VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
OCTOBER 25, 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

October 25, 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.

6. **Consent Agenda**

   a. **Approval of September 13, 2022 meeting minutes.**

   Attachment: 09132022 PZDB Minutes.pdf

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

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

   a. **Zoning Amendment - Pelican Sound River Club (DCI2021-E003) (District 2) 4561 Pelican Sound Boulevard, located west of US 41 and north of Williams Road.**

   Continued from September 13, 2022 meeting to determine the appropriate process for the two requests. The applicant is revising the application to proceed with the pickleball courts only at this time.

   - See attached Revised Staff Conditions.

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

Attachment: 1. Pelican Sound -Conditions of Approval.pdf

8. 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 - Corkscrew Pines, Convenience Store/Gas Station (DOS2021-E008) (District 5) located on the south side of Corkscrew Road, east of Stoneybrook Golf Drive

Applicant is proposing a 4,667 s.f. convenience store, with ±1,000 s.f. carwash.

Attachment: 1. Corkscrew Pines PIM Request DRB.pdf
Attachment: 2. Corkscrew Pines Master Concept Plan Resolution Z-08-053.pdf
Attachment: 3. Corkscrew Pines Master Site Plan.pdf
Attachment: 5. Corkscrew Pines Convenience Store Gas Station Site Plan.pdf
Attachment: 6. Corkscrew Pines Convenience Store Gas Station Color Elevations.pdf
Attachment: 7. Corkscrew Pines Convenience Store Gas Station Landscape Plans.pdf
Attachment: 11. Corkscrew Pines Final.pdf

b. Development Order - Corkscrew Self Storage (DOS2022-E008) (District 5) located on the south side of Corkscrew Road, east of Stoneybrook Golf Drive and directly west of Firehouse Lane.

Applicant is proposing a 3-building 150,000± s.f. self-storage facility.

Attachment: 1. Corkscrew Pines PIM Request DRB.pdf
Attachment: 2. Corkscrew Pines Master Concept Plan Resolution Z-08-053.pdf
Attachment: 3. Corkscrew Pines Master Site Plan.pdf
Attachment: 4. Corkscrew Pines Self Storage Master Site Plan.pdf
Attachment: 8. Corkscrew Pines Self Storage B_W Elevations.pdf
Attachment: 9. Corkscrew Pines Self Storage Colored Elevations.pdf
Attachment: 10. Corkscrew Pines Self Storage Landscape Plans.pdf
Attachment: 11. Corkscrew Pines Final.pdf

c. Limited Development Order -- Villages of Country Creek (District 4) Pickleball Court - Court located at the Clubhouse, 21180 Country Creek Drive, North of Corkscrew Road and west of Three Oaks Parkway.

Request to use one existing tennis court for pickleball.

Attachment: 1. PIM Request Country Creek Pickle-Ball Court.pdf
Attachment: 2. Screenshot 2022-04-29 141237 court 2 fence.pdf
Attachment: 3. Screenshot 2022-04-29 141012 court 2.pdf

9. PUBLIC HEARINGS (Quasi-Judicial)

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

a. Development Order - Dunkin Donuts Estero Crossing Commercial Building #1 (DOS2022-E004) (District 5) 10500 Corkscrew Road, east of Puente Lane.

Applicant is proposing a ±4,700 square foot building consisting of 2 retail spaces with 1 drive thru.

- Public Information Meeting was held April 12, 2022.
    - See Staff Report
    - Planning Zoning and Design Board will make a decision on this Development Order.

Attachment: 1. Staff Report Estero Crossing Dunkin Donuts.pdf
Attachment: 2. Estero Crossing Bldg 1 Dunkin Donuts Civil Site Plans.pdf
Attachment: 3. Estero Crossing Bldg 1 Dunkin Donuts Architectural Plans.pdf
Attachment: 4. Estero Crossing Bldg 1 Dunkin Donuts Landscape Plans.pdf
Attachment: 5. Estero Crossing Bldg1 Dunkin Final PZDB Presentation.pdf

b. Consumption on Premises - Oak & Stone, Commercial Building #4 (ADD2022-E006) (District 5) 10500 Corkscrew Road, east of Puente Lane.

See Staff Report.

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

Attachment: 1. Oak _ Stone COP Staff Report.pdf
Attachment: 2. Attachment A - Site Plan-Floor Plan.pdf
Attachment: 3. Attachment B - Oak _ Stone Menu.pdf
Attachment: 4. Resolution PZDB 2022-03 Oak _ Stone.pdf
Attachment: 5. Exhibit A -Site Plan.pdf

c. Land Development Code Amendment -- Lot Coverage (Ordinance 2022-12)

- See attached Summary Sheet
- Planning Zoning and Design Board will make a recommendation to Council.

Attachment: 1. PZDB Agenda Item Summary Sheet 9-27-2022 Ord 2022-12.pdf
Attachment: 2. Ordinance 2022-12 Lot Coverage.pdf

d. Land Development Code Amendment -- (Ordinance 2022-13) related to flood hazard reduction standards

- See attached Summary Sheet

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

Attachment: 1. Agenda Item Summary Sheet PZDB Flood Hazard Reduction.pdf
Attachment: 2. Ordinance 2022-13 Flood Amendment.pdf

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

11.BOARD COMMUNICATIONS

a. Next meeting - November 8, 2022

12.ADJOURN

General Attachments

- Transcript.pdf

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, OCTOBER 25, 2022, 4:30 P.M.

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

04:34:07 >> I WOULD LIKE TO CALL TO ORDER THE PLANNING ZONING AND
04:34:09 DESIGN REVIEW BOARD MEETING OF OCTOBER 25th FOR THE
04:34:14 VILLAGE OF ESTERO.
04:34:14 AS WE NORMALLY DO, PLEASE RISE FOR THE PLEDGE OF ALLEGIANCE.
04:34:21 [PLEDGE OF ALLEGIANCE]
04:34:43 >>Anthony Gargano: I'M SITTING IN AS ACTING CHAIR THIS
04:34:46 EVENING.
04:34:46 OUR CHAIRMAN, SCOTTY WOOD, AND OUR VICE-CHAIR, MARLENE
04:34:53 NARATIL ARE IN OUR THOUGHTS AND PRAYERS.
04:34:55 SCOTTY HAD MAJOR SURGERY TODAY, AND MARLENE WAS DISPLACED BY
04:35:01 HURRICANE IAN.
04:35:02 SO, TAMMY, CAN WE HAVE A CALL OF THE ROLL, PLEASE?
04:35:11 >>Kristin Jeannin: HERE.
04:35:13 >>Barry Jones: HERE.
04:35:16 >> BOARD MEMBER NARATIL IS NOT HERE.
04:35:18 >>Michael Sheeley: HERE.
04:35:19 >>James Tatooles: HERE.
04:35:21 >> BOARD MEMBER WALLACE IS NOT HERE TODAY.

04:35:24 CHAIRMAN WOOD IS NOT HERE.
04:35:25 AND ACTING CHAIR GARGANO.
04:35:27 >>Anthony Gargano: HERE.
04:35:30 >>Tammy Duran: NANCY STROUD IS IN ZOOM.
04:35:38 >>Anthony Gargano: ARE YOU WITH US, NANCY?
04:35:40 >>Nancy Stroud: I'M WITH YOU.
04:35:42 >>Anthony Gargano: THANK YOU.
04:35:42 FIRST, I WOULD LIKE A MOTION FOR APPROVAL OF THE CONSENT
04:35:48 AGENDA.
04:35:48 >>Michael Sheeley: SO MOVED.
04:35:49 >>James Tatooles: I'LL SECOND.
04:35:51 >>Anthony Gargano: ALL IN FAVOR?
04:35:52 ANY OPPOSED?
04:35:54 APPROVED.
04:35:58 >>Nancy Stroud: MR. CHAIR, WILL YOU ALSO -- YOU SKIPPED
04:36:03 AHEAD TO THE CONSENT AGENDA, SO I JUST WANT TO BE SURE YOU
04:36:06 HAVE AN APPROVAL OF THE AGENDA BEFORE WE PROCEED.
04:36:10 >>Anthony Gargano: I'M SORRY.

04:36:11 YEAH, OKAY.
04:36:12 THANKS FOR THAT.
04:36:13 CAN WE HAVE A MOTION ON APPROVING THE AGENDA FOR THE
04:36:17 EVENING?
04:36:18 >>Michael Sheeley: SO MOVED.
04:36:21 >>Kristin Jeannin: SECOND.
04:36:21 >>Anthony Gargano: ALL IN FAVOR?

04:36:22 ANY OPPOSED?
04:36:23 THE AGENDA IS APPROVED.
04:36:26 I'LL GET THIS DOWN YET.
04:36:42 NOW I NEED A MOTION FOR APPROVAL OF THE MINUTES FROM LAST
04:36:45 MONTH'S MEETING.
04:36:46 >>Michael Sheeley: MOVE TO APPROVE.
04:36:47 >>Kristin Jeannin: SECOND.
04:36:47 >Anthony Gargano: ALL IN FAVOR?
04:36:48 ANY OPPOSED?
04:36:48 APPROVED.
04:36:48 NEXT ITEM ON THE AGENDA IS A ZONING AMENDMENT FOR PELICAN
04:36:55 SOUND.
04:36:55 THIS WAS A CONTINUATION FROM LAST MONTH'S MEETING.
04:36:55 MARY, DO YOU WANT TO KICK IT OFF FOR US?
04:37:08 >>Mary Gibbs: BEFORE WE START, WE'RE GOING TO HAVE NANCY
04:37:11 STROUD EXPLAIN, BECAUSE THIS IS A CONTINUATION OF A
04:37:13 QUASI-JUDICIAL HEARING, SO WE'RE GOING TO HAVE OUR ATTORNEY
04:37:16 EXPLAIN THE QUASI-JUDICIAL PROCESS JUST TO REFRESH
04:37:19 EVERYBODY.
04:37:22 >>Nancy Stroud: THANK YOU, MR. CHAIR.
04:37:24 LADIES AND GENTLEMEN, WHEN THE BOARD IS SCHEDULED TO
04:37:29 CONSIDER AND VOTE ON A ZONING APPLICATION LIKE THIS ONE,
04:37:32 DEVELOPMENT ORDER, OR OTHER SITE-SPECIFIC APPLICATION, IT
04:37:35 SITS IN A QUASI-JUDICIAL CAPACITY.
04:37:37 IF YOU INTEND TO PROVIDE TESTIMONY ON ANY OF THE

04:37:42 QUASI-JUDICIAL MATTERS THIS EVENING, BEFORE THE MATTER IS
04:37:45 CALLED, YOU MUST FILL OUT A PUBLIC SPEAKER'S CARD, GIVE IT
04:37:49 TO THE BOARD CLERK, AND BE SWORN IN BY THE BOARD ATTORNEY.
04:37:53 THE ITEMS TONIGHT THAT WILL BE QUASI-JUDICIAL ARE ITEMS 7A
04:38:00 AND ITEMS 9A AND B.
04:38:02 BEFORE THE MATTER BEGINS, ANY WRITTEN COMMUNICATIONS THAT
04:38:07 HAVE BEEN RECEIVED WILL BE PLACED INTO THE PUBLIC RECORD AND
04:38:11 BOARD MEMBERS WILL BE ASKED TO DISCLOSE ANY EX PARTE
04:38:14 COMMUNICATIONS, AND THEY WILL ALSO BE ASKED IF THEY HAVE ANY
04:38:18 CONFLICTS REGARDING THE MATTER AND MUST DECLARE THOSE
04:38:21 CONFLICTS.
04:38:22 IF THERE IS A CONFLICT, THE BOARD MEMBER WILL NOT BE ALLOWED
04:38:25 TO PARTICIPATE IN BOARD DISCUSSION OR VOTE ON THE MATTER.
04:38:29 THE VILLAGE DIRECTOR OF COMMUNITY DEVELOPMENT OR HER STAFF

04:38:33 WILL INTRODUCE THE MATTER AND THEN ASK THE APPLICANT TO MAKE
04:38:36 A PRESENTATION AND SUMMARIZE ANY RELATED AFFIDAVITS IF THERE
04:38:42 ARE ANY FROM APPLICANT'S EXPERTS IN ATTENDANCE.
04:38:46 AND THEN FOLLOWING THIS, THE DEVELOPMENT DIRECTOR WILL MAKE
04:38:50 A PRESENTATION PROVIDING FURTHER STAFF REPORTS OR ANSWERING
04:38:57 FURTHER QUESTIONS.
04:38:57 AND THEN THE PUBLIC HEARING WILL BE OPENED AND ANYONE WHO
04:39:01 HAS BEEN SWORN IN MAY PROVIDE TESTIMONY.
04:39:03 IT'S IMPORTANT TO BE CONCISE BECAUSE YOUR TESTIMONY IS
04:39:06 LIMITED TO FIVE MINUTES.
04:39:10 THE APPLICANT HAS A PARTY HAS A RIGHT TO CROSS-EXAMINE ANY

04:39:14 WITNESS, INCLUDING THE PUBLIC, AND MAY PROVIDE REBUTTAL.
04:39:17 THE PUBLIC IS NOT ALLOWED TO CROSS-EXAMINE WITNESSES, BUT
04:39:21 THEY MAY REQUEST THE BOARD TO ASK WITNESSES QUESTIONS ON
04:39:25 THEIR BEHALF.
04:39:26 PEOPLE WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
04:39:30 INTERESTED PARTY, AND THOSE ARE SPECIALLY AFFECTED PERSONS,
04:39:34 MAY CROSS-EXAMINE WITNESSES.
04:39:36 IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
04:39:39 AUTHORITY TO SPEAK WITH THE ORGANIZATION MUST BE PROVIDED.
04:39:43 SO AT THIS TIME, WILL ALL THOSE WHO INTEND TO TESTIFY IN
04:39:49 THIS MATTER BEING THE ZONING AMENDMENT 7A, PLEASE STAND AND
04:39:56 RAISE YOUR RIGHT HAND TO BE SWORN IN.
04:40:02 >>Mary Gibbs: NANCY, CAN I EXPLAIN THAT THIS IS FOR THE
04:40:05 PELICAN SOUND OR THE OAK & STONE OR THE DUNKIN' DONUTS.
04:40:10 THE NUMBERING WAS CONFUSING.
04:40:13 >>Nancy Stroud: THANK YOU, MARY.
04:40:21 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU WILL GIVE
04:40:24 TONIGHT WILL BE THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT
04:40:26 THE TRUTH?
04:40:27 THANK YOU.
04:40:30 AND NOW I'D ASK THE BOARD MEMBERS TO DISCLOSE ANY EX PARTE
04:40:34 COMMUNICATIONS THEY MAY HAVE HAD WITH THE APPLICANT OR OTHER
04:40:38 MEMBERS OF THE PUBLIC.
04:40:42 >>Michael Sheeley: NONE FOR ME.
04:40:43 >> NONE.

04:40:44 >>Barry Jones: NONE.
04:40:48 >>Nancy Stroud: IF THERE ARE ANY CONFLICTS OF INTEREST,
04:40:49 PLEASE DISCLOSE THEM AT THIS POINT.
04:40:51 >>James Tatooles: NONE.
04:40:53 >>Kristin Jeannin: NO.
04:40:55 >> NONE.
04:40:56 >>Nancy Stroud: THANK YOU VERY MUCH.
04:40:57 I THINK IT'S TIME FOR MARY THEN TO MAKE --
04:41:05 >>Mary Gibbs: ALL RIGHT.
04:41:05 GOOD EVENING.

04:41:06 SO THE CASE THAT WE HAVE BEFORE US NOW IS PELICAN SOUND, AND
04:41:10 THIS RELATES TO THE PICKLEBALL REQUEST.
04:41:13 I JUST WANT TO REFRESH YOU A LITTLE BIT BECAUSE THIS WAS
04:41:15 CONTINUED FROM YOUR LAST MEETING, BUT IN THE MEANTIME, WE
04:41:19 HAD A HURRICANE AND WE HAD TO POSTPONE MEETINGS AND
04:41:22 RESCHEDULE, SO IT SEEMS LIKE YEARS AGO, EVEN THOUGH IT
04:41:25 WASN'T THAT LONG.
04:41:26 PELICAN SOUND, WHEN THEY HAVE COME IN AT THE LAST HEARING
04:41:30 WITH PLANNING, ZONING AND DESIGN BOARD HAD TWO REQUESTS.
04:41:33 ONE WAS THE PICKLEBALL AND ONE WAS THE OUTDOOR ENTERTAINMENT
04:41:37 AT RIVER CLUB.
04:41:38 AND THE PLANNING AND ZONING DESIGN BOARD SEEMED INCLINED TO
04:41:41 APPROVE THE PICKLEBALL, BUT THERE WERE SOME CONCERNS WITH
04:41:45 THE NEIGHBORS ON THE OUTDOOR ENTERTAINMENT AT RIVER CLUB.
04:41:49 AND SO THE PLANNING ZONING AND DESIGN BOARD SAID, CAN WE

04:41:52 FIND A WAY TO EITHER SEPARATE THESE REQUESTS OR CONTINUE IT
04:41:55 SOMEHOW?
04:41:56 IN THE MEANTIME, WHILE YOU CONTINUED IT, THE APPLICANT HAS
04:42:01 WITHDRAWN THE OUTDOOR ENTERTAINMENT REQUEST.
04:42:03 THAT WILL BE REFILED SEPARATELY WHEN THEY DETERMINE, MEET
04:42:08 WITH THE NEIGHBORS AND DETERMINE EXACTLY WHAT THEY ARE
04:42:10 DOING.
04:42:11 THEY DID HAVE SOME HURRICANE DAMAGE.
04:42:12 SO THIS IS JUST THE PICKLEBALL REQUEST PROCEEDING FORWARD.
04:42:18 I DIDN'T PROVIDE YOUR STAFF REPORT.
04:42:20 I DID ATTACH THE CONDITIONS OF APPROVAL THAT WERE IN THE
04:42:22 INITIAL STAFF REPORT.
04:42:24 ALL WE DID WAS JUST EXCLUDE THE ONES THAT RELATED TO THE
04:42:27 OUTDOOR ENTERTAINMENT.
04:42:28 SO THESE ARE -- WHAT'S ATTACHED IN YOUR PACKET IS JUST THE
04:42:31 CONDITIONS THAT APPLY TO APPROVAL OF THE PICKLEBALL.
04:42:34 AND JUST TO SUMMARIZE THAT REALLY QUICKLY, WE HAD TALKED
04:42:42 ABOUT THE APPLICANT DID A NOISE STUDY, AND THE NOISE STUDY,
04:42:47 THEY SAID THEY WOULD DO THE ACOUSTA FENCE MATERIAL ON THE
04:42:51 NORTH AND SOUTH SIDES OF THE PICKLEBALL AREA.
04:42:56 AND THEY HAD AGREED TO DO IT ON THE NORTH AND SOUTH SIDES.
04:43:00 I THINK THE PLANNING AND ZONING BOARD WAS COMFORTABLE WITH
04:43:02 THAT.
04:43:03 WE HAD A BIG DISCUSSION ABOUT THE NOISE STUDY AT THE TIME.
04:43:05 AND THEY ALSO HAVE HOURS OF OPERATION FROM 8 A.M. TO DUSK,

04:43:10 SO THERE'S NO LIGHTING INVOLVED.
04:43:16 THEY HAVE SPECIFIC PADDLES, AND THEY HAVE SPECIFIC ACOUSTA
04:43:21 FENCE MATERIAL.
04:43:22 AND THEN WE PUT A CONDITION IN THAT WE HAD SIMILAR TO WHAT
04:43:26 YOU HAD PUT IN WHEN WE DID RIVERWOODS PLANTATION PICKLEBALL,
04:43:28 THAT WITHIN 30 DAYS THEY NEED TO NOTIFY EVERYBODY, SEND A

04:43:33 LETTER THAT GIVES THE NAME OF A PERSON THAT THEY CAN CONTACT
04:43:41 IF THERE ARE COMPLAINTS LATER OR IF THERE ARE ANY ISSUES.
04:43:43 AND THEN WE PUT IN A CONDITION, AGAIN, SIMILAR TO WHAT WE
04:43:44 DID WITH RIVERWOODS PLANTATION, THAT IF WE DO RECEIVE
04:43:47 EXCESSIVE NOISE COMPLAINTS, THAT THE APPLICANT WOULD HAVE TO
04:43:50 SUBMIT SOME ADDITIONAL NOISE MITIGATION PLAN TO US.
04:43:53 SO IT'S VERY SIMILAR TO RIVERWOODS PLANTATION EXCEPT THAT
04:43:57 THEY ACTUALLY HAVE -- THEY WILL POLICE THE EXACT EQUIPMENT
04:44:01 THAT'S USED BECAUSE THEY DO THAT ON THEIR EXISTING
04:44:04 PICKLEBALL COURTS.
04:44:05 AGAIN, THE STAFF WAS RECOMMENDING APPROVAL WITH THESE
04:44:10 CONDITIONS, AND THE APPLICANT IS HERE IF YOU WOULD LIKE TO
04:44:14 HEAR FROM THEM NOW.
04:44:15 >>Anthony Gargano: YEAH, THANK YOU.
04:44:16 >> FOR THE RECORD, KEN DELANDER, RW ENGINEERING, CERTIFIED
04:44:30 PLANNER.
04:44:30 MARY DID A GREAT JOB OF RECAPPING ON WHAT WE'VE DONE TO MAKE
04:44:34 OURSELVES TO GET TO THIS POINT.
04:44:37 AND APPRECIATE YOU ALL CONTINUING THIS AND LETTING US WORK

04:44:41 WITH STAFF ON THAT.
04:44:43 WE ARE IN FULL AGREEMENT WITH THE CONDITIONS AS PROVIDED
04:44:47 BEFORE YOU, AND BE HAPPY TO ANSWER REALLY ANY QUESTIONS FROM
04:44:53 THOSE.
04:44:54 PRETTY STRAIGHTFORWARD.
04:44:59 >>Anthony Gargano: THANK YOU.
04:45:00 ANYONE HAVE ANY QUESTIONS FROM THE BOARD?
04:45:05 >>Barry Jones: I'M ASSUMING THE SITE PLAN IS CONSISTENT WITH
04:45:08 WHAT WAS SUBMITTED AT THE ORIGINAL APPLICATION?
04:45:11 >>Mary Gibbs: IT'S THE SAME THING, YES.
04:45:12 >>Barry Jones: OKAY.
04:45:13 BECAUSE THERE WAS NO SITE PLAN ATTACHED TO OUR PACKET.
04:45:16 >>Mary Gibbs: I DIDN'T ATTACH.
04:45:18 IT WAS THE SAME INFORMATION.
04:45:19 >>Barry Jones: MAKING SURE.
04:45:20 THANK YOU.
04:45:24 >>Anthony Gargano: DO WE HAVE ANYONE FROM THE PUBLIC?
04:45:26 >>Tammy Duran: NO, WE DO NOT, NOT FOR THIS TOPIC.
04:45:29 >>Anthony Gargano: NO PUBLIC COMMENTS, SO I WILL CLOSE THE
04:45:32 PUBLIC PORTION.
04:45:33 ANY COMMENTS FROM MEMBERS OF THE BOARD?
04:45:40 I'LL ENTERTAIN A MOTION.
04:45:43 >>Barry Jones: MOTION TO APPROVE WITH THE CONDITIONS NOTED
04:45:45 IN THE APPLICATION.
04:45:46 >>Kristin Jeannin: SECOND.

04:45:48 >>Anthony Gargano: IT'S BEEN MOVED AND SECONDED TO APPROVE
04:45:51 WITH THE CONDITIONS THAT HAVE BEEN STIPULATED.

04:45:56 CAN WE HAVE A ROLL CALL VOTE?
04:45:59 >>Kristin Jeannin: YES.
04:46:01 >>Barry Jones: YES.
04:46:02 >>Michael Sheeley: YES.
04:46:04 >>James Tatooles: YES.
04:46:09 >>Anthony Gargano: YES.
04:46:10 OKAY.
04:46:13 THANK YOU.
04:46:14 NEXT ON THE AGENDA ARE SEVERAL PUBLIC INFORMATION MEETINGS.
04:46:29 FOR PURPOSES OF CLARIFICATION, WITH A PUBLIC INFORMATION
04:46:34 MEETING, THAT'S EXACTLY WHAT IT IS.
04:46:37 IT'S AN INFORMATION MEETING.
04:46:39 THIS BOARD DOES NOT MAKE A DECISION AT A PUBLIC INFORMATION
04:46:43 MEETING.
04:46:45 IT'S AN OPPORTUNITY FOR THE APPLICANT TO PRESENT THEIR PLAN
04:46:52 FOR BOTH THE PUBLIC AND THE BOARD MEMBERS TO COMMENT ON THAT
04:46:57 PLAN OR MAKE SUGGESTIONS WITH REGARD TO THAT PLAN.
04:47:03 THERE'S NO DECISION THAT'S MADE.
04:47:07 THAT WOULD BE THE NEXT STEP IN THE PROCESS WHEN THE
04:47:09 APPLICANT WOULD COME BACK AFTER RECEIVING INPUT THAT THEY'LL
04:47:14 RECEIVE THIS EVENING AT THIS PUBLIC INFORMATION MEETING.
04:47:19 SO I JUST WANTED TO CLARIFY THAT.
04:47:20 THE FIRST OF THESE IS THE CORKSCREW PINES.

04:47:32 MARY, DO YOU WANT TO KICK THAT OFF?
04:47:49 >>Mary Gibbs: ALL RIGHT.
04:47:51 WE HAVE THREE PUBLIC INFORMATION MEETINGS, BUT THE FIRST TWO
04:47:55 ARE RELATED, SO WE'RE GOING TO COMBINE THAT INTO ONE
04:47:59 PRESENTATION, AND I THINK A LOT OF THE PEOPLE THAT ARE HERE
04:48:02 TONIGHT ARE INTERESTED IN ONE OR THE OTHER OF THOSE.
04:48:06 SO THEY ARE THE CORKSCREW PINES CASE.
04:48:09 THE FIRST ONE IS THE CONVENIENCE STORE GAS STATION, AND THE
04:48:12 SECOND ONE IS THE SELF-STORAGE.
04:48:14 AGAIN, WE'LL PUT THESE INTO ONE SO THAT WE CAN HAVE THE
04:48:17 SPEAKERS THAT WANT TO SPEAK AND SPEAK ABOUT EITHER ONE.
04:48:20 I WANTED TO GIVE YOU A LITTLE BIT OF BACKGROUND ABOUT THIS.
04:48:25 SOME OF YOU MAY REMEMBER THIS BECAUSE ONE OF THE CASES WAS
04:48:28 BEFORE YOU A WHILE BACK THIS REQUEST IS FOR A GAS
04:48:36 STATION/CONVENIENCE STORE ON CORKSCREW ROAD AT STONEYBROOK
04:48:41 GOLF DRIVE.
04:48:42 THEN THERE'S ALSO A REQUEST FOR THE MINI-WAREHOUSE WHICH IS
04:48:46 AT THE END OF -- I FORGET THE NAME OF THE ROAD, BUT DOWN BY
04:48:50 THE FIRE STATION.
04:48:53 THESE REQUESTS ARE NOT ZONING REQUESTS.
04:48:55 THE ZONING WAS APPROVED QUITE A FEW YEARS AGO BY LEE COUNTY
04:49:00 WHEN THEY DID THE WHOLE STONEYBROOK DEVELOPMENT.
04:49:02 THEY CAME BACK LATER AND AMENDED THE ZONING A FEW TIMES, AND
04:49:05 THEY HAD APPROVAL FOR SEVERAL TYPES OF USES, RETAIL, GAS

04:49:11 STATION, CONVENIENCE STORE, MINI-WAREHOUSES, KIND OF A

04:49:15 POTPOURRI OF COMMERCIAL USES ON THIS TRACT OF PROPERTY.
04:49:20 I THINK THE PLANNING AND ZONING BOARD SAW THIS BEFORE FOR
04:49:28 THE GAS STATION.
04:49:29 A WHILE BACK, I THINK A YEAR AGO, THE APPLICANT WAS GOING TO
04:49:32 AMEND THE ZONING, AND THEY WERE REQUESTING A DIFFERENT
04:49:35 LAYOUT OF THE SITE PLAN, THE MINI-WAREHOUSES THAT THEY WERE
04:49:41 PROPOSING, THEY WANTED TO INCREASE THE HEIGHT, AND THEY
04:49:43 WANTED TO DO A FEW AMENDMENTS THAT WOULD REQUIRE A ZONING
04:49:47 AMENDMENT.
04:49:48 THERE'S ALSO A CONDITION IN THE ZONING FROM THE COUNTY THAT
04:49:51 LIMITED THE HOURS OF OPERATION ON THE GAS STATION THAT
04:49:53 PROHIBITED A 24/7 GAS STATION.
04:49:56 SO THE APPLICANT CAME BACK TO DO A ZONING AMENDMENT TO DO
04:50:00 ALL THESE CHANGES.
04:50:01 THEY GOT THROUGH TO THE PLANNING AND ZONING BOARD.
04:50:05 WE HAD A HEARING.
04:50:08 PLANNING AND ZONING BOARD, IT WAS A LITTLE BIT -- THERE WAS
04:50:10 A CROWD OF PEOPLE.
04:50:12 THERE WERE QUESTIONS ABOUT THE 24/7 OPERATION, AND THE DAY
04:50:17 AFTER THE HEARING, THE APPLICANT WITHDREW THAT ZONING
04:50:20 REQUEST.
04:50:21 SO THAT ZONING REQUEST WENT AWAY.
04:50:23 IN THE MEANTIME, THEY HAVE CHANGED THE SITE PLAN BACK TO
04:50:27 WHAT WAS APPROVED IN THE COUNTY ZONING SO THAT THE HEIGHT
04:50:30 FOR THE MINI-WAREHOUSES IS WITHIN WHAT WAS ALLOWED BY THE

04:50:34 COUNTY ZONING.
04:50:35 THE GAS STATION CONFIGURATION IS THE SAME AS WHAT THE COUNTY
04:50:40 ZONING APPROVED.
04:50:42 THERE IS STILL A QUESTION ABOUT THE PROHIBITION OF THE 24/7
04:50:46 ON THE GAS STATION WHEN WE COME BACK FOR PUBLIC HEARING,
04:50:49 WE'LL HAVE TO ADDRESS THAT.
04:50:51 BUT JUST TO CLARIFY BECAUSE I THINK THERE WAS CONFUSION
04:50:54 ABOUT WHETHER THE ZONING ALLOWED THIS OR WHETHER THEY NEEDED
04:50:57 TO REZONE OR NOT.
04:50:58 SO THEY HAVE SUBMITTED DEVELOPMENT ORDER FOR THE 7-ELEVEN
04:51:04 CONVENIENCE STORE/GAS STATION.
04:51:07 AND WE WERE REVIEWING THAT, AND THERE IS A NEW OWNER AS WELL
04:51:10 THAT'S INVOLVED IN THIS.
04:51:11 SO THEY SUBMITTED THE 7-ELEVEN.
04:51:14 AND THEN SUBSEQUENT TO THAT, THEY SUBMITTED A DEVELOPMENT
04:51:16 ORDER FOR THE MINI-WAREHOUSE.
04:51:18 SO WE SAID, OH, WE NEED TO REALLY LOOK AT THESE TOGETHER AND
04:51:22 MAKE SURE WE'VE GOT ARCHITECTURAL SIMILARITY AND, YOU KNOW,
04:51:26 MAKE SURE THESE PLANS ARE COHESIVE.
04:51:27 SO WE THOUGHT IT WOULD BE BEST TO BRING IT FORWARD FOR

04:51:30 PUBLIC INFORMATION MEETING AND KIND OF TALK ABOUT IT ALL AT
04:51:35 THE SAME TIME SO THEY COULD EXPLAIN A LITTLE BIT BETTER WHAT
04:51:37 THEIR PLANS ARE FOR THE PROPERTY.
04:51:38 THAT'S BASICALLY I THINK HOW WE GOT THERE.
04:51:44 JUST KIND OF GIVE YOU THAT INTRODUCTION.

04:51:46 AND THEN IF YOU DON'T HAVE ANY QUESTIONS FOR ME, I WOULD
04:51:49 LIKE TO TURN IT OVER TO THE APPLICANT.
04:51:50 I THINK THEY HAVE SEVERAL SPEAKERS THAT WANT TO TALK ABOUT
04:51:53 THE SITE PLAN AND THE LANDSCAPING AND TRAFFIC AND WHATEVER
04:51:57 OTHER THINGS YOU MIGHT BE INTERESTED IN.
04:52:00 >>Anthony Gargano: OKAY.
04:52:01 THANK YOU.
04:52:06 >>Barry Jones: THE THING FOR THE 24/7, THAT WOULD BE
04:52:09 ADDRESSED AT TIME OF DEVELOPMENT AND COME BACK WITH A
04:52:12 DEVELOPMENT ORDER, IS THAT AN ADMINISTRATIVE DEVIATION THAT
04:52:15 REQUIRES AN AMENDMENT TO THE ZONING?
04:52:18 >>Mary Gibbs: THAT IS GOING TO BE AN INTERESTING QUESTION
04:52:20 THAT WE'RE STILL LOOKING AT.
04:52:23 >>Barry Jones: OKAY.
04:52:24 THANK YOU.
04:52:24 >>Mary Gibbs: I'LL TELL YOU, AND I THINK THE APPLICANT IS
04:52:27 GOING TO EXPLAIN TO YOU WHEN THEY GET UP THEY BELIEVE THEY
04:52:30 COMPLY WITH THE ZONING BECAUSE OF THE WAY THE ZONING
04:52:34 CONDITION IS WORDED.
04:52:35 AND THEN WHAT WE'RE PROBABLY GOING TO TELL YOU IS WE HAVE IN
04:52:40 OUR LAND DEVELOPMENT CODE, WE HAVE A SECTION THAT IS CALLED
04:52:43 RESIDENTIAL IMPACT STATEMENT WHERE WE LOOK AT THE IMPACT TO
04:52:48 RESIDENCES, AND THERE IS A SECTION THAT SAYS YOU CAN ADDRESS
04:52:52 HOURS OF OPERATION.
04:52:53 SO I THINK WHEN WE COME BACK, WE'RE GOING TO HAVE A

04:52:56 DISCUSSION BECAUSE WE FEEL THAT WE CAN ADDRESS THE HOURS OF
04:53:00 OPERATION THROUGH THE DEVELOPMENT ORDER.
04:53:02 AND I'M NOT SURE IF THE APPLICANT AGREES OR NOT.
04:53:04 SO THAT'S KIND OF THE BIG -- YOU HONED IN ON THE BIG ISSUE.
04:53:08 THANK YOU FOR THAT.
04:53:11 I GUESS NEALE MONTGOMERY WILL BE THE FIRST SPEAKER.
04:53:17 >>Neale Montgomery: GOOD EVENING.
04:53:18 FOR THE RECORD, NEALE MONTGOMERY.
04:53:19 I AGREE WITH THE CHAIRMAN, AND I APPRECIATE YOUR INITIAL
04:53:25 COMMENTS.
04:53:25 WE ARE HERE RELATIVE TO SECTION 2-401, WHICH IS PUBLIC
04:53:30 INFORMATION.
04:53:30 I AGREE WITH WHAT MARY SAID, AND LET ME JUST ELABORATE A
04:53:34 LITTLE BIT.
04:53:34 THIS PROPERTY WAS ZONED IN 2008 UNDER RESOLUTION Z-08-053.
04:53:42 I KNOW YOU FOLKS RECEIVED A PLETHORA OF E-MAILS.

04:53:48 SEVERAL OF THOSE SAID WE DON'T WANT OR NEED MINI-WAREHOUSE.
04:53:55 THE APPROVED MASTER CONCEPT PLAN ON PARCEL S-2, ESSENTIALLY
04:54:01 THE ONLY USES PERMITTED ARE PUBLIC STORAGE AND
04:54:03 MINI-WAREHOUSE.
04:54:05 IT IS AN APPROVED USE, AND THE LOCATION HAS BEEN IDENTIFIED,
04:54:07 AND THERE IS NO OTHER USE.
04:54:09 SO THAT ISN'T SOMETHING THAT WILL BE BEFORE YOU.
04:54:14 LIKEWISE, IN THE ZONING RESOLUTION, YOU ALSO RECEIVED A LOT
04:54:19 OF COMMENTS THAT WE DON'T WANT A CONVENIENCE, FOOD AND

04:54:23 BEVERAGE STORE.
04:54:24 AGAIN, THAT IS A PERMITTED USE.
04:54:26 THE LOCATION WAS IDENTIFIED, AND WHAT THE ZONING RESOLUTION
04:54:30 SAYS, YOU CAN ONLY HAVE 12 PUMPS.
04:54:33 IT'S LIMITED TO ONE ON TRACTS S-3 OR S-4, AND THE LANGUAGE
04:54:37 THAT IT DOES SAY IS NO 24-HOUR OPERATION.
04:54:41 IT DOESN'T IDENTIFY THE HOURS.
04:54:43 IT JUST SAYS NO 24-HOUR OPERATION.
04:54:45 AND IT GOES ON TO SAY THAT WE HAVE TO MEET THE AESTHETIC
04:54:49 REQUIREMENTS ADOPTED IN THE LAND DEVELOPMENT CODE.
04:54:50 SO, OBVIOUSLY, IT'S GOING TO BE -- THEY ARE GOING TO HAVE TO
04:54:53 PROVE TO YOU THAT THE ARCHITECTURE AND EVERYTHING IS
04:54:57 CONSISTENT WITH THE LAND DEVELOPMENT CODE.
04:55:01 ALREADY, THEY HAVE IN ACCORDANCE WITH THE LAND DEVELOPMENT
04:55:05 CODE, UNDERTAKEN A LIGHTING ANALYSIS, SO THE PHOTOMETRICS
04:55:11 WILL HAVE TO BE CONSISTENT WITH THE LAND DEVELOPMENT CODE.
04:55:13 THEY HAVE ALSO DONE A NOISE STUDY.
04:55:15 MARY IS CORRECT, YOU HAVE A RESIDENTIAL -- YOU HAVE
04:55:19 RESIDENTIAL IMPACT STANDARDS AND THE HOURS OF OPERATION
04:55:21 RELATES TO NOISE.
04:55:23 THE NOISE EXPERT HAS ESTABLISHED THAT THIS IS NOT GOING TO
04:55:26 HAVE A NOISE IMPACT ON THE CLOSEST RESIDENTS.
04:55:32 SO IN THAT REGARD, THERE'S NO IMPACT.
04:55:34 YOU ALSO RECEIVED A LETTER FROM CHUCK ADAMS ON BEHALF OF THE
04:55:37 COMMUNITY DEVELOPMENT DISTRICT.

04:55:39 UNDER CHAPTER 190, A CDD DOES NOT HAVE ANY LAND USE OR
04:55:43 REGULATORY AUTHORITY OVER DEVELOPMENT, PLUS THIS PROPERTY,
04:55:48 WHILE NOT DEVELOPED, HAS BEEN HELPING TO FUND THE CDD SINCE
04:55:53 ITS INCEPTION.
04:55:54 SO MARY AND AS YOU, MR. CHAIRMAN, HAVE NOTED, WE ARE HERE TO
04:56:01 DISCUSS COMPLIANCE WITH THE LAND DEVELOPMENT CODE RELATIVE
04:56:04 TO THE DEVELOPMENT ORDER REQUIREMENT.
04:56:08 AND WE APPRECIATE THIS OPPORTUNITY.
04:56:11 AL QUATTRONE WILL BE NEXT.
04:56:13 >>Anthony Gargano: YOU MENTIONED STUDY ON NOISE.
04:56:17 ANY STUDY ON LIGHTING?
04:56:18 ANY STUDY ON THE LIGHTING IMPACT?

04:56:22 WILL WE HEAR THAT?
04:56:24 >>Neale Montgomery: THERE HAVE BEEN FOLKS CONCERNED ABOUT
04:56:26 LIGHTING AND STAFF HAS ASKED QUESTIONS.
04:56:28 YOU HAVE PHOTOMETRICS REQUIREMENTS IN YOUR LAND DEVELOPMENT
04:56:30 CODE, SO WE'VE HAD TO DO A PHOTOMETRICS ANALYSIS TO
04:56:34 ESTABLISH, YOU KNOW, LOOK AT THE LIGHTS VILLAGE ISSUE.
04:56:47 >>Al Quattrone: GOOD AFTERNOON.
04:56:48 MY NAME IS AL QUATTRONE, PRESIDENT OF QUATTRONE AND
04:56:51 ASSOCIATES.
04:56:52 AND WE REPRESENT BOTH PORTIONS OF THE PROJECT, THE
04:56:54 SELF-STORAGE AS WELL AS THE CONVENIENCE STORE.
04:56:57 OKAY.
04:57:16 SO WITH US IS OUR ENTIRE TEAM, WHICH IS OBVIOUSLY NEALE

04:57:20 MONTGOMERY, MYSELF, YURY WAS PART OF THE TRANSPORTATION, BUT
04:57:24 TONIGHT WE HAVE TED TREESH WITH US.
04:57:28 GREG DISERIO IS THE LANDSCAPE ARCHITECT FOR THE CONVENIENCE
04:57:31 STORE AND THE INFRASTRUCTURE.
04:57:31 AND THEN WE HAVE NICOLE WEIR THE ARCHITECT WITHIN THE PLAN
04:57:37 FOR THE 7-ELEVEN AND BRANDON KLINE WITH GEIS COMPANIES.
04:57:45 THIS IS THE OVERVIEW OF THE OUTLINE THAT WE'LL GO THROUGH.
04:57:48 I'LL TAKE THIS THROUGH THE SITE PLAN FOR THE MINI-WAREHOUSE
04:57:51 AND THEN TURN IT OVER TO THE OTHER CONSULTANTS THAT ARE WITH
04:57:53 ME TONIGHT.
04:57:54 SO THIS IS A VACANT 12.03-ACRE PARCEL ZONED COMMERCIAL
04:58:00 PLANNED DEVELOPMENT WITHIN THE STONEYBROOK DRI.
04:58:02 THE PROJECT IS BEING SUBDIVIDED INTO FOUR DEVELOPMENT TRACTS
04:58:05 AND ONE ROAD, SLASH, DRAINAGE TRACT.
04:58:08 TRACT S-2 IS PROPOSED FOR 137,000-SQUARE-FOOT SELF-STORAGE
04:58:15 FACILITY AND THREE BUILDINGS -- TWO ONE-STORY BUILDINGS AND
04:58:17 ONE TWO-STORY BUILDING.
04:58:20 TRACT S-4 IS THE CONVENIENCE STORE, WHICH IS 4,667 SQUARE
04:58:27 FEET WITH 12 GAS PUMPS AND 1,000-SQUARE-FOOT AUTOMATED CAR
04:58:31 WASH.
04:58:31 TO THE NORTH OF THE PROJECT IS CORKSCREW ROAD.
04:58:34 TO THE WEST IS STONEYBROOK GOLF DRIVE.
04:58:36 TO THE EAST IS FIREHOUSE LANE.
04:58:38 AND TO THE WEST IS A CONSERVATION EASEMENT.
04:58:40 GENERALLY, THIS IS WHERE THE PROJECT IS LOCATED.

04:58:45 THIS IS THE CONCEPT PLAN RIGHT NOW WHICH SHOWS THE GAS
04:58:54 STATION TO THE WEST PART OF THE PROJECT AND THE SELF-STORAGE
04:58:58 ON THE RIGHT-HAND SIDE.
04:58:59 WE STILL HAVE TWO DEVELOPMENT TRACTS AND NOTHING IS SLATED
04:59:03 FOR RIGHT NOW.
04:59:04 THE DEVELOPER, OBVIOUSLY, EXPLORING ALL THE POTENTIAL USES
04:59:08 FOR THE PROPERTY.
04:59:09 THE FIRST PHASE OF THE PROJECT WOULD BE THE CONSTRUCTION OF

04:59:10 THE INFRASTRUCTURE, WHICH GENERALLY, IF YOU LOOK AT THE
04:59:13 AERIAL, THERE WERE SOME REMNANTS OF THE ROAD, THE REVERSE
04:59:17 FRONTAGE ROAD THAT BORDERS THE CONSERVATION EASEMENT.
04:59:19 THAT ROAD WILL BE CONSTRUCTED AS WELL AS THE GAS STATION,
04:59:22 AND THEN THE SELF-STORAGE WOULD BE THE NEXT PROJECT.
04:59:24 AS PART OF THIS, WE'LL BE PUTTING IN A RIGHT-TURN LANE ON
04:59:28 CORKSCREW ROAD INTO THE PROJECT ENTRANCE OVER HERE.
04:59:32 AND THEN ALSO IN WORKING WITH STAFF, BECAUSE OF THE CONCERNS
04:59:36 WITH THE SCHOOL DROP-OFF AND IN AND OUT, WE WORKED WITH THEM
04:59:40 TO KIND OF LIMIT HOURS OF TURNING MOVEMENTS IN HERE TO LIMIT
04:59:45 LEFT TURN MOVES AND THEN ALSO TO TRY TO FIT IN A LEFT-TURN
04:59:48 LANE HERE AND THEN TRY TO ENCOURAGE SOME MORE OF THE TRAFFIC
04:59:52 TO USE THE REVERSE FRONTAGE ROAD TO SPREAD OUT THE TRAFFIC
04:59:55 AS IT COMES INTO THE PROJECT.
04:59:57 IT'S A LITTLE TOUGH TO SEE ON HERE, BUT THESE DIMENSIONS
05:00:01 SHOW THE DISTANCE OF THE CONVENIENCE STORE TO THE NEAREST
05:00:04 RESIDENTIAL AS WELL AS THE CAR WASH, WHICH IS PUSHED ON THE

05:00:08 FAR RIGHT-HAND SIDE OR FAR EAST SIDE OF THE PROJECT FROM THE
05:00:11 RESIDENTIAL DEVELOPMENT AS WELL.
05:00:13 SO THE CONVENIENCE STORE ITSELF IS ABOUT 351 FEET AWAY, AND
05:00:23 THE CAR WASH IS OVER 530 FEET AWAY FROM THE CLOSEST
05:00:27 RESIDENTIAL.
05:00:30 THIS IS A LITTLE SNIPPET OF YOUR CURRENT APPROVED ZONING.
05:00:36 AS NEALE MENTIONED, IT WAS ORIGINALLY APPROVED AS PART OF
05:00:39 THE STONEYBROOK DRI IN 1985.
05:00:41 IT WAS AMENDED IN 2002.
05:00:43 THE MOST RECENT AMENDMENT WAS IN 2008.
05:00:46 AND THESE ARE JUST A HANDFUL OF THE USES THAT ARE APPROVED
05:00:50 THAT ARE RELEVANT TO OUR PROJECT, WHICH IS THE
05:00:52 MINI-WAREHOUSE, CONVENIENCE FOOD AND BEVERAGE STORE WITH 12
05:00:55 GAS PUMPS.
05:00:56 RESTAURANTS WITH DRIVE-THROUGH.
05:00:58 I BELIEVE THE DEVELOPER IS TRYING TO TARGET SOME RESTAURANT
05:01:01 USERS AT THE END OF THE DAY.
05:01:02 OFFICES AND DRUGSTORES.
05:01:04 BUT, AGAIN, THE LIST GOES ON FROM THERE.
05:01:06 THIS IS THE APPROVED MASTER CONCEPT PLAN THAT'S PART OF THE
05:01:12 ZONING.
05:01:13 AS YOU CAN SEE, THERE IS THE SELF-STORAGE ON THE RIGHT-HAND
05:01:16 SIDE AND THREE DEVELOPMENT TRACTS ON THE WEST SIDE.
05:01:18 AGAIN, THE BLOWUP OF THE CONVENIENCE STORE.
05:01:24 WE'VE GOT THE CAR WASH TO THE RIGHT.

05:01:26 THE GAS PUMPS IN FRONT OF THE BUILDING.
05:01:28 THIS WOULD BE THE ACCESS.
05:01:31 YOU CAN SEE WHERE WE'RE TRYING TO DO SOME GORE STRIPING AND
05:01:33 SOME NON-MOUNTABLE CURBS TO CHANNEL TRAFFIC IN THROUGH HERE

05:01:38 AND TO PROHIBIT OR LIMIT TRAFFIC TURNING LEFT OUT OF THE
05:01:41 SITE.
05:01:41 AGAIN, TRYING TO FIT IN SOME TURN LANES TO HELP WITH THE
05:01:44 TRAFFIC MOVEMENTS.
05:01:45 THIS IS THE LAYOUT OF THE SELF-STORAGE FACILITY.
05:01:52 AGAIN, WE'RE DOWN TO THREE BUILDINGS, GENERALLY THE
05:01:55 CONFIGURATION IS CONSISTENT WITH THE ORIGINALLY APPROVED
05:01:58 ZONING.
05:01:58 WITH THAT, WE GET INTO THE TRAFFIC STUDY.
05:02:05 I DO HAVE TED HERE, SO I'LL TURN IT OVER TO TED UNLESS THERE
05:02:08 ARE ANY QUESTIONS FOR ME BEFORE I BRING HIM UP.
05:02:11 >>Michael Sheeley: AL, WHAT WAS THE DATE OF THE ORIGINAL
05:02:13 ZONING OF THE SELF-STORAGE PIECE?
05:02:16 >>Al Quattrone: THE ORIGINAL DATE OF THAT ZONING?
05:02:18 I BELIEVE IT WAS 2008.
05:02:21 YEAH, Z 08.
05:02:24 IT WAS A 2008 HEARING.
05:02:27 I DON'T HAVE THE EXACT DATE OF WHEN IT WAS ACTUALLY
05:02:29 APPROVED, BUT IT WAS FILED IN 2007 AND THEN ULTIMATELY
05:02:33 APPROVED IN 2008.
05:02:34 >>Michael Sheeley: THANK YOU.

05:02:40 >>Anthony Gargano: ANYBODY ELSE?
05:02:41 THANK YOU.
05:02:55 >> I WASN'T PREPARED TO SAY ANYTHING.
05:02:57 TED TREESH, TR TRANSPORTATION.
05:02:59 WE CONDUCTED THE TRAFFIC ANALYSIS FOR THE DEVELOPMENT ORDER
05:03:04 SUBMITTAL.
05:03:04 AS AL SAID, WORKED WITH STAFF IN TERMS OF THE DETAILS OF THE
05:03:07 ANALYSIS.
05:03:08 EVERYTHING WORKS AT ACCEPTABLE LEVEL OF SERVICE.
05:03:11 AS YOU'RE AWARE, CORKSCREW ROAD IS BEING WIDENED RIGHT NOW.
05:03:14 THAT IMPROVEMENT WILL BE DONE OBVIOUSLY WELL BEFORE THIS
05:03:17 FACILITY IS OPEN.
05:03:19 WE WORKED WITH STAFF AND THE STRIPING AND DETAILS OF HOW THE
05:03:22 FACILITY WILL OPERATE IN TERMS OF THE TURNING MOVEMENTS AND
05:03:25 SO FORTH AND THE RESTRICTIONS WILL BE PLACED AND THE
05:03:30 ANALYSIS HAS BEEN SUBMITTED, REVIEWED, WENT THROUGH SEVERAL
05:03:33 REVIEWS.
05:03:35 COLLECTED TRAFFIC DATA DURING SCHOOL HOURS, DURING SEASON,
05:03:39 SO ALL THE ANALYSIS CONDUCTED WERE REVIEWED BY STAFF SEVERAL
05:03:44 TIMES.
05:03:44 SO I'M BASICALLY HERE TO ANSWER QUESTIONS ONCE WE HEAR
05:03:49 COMMENTS FROM THE PUBLIC.
05:03:50 IF YOU ALL HAVE ANY QUESTIONS, BE MORE THAN HAPPY TO ANSWER.
05:03:58 >>Barry Jones: DID YOU DO THE TURN LANE ANALYSIS ON AN
05:04:00 ESTIMATED BUILD-OUT OR JUST ON WHAT'S BEING PROPOSED TODAY?

05:04:03 >>Ted Treesh: YES, THE TOTAL BUILD-OUT.
05:04:05 >>Barry Jones: TOTAL BUILD-OUT.
05:04:06 THE EXISTING TURN LANE DIDN'T NEED ANY LENGTHENING?
05:04:10 >>Ted Treesh: CORRECT.
05:04:11 >>Barry Jones: WHY NO CONNECTION TO FIREHOUSE LANE?
05:04:14 JUST CURIOSITY.
05:04:15 PRIVATE, DIDN'T HAVE ACCESS?
05:04:17 >>Ted Treesh: IT WAS NOT PERMITTED.
05:04:19 >>Barry Jones: BY THE OWNER OF FIREHOUSE LANE?
05:04:21 IS THAT A PRIVATE ROAD OR SOMETHING?
05:04:23 >>Ted Treesh: YES.
05:04:24 OTHERS CAN ANSWER THAT QUESTION BETTER THAN I CAN.
05:04:28 >>Barry Jones: THANK YOU.
05:04:30 >>Anthony Gargano: LEVEL OF SERVICE C IS ON THE BASIS OF THE
05:04:34 COMPLETED CORKSCREW ROAD?
05:04:36 >>Ted Treesh: THAT'S CORRECT.
05:04:40 >>Anthony Gargano: ANY OTHER QUESTIONS?
05:04:42 THANK YOU.
05:05:04 >>Mary Gibbs: YOU CAN PAGE DOWN.
05:05:05 THAT'S EASIER, I THINK.
05:05:15 >> I'M NICOLE WEIR WITH INTERPLAN, REPRESENTING THE
05:05:20 ARCHITECT.
05:05:20 WE WENT AHEAD AND TOOK INTO CONSIDERATION THE CODE
05:05:24 REQUIREMENTS FOR THE ARCHITECTURAL STANDARDS OF THIS
05:05:27 DEVELOPMENT AS WELL AS TO BE COHESIVE WITH THE FUTURE

05:05:30 MINI-STORAGE.
05:05:32 AND THIS IS THE DESIGN THAT WE CAME UP WITH THAT WE'VE
05:05:35 PRESENTED TO THE STAFF.
05:05:36 IF YOU HAVE ANY QUESTIONS --
05:05:43 >>Kristin Jeannin: DO YOU HAVE A COUPLE OF ELEVATIONS?
05:05:45 >>Nicole Weir: YES.
05:05:46 I ASSUME THEY ARE ON HERE.
05:05:47 SO THAT WAS THE FRONT ELEVATION.
05:05:53 THIS IS THE REAR ELEVATION.
05:05:59 AND THEN THIS IS THE GAS CANOPY.
05:06:04 >>Barry Jones: IS THERE AN EXTERIOR LADDER ON THIS BUILDING
05:06:06 FOR ACCESSING THE ROOF OR IS IT INTERNAL?
05:06:09 >>Nicole Weir: SO THAT WAS AN ITEM THAT WE ADDRESSED.
05:06:12 TYPICAL STANDARD IS TO HAVE IT FROM HEIGHT TO FLOOR, FROM
05:06:16 CEILING TO FLOOR.
05:06:17 WE DECIDED JUST TO KEEP IT UP AT THE TOP, SO YOU WOULD NEED
05:06:20 A LADDER TO GET TO THE ROOF.
05:06:22 YOU CAN'T ACCESS IT FROM THE GROUND.
05:06:24 >>Barry Jones: YOU'RE NOT GOING TO HAVE AN EXTERNAL LADDER
05:06:26 BUILT ON THE OUTSIDE OF THE BUILDING THAT WE DIDN'T SEE.
05:06:28 >>Nicole Weir: CORRECT.
05:06:29 WE'LL HAVE EXTERNAL ACCESS TO THE ROOF.

05:06:31 YOU JUST WILL NEED A LADDER TO GET UP THERE.
05:06:34 >>Barry Jones: UNDERSTOOD.
05:06:35 THE COLOR SAMPLES, ALL WE HAVE IS WHAT'S IN THE PLAN --

05:06:44 >>Nicole Weir: CORRECT.
05:06:45 WE HAVE THEM BLOWN UP HERE.
05:06:48 I DON'T KNOW IF YOU HAVE A MINI-SAMPLE, BUT IF YOU HAVE
05:06:52 THIS, IT WILL HAVE THE ACTUAL COLORS.
05:06:56 >>Barry Jones: NO.
05:06:58 GOT THAT.
05:06:59 >>Kristin Jeannin: SHOULD WE COMMENT AFTER PRESENTATION?
05:07:06 COMMENT NOW OR AFTER PRESENTATION?
05:07:07 >>Anthony Gargano: WE SHOULD COMMENT TO EACH INDIVIDUAL
05:07:11 PRESENTER.
05:07:11 I THINK THAT WOULD BE APPROPRIATE.
05:07:14 >>Kristin Jeannin: I HAVE A COMMENT JUST ON THE COLORS.
05:07:16 I FEEL LIKE YOUR TWO BEIGE TONES ARE TOO SIMILAR.
05:07:19 >>Nicole Weir: IT DOESN'T PRINT OUT AS WELL AS IT WOULD BE
05:07:23 IN PERSON.
05:07:23 THESE ARE BASED ON WHAT WAS REQUIRED AND SHOWN.
05:07:29 THOSE OBVIOUSLY COULD CHANGE.
05:07:31 AGAIN, WE'RE ALSO BEING COHESIVE WITH THE REST OF THE
05:07:34 DEVELOPMENT AS WELL.
05:07:35 BUT THAT'S SOMETHING WE COULD ADDRESS FOR SURE.
05:07:40 >>Michael Sheeley: WHERE IS THE SIGNAGE GOING TO BE ON THE
05:07:42 BUILDING?
05:07:45 >>Nicole Weir: WELL, I COULD SHOW YOU.
05:07:46 I'LL GO BACK TO THE ELEVATION.
05:07:48 FROM THE FRONT ELEVATION, THAT MAIN SECTION, AT THE TOP,

05:07:59 THERE WILL BE A 7-ELEVEN ICON WITH THREE STRIPES AT THE
05:08:05 FRONT, AND THEN FOR YOUR REAR ELEVATION, SAME SPOT.
05:08:10 IT'S THIS SECTION RIGHT HERE.
05:08:14 YOU'LL HAVE THE SAME SIGNAGE, THE 7 WITH THE THREE STRIPES.
05:08:18 >>Michael Sheeley: ANY SIGNAGE ON THE CANOPY?
05:08:21 >>Nicole Weir: SO, FOR OUR CANOPY WE HAVE -- I'LL SHOW YOU.
05:08:28 MAKE IT GO TO THAT ONE AND THEN I CAN SHOW YOU.
05:08:39 ON THE SIDE ELEVATION YOU HAVE THE 7 ICON AND THEN THE
05:08:46 TRISTRIPING AROUND THE BOTTOM OF THE CANOPY.
05:08:53 >>Michael Sheeley: THAT BAND WILL BE THE THREE COLORED
05:08:56 STRIPES.
05:08:56 >>Nicole Weir: CORRECT.
05:08:57 >>Michael Sheeley: THAT YOU NORMALLY SEE ON 7-ELEVENS.
05:09:00 >>Nicole Weir: CORRECT.
05:09:00 INSTEAD OF BEING THE WHITE WITH THE THREE STRIPES, IT WILL
05:09:02 BE THE STRIPES THEMSELVES, SO YOU CAN SEE THE COLOR BEHIND
05:09:05 IT THAT HAS BEEN SELECTED.
05:09:07 >>Michael Sheeley: WHEN YOU COME BACK, YOU SHOULD HAVE THOSE

05:09:09 THINGS DEPICTED ON THE RENDERINGS.
05:09:11 >>Nicole Weir: OKAY.
05:09:12 NOT A PROBLEM.
05:09:20 >>Anthony Gargano: ANYTHING ELSE?
05:09:21 >>Michael Sheeley: I THINK THE BUILDING LOOKS FINE.
05:09:23 ARCHITECTURALLY, THE INS AND OUTS AND UPS AND DOWNS YOU HAVE
05:09:26 IN THE ROOF LINES I THINK LOOK GOOD.

05:09:28 I DO AGREE WITH KRISTIN ON THE COLORS.
05:09:31 THE BEIGES ARE PRETTY CLOSE.
05:09:35 MAYBE YOU WANT LITTLE MORE CONTRASTING COLORS THERE.
05:09:37 >>Nicole Weir: WOULD YOU RATHER SEE THE LIGHTER COLOR
05:09:39 LIGHTER OR THE DARKER COLOR DARKER?
05:09:44 >>Michael Sheeley: PROBABLY LIGHTER LIGHTER, I WOULD THINK.
05:09:47 >>Nicole Weir: JUST AS A REPRESENTATION THAT WOULD BE THIS
05:09:50 AREA.
05:09:51 >>Michael Sheeley: RIGHT, UM-HUM.
05:10:01 >>Mary Gibbs: WHEN WE COME BACK, WE WANT TO SEE THE ACTUAL
05:10:04 COLOR SAMPLES.
05:10:06 >>Barry Jones: YEAH, IF YOU CAN BRING CHIPS RATHER THAN
05:10:09 PRINTED SAMPLES.
05:10:14 >>Mary Gibbs: MAYBE BRING LITTLE BIT BIGGER CHIPS.
05:10:28 >> GOOD EVENING.
05:10:29 MY NAME IS BRANDON KLINE WITH GEIS COMPANIES.
05:10:34 I AM THE DESIGN DIRECTOR FOR OUR COMPANY.
05:10:36 I DO HAVE A SAMPLE BOARD I'LL PASS AROUND.
05:10:40 I DO APOLOGIZE.
05:10:45 WE WERE NOT ABLE TO GET THE SPANISH TILE CLAY ROOF.
05:10:49 BORAL WILL NOT PROVIDE SAMPLES.
05:10:52 COVID MANUFACTURING ISSUES, SO WE TRIED TO GET AS PHOTO
05:10:56 REALISTIC VERSION OF IT AS WE COULD PROVIDE.
05:10:58 WHEN WE COME BACK, WE'LL TRY TO GET A REAL SAMPLE, AT LEAST
05:11:02 MAYBE MAKE AN ORDER.

05:11:07 >>Kristin Jeannin: REAL QUICK, DO THESE MATCH THE PREVIOUS,
05:11:10 THE ONES FOR THE GAS STATION?
05:11:13 >>Brandon Kline: I BELIEVE SO, YES, YES.
05:11:15 SO I ASSUME THE SAME PT2 CONVERSATION WE'LL TAKE A LOOK AT.
05:11:21 THE MINI-WAREHOUSE SITE IS THREE SEPARATE BUILDINGS.
05:11:26 WE SET THE BUILDINGS TO STEP BACK FROM THE STREET.
05:11:30 SO THE STREET-FACING FACADE IS A 25-FOOT HEIGHT LIMIT, AND
05:11:36 THEN THE TWO SUBSEQUENT BUILDINGS ARE AT 35-FOOT TO THE TOP
05:11:40 OF THE HIGHEST ELEMENT.
05:11:43 THE PARAPET, MAIN PARAPET HEIGHT ON THE LOWER BUILDING IS 22
05:11:50 FEET, AND ON THE BACK BUILDINGS IS 32 FEET.
05:11:54 BUILDING 2 IS A TWO-STORY STRUCTURE THAT'S ACTUALLY TWO
05:11:57 STORIES OF STORAGE AND BUILDING ONE AND THREE WOULD BE A
05:12:02 ONE-STORY FOOTPRINT AS WELL.

05:12:07 WHAT YOU'RE LOOKING AT RIGHT NOW, YOU CAN SEE IS BUILDING
05:12:10 ONE.
05:12:10 THE NORTH ELEVATION IS WHAT YOU WOULD SEE FROM THE STREET
05:12:13 LINE, AND WE DID -- IT WASN'T A PART OF THE SUBMISSION, BUT
05:12:17 WE DID JUST FINISH SOME RENDERINGS.
05:12:26 BUT THAT RENDERING REPRESENTS A VIEW AT THE CORNER OF
05:12:47 BUILDING ONE WITH THE PROPOSED LANDSCAPING.
05:12:51 OBVIOUSLY, THE LANDSCAPING IS A LITTLE BIT MORE MATURE AND
05:12:53 GROW, BUT THE DENSITY THERE WILL BE THERE WHEN THE
05:12:56 DEVELOPMENT MATURES, BUT YOU CAN SEE THE VIEW FROM THE
05:13:00 STREET IS PRETTY OBSCURE FROM THAT.

05:13:05 THE ARCHITECTURAL STYLE FOR THE BUILDING, WE TRIED TO CREATE
05:13:09 AND DESIGN A MISSION REVIVAL STYLE BUILDING WITH ELEMENTS OF
05:13:14 BREAKING PLANES.
05:13:16 OBVIOUSLY, WE HAVE A WAREHOUSE BUILDING.
05:13:18 THE IDEAL IS TO BE A FLAT ROOF, OBVIOUSLY NOT IDEAL FOR THE
05:13:21 AESTHETICS OF THE NEIGHBORHOOD AND THE COMMUNITY.
05:13:22 SO WE TRIED TO ADD A THREE-DIMENSIONAL CORNICE WORK,
05:13:26 INTERMEDIATE CORNICE WORK AT VARIOUS LEVELS, CHANGE PAINT
05:13:31 SCHEMES.
05:13:31 THERE ARE SOME LAYERED ELEMENTS OF THE FACADE AND A SLOPED,
05:13:35 YOU KNOW, I'LL CALL IT THE PYRAMID CORNER ELEMENTS AS WELL
05:13:39 WITH THE SPANISH TILE ACCENTS.
05:13:41 THERE'S ALSO SOME, I'LL CALL IT DENTIL TOOTH DETAILING AT
05:13:45 THE UNDERSIDE OF THAT SLOPED ROOF AS WELL.
05:13:48 AGAIN, THE INTENTION WAS THAT THE NORTH ELEVATION WOULD
05:13:51 SCREEN ALL OF THE VIEWS OF THE ADDITIONAL BUILDINGS FROM THE
05:13:53 BACK FROM THE STREET SO THAT THAT FACADE IS REALLY YOUR MAIN
05:13:57 FEATURE, AND FROM THAT RENDERING, YOU CAN BARELY SEE
05:14:00 BUILDINGS TWO AND THREE BEHIND, EVEN AT THE FARTHEST CORNER.
05:14:05 HAPPY TO ANSWER ANY QUESTIONS BY THE BOARD.
05:14:10 >>Barry Jones: IT LOOKS LIKE IT'S GOT THE PROFILE OF THE
05:14:14 SOUTH ELEVATION.
05:14:15 IS IT THE INTENT TO REMOVE THE TOWERS THAT ARE SHOWN ON THIS
05:14:19 NORTH ELEVATION?
05:14:20 I'M NOT SEEING THEM HERE UNLESS --

05:14:25 >>Michael Sheeley: ARE YOU TALKING ABOUT THE TILE ROOFS?
05:14:28 >>Barry Jones: YEAH, THE TOWERS ON THE CORNER.
05:14:32 >>Brandon Kline: THE TILE ROOF IS ON THE FAR LEFT SIDE AND
05:14:37 THEN AT THE TWO MEDIAN PORTIONS.
05:14:39 >>Michael Sheeley: THEY DON'T REALLY SHOW UP IN THE
05:14:39 RENDERING DUE TO THE LOW SLOPE PERHAPS.
05:14:43 I'M NOT SURE.
05:14:44 >>Brandon Kline: SO I DO WANT TO EMPHASIZE, THE
05:14:47 RENDERINGS -- OR THE ELEVATIONS BEING SHOWN IN THE
05:14:50 PowerPoint HAVE BEEN UPDATED TO ACCOMMODATE THE APPROPRIATE

05:14:55 ZONING HEIGHTS AND REQUIREMENTS.
05:14:58 THAT 35 FEET AND THAT 25 FEET.
05:15:00 >>Barry Jones: THE THREE VERTICAL ELEMENTS SHOWN ON THE
05:15:02 NORTH ELEVATION ON THE SLIDE YOU'RE LOOKING AT ARE NOT WHAT
05:15:05 YOU'RE PROPOSING.
05:15:06 >>Brandon Kline: CORRECT.
05:15:07 IF YOU LOOK AT THE BOARDS THAT ARE UP HERE, YOU'LL SEE THE
05:15:10 PARAPETS HAVE BEEN RAISED.
05:15:13 BASICALLY FLATTENED OUT TO KEEP UNDERNEATH THAT 35-FOOT
05:15:17 HEIGHT REQUIREMENT.
05:15:18 >>Michael Sheeley: THAT IS THE MAXIMUM RIDGE HEIGHT OF THE
05:15:20 ROOF?
05:15:22 >>Brandon Kline: YES.
05:15:23 >>Michael Sheeley: IS THAT'S WHAT REQUIRED, MARY, OR IS IT
05:15:25 THE MEAN ROOF HEIGHT FOR THOSE?

05:15:28 TYPICALLY IT IS THE MEAN ROOF HEIGHT.
05:15:30 >>Mary Gibbs: YEAH, I WOULD HAVE TO LOOK AND SEE IF THERE'S
05:15:32 ANYTHING SPECIFIC.
05:15:32 >>Barry Jones: ISN'T THERE AN EXCEPTION THAT WOULD ALLOW
05:15:35 THEM TO DO A CERTAIN PERCENTAGE OF THE BUILDING AS AN
05:15:37 ARCHITECTURAL ELEMENT TO EXCEED THE HEIGHT?
05:15:40 >>Mary Gibbs: AGAIN, I HAVE TO GO BACK AND LOOK AND SEE WHAT
05:15:42 THAT ZONING RESOLUTION SAID.
05:15:45 >>Kristin Jeannin: BIG DIFFERENCE.
05:15:49 >>Mary Gibbs: BECAUSE WHEN IT WAS DONE, WHEN THE ZONING WAS
05:15:52 DONE IT WAS BEFORE I THINK WE HAD SOME OF THAT
05:15:54 ARCHITECTURAL --
05:15:55 >>Brandon Kline: WELL, THE ELEVATIONS THAT YOU'RE SEEING ON
05:15:57 THE SCREENS, JUST SO EVERYONE KNOWS, THOSE BUILDING HEIGHTS
05:16:00 WERE MUCH LOWER.
05:16:02 THE TOWER ELEMENT WAS STILL RELATIVELY AT THAT 35-FOOT
05:16:05 HEIGHT.
05:16:05 THE LOWER PARAPETS WERE ACTUALLY DOWN AT ABOUT 25-FOOT.
05:16:10 >>Barry Jones: WHAT I'M SEEING ON THE SCREEN IS MUCH MORE
05:16:13 CONSISTENT WITH THE COMMUNITY STANDARD THAN WHAT YOU'RE
05:16:16 SHOWING ON THAT BOARD, I BELIEVE.
05:16:18 THIS IS AN INFORMATIONAL MEETING ONLY.
05:16:22 JUST OFFER THAT INFORMATION.
05:16:23 >>Brandon Kline: YEAH, UNDERSTOOD.
05:16:24 AND WE CAN TALK TO OUR CLIENT AND ALSO LOOK INTO THE ZONING

05:16:28 MORE DETAILED IF WE WOULD BE ABLE TO EXTEND THE PARAPET.
05:16:32 THE NEED FOR THE HEIGHT IS OBVIOUSLY BASED ON FUNCTION,
05:16:35 BASED ON CLEAR HEIGHTS THAT ARE REQUIRED WITHIN THE FACILITY
05:16:38 TO BE ABLE TO FULLY UTILIZE THE STORAGE FOR APPROPRIATE
05:16:41 USES.
05:16:42 IF ELEMENTS CAN EXCEED THE 35-FOOT HEIGHT, WE CAN TAKE A

05:16:46 LOOK AT THAT AS A REVISED SOLUTION.
05:16:50 >>Michael Sheeley: IT APPEARS THAT THE RENDERING YOU GAVE US
05:16:52 SHOWS MORE GLASS THAN WHAT THE ELEVATION SHOWS.
05:16:55 WHAT IS YOUR INTENTION WITH THE AMOUNT OF GLASS?
05:17:01 >>Brandon Kline: THERE ARE SOME FAUX WINDOWS THAT SHOULD
05:17:04 HAVE A LITTLE BIT OF REFLECTION ON IT THAT SHOULDN'T.
05:17:06 THE INTENTION OF THE GLAZING IS ON THE BOARDS.
05:17:10 THERE'S A RECESSED RELIEF IN SOME OF THOSE ELEMENTS.
05:17:13 >>Michael Sheeley: THE RIGHT-HAND CORNER OF THE FORWARD EDGE
05:17:15 OF THE BUILDING SHOWS GLASS OPENINGS AND THE ELEVATIONS SHOW
05:17:20 THAT THEY ARE SOLID.
05:17:21 SO WHICH IS IT?
05:17:23 >>Brandon Kline: THE INTENTION OF THE RENDERINGS WERE THAT
05:17:25 THOSE RIGHT OPENINGS WERE NOT GLASS, THAT THEY WERE A
05:17:28 DEPRESSED ACCENT FEATURE -- PAINTED ACCENT FEATURE.
05:17:33 SO WE'LL GET THAT CLEANED UP.
05:17:36 >>Michael Sheeley: THE BOARD IS GOING TO BE LOOKING FOR A
05:17:39 LOT MORE GLASS ON A FACADE.
05:17:41 LET ME JUST SAY THAT THE BUILDING IS 554 FEET LONG.

05:17:44 SO TO HAVE THIS LENGTH BUILDING IN KIND OF A MONOTONOUS,
05:17:49 REPETITIVE DESIGN SCHEME FRONTING CORKSCREW ROAD I THINK IS
05:17:56 PROBLEMATIC AND WILL BE PROBLEMATIC FOR THE BOARD.
05:17:59 I WOULD ENCOURAGE YOU TO LOOK AT POSSIBLY SPLITTING THIS
05:18:03 INTO LIKE THREE BUILDINGS, LOSE A BAY HERE OR THERE, A
05:18:07 RENTAL, MAYBE OFFSET THE CENTER BUILDING PERHAPS IN OR OUT
05:18:11 TO GIVE SOME RELIEF TO THIS FACADE AND TO BREAK IT UP AND
05:18:14 ALSO BREAK IT UP WITH SOME SPACE BETWEEN SECTIONS OF THE
05:18:19 BUILDING.
05:18:20 I THINK IT'S REALLY PROBLEMATIC ON CORKSCREW ROAD TO HAVE A
05:18:23 BUILDING THAT'S 554 FEET LONG.
05:18:27 >>Brandon Kline: I THINK A LOT OF SHOPPING CENTERS ARE 554
05:18:29 FEET LONG.
05:18:31 >>Michael Sheeley: NOT RIGHT ON THE ROAD.
05:18:32 >>Brandon Kline: BUT HAVE ELEMENTS THAT BREAK THAT UP.
05:18:34 WE'LL TAKE A LOOK AT HOW WE CAN ACHIEVE THE BUILDING
05:18:37 FOOTPRINT AS PROPOSED BUT IN A WAY THAT ARCHITECTURALLY
05:18:40 REPRESENTS WHAT YOU'RE REQUESTING.
05:18:41 >>Michael Sheeley: RIGHT.
05:18:42 MUCH DIFFERENTIAL IN HEIGHT YOU COULD DO WOULD BE HELPFUL.
05:18:47 >>Brandon Kline: IF THERE'S SOME RELIEF IN THE ZONING CODE
05:18:50 ALLOTMENT, THEN WE'LL BE HAPPY TO TAKE A LOOK AT ADJUSTING.
05:18:54 >>Michael Sheeley: THANK YOU.
05:18:55 >>Brandon Kline: THANK YOU.
05:19:00 >>Anthony Gargano: ANYONE ELSE?

05:19:01 THANK YOU.
05:19:17 >>Greg Diserio: GOOD AFTERNOON.

05:19:19 GREG DISERIO, LANDSCAPE ARCHITECT WITH JONES AND ASSOCIATES.
05:19:23 ON THE CONVENIENCE/GAS STORE SITE, WE'RE PROPOSING TWO TO
05:19:29 THREE FOOT UNDULATING BERM AROUND THE NORTH AND THE WEST
05:19:34 SIDE.
05:19:35 WITH THAT, WE'RE PLANTING IT OUT WITH OAKS, PINES, AND SABAL
05:19:38 PALMS AND 10-GALLON, 5-FOOT CLUSIAS.
05:19:51 PREDOMINANTLY NATIVE VARIETIES THROUGHOUT THE SITE.
05:19:53 WE ARE USING A COUPLE OF CRAPE MYRTLES FOR SOME ACCENT.
05:19:58 I DON'T KNOW WHAT HAPPENED TO THE TREE IMAGES.
05:20:01 THERE THEY GO.
05:20:03 AGAIN, MIXTURE OF NATIVE AND ADAPTABLE TREE SPECIES
05:20:12 THROUGHOUT.
05:20:13 WE ARE FULLY PLANTING THE DETENTION AREA WITH BOTH CYPRESS,
05:20:18 MAPLE, AND I BELIEVE SOME GREEN BUTTONWOOD IN THERE.
05:20:23 SPARTINA PLANTINGS.
05:20:25 MIXTURE OF SHRUBS.
05:20:31 SILVER PALMETTO, FIRE BUSH.
05:20:36 MIXTURE OF GOLDEN CREEPER FOR SOME GROUND COVER.
05:20:40 MUHLY GRASS, COCOPLUM.
05:20:43 THE DETENTION BUFFER STEPS DOWN IN SIZE A LITTLE BIT.
05:20:51 IT'S NOT QUITE THE HEIGHT THAT THE GAS STATION BUFFER HAS
05:20:55 BUT, AGAIN, THE SAME GENERAL SPECIES BEING USED THROUGHOUT,
05:20:59 OAKS, PINES, PALMS.

05:21:01 ALSO HAVE PROVIDED, WELL, BEFORE -- THE SPINE ROAD OR
05:21:09 REVERSE FRONTAGE ROAD, WE ARE PLANTING THAT WITH ALEXANDRIA
05:21:13 PALMS AND GREEN BUTTONWOODS, THROUGHOUT THE LENGTH OF THE
05:21:19 SPINE ROAD.
05:21:19 AL MENTIONED THE DISTANCES TO THE RESIDENTIAL UNITS.
05:21:24 THIS IS JUST A QUICK GRAPHIC SHOWING SIGHT LINES FROM THE
05:21:29 VARIOUS RESIDENTS, EITHER FROM STONEYBROOK OR ACROSS FROM
05:21:37 GRANDEZZA.
05:21:39 AND THIS IS THE MINI-WAREHOUSE LANDSCAPING THAT AL
05:21:46 ADDRESSED, BUT IT BASICALLY FOLLOWS THE SAME GENERAL PLANT
05:21:50 PALETTE AND GUIDELINE, I BELIEVE, AS WHAT WE HAVE SHOWN.
05:21:55 >>Michael Sheeley: IS THIS REPRESENTATIVE OF YOUR LANDSCAPE
05:21:57 PLAN THE SLASH PINES ALONG THE FACADE HERE?
05:22:02 >>Greg Diserio: THAT IS THE FIRST TIME I'VE SEEN IT.
05:22:07 >>Kristin Jeannin: THAT'S LIKE 20 YEARS.
05:22:09 >>Michael Sheeley: 20 YEARS IN THE FUTURE.
05:22:12 >>Greg Diserio: WE HAVE USED, AGAIN, SOME PINE.
05:22:14 THE LARGEST CIRCLES THERE ARE THE OAKS AND PINES AND PALMS
05:22:17 TO GET SOME VISIBILITY THROUGH IT.
05:22:19 AGAIN, WITH THE TWO- TO THREE-FOOT BERM AND FIVE-FOOT HEDGE
05:22:24 PLANTING, IT'S GOING TO BE A FAIRLY SOLID GREEN SCREEN.
05:22:28 >>Kristin Jeannin: WHAT IS THE SIZE OF THE TREES GOING IN?
05:22:31 >>Greg Diserio: THEY ARE CODE.
05:22:32 12 TO 14-FOOT.

05:22:34 WE ALSO HAVE SCREENED THE METERS AND UTILITIES ON THE BACK

05:22:42 OF THE BUILDING WITH SOME TALL PLANTINGS, WORKED WITH THE
05:22:46 ARCHITECT ON THAT AS WELL TO HELP SCREEN THAT.
05:22:52 >>Kristin Jeannin: SO YOU DID BOTH THE GAS STATION AND THE
05:22:55 STORAGE?
05:22:57 >>Greg Diserio: JUST THE GAS STATION.
05:22:58 THE GAS STATION AND THE INFRASTRUCTURE ROAD.
05:23:01 >>Kristin Jeannin: SO THAT ACTUALLY ISN'T YOUR -- IT'S JUST
05:23:05 CONSISTENT WITH WHAT'S THERE.
05:23:08 >>Greg Diserio: YEP, UM-HUM.
05:23:11 >>Kristin Jeannin: I SHOULDN'T COMMENT ON LANDSCAPING FOR
05:23:14 THE MINI-STORAGE BECAUSE --
05:23:17 >>Greg Diserio: I'M SURE AL WOULD WANT TO HEAR THE COMMENTS.
05:23:19 >>Kristin Jeannin: I GUESS IT CAN BE CONSIDERED FOR BOTH.
05:23:22 I WOULD THINK THIS BOARD AND THE COMMUNITY WOULD PROBABLY GO
05:23:25 A LONG WAY TO INCREASE SOME OF THE SIZES OF THE TREES WHERE
05:23:30 THERE ARE KEY VIEWS, WHERE THAT COULD BE IMPORTANT.
05:23:34 JUST ANOTHER SIMPLE QUESTION ON THE ONE YOU HAVE.
05:23:37 THE AREAS, LET'S SAY, FOR EXAMPLE, OUTSIDE THE CAR WASH,
05:23:40 WHERE IT'S WHITE IS THAT ASSUMED TO BE TURF THERE?
05:23:43 LIKE, IF YOU'RE --
05:23:46 >>Greg Diserio: ON THE WEST SIDE -- ON THE LEFT SIDE OF THE
05:23:49 CAR WASH?
05:23:51 >>Kristin Jeannin: LEFT AND RIGHT, IT'S WHITE RIGHT NOW.
05:23:54 >>Greg Diserio: ON THE RIGHT, IT'S FAIRLY CLOSE TO THE
05:23:56 OUTPARCEL PROPERTY LINE.

05:23:58 WE DO HAVE IT PLANTED THERE AND SOME TURF.
05:24:01 ON THE LEFT, THERE ARE SOME --
05:24:09 >> PLANTING AREAS.
05:24:10 >>Greg Diserio: AND I THINK THE ELECTRIC.
05:24:13 >>Kristin Jeannin: I'M TALKING ABOUT, SO IF YOU GO THROUGH
05:24:16 THE CAR WASH.
05:24:17 >>Greg Diserio: I'M SORRY.
05:24:18 YES.
05:24:18 THAT IS TURF.
05:24:19 THAT IS TURF.
05:24:21 WE DO HAVE SOME PLANTINGS UP AROUND THE BUILDING, BUT THAT
05:24:23 IS TURF.
05:24:27 >>Kristin Jeannin: THAT'S ALL I HAD.
05:24:28 >>Barry Jones: ARE THERE GOING TO BE MONUMENT SIGNS ON THE
05:24:33 ROAD IN THIS BUFFER FOR BOTH OF THESE?
05:24:34 BECAUSE I DON'T KNOW ANY SIGNAGE PACKAGES ANYWHERE.
05:24:38 WHEN YOU COME BACK FOR YOUR DEVELOPMENT ORDER, IF YOU'RE
05:24:41 GOING TO WANT SIGNS YOU MIGHT WANT TO INCLUDE THEM AT THE
05:24:43 SAME TIME OR YOU'LL HAVE TO DO A SEPARATE SUBMITTAL.
05:24:46 >>Greg Diserio: THERE IS ONE MONUMENT SIGN AT THE

05:24:53 INTERSECTION OR AT THE CORNER THERE.
05:24:56 WE'LL HAVE TO ADDRESS THE SIGNAGE.
05:25:01 >>Barry Jones: UNDERSTOOD.
05:25:03 WE JUST DIDN'T SEE THEM WITH THIS PACKAGE SO WE CAN'T OFFER
05:25:06 ANYTHING.

05:25:21 >>Greg Diserio: ANY OTHER QUESTIONS?
05:25:23 >>Mary Gibbs: I HAVE A QUESTION.
05:25:24 JUST BECAUSE THE LINE OF SIGHT DIAGRAM IS REALLY HARD TO
05:25:28 READ, IT'S SO TINY, AND MAYBE FOR THE PEOPLE SITTING HERE,
05:25:31 CAN YOU EXPLAIN, LIKE WHAT, LIKE IF YOU WERE IN STONEYBROOK,
05:25:34 WHAT YOU ACTUALLY WOULD SEE OF THE BUILDING WITH THAT LINE
05:25:37 OF SIGHT DIAGRAM.
05:25:39 IS IT THE ROOF?
05:25:41 IT'S HARD TO TELL.
05:25:42 >>Greg Diserio: IT'S PRETTY MUCH -- AS YOU'RE LOOKING FROM
05:25:44 STONEYBROOK, AGAIN, YOU'RE LOOKING LIKE TYPICALLY ACROSS THE
05:25:47 EXISTING POND OR LAKE THAT'S THERE, AND THEIR BUFFER, WHICH
05:25:51 IS GOING TO BLOCK A LARGE PORTION OF YOUR VIEW.
05:25:55 AND THEN WHAT YOU DO SEE THROUGH THEIR EXISTING BUFFER
05:26:02 YOU'LL HAVE TWO TO THREE FOOT BERM WITH FIVE-FOOT HEDGE ON
05:26:06 TOP OF IT AND THEN THE TREES INTERMIXED IN THERE.
05:26:09 SO YOU WILL BE LOOKING PRIMARILY AT SOME ROOF, A LITTLE BIT
05:26:13 OF ROOF IN AREAS WHERE YOU CAN SEE IT INITIALLY.
05:26:17 IT WILL BE A SOLID, BASICALLY A SEVEN TO EIGHT FOOT SOLID
05:26:22 GREEN SCREEN WITH THE PLANTINGS AND BERM FROM THE ROAD OR
05:26:27 FROM THE VIEW.
05:26:31 SAME WITH THE VIEW FROM GRANDEZZA.
05:26:33 YOU'RE LOOKING THROUGH NOT ONLY THEIR EXISTING BUFFER ALONG
05:26:39 CORKSCREW, BUT THEY HAVE AN INTERNAL ROAD WITHIN THEIR
05:26:42 DEVELOPMENT AND THERE ARE PLANTINGS AND LANDSCAPING BETWEEN

05:26:44 THAT AND THE RESIDENTIAL UNITS.
05:26:46 SO THEY WILL BE LOOKING THROUGH THREE LEVELS OF LANDSCAPING
05:26:50 OVER TO THE SITE.
05:26:52 >>Mary Gibbs: IS THAT FROM GRANDEZZA TO THE 7-ELEVEN?
05:26:57 >>Greg Diserio: YES.
05:26:57 >>Mary Gibbs: WAS THERE A LINE OF SIGHT FOR THE
05:27:00 MINI-WAREHOUSE?
05:27:01 >>Greg Diserio: I DID NOT HAVE ONE.
05:27:02 >>Mary Gibbs: IT MIGHT BE HELPFUL TO HAVE THAT.
05:27:15 >>Anthony Gargano: OKAY.
05:27:16 THANK YOU.
05:27:26 >> THE NOISE CONSULTANT IS COMING UP.
05:27:33 >>Mary Gibbs: HE LOOKS FAMILIAR.
05:27:34 >> I HAVE CERTAINLY BEEN HERE BEFORE.
05:27:36 FEW YEARS AGO.
05:27:38 I BELIEVE THAT WAS --

05:27:43 SO WE DID -- I DON'T KNOW IF I'VE BEEN SWORN IN.
05:27:46 >>Anthony Gargano: CAN YOU STATE YOUR NAME FOR THE RECORD,
05:27:48 PLEASE?
05:27:49 >> SAMUEL SHROYER WITH EDWARD DUGGER + ASSOCIATES.
05:27:52 ADDRESS IS 1239 SOUTHEAST INDIAN STREET, 103, STUART,
05:27:56 FLORIDA.
05:27:57 SO WE CONDUCTED A NOISE ANALYSIS AS REQUESTED BASICALLY
05:28:06 CONSISTING OF LONG-TERM ACOUSTICAL INSTRUMENTS AT THE SITE.
05:28:10 I THINK WE DID THEM ROUGHLY MAYBE A YEAR AGO LAST NOVEMBER I

05:28:15 WANT TO SAY.
05:28:15 USING THAT INFORMATION AND MANUFACTURE AND MEASUREMENT SOUND
05:28:22 LEVEL DATA, WE WERE ABLE TO CREATE THE MODELS THAT ARE
05:28:26 INCLUDED IN THE REPORT, WHICH I BELIEVE A FEW DIFFERENT
05:28:31 VERSIONS OF THE REPORT HAVE BEEN SUBMITTED OVER TIME.
05:28:37 BUT WE DID INCLUDE THOSE, AND THEY SHOW COMPLIANCE WITH THE
05:28:42 STATUTES OF THE ORDINANCE.
05:28:46 AND I BELIEVE THAT WE HAVE ADDRESSED THE CONCERNS REGARDING
05:28:51 THE SOUND.
05:28:52 YOU HAVE THE EXISTING AMBIENT LEVELS.
05:28:56 THE BUILDING STRUCTURE, THE FACT THAT THE EXIT OF THE CAR
05:28:59 WASH IS FACING THE ROADWAY IS ALSO A BENEFIT AND IT IS A
05:29:05 SUBSTANTIAL DISTANCE FROM THE RESIDENTIAL AREAS.
05:29:08 I'M HAPPY TO ANSWER ANY SPECIFIC QUESTIONS THAT ANYBODY MAY
05:29:12 HAVE.
05:29:13 THAT KIND OF SUMS IT UP, I THINK.
05:29:20 >>Anthony Gargano: ANY QUESTIONS, ANYONE?
05:29:22 >>Barry Jones: NO, I ASSUME WHATEVER STUDIES YOU MADE WILL
05:29:25 BE PRESENTED AS PART OF THE APPLICATION AND WE'LL HAVE THEM
05:29:28 TO REVIEW AT TIME OF DEVELOPMENT ORDER?
05:29:32 >>Mary Gibbs: I DO WANT TO SAY YOU DON'T HAVE TO BE SWORN IN
05:29:34 BECAUSE IT IS AN INFORMATION MEETING.
05:29:36 >> GOT IT.
05:29:37 THANK YOU.
05:29:46 >>Anthony Gargano: IS THAT A WRAP, NEALE?

05:29:52 >>Mary Gibbs: SHE'S TALKING TO SOMEONE ELSE, APPARENTLY.
05:29:54 OH, OKAY.
05:30:01 >>Al Quattrone: THAT WRAPS UP OUR PRESENTATION UNLESS THERE
05:30:03 ARE ANY OTHER QUESTIONS FOR ME OR ANY OTHER TEAM MEMBERS.
05:30:08 >>Barry Jones: FOR THE RECORD, WHY COULDN'T YOU CONNECT TO
05:30:10 THE OTHER ROAD?
05:30:11 >>Al Quattrone: FIREHOUSE LANE?
05:30:13 >>Barry Jones: YEAH.
05:30:14 >>Al Quattrone: I'M GOING OFF OF MEMORY, BUT I BELIEVE FROM
05:30:17 YEARS AGO THAT THE INTENT WAS THE FIRE DEPARTMENT DIDN'T
05:30:20 WANT US TO.
05:30:21 THERE WERE SOME DISCUSSIONS LATER ON OF TRYING TO GIVE THEM

05:30:23 SOME ACCESS, BUT THEN THE WAY THE -- AND COST PLAN EVOLVED
05:30:28 BACK IN 2008, IT DIDN'T AFFORD ITSELF TO HAVE ANY KIND OF
05:30:31 CONNECTIONS IN BETWEEN THE TWO OF THEM.
05:30:33 I BELIEVE THE ORIGINAL INTENT BACK THEN -- I'M GOING OFF
05:30:36 MEMORY A LITTLE BIT BECAUSE IT'S BEEN SO LONG AGO -- WAS
05:30:38 THAT THEY DIDN'T WANT COMMERCIAL TRAFFIC OVER ON THAT SIDE.
05:30:42 >>Barry Jones: THE INTERSECTION, I'M ASSUMING THAT'S GOING
05:30:45 TO BE FULLY SIGNALIZED WHEN IT'S BUILT OUT.
05:30:47 >>Al Quattrone: YES.
05:30:51 >>Barry Jones: THAT'S ALL I HAD.
05:30:52 THANK YOU.
05:30:53 >>Anthony Gargano: OKAY.
05:30:54 ANY OTHER COMMENTS OR QUESTIONS FROM THE BOARD?

05:30:57 I'LL OPEN THE PUBLIC PORTION.
05:31:03 DO WE HAVE PUBLIC CARDS?
05:31:04 >>Tammy Duran: YES, WE HAVE FOUR.
05:31:08 >>Mary Gibbs: MAY I SAY SOMETHING.
05:31:10 WE HAVE FOUR SPEAKER CARDS.
05:31:11 ALSO I WANTED TO POINT OUT THAT IN YOUR E-COMMENTS WE SENT
05:31:14 YOU YESTERDAY, WE HAD ABOUT 110 E-COMMENT CARDS.
05:31:18 AND WE ALSO HAD A LETTER FROM THE COMMUNITY DEVELOPMENT
05:31:21 DISTRICT.
05:31:21 SO THAT WAS IN YOUR -- SENT TO YOU YESTERDAY.
05:31:26 >>Anthony Gargano: THANK YOU.
05:31:28 >>Tammy Duran: BILL, YOU ARE FIRST.
05:31:29 AND THEN EILEEN WILL BE NEXT.
05:31:34 EILEEN IS AFTER YOU.
05:31:37 >> FOR THE RECORD, MY NAME IS BILL REYNOLDS.
05:31:39 I'M THE PRESIDENT OF THE HOA.
05:31:43 PUTTING A GAS STATION IN THE BACKYARDS OF OUR NORTHWEST
05:31:46 CORNER IS NOT A GOOD IDEA.
05:31:48 PLUS, IT'S GOING TO COST STONEYBROOK MONEY.
05:31:51 YOU GUYS MAKE MONEY WITH A GAS STATION.
05:31:54 WE GOT TO PAY TO KEEP YOU GUYS QUIET.
05:31:56 IF YOU LOOK AT WHAT HAPPENING RIGHT NOW THE NORTHWEST CORNER
05:31:59 OF STONEYBROOK, YOU'RE WIDENING CORKSCREW ROAD.
05:32:01 THE COUNTY TOOK OUR TREES OUT AND ALL OF A SUDDEN THE PEOPLE
05:32:04 HAVE NO BACKYARDS AND THEY'VE GOT ALL THE NOISE FROM

05:32:06 CORKSCREW ROAD.
05:32:07 WE HAVE TO DO SOMETHING THERE.
05:32:09 THE VILLAGE OFFERED TO HELP A LITTLE BIT BECAUSE THEY ARE
05:32:11 PUTTING A SIDEWALK IN, BUT WE STILL HAVE TO PAY FOR PUTTING
05:32:14 A WALL IN OR A BUNCH OF SHRUBBERY TO KILL THE SOUND FROM
05:32:20 CORKSCREW ROAD.
05:32:20 NOW WE BRING THE GAS STATION OVER.
05:32:23 THEY'VE GOT ALL THESE FANCY TREES AND STUFF THEY TALKED

05:32:26 ABOUT PUTTING UP, BUT WE'VE GOT THE ADDED NOISE OF THEIR
05:32:29 VEHICLES GOING UP AND DOWN OUR STREETS, GOING IN THERE.
05:32:32 WE OWN THE ROAD.
05:32:34 WHO PAYS FOR THE MAINTENANCE OF THAT ROAD?
05:32:37 WE DO.
05:32:37 THEY HAVEN'T OFFERED TO DO ANYTHING TO HELP US WITH THE
05:32:40 ROAD.
05:32:40 THEY HAVEN'T OFFERED TO COME OVER TO OUR SIDE OF THE ROAD
05:32:42 AND PUT SOMETHING IN TO HELP US KEEP IT QUIET.
05:32:45 OUR RESIDENTS HAVE BEEN TALKING TO US FOR THE LAST SEVERAL
05:32:49 YEARS, AS THE TRAFFIC FOR THE SCHOOL GETS BIGGER, THEY PUT A
05:32:52 LONGER TURN LANE OUT ON CORKSCREW ROAD FOR THE MORNING AND
05:32:56 AFTERNOON PARENTS PICKING THEIR KIDS UP.
05:32:58 YOU'VE GOT THE NOISE OF THOSE CARS GOING IN.
05:33:01 WE'VE TAKEN THE TREES OUT BY THE COUNTY, MORE NOISE.
05:33:03 THERE'S NO PRIVACY.
05:33:04 FOR 20 YEARS WE'VE BEEN A NICE, QUIET RESIDENTIAL AREA.

05:33:08 WE'D LIKE TO KEEP IT THAT WAY.
05:33:10 I'VE GOT NO PROBLEM.
05:33:11 I DON'T THINK MANY PEOPLE HAVE A PROBLEM WITH THE STORAGE
05:33:13 UNITS.
05:33:13 GAS STATION DOESN'T BELONG IN OUR BACKYARD, PERIOD.
05:33:18 THANK YOU.
05:33:18 [APPLAUSE]
05:33:21 >>Barry Jones: SIR, CAN I ASK YOU A QUESTION?
05:33:25 SIR, COULD I ASK YOU A QUESTION?
05:33:27 WHEN THE COUNTY TOOK THE TREES OUT FROM THE ROAD, DID THEY
05:33:29 BUY RIGHT-OF-WAY FROM YOUR COMMUNITY OR WERE THOSE TREES
05:33:32 PLANTED IN THE RIGHT-OF-WAY?
05:33:34 >> NO, THEY WERE ON OUR PROPERTY.
05:33:37 THEY ADMITTED THEY GOOFED.
05:33:39 THEY PUT UP A FENCE THAT IAN TOOK DOWN AND THEY SAID THEY
05:33:42 WOULD HELP US WHEN WE TRY AND PUT A SOUND BARRIER IN THERE.
05:33:45 WE'RE STILL GOING TO FOOT MOST OF THE BILL FOR THAT SOUND
05:33:48 BARRIER THERE.
05:33:49 THEN WE HAVE TO WORRY ABOUT OUR BACK ROAD WHICH IS
05:33:54 STONEYBROOK GOLF DRIVE AND OUR SIDE.
05:33:56 EVERY MORNING AND AFTERNOON, WE HAVE CARS SITTING THERE
05:33:59 IDLING WITH RADIOS.
05:34:01 >>Barry Jones: THE COUNTY REMOVED THE TREES FROM YOUR
05:34:03 PROPERTY AND WOULD NOT REIMBURSE YOU TO PUT THEM BACK?
05:34:05 IS THAT WHAT YOU'RE TELLING ME?

05:34:07 >> WELL, THEY SAID THEY OFFERED TO HELP US.
05:34:11 >>Barry Jones: THEY REMOVED THEM FROM YOUR PROPERTY, I WOULD
05:34:13 THINK THEY WOULD BE LIABLE TO RESTORE THEM IN KIND.
05:34:17 -- BURDEN ON YOU.

05:34:19 WITH RESPECT TO THE MAINTENANCE OF THE ROAD, IS THAT A CDD
05:34:21 ROAD?
05:34:22 >> YES.
05:34:22 >>Barry Jones: AS MEMBERS OF CDD, THEY CONTRIBUTE TO THE
05:34:26 MAINTENANCE OF THE ROAD, CORRECT?
05:34:28 >> YEAH, THEY TAX IT FOR US.
05:34:29 >>Barry Jones: THE LAST QUESTION I THINK I HAD, WELL, THE
05:34:32 RIGHT-OF-WAY TREES AND THE LANDSCAPING REMOVAL, THAT WAS THE
05:34:34 SAME ISSUE.
05:34:35 NOW, DO YOU UNDERSTAND THAT WHAT THEY ARE ASKING FOR IS
05:34:38 DEVELOPMENT ORDER RIGHTS THAT THEY ALREADY HAVE RIGHTS TO
05:34:41 HAVE A GAS STATION THERE, AND THAT'S NOT WITHIN OUR PURVIEW.
05:34:44 WE CAN'T DO ANYTHING ABOUT THAT.
05:34:45 THAT ZONING IS IN PLACE.
05:34:47 IT'S A RIGHT THAT'S ATTACHED TO THE LAND, AS I UNDERSTAND
05:34:49 IT.
05:34:50 AND THAT'S NOTHING THAT WE HAVE THE ABILITY TO DO ANYTHING
05:34:54 ABOUT.
05:34:55 NANCY, CORRECT ME IF I'M WRONG, BUT IT'S IMPORTANT THAT THE
05:34:58 PEOPLE UNDERSTAND THE PROCESS AND WHAT RIGHTS THAT THEY
05:35:01 CURRENTLY HAVE THAT THEY ARE GRANDFATHERED TO THAT THERE'S

05:35:05 NOTHING LEGALLY WE CAN DO TO STOP THEM FROM PUTTING A GAS
05:35:08 STATION THERE.
05:35:08 ALL WE CAN DO IS MAKE SURE IT ADHERES TO THE COMMUNITY
05:35:11 STANDARDS AND TRY AND MITIGATE WHATEVER IMPACT THEY HAVE ON
05:35:15 YOU.
05:35:16 WE CAN'T TAKE AWAY THEIR RIGHT THAT THEY CAN'T HAVE A GAS
05:35:19 STATION.
05:35:20 >> I UNDERSTAND WHAT YOU'RE SAYING.
05:35:21 MY SUGGESTION WOULD BE, BE GOOD NEIGHBORS AND TALK TO US AND
05:35:24 SEE WHAT WE CAN WORK OUT SO WE'RE ALL LIVING IN A HAPPY
05:35:26 WORLD.
05:35:27 RIGHT NOW WHAT WE'RE LOOKING AT, NOT MUCH IS HAPPENING ON
05:35:30 OUR SIDE.
05:35:31 >>Barry Jones: I APOLOGIZE IF YOU HAD ADVERSE IMPACT FROM
05:35:35 THE COUNTY.
05:35:37 >> THAT HAPPENS.
05:35:38 >>Barry Jones: BUT THEY SHOULD MAKE YOU WHOLE.
05:35:41 >> THEY OFFERED TO DO SOMETHING.
05:35:43 WE WON'T KNOW UNTIL THEY GET THE ROAD DONE.
05:35:45 IN THE MEANTIME, OUR PEOPLE ARE SUFFERING FROM THE NOISE.
05:35:48 ADDED NOISE WITH THE GAS STATION, WITH THE TANKERS AND
05:35:51 STUFF.
05:35:52 THAT WEIGHT ON THE ROAD WAS NOT DESIGNED FOR A GAS TRUCK.
05:35:55 WE'LL BE PAYING FOR THAT ANYHOW.
05:35:57 IF THEY WANT TO PUT THE GAS STATION THERE, MAYBE THEY SHOULD

05:36:00 HELP US.
05:36:01 >>Barry Jones: UNDERSTOOD.
05:36:02 THANK YOU FOR YOUR TIME.
05:36:04 [APPLAUSE]
05:36:10 >> HELLO.
05:36:11 EILEEN HOFF.
05:36:13 CHAIRPERSON OF THE CDD BOARD.
05:36:15 OUR BIGGEST CONCERNS ARE THE NOISE, AND I KNOW THEY HAVE
05:36:18 DONE NOISE STUDIES, BUT THEY HAVEN'T DONE NOISE STUDIES WITH
05:36:23 THE IMPACT OF THE TRUCKS AND THE TRAFFIC ON THAT ROAD.
05:36:26 MANY YEARS AGO, WE TRY TO WORK WITH THE BOARD OF EDUCATION
05:36:30 TO GIVE THEM THAT ROAD.
05:36:32 AND AT THAT POINT IN TIME, JUST TO HANDLE SCHOOL BUSES AND
05:36:36 THE CURRENT TRAFFIC, AND THIS IS PROBABLY GOING BACK ABOUT
05:36:39 SEVEN YEARS AGO, WAS WELL OVER $65,000 JUST TO GET THAT ROAD
05:36:44 TO THAT LEVEL.
05:36:45 SO THAT ROAD IS NOT GOING TO HANDLE THE TRUCKS AND THE
05:36:47 TRAFFIC COMING OUT OF THERE.
05:36:49 THAT'S ONE OF OUR BIGGEST CONCERNS.
05:36:51 ALSO, 24 HOURS, YOU'VE GOT OTHER GAS STATIONS DOWN THE
05:36:54 STREET.
05:36:54 WHY DO WE NEED ONE RIGHT IN OUR BACKYARD FOR 24 HOURS?
05:36:58 I STOPPED AT TWO GAS STATIONS ON MY WAY HERE TODAY.
05:37:03 IT'S FILTHY.
05:37:04 OUR RESIDENTS SHOULD NOT HAVE TO LIVE WITH THAT.

05:37:07 SO THOSE ARE OUR CONCERNS.
05:37:09 ALSO, WITH THE LANDSCAPING, YES, THE COUNTY DID TAKE THE
05:37:17 LANDSCAPING DOWN.
05:37:18 I HAVE BEEN WORKING WITH THE COUNTY.
05:37:20 THEY WILL BE WORKING WITH US TO REDO THAT SO THERE WILL BE
05:37:24 SOME PAY-BACK TO US FOR THAT.
05:37:27 BUT SOME OF IT IS STILL ON US.
05:37:29 AND THE LANDSCAPING THAT THEY ARE DOING, NOBODY HAS OFFERED
05:37:32 TO HELP US WITH ANY OF THE LANDSCAPING WHEN THEY DO THAT.
05:37:35 I THINK OUR BIGGEST CONCERNS ARE THE ROAD WILL NOT HANDLE
05:37:37 THE TRAFFIC AND EVERYBODY IS GOING TO BE COMING OUT THAT
05:37:41 WAY.
05:37:41 YOU KNOW PEOPLE ARE NOT GOING TO GO OUT AND GO EAST TO TURN
05:37:44 AROUND AND COME WEST.
05:37:45 THEY ARE GOING TO USE THAT ROAD, WHICH IS GOING TO IMPACT US
05:37:49 NEGATIVELY.
05:37:50 AND THE LANDSCAPING, THEY'VE GOT TO DO SOMETHING, AND IT'S
05:37:56 JUST NOT -- IT'S NOT GOING TO FLY WITH THE COMMUNITY.
05:37:59 I JUST THINK YOU'RE NEGATIVELY IMPACTING THE ENTIRE
05:38:03 COMMUNITY BY ALLOWING A 24-HOUR GAS STATION.
05:38:05 I GET THAT IT'S APPROVED FOR A GAS STATION, BUT 24 HOURS IS
05:38:09 REALLY NEGATIVELY GOING TO IMPACT OUR COMMUNITY.

05:38:12 >>Anthony Gargano: MARY, CORRECT ME IF I'M WRONG, BUT I
05:38:14 THOUGHT THE ORIGINAL ZONING STIPULATED THAT THEY COULDN'T --
05:38:21 THEY COULD NOT HAVE 24 HOUR.

05:38:24 >>Mary Gibbs: WELL, THE ZONING CONDITION AS I'M TRYING TO
05:38:26 RECALL IT, I THINK SAID THAT 24/7 WAS PROHIBITED.
05:38:30 THAT LEAVES A QUESTION OF WHAT DOES THAT MEAN?
05:38:37 >> THEY DO IT FOR 23 HOURS AND CLOSE DOWN FROM 11 TO 12.
05:38:41 >>Mary Gibbs: SO THAT'S WHAT WE'RE GOING TO BE LOOKING AT
05:38:43 WHEN WE EVALUATE THIS DEVELOPMENT ORDER AND COME BACK.
05:38:47 >>Barry Jones: THAT'S GOING TO BE A LEGAL OPINION THAT THIS
05:38:50 BOARD HAS TO GET.
05:38:52 IT'S NOTHING WE CAN DECIDE.
05:38:53 >> I UNDERSTAND THAT.
05:38:54 BUT THOSE ARE OUR CONCERNS.
05:38:55 WOULD YOU WANT A GAS STATION WITHIN A HUNDRED YARDS OF YOUR
05:38:59 BACKYARD WITH THE LIGHTS, THE NOISE, THE GARBAGE, THE DIRT?
05:39:04 I DON'T THINK THAT -- I DON'T THINK YOU WOULD WANT IT.
05:39:07 WE DON'T WANT IT EITHER.
05:39:08 [APPLAUSE]
05:39:10 >>Barry Jones: -- ONE BACKS RIGHT UP TO US.
05:39:12 I LIVE IN FOUNTAIN LAKES AND WE HAVE ONE THAT BACKS RIGHT UP
05:39:15 TO US.
05:39:16 >> THEN I WOULD HAVE MOVED AND I WOULDN'T HAVE STAYED THERE.
05:39:19 >>Barry Jones: THEY ARE A VERY GOOD NEIGHBOR.
05:39:20 >> WELL, I'M NOT THAT COMFORTABLE WITH THIS WHOLE SITUATION.
05:39:23 THE STORAGE UNIT I'M FINE WITH.
05:39:25 IT IS THE GAS STATION BECAUSE OF THE DIRT, THE NOISE, THE
05:39:29 LIGHTS, AND THE TRAFFIC.

05:39:31 OKAY.
05:39:32 THANK YOU VERY MUCH.
05:39:33 >>Tammy Duran: GARY, YOU'RE NEXT.
05:39:35 AND THEN MARSHA IS AFTER GARY.
05:39:43 >> GOOD AFTERNOON.
05:39:44 FOR THE RECORD, MY NAME IS GARY ISRAEL, 21684 WINDHAM RUN IN
05:39:49 STONEYBROOK IN ESTERO HERE.
05:39:51 I REMEMBER THIS APPLICATION A YEAR AGO IN FRONT OF THE
05:39:56 VILLAGE COUNCIL WHEN ONE OF THE REALTORS, I THINK IT WAS,
05:40:00 THREATENED THE VILLAGE COUNCIL IF HE DIDN'T GET HIS WAY ON
05:40:03 THE 24-HOUR DEAL.
05:40:06 AND IT CAUSED QUITE A COMMOTION.
05:40:09 I ALSO FEEL THAT IT'S KIND OF IRONIC THAT WE'RE TALKING
05:40:12 ABOUT GAS STATIONS WHEN OUR FEDERAL GOVERNMENT WANTS US ALL
05:40:16 TO DRIVE ELECTRIC VEHICLES.
05:40:18 [APPLAUSE]
05:40:18 I HOPE IN THIS PROCESS YOU'LL DELVE INTO HOW MANY TIMES THEY
05:40:34 ANTICIPATE THE TRAFFIC SIGNAL ON CORKSCREW AND STONEYBROOK

05:40:38 DRIVE WILL BE TRIGGERED FOR THE ENTIRE LENGTH OF THE DAY,
05:40:43 NOT JUST 8:00 IN THE MORNING WHEN SCHOOL STARTS, WHEN THE
05:40:47 KIDS ARE ARRIVING AT SCHOOL OR GETTING OUT IN THE AFTERNOON.
05:40:51 THREE LANES OF TRAFFIC IS ALREADY BACKING UP IN FRONT OF OUR
05:40:59 COMMUNITY.
05:40:59 THERE ARE TIMES WHEN YOU CANNOT RIGHT NOW GET OUT OF
05:41:04 STONEYBROOK, EXCEPT THROUGH THE TRAFFIC SIGNAL AT BEN HILL

05:41:07 AND STONEYBROOK, MULTIPLE LIGHT CHANGES.
05:41:12 AND THEY ARE GOING TO COME AROUND TURNING EAST ONTO
05:41:15 CORKSCREW ROAD AND THEY'LL HIT 60 BEFORE THEY HIT THAT
05:41:19 TRAFFIC SIGNAL THERE AT STONEYBROOK GOLF DRIVE.
05:41:22 THREE LANES ADDING TO THE NOISE THAT THEY ALREADY TALKED
05:41:26 ABOUT.
05:41:26 SO I HOPE WE FIGURE OUT THE FREQUENCY OF GAS STATION AND
05:41:37 STORAGE ATTENDANTS THERE THAT WILL TRIGGER THAT LIGHT MORE
05:41:42 FREQUENTLY AND STOP THE FLOW OF TRAFFIC EAST WHEN IT'S
05:41:46 ALREADY BACKING UP AT BEN HILL AND CORKSCREW.
05:41:52 YOU KNOW, I THINK THE TWO BIGGEST WASTES OF RAW LAND ARE
05:42:00 BANKS SINCE 97% OF BANKING IS DONE ELECTRONICALLY ANYMORE
05:42:04 AND NOBODY EVER WALKS INTO THE BANK AND THE GAS STATIONS.
05:42:09 AND WE JUST HAD ON WEDNESDAY, LAST WEDNESDAY AT THE COUNCIL
05:42:15 MEETING, A 12-PUMP STATION CONNECTED TO A WAWA AT THE CORNER
05:42:21 OF THREE OAKS AND CORKSCREW ROAD, REPLACING THE RUBY
05:42:26 TUESDAY'S.
05:42:29 HOW MANY GAS STATIONS DO WE NEED?
05:42:31 WHEN YOU GET TO CORKSCREW AND BEN HILL, MIROMAR OUTLETS AND
05:42:36 THE PUBLIX PLAZA THERE, THERE ARE, I THINK, FOUR GAS
05:42:40 STATIONS ALREADY.
05:42:41 AND ABOUT FIVE BANKS.
05:42:42 THEY ARE BUILDING ANOTHER BANK.
05:42:46 UNBELIEVABLY ACROSS THE STREET.
05:42:48 SO ANYWAY, I HOPE YOU'LL DELVE INTO THOSE ISSUES.

05:42:51 THANK YOU.
05:42:51 >>Anthony Gargano: THANK YOU.
05:42:52 [APPLAUSE]
05:42:59 >> HI.
05:43:00 MY NAME IS MARSHA MARYFIELD.
05:43:02 I'M A RESIDENT OF THE STONEYBROOK.
05:43:04 AND WHILE I'LL SAY THAT AESTHETICALLY THAT LOOKS VERY NICE,
05:43:09 I ALSO UNDERSTAND IN REGARDS TO THE ZONING, ONE OF THE
05:43:15 THINGS WE HAVEN'T DISCUSSED IS THE SAFETY OF THE CHILDREN AT
05:43:19 THAT SCHOOL.
05:43:20 THAT SCHOOL HOUSES --
05:43:23 [APPLAUSE]
05:43:23 -- HOUSES OVER 1,000 CHILDREN K THROUGH FIFTH GRADE PLUS THE
05:43:32 STAFF.

05:43:32 WE'RE TALKING ABOUT THIS SCHOOL ON A ONE-BLOCK, DEAD-END
05:43:38 STREET THAT HAS TWO LANES AND USES THE SAME OUTLET FOR
05:43:45 COMING IN AND GOING OUT.
05:43:47 NOW, IN THE CASE OF AN EXPLOSION OR A HAZARDOUS INCIDENT OR
05:43:54 A FIRE, THE FIRE TRUCKS ARE GOING TO COME AND BLOCK THAT
05:44:00 AREA.
05:44:01 HOW ARE THE PARENTS SUPPOSED TO GET AT THEIR CHILDREN?
05:44:04 HOW ARE THE SCHOOL BUSES SUPPOSED TO GET IN AND PICK UP
05:44:08 THOSE CHILDREN?
05:44:10 AND WHEN DID IT BECOME ACCEPTABLE TO BUILD A HAZARDOUS,
05:44:15 FLAMMABLE FACILITY OUTSIDE THE FRONT DOOR OF AN ELEMENTARY

05:44:20 SCHOOL?
05:44:21 WE ALL HAVE CHILDREN.
05:44:22 WE ALL HAVE GRANDCHILDREN.
05:44:25 DO YOU THINK THAT GOVERNOR RON DESANTIS WOULD WANT HIS
05:44:30 FIVE-YEAR-OLD, HIS FOUR-YEAR-OLD, OR HIS TWO-YEAR-OLD
05:44:33 ATTENDING THIS SCHOOL?
05:44:35 THERE ARE SO MANY VACANT LOTS IN ESTERO TO BUILD A GAS
05:44:40 STATION, BUT NOT AT THE DOORSTEP OF AN ELEMENTARY SCHOOL.
05:44:44 TODAY, THE FUTURE OF 1,000-PLUS SCHOOL-AGE CHILDREN LIES IN
05:44:51 THE HANDS OF THE INVESTORS AND YOURSELVES.
05:44:54 THANK YOU.
05:44:56 [APPLAUSE]
05:45:04 >>Anthony Gargano: ANYONE ELSE FROM THE PUBLIC WISH TO BE
05:45:07 HEARD?
05:45:07 IN THE BACK, IN THE REAR, PLEASE STEP FORWARD, STATE YOUR
05:45:11 NAME.
05:45:11 >>Mary Gibbs: CAN I MAKE ONE COMMENT?
05:45:14 I KNOW EVERYBODY IS EXCITED TO BE HERE BECAUSE IT IS THE BIG
05:45:17 HAPPENING EVENT IN ESTERO, BUT CAN WE MINIMIZE THE APPLAUSE
05:45:20 BECAUSE WE'RE REALLY NOT SUPPOSED TO BE DOING THAT?
05:45:27 >> HI.
05:45:28 I'M DAVE COSTELLO.
05:45:29 20950 ANDIRON PLACE.
05:45:34 I MOVED HERE TWO YEARS AGO BECAUSE IT WAS SUPPOSED TO BE A
05:45:38 BEDROOM COMMUNITY, BUT YOU'RE TURNING IT INTO A STRIP

05:45:40 CENTER.
05:45:40 I'M WATCHING THE TREES DISAPPEAR ON CORKSCREW.
05:45:44 THEY'LL ALL DISAPPEAR, ALL THIS STUFF.
05:45:47 YOU'RE TURNING CORKSCREW INTO A STRIP CENTER.
05:45:50 IT'S LOOKING LIKE 41 OUT HERE.
05:45:52 WE CAN HAVE PARKS AND POOLS.
05:45:54 I WORKED WITH A COMMUNITY WHERE I CAME FROM AND WE DEVELOPED
05:45:58 A CITY THAT HAD NICE THINGS AROUND IT.
05:46:03 NOT A BUNCH OF STRIP CENTER STUFF GOING UP.
05:46:06 THIS ISN'T GOOD FOR THE CITY.

05:46:09 IT LOOKS BAD ON ESTERO.
05:46:10 IT'S A STRIP CENTER.
05:46:12 YOU'LL TAKE MORE TREES JUST LIKE YOU TOOK TREES OFF THE
05:46:15 ROAD.
05:46:16 >>Mary Gibbs: YOU HAVE TO SPEAK AT THE PODIUM.
05:46:20 >>Anthony Gargano: EXCUSE ME, SIR.
05:46:21 CAN YOU STOP BY AND FILL OUT A CARD, PLEASE.
05:46:23 >>Tammy Duran: I HAVE A CARD FOR A DIFFERENT TOPIC FOR HIM,
05:46:26 SO I'LL JUST ADD IT.
05:46:28 >>Anthony Gargano: OKAY.
05:46:29 FINE.
05:46:29 THANK YOU.
05:46:30 ANYONE ELSE FROM THE PUBLIC?
05:46:33 WE'RE GOING TO CLOSE THE PUBLIC PORTION.
05:46:39 I'D LIKE TO MAKE A COMMENT TO THE APPLICANT.

05:46:45 ONE OF MY TAKEAWAYS WAS THAT THERE DOESN'T SEEM TO BE MUCH
05:46:50 COMMUNICATION BETWEEN THE APPLICANT AND THE RESIDENTS.
05:46:52 AND IT MIGHT BE HELPFUL FOR THE APPLICANT TO MEET WITH THE
05:46:58 RESIDENTS, SPEND A LITTLE TIME WITH THE RESIDENTS AND
05:47:01 DISCUSS SOME OF THE ISSUES.
05:47:02 ANY OTHER COMMENTS FROM MEMBERS OF THE BOARD?
05:47:07 >>Michael Sheeley: NO.
05:47:10 >>Anthony Gargano: OKAY.
05:47:10 THANK YOU.
05:47:12 >>Michael Sheeley: THANK YOU ALL FOR COMING.
05:47:21 >>Anthony Gargano: OUR NEXT ORDER OF BUSINESS -- IF YOU
05:47:25 COULD PLEASE EXIT QUIETLY SO WE CAN CONTINUE THE MEETING.
05:47:28 IF YOU COULD PLEASE EXIT QUIETLY SO WE CAN CONTINUE THE
05:47:39 MEETING, WE'D REALLY APPRECIATE IT.
05:47:41 OKAY.
05:47:49 THE NEXT ORDER OF BUSINESS IS A PUBLIC INFORMATION MEETING
05:47:55 FOR THE COUNTRY CREEK PICKLEBALL COURT.
05:48:13 >>Mary Gibbs: TRYING TO SEE IF THE APPLICANT IS HERE.
05:48:17 >>Tammy Duran: MARY, THERE IS SOMEBODY RIGHT BEHIND YOU.
05:48:21 >>Mary Gibbs: THERE ARE SO MANY PEOPLE, I JUST WANT TO MAKE
05:48:24 SURE.
05:48:24 ALONG OUR LINES OF PICKLEBALL CONVERSATIONS, THIS IS
05:48:30 PICKLEBALL COURT AT COUNTRY CREEK, BUT IT'S IN THE VICINITY
05:48:35 OF THE CLUBHOUSE WHERE THERE'S AN EXISTING TENNIS COURT, AND
05:48:39 THEY JUST WANT TO USE THE EXISTING TENNIS COURT FOR

05:48:43 PICKLEBALL.
05:48:44 YOU DON'T HAVE A PowerPoint, RIGHT?
05:48:51 >>Tammy Duran: THERE ARE PICTURES.
05:48:51 I HAVE PICTURES.
05:48:52 >>Mary Gibbs: JUST WHAT WAS IN THE PACKET.
05:48:55 IN YOUR PACKET, THERE'S NO PowerPoint.

05:48:57 THERE'S JUST TWO PICTURES IN YOUR PACKET THAT SHOW THE COURT
05:49:02 LOCATION.
05:49:02 WE CAN ONLY DO ONE AT A TIME.
05:49:24 THIS IS IN YOUR PACKET AND WE HAVE DENNIS FAHEY FROM COUNTRY
05:49:30 CREEK HERE TO EXPLAIN IT.
05:49:37 >> I FEEL LUCKY NOW.
05:49:39 GOOD AFTERNOON.
05:49:40 I'M HERE FROM THE VILLAGES OF COUNTRY CREEK, RIGHT ACROSS
05:49:45 THE STREET.
05:49:46 AND WE HAVE --
05:49:47 >>Anthony Gargano: STATE YOUR NAME, PLEASE.
05:49:50 >> DENNIS FAHEY.
05:49:51 NOT HEARING ME?
05:49:55 HOW IS THAT?
05:49:56 BETTER, WORSE?
05:49:57 KNEEL DOWN? I'M FROM THE VILLAGES OF COUNTRY CREEK.
05:50:01 I'M HERE.
05:50:03 WE HAVE A GROUP OF MEMBERS THAT WOULD LIKE TO ADD PICKLEBALL
05:50:07 TO ONE OF OUR AMENITIES.

05:50:11 IT'S BEEN HOT AND COLD FOR A WHILE, SO WE RAN SOME TESTS AND
05:50:18 TRIAL PERIODS TO SEE IF WE COULD DO IT, WHAT WE COULD DO.
05:50:23 WORKED WITH PEOPLE HERE AT THE BUILDING.
05:50:27 SO THERE ARE TWO COURTS ON THE TELEVISION.
05:50:30 THE ONE NEAR THE 34465 IS COURT NUMBER TWO IS WHERE WE PLAY
05:50:36 IT.
05:50:36 IT'S ADJACENT TO OUR POOL.
05:50:39 THE GREEN LINE YOU SEE AT THE TOP OF THE SCREEN IS THE GIS
05:50:48 BOUNDARY FOR THE NEAREST HOME.
05:50:51 THAT'S 90 FEET.
05:50:53 THE BLUE LINE AROUND THE COURT --
05:50:59 >>From the Audience: [INAUDIBLE]
05:50:59 >> 90 FEET.
05:51:00 >>Anthony Gargano: EXCUSE ME, SIR, YOU'RE OUT OF ORDER.
05:51:03 >> I'M SORRY.
05:51:04 I SHOULD HAVE NEVER ADDRESSED IT.
05:51:10 THE BUSHES IS THE ESTERO RIVER.
05:51:12 THE ACOUSTIBLOK FENCING WOULD GO FROM THE BOTTOM LEFT ALL
05:51:17 THE WAY AROUND TO THE TOP RIGHT.
05:51:18 WE WOULD NOT DO ANYTHING LINES ON THE TENNIS COURTS.
05:51:24 WE WOULD NOT DO ANY PERMANENT FENCING.
05:51:27 WE WOULD FOLLOW THE VILLAGE'S RECOMMENDATION FOR BALLS AND
05:51:31 PADDLES.
05:51:33 WE WOULD NOT INTERFERE WITH OUR CURRENT TENNIS PROGRAM THAT
05:51:37 IS ALIVE AND ACTIVE AND SUCCESSFUL AT COUNTRY CREEK.

05:51:42 WE'RE ASKING FOR ABOUT 17 HOURS A WEEK TO PLAY.
05:51:50 AND I BELIEVE IN THE -- EVERYBODY HAS, MOSTLY FROM THE

05:51:58 MASTER BOARD, IT HAS ALL THE THINGS THAT WE DO TO
05:52:03 ACCOMMODATE THESE THINGS, AND THE NETS WOULD BE REMOVABLE.
05:52:08 THEY ARE ON WHEELS.
05:52:09 WE PURCHASED ALL NEW AND MOVED FORWARD WITH THAT.
05:52:11 THIS IS THE ONLY COURT WE FEEL COMFORTABLE ENOUGH TO PUT IT
05:52:16 ON.
05:52:17 WE HAVE A HARD TRUE COURT THAT THEY WANTED TO PLAY ON, BUT
05:52:21 THAT WAS TOO CLOSE TO THE RESIDENTS.
05:52:26 I'M OPEN TO ANY QUESTIONS, ANY INFORMATION I'M MISSING.
05:52:33 >>Barry Jones: IT SAYS YOU'RE ABLE TO PLAY AT NIGHT.
05:52:36 I'M ASSUMING THERE'S EXISTING LIGHTING.
05:52:38 >> YES, WE'RE NOT ADDING.
05:52:40 >>Barry Jones: NOT CHANGING ANY HOURS.
05:52:41 >> NOTHING WHATSOEVER.
05:52:43 >>Barry Jones: YOU'RE JUST PROPOSING TO PUT IN PICKLEBALL,
05:52:44 AND YOU'RE WILLING TO ADD THE SOUNDPROOF BARRIER AROUND.
05:52:47 >> YES, SIR, FROM ACOUSTIBLOK.
05:52:52 >>Kristin Jeannin: YOU SAID YOU ARE NOT INTERFERING WITH THE
05:52:54 CURRENT TENNIS PLAY.
05:52:55 DIFFERENT HOURS?
05:52:59 >> ABSOLUTELY.
05:52:59 THEY WOULD HAVE THEIR SET SCHEDULE FOR TOURNAMENTS, THEIR
05:53:02 PRACTICE TIMES.

05:53:06 THEY WOULD WORK HAND IN HAND TO COME UP WITH A SCHEDULE THAT
05:53:09 THEY WOULD BOTH MUTUALLY BE ACCEPTABLE AND MOVE FORWARD FROM
05:53:13 THERE.
05:53:14 >>Kristin Jeannin: IS IT BOTH COURTS?
05:53:16 >> NO, JUST THE ONE.
05:53:17 >>Kristin Jeannin: WHICH ONE?
05:53:18 >> CLOSEST TO THE 34465.
05:53:21 >>Barry Jones: THE ONE ON THE LEFT.
05:53:23 >> THE ONE ON THE LEFT, THANK YOU.
05:53:25 >>Barry Jones: THIS IS A SIX OR EIGHT FOOT TALL FENCE AROUND
05:53:27 IT?
05:53:28 >> THAT'S AN EIGHT FOOT.
05:53:31 >>Barry Jones: ACOUSTA MAT WOULD BE THE SAME HEIGHT.
05:53:34 >> YES, ALL THE WAY UP.
05:53:36 >>Barry Jones: SPECS THAT COME WITH THE ACOUSTA MAT, MARY
05:53:40 THAT SAYS WHAT THE DEADENING EFFECT IS WITH OR WITHOUT
05:53:43 DIFFERENT PADDLES, BALLS.
05:53:46 >>Mary Gibbs: THERE ARE SPECS.
05:53:49 >> THEIR BID IS IN THE PACKET.
05:53:55 >>Mary Gibbs: JIM SAID IT DROPS ABOUT TEN DECIBELS WITH THE
05:53:58 ACOUSTA FENCE, ACOUSTA MAT.
05:54:01 >>Barry Jones: IS IT ACCEPTABLE THAT THE FENCE IS FINE AND
05:54:04 YOU'RE USING NORMAL PADDLES AND BALLS A CERTAIN DISTANCE OR
05:54:07 DO WE HAVE ANY DATA AT ALL?

05:54:12 >> WE HAVE THE GREEN CHART AND THE RED CHART.

05:54:16 WE'D MAKE SURE THEY USE THE GREEN AND USE THE DIFFERENT
05:54:20 BALL.
05:54:20 >>Barry Jones: YOU'RE COMMITTING TO A NOISE DEADENING
05:54:25 MATERIAL.
05:54:26 >> ABSOLUTELY.
05:54:27 >>Barry Jones: MAYBE IT'S IN THERE AND I DIDN'T SEE IT, BUT
05:54:29 IT WOULD BE IMPORTANT INFORMATION TO INCLUDE.
05:54:33 >>James Tatooles: AT PRESENT, ARE YOU GETTING ANY COMPLAINTS
05:54:36 AT ALL ABOUT NOISE FROM THE TENNIS COURT BY ANY OF THE
05:54:38 RESIDENTS?
05:54:39 >> NO.
05:54:42 >>James Tatooles: WHAT'S THE RELATIVE NOISE LEVEL BETWEEN
05:54:45 THE TENNIS COURT AND THE PICKLEBALL GAME?
05:54:50 >> I DON'T KNOW THAT ANSWER.
05:54:51 I MEAN, THE POOL IS RIGHT THERE, SO YOU HAVE THE GRANDKIDS
05:54:59 IN THERE.
05:55:00 IT CAN'T BE THAT MUCH MORE NOISE THAN A NORMAL AFTERNOON.
05:55:08 >>James Tatooles: THAT'S WHAT I'M TRYING TO ESTABLISH.
05:55:10 >> IT IS A BIG ACTIVE AREA.
05:55:14 AND WE MOST LIKELY PLAY IN MID AFTERNOONS, MAYBE A LITTLE
05:55:19 BIT AT NIGHT.
05:55:25 >>Kristin Jeannin: LOOKS LIKE A PRETTY DENSE VEGETATION --
05:55:30 >> THAT'S THE ESTERO RIVER.
05:55:31 ACTUALLY, THAT IS THE SWALE THAT GOES TO THE RIVER.
05:55:33 THE RIVER ACTUALLY RUNS IN FRONT OF THESE COURTS, WHERE THAT

05:55:37 BOTTOM BLUE LEFT IS.
05:55:40 THAT'S THE OVERFLOW SWALE COMING DOWN.
05:55:43 IT'S VERY THICK WITH VEGETATION.
05:55:49 >>Anthony Gargano: MARY, I HAVE A QUESTION.
05:55:50 THE CONDITIONS THAT WE PUT EARLIER FOR PELICAN SOUND
05:56:01 SPECIFYING THE BALL MATERIAL, THE PADDLE MATERIAL, THE
05:56:07 ACOUSTIC MATERIAL, IS THAT OUR STANDARD AT THIS POINT?
05:56:12 >>Mary Gibbs: SEEMS TO BE EVOLVING INTO OUR STANDARD.
05:56:16 >>Anthony Gargano: WE SHOULD MAKE SURE THE APPLICANT GETS A
05:56:19 COPY OF THAT.
05:56:21 >>Mary Gibbs: JIM SAID HE ALREADY HAS IT.
05:56:25 THEY SUBMITTED A LIMITED DEVELOPMENT ORDER THAT JIM HAS BEEN
05:56:29 REVIEWING AND WORKING WITH THEM ON THAT.
05:56:36 >> SO I HAVE THESE SHEETS.
05:56:39 THE RED AND THE GREEN.
05:56:43 >>Barry Jones: DIFFERENT MATERIAL SPECS.
05:56:45 >> GREEN ARE ACCEPTABLE; RED ARE NOT ACCEPTABLE.
05:56:48 IT'S PART OF THE PACKET THAT'S ON THE STICK DRIVE.
05:56:50 I THINK I HAVE EVERYTHING YOU NEED.
05:56:56 IT'S JUST NOT ON THE PowerPoint.

05:57:01 >>Anthony Gargano: ANY OTHER QUESTIONS FROM THE BOARD?
05:57:04 OPEN TO THE PUBLIC?
05:57:07 >> ARE WE DONE WITH ME?
05:57:10 >>Anthony Gargano: YES.
05:57:11 >>Tammy Duran: WE HAVE ABOUT EIGHT CARDS.

05:57:14 CAROL.
05:57:14 WAIT TILL?
05:57:17 LISA?
05:57:27 >> HI.
05:57:28 I'M LISA KELLER.
05:57:29 I LIVE IN VILLAGES OF COUNTRY CREEK.
05:57:31 AND I VERY MUCH SUPPORT THE PROPOSAL FOR PICKLEBALL.
05:57:35 I THINK PICKLEBALL IS THE GROWING SPORT IN THE UNITED STATES
05:57:38 AND HAVING A COMMUNITY THAT DOESN'T HAVE THIS AMENITY I
05:57:41 THINK WILL AFFECT THE 800 PLUS DOORS THAT WE HAVE, AND I
05:57:46 THINK THAT THIS IS -- WE HAVE OTHER TENNIS COURTS, JUST FYI.
05:57:51 THESE AREN'T THE ONLY TWO COURTS.
05:57:52 WHEN YOU ASKED THE QUESTION ABOUT WHETHER TENNIS WOULD BE
05:57:54 IMPACTED, THERE'S, I THINK, FOUR OTHER COURTS THAT THERE IS
05:57:59 TENNIS.
05:57:59 SO THIS IS REALLY A PROPOSAL FOR ALTERING USE OF ONE AND,
05:58:03 AGAIN, NOT 100% OF THE TIME.
05:58:06 BUT I FEEL THAT AS A HOMEOWNER THAT FROM A PROPERTY VALUE
05:58:10 STANDPOINT, PEOPLE ARE LOOKING WHEN THEY BUY, WHETHER
05:58:13 THERE'S PICKLEBALL.
05:58:15 SOUNDS SILLY BUT REALLY IN THE LAST YEAR IT HAS EXPLODED.
05:58:18 I WOULDN'T BUY A NEW HOUSE IN A COMMUNITY WITHOUT PICKLEBALL
05:58:20 AS AN AMENITY.
05:58:21 SO I REALLY HOPE THAT YOU ALLOW US TO DO IT.
05:58:25 I THINK WE ARE IN A VERY GOOD COMMUNITY THAT WE GET ALONG

05:58:28 WITH EACH OTHER AND USUALLY VERY COLLABORATIVE ABOUT WORKING
05:58:31 TOGETHER IN A TEAM WAY.
05:58:33 I DON'T THINK ANYBODY WANTS TO GET IN A MAJOR SCUFFLE ABOUT
05:58:36 IT, BUT I THINK IT'S A SIGN OF THE TIMES THAT PICKLEBALL IS
05:58:39 A HUGE SPORT.
05:58:41 I THINK OUR COMMUNITY WOULD REALLY SUPPORT IT.
05:58:44 THANK YOU.
05:58:47 >>Tammy Duran: THOMAS AND THEN SHARON.
05:58:55 >> HI.
05:58:56 SHARON BUZE FROM COUNTRY CREEK, OBVIOUSLY.
05:59:00 I WAS INTRODUCED TO PICKLEBALL ABOUT EIGHT YEARS AGO WHEN WE
05:59:03 WERE ALLOWED TO PLAY ON A DIFFERENT HARD COURT, NUMBER FIVE.
05:59:07 WE DO HAVE FIVE TENNIS COURTS IN COUNTRY CREEK.
05:59:09 WE WERE STOPPED BECAUSE THE VILLAGE HERE HAS RECEIVED A
05:59:13 NUMBER OF COMPLAINTS ABOUT THE NOISE.
05:59:15 WE WERE ASKED A NUMBER OF YEARS LATER TO FORM IS COMMITTEE

05:59:19 OF WHICH WE DID.
05:59:20 WE HAVE FIVE ON A PICKLEBALL COMMITTEE, AND ASKED TO MEET
05:59:24 WITH THE PEOPLE AROUND THAT COURT FIVE, THE HARD COURT.
05:59:27 THEY REFUSED TO MEET WITH US.
05:59:28 SO CONSEQUENTLY AFTER A LOT OF DISCUSSION, OUR MASTER BOARD
05:59:33 HAD DECIDED THAT THERE WILL BE NO PICKLEBALL ON THAT COURT
05:59:36 BECAUSE OF THE CLOSE PROXIMITY TO HOMES.
05:59:39 SO SINCE THEN WE WERE LOOKING FOR OTHERS.
05:59:43 I'M SURE YOU VERY WELL KNOW WE ARE LAND LOCKED.

05:59:46 THERE IS NO OTHER AREA IN THE COMMUNITY TO BUILD PICKLEBALL
05:59:49 COURTS, SO THE MASTER BOARD HAS COME UP WITH LET'S TRY A
05:59:52 TEST ON COURT NUMBER ONE.
05:59:54 WE DID THAT.
05:59:55 WE DIDN'T INTERFERE ANYTHING WITH TENNIS.
05:59:57 WE PUT DOWN TEMPORARY LINES OF STRING, AND WE WORE THE
06:00:02 PROPER SHOES.
06:00:04 WE DIDN'T CREATE ANY PROBLEMS, AND THAT LASTED MAYBE ABOUT
06:00:08 FIVE OR SIX TIMES.
06:00:09 AND THEN WE WERE ASKED TO STOP AND THEREFORE IT WAS ALL
06:00:13 BROUGHT TO YOU.
06:00:14 I KNOW YOU'RE ALL AWARE, IT IS THE FASTEST GROWING SPORT IN
06:00:18 THE UNITED STATES AND PROBABLY THE WORLD.
06:00:20 I'M NOT SURE OF THAT, AND IT'S A GOOD EXERCISE FOR ALL OF
06:00:25 US.
06:00:26 I PERSONALLY WAS NEW TO COUNTRY CREEK WHEN I FIRST STARTED
06:00:29 THE GAME AND MET SO MANY WONDERFUL PEOPLE THROUGH THAT.
06:00:33 SO I'M HOPING THAT YOU WILL CONSIDER.
06:00:35 WE'RE ASKING FOR 17 TO 20 HOURS A WEEK OUTSIDE OF WHEN THE
06:00:40 TENNIS PEOPLE WILL BE PLAYING, AND WE WILL NOT INTERFERE
06:00:42 WITH THEM.
06:00:43 THANK YOU.
06:00:43 >>Anthony Gargano: THANK YOU.
06:00:48 >>Tammy Duran: DENNIS AND THEN RON.
06:00:49 >> DON LEWIS, COUNTRY CREEK, 20810 ANDIRON.

06:00:59 WE'VE BEEN BATTLING THIS THING FOR A NUMBER OF YEARS, AND
06:01:05 YOU'RE GOING TO HEAR, WELL, WHY DON'T WE GO TO COURTS AWAY
06:01:09 FROM THE COMMUNITY?
06:01:11 WELL, OUR COURTS ARE AWAY FROM THE COMMUNITY.
06:01:14 THEY HAVE COURTS RIGHT OVER HERE AT THE COMMUNITY CENTER,
06:01:16 BUT YOU GO OVER THERE AND IT IS JAMMED PACK.
06:01:19 WE'RE TRYING TO KEEP OUR LITTLE COMMUNITY GOING AND TRYING
06:01:21 TO KEEP EVERYBODY ACTIVE.
06:01:25 MYSELF, I'M 78 YEARS OLD.
06:01:27 IF I HAD TO WAIT AROUND FOR MORE COURTS TO BE BUILT, I AIN'T
06:01:31 GOING TO BE PLAYING.
06:01:33 ALL RIGHT?

06:01:34 THAT'S A FACT.
06:01:34 I HAD A CONVERSATION WITH A GENTLEMAN HERE NAMED STEVE AND I
06:01:38 TOLD HIM THAT.
06:01:39 BACK A NUMBER OF YEARS AGO, WE HAD A LITTLE SURVEY DONE AS
06:01:42 TO WHAT PARK AND REC CAN DO FOR THE COMMUNITY AND PICKLEBALL
06:01:48 IS ONE OF THE MAIN THINGS THAT WE ASK FOR.
06:01:50 I KNOW THERE ARE PLANS BEING MADE TO HAVE SOME COURTS OVER
06:01:55 HERE ON, WHAT IS THAT?
06:02:00 WILLIAMS, NEXT TO THE GOLF TEE RANGE AND STUFF LIKE THAT.
06:02:05 I CAN'T WAIT AROUND FOR THAT.
06:02:06 RIGHT NOW, ABLE TO PLAY THREE GAMES, FOUR MAX.
06:02:11 BY THAT TIME, I'M DONE.
06:02:12 YOU'RE GOING TO HEAR COMPLAINTS THAT WE'RE WRECKING THEIR

06:02:15 TENNIS COURTS AND WE'RE NOT.
06:02:17 THEY WILL TELL YOU, IT'S THEIR TENNIS COURTS.
06:02:20 IT'S NOT THEIR TENNIS COURTS.
06:02:22 IT'S THE COMMUNITY'S TENNIS COURTS AND THAT INCLUDES
06:02:23 EVERYBODY IN THE COMMUNITY.
06:02:24 I WOULD REALLY APPRECIATE THAT YOU HELP US ALONG AND GET
06:02:28 THIS DONE, OKAY?
06:02:30 THANKS FOR YOUR TIME.
06:02:31 >>Anthony Gargano: THANK YOU.
06:02:32 >>Mary Gibbs: MAY I JUST MENTION TO TOM THAT WE STILL ARE
06:02:35 WORKING ON THOSE PLANS FOR WILLIAMS ROAD.
06:02:39 STILL WORKING ON IT.
06:02:41 TRYING.
06:02:48 >>Tammy Duran: RON.
06:02:55 >> RON ROGIERI, 20930 RIVERS FORD.
06:03:01 I JUST MOVED INTO THE COMMUNITY A COUPLE OF MONTHS AGO.
06:03:05 WE LOVE THE COMMUNITY.
06:03:06 I FEEL RIGHT AT HOME.
06:03:07 AND THE CONCERN THAT I HAVE IS MY WIFE AND I HAVE LOOKED AT
06:03:12 MANY, MANY COMMUNITIES, AND A LOT OF THESE COMMUNITIES HAD
06:03:16 PICKLEBALL COURTS.
06:03:18 AND I GOT TO TELL YOU, THE NOISE DROVE ME OUT OF MY MIND.
06:03:22 THAT CLICK CLACK, CLICK CLACK, CLICK CLACK, AND, I MEAN, I'M
06:03:27 FAR AWAY FROM THE TENNIS COURTS, SO IT'S REALLY NOT
06:03:31 AFFECTING ME, BUT I KNOW THERE ARE SOME HOUSES EXTREMELY

06:03:34 CLOSE TO WHERE THEY INTEND TO PUT THE PICKLE COURTS.
06:03:37 AND I DON'T KNOW HOW THOSE RESIDENTS WILL FEEL.
06:03:41 NOW, I KNOW THEY HAVE SPOKEN ABOUT NOISE MITIGATION.
06:03:47 I DON'T KNOW ANYTHING ABOUT THAT.
06:03:49 IF THEY CAN QUELL THAT NOISE, THEN I'M ALL FOR IT.
06:03:52 BUT IF YOU'RE GOING TO CONSTANTLY HEAR THAT CLICK CLACK,
06:03:55 CLICK CLACK, CLICK CLACK AND IT FILTERS INTO THE CLUBHOUSE,
06:03:59 INTO THE POOL AREA, IT'S DISTURBING.

06:04:01 I'M ALL FOR PICKLEBALL, BUT I'M NOT ALL FOR THAT NOISE.
06:04:05 NOISE IS REALLY ANNOYING.
06:04:07 THAT'S ALL I HAVE TO SAY.
06:04:14 >>Tammy Duran: GEORGE.
06:04:22 >> GOOD AFTERNOON.
06:04:23 MY NAME IS GEORGE MOLINER.
06:04:26 MY WIFE AND I LIVE FULL-TIME AT THE VILLAGES OF COUNTRY
06:04:28 CREEK.
06:04:29 MANY YEARS AGO I RECEIVED AN EXCELLENT UNDERGRADUATE AND
06:04:32 GRADUATE ENGINEERING EDUCATION FROM PURDUE UNIVERSITY,
06:04:35 ALTHOUGH IT WAS ALL THEORY, MATH, PHYSICS AND STATISTICS.
06:04:38 MY WIFE WOULD CERTAINLY AGREE THAT I HAVE ABSOLUTELY NO
06:04:43 PRACTICAL EXPERIENCE IN ANYTHING.
06:04:44 BEFORE MOVING TO ESTERO, I WAS INVOLVED IN A ZONING ISSUE IN
06:04:48 CHESTER COUNTY, PENNSYLVANIA.
06:04:50 WE AND THE DEVELOPER DISAGREED ON PROPER PUBLIC NOTICE,
06:04:55 SUDDENLY SACK LENGTH, LOT SIZE, OPEN SPACE, EMERGENCY

06:04:59 ACCESS, BUT PRIMARILY WITH THEIR STORMWATER CALCULATIONS.
06:05:03 I CONTACTED MY FELLOW PURDUE ENGINEERS AND FORTUNATELY IT'S
06:05:08 VERY EASY TO FIND REALLY GOOD PURDUE ENGINEERS WHO ARE
06:05:11 EXPERTS IN THIS AREA TO CALCULATE THE ACCURATE FIGURES.
06:05:15 THE DEVELOPER WAS OFF A LOT.
06:05:18 SO HOW DID WE PRESENT THESE FIGURES?
06:05:21 WHILE IT'S ONE THING TO TALK ABOUT GALLONS, LITERS, CUBIC
06:05:26 METERS AND ACRES FLOODED WITH WATER, BUT IT'S ANOTHER THING
06:05:29 FOR PEOPLE TO ACTUALLY UNDERSTAND WHAT THESE MEASUREMENTS
06:05:32 MEAN.
06:05:32 SO HERE'S WHAT I DID.
06:05:34 SAY YOU'RE STANDING ON THE 50-YARD LINE AT THE VET AND
06:05:38 IMAGINE WATER FROM SIDELINE TO SIDELINE FROM END ZONE TO END
06:05:42 ZONE AND THREE FEET ABOVE THE CROSS-BAR.
06:05:45 WELL, THAT'S HOW MUCH THEIR CALCULATIONS WERE OFF.
06:05:48 NOW, I'M NOT HERE TO TALK ABOUT CONTAINING WATER.
06:05:51 I AM HERE TO TALK ABOUT LISTENING TO NOISE.
06:05:54 WATER IS FUNGIBLE.
06:05:56 SOUND ISN'T.
06:05:58 SOUND HAS VERY UNIQUE CHARACTERISTICS.
06:06:01 AND IT'S THOSE CHARACTERISTICS THAT MAKE IT UNACCEPTABLE FOR
06:06:05 COUNTRY CREEK.
06:06:06 LET'S JOIN 40,000 SCREAMING FANS AT WRIGLEY FIELD.
06:06:11 SAMMY SOSA UNLOADS WITH HIS CORK BAT.
06:06:14 EVEN IF YOU ARE STANDING OUT ON WAVELAND AVENUE, YOU'RE

06:06:18 GOING TO HEAR THAT CRACK, JUST AS CLEAR AS IF YOU WERE
06:06:21 STANDING AT HOME PLATE.
06:06:22 THE SAME FOR PICKLEBALL.
06:06:23 THE VILLAGE HAS FOCUSED ON DECIBELS, 65.

06:06:28 BUT EVEN YOUR ORDINANCE, SECTION 1295 AND 1296 PERMITS A
06:06:32 RANGE.
06:06:32 VERY BLUNTLY, THERE'S NO HUMAN ALIVE THAT CAN DISTINGUISH 65
06:06:37 DB FROM A RANGE OF SOUNDS.
06:06:39 AND, IN FACT, A POOL PUMP AND HEATER ARE LIKELY TO BE IN THE
06:06:43 60 TO 65 RANGE, IF NOT HIGHER.
06:06:46 THIS IS A $15 SOUND METER I GOT FROM AMAZON.
06:06:52 I COULD BUY AN NTI XL2 ACOUSTIC ANALYZER FOR $1500 AND WOULD
06:06:58 GET THE SAME READINGS.
06:07:00 I COULD CALL MY PURDUE ENGINEERING FRIENDS, AND WE COULD
06:07:04 PERFORM A SPECTRO COMPOSITION -- TRANSFORM, CONDUCT EQUAL
06:07:07 LOUDNESS CONTOURS AND DO A CRITICAL BANDWIDTH ANALYSIS.
06:07:11 WE COULD TAKE INTO ACCOUNT WIND, WEATHER, HUMIDITY,
06:07:15 TOPOGRAPHY, WATER, AND EVEN THE FREQUENCY SENSITIVITY DUE TO
06:07:18 THE AGE OF RESIDENTS.
06:07:19 IT WOULDN'T MAKE ANY DIFFERENCE.
06:07:22 WHETHER YOU ARE ON THE FIRST TEE AT COUNTRY CREEK OR TRYING
06:07:28 TO ENJOY A CONVERSATION AT THE CABANA OR DINING ON OUR
06:07:33 CLUBHOUSE PATIO, YOU WOULD STILL HEAR.
06:07:38 WELL, I CAN'T PLAY IT.
06:07:40 IT'S THE PICKLEBALL SOUNDS.

06:07:42 MY POINT IS PLEASE DO NOT INFLICT THIS ON ANY OF YOUR ESTERO
06:07:46 NEIGHBORS.
06:07:46 I DON'T KNOW IF YOU'VE EVER HEARD PICKLEBALL.
06:07:53 >>Barry Jones: YES, WE HAVE.
06:07:55 >> ANYWAY, IT'S DISTURBING.
06:07:56 THANK YOU.
06:08:01 >>Tammy Duran: DAVID.
06:08:02 GEORGE.
06:08:03 YOU DROPPED SOMETHING.
06:08:08 DAVID, DID YOU WANT TO TALK AGAIN FOR THIS ONE?
06:08:10 THE CARD WAS FOR THIS ONE, RIGHT?
06:08:19 YOU ARE UP NEXT.
06:08:31 >> AGAIN, MY NAME IS DAVID COSTELLO.
06:08:35 I LIVE AT 20950 ANDIRON PLACE, 90-FOOT FROM THE BACK OF THE
06:08:41 TENNIS COURT, NOT THAT ANYBODY HAS DONE THAT.
06:08:46 WE TALK ABOUT PROBLEMS HERE.
06:08:49 I HAVEN'T HEARD ANYBODY EXPLAIN ANY OF THESE PROBLEMS IN
06:08:53 HERE THAT ESTERO IS FACING.
06:08:55 AND I'LL JUST -- YOU KNOW, COUNTRY CREEK, YOU NEVER CAME TO
06:09:00 MY HOUSE.
06:09:01 NOBODY CAME TO MY HOUSE.
06:09:02 I'VE BEEN THERE FOR A YEAR AND A HALF.
06:09:04 NOW, I HEARD THE PICKLEBALL, WE HAD A LITTLE THING ABOUT,
06:09:08 OH, THREE, FOUR MONTHS AGO.
06:09:11 AND THE PICKLEBALL PEOPLE WERE THERE UNTIL 11:20 AT NIGHT

06:09:18 DRINKING BEER, HAVING DRINKS, AND HAVING PICKLEBALL STUFF.
06:09:23 OH, YEAH, YOU TALK ABOUT --
06:09:28 >>Anthony Gargano: PLEASE, NO COMMENTS.
06:09:29 GO AHEAD.
06:09:30 CONTINUE.
06:09:31 >> SO NOBODY HAS DONE ANY NOISE STORY THAT I KNOW OF ON OUR
06:09:34 STREET THAT WE BACK UP TO IT.
06:09:38 THEY TALK ABOUT BUDGET.
06:09:39 WHERE IS THE BUDGET FOR THIS?
06:09:41 I DIDN'T SEE ANY BUDGET PLANNED OUT.
06:09:42 THIS IS A TENNIS COURT, NOT A PICKLEBALL.
06:09:46 LIKE HE SAID, WE HAVE FIVE TENNIS COURTS.
06:09:48 THEY DON'T WANT THE PICKLEBALL AT ANY OF THE OTHER TENNIS
06:09:51 COURTS BECAUSE IT CAUSES NOISE PROBLEMS.
06:09:54 WELL, YOU KNOW, IT'S NOT THE NOISE OF THE PICKLEBALL.
06:09:57 IT'S THE NOISE OF THE PEOPLE THAT ARE IMBIBING AT THE
06:10:01 PICKLEBALL.
06:10:02 NOW, IF YOU WANT PICKLEBALL LATE AT YOUR HOUSE IN THE
06:10:08 BACKYARD, THEN WHY DON'T YOU GO AHEAD AND APPROVE IT.
06:10:11 I HEAR PEOPLE TALK ABOUT, OH, THE SOUND OF THE PICKLEBALL.
06:10:16 IT'S NOT THE SOUND OF THE PICKLEBALL.
06:10:18 I WAKE UP TO THE TENNIS PEOPLE BETTING IN THE MORNING.
06:10:21 BETS GO UP TO A THOUSAND DOLLARS AND THEY SIT OUT THERE AND
06:10:25 ARGUE.
06:10:25 NOW, THE PICKLEBALLERS LIKE TO COME AT NIGHT.

06:10:31 THEY LIKE TO DRINK OUT THERE AND HAVE A SOCIAL FUN.
06:10:35 SO I WOULD SAY IF THEY HAVE HOURS, THEN MAYBE THEY WANT TO
06:10:40 MAKE THOSE AFTERNOON HOURS.
06:10:41 NOT NIGHT HOURS.
06:10:45 AND IF THEY ARE GOING TO HAVE NIGHT HOURS, THEN I WANT TO
06:10:47 KNOW, DO I CALL 911?
06:10:52 IS THERE A PERSON IN CHARGE THAT'S GOING TO GO OVER THERE
06:10:54 AND SHUT THAT DOWN IMMEDIATELY?
06:10:57 ARE THEY GOING TO BE OVER THERE IN A HALF HOUR AND ARE THEY
06:11:01 GOING TO CLEAR TEENAGERS OR OTHER PEOPLE OUT OF THIS AREA?
06:11:06 THIS WAS MADE TO BE A TENNIS COURT WHEN I MOVED IN.
06:11:11 THERE IS NO STUDY GOING ON.
06:11:13 I HEAR, WHERE ARE THE FUNDS FOR PLANNING AND WHERE IS THE
06:11:17 REVIEW FOR THIS THING?
06:11:19 IT'S NOT THE SOUND OF JUST THE PICKLEBALL GOING ON.
06:11:22 I'M NOT HERE TO TALK ABOUT HOW DOES A TENNIS BALL SOUND.
06:11:26 HOW DO TENNIS PEOPLE SOUND WHEN THEY GET BETTING AGAINST
06:11:29 EACH OTHER?
06:11:30 THAT'S WHAT MAKES THE NOISE.
06:11:31 IT'S THE PEOPLE AT THE POOL, NOT THE SPLASH OF THE WATER.
06:11:36 SO WHEN HE SAYS THEY BACK UP, YOU KNOW, I DON'T KNOW WHO
06:11:40 HE'S TALKING ABOUT.

06:11:42 I DON'T KNOW IF THERE SHOULD BE FINES ON PEOPLE THAT ARE
06:11:45 PLAYING PICKLEBALL AFTER HOURS OR DRINKING UP THERE.
06:11:50 IF THE POLICE SHOULD BE CALLED AT THE COUNTRY CLUB.

06:11:54 I DON'T UNDERSTAND WHERE THEY HAVE ANY BUDGETS TO DO ANY OF
06:11:57 THESE THINGS.
06:11:58 THEY HAVE THE PEOPLE SHOW UP ON TIME.
06:12:01 IT'S KIND OF LIKE A BAD JOKE.
06:12:05 >>Anthony Gargano: YOUR TIME IS UP.
06:12:11 >> I LIKE WALKING.
06:12:13 LET'S TURN THE GOLF COURSE INTO A NEW WALKING TRACK.
06:12:16 OKAY, EVERYBODY.
06:12:23 >>Tammy Duran: CAROL, DID YOU WANT TO GO NOW?
06:12:24 YOU ARE THE LAST CARD, CAROL, IF YOU WANTED TO GO.
06:12:36 >> CAROL DEFRANK.
06:12:37 20851 RIVERS FORD.
06:12:41 I'VE BEEN INVOLVED IN THIS PICKLEBALL ARGUMENT FOR I THINK
06:12:43 AT LEAST SEVEN YEARS IT'S BEEN GOING ON, NOT JUST A YEAR AND
06:12:47 A HALF, AND WE HAVE DONE STUDIES ALL OVER THE COMMUNITY.
06:12:50 WE HAVE WALKED THE COMMUNITY LOOKING FOR OTHER PLACES.
06:12:53 THERE'S JUST NO LAND AVAILABLE TO DO IT.
06:12:56 I HAVE PLAYED PICKLEBALL WITH THEM ALL THE TIME.
06:13:03 NEVER HAVE I SEEN ANYBODY HAVE ANYTHING TO DRINK BESIDES
06:13:09 COFFEE, OR WATER, HOT, COLD DRINKS, IN MY CASE COFFEE.
06:13:14 WE'VE BEEN MORE THAN RESPECTFUL.
06:13:15 THEY COMPLAIN THAT WE EVEN DROVE OUR CARS TO ONE OF THE
06:13:18 PICKLEBALL COURTS.
06:13:19 SO WE DECIDED TO DRIVE OUR BIKES.
06:13:22 SO THEN AFTER WE DROVE OUR BIKES, THEN THEY DECIDED WE WERE

06:13:26 LAUGHING TOO LOUD.
06:13:28 AND THEN WE WERE TELLING EACH OTHER GOOD BALL, GOOD HIT.
06:13:33 THEY DIDN'T LIKE THAT.
06:13:34 WHAT DO THESE PEOPLE WANT FROM US?
06:13:37 I DON'T KNOW THAT WE COULD DO ANYTHING ELSE TO MAKE THEM
06:13:41 HAPPY WITH IT AND WE'VE ONLY ASKED FOR 16 HOURS.
06:13:45 AS FAR AS I KNOW, COUNTRY CREEK OWNS THE TENNIS COURTS, NOT
06:13:51 JUST THE SELECT FEW WHO WILL BE A LITTLE BIT OLDER IN A FEW
06:13:56 YEARS AND WANTING TO PLAY PICKLEBALL, I'M SURE.
06:13:59 THANK YOU.
06:14:01 >>Tammy Duran: I HAVE ONE MORE CARD.
06:14:02 SHE JUST HANDED IT TO ME.
06:14:04 BETTY.
06:14:09 >> HI THERE.
06:14:10 FIRST-TIME SPEAKER AT ESTERO.
06:14:13 THANK YOU.
06:14:13 THOSE HOURS KEEP CHANGING.
06:14:19 BETTY SAYID.

06:14:21 I LIVE AT THE VILLAGES OF COUNTRY CREEK.
06:14:23 I WANTED TO ADDRESS THE FACT THAT TENNIS PLAYERS DON'T
06:14:28 GAMBLE EITHER.
06:14:29 I PLAY A LOT OF TENNIS THERE.
06:14:30 I HAVEN'T SEEN IT YET.
06:14:32 BUT TENNIS HAS CURRENTLY PLAYERS UP TO 92 YEARS OLD.
06:14:35 WE HAVE QUITE A FEW 70 AND 80-YEAR-OLD PLAYERS.

06:14:39 THE IDEA OF THAT -- IT'S CALLED ACOUSTIBLOK GOING UP ON THE
06:14:46 TENNIS COURTS MORE THAN HALFWAY AROUND THEM IS VERY SCARY TO
06:14:51 ME.
06:14:51 WE NEED THE AIR.
06:14:52 THE TARPS THAT ARE CURRENTLY ON THE TENNIS COURT ARE MEANT
06:14:56 FOR AIRFLOW.
06:14:57 WE PLAY 12 MONTHS A YEAR.
06:15:00 SO TO HAVE SOMETHING LIKE THAT PUT UP, NOT A GOOD IDEA.
06:15:04 I'M CONCERNED FOR THE OLDER PEOPLE.
06:15:08 OUR MATCHES LAST ABOUT AN HOUR AND A HALF TO TWO HOURS.
06:15:12 WITHOUT THAT BREEZE, NOT GOOD.
06:15:14 THE OTHER THING IS WE DO NEED FOUR COURTS FOR THE LEAGUES
06:15:20 THAT WE PLAY.
06:15:21 WE'VE HAD LEAGUES PROBABLY SINCE THE BEGINNING OF VILLAGES
06:15:26 OF COUNTRY CREEK.
06:15:28 AND THEY ENDED ABOUT 3:00, 4:00 IN THE AFTERNOON IN SEASON.
06:15:32 THE OTHER THING THAT KEEPS CHANGING IS THE DISTANCE TO THE
06:15:36 HOMES.
06:15:37 ONE OF THE DIAGRAMS THAT WAS PRESENTED, DENNIS PRESENTED,
06:15:44 SAID IT WAS 89 YARDS.
06:15:46 I TOOK MY RANGE FINDER OUT AND GOT IT AT ABOUT 80.
06:15:51 I'LL ACCEPT 89, THOUGH.
06:15:53 STILL PRETTY CLOSE.
06:15:54 TO ME, THE NOISE IS AN ISSUE.
06:15:56 THERE HASN'T BEEN A STUDY DONE.

06:15:58 THERE HASN'T BEEN AIRFLOW STUDY DONE.
06:16:00 SOUNDS LIKE A LOT OF MONEY YET TO BE SPENT.
06:16:04 PICKLEBALL WOULD HAVE, EVEN FOR ONE COURT IN THAT UPPER
06:16:09 CORNER, 8 TO 16 PEOPLE BECAUSE THEY HAVE PEOPLE IN QUEUE.
06:16:13 SO THEIR MATCHES ARE LIKE 20 TO 25 MINUTES LONG.
06:16:18 SO THEY ALWAYS HAVE A LOT OF PEOPLE BUILT UP AND THAT'S A
06:16:20 LOT OF NOISE.
06:16:21 A LOT OF CONVERSATION.
06:16:25 SO THAT WOULD IMPACT NOT ONLY THE HOMES, BUT THAT LITTLE
06:16:29 GRAY AREA TO THE RIGHT OF THE TWO TENNIS COURTS IS THE
06:16:32 CABANA.
06:16:34 I WOULD HATE TO HAVE A PARTY THERE OR SOME TYPE OF
06:16:37 INTERACTION GOING ON OR CARDS AND LISTEN TO PICKLEBALL.
06:16:42 EVEN THE POOL IS RIGHT THERE.

06:16:44 YOU CAN SEE THAT'S PRETTY CLOSE AS WELL.
06:16:46 PARKING IS ALSO AN ISSUE CURRENTLY IN VILLAGES AT COUNTRY
06:16:51 CREEK.
06:16:52 THERE'S NOT ENOUGH PARKING, AND NOW THERE WILL BE EVEN MORE,
06:16:55 ESPECIALLY WHEN THEY HAVE ONLY ONE COURT, WHICH NOBODY WILL
06:16:58 BE SATISFIED WITH ONE COURT, AND THAT WOULD BE 8 TO 16, NOT
06:17:02 NECESSARILY MORE CARS, BUT STILL THERE WOULD BE ADDITIONAL
06:17:07 CARS.
06:17:07 I THINK THAT WAS IT.
06:17:10 THREE MINUTES.
06:17:13 >>Tammy Duran: THAT'S ALL.

06:17:16 >> ANY QUESTIONS?
06:17:17 THANK YOU.
06:17:19 >>Anthony Gargano: ANYONE ELSE?
06:17:20 >>Tammy Duran: THAT'S ALL.
06:17:22 >>Anthony Gargano: ANYBODY ELSE IN THE PUBLIC WISH TO BE
06:17:23 HEARD ON THIS MATTER?
06:17:25 OKAY.
06:17:25 WE'LL CLOSE THE PUBLIC PORTION.
06:17:28 ANY COMMENTS FROM THE BOARD?
06:17:32 >>Michael Sheeley: NO.
06:17:35 >>Anthony Gargano: OKAY.
06:17:36 THANK YOU.
06:17:42 >>Mary Gibbs: MAY I JUST SAY SOMETHING?
06:17:44 THIS WAS AN INFORMATION MEETING.
06:17:45 AND SO IT WILL HAVE TO COME BACK FOR A PUBLIC HEARING FOR
06:17:51 APPROVAL OR FOR ACTION.
06:17:52 WE DON'T HAVE OUR AGENDA FINALIZED YET.
06:17:59 NOVEMBER 8 IS THE NEXT MEETING, BUT I DON'T KNOW, WE HAVE
06:18:05 NOT FINALIZED OUR AGENDA, SO I DON'T KNOW THAT YOU WOULD BE
06:18:09 ON IT.
06:18:09 WE'LL TALK TO YOU TOMORROW.
06:18:31 >>Anthony Gargano: OKAY.
06:18:32 THE NEXT IS --
06:18:44 >>Nancy Stroud: MR. CHAIR, WE NOW HAVE TWO QUASI-JUDICIAL
06:18:49 HEARINGS.

06:18:50 SO I WILL NEED TO SWEAR IN ANYBODY WHO HAS NOT BEEN SWORN
06:18:54 THERE TO TESTIFY ON THESE TWO MATTERS.
06:18:59 >>Mary Gibbs: NANCY, CAN WE WAIT FOR ONE SECOND?
06:19:02 WE'RE TRYING TO CLEAR SOME PEOPLE OUT.
06:19:04 >>Nancy Stroud: SURE.
06:19:24 >>Anthony Gargano: THE NEXT APPLICANT IS JUST COMING IN,
06:19:26 NANCY.
06:19:32 >>Mary Gibbs: OKAY.
06:19:33 I THINK WE'RE GOOD.
06:19:35 >>Nancy Stroud: GREAT.

06:19:35 >>Anthony Gargano: THE NEXT MATTER IS A PUBLIC HEARING ON
06:19:41 DUNKIN' DONUTS.
06:19:43 AND WE HAVE PEOPLE THAT HAVE JUST ENTERED SO THEY WILL NEED
06:19:47 TO BE SWORN.
06:19:48 NANCY?
06:19:50 >>Nancy Stroud: ANYBODY WHO IS PLANNING TO TESTIFY ON THIS
06:19:53 MATTER, PLEASE STAND AND RAISE YOUR RIGHT HAND.
06:19:56 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU WILL GIVE
06:20:02 WILL BE THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT THE
06:20:04 TRUTH?
06:20:05 THANK YOU.
06:20:09 AND THEN WE SHOULD HAVE EX PARTE DISCLOSURES.
06:20:13 ANYBODY HAVE ANY EX PARTE COMMUNICATIONS ON THIS MATTER?
06:20:18 >> NO.
06:20:19 >> NO.

06:20:19 >> NO.
06:20:20 >> NO.
06:20:21 >>Nancy Stroud: ALL RIGHT.
06:20:22 AND IF THERE ARE ANY --
06:20:23 >>Anthony Gargano: ANY CONFLICTS?
06:20:25 >> NO.
06:20:25 >> NO.
06:20:26 >> NO.
06:20:27 >> NO.
06:20:27 >>Anthony Gargano: OKAY.
06:20:30 >>Nancy Stroud: MARY, WHEN YOU HAVE A CHANCE, IF YOU WOULD
06:20:34 ADVISE WHETHER ANY WRITTEN COMMUNICATIONS HAVE BEEN
06:20:35 RECEIVED.
06:20:36 HELLO?
06:20:52 >>Mary Gibbs: NANCY, WE HAVE SOMEONE ON ZOOM THAT MAY ANSWER
06:20:56 QUESTIONS THAT DIDN'T GET SWORN IN.
06:21:03 >>Nancy Stroud: ALL RIGHT.
06:21:04 LET ME SWEAR THAT PERSON IN.
06:21:05 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU GIVE
06:21:12 TONIGHT WILL BE THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT
06:21:14 THE TRUTH?
06:21:17 >> THIS IS GARRETT SWANSON WITH BOOTH DESIGN GROUP, AND I
06:21:20 DO.
06:21:22 >>Nancy Stroud: THANK YOU.
06:21:25 >>Mary Gibbs: READY?

06:21:26 >>Anthony Gargano: YEP.
06:21:27 >>Mary Gibbs: THIS IS THE PUBLIC HEARING FOR THE DUNKIN'
06:21:30 DONUTS BUILDING AT ESTERO CROSSING.
06:21:33 IF YOU RECALL, THE WESTERN-MOST BUILDING IS THE DUNKIN'
06:21:37 DONUTS AND IT'S GOT ROOM FOR ANOTHER BUSINESS.
06:21:41 THE APPLICANT IS JUST GOING TO GO THROUGH, BRIEFLY GO

06:21:45 THROUGH THEIR PRESENTATION AND EXPLAIN TO YOU WHAT THEY HAVE
06:21:47 CHANGED SINCE THEY WERE HERE THE LAST TIME AT THE PUBLIC
06:21:50 INFORMATION MEETING, AND IF YOU DON'T HAVE ANY QUESTIONS,
06:21:53 I'LL JUST TURN IT OVER TO THE ENGINEER.
06:21:58 JOHN WOJDAK.
06:22:00 >>John Wojdak: GOOD EVENING.
06:22:02 FOR THE RECORD, JOHN WOJDAK WITH DELISI FITZGERALD HERE ON
06:22:06 BEHALF OF STOCK DEVELOPMENT.
06:22:07 TO GO OVER THE LAST BUILDING AT ESTERO CROSSING.
06:22:14 FINALLY.
06:22:16 GARRETT FROM BOOTH DESIGN IS ON ZOOM.
06:22:23 HUNTER COULDN'T MAKE IT.
06:22:24 IT'S HIS 25th WEDDING ANNIVERSARY TODAY, SO I THOUGHT THAT
06:22:29 WAS A GOOD ENOUGH EXCUSE.
06:22:30 RAMON FROM GMA IS HERE AS WELL.
06:22:37 I THINK EVERYBODY KNOWS WHERE THE SITE IS NOW.
06:22:40 THE YELLOW SPOT IS, SO NORTH IS TO THE LEFT.
06:22:45 SO THIS IS NORTHEAST CORNER, KIND OF CLOSEST TO THE NEW
06:22:50 SIGNAL.

06:22:54 IT IS THE BUILDING.
06:22:55 THIS IS THE SITE PLAN.
06:22:58 MAIN CHANGE ON THE SITE PLAN FROM WHEN WE WERE HERE FOR THE
06:23:01 PUBLIC INFORMATION MEETING WAS WORKING WITH STAFF BECAUSE
06:23:04 IT'S A SINGLE LANE DRIVE-THROUGH AROUND THE BUILDING.
06:23:09 THERE WAS A CONCERN IF THERE WAS A VEHICLE BROKEN DOWN OR,
06:23:13 YOU KNOW, SOME TYPE OF EMERGENCY THAT YOU COULD GET AROUND,
06:23:16 THAT YOU'D BE ABLE TO GET AROUND A VEHICLE STRANDED IN THE
06:23:20 DRIVE-THROUGH.
06:23:21 SO I WORKED WITH MR. HART, AND WE CAME UP WITH A SOLUTION
06:23:26 WHERE WE HAVE A MOUNTABLE CURB ON THE OUTSIDE AND THEN A
06:23:30 STABILIZED AREA OF TURF SO THAT A CAR COULD DRIVE ON IT, IF
06:23:35 NECESSARY.
06:23:37 SO THAT WRAPS ALL THE WAY AROUND THE DRIVE-THROUGHS, SO YOU
06:23:41 HAVE 16 FEET.
06:23:43 YOU HAVE AT LEAST A 10-FOOT DRIVE-THROUGH LANE BUT 16 FEET
06:23:47 TOTAL OF DRIVABLE, STABILIZED AREA.
06:23:51 THIS IS THAT KIND OF GEOGRID THAT WE ADDED, AND IT'S KIND OF
06:24:00 HARD TO SEE, BUT IT'S A HATCH ON THE VERY OUTSIDE.
06:24:05 IT DOES NOT IMPACT THE BUFFER PLANTINGS THAT ARE ALREADY
06:24:13 THERE.
06:24:13 THIS IS THE LANDSCAPE PLAN, NOT A TON OF CHANGES FROM THE
06:24:23 ORIGINAL, WHEN WE WERE HERE FOR PUBLIC INFORMATION MEETING.
06:24:29 WE WERE A LITTLE SHORT ON THE BUILDING PERMIT OR PLANTING,
06:24:33 SO WE SQUEEZED SOME IN AROUND THE DRIVE-THROUGH AND THEN WE

06:24:38 REDUCED THE SIDEWALK A LITTLE BIT UP AT THE NORTH END OF THE
06:24:43 BUILDING SO WE COULD ADD SOME GREENSPACE AND ROOM FOR A NICE

06:24:47 TREE UP THERE.
06:24:47 AND THEN YOU HAVE YOUR PARKING CANOPY TREES FOR THE LITTLE
06:24:52 BIT OF PARKING THAT WE'RE ADDING.
06:24:55 HERE'S A COLORED VERSION OF THAT.
06:25:00 YOU CAN SEE THE TREES AT THE NORTH END OF THE BUILDING ON
06:25:02 THE CORKSCREW SIDE AND THEN THE TWO PARKING CANOPY TREES ON
06:25:07 EITHER END OF THE PARKING THAT WE'RE ADDING.
06:25:10 AND THEN THIS IS THE ARCHITECTURAL SITE PLAN.
06:25:18 NO REAL CHANGES TO THE FOOTPRINT OF THE BUILDING, BESIDES
06:25:21 THAT THE DRIVE-THROUGH, WE ORIGINALLY HAD LIKE A PORTICO
06:25:26 DRIVE-THROUGH THAT YOU KIND OF DROVE THROUGH, BUT THAT WOULD
06:25:30 OBVIOUSLY IMPACT THE ABILITY FOR A CAR TO DRIVE AROUND IT.
06:25:33 SO WE SWITCHED THAT TO A CANOPY ON THAT FACADE SO THAT YOU
06:25:37 DIDN'T HAVE THE COLUMNS, THE OUTBOUND COLUMNS THAT WOULD
06:25:41 IMPEDE A CAR IF IT HAD TO GO AROUND THE OUTSIDE OF IT.
06:25:49 >> [INAUDIBLE]
06:25:54 >>John Wojdak: THANKS, RAMON.
06:25:56 THE BUMP-OUT ON THE NORTH END OF THE BUILDING PLAN RIGHT IS
06:25:58 A TOWER FEATURE.
06:26:00 IT'S ACTUALLY OPEN IN BETWEEN, AND THAT'S WHERE THE METERS
06:26:03 ARE, SO THEY ARE HIDDEN BY THAT OUTER PORTION OF THAT TOWER
06:26:08 FEATURE, AND IT'S ALSO SERVICE SIDEWALK ACCESS THROUGH THAT
06:26:13 AREA.

06:26:13 THERE REALLY WEREN'T A LOT OF ARCHITECTURAL COMMENTS FROM
06:26:23 THE BOARD AT OUR PUBLIC INFORMATION MEETING, BUT WE HAVE
06:26:25 MADE A COUPLE OF CHANGES, WORKING WITH STAFF.
06:26:29 THESE COLORS DON'T LOOK ALL THAT GREAT ON THE SCREEN, BUT
06:26:33 THEY MATCH THE COLORS OF THE BUILDINGS THAT ARE OUT THERE.
06:26:37 WE ADDED THIS, THE DETAIL -- ON THE KIND OF PLAN LEFT TOWER
06:26:44 ON THE UPPER ELEVATION, THERE IS THAT DETAIL INTERIOR TO
06:26:47 THAT INSET, AND THEN ON THE REAR FACADE, KIND OF SIMILAR
06:26:54 COMMENTS.
06:26:55 IT WAS A LITTLE BLAND IN SOME OF THOSE AREAS, SO WE ADDED
06:26:59 THE DARK TRIM IN A COUPLE OF THE RECESSES, AND THEN JUST THE
06:27:06 ARCH -- DETAIL WITH THE ARCH AT THE TOP IN THE OTHER AREAS.
06:27:10 WE DID ADD THE SIGNAGE.
06:27:13 THAT WAS A JIM WALLACE COMMENT TO ADD THE SIGNAGE.
06:27:16 THE DUNKIN SIGNAGE IS THE ACTUAL SIGNAGE AND THEN THE OTHER
06:27:22 ONE IS OBVIOUSLY JUST REPRESENTATIVE.
06:27:25 WE DO CURRENTLY HAVE THAT REMAINING SPACES, POTENTIALLY TWO
06:27:32 TENANT SPACES, BUT WE DON'T HAVE ANYTHING PLANNED FOR IT
06:27:34 YET.
06:27:35 AND THEN THE BOTTOM ELEVATION THERE IS FACING THE INTERNAL
06:27:40 FRONTAGE ROAD, THE SOUTH ELEVATION WITH THE CANOPY, SO WE
06:27:43 JUST KIND OF MINIMIZED THAT, SO IT DIDN'T STAND OUT AS A
06:27:48 DRIVE-THROUGH WINDOW SINCE WE WEREN'T DOING THE PORTICO.
06:27:51 AND THEN THE ONE COMMENT WE DID GET WAS REGARDING THE

06:28:00 DUMPSTER, BECAUSE IT'S OUT BY CORKSCREW DOESN'T NECESSARILY

06:28:04 FACE IT, BUT IT IS AT THE NORTH END OF THE SITE, SO THAT THE
06:28:10 TOP LEFT IMAGE THERE IS THE DUMPSTER ENCLOSURES PRETTY MUCH
06:28:16 THE SAME AS THE OTHER ONES, BUT WE DID ADD METAL FRAMING ON
06:28:22 THE OUTSIDE AS AN ARCHITECTURAL DETAIL TO THE GATES TO JUST
06:28:29 ENHANCE THAT LOOK OF THOSE.
06:28:30 AND THEN THIS IS THE KIND OF RENDERING OF THE REAR WEST
06:28:43 FACADE FROM THE ENTRANCE FROM THE LOWE'S ENTRANCE, AND THIS
06:28:50 IS THE FRONT LOOKING AT THE DUNKIN AND THE DRIVE-THROUGH,
06:28:55 THE SOUTH END.
06:29:01 I CAN ANSWER ANY QUESTIONS.
06:29:09 >>Anthony Gargano: ANY QUESTIONS FROM THE BOARD?
06:29:11 >>Michael Sheeley: I THINK THE BUILDING LOOKS GOOD.
06:29:12 I THINK IT'S NICELY DONE.
06:29:17 >>John Wojdak: THANKS.
06:29:18 >>Barry Jones: HOW IS YOUR ROOF ACCESS?
06:29:22 IS THERE A LADDER ON THE OUTSIDE OF THE BUILDING, INTERNAL,
06:29:24 OR STORE IT SOMEWHERE?
06:29:26 >> [NOT SPEAKING AT A MICROPHONE]
06:29:29 >>John Wojdak: WHERE THE METERS ARE?
06:29:31 >> [NOT SPEAKING AT A MICROPHONE]
06:29:35 >>Barry Jones: THAT WORKS FOR ME.
06:29:37 I THINK YOU'VE DONE A GOOD JOB WITH THE BUILDING.
06:29:43 IT WILL FIT IN.
06:29:47 >>Mary Gibbs: I HAVE A QUESTION.
06:29:48 JOHN, WAS THERE A MONUMENT SIGN INCLUDED IN THIS?

06:29:51 NO?
06:29:52 OKAY.
06:29:52 >>John Wojdak: JUST THE BUILDING SIGNAGE.
06:29:54 >>Mary Gibbs: OKAY.
06:29:55 JUST WANT TO MAKE SURE.
06:29:59 >>Anthony Gargano: OKAY.
06:30:01 ANYONE IN THE PUBLIC WISH TO BE HEARD HERE?
06:30:04 >>Tammy Duran: I DO NOT HAVE ANY CARDS.
06:30:06 >>Anthony Gargano: NO CARDS.
06:30:07 OKAY.
06:30:08 WE'LL CLOSE THE PUBLIC PORTION.
06:30:09 ANY OTHER COMMENTS OR QUESTIONS FROM THE BOARD?
06:30:14 >>James Tatooles: I THINK IT IS A NICE LOOKING BUILDING.
06:30:18 >>Anthony Gargano: ENTERTAIN A MOTION.
06:30:20 >>Barry Jones: MOTION TO APPROVE.
06:30:21 >>James Tatooles: I'LL SECOND.
06:30:24 >>Anthony Gargano: TAMMY, CAN WE HAVE A CALL OF THE ROLL?
06:30:28 >>Kristin Jeannin: YES.
06:30:30 >>Barry Jones: YES.
06:30:32 >>Michael Sheeley: YES.

06:30:34 >>James Tatooles: YES.
06:30:36 >>Anthony Gargano: YES.
06:30:39 >>John Wojdak: THANK YOU.
06:30:40 >>Anthony Gargano: THANK YOU.
06:30:40 OKAY.

06:30:49 MOVING RIGHT ALONG, OUR LAST ITEM, COP FOR OAK & STONE.
06:30:59 >>Mary Gibbs: IT'S ACTUALLY NOT OUR LAST ITEM.
06:31:02 >>Barry Jones: OUR LAST PUBLIC HEARING.
06:31:07 >>Mary Gibbs: NO, THEY ARE ACTUALLY ALL PUBLIC HEARINGS.
06:31:14 >>Nancy Stroud: DOES ANYONE NEED TO BE SWORN IN WHO HASN'T
06:31:17 BEEN?
06:31:18 >>Mary Gibbs: IT'S JOHN AGAIN.
06:31:19 >>Nancy Stroud: SAME GROUP.
06:31:21 OKAY.
06:31:22 THANK YOU.
06:31:28 >>Mary Gibbs: HE DIDN'T GET VERY FAR.
06:31:29 WE'RE DOING OAK & STONE.
06:31:31 MOVING FROM ONE END OF ESTERO CROSSING COMMERCIAL AREA, THE
06:31:34 FARTHEST WEST END WITH THE DUNKIN AND MOVING TO THE FARTHEST
06:31:37 EAST END WITH THE OAK & STONE RESTAURANT THAT YOU PROBABLY
06:31:41 REMEMBER FROM APPROVING THE DEVELOPMENT ORDER, AND THEY ARE
06:31:43 UNDER CONSTRUCTION NOW, AND THEY HAVE COME IN TO DO
06:31:46 CONSUMPTION ON PREMISES FOR THE OUTDOOR PATIO AREA, WHICH IS
06:31:50 ON THE SOUTH SIDE OF THE BUILDING.
06:31:54 THEY HAVE INDOOR CONSUMPTION ON PREMISES THAT WAS APPROVED
06:31:56 THROUGH THEIR ZONING APPROVAL, BUT IT DID SAY THAT ANY
06:31:59 OUTDOOR SEATING NEEDED TO BE REVIEWED BY THE PLANNING AND
06:32:02 ZONING AND DESIGN BOARD.
06:32:03 THAT'S WHY WE'RE HERE.
06:32:06 THE APPLICANT HAS SAID THIS THEIR HOURS OF OPERATION WOULD

06:32:10 BE 11 A.M. TO 11 P.M. ON SUNDAY THROUGH THURSDAY.
06:32:16 11 A.M. TO MIDNIGHT ON FRIDAY AND SATURDAY.
06:32:21 THERE ARE 72 SEATS IN THE OUTDOOR SEATING AREA.
06:32:25 THE MENU IS ATTACHED TO YOUR PACKET, WHICH RIGHT NOW LOOKS
06:32:30 VERY TASTY, BUT I SEE THAT HE DIDN'T BRING ANY SAMPLES,
06:32:35 JOHN.
06:32:35 THERE'S BEER, WINE, LIQUOR, SALADS, PIZZA, SANDWICHES, AND
06:32:40 APPETIZERS, AND A BEER WALL, WHICH I'M NOT SURE WHAT THAT
06:32:44 IS, BUT IT WILL BE INTERESTING TO SEE WHEN THEY FINISH
06:32:49 CONSTRUCTION.
06:32:50 AGAIN NO SAMPLES TONIGHT.
06:32:51 WE DID LOOK AT THE DISTANCE FROM ISLAND CLUB.
06:32:54 IT'S 800 FEET AWAY.
06:32:56 IT'S 100 FEET FROM THE CLOSEST RESIDENTIAL UNIT THAT WOULD
06:32:59 BE IN THE ESTERO CROSSING APARTMENTS.
06:33:03 BUT THERE'S NO 500-FOOT DISTANCE SEPARATION ONLY APPLIES TO

06:33:08 BARS, NOT RESTAURANTS.
06:33:09 SO THE STAFF IS RECOMMENDING APPROVAL WITH THE CONDITIONS
06:33:12 THEY PUT IN THE RESOLUTION THAT'S ATTACHED, WHICH IS
06:33:16 BASICALLY THE APPLICANT'S SUGGESTED HOURS OF OPERATION, AND
06:33:21 WE DID PUT -- WE LIMITED IT TO THE SITE PLAN THAT THEY
06:33:25 SHOWED US WITH THE OUTDOOR PATIO AREA, AND THEIR LIQUOR
06:33:28 LICENSE IS A 4 COP SFS, WHICH IS A RESTAURANT LICENSE.
06:33:32 AND THEN WE DID PUT A CONDITION, NO OUTDOOR ENTERTAINMENT OR
06:33:37 LIVE MUSIC WITHOUT AN AMENDMENT TO THE RESOLUTION, EXCEPT

06:33:40 THEY CAN -- THEY REQUESTED HOLIDAYS AND SPECIAL OCCASIONS
06:33:43 WITH THE TEMPORARY PERMIT, WHICH THEY CAN RECEIVE
06:33:48 ADMINISTRATIVELY.
06:33:50 SO THOSE ARE THE STANDARD CONDITIONS WE USUALLY PUT IN THESE
06:33:52 APPLICATIONS.
06:33:53 AND IF YOU HAVE ANY QUESTIONS, I'M HAPPY TO ANSWER OR JOHN.
06:34:01 >> THE REAL QUESTION IS, WILL THE PRICES ON THE MENU HOLD?
06:34:08 >>John Wojdak: UNFORTUNATELY, I DON'T KNOW THE ANSWER TO
06:34:10 THAT.
06:34:10 SORRY, I DIDN'T BRING SAMPLES.
06:34:12 BUT THE BEER WALL IS PRETTY COOL.
06:34:16 IF YOU'VE BEEN TO THE LODGE DOWNTOWN, SO IT'S LIKE, AND IF
06:34:20 ANYBODY USED TO GO TO 55 DEGREES UP BY, IT WAS KIND OF AT
06:34:30 THE END BY BASS PRO SHOPS IN THERE, BASICALLY YOU HAVE A
06:34:34 CARD AND YOU CAN BUY BY THE OUNCE.
06:34:37 IT'S A WALL OF BEER AND YOU CAN TRY AN OUNCE OR KIND OF GET
06:34:41 WHATEVER YOU WANT.
06:34:42 IT'S PRETTY COOL.
06:34:43 >>Anthony Gargano: I'VE DONE THAT WITH WINE.
06:34:46 IT'S VERY COMMON WITH THAT.
06:34:47 DO WE HAVE PUBLIC?
06:34:55 >>Tammy Duran: WE DO NOT.
06:34:57 >>Anthony Gargano: ANYBODY HERE FROM THE PUBLIC ON THIS ONE?
06:34:59 I'LL CLOSE THE PUBLIC PORTION.
06:35:02 >>Barry Jones: AMPLIFIED ENTERTAINMENT, DO YOU HAVE TVs

06:35:05 OUT THERE UNDER THAT OUTDOOR SEATING AREA?
06:35:09 >>John Wojdak: WHAT'S THE QUESTION, BARRY?
06:35:10 >>Barry Jones: SHE SAID THERE WAS A STIPULATION, NO
06:35:13 AMPLIFIED ENTERTAINMENT, I THINK.
06:35:15 >>Mary Gibbs: SAID NO LIVE ENTERTAINMENT.
06:35:17 >>Barry Jones: NO LIVE ENTERTAINMENT.
06:35:19 OKAY.
06:35:19 >>Mary Gibbs: THEY COULD HAVE REGULAR RESTAURANT-TYPE NOISE.
06:35:22 >>Barry Jones: TVs, MUSIC, WHATEVER, JUST NO LIVE
06:35:25 ENTERTAINMENT.
06:35:26 >>John Wojdak: NO LIVE ENTERTAINMENT AND ONLY HOLIDAYS WITH
06:35:32 A TEMPORARY USE OR SPECIAL EVENT.

06:35:34 >>Barry Jones: HOURS OF OPERATION ARE THE SAME AS A
06:35:36 RESTAURANT?
06:35:37 >>John Wojdak: THAT'S CORRECT.
06:35:39 >>Barry Jones: NO QUESTIONS.
06:35:42 >>Anthony Gargano: ANYTHING ELSE FROM THE BOARD?
06:35:43 WE'LL ENTERTAIN A MOTION.
06:35:46 >>Nancy Stroud: BEFORE YOU DO THAT, MR. CHAIR, CAN WE HAVE
06:35:50 ANY EX PARTE DISCLOSURES AND CONFLICT DISCLOSURES?
06:35:55 >> NONE.
06:35:58 >> -- DOES THAT COUNT?
06:36:00 [LAUGHTER]
06:36:00 >> NO.
06:36:01 >> NO.

06:36:02 >>Nancy Stroud: NO.
06:36:03 OKAY.
06:36:04 >>Anthony Gargano: THANK YOU, NANCY.
06:36:05 >>Nancy Stroud: THANK YOU.
06:36:06 >>Michael Sheeley: I'LL MAKE THE MOTION, MR. CHAIRMAN, TO
06:36:08 APPROVE WITH THE CONDITIONS IN THE DRAFT RESOLUTION.
06:36:13 >>Barry Jones: SECOND.
06:36:14 >>Anthony Gargano: WE HAVE A MOTION THAT'S BEEN MADE AND
06:36:17 SECONDED.
06:36:17 HAVE A ROLL CALL VOTE ON THE MOTION PLEASE, TAMMY.
06:36:21 >>Kristin Jeannin: YES.
06:36:23 >>Barry Jones: YES.
06:36:24 >>Michael Sheeley: YES.
06:36:26 >>James Tatooles: YES.
06:36:28 >>Anthony Gargano: YES.
06:36:28 THANK YOU.
06:36:34 >>Barry Jones: WHAT'S YOUR ESTIMATED OPENING DATE OVER
06:36:35 THERE?
06:36:36 >>John Wojdak: IT'S GOING TO BE LIKE TWO, THREE MORE MONTHS.
06:36:42 >>Barry Jones: WOW. THE EQUIPMENT OR?
06:36:44 >>John Wojdak: JUST THE WAY -- STOCK IS BUILDING THE SHELL,
06:36:48 AND THEN OAK & TONE IS DOING THE TI.
06:36:54 CONTRACTUALLY, IT GOT A LITTLE INEFFICIENT.
06:36:56 >>Barry Jones: THOUGHT YOU WERE AHEAD OF THAT BUT OKAY.
06:36:59 >>Anthony Gargano: WE HAVE TWO LAND DEVELOPMENT CODE

06:37:05 AMENDMENT ITEMS.
06:37:07 >>Mary Gibbs: YES.
06:37:08 THOSE ARE OUR LAST TWO ITEMS.
06:37:09 THEY ARE PUBLIC HEARINGS, AND I SEE A VERY LARGE CROWD HERE
06:37:13 WAITING TO SPEAK.
06:37:14 THE FIRST ONE IS THE LOT COVERAGE DEFINITION.
06:37:18 WHEN WE ADOPTED OUR LAND DEVELOPMENT CODE, WE HAD A LOT
06:37:23 COVERAGE DEFINITION IN THE OLD CODE THAT JUST COVERED

06:37:27 BUILDINGS, WHICH IS THE STANDARD DEFINITION WE'VE USED FOR
06:37:30 30 YEARS.
06:37:31 AND THEN IN THE NEW CODE, WE DISCOVERED LATER THAT IT
06:37:34 INCLUDED EVERYTHING THAT WAS IMPERVIOUS, WHICH MADE IT
06:37:38 EXTREMELY DIFFICULT FOR ANYBODY TO MEET THE LOT COVERAGE.
06:37:41 EVERY ENGINEER IN TOWN AND LAND USE ATTORNEY CALLED ME AND
06:37:44 SAID, WHAT HAPPENED?
06:37:46 SO WE WEREN'T EVEN SURE HOW THAT EVOLVED INTO OUR CODE.
06:37:50 SO WE WANT TO CHANGE IT BACK TO THE WAY IT WAS THAT WORKS
06:37:54 VERY WELL AND WE'RE RECOMMENDING APPROVAL OF THAT.
06:37:58 >>Barry Jones: WHAT IS THE DEFINITION OF A STRUCTURE?
06:38:04 >>Mary Gibbs: I KNEW YOU WOULD MAKE IT DIFFICULT.
06:38:06 >>Barry Jones: I HAD TO, SORRY.
06:38:08 >>Mary Gibbs: IT'S BUILDINGS.
06:38:11 WHEN YOU INCLUDE ALL IMPERVIOUS, THAT WOULD BE POOLS AND
06:38:14 EVERYTHING.
06:38:15 NOW IT'S JUST BUILDINGS.

06:38:16 >>Barry Jones: POOL DECK IS NOT CONSIDERED A STRUCTURE,
06:38:19 BECAUSE THE TERM STRUCTURE IS IN THERE.
06:38:21 >>Mary Gibbs: WELL, YEAH.
06:38:23 NO, IT'S NOT A STRUCTURE.
06:38:24 >>Barry Jones: TELL COLLIER COUNTY THAT FOR ME.
06:38:29 >> IS THE NUMBER 40%?
06:38:30 >>Mary Gibbs: IT VARIES DEPENDING ON THE ZONING CATEGORY,
06:38:34 BUT IT'S TYPICALLY 30, 40, SOMETIMES 50 PERCENT.
06:38:42 >>Kristin Jeannin: THE POOL IS A GOOD QUESTION BECAUSE
06:38:44 SOMETIMES THE POOL ITSELF CAN BE CONSIDERED A STRUCTURE, BUT
06:38:48 NOT THE DECK.
06:38:49 >>Barry Jones: BUT FOR THE PURPOSES OF THIS, A POOL DECK IS
06:38:53 NOT CONSIDERED A STRUCTURE.
06:38:54 JUST ANYTHING WITH A ROOF ON IT.
06:38:56 >>Mary Gibbs: I CONSIDER LIKE YOUR HOUSE, YOUR HOUSE ITSELF.
06:39:02 >>Barry Jones: WE SHOULD HAVE A DEFINITION IN OUR LDC OF
06:39:05 WHAT A STRUCTURE IS.
06:39:06 >>Mary Gibbs: I THINK WE DO.
06:39:07 LIKE I SAID, FOR 30 YEARS, IT NEVER WAS AN ISSUE.
06:39:10 >>Barry Jones: JUST MAKE SURE THAT THE DEFINITION DIDN'T
06:39:14 INCLUDE ACCESSORY STRUCTURES LIKE POOL DECKS OR SOMETHING
06:39:17 LIKE THAT.
06:39:17 >>Mary Gibbs: GOT IT.
06:39:30 >>Michael Sheeley: MAKE A MOTION TO APPROVE THIS ITEM.
06:39:32 >>Barry Jones: SECOND.

06:39:37 >>Anthony Gargano: DO WE NEED A ROLL CALL FOR THIS?
06:39:40 >>Tammy Duran: YES.
06:39:41 AND WE HAVE NO PUBLIC COMMENT.
06:39:45 >>Nancy Stroud: PLEASE DO A ROLL CALL.

06:39:48 >>Kristin Jeannin: YES.
06:39:49 >>Barry Jones: YES.
06:39:51 >>Michael Sheeley: YES.
06:39:52 >>James Tatooles: YES.
06:39:54 >>Anthony Gargano: YES.
06:39:55 OKAY.
06:40:02 THE NEXT AMENDMENT.
06:40:05 >>Mary Gibbs: THE NEXT AMENDMENT IS FLOOD HAZARD REDUCTION
06:40:08 STANDARDS.
06:40:08 AGAIN, WHEN WE FIRST ADOPTED OUR LAND DEVELOPMENT CODE, WE
06:40:13 INCLUDED WHAT THE COUNTY HAD IN THE TRANSITIONAL CODE FOR
06:40:16 THE FLOOD HAZARD REDUCTION STANDARDS.
06:40:19 THEY HAVE NOT BEEN CHANGED IN I THINK SINCE 2015 OR 2016.
06:40:24 SO NOW WE'VE GOT TO MAKE A FEW CHANGES BECAUSE FEMA HAS
06:40:29 SUGGESTED, AND I SAY SUGGESTED WITH A LITTLE ARM TWISTING,
06:40:34 THAT WE HAVE GOT TO DO THIS SO THAT WE KEEP IN THE FLOOD
06:40:39 PROGRAM.
06:40:40 AND OTHER JURISDICTIONS, I KNOW BONITA HAS DONE IT.
06:40:44 LEE COUNTY ALREADY ADOPTED IT.
06:40:45 THE MAIN CHANGE, I ATTACHED THE WHOLE ORDINANCE, THERE ARE
06:40:48 NOT THAT MANY CHANGES.

06:40:49 THE MAIN CHANGES WERE TO MOBILE HOMES.
06:40:51 SO THE MOBILE HOMES WOULD HAVE TO INCREASE THE ELEVATION,
06:40:55 BASE FLOOD PLUS ONE FOOT WHICH IS IN THE BUILDING CODE NOW
06:40:59 FOR OTHER STRUCTURES.
06:41:00 AND THERE WERE A FEW TWEAKS TO SOME OF THE LANGUAGE.
06:41:05 >>Barry Jones: IS THAT NEW OR REPLACED MOBILE HOMES?
06:41:08 HELP ME OUT THERE.
06:41:09 >>Mary Gibbs: IT'S LIKE EVERYTHING.
06:41:11 >>Barry Jones: YOU WANT EVERY MOBILE HOME WITHIN THE
06:41:13 OPPORTUNITY TO --
06:41:14 >>Mary Gibbs: I THINK IT SAYS NEW OR IMPROVED OR RE-- YEAH.
06:41:21 >>Barry Jones: UNDER 4A, IT REMOVED THE STIPULATION ABOUT
06:41:23 50% VALUE.
06:41:25 >>Mary Gibbs: WELL, IT DOESN'T REMOVE IT.
06:41:27 THAT WAS A QUESTION THAT I HAD AT THE COUNCIL.
06:41:31 IT DOESN'T REMOVE IT.
06:41:32 IT'S STILL IN THE DEFINITIONS IN THE BACK PART UNDER THE
06:41:35 DEFINITIONS.
06:41:36 IT'S JUST REMOVED FROM THAT SECTION.
06:41:40 THAT'S STILL IN THERE.
06:41:43 AND THEN JUST AS AN ADDED BONUS ON TOP OF THIS, WE HAVE NEW
06:41:47 FLOOD MAPS THAT WILL BE COMING INTO EFFECT IN NOVEMBER FOR
06:41:52 THE VILLAGE.
06:41:52 SO WE'LL BE TAKING THAT TO COUNCIL.
06:41:54 THAT DOESN'T HAVE TO COME TO THIS BOARD BECAUSE IT'S NOT A

06:41:58 LAND DEVELOPMENT CODE AMENDMENT, BUT I JUST WANTED YOU TO
06:42:01 KNOW ABOUT THAT, CHANGES THE FLOODPLAIN, ENLARGES IT AND
06:42:05 ALSO INCREASES HEIGHTS FOR ELEVATIONS FOR SOME OF THESE
06:42:08 THINGS.
06:42:09 >>Barry Jones: DOES THE VILLAGE LOOK AT THOSE FLOODPLAIN
06:42:12 MAPS VERSUS WHAT STAGES WE JUST HAD WITH HURRICANE IAN OR IS
06:42:16 THERE ANY APPETITE AT ALL TO LOOK AT IT AND SEE IF THEY
06:42:19 SHOULD BE CHALLENGED BY SOME OF THE OTHER MUNICIPALITIES --
06:42:22 LIKE SOME OF THE OTHER MUNICIPALITIES HAVE?
06:42:24 >>Mary Gibbs: THESE HAVE BEEN IN THE WORKS LONG BEFORE THE
06:42:27 HURRICANE.
06:42:28 BUT INTERESTINGLY, YOU KNOW, SOME OF THE THINGS THAT
06:42:31 ACTUALLY HAD -- SOME OF THE PROPERTIES THAT HAD LOANERS ARE
06:42:37 NOW BACK IN THE FLOOD AREA.
06:42:39 WE'RE LOOKING AT THAT.
06:42:40 I DON'T KNOW THAT WE WOULD CHALLENGE, AND I THINK IT'S
06:42:43 ACTUALLY PAST THE CHALLENGE PERIOD, BECAUSE THE FLOOD MAPS
06:42:47 HAVE BEEN OUT FOR A WHILE.
06:42:48 BUT THEY DIDN'T SEND THEM TO US RIGHT AWAY.
06:42:51 BUT THERE'S JUST SO MUCH GOING ON NOW WITH THE HURRICANE
06:42:54 THAT WE'RE ALSO HEARING THAT THE 50% RULE, WE'RE JUST MAKING
06:42:59 IT REALLY STRICT FOR PEOPLE, ESPECIALLY IN THESE AREAS, LIKE
06:43:03 ESTERO RIVER HEIGHTS THAT WERE LOW-LYING BECAUSE THERE WAS
06:43:07 NO -- THEY MIGHT NOT HAVE EVEN BEEN IN THE FLOOD ZONE WHEN
06:43:10 THEY WERE BUILT, THAT THERE'S LITTLE -- SEEMS TO BE A LITTLE

06:43:14 BIT OF FEMA LESSENING UP WITH WHAT THEY ARE DOING.
06:43:18 SO WE HEARD TODAY THAT THE PROPERTY APPRAISER IS LOOKING AT
06:43:21 THE WAY THEY ARE VALUING THE PROPERTIES WITH MARKET VALUE
06:43:25 AND SOME OF THESE THINGS THAT YOU DON'T -- SO THAT IT'S NOT
06:43:29 QUITE AS STRICT WITH THE 50% RULE, THE CUMULATIVE OVER THE
06:43:32 FIVE-YEAR.
06:43:33 SO THERE'S BEEN A LOT.
06:43:36 IT'S CHANGING LIKE EVERY DAY.
06:43:37 BUT IT SEEMS TO BE GETTING A LITTLE BIT MORE REASONABLE FOR
06:43:41 PEOPLE.
06:43:42 OF COURSE, BECAUSE SOME PEOPLE ARE FINDING OUT THEY ARE NOT
06:43:44 GOING TO BE ABLE TO BUILD BACK.
06:43:47 A LOT OF PEOPLE.
06:43:47 I THINK THE COUNTY AND SOME OF THE OTHER CITIES ARE ALL
06:43:52 LOOKING AT THAT AND TRYING TO GET SOME MOVEMENT SO IT WILL
06:43:56 BE A LITTLE BIT MORE REASONABLE.
06:43:58 >>Barry Jones: WHEN THEY BUILD BACK, ARE THEY HAVING TO MEET
06:44:01 FLOOD AND WIND STANDARDS OR JUST FLOOD STANDARDS?
06:44:05 >>Mary Gibbs: WELL, FEMA ONLY CARES ABOUT THE FLOOD.
06:44:07 THEY CONSIDER IT TWO SEPARATE THINGS.
06:44:09 YOU'VE DONE THINGS TO IMPROVE YOUR WIND LOAD OR YOU'VE DONE
06:44:13 HARDENING OR IMPACT WINDOWS, FEMA DOESN'T REALLY -- THAT'S

06:44:16 NOT THEIR THING.
06:44:18 THAT'S INCLUDED IN THE 50%.
06:44:21 AND THE CUMULATIVE THINGS.

06:44:22 IT'S JUST BEEN VERY COMPLICATED.
06:44:26 BUT WE DO GATE 20%.
06:44:29 RESIDENTS GET A 20% DISCOUNT ON FLOOD INSURANCE THROUGH OUR
06:44:33 COMMUNITY RATING SO WE DON'T WANT TO LOSE THAT.
06:44:37 >>Kristin Jeannin: IS THAT REALLY THE ONLY CHANGES, THE
06:44:42 MOBILE HOME ELEVATION?
06:44:45 >>Mary Gibbs: THAT WAS BASICALLY IT.
06:44:51 >>Barry Jones: THAT JUST MAKES THEM CONSISTENT WITH A
06:44:53 SINGLE-FAMILY RESIDENTIAL AND BUSINESS AND EVERYTHING ELSE.
06:44:58 >>Mary Gibbs: CORRECT.
06:45:01 >>Kristin Jeannin: THEY HAVE TO ADD AN EXTRA STAIR.
06:45:04 BIGGER RAMP.
06:45:07 >>Anthony Gargano: ANY OTHER COMMENTS, QUESTIONS?
06:45:10 ENTERTAIN A MOTION.
06:45:14 >>Barry Jones: MOTION TO APPROVE.
06:45:16 >>Kristin Jeannin: SECOND.
06:45:17 >>Anthony Gargano: MOTION TO APPROVE AND SECONDED.
06:45:20 TAMMY, CAN YOU CALL THE ROLL, PLEASE?
06:45:23 >>Kristin Jeannin: YES.
06:45:26 >>Barry Jones: YES.
06:45:27 >>Michael Sheeley: YES.
06:45:29 >>James Tatooles: YES.
06:45:31 >>Anthony Gargano: YES.
06:45:38 >>Mary Gibbs: I HAVE TWO QUICK THINGS.
06:45:40 ONE IS IF YOU REMEMBER WAY BACK WHEN WE TALKED ABOUT THE

06:45:45 CONFLICT OF INTEREST AND THE EXEMPTION FOR THE DESIGN
06:45:50 PROFESSIONALS, THAT IS OFFICIAL NOW, OFFICIALLY PASSED BY
06:45:53 THE COUNCIL.
06:45:54 IT GOT A LITTLE DELAYED BY THE SUMMER BREAK AND THEN THE
06:45:57 HURRICANE.
06:45:58 BUT THAT'S ACTUALLY ADOPTED AND WHEN WE GET A SIGNED
06:46:01 VERSION, I CAN SEND IT TO YOU ALL.
06:46:04 BUT NOW YOU'RE OFFICIAL.
06:46:06 >>Michael Sheeley: INFORMATION MEETINGS ONLY THAT WE CAN
06:46:08 PRESENT.
06:46:09 >>Mary Gibbs: YEAH, THAT WAS THE LANGUAGE.
06:46:10 I'LL SEND IT TO YOU WHEN WE GET THAT SIGNED VERSION.
06:46:13 THE SECOND THING IS UPSTAIRS WE HAVE SOME SNACKS BECAUSE WE
06:46:17 DIDN'T KNOW HOW LONG THE MEETING WAS GOING TO GO.
06:46:20 SO WE'VE GOT SOME LITTLE I THINK SANDWICHES.
06:46:23 I THOUGHT YOU WERE GOING TO TAKE A BREAK IN THE MIDDLE AND
06:46:26 YOU COULD GO UPSTAIRS.
06:46:29 >>Anthony Gargano: WHEN I LOOKED AT THE TIME, WE WERE MOVING

06:46:31 RIGHT ALONG.
06:46:32 I THOUGHT LET'S JUST WRAP IT UP.
06:46:34 FINISH IT.
06:46:35 >>Barry Jones: STAFF HAS LUNCH TOMORROW.
06:46:38 >>Mary Gibbs: YOU HAVE A LONG DRIVE HOME, YOU MIGHT WANT TO
06:46:41 GRAB SOME CHIPS AND A LITTLE SANDWICH.
06:46:44 >>Kristin Jeannin: THANK YOU.

06:46:50 >>Anthony Gargano: MOTION TO ADJOURN.
06:46:54 >> SECOND.
06:46:54 >>Anthony Gargano: ALL IN FAVOR?
06:46:56 >> AYE.
06:46:56 >>Anthony Gargano: WE'RE ADJOURNED.

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

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

DRAFT MINUTES

Planning Zoning and Design Board Meeting

Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
September 13, 2022 4:30 p.m.

1. CALL TO ORDER: 4:31 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, Michael Sheeley, Kristin Jeannin, Barry Jones (arrived 4:37pm) , and Jim Wallace.

Also present: Village Land Use Counsel Nancy Stroud (via Zoom), Community Development Director Mary Gibbs, Development Review Manager Jim Hart, Senior Planner Kathy Eastley, 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 August 9, 2022 meeting minutes with the correction to 6c to reflect the correct vote of 6-2 where Boardmember Gargano voted nay.

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

6. PUBLIC HEARINGS (Quasi-Judicial)

(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.

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

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 was noted. Board Member Wallace announced that he will be recusing himself from this discussion and vote due to his conflict of interest.

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

Presentation/Information by
Jamie Lopez, Barron Collier
Steve Sammons, Peninsula Engineering

Public Comment
In Person
Jane Brown, Genova
Susan Blanca, Genova
Paul Hampton, Genova
Jeff Bristol, Genova
Diane Nash, Genova
Dan Olsen, Genova
Linda White, Genova
Joe Stump, Genova
Paul Denett, Genova

eComments
Donna and Beirne Brown, Genova

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

Motion: Motion to recommend to the Council to approve the zoning amendment for Genova with additional language to condition 4, Pattern Book, that the roofline adjustments will be addressed at time of development order.

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

Action: Recommended to the Council to approve the zoning amendment for Genova with additional language to condition 4, Pattern Book, that the roofline adjustments will be addressed at time of development order.

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

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

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

Public Information Meeting was held June 14, 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
Kathy Eastley, Senior Planner
Nancy Stroud, Land Use Attorney

Presentation/Information by
Ken Gallander, RWA Consultants
Eric Long, General Manager of Pelican Sound River Club

Public Comment
In Person
Randy Monte, Estero River Heights
Rod Grady, Estero River Heights
Kurt Gunder, Estero River Height

Jennifer Grunder, Estero River Height
Debra Patton, Pelican Sound
Peggy Nielsen, Pelican Sound
Nancy Easton, Pelican Sound
Janet O'Hara, Pelican Sound
Brian Hood, Cranbrook Harbor
Paul Hampton, Estero River Heights

eComment
David Chayer, Estero River Heights
Louis Spiotti, Pelican Sound

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

Motion: Motion to approve the pickleball application and continue the outdoor entertainment

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

Action: Motion withdrawn.

Motion: Motion to continue the case for two weeks.

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

Action: Approved motion to continue the case for two weeks.

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

(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

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
Josephine Medina, RVI
Marc Mclean, MHK Architects

Public Comment
None.

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

Motion: Motion to recommend to the Council to approve the zoning amendment with the deletion of the color palette language in condition 2 and the revision of condition 4.

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

Action: Recommended to the Council to approve the zoning amendment with the deletion of the color palette language in condition 2 and the revision of condition 4.

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

(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

Planning Zoning and Design Board will make a decision on the case

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
Dana Hume, Johnson Engineering
Roger Grave de Peralta, Garcia Stromberg

Public Comment
None.

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

Motion: Motion to recommend to the Council to approve the Development Order and monument sign for Island High Rise.

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

Action: Recommended to the Council to approve the Development Order and monument sign for Island High Rise.

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

7. PUBLIC INFORMATION MEETING

(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.

Presentation/Information by
John Asher, GL Homes

Public Comment
None.

Board Questions or Comments

Board Members Wallace and Jones.

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

None.

9. BOARD COMMUNICATIONS

(a) Next meeting – September 27, and October 11, 2022

10. ADJOURNMENT: 8:09 pm.

_____
Tammy Duran
Deputy Village Clerk

Pelican Sound RPD Zoning Amendment

Revised Conditions
October 25, 2022 PZDB Meeting

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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.

   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 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 the north and south sides of the fencing, and players shall utilize equipment designated as "quiet" or "Green Zone" approved.

3. 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.

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

5. 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 Golf & River Club. Use of paddles that are not on the "Green Zone" approved list are prohibited.

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

7. Within 30 days of approval of the Zoning Amendment, the property owner (currently identified as Pelican Sound Golf & 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.

8. 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.

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

10. Deviation 19

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

APPLICATION REQUEST FOR DESIGN REVIEW 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: Quattrone & Associates, Inc. – Al Quattrone, P.E.
2. Project Name: Corkscrew Pines
3. Address: Access Udetermined
4. Strap Number: 25-46-25-E3-3000B.0000
5. Application Number: _____

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

- ☐ Monument Sign
- ☐ Limited Review Development Order
- ☐ Architecture
- ☒ Development Order
- ☐ Landscaping & Buffers
- ☐ Other _____ (Specify)

7. Project Description. (Brief description of project and reason for application.)

The proposed 4,667 sf convenient store, with ±1,000 sf carwash and backbone infrastructure.

The construction will consist of the buildings, backbone infrastructure, associated drainage, utilities and Landscaping.

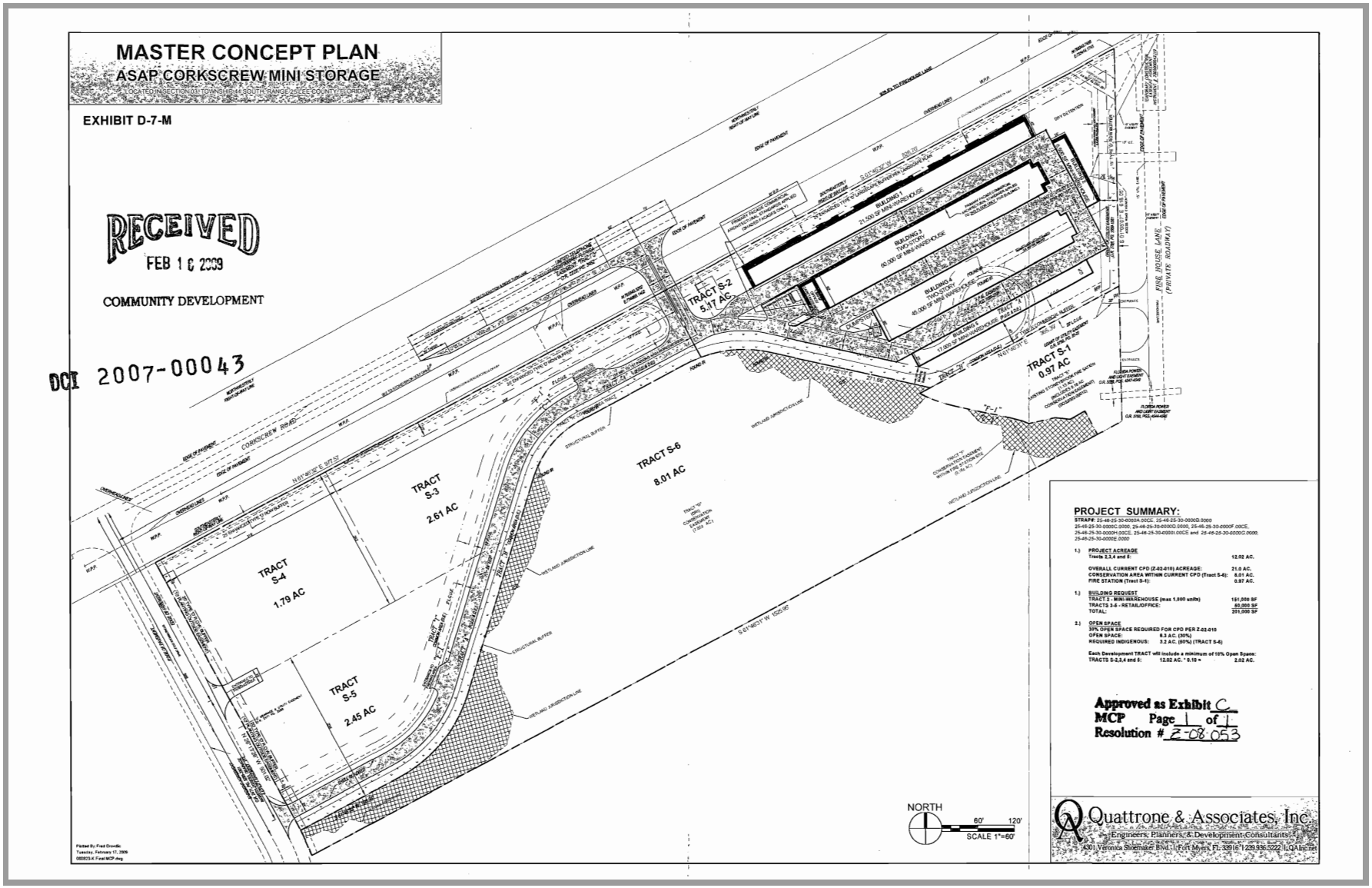
8. Application shall be accompanied by an electronic copy of the detail plans, illustrating the scope of the project including all four (4) sides of the building, easements, and landscape plans. The plans shall define what is being requested and the existing conditions. Pursuant to Ordinance 15-01, plans and specifications are to be prepared by a registered architect or registered engineer.

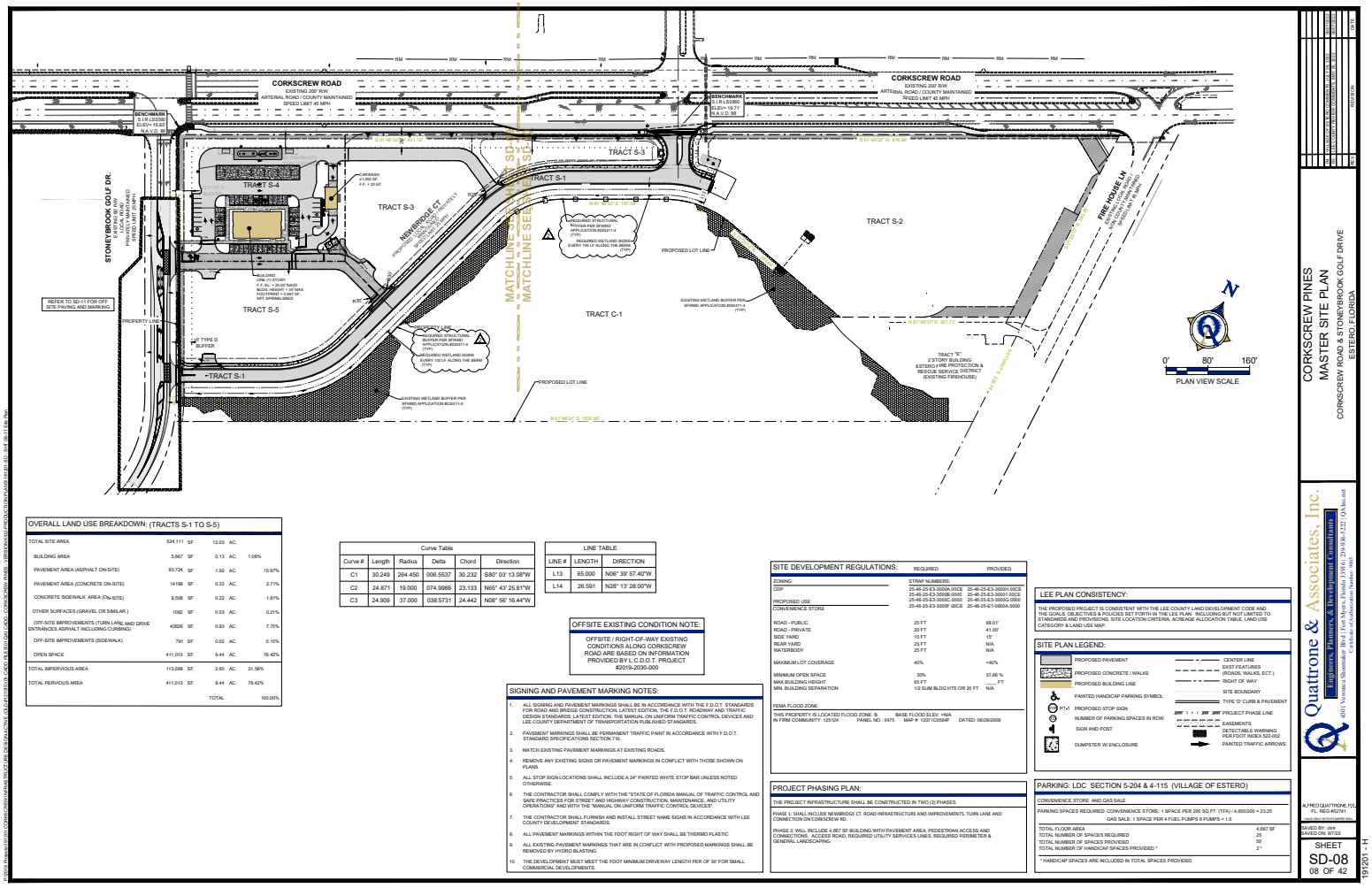
Signature _____ **Date** 8/17/2022

THE VILLAGE OF ESTERO
DEPARTMENT OF COMMUNITY DEVELOPMENT
9401 Corkscrew Palms Circle
Estero, Florida 33928
PHONE (239) 221-5036

(Updated 11/2015 - thru Ord. 13-10) P:\WEBPage\...\ContinuanceDeferral.doc)

Page 1


MASTER CONCEPT PLAN
ASAP CORKSCREW MINI STORAGE
EXHIBIT D-7-M
RECEIVED
FEB 1 6 2009
COMMUNITY DEVELOPMENT
DCI 2007-00043
TRACT S-1
0.97 AC
TRACT S-2
5.17 AC
TRACT S-3
2.61 AC
TRACT S-4
1.79 AC
TRACT S-5
2.45 AC
TRACT S-6
8.01 AC
FIRE HOUSE LANE
(PRIVATE ROADWAY)
CORKSCREW ROAD
PROJECT SUMMARY:
Approved as Exhibit C
MCP Page 1 of 1
Resolution # Z-08 053
NORTH
SCALE 1"=60'
Quattrone & Associates, Inc.
Engineers, Planners & Development Consultants



CORKSCREW PINES
MASTER SITE PLAN
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA

Quattrone & Associates, Inc.
Professional Planning & Development Consultants
4001 Tamiami Trail North, Suite 300 | Naples, Florida 34103 | 239.436.1556 | 239.436.1841 fax
Certificate of Authorization Number: 1642

ALFRED QUATTRONE, PLS
FL. REG #5274

SAVED BY: ckw
SAVED ON: 9/7/22

SHEET
SD-08
08 OF 42

191201 - H

OVERALL LAND USE BREAKDOWN: (TRACTS S-1 TO S-5)					
TOTAL SITE AREA	324,111	SF	12.03	AC.	
BUILDING AREA	5,667	SF	0.13	AC.	1.08%
PAVEMENT AREA (ASPHALT ON-SITE)	83,724	SF	1.92	AC.	15.97%
PAVEMENT AREA (CONCRETE ON-SITE)	14198	SF	0.33	AC.	2.71%
CONCRETE SIDEWALK AREA (On-SITE)	9,508	SF	0.22	AC.	1.81%
OTHER SURFACES (GRAVEL OR SIMILAR)	1092	SF	0.03	AC.	0.21%
OFF-SITE IMPROVEMENTS (TURN LANE AND DRIVE ENTRANCES ASPHALT INCLUDING CURBING)	40626	SF	0.93	AC.	7.75%
OFF-SITE IMPROVEMENTS (SIDEWALK)	791	SF	0.02	AC.	0.15%
OPEN SPACE	411,013	SF	9.44	AC.	78.42%
TOTAL IMPERVIOUS AREA	113,098	SF	2.60	AC.	21.58%
TOTAL PERVIOUS AREA	411,013	SF	9.44	AC.	78.42%
			TOTAL		100.00%

Curve Table					
Curve #	Length	Radius	Delta	Chord	Direction
C1	30.249	264.450	006.5537	30.232	S80° 03' 13.08"W
C2	24.871	19.000	074.9988	23.133	N65° 43' 25.81"W
C3	24.909	37.000	038.5731	24.442	N08° 56' 16.44"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L13	65.000	N06° 39' 57.40"W
L14	26.591	N28° 13' 28.00"W

OFFSITE EXISTING CONDITION NOTE:

OFFSITE / RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000

SIGNING AND PAVEMENT MARKING NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LEE COUNTY DEPARTMENT OF TRANSPORTATION PUBLISHED STANDARDS.
2. PAVEMENT MARKINGS SHALL BE PERMANENT TRAFFIC PAINT IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS SECTION 710.
3. MATCH EXISTING PAVEMENT MARKINGS AT EXISTING ROADS.
4. REMOVE ANY EXISTING SIGNS OR PAVEMENT MARKINGS IN CONFLICT WITH THOSE SHOWN ON PLANS.
5. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL COMPLY WITH THE "STATE OF FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS" AND WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
7. THE CONTRACTOR SHALL FURNISH AND INSTALL STREET NAME SIGNS IN ACCORDANCE WITH LEE COUNTY DEVELOPMENT STANDARDS.
8. ALL PAVEMENT MARKINGS WITHIN THE FDOT RIGHT OF WAY SHALL BE THERMO PLASTIC
9. ALL EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH PROPOSED MARKINGS SHALL BE REMOVED BY HYDRO BLASTING.
10. THE DEVELOPMENT MUST MEET THE FDOT MINIMUM DRIVEWAY LENGTH PER OF 30' FOR SMALL COMMERCIAL DEVELOPMENTS.

SITE DEVELOPMENT REGULATIONS:

	REQUIRED	PROVIDED
ZONING:	STRAP NUMBERS:	
CDP	25-46-25-E3-3000A.0003E 25-46-25-E3-30008.0000 25-46-25-E3-30002.0000 25-46-25-E3-3000F.00CE	25-46-25-E3-3000H.00CE 25-46-25-E3-30001.00CE 25-46-25-E3-30003.0000 25-46-25-E1-0900A.0000
PROPOSED USE:		
CONVENIENCE STORE		
ROAD - PUBLIC	25 FT	68.01'
ROAD - PRIVATE	20 FT	41.00'
SIDE YARD	15 FT	15'
REAR YARD	25 FT	N/A
WATERBODY	25 FT	N/A
MAXIMUM LOT COVERAGE	40%	<40%
MINIMUM OPEN SPACE	30%	37.66 %
MAX BUILDING HEIGHT	65 FT	___ FT
MIN. BUILDING SEPARATION	1/2 SUM BLDG HTS OR 20 FT	N/A

FEMA FLOOD ZONE:
THIS PROPERTY IS LOCATED FLOOD ZONE: B BASE FLOOD ELEV: +N/A
IN FIRM COMMUNITY: 125124 PANEL NO.: 0475 MAP #: 12071C0584F DATED: 08/28/2008

PROJECT PHASING PLAN:

THE PROJECT INFRASTRUCTURE SHALL BE CONSTRUCTED IN TWO (2) PHASES.

PHASE 1: SHALL INCLUDE NEWBRIDGE CT. ROAD INFRASTRUCTURE AND IMPROVEMENTS, TURN LANE AND CONNECTION ON CORKSCREW RD.

PHASE 2: WILL INCLUDE 4,667 SF BUILDING WITH PAVEMENT AREA, PEDESTRIAN ACCESS AND CONNECTIONS, ACCESS ROAD, REQUIRED UTILITY SERVICES LINES, REQUIRED PERIMETER & GENERAL LANDSCAPING.

LEE PLAN CONSISTENCY:

THE PROPOSED PROJECT IS CONSISTENT WITH THE LEE COUNTY LAND DEVELOPMENT CODE AND THE GOALS, OBJECTIVES & POLICIES SET FORTH IN THE LEE PLAN. INCLUDING BUT NOT LIMITED TO STANDARDS AND PROVISIONS, SITE LOCATION CRITERIA, ACREAGE ALLOCATION TABLE, LAND USE CATEGORY & LAND USE MAP.

SITE PLAN LEGEND:

- PROPOSED PAVEMENT
- PROPOSED CONCRETE / WALKS
- PROPOSED BUILDING LINE
- PAINTED HANDICAP PARKING SYMBOL
- PROPOSED STOP SIGN
- NUMBER OF PARKING SPACES IN ROW
- SIGN AND POST
- DUMPSTER W/ ENCLOSURE
- CENTER LINE
- EXIST.FEATURES (ROADS, WALKS, ECT.)
- RIGHT OF WAY
- SITE BOUNDARY
- TYPE 'D' CURB & PAVEMENT
- PROJECT PHASE LINE
- EASEMENTS
- DETECTABLE WARNING PER FOOT INDEX 522-002
- PAINTED TRAFFIC ARROWS

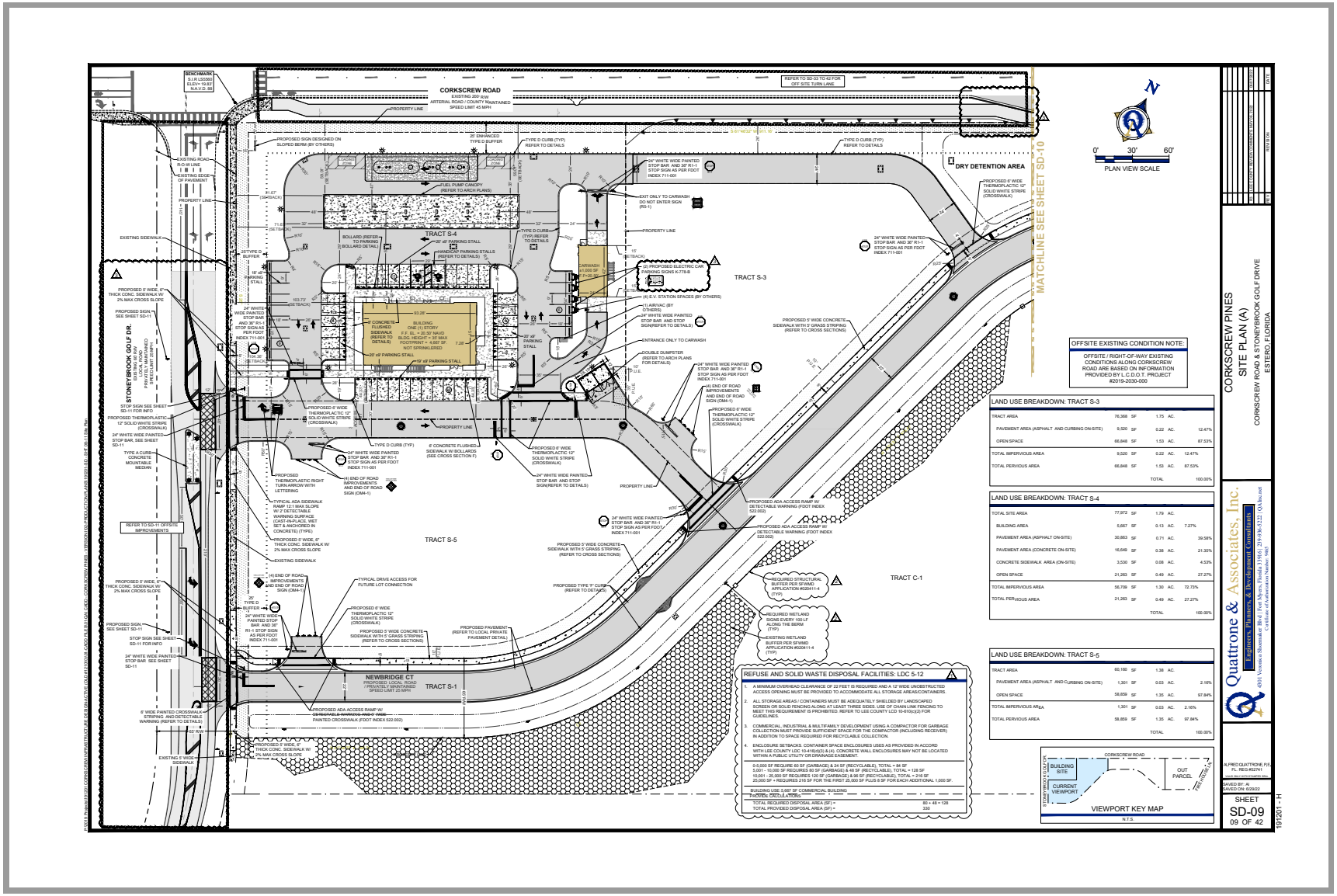
PARKING: LDC SECTION 5-204 & 4-115 (VILLAGE OF ESTERO)

CONVENIENCE STORE AND GAS SALE

PARKING SPACES REQUIRED: CONVENIENCE STORE: 1 SPACE PER 200 SQ.FT. (TFA) / 4.65/200 = 23.25
GAS SALE: 1 SPACE PER 4 FUEL PUMPS 6 PUMPS = 1.5

TOTAL FLOOR AREA	4,667 SF
TOTAL NUMBER OF SPACES REQUIRED	25
TOTAL NUMBER OF SPACES PROVIDED	50
TOTAL NUMBER OF HANDICAP SPACES PROVIDED *	2 *

* HANDICAP SPACES ARE INCLUDED IN TOTAL SPACES PROVIDED


CORKSCREW ROAD
EXISTING 200' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
STONEYBROOK GOLF DR
PRIVATELY MAINTAINED
SPEED LIMIT 25 MPH
NEWBRIDGE CT
PROPOSED LOCAL ROAD
/ PRIVATELY MAINTAINED
SPEED LIMIT 25 MPH
TRACT S-1
TRACT S-3
TRACT S-4
TRACT S-5
TRACT C-1
DRY DETENTION AREA
MATCHLINE SEE SHEET SD-10
PLAN VIEW SCALE
0' 30' 60'
OFFSITE EXISTING CONDITION NOTE:
OFFSITE / RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000
LAND USE BREAKDOWN: TRACT S-3
LAND USE BREAKDOWN: TRACT S-4
LAND USE BREAKDOWN: TRACT S-5
REFUSE AND SOLID WASTE DISPOSAL FACILITIES: LDC 5-12
VIEWPORT KEY MAP
CORKSCREW PINES
SITE PLAN (A)
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
Professional Planning & Development Consultants
SHEET
SD-09
09 OF 42
191201 - H



EXTERIOR ELEVATION NORTHWEST (FRONT)



EXTERIOR ELEVATION SOUTHWEST (RIGHT)

SW 7036
ACCESSIBLE BEIGE

BORAL ROOF TILE
CHARCOAL BROWN BLEND

SW 7675
SEAL SKIN

SW 7006
EXTRA WHITE

SW 7037
BALANCED BEIGE

GENERAL DISTRICT REGULATIONS

PER CHAPTER 5 OF THE VILLAGE OF ESTERO, FL LAND DEVELOPMENT CODE:

SECTION 5-705 – BUILDING DESIGN STANDARDS:

(C) BUILDING ENTRIES AND FACADES
(5) BLANK WALLS SHALL BE INTERRUPTED WITH ONE OR MORE OF THE FOLLOWING:

- A CLEARLY DEFINED ENTRYWAYS
- B VARYING ROOFLINES, PITCHES, AND SHAPES
- D TRANSPARENT WINDOW OR DOOR AREAS
- E OVERHANGS OR AWNINGS
- F BUILDING ORNAMENTATION

(6) HORIZONTAL PLANE OFFSETS
(A) FOR BUILDINGS LESS THAT 10,000 GROSS SQUARE FEET: HORIZONTAL WALL PLANES SHALL BE INTERRUPTED WITH AN OFFSET DIMENSION OF A LEAST 8" EVERY 40 LINEAR FEET FOR FACADES FACING ROADWAYS OR WITH PRIMARY ENTRANCES (EVERY 75 LINEAR FEET FOR ALL OTHER FACADES).

(F) ROOF TREATMENTS
(1) THE ROOF EDGE AND/OR PARAPET SHALL HAVE A VERTICAL CHANGE FROM THE DOMINANT ROOF CONDITION, IN TWO LOCATIONS

(2) ROOFS SHALL BE DESIGNED TO ALSO MEET THREE OR MORE OF THE FOLLOWING REQUIREMENTS:

- A PARAPETS USED TO CONCEAL ROOFTOP EQUIPMENT
- C SLOPING ROOFS THAT HAVE AN AVERAGE SLOPE EQUAL TO OR GREATER THAN 4:12, BUT NOT GREATER THAN 12:12
- D VERTICAL ROOF CHANGES WITH A MIN. CHANGE IN ELEVATION OF 2'
- E THREE-DIMENSIONAL CORNICE TREATMENTS

SECTION 5-707 – SUPPLEMENTAL DESIGN STANDARDS FOR SPECIFIC USES

(D) AUTOMOBILE SERVICE STATION AND CONVENIENCE FOOD AND BEVERAGE STORES
(6) CANOPIES.
(A) FLAT ROOF CANOPIES ARE PROHIBITED. ROOFS SHALL HAVE AT LEAST TWO SLOPES ON THE LONG SIDES AND A ROOF DETAIL CHANGE A MINIMUM OF EVERY 50 FEET.

(B) CANOPIES SHALL BE CONSISTENT WITH THE ARCHITECTURAL DESIGN AND FEATURES OF THE PRINCIPAL STRUCTURE.

PROPOSED EXTERIOR ELEVATIONS

CORKSCREW RD & STONEYBROOK GOLF DR

ESTERO, FL

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.

INTERPLAN

INTERPLAN NO 2020.0699
06-29-2022



EXTERIOR ELEVATION SOUTHEAST (REAR)



EXTERIOR ELEVATION NORTHEAST (LEFT)

SW 7036
ACCESSIBLE BEIGE

BORAL ROOF TILE
CHARCOAL BROWN BLEND

SW 7675
SEAL SKIN

SW 7006
EXTRA WHITE

SW 7037
BALANCED BEIGE

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(B) CANOPIES SHALL BE CONSISTENT WITH THE ARCHITECTURAL DESIGN AND FEATURES OF THE PRINCIPAL STRUCTURE.

PROPOSED EXTERIOR ELEVATIONS

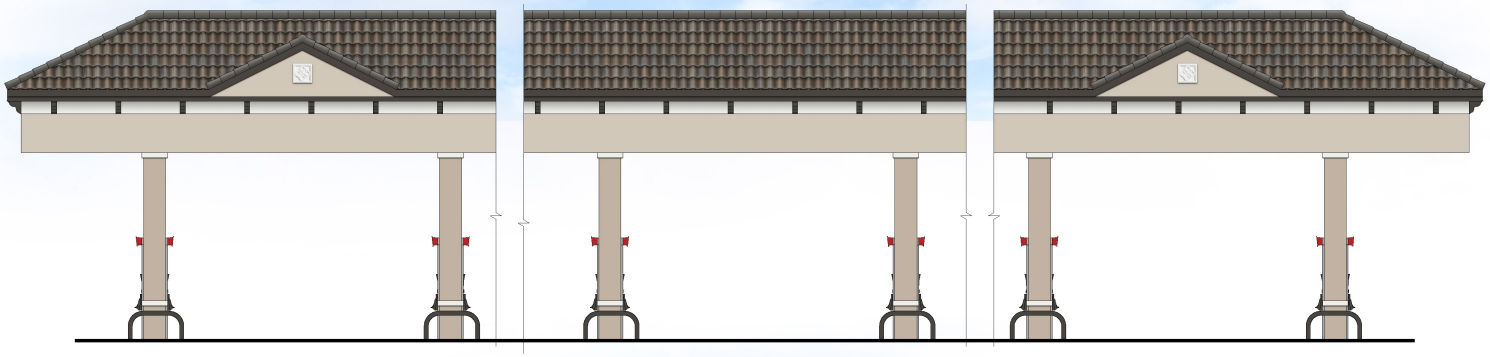
CORKSCREW RD & STONEYBROOK GOLF DR

ESTERO, FL

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.

INTERPLAN

INTERPLAN NO 2020.0699
06-29-2022



FUEL CANOPY ELEVATION NORTHWEST/SOUTHEAST (FRONT/REAR)

SW 7036
ACCESSIBLE BEIGE

BORAL ROOF TILE
CHARCOAL BROWN BLEND

SW 7675
SEAL SKIN

SW 7006
EXTRA WHITE

SW 7037
BALANCED BEIGE



FUEL CANOPY ELEVATION SOUTHWEST/NORTHEAST (SIDE)

GENERAL DISTRICT REGULATIONS

PER CHAPTER 5 OF THE VILLAGE OF ESTERO, FL LAND DEVELOPMENT CODE:

SECTION 5-705 – BUILDING DESIGN STANDARDS:

(C) BUILDING ENTRIES AND FACADES
(5) BLANK WALLS SHALL BE INTERRUPTED WITH ONE OR MORE OF THE FOLLOWING:
- A CLEARLY DEFINED ENTRYWAYS
- B VARYING ROOFLINES, PITCHES, AND SHAPES
- D TRANSPARENT WINDOW OR DOOR AREAS
- E OVERHANGS OR AWNINGS
- F BUILDING ORNAMENTATION

(6) HORIZONTAL PLANE OFFSETS
(A) FOR BUILDINGS LESS THAT 10,000 GROSS SQUARE FEET: HORIZONTAL WALL PLANES SHALL BE INTERRUPTED WITH AN OFFSET DIMENSION OF A LEAST 8" EVERY 40 LINEAR FEET FOR FACADES FACING ROADWAYS OR WITH PRIMARY ENTRANCES (EVERY 75 LINEAR FEET FOR ALL OTHER FACADES).

(F) ROOF TREATMENTS
(1) THE ROOF EDGE AND/OR PARAPET SHALL HAVE A VERTICAL CHANGE FROM THE DOMINANT ROOF CONDITION, IN TWO LOCATIONS

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SECTION 5-707 – SUPPLEMENTAL DESIGN STANDARDS FOR SPECIFIC USES

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(B) CANOPIES SHALL BE CONSISTENT WITH THE ARCHITECTURAL DESIGN AND FEATURES OF THE PRINCIPAL STRUCTURE.

PROPOSED EXTERIOR ELEVATIONS

CORKSCREW RD & STONEYBROOK GOLF DR

ESTERO, FL

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
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INTERPLAN

INTERPLAN NO 2020.0699
03-08-2022



PROPOSED EXTERIOR ELEVATIONS

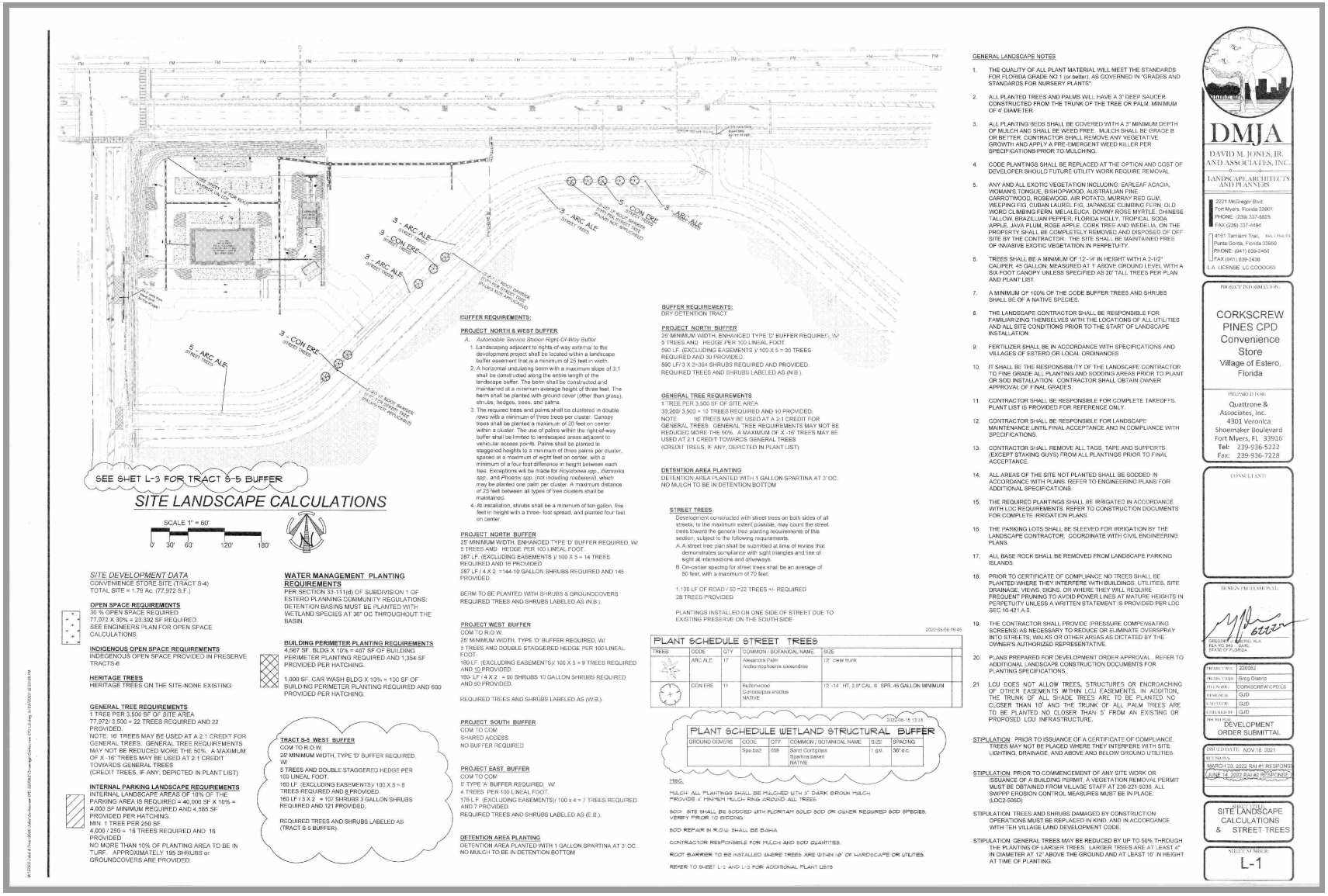
CORKSCREW RD & STONEYBROOK GOLF DR

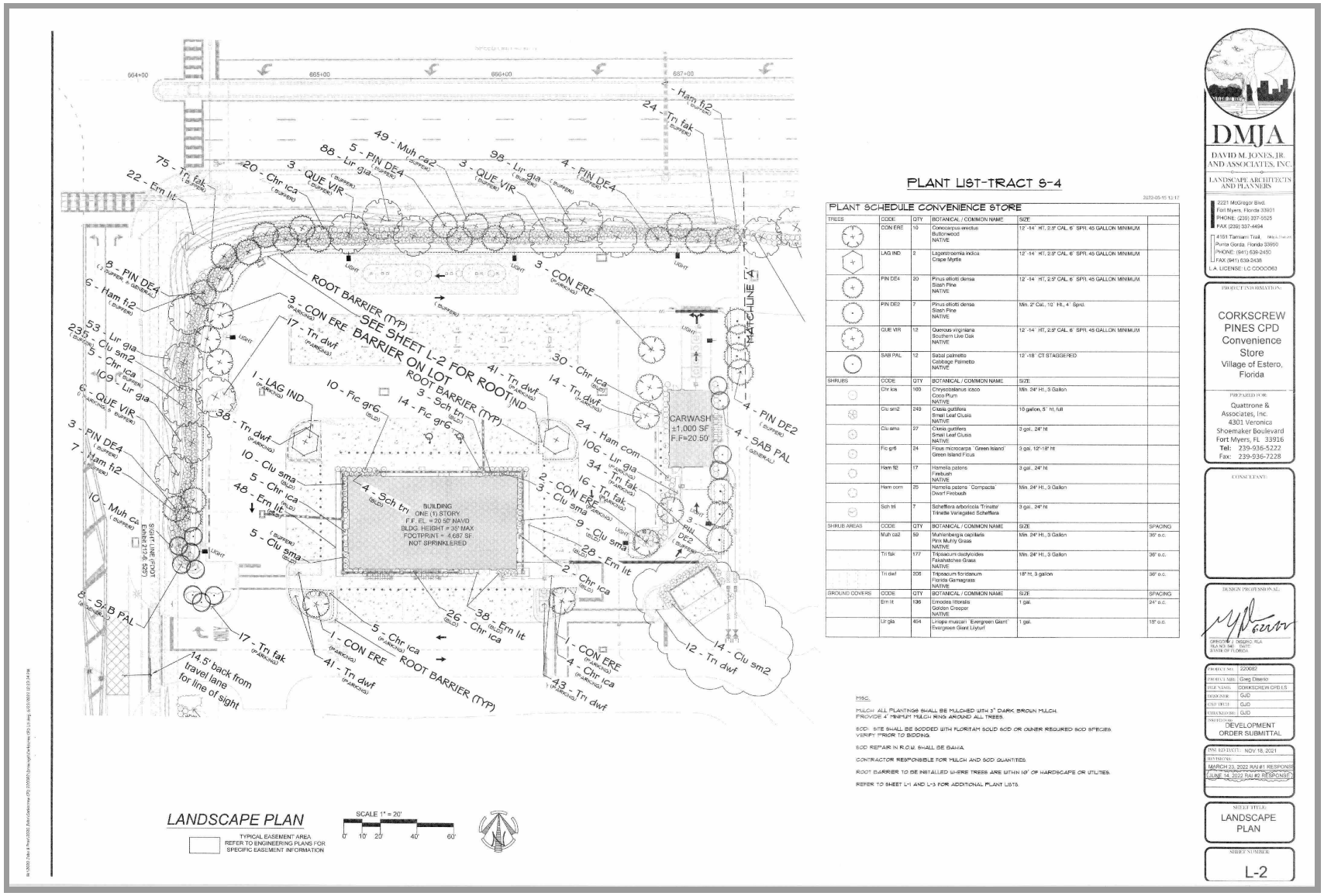
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INTERPLAN

INTERPLAN NO 2020.0699
06-29-2022


SEE SHET L-3 FOR TRACT S-5 BUFFER
SITE LANDSCAPE CALCULATIONS
SCALE 1" = 60'
0' 30' 60' 120' 180'
SITE DEVELOPMENT DATA
CONVENIENCE STORE SITE (TRACT S-4)
TOTAL SITE = 1.79 Ac. (77,972 S.F.)
OPEN SPACE REQUIREMENTS
30 % OPEN SPACE REQUIRED
77,972 X 30% = 23,392 SF REQUIRED.
SEE ENGINEERS PLAN FOR OPEN SPACE CALCULATIONS.
INDIGENOUS OPEN SPACE REQUIREMENTS
INDIGENOUS OPEN SPACE PROVIDED IN PRESERVE TRACTS-6
HERITAGE TREES
HERITAGE TREES ON THE SITE-NONE EXISTING
GENERAL TREE REQUIREMENTS
1 TREE PER 3,500 SF OF SITE AREA
77,972/ 3,500 = 22 TREES REQUIRED AND 22 PROVIDED.
NOTE: 16 TREES MAY BE USED AT A 2:1 CREDIT FOR GENERAL TREES. GENERAL TREE REQUIREMENTS MAY NOT BE REDUCED MORE THE 50%. A MAXIMUM OF X -16" TREES MAY BE USED AT 2:1 CREDIT TOWARDS GENERAL TREES
(CREDIT TREES, IF ANY, DEPICTED IN PLANT LIST)
INTERNAL PARKING LANDSCAPE REQUIREMENTS
INTERNAL LANDSCAPE AREAS OF 10% OF THE PARKING AREA IS REQUIRED = 40,000 SF X 10% = 4,000 SF MINIMUM REQUIRED AND 4,585 SF PROVIDED PER HATCHING.
MIN. 1 TREE PER 250 SF.
4,000 / 250 = 16 TREES REQUIRED AND 16 PROVIDED
NO MORE THAN 10% OF PLANTING AREA TO BE IN TURF. APPROXIMATELY 195 SHRUBS or GROUNDCOVERS ARE PROVIDED.
WATER MANAGEMENT PLANTING REQUIREMENTS
PER SECTION 33-111(d) OF SUBDIVISION.1 OF ESTERO PLANNING COMMUNITY REGULATIONS: DETENTION BASINS MUST BE PLANTED WITH WETLAND SPECIES AT 36" OC THROUGHOUT THE BASIN.
BUILDING PERIMETER PLANTING REQUIREMENTS
4,067 SF. BLDG X 10% = 407 SF OF BUILDING PERIMETER PLANTING REQUIRED AND 1,354 SF PROVIDED PER HATCHING.
1,000 SF. CAR WASH BLDG X 10% = 100 SF OF BUILDING PERIMETER PLANTING REQUIRED AND 600 PROVIDED PER HATCHING.
TRACT S-5 WEST BUFFER
COM TO R.O.W.
25' MINIMUM WIDTH, TYPE 'D' BUFFER REQUIRED. W
5 TREES AND DOUBLE STAGGERED HEDGE PER 100 LINEAL FOOT.
160 LF. (EXCLUDING EASEMENTS)/ 100 X 5 = 8 TREES REQUIRED AND 8 PROVIDED.
160 LF / 3 X 2 = 107 SHRUBS 3 GALLON SHRUBS REQUIRED AND 121 PROVIDED.
REQUIRED TREES AND SHRUBS LABELED AS (TRACT S-5 BUFFER).
BUFFER REQUIREMENTS:
PROJECT NORTH & WEST BUFFER
A. Automobile Service Station Right-Of-Way Buffer
1. Landscaping adjacent to rights-of-way external to the development project shall be located within a landscape buffer easement that is a minimum of 25 feet in width.
2. A horizontal undulating berm with a maximum slope of 3:1 shall be constructed along the entire length of the landscape buffer. The berm shall be constructed and maintained at a minimum average height of three feet. The berm shall be planted with ground cover (other than grass), shrubs, hedges, trees, and palms.
3. The required trees and palms shall be clustered in double rows with a minimum of three trees per cluster. Canopy trees shall be planted a maximum of 20 feet on center within a cluster. The use of palms within the right-of-way buffer shall be limited to landscaped areas adjacent to vehicular access points. Palms shall be planted in staggered heights to a minimum of three palms per cluster, spaced at a maximum of eight feet on center, with a minimum of a four foot difference in height between each tree. Exceptions will be made for Roystonea spp., Elaeonia spp., and Phoenix spp. (not including roebelenii), which may be planted one palm per cluster. A maximum distance of 25 feet between all types of tree clusters shall be maintained.
4. At installation, shrubs shall be a minimum of ten gallon, five feet in height with a three- foot spread, and planted four feet on center.
PROJECT NORTH BUFFER
25' MINIMUM WIDTH, ENHANCED TYPE 'D' BUFFER REQUIRED, W
5 TREES AND HEDGE PER 100 LINEAL FOOT.
287 LF. (EXCLUDING EASEMENTS)/ 100 X 5 = 14 TREES REQUIRED AND 16 PROVIDED.
287 LF / 4 X 2 =144-10 GALLON SHRUBS REQUIRED AND 145 PROVIDED.
BERM TO BE PLANTED WITH SHRUBS & GROUNDCOVERS
REQUIRED TREES AND SHRUBS LABELED AS (N.B.).
PROJECT WEST BUFFER
COM TO R.O.W.
25' MINIMUM WIDTH, TYPE 'D' BUFFER REQUIRED, W
5 TREES AND DOUBLE STAGGERED HEDGE PER 100 LINEAL FOOT.
180 LF. (EXCLUDING EASEMENTS)/ 100 X 5 = 9 TREES REQUIRED AND 10 PROVIDED.
180- LF / 4 X 2 = 90 SHRUBS 10 GALLON SHRUBS REQUIRED AND 90 PROVIDED.
REQUIRED TREES AND SHRUBS LABELED AS (W.B.).
PROJECT SOUTH BUFFER
COM TO COM
SHARED ACCESS
NO BUFFER REQUIRED
PROJECT EAST BUFFER
COM TO COM
5' TYPE 'A' BUFFER REQUIRED. W
4 TREES PER 100 LINEAL FOOT.
175 L.F. (EXCLUDING EASEMENTS)/ 100 x 4 = 7 TREES REQUIRED AND 7 PROVIDED.
REQUIRED TREES AND SHRUBS LABELED AS (E.B.).
DETENTION AREA PLANTING
DETENTION AREA PLANTED WITH 1 GALLON SPARTINA AT 3' OC.
NO MULCH TO BE IN DETENTION BOTTOM
BUFFER REQUIREMENTS:
DRY DETENTION TRACT
PROJECT NORTH BUFFER
25' MINIMUM WIDTH, ENHANCED TYPE 'D' BUFFER REQUIRED, W
5 TREES AND HEDGE PER 100 LINEAL FOOT.
590 LF. (EXCLUDING EASEMENTS)/ 100 X 5 = 30 TREES REQUIRED AND 30 PROVIDED.
590 LF/ 3 X 2=394 SHRUBS REQUIRED AND PROVIDED.
REQUIRED TREES AND SHRUBS LABELED AS (N.B.).
GENERAL TREE REQUIREMENTS
1 TREE PER 3,500 SF OF SITE AREA
33,260/ 3,500 = 10 TREES REQUIRED AND 10 PROVIDED.
NOTE: 16' TREES MAY BE USED AT A 2:1 CREDIT FOR GENERAL TREES. GENERAL TREE REQUIREMENTS MAY NOT BE REDUCED MORE THE 50%. A MAXIMUM OF X -16' TREES MAY BE USED AT 2:1 CREDIT TOWARDS GENERAL TREES
(CREDIT TREES, IF ANY, DEPICTED IN PLANT LIST)
DETENTION AREA PLANTING
DETENTION AREA PLANTED WITH 1 GALLON SPARTINA AT 3' OC.
NO MULCH TO BE IN DETENTION BOTTOM
STREET TREES
Development constructed with street trees on both sides of all streets, to the maximum extent possible, may count the street trees toward the general tree planting requirements of this section, subject to the following requirements.
A. A street tree plan shall be submitted at time of review that demonstrates compliance with sight triangles and line of sight at intersections and driveways.
B. On-center spacing for street trees shall be an average of 50 feet, with a maximum of 70 feet.
1,100 LF OF ROAD / 50 =22 TREES +/- REQUIRED
28 TREES PROVIDED
PLANTINGS INSTALLED ON ONE SIDE OF STREET DUE TO EXISTING PRESERVE ON THE SOUTH SIDE
2022-05-06 19:45
PLANT SCHEDULE STREET TREES
TREES | CODE | QTY | COMMON / BOTANICAL NAME | SIZE
ARC ALE | 17 | Alexandra Palm Archontophoenix alexandrae | 12' clear trunk
CON ERE | 11 | Bulnewood Conocarpus erectus NATIVE | 12'-14' HT, 2.5" CAL, 6' SPR, 45 GALLON MINIMUM
2022-06-15 13:51
PLANT SCHEDULE WETLAND STRUCTURAL BUFFER
GROUND COVERS | CODE | QTY | COMMON / BOTANICAL NAME | SIZE | SPACING
Spa baz | 668 | Sand Cordgrass Spartina bakeri NATIVE | 1 gal. | 36" o.c.
MISC.
MULCH: ALL PLANTINGS SHALL BE MULCHED WITH 3" DARK BROWN MULCH. PROVIDE 4' MINIMUM MULCH RING AROUND ALL TREES.
SOD: SITE SHALL BE SODDED WITH FLORITAM SOLID SOD OR OWNER REQUIRED SOD SPECIES. VERIFY PRIOR TO BIDDING.
SOD REPAIR IN R.O.W. SHALL BE BAHIA
CONTRACTOR RESPONSIBLE FOR MULCH AND SOD QUANTITIES.
ROOT BARRIER TO BE INSTALLED WHERE TREES ARE WITHIN 10' OF HARDSCAPE OR UTILITIES.
REFER TO SHEET L-2 AND L-3 FOR ADDITIONAL PLANT LISTS
GENERAL LANDSCAPE NOTES
1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO.1 (or better) AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS"
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM. MINIMUM OF 4' DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. CODE PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF DEVELOPER SHOULD FUTURE UTILITY WORK REQUIRE REMOVAL
5. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRALIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
6. "TREES SHALL BE A MINIMUM OF 12'-14" IN HEIGHT WITH A 2-1/2" CALIPER, 45 GALLON, MEASURED AT 1' ABOVE GROUND LEVEL WITH A SIX FOOT CANOPY UNLESS SPECIFIED AS 20' TALL TREES PER PLAN AND PLANT LIST.
7. A MINIMUM OF 100% OF THE CODE BUFFER TREES AND SHRUBS SHALL BE OF A NATIVE SPECIES.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
9. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND VILLAGES OF ESTERO OR LOCAL ORDINANCES
10. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
13. CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
14. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SODDED IN ACCORDANCE WITH PLANS. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
16. THE PARKING LOTS SHALL BE SLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
17. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
18. PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE, VIEWS, SIGNS, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY UNLESS A WRITTEN STATEMENT IS PROVIDED PER LDC SEC.10.421.A.5.
19. THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
20. PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR PLANTING SPECIFICATIONS.
21 LCU DOES NOT ALLOW TREES, STRUCTURES OR ENCROACHING OF OTHER EASEMENTS WITHIN LCU EASEMENTS. IN ADDITION, THE TRUNK OF ALL SHADE TREES ARE TO BE PLANTED NO CLOSER THAN 10' AND THE TRUNK OF ALL PALM TREES ARE TO BE PLANTED NO CLOSER THAN 5' FROM AN EXISTING OR PROPOSED LCU INFRASTRUCTURE.
STIPULATION: PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLIANCE. TREES MAY NOT BE PLACED WHERE THEY INTERFERE WITH SITE LIGHTING, DRAINAGE, AND ABOVE AND BELOW GROUND UTILITIES.
STIPULATION: PRIOR TO COMMENCEMENT OF ANY SITE WORK OR ISSUANCE OF A BUILDING PERMIT, A VEGETATION REMOVAL PERMIT MUST BE OBTAINED FROM VILLAGE STAFF AT 239-221-5036. ALL SWPPP EROSION CONTROL MEASURES MUST BE IN PLACE. (LDC2-506D)
STIPULATION: TREES AND SHRUBS DAMAGED BY CONSTRUCTION OPERATIONS MUST BE REPLACED IN KIND, AND IN ACCORDANCE WITH TEH VILLAGE LAND DEVELOPMENT CODE.
STIPULATION: GENERAL TREES MAY BE REDUCED BY UP TO 50% THROUGH THE PLANTING OF LARGER TREES. LARGER TREES ARE AT LEAST 4" IN DIAMETER AT 12" ABOVE THE GROUND AND AT LEAST 16' IN HEIGHT AT TIME OF PLANTING.
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Punta Gorda, Florida 33950
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PROJECT INFORMATION:
CORKSCREW PINES CPD Convenience Store
Village of Estero, Florida
PREPARED FOR:
Quattrone & Associates, Inc.
4301 Veronica Shoemaker Boulevard
Fort Myers, FL 33916
Tel: 239-936-5222
Fax: 239-936-7228
CONSULTANT
DESIGN PROFESSIONAL
GREGORY D. GRIMES, RLA
FLA NO. 943 DATE
STATE OF FLORIDA
PROJECT NO. 220302
PROJECT MGR. Greg Diserio
FILENAME CORKSCREW CPD LS
DRAWN BY GJD
CHECKED BY GJD
DEVELOPMENT ORDER SUBMITTAL
ISSUED DATE: NOV. 18, 2021
REVISIONS
MARCH 23, 2022 RAI #1 RESPONSE
JUNE 14, 2022 RAI #2 RESPONSE
SHEET TITLE
SITE LANDSCAPE CALCULATIONS & STREET TREES
SHEET NUMBER
L-1



PLANT LIST-TRACT S-4

PLANT SCHEDULE CONVENIENCE STORE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	CON ERE	10	Conocarpus erectus Buttonwood NATIVE	12'-14' HT, 2.5" CAL, 6' SPR, 45 GALLON MINIMUM	
	LAG IND	2	Lagerstroemia indica Crape Myrtle	12'-14' HT, 2.5" CAL, 6' SPR, 45 GALLON MINIMUM	
	PIN DE4	20	Pinus elliotti densa Slash Pine NATIVE	12'-14' HT, 2.5" CAL, 6' SPR, 45 GALLON MINIMUM	
	PIN DE3	7	Pinus elliotti densa Slash Pine NATIVE	Min. 2" Cal., 10' Ht., 4' Sprd.	
	QUE VIR	13	Quercus virginiana Southern Live Oak NATIVE	12'-14' HT, 2.5" CAL, 6' SPR, 45 GALLON MINIMUM	
	SAB PAL	12	Sabal palmetto Cabbage Palmetto NATIVE	12'-18' CT STAGGERED	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	Chr ica	100	Chrysobalanus icaco Coco Plum NATIVE	Min. 24" Ht., 3 Gallon	
	Clu sm2	249	Clusia guttifera Small Leaf Clusia NATIVE	10 gallon, 5' ht, full	
	Clu sma	27	Clusia guttifera Small Leaf Clusia NATIVE	3 gal., 24" ht	
	Fic gr6	24	Ficus microcarpa `Green Island` Green Island Ficus	3 gal, 12"-18" ht	
	Ham fi2	17	Hamelia patens Firebush NATIVE	3 gal., 24" ht	
	Ham com	25	Hamelia patens `Compacta` Dwarf Firebush	Min. 24" Ht., 3 Gallon	
	Sch tri	7	Schefflera arboricola `Trinette` Trinette Variegated Schefflera	3 gal., 24" ht	
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	Muh ca2	59	Muhlenbergia capillaris Pink Muhly Grass NATIVE	Min. 24" Ht., 3 Gallon	36" o.c.
	Tri fak	177	Tripsacum dactyloides Fakahatchee Grass NATIVE	Min. 24" Ht., 3 Gallon	36" o.c.
	Tri dwf	205	Tripsacum floridanum Florida Gamagrass NATIVE	18" ht, 3 gallon	36" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	Ern lit	136	Emodes littoralis Golden Creeper NATIVE	1 gal.	24" o.c.
	Lir gla	464	Liriope muscari `Evergreen Giant` Evergreen Giant Lilyturf	1 gal.	18" o.c.

MISC.

MULCH: ALL PLANTING SHALL BE MULCHED WITH 3" DARK BROWN MULCH. PROVIDE 4" MINIMUM MULCH RING AROUND ALL TREES.

SOD: SITE SHALL BE SODDED WITH FLORITAM SOLID SOD OR OTHER REQUIRED SOD SPECIES. VERIFY PRIOR TO BIDDING.

SOD REPAIR IN R.O.W. SHALL BE BAHIA.

CONTRACTOR RESPONSIBLE FOR MULCH AND SOD QUANTITIES.

ROOT BARRIER TO BE INSTALLED WHERE TREES ARE WITHIN 10' OF HARDSCAPE OR UTILITIES.

REFER TO SHEET L-1 AND L-3 FOR ADDITIONAL PLANT LISTS.

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L.A. LICENSE: LC C000063

PROJECT INFORMATION:
CORKSCREW PINES CPD
Convenience Store
Village of Estero, Florida

PREPARED FOR:
Quattrone & Associates, Inc.
4301 Veronica Shoemaker Boulevard
Fort Myers, FL 33916
Tel: 239-936-5222
Fax: 239-936-7228

CONSULTANTS:

DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
RLA NO. 940 DATE:
STATE OF FLORIDA

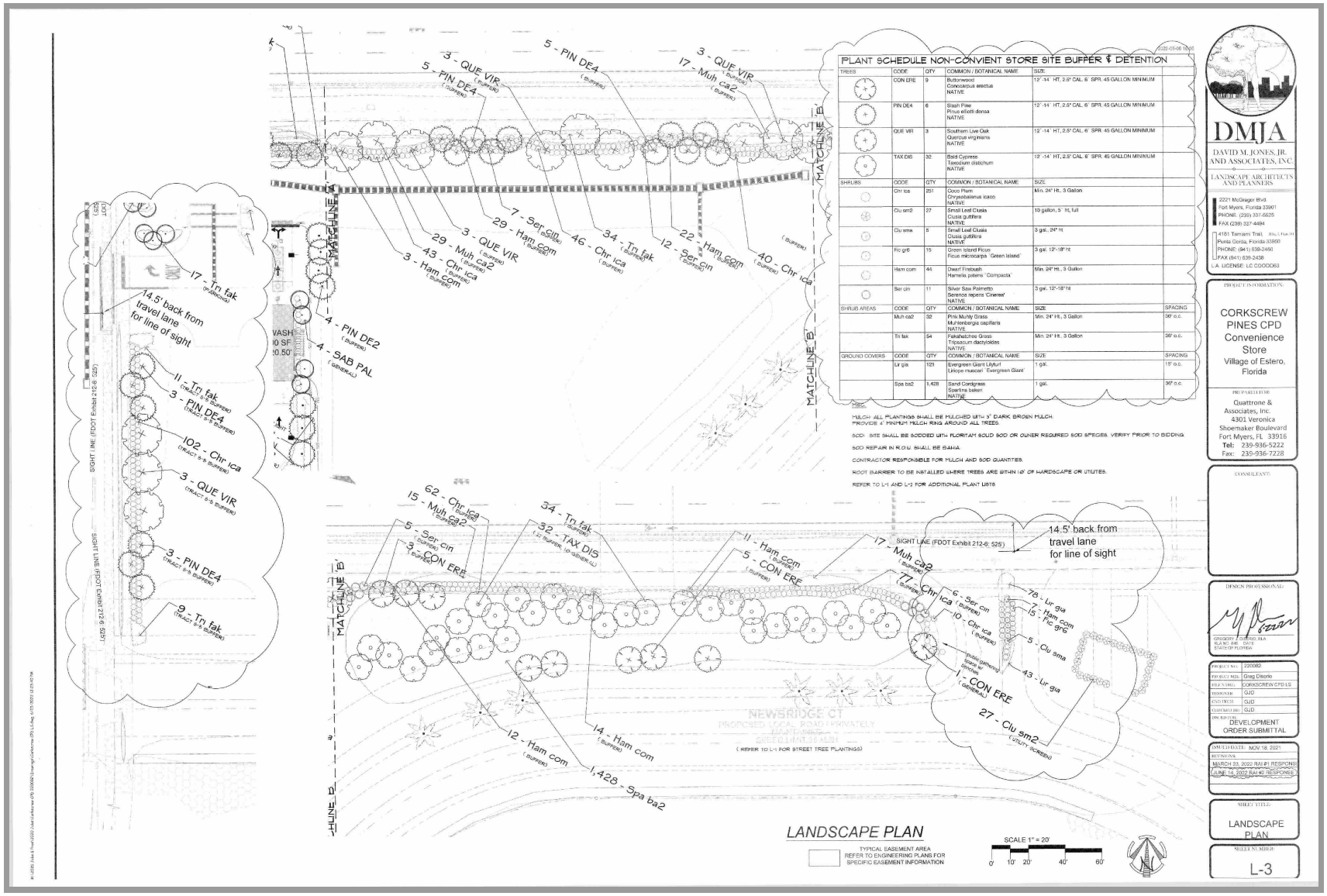
PROJECT NO.	220082
PROJECT MGR.	Greg Diserio
FILE NAME	CORKSCREW CPD L5
DESIGNER	GJD
COST DESIGN	GJD
CHECKED BY	GJD

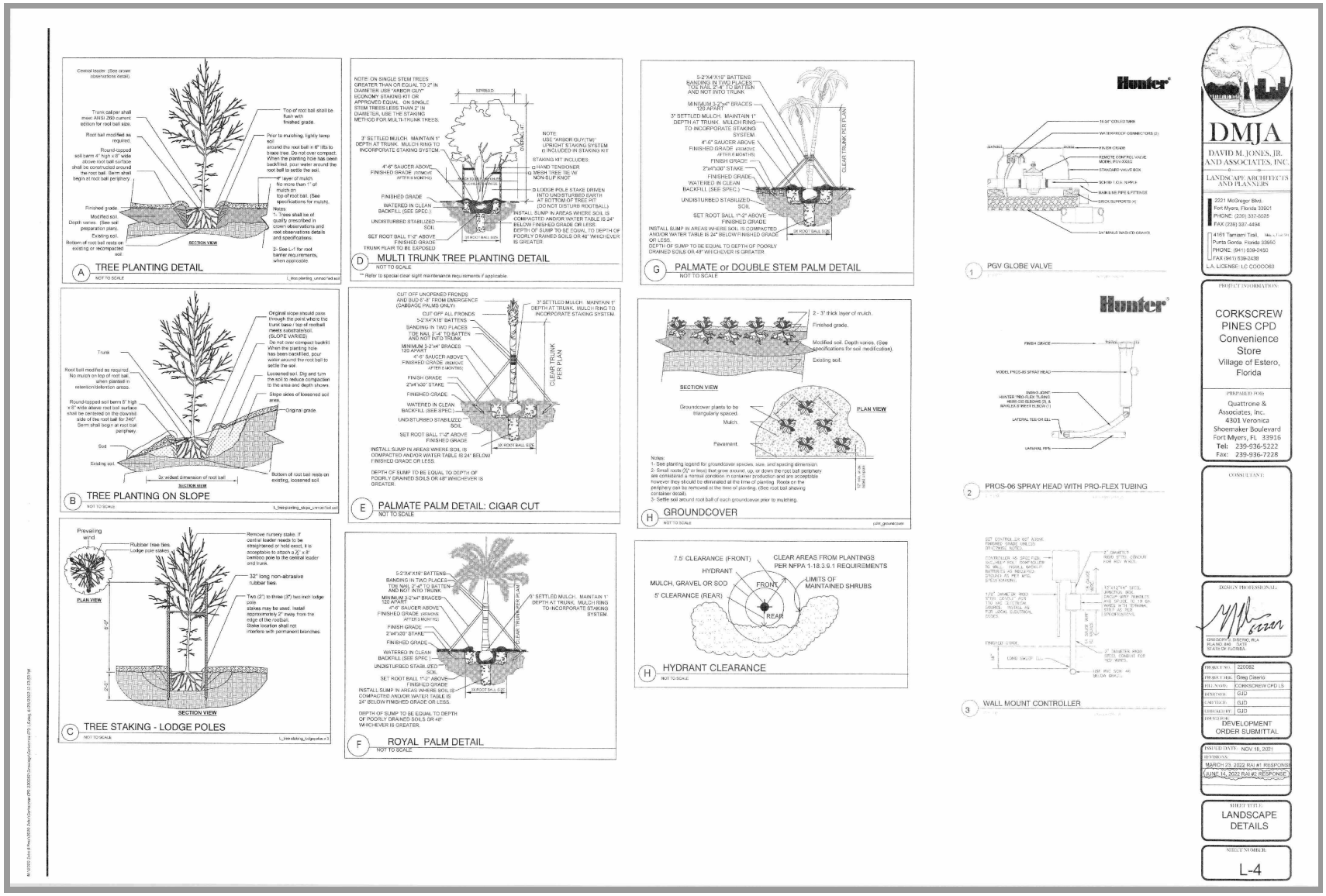
ISSUED FOR:
DEVELOPMENT ORDER SUBMITTAL

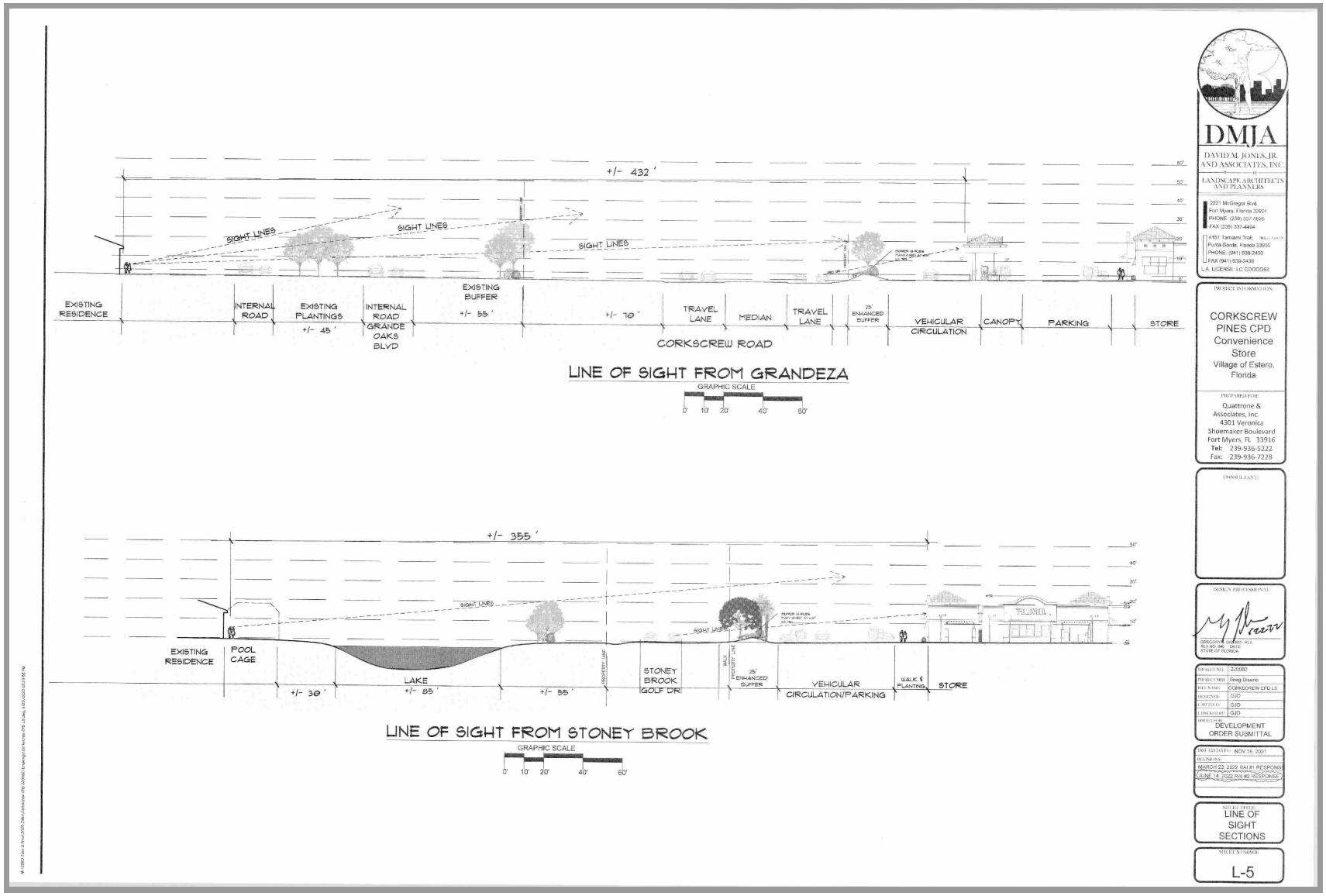
DMJA ED DATE: NOV 18, 2021
REVISIONS:
MARCH 23, 2022 RAI #1 RESPONSE
JUNE 14, 2022 RAI #2 RESPONSE

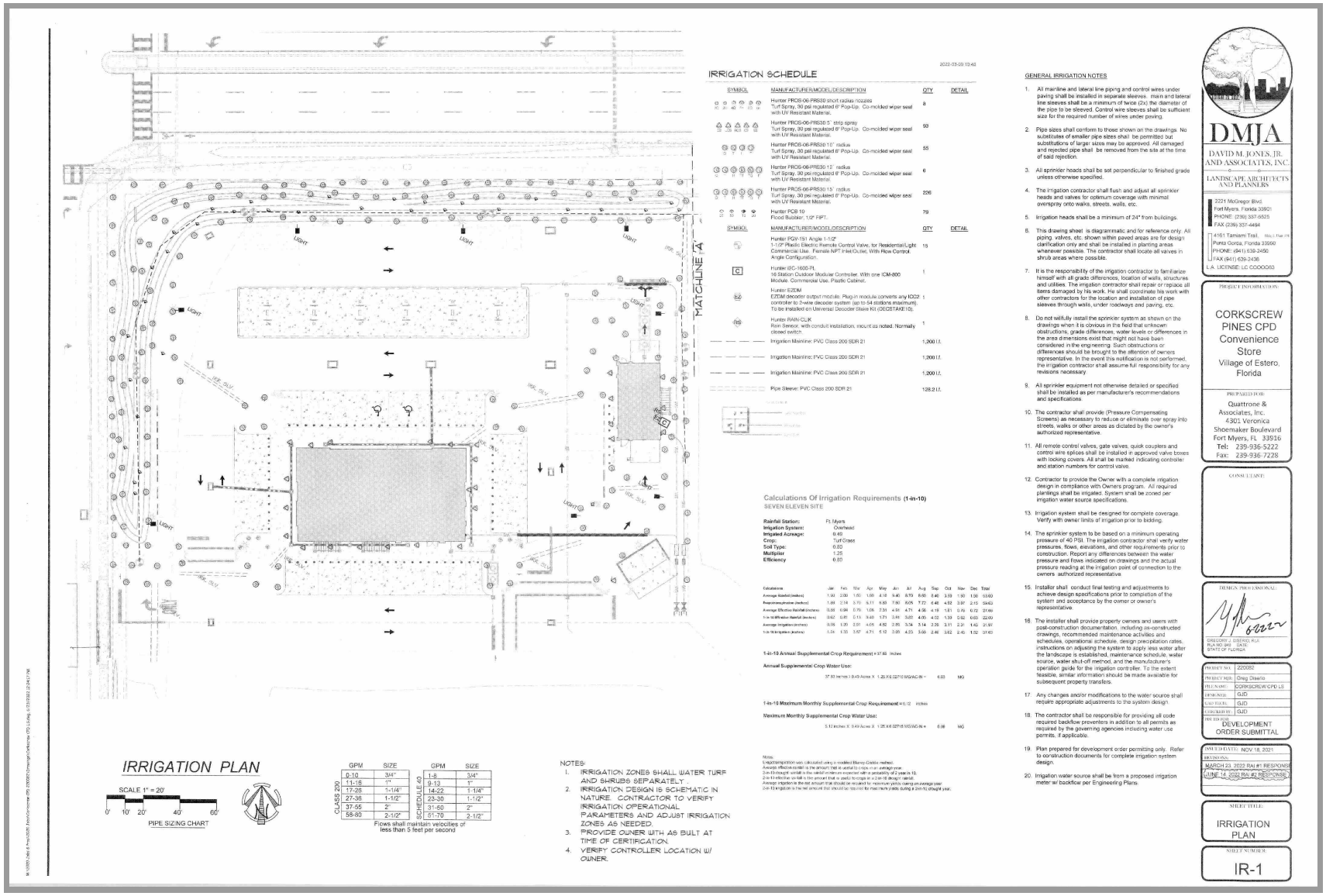
SHEET TITLE:
LANDSCAPE PLAN

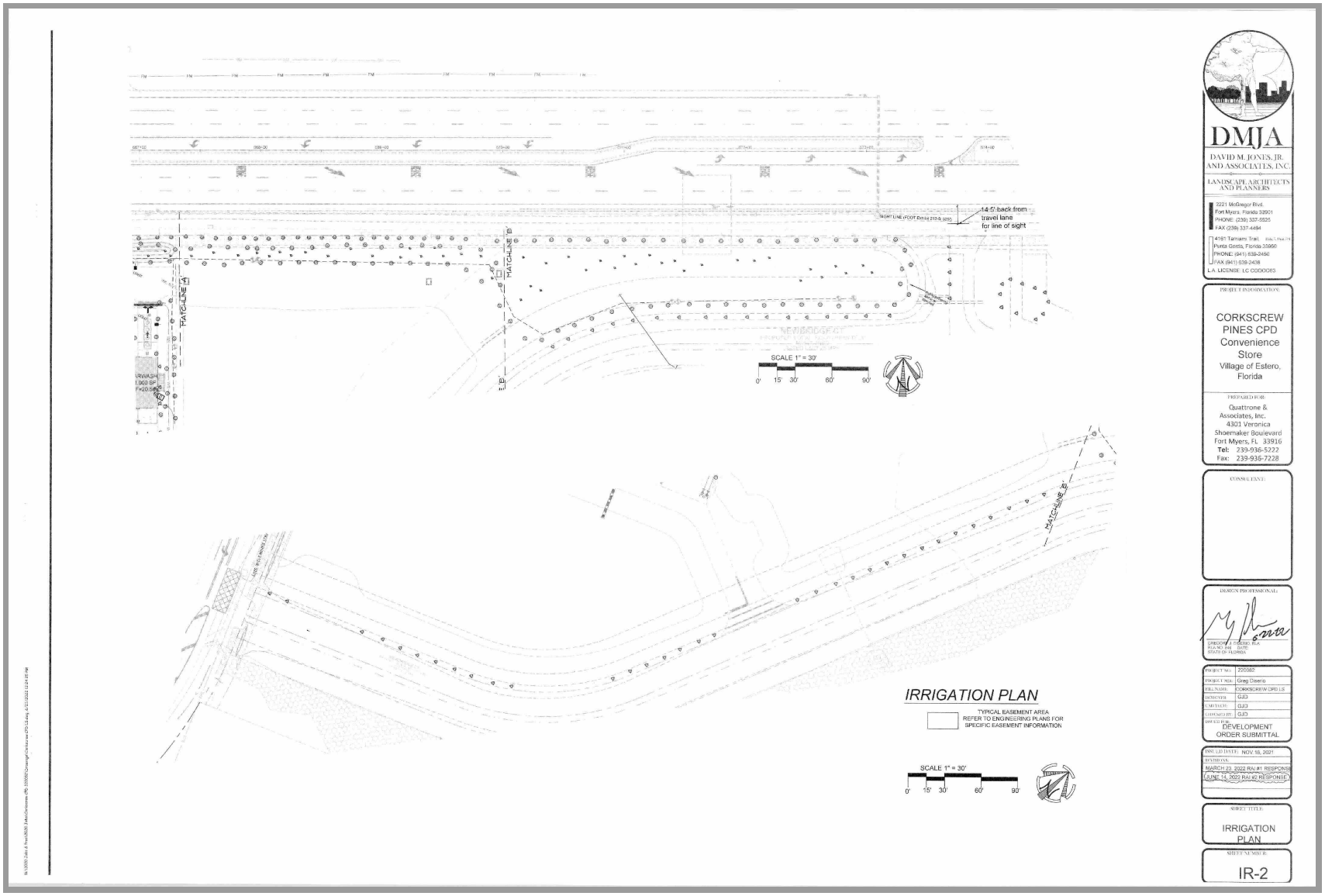
SHEET NUMBER:
L-2


PLANT SCHEDULE NON-CONVIENT STORE SITE BUFFER & DETENTION
TREES
CODE
QTY
COMMON / BOTANICAL NAME
SIZE
CON ERE 9 Buttonwood Conocarpus erectus NATIVE 12' -14' HT, 2.5" CAL. 6' SPR. 45 GALLON MINIMUM
PIN DE4 6 Slash Pine Pinus elliotti densa NATIVE 12' -14' HT, 2.5" CAL. 6' SPR. 45 GALLON MINIMUM
QUE VIR 3 Southern Live Oak Quercus virginiana NATIVE 12' -14' HT, 2.5" CAL. 6' SPR. 45 GALLON MINIMUM
TAX DIS 32 Bald Cypress Taxodium distichum NATIVE 12' -14' HT, 2.5" CAL. 8' SPR. 45 GALLON MINIMUM
SHRUBS
CODE
QTY
COMMON / BOTANICAL NAME
SIZE
Chr ica 251 Coco Plum Chrysobalanus icaco NATIVE Min. 24" Ht., 3 Gallon
Clu sm2 27 Small Leaf Clusia Clusia guttifera NATIVE 10 gallon, 5 ' Ht, full
Clu sma 5 Small Leaf Clusia Clusia guttifera NATIVE 3 gal., 24" Ht
Fic gr6 15 Green Island Ficus Ficus microcarpa 'Green Island' 3 gal. 12'-18" ht
Ham com 44 Dwarf Firebush Hamelia patens 'Compacta' Min. 24" Ht., 3 Gallon
Ser cin 11 Silver Saw Palmetto Serenoa repens 'Cinerea' NATIVE 3 gal. 12'-18"Ht
SHRUB AREAS
CODE
QTY
COMMON / BOTANICAL NAME
SIZE
SPACING
Muh ca2 32 Pink Muhly Grass Muhlenbergia capillaris NATIVE Min. 24" Ht., 3 Gallon 36" o.c.
Tri fak 54 Fakahatchee Grass Tripsacum dactyloides NATIVE Min. 24" Ht., 3 Gallon 36" o.c.
GROUND COVERS
CODE
QTY
COMMON / BOTANICAL NAME
SIZE
SPACING
Lir gia 123 Evergreen Giant Lilyturf Liriope muscari 'Evergreen Giant' 1 gal. 15" o.c.
Spa ba2 1,428 Sand Cordgrass Spartina bakeri NATIVE 1 gal. 36" o.c.
MULCH: ALL PLANTINGS SHALL BE MULCHED WITH 3" DARK BROWN MULCH. PROVIDE 4' MINIMUM MULCH RING AROUND ALL TREES.
SOD: SITE SHALL BE SODDED WITH FLORITAM SOLID SOD OR OTHER REQUIRED SOD SPECIES. VERIFY PRIOR TO BIDDING.
SOD REPAIR IN R.O.W. SHALL BE BAHIA.
CONTRACTOR RESPONSIBLE FOR MULCH AND SOD QUANTITIES.
ROOT BARRIER TO BE INSTALLED WHERE TREES ARE WITHIN 10' OF HARDSCAPE OR UTILITIES.
REFER TO L-1 AND L-2 FOR ADDITIONAL PLANT LISTS
3 - QUE VIR
5 - PIN DE4
17 - Muh ca2
7 - Ser cin
29 - Ham com
46 - Chr ica
34 - Tri fak
12 - Ser cin
22 - Ham com
40 - Chr ica
43 - Chr ica
4 - PIN DE2
4 - SAB PAL
17 - Tri fak
14.5' back from travel lane for line of sight
11 - Tri fak
102 - Chr ica
9 - Tri fak
62 - Chr ica
15 - Muh ca2
34 - Tri fak
32 - TAX DIS
11 - Ham com
5 - CON ERE
6 - Ser cin
10 - Chr ica
78 - Lir gia
7 - Ham com
15 - Fic gr6
5 - Clu sma
43 - Lir gia
1 - CON ERE
27 - Clu sm2
14 - Ham com
12 - Ham com
1,428 - Spa ba2
MATCHLINE
SIGHT LINE (FDOT Exhibit 212-6: 525)
NEWBRIDGE CT
PROPOSED LOCAL ROAD / PRIVATELY OWNED / PUBLIC ACCESS
(REFER TO L-1 FOR STREET TREE PLANTINGS)
LANDSCAPE PLAN
TYPICAL EASEMENT AREA
REFER TO ENGINEERING PLANS FOR SPECIFIC EASEMENT INFORMATION
SCALE 1" = 20'
0' 10' 20' 40' 60'
DMJA
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PHONE: (941) 639-2490
FAX (941) 639-2438
L.A. LICENSE: LC C000063
PROJECT INFORMATION:
CORKSCREW PINES CPD Convenience Store
Village of Estero, Florida
PREPARED FOR:
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4301 Veronica Shoemaker Boulevard
Fort Myers, FL 33916
Tel: 239-936-5222
Fax: 239-936-7228
CONSULTANTS:
DESIGN PROFESSIONAL:
GREGORY T. DISORIO, RLA
REG. NO. DATE
STATE OF FLORIDA
PROJECT NO.: 220082
PROJECT MGR.: Greg Disorio
FILE NAME: CORKSCREW CPD LS
DESIGNED: GJD
DRAWN: GJD
CHECKED: GJD
SUBMITTED:
DEVELOPMENT ORDER SUBMITTAL
ISSUED DATE: NOV 18, 2021
REVISIONS:
MARCH 23, 2022 RAI #1 RESPONSE
JUNE 14, 2022 RAI #2 RESPONSE
SHEET TITLE:
LANDSCAPE PLAN
SHEET NUMBER:
L-3


A TREE PLANTING DETAIL
NOT TO SCALE
D MULTI TRUNK TREE PLANTING DETAIL
NOT TO SCALE
G PALMATE or DOUBLE STEM PALM DETAIL
NOT TO SCALE
B TREE PLANTING ON SLOPE
NOT TO SCALE
E PALMATE PALM DETAIL: CIGAR CUT
NOT TO SCALE
H GROUNDCOVER
NOT TO SCALE
C TREE STAKING - LODGE POLES
NOT TO SCALE
F ROYAL PALM DETAIL
NOT TO SCALE
H HYDRANT CLEARANCE
NOT TO SCALE
1 PGV GLOBE VALVE
2 PROS-06 SPRAY HEAD WITH PRO-FLEX TUBING
3 WALL MOUNT CONTROLLER
DMJA
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PROJECT INFORMATION:
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Fort Myers, FL 33916
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Fax: 239-936-7228
CONSULTANT:
DESIGN PROFESSIONAL:
GREGORY K. DISERIO, RLA
FLA.NO. 845 DATE
STATE OF FLORIDA
PROJECT NO. 220082
PROJECT DIR. Greg Diserio
DRAWN BY: GJD
CHECKED BY: GJD
ISSUED FOR:
DEVELOPMENT ORDER SUBMITTAL
ISSUED DATE: NOV 16, 2021
REVISIONS:
MARCH 23, 2022 RAI #1 RESPONSE
JUNE 14, 2022 RAI #2 RESPONSE
SHEET TITLE:
LANDSCAPE DETAILS
SHEET NUMBER:
L-4


+/- 432 '
SIGHT LINES
SIGHT LINES
SIGHT LINES
EXISTING RESIDENCE
INTERNAL ROAD
EXISTING PLANTINGS
+/- 45 '
INTERNAL ROAD
GRANDE OAKS BLVD
EXISTING BUFFER
+/- 55 '
+/- 70 '
TRAVEL LANE
MEDIAN
TRAVEL LANE
25' ENHANCED BUFFER
VEHICULAR CIRCULATION
CANOPY
PARKING
STORE
CORKSCREW ROAD
LINE OF SIGHT FROM GRANDEZA
GRAPHIC SCALE
0' 10' 20' 40' 60'
+/- 355 '
SIGHT LINES
SIGHT LINES
EXISTING RESIDENCE
POOL CAGE
+/- 30 '
LAKE
+/- 85 '
+/- 55 '
PROPERTY LINE
STONEY BROOK GOLF DR
WALK
PROPERTY LINE
25' ENHANCED BUFFER
VEHICULAR CIRCULATION/PARKING
WALK & PLANTING
STORE
LINE OF SIGHT FROM STONEY BROOK
GRAPHIC SCALE
0' 10' 20' 40' 60'
DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
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L.A. LICENSE: LC C000063
PROJECT INFORMATION:
CORKSCREW PINES CPD Convenience Store
Village of Estero, Florida
PREPARED FOR:
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4301 Veronica Shoemaker Boulevard
Fort Myers, FL 33916
Tel: 239-936-5222
Fax: 239-936-7228
CONSULTANTS:
DESIGN PROFESSIONAL:
GREGORY D. GUIDO, PLA
REG. NO. 940 DATE:
STATE OF FLORIDA
PROJECT NO.: 220082
PROJECT MGR.: Greg Diserio
FILE NAME: CORKSCREW CPD LS
DRAWN BY: GJD
CHECKED BY: GJD
ISSUED FOR: DEVELOPMENT ORDER SUBMITTAL
DO NOT SCALE DRAWING
ISSUED DATE: NOV. 19, 2021
REVISIONS:
MARCH 23, 2022 RAI #1 RESPONSE
JUNE 14, 2022 RAI #2 RESPONSE
SHEET TITLE:
LINE OF SIGHT SECTIONS
SHEET NUMBER:
L-5


IRRIGATION PLAN
SCALE 1" = 20'
0' 10' 20' 40' 60'
PIPE SIZING CHART
MATCHLINE A
IRRIGATION SCHEDULE
2022-03-09 13:43
SYMBOL
MANUFACTURER/MODEL/DESCRIPTION
QTY
DETAIL
Hunter PROS-06-PRS30 short radius nozzles
Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.
8
Hunter PROS-06-PRS30 S strip spray
Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.
99
Hunter PROS-06-PRS30 10' radius
Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.
55
Hunter PROS-06-PRS30 12' radius
Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.
6
Hunter PROS-06-PRS30 15' radius
Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.
226
Hunter PCB 10
Flood Bubbler, 1/2" FIPT.
79
SYMBOL
MANUFACTURER/MODEL/DESCRIPTION
QTY
DETAIL
Hunter PGV-151 Angle 1-1/2"
1-1/2" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet, With Flow Control. Angle Configuration.
15
C
Hunter I2C-1600-PL
16 Station Outdoor Modular Controller. With one ICM-800 Module. Commercial Use. Plastic Cabinet.
1
EZ
Hunter EZDM
EZDM decoder output module. Plug-in module converts any ICC2 controller to 2-wire decoder system (up to 54 stations maximum). To be installed on Universal Decoder Stake Kit (DECSTAKE10).
1
RS
Hunter RAIN CLIK
Rain Sensor, with conduit installation, mount as noted. Normally closed switch.
1
Irrigation Mainline: PVC Class 200 SDR 21
1,200 l.f.
Irrigation Mainline: PVC Class 200 SDR 21
1,200 l.f.
Irrigation Mainline: PVC Class 200 SDR 21
1,200 l.f.
Pipe Sleeve: PVC Class 200 SDR 21
128.2 l.f.
Calculations Of Irrigation Requirements (1-in-10)
SEVEN ELEVEN SITE
Rainfall Station: Ft.Myers
Irrigation System: Overhead
Irrigated Acreage: 0.49
Crop: Turf Grass
Soil Type: 0.80
Multiplier 1.25
Efficiency 0.80
Calculations
Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec Total
Average Rainfall (inches)
Evapotranspiration (inches)
Average Effective Rainfall (inches)
1-in-10 Effective Rainfall (inches)
Average Irrigation (inches)
1-in-10 Irrigation (inches)
1-in-10 Annual Supplemental Crop Requirement = 37.60 inches
Annual Supplemental Crop Water Use:
37.60 inches X 0.49 Acres X 1.25 X 0.8 X 0.0710 MG/AC-IN = 0.69 MG
1-in-10 Maximum Monthly Supplemental Crop Requirement = 6.12 inches
Maximum Monthly Supplemental Crop Water Use:
5.12 inches X 0.49 Acres X 1.25 X 0.8 X 0.0710 MG/AC-IN = 0.09 MG
Notes:
Evapotranspiration was calculated using a modified Blaney-Criddle method.
Average effective rainfall is the amount that is useful to crops in an average year.
1-in-10 drought rainfall is the rainfall amount or increment with a probability of 1 year in 10.
1-in-10 effective rainfall is the amount that is useful to crops in a 1-in-10 drought rainfall.
Average irrigation is the net amount that should be required for maximum yields during an average year.
1-in-10 irrigation is the net amount that should be required for maximum yields during a 1-in-10 drought year.
GENERAL IRRIGATION NOTES
1. All mainline and lateral line piping and control wires under paving shall be installed in separate sleeves. main and lateral line sleeves shall be a minimum of twice (2x) the diameter of the pipe to be sleeved. Control wire sleeves shall be sufficient size for the required number of wires under paving.
2. Pipe sizes shall conform to those shown on the drawings. No substitutes of smaller pipe sizes shall be permitted but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
3. All sprinkler heads shall be set perpendicular to finished grade unless otherwise specified.
4. The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal overspray onto walks, streets, walls, etc.
5. Irrigation heads shall be a minimum of 24" from buildings.
6. This drawing sheet is diagrammatic and for reference only. All piping, valves, etc. shown within paved areas are for design clarification only and shall be installed in planting areas whenever possible. The contractor shall locate all valves in shrub areas where possible.
7. It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, structures, and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
8. Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, water levels or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of owners representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
9. All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
10. The contractor shall provide (Pressure Compensating Screens) as necessary to reduce or eliminate over spray into streets, walks or other areas as dictated by the owner's authorized representative.
11. All remote control valves, gate valves, quick couplers and control wire splices shall be installed in approved valve boxes with locking covers. All shall be marked indicating controller and station numbers for control valve.
12. Contractor to provide the Owner with a complete irrigation design in compliance with Owners program. All required plantings shall be irrigated. System shall be zoned per irrigation water source specifications.
13. Irrigation system shall be designed for complete coverage. Verify with owner limits of irrigation prior to bidding.
14. The sprinkler system to be based on a minimum operating pressure of 40 PSI. The irrigation contractor shall verify water pressures, flows, elevations, and other requirements prior to construction. Report any differences between the water pressure and flows indicated on drawings and the actual pressure reading at the irrigation point of connection to the owners authorized representative.
15. Installer shall conduct final testing and adjustments to achieve design specifications prior to completion of the system and acceptance by the owner or owner's representative.
16. The installer shall provide property owners and users with post-construction documentation, including as-constructed drawings, recommended maintenance activities and schedules, operational schedule, design precipitation rates, instructions on adjusting the system to apply less water after the landscape is established, maintenance schedule, water source, water shut-off method, and the manufacturer's operation guide for the irrigation controller. To the extent feasible, similar information should be made available for subsequent property transfers.
17. Any changes and/or modifications to the water source shall require appropriate adjustments to the system design
18. The contractor shall be responsible for providing all code required backflow preventers in addition to all permits as required by the governing agencies including water use permits, if applicable.
19. Plan prepared for development order permitting only. Refer to construction documents for complete irrigation system design.
20. Irrigation water source shall be from a proposed irrigation meter w/ backflow per Engineering Plans.
CLASS 200
GPM SIZE
0-10 3/4"
11-16 1"
17-25 1-1/4"
26-36 1-1/2"
37-55 2"
56-80 2-1/2"
SCHEDULE 40
GPM SIZE
1-8 3/4"
9-13 1"
14-22 1-1/4"
23-30 1-1/2"
31-50 2"
51-70 2-1/2"
Flows shall maintain velocities of less than 5 feet per second
NOTES:
1. IRRIGATION ZONES SHALL WATER TURF AND SHRUBS SEPARATELY.
2. IRRIGATION DESIGN IS SCHEMATIC IN NATURE. CONTRACTOR TO VERIFY IRRIGATION OPERATIONAL PARAMETERS AND ADJUST IRRIGATION ZONES AS NEEDED.
3. PROVIDE OWNER WITH AS BUILT AT TIME OF CERTIFICATION.
4. VERIFY CONTROLLER LOCATION W/ OWNER.
DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-5505
FAX (239) 337-4494
4161 Tamiami Trail, Unit I, Port Ch
Punta Gorda, Florida 33950
PHONE: (941) 639-2450
FAX (941) 639-2436
L.A. LICENSE: LC C000053
PROJECT INFORMATION:
CORKSCREW PINES CPD Convenience Store
Village of Estero, Florida
PREPARED FOR:
Quattrone & Associates, Inc.
4301 Veronica Shoemaker Boulevard
Fort Myers, FL 33916
Tel: 239-936-5222
Fax: 239-936-7228
CONSULTANT:
DESIGN PROFESSIONAL:
GREGORY J. DISTEFANO, PLA
PLA NO. 6667 DATE:
STATE OF FLORIDA
PROJECT NO. 220052
PROJECT MGR. Greg Distefano
FILE NAME: CORKSCREW CPD LS
DESIGNED GJD
DRAWN BY GJD
CHECKED BY GJD
ISSUED FOR: DEVELOPMENT ORDER SUBMITTAL
ISSUED DATE: NOV. 18, 2021
REVISIONS:
MARCH 23, 2022 RAI #1 RESPONSE
JUNE 14, 2022 RAI #2 RESPONSE
SHEET TITLE:
IRRIGATION PLAN
SHEET NUMBER:
IR-1


14.5' back from travel lane for line of sight
SIGHT LINE (FDOT Exhibit 212-3, 2011)
MATCHLINE A
MATCHLINE B
SCALE 1" = 30'
0' 15' 30' 60' 90'
IRRIGATION PLAN
TYPICAL EASEMENT AREA
REFER TO ENGINEERING PLANS FOR SPECIFIC EASEMENT INFORMATION
SCALE 1" = 30'
0' 15' 30' 60' 90'
DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-5525
FAX: (239) 337-4494
4181 Tamiami Trail
Punta Gorda, Florida 33950
PHONE: (941) 639-2450
FAX (941) 639-2408
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Quattrone & Associates, Inc.
4301 Veronica Shoemaker Boulevard
Fort Myers, FL 33916
Tel: 239-936-5222
Fax: 239-936-7228
CONSULTANT:
DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
LICENSE NO.
STATE OF FLORIDA
PROJECT NO.: 220082
PROJECT MGR.: Greg Diserio
FILE NAME: CORKSCREW CPD LS
DESIGNED: GJD
DRAWN BY: GJD
CHECKED BY: GJD
ISSUED FOR: DEVELOPMENT ORDER SUBMITTAL
ISSUED DATE: NOV 18, 2021
REVISIONS:
MARCH 23, 2022 RAI #1 RESPONSE
JUNE 14, 2022 RAI #2 RESPONSE
SHEET TITLE:
IRRIGATION PLAN
SHEET NUMBER:
IR-2

Quattrone & Associates, Inc.

Engineers, Planners & Development Consultants

Corkscrew Pines

Development Order

Public Meeting

Tuesday, September 27, 2022

THE TEAM

NEALE MONTGOMERY
- Attorney – Pavese Law Firm

AL QUATTRONE, P.E.
- Land Use Consultant - Quattrone & Associates, Inc.

YURY BYKAU, P.E.
- Transportation Consultant - TR Transportation

GREGORY J. DISERIO, R.L.A.
- Landscaping Consultant – David M. Jones, Jr. and Associates, Inc.

RAECHEL PAPUGA / NICOLE WEIR
- 7-Eleven Architect – Interplan, LLC

BRANDON KLINE, LEED-AP, AIA
- Self Storage Architect – The Geis Companies

PRESENTATION OUTLINE

I. Overview
II. Location
III. Current Zoning
IV. Current Master Concept Plan
V. Site Plan – Convenience Store
VI. Site Plan – Mini Warehouse
VII. Traffic Study
VIII. Elevations – Convenience Store
IX. Elevations – Mini Warehouse
X. Landscaping – Convenience Store
XI. Landscaping – Mini Warehouse

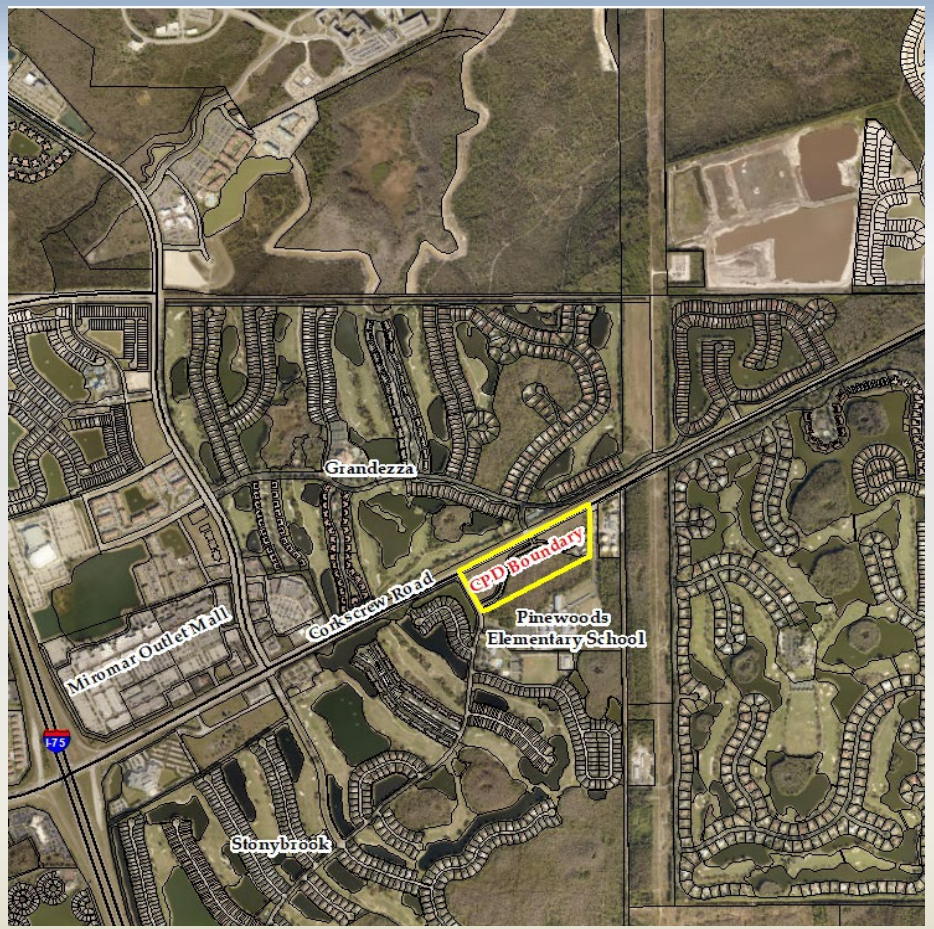
OVERVIEW

- Vacant 12.03 Acre Parcel Zoned Commercial Planned Development (CPD) within the Stoneybrook DRI.
- Project is being Subdivided into Four Development Tracts and One Road/Drainage Tract.
- Tract S-2: Proposed +/-137,000 SF Self Storage Facility in Three Buildings (Two One-Story Buildings & One Two-Story Building).
- Tract S-4: Proposed 4,667 SF Convenience Store with 12 Gas Pumps and a 1,000 SF Automated Carwash.
- The Property Abuts:
  - Corkscrew Road to the North
  - Stoneybrook Golf Drive to the West
  - Fire House Lane to the East
  - Wetland Conservation Tract to the South

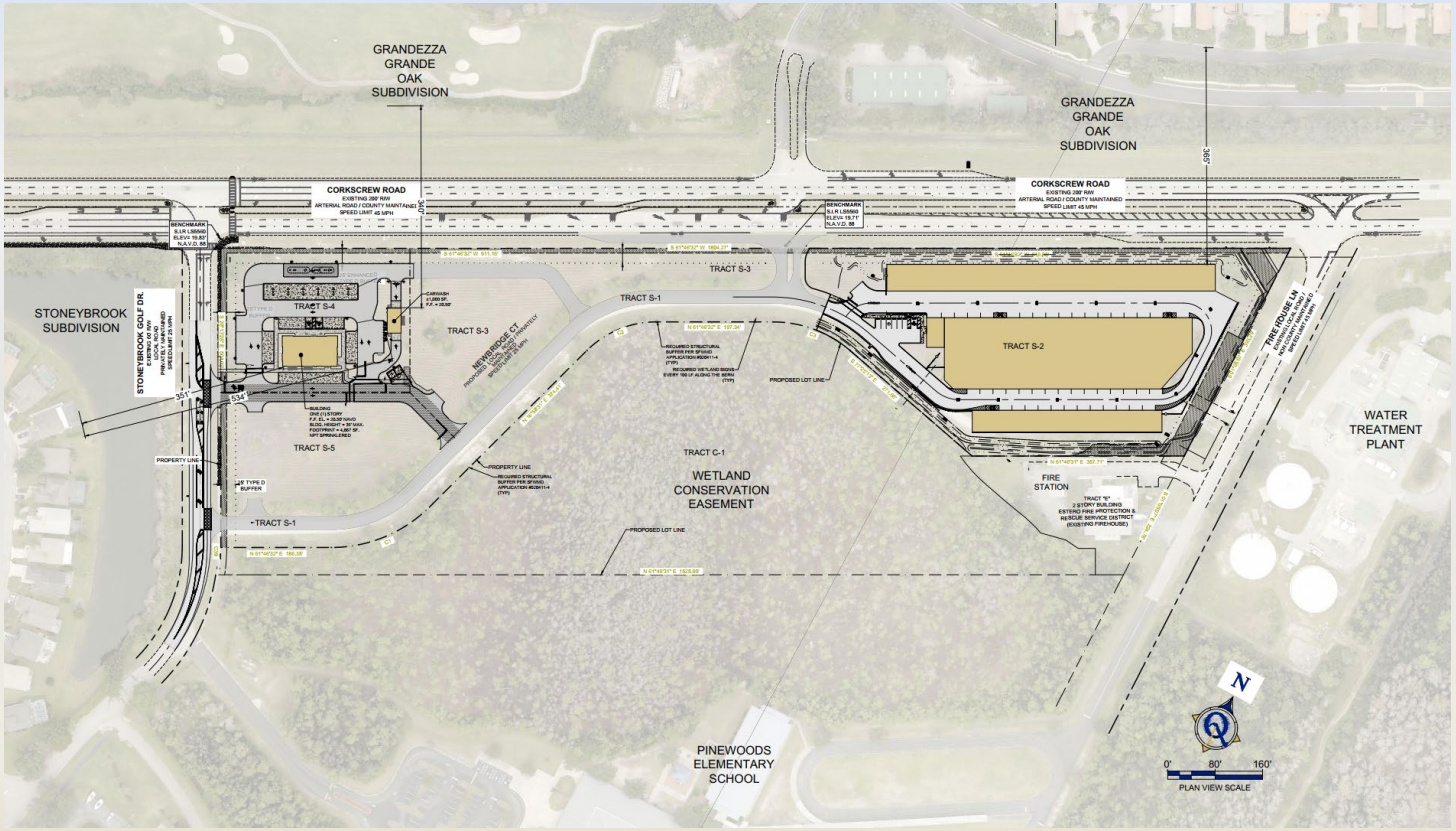
LOCATION

Property Location

- North side of Pinewoods Elementary School
- Southeast corner of Corkscrew Road and Stoneybrook Golf Drive

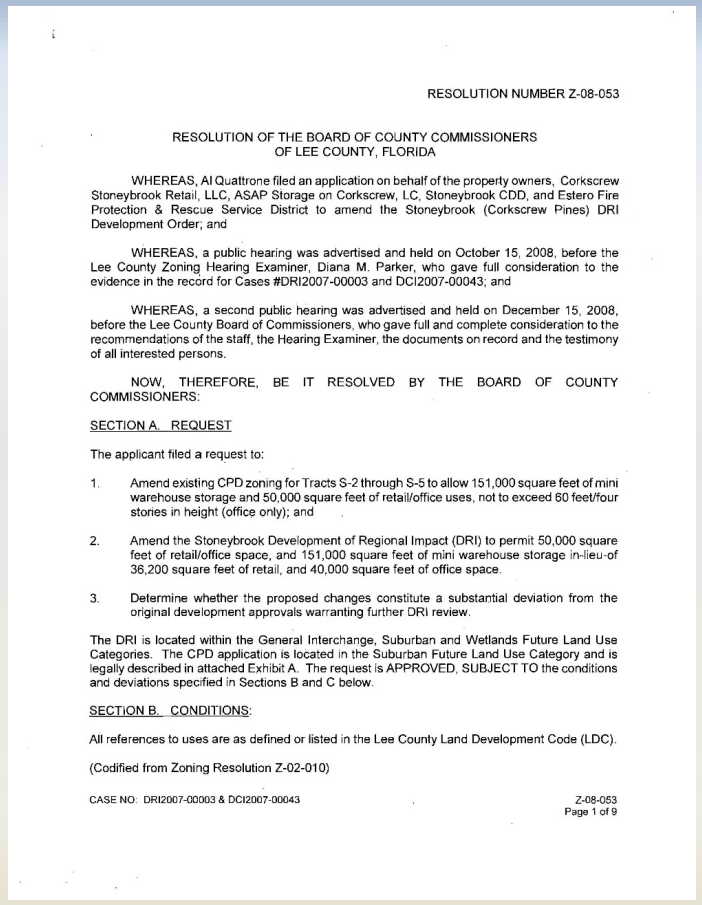


LOCATION


GRANDEZZA GRANDE OAK SUBDIVISION
GRANDEZZA GRANDE OAK SUBDIVISION
CORKSCREW ROAD
CORKSCREW ROAD
STONEYBROOK SUBDIVISION
STONEYBROOK GOLF DR.
TRACT S-1
TRACT S-2
TRACT S-3
TRACT S-4
TRACT S-5
TRACT C-1
WETLAND CONSERVATION EASEMENT
FIRE STATION
WATER TREATMENT PLANT
PINEWOODS ELEMENTARY SCHOOL
PROPERTY LINE
PROPOSED LOT LINE
N
0'
80'
160'
PLAN VIEW SCALE

CURRENT ZONING

- Originally approved in as part of the Stoneybrook DRI in 1985
- Amended in 2002 to designate subject site as Commercial
- Most Recent Amendment in 2008
- List of Approved Uses Include:
  - Mini-Warehouse
  - Convenience Food & Beverage Stores w/ 12 Gas Pumps
  - Restaurants w/ Drive Thru Facilities & Consumption on Premises
  - Offices
  - Drug Stores
  - Refer to Z-08-053 for Full List of Uses



RESOLUTION NUMBER Z-08-053

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

WHEREAS, Al Quattrone filed an application on behalf of the property owners, Corkscrew Stoneybrook Retail, LLC, ASAP Storage on Corkscrew, LC, Stoneybrook CDD, and Estero Fire Protection & Rescue Service District to amend the Stoneybrook (Corkscrew Pines) DRI Development Order; and

WHEREAS, a public hearing was advertised and held on October 15, 2008, before the Lee County Zoning Hearing Examiner, Diana M. Parker, who gave full consideration to the evidence in the record for Cases #DRI2007-00003 and DCI2007-00043; and

WHEREAS, a second public hearing was advertised and held on December 15, 2008, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

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

SECTION A. REQUEST

The applicant filed a request to:

1. Amend existing CPD zoning for Tracts S-2 through S-5 to allow 151,000 square feet of mini warehouse storage and 50,000 square feet of retail/office uses, not to exceed 60 feet/four stories in height (office only); and
2. Amend the Stoneybrook Development of Regional Impact (DRI) to permit 50,000 square feet of retail/office space, and 151,000 square feet of mini warehouse storage in-lieu-of 36,200 square feet of retail, and 40,000 square feet of office space.
3. Determine whether the proposed changes constitute a substantial deviation from the original development approvals warranting further DRI review.

The DRI is located within the General Interchange, Suburban and Wetlands Future Land Use Categories. The CPD application is located in the Suburban Future Land Use Category 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.

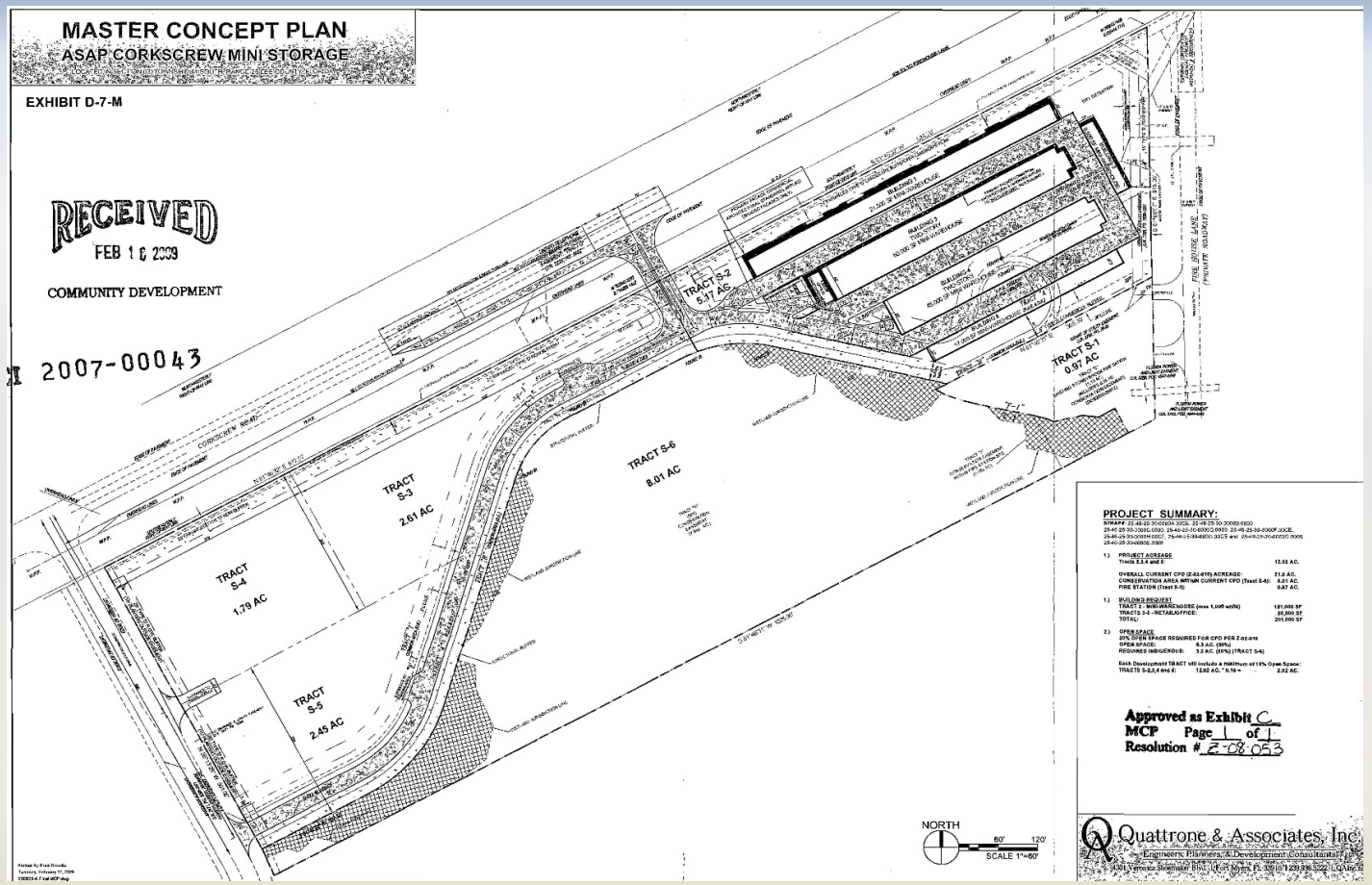
SECTION B. CONDITIONS:

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

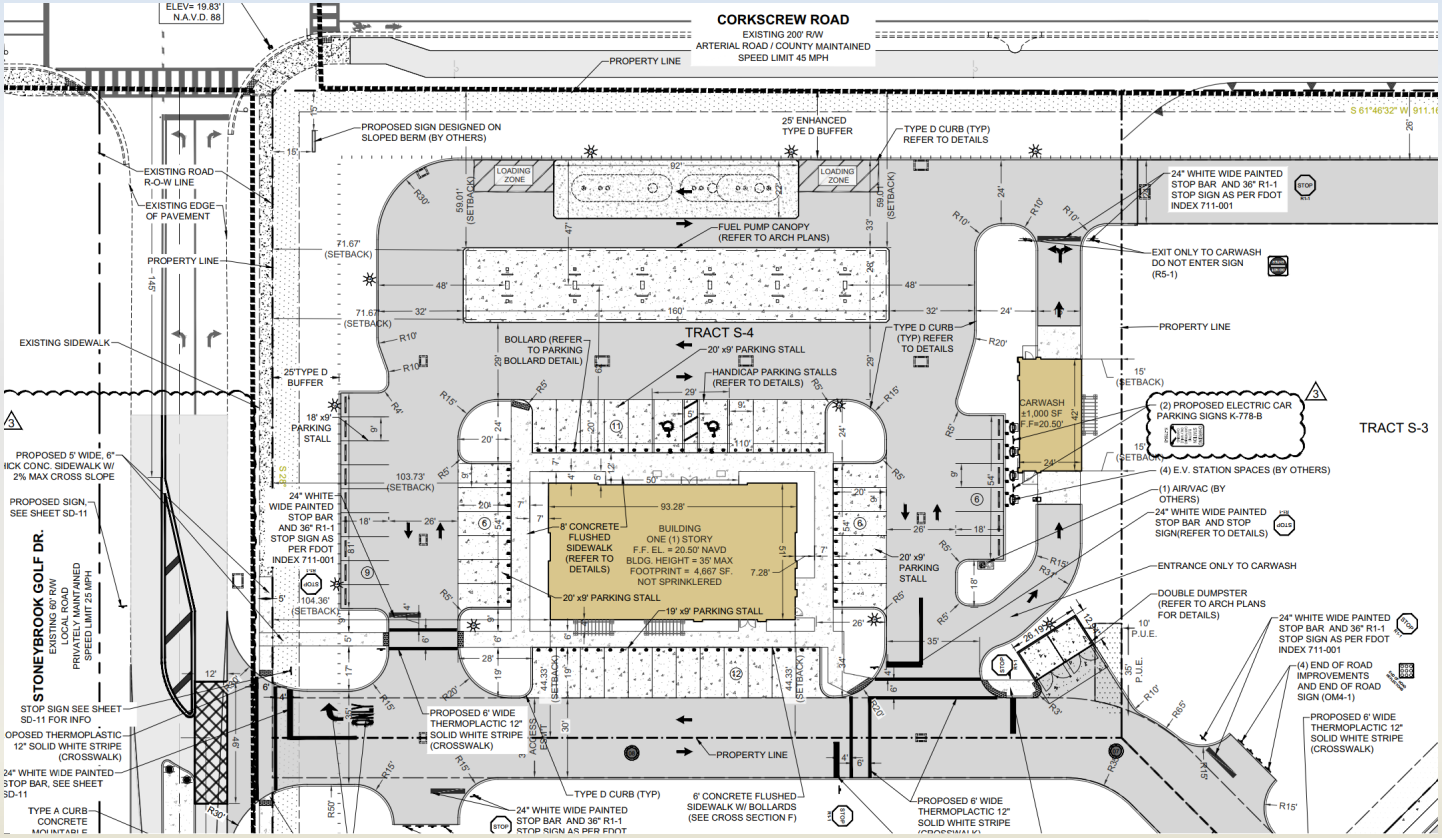
(Codified from Zoning Resolution Z-02-010)

CASE NO: DRI2007-00003 & DCI2007-00043 Z-08-053
Page 1 of 9

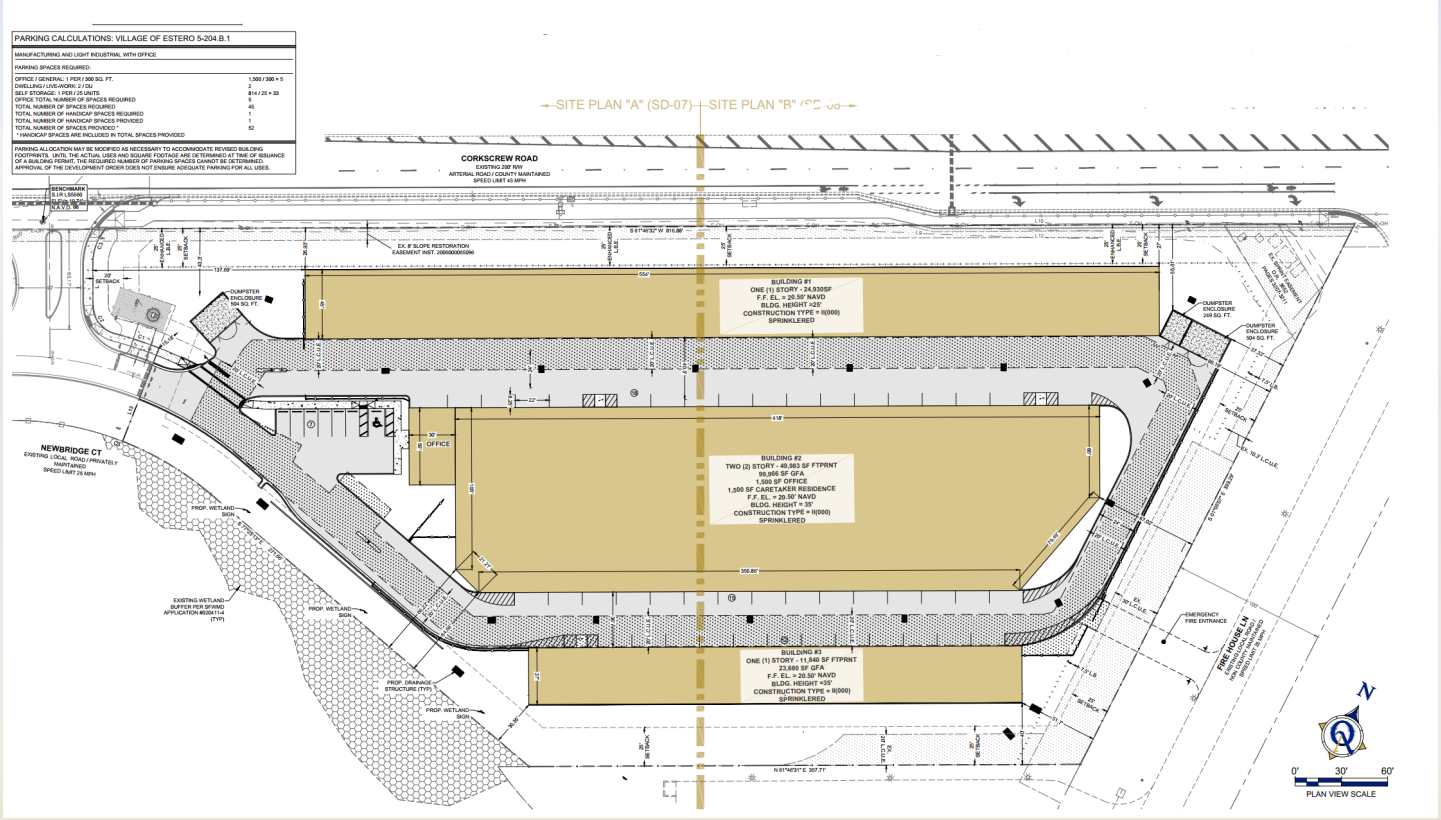
CURRENT MASTER CONCEPT PLAN



SITE PLAN – CONVENIENCE STORE



SITE PLAN – MINI WAREHOUSE



TRAFFIC STUDY

4,667 Sq. Ft. GAS STATION WITH 12 REFUELING POSITIONS AND CAR WASH

- Link Level of Service (LOS) Analysis
  - Corkscrew Road (Four-Lane County Roadway) –LOS "C"
- Intersection Analysis (Full Build-Out)
  - Stoneybrook Golf Drive @ Northern Site Access – Acceptable LOS
  - Stoneybrook Golf Drive @ Southern Site Access – Acceptable LOS
- Turn Lanes
  - Eastbound right turn lane on Corkscrew Road
  - Southbound left turn lane on Stoneybrook Golf Drive (South Access)

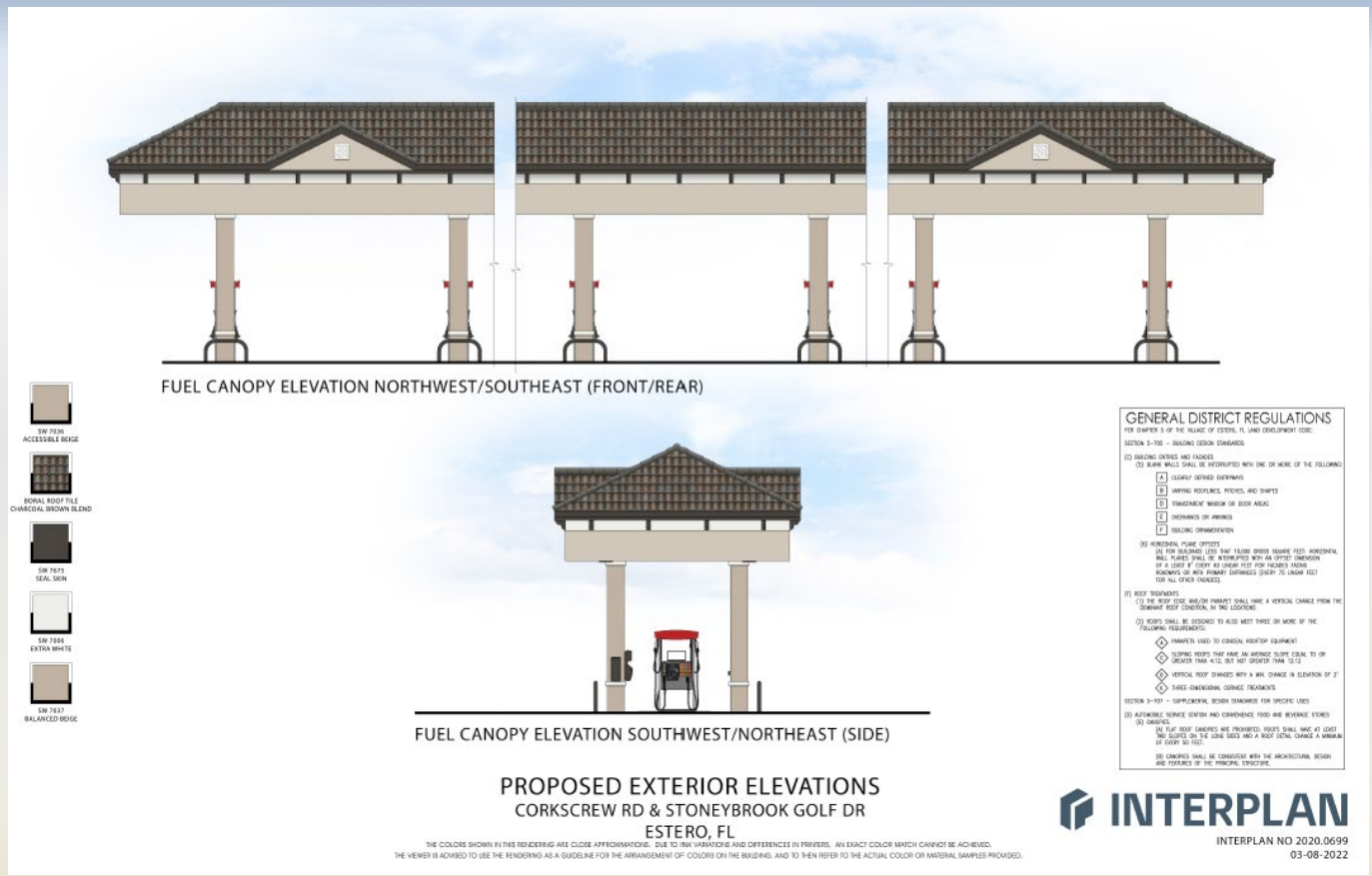
ELEVATIONS – CONVIENENCE STORE



ELEVATIONS – CONVIENENCE STORE



ELEVATIONS – CONVIENENCE STORE



ELEVATIONS – CONVENIENCE STORE



ELEVATIONS – MINI WAREHOUSE



SOUTH ELEVATION



NORTH ELEVATION



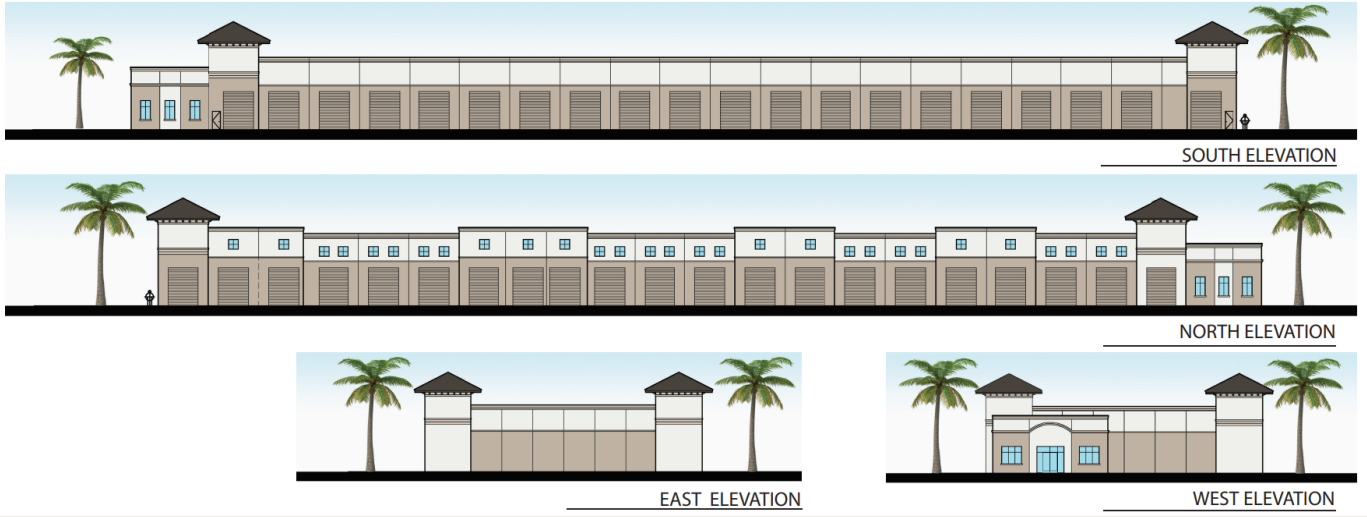
EAST ELEVATION



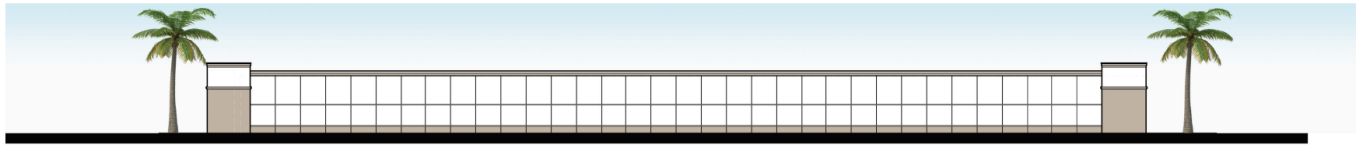
WEST ELEVATION

09/12/2022 Corkscrew Pines 16

ELEVATIONS – MINI WAREHOUSE



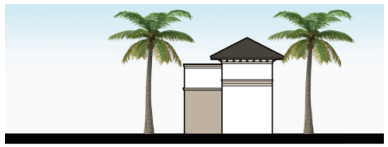
ELEVATIONS – MINI WAREHOUSE



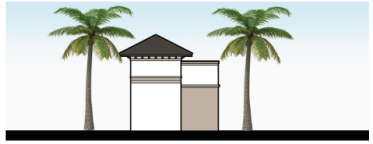
SOUTH ELEVATION



NORTH ELEVATION



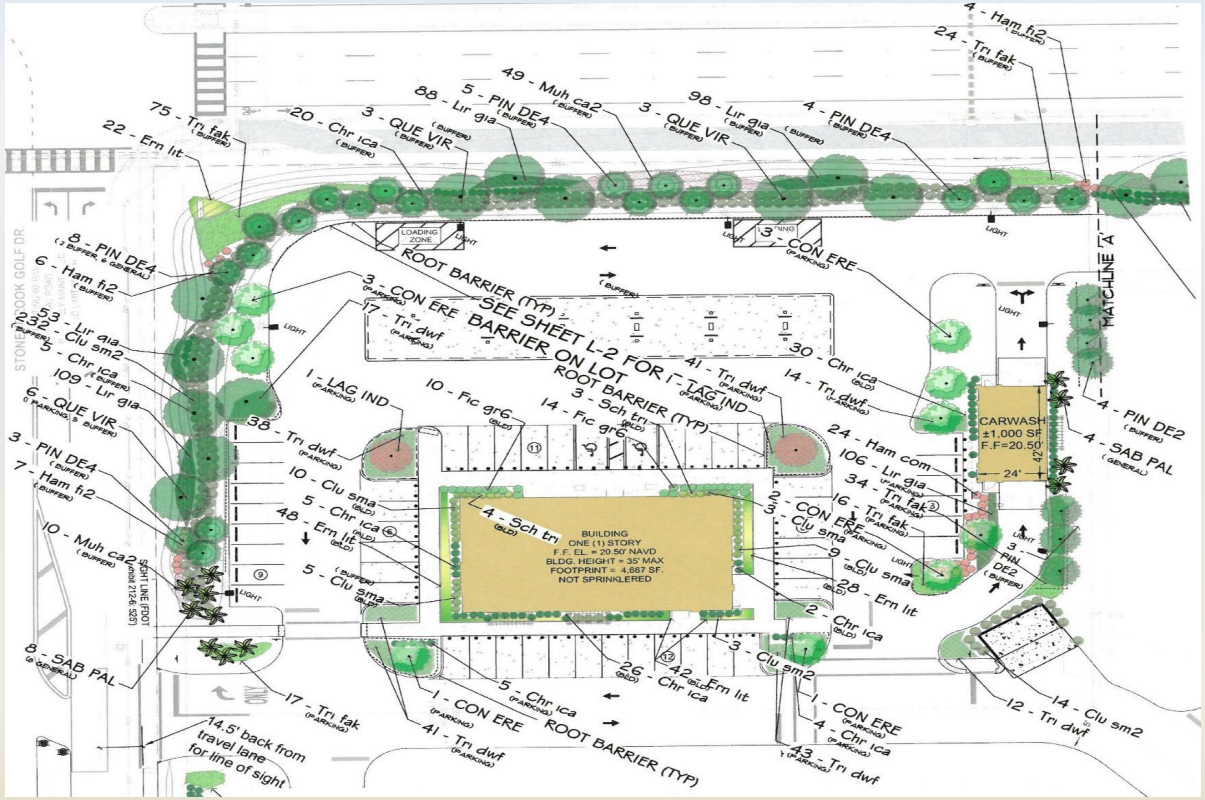
EAST ELEVATION



WEST ELEVATION

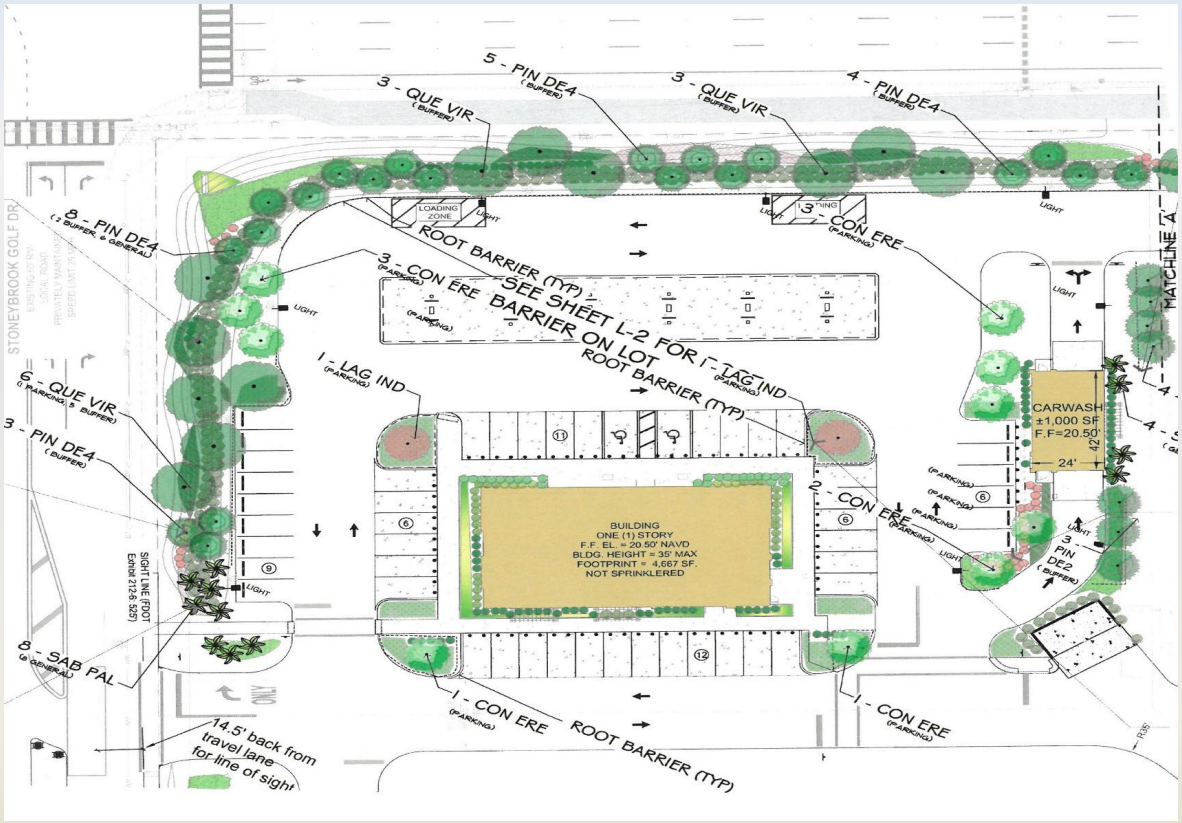
LANDSCAPING – CONVENIENCE STORE

SITE PLANTING



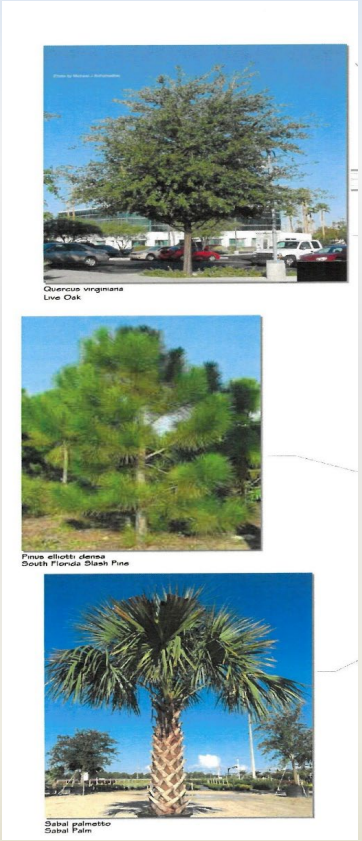
LANDSCAPING – CONVENIENCE STORE

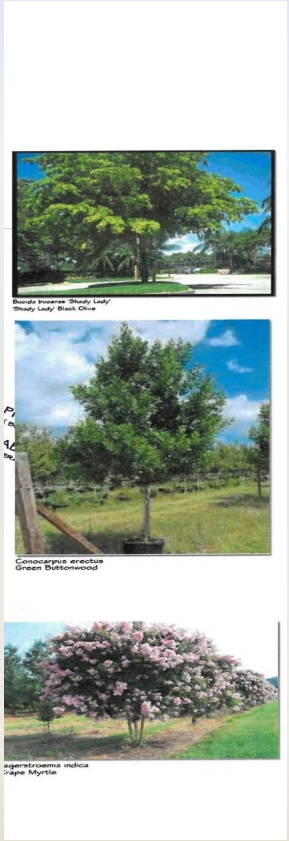
TREE IMAGES



LANDSCAPING – CONVENIENCE STORE

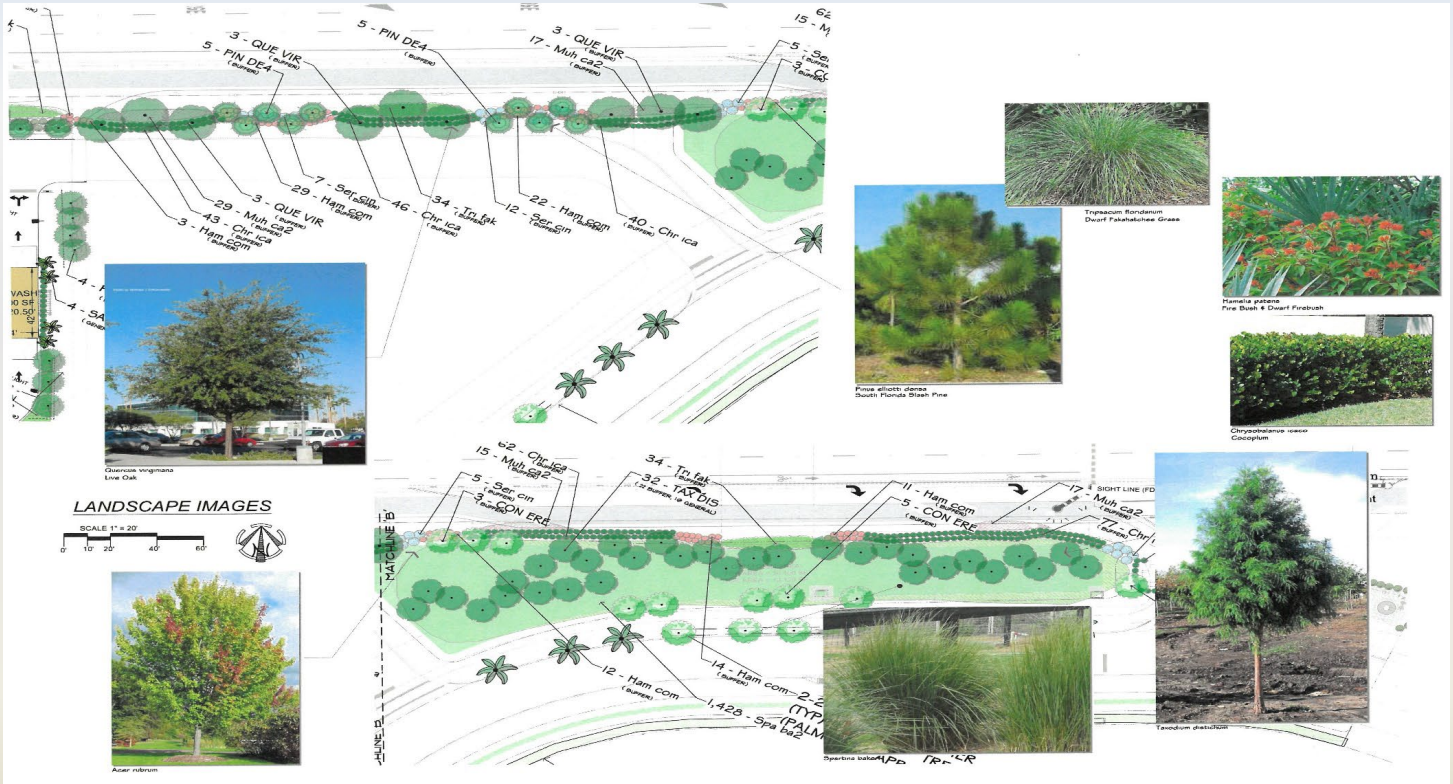
TREE IMAGES CON'T.





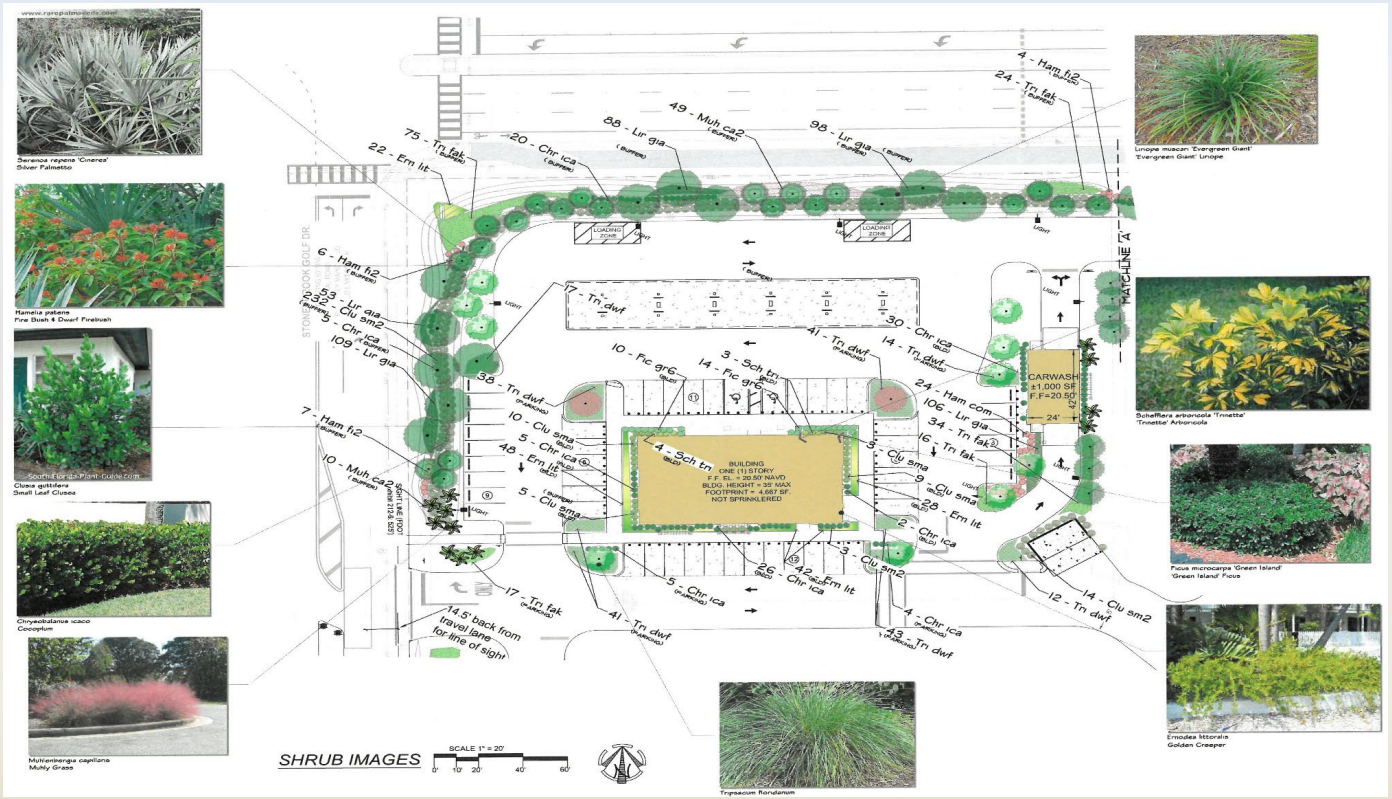
LANDSCAPING – CONVENIENCE STORE

DETENTION PLANT IMAGES



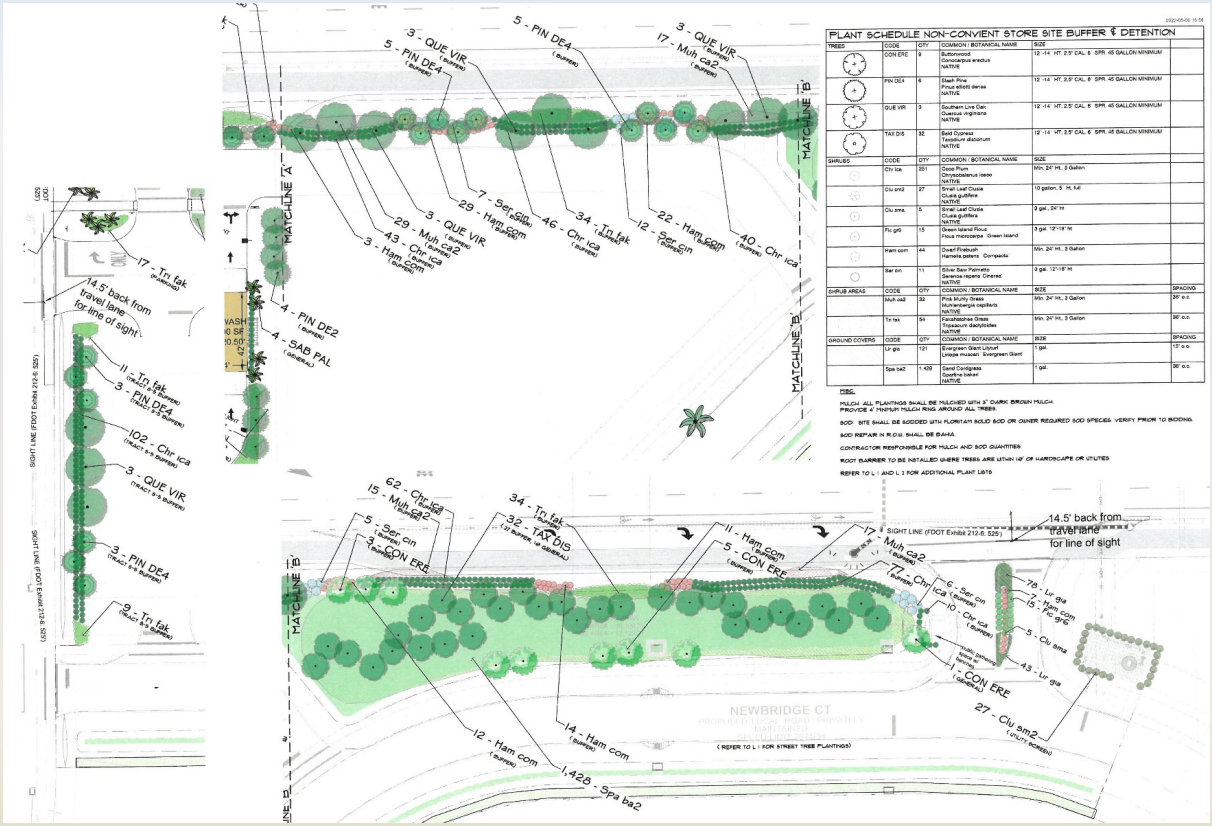
LANDSCAPING – CONVENIENCE STORE

SHRUB IMAGES



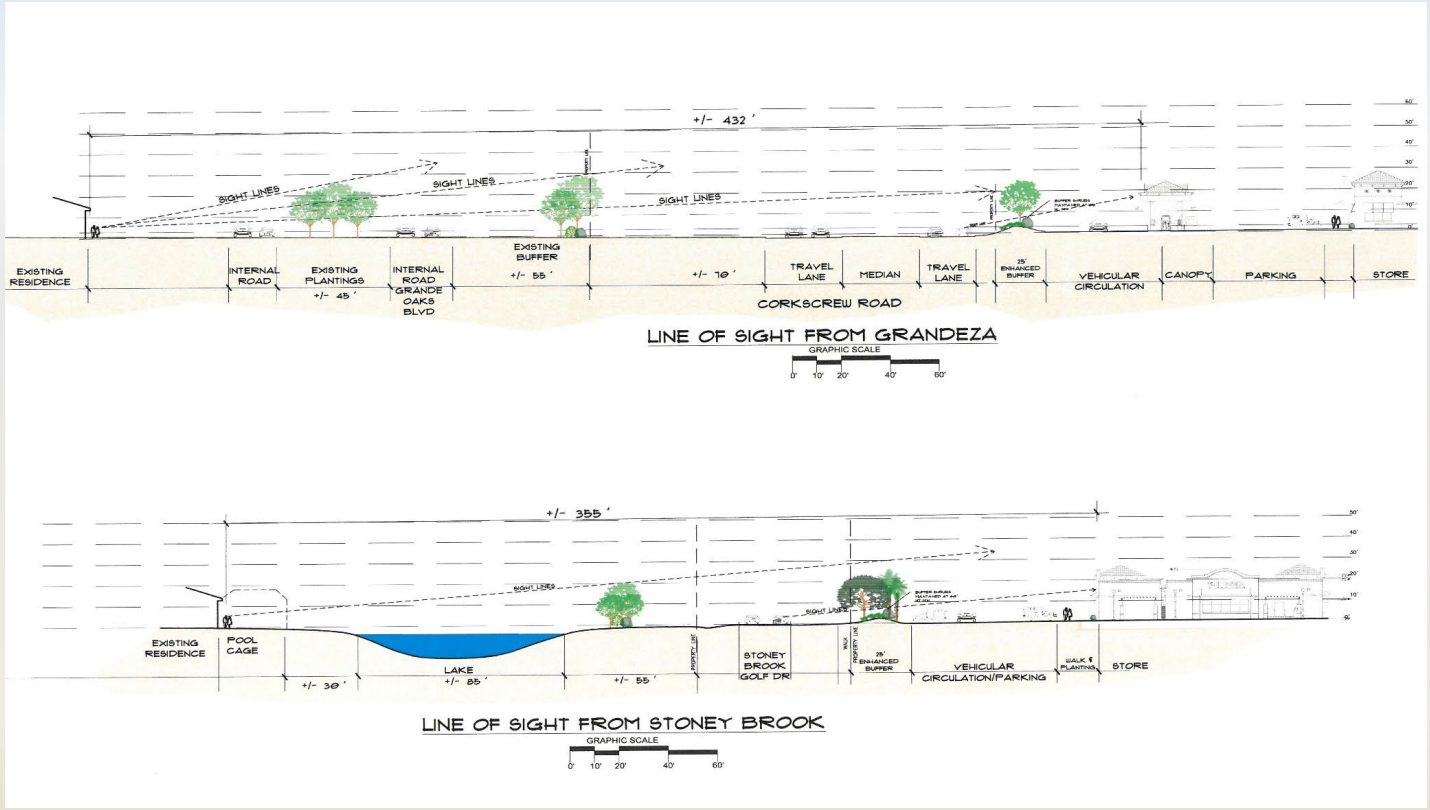
LANDSCAPING – CONVENIENCE STORE

DETENTION BUFFER PLANTING



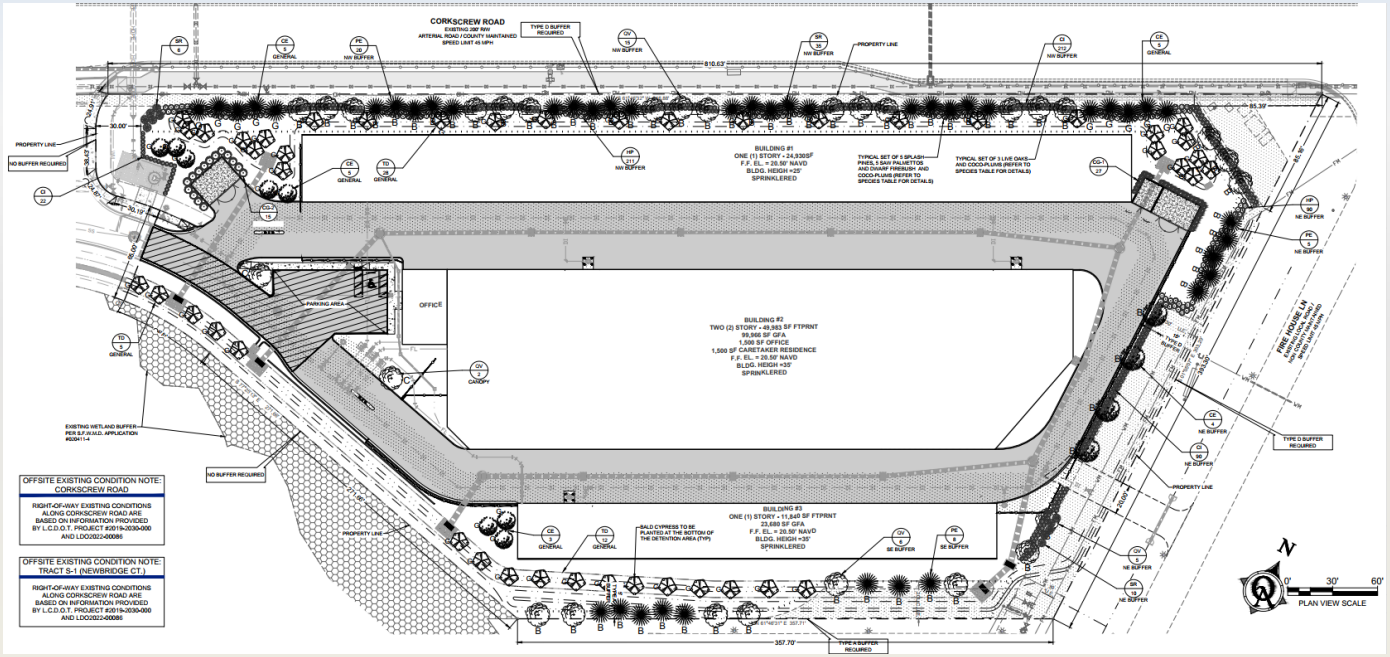
LANDSCAPING – CONVENIENCE STORE

LINE OF SIGHT



LANDSCAPING - MINI WAREHOUSE

Self Storage Landscape Plans



APPLICATION REQUEST FOR DESIGN REVIEW 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: Quattrone & Associates, Inc. – Al Quattrone, P.E.
2. Project Name: Corkscrew Pines
3. Address: Access Udetermined
4. Strap Number: 25-46-25-E3-3000B.0000
5. Application Number: _____

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

- ☐ Monument Sign
- ☐ Limited Review Development Order
- ☐ Architecture
- ☒ Development Order
- ☐ Landscaping & Buffers
- ☐ Other _____ (Specify)

7. Project Description. (Brief description of project and reason for application.)

The proposed 4,667 sf convenient store, with ±1,000 sf carwash and backbone infrastructure.

The construction will consist of the buildings, backbone infrastructure, associated drainage, utilities and Landscaping.

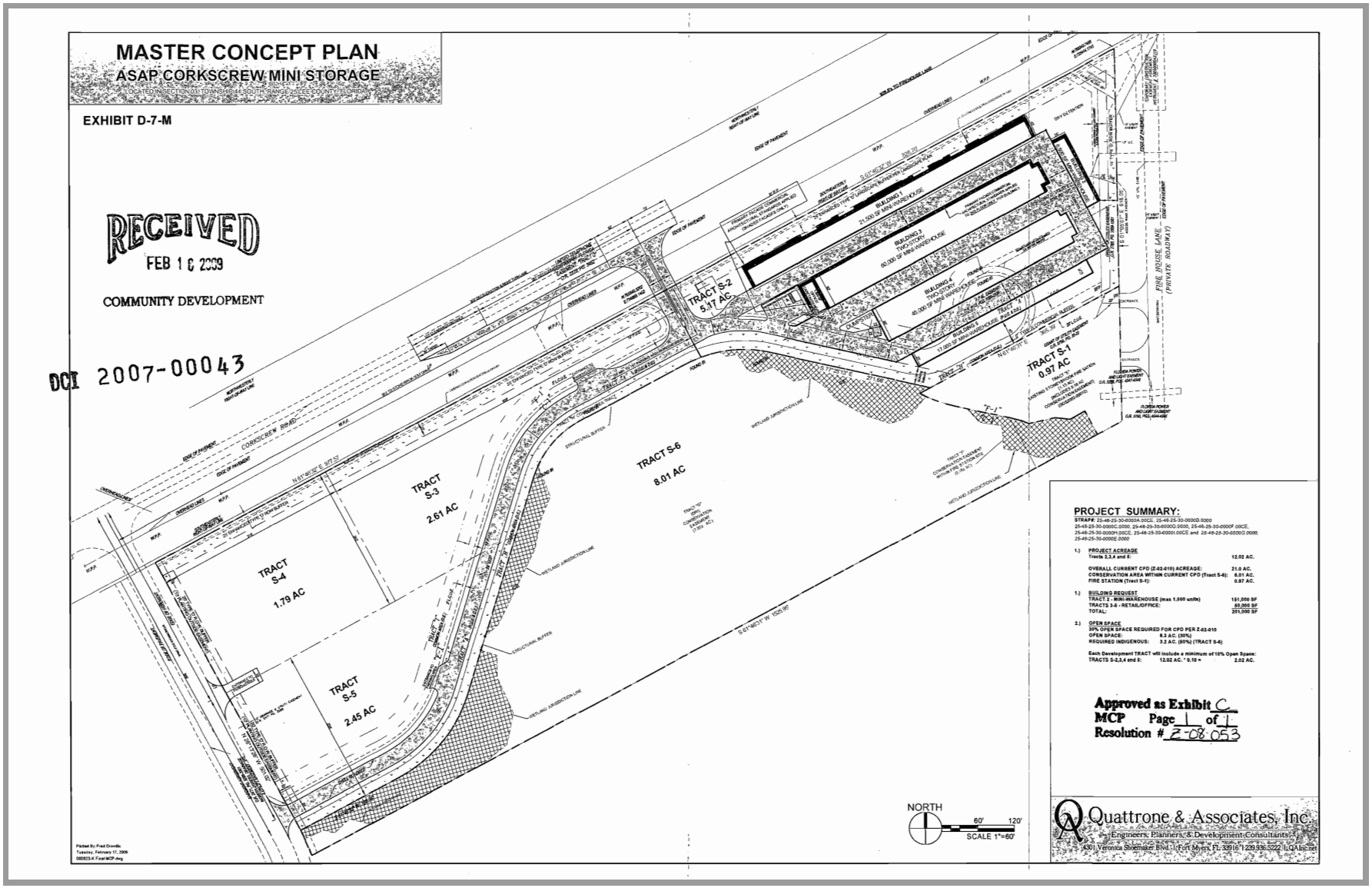
8. Application shall be accompanied by an electronic copy of the detail plans, illustrating the scope of the project including all four (4) sides of the building, easements, and landscape plans. The plans shall define what is being requested and the existing conditions. Pursuant to Ordinance 15-01, plans and specifications are to be prepared by a registered architect or registered engineer.

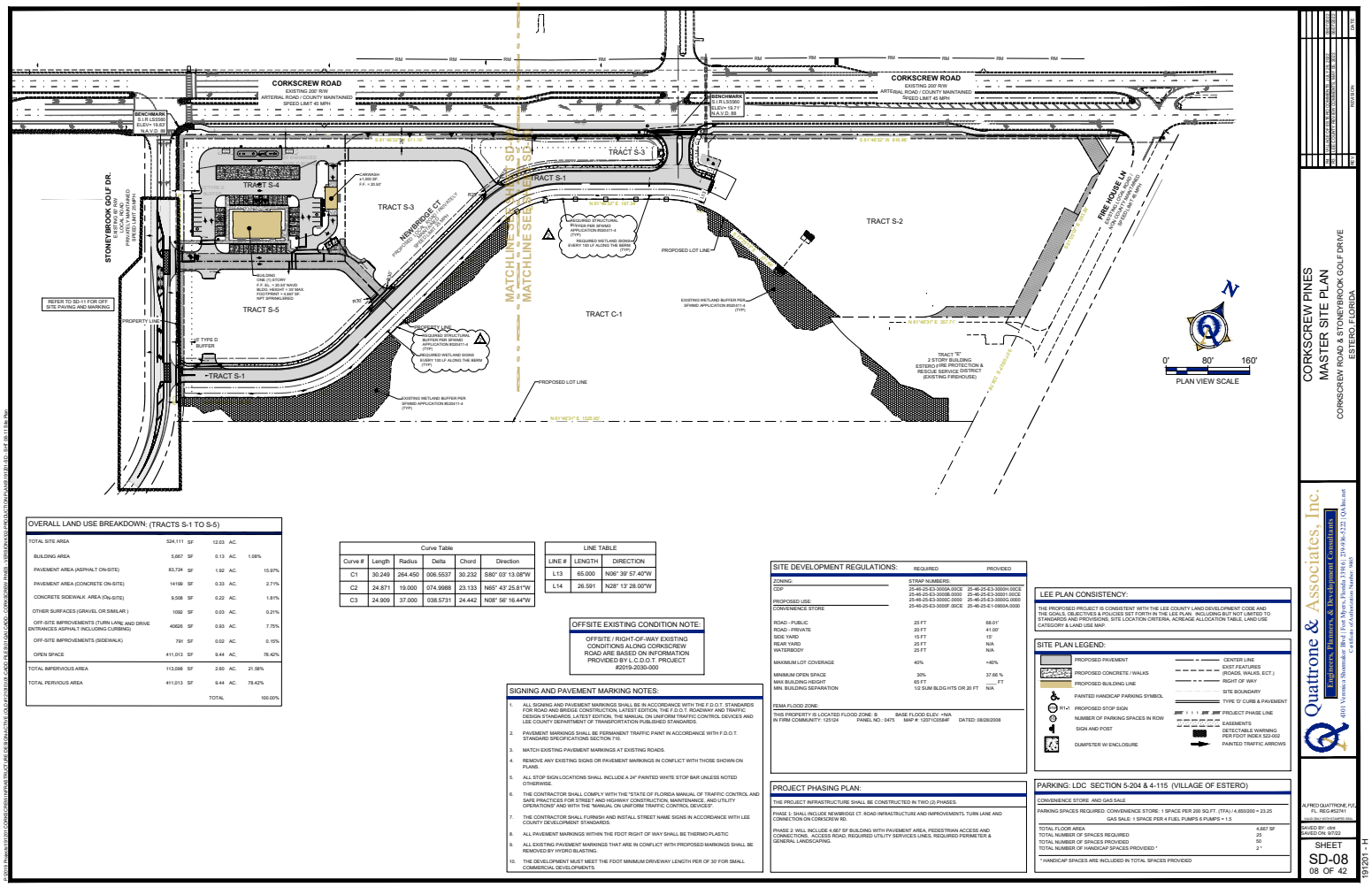
Signature **Date** 8/17/2022

THE VILLAGE OF ESTERO
DEPARTMENT OF COMMUNITY DEVELOPMENT
9401 Corkscrew Palms Circle
Estero, Florida 33928
PHONE (239) 221-5036

(Updated 11/2015 - thru Ord. 13-10) P:\WEBPage\...\ContinuanceDeferral.doc)

Page 1


MASTER CONCEPT PLAN
ASAP CORKSCREW MINI STORAGE
EXHIBIT D-7-M
RECEIVED
FEB 1 6 2009
COMMUNITY DEVELOPMENT
DCI 2007-00043
TRACT S-1 0.97 AC
TRACT S-2 5.17 AC
TRACT S-3 2.61 AC
TRACT S-4 1.79 AC
TRACT S-5 2.45 AC
TRACT S-6 8.01 AC
FIRE HOUSE LANE (PRIVATE ROADWAY)
CORKSCREW ROAD
PROJECT SUMMARY:
Approved as Exhibit C
MCP Page 1 of 1
Resolution # Z-08 053
NORTH
SCALE 1"=60'
Quattrone & Associates, Inc.
Engineers, Planners & Development Consultants



OVERALL LAND USE BREAKDOWN: (TRACTS S-1 TO S-5)					
TOTAL SITE AREA	524,111	SF	12.03	AC.	
BUILDING AREA	5,667	SF	0.13	AC.	1.08%
PAVEMENT AREA (ASPHALT ON-SITE)	83,724	SF	1.92	AC.	15.97%
PAVEMENT AREA (CONCRETE ON-SITE)	14198	SF	0.33	AC.	2.71%
CONCRETE SIDEWALK AREA (On-SITE)	9,508	SF	0.22	AC.	1.81%
OTHER SURFACES (GRAVEL OR SIMILAR)	1092	SF	0.03	AC.	0.21%
OFF-SITE IMPROVEMENTS (TURN LANE AND DRIVE ENTRANCES ASPHALT INCLUDING CURBING)	40626	SF	0.93	AC.	7.75%
OFF-SITE IMPROVEMENTS (SIDEWALK)	791	SF	0.02	AC.	0.15%
OPEN SPACE	411,013	SF	9.44	AC.	78.42%
TOTAL IMPERVIOUS AREA	113,098	SF	2.60	AC.	21.58%
TOTAL PERVIOUS AREA	411,013	SF	9.44	AC.	78.42%
			TOTAL		100.00%

Curve Table					
Curve #	Length	Radius	Delta	Chord	Direction
C1	30.249	264.450	006.5537	30.232	S80° 03' 13.08"W
C2	24.871	19.000	074.9988	23.133	N65° 43' 25.81"W
C3	24.909	37.000	038.5731	24.442	N08° 56' 16.44"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L13	65.000	N06° 39' 57.40"W
L14	26.591	N28° 13' 28.00"W

OFFSITE EXISTING CONDITION NOTE:

OFFSITE / RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000

SIGNING AND PAVEMENT MARKING NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LEE COUNTY DEPARTMENT OF TRANSPORTATION PUBLISHED STANDARDS.
2. PAVEMENT MARKINGS SHALL BE PERMANENT TRAFFIC PAINT IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS SECTION 710.
3. MATCH EXISTING PAVEMENT MARKINGS AT EXISTING ROADS.
4. REMOVE ANY EXISTING SIGNS OR PAVEMENT MARKINGS IN CONFLICT WITH THOSE SHOWN ON PLANS.
5. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL COMPLY WITH THE "STATE OF FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS" AND WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
7. THE CONTRACTOR SHALL FURNISH AND INSTALL STREET NAME SIGNS IN ACCORDANCE WITH LEE COUNTY DEVELOPMENT STANDARDS.
8. ALL PAVEMENT MARKINGS WITHIN THE FDOT RIGHT OF WAY SHALL BE THERMO PLASTIC
9. ALL EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH PROPOSED MARKINGS SHALL BE REMOVED BY HYDRO BLASTING.
10. THE DEVELOPMENT MUST MEET THE FDOT MINIMUM DRIVEWAY LENGTH PER OF 30' FOR SMALL COMMERCIAL DEVELOPMENTS.

SITE DEVELOPMENT REGULATIONS:

	REQUIRED	PROVIDED
ZONING:	STRAP NUMBERS:	
CDP	25-46-25-E3-3000A.0000 25-46-25-E3-3000H.0000 25-46-25-E3-3000B.0000 25-46-25-E3-3000J.0000 25-46-25-E3-3000C.0000 25-46-25-E3-3000D.0000 25-46-25-E3-3000G.0000	
PROPOSED USE:	25-46-25-E3-3000F.0000 25-46-25-E1-0900A.0000	
CONVENIENCE STORE		
ROAD - PUBLIC	25 FT	68.01'
ROAD - PRIVATE	20 FT	41.00'
SIDE YARD	15 FT	15'
REAR YARD	25 FT	N/A
WATERBODY	25 FT	N/A
MAXIMUM LOT COVERAGE	40%	<40%
MINIMUM OPEN SPACE	30%	37.66 %
MAX BUILDING HEIGHT	65 FT	___ FT
MIN. BUILDING SEPARATION	1/2 SUM BLDG HTS OR 20 FT	N/A

FEMA FLOOD ZONE:
THIS PROPERTY IS LOCATED FLOOD ZONE: B BASE FLOOD ELEV: +N/A
IN FIRM COMMUNITY: 125124 PANEL NO.: 0475 MAP #: 12071C0584F DATED: 08/28/2008

PROJECT PHASING PLAN:

THE PROJECT INFRASTRUCTURE SHALL BE CONSTRUCTED IN TWO (2) PHASES.

PHASE 1: SHALL INCLUDE NEWBRIDGE CT. ROAD INFRASTRUCTURE AND IMPROVEMENTS, TURN LANE AND CONNECTION ON CORKSCREW RD.

PHASE 2: WILL INCLUDE 4,667 SF BUILDING WITH PAVEMENT AREA, PEDESTRIAN ACCESS AND CONNECTIONS, ACCESS ROAD, REQUIRED UTILITY SERVICES LINES, REQUIRED PERIMETER & GENERAL LANDSCAPING.

LEE PLAN CONSISTENCY:

THE PROPOSED PROJECT IS CONSISTENT WITH THE LEE COUNTY LAND DEVELOPMENT CODE AND THE GOALS, OBJECTIVES & POLICIES SET FORTH IN THE LEE PLAN. INCLUDING BUT NOT LIMITED TO STANDARDS AND PROVISIONS, SITE LOCATION CRITERIA, ACREAGE ALLOCATION TABLE, LAND USE CATEGORY & LAND USE MAP.

SITE PLAN LEGEND:

- PROPOSED PAVEMENT
- PROPOSED CONCRETE / WALKS
- PROPOSED BUILDING LINE
- PAINTED HANDICAP PARKING SYMBOL
- PROPOSED STOP SIGN
- NUMBER OF PARKING SPACES IN ROW
- SIGN AND POST
- DUMPSTER W/ ENCLOSURE
- CENTER LINE
- EXIST.FEATURES (ROADS, WALKS, ECT.)
- RIGHT OF WAY
- SITE BOUNDARY
- TYPE 'D' CURB & PAVEMENT
- PROJECT PHASE LINE
- EASEMENTS
- DETECTABLE WARNING PER FDOT INDEX 522-002
- PAINTED TRAFFIC ARROWS

PARKING: LDC SECTION 5-204 & 4-115 (VILLAGE OF ESTERO)

CONVENIENCE STORE AND GAS SALE

PARKING SPACES REQUIRED: CONVENIENCE STORE: 1 SPACE PER 200 SQ.FT. (TFA) / 4.65/200 = 23.25
GAS SALE: 1 SPACE PER 4 FUEL PUMPS 6 PUMPS = 1.5

TOTAL FLOOR AREA	4,667 SF
TOTAL NUMBER OF SPACES REQUIRED	25
TOTAL NUMBER OF SPACES PROVIDED	50
TOTAL NUMBER OF HANDICAP SPACES PROVIDED *	2 *

* HANDICAP SPACES ARE INCLUDED IN TOTAL SPACES PROVIDED

CORKSCREW PINES
MASTER SITE PLAN
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA

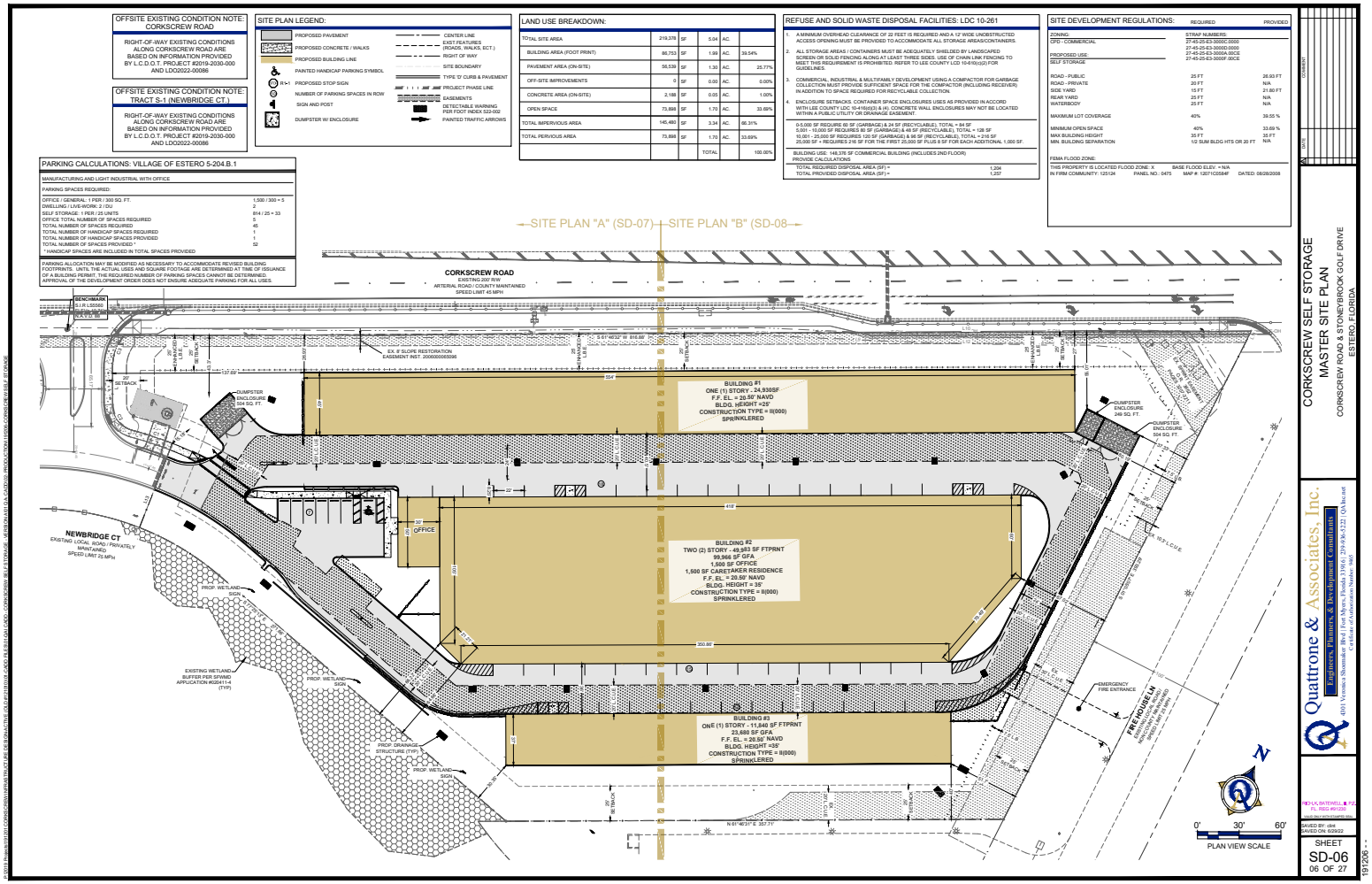
Quattrone & Associates, Inc.
Professional Planning & Development Consultants
4001 Tamiami Trail North, Suite 300 Naples, Florida 34103 (239) 436-1556 FAX (239) 436-1551
Certificate of Authorization Number 1642

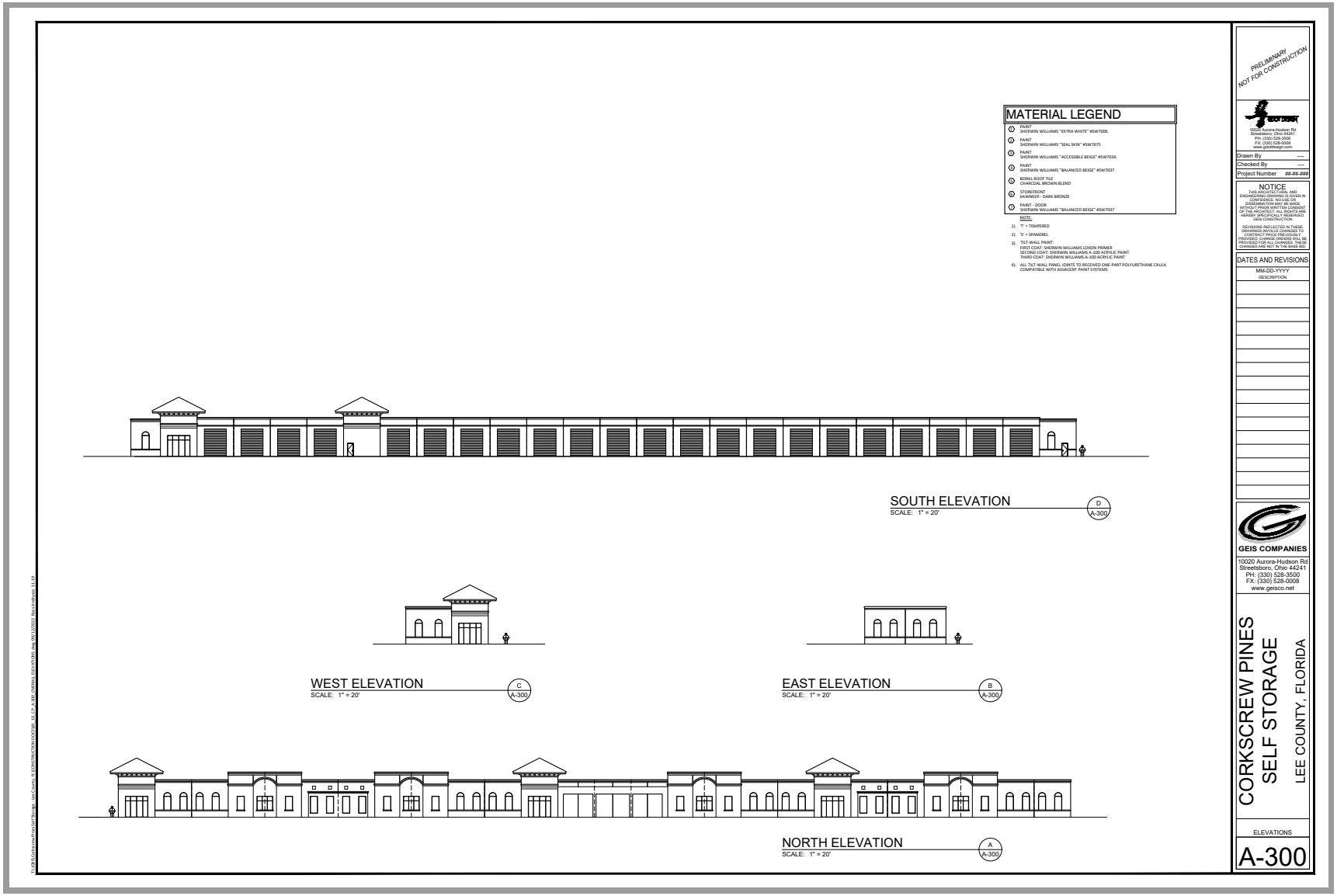
ALFRED QUATTRONE, PLS
FL. REG #5274

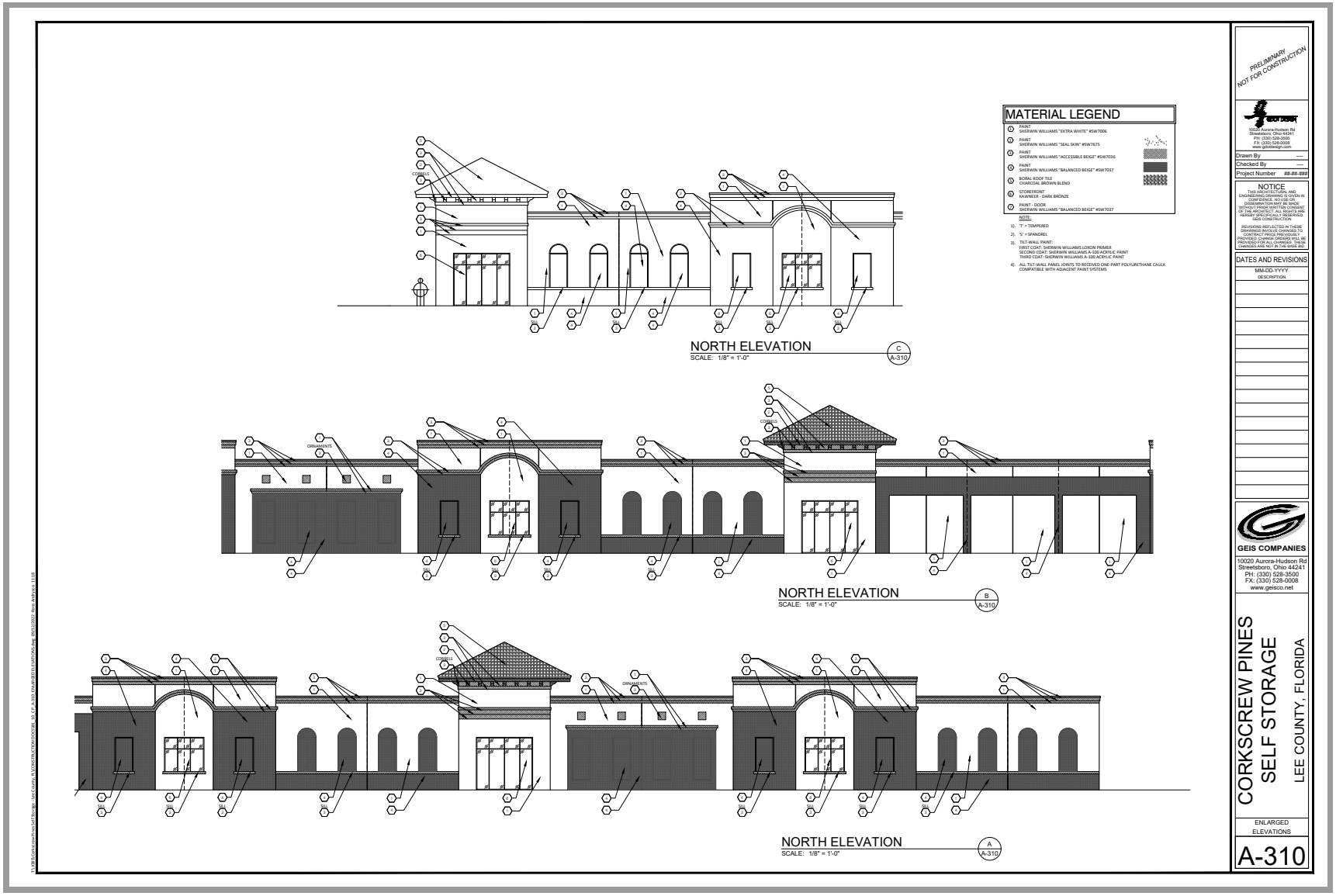
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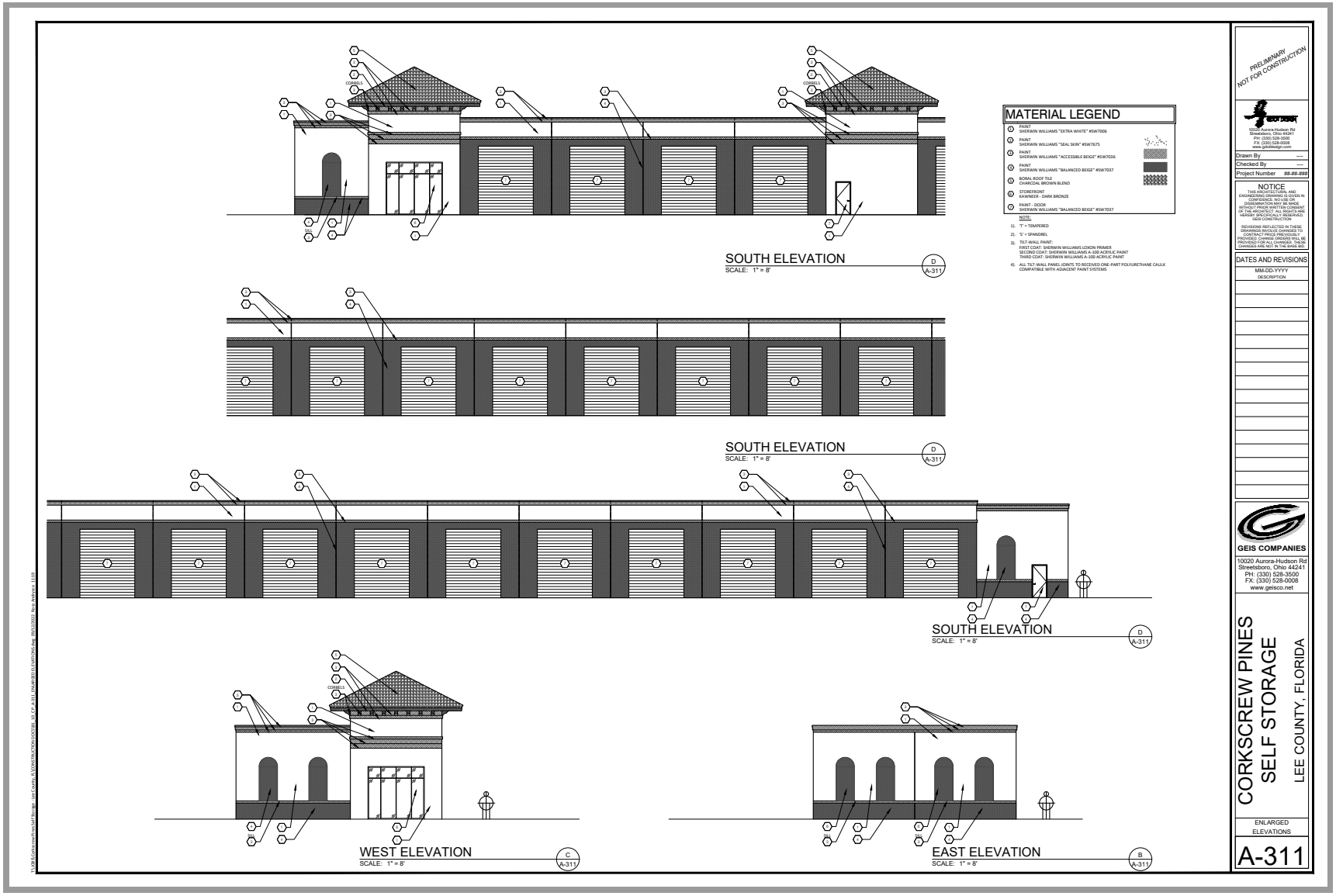
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08 OF 42

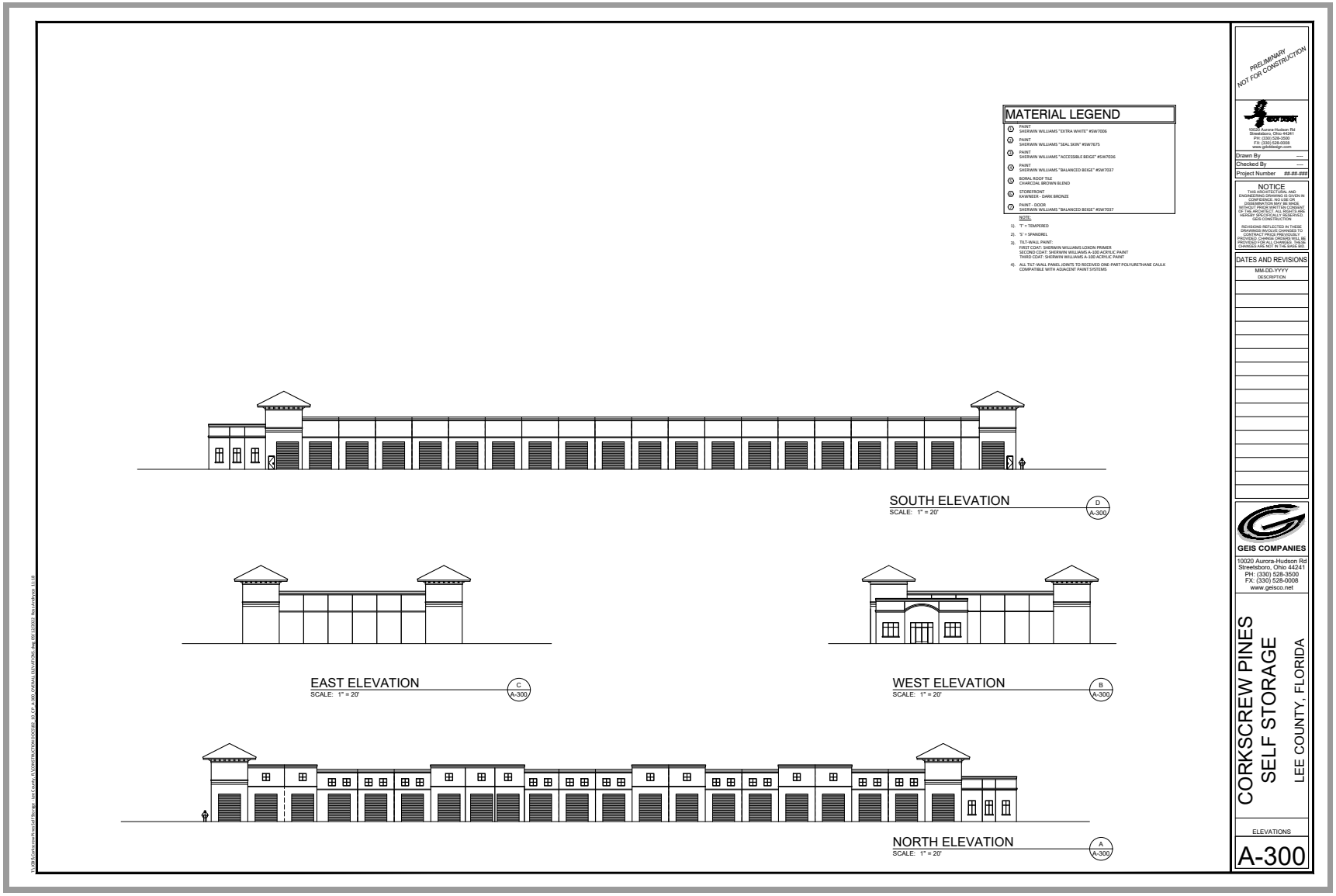
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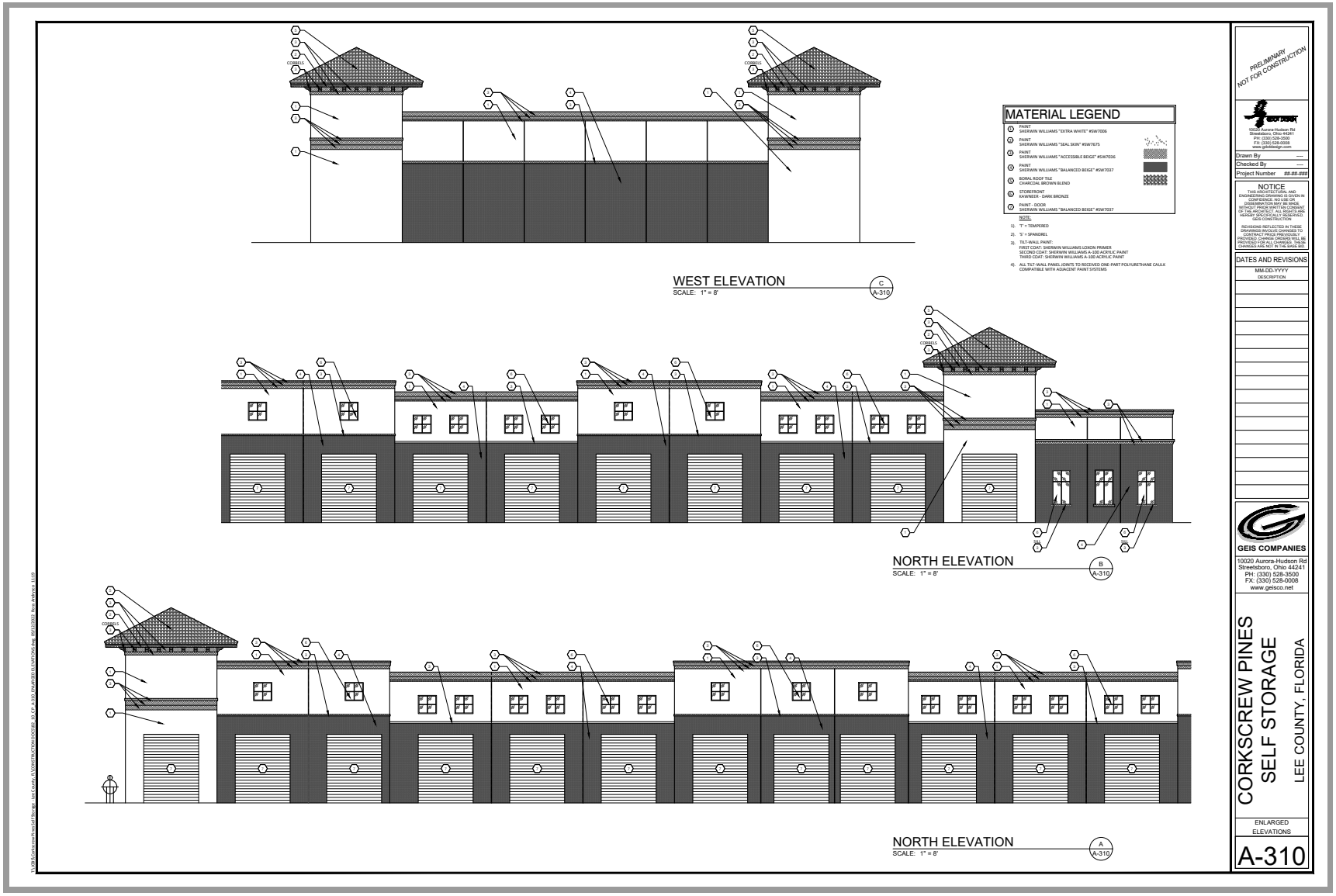

OFFSITE EXISTING CONDITION NOTE: CORKSCREW ROAD
RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086
OFFSITE EXISTING CONDITION NOTE: TRACT S-1 (NEWBRIDGE CT.)
RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086
SITE PLAN LEGEND:
PROPOSED PAVEMENT
PROPOSED CONCRETE / WALKS
PROPOSED BUILDING LINE
PAINTED HANDICAP PARKING SYMBOL
PROPOSED STOP SIGN
NUMBER OF PARKING SPACES IN ROW
SIGN AND POST
DUMPSTER W/ ENCLOSURE
CENTER LINE
EXIST FEATURES (ROADS, WALKS, ECT.)
RIGHT OF WAY
SITE BOUNDARY
TYPE 'D' CURB & PAVEMENT
PROJECT PHASE LINE
EASEMENTS
DETECTABLE WARNING PER FDOT INDEX 522-002
PAINTED TRAFFIC ARROWS
LAND USE BREAKDOWN:
TOTAL SITE AREA 219,378 SF 5.04 AC.
BUILDING AREA (FOOT PRINT) 86,753 SF 1.99 AC. 39.54%
PAVEMENT AREA (ON-SITE) 56,539 SF 1.30 AC. 25.77%
OFF-SITE IMPROVEMENTS 0 SF 0.00 AC. 0.00%
CONCRETE AREA (ON-SITE) 2,188 SF 0.05 AC. 1.00%
OPEN SPACE 73,898 SF 1.70 AC. 33.69%
TOTAL IMPERVIOUS AREA 145,480 SF 3.34 AC. 66.31%
TOTAL PERVIOUS AREA 73,898 SF 1.70 AC. 33.69%
TOTAL 100.00%
REFUSE AND SOLID WASTE DISPOSAL FACILITIES: LDC 10-261
1. A MINIMUM OVERHEAD CLEARANCE OF 22 FEET IS REQUIRED AND A 12' WIDE UNOBSTRUCTED ACCESS OPENING MUST BE PROVIDED TO ACCOMMODATE ALL STORAGE AREAS/CONTAINERS.
2. ALL STORAGE AREAS / CONTAINERS MUST BE ADEQUATELY SHIELDED BY LANDSCAPED SCREEN OR SOLID FENCING ALONG AT LEAST THREE SIDES. USE OF CHAIN LINK FENCING TO MEET THIS REQUIREMENT IS PROHIBITED. REFER TO LEE COUNTY LDO 10-261(b)(2) FOR GUIDELINES.
3. COMMERCIAL, INDUSTRIAL & MULTIFAMILY DEVELOPMENT USING A COMPACTOR FOR GARBAGE COLLECTION MUST PROVIDE SUFFICIENT SPACE FOR THE COMPACTOR (INCLUDING RECEIVER) IN ADDITION TO SPACE REQUIRED FOR RECYCLABLE COLLECTION.
4. ENCLOSURE SETBACKS. CONTAINER SPACE ENCLOSURES USES AS PROVIDED IN ACCORD WITH LEE COUNTY LDC 10-41(b)(3) & (4). CONCRETE WALL ENCLOSURES MAY NOT BE LOCATED WITHIN A PUBLIC UTILITY OR DRAINAGE EASEMENT.
0-5,000 SF REQUIRE 60 SF (GARBAGE) & 24 SF (RECYCLABLE); TOTAL = 84 SF
5,001 - 10,000 SF REQUIRES 80 SF (GARBAGE) & 48 SF (RECYCLABLE); TOTAL = 128 SF
10,001 - 25,000 SF REQUIRES 120 SF (GARBAGE) & 96 SF (RECYCLABLE); TOTAL = 216 SF
25,000 SF + REQUIRES 216 SF FOR THE FIRST 25,000 SF PLUS 8 SF FOR EACH ADDITIONAL 1,000 SF.
BUILDING USE: 146,376 SF COMMERCIAL BUILDING (INCLUDES 2ND FLOOR)
PROVIDE CALCULATIONS
TOTAL REQUIRED DISPOSAL AREA (SF) = 1,204
TOTAL PROVIDED DISPOSAL AREA (SF) = 1,257
SITE DEVELOPMENT REGULATIONS:
REQUIRED
PROVIDED
ZONING:
CPD / COMMERCIAL
PROPOSED USE:
SELF STORAGE
STRAP NUMBERS:
27-45-25-E3-3000C.0000
27-45-25-E3-3000D.0000
27-45-25-E3-3000A.0ICE
27-45-25-E3-3000F.0ICE
ROAD - PUBLIC 25 FT 26.93 FT
ROAD - PRIVATE 20 FT N/A
SIDE YARD 15 FT 21.80 FT
REAR YARD 25 FT N/A
WATERBODY 25 FT N/A
MAXIMUM LOT COVERAGE 40% 39.55 %
MINIMUM OPEN SPACE 40% 33.69 %
MAX BUILDING HEIGHT 35 FT 35 FT
MIN. BUILDING SEPARATION 1/2 SUM BLDG HTS OR 20 FT N/A
FEMA FLOOD ZONE:
THIS PROPERTY IS LOCATED FLOOD ZONE: X BASE FLOOD ELEV. = N/A
IN FIRM COMMUNITY: 125124 PANEL NO.: 0475 MAP #: 12071C0584F DATED: 08/28/2008
PARKING CALCULATIONS: VILLAGE OF ESTERO 5-204.B.1
MANUFACTURING AND LIGHT INDUSTRIAL WITH OFFICE
PARKING SPACES REQUIRED:
OFFICE / GENERAL - 1 PER / 300 SQ. FT. 1,500 / 300 = 5
DWELLING / LIVE-WORK: 2 / DU 2
SELF STORAGE - 1 PER / 25 UNITS 814 / 25 = 33
OFFICE TOTAL NUMBER OF SPACES REQUIRED 5
TOTAL NUMBER OF SPACES REQUIRED 45
TOTAL NUMBER OF HANDICAP SPACES REQUIRED 1
TOTAL NUMBER OF HANDICAP SPACES PROVIDED 1
TOTAL NUMBER OF SPACES PROVIDED * 52
* HANDICAP SPACES ARE INCLUDED IN TOTAL SPACES PROVIDED
PARKING ALLOCATION MAY BE MODIFIED AS NECESSARY TO ACCOMMODATE REVISED BUILDING FOOTPRINTS. UNTIL THE ACTUAL USES AND SQUARE FOOTAGE ARE DETERMINED AT TIME OF ISSUANCE OF A BUILDING PERMIT, THE REQUIRED NUMBER OF PARKING SPACES CANNOT BE DETERMINED. APPROVAL OF THE DEVELOPMENT ORDER DOES NOT ENSURE ADEQUATE PARKING FOR ALL USES.
SITE PLAN "A" (SD-07)
SITE PLAN "B" (SD-08)
CORKSCREW ROAD
EXISTING 240' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
BENCHMARK
EX. 6' SLOPE RESTORATION
EASEMENT INST. 2006000065096
BUILDING #1
ONE (1) STORY - 24,930SF
F.F. EL. = 20.50' NAVD
BLDG. HEIGHT =35'
CONSTRUCTION TYPE = II(000)
SPRINKLERED
DUMPSTER ENCLOSURE 504 SQ. FT.
DUMPSTER ENCLOSURE 246 SQ. FT.
BUILDING #2
TWO (2) STORY - 49,913 SF FTPRNT
99,966 SF GFA
1,500 SF OFFICE
1,500 SF CARETAKER RESIDENCE
F.F. EL. = 28.50' NAVD
BLDG. HEIGHT = 35'
CONSTRUCTION TYPE = II(000)
SPRINKLERED
OFFICE
NEWBRIDGE CT
EXISTING LOCAL ROAD / PRIVATELY MAINTAINED
SPEED LIMIT 25 MPH
PROP. WETLAND SIGN
EXISTING WETLAND BUFFER PER SFWMD APPLICATION #220411-4 (TYP)
PROP. DRAINAGE STRUCTURE (TYP.)
BUILDING #3
ONE (1) STORY - 11,940 SF FTPRNT
23,680 SF GFA
F.F. EL. = 20.50' NAVD
BLDG. HEIGHT =35'
CONSTRUCTION TYPE = II(000)
SPRINKLERED
EMERGENCY FIRE ENTRANCE
PRE-EXCAVATED
N 61°46'21" E 267.77'
0' 30' 60'
PLAN VIEW SCALE
CORKSCREW SELF STORAGE
MASTER SITE PLAN
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
Professional Planning & Development Consultants
4001 Tamiami Trail North, Suite 300 Naples, Florida 34103 239.659.3707 Q-Naples.com
CERTIFICATE OF AUTHORIZATION NUMBER 1940
NICHOLAS WATERWELL, P.E.
FL. REG #81220
SAVED BY: sbd
SAVED ON: 6/29/22
SHEET
SD-06
06 OF 27
19126

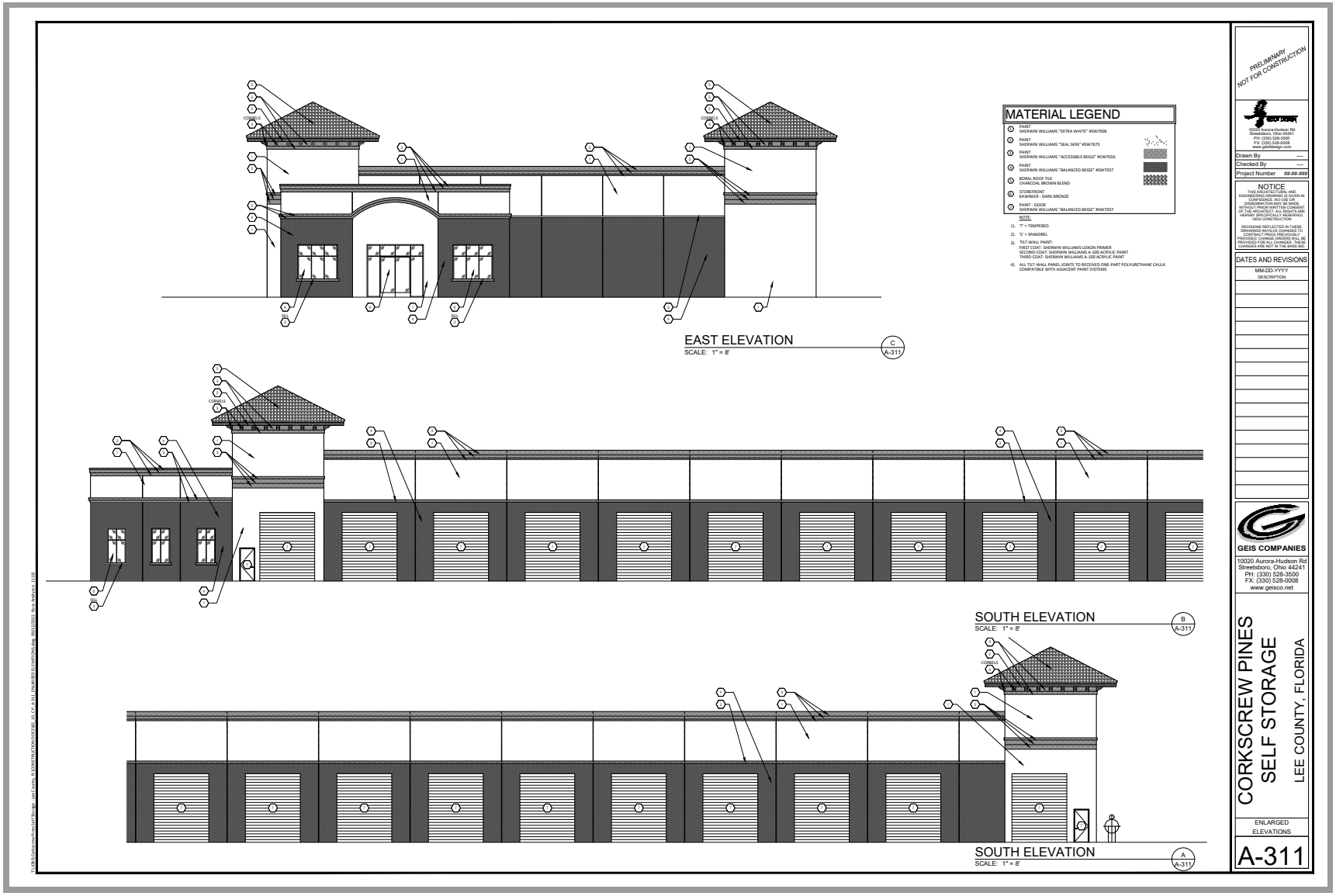

MATERIAL LEGEND
A PAINT
SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
B PAINT
SHERWIN WILLIAMS "SEAL SKIN" #SW7675
C PAINT
SHERWIN WILLIAMS "ACCESSIBLE BEIGE" #SW7036
D PAINT
SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
E BORAL ROOF TILE
CHARCOAL BROWN BLEND
F STOREFRONT
KAWNEER - DARK BRONZE
G PAINT - DOOR
SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
NOTE:
1). "T" = TEMPERED
2). "S" = SPANDREL
3). TILT-WALL PAINT:
FIRST COAT: SHERWIN WILLIAMS LOXON PRIMER
SECOND COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
4). ALL TILT-WALL PANEL JOINTS TO RECEIVED ONE-PART POLYURETHANE CAULK
COMPATIBLE WITH ADJACENT PAINT SYSTEMS.
SOUTH ELEVATION
SCALE: 1" = 20'
D
A-300
WEST ELEVATION
SCALE: 1" = 20'
C
A-300
EAST ELEVATION
SCALE: 1" = 20'
B
A-300
NORTH ELEVATION
SCALE: 1" = 20'
A
A-300
PRELIMINARY
NOT FOR CONSTRUCTION
GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net
Drawn By ---
Checked By ---
Project Number ##-##-####
NOTICE
DATES AND REVISIONS
MM-DD-YYYY
DESCRIPTION
CORKSCREW PINES
SELF STORAGE
LEE COUNTY, FLORIDA
ELEVATIONS
A-300

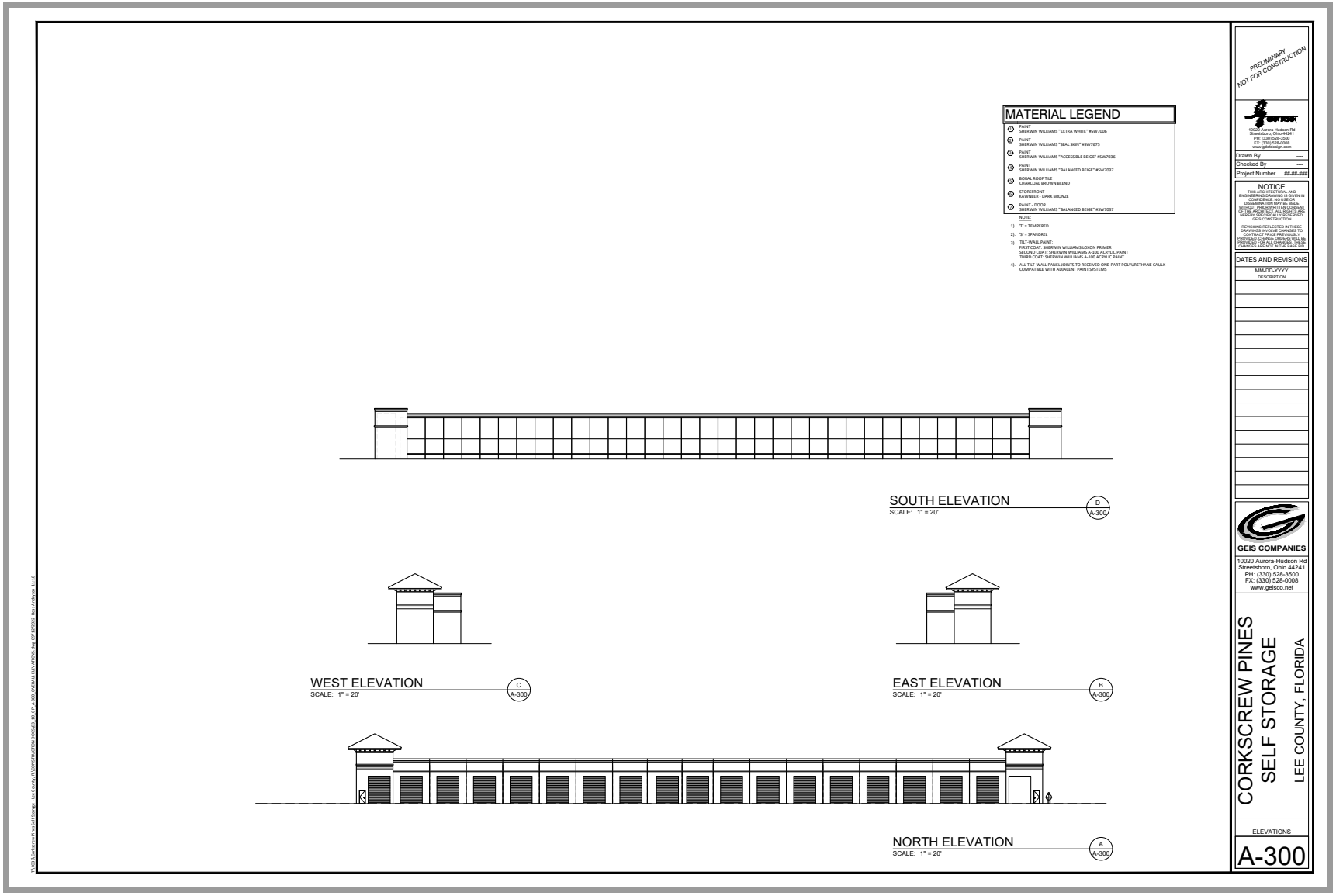

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THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
4). ALL TILT-WALL PANEL JOINTS TO RECEIVED ONE-PART POLYURETHANE CAULK
COMPATIBLE WITH ADJACENT PAINT SYSTEMS
NORTH ELEVATION
SCALE: 1/8" = 1'-0"
C
A-310
NORTH ELEVATION
SCALE: 1/8" = 1'-0"
B
A-310
NORTH ELEVATION
SCALE: 1/8" = 1'-0"
A
A-310
PRELIMINARY
NOT FOR CONSTRUCTION
ROOF DESIGN
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geiscodesign.com
Drawn By ---
Checked By ---
Project Number ##-##-####
NOTICE
THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE. NO USE OR DISCLOSURE SHALL BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL RIGHTS ARE HEREBY SPECIFICALLY RESERVED GEIS CONSTRUCTION
REVISIONS REFLECTED IN THESE DRAWINGS INVOLVE CHANGES TO THE WORK AS ORIGINALLY PROVIDED. CHANGE ORDERS WILL BE PROVIDED FOR ALL CHANGES. THESE CHANGES ARE NOT IN THE BASE BID
DATES AND REVISIONS
MM-DD-YYYY
DESCRIPTION
GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net
CORKSCREW PINES
SELF STORAGE
LEE COUNTY, FLORIDA
ENLARGED
ELEVATIONS
A-310

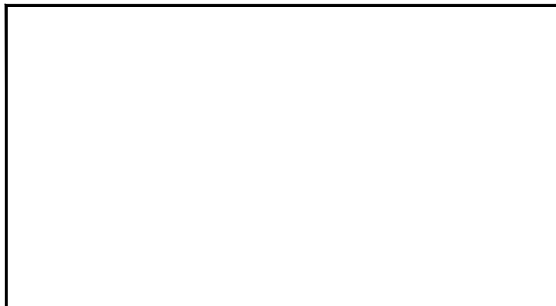

SOUTH ELEVATION
SCALE: 1" = 8'
D
A-311
SOUTH ELEVATION
SCALE: 1" = 8'
D
A-311
SOUTH ELEVATION
SCALE: 1" = 8'
D
A-311
WEST ELEVATION
SCALE: 1" = 8'
C
A-311
EAST ELEVATION
SCALE: 1" = 8'
B
A-311
MATERIAL LEGEND
1 PAINT SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
2 PAINT SHERWIN WILLIAMS "SEAL SKIN" #SW7675
3 PAINT SHERWIN WILLIAMS "ACCESSIBLE BEIGE" #SW7036
4 PAINT SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
5 BORAL ROOF TILE CHARCOAL BROWN BLEND
6 STOREFRONT KAWNEER - DARK BRONZE
7 PAINT - DOOR SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
NOTE:
1). "T" = TEMPERED
2). "S" = SPANDREL
3). TILT-WALL PAINT:
FIRST COAT: SHERWIN WILLIAMS LOXON PRIMER
SECOND COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
4). ALL TILT-WALL PANEL JOINTS TO RECEIVED ONE-PART POLYURETHANE CAULK COMPATIBLE WITH ADJACENT PAINT SYSTEMS.
PRELIMINARY
NOT FOR CONSTRUCTION
GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net
Drawn By ---
Checked By ---
Project Number ##-##-####
NOTICE
DATES AND REVISIONS
MM-DD-YYYY
DESCRIPTION
CORKSCREW PINES
SELF STORAGE
LEE COUNTY, FLORIDA
ENLARGED
ELEVATIONS
A-311


MATERIAL LEGEND
A PAINT
SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
B PAINT
SHERWIN WILLIAMS "SEAL SKIN" #SW7675
C PAINT
SHERWIN WILLIAMS "ACCESSIBLE BEIGE" #SW7036
D PAINT
SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
E BORAL ROOF TILE
CHARCOAL BROWN BLEND
F STOREFRONT
KAWNEER - DARK BRONZE
G PAINT - DOOR
SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
NOTE:
1). "T" = TEMPERED
2). "S" = SPANDREL
3). TILT-WALL PAINT:
FIRST COAT: SHERWIN WILLIAMS LOXON PRIMER
SECOND COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
4). ALL TILT-WALL PANEL JOINTS TO RECEIVED ONE-PART POLYURETHANE CAULK
COMPATIBLE WITH ADJACENT PAINT SYSTEMS.
SOUTH ELEVATION
SCALE: 1" = 20'
D
A-300
EAST ELEVATION
SCALE: 1" = 20'
C
A-300
WEST ELEVATION
SCALE: 1" = 20'
B
A-300
NORTH ELEVATION
SCALE: 1" = 20'
A
A-300
PRELIMINARY
NOT FOR CONSTRUCTION
ROOF DESIGN
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisdesign.com
Drawn By ---
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CORKSCREW PINES
SELF STORAGE
LEE COUNTY, FLORIDA
ELEVATIONS
A-300


MATERIAL LEGEND
A PAINT
SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
B PAINT
SHERWIN WILLIAMS "SEAL SKIN" #SW7675
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NOTE:
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4). ALL TILT-WALL PANEL JOINTS TO RECEIVED ONE-PART POLYURETHANE CAULK
COMPATIBLE WITH ADJACENT PAINT SYSTEMS
WEST ELEVATION
SCALE: 1" = 8'
C
A-310
NORTH ELEVATION
SCALE: 1" = 8'
B
A-310
NORTH ELEVATION
SCALE: 1" = 8'
A
A-310
PRELIMINARY
NOT FOR CONSTRUCTION
GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net
Drawn By ---
Checked By ---
Project Number ##-##-####
NOTICE
DATES AND REVISIONS
MM-DD-YYYY
DESCRIPTION
CORKSCREW PINES
SELF STORAGE
LEE COUNTY, FLORIDA
ENLARGED
ELEVATIONS
A-310


MATERIAL LEGEND
1 PAINT SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
2 PAINT SHERWIN WILLIAMS "SEAL SKIN" #SW7675
3 PAINT SHERWIN WILLIAMS "ACCESSIBLE BEIGE" #SW7036
4 PAINT SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
5 BORAL ROOF TILE CHARCOAL BROWN BLEND
6 STOREFRONT KAWNEER - DARK BRONZE
7 PAINT - DOOR SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
NOTE:
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THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
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EAST ELEVATION
SCALE: 1" = 8'
C
A-311
SOUTH ELEVATION
SCALE: 1" = 8'
B
A-311
SOUTH ELEVATION
SCALE: 1" = 8'
A
A-311
PRELIMINARY
NOT FOR CONSTRUCTION
ROOF DOCTOR
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
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Checked By ---
Project Number ##-##-####
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PH: (330) 528-3500
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CORKSCREW PINES
SELF STORAGE
LEE COUNTY, FLORIDA
ENLARGED
ELEVATIONS
A-311


MATERIAL LEGEND
A PAINT
SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
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SOUTH ELEVATION
SCALE: 1" = 20'
D
A-300
WEST ELEVATION
SCALE: 1" = 20'
C
A-300
EAST ELEVATION
SCALE: 1" = 20'
B
A-300
NORTH ELEVATION
SCALE: 1" = 20'
A
A-300
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PH: (330) 528-3500
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www.geisco.net
CORKSCREW PINES
SELF STORAGE
LEE COUNTY, FLORIDA
ELEVATIONS
A-300

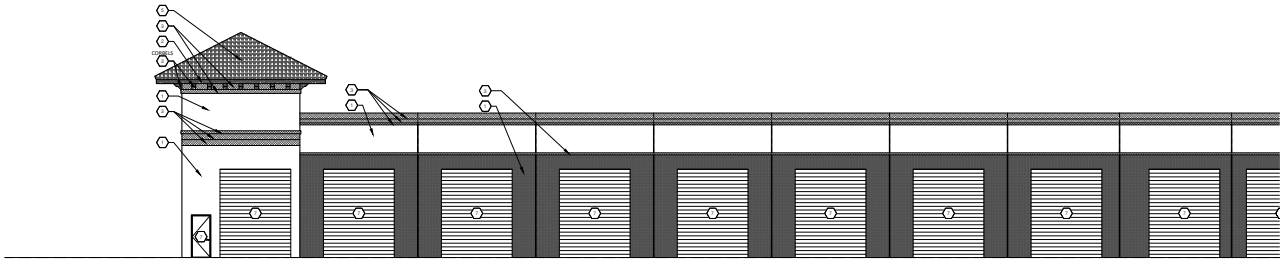


EAST ELEVATION
SCALE: 1" = 8'
C
A-310

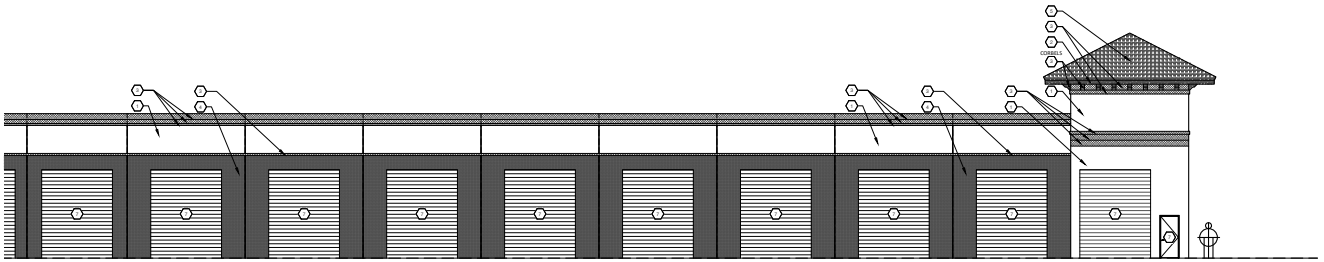
MATERIAL LEGEND

A	PAINT SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
B	PAINT SHERWIN WILLIAMS "SEAL SKIN" #SW7675
C	PAINT SHERWIN WILLIAMS "ACCESSIBLE BEIGE" #SW7036
D	PAINT SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
E	BORAL ROOF TILE CHARCOAL BROWN BLEND
F	STOREFRONT KAWNEER - DARK BRONZE
G	PAINT - DOOR SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037

NOTE:
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2). "S" = SPANDREL
3). TILT-WALL PAINT:
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SECOND COAT: SHERWIN WILLIAMS A- 100 ACRYLIC PAINT
THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
4). ALL TILT-WALL PANEL JOINTS TO RECEIVED ONE-PART POLYURETHANE CAULK COMPATIBLE WITH ADJACENT PAINT SYSTEMS.



NORTH ELEVATION
SCALE: 1" = 8'
B
A-310



NORTH ELEVATION
SCALE: 1" = 8'
A
A-310

PRELIMINARY
NOT FOR CONSTRUCTION

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FX: (330) 528-0008
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Project Number ##-##-####

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DATES AND REVISIONS

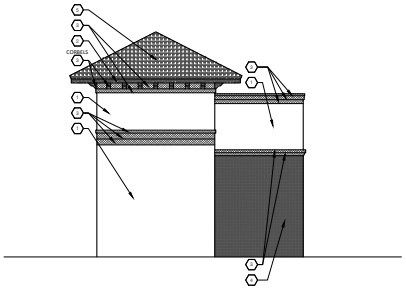
MM-DD-YYYY DESCRIPTION

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CORKSCREW PINES
SELF STORAGE
LEE COUNTY, FLORIDA

ENLARGED
ELEVATIONS

A-310



MATERIAL LEGEND

1	PAINT SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
2	PAINT SHERWIN WILLIAMS "SEAL SKIN" #SW7675
3	PAINT SHERWIN WILLIAMS "ACCESSIBLE BEIGE" #SW7036
4	PAINT SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
5	BORAL ROOF TILE CHARCOAL BROWN BLEND
6	STOREFRONT KAWNEER - DARK BRONZE
7	PAINT - DOOR SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037

NOTE:

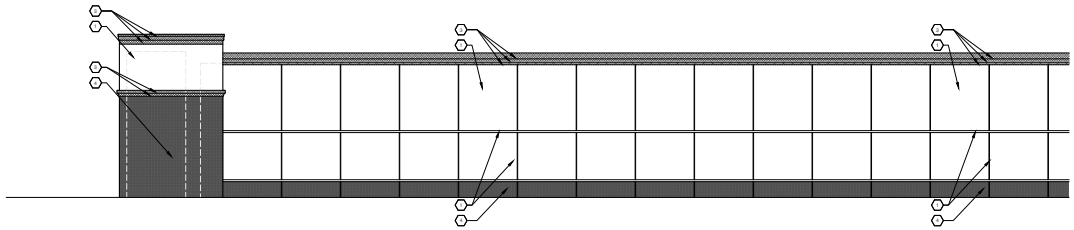
1). "T" = TEMPERED

2). "S" = SPANDREL

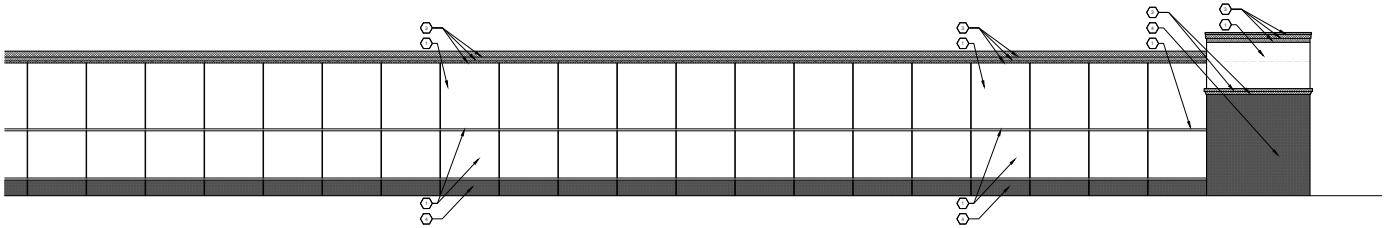
3). TILT-WALL PAINT:
FIRST COAT: SHERWIN WILLIAMS LOXON PRIMER
SECOND COAT: SHERWIN WILLIAMS A- 100 ACRYLIC PAINT
THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT

4). ALL TILT-WALL PANEL JOINTS TO RECEIVED ONE-PART POLYURETHANE CAULK COMPATIBLE WITH ADJACENT PAINT SYSTEMS.

WEST ELEVATION
SCALE: 1" = 8'
C
A-311



SOUTH ELEVATION
SCALE: 1" = 8'
B
A-311



SOUTH ELEVATION
SCALE: 1" = 8'
A
A-311

PRELIMINARY
NOT FOR CONSTRUCTION

ROOF DESIGN
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.gisnetwork.com

Drawn By ---
Checked By ---
Project Number ##-##-####

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DATES AND REVISIONS

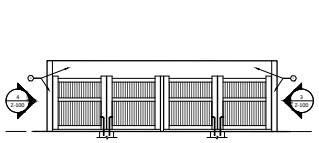
MM-DD-YYYY DESCRIPTION

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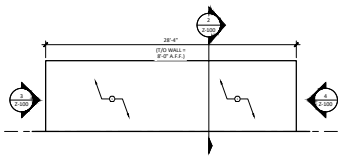
CORKSCREW PINES
SELF STORAGE
LEE COUNTY, FLORIDA

ENLARGED ELEVATIONS

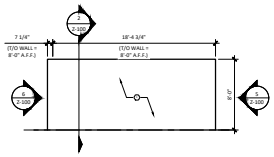
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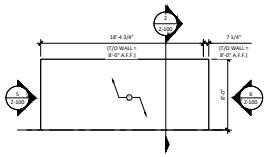
TRASH ENCLOSURE ELEV 6 Z-100
SCALE: 3/16" = 1'-0"



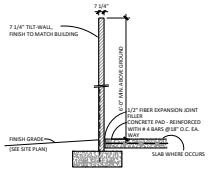
TRASH ENCLOSURE ELEV 5 Z-100
SCALE: 3/16" = 1'-0"



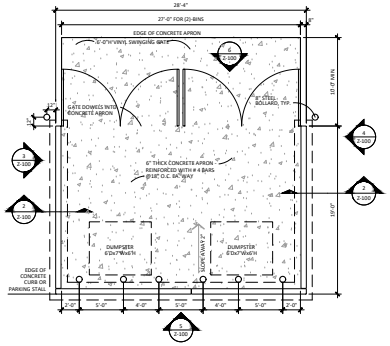
TRASH ENCLOSURE ELEV 4 Z-100
SCALE: 3/16" = 1'-0"



TRASH ENCLOSURE ELEV 3 Z-100
SCALE: 3/16" = 1'-0"



TRASH ENCLOSURE SECT 2 Z-100
SCALE: 3/16" = 1'-0"



TRASH ENCLOSURE PLAN 1 Z-100
SCALE: 3/16" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

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DATES AND REVISIONS

MM-DD-YYYY	DESCRIPTION

CORKSCREW PINES SELF STORAGE

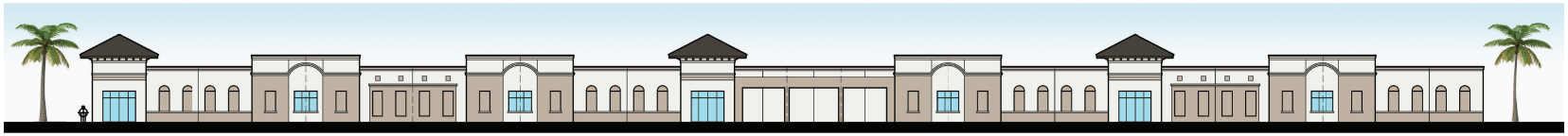
LEE COUNTY, FLORIDA

BUILDING A
SITE ENCLOSURES

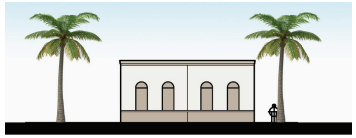
A-100



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



ACCENT PAINT
EXTRA WHITE
SW 7006

FIELD PAINT
ACCESSIBLE BEIGE
SW 7036

FIELD PAINT
BALANCED BEIGE
SW 7037

ACCENT PAINT
SEAL SKIN
SW 7675

ROOF MATERIAL
BORAL BARCELONA IMPACT
CHARCOAL BROWN BLEND

WINDOW AND DOOR FRAMES
DARK BRONZE ANODIZED

GEIS COMPANIES

CORKSCREW PINES SELF STORAGE- BUILDING 1

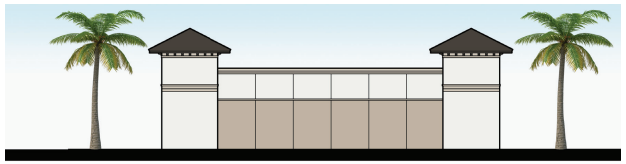
LEE COUNTY, FLORIDA



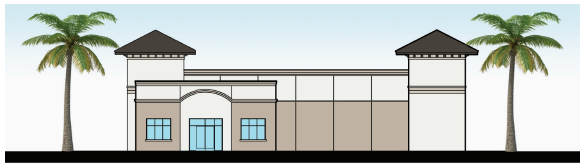
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



ACCENT PAINT
EXTRA WHITE
SW 7006

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ACCESSIBLE BEIGE
SW 7036

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SW 7675

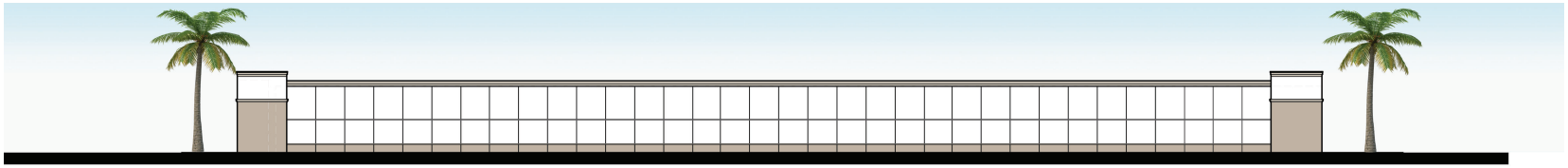
ROOF MATERIAL
BORAL BARCELONA IMPACT
CHARCOAL BROWN BLEND

WINDOW AND DOOR FRAMES
DARK BRONZE ANODIZED

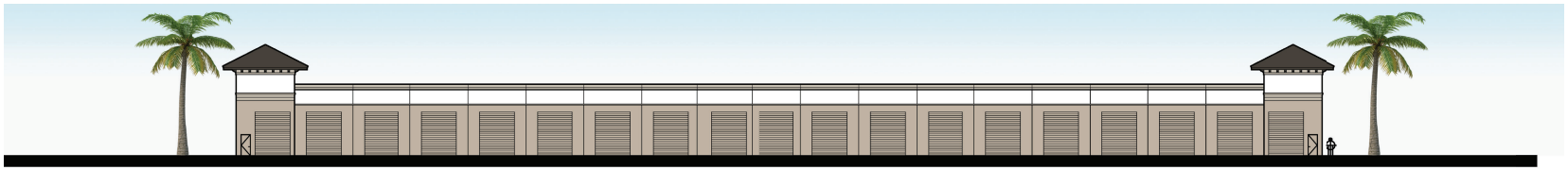
GEIS COMPANIES

CORKSCREW PINES SELF STORAGE - BUILDING 2

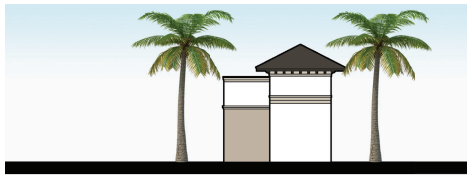
LEE COUNTY, FLORIDA



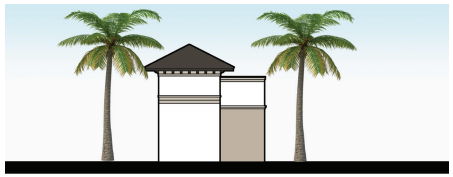
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



ACCENT PAINT
EXTRA WHITE
SW 7006

FIELD PAINT
ACCESSIBLE BEIGE
SW 7036

FIELD PAINT
BALANCED BEIGE
SW 7037

ACCENT PAINT
SEAL SKIN
SW 7675

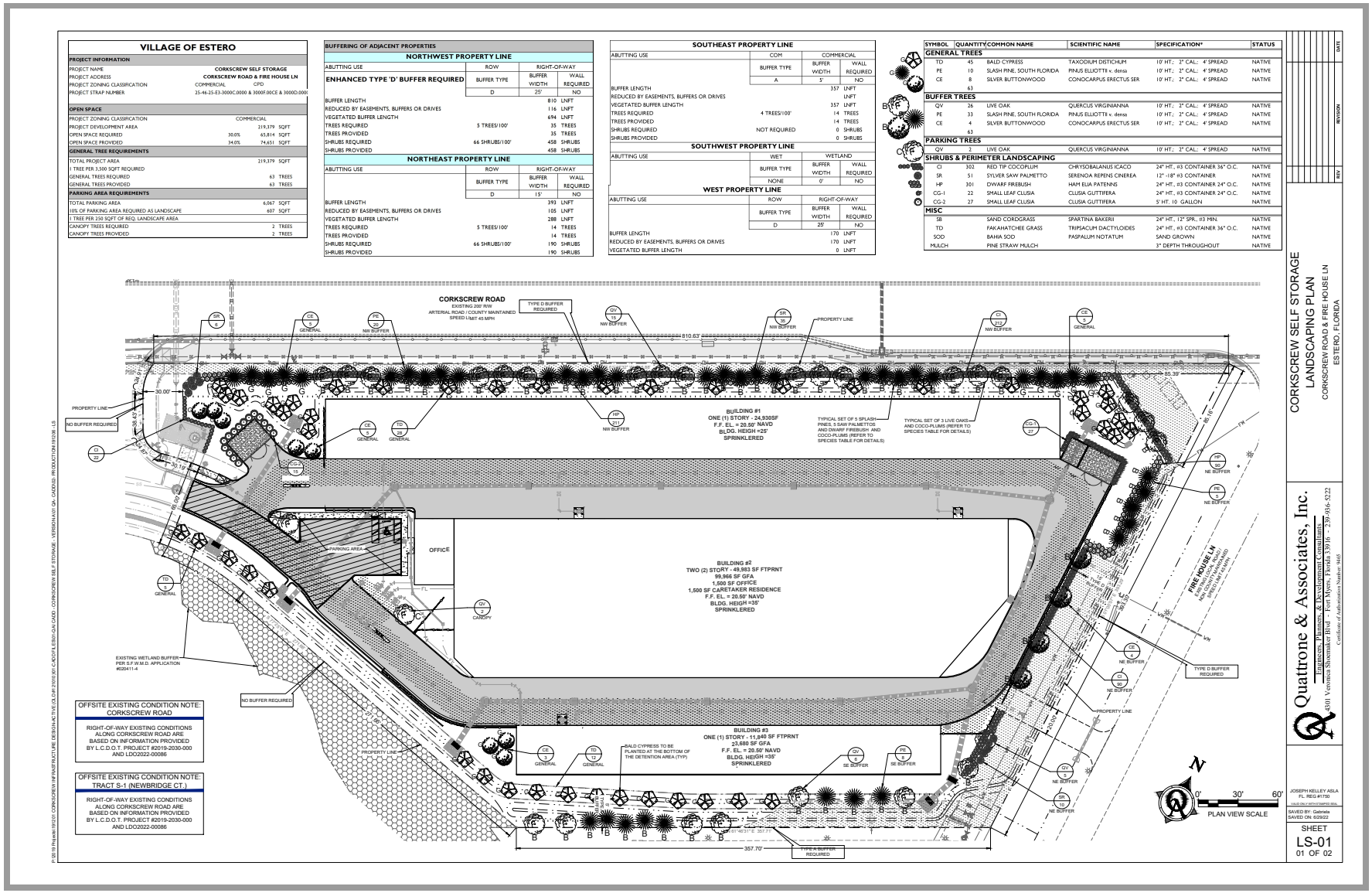
ROOF MATERIAL
BORAL BARCELONA IMPACT
CHARCOAL BROWN BLEND

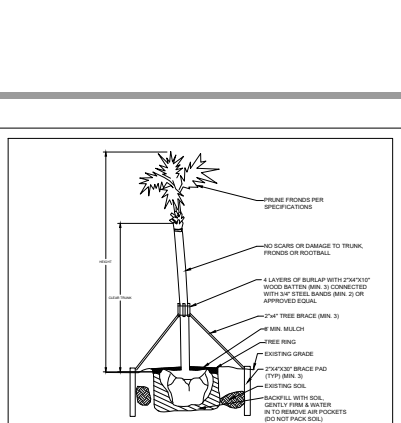
WINDOW AND DOOR FRAMES
DARK BRONZE ANODIZED

GEIS COMPANIES

CORKSCREW PINES SELF STORAGE- BUILDING 3

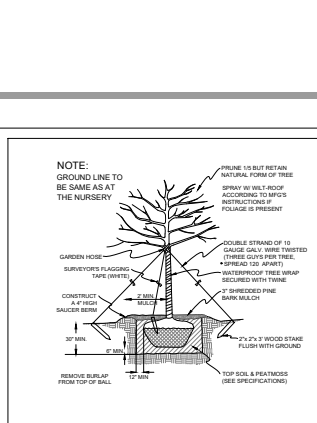
LEE COUNTY, FLORIDA


VILLAGE OF ESTERO
PROJECT INFORMATION
PROJECT NAME: CORKSCREW SELF STORAGE
PROJECT ADDRESS: CORKSCREW ROAD & FIRE HOUSE LN
PROJECT ZONING CLASSIFICATION: COMMERCIAL CPD
PROJECT STRAP NUMBER: 25-46-25-E3-3000C.0000 & 3000F.00CE & 3000D.0000
OPEN SPACE
PROJECT ZONING CLASSIFICATION: COMMERCIAL
PROJECT DEVELOPMENT AREA: 219,379 SQFT
OPEN SPACE REQUIRED: 30.0% 65,814 SQFT
OPEN SPACE PROVIDED: 34.0% 74,651 SQFT
GENERAL TREE REQUIREMENTS
TOTAL PROJECT AREA: 219,379 SQFT
1 TREE PER 3,500 SQFT REQUIRED
GENERAL TREES REQUIRED: 63 TREES
GENERAL TREES PROVIDED: 63 TREES
PARKING AREA REQUIREMENTS
TOTAL PARKING AREA: 6,067 SQFT
10% OF PARKING AREA REQUIRED AS LANDSCAPE: 607 SQFT
1 TREE PER 250 SQFT OF REQ. LANDSCAPE AREA
CANOPY TREES REQUIRED: 2 TREES
CANOPY TREES PROVIDED: 2 TREES
BUFFERING OF ADJACENT PROPERTIES
NORTHWEST PROPERTY LINE
ENHANCED TYPE 'D' BUFFER REQUIRED
ABUTTING USE: ROW
BUFFER TYPE: D
RIGHT-OF-WAY BUFFER WIDTH: 25'
RIGHT-OF-WAY WALL REQUIRED: NO
BUFFER LENGTH: 810 LNFT
REDUCED BY EASEMENTS, BUFFERS OR DRIVES: 116 LNFT
VEGETATED BUFFER LENGTH: 694 LNFT
TREES REQUIRED: 5 TREES/100' 35 TREES
TREES PROVIDED: 35 TREES
SHRUBS REQUIRED: 66 SHRUBS/100' 458 SHRUBS
SHRUBS PROVIDED: 458 SHRUBS
NORTHEAST PROPERTY LINE
ABUTTING USE: ROW
BUFFER TYPE: D
RIGHT-OF-WAY BUFFER WIDTH: 15'
RIGHT-OF-WAY WALL REQUIRED: NO
BUFFER LENGTH: 393 LNFT
REDUCED BY EASEMENTS, BUFFERS OR DRIVES: 105 LNFT
VEGETATED BUFFER LENGTH: 288 LNFT
TREES REQUIRED: 5 TREES/100' 14 TREES
TREES PROVIDED: 14 TREES
SHRUBS REQUIRED: 66 SHRUBS/100' 190 SHRUBS
SHRUBS PROVIDED: 190 SHRUBS
SOUTHEAST PROPERTY LINE
ABUTTING USE: COM COMMERCIAL
BUFFER TYPE: A
BUFFER WIDTH: 5'
WALL REQUIRED: NO
BUFFER LENGTH: 357 LNFT
REDUCED BY EASEMENTS, BUFFERS OR DRIVES: LNFT
VEGETATED BUFFER LENGTH: 357 LNFT
TREES REQUIRED: 4 TREES/100' 14 TREES
TREES PROVIDED: 14 TREES
SHRUBS REQUIRED: NOT REQUIRED 0 SHRUBS
SHRUBS PROVIDED: 0 SHRUBS
SOUTHWEST PROPERTY LINE
ABUTTING USE: WET WETLAND
BUFFER TYPE: NONE
BUFFER WIDTH: 0'
WALL REQUIRED: NO
WEST PROPERTY LINE
ABUTTING USE: ROW
BUFFER TYPE: D
RIGHT-OF-WAY BUFFER WIDTH: 25'
RIGHT-OF-WAY WALL REQUIRED: NO
BUFFER LENGTH: 170 LNFT
REDUCED BY EASEMENTS, BUFFERS OR DRIVES: 170 LNFT
VEGETATED BUFFER LENGTH: 0 LNFT
SYMBOL | QUANTITY | COMMON NAME | SCIENTIFIC NAME | SPECIFICATION* | STATUS
GENERAL TREES
TD 45 BALD CYPRESS TAXODIUM DISTICHUM 10' HT.; 2" CAL.; 4' SPREAD NATIVE
PE 10 SLASH PINE, SOUTH FLORIDA PINUS ELLIOTTII v. densa 10' HT.; 2" CAL.; 4' SPREAD NATIVE
CE 8 SILVER BUTTONWOOD CONOCARPUS ERECTUS SER 10' HT.; 2" CAL.; 4' SPREAD NATIVE
63
BUFFER TREES
QV 26 LIVE OAK QUERCUS VIRGINIANNA 10' HT.; 2" CAL.; 4' SPREAD NATIVE
PE 33 SLASH PINE, SOUTH FLORIDA PINUS ELLIOTTII v. densa 10' HT.; 2" CAL.; 4' SPREAD NATIVE
CE 4 SILVER BUTTONWOOD CONOCARPUS ERECTUS SER 10' HT.; 2" CAL.; 4' SPREAD NATIVE
63
PARKING TREES
QV 2 LIVE OAK QUERCUS VIRGINIANNA 10' HT.; 2" CAL.; 4' SPREAD NATIVE
SHRUBS & PERIMETER LANDSCAPING
CI 302 RED TIP COCOPLUM CHRYSOBALANUS ICACO 24" HT., #3 CONTAINER 36" O.C. NATIVE
SR 51 SYLVER SAW PALMETTO SERENOA REPENS CINEREA 12" -18" #3 CONTAINER NATIVE
HP 301 DWARF FIREBUSH HAMELIA PATENNS 24" HT., #3 CONTAINER 24" O.C. NATIVE
CG-1 22 SMALL LEAF CLUSIA CLUSIA GUTTIFERA 24" HT., #3 CONTAINER 24" O.C. NATIVE
CG-2 27 SMALL LEAF CLUSIA CLUSIA GUTTIFERA 5' HT. 10 GALLON NATIVE
MISC
SB SAND CORDGRASS SPARTINA BAKERII 24" HT., 12" SPR., #3 MIN. NATIVE
TD FAKAHATCHEE GRASS TRIPSACUM DACTYLOIDES 24" HT., #3 CONTAINER 36" O.C. NATIVE
SOD BAHIA SOD PASPALUM NOTATUM SAND GROWN NATIVE
MULCH PINE STRAW MULCH 3" DEPTH THROUGHOUT NATIVE
CORKSCREW ROAD
EXISTING 200' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
TYPE D BUFFER REQUIRED
PROPERTY LINE
NO BUFFER REQUIRED
BUILDING #1
ONE (1) STORY - 24,930SF
F.F. EL. = 20.50' NAVD
BLDG. HEIGH =25'
SPRINKLERED
TYPICAL SET OF 5 SLASH PINES, 5 SAW PALMETTOS AND DWARF FIREBUSH AND COCO-PLUMS (REFER TO SPECIES TABLE FOR DETAILS)
TYPICAL SET OF 3 LIVE OAKS AND COCO-PLUMS (REFER TO SPECIES TABLE FOR DETAILS)
OFFICE
PARKING AREA
BUILDING #2
TWO (2) STORY - 49,983 SF FTPRNT
99,966 SF GFA
1,500 SF OFFICE
1,500 SF CARETAKER RESIDENCE
F.F. EL. = 20.50' NAVD
BLDG. HEIGH =35'
SPRINKLERED
BUILDING #3
ONE (1) STORY - 11,640 SF FTPRNT
23,680 SF GFA
F.F. EL. = 20.50' NAVD
BLDG. HEIGH =35'
SPRINKLERED
BALD CYPRESS TO BE PLANTED AT THE BOTTOM OF THE DETENTION AREA (TYP)
EXISTING WETLAND BUFFER PER S.F.W.M.D. APPLICATION #020411-4
NO BUFFER REQUIRED
TYPE A BUFFER REQUIRED
FIRE HOUSE LN
PROPOSED ROAD
WIDTH VARIES
OFFSITE EXISTING CONDITION NOTE: CORKSCREW ROAD
RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086
OFFSITE EXISTING CONDITION NOTE: TRACT S-1 (NEWBRIDGE CT.)
RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000 AND LDO2022-00086
N
0' 30' 60'
PLAN VIEW SCALE
CORKSCREW SELF STORAGE
LANDSCAPING PLAN
CORKSCREW ROAD & FIRE HOUSE LN
ESTERO, FLORIDA
Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9465
JOSEPH KELLEY ASLA
FL. REG #1750
SAVED BY: Gabriela
SAVED ON: 5/29/22
SHEET
LS-01
01 OF 02



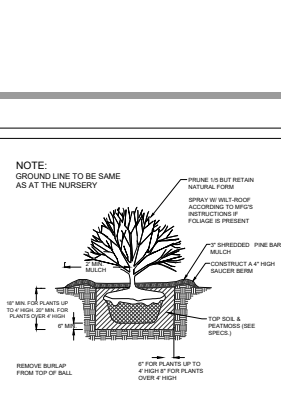
TYPICAL PALM TREE PLANTING DETAIL

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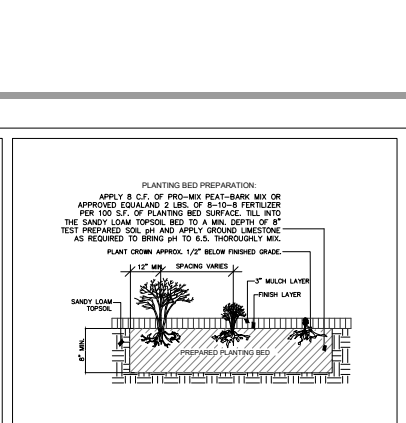
TYPICAL TREE PLANTING DETAIL

N.T.S.



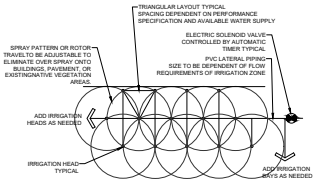
TYPICAL SHRUB PLANTING DETAIL

N.T.S.



TYPICAL GROUND / PERENNIAL DETAIL

N.T.S.



IRRIGATION LAYOUT NOTES:

1. ALL LAYOUTS TO USE TRIANGULAR HEAD TO HEAD SPACING TO ACHIEVE 100% COVERAGE OF REQUIRED AREA.
2. SPRAY TYPE HEADS AND ROTOR TYPE HEADS TO UTILIZE THE SAME SCHEMATIC ZONE LAYOUT PATTERN (TRIANGULAR). HEAD SPACING TO BE DETERMINED BY HEAD TYPE AND PERFORMANCE SPECIFICATIONS.
3. SPRAY HEAD ZONES AND ROTOR HEAD ZONES SHALL BE CONTROLLED SEPARATELY BY AUTOMATIC CONTROL TIMER EQUIPPED WITH "MIN-CLICK II" RAIN SENSOR OR EQUIVALENT.

TYPICAL IRRIGATION ZONING DIAGRAM

N.T.S.

LIGHT POLE NOTES:

TREES AND LANDSCAPING. TO AVOID CONFLICTS, LOCATIONS OF ALL LIGHT POLES AND FIXTURES MUST BE COORDINATED WITH THE LOCATIONS OF ALL TREES AND LANDSCAPING WHETHER EXISTING OR SHOWN ON THE LANDSCAPING PLAN. VEGETATION SCREENS MAY NOT BE EMPLOYED TO SERVE AS THE MEANS FOR CONTROLLING GLARE. GLARE CONTROL MUST BE ACHIEVED THROUGH THE USE OF SUCH MEANS AS CUTOFF FIXTURES, SHIELDS AND BAFFLES, AND APPROPRIATE APPLICATION OF FIXTURE MOUNTING HEIGHT, WATTAGE, AIMING ANGLE AND FIXTURE PLACEMENT.

LAND DEVELOPMENT CODE REQUIREMENTS:

1. ALL LANDSCAPE MATERIALS DELINEATED, IMPLIED, OR COMMITTED TO THAT ARE INTENDED TO MEET THE REQUIREMENTS OF THE LEE COUNTY LDC, SHALL NOT BE INSTALLED WITHIN EASEMENTS, RIGHT-OF-WAYS, STORMWATER CONVEYANCE AREAS UNLESS OTHERWISE AGREED TO OR STATED WITHIN ZONING RESOLUTIONS
2. ALL TREES PROVIDED IN COMPLIANCE TO THE LEE COUNTY LDC REQUIREMENTS SHALL BE A MINIMUM OF TEN FEET (10') IN HEIGHT, HAVE A FOUR FOOT (4') SPREAD, AND A TWO INCH (2") INCH CALIPER MEASURED TWELVE INCHES (12") FROM THE GROUND AT THE TIME OF PLANTING. NO LESS THAN SEVENTY-FIVE PERCENT (75%) OF THE REQUIRED NUMBER OF TREES MAY BE NATIVE SPECIES. NATIVE PALMS MAY BE USED IN PLACE OF REQUIRED BUFFER AND GENERAL TREES ON A 1:1 BASIS. REQUIRED INTERNAL CANOPY TREES REQUIRE A 3:1 RATIO WHEN PALMS ARE SUBSTITUTED FOR TREES. SAID SUBSTITUTED PALMS MUST ALSO BE CLUSTERED IN GROUPS OF THREE (3).
3. ALL SHRUBS PROVIDED IN COMPLIANCE TO THE LEE COUNTY LDC REQUIREMENTS SHALL BE AT A MINIMUM TWENTY-FOUR INCHES (24") IN HEIGHT, BE IN A MINIMUM THREE GALLON (3G) CONTAINER, AND BE SPACED NO MORE THAN EIGHTEEN INCHES (18") TO THIRTY-SIX INCHES (36") ON CENTER (OC). ALL SHRUBS PROVIDED IN THIS CATEGORY MUST ATTAIN AND BE MAINTAINED AT A MINIMUM HEIGHT OF THIRTY-SIX INCHES (36") IN PERPETUITY. NOTE: TYPE 'F' BUFFERS REQUIRE LARGER SHRUB MATERIALS TO BE FORTY-EIGHT INCHES (48") IN HEIGHT AT THE TIME OF PLANTING AND TO BE MAINTAINED AT SIXTY (60") AT MATURITY. (SEE DRAWINGS WHERE APPLICABLE). ALL SHRUBS IN TYPE 'D' & 'F' BUFFERS SHALL BE INSTALLED AS A DOUBLE-ROW HEDGE. AT LEAST 50 PERCENT OF SHRUBS USED TO FULFILL LEE COUNTY REQUIREMENTS MUST BE NATIVE FLORIDA SPECIES.
4. ALL TREES INSTALLED IN RESPONSE TO THE REQUIRED INTERNAL LANDSCAPE AREAS, ALSO KNOWN AS 'INTERNAL CANOPY TREES' SHALL BE LOCATED WHERE AND AS SHOWN ON THE DRAWINGS. PALMS MAY BE SUBSTITUTED ON A 3:1 BASIS AND CLUSTERED.
5. ORGANIC MULCH (NO STONE, CHIPPED TIRES, OR SHELL) SHALL BE REQUIRED IN ALL PLANTING AREAS AND SHALL BE APPLIED NO LESS THAN THREE INCHES (3") IN DEPTH AT THE TIME OF PLANTING. ALL TREES AND PALMS OUTSIDE OF BEDDING AREAS SHALL HAVE A MULCH RING NOT LESS THAN TWENTY-FOUR INCHES (24") BEYOND THE TRUNK IN ALL DIRECTIONS AT THE SPECIFIED DEPTH OF THREE INCHES (3"). THE USE OF CYPRESS MULCH IS DISCOURAGED.
6. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THROUGH FINAL ACCEPTANCE (CERTIFICATE OF COMPLIANCE) A TREE PROTECTION BARRIER FOR ALL INDIVIDUAL OR MASSES OF INDIGINEOUS PLANT MATERIALS BEING CREDITED AND/OR PRESERVED.
7. ALL OF THE FOLLOWING EXOTIC SPECIES ARE PROHIBITED AND MUST BE REMOVED FROM THE SITE AND MAINTAINED FREE OF REGENERATION IN PERPETUITY.
8. IF ANY PROTECTED TREE DIES WITHIN THREE (3) YEARS FROM THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE (CC), THEY MUST BE REPLACED BY THE NUMBER OF TREE CREDITS TAKEN (NORMALLY 1) AND AT THE MINIMUM SIZES AND VARIETIES SPECIED BY CODE OR HEREIN.
9. PLANT MATERIAL PROVIDED IN COMPLIANCE TO THE LEE COUNTY LDC MAY ONLY BE PRUNED TO PROMOTE HEALTHY, UNIFORM, AND NATURAL GROWTH OF THE SPECIFIC PLANT (EXCEPT WHERE NECESSARY TO PROMOTE PUBLIC HEALTH, SAFETY, AND WELFARE). PRUNING MUST BE IN ACCORDANCE TO AND ACCEPTABLE WITH THE "PRUNING STANDARDS" (LATEST EDITION) ISSUED BY THE "NATIONAL ARBORIST ASSOCIATION." SEVERELY PRUNED AND/OR DAMAGED TREES MUST BE REPLACED. 'HAT-RACKING' PRACTICES ARE PROHIBITED.
10. PLANT MATERIAL PROVIDED IN COMPLIANCE TO THE LEE COUNTY LDC SHALL BE AT A MINIMUM, MEET THE STANDARDS FOR FLORIDA NO. 1 AS DEFINED BY "GRADES AND STANDARDS, PARTS 1 & 2, FLORIDA DEPARTMENT OF AGRICULTURE, LATEST EDITION. SEE PLANT SCHEDULE FOR SPECIFIC QUALITY SPECS.
11. THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN SAFE SIGHT DISTANCE TRIANGLES AT ALL INTERSECTIONS AND VEHICULAR CONNECTIONS. SIGHT TRIANGLES MUST BE IN ACCORDANCE WITH THE ROADSIDE RECOVERY AREA PROVISIONS OF THE FDOT GREEN BOOK. ALL SIGHT TRIANGLES SHALL MAINTAIN A CLEAR ZONE BETWEEN THIRTY-SIX INCHES (36") AND EIGHT FEET (8'). CONTRACTOR TO VERIFY PRIOR TO FINAL ACCEPTANCE.

MELALEUCA	(MELALEUCA	AIR POTATO	(DIOSCOREA ALATA)
BRAZILIAN	QUINQUENERVIA)	ARLEAF ACACIA	(ACACIA AURICULIFORMIS)
PEPPER	(SCHINUS	DOWNEY ROSEMYRTLE	(RHODOMYRTUS TOMENTOSA)
AUSTRALIAN	TEREBINTHIFOLIUS)	TROPICAL SODA APPLE	(SOLANUM VIARUM)
PINES	("ALL CASUARINA	CUBAN LAUREL	(FICUS RETUSA)
WOMANS	SPECIES")	CHINESE TALLOW	(SAPIUM SEBIFERUM)
TONGUE	(ALBIZIA LEBBECK)	JAVA PLUM	(SYZYGIUM CUMINI)
BISHOPWOOD	(BISHOVIA JAVONICA)	ROSE APPLE	(SYZYGIUM JAMBOS)
CARROTWOOD	(CUPANOPSIS SPP.)	CORK TREE	(THESPISIA SPP.)
ROSEWOOD	(DALBERGIS SISSOO)	WEDELLIA	(WEDELLIA TRILOBATA)
MURRY RED GUM	(EUCALYPTUS SPP.)	CLIMBING FERN	(LYGODIUM MICROPHYLLUM)
BENJAMIN FIG	(FICUS BENJAMINA)	CLIMBING FERN	(LYGODIUM JAPONICUM)

TYPICAL AND SPECIFIC CONSTRUCTION STANDARDS:

1. ALL PLANTING AREAS SHALL BE PROPERLY PREPARED TO RECEIVE PLANT MATERIAL PRIOR TO INSTALLATION. PLANTING AREAS WITH BOULDERS (OVER 4" IN DIA.) AND BASE ROCK LIMESTONE) WILL NOT BE ACCEPTED AND MUST BE RECTIFIED PRIOR TO CERTIFICATION. ALL FINISHED GRADES SHALL BE WITHIN TWO INCHES (2") OF ALL TRANSITIONS (I.E. WALKS, CURBS, ETC.). NO EXPOSED SURFACES AT FINAL GRADE GREATED THAN TWO INCHES (2") WILL BE ACCEPTED (SEE DETAIL). ONCE SOD AND MULCH ARE APPLIED, ALL TRANSITIONS SHALL BE EVEN, SMOOTH, CONGRUENT, AND WITHOUT INTERUPTION.
2. ALL EXOTIC PLANT SPECIES, HEREIN DEFINED, SHALL BE PHYSICALLY REMOVED FROM THE SITE. LARGE STUMPS ARE TO BE GROUND (MINIMUM 24" BELOW GRADE) OR REMOVED. SMALLER STUMPS (LESS THAN 6" DIA) MAY BE CUT TO GROUND LEVEL AND TREATED.

LANDSCAPE BUFFER NOTES:

1. NO TREES/SHRUBS TO BE PLANTED WITHIN DRAINAGE OR UTILITY EASEMENTS
2. BUFFER MAY NOT CONSIST OF MORE THAN 50% PALM TREES
3. CONTRACTOR TO FIELD ADJUST TREES TO AVOID ANY CONFLICTS WITH UTILITIES, DRAINAGE STRUCTURES, ETC
4. PLACEMENT OF TREES ALONG LANDSCAPE BUFFER MAY VARY FROM WHAT IS SHOWN AS LONG AS MIN. NUMBER OF TREES ARE MET
5. NATIVE SPECIES OF TREES AND PALMS MEETING THE MINIMUM SIZE REQUIREMENTS MAY BE SUBSTITUTED FOR THOSE SPECIFIED
6. EXISTING TREES WITHIN THE BUFFER AREAS MEETING THE MINIMUM SIZE REQUIREMENTS TO BE PRESERVED MAY BE COUNTED TOWARDS THE BUFFER TREE REQUIREMENTS

LANDSCAPING CLEARING AND CREDIT NOTE:

UPON CLEARING ALL EXOTICS, PRESERVED NATIVE CANOPY TREES GREATER THAN FOUR INCHES (4") CALIPER DBH MAY REPLACE GENERAL TREES AT A FIVE TO ONE (5:1) RATIO. NATIVE CANOPY TREES LESS THAN FOUR INCH (4") CALIPER DBH MAY REPLACE GENERAL TREES AT ONE TO ONE (1:1) RATIO. RELOCATED SABAL PALMS MAY REPLACE GENERAL TREES AT A ONE TO ONE (1:1) RATIO.

IRRIGATION REQUIREMENTS:

TO IMPROVE THE SURVIVABILITY OF REQUIRED LANDSCAPING, CULTIVATED LANDSCAPE AREAS MUST BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM. ALL REQUIRED IRRIGATION SYSTEMS MUST BE DESIGNED TO ELIMINATE THE APPLICATION OF WATER TO IMPERVIOUS AREAS, INCLUDING ROADS, DRIVES AND OTHER VEHICLE AREAS. REQUIRED IRRIGATION MUST ALSO BE DESIGNED TO AVOID IMPACTS ON EXISTING NATIVE VEGETATION.

ALL NEW DEVELOPMENTS THAT HAVE REQUIRED LANDSCAPING MUST BE IRRIGATED BY THE USE OF AN AUTOMATIC IRRIGATION SYSTEM WITH CONTROLLER SET TO CONSERVE WATER. MOISTURE DETECTION DEVICES MUST BE INSTALLED IN ALL AUTOMATIC SPRINKLER SYSTEMS TO OVERRIDE THE SPRINKLER ACTIVATION MECHANISM DURING PERIODS OF INCREASED RAINFALL. WHERE EXISTING IRRIGATION SYSTEMS ARE MODIFIED REQUIRING THE ACQUISITION OF A PERMIT, AUTOMATIC ACTIVATION SYSTEMS AND OVERRIDING MOISTURE DETECTION DEVICES MUST BE INSTALLED. (ORD. NO. 98-24, § 2, 12-9-98)

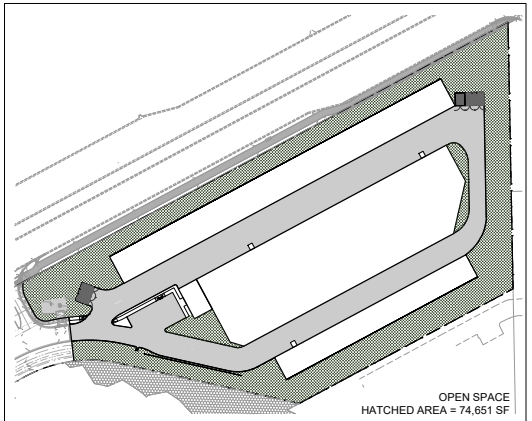
COMPONENT SPECIFICATIONS:

CONTROLLER	RAIN BIRD ESP SERIES 4 STATION OUTDOOR
RAIN SENSOR	CONTROLLER MINI-CLICK II
SOLENOID VALVES	RAIN BIRD PES SERIES VALVES 1" TO 2" SIZE
PERFORMANCE SPECIFICATIONS	20-200 PSI, 25-260 GPM
ROTOR TYPE IRRIGATION HEADS	RAIN BIRD T-BIRD SERIES
PERFORMANCE SPECIFICATIONS	RADIUS 16'-90'
	2.5-65 PSI, .63-9.1 GPM
SPRAY TYPE IRRIGATION HEADS	RAIN BIRD UNI-SPRAY SERIES 6" POP-UP
PERFORMANCE SPECIFICATIONS	RADIUS 7'-18'
	15-70 PSI, .48-5.32 GPM
FLOOD BUBBLER TYPE IRRIGATION HEADS	RAIN BIRD UNI-SPRAY SERIES 6" POP-UP

(OR APPROVED EQUAL)

IRRIGATION NOTES:

1. IRRIGATION SYSTEM TO BE INSTALLED TO PROVIDE 100% COVERAGE (HEAD TO HEAD) TO CODE REQUIRED PLANTINGS.
2. IRRIGATION CONNECTION SHALL BE DETERMINED BY OWNER.
3. DRY RETENTION AREAS SHALL BE IRRIGATED FROM THE TOP OF BANK TO THE BOTTOM OF THE SLOPE ONLY.
4. PARKING ISLANDS AND BUILDING PERIMETER PLANTINGS SHALL HAVE SPRAY TYPE HEADS OR FLOOD BUBBLER TYPE IRRIGATION.
5. CONTRACTOR TO DETERMINE IRRIGATION ZONE DELINEATION AND PIPE SIZING TO INSURE WATER VELOCITY SHALL NOT EXCEED 5 FEET PER SECOND THROUGH ANY PIPING OR IRRIGATION COMPONENT.
6. ALL IRRIGATION PIPING INSTALLED UNDER PAVEMENT SHALL BE INSTALLED IN SLEEVES EITHER EXISTING OR ADDED AS PART OF THE RENOVATION.
7. THIS PLAN IS SCHEMATIC IN NATURE. COMPONENTS ARE SHOWN FOR CLARITY. ACTUAL LOCATION OF COMPONENTS MAY VARY DUE TO FIELD CONDITIONS.
8. FUTURE DEVELOPMENT AREA SHALL NOT BE IRRIGATED.
9. THE IRRIGATION SYSTEM SHALL BE DESIGNED SUCH THAT NO WATER SHALL BE APPLIED TO IMPERVIOUS SURFACES.



OPENS SPACE

N.T.S.

NO.	REVISION	DATE

CORKSCREW SELF STORAGE
LANDSCAPING DETAILS
CORKSCREW ROAD & FIRE HOUSE LN
ESTERO, FLORIDA

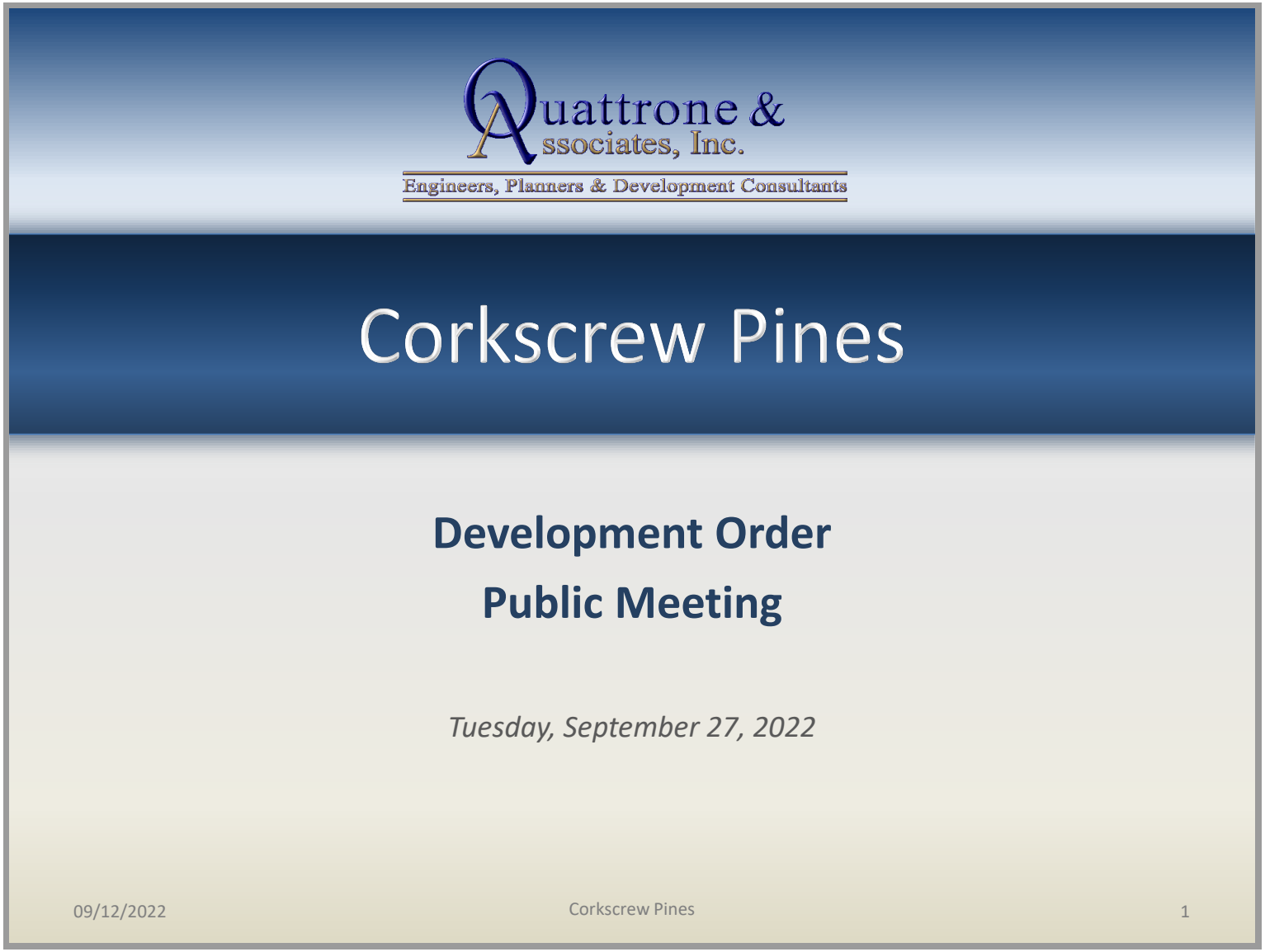
Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9465

JOSEPH KELLEY ASLA
FL REG #1750
VALID ONLY WITH EMBOSSED SEAL

SAVED BY: Gabriela
SAVED ON: 6/29/22

SHEET
LS-02
02 OF 02

© 2019 Plotted: 6/21/21 - CORKSCREW IMPRACTICE (OLD CAP 21010) 001 - C:\ACAD FILES\SELF-GAI CAD\ - CORKSCREW SELF STORAGE - VERSION AUTO CAD\SOU IRR\DOCTION 1910.06 - LS


Quattrone & Associates, Inc.
Engineers, Planners & Development Consultants
Corkscrew Pines
Development Order
Public Meeting
Tuesday, September 27, 2022
09/12/2022
Corkscrew Pines
1

THE TEAM

NEALE MONTGOMERY
- Attorney – Pavese Law Firm

AL QUATTRONE, P.E.
- Land Use Consultant - Quattrone & Associates, Inc.

YURY BYKAU, P.E.
- Transportation Consultant - TR Transportation

GREGORY J. DISERIO, R.L.A.
- Landscaping Consultant – David M. Jones, Jr. and Associates, Inc.

RAECHEL PAPUGA / NICOLE WEIR
- 7-Eleven Architect – Interplan, LLC

BRANDON KLINE, LEED-AP, AIA
- Self Storage Architect – The Geis Companies

PRESENTATION OUTLINE

I. Overview
II. Location
III. Current Zoning
IV. Current Master Concept Plan
V. Site Plan – Convenience Store
VI. Site Plan – Mini Warehouse
VII. Traffic Study
VIII. Elevations – Convenience Store
IX. Elevations – Mini Warehouse
X. Landscaping – Convenience Store
XI. Landscaping – Mini Warehouse

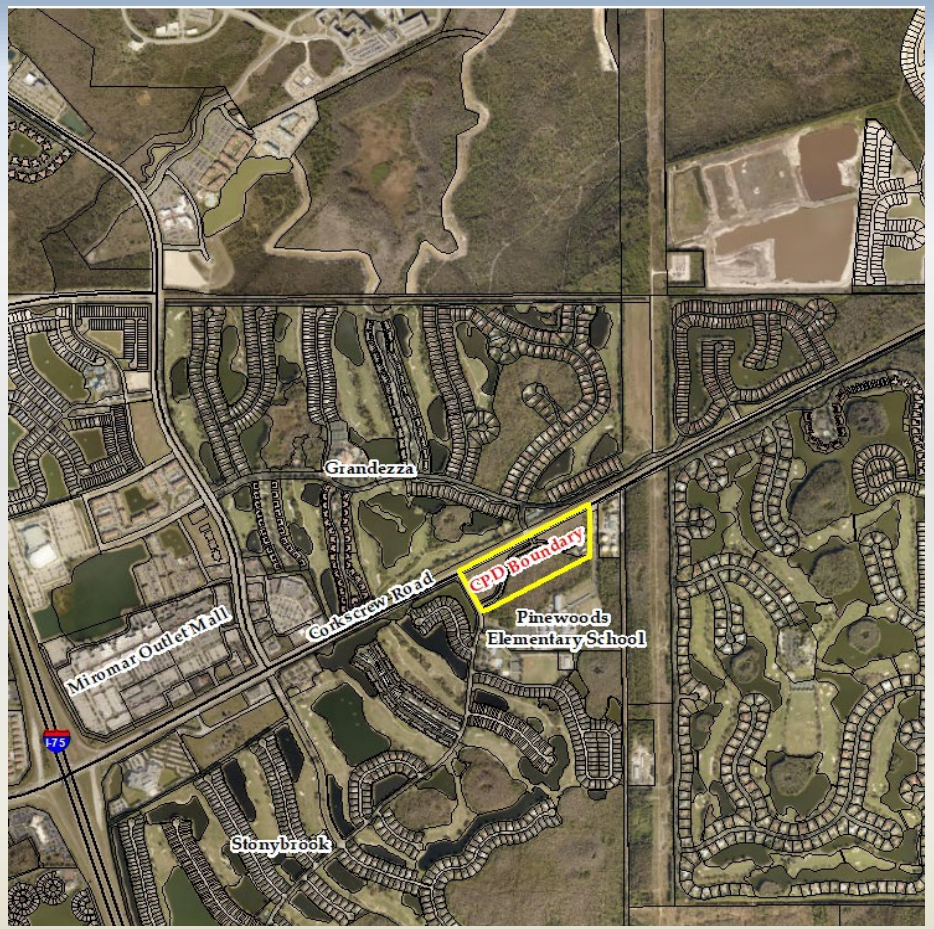
OVERVIEW

- Vacant 12.03 Acre Parcel Zoned Commercial Planned Development (CPD) within the Stoneybrook DRI.
- Project is being Subdivided into Four Development Tracts and One Road/Drainage Tract.
- Tract S-2: Proposed +/-137,000 SF Self Storage Facility in Three Buildings (Two One-Story Buildings & One Two-Story Building).
- Tract S-4: Proposed 4,667 SF Convenience Store with 12 Gas Pumps and a 1,000 SF Automated Carwash.
- The Property Abuts:
  - Corkscrew Road to the North
  - Stoneybrook Golf Drive to the West
  - Fire House Lane to the East
  - Wetland Conservation Tract to the South

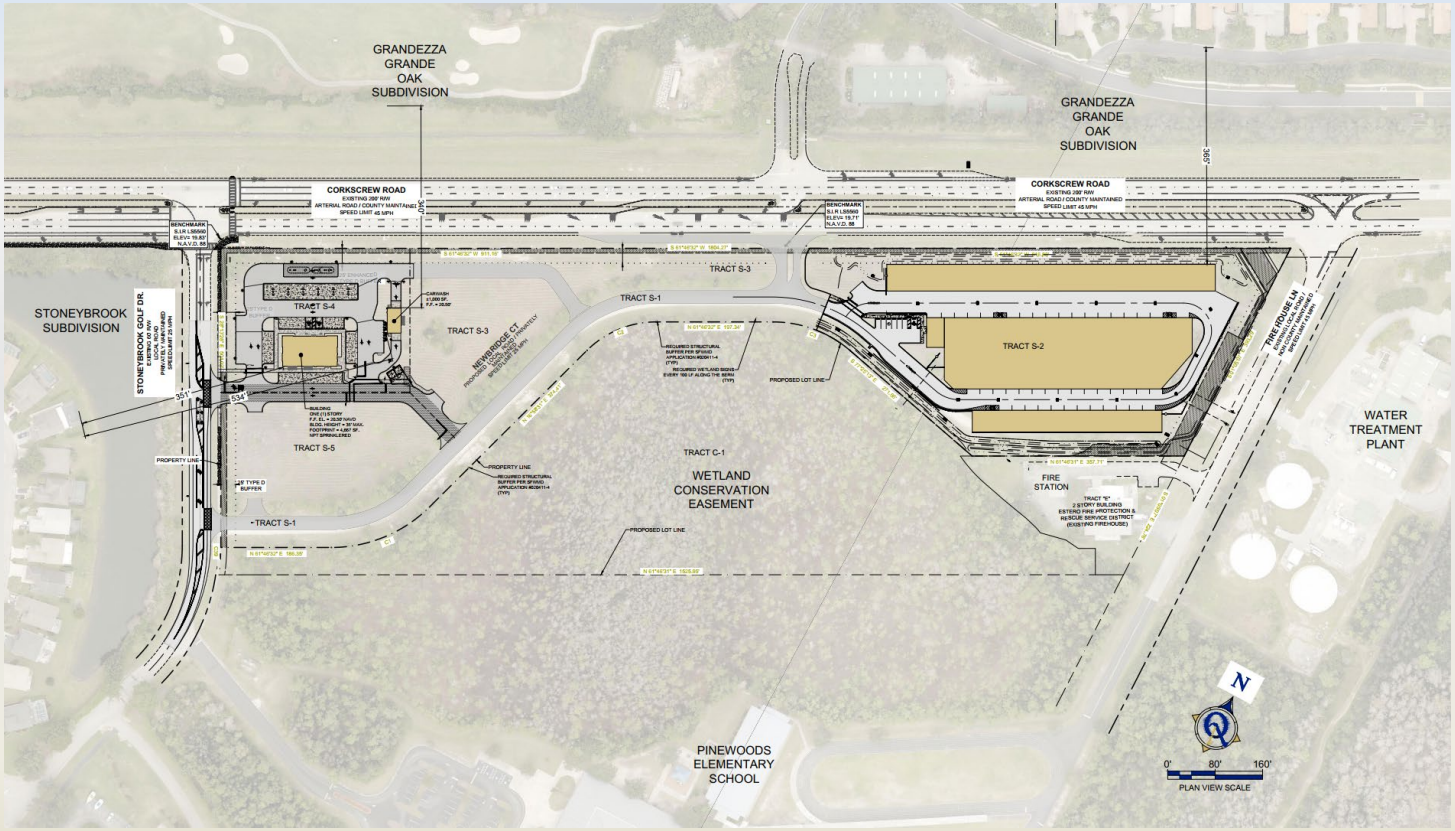
LOCATION

Property Location

- North side of Pinewoods Elementary School
- Southeast corner of Corkscrew Road and Stoneybrook Golf Drive

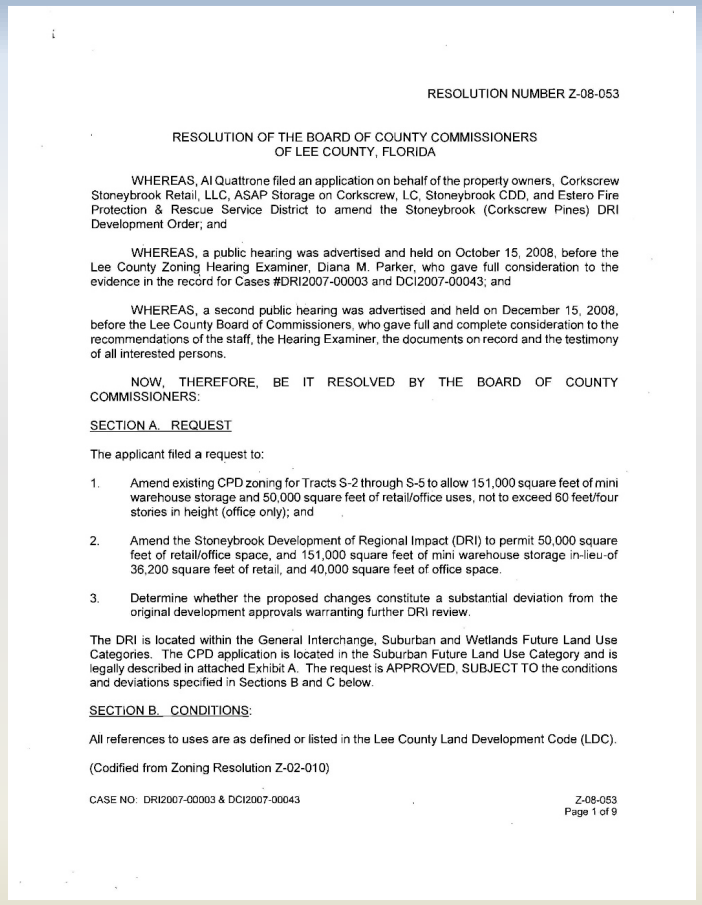


LOCATION


GRANDEZZA GRANDE OAK SUBDIVISION
GRANDEZZA GRANDE OAK SUBDIVISION
CORKSCREW ROAD
CORKSCREW ROAD
STONEYBROOK SUBDIVISION
STONEYBROOK GOLF DR.
TRACT S-1
TRACT S-2
TRACT S-3
TRACT S-4
TRACT S-5
TRACT C-1
WETLAND CONSERVATION EASEMENT
FIRE STATION
WATER TREATMENT PLANT
PINEWOODS ELEMENTARY SCHOOL
PROPERTY LINE
PROPOSED LOT LINE
N
0'
80'
160'
PLAN VIEW SCALE

CURRENT ZONING

- Originally approved in as part of the Stoneybrook DRI in 1985
- Amended in 2002 to designate subject site as Commercial
- Most Recent Amendment in 2008
- List of Approved Uses Include:
  - Mini-Warehouse
  - Convenience Food & Beverage Stores w/ 12 Gas Pumps
  - Restaurants w/ Drive Thru Facilities & Consumption on Premises
  - Offices
  - Drug Stores
  - Refer to Z-08-053 for Full List of Uses



RESOLUTION NUMBER Z-08-053

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

WHEREAS, Al Quattrone filed an application on behalf of the property owners, Corkscrew Stoneybrook Retail, LLC, ASAP Storage on Corkscrew, LC, Stoneybrook CDD, and Estero Fire Protection & Rescue Service District to amend the Stoneybrook (Corkscrew Pines) DRI Development Order; and

WHEREAS, a public hearing was advertised and held on October 15, 2008, before the Lee County Zoning Hearing Examiner, Diana M. Parker, who gave full consideration to the evidence in the record for Cases #DRI2007-00003 and DCI2007-00043; and

WHEREAS, a second public hearing was advertised and held on December 15, 2008, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

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

SECTION A. REQUEST

The applicant filed a request to:

1. Amend existing CPD zoning for Tracts S-2 through S-5 to allow 151,000 square feet of mini warehouse storage and 50,000 square feet of retail/office uses, not to exceed 60 feet/four stories in height (office only); and
2. Amend the Stoneybrook Development of Regional Impact (DRI) to permit 50,000 square feet of retail/office space, and 151,000 square feet of mini warehouse storage in-lieu-of 36,200 square feet of retail, and 40,000 square feet of office space.
3. Determine whether the proposed changes constitute a substantial deviation from the original development approvals warranting further DRI review.

The DRI is located within the General Interchange, Suburban and Wetlands Future Land Use Categories. The CPD application is located in the Suburban Future Land Use Category 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.

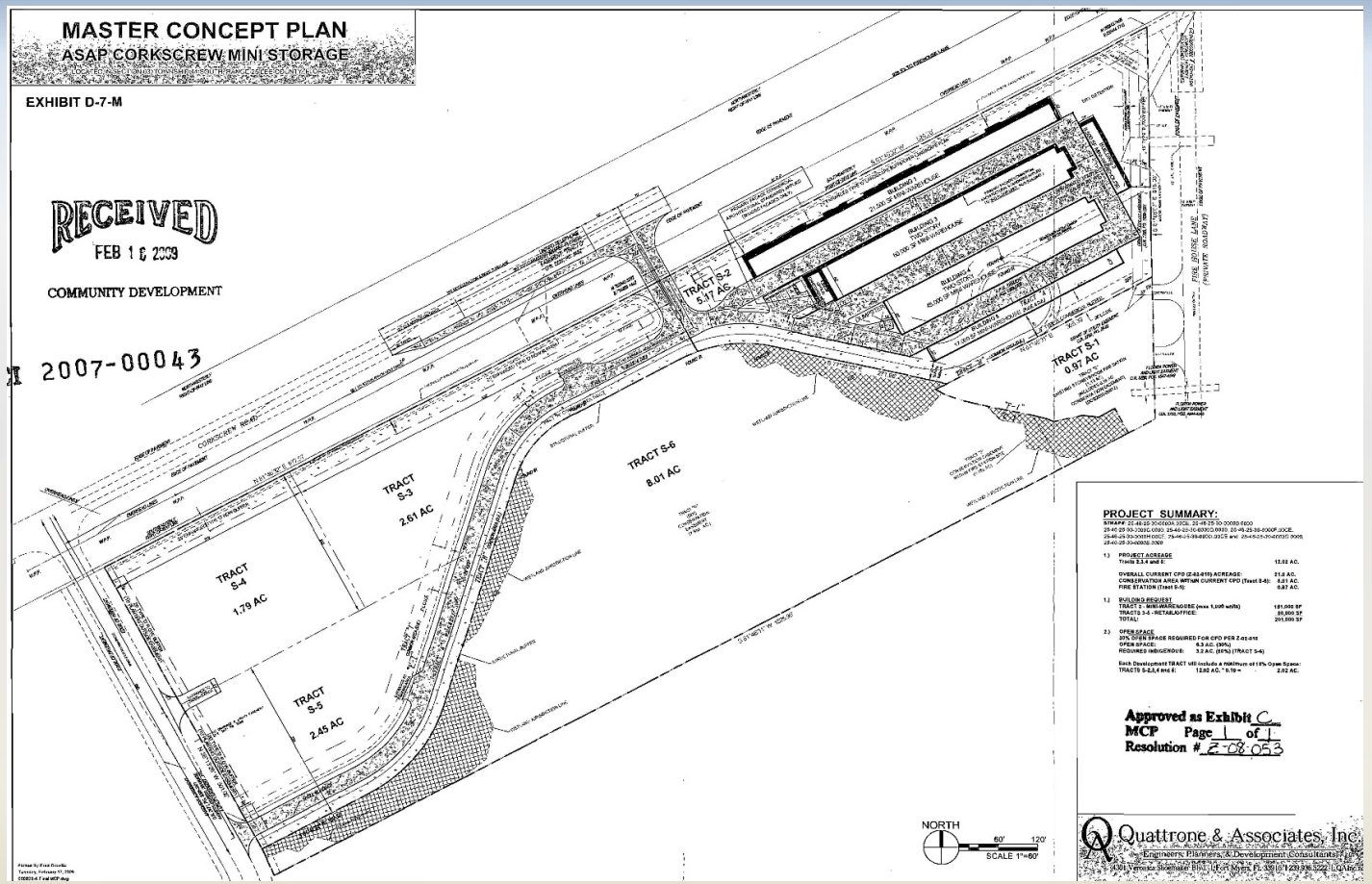
SECTION B. CONDITIONS:

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

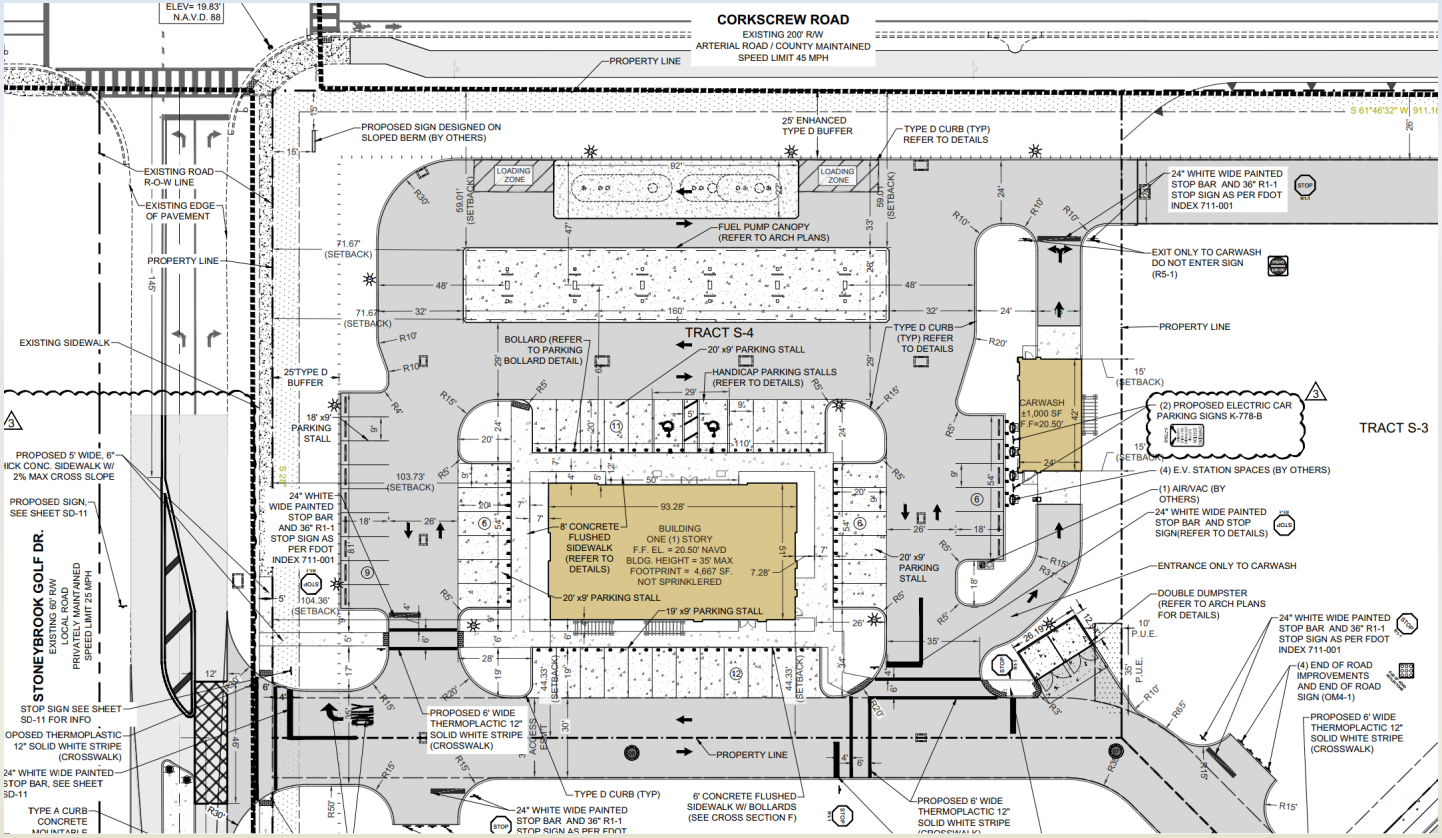
(Codified from Zoning Resolution Z-02-010)

CASE NO: DRI2007-00003 & DCI2007-00043 Z-08-053
Page 1 of 9

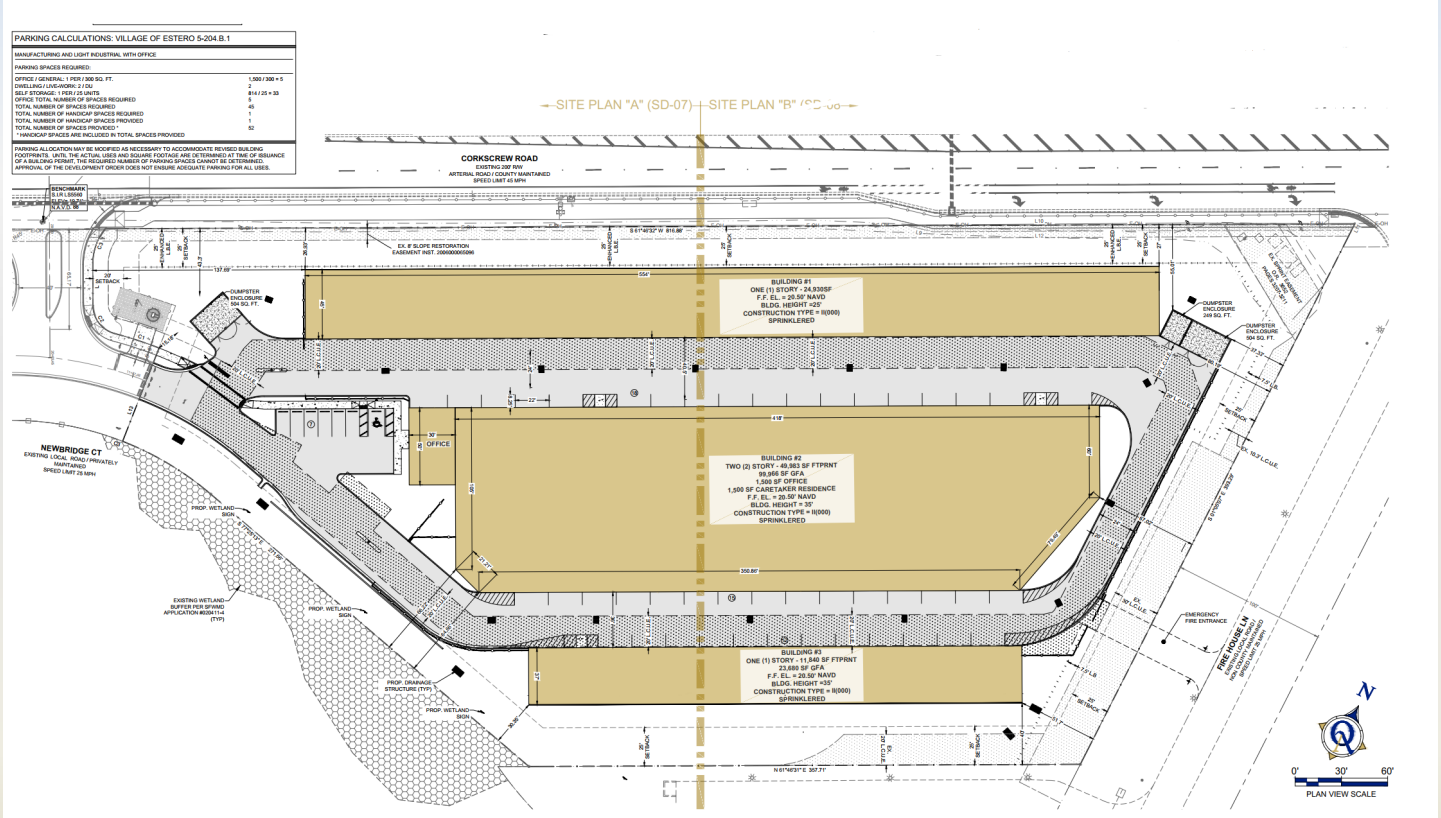
CURRENT MASTER CONCEPT PLAN



SITE PLAN – CONVENIENCE STORE



SITE PLAN – MINI WAREHOUSE



TRAFFIC STUDY

4,667 Sq. Ft. GAS STATION WITH 12 REFUELING POSITIONS AND CAR WASH

- Link Level of Service (LOS) Analysis
  - Corkscrew Road (Four-Lane County Roadway) –LOS "C"
- Intersection Analysis (Full Build-Out)
  - Stoneybrook Golf Drive @ Northern Site Access – Acceptable LOS
  - Stoneybrook Golf Drive @ Southern Site Access – Acceptable LOS
- Turn Lanes
  - Eastbound right turn lane on Corkscrew Road
  - Southbound left turn lane on Stoneybrook Golf Drive (South Access)

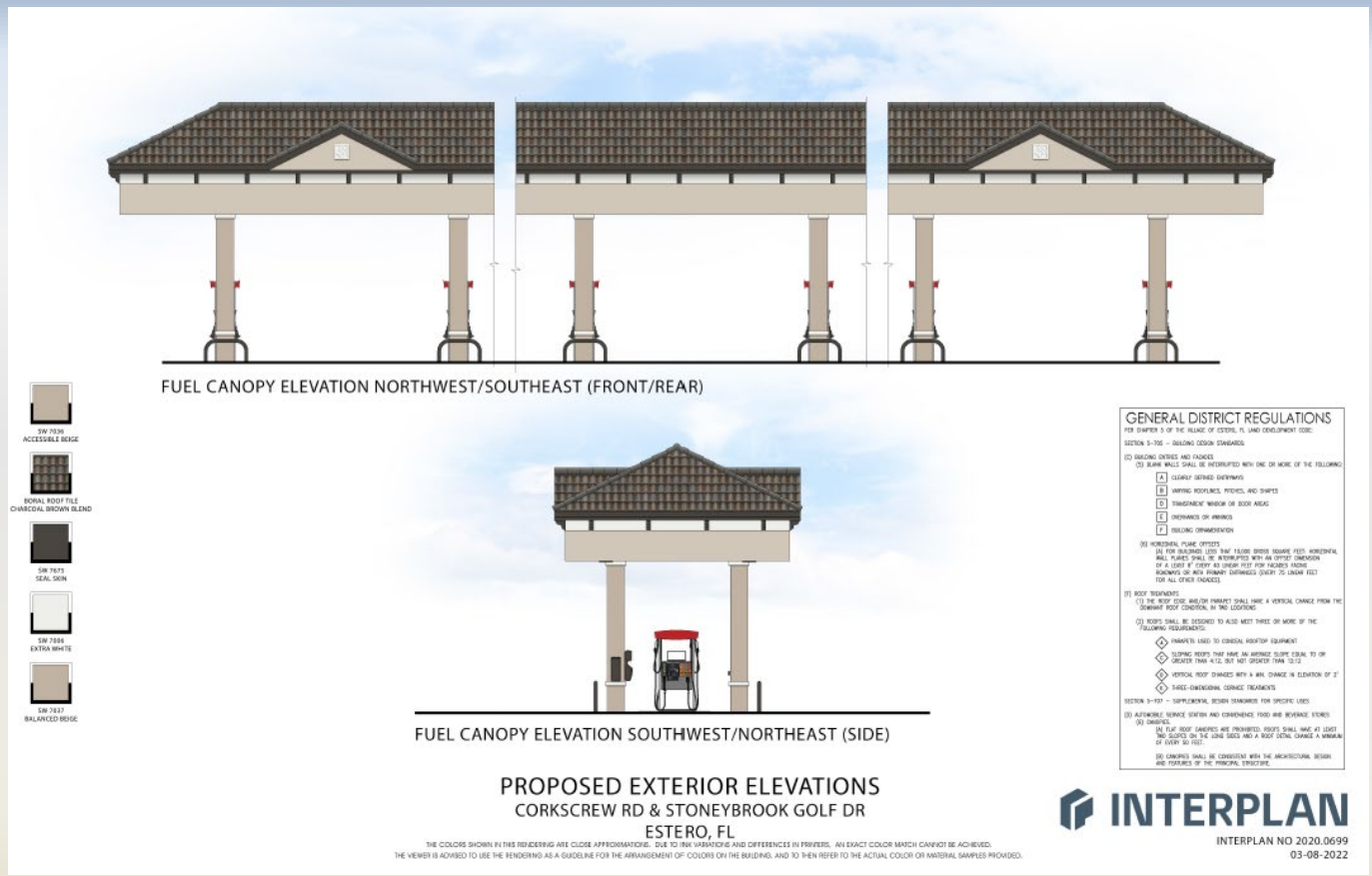
ELEVATIONS – CONVIENENCE STORE



ELEVATIONS – CONVIENENCE STORE



ELEVATIONS – CONVIENENCE STORE



ELEVATIONS – CONVENIENCE STORE



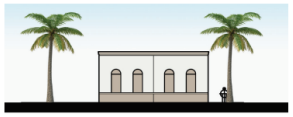
ELEVATIONS – MINI WAREHOUSE



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

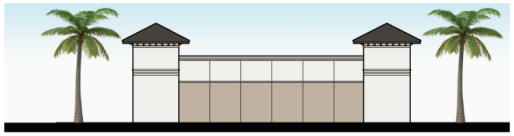
ELEVATIONS – MINI WAREHOUSE



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



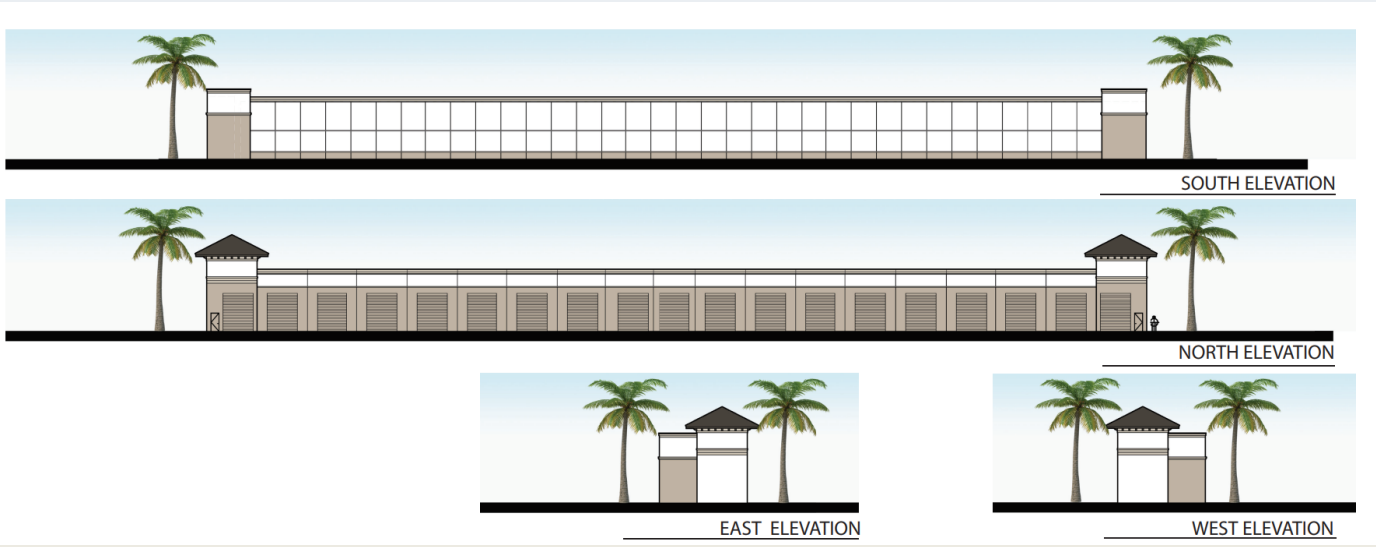
WEST ELEVATION

09/12/2022

Corkscrew Pines

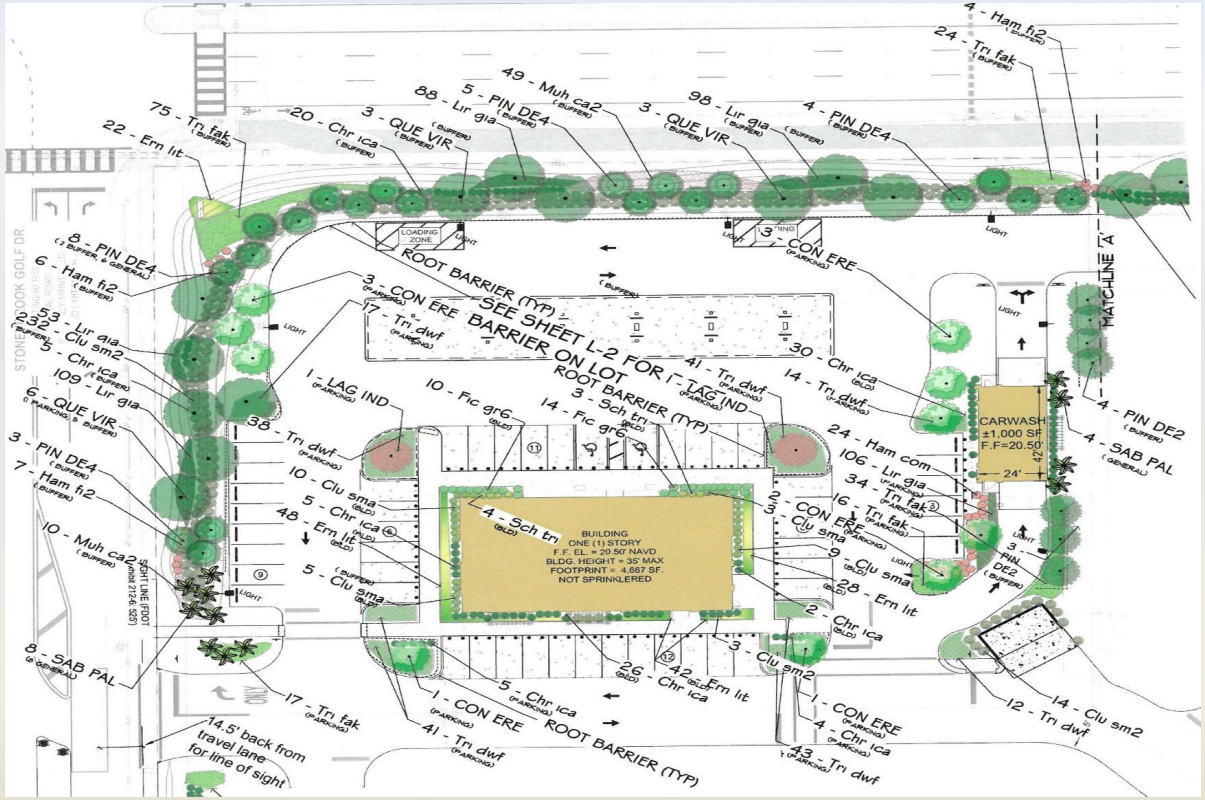
17

ELEVATIONS – MINI WAREHOUSE



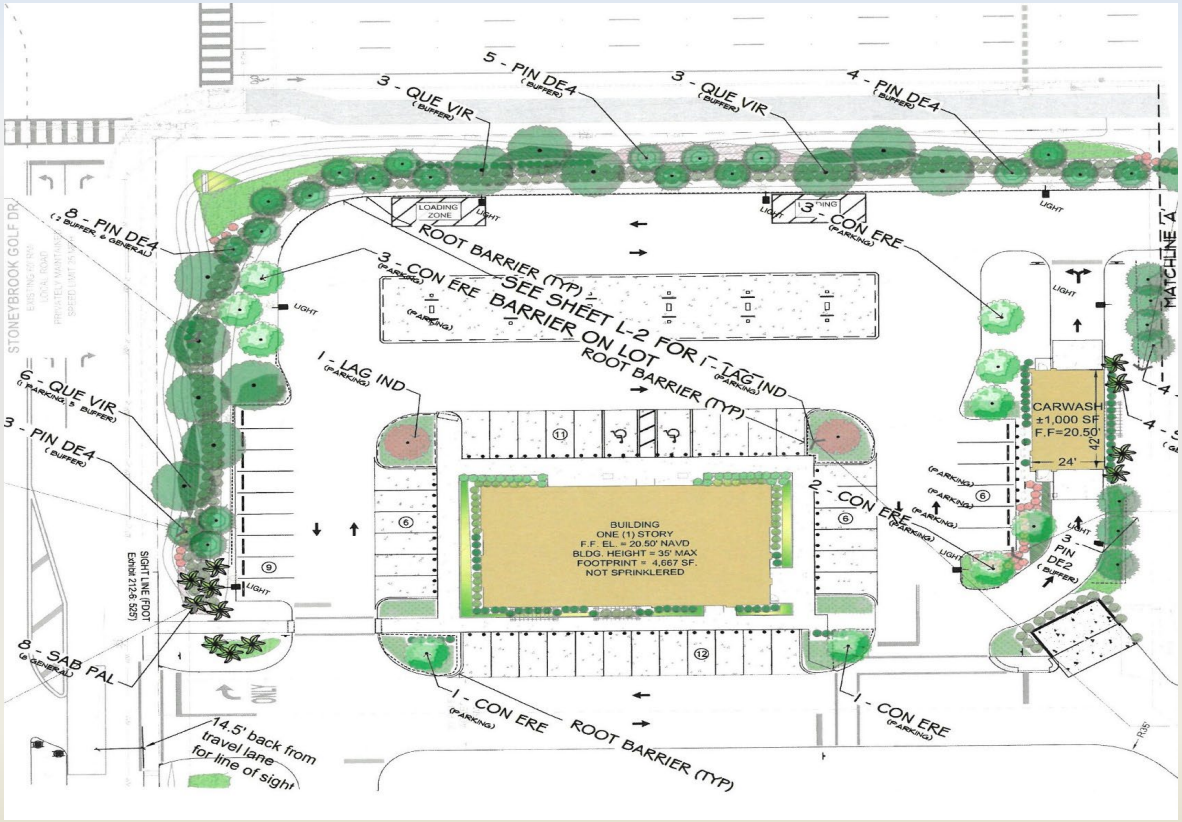
LANDSCAPING – CONVENIENCE STORE

SITE PLANTING



LANDSCAPING – CONVENIENCE STORE

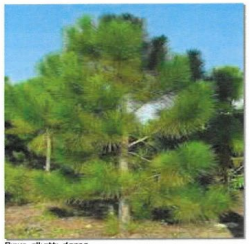
TREE IMAGES



LANDSCAPING – CONVENIENCE STORE

TREE IMAGES CON'T.


Quercus virginiana
Live Oak


Pinus elliottii densa
South Florida Slash Pine


Sabal palmetto
Sabal Palm

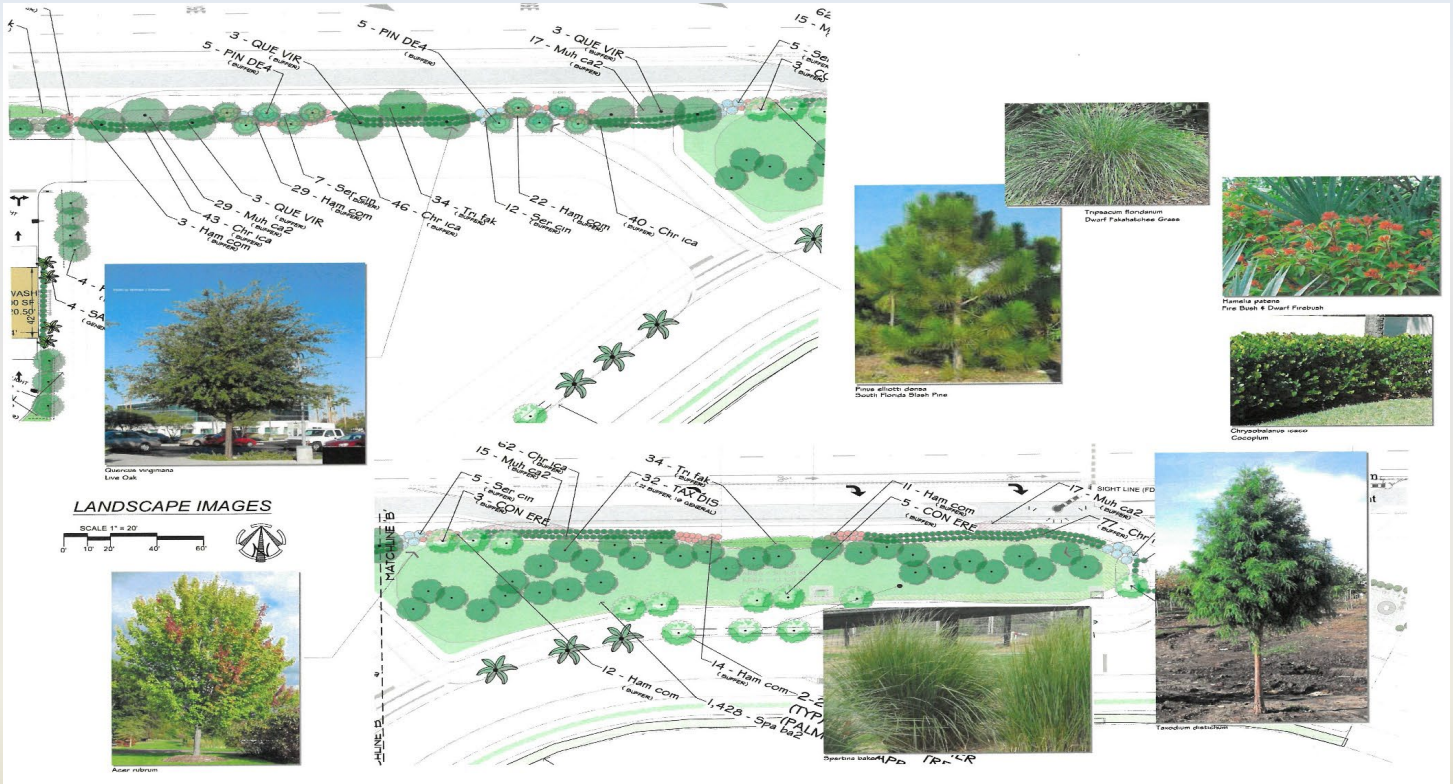

Bucida buceras 'Shady Lady'
Shady Lady Black Olive


Conocarpus erectus
Green Buttonwood


Lagerstroemia indica
Crape Myrtle

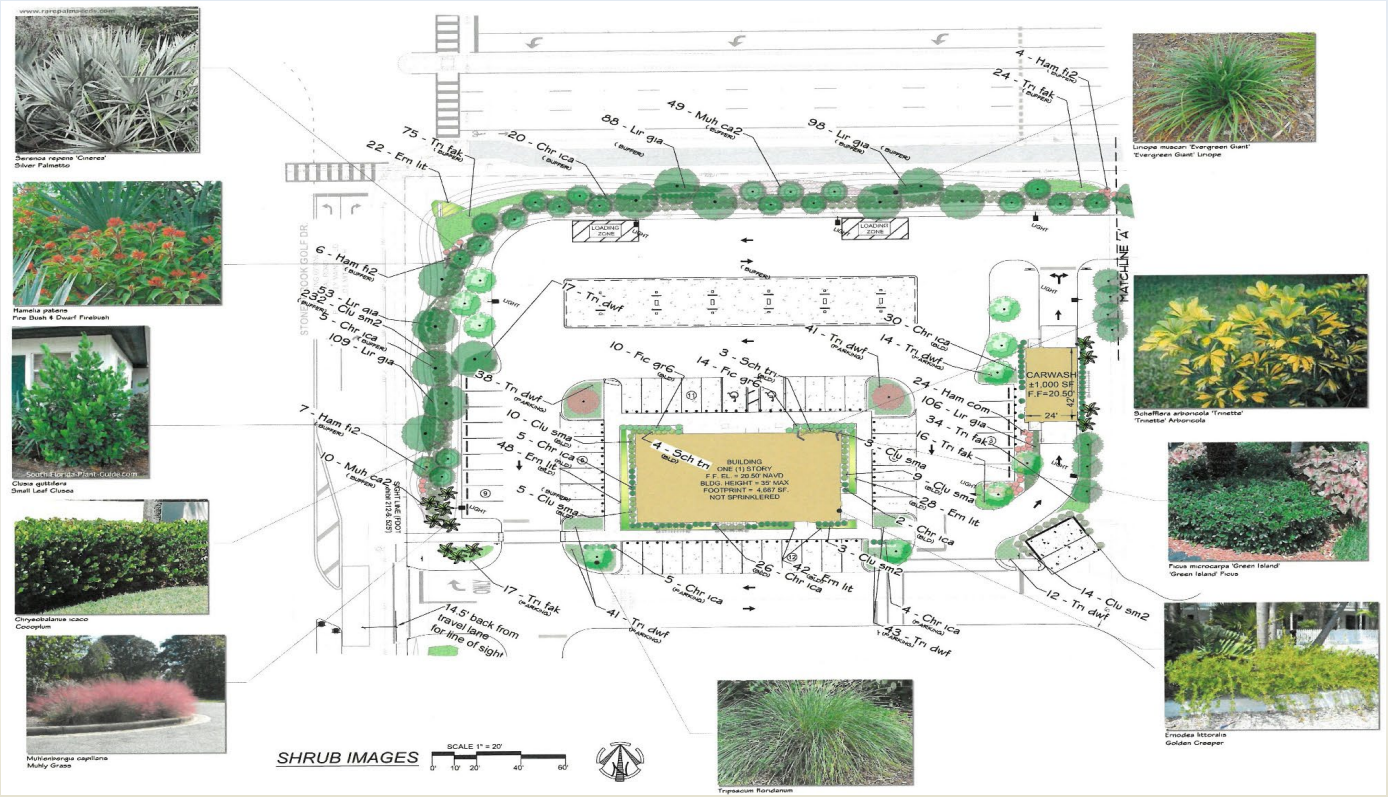
LANDSCAPING – CONVENIENCE STORE

DETENTION PLANT IMAGES



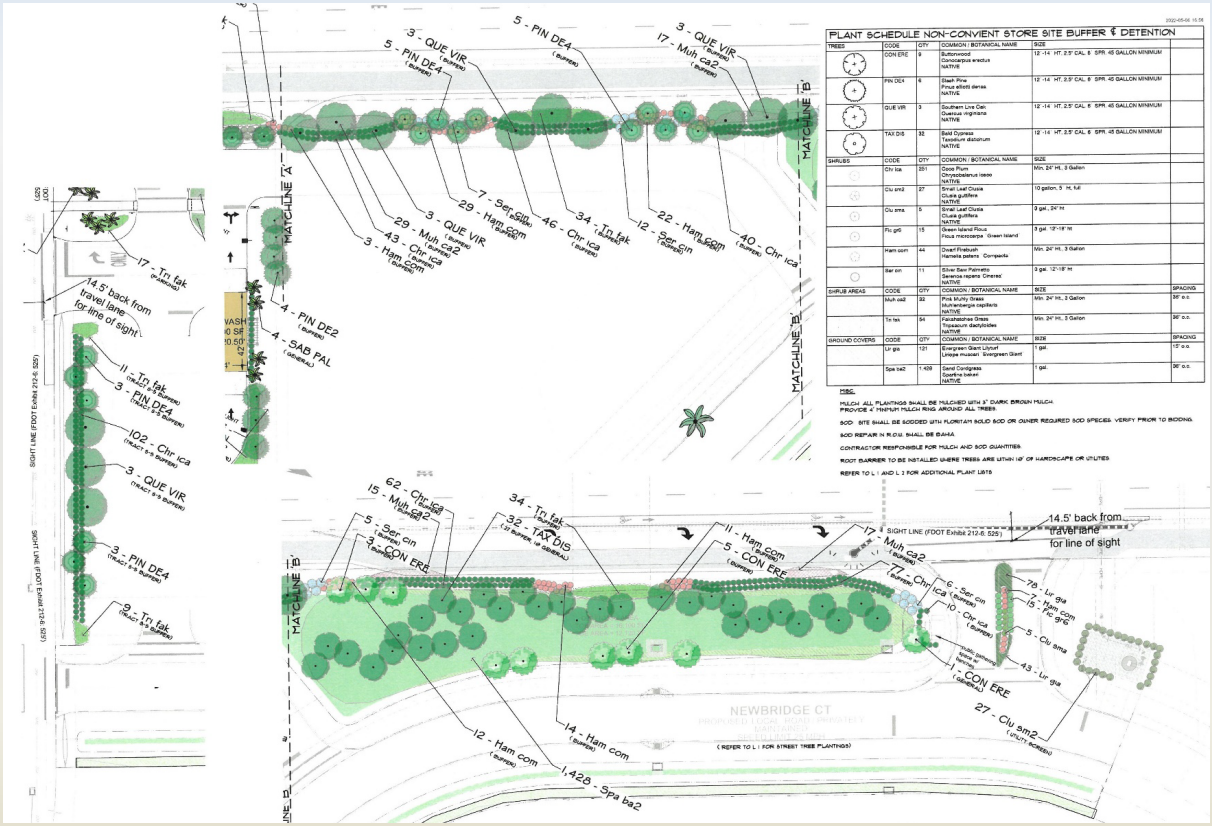
LANDSCAPING – CONVENIENCE STORE

SHRUB IMAGES



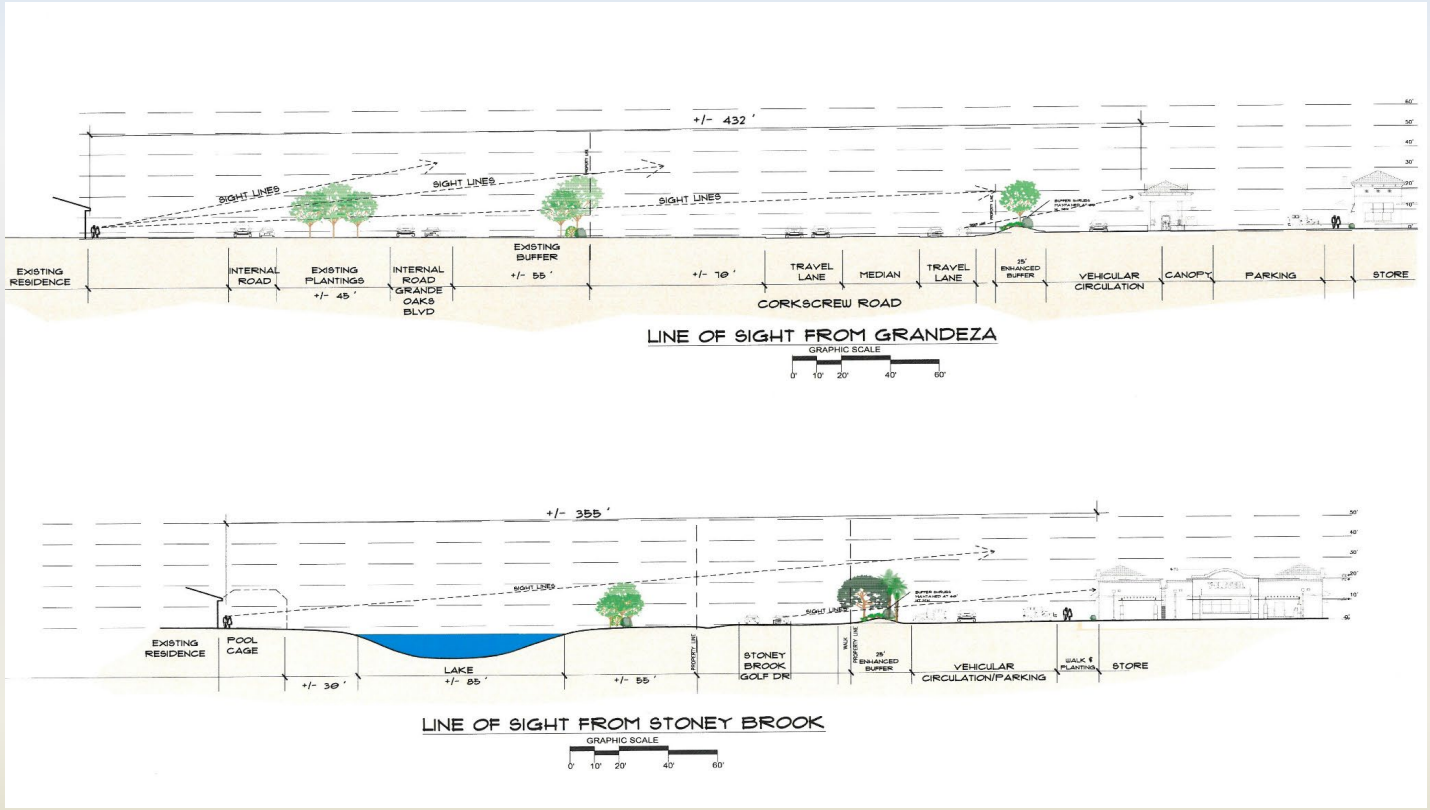
LANDSCAPING – CONVENIENCE STORE

DETENTION BUFFER PLANTING



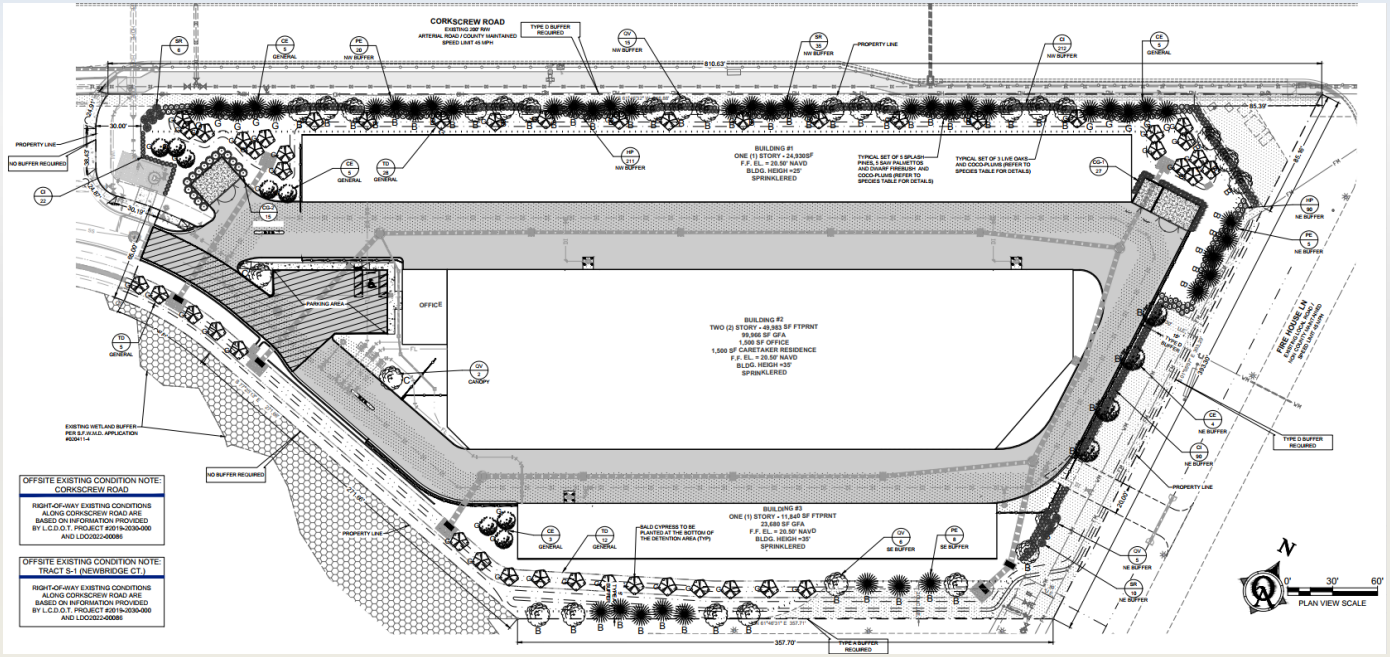
LANDSCAPING – CONVENIENCE STORE

LINE OF SIGHT



LANDSCAPING - MINI WAREHOUSE

Self Storage Landscape Plans



Village of ESTERO

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: The Villages at Country Creek
2. Address: 21180 Country Creek Drive
3. Strap Number: 27-46-25-E3-050M0.00CE
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.)

VCC is requesting a PIM for October, 2022. We would like to play Pickleball on one of our Clay Courts (Court 1). This court also has the ability to play at night with our tennis lights. We anticipate about 17-20 hours per week. We are not asking to convert the court to Pickleball, we would play with taped lines and removable net. They would be removed after play so not to interfere with tennis

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

6/24/22
Date

THE VILLAGE OF ESTERO
DEPARTMENT OF COMMUNITY DEVELOPMENT
9990 COCONUT ROAD
ESTERO, FLORIDA 34135
PHONE (239) 221-5036


Measure
Feet (US)
Measurement Result
257.3 Feet (US)
Clear
Press CTRL to enable snapping
00CE
344625


Measure
Feet (US)
Measurement Result
89.3 Feet (US)
Clear
Press CTRL to enable snapping
344625

DESIGN REVIEW BOARD
Staff Report

PROJECT NAME
Estero Crossing Dunkin Donuts
CASE NUMBER
DOS2022-E004
MEETING DATE
September 27, 2022
REQUEST
Development Order for the last commercial building (Dunkin Donuts) and signage of the Estero Crossing development
APPLICANT
Keith Gelder, SD Estero Crossing, LLC
LOCATION
10500 Corkscrew Road, Estero, FL 33928, on the south side of Corkscrew Road and east side of Lowe's Plaza
PROPERTY SIZE
42.97 acres (Total Project)
ZONING
The property is zoned as Mixed Use Planned Development (MPD) Ordinance 2019-29
PUBLIC INFORMATION MEETING DATES
The PZDB Public Information Meeting was held on April 12, 2022. A Development Order application was submitted on May 2, 2022.

Staff Recommendation
Staff recommends approval of the Development Order and signage.

The PZDB should review the project for compliance with general criteria of the Land Development Code and, in particular, the following facets:
1. Building architecture and colors
2. Site lighting elements and colors, including parking lot poles and fixtures
3. Connectivity
4. Landscaping and buffers for overall design and compatibility with the building and surrounding area

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

Project Summary

The overall Estero Crossing project consists of 306 multiple-family units, and 60,000 square feet of commercial uses. Although the majority of the 60,000 square feet of commercial uses is located on the north side of the reverse frontage road, there is 15,546 SF of commercial in a portion of the first floor of building # 6 of the residential which is on the south side of the reverse frontage road. The last 4,700 SF of commercial are included in this development order including signage, dumpster enclosure, , parking lots, sidewalks, storm sewer, and landscaping.

Request

The applicant is asking for approval of a Development Order for the last 4,700 SF commercial building for the Development. This project was reviewed by the PZDB at a Public Information Meeting on April 12, 2022. Staff has also reviewed the plans in detail. The plans meet the technical requirements of the Land Development Code.

Architecture

The building architecture has been revised based upon comments from the Planning, Zoning and Design Board at the Public Information meeting. Following the PIM, the building elevations and colors were revised to provide greater consistency with the Pattern Book.

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

Transportation

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

Stormwater

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

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

Lighting

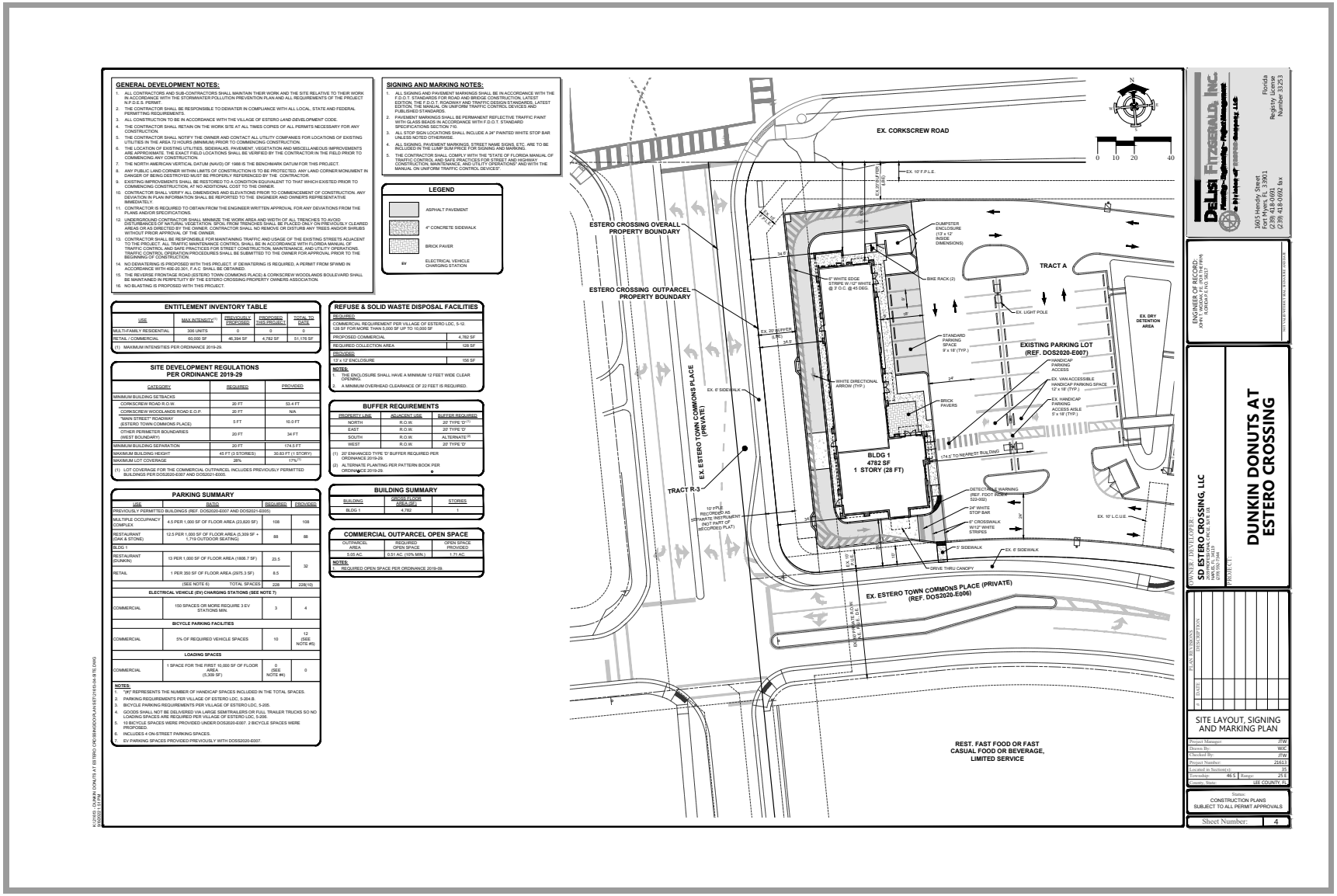
Street lighting in the park was approved in DOS2021-E007 which complies with the Village CCT requirement of 3000K and the BUG rating of 1-0-1. The lighting included as a part of this application complies with the Village CCT requirement of 3000K and the BUG rating of 1-0-1.

Landscaping

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

Building Signage

The proposed building signage for the project meets the minimum requirements and is consistent with the architecture of the building. The wall signage for the commercial building will be reviewed with each sign permit application.



GENERAL DEVELOPMENT NOTES:

1. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL MAINTAIN THEIR WORK AND THE SITE RELATIVE TO THEIR WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REQUIREMENTS OF THE PROJECT N.P.D.E.S. PERMIT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO DEWATER IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
4. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.
6. THE LOCATION OF EXISTING UTILITIES, SIDEWALKS, PAVEMENT, VEGETATION AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE. THE EXACT FIELD LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO COMMENCING ANY CONSTRUCTION.
7. THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT.
8. ANY PUBLIC LAND CORNER WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED. ANY LAND CORNER MONUMENT IN DANGER OF BEING DESTROYED MUST BE PROPERLY REFERENCED BY THE CONTRACTOR.
9. EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNER'S REPRESENTATIVE IMMEDIATELY.
11. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
12. UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF ALL TRENCHES TO AVOID UNNECESSARY DISTURBANCE TO THE SITE. NO TREES SHALL BE REMOVED OR DISTURBED IN ANY PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NO REMOVE OR DISTURB ANY TREES AND/OR SHRUBS WITHOUT PRIOR APPROVAL OF THE OWNER.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS. TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
14. NO DEWATERING IS PROPOSED WITH THIS PROJECT. IF DEWATERING IS REQUIRED, A PERMIT FROM SFWMD IN ACCORDANCE WITH 40E-20.301, F.A.C. SHALL BE OBTAINED.
15. THE REVERSE FRONTAGE ROAD (ESTERO TOWN COMMONS PLACE) & CORKSCREW WOODLANDS BOULEVARD SHALL BE MAINTAINED IN PERPETUITY BY THE ESTERO CROSSING PROPERTY OWNERS ASSOCIATION.
16. NO BLASTING IS PROPOSED WITH THIS PROJECT.

SIGNING AND MARKING NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND PUBLISHED STANDARDS.
2. PAVEMENT MARKINGS SHALL BE PERMANENT REFLECTIVE TRAFFIC PAINT WITH GLASS BEADS IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS SECTION 710.
3. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
4. ALL SIGNING, PAVEMENT MARKINGS, STREET NAME SIGNS, ETC. ARE TO BE INCLUDED IN THE LUMP SUM PRICE FOR SIGNING AND MARKING.
5. THE CONTRACTOR SHALL COMPLY WITH THE "STATE OF FLORIDA MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCT AND MAINTENANCE, AND UTILITY OPERATIONS" AND WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

LEGEND

- ASPHALT PAVEMENT
- 4" CONCRETE SIDEWALK
- BRICK PAVER
- EV — ELECTRICAL VEHICLE CHARGING STATION

ENTITLEMENT INVENTORY TABLE

USE	MAX INTENSITY[1]	PREVIOUSLY ENTITLED	PROPOSED (THIS PHASE)	TOTAL TO DATE
MULTI-FAMILY RESIDENTIAL	306 UNITS	0	0	0
RETAIL / COMMERCIAL	60,000 SF	46,394 SF	4,782 SF	51,176 SF

(1) MAXIMUM INTENSITIES PER ORDINANCE 2019-29.

SITE DEVELOPMENT REGULATIONS PER ORDINANCE 2019-29

CATEGORY	REQUIRED	PROVIDED
MINIMUM BUILDING SETBACKS		
CORKSCREW ROAD R.O.W.	20 FT	53.4 FT
CORKSCREW WOODLANDS ROAD E.O.P.	20 FT	N/A
"MAIN STREET" ROADWAY (ESTERO TOWN COMMONS PLACE)	5 FT	10.0 FT
OTHER PERIMETER BOUNDARIES (WEST BOUNDARY)	20 FT	34 FT
MINIMUM BUILDING SEPARATION	20 FT	174.5 FT
MAXIMUM BUILDING HEIGHT	45 FT (3 STORIES)	30.83 FT (1 STORY)
MAXIMUM LOT COVERAGE	28%	17%[1]

(1) LOT COVERAGE FOR THE COMMERCIAL OUTPARCEL INCLUDES PREVIOUSLY PERMITTED BUILDINGS PER DOS2020-E007 AND DOS2021-E005.

PARKING SUMMARY

USE	RATIO	REQUIRED	PROVIDED
PREVIOUSLY PERMITTED BUILDINGS (REF. DOS2020-E007 AND DOS2021-E005)			
MULTIPLE OCCUPANCY COMPLEX	4.5 PER 1,000 SF OF FLOOR AREA (23,820 SF)	108	108
RESTAURANT (DUNK & STONE)	12.5 PER 1,000 SF OF FLOOR AREA (5,309 SF + 1,719 OUTDOOR SEATING)	88	88
BLDG 1			
RESTAURANT (DUNKIN')	13 PER 1,000 SF OF FLOOR AREA (1806.7 SF)	23.5	32
RETAIL	1 PER 350 SF OF FLOOR AREA (2975.3 SF)	8.5	
	(SEE NOTE 6) TOTAL SPACES	228	228(10)
ELECTRICAL VEHICLE (EV) CHARGING STATIONS (SEE NOTE 7)			
COMMERCIAL	150 SPACES OR MORE REQUIRE 3 EV STATIONS MIN.	3	4
BICYCLE PARKING FACILITIES			
COMMERCIAL	5% OF REQUIRED VEHICLE SPACES	10	12 (SEE NOTE #5)
LOADING SPACES			
COMMERCIAL	1 SPACE FOR THE FIRST 10,000 SF OF FLOOR AREA (5,309 SF)	0 (SEE NOTE #4)	0

NOTES:

1. "(#)" REPRESENTS THE NUMBER OF HANDICAP SPACES INCLUDED IN THE TOTAL SPACES.
2. PARKING REQUIREMENTS PER VILLAGE OF ESTERO LDC, 5-204.B.
3. BICYCLE PARKING REQUIREMENTS PER VILLAGE OF ESTERO LDC, 5-205.
4. GOODS SHALL NOT BE DELIVERED VIA LARGE SEMITRAILERS OR FULL TRAILER TRUCKS SO NO LOADING SPACES ARE REQUIRED PER VILLAGE OF ESTERO LDC, 5-206.
5. 10 BICYCLE SPACES WERE PROVIDED UNDER DOS2020-E007. 2 BICYCLE SPACES WERE PROPOSED.
6. INCLUDES 4 ON-STREET PARKING SPACES.
7. EV PARKING SPACES PROVIDED PREVIOUSLY WITH DOS2020-E007.

REFUSE & SOLID WASTE DISPOSAL FACILITIES

REQUIRED	
COMMERCIAL REQUIREMENT PER VILLAGE OF ESTERO LDC, 5-12-109 SF FOR MORE THAN 5,000 SF UP TO 10,000 SF	
PROPOSED COMMERCIAL	4,782 SF
REQUIRED COLLECTION AREA	108 SF
PROVIDED	
12' x 12' ENCLOSURE	156 SF

NOTES:

1. THE ENCLOSURE SHALL HAVE A MINIMUM 12 FEET WIDE CLEAR OPENING.
2. A MINIMUM OVERHEAD CLEARANCE OF 22 FEET IS REQUIRED.

BUFFER REQUIREMENTS

PROPERTY LINE	ADJACENT USE	BUFFER REQUIRED
NORTH	R.O.W.	20' TYPE 'D'[1]
EAST	R.O.W.	20' TYPE 'D'
SOUTH	R.O.W.	ALTERNATE[2]
WEST	R.O.W.	20' TYPE 'D'

(1) 20' ENHANCED TYPE 'D' BUFFER REQUIRED PER ORDINANCE 2019-29.

(2) ALTERNATE PLANTING PER PATTERN BOOK PER ORDINANCE 2019-29.

BUILDING SUMMARY

BUILDING	GROSS FLOOR AREA (SF)	STORIES
BLDG 1	4,782	1

COMMERCIAL OUTPARCEL OPEN SPACE

OUTPARCEL AREA	REQUIRED OPEN SPACE	OPEN SPACE PROVIDED
5.00 AC.	0.51 AC. (10% MIN.)	1.71 AC.

NOTES:

1. REQUIRED OPEN SPACE PER ORDINANCE 2019-29.

DeLisi Fitzgerald, Inc.
Florida Engineering Management
A Division of Barraco Property, LLC
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0690 Fax
(239) 418-0692 Tax
Florida Certificate of Authorization Number 33253

ENGINEER OF RECORD:
JOHN T. WOJDA, P.E. (FOR THE FIRM)
FLORIDA P.E. NO. 56227

OWNER / DEVELOPER:
SD ESTERO CROSSING, LLC
2200 PALM BEACH LAKES BLVD.
WEST PALM BEACH, FL 33409
(561) 478-2900

PROJECT:
DUNKIN DONUTS AT ESTERO CROSSING

PLAN REVISIONS

#	DATE	DESCRIPTION
1	12/15/20	

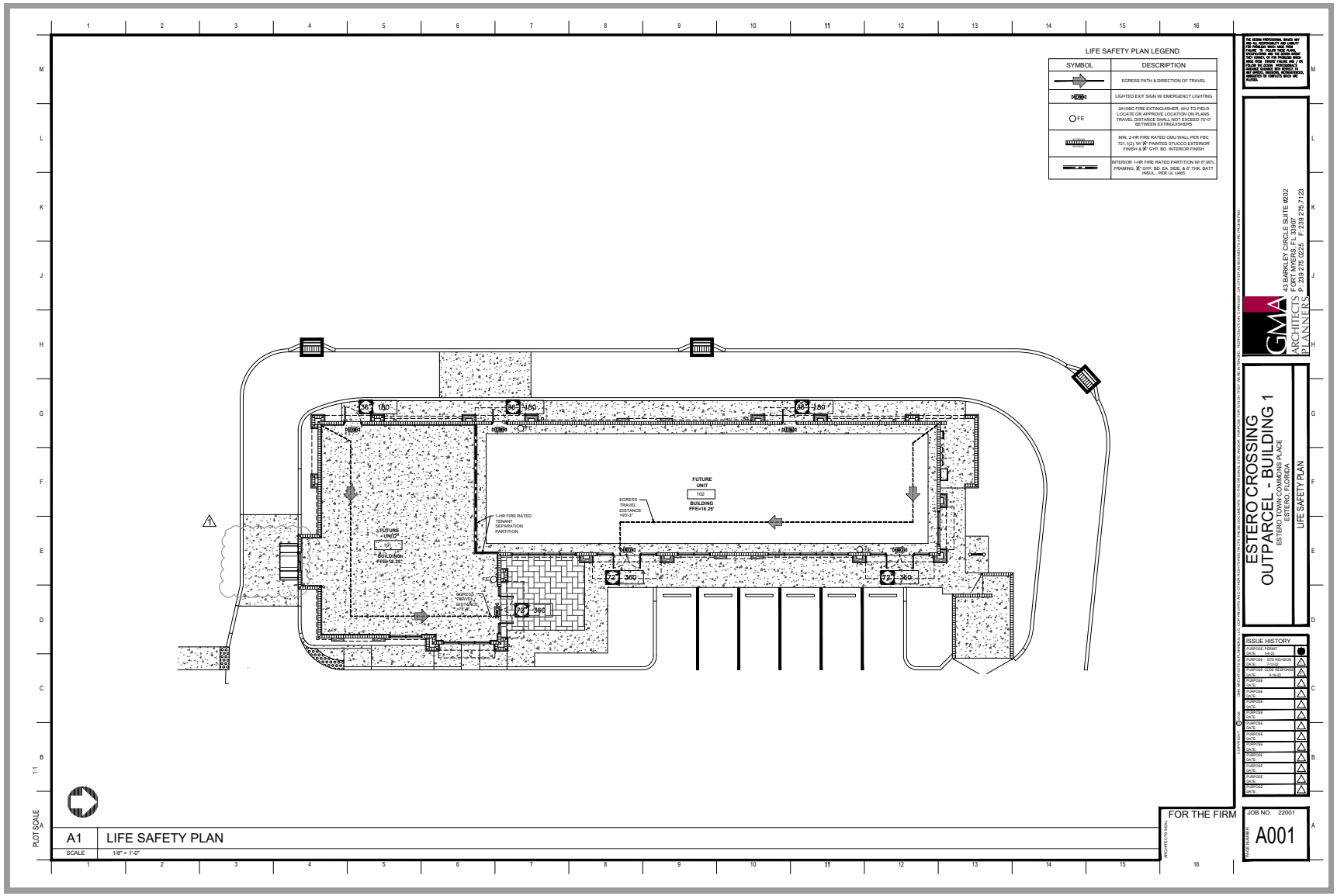
SITE LAYOUT, SIGNING AND MARKING PLAN

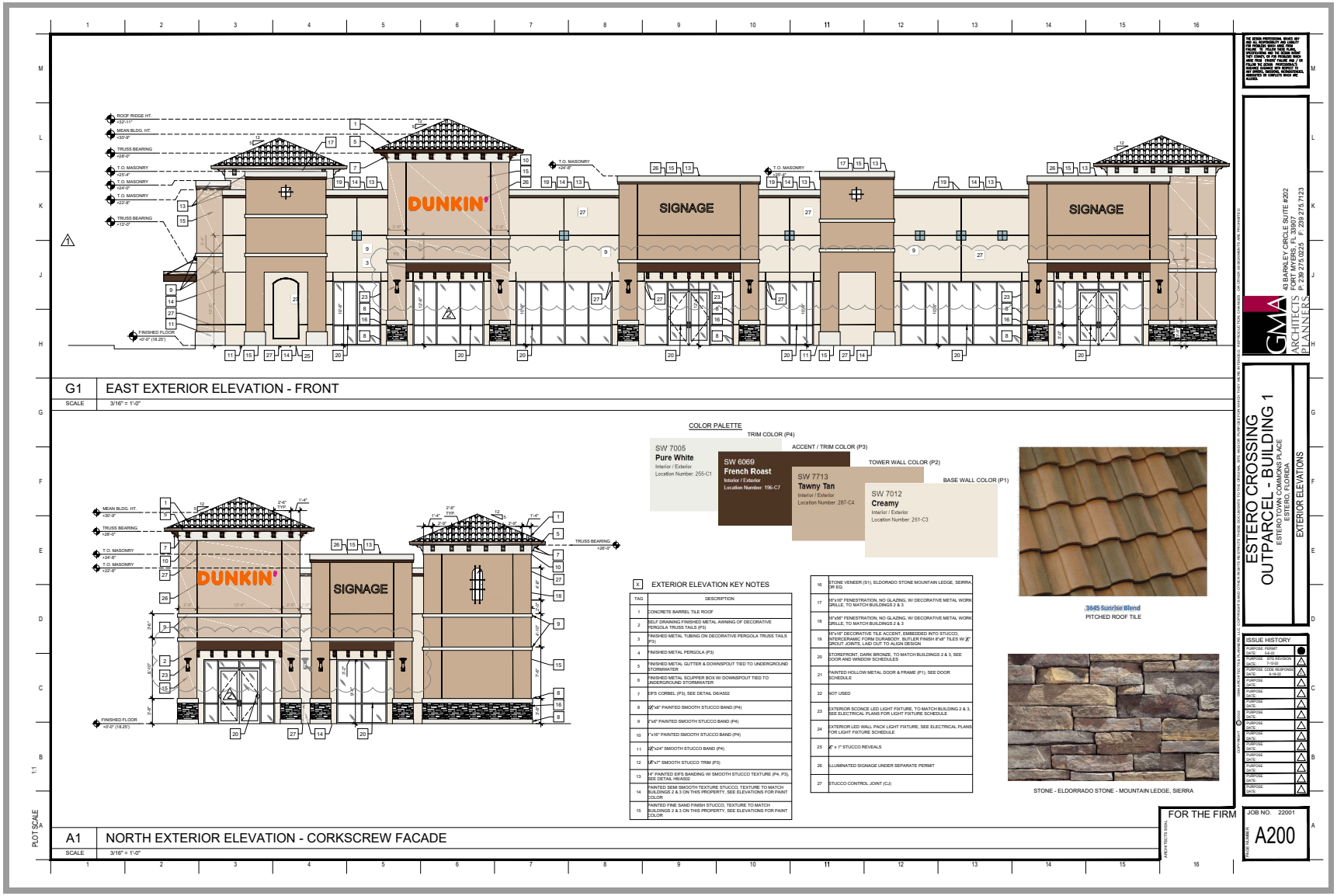
Project Manager:	JTW
Drawn By:	WJC
Checked By:	JTW
Project Number:	21513
Located in Section(s):	33
Township:	46 S Range: 25 E
County, State:	LEE COUNTY, FL

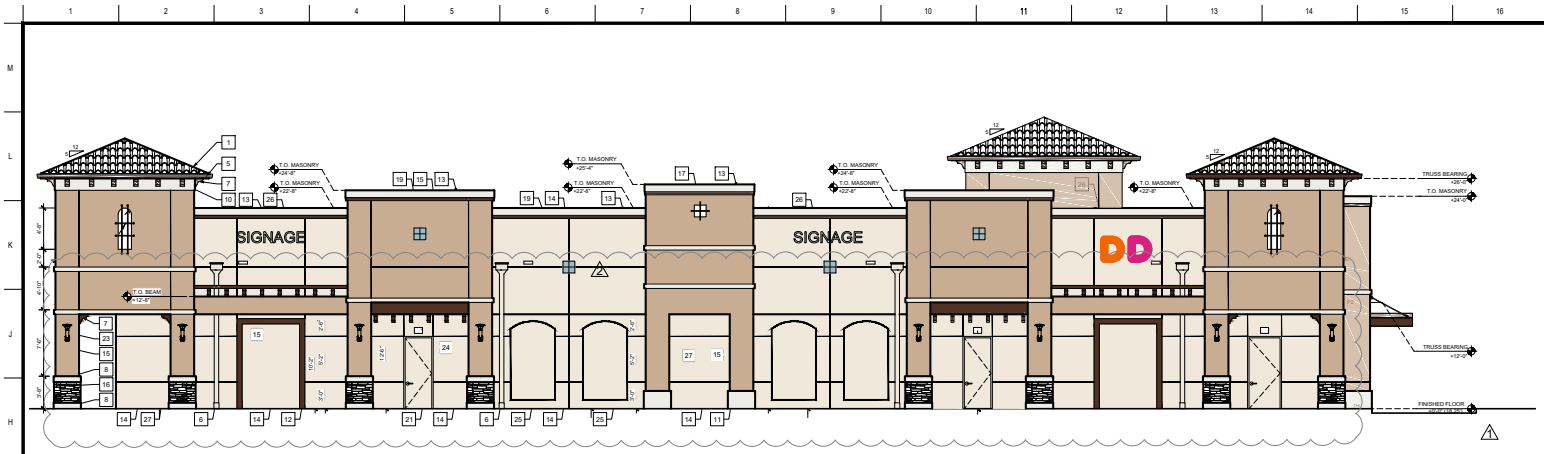
Status:
CONSTRUCTION PLANS
SUBJECT TO ALL PERMIT APPROVALS

Sheet Number: 4

K:\21513 - DUNKIN' DONUTS AT ESTERO\DRAWINGS\PLANS\SET\21513-04-SITE.DWG
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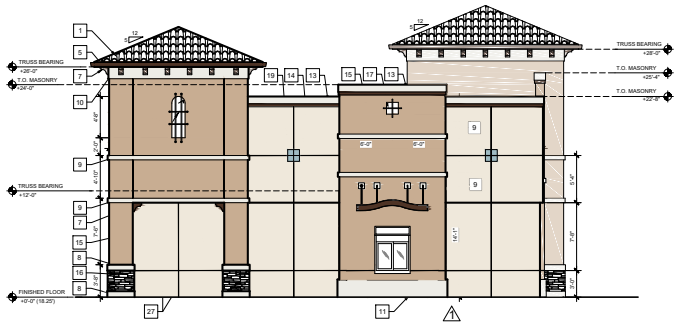

LIFE SAFETY PLAN LEGEND
SYMBOL
DESCRIPTION
EGRESS PATH & DIRECTION OF TRAVEL
LIGHTED EXIT SIGN W/ EMERGENCY LIGHTING
2A10BC FIRE EXTINGUISHER, AHJ TO FIELD LOCATE OR APPROVE LOCATION ON PLANS. TRAVEL DISTANCE SHALL NOT EXCEED 75'-0" BETWEEN EXTINGUISHERS
MIN. 2-HR FIRE RATED CMU WALL PER FBC 721.1(2), W/ ½" PAINTED STUCCO EXTERIOR FINISH & ½" GYP. BD. INTERIOR FINISH
INTERIOR 1-HR FIRE RATED PARTITION W/ 6" MTL. FRAMING, ½" GYP. BD. EA. SIDE, & 6" THK. BATT INSUL., PER UL U465
FUTURE UNIT
102
BUILDING FFE=18.25'
1-HR FIRE RATED TENANT SEPARATION PARTITION
EGRESS TRAVEL DISTANCE =95'-3"
FUTURE UNIT
101
BUILDING FFE=18.25'
EGRESS TRAVEL DISTANCE =95'-3"
GMA ARCHITECTS PLANNERS
43 BARKLEY CIRCLE, SUITE #202
FORT MYERS, FL 33907
P: 239.275.0225 F: 239.275.7123
ESTERO CROSSING
OUTPARCEL - BUILDING 1
ESTERO TOWN COMMONS PLACE
ESTERO, FLORIDA
LIFE SAFETY PLAN
ISSUE HISTORY
FOR THE FIRM
JOB NO. 22001
A001
A1
LIFE SAFETY PLAN
SCALE
1/8" = 1'-0"
PLOT SCALE
1:1


DUNKIN'
SIGNAGE
SIGNAGE
G1
EAST EXTERIOR ELEVATION - FRONT
SCALE 3/16" = 1'-0"
COLOR PALETTE
TRIM COLOR (P4)
SW 7005
Pure White
Interior / Exterior
Location Number: 255-C1
ACCENT / TRIM COLOR (P3)
SW 6069
French Roast
Interior / Exterior
Location Number: 196-C7
TOWER WALL COLOR (P2)
SW 7713
Tawny Tan
Interior / Exterior
Location Number: 287-C4
BASE WALL COLOR (P1)
SW 7012
Creamy
Interior / Exterior
Location Number: 261-C3
3645 Sunrise Blend
PITCHED ROOF TILE
STONE - ELDORRADO STONE - MOUNTAIN LEDGE, SIERRA
EXTERIOR ELEVATION KEY NOTES
TAG
DESCRIPTION
1 CONCRETE BARREL TILE ROOF
2 SELF DRAINING FINISHED METAL AWNING OF DECORATIVE PERGOLA TRUSS TAILS (P3)
3 FINISHED METAL TUBING ON DECORATIVE PERGOLA TRUSS TAILS (P3)
4 FINISHED METAL PERGOLA (P3)
5 FINISHED METAL GUTTER & DOWNSPOUT TIED TO UNDERGROUND STORMWATER
6 FINISHED METAL SCUPPER BOX W/ DOWNSPOUT TIED TO UNDERGROUND STORMWATER
7 DFS CORBEL (P3), SEE DETAIL DS/A502
8 8"x8" PAINTED SMOOTH STUCCO BAND (P4)
9 4"x8" PAINTED SMOOTH STUCCO BAND (P4)
10 1"x16" PAINTED SMOOTH STUCCO BAND (P4)
11 8"x24" SMOOTH STUCCO BAND (P4)
12 8"x1" SMOOTH STUCCO TRIM (P3)
13 18" PAINTED EIFS BANDING W/ SMOOTH STUCCO TEXTURE (P4, P3), SEE DETAIL H6/A502
14 PAINTED SEMI SMOOTH TEXTURE STUCCO, TEXTURE TO MATCH BUILDINGS 2 & 3 ON THIS PROPERTY, SEE ELEVATIONS FOR PAINT COLOR
15 PAINTED FINE SAND FINISH STUCCO, TEXTURE TO MATCH BUILDINGS 2 & 3 ON THIS PROPERTY, SEE ELEVATIONS FOR PAINT COLOR
16 STONE VENEER (S1), ELDORADO STONE MOUNTAIN LEDGE, SIERRA, OR EQ.
17 48"x96" FENESTRATION, NO GLAZING, W/ DECORATIVE METAL WORK GRILLE, TO MATCH BUILDINGS 2 & 3
18 48"x96" FENESTRATION, NO GLAZING, W/ DECORATIVE METAL WORK GRILLE, TO MATCH BUILDINGS 2 & 3
19 48"x96" DECORATIVE TILE ACCENT, EMBEDDED INTO STUCCO, INTERCERAMIC FORM DURABODY, BUTLER FINISH 8"x8" TILES W/ 1/2" GROUT JOINTS, LAID OUT TO ALIGN DESIGN
20 STOREFRONT, DARK BRONZE, TO MATCH BUILDINGS 2 & 3, SEE DOOR AND WINDOW SCHEDULES
21 PAINTED HOLLOW METAL DOOR & FRAME (P1), SEE DOOR SCHEDULE
22 NOT USED
23 EXTERIOR SCONCE LED LIGHT FIXTURE, TO MATCH BUILDING 2 & 3, SEE ELECTRICAL PLANS FOR LIGHT FIXTURE SCHEDULE
24 EXTERIOR LED WALL PACK LIGHT FIXTURE, SEE ELECTRICAL PLANS FOR LIGHT FIXTURE SCHEDULE
25 1/2" x 1" STUCCO REVEALS
26 ILLUMINATED SIGNAGE UNDER SEPARATE PERMIT
27 STUCCO CONTROL JOINT (CJ)
A1
NORTH EXTERIOR ELEVATION - CORKSCREW FACADE
SCALE 3/16" = 1'-0"
GMA ARCHITECTS PLANNERS
43 BARKLEY CIRCLE, SUITE #202
FORT MYERS, FL 33907
P: 239.275.0225 F: 239.275.7123
ESTERO CROSSING
OUTPARCEL - BUILDING 1
ESTERO TOWN COMMONS PLACE
ESTERO, FLORIDA
EXTERIOR ELEVATIONS
ISSUE HISTORY
FOR THE FIRM
JOB NO. 22001
A200



G1 WEST EXTERIOR ELEVATION - REAR

SCALE 3/16" = 1'-0"



A1 SOUTH EXTERIOR ELEVATION

SCALE 3/16" = 1'-0"

X EXTERIOR ELEVATION KEY NOTES

TAG	DESCRIPTION
1	CONCRETE BARREL TILE ROOF
2	SELF DRAINING FINISHED METAL AWNING OF DECORATIVE PERGOLA TRUSS TAILS (P3)
3	FINISHED METAL TUBING ON DECORATIVE PERGOLA TRUSS TAILS (P3)
4	FINISHED METAL PERGOLA (P3)
5	FINISHED METAL GUTTER & DOWNSPOUT TIED TO UNDERGROUND STORMWATER
6	FINISHED METAL SCUPPER BOX W/ DOWNSPOUT TIED TO UNDERGROUND STORMWATER
7	EIFS CORBEL (P3), SEE DETAIL D6/A502
8	8"x8" PAINTED SMOOTH STUCCO BAND (P4)
9	4"x8" PAINTED SMOOTH STUCCO BAND (P4)
10	1"x16" PAINTED SMOOTH STUCCO BAND (P4)
11	8"x24" SMOOTH STUCCO BAND (P4)
12	8"x7" SMOOTH STUCCO TRIM (P3)
13	4" PAINTED EIFS BANDING W/ SMOOTH STUCCO TEXTURE (P4, P3), SEE DETAIL H6/A502
14	PAINTED SEMI SMOOTH TEXTURE STUCCO, TEXTURE TO MATCH BUILDINGS 2 & 3 ON THIS PROPERTY, SEE ELEVATIONS FOR PAINT COLOR
15	PAINTED FINE SAND FINISH STUCCO, TEXTURE TO MATCH BUILDINGS 2 & 3 ON THIS PROPERTY, SEE ELEVATIONS FOR PAINT COLOR
16	STONE VENEER (S1), ELDORADO STONE MOUNTAIN LEDGE, SIERRA OR EQ.
17	16"x16" FENESTRATION, NO GLAZING. W/ DECORATIVE METAL WORK GRILLE, TO MATCH BUILDINGS 2 & 3
18	8"x56" FENESTRATION, NO GLAZING. W/ DECORATIVE METAL WORK GRILLE, TO MATCH BUILDINGS 2 & 3
19	16"x16" DECORATIVE TILE ACCENT, EMBEDDED INTO STUCCO, INTERCERAMIC FORM DURABODY, BUTLER FINISH 6"x6" TILES W/ ¼" GROUT JOINTS, LAID OUT TO ALIGN DESIGN
20	STOREFRONT, DARK BRONZE, TO MATCH BUILDINGS 2 & 3, SEE DOOR AND WINDOW SCHEDULES
21	PAINTED HOLLOW METAL DOOR & FRAME (P1), SEE DOOR SCHEDULE
22	NOT USED
23	EXTERIOR SCONCE LED LIGHT FIXTURE, TO MATCH BUILDING 2 & 3, SEE ELECTRICAL PLANS FOR LIGHT FIXTURE SCHEDULE
24	EXTERIOR LED WALL PACK LIGHT FIXTURE, SEE ELECTRICAL PLANS FOR LIGHT FIXTURE SCHEDULE
25	8" x 1" STUCCO REVEALS
26	ILLUMINATED SIGNAGE UNDER SEPARATE PERMIT
27	STUCCO CONTROL JOINT (CJ)

GMA ARCHITECTS PLANNERS
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ESTERO CROSSING
OUTPARCEL - BUILDING 1
ESTERO TOWN COMMONS PLACE
ESTERO, FLORIDA

EXTERIOR ELEVATIONS

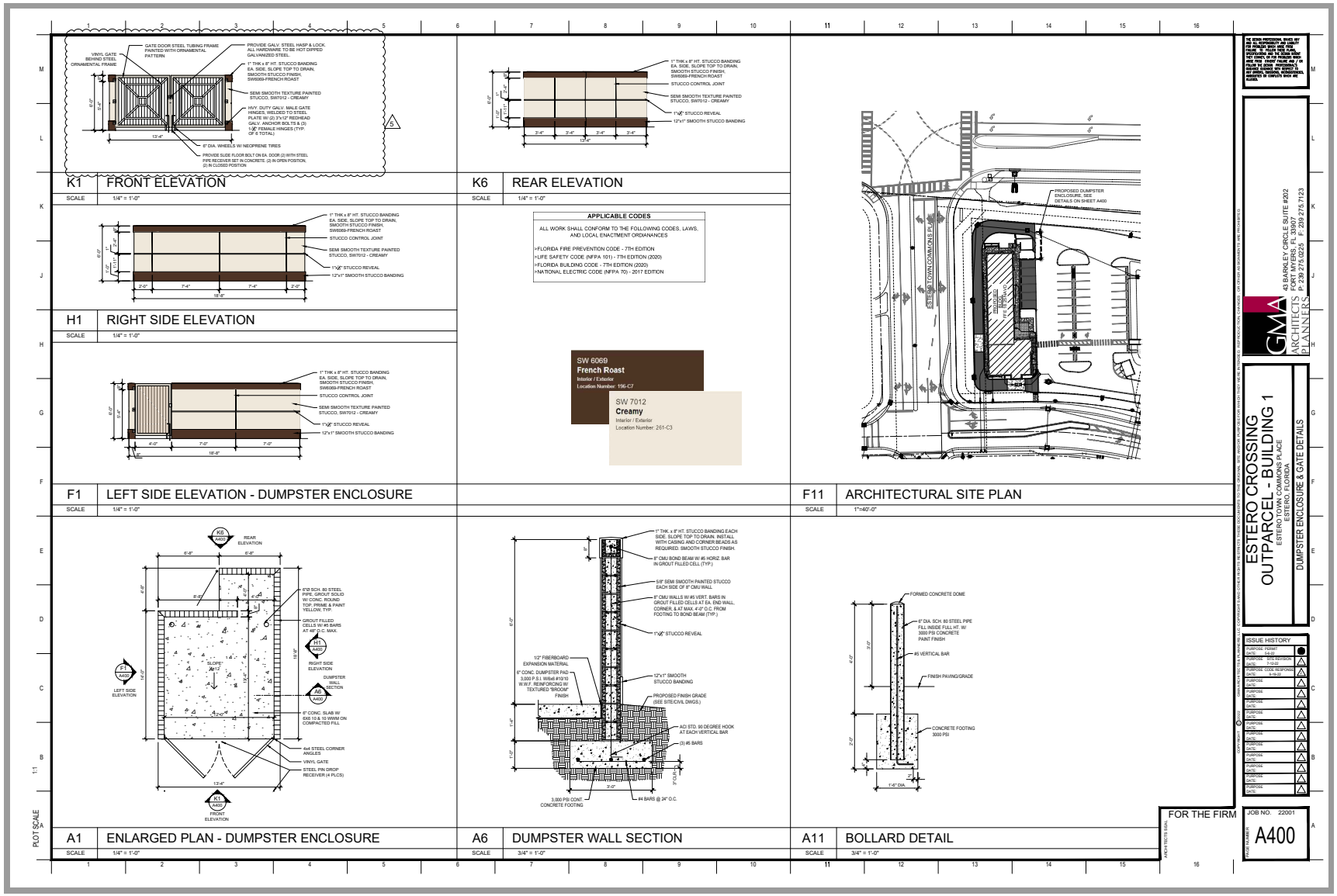
ISSUE HISTORY

PURPOSE	PERMIT
DATE	9-6-22
PURPOSE	SITE REVISION
DATE	3-10-23
PURPOSE	CODE RESPONSE
DATE	9-19-22

FOR THE FIRM

JOB NO. 22001

A201


K1 FRONT ELEVATION
SCALE 1/4" = 1'-0"
K6 REAR ELEVATION
SCALE 1/4" = 1'-0"
H1 RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"
APPLICABLE CODES
ALL WORK SHALL CONFORM TO THE FOLLOWING CODES, LAWS, AND LOCAL ENACTMENT ORDINANCES
>FLORIDA FIRE PREVENTION CODE - 7TH EDITION
>LIFE SAFETY CODE (NFPA 101) - 7TH EDITION (2020)
>FLORIDA BUILDING CODE - 7TH EDITION (2020)
>NATIONAL ELECTRIC CODE (NFPA 70) - 2017 EDITION
SW 6069
French Roast
Interior / Exterior
Location Number: 196-C7
SW 7012
Creamy
Interior / Exterior
Location Number: 261-C3
F1 LEFT SIDE ELEVATION - DUMPSTER ENCLOSURE
SCALE 1/4" = 1'-0"
F11 ARCHITECTURAL SITE PLAN
SCALE 1"=40'-0"
A1 ENLARGED PLAN - DUMPSTER ENCLOSURE
SCALE 1/4" = 1'-0"
A6 DUMPSTER WALL SECTION
SCALE 3/4" = 1'-0"
A11 BOLLARD DETAIL
SCALE 3/4" = 1'-0"
GMA ARCHITECTS PLANNERS
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FT. MYERS, FL 33907
P: 239.275.0225 F: 239.275.7123
ESTERO CROSSING
OUTPARCEL - BUILDING 1
ESTERO TOWN COMMONS PLACE
ESTERO, FLORIDA
DUMPSTER ENCLOSURE & GATE DETAILS
ISSUE HISTORY
FOR THE FIRM
JOB NO. 22001
A400

ESTERO CROSSING

DUNKIN DONUTS

CORKSCREW ROAD | ESTERO, FLORIDA 33928

CONSULTANTS

Client	SD ESTERO CROSSING, LLC 2639 PROFESSIONAL CIRCLE, SUITE 101 NAPLES, FLORIDA 34119
Civil Engineer	DELISI FITZGERALD, INC 1605 HENDRY STREET FT.MYERS, FLORIDA 33901

BOOTH DESIGN GROUP
146 Second St. N. Ste. 302
St. Petersburg, FL 33701
T/ 727.821.5699

811 Know what's below. Call before you dig.

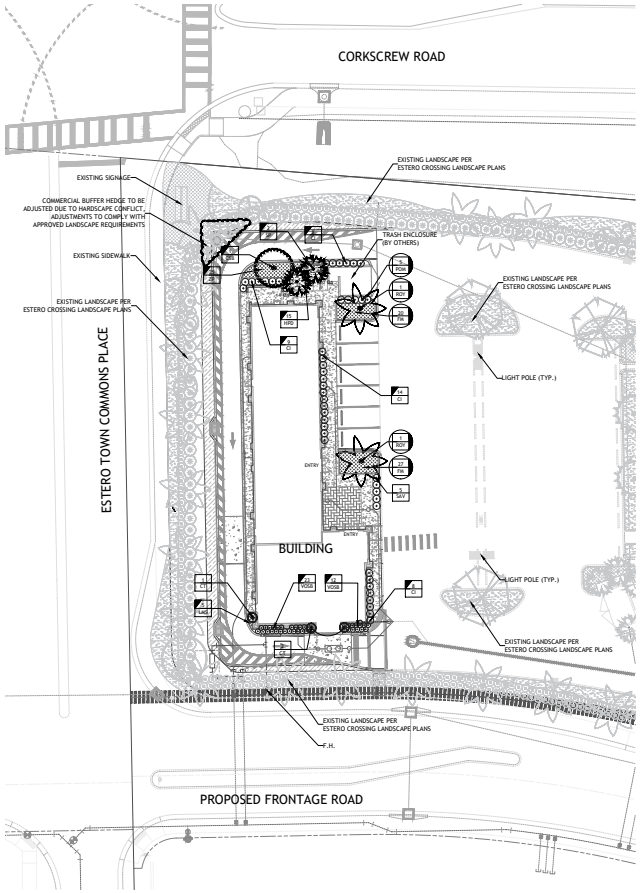
PROJECT SITE VICINITY MAP



INDEX OF DRAWINGS

DRAWING	DRAWING TITLE	DATE
COVER	COVER	8/05/2022
L1.00	LANDSCAPE DEVELOPMENT PLAN	8/05/2022
IR1.0	IRRIGATION DEVELOPMENT PLAN	8/05/2022
LD-1	LANDSCAPE DETAILS	8/05/2022
LD-2	LANDSCAPE SPECIFICATIONS	8/05/2022
LD-3	IRRIGATION DETAILS	8/05/2022
LD-4	IRRIGATION SPECIFICATIONS	8/05/2022

DUNKIN DONUTS
ESTERO CROSSING
PROJECT NUMBER: 2313



BUILDING PERIMETER PLANT MATERIAL SCHEDULE

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

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
39	CI	CHRYSOBALANUS ICACO	GREEN COCOPLUM	7 GAL., 36" HT.	YES	YES	
1	CSB	CORDIA SEBESTENA	ORANGE GEIGER TREE	10' HT. X 4.5'-5' SPD., 2" CAL.	YES	YES	
3	CT	CORDYLINE FRUTICOSA	HAWAIIAN TI PLANT	3 GAL. 30-36" HT., MULTI TRUNK	NO	NO	RED SISTER TI
47	FM	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL. 16-18" HT. X 12" SPD., FULL	NO	YES	
15	HPD	HAMELIA NODOSA	DWARF FIREBUSH	3 GAL., 16'-18" HT. X 14" SPD.	YES	YES	
5	LMS	LIRIOPE MUSCARI 'SUPER BLUE'	SUPER BLUE LIRIOPE	1 GAL., 12" HT. X 12" SPD.	YES	YES	
2	ROY	ROYSTONEA ELATA	FLORIDA ROYAL PALM	8-10' GRAY WOOD, 24' OA	YES	YES	HEAVY TRUNK
5	SAV	SCHEFFLERA ARBORICOLA 'TRINETTE'	VARIEGATED SCHEFFLERA	3 GAL., 24" HT. x 16" SPD., FULL	NO	YES	
2	SP	SABAL PALMETTO	CABBAGE PALM	SEE PLAN FOR CLEAR TRUNK HEIGHTS	YES	YES	
34	VOBS	V. OBOVATUM 'MRS SCHILLER'S DELIGHT'	MRS SCHILLER'S VIBURNUM	7 GAL., 28" HT. x 18" SPD., FULL	YES	YES	
25	ZP	ZAMIA PUMILA	COONTIE	3 GAL., 20"-22" HT. X 10" SPD.	YES	YES	

NO LET — REQUIRED NATIVE FOUNDATION PLANTING

NO LET — VEHICULAR USE LANDSCAPE PLANTINGS

NATIVE PLANT MATERIAL REQUIREMENTS

AT LEAST 75 PERCENT OF THE TREES AND 50 PERCENT OF THE SHRUBS USED SHALL BE NATIVE FLORIDA SPECIES.

DESCRIPTION	QTY.	PERCENT
NATIVE TREE/PALM VARIETIES	3	100%
NON-NATIVE TREE/PALM VARIETIES	0	0%
TOTAL:	3	100%
NATIVE SHRUB/GC VARIETIES	5	62.5%
NON-NATIVE SHRUB/GC VARIETIES	3	37.5%
TOTAL:	8	100%

LANDSCAPE MATERIAL QUANTITIES

SHREDDED HARDWOOD MULCH, COLOR COCOA BROWN	7.5 C.Y.

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

BUILDING FOUNDATION LANDSCAPE AREA REQUIREMENTS

	BUILDING FOOTPRINT	BUILDING PERIMETER	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
BUILDING	4800 S.F.	380 L.F.	480 S.F.	582 S.F.

VEHICULAR USE AREA LANDSCAPE REQUIREMENTS

TOTAL VEHICULAR USE AREA (VUA)	950 S.F.		
DESCRIPTION	QUANTITY REQUIRED	PERCENTAGE REQUIRED	QUANTITY PROVIDED
INTERIOR LANDSCAPING AREA	95 S.F.	10%(VUA)	320 S.F.
TOTAL CANOPY TREES	1 TOTAL	8,327 / 250 S.F.	34

GENERAL NOTES

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

- IRRIGATION SYSTEM TO BE DESIGNED TO ELIMINATE WATERING OF IMPERVIOUS SURFACES

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CONSULTANTS
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DELISI FITZGERALD
1605 HENDRY STREET
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OWNER
STOCK DEVELOPMENT
2639 PROFESSIONAL CIRCLE, SUITE 102
NAPLES | FLORIDA
T/ 239-592-7394

ESTERO CROSSING
DUNKIN DONUTS
CORKSCREW ROAD
ESTERO | FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

PERMIT SET

ISSUE	DATE	
1	PERMIT SET	03-31-2022
2	PERMIT SET	08-05-2022
3	PERMIT SET	09-06-2022

REVISIONS		
1	OWNER REVISION	10.24.18

NO.	COMMENTS	DATE

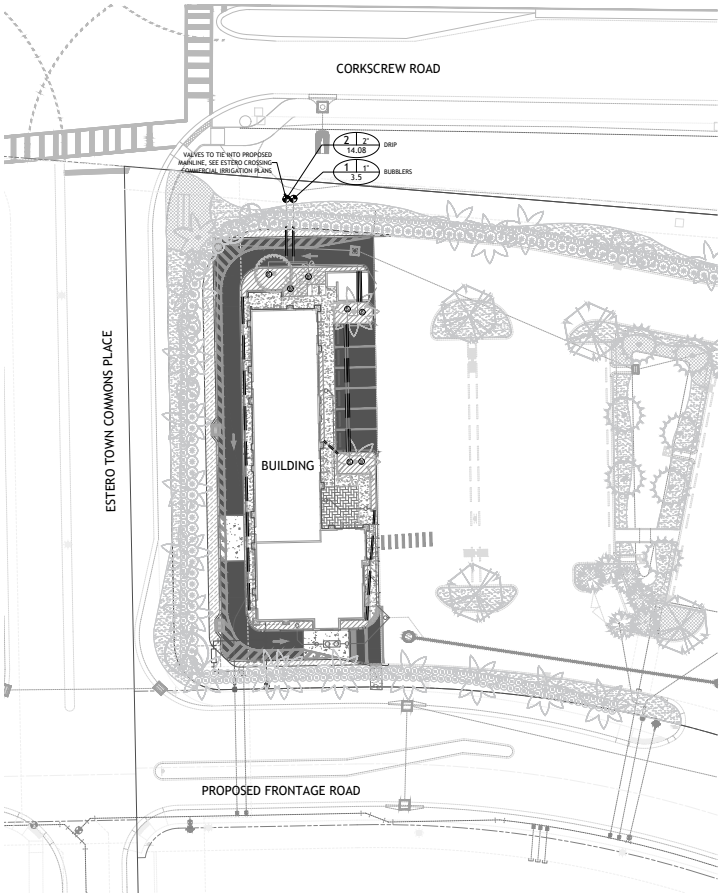
SHEET INFORMATION
JOB NUMBER 22013
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SCALE: 1"=20'-0"
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LANDSCAPE DEVELOPMENT PLAN

L1.00

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IRRIGATION SCHEDULE

NOZZLE	KEY	SPRAY HEAD SPECIFICATION
MS-F		PCN-50- .50 GPM
		HUNTER PLD DRIPLINE PLD-10-12-0"-R, DRIPLINE TO BE SPACED 12" O.C. APART., CONTRACTOR TO DETERMINE ROLL LENGTH

KEY	IRRIGATION COMPONENT SPECIFICATION
	Water Source: 5" WELL, PRIVATE (PER DOS2020-E007 VILLAGE OF ESTERO)
	Controller: HUNTER I2C-0800-PL, 8 STATION OUTDOOR MODULAR CONTROLLER. NO MODULE REQUIRED. PLASTIC CABINET.
	Mainline: SCHEDULE 40 PVC
	*Spray Valves: Hunter ICV 101G or 151G-FS-AS-ADJ
	*Drip Valves: Hunter ICZ 101/151
Zone Number: W, X; Valve Size; XX.XX; Zone GPM	Irrigation Zone Tag
	Sleeving: SCHEDULE 40 PVC, 2 SIZES LARGER THAN PIPE TO BE SLEEVED.
	Quick Coupler Valve: Hunter HQ-44LRC-R, if Reclaimed is used
	Drip Emitter Line Flushing Valve

-Contractor to provide all components required by the local municipality for connection to a potable water a source for irrigation.
-All irrigation heads on non-potable water systems shall have "purple" non-potable head covers.
-All Hunter heads to be installed with MPR nozzles.
-Spray zones to be operated at 40 PSI for optimal head performance.
*Hunter Reclaimed Water ID Handle shall be required on all valves when the water source is reclaimed water.
*Hunter Drip Irrigation Valve Kit shall be required on all valves for drip irrigation zones.
* Add (R) at the end of all Specifications if Reclaimed is used. Ex. HQ-44LRC-(R)
-All planted groundcover areas, shall be irrigated with low volume/micro irrigation.

IRRIGATION ZONE SCHEDULE

ZONE #	GPM	TYPE	DESCRIPTION
ZONE 1	14.08	DRIP	LANDSCAPE DRIP AREAS
ZONE 2	3.5	BUBBLER	ALL TREES ON SITE

BOOTH DESIGN GROUP
146 SECOND ST. N. STE. 302
ST. PETERSBURG, FL 33701
T/ 727.821.5695

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OWNER
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ESTERO CROSSING
DUNKIN DONUTS
CORKSCREW ROAD
ESTERO | FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

PERMIT SET

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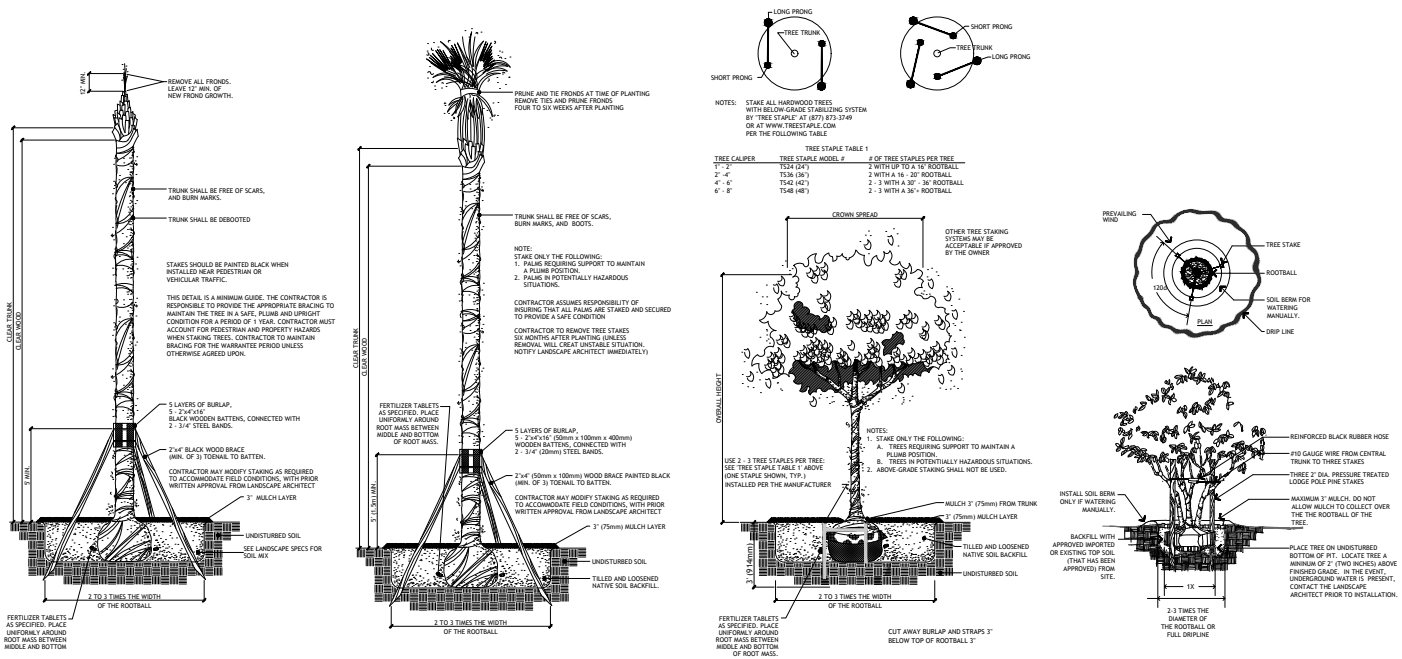
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IRRIGATION DEVELOPMENT PLAN

IR1.0

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1 LD-2 SABAL PALM PLANTING DETAIL

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

3 LD-2 TREE PLANTING WITH BELOW-GRADE STAKING

4 LD-2 MULTI-TRUNK TREE PLANTING DETAIL

5 LD-2 SABAL PALM ACCEPTABLE CURVATURE DETAIL

6 LD-2 SHRUB PLANTING DETAIL

7 LD-2 METAL LANDSCAPE BED EDGING

8 LD-2 SHRUB AND GROUNDCOVER LAYOUT DETAIL

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ESTERO CROSSING
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CORKSCREW ROAD
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SIGNATURE & SEAL

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LANDSCAPE DETAILS

LD-1

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ESTERO CROSSING – BLDG. 1 (DUNKIN) – PZDB DO APPROVAL MEETING

ESTERO, FL

September 27, 2022

CONSULTANT TEAM

STOCK DEVELOPMENT, *Developer*

BOOTH DESIGN GROUP, *Landscape Architecture*

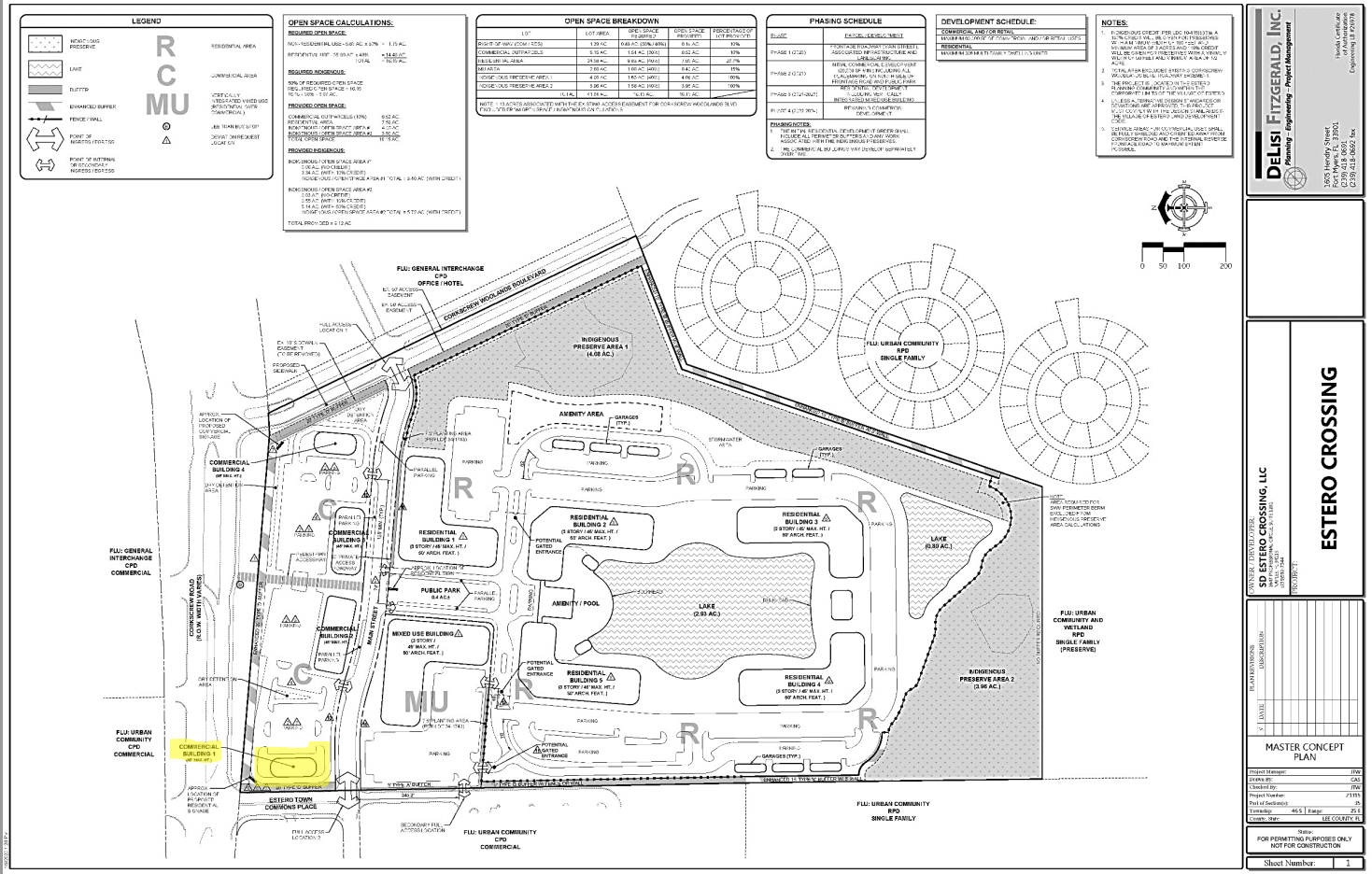
GMA ARCHITECTS AND PLANNERS, *Architect*

DELISI FITZGERALD, INC., *Civil Engineering*

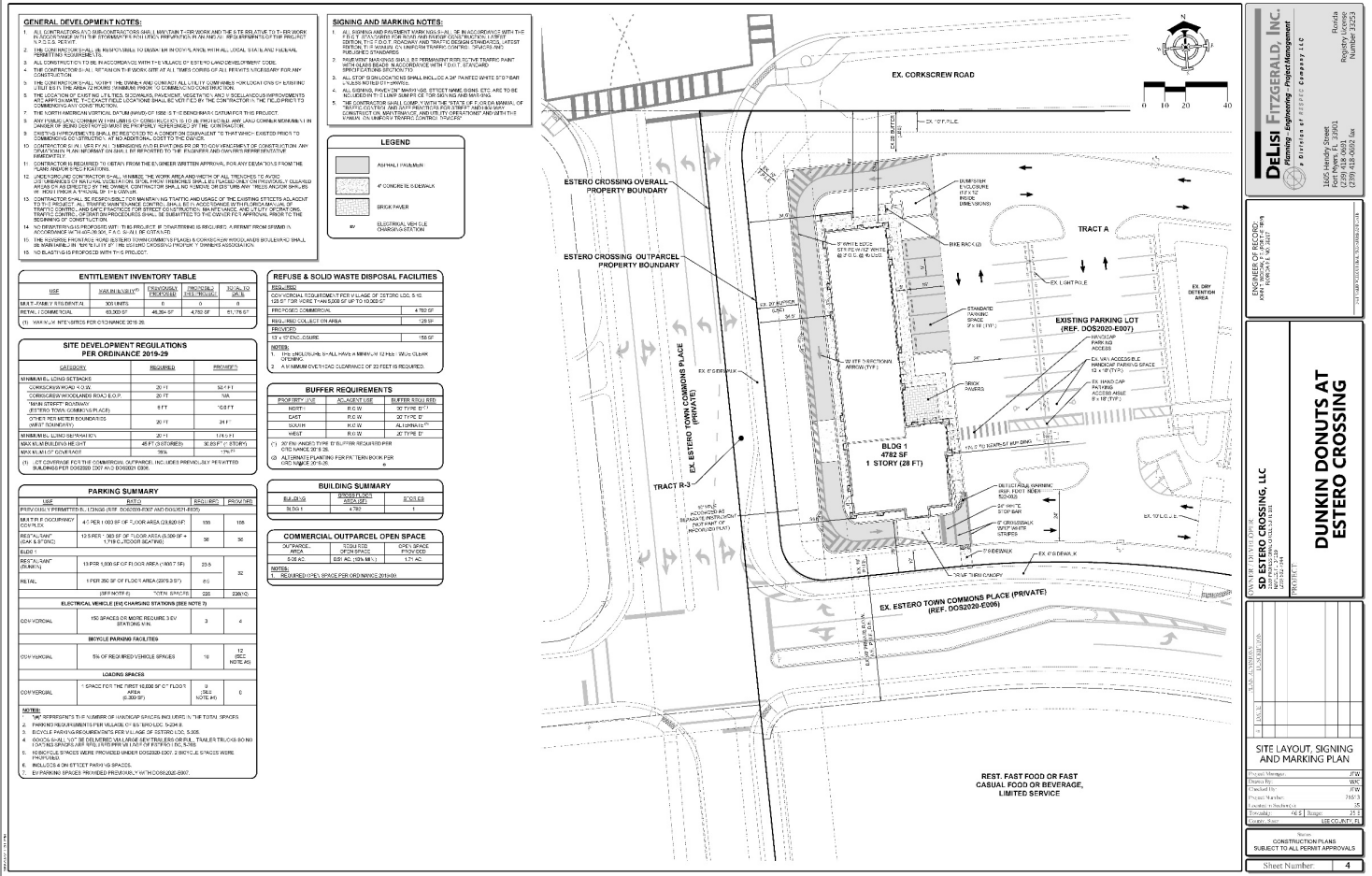
VICINITY MAP



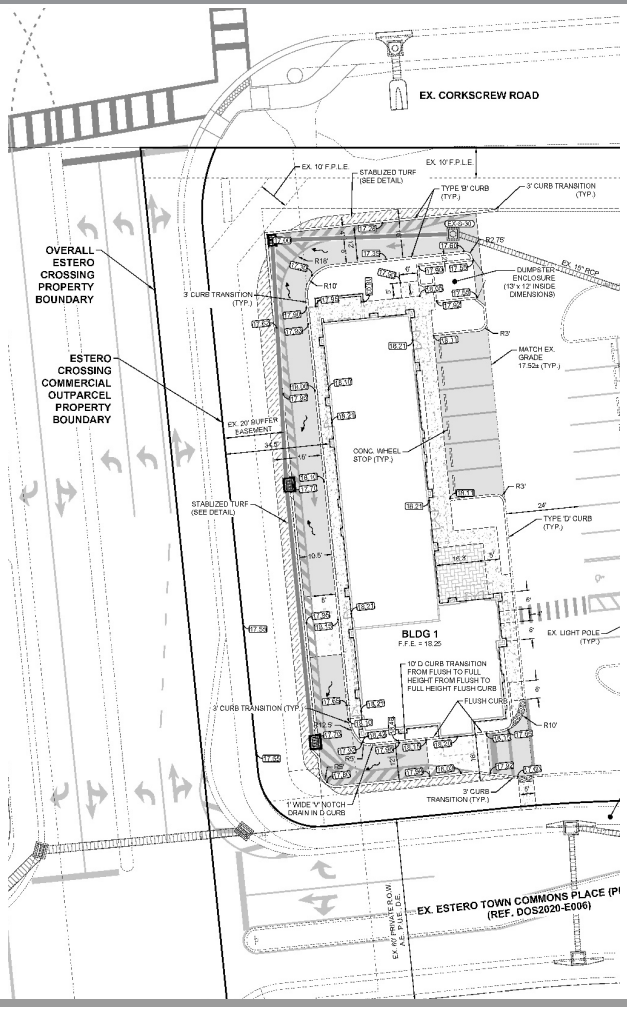
SITE CONTEXT – MASTER CONCEPT PLAN



SITE PLAN

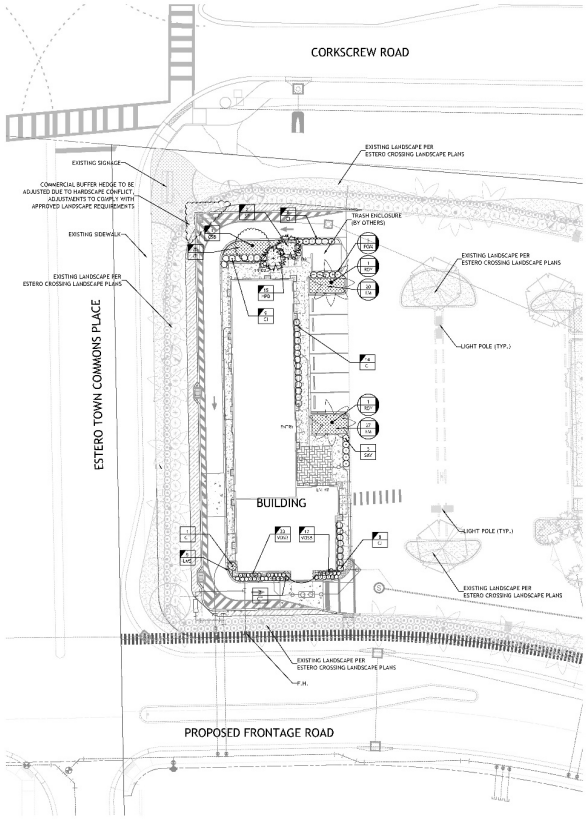

GENERAL DEVELOPMENT NOTES:
SIGNING AND MARKING NOTES:
LEGEND
ASPHALT PAVEMENT
4" CONCRETE SIDEWALK
BRICK PAVER
EV
ELECTRICAL VEHICLE CHARGING STATION
ENTITLEMENT INVENTORY TABLE
SITE DEVELOPMENT REGULATIONS PER ORDINANCE 2019-29
PARKING SUMMARY
REFUSE & SOLID WASTE DISPOSAL FACILITIES
BUFFER REQUIREMENTS
BUILDING SUMMARY
COMMERCIAL OUTPARCEL OPEN SPACE
EX. CORKSCREW ROAD
ESTERO CROSSING OVERALL PROPERTY BOUNDARY
ESTERO CROSSING OUTPARCEL PROPERTY BOUNDARY
TRACT A
TRACT R-3
EX. ESTERO TOWN COMMONS PLACE (PRIVATE)
EXISTING PARKING LOT (REF. DOS2020-E007)
BLDG 1
4782 SF
1 STORY (28 FT)
EX. DRY DETENTION AREA
REST. FAST FOOD OR FAST CASUAL FOOD OR BEVERAGE, LIMITED SERVICE
EX. ESTERO TOWN COMMONS PLACE (PRIVATE) (REF. DOS2020-E006)
DeLisi Fitzgerald, Inc.
Planning - Engineering - Project Management
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax
Florida Registry License Number 33253
ENGINEER OF RECORD:
SD ESTERO CROSSING, LLC
DUNKIN DONUTS AT ESTERO CROSSING
SITE LAYOUT, SIGNING AND MARKING PLAN
CONSTRUCTION PLANS SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 4

DRIVE THRU


EX. CORKSCREW ROAD
EX. 10' F.P.L.E
STABILIZED TURF (SEE DETAIL)
TYPE 'S' CURB (TYP.)
3' CURB TRANSITION (TYP.)
OVERALL ESTERO CROSSING PROPERTY BOUNDARY
ESTERO CROSSING COMMERCIAL OUTPARCEL PROPERTY BOUNDARY
EX. 20' BUFFER EASEMENT
DUMPSTER ENCLOSURE (12'x 12' INSIDE DIMENSIONS)
MATCH EX. GRADE 17.92± (TYP.)
CONC. WHEEL STOP (TYP.)
TYPE 'D' CURB (TYP.)
EX. LIGHT POLE (TYP.)
BLDG 1
F.F.E. = 18.25
10' D CURB TRANSITION FROM FLUSH TO FULL HEIGHT FROM FLUSH TO FULL HEIGHT FLUSH CURB
FLUSH CURB
1' WIDE 'V' NOTCH DRAIN IN D CURB
EX. ESTERO TOWN COMMONS PLACE (PI
(REF. DOS2020-E006)

5

LANDSCAPE PLANS



BUILDING PERIMETER PLANT MATERIAL SCHEDULE

PLANT MATERIAL NOTES:
1. THE CONTRACTOR SHALL BID AND BE RESPONSIBLE FOR THE PLANT SIZE AND NOT SOLELY BY THE CONTAINER. CONTAINER IS PROVIDED AS A MIN. SIZE.
2. THE GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR SHALL PERFORM A MIN. OF 5 SOIL TEST FROM VARIOUS LOCATION AROUND SITE AFTER FILL HAS BEEN COMPLETED. TEST SHALL BE SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ANY PLANTS BEING INSTALLED. SITES LARGER THEN 20 ACRES SHALL HAVE A MIN. OF 5 SOILS SAMPLES TESTED.
3. IN A CONFLICT BETWEEN THE PLANS AND THE SPECIFICATIONS/PLANT MATERIAL SCHEDULE, THE PLANS SHALL GOVERN.

QTY	CODE	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	DROUGHT TOLERANCE	NOTES
39	CI	CHRYSOBALANUS ICACO	GREEN COCOPLUM	7 GAL., 36" HT.	YES	YES	
1	CSB	CORDIA SEBESTENA	ORANGE GEIGER TREE	10' HT. X 4.5-5' SPD., 3" CAL.	YES	YES	
3	CT	CORDYLINE FRUTICOSA	HAWAIIAN TI PLANT	3 GAL. 30-36" HT., MULTI TRUNK	NO	NO	RED SISTER TI
47	FSH	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL. 16-18" HT. X 12" SPD., FULL	NO	YES	
15	HFD	HAMELIA PATENS	DWARF FIREBUSH	3 GAL., 16"-18" HT. X 14" SPD.	YES	YES	
5	LAG	LIRIOPE MUSCARI "SUPER BLUE"	SUPER BLUE LIRIOPE	1 GAL., 12" HT. x 12" SPD.	YES	YES	
2	ROY	ROYSTONEA ELATA	FLORIDA ROYAL PALM	8-10' GRAY WOOD, 24' OA	YES	YES	HEAVY TRUNK
5	SAV	SCHEFFLERA ARBORICOLA "TRINETTE"	VARIEGATED SCHEFFLERA	3 GAL., 24" HT. x 16" SPD., FULL	NO	YES	
2	SP	SABAL PALMETTO	CABBAGE PALM	SEE PLAN FOR CLEAR TRUNK HEIGHTS	YES	YES	
24	VOBS	V. ODORATUM 'MRS SCHILLER'S DELIGHT'	MRS SCHILLER'S VIBURNUM	7 GAL., 28" HT. x 18" SPD., FULL	YES	YES	
25	ZP	ZAMIA PUMILA	COONTIE	3 GAL., 20"-22" HT. X 10" SPD.	YES	YES	

NO. LET — REQUIRED NATIVE FOUNDATION PLANTING

NO. LET — VEHICULAR USE LANDSCAPE PLANTINGS

NATIVE PLANT MATERIAL REQUIREMENTS

AT LEAST 75 PERCENT OF THE TREES AND 50 PERCENT OF THE SHRUBS USED SHALL BE NATIVE FLORIDA SPECIES.

DESCRIPTION	QTY.	PERCENT
NATIVE TREE/PALM VARIETIES	3	100%
NON-NATIVE TREE/PALM VARIETIES	0	0%
TOTAL:	3	100%
NATIVE SHRUB/GC VARIETIES	5	62.5%
NON-NATIVE SHRUB/GC VARIETIES	3	37.5%
TOTAL:	8	100%

LANDSCAPE MATERIAL QUANTITIES

SHREDDED HARDWOOD MULCH, COLOR: COCOA BROWN	7.5 C.Y.

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

BUILDING FOUNDATION LANDSCAPE AREA REQUIREMENTS

	BUILDING FOOTPRINT	BUILDING PERIMETER	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
BUILDING	4800 S.F.	380 L.F.	480 S.F.	580 S.F.

VEHICULAR USE AREA LANDSCAPE REQUIREMENTS

TOTAL VEHICULAR USE AREA (VUA)	950 S.F.		
DESCRIPTION	QUANTITY REQUIRED	PERCENTAGE REQUIRED	QUANTITY PROVIDED
INTERIOR LANDSCAPING AREA	95 S.F.	10%(VUA)	320 S.F.
TOTAL CANOPY TREES	1 TOTAL	8,327 / 250 S.F.	34

GENERAL NOTES

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

- IRRIGATION SYSTEM TO BE DESIGNED TO ELIMINATE WATERING OF IMPERVIOUS SURFACES

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ESTERO CROSSING
DUNKIN DONUTS
CORKSCREW ROAD
ESTERO | FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

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NO.	REMARKS	DATE

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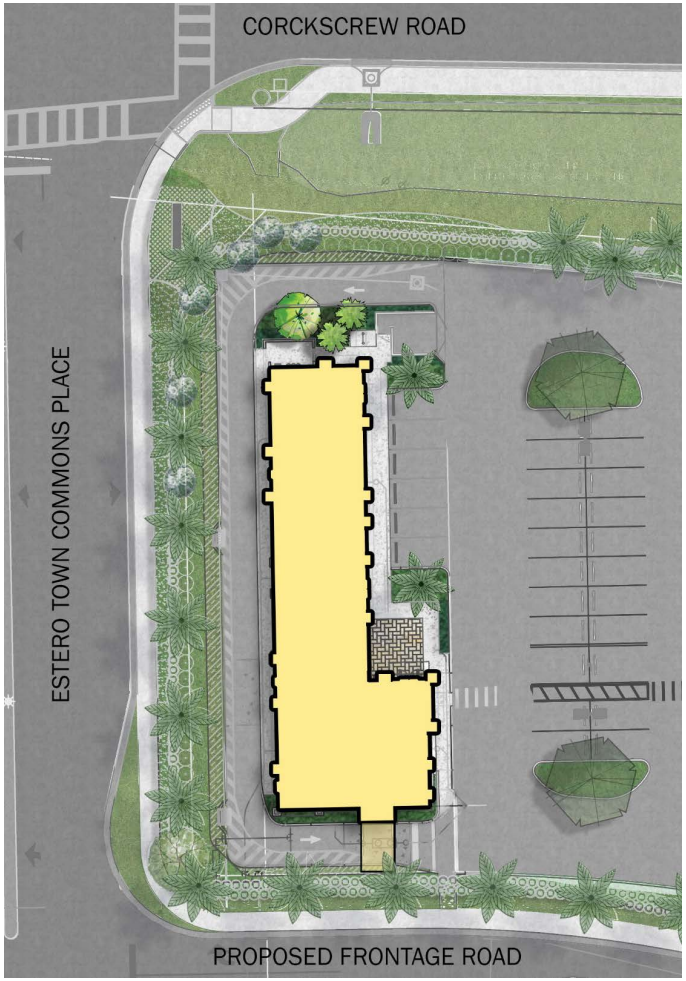
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LANDSCAPE DEVELOPMENT PLAN

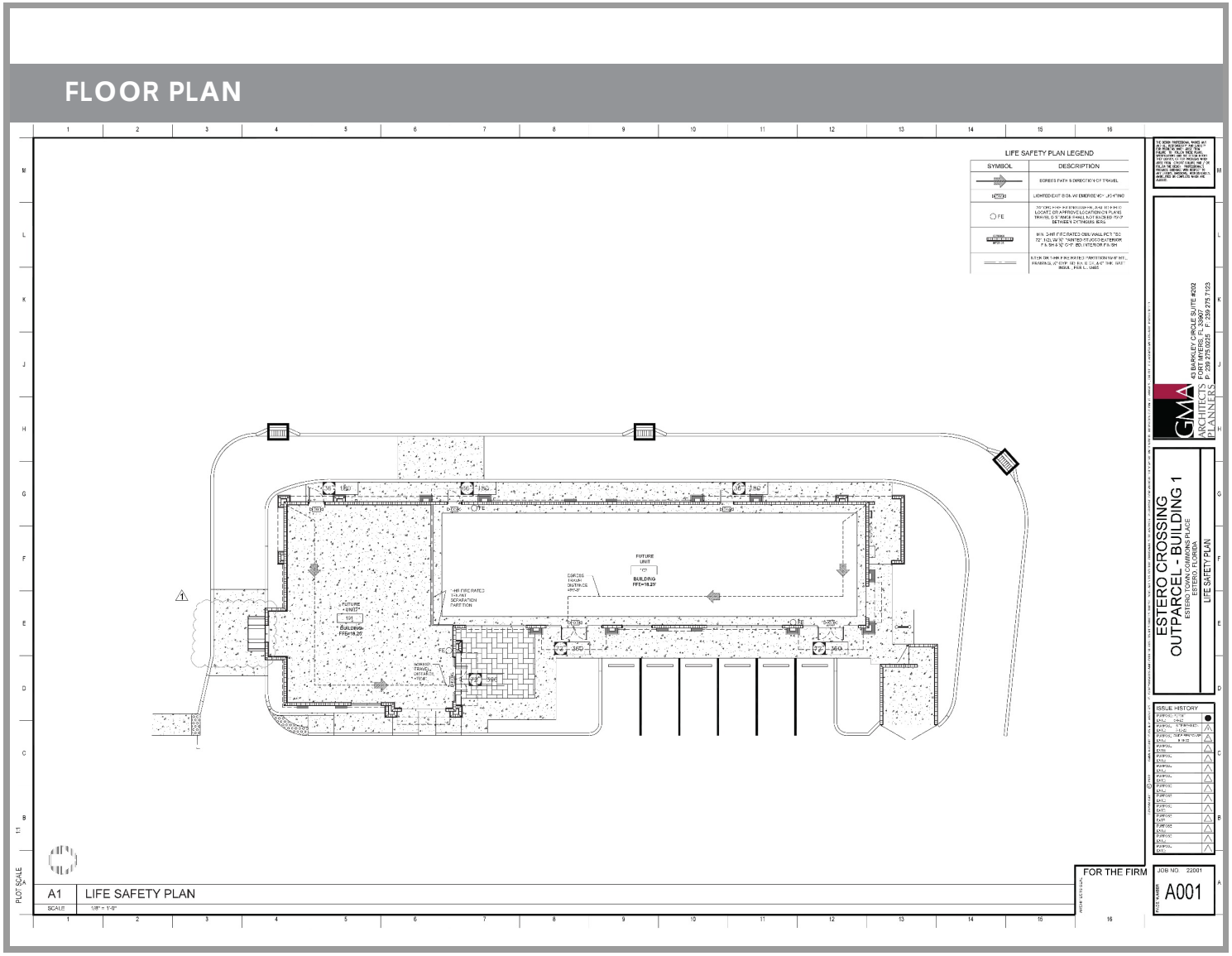
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LANDSCAPE PLAN RENDERING



FLOOR PLAN


LIFE SAFETY PLAN LEGEND
SYMBOL
DESCRIPTION
FE
LIFE SAFETY PLAN
A1
SCALE
FOR THE FIRM
ESTERO CROSSING
OUTPARCEL - BUILDING 1
ESTERO TOWN COMMONS PLACE
ESTERO, FLORIDA
LIFE SAFETY PLAN
ISSUE HISTORY
JOB NO. 22001
A001

BUILDING ELEVATIONS



G1 EAST EXTERIOR ELEVATION - FRONT

SCALE 3/16" = 1'-0"



COLOR PALETTE

TRIM COLOR (P4)
SW 7005 Pure White
Interior / Exterior
Location Number: 256-C1

ACCENT / TRIM COLOR (P3)
SW 6069 French Roast
Interior / Exterior
Location Number: 196-C7

TOWER WALL COLOR (P2)
SW 7713 Tawny Tan
Interior / Exterior
Location Number: 287-C4

BASE WALL COLOR (P1)
SW 7012 Creamy
Interior / Exterior
Location Number: 201-C3



3645 Sunrise Blend
PITCHED ROOF TILE



STONE - ELDORRADO STONE - MOUNTAIN LEDGE, SIERRA

EXTERIOR ELEVATION KEY NOTES

TAG	DESCRIPTION
1	[illegible]
2	[illegible]
3	[illegible]
4	[illegible]
5	[illegible]
6	[illegible]
7	[illegible]
8	[illegible]
9	[illegible]
10	[illegible]
11	[illegible]
12	[illegible]
13	[illegible]
14	[illegible]
15	[illegible]
16	STONE VENEER (S1): ELDORADO STONE MOUNTAIN LEDGE, SIERRA
17	[illegible]
18	[illegible]
19	[illegible]
20	STOREFRONT, DARK BRONZE, TO MATCH EL LEDGE 2 & 3. SEE DOOR AND WINDOW SCHEDULE
21	PAINTED 1" OILLOW METAL DOOR & FRAME (P1). SEE DOOR SCHEDULE
22	NOT USED
23	EXTERIOR SIGNAGE LED 18" FIXTURE. TO MATCH BUILDING 2 & 3, SEE ELECTRICAL PLANS FOR LIGHT FIXTURE SCHEDULE
24	EXTERIOR LED WALL PACK LIGHT FIXTURE. SEE ELECTRICAL PLANS FOR LIGHT FIXTURE SCHEDULE
25	2" x 1" STUCCO REVEALS
26	[illegible]
27	STUCCO CONTROL JOINT (CJ)

A1 NORTH EXTERIOR ELEVATION - CORKSCREW FACADE

SCALE 3/16" = 1'-0"

FOR THE FIRM

JOB NO. 22001

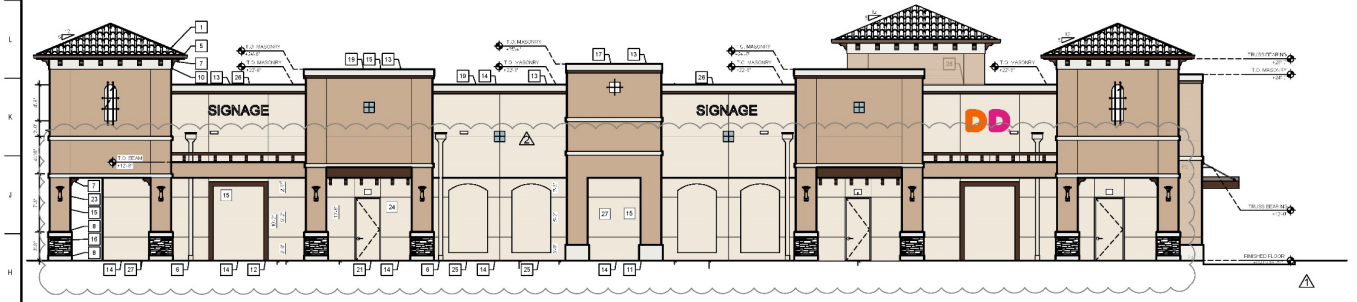
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GMA ARCHITECTS PLANNERS
49 BARKLEY CIRCLE SUITE #202
FORT MYERS, FL 33907
P: 239.275.0025 F: 239.275.7123

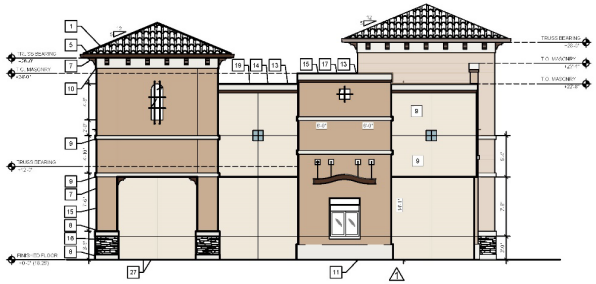
ESTERO CROSSING
OUTPARCEL - BUILDING 1
ESTERO TOWN COMMONS PLACE
ESTERO, FLORIDA
EXTERIOR ELEVATIONS

ISSUE HISTORY

BUILDING ELEVATIONS



G1 WEST EXTERIOR ELEVATION - REAR
SCALE 3/16" = 1'-0"



A1 SOUTH EXTERIOR ELEVATION
SCALE 3/16" = 1'-0"

EXTERIOR ELEVATION KEY NOTES

TAG	DESCRIPTION
1	[illegible]
2	[illegible]
3	[illegible]
4	[illegible]
5	[illegible]
6	[illegible]
7	[illegible]
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21	[illegible]
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24	[illegible]
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26	[illegible]
27	[illegible]

GMA ARCHITECTS PLANNERS
49 BARKLEY CIRCLE, SUITE #2202
FORT MYERS, FLORIDA 33907
P: 239.275.0325 F: 239.275.7123

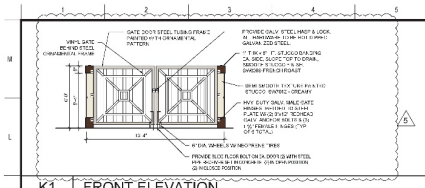
ESTERO CROSSING
OUTPARCEL - BUILDING 1
EXTERIOR ELEVATIONS

ISSUE HISTORY

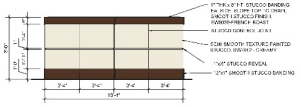
FOR THE FIRM

JOB NO. 22001
A201

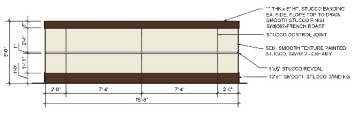
SOLID WASTE ENCLOSURE



K1 FRONT ELEVATION
SCALE 1/4" = 1'-0"



K6 REAR ELEVATION
SCALE 1/4" = 1'-0"



H1 RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"

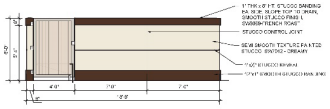
APPLICABLE CODES

ALL WORK SHALL CONFORM TO THE FOLLOWING CODES, LAWS, AND LOCAL ENACTMENT ORDINANCES

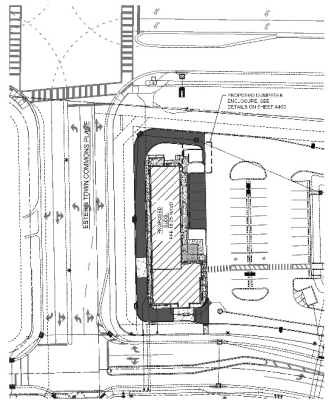
- FLORIDA FIRE PREVENTION CODE - 7TH EDITION
- LIFE SAFETY CODE (NFPA 101) - 7TH EDITION (2020)
- FLORIDA BUILDING CODE - 7TH EDITION (2020)
- NATIONAL ELECTRIC CODE (NFPA 70) - 2017 EDITION

SW 6068
French Roast
Mobile / Exterior
Location Number: 196-C7

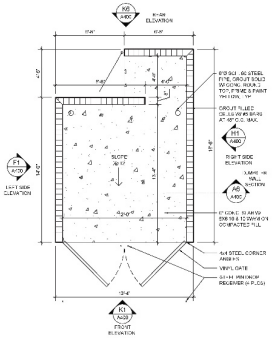
SW 7012
Creamy
Interior / Exterior
Location Number: 201-C3



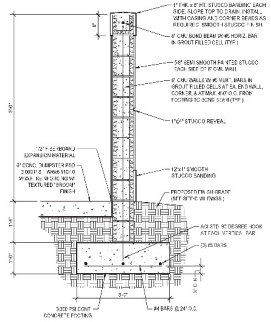
F1 LEFT SIDE ELEVATION - DUMPSTER ENCLOSURE
SCALE 1/4" = 1'-0"



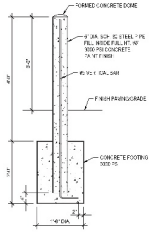
F11 ARCHITECTURAL SITE PLAN
SCALE 1"=40'-0"



A1 ENLARGED PLAN - DUMPSTER ENCLOSURE
SCALE 1/4" = 1'-0"



A6 DUMPSTER WALL SECTION
SCALE 3/4" = 1'-0"



A11 BOLLARD DETAIL
SCALE 3/4" = 1'-0"

GMA ARCHITECTS LANNERS
43 BARKLEY CIRCLE SUITE #202
FORT MYERS, FL 33907
P: 239 275.0023 F: 239 275.7123

ESTERO CROSSING
OUTPARCEL - BUILDING 1
ESTERO CROSSING, CORKSCREW PLACE
ESTERO, FLORIDA

DUMPSTER ENCLOSURE & GATE DETAILS

ISSUE HISTORY

FOR THE FIRM

JOB NO. 22001

A400

PLOT SCALE

RENDERINGS



RENDERINGS



VILLAGE OF ESTERO

ZONING STAFF REPORT

PROJECT NAME:	**OAK & STONE**
CASE TYPE:	**CONSUMPTION ON PREMISES FOR OUTDOOR CONSUMPTION OF ALCOHOL**
CASE NUMBER:	**ADD2022-E006**
PLANNING & ZONING BOARD DATE:	**November 8, 2022**

REQUEST

This is a request is for outdoor Consumption on Premises (COP) at the Oak & Stone restaurant in the commercial area of Estero Crossing on Corkscrew Road, west of Corkscrew Woodlands Blvd.

APPLICATION SUMMARY

Applicant:	O&S Estero, LLC
Authorized Agent:	Mitchell Goff
Request:	Request to allow outdoor service of alcohol at Oak & Stone restaurant
Location:	10500 Corkscrew Road, Building 400
STRAP Number:	35-46-25-E1-U2192.2338

PROJECT HISTORY

This property is part of the Estero Crossing Mixed Use Planned Development rezoned by the Village by Ordinance 2019-29.

PROJECT DESCRIPTION

Oak & Stone is a full-service restaurant now under construction within the commercial portion of Estero Crossing.

The Applicant is requesting a 4COP SFS license to serve full-service alcohol for the indoor and outdoor seating area of the restaurant.

The sale and service of alcohol is proposed between the hours of 11:00 a.m. to 11:00 p.m. Sunday through Thursday and 11:00 a.m. to midnight on Friday and Saturday. The outdoor seating area is on the south side of the building.

The building is 5,300 square feet in size. The outdoor seating area is approximately 1,700 square feet as shown on the floor plan. There are 88 seats inside the restaurant area and a bar seating area with 19 seats. There are 72 seats on the outdoor patio.

The menu includes beer, wine, liquor, salads, pizzas, sandwiches, and appetizers.

The applicant states that there will be standard restaurant music, but not live entertainment except potentially for holidays or special occasions.

STAFF ANALYSIS

Staff has reviewed this request according to the Land Development Code and the Zoning Ordinance.

The Zoning Ordinance for this property approved Consumption on Premises in conjunction with a restaurant (indoor only). It specifically stated that outdoor COP would require approval by the Planning and Zoning Board.

The Island Club residential development is approximately 800 feet south of the outdoor seating. The closest proposed multifamily units in Estero Crossing are approximately 100 feet and separated by the Estero Town Commons Place road. There is a 500-foot distance separation between bars and residential uses, but this does not apply to restaurants.

Staff believes the request is appropriate and recommends the following findings:

Findings

1. There will be no apparent deleterious effect upon surrounding properties with the proposed conditions.

2. The premises are suitable in regard to their location, site characteristics, and intended purpose.

RECOMMENDATION

Staff recommends approval with the conditions in the draft Resolution:

1. Approval is limited to a 4COP SFS license in conjunction with a restaurant. If any other type of license is sought, a new approval in accordance with the LDC will be required.

2. Approval is limited to the approximately 1,700-square-foot patio area as shown on the attached site plan/floor plan.

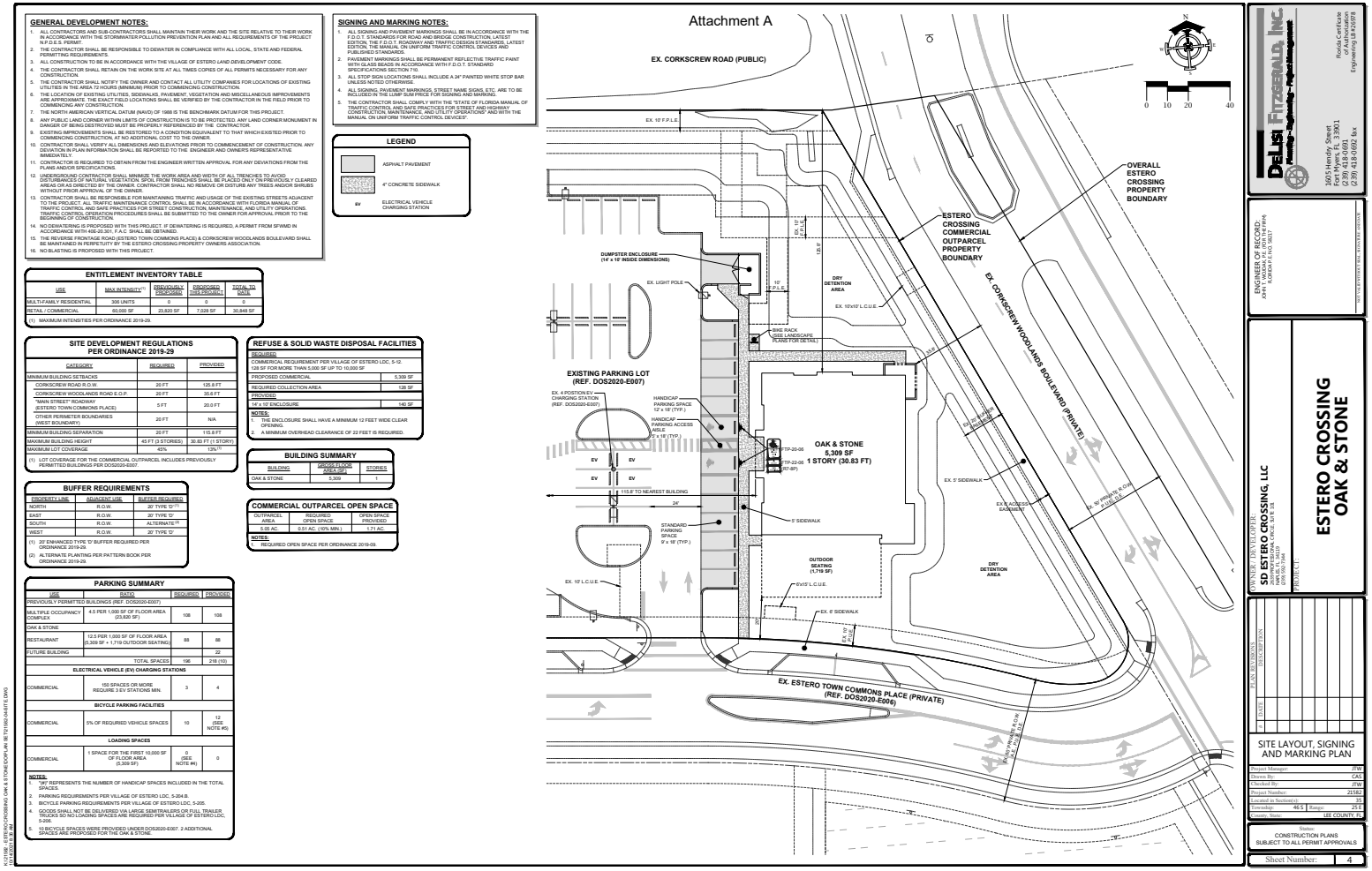
3. Approval is limited to the sale and service of alcoholic beverages between the hours of 11:00 a.m. and 11:00 p.m. Sunday through Thursday, and 11:00 a.m. to midnight, Friday and Saturday.

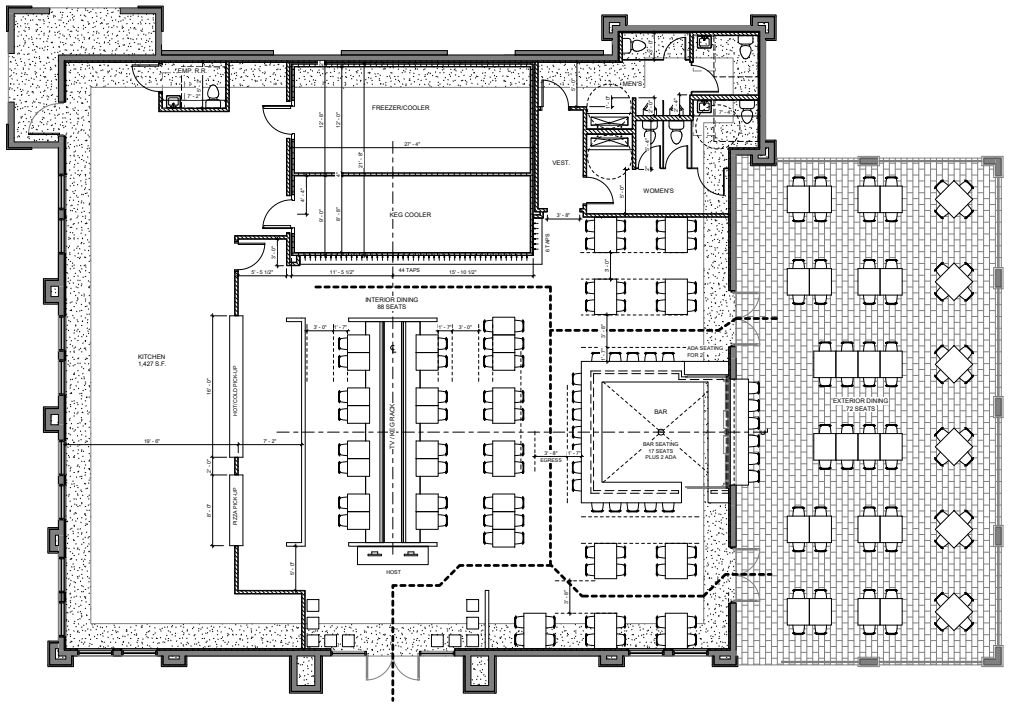
4. No outdoor entertainment or live music is permitted without an amendment to this Resolution, except for holidays and special occasions with a temporary permit.

5. If it is determined that inaccurate or misleading information was provided to staff or the Planning Zoning and Design Board then, at any time, the Planning Zoning and Design Board may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may seek necessary approvals by filing an application for public hearing in accordance with the provisions of the LDC.

ATTACHMENTS

A. Site Plan/Floor Plan
B. Menu


Attachment A
EX. CORKSCREW ROAD (PUBLIC)
OVERALL ESTERO CROSSING PROPERTY BOUNDARY
ESTERO CROSSING COMMERCIAL OUTPARCEL PROPERTY BOUNDARY
EX. CORKSCREW WOODLANDS BOULEVARD (PRIVATE)
EXISTING PARKING LOT (REF. DOS2020-E007)
OAK & STONE 5,309 SF 1 STORY (30.83 FT)
DUMPSTER ENCLOSURE (14' x 13' INSIDE DIMENSIONS)
DRY DETENTION AREA
OUTDOOR SEATING (1,719 SF)
Ex. ESTERO TOWN COMMONS PLACE (PRIVATE) (REF. DOS2020-E006)
GENERAL DEVELOPMENT NOTES:
SIGNING AND MARKING NOTES:
LEGEND
ASPHALT PAVEMENT
4" CONCRETE SIDEWALK
ELECTRICAL VEHICLE CHARGING STATION
ENTITLEMENT INVENTORY TABLE
SITE DEVELOPMENT REGULATIONS PER ORDINANCE 2019-29
REFUSE & SOLID WASTE DISPOSAL FACILITIES
BUILDING SUMMARY
COMMERCIAL OUTPARCEL OPEN SPACE
BUFFER REQUIREMENTS
PARKING SUMMARY
DeLisi Fitzgerald, Inc.
Planning · Surveying · Project Management
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0690
(239) 418-0692 fax
Florida Certificate of Authorization Engineering LB #16978
ENGINEER OF RECORD:
JOHN T. WOJDA, P.E. (FOR THE FIRM
FLORIDA REG. #62)
OWNER / DEVELOPER:
SD ESTERO CROSSING, LLC
PROJECT:
ESTERO CROSSING
OAK & STONE
SITE LAYOUT, SIGNING AND MARKING PLAN
CONSTRUCTION PLANS
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 4



FLOOR PLAN | 1
3/16" = 1'-0"

JDA
James Dickason Architecture, LLC
13890 N. Branch Rd. Sarasota, FL. 34240
Tel: 941.447.4113
James@JDArchLLC.com

Consultant

Project

OAK & STONE - ESTERO
ESTERO CROSSINGS - BUILDING 4
CORKSCREW ROAD
ESTERO, FLORIDA 33928
FLOOR PLAN

Project No.	22004
Drawn By	JDA
Checked By	JDA
Issue Date	08.11.22

Revisions

Seal

NOT FOR CONSTRUCTION

"To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and applicable fire safety standards as determined by local authority in accordance with Chapter 553 and 663 of Florida Statutes."

PRELIMINARY

Sheet No.

A3.1

Originals printed @ 24" x 36"
Do not scale drawing

C:\Users\JDA01\Projects\22004_Oak & Stone_Estero\01 Drawings\Oak & Stone_Estero_081822.rvt
8/18/2022 10:19:03 AM

Attachment B

CRAFT BEER
OAK & STONE
ARTISAN PIZZA ®

MONDAY - FRIDAY
YIN & YANG $10
LUNCH SPECIAL



EACH DAILY LUNCH PIZZA* INCLUDES A CHOICE OF HOUSE MIX OR CAESAR SALAD & SOFT DRINK

*A CLASSIC CHEESE PIZZA CAN BE SUBSTITUTED. NO OTHER SUBSTITUTIONS.

SUNDAY BRUNCH
11:00 AM - 3:00 PM
$15 BOTTOMLESS MIMOSAS OR BLOODY MARY'S

We are Gluten-Friendly: Many of our menu items are or can be made gluten-friendly, please ask your server for details.

* Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk for foodborne illness.

STORY STARTERS

SLOW ROASTED STONE-OVEN WINGS

A HOMETOWN FAVORITE! 15

Soaked overnight in a secret brine, slow roasted in the oven, topped with our signature wing sauce and bleu cheese crumbles. Served with a side of Ginger Honey Mustard dipping sauce.

PHILLY CHEESESTEAK EGGROLLS 12
house made and stuffed with shaved ribeye, onions, and cheese

CRISPY MOZZARELLA & MEATBALL LOLLIPOPS 9
house breaded ciliegine mozzarella and mini meatballs, pizza sauce, fresh basil

GARLICKY SPINACH DIP 11
creamy spinach dip with artichoke hearts and roasted red peppers, served with tortilla chips

SMOKEY GOUDA MAC 'N CHEESE 8
cavatappi tossed with smoked gouda, american and parmesan cheese, baked with a buttery bacon crust

DEEP FRIED PRETZELS 9
served with beer cheese, spicy mustard, and ginger honey mustard

KUNG PAO CAULIFLOWER 10
sweet and spicy breaded cauliflower

FRIED PICKLES 9
hand breaded dill chips served with remoulade

CRISPY CALAMARI 13
tossed with fresh mint, chopped peanut, and kabayaki, served with sweet chili aioli and grilled lime

CHICKEN QUESADILLA 10
roasted chicken, caramelized onions, roasted red peppers, black beans, cheddar blend, jalapeno aioli

PRETZEL CRUSTED TUNA SASHIMI 13
thinly sliced Ahi Tuna drizzled with kabayaki and ginger honey mustard *

WHIPPED CITRUS HUMMUS 9
served with seasoned flatbread, carrots, and celery

BEER CHEESE SOUP 7
a creamy blend of cheeses and beer, topped with crispy onion straws

SALADS & BOWLS

CAESAR 8
romaine, garlic croutons, shaved parmesan, creamy dressing

HOUSE MIX 7
mixed greens, strawberries, beets, cucumbers, radish, citrus vinaigrette

CRISPY BBQ CHICKEN SALAD 14
fresh field greens tossed with roasted corn, black beans, red onions, grape tomatoes, cheddar and ranch. Topped with crispy fried chicken and tortilla strips

BUFFALO CHICKEN BOWL 14
grilled buffalo chicken, quinoa pilaf, wood fired mushrooms, celery, crushed avocado, crumbled bleu cheese

TUNA POKE BOWL 15
ahi tuna, sesame kale, crushed peanuts, cucumber, sesame slaw, sweet chili aioli, soy pearls *

VEGAN POWER BOWL 12
quinoa, superfood slaw, roasted mushrooms, caramelized onions, crushed avocado, roasted red peppers, radish

ADD TO ANY SALAD:
grilled chicken breast **5** *pretzel crusted tuna sashimi* **9**

DESSERT

PEANUT BUTTER EXPLOSION 9
chocolate genoise, peanut butter mousse, brownie bits, peanut butter chips, caramel, whipped cream

BANANAS FOSTER CHEESECAKE 7
topped with whipped cream and strawberries

CHOCOLATE LAVA CAKE 8
warm flourless chocolate cake with a molten center, topped with vanilla ice cream

SPECIALTY PIZZAS

Each stone-fired pizza starts with our signature handcrafted dough. Triple-filtered water and a 36 hour fermentation process give our thin crust its unique flavor and texture.

CLASSIC CHEESE 11
pizza sauce, fresh mozzarella, basil

PEPPERONI 13
crispy pepperoni, diced pepperoni, mozzarella, pizza sauce

SAUSAGE & MEATBALL 13
Italian sausage, meatballs, fried mozzarella, mozzarella, pizza sauce

ALL THE WAY 15
sausage, pepperoni, mushrooms, onions, black olives, mozzarella, pizza sauce, parmesan

WHITE 12
roasted garlic sauce, mozzarella, ricotta, parmesan, caramelized onion, basil, olive oil

WINGER 13
buffalo chicken tenders, cheddar, ranch, hot sauce aioli, scallion, crumbled bleu cheese

SUNBURNT HAWAIIAN 13
griddled ham, pizza sauce, charred pineapple, cheddar blend, pickled jalapeno

SWEET HEAT 13
pepperoni, spicy capicola, pizza sauce, pickled jalapeno, mozzarella, Mike's Hot Honey

CLUCKER 14
roasted chicken, garlic spinach, goat cheese, pine nuts, balsamic, roasted garlic sauce, mozzarella

FUN GUY 13
roasted mushrooms, roasted garlic sauce, parmesan, savory herbs, truffle oil, arugula

POPEYE 14
prosciutto, garlic spinach, roasted red peppers, ricotta, pizza sauce

DOWN SOUTH 13
house roasted pork, BBQ sauce, cheddar, roasted corn, red onion, cilantro, ranch

BUILD YOUR OWN

Start with Oak & Stone pizza sauce and mozzarella $10

goat cheese / ricotta / bleu cheese / cheddar / parmesan
vegan mozzarella / extra cheese **add $1 / each**

roasted mushrooms / caramelized onions / garlic spinach
roasted red peppers / roasted corn / red onion / black olives
grape tomatoes / arugula / charred pineapple/ roasted garlic
crushed avocado / pickled jalapeños **add $2 / each**

pepperoni / roasted chicken / roast pork / italian sausage / meatballs / ham / fried chicken tenders
prosciutto / crispy bacon **add $2 / each**

gluten-free crust **add $3 / each**

SAUCE ALTERNATIVES:
ranch / BBQ / roasted garlic sauce / seasoned herb oil

OAK CRUST DIPS

classic ranch / beer cheese / ginger honey mustard
hot-sauce wing butter / seasoned herb oil / BBQ sauce
pizza sauce **add $1.00 ea.**

HANDHELDS

SERVED WITH FRENCH FRIES

GRIDDLE BURGER 13
melted cheddar blend, crispy onion straws, lettuce, secret sauce *

BEYOND BURGER 13
plant based patty, smoked gouda, tomato, arugula, roasted red peppers, jalapeno aioli

VOODOO CHICKEN SANDWICH 13
crispy buffalo chicken breast, Zapp's voodoo chips, tomato, melted american cheese, lettuce, ranch

CRISPY GROUPER BLT 15
cornflake crusted grouper filet, house candied bacon, lettuce, tomato, remoulade

CLASSIC REUBEN 13
corned beef, swiss, secret sauce, sauerkraut, griddled rye

SMOKED TURKEY BALT 12
turkey, candied bacon, smoked gouda, sliced apple, lettuce, tomato, and mayo piled high on thick cut toasted brioche bread

CHICKEN TACOS 13
crispy bacon, cheddar, caramelized onions, lettuce, jalapeno aioli

ROASTED PORK TACOS 13
house roasted pork, pickled slaw, hot sauce aioli, green onion



HOW TO USE THE BEER WALL

1. Present your ID and credit card to your server
2. Put on your Beer Wall bracelet
3. Grab a glass and visit the Beer Wall
4. The display will give you the beer's info
5. Choose your beer, scan your bracelet and wait for the green light
6. Pour and enjoy!

OAK & STONE
CRAFT BEER • ARTISAN PIZZA

BEVERAGES

COLA 3
COLA ZERO 3
LEMON LIME SODA 3
PINEAPPLE CREAM SODA 3
LEMONADE 3
MANGO ICED TEA 3
SOUTHERN SWEET TEA 3
UNSWEETENED ICED TEA 3
SAN PELLEGRINO BOTTLED WATER 6
AQUA PANNA BOTTLED WATER 6

WINE

POMELO SAUVIGNON BLANC 8
California

STEMMARI PINOT GRIGIO 8
Sicily, Italy

14 HANDS CHARDONNAY 8
Washington

WENTE RIVA RANCH CHARDONNAY 10
Monterey County, CA

SEAGLASS PINOT NOIR 8
Santa Barbara, CA

QUERCETO TUSCAN RED 8
Tuscany, Italy

RICKSHAW CABERNET SAUVIGNON 8
California

JOEL GOTT 815 CABERNET SAUVIGNON 10
California

EVERYDAY 2–6 PM
HAPPY HOUR

25% OFF BEER WALL | **$2 OFF ALL PIZZAS**
$2 NARRAGANSETT AMERICAN LAGER
$2 PORK CRACKLIN
$3 FOUNDERS ALL DAY IPA
$4 WINES | $5 TITO'S COCKTAILS

CRAFT COCKTAILS

LAVENDER LEMONADE 8
Absolut® Citron Vodka, Fresh Lemon, Lavender Simple Syrup

ABOUT THYME 9
Tito's® Handmade Vodka, Strawberry Purée, Lemon Sour, Fresh Thyme

HOSPITALITY MULE 10
True Vodka, Lime Sour, Fresh Pineapple, Ginger Beer

APPLE OF MY EYE 9
Absolut® Citron Vodka, Fresh Apple, Lemongrass, Lemon Sour

LAST WORD 10
Aviation Gin, Lemon Sour, Fresh Cucumber, Cracked Pepper

FOUNTAIN OF YOUTH 10
Siesta Key Spiced Rum, Lemon Sour, Simple Syrup

LIVIN' LA VIDA OAK 9
Appleton Estate Dark Rum, Siesta Key Coconut Rum, Florida Orange Juice, Passion Fruit Purée, Lime Sour

EL CHAPO 9
Espolòn Reposado Tequila, Orange Liqueur, Lime Sour, Simple Syrup, Fresh Jalapeños

RUSSELL'S 6 SOUR 10
Russell's Reserve Bourbon, Amaretto, Lemon Sour and Bitters

SMOKED OAK FASHIONED 10
Knob Creek® Bourbon, Fresh Orange, Amarena Cherry, Simple Syrup, Bitters, Fresh Rosemary, in a Smoked Glass

JAM YOU 9
Redemption High Rye Bourbon, Orange Liqueur, Orange Marmalade, Lemon Sour

TEE TIME 10
Jameson® Irish Whiskey, Southern Sweet Tea, Peach Liqueur, Lemon Sour, Fresh Mint

BOURBON FLIGHTS

Create your own flight from our hand-selected list, choose any four for $25

RUSSELL'S RESERVE OAK & STONE SINGLE BARREL PRIVATE SELECTION
The aromas of brown sugar, vanilla and nuts greet you as you swirl the glass. Tasting brings complex flavors of orange peel, toffee and cinnamon. The flavors fade slowly leaving you with lingering notes of sweet spice and malt.
*LIMITED AVAILABILITY

AMADOR *Double Barrel Whiskey*
Finished in Napa Valley wine barrels imparting flavors of brown sugar and spice to complement the flavors of vanilla and oak

BAKER'S® *Single Barrel*
Baking spices are joined by aged oak, leather and a hint of vanilla accompanied by brown sugar sweetness

BALCONES *Baby Blue*
Warming with cinnamon, leather spice, mint and green peppercorns

BALCONES *Texas Pot still Bourbon*
Honey, candied pecans and graham cracker wrapped by a smooth lingering finish

BASIL HAYDEN'S® *Bourbon*
A spicy light bodied bourbon with tea and a hint of peppermint on the palate

BASIL HAYDEN'S® *Dark Rye*
A complex blend of caramel, dried fruit and oak with back notes of spice and a rounded mouth feel

BELLE MEADE *Bourbon*
Maple syrup and caramel with floral fragrances and a citrus zest

BIB & TUCKER *Bourbon*
Notes of sweet fruit, vanilla beans, caramel and dried apricots dominate the palate

DUKE *Bourbon*
Based off of John Wayne's original recipe, this bourbon has flavors of oak, roasted nuts and hints of vanilla

ELIJAH CRAIG *Small Batch Bourbon*
Smooth and warm, pleasantly woody with accents of spice, smoke and nutmeg

HOCHSTADTER'S
Slow & Low Rock and Rye
The sweet flavors of raw honey, navel orange, rock candy and the spiciness of rye

HORSE SOLDIER *Bourbon*
Sweet and approachable on the palate with notes of honey, vanilla and lemon zest. From American Freedom Distillery in St. Petersburg Florida

JAMESON® *Black Barrel*
Rich and intense with flavors of toasted wood and vanilla

JAMESON® *Caskmate IPA Edition*
Hops and citrus with sweet herbal notes and delicate spicy tones

JEFFERSON'S *Ocean*
Aged at the sea, there is a slight hint of brine to this bourbon rich in caramel and charred oak

JEFFERSON'S *Small Batch*
Slightly sweet, vanilla and oak show through with hints of honey and cherry

KNOB CREEK® *Single Barrel Reserve Bourbon*
A rich creamy sweetness consisting of vanilla, maple syrup and brown sugar

KNOB CREEK® *Rye*
Shining with flavors of rye grain, white pepper, citrus rinds, vanilla and pine

LARCENY *Very Small Batch Bourbon*
Buttery caramel and honey notes with a long sweet and savory finish

MAKER'S MARK 46® *Bourbon Whiskey*
A nice buttery palate heavy with oak, caramel, cinnamon and fresh baked wheat bread

MAKER'S MARK® *Cask Strength*
Rich robust flavors of spice, vanilla and smoke

OLD GRAND DAD *Bonded Bourbon Whiskey*
This specially bonded bourbon delivers notes of caramel, oak, spice with a white pepper finish

REDEMPTION *Bourbon*
Sweet with notes of vanilla and caramel with a slight spice flavor

REDEMPTION *High Rye Bourbon*
Classic sweet backbone of bourbon with strong notes of rye spice

RUSSELL'S RESERVE *Single Barrel*
Bottled at 110 proof, this bourbon captures the signature rich, creamy toffee and vanilla tastes of the master distiller

RUSSELL'S RESERVE *6 Yr Rye*
Hand selected barrels blend to make this rye pop with complex flavors of allspice, pepper and almond

RUSSELL'S RESERVE *10 Yr Bourbon*
This 10 year old small batch delivers a rich caramel and vanilla taste with a uniquely smooth finish

SUNTORY WHISKY TOKI™ *Japanese Whiskey*
Flavors of grapefruit, green apples, peppermint and thyme blend into a subtle sweet and spicy finish

TX STRAIGHT *Bourbon*
Floral with notes of allspice, cinnamon, dark fruit and apple

WILD TURKEY *101° Bourbon*
Sweet berries and vanilla that moves quickly into a spicy, peppery finish

WILD TURKEY *Kentucky Spirit*
This bold bourbon is layered with flavors of almonds, honey, blackberries and leather

WILD TURKEY *Longbranch*
Flavors of caramel, pear and hints of citrus round out the palate

WILD TURKEY *Rare Breed*
Big and spicy up front with bold pepper, rye and a small bit of seasoned oak giving way to a developing sweetness

RESOLUTION NO. PZDB 2022 - 03

CONSUMPTION ON PREMISES APPROVAL
OAK & STONE
ADD2022-E006
VILLAGE OF ESTERO, FLORIDA

WHEREAS, O&S Estero, LLC ("applicant") filed an application for an approval of consumption on premises for a 4COP alcoholic beverage license to serve full-service alcohol for the outdoor seating area of **Oak & Stone** restaurant; and

WHEREAS, the property is located at 10500 Corkscrew Road, Building 400 and described more particularly as Strap Number: 35-46-25-E1-U2192.2338; and

WHEREAS, the property is part of the Estero Crossing Mixed Use Planned Development rezoned by the Village by Ordinance 2019-29; and

WHEREAS, the subject property is zoned Mixed Use Planned Development (MPD) and is located in the Transitional Mixed Use Future Land Use Category of the Village of Estero Comprehensive Plan; and

WHEREAS, the Village of Estero Land Development Code Section 4-402 provides for certain approvals for consumption on premises (COP); and

WHEREAS, indoor COP was approved for restaurants in Ordinance 2019-29; and

WHEREAS, the Village of Estero Land Development Code and Ordinance 2019-29 require a public hearing and approval by the Planning Zoning and Design Board for Consumption on Premises applications within a Planned Development that include outdoor seating areas for its patrons consuming alcoholic beverages; and

WHEREAS, the applicant is requesting approval for a 4COP SFS liquor license in conjunction with a restaurant; and

WHEREAS, the hours of operation for the sale and service of alcohol will be from 11:00 a.m. to 11:00 p.m. Sunday through Thursday and from 11:00 a.m. to midnight Friday and Saturday, for both indoor and outdoor seating; and

WHEREAS, the indoor dining area will provide a capacity of 88 seats, and a small bar area, and an outdoor patio area of 1,700 square feet with 72 seats as shown on Exhibit A; and

WHEREAS, the following findings of fact are made:

1. There will be no apparent deleterious effect upon surrounding properties and the immediate neighborhood with these conditions.

2. The premises are suitable in regard to their location, site characteristics and intended purpose.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Consumption on Premises for outdoor consumption of alcoholic beverages is approved for the Oak & Stone property, subject to the following conditions:

1. Approval is limited to a 4COP SFS license in conjunction with a restaurant. If any other type of license is sought, a new approval in accordance with the Land Development Code will be required.

2. Approval is limited to the approximately 1,700-square-foot outdoor patio area as shown on the attached site plan/floor plan (Exhibit A), which is incorporated herein.

3. Approval is limited to the sale and service of alcoholic beverages between the hours of 11:00 a.m. to 11:00 p.m. Sunday through Thursday and from 11:00 a.m. to midnight Friday and Saturday.

4. No outdoor entertainment or live music is permitted without an amendment to this Resolution, except for holidays and special occasions with a temporary permit.

5. If it is determined that inaccurate or misleading information was provided to staff or the Planning Zoning and Design Board then, at any time, the Planning Zoning and Design Board may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may seek necessary approvals by filing an application for public hearing in accordance with the provisions of the LDC.

PASSED AND DULY ADOPTED this 8th day of November, 2022.

VILLAGE OF ESTERO, FLORIDA
PLANNING ZONING AND DESIGN BOARD

_____
Scotty Wood, Chairman

Attest:

By: _____
Carol Sacco, Village Clerk

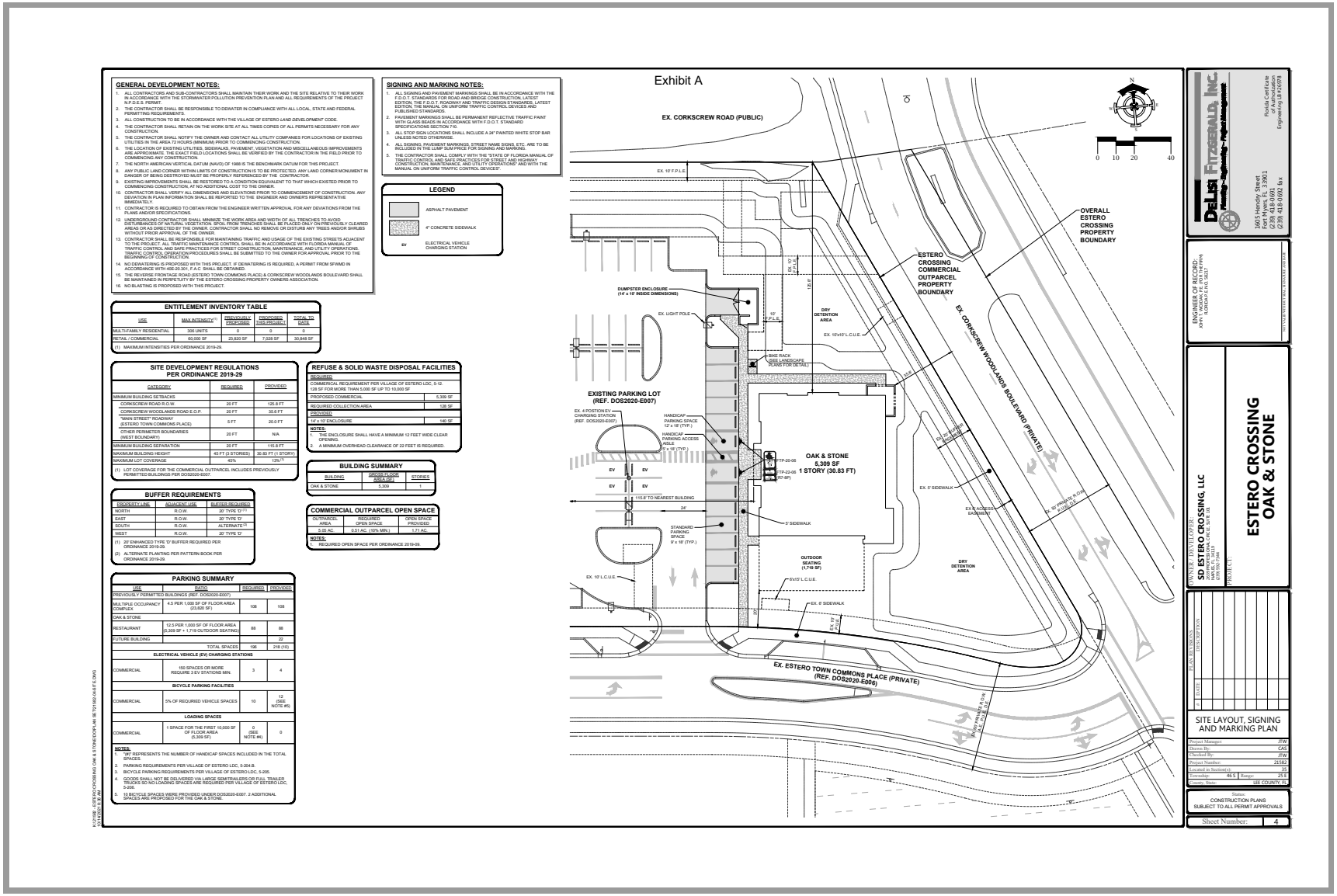
Reviewed for legal sufficiency

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

Vote:

Scotty Wood	Yes___	No___
Anthony Gargano	Yes___	No___
Kristin Jeannin	Yes___	No___
Barry Jones	Yes___	No___
Marlene Naratil	Yes___	No___
Michael Sheeley	Yes___	No___
James Tatooles	Yes___	No___
Jim Wallace	Yes___	No___

Exhibit:
A - Site Plan


Exhibit A
GENERAL DEVELOPMENT NOTES:
1. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL MAINTAIN THEIR WORK AND THE SITE RELATIVE TO THEIR WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REQUIREMENTS OF THE PROJECT N.P.D.E.S. PERMIT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO DEWATER IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
4. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.
6. THE LOCATION OF EXISTING UTILITIES, SIDEWALKS, PAVEMENT, VEGETATION AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE. THE EXACT FIELD LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO COMMENCING ANY CONSTRUCTION.
7. THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT.
8. ANY PUBLIC LAND CORNER WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED. ANY LAND CORNER MONUMENT IN DANGER OF BEING DESTROYED MUST BE PROPERLY REFERENCED BY THE CONTRACTOR.
9. EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNER'S REPRESENTATIVE IMMEDIATELY.
11. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
12. UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF ALL TRENCHES TO AVOID UNNECESSARY DISTURBANCE OF THE SOIL. ALL WORK SHALL BE CONFINED TO THE LIMITS OF THE PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NO REMOVE OR DISTURB ANY TREES AND/OR SHRUBS WITHOUT PRIOR APPROVAL OF THE OWNER.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS. TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
14. NO DEWATERING IS PROPOSED WITH THIS PROJECT. IF DEWATERING IS REQUIRED, A PERMIT FROM SFWMD IN ACCORDANCE WITH 40E-20.301, F.A.C. SHALL BE OBTAINED.
15. THE REVERSE FRONTAGE ROAD (ESTERO TOWN COMMONS PLACE) & CORKSCREW WOODLANDS BOULEVARD SHALL BE MAINTAINED IN PERPETUITY BY THE ESTERO CROSSING PROPERTY OWNERS ASSOCIATION.
16. NO BLASTING IS PROPOSED WITH THIS PROJECT.
SIGNING AND MARKING NOTES:
1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND PUBLISHED STANDARDS.
2. PAVEMENT MARKINGS SHALL BE PERMANENT REFLECTIVE TRAFFIC PAINT WITH GLASS BEADS IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS SECTION 710.
3. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
4. ALL SIGNING, PAVEMENT MARKINGS, STREET NAME SIGNS, ETC. ARE TO BE INCLUDED IN THE LUMP SUM PRICE FOR SIGNING AND MARKING.
5. THE CONTRACTOR SHALL COMPLY WITH THE "STATE OF FLORIDA MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS" AND WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
LEGEND
ASPHALT PAVEMENT
4" CONCRETE SIDEWALK
EV ELECTRICAL VEHICLE CHARGING STATION
ENTITLEMENT INVENTORY TABLE
USE | MAX INTENSITY(1) | PREVIOUSLY ENTITLED | PROPOSED (THIS PROJECT) | TOTAL TO DATE
MULTI-FAMILY RESIDENTIAL | 306 UNITS | 0 | 0 | 0
RETAIL / COMMERCIAL | 60,000 SF | 23,820 SF | 7,028 SF | 30,848 SF
(1) MAXIMUM INTENSITIES PER ORDINANCE 2019-29.
SITE DEVELOPMENT REGULATIONS PER ORDINANCE 2019-29
CATEGORY | REQUIRED | PROVIDED
MINIMUM BUILDING SETBACKS
CORKSCREW ROAD R.O.W. | 20 FT | 125.8 FT
CORKSCREW WOODLANDS ROAD E.O.P. | 20 FT | 30.6 FT
"MAIN STREET" ROADWAY (ESTERO TOWN COMMONS PLACE) | 5 FT | 20.0 FT
OTHER PERIMETER BOUNDARIES (WEST BOUNDARY) | 20 FT | N/A
MINIMUM BUILDING SEPARATION | 20 FT | 115.8 FT
MAXIMUM BUILDING HEIGHT | 45 FT (3 STORIES) | 30.83 FT (1 STORY)
MAXIMUM LOT COVERAGE | 45% | 13%(1)
(1) LOT COVERAGE FOR THE COMMERCIAL OUTPARCEL INCLUDES PREVIOUSLY PERMITTED BUILDINGS PER DOS2020-E007.
REFUSE & SOLID WASTE DISPOSAL FACILITIES
REQUIRED
COMMERCIAL REQUIREMENT PER VILLAGE OF ESTERO LDC, 5-12. 138 SF FOR MORE THAN 5,000 SF UP TO 10,000 SF
PROPOSED COMMERCIAL | 5,309 SF
REQUIRED COLLECTION AREA | 138 SF
PROVIDED
14' x 10' ENCLOSURE | 140 SF
NOTES:
1. THE ENCLOSURE SHALL HAVE A MINIMUM 12 FEET WIDE CLEAR OPENING
2. A MINIMUM OVERHEAD CLEARANCE OF 22 FEET IS REQUIRED.
BUILDING SUMMARY
BUILDING | ARBOR FLOOR AREA - SF | STORIES
OAK & STONE | 5,309 | 1
COMMERCIAL OUTPARCEL OPEN SPACE
OUTPARCEL AREA | REQUIRED OPEN SPACE | OPEN SPACE PROVIDED
5.65 AC. | 0.51 AC. (10% MIN.) | 1.71 AC.
NOTES:
REQUIRED OPEN SPACE PER ORDINANCE 2019-09.
BUFFER REQUIREMENTS
PROPERTY LINE | ADJACENT USE | BUFFER REQUIRED
NORTH | R.O.W. | 20' TYPE 'D'(1)
EAST | R.O.W. | 20' TYPE 'D'
SOUTH | R.O.W. | ALTERNATE(2)
WEST | R.O.W. | 20' TYPE 'D'
(1) 20' ENHANCED TYPE 'D' BUFFER REQUIRED PER ORDINANCE 2019-29.
(2) ALTERNATE PLANTING PER PATTERN BOOK PER ORDINANCE 2019-29.
PARKING SUMMARY
USE | RATIO | REQUIRED | PROVIDED
PREVIOUSLY PERMITTED BUILDINGS (REF. DOS2020-E007)
MULTIPLE OCCUPANCY COMPLEX | 4.5 PER 1,000 SF OF FLOOR AREA (23,820 SF) | 108 | 108
OAK & STONE
RESTAURANT | 12.5 PER 1,000 SF OF FLOOR AREA (5,309 SF + 1,719 OUTDOOR SEATING) | 88 | 88
FUTURE BUILDING | | | 22
TOTAL SPACES | | 196 | 218 (10)
ELECTRICAL VEHICLE (EV) CHARGING STATIONS
COMMERCIAL | 150 SPACES OR MORE REQUIRE 3 EV STATIONS MIN. | 3 | 4
BICYCLE PARKING FACILITIES
COMMERCIAL | 5% OF REQUIRED VEHICLE SPACES | 10 | 12 (SEE NOTE #5)
LOADING SPACES
COMMERCIAL | 1 SPACE FOR THE FIRST 10,000 SF OF FLOOR AREA (5,309 SF) | 0 (SEE NOTE #4) | 0
NOTES:
1. "XX" REPRESENTS THE NUMBER OF HANDICAP SPACES INCLUDED IN THE TOTAL SPACES.
2. PARKING REQUIREMENTS PER VILLAGE OF ESTERO LDC, 5-204.B.
3. BICYCLE PARKING REQUIREMENTS PER VILLAGE OF ESTERO LDC, 5-205.
4. GOODS SHALL NOT BE DELIVERED VIA LARGE SEMITRAILERS OR FULL TRAILER TRUCKS SO NO LOADING SPACES ARE REQUIRED PER VILLAGE OF ESTERO LDC, 5-206.
5. 10 BICYCLE SPACES WERE PROVIDED UNDER DOS2020-E007. 2 ADDITIONAL SPACES ARE PROPOSED FOR THE OAK & STONE.
EX. CORKSCREW ROAD (PUBLIC)
EX. 10' F.P.L.E.
OVERALL ESTERO CROSSING PROPERTY BOUNDARY
ESTERO CROSSING COMMERCIAL OUTPARCEL PROPERTY BOUNDARY
DUMPSTER ENCLOSURE (14' x 10' INSIDE DIMENSIONS)
EX. LIGHT POLE
10' F.P.L.E.
DRY DETENTION AREA
EX. 10'x10' L.C.U.E.
BIKE RACK (SEE LANDSCAPE PLANS FOR DETAIL)
EX. CORKSCREW WOODLANDS BOULEVARD (PRIVATE)
EXISTING PARKING LOT (REF. DOS2020-E007)
EX. 4 POSITION EV CHARGING STATION (REF. DOS2020-E007)
HANDICAP PARKING SPACE 12' x 18' (TYP.)
HANDICAP PARKING ACCESS AISLE 5' x 18' (TYP.)
OAK & STONE 5,309 SF 1 STORY (30.83 FT)
EX. 5' SIDEWALK
EX. 8' ACCESS EASEMENT
115.8' TO NEAREST BUILDING
24'
STANDARD PARKING SPACE 9' x 18' (TYP.)
OUTDOOR SEATING (1,719 SF)
EX. 10' L.C.U.E.
EX. 8' SIDEWALK
Ex. ESTERO TOWN COMMONS PLACE (PRIVATE) (REF. DOS2020-E006)
0 10 20 40
DeLisi Fitzgerald, Inc.
Planning · Surveying · Project Management
1605 Hendry Street
Fort Myers, FL 33901
(239) 332-2040
(239) 418-0692 fax
Florida Certificate of Authorization Engineering LB #16978
ENGINEER OF RECORD:
JOHN T. WOJDA, P.E. (FOR THE FIRM)
FLORIDA REG. #62127
OWNER / DEVELOPER:
SD ESTERO CROSSING, LLC
2201 2ND STREET, SUITE 600
FORT MYERS, FL 33901
(239) 275-8200
PROJECT:
ESTERO CROSSING
OAK & STONE
PLAN REVISIONS
DESCRIPTION
SITE LAYOUT, SIGNING AND MARKING PLAN
Project Manager: JTW
Drawn By: CAD
Checked By: JTW
Project Number: 21580
Located in Section(s): 33
Township: 46 S Range: 25 E
County, State: LEE COUNTY, FL
Status:
CONSTRUCTION PLANS
SUBJECT TO ALL PERMIT APPROVALS
Sheet Number: 4

AGENDA ITEM SUMMARY SHEET
Planning Zoning and Design Board
September 27, 2022

Agenda Item:

Land Development Code Amendment – Lot Coverage Definition
Ordinance 2022-12

Description:

The Land Development Code was adopted by Council in January, 2021. A Lot Coverage definition was included. This amendment is necessary now as the definition for lot coverage is creating numerous problems with existing and new developments. Staff recommends approval of the change back to the prior Code language.

The Council will review the ordinance in October.

Action Requested:

Recommend to Council to approve amendment of Land Development Code definition for lot coverage

Prepared by: Mary Gibbs

Attachments:

1. Ordinance 2022-12

VILLAGE OF ESTERO, FLORIDA

ORDINANCE NO. 2022 - 12

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, AMENDING THE VILLAGE LAND DEVELOPMENT CODE TO AMEND SECTION 10-3 RULES OF MEASUREMENT TO REVISE THE DEFINITION OF LOT COVERAGE; PROVIDING A SEVERABILITY CLAUSE, A GENERAL REPEALER CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, the Village Council adopted the Village Land Development Code on January 27, 2021 which established the land development regulations; and

WHEREAS, after adopting the Code, it was discovered that the lot coverage definition was incorrect; and

WHEREAS, revisions must be adopted as amendments to the Code; and

WHEREAS, the Planning Zoning and Design Board, sitting as the Local Planning Agency, reviewed this Ordinance at a duly noticed public hearing and recommended approval.

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

Section 1. Amending Section 10-303.D.

The Village Land Development Code is hereby amended as follows:

10-303.D. Lot Coverage

That portion of a lot area, expressed as a percentage, occupied by all ~~impervious surfaces~~ buildings or structures.

Section 2. Severability.

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

Words that have been added are underlined. Words that have been deleted are ~~stricken through~~.

Section 3. Repeal.

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

Section 4. Effective Date.

This Ordinance shall take effect immediately upon adoption at second reading.

PASSED on first reading this _____ day of _____, 2022.

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

Attest: **VILLAGE OF ESTERO, FLORIDA**

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

Reviewed for legal sufficiency:

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

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

Words that have been added are underlined. Words that have been deleted are ~~stricken through~~.

AGENDA ITEM SUMMARY SHEET
Planning Zoning and Design Board
September 27, 2022

Agenda Item:

Land Development Code Amendment - Flood Hazard Reduction Standards
Ordinance 2022-13

Description:

The Land Development Code was adopted by the Council in January, 2021. Flood Hazard Reduction Standards were included. This amendment is necessary to comply with Federal Emergency Management Agency ("FEMA") Policy #104-008-03 in order for the Village to continue to participate in the NFIP Community Rating System program.

The Council will review the ordinance in October.

Action Requested:

Recommend to Council to approve amendment of Land Development Code Flood Hazard Reduction Standards section

Prepared by: Mary Gibbs

Attachments:

1. Ordinance 2022-13

VILLAGE OF ESTERO, FLORIDA

ORDINANCE NO. 2022 - 13

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, AMENDING LAND DEVELOPMENT CODE SECTION 7-3 "FLOOD HAZARD REDUCTION STANDARDS" TO UPDATE THE EFFECTIVE FLOOD INSURANCE STUDY APPLICABLE TO THE VILLAGE, AMEND THE PROCESS FOR DETERMINING SUBSTANTIAL IMPROVEMENT AND SUBSTANTIAL DAMAGE DETERMINATIONS, UPDATE REFERENCE TO THE FLORIDA BUILDING CODE HISTORIC BUILDINGS CHAPTER, SPECIFY ELEVATION OF AND FOUNDATIONS FOR MANUFACTURED HOMES IN FLOOD HAZARD AREAS, PROVIDE STANDARDS FOR NON-ELEVATED ACCESSORY STRUCTURES IN FLOOD AREAS, AND AMEND DEFINITIONS; CLARIFYING AND REENACTING THE REPEAL OF ORDINANCE 2015-16; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 125 – County Government or Chapter 166 – Municipalities, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Village of Estero participates in the National Flood Insurance Program and participates in the NFIP's Community Rating System, a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum program requirements and achieved a CRS rating of Class 6, making citizens who purchase NFIP flood insurance policies eligible for premium discounts; and

WHEREAS, in 2020 the NFIP Community Rating System established certain minimum prerequisites for communities to qualify for or maintain class ratings of Class 8 or better; and

WHEREAS, to satisfy the prerequisite and for the Village of Estero to maintain the current CRS rating, all manufactured homes installed or replaced in special flood hazard areas must be elevated to or above at least the base flood elevation plus 1 foot, which necessitates modification of the existing requirements; and

WHEREAS, the Federal Emergency Management Agency released FEMA Policy #104-008-03 Floodplain Management Requirements for Agricultural Structures and Accessory Structures; and

WHEREAS, the Village Council has determined it appropriate to modified requirements for accessory structures to be consistent with the FEMA Policy to allow issuance of permits for non-elevated wet floodproofed accessory structures that are not larger than the sizes specified in the FEMA Policy; and

WHEREAS, the Village Council determined that it is in the public interest to amend the floodplain management regulations to better protect manufactured homes and to continue participating in the Community Rating System at the current class rating; and

WHEREAS, the Village wishes to clarify that the adoption of the Village Land Development Code by Ordinance 2020-10, specifically Section 1-902 adopting the Florida Building Code as codified in Chapter 553, Florida Statutes, was intended to repeal earlier building code regulations adopted by Ordinance 2015-16, and to clarify any doubt that Ordinance 2015-16 is no longer in effect.

NOW THEREFORE, BE IT ENACTED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, THAT:

Section 1. Amendments to Section 7-3 Flood Hazard Reduction Standards.

Section 7-3 "Flood Hazard Reduction Standards" of the Village Land Development Code is hereby amended, as shown in strikethrough and underline text, by the following amendments.

SECTION 7-3. FLOOD HAZARD REDUCTION STANDARDS

7-301. Administration.

A. **General.**

1. *Scope*. This section applies to all development that is wholly within or partially within any flood hazard area or special flood hazard area (see Sec. 7-303, Definitions), including but not limited to the subdivision of land; filling, grading, and other site improvements and utility installations; construction, alteration, remodeling, enlargement, improvement, replacement, repair, relocation or demolition of buildings, structures, and facilities that are exempt from the Florida Building Code; placement, installation, or replacement of manufactured homes and manufactured buildings; installation or replacement of tanks; placement of recreational vehicles; installation of swimming pools; and any other development.

2. *Purpose and Intent*. The purpose and intent of this section and the flood load and flood resistant construction requirements of the Florida Building Code are to establish minimum requirements to safeguard the public health, safety, and general welfare, and to minimize public and private losses due to flooding through regulation of development in flood hazard areas to:

A. Minimize unnecessary disruption of commerce, access, and public service during times of flooding;
B. Require the use of appropriate construction practices in order to prevent or minimize future flood damage;
C. Manage filling, grading, dredging, mining, paving, excavation, drilling operations, storage of equipment or materials, and other development which may increase flood damage or erosion potential;
D. Manage the alteration of flood hazard areas, watercourses, and shorelines to minimize the impact of development on the natural and beneficial functions of the floodplain;
E. Minimize damage to public and private facilities and utilities;
F. Help maintain a stable tax base by providing for the sound use and development of flood hazard areas;
G. Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events; and
H. Meet the requirements of the National Flood Insurance Program for community participation as set forth in 44 CFR 59.22.

3. *Coordination with Florida Building Code*. This section is intended to be administered and enforced in conjunction with the Florida Building Code. Where cited, ASCE 24 refers to the edition of the standard that is referenced by the Florida Building Code.

4. *Warning*. The degree of flood protection required by this section and the Florida Building Code, as amended by the Village of Estero, is considered the minimum reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur. Flood heights may be increased by man-made or natural causes. This section does not imply that land outside of mapped special flood hazard areas, or that uses permitted within such flood hazard areas, will be free from flooding or flood damage. The flood hazard areas and base flood elevations contained in the Flood Insurance Study and shown on Flood Insurance Rate Maps and the requirements of 44 CFR Secs. 59 and 60, may be revised by the Federal Emergency Management Agency, requiring this community to revise these regulations to remain eligible for participation in the National Flood Insurance Program. No guaranty of vested use, existing use, or future use is implied or expressed by compliance with this section.

5. *Disclaimer of Liability*. This section will not create liability on the part of the Village of Estero or by any officer or employee of the Village for any flood damage that results from reliance on this section or any administrative decision lawfully made under it.

B. **Applicability.**

1. *General.*
A. Where there is a conflict between a general requirement and a specific requirement, the specific requirement will be applicable.

B. This section applies to all flood hazard areas within the Village of Estero, as established in subsection C below.

C. The Flood Insurance Study for Lee County, Florida and Incorporated Areas, effective November 17, 2022~~August 28, 2008~~, and all subsequent amendments and revisions, and the accompanying Flood Insurance Rate Maps (FIRM), and all subsequent amendments and revisions to such maps, are adopted by reference as a part of this section and will serve as the minimum basis for establishing flood hazard areas. Studies and maps that establish flood hazard areas are on file at the Village ~~Hall~~ Department of Community Development.

2. *Submission of Additional Data to Establish Flood Hazard Area*. To establish flood hazard areas and base flood elevations, in accordance with Sec. 7-301.E, Site Plans and Construction Documents, the Floodplain Administrator may require submission of additional data. Where field surveyed topography prepared by a Florida licensed professional surveyor or digital topography accepted by the community indicates that ground elevations:

   A. Are below the closest applicable base flood elevation, even in areas not delineated as a special flood hazard area on a FIRM, the area will be considered as a flood hazard area and subject to the requirements of this section and, as applicable, the requirements of the Florida Building Code.

   B. Are above the closest applicable base flood elevation, the area will be regulated as a special flood hazard area unless the applicant obtains a Letter of Map Change that removes the area from the special flood hazard area.

3. *Other Laws*. The provisions of this section will not be deemed to nullify any provisions of local, state, or federal law.

4. *Abrogation and Greater Restrictions*. This section supersedes any regulations in effect for management of development in flood hazard areas. However, it is not intended to repeal or abrogate any existing regulations including but not limited to land development regulations, zoning resolutions, stormwater management regulations, or the Florida Building Code. In the event of a conflict between this section and any other regulations, the more restrictive will govern. This section will not impair any deed restriction, covenant, or easement, but any land that is subject to such interests will also be governed by this section.

C. **Duties and Powers of the Floodplain Administrator.**

1. *Designation*. The Village Manager is designated as the Floodplain Administrator and may delegate another person to serve in this capacity. The Floodplain Administrator may delegate performance of certain duties to other employees.

2. *General*. The Floodplain Administrator is authorized and directed to administer and enforce the provisions of this section. The Floodplain Administrator will have the authority to render interpretations of this section consistent with the intent and purpose of this section and may establish policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures will not have the effect of waiving requirements specifically provided in this section without the granting of a variance pursuant to Sec. 7-301.G, Variances and Appeals.

3. *Applications and Permits*. The Floodplain Administrator, in coordination with other pertinent offices of the community, will:

   A. Review applications and plans to determine whether proposed new development will be located in flood hazard areas;
   B. Review applications for modification of any existing development in flood hazard areas for compliance with the requirements of this section;
   C. Interpret flood hazard area boundaries where such interpretation is necessary to determine the exact location of boundaries; a person contesting the determination will have the opportunity to appeal the interpretation;
   D. Provide available flood elevation and flood hazard information;
   E. Determine whether additional flood hazard data will be obtained from other sources or will be developed by an applicant;
   F. Review applications to determine whether proposed development will be reasonably safe from flooding;
   G. Issue floodplain development permits or approvals for development other than buildings and structures that are subject to the Florida Building Code, including buildings, structures and facilities exempt from the Florida Building Code, when compliance with this section is demonstrated, or disapprove the same in the event of noncompliance; and
   H. Coordinate to assure that applications, plan reviews, and inspections for buildings and structures in flood hazard areas comply with the applicable provisions of this section.

4. *Substantial Improvement and Substantial Damage Determinations*. For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures ~~such that the value or size of the buildings increases by at least 50 percent, calculated over the preceding five years~~, the Floodplain Administrator shall:

   A. Estimate the market value or require the applicant to obtain an appraisal of the market value prepared by ~~using the Building Cost Value in the property appraiser's records unless~~ a qualified independent appraiser ~~of just the structure is submitted~~, of the building or structure before the start of construction of the proposed work; in

the case of repair. the market value of the building or structure will be the market value before the damage occurred and before any repairs are made;

B. Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building or structure;

C. Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; the determination requires evaluation of previous permits issued for improvements and repairs as specified in the definition of "substantial improvement" and previous permits issued for repair of flood-related damage; and

D. Notify the applicant if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the Florida Building Code and this section is required.

5. *Modifications of the Strict Application of the Requirements of the Florida Building Code*. The Floodplain Administrator will review requests submitted to the Building Official that seek approval to modify the strict application of the flood load and flood resistant construction requirements of the Florida Building Code to determine whether such requests require the granting of a variance in accordance with Sec. 7-301.G, Variances and Appeals.

6. *Notices and Orders*. The Floodplain Administrator will coordinate with appropriate local agencies for the issuance of all necessary notices or orders to ensure compliance with this section.

7. *Inspections*. The Floodplain Administrator will make the required inspections as specified in Sec. 7-301.F, Inspections, for development that is not subject to the Florida Building Code, including buildings, structures and facilities exempt from the Florida Building Code. The Floodplain Administrator will inspect flood hazard areas to determine if development is undertaken without issuance of a permit.

8. *Other Duties of the Floodplain Administrator*. The Floodplain Administrator will have other duties, including but not limited to:

A. Establishing procedures for administering and documenting determinations of substantial improvement and substantial damage in accordance with Sec. 7-301.C.4, Substantial Improvement and Substantial Damage Determinations;

B. Requiring that applicants proposing alteration of a watercourse notify adjacent communities and the Florida Division of Emergency Management, State Floodplain

Management Office, and submit copies of such notifications to the Federal Emergency Management Agency (FEMA);

C. Requiring applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the Flood Insurance Rate Maps if the analyses propose to change base flood elevations, flood hazard area boundaries, or floodway designations; such submissions will be made within six months of such data becoming available;

D. Reviewing required design certifications and documentation of elevations specified by this section and the Florida Building Code to determine that such certifications and documentations are complete;

E. Notifying FEMA when the corporate boundaries of the Village are modified; and

F. Advising applicants for new buildings and structures, including substantial improvements, which are located in any unit of the Coastal Barrier Resources System established by the Coastal Barrier Resources Act (Pub. L. 97-348) and the Coastal Barrier Improvement Act of 1990 (Pub. L. 101-591) that federal flood insurance is not available on such construction; areas subject to this limitation are identified on Flood Insurance Rate Maps as "Coastal Barrier Resource System Areas" and "Otherwise Protected Areas."

9. *Floodplain Management Records*. Regardless of any limitation on the period required for retention of public records, the Floodplain Administrator will maintain and permanently keep and make available for public inspection all records that are necessary for the administration of this section and the flood resistant construction requirements of the Florida Building Code, including Flood Insurance Rate Maps; Letters of Map Change; records of issuance of permits and denial of permits; determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required design certifications and documentation of elevations specified by the Florida Building Code and this section; notifications to adjacent communities, FEMA, and the state related to alterations of watercourses; assurances that the flood carrying capacity of altered watercourses will be maintained; documentation related to appeals and variances, including justification for issuance or denial; and records of enforcement actions taken in accordance with this section and the flood resistant construction requirements of the Florida Building Code. These records are available for public inspection at the Village Hall.

D. **Permits.**

1. *Permits Required*. Any owner or owner's authorized agent also referred to as "applicant" who intends to undertake any development activity within the scope of this section, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make

application to the Floodplain Administrator and obtain the required permits and approvals. No such permit or approval will be issued until compliance with the requirements of this section and all other applicable codes and regulations has been satisfied.

2. *Floodplain Development Permits or Approvals*. Floodplain development permits or approvals will be issued in accordance with this section for any development activities not subject to the requirements of the Florida Building Code including buildings, structures, and facilities exempt from the Florida Building Code. Depending on the nature and extent of proposed development that includes a building or structure, the Floodplain Administrator may determine that a floodplain development permit or approval is required in addition to a building permit.

3. *Buildings, Structures, and Facilities Exempt from the Florida Building Code*. In accordance with the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR Secs. 59 and 60), floodplain development permits or approvals will be required for buildings, structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this section.

4. *Application for a Permit or Approval*. To obtain a floodplain development permit or approval the applicant shall first file an application in writing on a form furnished by the Village. The information provided shall:

   A. Identify and describe the development to be covered by the permit or approval.

   B. Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitively locate the site.

   C. Indicate the use and occupancy for which the proposed development is intended.

   D. Be accompanied by a site plan or construction documents as specified in Sec. 7-301.E, Site Plans and Construction Documents.

   E. State the valuation of the proposed work.

   F. Be signed by the applicant or the applicant's authorized agent.

   G. Give such other data and information as required by the Floodplain Administrator.

5. *Validity of Permit or Approval*. The issuance of a floodplain development permit or approval in accordance with this section shall not be construed to be a permit for, or approval of, any violation of this section, the Florida Building Codes, or any other Village regulations. The issuance of permits based on submitted applications,

construction documents, and information will not prevent the Floodplain Administrator from requiring the correction of errors and omissions.

6. *Suspension or Revocation*. The Floodplain Administrator is authorized to suspend or revoke a floodplain development permit or approval if the permit was issued in error; on the basis of incorrect, inaccurate, or incomplete information; or in violation of this section or any other section, regulation, or requirement of the Village.

7. *Other Permits Required*. Floodplain development permits and building permits shall include a condition that all other applicable state or federal permits be obtained before commencement of the permitted development, including but not limited to the following:

   A. SFWMD; F.S. § 373.036.

   B. Florida Department of Health for onsite sewage treatment and disposal systems; F.S. § 381.0065 and Ch. 64E-6, F.A.C.

   C. FDEP for activities subject to the Joint Coastal Permit; F.S. § 161.055.

   D. FDEP for activities that affect wetlands and alter surface water flows, in conjunction with the U.S. Army Corps of Engineers; Sec. 404 of the Clean Water Act.

   E. Federal permits and approvals.

E. **Site Plans and Construction Documents.**

1. *Information for Development in Flood Hazard Areas.*

   A. The site plan or construction documents for any development subject to the requirements of this section shall be drawn to scale and include, as applicable to the proposed development:

      1. Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development.

      2. Where base flood elevations, or floodway data are not included on the FIRM or in the Flood Insurance Study, they shall be established in accordance with Sec. 7-301.E.2.B or Sec. 7-301.E.2.C.

      3. Where the parcel on which the proposed development will take place will have more than 50 lots or is larger than five acres and the base flood elevations are not included on the FIRM or in the Flood Insurance Study, such elevations shall be established in accordance with Sec. 7-301.E.2.A.

4. Location of the proposed activity and proposed structures, and locations of existing buildings and structures; in coastal high hazard areas, new buildings shall be located landward of the reach of mean high tide.

5. Location, extent, amount, and proposed final grades of any filling, grading, or excavation.

6. If the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose.

7. Extent of any proposed alteration of mangrove stands, provided such alteration is approved by FDEP.

8. Existing and proposed alignment of any proposed alteration of a watercourse.

9. Estimated labor and material costs.

B. The Floodplain Administrator is authorized to waive the submission of site plans, construction documents, and other data that are required by this section but that are not required to be prepared by a registered design professional if it is found that the nature of the proposed development is such that the review of such submissions is not necessary to ascertain compliance with this section.

2. *Information in Flood Hazard Areas without Base Flood Elevations (Approximate Zone A)*. Where flood hazard areas are delineated on the FIRM and base flood elevation data have not been provided, the Floodplain Administrator shall:

A. Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices.

B. Obtain, review, and provide to applicants base flood elevation and floodway data available from a federal or state agency or other source or require the applicant to obtain and use base flood elevation and floodway data available from a federal or state agency or other source.

C. Where base flood elevation and floodway data are not available from another source, where the available data are deemed by the Floodplain Administrator to not reasonably reflect flooding conditions, or where the available data are known to be scientifically or technically incorrect or otherwise inadequate:

1. Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices; or

2. Specify that the base flood elevation is two feet above the highest adjacent grade at the location of the development, provided there is no evidence indicating flood depths have been or may be greater than two feet.

D. Where the base flood elevation data are to be used to support a Letter of Map Change from FEMA, advise the applicant that the analyses shall be prepared by a Florida licensed engineer in a format required by FEMA, and that it shall be the responsibility of the applicant to satisfy the submittal requirements and pay the processing fees.

3. *Additional Analyses and Certifications*. As applicable to the location and nature of the proposed development activity, and in addition to the requirements of this section, the applicant shall have the following analyses signed and sealed by a Florida licensed engineer for submission with the site plan and construction documents:

A. For development activities proposed to be located in a regulatory floodway, a floodway encroachment analysis that demonstrates that the encroachment of the proposed development will not cause any increase in base flood elevations; where the applicant proposes to undertake development activities that do increase base flood elevations, the applicant shall submit such analysis to FEMA as specified in Sec. 7-301.E.4, Submission of Additional Data, and shall submit the Conditional Letter of Map Revision, if issued by FEMA, with the site plan and construction documents.

B. For development activities proposed to be located in a riverine flood hazard area for which base flood elevations are included in the Flood Insurance Study or on the FIRM and floodways have not been designated, hydrologic and hydraulic analyses that demonstrate that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachments, will not increase the base flood elevation more than one foot at any point within the community. This requirement does not apply in isolated flood hazard areas not connected to a riverine flood hazard area or in flood hazard areas identified as Zone AO or Zone AH.

C. For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices which demonstrates that the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and certification that the altered watercourse shall be maintained in a manner which preserves the channel's flood-carrying capacity; the applicant shall submit the analysis to FEMA as specified in Sec. 7-301.E.4, Submission of Additional Data.

D. For activities that propose to alter sand dunes or mangrove stands in coastal high hazard areas (Zone V), an engineering analysis that demonstrates that the proposed alteration will not increase the potential for flood damage.

4. *Submission of Additional Data*. When additional hydrologic, hydraulic or other engineering data, studies, and additional analyses are submitted to support an application, the applicant has the right to seek a Letter of Map Change from FEMA to change the base flood elevations, change floodway boundaries, or change boundaries of flood hazard areas shown on FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be prepared by a Florida licensed engineer in a format required by FEMA. Submittal requirements and processing fees will be the responsibility of the applicant.

F. **Inspections.**

1. *General*. Development for which a floodplain development permit or approval is required will be subject to inspection.

2. *Development Other than Buildings or Structures*. The Floodplain Administrator will inspect all development to determine compliance with the requirements of this section and the conditions of approval of a floodplain development permit.

3. *Buildings, Structures, and Facilities Exempt from the Florida Building Code*. The Floodplain Administrator will inspect buildings, structures, and facilities exempt from the Florida Building Code to determine compliance with the requirements of this section and the conditions of approval of a floodplain development permit.

4. *Building Structures and Facilities Exempt from the Florida Building Code, Lowest Floor Inspection*. Upon placement of the lowest floor, including basement, and prior to further vertical construction, the owner of a building, structure, or facility exempt from the Florida Building Code, or the owner's authorized agent, shall submit to the Floodplain Administrator:

   A. If a design flood elevation was used to determine the required elevation of the lowest floor, the certification of elevation of the lowest floor prepared and sealed by a Florida licensed professional surveyor; or

   B. If the elevation used to determine the required elevation of the lowest floor was determined in accordance with Sec. 7-301.E.2, Information in Flood Hazard Areas without Base Flood Elevations (Approximate Zone A), the documentation of height of the lowest floor above highest adjacent grade, prepared by the owner or the owner's authorized agent.

5. *Buildings, Structures, and Facilities Exempt from the Florida Building Code, Final Inspection*. As part of the final inspection, the owner or owner's authorized agent shall submit to the Floodplain Administrator a final certification of elevation of the lowest floor or final documentation of the height of the lowest floor above the highest adjacent grade; such certifications and documentations shall be prepared as specified in Sec. 7-301.F.4, Building Structures and Facilities Exempt from the Florida Building Code, Lowest Floor Inspection.

6. *Manufactured Homes*. The Building Official shall inspect manufactured homes that are installed or replaced in flood hazard areas to determine compliance with the requirements of this section and the conditions of the issued permit. Upon placement of a manufactured home, certification of the elevation of the lowest floor shall be submitted to the Building Official.

G. **Variances and Appeals.**

1. *General*. The PZDB shall hear and decide on requests for appeals and requests for variances from the strict application of this section. This section does not apply to Sec. 3109 of the Florida Building Code, Building.

2. *Appeals*. The PZDB shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the administration and enforcement of this section. Any person aggrieved by the decision may appeal such decision to the Circuit Court, as provided by state law.

3. *Limitations on Authority to Grant Variances*. The PZDB will base its decisions on variances on technical justifications submitted by applicants, the considerations for issuance in Sec. 7-301.G.7, Considerations for Issuance of Variances, the conditions of issuance set forth in Sec. 7-301.G.8, Conditions for Issuance of Variances, and the comments and recommendations of the Building Official. The PZDB has the right to attach such conditions as it deems necessary to further the purposes and objectives of this section.

4. *Restrictions in Floodways*. A variance will not be issued for any proposed development in a floodway if any increase in base flood elevations would result, as evidenced by the applicable analyses and certifications required in Sec. 7-301.E.3, Additional Analyses and Certifications.

5. *Historic Buildings*. A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter 12 ~~11~~ Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance will not be granted and the building and any repair, improvement, and rehabilitation will be subject to the requirements of the Florida Building Code.

6. *Functionally Dependent Uses*. A variance is authorized to be issued for the construction or substantial improvement necessary for the conduct of a functionally dependent use, as defined in this section, provided the variance meets the requirements of Sec. 7-301.G.4, Restrictions in Floodways is the minimum necessary considering the flood

hazard, and all due consideration has been given to use of methods and materials that minimize flood damage during occurrence of the base flood.

7. *Considerations for Issuance of Variances*. In reviewing requests for variances, the PZDB will consider all technical evaluations, all relevant factors, all other applicable provisions of the Florida Building Code, this section, and the following:

   A. The danger that materials and debris may be swept onto other lands resulting in further injury or damage;
   B. The danger to life and property due to flooding or erosion damage;
   C. The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners;
   D. The importance of the services provided by the proposed development to the community;
   E. The availability of alternate locations for the proposed development that are subject to lower risk of flooding or erosion;
   F. The compatibility of the proposed development with existing and anticipated development;
   G. The relationship of the proposed development to the comprehensive plan and floodplain management program for the area;
   H. The safety of access to the property in times of flooding for ordinary and emergency vehicles;
   I. The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwaters and the effects of wave action, if applicable expected at the site; and
   J. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets and bridges.

8. *Conditions for Issuance of Variances*. Variances may be issued only upon:

   A. Submission by the applicant of a showing of good and sufficient cause that the unique characteristics of the size, configuration, or topography of the site limit compliance with any provision of this section or the required elevation standards;

   B. Determination by the PZDB that:

      1. Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;

      2. The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and regulations; and

3. The variance is the minimum necessary, considering the flood hazard, to afford relief;

C. If the request is for a variance to allow construction of the lowest floor of a new building, or substantial improvement of a building, below the required elevation, a copy in the record of a written notice from the Floodplain Administrator to the applicant for the variance, specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation (up to amounts as high as $25 for $100 of insurance coverage), and stating that construction below the base flood elevation increases risks to life and property.

H. **Violations.** Any development that is not within the scope of the Florida Building Code but that is regulated by this section that is performed without an issued permit, that is in conflict with an issued permit, or that does not fully comply with this section, will be deemed a violation of this LDC. A building or structure without the documentation of elevation of the lowest floor, other required design certifications, or other evidence of compliance required by this section or the Florida Building Code is presumed to be a violation until such time as that documentation is provided.

1. *Authority*. For development that is not within the scope of the Florida Building Code but that is regulated by this section and that is determined to be a violation, the Floodplain Administrator is authorized to serve notices of violation or stop work orders to owners of the property involved, to the owner's agent, or to the person or persons performing the work.

2. *Unlawful Continuance*. Any person who continues any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or unsafe condition, will be subject to penalties as prescribed by law.

7-302. Flood Resistant Development.

A. **Buildings and Structures Exempt from Florida Building Code.** In accordance with Sec. 7-301.D.3, Buildings, Structures, and Facilities Exempt from the Florida Building Code, buildings, structures, and facilities that are exempt from the Florida Building Code, including substantial improvement or repair of substantial damage of such buildings, structures and facilities, shall be designed and constructed in accordance with the flood load and flood resistant construction requirements of ASCE 24. Structures exempt from the Florida Building Code that are not walled and roofed buildings shall comply with the requirements of Sec. 7-302.G, Other Development.

B. **Subdivisions.**

1. *Minimum Requirements*. Subdivision proposals, including proposals for manufactured home parks and subdivisions, shall be reviewed to determine that:

   A. Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;

   B. All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and

   C. Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.

2. *Standards for Subdivision and Other Development Proposals*. Where any portion of proposed subdivisions, including manufactured home parks and subdivisions, lies within a flood hazard area, the following shall be required:

   A. Where the subdivision is greater than 50 lots or five acres and base flood elevations are not included on the FIRM, base flood elevations determined in accordance with Sec. 7-301.E.2.A; and

   B. Compliance with the site improvement and utilities requirements of Sec. 7-302.C, Site Improvements, Utilities and Limitations.

C. **Site Improvements, Utilities and Limitations.**

1. *Minimum Requirements*. All proposed new development will be reviewed to determine that:

   A. Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;

   B. All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and

   C. Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.

2. *Sanitary Sewage Facilities*. All new and replacement sanitary sewage facilities, private sewage treatment plants (including all pumping stations and collector systems), and on-site waste disposal systems shall be designed in accordance with the standards for onsite sewage treatment and disposal systems in Ch. 64E-6, F.A.C. and ASCE 24 Ch. 7 to

minimize or eliminate infiltration of floodwaters into the facilities and discharge from the facilities into floodwaters, and impairment of the facilities and systems.

3. *Water Supply Facilities*. All new and replacement water supply facilities shall be designed in accordance with the water well construction standards in Ch. 62-532.500, F.A.C. and ASCE 24 Ch. 7 to minimize or eliminate infiltration of floodwaters into the systems.

4. *Limitations on Sites in Regulatory Floodways*. No development, including but not limited to site improvements, and land disturbing activity involving fill or regrading, may be authorized in the regulatory floodway unless the floodway encroachment analysis required in Sec. 7-301.E.3.A, demonstrates that the proposed development or land disturbing activity will not result in any increase in the base flood elevation.

5. *Limitations on Placement of Fill*. Subject to the limitations of this section, fill shall be designed to be stable under conditions of flooding, including rapid rise and rapid drawdown of floodwaters, prolonged inundation, and protection against flood-related erosion and scour. In addition to these requirements, if intended to support buildings and structures (Zone A only), fill shall comply with the requirements of the Florida Building Code.

6. *Limitations on Sites in Coastal High Hazard Areas (Zone V)*. In coastal high hazard areas, alteration of sand dunes and mangrove stands will be permitted only if such alteration is approved by the FDEP and only if the engineering analysis required by Sec. 7-301.E.3.D demonstrates that the proposed alteration will not increase the potential for flood damage.

D. **Manufactured Homes.**

1. *General.*

A. All manufactured homes installed in flood hazard areas shall be installed by an installer that is licensed in accordance with F.S. § 320.8249, and shall comply with the requirements of Ch. 15C-1, F.A.C. and the requirements of this section.

B. The placement of manufactured homes or recreational vehicles is prohibited in coastal high hazard areas (Zone V), except in an existing manufactured home or recreational vehicle park or subdivision. A replacement manufactured home or recreational vehicle may be placed on a lot in an existing manufactured home or recreational vehicle park or subdivision, provided the anchoring standards of Sec. 7-302.D.3, Anchoring, and the elevation standards of Sec. 7-302.D.4, Elevation, ~~7-302.D.5, General Elevation Requirement, and Sec. 7-302.D.6, Elevation Requirement for Certain Existing Manufactured Home Parks and Subdivisions, as applicable,~~ are met. New or expanded manufactured home or recreational vehicle parks or subdivisions are prohibited until such time, if ever, that Village of Estero

Plan Policy 80.1.2 is amended or repealed so as to allow such new or expanded manufactured home or recreational vehicle development.

2. *Foundations*. All new manufactured homes and replacement manufactured homes installed in flood hazard areas shall be installed on permanent, reinforced foundations that:

   A. In flood hazard areas (Zone A) other than coastal high hazard areas, are designed in accordance with the foundation requirements of the Florida Building Code, Residential Section R322.2 and this section. ~~Foundations for manufactured homes subject to Sec. 7-302.D.6.B are permitted to be reinforced piers or other foundation elements of at least equivalent strength.~~

   B. In coastal high hazard areas (Zone V), are designed in accordance with the foundation requirements of the Florida Building Code, Residential Section R322.3 and this section.

3. *Anchoring*. All new manufactured homes and replacement manufactured homes shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse, or lateral movement. Methods of anchoring include, but are not limited to, use of over-the-top or frame ties to ground anchors. This anchoring requirement is in addition to applicable state and local anchoring requirements for wind resistance.

4. *Elevation*. All manufactured homes that are placed, replaced, or substantially improved in flood hazard areas shall be elevated such that the bottom of the frame is at or above the elevation required, as applicable to the flood hazard area, in the *Florida Building Code, Residential* Section R3222.2 (Zone A) or Section R322.3 (Zone V and Coastal A Zone). ~~Manufactured homes that are placed, replaced, or substantially improved shall comply with Sec. 7-302.D.5, General Elevation Requirement, and Sec. 7-302.D.6, Elevation Requirement for Certain Existing Manufactured Home Parks and Subdivisions, as applicable.~~

~~5. *General Elevation Requirement*. Unless subject to the requirements of Sec. 7-302.D.6, Elevation Requirement for Certain Existing Manufactured Home Parks and Subdivisions, all manufactured homes that are placed, replaced, or substantially improved on sites located: (a) outside of a manufactured home park or subdivision; (b) in a new manufactured home park or subdivision; (c) in an expansion to an existing manufactured home park or subdivision; or (d) in an existing manufactured home park or subdivision upon which a manufactured home has incurred "substantial damage" as the result of a flood, shall be elevated such that the top or the lowest floor is at or above the elevation required, as applicable to the flood hazard area, in the Florida Building Code, Residential Section R322.2 (Zone A) or Section R322.3 (Zone V).~~

~~6. *Elevation Requirement for Certain Existing Manufactured Home Parks and Subdivisions*. Manufactured homes that are not subject to Sec. 7-302.D.5, General Elevation Requirement, including manufactured homes that are placed, replaced, or substantially improved on sites located in an existing manufactured home park or subdivision, unless on a site where substantial damage as result of flooding has occurred, shall be elevated such that either the:~~

~~A. Top of the lowest floor of the manufactured home is at or above the elevation required, as applicable to the flood hazard area, in the Florida Building Code, Residential Section R322.2 (Zone A) or Section R322.3 (Zone V); or~~

~~B. Bottom of the frame is supported by reinforced piers or other foundation elements of at least equivalent strength that are not less than 36 inches in height above grade.~~

5. ~~7.~~ *Enclosures*. Enclosed areas below elevated manufactured homes shall comply with the requirements of the Florida Building Code, Residential Sections R322.2 or R322.3, for such enclosed areas, as applicable to the flood hazard area.

6. ~~8.~~ *Utility Equipment*. Utility equipment that serves manufactured homes, including electric, heating, ventilation, plumbing, and air conditioning equipment and other service facilities, shall comply with the requirements of the Florida Building Code, Residential Section R322, as applicable to the flood hazard area.

E. **Recreational Vehicles and Park Trailers.**

1. *Temporary Placement*. Recreational vehicles and park trailers placed temporarily in flood hazard areas shall:

   A. Be on the site for fewer than 180 consecutive days; or

   B. Be fully licensed and ready for highway use, which means the recreational vehicle or park model is on wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanent attachments such as additions, rooms, stairs, decks, and porches.

2. *Permanent Placement*. Recreational vehicles and park trailers that do not meet the limitations in Sec. 7-302.E.1, Temporary Placement, shall meet the requirements of Sec. 7-302.D, Manufactured Homes.

F. **Tanks.**

1. *Underground Tanks*. Underground tanks in flood hazard areas shall be anchored to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty.

2. *Above-Ground Tanks, Not Elevated*. Above-ground tanks that do not meet the elevation requirements of Sec. 7-302.F.3, Above Ground Tanks, Elevated, shall:

   A. Be permitted only in flood hazard areas (Zone A) other than coastal high hazard areas, provided the tanks are anchored or otherwise designed and constructed to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty and the effects of flood-borne debris.

   B. Not be permitted in coastal high hazard areas (Zone V).

3. *Above Ground Tanks, Elevated*. Above-ground tanks in flood hazard areas shall be attached to and elevated to or above the design flood elevation on a supporting structure that is designed to prevent flotation, collapse, or lateral movement during conditions of the design flood. Tank-supporting structures shall meet the foundation requirements of the applicable flood hazard area.

4. *Tank Inlets and Vents*. Tank inlets, fill openings, outlets, and vents shall be:

   A. At or above the design flood elevation or fitted with covers designed to prevent the inflow of floodwater or outflow of the contents of the tanks during conditions of the design flood; and

   B. Anchored to prevent lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the design flood.

G. **Other Development.**

1. *General Requirements for Other Developments*. All development, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in this section or the Florida Building Code, shall:

   A. Be located and constructed to minimize flood damage;

   B. Meet the limitations of Sec. 7-302.C.4, Limitations on Sites in Regulatory Floodways, if located in a regulated floodway;

   C. Be anchored to prevent flotation, collapse, or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood;

   D. Be constructed of flood damage-resistant materials; and

E. Have mechanical, plumbing, and electrical systems above the design flood elevation, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of the Building Code for wet locations.

2. *Accessory Structures*. Accessory structures are not required to meet the elevation requirements if they meet all of the following requirements, in addition to those set forth in Sec. 7-302.C.4, Limitations on Sites in Regulatory Floodways:

A. The structure is securely anchored to resist flotation, collapse, and lateral movement;

B. The building is a minimal investment, and the total size of the building does not exceed 1,000 square feet in floor area;

C. The structure is used exclusively for uninhabitable parking or storage purposes;

D. All electrical or heating equipment is elevated above the base flood elevation or otherwise protected from intrusion of floodwaters; and

E. For accessory structures located in coastal high-hazard areas (V zones), breakaway walls are used below the lowest floor.

Non-elevated accessory structures. Accessory structures are permitted below elevations required by the Florida Building Code provided the accessory structures are used only for parking or storage and:

A. If located in special flood hazard areas (Zone A/AE) other than coastal high hazard areas, are one-story and not larger than 600 sq. ft. and have flood openings in accordance with Section R322.2 of the Florida Building Code, Residential.

B. If located in coastal high hazard areas (Zone V/VE), are not located below elevated buildings and are not larger than 100 sq. ft.

C. Are anchored to resist flotation, collapse or lateral movement resulting from flood loads.

D. Have flood damage-resistant materials used below the base flood elevation plus one (1) foot.

E. Have mechanical, plumbing and electrical systems, including plumbing fixtures, elevated to or above the base flood elevation plus one (1) foot.

3. *Fences in Regulated Floodways*. Fences in regulated floodways that have the potential to block the passage of floodwaters shall meet the limitations of Sec. 7-302.C.4, Limitations on Sites in Regulatory Floodways.

4. *Retaining Walls, Sidewalks and Driveways in Regulated Floodways*. Retaining walls and sidewalks and driveways that involve the placement of fill in regulated floodways shall meet the limitations of Sec. 7-302.C.4, Limitations on Sites in Regulatory Floodways.

5. *Roads and Watercourse Crossings in Regulated Floodways*. Roads and watercourse crossings, including roads, bridges, culverts, low-water crossings, and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side, that encroach into regulated floodways, shall meet the limitations of Sec. 7-302.C.4, Limitations on Sites in Regulatory Floodways. Alteration of a watercourse that is part of a road or watercourse crossing shall meet the requirements of Sec. 7-301.E.3, Additional Analyses and Certifications.

6. *Concrete Slabs Used as Parking Pads, Enclosure Floors, Landings, Decks, Walkways, Patios, and Similar Nonstructural Uses in Coastal High Hazard Areas (Zone V).* In coastal high hazard areas, concrete slabs used as parking pads, enclosure floors, landings, decks, walkways, patios, and similar nonstructural uses are permitted beneath or adjacent to buildings and structures, provided the concrete slabs are designed and constructed to be:

   A. Structurally independent of the foundation system of the building or structure;

   B. Frangible and not reinforced, so as to minimize debris during flooding that is capable of causing significant damage to any structure; and

   C. Have a maximum slab thickness of not more than four inches.

7. *Decks and Patios in Coastal High Hazard Areas (Zone V).* In addition to the requirements of the Florida Building Code, in coastal high hazard areas, decks and patios shall be located, designed, and constructed in compliance with the following:

   A. A deck that is structurally attached to a building or structure shall have the bottom of the lowest horizontal structural member at or above the design flood elevation and any supporting members that extend below the design flood elevation shall comply with the foundation requirements that apply to the building or structure, which shall be designed to accommodate any increased loads resulting from the attached deck.

   B. A deck or patio that is located below the design flood elevation shall be structurally independent from buildings or structures and their foundation systems and shall be designed and constructed either to remain intact and in place during design flood conditions or to break apart into small pieces to minimize debris during flooding

that is capable of causing structural damage to the building or structure, or to adjacent buildings and structures.

C. A deck or patio that has a vertical thickness of more than 12 inches or that is constructed with more than the minimum amount of fill necessary for site drainage shall not be approved unless an analysis prepared by a qualified registered design professional demonstrates no harmful diversion of floodwaters or wave runup and wave reflection that would increase damage to the building or structure or to adjacent buildings and structures.

D. A deck or patio that has a vertical thickness of 12 inches or less and that is at natural grade or on nonstructural fill material that is similar to and compatible with local soils and is the minimum amount necessary for site drainage may be approved without requiring analysis of the impact on diversion of floodwaters or wave runup and wave reflection.

8. *Other Development in Coastal High Hazard Areas (Zone V).* In coastal high hazard areas, development activities other than buildings and structures may be permitted only if it is also authorized by the appropriate federal, state, or local authority; if located outside the footprint of, and not structurally attached to, buildings and structures; and if analyses prepared by qualified registered design professionals demonstrate no harmful diversion of floodwaters or wave runup and wave reflection that would increase damage to adjacent buildings and structures. Such other development activities include but are not limited to:

A. Bulkheads, seawalls, retaining walls, revetments, and similar erosion control structures;

B. Solid fences and privacy walls. and fences prone to trapping debris. unless designed and constructed to fail under flood conditions less than the design flood or otherwise function to avoid obstruction of floodwaters; and

C. On-site sewage treatment and disposal systems defined in Rule 64E-6.002, F.A.C., as filled systems or mound systems.

9. *Nonstructural Fill in Coastal High Hazard Areas (Zone V).* In coastal high hazard areas:

A. Minor grading and the placement of minor quantities of nonstructural fill may be permitted for landscaping and for drainage purposes under and around buildings.

B. Nonstructural fill with finished slopes that are steeper than one unit vertical to five units horizontal may be permitted only if an analysis prepared by a qualified registered design professional demonstrates no harmful diversion of floodwaters or wave runup and wave reflection that would increase damage to adjacent buildings and structures.

10. *Critical Facilities*. Critical facilities shall be located outside the limits of the special flood hazard area where feasible. Construction of new critical facilities shall be permissible within the special flood hazard area if no feasible alternative site is available. If permitted, critical facilities shall be elevated or protected to or above the base flood elevation, plus two feet, or the 500-year (0.2 percent chance) flood elevation, whichever is higher. Flood proofing and sealing measures shall be implemented to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the base flood elevation shall be provided to all critical facilities, to the maximum extent practicable. Critical facilities shall be designed to remain operable during such an event.

11. *Standards for Areas in the B, C, and X Zones*. All new buildings not located in the areas of special flood hazard established in Sec. 7-301.B.1.C, shall have the lowest floor elevation (including basement) constructed at least 12 inches above the crown of the nearest local street, unless the Building Official determines there are extenuating circumstances that would preclude meeting that elevation.

7-303. Definitions.

A. **General.**

1. *Terms Defined in the Florida Building Code*. Where terms are not defined in this section and are defined in the Florida Building Code, such terms will have the meanings ascribed to them in that code.

2. *Terms Not Defined*. Where terms are not defined in this section or the Florida Building Code, such terms will have ordinarily accepted meanings such as the context implies.

B. **Definitions.** Unless otherwise expressly stated, the following words and terms, for the purposes of this section only, have the meanings shown in this subsection.

Accessory structure means a structure on the same parcel of property as a principal structure and the use of which is limited to parking and storage incidental to the use of the principal structure.

Alteration of a Watercourse means a dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

Appeal means a request for a review of the Floodplain Administrator's interpretation of any provision of this section.

ASCE 24 means a standard titled Flood Resistant Design and Construction that is referenced by the Florida Building Code. ASCE 24 is developed and published by the American Society of Civil Engineers, Reston, VA.

Base Flood means a flood having a one percent chance of being equaled or exceeded in any given year. [Also defined in Florida Building Code, B, Section 1612.2.] The base flood is commonly referred to as the "100-year flood" or the "one-percent-annual chance flood."

Base Flood Elevation means the elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the Flood Insurance Rate Map (FIRM).

Basement means the portion of a building having its floor subgrade (below ground level) on all sides.

Coastal High Hazard Area means a special flood hazard area extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. ~~Coastal high hazard areas are also referred to as "high hazard areas subject to high velocity wave action" or "V-Zones" and are designated on Flood Insurance Rate Maps (FIRM) as Zone Vl-V30, VE, or V.~~

Conditional Letter of Map Revision (CLOMR) means a formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective FIRM or Flood Insurance Study; upon submission and approval of certified as-built documentation, a Letter of Map Revision may be issued by FEMA to revise the effective FIRM.

Critical Facility means one or more of the following:

(1) Structures or facilities that commercially produce, use, or store highly volatile, flammable, explosive, toxic and/or water-reactive materials that are defined as extremely hazardous substances by the EPA under Sec. 302 of the Emergency Planning and Community Right-to-Know Act, Title III of the Superfund Amendments and Reauthorization Act of 1986, 42 USC;

(2) Nursing homes, hospitals, and social service homes;

(3) Structures used as law enforcement stations, fire stations, governmental vehicle and equipment storage facilities, and emergency operations centers that are needed for emergency response activities before, during, and after a flood incident; and

(4) Public or private utility facilities that are vital to maintaining and restoring normal services to flooded areas before, during, and after a flood incident.

Design Flood means the flood associated with the greater of the following two areas:

(1) Area with a floodplain subject to a one percent or greater chance of flooding in any year; or

(2) Area designated as a flood hazard area on the FIRM or otherwise legally designated.

Design Flood Elevation means the elevation of the "design flood," including wave height, relative to the datum specified on the FIRM. In areas designated as Zone AO, the design flood elevation will be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the FIRM. In areas designated as Zone AO where the depth number is not specified on the map, the depth number will be taken as being equal to two feet.

Development means any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, tanks, temporary structures, temporary or permanent storage of equipment or materials, mining, dredging, filling, grading, paving, excavations, drilling operations, or any other land disturbing activities.

Encroachment means the placement of fill, excavation, buildings, permanent structures, or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas.

Existing Building and Existing Structure means any buildings and structures for which the "start of construction" commenced before September 19, 1984.

Existing Manufactured Home Park or Subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before September 19, 1984.

~~*Expansion to an Existing Manufactured Home Park or Subdivision* means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).~~

Federal Emergency Management Agency (FEMA) means the federal agency that, in addition to carrying out other functions, administers the National Flood Insurance Program.

Flood or Flooding means a general and temporary condition of partial or complete inundation of normally dry land from:

(1) The overflow of inland or tidal waters.

(2) The unusual and rapid accumulation or runoff of surface waters from any source.

Flood Damage-Resistant Materials means any construction material capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair.

Flood Hazard Area means the greater of the following two areas:

(1) The area within a floodplain subject to a one percent or greater chance of flooding in any year.

(2) The area designated as a flood hazard area on the FIRM or otherwise legally designated.

Flood Insurance Rate Map (FIRM) means the official map of the Village on which FEMA has delineated both special flood hazard areas and the risk premium zones applicable to the Village.

Flood Insurance Study (FIS) means the official report provided by FEMA that contains the FIRM, the Flood Boundary and Floodway Map (if applicable), the water surface elevations of the base flood, and supporting technical data.

Floodplain Administrator means the office or position designated and charged with the administration and enforcement of this section (may be referred to as the Floodplain Manager). The Village Manager serves as the Floodplain Manager in accordance with this section.

Floodplain Development Permit or Approval means an official document or certificate issued by the Floodplain Administrator, or other evidence of approval or concurrence, which authorizes performance of specific development activities that are located in flood hazard areas and that are determined to be compliant with this section.

Floodway means the channel of a river or other riverine watercourse and the adjacent land areas that shall be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Floodway Encroachment Analysis means an engineering analysis of the impact that a proposed encroachment into a floodway is expected to have on the floodway boundaries and base flood elevations. The evaluation shall be prepared by a qualified Florida licensed engineer using standard engineering methods and models.

Florida Building Code means the family of codes adopted by the Florida Building Commission, including the Florida Building Code, Building: the Florida Building Code, Residential: the Florida Building Code, Existing Building; the Florida Building Code, Mechanical; the Florida Building Code, Plumbing; the Florida Building Code, Fuel Gas.

Functionally Dependent Use means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities; the term does not include long-term storage or related manufacturing facilities.

Highest Adjacent Grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls or foundation of a structure.

Historic Structure means any structure that is determined eligible for the exception to the flood hazard area requirements of the Florida Building Code, Existing Building, Chapter 12 ~~11~~: Historic Buildings.

Letter of Map Amendment (LOMA) means an amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective FIRM and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.

Letter of Map Change (LOMC) means an official determination issued by FEMA that amends or revises the FIRM or FIS. The LOMCs include Letter of Map Amendment (LOMA), Letter of Map Revision (LOMR), Letter of Map Revision Based on Fill (LOMR-F), and Conditional Letter of Map Revision (CLOMR).

Letter of Map Revision (LOMR) means a revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.

Letter of Map Revision Based on Fill (LOMR-F) means a determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill shall have been permitted and placed in accordance with this section.

Light-Duty Truck means as defined in 40 CFR 86.082-2, any motor vehicle rated at 8,500 pounds gross vehicular weight rating or less which has a vehicular curb weight of 6,000 pounds or less and which has a basic vehicle frontal area of 45 square feet or less, which is:

(1) Designed primarily for purposes of transportation of property or is a derivation of such a vehicle;

(2) Designed primarily for transportation of persons and has a capacity of more than 12 persons; or

(3) Available with special features enabling off-street or off-highway operation and use.

Lowest Floor means the lowest floor of the lowest enclosed area of a building or structure, including basement, but excluding any unfinished or flood-resistant enclosure, other than a basement, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built to render the structure in violation of the non-elevation requirements of the Florida Building Code or ASCE 24.

Manufactured Home means a structure, transportable in one or more sections, which is eight feet or more in width and greater than 400 square feet, and which is built on a permanent, integral chassis and is designed for use with or without a permanent foundation when attached to the

required utilities. The term "manufactured home" does not include a "recreational vehicle" or "park trailer".

Manufactured Home Park or Subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Market Value means ~~the price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in this section, the term refers to the market~~ the value of buildings and structures, excluding the land and other improvements on the parcel. Market value ~~may be established by a qualified independent appraiser,~~ is the actual cash value (in-kind replacement cost depreciated for age, wear and tear, neglect, and quality of construction) determined by a qualified independent appraiser, or tax assessment value adjusted to approximate market value by a factor provided by the Property Appraiser.

New Construction means for the purposes of this section and the flood resistant construction requirements of the Florida Building Code, structures for which the "start of construction" commenced on or after September 19, 1984 and includes any subsequent improvements to such structures.

~~*New Manufactured Home Park or Subdivision* means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after September 19, 1984.~~

Park Trailer means a transportable unit which has a body width not exceeding 14 feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances.

Permanent Construction means does not include land preparation (such as clearing, grading, or filling), the installation of streets or walkways, excavation for a basement, footings, piers, or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main buildings. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Recreational Vehicle means a vehicle, including a park trailer, which is:

(1) Built on a single chassis;

(2) 400 square feet or less when measured at the largest horizontal projection;

(3) Designed to be self-propelled or permanently towable by a light-duty truck; and

(4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Repetitive Loss means flood-related damage sustained by a structure on two separate occasions during a ten-year period for which the cost of repairs at the time of each flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

Special Flood Hazard Area means an area in the floodplain subject to a one percent or greater chance of flooding in any given year. Special flood hazard areas are shown on FIRMs as Zone A, AO, Al-A30, AE, A99, AH, Vl-V30, VE or V. Start of construction. The date of issuance of permits for new construction and substantial improvements, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within 180 days of the date of the issuance. The actual start of construction means either the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns.

Substantial Damage means damage sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed 50 percent of the market value of the building or structure before the damage occurred. The term also includes buildings and structures that have experienced repetitive loss.

Substantial Improvement means any combination of repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure, taking place during a five-year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. For each building or structure, the five-year period begins on the date of the first improvement or repair of the building or structure subsequent to November 18, 1992. If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not include either:

(1) Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the Building Official and that are the minimum necessary to assure safe living conditions.

(2) Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure.

Variance means a grant of relief from the requirements of this section, or the flood resistant construction requirements of the Florida Building Code, which permits construction in a manner that would not otherwise be permitted by this section or the Florida Building Code.

Watercourse means a river, creek, stream, channel, or other topographic feature in, on, through, or over which water flows at least periodically.

Section 2. Repeal of Ordinance 2015-16.

The Village Council hereby confirms that the adoption of the Land Development Code by Ordinance 2020-10, specifically Section 1-902 adopting the Florida Building Code as codified in Chapter 553, Florida Statutes, was intended to repeal earlier building code regulations adopted by Ordinance 2015-16, and that to eliminate any doubt declares that Ordinance 2015-16 is no longer in effect.

Section 3. Severability.

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

Section 4. Conflicts.

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

Section 5. Effective Date.

This Ordinance shall take effect immediately upon adoption.

PASSED on first reading this 5th day of October, 2022.

PASSED AND ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this 19th day of October, 2022.

Attest: **VILLAGE OF ESTERO, FLORIDA**

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

Reviewed for legal sufficiency:

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

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