POOL EQUIPMENT SIZE AND LOCATIONS TO BE COORDINATED WITH THE RESPECTIVE TRADES PRIOR TO INSTALLATION

7- REFERENCE CIVIL DRAWINGS FOR MASTER SITE PLAN, SITE STRUCTURE, AND INFRASTRUCTURE

To the best of the architect's or engineer's knowledge, the plans and specifications comply to the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in which the project is located, except as may be noted.

REV	DESCRIPTION	DATE
	D.O. SUBMISSION	2022-08-24

GARCIA STROMBERG
GS4studios

Peter T. Stromberg, R.A. NCARB
Principal
Architect
AR0018855
2385 Vista Parkway, Suite 401 | West Palm Beach, FL 33411 | TEL: 561.478.9899 | Corporate License # AA26002532

© GS4 studios

CLIENT
West Bay Hill LLC
22250 Tamiami Trail South
Estero, FL 33928
239-340-5008

PROJECT
THE ISLAND AT WEST BAY
WEST BAY CLUB RESIDENTIAL TOWER
LEE COUNTY, FL

DRAWING NAME
ARCHITECTURAL SITE PLAN

SHEET NUMBER
A-0.03

2022-08-24 DO SUBMISSION



2022-08-24 DO SUBMISSION

PROJECT NUMBER: 2020

SHEET NUMBER: A-504

SHEET NAME: BUILDING VIEWS

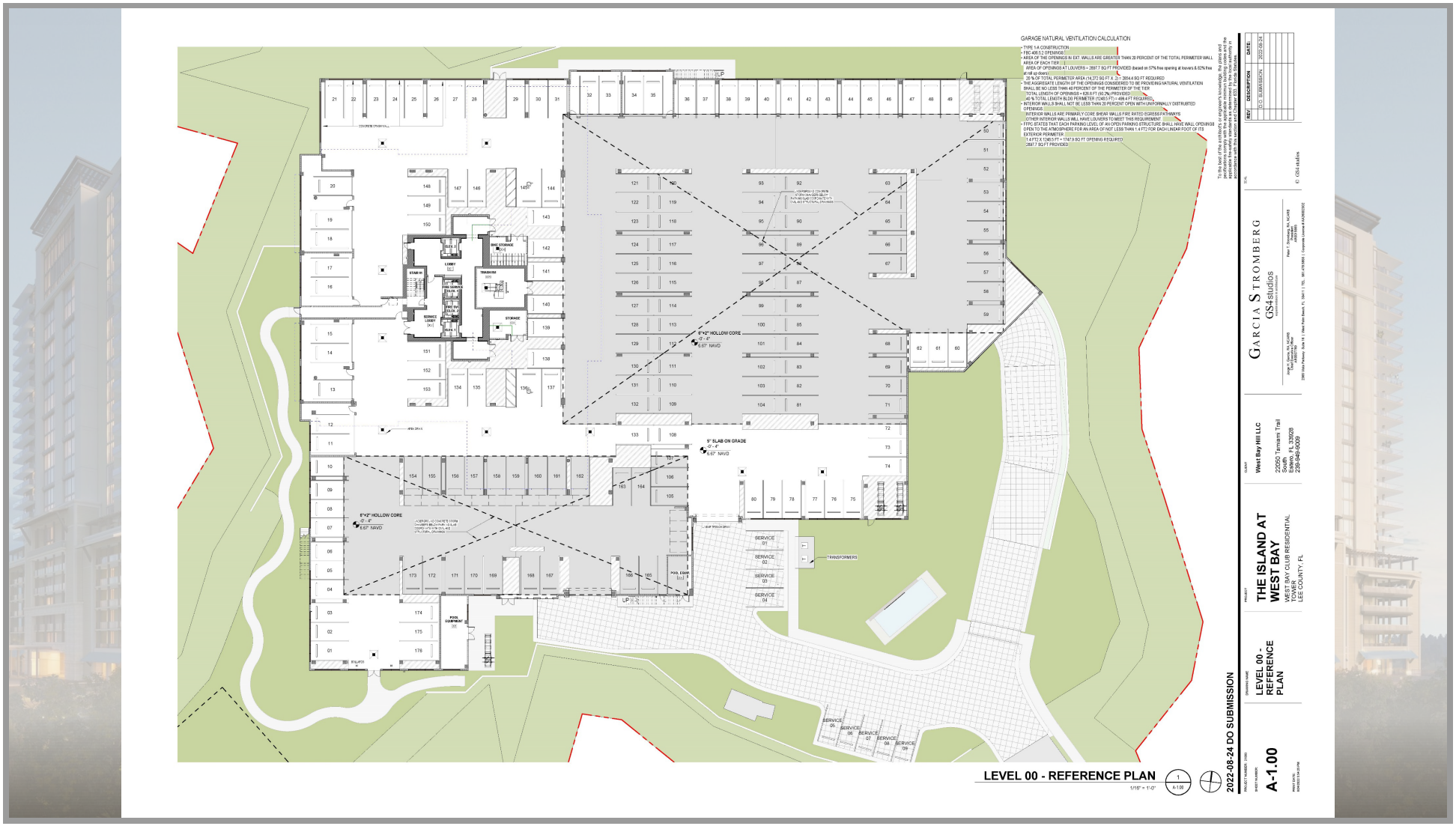
PROJECT: THE ISLAND AT WEST BAY
WEST BAY CLUB RESIDENTIAL TOWER
LEE COUNTY, FL

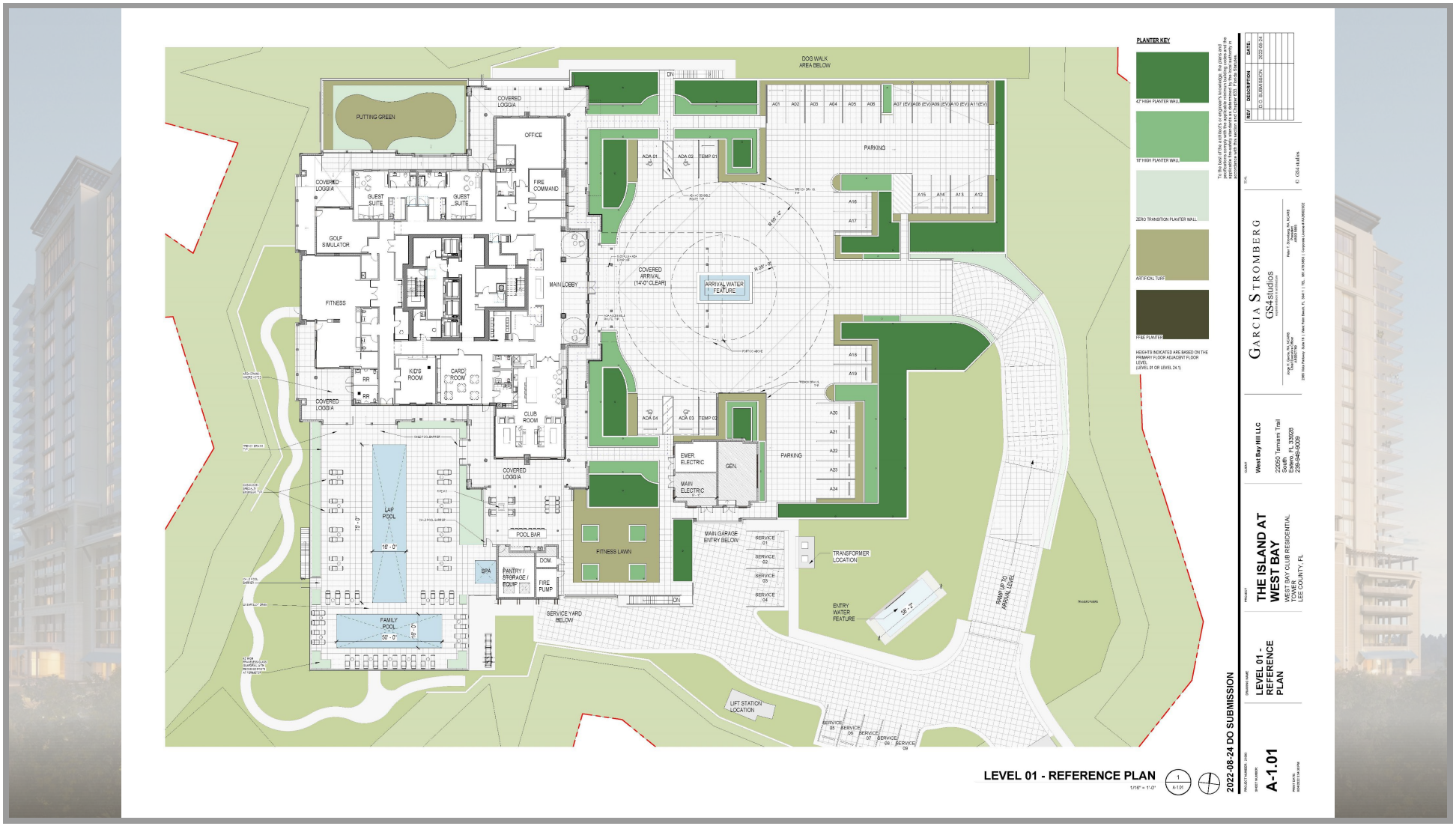
CLIENT: West Bay Hill LLC
22050 Tamiami Trail South
Suite 100
Bonita Springs, FL 33928
239.405.5808

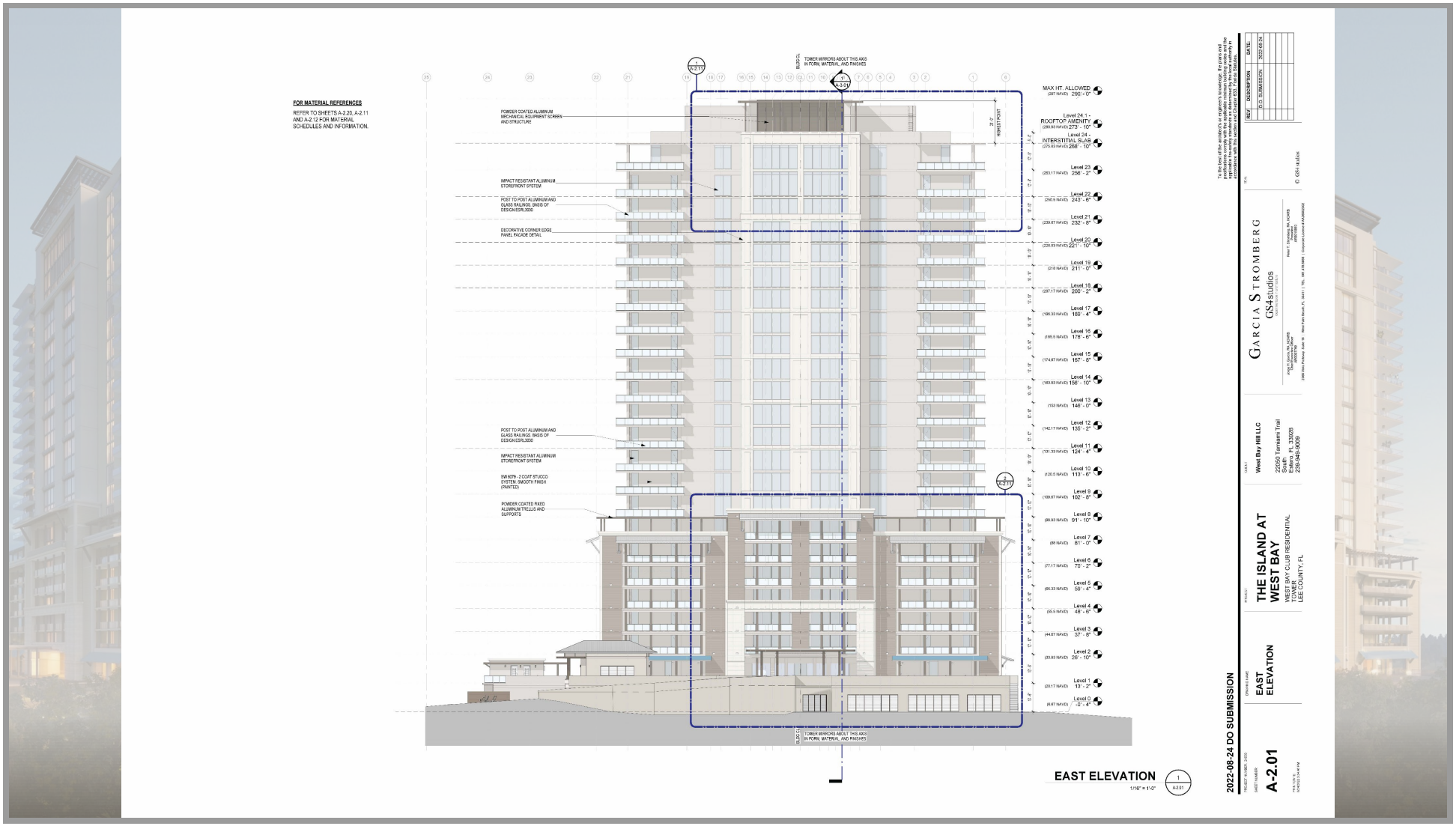
GARCIA STROMBERG
GS4studios

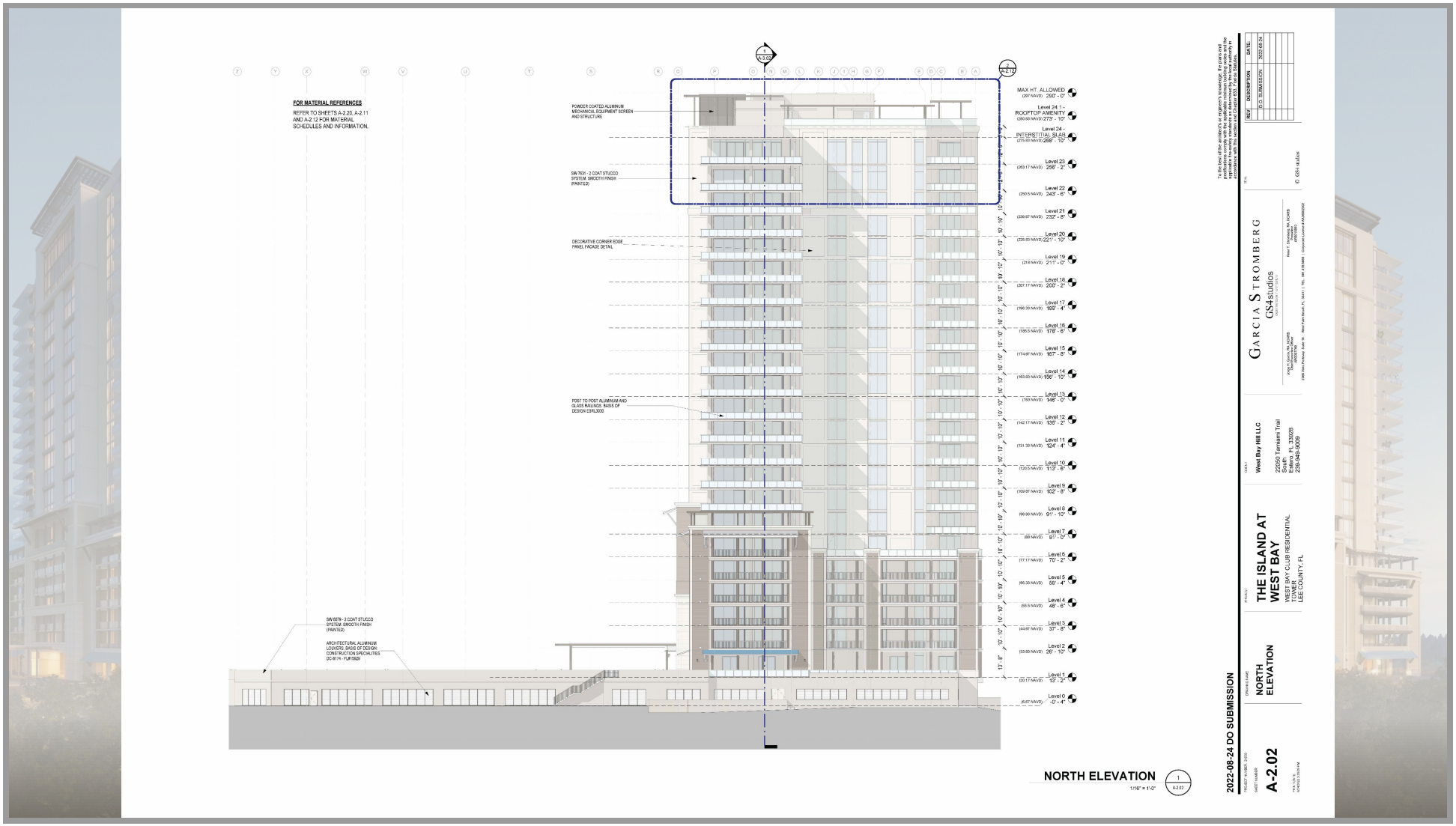
REV	DESCRIPTION	DATE
	D.O. SUBMISSION	2022-08-24

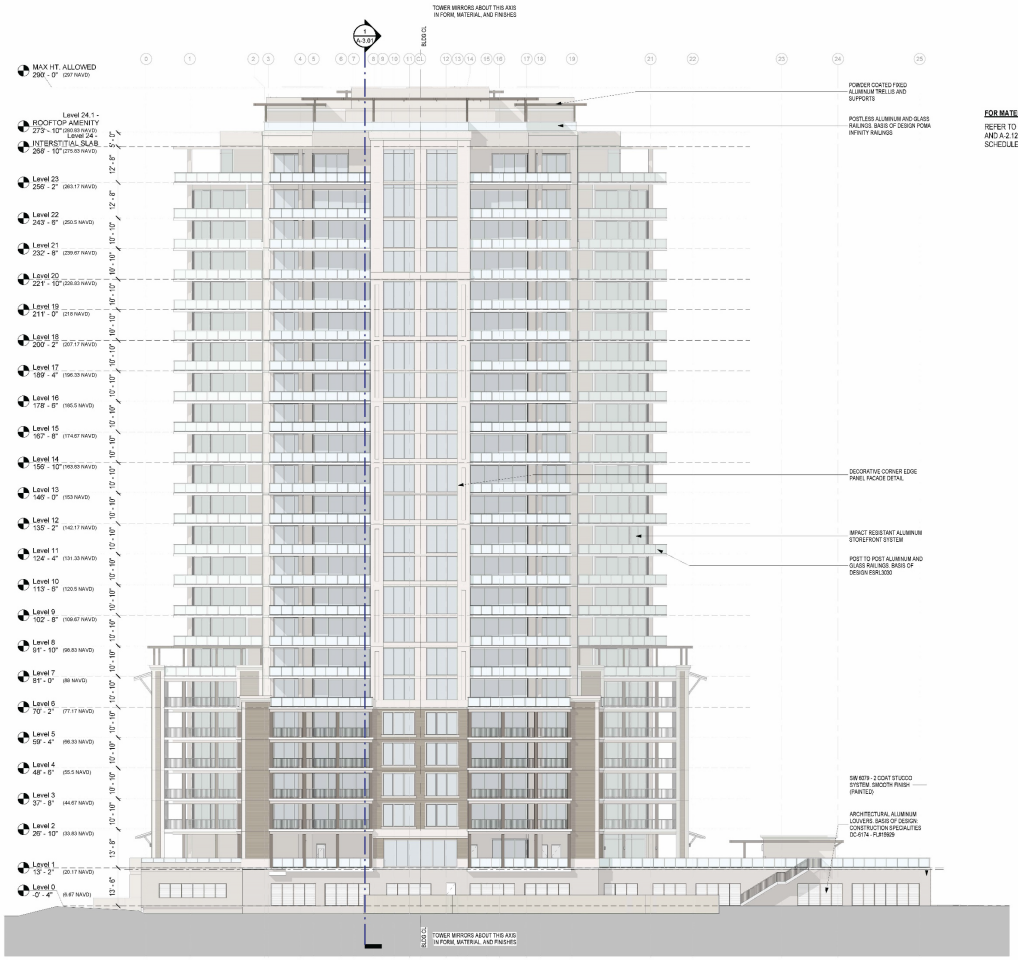
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GARAGE NATURAL VENTILATION CALCULATION
TYPE 1-A CONSTRUCTION
FBC 406.5.2 OPENINGS
AREA OF THE OPENINGS IN EXT. WALLS ARE GREATER THAN 20 PERCENT OF THE TOTAL PERIMETER WALL AREA OF EACH TIER
AREA OF OPENINGS AT LOUVERS = 2897.7 SQ FT PROVIDED (based on 57% free opening at louvers & 62% free at roll up doors)
20 % OF TOTAL PERIMETER AREA (14,272 SQ FT X .2) = 2854.4 SQ FT REQUIRED
THE AGGREGATE LENGTH OF THE OPENINGS CONSIDERED TO BE PROVIDING NATURAL VENTILATION SHALL BE NO LESS THAN 40 PERCENT OF THE PERIMETER OF THE TIER
TOTAL LENGTH OF OPENINGS = 626.0 FT (50.2% PROVIDED)
40 % TOTAL LENGTH BLDG PERIMETER (1245.5 FT) = 498.4 FT REQUIRED
INTERIOR WALLS SHALL NOT BE LESS THAN 20 PERCENT OPEN WITH UNIFORMALLY DISTRUBTED OPENINGS
STAIRWAY WALLS ARE PRIMARILY CORE SHEAR WALLS FIRE RATED EGRESS PATHWAYS
OTHER INTERIOR WALLS WILL HAVE LOUVERS TO MEET THIS REQUIREMENT
FPC STATES THAT EACH PARKING LEVEL OF AN OPEN PARKING STRUCTURE SHALL HAVE WALL OPENINGS OPEN TO THE ATMOSPHERE FOR AN AREA OF NOT LESS THAN 1.4 FT2 FOR EACH LINEAR FOOT OF ITS EXTERIOR PERIMETER
1.4 FT2 X 1,245.5 FT = 1744.9 SQ FT OPENING REQUIRED
2897.7 SQ FT PROVIDED
8"x2" HOLLOW CORE
9" SLAB ON GRADE
TRANSFORMERS
LEVEL 00 - REFERENCE PLAN
1/16" = 1'-0"
2022-08-24 DO SUBMISSION
REV | DESCRIPTION | DATE
D.O. SUBMISSION | 2022-08-24
GARCIA STROMBERG
GS4studios
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CLIENT
West Bay Hill LLC
22250 Tamiami Trail South
Estero, FL 33928
239-949-5008
PROJECT
THE ISLAND AT WEST BAY
WEST BAY CLUB RESIDENTIAL TOWER
LEE COUNTY, FL
DRAWING NAME
LEVEL 00 - REFERENCE PLAN
SHEET NUMBER
A-1.00


PLANTER KEY
42" HIGH PLANTER WALL
18" HIGH PLANTER WALL
ZERO TRANSITION PLANTER WALL
ARTIFICIAL TURF
FREE PLANTER
HEIGHTS INDICATED ARE BASED ON THE PRIMARY FLOOR ADJACENT FLOOR LEVEL
(LEVEL 01 OR LEVEL 24.1)
DOG WALK AREA BELOW
PUTTING GREEN
COVERED LOGGIA
OFFICE
FIRE COMMAND
GUEST SUITE
GUEST SUITE
GOLF SIMULATOR
FITNESS
MAIN LOBBY
KIDS ROOM
CARD ROOM
RR
RR
COVERED LOGGIA
CLUB ROOM
COVERED LOGGIA
COVERED ARRIVAL (14'-0" CLEAR)
ARRIVAL WATER FEATURE
PARKING
PARKING
EMER ELECTRIC
GEN.
MAIN ELECTRIC
LAP POOL
75' - 0"
18' - 0"
POOL BAR
SPA
PANTRY / STORAGE / PUMP
DOM
FIRE PUMP
FAMILY POOL
50' - 0"
45' - 0"
FITNESS LAWN
MAIN GARAGE ENTRY BELOW
SERVICE 01
SERVICE 02
SERVICE 03
SERVICE 04
TRANSFORMER LOCATION
ENTRY WATER FEATURE
RAMP UP TO ARRIVAL LEVEL
SERVICE YARD BELOW
LIFT STATION LOCATION
SERVICE 05
SERVICE 06
SERVICE 07
SERVICE 08
SERVICE 09
LEVEL 01 - REFERENCE PLAN
1/16" = 1'-0"
REV DESCRIPTION DATE
D.O. SUBMISSION 2022-08-24
GARCIA STROMBERG
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CLIENT
West Bay Hill LLC
22250 Tamiami Trail South
Estero, FL 33928
239-949-6008
PROJECT
THE ISLAND AT WEST BAY
WEST BAY CLUB RESIDENTIAL TOWER
LEE COUNTY, FL
DRAWING NAME
LEVEL 01 - REFERENCE PLAN
SHEET NUMBER
A-1.01
2022-08-24 DO SUBMISSION


FOR MATERIAL REFERENCES
REFER TO SHEETS A-2.20, A-2.11 AND A-2.12 FOR MATERIAL SCHEDULES AND INFORMATION.
POWDER COATED ALUMINUM MECHANICAL EQUIPMENT SCREEN AND STRUCTURE
IMPACT RESISTANT ALUMINUM STOREFRONT SYSTEM
POST TO POST ALUMINUM AND GLASS RAILINGS. BASIS OF DESIGN ESRI-3000
DECORATIVE CORNER EDGE PANEL FACADE DETAIL
POST TO POST ALUMINUM AND GLASS RAILINGS. BASIS OF DESIGN ESRI-3000
IMPACT RESISTANT ALUMINUM STOREFRONT SYSTEM
SW 6078 - 2 COAT STUCCO SYSTEM. SMOOTH FINISH (PAINTED)
POWDER COATED RIXED ALUMINUM TRELLIS AND SUPPORTS
TOWER MIRRORS ABOUT THIS AXIS IN FORM, MATERIAL, AND RINSHES
MAX HT. ALLOWED (297 NAVD) 290' - 0"
Level 24.1 - ROOFTOP AMENITY (280.83 NAVD) 273' - 10"
Level 24 - INTERSTITIAL SLAB (270.83 NAVD) 268' - 10"
Level 23 256' - 2"
Level 22 243' - 6"
Level 21 232' - 8"
Level 20 221' - 10"
Level 19 211' - 0"
Level 18 200' - 2"
Level 17 189' - 4"
Level 16 178' - 6"
Level 15 167' - 8"
Level 14 156' - 10"
Level 13 146' - 0"
Level 12 135' - 2"
Level 11 124' - 4"
Level 10 113' - 6"
Level 9 102' - 8"
Level 8 91' - 10"
Level 7 81' - 0"
Level 6 70' - 2"
Level 5 59' - 4"
Level 4 48' - 6"
Level 3 37' - 8"
Level 2 26' - 10"
Level 1 13' - 2"
Level 0 -0' - 4"
EAST ELEVATION
1/16" = 1'-0"
2022-08-24 DO SUBMISSION
EAST ELEVATION
A-2.01
THE ISLAND AT WEST BAY
WEST BAY CLUB RESIDENTIAL TOWER
LEE COUNTY, FL
West Bay Hill LLC
22350 Tamiami Trail South
Estero, FL 33928
239-949-5009
GARCIA STROMBERG
GS4studios
REV DESCRIPTION DATE
D.O. SUBMISSION 2022-08-24
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FOR MATERIAL REFERENCES
REFER TO SHEETS A-2.20, A-2.11 AND A-2.12 FOR MATERIAL SCHEDULES AND INFORMATION.
POWDER COATED ALUMINUM MECHANICAL EQUIPMENT SCREEN AND STRUCTURE
SW 7631 - 2 COAT STUCCO SYSTEM. SMOOTH FINISH (PAINTED)
DECORATIVE CORNER EDGE PANEL FACADE DETAIL
POST TO POST ALUMINUM AND GLASS RAILINGS. BASIS OF DESIGN ESRL3030
SW 6079 - 2 COAT STUCCO SYSTEM. SMOOTH FINISH (PAINTED)
ARCHITECTURAL ALUMINUM LOUVERS. BASIS OF DESIGN CONSTRUCTION SPECIALITIES DC-5174 - FURTIMSO
MAX HT. ALLOWED (287 NAVD) 282' - 0"
Level 24.1 - ROOFTOP AMENITY (280.83 NAVD) 273' - 10"
Level 24 - INTERSTITIAL SLAB (275.83 NAVD) 268' - 10"
Level 23 (263.17 NAVD) 256' - 2"
Level 22 (250.5 NAVD) 243' - 6"
Level 21 (239.67 NAVD) 232' - 8"
Level 20 (228.83 NAVD) 221' - 10"
Level 19 (218 NAVD) 211' - 0"
Level 18 (207.17 NAVD) 200' - 2"
Level 17 (196.33 NAVD) 189' - 4"
Level 16 (185.5 NAVD) 178' - 6"
Level 15 (174.67 NAVD) 167' - 8"
Level 14 (163.83 NAVD) 156' - 10"
Level 13 (153 NAVD) 146' - 0"
Level 12 (142.17 NAVD) 135' - 2"
Level 11 (131.33 NAVD) 124' - 4"
Level 10 (120.5 NAVD) 113' - 6"
Level 9 (109.67 NAVD) 102' - 8"
Level 8 (98.83 NAVD) 91' - 10"
Level 7 (88 NAVD) 81' - 0"
Level 6 (77.17 NAVD) 70' - 2"
Level 5 (66.33 NAVD) 59' - 4"
Level 4 (55.5 NAVD) 48' - 6"
Level 3 (44.67 NAVD) 37' - 8"
Level 2 (33.83 NAVD) 26' - 10"
Level 1 (23.17 NAVD) 13' - 2"
Level 0 (5.67 NAVD) -0' - 4"
NORTH ELEVATION
1/16" = 1'-0"
2022-08-24 DO SUBMISSION
NORTH ELEVATION
A-2.02
THE ISLAND AT WEST BAY
WEST BAY CLUB RESIDENTIAL TOWER
LEE COUNTY, FL
West Bay Hill LLC
22350 Tamiami Trail South
Estero, FL 33928
239-949-5009
GARCIA STROMBERG
GS4studios
REV DESCRIPTION DATE
D.O. SUBMISSION 2022-08-24
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FOR MATERIAL REFERENCES

REFER TO SHEETS A-2.20, A-2.11 AND A-2.12 FOR MATERIAL SCHEDULES AND INFORMATION.

WEST ELEVATION

1/16" = 1'-0"

2022-08-24 DO SUBMISSION

REV	DESCRIPTION	DATE
	D.O. SUBMISSION	2022-08-24

GARCIA STROMBERG
GS4studios

Peter T Garcia, RA, NCARB
Principal/Owner
AR0012345

2988 Horseshoe Drive South, Suite 104 | West Palm Beach, FL 33411 | TEL: 561.478.6868 | Corporate License # AA26002432

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To the best of the architect's or engineer's knowledge, the plans and specifications comply to the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in which the building is to be constructed.

OWNER NAME: West Bay Hill LLC

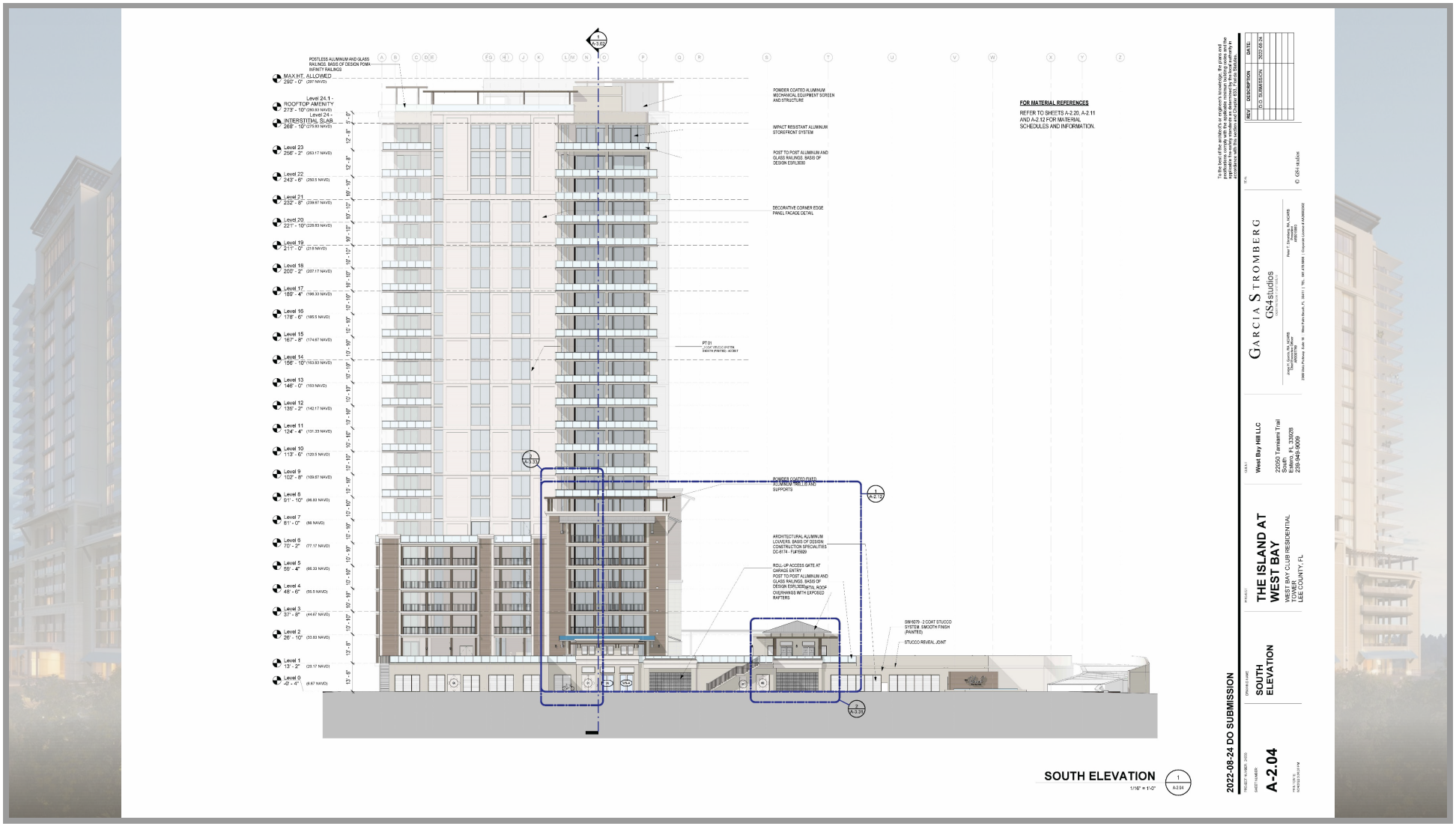
22350 Tamiami Trail South
Estero, FL 33928
239-949-5009

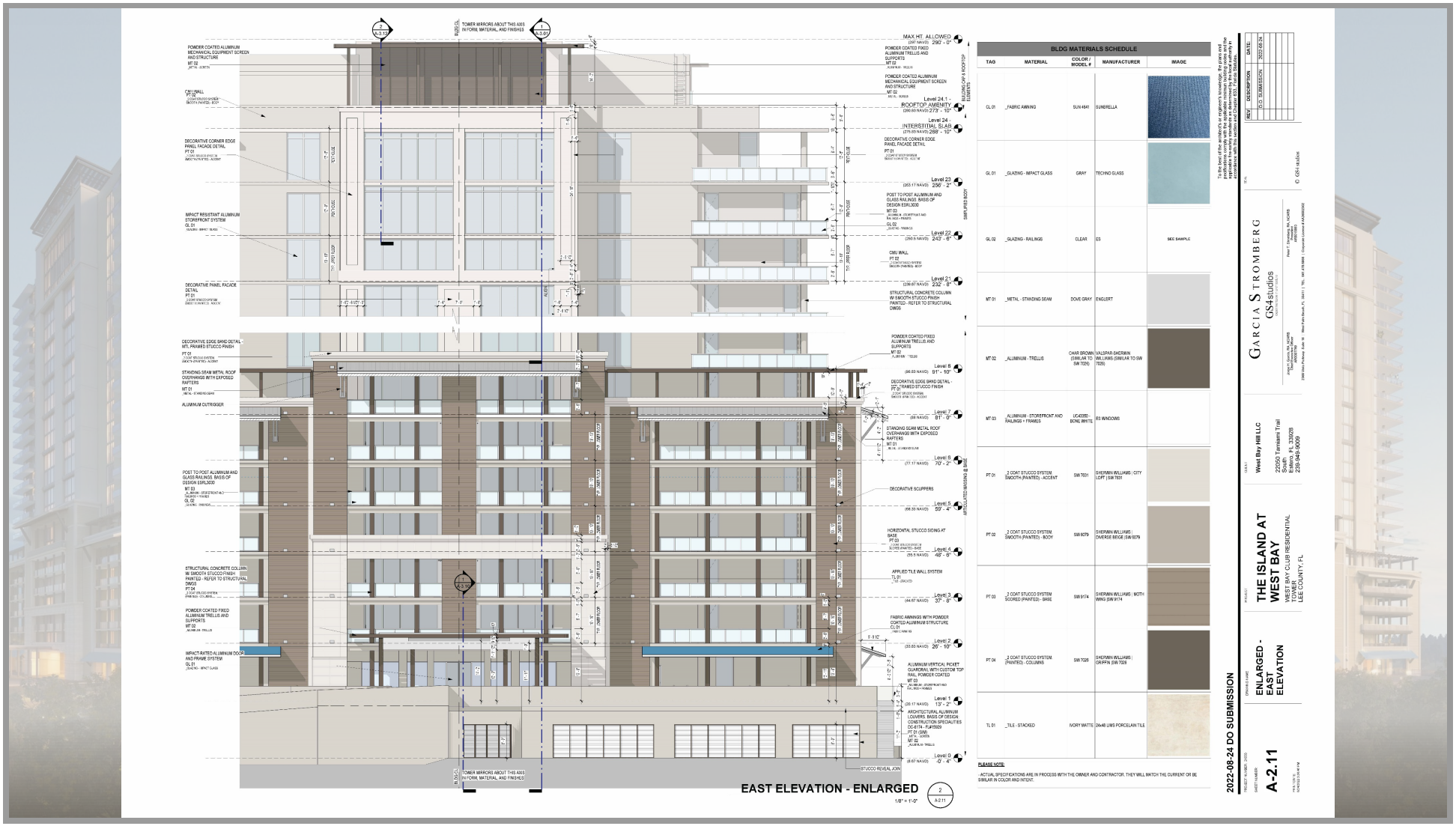
PROJECT NAME: THE ISLAND AT WEST BAY

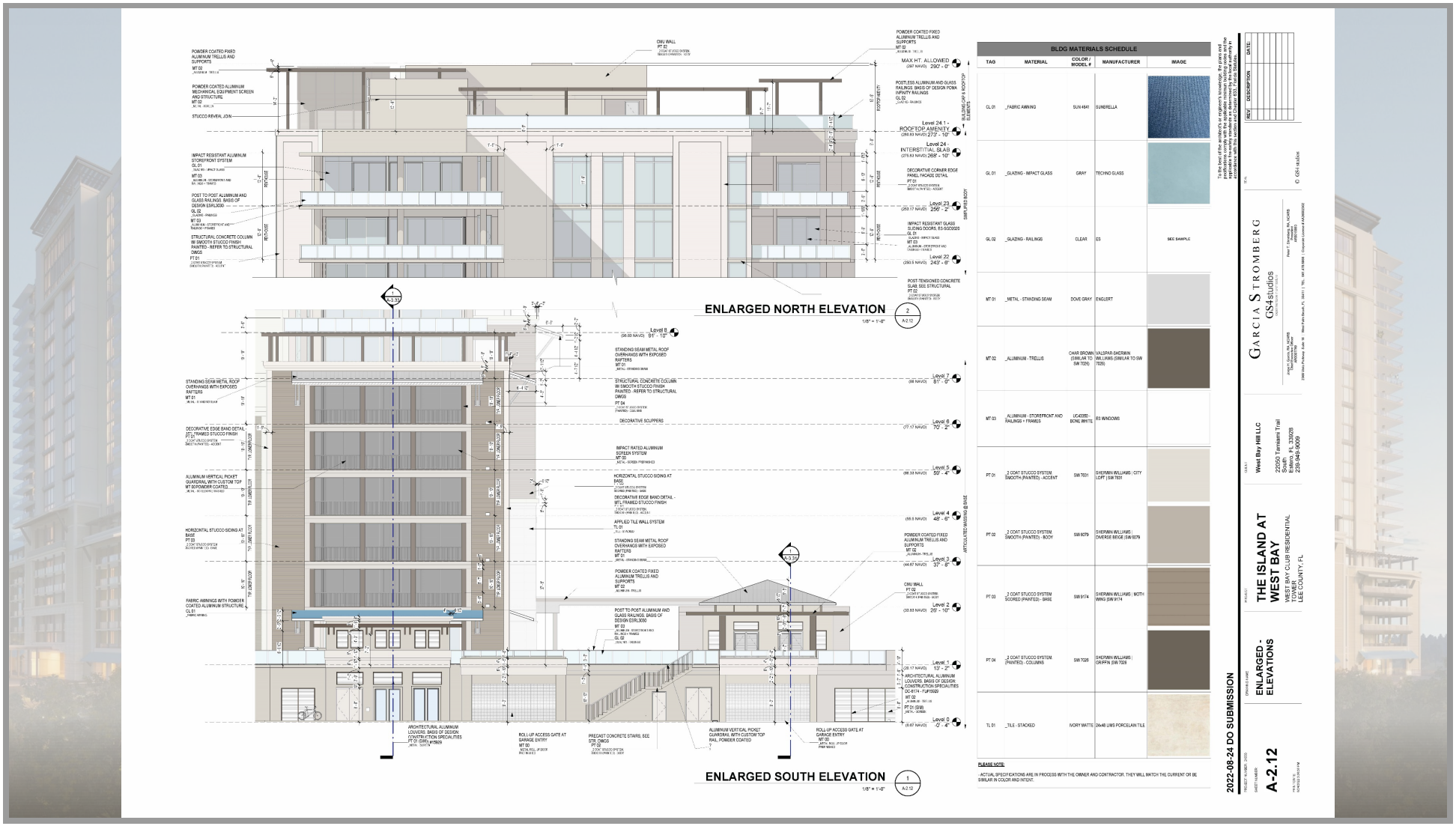
WEST BAY CLUB RESIDENTIAL TOWER
LEE COUNTY, FL

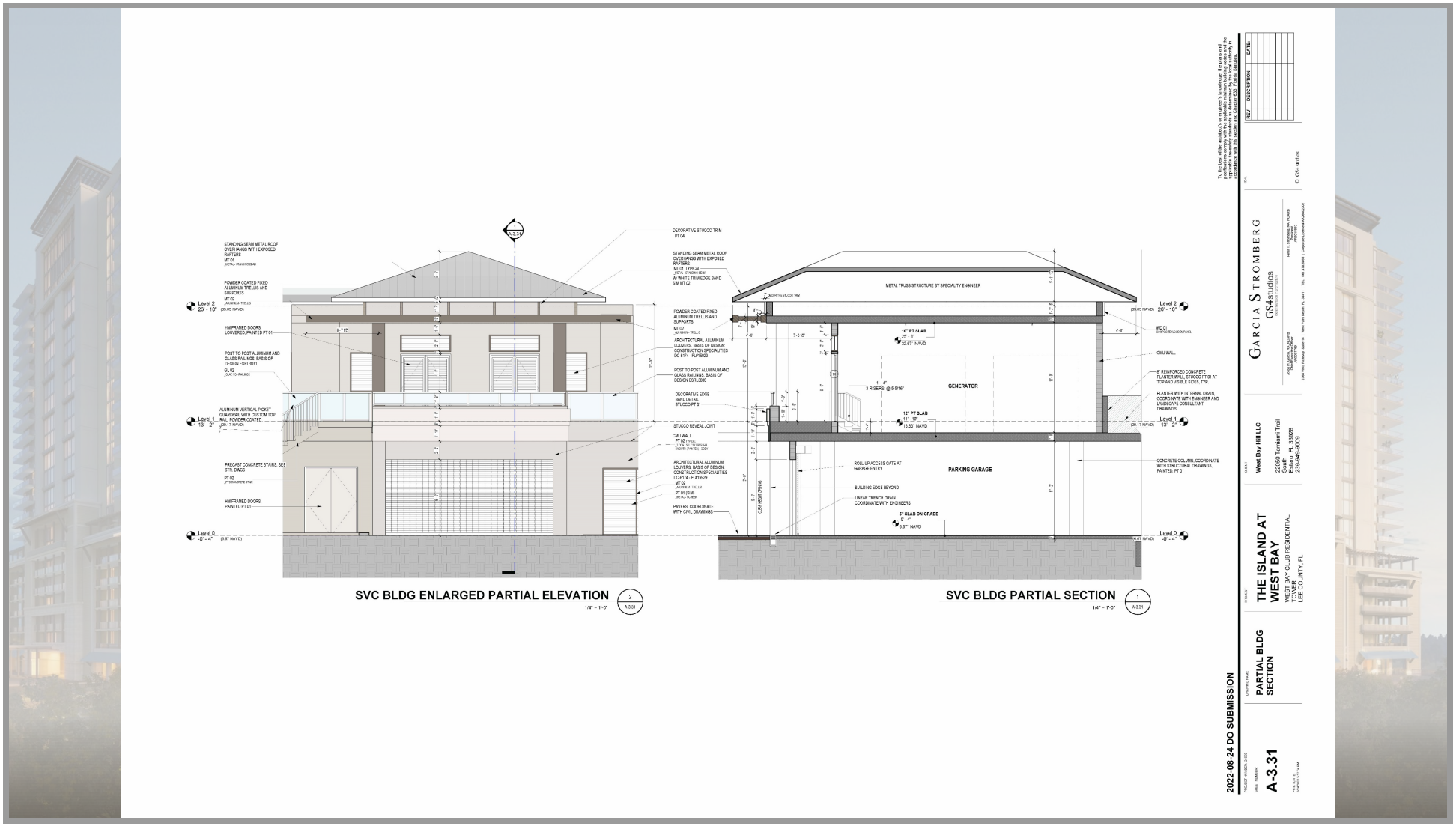
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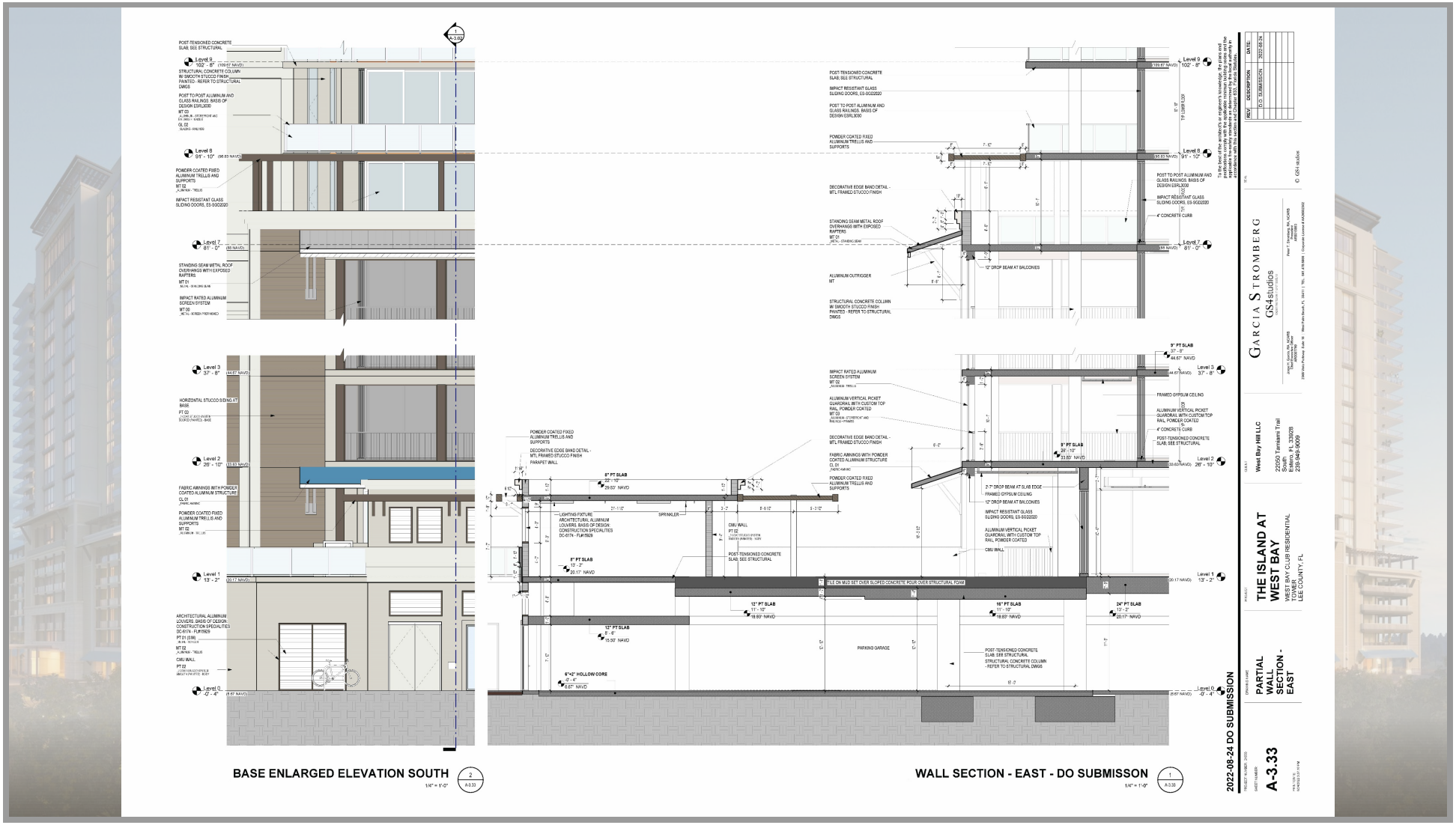
SHEET NUMBER: A-2.03


SOUTH ELEVATION
1/16" = 1'-0"
2022-08-24 DO SUBMISSION
SOUTH ELEVATION
A-2.04
THE ISLAND AT WEST BAY
WEST BAY CLUB RESIDENTIAL TOWER
LEE COUNTY, FL
West Bay Hill LLC
22350 Tamiami Trail South
Estero, FL 33928
239-949-5009
GARCIA STROMBERG
GS4studios
© GS4 studios
FOR MATERIAL REFERENCES
REFER TO SHEETS A-2.20, A-2.11 AND A-2.12 FOR MATERIAL SCHEDULES AND INFORMATION.
POSTLESS ALUMINUM AND GLASS RAILINGS. BASIS OF DESIGN POMA INFINITY RAILINGS
MAX.HT. ALLOWED 290' - 0" (287 NAVD)
Level 24.1 ROOFTOP AMENITY 273' - 10" (269.83 NAVD)
Level 24 - INTERSTITIAL SLAB 268' - 10" (270.83 NAVD)
Level 23 256' - 2" (253.17 NAVD)
Level 22 243' - 6" (250.5 NAVD)
Level 21 232' - 8" (239.67 NAVD)
Level 20 221' - 10" (228.83 NAVD)
Level 19 211' - 0" (218 NAVD)
Level 18 200' - 2" (207.17 NAVD)
Level 17 189' - 4" (196.33 NAVD)
Level 16 178' - 6" (185.5 NAVD)
Level 15 167' - 8" (174.67 NAVD)
Level 14 156' - 10" (163.83 NAVD)
Level 13 146' - 0" (153 NAVD)
Level 12 135' - 2" (142.17 NAVD)
Level 11 124' - 4" (131.33 NAVD)
Level 10 113' - 6" (120.5 NAVD)
Level 9 102' - 8" (109.67 NAVD)
Level 8 91' - 10" (98.83 NAVD)
Level 7 81' - 0" (88 NAVD)
Level 6 70' - 2" (77.17 NAVD)
Level 5 59' - 4" (66.33 NAVD)
Level 4 48' - 6" (55.5 NAVD)
Level 3 37' - 8" (44.67 NAVD)
Level 2 26' - 10" (33.83 NAVD)
Level 1 13' - 2" (23.17 NAVD)
Level 0 -0' - 4" (9.67 NAVD)
POWDER COATED ALUMINUM MECHANICAL EQUIPMENT SCREEN AND STRUCTURE
IMPACT RESISTANT ALUMINUM STOREFRONT SYSTEM
POST TO POST ALUMINUM AND GLASS RAILINGS. BASIS OF DESIGN ESRL9000
DECORATIVE CORNER EDGE PANEL FACADE DETAIL
PT 01
POWDER COATED PERF. ALUMINUM SHEET AND SUPPORTS
ARCHITECTURAL ALUMINUM LOUVERS. BASIS OF DESIGN CONSTRUCTION SPECIALTIES DC-8174 - Fuhr1509
ROLL-UP ACCESS GATE AT GARAGE ENTRY
POST TO POST ALUMINUM AND GLASS RAILINGS. BASIS OF DESIGN ESRL9000METAL ROOF OVERHANGS WITH EXPOSED RAFTERS
SW 6076 - 2 COAT STUCCO SYSTEM. SMOOTH FINISH (PAINTED)
STUCCO REVEAL JOINT


EAST ELEVATION - ENLARGED
1/8" = 1'-0"
BLDG MATERIALS SCHEDULE
TAG
MATERIAL
COLOR / MODEL #
MANUFACTURER
IMAGE
CL 01 _FABRIC AWNING SUN 4641 SUNBRELLA
GL 01 _GLAZING - IMPACT GLASS GRAY TECHNO GLASS
GL 02 _GLAZING - RAILINGS CLEAR ES SEE SAMPLE
MT 01 _METAL - STANDING SEAM DOVE GRAY ENGLERT
MT 02 _ALUMINUM - TRELLIS CHAR BROWN (SIMILAR TO SW 7026) VALSPAR-SHERWIN WILLIAMS (SIMILAR TO SW 7026)
MT 03 _ALUMINUM - STOREFRONT AND RAILINGS + FRAMES UC43080 - BONE WHITE BS WINDOWS
PT 01 _2 COAT STUCCO SYSTEM, SMOOTH (PAINTED) - ACCENT SW 7691 SHERWIN WILLIAMS | CITY LOFT | SW 7691
PT 02 _2 COAT STUCCO SYSTEM, SMOOTH (PAINTED) - BODY SW 6079 SHERWIN WILLIAMS | ONERSE BEIGE (SW 6079
PT 03 _2 COAT STUCCO SYSTEM, SCORED (PAINTED) - BASE SW 9174 SHERWIN WILLIAMS | MOTH WING (SW 9174
PT 04 _2 COAT STUCCO SYSTEM, (PAINTED) - COLUMNS SW 7026 SHERWIN WILLIAMS | GRIFFIN (SW 7026
TL 01 _TILE - STACKED IVORY MATTE 24x48 LMS PORCELAIN TILE
PLEASE NOTE:
- ACTUAL SPECIFICATIONS ARE IN PROCESS WITH THE OWNER AND CONTRACTOR. THEY WILL MATCH THE CURRENT OR BE SIMILAR IN COLOR AND INTENT.
REV DESCRIPTION DATE
D.O. SUBMISSION 2022-08-24
2022-08-24 DO SUBMISSION
ENLARGED - EAST ELEVATION
A-2.11
THE ISLAND AT WEST BAY
WEST BAY CLUB RESIDENTIAL TOWER
LEE COUNTY, FL
West Bay Hill LLC
22350 Tamiami Trail South
Estero, FL 33928
239-949-5009
GARCIA STROMBERG
GS4studios
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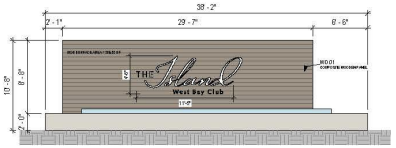

ENLARGED NORTH ELEVATION
1/8" = 1'-0"
ENLARGED SOUTH ELEVATION
1/8" = 1'-0"
BLDG MATERIALS SCHEDULE
TAG
MATERIAL
COLOR / MODEL #
MANUFACTURER
IMAGE
CL 01 _FABRIC AWNING SUN 4641 SUNBRELLA
GL 01 _GLAZING - IMPACT GLASS GRAY TECHNO GLASS
GL 02 _GLAZING - RAILINGS CLEAR ES SEE SAMPLE
MT 01 _METAL - STANDING SEAM DOVE GRAY ENGLERT
MT 02 _ALUMINUM - TRELLIS CHAIR BROWN (SIMILAR TO SW 7026) VALSPAR-SHERWIN WILLIAMS (SIMILAR TO SW 7026)
MT 03 _ALUMINUM - STOREFRONT AND RAILINGS + FRAMES UC43080 - BONE WHITE BS WINDOWS
PT 01 _2 COAT STUCCO SYSTEM, SMOOTH (PAINTED) - ACCENT SW 7631 SHERWIN WILLIAMS | CITY LOFT | SW 7631
PT 02 _2 COAT STUCCO SYSTEM, SMOOTH (PAINTED) - BODY SW 6079 SHERWIN WILLIAMS | ONERSE BEIGE (SW 6079
PT 03 _2 COAT STUCCO SYSTEM SCORED (PAINTED) - BASE SW 9174 SHERWIN WILLIAMS | MOTH WING (SW 9174
PT 04 _2 COAT STUCCO SYSTEM, (PAINTED) - COLUMNS SW 7026 SHERWIN WILLIAMS | GRIPPA (SW 7026
TL 01 _TILE - STACKED IVORY MATTE 24x48 LUMS PORCELAIN TILE
PLEASE NOTE:
- ACTUAL SPECIFICATIONS ARE IN PROCESS WITH THE OWNER AND CONTRACTOR. THEY WILL MATCH THE CURRENT OR BE SIMILAR IN COLOR AND INTENT.
REV DESCRIPTION DATE
GARCIA STROMBERG
GS4studios
West Bay Hill LLC
22350 Tamiami Trail South
Estero, FL 33928
239-949-5009
THE ISLAND AT WEST BAY
WEST BAY CLUB RESIDENTIAL TOWER
LEE COUNTY, FL
2022-08-24 DO SUBMISSION
ENLARGED - ELEVATIONS
A-2.12
© GS4 studios


SVC BLDG ENLARGED PARTIAL ELEVATION
1/4" = 1'-0"
SVC BLDG PARTIAL SECTION
1/4" = 1'-0"
METAL TRUSS STRUCTURE BY SPECIALTY ENGINEER
GENERATOR
PARKING GARAGE
2022-08-24 DO SUBMISSION
PARTIAL BLDG SECTION
A-3.31
THE ISLAND AT WEST BAY
WEST BAY CLUB RESIDENTIAL TOWER
LEE COUNTY, FL
West Bay Hill LLC
22350 Tamiami Trail South
Estero, FL 33928
239-947-5009
GARCIA STROMBERG
GS4studios
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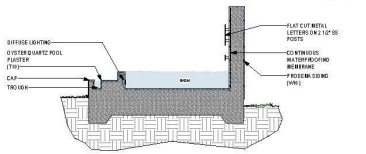

BASE ENLARGED ELEVATION SOUTH
1/4" = 1'-0"
WALL SECTION - EAST - DO SUBMISSON
1/4" = 1'-0"
2022-08-24 DO SUBMISSION
A-3.33
PARTIAL WALL SECTION - EAST
THE ISLAND AT WEST BAY
WEST BAY CLUB RESIDENTIAL TOWER
LEE COUNTY, FL
West Bay Hill LLC
22350 Tamiami Trail South
Estero, FL 33928
239-949-5009
GARCIA STROMBERG
GS4studios
REV
DESCRIPTION
DATE
D.O. SUBMISSION
2022-08-24



MONUMENT SIGN PLAN
3/16" = 1'-0"



MONUMENT SIGN - SE ELEVATION
3/16" = 1'-0"



MONUMENT SIGN SECTION
3/16" = 1'-0"



PRODEMA SIDING - **WD 01**



OYSTER QUARTZ - **TL 02**



PLEASE NOTE: DESIGN FEATURE ELEMENT TO BE UNDER A SEPERATE PERMIT

2022-08-24 DO SUBMISSION

MONUMENT SIGN DRAWINGS

THE ISLAND AT WEST BAY
WEST BAY CLUB RESIDENTIAL TOWER
LEE COUNTY, FL

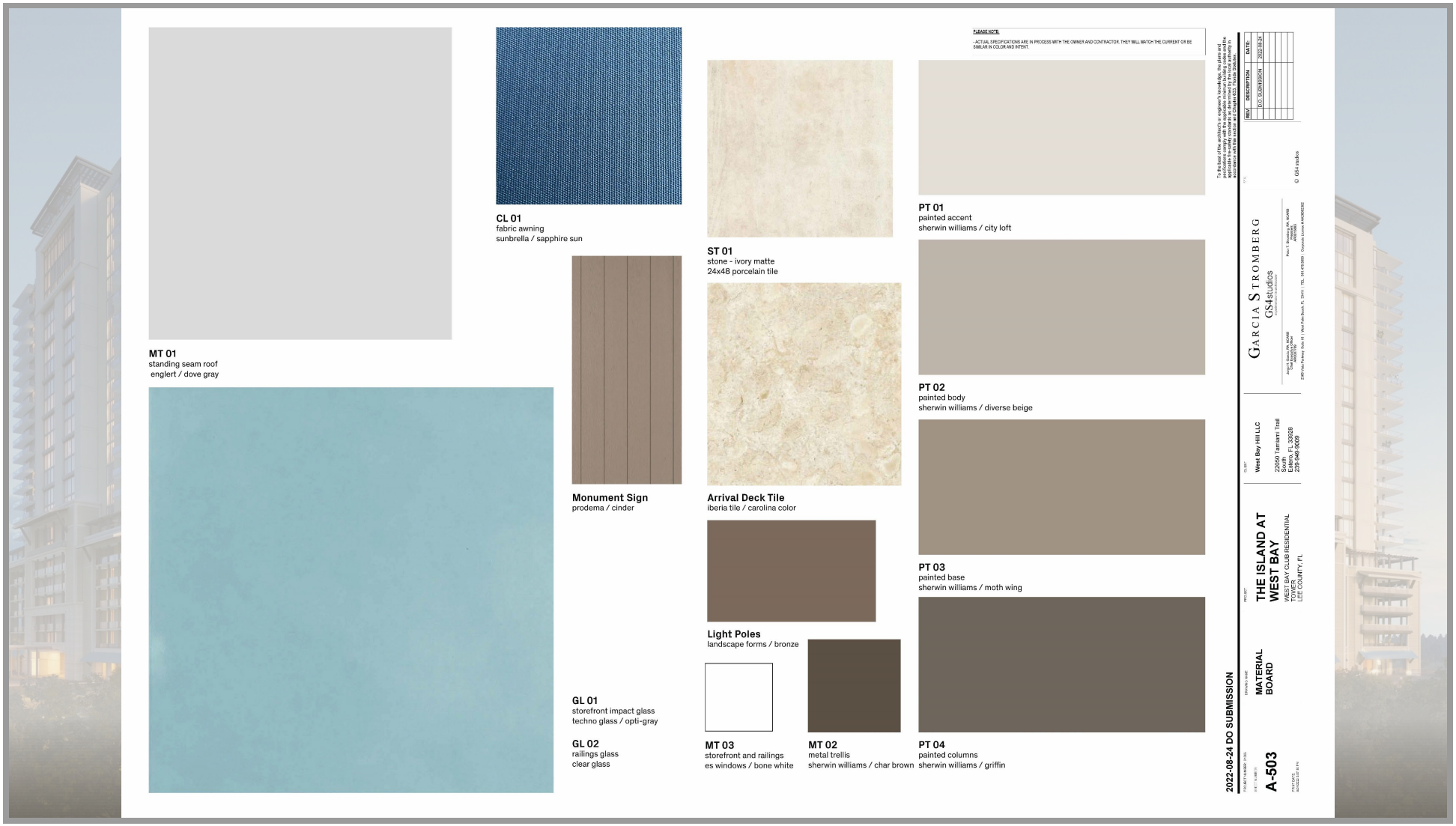
West Bay Hill LLC
22050 Tamiami Trail South
Estero, FL 33928
239-949-5909

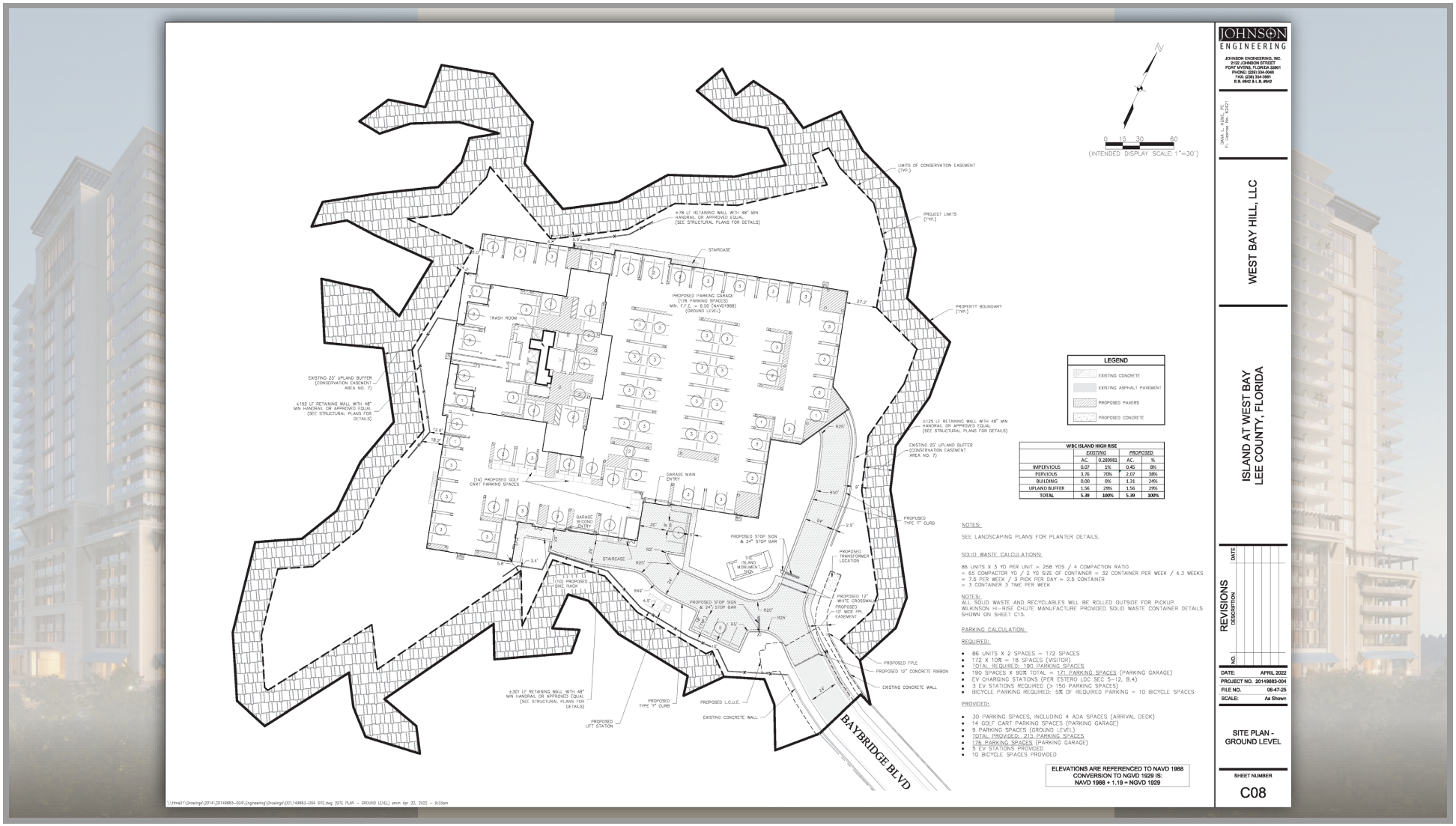
GARCIA STROMBERG
GS4studios

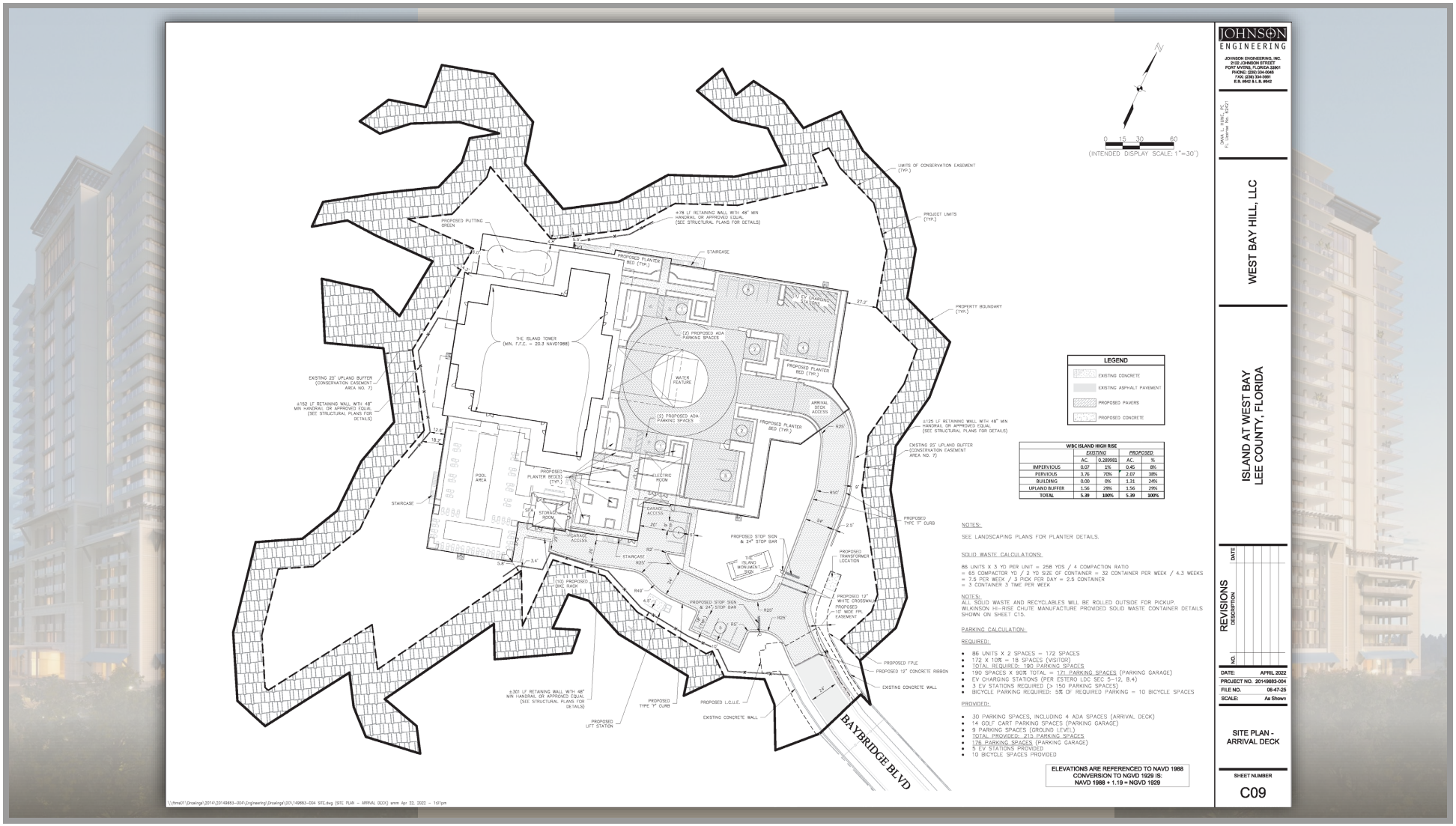
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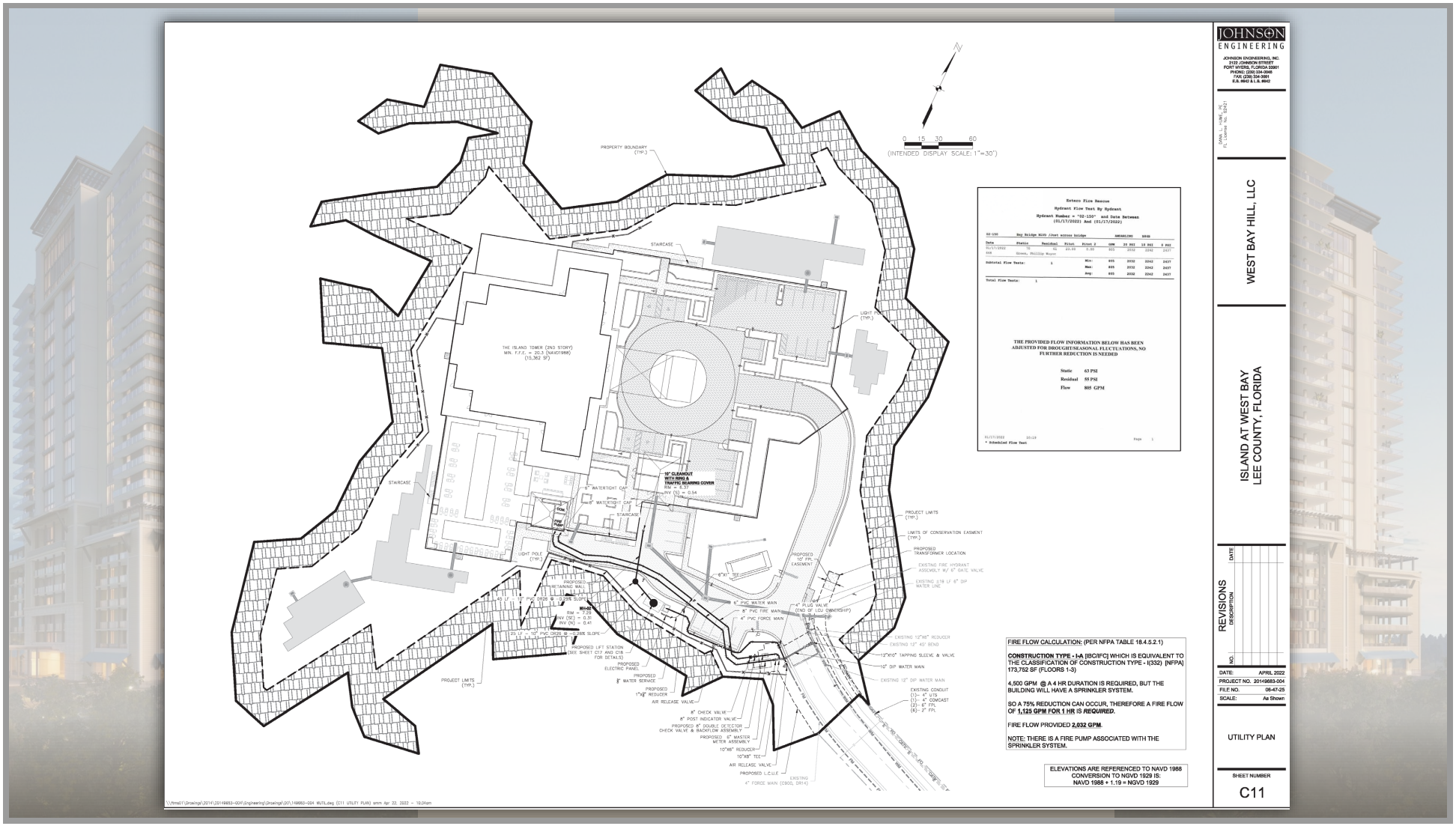
REV	DESCRIPTION	DATE
	D.O. SUBMISSION	2022-08-24

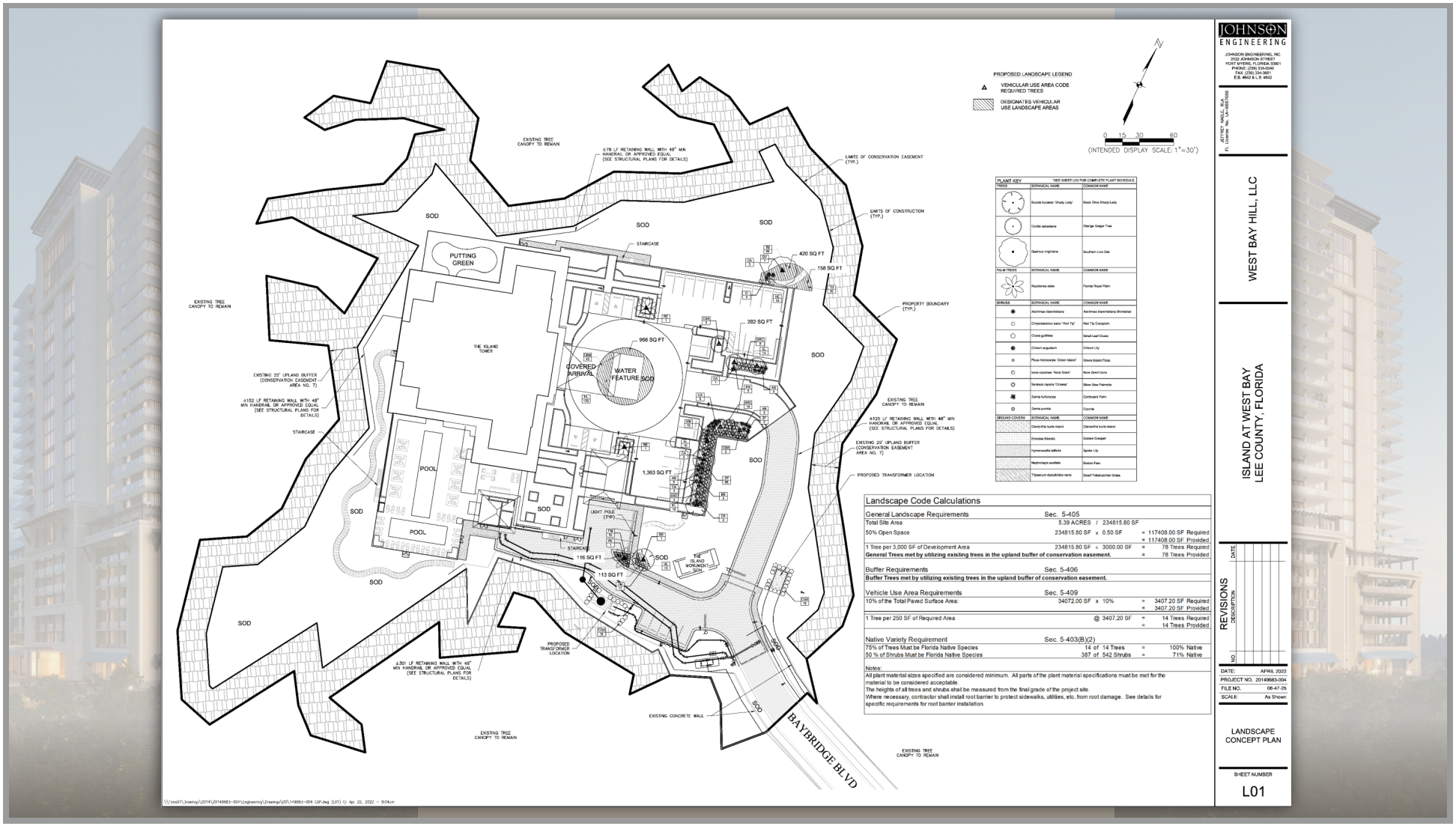
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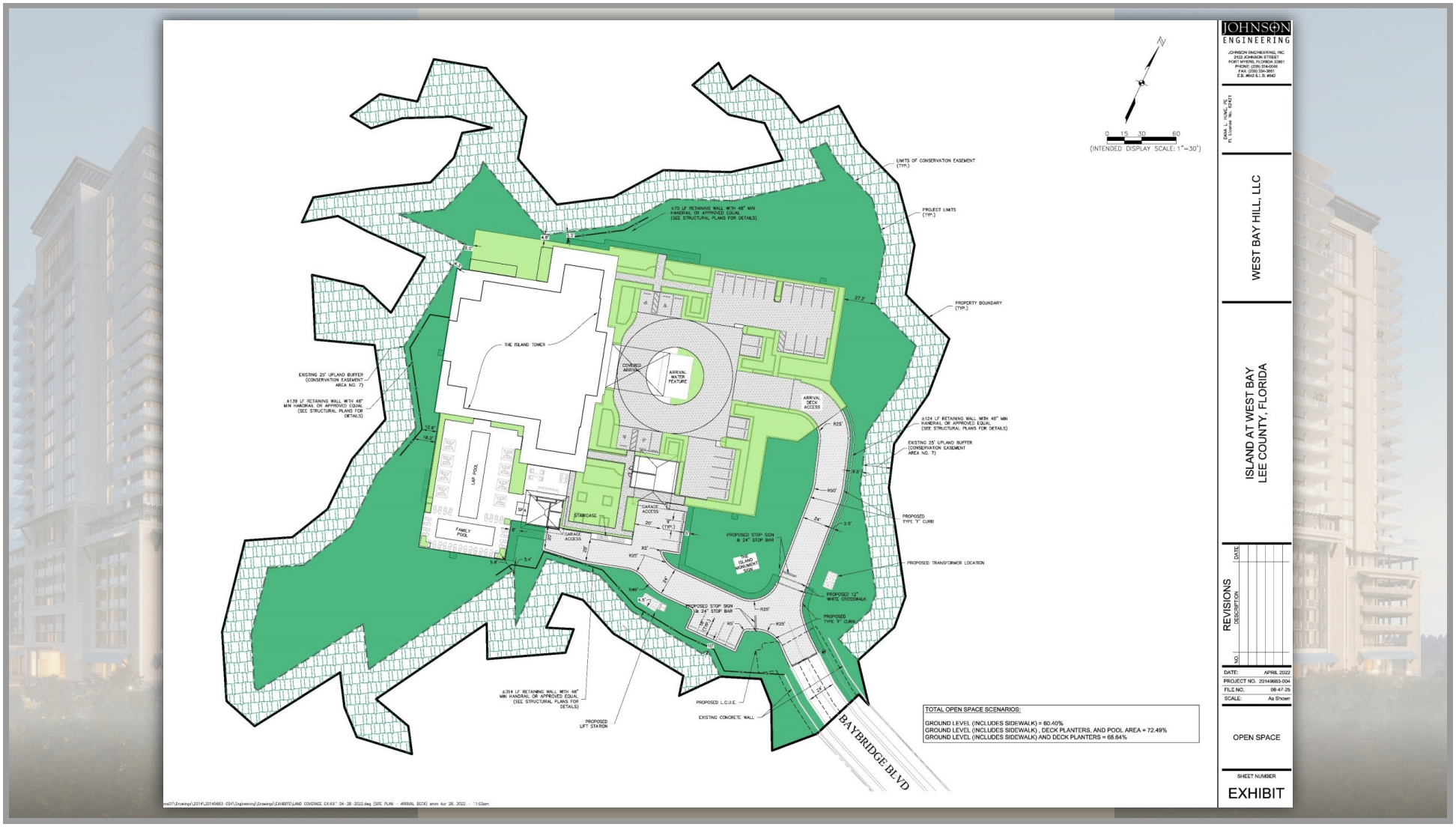

MT 01
standing seam roof
englert / dove gray
CL 01
fabric awning
sunbrella / sapphire sun
ST 01
stone - ivory matte
24x48 porcelain tile
PT 01
painted accent
sherwin williams / city loft
PT 02
painted body
sherwin williams / diverse beige
PT 03
painted base
sherwin williams / moth wing
PT 04
painted columns
sherwin williams / griffin
Monument Sign
prodema / cinder
Arrival Deck Tile
iberia tile / carolina color
Light Poles
landscape forms / bronze
GL 01
storefront impact glass
techno glass / opti-gray
GL 02
railings glass
clear glass
MT 03
storefront and railings
es windows / bone white
MT 02
metal trellis
sherwin williams / char brown
PLEASE NOTE:
- ACTUAL SPECIFICATIONS ARE IN PROCESS WITH THE OWNER AND CONTRACTOR. THEY WILL MATCH THE CURRENT OR BE SIMILAR IN COLOR AND INTENT.
2022-08-24 DO SUBMISSION
MATERIAL BOARD
A-503
THE ISLAND AT WEST BAY
WEST BAY CLUB RESIDENTIAL TOWER
LEE COUNTY, FL
West Bay Hill LLC
22950 Tamiami Trail South
Estero, FL 33928
239.949.9000
GARCIA STROMBERG
GS4studios
REV
DESCRIPTION
DATE
DO SUBMISSION
2022-08-24

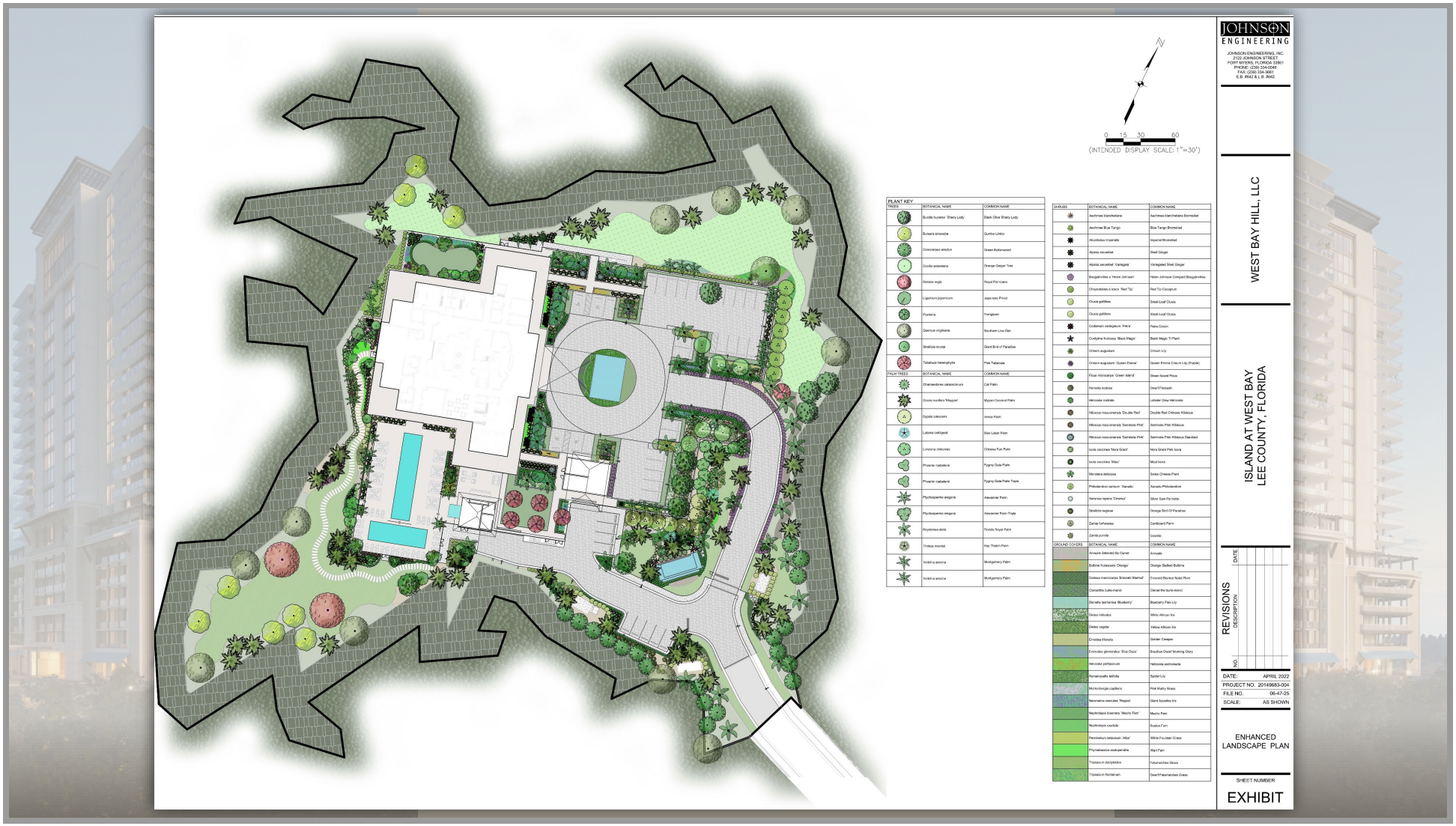

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FAX: (239) 334-3661
E.B. #642 & L.B. #642
WEST BAY HILL, LLC
ISLAND AT WEST BAY
LEE COUNTY, FLORIDA
REVISIONS
DESCRIPTION
DATE
NO.
DATE: APRIL 2022
PROJECT NO. 20149683-004
FILE NO. 06-47-25
SCALE: As Shown
SITE PLAN - GROUND LEVEL
SHEET NUMBER
C08
(INTENDED DISPLAY SCALE: 1"=30')
LIMITS OF CONSERVATION EASEMENT (TYP.)
PROJECT LIMITS (TYP.)
PROPERTY BOUNDARY (TYP.)
±178 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
STAIRCASE
PROPOSED PARKING GARAGE (178 PARKING SPACES) MIN. F.F.E. = 8.00 (NAVD1988) (GROUND LEVEL)
TRASH ROOM
EXISTING 25' UPLAND BUFFER (CONSERVATION EASEMENT AREA NO. 7)
±152 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
(14) PROPOSED GOLF CART PARKING SPACES
GARAGE MAIN ENTRY
GARAGE SECOND ENTRY
STAIRCASE
(10) PROPOSED BIKE RACK
PROPOSED STOP SIGN & 24" STOP BAR
THE ISLAND MONUMENT SIGN
PROPOSED STOP SIGN & 24" STOP BAR
±125 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
EXISTING 25' UPLAND BUFFER (CONSERVATION EASEMENT AREA NO. 7)
PROPOSED TYPE 'F' CURB
PROPOSED TRANSFORMER LOCATION
PROPOSED 12" WHITE CROSSWALK
PROPOSED 12' WIDE FPL EASEMENT
PROPOSED FPLE
PROPOSED 12" CONCRETE RIBBON
EXISTING CONCRETE WALL
±301 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
PROPOSED TYPE 'F' CURB
PROPOSED I.C.U.E.
EXISTING CONCRETE WALL
PROPOSED LIFT STATION
BAYBRIDGE BLVD
LEGEND
EXISTING CONCRETE
EXISTING ASPHALT PAVEMENT
PROPOSED PAVERS
PROPOSED CONCRETE
WBC ISLAND HIGH RISE
EXISTING
PROPOSED
AC. 0.289981 AC. %
IMPERVIOUS 0.07 1% 0.45 8%
PERVIOUS 3.76 70% 2.07 38%
BUILDING 0.00 0% 1.31 24%
UPLAND BUFFER 1.56 29% 1.56 29%
TOTAL 5.39 100% 5.39 100%
NOTES:
SEE LANDSCAPING PLANS FOR PLANTER DETAILS.
SOLID WASTE CALCULATIONS:
86 UNITS X 3 YD PER UNIT = 258 YDS / 4 COMPACTION RATIO
= 65 COMPACTOR YD / 2 YD SIZE OF CONTAINER = 32 CONTAINER PER WEEK / 4.3 WEEKS
= 7.5 PER WEEK / 3 PICK PER DAY = 2.5 CONTAINER
= 3 CONTAINER 3 TIME PER WEEK
NOTES:
ALL SOLID WASTE AND RECYCLABLES WILL BE ROLLED OUTSIDE FOR PICKUP.
WILKINSON HI-RISE CHUTE MANUFACTURE PROVIDED SOLID WASTE CONTAINER DETAILS SHOWN ON SHEET C15.
PARKING CALCULATION:
REQUIRED:
86 UNITS X 2 SPACES = 172 SPACES
172 X 10% = 18 SPACES (VISITOR)
TOTAL REQUIRED: 190 PARKING SPACES
190 SPACES X 90% TOTAL = 171 PARKING SPACES (PARKING GARAGE)
EV CHARGING STATIONS (PER ESTERO LDC SEC 5-12, B.4)
3 EV STATIONS REQUIRED (> 150 PARKING SPACES)
BICYCLE PARKING REQUIRED: 5% OF REQUIRED PARKING = 10 BICYCLE SPACES
PROVIDED:
30 PARKING SPACES, INCLUDING 4 ADA SPACES (ARRIVAL DECK)
14 GOLF CART PARKING SPACES (PARKING GARAGE)
9 PARKING SPACES (GROUND LEVEL)
TOTAL PROVIDED: 213 PARKING SPACES
176 PARKING SPACES (PARKING GARAGE)
5 EV STATIONS PROVIDED
10 BICYCLE SPACES PROVIDED
ELEVATIONS ARE REFERENCED TO NAVD 1988
CONVERSION TO NGVD 1929 IS:
NAVD 1988 + 1.19 = NGVD 1929

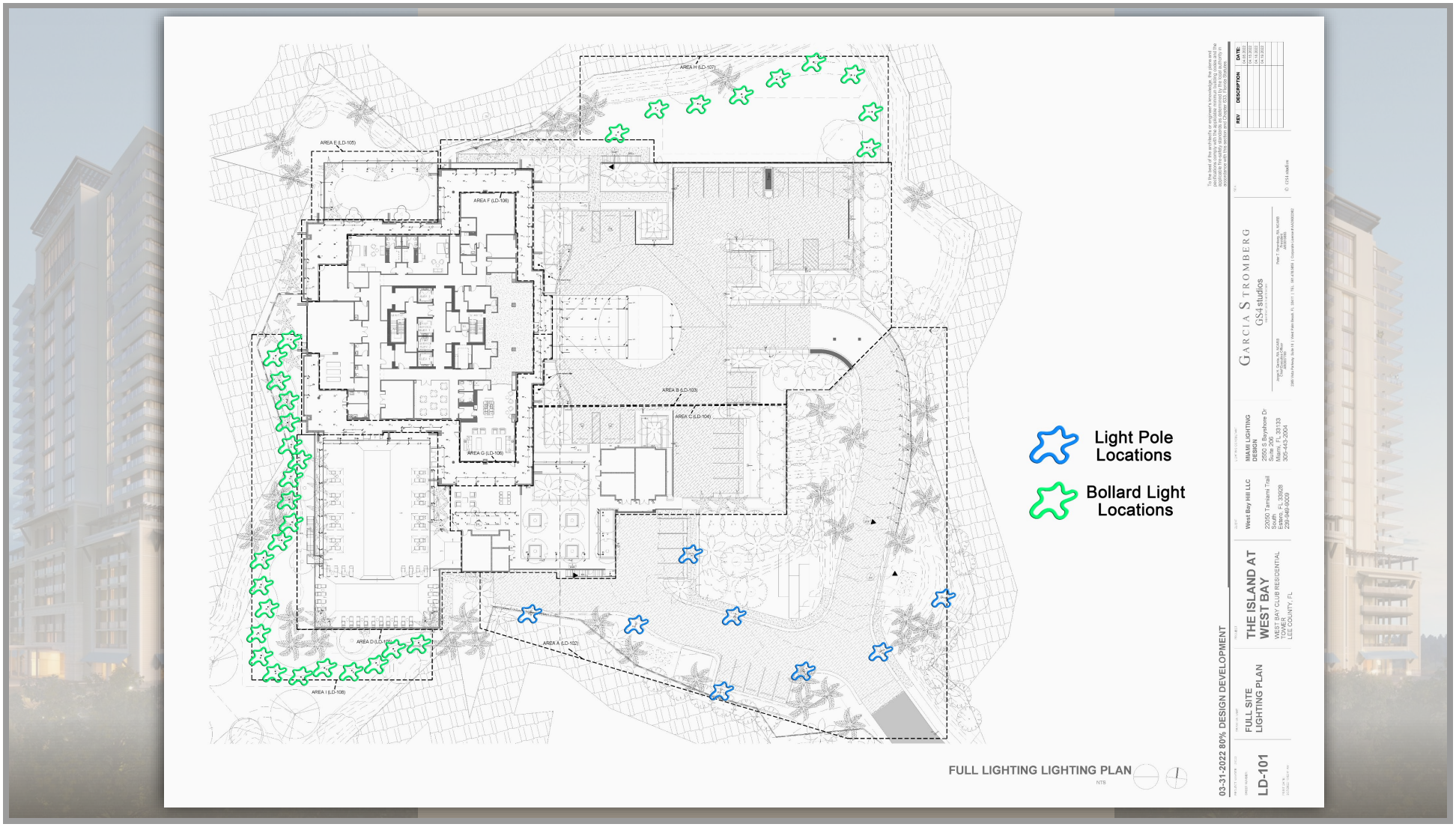

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DANA L. HAAS, P.E.
FL License No. 62421
WEST BAY HILL, LLC
ISLAND AT WEST BAY
LEE COUNTY, FLORIDA
REVISIONS
NO.
DESCRIPTION
DATE
DATE: APRIL 2022
PROJECT NO. 20149883-004
FILE NO. 08-47-25
SCALE: As Shown
SITE PLAN - ARRIVAL DECK
SHEET NUMBER
C09
0 15 30 60
(INTENDED DISPLAY SCALE: 1"=30')
LEGEND
EXISTING CONCRETE
EXISTING ASPHALT PAVEMENT
PROPOSED PAVERS
PROPOSED CONCRETE
W/BC ISLAND HIGH RISE
EXISTING
PROPOSED
AC.
0.289981
AC.
%
IMPERVIOUS 0.07 1% 0.45 8%
PERVIOUS 3.76 70% 2.07 38%
BUILDING 0.00 0% 1.31 24%
UPLAND BUFFER 1.56 29% 1.56 29%
TOTAL 5.39 100% 5.39 100%
NOTES:
SEE LANDSCAPING PLANS FOR PLANTER DETAILS.
SOLID WASTE CALCULATIONS:
86 UNITS X 3 YD PER UNIT = 258 YDS / 4 COMPACTION RATIO
= 65 COMPACTOR YD / 2 YD SIZE OF CONTAINER = 32 CONTAINER PER WEEK / 4.3 WEEKS
= 7.5 PER WEEK / 3 PICK PER DAY = 2.5 CONTAINER
= 3 CONTAINER 3 TIME PER WEEK
NOTES:
ALL SOLID WASTE AND RECYCLABLES WILL BE ROLLED OUTSIDE FOR PICKUP.
WILKINSON HI-RISE CHUTE MANUFACTURE PROVIDED SOLID WASTE CONTAINER DETAILS SHOWN ON SHEET C15.
PARKING CALCULATION:
REQUIRED:
86 UNITS X 2 SPACES = 172 SPACES
172 X 10% = 18 SPACES (VISITOR)
TOTAL REQUIRED: 190 PARKING SPACES
190 SPACES X 90% TOTAL = 171 PARKING SPACES (PARKING GARAGE)
EV CHARGING STATIONS (PER ESTERO LDC SEC 5-12, B.4)
3 EV STATIONS REQUIRED (> 150 PARKING SPACES)
BICYCLE PARKING REQUIRED: 5% OF REQUIRED PARKING = 10 BICYCLE SPACES
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176 PARKING SPACES (PARKING GARAGE)
5 EV STATIONS PROVIDED
10 BICYCLE SPACES PROVIDED
ELEVATIONS ARE REFERENCED TO NAVD 1988
CONVERSION TO NGVD 1929 IS:
NAVD 1988 + 1.19 = NGVD 1929
BAYBRIDGE BLVD
THE ISLAND TOWER (MIN. F.F.E. = 20.3 NAVD1988)
PROPOSED PUTTING GREEN
PROPOSED PLANTER BED (TYP.)
(2) PROPOSED ADA PARKING SPACES
WATER FEATURE
ARRIVAL DECK ACCESS
PROPOSED PLANTER BED (TYP.)
PROPOSED PLANTER BED(S) (TYP.)
POOL AREA
ELEC/MEP ROOM
STORAGE ROOM
GARAGE ACCESS
STAIRCASE
PROPOSED STOP SIGN & 24" STOP BAR
THE ISLAND MONUMENT SIGN
PROPOSED TRANSFORMER LOCATION
PROPOSED 12" WHITE CROSSWALK
PROPOSED 12' WIDE FPL EASEMENT
PROPOSED FPLE
PROPOSED 12" CONCRETE RIBBON
EXISTING CONCRETE WALL
PROPOSED I.C.U.E.
PROPOSED LIFT STATION
PROPOSED TYPE 'F' CURB
(10) PROPOSED BIKE RACK
EXISTING 25' UPLAND BUFFER (CONSERVATION EASEMENT AREA NO. 7)
±152 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
±78 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
±125 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
±301 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
LIMITS OF CONSERVATION EASEMENT (TYP.)
PROJECT LIMITS (TYP.)
PROPERTY BOUNDARY (TYP.)


PROPERTY BOUNDARY (TYP.)
0 15 30 60
(INTENDED DISPLAY SCALE: 1"=30")
THE ISLAND TOWER (3ND STORY)
MIN. F.F.E. = 20.3 (NAVD1988)
(15,362 SF)
STAIRCASE
LIGHT POLE (TYP.)
10" CLEANOUT WITH RING & TRAFFIC BEARING COVER
RIM = 8.37
INV (S) = 0.54
6" WATERTIGHT CAP
PROJECT LIMITS (TYP.)
LIMITS OF CONSERVATION EASEMENT (TYP.)
PROPOSED TRANSFORMER LOCATION
EXISTING FIRE HYDRANT ASSEMBLY W/ 6" GATE VALVE
EXISTING ±19 LF 6" DIP WATER LINE
PROPOSED 10' FPL EASEMENT
6" PVC WATER MAIN
4" PVC FORCE MAIN
6" PLUG VALVE (END OF LCU OWNERSHIP)
EXISTING 12"X6" REDUCER
EXISTING 12" 45° BEND
12"X10" TAPPING SLEEVE & VALVE
10" DIP WATER MAIN
EXISTING 12" DIP WATER MAIN
EXISTING CONDUIT
(1)– 4" UTS
(1)– 4" COMCAST
(2)– 2" FPL
(4)– 2" FPL
PROPOSED RETAINING WALL
PROPOSED LIFT STATION (SEE SHEET C17 AND C18 FOR DETAILS)
RIM = 7.20
INV (SE) = 0.30
INV (N) = 0.41
±5 LF - 12" PVC DR35 @ -0.25% SLOPE
±5 LF - 10" PVC DR35 @ -0.25% SLOPE
PROPOSED ELECTRIC PANEL
PROPOSED 6" WATER SERVICE
PROPOSED 1"x6" REDUCER
AIR RELEASE VALVE
8" CHECK VALVE
8" POST INDICATOR VALVE
PROPOSED 8" DOUBLE DETECTOR CHECK VALVE & BACKFLOW ASSEMBLY
PROPOSED 6" MASTER METER ASSEMBLY
10"X6" REDUCER
10"X6" TEE
AIR RELEASE VALVE
PROPOSED L.C.U.I.E.
EXISTING 4" FORCE MAIN (CR00, CR14)
PROJECT LIMITS (TYP.)
Estero Fire Rescue
Hydrant Flow Test By Hydrant
Hydrant Number = "02-150" and Date Between (01/17/2022) And (01/17/2022)
02-150 Bay Bridge NSVA /Just across bridge
Date Station Residual Pitot Pitot 2 GPM 20 PSI 10 PSI 0 PSI
01/17/2022 Gross, Phillip Wayne
Subtotal Flow Tests: 1
Min: 805 2032 2242 2437
Max: 805 2032 2242 2437
Avg: 805 2032 2242 2437
Total Flow Tests: 1
THE PROVIDED FLOW INFORMATION BELOW HAS BEEN ADJUSTED FOR DROUGHT/SEASONAL FLUCTUATIONS, NO FURTHER REDUCTION IS NEEDED
Static 63 PSI
Residual 55 PSI
Flow 805 GPM
* Scheduled Flow Test
FIRE FLOW CALCULATION: (PER NFPA TABLE 18.4.5.2.1)
CONSTRUCTION TYPE - I-A (IBC/IFC) WHICH IS EQUIVALENT TO THE CLASSIFICATION OF CONSTRUCTION TYPE - I(332) (NFPA) 173,752 SF (FLOORS 1-3)
4,500 GPM @ A 4 HR DURATION IS REQUIRED, BUT THE BUILDING WILL HAVE A SPRINKLER SYSTEM.
SO A 75% REDUCTION CAN OCCUR, THEREFORE A FIRE FLOW OF 1,125 GPM FOR 1 HR IS REQUIRED.
FIRE FLOW PROVIDED 2,032 GPM.
NOTE: THERE IS A FIRE PUMP ASSOCIATED WITH THE SPRINKLER SYSTEM.
ELEVATIONS ARE REFERENCED TO NAVD 1988
CONVERSION TO NGVD 1929 IS:
NAVD 1988 + 1.19 = NGVD 1929
JOHNSON ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33901
PHONE: (239) 334-0046
C.A. #0000670
E.B. #642 & L.B. #642
WEST BAY HILL, LLC
ISLAND AT WEST BAY
LEE COUNTY, FLORIDA
REVISIONS
NO. DESCRIPTION DATE
DATE: APRIL 2022
PROJECT NO. 20149683-004
FILE NO. 08-47-25
SCALE: As Shown
UTILITY PLAN
SHEET NUMBER
C11


PROPOSED LANDSCAPE LEGEND
VEHICULAR USE AREA CODE REQUIRED TREES
DESIGNATES VEHICULAR USE LANDSCAPE AREAS
(INTENDED DISPLAY SCALE: 1"=30')
PLANT KEY
*SEE SHEET L.03 FOR COMPLETE PLANT SCHEDULE
TREES
BOTANICAL NAME
COMMON NAME
Bucida buceras 'Shady Lady'
Black Olive Shady Lady
Conocarpus erectus
Green Buttonwood Tree
Quercus virginiana
Southern Live Oak
PALM TREES
BOTANICAL NAME
COMMON NAME
Roystonea elata
Florida Royal Palm
SHRUBS
BOTANICAL NAME
COMMON NAME
Aechmea blanchetiana
Aechmea blanchetiana Bromeliad
Crinum augustum
Crinum Lily
Clusia guttifera
Small Leaf Clusia
Ficus microcarpa 'Green Island'
Green Island Ficus
Ixora coccinea 'Nora Grant'
Nora Grant Ixora
Serenoa repens 'Cinerea'
Silver Saw Palmetto
Zamia furfuracea
Cardboard Palm
Zamia pumila
Coontie
GROUND COVERS
BOTANICAL NAME
COMMON NAME
Clerodendrum ugandense
Blue Butterfly Bush
Ernodea littoralis
Golden Creeper
Hymenocallis latifolia
Spider Lily
Neophalocis aurelia
Alligator Fern
Tripsacum dactyloides nana
Dwarf Fakahatchee Grass
Landscape Code Calculations
General Landscape Requirements Sec. 5-405
Total Site Area 5.39 ACRES / 234815.80 SF
50% Open Space 234815.80 SF x 0.50 SF = 117408.00 SF Required
= 117408.00 SF Provided
1 Tree per 3,000 SF of Development Area 234815.80 SF ÷ 3000.00 SF = 78 Trees Required
General Trees met by utilizing existing trees in the upland buffer of conservation easement. = 78 Trees Provided
Buffer Requirements Sec. 5-406
Buffer Trees met by utilizing existing trees in the upland buffer of conservation easement.
Vehicle Use Area Requirements Sec. 5-409
10% of the Total Paved Surface Area: 34072.00 SF x 10% = 3407.20 SF Required
= 3407.20 SF Provided
1 Tree per 250 SF of Required Area @ 3407.20 SF = 14 Trees Required
= 14 Trees Provided
Native Variety Requirement Sec. 5-403(B)(2)
75% of Trees Must be Florida Native Species 14 of 14 Trees = 100% Native
50 % of Shrubs Must be Florida Native Species 387 of 542 Shrubs = 71% Native
Notes:
All plant material sizes specified are considered minimum. All parts of the plant material specifications must be met for the material to be considered acceptable.
The heights of all trees and shrubs shall be measured from the final grade of the project site.
Where necessary, contractor shall install root barrier to protect sidewalks, utilities, etc. from root damage. See details for specific requirements for root barrier installation.
EXISTING TREE CANOPY TO REMAIN
±78 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
LIMITS OF CONSERVATION EASEMENT (TYP.)
LIMITS OF CONSTRUCTION (TYP.)
PROPERTY BOUNDARY (TYP.)
SOD
PUTTING GREEN
STAIRCASE
420 SQ FT
158 SQ FT
282 SQ FT
956 SQ FT
THE ISLAND TOWER
COVERED ARRIVAL
WATER FEATURE SOD
EXISTING 25' UPLAND BUFFER (CONSERVATION EASEMENT AREA NO. 7)
±152 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
POOL
1,363 SQ FT
±125 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
PROPOSED TRANSFORMER LOCATION
LIGHT POLE (TYP.)
116 SQ FT
THE ISLAND MONUMENT SIGN
113 SQ FT
±301 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
EXISTING CONCRETE WALL
BAYBRIDGE BLVD
JOHNSON ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33901
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642
JEFFREY WAGLE, RLA
FL License No. LA-6667008
WEST BAY HILL, LLC
ISLAND AT WEST BAY
LEE COUNTY, FLORIDA
REVISIONS
NO.
DESCRIPTION
DATE
DATE: APRIL 2022
PROJECT NO. 20149883-004
FILE NO. 08-47-25
SCALE: As Shown
LANDSCAPE CONCEPT PLAN
SHEET NUMBER
L01


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DANA L. DUNC, PE
FL License No.: 62421
WEST BAY HILL, LLC
ISLAND AT WEST BAY
LEE COUNTY, FLORIDA
REVISIONS
NO.
DESCRIPTION
DATE
DATE: APRIL 2022
PROJECT NO. 20149683-004
FILE NO. 06-47-25
SCALE: As Shown
OPEN SPACE
SHEET NUMBER
EXHIBIT
0 15 30 60
(INTENDED DISPLAY SCALE: 1"=30')
LIMITS OF CONSERVATION EASEMENT (TYP.)
PROJECT LIMITS (TYP.)
PROPERTY BOUNDARY (TYP.)
±75 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
THE ISLAND TOWER
COVERED ARRIVAL
ARRIVAL WATER FEATURE
ARRIVAL DECK ACCESS
EXISTING 25' UPLAND BUFFER (CONSERVATION EASEMENT AREA NO. 7)
±130 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
±124 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
EXISTING 25' UPLAND BUFFER (CONSERVATION EASEMENT AREA NO. 7)
LAP POOL
FAMILY POOL
SPA
STAIRCASE
GARAGE ACCESS
PROPOSED STOP SIGN & 24" STOP BAR
PROPOSED TYPE 'F' CURB
PROPOSED TRANSFORMER LOCATION
PROPOSED 12' WHITE CROSSWALK
PROPOSED STOP SIGN & 24" STOP BAR
±314 LF RETAINING WALL WITH 48" MIN HANDRAIL OR APPROVED EQUAL (SEE STRUCTURAL PLANS FOR DETAILS)
PROPOSED LIFT STATION
PROPOSED L.C.U.E.
EXISTING CONCRETE WALL
BAYBRIDGE BLVD
TOTAL OPEN SPACE SCENARIOS:
GROUND LEVEL (INCLUDES SIDEWALK) = 60.40%
GROUND LEVEL (INCLUDES SIDEWALK) , DECK PLANTERS, AND POOL AREA = 72.49%
GROUND LEVEL (INCLUDES SIDEWALK) AND DECK PLANTERS = 68.64%


JOHNSON ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33901
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642
0 15 30 60
(INTENDED DISPLAY SCALE: 1"=30')
PLANT KEY
TREES
BOTANICAL NAME
COMMON NAME
Bucida buceras 'Shady Lady'
Black Olive Shady Lady
Bulnesia sarmientoi
Guiaco Limbo
Conocarpus erectus
Green Buttonwood
Cordia sebestena
Orange Geiger Tree
Delonix regia
Royal Poinciana
Ligustrum japonicum
Japanese Privet
Plumeria
Frangipani
Quercus virginiana
Southern Live Oak
Strelitzia nicolai
Giant Bird of Paradise
Tabebuia heterophylla
Pink Tabebuia
PALM TREES
BOTANICAL NAME
COMMON NAME
Chamaedorea cataractarum
Cat Palm
Cocos nucifera 'Maypan'
Mypan Coconut Palm
Dypsis lutescens
Areca Palm
Latania lontaroid
Blue Latan Palm
Livistona chinensis
Chinese Fan Palm
Phoenix roebelenii
Pygmy Date Palm
Phoenix roebelenii
Pygmy Date Palm Triple
Ptychosperma elegans
Alexander Palm
Ptychosperma elegans
Alexander Palm Triple
Roystonea dicta
Florida Royal Palm
Thrinax morrisii
Key Thatch Palm
Veitchia arecina
Montgomery Palm
Veitchia arecina
Montgomery Palm
SHRUBS
BOTANICAL NAME
COMMON NAME
Aechmea blanchetiana
Aechmea blanchetiana Bromeliad
Aechmea Blue Tango
Blue Tango Bromeliad
Alcantarea imperialis
Imperial Bromeliad
Alpinia vexantibet
Shell Ginger
Alpinia zerumbet 'Variegata'
Variegated Shell Ginger
Bougainvillea x 'Helen Johnson'
Helen Johnson Compact Bougainvillea
Chrysobalanus icaco 'Red Tip'
Red Tip Cocoplum
Clusia guttifera
Small-Leaf Clusia
Clusia guttifera
Small-Leaf Clusia
Codiaeum variegatum 'Petra'
Petra Croton
Cordyline fruticosa 'Black Magic'
Black Magic Ti Plant
Crinum augustum
Crinum Lily
Crinum augustum 'Queen Emma'
Queen Emma Crinum Lily (Purple)
Ficus microcarpa 'Green Island'
Green Island Ficus
Hamelia rodosa
Dwarf Firebush
Heliconia rostrata
Lobster Claw Heliconia
Hibiscus rosa-sinensis 'Double Red'
Double Red Chinese Hibiscus
Hibiscus rosa-sinensis 'Seminole Pink'
Seminole Pink Hibiscus
Hibiscus rosa-sinensis 'Seminole Pink'
Seminole Pink Hibiscus Standard
Ixora coccinea 'Nora Grant'
Nora Grant Pink Ixora
Ixora coccinea 'Maui'
Maui Ixora
Monstera deliciosa
Swiss Cheese Plant
Philodendron selloum 'Xanadu'
Xanadu Philodendron
Serenoa repens 'Cinerea'
Silver Saw Palmetto
Strelitzia reginae
Orange Bird Of Paradise
Zamia furfuracea
Cardboard Palm
Zamia pumila
Coontie
GROUND COVERS
BOTANICAL NAME
COMMON NAME
Annuals Selected By Owner
Annuals
Bulbine frutescens 'Orange'
Orange Stalked Bulbine
Ceatosa macrocarpa 'Emerald Blanket'
Emerald Blanket Nobel Plum
Clerodrthe bute-manol
Clerodrthe bute-manol
Dianella tasmanica 'Blueberry'
Blueberry Flax Lily
Dietes bifoldica
White African Iris
Dietes vegeta
Yellow African Iris
Ernodea littoralis
Golden Creeper
Evolvulus glomeratus 'Blue Daze'
Blue Daze Dwarf Morning Glory
Hemionitis palmatocrum
Hollonsia sedmoreta
Hymenocallis latifolia
Spider Lily
Muhlenbergia capillaris
Pink Muhly Grass
Nassauvia ceanothes 'Regina'
Giant Apostles Iris
Nephrolepis biserrata 'Macho Fern'
Macho Fern
Nephrolepis exaltata
Boston Fern
Pennisetum setaceum 'Alba'
White Fountain Grass
Phymatosorus scolopendria
Wart Fern
Tripsacum dactyloides
Fakahatchee Grass
Tripsacum floridanum
Dwarf Fakahatchee Grass
WEST BAY HILL, LLC
ISLAND AT WEST BAY
LEE COUNTY, FLORIDA
REVISIONS
NO.
DESCRIPTION
DATE
DATE: APRIL 2022
PROJECT NO. 20149663-004
FILE NO. 06-47-25
SCALE: AS SHOWN
ENHANCED LANDSCAPE PLAN
SHEET NUMBER
EXHIBIT


AREA H (LD-107)
AREA E (LD-105)
AREA F (LD-106)
AREA B (LD-103)
AREA C (LD-104)
AREA G (LD-106)
AREA D (LD-101)
AREA A (LD-102)
AREA I (LD-108)
Light Pole Locations
Bollard Light Locations
FULL LIGHTING LIGHTING PLAN
NTS
03-31-2022 80% DESIGN DEVELOPMENT
LD-101
FULL SITE LIGHTING PLAN
THE ISLAND AT WEST BAY
WEST BAY CLUB RESIDENTIAL TOWER
LEE COUNTY, FL
West Bay Hill LLC
22050 Tamiami Trail South
Estero, FL 33928
239-948-9009
MIAMI LIGHTING DESIGN
2550 S Bayshore Dr Suite 206
Miami, FL 33133
305-443-2004
GARCIA STROMBERG
GS4studios
REV
DESCRIPTION
DATE
04.13.2022



THANK YOU!
ANY QUESTIONS?

APPLICATION REQUEST FOR PLANNING AND ZONING BOARD
PUBLIC INFORMATIONAL MEETING IN THE VILLAGE OF ESTERO
[LDC Section 33-54]

REQUEST IS FOR: Public Informational Meeting pursuant to LDC Section 33-54 (a) & (b)

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

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

_____

_____

_____

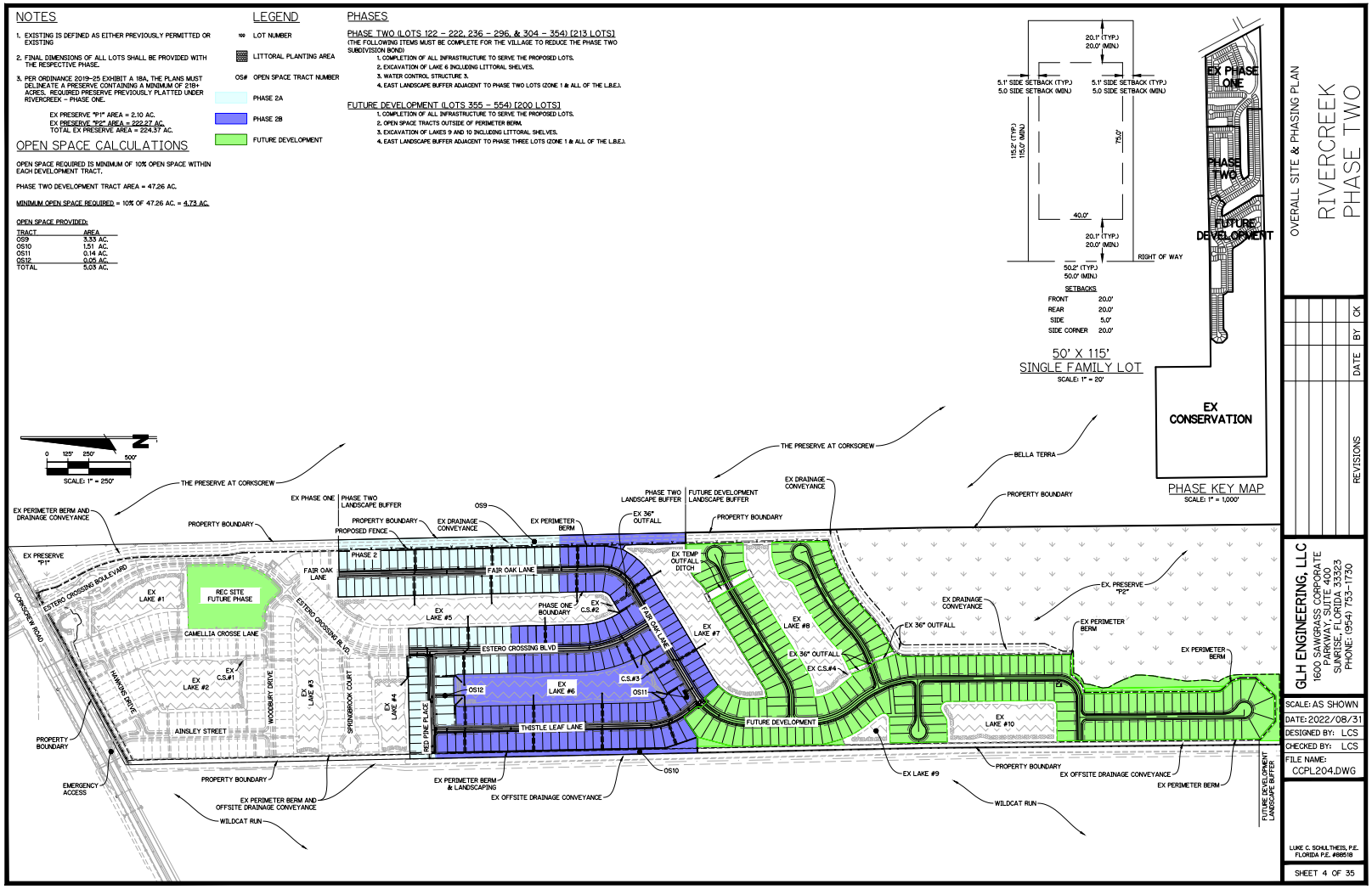
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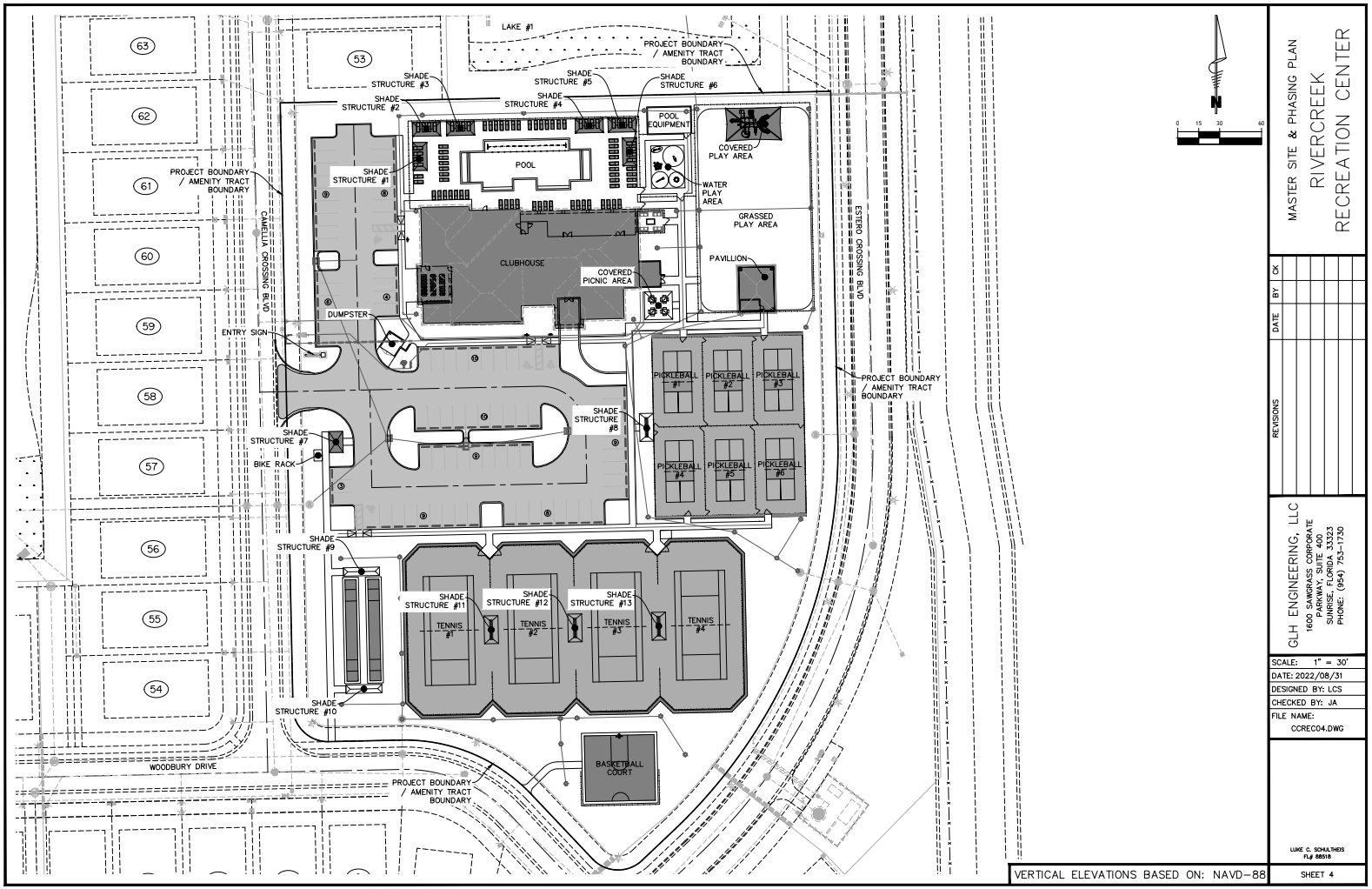
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7. Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. The plans shall define what is being requested and the deviation or change from the permitted and/or existing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

_____ _____
Signature Date

THE VILLAGE OF ESTERO
DEPARTMENT OF COMMUNITY DEVELOPMENT
9990 COCONUT ROAD
ESTERO, FLORIDA 34135
PHONE (239) 221-5036


NOTES
1. EXISTING IS DEFINED AS EITHER PREVIOUSLY PERMITTED OR EXISTING
2. FINAL DIMENSIONS OF ALL LOTS SHALL BE PROVIDED WITH THE RESPECTIVE PHASE.
3. PER ORDINANCE 2019-25 EXHIBIT A 18A, THE PLANS MUST DELINEATE A PRESERVE CONTAINING A MINIMUM OF 218+ ACRES. REQUIRED PRESERVE PREVIOUSLY PLATTED UNDER RIVERCREEK - PHASE ONE.
EX PRESERVE "P1" AREA = 2.10 AC.
EX PRESERVE "P2" AREA = 222.27 AC.
TOTAL EX PRESERVE AREA = 224.37 AC.
OPEN SPACE CALCULATIONS
OPEN SPACE REQUIRED IS MINIMUM OF 10% OPEN SPACE WITHIN EACH DEVELOPMENT TRACT.
PHASE TWO DEVELOPMENT TRACT AREA = 47.26 AC.
MINIMUM OPEN SPACE REQUIRED = 10% OF 47.26 AC. = 4.73 AC.
OPEN SPACE PROVIDED:
TRACT AREA
OS9 3.33 AC.
OS10 1.51 AC.
OS11 0.14 AC.
OS12 0.05 AC.
TOTAL 5.03 AC.
LEGEND
100 LOT NUMBER
LITTORAL PLANTING AREA
OS# OPEN SPACE TRACT NUMBER
PHASE 2A
PHASE 2B
FUTURE DEVELOPMENT
PHASES
PHASE TWO (LOTS 122 - 222, 236 - 296, & 304 - 354) [213 LOTS]
(THE FOLLOWING ITEMS MUST BE COMPLETE FOR THE VILLAGE TO REDUCE THE PHASE TWO SUBDIVISION BOND)
1. COMPLETION OF ALL INFRASTRUCTURE TO SERVE THE PROPOSED LOTS.
2. EXCAVATION OF LAKE 6 INCLUDING LITTORAL SHELVES.
3. WATER CONTROL STRUCTURE 3.
4. EAST LANDSCAPE BUFFER ADJACENT TO PHASE TWO LOTS (ZONE 1 & ALL OF THE L.B.E.).
FUTURE DEVELOPMENT (LOTS 355 - 554) [200 LOTS]
1. COMPLETION OF ALL INFRASTRUCTURE TO SERVE THE PROPOSED LOTS.
2. OPEN SPACE TRACTS OUTSIDE OF PERIMETER BERM.
3. EXCAVATION OF LAKES 9 AND 10 INCLUDING LITTORAL SHELVES.
4. EAST LANDSCAPE BUFFER ADJACENT TO PHASE THREE LOTS (ZONE 1 & ALL OF THE L.B.E.).
20.1' (TYP.)
20.0' (MIN.)
5.1' SIDE SETBACK (TYP.)
5.0 SIDE SETBACK (MIN.)
115.0' (TYP.)
115.0' (MIN.)
75.0'
40.0'
50.2' (TYP.)
50.0' (MIN.)
RIGHT OF WAY
SETBACKS
FRONT 20.0'
REAR 20.0'
SIDE 5.0'
SIDE CORNER 20.0'
50' X 115'
SINGLE FAMILY LOT
SCALE: 1" = 20'
EX PHASE ONE
PHASE TWO
FUTURE DEVELOPMENT
EX CONSERVATION
PHASE KEY MAP
SCALE: 1" = 1,000'
0 125' 250' 500'
SCALE: 1" = 250'
THE PRESERVE AT CORKSCREW
BELLA TERRA
EX PERIMETER BERM AND DRAINAGE CONVEYANCE
PROPERTY BOUNDARY
EX PHASE ONE
PHASE TWO LANDSCAPE BUFFER
PROPOSED FENCE
OS9
EX DRAINAGE CONVEYANCE
EX PERIMETER BERM
EX 36" OUTFALL
FUTURE DEVELOPMENT LANDSCAPE BUFFER
EX PRESERVE "P1"
ESTERO CROSSING BOULEVARD
CORKSCREW ROAD
EX LAKE #1
REC SITE FUTURE PHASE
FAIR OAK LANE
PHASE 2
EX TEMP OUTFALL DITCH
EX. PRESERVE "P2"
CAMELLIA CROSSE LANE
EX LAKE #5
PHASE ONE BOUNDARY
EX C.S.#5
EX LAKE #7
EX LAKE #8
EX 36" OUTFALL
EX C.S.#4
EX PERIMETER BERM
EX LAKE #2
EX C.S.#1
HAMPDEN DRIVE
WOODBURY DRIVE
EX LAKE #3
SPRINGBROOK COURT
EX LAKE #4
C.S.#3
OS12
EX LAKE #6
OS11
AINSLEY STREET
THISTLE LEAF LANE
RED PINE PLACE
FUTURE DEVELOPMENT
EX LAKE #10
EMERGENCY ACCESS
EX PERIMETER BERM & LANDSCAPING
EX OFFSITE DRAINAGE CONVEYANCE
OS10
EX LAKE #9
WILDCAT RUN
FUTURE DEVELOPMENT LANDSCAPE BUFFER
OVERALL SITE & PHASING PLAN
RIVERCREEK
PHASE TWO
REVISIONS
DATE
BY
CK
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
SCALE: AS SHOWN
DATE: 2022/08/31
DESIGNED BY: LCS
CHECKED BY: LCS
FILE NAME: CCPL204.DWG
LUKE C. SCHULTHEIS, P.E.
FLORIDA P.E. #88518
SHEET 4 OF 35


LAKE #1
PROJECT BOUNDARY / AMENITY TRACT BOUNDARY
SHADE STRUCTURE #1
SHADE STRUCTURE #2
SHADE STRUCTURE #3
SHADE STRUCTURE #4
SHADE STRUCTURE #5
SHADE STRUCTURE #6
SHADE STRUCTURE #7
SHADE STRUCTURE #8
SHADE STRUCTURE #9
SHADE STRUCTURE #10
SHADE STRUCTURE #11
SHADE STRUCTURE #12
SHADE STRUCTURE #13
POOL
POOL EQUIPMENT
COVERED PLAY AREA
WATER PLAY AREA
GRASSED PLAY AREA
CLUBHOUSE
COVERED PICNIC AREA
PAVILLION
DUMPSTER
ENTRY SIGN
BIKE RACK
PICKLEBALL #1
PICKLEBALL #2
PICKLEBALL #3
PICKLEBALL #4
PICKLEBALL #5
PICKLEBALL #6
TENNIS #1
TENNIS #2
TENNIS #3
TENNIS #4
BASKETBALL COURT
CHARLIA CROSSING BLVD
ESTERO CROSSING BLVD
WOODBURY DRIVE
63
62
61
60
59
58
57
56
55
54
53
0 15 30 60
MASTER SITE & PHASING PLAN
RIVERCREEK
RECREATION CENTER
REVISIONS
DATE
BY
CK
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
SCALE: 1" = 30'
DATE: 2022/08/31
DESIGNED BY: LCS
CHECKED BY: JA
FILE NAME: CCREC04.DWG
LUKE C. SCHULTHEIS FL# 88018
VERTICAL ELEVATIONS BASED ON: NAVD-88
SHEET 4

Village of ESTERO

RIVERCREEK

PHASE TWO & RECREATION SITE

DEVELOPMENT ORDERS

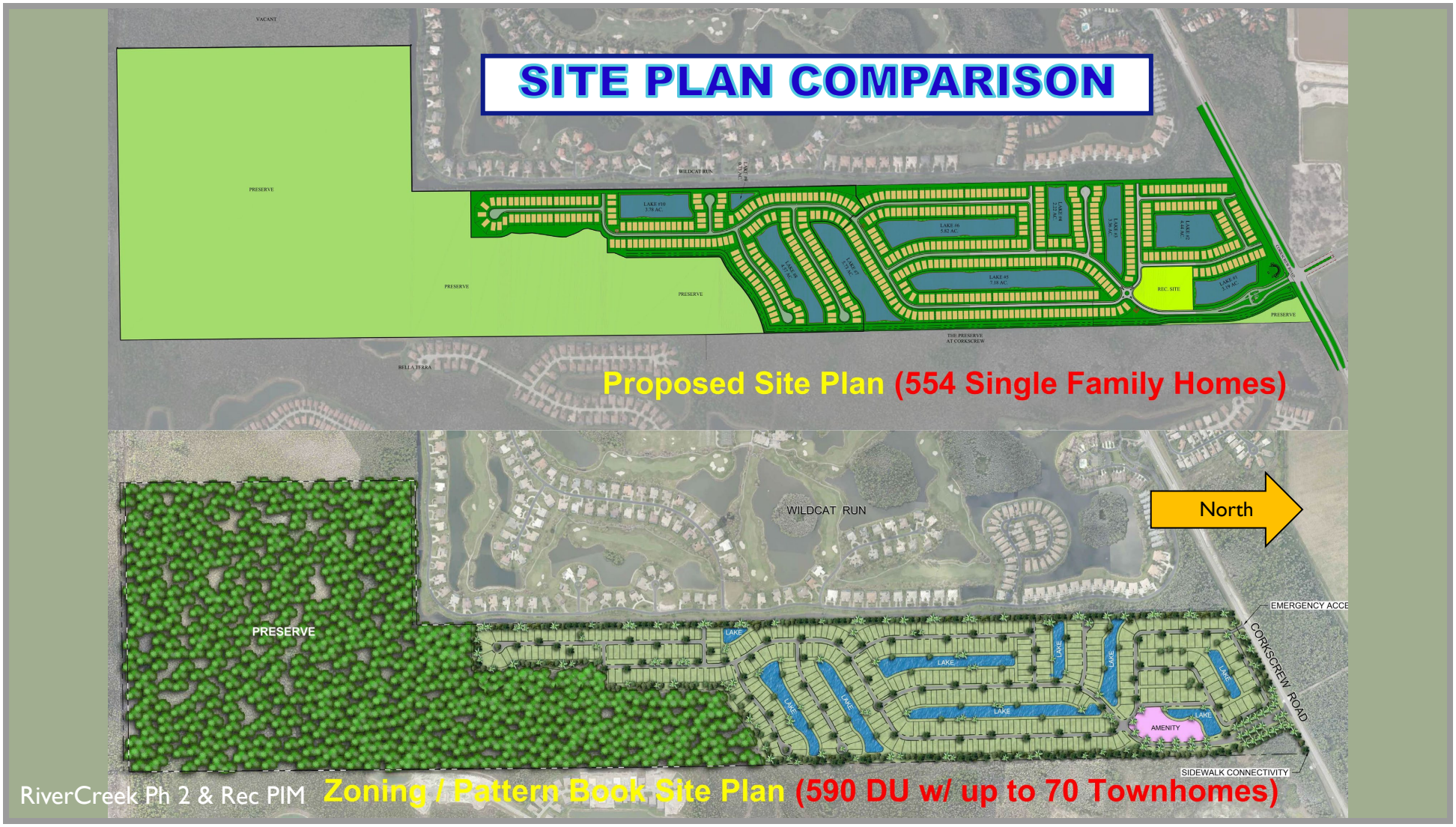
(f.k.a. Corkscrew Crossing)

PUBLIC INFORMATION MEETING

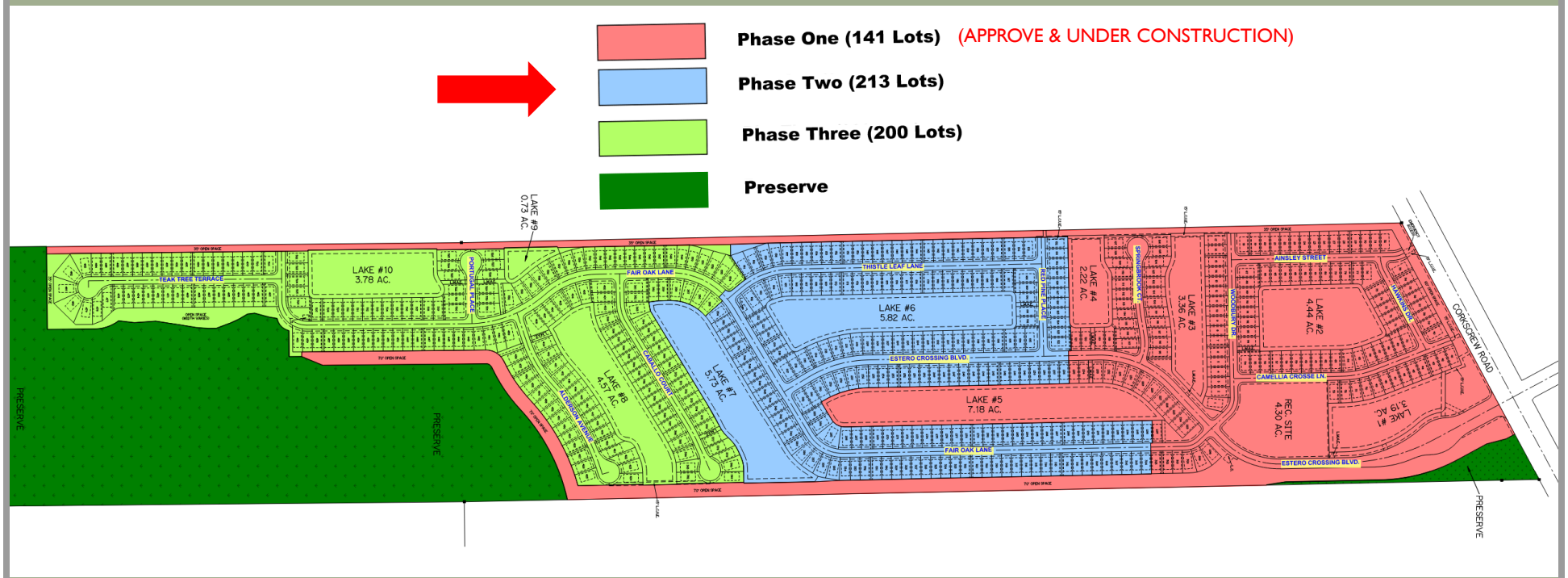
TBD, 2022

Lee County Homes Associates IV, LLLP

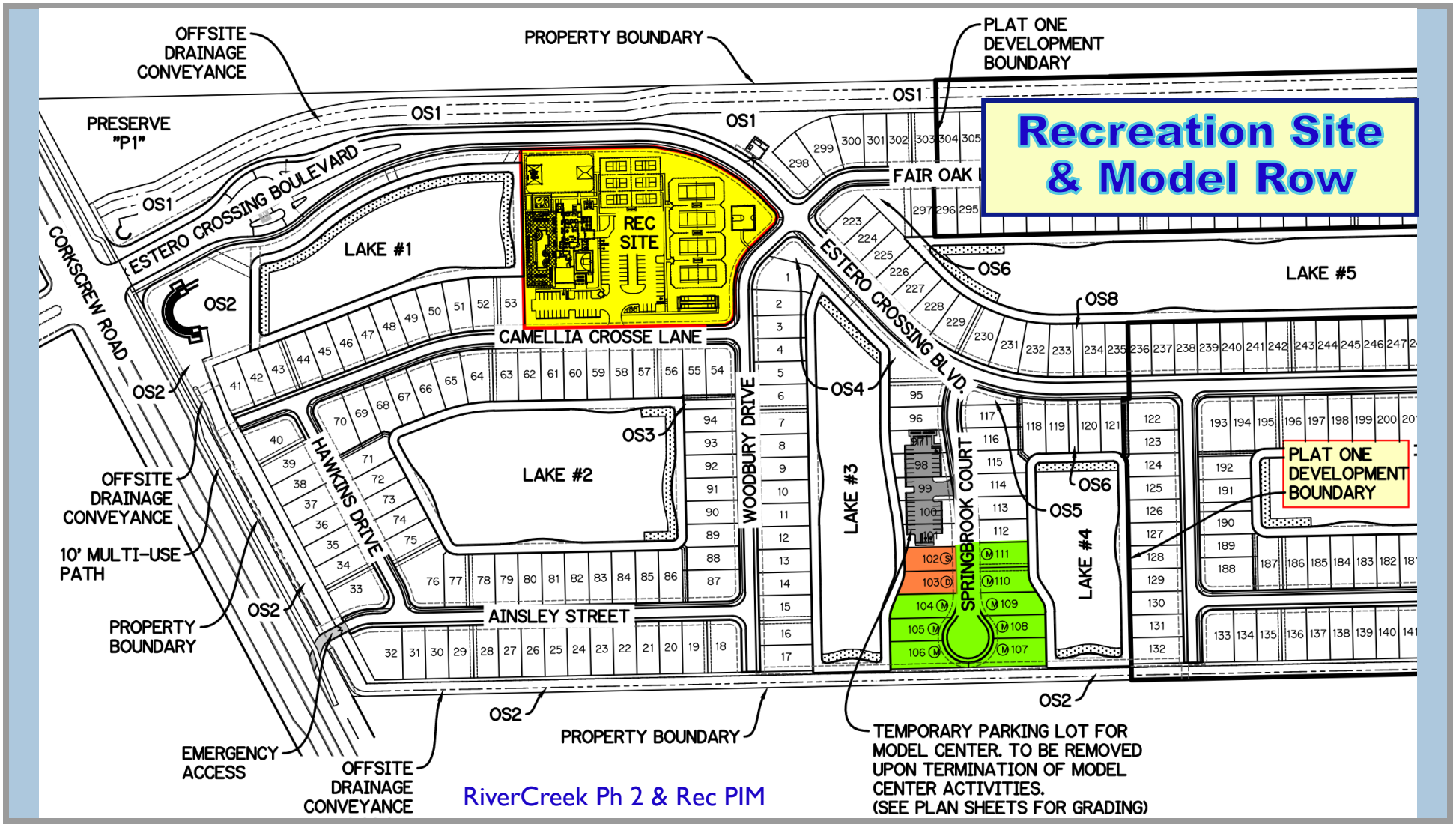

PROPOSED SITE PLAN
North
Wildcat Run
SITE PLAN FOR
CORKSCREW CROSSING
VACANT
PRESERVE
WILDCAT RUN
LAKE #10
3.78 AC.
LAKE #6
5.82 AC.
LAKE #4
2.22 AC.
LAKE #3
3.36 AC.
LAKE #2
4.44 AC.
LAKE #5
7.18 AC.
REC. SITE
LAKE #1
3.19 AC.
PRESERVE
PRESERVE
PRESERVE
PRESERVE
THE PRESERVE
AT CORKSCREW
BELLA TERRA
Bella Terra
Preserve at Corkscrew
RiverCreek Ph 2 & Rec PIM

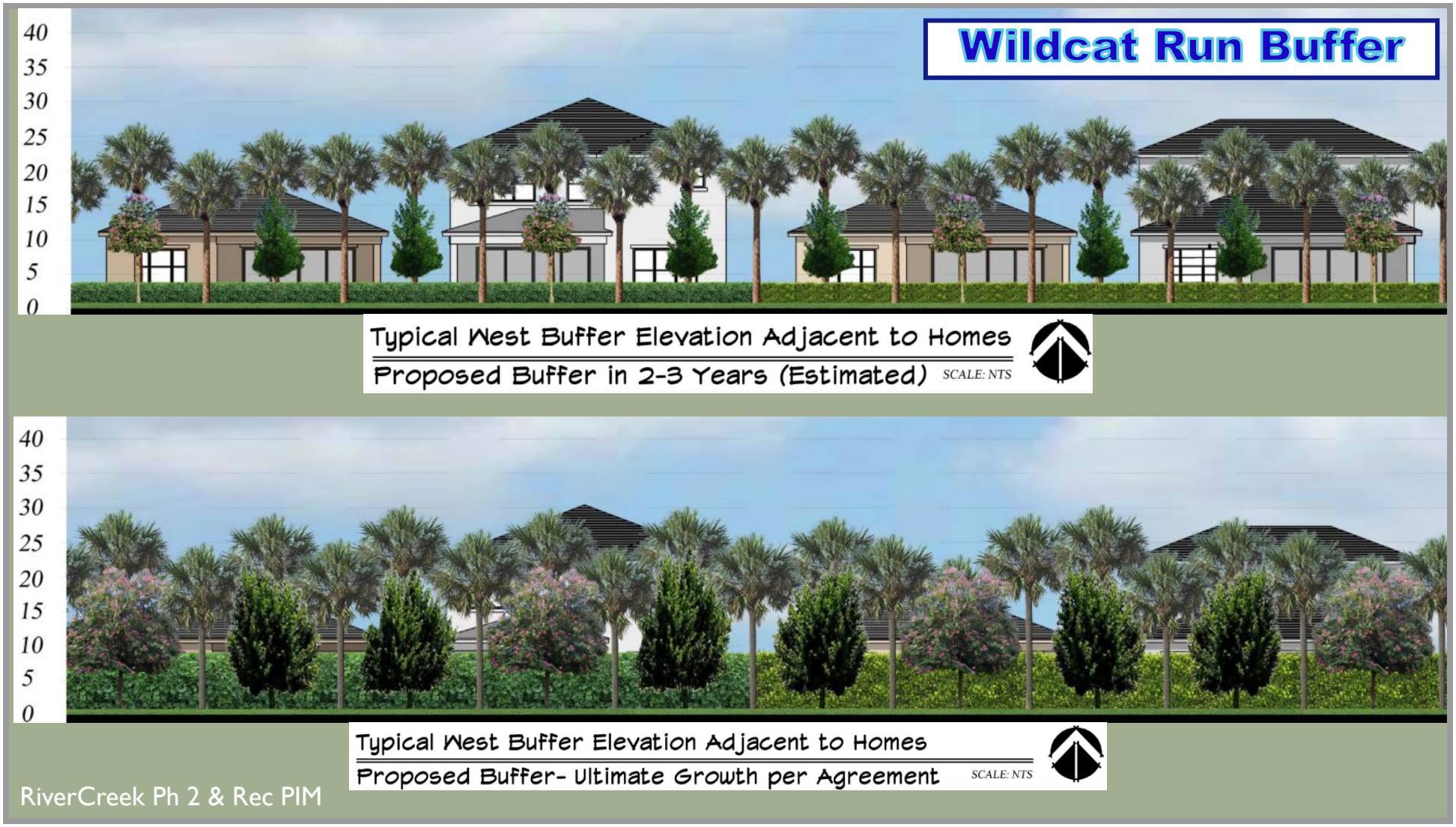

SITE PLAN COMPARISON
Proposed Site Plan (554 Single Family Homes)
WILDCAT RUN
North
PRESERVE
EMERGENCY ACCE
CORKSCREW ROAD
AMENITY
SIDEWALK CONNECTIVITY
RiverCreek Ph 2 & Rec PIM
Zoning / Pattern Book Site Plan (590 DU w/ up to 70 Townhomes)

PHASING

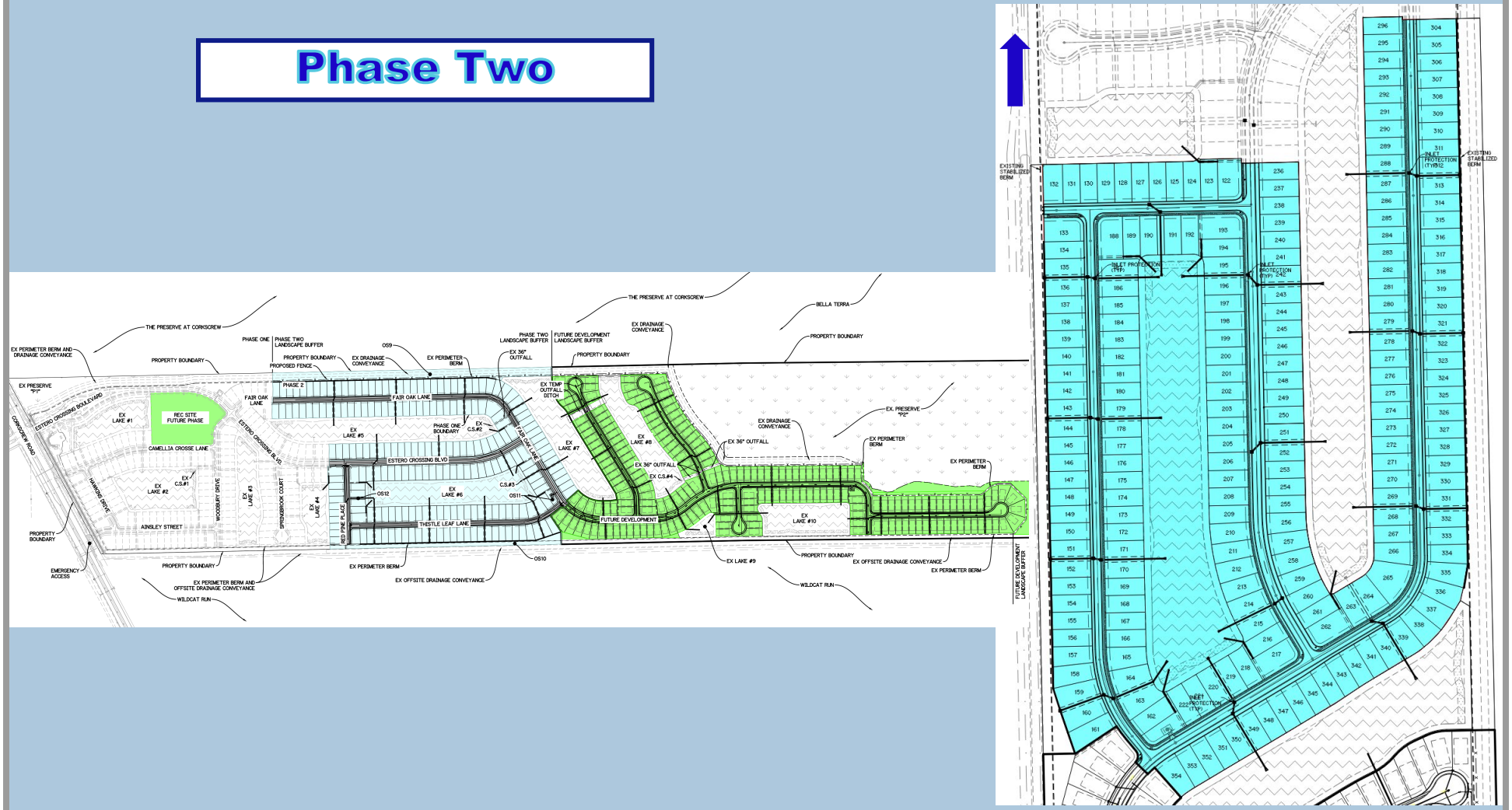


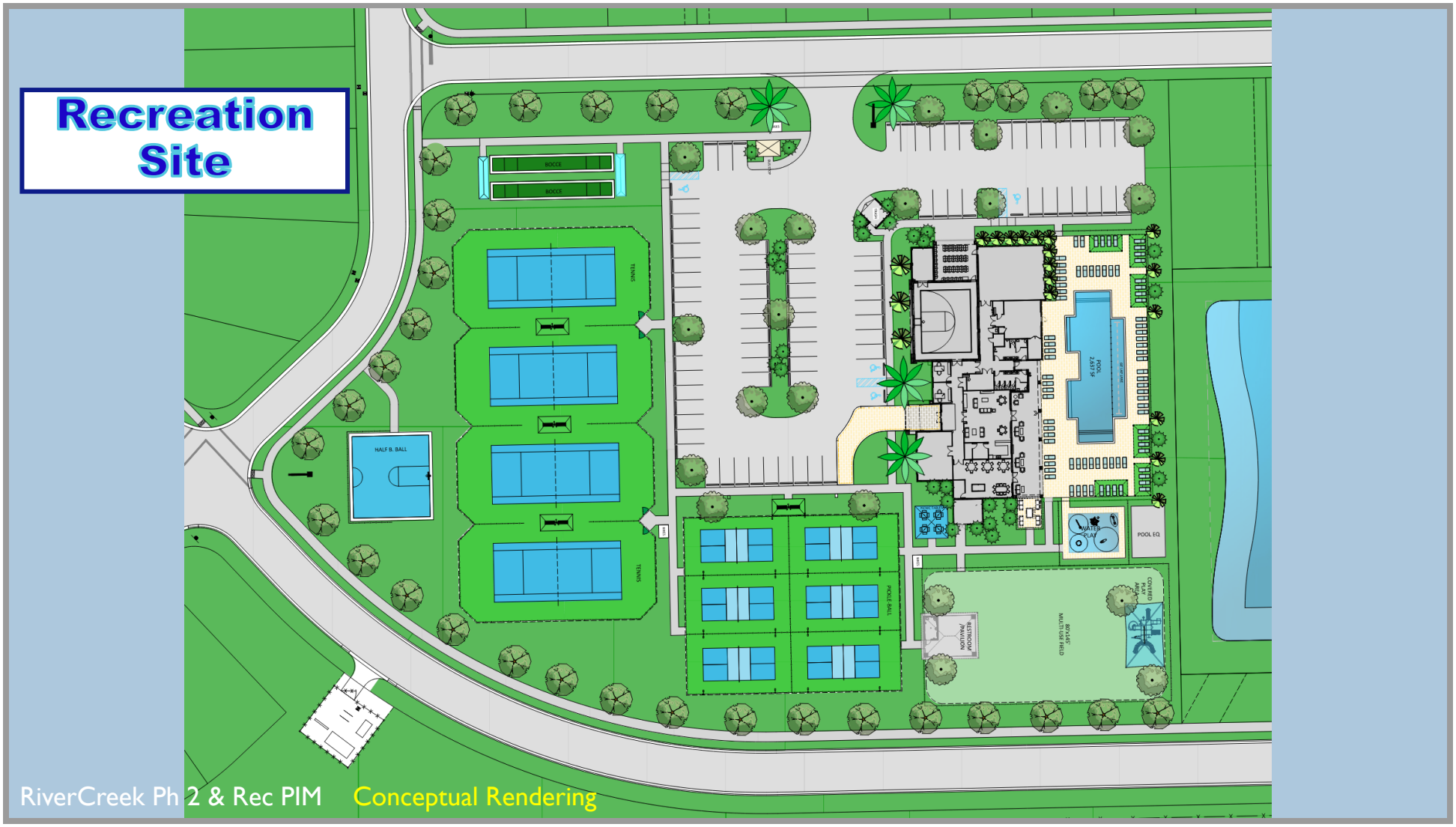
RiverCreek Ph 2 & Rec PIM


Recreation Site & Model Row
OFFSITE DRAINAGE CONVEYANCE
PROPERTY BOUNDARY
PLAT ONE DEVELOPMENT BOUNDARY
PRESERVE "P1"
OS1
ESTERO CROSSING BOULEVARD
CORKSCREW ROAD
LAKE #1
REC SITE
FAIR OAK
OS2
OS6
LAKE #5
OS8
CAMELLIA CROSSE LANE
ESTERO CROSSING BLVD.
OS4
OS3
LAKE #2
WOODBURY DRIVE
LAKE #3
HAWKINS DRIVE
SPRINGBROOK COURT
OS5
LAKE #4
PLAT ONE DEVELOPMENT BOUNDARY
OFFSITE DRAINAGE CONVEYANCE
10' MULTI-USE PATH
AINSLEY STREET
PROPERTY BOUNDARY
EMERGENCY ACCESS
OFFSITE DRAINAGE CONVEYANCE
TEMPORARY PARKING LOT FOR MODEL CENTER. TO BE REMOVED UPON TERMINATION OF MODEL CENTER ACTIVITIES. (SEE PLAN SHEETS FOR GRADING)
RiverCreek Ph 2 & Rec PIM


40
35
30
25
20
15
10
5
0
Wildcat Run Buffer
Typical West Buffer Elevation Adjacent to Homes
Proposed Buffer in 2-3 Years (Estimated)
SCALE: NTS
40
35
30
25
20
15
10
5
0
Typical West Buffer Elevation Adjacent to Homes
Proposed Buffer- Ultimate Growth per Agreement
SCALE: NTS
RiverCreek Ph 2 & Rec PIM

Phase Two


THE PRESERVE AT CORKSCREW
PHASE ONE
PHASE TWO LANDSCAPE BUFFER
PROPERTY BOUNDARY
PROPOSED FENCE
EX DRAINAGE CONVEYANCE
EX PERIMETER BERM
EX 36" OUTFALL
PHASE TWO LANDSCAPE BUFFER
FUTURE DEVELOPMENT LANDSCAPE BUFFER
EX TEMP OUTFALL DITCH
BELLA TERRA
EX PERIMETER BERM AND DRAINAGE CONVEYANCE
EX PRESERVE "P1"
ESTERO CROSSING BOULEVARD
CORKSCREW ROAD
EX LAKE #1
REC SITE FUTURE PHASE
CAMELLIA GROSSE LANE
FAIR OAK LANE
PHASE 2
EX LAKE #5
PHASE ONE BOUNDARY
EX C.S.#2
EX LAKE #7
EX LAKE #8
EX 36" OUTFALL
EX C.S.#4
EX DRAINAGE CONVEYANCE
EX. PRESERVE "P2"
EX PERIMETER BERM
EX LAKE #2
EX C.S.#1
HAMMOND DRIVE
WOODBURY DRIVE
EX LAKE #3
SPRINGBROOK COURT
EX LAKE #4
RED PINE PLACE
AINSLEY STREET
EX LAKE #6
C.S.#3
O512
O511
THISTLE LEAF LANE
FUTURE DEVELOPMENT
EX LAKE #10
EX LAKE #9
PROPERTY BOUNDARY
EMERGENCY ACCESS
EX PERIMETER BERM
EX OFFSITE DRAINAGE CONVEYANCE
O510
WILDCAT RUN
EX PERIMETER BERM AND OFFSITE DRAINAGE CONVEYANCE
EX OFFSITE DRAINAGE CONVEYANCE
FUTURE DEVELOPMENT LANDSCAPE BUFFER
EXISTING STABILIZED BERM
INLET PROTECTION (TYP)


Recreation Site
BOCCE
BOCCE
TENNIS
TENNIS
HALF B. BALL
PICKLE BALL
POOL
2,857 SF
WATER PLAY
POOL EQ.
COVERED PLAY AREA
RESTROOM / PAVILION
MULTI USE FIELD
RiverCreek Ph 2 & Rec PIM
Conceptual Rendering


Clubhouse
Conceptual Rendering
RiverCreek Ph 2 & Rec PIM

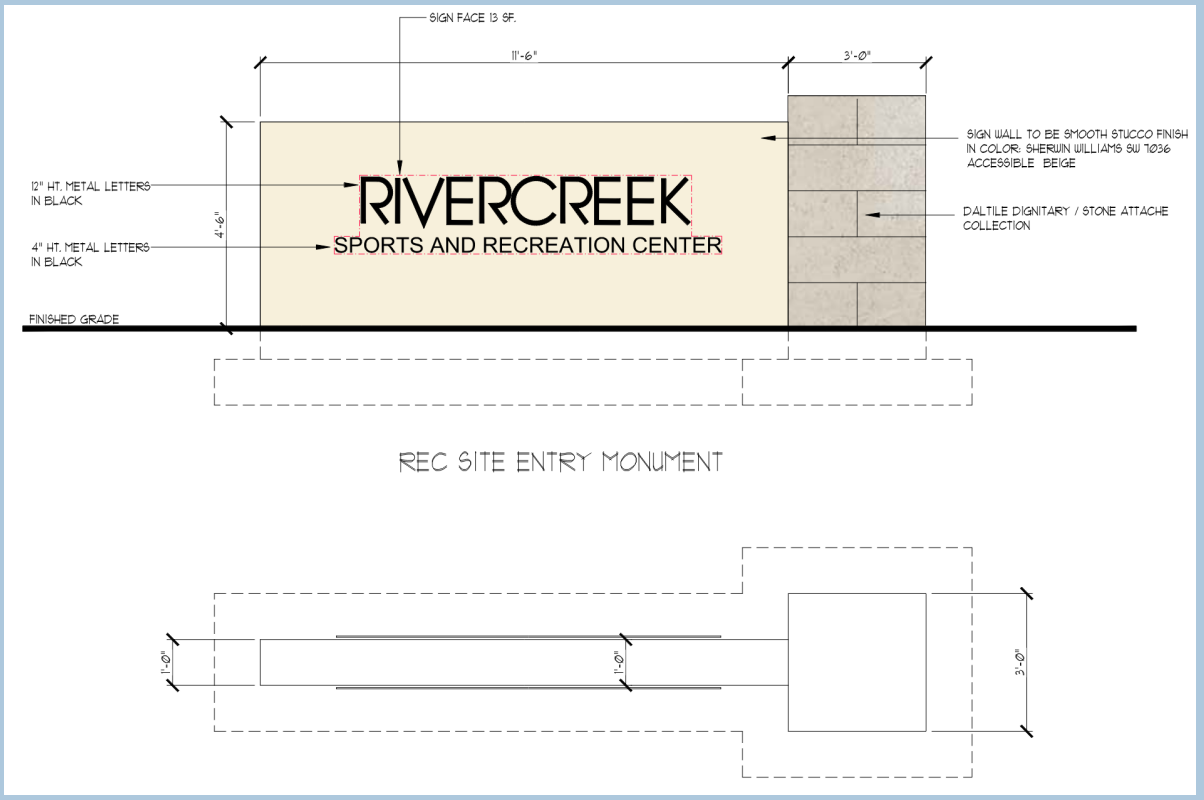

Bocce & Tennis
RiverCreek Ph 2 & Rec PIM
Conceptual Rendering


Pickleball & Play Area
Conceptual Rendering
RiverCreek Ph 2 & Rec PIM


Fire Pit & Splash Pad
RiverCreek Ph 2 & Rec PIM
Conceptual Rendering

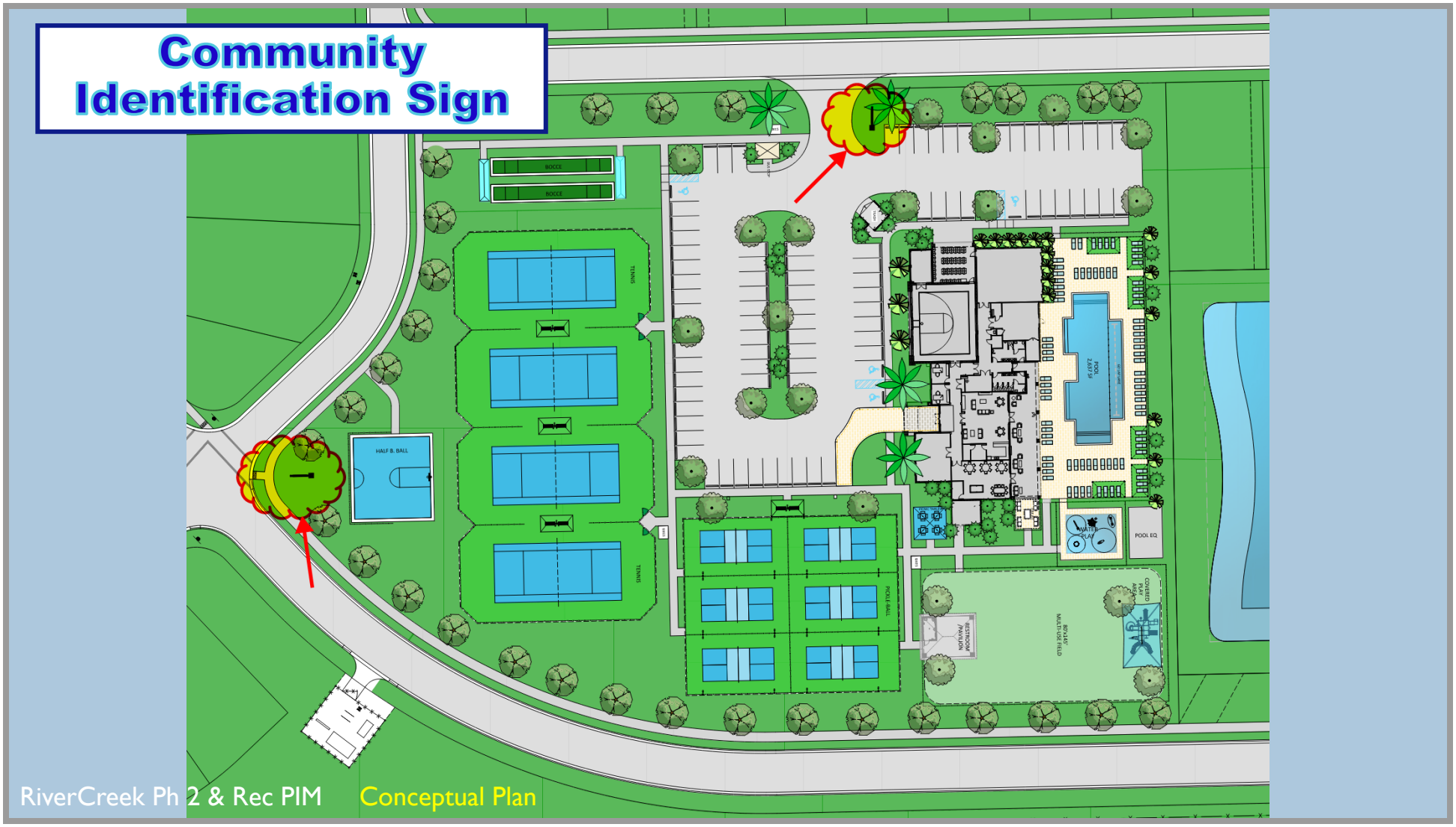

Pool
RiverCreek Ph 2 & Rec PIM
Conceptual Rendering

Community Identification Sign



RiverCreek Ph 2 & Rec PIM

Conceptual Plan


Community Identification Sign
BOCCE
BOCCE
TENNIS
TENNIS
HALF B. BALL
POOL
2,697 SF
POOL EQ.
WATER PLAY
PICKLE BALL
RESTROOM PAVILION
MULTI-USE FIELD
COVERED PLAY AREA
RiverCreek Ph 2 & Rec PIM
Conceptual Plan