VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
NOVEMBER 8, 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

November 8, 2022, 04:30 pm

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

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

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

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

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

   a. **AT&T Cell Tower (District 1) (SEZ2020-E0101) 3231 Coconut Road, located on the property of Bonita Springs #2753 Benevolent and Protective Order of Elks, west of US 41 and south of Coconut Road.**

   Special Exception request in CS - Commercial Special Office Zoning District to allow the construction of a 99-foot monopole (and 1 foot lightning arrester) supporting a wireless communication tower.

   - Public Information Meeting held March 16, 2021 for Special Exception and Variance. Original request was modified to reduce tower height and variance was withdrawn and a 2nd Public Information Meeting was held July 12, 2022.

- See Staff Report.

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

Attachment: 1 AT_T Staff Report and Attachments.pdf
Attachment: 2 AT_T_Powerpoint Presentation.pdf

b. Marketplace Development Order (District 6) (DOS2022-E001) 8001 Via Rapallo Drive, located east of US 41, north of Sweetwater Ranch Blvd. and south of Via Rapallo Dr.

Development Order for the construction of a mixed-use commercial development, consisting of five buildings with parking, landscaping, and stormwater management.

- Public Information Meeting held August 10, 2021.

- See Staff Report.

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

Attachment: 1 Marketplace at Coconut Point Staff Report.pdf
Attachment: 2 Marketplace at Coconut Point Site Development Plans.pdf
Attachment: 3 Marketplace at Coconut Point Sidewalk Connectivity Plan.pdf
Attachment: 4 Marketplace at Coconut Point Elevations.pdf
Attachment: 5 Marketplace at Coconut Point Revised Retail Floor Plans.pdf
Attachment: 6 Marketplace at Coconut Point McDonald_s Elevations.pdf
Attachment: 7 Marketplace at Coconut Point Miller_s Ale House.pdf
Attachment: 8 Marketplace at Coconut Point Revised Colors.pdf
Attachment: 9 Marketplace at Coconut Point Photometric Plan.pdf
Attachment: 10 Marketplace at Coconut Point Landscape _ Irrigation Plans.pdf
Attachment: 11 Marketplace at Coconut Point Signage.pdf
Attachment: 12 Marketplace at Coconut Point Presentation.pdf

c. Rivercreek Phase 2 Corkscrew Crossing Development Order (District 7) (DOS2022-E011) 12840 Corkscrew Road located east of Wildcat Run and west of The Preserve

Phase Two consists of 213 single family lots on approximately 48.3 acres.

- Public Information Meeting held September 13, 2022.

- See Staff Report.

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

Attachment: 1 Rivercreek Phase 2 Staff Report.pdf
Attachment: 2 RiverCreek Phase 2 DO - PowerPoint.pdf

7. WORKSHOP

a. Culver's Coconut Point Development Order (District 6) 8400 Murano Del Lago Dr, east of US 41 and south of Pelican Colony Blvd.

Applicant is proposing to construct a 4,000± s.f. Culver's Fast-Food Restaurant

- Public Information Meeting held July 12, 2022.

- Applicant is requesting review of the architecture.

Attachment: 1 Culver_s Coconut Point Site Plan.pdf
Attachment: 2 Culver_s Coconut Point Architectural Floor Plan.pdf
Attachment: 3 Culver_s Coconut Point Architectural Elevations.pdf
Attachment: 4 Culver_s Coconut Point Architectural Renderings.pdf
Attachment: 5 Culver_s Coconut Point Dumpster Enclosure.pdf
Attachment: 6 Culver_s Coconut Point Material Sample Board.pdf
Attachment: 7 Culver_s Coconut Point Landscape Plans.pdf
Attachment: 8 Culver_s Coconut Point Photometric Plans.pdf
Attachment: 9 Culver_s Coconut Point Presentation.pdf

8. BOARD COMMUNICATIONS

a. Next meeting - December 13, 2022

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

10. ADJOURN

General Attachments

- Transcript.pdf

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, NOVEMBER 8, 2022, 4:30 P.M.

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

04:35:04 >>Barry Jones: SCOTTY, DO WE HAVE YOU ON ZOOM?
04:35:07 >>Scotty Wood: YEAH, I CAN HEAR YOU NOW.
04:35:09 >>Barry Jones: I THINK WE'RE ALL CONNECTED NOW.
04:35:11 THANK YOU FOR YOUR PATIENCE.
04:35:12 WE'LL CALL THIS MEETING TO ORDER.
04:35:14 [SOUNDING GAVEL]
04:35:14 WE'LL START OFF WITH THE PLEDGE OF ALLEGIANCE.
04:35:17 [PLEDGE OF ALLEGIANCE]
04:35:33 >>Barry Jones: WE'RE GOING TO PROCEED WITH THE ROLL CALL,
04:35:39 AND THEN SCOTTY WILL CHAIR THE MEETING REMOTELY.
04:35:44 SO IF YOU WANTED TO PROCEED WITH ROLL CALL, PLEASE.
04:35:47 >>Anthony Gargano: HERE.
04:35:49 >> BOARD MEMBER JEANNIN IS NOT HERE YET.
04:35:51 >>Barry Jones: HERE.
04:35:54 >> BOARD MEMBER NARATIL IS NOT HERE.
04:35:56 >>Michael Sheeley: HERE.
04:35:56 >>James Tatooles: HERE.
04:35:58 >>Jim Wallace: HERE.

04:36:02 >>Barry Jones: HERE.
04:36:04 >>Tammy Duran: NANCY STROUD IS ALSO IN ZOOM.
04:36:13 >>Scotty Wood: BEFORE I ASK FOR A MOTION TO APPROVE THE
04:36:16 AGENDA, I WOULD LIKE TO ANNOUNCE WITH REGRET THAT ONE OF OUR
04:36:19 LONGEST STANDING BOARD MEMBERS, MARLENE NARATIL, HAS DECIDED
04:36:23 TO RESIGN FROM THE BOARD.
04:36:27 HER HOME IN WEST BAY WAS DEVASTATED BY HURRICANE IAN, AND
04:36:33 SHE'S DECIDED TO MOVE TO NAPLES I'M ASSUMING TO OBVIOUSLY
04:36:38 HIGHER GROUND, AND I JUST WANTED TO ACKNOWLEDGE THE SERVICE,
04:36:43 THE YEARS OF SERVICE THAT SHE PROVIDED AND SHE SERVED AS OUR
04:36:46 VICE-CHAIR.
04:36:48 ON THAT NOTE, I WOULD ASK FOR A MOTION TO APPROVE THE
04:36:51 AGENDA.
04:36:54 >>Mary Gibbs: MR. CHAIR, MAY I SAY SOMETHING FIRST?
04:36:57 >>Scotty Wood: YES, I'M SORRY, MARY.
04:36:59 GO AHEAD.
04:37:00 >>Mary Gibbs: SPEAKING ABOUT VICE-CHAIR NARATIL, SHE DID
04:37:03 SUBMIT A LETTER OF RESIGNATION.

04:37:05 SHE COULDN'T SUBMIT IT UNTIL TODAY BECAUSE SHE DIDN'T HAVE
04:37:08 ANY INTERNET BECAUSE OF THE HURRICANE.
04:37:10 SO SHE CAME OVER HERE TO TYPE UP HER LETTER.
04:37:14 SHE SAID IT WAS MIXED EMOTIONS THAT SHE WAS SUBMITTING HER
04:37:16 RESIGNATION.
04:37:17 SHE ENJOYED THE OPPORTUNITY TO SERVE IN THE PRESTIGIOUS
04:37:19 POSITION SINCE SHE WAS APPOINTED TO THE NEWLY CONSTITUTED

04:37:22 VILLAGE COUNCIL, AND SHE WAS REAPPOINTED SEVERAL TIMES.
04:37:26 SHE WAS VERY EXCITED TO WORK WITH THE STAFF AND THE OTHER
04:37:30 BOARD MEMBERS THAT WERE CONSUMMATE PROFESSIONALS, AND SHE
04:37:33 DID SAY SHE'S MOVING TO NAPLES.
04:37:35 AND SHE DID TELL ME WHEN I TALKED TO HER ON THE PHONE THE
04:37:39 OTHER DAY THAT SHE LOVED YOU ALL AND WOULD MISS YOU VERY
04:37:41 MUCH.
04:37:42 SO I THOUGHT THAT WAS VERY TOUCHING.
04:37:44 >>Barry Jones: VERY NICE.
04:37:47 >>Mary Gibbs: MR. CHAIR, BEFORE I START THE AGENDA, CAN I
04:37:49 JUST SAY, BECAUSE WE HAVE A VERY LARGE CROWD TONIGHT.
04:37:53 I THINK IT MUST BE TWO-FOR-ONE SPECIAL MAYBE LATER OF SOME
04:37:57 ELECTION BEERS OR SOMETHING.
04:37:58 I JUST WANTED TO SAY THAT I THINK THIS FIRST CASE, WHICH IS
04:38:02 THE CELL TOWER, MAY TAKE 45 MINUTES TO AN HOUR.
04:38:08 SO I KNOW A LOT OF PEOPLE ARE HERE FOR THE SECOND CASE.
04:38:11 SO I JUST WANT TO LET YOU ALL KNOW IT'S GOING TO BE PROBABLY
04:38:15 A GOOD 45 MINUTES.
04:38:17 SO IF YOU WANT TO GO OUTSIDE AND HAVE A, NOT A SMOKE, MAYBE
04:38:22 A WALK.
04:38:25 [CELL PHONE RINGING]
04:38:27 OR A PHONE CALL.
04:38:28 SO I JUST WANTED EVERYBODY TO KNOW ABOUT THAT.
04:38:33 >>Scotty Wood: THANKS, MARY.
04:38:34 COULD I HAVE A MOTION TO APPROVE THE AGENDA?

04:38:37 >> SO MOVED.
04:38:39 >>Michael Sheeley: SECOND.
04:38:40 >>Scotty Wood: ANY DISCUSSION?
04:38:41 ALL IN FAVOR SAY AYE.
04:38:43 AYE.
04:38:45 ANY NAYS?
04:38:46 MOTION CARRIES.
04:38:49 WE HAVE A SERIES OF DEVELOPMENT ORDERS TO REVIEW THIS
04:38:55 EVENING.
04:38:57 AND DEVELOPMENT ORDERS INVOLVE PUBLIC HEARINGS WHICH ARE
04:39:02 CONDUCTED IN A QUASI-JUDICIAL SETTING.
04:39:05 NANCY STROUD, OUR LAND USE ATTORNEY, HAS AGREED TO PROVIDE
04:39:09 EVERYONE WITH INFORMATION ABOUT HOW QUASI-JUDICIAL
04:39:12 PROCEEDINGS WORK.

04:39:14 GO AHEAD, NANCY.
04:39:15 THANK YOU.
04:39:15 >>Nancy Stroud: THANK YOU, MR. CHAIR.
04:39:17 IF YOU INTEND TO PROVIDE TESTIMONY ON ANY OF THE THREE
04:39:22 QUASI-JUDICIAL MATTERS HERE, BEFORE THE MATTER IS CALLED,
04:39:26 YOU MUST FILL OUT A PUBLIC SPEAKER'S CARD, GIVE IT TO THE
04:39:30 BOARD CLERK AND MUST BE SWORN IN BY THE BOARD ATTORNEY.
04:39:33 APPLICANTS ACTUALLY DON'T HAVE TO FILL OUT THE SPEAKER
04:39:38 CARDS, BUT THEY DO NEED TO BE SWORN IN.
04:39:42 BEFORE THE MATTER BEGINS, ANY WRITTEN COMMUNICATIONS THAT
04:39:45 HAVE BEEN RECEIVED WILL BE PLACED IN THE PUBLIC RECORD.

04:39:48 AND BOARD MEMBERS WILL BE ASKED TO DISCLOSE ANY EX PARTE
04:39:53 COMMUNICATIONS.
04:39:54 THEY WILL ALSO BE ASKED IF THEY HAVE A CONFLICT REGARDING
04:39:57 THE MATTER AND MUST DECLARE IT.
04:39:59 IF THEY DO HAVE A CONFLICT, THEY WILL NOT BE ALLOWED TO
04:40:05 PARTICIPATE IN THE BOARD DISCUSSION OR VOTE ON THE MATTER.
04:40:07 SO THE ORDER OF PROCEEDINGS IS THAT THE VILLAGE DIRECTOR OF
04:40:11 COMMUNITY DEVELOPMENT OR STAFF DESIGNEE WILL INTRODUCE THE
04:40:15 MATTER AND ASK THE APPLICANT TO MAKE A PRESENTATION AND
04:40:19 SUMMARIZE ANY RELATED AFFIDAVITS FROM THE APPLICANT'S
04:40:23 EXPERTS IN ATTENDANCE.
04:40:24 FOLLOWING THIS, THE DIRECTOR OR HER STAFF DESIGNEE WILL MAKE
04:40:28 A PRESENTATION PROVIDING THE STAFF REPORT, ITS FINDINGS AND
04:40:32 RECOMMENDATIONS.
04:40:34 NEXT, THE PUBLIC HEARING IS OPENED, AND ANYONE WHO HAS BEEN
04:40:38 SWORN IN MAY PROVIDE TESTIMONY.
04:40:40 IT'S IMPORTANT TO BE CONCISE AND LIMIT TESTIMONY TO FIVE
04:40:44 MINUTES OR LESS.
04:40:45 THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS,
04:40:50 INCLUDING THE PUBLIC, AND MAY PROVIDE REBUTTAL.
04:40:52 THE PUBLIC MAY NOT CROSS-EXAMINE WITNESSES BUT MAY REQUEST
04:40:56 THE BOARD TO DIRECT QUESTIONS ON THEIR BEHALF TO EITHER THE
04:40:59 APPLICANT OR THE COMMUNITY DEVELOPMENT STAFF.
04:41:03 WILL ALL THOSE WHO INTEND TO TESTIFY IN THIS FIRST MATTER,
04:41:10 WHICH IS THE AT&T CELL TOWER, PLEASE STAND AND RAISE YOUR

04:41:15 RIGHT HAND, AND I WILL ADMINISTER THE OATH.
04:41:18 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU WILL GIVE
04:41:25 WILL BE THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT THE
04:41:28 TRUTH.
04:41:29 >> I DO.
04:41:30 >>Nancy Stroud: THANK YOU.
04:41:31 WILL THE DIRECTOR OF COMMUNITY DEVELOPMENT ADVISE IF ANY
04:41:39 LETTERS OR OTHER WRITTEN COMMUNICATIONS ON THIS MATTER HAVE
04:41:42 BEEN RECEIVED.
04:41:44 AND IF SO, PLEASE STATE THAT THEY ARE PART OF THE PUBLIC

04:41:47 RECORD.
04:41:48 >>Mary Gibbs: WE DID RECEIVE A FEW E-COMMENTS FOR THIS
04:41:52 HEARING, WHICH WERE SENT TO THE BOARD MEMBERS I BELIEVE
04:41:57 YESTERDAY AFTERNOON, AND WE DO HAVE -- THE APPLICANT IS
04:42:03 GOING TO ASK IF HE CAN PRESENT A PETITION, WHICH HE WILL GET
04:42:07 UP AND EXPLAIN WHEN IT'S HIS TURN TO GET UP AND SPEAK.
04:42:10 AND THEN WE ALSO FORWARDED IN THE E-COMMENTS A PowerPoint
04:42:14 PRESENTATION THAT WE THOUGHT ONE OF THE RESIDENTS WASN'T
04:42:18 GOING TO BE HERE AND WANTED IT IN THE E-COMMENTS BUT HE'S
04:42:22 ACTUALLY HERE, SO HE WANTS TO EXPLAIN THAT.
04:42:26 >>Nancy Stroud: GREAT.
04:42:27 THANK YOU.
04:42:28 NOW, IF ANY BOARD MEMBERS HAVE HAD ANY EX PARTE
04:42:31 COMMUNICATIONS ON THIS MATTER, PLEASE SO STATE AND DISCLOSE
04:42:37 THE NATURE OF THE COMMUNICATION.

04:42:39 >> NONE.
04:42:41 >> I HAVE NONE.
04:42:42 >> NONE.
04:42:44 >>Nancy Stroud: RIGHT, GOOD.
04:42:45 IF ANY DO HAVE A CONFLICT OF INTEREST, PLEASE STATE THE
04:42:50 SAME.
04:42:51 >> NONE.
04:42:52 >> NONE.
04:42:52 >> NONE.
04:42:53 >> NONE.
04:42:56 >>Nancy Stroud: THANK YOU.
04:42:56 AT THIS POINT, IT'S THE COMMUNITY DEVELOPMENT DIRECTOR OR
04:43:00 HER DESIGNEE OPPORTUNITY TO INTRODUCE THE MATTER.
04:43:10 >>Mary Gibbs: GOOD EVENING.
04:43:12 I'M GOING TO INTRODUCE THIS CELL TOWER REQUEST.
04:43:16 THIS IS A SPECIAL EXCEPTION FOR A CELL TOWER ON THE ELKS
04:43:20 CLUB PROPERTY, WHICH IS LOCATED ON COCONUT ROAD WEST OF U.S.
04:43:24 41.
04:43:25 THERE WAS A REQUEST PREVIOUSLY WHERE THEY HAD ASKED FOR A
04:43:32 CELL TOWER THAT WAS 149 FEET TALL, AND THEY HAD ASKED FOR A
04:43:35 VARIANCE FOR THE SIDE SETBACK.
04:43:37 AND YOU ALL HAD LOOKED AT THAT -- I THINK THAT CAME TO YOU I
04:43:42 THINK SOME TIME AGO.
04:43:45 THE APPLICANT HAD A PUBLIC INFORMATION MEETING I THINK AT
04:43:48 THE PLANNING, ZONING AND DESIGN BOARD BACK IN JULY BECAUSE

04:43:51 AFTER THEY MET WITH STAFF THEY REVISED THE APPLICATION TO
04:43:55 LOWER THE HEIGHT OF THE TOWER FROM 149 TO 100 FEET.
04:43:59 AND THEN THEY WITHDREW THE VARIANCE FOR THE SIDE SETBACK.
04:44:03 SO THEY HAD THE PUBLIC INFORMATION MEETING, I THINK IT WAS
04:44:06 BACK IN JULY IN FRONT OF YOU ALL, AND NOW THEY HAVE COME
04:44:09 FORWARD FOR THE PUBLIC HEARING.

04:44:11 AGAIN, IT'S JUST A SPECIAL EXCEPTION.
04:44:13 THERE'S NO VARIANCE INVOLVED AT THIS TIME.
04:44:15 THE STAFF HAD RECOMMENDED APPROVAL, BUT IT WAS APPROVAL AT
04:44:22 100 FEET IF IT WAS DESIGNED TO LOOK LIKE A TREE.
04:44:27 OR IF NOT, TO BE LOWERED TO 75 FEET.
04:44:30 AND THE REASON FOR THAT IS EXPLAINED IN THE STAFF REPORT,
04:44:33 BUT BASICALLY TO NOT BE VISIBLE TO THE NEIGHBORS IN THE
04:44:36 VICINITY.
04:44:36 THE APPLICANT DOES PREFER TO HAVE THE 100-FOOT MONOPOLE, AND
04:44:42 HE WILL EXPLAIN WHY WHEN HE GETS UP TO DO HIS PRESENTATION.
04:44:45 THE APPLICANT ALSO HAS A HANDOUT THAT HE PUT UP AT THE DAIS
04:44:53 FOR EVERYBODY, BUT HE ACTUALLY NEEDS TO ASK YOU IF IT'S OKAY
04:44:57 TO HAND THIS OUT BECAUSE THE RULES OF PROCEDURE SAY THIS WAS
04:45:01 RECEIVED BY US AT ABOUT 4:30 YESTERDAY.
04:45:04 BUT YOU'RE SUPPOSED TO HAVE INFORMATION A WEEK AHEAD OF TIME
04:45:08 AND HE WASN'T AWARE OF THAT.
04:45:11 HE WANTED TO ASK IF HE CAN DO THAT.
04:45:13 HE'LL HAVE TO GET UP AND I THINK NANCY SAYS YOU'LL HAVE TO
04:45:17 VOTE ON WHETHER YOU ACCEPT THAT.

04:45:19 I WILL TELL YOU THAT THE MAJORITY OF THE INFORMATION IS A
04:45:22 PETITION IN FAVOR AND THEN THERE ARE A FEW HANDOUTS FROM
04:45:26 AT&T, MOST OF WHICH ARE IN OUR FILE THAT HAVE BEEN REVIEWED
04:45:29 ALREADY BY MATT NOBLE, OUR PLANNER, AND THEN AT THE VERY
04:45:33 END, I THINK THERE IS A PICTURE OF WHAT A TOWER WOULD LOOK
04:45:37 LIKE IF IT WAS DESIGNED AS A TREE AND THERE'S A LITTLE BIT
04:45:39 OF PUBLIC SAFETY INFORMATION ON FIRST NET PUBLIC SAFETY
04:45:43 PROVIDERS THAT THE APPLICANT WOULD LIKE TO SPEAK ABOUT.
04:45:46 SO IF YOU DON'T HAVE ANY QUESTIONS FOR ME, I CAN TURN IT
04:45:50 OVER TO THE APPLICANT AND HE CAN MAKE HIS REQUEST.
04:45:54 QUESTIONS OF ME?
04:46:04 THEN ANDY ROTENSTREICH IS HERE FOR THE APPLICANT.
04:46:21 >>Andy Rotenstreich: GOOD EVENING.
04:46:22 WHILE SHE'S GETTING THE TECHNICAL DIFFICULTIES TAKEN CARE
04:46:25 OF, LET ME INTRODUCE MYSELF.
04:46:27 I'M ANDY ROTENSTREICH.
04:46:29 ADDRESS IS 420 20th STREET NORTH IN BIRMINGHAM, HERE ON
04:46:32 BEHALF OF AT&T.
04:46:33 I'VE BEEN BEFORE YOU A COUPLE OF TIMES FOR THE PUBLIC
04:46:36 INFORMATION MEETINGS, BOTH IN JULY, AS MARY SAID, AND ALSO
04:46:39 IN 2021 AS WELL.
04:46:41 WHILE WE'RE WORKING ON THIS PART, LET ME MAKE THE OFFICIAL
04:46:46 REQUEST FOR YOU TO ACCEPT THE ADDITIONAL HANDOUTS.
04:46:49 AS MARY MENTIONED, MOST OF WHAT IS IN THE HANDOUTS IS ON
04:46:53 PUBLIC RECORD ALREADY AND PREVIOUSLY FILED.

04:46:55 I JUST WANTED TO DIRECT OUR ATTENTION TO SAVE SOME TIME.
04:46:59 ALSO, THERE WAS A PETITION THAT IS CIRCULATED THAT HAS BEEN

04:47:04 SIGNED BY 164 PEOPLE IN FAVOR OF THE TOWER.
04:47:07 I WANTED YOU GUYS TO SEE THAT ALONG WITH SOME E-MAILS IN
04:47:09 FAVOR OF THE TOWER AS WELL.
04:47:11 I JUST WANTED YOU GUYS TO SEE THAT.
04:47:13 THE ISSUE OF THE MONOPINE, THE FAKE TREE OR THE CAMOUFLAGE
04:47:20 CAME UP RECENTLY IN THE STAFF REPORT.
04:47:22 SO PART OF THE ADDITIONAL MATERIALS I PROVIDED WAS
04:47:26 INFORMATION ABOUT THAT THAT WE CAN DISCUSS, BUT I WANTED YOU
04:47:29 TO SEE WHAT WAS BEING DISCUSSED AND WHAT IT WOULD LOOK LIKE.
04:47:33 WE CAN CERTAINLY GET INTO THAT AS WELL.
04:47:35 WITH THAT, I WOULD ASK THAT YOU GUYS ACCEPT THE ADDITIONAL
04:47:38 HANDOUTS THAT WERE PROVIDED AND WE CAN GO FROM THERE.
04:47:43 >>Anthony Gargano: I MAKE A MOTION TO ALLOW.
04:47:45 >>Barry Jones: SECOND.
04:47:46 >>Scotty Wood: ALL IN FAVOR?
04:47:48 ANY OPPOSED?
04:47:50 GO AHEAD.
04:47:58 >>Andy Rotenstreich: THANK YOU.
04:47:59 MR. WOOD, GLAD TO SEE YOU'RE FEELING BETTER.
04:48:01 GLAD EVERYTHING WENT WELL.
04:48:02 >>Scotty Wood: THANK YOU.
04:48:03 >>Andy Rotenstreich: WHAT WE'RE LOOKING AT ON THE SCREEN IS
04:48:05 WHAT I PRESENTED TO YOU BACK IN JULY.

04:48:06 I'LL RUN THROUGH THIS REAL QUICK.
04:48:08 THIS IS THE ELKS LODGE PROPERTY.
04:48:11 THIS IS COCONUT ROAD RUNNING EAST-WEST TO THE NORTH.
04:48:15 AND THE YELLOW LINE INDICATES THE ACCESS RIGHTS THAT AT&T
04:48:20 HAS OBTAINED FROM THE ELKS LODGE TO ACCESS THIS ORANGE
04:48:25 SQUARE.
04:48:25 PARDON ME, MY ORANGE HIGHLIGHT PEN WAS NOT VERY STRAIGHT
04:48:28 THAT DAY.
04:48:29 BUT THE ORANGE BOX IS THE AREA THAT AT&T IS LEASING FROM THE
04:48:34 ELKS LODGE.
04:48:36 WE DO NOT HAVE RIGHTS TO GO ANYWHERE OUTSIDE OF THAT ORANGE
04:48:39 BOX OR THAT YELLOW LINE.
04:48:41 SO NOTHING AT&T DOES WILL AFFECT ANY OTHER PART OF THAT
04:48:44 PROPERTY.
04:48:44 THIS IS THE SAME PHOTOGRAPH OR DIAGRAM, BUT JUST THE DRAWING
04:48:55 WITH THE AERIAL TAKEN AWAY.
04:48:57 THIS IS KIND OF THE COVERAGE THAT WE WENT OVER IN JULY.
04:49:01 REAL QUICKLY, THE GREEN IS THE COVERAGE THAT AT&T IS TRYING
04:49:04 TO OBTAIN.
04:49:05 THE GREEN WITH THE BLACK DOTS IN THE MIDDLE OF THE GREEN ARE
04:49:08 EXISTING AT&T SITES WITHIN ABOUT A HALF, THREE-QUARTERS OF A
04:49:14 MILE OF WHERE WE'RE PROPOSING.
04:49:15 THE LABEL THAT SAYS COCONUT ROAD IS THE PROPOSED SITE.
04:49:19 THE GREEN AND THE YELLOW, MAINLY GREEN, IS WHAT WE'RE TRYING

04:49:24 TO OBTAIN.

04:49:25 THAT'S WHAT WE WANT.
04:49:26 THAT IS THE BEST COVERAGE COMING OUT OF THE RADIO ANTENNAS
04:49:30 TO PROVIDE IN-BUILDING COVERAGE IN THE AREAS WHERE IT'S
04:49:34 GREEN.
04:49:35 SO YOUR AT&T DEVICE SHOULD BE ABLE TO WORK INSIDE BUILDINGS
04:49:38 LIKE WE'RE IN NOW IN THE GREEN.
04:49:40 AS YOU GET FURTHER FROM EACH SITE, FROM EACH RADIO ANTENNA,
04:49:44 THE SIGNAL DISSIPATES.
04:49:46 YOU GET INTO THE YELLOW AREAS.
04:49:47 THAT IS GENERALLY IN VEHICLE COVERAGE, SO YOU SHOULD CONNECT
04:49:52 REGULARLY IN YOUR VEHICLE.
04:49:54 BUILDINGS ARE IFFY.
04:49:56 HARDENED CONCRETE, THINGS OF THAT NATURE, YOUR SIGNAL MIGHT
04:49:59 BE A LITTLE LESS.
04:50:00 AS YOU GET INTO THE REDS IS WHERE WE HAVE THE PROBLEM AREAS.
04:50:03 THAT'S THE OUTDOOR COVERAGE, REALLY NOT SUFFICIENT COVERAGE.
04:50:06 I THINK I DESCRIBED YOU HAVE TO GO OUTSIDE AND STAND ON YOUR
04:50:09 LEFT LEG AND RAISE YOUR RIGHT ARM IN ORDER TO GET YOUR CALL
04:50:12 TO CONNECT AND YOUR LAPTOP TO CONNECT.
04:50:14 SO WE'RE TRYING TO GET AS MUCH GREEN AND YELLOW AS POSSIBLE.
04:50:18 YOU CAN SEE OUR ISSUE THERE INSIDE THE RED CIRCLE AND A
04:50:21 LITTLE BIT TO THE SOUTH AND WEST.
04:50:23 SO IF WE ARE ALLOWED TO BUILD THIS SITE, IMMEDIATELY THE
04:50:28 COVERAGE TURNS TO THAT AND WE GET THAT GOOD IN-BUILDING AND
04:50:31 IN-VEHICLE COVERAGE, WHICH IS GENERALLY SUFFICIENT IN HOMES

04:50:35 IN THAT AREA WITH THE ONE SITE.
04:50:37 SO WE HAVE A LOT OF COVERAGE ISSUES TO THE WEST, WHICH WE'RE
04:50:41 TRYING TO FILL, WHICH THIS SITE DOES.
04:50:43 BUT ALSO TO THE EAST, THE OTHER REASON WE TYPICALLY WOULD
04:50:47 BUILD A NEW SITE IS TO ALLEVIATE CAPACITY.
04:50:51 SO THESE ANTENNAS THAT WE SEE ON THESE CELL TOWERS AROUND
04:50:55 ALL ALONG THE MAJOR THOROUGHFARES, THEY CAN GET
04:50:58 OVERSTRESSED.
04:50:59 THE ANTENNAS CAN ONLY HANDLE SO MANY CALLS AT ONE TIME, SO
04:51:02 MANY PEOPLE TEXTING AND DOWNLOADING VIDEOS AND TWEETING OR
04:51:06 WHATEVER THEY DO.
04:51:07 SO THE ANTENNAS GET OVERLOADED, THEN THE SIGNAL DEGRADATES.
04:51:11 SO PART OF THE SOLUTION THAT THIS TOWER PROVIDES IS CAPACITY
04:51:15 RELIEF ALONG 41 TO THE EAST.
04:51:18 SO THIS IS KIND OF A TWO-PRONGED APPROACH.
04:51:21 WITH ONE SITE WE'RE FIXING TWO PROBLEMS -- CAPACITY TO THE
04:51:25 EAST, MORE COVERAGE TO THE WEST.
04:51:28 THIS ONE SITE DOES THAT.
04:51:30 SO AS MARY MENTIONED EARLIER, WE STARTED THIS PROJECT ABOUT
04:51:37 TWO YEARS AGO TRYING TO GET COVERAGE HERE.

04:51:38 WE ORIGINALLY APPLIED FOR 150 FEET WHICH WAS THE OPTIMAL
04:51:42 HEIGHT THAT AT&T NEEDED.
04:51:44 WE DIDN'T MEET THE ORDINANCE, SO WE NEEDED A VARIANCE.
04:51:46 AFTER DISCUSSING WITH STAFF, I WENT BACK TO AT&T.
04:51:50 AT&T AGREED TO LOWER IT TO 100 FEET, WHICH THEN MET THE

04:51:54 SETBACKS, WHICH THEN NO LONGER REQUIRED A VARIANCE.
04:51:57 SO WE WITHDREW THE VARIANCE APPLICATION BUT STILL HAVE THE
04:52:00 SPECIAL EXCEPTION.
04:52:01 AND THAT'S WHAT WE'RE ASKING YOU TO APPROVE TODAY.
04:52:04 SO THAT'S KIND OF THE HISTORY.
04:52:06 AGAIN, WE TALKED ABOUT THE AREAS AND THE NEED FOR THE
04:52:09 CAPACITY AND THE COVERAGE.
04:52:10 WE LOOKED AT OTHER SITES.
04:52:13 THERE IS AN EXISTING TOWER TO THE SOUTH AND TO THE WEST
04:52:17 CLOSER TO THE TOWER THAT'S SHOWN IN THE BOTTOM OF THAT
04:52:20 PHOTOGRAPH.
04:52:22 AND WE LOOKED AT CO-LOCATING ON THAT.
04:52:24 THE FIRST THING AT&T ALWAYS LOOKS AT IS CO-LOCATING, RIGHT,
04:52:27 JUST HANG OUR ANTENNAS ON EXISTING TOWERS, WHICH WE MUCH
04:52:32 PREFER, MUCH QUICKER, CHEAPER, AND GET THE SIGNAL OUT.
04:52:35 BUT THE TOWER THAT'S TO THE SOUTH AND TO THE EAST WAS TOO
04:52:39 FAR SOUTH AND EAST.
04:52:41 IT DIDN'T GET THE COVERAGE ISSUE RESOLVED.
04:52:45 IT HELPED A LITTLE BIT ON THE CAPACITY.
04:52:46 SO BECAUSE IT WOULDN'T WORK AND DIDN'T MEET THE ENGINEERING
04:52:50 REQUIREMENTS, WE COULDN'T USE IT.
04:52:52 WE ALSO LOOKED AT INDUSTRIAL PROPERTY IN AND AROUND WHERE
04:52:55 THAT TOWER IS, BUT, AGAIN, THE SAME ISSUE.
04:52:58 IT WAS TOO FAR TO THE SOUTH AND THE EAST.
04:53:00 SO REALLY, WE'RE KIND OF BEHOLDEN TO THE SIGNAL, RIGHT.

04:53:04 THE SIGNAL DICTATES WHERE WE NEED THESE SITES.
04:53:07 AND THE SIGNAL TO GET THE COVERAGE AND THE CAPACITY RELIEF
04:53:11 INDICATED WE NEEDED TO BE IN THIS GENERAL AREA.
04:53:14 WE LOOKED AT THE HOTEL THAT IS PLANNED TO GO, I BELIEVE IT
04:53:17 IS ON THE CORNER OF COCONUT ROAD AND TAMIAMI OR RIGHT IN
04:53:21 THAT AREA, BUT WHEN WE LOOKED AT THE PLANS FOR THE HOTEL
04:53:24 THAT WERE APPROVED, IT WOULD ONLY GIVE US 58 FEET IN HEIGHT
04:53:28 FOR THE ANTENNAS.
04:53:29 SO THAT DIDN'T GIVE US THE COVERAGE WE NEEDED.
04:53:33 CERTAINLY COULDN'T HANG OUR ANTENNAS ON ROOFTOPS.
04:53:36 WE DO THAT QUITE OFTEN.
04:53:37 THEN WE FOUND THE ELKS WHO WERE WILLING TO LEASE US
04:53:40 PROPERTY, RIGHT?
04:53:42 IF YOU CAN'T LOCATE ON A BUILDING OR A TOWER, THEN YOU NEED
04:53:44 TO FIND A WILLING LANDOWNER TO LEASE YOU PROPERTY.
04:53:47 THE ELKS WAS WILLING TO LEASE THE PROPERTY AT FAIR RATE.

04:53:51 WE ENTERED INTO THE LEASE AND THEREFORE HAVE NOW GONE
04:53:53 THROUGH ZONING.
04:53:54 SO LET ME COVER A COUPLE OF OTHER THINGS AND I'LL RUN
04:53:57 THROUGH THE ATTACHMENTS.
04:53:59 THERE WERE SEVERAL QUESTIONS THAT CAME UP IN JULY.
04:54:01 WE RESPONDED TO THOSE QUESTIONS IN A LETTER DATED SEPTEMBER
04:54:04 22nd, WHICH IS IN YOUR PACKET.
04:54:08 AND THERE WERE SIX OR SEVEN OR EIGHT QUESTIONS THAT WERE
04:54:12 ASKED.

04:54:13 WE THINK WE'VE ADDRESSED THEM ALL.
04:54:14 I'M HAPPY TO ANSWER ANY QUESTIONS YOU MAY HAVE, BUT THEY
04:54:18 WERE QUESTIONS ABOUT WHY THE TOWER IS IN THIS LOCATION, WHY
04:54:22 COULDN'T YOU GO ON THE OTHER TOWER TO THE SOUTH AND THE
04:54:24 EAST.
04:54:25 CAN YOU LOWER THE TOWER FROM 150 FEET, WHICH WE HAVE DONE.
04:54:31 WOULD WE CONDUCT A SECOND BALLOON TEST, WHICH WE DID SHORTLY
04:54:35 AFTER WE MET IN JULY.
04:54:38 IN EARLY AUGUST, A SECOND BALLOON TEST WAS PERFORMED AND
04:54:41 PART OF THE PACKET I GAVE YOU IS THE RESULTS OF THAT BALLOON
04:54:46 TEST FROM AUGUST OF 2022, WHICH SHOWS THE LOWER HEIGHT IN
04:54:49 THE TOWER.
04:54:50 SO WE DID THAT.
04:54:52 WE LOOKED -- THERE WAS A QUESTION ABOUT PUTTING IT ON THE
04:54:55 HOTEL, WHICH WE RESPONDED TO AND DID WE LOOK AT ALTERNATIVE
04:54:58 LOCATIONS, WHICH I JUST MENTIONED.
04:55:00 SO WE THINK WE'VE ADDRESSED ALL THOSE QUESTIONS THAT CAME UP
04:55:03 IN JULY.
04:55:04 QUICKLY, THE INFORMATION I HANDED OUT, SEVERAL THINGS,
04:55:08 NUMBER ONE, YOU SEE THE PETITION SIGNED BY 164 PEOPLE IN
04:55:13 FAVOR OF THE TOWER.
04:55:15 AGAIN, WANTING THE COVERAGE.
04:55:18 PEOPLE, KIDS SCHOOLING AT HOME, FOLKS WORKING FROM HOME.
04:55:21 IT'S DICTATED A LOT MORE COVERAGE IN THE RESIDENTIAL
04:55:24 COMMUNITIES.

04:55:25 AND ALSO TRAVEL ALONG 41.
04:55:28 THE SECOND STAPLED SET OF SHEETS IS E-MAILS IN FAVOR.
04:55:33 SOME OF THOSE E-MAILS MAY BE PEOPLE THAT SIGNED THE
04:55:35 PETITION, SO I DON'T WANT TO REPRESENT THAT IT'S OVER AND
04:55:38 ABOVE, BUT I WANTED YOU TO SEE THAT.
04:55:41 THE THIRD AND FOURTH STAPLED ITEMS ARE AT&T LETTERHEAD IS
04:55:48 INFORMATION FROM THE ENGINEERS AT AT&T, BASICALLY EXPLAINING
04:55:54 WHY WE COULDN'T CO-LOCATE ON THAT OTHER TOWER TO THE
04:55:57 SOUTHEAST AND WHY THOSE PROPERTIES IN THE INDUSTRIAL AREA TO
04:55:59 THE SOUTHEAST DIDN'T WORK, AND THEN THEY ALSO PROVIDED MAPS
04:56:03 SHOWING THE COVERAGE AREA ISSUES AND THE CAPACITY ISSUES.
04:56:09 THE NEXT ITEM, WHICH IS THIS MAP, IS BASICALLY FURTHER

04:56:17 ILLUSTRATING THE COVERAGE AND CAPACITY ISSUE AS WELL.
04:56:20 THIS WAS ACTUALLY DATA FROM DROPPED CALLS SHOWING THE
04:56:24 CAPACITY ISSUE, AND THEN ALSO THE COVERAGE ISSUE TO THE
04:56:27 WEST.
04:56:29 NEXT, YOU HAD THIS DOCUMENT WHICH IS THE REPORT FROM THE
04:56:32 SECOND BALLOON TEST THAT HAS PHOTOS TAKEN AND SHOWING THE
04:56:37 BALLOON.
04:56:39 FINALLY, AND ONE OF THE MOST IMPORTANT PARTS WE THINK OF
04:56:45 THIS SITE IS THE FACT THAT IT WILL CONTAIN FIRST NET.
04:56:49 FIRST NET IS A FIRST RESPONDERS NETWORK THAT THE FEDERAL
04:56:53 GOVERNMENT PUT OUT FOR BID AND AT&T WON THE BID.
04:56:58 SO AT&T IS BUILDING FIRST NET NETWORK FOR FIRST RESPONDERS.
04:57:02 FIRST NET CAME OUT OF 9/11.

04:57:07 YOU MAY RECALL IN NEW YORK WHEN HECK HIT THE FAN, THE POLICE
04:57:11 COULDN'T TALK TO THE FIRE.
04:57:12 THE FIRE DEPARTMENT COULDN'T TALK TO EMA.
04:57:15 AND THAT WAS A BIG ISSUE.
04:57:16 FIRST NET RESOLVES THAT.
04:57:18 IN TIMES OF AN EMERGENCY, OF NATURAL DISASTERS, FIRST NET
04:57:23 GIVES PRIORITY TO ALL THOSE AGENCIES AS A HIERARCHY ON
04:57:27 AT&T'S NETWORK SO THAT THEY CAN COMMUNICATE.
04:57:31 THIS SITE WILL HAVE FIRST NET.
04:57:32 SO THIS IS JUST SOME EXPLANATION ABOUT FIRST NET IF YOU WERE
04:57:37 INTERESTED IN SEEING WHAT IT WAS.
04:57:39 LASTLY, BECAUSE OF THE ISSUE AND QUESTION ABOUT WHETHER THIS
04:57:44 SHOULD BE A FAKE TREE OR JUST A STRAIGHT POLE, I WANTED TO
04:57:48 PROVIDE YOU THIS INFORMATION.
04:57:51 SO THIS FIRST PAGE IS JUST AN AERIAL VIEW OF THE ELKS LODGE
04:57:56 AND THE YELLOW PUSH PIN IS WHERE WE'RE GOING ON THE ELKS
04:57:59 LODGE PROPERTY TO MEET THE SETBACKS.
04:58:02 AS YOU CAN SEE, WE'RE GOING RIGHT BEHIND THE BUILDING IN
04:58:04 KIND OF AN OPEN FIELD, WHICH THEN KIND OF BRINGS UP THE
04:58:09 ISSUE OF WHETHER A TREE WOULD BE BEST FOR THAT PURPOSE.
04:58:13 IF YOU LOOK TO THE RIGHT ON THIS FRONT PAGE, YOU'LL SEE A
04:58:17 DIRT ROAD RUNNING NORTH-SOUTH, IF YOU TURN THE PAGE, THAT'S
04:58:21 LOOKING DOWN THE DIRT ROAD, WHICH IS A POWER LINE EASEMENT
04:58:25 WITH POLES IN IT, VERY SIMILAR TO WHAT WE'RE BUILDING.
04:58:29 SO I JUST WANTED YOU TO SEE WHAT WAS THERE.

04:58:32 THE THIRD PAGE IS WHAT WE'RE PROPOSING, THE SINGLE POLE
04:58:37 DESIGN WITH A SET OF AT&T ANTENNAS ON TOP.
04:58:40 [CELL PHONE RINGING]
04:58:43 I DID NOT PLAN THAT, BY THE WAY.
04:58:44 THIS IS WHAT WE'RE PROPOSING.
04:58:46 WE THINK THIS IS THE BEST OPTION BECAUSE IT IS A SINGLE
04:58:49 POLE.
04:58:49 IT'S NOT THE THREE-LEGGED LATTICE MONSTER TOWER YOU SEE.

04:58:52 IT'S NOT THE BIG ONE WITH THE GUY WIRES COMING OUT.
04:58:54 THIS IS SIMILAR TO THE POWER POLE USED IN THE EASEMENT MADE
04:58:57 BY THE SAME PEOPLE, JUST USED FOR A DIFFERENT PURPOSE.
04:59:00 THE MONOPINE THAT STAFF IS RECOMMENDING, AND I CERTAINLY SEE
04:59:05 WHY THEY ARE RECOMMENDING IT.
04:59:07 I'M NOT ARGUING THAT THEY SHOULDN'T HAVE, BUT THIS IS
04:59:10 GENERALLY WHAT IT WOULD LOOK LIKE.
04:59:11 A COUPLE OF THINGS I WOULD LIKE TO POINT OUT.
04:59:14 NUMBER ONE, YOU CAN SEE ALL THESE ARE FAKE BRANCHES AND FAKE
04:59:18 NEEDLES, RIGHT?
04:59:20 THE FAKE NEEDLES FALL OFF.
04:59:21 THEY TYPICALLY HAVE TO BE REPLACED.
04:59:23 SO IT'S GOING TO MAKE A MESS, NUMBER ONE.
04:59:26 NUMBER TWO, THE BRANCHES ADD WEIGHT.
04:59:29 THEREFORE WE CANNOT PUT AS MANY ADDITIONAL CARRIERS ON THIS
04:59:33 TOWER AS WE WOULD IF WE JUST DID THE REGULAR POLE.
04:59:38 SO THE WEIGHT PUTS WIND LOAD ON IT WHICH WE PROBABLY DON'T

04:59:43 WANT TO DEAL WITH AGAIN IF ANOTHER HURRICANE COMES.
04:59:45 SO THE WEIGHT AND THE ABILITY TO PUT FEWER COLLOCATORS MEANS
04:59:50 MORE TOWERS.
04:59:51 BY NOT DOING THE MONOPINE, WE THINK WE'RE ABLE TO PUT MORE
04:59:54 CARRIERS ON THERE THAT WILL COME AND NEED THIS COVERAGE AT
04:59:57 SOME POINT.
04:59:57 THE OTHER THING I WOULD POINT OUT, AGAIN, BACK ON THE FRONT
05:00:04 PAGE, THIS IS AN OPEN FIELD.
05:00:05 WE DO MONOPINE STRUCTURES QUITE OFTEN.
05:00:07 AND THEY WORK VERY WELL WHEN WE'RE IN WOODED AREAS.
05:00:11 BECAUSE THIS IS NOT A WOODED AREA -- AND THIS IS MY PERSONAL
05:00:15 OPINION -- IT'S GOING TO KIND OF LOOK LIKE A GIANT BOTTLE
05:00:19 SCRUBBER SITTING OUT IN THE MIDDLE OF AN OPEN FIELD.
05:00:22 I CERTAINLY UNDERSTAND THE STAFF WANTING TO HAVE A
05:00:25 CAMOUFLAGED LOOK.
05:00:26 I GET THAT.
05:00:27 I THINK BECAUSE OF THIS LOCATION AND WHERE IT IS ON THE
05:00:29 PROPERTY TO MEET THE SETBACKS, I'M NOT SO SURE THAT'S GOING
05:00:32 TO BE THE BEST OPTION.
05:00:34 AT&T WOULD PREFER TO JUST DO THE SINGLE POLE.
05:00:37 WE WOULD REQUEST THAT.
05:00:39 BUT IF YOU DECIDE THAT YOU WOULD APPROVE US AT A HUNDRED
05:00:42 FEET AND YOU WANT THE MONOPINE, AT&T WILL AGREE TO DO IT.
05:00:46 I WANT TO POINT OUT SOME CAVEATS.
05:00:52 THE 75-FOOT OPTION DOES NOT WORK FOR AT&T.

05:00:55 WE'VE ALREADY COME DOWN 50 FEET.
05:00:56 75-FOOT WOULD NEGATE THE NEED FOR THE SITE.
05:00:59 WE'D HAVE TO FIND SOME OTHER SOLUTION AND BE ANOTHER FOUR,
05:01:02 FIVE YEARS DOWN THE ROAD.

05:01:03 SO WITH THAT SAID, I'LL STOP.
05:01:06 I DIDN'T WANT TO TAKE TOO LONG.
05:01:08 I KNOW YOU GUYS HAVE HEARD SOME OF THIS.
05:01:10 IF YOU HAVE ANY QUESTIONS, I'LL BE HAPPY TO TRY AND ANSWER.
05:01:20 >>Jim Wallace: THE LAST TIME YOU WERE HERE, I WANT TO
05:01:23 CLARIFY THIS SOMETHING I'M SOMEWHAT FAMILIAR WITH, SOUTHEAST
05:01:25 CORNER OF LIGHTHOUSE BAY, BONITA SPRINGS UTILITY PUT A POLE
05:01:32 THERE.
05:01:32 AND THEY JUST PUT A MONOPOLE, NO DISHES, NOTHING.
05:01:37 THEIR ARGUMENT WAS WHEN YOU PAINT IT GRAY IT KIND OF
05:01:43 DISAPPEARS IN THE SKY.
05:01:45 IF YOU DON'T HAVE THE DISHES ON IT, NOBODY SEES IT.
05:01:47 I'M JUST TRYING TO SUMMARIZE WHAT I THINK.
05:01:54 I AGREE WITH YOU IN TERMS OF WHEN YOU TRY TO CAMOUFLAGE IT
05:01:58 AS A TREE IN THE MIDDLE OF THE NOWHERE, IT LOOKS LIKE A TREE
05:02:01 --
05:02:02 >>Andy Rotenstreich: THAT'S IN THE MIDDLE OF NOWHERE.
05:02:04 >>Jim Wallace: WHAT IS THE ARGUMENT FOR NOT DOING 150 FEET
05:02:08 SINGLE POLE WITH ALL THE TELECOMMUNICATION EQUIPMENT ON THE
05:02:12 INSIDE OF THE POLE?
05:02:14 >>Andy Rotenstreich: THE WAY THE ORDINANCE IS WRITTEN.

05:02:18 THE WAY THE ORDINANCE THAT WE HAVE IN ESTERO IS WRITTEN.
05:02:24 >>Jim Wallace: THAT'S THE ONLY REASON.
05:02:25 >>Andy Rotenstreich: LOOK, THAT'S OUR PLAYBOOK, RIGHT?
05:02:28 WHEN WE GO TO A JURISDICTION AND WANTING TO PUT IN A NEW
05:02:31 SITE, WE HAVE TO LOOK AT THE ORDINANCE BECAUSE WE'RE BOUND
05:02:33 BY THAT.
05:02:33 THAT REQUIRED A VARIANCE.
05:02:34 WE WANTED TO GO THE 150, BUT AFTER DISCUSSION WITH STAFF AND
05:02:38 VARIANCES, IF YOU GUYS TURN US DOWN ON A VARIANCE, WE DON'T
05:02:42 HAVE A LOT OF RECOURSE.
05:02:44 SO THE QUESTION WAS, DO WE ROLL THE DICE OR NOT.
05:02:47 WHEN AT&T ENGINEER SAID THEY COULD LIVE AT A HUNDRED WITH
05:02:51 THE FULL ARRAY, THAT'S WHAT LED US TO THIS.
05:02:54 >>Jim Wallace: THE SECOND QUESTION.
05:02:56 >>Mary Gibbs: EXCUSE ME.
05:02:57 CAN WE MAKE SURE, SINCE WE HAVE A BIG CROWD, THAT WE GET
05:03:01 CLOSER TO THE MICROPHONE BECAUSE WE'RE NOT PICKING UP THE
05:03:03 BOARD MEMBERS.
05:03:06 >>Jim Wallace: MY SECOND QUESTION, AND I KNOW YOU CAN'T
05:03:10 PREDICT, IF I LOOK AT THIS, THAT'S A FAIR AMOUNT OF
05:03:15 EQUIPMENT AT THE TOP OF THE POLE.
05:03:16 YOU HAVE SAID THAT IN THE FUTURE YOU BELIEVE THAT THERE WILL
05:03:20 BE OTHER CARRIERS ON THAT POLE.
05:03:23 WHAT IS THE CAPACITY?
05:03:25 HOW MANY MORE CARRIERS COULD BE ADDED SO THAT THE RESIDENTS

05:03:28 FULLY KNOW WHAT IT COULD LOOK LIKE IN TEN YEARS?
05:03:31 >>Andy Rotenstreich: IT COULD HOLD AN ADDITIONAL TWO
05:03:33 CARRIERS BESIDES AT&T.
05:03:36 IT WILL BE BUILT STRONG ENOUGH TO DO THAT.
05:03:39 >>Jim Wallace: WILL THEY ALL BE THE SAME SIZE OF EQUIPMENT
05:03:42 YOU CURRENTLY HAVE ON?
05:03:43 >>Andy Rotenstreich: GENERALLY, YES.
05:03:44 OUTSIDE THE WINDOW HERE IS AN EXAMPLE OF THAT.
05:03:47 THAT'S A MUCH TALLER TOWER THAN WHAT WE'RE ASKING FOR, BUT
05:03:51 THERE ARE TWO CARRIERS ON THIS ONE AND EACH SEPARATE ANTENNA
05:03:54 ARRAYS.
05:03:55 AND THEY HAVE TO HAVE SEPARATION SO THEY DON'T INTERFERE.
05:03:57 >>Jim Wallace: I LIVE IN THAT COMMUNITY.
05:03:59 IT'S PART OF MY VIEW ON THE RIGHT-HAND SIDE.
05:04:02 I HAVE TO SAY I REALLY NEVER SEE IT BECAUSE YOU'RE LOOKING
05:04:05 AT BUILDINGS.
05:04:05 YOU'RE LOOKING AT LAKES.
05:04:06 YOU'RE LOOKING AT OTHER THINGS.
05:04:08 YOU'RE LOOKING AT SUNSETS.
05:04:09 YOU'RE NOT LOOKING AT THAT POLE WHICH I THINK IS 150 FEET OR
05:04:13 160 FEET.
05:04:14 >>Andy Rotenstreich: IT IS.
05:04:15 I KNOW WHICH ONE YOU'RE TALKING ABOUT.
05:04:17 GENERALLY, AND I SPEAK TO A LOT OF BOARDS ABOUT THIS, KIND
05:04:22 OF THE BREAKING POINT DISCUSSION HEIGHT IS GENERALLY AROUND

05:04:25 200 FEET.
05:04:26 IF YOU'RE ABOVE 200 FEET, THE FAA REQUIRES THAT YOU LIGHT
05:04:29 THE TOWER AT THE TOP.
05:04:31 BECAUSE WE'RE BELOW 200, WE DON'T HAVE TO DO IT.
05:04:34 YOU CERTAINLY ARE NOT GOING TO SEE THIS AT NIGHT, WHICH WE
05:04:38 THINK IS A MAJOR BENEFIT.
05:04:40 AND, LOOK, WE LOWERED IT A THIRD OF THE PROPOSED HEIGHT, SO
05:04:44 WE'RE HOPING THAT'S GOING TO HELP.
05:04:46 WE'RE GETTING ENOUGH COVERAGE THE ENGINEERS ARE HAPPY WITH
05:04:51 IT.
05:04:52 >>Jim Wallace: IT COULD HAVE AT THE TOP OF THE POLE --
05:04:55 COULD, AND PROBABLY GIVEN THE INCREASE IN STREAMING AND
05:04:58 INTERNET AND EVERYTHING ELSE THAT IS HAPPENING IN SOCIETY
05:05:00 THAT WITHIN TEN YEARS, IT PROBABLY WILL.
05:05:03 WOULD YOU AGREE IT PROBABLY WILL HAVE THE OTHER TWO CARRIERS
05:05:07 AND THREE TIMES AS MUCH EQUIPMENT ON THE TOP OF THE POLE?
05:05:10 >>Andy Rotenstreich: I WOULD BE SURPRISED IF IT DIDN'T.
05:05:13 >>Jim Wallace: THANK YOU FOR YOUR HONESTY.
05:05:15 I APPRECIATE IT.
05:05:16 >>Andy Rotenstreich: THAT'S IN LIEU OF BUILDING TWO MORE
05:05:18 TOWERS.
05:05:19 THAT'S THE TRADE-OFF AND THAT'S HOW THE ORDINANCE DIRECTS US

05:05:23 AS WELL.
05:05:24 HOPE THAT ANSWERS YOUR QUESTION.
05:05:30 >>Scotty Wood: ANY FURTHER QUESTIONS?

05:05:31 >>Barry Jones: I SAW SOMETHING IN THE REPORT THAT THE
05:05:33 MONOPOLE IS RATED TO 160.
05:05:35 DOES THAT INCLUDE THE ATTACHMENTS ALSO?
05:05:37 >>Andy Rotenstreich: YES.
05:05:37 THAT'S WITH THE WIND LOADING.
05:05:40 >>Barry Jones: NOW, LONG TIME AGO IN A LAND FAR AWAY, I USED
05:05:43 TO BUILD GOLF COURSES AND WE ALWAYS HAD THESE IRRIGATION
05:05:46 BOXES THAT WOULD BE -- NOBODY WANTED TO SEE THEM SO YOU DO
05:05:50 THEM IN A BRUSHED STAINLESS STEEL, SOMETHING THAT REFLECTED
05:05:54 THE LIGHT IN THE VICINITY OF IT AND THEY KIND OF
05:05:56 DISAPPEARED.
05:05:57 ARE THERE MATERIALS IN YOUR INDUSTRY THAT CAN BE
05:06:00 INCORPORATED TO HELP IT BE MORE REFLECTIVE OF THE LIGHT
05:06:04 SURROUNDING IT SO YOU CAN ACCOMPLISH THAT SAME EFFECT WITH
05:06:07 PAINT OR MATERIALS OR GLAZINGS?
05:06:10 >>Andy Rotenstreich: YEAH, WE LOOK AT THAT QUITE OFTEN BUT
05:06:12 WE GENERALLY COME BACK TO LEAVING THE POLE AS IT IS.
05:06:17 >>Barry Jones: MAINTENANCE AND COST STANDPOINT --
05:06:19 >>Andy Rotenstreich: ALL OF THAT ADDS TO IT.
05:06:21 NOW, IF YOU'RE TALKING ABOUT THE EQUIPMENT ON THE GROUND,
05:06:24 THIS WILL BE FENCED IN.
05:06:26 >>Barry Jones: NO.
05:06:27 I'M TALKING MORE THE TOP 50 FEET THAT PEOPLE WILL BE SEEING,
05:06:31 SPECIFICALLY THE ANTENNAS THAT ARE EXTRUDING.
05:06:35 IS IT SOMETHING THAT IS A PAINT THAT HAS TO BE REAPPLIED

05:06:39 ANNUALLY?
05:06:40 A COST THING?
05:06:41 >>Andy Rotenstreich: THAT'S PART OF IT FOR THE POLE.
05:06:42 NOW, THE ANTENNAS WE TYPICALLY WOULDN'T PAINT BECAUSE THE
05:06:45 RADIO SIGNAL COULD BE BLOCKED BY SOME OF THE STRUCTURES THAT
05:06:50 BACK IN THE DAY THEY TRIED TO GET US AROUND THEM WHICH ENDED
05:06:53 UP LOOKING WORSE AND ADDING TO THE WIND LOAD ISSUE.
05:06:57 I HAVEN'T REALLY SEEN WHERE WE HAVE PAINTED THE ANTENNAS IF
05:07:01 THAT'S WHAT YOU'RE REFERRING TO, BUT I HAVE SEEN REQUESTS TO
05:07:03 PAINT THE POLE BEFORE.
05:07:05 >>Barry Jones: ANY SORT OF MATERIAL MORE REFLECTIVE OF THE
05:07:09 SURROUNDING ENVIRONMENT THAT REFLECTS THE SKY OFF OF IT THAT
05:07:11 KIND OF DISAPPEARS WOULD BE THE INTENT.
05:07:13 >>Andy Rotenstreich: I'M NOT AWARE OF ANYTHING JUST STANDING
05:07:16 HERE.
05:07:17 >>Barry Jones: GOT TO BE CHEAPER THAN BUILDING A TREE.
05:07:23 >>Andy Rotenstreich: TRUE.
05:07:24 WE'RE HAPPY TO LOOK AND SEE WHAT MIGHT WORK.

05:07:27 I THINK OUR BIGGEST CONCERN IS THE DEGRADATION OF THE SIGNAL
05:07:30 BY COVERING IT WITH SOMETHING.
05:07:31 BUT I DON'T KNOW WHAT MATERIAL WOULD BE AVAILABLE.
05:07:34 THE PANEL ANTENNAS WE USE ARE MAINLY WHITE IN COLOR.
05:07:39 >>Barry Jones: THEY START OUT THAT WAY.
05:07:42 >>Andy Rotenstreich: RIGHT.
05:07:43 THEY ARE NOT THE SILVER FINISH THAT THE POLE IS.

05:07:45 I HAVEN'T HAD THE QUESTION ABOUT THE ANTENNAS, BUT I HAVE
05:07:49 HAD IT ABOUT THE POLES.
05:07:50 I HAVE SEEN SOME PAINTED.
05:07:54 WHETHER THEY ACTUALLY CURB THE REFLECTION, I'M NOT SO SURE.
05:07:58 MOST OF THE TIME WE DON'T.
05:07:59 >>Barry Jones: I WOULD LIKE TO SAY I RECOGNIZE IT IMPOSES A
05:08:02 BIT OF A HARDSHIP OR INCONVENIENCE ON THOSE AROUND THEM,
05:08:06 IMMEDIATELY AROUND IT.
05:08:08 A LOT OF YOUR PICTURES YOU COULDN'T SEE THE POLE AT ALL, BUT
05:08:11 IT DOES PROVIDE A SAFETY NET AND A BENEFIT TO THE COMMUNITY
05:08:16 AS A WHOLE.
05:08:18 IT'S NOT LOST, BUT IT'S IMPACTING THOSE AROUND IT AND I HOPE
05:08:23 IT'S NOT LOST ON YOU.
05:08:24 >>Andy Rotenstreich: IT'S NOT.
05:08:28 >>Barry Jones: WE'RE TRUSTING THAT THE 75-FOOT IS TOTALLY
05:08:31 UNACCEPTABLE.
05:08:32 >>Andy Rotenstreich: IT IS.
05:08:32 IF THEY ORIGINALLY HAD -- LOOK, WE MOVED IT ALREADY.
05:08:36 IF WE COULD GO TO 75, WE WOULD.
05:08:38 >>Barry Jones: FAIR TO STATE 150-FOOT MONOPOLE YOU COULD DO
05:08:42 THE SAME AND STILL CARRY THE OTHER TWO CARRIERS.
05:08:46 >>Andy Rotenstreich: 150-FOOT?
05:08:48 YEAH, IF WE WERE BUILDING 150-FOOT, THE SIGNAL WOULD BE
05:08:50 BETTER.
05:08:51 IT WOULD REACH FURTHER, AND WE COULD ACCOMMODATE MAYBE THREE

05:08:54 OR FOUR ADDITIONAL CARRIERS.
05:08:57 >>Barry Jones: WITH NO ANTENNAS.
05:08:58 >>Andy Rotenstreich: NO ADDITIONAL POLES.
05:09:01 >>Barry Jones: I KNOW.
05:09:01 WE'RE TALKING ABOUT ADDING ANTENNAS.
05:09:03 >>Andy Rotenstreich: THEY WOULD EACH NEED TO ADD THEIR
05:09:06 ANTENNAS BELOW EACH OTHER, YES, SIR.
05:09:14 >>Jim Wallace: AT 150 FEET, I WAS UNDER THE UNDERSTANDING
05:09:17 THAT TRANSMISSION AND RECEPTION DEVICES, EQUIPMENT -- I
05:09:18 DON'T PRETEND TO KNOW; I'M A NEOPHYTE HERE -- WERE INSIDE
05:09:22 THE POLE.
05:09:23 >>Andy Rotenstreich: THEY WEREN'T ORIGINALLY PROPOSED THAT
05:09:25 WAY, BUT WE PROBABLY COULD HAVE DONE IT THAT WAY.
05:09:29 THE TECHNOLOGY EXISTS.

05:09:30 SO WHAT HAPPENS IS WHEN URGE WHAT I CALL THE REGULAR ARRAY,
05:09:35 LIKE IS OUT HERE, THE REGULAR TRIANGLE, IT IS A THREE-SIDED
05:09:40 TRIANGLE MOUNT, AND YOU PUT TWO TO FOUR ANTENNAS ON EACH OF
05:09:43 THE THREE SIDES.
05:09:45 AND SOME OF THE ANTENNAS ARE FOR TRANSMITTING.
05:09:47 SOME OF THEM ARE FOR RECEIVING YOUR PHONE SIGNAL.
05:09:49 WHEN YOU MOUNT THEM ON THE POLE, WHICH IS WHAT YOU'RE
05:09:54 TALKING ABOUT, YOU CAN ONLY GET THREE ANTENNAS MOUNTED TO
05:09:57 THAT POLE BECAUSE THERE'S LESS AREA TO MOUNT, CORRECT?
05:10:01 SO YOU END UP TAKING --
05:10:03 >>Jim Wallace: LIKE THE POLES THAT ARE DOWN AT THE BONITA

05:10:07 SPRINGS UTILITY POLES, ALL THE EQUIPMENT IS INSIDE THE
05:10:10 ACTUAL POLE.
05:10:11 THERE'S NOTHING ON THE OUTSIDE OF THE POLE.
05:10:13 >>Andy Rotenstreich: PROBABLY ONE OF THE BEST EXAMPLES OF
05:10:15 WHAT I'M TALKING ABOUT IS ACTUALLY ALONG I-75 JUST A FEW
05:10:19 MILES SOUTH OF HERE.
05:10:20 SO THE ANTENNAS DO NOT EXTEND PAST THE EXTERIOR OF THE POLE,
05:10:27 BUT THEY ARE UNCOVERED.
05:10:30 BUT WHAT THAT DOES IS REDUCES THE NUMBER OF ANTENNAS THAT
05:10:35 CAN FIT AT THAT HEIGHT, SO THEN AT&T, INSTEAD OF TAKING UP
05:10:39 ONE HEIGHT LEVEL WITH 9 TO 12 ANTENNAS WOULD HAVE TO TAKE UP
05:10:47 THREE HEIGHTS ON THAT POLE, WHICH WOULD THEN REDUCE THE
05:10:51 NUMBER OF OTHER CARRIERS THAT COULD GO ON THERE.
05:10:54 >>Jim Wallace: WHICH IS A REVENUE STREAM TO AT&T.
05:10:56 >>Andy Rotenstreich: WELL, YES.
05:10:59 I MEAN, IT COULD BE.
05:11:00 AT&T IS PROBABLY AT THE END OF THE DAY NOT GOING TO OWN THIS
05:11:02 TOWER.
05:11:03 AT&T OWNS VERY FEW TOWERS.
05:11:06 THERE ARE COMPANIES OUT THERE WHOSE SOLE BUSINESS IS
05:11:09 BUILDING AND OWNING THESE TOWERS AND LEASING SPACE.
05:11:12 YES, FOR THEM, IT MIGHT BE LESS REVENUE.
05:11:16 BUT I'M NOT HERE FOR THEM.
05:11:24 >>Scotty Wood: ANY FURTHER QUESTIONS?
05:11:28 >> NO.

05:11:28 >>Scotty Wood: ON THAT NOTE, I WILL OPEN THE PUBLIC HEARING.
05:11:31 ANY CARDS, TAMMY?
05:11:35 >>Tammy Duran: YES.
05:11:36 DIANA AND JACK WILL BE SECOND.
05:11:49 >> MY NAME IS DEANNE WILHELM.
05:11:52 I AM A MEMBER OF THE ELKS LODGE THAT WE'VE BEEN TALKING
05:11:55 ABOUT TODAY.
05:11:56 I'VE BEEN A MEMBER THERE FOR TEN YEARS, AND I HAVE TO SAY
05:12:00 THAT I AM DEFINITELY FOR THIS TOWER BECAUSE THERE HAVE BEEN
05:12:06 TIMES WHEN I'VE BEEN AT THE LODGE THAT YOU CANNOT USE YOUR

05:12:09 PHONE VERY WELL.
05:12:10 YOU CAN HAVE YOUR SIGNAL FOR A LITTLE WHILE AND IT WILL GO
05:12:14 AWAY.
05:12:15 AS YOU ALL KNOW, MANY OF US ARE A LOT OLDER, AND WE HAVE HAD
05:12:19 SOME TIMES WHEN IT WAS KIND OF IMPORTANT TO HAVE A REALLY
05:12:23 STRONG SIGNAL THERE IF SOMEBODY GOT ILL, AND WE HAVE HAD A
05:12:28 COUPLE OF THOSE SITUATIONS.
05:12:29 SO I AM DEFINITELY FOR IT.
05:12:32 AND NOW THAT I UNDERSTAND, I JUST HEARD THIS TONIGHT ABOUT
05:12:35 THE FIRST RESPONDERS, I THINK THAT IS A VERY IMPORTANT THING
05:12:40 SINCE WE'VE JUST SEEN WHAT HAPPENED TO US WITH OUR LAST
05:12:43 HURRICANE.
05:12:44 THANK YOU FOR YOUR TIME.
05:12:47 >>Scotty Wood: THANK YOU.
05:12:48 >>Tammy Duran: JACK, BEN, AND THEN FRANK.

05:13:03 >> THANK YOU.
05:13:04 CAN SOMEBODY PUT UP THE SLIDES?
05:13:13 >>Mary Gibbs: THE PowerPoint THAT JACK IS GOING TO SHOW
05:13:16 YOU IS WHAT WAS SENT IN THE E-COMMENTS YESTERDAY AND IT'S
05:13:20 BRIEF.
05:14:02 >> THANK YOU.
05:14:03 LET ME INTRODUCE MYSELF.
05:14:04 I'M JACK LIENESCH.
05:14:05 I LIVE IN PELICAN LANDING IN THE WATERSIDE NEIGHBORHOOD,
05:14:09 WHICH IS AT THE NORTHEAST CORNER OF PELICAN LANDING.
05:14:13 I CAN HIT A GOLF BALL AND HIT THE ELKS CLUB.
05:14:17 THAT'S HOW CLOSE WE ARE TO THE ELKS CLUB.
05:14:23 A LITTLE BIT OF BACKGROUND, THIS PROJECT, AS WAS INDICATED,
05:14:27 HAS BEEN UNDERWAY FOR TWO YEARS, AND YOU'VE HEARD STORIES
05:14:32 ABOUT THE BALLOON TEST AND THE AT&T REGROUPED, 100-FOOT
05:14:41 TOWER.
05:14:42 HERE THEY ARE.
05:14:43 WE HAVE A NEW STAFF REPORT WHICH WE REVIEWED.
05:14:46 THERE ARE TWO PROPOSALS, AND WE GOT VERY INVOLVED PRIMARILY
05:14:51 FROM THE VIEW STANDPOINT.
05:14:53 WHAT IS IT GOING TO LOOK LIKE IN OUR NEIGHBORHOOD?
05:14:57 FIRST ONE, 2021, WAS A BALLOON PHOTOGRAPH.
05:15:04 I DON'T KNOW IF YOU CAN SEE THAT RED DOT.
05:15:06 I DON'T HAVE A POINTER HERE, BUT IT'S ABOUT A THIRD OF THE
05:15:10 WAY DOWN IN THE MIDDLE OF A CLOUD.

05:15:13 THAT WAS THE POINT OF WHERE THE BALLOON WAS.
05:15:16 IT WAS BLOWN ALL OVER THE PLACE, BUT WE TRIED TO CATCH IT
05:15:20 WHEN IT WAS STILL.
05:15:24 WE TOOK A SUBSEQUENT BALLOON TEST AND WE HAD A GAL THAT'S
05:15:29 NOT HERE WHO WAS GOOD AT PHOTO SHOP, I TOOK A PICTURE OF
05:15:34 THIS CELL TOWER, AND SHE PUT IT ON TOP OF THE BALLOON.

05:15:39 SAME SCALE.
05:15:41 AND OBVIOUSLY IT'S NOT PERFECTLY BUT THAT'S WHAT WE WERE
05:15:46 FACING IN OUR NEIGHBORHOOD.
05:15:48 2022 I'M THINKING -- PUT ANOTHER BALLOON TEST.
05:15:56 IT'S SUBSTANTIALLY LOWER, AND WE GOT INVOLVED WITH THE SAME
05:16:01 PICTURE, LOWERING IT DOWN, AND THERE IT IS.
05:16:06 NOW, THE APPLICANT'S PITCH IN THE PACKAGE, THAT'S LOCATION
05:16:14 NUMBER FOUR, THEY WERE THERE, I WAS THERE.
05:16:17 WE HAD EVERYBODY THERE.
05:16:18 AND PAGE 16 OF THEIR SUBMISSION APPEARS TO SHOW IT NOT
05:16:25 NEARLY AS INTRUSIVE THAT THIS ONE DOES.
05:16:30 SO OUR POSITION IS, YOU CAN BRING ALL THE PETITIONS IN FROM
05:16:36 AT&T -- I'M SORRY, FROM THE ELKS CLUB.
05:16:41 HOW MANY OF THOSE PEOPLE LIVE IN THE NEIGHBORHOOD AND LOOK
05:16:44 AT THE TOWER.
05:16:46 WE HAVE SENT E-MAILS TO COMMUNITY DEVELOPMENT IN 2021 FROM
05:16:52 66 RESIDENTS IN WATERSIDE SAYING THEY DIDN'T WANT THE TOWER.
05:16:59 WE'RE SAYING IT'S STILL UNACCEPTABLE AS IS.
05:17:03 THERE WAS A REMARK MADE TONIGHT ABOUT FIRST NET.

05:17:10 I HAPPEN TO BE ON THE ESTERO FIRE BOARD, COMMISSIONER, ASKED
05:17:18 THEIR EXPERT ON FIRST NET, HE SAID WE HAVE FIRST NET.
05:17:22 IT'S AT&T TODAY.
05:17:25 HE SAID I DRIVE ALL OVER, DOWN THE SOUTH END IN THE RED
05:17:29 AREA, THEY WERE SHOWING, WE NEVER HAD A PROBLEM
05:17:32 COMMUNICATING.
05:17:33 THE RADIO WAS ALWAYS GREEN.
05:17:37 IT'S THE END OF MY COMMENTS.
05:17:39 THANK YOU.
05:17:46 >>Mary Gibbs: ARE THERE OTHER SPEAKERS, TAMMY?
05:17:48 >>Tammy Duran: YEAH.
05:17:49 BEN AND THEN FRANK.
05:18:00 >> GOOD AFTERNOON.
05:18:01 MY NAME IS BEN.
05:18:02 I WAS THE TREASURER OF THE ELKS LODGE FROM ABOUT 2016 TO
05:18:08 ABOUT 2001.
05:18:10 I WAS THERE FIVE DAYS A WEEK.
05:18:12 I'M AN AT&T CUSTOMER AND LITERALLY NO SERVICE TO MAYBE ONE
05:18:20 BAR ON A GOOD CLEAR DAY WHEN THE WIND WASN'T BLOWING.
05:18:25 THE CONCERN IS NOT JUST FOR LIKE THE FOLKS AT THE ELKS
05:18:27 LODGE, BUT THAT WHOLE ENTIRE AREA, WHEN I DRIVE THROUGH
05:18:31 COCONUT POINT AND I'M HEADING SOUTH, I DROP SEVERAL CALLS
05:18:35 ALL ALONG THAT ROUTE ON 41.
05:18:37 I THINK THE WHOLE AREA CRIES FOR INFRASTRUCTURE.
05:18:40 WE CAN SEE WHAT'S GOING ON CORKSCREW ROAD HEADING OUT TO THE

05:18:44 EAST.
05:18:46 I LIVE IN CORKSCREW SHORES.

05:18:48 I DON'T LIKE IT, BUT I KNOW WE NEED IT.
05:18:51 SO I LIVE RIGHT OFF THE MAIN ROAD AT THE ENTRANCE AND I'M
05:18:55 GOING TO HEAR THE TRUCKS COME ROLLING THROUGH THERE AT ALL
05:18:58 HOURS OF THE NIGHT, BUT IT'S PART OF WHAT IT TAKES TO MAKE A
05:19:02 COMMUNITY.
05:19:02 I ASK, I URGE YOU FOLKS TO VOTE IN FAVOR OF THE CELL TOWER.
05:19:06 I APPRECIATE YOUR TIME AND HAVE A GOOD DAY.
05:19:08 >>Scotty Wood: THANK YOU.
05:19:12 >>Tammy Duran: WAYNE WILL BE AFTER FRANK.
05:19:17 >> GOOD AFTERNOON.
05:19:19 MY NAME IS FRANK TONER.
05:19:20 I'M A RESIDENT OF ESTERO.
05:19:24 AND I'M ALSO A RETIRED POLICE OFFICER.
05:19:27 I THINK THIS TOWER, I'M VERY MUCH IN FAVOR OF IT.
05:19:32 I THINK IT WOULD ENHANCE THE POLICE AND THE FIRE BEING ABLE
05:19:40 TO COMMUNICATE.
05:19:41 I THINK IT'S AN IMPORTANT FEATURE.
05:19:45 AND I KNOW THAT THE RECEPTION AT THE ELKS, I'M A MEMBER OF
05:19:49 THE ELKS ALSO, HAS BEEN TERRIBLE AT TIMES.
05:19:53 THAT'S ALL I HAVE TO SAY.
05:19:56 >>Scotty Wood: THANK YOU.
05:19:57 >>Tammy Duran: WAYNE AND THEN DARLENE AND THEN DALE.
05:20:08 >> MY NAME IS WAYNE GODSEY.

05:20:13 I AM A MEMBER OF THE ELKS.
05:20:18 I WAS THE ELKS OFFICER WHO WAS SHEPHERDING THIS PROJECT FROM
05:20:22 THE BEGINNING, AND IT GOES BACK TO 2017 BEFORE IT EVEN GOT
05:20:27 IN FRONT OF YOU.
05:20:33 I'VE BEEN THROUGH TWO HURRICANES HERE.
05:20:36 I WAS AN ORIGINAL OWNER IN NAVONA IN THE COLONY.
05:20:41 SO I'VE BEEN THROUGH IRMA AND NOW IAN, AND BOTH TIMES WHEN I
05:20:47 DROVE BACK IN TOWN, WHAT I HEARD ON THE RADIO WAS THAT MY
05:20:54 CELL PHONE SERVICE WOULD BE COMPROMISED BECAUSE TOWERS WERE
05:21:00 OUT.
05:21:01 EVEN THOUGH I'M DOING THIS FOR THE ELKS, I THINK WE HAVE TO
05:21:06 IMPROVE THIS INFRASTRUCTURE BECAUSE CELL PHONE SERVICE IN
05:21:11 THIS PART OF OUR COMMUNITY IS AWFUL.
05:21:17 AND IT IS EVEN WORSE TO THE POINT THAT IT THREATENS EVEN
05:21:24 PEOPLE'S LIVES AFTER A HURRICANE.
05:21:28 SO I THINK WE CAN TALK ABOUT WHAT IT LOOKS LIKE ALL DAY
05:21:34 LONG, BUT IF WE DON'T IMPROVE OUR INFRASTRUCTURE, WE ARE
05:21:41 JEOPARDIZING A LOT MORE THAN A VIEW.
05:21:45 I THANK YOU.
05:21:48 >>Scotty Wood: THANK YOU.
05:21:49 >>Tammy Duran: DARLENE.
05:21:56 >> HELLO, EVERYONE.
05:21:57 AND THANK YOU FOR LISTENING TO US.
05:21:59 I AM ONE THAT LAST TIME I SPOKE, MINE IS ABOUT MY HEALTH

05:22:06 ISSUES.

05:22:06 MY NAME IS DARLENE SEACHRIST AND I LIVE IN THIS COMMUNITY.
05:22:12 MINE IS ABOUT MY HEALTH ISSUES.
05:22:14 I'M 100% DEPENDENT ON A PACEMAKER.
05:22:17 IT JUST DOESN'T KEEP RHYTHM.
05:22:19 IT BEATS MY HEART FOR ME.
05:22:21 WHEN THERE'S AN EMERGENCY, I NEED TO USE A PHONE.
05:22:25 SO I'VE HAD A CELL PHONE.
05:22:27 MOVING DOWN HERE FROM ACROSS THE STATE AND ALSO FROM THE
05:22:31 STATE OF PENNSYLVANIA, THIS IS THE WORST CELL PHONE SERVICE
05:22:35 I'VE EVER HAD, AND I DON'T MEAN THAT TO BE CRUEL.
05:22:38 I KNOW THIS AREA IS BUILDING UP, BUT IT'S RIDICULOUS THAT
05:22:43 I'M ALWAYS DROPPING CALLS, AND I'VE ALREADY HAD FOUR
05:22:47 DIFFERENT CARRIERS, AND IT DOESN'T MATTER WHICH CARRIER I
05:22:50 HAVE, I'M DROPPING CALLS HERE.
05:22:52 FROM THIS HURRICANE, MY POOR FAMILY, I DON'T WANT TO GET
05:22:58 INTO CRYING JAGS HERE, BUT MY POOR FAMILY DIDN'T KNOW I WAS
05:23:03 ALIVE FOR FOUR OR FIVE DAYS BECAUSE MY HOME PHONE, WHICH I
05:23:07 HAVE TO HAVE BECAUSE IT MONITORS MY HEART, AND MY PACEMAKER
05:23:12 DIDN'T WORK.
05:23:13 THE INTERNET DIDN'T WORK.
05:23:15 MY CELL PHONE DIDN'T WORK.
05:23:16 AND WHEN THEY DID FINALLY START GETTING ME, IT WOULD CALL,
05:23:21 I'D ANSWER, AND IT HUNG UP ON ME, DISCONNECTED ME.
05:23:24 SO THEY STILL DIDN'T KNOW IF WE WERE INJURED, AND IT'S
05:23:28 REALLY STRESSFUL, ESPECIALLY AT MY AGE AND MY FAMILY LIVING

05:23:33 SO FAR AWAY.
05:23:33 BUT WE FOR ONE NEED TO IMPROVE THIS COMMUNITY, OTHERWISE
05:23:40 PEOPLE WILL MOVE SOMEWHERE ELSE AND THEY WON'T BE HERE TO
05:23:42 PAY TAXES TO THIS COMMUNITY, AND I LOVE THIS AREA, AND I
05:23:47 WANT TO KEEP THIS PLACE GROWING.
05:23:51 I KNOW PEOPLE'S VISION AND WHAT THEY SEE AS IMPORTANT DOWN
05:23:55 HERE BECAUSE EVERYBODY MOVES HERE FOR THE SUNSET AND THE SUN
05:23:59 AND THE WARM WEATHER.
05:24:01 LET'S FACE IT.
05:24:02 BUT NINE TIMES OUT OF TEN I DON'T EVEN SEE THESE TOWERS
05:24:08 ANYMORE, AND THEY ARE AT THE END OF OUR ROAD, TOO, WHERE I
05:24:11 LIVE.
05:24:12 AND I STILL DON'T GET GOOD SERVICE.
05:24:14 SO WE DO NEED TO INCREASE.
05:24:16 I'M ALL FOR IT, AND I AM ALSO THE EXALTED RULER AT THE ELKS
05:24:20 LODGE, AND BELIEVE ME I NEVER GET SERVICE OR IT COMES AND
05:24:24 GOES.
05:24:25 THANK YOU FOR LISTENING.
05:24:26 I HOPE YOU CONSIDER US ASKING TO PLEASE IMPROVE OUR
05:24:29 COMMUNITY HERE.

05:24:30 GOD BLESS.
05:24:30 >>Scotty Wood: THANK YOU.
05:24:33 >>Tammy Duran: AND DALE.
05:24:40 >> GOOD EVENING.
05:24:41 I'M DALE SAYSET.

05:24:43 I'VE BEEN A RESIDENT OF THIS AREA A LITTLE OVER 18 YEARS
05:24:46 NOW.
05:24:46 I THINK IT'S INDISPUTABLE THAT THE WIRELESS CELL SERVICE IN
05:24:50 THE AREA HAS BEEN VERY POOR A LONG TIME.
05:24:53 I THINK THIS IS AN OPPORTUNITY TO TAKE A STEP FORWARD AND
05:24:56 IMPROVING OUR COMMUNICATIONS HERE.
05:24:57 I, TOO, HAVE BEEN IN LAW ENFORCEMENT OR WAS IN LAW
05:24:59 ENFORCEMENT FOR 30 YEARS PLUS, SO WITH THIS NEW SYSTEM THEY
05:25:03 HAVE SO THE FIRST RESPONDERS COMMUNICATE, I'M NOT SO SURE
05:25:07 THAT THAT ALSO IS PART OF THE PROGRAM FOR WHEN CITIZENS LIKE
05:25:10 US CALL 911.
05:25:12 I THINK THAT IS A SEPARATE ISSUE THERE.
05:25:14 AND BECAUSE OF WHAT OCCURRED WITH THE PAST HURRICANE, IAN,
05:25:22 WE KNOW IT'S FRUSTRATING TO MAKE A CALL TO FAMILY MEMBERS
05:25:26 LET ALONE AN 911 SERVICE.
05:25:28 I EXHORT THE BOARD, PLEASE VOTE FAVORABLY IN INSTALLING THE
05:25:33 POLE ON THE ELKS PROPERTY.
05:25:35 THANK YOU SO MUCH.
05:25:36 >>Tammy Duran: THAT WAS THE LAST COMMENT.
05:25:40 >>Scotty Wood: I WILL CLOSE THE PUBLIC HEARING AND BRING IT
05:25:44 BACK TO THE BOARD.
05:25:45 ANY COMMENTS FROM BOARD MEMBERS?
05:25:50 >>Anthony Gargano: I HAVE A COMMENT.
05:25:52 I'VE BEEN ON THIS BOARD FOR MANY YEARS, AND I THINK THE
05:25:57 BOARD DOES A YEOMAN'S JOB IN PROTECTING THE AESTHETICS, THE

05:26:03 LOOK OF THE COMMUNITY, BUT I ALSO THINK WE NEED TO TAKE INTO
05:26:09 CONSIDERATION THE SAFETY ISSUES THAT AFFECT, IMPACT OUR
05:26:16 RESIDENTS.
05:26:20 AT THE LAST HEARING WHEN AT&T WAS HERE, ONE OF THE RESIDENTS
05:26:25 SPOKE AND HER STATEMENT ALWAYS STUCK WITH ME.
05:26:29 SHE WAS IN SUPPORT OF THE CELL TOWER BECAUSE OF DROPPED
05:26:33 CALLS.
05:26:35 AND ONE OF THE CALLS THAT WAS DROPPED WAS A 911 CALL.
05:26:42 THAT'S A VERY SERIOUS, SERIOUS MATTER, AND WE'VE SEEN HOW
05:26:47 IMPORTANT CELL COVERAGE IS, BOTH COVERAGE AND CAPACITY.
05:26:55 WE WERE ALL IMPACTED BY IAN.
05:26:58 I KNOW I CERTAINLY WAS HERE WITH VERY, VERY SPOTTY CELL
05:27:04 PHONE COVERAGE.
05:27:05 MY OPINION IS THAT WE REALLY NEED TO APPROVE THIS REQUEST
05:27:15 FOR THE BENEFIT OF ALL OF THE RESIDENTS OF ESTERO.
05:27:20 THANK YOU.

05:27:21 >>Mary Gibbs: MAY I INTERRUPT THE BOARD?
05:27:24 I APOLOGIZE, BUT THIS GENTLEMAN HERE JUST SAID THAT HE HAD
05:27:28 SUBMITTED A CARD AND HIS NAME DIDN'T GET CALLED.
05:27:31 TAMMY, DO WE HAVE A CARD?
05:27:33 >>Tammy Duran: I HAVE A DICK GLADING.
05:27:35 THEY NUMBERED IT FOR APOLLO.
05:27:37 YOU CAN SPEAK HERE, BUT IT GOT MIXED IN WITH RAPALLO, SO YOU
05:27:41 CAN COME UP.
05:27:43 >>Mary Gibbs: I'M SORRY.

05:27:45 HE WANTS TO SPEAK ON THE CELL TOWER.
05:27:49 >>Barry Jones: SCOTTY, YOU NEED TO REOPEN THE PUBLIC
05:27:51 PORTION.
05:27:51 >>Scotty Wood: I WILL REOPEN THE PUBLIC HEARING SO THIS
05:27:54 GENTLEMAN CAN SPEAK.
05:27:57 >> MOST GRACIOUS OF YOU.
05:27:58 I THANK YOU VERY MUCH.
05:27:59 I COME TO SPEAK AGAINST THE TOWER.
05:28:02 IT'S QUITE COINCIDENTAL THAT EVERYONE AT THE ELKS SPEAKS IN
05:28:06 FAVOR OF THE TOWER, PARTICULARLY SINCE THEY ARE GETTING PAID
05:28:09 THE RENT.
05:28:10 NUMBER TWO, I'VE LIVED HERE FOR SEVERAL YEARS AND I NEVER
05:28:13 HAD A DROPPED CALL.
05:28:15 NUMBER THREE, THE HURRICANE WAS THE HURRICANE.
05:28:17 HAVING THEIR TOWER THERE ONE WAY OR THE OTHER WOULDN'T HAVE
05:28:20 MADE A DAMN BIT OF DIFFERENCE.
05:28:23 THAT'S A CROCK.
05:28:23 NUMBER FOUR, THIS IS AN UGLY LOOKING THING THAT THEY WANT TO
05:28:26 PUT STUFF ON AND IT'S RIGHT NEXT TO MY HOUSE.
05:28:30 AND WHEN I LOOK UP THERE AT THE BALLOON TEST, I HAPPEN TO
05:28:34 KNOW THAT THOSE BALLOONS WERE AT AN ANGLE ON THE HYPOTENUSE
05:28:38 AND WERE MUCH LOWER THAN THEY ACTUALLY ENDED UP BEING, AS
05:28:42 JACK POINTED OUT.
05:28:43 I RECOGNIZE WHAT YOU SAY AND I AGREE WITH YOU.
05:28:47 HOWEVER, I WILL BESEECH THIS COMMITTEE IF THEY WOULD BE SO

05:28:51 KIND AS TO BRING THE TOWER HEIGHT DOWN SO THAT IT'S LOWER
05:28:55 THAN THE TREES SO THAT WE DON'T HAVE TO LOOK AT IT.
05:28:59 I WOULD ALSO ASK YOU VERY MUCH TO EITHER HAVE AS THE
05:29:02 GENTLEMAN SAID, AND I UNDERSTAND WHO YOU ARE, I WOULD LIKE
05:29:07 TO SEE THE ANTENNAS ON THE INSIDE OR AT THE VERY LEAST ONE
05:29:10 SET OF ANTENNAS.
05:29:12 LOOK OUT HERE, RIGHT DOWN THE STREET.
05:29:14 YOU KNOW WHAT I'M TALKING ABOUT.
05:29:15 AND LOOK AT THAT TOWER.
05:29:18 THAT IS UGLY AS SIN.
05:29:19 THERE'S NOTHING FUNNY ABOUT THAT.
05:29:24 IT'S UGLY.

05:29:25 WHAT DO YOU WANT ME TO SAY.
05:29:27 IN MY OPINION, YES.
05:29:28 YOU'RE RIGHT.
05:29:28 YOU'RE EXACTLY RIGHT.
05:29:29 BUT IT IS MY OPINION AND I'M ENTITLED TO IT.
05:29:34 THANK YOU FOR POINTING THAT OUT.
05:29:37 I REALLY WISH YOU GUYS WOULD REALLY CONSIDER DENYING IT.
05:29:40 I UNDERSTAND THE NECESSITY FOR IT AND I UNDERSTAND YOU'LL
05:29:44 PROBABLY APPROVE IT.
05:29:45 I'M JUST ASKING YOU TO MITIGATE THE HORRIBLENESS OF THE DAMN
05:29:48 THING.
05:29:49 IT'S NOT THAT HARD.
05:29:50 I KNOW YOU GUYS CAN DO THAT FOR US.

05:29:52 WE APPRECIATE YOUR ATTENTION.
05:29:53 THANK YOU.
05:29:54 >>Scotty Wood: THANK YOU.
05:29:55 I'LL NOW CLOSE THE PUBLIC HEARING AGAIN.
05:30:00 ANY FURTHER BOARD COMMENTS?
05:30:09 >>Jim Wallace: IT WAS STEVE SARKOZY WHEN I CAME ON THE BOARD
05:30:13 SAID SOMETHING TO ME WHICH I TRY TO KEEP IN MIND.
05:30:15 THE ZONING BOARD HAS TO TAKE THE 50-YEAR PERSPECTIVE.
05:30:18 AND IT MAY CHANGE, BUT RIGHT NOW, FEWER AND FEWER PEOPLE,
05:30:24 FEWER OF US USE LAND LINES.
05:30:26 WE'RE MORE AND MORE DEPENDENT EVERY YEAR ON CELL PHONES, AND
05:30:30 AS THAT INCREASES OVER TIME, IF WE TAKE THE LONG VIEW, I
05:30:33 THINK WE HAVE TO RECOGNIZE -- AT&T, OF COURSE, IS ALSO IN
05:30:38 THE LANDLINE BUSINESS, BUT I THINK WE HAVE TO RECOGNIZE THAT
05:30:41 LANDLINES ARE GOING AWAY.
05:30:45 WHETHER WE LIKE IT OR NOT, WE'VE DECIDED AS A SOCIETY THAT
05:30:52 THESE POLES ARE NECESSARY AND THEY MAY NOT BE AS ATTRACTIVE
05:30:55 AS WE LIKE, BUT WE'RE THE ONES THAT DECIDED THAT THEY WERE
05:31:00 NECESSARY.
05:31:02 >>Scotty Wood: ANYONE ELSE?
05:31:05 >>Michael Sheeley: YES, MR. CHAIRMAN.
05:31:06 I WANT TO SAY I AGREE WITH MY FELLOW BOARD MEMBERS, AND WE
05:31:11 ALL REALLY OVER THE LAST MONTH HAVING HAD EXPERIENCED THE
05:31:15 HURRICANE AND THE LACK OF CELL SERVICE AFTER THE STORM,
05:31:19 MYSELF, MY FAMILY FOR LITERALLY AT LEAST A WEEK WE HAD VERY,

05:31:23 VERY POOR SERVICE, AND I THINK ANYTHING WE CAN DO TO
05:31:26 MITIGATE THAT FOR THE CITIZENS OF ESTERO IS THE APPROPRIATE
05:31:30 THING TO DO.
05:31:31 I ALSO DO NOT AGREE WITH TRYING TO CAMOUFLAGE THIS THING.
05:31:35 PERSONALLY, I DRIVE DOWN THE ROAD.
05:31:36 I'M A VERY VISUAL PERSON.
05:31:38 I'M AN ARCHITECT.
05:31:39 I LOOK AT THINGS ALL THE TIMES, ALL BUILDINGS.

05:31:41 I NEVER SEE CELL TOWERS.
05:31:43 THEY ARE JUST THERE.
05:31:44 THEY ARE ALWAYS IN THE BACKGROUND.
05:31:45 YOU SEE BEYOND THEM.
05:31:47 YOU DON'T LOOK AT THEM.
05:31:48 I DON'T HAVE ANY PROBLEM WITH THE AESTHETICS OF WHAT THE
05:31:51 TOWER LOOKS LIKE.
05:31:52 IT IS A FUNCTIONAL ELEMENT THAT OUR COMMUNITY NEEDS.
05:31:55 THANK YOU.
05:31:57 >>Scotty Wood: ANYONE ELSE?
05:31:58 >>Barry Jones: SCOTTY, THE APPLICANT USED THE WORD THAT MADE
05:32:01 ME THINK, AND THAT WORD WAS RECOURSE.
05:32:04 AND I RECALL FROM THE LAST HEARING THAT -- NANCY, CORRECT ME
05:32:11 IF I'M WRONG -- IS THERE A FEDERAL PROTECTION FOR ANY TOWER
05:32:14 UNDER A HUNDRED FEET THAT ENCOURAGES THE DEVELOPMENT OF THIS
05:32:20 SORT OF INFRASTRUCTURE?
05:32:24 >>Nancy Stroud: -- THE LAW DOESN'T REGULATE THE HEIGHT, BUT

05:32:32 I THINK THE QUESTION OF HEIGHT IS REALLY ABOUT WHETHER AT
05:32:39 150 FEET THE APPLICANT WANTS TO GO FORWARD AND ASK FOR A
05:32:44 VARIANCE WHICH IS VERY HARD UNDER THE STANDARDS TO GRANT.
05:32:50 HIS CLIENT HAS DECIDED THEY CAN LIVE WITH A HUNDRED FEET AND
05:32:53 NOT HAVE TO ASK FOR A VARIANCE.
05:32:55 SO THAT'S WHAT'S BEFORE YOU TODAY.
05:32:57 >>Barry Jones: ARE THEY REQUIRED OR ENCOURAGED TO CO-LOCATE
05:33:01 WITH OTHER PROVIDERS?
05:33:03 IN OTHER WORDS, OFFER THEM SPACE?
05:33:05 >>Nancy Stroud: YES.
05:33:06 THE ORDINANCE, LIKE MOST ORDINANCES THROUGHOUT THE COUNTRY,
05:33:10 ENCOURAGE CO-LOCATION AS A MORE EFFICIENT WAY OF PROVIDING
05:33:15 SERVICES.
05:33:16 >>Barry Jones: OKAY.
05:33:17 THANK YOU FOR THAT.
05:33:18 IF IT TOTALLY DOESN'T WORK AT 75 FEET, AND I UNDERSTAND THE
05:33:27 TECHNICAL RESTRICTIONS, I DON'T HAVE AN OBJECTION TO IT.
05:33:31 I WOULD PREFER THE 150 WITH NO EXTERNAL ANTENNAS AND STILL
05:33:34 GETTING YOU WHERE YOU WANT TO BE.
05:33:37 THAT DOESN'T SEEM TO BE WHERE WE ARE AT.
05:33:39 IF THERE'S ANYTHING THAT CAN BE DONE WITH RESPECT TO
05:33:42 MATERIALS OR COLORING TO HELP BLEND IT IN, THAT'S SOMETHING
05:33:45 THAT WOULD BE HIGHLY ENCOURAGED AND APPRECIATED.
05:33:49 THAT'S ALL I HAVE.
05:33:50 THANK YOU.

05:33:52 >>Scotty Wood: ANYONE ELSE?
05:33:53 I'D LIKE TO CALL FOR A MOTION.
05:33:59 >>Barry Jones: MOTION TO APPROVE.
05:34:03 >> SECOND.

05:34:04 >>Mary Gibbs: MAY I ASK A QUESTION?
05:34:07 ARE YOU APPROVING -- ARE YOU MAKING A MOTION TO APPROVE THE
05:34:09 100-FOOT TOWER, NOT CAMOUFLAGED?
05:34:12 >>Barry Jones: CORRECT.
05:34:15 >>Scotty Wood: AND THERE ARE OTHER CONDITIONS.
05:34:16 >>Mary Gibbs: WELL, WE HAVE THE STANDARD CONDITIONS WHICH
05:34:19 WERE THE SITE PLAN AND THE HEIGHT THAT THE APPLICANT
05:34:22 PROPOSED, AND I BELIEVE THE APPLICANT AGREES WITH THE
05:34:25 CONDITIONS.
05:34:25 I JUST WANTED TO CLARIFY THAT FIRST CONDITION.
05:34:29 >>Barry Jones: THANK YOU.
05:34:31 >>Scotty Wood: WE HAVE A MOTION AND A SECOND TO APPROVE.
05:34:35 TAMMY, PLEASE CALL THE ROLL.
05:34:38 >>Anthony Gargano: YES.
05:34:39 >>Kristin Jeannin: YES.
05:34:41 >>Barry Jones: YES.
05:34:43 >>Michael Sheeley: YES.
05:34:44 >>James Tatooles: YES.
05:34:46 >>Jim Wallace: YES.
05:34:46 >>Scotty Wood: YES.
05:34:49 THAT CONCLUDES THIS ITEM.

05:34:58 >>Mary Gibbs: JUST MAYBE WE NEED TO CLEAR THE ROOM FOR A
05:35:02 MINUTE AND GET THE APPLICANT FOR THE NEXT CASE IN HERE.
05:39:44 >>Barry Jones: SCOTTY, ARE YOU READY?
05:39:47 >>Scotty Wood: I AM READY.
05:39:48 >>Barry Jones: CALL THIS MEETING BACK TO ORDER.
05:39:51 THANK YOU.
05:39:51 >>Scotty Wood: THE NEXT ITEM IS THE MARKETPLACE AT COCONUT
05:39:55 POINT DEVELOPMENT ORDER.
05:39:59 >>Mary Gibbs: SCOTTY, WE'RE HAVING A LITTLE TROUBLE HEARING
05:40:03 YOU.
05:40:03 CAN YOU SPEAK UP?
05:40:04 WE HAVE A REALLY LARGE CROWD IN HERE.
05:40:06 STANDING ROOM ONLY.
05:40:07 >>Scotty Wood: CAN YOU HEAR ME NOW?
05:40:11 >>Mary Gibbs: YES.
05:40:12 >>Scotty Wood: OKAY.
05:40:14 THE NEXT ITEM IS A DEVELOPMENT ORDER FOR THE MARKETPLACE AT
05:40:18 COCONUT POINT.
05:40:19 I'M GOING TO ASK NANCY TO SWEAR IN SPEAKERS BECAUSE THIS,
05:40:23 AGAIN, IS CONDUCTED UNDER A QUASI-JUDICIAL PROCEEDING.
05:40:28 >>Nancy Stroud: THANK YOU, MR. CHAIR.
05:40:30 SO ANYONE, INCLUDING THE PUBLIC, WHO INTEND TO PROVIDE
05:40:35 TESTIMONY FOR THIS ITEM PLEASE STAND AND RAISE YOUR RIGHT
05:40:39 HAND.
05:40:42 THANK YOU.

05:40:42 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU GIVE WILL
05:40:45 BE THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?
05:40:49 >> I DO.
05:40:52 >>Nancy Stroud: THANK YOU.
05:40:53 WE'LL NEED EX PARTE DISCLOSURES AND CONFLICT DISCLOSURES,
05:40:57 MR. CHAIR.
05:40:58 >>Scotty Wood: YES.
05:40:59 ARE THERE ANY EX PARTE COMMUNICATIONS AMONGST THE BOARD
05:41:02 MEMBERS?
05:41:03 >> NO.
05:41:03 >> NO.
05:41:04 >> YES.
05:41:07 >>James Tatooles: I RECEIVED A CALL FROM ONE PERSON WHO
05:41:09 WANTED TO KNOW HOW LONG THEY COULD TALK, AND THAT WAS ALL.
05:41:15 >>Nancy Stroud: WAS THAT A MEMBER OF THE PUBLIC?
05:41:19 >>James Tatooles: I BELIEVE IT WAS SOMEBODY THAT LIVED IN
05:41:23 RAPALLO AND I LIMITED THE CONVERSATION TO ONLY ASKING THEM
05:41:26 TO VERIFY IT WITH THE OFFICE AS FAR AS WHAT THE TIME THAT
05:41:29 THEY COULD SPEAK.
05:41:32 >>Nancy Stroud: THANK YOU, MR. TATOOLES.
05:41:36 >>Scotty Wood: ANY CONFLICTS OF INTEREST?
05:41:37 >> NO.
05:41:38 >> NO.
05:41:39 >> NO.
05:41:39 >> NO.

05:41:39 >>Scotty Wood: OKAY.
05:41:41 WE CAN PROCEED.
05:41:42 MARY, DO YOU WANT TO INTRODUCE IT?
05:41:51 >>Mary Gibbs: JUST FOR A MINUTE, I HAD TO RUN OUT BECAUSE
05:41:54 WE'RE GETTING FEEDBACK FROM THE OTHER SPEAKER OUT IN THE
05:41:58 HALLWAY, SO I DON'T THINK I WAS SWORN IN.
05:42:00 SO, NANCY, DO I NEED TO SWEAR IN?
05:42:04 >>Nancy Stroud: YES.
05:42:05 RAISE YOUR RIGHT HAND.
05:42:06 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU GIVE WILL BE
05:42:08 THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE TRUTH.
05:42:11 >>Mary Gibbs: I DO.
05:42:12 >>Nancy Stroud: THANK YOU.
05:42:14 >>Mary Gibbs: SO I WANT TO JUST GIVE YOU A LITTLE BIT OF
05:42:18 BACKGROUND AND FOR THE PEOPLE THAT ARE IN THE AUDIENCE, TOO,
05:42:22 ON THIS PROJECT, THIS IS CALLED THE MARKETPLACE, AND IT'S A
05:42:27 DEVELOPMENT ORDER.
05:42:30 BEFORE WE GET INTO ALL THE DETAILS AND THE APPLICANT IS
05:42:33 GOING TO DO THEIR PRESENTATION, I WANT TO TALK ABOUT THE
05:42:35 ZONING FOR THE PROPERTY.
05:42:37 WHAT THEY ARE ASKING FOR TONIGHT IS A DEVELOPMENT ORDER FOR
05:42:41 A COMMERCIAL PLAZA THAT'S ABOUT 10 ACRES IN SIZE AND ABOUT

05:42:44 43,000 SQUARE FEET.
05:42:47 THIS IS ON U.S. 41.
05:42:48 IT'S IN FRONT OF RAPALLO, AND ADJACENT TO THE FIRE STATION

05:42:52 ON SWEETWATER RANCH BOULEVARD.
05:42:55 THE DEVELOPMENT ORDER IS THE DETAILED SITE PLAN, SO THAT'S
05:42:58 GOING TO INCLUDE THE ARCHITECTURE, THE LANDSCAPING, THE
05:43:01 ENGINEERING DETAILS, WATER MANAGEMENT, AND THINGS OF THAT
05:43:05 NATURE.
05:43:06 SO YOU MAY REMEMBER THAT, OR YOU MAY NOT REMEMBER, SOME OF
05:43:10 YOU I THINK WERE ON THE BOARD AT THE TIME OF THE INFORMATION
05:43:14 MEETING.
05:43:15 THIS WAS PROPOSED TO BE A LUCKY'S GROCERY STORE DEVELOPMENT.
05:43:17 THEN AGAIN LUCKY WASN'T VERY LUCKY, SO LUCKY'S WENT AWAY.
05:43:22 NOW THERE IS A NEW PROPOSAL.
05:43:24 THIS TRACT IS PART OF COCONUT POINT.
05:43:28 AND THE COCONUT POINT PROJECT IS A VERY LARGE PROPERTY.
05:43:31 IT'S ALMOST 500 ACRES IN SIZE.
05:43:34 IT INCLUDES THE COCONUT POINT SHOPPING MALL AREA, RAPALLO,
05:43:37 THE HERTZ PROPERTY AND EVEN THE PROPERTY SOUTH OF COCONUT
05:43:41 ROAD, WHICH IS THE LEE HEALTH PROPERTY.
05:43:43 SO I JUST WANT TO PUT THIS IN CONTEXT.
05:43:45 COCONUT POINT IS THE DRI, WAS A PROJECT THAT, BECAUSE OF ITS
05:43:53 SIZE RECEIVED COUNTY REVIEW AND STATE REVIEW AT THE TIME.
05:43:56 IT'S REZONED TO MIXED USE PLANNED DEVELOPMENT.
05:43:59 IT WAS ACTUALLY REZONED IN 2002.
05:44:01 BACK THEN, THAT WAS PART OF LEE COUNTY BECAUSE ESTERO DID
05:44:04 NOT EXIST UNTIL THE END OF 2014.
05:44:07 SO WHEN THE COUNTY APPROVED THIS, THERE WAS A LIST OF USES

05:44:10 THAT WERE APPROVED FOR ALL THE DIFFERENT TRACTS IN COCONUT
05:44:13 POINT.
05:44:14 AND THIS TRACT IS KNOWN AS TRACT 1C.
05:44:16 AND TRACT 1C HAD APPROVED VARIOUS COMMERCIAL USES.
05:44:20 AGAIN, I HAD MENTIONED THAT THIS PROPERTY, BECAUSE OF ITS
05:44:24 SIZE, WAS ALSO PART OF A DRI, KNOWN AS DEVELOPMENT REGIONAL
05:44:28 IMPACT, WHICH GETS ADDITIONAL STATE REVIEW AT THE TIME.
05:44:30 SO WHEN THIS PROPERTY, WHEN VILLAGE OF ESTERO INCORPORATED
05:44:35 IN LATE 2014, THIS DRI AND THIS ZONING BECAME THE VILLAGE'S
05:44:41 DRI DEVELOPMENT ORDER AND THE ZONING.
05:44:44 AND WHAT WE SAY IS THAT THIS RUNS WITH THE LAND.
05:44:47 SO THE ZONING THAT WAS APPROVED RUNS WITH THE LAND AND THOSE
05:44:51 USES THAT WERE APPROVED GO WITH THE PROPERTY.
05:44:53 SO THE PROPERTY HAS THE COMMERCIAL ZONING ALREADY.
05:44:58 AND IN THE ZONING FOR THIS TRACT, THERE IS A LIST OF USES IN
05:45:02 THE ZONING RESOLUTION.
05:45:03 THERE IS ABOUT A PAGE AND A HALF OF DIFFERENT COMMERCIAL
05:45:05 USES FOR THIS PARCEL.

05:45:08 AND INCLUDED RESTAURANTS, WHICH INCLUDED ALL KINDS OF
05:45:11 RESTAURANTS, BUT THERE WAS A LIMITATION OF FAST-FOOD
05:45:14 RESTAURANTS SO THEY WERE LIMITED TO TWO.
05:45:15 BUT STANDARD RESTAURANTS THEY COULD HAVE WHATEVER YOU COULD
05:45:19 FIT ON THE PROPERTY.
05:45:20 THEY ARE ALSO APPROVED TO HAVE RETAIL AND OFFICE, AND TRYING
05:45:23 TO GO, THERE WERE SOME USES THAT PROBABLY WERE NOT REALLY

05:45:26 APPROPRIATE.
05:45:27 THERE WAS A CONVENIENCE STORE, GAS STATION, AUTO REPAIR
05:45:30 SHOPS AND CAR WASHES, WHICH ARE NOT ESPECIALLY APPEALING,
05:45:34 BUT THEY WERE APPROVED FOR THIS PROPERTY AS WELL.
05:45:37 BUT THE APPLICANT IS NOT PROPOSING TO DO THAT.
05:45:39 THEY ARE PROPOSING THE COMMERCIAL, THE RESTAURANTS, AND THE
05:45:43 COMMERCIAL RETAIL WITH A LITTLE BIT OF OFFICE.
05:45:45 SO I JUST WANTED TO EXPLAIN THIS BECAUSE IT'S VERY
05:45:48 CONFUSING.
05:45:49 WE'VE HAD A LOT OF PHONE CALLS FROM PEOPLE THAT HAVE ASKED
05:45:53 US ABOUT THE ZONING.
05:45:54 I JUST WANT TO CLARIFY WHAT WE'RE APPROVING TONIGHT OR WHAT
05:45:58 WE'RE LOOKING AT TONIGHT FOR YOUR REVIEW IS THE DEVELOPMENT
05:46:01 ORDER SITE PLAN, AND WE'RE NOT REVISITING THE ZONING ISSUE.
05:46:05 SO I JUST WANTED TO MAKE THAT CLEAR.
05:46:09 NOW THAT SAID, THE DETAILS OF THE SITE PLAN HAVE TO BE
05:46:12 CONSISTENT WITH THE ZONING CONDITIONS IN THE DRI, AND THAT'S
05:46:15 WHAT WE LOOK AT.
05:46:16 SO WHAT WE'RE RECOMMENDING IS APPROVAL WITH CONDITIONS THAT
05:46:21 RELATE TO THE HOURS OF OPERATION.
05:46:23 WE BELIEVE THAT WE CAN DO THAT.
05:46:26 WHAT WE'RE PROPOSING IS BASICALLY THE HOURS OF OPERATION
05:46:28 THAT NORTH VILLAGE ASSOCIATION HAS SUGGESTED.
05:46:32 AND THAT'S IN THE STAFF REPORT.
05:46:33 AND WE CAN GET INTO DETAIL LATER.

05:46:35 BUT I'D LIKE TO LET THE APPLICANT DO THEIR PRESENTATION.
05:46:41 THERE'S MONUMENT SIGNAGE BUT THAT WILL COME BACK LATER IN A
05:46:44 SEPARATE APPLICATION BECAUSE THAT WASN'T QUITE READY.
05:46:48 WE'LL BRING THAT BACK LATER.
05:46:50 RIGHT NOW, UNLESS YOU HAVE ANY SPECIFIC QUESTIONS, I'D LIKE
05:46:54 TO TURN IT OVER TO THE APPLICANT BECAUSE I KNOW THEY HAVE A
05:46:57 LENGTHY PowerPoint.
05:47:04 >>Anthony Gargano: MARY, JUST TO CLARIFY, WHAT THE APPLICANT
05:47:06 IS PROPOSING TO DO IS ALREADY APPROVED FROM A ZONING
05:47:10 PERSPECTIVE.
05:47:11 >>Mary Gibbs: THE ZONING USES ARE -- YES, THEY ARE APPROVED.
05:47:15 THOSE USES ARE ALLOWED.
05:47:17 >>Michael Sheeley: AND IT ALLOWS FAST FOOD WITH A
05:47:19 DRIVE-THROUGH.

05:47:19 >>Mary Gibbs: YES.
05:47:21 PHAT FOODS ARE LIMITED TO TWO FAST FOODS, BUT THE
05:47:24 DRIVE-THROUGH ACTUALLY IN THE ZONING RESOLUTION IS
05:47:27 UNLIMITED.
05:47:32 >>Barry Jones: SINCE THIS CHANGED SO MUCH FROM THE LUCKY'S,
05:47:35 WAS THERE EVER A PUBLIC INFORMATION MEETING ON THIS ONE
05:47:38 FIRST?
05:47:39 OR DID STAFF DECIDE SINCE IT WAS AN EXISTING APPLICATION
05:47:42 THEY COULD --
05:47:42 >>Mary Gibbs: WE DID HAVE A PUBLIC INFORMATION MEETING, BUT
05:47:45 IT WAS QUITE SOME TIME AGO.

05:47:47 I DON'T REMEMBER EXACTLY.
05:47:48 >>Barry Jones: WAS THIS THE SITE SHARING THE PARKING WITH A
05:47:53 HOTEL ACROSS THE STREET?
05:47:55 >>Mary Gibbs: YES, THE PROPOSED HOTEL IS ACROSS THE
05:47:58 SWEETWATER RANCH.
05:47:59 >>Barry Jones: THE PARKING CALCULATIONS --
05:48:03 >>Mary Gibbs: WHEN YOU SAW THE PUBLIC INFORMATION MEETING,
05:48:06 AS I RECALL AT THE TIME, THE TRACT THAT WAS OVER BY
05:48:09 SWEETWATER RANCH DID NOT HAVE A PROPOSED USE AT THE TIME, SO
05:48:13 I THINK THEY SAID IT WAS GOING TO BE FUTURE DEVELOPMENT, BUT
05:48:16 IN THE MEANTIME, THEY DO HAVE A USE, A RESTAURANT USE FOR
05:48:19 THAT SITE.
05:48:20 BUT I'LL LET THEM CLARIFY THAT.
05:48:23 >>Barry Jones: THANK YOU.
05:48:24 >>Mary Gibbs: I GUESS NEALE ENORMITY WILL BE THE FIRST
05:48:30 SPEAKER.
05:48:30 >>Neale Montgomery: GOOD EVENING.
05:48:31 FOR THE RECORD, NEALE MONTGOMERY.
05:48:32 I'LL TALK WHILE TAMMY FINDS THE -- I HAVE THE TRANSCRIPT,
05:48:36 JUST SO YOU KNOW, THE PUBLIC INFORMATION MEETING WAS
05:48:40 8/10/21.
05:48:42 AND IT WAS LONG.
05:48:43 IT WENT -- APPARENTLY WENT REALLY LATE.
05:48:46 AND I DO AGREE WITH MS. GIBBS THAT THE DRI IS APPROVED.
05:48:52 THEY MITIGATED ALL THE TRANSPORTATION IMPACTS FOR THE

05:48:56 BUILD-OUT OF THE PROJECT.
05:48:57 AND THE FAST FOOD WAS LIMITED, BUT THIS IS ONE OF THE
05:49:01 PARCELS WHERE IT IS APPROVED.
05:49:02 I KNOW A LOT OF PEOPLE ARE GOING TO STOP THE USE, BUT YOU
05:49:05 CAN'T.
05:49:05 THAT WOULD BE A BURT HARRIS.
05:49:06 [SHOUTING FROM THE AUDIENCE]
05:49:12 >>Mary Gibbs: ALL RIGHT.
05:49:13 I'M GOING TO ASK --
05:49:14 [SOUNDING GAVEL]

05:49:15 >>Barry Jones: CAN WE KEEP THE COMMENTS DOWN, PLEASE?
05:49:17 >>Mary Gibbs: I THINK WHAT THEY ARE SAYING IS THEY COULDN'T
05:49:21 HEAR BECAUSE SHE WAS TOO FAR AWAY FROM THE MICROPHONE.
05:49:23 WHAT SHE BASICALLY SAID, IF I CAN REPEAT IT, SHE SAID THAT
05:49:28 THE ZONING WAS ALREADY APPROVED, SO THEY ARE NOT HERE TO
05:49:31 DISCUSS THE ZONING USES TONIGHT.
05:49:33 SHE'S STILL TALKING.
05:49:41 WHO WILL BE THE FIRST SPEAKER.
05:49:44 JEFF?
05:49:45 I WILL HAND OUT -- I THINK HE'S GOT SOME ARCHITECTURAL
05:50:03 COLORS AND THINGS TO SHOW.
05:50:07 COLOR SHEETS.
05:50:08 AND I'LL HAND THEM OUT WHILE HE'S TALKING.
05:50:18 >> CLICKER.
05:50:20 >> YOU HAVE TO USE THE MOUSE.

05:50:23 >>Mary Gibbs: PLEASE TALK INTO THE MICROPHONE BECAUSE WE'RE
05:50:25 HAVING TROUBLE HEARING.
05:50:34 >> HELLO.
05:50:35 MY NAME IS JEFF WILLIAMS.
05:50:37 I'M THE EXECUTIVE VICE PRESIDENT OF DEVELOPMENT AND
05:50:39 CONSTRUCTION AT KONOVER SOUTH.
05:50:41 I'M A PREVIOUS RESIDENT OF ESTERO.
05:50:43 I'VE LIVED HERE FOR QUITE A WHILE.
05:50:44 I WENT TO COLLEGE HERE.
05:50:45 I GOT MARRIED HERE.
05:50:47 BOTH MY CHILDREN WERE BORN HERE.
05:50:49 SO I PERSONALLY HAVE A LONG HISTORY WITH THIS COMMUNITY AS
05:50:52 WELL.
05:50:53 KONOVER SOUTH, WE ARE THIRD GENERATION FAMILY-OWNED FLORIDA
05:50:57 DEVELOPMENT COMPANY.
05:50:58 WE SPECIALIZE IN THE DEVELOPMENT OF COMMUNITY RETAIL
05:51:02 CENTERS, AND WE ARE LONG-TERM HOLDERS BY NATURE.
05:51:05 OUR COMPANY IS A FULLY INTEGRATED DEVELOPMENT FIRM HAVING
05:51:09 DEVELOPMENT, LEASING, PROPERTY MANAGEMENT, CONSTRUCTION,
05:51:13 LEGAL, AND ADMINISTRATIVE DEPARTMENTS ALL IN-HOUSE.
05:51:17 WITH ME TODAY FROM KONOVER SOUTH ARE OUR OWNER AND CEO DAVID
05:51:20 COPPA AND OUR IN-HOUSE GENERAL COUNSEL JACOB GERB.
05:51:25 WE'VE ALSO HAD THE PLEASURE OF WORKING WITH AN ALL-STAR TEAM
05:51:28 ON THIS DEVELOPMENT.
05:51:28 ADDITIONALLY WITH US TODAY IS NEALE MONTGOMERY, OUR LAND USE

05:51:31 ATTORNEY, WHO YOU ALREADY HEARD FROM.
05:51:33 DARREN EYRE, OUR ENGINEER OF RECORD WITH THOMAS ENGINEERING.
05:51:38 JOE McHARRIS, OUR ARCHITECT OF RECORD WITH McHARRIS
05:51:41 PLANNING AND DESIGN WHO WAS ALSO ON THE ESTERO DESIGN REVIEW
05:51:43 BOARD FOR 13 YEARS, AND TED TREESH WITH TR TRANSPORTATION
05:51:48 CONSULTANTS WHO IS OUR TRAFFIC ENGINEER.

05:51:50 WE GREATLY APPRECIATE THE TIME, EFFORT, DILIGENCE AND
05:51:54 PATIENCE THAT MARY, JIM AND THE REST OF VILLAGE STAFF HAS
05:51:57 PUT THROUGH THE PROCESS TO GET US TO WHERE WE ARE TODAY.
05:51:59 WE THANK THEM FOR THE RECOMMENDATION OF APPROVAL ON THIS
05:52:01 PROJECT.
05:52:01 AT THIS TIME, I WOULD LIKE TO WALK THE BOARD THROUGH THE
05:52:04 DETAILS OF OUR DEVELOPMENT.
05:52:04 WE HAVE A LOT OF DETAILS TO PRESENT, BUT I WILL DO MY BEST
05:52:07 TO BE AS EFFICIENT AND AS QUICK AS POSSIBLE.
05:52:09 I APPRECIATE HOLDING ANY QUESTIONS TO THE END, IF POSSIBLE,
05:52:12 IN LIGHT OF RESPECT OF EVERYBODY'S TIME.
05:52:14 SO THE MARKETPLACE AT COCONUT POINT IS A PROJECT THAT'S BEEN
05:52:17 IN THE WORKS NOW FOR OVER FOUR YEARS.
05:52:19 IT'S HAD MANY DIFFERENT ITERATIONS AND CHANGES SINCE IT
05:52:22 BEGAN.
05:52:23 IN ADDITION TO COUNTLESS IN-PERSON PHONE AND ZOOM MEETINGS
05:52:26 WITH THE VILLAGE STAFF, I ALSO PERSONALLY MET WITH THE
05:52:29 RAPALLO BOARD AND/OR THE HOA FIVE TIMES IN PERSON.
05:52:33 DURING THOSE MEETINGS, WE LEARNED WHAT THE MAIN CONCERNS

05:52:36 FROM THE RESIDENTS CLOSE BY WERE, AND WE PLAN TO ADDRESS
05:52:39 THOSE CONCERNS IN AN APPROPRIATE MANNER SINCE WE BEGAN ON
05:52:43 THIS SITE.
05:52:43 WE HAVE MAINTAINED THREE PARAMOUNT OBJECTIVES SINCE THE
05:52:48 BEGINNING OF THIS PROJECT.
05:52:49 THE FIRST OBJECTIVE WAS PROPOSE A DEVELOPMENT THAT ASKS FOR
05:52:54 NO DEVIATIONS, NO VARIANCES, NO INCREASE IN INTENSITY, AND
05:52:59 NO ADDITIONAL ALLOWABLE USES.
05:53:00 THE SECOND POINT IS PROPOSE A DEVELOPMENT THAT COMPLIES WITH
05:53:05 THE EXISTING COCONUT POINT MPD AND ZONING APPROVALS AS WELL
05:53:11 AS ANY APPLICABLE SECTIONS OF THE VILLAGE OF ESTERO LAND
05:53:15 DEVELOPMENT CODE.
05:53:17 THE LAST OBJECTIVE IS PROPOSE A SITE PLAN THAT THOUGHTFULLY
05:53:21 ADDRESSES THE CONCERNS OF THE CLOSEST NEIGHBORING
05:53:23 COMMUNITIES.
05:53:26 OUR FIRST OBJECTIVE, OUR PROPOSAL DOES NOT CONTAIN ANY
05:53:45 REQUESTS FOR DEVIATIONS, VARIANCES, OR INCREASE INTENSITIES
05:53:50 OR ANY ADDITIONAL ALLOWABLE USES.
05:53:53 NONE WHATSOEVER.
05:53:54 WHAT THAT MEANS IS THE DEVELOPMENT ORDER PROPOSAL IN FRONT
05:53:57 OF YOU IS 100% WITHIN THE FOUR WALLS OF THE PREEXISTING
05:54:02 APPROVALS AS WELL AS ALL APPLICABLE ORDINANCES.
05:54:05 AS I'M SURE YOU'RE WELL AWARE, THAT IS NOT AN EASY TASK,
05:54:09 ESPECIALLY IN A COMMUNITY SUCH AS ESTERO.
05:54:11 OUR HOPE IS THAT THE ABSENCE OF ANY OF THESE TYPES OF

05:54:14 REQUESTS MAKE THE VOTE OF APPROVAL A LITTLE BIT EASIER THAN
05:54:17 NORMAL.

05:54:17 THE SECOND OBJECTIVE, OUR SITE IS WITHIN THE COCONUT POINT
05:54:24 DRI WHICH IS DEFINED AS TRACT 1C.
05:54:27 AS YOU CAN SEE UP ON THE BOARD OR ON THE SCREENS, THAT IS
05:54:30 THE COCONUT POINT MPD MASTER CONCEPT PLAN.
05:54:34 THE AREA HIGHLIGHTED IN YELLOW IS OUR 9.6-ACRE PARCEL.
05:54:38 THIS PROPERTY -- I'M SORRY -- THIS SLIDE RIGHT HERE SHOWS
05:54:48 ALL OF THE ALLOWABLE INTENSITIES AND USES ON THE PROPERTY.
05:54:51 WHEN WE GET TO THE NEXT SLIDE, WHICH IS JUST A CUTOUT OF
05:54:54 THAT ORIGINAL SLIDE, IT SHOWS THE SPECIFIC ALLOWABLE USES
05:54:58 FOR THIS PROPERTY, WHICH MARY ALREADY MADE SOME REFERENCES
05:55:01 TO.
05:55:01 SO THIS PROPERTY IS ENTITLED FOR 90,000 SQUARE FEET OF
05:55:05 RETAIL.
05:55:06 20,000 SQUARE FEET OF OFFICE, AND 120-ROOM HOTEL.
05:55:11 THE ZONING FOR COCONUT POINT IN THE DRI DEVELOPMENT ORDER
05:55:18 WERE APPROVED IN 2002.
05:55:20 THE DEVELOPMENT ORDER HAS BEEN AMENDED NINE TIMES BETWEEN
05:55:26 2005 AND 2017.
05:55:28 THE DRI AND ALL OF THE ZONING ARE STILL VALID.
05:55:32 WHAT'S ON THE SCREEN REPRESENTS THE LAST AMENDED VERSION OF
05:55:35 THAT APPROVAL.
05:55:37 IT'S IMPORTANT TO NOTE HERE THAT WITHIN THOSE ALLOWABLE
05:55:47 INTENSITIES, WE ARE PROPOSING A OVER 50% REDUCTION FROM WHAT

05:55:52 IS ALLOWED ON THIS PROPERTY AND WHAT WAS PLANNED FOR THIS
05:55:56 PROPERTY.
05:55:56 IN AND ALONG WITH THAT REDUCTION, WE HAD THE OPPORTUNITY TO
05:56:02 INCREASE THE OPEN SPACE WITH 31% OF OUR DEVELOPMENT OPEN
05:56:07 SPACE.
05:56:07 THAT IS A 58% INCREASE FROM WHAT'S REQUIRED ON THIS
05:56:10 PROPERTY.
05:56:11 SO WE'VE CUT THE ALLOWABLE INTENSITY IN HALF, AND WE'VE
05:56:15 ALMOST DOUBLED THE REQUIRED AMOUNT OF GREENSPACE.
05:56:17 THAT ALONE SHOWS OUR DEDICATION TO MAKING A PROPER AND
05:56:22 RESPECTFUL DEVELOPMENT IN THIS AREA.
05:56:25 THE NEXT PAGE JUST SHOWS THE SITE PLAN, AND IT JUST POINTS
05:56:31 OUT THE DIFFERENT USES THAT WERE ON THOSE PREVIOUS PAGES.
05:56:35 MOVING LEFT TO RIGHT OR NORTH TO SOUTH, WE HAVE A FAST FOOD
05:56:38 WITH DRIVE-THROUGH ON THE NORTH END, WE HAVE A RETAIL
05:56:40 BUILDING, A SECOND RETAIL BUILDING, A THIRD RETAIL BUILDING,
05:56:43 AND ON THE SOUTH END, A FULL-SIZED SIT-DOWN RESTAURANT.
05:56:46 THE NEXT SLIDE IS SIMPLY THE LIST THAT MARY REFERENCED ABOUT
05:56:56 THE ALLOWABLE USES ON THIS PROPERTY.
05:56:58 SO THESE ARE THE USES THAT ARE ALLOWABLE BY RIGHT, THAT ARE
05:57:02 ALREADY APPROVED FOR THIS PARCEL.
05:57:04 THERE'S NO NEED FOR EVERYBODY TO READ THROUGH THE ENTIRE
05:57:07 SHEET, BUT WHAT IS IMPORTANT IS THE AREA ON THIS SLIDE.
05:57:11 DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE.

05:57:16 RESTAURANT, FAST FOOD, LIMITED TO TWO, HOWEVER THE ENTIRE

05:57:21 SITE IS LIMITED TO A MAXIMUM OF FOUR OUTSIDE OF THE REGIONAL
05:57:25 FOOD COURT SERVICE AREA.
05:57:26 SO THAT MEANS IN THE ENTIRETY OF THE COCONUT POINT DRI,
05:57:30 APPROVED FOR FOUR USES.
05:57:32 FOUR DRIVE-THROUGH FOOD USES.
05:57:34 HALF OF THOSE USES WERE PLANNED TO BE ON THIS PARCEL.
05:57:36 AND THEN AGAIN FULL-SERVICE RESTAURANT GROUPS ONE, TWO,
05:57:39 THREE, AND FOUR.
05:57:40 THE NEXT SLIDE IS SIMPLY A SNIPPET FROM THE LAND DEVELOPMENT
05:57:53 CODE WHICH WENT LIVE LAST YEAR, I BELIEVE IN JANUARY.
05:57:57 IT WAS ADOPTED AND I THINK IT WENT LIVE IN FEBRUARY.
05:58:00 AND JUST LIKE TO POINT OUT SECTION A OR ITEM A HERE FROM
05:58:04 1-805.
05:58:05 ALL DEVELOPMENT APPROVALS OR PERMITS APPROVED BEFORE JANUARY
05:58:08 27, 2001, EITHER BY THE VILLAGE OR LEE COUNTY PRIOR TO THE
05:58:13 INCORPORATION OF THE VILLAGE REMAIN VALID UNTIL THEIR
05:58:17 EXPIRATION DATE AND MAY BE CARRIED OUT IN ACCORDANCE WITH
05:58:20 THE TERMS AND CONDITIONS OF THEIR APPROVAL.
05:58:22 AS LONG AS THEY REMAIN VALID AND HAVE NOT BEEN EXPIRED OR
05:58:25 REVOKED OR SUBSTANTIALLY MODIFIED.
05:58:27 IF THE APPROVAL OR PERMIT EXPIRES, IS REVOKED OR
05:58:31 SUBSTANTIALLY MODIFIED, ALL SUBSEQUENT DEVELOPMENT OF THE
05:58:33 SITE SHALL COMPLY WITH THE PROCEDURES AND STANDARDS OF THE
05:58:35 LDC.
05:58:36 SO THAT'S JUST A SNIPPET FROM THE LAND DEVELOPMENT CODE

05:58:39 REAFFIRMING THAT THE APPROVALS THAT WERE ALREADY IN PLACE
05:58:42 RUN WITH THE LAND IN THE NEW DEVELOPMENT CODE, AS MARY
05:58:45 MENTIONED.
05:58:45 ARCHITECTURE IS VERY, VERY IMPORTANT PART OF ANY PROJECT.
05:59:03 AND COCONUT POINT AND THE VILLAGE OF ESTERO HAVE VERY HIGH
05:59:07 STANDARDS.
05:59:07 IT'S WELL KNOWN THAT THE VILLAGE OF ESTERO'S LAND
05:59:10 DEVELOPMENT CODE, WHICH WENT LIVE IN 2021, AS I MENTIONED,
05:59:15 USED THE COCONUT POINT DESIGN REGULATIONS AS A GUIDING FORCE
05:59:20 FOR THE NEW CODE.
05:59:21 THE COCONUT POINT DESIGN GUIDELINES AND REGULATIONS, WHICH
05:59:25 ARE COMMONLY KNOWN AS THE BEAUTY BOOK, WAS PARTIALLY THE
05:59:28 BASIS FOR THE LAND DEVELOPMENT CODE'S ARCHITECTURAL
05:59:30 REQUIREMENT.
05:59:31 THE COCONUT POINT BEAUTY BOOK IS WELL KNOWN THROUGHOUT THE
05:59:34 INDUSTRY AS THE SHINING EXAMPLE OF DESIGN STANDARDS.
05:59:36 OUR DEVELOPMENT HAS FIVE BUILDINGS CONTAINED WITHIN IT, AND
05:59:40 EVERY BUILDING WAS LOOKED AT UNDER A MICROSCOPE.
05:59:43 FIRST, ALL FIVE BUILDINGS HAD TO MEET THE LETTER OF THE LAW
05:59:47 OF THE SPECIFICS REQUIRED WITHIN THE BEAUTY BOOK.

05:59:50 SECONDLY, OUR DESIGNS HAD TO MEET THE APPROVAL OF THE NORTH
05:59:54 VILLAGE ASSOCIATION.
05:59:55 THE ENTITY THAT IS CHARGED WITH APPROVING DEVELOPMENTS
05:59:58 WITHIN THIS PORTION OF COCONUT POINT.
06:00:01 AND THAT SCRUTINY IS AT A MUCH HIGHER LEVEL THAN EVEN THE

06:00:05 TECHNICAL LETTER OF THE LAW WITHIN THE BEAUTY BOOK.
06:00:07 THIRD, THE VILLAGE STAFF HAD TO APPROVE OR STATE THAT OUR
06:00:11 DEVELOPMENT ORDER WAS CONSISTENT WITH THOSE REQUIREMENTS,
06:00:14 WHICH THEY HAVE.
06:00:15 ALL PARTIES THAT HAVE REVIEWED THIS PROJECT SO FAR HAVE
06:00:21 CONCLUDED THAT OUR ARCHITECTURAL DESIGNS MEET ALL THE
06:00:28 TECHNICAL REQUIREMENTS, THEY MEET THE PHILOSOPHICAL
06:00:29 REQUIREMENTS, AND WOULD BE A GOOD INTEGRATED FIT WITHIN THE
06:00:32 EXISTING COCONUT POINT MIXED-USE DEVELOPMENT.
06:00:34 SO THERE WILL BE PLENTY OF TIME FOR SPECIFIC QUESTIONS ABOUT
06:00:39 THE ARCHITECTURE AFTER.
06:00:41 I'LL GO THROUGH THE SLIDES SHOWING EACH BUILDING'S
06:00:44 ARCHITECTURE.
06:00:44 IN THE MEANTIME, IT WAS REQUESTED THAT YOU GUYS HAVE ACCESS
06:00:49 TO COLOR SHEETS.
06:00:50 THESE ARE HIGH-RESOLUTION SHEETS THAT HAVE ALL THE COLORS
06:00:55 FOR FAST FOOD DEVELOPMENT, ALL THE COLORS FOR THE RESTAURANT
06:01:02 DEVELOPMENT AND THEN -- [INAUDIBLE] [NOT SPEAKING INTO A
06:01:08 MICROPHONE]
06:01:10 AGAIN, AFTERWARDS, IF THERE ARE SPECIFIC TECHNICAL QUESTIONS
06:01:19 OR PHILOSOPHICAL QUESTIONS OF THE DEVELOPMENTS, WE'RE HAPPY
06:01:21 TO ANSWER THEM.
06:01:23 McHARRIS IS HERE TO HELP WITH THAT.
06:01:24 THREE RETAIL BUILDINGS.
06:01:26 WE'LL START WITH THOSE.

06:01:27 AS YOU GUYS CAN SEE VISUALLY, IT'S OBVIOUS THAT IT'S VERY
06:01:31 CONSISTENT WITH THE STYLE AND QUALITY LEVEL THAT EXISTS
06:01:33 TODAY WITHIN COCONUT POINT.
06:01:35 ALL OF THE MATERIALS IN THE COLOR PALETTE WERE PULLED
06:01:38 DIRECTLY FROM THE COCONUT POINT BEAUTY BOOK.
06:01:41 THE DESIGN ELEMENTS SUCH AS THE CANOPIES, AWNINGS, THE WAY
06:01:45 WINDOWS ARE FRAMED, THE CORBELS, THE TOWER, ALL OF THOSE
06:01:49 THINGS WERE AT A MINIMUM SPECIFIC REQUIREMENTS WITHIN THE
06:01:52 BEAUTY BOOK THAT WE ADHERED TO.
06:01:55 RETAIL TWO, YOU'LL SEE THE FIRST THREE RETAIL BUILDINGS ARE
06:02:01 VERY SIMILAR.
06:02:02 I WOULD POINT OUT ON THE SECOND RETAIL RIGHT HERE, THIS
06:02:06 SHOWS ONE OF THE DRIVE-THROUGHS, WHICH IS COMPLETELY COVERED
06:02:09 WITH A FULL TILE ROOF.
06:02:15 HERE IS THE LAST AND THE SMALLEST OF THE RETAIL BUILDINGS.
06:02:19 THIS IS ANOTHER EXAMPLE OF THE COLOR SHEETS, WHICH HAVE THE

06:02:26 BOARD HERE.
06:02:27 ALSO IN YOUR PRESENTATION, YOU CAN SEE CLOSER WE HAVE THE
06:02:29 HIGH-RESOLUTION PHOTO FOR YOU TO SEE THE COLORS IN FRONT OF
06:02:32 YOU.
06:02:33 THE NEXT IS OUR PROPOSED McDONALD'S FAST FOOD DEVELOPMENT
06:02:35 ON THE NORTH END.
06:02:37 AS YOU CAN SEE, SAME STYLE, SAME COLOR, SAME TYPES OF
06:02:40 MATERIALS.
06:02:41 YOU'LL NOTICE THE DRIVE-THROUGH COMPLETELY COVERED.

06:02:44 YOU'LL NOTICE THE WROUGHT IRON DECORATION.
06:02:48 IT IS VERY SAFE TO SAY THAT AS FAR AS TYPICAL FAST FOOD
06:02:52 GOES, THIS IS ABOUT AS NICE AS A BUILDING YOU COULD POSSIBLY
06:02:56 HAVE.
06:02:56 YOU SEE THE SIGNAGE ON THERE.
06:02:58 IF YOU REMOVE SIGNAGE AND PUT UP ANY OTHER TYPE OF USE OR
06:03:01 ANY OTHER TYPE OF RESTAURANT, IT UNDOUBTEDLY WOULD BE
06:03:04 CONSIDERED A BEAUTIFUL BUILDING.
06:03:06 SAME THING GOES WITH OUR PROPOSED RESTAURANT ON THE SOUTH
06:03:10 END, WHICH IS A MILLER'S ALEHOUSE.
06:03:12 FULL SERVICE SIT-DOWN RESTAURANT.
06:03:14 SAME TYPE OF DESIGN PHILOSOPHY.
06:03:15 ALL THE SAME COLORS, SAME WINDOW REQUIREMENTS, CORBEL
06:03:18 REQUIREMENTS, ROOFING, MASSING, ALL OF THOSE THINGS ARE IN
06:03:21 KEEPING WITH THE REQUIREMENTS.
06:03:22 ADDITIONALLY, I WOULD ALSO LIKE TO POINT OUT THAT IN THAT
06:03:29 ADOPTION OF THE ZONING CODES, THE COCONUT POINT BEAUTY BOOK
06:03:33 IS THE GOVERNING GUIDELINE OF RETAIL OR ANY BUILDINGS WITHIN
06:03:38 COCONUT POINT.
06:03:39 SO ALL OF THOSE STANDARDS THAT COCONUT POINT HAS APPROVED,
06:03:44 THE NORTH VILLAGE HAS APPROVED, OUR ARCHITECTS HAVE PUT
06:03:46 TOGETHER AND STAFF HAVE APPROVED, THOSE ARE APPROVED BASED
06:03:49 ON THIS BEING THE GUIDELINE DOCUMENTS.
06:03:51 SO THE ARCHITECTURAL REQUIREMENTS FOR THESE BUILDINGS ARE
06:03:54 SET FORTH BY COCONUT POINT.

06:03:57 HERE IS THE FULL SITE PLAN.
06:04:17 AS I MENTIONED EARLIER, REDUCING OUR ALLOWABLE INTENSITY --
06:04:21 SORRY, AGAIN.
06:04:21 I'M ON TO OBJECTIVE 3 NOW.
06:04:24 AS I MENTIONED EARLIER, REDUCING OUR ALLOWABLE INTENSITY
06:04:26 OVER 50% AND INCREASING OUR GREENSPACE BY AN ADDITIONAL 50%
06:04:30 SHOWS OUR COMMITMENT TO THE WELL-BEING OF THE GREATER
06:04:32 COCONUT POINT COMMUNITY.
06:04:34 I'D LIKE NOW TO GO THROUGH SOME OF THE MORE DETAILED DESIGN
06:04:38 CONSIDERATIONS THAT WE PUT IN PLACE ON THIS PROJECT.
06:04:40 SO THE FIRST IS GOING TO BE THE BUILDING LOCATION.
06:04:47 FROM THE VERY GET-GO, WE HAD BEEN TOLD THAT BEING GOOD

06:04:53 NEIGHBORS IS THE MOST IMPORTANT THING SINCE THERE IS A
06:04:56 RESIDENTIAL COMMUNITY NEARBY, AND WE COMPLETELY AGREED WITH
06:04:59 THAT.
06:04:59 SO ONE OF THE ITEMS THAT WE DID IS WE DECIDED TO MOVE THE
06:05:02 BUILDINGS AS FAR AWAY FROM THE RESIDENTIAL AREA AS WE COULD.
06:05:05 PUT THE MOST DISTANCE IN BETWEEN THOSE BUILDINGS.
06:05:08 SO YOU CAN SEE HOW ALL FIVE BUILDINGS ARE LOCATED UP ALONG
06:05:12 U.S. 41, WHICH IS THE MOST, OBVIOUSLY, THE BUSIEST AREA AND
06:05:17 CREATES THE MOST NOISE JUST BY THE TRAFFIC ALONE THAT'S
06:05:20 CURRENTLY ON U.S. 41.
06:05:22 ADDITIONALLY, ALL OF THOSE BUILDINGS ARE GOING TO HAVE THAT
06:05:25 TYPICAL BACK-OF-THE-HOUSE ITEMS.
06:05:27 YOUR UTILITY CONNECTIONS, YOUR UTILITY CONNECTIONS, THE

06:05:32 PLACES WHERE YOU HAVE TO PUT YOUR COMMUNICATIONS, THE
06:05:36 BACKDOOR SERVICE ENTRIES, ALL OF THOSE ITEMS ARE NOW LOCATED
06:05:40 IN THE ABSOLUTE MOST FURTHEST AWAY LOCATION THAT SCREENS
06:05:45 THEM COMPLETELY FROM THE RESIDENTIAL COMMUNITY.
06:05:47 THEY ARE ADDITIONALLY SCREENED FROM U.S. 41 BY OUR VERY,
06:05:50 VERY INTENSE LANDSCAPING PLAN.
06:05:52 DRIVE-THROUGHS.
06:06:00 NEXT ITEM.
06:06:00 SO AS WE MENTIONED BEFORE, WE HAVE APPROVALS IN PLACE FOR
06:06:04 TWO DRIVE-THROUGHS.
06:06:05 A COUPLE OF THINGS THAT I WANT TO POINT OUT ON THE
06:06:07 DRIVE-THROUGHS IS THAT ALL EXTERNAL NOISE GENERATORS -- MENU
06:06:13 BOARDS, ORDER BOARDS, SPEAKERS, MICROPHONE, ET CETERA --
06:06:16 THESE HAVE ALL BEEN LOCATED AS FAR FROM THE RESIDENTIAL
06:06:20 COMMUNITY AS POSSIBLE.
06:06:21 THAT WENT HAND IN HAND WITH THE PHYSICAL LOCATIONS OF THE
06:06:24 BUILDINGS BEING UP AT THE ROAD.
06:06:26 THE POINT OF SALE BOARDS ARE AS CLOSE TO U.S. 41 AS
06:06:30 POSSIBLE.
06:06:30 BOTH DRIVE-THROUGHS HAVE FULL BYPASS LANES, FULL ESCAPE
06:06:35 LANES SURROUNDING THEM, WHICH IS A HUGE BENEFIT FOR SAFETY
06:06:39 OR FOR SOME REASON YOU GET A CALL AND YOU HAVE TO LEAVE AND
06:06:42 YOU NEED TO GET OUT OF THE LINE.
06:06:44 BOTH OF OUR DRIVE-THROUGHS HAVE THAT.
06:06:45 BOTH DRIVE-THROUGHS HAVE NOISE-REDUCING TECHNOLOGY AND

06:06:50 CONTROLS THAT ALLOW THE NOISE EMANATING FROM THEM TO BE
06:06:54 AUDIBLE, NO MORE THAN FIVE FEET AWAY.
06:06:57 THE SPECIFICATIONS FOR ALL THIS EQUIPMENT IS CONTAINED
06:07:02 WITHIN THE PROPOSALS YOU HAVE, BUT THE EQUIPMENT IS DESIGNED
06:07:04 SPECIFICALLY TO BE ABLE TO BE ADJUSTED TO ANY REQUIRED
06:07:08 LEVEL.
06:07:08 SO, WITH THAT TECHNOLOGY FROM A NOISE STANDPOINT OF EXTERNAL
06:07:15 NOISE GENERATORS, THERE'S NO DETRIMENTAL IMPACT AS THIS PLAN

06:07:21 COMPLETELY COMPLIES WITH THE NOISE REQUIREMENTS OF BOTH THE
06:07:24 VILLAGE OF ESTERO AND LEE COUNTY.
06:07:27 THE MAIN STACKING LANES, WHICH WOULD BE RIGHT THROUGH HERE
06:07:36 AND ON THE NEXT DRIVE-THROUGH, THROUGH THIS AREA, ARE ALSO
06:07:41 LOCATED AS FAR AWAY AS POSSIBLE.
06:07:43 SO THE AREAS THAT ARE MOST COMMON FILLED WITH CARS, PLACING
06:07:48 ORDERS, WAITING FOR ORDERS, ARE COMPLETELY SCREENED BETWEEN
06:07:51 THE BUILDINGS AND U.S. 41.
06:07:54 THESE ARE NOT STANDARD LAYOUTS FOR COMMERCIAL DEVELOPMENTS.
06:07:58 THESE TYPES OF LAYOUTS PRESENT CHALLENGES TO DEVELOPERS, TO
06:08:02 ENGINEERS DOING SITE PLANS, AND SPECIFICALLY TO THE USERS.
06:08:06 WE WANTED THIS SPECIFICALLY IN PLACE SO THAT WE COULD SAY
06:08:08 FROM A DESIGN STANDPOINT WE'VE DONE EVERYTHING THAT WE
06:08:11 COULD.
06:08:12 EVERYTHING THAT WE COULD TO ALLOW LEAST AMOUNT OF IMPACT
06:08:18 THAT WE POSSIBLY COULD.
06:08:20 NEXT ITEM I'D LIKE TO TALK ABOUT IS INTERNAL BUFFERS AND

06:08:29 SETBACKS.
06:08:30 FIRST OF ALL, OUR DEVELOPMENT ORDER COMPLIES WITH ALL
06:08:32 SETBACKS AND INTERNAL BUFFER REQUIREMENTS.
06:08:35 IN ADDITION TO THAT, ALONG VIA RAPALLO WHERE I WOULD ASSUME
06:08:40 THE MAJORITY OF RESIDENTS COME IN TO ENTER THEIR HOMES,
06:08:44 ENTER THE MAIN GATE AT RAPALLO, THERE IS A 10-FOOT SETBACK
06:08:48 HERE REQUIREMENT.
06:08:50 WE TOOK THAT SETBACK AND WE INCREASED IT THREEFOLD.
06:08:55 WE INCREASED IT TO A 30-FOOT SETBACK, WHICH IS THE
06:08:58 REQUIREMENT ON U.S. 41.
06:09:00 SO THAT TRIPLED THE SETBACK REQUIREMENT.
06:09:03 DIDN'T HAVE TO DO IT.
06:09:04 THERE WAS NO CODE ORDINANCE REQUIRING US TO DO IT.
06:09:06 WE JUST THOUGHT IT WAS THE RIGHT THING TO DO IN RESPONSE TO
06:09:11 SOME OF THE COMMENTS THAT WE HAD RECEIVED.
06:09:15 IN ADDITION, THIS AREA RIGHT HERE, WHICH IS NOT HIGHLIGHTED,
06:09:20 THAT'S AN ADDITIONAL INTERNAL LANDSCAPE ISLAND THAT WE
06:09:23 ADDED.
06:09:23 IT'S A FAIRLY LARGE LANDSCAPE ISLAND.
06:09:27 IT'S COMPLETELY FILLED WITH LANDSCAPING.
06:09:29 IT'S NOT REQUIRED.
06:09:31 WE DIDN'T HAVE TO DO IT.
06:09:32 IT WASN'T SUGGESTED.
06:09:34 WE DID THAT ON PURPOSE TO ADD YET ANOTHER BUFFER FROM THE
06:09:37 NORTHERNMOST FAST FOOD.

06:09:39 SO IF YOU WERE IN THIS AREA RIGHT HERE, WE HAVE A BUFFER
06:09:42 ALONG VIA RAPALLO THAT'S THREE TIMES THE REQUIRED SIZE.
06:09:47 AS I'LL POINT OUT LATER, WE HAVE RAISED BUFFERS ALL THE WAY
06:09:50 AROUND THE ENTIRETY OF THE SITE.

06:09:52 WE HAVE AN ADDITIONAL INTERNAL BUFFER OF LANDSCAPING RIGHT
06:09:55 HERE.
06:09:56 AND THEN WHERE WE'VE LOCATED THE DRIVE-THROUGHS, WE'VE DONE
06:10:00 AS MUCH SCREENING AND BUFFERING AS WE POSSIBLY CAN.
06:10:05 ANOTHER CLOSE-UP OF THAT NORTHERN PARCEL, AS YOU CAN SEE
06:10:16 RIGHT HERE.
06:10:17 THIS IS THE 30-FOOT LANDSCAPE BUFFER THAT HAS A WINDING
06:10:20 SIDEWALK THAT GOES THROUGH IT, THAT INTERACTS WITH THE
06:10:23 RAISED BUFFERS, THE SHADE TREES, THE PALM TREES, THE GROUND
06:10:27 COVER, THE SHRUBS MOSTLY WHICH ARE ALL NATIVE PLANTS AS
06:10:31 WELL.
06:10:33 THE NEXT ITEM I WOULD LIKE TO GET INTO IS LANDSCAPING.
06:10:38 THIS IS JUST A SCREEN SHOT OF OUR LANDSCAPING PLAN.
06:10:44 ALL OF THESE LITTLE DETAILS FOR ANYBODY WHO MAY NOT BE
06:10:46 FAMILIAR WITH LANDSCAPING PLAN, ANYPLACE WHERE YOU SEE A
06:10:50 LITTLE CIRCLE, RIGHT HERE, OR THESE HATCHED AREAS, THESE ARE
06:10:55 ALL DIFFERENT TYPES OF PLANTINGS.
06:10:57 WE HAVE A RAISED LANDSCAPE BERM AROUND THE ENTIRETY OF THE
06:11:01 SITE.
06:11:03 ALL FOUR ROADS COMPLETELY AROUND THE SITE.
06:11:07 ALL OF THE PLANTING MATERIALS ON OUR PLAN MEET THE DRI AND

06:11:12 THE VILLAGE REQUIREMENT FOR APPROVED PLANTINGS. SO WE
06:11:15 MENTIONED PRIOR THAT THERE ARE APPROVED USES ON THE RECORD
06:11:18 FOR THIS PROPERTY.
06:11:19 THERE'S ALSO A LIST OF APPROVED SPECIFIC PLANTS FOR
06:11:24 LANDSCAPING.
06:11:24 ALL OF THE PLANTS WE HAVE ARE APPROVED PLANTS.
06:11:26 AND THE LANDSCAPING APPROVAL WENT THROUGH THE SAME PROCESS
06:11:29 AS THE OVERALL APPROVAL.
06:11:31 WE HAD TO MEET THE LETTER OF THE LAW OF BOTH COCONUT POINT
06:11:34 AND THE VILLAGE OF ESTERO.
06:11:35 WE HAD TO GET SIGN-OFF FROM THE NORTH VILLAGE ASSOCIATION
06:11:38 AND WE HAD TO GET SIGN-OFF FROM VILLAGE STAFF.
06:11:42 WE ARE ADDING 277 FULL-SIZED TREES AND A TOTAL OF 13,335
06:11:53 SHRUBS AND GRASSES.
06:11:54 THERE IS ABSOLUTELY NO ROOM LEFT ON THIS SITE FOR
06:11:59 LANDSCAPING.
06:12:00 WE HAVE DONE THE MOST THAT WE POSSIBLY COULD DO WITH
06:12:04 LANDSCAPING ON THIS PROPERTY, KEEPING IN WITH THE NICEST
06:12:07 AREAS OF ESTERO.
06:12:08 IT IS AN ABSOLUTELY ASTONISHING LANDSCAPING PLAN.
06:12:11 IT IS ABSOLUTELY BEAUTIFUL.
06:12:13 90% OF OUR TREES ARE NATIVE.
06:12:15 70% OF OUR TREES OR SHRUBS AND GRASSES ARE NATIVE.
06:12:21 THE REASON FOR SOME OF THOSE VARIANCES NOT BEING HUNDRED
06:12:24 PERCENT NATIVE, ITEMS LIKE ROYAL PALMS AND DATE PALMS AND

06:12:28 SOME OTHER SPECIMEN TREES AND PLANTS ARE NOT NATIVE PLANTS,
06:12:33 SO WE HAD TO FILTER THOSE IN TO GET THE OVERALL IMPACT THAT
06:12:37 WE WANTED TO GET.
06:12:38 WE EVEN WENT AS FAR WORKING WITH STAFF, PARTICULARLY WITH
06:12:51 JIM, TO EVALUATE THE MAINTENANCE OF PLANTS.
06:12:55 THERE WERE SPECIFIC PLANTS THAT WE CHOSE OR BETTER YET
06:12:59 ELIMINATED BASED ON WESTERN-FACING OR EASTERN-FACING.
06:13:02 SO WE EVEN WENT TO THE DETAILED LENGTHS OF PROVIDING PLANS
06:13:06 FROM AN APPROVED LIST THAT ARE ALL NATIVE, BUT THEN
06:13:09 DETERMINED WHICH ONES WERE THE MOST FUNCTIONAL, WHICH ONES
06:13:11 WERE THE MOST HARDINESS, WHICH ONES WOULD REQUIRE THE LEAST
06:13:15 WATER AND THE LEAST UPKEEP AND AT THE END OF THE DAY, WHICH
06:13:18 PLANTS WOULD LOOK THE BEST YEAR-ROUND.
06:13:20 ADDITIONALLY, IF YOU LOOK HERE, THIS GREEN AREA JUST
06:13:28 HIGHLIGHTS THE RAISED PERIMETER LANDSCAPING BERM ALL THE WAY
06:13:31 AROUND.
06:13:31 THE PROPERTY.
06:13:33 AT THE ENTRYWAYS, WE HAVE ENHANCED LANDSCAPE AREAS AT THE
06:13:39 ENTRYWAYS.
06:13:40 WHAT THAT MEANS IS WE PUT IN NICER, MORE EXOTIC, MORE
06:13:43 EXPENSIVE TREES.
06:13:45 WE PUT MORE GROUND COVER, MORE FLOWERING PLANTS THAT
06:13:48 DIFFERENTIATE THE THREE POINTS OF ACCESS FROM THE REMAINDER
06:13:51 OF THE PERIMETER.
06:13:53 JUST TO GIVE KIND OF A STATEMENT OF HIGH QUALITY WHEN YOU

06:13:57 ENTER INTO THIS DEVELOPMENT.
06:13:58 HERE'S A SCREEN SHOT OF WHAT WE MEAN BY A STATEMENT TREE.
06:14:09 THIS IS ROYAL POINCIANA. RIGHT HERE.
06:14:14 YOU GUYS -- PEOPLE MAY KNOW IT AS A FLAMETHROWER TREE OR
06:14:18 FIRE TREE.
06:14:19 THEY BLOOM VERY BRIGHT, BEAUTIFUL ORANGE FLOWERS WHEN THEY
06:14:23 ARE IN SEASON AND HAVE A FANTASTIC SPREAD ON THEM.
06:14:26 WE HAVE AN ADDITIONAL DIAGRAM HERE SHOWING THE SAME THING
06:14:32 THAT'S ON YOUR SCREEN.
06:14:34 BUT AS YOU CAN SEE, THEY ARE VERY IMPRESSIVE PLANTS.
06:14:37 IF ANYBODY SPENT ANY TIME IN SARASOTA OUT NEAR LIDO BEACH,
06:14:44 THEY HAVE A TON OF THESE PLANTS, AND THEY ARE ABSOLUTELY
06:14:47 BEAUTIFUL.
06:14:51 IN ADDITION, ON OUR LANDSCAPING PLAN, OUR POND AREA WHERE WE
06:14:56 HAVE TO DO PRETREATMENT FOR WATER MANAGEMENT, THAT AREA IS
06:15:00 ALMOST AN ACRE.
06:15:02 IT IS A FULLY LANDSCAPED AREA.
06:15:04 THAT IS A REQUIREMENT THAT WE AGREED TO DO WITH COCONUT
06:15:07 POINT.
06:15:09 THAT SPECIFIC REQUIREMENT IS NOT NECESSARILY TO THE LETTER
06:15:13 OF THE LAW OF WHAT'S REQUIRED.
06:15:15 IT IS ABOVE AND BEYOND.

06:15:16 SO THEIR ENTIRE POND AREA BACK IN THAT AREA THAT INTERSECTS
06:15:20 WITH SWEETWATER RANCH, INTERSECTS WITH THE POTENTIALLY
06:15:23 FUTURE HOTEL, THE FIRE STATION, AND THE REAR ROAD WILL LOOK

06:15:28 LIKE JUST A BEAUTIFULLY LANDSCAPED NATURAL AREA.
06:15:31 HERE'S ANOTHER PICTURE OF THE STATEMENT TREE.
06:15:39 HERE IS A LOOK AT THE PONDING AREA.
06:15:40 AS YOU CAN SEE, IT LOOKS LIKE A NICE LANDSCAPED AREA.
06:15:45 ADDITIONALLY, WE PUT LANDSCAPING, ALL OF OUR AREAS WHERE WE
06:15:50 HAVE OUR TRASH ENCLOSURES, THE TRASH RECEPTACLES ARE FULLY
06:15:55 ARCHITECTURALLY ENCLOSED, AND THEN WE HAVE LANDSCAPING
06:15:58 COMPLETELY AROUND THOSE ENCLOSURES.
06:16:00 AND THAT LANDSCAPING IS IN KEEPING WITH THE REST OF THE
06:16:06 LANDSCAPING.
06:16:06 SO THERE'S NOT A CHANGE IN TYPE OF LANDSCAPING WHEN YOU GET
06:16:09 FROM, SAY, THE BERM INTO A PURPOSEFULLY SCREENED AREA.
06:16:13 IT WILL LOOK LIKE ONE CONTINUOUS LINE OF LANDSCAPING.
06:16:16 I'D LIKE TO TALK ABOUT SOME OF THE PEDESTRIAN AMENITIES THAT
06:16:28 WE'VE PUT IN PLACE HERE.
06:16:30 GIVE ME ONE SECOND, GUYS.
06:16:32 SO OUTDOOR SEATING.
06:16:35 WE HAVE OUTDOOR SEATING THROUGHOUT THE ENTIRE SITE.
06:16:38 ALL OF THE BUILDINGS HAVE OUTDOOR SEATING.
06:16:41 ALL FIVE OF THEM HAVE AREAS FOR PEOPLE TO SIT, HAVE A MEAL,
06:16:44 TAKE A BREAK.
06:16:45 THEY DON'T HAVE TO BE SHOPPING.
06:16:49 THEY DON'T HAVE TO BE THERE FOR ANY REASON OTHER THAN TO
06:16:52 TAKE A SEAT.
06:16:53 WE PUT THOSE ALL IN PLACE.

06:16:56 WE HAVE BENCH-COVERED PAVILIONS LOCATED HERE AND HERE.
06:16:59 I BELIEVE THERE MIGHT BE A THIRD ONE HERE AS WELL.
06:17:01 BUT THESE ARE COVERED SEATING AREAS, AND WE PURPOSEFULLY PUT
06:17:05 THESE UP ALONG THE INTERNAL ROADS SO THAT ANYBODY THAT'S
06:17:09 WALKING ALONG THOSE ROADS THAT'S NOT NECESSARILY INTERACTING
06:17:12 WITH THE INTERNAL PART OF OUR DEVELOPMENT IS WELCOME TO USE
06:17:16 THEM AND TO SIT AND READ A BOOK, IF YOU'RE WALKING YOUR DOG,
06:17:19 TAKE A BREAK, FOR WHATEVER REASON YOU MAY WANT TO USE THOSE.
06:17:22 WE HAVE OPEN SPACE.
06:17:24 I ALREADY MENTIONED THIS LITTLE ADDITIONAL LANDSCAPING AREA
06:17:27 OVER HERE.
06:17:28 OVER HERE, WE HAVE A COVERED GAZEBO THAT WILL BE IN PLACE
06:17:32 RIGHT NEXT TO THAT PONDING AREA.
06:17:36 THERE'S THE PRETREATMENT POND, THIS WHOLE AREA IS LANDSCAPED
06:17:43 AS WELL.
06:17:43 PEDESTRIAN WALKWAY, BUS STOP IMPROVEMENTS.
06:17:51 SO WE HAVE SIDEWALK CONNECTIVITY, PAID SIDEWALK CONNECTIVITY
06:17:55 THROUGHOUT OUR ENTIRE SITE.

06:17:57 SO OUR DEVELOPMENT PHILOSOPHY OF THIS IS IF YOU WALKED ON TO
06:18:02 OUR SITE FROM TAMIAMI TRAIL, VIA RAPALLO, VIA VILLAGIO OR
06:18:08 SWEETWATER RANCH THAT YOU CAN GET INTO THE SITE FROM ANY OF
06:18:11 THE AREAS AND YOU CAN GET TO WHEREVER YOU'RE AT TO ANY OTHER
06:18:13 BUSINESS OR BUILDING WITHIN THE SITE.
06:18:15 SO THE AMOUNT OF PAVED CONNECTIVITY WE HAVE ON THIS SITE IS
06:18:17 PRETTY EXTENSIVE.

06:18:18 IT'S EASILY ACCESSIBLE.
06:18:21 IT'S WALKABLE, HIGH-QUALITY PAVERS.
06:18:24 BUS STOP IMPROVEMENT, WE HAVE A LOCATION ALONG 41 WHERE A
06:18:27 BUS STOP WAS REQUIRED TO BE PUT IN PLACE.
06:18:32 THAT'S PART OF THE DEVELOPMENT.
06:18:33 CONCRETE PAD FOR THE EXISTING BUS STOP THAT THE TRANSIT
06:18:36 AUTHORITY CAN THEN IMPROVE UPON AND I BELIEVE THEY WILL PUT
06:18:39 A COVERED BUS STOP THERE.
06:18:42 THEY TYPICALLY HAVE A PRESPECIFIED, PREAPPROVED DESIGN WITH
06:18:44 THE VILLAGE.
06:18:45 SO WE PUT THAT IN PLACE AS WELL.
06:18:47 ADDITIONALLY, WE ARE PROVIDING LEVEL THREE ELECTRIC VEHICLE
06:18:53 CHARGING STATIONS ON THIS SITE.
06:18:55 MOST PLACES HAVE A LEVEL ONE OR A LEVEL TWO MAXIMUM.
06:18:59 WE'RE PARTNERING WITH FLORIDA POWER AND LIGHT TO PROVIDE
06:19:02 CHARGING STATIONS ON THIS FACILITY.
06:19:05 ACCESS.
06:19:12 SO WITHIN THE APPROVALS, WE HAVE AN APPROVAL WITHIN THE
06:19:15 RECORDS THAT SHOWS SIX POINTS OF ACCESS.
06:19:18 WE'VE DECREASED IT.
06:19:19 WE DIDN'T THINK THAT MANY ACCESS POINTS WERE NEEDED.
06:19:21 WE THOUGHT SOME REDUCTION OF ACCESS WOULD STREAMLINE AND
06:19:24 MAKE THE ACCESS INTO AND OUT OF THE SITE MORE EFFICIENT.
06:19:28 SO WE HAVE THREE ACCESS POINTS.
06:19:30 TWO IN THE REAR AND ONE ALONG SWEETWATER.

06:19:33 WE HAVE NO ACCESS UPON VIA RAPALLO.
06:19:35 WE THOUGHT PUTTING ACCESS ON VIA RAPALLO COULD POSSIBLY
06:19:38 CAUSE SOME ADDITIONAL STACKING, WHICH WE DON'T WANT THERE.
06:19:41 AND THEN WE HAVE THE LIMITED ACCESS BACK ON VIA VILLAGIO, AS
06:19:45 YOU CAN SEE RIGHT HERE.
06:19:46 THESE TWO SPOTS.
06:19:47 THE NEXT ITEM THAT WE'LL GET INTO IS TRAFFIC.
06:19:58 JUST A SECOND HERE.
06:19:59 SO AS REQUIRED BY THE VILLAGE OF ESTERO, TYPICAL IN ALL
06:20:05 COMMUNITIES, WE COMMISSIONED AN INDEPENDENT THIRD.
06:20:09 PARTY TRAFFIC REPORT BY A CERTIFIED TRAFFIC ENGINEER.
06:20:13 WE SELECTED TED TREESH, WHO IS NOT ONLY WELL RECOGNIZED
06:20:16 TRAFFIC ENGINEER, BUT ALSO A LOCAL EXPERT.
06:20:19 AS YOU GUYS KNOW, I'M SURE YOU'VE SEEN HIM HUNDREDS OF

06:20:22 TIMES.
06:20:23 HE'S BEEN DOING WORK PRIOR TO COCONUT POINT EVEN BEING A
06:20:26 DEVELOPMENT.
06:20:26 SO THE FULL TRAFFIC REPORT IS IN OUR SUBMITTAL.
06:20:31 ANYBODY IS WELCOME TO READ THROUGH IT.
06:20:33 I'M NOT GOING TO GET INTO THE TECHNICAL PORTIONS OF THAT
06:20:35 BECAUSE I'M NOT A TRAFFIC ENGINEER, BUT TED WILL BE
06:20:38 AVAILABLE AT THE END TO ANSWER ANY QUESTIONS.
06:20:39 BUT WE DO MEET ALL OF THE LAND DEVELOPMENT CODE REQUIREMENTS
06:20:42 FROM A TRAFFIC STANDPOINT.
06:20:43 THE TRAFFIC REPORT, WHAT I WILL SAY IS THAT WHEN THE TRAFFIC

06:20:46 REPORT CAME BACK, THE TRAFFIC REPORT SAID NO INCREASED LEVEL
06:20:50 OF SERVICE ON THE SURROUNDING ROADS WAS REQUIRED.
06:20:55 WHAT THAT MEANS IS THAT THE EXISTING ROADS WERE BUILT TO
06:20:59 WITH HOLD A CERTAIN AMOUNT OF INTENSITY OF THE OVERALL
06:21:01 DEVELOPMENT.
06:21:02 WE ARE WITHIN THOSE GUIDELINES.
06:21:03 SO NO ADDITIONAL CHANGES TO THE EXISTING ROADWAY SYSTEM WAS
06:21:06 RECOMMENDED.
06:21:07 NEXT ITEM IS LIGHTING.
06:21:13 OUR LIGHTING PLAN MEETS ALL THE LAND DEVELOPMENT CODE
06:21:15 REQUIREMENTS.
06:21:16 IN ADDITION TO MEETING THE REQUIREMENTS, WE'VE SPLIT UP OUR
06:21:20 DEVELOPMENT INTO THREE DIFFERENT ZONES.
06:21:24 ZONE ONE, ZONE TWO, AND ZONE THREE.
06:21:26 BASICALLY WHAT THAT DOES IS IN EACH OF THOSE ZONES, THE LAST
06:21:30 BUSINESS WITHIN THOSE ZONES THAT CLOSES, THE LIGHTING WILL
06:21:34 HAVE TO BE AT A MAXIMUM OF 50% WITHIN AN HOUR.
06:21:38 SO WHAT THAT MEANS IS IF YOU HAVE DIFFERENT BUSINESSES
06:21:41 CLOSING AT DIFFERENT HOURS OR ONE BUSINESS ISN'T OPEN ON
06:21:44 SUNDAY, SO ON AND SO FORTH, THAT THE ENTIRE LIGHTING PLAN IS
06:21:46 NOT TIED TO EACH OTHER.
06:21:48 SO WE HAVE THE ABILITY TO REDUCE THE LIGHTS AND/OR TURN THE
06:21:52 LIGHTS OFF IN ONE PORTION OF THE DEVELOPMENT IF IT'S NOT
06:21:55 BEING USED, BUT ALLOW THE REMAINDER OF THE DEVELOPMENT THAT
06:21:57 IS OPEN AT THAT TIME TO BE SAFE AND ACCESSIBLE.

06:22:00 ADDITIONALLY, AS MARY MENTIONED, OUR SIGNAGE PLAN IS NOT
06:22:09 PART OF THIS DEVELOPMENT ORDER.
06:22:11 BUT WHEN WE DO PURSUE OUR SIGNAGE, ALL OF OUR SIGNS WILL BE
06:22:16 COMPLETELY BUFFERED BY LANDSCAPING AND UP ALONG U.S. 41.
06:22:19 SO ANY LIGHTING THAT COULD POSSIBLY COME AND CERTAINLY CAN'T
06:22:22 GO AS FAR BACK AS VIA VILLAGIO, BUT ALL OF THE SIGNS WILL BE
06:22:27 COMPLETELY BUFFERED AS WELL.
06:22:28 SO THAT'S IT.
06:22:37 I APPRECIATE YOU GUYS BEING PATIENT WITH ME.
06:22:40 I JUST WANT TO SUMMARIZE VERY QUICK.

06:22:45 COCONUT POINT IS A MASTER PLAN MIXED-USE DEVELOPMENT.
06:22:47 OUR PARCEL IS NOT A ONE-OFF DEVELOPMENT.
06:22:49 IT IS WITHIN COCONUT POINT.
06:22:51 IT IS PART OF THE OVERALL DESIGN FOR COCONUT POINT, AND
06:22:55 WE'VE DESIGNED IT ALONG THOSE GUIDELINES.
06:22:57 OUR PROPOSED DEVELOPMENT ORDER IS WITHOUT REQUEST FOR ANY
06:23:00 VARIANCES OR ANY DEVIATIONS.
06:23:03 ALL OF OUR USES ARE LISTED AS ALLOWABLE USES IN THE ZONING.
06:23:07 ALL OF THE PROPORTIONATE SHARES FOR THOSE RIGHTS HAVE
06:23:11 ALREADY BEEN PAID IN FULL.
06:23:13 WE HAVE REDUCED THE INTENSITY BY OVER HALF OF WHAT WE ARE
06:23:17 ENTITLED TO BUILD.
06:23:19 WE HAVE DOUBLED THE AMOUNT OF GREENSPACE OVER WHAT'S
06:23:22 REQUIRED.
06:23:24 OUR ARCHITECTURAL PLAN IS OF THE HIGHEST QUALITY AND HAS

06:23:26 BEEN APPROVED BY BOTH THE NORTH VILLAGE ASSOCIATION AND THE
06:23:30 VILLAGE STAFF.
06:23:32 OUR PLAN MEETS -- SORRY, OUR LIGHTING PLAN MEETS ALL
06:23:35 MUNICIPAL REQUIREMENTS AND SHOWS NO DETRIMENTAL IMPACT TO
06:23:39 THE SURROUNDING NEIGHBORS.
06:23:40 OUR PLAN MEETS ALL NOISE ORDINANCES AS SET FORTH BY BOTH LEE
06:23:44 COUNTY AND THE VILLAGE OF ESTERO AND SHOWS NO DETRIMENTAL
06:23:48 IMPACT TO THE SURROUNDING NEIGHBORS.
06:23:50 OUR INTERNAL SITE PLAN, INCLUDING THE BUILDING LOCATIONS,
06:23:54 MEETS ALL LAND DEVELOPMENT CODE REQUIREMENTS.
06:23:56 OUR LANDSCAPING PLAN MEETS ALL REQUIREMENTS AND IS EXTENSIVE
06:24:01 AND OF THE HIGHEST POSSIBLE QUALITY.
06:24:03 WE'VE PROVIDED PUBLIC SEATING AREAS AND PAVED WALKWAYS
06:24:07 THROUGHOUT OUR PLAN.
06:24:08 WE PROVIDED A NEW BUS STOP LOCATION AND ELECTRICAL CAR
06:24:12 CHARGERS.
06:24:13 OUR PLAN REQUIRES NO CHANGES TO THE EXISTING INTERNAL
06:24:16 ROADWAYS AND SHOWS NO NEED FOR AN INCREASED LEVEL OF SERVICE
06:24:20 ON ANY OF THE SURROUNDING ROADWAYS OR ACCESS POINTS.
06:24:24 THE STAFF REPORT VERIFIES ALL OF THE ABOVE ITEMS AND FURTHER
06:24:28 SHOWS THAT WE DID, IN FACT, ACCOMPLISH THE THREE MAIN
06:24:32 OBJECTIVES THAT WE SET OUT FOR.
06:24:34 A PLAN THAT HAS NO REQUEST FOR DEVIATIONS, VARIANCES,
06:24:38 INCREASED INTENSITY OR ADDITIONAL ALLOWABLE USES.
06:24:41 A PLAN THAT COMPLIES WITH THE EXISTING COCONUT POINT NPD AND

06:24:46 ZONING APPROVALS AS WELL AS THE APPLICABLE SECTIONS OF THE
06:24:49 VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
06:24:51 AND A PLAN THAT HAS THOUGHTFULLY ADDRESSED THE CONCERNS OF
06:24:54 THE CLOSEST NEIGHBORING COMMUNITIES IN THE BEST WAY WE
06:24:57 COULD.
06:24:57 WE HUMBLY ASK FOR YOUR APPROVAL TONIGHT AND WE APPRECIATE

06:25:00 YOUR TIME.
06:25:03 >>Scotty Wood: THANK YOU.
06:25:04 I WANT TO SUGGEST THAT WE HAVE ANY QUESTIONS FROM THE BOARD
06:25:10 FOLLOWED BY A BREAK BECAUSE WE'RE TWO HOURS INTO THIS
06:25:14 MEETING.
06:25:14 SO ARE THERE ANY QUESTIONS FOR THE PRESENTER FROM THE BOARD
06:25:19 AT THE MOMENT?
06:25:19 >>Michael Sheeley: YES, PLEASE.
06:25:20 ON RETAIL BUILDING TWO, THE PROPOSED DRIVE-THROUGH IS FOR
06:25:24 WHAT USE?
06:25:26 FOR A RESTAURANT?
06:25:27 A DRY CLEANER?
06:25:28 WHAT IS --
06:25:29 >>Jeff Williams: PROPOSED FOR A FOOD USE.
06:25:32 >>Michael Sheeley: FOR A WHAT?
06:25:33 >>Jeff Williams: I'M SORRY.
06:25:34 IT IS PROPOSED FOR A FOOD USE.
06:25:39 >>Michael Sheeley: THANK YOU.
06:25:43 >>Jim Wallace: I HAVE ONLY TWO QUESTIONS OR TWO COMMENTS, I

06:25:46 GUESS, OR QUESTIONS.
06:25:47 COULD WE GET THE SITE PLAN UP?
06:25:50 >>Jeff Williams: SURE.
06:25:51 I'M NOT SURE WHICH SLIDE IT IS.
06:26:17 IT'S ON HERE A COUPLE OF TIMES.
06:26:19 I'LL TRY TO GET TO A BIGGER ONE.
06:26:25 >>Barry Jones: THAT WILL WORK.
06:26:29 >>Jeff Williams: DOES THAT WORK?
06:26:31 >>Jim Wallace: THAT'S FINE.
06:26:32 THAT'S GREAT.
06:26:33 FIRST OF ALL, I HAVE TO APPLAUD YOU IN YOUR OBJECTIVE OF
06:26:36 TRYING TO IMPACT THE RESIDENTS OF RAPALLO IN THE LIMITED
06:26:43 WAYS YOU CAN.
06:26:43 ONE OF THE COMMENTS THAT YOU MADE WAS THAT YOU ACHIEVED THE
06:26:52 IDEA OF MOVING THOSE IMPACTS SUCH AS TRAFFIC OR NOISE OR
06:26:57 WHATEVER AS FAR AWAY FROM THE RESIDENTIAL AREAS AS POSSIBLE.
06:27:03 AND IT'S OBVIOUS THAT YOU WORKED HARD AT THAT.
06:27:06 BUT I HAVE JUST TWO ISSUES.
06:27:10 THE FIRST IS, ON THE LOCATION OF THE McDONALD'S LOCATION,
06:27:16 THAT IS A RIGHT-IN AND RIGHT-OUT ENTRY INTO THE SITE.
06:27:23 AND MY CONCERN IS NOT WHAT YOU HAVE DESIGNED, BUT INHERENTLY
06:27:29 WHAT YOU HAVE RECEIVED, IS THAT EVEN THOUGH THERE IS
06:27:33 STRIPING ALONG VIA VILLAGIO THAT SAYS PEOPLE COMING FROM
06:27:37 COCONUT POINT MALL SHOULDN'T TURN LEFT, THEY ARE GOING TO
06:27:42 TURN LEFT, AND THEY ARE GOING TO BREAK THE LAW.

06:27:44 AND I BELIEVE THAT PEOPLE WHO COME OUT OF McDONALD'S
06:27:50 INSTEAD OF TURNING RIGHT, WHICH IS THE LAW, AND DRIVING UP

06:27:54 TO SWEETWATER RANCH AND THEN DOWN SWEETWATER AND CATCHING A
06:27:59 FLASHING ORANGE AND MOVING ON, ARE GOING TO BREAK THE LAW
06:28:04 AND TURN LEFT AND THEREFORE INTERCEPT WITH THE INTERSECTION
06:28:09 OF THE ENTRANCE TO VIA RAPALLO.
06:28:12 I UNDERSTAND THAT VIA VILLAGIO AND THE STRIPING AND THE
06:28:18 RIGHT-IN, RIGHT-OUT IS SOMETHING THAT YOU INHERITED.
06:28:22 BUT THE FACT THAT YOU INHERITED IT WHEN YOU DID THE SITE
06:28:25 PLAN DESIGN, I GUESS WHAT I WOULD HAVE REQUESTED IS THE
06:28:31 FIRST THING WOULD HAVE BEEN SOME KIND OF PHYSICAL OBSTACLE
06:28:34 PUT IN THAT STRIPING AREA, VERY OFTEN THEY'LL PUT IN LITTLE
06:28:44 POLYTUBES, ET CETERA, SO PEOPLE CAN'T TURN LEFT IN AND CAN'T
06:28:48 TURN LEFT OUT.
06:28:49 MAYBE A MORE CREATIVE SOLUTION, A SOLUTION THAT TALKS TO
06:28:55 WHAT YOUR OBJECTIVE WAS, WAS TO MOVE THE GREATEST TRAFFIC
06:28:59 AND THE GREATEST NOISE POSSIBILITY, AND I REALLY APPRECIATE
06:29:02 AND UNDERSTAND THAT YOU'VE GONE OUT OF YOUR WAY TO MITIGATE
06:29:06 NOISE, ET CETERA, IN YOUR ORDER AREAS AND YOUR
06:29:10 DRIVE-THROUGH, ET CETERA, BUT HAD YOU LOCATED THE WHOLE
06:29:14 McDONALD'S LOCATION ON THE SOUTH END OF THE PROPERTY AND
06:29:19 PUT THE MILLER --
06:29:22 [APPLAUSE]
06:29:25 [SOUNDING GAVEL]
06:29:31 >>Barry Jones: SAVE THE APPLAUSE UNTIL THE END.

06:29:33 >>Jim Wallace: I DIDN'T ANTICIPATE THAT.
06:29:35 AND PUT MILLER'S ALEHOUSE ON THE NORTH END, AND MILLER'S
06:29:39 NORTH, I PRESUME THE AMOUNT OF TRAFFIC GOING IN THERE AT 5
06:29:44 IN THE MORNING, 6 -- I DON'T EVEN KNOW IF THEY ARE OPEN AT
06:29:47 THAT TIME.
06:29:47 IT WOULD CERTAINLY, IN MY MIND, DRAMATICALLY REDUCE THE
06:29:54 TRAFFIC ON VIA VILLAGIO AND THE PEOPLE WHO WILL BREAK THE
06:29:58 LAW TURNING OUT LEFT OR PEOPLE COMING FROM COCONUT POINT TO
06:30:02 TURN LEFT IN.
06:30:03 THE PEOPLE COMING UP U.S. 41, WHETHER THEY TURN ON
06:30:09 SWEETWATER RANCH OR THEY TURN ON VIA VILLAGIO TO GO TO THEIR
06:30:14 FAVORITE McDONALD'S, ISN'T GOING ANY DIFFERENT.
06:30:18 IF I LOOK AT THE SITE PLAN AND HAVING DESIGNED SEVERAL
06:30:22 COMMUNITIES MYSELF AND LOOKED AT DOZENS AND DOZENS OF THEM,
06:30:29 I BELIEVE IT APPEARS THAT THERE'S SUFFICIENT ROOM FOR THAT
06:30:32 McDONALD'S TO HAVE BEEN ON THE SOUTH END AND FROM A
06:30:37 MARKETING POINT OF VIEW.
06:30:40 SINCE THE OPENING WOULD BE SOUTH OF McDONALD'S, TALKING
06:30:43 THE SWEETWATER RANCH INTERSECTION OPENING, PEOPLE COMING
06:30:48 NORTH WOULD GIVE MUCH MORE VIABILITY OR VISIBILITY, EXCUSE
06:30:52 ME, TO THE McDONALD'S LOCATION.
06:30:55 SO FROM A RETAILER'S POINT OF VIEW, IT MIGHT BE MORE
06:30:59 ATTRACTIVE FOR THEM TO BE ON THE SOUTH END AND GET MORE
06:31:02 VISIBILITY TO CONSUMERS GOING BY AND TRAFFIC GOING BY.

06:31:05 AND I THINK THE PEOPLE IN FOUNTAIN LAKES, THERE ARE A LOT OF

06:31:09 HOMES THERE.
06:31:09 THERE'S A LOT OF TALK OVER THE YEARS ABOUT WHEN WILL THAT
06:31:14 BECOME A FUNCTIONING TRAFFIC LIGHT AT THAT LOCATION.
06:31:18 SO I THINK IT WOULD PROBABLY BECOME A FUNCTIONAL TRAFFIC
06:31:21 LIGHT THERE, WHICH WOULD BENEFIT YOU AND CERTAINLY
06:31:24 McDONALD'S RATHER THAN -- AND VIA RAPALLO.
06:31:30 I DON'T SEE ANY DOWNSIDE FOR THE SIT-DOWN DINING BEING IN
06:31:33 THAT LOCATION.
06:31:34 IF ANYTHING, IT MIGHT BE MORE CONVENIENT FOR PEOPLE FROM
06:31:38 RAPALLO TO GO OVER THERE AND HAVE DINNER AND WALK.
06:31:40 [APPLAUSE]
06:31:41 AND THE LAST BENEFIT THAT I THINK WOULD BE TO THE
06:31:50 McDONALD'S FRANCHISE, I'M NOT IN THE FAST FOOD BUSINESS,
06:31:55 SO I DON'T KNOW, WOULD BE THE ABILITY FOR PEOPLE WHO WERE
06:31:58 COMING FROM COCONUT POINT, SINCE THERE ISN'T A LOT OF FAST
06:32:02 FOOD THERE IN COCONUT POINT OTHER THAN MAYBE CULVER'S IS
06:32:07 GOING TO GO IN THERE SOMETIME, WOULD BE THAT PEOPLE FROM
06:32:10 COCONUT POINT CAN DRIVE DOWN VIA VILLAGIO AND MAKE A LEFT
06:32:14 TURN VERY SAFELY ONTO SWEETWATER RANCH, AND THEN MAKE A
06:32:21 RIGHT TURN INTO McDONALD'S, GET IN THE LANE, GET THEIR
06:32:25 FOOD, LEAVE SAFELY WITHOUT MAKING AN ILLEGAL TURN BACK ONTO
06:32:31 SWEETWATER RANCH OR UP BACK ONTO VIA VILLAGIO BECAUSE THERE
06:32:36 MAY BE RESIDENTS OR EMPLOYEES FROM COCONUT POINT THAT WANT
06:32:39 TO COME DOWN AND GET SOMETHING AT McDONALD'S.
06:32:41 I APPRECIATE THAT.

06:32:42 IT JUST SEEMS TO ME THAT CONVENIENCE POINT OF VIEW, FROM A
06:32:49 MARKETING POINT OF VIEW, FROM A SAFETY POINT OF VIEW, IT
06:32:52 JUST MAKES A WHOLE LOT MORE SENSE AND I GUESS FROM A GOOD
06:32:57 NEIGHBOR POINT OF VIEW, A LOT MORE SENSE TO PUT THE
06:33:00 McDONALD'S AT THE OTHER END.
06:33:01 [APPLAUSE]
06:33:07 >>Mary Gibbs: WE HAVE TO STOP THE APPLAUSE.
06:33:09 I'M SORRY.
06:33:09 WE HAVE TO STOP THE APPLAUSE.
06:33:11 >>Jim Wallace: THERE MAY BE REASONS WHY YOU DIDN'T PUT IT
06:33:14 THERE.
06:33:15 BUT I DON'T KNOW, I LOOKED AT THIS AGAIN AND AGAIN AND AGAIN
06:33:19 AND AGAIN, AND I'VE BEEN IN THE DEVELOPMENT BUSINESS FOR 32
06:33:23 YEARS, I DON'T HAVE YOUR EXPERIENCE IN DOING RETAIL,
06:33:28 COMMUNITY RETAIL, BUT I REALLY SEARCHED MY MIND AS TO WHAT
06:33:31 -- THERE'S NOTHING TO ME PHYSICALLY THAT CAN'T BE DONE.
06:33:35 IT'S ACTUALLY KIND OF NICE THAT YOU HAVE A WATER TREATMENT
06:33:38 AREA NEXT TO THE McDONALD'S.
06:33:39 IT KIND OF MAKES IT FRIENDLY AND PLACES FOR PEOPLE TO SIT
06:33:43 DOWN AND RELAX AND ENJOY A BURGER.

06:33:45 I COULDN'T FIND ANY REASONS WHY IT WASN'T ON THE SOUTH END.
06:33:50 MAYBE THERE.
06:33:51 >>Jeff Williams: YES, THERE ABSOLUTELY ARE.
06:33:53 AND I WILL DO MY BEST TO ADDRESS ALL OF THE COMMENTS THERE.
06:33:56 FIRST, I'LL START -- IN A SECOND, I'LL HAVE TED TREESH ADD

06:34:02 COLOR INTO THE SPECIFICS OF TRAFFIC.
06:34:04 AS FAR AS THE INTERNAL ROADWAYS WITHIN COCONUT POINT, THOSE
06:34:07 ARE NOT OUR ROADS.
06:34:08 WE'RE NOT PURCHASING THEM.
06:34:09 WE DON'T HAVE DEVELOPMENT RIGHTS OVER THOSE ROADS.
06:34:11 AND AS YOU ARE ALL WELL AWARE, COCONUT POINT IS A MASTER
06:34:15 PLANNED COMMUNITY WITH A MASTER PLANNED ROADWAY SYSTEM THAT
06:34:18 WAS BUILT AND APPROVED FOR THE MAXIMUM DENSITIES OF ALL THE
06:34:22 USES THAT ARE ALLOWED.
06:34:24 SO WHEN WE DID OUR INDEPENDENT THIRD-PARTY TRAFFIC REPORT,
06:34:27 WE DO THESE ON EVERY DEVELOPMENT THEY DO, AND THEY COME BACK
06:34:29 AND TELL US THE THINGS THAT WE HAVE TO DO.
06:34:31 THE THINGS THAT WE HAVE TO IMPROVE, THE THINGS THAT WE HAVE
06:34:33 TO ADD, THE THINGS THAT WE HAVE TO FIX, SO ON AND SO FORTH.
06:34:36 THAT TRAFFIC ENGINEERING REPORT DID NOT RECOMMEND ANY
06:34:39 CHANGES TO ANY OF THE INTERNAL ROADWAY SYSTEMS.
06:34:42 SO ANYTHING ABOVE AND BEYOND OUR PARCEL WOULD BE THE
06:34:45 RESPONSIBILITY OF COCONUT POINT.
06:34:47 THE SECOND THING I WOULD MAKE ABOUT PERSONS, INDIVIDUAL
06:34:50 TRAFFIC PATTERNS.
06:34:51 I CAN'T CONTROL WHO TURNS LEFT, JUST ANY MORE THAN I CAN'T
06:34:56 CONTROL WHO PAUSES AT THE STOP SIGNS AND WHO ROLLS RIGHT
06:35:01 THROUGH.
06:35:02 >>Jim Wallace: IF YOU DESIGN IT, YOU CAN STOP LEFT TURNS.
06:35:07 >>Jeff Williams: WERE YOU REFERRING TO U.S. 41?

06:35:09 >>Jim Wallace: NO, I'M TALKING ABOUT ON VIA VILLAGIO.
06:35:12 >>Jeff Williams: INTERNALLY.
06:35:13 TURNING IN ON LEFT.
06:35:14 WE'RE GOING TO HAVE -- YOU KNOW, WHAT YOU'RE PROPOSING IS
06:35:19 SWAPPING.
06:35:21 IT'S A 7200-SQUARE-FOOT FULL-SERVICE RESTAURANT.
06:35:24 THERE ARE A LOT OF USES IN THERE.
06:35:26 I UNDERSTAND THE CONCERN.
06:35:29 I UNDERSTAND THE CONCERN -- THE CONCERN IS THERE'S TOO MUCH
06:35:33 TRAFFIC BEING ADDED.
06:35:34 OUR PLAN MEETS THE REQUIREMENTS.
06:35:38 IT MEETS THE PROCESS THAT WAS PUT IN PLACE, THAT WE DID THE
06:35:42 TRAFFIC REPORT.
06:35:43 IT SHOWED WHAT WE SHOULD DO.
06:35:45 SECONDLY, FROM A NOISE STANDPOINT, LEE COUNTY AND THE
06:35:48 VILLAGE HAVE NOISE ORDINANCES IN PLACE THAT ARE IN PLACE SO

06:35:53 THAT IF YOU COMPLY WITH THESE NOISE ORDINANCES, YOU ARE NOT
06:35:58 A NEGATIVE IMPACT TO WHATEVER THE ADJACENT PROPERTY IS.
06:36:02 WE'VE COMPLIED WITH ALL OF THOSE NOISE REQUIREMENTS.
06:36:06 SO FROM A STANDPOINT OF ONE SPECIFIC USER ON THE NORTH,
06:36:11 VERSUS THE SOUTH USER, TO THE NORTH, TO THE MIDDLE, THE
06:36:13 NOISE IS THE SAME.
06:36:14 THE NOISE IS THE SAME, AND IT'S ALL ACCOMMODATED FOR AND IT
06:36:19 DOES NOT SHOW A DETRIMENTAL IMPACT PER THE CODE AND
06:36:22 REQUIREMENTS THAT WE ARE RESPONSIBLE FOR BUILDING TO.

06:36:23 FROM A STANDPOINT OF THE LAYOUT --
06:36:26 >>Jim Wallace: -- THERE WOULD BE MORE TRAFFIC --
06:36:29 >>Jeff Williams: TED WILL ADDRESS THE TRAFFIC REPORT.
06:36:31 >>Jim Wallace: I THINK YOUR OBJECTIVE IS VERY HONORABLE, AND
06:36:34 I TAKE IT THAT YOU'RE AN HONORABLE MAN.
06:36:38 >>Jeff Williams: THANK YOU.
06:36:39 >>Jim Wallace: BUT WHAT YOU SAID WAS YOUR GOAL AND WHAT YOU
06:36:43 ACHIEVED WAS TO TAKE THAT AND MOVE IT AS FAR AWAY FROM THE
06:36:48 RESIDENTIAL AS POSSIBLE.
06:36:49 >>Jeff Williams: I SAID MY GOAL IS TO MOVE ALL OF THE
06:36:51 BUILDINGS AS FAR AWAY.
06:36:52 I DIDN'T DIFFERENTIATE BETWEEN SPECIFIC USES.
06:36:55 >>Jim Wallace: BUT SHOULDN'T YOU HAVE?
06:36:57 >>Jeff Williams: WE DID TO SOME POINT.
06:36:58 ONE OF YOUR QUESTIONS WAS, ACTUALLY, IT WAS A STATEMENT, I'M
06:37:01 SURE THERE ARE REASONS FOR THAT.
06:37:02 AND WE DO HAVE REASONS FOR THAT.
06:37:04 ONE OF THE MAIN REASONS IS THE CURRENT TENANT, WHICH IS
06:37:08 McDONALD'S, THAT IS THE SITE THAT THEY THOUGHT WAS BEST
06:37:11 SERVED FOR THEIR BUSINESS.
06:37:12 IT WAS ALLOWABLE.
06:37:17 >>Mary Gibbs: EXCUSE ME.
06:37:17 EXCUSE ME.
06:37:18 EVERYBODY HAS TO PLEASE BE CIVIL.
06:37:21 I KNOW EVERYBODY IS EXCITED.

06:37:23 IT'S ELECTION NIGHT.
06:37:24 WE CAN'T WAIT TO GET OUT OF HERE AND CELEBRATE.
06:37:27 EXCUSE ME.
06:37:28 I WOULD LIKE TO SAY SOMETHING, JEFF.
06:37:31 I'D LIKE TO SAY THAT THE STAFF BROUGHT THIS QUESTION UP
06:37:34 MONTHS AGO.
06:37:35 WE ASKED THE APPLICANT THE SAME THING JIM WALLACE IS SAYING,
06:37:38 COULD YOU SWAP THAT AND PUT THE McDONALD'S DOWN AT THE
06:37:41 SOUTH SIDE?
06:37:43 THAT MIGHT BE BETTER.
06:37:44 AND WHAT WE WERE TOLD, WHAT I RECALL IS YOU SAID
06:37:46 McDONALD'S DOESN'T WANT TO DO THAT.

06:37:48 THEY WANTED THE VISIBILITY OF THE NORTH SITE.
06:37:51 THAT IS WHAT I RECALL AS WHAT YOU SAID WAS THE ANSWER.
06:37:53 >>Jeff Williams: IT'S A MULTIPLE-TIERED ANSWER.
06:37:56 FIRST OF ALL, THE SITE, THE LOCATION OF THAT SPECIFIC USER
06:38:01 FROM A DESIGN STANDPOINT WORKS, MEETS ALL THE REQUIREMENTS,
06:38:03 ALL THE SETBACK, ALL THE INTERNAL CIRCULATION.
06:38:06 ADDITIONALLY, THE SOUTHERN PORTION, WE HAVE THAT -- WE
06:38:10 WANTED A FULL-SERVICE SIT-DOWN RESTAURANT.
06:38:12 THAT MAKES THE MOST SENSE BECAUSE OF THE PARKING REQUIREMENT
06:38:15 FOR THAT USER.
06:38:16 THAT'S THE MOST PARKING INTENSE USER THAT WE HAVE ON OUR
06:38:20 PLAN, AND WE PUT THEM IN THE WIDEST AREA OF THE DEVELOPMENT
06:38:24 THAT WE COULD.

06:38:25 THE DEVELOPMENT ALSO CURVES A LITTLE BIT WITH THE ODD SHAPE
06:38:28 OF WHERE WE PUT THE POND.
06:38:30 SO FOR THE ADJACENT PARKING, IF YOU JUST LOOK AT THE PARKING
06:38:33 FIELD HERE -- I'M SORRY, I CAN'T SEE -- AT THE NORTHERN FAST
06:38:37 FOOD VERSUS THE SOUTH END, YOU'LL SEE THE MASSIVE DIFFERENCE
06:38:41 IN THE AMOUNT OF PARKING.
06:38:42 SO THAT -- WHETHER WE AGREE WITH THEM OR NOT, THOSE ARE OUR
06:38:46 REASONINGS.
06:38:46 >>Jim Wallace: ONCE YOU TAKE OUT THE RETENTION POND, IT'S
06:38:50 VIRTUALLY ONE LONG STRIP OF LAND.
06:38:53 >>Jeff Williams: NO.
06:38:54 IT'S SIGNIFICANTLY LARGER ON THE SOUTH END.
06:38:56 SIGNIFICANTLY.
06:38:59 >>Jim Wallace: WELL, THAT'S NOT WHAT I SEE.
06:39:01 >>Jeff Williams: OKAY.
06:39:02 WE CAN MEASURE THE FRONTAGE ALONG SWEETWATER BACK TO THE
06:39:06 POND, IT'S MUCH GREATER.
06:39:07 >>Jim Wallace: I'VE ASKED MY QUESTIONS.
06:39:10 >>Jeff Williams: THAT FROM AN OVERALL DESIGN STANDPOINT,
06:39:13 THAT'S THE DECISION WE MADE.
06:39:15 WE THOUGHT IT WAS BEST FOR THE PARKING REQUIREMENTS, FOR THE
06:39:17 INTERNAL CIRCULATION, AND TO MEET ALL THE REQUIREMENTS.
06:39:20 TED, DID YOU WANT TO MENTION SOMETHING ON TRAFFIC?
06:39:22 THIS IS TED TREESH, TRAFFIC ENGINEER.
06:39:27 >>Ted Treesh: GOOD EVENING, TED TREESH WHICH TR

06:39:30 TRANSPORTATION.
06:39:30 JUST A COUPLE OF QUICK COMMENTS ON TRAFFIC.
06:39:32 AS JEFF INDICATED IN HIS PRESENTATION, THIS IS A QUITE
06:39:36 SIGNIFICANT REDUCTION IN THE AMOUNT OF SQUARE FOOTAGE THAT
06:39:38 WAS ORIGINALLY PLANNED FOR THE SITE.
06:39:41 AGAIN, THIS DEVELOPMENT GOES BACK A LONG WAY IN TERMS OF THE
06:39:45 TRAFFIC THAT WAS ORIGINALLY PLANNED FOR THIS DEVELOPMENT
06:39:48 ORDER AND FOR THE DEVELOPMENT OF REGIONAL IMPACT IN TERMS OF

06:39:52 COCONUT POINT.
06:39:53 COCONUT POINT AND THE DEVELOPER, THEY CONSTRUCTED ALL THE
06:39:57 ROADS, ALL THE INTERSECTIONS, ALL THE IMPROVEMENTS TO
06:40:00 ACCOMMODATE THE FULL BUILD-OUT OF COCONUT POINT.
06:40:03 THAT INCLUDES ALL THE ROADS AND INTERSECTIONS THAT YOU SEE
06:40:06 SURROUNDING THIS PROJECT, INCLUDING THE INTERSECTIONS ON
06:40:10 U.S. 41.
06:40:11 SO THOSE INTERSECTIONS WERE ALL SET UP TO ACCOMMODATE THIS
06:40:16 DEVELOPMENT.
06:40:17 SO THAT LOOKED -- WE LOOKED AT SPECIFICALLY THEN THE ACCESS
06:40:20 INTO THIS DEVELOPMENT.
06:40:21 AND AS JEFF SAID, WE HAD MULTIPLE DRIVEWAYS ORIGINALLY
06:40:27 PLANNED, AND WE NARROWED THAT DOWN TO THREE.
06:40:31 THERE ARE NO ILLEGAL TURNS INTO AND OUT OF THIS DRIVEWAY ON
06:40:37 ANY OF THESE DRIVEWAYS.
06:40:39 YOU CAN TURN LEFT IN AND LEFT OUT OF ANY OF THESE DRIVEWAYS
06:40:44 LEGALLY.

06:40:45 YOU CAN CROSS THE YELLOW STRIPING ON VIA VILLAGIO.
06:40:51 THAT'S NOT AN ILLEGAL MOVEMENT.
06:40:52 >>Jim Wallace: REALLY?
06:40:54 >>Ted Treesh: REALLY.
06:40:55 >>Jim Wallace: WHY DO THEY HAVE THE STRIPING THERE?
06:40:57 >>Ted Treesh: THAT'S JUST THE WAY THE ROAD WAS STRIPED.
06:40:59 WHEN THEY PUT IN A LEFT-TURN LANE -- WHEN YOU PUT IN A
06:41:02 LEFT-TURN LANE AT AN INTERSECTION, TYPICALLY YOU PROVIDE
06:41:05 STRIPING TO SEPARATE THE LANES.
06:41:06 YOU'RE ALLOWED TO TURN ACROSS A YELLOW STRIPING ON THE
06:41:12 ROADWAY.
06:41:12 WHAT YOU CAN'T DO IS PASS A VEHICLE ON A YELLOW STRIPE IN
06:41:17 THE SAME DIRECTION OF TRAVEL, BUT YOU'RE ALLOWED TO TURN
06:41:21 INTO AND OUT OF A DRIVEWAY ON A YELLOW STRIPING.
06:41:24 THAT'S NOT AN ILLEGAL MOVEMENT PURSUANT TO THE FLORIDA
06:41:28 VEHICLE CODE AND THE MANUAL ON UNIFORM TRAFFIC CONTROL
06:41:32 DEVICES.
06:41:32 SO THAT'S NOT AN ILLEGAL MOVEMENT.
06:41:35 THAT'S PERFECTLY LEGAL.
06:41:36 AND THAT'S WHAT WE'RE PROPOSING.
06:41:40 AGAIN, THIS ISSUE WAS BROUGHT UP -- THIS ISSUE WAS BROUGHT
06:41:44 UP WITH STAFF, AND WE WENT ABOVE AND BEYOND WHAT WE NORMALLY
06:41:48 DO.
06:41:48 AGAIN, LIKE I SAID, THIS DEVELOPMENT WAS SET UP AND ANALYZED
06:41:53 QUITE EXTENSIVELY WHEN IT WAS ORIGINALLY APPROVED, SO

06:41:57 WORKING WITH MR. HART, WE ACTUALLY CONDUCTED TRAFFIC COUNTS
06:42:01 AT VIA VILLAGIO AND VIA RAPALLO.
06:42:04 WE ACTUALLY CONDUCTED COUNTS AT THAT INTERSECTION.
06:42:07 AND WE LOOKED AT THE BUILD-OUT OF THIS PROJECT AND LOOKED AT

06:42:10 THE TRAFFIC QUEUES THAT WOULD HAPPEN TO MAKE SURE TRAFFIC
06:42:14 WOULDN'T BACK UP BEYOND THE ENTRANCE THAT'S SHOWN THERE BY
06:42:18 THE McDONALD'S.
06:42:19 IT WOULDN'T BLOCK TRAFFIC COMING INTO AND OUT OF THE
06:42:22 PROJECT.
06:42:22 AND NONE OF THE ANALYSIS SHOWED THAT THE QUEUES WOULD BACK
06:42:26 UP ANYWHERE NEAR THAT DRIVEWAY PROHIBITING TRAFFIC FROM
06:42:30 TURNING INTO OR OUT OF THAT ACCESS DRIVE.
06:42:35 >>Barry Jones: TED, HOW DOES THIS PROJECT COMPARE
06:42:38 TRAFFIC-WISE TO WHAT IT WOULD GENERATE IF YOU BUILT IT OUT
06:42:41 AT A MAX SCENARIO?
06:42:43 EVER LOOK AT HOW MANY TRIPS THIS PROJECT COULD GENERATE IF
06:42:46 IT WAS BUILT TO WHAT'S ALLOWABLE VERSUS WHAT'S PROPOSED?
06:42:51 >>Ted Treesh: NO, WE DID NOT LOOK AT THAT AS PART OF THIS.
06:42:54 WHAT WAS THE ORIGINAL --
06:42:57 >> IT WAS DOUBLE THE ORIGINAL SIZE, INTENSITY WAS DOUBLE, SO
06:43:00 WE WOULD ASSUME DOUBLE THE AMOUNT OF TRIPS.
06:43:03 >>Ted Treesh: IF IT WAS DOUBLED, THAT WOULD ROUGHLY DOUBLE
06:43:07 THE AMOUNT OF TRAFFIC.
06:43:08 ALTHOUGH WE LOOKED AT -- AGAIN, OUR TRIP GENERATION FOR THIS
06:43:12 LOOKED AT THE SPECIFIC USES.

06:43:14 WE LOOKED AT THE FAST FOOD.
06:43:15 WE LOOKED AT THE COFFEE DOUGHNUT SHOP.
06:43:18 WE LOOKED AT THE RESTAURANT, AND THEN WE LOOKED AT THE --
06:43:22 >>Barry Jones: IF THIS GETS APPROVED, ARE WE GOING TO BE
06:43:25 LIMITED TO THE USES OUTLINED IN THE TIS AND THEY WOULD BE
06:43:29 ABANDONING THOSE OTHER USES?
06:43:31 OR WOULD THEY HAVE TO DO A MODIFICATION TO UPDATE THEIR
06:43:35 TRAFFIC IF THEY PROPOSED A DIFFERENT USE?
06:43:38 >>Mary Gibbs: WELL, A DEVELOPMENT ORDER IS BASED ON THESE
06:43:41 USES THAT THEY ARE ASKING FOR, BUT THE ZONING USES STILL
06:43:45 REMAIN IN THE ZONING RESOLUTION.
06:43:47 IN 20 YEARS, THEY MIGHT COME BACK AND WANT TO DO SOMETHING
06:43:51 ELSE.
06:43:51 BUT RIGHT NOW, THE DEVELOPMENT ORDER WOULD BE LIMITED TO
06:43:54 THESE USES AND THESE SQUARE FOOTAGE.
06:43:58 >>Ted Treesh: IF WE HAD TO COME IN FOR ANOTHER DEVELOPMENT
06:44:01 ORDER, WE WOULD DO ANOTHER DEVELOPMENT ORDER TRAFFIC STUDY
06:44:03 BASED ON THOSE USES AS LONG AS THEY CONFORMED WITH THE
06:44:06 ZONING, THE APPROVED ZONING USE.
06:44:09 >>Jim Wallace: EXCUSE ME.
06:44:13 I'M TRYING TO UNDERSTAND.
06:44:14 SOMETIMES, KIND OF OLD, STARTING TO GET A LITTLE STUPID.
06:44:18 BUT THE DEVELOPMENT ORDER TODAY IS TO APPROVE THE SITE PLAN
06:44:24 AS WELL AS THE DESIGN OF THE BUILDINGS.
06:44:28 I DON'T REALLY HAVE ANY PROBLEM WITH THE DESIGN OF THE

06:44:32 BUILDINGS, BUT THE DEVELOPMENT ORDER TODAY, WHAT WE'RE
06:44:34 ASKING ASKED TO APPROVE IS THIS SPECIFIC SITE PLAN.
06:44:38 >>Mary Gibbs: THAT'S CORRECT.
06:44:39 THAT'S CORRECT.
06:44:41 >>Jim Wallace: I JUST WANT TO CLARIFY THAT THAT'S WHAT OUR
06:44:44 OBJECTIVE IS TODAY.
06:44:47 >>Neale Montgomery: YES, I WOULD LIKE TO ASK TED A QUESTION.
06:44:49 TED, I BELIEVE YOU SAID THAT YOU ANALYZED ALL THE TRAFFIC
06:44:52 FOR THE BUILDINGS AS THEY ARE LOCATED, AND IT IS CONSISTENT
06:44:56 WITH THE LAND DEVELOPMENT CODE AND IS NOT -- I SEE A LOT OF
06:45:01 SIGNS THIS IS GOING TO CREATE A HUGE TRAFFIC PROBLEM, BUT IT
06:45:05 IS CONSISTENT, IS IT NOT, WITH THE CODE?
06:45:08 >>Ted Treesh: YES, IT'S CONSISTENT WITH THE CODE AND FULLY
06:45:11 CONSISTENT WITH THE WAY THIS PROJECT WAS INTENDED TO BE
06:45:13 DEVELOPED IN THE ORIGINAL DEVELOPMENT ORDER AND IN THE
06:45:18 ORIGINAL APPROVAL OF COCONUT POINT DEVELOPMENT OF REGIONAL
06:45:21 IMPACT.
06:45:23 >>Barry Jones: FOR THE RECORD, THAT WAS NEALE MONTGOMERY,
06:45:25 ATTORNEY FOR THE APPLICANT.
06:45:28 >>Ted Treesh: YES.
06:45:31 >>Barry Jones: DID YOU HAVE TO INCORPORATE ANY OF THE
06:45:33 TRAFFIC FROM THE HOTEL SINCE YOU HAVE A JOINT PARKING
06:45:37 AGREEMENT WITH THAT OR DID THOSE SHOW UP TOTALLY IN THEIR
06:45:40 TIS INDEPENDENT OF WHERE THEY PARK?
06:45:45 >>Ted Treesh: YEAH, THAT WOULD BE IN THE HOTEL'S TRAFFIC

06:45:47 STUDY.
06:45:50 >>Barry Jones: THE EXISTING TURN LANES WERE ALL DEEMED TO BE
06:45:53 SUFFICIENT?
06:45:55 >>Ted Treesh: AGAIN, THE TURN LANES THAT ARE ON 41 AND ON
06:46:01 VIA RAPALLO AND ON SWEETWATER, THOSE WERE ALL BUILT FOR THE
06:46:05 FULL BUILD-OUT OF THE DRIs, WHICH INCLUDED, AGAIN, MORE
06:46:10 SQUARE FOOTAGE ON THIS PARCEL THAN WHAT WE'RE PROPOSING.
06:46:13 >>Barry Jones: WOULD YOU ANTICIPATE THIS IS GOING TO TRIP
06:46:15 ANY SIGNAL WARRANTS AT ANY ONE OF THE INTERSECTIONS WITH 41?
06:46:19 >>Ted Treesh: THAT REMAINS TO BE SEEN.
06:46:21 AGAIN, F.D.O.T. CONTINUALLY MONITORS THOSE INTERSECTIONS.
06:46:24 I'VE BEEN INVOLVED A COUPLE OF TIMES LOOKING IF A SIGNAL IS
06:46:27 WARRANTED AT EITHER-OR, AND THE WARRANTS HAVEN'T YET BEEN
06:46:32 TRIPPED.
06:46:33 PERHAPS THIS DEVELOPMENT MAY TRIP A WARRANTED ONE AT EITHER
06:46:39 OF THOSE INTERSECTIONS, BUT THAT'S YET TO BE DETERMINED.
06:46:42 >>Mary Gibbs: MAY I ASK A QUESTION JUST ABOUT WHETHER A TED
06:46:44 IS TALKING ABOUT NOW?
06:46:46 BECAUSE I THINK PEOPLE ARE INTERESTED IN THE TRAFFIC SIGNAL.
06:46:49 IS F.D.O.T. GOING TO DO A WARRANT STUDY ONCE THIS
06:46:54 DEVELOPMENT STARTS DEVELOPING TO SEE IF THAT FLASHING SIGNAL
06:46:59 NEEDS TO BECOME A REGULAR SIGNAL?

06:47:01 >>Ted Treesh: I CAN'T SPEAK FOR F.D.O.T., BUT WHEN I HAVE
06:47:05 ASKED F.D.O.T., THEIR TYPICAL RESPONSE IS WE WILL RESPOND TO
06:47:08 THE PUBLIC'S REQUEST TO CONDUCT A WARRANT STUDY IF THE

06:47:13 VILLAGE OR THE PUBLIC REQUESTS US TO DO ONE, F.D.O.T. WILL
06:47:16 COMPLETE A WARRANT STUDY AT THE PUBLIC'S OR THE VILLAGE'S
06:47:20 REQUEST.
06:47:21 >>Mary Gibbs: SO I CAN ASK FOR ONE THEN?
06:47:23 >>Ted Treesh: YOU CAN.
06:47:27 >>Barry Jones: TELL THEM TED SENT YOU.
06:47:31 >>Neale Montgomery: HOW LONG DID IT TAKE TO YOU GET ONE AT
06:47:33 PELICAN COLONY?
06:47:35 HOW MANY WARRANT STUDIES DID YOU HAVE TO DO?
06:47:36 >>Ted Treesh: THAT ONE TOOK SEVERAL YEARS.
06:47:39 FINALLY F.D.O.T. DID A STUDY THAT SHOWED THAT IT WAS
06:47:43 WARRANTED, ALTHOUGH I DON'T THINK THE SIGNAL IS BUILT YET.
06:47:47 >>Mary Gibbs: IT'S GETTING CLOSE.
06:47:49 >>Ted Treesh: IT IS COMING.
06:47:52 >>Scotty Wood: ARE THERE ANY OTHER QUESTIONS FROM THE BOARD?
06:47:56 >>James Tatooles: YES.
06:47:57 FIRST OF ALL, I WANT TO COMPLIMENT YOU ON PROBABLY ONE OF
06:48:01 THE BEST PRESENTATIONS THAT I'VE SEEN BROUGHT BEFORE THIS
06:48:05 BOARD.
06:48:06 VERY DETAILED AND VERY CAREFUL TO MAKE SURE THAT THERE WERE
06:48:09 NO DEVIATIONS SO THAT YOU DIDN'T HAVE TO GO INTO ANY
06:48:13 VARIANCES.
06:48:13 >>Jeff Williams: VERY DIFFICULT.
06:48:15 >>James Tatooles: I'VE BEEN A DEVELOPER ALL MY LIFE, AND I
06:48:17 THINK THAT IS THE PERFECT GOAL IS NOT TO HAVE TO GO THROUGH

06:48:20 THE BOARD FOR DEVIATIONS.
06:48:21 SO YOU MET THAT CODE.
06:48:22 AS FAR AS YOUR LANDSCAPING IS CONCERNED, I THINK IT'S
06:48:26 IMPECCABLE.
06:48:27 AND I THINK THAT YOU'VE DONE A GOOD JOB OF YOUR SETBACKS,
06:48:31 AND I THINK THAT EVERYTHING ABOUT IT IS DETAILED MORE TO THE
06:48:34 POINT OF GIVING THIS DEVELOPMENT EVERYTHING THAT IT NEEDS TO
06:48:37 BE VERY SUCCESSFUL.
06:48:40 ASIDE FROM THAT, I MUST LET YOU KNOW THAT I'M A RESIDENT OF
06:48:45 RAPALLO.
06:48:46 I'LL MAKE THAT CLEAR FROM THE BEGINNING.
06:48:47 AND WHEN I GO INTO THE STAFF RECOMMENDATIONS, I LOOK AT THE
06:48:52 PROPOSED USES ARE ALLOWED IN THE APPROVED ZONING RESOLUTION.
06:48:57 AND THEY ARE.
06:48:57 SO THERE'S NO QUESTION THAT WE DON'T HAVE TO HAVE THE
06:49:03 ATTORNEY'S REPRESENTATION TO PROVE THE FACT THAT THIS WAS
06:49:06 APPROVED AS PART OF THE TOTAL ZONING OF THE AREA, NOT JUST
06:49:11 OF THIS LOT OR RAPALLO.

06:49:14 BUT I THINK THE NEXT SENTENCE IN THE STAFF RECOMMENDATIONS
06:49:20 SAYS IT ALL.
06:49:21 SAYS THE STAFF BELIEVES THAT WITH CONDITIONS AND REQUESTS
06:49:25 MEETS THE TECHNICAL REQUIREMENTS OF THE LAND DEVELOPMENT
06:49:31 CODE.
06:49:32 AND YOU SAID THAT YOU WERE LOOKING FOR THREE DIFFERENT
06:49:36 THINGS THAT YOU HAD TO MEET FOR CRITERIA.

06:49:38 THE THIRD ONE WAS THAT YOU WANTED TO BE FRIENDLY WITH YOUR
06:49:42 COMMUNITY AND THE NEIGHBORS THAT CAME TO.
06:49:45 LET ME JUST TELL YOU FOR HISTORICAL PURPOSES, WHEN HERTZ
06:49:50 CAME NEXT DOOR, WE ORIGINALLY HAD A USED CAR PARKING LOT AT
06:49:57 THE ENTRANCE INTO OUR DEVELOPMENT.
06:50:00 BUT NEGOTIATIONS WITH THE COMMUNITY AND WITH PEOPLE IN THE
06:50:05 COMMUNITY OR FURTHER DISCUSSIONS, THEY CAME UP WITH THE FACT
06:50:07 THAT IF THEY MOVED THE USED CAR LOT A LITTLE BIT TO THE
06:50:12 NORTH AND THEY TOOK THEIR RETENTION AREA AND PUT IT RIGHT
06:50:16 ALONG THE STREET ROAD COMING IN HERE.
06:50:19 WE NOW HAVE A BEAUTIFUL ENTRY AND EXIT COMING INTO RAPALLO
06:50:24 WITH A NICE LAKE AND VERY AESTHETIC PARK-LIKE.
06:50:30 NOT A PARKING LOT.
06:50:31 NOT A USED CAR LOT.
06:50:32 YOU HEAR THE PEOPLE HERE.
06:50:35 THEY ARE NOT VERY HAPPY WITH HAVING A McDONALD'S ON THE
06:50:37 CORNER.
06:50:38 THAT'S VERY OBVIOUS.
06:50:40 AND I THINK THAT IF IT WAS YOUR HOUSE AND YOU LIVED THERE, I
06:50:43 DON'T THINK YOU'D WANT TO HAVE A McDONALD'S IN FRONT OF
06:50:45 YOUR HOUSE EITHER, EVEN THOUGH YOU HAVE TO TAKE THE STAND
06:50:49 THAT THIS IS THE RIGHT THING TO DO AND McDONALD'S WANTS TO
06:50:51 BE THERE.
06:50:52 I GO ALONG WITH WHAT JIM SAID AND I THINK THAT THE MOST
06:50:57 LOGICAL PLACE FOR THIS WOULD BE ACROSS THE STREET FROM THE

06:50:59 FIRE DEPARTMENT.
06:51:00 AND AS A MATTER OF FACT, IT WOULD BE EASIER TO GET INTO.
06:51:03 WHEN YOU GO NORTH ON 41, AND YOU SEE THE McDONALD'S THERE,
06:51:07 THE FIRST THING YOU'RE GOING TO SEE IS A STREET GOING INTO A
06:51:10 DEVELOPMENT.
06:51:11 WHERE DO I TURN INTO THE McDONALD'S?
06:51:13 YOU'LL PASS IT BY.
06:51:14 ASIDE FROM THAT, THERE ARE THREE THINGS YOU COULD DO THAT
06:51:17 ARE SO SIMPLE.
06:51:19 THE FIRST THING IS, DO WHAT HERTZ DID.
06:51:22 PUT THE RETENTION POND ALONG OUR ROAD ENTERING INTO RAPALLO.
06:51:27 AND THEN YOU'RE GOING TO HAVE A BEAUTIFUL PARKWAY THAT IS
06:51:31 GOING TO COMPLEMENT THE LAKE ON THE NORTH SIDE, WE HAVE A
06:51:35 LITTLE LAKE ON THE SOUTH SIDE.

06:51:36 IF YOU TAKE THE McDONALD'S AND PUT IT IN FRONT OF THE FIRE
06:51:41 STATION, I THINK IT'S A MORE LOGICAL PLACE TO BE ABLE TO GET
06:51:44 INTO BECAUSE PEOPLE CAN JUST GO RIGHT INTO THE STREET, TAKE
06:51:47 THE LEFT TURN AND THEY ARE RIGHT IN THE McDONALD'S.
06:51:50 THEY DON'T HAVE TO GO ROUND ABOUT AND ROLLIE POLLY TO GET
06:51:53 INTO THE McDONALD'S.
06:51:54 THIRD OF ALL, IF YOU PUT THE RETENTION POND IN THE CORNER
06:51:58 AND YOU TAKE THE MILLER'S AND PUT IT IN THE BACK, YOU COULD
06:52:01 HAVE A NICE LITTLE PATIO AREA BACK OF THE RESTAURANT
06:52:04 OVERLOOKING THE NICE SCENIC LAKE, SO THAT WOULD IMPROVE THAT
06:52:08 ALSO.

06:52:08 AND YOU WOULD STILL HAVE THE RETENTION POND.
06:52:12 YOU'D STILL HAVE THE McDONALD'S.
06:52:14 YOU'D STILL HAVE MILLER'S, AND I THINK THAT YOU'D HAVE A LOT
06:52:17 MORE ACCESS TO YOUR SHOPPING IF IT'S COMING OFF OF RAPALLO,
06:52:23 OFF OF THE COCONUT POINT SHOPPING CENTER AND COME DOWN
06:52:25 SWEETWATER, THEY'VE GOT WAY BETTER ACCESS TO THE SHOPS IF
06:52:30 THEY ARE TO THE SOUTH END OF THIS LOT.
06:52:32 AND, OF COURSE, LATER ON THERE'S GOING TO BE A MOTEL RIGHT
06:52:35 THERE AND IT'S GOING TO BE EASY FOR THE PEOPLE TO WALK RIGHT
06:52:38 ACROSS FROM THE MOTEL AND GO INTO THE SHOPS.
06:52:40 BUT I AM ADAMANTLY OPPOSED TO HAVING A McDONALD'S ON THAT
06:52:46 CORNER LOT.
06:52:48 I THINK IT BELONGS TO THE SOUTH SIDE OF THE PROPERTY.
06:52:50 [APPLAUSE]
06:52:53 [SOUNDING GAVEL]
06:52:54 I MADE MY POINT.
06:52:58 I ONLY ASK YOU IN ALL FAIRNESS TO THE COMMUNITY THAT YOU'RE
06:53:02 GOING TO COME INTO, THIS IS NOT GOING TO HAPPEN IN ONE WEEK,
06:53:05 TWO WEEKS, ONE YEAR, TWO YEARS.
06:53:07 IT'S GOING TO BE THERE FOR YEARS.
06:53:09 AND I THINK THAT YOU'RE CREATING SOMETHING THAT'S GOING TO
06:53:12 BE LASTING FOR A LONG TIME.
06:53:15 DON'T MAKE THE WRONG DECISION.
06:53:16 I'M VOICING MY OPINION.
06:53:20 I THINK THERE ARE OTHER PEOPLE THAT AGREE WITH ME.

06:53:22 AND I THINK IT'S TIME FOR YOU TO BE OPEN-MINDED ENOUGH TO AT
06:53:25 LEAST CONSIDER WHAT JIM SAID AND WHAT I SAID.
06:53:27 I THINK IT'S ONLY FAIR.
06:53:28 >>Jeff Williams: APPRECIATE THAT.
06:53:31 >>Michael Sheeley: I HAVE A QUESTION, SIR.
06:53:33 YOU SAID YOU MET WITH THE RAPALLO RESIDENTS FIVE OCCASIONS
06:53:35 PERSONALLY.
06:53:36 WHAT DID YOU LEARN FROM THAT?
06:53:38 I'M SURPRISED THAT WE HAVE THE CROWD HERE TODAY AFTER THOSE
06:53:42 MEETINGS.

06:53:42 >>Jeff Williams: THE VAST MAJORITY AT THAT TIME WAS VERY
06:53:48 PLEASANT AND AMICABLE.
06:53:49 A LOT OF THAT HAPPENED, AS I SAID --
06:53:51 >>Mary Gibbs: CAN THE PEOPLE IN THE AUDIENCE PLEASE BE
06:53:54 RESPECTFUL AND LET THE APPLICANT SPEAK?
06:53:56 >>Jeff Williams: THE MAIN CONCERNS, OBVIOUSLY, THIS
06:54:03 DEVELOPMENT WENT INTO TWO DIFFERENT ITERATIONS.
06:54:06 SOME OF THE CONCERNS ON THE ORIGINAL PLAN WERE EXACTLY THE
06:54:09 SAME.
06:54:12 CONCERNED ABOUT TRAFFIC AND THE SAFETY, THE QUALITY OF THE
06:54:15 DEVELOPMENT, ANY NOISE AND LIGHT POLLUTION, THOSE THINGS
06:54:19 CARRIED ON.
06:54:20 AS WE TRANSITIONED INTO A DIFFERENT PLAN AND AFTER THE
06:54:23 COMMUNITY MEETING, WE HAD ANOTHER MEETING WITH THE BOARD.
06:54:27 I TRAVELED OVER HERE AND MET WITH THE BOARD IN PERSON.

06:54:30 AFTER THAT MEETING, I NOTIFIED THE BOARD THAT I WASN'T
06:54:33 COMFORTABLE MEETING WITH JUST THEM, THAT I WOULD LIKE TO
06:54:35 MEET WITH THE ENTIRE HOA OR AT LEAST HAVE A MEETING OPEN UP
06:54:38 TO ANYONE.
06:54:39 STAFF SAID THEY'LL LEAVE THAT TO ME ON WHETHER OR NOT THAT
06:54:45 WAS A GOOD IDEA OR NOT.
06:54:47 BUT AT THAT PARTICULAR MEETING, THOSE SAME CONCERNS HAD
06:54:50 CARRIED OVER FROM THE ORIGINAL DEVELOPMENT, BUT WITH THE NEW
06:54:53 PLAN, THERE WERE A COUPLE OF NEW ITERATIONS.
06:54:55 THE MAIN CONCERNS RANGED AS FOLLOWED.
06:54:59 WE DON'T WANT ANYTHING ON THE NORTH CORNER.
06:55:01 FILL THE NORTH CORNER WITH A POND.
06:55:03 THAT WAS THE FIRST THING.
06:55:05 ACTUALLY, I TAKE THAT BACK.
06:55:06 THE OVERWHELMING SENTIMENT IS NOTHING SHOULD GO HERE.
06:55:09 WE UNDERSTAND THAT SOMETHING IS EVENTUALLY GOING TO GO HERE.
06:55:12 WE DON'T WANT ANYTHING HERE.
06:55:14 WE ALL THOUGHT THIS WAS ORIGINALLY GOING TO BE A PERFORMING
06:55:16 ARTS CENTER, THOSE TYPES OF THINGS.
06:55:19 WHAT HAPPENED IN THE PAST OBVIOUSLY NOTHING THAT I CAN
06:55:22 CONTROL OF THINGS THAT WERE POSSIBLY PLANNED IN THE PAST.
06:55:27 SO THAT MOVED FROM NOTHING THERE TO WE DON'T WANT ANYTHING
06:55:30 ON THE CORNER.
06:55:31 YOU SHOULD FILL THE CORNER WITH YOUR RETENTION POND.
06:55:34 THAT MOVED TO WE ABSOLUTELY DON'T WANT A McDONALD'S.

06:55:38 DON'T WANT A McDONALD'S AT ALL.
06:55:41 IT'S TOO CLOSE.
06:55:42 IT'S GOING TO BRING IN PEOPLE THAT WE DON'T WANT IN OUR
06:55:45 COMMUNITY.
06:55:45 IT'S GOING TO BE LOUD.
06:55:47 IT'S NOT A QUALITY USE.

06:55:49 WE DON'T WANT IT HERE.
06:55:50 THAT MOVED FROM WE DON'T WANT ANY DRIVE-THROUGH THERE.
06:55:54 NOT JUST McDONALD'S.
06:55:56 NOW I WOULD SAY THE CROWD WAS PROBABLY SPLIT ON THAT.
06:56:00 SOME PEOPLE SAID JUST DON'T WANT McDONALD'S.
06:56:03 OTHER GROUP OF THE HOA MEMBERS SAID WE DON'T WANT ANY
06:56:06 DRIVE-THROUGH IN THERE AT ALL.
06:56:07 EVENTUALLY IT STREAMED TO WE WOULD LIKE TO HAVE SAY INTO THE
06:56:11 SPECIFIC USES THAT GO IN THERE.
06:56:12 SO OUTSIDE OF WE DON'T WANT McDONALD'S OR ANYTHING OR A
06:56:17 DRIVE-THROUGH ON THAT CORNER, THOSE OTHER COMMON THEMES THAT
06:56:21 CARRIED ALONG, I THINK YOU GUYS COULD ALL SAY AT A MINIMUM
06:56:25 WE'VE DONE OUR BEST EFFORT TO ACCOMMODATE THOSE THINGS FROM
06:56:28 TRAFFIC CIRCULATION, NOISE, LIGHT, WATER POLLUTION,
06:56:31 ARCHITECTURE, ALL OF THOSE ITEMS.
06:56:33 >>James Tatooles: YOU'VE BEEN VERY DILIGENT IN MEETING ALL
06:56:37 OF THOSE POINTS.
06:56:38 THAT'S WHAT I COMPLIMENTED YOU ON.
06:56:39 >>Jeff Williams: SURE, THANK YOU.

06:56:40 >>James Tatooles: I DON'T THINK THERE'S ANY QUESTION ABOUT
06:56:42 THE FACT THAT WHAT YOU'RE DOING HERE IS THE HIGHEST QUALITY.
06:56:45 BUT THE PEOPLE SAID, WHAT I JUST SAID, WHAT JIM SAID.
06:56:48 McDONALD'S DOESN'T BELONG THERE.
06:56:50 IT'S NOT AN APPROPRIATE PLACE FOR IT.
06:56:52 SO TECHNICALLY YOU MEET ALL OF THE REQUIREMENTS, THE STAFF
06:56:55 SAYS SO, BUT NOT AESTHETICALLY.
06:56:58 AND IF YOU WANT TO BE A GOOD NEIGHBOR, THEN I THINK THE
06:57:02 AESTHETICS THAT ARE INVOLVED HERE, NOT THE TECHNICAL
06:57:06 INVOLVEMENT.
06:57:07 I THINK EVERYTHING THAT YOU'RE PROPOSING ON HERE IS, FIRST
06:57:11 OF ALL, COMPLETELY LEGAL, MEETS ALL THE CODE REQUIREMENTS,
06:57:14 AND THE ONLY DIFFERENCE IS JUST THE PLACEMENT OF THEM.
06:57:17 IT'S JUST A SHIFTING ABOUT OF ALL THE THINGS THAT YOU HAVE
06:57:20 IN DIFFERENT LOCATIONS, AND I BEG TO DIFFER AS FAR AS
06:57:24 PARKING IS CONCERNED BECAUSE IF YOU REMOVE THAT RETENTION
06:57:27 POND FROM OVER THERE, YOU OPEN UP A HELL OF A LOT MORE LAND
06:57:30 FOR PARKING THAN YOU DO AS IT IS RIGHT NOW WITH ALL THAT
06:57:33 LAND TAKEN UP BY WATER.
06:57:36 IF YOU PUT THAT SAME AMOUNT OF WATER ON THERE, IT WILL TAKE
06:57:39 UP YOUR LITTLE AREA WHERE THE McDONALD'S IS, PROBABLY
06:57:42 ABOUT EQUAL.
06:57:44 ALL OF THAT OTHER AREA THEN IS COMPLETELY OPEN SPACE, WHICH
06:57:48 IS WAY MORE BECAUSE IT'S ON THE WIDEST PART OF THE PROPERTY.
06:57:52 YOUR ARGUMENT DOESN'T HOLD WATER.

06:57:56 >>Jim Wallace: JAMES, I HATE TO SAY THIS, BUT U.S. 41 IS SO
06:58:00 VALUABLE.

06:58:01 YOU CAN'T JUST GIVE IT UP, UNLESS YOU'RE HERTZ AND YOU'RE
06:58:05 BUYING 35 ACRES AND YOU'VE GOT LOTS OF GREENSPACE.
06:58:09 IT'S VERY, VERY HARD FOR A RETAIL DEVELOPER TO SAY, I WANT
06:58:13 TO TAKE MY PRIME LAND AND JUST MAKE IT GREEN.
06:58:19 BUT I WOULD HAVE TO VENTURE ONE THING.
06:58:22 I'M NOT A BETTING MAN.
06:58:23 BOTH TIMES I WENT TO VEGAS, I BET A DOLLAR A DAY FOR FOUR
06:58:27 DAYS AND LEFT.
06:58:28 I'LL BET YOU THAT IF YOU SAID, ALL RIGHT, I'LL HAVE TO GO
06:58:35 BACK TO McDONALD'S BECAUSE THAT SOUTH CORNER IS WHERE
06:58:39 THEY'VE GOT TO BE, EVERY ONE OF THESE PEOPLE WOULD APPLAUD
06:58:42 YOU, AND I WOULD BET THAT THE BOARD WOULD APPROVE IT BECAUSE
06:58:45 EVERYTHING ELSE YOU'VE DONE, YOU'VE DONE VERY WELL.
06:58:50 SOMETIMES THERE'S A POISON PILL.
06:58:52 AND I THINK THAT'S IT.
06:58:53 UNLESS YOU MOVE McDONALD'S, MY GUESS IS IT'S A POISON
06:58:59 PILL.
06:58:59 ON THAT, I'LL BET A LOT MORE THAN A DOLLAR.
06:59:05 >>Jeff Williams: APPRECIATE IT.
06:59:05 >>Jim Wallace: I STOOD BEFORE THIS BOARD AS A DEVELOPER AND
06:59:09 THE COUNCIL ONCE FOR EIGHT HOURS, AND THEY SAID NO.
06:59:15 I HAD TO COME BACK AND CHANGE IT.
06:59:19 I'M NOT A BETTING MAN, BUT I WOULD BET IF YOU SAID, YOU

06:59:27 KNOW, I'M GOING TO FIND A WAY TO MAKE IT SO ATTRACTIVE FOR
06:59:30 McDONALD'S TO BE ON THAT CORNER THAT I'M GOING TO MAKE IT
06:59:32 HAPPEN, THE POISON BILL GOES AWAY.
06:59:35 I THINK YOU'D HAVE APPLAUSE AND ADMIRATION FROM ALL THE
06:59:42 PEOPLE IN THE ROOM.
06:59:43 MY GUESS WOULD BE, UNLESS I'M WRONG ABOUT MY COMRADES HERE,
06:59:47 YOU'D HAVE APPROVAL FROM THIS COUNCIL, THIS COMMITTEE, AND
06:59:49 PROBABLY FROM THE COUNCIL.
06:59:51 AND I KNOW NED DEWHIRST AND I KNOW DAVE McCARDLE VERY,
06:59:55 VERY WELL.
06:59:56 I KNOW THEY HAVE A GREAT COMMUNITY AND GREAT INTENTIONS AND
06:59:58 EVERYTHING ELSE.
06:59:59 I THINK YOU JUST HAVE TO RECOGNIZE THAT THERE IS A POISON
07:00:02 PILL HERE.
07:00:03 UNLESS IT GOES AWAY, I CERTAINLY CAN'T ENDORSE THIS SITE
07:00:09 PLAN.
07:00:11 EVERYTHING ELSE IS TERRIFIC, BUT THE SITE PLAN DOESN'T CUT
07:00:14 IT.
07:00:14 >>Jeff Williams: IN A MOMENT JACOB WILL HAVE A RESPONSE.
07:00:19 I'M NOT TRYING TO BE ARGUMENTATIVE AND NOT TRY TO BE AT ODDS
07:00:24 WITH THE HOA.
07:00:26 AS YOU GUYS KNOW, THOSE MEETINGS CAN BE DIFFICULT BECAUSE
07:00:28 YOU'RE CHALLENGED WITH MAKING EVERYONE HAPPY.
07:00:32 >>James Tatooles: EVERYTHING YOU HAVE HERE IS SO PERFECT.

07:00:35 HIGHEST QUALITY.

07:00:36 >>Jeff Williams: LET ME FINISH THE ONE POINT IF I COULD.
07:00:39 >>James Tatooles: THE LAYOUT IS THE PROBLEM.
07:00:41 >>Jeff Williams: WE ADDRESSED THAT.
07:00:42 I TOLD THE BOARD THAT'S NOT SOMETHING THAT WE THINK WE WOULD
07:00:45 CONSIDER BECAUSE OF DIFFERENT INTERNAL REQUIREMENTS WITH OUR
07:00:51 SUGGESTED TENANTS AND OUR PARKING ALIGNMENT AND SO ON AND SO
07:00:54 FORTH.
07:00:56 BUT IF WE DID, IS THAT THE ONLY ISSUE?
07:01:00 THE NEXT PERSON STOOD UP AND SAID, NO, WE DON'T WANT ANY
07:01:03 DRIVE-THROUGHS ANYWHERE ON THIS SITE.
07:01:07 >>James Tatooles: THAT'S ONE PERSON --
07:01:10 [AUDIENCE NOISE]
07:01:11 >>Jim Wallace: THAT'S UNREASONABLE.
07:01:13 >>Jeff Williams: I AGREE WITH YOU.
07:01:15 IT'S UNREASONABLE.
07:01:19 >> JACOB GERB ON BEHALF OF THE APPLICANT.
07:01:21 THANK YOU FOR MENTIONING THAT, THAT WE DO INDEED HAVE THE
07:01:23 ZONING FOR A PLAN YOU SAW THAT ONCE ENVISIONED SIX
07:01:25 ENTRANCES, THREE OR FOUR OFF THE BACK, AND THAT WE'VE SCALED
07:01:27 IT ALL DOWN.
07:01:28 WE APPRECIATE THE OPPORTUNITY TO PRESENT THIS PROJECT.
07:01:31 I WANTED TO TAKE THIS MOMENT TO JUST POINT OUT THE REALITIES
07:01:36 OF THE RETAIL WORLD, OF THE LEASING WORLD, OF THIS SHOPPING
07:01:40 CENTER WORLD, THE BUSINESS REALITIES.
07:01:42 THE PLANS YOU'VE SEEN, YOU SAW MILLER'S ALEHOUSE ELEVATIONS.

07:01:47 YOU'VE SEEN McDONALD'S ELEVATIONS.
07:01:49 THOSE WERE INDEED PREPARED BY THOSE INTERESTED TENANTS,
07:01:51 THOSE PARTIES INTERESTED IN BEING AT THE SHOPPING CENTER.
07:01:53 THEY ARE NOT GUARANTEED.
07:01:56 WE ARE NOT HERE ASKING FOR APPROVAL OF A McDONALD'S.
07:01:59 WE ARE HERE TO ASK FOR APPROVAL OF A FAST FOOD BUILDING
07:02:03 LOCATED ON THE NORTH SIDE OF THE BUILDING WITH A
07:02:05 DRIVE-THROUGH THAT'S BEEN THOUGHTFULLY ORIENTED SO THAT THE
07:02:09 ONLY TRAFFIC AT NIGHT WHICH IS REALLY DRIVE-THROUGH
07:02:11 CUSTOMERS, YOU WON'T EVEN KNOW THEY ARE THERE BECAUSE THEY
07:02:13 ARE SANDWICHED BETWEEN THE BUILDING AND 41.
07:02:16 SO THE LOGOS SHOW --
07:02:18 [AUDIENCE NOISE]
07:02:18 [SOUNDING GAVEL]
07:02:19 >>Mary Gibbs: AUDIENCE, PLEASE.
07:02:21 >> JACOB: ALL SIGNAGE IS SUBJECT TO A SEPARATE APPLICATION.
07:02:25 THE LOGOS OF McDONALD'S AND THE ALEHOUSE WERE DISPLAYED.
07:02:30 THOSE ARE NOT OUR TENANTS AT THIS TIME.
07:02:31 THOSE LEASES ARE NOT FIRM.
07:02:33 THEY MAY, IN SOME INSTANCES, NOT BE SIGNED.

07:02:35 WE ARE NOT ASKING FOR THIS BOARD TO APPROVE OR DISAPPROVE ON
07:02:37 THE BASIS OF A HYPOTHETICAL USER THAT WE'RE SHOWING.
07:02:40 BECAUSE BY THE TIME THIS IS BUILT, THAT McDONALD'S COULD
07:02:43 BE A STARBUCKS.
07:02:43 IT COULD BE A THOUSAND OTHER USES.

07:02:45 WHOEVER THE MARKET IS INTERESTED IN BRINGING HERE.
07:02:47 SO THAT'S THE ECONOMIC REALITY.
07:02:50 FOCUSING ON THE USERS IS REALLY SHORTSIGHTED.
07:02:53 THAT'S AS SHORT AS OUR ACTUAL APPLICATION AND THE PARTICULAR
07:02:58 TENANTS WE HAD AT THE TIME WHO WERE WILLING TO SPEND
07:03:00 RESOURCES TO DRAW THESE ELABORATE ELEVATIONS TO FIT IN WITH
07:03:04 THIS CITY.
07:03:05 THOSE ARE NOT NECESSARILY THE TENANTS THAT WE'LL HAVE WHEN
07:03:07 WE OPEN.
07:03:07 THOSE ARE NOT NECESSARILY THE TOONS WE'LL HAVE A MONTH FROM
07:03:09 NOW OR 20 YEARS FROM NOW.
07:03:11 AND THAT IS LOSING SIGHT OF ALL OF THIS.
07:03:13 LOOK AT THE LIST OF USERS AND THE NATURE OF USES THAT WE'RE
07:03:18 ALLOWED TO HAVE.
07:03:19 ALL KINDS OF STUFF, WAREHOUSES, PUBLIC STORAGE, YOU NAME IT.
07:03:22 THINGS THAT NO ONE HERE WOULD LIKE, RIGHT?
07:03:24 BUT IF WE CAME IN FOR THOSE, WE WOULD HEAR DIFFERENT
07:03:29 COMMENTS AS WELL.
07:03:30 IT'S NEVER GOING TO BE PERFECT.
07:03:31 AS A FORMER PRESIDENT OF A 600 MEMBER HOA, ALTHOUGH ON THE
07:03:35 EAST COAST, I LEARNED ONE THING IN MY CAPACITY AS IN YOURS,
07:03:38 YOU CANNOT PLEASE EVERYONE IN THE ROOM.
07:03:40 THE GRASS IS ALWAYS GREENER ON THE OTHER SIDE, AND IT IS
07:03:43 IMPOSSIBLE TO TRY TO ACHIEVE SOMETHING WHERE THERE WILL BE
07:03:46 EVERYONE IN HERE GIVING THAT APPLAUSE IN HAPPINESS.

07:03:49 THE REALITY WE NEED TO FOCUS ON TODAY AND THAT WE
07:03:51 RESPECTFULLY ASK THE BOARD TO FOCUS ON IS WHAT WE'RE LEGALLY
07:03:55 ENTITLED TO DO.
07:03:56 THE CONCESSIONS WE'VE MADE TO PULL ALL OF THAT BACK TO BE
07:03:59 GOOD NEIGHBORS, TO HAVE BETTER SCALE, IN OUR OPINION.
07:04:04 AND ON THE USES, THE POSITIONING OF THOSE USES, THE
07:04:07 THOUGHTFUL ORIENTATION OF THESE BUILDINGS AND THE FACT THAT
07:04:09 THESE BUILDINGS ALL NEED TO HAVE A MARKET OF BUSINESSES THAT
07:04:13 WANT TO BE THERE, SO THAT THE PROPERTY CAN BE DEVELOPED, SO
07:04:17 THAT WE CAN ENJOY THE RIGHTS WE HAVE TO DEVELOP THE PROPERTY
07:04:20 THAT IT'S VESTED WITH.
07:04:21 SO THAT IS WHY WE'RE HERE AND WHAT WE WOULD LIKE TO FOCUS
07:04:24 ON, NOT THE PARTICULAR USERS.
07:04:26 THOSE SIGNS AREN'T EVEN PART OF THE APPLICATION, AND IT
07:04:29 REALLY CLOUDS THE PICTURE AND THE MESSAGE AND OUR EFFORT BY
07:04:33 EVEN SHOWING THOSE LOGOS THERE.

07:04:35 THEY ARE NOT PART OF THIS EVENING'S CONSIDERATION.
07:04:37 I WANTED TO ADD THAT.
07:04:40 >>Jim Wallace: PREVIOUSLY, HAVE TO TAKE EXCEPTION, ALTHOUGH
07:04:44 THE GREATEST RESPECT BECAUSE SUCCESSFUL, SMART, EVERYTHING
07:04:48 ELSE IS THAT WE WERE TOLD 20 MINUTES AGO THAT THE REASON
07:04:51 THAT IT WAS ON THAT CORNER IS BECAUSE McDONALD'S INSISTED
07:04:54 ON IT.
07:04:55 >> JACOB: THAT'S RIGHT.
07:04:57 McDONALD'S PREFERENCE --

07:04:58 >>Jim Wallace: EVEN THOUGH IT IS NOT McDONALD'S, IT IS
07:05:00 McDONALD'S.
07:05:01 >> JACOB: IT IS McDONALD'S AND THEIR REPRESENTATIVES ARE
07:05:03 IN THE ROOM WHO ASSISTED WITH THE ELEVATIONS.
07:05:05 THAT IS WHERE McDONALD'S WANTS TO BE TODAY.
07:05:07 BUT McDONALD'S IS IN A DUE DILIGENCE PERIOD AS PRIOR
07:05:10 DEVELOPERS KNOW, THERE ARE INSPECTION PERIODS.
07:05:13 THERE ARE ALL SORTS OF THINGS THAT CAN GO WRONG.
07:05:15 MARKET CONDITIONS CHANGE.
07:05:16 THE EXISTING OPERATOR DECIDES TO KEEP HIS McDONALD'S WHERE
07:05:18 IT ALREADY IS AND NOT RELOCATE IT.
07:05:21 ALL THOSE THINGS CAN CHANGE.
07:05:22 YES, TODAY McDONALD'S REPRESENTATIVES ARE IN THIS ROOM
07:05:25 TODAY, SO ARE ALEHOUSE, BECAUSE THAT'S WHO WE'VE GOT TODAY.
07:05:28 THAT'S WHO WE'VE GOT TODAY.
07:05:30 BUT THAT'S NOT WHO WE NECESSARILY WILL HAVE.
07:05:32 >>Jim Wallace: I UNDERSTAND.
07:05:34 I'M NOT SAYING ANYTHING -- FIRST, I DON'T DRINK BEER.
07:05:39 THAT DOESN'T MATTER.
07:05:40 WE'RE NOT SAYING ANYTHING ABOUT MILLER'S ALEHOUSE OR ABOUT
07:05:43 McDONALD'S.
07:05:44 ALL I'M TALKING ABOUT IS I STILL DON'T UNDERSTAND WHY IT HAS
07:05:49 TO BE ON THAT CORNER WHEN THERE IS A CORNER DOWN ON THE
07:05:52 SOUTH SIDE THAT HAS THE SAME GREAT VISIBILITY, MAYBE BETTER
07:05:56 VISIBILITY FOR A FAST FOOD RESTAURANT.

07:05:59 FOR A FAST FOOD RESTAURANT.
07:06:00 >> JACOB: IT MAY INDEED BE.
07:06:03 WE AS COMMERCIAL DEVELOPERS, WE SHARE SOME THINGS IN COMMON
07:06:05 AS DEVELOPERS.
07:06:06 BUT AS COMMERCIAL DEVELOPERS, WE HAVE TO RELY ON OUR OWN
07:06:09 EXPERTISE, OUR OWN EXPERIENCE, ON MARKET DEMANDS, AND WE
07:06:12 HAVE TO LISTEN TO OUR TENANTS WHO ARE GOING TO BE HERE TO
07:06:14 SERVE THE COMMUNITY.
07:06:16 AND WHAT THEY THINK IS THE BEST LOCATION FOR THEM IS JUST
07:06:18 ONE FACTOR.
07:06:19 AND, YES, THAT IS WHERE THEY WANT TOO.
07:06:21 AND AMONG OTHER FACTORS, THE ALEHOUSE RESTAURANT IS -- DOES

07:06:26 NOT WANT TO BE ON THAT SIDE BECAUSE WHAT THEY VIEW AS THEIR
07:06:29 PARKING FIELD, AS PEOPLE GOING TO THEIR CARS AT NIGHT WHEN
07:06:31 THEY ARE DONE BEING PATRONS IS GOING TO BE MORE DISRUPTIVE
07:06:34 THAN A VEHICLE THAT IS SANDWICHED BETWEEN A QUIET
07:06:37 McDONALD'S THAT HAS NO ONE, NO CARS, YOU'VE BEEN TO A
07:06:40 McDONALD'S AT NIGHT, IT'S THE DRIVE-THROUGH.
07:06:42 ALL THOSE CARS WILL BE ON THE SOUTH SIDE -- ON THE WEST SIDE
07:06:45 OF THE BUILDING.
07:06:45 SO THAT OR WHAT YOU'RE PROPOSING IN HYPOTHETICAL SCENARIO
07:06:51 THAT DOESN'T ALIGN WITH MARKET FORCES IS TO MOVE A BUILDING
07:06:54 OVER THAT'S GOING TO HAVE SEATING FOR 150-PLUS PEOPLE AND
07:06:58 HAVE ALL THOSE CARS AT ONE IN THE MORNING, WHATEVER THE TIME
07:07:01 IS, PEOPLE GOING BACK AND FORTH.

07:07:03 THAT'S ONE OF THE REASONS, WHAT WE FELT WAS BEING MISSED.
07:07:06 EVERYONE IS FOCUSING ON THE GOLDEN ARCHES, BUT THAT MIGHT
07:07:09 NOT BE A McDONALD'S.
07:07:13 >>Neale Montgomery: CAN I ASK A QUESTION?
07:07:15 YOU BROUGHT UP A POINT AND I WOULD LIKE TO ASK JACOB TO SEE
07:07:17 IF HE AGREES WITH YOU.
07:07:20 >>Mary Gibbs: CAN YOU GET CLOSER TO THE MICROPHONE?
07:07:23 >>Neale Montgomery: MR. WALLACE, YOU RAISED A POINT THAT THE
07:07:26 CORNER, IN YOUR OPINION, IS TOO VALUABLE TO BE A WATER
07:07:30 RETENTION POND AND I KNOW YOU KNOW YOU HAVE TO INTEGRATE
07:07:34 YOUR WATER MANAGEMENT SYSTEM WITH THE BACKBONE SYSTEM
07:07:37 BECAUSE I BELIEVE YOU DEVELOPED RAPALLO, SO YOU KNOW THAT
07:07:41 THAT'S AN ISSUE.
07:07:42 DO YOU AGREE WITH MR. WALLACE THAT THAT CORNER IS TOO
07:07:45 VALUABLE AND YOUR INVESTMENT-BACKED EXPECTATIONS WOULD NOT
07:07:48 ALLOW YOU TO JUST HAVE A RETENTION POND THERE?
07:07:51 >> JACOB: THAT IS ABSOLUTELY CORRECT.
07:07:53 IT ALSO WOULDN'T ALLOW FOR -- WE'VE GONE TO GREAT LENGTHS TO
07:07:56 MAKE ELABORATE LANDSCAPING, GAZEBOS, PUBLIC AMENITY AREAS,
07:08:01 PLACES TO TAKE A BREAK, READ A BOOK, ALL TO BE A LARGE
07:08:04 AMENITY.
07:08:04 IT'S OVER AN ACRE.
07:08:05 WE'RE GIVING UP OVER AN ACRE OF PRIME REAL ESTATE FOR
07:08:09 NONECONOMIC PRODUCING ACTIVITY, FOR PEDESTRIAN ACTIVITY.
07:08:13 THERE'S A HUGE LOSS, HUGE VALUE AND HUGE COST TO US.

07:08:17 SO, YES, THE PRETREATMENT IS THERE.
07:08:19 IT'S REQUIRED FOR OUR STORMWATER SYSTEMS.
07:08:22 OUR ENGINEERING TEAM IS HERE TO ANSWER MORE QUESTIONS ABOUT
07:08:24 THE FUNCTIONALITY AND WHAT IT DOES.
07:08:27 BUT THAT IS ABSOLUTELY RIGHT.
07:08:29 THE PRIME IS THE CORNER.
07:08:31 >>Jim Wallace: NEALE, I JUST WANT TO SAY ONE THING BECAUSE
07:08:36 THIS GOES BACK A LONG TIME.

07:08:39 BACK TO 2003.
07:08:43 DAVID McCARDLE AND I WERE SITTING ACROSS THE TABLE.
07:08:48 I WAS BUYING THE LAND FOR ME TO DEVELOP RAPALLO.
07:08:51 ONE OF THE THINGS I INSISTED ON IS ADD 500 FEET TO THE FRONT
07:08:57 ENTRANCE.
07:08:57 BUT IN THAT 500 FEET FROM U.S. 41 TO THE ENTRANCE OF
07:09:01 RAPALLO, THERE -- ORIGINALLY ON THE CONCEPT PLAN, IT HAD A
07:09:05 TURN IN, A RIGHT TURN.
07:09:07 CAME OFF U.S. 41 ONTO VIA RAPALLO, THAT WAS THE RIGHT TURN
07:09:11 IN.
07:09:11 I INSISTED THAT THEY TAKE IT OFF THAT AND PUT IT IN MY
07:09:14 CONTRACT IN PERPETUITY THAT THERE WOULD NEVER BE THAT
07:09:18 BECAUSE IT WAS ALWAYS INTENDED AND OAK BROOK AGREED, IT WAS
07:09:23 ALWAYS INTENDED THAT THERE WOULD NOT BE HIGH TRAFFIC TO THAT
07:09:27 SOUTHERN PROPERTY COMING IN AND OUT OF AND ONTO VIA RAPALLO.
07:09:32 SO THE INTENT OF THE DEVELOPER OF COCONUT POINT WAS IN
07:09:38 AGREEMENT WITH ME AT THE TIME TO MINIMIZE THE AMOUNT OF

07:09:43 TRAFFIC ON VIA RAPALLO AND TURNING ON TO VIA VILLAGIO, AND
07:09:47 THAT THE CONCENTRATION BE LET'S INTEGRATE IT AS PART OF THE
07:09:51 SOUTH OF COCONUT POINT RATHER THAN TO THE NORTH.
07:09:57 >> JACOB: SURE.
07:09:58 I APPRECIATE THE HISTORY.
07:10:00 WE KNOW THOSE GENTLEMEN AS WELL.
07:10:04 GOTTEN TO KNOW THEM OVER A GREAT WHILE.
07:10:06 WE CERTAINLY DO APPRECIATE THAT.
07:10:07 HOWEVER, THE SLIDE, WE CAN CERTAINLY GO BACK TO IT, IF
07:10:11 NECESSARY, FROM THE DRI.
07:10:12 NOT ONLY DOES IT HAVE SIX ENTRANCES AND EXITS FROM THE
07:10:15 SHOPPING CENTER THAT WE REDUCED BY HALF, BUT I BELIEVE I SAW
07:10:18 THE SLIDE SHOWED AN ENTRANCE OFF OF VIA RAPALLO.
07:10:21 SO THAT ACTUALLY, THAT AGREEMENT THAT IT SOUNDS LIKE YOU HAD
07:10:25 WANES INCORPORATED INTO THE APPROVED DOCUMENTS.
07:10:28 BUT WE'RE AWARE OF THAT.
07:10:30 WE'RE AWARE OF THE PREFERENCES TO NOT HAVE TRAFFIC BACK UP
07:10:33 ON VIA RAPALLO.
07:10:34 >>Jim Wallace: AWARE OF THE AGREEMENT THAT THERE WILL NEVER
07:10:36 BE AN ENTRANCE OFF VIA RAPALLO.
07:10:39 >> JACOB: WE ARE NOT DESIGNING AN ENTRANCE OFF OF VIA
07:10:41 RAPALLO.
07:10:41 AS YOU CAN SEE ON THE SITE PLAN, WE DID CONSIDER THOSE
07:10:43 REQUESTS FROM TENANTS, FROM OTHER INTERESTED PARTIES, FROM
07:10:47 OTHER CONSULTANTS IN OUR INDUSTRY THAT TALK ABOUT EFFICIENT

07:10:50 SITE PLANS, AND WE DID NOT CREATE AN ENTRANCE OFF OF VIA
07:10:54 RAPALLO FOR THAT VERY REASON.
07:10:56 IT DIDN'T WORK FOR OUR SITE PLAN.
07:10:58 IT WASN'T REQUIRED, AND WE THOUGHT IT WOULD CREATE

07:11:01 UNNECESSARY CONGESTION.
07:11:02 >>Jim Wallace: -- WAS NOT ALLOWED.
07:11:04 >> JACOB: THAT MAY BE.
07:11:06 WE DIDN'T PURSUE FOR OTHER REASONS.
07:11:08 IT IS SHOWN ON THE DRI PLAN --
07:11:10 >>Barry Jones: -- SEPARATE AGREEMENT THAT'S IN DISAGREEMENT
07:11:12 WITH THE DRI.
07:11:14 >> JACOB: SO THE PLAN SHOWED IT AND WE DECIDED TO ELIMINATE
07:11:17 IT AND WE DECIDED TO FURTHER, FURTHER EXPAND, AS JEFF
07:11:21 POINTED OUT, TO MAKE THAT BUFFER 30 FEET.
07:11:23 30 FEET.
07:11:24 >>Barry Jones: I'VE DONE QUITE A FEW COMMERCIAL AND
07:11:26 RESIDENTIAL SITE PLANS IN MY TIME, AND ONE THING THAT THE
07:11:30 HIGH TURNOVER ENTITY WANTS, WHETHER IT'S McDONALD'S,
07:11:35 WENDY'S, ARBY'S, ANY OF THOSE, THEY WANT QUICK PROXIMITY TO
07:11:40 THEIR ENTRY AND THEY WANT RIGHT-IN AND RIGHT-OUT IF THEY CAN
07:11:43 GET IT, BECAUSE IT ALLOWS THEIR TURNOVERS NOT TO BACK UP
07:11:46 NEARLY AS MUCH.
07:11:47 IF YOU TAKE THIS McDONALD'S AND YOU MOVE IT TO THE SOUTH
07:11:50 END, YOUR FIRST ENTRY TO GET INTO THE -- THIS TRACT IS A
07:11:55 LONG WAYS AWAY FROM 41.

07:11:57 IT'S A LEFT, AND THEN YOU WOULD HAVE TO DRIVE A CONSIDERABLE
07:12:00 SOME PAST PARKING TO GET TO THE McDONALD'S.
07:12:05 YOU ARE INCREASING THE TRAVEL TIME, THE LOOP TIME TO GET
07:12:07 FROM 41 TO THE RESTAURANT.
07:12:09 THERE IS A REASON WHY IT'S SITUATED WHERE IT IS FROM A
07:12:13 FUNCTIONALITY STANDPOINT TO LIMIT THE NUMBER, IF YOU LOOK AT
07:12:18 THE PARKING PLAN, THEY GOT A THROAT THAT GOES ALL THE WAY
07:12:22 IN, DOESN'T GO PAST A SINGLE PARKING SPOT WHERE NOBODY HAS
07:12:25 TO CONFLICT COMING, IF SOMEBODY IS TRYING TO COME INTO THE
07:12:28 McDONALD'S, THEY DON'T HAVE TO WORRY ABOUT SOMEBODY
07:12:30 BACKING OUT.
07:12:31 AND THEN THERE ARE RIGHT IN, RIGHT OUT FROM 41.
07:12:35 >>Jim Wallace: YOU WOULD HAVE TO REDESIGN THAT WHOLE PARKING
07:12:37 AREA.
07:12:37 THAT WOULD JUST BE --
07:12:40 >>Barry Jones: YOU LOOK AT THE DIMENSIONS OF WHERE THE
07:12:43 ALEHOUSE IS AND WHERE IT WOULD SIT, SLIDE IT OVER, THE
07:12:46 McDONALD'S IS STILL ON 41 ALL THE WAY AT THE SOUTH END.
07:12:49 LOOK HOW FAR IT IS FROM THE DRIVEWAY THAT YOU WOULD BE
07:12:52 COMING OFF OF FROM -- I'M NOT SURE THE NAME OF THE ROAD
07:12:55 THERE -- THE ONE ON THE SOUTH.
07:12:57 YOU WOULD HAVE TO COME IN AND DRIVE PAST A SLEW OF PARKING
07:13:00 TO GET DOWN TO THE McDONALD'S, IF YOU SITUATED THE
07:13:03 McDONALD'S ON 41.
07:13:04 YOU'RE NOT GOING TO TAKE McDONALD'S AND PUSH IT BACK OFF

07:13:07 41.
07:13:08 NOBODY IS GOING TO DO THAT.
07:13:09 NOBODY IS GOING TO TAKE THE McDONALD'S AND PUSH IT BACK
07:13:12 OFF OF 41.
07:13:13 SO IF YOU SET IT AT 41 AT THE SOUTH END, YOUR NEAREST ENTRY
07:13:18 IS WELL INTO THE PROJECT.
07:13:21 >>Jim Wallace: I GUESS I DISAGREE.
07:13:24 I THINK YOU COULD TAKE THAT McDONALD'S AND ALMOST PLUG IT
07:13:27 IN.
07:13:27 >>James Tatooles: I WAS GOING TO SAY, WE'RE TALKING ABOUT
07:13:32 LOCATION AND AVAILABILITY.
07:13:34 IF PERCHANCE THAT THIS SITE HAD WETLANDS ON THAT CORNER, IF
07:13:40 IT WAS WETLANDS ON THAT CORNER, AND YOU COULD NOT BUILD ON
07:13:43 THAT CORNER BECAUSE OF THE SITE CONDITIONS, YOU CAN'T TELL
07:13:47 ME THAT McDONALD'S WOULD NOT WANT THE OTHER CORNER.
07:13:50 >> JACOB: WE ABSOLUTELY CAN TELL YOU THAT.
07:13:52 >>James Tatooles: BECAUSE THEIR MARKETING WORKS IN
07:13:54 RADIUSES OF POPULATION, AND FOR TWO OR THREE HUNDRED FEET
07:13:58 DIFFERENCE MAKES NO DIFFERENCE IN THEIR MARKETING PLAN.
07:14:03 >> JACOB: SO WE APPRECIATE THE FEEDBACK.
07:14:05 IN FACT, OUR ENGINEERING TEAM IS HERE.
07:14:08 IF YOU ASK ANY ONE OF THEM, IF YOU ASK ALL THREE OF THEM,
07:14:11 THEY'LL PROBABLY GIVE YOU FIVE OPINIONS OUT OF THE THREE
07:14:13 PEOPLE OF HOW THIS SITE COULD BE RECONFIGURED, RIGHT?
07:14:16 >>James Tatooles: PUT A WENDY'S THERE OR PUT A BURGER KING

07:14:18 OR PUT SOMETHING ELSE.
07:14:20 >> JACOB: I DID WANT TO GO BACK TO ONE POINT BECAUSE I
07:14:23 THINK WE TALKED ABOUT THE SITE PLANNING, AND EVERYONE IN
07:14:26 HERE WILL PROBABLY HAVE SEVERAL OPINIONS ABOUT DIFFERENT
07:14:28 VARIATIONS AND SOME OF THE ECONOMIC FACTORS AND REALITIES OF
07:14:31 THE BUSINESS WORLD THAT GOVERN THESE THINGS.
07:14:37 BEFORE I SIT BACK DOWN AND YIELD TO JEFF, I'LL JUST GO BACK
07:14:39 TO ONE POINT THAT WAS MENTIONED, WHICH I THINK IS A VERY
07:14:41 IMPORTANT ONE, IS A REALITY THAT EVERYONE IN HERE WILL
07:14:43 PROBABLY APPRECIATE.
07:14:44 THAT HAS TO DO WITH THAT FLASHING SIGNAL, RIGHT, MARY?
07:14:47 WE TALKED ABOUT EARLIER ABOUT A WARRANT BEING DONE.
07:14:49 MARY CAN CALL, ANYONE IN HERE CAN CALL, WE DON'T -- D.O.T.
07:14:54 AND THEY'LL COME OUT.
07:14:55 BUT EVERYONE IN HERE SHOULD KNOW THAT WE THE DEVELOPER HAVE
07:14:58 ALREADY REACHED AN AGREEMENT WITH OUR SELLER, WITH THE NORTH
07:15:01 VILLAGE ASSOCIATION, WITH EVERYONE INVOLVED, WITH THE
07:15:04 PROPERTIES -- EVERYONE AT THAT CORNER, THAT THE MOMENT THAT
07:15:07 LIGHT IS NEEDED AND THE MOMENT, WE ARE NOT OPPOSING IT.
07:15:10 WE WANT IT, AS IT WAS CORRECTLY POINTED OUT.
07:15:12 THE MOMENT THAT LIGHT GOES IN, WE ARE ALREADY COMMITTED TO
07:15:15 FULLY FUND OUR SHARE OF IT.

07:15:16 SO THAT EVERYONE IS CLEAR, THERE WON'T BE ANY KIND OF
07:15:19 ISSUES.
07:15:20 WE'RE NOT OPPOSING IT.

07:15:21 WE APPROVE IT.
07:15:22 WE WANT IT.
07:15:22 WE'RE READY TO FUND IT, AND WE'VE MADE THOSE COMMITMENTS
07:15:25 ALONG WITH THE RELEVANT --
07:15:27 HOPEFULLY THAT BIT OF INFORMATION IS HELPFUL TO YOU, TO YOUR
07:15:30 EARLIER QUESTION.
07:15:30 THANK YOU.
07:15:32 >>Jeff Williams: F.D.O.T., WHO WE MET EARLY ON, AS YOU GUYS
07:15:36 KNOW FROM A DEVELOPER STANDPOINT, TRAFFIC SIGNALS ARE
07:15:39 FANTASTIC FOR SAFETY, FOR EASE OF ACCESS, FOR VISIBILITY.
07:15:42 WHEN WE MET WITH F.D.O.T., F.D.O.T.'S RESPONSE IS THIS IS A
07:15:46 MASTER PLANNED DEVELOPMENT UPON A CONTROLLED ACCESS ROADWAY
07:15:52 THAT WHEN AND IF A DEVELOPMENT UPON THIS LAND IS WARRANTED,
07:15:57 COCONUT POINT DRI IS ALREADY CONTRACTUALLY OBLIGATED TO
07:16:03 BUILD THAT PARCEL OR TO BUILD THAT TRAFFIC SIGNAL WITH OR
07:16:06 WITHOUT OUR ASSISTANCE.
07:16:09 IN ADDITION TO THAT, THEY SAID THAT SINCE IT'S A CONTROLLED
07:16:12 ACCESS, THAT THE PARENT FOR THAT SIGNAL WOULD NOT BE IN
07:16:17 PLACE UNTIL THE BUSINESSES WERE OPEN AND FUNCTIONAL.
07:16:22 I JUST WANT EVERYBODY TO BE CLEAR THAT WHEN F.D.O.T. SAYS A
07:16:26 TRAFFIC SIGNAL GOES IN, A TRAFFIC SIGNAL GOES IN.
07:16:29 I'D ALSO LIKE TO ADD JUST REAL QUICK, I UNDERSTAND THE
07:16:36 CONVERSATION ABOUT THE LOCATION OF THE FAST FOOD.
07:16:41 I DO DISAGREE THAT IT'S NOT A CONVERSATION ABOUT THE
07:16:45 SPECIFIC USE BECAUSE I'VE HAD MORE CONVERSATIONS THAN I CAN

07:16:49 COUNT ABOUT THE SPECIFIC USE OF THE McDONALD'S.
07:16:54 WHAT WE ARE HEARING AT LEAST INITIALLY -- I JUST WANT TO
07:16:59 CLARIFY -- IS THAT EVERYBODY AGREES THAT WE'VE DONE
07:17:02 EVERYTHING IN THE RIGHT WAY, TO THE RIGHT AIMS, MEETS ALL
07:17:05 THE TECHNICAL REQUIREMENTS, MEETS ALL THE LEGAL
07:17:08 REQUIREMENTS, BUT WE'D LIKE IT A DIFFERENT WAY.
07:17:11 WE THINK IT'S BETTER FOR TRAFFIC.
07:17:13 WE THINK IT'S BETTER FOR THE NEIGHBORS IF YOU MOVE IT TO THE
07:17:16 END.
07:17:17 RIGHT?
07:17:18 >>James Tatooles: THE NEIGHBORS DON'T THINK THAT.
07:17:20 >>Nancy Stroud: EXCUSE ME.
07:17:23 EXCUSE ME.
07:17:23 MAY I PLEASE SAY --
07:17:28 >>Mary Gibbs: OUR ATTORNEY, NANCY STROUD.
07:17:30 >>Nancy Stroud: EVERYONE IS GETTING A LITTLE ENERGIZED BY
07:17:35 ALL OF THIS, BUT I THINK IT'S UNFAIR TO SAY THAT THE WHOLE
07:17:39 BOARD HAS AGREED ON ANYTHING YET.

07:17:42 WE'RE IN -- AND THERE ARE SOME IDEAS BEING FLOATED OUT, BUT
07:17:47 NO ONE HAS MADE ANY DECISION OR ANY AGREEMENT.
07:17:51 >>Jeff Williams: WHAT I HAD SAID, COMING FROM THIS SIDE ON
07:17:55 YOUR COMMENTS, WHAT I'M HEARING IS WHAT I JUST REPEATED.
07:17:58 AND I WOULD ADD THAT IN ADDITION, THERE'S CONVERSATIONS
07:18:01 GOING THAT WE HAVE THE RIGHTS TO DO THESE THINGS, RIGHT?
07:18:05 AND THAT THE ZONING IS IN PLACE, THAT THERE'S NO

07:18:07 NON-APPROVED USES.
07:18:09 IS YOUR LAST NAME TATOOLES?
07:18:11 IS THAT HOW YOU PRONOUNCE IT?
07:18:13 >>Mary Gibbs: COULD I -- EXCUSE ME.
07:18:14 >>James Tatooles: I SAID THAT -- TECHNICALLY, YOU MEET ALL
07:18:22 THE TECHNICAL REQUIREMENTS.
07:18:23 WE'RE NOT TALKING ABOUT TECHNICALITIES HERE.
07:18:24 >>Jeff Williams: YOUR SUGGESTION WAS WE BUILD NOTHING ON THE
07:18:27 NORTH END EXCEPT WATER RETENTION.
07:18:29 >>James Tatooles: NO, SIR.
07:18:30 YOU BUILD EVERY SINGLE THING ON THAT SITE PLAN BUT JUST
07:18:33 RELOCATE IT.
07:18:34 >>Jeff Williams: DID YOU NOT ASK FOR THE RETENTION POND TO
07:18:36 BE ON THE NORTH END OF THE SITE?
07:18:38 >>Mary Gibbs: IT WAS A SUGGESTION.
07:18:39 MAY I SAY SOMETHING, NANCY?
07:18:41 I THINK WE NEED HELP HERE.
07:18:43 WE'RE GETTING A LITTLE BIT REDUNDANT.
07:18:44 WE'RE REPEATING THE SAME THINGS.
07:18:46 WE WERE HAVING SOME DISCUSSION POINTS.
07:18:48 WE STILL HAVE PUBLIC INPUT.
07:18:51 WE HAVE ABOUT 18 SPEAKER CARDS THAT TAMMY HAS.
07:18:54 ABOUT AN HOUR AGO, SCOTTY SAID HE WANTED TO TAKE A BREAK,
07:18:57 BUT HE PROBABLY CAN'T WAIT ANYMORE.
07:19:00 SO I THINK I'M QUESTIONING, WE'VE GOT TWO MORE CASES AFTER

07:19:04 THIS.
07:19:04 WE'VE GOT 18 SPEAKER CARDS.
07:19:06 WE'RE GETTING REDUNDANT.
07:19:08 WHAT DOES THE BOARD WANT TO DO AT THIS POINT?
07:19:13 >>Barry Jones: IS THE APPLICANT FINISHED WITH THEIR
07:19:15 PRESENTATION?
07:19:16 >>Mary Gibbs: IT SEEMS LIKE WE KEEP REHASHING --
07:19:19 >>Nancy Stroud: AT THIS POINT, IT SEEMS LIKE THERE'S
07:19:21 ARGUMENT RATHER THAN QUESTIONS AND COMMENTS.
07:19:25 I THINK WE NEED TO ALLOW THE APPLICANT TO FINISH ITS
07:19:32 PRESENTATION WITHOUT REPEATING ITSELF.
07:19:37 ANY NEW EVIDENCE THEY WANT TO PUT IN AND THEN IT'S TIME FOR
07:19:40 A BREAK.
07:19:41 THEN WE CAN PREPARE FOR THE PUBLIC.

07:19:46 >>Neale Montgomery: I THINK SCOTTY TOOK A BREAK WITHOUT US.
07:19:48 I WANT TO ASK JEFF A QUESTION.
07:19:51 MR. JONES, YOU MADE SOME EXCELLENT POINTS ABOUT TRIPS HAVING
07:19:54 EASIER, QUICKER ACCESS THROUGH THE DEVELOPMENT AND BACK OUT
07:19:57 ON THE ROAD, AND YOU EXPLAINED WHY FAST FOOD NEEDS TO BE AT
07:20:02 THIS LOCATION.
07:20:04 MR. WILLIAMS, DID YOU AGREE OR DISAGREE WITH THE POINTS MR.
07:20:07 JONES MADE?
07:20:09 >>Jeff Williams: YEAH, ABSOLUTELY AGREED AND PREVIOUSLY WHEN
07:20:10 I TALKED ABOUT THE SPECIFIC CONCERNS FOR THE TWO DIFFERENT
07:20:13 USERS THAT WE'RE TALKING ABOUT, FAST FOOD AND FULL SIZE

07:20:16 RESTAURANT THAT THE INTERNAL CIRCULATION WORKS A LOT BETTER
07:20:18 FOR THE FAST FOOD ON THE NORTH AND WORKS A LOT BETTER FOR
07:20:21 THE FULL SIZE RESTAURANT ON THE SOUTH.
07:20:23 WHAT MR. JONES WAS SAYING IS IF WE PUT THE FAST FOOD ON THE
07:20:26 SOUTH END AND YOU'RE ENTERING INTO IT, YOU'RE LEFT INNING, A
07:20:31 MORE COMPLICATED TURNING MOVEMENT AND IS RESPONSIBLE FOR A
07:20:33 LOT MORE BACKUP.
07:20:34 AND THEN TO COME INTO THE SITE, TO GET TO WHERE THE THERE'S
07:20:37 AN TO THE DRIVE-THROUGH WOULD BE, WHICH WOULD BE ON THE WEST
07:20:40 END, YOU HAVE TO DRIVE ALL THE WAY INTO THE SITE, DOWN AND
07:20:44 AROUND.
07:20:45 NOW, THAT IS A VERY SPECIFIC DIFFERENCE THAN THE ACCESS AS
07:20:51 IT IS NOW.
07:20:52 IF YOU COME INTO THE SITE, OFF OF SWEETWATER RANCH, AND
07:20:56 YOU'RE COMING NORTHBOUND, YOU TURN DIRECTLY INTO THE SITE,
07:21:00 IT'S A RIGHT IN AND A RIGHT OUT.
07:21:02 IT'S THE QUICKEST, EASIEST, MOST EFFICIENT ACCESS WITH THE
07:21:06 LEAST AMOUNT OF STACKING.
07:21:07 THAT IS ONE OF THE PARAMOUNT REASONS FOR THE INDIVIDUAL
07:21:11 USERS PREFERRING THE LOCATIONS WHERE THEIR BUILDINGS ARE
07:21:14 SHOWN.
07:21:16 >>Nancy Stroud: MR. CHAIR, GO AHEAD.
07:21:19 >>Scotty Wood: I JUST WANT TO FIND OUT, IS THERE ANY NEW
07:21:23 INFORMATION IN YOUR PRESENTATION?
07:21:25 IF NOT, PLEASE WRAP IT UP.

07:21:28 >>Mary Gibbs: SCOTTY, I THINK THEY ARE DONE.
07:21:32 >>Barry Jones: HAVEN'T SEEN ANYTHING ON THE ARCHITECTURALS.
07:21:35 >>Mary Gibbs: CAN I SAY SOMETHING?
07:21:36 THERE'S TOO MANY CONVERSATIONS GOING ON.
07:21:38 THE APPLICANT SAID -- HELLO -- THE APPLICANT SAID THEY ARE
07:21:41 DONE WITH THEIR PRESENTATION.
07:21:42 THEY DO RESERVE THE RIGHT FOR REBUTTAL, WHICH THEY ARE
07:21:44 ALLOWED TO HAVE AFTER.
07:21:46 BUT I THINK WE WERE TALKING ABOUT A QUICK BREAK AND THEN
07:21:48 COMING BACK AND DOING PUBLIC INPUT?

07:21:51 >>Scotty Wood: THAT'S THE PLAN.
07:21:52 >>Mary Gibbs: HOW LONG OF A BREAK?
07:21:55 LET ME JUST SAY -- EXCUSE ME, EVERYBODY.
07:22:03 CAN I HAVE SILENCE FOR A MINUTE?
07:22:06 SILENCE.
07:22:06 THE PUBLIC SAID THEY DO NOT WANT A BREAK, BUT THIS IS UP TO
07:22:10 THE BOARD.
07:22:10 WHAT WOULD THE BOARD LIKE?
07:22:14 >>Michael Sheeley: BREAK.
07:22:15 TEN MINUTES.
07:22:17 >> SOME OF US OLDER MEMBERS NEED A BREAK.
07:22:20 >>Mary Gibbs: WE'LL HAVE A TWO-MINUTE BREAK.
07:22:23 SORRY.
07:22:23 THREE-MINUTE BREAK.
07:22:25 [THREE-MINUTE BREAK]
07:30:41 [SOUNDING GAVEL]
07:30:46 >>Barry Jones: I THINK WE'RE READY TO CALL THE MEETING BACK
07:30:48 TO ORDER.
07:30:49 SCOTTY, ARE YOU WITH US?
07:30:53 >>Scotty Wood: YES, I AM, BARRY.
07:30:55 >>Barry Jones: I THINK WE'VE GOT SOME ADDITIONAL SPEAKERS
07:30:57 THAT NEED TO BE SWORN IN.
07:31:01 >>Mary Gibbs: NANCY, ARE YOU THERE?
07:31:04 >>Nancy Stroud: I'M HERE.
07:31:05 >>Mary Gibbs: SOME OF THE PEOPLE THAT FILLED OUT CARDS DID
07:31:07 NOT GET SWORN IN.
07:31:08 MAYBE WE NEED TO SWEAR IN ANYBODY FROM THE PUBLIC THAT'S
07:31:11 GOING TO SPEAK.
07:31:13 >>Nancy Stroud: OKAY.
07:31:15 LET'S DO THAT.
07:31:16 ANYONE IN THE PUBLIC WHO HAS NOT BEEN SWORN IN AND WHO
07:31:20 WISHES TO SPEAK, PLEASE STAND AND RAISE YOUR RIGHT HANDS.
07:31:23 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU WILL GIVE
07:31:29 TONIGHT IS THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT THE
07:31:32 TRUTH?
07:31:33 >> YES.
07:31:35 >>Nancy Stroud: THANK YOU.
07:31:36 I'LL TURN IT OVER TO SCOTTY NOW.
07:31:40 >>Scotty Wood: OKAY.
07:31:41 FOR PUBLIC INPUT, SINCE WE HAVE SO MANY CARDS AND THE

07:31:45 MEETING IS RUNNING SO LONG, I FIRST WANT TO ACKNOWLEDGE WITH
07:31:52 GRATITUDE THE PRESENCE OF THE PUBLIC AND THEY ARE WILLING TO
07:31:56 SIT THROUGH THIS LENGTHY PRESENTATION.
07:31:58 SECONDLY, THOUGH, AS YOU GET UP TO TESTIFY, PLEASE KEEP YOUR
07:32:02 REMARKS AS CONCISE AS POSSIBLE, AND IF YOU HAPPEN TO AGREE
07:32:07 WITH A PRIOR SPEAKER, SIMPLY STATE THAT BECAUSE THAT IS JUST
07:32:12 AS GOOD AS A THREE-MINUTE SPEECH AS FAR AS WE'RE CONCERNED.

07:32:17 SO ON THAT NOTE, TAMMY, GO AHEAD WITH THE FIRST CARD.
07:32:21 >>Tammy Duran: FRANK MOSER AND THEN ALFRED WILL BE SECOND
07:32:24 AND THEN MICHAEL.
07:32:30 >> YES, THANK YOU.
07:32:31 MY NAME IS FRANK MOSER.
07:32:33 MY WIFE AND I HAVE LIVED IN RAPALLO FOR 14 YEARS.
07:32:37 I HAD A NUMBER OF POINTS HERE, BUT JUST ABOUT EVERYTHING WAS
07:32:44 ALREADY BROUGHT UP.
07:32:48 THE McDONALD'S LOCATION.
07:32:53 AND IMPORTANTLY, THE IMPACT THAT YOU BROUGHT UP, JIM, ABOUT
07:32:59 HERTZ AND THEN MOVING THEIR LOT.
07:33:02 I HAD INTENDED TO MAKE REFERENCE TO THAT AND INDICATE THAT A
07:33:05 SIMILAR THING WE MIGHT DO WITH McDONALD'S.
07:33:08 BUT THE THING THAT I HAVE OBSERVED THAT HAS NOT BEEN BROUGHT
07:33:12 UP IS THE IMPACT THAT THIS McDONALD'S WOULD HAVE ON OUR
07:33:15 PROPERTY VALUES.
07:33:21 WE RAPALLO OWNERS HAVE OVER A QUARTER OF A BILLION DOLLARS
07:33:26 INVESTED IN THAT PROPERTY, AND THE McDONALD'S THING WOULD

07:33:31 REALLY DAMAGE IT BADLY, AND IT WOULD BE VERY COSTLY.
07:33:35 SO WITH THAT, I THANK YOU, AND I'LL MOVE ON.
07:33:41 >>Tammy Duran: ALFRED.
07:33:42 MICHAEL WILL BE NEXT.
07:33:49 >> GOOD EVENING.
07:33:50 MY NAME IS ALFRED SORLO.
07:33:53 I'M HERE AS A CONCERNED HOMEOWNER AND RESIDENT OF RAPALLO.
07:33:57 MY COMMENTS TODAY, THIS EVENING WILL FOCUS PRIMARILY ON THE
07:33:59 IMPACT THIS PROPOSED DEVELOPMENT WILL HAVE ON TRAFFIC SAFETY
07:34:02 AND IN THE CONTEXT OF RECOVERY EFFORTS CURRENTLY UNDERWAY IN
07:34:06 THE WAKE OF THE MOST DEVASTATING HURRICANE TO HAVE HIT THE
07:34:09 SOUTHERN PART OF FLORIDA.
07:34:10 I'M EQUALLY CONCERNED ABOUT THE EXCESS WATER RUNOFF AND THE
07:34:14 FUTURE RESILIENCY OF OUR COMMUNITY IN THE WAKE OF THE SECOND
07:34:17 DISASTER IN FIVE YEARS.
07:34:18 TO BE SURE, WE AT RAPALLO ARE STILL PAYING FOR THE EFFECTS
07:34:21 OF THE LAST MAJOR STORM, HURRICANE IRMA, BACK IN 2017, WHERE
07:34:26 IN ADDITION TO THE IMMEDIATE DAMAGES, MANY OF OUR ROOFS AND
07:34:29 BUILDINGS WERE DAMAGED AND NOW IN THE MIDST OF BEING
07:34:32 REPLACED ENTIRELY.
07:34:33 SO FIVE YEARS AFTER IRMA DUMPED A TORRENT OF WATER IN OUR
07:34:37 SMALL COMMUNITY, WE'RE STILL DRYING OUT.
07:34:39 IRONICALLY, AND UNLIKE TENS OF THOUSANDS OF OUR NEIGHBORS UP
07:34:42 AND DOWN THE WEST COAST, FORTUNATELY WE FARED MUCH BETTER
07:34:46 WITH IAN THAN WE DID WITH IRMA.

07:34:47 SO MY CONCERNS RELATE PARTICULARLY WITH THE EFFECTS OF
07:34:50 FUTURE RUNOFF.
07:34:51 AS AN EXAMPLE, THE PROPOSED SITE WILL UNDERGO A COMPLETE

07:34:55 TRANSFORMATION WHERE 76% OF THE 9.6-ACRE SITE OR
07:34:59 APPROXIMATELY 320,000 SQUARE FEET OF GROUND SURFACE AREA
07:35:03 WILL BE CHANGED FROM PERVIOUS GROUND COVER TO IMPERVIOUS
07:35:06 AREA.
07:35:07 SO IF YOU CONSIDER WHAT A TYPICAL RAIN EVENT THAT CAUSES TWO
07:35:10 TO THREE INCHES OF RAINWATER OVER A 24-HOUR PERIOD, THAT'S
07:35:14 UPWARDS OF 100,000 GALLONS OF WATER IN LESS THAN ONE DAY,
07:35:17 TRAINING TO OUR PIPES AND CATCH BASINS.
07:35:20 SO THE ISSUE REMAINS, WHERE WILL ALL THAT RAINWATER GO WHEN
07:35:24 IT RUNS OFF THE SITE?
07:35:27 RIGHT ACROSS THE STREET TO OUR COMMUNITY.
07:35:29 FURTHERMORE, WITH RESPECT TO WATER RUNOFF PROBLEM, THOSE OF
07:35:32 US WHO ARE FAMILIAR WITH THE SITE, THE PARCEL CAN BE
07:35:34 DESCRIBED AS A LARGE CORNER OR THROUGH LOT WHERE THE FUTURE
07:35:38 DEVELOPMENT WILL FRONT ON FOUR ROADS.
07:35:39 U.S. 41, VIA RAPALLO DRIVE, VIA VILLAGIO AND SWEETWATER
07:35:44 RANCH BOULEVARD.
07:35:45 CALORIE, THERE ARE NOT ONE BUT FOUR FRONTAGES, ESPECIALLY
07:35:49 ALONG VIA VILLAGIO AND SWEETWATER RANCH WHERE THREE ENTRANCE
07:35:54 POINTS ARE PROPOSED, NARROW 20-FOOT BUFFER PROPOSED IS
07:35:58 WOEFULLY INADEQUATE.
07:36:00 IF THE DEVELOPER ACKNOWLEDGES THAT HE'S REQUIRED TO PROVIDE

07:36:02 A 30-FOOT LANDSCAPE BUFFER ALONG U.S. 41 AS THE FRONT OF THE
07:36:07 SITE, EVEN THOUGH THERE ARE NO ENTRANCES ALONG U.S. 41, THEN
07:36:11 HE SHOULD AT THE VERY LEAST PROVIDE SIMILAR, IF NOT GREATER
07:36:15 BUFFERS ALONG THE OTHER THREE FRONTAGE POINTS.
07:36:19 AND IN PARTICULAR, ALONG VIA VILLAGIO PARKWAY WHERE THERE
07:36:24 ARE ONLY THREE -- I'M SORRY, WHERE THERE IS ONLY A 20-FOOT
07:36:28 BUFFER PROPOSED.
07:36:28 SECONDLY, MY CONCERN RELATES TO THE INCREASED ENVIRONMENTAL
07:36:32 IMPACT OF NOISE, POLLUTION, AIR POLLUTION, LIGHT POLLUTION
07:36:37 AND THE INHERENT TRAFFIC CONGESTION WITH POTENTIALLY
07:36:40 HUNDREDS OF CARS SITTING IDLY IN A DRIVE-THROUGH QUEUE
07:36:44 DURING THE COURSE OF A SINGLE DAY AS THEY COLLECTIVELY
07:36:46 CONVERGE BY OUR FRONT ENTRANCE ALONG VIA RAPALLO DRIVE AND
07:36:51 ALONG VIA VILLAGIO.
07:36:53 A SINGLE LANE ROAD WITH TWO ENTRANCE POINTS ARE PROPOSED.
07:36:54 A FAST FOOD RESTAURANT ON THE NORTH END OF THE PROPERTY MAY
07:36:57 OPERATE FROM 6 A.M. TO 11 P.M. BUT THE OPERATION IS 24/7.
07:37:01 WITH THE BULK OF THE DELIVERIES OCCURRING LATE AT NIGHT TO
07:37:04 SERVICE THE FAST FOOD RESTAURANT WITH DOZENS OF HOMES JUST A
07:37:07 FEW FEET AWAY, THIS OPERATION WILL BE A NONSTOP NUISANCE AND
07:37:14 NEGATIVE ON OUR QUALITY OF LIFE.
07:37:15 WE RESPECTFULLY REQUEST IN THE CONTEXT OF SECTION 513 THAT A
07:37:18 COMPREHENSIVE STUDY AND REPORT BE DONE TO IDENTIFY THE
07:37:22 IMPACT ON TRAFFIC, AIR, NOISE, LIGHT AND WATER RUNOFF TO OUR
07:37:26 COMMUNITY.

07:37:27 THIS COMPREHENSIVE STUDY SHOULD BE CONDUCTED BEFORE AN
07:37:30 AFFIRMATIVE DECISION IS RENDERED.
07:37:32 THANK YOU FOR THE OPPORTUNITY FOR HAVING TO SPEAK IN FRONT
07:37:34 OF ALL THE BOARD MEMBERS AND THANK YOU AGAIN.
07:37:40 [APPLAUSE]
07:37:41 >>Tammy Duran: MICHAEL, THEN JOHN, AND BARBARA WILL BE NEXT.
07:37:51 >> GOOD EVENING.
07:37:52 MY NAME IS MICHAEL HERB.
07:37:55 I'M A RESIDENT OF RAPALLO.
07:37:58 I AM AN INSURANCE BROKER FOR 45 YEARS.
07:38:01 I AM LICENSED IN THE U.S. FOR SOME SIX YEARS, LICENSED IN
07:38:06 FLORIDA AND OTHER STATES IN THE U.S.
07:38:08 I SPECIALIZE IN CONSTRUCTION AND LIABILITY INSURANCE, MY
07:38:12 PARTICULAR SPECIALITY IS PROFESSIONAL LIABILITY OVER
07:38:17 ARCHITECTS AND ENGINEERS.
07:38:18 WE HAD A MOMENTOUS EVENT HERE.
07:38:23 HURRICANE IAN.
07:38:24 ANYONE WHO DROVE PAST 41 COULD SEE THE AMOUNT OF WATER THAT
07:38:30 IS IN THE SPACE WHERE THE DEVELOPMENT IS BEING PROPOSED.
07:38:36 I WALKED IT.
07:38:39 IT IS APPROXIMATELY .2 OF A MILE BY .3 OF A MILE, THEREFORE,
07:38:45 .6 OF SQUARE MILE, WHICH EQUATES TO 1,672,704 SQUARE FEET
07:38:56 APPROXIMATELY.
07:38:56 THE WATER LAY THERE FOR AT LEAST TEN DAYS.
07:39:03 WE MEASURED THE HEIGHT.

07:39:05 CONSERVATIVELY, CONSERVATIVELY THE AVERAGE HEIGHT WAS 18
07:39:11 INCHES FOR TEN DAYS.
07:39:12 THAT EQUATES TO 2,509,056 CUBIC FEET OF WATER.
07:39:21 NOW, WHAT DOES THAT MEAN?
07:39:26 IF YOU CONVERT IT TO U.S. LIQUID GALLONS, THAT'S 18,769,042
07:39:36 U.S. LIQUID GALLONS.
07:39:38 I HAVE TO SAY U.S. BECAUSE I'M BRITISH, OF COURSE.
07:39:41 BUT FOR THAT POINT OF VIEW, IF ANYONE DROPPED A GALLON OF
07:39:46 WATER, WE HAVE OUR WATER TANK GO JUST THIS LAST WEEK, THAT'S
07:39:50 ALL GOT TO GO SOMEWHERE.
07:39:52 THERE HAS BEEN SUCH A SIGNIFICANT EVENT CHANGE WITH CLIMATE
07:39:55 CHANGE, THE AMOUNT OF DEVELOPMENT THAT HAS BEEN HERE
07:39:59 ALREADY, THAT WATER, AS FRANK HAS POINTED OUT, HAS TO GO
07:40:03 SOMEWHERE ELSE.
07:40:03 I THINK AT THE VERY LEAST THERE NEEDS TO BE, A SIGNIFICANT
07:40:07 EVENT, THERE NEEDS TO BE A NEW ENVIRONMENTAL STUDY ON THE
07:40:11 EFFECTS, BECAUSE THAT IS OBVIOUSLY A PONDING AREA FOR EVERY
07:40:14 WHERE ELSE.
07:40:14 IF IT'S NOT GOING THERE, IS IT COMING TO US?
07:40:17 IS THAT GOING TO AFFECT OUR ABILITY TO GET FLOOD INSURANCE?
07:40:20 THAT'S ALL I HAVE TO SAY.

07:40:25 THANK YOU VERY MUCH.
07:40:30 [APPLAUSE]
07:40:30 >>Mary Gibbs: AGAIN, CAN WE PLEASE LIMIT THE APPLAUSE?
07:40:33 >>Tammy Duran: JOHN, BARBARA, AND THEN TOM WILL BE NEXT.

07:40:38 >> MY ITEM HAS BEEN COVERED.
07:40:40 >>Tammy Duran: BARBARA?
07:40:43 >> [NOT SPEAKING INTO A MICROPHONE]
07:40:45 >>Tammy Duran: BARBARA AND THEN TOM WILL BE NEXT.
07:40:49 >> HI, GOOD EVENING.
07:40:50 MY NAME IS BARBARA AGAIN.
07:40:51 I'M A RESIDENT OF RAPALLO AND A FULL-TIME RESIDENT IN
07:40:55 FLORIDA.
07:40:55 I'M SPEAKING THIS EVENING TO URGE YOU NOT TO LET A
07:40:59 McDONALD'S GO IN FRONT OF RAPALLO.
07:41:01 I WALK A LOT OUTSIDE OF RAPALLO, AND AS A PEDESTRIAN, I'M
07:41:05 VERY RARELY GIVEN THE RIGHT-OF-WAY.
07:41:07 AND WITH THE INCREASED TRAFFIC THAT A McDONALD'S IS GOING
07:41:10 TO BRING, THE SAFETY CONCERNS ME A LOT FOR THOSE OF US WHO
07:41:14 WALK AND BIKE.
07:41:15 AS A MATTER OF FACT, MY HUSBAND WAS IN A CYCLING ACCIDENT
07:41:18 JUST TWO WEEKS AGO RIGHT THERE AT VIA RAPALLO DUE TO A
07:41:22 DRIVER NOT PAYING ATTENTION.
07:41:23 ONCE AGAIN, I'M JUST CONCERNED OF THE INCREASES TRAFFIC THAT
07:41:26 THIS McDONALD'S IS GOING TO BRING.
07:41:28 ALSO, DURING PEAK HOURS, SUCH AS 5 TO 6 P.M., IT CAN TAKE UP
07:41:34 TO 7 MINUTES TO TURN LEFT FROM SOUTHBOUND 41 ONTO VIA
07:41:38 RAPALLO.
07:41:39 AND IF A McDONALD'S IS BUILT, THAT'S JUST GOING TO
07:41:42 INCREASE THE TRAFFIC AND THE SAFETY CONCERNS ME.

07:41:45 JUST NOT FOR THE PEOPLE TURNING LEFT, BUT ALSO PEOPLE WHO
07:41:48 ARE IN THAT TURN LANE THAT COULD POSSIBLY BACK OUT INTO 41
07:41:53 SOUTHBOUND.
07:41:54 I THINK WE'RE GOING TO HAVE A LOT OF ACCIDENTS THERE, AND IT
07:41:57 CONCERNS ME.
07:41:57 I'M ALSO VERY CONCERNED ABOUT THE QUALITY OF LIFE AND
07:42:02 ENVIRONMENTAL ISSUES.
07:42:03 65% OF SALES OF FAST FOOD BURGER RESTAURANTS COME FROM THE
07:42:07 DRIVE-THROUGH WINDOWS.
07:42:09 THIS MEANS EMISSIONS FROM THE LINE OF CARS AND TRUCKS
07:42:11 WAITING IN LINE, WE'RE GOING TO HEAR IT, WE'RE GOING TO
07:42:14 SMELL IT, WE'RE GOING TO SEE IT.
07:42:15 IN THE EVENING HOURS, THESE CARS ARE ALSO GOING TO ADD TO
07:42:19 THE LIGHT POLLUTION, AND THEN WE ALSO HAVE THE TRASH
07:42:22 DUMPSTERS, WHICH WILL BEGIN TO SMELL LIKE BAD GREASE AND
07:42:25 ROTTEN FOOD AND ATTRACT ALL KINDS OF RODENTS.
07:42:28 MY FOREVER HOME IS IN RAPALLO.

07:42:30 AND IT FACES WEST.
07:42:32 AND RIGHT NOW, I HAVE SOME OF THE MOST BEAUTIFUL SUNSETS AND
07:42:35 IT'S SO PEACEFUL.
07:42:37 BUT NOW WITH A McDONALD'S IN MY FRONT YARD, I'M GOING TO
07:42:40 BE HEARING THE CARS' MOTORS RUNNING, THE PATRONS BEING ASKED
07:42:44 FROM A MICROPHONE, DO YOU WANT TO SUPER SIZE THAT?
07:42:49 GREAT.
07:42:49 DRIVE AROUND.

07:42:50 I'LL ALSO BE SEEING THE LIGHTS FROM THE SIGNAGE AND CARS IN
07:42:54 THE DRIVE-THROUGH LINE.
07:42:54 MY FOREVER HOME, BEAUTIFUL SUNSET WILL BE COMPROMISED AND
07:42:57 NOT SO PEACEFUL ANYMORE.
07:42:59 THIS ALSO MEANS THAT THE VALUE OF MY HOME HAS DEPRECIATED.
07:43:03 SO I URGE YOU NOT TO LET A McDONALD'S BE BUILT IN FRONT OF
07:43:06 RAPALLO.
07:43:07 IN CLOSING, I'D LIKE TO JUST TOUCH ON THE CORPORATE
07:43:11 CITIZENSHIP.
07:43:13 MANY RESIDENTS OF RAPALLO HAVE RECEIVED A CEASE AND DESIST
07:43:16 LETTER.
07:43:17 THIS DOESN'T FEEL LIKE CORPORATE CITIZENSHIP TO ME.
07:43:19 IT FEELS LIKE THE PARTIES INVOLVED ARE MORE INTERESTED IN
07:43:23 TRYING TO SILENCE OUR VOICES AND OUR CONCERNS.
07:43:26 IT FEELS LIKE INTIMIDATION AND CORPORATE GREED.
07:43:30 SO THERE, I ASK YOU, PLEASE DO NOT LET McDONALD'S BUILD IN
07:43:33 FRONT OF RAPALLO.
07:43:34 THANK YOU FOR YOUR TIME.
07:43:35 [APPLAUSE]
07:43:38 >>Tammy Duran: TOM.
07:43:39 BARB, JIM McCUE.
07:43:50 >> THANK YOU FOR THE OPPORTUNITY TO SPEAK.
07:43:52 MY NAME IS TOM HOLBROOK.
07:43:54 MY WIFE AND I HAVE BEEN IN RAPALLO FOR 14 YEARS.
07:43:58 I HAVE CONCERNS NOT ABOUT THE DEVELOPMENT ITSELF, BUT -- AND

07:44:05 I DON'T HOLD ANY ANIMOSITY TOWARD ANY FAST FOOD RESTAURANTS.
07:44:09 I DON'T BELIEVE ANY TYPE OF DRIVE-UP FAST-FOOD RESTAURANT IS
07:44:14 APPROPRIATE FOR THAT LOCATION RIGHT IN FRONT OF OUR GATE.
07:44:17 NOW, CHANGED MY FEELINGS A LITTLE BIT AFTER HEARING THAT
07:44:20 MAYBE WE WOULD CONSIDER MOVING IT.
07:44:21 AT FIRST I WAS SAYING NOTHING SHOULD BE THERE.
07:44:24 MY MAIN CONCERN IS HOW CLOSE THE FAST FOOD DRIVE-UP
07:44:31 RESTAURANT WOULD BE TO OUR GATE.
07:44:33 THE ESTERO LAND DEVELOPMENT CODE STATES ANYTHING WITHIN 300
07:44:38 FEET CANNOT ADVERSELY AFFECT A RESIDENTIAL COMMUNITY.
07:44:42 NOW, EVERYBODY HAS TALKED ABOUT NOISE, LIGHT, TRAFFIC.
07:44:47 NO ONE HAS TALKED ABOUT OLFACTORY OR SMELL POLLUTION.
07:44:53 NOW, I'M CONCERNED BECAUSE I GPS'D FROM OUR FRONT GATE TO

07:45:01 THE PROPERTY, FROM OUR SCHOOL BUS STOP TO THE PROPERTY, FROM
07:45:04 OUR POOL TO THE PROPERTY, FROM OUR COMMUNITY AREAS TO THE
07:45:08 PROPERTY, FROM THE BEDROOMS TO THE PROPERTY.
07:45:11 THEY ARE ALL WITHIN 200 FEET, NO MORE THAN 500 FEET TO THE
07:45:15 COMMUNITY AREAS.
07:45:16 THE BUILDINGS AROUND US RIGHT HERE I GPS'D, 200 FEET, 300
07:45:23 FEET.
07:45:24 DO YOU THINK YOU'RE GOING TO SMELL A McDONALD'S OR ANY
07:45:27 FAST FOOD RESTAURANT IF IT'S THERE, THERE, OR THERE OR
07:45:32 OUTSIDE OF OUR FRONT GATE?
07:45:34 NOW, I'VE CHANGED MY TUNE A LITTLE BIT.
07:45:36 IF YOU HAVE TO HAVE A FAST FOOD RESTAURANT, PUT IT ON THE

07:45:40 SOUTH END.
07:45:41 I'M CONCERNED ABOUT THE SMELL.
07:45:48 IF THIS WAS A CITY, THERE ARE HUNDRED FOOT RESIDENTIAL LOTS
07:45:53 IN MOST CITIES.
07:45:54 NOW, MOST OF US WOULD NOT WANT A FAST FOOD RESTAURANT OF ANY
07:45:58 TYPE TWO OR THREE DOORS DOWN FROM YOUR HOUSES OR ANY OF
07:46:02 OURS.
07:46:03 IF WE HAVE TO HAVE IT, LOOKING AT THE SITE PLAN, IF YOU'RE
07:46:07 GOING TO MOVE IT TO THE SOUTH, THAT TRIPLES THE DISTANCE
07:46:10 FROM OUR PROPERTY, OUR GATE.
07:46:14 SO IT REDUCES THAT OLFACTORY POLLUTION A LITTLE.
07:46:19 SO IF WE HAVE TO SUFFER A FAST FOOD ESTABLISHMENT THERE, I
07:46:24 THINK IT'S IMPORTANT TO CONSIDER MOVING IT TO THE SOUTH END
07:46:29 AND NOT IN FRONT OF OUR FRONT GATE.
07:46:36 IF THAT IS ALLOWED, ALL OF US IN RAPALLO ARE GOING TO SUFFER
07:46:40 THE EFFECTS OF THAT OLFACTORY OR SMELL POLLUTION STARTING
07:46:43 WITH THAT EARLY MORNING BREAKFAST SANDWICH, THEN THE
07:46:46 BURGERS, THE CHICKENS, AND EVEN THE LATE-NIGHT SMELL OF
07:46:50 FRENCH FRIES.
07:46:50 PLEASE DON'T SET A PRECEDENT HERE AND ALLOW ANY FAST FOOD
07:46:55 RESTAURANTS ANYWHERE IN ESTERO THIS CLOSE TO PRIVATE HOMES,
07:46:59 DRIVEWAYS, OR OUR FRONT DOOR AND GATE.
07:47:02 MOVE IT TO THE OTHER END IF IT'S GOING TO BE ANYWHERE, BUT
07:47:05 NOT ON OUR FRONT DOOR.
07:47:07 YOU FOLKS, THE PZB HAVE THE ABILITY TO MANAGE THIS

07:47:13 DEVELOPMENT PROPERLY, PROTECT OUR NEIGHBORHOODS, MINIMIZE
07:47:16 THE ADVERSE EFFECTS ON US, THE RESIDENTS, THE TAXPAYERS.
07:47:23 PLEASE DO NOT ALLOW THE DEVELOPMENT OF THE FAST FOOD
07:47:26 RESTAURANT IN THAT LOCATION IN FRONT OF OUR GATE.
07:47:29 YOU'RE SETTING A PRECEDENT THAT'S GOING TO BE SEIZED UPON BY
07:47:33 A DEVELOPER SUCH AS THIS, AND THEY ARE GOING TO PUT THEM IN
07:47:36 FRONT OF EVERYBODY'S GATES OR DIFFERENT GATES.
07:47:41 AGAIN, THE OVERALL DEVELOPMENT IS NOT THE PROBLEM.
07:47:44 THE INCLUSION OF A FAST FOOD RESTAURANT IN THAT LOCATION IN

07:47:48 FRONT OF OUR GATE, IT'S NOT APPROPRIATE.
07:47:53 ANYWHERE BUT THERE.
07:47:55 THANKS FOR YOUR TIME AND CONSIDERATION.
07:47:59 [APPLAUSE]
07:48:04 >>Tammy Duran: BARB.
07:48:05 BARBARA SYKES.
07:48:18 >>Mary Gibbs: SHE SAID SHE LEFT TO GO VOTE.
07:48:20 I'M NOT SURE IF SHE CAME BACK.
07:48:22 >>Tammy Duran: JIM McCUE.
07:48:24 THEN PETER AND THEN PAUL.
07:48:37 >> GOOD EVENING.
07:48:37 JIM McCUE, I'VE BEEN A RESIDENT OF RAPALLO FOR ABOUT 14
07:48:41 YEARS.
07:48:42 VERY HAPPILY A RESIDENT WITH MY WIFE.
07:48:47 IT'S A LITTLE DIFFERENT TONIGHT HEARING ALL THE RESPONSES
07:48:50 PEOPLE HAVE GIVEN.

07:48:51 I'VE HAD A LIST THAT MIMIC MOST ALL OF THEM.
07:48:55 AND I CERTAINLY DON'T WANT TO TAKE UP MORE TIME THAN
07:48:58 NECESSARY.
07:48:59 HOWEVER, THE HEART OF MY CONCERN IS SAFETY, AS MANY PEOPLE
07:49:03 ALLUDED TO.
07:49:04 AND MY MINE CONCERN IS THE ENTRANCE TO VIA RAPALLO FROM 41,
07:49:09 FROM U.S. 41.
07:49:10 I KNOW THAT IN 14 YEARS, HEADING SOUTH TO TURN INTO OUR
07:49:16 RESIDENCE, MAYBE I'VE DONE IT FOUR TIMES.
07:49:19 I'M PETRIFIED TO STOP AND TAKE A LEFT-HAND TURN TO RAPALLO
07:49:24 ON 41 WHEN CARS ARE PASSING BY 60 MILES AN HOUR, BOTH BEHIND
07:49:28 ME AND IN FRONT OF ME.
07:49:30 SO I THINK IT'S ALMOST NEGLIGENT TO SUGGEST THAT THERE IS A
07:49:36 REPORT, A TRAFFIC REPORT THAT I GUESS NO ONE HAS SEEN,
07:49:40 DEVELOPED OR GIVEN TO US TONIGHT AFTER PEOPLE VOTE, THAT
07:49:44 IT'S OKAY AND EVERYTHING HAS BEEN APPROVED AND IT'S FINE.
07:49:46 IT'S NOT DANGEROUS.
07:49:47 I'M SO CONCERNED OF SOMEBODY BEING REAR-ENDED OR TRAGICALLY
07:49:53 KILLED IN THE FRONT OF OUR COMMUNITY THAT I THINK IT'S
07:49:57 REALLY, REALLY SOMETHING THAT NEEDS TO BE ADDRESSED, EITHER
07:50:00 THROUGH A MORE THOROUGH STUDY, A DELAY, OR MOVING POSSIBLY A
07:50:05 McDONALD'S WHICH IS THE MAIN CAUSE OF THE TRAFFIC THERE TO
07:50:08 THE SOUTH END OF THE PROPERTY.
07:50:10 THANK YOU FOR LISTENING.
07:50:15 [APPLAUSE]

07:50:15 >>Tammy Duran: PETER.
07:50:17 PETER, PAUL, AND THEN JULIE WILL BE NEXT.
07:50:29 >> MY NAME IS PETER WRESTLER.
07:50:31 I'VE LIVED IN RAPALLO FOR 12 YEARS.
07:50:34 ALL OF THE POINTS THAT I WAS GOING TO MAKE HAVE ALREADY BEEN

07:50:36 MADE WITH THE EXCEPTION OF ONE OF THE REASONS WE MOVED TO
07:50:41 RAPALLO WAS MY WIFE IS A SHOPPING FANATIC, WHICH EVERYBODY
07:50:48 KNOWS, AND IS PROUD OF.
07:50:50 AND ONE OF THE REASONS WE MOVED THERE WAS ACCESSIBILITY TO
07:50:56 THE COCONUT MALL.
07:50:57 THERE WAS NOTHING MORE FUN THAN GOING OUT FRONT, WALKING TO
07:51:02 THE MALL, NICE QUIET STREET, VIA VILLAGIO, AND THEN WALKING
07:51:08 BACK.
07:51:08 DIDN'T MATTER IF IT WAS DAY OR NIGHT.
07:51:11 THERE WAS VERY LITTLE TRAFFIC ON THAT ROADWAY.
07:51:13 WE COULD BRING OUR GRANDCHILDREN UP THERE IN STROLLERS,
07:51:16 RIDING BIKES, AND I FEAR TREMENDOUSLY THAT THAT OPPORTUNITY
07:51:21 IS GOING TO BE GONE WITH AN INCREASE OF I BELIEVE THE AGENDA
07:51:26 SAID UP TO 3,000 CARS PER DAY GOING IN AND OUT OF THAT AREA
07:51:31 OF THE PLAZA.
07:51:33 AND I THINK THAT THE FAST FOOD PLACE REGARDLESS OF WHAT TYPE
07:51:36 IT IS, IS GOING TO BE ONE OF THE MAJOR CONTRIBUTORS TO THAT,
07:51:40 AND I THINK EVERYBODY WOULD AGREE TO THAT, AND I REALLY WISH
07:51:43 YOU WOULD CONSIDER SOME ALTERNATIVE TO THAT.
07:51:46 THANK YOU.

07:51:53 >>Tammy Duran: PAUL, JULIE.
07:51:54 JOHN SHEHAN WILL BE AFTER JULIE.
07:51:57 JOHN SHEHAN WILL BE AFTER HER.
07:52:10 >> GOOD EVENING, EVERYBODY, AND THANK YOU VERY MUCH FOR THE
07:52:12 OPPORTUNITY TO SHARE SOME OF OUR FEELINGS.
07:52:15 I'VE BEEN A RAPALLO RESIDENT FOR ALMOST 17 YEARS.
07:52:19 BACK IN 2004, WHEN WE DISCOVERED THE ESTERO AND THE
07:52:25 COMMUNITY OF RAPALLO, MR. WALLACE GAVE US THIS BEAUTIFUL
07:52:28 VISION OF NOT ONLY WHAT THIS AREA WAS GOING TO TURN INTO,
07:52:33 BUT ALSO ESPOUSED HOW THE COMMUNITY, THE STRONG COMMUNITY
07:52:38 PLANNING THAT WAS OCCURRING IN ESTERO WAS GOING TO REALLY
07:52:42 SET THIS AREA APART.
07:52:43 I'M ASKING THE PLANNING AND DESIGN BOARD TO REALLY KEEP IN
07:52:48 MIND THE ITEMS THAT YOU'VE DONE IN THE PAST AND HOW THEY'VE
07:52:54 REALLY BEEN GEARED TO BE A GREAT BALANCE BETWEEN WHAT THE
07:53:00 RESIDENTS NEED AND EXPANDING VERY GOOD COMMERCIAL
07:53:07 DEVELOPMENT, WHICH CAN ADD TO THE TAX BASE.
07:53:09 WE UNDERSTAND IT.
07:53:10 WE GET ALL OF THAT.
07:53:12 FOR THOSE OF YOU WHO ARE NOT THAT FAMILIAR WITH RAPALLO, IT
07:53:14 IS A MULTIGENERATIONAL COMMUNITY.
07:53:16 WE HAVE SCHOOL-AGE CHILDREN.
07:53:18 THEIR BUS STOP IS ON VIA RAPALLO RIGHT IN FRONT OF THE GATE
07:53:23 AND ADJACENT TO THE PARCEL WHERE THE FAST FOOD RESTAURANT IS
07:53:26 CURRENTLY PROPOSED.

07:53:28 THE NUMBER OF DRIVERS WHO USE VIA VILLAGIO AS A CUT-THRU TO

07:53:34 AND FROM THE COCONUT POINT MALL HAS STEADILY INCREASED
07:53:38 MAINLY DUE TO THE TRAFFIC ON U.S. 41.
07:53:41 NOW IT'S MADE EVEN WORSE WITH THE OPENING OF THE RESERVE
07:53:43 APARTMENTS ON SANDY LANE.
07:53:45 ALTHOUGH THERE IS A STOP SIGN AND CROSSWALK AT THE
07:53:48 INTERSECTION OF VIA VILLAGIO AND SWEETWATER RANCH, THE
07:53:51 MAJORITY OF DRIVERS ECHOING WHAT BARBARA SAID EARLIER, NEVER
07:53:56 SLOW DOWN, NEVER STOP.
07:53:57 I CAN BE STANDING IN THAT CROSSWALK AND THEY GO BLOWING
07:54:02 THROUGH.
07:54:02 IT IS A VERY DANGEROUS AREA FOR WALKERS AND BIKERS TODAY.
07:54:07 BEFORE WE START TALKING ABOUT A POTENTIAL OF TWO OR THREE
07:54:11 THOUSAND MORE CARS COMING THROUGH ON A DAILY BASIS.
07:54:14 PRESENTLY, WITH THIS HIGH VOLUME OF TRAFFIC THAT'S ON 41,
07:54:21 RAPALLO RESIDENTS, AS YOU HEARD, ARE NOT COMFORTABLE.
07:54:24 WE DON'T GO OUT AND I KNOW IT WAS MENTIONED, WE DON'T GO OUT
07:54:27 OF VIA RAPALLO.
07:54:30 WE GO OVER TO WILLIAMS TO A TRAFFIC LIGHT OR WE GO OVER TO
07:54:33 THE SHOPS AT VILLAGE WAY TO THAT TRAFFIC LIGHT SO WE CAN
07:54:36 ENTER AND EXIT VERY SAFELY.
07:54:39 YOU'RE TAKING YOUR LIFE IN YOUR HANDS IF YOU TRY TO DO
07:54:42 ANYTHING WITH VIA RAPALLO.
07:54:44 GOD FORBID YOU TRY TO GO ACROSS FROM THERE.
07:54:47 SO WHAT I'M ASKING YOU ALL TO DO IS BEFORE YOU RENDER A FULL

07:54:53 DECISION ON THE PARCEL WITH THE FAST FOOD WITH NOW MULTIPLE
07:54:59 DRIVE-THROUGH, THAT A GOOD, STRONG DETAILED TRAFFIC STUDY BE
07:55:03 DONE AND NOT A TRAFFIC STUDY THAT WAS DONE PAID BY THE
07:55:07 DEVELOPER.
07:55:08 TOTALLY INDEPENDENT TRAFFIC STUDY BE DONE THAT CAN GET A
07:55:11 REAL GOOD HANDLE ON THIS INCREASE OF TRAFFIC AND CAN THESE
07:55:15 RING ROADS AROUND THIS PARCEL SUPPORT THE TRAFFIC.
07:55:19 I THANK YOU VERY MUCH FOR THE PRIVILEGE OF YOUR TIME.
07:55:22 [APPLAUSE]
07:55:24 >>Tammy Duran: JOHN.
07:55:24 JOHN SHEHAN, BOB JOHNSON, AND THEN BASIL WILL BE NEXT.
07:55:31 JOHN SHEHAN?
07:55:32 JOHN S-H-E-H-A-N.
07:55:43 BOB JOHNSON.
07:55:48 BASIL?
07:55:49 JOHN GRAFTY WILL BE AFTER HIM.
07:56:04 >> GOOD EVENING.
07:56:04 I'M BASIL RUSEN.
07:56:06 MY WIFE SHELLY AND I HAVE LIVED IN RAPALLO -- OWNED IN
07:56:08 RAPALLO TEN YEARS.
07:56:09 WE LIVED HERE ABOUT EIGHT.
07:56:12 I WOULD LIKE TO THANK AND COMMEND ALL THE PRIOR SPEAKERS
07:56:15 FROM RAPALLO THAT ARE HERE AND ALL THE PEOPLE THAT ARE

07:56:18 PRESENT HERE.
07:56:19 THEY HAVE DONE SO UNDER EXTREME DURESS.

07:56:24 LET ME TELL YOU ABOUT THAT.
07:56:25 YOU SEE, DESPITE THE EXISTENCE OF THE U.S. CONSTITUTION,
07:56:29 EXISTING FEDERAL AND FLORIDA CASE LAW, THE NOERR-PENNINGTON
07:56:34 DOCTRINE CREATED IN 1961 BY THE U.S. SUPREME COURT, AND THE
07:56:37 FLORIDA ANTI-SLAPP STATUTE ADOPTED IN 2000, ALL OF US
07:56:43 RESIDENTS OF RAPALLO AND OUR BOARD HAVE BEEN THREATENED BY
07:56:45 THE SHUTTS LAW FIRM OF WEST PALM BEACH, FLORIDA, A LAW FIRM
07:56:52 THAT REPRESENTS DKC MARKETPLACE AT COCONUT POINT AND THE
07:56:57 DEVELOPMENT OF McDONALD'S THERE WITH A BLUSTERY CEASE AND
07:57:02 DESIST LETTER THAT THEY PLAN TO SUE ANYONE WHO OPPOSES THEIR
07:57:08 DEVELOPMENTAL PLANS AT COCONUT POINT WITH ACTUAL AND
07:57:12 CONSEQUENTIAL DAMAGES, PUNITIVE DAMAGES, EXEMPLARY DAMAGES
07:57:16 AND REIMBURSEMENT OF ATTORNEYS' FEES AND COSTS UNLESS WE
07:57:19 CEASE AND DESIST AND DO NOT INTERFERE WITH THEIR DEVELOPMENT
07:57:23 OF THE McDONALD'S.
07:57:24 WELL, I GUESS WE'RE ALL OPENING OURSELVES UP, INCLUDING THIS
07:57:29 BOARD FOR THE SHUTTS LAW FIRM TO COME AND SUE US.
07:57:32 COME ON AND GET US.
07:57:33 WE'LL BE THERE.
07:57:34 I'LL PUT ON MY TIE AND WE'LL GO TO COURT TOGETHER.
07:57:37 THEY WANT THE PLANNING, ZONING, AND DESIGN BOARD MEETING TO
07:57:39 GO QUIETLY WITH NO PUBLICITY AND NO OPPOSITION.
07:57:44 BECAUSE THEY REPRESENT A MILLION-DOLLAR CORPORATION, THEY
07:57:47 BELIEVE THAT THEY SHOULD CONTROL THIS MEETING AND ITS
07:57:51 OUTCOME.

07:57:51 THEY ARE THE THOUSAND-POUND GORILLA AND THEY WANT A SEAT IN
07:57:55 THE MIDDLE OF THIS ROOM.
07:57:57 THANKFULLY, WE'RE AT THIS MEETING EXERCISING OUR RIGHTS AND
07:57:59 HAVE EQUAL JUSTICE UNDER THE LAW TO CHALLENGE THIS
07:58:03 MULTIBILLION DOLLAR CORPORATION AND HIGH-POWERED LAW FIRM.
07:58:08 YOU HEARD WHEN QUESTIONED BEFORE, WHY IS A McDONALD'S --
07:58:12 WHY ISN'T McDONALD'S AT THE NORTH END AND AT THE SOUTH
07:58:15 END?
07:58:16 BECAUSE THAT'S WHERE THE GORILLA WANTS IT.
07:58:18 THEY WANT IT AT THE NORTH END.
07:58:19 THEY WON'T CONSIDER MOVING IT.
07:58:21 WELL, THEY HAVE TO COME BEFORE YOU WHERE EVERYTHING IS
07:58:25 EQUAL.
07:58:26 THE DESIGN AND REVIEW BOARD.
07:58:28 FORGET ZONING.
07:58:29 WE WENT THROUGH THAT AND WE'RE NOT AT THE ZONING ISSUE BUT
07:58:32 WE'RE AT DESIGN AND PLANNING.
07:58:35 AND WHAT ARE THINGS THIS BOARD CAN DO?
07:58:38 HOW CAN THE BOARD CURTAIL HOURS?

07:58:40 NIGHTTIME DELIVERIES.
07:58:41 WE'RE TALKING ABOUT DURING THE DAYTIME WHEN CARS COME.
07:58:45 HOW ABOUT 3:00 IN THE MORNING WHEN DELIVERY TRUCKS COME WITH
07:58:47 THE REVERSE BEEPERS AND AIR BRAKES AND FROM DESTROYING THE
07:58:51 PEACE AND TRANQUILITY OF OUR NEIGHBORHOOD.
07:58:53 RAPALLO WAS DEVELOPED AT GREAT EXPENSE BY A VERY CAREFUL

07:58:58 DEVELOPER WHO WANTED A MEDITERRANEAN LOOK.
07:59:02 HE SENT ARCHITECTS TO RAPALLO, ITALY, SEVERAL TIMES TO GET
07:59:06 THE FEEL AND STYLE OF THE ITALIAN CITY.
07:59:09 NOWHERE WERE THERE ANY GOLDEN ARCHES THERE.
07:59:13 [LAUGHTER]
07:59:16 [APPLAUSE]
07:59:16 WE TAKE GREAT PRIDE IN OUR COMMUNITY.
07:59:21 WE JUST SPENT $250,000 ON THE FRONT ENTRANCE WITH AN
07:59:25 EXQUISITE WATER FEATURE TO ENHANCE OUR COMMUNITY.
07:59:29 COME LOOK AT IT.
07:59:30 I KNOW THAT ZONING IS NOT AN ISSUE, AND WE'VE GONE THROUGH
07:59:33 THAT.
07:59:33 I'M ASKING YOU TO USE YOUR POWERS AS A PLANNING AND DESIGN
07:59:37 COMMISSION TO REVERSE THE PLAN DESIGN.
07:59:40 PUT THAT MAP ON A MIRROR.
07:59:43 THROW THE McDONALD'S AT THE OTHER END.
07:59:46 PUT THE ALEHOUSE AT THE OTHER END, WE WOULD ALL BE HAPPY.
07:59:50 WE HAVE NO ISSUE WITH THAT.
07:59:51 WE'RE WORRIED ABOUT ALL THE THINGS THEY HAVE MENTIONED.
07:59:53 I'M NOT GOING TO GO THROUGH THEM, BUT WHAT CAN YOU DO AS THE
07:59:57 ZONING, PLANNING, AND DESIGN COMMISSION TO RECOMMEND THIS
07:59:59 CHANGE IN DESIGN AND PLANNING TO HELP THE RAPALLO COMMUNITY
08:00:03 AND NOT AFFECT THE BUILDING OF THE McDONALD'S PROJECT?
08:00:06 I THINK WE'VE EXPRESSED SOME IDEAS THAT WE CAN ALL BE HAPPY
08:00:10 IF IT'S JUST REVERSED.

08:00:12 THANK YOU VERY MUCH.
08:00:12 [APPLAUSE]
08:00:19 >>Tammy Duran: JOHN GAFTY.
08:00:23 ARE YOU COMING OR NO?
08:00:31 RICHARD.
08:00:32 AND THEN DAVID IS LAST.
08:00:37 >>Mary Gibbs: HOW MANY CARDS DO WE HAVE LEFT?
08:00:40 TWO?
08:00:40 >> MY NAME IS RICK BURROCK.
08:00:44 WE'VE BEEN RESIDENTS OF RAPALLO SINCE 2010.
08:00:47 I REALLY THANK THE COUNCIL, THE REPRESENTATIVES HERE FOR
08:00:54 HEARING US OUT.
08:00:55 I APPRECIATE ALL THE COMMENTS.
08:00:58 I HAVE TO SAY THAT IT'S BEEN A VERY, VERY STORMY
08:01:03 RELATIONSHIP ON THIS EPISODE WITH KONOVER SOUTH.

08:01:08 I'M REALLY SORRY THAT THAT OCCURRED THAT WAY, JEFF, BECAUSE
08:01:15 IT DIDN'T HAVE TO BE.
08:01:16 I WANT TO GIVE YOU A LITTLE BIT OF HISTORY BECAUSE I WAS
08:01:22 AROUND FOR THE LAST GO-AROUND WITH THE LUCKY'S GROCERY STORE
08:01:25 PROJECT.
08:01:25 THE PRESIDENT OF THE COMMUNITY AT THAT TIME WAS TONY ROSSI.
08:01:30 I'VE BEEN THE TREASURER OF THE COMMUNITY FOR A NUMBER OF
08:01:32 YEARS NOW.
08:01:34 WHEN WE WERE APPROACHED FOR INPUT FROM THE COMMUNITY DURING
08:01:39 THE LUCKY'S GROCERY STORE PROJECT, WE MET AND I BELIEVE,

08:01:43 JEFF, YOU HEADED THAT ONE UP AS WELL.
08:01:46 I THINK YOU WOULD AGREE THAT WAS A REMARKABLY DIFFERENT
08:01:50 ATMOSPHERE.
08:01:51 IT WENT REALLY WELL.
08:01:54 WE LOOKED AT IT.
08:01:55 WE ASKED A NUMBER OF QUESTIONS.
08:01:56 WE TRADED SOME IDEAS.
08:01:59 WE LOVE THE ALEHOUSE IDEA.
08:02:01 THE ALEHOUSE WAS GREAT.
08:02:03 AND THAT PROJECT WE SAID WE WOULD SUPPORT AND GIVE
08:02:08 RECOMMENDATION TO THE COMMUNITY.
08:02:10 THIS TIME AROUND, LET'S SAY THINGS WENT QUITE DIFFERENTLY.
08:02:15 BACK IN OCTOBER, I BELIEVE IT WAS, OF 2001, THERE WAS A ZOOM
08:02:20 MEETING WHERE NED DEWHIRST CAME OVER WITH JEFF WILLIAMS TO
08:02:24 THE COMMUNITY.
08:02:24 I WAS UP NORTH BUT PARTICIPATED IN THAT AS ONE OF THE BOARD
08:02:28 MEMBERS.
08:02:32 SAID RIGHT AWAY FROM THE GET-GO, SEEING IT BEING A FAST FOOD
08:02:36 RESTAURANT, I DON'T THINK WE KNEW IT WAS McDONALD'S THEN,
08:02:38 AND IT DIDN'T MATTER, JEFF JUST FLIP IT.
08:02:44 JUST FLIP THE PROJECT, EXACTLY WHAT EVERYBODY WAS SAYING.
08:02:47 THIS IS BACK TO 2001.
08:02:49 AND WHAT WE GOT BACK -- '21.
08:02:52 I'M SORRY.
08:02:53 '21.

08:02:53 WHAT WE GOT BACK IN RESPONSE TO THAT WAS, NO.
08:02:59 WHY?
08:03:00 WHY?
08:03:01 DOESN'T WORK.
08:03:03 THAT'S ALL WE GOT.
08:03:05 AFTER THAT, WE HAD NUMEROUS MEETINGS, AS JEFF INDICATED.
08:03:12 GARY CHARRED AND I, GARY IS PRESIDENT OF THE COMMUNITY AND I
08:03:16 AS TREASURER, WE HAD SEVERAL MEETINGS WITH JEFF WILLIAMS AND
08:03:20 NED DEWHIRST.
08:03:22 WE WROTE MULTIPLE LETTERS TO JEFF AND TO NED SPELLING OUT
08:03:25 THE SAME ISSUES OF JUST MOVE THE FAST FOOD RESTAURANT TO THE

08:03:31 OTHER END AND WE'LL BE ABLE TO GET, WE THINK, COMMUNITY
08:03:35 SUPPORT FOR THIS.
08:03:36 AND THE ANSWER WAS ALWAYS, NO.
08:03:40 WHAT JEFF INDICATED AT THAT TIME IN ONE OF THE MEETINGS WAS
08:03:45 THE ONLY WAY THE McDONALD'S RESTAURANT IS MOVING IS IF
08:03:51 McDONALD'S WANTS IT MOVED.
08:03:53 OKAY, GIVEN THAT INDICATION, I CONTACTED, BY PICKING UP THE
08:03:59 TELEPHONE AND CALLING SOME NUMBERS OFF THE INTERNET.
08:04:02 I ENDED UP WITH THE NATIONAL REAL ESTATE DIRECTOR FROM
08:04:05 McDONALD'S, MEREDITH WILSON.
08:04:06 I TALKED TO MEREDITH AT SOME LENGTH, VERY CORDIAL
08:04:13 CONVERSATIONS.
08:04:14 I SENT HER AN E-MAIL LETTER, WHICH BASICALLY LAID OUT THE
08:04:19 REASONS WHY McDONALD'S SHOULD CONSIDER MOVING TO THE SOUTH

08:04:24 END OF THE DEVELOPMENT, INCLUDING MANY OF THE THINGS THAT
08:04:26 WERE MENTIONED TONIGHT.
08:04:28 IN RESPONSE TO THAT, SHE SAID, I WILL CONTACT THE DEVELOPER.
08:04:33 I THINK THESE ARE GOOD POINTS, AND WE'LL HAVE A TALK ABOUT
08:04:35 IT.
08:04:36 THE NEXT THING WE RECEIVED WAS THE MENTIONED THREATENED
08:04:40 LAWSUIT TWICE FROM THE SHUTTS LAW FIRM, COURTESY OF KONOVER
08:04:48 SOUTH.
08:04:49 BECAUSE THEY WANTED TO STIFLE THE COMMUNITY.
08:04:54 THERE ISN'T MUCH TO BELABOR HERE.
08:04:57 MY WHOLE PLEA IS THAT YOU'LL CONSIDER THAT THIS IS WHAT
08:05:01 MAKES SENSE IS TO MOVE IT TO THE OTHER END.
08:05:05 I SPOKE JUST TONIGHT WITH THE McDONALD'S REPRESENTATIVES
08:05:10 AND MILLER'S ALEHOUSE REPRESENTATIVES, AND WE TALKED ABOUT
08:05:13 THIS AT THE BREAK, AND I UNDERSTAND THERE ARE REASONS WHY
08:05:21 THEY WOULD DESIRE IT TO BE DIFFERENT.
08:05:23 BUT BACK WHEN THE LUCKY'S GROCERY STORE PROJECT WAS APPROVED
08:05:27 FROM OUR STANDPOINT AND THEN IT OBVIOUSLY FELL APART LATER,
08:05:31 MILLER'S ALEHOUSE WAS ON THE NORTH END.
08:05:35 AND APPARENTLY IT WAS ACCEPTABLE.
08:05:38 NOW, THERE'S A LOT OF SMART ENGINEERS HERE, I CAN TELL, AND
08:05:41 LOTS OF SMART PEOPLE.
08:05:44 AND IF THEY JUST TAKE THE SHEET OF PAPER AND REDRAW IT, I
08:05:48 CAN'T UNDERSTAND WHY IT CAN'T HAPPEN.
08:05:51 JUST BECAUSE IT'S LEGALLY ACCEPTABLE --

08:05:55 >>Tammy Duran: I'M SORRY, YOUR TIME IS UP.
08:05:57 >> -- IT DOESN'T HAVE TO BE THE WAY IT'S BEEN LAID OUT.
08:06:00 I ASK THE COUNCIL TO PLEASE BACK US UP ON THIS.
08:06:04 THANK YOU.
08:06:08 [APPLAUSE]
08:06:08 >>Tammy Duran: DAVID.
08:06:20 >> HI.

08:06:21 MY NAME IS DAVID YELLIN.
08:06:23 I AM A FELLOW RESIDENT OF RAPALLO.
08:06:25 I THINK YOU'VE ALL HEARD AND HOPEFULLY WILL DIGEST OUR
08:06:29 CONCERNS ABOUT THE McDONALD'S PROJECT.
08:06:31 NOT GOING TO BELABOR THEM.
08:06:33 TRAFFIC AND SAFETY, WATER RETENTION AND FLOODING,
08:06:36 GOVERNANCE.
08:06:37 THE ONLY THING THAT REALLY WASN'T MENTIONED IS THE HIGH
08:06:39 VOLUME WE GOT FROM THE DEPARTMENT OF TRANSPORTATION, FLORIDA
08:06:44 DOT, THAT BETWEEN CORKSCREW ROAD AND COCONUT ROAD ON A DAILY
08:06:50 BASIS, IN THE NEIGHBORHOOD OF 50,000 CARS ARE TRAVELING IN
08:06:55 EITHER DIRECTION ON A DAILY BASIS, AND A GOOD 10% OF THAT
08:07:02 POPULACE WILL PROBABLY BE COMING INTO McDONALD'S.
08:07:05 LET'S BE CLEAR.
08:07:08 WE WANT A McDONALD'S.
08:07:09 WE DO.
08:07:10 BECAUSE IT'S GOING TO BE A REVENUE GENERATOR FOR THE STATE,
08:07:14 THE COUNTY, AND THE VILLAGE.

08:07:17 HOWEVER, WE JUST DON'T WANT IT IN THIS LOCATION.
08:07:21 IT'S INCONGRUOUS TO ME THAT WE HAVE FUTURE DEVELOPMENT PLANS
08:07:26 FOR MILES OF BIKE PATHS AND A PARK, BUT YOU WANT TO PUT A
08:07:30 McDONALD'S IN A RESIDENTIAL AREA?
08:07:32 IF WE'RE NOT SUCCESSFUL IN OUR QUEST, WE DO WANT TO BE A
08:07:38 GOOD -- WE WANT TO BE A GOOD PARTNER, BUT RECOMMEND A FEW
08:07:43 CHANGES.
08:07:43 AS ALREADY BEEN STATED, WE'D LIKE TO MOVE THE PLANNED SITE
08:07:47 FOR McDONALD'S TO THE CORNER OF 41 AND SWEETWATER.
08:07:52 SECONDLY, IN CONCERT WITH THAT, THE THREE PLANNED EGRESSES,
08:07:57 TWO OF WHICH ARE ON VILLAGIO AND THE OTHER IS ON SWEETWATER,
08:08:01 WE'D LIKE TO REDUCE THAT TO TWO AND PUT THEM ON SWEETWATER
08:08:06 SO THERE'S EASY IN AND OUT FOR THE CUSTOMERS SO THAT THEY
08:08:10 DON'T IMPACT THE TRAFFIC AND SAFETY ISSUES THAT HAVE ALREADY
08:08:15 BEEN TALKED ABOUT ON VILLAGIO.
08:08:17 THIRDLY, WE WOULD LIKE TO SEE NO OUTSIDE SEATING IN
08:08:23 McDONALD'S.
08:08:24 THIS WOULD ELIMINATE A LOT OF NOISE AND GARBAGE THAT'S LEFT
08:08:27 OUTSIDE.
08:08:28 AS TEDIOUS AS McDONALD'S CAN BE ABOUT KEEPING THE OUTSIDE
08:08:31 AREA CLEAN, WE'RE DEALING WITH HUMAN NATURE AND PEOPLE ARE
08:08:36 GOING TO LEAVE THINGS AROUND.
08:08:38 I'VE PERSONALLY BEEN TO THE McDONALD'S ON 41 NEAR BONITA
08:08:43 BEACH ROAD, A FEW TIMES.
08:08:44 I PURPOSEFULLY HAVE GONE AROUND LUNCHTIME.

08:08:47 SO IT'S BUSY.
08:08:48 THAT IS A VERY QUIET, SMOOTH, EFFICIENT OPERATION WITH NO
08:08:54 OUTSIDE SEATING NOR ANY RESIDUAL SMELLS OR ODORS.

08:08:58 LASTLY, THE FOURTH POINT IS THE HOURS OF OPERATION.
08:09:04 McDONALD'S WANTS TO BE OPEN ON FRIDAY AND SATURDAY TO
08:09:07 1 A.M.
08:09:11 OTHER FAST FOOD RESTAURANTS SUCH AS WENDY'S, CULVER'S, TACO
08:09:15 BELL AND CHICK-FIL-A ALL CLOSE ON WEEKENDS AT 12 A.M., AND
08:09:20 WE WOULD LIKE TO SEE THE SAME HERE.
08:09:22 IN CLOSING, I WOULD LIKE TO ASK THE SAME RHETORICAL QUESTION
08:09:28 THAT I DID LAST AUGUST.
08:09:30 HOW WOULD YOU LIKE TO HAVE A McDONALD'S EITHER IN YOUR
08:09:33 FRONT OR YOUR BACKYARD?
08:09:36 COME ON, GUYS, LET'S DO THE RIGHT THING FOR THE COMMUNITY.
08:09:40 THANK YOU.
08:09:41 AND ONE LAST THING, I HAVE 798 SIGNED PETITIONS.
08:09:44 MARY, CAN I GIVE THEM TO YOU?
08:09:50 [APPLAUSE]
08:09:58 >>Tammy Duran: THAT'S THE LAST COMMENT.
08:10:02 >>Barry Jones: SCOTTY, THAT WAS THE LAST PUBLIC COMMENT.
08:10:07 >>Scotty Wood: OKAY.
08:10:07 WE WILL BRING IT BACK TO THE BOARD NOW.
08:10:10 >>Neale Montgomery: NO.
08:10:11 WE HAVE THE RIGHT FOR REBUTTAL.
08:10:12 >>Mary Gibbs: SCOTTY, THE APPLICANT WOULD LIKE TO HAVE

08:10:15 REBUTTAL.
08:10:15 >>Scotty Wood: GO AHEAD THEN.
08:10:17 ONE POINT, BEFORE YOU CONTINUE YOUR REBUTTAL, IT IS TEN
08:10:31 MINUTES AFTER 8:00.
08:10:34 OUR RULES OF PROCEDURE REQUIRE THAT THIS BOARD EITHER
08:10:38 ADJOURN AT 9:00 OR WE VOTE TO CONTINUE.
08:10:42 SO PLEASE KEEP YOUR REBUTTAL CONCISE, PLEASE.
08:10:45 THANK YOU.
08:10:45 >> JACOB: THANK YOU.
08:10:48 ABSOLUTELY.
08:10:48 I'LL BE VERY BRIEF OR AS QUICK AS I CAN.
08:10:51 I WANTED TO ADDRESS SOME OF THE COMMENTS THAT WERE JUST
08:10:54 EXPRESSED DURING THE PUBLIC COMMENT SECTION AND MAYBE TOUCH
08:10:56 ON SOME OF THE OPEN ITEMS THAT WERE LEFT FROM WHEN WE LAST
08:10:59 SPOKE.
08:11:01 REGARDING THE WATER, THE STORMWATER, OUR ENVIRONMENTAL
08:11:05 RESOURCE PERMIT IS PRESENTLY PENDING.
08:11:08 THAT IS PERMITTED THROUGH A SEPARATE WATER MANAGEMENT
08:11:11 DISTRICT.
08:11:11 THAT PERMIT TAKES INTO ACCOUNT THE EXISTING DOWNSTREAM
08:11:16 SYSTEM, THE CHANGES THAT HAVE BEEN MADE TO THAT SYSTEM OVER
08:11:18 THE YEARS AND ALL OF THE REQUISITE CALCULATIONS REGARDING
08:11:21 OUR IMPERVIOUS SURFACE AREAS.
08:11:23 ALL OF THOSE PRELIMINARY CALCULATIONS AND NUMBERS ARE SET
08:11:26 FORTH IN OUR FILE AND IN OUR PLANS, AND OUR CIVIL ENGINEER

08:11:31 IS HERE AND PRESENT AND READY TO ANSWER ANY QUESTIONS SHOULD
08:11:34 THIS BOARD HAVE ANY REGARDING OUR STORMWATER MANAGEMENT.
08:11:37 TRAFFIC, THE TRAFFIC STUDY IS IN THE RECORD, SO THERE WERE
08:11:43 SEVERAL COMMENTS MADE.
08:11:44 WE WANTED TO CLARIFY THAT IT IS IN THE RECORD.
08:11:46 OUR TRAFFIC ENGINEER IS HERE AND PRESENT AND AVAILABLE TO
08:11:49 SPEAK AGAIN TO VERIFY THAT TRAFFIC IS NOT EXPECTED TO AFFECT
08:11:54 THE RAPALLO ENTRANCE.
08:11:56 IT IS NOT EXPECTED TO BACK UP TO THE MAIN GATE AND THE
08:11:59 STUDIES THAT ARE IN THE RECORD VERIFY THAT.
08:12:01 THIS IS THE SAME TRAFFIC ENGINEER WHO ALTHOUGH THE VILLAGE
08:12:04 REQUIRED US TO HIRE ONE IS THE ENGINEER THAT IS MOST
08:12:08 FAMILIAR WITH THE AREA, WITH COCONUT POINT AND WITH THE
08:12:11 VILLAGE OF ESTERO.
08:12:12 THERE WERE SOME COMMENTS MADE ABOUT GROCERY STORES EARLIER.
08:12:17 I JUST ANECDOTALLY WANTED TO MENTION FROM A TRAFFIC
08:12:21 STANDPOINT, THE PRIOR PLAN, THE GROCERY STORE, GROCERY
08:12:28 DERIVE AND CREATE THE MOST TRIPS MORE THAN ANY OF THE USES
08:12:31 WE'RE TALKING ABOUT TODAY.
08:12:32 THEY ALSO HAVE DELIVERIES AT ALL HOURS OF THE NIGHT.
08:12:34 THEY ALSO HAVE DELIVERIES FROM MULTIPLE VENDORS.
08:12:36 YOU MIGHT SEE IN YOUR GROCERY STORE THE PUBLIX TRUCK, THE
08:12:40 COCA-COLA TRUCK, THE FRITO-LAY TRUCK ALL THERE AT THE SAME
08:12:43 TIME.
08:12:43 OUR USERS DON'T DO THAT.

08:12:44 THEY DON'T DO THAT.
08:12:46 REGARDING LIGHT AND NOISE POLLUTION, THE RECORD THAT HAS
08:12:48 BEEN SUBMITTED TO THIS BOARD, IF IT IS REVIEWED, WILL
08:12:53 ESTABLISH AND DOES ESTABLISH THAT THERE IS NO LIGHT
08:12:55 POLLUTION FROM OUR PROPERTY WHATSOEVER.
08:12:56 WHATSOEVER.
08:12:57 NO LIGHT SPILLS OFF OF OUR PROPERTY.
08:13:00 THERE IS NO IMPACT ON NOISE, AS WE'VE ALREADY ESTABLISHED.
08:13:03 THE NOISE REPORTS AND STUDIES HAVE BEEN SUBMITTED IN THE
08:13:05 RECORD INDICATING AS WE'VE PREVIOUSLY SAID THAT YOU WILL NOT
08:13:08 BE ABLE TO HEAR THE SPEAKERS FROM THE ORDERING SYSTEMS
08:13:11 WITHIN MORE THAN FIVE FEET AWAY FROM THEM AND THEY ARE ALL,
08:13:14 AS WE'VE PREVIOUSLY SHOWN, BETWEEN THE BUILDINGS AND THE
08:13:16 ROAD.
08:13:17 OUR SITE MEETS ALL -- ALL OF THE DESIGN ELEMENTS AND
08:13:21 TECHNICAL STANDARDS THAT ARE APPLICABLE TO US BY YOUR LAND
08:13:24 DEVELOPMENT CODE.
08:13:25 I JUST WANT TO REFER TO A FEW SECTIONS OF THAT LAND
08:13:27 DEVELOPMENT CODE THAT YOU'RE ALL VERY INTIMATELY FAMILIAR
08:13:31 WITH ALREADY.
08:13:32 SECTION 1302 SPECIFIES THAT THE RIGHTS OF LANDOWNERS SUCH AS

08:13:36 OURSELVES ARE TO BE RESPECTED.
08:13:37 SECTION 1302 GOES ON TO STATE OR ESSENTIALLY INFER THAT OUR
08:13:41 RIGHT TO DEVELOP OUR PROPERTY AND TO DEVELOP IT IN
08:13:45 ACCORDANCE WITH THE SITE PLAN THAT WE'VE PRESENTED THAT

08:13:47 MEETS EVERY ASPECT OF YOUR LAND DEVELOPMENT CODE IS
08:13:50 INHERENT.
08:13:51 WE HAVE THE RIGHT TO DEVELOP THE SITE PLAN AS PRESENTED.
08:13:54 SECTION 1305 OF YOUR LAND DEVELOPMENT CODE INDICATES THAT
08:13:57 THE CODE IN ITS APPLICATION SHOULD SUPPORT AND ENCOURAGE
08:14:00 MIXED USE DEVELOPMENT IN THE APPLICATION OF YOUR DEVELOPMENT
08:14:02 CODE.
08:14:02 THAT IS A FOUNDATIONAL PREMISE OF YOUR CODE TO SUPPORT AND
08:14:05 ENCOURAGE MIXED USE DEVELOPMENTS.
08:14:07 WELL, TO THAT END, A MIXED USE DEVELOPMENT MEANS A MIXTURE
08:14:11 OF USES AND THEY ARE ALL NECESSARILY PROXIMATE TO ONE
08:14:14 ANOTHER.
08:14:14 THE LAND DEVELOPMENT -- I APOLOGIZE.
08:14:19 I'LL JUST SKIP -- THE LAND DEVELOPMENT CODE REQUIRES IN
08:14:22 SECTION 1306 THAT HIGH-QUALITY DEVELOPMENTS ALONG U.S. 41 BE
08:14:27 APPROVED.
08:14:28 I THINK IT'S CLEAR FROM THIS EVENING'S MEETING AND FROM ALL
08:14:31 OF THE POSITIVE FEEDBACK THAT WE'VE RECEIVED THAT THIS IS A
08:14:33 HIGH-QUALITY DEVELOPMENT ON U.S. 41.
08:14:35 IT IS A MIXED USE DEVELOPMENT ON U.S. 41.
08:14:38 AND THAT IS EXACTLY WHAT SECTION 1305 VERBATIM OF YOUR LAND
08:14:42 DEVELOPMENT CODE REQUIRES THIS BOARD TO REVIEW AND APPROVE.
08:14:45 SECTION 1.91 OF YOUR COMPREHENSIVE PLAN DEFINES COCONUT
08:14:49 POINT REPEATEDLY AS A MIXED USE DEVELOPMENT.
08:14:52 THE COCONUT POINT DRI.

08:14:54 IT IS DEFINED AS A MIXED USE DEVELOPMENT.
08:14:57 AND SECTION 380.115 OF FLORIDA STATUTES ALLOWS DEVELOPMENTS
08:15:03 SUCH AS THIS ONE THAT ARE GOVERNED BY A DRI D.O. TO BE
08:15:07 DEVELOPED IN ACCORDANCE WITH THAT DRI D.O. AND ALLOWS
08:15:10 LANDOWNERS AND CONTRACT PURCHASERS SUCH AS OURSELVES TO RELY
08:15:13 UPON THAT DRI D.O. AND ALL OF THE EXISTING APPROVALS THAT
08:15:16 ARE IN PLACE.
08:15:17 AND WE ARE ENTITLED TO DEVELOP IT PURSUANT TO SAME.
08:15:20 THANK YOU VERY MUCH FOR YOUR TIME THIS EVENING.
08:15:22 WE ARE HERE TO ANSWER ANY OTHER QUESTIONS THAT COULD COME
08:15:25 UP.
08:15:25 >>Michael Sheeley: QUESTION, SIR.
08:15:26 CAN YOU SPEAK TO THE CEASE AND DESIST LETTER THAT SOME OF
08:15:29 THE RESIDENTS RECEIVED?
08:15:30 >> JACOB: I HAVEN'T SEEN IT -- I THINK IT PROBABLY SPEAKS
08:15:35 FOR ITSELF.
08:15:36 IT WAS SENT BY SHUTTS.

08:15:37 THEY ARE NOT HERE THIS EVENING TO REACT TO IT.
08:15:39 >>Michael Sheeley: WHO IS SHUTTS?
08:15:40 >> JACOB: THEY ARE A LAW FIRM THAT SENT THE LETTER.
08:15:42 >>Michael Sheeley: WHO ARE THEY REPRESENTING?
08:15:44 >> JACOB: I THINK IT WAS INDICATED PREVIOUSLY IN THE RECORD
08:15:46 THAT THEY DO REPRESENT KONOVER SOUTH AND THE APPLICANT.
08:15:52 >>Michael Sheeley: IS THAT YOU?
08:15:53 IS THAT YOUR COMPANY?

08:15:54 >> JACOB: KONOVER SOUTH IS THE APPLICANT.
08:15:58 SHUTTS & BOWEN IS A LAW FIRM THAT REPRESENTS THE APPLICANT.
08:16:02 >>Michael Sheeley: SO THE APPLICANT SENT CEASE AND DESIST
08:16:06 LETTERS TO RESIDENTS FOR WHAT PURPOSE?
08:16:09 DO YOU KNOW?
08:16:09 >> JACOB: I DON'T.
08:16:10 I DON'T KNOW.
08:16:10 I THINK THE LETTER SPEAKS FOR ITSELF.
08:16:12 SO WHATEVER IT WAS ASKING FOR PEOPLE TO CEASE AND DESIST
08:16:16 FROM IS PROBABLY WHAT IT WAS IN REFERENCE TO.
08:16:18 I DON'T MEAN TO BE SHORT.
08:16:19 IT'S NOT IN FRONT OF ME.
08:16:20 I HAVEN'T REVIEWED IT.
08:16:21 I THINK IT WAS MENTIONED IT WAS SENT A LONG TIME AGO.
08:16:24 IT WAS ADDRESSED TO I'M NOT EVEN SURE WHO.
08:16:27 IT'S NOT EVEN IN MY FILE.
08:16:28 SO I APOLOGIZE THAT I CAN'T REACT TO IT FURTHER.
08:16:33 >>Jeff Williams: JUST TO MAKE SOME CLARIFICATION, AND I
08:16:36 WON'T MAKE ANY COMMENTS ON THE GENTLEMAN THAT BROUGHT THIS
08:16:38 UP EARLIER, THAT LETTER WAS SENT IN RESPONSE TO AFTER ALL OF
08:16:43 OUR MEETINGS WITH THE HOA, SOMEBODY MENTIONED HOW THE LAST
08:16:50 MEETING WENT AWRY.
08:16:51 AFTER THAT MEETING, A MEMBER OF THE HOMEOWNERS ASSOCIATION
08:16:54 AND I BELIEVE THE BOARD REACHED OUT DIRECTLY TO ONE OF OUR
08:16:58 TENANTS WHO WE HAD A LEASE WITH AND IN NO SHORT TERMS TOLD

08:17:01 THEM YOU ARE NOT WANTED HERE, WE DON'T WANT YOU TO BE HERE.
08:17:04 THIS PLAN DOESN'T WORK FOR US.
08:17:07 THAT IS EXACTLY THE LETTER THAT WAS SENT.
08:17:12 WE HAVE CONCERN ABOUT THIS DEVELOPMENT.
08:17:16 >>Mary Gibbs: EXCUSE ME.
08:17:18 >>Scotty Wood: ORDER PLEASE!
08:17:19 ORDER!
08:17:21 >>Mary Gibbs: EVERYBODY HAS TO STOP TALKING RIGHT THIS
08:17:23 SECOND.
08:17:24 I'VE GOT MY MOM VOICE ON.
08:17:26 I'M NOT EVEN A MOM.
08:17:31 >>Michael Sheeley: HE IS UNDER OATH, SIR.
08:17:34 >>Mary Gibbs: JUST A MINUTE.

08:17:35 EVERYBODY FROM THE AUDIENCE --
08:17:36 >>Jeff Williams: I'M ANSWERING THE QUESTION.
08:17:38 >>Mary Gibbs: PEOPLE IN THE AUDIENCE, PLEASE STOP TALKING
08:17:40 WHILE THE APPLICANT IS SPEAKING.
08:17:41 >>Jeff Williams: THE LETTER WAS SENT REQUESTING IN LEGAL
08:17:45 TERMS THAT THE PARTIES WHO SENT THE LETTER STOP INTERFERING
08:17:48 WITH OUR PRIVATE BUSINESS ON THIS DEVELOPMENT.
08:17:50 IT WAS FOR SPECIFICALLY THEM REACHING OUT TO A TENANT WHO WE
08:17:56 HAVE A BUSINESS, LEGAL BUSINESS AGREEMENT WITH.
08:17:59 THAT'S WHAT IT WAS FOR.
08:18:00 >>Michael Sheeley: IT WASN'T TO TRY TO DISSUADE PEOPLE FROM
08:18:04 COMING AND SPEAKING.

08:18:05 >>Jeff Williams: I'VE BEEN MEETING WITH THEM FOR FIVE YEARS.
08:18:07 I'VE BEEN COMING TO MEETINGS WITH MARY AND JIM, MORE THAN
08:18:10 THEY WANT TO SEE ME.
08:18:11 I'VE REACHED OUT TO THEM --
08:18:14 >>Kristin Jeannin: CAN YOU ANSWER THE QUESTION DIRECTLY?
08:18:17 >>Jeff Williams: NO, IT WAS NOT TO PREVENT ANYBODY FROM
08:18:19 SPEAKING OUT, ATTENDING, ANYTHING LIKE THAT.
08:18:22 [SHOUTING FROM THE AUDIENCE]
08:18:24 >>Mary Gibbs: EVERYBODY, STOP YELLING FROM THE AUDIENCE.
08:18:27 NOT ALLOWED.
08:18:28 MAY I ASK A QUESTION BEFORE JACOB SITS DOWN?
08:18:35 BECAUSE I THINK THERE IS A CONFUSION ABOUT WHO IS
08:18:37 REPRESENTING WHO.
08:18:38 YOU REPRESENT WHO?
08:18:40 >> JACOB: I AM PART OF THE APPLICANT DEVELOPER TEAM.
08:18:44 I'M NOT HERE IN LEGAL CAPACITY REPRESENTING THE APPLICANT.
08:18:47 WE ARE THE DEVELOPER APPLICANT.
08:18:50 >>Mary Gibbs: SO WE HAVE KONOVER.
08:18:53 >>Jeff Williams: JACOB IS PART OF KONOVER SOUTH.
08:18:55 SHUTTS LAW FIRM WAS AN INDEPENDENT THIRD-PARTY LAW FIRM.
08:19:00 >>Mary Gibbs: OKAY, THAT'S WHAT I WAS TRYING TO
08:19:00 UNDERSTAND.
08:19:00 >> JACOB: WE'RE CERTAINLY HAPPY, AND AS JEFF INDICATED,
08:19:02 HAVE SPOKEN WITH THE RESIDENTS AND ARE HAPPY TO CONTINUE AND
08:19:04 HAVE HEARD AND ARE CONTINUING TO REACT TO COMMENTS AND

08:19:08 FEEDBACK.
08:19:08 BUT DIRECT CONTACT WITH, LIKE AS JEFF SAID, A BUSINESS
08:19:12 RELATIONSHIP AND CONTRACTUAL RELATIONSHIP RISES TO A
08:19:14 DIFFERENT LEVEL.
08:19:17 >>Jim Wallace: DID THE LAW FIRM ISSUE THE LETTER -- WHO
08:19:23 AUTHORIZED --
08:19:26 >>Jeff Williams: WE NOTIFIED A LAW FIRM THAT THIS WAS --
08:19:29 ACTUALLY, McDONALD'S CORPORATION CONTACTED US AND SAID
08:19:32 THEY WERE SENT THIS LETTER.

08:19:33 THEY HAD VERY BIG CONCERNS.
08:19:35 WHY ARE THESE THINGS HAPPENING?
08:19:37 SO ON AND SO FORTH.
08:19:38 YOU NEED TO DO YOUR JOB.
08:19:39 WE THOUGHT WE HAD A BINDING AGREEMENT.
08:19:41 SO ON AND SO FORTH.
08:19:42 WE PRESENTED THAT LETTER TO OUTSIDE COUNSEL.
08:19:44 THEY MADE A RECOMMENDATION AND THEY SENT A LETTER.
08:19:47 THAT'S EXACTLY WHAT HAPPENED.
08:19:48 I WILL DO MY PORTION OF THE REBUTTAL NOW.
08:19:52 I APOLOGIZE IF THERE'S ANY REDUNDANCY FROM WHAT JACOB SAID.
08:19:56 I WILL BE VERY BRIEF BECAUSE I THINK WE ALL KNOW WHERE
08:19:59 EVERYBODY STANDS.
08:20:00 WHAT I WOULD LIKE TO ITERATE IS ALL LANDOWNERS HAVE RIGHTS.
08:20:05 THE RIGHTS RUN WITH THE LAND.
08:20:07 MARY SAID THAT EARLIER, RIGHT?

08:20:09 ALL OF THE LAND WITHIN THE COCONUT POINT DRI HAS
08:20:13 ENTITLEMENTS ON IT.
08:20:15 AS A PURCHASER AND/OR OWNER OF THAT LAND, THOSE BECOME
08:20:19 YOURS.
08:20:19 CORRECT?
08:20:20 CORRECT.
08:20:22 COCONUT POINT IS AND ALWAYS HAS BEEN A MIXED USE
08:20:26 DEVELOPMENT.
08:20:26 EVERY SINGLE PERSON THAT LIVES IN RAPALLO OR ANYWHERE ELSE
08:20:30 IN THE SURROUNDING AREA AT THE TIME THEY PURCHASE THEIR
08:20:33 HOUSE, THEIR DOCUMENTS FROM TITLE SHOWS ALL OF THESE
08:20:38 APPROVABLE USES.
08:20:39 MANY PEOPLE HERE TONIGHT AND PREVIOUSLY HAVE SAID IT WOULD
08:20:41 BE IDEAL IF WE DIDN'T HAVE ANYTHING THERE, BUT WE KNOW WE'D
08:20:44 LIKE SOMETHING THERE.
08:20:45 THEY TALKED ABOUT THE POSSIBILITY OF A PERFORMING ARTS
08:20:47 CENTER BEING THERE OR SOME OTHER TYPE OF USE.
08:20:49 WE'D LIKE A GROCERY STORE.
08:20:50 WE DON'T WANT McDONALD'S BECAUSE THERE IS A TRAFFIC.
08:20:53 GROCERY STORE PRODUCES SO MUCH MORE TRAFFIC.
08:20:55 THESE ARE THE REASONS.
08:20:56 ANYBODY WHO MOVED IN KNEW THAT THIS WAS PART OF A PLANNED
08:21:00 COMMUNITY.
08:21:00 EVERY PIECE OF LAND HAS ENTITLEMENTS THAT ARE NOT ONLY ON
08:21:04 THE RECORD BINDING, BUT HAVE BEEN PAID FOR TO THE TUNE OF I

08:21:08 BELIEVE $15 MILLION WITH THE PROPORTIONATE SHARES.
08:21:12 A CHECK THAT WAS STRUCK BEFORE ANYTHING WAS BUILT.
08:21:17 WE HEAR PEOPLE TIME AND TIME AGAIN.
08:21:20 I THINK WE CAN ALL AGREE THAT THE MAIN AND AT THIS POINT, I
08:21:24 WOULD SAY COLLECTIVELY THE MAIN CONTENTION AND THE ONLY

08:21:29 CONTENTION IS, WE DON'T WANT A McDONALD'S ON THAT PARCEL.
08:21:35 AND THE REASONS FOR THAT ARE, THERE'S SO MUCH -- THERE'S
08:21:40 GOING TO BE SO MUCH MORE TRAFFIC.
08:21:42 IT'S NOT GOING TO WORK.
08:21:43 WE MAY OR MAY NOT UNDERSTAND THAT YOU'VE SUBMITTED AN
08:21:47 INDEPENDENT THIRD PARTY TRAFFIC REPORT, BUT WE EITHER DON'T
08:21:51 KNOW ABOUT IT OR IGNORE IT.
08:21:54 WE WANT YOU TO GET ANOTHER ONE.
08:21:56 THERE WAS A REPRESENTATION THAT WE POSSIBLY HIRED SOMEBODY
08:21:59 ON OUR OWN, THAT IT WASN'T INDEPENDENT.
08:22:02 THAT'S NOT HOW IT WORKS.
08:22:04 WHEN YOU HIRE A DOCTOR, YOU HIRE A DOCTOR BECAUSE THEY ARE
08:22:06 AN EXPERT.
08:22:06 WHEN YOU HIRE AN ENGINEER, YOU HIRE AN ENGINEER BECAUSE THEY
08:22:09 ARE THE EXPERT.
08:22:11 WE HIRED THE FOREMOST EXPERT IN THIS AREA.
08:22:14 AND THE REPORT IS THERE.
08:22:16 THE FINDINGS ARE THERE.
08:22:18 IT IS ALL VERY, VERY CLEAR THAT THE ROADWAYS SUPPORT THIS.
08:22:22 THAT HAS BEEN THE ONLY OBJECTION.

08:22:25 SOMEBODY ELSE MADE REFERENCE TO THE WATER IMPACTS.
08:22:28 HUGE ISSUE.
08:22:28 WE ALL NOTICED THE HURRICANE A FEW YEARS AGO.
08:22:32 I BELIEVE THOSE WERE TWO 200-YEAR EVENTS WITHIN A VERY SHORT
08:22:32 TIME PERIOD.
08:22:35 STILL DEALING WITH ALL OF THE EFFECTS OF IAN.
08:22:37 THERE ARE PROCESSES PUT IN PLACE THAT REQUIRE US TO GET
08:22:41 PERMITS, REQUIRE US TO GET APPROVALS THROUGH SOUTH FLORIDA
08:22:44 WATER MANAGEMENT DISTRICT.
08:22:45 THESE ARE THE MOST TRAINED PEOPLE IN THEIR FIELD.
08:22:48 IF WE DON'T PRESENT A PLAN THAT MEETS ALL OF THE
08:22:51 REQUIREMENTS AND THEY DON'T SAY YOUR WATER MANAGEMENT SYSTEM
08:22:55 MEETS ALL OF OUR CRITERIA, THEN YOU DON'T GET A PERMIT.
08:23:00 THERE ARE LAWS AND GUIDELINES IN PLACE.
08:23:04 YOU GUYS I BELIEVE SPENT FOUR YEARS PUTTING TOGETHER YOUR
08:23:08 LAND DEVELOPMENT CODE.
08:23:09 IT'S VERY DETAILED.
08:23:10 I'VE READ EVERY PAGE OF IT.
08:23:12 IT'S VERY DETAILED.
08:23:14 IN THERE, IT TALKS ABOUT THE SUSTAINING RIGHTS OF
08:23:16 DEVELOPMENTS OF REGIONAL IMPACT.
08:23:18 IT TALKS ABOUT COCONUT POINT.
08:23:19 THOSE THINGS ARE IN THERE.
08:23:20 WE HAVE LAND RIGHTS THAT WE ARE PURCHASING.
08:23:23 WE HAVE LAND RIGHTS THAT WILL RUN WITH THIS LAND.

08:23:26 WE HAVE BEEN TOLD, GOT TO THE POINT THAT ALL YOU HAVE TO DO

08:23:30 IS THIS ONE LAST THING.
08:23:31 WE WENT THROUGH EVERYTHING THAT WE DID.
08:23:35 EVERYTHING THAT WE'VE DONE TO ACCOMMODATE ALL OF THE
08:23:38 CONCERNS THAT WE HEARD.
08:23:40 THIS ONE IS A HUGE CONCERN FOR THE RESIDENTS, AND IT'S ONE
08:23:44 THAT WE COULDN'T ACCOMMODATE.
08:23:46 IF YOU'RE ASKING US -- PLEASE -- IF YOU'RE ASKING US TO NOT
08:23:52 PUT A FAST FOOD RESTAURANT WITH A DRIVE-THROUGH ON THAT
08:23:56 PROPERTY WHEN THE TRAFFIC REPORT WORKS, THE LIGHTING REPORT
08:24:00 WORKS, THE SOUND REPORT WORKS, AND THEY HAVE ALL BEEN DONE
08:24:04 AS REQUIRED BY THE LAND DEVELOPMENT CODE AND SUBMITTED OVER
08:24:07 THE LAST YEAR, THEY HAVE BEEN AMENDED MULTIPLE TIMES, DOWN
08:24:10 TO THE LAST DETAIL, WHERE WE SAT TOGETHER AND WENT THROUGH
08:24:13 THE DETAILS OF HOW EVERYTHING WAS CALCULATED TO MAKE SURE IT
08:24:16 WAS DONE RIGHT.
08:24:17 WE'VE DONE EVERYTHING POSSIBLE THE WAY WE'RE SUPPOSED TO DO
08:24:20 IT, THE WAY THE LAW REQUIRES IT, THE WAY THAT YOUR LAND
08:24:23 DEVELOPMENT CODE REQUIRES IT.
08:24:25 OUR FINANCIAL -- SOMEBODY SAID A MULTIBILLION DOLLAR
08:24:28 BUSINESS.
08:24:29 I ASSUME THEY ARE TALKING ABOUT McDONALD'S.
08:24:31 THAT'S NOT US.
08:24:34 WE'RE A FAMILY-OWNED DEVELOPMENT FIRM.
08:24:36 SO THESE THINGS ARE PART OF COCONUT POINT.

08:24:39 I'M SURE THERE WAS A TON OF PEOPLE THAT DIDN'T WANT RAPALLO
08:24:43 TO GO THERE WHEN IT CAME IN.
08:24:44 I'M SURE THERE'S A TON OF PEOPLE THAT DIDN'T WANT HERTZ.
08:24:46 THERE'S A TON OF PEOPLE THAT SAID A MOVIE THEATER.
08:24:49 THERE WERE A TON OF PEOPLE THAT SAID AT THE BEGINNING OF
08:24:51 THIS, HOW CAN YOU PUT 2 MILLION SQUARE FEET OF RETAIL RIGHT
08:24:55 IN THE MIDDLE OF ESTERO RIGHT ON 41?
08:24:58 THIS THING WAS MASTER PLANNED, DESIGNED, REGULATIONS PUT IN
08:25:00 PLACE.
08:25:00 AND THEN WHEN THE VILLAGE OF ESTERO INCORPORATED, ALL OF
08:25:02 THOSE RIGHTS WERE FOLDED INTO THE LAND DEVELOPMENT CODE.
08:25:05 SO AS FAR AS I CAN SEE -- AND CORRECT ME IF I'M WRONG -- I
08:25:09 WOULD ALSO REWIND AND SAY, ALL YOU HAVE TO DO IS MOVE IT
08:25:12 FROM HERE TO HERE IS NOT THE CASE.
08:25:14 YOU HEARD SOMEBODY COME UP, SOMEONE FROM THE BOARD SAID,
08:25:17 WE'D LIKE THE NORTH END TO BE WATER RETENTION.
08:25:19 ONE OF THE LETTERS FROM THE HOA SAYS THE EXACT SAME THING,
08:25:22 WE WOULD LIKE IT TO BE WATER RETENTION.
08:25:24 ONE OF THOSE LETTERS ALSO SAYS NOT ONLY DO WE NOT WANT
08:25:27 McDONALD'S, WE DON'T WANT A DRIVE-THROUGH COFFEE SHOP
08:25:29 EITHER.
08:25:29 THOSE THINGS ALL SAY THERE.
08:25:33 THE GOALPOSTS HAVE CONTINUED TO MOVE, NO MATTER WHAT WE'VE

08:25:35 DONE, WHEN WE'VE DONE EVERYTHING TO THE LETTER OF THE LAW.
08:25:38 THE GOALPOSTS CONTINUE TO MOVE.

08:25:39 WHAT WE ARE LEFT WITH, WHILE THEY ARE VALID CONCERNS AND I
08:25:42 UNDERSTAND IT AND APPRECIATE IT, IS WE DON'T WANT THE
08:25:45 McDONALD'S RIGHT THERE.
08:25:46 ALL YOU HAVE TO DO IS MOVE IT.
08:25:47 ALL YOU HAVE TO DO IS WIPE OUT FOUR YEARS OF WORK.
08:25:51 ALL YOU HAVE TO DO IS WIPE OUT A MILLION DOLLARS' WORTH OF
08:25:53 PLANS AND REDO IT.
08:25:55 THE REASON WHY YOU HAVE TO REDO IT IS EVEN THOUGH YOUR
08:25:59 APPLICATION HITS EVERY REQUIREMENT AND SOMEBODY BROUGHT UP
08:26:02 THE IDEA OF A TECHNICAL REQUIREMENT.
08:26:04 THAT'S WHAT LAWS ARE FOR.
08:26:06 IF YOU'RE GOING TO BUILD HERE, HERE ARE ALL OF THE
08:26:09 GUIDELINES THAT YOU HAVE TO ABIDE BY.
08:26:12 WE ABIDED BY EVERY SINGLE ONE OF THEM.
08:26:15 FROM WHAT I'M GAUGING THE ANSWER COULD STILL POSSIBLY BE NO.
08:26:18 I APOLOGIZE IF THIS COMES OFF THE WRONG WAY, BUT THE ENTRY
08:26:23 POINT IS NOT THE ENTRY TO RAPALLO.
08:26:25 VIA RAPALLO IS NOT RAPALLO'S ENTRY.
08:26:28 THEY ARE A GATED COMMUNITY.
08:26:30 SOMEBODY SAID IN THIS RESIDENTIAL COMMUNITY.
08:26:33 THIS IS NOT A RESIDENTIAL COMMUNITY.
08:26:34 THIS IS A MIXED USE DEVELOPMENT.
08:26:37 HAS BEEN BOUGHT, PAID FOR, APPROVED AND, QUITE HONESTLY, HAS
08:26:41 BEEN ONE, IF NOT THE GREATEST FINANCIAL IMPACT TO THE
08:26:45 VILLAGE OF ESTERO.

08:26:47 NOBODY -- NOBODY CAN TALK ABOUT IT.
08:26:50 IT'S A REGIONAL DEVELOPMENT IN AN AREA THAT HAD NONE OF
08:26:53 THAT.
08:26:53 SOMEBODY EVEN MENTIONED WHAT A GREAT DRAW IT WAS TO HAVE ALL
08:26:56 OF THAT SHOPPING THERE.
08:26:57 THIS DEVELOPMENT ORDER MEETS ALL OF THE REQUIREMENTS OF
08:27:05 COCONUT POINT AND OF THE VILLAGE OF ESTERO'S LAND
08:27:10 DEVELOPMENT CODE.
08:27:11 EVERY REQUIREMENT IS MET.
08:27:15 AND WHAT WE'RE BEING TOLD BY SOMEONE, BY SOME PEOPLE,
08:27:20 AUDIENCE MEMBERS, MEMBERS OF THE BOARD THAT WE UNDERSTAND
08:27:22 IT, IS IT MAY NOT STILL BE ENOUGH.
08:27:25 SO IF WE'RE BEING TOLD EVERYTHING IS PERFECT, EXCEPT THE
08:27:32 LOCATION, BUT BECAUSE IT WOULD BE BETTER IF TRAFFIC WAS
08:27:36 FURTHER SOUTH.
08:27:37 WELL, THE TRAFFIC REPORT DISAGREES.
08:27:39 WE WANT A NEW WATER MANAGEMENT.
08:27:43 OUR WATER MANAGEMENT REPORT --
08:27:45 >>Mary Gibbs: EVERYBODY.

08:27:46 ALL RIGHT.
08:27:46 LISTEN.
08:27:47 EVERYBODY.
08:27:48 >>Jeff Williams: I'M FINISHING UP.
08:27:49 >>Mary Gibbs: EVERYBODY IN THE AUDIENCE, PLEASE, JUST A
08:27:50 MINUTE.

08:27:52 JEFF, JUST A MINUTE.
08:27:53 EVERYBODY IN THE AUDIENCE, PLEASE BE QUIET.
08:27:55 AND YOU'RE GETTING A LITTLE BIT REDUNDANT.
08:27:58 LET'S WRAP IT UP.
08:27:59 >>Jeff Williams: I KNOW WHY IT'S --
08:28:03 [APPLAUSE]
08:28:03 >>Mary Gibbs: ALL RIGHT.
08:28:04 EVERYBODY IN THE AUDIENCE, PLEASE BE RESPECTFUL, PLEASE BE
08:28:12 -- EVERYBODY IN THE AUDIENCE, I'M TALKING, PLEASE BE
08:28:15 RESPECTFUL TO THE APPLICANT AND LET HIM WRAP UP QUICKLY.
08:28:19 >>Jeff Williams: THE ONLY SIGNIFICANT OBJECTION THAT I'VE
08:28:22 HEARD TONIGHT IS THAT WE WOULD LIKE THE McDONALD'S FURTHER
08:28:26 SOUTH.
08:28:26 THAT IS THE OBJECTION.
08:28:29 THAT IS AN OPINION.
08:28:31 IT IS NOT BASED IN CODE.
08:28:32 IT IS NOT BASED IN ANY DEFICIENCY IN OUR PLAN.
08:28:35 IT IS NOT BASED IN ANY --
08:28:37 >>Mary Gibbs: AUDIENCE, PLEASE, QUIET.
08:28:39 AUDIENCE.
08:28:40 LET HIM WRAP UP.
08:28:41 >>Jeff Williams: SO ESSENTIALLY WE ARE BEING ASKED TO DO
08:28:44 SOMETHING THAT THERE'S REAL NO LEGAL BASIS FOR REQUIRING US
08:28:49 TO DO IT.
08:28:54 >> JACOB: THIS IS A THANK-YOU TO YOU.

08:29:02 [SOUNDING GAVEL]
08:29:04 >>Barry Jones: SHE HAS ASKED REPEATEDLY TO BE RESPECTFUL TO
08:29:08 THE SPEAKERS.
08:29:08 EVERYBODY LISTENED TO EVERYBODY THAT HAD SOMETHING TO SAY.
08:29:11 LET'S SHOW THEM THE SAME RESPECT THAT THEY ARE DUE.
08:29:14 >>Mary Gibbs: WE'LL LET THE LAST SPEAKER --
08:29:18 >> JACOB: THIS WILL TAKE A MOMENT TO THANK MARY, JIM, AND
08:29:21 ALL OF THE CITY STAFF.
08:29:23 MARY IS VERY WELL-RESPECTED, AS IS JIM.
08:29:25 THEY COME WITH A TREMENDOUS AMOUNT OF EXPERIENCE.
08:29:27 THEY SPENT AN INORDINATE AMOUNT OF TIME WITH US, MORE THAN
08:29:30 THEY WANTED TO.
08:29:31 AND ULTIMATELY THROUGH THE PROCESS, THROUGH THEIR FEEDBACK,
08:29:35 THROUGH THEIR HARD EFFORT, DEDICATION, AND THEIR PASSION TO
08:29:38 THIS CITY, WE DEVELOPED A SET OF PLANS THAT MARY AND HER

08:29:41 STAFF RECOMMENDED FOR APPROVAL, AND HER LETTER IS WHAT SET
08:29:46 UP THIS MEETING, ADVANCED OUR PROJECT TO THIS MEETING
08:29:48 BECAUSE MARY WHO KNOWS WHAT SHE'S DOING IN THE CITY HAS
08:29:51 DETERMINED THAT OUR PROJECT MEETS ALL THESE REQUIREMENTS AND
08:29:54 SHOULD BE APPROVED.
08:29:54 WE HUMBLY ASK AGAIN FOR YOUR VOTE IN SUPPORT OF THIS
08:29:59 DEVELOPMENT DEPARTMENT'S DETERMINATION IN CONNECTION WITH
08:30:01 OUR APPLICATION.
08:30:01 THANK YOU VERY MUCH.
08:30:04 >>Scotty Wood: OKAY.

08:30:05 IS THAT IT FOR REBUTTAL?
08:30:08 >>Mary Gibbs: YES, THAT'S IT.
08:30:11 >>Scotty Wood: I'M GOING BACK TO THE BOARD NOW FOR ANY
08:30:14 COMMENTS.
08:30:15 >>Kristin Jeannin: I HAVE A QUICK QUESTION, IF I CAN.
08:30:18 IS THE CIVIL ENGINEER THAT YOU HIRED TO DESIGN YOUR PLAN
08:30:23 PRESENT THAT COULD SPEAK?
08:30:25 >> YES.
08:30:25 >>Kristin Jeannin: COULD I ASK THEM A QUESTION?
08:30:33 >> GOOD EVENING.
08:30:34 DARREN EYRE WITH THOMAS ENGINEERING GROUP.
08:30:36 ENGINEER OF RECORD.
08:30:37 >>Kristin Jeannin: CAN YOU HOPEFULLY QUICKLY EXPLAIN WHY THE
08:30:43 NORTH END IS BETTER FOR McDONALD'S THAN THE SOUTH END --
08:30:47 OR BETTER FOR A DRIVE-THROUGH RESTAURANT?
08:30:52 >> I THINK WE'VE ALREADY TOUCHED ON THAT.
08:30:54 >>Kristin Jeannin: TOUCHED ON IT.
08:30:56 I WANT A MORE THOROUGH POINTED RESPONSE.
08:30:58 >> AS FAR AS THE SITE DESIGN GOES --
08:31:04 >>Kristin Jeannin: IS THERE SOMEBODY HERE WHO CAN SPEAK WELL
08:31:06 TO THAT SITE DESIGN ELEMENT?
08:31:08 A DESIGN EXPERT PERHAPS.
08:31:15 YOU HAVE TO GET UP THERE.
08:31:23 >>Jeff Williams: OUR ENGINEERS TAKE DIRECTION ON DESIGN
08:31:27 FROM THE PERSON OR THE TEAM INSTRUCTING THEM.

08:31:31 WE LAID THE DESIGNS OUT.
08:31:33 WE GO THROUGH HUNDREDS OF DIFFERENT DESIGNS.
08:31:35 HE DOESN'T WEIGH IN NECESSARILY ON WHAT'S BETTER FOR YOU OR
08:31:37 WORSE FOR YOU FROM A SPECIFIC TENANT'S STANDPOINT.
08:31:41 HE WOULD WEIGH IN, YOU'LL HAVE AN ISSUE HERE WITH THROAT.
08:31:44 OR THE SETBACK HERE IS NOT LONG ENOUGH.
08:31:46 IF YOU ORIENT THE BUILDING THIS WAY, YOU'LL HAVE TRAFFIC
08:31:48 ISSUES.
08:31:49 THE MAIN ISSUE FROM THE McDONALD'S DESIGN TEAM WHOSE
08:31:54 ENGINEER IS HERE AND ENGINEER FOR McDONALD'S CAN SPEAK TO
08:31:57 IT.

08:31:57 BUT HE'S NOT THE ENGINEER OF RECORD.
08:32:00 HE'S CONSULTING.
08:32:01 HE CAN GIVE YOU A SPECIFIC REASON WHY --
08:32:04 >>Kristin Jeannin: THE RIGHT PERSON.
08:32:11 >> PETER VAN RENS, KIMLEY-HORN AND ASSOCIATES.
08:32:13 CIVIL ENGINEER FOR McDONALD'S.
08:32:19 YES, I'VE BEEN SWORN IN.
08:32:26 AT THE BEGINNING.
08:32:29 BEEN HERE FOR THE WHOLE MEETING.
08:32:30 THIS PLAN, THE SAFETY IS REALLY THE ULTIMATE CONCERN AND
08:32:33 ACCESS FOR McDONALD'S.
08:32:35 AS WAS MENTIONED EARLIER, YOU DO NOT HAVE ANY TRAFFIC
08:32:37 BACKING UP WHEN YOU PULL INTO THE McDONALD'S TO TRY TO GET
08:32:41 INTO THE DRIVE-THROUGH.

08:32:42 YOU'RE MAKING RIGHT-HAND TURNS RATHER THAN A LEFT-HAND TURN.
08:32:46 YOU MAKE RIGHT-HAND TURN TO GET INTO THE ACCESS.
08:32:50 YOU'RE NOT HAVING TRAFFIC BACK UP AS YOU WOULD IF YOU TRIED
08:32:53 TO ACCESS THIS BUILDING OVER HERE, GOING THROUGH PARKING
08:32:56 THAT WILL BE BACKING UP AND CAUSING AN INTERFACE THERE.
08:33:00 IT'S MUCH SAFER CONDITION, MORE EFFICIENT CONDITION.
08:33:03 GETS PEOPLE IN AND OUT.
08:33:05 TRAFFIC SAFETY, PEDESTRIAN SAFETY, ALL THAT IS MET.
08:33:11 >>Kristin Jeannin: THANK YOU.
08:33:14 >>Barry Jones: WHEN WE LOOKED AT THE BURGER KING, THEY SAID
08:33:16 ONE OF THEIR PRIMARY CONSIDERATIONS ON THE SITE DESIGN WAS
08:33:18 BEING ABLE TO GET TRAFFIC IN AND OUT IN A FAST AND AS CLOSE
08:33:23 TO THE ENTRY AS POSSIBLE.
08:33:25 >> YEAH.
08:33:26 WE DON'T WANT INTERACTION WITH PEDESTRIANS --
08:33:28 >>Barry Jones: -- McDONALD'S OR ANY OTHER FAST FOOD.
08:33:31 THEY WANT THE QUICKEST IN AND OUT THAT THEY CAN AND AVOID
08:33:34 THE ANCILLARY TRAFFIC ASSOCIATED WITH ANY SECONDARY USES
08:33:37 WITHIN THE LIMITS OF THE PROJECT.
08:33:43 >>Scotty Wood: ANY OTHER BOARD COMMENTS?
08:33:47 >>Anthony Gargano: I WOULD LIKE TO MAKE A COMMENT.
08:33:49 FIRST, I WOULD LIKE TO COMMEND THE APPLICANT FOR A REALLY
08:33:52 OUTSTANDING PROJECT.
08:33:58 I ALSO LOOK AT SOMETHING THAT I THINK A LOT OF FOLKS ARE
08:34:03 OVERLOOKING, WHICH IS WHAT'S BEEN PROPOSED IS A MUCH LESS

08:34:10 INTENSE USE OF THIS TRACT.
08:34:14 IT'S MUCH LESS OBTRUSIVE THAN A LOT OF THE OTHER PERMITTED
08:34:21 ZONING USES FOR THIS TRACT.
08:34:25 AND IF THIS WERE TO GO AWAY, THERE'S NO TELLING WHAT YOU
08:34:29 MIGHT GET THERE.
08:34:30 I KNOW ALSO THAT THE DEVELOPER HAS ACTUALLY GIVEN UP A LOT
08:34:42 OF OTHER RETAIL OPPORTUNITY.

08:34:46 HE'S CUT THE RETAIL OPPORTUNITY IN HALF IN THIS PARTICULAR
08:34:52 PLAN.
08:34:52 I COMMEND THE APPLICANT FOR THE QUALITY OF THE APPLICATION.
08:35:00 >> THANK YOU.
08:35:03 >>Scotty Wood: ANYONE ELSE?
08:35:03 I'D LIKE TO CALL FOR A MOTION.
08:35:14 >>James Tatooles: I'D LIKE TO MAKE A MOTION THAT THIS
08:35:15 HEARING BE CONTINUED TO GIVE THE DEVELOPER AN OPPORTUNITY TO
08:35:19 SPEND MORE TIME WITH THE PEOPLE INVOLVED.
08:35:23 >>Scotty Wood: IS THERE A SECOND?
08:35:27 >> I'LL SECOND THAT.
08:35:28 >>Scotty Wood: IS THERE ANY FURTHER DISCUSSION?
08:35:31 >>Barry Jones: CAN THE BOARD ASK FOR A CONTINUANCE OR DOES
08:35:34 THE APPLICANT --
08:35:37 >> WE'RE NOT ASKING FOR A CONTINUANCE.
08:35:39 >>Barry Jones: THE APPLICANT CAN ASK FOR A STRAIGHT
08:35:42 UP-OR-DOWN VOTE.
08:35:43 >>Mary Gibbs: LET ME ASK NANCY.

08:35:46 I DON'T THINK THE APPLICANT HAS TO ASK.
08:35:47 I THINK THE BOARD CAN RECOMMEND A CONTINUANCE.
08:35:51 >>Nancy Stroud: THE BOARD RECOMMEND A CONTINUANCE FOR A
08:35:55 REASON RELATED TO THE APPLICATION.
08:35:59 AND JUST TO HAVE HIM HAVE THE APPLICANT TALK TO THE
08:36:06 NEIGHBORS IS DIFFERENT THAN THE BOARD NEEDING MORE
08:36:10 INFORMATION ABOUT THE APPLICATION, FOR EXAMPLE.
08:36:16 >>Mary Gibbs: NANCY, WHAT ABOUT IF IT WAS CONTINUED FOR THE
08:36:19 APPLICANT TO EXPLAIN AND MEET WITH THE STAFF AND JUST REVIEW
08:36:26 THE SITE PLAN AND UNDERSTAND BETTER -- IT SOUNDS LIKE THE
08:36:30 BOARD HAS SOME CONSTERNATION WITH THE LAYOUT.
08:36:33 MAYBE THE STAFF CAN SIT WITH THE APPLICANT IF YOU'RE NOT
08:36:39 WANTING TO VOTE ON IT TONIGHT BECAUSE YOU DO HAVE TWO MORE
08:36:41 CASES AND GET SOME MORE INFORMATION ABOUT IT.
08:36:46 >>Barry Jones: IF THIS WERE TO BE DENIED THEN IT WOULD BE A
08:36:49 WHOLE NEW APPLICATION THEY WOULD HAVE TO FILE, IS THAT
08:36:51 CORRECT?
08:36:52 >>Mary Gibbs: WELL, I THINK -- I'M NOT SURE.
08:36:55 IF YOU'RE LEANING TOWARDS DENYING IT, YOU MIGHT.
08:36:58 >>Barry Jones: EITHER WAY, I'M ASKING A QUESTION.
08:37:00 >>Mary Gibbs: IF YOU'RE LEANING FOR DENYING IT, YOU MIGHT
08:37:03 WANT TO CONTINUE IT.
08:37:05 NANCY MIGHT HAVE SOME SUGGESTIONS.
08:37:08 >>Nancy Stroud: IF THE BOARD DENIES THE APPLICATION --
08:37:14 NEALE, YOU CAN PLEASE SIT DOWN -- THEN THAT AS A FINAL

08:37:20 DECISION WOULD MEAN A NEW APPLICATION WOULD HAVE TO BE MADE.
08:37:24 I DO THINK, LET ME JUST RESPOND TO MARY'S SUGGESTION.
08:37:33 IF THE STAFF HAS SOME FURTHER QUESTIONS THAT THEY WOULD LIKE

08:37:36 TO PURSUE WITH THE APPLICANT, THEN THAT IS A GOOD REASON FOR
08:37:45 THE BOARD TO ALLOW THE STAFF TO FURTHER EXPLORE THE
08:37:51 QUESTIONS THAT THEY HAVE.
08:37:53 >>Mary Gibbs: NANCY, MAY I SAY SOMETHING, TOO?
08:37:58 IF THIS BOARD DENIES IT, THERE IS AN APPEAL PROCESS THAT
08:38:04 WITHIN 30 DAYS THEY CAN FILE TO GO TO VILLAGE COUNCIL.
08:38:08 JUST BRINGING THAT UP.
08:38:09 >>Nancy Stroud: YES.
08:38:12 >>Jim Wallace: CAN I ASK A QUESTION?
08:38:13 I'M KIND OF DUMB HERE.
08:38:18 CAN I ASK IT OF YOU, MARY?
08:38:20 BECAUSE I'VE HEARD THAT PUTTING THE FAST FOOD ON THE SOUTH
08:38:24 END DOES NOT WORK.
08:38:26 THAT SEEMS TO BE THE STUMBLING BLOCK.
08:38:30 JOE McHARRIS IS SHAKING HIS HEAD AND HE AGREES IT DOESN'T
08:38:33 WORK.
08:38:34 BUT WHAT I DIDN'T SEE AT ALL WAS WHEN YOU WORK ON A
08:38:42 DEVELOPMENT, YOU GO THROUGH ALL THOSE SCENARIOS.
08:38:46 I DIDN'T SEE ANY OF THE APPLICANT'S BEST EFFORTS TO DO THAT.
08:38:49 AND MAYBE YOU DID THEM.
08:38:51 MAYBE YOU TRIED TO MAKE THAT FAST FOOD ON THE SOUTH END.
08:38:54 YOU HAVE THREE OR FOUR SCENARIOS AND YOU CHANGED THE ENTRY

08:38:58 FROM VIA VILLAGIO AND YOU CHANGED THIS, YOU CHANGED THAT,
08:39:02 YOU TURNED THE FAST FOOD THIS WAY OR THAT WAY AND YOU MOVED
08:39:05 THE PARKING FOR THE ALEHOUSE AND YOU DID ALL THOSE THINGS
08:39:09 THAT WE DO WHEN WE'RE TRYING TO MAKE IT WORK AND SATISFY
08:39:15 EVERYBODY.
08:39:16 THAT WASN'T PRESENTED.
08:39:17 IT SEEMS -- I GUESS I'M A NONBELIEVER THAT IT CAN'T WORK.
08:39:23 JOE McHARRIS IS SAYING, NO, IT DOESN'T WORK, JIM.
08:39:26 MAYBE HE'S SEEN THOSE THREE OR FOUR RENDITIONS OF THE SITE
08:39:29 PLAN THAT TRIED TO MAKE IT WORK ON THE SOUTH END AND YOU ALL
08:39:33 CAME TO THE CONCLUSION IT JUST DOESN'T WORK.
08:39:36 BUT I'M A NONBELIEVER BECAUSE IN MY IMAGINARY MIND AND MAYBE
08:39:44 THE SAME THING WITH A HUNDRED PEOPLE HERE, GEE, IT SEEMS
08:39:47 LIKE IT DOES WORK.
08:39:48 SO NOBODY HAS REALLY PROVEN TO ME, ANYWAY, I HAVEN'T SEEN
08:39:53 ANY EVIDENCE THAT IT DOESN'T WORK.
08:39:56 I DON'T KNOW WHETHER IT'S BEEN DONE OR HASN'T BEEN DONE OR
08:39:59 IT'S BEEN SHARED WITH STAFF.
08:40:02 SOMETHING I THROW OUT HERE.
08:40:03 >>Mary Gibbs: IF I CAN SAY SOMETHING, THAT HASN'T BEEN
08:40:07 SHARED WITH STAFF.
08:40:08 WE WERE TOLD, NO, McDONALD'S DIDN'T WANT THE SOUTH END.
08:40:11 NOW, IF YOU WANT, THERE'S AN OPTION THAT YOU CONTINUE IT,
08:40:15 ASK THEM -- THAT'S WHY I WAS SAYING, MEET WITH THE STAFF AND
08:40:18 LET US GET ADDITIONAL INFORMATION ABOUT THAT.

08:40:21 >>Jim Wallace: AND PROVE TO YOU WHY IT DOESN'T WORK.
08:40:26 >> [NOT SPEAKING AT A MICROPHONE]
08:40:31 >> JACOB: WE HAVE SUBMITTED A SITE PLAN THAT MARY AND HER
08:40:34 STAFF OVER A PERIOD OF YEARS -- YEARS -- HAVE REVIEWED AND
08:40:37 ULTIMATELY APPROVED.
08:40:40 >>Michael Sheeley: NOW IT'S BEFORE THIS BOARD.
08:40:41 IT'S NOT UP TO MARY.
08:40:43 [APPLAUSE]
08:40:44 >> JACOB: EXCUSE ME.
08:40:46 MARY MOVES THE APPLICATION.
08:40:47 HER DEPARTMENT HAS RECOMMENDED THE APPLICATION MOVE FORWARD
08:40:49 TO PZDB.
08:40:50 AND THAT IS ABSOLUTELY WHY WE ARE HERE BECAUSE THIS BOARD
08:40:53 DOES HAVE A VOTE TO HAVE TONIGHT.
08:40:54 WE RESPECTFULLY REQUEST THIS BOARD TO HAVE A VOTE TONIGHT.
08:40:58 THE APPLICANT, WE'VE BEEN VERY CLEAR THAT THERE IS NO BASIS
08:41:01 IN THE CODE.
08:41:01 THERE'S NO DEFECT IN THE DESIGN.
08:41:03 AND THERE IS NO BUSINESS INTEREST IN REDESIGNING OUR SITE
08:41:07 PLAN, AND WE WILL NOT BE ENGAGING WITH STAFF TO CHANGE A
08:41:10 PLAN THAT HAS MET STAFF APPROVAL, MEETS ALL REQUIREMENTS,
08:41:13 AND ALL OF THE EVIDENCE WE'VE PRESENTED TODAY ON THE RECORD
08:41:16 IS SUBSTANTIAL, COMPETENT EVIDENCE THAT EVERYTHING I'VE JUST
08:41:19 SAID, THAT EVERYTHING STAFF HAS FOUND IS CORRECT AND THAT
08:41:22 THE PROJECT SHOULD BE APPROVED BY THIS BOARD.

08:41:24 WE RESPECTFULLY TO THE EXTENT WE CAN MOVE THIS BOARD FOR A
08:41:28 VOTE TONIGHT.
08:41:29 NOT A DEFERRAL.
08:41:31 >>Scotty Wood: WE HAVE A MOTION ON THE FLOOR RIGHT NOW.
08:41:33 >>Mary Gibbs: JUST A MINUTE.
08:41:34 MAY I SAY SOMETHING?
08:41:36 THE STAFF DID RECOMMEND APPROVAL, BUT THE STAFF DID ALSO ASK
08:41:39 THE QUESTION WAY BACK IF THOSE USES COULD BE SWAPPED.
08:41:43 SO I DON'T WANT YOU TO THINK THAT WE DIDN'T ASK THAT
08:41:45 QUESTION.
08:41:46 IF THEY WANT TO VOTE TONIGHT, I THINK YOU CAN VOTE TONIGHT
08:41:49 AND THEY CAN APPEAL TO THE VILLAGE COUNCIL.
08:41:53 THAT'S AN OPTION.
08:41:55 CORRECT, NANCY?
08:41:56 >>Michael Sheeley: I HAVE DIFFICULTY UNDERSTANDING YOUR
08:42:00 INTRANSIGENCE WITH THE SITE PLAN.
08:42:01 I'VE BEEN DOING SITE PLANNING MY WHOLE LIFE.
08:42:04 NO SITE PLAN I KNOW OF IS FIXED IN STONE.
08:42:06 THERE'S NO REASON IN MY MIND THAT YOU COULD NOT GO BACK AND
08:42:09 OFFER SOME ALTERNATIVES THAT MIGHT APPEASE THE COMMUNITY.
08:42:13 YOU ARE SAYING THIS IS WHAT WE WANT.

08:42:16 IF YOU DON'T LIKE IT, THEN TOUGH.
08:42:18 I DON'T AGREE WITH THAT PHILOSOPHY.
08:42:22 >> JACOB: WE HAVE WORKED WITH THE -- AND WE HAVE TRIED TO
08:42:25 MAKE OTHER OPTIONS WORK.

08:42:26 BOTH OF OUR TENANTS THAT ARE PRESENTLY HERE THIS EVENING,
08:42:29 ALEHOUSE AND McDONALD'S ARE BOTH HERE, AND BOTH WILL TELL
08:42:32 YOU THAT THEY WANT TO STAY RIGHT WHERE THEY ARE OR THEY
08:42:35 DON'T WANT TO BE HERE AND DO BUSINESS HERE AT ALL.
08:42:37 THAT'S NOT A RIGHT THAT WE ARE PREPARED TO LOSE.
08:42:39 WE ARE NOT PREPARED TO LOSE OUR RIGHTS TO DEVELOP OUR
08:42:42 PROPERTY.
08:42:42 WE'VE EVALUATED IT.
08:42:43 THE TENANTS CAN SPEAK FOR THEMSELVES.
08:42:45 THEY ARE HERE.
08:42:47 THERE'S NO SENSE IN SPENDING TIME, STAFF'S PRECIOUS
08:42:50 RESOURCES ON FURTHER EVALUATIONS THAT WE'VE DONE.
08:42:52 IF BOTH OF THEM WANTED TO DO IT, WE WOULD DO IT.
08:42:54 >>Nancy Stroud: EXCUSE ME, MR. APPLICANT, WE HAVE HEARD YOU.
08:42:58 YOU HAVE SAID THIS SEVERAL TIMES.
08:43:01 I NEED TO ADVISE THE BOARD THAT ASKING THE APPLICANT TO DO
08:43:08 SOMETHING DIFFERENT THAN HIS SITE PLAN APPLICATION IS NOT A
08:43:14 REASON FOR YOU TO DELAY.
08:43:18 THERE IS A WAY FOR YOU TO ASK THE STAFF TO EXPLORE THE
08:43:23 QUESTIONS THAT HAVE BEEN RAISED.
08:43:25 AND STAFF WOULD HAVE TO USE ITS OWN EXPERTISE TO FIND MORE
08:43:32 INFORMATION, BUT THAT IS DIFFERENT THAN SAYING THAT THE
08:43:40 APPLICANT HAS TO MEET WITH THE STAFF AND NEGOTIATE THIS.
08:43:43 THE BOARD NOW -- AND THE APPLICANT MAY SIT DOWN BECAUSE I
08:43:49 BELIEVE THAT THE BOARD HAS HEARD FROM YOU.

08:43:56 >>Jeff Williams: THERE WAS ONE QUESTION THAT WAS NOT
08:43:59 ANSWERED.
08:43:59 THE QUESTION ON WHETHER WE DID ALTERNATE PLANS.
08:44:02 >>Nancy Stroud: NO, SIR, YOU ANSWERED IT SEVERAL TIMES.
08:44:04 >>Scotty Wood: POINT OF ORDER.
08:44:06 POINT OF ORDER, MR. APPLICANT!
08:44:08 THIS IS A DISCUSSION WITHIN THE BOARD.
08:44:11 WE HAVE A MOTION ON THE FLOOR.
08:44:15 CALL THE QUESTION RIGHT NOW.
08:44:21 >>Michael Sheeley: I RESCIND MY SECOND ON THE MOTION TO
08:44:23 CONTINUE.
08:44:25 >>Scotty Wood: NOW WE HAVE NO MOTION.
08:44:26 UNLESS ANYONE ELSE WISHES TO SECOND.
08:44:38 >>Mary Gibbs: IS THERE A MOTION ON THE FLOOR?
08:44:41 >>Scotty Wood: THE SECOND WAS WITHDRAWN ON THE MOTION TO
08:44:44 CONTINUE.
08:44:44 SO WE NO LONGER -- WE HAVE A MOTION BUT NO SECOND.

08:44:48 IS THERE ANYONE WHO WISHES TO SECOND?
08:44:53 >>Mary Gibbs: SCOTTY, THERE IS A LITTLE CONFUSION.
08:44:55 WHAT IS THE MOTION?
08:44:56 NANCY, IS THERE A MOTION ON THE FLOOR AND WHAT IS IT?
08:44:58 >>Nancy Stroud: AS SCOTTY SAID, THE MOTION ON THE FLOOR WAS
08:45:03 TO CONTINUE AND IT WAS SECONDED BUT THE SECOND HAS BEEN
08:45:05 WITHDRAWN.
08:45:05 SO UNLESS THERE IS ANOTHER SECOND, THE MOTION FAILS.

08:45:11 IT'S NOT ON THE FLOOR.
08:45:12 SCOTTY HAS ASKED, IS THERE ANOTHER SECOND?
08:45:18 AND I HEAR NO ONE SECONDING THE MOTION.
08:45:20 AND IF THERE IS NO SECOND, THEN THERE IS TIME NOW FOR A
08:45:27 DIFFERENT MOTION.
08:45:32 >>Scotty Wood: CORRECT.
08:45:33 I HAVE A DIFFERENT MOTION.
08:45:35 >>Anthony Gargano: I'LL MAKE A MOTION THAT WE APPROVE THE
08:45:37 APPLICANT'S REQUEST BASED ON THE RECOMMENDATION OF STAFF AND
08:45:39 THE CONDITIONS THAT STAFF HAS RECOMMENDED.
08:45:43 >>Kristin Jeannin: I'LL SECOND.
08:45:46 >>Scotty Wood: THERE IS A SECOND.
08:45:47 ANY FURTHER DISCUSSION?
08:45:48 TAMMY, CALL THE ROLL.
08:45:52 >>Anthony Gargano: YES.
08:45:54 >>Kristin Jeannin: YES.
08:45:56 >>Barry Jones: YES.
08:45:58 >>Michael Sheeley: NO.
08:46:01 >>James Tatooles: NO.
08:46:03 >>Jim Wallace: NO.
08:46:06 >>Scotty Wood: YES.
08:46:08 >>Tammy Duran: MOTION PASSES 4-3.
08:46:24 >>Mary Gibbs: WE HAVE TWO MORE CASES.
08:46:26 TAKE A BREAK TO GET EVERYBODY IN AND OUT.
08:46:31 [BREAK]

08:49:23 [SOUNDING GAVEL]
08:49:24 >>Barry Jones: SCOTTY, ARE YOU READY?
08:49:25 >>Scotty Wood: I AM.
08:49:26 >>Barry Jones: ALL RIGHT.
08:49:27 WE'LL CALL THE MEETING BACK TO ORDER.
08:49:29 THANK YOU.
08:49:30 >>Scotty Wood: THE NEXT ITEM, RIVERCREEK PHASE 2, CORKSCREW
08:49:33 CROSSING DEVELOPMENT ORDER.
08:49:37 >> OKAY.
08:49:38 THIS ONE WE'LL MAKE GO FAST.
08:49:40 THIS IS PHASE TWO OF THE RIVERCREEK DEVELOPMENT, TOTAL OF
08:49:45 554 HOMES.
08:49:46 THIS PHASE HAS ABOUT 213 LOTS IN IT.

08:49:51 WE HAD THE PUBLIC INFORMATION MEETING SEPTEMBER 13th OF
08:49:54 THIS YEAR, AND AS YOU KNOW, THIS IS LOCATED BETWEEN WILDCAT
08:49:59 RUN AND THE PRESERVE AT CORKSCREW.
08:50:03 IT'S A RESIDENTIAL PLANNED DEVELOPMENT, AND IT WAS APPROVED
08:50:05 BY COUNCIL IN 2019.
08:50:08 I THINK IT'S PRETTY STRAIGHTFORWARD.
08:50:13 I'LL HAVE JOHN ASHER OF GL HOMES COME UP AND GIVE HIS
08:50:17 PRESENTATION.
08:50:18 >>Mary Gibbs: HE'S LIKE SUPER FAST.
08:50:20 RIGHT?
08:50:27 >>John Asher: IT DOES LOOK THE SAME.
08:50:29 HOW DO I ADVANCE IT HERE?

08:50:32 >> YOU CAN PAGE DOWN OR CLICK.
08:50:43 >>John Asher: IT LOOKS VERY SIMILAR TO THE LAST
08:50:46 PRESENTATION.
08:50:46 ACTUALLY MUCH SHORTER.
08:50:48 THIS IS THE SITE PLAN.
08:50:53 YOU CAN SEE IT IS BETWEEN WILDCAT RUN AND THE PRESERVE AT
08:50:56 CORKSCREW AND IT BORDERS BELLA TERRA AT THE VERY SOUTH END.
08:51:00 THIS IS A COMPARISON OF OUR CURRENT SITE PLAN TO WHAT WAS
08:51:04 APPROVED IN ZONING.
08:51:06 SO AS YOU CAN SEE, IT'S VERY SIMILAR.
08:51:08 THE ONLY DIFFERENCE BEING THERE ARE A FEW LESS UNITS.
08:51:10 IT'S ALL SINGLE-FAMILY, AND THERE'S MORE LAKES.
08:51:15 AGAIN, THE LAKES ARE THERE TO REDUCE THE -- AND THE IMPACT
08:51:19 ON THE ROADWAYS.
08:51:19 THIS IS THE PROJECT AS HAS BEEN BROKEN INTO PHASES.
08:51:25 THE RED IS THE FIRST PHASE.
08:51:27 IT'S UNDER CONSTRUCTION TODAY AND BEEN APPROVED.
08:51:30 THE BLUE IS WHAT WE'RE HERE FOR TODAY, 213 SINGLE-FAMILY
08:51:34 LOTS.
08:51:34 THERE'S NO OTHER STRUCTURES OTHER THAN THE SINGLE-FAMILY
08:51:37 HOMES TO BE BUILT.
08:51:39 AND THE LIGHT GREEN COLOR IS THE FUTURE THIRD PHASE.
08:51:42 AND THE GREEN IS THE PRESERVE AREA THAT HAS BEEN APPROVED.
08:51:47 ONE QUICK COMMENT ON THE LANDSCAPE BUFFER BETWEEN WILDCAT
08:51:51 RUN.

08:51:52 I KNOW THAT WAS A BIG ISSUE DURING THE ZONING APPROVAL.
08:51:55 AND THERE WAS A DEFINED PLAN.
08:51:57 WE HAVE SUBSEQUENTLY WORKED WITH THE WILDCAT RUN RESIDENTS
08:52:01 AND ACTUALLY IMPROVED THE BUFFER.
08:52:04 THE PREVIOUS BUFFER REALLY DIDN'T PROVIDE MUCH BUFFER
08:52:09 REALLY.
08:52:10 THE LANDSCAPING AND MOSTLY SABALS IN A LINEAR FORMAT SO WE
08:52:14 HAVE ENHANCED THAT AND GOTTEN THEM TO SIGN OFF ON IT.
08:52:17 AND THE STAFF IS HAPPY WITH IT AS WELL.

08:52:19 I JUST MENTION THAT THE SAME AS THE LAST TIME.
08:52:22 THIS IS THE INFRASTRUCTURE LAYOUT.
08:52:27 THE IMAGE ON THE LEFT, THE LIGHT BLUE DOESN'T SHOW UP VERY
08:52:31 WELL.
08:52:31 BUT I ADDED IT ON THE RIGHT.
08:52:33 AND THIS IS WHAT WE'RE IN FOR APPROVAL TODAY ON.
08:52:36 SO VERY STANDARD SINGLE-FAMILY LAYOUT WITH LAKES, DRAINAGE
08:52:42 YOU CAN SEE ON THE PLAN THERE.
08:52:44 HERE'S AN AERIAL OF THE FIRST PHASE INFRASTRUCTURE THAT'S
08:52:51 UNDER CONSTRUCTION TAKEN ABOUT A WEEK AGO.
08:52:54 SO YOU CAN SEE THE ROADS ARE IN.
08:52:56 ALL THE UTILITIES ARE IN IN THE FIRST PHASE.
08:52:58 WE'RE GOING THROUGH THE TURNOVER AND CERTIFICATION PROCESS
08:53:01 WITH LEE COUNTY UTILITIES AT THIS POINT.
08:53:05 IF YOU CAN SEE ON THE UPPER CENTER RIGHT, THOSE ARE THE
08:53:09 MODEL HOMES AND THE SALES CENTER THAT ARE UNDER

08:53:11 CONSTRUCTION.
08:53:12 AND THE ENTRY MONUMENT, THE DARK BROWN AND THE MIDDLE BOTTOM
08:53:16 IS JUST RECENTLY STARTED.
08:53:18 THAT'S ALL I HAVE.
08:53:22 >>Barry Jones: THANK YOU VERY MUCH.
08:53:24 >>John Asher: I DON'T THINK THERE IS A WHOLE LOT, SECOND
08:53:26 PHASE OF A SINGLE-FAMILY DEVELOPMENT.
08:53:28 I'LL BE HAPPY TO ANSWER ANY QUESTIONS.
08:53:34 >>Barry Jones: SCOTTY, ARE YOU READY TO OPEN THIS TO PUBLIC
08:53:37 COMMENT?
08:53:37 >>Scotty Wood: I SURE AM.
08:53:39 IS THERE ANY PUBLIC COMMENT?
08:53:40 >>Tammy Duran: THERE IS NOT.
08:53:41 >>Scotty Wood: I WILL THEN CLOSE PUBLIC COMMENT.
08:53:50 >>Mary Gibbs: SCOTTY, THERE IS A QUESTION FROM JIM WALLACE.
08:53:53 YOU CAN'T SEE HIM.
08:53:54 >>Scotty Wood: OKAY.
08:53:55 GO AHEAD, JIM.
08:53:56 >>Jim Wallace: IS THERE A CUL-DE-SAC MISSING ON THIS
08:53:59 DRAWING?
08:54:05 >>John Asher: HOW DO I GO BACK?
08:54:10 >>Barry Jones: WHERE ARE YOU REFERRING TO, JIM?
08:54:17 >>John Asher: THERE ARE TWO DEAD ENDS THAT ABUT THE BUFFER
08:54:19 ON CORKSCREW ROAD.
08:54:27 >>Barry Jones: FIRE TRUCK CAN BACK UP THAT FAR.

08:54:29 >>John Asher: THE SECOND ONE TO THE WEST IS THE EMERGENCY
08:54:33 ACCESS.
08:54:33 IT JUST DOESN'T SHOW UP ON THE AERIAL.
08:54:39 >>Barry Jones: ANYTHING ELSE FROM THE BOARD?
08:54:43 >>Scotty Wood: ANYONE ELSE?

08:54:45 >>Barry Jones: I MAKE A MOTION TO APPROVE.
08:54:47 >>Michael Sheeley: SECOND.
08:54:49 >>Nancy Stroud: LET ME ASK IF THERE ARE ANY CONFLICTS OR ANY
08:54:53 EX PARTE COMMUNICATIONS?
08:54:55 >> NO.
08:54:56 >> NO.
08:54:56 >> NO.
08:54:57 >> NO.
08:54:57 >>Nancy Stroud: WHO.
08:54:59 >>Tammy Duran: WHO IS THE SECOND?
08:55:01 THANK YOU.
08:55:04 >>Scotty Wood: WE'RE READY TO VOTE.
08:55:08 >>Anthony Gargano: YES.
08:55:10 >>Kristin Jeannin: YES.
08:55:11 >>Barry Jones: YES.
08:55:13 >>Michael Sheeley: YES.
08:55:13 >>James Tatooles: YES.
08:55:16 >>Jim Wallace: YES.
08:55:19 >>Scotty Wood: YES.
08:55:21 >> THANK YOU VERY MUCH.

08:55:29 >>Scotty Wood: THE LAST ITEM IS A WORKSHOP.
08:55:31 IT IS 8:55.
08:55:32 AT 9:00, WE MUST ADJOURN UNLESS WE VOTE AS A BOARD TO
08:55:37 CONTINUE.
08:55:37 WHAT IS THE PLEASURE OF THE BOARD?
08:55:43 >>Barry Jones: MAKE HAD A MOTION TO CONTINUE FOR 15 MINUTES.
08:55:49 >>Kristin Jeannin: I SAY FIVE.
08:55:50 >>Mary Gibbs: THE APPLICANT SAID THEY WERE GOING TO BE FAST,
08:55:54 JUST LIKE THE FOOD THEY SERVE.
08:55:57 >>Barry Jones: WE HAVE A MOTION TO CONTINUE THE MEETING.
08:55:59 DO WE HAVE A SECOND?
08:56:00 >>Michael Sheeley: SECOND.
08:56:01 >>Barry Jones: ALL IN FAVOR AYE.
08:56:05 >>Scotty Wood: GO AHEAD.
08:56:07 >> GOOD EVENING, EVERYONE.
08:56:08 BRENT ADDISON WITH BANKS ENGINEERING FOR THE RECORD,
08:56:11 SPEAKING ON BEHALF OF MIKE BUSALACCHI WHO IS THE CLIENT FOR
08:56:15 CULVER'S.
08:56:16 THIS IS GOING TO BE -- I'VE GOT GREG DISERIO FOR LANDSCAPE
08:56:21 ARCHITECTURE AND ON ZOOM IS WENDY MARTIN, THE ARCHITECT.
08:56:25 THIS IS THE SITE, JUST TO REFRESH YOUR MEMORY, JUST SOUTH OF
08:56:29 PELICAN COLONY BOULEVARD.
08:56:31 BASICALLY, THE SOUTH END OF COCONUT POINT RIGHT NEXT TO THE
08:56:34 EXTRA SPACE STORAGE.
08:56:37 THAT'S JUST A GENERAL DESCRIPTION OF THAT.

08:56:40 THAT'S ME.

08:56:40 THERE IS A PICTURE OF WHERE THE SITE IS LOCATED WITH THE
08:56:44 AERIAL.
08:56:45 UNDEVELOPED CURRENTLY.
08:56:47 THIS WAS THE ORIGINAL SITE PLAN THAT WE CAME TO YOU WITH.
08:56:51 I'LL JUST POINT OUT A FEW OF THE COMMENTS THAT WERE MADE.
08:56:54 THERE WAS A LACK OF PEDESTRIAN CONNECTIVITY.
08:56:58 THERE WAS A COMMENT FROM MR. WALLACE ABOUT THE DUMPSTER
08:57:02 LOCATION.
08:57:03 AND REALLY SITE-WISE, THAT WAS MOST OF WHAT I REMEMBER.
08:57:06 I THINK IT WAS MORE DRIVEN ARCHITECTURALLY FOR THIS USE.
08:57:12 THIS IS THE NEW SITE PLAN.
08:57:15 SO AS YOU CAN SEE, WE'VE ADDED -- OH, JUST ONE POINT OF
08:57:20 REFERENCE, WHEN WE FIRST CAME HERE, WE HAD NOT BEEN THROUGH
08:57:23 REVIEW WITH NED DEWHIRST AND OAK BROOK PROPERTIES.
08:57:29 WE HAVE SINCE WORKED OUR ISSUES OUT WITH NED AND HE HAS
08:57:33 BLESSED THIS PLAN.
08:57:34 JUST SO YOU KNOW, THIS IS A LOT OF HIS INVOLVEMENT, TOO.
08:57:36 SO WE HAVE TWO PEDESTRIAN CONNECTIONS.
08:57:39 THESE ARE GOING TO BE EITHER PAVERS OR STAMPED CONCRETE
08:57:43 GOING THROUGH THE SITE.
08:57:44 WE ADDED THE CONNECTION TO 41, AND THEN WE ALSO ADDED THE
08:57:48 CONNECTION ACROSS TO THE ROAD THAT I CAN'T READ RIGHT NOW.
08:57:52 SO WE GREATLY IMPROVED ON THE PEDESTRIAN CONNECTION
08:57:58 REQUIREMENTS.

08:58:00 THERE WAS A COMMENT ABOUT THE PUBLIC AREA.
08:58:03 SO WHERE WE'RE CURRENTLY SHOWING THE PUBLIC AREA IS OUT HERE
08:58:06 NEXT TO 41 WHERE OUR ACCESS POINT IS.
08:58:09 I WILL NOTE THAT NED DEWHIRST ASKED IF WE WOULD PLACE THE
08:58:14 PUBLIC AREA OVER HERE NEXT TO THE LAKE, BUT I GUESS THERE
08:58:19 WAS SOME QUESTION WHETHER WE COULD DO THAT OFF OF OUR
08:58:22 PROPERTY.
08:58:23 SO I JUST WANTED TO POINT THAT OUT.
08:58:25 OTHER THAN THAT, THE LAYOUT STAYED PRETTY MUCH THE SAME.
08:58:29 THE DUMPSTER ENCLOSURE WHICH WAS MR. WALLACE'S CONCERN, WE
08:58:33 LOOKED AT SEVERAL LOCATIONS.
08:58:36 IT'S STILL GENERALLY IN THE SAME PLACE BUT WHAT WE DID IS WE
08:58:40 ADDED I BELIEVE 10 TO 15 FEET OF BUFFER WIDTH BEHIND IT TO
08:58:46 INCREASE THE SEPARATION AND ALLOW FOR MORE LANDSCAPING TO
08:58:50 BUFFER THAT FROM THE ADJACENT -- FROM THE ROAD NEXT TO IT.
08:58:54 SO IF I CLICK IT, YOU CAN KIND OF SEE WHERE IT WAS CLOSER TO
08:58:58 THE ROAD THERE AND THEN WE MOVED IT QUITE A BIT FURTHER
08:59:03 AWAY.
08:59:03 ALSO, PART OF THAT THAT YOU'LL SEE IN THE LANDSCAPING IS WE
08:59:07 WIDENED OUT THIS BUFFER HERE, WIDENED OUT THIS BUFFER HERE,
08:59:12 AND THEN WE ALSO ADDED THE OUTDOOR SEATING AREA DID NOT HAVE
08:59:16 A CANOPY, WHICH YOU'LL SEE IN THE BUILDING NOW IT DOES.
08:59:19 ARE THERE ANY QUESTIONS ON THE SITE PLAN?

08:59:25 >>Jim Wallace: SAME QUESTIONS I DID LAST TIME.
08:59:27 WHEN THAT GARBAGE TRUCK COMES IN AND OPENS UP THOSE GATES

08:59:32 AND THAT TRUCK IS GOING TO BE PERPENDICULAR TO THE FLOW OF
08:59:35 TRAFFIC, YOU HAVE TWO DUMPSTERS THERE.
08:59:39 IT'S GOING TO TAKE MORE THAN 30 SECONDS.
08:59:41 IT'S GOING TO TAKE A WHILE.
08:59:43 YOU HAVE NOW BLOCKED INGRESS AND EGRESS TO THIS PROPERTY.
08:59:48 >>Brent Addison: MY UNDERSTANDING IS THAT, MAYBE MIKE COULD
08:59:52 SPEAK TO IT, BUT I THINK THAT THESE -- MY UNDERSTANDING IS
08:59:55 THEY COME AND THEY DO PICKUPS OUTSIDE OF OPERATING HOURS ON
08:59:58 THESE RESTAURANTS.
08:59:59 >>Jim Wallace: COME IN AT 4 IN THE MORNING.
09:00:02 >>Brent Addison: I BELIEVE SO.
09:00:03 SO THEY CAN CONTROL THE TIME WHEN THEY COME BEFORE THEY
09:00:08 OPEN.
09:00:08 ANY MORE QUESTIONS ON THE SITE PLAN?
09:00:14 >> NO.
09:00:15 >>Brent Addison: ALL RIGHT.
09:00:16 GREG IS HERE.
09:00:17 HE CAN COME UP.
09:00:18 BASICALLY, HE JUST TOOK WHAT HE HAD BEFORE AND THEN
09:00:22 INCORPORATED IT INTO THE NEW SITE PLAN THAT NED AND I CAME
09:00:27 UP WITH AND THEN WE SENT THAT TO NED.
09:00:29 NED WENT THROUGH IT AND ASKED FOR SOME IMPROVEMENTS THERE.
09:00:32 SO THIS IS A -- EXCUSE ME, THIS IS ACTUALLY THE EXISTING
09:00:36 LANDSCAPE PLAN AS IT IS -- OR LANDSCAPING THAT'S OUT THERE
09:00:39 TODAY, AND THIS IS THE PROPOSED VERSION OF IT.

09:00:44 SO I CAN DEFINITELY BRING HIM UP HERE, BUT FOR SAKE OF TIME,
09:00:48 IF YOU HAVE ANY QUESTIONS, GREG CAN COME AND ANSWER THOSE.
09:00:51 ARCHITECTURE.
09:00:59 WENDY, DO YOU WANT TO TAKE THIS?
09:01:09 >> WENDY MARTIN: CAN YOU ALL HEAR ME?
09:01:14 >> YES.
09:01:14 >>Wendy Martin: ALL RIGHT.
09:01:15 SO AS BRENT INDICATED WHEN WE WERE HERE BEFORE, WE HADN'T
09:01:20 YET COORDINATED WITH NED DEWHIRST.
09:01:23 BUT SINCE THEN, WE HAVE GONE BACK AND FORTH PRETTY
09:01:28 EXTENSIVELY WITH HIM.
09:01:32 AND THIS IS THE ORIGINAL RENDERINGS THAT WE HAD PUT
09:01:37 TOGETHER, AND THAT IS ANOTHER VIEW AND YET ONE MORE.
09:01:45 AND SO NOW -- THOSE WERE THE ORIGINAL 3D VIEWS.
09:01:50 >>Brent Addison: I JUST WANT TO POINT OUT BEFORE WE GET TO
09:01:52 THE NEW PART OF IT, ONE OF THE BIG TOPICS OF DISCUSSION WERE
09:01:57 THESE BORDERING PODS HERE AND THE WAY -- SO JUST KEEP THAT
09:02:02 PICTURE IN MIND.
09:02:03 >>Wendy Martin: RIGHT.

09:02:05 AND THE DUMPSTER ENCLOSURE.
09:02:09 SO NOW HERE IS WHAT WE ARE CURRENTLY PROPOSING.
09:02:18 AND TO JUST -- I KNOW THAT IT'S BEEN A LONG MEETING.
09:02:23 KIND OF SUMMARIZE OUR POINTS HERE, BUT OUR MAJOR POINTS OF
09:02:27 CHANGE, THE ROOF FORMS OF WHAT WE CALL THE TOWERS, WE
09:02:32 BROADENED THOSE A LITTLE BIT, ADJUSTED THE PITCHES OF THOSE.

09:02:37 YOU CAN SEE IN THIS VIEW RIGHT HERE, THAT WE HAVE NOW A
09:02:41 COVERED PATIO AREA COMING OFF OF THAT FACADE ON THE RIGHT OF
09:02:46 THIS.
09:02:46 YOU CAN SEE ALSO WE NOW HAVE A PORTICO COVERED ENTRY OF THE
09:02:50 MAIN ENTRY.
09:02:52 AND THEN ON THE LEFT SIDE OF THIS, YOU'LL SEE OUR
09:02:55 DRIVE-THROUGH TOWER WHICH IS MAYBE THE MOST DRAMATIC CHANGE
09:02:59 FROM ALL OF THE OTHER PARTS.
09:03:02 WE INCREASED ITS HEIGHT AND ADDED THAT ENTIRE ELEMENT ON THE
09:03:06 TOP WITH THE THREE WINDOWS UP THERE, THE FINIAL ON TOP, AND
09:03:12 THEN I GUESS, BRENT, IF YOU CAN GO AHEAD AND MAYBE FLIP
09:03:17 THROUGH THESE AS I TALK, SOME OF THE DETAILS THAT WE
09:03:20 UPDATED.
09:03:20 THE CORBELING, WE MODIFIED THE LIGHT FIXTURES, THE
09:03:24 DECORATIVE LIGHT FIXTURES WE'RE PROPOSING.
09:03:27 YOU PROBABLY HAVE NOTICED THAT THE STONE IS NOW A MUCH
09:03:30 LIGHTER BLEND OF STONE, LIGHTER IN COLOR.
09:03:34 OTHER COLOR CHANGES, THE ROOF TILE, WE'VE GOT THAT MORE CLAY
09:03:39 LOOK TO MATCH WITHIN THE DEVELOPMENT.
09:03:42 THE BLUE METAL ROOF EDGE HAS BEEN REPLACED WITH BRONZE, AND
09:03:47 THE ROOF LADDER, WHICH WE SEE ON THE REAR FACADE, WHICH WAS
09:03:54 JUST ALUMINUM MILL FINISH HAS NOW BEEN A BRONZE FINISH AS
09:03:58 WELL.
09:03:59 WE JUST GOT A SNEAK PREVIEW OF THOSE ORDER PODS.
09:04:08 THEY GOT A COMPLETE MAKEOVER, AND NOW THEY HAVE GONE FROM

09:04:14 WHAT WE PROPOSED ORIGINALLY WERE PREFABRICATED MODELS.
09:04:18 SO THIS IS NOW A STICK-BUILT, CUSTOM POD TO REPLICATE THE
09:04:27 STYLINGS OF THE BUILDING.
09:04:32 >>Michael Sheeley: LOOKS PRETTY GOOD.
09:04:33 >>Brent Addison: THESE ARE THE 3D VIEWS HERE.
09:04:40 >>Wendy Martin: THERE WE CAN SEE THE ROOF LADDER IS NO
09:04:43 LONGER A STANDARD ALUMINUM MILL FINISH.
09:04:45 IT'S NOW BRONZE.
09:04:47 THE SAME IS TRUE OF THE ALUMINUM FRAMING FOR THE DOORS AND
09:04:51 WINDOWS THAT HAVE BEEN TRADED OUT TO BE THE BRONZE AS WELL.
09:05:01 >>Brent Addison: THIS IS THE NEW DUMPSTER ENCLOSURE.
09:05:04 I THINK THE STONE CHANGED ON THAT TO MATCH THE BUILDING.
09:05:08 >>Wendy Martin: YEAH, WE CHANGED THE STONE AND WE ALSO
09:05:11 UPDATED THE TOP.
09:05:12 YOU CAN SEE WE KIND OF RAISED THE CORNERS A LITTLE BIT THERE

09:05:15 AND PUT MORE OF A DECORATIVE TOP PIECE ON EACH OF THOSE
09:05:24 CORNERS.
09:05:28 >> ONE COMMENT ON THE SIGNING, INSTEAD OF TWO-FOOT FACE,
09:05:33 WE'VE BEEN DOING THREE FOOT JUST SO THE SIGN STANDS OUT FROM
09:05:36 THE LANDSCAPING.
09:05:37 I BELIEVE YOU INTEND THIS TO BE ON U.S. 41.
09:05:40 >>Brent Addison: CORRECT.
09:05:41 >> SO YOU WANT THAT VISIBILITY.
09:05:43 YOU MAY WANT TO INCREASE THE SIZE OF THAT BASE TO THREE
09:05:47 FEET.

09:05:47 >>Brent Addison: NO PROBLEM.
09:05:49 AND THEN I THINK WE ALSO HAVE THE LIGHTING PLANS AND THEN
09:05:52 THE FIXTURES AFTER THAT.
09:05:55 >>Wendy Martin: CORRECT.
09:05:56 AND THEY ARE UPDATED WITH THE NEW FIXTURES.
09:06:01 >>Brent Addison: ANY QUESTIONS?
09:06:03 >>Michael Sheeley: GOOD IMPROVEMENTS OVERALL.
09:06:05 >> LOOKS GOOD.
09:06:06 >>Scotty Wood: LOOKS GOOD.
09:06:07 >>Wendy Martin: THANK YOU.
09:06:09 >>Mary Gibbs: WHY DIDN'T YOU BRING ANY SAMPLES?
09:06:11 THAT'S MY QUESTION.
09:06:14 >>Brent Addison: NOT THE KIND OF SAMPLES YOU WANTED.
09:06:15 >>Mary Gibbs: WRONG SAMPLES.
09:06:18 >>Scotty Wood: MARY, UNFORTUNATELY, NOW THAT I'M A HEART
09:06:21 PATIENT, I CAN'T HAVE ONE OF THOSE BUTTER BURGERS.
09:06:26 >>Mary Gibbs: NO CHEESE CURDS EITHER.
09:06:31 >>Brent Addison: THANK YOU.
09:06:34 >>Kristin Jeannin: THANK YOU.
09:06:38 >>Scotty Wood: OKAY, EVERYBODY.
09:06:39 THAT COMPLETES OUR AGENDA.
09:06:40 MARY DOES HAVE ONE ANNOUNCEMENT.
09:06:45 >>Mary Gibbs: OH, THE CALENDAR.
09:06:47 THANK YOU.
09:06:48 I PUT ON THE DAIS A CALENDAR WITH THE BOARD MEETINGS FOR

09:06:52 NEXT YEAR.
09:06:54 I THOUGHT MAYBE YOU WANT TO LOOK AT THAT AND WE CAN FIRM IT
09:06:57 UP AT THE NEXT MEETING BECAUSE I KNOW ONE OF THE DAYS IS
09:07:00 VALENTINE'S DAY, AND I KNOW THAT CREATED AN ISSUE FOR
09:07:03 SOMEBODY LAST YEAR.
09:07:04 SO IF YOU DON'T WANT TO MEET ON VALENTINE'S DAY, WE COULD
09:07:08 TALK ABOUT IT, CHANGE IT AT THE NEXT MEETING.
09:07:11 DO YOU ALL WANT TO TAKE IT, LOOK AT IT, AND DECIDE AT THE
09:07:22 NEXT MEETING, WE'LL FIRM IT UP.
09:07:27 >>Scotty Wood: BEFORE I ASK FOR A MOTION TO ADJOURN, I JUST
09:07:30 WANT TO MAKE ONE SMALL STATEMENT.

09:07:33 A POX ON NICOLE, IF YOU KNOW WHO NICOLE IS.
09:07:39 THAT'S THE HURRICANE HEADED OUR WAY.
09:07:41 I HOPE IT DOESN'T HIT NANCY EITHER.
09:07:45 >>Nancy Stroud: IT LOOKS LIKE IT'S A LITTLE BIT NORTH OF
09:07:48 BOCA.
09:07:49 >>Mary Gibbs: ARE YOU ALL CLOSING DOWN TOMORROW, NANCY?
09:07:53 >>Nancy Stroud: I'LL LET YOU KNOW.
09:07:55 >>Mary Gibbs: SHE'S IN BOCA RATON.
09:07:57 SO THEY MAY BE CLOSED TOMORROW.
09:08:02 >>Nancy Stroud: YEAH, WE'LL HAVE TO SEE.
09:08:05 >>Michael Sheeley: GOOD TO SEE YOU, SCOTTY.
09:08:07 >>Scotty Wood: ON THAT NOTE, I WILL ASK FOR A MOTION TO
09:08:09 ADJOURN.
09:08:10 >> SO MOVED.
09:08:11 >> SECOND.
09:08:11 >>Scotty Wood: ALL IN FAVOR?
09:08:13 WE'RE ADJOURNED.
09:08:14

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ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, NOVEMBER 8, 2022, 4:30 P.M.

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04:35:04 >>Barry Jones: SCOTTY, DO WE HAVE YOU ON ZOOM?
04:35:07 >>Scotty Wood: YEAH, I CAN HEAR YOU NOW.
04:35:09 >>Barry Jones: I THINK WE'RE ALL CONNECTED NOW.
04:35:11 THANK YOU FOR YOUR PATIENCE.
04:35:12 WE'LL CALL THIS MEETING TO ORDER.
04:35:14 [SOUNDING GAVEL]
04:35:14 WE'LL START OFF WITH THE PLEDGE OF ALLEGIANCE.
04:35:17 [PLEDGE OF ALLEGIANCE]
04:35:33 >>Barry Jones: WE'RE GOING TO PROCEED WITH THE ROLL CALL,
04:35:39 AND THEN SCOTTY WILL CHAIR THE MEETING REMOTELY.
04:35:44 SO IF YOU WANTED TO PROCEED WITH ROLL CALL, PLEASE.

04:35:47 >>Anthony Gargano: HERE.
04:35:49 >> BOARD MEMBER JEANNIN IS NOT HERE YET.
04:35:51 >>Barry Jones: HERE.
04:35:54 >> BOARD MEMBER NARATIL IS NOT HERE.
04:35:56 >>Michael Sheeley: HERE.
04:35:56 >>James Tatooles: HERE.
04:35:58 >>Jim Wallace: HERE.

04:36:02 >>Barry Jones: HERE.
04:36:04 >>Tammy Duran: NANCY STROUD IS ALSO IN ZOOM.
04:36:13 >>Scotty Wood: BEFORE I ASK FOR A MOTION TO APPROVE THE
04:36:16 AGENDA, I WOULD LIKE TO ANNOUNCE WITH REGRET THAT ONE OF OUR
04:36:19 LONGEST STANDING BOARD MEMBERS, MARLENE NARATIL, HAS DECIDED
04:36:23 TO RESIGN FROM THE BOARD.
04:36:27 HER HOME IN WEST BAY WAS DEVASTATED BY HURRICANE IAN, AND
04:36:33 SHE'S DECIDED TO MOVE TO NAPLES I'M ASSUMING TO OBVIOUSLY
04:36:38 HIGHER GROUND, AND I JUST WANTED TO ACKNOWLEDGE THE SERVICE,
04:36:43 THE YEARS OF SERVICE THAT SHE PROVIDED AND SHE SERVED AS OUR
04:36:46 VICE-CHAIR.
04:36:48 ON THAT NOTE, I WOULD ASK FOR A MOTION TO APPROVE THE
04:36:51 AGENDA.
04:36:54 >>Mary Gibbs: MR. CHAIR, MAY I SAY SOMETHING FIRST?
04:36:57 >>Scotty Wood: YES, I'M SORRY, MARY.
04:36:59 GO AHEAD.
04:37:00 >>Mary Gibbs: SPEAKING ABOUT VICE-CHAIR NARATIL, SHE DID
04:37:03 SUBMIT A LETTER OF RESIGNATION.
04:37:05 SHE COULDN'T SUBMIT IT UNTIL TODAY BECAUSE SHE DIDN'T HAVE
04:37:08 ANY INTERNET BECAUSE OF THE HURRICANE.
04:37:10 SO SHE CAME OVER HERE TO TYPE UP HER LETTER.
04:37:14 SHE SAID IT WAS MIXED EMOTIONS THAT SHE WAS SUBMITTING HER
04:37:16 RESIGNATION.
04:37:17 SHE ENJOYED THE OPPORTUNITY TO SERVE IN THE PRESTIGIOUS
04:37:19 POSITION SINCE SHE WAS APPOINTED TO THE NEWLY CONSTITUTED

04:37:22 VILLAGE COUNCIL, AND SHE WAS REAPPOINTED SEVERAL TIMES.
04:37:26 SHE WAS VERY EXCITED TO WORK WITH THE STAFF AND THE OTHER
04:37:30 BOARD MEMBERS THAT WERE CONSUMMATE PROFESSIONALS, AND SHE
04:37:33 DID SAY SHE'S MOVING TO NAPLES.
04:37:35 AND SHE DID TELL ME WHEN I TALKED TO HER ON THE PHONE THE
04:37:39 OTHER DAY THAT SHE LOVED YOU ALL AND WOULD MISS YOU VERY
04:37:41 MUCH.
04:37:42 SO I THOUGHT THAT WAS VERY TOUCHING.
04:37:44 >>Barry Jones: VERY NICE.
04:37:47 >>Mary Gibbs: MR. CHAIR, BEFORE I START THE AGENDA, CAN I
04:37:49 JUST SAY, BECAUSE WE HAVE A VERY LARGE CROWD TONIGHT.
04:37:53 I THINK IT MUST BE TWO-FOR-ONE SPECIAL MAYBE LATER OF SOME
04:37:57 ELECTION BEERS OR SOMETHING.
04:37:58 I JUST WANTED TO SAY THAT I THINK THIS FIRST CASE, WHICH IS

04:38:02 THE CELL TOWER, MAY TAKE 45 MINUTES TO AN HOUR.
04:38:08 SO I KNOW A LOT OF PEOPLE ARE HERE FOR THE SECOND CASE.
04:38:11 SO I JUST WANT TO LET YOU ALL KNOW IT'S GOING TO BE PROBABLY
04:38:15 A GOOD 45 MINUTES.
04:38:17 SO IF YOU WANT TO GO OUTSIDE AND HAVE A, NOT A SMOKE, MAYBE
04:38:22 A WALK.
04:38:25 [CELL PHONE RINGING]
04:38:27 OR A PHONE CALL.
04:38:28 SO I JUST WANTED EVERYBODY TO KNOW ABOUT THAT.
04:38:33 >>Scotty Wood: THANKS, MARY.
04:38:34 COULD I HAVE A MOTION TO APPROVE THE AGENDA?

04:38:37 >> SO MOVED.
04:38:39 >>Michael Sheeley: SECOND.
04:38:40 >>Scotty Wood: ANY DISCUSSION?
04:38:41 ALL IN FAVOR SAY AYE.
04:38:43 AYE.
04:38:45 ANY NAYS?
04:38:46 MOTION CARRIES.
04:38:49 WE HAVE A SERIES OF DEVELOPMENT ORDERS TO REVIEW THIS
04:38:55 EVENING.
04:38:57 AND DEVELOPMENT ORDERS INVOLVE PUBLIC HEARINGS WHICH ARE
04:39:02 CONDUCTED IN A QUASI-JUDICIAL SETTING.
04:39:05 NANCY STROUD, OUR LAND USE ATTORNEY, HAS AGREED TO PROVIDE
04:39:09 EVERYONE WITH INFORMATION ABOUT HOW QUASI-JUDICIAL
04:39:12 PROCEEDINGS WORK.
04:39:14 GO AHEAD, NANCY.
04:39:15 THANK YOU.
04:39:15 >>Nancy Stroud: THANK YOU, MR. CHAIR.
04:39:17 IF YOU INTEND TO PROVIDE TESTIMONY ON ANY OF THE THREE
04:39:22 QUASI-JUDICIAL MATTERS HERE, BEFORE THE MATTER IS CALLED,
04:39:26 YOU MUST FILL OUT A PUBLIC SPEAKER'S CARD, GIVE IT TO THE
04:39:30 BOARD CLERK AND MUST BE SWORN IN BY THE BOARD ATTORNEY.
04:39:33 APPLICANTS ACTUALLY DON'T HAVE TO FILL OUT THE SPEAKER
04:39:38 CARDS, BUT THEY DO NEED TO BE SWORN IN.
04:39:42 BEFORE THE MATTER BEGINS, ANY WRITTEN COMMUNICATIONS THAT
04:39:45 HAVE BEEN RECEIVED WILL BE PLACED IN THE PUBLIC RECORD.

04:39:48 AND BOARD MEMBERS WILL BE ASKED TO DISCLOSE ANY EX PARTE
04:39:53 COMMUNICATIONS.
04:39:54 THEY WILL ALSO BE ASKED IF THEY HAVE A CONFLICT REGARDING
04:39:57 THE MATTER AND MUST DECLARE IT.
04:39:59 IF THEY DO HAVE A CONFLICT, THEY WILL NOT BE ALLOWED TO
04:40:05 PARTICIPATE IN THE BOARD DISCUSSION OR VOTE ON THE MATTER.
04:40:07 SO THE ORDER OF PROCEEDINGS IS THAT THE VILLAGE DIRECTOR OF
04:40:11 COMMUNITY DEVELOPMENT OR STAFF DESIGNEE WILL INTRODUCE THE
04:40:15 MATTER AND ASK THE APPLICANT TO MAKE A PRESENTATION AND
04:40:19 SUMMARIZE ANY RELATED AFFIDAVITS FROM THE APPLICANT'S

04:40:23 EXPERTS IN ATTENDANCE.
04:40:24 FOLLOWING THIS, THE DIRECTOR OR HER STAFF DESIGNEE WILL MAKE
04:40:28 A PRESENTATION PROVIDING THE STAFF REPORT, ITS FINDINGS AND
04:40:32 RECOMMENDATIONS.
04:40:34 NEXT, THE PUBLIC HEARING IS OPENED, AND ANYONE WHO HAS BEEN
04:40:38 SWORN IN MAY PROVIDE TESTIMONY.
04:40:40 IT'S IMPORTANT TO BE CONCISE AND LIMIT TESTIMONY TO FIVE
04:40:44 MINUTES OR LESS.
04:40:45 THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS,
04:40:50 INCLUDING THE PUBLIC, AND MAY PROVIDE REBUTTAL.
04:40:52 THE PUBLIC MAY NOT CROSS-EXAMINE WITNESSES BUT MAY REQUEST
04:40:56 THE BOARD TO DIRECT QUESTIONS ON THEIR BEHALF TO EITHER THE
04:40:59 APPLICANT OR THE COMMUNITY DEVELOPMENT STAFF.
04:41:03 WILL ALL THOSE WHO INTEND TO TESTIFY IN THIS FIRST MATTER,
04:41:10 WHICH IS THE AT&T CELL TOWER, PLEASE STAND AND RAISE YOUR

04:41:15 RIGHT HAND, AND I WILL ADMINISTER THE OATH.
04:41:18 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU WILL GIVE
04:41:25 WILL BE THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT THE
04:41:28 TRUTH.
04:41:29 >> I DO.
04:41:30 >>Nancy Stroud: THANK YOU.
04:41:31 WILL THE DIRECTOR OF COMMUNITY DEVELOPMENT ADVISE IF ANY
04:41:39 LETTERS OR OTHER WRITTEN COMMUNICATIONS ON THIS MATTER HAVE
04:41:42 BEEN RECEIVED.
04:41:44 AND IF SO, PLEASE STATE THAT THEY ARE PART OF THE PUBLIC
04:41:47 RECORD.
04:41:48 >>Mary Gibbs: WE DID RECEIVE A FEW E-COMMENTS FOR THIS
04:41:52 HEARING, WHICH WERE SENT TO THE BOARD MEMBERS I BELIEVE
04:41:57 YESTERDAY AFTERNOON, AND WE DO HAVE -- THE APPLICANT IS
04:42:03 GOING TO ASK IF HE CAN PRESENT A PETITION, WHICH HE WILL GET
04:42:07 UP AND EXPLAIN WHEN IT'S HIS TURN TO GET UP AND SPEAK.
04:42:10 AND THEN WE ALSO FORWARDED IN THE E-COMMENTS A PowerPoint
04:42:14 PRESENTATION THAT WE THOUGHT ONE OF THE RESIDENTS WASN'T
04:42:18 GOING TO BE HERE AND WANTED IT IN THE E-COMMENTS BUT HE'S
04:42:22 ACTUALLY HERE, SO HE WANTS TO EXPLAIN THAT.
04:42:26 >>Nancy Stroud: GREAT.
04:42:27 THANK YOU.
04:42:28 NOW, IF ANY BOARD MEMBERS HAVE HAD ANY EX PARTE
04:42:31 COMMUNICATIONS ON THIS MATTER, PLEASE SO STATE AND DISCLOSE
04:42:37 THE NATURE OF THE COMMUNICATION.

04:42:39 >> NONE.
04:42:41 >> I HAVE NONE.
04:42:42 >> NONE.
04:42:44 >>Nancy Stroud: RIGHT, GOOD.
04:42:45 IF ANY DO HAVE A CONFLICT OF INTEREST, PLEASE STATE THE
04:42:50 SAME.

04:42:51 >> NONE.
04:42:52 >> NONE.
04:42:52 >> NONE.
04:42:53 >> NONE.
04:42:56 >>Nancy Stroud: THANK YOU.
04:42:56 AT THIS POINT, IT'S THE COMMUNITY DEVELOPMENT DIRECTOR OR
04:43:00 HER DESIGNEE OPPORTUNITY TO INTRODUCE THE MATTER.
04:43:10 >>Mary Gibbs: GOOD EVENING.
04:43:12 I'M GOING TO INTRODUCE THIS CELL TOWER REQUEST.
04:43:16 THIS IS A SPECIAL EXCEPTION FOR A CELL TOWER ON THE ELKS
04:43:20 CLUB PROPERTY, WHICH IS LOCATED ON COCONUT ROAD WEST OF U.S.
04:43:24 41.
04:43:25 THERE WAS A REQUEST PREVIOUSLY WHERE THEY HAD ASKED FOR A
04:43:32 CELL TOWER THAT WAS 149 FEET TALL, AND THEY HAD ASKED FOR A
04:43:35 VARIANCE FOR THE SIDE SETBACK.
04:43:37 AND YOU ALL HAD LOOKED AT THAT -- I THINK THAT CAME TO YOU I
04:43:42 THINK SOME TIME AGO.
04:43:45 THE APPLICANT HAD A PUBLIC INFORMATION MEETING I THINK AT
04:43:48 THE PLANNING, ZONING AND DESIGN BOARD BACK IN JULY BECAUSE

04:43:51 AFTER THEY MET WITH STAFF THEY REVISED THE APPLICATION TO
04:43:55 LOWER THE HEIGHT OF THE TOWER FROM 149 TO 100 FEET.
04:43:59 AND THEN THEY WITHDREW THE VARIANCE FOR THE SIDE SETBACK.
04:44:03 SO THEY HAD THE PUBLIC INFORMATION MEETING, I THINK IT WAS
04:44:06 BACK IN JULY IN FRONT OF YOU ALL, AND NOW THEY HAVE COME
04:44:09 FORWARD FOR THE PUBLIC HEARING.
04:44:11 AGAIN, IT'S JUST A SPECIAL EXCEPTION.
04:44:13 THERE'S NO VARIANCE INVOLVED AT THIS TIME.
04:44:15 THE STAFF HAD RECOMMENDED APPROVAL, BUT IT WAS APPROVAL AT
04:44:22 100 FEET IF IT WAS DESIGNED TO LOOK LIKE A TREE.
04:44:27 OR IF NOT, TO BE LOWERED TO 75 FEET.
04:44:30 AND THE REASON FOR THAT IS EXPLAINED IN THE STAFF REPORT,
04:44:33 BUT BASICALLY TO NOT BE VISIBLE TO THE NEIGHBORS IN THE
04:44:36 VICINITY.
04:44:36 THE APPLICANT DOES PREFER TO HAVE THE 100-FOOT MONOPOLE, AND
04:44:42 HE WILL EXPLAIN WHY WHEN HE GETS UP TO DO HIS PRESENTATION.
04:44:45 THE APPLICANT ALSO HAS A HANDOUT THAT HE PUT UP AT THE DAIS
04:44:53 FOR EVERYBODY, BUT HE ACTUALLY NEEDS TO ASK YOU IF IT'S OKAY
04:44:57 TO HAND THIS OUT BECAUSE THE RULES OF PROCEDURE SAY THIS WAS
04:45:01 RECEIVED BY US AT ABOUT 4:30 YESTERDAY.
04:45:04 BUT YOU'RE SUPPOSED TO HAVE INFORMATION A WEEK AHEAD OF TIME
04:45:08 AND HE WASN'T AWARE OF THAT.
04:45:11 HE WANTED TO ASK IF HE CAN DO THAT.
04:45:13 HE'LL HAVE TO GET UP AND I THINK NANCY SAYS YOU'LL HAVE TO
04:45:17 VOTE ON WHETHER YOU ACCEPT THAT.

04:45:19 I WILL TELL YOU THAT THE MAJORITY OF THE INFORMATION IS A
04:45:22 PETITION IN FAVOR AND THEN THERE ARE A FEW HANDOUTS FROM

04:45:26 AT&T, MOST OF WHICH ARE IN OUR FILE THAT HAVE BEEN REVIEWED
04:45:29 ALREADY BY MATT NOBLE, OUR PLANNER, AND THEN AT THE VERY
04:45:33 END, I THINK THERE IS A PICTURE OF WHAT A TOWER WOULD LOOK
04:45:37 LIKE IF IT WAS DESIGNED AS A TREE AND THERE'S A LITTLE BIT
04:45:39 OF PUBLIC SAFETY INFORMATION ON FIRST NET PUBLIC SAFETY
04:45:43 PROVIDERS THAT THE APPLICANT WOULD LIKE TO SPEAK ABOUT.
04:45:46 SO IF YOU DON'T HAVE ANY QUESTIONS FOR ME, I CAN TURN IT
04:45:50 OVER TO THE APPLICANT AND HE CAN MAKE HIS REQUEST.
04:45:54 QUESTIONS OF ME?
04:46:04 THEN ANDY ROTENSTREICH IS HERE FOR THE APPLICANT.
04:46:21 >>Andy Rotenstreich: GOOD EVENING.
04:46:22 WHILE SHE'S GETTING THE TECHNICAL DIFFICULTIES TAKEN CARE
04:46:25 OF, LET ME INTRODUCE MYSELF.
04:46:27 I'M ANDY ROTENSTREICH.
04:46:29 ADDRESS IS 420 20th STREET NORTH IN BIRMINGHAM, HERE ON
04:46:32 BEHALF OF AT&T.
04:46:33 I'VE BEEN BEFORE YOU A COUPLE OF TIMES FOR THE PUBLIC
04:46:36 INFORMATION MEETINGS, BOTH IN JULY, AS MARY SAID, AND ALSO
04:46:39 IN 2021 AS WELL.
04:46:41 WHILE WE'RE WORKING ON THIS PART, LET ME MAKE THE OFFICIAL
04:46:46 REQUEST FOR YOU TO ACCEPT THE ADDITIONAL HANDOUTS.
04:46:49 AS MARY MENTIONED, MOST OF WHAT IS IN THE HANDOUTS IS ON
04:46:53 PUBLIC RECORD ALREADY AND PREVIOUSLY FILED.

04:46:55 I JUST WANTED TO DIRECT OUR ATTENTION TO SAVE SOME TIME.
04:46:59 ALSO, THERE WAS A PETITION THAT IS CIRCULATED THAT HAS BEEN
04:47:04 SIGNED BY 164 PEOPLE IN FAVOR OF THE TOWER.
04:47:07 I WANTED YOU GUYS TO SEE THAT ALONG WITH SOME E-MAILS IN
04:47:09 FAVOR OF THE TOWER AS WELL.
04:47:11 I JUST WANTED YOU GUYS TO SEE THAT.
04:47:13 THE ISSUE OF THE MONOPINE, THE FAKE TREE OR THE CAMOUFLAGE
04:47:20 CAME UP RECENTLY IN THE STAFF REPORT.
04:47:22 SO PART OF THE ADDITIONAL MATERIALS I PROVIDED WAS
04:47:26 INFORMATION ABOUT THAT THAT WE CAN DISCUSS, BUT I WANTED YOU
04:47:29 TO SEE WHAT WAS BEING DISCUSSED AND WHAT IT WOULD LOOK LIKE.
04:47:33 WE CAN CERTAINLY GET INTO THAT AS WELL.
04:47:35 WITH THAT, I WOULD ASK THAT YOU GUYS ACCEPT THE ADDITIONAL
04:47:38 HANDOUTS THAT WERE PROVIDED AND WE CAN GO FROM THERE.
04:47:43 >>Anthony Gargano: I MAKE A MOTION TO ALLOW.
04:47:45 >>Barry Jones: SECOND.
04:47:46 >>Scotty Wood: ALL IN FAVOR?
04:47:48 ANY OPPOSED?
04:47:50 GO AHEAD.
04:47:58 >>Andy Rotenstreich: THANK YOU.
04:47:59 MR. WOOD, GLAD TO SEE YOU'RE FEELING BETTER.
04:48:01 GLAD EVERYTHING WENT WELL.
04:48:02 >>Scotty Wood: THANK YOU.
04:48:03 >>Andy Rotenstreich: WHAT WE'RE LOOKING AT ON THE SCREEN IS

04:48:05 WHAT I PRESENTED TO YOU BACK IN JULY.

04:48:06 I'LL RUN THROUGH THIS REAL QUICK.
04:48:08 THIS IS THE ELKS LODGE PROPERTY.
04:48:11 THIS IS COCONUT ROAD RUNNING EAST-WEST TO THE NORTH.
04:48:15 AND THE YELLOW LINE INDICATES THE ACCESS RIGHTS THAT AT&T
04:48:20 HAS OBTAINED FROM THE ELKS LODGE TO ACCESS THIS ORANGE
04:48:25 SQUARE.
04:48:25 PARDON ME, MY ORANGE HIGHLIGHT PEN WAS NOT VERY STRAIGHT
04:48:28 THAT DAY.
04:48:29 BUT THE ORANGE BOX IS THE AREA THAT AT&T IS LEASING FROM THE
04:48:34 ELKS LODGE.
04:48:36 WE DO NOT HAVE RIGHTS TO GO ANYWHERE OUTSIDE OF THAT ORANGE
04:48:39 BOX OR THAT YELLOW LINE.
04:48:41 SO NOTHING AT&T DOES WILL AFFECT ANY OTHER PART OF THAT
04:48:44 PROPERTY.
04:48:44 THIS IS THE SAME PHOTOGRAPH OR DIAGRAM, BUT JUST THE DRAWING
04:48:55 WITH THE AERIAL TAKEN AWAY.
04:48:57 THIS IS KIND OF THE COVERAGE THAT WE WENT OVER IN JULY.
04:49:01 REAL QUICKLY, THE GREEN IS THE COVERAGE THAT AT&T IS TRYING
04:49:04 TO OBTAIN.
04:49:05 THE GREEN WITH THE BLACK DOTS IN THE MIDDLE OF THE GREEN ARE
04:49:08 EXISTING AT&T SITES WITHIN ABOUT A HALF, THREE-QUARTERS OF A
04:49:14 MILE OF WHERE WE'RE PROPOSING.
04:49:15 THE LABEL THAT SAYS COCONUT ROAD IS THE PROPOSED SITE.
04:49:19 THE GREEN AND THE YELLOW, MAINLY GREEN, IS WHAT WE'RE TRYING
04:49:24 TO OBTAIN.

04:49:25 THAT'S WHAT WE WANT.
04:49:26 THAT IS THE BEST COVERAGE COMING OUT OF THE RADIO ANTENNAS
04:49:30 TO PROVIDE IN-BUILDING COVERAGE IN THE AREAS WHERE IT'S
04:49:34 GREEN.
04:49:35 SO YOUR AT&T DEVICE SHOULD BE ABLE TO WORK INSIDE BUILDINGS
04:49:38 LIKE WE'RE IN NOW IN THE GREEN.
04:49:40 AS YOU GET FURTHER FROM EACH SITE, FROM EACH RADIO ANTENNA,
04:49:44 THE SIGNAL DISSIPATES.
04:49:46 YOU GET INTO THE YELLOW AREAS.
04:49:47 THAT IS GENERALLY IN VEHICLE COVERAGE, SO YOU SHOULD CONNECT
04:49:52 REGULARLY IN YOUR VEHICLE.
04:49:54 BUILDINGS ARE IFFY.
04:49:56 HARDENED CONCRETE, THINGS OF THAT NATURE, YOUR SIGNAL MIGHT
04:49:59 BE A LITTLE LESS.
04:50:00 AS YOU GET INTO THE REDS IS WHERE WE HAVE THE PROBLEM AREAS.
04:50:03 THAT'S THE OUTDOOR COVERAGE, REALLY NOT SUFFICIENT COVERAGE.
04:50:06 I THINK I DESCRIBED YOU HAVE TO GO OUTSIDE AND STAND ON YOUR
04:50:09 LEFT LEG AND RAISE YOUR RIGHT ARM IN ORDER TO GET YOUR CALL
04:50:12 TO CONNECT AND YOUR LAPTOP TO CONNECT.
04:50:14 SO WE'RE TRYING TO GET AS MUCH GREEN AND YELLOW AS POSSIBLE.

04:50:18 YOU CAN SEE OUR ISSUE THERE INSIDE THE RED CIRCLE AND A
04:50:21 LITTLE BIT TO THE SOUTH AND WEST.
04:50:23 SO IF WE ARE ALLOWED TO BUILD THIS SITE, IMMEDIATELY THE
04:50:28 COVERAGE TURNS TO THAT AND WE GET THAT GOOD IN-BUILDING AND
04:50:31 IN-VEHICLE COVERAGE, WHICH IS GENERALLY SUFFICIENT IN HOMES

04:50:35 IN THAT AREA WITH THE ONE SITE.
04:50:37 SO WE HAVE A LOT OF COVERAGE ISSUES TO THE WEST, WHICH WE'RE
04:50:41 TRYING TO FILL, WHICH THIS SITE DOES.
04:50:43 BUT ALSO TO THE EAST, THE OTHER REASON WE TYPICALLY WOULD
04:50:47 BUILD A NEW SITE IS TO ALLEVIATE CAPACITY.
04:50:51 SO THESE ANTENNAS THAT WE SEE ON THESE CELL TOWERS AROUND
04:50:55 ALL ALONG THE MAJOR THOROUGHFARES, THEY CAN GET
04:50:58 OVERSTRESSED.
04:50:59 THE ANTENNAS CAN ONLY HANDLE SO MANY CALLS AT ONE TIME, SO
04:51:02 MANY PEOPLE TEXTING AND DOWNLOADING VIDEOS AND TWEETING OR
04:51:06 WHATEVER THEY DO.
04:51:07 SO THE ANTENNAS GET OVERLOADED, THEN THE SIGNAL DEGRADATES.
04:51:11 SO PART OF THE SOLUTION THAT THIS TOWER PROVIDES IS CAPACITY
04:51:15 RELIEF ALONG 41 TO THE EAST.
04:51:18 SO THIS IS KIND OF A TWO-PRONGED APPROACH.
04:51:21 WITH ONE SITE WE'RE FIXING TWO PROBLEMS -- CAPACITY TO THE
04:51:25 EAST, MORE COVERAGE TO THE WEST.
04:51:28 THIS ONE SITE DOES THAT.
04:51:30 SO AS MARY MENTIONED EARLIER, WE STARTED THIS PROJECT ABOUT
04:51:37 TWO YEARS AGO TRYING TO GET COVERAGE HERE.
04:51:38 WE ORIGINALLY APPLIED FOR 150 FEET WHICH WAS THE OPTIMAL
04:51:42 HEIGHT THAT AT&T NEEDED.
04:51:44 WE DIDN'T MEET THE ORDINANCE, SO WE NEEDED A VARIANCE.
04:51:46 AFTER DISCUSSING WITH STAFF, I WENT BACK TO AT&T.
04:51:50 AT&T AGREED TO LOWER IT TO 100 FEET, WHICH THEN MET THE

04:51:54 SETBACKS, WHICH THEN NO LONGER REQUIRED A VARIANCE.
04:51:57 SO WE WITHDREW THE VARIANCE APPLICATION BUT STILL HAVE THE
04:52:00 SPECIAL EXCEPTION.
04:52:01 AND THAT'S WHAT WE'RE ASKING YOU TO APPROVE TODAY.
04:52:04 SO THAT'S KIND OF THE HISTORY.
04:52:06 AGAIN, WE TALKED ABOUT THE AREAS AND THE NEED FOR THE
04:52:09 CAPACITY AND THE COVERAGE.
04:52:10 WE LOOKED AT OTHER SITES.
04:52:13 THERE IS AN EXISTING TOWER TO THE SOUTH AND TO THE WEST
04:52:17 CLOSER TO THE TOWER THAT'S SHOWN IN THE BOTTOM OF THAT
04:52:20 PHOTOGRAPH.
04:52:22 AND WE LOOKED AT CO-LOCATING ON THAT.
04:52:24 THE FIRST THING AT&T ALWAYS LOOKS AT IS CO-LOCATING, RIGHT,
04:52:27 JUST HANG OUR ANTENNAS ON EXISTING TOWERS, WHICH WE MUCH
04:52:32 PREFER, MUCH QUICKER, CHEAPER, AND GET THE SIGNAL OUT.
04:52:35 BUT THE TOWER THAT'S TO THE SOUTH AND TO THE EAST WAS TOO

04:52:39 FAR SOUTH AND EAST.
04:52:41 IT DIDN'T GET THE COVERAGE ISSUE RESOLVED.
04:52:45 IT HELPED A LITTLE BIT ON THE CAPACITY.
04:52:46 SO BECAUSE IT WOULDN'T WORK AND DIDN'T MEET THE ENGINEERING
04:52:50 REQUIREMENTS, WE COULDN'T USE IT.
04:52:52 WE ALSO LOOKED AT INDUSTRIAL PROPERTY IN AND AROUND WHERE
04:52:55 THAT TOWER IS, BUT, AGAIN, THE SAME ISSUE.
04:52:58 IT WAS TOO FAR TO THE SOUTH AND THE EAST.
04:53:00 SO REALLY, WE'RE KIND OF BEHOLDEN TO THE SIGNAL, RIGHT.

04:53:04 THE SIGNAL DICTATES WHERE WE NEED THESE SITES.
04:53:07 AND THE SIGNAL TO GET THE COVERAGE AND THE CAPACITY RELIEF
04:53:11 INDICATED WE NEEDED TO BE IN THIS GENERAL AREA.
04:53:14 WE LOOKED AT THE HOTEL THAT IS PLANNED TO GO, I BELIEVE IT
04:53:17 IS ON THE CORNER OF COCONUT ROAD AND TAMIAMI OR RIGHT IN
04:53:21 THAT AREA, BUT WHEN WE LOOKED AT THE PLANS FOR THE HOTEL
04:53:24 THAT WERE APPROVED, IT WOULD ONLY GIVE US 58 FEET IN HEIGHT
04:53:28 FOR THE ANTENNAS.
04:53:29 SO THAT DIDN'T GIVE US THE COVERAGE WE NEEDED.
04:53:33 CERTAINLY COULDN'T HANG OUR ANTENNAS ON ROOFTOPS.
04:53:36 WE DO THAT QUITE OFTEN.
04:53:37 THEN WE FOUND THE ELKS WHO WERE WILLING TO LEASE US
04:53:40 PROPERTY, RIGHT?
04:53:42 IF YOU CAN'T LOCATE ON A BUILDING OR A TOWER, THEN YOU NEED
04:53:44 TO FIND A WILLING LANDOWNER TO LEASE YOU PROPERTY.
04:53:47 THE ELKS WAS WILLING TO LEASE THE PROPERTY AT FAIR RATE.
04:53:51 WE ENTERED INTO THE LEASE AND THEREFORE HAVE NOW GONE
04:53:53 THROUGH ZONING.
04:53:54 SO LET ME COVER A COUPLE OF OTHER THINGS AND I'LL RUN
04:53:57 THROUGH THE ATTACHMENTS.
04:53:59 THERE WERE SEVERAL QUESTIONS THAT CAME UP IN JULY.
04:54:01 WE RESPONDED TO THOSE QUESTIONS IN A LETTER DATED SEPTEMBER
04:54:04 22nd, WHICH IS IN YOUR PACKET.
04:54:08 AND THERE WERE SIX OR SEVEN OR EIGHT QUESTIONS THAT WERE
04:54:12 ASKED.

04:54:13 WE THINK WE'VE ADDRESSED THEM ALL.
04:54:14 I'M HAPPY TO ANSWER ANY QUESTIONS YOU MAY HAVE, BUT THEY
04:54:18 WERE QUESTIONS ABOUT WHY THE TOWER IS IN THIS LOCATION, WHY
04:54:22 COULDN'T YOU GO ON THE OTHER TOWER TO THE SOUTH AND THE
04:54:24 EAST.
04:54:25 CAN YOU LOWER THE TOWER FROM 150 FEET, WHICH WE HAVE DONE.
04:54:31 WOULD WE CONDUCT A SECOND BALLOON TEST, WHICH WE DID SHORTLY
04:54:35 AFTER WE MET IN JULY.
04:54:38 IN EARLY AUGUST, A SECOND BALLOON TEST WAS PERFORMED AND
04:54:41 PART OF THE PACKET I GAVE YOU IS THE RESULTS OF THAT BALLOON
04:54:46 TEST FROM AUGUST OF 2022, WHICH SHOWS THE LOWER HEIGHT IN
04:54:49 THE TOWER.

04:54:50 SO WE DID THAT.
04:54:52 WE LOOKED -- THERE WAS A QUESTION ABOUT PUTTING IT ON THE
04:54:55 HOTEL, WHICH WE RESPONDED TO AND DID WE LOOK AT ALTERNATIVE
04:54:58 LOCATIONS, WHICH I JUST MENTIONED.
04:55:00 SO WE THINK WE'VE ADDRESSED ALL THOSE QUESTIONS THAT CAME UP
04:55:03 IN JULY.
04:55:04 QUICKLY, THE INFORMATION I HANDED OUT, SEVERAL THINGS,
04:55:08 NUMBER ONE, YOU SEE THE PETITION SIGNED BY 164 PEOPLE IN
04:55:13 FAVOR OF THE TOWER.
04:55:15 AGAIN, WANTING THE COVERAGE.
04:55:18 PEOPLE, KIDS SCHOOLING AT HOME, FOLKS WORKING FROM HOME.
04:55:21 IT'S DICTATED A LOT MORE COVERAGE IN THE RESIDENTIAL
04:55:24 COMMUNITIES.

04:55:25 AND ALSO TRAVEL ALONG 41.
04:55:28 THE SECOND STAPLED SET OF SHEETS IS E-MAILS IN FAVOR.
04:55:33 SOME OF THOSE E-MAILS MAY BE PEOPLE THAT SIGNED THE
04:55:35 PETITION, SO I DON'T WANT TO REPRESENT THAT IT'S OVER AND
04:55:38 ABOVE, BUT I WANTED YOU TO SEE THAT.
04:55:41 THE THIRD AND FOURTH STAPLED ITEMS ARE AT&T LETTERHEAD IS
04:55:48 INFORMATION FROM THE ENGINEERS AT AT&T, BASICALLY EXPLAINING
04:55:54 WHY WE COULDN'T CO-LOCATE ON THAT OTHER TOWER TO THE
04:55:57 SOUTHEAST AND WHY THOSE PROPERTIES IN THE INDUSTRIAL AREA TO
04:55:59 THE SOUTHEAST DIDN'T WORK, AND THEN THEY ALSO PROVIDED MAPS
04:56:03 SHOWING THE COVERAGE AREA ISSUES AND THE CAPACITY ISSUES.
04:56:09 THE NEXT ITEM, WHICH IS THIS MAP, IS BASICALLY FURTHER
04:56:17 ILLUSTRATING THE COVERAGE AND CAPACITY ISSUE AS WELL.
04:56:20 THIS WAS ACTUALLY DATA FROM DROPPED CALLS SHOWING THE
04:56:24 CAPACITY ISSUE, AND THEN ALSO THE COVERAGE ISSUE TO THE
04:56:27 WEST.
04:56:29 NEXT, YOU HAD THIS DOCUMENT WHICH IS THE REPORT FROM THE
04:56:32 SECOND BALLOON TEST THAT HAS PHOTOS TAKEN AND SHOWING THE
04:56:37 BALLOON.
04:56:39 FINALLY, AND ONE OF THE MOST IMPORTANT PARTS WE THINK OF
04:56:45 THIS SITE IS THE FACT THAT IT WILL CONTAIN FIRST NET.
04:56:49 FIRST NET IS A FIRST RESPONDERS NETWORK THAT THE FEDERAL
04:56:53 GOVERNMENT PUT OUT FOR BID AND AT&T WON THE BID.
04:56:58 SO AT&T IS BUILDING FIRST NET NETWORK FOR FIRST RESPONDERS.
04:57:02 FIRST NET CAME OUT OF 9/11.

04:57:07 YOU MAY RECALL IN NEW YORK WHEN HECK HIT THE FAN, THE POLICE
04:57:11 COULDN'T TALK TO THE FIRE.
04:57:12 THE FIRE DEPARTMENT COULDN'T TALK TO EMA.
04:57:15 AND THAT WAS A BIG ISSUE.
04:57:16 FIRST NET RESOLVES THAT.
04:57:18 IN TIMES OF AN EMERGENCY, OF NATURAL DISASTERS, FIRST NET
04:57:23 GIVES PRIORITY TO ALL THOSE AGENCIES AS A HIERARCHY ON
04:57:27 AT&T'S NETWORK SO THAT THEY CAN COMMUNICATE.

04:57:31 THIS SITE WILL HAVE FIRST NET.
04:57:32 SO THIS IS JUST SOME EXPLANATION ABOUT FIRST NET IF YOU WERE
04:57:37 INTERESTED IN SEEING WHAT IT WAS.
04:57:39 LASTLY, BECAUSE OF THE ISSUE AND QUESTION ABOUT WHETHER THIS
04:57:44 SHOULD BE A FAKE TREE OR JUST A STRAIGHT POLE, I WANTED TO
04:57:48 PROVIDE YOU THIS INFORMATION.
04:57:51 SO THIS FIRST PAGE IS JUST AN AERIAL VIEW OF THE ELKS LODGE
04:57:56 AND THE YELLOW PUSH PIN IS WHERE WE'RE GOING ON THE ELKS
04:57:59 LODGE PROPERTY TO MEET THE SETBACKS.
04:58:02 AS YOU CAN SEE, WE'RE GOING RIGHT BEHIND THE BUILDING IN
04:58:04 KIND OF AN OPEN FIELD, WHICH THEN KIND OF BRINGS UP THE
04:58:09 ISSUE OF WHETHER A TREE WOULD BE BEST FOR THAT PURPOSE.
04:58:13 IF YOU LOOK TO THE RIGHT ON THIS FRONT PAGE, YOU'LL SEE A
04:58:17 DIRT ROAD RUNNING NORTH-SOUTH, IF YOU TURN THE PAGE, THAT'S
04:58:21 LOOKING DOWN THE DIRT ROAD, WHICH IS A POWER LINE EASEMENT
04:58:25 WITH POLES IN IT, VERY SIMILAR TO WHAT WE'RE BUILDING.
04:58:29 SO I JUST WANTED YOU TO SEE WHAT WAS THERE.

04:58:32 THE THIRD PAGE IS WHAT WE'RE PROPOSING, THE SINGLE POLE
04:58:37 DESIGN WITH A SET OF AT&T ANTENNAS ON TOP.
04:58:40 [CELL PHONE RINGING]
04:58:43 I DID NOT PLAN THAT, BY THE WAY.
04:58:44 THIS IS WHAT WE'RE PROPOSING.
04:58:46 WE THINK THIS IS THE BEST OPTION BECAUSE IT IS A SINGLE
04:58:49 POLE.
04:58:49 IT'S NOT THE THREE-LEGGED LATTICE MONSTER TOWER YOU SEE.
04:58:52 IT'S NOT THE BIG ONE WITH THE GUY WIRES COMING OUT.
04:58:54 THIS IS SIMILAR TO THE POWER POLE USED IN THE EASEMENT MADE
04:58:57 BY THE SAME PEOPLE, JUST USED FOR A DIFFERENT PURPOSE.
04:59:00 THE MONOPINE THAT STAFF IS RECOMMENDING, AND I CERTAINLY SEE
04:59:05 WHY THEY ARE RECOMMENDING IT.
04:59:07 I'M NOT ARGUING THAT THEY SHOULDN'T HAVE, BUT THIS IS
04:59:10 GENERALLY WHAT IT WOULD LOOK LIKE.
04:59:11 A COUPLE OF THINGS I WOULD LIKE TO POINT OUT.
04:59:14 NUMBER ONE, YOU CAN SEE ALL THESE ARE FAKE BRANCHES AND FAKE
04:59:18 NEEDLES, RIGHT?
04:59:20 THE FAKE NEEDLES FALL OFF.
04:59:21 THEY TYPICALLY HAVE TO BE REPLACED.
04:59:23 SO IT'S GOING TO MAKE A MESS, NUMBER ONE.
04:59:26 NUMBER TWO, THE BRANCHES ADD WEIGHT.
04:59:29 THEREFORE WE CANNOT PUT AS MANY ADDITIONAL CARRIERS ON THIS
04:59:33 TOWER AS WE WOULD IF WE JUST DID THE REGULAR POLE.
04:59:38 SO THE WEIGHT PUTS WIND LOAD ON IT WHICH WE PROBABLY DON'T

04:59:43 WANT TO DEAL WITH AGAIN IF ANOTHER HURRICANE COMES.
04:59:45 SO THE WEIGHT AND THE ABILITY TO PUT FEWER COLLOCATORS MEANS
04:59:50 MORE TOWERS.
04:59:51 BY NOT DOING THE MONOPINE, WE THINK WE'RE ABLE TO PUT MORE

04:59:54 CARRIERS ON THERE THAT WILL COME AND NEED THIS COVERAGE AT
04:59:57 SOME POINT.
04:59:57 THE OTHER THING I WOULD POINT OUT, AGAIN, BACK ON THE FRONT
05:00:04 PAGE, THIS IS AN OPEN FIELD.
05:00:05 WE DO MONOPINE STRUCTURES QUITE OFTEN.
05:00:07 AND THEY WORK VERY WELL WHEN WE'RE IN WOODED AREAS.
05:00:11 BECAUSE THIS IS NOT A WOODED AREA -- AND THIS IS MY PERSONAL
05:00:15 OPINION -- IT'S GOING TO KIND OF LOOK LIKE A GIANT BOTTLE
05:00:19 SCRUBBER SITTING OUT IN THE MIDDLE OF AN OPEN FIELD.
05:00:22 I CERTAINLY UNDERSTAND THE STAFF WANTING TO HAVE A
05:00:25 CAMOUFLAGED LOOK.
05:00:26 I GET THAT.
05:00:27 I THINK BECAUSE OF THIS LOCATION AND WHERE IT IS ON THE
05:00:29 PROPERTY TO MEET THE SETBACKS, I'M NOT SO SURE THAT'S GOING
05:00:32 TO BE THE BEST OPTION.
05:00:34 AT&T WOULD PREFER TO JUST DO THE SINGLE POLE.
05:00:37 WE WOULD REQUEST THAT.
05:00:39 BUT IF YOU DECIDE THAT YOU WOULD APPROVE US AT A HUNDRED
05:00:42 FEET AND YOU WANT THE MONOPINE, AT&T WILL AGREE TO DO IT.
05:00:46 I WANT TO POINT OUT SOME CAVEATS.
05:00:52 THE 75-FOOT OPTION DOES NOT WORK FOR AT&T.

05:00:55 WE'VE ALREADY COME DOWN 50 FEET.
05:00:56 75-FOOT WOULD NEGATE THE NEED FOR THE SITE.
05:00:59 WE'D HAVE TO FIND SOME OTHER SOLUTION AND BE ANOTHER FOUR,
05:01:02 FIVE YEARS DOWN THE ROAD.
05:01:03 SO WITH THAT SAID, I'LL STOP.
05:01:06 I DIDN'T WANT TO TAKE TOO LONG.
05:01:08 I KNOW YOU GUYS HAVE HEARD SOME OF THIS.
05:01:10 IF YOU HAVE ANY QUESTIONS, I'LL BE HAPPY TO TRY AND ANSWER.
05:01:20 >>Jim Wallace: THE LAST TIME YOU WERE HERE, I WANT TO
05:01:23 CLARIFY THIS SOMETHING I'M SOMEWHAT FAMILIAR WITH, SOUTHEAST
05:01:25 CORNER OF LIGHTHOUSE BAY, BONITA SPRINGS UTILITY PUT A POLE
05:01:32 THERE.
05:01:32 AND THEY JUST PUT A MONOPOLE, NO DISHES, NOTHING.
05:01:37 THEIR ARGUMENT WAS WHEN YOU PAINT IT GRAY IT KIND OF
05:01:43 DISAPPEARS IN THE SKY.
05:01:45 IF YOU DON'T HAVE THE DISHES ON IT, NOBODY SEES IT.
05:01:47 I'M JUST TRYING TO SUMMARIZE WHAT I THINK.
05:01:54 I AGREE WITH YOU IN TERMS OF WHEN YOU TRY TO CAMOUFLAGE IT
05:01:58 AS A TREE IN THE MIDDLE OF THE NOWHERE, IT LOOKS LIKE A TREE
05:02:01 --
05:02:02 >>Andy Rotenstreich: THAT'S IN THE MIDDLE OF NOWHERE.
05:02:04 >>Jim Wallace: WHAT IS THE ARGUMENT FOR NOT DOING 150 FEET
05:02:08 SINGLE POLE WITH ALL THE TELECOMMUNICATION EQUIPMENT ON THE
05:02:12 INSIDE OF THE POLE?
05:02:14 >>Andy Rotenstreich: THE WAY THE ORDINANCE IS WRITTEN.

05:02:18 THE WAY THE ORDINANCE THAT WE HAVE IN ESTERO IS WRITTEN.
05:02:24 >>Jim Wallace: THAT'S THE ONLY REASON.
05:02:25 >>Andy Rotenstreich: LOOK, THAT'S OUR PLAYBOOK, RIGHT?
05:02:28 WHEN WE GO TO A JURISDICTION AND WANTING TO PUT IN A NEW
05:02:31 SITE, WE HAVE TO LOOK AT THE ORDINANCE BECAUSE WE'RE BOUND
05:02:33 BY THAT.
05:02:33 THAT REQUIRED A VARIANCE.
05:02:34 WE WANTED TO GO THE 150, BUT AFTER DISCUSSION WITH STAFF AND
05:02:38 VARIANCES, IF YOU GUYS TURN US DOWN ON A VARIANCE, WE DON'T
05:02:42 HAVE A LOT OF RECOURSE.
05:02:44 SO THE QUESTION WAS, DO WE ROLL THE DICE OR NOT.
05:02:47 WHEN AT&T ENGINEER SAID THEY COULD LIVE AT A HUNDRED WITH
05:02:51 THE FULL ARRAY, THAT'S WHAT LED US TO THIS.
05:02:54 >>Jim Wallace: THE SECOND QUESTION.
05:02:56 >>Mary Gibbs: EXCUSE ME.
05:02:57 CAN WE MAKE SURE, SINCE WE HAVE A BIG CROWD, THAT WE GET
05:03:01 CLOSER TO THE MICROPHONE BECAUSE WE'RE NOT PICKING UP THE
05:03:03 BOARD MEMBERS.
05:03:06 >>Jim Wallace: MY SECOND QUESTION, AND I KNOW YOU CAN'T
05:03:10 PREDICT, IF I LOOK AT THIS, THAT'S A FAIR AMOUNT OF
05:03:15 EQUIPMENT AT THE TOP OF THE POLE.
05:03:16 YOU HAVE SAID THAT IN THE FUTURE YOU BELIEVE THAT THERE WILL
05:03:20 BE OTHER CARRIERS ON THAT POLE.
05:03:23 WHAT IS THE CAPACITY?
05:03:25 HOW MANY MORE CARRIERS COULD BE ADDED SO THAT THE RESIDENTS

05:03:28 FULLY KNOW WHAT IT COULD LOOK LIKE IN TEN YEARS?
05:03:31 >>Andy Rotenstreich: IT COULD HOLD AN ADDITIONAL TWO
05:03:33 CARRIERS BESIDES AT&T.
05:03:36 IT WILL BE BUILT STRONG ENOUGH TO DO THAT.
05:03:39 >>Jim Wallace: WILL THEY ALL BE THE SAME SIZE OF EQUIPMENT
05:03:42 YOU CURRENTLY HAVE ON?
05:03:43 >>Andy Rotenstreich: GENERALLY, YES.
05:03:44 OUTSIDE THE WINDOW HERE IS AN EXAMPLE OF THAT.
05:03:47 THAT'S A MUCH TALLER TOWER THAN WHAT WE'RE ASKING FOR, BUT
05:03:51 THERE ARE TWO CARRIERS ON THIS ONE AND EACH SEPARATE ANTENNA
05:03:54 ARRAYS.
05:03:55 AND THEY HAVE TO HAVE SEPARATION SO THEY DON'T INTERFERE.
05:03:57 >>Jim Wallace: I LIVE IN THAT COMMUNITY.
05:03:59 IT'S PART OF MY VIEW ON THE RIGHT-HAND SIDE.
05:04:02 I HAVE TO SAY I REALLY NEVER SEE IT BECAUSE YOU'RE LOOKING
05:04:05 AT BUILDINGS.
05:04:05 YOU'RE LOOKING AT LAKES.
05:04:06 YOU'RE LOOKING AT OTHER THINGS.
05:04:08 YOU'RE LOOKING AT SUNSETS.
05:04:09 YOU'RE NOT LOOKING AT THAT POLE WHICH I THINK IS 150 FEET OR
05:04:13 160 FEET.
05:04:14 >>Andy Rotenstreich: IT IS.

05:04:15 I KNOW WHICH ONE YOU'RE TALKING ABOUT.
05:04:17 GENERALLY, AND I SPEAK TO A LOT OF BOARDS ABOUT THIS, KIND
05:04:22 OF THE BREAKING POINT DISCUSSION HEIGHT IS GENERALLY AROUND

05:04:25 200 FEET.
05:04:26 IF YOU'RE ABOVE 200 FEET, THE FAA REQUIRES THAT YOU LIGHT
05:04:29 THE TOWER AT THE TOP.
05:04:31 BECAUSE WE'RE BELOW 200, WE DON'T HAVE TO DO IT.
05:04:34 YOU CERTAINLY ARE NOT GOING TO SEE THIS AT NIGHT, WHICH WE
05:04:38 THINK IS A MAJOR BENEFIT.
05:04:40 AND, LOOK, WE LOWERED IT A THIRD OF THE PROPOSED HEIGHT, SO
05:04:44 WE'RE HOPING THAT'S GOING TO HELP.
05:04:46 WE'RE GETTING ENOUGH COVERAGE THE ENGINEERS ARE HAPPY WITH
05:04:51 IT.
05:04:52 >>Jim Wallace: IT COULD HAVE AT THE TOP OF THE POLE --
05:04:55 COULD, AND PROBABLY GIVEN THE INCREASE IN STREAMING AND
05:04:58 INTERNET AND EVERYTHING ELSE THAT IS HAPPENING IN SOCIETY
05:05:00 THAT WITHIN TEN YEARS, IT PROBABLY WILL.
05:05:03 WOULD YOU AGREE IT PROBABLY WILL HAVE THE OTHER TWO CARRIERS
05:05:07 AND THREE TIMES AS MUCH EQUIPMENT ON THE TOP OF THE POLE?
05:05:10 >>Andy Rotenstreich: I WOULD BE SURPRISED IF IT DIDN'T.
05:05:13 >>Jim Wallace: THANK YOU FOR YOUR HONESTY.
05:05:15 I APPRECIATE IT.
05:05:16 >>Andy Rotenstreich: THAT'S IN LIEU OF BUILDING TWO MORE
05:05:18 TOWERS.
05:05:19 THAT'S THE TRADE-OFF AND THAT'S HOW THE ORDINANCE DIRECTS US
05:05:23 AS WELL.
05:05:24 HOPE THAT ANSWERS YOUR QUESTION.
05:05:30 >>Scotty Wood: ANY FURTHER QUESTIONS?

05:05:31 >>Barry Jones: I SAW SOMETHING IN THE REPORT THAT THE
05:05:33 MONOPOLE IS RATED TO 160.
05:05:35 DOES THAT INCLUDE THE ATTACHMENTS ALSO?
05:05:37 >>Andy Rotenstreich: YES.
05:05:37 THAT'S WITH THE WIND LOADING.
05:05:40 >>Barry Jones: NOW, LONG TIME AGO IN A LAND FAR AWAY, I USED
05:05:43 TO BUILD GOLF COURSES AND WE ALWAYS HAD THESE IRRIGATION
05:05:46 BOXES THAT WOULD BE -- NOBODY WANTED TO SEE THEM SO YOU DO
05:05:50 THEM IN A BRUSHED STAINLESS STEEL, SOMETHING THAT REFLECTED
05:05:54 THE LIGHT IN THE VICINITY OF IT AND THEY KIND OF
05:05:56 DISAPPEARED.
05:05:57 ARE THERE MATERIALS IN YOUR INDUSTRY THAT CAN BE
05:06:00 INCORPORATED TO HELP IT BE MORE REFLECTIVE OF THE LIGHT
05:06:04 SURROUNDING IT SO YOU CAN ACCOMPLISH THAT SAME EFFECT WITH
05:06:07 PAINT OR MATERIALS OR GLAZINGS?
05:06:10 >>Andy Rotenstreich: YEAH, WE LOOK AT THAT QUITE OFTEN BUT
05:06:12 WE GENERALLY COME BACK TO LEAVING THE POLE AS IT IS.
05:06:17 >>Barry Jones: MAINTENANCE AND COST STANDPOINT --

05:06:19 >>Andy Rotenstreich: ALL OF THAT ADDS TO IT.
05:06:21 NOW, IF YOU'RE TALKING ABOUT THE EQUIPMENT ON THE GROUND,
05:06:24 THIS WILL BE FENCED IN.
05:06:26 >>Barry Jones: NO.
05:06:27 I'M TALKING MORE THE TOP 50 FEET THAT PEOPLE WILL BE SEEING,
05:06:31 SPECIFICALLY THE ANTENNAS THAT ARE EXTRUDING.
05:06:35 IS IT SOMETHING THAT IS A PAINT THAT HAS TO BE REAPPLIED

05:06:39 ANNUALLY?
05:06:40 A COST THING?
05:06:41 >>Andy Rotenstreich: THAT'S PART OF IT FOR THE POLE.
05:06:42 NOW, THE ANTENNAS WE TYPICALLY WOULDN'T PAINT BECAUSE THE
05:06:45 RADIO SIGNAL COULD BE BLOCKED BY SOME OF THE STRUCTURES THAT
05:06:50 BACK IN THE DAY THEY TRIED TO GET US AROUND THEM WHICH ENDED
05:06:53 UP LOOKING WORSE AND ADDING TO THE WIND LOAD ISSUE.
05:06:57 I HAVEN'T REALLY SEEN WHERE WE HAVE PAINTED THE ANTENNAS IF
05:07:01 THAT'S WHAT YOU'RE REFERRING TO, BUT I HAVE SEEN REQUESTS TO
05:07:03 PAINT THE POLE BEFORE.
05:07:05 >>Barry Jones: ANY SORT OF MATERIAL MORE REFLECTIVE OF THE
05:07:09 SURROUNDING ENVIRONMENT THAT REFLECTS THE SKY OFF OF IT THAT
05:07:11 KIND OF DISAPPEARS WOULD BE THE INTENT.
05:07:13 >>Andy Rotenstreich: I'M NOT AWARE OF ANYTHING JUST STANDING
05:07:16 HERE.
05:07:17 >>Barry Jones: GOT TO BE CHEAPER THAN BUILDING A TREE.
05:07:23 >>Andy Rotenstreich: TRUE.
05:07:24 WE'RE HAPPY TO LOOK AND SEE WHAT MIGHT WORK.
05:07:27 I THINK OUR BIGGEST CONCERN IS THE DEGRADATION OF THE SIGNAL
05:07:30 BY COVERING IT WITH SOMETHING.
05:07:31 BUT I DON'T KNOW WHAT MATERIAL WOULD BE AVAILABLE.
05:07:34 THE PANEL ANTENNAS WE USE ARE MAINLY WHITE IN COLOR.
05:07:39 >>Barry Jones: THEY START OUT THAT WAY.
05:07:42 >>Andy Rotenstreich: RIGHT.
05:07:43 THEY ARE NOT THE SILVER FINISH THAT THE POLE IS.

05:07:45 I HAVEN'T HAD THE QUESTION ABOUT THE ANTENNAS, BUT I HAVE
05:07:49 HAD IT ABOUT THE POLES.
05:07:50 I HAVE SEEN SOME PAINTED.
05:07:54 WHETHER THEY ACTUALLY CURB THE REFLECTION, I'M NOT SO SURE.
05:07:58 MOST OF THE TIME WE DON'T.
05:07:59 >>Barry Jones: I WOULD LIKE TO SAY I RECOGNIZE IT IMPOSES A
05:08:02 BIT OF A HARDSHIP OR INCONVENIENCE ON THOSE AROUND THEM,
05:08:06 IMMEDIATELY AROUND IT.
05:08:08 A LOT OF YOUR PICTURES YOU COULDN'T SEE THE POLE AT ALL, BUT
05:08:11 IT DOES PROVIDE A SAFETY NET AND A BENEFIT TO THE COMMUNITY
05:08:16 AS A WHOLE.
05:08:18 IT'S NOT LOST, BUT IT'S IMPACTING THOSE AROUND IT AND I HOPE
05:08:23 IT'S NOT LOST ON YOU.
05:08:24 >>Andy Rotenstreich: IT'S NOT.

05:08:28 >>Barry Jones: WE'RE TRUSTING THAT THE 75-FOOT IS TOTALLY
05:08:31 UNACCEPTABLE.
05:08:32 >>Andy Rotenstreich: IT IS.
05:08:32 IF THEY ORIGINALLY HAD -- LOOK, WE MOVED IT ALREADY.
05:08:36 IF WE COULD GO TO 75, WE WOULD.
05:08:38 >>Barry Jones: FAIR TO STATE 150-FOOT MONOPOLE YOU COULD DO
05:08:42 THE SAME AND STILL CARRY THE OTHER TWO CARRIERS.
05:08:46 >>Andy Rotenstreich: 150-FOOT?
05:08:48 YEAH, IF WE WERE BUILDING 150-FOOT, THE SIGNAL WOULD BE
05:08:50 BETTER.
05:08:51 IT WOULD REACH FURTHER, AND WE COULD ACCOMMODATE MAYBE THREE

05:08:54 OR FOUR ADDITIONAL CARRIERS.
05:08:57 >>Barry Jones: WITH NO ANTENNAS.
05:08:58 >>Andy Rotenstreich: NO ADDITIONAL POLES.
05:09:01 >>Barry Jones: I KNOW.
05:09:01 WE'RE TALKING ABOUT ADDING ANTENNAS.
05:09:03 >>Andy Rotenstreich: THEY WOULD EACH NEED TO ADD THEIR
05:09:06 ANTENNAS BELOW EACH OTHER, YES, SIR.
05:09:14 >>Jim Wallace: AT 150 FEET, I WAS UNDER THE UNDERSTANDING
05:09:17 THAT TRANSMISSION AND RECEPTION DEVICES, EQUIPMENT -- I
05:09:18 DON'T PRETEND TO KNOW; I'M A NEOPHYTE HERE -- WERE INSIDE
05:09:22 THE POLE.
05:09:23 >>Andy Rotenstreich: THEY WEREN'T ORIGINALLY PROPOSED THAT
05:09:25 WAY, BUT WE PROBABLY COULD HAVE DONE IT THAT WAY.
05:09:29 THE TECHNOLOGY EXISTS.
05:09:30 SO WHAT HAPPENS IS WHEN URGE WHAT I CALL THE REGULAR ARRAY,
05:09:35 LIKE IS OUT HERE, THE REGULAR TRIANGLE, IT IS A THREE-SIDED
05:09:40 TRIANGLE MOUNT, AND YOU PUT TWO TO FOUR ANTENNAS ON EACH OF
05:09:43 THE THREE SIDES.
05:09:45 AND SOME OF THE ANTENNAS ARE FOR TRANSMITTING.
05:09:47 SOME OF THEM ARE FOR RECEIVING YOUR PHONE SIGNAL.
05:09:49 WHEN YOU MOUNT THEM ON THE POLE, WHICH IS WHAT YOU'RE
05:09:54 TALKING ABOUT, YOU CAN ONLY GET THREE ANTENNAS MOUNTED TO
05:09:57 THAT POLE BECAUSE THERE'S LESS AREA TO MOUNT, CORRECT?
05:10:01 SO YOU END UP TAKING --
05:10:03 >>Jim Wallace: LIKE THE POLES THAT ARE DOWN AT THE BONITA

05:10:07 SPRINGS UTILITY POLES, ALL THE EQUIPMENT IS INSIDE THE
05:10:10 ACTUAL POLE.
05:10:11 THERE'S NOTHING ON THE OUTSIDE OF THE POLE.
05:10:13 >>Andy Rotenstreich: PROBABLY ONE OF THE BEST EXAMPLES OF
05:10:15 WHAT I'M TALKING ABOUT IS ACTUALLY ALONG I-75 JUST A FEW
05:10:19 MILES SOUTH OF HERE.
05:10:20 SO THE ANTENNAS DO NOT EXTEND PAST THE EXTERIOR OF THE POLE,
05:10:27 BUT THEY ARE UNCOVERED.
05:10:30 BUT WHAT THAT DOES IS REDUCES THE NUMBER OF ANTENNAS THAT
05:10:35 CAN FIT AT THAT HEIGHT, SO THEN AT&T, INSTEAD OF TAKING UP

05:10:39 ONE HEIGHT LEVEL WITH 9 TO 12 ANTENNAS WOULD HAVE TO TAKE UP
05:10:47 THREE HEIGHTS ON THAT POLE, WHICH WOULD THEN REDUCE THE
05:10:51 NUMBER OF OTHER CARRIERS THAT COULD GO ON THERE.
05:10:54 >>Jim Wallace: WHICH IS A REVENUE STREAM TO AT&T.
05:10:56 >>Andy Rotenstreich: WELL, YES.
05:10:59 I MEAN, IT COULD BE.
05:11:00 AT&T IS PROBABLY AT THE END OF THE DAY NOT GOING TO OWN THIS
05:11:02 TOWER.
05:11:03 AT&T OWNS VERY FEW TOWERS.
05:11:06 THERE ARE COMPANIES OUT THERE WHOSE SOLE BUSINESS IS
05:11:09 BUILDING AND OWNING THESE TOWERS AND LEASING SPACE.
05:11:12 YES, FOR THEM, IT MIGHT BE LESS REVENUE.
05:11:16 BUT I'M NOT HERE FOR THEM.
05:11:24 >>Scotty Wood: ANY FURTHER QUESTIONS?
05:11:28 >> NO.

05:11:28 >>Scotty Wood: ON THAT NOTE, I WILL OPEN THE PUBLIC HEARING.
05:11:31 ANY CARDS, TAMMY?
05:11:35 >>Tammy Duran: YES.
05:11:36 DIANA AND JACK WILL BE SECOND.
05:11:49 >> MY NAME IS DEANNE WILHELM.
05:11:52 I AM A MEMBER OF THE ELKS LODGE THAT WE'VE BEEN TALKING
05:11:55 ABOUT TODAY.
05:11:56 I'VE BEEN A MEMBER THERE FOR TEN YEARS, AND I HAVE TO SAY
05:12:00 THAT I AM DEFINITELY FOR THIS TOWER BECAUSE THERE HAVE BEEN
05:12:06 TIMES WHEN I'VE BEEN AT THE LODGE THAT YOU CANNOT USE YOUR
05:12:09 PHONE VERY WELL.
05:12:10 YOU CAN HAVE YOUR SIGNAL FOR A LITTLE WHILE AND IT WILL GO
05:12:14 AWAY.
05:12:15 AS YOU ALL KNOW, MANY OF US ARE A LOT OLDER, AND WE HAVE HAD
05:12:19 SOME TIMES WHEN IT WAS KIND OF IMPORTANT TO HAVE A REALLY
05:12:23 STRONG SIGNAL THERE IF SOMEBODY GOT ILL, AND WE HAVE HAD A
05:12:28 COUPLE OF THOSE SITUATIONS.
05:12:29 SO I AM DEFINITELY FOR IT.
05:12:32 AND NOW THAT I UNDERSTAND, I JUST HEARD THIS TONIGHT ABOUT
05:12:35 THE FIRST RESPONDERS, I THINK THAT IS A VERY IMPORTANT THING
05:12:40 SINCE WE'VE JUST SEEN WHAT HAPPENED TO US WITH OUR LAST
05:12:43 HURRICANE.
05:12:44 THANK YOU FOR YOUR TIME.
05:12:47 >>Scotty Wood: THANK YOU.
05:12:48 >>Tammy Duran: JACK, BEN, AND THEN FRANK.

05:13:03 >> THANK YOU.
05:13:04 CAN SOMEBODY PUT UP THE SLIDES?
05:13:13 >>Mary Gibbs: THE PowerPoint THAT JACK IS GOING TO SHOW
05:13:16 YOU IS WHAT WAS SENT IN THE E-COMMENTS YESTERDAY AND IT'S
05:13:20 BRIEF.
05:14:02 >> THANK YOU.

05:14:03 LET ME INTRODUCE MYSELF.
05:14:04 I'M JACK LIENESCH.
05:14:05 I LIVE IN PELICAN LANDING IN THE WATERSIDE NEIGHBORHOOD,
05:14:09 WHICH IS AT THE NORTHEAST CORNER OF PELICAN LANDING.
05:14:13 I CAN HIT A GOLF BALL AND HIT THE ELKS CLUB.
05:14:17 THAT'S HOW CLOSE WE ARE TO THE ELKS CLUB.
05:14:23 A LITTLE BIT OF BACKGROUND, THIS PROJECT, AS WAS INDICATED,
05:14:27 HAS BEEN UNDERWAY FOR TWO YEARS, AND YOU'VE HEARD STORIES
05:14:32 ABOUT THE BALLOON TEST AND THE AT&T REGROUPED, 100-FOOT
05:14:41 TOWER.
05:14:42 HERE THEY ARE.
05:14:43 WE HAVE A NEW STAFF REPORT WHICH WE REVIEWED.
05:14:46 THERE ARE TWO PROPOSALS, AND WE GOT VERY INVOLVED PRIMARILY
05:14:51 FROM THE VIEW STANDPOINT.
05:14:53 WHAT IS IT GOING TO LOOK LIKE IN OUR NEIGHBORHOOD?
05:14:57 FIRST ONE, 2021, WAS A BALLOON PHOTOGRAPH.
05:15:04 I DON'T KNOW IF YOU CAN SEE THAT RED DOT.
05:15:06 I DON'T HAVE A POINTER HERE, BUT IT'S ABOUT A THIRD OF THE
05:15:10 WAY DOWN IN THE MIDDLE OF A CLOUD.

05:15:13 THAT WAS THE POINT OF WHERE THE BALLOON WAS.
05:15:16 IT WAS BLOWN ALL OVER THE PLACE, BUT WE TRIED TO CATCH IT
05:15:20 WHEN IT WAS STILL.
05:15:24 WE TOOK A SUBSEQUENT BALLOON TEST AND WE HAD A GAL THAT'S
05:15:29 NOT HERE WHO WAS GOOD AT PHOTO SHOP, I TOOK A PICTURE OF
05:15:34 THIS CELL TOWER, AND SHE PUT IT ON TOP OF THE BALLOON.
05:15:39 SAME SCALE.
05:15:41 AND OBVIOUSLY IT'S NOT PERFECTLY BUT THAT'S WHAT WE WERE
05:15:46 FACING IN OUR NEIGHBORHOOD.
05:15:48 2022 I'M THINKING -- PUT ANOTHER BALLOON TEST.
05:15:56 IT'S SUBSTANTIALLY LOWER, AND WE GOT INVOLVED WITH THE SAME
05:16:01 PICTURE, LOWERING IT DOWN, AND THERE IT IS.
05:16:06 NOW, THE APPLICANT'S PITCH IN THE PACKAGE, THAT'S LOCATION
05:16:14 NUMBER FOUR, THEY WERE THERE, I WAS THERE.
05:16:17 WE HAD EVERYBODY THERE.
05:16:18 AND PAGE 16 OF THEIR SUBMISSION APPEARS TO SHOW IT NOT
05:16:25 NEARLY AS INTRUSIVE THAT THIS ONE DOES.
05:16:30 SO OUR POSITION IS, YOU CAN BRING ALL THE PETITIONS IN FROM
05:16:36 AT&T -- I'M SORRY, FROM THE ELKS CLUB.
05:16:41 HOW MANY OF THOSE PEOPLE LIVE IN THE NEIGHBORHOOD AND LOOK
05:16:44 AT THE TOWER.
05:16:46 WE HAVE SENT E-MAILS TO COMMUNITY DEVELOPMENT IN 2021 FROM
05:16:52 66 RESIDENTS IN WATERSIDE SAYING THEY DIDN'T WANT THE TOWER.
05:16:59 WE'RE SAYING IT'S STILL UNACCEPTABLE AS IS.
05:17:03 THERE WAS A REMARK MADE TONIGHT ABOUT FIRST NET.

05:17:10 I HAPPEN TO BE ON THE ESTERO FIRE BOARD, COMMISSIONER, ASKED
05:17:18 THEIR EXPERT ON FIRST NET, HE SAID WE HAVE FIRST NET.

05:17:22 IT'S AT&T TODAY.
05:17:25 HE SAID I DRIVE ALL OVER, DOWN THE SOUTH END IN THE RED
05:17:29 AREA, THEY WERE SHOWING, WE NEVER HAD A PROBLEM
05:17:32 COMMUNICATING.
05:17:33 THE RADIO WAS ALWAYS GREEN.
05:17:37 IT'S THE END OF MY COMMENTS.
05:17:39 THANK YOU.
05:17:46 >>Mary Gibbs: ARE THERE OTHER SPEAKERS, TAMMY?
05:17:48 >>Tammy Duran: YEAH.
05:17:49 BEN AND THEN FRANK.
05:18:00 >> GOOD AFTERNOON.
05:18:01 MY NAME IS BEN.
05:18:02 I WAS THE TREASURER OF THE ELKS LODGE FROM ABOUT 2016 TO
05:18:08 ABOUT 2001.
05:18:10 I WAS THERE FIVE DAYS A WEEK.
05:18:12 I'M AN AT&T CUSTOMER AND LITERALLY NO SERVICE TO MAYBE ONE
05:18:20 BAR ON A GOOD CLEAR DAY WHEN THE WIND WASN'T BLOWING.
05:18:25 THE CONCERN IS NOT JUST FOR LIKE THE FOLKS AT THE ELKS
05:18:27 LODGE, BUT THAT WHOLE ENTIRE AREA, WHEN I DRIVE THROUGH
05:18:31 COCONUT POINT AND I'M HEADING SOUTH, I DROP SEVERAL CALLS
05:18:35 ALL ALONG THAT ROUTE ON 41.
05:18:37 I THINK THE WHOLE AREA CRIES FOR INFRASTRUCTURE.
05:18:40 WE CAN SEE WHAT'S GOING ON CORKSCREW ROAD HEADING OUT TO THE

05:18:44 EAST.
05:18:46 I LIVE IN CORKSCREW SHORES.
05:18:48 I DON'T LIKE IT, BUT I KNOW WE NEED IT.
05:18:51 SO I LIVE RIGHT OFF THE MAIN ROAD AT THE ENTRANCE AND I'M
05:18:55 GOING TO HEAR THE TRUCKS COME ROLLING THROUGH THERE AT ALL
05:18:58 HOURS OF THE NIGHT, BUT IT'S PART OF WHAT IT TAKES TO MAKE A
05:19:02 COMMUNITY.
05:19:02 I ASK, I URGE YOU FOLKS TO VOTE IN FAVOR OF THE CELL TOWER.
05:19:06 I APPRECIATE YOUR TIME AND HAVE A GOOD DAY.
05:19:08 >>Scotty Wood: THANK YOU.
05:19:12 >>Tammy Duran: WAYNE WILL BE AFTER FRANK.
05:19:17 >> GOOD AFTERNOON.
05:19:19 MY NAME IS FRANK TONER.
05:19:20 I'M A RESIDENT OF ESTERO.
05:19:24 AND I'M ALSO A RETIRED POLICE OFFICER.
05:19:27 I THINK THIS TOWER, I'M VERY MUCH IN FAVOR OF IT.
05:19:32 I THINK IT WOULD ENHANCE THE POLICE AND THE FIRE BEING ABLE
05:19:40 TO COMMUNICATE.
05:19:41 I THINK IT'S AN IMPORTANT FEATURE.
05:19:45 AND I KNOW THAT THE RECEPTION AT THE ELKS, I'M A MEMBER OF
05:19:49 THE ELKS ALSO, HAS BEEN TERRIBLE AT TIMES.
05:19:53 THAT'S ALL I HAVE TO SAY.
05:19:56 >>Scotty Wood: THANK YOU.
05:19:57 >>Tammy Duran: WAYNE AND THEN DARLENE AND THEN DALE.

05:20:08 >> MY NAME IS WAYNE GODSEY.

05:20:13 I AM A MEMBER OF THE ELKS.
05:20:18 I WAS THE ELKS OFFICER WHO WAS SHEPHERDING THIS PROJECT FROM
05:20:22 THE BEGINNING, AND IT GOES BACK TO 2017 BEFORE IT EVEN GOT
05:20:27 IN FRONT OF YOU.
05:20:33 I'VE BEEN THROUGH TWO HURRICANES HERE.
05:20:36 I WAS AN ORIGINAL OWNER IN NAVONA IN THE COLONY.
05:20:41 SO I'VE BEEN THROUGH IRMA AND NOW IAN, AND BOTH TIMES WHEN I
05:20:47 DROVE BACK IN TOWN, WHAT I HEARD ON THE RADIO WAS THAT MY
05:20:54 CELL PHONE SERVICE WOULD BE COMPROMISED BECAUSE TOWERS WERE
05:21:00 OUT.
05:21:01 EVEN THOUGH I'M DOING THIS FOR THE ELKS, I THINK WE HAVE TO
05:21:06 IMPROVE THIS INFRASTRUCTURE BECAUSE CELL PHONE SERVICE IN
05:21:11 THIS PART OF OUR COMMUNITY IS AWFUL.
05:21:17 AND IT IS EVEN WORSE TO THE POINT THAT IT THREATENS EVEN
05:21:24 PEOPLE'S LIVES AFTER A HURRICANE.
05:21:28 SO I THINK WE CAN TALK ABOUT WHAT IT LOOKS LIKE ALL DAY
05:21:34 LONG, BUT IF WE DON'T IMPROVE OUR INFRASTRUCTURE, WE ARE
05:21:41 JEOPARDIZING A LOT MORE THAN A VIEW.
05:21:45 I THANK YOU.
05:21:48 >>Scotty Wood: THANK YOU.
05:21:49 >>Tammy Duran: DARLENE.
05:21:56 >> HELLO, EVERYONE.
05:21:57 AND THANK YOU FOR LISTENING TO US.
05:21:59 I AM ONE THAT LAST TIME I SPOKE, MINE IS ABOUT MY HEALTH
05:22:06 ISSUES.

05:22:06 MY NAME IS DARLENE SEACHRIST AND I LIVE IN THIS COMMUNITY.
05:22:12 MINE IS ABOUT MY HEALTH ISSUES.
05:22:14 I'M 100% DEPENDENT ON A PACEMAKER.
05:22:17 IT JUST DOESN'T KEEP RHYTHM.
05:22:19 IT BEATS MY HEART FOR ME.
05:22:21 WHEN THERE'S AN EMERGENCY, I NEED TO USE A PHONE.
05:22:25 SO I'VE HAD A CELL PHONE.
05:22:27 MOVING DOWN HERE FROM ACROSS THE STATE AND ALSO FROM THE
05:22:31 STATE OF PENNSYLVANIA, THIS IS THE WORST CELL PHONE SERVICE
05:22:35 I'VE EVER HAD, AND I DON'T MEAN THAT TO BE CRUEL.
05:22:38 I KNOW THIS AREA IS BUILDING UP, BUT IT'S RIDICULOUS THAT
05:22:43 I'M ALWAYS DROPPING CALLS, AND I'VE ALREADY HAD FOUR
05:22:47 DIFFERENT CARRIERS, AND IT DOESN'T MATTER WHICH CARRIER I
05:22:50 HAVE, I'M DROPPING CALLS HERE.
05:22:52 FROM THIS HURRICANE, MY POOR FAMILY, I DON'T WANT TO GET
05:22:58 INTO CRYING JAGS HERE, BUT MY POOR FAMILY DIDN'T KNOW I WAS
05:23:03 ALIVE FOR FOUR OR FIVE DAYS BECAUSE MY HOME PHONE, WHICH I
05:23:07 HAVE TO HAVE BECAUSE IT MONITORS MY HEART, AND MY PACEMAKER
05:23:12 DIDN'T WORK.
05:23:13 THE INTERNET DIDN'T WORK.

05:23:15 MY CELL PHONE DIDN'T WORK.
05:23:16 AND WHEN THEY DID FINALLY START GETTING ME, IT WOULD CALL,
05:23:21 I'D ANSWER, AND IT HUNG UP ON ME, DISCONNECTED ME.
05:23:24 SO THEY STILL DIDN'T KNOW IF WE WERE INJURED, AND IT'S
05:23:28 REALLY STRESSFUL, ESPECIALLY AT MY AGE AND MY FAMILY LIVING

05:23:33 SO FAR AWAY.
05:23:33 BUT WE FOR ONE NEED TO IMPROVE THIS COMMUNITY, OTHERWISE
05:23:40 PEOPLE WILL MOVE SOMEWHERE ELSE AND THEY WON'T BE HERE TO
05:23:42 PAY TAXES TO THIS COMMUNITY, AND I LOVE THIS AREA, AND I
05:23:47 WANT TO KEEP THIS PLACE GROWING.
05:23:51 I KNOW PEOPLE'S VISION AND WHAT THEY SEE AS IMPORTANT DOWN
05:23:55 HERE BECAUSE EVERYBODY MOVES HERE FOR THE SUNSET AND THE SUN
05:23:59 AND THE WARM WEATHER.
05:24:01 LET'S FACE IT.
05:24:02 BUT NINE TIMES OUT OF TEN I DON'T EVEN SEE THESE TOWERS
05:24:08 ANYMORE, AND THEY ARE AT THE END OF OUR ROAD, TOO, WHERE I
05:24:11 LIVE.
05:24:12 AND I STILL DON'T GET GOOD SERVICE.
05:24:14 SO WE DO NEED TO INCREASE.
05:24:16 I'M ALL FOR IT, AND I AM ALSO THE EXALTED RULER AT THE ELKS
05:24:20 LODGE, AND BELIEVE ME I NEVER GET SERVICE OR IT COMES AND
05:24:24 GOES.
05:24:25 THANK YOU FOR LISTENING.
05:24:26 I HOPE YOU CONSIDER US ASKING TO PLEASE IMPROVE OUR
05:24:29 COMMUNITY HERE.
05:24:30 GOD BLESS.
05:24:30 >>Scotty Wood: THANK YOU.
05:24:33 >>Tammy Duran: AND DALE.
05:24:40 >> GOOD EVENING.
05:24:41 I'M DALE SAYSET.

05:24:43 I'VE BEEN A RESIDENT OF THIS AREA A LITTLE OVER 18 YEARS
05:24:46 NOW.
05:24:46 I THINK IT'S INDISPUTABLE THAT THE WIRELESS CELL SERVICE IN
05:24:50 THE AREA HAS BEEN VERY POOR A LONG TIME.
05:24:53 I THINK THIS IS AN OPPORTUNITY TO TAKE A STEP FORWARD AND
05:24:56 IMPROVING OUR COMMUNICATIONS HERE.
05:24:57 I, TOO, HAVE BEEN IN LAW ENFORCEMENT OR WAS IN LAW
05:24:59 ENFORCEMENT FOR 30 YEARS PLUS, SO WITH THIS NEW SYSTEM THEY
05:25:03 HAVE SO THE FIRST RESPONDERS COMMUNICATE, I'M NOT SO SURE
05:25:07 THAT THAT ALSO IS PART OF THE PROGRAM FOR WHEN CITIZENS LIKE
05:25:10 US CALL 911.
05:25:12 I THINK THAT IS A SEPARATE ISSUE THERE.
05:25:14 AND BECAUSE OF WHAT OCCURRED WITH THE PAST HURRICANE, IAN,
05:25:22 WE KNOW IT'S FRUSTRATING TO MAKE A CALL TO FAMILY MEMBERS
05:25:26 LET ALONE AN 911 SERVICE.
05:25:28 I EXHORT THE BOARD, PLEASE VOTE FAVORABLY IN INSTALLING THE

05:25:33 POLE ON THE ELKS PROPERTY.
05:25:35 THANK YOU SO MUCH.
05:25:36 >>Tammy Duran: THAT WAS THE LAST COMMENT.
05:25:40 >>Scotty Wood: I WILL CLOSE THE PUBLIC HEARING AND BRING IT
05:25:44 BACK TO THE BOARD.
05:25:45 ANY COMMENTS FROM BOARD MEMBERS?
05:25:50 >>Anthony Gargano: I HAVE A COMMENT.
05:25:52 I'VE BEEN ON THIS BOARD FOR MANY YEARS, AND I THINK THE
05:25:57 BOARD DOES A YEOMAN'S JOB IN PROTECTING THE AESTHETICS, THE

05:26:03 LOOK OF THE COMMUNITY, BUT I ALSO THINK WE NEED TO TAKE INTO
05:26:09 CONSIDERATION THE SAFETY ISSUES THAT AFFECT, IMPACT OUR
05:26:16 RESIDENTS.
05:26:20 AT THE LAST HEARING WHEN AT&T WAS HERE, ONE OF THE RESIDENTS
05:26:25 SPOKE AND HER STATEMENT ALWAYS STUCK WITH ME.
05:26:29 SHE WAS IN SUPPORT OF THE CELL TOWER BECAUSE OF DROPPED
05:26:33 CALLS.
05:26:35 AND ONE OF THE CALLS THAT WAS DROPPED WAS A 911 CALL.
05:26:42 THAT'S A VERY SERIOUS, SERIOUS MATTER, AND WE'VE SEEN HOW
05:26:47 IMPORTANT CELL COVERAGE IS, BOTH COVERAGE AND CAPACITY.
05:26:55 WE WERE ALL IMPACTED BY IAN.
05:26:58 I KNOW I CERTAINLY WAS HERE WITH VERY, VERY SPOTTY CELL
05:27:04 PHONE COVERAGE.
05:27:05 MY OPINION IS THAT WE REALLY NEED TO APPROVE THIS REQUEST
05:27:15 FOR THE BENEFIT OF ALL OF THE RESIDENTS OF ESTERO.
05:27:20 THANK YOU.
05:27:21 >>Mary Gibbs: MAY I INTERRUPT THE BOARD?
05:27:24 I APOLOGIZE, BUT THIS GENTLEMAN HERE JUST SAID THAT HE HAD
05:27:28 SUBMITTED A CARD AND HIS NAME DIDN'T GET CALLED.
05:27:31 TAMMY, DO WE HAVE A CARD?
05:27:33 >>Tammy Duran: I HAVE A DICK GLADING.
05:27:35 THEY NUMBERED IT FOR APOLLO.
05:27:37 YOU CAN SPEAK HERE, BUT IT GOT MIXED IN WITH RAPALLO, SO YOU
05:27:41 CAN COME UP.
05:27:43 >>Mary Gibbs: I'M SORRY.

05:27:45 HE WANTS TO SPEAK ON THE CELL TOWER.
05:27:49 >>Barry Jones: SCOTTY, YOU NEED TO REOPEN THE PUBLIC
05:27:51 PORTION.
05:27:51 >>Scotty Wood: I WILL REOPEN THE PUBLIC HEARING SO THIS
05:27:54 GENTLEMAN CAN SPEAK.
05:27:57 >> MOST GRACIOUS OF YOU.
05:27:58 I THANK YOU VERY MUCH.
05:27:59 I COME TO SPEAK AGAINST THE TOWER.
05:28:02 IT'S QUITE COINCIDENTAL THAT EVERYONE AT THE ELKS SPEAKS IN
05:28:06 FAVOR OF THE TOWER, PARTICULARLY SINCE THEY ARE GETTING PAID
05:28:09 THE RENT.
05:28:10 NUMBER TWO, I'VE LIVED HERE FOR SEVERAL YEARS AND I NEVER

05:28:13 HAD A DROPPED CALL.
05:28:15 NUMBER THREE, THE HURRICANE WAS THE HURRICANE.
05:28:17 HAVING THEIR TOWER THERE ONE WAY OR THE OTHER WOULDN'T HAVE
05:28:20 MADE A DAMN BIT OF DIFFERENCE.
05:28:23 THAT'S A CROCK.
05:28:23 NUMBER FOUR, THIS IS AN UGLY LOOKING THING THAT THEY WANT TO
05:28:26 PUT STUFF ON AND IT'S RIGHT NEXT TO MY HOUSE.
05:28:30 AND WHEN I LOOK UP THERE AT THE BALLOON TEST, I HAPPEN TO
05:28:34 KNOW THAT THOSE BALLOONS WERE AT AN ANGLE ON THE HYPOTENUSE
05:28:38 AND WERE MUCH LOWER THAN THEY ACTUALLY ENDED UP BEING, AS
05:28:42 JACK POINTED OUT.
05:28:43 I RECOGNIZE WHAT YOU SAY AND I AGREE WITH YOU.
05:28:47 HOWEVER, I WILL BESEECH THIS COMMITTEE IF THEY WOULD BE SO

05:28:51 KIND AS TO BRING THE TOWER HEIGHT DOWN SO THAT IT'S LOWER
05:28:55 THAN THE TREES SO THAT WE DON'T HAVE TO LOOK AT IT.
05:28:59 I WOULD ALSO ASK YOU VERY MUCH TO EITHER HAVE AS THE
05:29:02 GENTLEMAN SAID, AND I UNDERSTAND WHO YOU ARE, I WOULD LIKE
05:29:07 TO SEE THE ANTENNAS ON THE INSIDE OR AT THE VERY LEAST ONE
05:29:10 SET OF ANTENNAS.
05:29:12 LOOK OUT HERE, RIGHT DOWN THE STREET.
05:29:14 YOU KNOW WHAT I'M TALKING ABOUT.
05:29:15 AND LOOK AT THAT TOWER.
05:29:18 THAT IS UGLY AS SIN.
05:29:19 THERE'S NOTHING FUNNY ABOUT THAT.
05:29:24 IT'S UGLY.
05:29:25 WHAT DO YOU WANT ME TO SAY.
05:29:27 IN MY OPINION, YES.
05:29:28 YOU'RE RIGHT.
05:29:28 YOU'RE EXACTLY RIGHT.
05:29:29 BUT IT IS MY OPINION AND I'M ENTITLED TO IT.
05:29:34 THANK YOU FOR POINTING THAT OUT.
05:29:37 I REALLY WISH YOU GUYS WOULD REALLY CONSIDER DENYING IT.
05:29:40 I UNDERSTAND THE NECESSITY FOR IT AND I UNDERSTAND YOU'LL
05:29:44 PROBABLY APPROVE IT.
05:29:45 I'M JUST ASKING YOU TO MITIGATE THE HORRIBLENESS OF THE DAMN
05:29:48 THING.
05:29:49 IT'S NOT THAT HARD.
05:29:50 I KNOW YOU GUYS CAN DO THAT FOR US.

05:29:52 WE APPRECIATE YOUR ATTENTION.
05:29:53 THANK YOU.
05:29:54 >>Scotty Wood: THANK YOU.
05:29:55 I'LL NOW CLOSE THE PUBLIC HEARING AGAIN.
05:30:00 ANY FURTHER BOARD COMMENTS?
05:30:09 >>Jim Wallace: IT WAS STEVE SARKOZY WHEN I CAME ON THE BOARD
05:30:13 SAID SOMETHING TO ME WHICH I TRY TO KEEP IN MIND.
05:30:15 THE ZONING BOARD HAS TO TAKE THE 50-YEAR PERSPECTIVE.

05:30:18 AND IT MAY CHANGE, BUT RIGHT NOW, FEWER AND FEWER PEOPLE,
05:30:24 FEWER OF US USE LAND LINES.
05:30:26 WE'RE MORE AND MORE DEPENDENT EVERY YEAR ON CELL PHONES, AND
05:30:30 AS THAT INCREASES OVER TIME, IF WE TAKE THE LONG VIEW, I
05:30:33 THINK WE HAVE TO RECOGNIZE -- AT&T, OF COURSE, IS ALSO IN
05:30:38 THE LANDLINE BUSINESS, BUT I THINK WE HAVE TO RECOGNIZE THAT
05:30:41 LANDLINES ARE GOING AWAY.
05:30:45 WHETHER WE LIKE IT OR NOT, WE'VE DECIDED AS A SOCIETY THAT
05:30:52 THESE POLES ARE NECESSARY AND THEY MAY NOT BE AS ATTRACTIVE
05:30:55 AS WE LIKE, BUT WE'RE THE ONES THAT DECIDED THAT THEY WERE
05:31:00 NECESSARY.
05:31:02 >>Scotty Wood: ANYONE ELSE?
05:31:05 >>Michael Sheeley: YES, MR. CHAIRMAN.
05:31:06 I WANT TO SAY I AGREE WITH MY FELLOW BOARD MEMBERS, AND WE
05:31:11 ALL REALLY OVER THE LAST MONTH HAVING HAD EXPERIENCED THE
05:31:15 HURRICANE AND THE LACK OF CELL SERVICE AFTER THE STORM,
05:31:19 MYSELF, MY FAMILY FOR LITERALLY AT LEAST A WEEK WE HAD VERY,

05:31:23 VERY POOR SERVICE, AND I THINK ANYTHING WE CAN DO TO
05:31:26 MITIGATE THAT FOR THE CITIZENS OF ESTERO IS THE APPROPRIATE
05:31:30 THING TO DO.
05:31:31 I ALSO DO NOT AGREE WITH TRYING TO CAMOUFLAGE THIS THING.
05:31:35 PERSONALLY, I DRIVE DOWN THE ROAD.
05:31:36 I'M A VERY VISUAL PERSON.
05:31:38 I'M AN ARCHITECT.
05:31:39 I LOOK AT THINGS ALL THE TIMES, ALL BUILDINGS.
05:31:41 I NEVER SEE CELL TOWERS.
05:31:43 THEY ARE JUST THERE.
05:31:44 THEY ARE ALWAYS IN THE BACKGROUND.
05:31:45 YOU SEE BEYOND THEM.
05:31:47 YOU DON'T LOOK AT THEM.
05:31:48 I DON'T HAVE ANY PROBLEM WITH THE AESTHETICS OF WHAT THE
05:31:51 TOWER LOOKS LIKE.
05:31:52 IT IS A FUNCTIONAL ELEMENT THAT OUR COMMUNITY NEEDS.
05:31:55 THANK YOU.
05:31:57 >>Scotty Wood: ANYONE ELSE?
05:31:58 >>Barry Jones: SCOTTY, THE APPLICANT USED THE WORD THAT MADE
05:32:01 ME THINK, AND THAT WORD WAS RECOURSE.
05:32:04 AND I RECALL FROM THE LAST HEARING THAT -- NANCY, CORRECT ME
05:32:11 IF I'M WRONG -- IS THERE A FEDERAL PROTECTION FOR ANY TOWER
05:32:14 UNDER A HUNDRED FEET THAT ENCOURAGES THE DEVELOPMENT OF THIS
05:32:20 SORT OF INFRASTRUCTURE?
05:32:24 >>Nancy Stroud: -- THE LAW DOESN'T REGULATE THE HEIGHT, BUT

05:32:32 I THINK THE QUESTION OF HEIGHT IS REALLY ABOUT WHETHER AT
05:32:39 150 FEET THE APPLICANT WANTS TO GO FORWARD AND ASK FOR A
05:32:44 VARIANCE WHICH IS VERY HARD UNDER THE STANDARDS TO GRANT.
05:32:50 HIS CLIENT HAS DECIDED THEY CAN LIVE WITH A HUNDRED FEET AND

05:32:53 NOT HAVE TO ASK FOR A VARIANCE.
05:32:55 SO THAT'S WHAT'S BEFORE YOU TODAY.
05:32:57 >>Barry Jones: ARE THEY REQUIRED OR ENCOURAGED TO CO-LOCATE
05:33:01 WITH OTHER PROVIDERS?
05:33:03 IN OTHER WORDS, OFFER THEM SPACE?
05:33:05 >>Nancy Stroud: YES.
05:33:06 THE ORDINANCE, LIKE MOST ORDINANCES THROUGHOUT THE COUNTRY,
05:33:10 ENCOURAGE CO-LOCATION AS A MORE EFFICIENT WAY OF PROVIDING
05:33:15 SERVICES.
05:33:16 >>Barry Jones: OKAY.
05:33:17 THANK YOU FOR THAT.
05:33:18 IF IT TOTALLY DOESN'T WORK AT 75 FEET, AND I UNDERSTAND THE
05:33:27 TECHNICAL RESTRICTIONS, I DON'T HAVE AN OBJECTION TO IT.
05:33:31 I WOULD PREFER THE 150 WITH NO EXTERNAL ANTENNAS AND STILL
05:33:34 GETTING YOU WHERE YOU WANT TO BE.
05:33:37 THAT DOESN'T SEEM TO BE WHERE WE ARE AT.
05:33:39 IF THERE'S ANYTHING THAT CAN BE DONE WITH RESPECT TO
05:33:42 MATERIALS OR COLORING TO HELP BLEND IT IN, THAT'S SOMETHING
05:33:45 THAT WOULD BE HIGHLY ENCOURAGED AND APPRECIATED.
05:33:49 THAT'S ALL I HAVE.
05:33:50 THANK YOU.

05:33:52 >>Scotty Wood: ANYONE ELSE?
05:33:53 I'D LIKE TO CALL FOR A MOTION.
05:33:59 >>Barry Jones: MOTION TO APPROVE.
05:34:03 >> SECOND.
05:34:04 >>Mary Gibbs: MAY I ASK A QUESTION?
05:34:07 ARE YOU APPROVING -- ARE YOU MAKING A MOTION TO APPROVE THE
05:34:09 100-FOOT TOWER, NOT CAMOUFLAGED?
05:34:12 >>Barry Jones: CORRECT.
05:34:15 >>Scotty Wood: AND THERE ARE OTHER CONDITIONS.
05:34:16 >>Mary Gibbs: WELL, WE HAVE THE STANDARD CONDITIONS WHICH
05:34:19 WERE THE SITE PLAN AND THE HEIGHT THAT THE APPLICANT
05:34:22 PROPOSED, AND I BELIEVE THE APPLICANT AGREES WITH THE
05:34:25 CONDITIONS.
05:34:25 I JUST WANTED TO CLARIFY THAT FIRST CONDITION.
05:34:29 >>Barry Jones: THANK YOU.
05:34:31 >>Scotty Wood: WE HAVE A MOTION AND A SECOND TO APPROVE.
05:34:35 TAMMY, PLEASE CALL THE ROLL.
05:34:38 >>Anthony Gargano: YES.
05:34:39 >>Kristin Jeannin: YES.
05:34:41 >>Barry Jones: YES.
05:34:43 >>Michael Sheeley: YES.
05:34:44 >>James Tatooles: YES.
05:34:46 >>Jim Wallace: YES.
05:34:46 >>Scotty Wood: YES.
05:34:49 THAT CONCLUDES THIS ITEM.

05:34:58 >>Mary Gibbs: JUST MAYBE WE NEED TO CLEAR THE ROOM FOR A
05:35:02 MINUTE AND GET THE APPLICANT FOR THE NEXT CASE IN HERE.
05:39:44 >>Barry Jones: SCOTTY, ARE YOU READY?
05:39:47 >>Scotty Wood: I AM READY.
05:39:48 >>Barry Jones: CALL THIS MEETING BACK TO ORDER.
05:39:51 THANK YOU.
05:39:51 >>Scotty Wood: THE NEXT ITEM IS THE MARKETPLACE AT COCONUT
05:39:55 POINT DEVELOPMENT ORDER.
05:39:59 >>Mary Gibbs: SCOTTY, WE'RE HAVING A LITTLE TROUBLE HEARING
05:40:03 YOU.
05:40:03 CAN YOU SPEAK UP?
05:40:04 WE HAVE A REALLY LARGE CROWD IN HERE.
05:40:06 STANDING ROOM ONLY.
05:40:07 >>Scotty Wood: CAN YOU HEAR ME NOW?
05:40:11 >>Mary Gibbs: YES.
05:40:12 >>Scotty Wood: OKAY.
05:40:14 THE NEXT ITEM IS A DEVELOPMENT ORDER FOR THE MARKETPLACE AT
05:40:18 COCONUT POINT.
05:40:19 I'M GOING TO ASK NANCY TO SWEAR IN SPEAKERS BECAUSE THIS,
05:40:23 AGAIN, IS CONDUCTED UNDER A QUASI-JUDICIAL PROCEEDING.
05:40:28 >>Nancy Stroud: THANK YOU, MR. CHAIR.
05:40:30 SO ANYONE, INCLUDING THE PUBLIC, WHO INTEND TO PROVIDE
05:40:35 TESTIMONY FOR THIS ITEM PLEASE STAND AND RAISE YOUR RIGHT
05:40:39 HAND.
05:40:42 THANK YOU.

05:40:42 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU GIVE WILL
05:40:45 BE THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?
05:40:49 >> I DO.
05:40:52 >>Nancy Stroud: THANK YOU.
05:40:53 WE'LL NEED EX PARTE DISCLOSURES AND CONFLICT DISCLOSURES,
05:40:57 MR. CHAIR.
05:40:58 >>Scotty Wood: YES.
05:40:59 ARE THERE ANY EX PARTE COMMUNICATIONS AMONGST THE BOARD
05:41:02 MEMBERS?
05:41:03 >> NO.
05:41:03 >> NO.
05:41:04 >> YES.
05:41:07 >>James Tatooles: I RECEIVED A CALL FROM ONE PERSON WHO
05:41:09 WANTED TO KNOW HOW LONG THEY COULD TALK, AND THAT WAS ALL.
05:41:15 >>Nancy Stroud: WAS THAT A MEMBER OF THE PUBLIC?
05:41:19 >>James Tatooles: I BELIEVE IT WAS SOMEBODY THAT LIVED IN
05:41:23 RAPALLO AND I LIMITED THE CONVERSATION TO ONLY ASKING THEM
05:41:26 TO VERIFY IT WITH THE OFFICE AS FAR AS WHAT THE TIME THAT
05:41:29 THEY COULD SPEAK.
05:41:32 >>Nancy Stroud: THANK YOU, MR. TATOOLES.
05:41:36 >>Scotty Wood: ANY CONFLICTS OF INTEREST?
05:41:37 >> NO.

05:41:38 >> NO.
05:41:39 >> NO.
05:41:39 >> NO.

05:41:39 >>Scotty Wood: OKAY.
05:41:41 WE CAN PROCEED.
05:41:42 MARY, DO YOU WANT TO INTRODUCE IT?
05:41:51 >>Mary Gibbs: JUST FOR A MINUTE, I HAD TO RUN OUT BECAUSE
05:41:54 WE'RE GETTING FEEDBACK FROM THE OTHER SPEAKER OUT IN THE
05:41:58 HALLWAY, SO I DON'T THINK I WAS SWORN IN.
05:42:00 SO, NANCY, DO I NEED TO SWEAR IN?
05:42:04 >>Nancy Stroud: YES.
05:42:05 RAISE YOUR RIGHT HAND.
05:42:06 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU GIVE WILL BE
05:42:08 THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE TRUTH.
05:42:11 >>Mary Gibbs: I DO.
05:42:12 >>Nancy Stroud: THANK YOU.
05:42:14 >>Mary Gibbs: SO I WANT TO JUST GIVE YOU A LITTLE BIT OF
05:42:18 BACKGROUND AND FOR THE PEOPLE THAT ARE IN THE AUDIENCE, TOO,
05:42:22 ON THIS PROJECT, THIS IS CALLED THE MARKETPLACE, AND IT'S A
05:42:27 DEVELOPMENT ORDER.
05:42:30 BEFORE WE GET INTO ALL THE DETAILS AND THE APPLICANT IS
05:42:33 GOING TO DO THEIR PRESENTATION, I WANT TO TALK ABOUT THE
05:42:35 ZONING FOR THE PROPERTY.
05:42:37 WHAT THEY ARE ASKING FOR TONIGHT IS A DEVELOPMENT ORDER FOR
05:42:41 A COMMERCIAL PLAZA THAT'S ABOUT 10 ACRES IN SIZE AND ABOUT
05:42:44 43,000 SQUARE FEET.
05:42:47 THIS IS ON U.S. 41.
05:42:48 IT'S IN FRONT OF RAPALLO, AND ADJACENT TO THE FIRE STATION

05:42:52 ON SWEETWATER RANCH BOULEVARD.
05:42:55 THE DEVELOPMENT ORDER IS THE DETAILED SITE PLAN, SO THAT'S
05:42:58 GOING TO INCLUDE THE ARCHITECTURE, THE LANDSCAPING, THE
05:43:01 ENGINEERING DETAILS, WATER MANAGEMENT, AND THINGS OF THAT
05:43:05 NATURE.
05:43:06 SO YOU MAY REMEMBER THAT, OR YOU MAY NOT REMEMBER, SOME OF
05:43:10 YOU I THINK WERE ON THE BOARD AT THE TIME OF THE INFORMATION
05:43:14 MEETING.
05:43:15 THIS WAS PROPOSED TO BE A LUCKY'S GROCERY STORE DEVELOPMENT.
05:43:17 THEN AGAIN LUCKY WASN'T VERY LUCKY, SO LUCKY'S WENT AWAY.
05:43:22 NOW THERE IS A NEW PROPOSAL.
05:43:24 THIS TRACT IS PART OF COCONUT POINT.
05:43:28 AND THE COCONUT POINT PROJECT IS A VERY LARGE PROPERTY.
05:43:31 IT'S ALMOST 500 ACRES IN SIZE.
05:43:34 IT INCLUDES THE COCONUT POINT SHOPPING MALL AREA, RAPALLO,
05:43:37 THE HERTZ PROPERTY AND EVEN THE PROPERTY SOUTH OF COCONUT
05:43:41 ROAD, WHICH IS THE LEE HEALTH PROPERTY.
05:43:43 SO I JUST WANT TO PUT THIS IN CONTEXT.

05:43:45 COCONUT POINT IS THE DRI, WAS A PROJECT THAT, BECAUSE OF ITS
05:43:53 SIZE RECEIVED COUNTY REVIEW AND STATE REVIEW AT THE TIME.
05:43:56 IT'S REZONED TO MIXED USE PLANNED DEVELOPMENT.
05:43:59 IT WAS ACTUALLY REZONED IN 2002.
05:44:01 BACK THEN, THAT WAS PART OF LEE COUNTY BECAUSE ESTERO DID
05:44:04 NOT EXIST UNTIL THE END OF 2014.
05:44:07 SO WHEN THE COUNTY APPROVED THIS, THERE WAS A LIST OF USES

05:44:10 THAT WERE APPROVED FOR ALL THE DIFFERENT TRACTS IN COCONUT
05:44:13 POINT.
05:44:14 AND THIS TRACT IS KNOWN AS TRACT 1C.
05:44:16 AND TRACT 1C HAD APPROVED VARIOUS COMMERCIAL USES.
05:44:20 AGAIN, I HAD MENTIONED THAT THIS PROPERTY, BECAUSE OF ITS
05:44:24 SIZE, WAS ALSO PART OF A DRI, KNOWN AS DEVELOPMENT REGIONAL
05:44:28 IMPACT, WHICH GETS ADDITIONAL STATE REVIEW AT THE TIME.
05:44:30 SO WHEN THIS PROPERTY, WHEN VILLAGE OF ESTERO INCORPORATED
05:44:35 IN LATE 2014, THIS DRI AND THIS ZONING BECAME THE VILLAGE'S
05:44:41 DRI DEVELOPMENT ORDER AND THE ZONING.
05:44:44 AND WHAT WE SAY IS THAT THIS RUNS WITH THE LAND.
05:44:47 SO THE ZONING THAT WAS APPROVED RUNS WITH THE LAND AND THOSE
05:44:51 USES THAT WERE APPROVED GO WITH THE PROPERTY.
05:44:53 SO THE PROPERTY HAS THE COMMERCIAL ZONING ALREADY.
05:44:58 AND IN THE ZONING FOR THIS TRACT, THERE IS A LIST OF USES IN
05:45:02 THE ZONING RESOLUTION.
05:45:03 THERE IS ABOUT A PAGE AND A HALF OF DIFFERENT COMMERCIAL
05:45:05 USES FOR THIS PARCEL.
05:45:08 AND INCLUDED RESTAURANTS, WHICH INCLUDED ALL KINDS OF
05:45:11 RESTAURANTS, BUT THERE WAS A LIMITATION OF FAST-FOOD
05:45:14 RESTAURANTS SO THEY WERE LIMITED TO TWO.
05:45:15 BUT STANDARD RESTAURANTS THEY COULD HAVE WHATEVER YOU COULD
05:45:19 FIT ON THE PROPERTY.
05:45:20 THEY ARE ALSO APPROVED TO HAVE RETAIL AND OFFICE, AND TRYING
05:45:23 TO GO, THERE WERE SOME USES THAT PROBABLY WERE NOT REALLY

05:45:26 APPROPRIATE.
05:45:27 THERE WAS A CONVENIENCE STORE, GAS STATION, AUTO REPAIR
05:45:30 SHOPS AND CAR WASHES, WHICH ARE NOT ESPECIALLY APPEALING,
05:45:34 BUT THEY WERE APPROVED FOR THIS PROPERTY AS WELL.
05:45:37 BUT THE APPLICANT IS NOT PROPOSING TO DO THAT.
05:45:39 THEY ARE PROPOSING THE COMMERCIAL, THE RESTAURANTS, AND THE
05:45:43 COMMERCIAL RETAIL WITH A LITTLE BIT OF OFFICE.
05:45:45 SO I JUST WANTED TO EXPLAIN THIS BECAUSE IT'S VERY
05:45:48 CONFUSING.
05:45:49 WE'VE HAD A LOT OF PHONE CALLS FROM PEOPLE THAT HAVE ASKED
05:45:53 US ABOUT THE ZONING.
05:45:54 I JUST WANT TO CLARIFY WHAT WE'RE APPROVING TONIGHT OR WHAT
05:45:58 WE'RE LOOKING AT TONIGHT FOR YOUR REVIEW IS THE DEVELOPMENT
05:46:01 ORDER SITE PLAN, AND WE'RE NOT REVISITING THE ZONING ISSUE.

05:46:05 SO I JUST WANTED TO MAKE THAT CLEAR.
05:46:09 NOW THAT SAID, THE DETAILS OF THE SITE PLAN HAVE TO BE
05:46:12 CONSISTENT WITH THE ZONING CONDITIONS IN THE DRI, AND THAT'S
05:46:15 WHAT WE LOOK AT.
05:46:16 SO WHAT WE'RE RECOMMENDING IS APPROVAL WITH CONDITIONS THAT
05:46:21 RELATE TO THE HOURS OF OPERATION.
05:46:23 WE BELIEVE THAT WE CAN DO THAT.
05:46:26 WHAT WE'RE PROPOSING IS BASICALLY THE HOURS OF OPERATION
05:46:28 THAT NORTH VILLAGE ASSOCIATION HAS SUGGESTED.
05:46:32 AND THAT'S IN THE STAFF REPORT.
05:46:33 AND WE CAN GET INTO DETAIL LATER.

05:46:35 BUT I'D LIKE TO LET THE APPLICANT DO THEIR PRESENTATION.
05:46:41 THERE'S MONUMENT SIGNAGE BUT THAT WILL COME BACK LATER IN A
05:46:44 SEPARATE APPLICATION BECAUSE THAT WASN'T QUITE READY.
05:46:48 WE'LL BRING THAT BACK LATER.
05:46:50 RIGHT NOW, UNLESS YOU HAVE ANY SPECIFIC QUESTIONS, I'D LIKE
05:46:54 TO TURN IT OVER TO THE APPLICANT BECAUSE I KNOW THEY HAVE A
05:46:57 LENGTHY PowerPoint.
05:47:04 >>Anthony Gargano: MARY, JUST TO CLARIFY, WHAT THE APPLICANT
05:47:06 IS PROPOSING TO DO IS ALREADY APPROVED FROM A ZONING
05:47:10 PERSPECTIVE.
05:47:11 >>Mary Gibbs: THE ZONING USES ARE -- YES, THEY ARE APPROVED.
05:47:15 THOSE USES ARE ALLOWED.
05:47:17 >>Michael Sheeley: AND IT ALLOWS FAST FOOD WITH A
05:47:19 DRIVE-THROUGH.
05:47:19 >>Mary Gibbs: YES.
05:47:21 PHAT FOODS ARE LIMITED TO TWO FAST FOODS, BUT THE
05:47:24 DRIVE-THROUGH ACTUALLY IN THE ZONING RESOLUTION IS
05:47:27 UNLIMITED.
05:47:32 >>Barry Jones: SINCE THIS CHANGED SO MUCH FROM THE LUCKY'S,
05:47:35 WAS THERE EVER A PUBLIC INFORMATION MEETING ON THIS ONE
05:47:38 FIRST?
05:47:39 OR DID STAFF DECIDE SINCE IT WAS AN EXISTING APPLICATION
05:47:42 THEY COULD --
05:47:42 >>Mary Gibbs: WE DID HAVE A PUBLIC INFORMATION MEETING, BUT
05:47:45 IT WAS QUITE SOME TIME AGO.

05:47:47 I DON'T REMEMBER EXACTLY.
05:47:48 >>Barry Jones: WAS THIS THE SITE SHARING THE PARKING WITH A
05:47:53 HOTEL ACROSS THE STREET?
05:47:55 >>Mary Gibbs: YES, THE PROPOSED HOTEL IS ACROSS THE
05:47:58 SWEETWATER RANCH.
05:47:59 >>Barry Jones: THE PARKING CALCULATIONS --
05:48:03 >>Mary Gibbs: WHEN YOU SAW THE PUBLIC INFORMATION MEETING,
05:48:06 AS I RECALL AT THE TIME, THE TRACT THAT WAS OVER BY
05:48:09 SWEETWATER RANCH DID NOT HAVE A PROPOSED USE AT THE TIME, SO
05:48:13 I THINK THEY SAID IT WAS GOING TO BE FUTURE DEVELOPMENT, BUT

05:48:16 IN THE MEANTIME, THEY DO HAVE A USE, A RESTAURANT USE FOR
05:48:19 THAT SITE.
05:48:20 BUT I'LL LET THEM CLARIFY THAT.
05:48:23 >>Barry Jones: THANK YOU.
05:48:24 >>Mary Gibbs: I GUESS NEALE ENORMITY WILL BE THE FIRST
05:48:30 SPEAKER.
05:48:30 >>Neale Montgomery: GOOD EVENING.
05:48:31 FOR THE RECORD, NEALE MONTGOMERY.
05:48:32 I'LL TALK WHILE TAMMY FINDS THE -- I HAVE THE TRANSCRIPT,
05:48:36 JUST SO YOU KNOW, THE PUBLIC INFORMATION MEETING WAS
05:48:40 8/10/21.
05:48:42 AND IT WAS LONG.
05:48:43 IT WENT -- APPARENTLY WENT REALLY LATE.
05:48:46 AND I DO AGREE WITH MS. GIBBS THAT THE DRI IS APPROVED.
05:48:52 THEY MITIGATED ALL THE TRANSPORTATION IMPACTS FOR THE

05:48:56 BUILD-OUT OF THE PROJECT.
05:48:57 AND THE FAST FOOD WAS LIMITED, BUT THIS IS ONE OF THE
05:49:01 PARCELS WHERE IT IS APPROVED.
05:49:02 I KNOW A LOT OF PEOPLE ARE GOING TO STOP THE USE, BUT YOU
05:49:05 CAN'T.
05:49:05 THAT WOULD BE A BURT HARRIS.
05:49:06 [SHOUTING FROM THE AUDIENCE]
05:49:12 >>Mary Gibbs: ALL RIGHT.
05:49:13 I'M GOING TO ASK --
05:49:14 [SOUNDING GAVEL]
05:49:15 >>Barry Jones: CAN WE KEEP THE COMMENTS DOWN, PLEASE?
05:49:17 >>Mary Gibbs: I THINK WHAT THEY ARE SAYING IS THEY COULDN'T
05:49:21 HEAR BECAUSE SHE WAS TOO FAR AWAY FROM THE MICROPHONE.
05:49:23 WHAT SHE BASICALLY SAID, IF I CAN REPEAT IT, SHE SAID THAT
05:49:28 THE ZONING WAS ALREADY APPROVED, SO THEY ARE NOT HERE TO
05:49:31 DISCUSS THE ZONING USES TONIGHT.
05:49:33 SHE'S STILL TALKING.
05:49:41 WHO WILL BE THE FIRST SPEAKER.
05:49:44 JEFF?
05:49:45 I WILL HAND OUT -- I THINK HE'S GOT SOME ARCHITECTURAL
05:50:03 COLORS AND THINGS TO SHOW.
05:50:07 COLOR SHEETS.
05:50:08 AND I'LL HAND THEM OUT WHILE HE'S TALKING.
05:50:18 >> CLICKER.
05:50:20 >> YOU HAVE TO USE THE MOUSE.

05:50:23 >>Mary Gibbs: PLEASE TALK INTO THE MICROPHONE BECAUSE WE'RE
05:50:25 HAVING TROUBLE HEARING.
05:50:34 >> HELLO.
05:50:35 MY NAME IS JEFF WILLIAMS.
05:50:37 I'M THE EXECUTIVE VICE PRESIDENT OF DEVELOPMENT AND
05:50:39 CONSTRUCTION AT KONOVER SOUTH.

05:50:41 I'M A PREVIOUS RESIDENT OF ESTERO.
05:50:43 I'VE LIVED HERE FOR QUITE A WHILE.
05:50:44 I WENT TO COLLEGE HERE.
05:50:45 I GOT MARRIED HERE.
05:50:47 BOTH MY CHILDREN WERE BORN HERE.
05:50:49 SO I PERSONALLY HAVE A LONG HISTORY WITH THIS COMMUNITY AS
05:50:52 WELL.
05:50:53 KONOVER SOUTH, WE ARE THIRD GENERATION FAMILY-OWNED FLORIDA
05:50:57 DEVELOPMENT COMPANY.
05:50:58 WE SPECIALIZE IN THE DEVELOPMENT OF COMMUNITY RETAIL
05:51:02 CENTERS, AND WE ARE LONG-TERM HOLDERS BY NATURE.
05:51:05 OUR COMPANY IS A FULLY INTEGRATED DEVELOPMENT FIRM HAVING
05:51:09 DEVELOPMENT, LEASING, PROPERTY MANAGEMENT, CONSTRUCTION,
05:51:13 LEGAL, AND ADMINISTRATIVE DEPARTMENTS ALL IN-HOUSE.
05:51:17 WITH ME TODAY FROM KONOVER SOUTH ARE OUR OWNER AND CEO DAVID
05:51:20 COPPA AND OUR IN-HOUSE GENERAL COUNSEL JACOB GERB.
05:51:25 WE'VE ALSO HAD THE PLEASURE OF WORKING WITH AN ALL-STAR TEAM
05:51:28 ON THIS DEVELOPMENT.
05:51:28 ADDITIONALLY WITH US TODAY IS NEALE MONTGOMERY, OUR LAND USE

05:51:31 ATTORNEY, WHO YOU ALREADY HEARD FROM.
05:51:33 DARREN EYRE, OUR ENGINEER OF RECORD WITH THOMAS ENGINEERING.
05:51:38 JOE McHARRIS, OUR ARCHITECT OF RECORD WITH McHARRIS
05:51:41 PLANNING AND DESIGN WHO WAS ALSO ON THE ESTERO DESIGN REVIEW
05:51:43 BOARD FOR 13 YEARS, AND TED TREESH WITH TR TRANSPORTATION
05:51:48 CONSULTANTS WHO IS OUR TRAFFIC ENGINEER.
05:51:50 WE GREATLY APPRECIATE THE TIME, EFFORT, DILIGENCE AND
05:51:54 PATIENCE THAT MARY, JIM AND THE REST OF VILLAGE STAFF HAS
05:51:57 PUT THROUGH THE PROCESS TO GET US TO WHERE WE ARE TODAY.
05:51:59 WE THANK THEM FOR THE RECOMMENDATION OF APPROVAL ON THIS
05:52:01 PROJECT.
05:52:01 AT THIS TIME, I WOULD LIKE TO WALK THE BOARD THROUGH THE
05:52:04 DETAILS OF OUR DEVELOPMENT.
05:52:04 WE HAVE A LOT OF DETAILS TO PRESENT, BUT I WILL DO MY BEST
05:52:07 TO BE AS EFFICIENT AND AS QUICK AS POSSIBLE.
05:52:09 I APPRECIATE HOLDING ANY QUESTIONS TO THE END, IF POSSIBLE,
05:52:12 IN LIGHT OF RESPECT OF EVERYBODY'S TIME.
05:52:14 SO THE MARKETPLACE AT COCONUT POINT IS A PROJECT THAT'S BEEN
05:52:17 IN THE WORKS NOW FOR OVER FOUR YEARS.
05:52:19 IT'S HAD MANY DIFFERENT ITERATIONS AND CHANGES SINCE IT
05:52:22 BEGAN.
05:52:23 IN ADDITION TO COUNTLESS IN-PERSON PHONE AND ZOOM MEETINGS
05:52:26 WITH THE VILLAGE STAFF, I ALSO PERSONALLY MET WITH THE
05:52:29 RAPALLO BOARD AND/OR THE HOA FIVE TIMES IN PERSON.
05:52:33 DURING THOSE MEETINGS, WE LEARNED WHAT THE MAIN CONCERNS

05:52:36 FROM THE RESIDENTS CLOSE BY WERE, AND WE PLAN TO ADDRESS
05:52:39 THOSE CONCERNS IN AN APPROPRIATE MANNER SINCE WE BEGAN ON

05:52:43 THIS SITE.
05:52:43 WE HAVE MAINTAINED THREE PARAMOUNT OBJECTIVES SINCE THE
05:52:48 BEGINNING OF THIS PROJECT.
05:52:49 THE FIRST OBJECTIVE WAS PROPOSE A DEVELOPMENT THAT ASKS FOR
05:52:54 NO DEVIATIONS, NO VARIANCES, NO INCREASE IN INTENSITY, AND
05:52:59 NO ADDITIONAL ALLOWABLE USES.
05:53:00 THE SECOND POINT IS PROPOSE A DEVELOPMENT THAT COMPLIES WITH
05:53:05 THE EXISTING COCONUT POINT MPD AND ZONING APPROVALS AS WELL
05:53:11 AS ANY APPLICABLE SECTIONS OF THE VILLAGE OF ESTERO LAND
05:53:15 DEVELOPMENT CODE.
05:53:17 THE LAST OBJECTIVE IS PROPOSE A SITE PLAN THAT THOUGHTFULLY
05:53:21 ADDRESSES THE CONCERNS OF THE CLOSEST NEIGHBORING
05:53:23 COMMUNITIES.
05:53:26 OUR FIRST OBJECTIVE, OUR PROPOSAL DOES NOT CONTAIN ANY
05:53:45 REQUESTS FOR DEVIATIONS, VARIANCES, OR INCREASE INTENSITIES
05:53:50 OR ANY ADDITIONAL ALLOWABLE USES.
05:53:53 NONE WHATSOEVER.
05:53:54 WHAT THAT MEANS IS THE DEVELOPMENT ORDER PROPOSAL IN FRONT
05:53:57 OF YOU IS 100% WITHIN THE FOUR WALLS OF THE PREEXISTING
05:54:02 APPROVALS AS WELL AS ALL APPLICABLE ORDINANCES.
05:54:05 AS I'M SURE YOU'RE WELL AWARE, THAT IS NOT AN EASY TASK,
05:54:09 ESPECIALLY IN A COMMUNITY SUCH AS ESTERO.
05:54:11 OUR HOPE IS THAT THE ABSENCE OF ANY OF THESE TYPES OF

05:54:14 REQUESTS MAKE THE VOTE OF APPROVAL A LITTLE BIT EASIER THAN
05:54:17 NORMAL.
05:54:17 THE SECOND OBJECTIVE, OUR SITE IS WITHIN THE COCONUT POINT
05:54:24 DRI WHICH IS DEFINED AS TRACT 1C.
05:54:27 AS YOU CAN SEE UP ON THE BOARD OR ON THE SCREENS, THAT IS
05:54:30 THE COCONUT POINT MPD MASTER CONCEPT PLAN.
05:54:34 THE AREA HIGHLIGHTED IN YELLOW IS OUR 9.6-ACRE PARCEL.
05:54:38 THIS PROPERTY -- I'M SORRY -- THIS SLIDE RIGHT HERE SHOWS
05:54:48 ALL OF THE ALLOWABLE INTENSITIES AND USES ON THE PROPERTY.
05:54:51 WHEN WE GET TO THE NEXT SLIDE, WHICH IS JUST A CUTOUT OF
05:54:54 THAT ORIGINAL SLIDE, IT SHOWS THE SPECIFIC ALLOWABLE USES
05:54:58 FOR THIS PROPERTY, WHICH MARY ALREADY MADE SOME REFERENCES
05:55:01 TO.
05:55:01 SO THIS PROPERTY IS ENTITLED FOR 90,000 SQUARE FEET OF
05:55:05 RETAIL.
05:55:06 20,000 SQUARE FEET OF OFFICE, AND 120-ROOM HOTEL.
05:55:11 THE ZONING FOR COCONUT POINT IN THE DRI DEVELOPMENT ORDER
05:55:18 WERE APPROVED IN 2002.
05:55:20 THE DEVELOPMENT ORDER HAS BEEN AMENDED NINE TIMES BETWEEN
05:55:26 2005 AND 2017.
05:55:28 THE DRI AND ALL OF THE ZONING ARE STILL VALID.
05:55:32 WHAT'S ON THE SCREEN REPRESENTS THE LAST AMENDED VERSION OF
05:55:35 THAT APPROVAL.
05:55:37 IT'S IMPORTANT TO NOTE HERE THAT WITHIN THOSE ALLOWABLE

05:55:47 INTENSITIES, WE ARE PROPOSING A OVER 50% REDUCTION FROM WHAT

05:55:52 IS ALLOWED ON THIS PROPERTY AND WHAT WAS PLANNED FOR THIS
05:55:56 PROPERTY.
05:55:56 IN AND ALONG WITH THAT REDUCTION, WE HAD THE OPPORTUNITY TO
05:56:02 INCREASE THE OPEN SPACE WITH 31% OF OUR DEVELOPMENT OPEN
05:56:07 SPACE.
05:56:07 THAT IS A 58% INCREASE FROM WHAT'S REQUIRED ON THIS
05:56:10 PROPERTY.
05:56:11 SO WE'VE CUT THE ALLOWABLE INTENSITY IN HALF, AND WE'VE
05:56:15 ALMOST DOUBLED THE REQUIRED AMOUNT OF GREENSPACE.
05:56:17 THAT ALONE SHOWS OUR DEDICATION TO MAKING A PROPER AND
05:56:22 RESPECTFUL DEVELOPMENT IN THIS AREA.
05:56:25 THE NEXT PAGE JUST SHOWS THE SITE PLAN, AND IT JUST POINTS
05:56:31 OUT THE DIFFERENT USES THAT WERE ON THOSE PREVIOUS PAGES.
05:56:35 MOVING LEFT TO RIGHT OR NORTH TO SOUTH, WE HAVE A FAST FOOD
05:56:38 WITH DRIVE-THROUGH ON THE NORTH END, WE HAVE A RETAIL
05:56:40 BUILDING, A SECOND RETAIL BUILDING, A THIRD RETAIL BUILDING,
05:56:43 AND ON THE SOUTH END, A FULL-SIZED SIT-DOWN RESTAURANT.
05:56:46 THE NEXT SLIDE IS SIMPLY THE LIST THAT MARY REFERENCED ABOUT
05:56:56 THE ALLOWABLE USES ON THIS PROPERTY.
05:56:58 SO THESE ARE THE USES THAT ARE ALLOWABLE BY RIGHT, THAT ARE
05:57:02 ALREADY APPROVED FOR THIS PARCEL.
05:57:04 THERE'S NO NEED FOR EVERYBODY TO READ THROUGH THE ENTIRE
05:57:07 SHEET, BUT WHAT IS IMPORTANT IS THE AREA ON THIS SLIDE.
05:57:11 DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE.
05:57:16 RESTAURANT, FAST FOOD, LIMITED TO TWO, HOWEVER THE ENTIRE

05:57:21 SITE IS LIMITED TO A MAXIMUM OF FOUR OUTSIDE OF THE REGIONAL
05:57:25 FOOD COURT SERVICE AREA.
05:57:26 SO THAT MEANS IN THE ENTIRETY OF THE COCONUT POINT DRI,
05:57:30 APPROVED FOR FOUR USES.
05:57:32 FOUR DRIVE-THROUGH FOOD USES.
05:57:34 HALF OF THOSE USES WERE PLANNED TO BE ON THIS PARCEL.
05:57:36 AND THEN AGAIN FULL-SERVICE RESTAURANT GROUPS ONE, TWO,
05:57:39 THREE, AND FOUR.
05:57:40 THE NEXT SLIDE IS SIMPLY A SNIPPET FROM THE LAND DEVELOPMENT
05:57:53 CODE WHICH WENT LIVE LAST YEAR, I BELIEVE IN JANUARY.
05:57:57 IT WAS ADOPTED AND I THINK IT WENT LIVE IN FEBRUARY.
05:58:00 AND JUST LIKE TO POINT OUT SECTION A OR ITEM A HERE FROM
05:58:04 1-805.
05:58:05 ALL DEVELOPMENT APPROVALS OR PERMITS APPROVED BEFORE JANUARY
05:58:08 27, 2001, EITHER BY THE VILLAGE OR LEE COUNTY PRIOR TO THE
05:58:13 INCORPORATION OF THE VILLAGE REMAIN VALID UNTIL THEIR
05:58:17 EXPIRATION DATE AND MAY BE CARRIED OUT IN ACCORDANCE WITH
05:58:20 THE TERMS AND CONDITIONS OF THEIR APPROVAL.
05:58:22 AS LONG AS THEY REMAIN VALID AND HAVE NOT BEEN EXPIRED OR
05:58:25 REVOKED OR SUBSTANTIALLY MODIFIED.

05:58:27 IF THE APPROVAL OR PERMIT EXPIRES, IS REVOKED OR
05:58:31 SUBSTANTIALLY MODIFIED, ALL SUBSEQUENT DEVELOPMENT OF THE
05:58:33 SITE SHALL COMPLY WITH THE PROCEDURES AND STANDARDS OF THE
05:58:35 LDC.
05:58:36 SO THAT'S JUST A SNIPPET FROM THE LAND DEVELOPMENT CODE

05:58:39 REAFFIRMING THAT THE APPROVALS THAT WERE ALREADY IN PLACE
05:58:42 RUN WITH THE LAND IN THE NEW DEVELOPMENT CODE, AS MARY
05:58:45 MENTIONED.
05:58:45 ARCHITECTURE IS VERY, VERY IMPORTANT PART OF ANY PROJECT.
05:59:03 AND COCONUT POINT AND THE VILLAGE OF ESTERO HAVE VERY HIGH
05:59:07 STANDARDS.
05:59:07 IT'S WELL KNOWN THAT THE VILLAGE OF ESTERO'S LAND
05:59:10 DEVELOPMENT CODE, WHICH WENT LIVE IN 2021, AS I MENTIONED,
05:59:15 USED THE COCONUT POINT DESIGN REGULATIONS AS A GUIDING FORCE
05:59:20 FOR THE NEW CODE.
05:59:21 THE COCONUT POINT DESIGN GUIDELINES AND REGULATIONS, WHICH
05:59:25 ARE COMMONLY KNOWN AS THE BEAUTY BOOK, WAS PARTIALLY THE
05:59:28 BASIS FOR THE LAND DEVELOPMENT CODE'S ARCHITECTURAL
05:59:30 REQUIREMENT.
05:59:31 THE COCONUT POINT BEAUTY BOOK IS WELL KNOWN THROUGHOUT THE
05:59:34 INDUSTRY AS THE SHINING EXAMPLE OF DESIGN STANDARDS.
05:59:36 OUR DEVELOPMENT HAS FIVE BUILDINGS CONTAINED WITHIN IT, AND
05:59:40 EVERY BUILDING WAS LOOKED AT UNDER A MICROSCOPE.
05:59:43 FIRST, ALL FIVE BUILDINGS HAD TO MEET THE LETTER OF THE LAW
05:59:47 OF THE SPECIFICS REQUIRED WITHIN THE BEAUTY BOOK.
05:59:50 SECONDLY, OUR DESIGNS HAD TO MEET THE APPROVAL OF THE NORTH
05:59:54 VILLAGE ASSOCIATION.
05:59:55 THE ENTITY THAT IS CHARGED WITH APPROVING DEVELOPMENTS
05:59:58 WITHIN THIS PORTION OF COCONUT POINT.
06:00:01 AND THAT SCRUTINY IS AT A MUCH HIGHER LEVEL THAN EVEN THE

06:00:05 TECHNICAL LETTER OF THE LAW WITHIN THE BEAUTY BOOK.
06:00:07 THIRD, THE VILLAGE STAFF HAD TO APPROVE OR STATE THAT OUR
06:00:11 DEVELOPMENT ORDER WAS CONSISTENT WITH THOSE REQUIREMENTS,
06:00:14 WHICH THEY HAVE.
06:00:15 ALL PARTIES THAT HAVE REVIEWED THIS PROJECT SO FAR HAVE
06:00:21 CONCLUDED THAT OUR ARCHITECTURAL DESIGNS MEET ALL THE
06:00:28 TECHNICAL REQUIREMENTS, THEY MEET THE PHILOSOPHICAL
06:00:29 REQUIREMENTS, AND WOULD BE A GOOD INTEGRATED FIT WITHIN THE
06:00:32 EXISTING COCONUT POINT MIXED-USE DEVELOPMENT.
06:00:34 SO THERE WILL BE PLENTY OF TIME FOR SPECIFIC QUESTIONS ABOUT
06:00:39 THE ARCHITECTURE AFTER.
06:00:41 I'LL GO THROUGH THE SLIDES SHOWING EACH BUILDING'S
06:00:44 ARCHITECTURE.
06:00:44 IN THE MEANTIME, IT WAS REQUESTED THAT YOU GUYS HAVE ACCESS
06:00:49 TO COLOR SHEETS.
06:00:50 THESE ARE HIGH-RESOLUTION SHEETS THAT HAVE ALL THE COLORS

06:00:55 FOR FAST FOOD DEVELOPMENT, ALL THE COLORS FOR THE RESTAURANT
06:01:02 DEVELOPMENT AND THEN -- [INAUDIBLE] [NOT SPEAKING INTO A
06:01:08 MICROPHONE]
06:01:10 AGAIN, AFTERWARDS, IF THERE ARE SPECIFIC TECHNICAL QUESTIONS
06:01:19 OR PHILOSOPHICAL QUESTIONS OF THE DEVELOPMENTS, WE'RE HAPPY
06:01:21 TO ANSWER THEM.
06:01:23 McHARRIS IS HERE TO HELP WITH THAT.
06:01:24 THREE RETAIL BUILDINGS.
06:01:26 WE'LL START WITH THOSE.

06:01:27 AS YOU GUYS CAN SEE VISUALLY, IT'S OBVIOUS THAT IT'S VERY
06:01:31 CONSISTENT WITH THE STYLE AND QUALITY LEVEL THAT EXISTS
06:01:33 TODAY WITHIN COCONUT POINT.
06:01:35 ALL OF THE MATERIALS IN THE COLOR PALETTE WERE PULLED
06:01:38 DIRECTLY FROM THE COCONUT POINT BEAUTY BOOK.
06:01:41 THE DESIGN ELEMENTS SUCH AS THE CANOPIES, AWNINGS, THE WAY
06:01:45 WINDOWS ARE FRAMED, THE CORBELS, THE TOWER, ALL OF THOSE
06:01:49 THINGS WERE AT A MINIMUM SPECIFIC REQUIREMENTS WITHIN THE
06:01:52 BEAUTY BOOK THAT WE ADHERED TO.
06:01:55 RETAIL TWO, YOU'LL SEE THE FIRST THREE RETAIL BUILDINGS ARE
06:02:01 VERY SIMILAR.
06:02:02 I WOULD POINT OUT ON THE SECOND RETAIL RIGHT HERE, THIS
06:02:06 SHOWS ONE OF THE DRIVE-THROUGHS, WHICH IS COMPLETELY COVERED
06:02:09 WITH A FULL TILE ROOF.
06:02:15 HERE IS THE LAST AND THE SMALLEST OF THE RETAIL BUILDINGS.
06:02:19 THIS IS ANOTHER EXAMPLE OF THE COLOR SHEETS, WHICH HAVE THE
06:02:26 BOARD HERE.
06:02:27 ALSO IN YOUR PRESENTATION, YOU CAN SEE CLOSER WE HAVE THE
06:02:29 HIGH-RESOLUTION PHOTO FOR YOU TO SEE THE COLORS IN FRONT OF
06:02:32 YOU.
06:02:33 THE NEXT IS OUR PROPOSED McDONALD'S FAST FOOD DEVELOPMENT
06:02:35 ON THE NORTH END.
06:02:37 AS YOU CAN SEE, SAME STYLE, SAME COLOR, SAME TYPES OF
06:02:40 MATERIALS.
06:02:41 YOU'LL NOTICE THE DRIVE-THROUGH COMPLETELY COVERED.

06:02:44 YOU'LL NOTICE THE WROUGHT IRON DECORATION.
06:02:48 IT IS VERY SAFE TO SAY THAT AS FAR AS TYPICAL FAST FOOD
06:02:52 GOES, THIS IS ABOUT AS NICE AS A BUILDING YOU COULD POSSIBLY
06:02:56 HAVE.
06:02:56 YOU SEE THE SIGNAGE ON THERE.
06:02:58 IF YOU REMOVE SIGNAGE AND PUT UP ANY OTHER TYPE OF USE OR
06:03:01 ANY OTHER TYPE OF RESTAURANT, IT UNDOUBTEDLY WOULD BE
06:03:04 CONSIDERED A BEAUTIFUL BUILDING.
06:03:06 SAME THING GOES WITH OUR PROPOSED RESTAURANT ON THE SOUTH
06:03:10 END, WHICH IS A MILLER'S ALEHOUSE.
06:03:12 FULL SERVICE SIT-DOWN RESTAURANT.
06:03:14 SAME TYPE OF DESIGN PHILOSOPHY.

06:03:15 ALL THE SAME COLORS, SAME WINDOW REQUIREMENTS, CORBEL
06:03:18 REQUIREMENTS, ROOFING, MASSING, ALL OF THOSE THINGS ARE IN
06:03:21 KEEPING WITH THE REQUIREMENTS.
06:03:22 ADDITIONALLY, I WOULD ALSO LIKE TO POINT OUT THAT IN THAT
06:03:29 ADOPTION OF THE ZONING CODES, THE COCONUT POINT BEAUTY BOOK
06:03:33 IS THE GOVERNING GUIDELINE OF RETAIL OR ANY BUILDINGS WITHIN
06:03:38 COCONUT POINT.
06:03:39 SO ALL OF THOSE STANDARDS THAT COCONUT POINT HAS APPROVED,
06:03:44 THE NORTH VILLAGE HAS APPROVED, OUR ARCHITECTS HAVE PUT
06:03:46 TOGETHER AND STAFF HAVE APPROVED, THOSE ARE APPROVED BASED
06:03:49 ON THIS BEING THE GUIDELINE DOCUMENTS.
06:03:51 SO THE ARCHITECTURAL REQUIREMENTS FOR THESE BUILDINGS ARE
06:03:54 SET FORTH BY COCONUT POINT.

06:03:57 HERE IS THE FULL SITE PLAN.
06:04:17 AS I MENTIONED EARLIER, REDUCING OUR ALLOWABLE INTENSITY --
06:04:21 SORRY, AGAIN.
06:04:21 I'M ON TO OBJECTIVE 3 NOW.
06:04:24 AS I MENTIONED EARLIER, REDUCING OUR ALLOWABLE INTENSITY
06:04:26 OVER 50% AND INCREASING OUR GREENSPACE BY AN ADDITIONAL 50%
06:04:30 SHOWS OUR COMMITMENT TO THE WELL-BEING OF THE GREATER
06:04:32 COCONUT POINT COMMUNITY.
06:04:34 I'D LIKE NOW TO GO THROUGH SOME OF THE MORE DETAILED DESIGN
06:04:38 CONSIDERATIONS THAT WE PUT IN PLACE ON THIS PROJECT.
06:04:40 SO THE FIRST IS GOING TO BE THE BUILDING LOCATION.
06:04:47 FROM THE VERY GET-GO, WE HAD BEEN TOLD THAT BEING GOOD
06:04:53 NEIGHBORS IS THE MOST IMPORTANT THING SINCE THERE IS A
06:04:56 RESIDENTIAL COMMUNITY NEARBY, AND WE COMPLETELY AGREED WITH
06:04:59 THAT.
06:04:59 SO ONE OF THE ITEMS THAT WE DID IS WE DECIDED TO MOVE THE
06:05:02 BUILDINGS AS FAR AWAY FROM THE RESIDENTIAL AREA AS WE COULD.
06:05:05 PUT THE MOST DISTANCE IN BETWEEN THOSE BUILDINGS.
06:05:08 SO YOU CAN SEE HOW ALL FIVE BUILDINGS ARE LOCATED UP ALONG
06:05:12 U.S. 41, WHICH IS THE MOST, OBVIOUSLY, THE BUSIEST AREA AND
06:05:17 CREATES THE MOST NOISE JUST BY THE TRAFFIC ALONE THAT'S
06:05:20 CURRENTLY ON U.S. 41.
06:05:22 ADDITIONALLY, ALL OF THOSE BUILDINGS ARE GOING TO HAVE THAT
06:05:25 TYPICAL BACK-OF-THE-HOUSE ITEMS.
06:05:27 YOUR UTILITY CONNECTIONS, YOUR UTILITY CONNECTIONS, THE

06:05:32 PLACES WHERE YOU HAVE TO PUT YOUR COMMUNICATIONS, THE
06:05:36 BACKDOOR SERVICE ENTRIES, ALL OF THOSE ITEMS ARE NOW LOCATED
06:05:40 IN THE ABSOLUTE MOST FURTHEST AWAY LOCATION THAT SCREENS
06:05:45 THEM COMPLETELY FROM THE RESIDENTIAL COMMUNITY.
06:05:47 THEY ARE ADDITIONALLY SCREENED FROM U.S. 41 BY OUR VERY,
06:05:50 VERY INTENSE LANDSCAPING PLAN.
06:05:52 DRIVE-THROUGHS.
06:06:00 NEXT ITEM.

06:06:00 SO AS WE MENTIONED BEFORE, WE HAVE APPROVALS IN PLACE FOR
06:06:04 TWO DRIVE-THROUGHS.
06:06:05 A COUPLE OF THINGS THAT I WANT TO POINT OUT ON THE
06:06:07 DRIVE-THROUGHS IS THAT ALL EXTERNAL NOISE GENERATORS -- MENU
06:06:13 BOARDS, ORDER BOARDS, SPEAKERS, MICROPHONE, ET CETERA --
06:06:16 THESE HAVE ALL BEEN LOCATED AS FAR FROM THE RESIDENTIAL
06:06:20 COMMUNITY AS POSSIBLE.
06:06:21 THAT WENT HAND IN HAND WITH THE PHYSICAL LOCATIONS OF THE
06:06:24 BUILDINGS BEING UP AT THE ROAD.
06:06:26 THE POINT OF SALE BOARDS ARE AS CLOSE TO U.S. 41 AS
06:06:30 POSSIBLE.
06:06:30 BOTH DRIVE-THROUGHS HAVE FULL BYPASS LANES, FULL ESCAPE
06:06:35 LANES SURROUNDING THEM, WHICH IS A HUGE BENEFIT FOR SAFETY
06:06:39 OR FOR SOME REASON YOU GET A CALL AND YOU HAVE TO LEAVE AND
06:06:42 YOU NEED TO GET OUT OF THE LINE.
06:06:44 BOTH OF OUR DRIVE-THROUGHS HAVE THAT.
06:06:45 BOTH DRIVE-THROUGHS HAVE NOISE-REDUCING TECHNOLOGY AND

06:06:50 CONTROLS THAT ALLOW THE NOISE EMANATING FROM THEM TO BE
06:06:54 AUDIBLE, NO MORE THAN FIVE FEET AWAY.
06:06:57 THE SPECIFICATIONS FOR ALL THIS EQUIPMENT IS CONTAINED
06:07:02 WITHIN THE PROPOSALS YOU HAVE, BUT THE EQUIPMENT IS DESIGNED
06:07:04 SPECIFICALLY TO BE ABLE TO BE ADJUSTED TO ANY REQUIRED
06:07:08 LEVEL.
06:07:08 SO, WITH THAT TECHNOLOGY FROM A NOISE STANDPOINT OF EXTERNAL
06:07:15 NOISE GENERATORS, THERE'S NO DETRIMENTAL IMPACT AS THIS PLAN
06:07:21 COMPLETELY COMPLIES WITH THE NOISE REQUIREMENTS OF BOTH THE
06:07:24 VILLAGE OF ESTERO AND LEE COUNTY.
06:07:27 THE MAIN STACKING LANES, WHICH WOULD BE RIGHT THROUGH HERE
06:07:36 AND ON THE NEXT DRIVE-THROUGH, THROUGH THIS AREA, ARE ALSO
06:07:41 LOCATED AS FAR AWAY AS POSSIBLE.
06:07:43 SO THE AREAS THAT ARE MOST COMMON FILLED WITH CARS, PLACING
06:07:48 ORDERS, WAITING FOR ORDERS, ARE COMPLETELY SCREENED BETWEEN
06:07:51 THE BUILDINGS AND U.S. 41.
06:07:54 THESE ARE NOT STANDARD LAYOUTS FOR COMMERCIAL DEVELOPMENTS.
06:07:58 THESE TYPES OF LAYOUTS PRESENT CHALLENGES TO DEVELOPERS, TO
06:08:02 ENGINEERS DOING SITE PLANS, AND SPECIFICALLY TO THE USERS.
06:08:06 WE WANTED THIS SPECIFICALLY IN PLACE SO THAT WE COULD SAY
06:08:08 FROM A DESIGN STANDPOINT WE'VE DONE EVERYTHING THAT WE
06:08:11 COULD.
06:08:12 EVERYTHING THAT WE COULD TO ALLOW LEAST AMOUNT OF IMPACT
06:08:18 THAT WE POSSIBLY COULD.
06:08:20 NEXT ITEM I'D LIKE TO TALK ABOUT IS INTERNAL BUFFERS AND

06:08:29 SETBACKS.
06:08:30 FIRST OF ALL, OUR DEVELOPMENT ORDER COMPLIES WITH ALL
06:08:32 SETBACKS AND INTERNAL BUFFER REQUIREMENTS.
06:08:35 IN ADDITION TO THAT, ALONG VIA RAPALLO WHERE I WOULD ASSUME

06:08:40 THE MAJORITY OF RESIDENTS COME IN TO ENTER THEIR HOMES,
06:08:44 ENTER THE MAIN GATE AT RAPALLO, THERE IS A 10-FOOT SETBACK
06:08:48 HERE REQUIREMENT.
06:08:50 WE TOOK THAT SETBACK AND WE INCREASED IT THREEFOLD.
06:08:55 WE INCREASED IT TO A 30-FOOT SETBACK, WHICH IS THE
06:08:58 REQUIREMENT ON U.S. 41.
06:09:00 SO THAT TRIPLED THE SETBACK REQUIREMENT.
06:09:03 DIDN'T HAVE TO DO IT.
06:09:04 THERE WAS NO CODE ORDINANCE REQUIRING US TO DO IT.
06:09:06 WE JUST THOUGHT IT WAS THE RIGHT THING TO DO IN RESPONSE TO
06:09:11 SOME OF THE COMMENTS THAT WE HAD RECEIVED.
06:09:15 IN ADDITION, THIS AREA RIGHT HERE, WHICH IS NOT HIGHLIGHTED,
06:09:20 THAT'S AN ADDITIONAL INTERNAL LANDSCAPE ISLAND THAT WE
06:09:23 ADDED.
06:09:23 IT'S A FAIRLY LARGE LANDSCAPE ISLAND.
06:09:27 IT'S COMPLETELY FILLED WITH LANDSCAPING.
06:09:29 IT'S NOT REQUIRED.
06:09:31 WE DIDN'T HAVE TO DO IT.
06:09:32 IT WASN'T SUGGESTED.
06:09:34 WE DID THAT ON PURPOSE TO ADD YET ANOTHER BUFFER FROM THE
06:09:37 NORTHERNMOST FAST FOOD.

06:09:39 SO IF YOU WERE IN THIS AREA RIGHT HERE, WE HAVE A BUFFER
06:09:42 ALONG VIA RAPALLO THAT'S THREE TIMES THE REQUIRED SIZE.
06:09:47 AS I'LL POINT OUT LATER, WE HAVE RAISED BUFFERS ALL THE WAY
06:09:50 AROUND THE ENTIRETY OF THE SITE.
06:09:52 WE HAVE AN ADDITIONAL INTERNAL BUFFER OF LANDSCAPING RIGHT
06:09:55 HERE.
06:09:56 AND THEN WHERE WE'VE LOCATED THE DRIVE-THROUGHS, WE'VE DONE
06:10:00 AS MUCH SCREENING AND BUFFERING AS WE POSSIBLY CAN.
06:10:05 ANOTHER CLOSE-UP OF THAT NORTHERN PARCEL, AS YOU CAN SEE
06:10:16 RIGHT HERE.
06:10:17 THIS IS THE 30-FOOT LANDSCAPE BUFFER THAT HAS A WINDING
06:10:20 SIDEWALK THAT GOES THROUGH IT, THAT INTERACTS WITH THE
06:10:23 RAISED BUFFERS, THE SHADE TREES, THE PALM TREES, THE GROUND
06:10:27 COVER, THE SHRUBS MOSTLY WHICH ARE ALL NATIVE PLANTS AS
06:10:31 WELL.
06:10:33 THE NEXT ITEM I WOULD LIKE TO GET INTO IS LANDSCAPING.
06:10:38 THIS IS JUST A SCREEN SHOT OF OUR LANDSCAPING PLAN.
06:10:44 ALL OF THESE LITTLE DETAILS FOR ANYBODY WHO MAY NOT BE
06:10:46 FAMILIAR WITH LANDSCAPING PLAN, ANYPLACE WHERE YOU SEE A
06:10:50 LITTLE CIRCLE, RIGHT HERE, OR THESE HATCHED AREAS, THESE ARE
06:10:55 ALL DIFFERENT TYPES OF PLANTINGS.
06:10:57 WE HAVE A RAISED LANDSCAPE BERM AROUND THE ENTIRETY OF THE
06:11:01 SITE.
06:11:03 ALL FOUR ROADS COMPLETELY AROUND THE SITE.
06:11:07 ALL OF THE PLANTING MATERIALS ON OUR PLAN MEET THE DRI AND

06:11:12 THE VILLAGE REQUIREMENT FOR APPROVED PLANTINGS. SO WE
06:11:15 MENTIONED PRIOR THAT THERE ARE APPROVED USES ON THE RECORD
06:11:18 FOR THIS PROPERTY.
06:11:19 THERE'S ALSO A LIST OF APPROVED SPECIFIC PLANTS FOR
06:11:24 LANDSCAPING.
06:11:24 ALL OF THE PLANTS WE HAVE ARE APPROVED PLANTS.
06:11:26 AND THE LANDSCAPING APPROVAL WENT THROUGH THE SAME PROCESS
06:11:29 AS THE OVERALL APPROVAL.
06:11:31 WE HAD TO MEET THE LETTER OF THE LAW OF BOTH COCONUT POINT
06:11:34 AND THE VILLAGE OF ESTERO.
06:11:35 WE HAD TO GET SIGN-OFF FROM THE NORTH VILLAGE ASSOCIATION
06:11:38 AND WE HAD TO GET SIGN-OFF FROM VILLAGE STAFF.
06:11:42 WE ARE ADDING 277 FULL-SIZED TREES AND A TOTAL OF 13,335
06:11:53 SHRUBS AND GRASSES.
06:11:54 THERE IS ABSOLUTELY NO ROOM LEFT ON THIS SITE FOR
06:11:59 LANDSCAPING.
06:12:00 WE HAVE DONE THE MOST THAT WE POSSIBLY COULD DO WITH
06:12:04 LANDSCAPING ON THIS PROPERTY, KEEPING IN WITH THE NICEST
06:12:07 AREAS OF ESTERO.
06:12:08 IT IS AN ABSOLUTELY ASTONISHING LANDSCAPING PLAN.
06:12:11 IT IS ABSOLUTELY BEAUTIFUL.
06:12:13 90% OF OUR TREES ARE NATIVE.
06:12:15 70% OF OUR TREES OR SHRUBS AND GRASSES ARE NATIVE.
06:12:21 THE REASON FOR SOME OF THOSE VARIANCES NOT BEING HUNDRED
06:12:24 PERCENT NATIVE, ITEMS LIKE ROYAL PALMS AND DATE PALMS AND

06:12:28 SOME OTHER SPECIMEN TREES AND PLANTS ARE NOT NATIVE PLANTS,
06:12:33 SO WE HAD TO FILTER THOSE IN TO GET THE OVERALL IMPACT THAT
06:12:37 WE WANTED TO GET.
06:12:38 WE EVEN WENT AS FAR WORKING WITH STAFF, PARTICULARLY WITH
06:12:51 JIM, TO EVALUATE THE MAINTENANCE OF PLANTS.
06:12:55 THERE WERE SPECIFIC PLANTS THAT WE CHOSE OR BETTER YET
06:12:59 ELIMINATED BASED ON WESTERN-FACING OR EASTERN-FACING.
06:13:02 SO WE EVEN WENT TO THE DETAILED LENGTHS OF PROVIDING PLANS
06:13:06 FROM AN APPROVED LIST THAT ARE ALL NATIVE, BUT THEN
06:13:09 DETERMINED WHICH ONES WERE THE MOST FUNCTIONAL, WHICH ONES
06:13:11 WERE THE MOST HARDINESS, WHICH ONES WOULD REQUIRE THE LEAST
06:13:15 WATER AND THE LEAST UPKEEP AND AT THE END OF THE DAY, WHICH
06:13:18 PLANTS WOULD LOOK THE BEST YEAR-ROUND.
06:13:20 ADDITIONALLY, IF YOU LOOK HERE, THIS GREEN AREA JUST
06:13:28 HIGHLIGHTS THE RAISED PERIMETER LANDSCAPING BERM ALL THE WAY
06:13:31 AROUND.
06:13:31 THE PROPERTY.
06:13:33 AT THE ENTRYWAYS, WE HAVE ENHANCED LANDSCAPE AREAS AT THE
06:13:39 ENTRYWAYS.
06:13:40 WHAT THAT MEANS IS WE PUT IN NICER, MORE EXOTIC, MORE
06:13:43 EXPENSIVE TREES.
06:13:45 WE PUT MORE GROUND COVER, MORE FLOWERING PLANTS THAT

06:13:48 DIFFERENTIATE THE THREE POINTS OF ACCESS FROM THE REMAINDER
06:13:51 OF THE PERIMETER.
06:13:53 JUST TO GIVE KIND OF A STATEMENT OF HIGH QUALITY WHEN YOU

06:13:57 ENTER INTO THIS DEVELOPMENT.
06:13:58 HERE'S A SCREEN SHOT OF WHAT WE MEAN BY A STATEMENT TREE.
06:14:09 THIS IS ROYAL POINCIANA. RIGHT HERE.
06:14:14 YOU GUYS -- PEOPLE MAY KNOW IT AS A FLAMETHROWER TREE OR
06:14:18 FIRE TREE.
06:14:19 THEY BLOOM VERY BRIGHT, BEAUTIFUL ORANGE FLOWERS WHEN THEY
06:14:23 ARE IN SEASON AND HAVE A FANTASTIC SPREAD ON THEM.
06:14:26 WE HAVE AN ADDITIONAL DIAGRAM HERE SHOWING THE SAME THING
06:14:32 THAT'S ON YOUR SCREEN.
06:14:34 BUT AS YOU CAN SEE, THEY ARE VERY IMPRESSIVE PLANTS.
06:14:37 IF ANYBODY SPENT ANY TIME IN SARASOTA OUT NEAR LIDO BEACH,
06:14:44 THEY HAVE A TON OF THESE PLANTS, AND THEY ARE ABSOLUTELY
06:14:47 BEAUTIFUL.
06:14:51 IN ADDITION, ON OUR LANDSCAPING PLAN, OUR POND AREA WHERE WE
06:14:56 HAVE TO DO PRETREATMENT FOR WATER MANAGEMENT, THAT AREA IS
06:15:00 ALMOST AN ACRE.
06:15:02 IT IS A FULLY LANDSCAPED AREA.
06:15:04 THAT IS A REQUIREMENT THAT WE AGREED TO DO WITH COCONUT
06:15:07 POINT.
06:15:09 THAT SPECIFIC REQUIREMENT IS NOT NECESSARILY TO THE LETTER
06:15:13 OF THE LAW OF WHAT'S REQUIRED.
06:15:15 IT IS ABOVE AND BEYOND.
06:15:16 SO THEIR ENTIRE POND AREA BACK IN THAT AREA THAT INTERSECTS
06:15:20 WITH SWEETWATER RANCH, INTERSECTS WITH THE POTENTIALLY
06:15:23 FUTURE HOTEL, THE FIRE STATION, AND THE REAR ROAD WILL LOOK

06:15:28 LIKE JUST A BEAUTIFULLY LANDSCAPED NATURAL AREA.
06:15:31 HERE'S ANOTHER PICTURE OF THE STATEMENT TREE.
06:15:39 HERE IS A LOOK AT THE PONDING AREA.
06:15:40 AS YOU CAN SEE, IT LOOKS LIKE A NICE LANDSCAPED AREA.
06:15:45 ADDITIONALLY, WE PUT LANDSCAPING, ALL OF OUR AREAS WHERE WE
06:15:50 HAVE OUR TRASH ENCLOSURES, THE TRASH RECEPTACLES ARE FULLY
06:15:55 ARCHITECTURALLY ENCLOSED, AND THEN WE HAVE LANDSCAPING
06:15:58 COMPLETELY AROUND THOSE ENCLOSURES.
06:16:00 AND THAT LANDSCAPING IS IN KEEPING WITH THE REST OF THE
06:16:06 LANDSCAPING.
06:16:06 SO THERE'S NOT A CHANGE IN TYPE OF LANDSCAPING WHEN YOU GET
06:16:09 FROM, SAY, THE BERM INTO A PURPOSEFULLY SCREENED AREA.
06:16:13 IT WILL LOOK LIKE ONE CONTINUOUS LINE OF LANDSCAPING.
06:16:16 I'D LIKE TO TALK ABOUT SOME OF THE PEDESTRIAN AMENITIES THAT
06:16:28 WE'VE PUT IN PLACE HERE.
06:16:30 GIVE ME ONE SECOND, GUYS.
06:16:32 SO OUTDOOR SEATING.
06:16:35 WE HAVE OUTDOOR SEATING THROUGHOUT THE ENTIRE SITE.

06:16:38 ALL OF THE BUILDINGS HAVE OUTDOOR SEATING.
06:16:41 ALL FIVE OF THEM HAVE AREAS FOR PEOPLE TO SIT, HAVE A MEAL,
06:16:44 TAKE A BREAK.
06:16:45 THEY DON'T HAVE TO BE SHOPPING.
06:16:49 THEY DON'T HAVE TO BE THERE FOR ANY REASON OTHER THAN TO
06:16:52 TAKE A SEAT.
06:16:53 WE PUT THOSE ALL IN PLACE.

06:16:56 WE HAVE BENCH-COVERED PAVILIONS LOCATED HERE AND HERE.
06:16:59 I BELIEVE THERE MIGHT BE A THIRD ONE HERE AS WELL.
06:17:01 BUT THESE ARE COVERED SEATING AREAS, AND WE PURPOSEFULLY PUT
06:17:05 THESE UP ALONG THE INTERNAL ROADS SO THAT ANYBODY THAT'S
06:17:09 WALKING ALONG THOSE ROADS THAT'S NOT NECESSARILY INTERACTING
06:17:12 WITH THE INTERNAL PART OF OUR DEVELOPMENT IS WELCOME TO USE
06:17:16 THEM AND TO SIT AND READ A BOOK, IF YOU'RE WALKING YOUR DOG,
06:17:19 TAKE A BREAK, FOR WHATEVER REASON YOU MAY WANT TO USE THOSE.
06:17:22 WE HAVE OPEN SPACE.
06:17:24 I ALREADY MENTIONED THIS LITTLE ADDITIONAL LANDSCAPING AREA
06:17:27 OVER HERE.
06:17:28 OVER HERE, WE HAVE A COVERED GAZEBO THAT WILL BE IN PLACE
06:17:32 RIGHT NEXT TO THAT PONDING AREA.
06:17:36 THERE'S THE PRETREATMENT POND, THIS WHOLE AREA IS LANDSCAPED
06:17:43 AS WELL.
06:17:43 PEDESTRIAN WALKWAY, BUS STOP IMPROVEMENTS.
06:17:51 SO WE HAVE SIDEWALK CONNECTIVITY, PAID SIDEWALK CONNECTIVITY
06:17:55 THROUGHOUT OUR ENTIRE SITE.
06:17:57 SO OUR DEVELOPMENT PHILOSOPHY OF THIS IS IF YOU WALKED ON TO
06:18:02 OUR SITE FROM TAMIAMI TRAIL, VIA RAPALLO, VIA VILLAGIO OR
06:18:08 SWEETWATER RANCH THAT YOU CAN GET INTO THE SITE FROM ANY OF
06:18:11 THE AREAS AND YOU CAN GET TO WHEREVER YOU'RE AT TO ANY OTHER
06:18:13 BUSINESS OR BUILDING WITHIN THE SITE.
06:18:15 SO THE AMOUNT OF PAVED CONNECTIVITY WE HAVE ON THIS SITE IS
06:18:17 PRETTY EXTENSIVE.

06:18:18 IT'S EASILY ACCESSIBLE.
06:18:21 IT'S WALKABLE, HIGH-QUALITY PAVERS.
06:18:24 BUS STOP IMPROVEMENT, WE HAVE A LOCATION ALONG 41 WHERE A
06:18:27 BUS STOP WAS REQUIRED TO BE PUT IN PLACE.
06:18:32 THAT'S PART OF THE DEVELOPMENT.
06:18:33 CONCRETE PAD FOR THE EXISTING BUS STOP THAT THE TRANSIT
06:18:36 AUTHORITY CAN THEN IMPROVE UPON AND I BELIEVE THEY WILL PUT
06:18:39 A COVERED BUS STOP THERE.
06:18:42 THEY TYPICALLY HAVE A PRESPECIFIED, PREAPPROVED DESIGN WITH
06:18:44 THE VILLAGE.
06:18:45 SO WE PUT THAT IN PLACE AS WELL.
06:18:47 ADDITIONALLY, WE ARE PROVIDING LEVEL THREE ELECTRIC VEHICLE
06:18:53 CHARGING STATIONS ON THIS SITE.
06:18:55 MOST PLACES HAVE A LEVEL ONE OR A LEVEL TWO MAXIMUM.

06:18:59 WE'RE PARTNERING WITH FLORIDA POWER AND LIGHT TO PROVIDE
06:19:02 CHARGING STATIONS ON THIS FACILITY.
06:19:05 ACCESS.
06:19:12 SO WITHIN THE APPROVALS, WE HAVE AN APPROVAL WITHIN THE
06:19:15 RECORDS THAT SHOWS SIX POINTS OF ACCESS.
06:19:18 WE'VE DECREASED IT.
06:19:19 WE DIDN'T THINK THAT MANY ACCESS POINTS WERE NEEDED.
06:19:21 WE THOUGHT SOME REDUCTION OF ACCESS WOULD STREAMLINE AND
06:19:24 MAKE THE ACCESS INTO AND OUT OF THE SITE MORE EFFICIENT.
06:19:28 SO WE HAVE THREE ACCESS POINTS.
06:19:30 TWO IN THE REAR AND ONE ALONG SWEETWATER.

06:19:33 WE HAVE NO ACCESS UPON VIA RAPALLO.
06:19:35 WE THOUGHT PUTTING ACCESS ON VIA RAPALLO COULD POSSIBLY
06:19:38 CAUSE SOME ADDITIONAL STACKING, WHICH WE DON'T WANT THERE.
06:19:41 AND THEN WE HAVE THE LIMITED ACCESS BACK ON VIA VILLAGIO, AS
06:19:45 YOU CAN SEE RIGHT HERE.
06:19:46 THESE TWO SPOTS.
06:19:47 THE NEXT ITEM THAT WE'LL GET INTO IS TRAFFIC.
06:19:58 JUST A SECOND HERE.
06:19:59 SO AS REQUIRED BY THE VILLAGE OF ESTERO, TYPICAL IN ALL
06:20:05 COMMUNITIES, WE COMMISSIONED AN INDEPENDENT THIRD.
06:20:09 PARTY TRAFFIC REPORT BY A CERTIFIED TRAFFIC ENGINEER.
06:20:13 WE SELECTED TED TREESH, WHO IS NOT ONLY WELL RECOGNIZED
06:20:16 TRAFFIC ENGINEER, BUT ALSO A LOCAL EXPERT.
06:20:19 AS YOU GUYS KNOW, I'M SURE YOU'VE SEEN HIM HUNDREDS OF
06:20:22 TIMES.
06:20:23 HE'S BEEN DOING WORK PRIOR TO COCONUT POINT EVEN BEING A
06:20:26 DEVELOPMENT.
06:20:26 SO THE FULL TRAFFIC REPORT IS IN OUR SUBMITTAL.
06:20:31 ANYBODY IS WELCOME TO READ THROUGH IT.
06:20:33 I'M NOT GOING TO GET INTO THE TECHNICAL PORTIONS OF THAT
06:20:35 BECAUSE I'M NOT A TRAFFIC ENGINEER, BUT TED WILL BE
06:20:38 AVAILABLE AT THE END TO ANSWER ANY QUESTIONS.
06:20:39 BUT WE DO MEET ALL OF THE LAND DEVELOPMENT CODE REQUIREMENTS
06:20:42 FROM A TRAFFIC STANDPOINT.
06:20:43 THE TRAFFIC REPORT, WHAT I WILL SAY IS THAT WHEN THE TRAFFIC

06:20:46 REPORT CAME BACK, THE TRAFFIC REPORT SAID NO INCREASED LEVEL
06:20:50 OF SERVICE ON THE SURROUNDING ROADS WAS REQUIRED.
06:20:55 WHAT THAT MEANS IS THAT THE EXISTING ROADS WERE BUILT TO
06:20:59 WITH HOLD A CERTAIN AMOUNT OF INTENSITY OF THE OVERALL
06:21:01 DEVELOPMENT.
06:21:02 WE ARE WITHIN THOSE GUIDELINES.
06:21:03 SO NO ADDITIONAL CHANGES TO THE EXISTING ROADWAY SYSTEM WAS
06:21:06 RECOMMENDED.
06:21:07 NEXT ITEM IS LIGHTING.
06:21:13 OUR LIGHTING PLAN MEETS ALL THE LAND DEVELOPMENT CODE

06:21:15 REQUIREMENTS.
06:21:16 IN ADDITION TO MEETING THE REQUIREMENTS, WE'VE SPLIT UP OUR
06:21:20 DEVELOPMENT INTO THREE DIFFERENT ZONES.
06:21:24 ZONE ONE, ZONE TWO, AND ZONE THREE.
06:21:26 BASICALLY WHAT THAT DOES IS IN EACH OF THOSE ZONES, THE LAST
06:21:30 BUSINESS WITHIN THOSE ZONES THAT CLOSES, THE LIGHTING WILL
06:21:34 HAVE TO BE AT A MAXIMUM OF 50% WITHIN AN HOUR.
06:21:38 SO WHAT THAT MEANS IS IF YOU HAVE DIFFERENT BUSINESSES
06:21:41 CLOSING AT DIFFERENT HOURS OR ONE BUSINESS ISN'T OPEN ON
06:21:44 SUNDAY, SO ON AND SO FORTH, THAT THE ENTIRE LIGHTING PLAN IS
06:21:46 NOT TIED TO EACH OTHER.
06:21:48 SO WE HAVE THE ABILITY TO REDUCE THE LIGHTS AND/OR TURN THE
06:21:52 LIGHTS OFF IN ONE PORTION OF THE DEVELOPMENT IF IT'S NOT
06:21:55 BEING USED, BUT ALLOW THE REMAINDER OF THE DEVELOPMENT THAT
06:21:57 IS OPEN AT THAT TIME TO BE SAFE AND ACCESSIBLE.

06:22:00 ADDITIONALLY, AS MARY MENTIONED, OUR SIGNAGE PLAN IS NOT
06:22:09 PART OF THIS DEVELOPMENT ORDER.
06:22:11 BUT WHEN WE DO PURSUE OUR SIGNAGE, ALL OF OUR SIGNS WILL BE
06:22:16 COMPLETELY BUFFERED BY LANDSCAPING AND UP ALONG U.S. 41.
06:22:19 SO ANY LIGHTING THAT COULD POSSIBLY COME AND CERTAINLY CAN'T
06:22:22 GO AS FAR BACK AS VIA VILLAGIO, BUT ALL OF THE SIGNS WILL BE
06:22:27 COMPLETELY BUFFERED AS WELL.
06:22:28 SO THAT'S IT.
06:22:37 I APPRECIATE YOU GUYS BEING PATIENT WITH ME.
06:22:40 I JUST WANT TO SUMMARIZE VERY QUICK.
06:22:45 COCONUT POINT IS A MASTER PLAN MIXED-USE DEVELOPMENT.
06:22:47 OUR PARCEL IS NOT A ONE-OFF DEVELOPMENT.
06:22:49 IT IS WITHIN COCONUT POINT.
06:22:51 IT IS PART OF THE OVERALL DESIGN FOR COCONUT POINT, AND
06:22:55 WE'VE DESIGNED IT ALONG THOSE GUIDELINES.
06:22:57 OUR PROPOSED DEVELOPMENT ORDER IS WITHOUT REQUEST FOR ANY
06:23:00 VARIANCES OR ANY DEVIATIONS.
06:23:03 ALL OF OUR USES ARE LISTED AS ALLOWABLE USES IN THE ZONING.
06:23:07 ALL OF THE PROPORTIONATE SHARES FOR THOSE RIGHTS HAVE
06:23:11 ALREADY BEEN PAID IN FULL.
06:23:13 WE HAVE REDUCED THE INTENSITY BY OVER HALF OF WHAT WE ARE
06:23:17 ENTITLED TO BUILD.
06:23:19 WE HAVE DOUBLED THE AMOUNT OF GREENSPACE OVER WHAT'S
06:23:22 REQUIRED.
06:23:24 OUR ARCHITECTURAL PLAN IS OF THE HIGHEST QUALITY AND HAS

06:23:26 BEEN APPROVED BY BOTH THE NORTH VILLAGE ASSOCIATION AND THE
06:23:30 VILLAGE STAFF.
06:23:32 OUR PLAN MEETS -- SORRY, OUR LIGHTING PLAN MEETS ALL
06:23:35 MUNICIPAL REQUIREMENTS AND SHOWS NO DETRIMENTAL IMPACT TO
06:23:39 THE SURROUNDING NEIGHBORS.
06:23:40 OUR PLAN MEETS ALL NOISE ORDINANCES AS SET FORTH BY BOTH LEE

06:23:44 COUNTY AND THE VILLAGE OF ESTERO AND SHOWS NO DETRIMENTAL
06:23:48 IMPACT TO THE SURROUNDING NEIGHBORS.
06:23:50 OUR INTERNAL SITE PLAN, INCLUDING THE BUILDING LOCATIONS,
06:23:54 MEETS ALL LAND DEVELOPMENT CODE REQUIREMENTS.
06:23:56 OUR LANDSCAPING PLAN MEETS ALL REQUIREMENTS AND IS EXTENSIVE
06:24:01 AND OF THE HIGHEST POSSIBLE QUALITY.
06:24:03 WE'VE PROVIDED PUBLIC SEATING AREAS AND PAVED WALKWAYS
06:24:07 THROUGHOUT OUR PLAN.
06:24:08 WE PROVIDED A NEW BUS STOP LOCATION AND ELECTRICAL CAR
06:24:12 CHARGERS.
06:24:13 OUR PLAN REQUIRES NO CHANGES TO THE EXISTING INTERNAL
06:24:16 ROADWAYS AND SHOWS NO NEED FOR AN INCREASED LEVEL OF SERVICE
06:24:20 ON ANY OF THE SURROUNDING ROADWAYS OR ACCESS POINTS.
06:24:24 THE STAFF REPORT VERIFIES ALL OF THE ABOVE ITEMS AND FURTHER
06:24:28 SHOWS THAT WE DID, IN FACT, ACCOMPLISH THE THREE MAIN
06:24:32 OBJECTIVES THAT WE SET OUT FOR.
06:24:34 A PLAN THAT HAS NO REQUEST FOR DEVIATIONS, VARIANCES,
06:24:38 INCREASED INTENSITY OR ADDITIONAL ALLOWABLE USES.
06:24:41 A PLAN THAT COMPLIES WITH THE EXISTING COCONUT POINT NPD AND

06:24:46 ZONING APPROVALS AS WELL AS THE APPLICABLE SECTIONS OF THE
06:24:49 VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
06:24:51 AND A PLAN THAT HAS THOUGHTFULLY ADDRESSED THE CONCERNS OF
06:24:54 THE CLOSEST NEIGHBORING COMMUNITIES IN THE BEST WAY WE
06:24:57 COULD.
06:24:57 WE HUMBLY ASK FOR YOUR APPROVAL TONIGHT AND WE APPRECIATE
06:25:00 YOUR TIME.
06:25:03 >>Scotty Wood: THANK YOU.
06:25:04 I WANT TO SUGGEST THAT WE HAVE ANY QUESTIONS FROM THE BOARD
06:25:10 FOLLOWED BY A BREAK BECAUSE WE'RE TWO HOURS INTO THIS
06:25:14 MEETING.
06:25:14 SO ARE THERE ANY QUESTIONS FOR THE PRESENTER FROM THE BOARD
06:25:19 AT THE MOMENT?
06:25:19 >>Michael Sheeley: YES, PLEASE.
06:25:20 ON RETAIL BUILDING TWO, THE PROPOSED DRIVE-THROUGH IS FOR
06:25:24 WHAT USE?
06:25:26 FOR A RESTAURANT?
06:25:27 A DRY CLEANER?
06:25:28 WHAT IS --
06:25:29 >>Jeff Williams: PROPOSED FOR A FOOD USE.
06:25:32 >>Michael Sheeley: FOR A WHAT?
06:25:33 >>Jeff Williams: I'M SORRY.
06:25:34 IT IS PROPOSED FOR A FOOD USE.
06:25:39 >>Michael Sheeley: THANK YOU.
06:25:43 >>Jim Wallace: I HAVE ONLY TWO QUESTIONS OR TWO COMMENTS, I

06:25:46 GUESS, OR QUESTIONS.
06:25:47 COULD WE GET THE SITE PLAN UP?

06:25:50 >>Jeff Williams: SURE.
06:25:51 I'M NOT SURE WHICH SLIDE IT IS.
06:26:17 IT'S ON HERE A COUPLE OF TIMES.
06:26:19 I'LL TRY TO GET TO A BIGGER ONE.
06:26:25 >>Barry Jones: THAT WILL WORK.
06:26:29 >>Jeff Williams: DOES THAT WORK?
06:26:31 >>Jim Wallace: THAT'S FINE.
06:26:32 THAT'S GREAT.
06:26:33 FIRST OF ALL, I HAVE TO APPLAUD YOU IN YOUR OBJECTIVE OF
06:26:36 TRYING TO IMPACT THE RESIDENTS OF RAPALLO IN THE LIMITED
06:26:43 WAYS YOU CAN.
06:26:43 ONE OF THE COMMENTS THAT YOU MADE WAS THAT YOU ACHIEVED THE
06:26:52 IDEA OF MOVING THOSE IMPACTS SUCH AS TRAFFIC OR NOISE OR
06:26:57 WHATEVER AS FAR AWAY FROM THE RESIDENTIAL AREAS AS POSSIBLE.
06:27:03 AND IT'S OBVIOUS THAT YOU WORKED HARD AT THAT.
06:27:06 BUT I HAVE JUST TWO ISSUES.
06:27:10 THE FIRST IS, ON THE LOCATION OF THE McDONALD'S LOCATION,
06:27:16 THAT IS A RIGHT-IN AND RIGHT-OUT ENTRY INTO THE SITE.
06:27:23 AND MY CONCERN IS NOT WHAT YOU HAVE DESIGNED, BUT INHERENTLY
06:27:29 WHAT YOU HAVE RECEIVED, IS THAT EVEN THOUGH THERE IS
06:27:33 STRIPING ALONG VIA VILLAGIO THAT SAYS PEOPLE COMING FROM
06:27:37 COCONUT POINT MALL SHOULDN'T TURN LEFT, THEY ARE GOING TO
06:27:42 TURN LEFT, AND THEY ARE GOING TO BREAK THE LAW.

06:27:44 AND I BELIEVE THAT PEOPLE WHO COME OUT OF McDONALD'S
06:27:50 INSTEAD OF TURNING RIGHT, WHICH IS THE LAW, AND DRIVING UP
06:27:54 TO SWEETWATER RANCH AND THEN DOWN SWEETWATER AND CATCHING A
06:27:59 FLASHING ORANGE AND MOVING ON, ARE GOING TO BREAK THE LAW
06:28:04 AND TURN LEFT AND THEREFORE INTERCEPT WITH THE INTERSECTION
06:28:09 OF THE ENTRANCE TO VIA RAPALLO.
06:28:12 I UNDERSTAND THAT VIA VILLAGIO AND THE STRIPING AND THE
06:28:18 RIGHT-IN, RIGHT-OUT IS SOMETHING THAT YOU INHERITED.
06:28:22 BUT THE FACT THAT YOU INHERITED IT WHEN YOU DID THE SITE
06:28:25 PLAN DESIGN, I GUESS WHAT I WOULD HAVE REQUESTED IS THE
06:28:31 FIRST THING WOULD HAVE BEEN SOME KIND OF PHYSICAL OBSTACLE
06:28:34 PUT IN THAT STRIPING AREA, VERY OFTEN THEY'LL PUT IN LITTLE
06:28:44 POLYTUBES, ET CETERA, SO PEOPLE CAN'T TURN LEFT IN AND CAN'T
06:28:48 TURN LEFT OUT.
06:28:49 MAYBE A MORE CREATIVE SOLUTION, A SOLUTION THAT TALKS TO
06:28:55 WHAT YOUR OBJECTIVE WAS, WAS TO MOVE THE GREATEST TRAFFIC
06:28:59 AND THE GREATEST NOISE POSSIBILITY, AND I REALLY APPRECIATE
06:29:02 AND UNDERSTAND THAT YOU'VE GONE OUT OF YOUR WAY TO MITIGATE
06:29:06 NOISE, ET CETERA, IN YOUR ORDER AREAS AND YOUR
06:29:10 DRIVE-THROUGH, ET CETERA, BUT HAD YOU LOCATED THE WHOLE
06:29:14 McDONALD'S LOCATION ON THE SOUTH END OF THE PROPERTY AND
06:29:19 PUT THE MILLER --
06:29:22 [APPLAUSE]
06:29:25 [SOUNDING GAVEL]

06:29:31 >>Barry Jones: SAVE THE APPLAUSE UNTIL THE END.

06:29:33 >>Jim Wallace: I DIDN'T ANTICIPATE THAT.
06:29:35 AND PUT MILLER'S ALEHOUSE ON THE NORTH END, AND MILLER'S
06:29:39 NORTH, I PRESUME THE AMOUNT OF TRAFFIC GOING IN THERE AT 5
06:29:44 IN THE MORNING, 6 -- I DON'T EVEN KNOW IF THEY ARE OPEN AT
06:29:47 THAT TIME.
06:29:47 IT WOULD CERTAINLY, IN MY MIND, DRAMATICALLY REDUCE THE
06:29:54 TRAFFIC ON VIA VILLAGIO AND THE PEOPLE WHO WILL BREAK THE
06:29:58 LAW TURNING OUT LEFT OR PEOPLE COMING FROM COCONUT POINT TO
06:30:02 TURN LEFT IN.
06:30:03 THE PEOPLE COMING UP U.S. 41, WHETHER THEY TURN ON
06:30:09 SWEETWATER RANCH OR THEY TURN ON VIA VILLAGIO TO GO TO THEIR
06:30:14 FAVORITE McDONALD'S, ISN'T GOING ANY DIFFERENT.
06:30:18 IF I LOOK AT THE SITE PLAN AND HAVING DESIGNED SEVERAL
06:30:22 COMMUNITIES MYSELF AND LOOKED AT DOZENS AND DOZENS OF THEM,
06:30:29 I BELIEVE IT APPEARS THAT THERE'S SUFFICIENT ROOM FOR THAT
06:30:32 McDONALD'S TO HAVE BEEN ON THE SOUTH END AND FROM A
06:30:37 MARKETING POINT OF VIEW.
06:30:40 SINCE THE OPENING WOULD BE SOUTH OF McDONALD'S, TALKING
06:30:43 THE SWEETWATER RANCH INTERSECTION OPENING, PEOPLE COMING
06:30:48 NORTH WOULD GIVE MUCH MORE VIABILITY OR VISIBILITY, EXCUSE
06:30:52 ME, TO THE McDONALD'S LOCATION.
06:30:55 SO FROM A RETAILER'S POINT OF VIEW, IT MIGHT BE MORE
06:30:59 ATTRACTIVE FOR THEM TO BE ON THE SOUTH END AND GET MORE
06:31:02 VISIBILITY TO CONSUMERS GOING BY AND TRAFFIC GOING BY.
06:31:05 AND I THINK THE PEOPLE IN FOUNTAIN LAKES, THERE ARE A LOT OF

06:31:09 HOMES THERE.
06:31:09 THERE'S A LOT OF TALK OVER THE YEARS ABOUT WHEN WILL THAT
06:31:14 BECOME A FUNCTIONING TRAFFIC LIGHT AT THAT LOCATION.
06:31:18 SO I THINK IT WOULD PROBABLY BECOME A FUNCTIONAL TRAFFIC
06:31:21 LIGHT THERE, WHICH WOULD BENEFIT YOU AND CERTAINLY
06:31:24 McDONALD'S RATHER THAN -- AND VIA RAPALLO.
06:31:30 I DON'T SEE ANY DOWNSIDE FOR THE SIT-DOWN DINING BEING IN
06:31:33 THAT LOCATION.
06:31:34 IF ANYTHING, IT MIGHT BE MORE CONVENIENT FOR PEOPLE FROM
06:31:38 RAPALLO TO GO OVER THERE AND HAVE DINNER AND WALK.
06:31:40 [APPLAUSE]
06:31:41 AND THE LAST BENEFIT THAT I THINK WOULD BE TO THE
06:31:50 McDONALD'S FRANCHISE, I'M NOT IN THE FAST FOOD BUSINESS,
06:31:55 SO I DON'T KNOW, WOULD BE THE ABILITY FOR PEOPLE WHO WERE
06:31:58 COMING FROM COCONUT POINT, SINCE THERE ISN'T A LOT OF FAST
06:32:02 FOOD THERE IN COCONUT POINT OTHER THAN MAYBE CULVER'S IS
06:32:07 GOING TO GO IN THERE SOMETIME, WOULD BE THAT PEOPLE FROM
06:32:10 COCONUT POINT CAN DRIVE DOWN VIA VILLAGIO AND MAKE A LEFT
06:32:14 TURN VERY SAFELY ONTO SWEETWATER RANCH, AND THEN MAKE A
06:32:21 RIGHT TURN INTO McDONALD'S, GET IN THE LANE, GET THEIR

06:32:25 FOOD, LEAVE SAFELY WITHOUT MAKING AN ILLEGAL TURN BACK ONTO
06:32:31 SWEETWATER RANCH OR UP BACK ONTO VIA VILLAGIO BECAUSE THERE
06:32:36 MAY BE RESIDENTS OR EMPLOYEES FROM COCONUT POINT THAT WANT
06:32:39 TO COME DOWN AND GET SOMETHING AT McDONALD'S.
06:32:41 I APPRECIATE THAT.

06:32:42 IT JUST SEEMS TO ME THAT CONVENIENCE POINT OF VIEW, FROM A
06:32:49 MARKETING POINT OF VIEW, FROM A SAFETY POINT OF VIEW, IT
06:32:52 JUST MAKES A WHOLE LOT MORE SENSE AND I GUESS FROM A GOOD
06:32:57 NEIGHBOR POINT OF VIEW, A LOT MORE SENSE TO PUT THE
06:33:00 McDONALD'S AT THE OTHER END.
06:33:01 [APPLAUSE]
06:33:07 >>Mary Gibbs: WE HAVE TO STOP THE APPLAUSE.
06:33:09 I'M SORRY.
06:33:09 WE HAVE TO STOP THE APPLAUSE.
06:33:11 >>Jim Wallace: THERE MAY BE REASONS WHY YOU DIDN'T PUT IT
06:33:14 THERE.
06:33:15 BUT I DON'T KNOW, I LOOKED AT THIS AGAIN AND AGAIN AND AGAIN
06:33:19 AND AGAIN, AND I'VE BEEN IN THE DEVELOPMENT BUSINESS FOR 32
06:33:23 YEARS, I DON'T HAVE YOUR EXPERIENCE IN DOING RETAIL,
06:33:28 COMMUNITY RETAIL, BUT I REALLY SEARCHED MY MIND AS TO WHAT
06:33:31 -- THERE'S NOTHING TO ME PHYSICALLY THAT CAN'T BE DONE.
06:33:35 IT'S ACTUALLY KIND OF NICE THAT YOU HAVE A WATER TREATMENT
06:33:38 AREA NEXT TO THE McDONALD'S.
06:33:39 IT KIND OF MAKES IT FRIENDLY AND PLACES FOR PEOPLE TO SIT
06:33:43 DOWN AND RELAX AND ENJOY A BURGER.
06:33:45 I COULDN'T FIND ANY REASONS WHY IT WASN'T ON THE SOUTH END.
06:33:50 MAYBE THERE.
06:33:51 >>Jeff Williams: YES, THERE ABSOLUTELY ARE.
06:33:53 AND I WILL DO MY BEST TO ADDRESS ALL OF THE COMMENTS THERE.
06:33:56 FIRST, I'LL START -- IN A SECOND, I'LL HAVE TED TREESH ADD

06:34:02 COLOR INTO THE SPECIFICS OF TRAFFIC.
06:34:04 AS FAR AS THE INTERNAL ROADWAYS WITHIN COCONUT POINT, THOSE
06:34:07 ARE NOT OUR ROADS.
06:34:08 WE'RE NOT PURCHASING THEM.
06:34:09 WE DON'T HAVE DEVELOPMENT RIGHTS OVER THOSE ROADS.
06:34:11 AND AS YOU ARE ALL WELL AWARE, COCONUT POINT IS A MASTER
06:34:15 PLANNED COMMUNITY WITH A MASTER PLANNED ROADWAY SYSTEM THAT
06:34:18 WAS BUILT AND APPROVED FOR THE MAXIMUM DENSITIES OF ALL THE
06:34:22 USES THAT ARE ALLOWED.
06:34:24 SO WHEN WE DID OUR INDEPENDENT THIRD-PARTY TRAFFIC REPORT,
06:34:27 WE DO THESE ON EVERY DEVELOPMENT THEY DO, AND THEY COME BACK
06:34:29 AND TELL US THE THINGS THAT WE HAVE TO DO.
06:34:31 THE THINGS THAT WE HAVE TO IMPROVE, THE THINGS THAT WE HAVE
06:34:33 TO ADD, THE THINGS THAT WE HAVE TO FIX, SO ON AND SO FORTH.
06:34:36 THAT TRAFFIC ENGINEERING REPORT DID NOT RECOMMEND ANY
06:34:39 CHANGES TO ANY OF THE INTERNAL ROADWAY SYSTEMS.

06:34:42 SO ANYTHING ABOVE AND BEYOND OUR PARCEL WOULD BE THE
06:34:45 RESPONSIBILITY OF COCONUT POINT.
06:34:47 THE SECOND THING I WOULD MAKE ABOUT PERSONS, INDIVIDUAL
06:34:50 TRAFFIC PATTERNS.
06:34:51 I CAN'T CONTROL WHO TURNS LEFT, JUST ANY MORE THAN I CAN'T
06:34:56 CONTROL WHO PAUSES AT THE STOP SIGNS AND WHO ROLLS RIGHT
06:35:01 THROUGH.
06:35:02 >>Jim Wallace: IF YOU DESIGN IT, YOU CAN STOP LEFT TURNS.
06:35:07 >>Jeff Williams: WERE YOU REFERRING TO U.S. 41?

06:35:09 >>Jim Wallace: NO, I'M TALKING ABOUT ON VIA VILLAGIO.
06:35:12 >>Jeff Williams: INTERNALLY.
06:35:13 TURNING IN ON LEFT.
06:35:14 WE'RE GOING TO HAVE -- YOU KNOW, WHAT YOU'RE PROPOSING IS
06:35:19 SWAPPING.
06:35:21 IT'S A 7200-SQUARE-FOOT FULL-SERVICE RESTAURANT.
06:35:24 THERE ARE A LOT OF USES IN THERE.
06:35:26 I UNDERSTAND THE CONCERN.
06:35:29 I UNDERSTAND THE CONCERN -- THE CONCERN IS THERE'S TOO MUCH
06:35:33 TRAFFIC BEING ADDED.
06:35:34 OUR PLAN MEETS THE REQUIREMENTS.
06:35:38 IT MEETS THE PROCESS THAT WAS PUT IN PLACE, THAT WE DID THE
06:35:42 TRAFFIC REPORT.
06:35:43 IT SHOWED WHAT WE SHOULD DO.
06:35:45 SECONDLY, FROM A NOISE STANDPOINT, LEE COUNTY AND THE
06:35:48 VILLAGE HAVE NOISE ORDINANCES IN PLACE THAT ARE IN PLACE SO
06:35:53 THAT IF YOU COMPLY WITH THESE NOISE ORDINANCES, YOU ARE NOT
06:35:58 A NEGATIVE IMPACT TO WHATEVER THE ADJACENT PROPERTY IS.
06:36:02 WE'VE COMPLIED WITH ALL OF THOSE NOISE REQUIREMENTS.
06:36:06 SO FROM A STANDPOINT OF ONE SPECIFIC USER ON THE NORTH,
06:36:11 VERSUS THE SOUTH USER, TO THE NORTH, TO THE MIDDLE, THE
06:36:13 NOISE IS THE SAME.
06:36:14 THE NOISE IS THE SAME, AND IT'S ALL ACCOMMODATED FOR AND IT
06:36:19 DOES NOT SHOW A DETRIMENTAL IMPACT PER THE CODE AND
06:36:22 REQUIREMENTS THAT WE ARE RESPONSIBLE FOR BUILDING TO.

06:36:23 FROM A STANDPOINT OF THE LAYOUT --
06:36:26 >>Jim Wallace: -- THERE WOULD BE MORE TRAFFIC --
06:36:29 >>Jeff Williams: TED WILL ADDRESS THE TRAFFIC REPORT.
06:36:31 >>Jim Wallace: I THINK YOUR OBJECTIVE IS VERY HONORABLE, AND
06:36:34 I TAKE IT THAT YOU'RE AN HONORABLE MAN.
06:36:38 >>Jeff Williams: THANK YOU.
06:36:39 >>Jim Wallace: BUT WHAT YOU SAID WAS YOUR GOAL AND WHAT YOU
06:36:43 ACHIEVED WAS TO TAKE THAT AND MOVE IT AS FAR AWAY FROM THE
06:36:48 RESIDENTIAL AS POSSIBLE.
06:36:49 >>Jeff Williams: I SAID MY GOAL IS TO MOVE ALL OF THE
06:36:51 BUILDINGS AS FAR AWAY.
06:36:52 I DIDN'T DIFFERENTIATE BETWEEN SPECIFIC USES.

06:36:55 >>Jim Wallace: BUT SHOULDN'T YOU HAVE?
06:36:57 >>Jeff Williams: WE DID TO SOME POINT.
06:36:58 ONE OF YOUR QUESTIONS WAS, ACTUALLY, IT WAS A STATEMENT, I'M
06:37:01 SURE THERE ARE REASONS FOR THAT.
06:37:02 AND WE DO HAVE REASONS FOR THAT.
06:37:04 ONE OF THE MAIN REASONS IS THE CURRENT TENANT, WHICH IS
06:37:08 McDONALD'S, THAT IS THE SITE THAT THEY THOUGHT WAS BEST
06:37:11 SERVED FOR THEIR BUSINESS.
06:37:12 IT WAS ALLOWABLE.
06:37:17 >>Mary Gibbs: EXCUSE ME.
06:37:17 EXCUSE ME.
06:37:18 EVERYBODY HAS TO PLEASE BE CIVIL.
06:37:21 I KNOW EVERYBODY IS EXCITED.

06:37:23 IT'S ELECTION NIGHT.
06:37:24 WE CAN'T WAIT TO GET OUT OF HERE AND CELEBRATE.
06:37:27 EXCUSE ME.
06:37:28 I WOULD LIKE TO SAY SOMETHING, JEFF.
06:37:31 I'D LIKE TO SAY THAT THE STAFF BROUGHT THIS QUESTION UP
06:37:34 MONTHS AGO.
06:37:35 WE ASKED THE APPLICANT THE SAME THING JIM WALLACE IS SAYING,
06:37:38 COULD YOU SWAP THAT AND PUT THE McDONALD'S DOWN AT THE
06:37:41 SOUTH SIDE?
06:37:43 THAT MIGHT BE BETTER.
06:37:44 AND WHAT WE WERE TOLD, WHAT I RECALL IS YOU SAID
06:37:46 McDONALD'S DOESN'T WANT TO DO THAT.
06:37:48 THEY WANTED THE VISIBILITY OF THE NORTH SITE.
06:37:51 THAT IS WHAT I RECALL AS WHAT YOU SAID WAS THE ANSWER.
06:37:53 >>Jeff Williams: IT'S A MULTIPLE-TIERED ANSWER.
06:37:56 FIRST OF ALL, THE SITE, THE LOCATION OF THAT SPECIFIC USER
06:38:01 FROM A DESIGN STANDPOINT WORKS, MEETS ALL THE REQUIREMENTS,
06:38:03 ALL THE SETBACK, ALL THE INTERNAL CIRCULATION.
06:38:06 ADDITIONALLY, THE SOUTHERN PORTION, WE HAVE THAT -- WE
06:38:10 WANTED A FULL-SERVICE SIT-DOWN RESTAURANT.
06:38:12 THAT MAKES THE MOST SENSE BECAUSE OF THE PARKING REQUIREMENT
06:38:15 FOR THAT USER.
06:38:16 THAT'S THE MOST PARKING INTENSE USER THAT WE HAVE ON OUR
06:38:20 PLAN, AND WE PUT THEM IN THE WIDEST AREA OF THE DEVELOPMENT
06:38:24 THAT WE COULD.

06:38:25 THE DEVELOPMENT ALSO CURVES A LITTLE BIT WITH THE ODD SHAPE
06:38:28 OF WHERE WE PUT THE POND.
06:38:30 SO FOR THE ADJACENT PARKING, IF YOU JUST LOOK AT THE PARKING
06:38:33 FIELD HERE -- I'M SORRY, I CAN'T SEE -- AT THE NORTHERN FAST
06:38:37 FOOD VERSUS THE SOUTH END, YOU'LL SEE THE MASSIVE DIFFERENCE
06:38:41 IN THE AMOUNT OF PARKING.
06:38:42 SO THAT -- WHETHER WE AGREE WITH THEM OR NOT, THOSE ARE OUR
06:38:46 REASONINGS.

06:38:46 >>Jim Wallace: ONCE YOU TAKE OUT THE RETENTION POND, IT'S
06:38:50 VIRTUALLY ONE LONG STRIP OF LAND.
06:38:53 >>Jeff Williams: NO.
06:38:54 IT'S SIGNIFICANTLY LARGER ON THE SOUTH END.
06:38:56 SIGNIFICANTLY.
06:38:59 >>Jim Wallace: WELL, THAT'S NOT WHAT I SEE.
06:39:01 >>Jeff Williams: OKAY.
06:39:02 WE CAN MEASURE THE FRONTAGE ALONG SWEETWATER BACK TO THE
06:39:06 POND, IT'S MUCH GREATER.
06:39:07 >>Jim Wallace: I'VE ASKED MY QUESTIONS.
06:39:10 >>Jeff Williams: THAT FROM AN OVERALL DESIGN STANDPOINT,
06:39:13 THAT'S THE DECISION WE MADE.
06:39:15 WE THOUGHT IT WAS BEST FOR THE PARKING REQUIREMENTS, FOR THE
06:39:17 INTERNAL CIRCULATION, AND TO MEET ALL THE REQUIREMENTS.
06:39:20 TED, DID YOU WANT TO MENTION SOMETHING ON TRAFFIC?
06:39:22 THIS IS TED TREESH, TRAFFIC ENGINEER.
06:39:27 >>Ted Treesh: GOOD EVENING, TED TREESH WHICH TR

06:39:30 TRANSPORTATION.
06:39:30 JUST A COUPLE OF QUICK COMMENTS ON TRAFFIC.
06:39:32 AS JEFF INDICATED IN HIS PRESENTATION, THIS IS A QUITE
06:39:36 SIGNIFICANT REDUCTION IN THE AMOUNT OF SQUARE FOOTAGE THAT
06:39:38 WAS ORIGINALLY PLANNED FOR THE SITE.
06:39:41 AGAIN, THIS DEVELOPMENT GOES BACK A LONG WAY IN TERMS OF THE
06:39:45 TRAFFIC THAT WAS ORIGINALLY PLANNED FOR THIS DEVELOPMENT
06:39:48 ORDER AND FOR THE DEVELOPMENT OF REGIONAL IMPACT IN TERMS OF
06:39:52 COCONUT POINT.
06:39:53 COCONUT POINT AND THE DEVELOPER, THEY CONSTRUCTED ALL THE
06:39:57 ROADS, ALL THE INTERSECTIONS, ALL THE IMPROVEMENTS TO
06:40:00 ACCOMMODATE THE FULL BUILD-OUT OF COCONUT POINT.
06:40:03 THAT INCLUDES ALL THE ROADS AND INTERSECTIONS THAT YOU SEE
06:40:06 SURROUNDING THIS PROJECT, INCLUDING THE INTERSECTIONS ON
06:40:10 U.S. 41.
06:40:11 SO THOSE INTERSECTIONS WERE ALL SET UP TO ACCOMMODATE THIS
06:40:16 DEVELOPMENT.
06:40:17 SO THAT LOOKED -- WE LOOKED AT SPECIFICALLY THEN THE ACCESS
06:40:20 INTO THIS DEVELOPMENT.
06:40:21 AND AS JEFF SAID, WE HAD MULTIPLE DRIVEWAYS ORIGINALLY
06:40:27 PLANNED, AND WE NARROWED THAT DOWN TO THREE.
06:40:31 THERE ARE NO ILLEGAL TURNS INTO AND OUT OF THIS DRIVEWAY ON
06:40:37 ANY OF THESE DRIVEWAYS.
06:40:39 YOU CAN TURN LEFT IN AND LEFT OUT OF ANY OF THESE DRIVEWAYS
06:40:44 LEGALLY.

06:40:45 YOU CAN CROSS THE YELLOW STRIPING ON VIA VILLAGIO.
06:40:51 THAT'S NOT AN ILLEGAL MOVEMENT.
06:40:52 >>Jim Wallace: REALLY?
06:40:54 >>Ted Treesh: REALLY.

06:40:55 >>Jim Wallace: WHY DO THEY HAVE THE STRIPING THERE?
06:40:57 >>Ted Treesh: THAT'S JUST THE WAY THE ROAD WAS STRIPED.
06:40:59 WHEN THEY PUT IN A LEFT-TURN LANE -- WHEN YOU PUT IN A
06:41:02 LEFT-TURN LANE AT AN INTERSECTION, TYPICALLY YOU PROVIDE
06:41:05 STRIPING TO SEPARATE THE LANES.
06:41:06 YOU'RE ALLOWED TO TURN ACROSS A YELLOW STRIPING ON THE
06:41:12 ROADWAY.
06:41:12 WHAT YOU CAN'T DO IS PASS A VEHICLE ON A YELLOW STRIPE IN
06:41:17 THE SAME DIRECTION OF TRAVEL, BUT YOU'RE ALLOWED TO TURN
06:41:21 INTO AND OUT OF A DRIVEWAY ON A YELLOW STRIPING.
06:41:24 THAT'S NOT AN ILLEGAL MOVEMENT PURSUANT TO THE FLORIDA
06:41:28 VEHICLE CODE AND THE MANUAL ON UNIFORM TRAFFIC CONTROL
06:41:32 DEVICES.
06:41:32 SO THAT'S NOT AN ILLEGAL MOVEMENT.
06:41:35 THAT'S PERFECTLY LEGAL.
06:41:36 AND THAT'S WHAT WE'RE PROPOSING.
06:41:40 AGAIN, THIS ISSUE WAS BROUGHT UP -- THIS ISSUE WAS BROUGHT
06:41:44 UP WITH STAFF, AND WE WENT ABOVE AND BEYOND WHAT WE NORMALLY
06:41:48 DO.
06:41:48 AGAIN, LIKE I SAID, THIS DEVELOPMENT WAS SET UP AND ANALYZED
06:41:53 QUITE EXTENSIVELY WHEN IT WAS ORIGINALLY APPROVED, SO

06:41:57 WORKING WITH MR. HART, WE ACTUALLY CONDUCTED TRAFFIC COUNTS
06:42:01 AT VIA VILLAGIO AND VIA RAPALLO.
06:42:04 WE ACTUALLY CONDUCTED COUNTS AT THAT INTERSECTION.
06:42:07 AND WE LOOKED AT THE BUILD-OUT OF THIS PROJECT AND LOOKED AT
06:42:10 THE TRAFFIC QUEUES THAT WOULD HAPPEN TO MAKE SURE TRAFFIC
06:42:14 WOULDN'T BACK UP BEYOND THE ENTRANCE THAT'S SHOWN THERE BY
06:42:18 THE McDONALD'S.
06:42:19 IT WOULDN'T BLOCK TRAFFIC COMING INTO AND OUT OF THE
06:42:22 PROJECT.
06:42:22 AND NONE OF THE ANALYSIS SHOWED THAT THE QUEUES WOULD BACK
06:42:26 UP ANYWHERE NEAR THAT DRIVEWAY PROHIBITING TRAFFIC FROM
06:42:30 TURNING INTO OR OUT OF THAT ACCESS DRIVE.
06:42:35 >>Barry Jones: TED, HOW DOES THIS PROJECT COMPARE
06:42:38 TRAFFIC-WISE TO WHAT IT WOULD GENERATE IF YOU BUILT IT OUT
06:42:41 AT A MAX SCENARIO?
06:42:43 EVER LOOK AT HOW MANY TRIPS THIS PROJECT COULD GENERATE IF
06:42:46 IT WAS BUILT TO WHAT'S ALLOWABLE VERSUS WHAT'S PROPOSED?
06:42:51 >>Ted Treesh: NO, WE DID NOT LOOK AT THAT AS PART OF THIS.
06:42:54 WHAT WAS THE ORIGINAL --
06:42:57 >> IT WAS DOUBLE THE ORIGINAL SIZE, INTENSITY WAS DOUBLE, SO
06:43:00 WE WOULD ASSUME DOUBLE THE AMOUNT OF TRIPS.
06:43:03 >>Ted Treesh: IF IT WAS DOUBLED, THAT WOULD ROUGHLY DOUBLE
06:43:07 THE AMOUNT OF TRAFFIC.
06:43:08 ALTHOUGH WE LOOKED AT -- AGAIN, OUR TRIP GENERATION FOR THIS
06:43:12 LOOKED AT THE SPECIFIC USES.

06:43:14 WE LOOKED AT THE FAST FOOD.
06:43:15 WE LOOKED AT THE COFFEE DOUGHNUT SHOP.
06:43:18 WE LOOKED AT THE RESTAURANT, AND THEN WE LOOKED AT THE --
06:43:22 >>Barry Jones: IF THIS GETS APPROVED, ARE WE GOING TO BE
06:43:25 LIMITED TO THE USES OUTLINED IN THE TIS AND THEY WOULD BE
06:43:29 ABANDONING THOSE OTHER USES?
06:43:31 OR WOULD THEY HAVE TO DO A MODIFICATION TO UPDATE THEIR
06:43:35 TRAFFIC IF THEY PROPOSED A DIFFERENT USE?
06:43:38 >>Mary Gibbs: WELL, A DEVELOPMENT ORDER IS BASED ON THESE
06:43:41 USES THAT THEY ARE ASKING FOR, BUT THE ZONING USES STILL
06:43:45 REMAIN IN THE ZONING RESOLUTION.
06:43:47 IN 20 YEARS, THEY MIGHT COME BACK AND WANT TO DO SOMETHING
06:43:51 ELSE.
06:43:51 BUT RIGHT NOW, THE DEVELOPMENT ORDER WOULD BE LIMITED TO
06:43:54 THESE USES AND THESE SQUARE FOOTAGE.
06:43:58 >>Ted Treesh: IF WE HAD TO COME IN FOR ANOTHER DEVELOPMENT
06:44:01 ORDER, WE WOULD DO ANOTHER DEVELOPMENT ORDER TRAFFIC STUDY
06:44:03 BASED ON THOSE USES AS LONG AS THEY CONFORMED WITH THE
06:44:06 ZONING, THE APPROVED ZONING USE.
06:44:09 >>Jim Wallace: EXCUSE ME.
06:44:13 I'M TRYING TO UNDERSTAND.
06:44:14 SOMETIMES, KIND OF OLD, STARTING TO GET A LITTLE STUPID.
06:44:18 BUT THE DEVELOPMENT ORDER TODAY IS TO APPROVE THE SITE PLAN
06:44:24 AS WELL AS THE DESIGN OF THE BUILDINGS.
06:44:28 I DON'T REALLY HAVE ANY PROBLEM WITH THE DESIGN OF THE

06:44:32 BUILDINGS, BUT THE DEVELOPMENT ORDER TODAY, WHAT WE'RE
06:44:34 ASKING ASKED TO APPROVE IS THIS SPECIFIC SITE PLAN.
06:44:38 >>Mary Gibbs: THAT'S CORRECT.
06:44:39 THAT'S CORRECT.
06:44:41 >>Jim Wallace: I JUST WANT TO CLARIFY THAT THAT'S WHAT OUR
06:44:44 OBJECTIVE IS TODAY.
06:44:47 >>Neale Montgomery: YES, I WOULD LIKE TO ASK TED A QUESTION.
06:44:49 TED, I BELIEVE YOU SAID THAT YOU ANALYZED ALL THE TRAFFIC
06:44:52 FOR THE BUILDINGS AS THEY ARE LOCATED, AND IT IS CONSISTENT
06:44:56 WITH THE LAND DEVELOPMENT CODE AND IS NOT -- I SEE A LOT OF
06:45:01 SIGNS THIS IS GOING TO CREATE A HUGE TRAFFIC PROBLEM, BUT IT
06:45:05 IS CONSISTENT, IS IT NOT, WITH THE CODE?
06:45:08 >>Ted Treesh: YES, IT'S CONSISTENT WITH THE CODE AND FULLY
06:45:11 CONSISTENT WITH THE WAY THIS PROJECT WAS INTENDED TO BE
06:45:13 DEVELOPED IN THE ORIGINAL DEVELOPMENT ORDER AND IN THE
06:45:18 ORIGINAL APPROVAL OF COCONUT POINT DEVELOPMENT OF REGIONAL
06:45:21 IMPACT.
06:45:23 >>Barry Jones: FOR THE RECORD, THAT WAS NEALE MONTGOMERY,
06:45:25 ATTORNEY FOR THE APPLICANT.
06:45:28 >>Ted Treesh: YES.
06:45:31 >>Barry Jones: DID YOU HAVE TO INCORPORATE ANY OF THE
06:45:33 TRAFFIC FROM THE HOTEL SINCE YOU HAVE A JOINT PARKING

06:45:37 AGREEMENT WITH THAT OR DID THOSE SHOW UP TOTALLY IN THEIR
06:45:40 TIS INDEPENDENT OF WHERE THEY PARK?
06:45:45 >>Ted Treesh: YEAH, THAT WOULD BE IN THE HOTEL'S TRAFFIC

06:45:47 STUDY.
06:45:50 >>Barry Jones: THE EXISTING TURN LANES WERE ALL DEEMED TO BE
06:45:53 SUFFICIENT?
06:45:55 >>Ted Treesh: AGAIN, THE TURN LANES THAT ARE ON 41 AND ON
06:46:01 VIA RAPALLO AND ON SWEETWATER, THOSE WERE ALL BUILT FOR THE
06:46:05 FULL BUILD-OUT OF THE DRIs, WHICH INCLUDED, AGAIN, MORE
06:46:10 SQUARE FOOTAGE ON THIS PARCEL THAN WHAT WE'RE PROPOSING.
06:46:13 >>Barry Jones: WOULD YOU ANTICIPATE THIS IS GOING TO TRIP
06:46:15 ANY SIGNAL WARRANTS AT ANY ONE OF THE INTERSECTIONS WITH 41?
06:46:19 >>Ted Treesh: THAT REMAINS TO BE SEEN.
06:46:21 AGAIN, F.D.O.T. CONTINUALLY MONITORS THOSE INTERSECTIONS.
06:46:24 I'VE BEEN INVOLVED A COUPLE OF TIMES LOOKING IF A SIGNAL IS
06:46:27 WARRANTED AT EITHER-OR, AND THE WARRANTS HAVEN'T YET BEEN
06:46:32 TRIPPED.
06:46:33 PERHAPS THIS DEVELOPMENT MAY TRIP A WARRANTED ONE AT EITHER
06:46:39 OF THOSE INTERSECTIONS, BUT THAT'S YET TO BE DETERMINED.
06:46:42 >>Mary Gibbs: MAY I ASK A QUESTION JUST ABOUT WHETHER A TED
06:46:44 IS TALKING ABOUT NOW?
06:46:46 BECAUSE I THINK PEOPLE ARE INTERESTED IN THE TRAFFIC SIGNAL.
06:46:49 IS F.D.O.T. GOING TO DO A WARRANT STUDY ONCE THIS
06:46:54 DEVELOPMENT STARTS DEVELOPING TO SEE IF THAT FLASHING SIGNAL
06:46:59 NEEDS TO BECOME A REGULAR SIGNAL?
06:47:01 >>Ted Treesh: I CAN'T SPEAK FOR F.D.O.T., BUT WHEN I HAVE
06:47:05 ASKED F.D.O.T., THEIR TYPICAL RESPONSE IS WE WILL RESPOND TO
06:47:08 THE PUBLIC'S REQUEST TO CONDUCT A WARRANT STUDY IF THE

06:47:13 VILLAGE OR THE PUBLIC REQUESTS US TO DO ONE, F.D.O.T. WILL
06:47:16 COMPLETE A WARRANT STUDY AT THE PUBLIC'S OR THE VILLAGE'S
06:47:20 REQUEST.
06:47:21 >>Mary Gibbs: SO I CAN ASK FOR ONE THEN?
06:47:23 >>Ted Treesh: YOU CAN.
06:47:27 >>Barry Jones: TELL THEM TED SENT YOU.
06:47:31 >>Neale Montgomery: HOW LONG DID IT TAKE TO YOU GET ONE AT
06:47:33 PELICAN COLONY?
06:47:35 HOW MANY WARRANT STUDIES DID YOU HAVE TO DO?
06:47:36 >>Ted Treesh: THAT ONE TOOK SEVERAL YEARS.
06:47:39 FINALLY F.D.O.T. DID A STUDY THAT SHOWED THAT IT WAS
06:47:43 WARRANTED, ALTHOUGH I DON'T THINK THE SIGNAL IS BUILT YET.
06:47:47 >>Mary Gibbs: IT'S GETTING CLOSE.
06:47:49 >>Ted Treesh: IT IS COMING.
06:47:52 >>Scotty Wood: ARE THERE ANY OTHER QUESTIONS FROM THE BOARD?
06:47:56 >>James Tatooles: YES.
06:47:57 FIRST OF ALL, I WANT TO COMPLIMENT YOU ON PROBABLY ONE OF
06:48:01 THE BEST PRESENTATIONS THAT I'VE SEEN BROUGHT BEFORE THIS

06:48:05 BOARD.
06:48:06 VERY DETAILED AND VERY CAREFUL TO MAKE SURE THAT THERE WERE
06:48:09 NO DEVIATIONS SO THAT YOU DIDN'T HAVE TO GO INTO ANY
06:48:13 VARIANCES.
06:48:13 >>Jeff Williams: VERY DIFFICULT.
06:48:15 >>James Tatooles: I'VE BEEN A DEVELOPER ALL MY LIFE, AND I
06:48:17 THINK THAT IS THE PERFECT GOAL IS NOT TO HAVE TO GO THROUGH

06:48:20 THE BOARD FOR DEVIATIONS.
06:48:21 SO YOU MET THAT CODE.
06:48:22 AS FAR AS YOUR LANDSCAPING IS CONCERNED, I THINK IT'S
06:48:26 IMPECCABLE.
06:48:27 AND I THINK THAT YOU'VE DONE A GOOD JOB OF YOUR SETBACKS,
06:48:31 AND I THINK THAT EVERYTHING ABOUT IT IS DETAILED MORE TO THE
06:48:34 POINT OF GIVING THIS DEVELOPMENT EVERYTHING THAT IT NEEDS TO
06:48:37 BE VERY SUCCESSFUL.
06:48:40 ASIDE FROM THAT, I MUST LET YOU KNOW THAT I'M A RESIDENT OF
06:48:45 RAPALLO.
06:48:46 I'LL MAKE THAT CLEAR FROM THE BEGINNING.
06:48:47 AND WHEN I GO INTO THE STAFF RECOMMENDATIONS, I LOOK AT THE
06:48:52 PROPOSED USES ARE ALLOWED IN THE APPROVED ZONING RESOLUTION.
06:48:57 AND THEY ARE.
06:48:57 SO THERE'S NO QUESTION THAT WE DON'T HAVE TO HAVE THE
06:49:03 ATTORNEY'S REPRESENTATION TO PROVE THE FACT THAT THIS WAS
06:49:06 APPROVED AS PART OF THE TOTAL ZONING OF THE AREA, NOT JUST
06:49:11 OF THIS LOT OR RAPALLO.
06:49:14 BUT I THINK THE NEXT SENTENCE IN THE STAFF RECOMMENDATIONS
06:49:20 SAYS IT ALL.
06:49:21 SAYS THE STAFF BELIEVES THAT WITH CONDITIONS AND REQUESTS
06:49:25 MEETS THE TECHNICAL REQUIREMENTS OF THE LAND DEVELOPMENT
06:49:31 CODE.
06:49:32 AND YOU SAID THAT YOU WERE LOOKING FOR THREE DIFFERENT
06:49:36 THINGS THAT YOU HAD TO MEET FOR CRITERIA.

06:49:38 THE THIRD ONE WAS THAT YOU WANTED TO BE FRIENDLY WITH YOUR
06:49:42 COMMUNITY AND THE NEIGHBORS THAT CAME TO.
06:49:45 LET ME JUST TELL YOU FOR HISTORICAL PURPOSES, WHEN HERTZ
06:49:50 CAME NEXT DOOR, WE ORIGINALLY HAD A USED CAR PARKING LOT AT
06:49:57 THE ENTRANCE INTO OUR DEVELOPMENT.
06:50:00 BUT NEGOTIATIONS WITH THE COMMUNITY AND WITH PEOPLE IN THE
06:50:05 COMMUNITY OR FURTHER DISCUSSIONS, THEY CAME UP WITH THE FACT
06:50:07 THAT IF THEY MOVED THE USED CAR LOT A LITTLE BIT TO THE
06:50:12 NORTH AND THEY TOOK THEIR RETENTION AREA AND PUT IT RIGHT
06:50:16 ALONG THE STREET ROAD COMING IN HERE.
06:50:19 WE NOW HAVE A BEAUTIFUL ENTRY AND EXIT COMING INTO RAPALLO
06:50:24 WITH A NICE LAKE AND VERY AESTHETIC PARK-LIKE.
06:50:30 NOT A PARKING LOT.
06:50:31 NOT A USED CAR LOT.

06:50:32 YOU HEAR THE PEOPLE HERE.
06:50:35 THEY ARE NOT VERY HAPPY WITH HAVING A McDONALD'S ON THE
06:50:37 CORNER.
06:50:38 THAT'S VERY OBVIOUS.
06:50:40 AND I THINK THAT IF IT WAS YOUR HOUSE AND YOU LIVED THERE, I
06:50:43 DON'T THINK YOU'D WANT TO HAVE A McDONALD'S IN FRONT OF
06:50:45 YOUR HOUSE EITHER, EVEN THOUGH YOU HAVE TO TAKE THE STAND
06:50:49 THAT THIS IS THE RIGHT THING TO DO AND McDONALD'S WANTS TO
06:50:51 BE THERE.
06:50:52 I GO ALONG WITH WHAT JIM SAID AND I THINK THAT THE MOST
06:50:57 LOGICAL PLACE FOR THIS WOULD BE ACROSS THE STREET FROM THE

06:50:59 FIRE DEPARTMENT.
06:51:00 AND AS A MATTER OF FACT, IT WOULD BE EASIER TO GET INTO.
06:51:03 WHEN YOU GO NORTH ON 41, AND YOU SEE THE McDONALD'S THERE,
06:51:07 THE FIRST THING YOU'RE GOING TO SEE IS A STREET GOING INTO A
06:51:10 DEVELOPMENT.
06:51:11 WHERE DO I TURN INTO THE McDONALD'S?
06:51:13 YOU'LL PASS IT BY.
06:51:14 ASIDE FROM THAT, THERE ARE THREE THINGS YOU COULD DO THAT
06:51:17 ARE SO SIMPLE.
06:51:19 THE FIRST THING IS, DO WHAT HERTZ DID.
06:51:22 PUT THE RETENTION POND ALONG OUR ROAD ENTERING INTO RAPALLO.
06:51:27 AND THEN YOU'RE GOING TO HAVE A BEAUTIFUL PARKWAY THAT IS
06:51:31 GOING TO COMPLEMENT THE LAKE ON THE NORTH SIDE, WE HAVE A
06:51:35 LITTLE LAKE ON THE SOUTH SIDE.
06:51:36 IF YOU TAKE THE McDONALD'S AND PUT IT IN FRONT OF THE FIRE
06:51:41 STATION, I THINK IT'S A MORE LOGICAL PLACE TO BE ABLE TO GET
06:51:44 INTO BECAUSE PEOPLE CAN JUST GO RIGHT INTO THE STREET, TAKE
06:51:47 THE LEFT TURN AND THEY ARE RIGHT IN THE McDONALD'S.
06:51:50 THEY DON'T HAVE TO GO ROUND ABOUT AND ROLLIE POLLY TO GET
06:51:53 INTO THE McDONALD'S.
06:51:54 THIRD OF ALL, IF YOU PUT THE RETENTION POND IN THE CORNER
06:51:58 AND YOU TAKE THE MILLER'S AND PUT IT IN THE BACK, YOU COULD
06:52:01 HAVE A NICE LITTLE PATIO AREA BACK OF THE RESTAURANT
06:52:04 OVERLOOKING THE NICE SCENIC LAKE, SO THAT WOULD IMPROVE THAT
06:52:08 ALSO.

06:52:08 AND YOU WOULD STILL HAVE THE RETENTION POND.
06:52:12 YOU'D STILL HAVE THE McDONALD'S.
06:52:14 YOU'D STILL HAVE MILLER'S, AND I THINK THAT YOU'D HAVE A LOT
06:52:17 MORE ACCESS TO YOUR SHOPPING IF IT'S COMING OFF OF RAPALLO,
06:52:23 OFF OF THE COCONUT POINT SHOPPING CENTER AND COME DOWN
06:52:25 SWEETWATER, THEY'VE GOT WAY BETTER ACCESS TO THE SHOPS IF
06:52:30 THEY ARE TO THE SOUTH END OF THIS LOT.
06:52:32 AND, OF COURSE, LATER ON THERE'S GOING TO BE A MOTEL RIGHT
06:52:35 THERE AND IT'S GOING TO BE EASY FOR THE PEOPLE TO WALK RIGHT
06:52:38 ACROSS FROM THE MOTEL AND GO INTO THE SHOPS.

06:52:40 BUT I AM ADAMANTLY OPPOSED TO HAVING A McDONALD'S ON THAT
06:52:46 CORNER LOT.
06:52:48 I THINK IT BELONGS TO THE SOUTH SIDE OF THE PROPERTY.
06:52:50 [APPLAUSE]
06:52:53 [SOUNDING GAVEL]
06:52:54 I MADE MY POINT.
06:52:58 I ONLY ASK YOU IN ALL FAIRNESS TO THE COMMUNITY THAT YOU'RE
06:53:02 GOING TO COME INTO, THIS IS NOT GOING TO HAPPEN IN ONE WEEK,
06:53:05 TWO WEEKS, ONE YEAR, TWO YEARS.
06:53:07 IT'S GOING TO BE THERE FOR YEARS.
06:53:09 AND I THINK THAT YOU'RE CREATING SOMETHING THAT'S GOING TO
06:53:12 BE LASTING FOR A LONG TIME.
06:53:15 DON'T MAKE THE WRONG DECISION.
06:53:16 I'M VOICING MY OPINION.
06:53:20 I THINK THERE ARE OTHER PEOPLE THAT AGREE WITH ME.

06:53:22 AND I THINK IT'S TIME FOR YOU TO BE OPEN-MINDED ENOUGH TO AT
06:53:25 LEAST CONSIDER WHAT JIM SAID AND WHAT I SAID.
06:53:27 I THINK IT'S ONLY FAIR.
06:53:28 >>Jeff Williams: APPRECIATE THAT.
06:53:31 >>Michael Sheeley: I HAVE A QUESTION, SIR.
06:53:33 YOU SAID YOU MET WITH THE RAPALLO RESIDENTS FIVE OCCASIONS
06:53:35 PERSONALLY.
06:53:36 WHAT DID YOU LEARN FROM THAT?
06:53:38 I'M SURPRISED THAT WE HAVE THE CROWD HERE TODAY AFTER THOSE
06:53:42 MEETINGS.
06:53:42 >>Jeff Williams: THE VAST MAJORITY AT THAT TIME WAS VERY
06:53:48 PLEASANT AND AMICABLE.
06:53:49 A LOT OF THAT HAPPENED, AS I SAID --
06:53:51 >>Mary Gibbs: CAN THE PEOPLE IN THE AUDIENCE PLEASE BE
06:53:54 RESPECTFUL AND LET THE APPLICANT SPEAK?
06:53:56 >>Jeff Williams: THE MAIN CONCERNS, OBVIOUSLY, THIS
06:54:03 DEVELOPMENT WENT INTO TWO DIFFERENT ITERATIONS.
06:54:06 SOME OF THE CONCERNS ON THE ORIGINAL PLAN WERE EXACTLY THE
06:54:09 SAME.
06:54:12 CONCERNED ABOUT TRAFFIC AND THE SAFETY, THE QUALITY OF THE
06:54:15 DEVELOPMENT, ANY NOISE AND LIGHT POLLUTION, THOSE THINGS
06:54:19 CARRIED ON.
06:54:20 AS WE TRANSITIONED INTO A DIFFERENT PLAN AND AFTER THE
06:54:23 COMMUNITY MEETING, WE HAD ANOTHER MEETING WITH THE BOARD.
06:54:27 I TRAVELED OVER HERE AND MET WITH THE BOARD IN PERSON.

06:54:30 AFTER THAT MEETING, I NOTIFIED THE BOARD THAT I WASN'T
06:54:33 COMFORTABLE MEETING WITH JUST THEM, THAT I WOULD LIKE TO
06:54:35 MEET WITH THE ENTIRE HOA OR AT LEAST HAVE A MEETING OPEN UP
06:54:38 TO ANYONE.
06:54:39 STAFF SAID THEY'LL LEAVE THAT TO ME ON WHETHER OR NOT THAT
06:54:45 WAS A GOOD IDEA OR NOT.

06:54:47 BUT AT THAT PARTICULAR MEETING, THOSE SAME CONCERNS HAD
06:54:50 CARRIED OVER FROM THE ORIGINAL DEVELOPMENT, BUT WITH THE NEW
06:54:53 PLAN, THERE WERE A COUPLE OF NEW ITERATIONS.
06:54:55 THE MAIN CONCERNS RANGED AS FOLLOWED.
06:54:59 WE DON'T WANT ANYTHING ON THE NORTH CORNER.
06:55:01 FILL THE NORTH CORNER WITH A POND.
06:55:03 THAT WAS THE FIRST THING.
06:55:05 ACTUALLY, I TAKE THAT BACK.
06:55:06 THE OVERWHELMING SENTIMENT IS NOTHING SHOULD GO HERE.
06:55:09 WE UNDERSTAND THAT SOMETHING IS EVENTUALLY GOING TO GO HERE.
06:55:12 WE DON'T WANT ANYTHING HERE.
06:55:14 WE ALL THOUGHT THIS WAS ORIGINALLY GOING TO BE A PERFORMING
06:55:16 ARTS CENTER, THOSE TYPES OF THINGS.
06:55:19 WHAT HAPPENED IN THE PAST OBVIOUSLY NOTHING THAT I CAN
06:55:22 CONTROL OF THINGS THAT WERE POSSIBLY PLANNED IN THE PAST.
06:55:27 SO THAT MOVED FROM NOTHING THERE TO WE DON'T WANT ANYTHING
06:55:30 ON THE CORNER.
06:55:31 YOU SHOULD FILL THE CORNER WITH YOUR RETENTION POND.
06:55:34 THAT MOVED TO WE ABSOLUTELY DON'T WANT A McDONALD'S.

06:55:38 DON'T WANT A McDONALD'S AT ALL.
06:55:41 IT'S TOO CLOSE.
06:55:42 IT'S GOING TO BRING IN PEOPLE THAT WE DON'T WANT IN OUR
06:55:45 COMMUNITY.
06:55:45 IT'S GOING TO BE LOUD.
06:55:47 IT'S NOT A QUALITY USE.
06:55:49 WE DON'T WANT IT HERE.
06:55:50 THAT MOVED FROM WE DON'T WANT ANY DRIVE-THROUGH THERE.
06:55:54 NOT JUST McDONALD'S.
06:55:56 NOW I WOULD SAY THE CROWD WAS PROBABLY SPLIT ON THAT.
06:56:00 SOME PEOPLE SAID JUST DON'T WANT McDONALD'S.
06:56:03 OTHER GROUP OF THE HOA MEMBERS SAID WE DON'T WANT ANY
06:56:06 DRIVE-THROUGH IN THERE AT ALL.
06:56:07 EVENTUALLY IT STREAMED TO WE WOULD LIKE TO HAVE SAY INTO THE
06:56:11 SPECIFIC USES THAT GO IN THERE.
06:56:12 SO OUTSIDE OF WE DON'T WANT McDONALD'S OR ANYTHING OR A
06:56:17 DRIVE-THROUGH ON THAT CORNER, THOSE OTHER COMMON THEMES THAT
06:56:21 CARRIED ALONG, I THINK YOU GUYS COULD ALL SAY AT A MINIMUM
06:56:25 WE'VE DONE OUR BEST EFFORT TO ACCOMMODATE THOSE THINGS FROM
06:56:28 TRAFFIC CIRCULATION, NOISE, LIGHT, WATER POLLUTION,
06:56:31 ARCHITECTURE, ALL OF THOSE ITEMS.
06:56:33 >>James Tatooles: YOU'VE BEEN VERY DILIGENT IN MEETING ALL
06:56:37 OF THOSE POINTS.
06:56:38 THAT'S WHAT I COMPLIMENTED YOU ON.
06:56:39 >>Jeff Williams: SURE, THANK YOU.

06:56:40 >>James Tatooles: I DON'T THINK THERE'S ANY QUESTION ABOUT
06:56:42 THE FACT THAT WHAT YOU'RE DOING HERE IS THE HIGHEST QUALITY.

06:56:45 BUT THE PEOPLE SAID, WHAT I JUST SAID, WHAT JIM SAID.
06:56:48 McDONALD'S DOESN'T BELONG THERE.
06:56:50 IT'S NOT AN APPROPRIATE PLACE FOR IT.
06:56:52 SO TECHNICALLY YOU MEET ALL OF THE REQUIREMENTS, THE STAFF
06:56:55 SAYS SO, BUT NOT AESTHETICALLY.
06:56:58 AND IF YOU WANT TO BE A GOOD NEIGHBOR, THEN I THINK THE
06:57:02 AESTHETICS THAT ARE INVOLVED HERE, NOT THE TECHNICAL
06:57:06 INVOLVEMENT.
06:57:07 I THINK EVERYTHING THAT YOU'RE PROPOSING ON HERE IS, FIRST
06:57:11 OF ALL, COMPLETELY LEGAL, MEETS ALL THE CODE REQUIREMENTS,
06:57:14 AND THE ONLY DIFFERENCE IS JUST THE PLACEMENT OF THEM.
06:57:17 IT'S JUST A SHIFTING ABOUT OF ALL THE THINGS THAT YOU HAVE
06:57:20 IN DIFFERENT LOCATIONS, AND I BEG TO DIFFER AS FAR AS
06:57:24 PARKING IS CONCERNED BECAUSE IF YOU REMOVE THAT RETENTION
06:57:27 POND FROM OVER THERE, YOU OPEN UP A HELL OF A LOT MORE LAND
06:57:30 FOR PARKING THAN YOU DO AS IT IS RIGHT NOW WITH ALL THAT
06:57:33 LAND TAKEN UP BY WATER.
06:57:36 IF YOU PUT THAT SAME AMOUNT OF WATER ON THERE, IT WILL TAKE
06:57:39 UP YOUR LITTLE AREA WHERE THE McDONALD'S IS, PROBABLY
06:57:42 ABOUT EQUAL.
06:57:44 ALL OF THAT OTHER AREA THEN IS COMPLETELY OPEN SPACE, WHICH
06:57:48 IS WAY MORE BECAUSE IT'S ON THE WIDEST PART OF THE PROPERTY.
06:57:52 YOUR ARGUMENT DOESN'T HOLD WATER.

06:57:56 >>Jim Wallace: JAMES, I HATE TO SAY THIS, BUT U.S. 41 IS SO
06:58:00 VALUABLE.
06:58:01 YOU CAN'T JUST GIVE IT UP, UNLESS YOU'RE HERTZ AND YOU'RE
06:58:05 BUYING 35 ACRES AND YOU'VE GOT LOTS OF GREENSPACE.
06:58:09 IT'S VERY, VERY HARD FOR A RETAIL DEVELOPER TO SAY, I WANT
06:58:13 TO TAKE MY PRIME LAND AND JUST MAKE IT GREEN.
06:58:19 BUT I WOULD HAVE TO VENTURE ONE THING.
06:58:22 I'M NOT A BETTING MAN.
06:58:23 BOTH TIMES I WENT TO VEGAS, I BET A DOLLAR A DAY FOR FOUR
06:58:27 DAYS AND LEFT.
06:58:28 I'LL BET YOU THAT IF YOU SAID, ALL RIGHT, I'LL HAVE TO GO
06:58:35 BACK TO McDONALD'S BECAUSE THAT SOUTH CORNER IS WHERE
06:58:39 THEY'VE GOT TO BE, EVERY ONE OF THESE PEOPLE WOULD APPLAUD
06:58:42 YOU, AND I WOULD BET THAT THE BOARD WOULD APPROVE IT BECAUSE
06:58:45 EVERYTHING ELSE YOU'VE DONE, YOU'VE DONE VERY WELL.
06:58:50 SOMETIMES THERE'S A POISON PILL.
06:58:52 AND I THINK THAT'S IT.
06:58:53 UNLESS YOU MOVE McDONALD'S, MY GUESS IS IT'S A POISON
06:58:59 PILL.
06:58:59 ON THAT, I'LL BET A LOT MORE THAN A DOLLAR.
06:59:05 >>Jeff Williams: APPRECIATE IT.
06:59:05 >>Jim Wallace: I STOOD BEFORE THIS BOARD AS A DEVELOPER AND
06:59:09 THE COUNCIL ONCE FOR EIGHT HOURS, AND THEY SAID NO.
06:59:15 I HAD TO COME BACK AND CHANGE IT.

06:59:19 I'M NOT A BETTING MAN, BUT I WOULD BET IF YOU SAID, YOU

06:59:27 KNOW, I'M GOING TO FIND A WAY TO MAKE IT SO ATTRACTIVE FOR
06:59:30 McDONALD'S TO BE ON THAT CORNER THAT I'M GOING TO MAKE IT
06:59:32 HAPPEN, THE POISON BILL GOES AWAY.
06:59:35 I THINK YOU'D HAVE APPLAUSE AND ADMIRATION FROM ALL THE
06:59:42 PEOPLE IN THE ROOM.
06:59:43 MY GUESS WOULD BE, UNLESS I'M WRONG ABOUT MY COMRADES HERE,
06:59:47 YOU'D HAVE APPROVAL FROM THIS COUNCIL, THIS COMMITTEE, AND
06:59:49 PROBABLY FROM THE COUNCIL.
06:59:51 AND I KNOW NED DEWHIRST AND I KNOW DAVE McCARDLE VERY,
06:59:55 VERY WELL.
06:59:56 I KNOW THEY HAVE A GREAT COMMUNITY AND GREAT INTENTIONS AND
06:59:58 EVERYTHING ELSE.
06:59:59 I THINK YOU JUST HAVE TO RECOGNIZE THAT THERE IS A POISON
07:00:02 PILL HERE.
07:00:03 UNLESS IT GOES AWAY, I CERTAINLY CAN'T ENDORSE THIS SITE
07:00:09 PLAN.
07:00:11 EVERYTHING ELSE IS TERRIFIC, BUT THE SITE PLAN DOESN'T CUT
07:00:14 IT.
07:00:14 >>Jeff Williams: IN A MOMENT JACOB WILL HAVE A RESPONSE.
07:00:19 I'M NOT TRYING TO BE ARGUMENTATIVE AND NOT TRY TO BE AT ODDS
07:00:24 WITH THE HOA.
07:00:26 AS YOU GUYS KNOW, THOSE MEETINGS CAN BE DIFFICULT BECAUSE
07:00:28 YOU'RE CHALLENGED WITH MAKING EVERYONE HAPPY.
07:00:32 >>James Tatooles: EVERYTHING YOU HAVE HERE IS SO PERFECT.
07:00:35 HIGHEST QUALITY.

07:00:36 >>Jeff Williams: LET ME FINISH THE ONE POINT IF I COULD.
07:00:39 >>James Tatooles: THE LAYOUT IS THE PROBLEM.
07:00:41 >>Jeff Williams: WE ADDRESSED THAT.
07:00:42 I TOLD THE BOARD THAT'S NOT SOMETHING THAT WE THINK WE WOULD
07:00:45 CONSIDER BECAUSE OF DIFFERENT INTERNAL REQUIREMENTS WITH OUR
07:00:51 SUGGESTED TENANTS AND OUR PARKING ALIGNMENT AND SO ON AND SO
07:00:54 FORTH.
07:00:56 BUT IF WE DID, IS THAT THE ONLY ISSUE?
07:01:00 THE NEXT PERSON STOOD UP AND SAID, NO, WE DON'T WANT ANY
07:01:03 DRIVE-THROUGHS ANYWHERE ON THIS SITE.
07:01:07 >>James Tatooles: THAT'S ONE PERSON --
07:01:10 [AUDIENCE NOISE]
07:01:11 >>Jim Wallace: THAT'S UNREASONABLE.
07:01:13 >>Jeff Williams: I AGREE WITH YOU.
07:01:15 IT'S UNREASONABLE.
07:01:19 >> JACOB GERB ON BEHALF OF THE APPLICANT.
07:01:21 THANK YOU FOR MENTIONING THAT, THAT WE DO INDEED HAVE THE
07:01:23 ZONING FOR A PLAN YOU SAW THAT ONCE ENVISIONED SIX
07:01:25 ENTRANCES, THREE OR FOUR OFF THE BACK, AND THAT WE'VE SCALED
07:01:27 IT ALL DOWN.

07:01:28 WE APPRECIATE THE OPPORTUNITY TO PRESENT THIS PROJECT.
07:01:31 I WANTED TO TAKE THIS MOMENT TO JUST POINT OUT THE REALITIES
07:01:36 OF THE RETAIL WORLD, OF THE LEASING WORLD, OF THIS SHOPPING
07:01:40 CENTER WORLD, THE BUSINESS REALITIES.
07:01:42 THE PLANS YOU'VE SEEN, YOU SAW MILLER'S ALEHOUSE ELEVATIONS.

07:01:47 YOU'VE SEEN McDONALD'S ELEVATIONS.
07:01:49 THOSE WERE INDEED PREPARED BY THOSE INTERESTED TENANTS,
07:01:51 THOSE PARTIES INTERESTED IN BEING AT THE SHOPPING CENTER.
07:01:53 THEY ARE NOT GUARANTEED.
07:01:56 WE ARE NOT HERE ASKING FOR APPROVAL OF A McDONALD'S.
07:01:59 WE ARE HERE TO ASK FOR APPROVAL OF A FAST FOOD BUILDING
07:02:03 LOCATED ON THE NORTH SIDE OF THE BUILDING WITH A
07:02:05 DRIVE-THROUGH THAT'S BEEN THOUGHTFULLY ORIENTED SO THAT THE
07:02:09 ONLY TRAFFIC AT NIGHT WHICH IS REALLY DRIVE-THROUGH
07:02:11 CUSTOMERS, YOU WON'T EVEN KNOW THEY ARE THERE BECAUSE THEY
07:02:13 ARE SANDWICHED BETWEEN THE BUILDING AND 41.
07:02:16 SO THE LOGOS SHOW --
07:02:18 [AUDIENCE NOISE]
07:02:18 [SOUNDING GAVEL]
07:02:19 >>Mary Gibbs: AUDIENCE, PLEASE.
07:02:21 >> JACOB: ALL SIGNAGE IS SUBJECT TO A SEPARATE APPLICATION.
07:02:25 THE LOGOS OF McDONALD'S AND THE ALEHOUSE WERE DISPLAYED.
07:02:30 THOSE ARE NOT OUR TENANTS AT THIS TIME.
07:02:31 THOSE LEASES ARE NOT FIRM.
07:02:33 THEY MAY, IN SOME INSTANCES, NOT BE SIGNED.
07:02:35 WE ARE NOT ASKING FOR THIS BOARD TO APPROVE OR DISAPPROVE ON
07:02:37 THE BASIS OF A HYPOTHETICAL USER THAT WE'RE SHOWING.
07:02:40 BECAUSE BY THE TIME THIS IS BUILT, THAT McDONALD'S COULD
07:02:43 BE A STARBUCKS.
07:02:43 IT COULD BE A THOUSAND OTHER USES.

07:02:45 WHOEVER THE MARKET IS INTERESTED IN BRINGING HERE.
07:02:47 SO THAT'S THE ECONOMIC REALITY.
07:02:50 FOCUSING ON THE USERS IS REALLY SHORTSIGHTED.
07:02:53 THAT'S AS SHORT AS OUR ACTUAL APPLICATION AND THE PARTICULAR
07:02:58 TENANTS WE HAD AT THE TIME WHO WERE WILLING TO SPEND
07:03:00 RESOURCES TO DRAW THESE ELABORATE ELEVATIONS TO FIT IN WITH
07:03:04 THIS CITY.
07:03:05 THOSE ARE NOT NECESSARILY THE TENANTS THAT WE'LL HAVE WHEN
07:03:07 WE OPEN.
07:03:07 THOSE ARE NOT NECESSARILY THE TOONS WE'LL HAVE A MONTH FROM
07:03:09 NOW OR 20 YEARS FROM NOW.
07:03:11 AND THAT IS LOSING SIGHT OF ALL OF THIS.
07:03:13 LOOK AT THE LIST OF USERS AND THE NATURE OF USES THAT WE'RE
07:03:18 ALLOWED TO HAVE.
07:03:19 ALL KINDS OF STUFF, WAREHOUSES, PUBLIC STORAGE, YOU NAME IT.
07:03:22 THINGS THAT NO ONE HERE WOULD LIKE, RIGHT?

07:03:24 BUT IF WE CAME IN FOR THOSE, WE WOULD HEAR DIFFERENT
07:03:29 COMMENTS AS WELL.
07:03:30 IT'S NEVER GOING TO BE PERFECT.
07:03:31 AS A FORMER PRESIDENT OF A 600 MEMBER HOA, ALTHOUGH ON THE
07:03:35 EAST COAST, I LEARNED ONE THING IN MY CAPACITY AS IN YOURS,
07:03:38 YOU CANNOT PLEASE EVERYONE IN THE ROOM.
07:03:40 THE GRASS IS ALWAYS GREENER ON THE OTHER SIDE, AND IT IS
07:03:43 IMPOSSIBLE TO TRY TO ACHIEVE SOMETHING WHERE THERE WILL BE
07:03:46 EVERYONE IN HERE GIVING THAT APPLAUSE IN HAPPINESS.

07:03:49 THE REALITY WE NEED TO FOCUS ON TODAY AND THAT WE
07:03:51 RESPECTFULLY ASK THE BOARD TO FOCUS ON IS WHAT WE'RE LEGALLY
07:03:55 ENTITLED TO DO.
07:03:56 THE CONCESSIONS WE'VE MADE TO PULL ALL OF THAT BACK TO BE
07:03:59 GOOD NEIGHBORS, TO HAVE BETTER SCALE, IN OUR OPINION.
07:04:04 AND ON THE USES, THE POSITIONING OF THOSE USES, THE
07:04:07 THOUGHTFUL ORIENTATION OF THESE BUILDINGS AND THE FACT THAT
07:04:09 THESE BUILDINGS ALL NEED TO HAVE A MARKET OF BUSINESSES THAT
07:04:13 WANT TO BE THERE, SO THAT THE PROPERTY CAN BE DEVELOPED, SO
07:04:17 THAT WE CAN ENJOY THE RIGHTS WE HAVE TO DEVELOP THE PROPERTY
07:04:20 THAT IT'S VESTED WITH.
07:04:21 SO THAT IS WHY WE'RE HERE AND WHAT WE WOULD LIKE TO FOCUS
07:04:24 ON, NOT THE PARTICULAR USERS.
07:04:26 THOSE SIGNS AREN'T EVEN PART OF THE APPLICATION, AND IT
07:04:29 REALLY CLOUDS THE PICTURE AND THE MESSAGE AND OUR EFFORT BY
07:04:33 EVEN SHOWING THOSE LOGOS THERE.
07:04:35 THEY ARE NOT PART OF THIS EVENING'S CONSIDERATION.
07:04:37 I WANTED TO ADD THAT.
07:04:40 >>Jim Wallace: PREVIOUSLY, HAVE TO TAKE EXCEPTION, ALTHOUGH
07:04:44 THE GREATEST RESPECT BECAUSE SUCCESSFUL, SMART, EVERYTHING
07:04:48 ELSE IS THAT WE WERE TOLD 20 MINUTES AGO THAT THE REASON
07:04:51 THAT IT WAS ON THAT CORNER IS BECAUSE McDONALD'S INSISTED
07:04:54 ON IT.
07:04:55 >> JACOB: THAT'S RIGHT.
07:04:57 McDONALD'S PREFERENCE --

07:04:58 >>Jim Wallace: EVEN THOUGH IT IS NOT McDONALD'S, IT IS
07:05:00 McDONALD'S.
07:05:01 >> JACOB: IT IS McDONALD'S AND THEIR REPRESENTATIVES ARE
07:05:03 IN THE ROOM WHO ASSISTED WITH THE ELEVATIONS.
07:05:05 THAT IS WHERE McDONALD'S WANTS TO BE TODAY.
07:05:07 BUT McDONALD'S IS IN A DUE DILIGENCE PERIOD AS PRIOR
07:05:10 DEVELOPERS KNOW, THERE ARE INSPECTION PERIODS.
07:05:13 THERE ARE ALL SORTS OF THINGS THAT CAN GO WRONG.
07:05:15 MARKET CONDITIONS CHANGE.
07:05:16 THE EXISTING OPERATOR DECIDES TO KEEP HIS McDONALD'S WHERE
07:05:18 IT ALREADY IS AND NOT RELOCATE IT.
07:05:21 ALL THOSE THINGS CAN CHANGE.

07:05:22 YES, TODAY McDONALD'S REPRESENTATIVES ARE IN THIS ROOM
07:05:25 TODAY, SO ARE ALEHOUSE, BECAUSE THAT'S WHO WE'VE GOT TODAY.
07:05:28 THAT'S WHO WE'VE GOT TODAY.
07:05:30 BUT THAT'S NOT WHO WE NECESSARILY WILL HAVE.
07:05:32 >>Jim Wallace: I UNDERSTAND.
07:05:34 I'M NOT SAYING ANYTHING -- FIRST, I DON'T DRINK BEER.
07:05:39 THAT DOESN'T MATTER.
07:05:40 WE'RE NOT SAYING ANYTHING ABOUT MILLER'S ALEHOUSE OR ABOUT
07:05:43 McDONALD'S.
07:05:44 ALL I'M TALKING ABOUT IS I STILL DON'T UNDERSTAND WHY IT HAS
07:05:49 TO BE ON THAT CORNER WHEN THERE IS A CORNER DOWN ON THE
07:05:52 SOUTH SIDE THAT HAS THE SAME GREAT VISIBILITY, MAYBE BETTER
07:05:56 VISIBILITY FOR A FAST FOOD RESTAURANT.

07:05:59 FOR A FAST FOOD RESTAURANT.
07:06:00 >> JACOB: IT MAY INDEED BE.
07:06:03 WE AS COMMERCIAL DEVELOPERS, WE SHARE SOME THINGS IN COMMON
07:06:05 AS DEVELOPERS.
07:06:06 BUT AS COMMERCIAL DEVELOPERS, WE HAVE TO RELY ON OUR OWN
07:06:09 EXPERTISE, OUR OWN EXPERIENCE, ON MARKET DEMANDS, AND WE
07:06:12 HAVE TO LISTEN TO OUR TENANTS WHO ARE GOING TO BE HERE TO
07:06:14 SERVE THE COMMUNITY.
07:06:16 AND WHAT THEY THINK IS THE BEST LOCATION FOR THEM IS JUST
07:06:18 ONE FACTOR.
07:06:19 AND, YES, THAT IS WHERE THEY WANT TOO.
07:06:21 AND AMONG OTHER FACTORS, THE ALEHOUSE RESTAURANT IS -- DOES
07:06:26 NOT WANT TO BE ON THAT SIDE BECAUSE WHAT THEY VIEW AS THEIR
07:06:29 PARKING FIELD, AS PEOPLE GOING TO THEIR CARS AT NIGHT WHEN
07:06:31 THEY ARE DONE BEING PATRONS IS GOING TO BE MORE DISRUPTIVE
07:06:34 THAN A VEHICLE THAT IS SANDWICHED BETWEEN A QUIET
07:06:37 McDONALD'S THAT HAS NO ONE, NO CARS, YOU'VE BEEN TO A
07:06:40 McDONALD'S AT NIGHT, IT'S THE DRIVE-THROUGH.
07:06:42 ALL THOSE CARS WILL BE ON THE SOUTH SIDE -- ON THE WEST SIDE
07:06:45 OF THE BUILDING.
07:06:45 SO THAT OR WHAT YOU'RE PROPOSING IN HYPOTHETICAL SCENARIO
07:06:51 THAT DOESN'T ALIGN WITH MARKET FORCES IS TO MOVE A BUILDING
07:06:54 OVER THAT'S GOING TO HAVE SEATING FOR 150-PLUS PEOPLE AND
07:06:58 HAVE ALL THOSE CARS AT ONE IN THE MORNING, WHATEVER THE TIME
07:07:01 IS, PEOPLE GOING BACK AND FORTH.

07:07:03 THAT'S ONE OF THE REASONS, WHAT WE FELT WAS BEING MISSED.
07:07:06 EVERYONE IS FOCUSING ON THE GOLDEN ARCHES, BUT THAT MIGHT
07:07:09 NOT BE A McDONALD'S.
07:07:13 >>Neale Montgomery: CAN I ASK A QUESTION?
07:07:15 YOU BROUGHT UP A POINT AND I WOULD LIKE TO ASK JACOB TO SEE
07:07:17 IF HE AGREES WITH YOU.
07:07:20 >>Mary Gibbs: CAN YOU GET CLOSER TO THE MICROPHONE?
07:07:23 >>Neale Montgomery: MR. WALLACE, YOU RAISED A POINT THAT THE

07:07:26 CORNER, IN YOUR OPINION, IS TOO VALUABLE TO BE A WATER
07:07:30 RETENTION POND AND I KNOW YOU KNOW YOU HAVE TO INTEGRATE
07:07:34 YOUR WATER MANAGEMENT SYSTEM WITH THE BACKBONE SYSTEM
07:07:37 BECAUSE I BELIEVE YOU DEVELOPED RAPALLO, SO YOU KNOW THAT
07:07:41 THAT'S AN ISSUE.
07:07:42 DO YOU AGREE WITH MR. WALLACE THAT THAT CORNER IS TOO
07:07:45 VALUABLE AND YOUR INVESTMENT-BACKED EXPECTATIONS WOULD NOT
07:07:48 ALLOW YOU TO JUST HAVE A RETENTION POND THERE?
07:07:51 >> JACOB: THAT IS ABSOLUTELY CORRECT.
07:07:53 IT ALSO WOULDN'T ALLOW FOR -- WE'VE GONE TO GREAT LENGTHS TO
07:07:56 MAKE ELABORATE LANDSCAPING, GAZEBOS, PUBLIC AMENITY AREAS,
07:08:01 PLACES TO TAKE A BREAK, READ A BOOK, ALL TO BE A LARGE
07:08:04 AMENITY.
07:08:04 IT'S OVER AN ACRE.
07:08:05 WE'RE GIVING UP OVER AN ACRE OF PRIME REAL ESTATE FOR
07:08:09 NONECONOMIC PRODUCING ACTIVITY, FOR PEDESTRIAN ACTIVITY.
07:08:13 THERE'S A HUGE LOSS, HUGE VALUE AND HUGE COST TO US.

07:08:17 SO, YES, THE PRETREATMENT IS THERE.
07:08:19 IT'S REQUIRED FOR OUR STORMWATER SYSTEMS.
07:08:22 OUR ENGINEERING TEAM IS HERE TO ANSWER MORE QUESTIONS ABOUT
07:08:24 THE FUNCTIONALITY AND WHAT IT DOES.
07:08:27 BUT THAT IS ABSOLUTELY RIGHT.
07:08:29 THE PRIME IS THE CORNER.
07:08:31 >>Jim Wallace: NEALE, I JUST WANT TO SAY ONE THING BECAUSE
07:08:36 THIS GOES BACK A LONG TIME.
07:08:39 BACK TO 2003.
07:08:43 DAVID McCARDLE AND I WERE SITTING ACROSS THE TABLE.
07:08:48 I WAS BUYING THE LAND FOR ME TO DEVELOP RAPALLO.
07:08:51 ONE OF THE THINGS I INSISTED ON IS ADD 500 FEET TO THE FRONT
07:08:57 ENTRANCE.
07:08:57 BUT IN THAT 500 FEET FROM U.S. 41 TO THE ENTRANCE OF
07:09:01 RAPALLO, THERE -- ORIGINALLY ON THE CONCEPT PLAN, IT HAD A
07:09:05 TURN IN, A RIGHT TURN.
07:09:07 CAME OFF U.S. 41 ONTO VIA RAPALLO, THAT WAS THE RIGHT TURN
07:09:11 IN.
07:09:11 I INSISTED THAT THEY TAKE IT OFF THAT AND PUT IT IN MY
07:09:14 CONTRACT IN PERPETUITY THAT THERE WOULD NEVER BE THAT
07:09:18 BECAUSE IT WAS ALWAYS INTENDED AND OAK BROOK AGREED, IT WAS
07:09:23 ALWAYS INTENDED THAT THERE WOULD NOT BE HIGH TRAFFIC TO THAT
07:09:27 SOUTHERN PROPERTY COMING IN AND OUT OF AND ONTO VIA RAPALLO.
07:09:32 SO THE INTENT OF THE DEVELOPER OF COCONUT POINT WAS IN
07:09:38 AGREEMENT WITH ME AT THE TIME TO MINIMIZE THE AMOUNT OF

07:09:43 TRAFFIC ON VIA RAPALLO AND TURNING ON TO VIA VILLAGIO, AND
07:09:47 THAT THE CONCENTRATION BE LET'S INTEGRATE IT AS PART OF THE
07:09:51 SOUTH OF COCONUT POINT RATHER THAN TO THE NORTH.
07:09:57 >> JACOB: SURE.

07:09:58 I APPRECIATE THE HISTORY.
07:10:00 WE KNOW THOSE GENTLEMEN AS WELL.
07:10:04 GOTTEN TO KNOW THEM OVER A GREAT WHILE.
07:10:06 WE CERTAINLY DO APPRECIATE THAT.
07:10:07 HOWEVER, THE SLIDE, WE CAN CERTAINLY GO BACK TO IT, IF
07:10:11 NECESSARY, FROM THE DRI.
07:10:12 NOT ONLY DOES IT HAVE SIX ENTRANCES AND EXITS FROM THE
07:10:15 SHOPPING CENTER THAT WE REDUCED BY HALF, BUT I BELIEVE I SAW
07:10:18 THE SLIDE SHOWED AN ENTRANCE OFF OF VIA RAPALLO.
07:10:21 SO THAT ACTUALLY, THAT AGREEMENT THAT IT SOUNDS LIKE YOU HAD
07:10:25 WANES INCORPORATED INTO THE APPROVED DOCUMENTS.
07:10:28 BUT WE'RE AWARE OF THAT.
07:10:30 WE'RE AWARE OF THE PREFERENCES TO NOT HAVE TRAFFIC BACK UP
07:10:33 ON VIA RAPALLO.
07:10:34 >>Jim Wallace: AWARE OF THE AGREEMENT THAT THERE WILL NEVER
07:10:36 BE AN ENTRANCE OFF VIA RAPALLO.
07:10:39 >> JACOB: WE ARE NOT DESIGNING AN ENTRANCE OFF OF VIA
07:10:41 RAPALLO.
07:10:41 AS YOU CAN SEE ON THE SITE PLAN, WE DID CONSIDER THOSE
07:10:43 REQUESTS FROM TENANTS, FROM OTHER INTERESTED PARTIES, FROM
07:10:47 OTHER CONSULTANTS IN OUR INDUSTRY THAT TALK ABOUT EFFICIENT

07:10:50 SITE PLANS, AND WE DID NOT CREATE AN ENTRANCE OFF OF VIA
07:10:54 RAPALLO FOR THAT VERY REASON.
07:10:56 IT DIDN'T WORK FOR OUR SITE PLAN.
07:10:58 IT WASN'T REQUIRED, AND WE THOUGHT IT WOULD CREATE
07:11:01 UNNECESSARY CONGESTION.
07:11:02 >>Jim Wallace: -- WAS NOT ALLOWED.
07:11:04 >> JACOB: THAT MAY BE.
07:11:06 WE DIDN'T PURSUE FOR OTHER REASONS.
07:11:08 IT IS SHOWN ON THE DRI PLAN --
07:11:10 >>Barry Jones: -- SEPARATE AGREEMENT THAT'S IN DISAGREEMENT
07:11:12 WITH THE DRI.
07:11:14 >> JACOB: SO THE PLAN SHOWED IT AND WE DECIDED TO ELIMINATE
07:11:17 IT AND WE DECIDED TO FURTHER, FURTHER EXPAND, AS JEFF
07:11:21 POINTED OUT, TO MAKE THAT BUFFER 30 FEET.
07:11:23 30 FEET.
07:11:24 >>Barry Jones: I'VE DONE QUITE A FEW COMMERCIAL AND
07:11:26 RESIDENTIAL SITE PLANS IN MY TIME, AND ONE THING THAT THE
07:11:30 HIGH TURNOVER ENTITY WANTS, WHETHER IT'S McDONALD'S,
07:11:35 WENDY'S, ARBY'S, ANY OF THOSE, THEY WANT QUICK PROXIMITY TO
07:11:40 THEIR ENTRY AND THEY WANT RIGHT-IN AND RIGHT-OUT IF THEY CAN
07:11:43 GET IT, BECAUSE IT ALLOWS THEIR TURNOVERS NOT TO BACK UP
07:11:46 NEARLY AS MUCH.
07:11:47 IF YOU TAKE THIS McDONALD'S AND YOU MOVE IT TO THE SOUTH
07:11:50 END, YOUR FIRST ENTRY TO GET INTO THE -- THIS TRACT IS A
07:11:55 LONG WAYS AWAY FROM 41.

07:11:57 IT'S A LEFT, AND THEN YOU WOULD HAVE TO DRIVE A CONSIDERABLE
07:12:00 SOME PAST PARKING TO GET TO THE McDONALD'S.
07:12:05 YOU ARE INCREASING THE TRAVEL TIME, THE LOOP TIME TO GET
07:12:07 FROM 41 TO THE RESTAURANT.
07:12:09 THERE IS A REASON WHY IT'S SITUATED WHERE IT IS FROM A
07:12:13 FUNCTIONALITY STANDPOINT TO LIMIT THE NUMBER, IF YOU LOOK AT
07:12:18 THE PARKING PLAN, THEY GOT A THROAT THAT GOES ALL THE WAY
07:12:22 IN, DOESN'T GO PAST A SINGLE PARKING SPOT WHERE NOBODY HAS
07:12:25 TO CONFLICT COMING, IF SOMEBODY IS TRYING TO COME INTO THE
07:12:28 McDONALD'S, THEY DON'T HAVE TO WORRY ABOUT SOMEBODY
07:12:30 BACKING OUT.
07:12:31 AND THEN THERE ARE RIGHT IN, RIGHT OUT FROM 41.
07:12:35 >>Jim Wallace: YOU WOULD HAVE TO REDESIGN THAT WHOLE PARKING
07:12:37 AREA.
07:12:37 THAT WOULD JUST BE --
07:12:40 >>Barry Jones: YOU LOOK AT THE DIMENSIONS OF WHERE THE
07:12:43 ALEHOUSE IS AND WHERE IT WOULD SIT, SLIDE IT OVER, THE
07:12:46 McDONALD'S IS STILL ON 41 ALL THE WAY AT THE SOUTH END.
07:12:49 LOOK HOW FAR IT IS FROM THE DRIVEWAY THAT YOU WOULD BE
07:12:52 COMING OFF OF FROM -- I'M NOT SURE THE NAME OF THE ROAD
07:12:55 THERE -- THE ONE ON THE SOUTH.
07:12:57 YOU WOULD HAVE TO COME IN AND DRIVE PAST A SLEW OF PARKING
07:13:00 TO GET DOWN TO THE McDONALD'S, IF YOU SITUATED THE
07:13:03 McDONALD'S ON 41.
07:13:04 YOU'RE NOT GOING TO TAKE McDONALD'S AND PUSH IT BACK OFF

07:13:07 41.
07:13:08 NOBODY IS GOING TO DO THAT.
07:13:09 NOBODY IS GOING TO TAKE THE McDONALD'S AND PUSH IT BACK
07:13:12 OFF OF 41.
07:13:13 SO IF YOU SET IT AT 41 AT THE SOUTH END, YOUR NEAREST ENTRY
07:13:18 IS WELL INTO THE PROJECT.
07:13:21 >>Jim Wallace: I GUESS I DISAGREE.
07:13:24 I THINK YOU COULD TAKE THAT McDONALD'S AND ALMOST PLUG IT
07:13:27 IN.
07:13:27 >>James Tatooles: I WAS GOING TO SAY, WE'RE TALKING ABOUT
07:13:32 LOCATION AND AVAILABILITY.
07:13:34 IF PERCHANCE THAT THIS SITE HAD WETLANDS ON THAT CORNER, IF
07:13:40 IT WAS WETLANDS ON THAT CORNER, AND YOU COULD NOT BUILD ON
07:13:43 THAT CORNER BECAUSE OF THE SITE CONDITIONS, YOU CAN'T TELL
07:13:47 ME THAT McDONALD'S WOULD NOT WANT THE OTHER CORNER.
07:13:50 >> JACOB: WE ABSOLUTELY CAN TELL YOU THAT.
07:13:52 >>James Tatooles: BECAUSE THEIR MARKETING WORKS IN
07:13:54 RADIUSES OF POPULATION, AND FOR TWO OR THREE HUNDRED FEET
07:13:58 DIFFERENCE MAKES NO DIFFERENCE IN THEIR MARKETING PLAN.
07:14:03 >> JACOB: SO WE APPRECIATE THE FEEDBACK.
07:14:05 IN FACT, OUR ENGINEERING TEAM IS HERE.
07:14:08 IF YOU ASK ANY ONE OF THEM, IF YOU ASK ALL THREE OF THEM,

07:14:11 THEY'LL PROBABLY GIVE YOU FIVE OPINIONS OUT OF THE THREE
07:14:13 PEOPLE OF HOW THIS SITE COULD BE RECONFIGURED, RIGHT?
07:14:16 >>James Tatooles: PUT A WENDY'S THERE OR PUT A BURGER KING

07:14:18 OR PUT SOMETHING ELSE.
07:14:20 >> JACOB: I DID WANT TO GO BACK TO ONE POINT BECAUSE I
07:14:23 THINK WE TALKED ABOUT THE SITE PLANNING, AND EVERYONE IN
07:14:26 HERE WILL PROBABLY HAVE SEVERAL OPINIONS ABOUT DIFFERENT
07:14:28 VARIATIONS AND SOME OF THE ECONOMIC FACTORS AND REALITIES OF
07:14:31 THE BUSINESS WORLD THAT GOVERN THESE THINGS.
07:14:37 BEFORE I SIT BACK DOWN AND YIELD TO JEFF, I'LL JUST GO BACK
07:14:39 TO ONE POINT THAT WAS MENTIONED, WHICH I THINK IS A VERY
07:14:41 IMPORTANT ONE, IS A REALITY THAT EVERYONE IN HERE WILL
07:14:43 PROBABLY APPRECIATE.
07:14:44 THAT HAS TO DO WITH THAT FLASHING SIGNAL, RIGHT, MARY?
07:14:47 WE TALKED ABOUT EARLIER ABOUT A WARRANT BEING DONE.
07:14:49 MARY CAN CALL, ANYONE IN HERE CAN CALL, WE DON'T -- D.O.T.
07:14:54 AND THEY'LL COME OUT.
07:14:55 BUT EVERYONE IN HERE SHOULD KNOW THAT WE THE DEVELOPER HAVE
07:14:58 ALREADY REACHED AN AGREEMENT WITH OUR SELLER, WITH THE NORTH
07:15:01 VILLAGE ASSOCIATION, WITH EVERYONE INVOLVED, WITH THE
07:15:04 PROPERTIES -- EVERYONE AT THAT CORNER, THAT THE MOMENT THAT
07:15:07 LIGHT IS NEEDED AND THE MOMENT, WE ARE NOT OPPOSING IT.
07:15:10 WE WANT IT, AS IT WAS CORRECTLY POINTED OUT.
07:15:12 THE MOMENT THAT LIGHT GOES IN, WE ARE ALREADY COMMITTED TO
07:15:15 FULLY FUND OUR SHARE OF IT.
07:15:16 SO THAT EVERYONE IS CLEAR, THERE WON'T BE ANY KIND OF
07:15:19 ISSUES.
07:15:20 WE'RE NOT OPPOSING IT.

07:15:21 WE APPROVE IT.
07:15:22 WE WANT IT.
07:15:22 WE'RE READY TO FUND IT, AND WE'VE MADE THOSE COMMITMENTS
07:15:25 ALONG WITH THE RELEVANT --
07:15:27 HOPEFULLY THAT BIT OF INFORMATION IS HELPFUL TO YOU, TO YOUR
07:15:30 EARLIER QUESTION.
07:15:30 THANK YOU.
07:15:32 >>Jeff Williams: F.D.O.T., WHO WE MET EARLY ON, AS YOU GUYS
07:15:36 KNOW FROM A DEVELOPER STANDPOINT, TRAFFIC SIGNALS ARE
07:15:39 FANTASTIC FOR SAFETY, FOR EASE OF ACCESS, FOR VISIBILITY.
07:15:42 WHEN WE MET WITH F.D.O.T., F.D.O.T.'S RESPONSE IS THIS IS A
07:15:46 MASTER PLANNED DEVELOPMENT UPON A CONTROLLED ACCESS ROADWAY
07:15:52 THAT WHEN AND IF A DEVELOPMENT UPON THIS LAND IS WARRANTED,
07:15:57 COCONUT POINT DRI IS ALREADY CONTRACTUALLY OBLIGATED TO
07:16:03 BUILD THAT PARCEL OR TO BUILD THAT TRAFFIC SIGNAL WITH OR
07:16:06 WITHOUT OUR ASSISTANCE.
07:16:09 IN ADDITION TO THAT, THEY SAID THAT SINCE IT'S A CONTROLLED
07:16:12 ACCESS, THAT THE PARENT FOR THAT SIGNAL WOULD NOT BE IN

07:16:17 PLACE UNTIL THE BUSINESSES WERE OPEN AND FUNCTIONAL.
07:16:22 I JUST WANT EVERYBODY TO BE CLEAR THAT WHEN F.D.O.T. SAYS A
07:16:26 TRAFFIC SIGNAL GOES IN, A TRAFFIC SIGNAL GOES IN.
07:16:29 I'D ALSO LIKE TO ADD JUST REAL QUICK, I UNDERSTAND THE
07:16:36 CONVERSATION ABOUT THE LOCATION OF THE FAST FOOD.
07:16:41 I DO DISAGREE THAT IT'S NOT A CONVERSATION ABOUT THE
07:16:45 SPECIFIC USE BECAUSE I'VE HAD MORE CONVERSATIONS THAN I CAN

07:16:49 COUNT ABOUT THE SPECIFIC USE OF THE McDONALD'S.
07:16:54 WHAT WE ARE HEARING AT LEAST INITIALLY -- I JUST WANT TO
07:16:59 CLARIFY -- IS THAT EVERYBODY AGREES THAT WE'VE DONE
07:17:02 EVERYTHING IN THE RIGHT WAY, TO THE RIGHT AIMS, MEETS ALL
07:17:05 THE TECHNICAL REQUIREMENTS, MEETS ALL THE LEGAL
07:17:08 REQUIREMENTS, BUT WE'D LIKE IT A DIFFERENT WAY.
07:17:11 WE THINK IT'S BETTER FOR TRAFFIC.
07:17:13 WE THINK IT'S BETTER FOR THE NEIGHBORS IF YOU MOVE IT TO THE
07:17:16 END.
07:17:17 RIGHT?
07:17:18 >>James Tatooles: THE NEIGHBORS DON'T THINK THAT.
07:17:20 >>Nancy Stroud: EXCUSE ME.
07:17:23 EXCUSE ME.
07:17:23 MAY I PLEASE SAY --
07:17:28 >>Mary Gibbs: OUR ATTORNEY, NANCY STROUD.
07:17:30 >>Nancy Stroud: EVERYONE IS GETTING A LITTLE ENERGIZED BY
07:17:35 ALL OF THIS, BUT I THINK IT'S UNFAIR TO SAY THAT THE WHOLE
07:17:39 BOARD HAS AGREED ON ANYTHING YET.
07:17:42 WE'RE IN -- AND THERE ARE SOME IDEAS BEING FLOATED OUT, BUT
07:17:47 NO ONE HAS MADE ANY DECISION OR ANY AGREEMENT.
07:17:51 >>Jeff Williams: WHAT I HAD SAID, COMING FROM THIS SIDE ON
07:17:55 YOUR COMMENTS, WHAT I'M HEARING IS WHAT I JUST REPEATED.
07:17:58 AND I WOULD ADD THAT IN ADDITION, THERE'S CONVERSATIONS
07:18:01 GOING THAT WE HAVE THE RIGHTS TO DO THESE THINGS, RIGHT?
07:18:05 AND THAT THE ZONING IS IN PLACE, THAT THERE'S NO

07:18:07 NON-APPROVED USES.
07:18:09 IS YOUR LAST NAME TATOOLES?
07:18:11 IS THAT HOW YOU PRONOUNCE IT?
07:18:13 >>Mary Gibbs: COULD I -- EXCUSE ME.
07:18:14 >>James Tatooles: I SAID THAT -- TECHNICALLY, YOU MEET ALL
07:18:22 THE TECHNICAL REQUIREMENTS.
07:18:23 WE'RE NOT TALKING ABOUT TECHNICALITIES HERE.
07:18:24 >>Jeff Williams: YOUR SUGGESTION WAS WE BUILD NOTHING ON THE
07:18:27 NORTH END EXCEPT WATER RETENTION.
07:18:29 >>James Tatooles: NO, SIR.
07:18:30 YOU BUILD EVERY SINGLE THING ON THAT SITE PLAN BUT JUST
07:18:33 RELOCATE IT.
07:18:34 >>Jeff Williams: DID YOU NOT ASK FOR THE RETENTION POND TO
07:18:36 BE ON THE NORTH END OF THE SITE?

07:18:38 >>Mary Gibbs: IT WAS A SUGGESTION.
07:18:39 MAY I SAY SOMETHING, NANCY?
07:18:41 I THINK WE NEED HELP HERE.
07:18:43 WE'RE GETTING A LITTLE BIT REDUNDANT.
07:18:44 WE'RE REPEATING THE SAME THINGS.
07:18:46 WE WERE HAVING SOME DISCUSSION POINTS.
07:18:48 WE STILL HAVE PUBLIC INPUT.
07:18:51 WE HAVE ABOUT 18 SPEAKER CARDS THAT TAMMY HAS.
07:18:54 ABOUT AN HOUR AGO, SCOTTY SAID HE WANTED TO TAKE A BREAK,
07:18:57 BUT HE PROBABLY CAN'T WAIT ANYMORE.
07:19:00 SO I THINK I'M QUESTIONING, WE'VE GOT TWO MORE CASES AFTER

07:19:04 THIS.
07:19:04 WE'VE GOT 18 SPEAKER CARDS.
07:19:06 WE'RE GETTING REDUNDANT.
07:19:08 WHAT DOES THE BOARD WANT TO DO AT THIS POINT?
07:19:13 >>Barry Jones: IS THE APPLICANT FINISHED WITH THEIR
07:19:15 PRESENTATION?
07:19:16 >>Mary Gibbs: IT SEEMS LIKE WE KEEP REHASHING --
07:19:19 >>Nancy Stroud: AT THIS POINT, IT SEEMS LIKE THERE'S
07:19:21 ARGUMENT RATHER THAN QUESTIONS AND COMMENTS.
07:19:25 I THINK WE NEED TO ALLOW THE APPLICANT TO FINISH ITS
07:19:32 PRESENTATION WITHOUT REPEATING ITSELF.
07:19:37 ANY NEW EVIDENCE THEY WANT TO PUT IN AND THEN IT'S TIME FOR
07:19:40 A BREAK.
07:19:41 THEN WE CAN PREPARE FOR THE PUBLIC.
07:19:46 >>Neale Montgomery: I THINK SCOTTY TOOK A BREAK WITHOUT US.
07:19:48 I WANT TO ASK JEFF A QUESTION.
07:19:51 MR. JONES, YOU MADE SOME EXCELLENT POINTS ABOUT TRIPS HAVING
07:19:54 EASIER, QUICKER ACCESS THROUGH THE DEVELOPMENT AND BACK OUT
07:19:57 ON THE ROAD, AND YOU EXPLAINED WHY FAST FOOD NEEDS TO BE AT
07:20:02 THIS LOCATION.
07:20:04 MR. WILLIAMS, DID YOU AGREE OR DISAGREE WITH THE POINTS MR.
07:20:07 JONES MADE?
07:20:09 >>Jeff Williams: YEAH, ABSOLUTELY AGREED AND PREVIOUSLY WHEN
07:20:10 I TALKED ABOUT THE SPECIFIC CONCERNS FOR THE TWO DIFFERENT
07:20:13 USERS THAT WE'RE TALKING ABOUT, FAST FOOD AND FULL SIZE

07:20:16 RESTAURANT THAT THE INTERNAL CIRCULATION WORKS A LOT BETTER
07:20:18 FOR THE FAST FOOD ON THE NORTH AND WORKS A LOT BETTER FOR
07:20:21 THE FULL SIZE RESTAURANT ON THE SOUTH.
07:20:23 WHAT MR. JONES WAS SAYING IS IF WE PUT THE FAST FOOD ON THE
07:20:26 SOUTH END AND YOU'RE ENTERING INTO IT, YOU'RE LEFT INNING, A
07:20:31 MORE COMPLICATED TURNING MOVEMENT AND IS RESPONSIBLE FOR A
07:20:33 LOT MORE BACKUP.
07:20:34 AND THEN TO COME INTO THE SITE, TO GET TO WHERE THE THERE'S
07:20:37 AN TO THE DRIVE-THROUGH WOULD BE, WHICH WOULD BE ON THE WEST
07:20:40 END, YOU HAVE TO DRIVE ALL THE WAY INTO THE SITE, DOWN AND

07:20:44 AROUND.
07:20:45 NOW, THAT IS A VERY SPECIFIC DIFFERENCE THAN THE ACCESS AS
07:20:51 IT IS NOW.
07:20:52 IF YOU COME INTO THE SITE, OFF OF SWEETWATER RANCH, AND
07:20:56 YOU'RE COMING NORTHBOUND, YOU TURN DIRECTLY INTO THE SITE,
07:21:00 IT'S A RIGHT IN AND A RIGHT OUT.
07:21:02 IT'S THE QUICKEST, EASIEST, MOST EFFICIENT ACCESS WITH THE
07:21:06 LEAST AMOUNT OF STACKING.
07:21:07 THAT IS ONE OF THE PARAMOUNT REASONS FOR THE INDIVIDUAL
07:21:11 USERS PREFERRING THE LOCATIONS WHERE THEIR BUILDINGS ARE
07:21:14 SHOWN.
07:21:16 >>Nancy Stroud: MR. CHAIR, GO AHEAD.
07:21:19 >>Scotty Wood: I JUST WANT TO FIND OUT, IS THERE ANY NEW
07:21:23 INFORMATION IN YOUR PRESENTATION?
07:21:25 IF NOT, PLEASE WRAP IT UP.

07:21:28 >>Mary Gibbs: SCOTTY, I THINK THEY ARE DONE.
07:21:32 >>Barry Jones: HAVEN'T SEEN ANYTHING ON THE ARCHITECTURALS.
07:21:35 >>Mary Gibbs: CAN I SAY SOMETHING?
07:21:36 THERE'S TOO MANY CONVERSATIONS GOING ON.
07:21:38 THE APPLICANT SAID -- HELLO -- THE APPLICANT SAID THEY ARE
07:21:41 DONE WITH THEIR PRESENTATION.
07:21:42 THEY DO RESERVE THE RIGHT FOR REBUTTAL, WHICH THEY ARE
07:21:44 ALLOWED TO HAVE AFTER.
07:21:46 BUT I THINK WE WERE TALKING ABOUT A QUICK BREAK AND THEN
07:21:48 COMING BACK AND DOING PUBLIC INPUT?
07:21:51 >>Scotty Wood: THAT'S THE PLAN.
07:21:52 >>Mary Gibbs: HOW LONG OF A BREAK?
07:21:55 LET ME JUST SAY -- EXCUSE ME, EVERYBODY.
07:22:03 CAN I HAVE SILENCE FOR A MINUTE?
07:22:06 SILENCE.
07:22:06 THE PUBLIC SAID THEY DO NOT WANT A BREAK, BUT THIS IS UP TO
07:22:10 THE BOARD.
07:22:10 WHAT WOULD THE BOARD LIKE?
07:22:14 >>Michael Sheeley: BREAK.
07:22:15 TEN MINUTES.
07:22:17 >> SOME OF US OLDER MEMBERS NEED A BREAK.
07:22:20 >>Mary Gibbs: WE'LL HAVE A TWO-MINUTE BREAK.
07:22:23 SORRY.
07:22:23 THREE-MINUTE BREAK.
07:22:25 [THREE-MINUTE BREAK]
07:30:41 [SOUNDING GAVEL]
07:30:46 >>Barry Jones: I THINK WE'RE READY TO CALL THE MEETING BACK
07:30:48 TO ORDER.
07:30:49 SCOTTY, ARE YOU WITH US?
07:30:53 >>Scotty Wood: YES, I AM, BARRY.
07:30:55 >>Barry Jones: I THINK WE'VE GOT SOME ADDITIONAL SPEAKERS
07:30:57 THAT NEED TO BE SWORN IN.

07:31:01 >>Mary Gibbs: NANCY, ARE YOU THERE?
07:31:04 >>Nancy Stroud: I'M HERE.
07:31:05 >>Mary Gibbs: SOME OF THE PEOPLE THAT FILLED OUT CARDS DID
07:31:07 NOT GET SWORN IN.
07:31:08 MAYBE WE NEED TO SWEAR IN ANYBODY FROM THE PUBLIC THAT'S
07:31:11 GOING TO SPEAK.
07:31:13 >>Nancy Stroud: OKAY.
07:31:15 LET'S DO THAT.
07:31:16 ANYONE IN THE PUBLIC WHO HAS NOT BEEN SWORN IN AND WHO
07:31:20 WISHES TO SPEAK, PLEASE STAND AND RAISE YOUR RIGHT HANDS.
07:31:23 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU WILL GIVE
07:31:29 TONIGHT IS THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT THE
07:31:32 TRUTH?
07:31:33 >> YES.
07:31:35 >>Nancy Stroud: THANK YOU.
07:31:36 I'LL TURN IT OVER TO SCOTTY NOW.
07:31:40 >>Scotty Wood: OKAY.
07:31:41 FOR PUBLIC INPUT, SINCE WE HAVE SO MANY CARDS AND THE

07:31:45 MEETING IS RUNNING SO LONG, I FIRST WANT TO ACKNOWLEDGE WITH
07:31:52 GRATITUDE THE PRESENCE OF THE PUBLIC AND THEY ARE WILLING TO
07:31:56 SIT THROUGH THIS LENGTHY PRESENTATION.
07:31:58 SECONDLY, THOUGH, AS YOU GET UP TO TESTIFY, PLEASE KEEP YOUR
07:32:02 REMARKS AS CONCISE AS POSSIBLE, AND IF YOU HAPPEN TO AGREE
07:32:07 WITH A PRIOR SPEAKER, SIMPLY STATE THAT BECAUSE THAT IS JUST
07:32:12 AS GOOD AS A THREE-MINUTE SPEECH AS FAR AS WE'RE CONCERNED.
07:32:17 SO ON THAT NOTE, TAMMY, GO AHEAD WITH THE FIRST CARD.
07:32:21 >>Tammy Duran: FRANK MOSER AND THEN ALFRED WILL BE SECOND
07:32:24 AND THEN MICHAEL.
07:32:30 >> YES, THANK YOU.
07:32:31 MY NAME IS FRANK MOSER.
07:32:33 MY WIFE AND I HAVE LIVED IN RAPALLO FOR 14 YEARS.
07:32:37 I HAD A NUMBER OF POINTS HERE, BUT JUST ABOUT EVERYTHING WAS
07:32:44 ALREADY BROUGHT UP.
07:32:48 THE McDONALD'S LOCATION.
07:32:53 AND IMPORTANTLY, THE IMPACT THAT YOU BROUGHT UP, JIM, ABOUT
07:32:59 HERTZ AND THEN MOVING THEIR LOT.
07:33:02 I HAD INTENDED TO MAKE REFERENCE TO THAT AND INDICATE THAT A
07:33:05 SIMILAR THING WE MIGHT DO WITH McDONALD'S.
07:33:08 BUT THE THING THAT I HAVE OBSERVED THAT HAS NOT BEEN BROUGHT
07:33:12 UP IS THE IMPACT THAT THIS McDONALD'S WOULD HAVE ON OUR
07:33:15 PROPERTY VALUES.
07:33:21 WE RAPALLO OWNERS HAVE OVER A QUARTER OF A BILLION DOLLARS
07:33:26 INVESTED IN THAT PROPERTY, AND THE McDONALD'S THING WOULD

07:33:31 REALLY DAMAGE IT BADLY, AND IT WOULD BE VERY COSTLY.
07:33:35 SO WITH THAT, I THANK YOU, AND I'LL MOVE ON.
07:33:41 >>Tammy Duran: ALFRED.

07:33:42 MICHAEL WILL BE NEXT.
07:33:49 >> GOOD EVENING.
07:33:50 MY NAME IS ALFRED SORLO.
07:33:53 I'M HERE AS A CONCERNED HOMEOWNER AND RESIDENT OF RAPALLO.
07:33:57 MY COMMENTS TODAY, THIS EVENING WILL FOCUS PRIMARILY ON THE
07:33:59 IMPACT THIS PROPOSED DEVELOPMENT WILL HAVE ON TRAFFIC SAFETY
07:34:02 AND IN THE CONTEXT OF RECOVERY EFFORTS CURRENTLY UNDERWAY IN
07:34:06 THE WAKE OF THE MOST DEVASTATING HURRICANE TO HAVE HIT THE
07:34:09 SOUTHERN PART OF FLORIDA.
07:34:10 I'M EQUALLY CONCERNED ABOUT THE EXCESS WATER RUNOFF AND THE
07:34:14 FUTURE RESILIENCY OF OUR COMMUNITY IN THE WAKE OF THE SECOND
07:34:17 DISASTER IN FIVE YEARS.
07:34:18 TO BE SURE, WE AT RAPALLO ARE STILL PAYING FOR THE EFFECTS
07:34:21 OF THE LAST MAJOR STORM, HURRICANE IRMA, BACK IN 2017, WHERE
07:34:26 IN ADDITION TO THE IMMEDIATE DAMAGES, MANY OF OUR ROOFS AND
07:34:29 BUILDINGS WERE DAMAGED AND NOW IN THE MIDST OF BEING
07:34:32 REPLACED ENTIRELY.
07:34:33 SO FIVE YEARS AFTER IRMA DUMPED A TORRENT OF WATER IN OUR
07:34:37 SMALL COMMUNITY, WE'RE STILL DRYING OUT.
07:34:39 IRONICALLY, AND UNLIKE TENS OF THOUSANDS OF OUR NEIGHBORS UP
07:34:42 AND DOWN THE WEST COAST, FORTUNATELY WE FARED MUCH BETTER
07:34:46 WITH IAN THAN WE DID WITH IRMA.

07:34:47 SO MY CONCERNS RELATE PARTICULARLY WITH THE EFFECTS OF
07:34:50 FUTURE RUNOFF.
07:34:51 AS AN EXAMPLE, THE PROPOSED SITE WILL UNDERGO A COMPLETE
07:34:55 TRANSFORMATION WHERE 76% OF THE 9.6-ACRE SITE OR
07:34:59 APPROXIMATELY 320,000 SQUARE FEET OF GROUND SURFACE AREA
07:35:03 WILL BE CHANGED FROM PERVIOUS GROUND COVER TO IMPERVIOUS
07:35:06 AREA.
07:35:07 SO IF YOU CONSIDER WHAT A TYPICAL RAIN EVENT THAT CAUSES TWO
07:35:10 TO THREE INCHES OF RAINWATER OVER A 24-HOUR PERIOD, THAT'S
07:35:14 UPWARDS OF 100,000 GALLONS OF WATER IN LESS THAN ONE DAY,
07:35:17 TRAINING TO OUR PIPES AND CATCH BASINS.
07:35:20 SO THE ISSUE REMAINS, WHERE WILL ALL THAT RAINWATER GO WHEN
07:35:24 IT RUNS OFF THE SITE?
07:35:27 RIGHT ACROSS THE STREET TO OUR COMMUNITY.
07:35:29 FURTHERMORE, WITH RESPECT TO WATER RUNOFF PROBLEM, THOSE OF
07:35:32 US WHO ARE FAMILIAR WITH THE SITE, THE PARCEL CAN BE
07:35:34 DESCRIBED AS A LARGE CORNER OR THROUGH LOT WHERE THE FUTURE
07:35:38 DEVELOPMENT WILL FRONT ON FOUR ROADS.
07:35:39 U.S. 41, VIA RAPALLO DRIVE, VIA VILLAGIO AND SWEETWATER
07:35:44 RANCH BOULEVARD.
07:35:45 CALORIE, THERE ARE NOT ONE BUT FOUR FRONTAGES, ESPECIALLY
07:35:49 ALONG VIA VILLAGIO AND SWEETWATER RANCH WHERE THREE ENTRANCE
07:35:54 POINTS ARE PROPOSED, NARROW 20-FOOT BUFFER PROPOSED IS
07:35:58 WOEFULLY INADEQUATE.
07:36:00 IF THE DEVELOPER ACKNOWLEDGES THAT HE'S REQUIRED TO PROVIDE

07:36:02 A 30-FOOT LANDSCAPE BUFFER ALONG U.S. 41 AS THE FRONT OF THE
07:36:07 SITE, EVEN THOUGH THERE ARE NO ENTRANCES ALONG U.S. 41, THEN
07:36:11 HE SHOULD AT THE VERY LEAST PROVIDE SIMILAR, IF NOT GREATER
07:36:15 BUFFERS ALONG THE OTHER THREE FRONTAGE POINTS.
07:36:19 AND IN PARTICULAR, ALONG VIA VILLAGIO PARKWAY WHERE THERE
07:36:24 ARE ONLY THREE -- I'M SORRY, WHERE THERE IS ONLY A 20-FOOT
07:36:28 BUFFER PROPOSED.
07:36:28 SECONDLY, MY CONCERN RELATES TO THE INCREASED ENVIRONMENTAL
07:36:32 IMPACT OF NOISE, POLLUTION, AIR POLLUTION, LIGHT POLLUTION
07:36:37 AND THE INHERENT TRAFFIC CONGESTION WITH POTENTIALLY
07:36:40 HUNDREDS OF CARS SITTING IDLY IN A DRIVE-THROUGH QUEUE
07:36:44 DURING THE COURSE OF A SINGLE DAY AS THEY COLLECTIVELY
07:36:46 CONVERGE BY OUR FRONT ENTRANCE ALONG VIA RAPALLO DRIVE AND
07:36:51 ALONG VIA VILLAGIO.
07:36:53 A SINGLE LANE ROAD WITH TWO ENTRANCE POINTS ARE PROPOSED.
07:36:54 A FAST FOOD RESTAURANT ON THE NORTH END OF THE PROPERTY MAY
07:36:57 OPERATE FROM 6 A.M. TO 11 P.M. BUT THE OPERATION IS 24/7.
07:37:01 WITH THE BULK OF THE DELIVERIES OCCURRING LATE AT NIGHT TO
07:37:04 SERVICE THE FAST FOOD RESTAURANT WITH DOZENS OF HOMES JUST A
07:37:07 FEW FEET AWAY, THIS OPERATION WILL BE A NONSTOP NUISANCE AND
07:37:14 NEGATIVE ON OUR QUALITY OF LIFE.
07:37:15 WE RESPECTFULLY REQUEST IN THE CONTEXT OF SECTION 513 THAT A
07:37:18 COMPREHENSIVE STUDY AND REPORT BE DONE TO IDENTIFY THE
07:37:22 IMPACT ON TRAFFIC, AIR, NOISE, LIGHT AND WATER RUNOFF TO OUR
07:37:26 COMMUNITY.

07:37:27 THIS COMPREHENSIVE STUDY SHOULD BE CONDUCTED BEFORE AN
07:37:30 AFFIRMATIVE DECISION IS RENDERED.
07:37:32 THANK YOU FOR THE OPPORTUNITY FOR HAVING TO SPEAK IN FRONT
07:37:34 OF ALL THE BOARD MEMBERS AND THANK YOU AGAIN.
07:37:40 [APPLAUSE]
07:37:41 >>Tammy Duran: MICHAEL, THEN JOHN, AND BARBARA WILL BE NEXT.
07:37:51 >> GOOD EVENING.
07:37:52 MY NAME IS MICHAEL HERB.
07:37:55 I'M A RESIDENT OF RAPALLO.
07:37:58 I AM AN INSURANCE BROKER FOR 45 YEARS.
07:38:01 I AM LICENSED IN THE U.S. FOR SOME SIX YEARS, LICENSED IN
07:38:06 FLORIDA AND OTHER STATES IN THE U.S.
07:38:08 I SPECIALIZE IN CONSTRUCTION AND LIABILITY INSURANCE, MY
07:38:12 PARTICULAR SPECIALITY IS PROFESSIONAL LIABILITY OVER
07:38:17 ARCHITECTS AND ENGINEERS.
07:38:18 WE HAD A MOMENTOUS EVENT HERE.
07:38:23 HURRICANE IAN.
07:38:24 ANYONE WHO DROVE PAST 41 COULD SEE THE AMOUNT OF WATER THAT
07:38:30 IS IN THE SPACE WHERE THE DEVELOPMENT IS BEING PROPOSED.
07:38:36 I WALKED IT.
07:38:39 IT IS APPROXIMATELY .2 OF A MILE BY .3 OF A MILE, THEREFORE,

07:38:45 .6 OF SQUARE MILE, WHICH EQUATES TO 1,672,704 SQUARE FEET
07:38:56 APPROXIMATELY.
07:38:56 THE WATER LAY THERE FOR AT LEAST TEN DAYS.
07:39:03 WE MEASURED THE HEIGHT.

07:39:05 CONSERVATIVELY, CONSERVATIVELY THE AVERAGE HEIGHT WAS 18
07:39:11 INCHES FOR TEN DAYS.
07:39:12 THAT EQUATES TO 2,509,056 CUBIC FEET OF WATER.
07:39:21 NOW, WHAT DOES THAT MEAN?
07:39:26 IF YOU CONVERT IT TO U.S. LIQUID GALLONS, THAT'S 18,769,042
07:39:36 U.S. LIQUID GALLONS.
07:39:38 I HAVE TO SAY U.S. BECAUSE I'M BRITISH, OF COURSE.
07:39:41 BUT FOR THAT POINT OF VIEW, IF ANYONE DROPPED A GALLON OF
07:39:46 WATER, WE HAVE OUR WATER TANK GO JUST THIS LAST WEEK, THAT'S
07:39:50 ALL GOT TO GO SOMEWHERE.
07:39:52 THERE HAS BEEN SUCH A SIGNIFICANT EVENT CHANGE WITH CLIMATE
07:39:55 CHANGE, THE AMOUNT OF DEVELOPMENT THAT HAS BEEN HERE
07:39:59 ALREADY, THAT WATER, AS FRANK HAS POINTED OUT, HAS TO GO
07:40:03 SOMEWHERE ELSE.
07:40:03 I THINK AT THE VERY LEAST THERE NEEDS TO BE, A SIGNIFICANT
07:40:07 EVENT, THERE NEEDS TO BE A NEW ENVIRONMENTAL STUDY ON THE
07:40:11 EFFECTS, BECAUSE THAT IS OBVIOUSLY A PONDING AREA FOR EVERY
07:40:14 WHERE ELSE.
07:40:14 IF IT'S NOT GOING THERE, IS IT COMING TO US?
07:40:17 IS THAT GOING TO AFFECT OUR ABILITY TO GET FLOOD INSURANCE?
07:40:20 THAT'S ALL I HAVE TO SAY.
07:40:25 THANK YOU VERY MUCH.
07:40:30 [APPLAUSE]
07:40:30 >>Mary Gibbs: AGAIN, CAN WE PLEASE LIMIT THE APPLAUSE?
07:40:33 >>Tammy Duran: JOHN, BARBARA, AND THEN TOM WILL BE NEXT.

07:40:38 >> MY ITEM HAS BEEN COVERED.
07:40:40 >>Tammy Duran: BARBARA?
07:40:43 >> [NOT SPEAKING INTO A MICROPHONE]
07:40:45 >>Tammy Duran: BARBARA AND THEN TOM WILL BE NEXT.
07:40:49 >> HI, GOOD EVENING.
07:40:50 MY NAME IS BARBARA AGAIN.
07:40:51 I'M A RESIDENT OF RAPALLO AND A FULL-TIME RESIDENT IN
07:40:55 FLORIDA.
07:40:55 I'M SPEAKING THIS EVENING TO URGE YOU NOT TO LET A
07:40:59 McDONALD'S GO IN FRONT OF RAPALLO.
07:41:01 I WALK A LOT OUTSIDE OF RAPALLO, AND AS A PEDESTRIAN, I'M
07:41:05 VERY RARELY GIVEN THE RIGHT-OF-WAY.
07:41:07 AND WITH THE INCREASED TRAFFIC THAT A McDONALD'S IS GOING
07:41:10 TO BRING, THE SAFETY CONCERNS ME A LOT FOR THOSE OF US WHO
07:41:14 WALK AND BIKE.
07:41:15 AS A MATTER OF FACT, MY HUSBAND WAS IN A CYCLING ACCIDENT
07:41:18 JUST TWO WEEKS AGO RIGHT THERE AT VIA RAPALLO DUE TO A

07:41:22 DRIVER NOT PAYING ATTENTION.
07:41:23 ONCE AGAIN, I'M JUST CONCERNED OF THE INCREASES TRAFFIC THAT
07:41:26 THIS McDONALD'S IS GOING TO BRING.
07:41:28 ALSO, DURING PEAK HOURS, SUCH AS 5 TO 6 P.M., IT CAN TAKE UP
07:41:34 TO 7 MINUTES TO TURN LEFT FROM SOUTHBOUND 41 ONTO VIA
07:41:38 RAPALLO.
07:41:39 AND IF A McDONALD'S IS BUILT, THAT'S JUST GOING TO
07:41:42 INCREASE THE TRAFFIC AND THE SAFETY CONCERNS ME.

07:41:45 JUST NOT FOR THE PEOPLE TURNING LEFT, BUT ALSO PEOPLE WHO
07:41:48 ARE IN THAT TURN LANE THAT COULD POSSIBLY BACK OUT INTO 41
07:41:53 SOUTHBOUND.
07:41:54 I THINK WE'RE GOING TO HAVE A LOT OF ACCIDENTS THERE, AND IT
07:41:57 CONCERNS ME.
07:41:57 I'M ALSO VERY CONCERNED ABOUT THE QUALITY OF LIFE AND
07:42:02 ENVIRONMENTAL ISSUES.
07:42:03 65% OF SALES OF FAST FOOD BURGER RESTAURANTS COME FROM THE
07:42:07 DRIVE-THROUGH WINDOWS.
07:42:09 THIS MEANS EMISSIONS FROM THE LINE OF CARS AND TRUCKS
07:42:11 WAITING IN LINE, WE'RE GOING TO HEAR IT, WE'RE GOING TO
07:42:14 SMELL IT, WE'RE GOING TO SEE IT.
07:42:15 IN THE EVENING HOURS, THESE CARS ARE ALSO GOING TO ADD TO
07:42:19 THE LIGHT POLLUTION, AND THEN WE ALSO HAVE THE TRASH
07:42:22 DUMPSTERS, WHICH WILL BEGIN TO SMELL LIKE BAD GREASE AND
07:42:25 ROTTEN FOOD AND ATTRACT ALL KINDS OF RODENTS.
07:42:28 MY FOREVER HOME IS IN RAPALLO.
07:42:30 AND IT FACES WEST.
07:42:32 AND RIGHT NOW, I HAVE SOME OF THE MOST BEAUTIFUL SUNSETS AND
07:42:35 IT'S SO PEACEFUL.
07:42:37 BUT NOW WITH A McDONALD'S IN MY FRONT YARD, I'M GOING TO
07:42:40 BE HEARING THE CARS' MOTORS RUNNING, THE PATRONS BEING ASKED
07:42:44 FROM A MICROPHONE, DO YOU WANT TO SUPER SIZE THAT?
07:42:49 GREAT.
07:42:49 DRIVE AROUND.

07:42:50 I'LL ALSO BE SEEING THE LIGHTS FROM THE SIGNAGE AND CARS IN
07:42:54 THE DRIVE-THROUGH LINE.
07:42:54 MY FOREVER HOME, BEAUTIFUL SUNSET WILL BE COMPROMISED AND
07:42:57 NOT SO PEACEFUL ANYMORE.
07:42:59 THIS ALSO MEANS THAT THE VALUE OF MY HOME HAS DEPRECIATED.
07:43:03 SO I URGE YOU NOT TO LET A McDONALD'S BE BUILT IN FRONT OF
07:43:06 RAPALLO.
07:43:07 IN CLOSING, I'D LIKE TO JUST TOUCH ON THE CORPORATE
07:43:11 CITIZENSHIP.
07:43:13 MANY RESIDENTS OF RAPALLO HAVE RECEIVED A CEASE AND DESIST
07:43:16 LETTER.
07:43:17 THIS DOESN'T FEEL LIKE CORPORATE CITIZENSHIP TO ME.
07:43:19 IT FEELS LIKE THE PARTIES INVOLVED ARE MORE INTERESTED IN

07:43:23 TRYING TO SILENCE OUR VOICES AND OUR CONCERNS.
07:43:26 IT FEELS LIKE INTIMIDATION AND CORPORATE GREED.
07:43:30 SO THERE, I ASK YOU, PLEASE DO NOT LET McDONALD'S BUILD IN
07:43:33 FRONT OF RAPALLO.
07:43:34 THANK YOU FOR YOUR TIME.
07:43:35 [APPLAUSE]
07:43:38 >>Tammy Duran: TOM.
07:43:39 BARB, JIM McCUE.
07:43:50 >> THANK YOU FOR THE OPPORTUNITY TO SPEAK.
07:43:52 MY NAME IS TOM HOLBROOK.
07:43:54 MY WIFE AND I HAVE BEEN IN RAPALLO FOR 14 YEARS.
07:43:58 I HAVE CONCERNS NOT ABOUT THE DEVELOPMENT ITSELF, BUT -- AND

07:44:05 I DON'T HOLD ANY ANIMOSITY TOWARD ANY FAST FOOD RESTAURANTS.
07:44:09 I DON'T BELIEVE ANY TYPE OF DRIVE-UP FAST-FOOD RESTAURANT IS
07:44:14 APPROPRIATE FOR THAT LOCATION RIGHT IN FRONT OF OUR GATE.
07:44:17 NOW, CHANGED MY FEELINGS A LITTLE BIT AFTER HEARING THAT
07:44:20 MAYBE WE WOULD CONSIDER MOVING IT.
07:44:21 AT FIRST I WAS SAYING NOTHING SHOULD BE THERE.
07:44:24 MY MAIN CONCERN IS HOW CLOSE THE FAST FOOD DRIVE-UP
07:44:31 RESTAURANT WOULD BE TO OUR GATE.
07:44:33 THE ESTERO LAND DEVELOPMENT CODE STATES ANYTHING WITHIN 300
07:44:38 FEET CANNOT ADVERSELY AFFECT A RESIDENTIAL COMMUNITY.
07:44:42 NOW, EVERYBODY HAS TALKED ABOUT NOISE, LIGHT, TRAFFIC.
07:44:47 NO ONE HAS TALKED ABOUT OLFACTORY OR SMELL POLLUTION.
07:44:53 NOW, I'M CONCERNED BECAUSE I GPS'D FROM OUR FRONT GATE TO
07:45:01 THE PROPERTY, FROM OUR SCHOOL BUS STOP TO THE PROPERTY, FROM
07:45:04 OUR POOL TO THE PROPERTY, FROM OUR COMMUNITY AREAS TO THE
07:45:08 PROPERTY, FROM THE BEDROOMS TO THE PROPERTY.
07:45:11 THEY ARE ALL WITHIN 200 FEET, NO MORE THAN 500 FEET TO THE
07:45:15 COMMUNITY AREAS.
07:45:16 THE BUILDINGS AROUND US RIGHT HERE I GPS'D, 200 FEET, 300
07:45:23 FEET.
07:45:24 DO YOU THINK YOU'RE GOING TO SMELL A McDONALD'S OR ANY
07:45:27 FAST FOOD RESTAURANT IF IT'S THERE, THERE, OR THERE OR
07:45:32 OUTSIDE OF OUR FRONT GATE?
07:45:34 NOW, I'VE CHANGED MY TUNE A LITTLE BIT.
07:45:36 IF YOU HAVE TO HAVE A FAST FOOD RESTAURANT, PUT IT ON THE

07:45:40 SOUTH END.
07:45:41 I'M CONCERNED ABOUT THE SMELL.
07:45:48 IF THIS WAS A CITY, THERE ARE HUNDRED FOOT RESIDENTIAL LOTS
07:45:53 IN MOST CITIES.
07:45:54 NOW, MOST OF US WOULD NOT WANT A FAST FOOD RESTAURANT OF ANY
07:45:58 TYPE TWO OR THREE DOORS DOWN FROM YOUR HOUSES OR ANY OF
07:46:02 OURS.
07:46:03 IF WE HAVE TO HAVE IT, LOOKING AT THE SITE PLAN, IF YOU'RE
07:46:07 GOING TO MOVE IT TO THE SOUTH, THAT TRIPLES THE DISTANCE

07:46:10 FROM OUR PROPERTY, OUR GATE.
07:46:14 SO IT REDUCES THAT OLFACTORY POLLUTION A LITTLE.
07:46:19 SO IF WE HAVE TO SUFFER A FAST FOOD ESTABLISHMENT THERE, I
07:46:24 THINK IT'S IMPORTANT TO CONSIDER MOVING IT TO THE SOUTH END
07:46:29 AND NOT IN FRONT OF OUR FRONT GATE.
07:46:36 IF THAT IS ALLOWED, ALL OF US IN RAPALLO ARE GOING TO SUFFER
07:46:40 THE EFFECTS OF THAT OLFACTORY OR SMELL POLLUTION STARTING
07:46:43 WITH THAT EARLY MORNING BREAKFAST SANDWICH, THEN THE
07:46:46 BURGERS, THE CHICKENS, AND EVEN THE LATE-NIGHT SMELL OF
07:46:50 FRENCH FRIES.
07:46:50 PLEASE DON'T SET A PRECEDENT HERE AND ALLOW ANY FAST FOOD
07:46:55 RESTAURANTS ANYWHERE IN ESTERO THIS CLOSE TO PRIVATE HOMES,
07:46:59 DRIVEWAYS, OR OUR FRONT DOOR AND GATE.
07:47:02 MOVE IT TO THE OTHER END IF IT'S GOING TO BE ANYWHERE, BUT
07:47:05 NOT ON OUR FRONT DOOR.
07:47:07 YOU FOLKS, THE PZB HAVE THE ABILITY TO MANAGE THIS

07:47:13 DEVELOPMENT PROPERLY, PROTECT OUR NEIGHBORHOODS, MINIMIZE
07:47:16 THE ADVERSE EFFECTS ON US, THE RESIDENTS, THE TAXPAYERS.
07:47:23 PLEASE DO NOT ALLOW THE DEVELOPMENT OF THE FAST FOOD
07:47:26 RESTAURANT IN THAT LOCATION IN FRONT OF OUR GATE.
07:47:29 YOU'RE SETTING A PRECEDENT THAT'S GOING TO BE SEIZED UPON BY
07:47:33 A DEVELOPER SUCH AS THIS, AND THEY ARE GOING TO PUT THEM IN
07:47:36 FRONT OF EVERYBODY'S GATES OR DIFFERENT GATES.
07:47:41 AGAIN, THE OVERALL DEVELOPMENT IS NOT THE PROBLEM.
07:47:44 THE INCLUSION OF A FAST FOOD RESTAURANT IN THAT LOCATION IN
07:47:48 FRONT OF OUR GATE, IT'S NOT APPROPRIATE.
07:47:53 ANYWHERE BUT THERE.
07:47:55 THANKS FOR YOUR TIME AND CONSIDERATION.
07:47:59 [APPLAUSE]
07:48:04 >>Tammy Duran: BARB.
07:48:05 BARBARA SYKES.
07:48:18 >>Mary Gibbs: SHE SAID SHE LEFT TO GO VOTE.
07:48:20 I'M NOT SURE IF SHE CAME BACK.
07:48:22 >>Tammy Duran: JIM McCUE.
07:48:24 THEN PETER AND THEN PAUL.
07:48:37 >> GOOD EVENING.
07:48:37 JIM McCUE, I'VE BEEN A RESIDENT OF RAPALLO FOR ABOUT 14
07:48:41 YEARS.
07:48:42 VERY HAPPILY A RESIDENT WITH MY WIFE.
07:48:47 IT'S A LITTLE DIFFERENT TONIGHT HEARING ALL THE RESPONSES
07:48:50 PEOPLE HAVE GIVEN.

07:48:51 I'VE HAD A LIST THAT MIMIC MOST ALL OF THEM.
07:48:55 AND I CERTAINLY DON'T WANT TO TAKE UP MORE TIME THAN
07:48:58 NECESSARY.
07:48:59 HOWEVER, THE HEART OF MY CONCERN IS SAFETY, AS MANY PEOPLE
07:49:03 ALLUDED TO.

07:49:04 AND MY MINE CONCERN IS THE ENTRANCE TO VIA RAPALLO FROM 41,
07:49:09 FROM U.S. 41.
07:49:10 I KNOW THAT IN 14 YEARS, HEADING SOUTH TO TURN INTO OUR
07:49:16 RESIDENCE, MAYBE I'VE DONE IT FOUR TIMES.
07:49:19 I'M PETRIFIED TO STOP AND TAKE A LEFT-HAND TURN TO RAPALLO
07:49:24 ON 41 WHEN CARS ARE PASSING BY 60 MILES AN HOUR, BOTH BEHIND
07:49:28 ME AND IN FRONT OF ME.
07:49:30 SO I THINK IT'S ALMOST NEGLIGENT TO SUGGEST THAT THERE IS A
07:49:36 REPORT, A TRAFFIC REPORT THAT I GUESS NO ONE HAS SEEN,
07:49:40 DEVELOPED OR GIVEN TO US TONIGHT AFTER PEOPLE VOTE, THAT
07:49:44 IT'S OKAY AND EVERYTHING HAS BEEN APPROVED AND IT'S FINE.
07:49:46 IT'S NOT DANGEROUS.
07:49:47 I'M SO CONCERNED OF SOMEBODY BEING REAR-ENDED OR TRAGICALLY
07:49:53 KILLED IN THE FRONT OF OUR COMMUNITY THAT I THINK IT'S
07:49:57 REALLY, REALLY SOMETHING THAT NEEDS TO BE ADDRESSED, EITHER
07:50:00 THROUGH A MORE THOROUGH STUDY, A DELAY, OR MOVING POSSIBLY A
07:50:05 McDONALD'S WHICH IS THE MAIN CAUSE OF THE TRAFFIC THERE TO
07:50:08 THE SOUTH END OF THE PROPERTY.
07:50:10 THANK YOU FOR LISTENING.
07:50:15 [APPLAUSE]

07:50:15 >>Tammy Duran: PETER.
07:50:17 PETER, PAUL, AND THEN JULIE WILL BE NEXT.
07:50:29 >> MY NAME IS PETER WRESTLER.
07:50:31 I'VE LIVED IN RAPALLO FOR 12 YEARS.
07:50:34 ALL OF THE POINTS THAT I WAS GOING TO MAKE HAVE ALREADY BEEN
07:50:36 MADE WITH THE EXCEPTION OF ONE OF THE REASONS WE MOVED TO
07:50:41 RAPALLO WAS MY WIFE IS A SHOPPING FANATIC, WHICH EVERYBODY
07:50:48 KNOWS, AND IS PROUD OF.
07:50:50 AND ONE OF THE REASONS WE MOVED THERE WAS ACCESSIBILITY TO
07:50:56 THE COCONUT MALL.
07:50:57 THERE WAS NOTHING MORE FUN THAN GOING OUT FRONT, WALKING TO
07:51:02 THE MALL, NICE QUIET STREET, VIA VILLAGIO, AND THEN WALKING
07:51:08 BACK.
07:51:08 DIDN'T MATTER IF IT WAS DAY OR NIGHT.
07:51:11 THERE WAS VERY LITTLE TRAFFIC ON THAT ROADWAY.
07:51:13 WE COULD BRING OUR GRANDCHILDREN UP THERE IN STROLLERS,
07:51:16 RIDING BIKES, AND I FEAR TREMENDOUSLY THAT THAT OPPORTUNITY
07:51:21 IS GOING TO BE GONE WITH AN INCREASE OF I BELIEVE THE AGENDA
07:51:26 SAID UP TO 3,000 CARS PER DAY GOING IN AND OUT OF THAT AREA
07:51:31 OF THE PLAZA.
07:51:33 AND I THINK THAT THE FAST FOOD PLACE REGARDLESS OF WHAT TYPE
07:51:36 IT IS, IS GOING TO BE ONE OF THE MAJOR CONTRIBUTORS TO THAT,
07:51:40 AND I THINK EVERYBODY WOULD AGREE TO THAT, AND I REALLY WISH
07:51:43 YOU WOULD CONSIDER SOME ALTERNATIVE TO THAT.
07:51:46 THANK YOU.

07:51:53 >>Tammy Duran: PAUL, JULIE.

07:51:54 JOHN SHEHAN WILL BE AFTER JULIE.
07:51:57 JOHN SHEHAN WILL BE AFTER HER.
07:52:10 >> GOOD EVENING, EVERYBODY, AND THANK YOU VERY MUCH FOR THE
07:52:12 OPPORTUNITY TO SHARE SOME OF OUR FEELINGS.
07:52:15 I'VE BEEN A RAPALLO RESIDENT FOR ALMOST 17 YEARS.
07:52:19 BACK IN 2004, WHEN WE DISCOVERED THE ESTERO AND THE
07:52:25 COMMUNITY OF RAPALLO, MR. WALLACE GAVE US THIS BEAUTIFUL
07:52:28 VISION OF NOT ONLY WHAT THIS AREA WAS GOING TO TURN INTO,
07:52:33 BUT ALSO ESPOUSED HOW THE COMMUNITY, THE STRONG COMMUNITY
07:52:38 PLANNING THAT WAS OCCURRING IN ESTERO WAS GOING TO REALLY
07:52:42 SET THIS AREA APART.
07:52:43 I'M ASKING THE PLANNING AND DESIGN BOARD TO REALLY KEEP IN
07:52:48 MIND THE ITEMS THAT YOU'VE DONE IN THE PAST AND HOW THEY'VE
07:52:54 REALLY BEEN GEARED TO BE A GREAT BALANCE BETWEEN WHAT THE
07:53:00 RESIDENTS NEED AND EXPANDING VERY GOOD COMMERCIAL
07:53:07 DEVELOPMENT, WHICH CAN ADD TO THE TAX BASE.
07:53:09 WE UNDERSTAND IT.
07:53:10 WE GET ALL OF THAT.
07:53:12 FOR THOSE OF YOU WHO ARE NOT THAT FAMILIAR WITH RAPALLO, IT
07:53:14 IS A MULTIGENERATIONAL COMMUNITY.
07:53:16 WE HAVE SCHOOL-AGE CHILDREN.
07:53:18 THEIR BUS STOP IS ON VIA RAPALLO RIGHT IN FRONT OF THE GATE
07:53:23 AND ADJACENT TO THE PARCEL WHERE THE FAST FOOD RESTAURANT IS
07:53:26 CURRENTLY PROPOSED.

07:53:28 THE NUMBER OF DRIVERS WHO USE VIA VILLAGIO AS A CUT-THRU TO
07:53:34 AND FROM THE COCONUT POINT MALL HAS STEADILY INCREASED
07:53:38 MAINLY DUE TO THE TRAFFIC ON U.S. 41.
07:53:41 NOW IT'S MADE EVEN WORSE WITH THE OPENING OF THE RESERVE
07:53:43 APARTMENTS ON SANDY LANE.
07:53:45 ALTHOUGH THERE IS A STOP SIGN AND CROSSWALK AT THE
07:53:48 INTERSECTION OF VIA VILLAGIO AND SWEETWATER RANCH, THE
07:53:51 MAJORITY OF DRIVERS ECHOING WHAT BARBARA SAID EARLIER, NEVER
07:53:56 SLOW DOWN, NEVER STOP.
07:53:57 I CAN BE STANDING IN THAT CROSSWALK AND THEY GO BLOWING
07:54:02 THROUGH.
07:54:02 IT IS A VERY DANGEROUS AREA FOR WALKERS AND BIKERS TODAY.
07:54:07 BEFORE WE START TALKING ABOUT A POTENTIAL OF TWO OR THREE
07:54:11 THOUSAND MORE CARS COMING THROUGH ON A DAILY BASIS.
07:54:14 PRESENTLY, WITH THIS HIGH VOLUME OF TRAFFIC THAT'S ON 41,
07:54:21 RAPALLO RESIDENTS, AS YOU HEARD, ARE NOT COMFORTABLE.
07:54:24 WE DON'T GO OUT AND I KNOW IT WAS MENTIONED, WE DON'T GO OUT
07:54:27 OF VIA RAPALLO.
07:54:30 WE GO OVER TO WILLIAMS TO A TRAFFIC LIGHT OR WE GO OVER TO
07:54:33 THE SHOPS AT VILLAGE WAY TO THAT TRAFFIC LIGHT SO WE CAN
07:54:36 ENTER AND EXIT VERY SAFELY.
07:54:39 YOU'RE TAKING YOUR LIFE IN YOUR HANDS IF YOU TRY TO DO
07:54:42 ANYTHING WITH VIA RAPALLO.

07:54:44 GOD FORBID YOU TRY TO GO ACROSS FROM THERE.
07:54:47 SO WHAT I'M ASKING YOU ALL TO DO IS BEFORE YOU RENDER A FULL

07:54:53 DECISION ON THE PARCEL WITH THE FAST FOOD WITH NOW MULTIPLE
07:54:59 DRIVE-THROUGH, THAT A GOOD, STRONG DETAILED TRAFFIC STUDY BE
07:55:03 DONE AND NOT A TRAFFIC STUDY THAT WAS DONE PAID BY THE
07:55:07 DEVELOPER.
07:55:08 TOTALLY INDEPENDENT TRAFFIC STUDY BE DONE THAT CAN GET A
07:55:11 REAL GOOD HANDLE ON THIS INCREASE OF TRAFFIC AND CAN THESE
07:55:15 RING ROADS AROUND THIS PARCEL SUPPORT THE TRAFFIC.
07:55:19 I THANK YOU VERY MUCH FOR THE PRIVILEGE OF YOUR TIME.
07:55:22 [APPLAUSE]
07:55:24 >>Tammy Duran: JOHN.
07:55:24 JOHN SHEHAN, BOB JOHNSON, AND THEN BASIL WILL BE NEXT.
07:55:31 JOHN SHEHAN?
07:55:32 JOHN S-H-E-H-A-N.
07:55:43 BOB JOHNSON.
07:55:48 BASIL?
07:55:49 JOHN GRAFTY WILL BE AFTER HIM.
07:56:04 >> GOOD EVENING.
07:56:04 I'M BASIL RUSEN.
07:56:06 MY WIFE SHELLY AND I HAVE LIVED IN RAPALLO -- OWNED IN
07:56:08 RAPALLO TEN YEARS.
07:56:09 WE LIVED HERE ABOUT EIGHT.
07:56:12 I WOULD LIKE TO THANK AND COMMEND ALL THE PRIOR SPEAKERS
07:56:15 FROM RAPALLO THAT ARE HERE AND ALL THE PEOPLE THAT ARE
07:56:18 PRESENT HERE.
07:56:19 THEY HAVE DONE SO UNDER EXTREME DURESS.

07:56:24 LET ME TELL YOU ABOUT THAT.
07:56:25 YOU SEE, DESPITE THE EXISTENCE OF THE U.S. CONSTITUTION,
07:56:29 EXISTING FEDERAL AND FLORIDA CASE LAW, THE NOERR-PENNINGTON
07:56:34 DOCTRINE CREATED IN 1961 BY THE U.S. SUPREME COURT, AND THE
07:56:37 FLORIDA ANTI-SLAPP STATUTE ADOPTED IN 2000, ALL OF US
07:56:43 RESIDENTS OF RAPALLO AND OUR BOARD HAVE BEEN THREATENED BY
07:56:45 THE SHUTTS LAW FIRM OF WEST PALM BEACH, FLORIDA, A LAW FIRM
07:56:52 THAT REPRESENTS DKC MARKETPLACE AT COCONUT POINT AND THE
07:56:57 DEVELOPMENT OF McDONALD'S THERE WITH A BLUSTERY CEASE AND
07:57:02 DESIST LETTER THAT THEY PLAN TO SUE ANYONE WHO OPPOSES THEIR
07:57:08 DEVELOPMENTAL PLANS AT COCONUT POINT WITH ACTUAL AND
07:57:12 CONSEQUENTIAL DAMAGES, PUNITIVE DAMAGES, EXEMPLARY DAMAGES
07:57:16 AND REIMBURSEMENT OF ATTORNEYS' FEES AND COSTS UNLESS WE
07:57:19 CEASE AND DESIST AND DO NOT INTERFERE WITH THEIR DEVELOPMENT
07:57:23 OF THE McDONALD'S.
07:57:24 WELL, I GUESS WE'RE ALL OPENING OURSELVES UP, INCLUDING THIS
07:57:29 BOARD FOR THE SHUTTS LAW FIRM TO COME AND SUE US.
07:57:32 COME ON AND GET US.
07:57:33 WE'LL BE THERE.

07:57:34 I'LL PUT ON MY TIE AND WE'LL GO TO COURT TOGETHER.
07:57:37 THEY WANT THE PLANNING, ZONING, AND DESIGN BOARD MEETING TO
07:57:39 GO QUIETLY WITH NO PUBLICITY AND NO OPPOSITION.
07:57:44 BECAUSE THEY REPRESENT A MILLION-DOLLAR CORPORATION, THEY
07:57:47 BELIEVE THAT THEY SHOULD CONTROL THIS MEETING AND ITS
07:57:51 OUTCOME.

07:57:51 THEY ARE THE THOUSAND-POUND GORILLA AND THEY WANT A SEAT IN
07:57:55 THE MIDDLE OF THIS ROOM.
07:57:57 THANKFULLY, WE'RE AT THIS MEETING EXERCISING OUR RIGHTS AND
07:57:59 HAVE EQUAL JUSTICE UNDER THE LAW TO CHALLENGE THIS
07:58:03 MULTIBILLION DOLLAR CORPORATION AND HIGH-POWERED LAW FIRM.
07:58:08 YOU HEARD WHEN QUESTIONED BEFORE, WHY IS A McDONALD'S --
07:58:12 WHY ISN'T McDONALD'S AT THE NORTH END AND AT THE SOUTH
07:58:15 END?
07:58:16 BECAUSE THAT'S WHERE THE GORILLA WANTS IT.
07:58:18 THEY WANT IT AT THE NORTH END.
07:58:19 THEY WON'T CONSIDER MOVING IT.
07:58:21 WELL, THEY HAVE TO COME BEFORE YOU WHERE EVERYTHING IS
07:58:25 EQUAL.
07:58:26 THE DESIGN AND REVIEW BOARD.
07:58:28 FORGET ZONING.
07:58:29 WE WENT THROUGH THAT AND WE'RE NOT AT THE ZONING ISSUE BUT
07:58:32 WE'RE AT DESIGN AND PLANNING.
07:58:35 AND WHAT ARE THINGS THIS BOARD CAN DO?
07:58:38 HOW CAN THE BOARD CURTAIL HOURS?
07:58:40 NIGHTTIME DELIVERIES.
07:58:41 WE'RE TALKING ABOUT DURING THE DAYTIME WHEN CARS COME.
07:58:45 HOW ABOUT 3:00 IN THE MORNING WHEN DELIVERY TRUCKS COME WITH
07:58:47 THE REVERSE BEEPERS AND AIR BRAKES AND FROM DESTROYING THE
07:58:51 PEACE AND TRANQUILITY OF OUR NEIGHBORHOOD.
07:58:53 RAPALLO WAS DEVELOPED AT GREAT EXPENSE BY A VERY CAREFUL

07:58:58 DEVELOPER WHO WANTED A MEDITERRANEAN LOOK.
07:59:02 HE SENT ARCHITECTS TO RAPALLO, ITALY, SEVERAL TIMES TO GET
07:59:06 THE FEEL AND STYLE OF THE ITALIAN CITY.
07:59:09 NOWHERE WERE THERE ANY GOLDEN ARCHES THERE.
07:59:13 [LAUGHTER]
07:59:16 [APPLAUSE]
07:59:16 WE TAKE GREAT PRIDE IN OUR COMMUNITY.
07:59:21 WE JUST SPENT $250,000 ON THE FRONT ENTRANCE WITH AN
07:59:25 EXQUISITE WATER FEATURE TO ENHANCE OUR COMMUNITY.
07:59:29 COME LOOK AT IT.
07:59:30 I KNOW THAT ZONING IS NOT AN ISSUE, AND WE'VE GONE THROUGH
07:59:33 THAT.
07:59:33 I'M ASKING YOU TO USE YOUR POWERS AS A PLANNING AND DESIGN
07:59:37 COMMISSION TO REVERSE THE PLAN DESIGN.
07:59:40 PUT THAT MAP ON A MIRROR.

07:59:43 THROW THE McDONALD'S AT THE OTHER END.
07:59:46 PUT THE ALEHOUSE AT THE OTHER END, WE WOULD ALL BE HAPPY.
07:59:50 WE HAVE NO ISSUE WITH THAT.
07:59:51 WE'RE WORRIED ABOUT ALL THE THINGS THEY HAVE MENTIONED.
07:59:53 I'M NOT GOING TO GO THROUGH THEM, BUT WHAT CAN YOU DO AS THE
07:59:57 ZONING, PLANNING, AND DESIGN COMMISSION TO RECOMMEND THIS
07:59:59 CHANGE IN DESIGN AND PLANNING TO HELP THE RAPALLO COMMUNITY
08:00:03 AND NOT AFFECT THE BUILDING OF THE McDONALD'S PROJECT?
08:00:06 I THINK WE'VE EXPRESSED SOME IDEAS THAT WE CAN ALL BE HAPPY
08:00:10 IF IT'S JUST REVERSED.

08:00:12 THANK YOU VERY MUCH.
08:00:12 [APPLAUSE]
08:00:19 >>Tammy Duran: JOHN GAFTY.
08:00:23 ARE YOU COMING OR NO?
08:00:31 RICHARD.
08:00:32 AND THEN DAVID IS LAST.
08:00:37 >>Mary Gibbs: HOW MANY CARDS DO WE HAVE LEFT?
08:00:40 TWO?
08:00:40 >> MY NAME IS RICK BURROCK.
08:00:44 WE'VE BEEN RESIDENTS OF RAPALLO SINCE 2010.
08:00:47 I REALLY THANK THE COUNCIL, THE REPRESENTATIVES HERE FOR
08:00:54 HEARING US OUT.
08:00:55 I APPRECIATE ALL THE COMMENTS.
08:00:58 I HAVE TO SAY THAT IT'S BEEN A VERY, VERY STORMY
08:01:03 RELATIONSHIP ON THIS EPISODE WITH KONOVER SOUTH.
08:01:08 I'M REALLY SORRY THAT THAT OCCURRED THAT WAY, JEFF, BECAUSE
08:01:15 IT DIDN'T HAVE TO BE.
08:01:16 I WANT TO GIVE YOU A LITTLE BIT OF HISTORY BECAUSE I WAS
08:01:22 AROUND FOR THE LAST GO-AROUND WITH THE LUCKY'S GROCERY STORE
08:01:25 PROJECT.
08:01:25 THE PRESIDENT OF THE COMMUNITY AT THAT TIME WAS TONY ROSSI.
08:01:30 I'VE BEEN THE TREASURER OF THE COMMUNITY FOR A NUMBER OF
08:01:32 YEARS NOW.
08:01:34 WHEN WE WERE APPROACHED FOR INPUT FROM THE COMMUNITY DURING
08:01:39 THE LUCKY'S GROCERY STORE PROJECT, WE MET AND I BELIEVE,

08:01:43 JEFF, YOU HEADED THAT ONE UP AS WELL.
08:01:46 I THINK YOU WOULD AGREE THAT WAS A REMARKABLY DIFFERENT
08:01:50 ATMOSPHERE.
08:01:51 IT WENT REALLY WELL.
08:01:54 WE LOOKED AT IT.
08:01:55 WE ASKED A NUMBER OF QUESTIONS.
08:01:56 WE TRADED SOME IDEAS.
08:01:59 WE LOVE THE ALEHOUSE IDEA.
08:02:01 THE ALEHOUSE WAS GREAT.
08:02:03 AND THAT PROJECT WE SAID WE WOULD SUPPORT AND GIVE
08:02:08 RECOMMENDATION TO THE COMMUNITY.

08:02:10 THIS TIME AROUND, LET'S SAY THINGS WENT QUITE DIFFERENTLY.
08:02:15 BACK IN OCTOBER, I BELIEVE IT WAS, OF 2001, THERE WAS A ZOOM
08:02:20 MEETING WHERE NED DEWHIRST CAME OVER WITH JEFF WILLIAMS TO
08:02:24 THE COMMUNITY.
08:02:24 I WAS UP NORTH BUT PARTICIPATED IN THAT AS ONE OF THE BOARD
08:02:28 MEMBERS.
08:02:32 SAID RIGHT AWAY FROM THE GET-GO, SEEING IT BEING A FAST FOOD
08:02:36 RESTAURANT, I DON'T THINK WE KNEW IT WAS McDONALD'S THEN,
08:02:38 AND IT DIDN'T MATTER, JEFF JUST FLIP IT.
08:02:44 JUST FLIP THE PROJECT, EXACTLY WHAT EVERYBODY WAS SAYING.
08:02:47 THIS IS BACK TO 2001.
08:02:49 AND WHAT WE GOT BACK -- '21.
08:02:52 I'M SORRY.
08:02:53 '21.

08:02:53 WHAT WE GOT BACK IN RESPONSE TO THAT WAS, NO.
08:02:59 WHY?
08:03:00 WHY?
08:03:01 DOESN'T WORK.
08:03:03 THAT'S ALL WE GOT.
08:03:05 AFTER THAT, WE HAD NUMEROUS MEETINGS, AS JEFF INDICATED.
08:03:12 GARY CHARRED AND I, GARY IS PRESIDENT OF THE COMMUNITY AND I
08:03:16 AS TREASURER, WE HAD SEVERAL MEETINGS WITH JEFF WILLIAMS AND
08:03:20 NED DEWHIRST.
08:03:22 WE WROTE MULTIPLE LETTERS TO JEFF AND TO NED SPELLING OUT
08:03:25 THE SAME ISSUES OF JUST MOVE THE FAST FOOD RESTAURANT TO THE
08:03:31 OTHER END AND WE'LL BE ABLE TO GET, WE THINK, COMMUNITY
08:03:35 SUPPORT FOR THIS.
08:03:36 AND THE ANSWER WAS ALWAYS, NO.
08:03:40 WHAT JEFF INDICATED AT THAT TIME IN ONE OF THE MEETINGS WAS
08:03:45 THE ONLY WAY THE McDONALD'S RESTAURANT IS MOVING IS IF
08:03:51 McDONALD'S WANTS IT MOVED.
08:03:53 OKAY, GIVEN THAT INDICATION, I CONTACTED, BY PICKING UP THE
08:03:59 TELEPHONE AND CALLING SOME NUMBERS OFF THE INTERNET.
08:04:02 I ENDED UP WITH THE NATIONAL REAL ESTATE DIRECTOR FROM
08:04:05 McDONALD'S, MEREDITH WILSON.
08:04:06 I TALKED TO MEREDITH AT SOME LENGTH, VERY CORDIAL
08:04:13 CONVERSATIONS.
08:04:14 I SENT HER AN E-MAIL LETTER, WHICH BASICALLY LAID OUT THE
08:04:19 REASONS WHY McDONALD'S SHOULD CONSIDER MOVING TO THE SOUTH

08:04:24 END OF THE DEVELOPMENT, INCLUDING MANY OF THE THINGS THAT
08:04:26 WERE MENTIONED TONIGHT.
08:04:28 IN RESPONSE TO THAT, SHE SAID, I WILL CONTACT THE DEVELOPER.
08:04:33 I THINK THESE ARE GOOD POINTS, AND WE'LL HAVE A TALK ABOUT
08:04:35 IT.
08:04:36 THE NEXT THING WE RECEIVED WAS THE MENTIONED THREATENED
08:04:40 LAWSUIT TWICE FROM THE SHUTTS LAW FIRM, COURTESY OF KONOVER

08:04:48 SOUTH.
08:04:49 BECAUSE THEY WANTED TO STIFLE THE COMMUNITY.
08:04:54 THERE ISN'T MUCH TO BELABOR HERE.
08:04:57 MY WHOLE PLEA IS THAT YOU'LL CONSIDER THAT THIS IS WHAT
08:05:01 MAKES SENSE IS TO MOVE IT TO THE OTHER END.
08:05:05 I SPOKE JUST TONIGHT WITH THE McDONALD'S REPRESENTATIVES
08:05:10 AND MILLER'S ALEHOUSE REPRESENTATIVES, AND WE TALKED ABOUT
08:05:13 THIS AT THE BREAK, AND I UNDERSTAND THERE ARE REASONS WHY
08:05:21 THEY WOULD DESIRE IT TO BE DIFFERENT.
08:05:23 BUT BACK WHEN THE LUCKY'S GROCERY STORE PROJECT WAS APPROVED
08:05:27 FROM OUR STANDPOINT AND THEN IT OBVIOUSLY FELL APART LATER,
08:05:31 MILLER'S ALEHOUSE WAS ON THE NORTH END.
08:05:35 AND APPARENTLY IT WAS ACCEPTABLE.
08:05:38 NOW, THERE'S A LOT OF SMART ENGINEERS HERE, I CAN TELL, AND
08:05:41 LOTS OF SMART PEOPLE.
08:05:44 AND IF THEY JUST TAKE THE SHEET OF PAPER AND REDRAW IT, I
08:05:48 CAN'T UNDERSTAND WHY IT CAN'T HAPPEN.
08:05:51 JUST BECAUSE IT'S LEGALLY ACCEPTABLE --

08:05:55 >>Tammy Duran: I'M SORRY, YOUR TIME IS UP.
08:05:57 >> -- IT DOESN'T HAVE TO BE THE WAY IT'S BEEN LAID OUT.
08:06:00 I ASK THE COUNCIL TO PLEASE BACK US UP ON THIS.
08:06:04 THANK YOU.
08:06:08 [APPLAUSE]
08:06:08 >>Tammy Duran: DAVID.
08:06:20 >> HI.
08:06:21 MY NAME IS DAVID YELLIN.
08:06:23 I AM A FELLOW RESIDENT OF RAPALLO.
08:06:25 I THINK YOU'VE ALL HEARD AND HOPEFULLY WILL DIGEST OUR
08:06:29 CONCERNS ABOUT THE McDONALD'S PROJECT.
08:06:31 NOT GOING TO BELABOR THEM.
08:06:33 TRAFFIC AND SAFETY, WATER RETENTION AND FLOODING,
08:06:36 GOVERNANCE.
08:06:37 THE ONLY THING THAT REALLY WASN'T MENTIONED IS THE HIGH
08:06:39 VOLUME WE GOT FROM THE DEPARTMENT OF TRANSPORTATION, FLORIDA
08:06:44 DOT, THAT BETWEEN CORKSCREW ROAD AND COCONUT ROAD ON A DAILY
08:06:50 BASIS, IN THE NEIGHBORHOOD OF 50,000 CARS ARE TRAVELING IN
08:06:55 EITHER DIRECTION ON A DAILY BASIS, AND A GOOD 10% OF THAT
08:07:02 POPULACE WILL PROBABLY BE COMING INTO McDONALD'S.
08:07:05 LET'S BE CLEAR.
08:07:08 WE WANT A McDONALD'S.
08:07:09 WE DO.
08:07:10 BECAUSE IT'S GOING TO BE A REVENUE GENERATOR FOR THE STATE,
08:07:14 THE COUNTY, AND THE VILLAGE.

08:07:17 HOWEVER, WE JUST DON'T WANT IT IN THIS LOCATION.
08:07:21 IT'S INCONGRUOUS TO ME THAT WE HAVE FUTURE DEVELOPMENT PLANS
08:07:26 FOR MILES OF BIKE PATHS AND A PARK, BUT YOU WANT TO PUT A

08:07:30 McDONALD'S IN A RESIDENTIAL AREA?
08:07:32 IF WE'RE NOT SUCCESSFUL IN OUR QUEST, WE DO WANT TO BE A
08:07:38 GOOD -- WE WANT TO BE A GOOD PARTNER, BUT RECOMMEND A FEW
08:07:43 CHANGES.
08:07:43 AS ALREADY BEEN STATED, WE'D LIKE TO MOVE THE PLANNED SITE
08:07:47 FOR McDONALD'S TO THE CORNER OF 41 AND SWEETWATER.
08:07:52 SECONDLY, IN CONCERT WITH THAT, THE THREE PLANNED EGRESSES,
08:07:57 TWO OF WHICH ARE ON VILLAGIO AND THE OTHER IS ON SWEETWATER,
08:08:01 WE'D LIKE TO REDUCE THAT TO TWO AND PUT THEM ON SWEETWATER
08:08:06 SO THERE'S EASY IN AND OUT FOR THE CUSTOMERS SO THAT THEY
08:08:10 DON'T IMPACT THE TRAFFIC AND SAFETY ISSUES THAT HAVE ALREADY
08:08:15 BEEN TALKED ABOUT ON VILLAGIO.
08:08:17 THIRDLY, WE WOULD LIKE TO SEE NO OUTSIDE SEATING IN
08:08:23 McDONALD'S.
08:08:24 THIS WOULD ELIMINATE A LOT OF NOISE AND GARBAGE THAT'S LEFT
08:08:27 OUTSIDE.
08:08:28 AS TEDIOUS AS McDONALD'S CAN BE ABOUT KEEPING THE OUTSIDE
08:08:31 AREA CLEAN, WE'RE DEALING WITH HUMAN NATURE AND PEOPLE ARE
08:08:36 GOING TO LEAVE THINGS AROUND.
08:08:38 I'VE PERSONALLY BEEN TO THE McDONALD'S ON 41 NEAR BONITA
08:08:43 BEACH ROAD, A FEW TIMES.
08:08:44 I PURPOSEFULLY HAVE GONE AROUND LUNCHTIME.

08:08:47 SO IT'S BUSY.
08:08:48 THAT IS A VERY QUIET, SMOOTH, EFFICIENT OPERATION WITH NO
08:08:54 OUTSIDE SEATING NOR ANY RESIDUAL SMELLS OR ODORS.
08:08:58 LASTLY, THE FOURTH POINT IS THE HOURS OF OPERATION.
08:09:04 McDONALD'S WANTS TO BE OPEN ON FRIDAY AND SATURDAY TO
08:09:07 1 A.M.
08:09:11 OTHER FAST FOOD RESTAURANTS SUCH AS WENDY'S, CULVER'S, TACO
08:09:15 BELL AND CHICK-FIL-A ALL CLOSE ON WEEKENDS AT 12 A.M., AND
08:09:20 WE WOULD LIKE TO SEE THE SAME HERE.
08:09:22 IN CLOSING, I WOULD LIKE TO ASK THE SAME RHETORICAL QUESTION
08:09:28 THAT I DID LAST AUGUST.
08:09:30 HOW WOULD YOU LIKE TO HAVE A McDONALD'S EITHER IN YOUR
08:09:33 FRONT OR YOUR BACKYARD?
08:09:36 COME ON, GUYS, LET'S DO THE RIGHT THING FOR THE COMMUNITY.
08:09:40 THANK YOU.
08:09:41 AND ONE LAST THING, I HAVE 798 SIGNED PETITIONS.
08:09:44 MARY, CAN I GIVE THEM TO YOU?
08:09:50 [APPLAUSE]
08:09:58 >>Tammy Duran: THAT'S THE LAST COMMENT.
08:10:02 >>Barry Jones: SCOTTY, THAT WAS THE LAST PUBLIC COMMENT.
08:10:07 >>Scotty Wood: OKAY.
08:10:07 WE WILL BRING IT BACK TO THE BOARD NOW.
08:10:10 >>Neale Montgomery: NO.
08:10:11 WE HAVE THE RIGHT FOR REBUTTAL.
08:10:12 >>Mary Gibbs: SCOTTY, THE APPLICANT WOULD LIKE TO HAVE

08:10:15 REBUTTAL.
08:10:15 >>Scotty Wood: GO AHEAD THEN.
08:10:17 ONE POINT, BEFORE YOU CONTINUE YOUR REBUTTAL, IT IS TEN
08:10:31 MINUTES AFTER 8:00.
08:10:34 OUR RULES OF PROCEDURE REQUIRE THAT THIS BOARD EITHER
08:10:38 ADJOURN AT 9:00 OR WE VOTE TO CONTINUE.
08:10:42 SO PLEASE KEEP YOUR REBUTTAL CONCISE, PLEASE.
08:10:45 THANK YOU.
08:10:45 >> JACOB: THANK YOU.
08:10:48 ABSOLUTELY.
08:10:48 I'LL BE VERY BRIEF OR AS QUICK AS I CAN.
08:10:51 I WANTED TO ADDRESS SOME OF THE COMMENTS THAT WERE JUST
08:10:54 EXPRESSED DURING THE PUBLIC COMMENT SECTION AND MAYBE TOUCH
08:10:56 ON SOME OF THE OPEN ITEMS THAT WERE LEFT FROM WHEN WE LAST
08:10:59 SPOKE.
08:11:01 REGARDING THE WATER, THE STORMWATER, OUR ENVIRONMENTAL
08:11:05 RESOURCE PERMIT IS PRESENTLY PENDING.
08:11:08 THAT IS PERMITTED THROUGH A SEPARATE WATER MANAGEMENT
08:11:11 DISTRICT.
08:11:11 THAT PERMIT TAKES INTO ACCOUNT THE EXISTING DOWNSTREAM
08:11:16 SYSTEM, THE CHANGES THAT HAVE BEEN MADE TO THAT SYSTEM OVER
08:11:18 THE YEARS AND ALL OF THE REQUISITE CALCULATIONS REGARDING
08:11:21 OUR IMPERVIOUS SURFACE AREAS.
08:11:23 ALL OF THOSE PRELIMINARY CALCULATIONS AND NUMBERS ARE SET
08:11:26 FORTH IN OUR FILE AND IN OUR PLANS, AND OUR CIVIL ENGINEER

08:11:31 IS HERE AND PRESENT AND READY TO ANSWER ANY QUESTIONS SHOULD
08:11:34 THIS BOARD HAVE ANY REGARDING OUR STORMWATER MANAGEMENT.
08:11:37 TRAFFIC, THE TRAFFIC STUDY IS IN THE RECORD, SO THERE WERE
08:11:43 SEVERAL COMMENTS MADE.
08:11:44 WE WANTED TO CLARIFY THAT IT IS IN THE RECORD.
08:11:46 OUR TRAFFIC ENGINEER IS HERE AND PRESENT AND AVAILABLE TO
08:11:49 SPEAK AGAIN TO VERIFY THAT TRAFFIC IS NOT EXPECTED TO AFFECT
08:11:54 THE RAPALLO ENTRANCE.
08:11:56 IT IS NOT EXPECTED TO BACK UP TO THE MAIN GATE AND THE
08:11:59 STUDIES THAT ARE IN THE RECORD VERIFY THAT.
08:12:01 THIS IS THE SAME TRAFFIC ENGINEER WHO ALTHOUGH THE VILLAGE
08:12:04 REQUIRED US TO HIRE ONE IS THE ENGINEER THAT IS MOST
08:12:08 FAMILIAR WITH THE AREA, WITH COCONUT POINT AND WITH THE
08:12:11 VILLAGE OF ESTERO.
08:12:12 THERE WERE SOME COMMENTS MADE ABOUT GROCERY STORES EARLIER.
08:12:17 I JUST ANECDOTALLY WANTED TO MENTION FROM A TRAFFIC
08:12:21 STANDPOINT, THE PRIOR PLAN, THE GROCERY STORE, GROCERY
08:12:28 DERIVE AND CREATE THE MOST TRIPS MORE THAN ANY OF THE USES
08:12:31 WE'RE TALKING ABOUT TODAY.
08:12:32 THEY ALSO HAVE DELIVERIES AT ALL HOURS OF THE NIGHT.
08:12:34 THEY ALSO HAVE DELIVERIES FROM MULTIPLE VENDORS.

08:12:36 YOU MIGHT SEE IN YOUR GROCERY STORE THE PUBLIX TRUCK, THE
08:12:40 COCA-COLA TRUCK, THE FRITO-LAY TRUCK ALL THERE AT THE SAME
08:12:43 TIME.
08:12:43 OUR USERS DON'T DO THAT.

08:12:44 THEY DON'T DO THAT.
08:12:46 REGARDING LIGHT AND NOISE POLLUTION, THE RECORD THAT HAS
08:12:48 BEEN SUBMITTED TO THIS BOARD, IF IT IS REVIEWED, WILL
08:12:53 ESTABLISH AND DOES ESTABLISH THAT THERE IS NO LIGHT
08:12:55 POLLUTION FROM OUR PROPERTY WHATSOEVER.
08:12:56 WHATSOEVER.
08:12:57 NO LIGHT SPILLS OFF OF OUR PROPERTY.
08:13:00 THERE IS NO IMPACT ON NOISE, AS WE'VE ALREADY ESTABLISHED.
08:13:03 THE NOISE REPORTS AND STUDIES HAVE BEEN SUBMITTED IN THE
08:13:05 RECORD INDICATING AS WE'VE PREVIOUSLY SAID THAT YOU WILL NOT
08:13:08 BE ABLE TO HEAR THE SPEAKERS FROM THE ORDERING SYSTEMS
08:13:11 WITHIN MORE THAN FIVE FEET AWAY FROM THEM AND THEY ARE ALL,
08:13:14 AS WE'VE PREVIOUSLY SHOWN, BETWEEN THE BUILDINGS AND THE
08:13:16 ROAD.
08:13:17 OUR SITE MEETS ALL -- ALL OF THE DESIGN ELEMENTS AND
08:13:21 TECHNICAL STANDARDS THAT ARE APPLICABLE TO US BY YOUR LAND
08:13:24 DEVELOPMENT CODE.
08:13:25 I JUST WANT TO REFER TO A FEW SECTIONS OF THAT LAND
08:13:27 DEVELOPMENT CODE THAT YOU'RE ALL VERY INTIMATELY FAMILIAR
08:13:31 WITH ALREADY.
08:13:32 SECTION 1302 SPECIFIES THAT THE RIGHTS OF LANDOWNERS SUCH AS
08:13:36 OURSELVES ARE TO BE RESPECTED.
08:13:37 SECTION 1302 GOES ON TO STATE OR ESSENTIALLY INFER THAT OUR
08:13:41 RIGHT TO DEVELOP OUR PROPERTY AND TO DEVELOP IT IN
08:13:45 ACCORDANCE WITH THE SITE PLAN THAT WE'VE PRESENTED THAT

08:13:47 MEETS EVERY ASPECT OF YOUR LAND DEVELOPMENT CODE IS
08:13:50 INHERENT.
08:13:51 WE HAVE THE RIGHT TO DEVELOP THE SITE PLAN AS PRESENTED.
08:13:54 SECTION 1305 OF YOUR LAND DEVELOPMENT CODE INDICATES THAT
08:13:57 THE CODE IN ITS APPLICATION SHOULD SUPPORT AND ENCOURAGE
08:14:00 MIXED USE DEVELOPMENT IN THE APPLICATION OF YOUR DEVELOPMENT
08:14:02 CODE.
08:14:02 THAT IS A FOUNDATIONAL PREMISE OF YOUR CODE TO SUPPORT AND
08:14:05 ENCOURAGE MIXED USE DEVELOPMENTS.
08:14:07 WELL, TO THAT END, A MIXED USE DEVELOPMENT MEANS A MIXTURE
08:14:11 OF USES AND THEY ARE ALL NECESSARILY PROXIMATE TO ONE
08:14:14 ANOTHER.
08:14:14 THE LAND DEVELOPMENT -- I APOLOGIZE.
08:14:19 I'LL JUST SKIP -- THE LAND DEVELOPMENT CODE REQUIRES IN
08:14:22 SECTION 1306 THAT HIGH-QUALITY DEVELOPMENTS ALONG U.S. 41 BE
08:14:27 APPROVED.
08:14:28 I THINK IT'S CLEAR FROM THIS EVENING'S MEETING AND FROM ALL

08:14:31 OF THE POSITIVE FEEDBACK THAT WE'VE RECEIVED THAT THIS IS A
08:14:33 HIGH-QUALITY DEVELOPMENT ON U.S. 41.
08:14:35 IT IS A MIXED USE DEVELOPMENT ON U.S. 41.
08:14:38 AND THAT IS EXACTLY WHAT SECTION 1305 VERBATIM OF YOUR LAND
08:14:42 DEVELOPMENT CODE REQUIRES THIS BOARD TO REVIEW AND APPROVE.
08:14:45 SECTION 1.91 OF YOUR COMPREHENSIVE PLAN DEFINES COCONUT
08:14:49 POINT REPEATEDLY AS A MIXED USE DEVELOPMENT.
08:14:52 THE COCONUT POINT DRI.

08:14:54 IT IS DEFINED AS A MIXED USE DEVELOPMENT.
08:14:57 AND SECTION 380.115 OF FLORIDA STATUTES ALLOWS DEVELOPMENTS
08:15:03 SUCH AS THIS ONE THAT ARE GOVERNED BY A DRI D.O. TO BE
08:15:07 DEVELOPED IN ACCORDANCE WITH THAT DRI D.O. AND ALLOWS
08:15:10 LANDOWNERS AND CONTRACT PURCHASERS SUCH AS OURSELVES TO RELY
08:15:13 UPON THAT DRI D.O. AND ALL OF THE EXISTING APPROVALS THAT
08:15:16 ARE IN PLACE.
08:15:17 AND WE ARE ENTITLED TO DEVELOP IT PURSUANT TO SAME.
08:15:20 THANK YOU VERY MUCH FOR YOUR TIME THIS EVENING.
08:15:22 WE ARE HERE TO ANSWER ANY OTHER QUESTIONS THAT COULD COME
08:15:25 UP.
08:15:25 >>Michael Sheeley: QUESTION, SIR.
08:15:26 CAN YOU SPEAK TO THE CEASE AND DESIST LETTER THAT SOME OF
08:15:29 THE RESIDENTS RECEIVED?
08:15:30 >> JACOB: I HAVEN'T SEEN IT -- I THINK IT PROBABLY SPEAKS
08:15:35 FOR ITSELF.
08:15:36 IT WAS SENT BY SHUTTS.
08:15:37 THEY ARE NOT HERE THIS EVENING TO REACT TO IT.
08:15:39 >>Michael Sheeley: WHO IS SHUTTS?
08:15:40 >> JACOB: THEY ARE A LAW FIRM THAT SENT THE LETTER.
08:15:42 >>Michael Sheeley: WHO ARE THEY REPRESENTING?
08:15:44 >> JACOB: I THINK IT WAS INDICATED PREVIOUSLY IN THE RECORD
08:15:46 THAT THEY DO REPRESENT KONOVER SOUTH AND THE APPLICANT.
08:15:52 >>Michael Sheeley: IS THAT YOU?
08:15:53 IS THAT YOUR COMPANY?

08:15:54 >> JACOB: KONOVER SOUTH IS THE APPLICANT.
08:15:58 SHUTTS & BOWEN IS A LAW FIRM THAT REPRESENTS THE APPLICANT.
08:16:02 >>Michael Sheeley: SO THE APPLICANT SENT CEASE AND DESIST
08:16:06 LETTERS TO RESIDENTS FOR WHAT PURPOSE?
08:16:09 DO YOU KNOW?
08:16:09 >> JACOB: I DON'T.
08:16:10 I DON'T KNOW.
08:16:10 I THINK THE LETTER SPEAKS FOR ITSELF.
08:16:12 SO WHATEVER IT WAS ASKING FOR PEOPLE TO CEASE AND DESIST
08:16:16 FROM IS PROBABLY WHAT IT WAS IN REFERENCE TO.
08:16:18 I DON'T MEAN TO BE SHORT.
08:16:19 IT'S NOT IN FRONT OF ME.
08:16:20 I HAVEN'T REVIEWED IT.

08:16:21 I THINK IT WAS MENTIONED IT WAS SENT A LONG TIME AGO.
08:16:24 IT WAS ADDRESSED TO I'M NOT EVEN SURE WHO.
08:16:27 IT'S NOT EVEN IN MY FILE.
08:16:28 SO I APOLOGIZE THAT I CAN'T REACT TO IT FURTHER.
08:16:33 >>Jeff Williams: JUST TO MAKE SOME CLARIFICATION, AND I
08:16:36 WON'T MAKE ANY COMMENTS ON THE GENTLEMAN THAT BROUGHT THIS
08:16:38 UP EARLIER, THAT LETTER WAS SENT IN RESPONSE TO AFTER ALL OF
08:16:43 OUR MEETINGS WITH THE HOA, SOMEBODY MENTIONED HOW THE LAST
08:16:50 MEETING WENT AWRY.
08:16:51 AFTER THAT MEETING, A MEMBER OF THE HOMEOWNERS ASSOCIATION
08:16:54 AND I BELIEVE THE BOARD REACHED OUT DIRECTLY TO ONE OF OUR
08:16:58 TENANTS WHO WE HAD A LEASE WITH AND IN NO SHORT TERMS TOLD

08:17:01 THEM YOU ARE NOT WANTED HERE, WE DON'T WANT YOU TO BE HERE.
08:17:04 THIS PLAN DOESN'T WORK FOR US.
08:17:07 THAT IS EXACTLY THE LETTER THAT WAS SENT.
08:17:12 WE HAVE CONCERN ABOUT THIS DEVELOPMENT.
08:17:16 >>Mary Gibbs: EXCUSE ME.
08:17:18 >>Scotty Wood: ORDER PLEASE!
08:17:19 ORDER!
08:17:21 >>Mary Gibbs: EVERYBODY HAS TO STOP TALKING RIGHT THIS
08:17:23 SECOND.
08:17:24 I'VE GOT MY MOM VOICE ON.
08:17:26 I'M NOT EVEN A MOM.
08:17:31 >>Michael Sheeley: HE IS UNDER OATH, SIR.
08:17:34 >>Mary Gibbs: JUST A MINUTE.
08:17:35 EVERYBODY FROM THE AUDIENCE --
08:17:36 >>Jeff Williams: I'M ANSWERING THE QUESTION.
08:17:38 >>Mary Gibbs: PEOPLE IN THE AUDIENCE, PLEASE STOP TALKING
08:17:40 WHILE THE APPLICANT IS SPEAKING.
08:17:41 >>Jeff Williams: THE LETTER WAS SENT REQUESTING IN LEGAL
08:17:45 TERMS THAT THE PARTIES WHO SENT THE LETTER STOP INTERFERING
08:17:48 WITH OUR PRIVATE BUSINESS ON THIS DEVELOPMENT.
08:17:50 IT WAS FOR SPECIFICALLY THEM REACHING OUT TO A TENANT WHO WE
08:17:56 HAVE A BUSINESS, LEGAL BUSINESS AGREEMENT WITH.
08:17:59 THAT'S WHAT IT WAS FOR.
08:18:00 >>Michael Sheeley: IT WASN'T TO TRY TO DISSUADE PEOPLE FROM
08:18:04 COMING AND SPEAKING.

08:18:05 >>Jeff Williams: I'VE BEEN MEETING WITH THEM FOR FIVE YEARS.
08:18:07 I'VE BEEN COMING TO MEETINGS WITH MARY AND JIM, MORE THAN
08:18:10 THEY WANT TO SEE ME.
08:18:11 I'VE REACHED OUT TO THEM --
08:18:14 >>Kristin Jeannin: CAN YOU ANSWER THE QUESTION DIRECTLY?
08:18:17 >>Jeff Williams: NO, IT WAS NOT TO PREVENT ANYBODY FROM
08:18:19 SPEAKING OUT, ATTENDING, ANYTHING LIKE THAT.
08:18:22 [SHOUTING FROM THE AUDIENCE]
08:18:24 >>Mary Gibbs: EVERYBODY, STOP YELLING FROM THE AUDIENCE.

08:18:27 NOT ALLOWED.
08:18:28 MAY I ASK A QUESTION BEFORE JACOB SITS DOWN?
08:18:35 BECAUSE I THINK THERE IS A CONFUSION ABOUT WHO IS
08:18:37 REPRESENTING WHO.
08:18:38 YOU REPRESENT WHO?
08:18:40 >> JACOB: I AM PART OF THE APPLICANT DEVELOPER TEAM.
08:18:44 I'M NOT HERE IN LEGAL CAPACITY REPRESENTING THE APPLICANT.
08:18:47 WE ARE THE DEVELOPER APPLICANT.
08:18:50 >>Mary Gibbs: SO WE HAVE KONOVER.
08:18:53 >>Jeff Williams: JACOB IS PART OF KONOVER SOUTH.
08:18:55 SHUTTS LAW FIRM WAS AN INDEPENDENT THIRD-PARTY LAW FIRM.
08:19:00 >>Mary Gibbs: OKAY, THAT'S WHAT I WAS TRYING TO
08:19:00 UNDERSTAND.
08:19:00 >> JACOB: WE'RE CERTAINLY HAPPY, AND AS JEFF INDICATED,
08:19:02 HAVE SPOKEN WITH THE RESIDENTS AND ARE HAPPY TO CONTINUE AND
08:19:04 HAVE HEARD AND ARE CONTINUING TO REACT TO COMMENTS AND

08:19:08 FEEDBACK.
08:19:08 BUT DIRECT CONTACT WITH, LIKE AS JEFF SAID, A BUSINESS
08:19:12 RELATIONSHIP AND CONTRACTUAL RELATIONSHIP RISES TO A
08:19:14 DIFFERENT LEVEL.
08:19:17 >>Jim Wallace: DID THE LAW FIRM ISSUE THE LETTER -- WHO
08:19:23 AUTHORIZED --
08:19:26 >>Jeff Williams: WE NOTIFIED A LAW FIRM THAT THIS WAS --
08:19:29 ACTUALLY, McDONALD'S CORPORATION CONTACTED US AND SAID
08:19:32 THEY WERE SENT THIS LETTER.
08:19:33 THEY HAD VERY BIG CONCERNS.
08:19:35 WHY ARE THESE THINGS HAPPENING?
08:19:37 SO ON AND SO FORTH.
08:19:38 YOU NEED TO DO YOUR JOB.
08:19:39 WE THOUGHT WE HAD A BINDING AGREEMENT.
08:19:41 SO ON AND SO FORTH.
08:19:42 WE PRESENTED THAT LETTER TO OUTSIDE COUNSEL.
08:19:44 THEY MADE A RECOMMENDATION AND THEY SENT A LETTER.
08:19:47 THAT'S EXACTLY WHAT HAPPENED.
08:19:48 I WILL DO MY PORTION OF THE REBUTTAL NOW.
08:19:52 I APOLOGIZE IF THERE'S ANY REDUNDANCY FROM WHAT JACOB SAID.
08:19:56 I WILL BE VERY BRIEF BECAUSE I THINK WE ALL KNOW WHERE
08:19:59 EVERYBODY STANDS.
08:20:00 WHAT I WOULD LIKE TO ITERATE IS ALL LANDOWNERS HAVE RIGHTS.
08:20:05 THE RIGHTS RUN WITH THE LAND.
08:20:07 MARY SAID THAT EARLIER, RIGHT?

08:20:09 ALL OF THE LAND WITHIN THE COCONUT POINT DRI HAS
08:20:13 ENTITLEMENTS ON IT.
08:20:15 AS A PURCHASER AND/OR OWNER OF THAT LAND, THOSE BECOME
08:20:19 YOURS.
08:20:19 CORRECT?

08:20:20 CORRECT.
08:20:22 COCONUT POINT IS AND ALWAYS HAS BEEN A MIXED USE
08:20:26 DEVELOPMENT.
08:20:26 EVERY SINGLE PERSON THAT LIVES IN RAPALLO OR ANYWHERE ELSE
08:20:30 IN THE SURROUNDING AREA AT THE TIME THEY PURCHASE THEIR
08:20:33 HOUSE, THEIR DOCUMENTS FROM TITLE SHOWS ALL OF THESE
08:20:38 APPROVABLE USES.
08:20:39 MANY PEOPLE HERE TONIGHT AND PREVIOUSLY HAVE SAID IT WOULD
08:20:41 BE IDEAL IF WE DIDN'T HAVE ANYTHING THERE, BUT WE KNOW WE'D
08:20:44 LIKE SOMETHING THERE.
08:20:45 THEY TALKED ABOUT THE POSSIBILITY OF A PERFORMING ARTS
08:20:47 CENTER BEING THERE OR SOME OTHER TYPE OF USE.
08:20:49 WE'D LIKE A GROCERY STORE.
08:20:50 WE DON'T WANT McDONALD'S BECAUSE THERE IS A TRAFFIC.
08:20:53 GROCERY STORE PRODUCES SO MUCH MORE TRAFFIC.
08:20:55 THESE ARE THE REASONS.
08:20:56 ANYBODY WHO MOVED IN KNEW THAT THIS WAS PART OF A PLANNED
08:21:00 COMMUNITY.
08:21:00 EVERY PIECE OF LAND HAS ENTITLEMENTS THAT ARE NOT ONLY ON
08:21:04 THE RECORD BINDING, BUT HAVE BEEN PAID FOR TO THE TUNE OF I

08:21:08 BELIEVE $15 MILLION WITH THE PROPORTIONATE SHARES.
08:21:12 A CHECK THAT WAS STRUCK BEFORE ANYTHING WAS BUILT.
08:21:17 WE HEAR PEOPLE TIME AND TIME AGAIN.
08:21:20 I THINK WE CAN ALL AGREE THAT THE MAIN AND AT THIS POINT, I
08:21:24 WOULD SAY COLLECTIVELY THE MAIN CONTENTION AND THE ONLY
08:21:29 CONTENTION IS, WE DON'T WANT A McDONALD'S ON THAT PARCEL.
08:21:35 AND THE REASONS FOR THAT ARE, THERE'S SO MUCH -- THERE'S
08:21:40 GOING TO BE SO MUCH MORE TRAFFIC.
08:21:42 IT'S NOT GOING TO WORK.
08:21:43 WE MAY OR MAY NOT UNDERSTAND THAT YOU'VE SUBMITTED AN
08:21:47 INDEPENDENT THIRD PARTY TRAFFIC REPORT, BUT WE EITHER DON'T
08:21:51 KNOW ABOUT IT OR IGNORE IT.
08:21:54 WE WANT YOU TO GET ANOTHER ONE.
08:21:56 THERE WAS A REPRESENTATION THAT WE POSSIBLY HIRED SOMEBODY
08:21:59 ON OUR OWN, THAT IT WASN'T INDEPENDENT.
08:22:02 THAT'S NOT HOW IT WORKS.
08:22:04 WHEN YOU HIRE A DOCTOR, YOU HIRE A DOCTOR BECAUSE THEY ARE
08:22:06 AN EXPERT.
08:22:06 WHEN YOU HIRE AN ENGINEER, YOU HIRE AN ENGINEER BECAUSE THEY
08:22:09 ARE THE EXPERT.
08:22:11 WE HIRED THE FOREMOST EXPERT IN THIS AREA.
08:22:14 AND THE REPORT IS THERE.
08:22:16 THE FINDINGS ARE THERE.
08:22:18 IT IS ALL VERY, VERY CLEAR THAT THE ROADWAYS SUPPORT THIS.
08:22:22 THAT HAS BEEN THE ONLY OBJECTION.

08:22:25 SOMEBODY ELSE MADE REFERENCE TO THE WATER IMPACTS.

08:22:28 HUGE ISSUE.
08:22:28 WE ALL NOTICED THE HURRICANE A FEW YEARS AGO.
08:22:32 I BELIEVE THOSE WERE TWO 200-YEAR EVENTS WITHIN A VERY SHORT
08:22:32 TIME PERIOD.
08:22:35 STILL DEALING WITH ALL OF THE EFFECTS OF IAN.
08:22:37 THERE ARE PROCESSES PUT IN PLACE THAT REQUIRE US TO GET
08:22:41 PERMITS, REQUIRE US TO GET APPROVALS THROUGH SOUTH FLORIDA
08:22:44 WATER MANAGEMENT DISTRICT.
08:22:45 THESE ARE THE MOST TRAINED PEOPLE IN THEIR FIELD.
08:22:48 IF WE DON'T PRESENT A PLAN THAT MEETS ALL OF THE
08:22:51 REQUIREMENTS AND THEY DON'T SAY YOUR WATER MANAGEMENT SYSTEM
08:22:55 MEETS ALL OF OUR CRITERIA, THEN YOU DON'T GET A PERMIT.
08:23:00 THERE ARE LAWS AND GUIDELINES IN PLACE.
08:23:04 YOU GUYS I BELIEVE SPENT FOUR YEARS PUTTING TOGETHER YOUR
08:23:08 LAND DEVELOPMENT CODE.
08:23:09 IT'S VERY DETAILED.
08:23:10 I'VE READ EVERY PAGE OF IT.
08:23:12 IT'S VERY DETAILED.
08:23:14 IN THERE, IT TALKS ABOUT THE SUSTAINING RIGHTS OF
08:23:16 DEVELOPMENTS OF REGIONAL IMPACT.
08:23:18 IT TALKS ABOUT COCONUT POINT.
08:23:19 THOSE THINGS ARE IN THERE.
08:23:20 WE HAVE LAND RIGHTS THAT WE ARE PURCHASING.
08:23:23 WE HAVE LAND RIGHTS THAT WILL RUN WITH THIS LAND.

08:23:26 WE HAVE BEEN TOLD, GOT TO THE POINT THAT ALL YOU HAVE TO DO
08:23:30 IS THIS ONE LAST THING.
08:23:31 WE WENT THROUGH EVERYTHING THAT WE DID.
08:23:35 EVERYTHING THAT WE'VE DONE TO ACCOMMODATE ALL OF THE
08:23:38 CONCERNS THAT WE HEARD.
08:23:40 THIS ONE IS A HUGE CONCERN FOR THE RESIDENTS, AND IT'S ONE
08:23:44 THAT WE COULDN'T ACCOMMODATE.
08:23:46 IF YOU'RE ASKING US -- PLEASE -- IF YOU'RE ASKING US TO NOT
08:23:52 PUT A FAST FOOD RESTAURANT WITH A DRIVE-THROUGH ON THAT
08:23:56 PROPERTY WHEN THE TRAFFIC REPORT WORKS, THE LIGHTING REPORT
08:24:00 WORKS, THE SOUND REPORT WORKS, AND THEY HAVE ALL BEEN DONE
08:24:04 AS REQUIRED BY THE LAND DEVELOPMENT CODE AND SUBMITTED OVER
08:24:07 THE LAST YEAR, THEY HAVE BEEN AMENDED MULTIPLE TIMES, DOWN
08:24:10 TO THE LAST DETAIL, WHERE WE SAT TOGETHER AND WENT THROUGH
08:24:13 THE DETAILS OF HOW EVERYTHING WAS CALCULATED TO MAKE SURE IT
08:24:16 WAS DONE RIGHT.
08:24:17 WE'VE DONE EVERYTHING POSSIBLE THE WAY WE'RE SUPPOSED TO DO
08:24:20 IT, THE WAY THE LAW REQUIRES IT, THE WAY THAT YOUR LAND
08:24:23 DEVELOPMENT CODE REQUIRES IT.
08:24:25 OUR FINANCIAL -- SOMEBODY SAID A MULTIBILLION DOLLAR
08:24:28 BUSINESS.
08:24:29 I ASSUME THEY ARE TALKING ABOUT McDONALD'S.
08:24:31 THAT'S NOT US.

08:24:34 WE'RE A FAMILY-OWNED DEVELOPMENT FIRM.
08:24:36 SO THESE THINGS ARE PART OF COCONUT POINT.

08:24:39 I'M SURE THERE WAS A TON OF PEOPLE THAT DIDN'T WANT RAPALLO
08:24:43 TO GO THERE WHEN IT CAME IN.
08:24:44 I'M SURE THERE'S A TON OF PEOPLE THAT DIDN'T WANT HERTZ.
08:24:46 THERE'S A TON OF PEOPLE THAT SAID A MOVIE THEATER.
08:24:49 THERE WERE A TON OF PEOPLE THAT SAID AT THE BEGINNING OF
08:24:51 THIS, HOW CAN YOU PUT 2 MILLION SQUARE FEET OF RETAIL RIGHT
08:24:55 IN THE MIDDLE OF ESTERO RIGHT ON 41?
08:24:58 THIS THING WAS MASTER PLANNED, DESIGNED, REGULATIONS PUT IN
08:25:00 PLACE.
08:25:00 AND THEN WHEN THE VILLAGE OF ESTERO INCORPORATED, ALL OF
08:25:02 THOSE RIGHTS WERE FOLDED INTO THE LAND DEVELOPMENT CODE.
08:25:05 SO AS FAR AS I CAN SEE -- AND CORRECT ME IF I'M WRONG -- I
08:25:09 WOULD ALSO REWIND AND SAY, ALL YOU HAVE TO DO IS MOVE IT
08:25:12 FROM HERE TO HERE IS NOT THE CASE.
08:25:14 YOU HEARD SOMEBODY COME UP, SOMEONE FROM THE BOARD SAID,
08:25:17 WE'D LIKE THE NORTH END TO BE WATER RETENTION.
08:25:19 ONE OF THE LETTERS FROM THE HOA SAYS THE EXACT SAME THING,
08:25:22 WE WOULD LIKE IT TO BE WATER RETENTION.
08:25:24 ONE OF THOSE LETTERS ALSO SAYS NOT ONLY DO WE NOT WANT
08:25:27 McDONALD'S, WE DON'T WANT A DRIVE-THROUGH COFFEE SHOP
08:25:29 EITHER.
08:25:29 THOSE THINGS ALL SAY THERE.
08:25:33 THE GOALPOSTS HAVE CONTINUED TO MOVE, NO MATTER WHAT WE'VE
08:25:35 DONE, WHEN WE'VE DONE EVERYTHING TO THE LETTER OF THE LAW.
08:25:38 THE GOALPOSTS CONTINUE TO MOVE.

08:25:39 WHAT WE ARE LEFT WITH, WHILE THEY ARE VALID CONCERNS AND I
08:25:42 UNDERSTAND IT AND APPRECIATE IT, IS WE DON'T WANT THE
08:25:45 McDONALD'S RIGHT THERE.
08:25:46 ALL YOU HAVE TO DO IS MOVE IT.
08:25:47 ALL YOU HAVE TO DO IS WIPE OUT FOUR YEARS OF WORK.
08:25:51 ALL YOU HAVE TO DO IS WIPE OUT A MILLION DOLLARS' WORTH OF
08:25:53 PLANS AND REDO IT.
08:25:55 THE REASON WHY YOU HAVE TO REDO IT IS EVEN THOUGH YOUR
08:25:59 APPLICATION HITS EVERY REQUIREMENT AND SOMEBODY BROUGHT UP
08:26:02 THE IDEA OF A TECHNICAL REQUIREMENT.
08:26:04 THAT'S WHAT LAWS ARE FOR.
08:26:06 IF YOU'RE GOING TO BUILD HERE, HERE ARE ALL OF THE
08:26:09 GUIDELINES THAT YOU HAVE TO ABIDE BY.
08:26:12 WE ABIDED BY EVERY SINGLE ONE OF THEM.
08:26:15 FROM WHAT I'M GAUGING THE ANSWER COULD STILL POSSIBLY BE NO.
08:26:18 I APOLOGIZE IF THIS COMES OFF THE WRONG WAY, BUT THE ENTRY
08:26:23 POINT IS NOT THE ENTRY TO RAPALLO.
08:26:25 VIA RAPALLO IS NOT RAPALLO'S ENTRY.
08:26:28 THEY ARE A GATED COMMUNITY.

08:26:30 SOMEBODY SAID IN THIS RESIDENTIAL COMMUNITY.
08:26:33 THIS IS NOT A RESIDENTIAL COMMUNITY.
08:26:34 THIS IS A MIXED USE DEVELOPMENT.
08:26:37 HAS BEEN BOUGHT, PAID FOR, APPROVED AND, QUITE HONESTLY, HAS
08:26:41 BEEN ONE, IF NOT THE GREATEST FINANCIAL IMPACT TO THE
08:26:45 VILLAGE OF ESTERO.

08:26:47 NOBODY -- NOBODY CAN TALK ABOUT IT.
08:26:50 IT'S A REGIONAL DEVELOPMENT IN AN AREA THAT HAD NONE OF
08:26:53 THAT.
08:26:53 SOMEBODY EVEN MENTIONED WHAT A GREAT DRAW IT WAS TO HAVE ALL
08:26:56 OF THAT SHOPPING THERE.
08:26:57 THIS DEVELOPMENT ORDER MEETS ALL OF THE REQUIREMENTS OF
08:27:05 COCONUT POINT AND OF THE VILLAGE OF ESTERO'S LAND
08:27:10 DEVELOPMENT CODE.
08:27:11 EVERY REQUIREMENT IS MET.
08:27:15 AND WHAT WE'RE BEING TOLD BY SOMEONE, BY SOME PEOPLE,
08:27:20 AUDIENCE MEMBERS, MEMBERS OF THE BOARD THAT WE UNDERSTAND
08:27:22 IT, IS IT MAY NOT STILL BE ENOUGH.
08:27:25 SO IF WE'RE BEING TOLD EVERYTHING IS PERFECT, EXCEPT THE
08:27:32 LOCATION, BUT BECAUSE IT WOULD BE BETTER IF TRAFFIC WAS
08:27:36 FURTHER SOUTH.
08:27:37 WELL, THE TRAFFIC REPORT DISAGREES.
08:27:39 WE WANT A NEW WATER MANAGEMENT.
08:27:43 OUR WATER MANAGEMENT REPORT --
08:27:45 >>Mary Gibbs: EVERYBODY.
08:27:46 ALL RIGHT.
08:27:46 LISTEN.
08:27:47 EVERYBODY.
08:27:48 >>Jeff Williams: I'M FINISHING UP.
08:27:49 >>Mary Gibbs: EVERYBODY IN THE AUDIENCE, PLEASE, JUST A
08:27:50 MINUTE.

08:27:52 JEFF, JUST A MINUTE.
08:27:53 EVERYBODY IN THE AUDIENCE, PLEASE BE QUIET.
08:27:55 AND YOU'RE GETTING A LITTLE BIT REDUNDANT.
08:27:58 LET'S WRAP IT UP.
08:27:59 >>Jeff Williams: I KNOW WHY IT'S --
08:28:03 [APPLAUSE]
08:28:03 >>Mary Gibbs: ALL RIGHT.
08:28:04 EVERYBODY IN THE AUDIENCE, PLEASE BE RESPECTFUL, PLEASE BE
08:28:12 -- EVERYBODY IN THE AUDIENCE, I'M TALKING, PLEASE BE
08:28:15 RESPECTFUL TO THE APPLICANT AND LET HIM WRAP UP QUICKLY.
08:28:19 >>Jeff Williams: THE ONLY SIGNIFICANT OBJECTION THAT I'VE
08:28:22 HEARD TONIGHT IS THAT WE WOULD LIKE THE McDONALD'S FURTHER
08:28:26 SOUTH.
08:28:26 THAT IS THE OBJECTION.
08:28:29 THAT IS AN OPINION.

08:28:31 IT IS NOT BASED IN CODE.
08:28:32 IT IS NOT BASED IN ANY DEFICIENCY IN OUR PLAN.
08:28:35 IT IS NOT BASED IN ANY --
08:28:37 >>Mary Gibbs: AUDIENCE, PLEASE, QUIET.
08:28:39 AUDIENCE.
08:28:40 LET HIM WRAP UP.
08:28:41 >>Jeff Williams: SO ESSENTIALLY WE ARE BEING ASKED TO DO
08:28:44 SOMETHING THAT THERE'S REAL NO LEGAL BASIS FOR REQUIRING US
08:28:49 TO DO IT.
08:28:54 >> JACOB: THIS IS A THANK-YOU TO YOU.

08:29:02 [SOUNDING GAVEL]
08:29:04 >>Barry Jones: SHE HAS ASKED REPEATEDLY TO BE RESPECTFUL TO
08:29:08 THE SPEAKERS.
08:29:08 EVERYBODY LISTENED TO EVERYBODY THAT HAD SOMETHING TO SAY.
08:29:11 LET'S SHOW THEM THE SAME RESPECT THAT THEY ARE DUE.
08:29:14 >>Mary Gibbs: WE'LL LET THE LAST SPEAKER --
08:29:18 >> JACOB: THIS WILL TAKE A MOMENT TO THANK MARY, JIM, AND
08:29:21 ALL OF THE CITY STAFF.
08:29:23 MARY IS VERY WELL-RESPECTED, AS IS JIM.
08:29:25 THEY COME WITH A TREMENDOUS AMOUNT OF EXPERIENCE.
08:29:27 THEY SPENT AN INORDINATE AMOUNT OF TIME WITH US, MORE THAN
08:29:30 THEY WANTED TO.
08:29:31 AND ULTIMATELY THROUGH THE PROCESS, THROUGH THEIR FEEDBACK,
08:29:35 THROUGH THEIR HARD EFFORT, DEDICATION, AND THEIR PASSION TO
08:29:38 THIS CITY, WE DEVELOPED A SET OF PLANS THAT MARY AND HER
08:29:41 STAFF RECOMMENDED FOR APPROVAL, AND HER LETTER IS WHAT SET
08:29:46 UP THIS MEETING, ADVANCED OUR PROJECT TO THIS MEETING
08:29:48 BECAUSE MARY WHO KNOWS WHAT SHE'S DOING IN THE CITY HAS
08:29:51 DETERMINED THAT OUR PROJECT MEETS ALL THESE REQUIREMENTS AND
08:29:54 SHOULD BE APPROVED.
08:29:54 WE HUMBLY ASK AGAIN FOR YOUR VOTE IN SUPPORT OF THIS
08:29:59 DEVELOPMENT DEPARTMENT'S DETERMINATION IN CONNECTION WITH
08:30:01 OUR APPLICATION.
08:30:01 THANK YOU VERY MUCH.
08:30:04 >>Scotty Wood: OKAY.

08:30:05 IS THAT IT FOR REBUTTAL?
08:30:08 >>Mary Gibbs: YES, THAT'S IT.
08:30:11 >>Scotty Wood: I'M GOING BACK TO THE BOARD NOW FOR ANY
08:30:14 COMMENTS.
08:30:15 >>Kristin Jeannin: I HAVE A QUICK QUESTION, IF I CAN.
08:30:18 IS THE CIVIL ENGINEER THAT YOU HIRED TO DESIGN YOUR PLAN
08:30:23 PRESENT THAT COULD SPEAK?
08:30:25 >> YES.
08:30:25 >>Kristin Jeannin: COULD I ASK THEM A QUESTION?
08:30:33 >> GOOD EVENING.
08:30:34 DARREN EYRE WITH THOMAS ENGINEERING GROUP.

08:30:36 ENGINEER OF RECORD.
08:30:37 >>Kristin Jeannin: CAN YOU HOPEFULLY QUICKLY EXPLAIN WHY THE
08:30:43 NORTH END IS BETTER FOR McDONALD'S THAN THE SOUTH END --
08:30:47 OR BETTER FOR A DRIVE-THROUGH RESTAURANT?
08:30:52 >> I THINK WE'VE ALREADY TOUCHED ON THAT.
08:30:54 >>Kristin Jeannin: TOUCHED ON IT.
08:30:56 I WANT A MORE THOROUGH POINTED RESPONSE.
08:30:58 >> AS FAR AS THE SITE DESIGN GOES --
08:31:04 >>Kristin Jeannin: IS THERE SOMEBODY HERE WHO CAN SPEAK WELL
08:31:06 TO THAT SITE DESIGN ELEMENT?
08:31:08 A DESIGN EXPERT PERHAPS.
08:31:15 YOU HAVE TO GET UP THERE.
08:31:23 >>Jeff Williams: OUR ENGINEERS TAKE DIRECTION ON DESIGN
08:31:27 FROM THE PERSON OR THE TEAM INSTRUCTING THEM.

08:31:31 WE LAID THE DESIGNS OUT.
08:31:33 WE GO THROUGH HUNDREDS OF DIFFERENT DESIGNS.
08:31:35 HE DOESN'T WEIGH IN NECESSARILY ON WHAT'S BETTER FOR YOU OR
08:31:37 WORSE FOR YOU FROM A SPECIFIC TENANT'S STANDPOINT.
08:31:41 HE WOULD WEIGH IN, YOU'LL HAVE AN ISSUE HERE WITH THROAT.
08:31:44 OR THE SETBACK HERE IS NOT LONG ENOUGH.
08:31:46 IF YOU ORIENT THE BUILDING THIS WAY, YOU'LL HAVE TRAFFIC
08:31:48 ISSUES.
08:31:49 THE MAIN ISSUE FROM THE McDONALD'S DESIGN TEAM WHOSE
08:31:54 ENGINEER IS HERE AND ENGINEER FOR McDONALD'S CAN SPEAK TO
08:31:57 IT.
08:31:57 BUT HE'S NOT THE ENGINEER OF RECORD.
08:32:00 HE'S CONSULTING.
08:32:01 HE CAN GIVE YOU A SPECIFIC REASON WHY --
08:32:04 >>Kristin Jeannin: THE RIGHT PERSON.
08:32:11 >> PETER VAN RENS, KIMLEY-HORN AND ASSOCIATES.
08:32:13 CIVIL ENGINEER FOR McDONALD'S.
08:32:19 YES, I'VE BEEN SWORN IN.
08:32:26 AT THE BEGINNING.
08:32:29 BEEN HERE FOR THE WHOLE MEETING.
08:32:30 THIS PLAN, THE SAFETY IS REALLY THE ULTIMATE CONCERN AND
08:32:33 ACCESS FOR McDONALD'S.
08:32:35 AS WAS MENTIONED EARLIER, YOU DO NOT HAVE ANY TRAFFIC
08:32:37 BACKING UP WHEN YOU PULL INTO THE McDONALD'S TO TRY TO GET
08:32:41 INTO THE DRIVE-THROUGH.

08:32:42 YOU'RE MAKING RIGHT-HAND TURNS RATHER THAN A LEFT-HAND TURN.
08:32:46 YOU MAKE RIGHT-HAND TURN TO GET INTO THE ACCESS.
08:32:50 YOU'RE NOT HAVING TRAFFIC BACK UP AS YOU WOULD IF YOU TRIED
08:32:53 TO ACCESS THIS BUILDING OVER HERE, GOING THROUGH PARKING
08:32:56 THAT WILL BE BACKING UP AND CAUSING AN INTERFACE THERE.
08:33:00 IT'S MUCH SAFER CONDITION, MORE EFFICIENT CONDITION.
08:33:03 GETS PEOPLE IN AND OUT.

08:33:05 TRAFFIC SAFETY, PEDESTRIAN SAFETY, ALL THAT IS MET.
08:33:11 >>Kristin Jeannin: THANK YOU.
08:33:14 >>Barry Jones: WHEN WE LOOKED AT THE BURGER KING, THEY SAID
08:33:16 ONE OF THEIR PRIMARY CONSIDERATIONS ON THE SITE DESIGN WAS
08:33:18 BEING ABLE TO GET TRAFFIC IN AND OUT IN A FAST AND AS CLOSE
08:33:23 TO THE ENTRY AS POSSIBLE.
08:33:25 >> YEAH.
08:33:26 WE DON'T WANT INTERACTION WITH PEDESTRIANS --
08:33:28 >>Barry Jones: -- McDONALD'S OR ANY OTHER FAST FOOD.
08:33:31 THEY WANT THE QUICKEST IN AND OUT THAT THEY CAN AND AVOID
08:33:34 THE ANCILLARY TRAFFIC ASSOCIATED WITH ANY SECONDARY USES
08:33:37 WITHIN THE LIMITS OF THE PROJECT.
08:33:43 >>Scotty Wood: ANY OTHER BOARD COMMENTS?
08:33:47 >>Anthony Gargano: I WOULD LIKE TO MAKE A COMMENT.
08:33:49 FIRST, I WOULD LIKE TO COMMEND THE APPLICANT FOR A REALLY
08:33:52 OUTSTANDING PROJECT.
08:33:58 I ALSO LOOK AT SOMETHING THAT I THINK A LOT OF FOLKS ARE
08:34:03 OVERLOOKING, WHICH IS WHAT'S BEEN PROPOSED IS A MUCH LESS

08:34:10 INTENSE USE OF THIS TRACT.
08:34:14 IT'S MUCH LESS OBTRUSIVE THAN A LOT OF THE OTHER PERMITTED
08:34:21 ZONING USES FOR THIS TRACT.
08:34:25 AND IF THIS WERE TO GO AWAY, THERE'S NO TELLING WHAT YOU
08:34:29 MIGHT GET THERE.
08:34:30 I KNOW ALSO THAT THE DEVELOPER HAS ACTUALLY GIVEN UP A LOT
08:34:42 OF OTHER RETAIL OPPORTUNITY.
08:34:46 HE'S CUT THE RETAIL OPPORTUNITY IN HALF IN THIS PARTICULAR
08:34:52 PLAN.
08:34:52 I COMMEND THE APPLICANT FOR THE QUALITY OF THE APPLICATION.
08:35:00 >> THANK YOU.
08:35:03 >>Scotty Wood: ANYONE ELSE?
08:35:03 I'D LIKE TO CALL FOR A MOTION.
08:35:14 >>James Tatooles: I'D LIKE TO MAKE A MOTION THAT THIS
08:35:15 HEARING BE CONTINUED TO GIVE THE DEVELOPER AN OPPORTUNITY TO
08:35:19 SPEND MORE TIME WITH THE PEOPLE INVOLVED.
08:35:23 >>Scotty Wood: IS THERE A SECOND?
08:35:27 >> I'LL SECOND THAT.
08:35:28 >>Scotty Wood: IS THERE ANY FURTHER DISCUSSION?
08:35:31 >>Barry Jones: CAN THE BOARD ASK FOR A CONTINUANCE OR DOES
08:35:34 THE APPLICANT --
08:35:37 >> WE'RE NOT ASKING FOR A CONTINUANCE.
08:35:39 >>Barry Jones: THE APPLICANT CAN ASK FOR A STRAIGHT
08:35:42 UP-OR-DOWN VOTE.
08:35:43 >>Mary Gibbs: LET ME ASK NANCY.

08:35:46 I DON'T THINK THE APPLICANT HAS TO ASK.
08:35:47 I THINK THE BOARD CAN RECOMMEND A CONTINUANCE.
08:35:51 >>Nancy Stroud: THE BOARD RECOMMEND A CONTINUANCE FOR A

08:35:55 REASON RELATED TO THE APPLICATION.
08:35:59 AND JUST TO HAVE HIM HAVE THE APPLICANT TALK TO THE
08:36:06 NEIGHBORS IS DIFFERENT THAN THE BOARD NEEDING MORE
08:36:10 INFORMATION ABOUT THE APPLICATION, FOR EXAMPLE.
08:36:16 >>Mary Gibbs: NANCY, WHAT ABOUT IF IT WAS CONTINUED FOR THE
08:36:19 APPLICANT TO EXPLAIN AND MEET WITH THE STAFF AND JUST REVIEW
08:36:26 THE SITE PLAN AND UNDERSTAND BETTER -- IT SOUNDS LIKE THE
08:36:30 BOARD HAS SOME CONSTERNATION WITH THE LAYOUT.
08:36:33 MAYBE THE STAFF CAN SIT WITH THE APPLICANT IF YOU'RE NOT
08:36:39 WANTING TO VOTE ON IT TONIGHT BECAUSE YOU DO HAVE TWO MORE
08:36:41 CASES AND GET SOME MORE INFORMATION ABOUT IT.
08:36:46 >>Barry Jones: IF THIS WERE TO BE DENIED THEN IT WOULD BE A
08:36:49 WHOLE NEW APPLICATION THEY WOULD HAVE TO FILE, IS THAT
08:36:51 CORRECT?
08:36:52 >>Mary Gibbs: WELL, I THINK -- I'M NOT SURE.
08:36:55 IF YOU'RE LEANING TOWARDS DENYING IT, YOU MIGHT.
08:36:58 >>Barry Jones: EITHER WAY, I'M ASKING A QUESTION.
08:37:00 >>Mary Gibbs: IF YOU'RE LEANING FOR DENYING IT, YOU MIGHT
08:37:03 WANT TO CONTINUE IT.
08:37:05 NANCY MIGHT HAVE SOME SUGGESTIONS.
08:37:08 >>Nancy Stroud: IF THE BOARD DENIES THE APPLICATION --
08:37:14 NEALE, YOU CAN PLEASE SIT DOWN -- THEN THAT AS A FINAL

08:37:20 DECISION WOULD MEAN A NEW APPLICATION WOULD HAVE TO BE MADE.
08:37:24 I DO THINK, LET ME JUST RESPOND TO MARY'S SUGGESTION.
08:37:33 IF THE STAFF HAS SOME FURTHER QUESTIONS THAT THEY WOULD LIKE
08:37:36 TO PURSUE WITH THE APPLICANT, THEN THAT IS A GOOD REASON FOR
08:37:45 THE BOARD TO ALLOW THE STAFF TO FURTHER EXPLORE THE
08:37:51 QUESTIONS THAT THEY HAVE.
08:37:53 >>Mary Gibbs: NANCY, MAY I SAY SOMETHING, TOO?
08:37:58 IF THIS BOARD DENIES IT, THERE IS AN APPEAL PROCESS THAT
08:38:04 WITHIN 30 DAYS THEY CAN FILE TO GO TO VILLAGE COUNCIL.
08:38:08 JUST BRINGING THAT UP.
08:38:09 >>Nancy Stroud: YES.
08:38:12 >>Jim Wallace: CAN I ASK A QUESTION?
08:38:13 I'M KIND OF DUMB HERE.
08:38:18 CAN I ASK IT OF YOU, MARY?
08:38:20 BECAUSE I'VE HEARD THAT PUTTING THE FAST FOOD ON THE SOUTH
08:38:24 END DOES NOT WORK.
08:38:26 THAT SEEMS TO BE THE STUMBLING BLOCK.
08:38:30 JOE McHARRIS IS SHAKING HIS HEAD AND HE AGREES IT DOESN'T
08:38:33 WORK.
08:38:34 BUT WHAT I DIDN'T SEE AT ALL WAS WHEN YOU WORK ON A
08:38:42 DEVELOPMENT, YOU GO THROUGH ALL THOSE SCENARIOS.
08:38:46 I DIDN'T SEE ANY OF THE APPLICANT'S BEST EFFORTS TO DO THAT.
08:38:49 AND MAYBE YOU DID THEM.
08:38:51 MAYBE YOU TRIED TO MAKE THAT FAST FOOD ON THE SOUTH END.
08:38:54 YOU HAVE THREE OR FOUR SCENARIOS AND YOU CHANGED THE ENTRY

08:38:58 FROM VIA VILLAGIO AND YOU CHANGED THIS, YOU CHANGED THAT,
08:39:02 YOU TURNED THE FAST FOOD THIS WAY OR THAT WAY AND YOU MOVED
08:39:05 THE PARKING FOR THE ALEHOUSE AND YOU DID ALL THOSE THINGS
08:39:09 THAT WE DO WHEN WE'RE TRYING TO MAKE IT WORK AND SATISFY
08:39:15 EVERYBODY.
08:39:16 THAT WASN'T PRESENTED.
08:39:17 IT SEEMS -- I GUESS I'M A NONBELIEVER THAT IT CAN'T WORK.
08:39:23 JOE McHARRIS IS SAYING, NO, IT DOESN'T WORK, JIM.
08:39:26 MAYBE HE'S SEEN THOSE THREE OR FOUR RENDITIONS OF THE SITE
08:39:29 PLAN THAT TRIED TO MAKE IT WORK ON THE SOUTH END AND YOU ALL
08:39:33 CAME TO THE CONCLUSION IT JUST DOESN'T WORK.
08:39:36 BUT I'M A NONBELIEVER BECAUSE IN MY IMAGINARY MIND AND MAYBE
08:39:44 THE SAME THING WITH A HUNDRED PEOPLE HERE, GEE, IT SEEMS
08:39:47 LIKE IT DOES WORK.
08:39:48 SO NOBODY HAS REALLY PROVEN TO ME, ANYWAY, I HAVEN'T SEEN
08:39:53 ANY EVIDENCE THAT IT DOESN'T WORK.
08:39:56 I DON'T KNOW WHETHER IT'S BEEN DONE OR HASN'T BEEN DONE OR
08:39:59 IT'S BEEN SHARED WITH STAFF.
08:40:02 SOMETHING I THROW OUT HERE.
08:40:03 >>Mary Gibbs: IF I CAN SAY SOMETHING, THAT HASN'T BEEN
08:40:07 SHARED WITH STAFF.
08:40:08 WE WERE TOLD, NO, McDONALD'S DIDN'T WANT THE SOUTH END.
08:40:11 NOW, IF YOU WANT, THERE'S AN OPTION THAT YOU CONTINUE IT,
08:40:15 ASK THEM -- THAT'S WHY I WAS SAYING, MEET WITH THE STAFF AND
08:40:18 LET US GET ADDITIONAL INFORMATION ABOUT THAT.

08:40:21 >>Jim Wallace: AND PROVE TO YOU WHY IT DOESN'T WORK.
08:40:26 >> [NOT SPEAKING AT A MICROPHONE]
08:40:31 >> JACOB: WE HAVE SUBMITTED A SITE PLAN THAT MARY AND HER
08:40:34 STAFF OVER A PERIOD OF YEARS -- YEARS -- HAVE REVIEWED AND
08:40:37 ULTIMATELY APPROVED.
08:40:40 >>Michael Sheeley: NOW IT'S BEFORE THIS BOARD.
08:40:41 IT'S NOT UP TO MARY.
08:40:43 [APPLAUSE]
08:40:44 >> JACOB: EXCUSE ME.
08:40:46 MARY MOVES THE APPLICATION.
08:40:47 HER DEPARTMENT HAS RECOMMENDED THE APPLICATION MOVE FORWARD
08:40:49 TO PZDB.
08:40:50 AND THAT IS ABSOLUTELY WHY WE ARE HERE BECAUSE THIS BOARD
08:40:53 DOES HAVE A VOTE TO HAVE TONIGHT.
08:40:54 WE RESPECTFULLY REQUEST THIS BOARD TO HAVE A VOTE TONIGHT.
08:40:58 THE APPLICANT, WE'VE BEEN VERY CLEAR THAT THERE IS NO BASIS
08:41:01 IN THE CODE.
08:41:01 THERE'S NO DEFECT IN THE DESIGN.
08:41:03 AND THERE IS NO BUSINESS INTEREST IN REDESIGNING OUR SITE
08:41:07 PLAN, AND WE WILL NOT BE ENGAGING WITH STAFF TO CHANGE A
08:41:10 PLAN THAT HAS MET STAFF APPROVAL, MEETS ALL REQUIREMENTS,

08:41:13 AND ALL OF THE EVIDENCE WE'VE PRESENTED TODAY ON THE RECORD
08:41:16 IS SUBSTANTIAL, COMPETENT EVIDENCE THAT EVERYTHING I'VE JUST
08:41:19 SAID, THAT EVERYTHING STAFF HAS FOUND IS CORRECT AND THAT
08:41:22 THE PROJECT SHOULD BE APPROVED BY THIS BOARD.

08:41:24 WE RESPECTFULLY TO THE EXTENT WE CAN MOVE THIS BOARD FOR A
08:41:28 VOTE TONIGHT.
08:41:29 NOT A DEFERRAL.
08:41:31 >>Scotty Wood: WE HAVE A MOTION ON THE FLOOR RIGHT NOW.
08:41:33 >>Mary Gibbs: JUST A MINUTE.
08:41:34 MAY I SAY SOMETHING?
08:41:36 THE STAFF DID RECOMMEND APPROVAL, BUT THE STAFF DID ALSO ASK
08:41:39 THE QUESTION WAY BACK IF THOSE USES COULD BE SWAPPED.
08:41:43 SO I DON'T WANT YOU TO THINK THAT WE DIDN'T ASK THAT
08:41:45 QUESTION.
08:41:46 IF THEY WANT TO VOTE TONIGHT, I THINK YOU CAN VOTE TONIGHT
08:41:49 AND THEY CAN APPEAL TO THE VILLAGE COUNCIL.
08:41:53 THAT'S AN OPTION.
08:41:55 CORRECT, NANCY?
08:41:56 >>Michael Sheeley: I HAVE DIFFICULTY UNDERSTANDING YOUR
08:42:00 INTRANSIGENCE WITH THE SITE PLAN.
08:42:01 I'VE BEEN DOING SITE PLANNING MY WHOLE LIFE.
08:42:04 NO SITE PLAN I KNOW OF IS FIXED IN STONE.
08:42:06 THERE'S NO REASON IN MY MIND THAT YOU COULD NOT GO BACK AND
08:42:09 OFFER SOME ALTERNATIVES THAT MIGHT APPEASE THE COMMUNITY.
08:42:13 YOU ARE SAYING THIS IS WHAT WE WANT.
08:42:16 IF YOU DON'T LIKE IT, THEN TOUGH.
08:42:18 I DON'T AGREE WITH THAT PHILOSOPHY.
08:42:22 >> JACOB: WE HAVE WORKED WITH THE -- AND WE HAVE TRIED TO
08:42:25 MAKE OTHER OPTIONS WORK.

08:42:26 BOTH OF OUR TENANTS THAT ARE PRESENTLY HERE THIS EVENING,
08:42:29 ALEHOUSE AND McDONALD'S ARE BOTH HERE, AND BOTH WILL TELL
08:42:32 YOU THAT THEY WANT TO STAY RIGHT WHERE THEY ARE OR THEY
08:42:35 DON'T WANT TO BE HERE AND DO BUSINESS HERE AT ALL.
08:42:37 THAT'S NOT A RIGHT THAT WE ARE PREPARED TO LOSE.
08:42:39 WE ARE NOT PREPARED TO LOSE OUR RIGHTS TO DEVELOP OUR
08:42:42 PROPERTY.
08:42:42 WE'VE EVALUATED IT.
08:42:43 THE TENANTS CAN SPEAK FOR THEMSELVES.
08:42:45 THEY ARE HERE.
08:42:47 THERE'S NO SENSE IN SPENDING TIME, STAFF'S PRECIOUS
08:42:50 RESOURCES ON FURTHER EVALUATIONS THAT WE'VE DONE.
08:42:52 IF BOTH OF THEM WANTED TO DO IT, WE WOULD DO IT.
08:42:54 >>Nancy Stroud: EXCUSE ME, MR. APPLICANT, WE HAVE HEARD YOU.
08:42:58 YOU HAVE SAID THIS SEVERAL TIMES.
08:43:01 I NEED TO ADVISE THE BOARD THAT ASKING THE APPLICANT TO DO
08:43:08 SOMETHING DIFFERENT THAN HIS SITE PLAN APPLICATION IS NOT A

08:43:14 REASON FOR YOU TO DELAY.
08:43:18 THERE IS A WAY FOR YOU TO ASK THE STAFF TO EXPLORE THE
08:43:23 QUESTIONS THAT HAVE BEEN RAISED.
08:43:25 AND STAFF WOULD HAVE TO USE ITS OWN EXPERTISE TO FIND MORE
08:43:32 INFORMATION, BUT THAT IS DIFFERENT THAN SAYING THAT THE
08:43:40 APPLICANT HAS TO MEET WITH THE STAFF AND NEGOTIATE THIS.
08:43:43 THE BOARD NOW -- AND THE APPLICANT MAY SIT DOWN BECAUSE I
08:43:49 BELIEVE THAT THE BOARD HAS HEARD FROM YOU.

08:43:56 >>Jeff Williams: THERE WAS ONE QUESTION THAT WAS NOT
08:43:59 ANSWERED.
08:43:59 THE QUESTION ON WHETHER WE DID ALTERNATE PLANS.
08:44:02 >>Nancy Stroud: NO, SIR, YOU ANSWERED IT SEVERAL TIMES.
08:44:04 >>Scotty Wood: POINT OF ORDER.
08:44:06 POINT OF ORDER, MR. APPLICANT!
08:44:08 THIS IS A DISCUSSION WITHIN THE BOARD.
08:44:11 WE HAVE A MOTION ON THE FLOOR.
08:44:15 CALL THE QUESTION RIGHT NOW.
08:44:21 >>Michael Sheeley: I RESCIND MY SECOND ON THE MOTION TO
08:44:23 CONTINUE.
08:44:25 >>Scotty Wood: NOW WE HAVE NO MOTION.
08:44:26 UNLESS ANYONE ELSE WISHES TO SECOND.
08:44:38 >>Mary Gibbs: IS THERE A MOTION ON THE FLOOR?
08:44:41 >>Scotty Wood: THE SECOND WAS WITHDRAWN ON THE MOTION TO
08:44:44 CONTINUE.
08:44:44 SO WE NO LONGER -- WE HAVE A MOTION BUT NO SECOND.
08:44:48 IS THERE ANYONE WHO WISHES TO SECOND?
08:44:53 >>Mary Gibbs: SCOTTY, THERE IS A LITTLE CONFUSION.
08:44:55 WHAT IS THE MOTION?
08:44:56 NANCY, IS THERE A MOTION ON THE FLOOR AND WHAT IS IT?
08:44:58 >>Nancy Stroud: AS SCOTTY SAID, THE MOTION ON THE FLOOR WAS
08:45:03 TO CONTINUE AND IT WAS SECONDED BUT THE SECOND HAS BEEN
08:45:05 WITHDRAWN.
08:45:05 SO UNLESS THERE IS ANOTHER SECOND, THE MOTION FAILS.

08:45:11 IT'S NOT ON THE FLOOR.
08:45:12 SCOTTY HAS ASKED, IS THERE ANOTHER SECOND?
08:45:18 AND I HEAR NO ONE SECONDING THE MOTION.
08:45:20 AND IF THERE IS NO SECOND, THEN THERE IS TIME NOW FOR A
08:45:27 DIFFERENT MOTION.
08:45:32 >>Scotty Wood: CORRECT.
08:45:33 I HAVE A DIFFERENT MOTION.
08:45:35 >>Anthony Gargano: I'LL MAKE A MOTION THAT WE APPROVE THE
08:45:37 APPLICANT'S REQUEST BASED ON THE RECOMMENDATION OF STAFF AND
08:45:39 THE CONDITIONS THAT STAFF HAS RECOMMENDED.
08:45:43 >>Kristin Jeannin: I'LL SECOND.
08:45:46 >>Scotty Wood: THERE IS A SECOND.
08:45:47 ANY FURTHER DISCUSSION?

08:45:48 TAMMY, CALL THE ROLL.
08:45:52 >>Anthony Gargano: YES.
08:45:54 >>Kristin Jeannin: YES.
08:45:56 >>Barry Jones: YES.
08:45:58 >>Michael Sheeley: NO.
08:46:01 >>James Tatooles: NO.
08:46:03 >>Jim Wallace: NO.
08:46:06 >>Scotty Wood: YES.
08:46:08 >>Tammy Duran: MOTION PASSES 4-3.
08:46:24 >>Mary Gibbs: WE HAVE TWO MORE CASES.
08:46:26 TAKE A BREAK TO GET EVERYBODY IN AND OUT.
08:46:31 [BREAK]

08:49:23 [SOUNDING GAVEL]
08:49:24 >>Barry Jones: SCOTTY, ARE YOU READY?
08:49:25 >>Scotty Wood: I AM.
08:49:26 >>Barry Jones: ALL RIGHT.
08:49:27 WE'LL CALL THE MEETING BACK TO ORDER.
08:49:29 THANK YOU.
08:49:30 >>Scotty Wood: THE NEXT ITEM, RIVERCREEK PHASE 2, CORKSCREW
08:49:33 CROSSING DEVELOPMENT ORDER.
08:49:37 >> OKAY.
08:49:38 THIS ONE WE'LL MAKE GO FAST.
08:49:40 THIS IS PHASE TWO OF THE RIVERCREEK DEVELOPMENT, TOTAL OF
08:49:45 554 HOMES.
08:49:46 THIS PHASE HAS ABOUT 213 LOTS IN IT.
08:49:51 WE HAD THE PUBLIC INFORMATION MEETING SEPTEMBER 13th OF
08:49:54 THIS YEAR, AND AS YOU KNOW, THIS IS LOCATED BETWEEN WILDCAT
08:49:59 RUN AND THE PRESERVE AT CORKSCREW.
08:50:03 IT'S A RESIDENTIAL PLANNED DEVELOPMENT, AND IT WAS APPROVED
08:50:05 BY COUNCIL IN 2019.
08:50:08 I THINK IT'S PRETTY STRAIGHTFORWARD.
08:50:13 I'LL HAVE JOHN ASHER OF GL HOMES COME UP AND GIVE HIS
08:50:17 PRESENTATION.
08:50:18 >>Mary Gibbs: HE'S LIKE SUPER FAST.
08:50:20 RIGHT?
08:50:27 >>John Asher: IT DOES LOOK THE SAME.
08:50:29 HOW DO I ADVANCE IT HERE?

08:50:32 >> YOU CAN PAGE DOWN OR CLICK.
08:50:43 >>John Asher: IT LOOKS VERY SIMILAR TO THE LAST
08:50:46 PRESENTATION.
08:50:46 ACTUALLY MUCH SHORTER.
08:50:48 THIS IS THE SITE PLAN.
08:50:53 YOU CAN SEE IT IS BETWEEN WILDCAT RUN AND THE PRESERVE AT
08:50:56 CORKSCREW AND IT BORDERS BELLA TERRA AT THE VERY SOUTH END.
08:51:00 THIS IS A COMPARISON OF OUR CURRENT SITE PLAN TO WHAT WAS
08:51:04 APPROVED IN ZONING.

08:51:06 SO AS YOU CAN SEE, IT'S VERY SIMILAR.
08:51:08 THE ONLY DIFFERENCE BEING THERE ARE A FEW LESS UNITS.
08:51:10 IT'S ALL SINGLE-FAMILY, AND THERE'S MORE LAKES.
08:51:15 AGAIN, THE LAKES ARE THERE TO REDUCE THE -- AND THE IMPACT
08:51:19 ON THE ROADWAYS.
08:51:19 THIS IS THE PROJECT AS HAS BEEN BROKEN INTO PHASES.
08:51:25 THE RED IS THE FIRST PHASE.
08:51:27 IT'S UNDER CONSTRUCTION TODAY AND BEEN APPROVED.
08:51:30 THE BLUE IS WHAT WE'RE HERE FOR TODAY, 213 SINGLE-FAMILY
08:51:34 LOTS.
08:51:34 THERE'S NO OTHER STRUCTURES OTHER THAN THE SINGLE-FAMILY
08:51:37 HOMES TO BE BUILT.
08:51:39 AND THE LIGHT GREEN COLOR IS THE FUTURE THIRD PHASE.
08:51:42 AND THE GREEN IS THE PRESERVE AREA THAT HAS BEEN APPROVED.
08:51:47 ONE QUICK COMMENT ON THE LANDSCAPE BUFFER BETWEEN WILDCAT
08:51:51 RUN.

08:51:52 I KNOW THAT WAS A BIG ISSUE DURING THE ZONING APPROVAL.
08:51:55 AND THERE WAS A DEFINED PLAN.
08:51:57 WE HAVE SUBSEQUENTLY WORKED WITH THE WILDCAT RUN RESIDENTS
08:52:01 AND ACTUALLY IMPROVED THE BUFFER.
08:52:04 THE PREVIOUS BUFFER REALLY DIDN'T PROVIDE MUCH BUFFER
08:52:09 REALLY.
08:52:10 THE LANDSCAPING AND MOSTLY SABALS IN A LINEAR FORMAT SO WE
08:52:14 HAVE ENHANCED THAT AND GOTTEN THEM TO SIGN OFF ON IT.
08:52:17 AND THE STAFF IS HAPPY WITH IT AS WELL.
08:52:19 I JUST MENTION THAT THE SAME AS THE LAST TIME.
08:52:22 THIS IS THE INFRASTRUCTURE LAYOUT.
08:52:27 THE IMAGE ON THE LEFT, THE LIGHT BLUE DOESN'T SHOW UP VERY
08:52:31 WELL.
08:52:31 BUT I ADDED IT ON THE RIGHT.
08:52:33 AND THIS IS WHAT WE'RE IN FOR APPROVAL TODAY ON.
08:52:36 SO VERY STANDARD SINGLE-FAMILY LAYOUT WITH LAKES, DRAINAGE
08:52:42 YOU CAN SEE ON THE PLAN THERE.
08:52:44 HERE'S AN AERIAL OF THE FIRST PHASE INFRASTRUCTURE THAT'S
08:52:51 UNDER CONSTRUCTION TAKEN ABOUT A WEEK AGO.
08:52:54 SO YOU CAN SEE THE ROADS ARE IN.
08:52:56 ALL THE UTILITIES ARE IN IN THE FIRST PHASE.
08:52:58 WE'RE GOING THROUGH THE TURNOVER AND CERTIFICATION PROCESS
08:53:01 WITH LEE COUNTY UTILITIES AT THIS POINT.
08:53:05 IF YOU CAN SEE ON THE UPPER CENTER RIGHT, THOSE ARE THE
08:53:09 MODEL HOMES AND THE SALES CENTER THAT ARE UNDER

08:53:11 CONSTRUCTION.
08:53:12 AND THE ENTRY MONUMENT, THE DARK BROWN AND THE MIDDLE BOTTOM
08:53:16 IS JUST RECENTLY STARTED.
08:53:18 THAT'S ALL I HAVE.
08:53:22 >>Barry Jones: THANK YOU VERY MUCH.

08:53:24 >>John Asher: I DON'T THINK THERE IS A WHOLE LOT, SECOND
08:53:26 PHASE OF A SINGLE-FAMILY DEVELOPMENT.
08:53:28 I'LL BE HAPPY TO ANSWER ANY QUESTIONS.
08:53:34 >>Barry Jones: SCOTTY, ARE YOU READY TO OPEN THIS TO PUBLIC
08:53:37 COMMENT?
08:53:37 >>Scotty Wood: I SURE AM.
08:53:39 IS THERE ANY PUBLIC COMMENT?
08:53:40 >>Tammy Duran: THERE IS NOT.
08:53:41 >>Scotty Wood: I WILL THEN CLOSE PUBLIC COMMENT.
08:53:50 >>Mary Gibbs: SCOTTY, THERE IS A QUESTION FROM JIM WALLACE.
08:53:53 YOU CAN'T SEE HIM.
08:53:54 >>Scotty Wood: OKAY.
08:53:55 GO AHEAD, JIM.
08:53:56 >>Jim Wallace: IS THERE A CUL-DE-SAC MISSING ON THIS
08:53:59 DRAWING?
08:54:05 >>John Asher: HOW DO I GO BACK?
08:54:10 >>Barry Jones: WHERE ARE YOU REFERRING TO, JIM?
08:54:17 >>John Asher: THERE ARE TWO DEAD ENDS THAT ABUT THE BUFFER
08:54:19 ON CORKSCREW ROAD.
08:54:27 >>Barry Jones: FIRE TRUCK CAN BACK UP THAT FAR.

08:54:29 >>John Asher: THE SECOND ONE TO THE WEST IS THE EMERGENCY
08:54:33 ACCESS.
08:54:33 IT JUST DOESN'T SHOW UP ON THE AERIAL.
08:54:39 >>Barry Jones: ANYTHING ELSE FROM THE BOARD?
08:54:43 >>Scotty Wood: ANYONE ELSE?
08:54:45 >>Barry Jones: I MAKE A MOTION TO APPROVE.
08:54:47 >>Michael Sheeley: SECOND.
08:54:49 >>Nancy Stroud: LET ME ASK IF THERE ARE ANY CONFLICTS OR ANY
08:54:53 EX PARTE COMMUNICATIONS?
08:54:55 >> NO.
08:54:56 >> NO.
08:54:56 >> NO.
08:54:57 >> NO.
08:54:57 >>Nancy Stroud: WHO.
08:54:59 >>Tammy Duran: WHO IS THE SECOND?
08:55:01 THANK YOU.
08:55:04 >>Scotty Wood: WE'RE READY TO VOTE.
08:55:08 >>Anthony Gargano: YES.
08:55:10 >>Kristin Jeannin: YES.
08:55:11 >>Barry Jones: YES.
08:55:13 >>Michael Sheeley: YES.
08:55:13 >>James Tatooles: YES.
08:55:16 >>Jim Wallace: YES.
08:55:19 >>Scotty Wood: YES.
08:55:21 >> THANK YOU VERY MUCH.

08:55:29 >>Scotty Wood: THE LAST ITEM IS A WORKSHOP.

08:55:31 IT IS 8:55.
08:55:32 AT 9:00, WE MUST ADJOURN UNLESS WE VOTE AS A BOARD TO
08:55:37 CONTINUE.
08:55:37 WHAT IS THE PLEASURE OF THE BOARD?
08:55:43 >>Barry Jones: MAKE HAD A MOTION TO CONTINUE FOR 15 MINUTES.
08:55:49 >>Kristin Jeannin: I SAY FIVE.
08:55:50 >>Mary Gibbs: THE APPLICANT SAID THEY WERE GOING TO BE FAST,
08:55:54 JUST LIKE THE FOOD THEY SERVE.
08:55:57 >>Barry Jones: WE HAVE A MOTION TO CONTINUE THE MEETING.
08:55:59 DO WE HAVE A SECOND?
08:56:00 >>Michael Sheeley: SECOND.
08:56:01 >>Barry Jones: ALL IN FAVOR AYE.
08:56:05 >>Scotty Wood: GO AHEAD.
08:56:07 >> GOOD EVENING, EVERYONE.
08:56:08 BRENT ADDISON WITH BANKS ENGINEERING FOR THE RECORD,
08:56:11 SPEAKING ON BEHALF OF MIKE BUSALACCHI WHO IS THE CLIENT FOR
08:56:15 CULVER'S.
08:56:16 THIS IS GOING TO BE -- I'VE GOT GREG DISERIO FOR LANDSCAPE
08:56:21 ARCHITECTURE AND ON ZOOM IS WENDY MARTIN, THE ARCHITECT.
08:56:25 THIS IS THE SITE, JUST TO REFRESH YOUR MEMORY, JUST SOUTH OF
08:56:29 PELICAN COLONY BOULEVARD.
08:56:31 BASICALLY, THE SOUTH END OF COCONUT POINT RIGHT NEXT TO THE
08:56:34 EXTRA SPACE STORAGE.
08:56:37 THAT'S JUST A GENERAL DESCRIPTION OF THAT.

08:56:40 THAT'S ME.
08:56:40 THERE IS A PICTURE OF WHERE THE SITE IS LOCATED WITH THE
08:56:44 AERIAL.
08:56:45 UNDEVELOPED CURRENTLY.
08:56:47 THIS WAS THE ORIGINAL SITE PLAN THAT WE CAME TO YOU WITH.
08:56:51 I'LL JUST POINT OUT A FEW OF THE COMMENTS THAT WERE MADE.
08:56:54 THERE WAS A LACK OF PEDESTRIAN CONNECTIVITY.
08:56:58 THERE WAS A COMMENT FROM MR. WALLACE ABOUT THE DUMPSTER
08:57:02 LOCATION.
08:57:03 AND REALLY SITE-WISE, THAT WAS MOST OF WHAT I REMEMBER.
08:57:06 I THINK IT WAS MORE DRIVEN ARCHITECTURALLY FOR THIS USE.
08:57:12 THIS IS THE NEW SITE PLAN.
08:57:15 SO AS YOU CAN SEE, WE'VE ADDED -- OH, JUST ONE POINT OF
08:57:20 REFERENCE, WHEN WE FIRST CAME HERE, WE HAD NOT BEEN THROUGH
08:57:23 REVIEW WITH NED DEWHIRST AND OAK BROOK PROPERTIES.
08:57:29 WE HAVE SINCE WORKED OUR ISSUES OUT WITH NED AND HE HAS
08:57:33 BLESSED THIS PLAN.
08:57:34 JUST SO YOU KNOW, THIS IS A LOT OF HIS INVOLVEMENT, TOO.
08:57:36 SO WE HAVE TWO PEDESTRIAN CONNECTIONS.
08:57:39 THESE ARE GOING TO BE EITHER PAVERS OR STAMPED CONCRETE
08:57:43 GOING THROUGH THE SITE.
08:57:44 WE ADDED THE CONNECTION TO 41, AND THEN WE ALSO ADDED THE
08:57:48 CONNECTION ACROSS TO THE ROAD THAT I CAN'T READ RIGHT NOW.

08:57:52 SO WE GREATLY IMPROVED ON THE PEDESTRIAN CONNECTION
08:57:58 REQUIREMENTS.

08:58:00 THERE WAS A COMMENT ABOUT THE PUBLIC AREA.
08:58:03 SO WHERE WE'RE CURRENTLY SHOWING THE PUBLIC AREA IS OUT HERE
08:58:06 NEXT TO 41 WHERE OUR ACCESS POINT IS.
08:58:09 I WILL NOTE THAT NED DEWHIRST ASKED IF WE WOULD PLACE THE
08:58:14 PUBLIC AREA OVER HERE NEXT TO THE LAKE, BUT I GUESS THERE
08:58:19 WAS SOME QUESTION WHETHER WE COULD DO THAT OFF OF OUR
08:58:22 PROPERTY.
08:58:23 SO I JUST WANTED TO POINT THAT OUT.
08:58:25 OTHER THAN THAT, THE LAYOUT STAYED PRETTY MUCH THE SAME.
08:58:29 THE DUMPSTER ENCLOSURE WHICH WAS MR. WALLACE'S CONCERN, WE
08:58:33 LOOKED AT SEVERAL LOCATIONS.
08:58:36 IT'S STILL GENERALLY IN THE SAME PLACE BUT WHAT WE DID IS WE
08:58:40 ADDED I BELIEVE 10 TO 15 FEET OF BUFFER WIDTH BEHIND IT TO
08:58:46 INCREASE THE SEPARATION AND ALLOW FOR MORE LANDSCAPING TO
08:58:50 BUFFER THAT FROM THE ADJACENT -- FROM THE ROAD NEXT TO IT.
08:58:54 SO IF I CLICK IT, YOU CAN KIND OF SEE WHERE IT WAS CLOSER TO
08:58:58 THE ROAD THERE AND THEN WE MOVED IT QUITE A BIT FURTHER
08:59:03 AWAY.
08:59:03 ALSO, PART OF THAT THAT YOU'LL SEE IN THE LANDSCAPING IS WE
08:59:07 WIDENED OUT THIS BUFFER HERE, WIDENED OUT THIS BUFFER HERE,
08:59:12 AND THEN WE ALSO ADDED THE OUTDOOR SEATING AREA DID NOT HAVE
08:59:16 A CANOPY, WHICH YOU'LL SEE IN THE BUILDING NOW IT DOES.
08:59:19 ARE THERE ANY QUESTIONS ON THE SITE PLAN?
08:59:25 >>Jim Wallace: SAME QUESTIONS I DID LAST TIME.
08:59:27 WHEN THAT GARBAGE TRUCK COMES IN AND OPENS UP THOSE GATES

08:59:32 AND THAT TRUCK IS GOING TO BE PERPENDICULAR TO THE FLOW OF
08:59:35 TRAFFIC, YOU HAVE TWO DUMPSTERS THERE.
08:59:39 IT'S GOING TO TAKE MORE THAN 30 SECONDS.
08:59:41 IT'S GOING TO TAKE A WHILE.
08:59:43 YOU HAVE NOW BLOCKED INGRESS AND EGRESS TO THIS PROPERTY.
08:59:48 >>Brent Addison: MY UNDERSTANDING IS THAT, MAYBE MIKE COULD
08:59:52 SPEAK TO IT, BUT I THINK THAT THESE -- MY UNDERSTANDING IS
08:59:55 THEY COME AND THEY DO PICKUPS OUTSIDE OF OPERATING HOURS ON
08:59:58 THESE RESTAURANTS.
08:59:59 >>Jim Wallace: COME IN AT 4 IN THE MORNING.
09:00:02 >>Brent Addison: I BELIEVE SO.
09:00:03 SO THEY CAN CONTROL THE TIME WHEN THEY COME BEFORE THEY
09:00:08 OPEN.
09:00:08 ANY MORE QUESTIONS ON THE SITE PLAN?
09:00:14 >> NO.
09:00:15 >>Brent Addison: ALL RIGHT.
09:00:16 GREG IS HERE.
09:00:17 HE CAN COME UP.
09:00:18 BASICALLY, HE JUST TOOK WHAT HE HAD BEFORE AND THEN

09:00:22 INCORPORATED IT INTO THE NEW SITE PLAN THAT NED AND I CAME
09:00:27 UP WITH AND THEN WE SENT THAT TO NED.
09:00:29 NED WENT THROUGH IT AND ASKED FOR SOME IMPROVEMENTS THERE.
09:00:32 SO THIS IS A -- EXCUSE ME, THIS IS ACTUALLY THE EXISTING
09:00:36 LANDSCAPE PLAN AS IT IS -- OR LANDSCAPING THAT'S OUT THERE
09:00:39 TODAY, AND THIS IS THE PROPOSED VERSION OF IT.

09:00:44 SO I CAN DEFINITELY BRING HIM UP HERE, BUT FOR SAKE OF TIME,
09:00:48 IF YOU HAVE ANY QUESTIONS, GREG CAN COME AND ANSWER THOSE.
09:00:51 ARCHITECTURE.
09:00:59 WENDY, DO YOU WANT TO TAKE THIS?
09:01:09 >> WENDY MARTIN: CAN YOU ALL HEAR ME?
09:01:14 >> YES.
09:01:14 >>Wendy Martin: ALL RIGHT.
09:01:15 SO AS BRENT INDICATED WHEN WE WERE HERE BEFORE, WE HADN'T
09:01:20 YET COORDINATED WITH NED DEWHIRST.
09:01:23 BUT SINCE THEN, WE HAVE GONE BACK AND FORTH PRETTY
09:01:28 EXTENSIVELY WITH HIM.
09:01:32 AND THIS IS THE ORIGINAL RENDERINGS THAT WE HAD PUT
09:01:37 TOGETHER, AND THAT IS ANOTHER VIEW AND YET ONE MORE.
09:01:45 AND SO NOW -- THOSE WERE THE ORIGINAL 3D VIEWS.
09:01:50 >>Brent Addison: I JUST WANT TO POINT OUT BEFORE WE GET TO
09:01:52 THE NEW PART OF IT, ONE OF THE BIG TOPICS OF DISCUSSION WERE
09:01:57 THESE BORDERING PODS HERE AND THE WAY -- SO JUST KEEP THAT
09:02:02 PICTURE IN MIND.
09:02:03 >>Wendy Martin: RIGHT.
09:02:05 AND THE DUMPSTER ENCLOSURE.
09:02:09 SO NOW HERE IS WHAT WE ARE CURRENTLY PROPOSING.
09:02:18 AND TO JUST -- I KNOW THAT IT'S BEEN A LONG MEETING.
09:02:23 KIND OF SUMMARIZE OUR POINTS HERE, BUT OUR MAJOR POINTS OF
09:02:27 CHANGE, THE ROOF FORMS OF WHAT WE CALL THE TOWERS, WE
09:02:32 BROADENED THOSE A LITTLE BIT, ADJUSTED THE PITCHES OF THOSE.

09:02:37 YOU CAN SEE IN THIS VIEW RIGHT HERE, THAT WE HAVE NOW A
09:02:41 COVERED PATIO AREA COMING OFF OF THAT FACADE ON THE RIGHT OF
09:02:46 THIS.
09:02:46 YOU CAN SEE ALSO WE NOW HAVE A PORTICO COVERED ENTRY OF THE
09:02:50 MAIN ENTRY.
09:02:52 AND THEN ON THE LEFT SIDE OF THIS, YOU'LL SEE OUR
09:02:55 DRIVE-THROUGH TOWER WHICH IS MAYBE THE MOST DRAMATIC CHANGE
09:02:59 FROM ALL OF THE OTHER PARTS.
09:03:02 WE INCREASED ITS HEIGHT AND ADDED THAT ENTIRE ELEMENT ON THE
09:03:06 TOP WITH THE THREE WINDOWS UP THERE, THE FINIAL ON TOP, AND
09:03:12 THEN I GUESS, BRENT, IF YOU CAN GO AHEAD AND MAYBE FLIP
09:03:17 THROUGH THESE AS I TALK, SOME OF THE DETAILS THAT WE
09:03:20 UPDATED.
09:03:20 THE CORBELING, WE MODIFIED THE LIGHT FIXTURES, THE
09:03:24 DECORATIVE LIGHT FIXTURES WE'RE PROPOSING.

09:03:27 YOU PROBABLY HAVE NOTICED THAT THE STONE IS NOW A MUCH
09:03:30 LIGHTER BLEND OF STONE, LIGHTER IN COLOR.
09:03:34 OTHER COLOR CHANGES, THE ROOF TILE, WE'VE GOT THAT MORE CLAY
09:03:39 LOOK TO MATCH WITHIN THE DEVELOPMENT.
09:03:42 THE BLUE METAL ROOF EDGE HAS BEEN REPLACED WITH BRONZE, AND
09:03:47 THE ROOF LADDER, WHICH WE SEE ON THE REAR FACADE, WHICH WAS
09:03:54 JUST ALUMINUM MILL FINISH HAS NOW BEEN A BRONZE FINISH AS
09:03:58 WELL.
09:03:59 WE JUST GOT A SNEAK PREVIEW OF THOSE ORDER PODS.
09:04:08 THEY GOT A COMPLETE MAKEOVER, AND NOW THEY HAVE GONE FROM

09:04:14 WHAT WE PROPOSED ORIGINALLY WERE PREFABRICATED MODELS.
09:04:18 SO THIS IS NOW A STICK-BUILT, CUSTOM POD TO REPLICATE THE
09:04:27 STYLINGS OF THE BUILDING.
09:04:32 >>Michael Sheeley: LOOKS PRETTY GOOD.
09:04:33 >>Brent Addison: THESE ARE THE 3D VIEWS HERE.
09:04:40 >>Wendy Martin: THERE WE CAN SEE THE ROOF LADDER IS NO
09:04:43 LONGER A STANDARD ALUMINUM MILL FINISH.
09:04:45 IT'S NOW BRONZE.
09:04:47 THE SAME IS TRUE OF THE ALUMINUM FRAMING FOR THE DOORS AND
09:04:51 WINDOWS THAT HAVE BEEN TRADED OUT TO BE THE BRONZE AS WELL.
09:05:01 >>Brent Addison: THIS IS THE NEW DUMPSTER ENCLOSURE.
09:05:04 I THINK THE STONE CHANGED ON THAT TO MATCH THE BUILDING.
09:05:08 >>Wendy Martin: YEAH, WE CHANGED THE STONE AND WE ALSO
09:05:11 UPDATED THE TOP.
09:05:12 YOU CAN SEE WE KIND OF RAISED THE CORNERS A LITTLE BIT THERE
09:05:15 AND PUT MORE OF A DECORATIVE TOP PIECE ON EACH OF THOSE
09:05:24 CORNERS.
09:05:28 >> ONE COMMENT ON THE SIGNING, INSTEAD OF TWO-FOOT FACE,
09:05:33 WE'VE BEEN DOING THREE FOOT JUST SO THE SIGN STANDS OUT FROM
09:05:36 THE LANDSCAPING.
09:05:37 I BELIEVE YOU INTEND THIS TO BE ON U.S. 41.
09:05:40 >>Brent Addison: CORRECT.
09:05:41 >> SO YOU WANT THAT VISIBILITY.
09:05:43 YOU MAY WANT TO INCREASE THE SIZE OF THAT BASE TO THREE
09:05:47 FEET.

09:05:47 >>Brent Addison: NO PROBLEM.
09:05:49 AND THEN I THINK WE ALSO HAVE THE LIGHTING PLANS AND THEN
09:05:52 THE FIXTURES AFTER THAT.
09:05:55 >>Wendy Martin: CORRECT.
09:05:56 AND THEY ARE UPDATED WITH THE NEW FIXTURES.
09:06:01 >>Brent Addison: ANY QUESTIONS?
09:06:03 >>Michael Sheeley: GOOD IMPROVEMENTS OVERALL.
09:06:05 >> LOOKS GOOD.
09:06:06 >>Scotty Wood: LOOKS GOOD.
09:06:07 >>Wendy Martin: THANK YOU.
09:06:09 >>Mary Gibbs: WHY DIDN'T YOU BRING ANY SAMPLES?

09:06:11 THAT'S MY QUESTION.
09:06:14 >>Brent Addison: NOT THE KIND OF SAMPLES YOU WANTED.
09:06:15 >>Mary Gibbs: WRONG SAMPLES.
09:06:18 >>Scotty Wood: MARY, UNFORTUNATELY, NOW THAT I'M A HEART
09:06:21 PATIENT, I CAN'T HAVE ONE OF THOSE BUTTER BURGERS.
09:06:26 >>Mary Gibbs: NO CHEESE CURDS EITHER.
09:06:31 >>Brent Addison: THANK YOU.
09:06:34 >>Kristin Jeannin: THANK YOU.
09:06:38 >>Scotty Wood: OKAY, EVERYBODY.
09:06:39 THAT COMPLETES OUR AGENDA.
09:06:40 MARY DOES HAVE ONE ANNOUNCEMENT.
09:06:45 >>Mary Gibbs: OH, THE CALENDAR.
09:06:47 THANK YOU.
09:06:48 I PUT ON THE DAIS A CALENDAR WITH THE BOARD MEETINGS FOR

09:06:52 NEXT YEAR.
09:06:54 I THOUGHT MAYBE YOU WANT TO LOOK AT THAT AND WE CAN FIRM IT
09:06:57 UP AT THE NEXT MEETING BECAUSE I KNOW ONE OF THE DAYS IS
09:07:00 VALENTINE'S DAY, AND I KNOW THAT CREATED AN ISSUE FOR
09:07:03 SOMEBODY LAST YEAR.
09:07:04 SO IF YOU DON'T WANT TO MEET ON VALENTINE'S DAY, WE COULD
09:07:08 TALK ABOUT IT, CHANGE IT AT THE NEXT MEETING.
09:07:11 DO YOU ALL WANT TO TAKE IT, LOOK AT IT, AND DECIDE AT THE
09:07:22 NEXT MEETING, WE'LL FIRM IT UP.
09:07:27 >>Scotty Wood: BEFORE I ASK FOR A MOTION TO ADJOURN, I JUST
09:07:30 WANT TO MAKE ONE SMALL STATEMENT.
09:07:33 A POX ON NICOLE, IF YOU KNOW WHO NICOLE IS.
09:07:39 THAT'S THE HURRICANE HEADED OUR WAY.
09:07:41 I HOPE IT DOESN'T HIT NANCY EITHER.
09:07:45 >>Nancy Stroud: IT LOOKS LIKE IT'S A LITTLE BIT NORTH OF
09:07:48 BOCA.
09:07:49 >>Mary Gibbs: ARE YOU ALL CLOSING DOWN TOMORROW, NANCY?
09:07:53 >>Nancy Stroud: I'LL LET YOU KNOW.
09:07:55 >>Mary Gibbs: SHE'S IN BOCA RATON.
09:07:57 SO THEY MAY BE CLOSED TOMORROW.
09:08:02 >>Nancy Stroud: YEAH, WE'LL HAVE TO SEE.
09:08:05 >>Michael Sheeley: GOOD TO SEE YOU, SCOTTY.
09:08:07 >>Scotty Wood: ON THAT NOTE, I WILL ASK FOR A MOTION TO
09:08:09 ADJOURN.
09:08:10 >> SO MOVED.
09:08:11 >> SECOND.
09:08:11 >>Scotty Wood: ALL IN FAVOR?
09:08:13 WE'RE ADJOURNED.
09:08:14

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.

AT&T Wireless Facility

Zoning Staff Report

for

Planning, Zoning and Design Board

PROJECT NAME:	**AT&T Wireless Facility 3231 Coconut Road**
CASE TYPE:	**Special Exception**
CASE NUMBER:	**SEZ2020-E001**
PLANNING, ZONING AND DESIGN BOARD MEETING:	**November 8, 2022**

SUMMARY OF REQUEST

Special Exception in the *Commercial Special Office (CS) zoning district* to allow a 100-foot tall Wireless Telecommunication Facility on the Elks Club property at 3231 Coconut Road.

The applicant revised the application on April 12, 2022 lowering the height of the proposed Wireless Telecommunication Facility from 149 feet to 100 feet and withdrawing the variance request.

STAFF RECOMMENDATION

Staff recommends approval with conditions that the tower either be camouflaged at 100 feet, or reduced to 75 feet in height. (See Attachment C.)

The Planning, Zoning and Design Board will make a decision on this request.

GENERAL INFORMATION

Owner
Bonita Springs Elks Lodge #2753, Benevolent and Protective Order of Elks of the United States of America, Inc.

Applicant
New Cingular Wireless PCS, LLC d/b/a AT&T

Authorized Agent
Baker Donelson, Andy Rotenstreich and Mary Palmer

Location
West of US 41 at 3231 Coconut Road

STRAP Number
09-47-25-E4-U1869.1993

Size of Property
4.24 acres with a ±4,900 square foot lease area

Surrounding Zoning

North	Coconut Road, then multifamily residences within Coconut Shores Condominiums - RPD
East	100-foot FPL Easement, then Vacant Land – Pelican Landing CPD and Tides at Pelican Landing Condominiums - RPD
South	Educational Pathways Academy Private School – Commercial Special Office (CS), then North Commons Drive, then single family residences within Pelican Landing - RPD
West	North Commons Drive, then single family residences within Pelican Landing - RPD

Zoning
Commercial Special Office District (CS)

Comprehensive Plan Land Use Category
Village Neighborhood 2

Project History
Lee County Resolution Z-93-049 rezoned the subject site to CS-2, approved a Special Exception for a Fraternal Club, and a special permit for Consumption on Premises.

Public Information Meeting
A public information meeting was held by the Planning, Zoning and Design Board on July 12, 2022. The applicant provided a summary and response to the issues. (See Attachment F.)

STAFF ANALYSIS

Request
Special Exception for a Wireless Telecommunication Facility for the 99-foot monopole with a 1-foot lightning arrestor for a total height of 100 feet.

Project Description
The applicant requests an antenna supporting structure (monopole) 100 feet high to provide wireless cellular service for AT&T. The site currently consists of a 14,000-square foot Elks Club Lodge with related parking. The ±4,900-square foot lease area is proposed between the Lodge and Educational Pathways Academy to the south. The facility will include the monopole with antennas, a 20 x 15-foot area for a generator, and equipment shelter for each antenna array, all

of which will be enclosed by an eight-foot wooden fence surrounded by a ten-foot-wide landscape buffer. Additional equipment areas are proposed within the lease area for collocation purposes. Ground lighting is existing, and the applicant has stated that tower lighting is not proposed and not required.

According to the applicant, the facility is necessary to improve coverage and capacity due to increased wireless congestion. Collocation space will be made available on the monopole for two other providers. Two future lease areas, each 20 x 15 feet, are proposed as equipment areas for the additional providers.

According to the application materials, the monopole has been designed to withstand winds up to 160 miles per hour. (See Attachment G.) LDC Section 4-143G.1. requires that the monopole be located a distance equal to the overall height from all lot lines of the property on which it is proposed which is 100 feet. The facility does meet this setback requirement.

Height Details, Photo Simulation, and Balloon Study
Documentation provided by the applicant shows the 100-foot monopole (99-foot pole, topped with a 12-inch lightning rod) in photo simulations from numerous points in the surrounding area. (See Attachment D.)

The site is located in an area adjacent to the Pelican Landing development which includes residential units to the west, and commercial and residential uses to the east. A private school is located to the south.

A Balloon Study was held on August 2. See Attachment E for photos taken by staff. These photos clearly show that the tower will be visible to the residences in Pelican Landing but is now limited to the immediate neighbors by the lowering of the tower from 149 feet to 100 feet.

Transportation Analysis
Access to the site is through the existing driveway for the Elks Club from Coconut Road which is the subject of a 30-foot access easement, and the facility is proposed to be located southeast of the Lodge. According to the applicant this is an unmanned facility with maintenance occurring approximately once a week.

Environmental Analysis
The site is in the X flood zone which is described by FEMA as an area of minimal flood hazard. The site is improved with a building and parking lot, and the facility is proposed to be located in a grassy area adjacent to the loading dock. The facility will not impact environmentally critical or sensitive areas.

Utilities
Power will be provided by FPL. Water and wastewater are not proposed as the facility will be unmanned. A generator will be present for use during loss of electric power to maintain service.

Comprehensive Plan Considerations
The site is designated in the Comprehensive Plan as Village Neighborhood 2. (See Attachment A.) This designation consists primarily of moderate density residential uses with minor or neighborhood scale commercial. Wireless facilities are not specifically discussed in the Comprehensive Plan, however compatibility between uses is a consideration to protect existing and future residential neighborhoods. For example, one of the guiding principles of the Future

Land Use Element of Estero's Comprehensive Plan is ensuring compatibility of new development, to protect the integrity of existing and future residential neighborhoods, as outlined below:

> ***Neighborhoods***
> *Estero is a Village of neighborhoods…some large, some small, some more established, some newer. Ensuring compatibility of new development to protect the integrity of existing and future residential neighborhoods is a key to sustaining the quality of life.*

Policy FLU-1.11.2 of the Plan, Residential Development Standards, provides several factors that should be evaluated to ensure that development proposals address including whether the proposed use is compatible with adjacent uses, and other factors. One of the factors is whether the proposal contributes to the overall design, landscaping, and aesthetics that make up the community's character as a harmonious place with beauty, spaciousness, and a diversity of high quality residential and commercial development that positively contributes to the quality of life of Estero's residents. The proposed communication facility does not improve the aesthetics of the adjacent residential areas. The proposed tower location will result in the tower becoming the dominant feature for approximately two dozen single family homes in Pelican Landing as well as a couple of dozen homes in Coconut Shores and several condo buildings in the Tides at Pelican Landing.

The Housing Element provides that "preserving and building the value of established residential housing stock is a goal of most communities, but it is at the heart of the vision for the Estero community". This element further examines neighborhood compatibility by stating:

> *Neighborhood Integrity and Compatibility*
> *Protect the integrity of residential areas by ensuring that new developments are compatible and consistent in form and character.*

Additional policies and objectives are listed below:

> **Objective HOU-1.1**
> Preserve the value and character of existing neighborhoods.
>
> ***Policies***
> *HOU – 1.1.3*
> *New development must be compatible with existing residential uses.*
>
> *HOU – 1.1.4*
> *Protect residential neighborhoods from encroachment and detrimental impacts from other more intensive land uses and continue to enforce existing regulations that provide buffering from more intensive uses.*

The proposed tower is taller than any of the existing single family homes in the area and is a distinctly different form of development. Towers are required to be wrapped in reflective tape to increase visibility while dwelling units are not. Staff believes the proposal is not consistent with these policies as the proposal does not improve the aesthetics and character of the adjacent residential areas. Lowering the height of the proposed tower to 75 feet or camouflaging the tower would protect the aesthetics and character of the adjacent residential areas. Lowering the height would help the tower to blend in with the existing tree canopy that is visible from the homes in Pelican Landing.

Commercial Special Office District (CS) Zoning District
The property is zoned CS. (See Attachment B.) The CS Zoning District originated from Lee County's CS-2 zoning district. This category was created to allow minimal commercial office type uses in close proximity to existing residences. The category has historically contained very low intensity commercial uses with low impacts to assure compatibility with existing residences and neighborhoods. This sentiment is clearly contained in the descriptor language of this zoning district:

> *The purpose of the Commercial Special Office (CS) district is to provide lands that accommodate and support suitable locations for the development of offices, and a number of other low-impact uses subject to special exception approval. The district is intended to be used to separate and buffer residential and other low- or medium-intensity uses, such as schools or parks, from higher-intensity commercial and light industrial uses.*

The proposed location is adjacent to residential areas as well as the Educational Pathways Academy private school.

During the Hearing Examiner public hearing for the rezoning of the property to the CS-2 category, the Lee County Planner testimony confirms this:

> *This district is intended to be used to separate uses of more intensity, such as those proposed to the east, to uses of less intensity, such as those uses to the west. This would be a step down the impact (sic) of uses, as the more intense uses would be along the frontage of U.S. 41. This would be a less intense use adjacent to it and would act as a buffer to those less intense uses further west.*

This discussion focused on a fraternal lodge with consumption on premises. A communication tower was not considered at that time.

Land Development Code Use Specific Standards
Section 4-143 of the LDC contains additional standards for a Wireless Communication Facility. In part, this section provides that no antenna-supporting structure shall be permitted unless the applicant demonstrates that the proposed antenna cannot be accommodated on an existing building, structure, or antenna supporting structure.

The specific standards are shown below:

- Priorities for siting, including collocation and zoning districts;

  The applicant has provided information that the facility location is necessary to fill a gap in coverage and capacity, and that it has considered alternatives, such as collocation on an existing cell tower, or roof mounting the antennas. The applicant claims neither alternative is possible due to the needed height and coverage area to resolve existing deficiencies.

  The LDC provides a hierarchy of zoning districts for locating these facilities. Industrially zoned areas are preferred before commercial areas are evaluated. LDC Section 4-143E.4. provides that the applicant shall adequately demonstrate that siting alternatives within higher ranked districts are not reasonable or feasible. The CS zoning district should be one of the last commercially zoned areas to be considered based on the compatibility concerns of this zoning district's location adjacent to residential areas.

- Minimizing visual impact;

  The Code requires that:

  > *Antennas shall be configured in a manner that is consistent with the character of the surrounding neighborhood and development, and shall be of a color that blends with the structure to which it is attached, so that adverse visual impacts on adjacent properties are minimized. Antenna concealment screening shall also be used, when possible.*

  The antenna supporting structure is a monopole that will be constructed with concrete and reinforced steel. Colors have not been provided, but there is a requirement to tape the monopole with reflective tape every 20 feet above the surface to provide visibility for aircraft.

  The proposed location is near residential development on three sides; the Tides at Pelican Landing condominiums, 365 feet to the southeast; single-family residences 385 feet to the south; and single-family residences to the west which are greater than 450 feet away. The monopole will be visible as shown in the attached photo simulations. (See Attachment E.)

  The Balloon Study photographs clearly indicate the visual impact the monopole and antennas will have on the nearby residences. Village staff suggested potential camouflage of the tower to resemble a palm tree or pine tree. The applicant responded that the height and necessary foliage would make the facility more noticeable and would not allow for collocation due to appendages (branches) of the tree. Staff still believes that if this is approved at 100 feet, camouflage should be a condition of approval, to resemble a palm tree or pine tree.

- Setbacks;

  The Code-required setbacks to the property line must be equal to the height of the monopole, 100 feet. The proposed site plan demonstrates a setback of 100 feet. This request demonstrates that the proposed site (leased area) is of sufficient size to meet the requirements of the Land Development Code.

- Height;

  The applicant has stated that the 100-foot height is set due to engineering issues regarding signal distribution. The applicant reduced the height of the proposed tower from the original of 159 feet, to 149 feet and then to 100 feet so that it could be approved through the Special Exception process instead of through the Planned Development Process, and without a need for a variance.

Special Exception – Special Exceptions are uses that may be appropriate in a zoning district when the project is designed and conditioned to preserve public health, safety and welfare and to be compatible with adjacent uses. The subject facility will be screened at the base with an 8-foot fence and surrounded by a landscape buffer. The monopole will be visible due to 100-foot height.

Communication facilities are utilities that serve the general public and provide a necessary service but which must also be found compatible with the neighborhood. Compatibility is an issue as the proposed wireless facility is near existing residences, the closest of which is approximately 350 feet away. The monopole and antenna arrays will be visible and negatively impact surrounding residential uses as a dominating presence in an established residential neighborhood setting.

The request is subject to other standards for Wireless Communication Facilities in Section 4-143, including:

- Demonstrating that the antennas could not be collocated on an existing facility, and could not be a surface or building mounted antenna;
- Required ground camouflaging such as fencing and landscaping;
- Required authorizations from the FCC.

Staff finds that the requested Special Exception will be consistent with the goals, objectives, and policies of the Comprehensive Plan and is only compatible and will protect the aesthetics and character of the adjacent residential areas if camouflaged or lowered height as described below. The proposed 100-foot wireless communication facility cannot be adequately screened or buffered from the surrounding residential uses. The request does not minimize adverse visual impacts on adjacent lands. Staff recommends that if the Planning Zoning and Design Board wants to approve the tower at 100 feet that it be camouflaged, if no camouflage is utilized then the tower is limited to 75 feet. Complying with these proposed conditions will help to assure compatibility and protect the aesthetics and character of the adjacent residential areas.

Other Comments

- Federal Airways & Airspace: The FAA stated that the structure does not require Notice to the FAA.
- Lee County Mosquito Control: Mosquito Control replied that the tower must be taped with reflective sheeting starting at 20 feet and again at 20-foot intervals.
- Lee County Port Authority: Lee County Port Authority staff has reviewed this project and determined that a tall structures permit is not required.
- Bonita Springs Utilities: Access must be maintained to the 10 manhole lids that serve gravity grease interceptors.

FINDINGS OF FACT

Staff has proposed the following findings of fact:

1. The Special Exception as conditioned will be consistent with the goals, objectives, and policies of the Comprehensive Plan.

2. The Special Exception as conditioned will comply with all applicable zoning district standards.

3. The Special Exception as conditioned will comply with all standards in Chapter 4: Use Specific Standards.

4. The Special Exception as conditioned will be appropriate for its location and is compatible with the general character of surrounding lands and uses permitted in the zoning district.

5. The Special Exception as conditioned will adequately screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands.

6. The Special Exception as conditioned will ensure that no site lighting source shall negatively impact adjacent properties and rights-of-way.

7. The Special Exception as conditioned will maintain safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site.

8. The Special Exception as conditioned will avoid significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements.

9. The Special Exception as conditioned will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district.

10. The Special Exception as conditioned will avoid significant deterioration of water and air resources, scenic resources, and other natural resources.

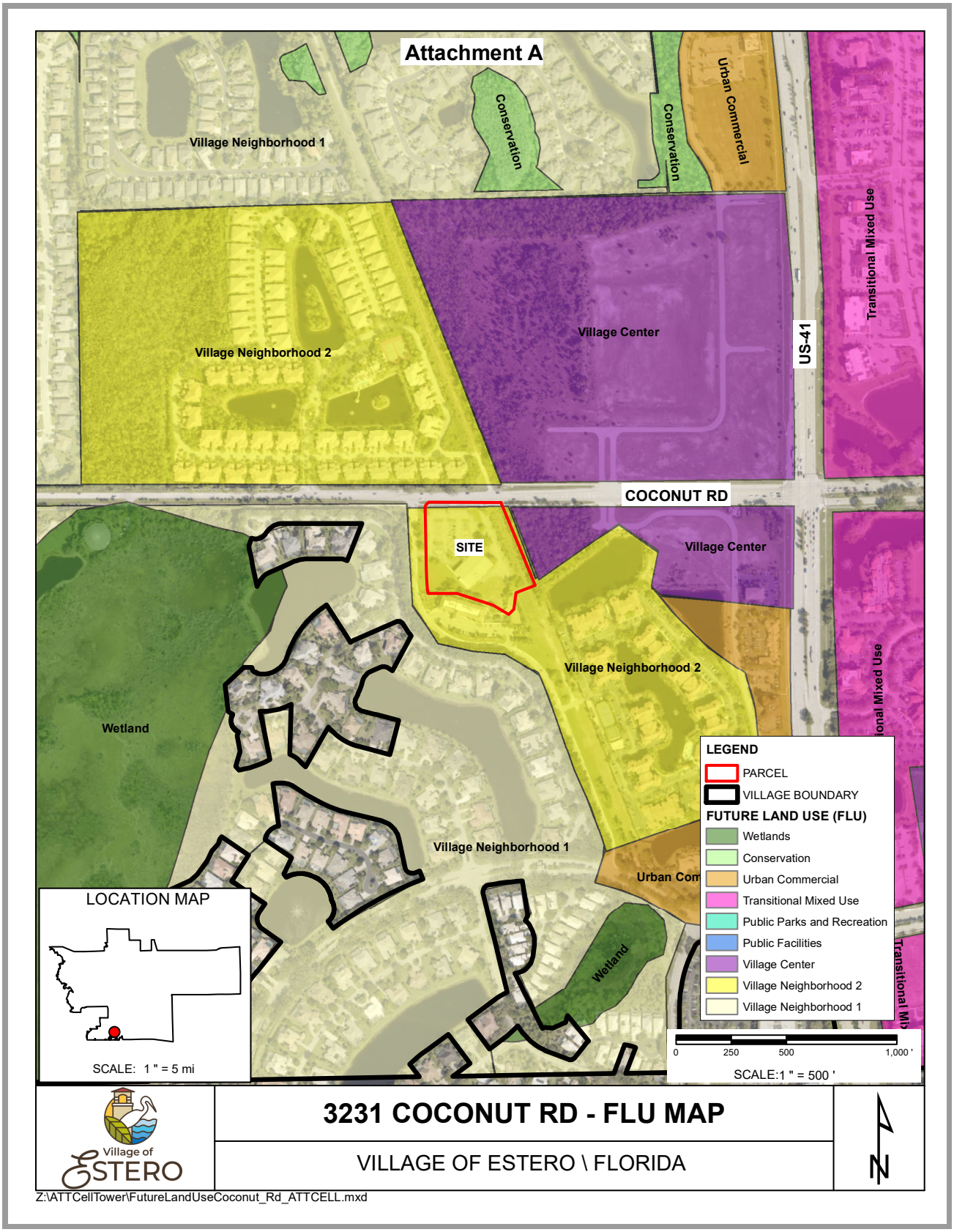
11. The Special Exception as conditioned will not overburden existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, storm water management, and police and fire protection facilities.

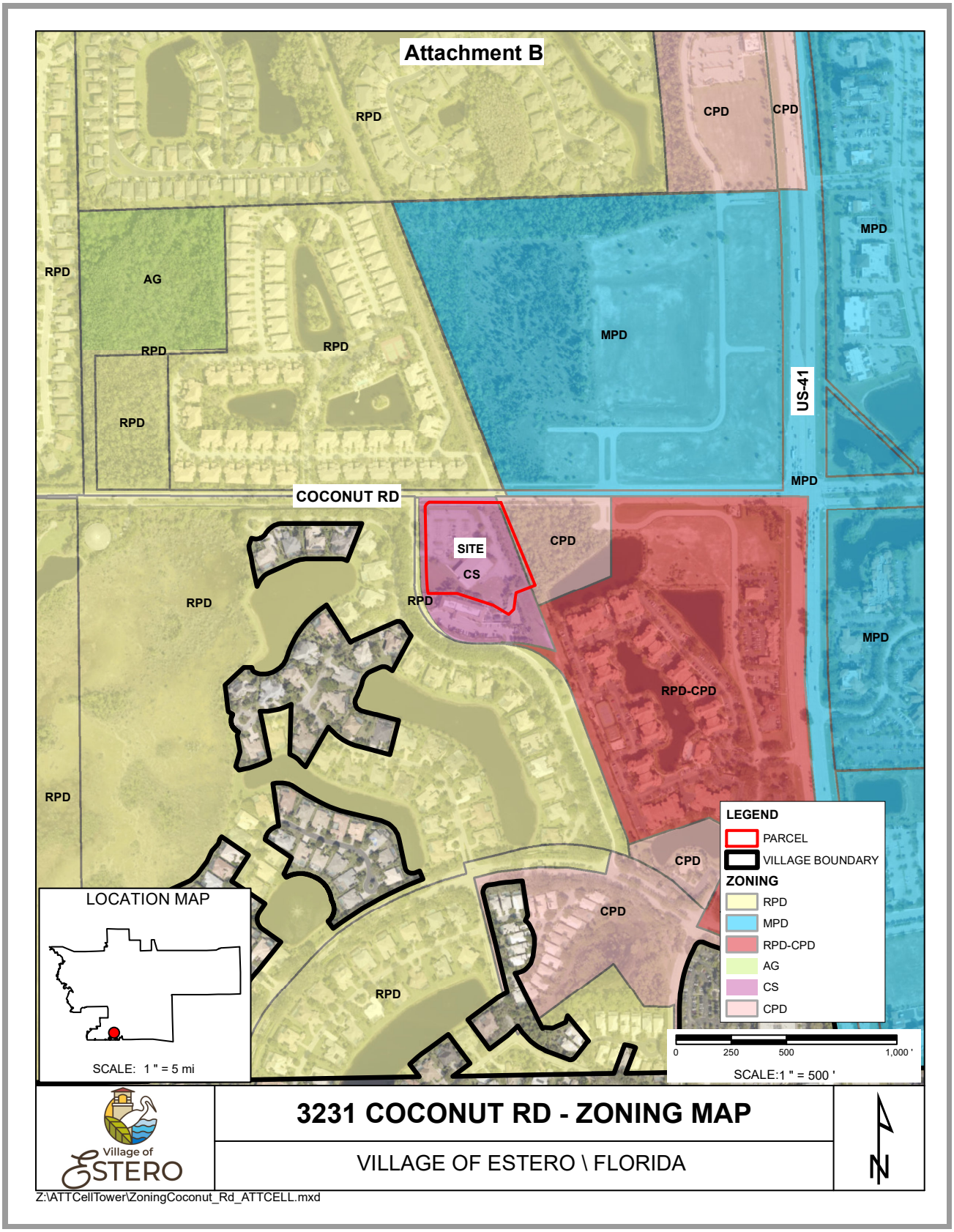
12. The Special Exception as conditioned will comply with all other relevant Village, state, and federal laws and regulations.

13. The requested Special Exception as conditioned will be consistent with the purpose of the Commercial Special (CS) Office District to separate and buffer nearby residences.

ATTACHMENTS:

A. Future Land Use Map
B. Zoning Map
C. Proposed Conditions
D. Applicant Photo Simulation & Balloon Study
E. Staff Photos of Balloon Study
F. Applicant Summary of Public Information Meeting
G. Applicant Submittals


Attachment A
Village Neighborhood 1
Conservation
Conservation
Urban Commercial
Transitional Mixed Use
Village Neighborhood 2
Village Center
US-41
COCONUT RD
SITE
Village Center
Village Neighborhood 2
Wetland
Village Neighborhood 1
Urban Com
Wetland
Transitional Mixed Use
LEGEND
PARCEL
VILLAGE BOUNDARY
FUTURE LAND USE (FLU)
Wetlands
Conservation
Urban Commercial
Transitional Mixed Use
Public Parks and Recreation
Public Facilities
Village Center
Village Neighborhood 2
Village Neighborhood 1
LOCATION MAP
SCALE: 1 " = 5 mi
0 250 500 1,000 '
SCALE:1 " = 500 '
Village of ESTERO
3231 COCONUT RD - FLU MAP
VILLAGE OF ESTERO \ FLORIDA
N
Z:\ATTCellTower\FutureLandUseCoconut_Rd_ATTCELL.mxd


Attachment B
RPD
CPD
CPD
MPD
RPD
AG
RPD
RPD
RPD
MPD
US-41
MPD
COCONUT RD
SITE
CS
CPD
RPD
RPD
MPD
RPD-CPD
RPD
CPD
CPD
RPD
LOCATION MAP
SCALE: 1 " = 5 mi
LEGEND
PARCEL
VILLAGE BOUNDARY
ZONING
RPD
MPD
RPD-CPD
AG
CS
CPD
0
250
500
1,000 '
SCALE:1 " = 500 '
Village of ESTERO
3231 COCONUT RD - ZONING MAP
VILLAGE OF ESTERO \ FLORIDA
N
Z:\ATTCellTower\ZoningCoconut_Rd_ATTCELL.mxd

Attachment C

AT&T Cell Tower
3231 Coconut Road
Zoning Conditions

---

1. Site Plan and Height of the Tower

   Development of this project is limited to a maximum of a 99-foot monopole with a 1-foot lightning rod on top for a maximum tower height of 100 feet if the tower is camouflaged. If the tower is not camouflaged, it is limited to a maximum height of 75 feet. Site plan includes three 15 foot X 20 foot Wireless Communication Ground Equipment Areas.

2. Landscape Buffer

   A 10 foot Landscape Buffer will be installed around the base of the tower consistent with LDC Section 4-143F.4.C. and the submitted Landscape Plan Sheet L1 received 10/19/22.

3. Fencing

   An 8-foot wooden fence will be constructed around the base of the tower inside the landscape buffer as depicted on the Tower Site Plan sheet C-12 received 10/19/22.

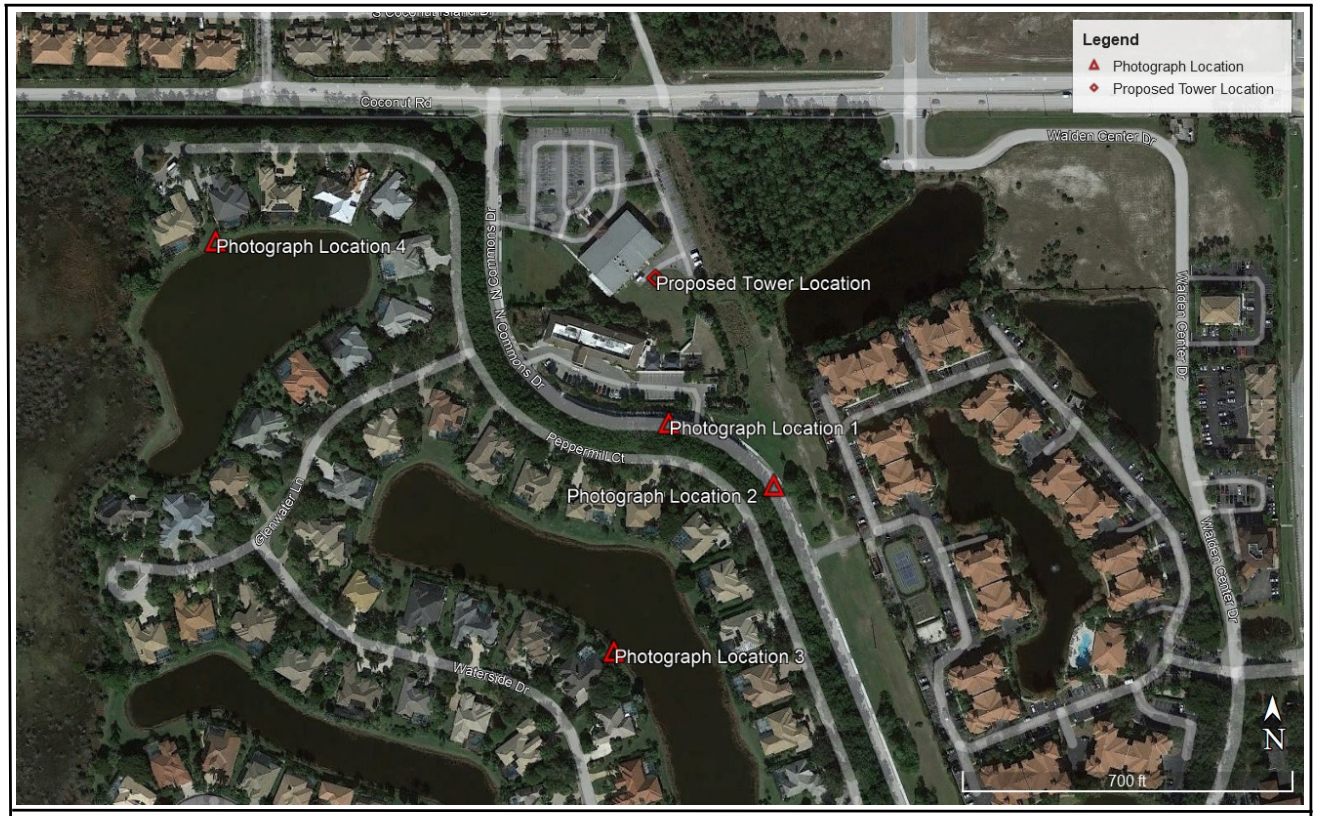
4. Tower Lighting

   The tower will not contain any lights on the tower including the top but will be taped consistent with Land Development Code Section 4-143F.4.E.

5. Expiration

   The special exception shall automatically expire if the use authorized by the special exception is not established or substantially commenced within two years after the date of the special exception approval, unless an extension of this time period is authorized in accordance with LDC Sec. 2-408.D. Lapse of Development Approval.

Exhibit D



Coconut Road (FA# 10127369)

3231 Coconut Road

Estero, Lee County, Florida

Photograph Locations

ECA Proj. #: 22-002464

1: Northwesterly View Towards the Proposed Tower from Photograph Location 1 Located Approximately 300 feet (91 meters) Southeast

Coconut Road (FA# 10127369)

3231 Coconut Road

Estero, Lee County, Florida

Photographs

ECA Proj. #: 22-002464

2: Northwesterly View Towards the Proposed Tower from Photograph Location 2 Located Approximately 500 feet (152 meters) Southeast

Coconut Road (FA# 10127369)

3231 Coconut Road

Estero, Lee County, Florida

Photographs

ECA Proj. #: 22-002464

3: Northeasterly View Towards the Proposed Tower from Photograph Location 3
Located Approximately 800 feet (244 meters) Southwest

Coconut Road (FA# 10127369)

3231 Coconut Road

Estero, Lee County, Florida

Photographs

ECA Proj. #: 22-002464

4: Southeasterly View Towards the Proposed Tower from Photograph Location 4
Located Approximately 950 feet (290 meters) Northwest

Coconut Road (FA# 10127369)

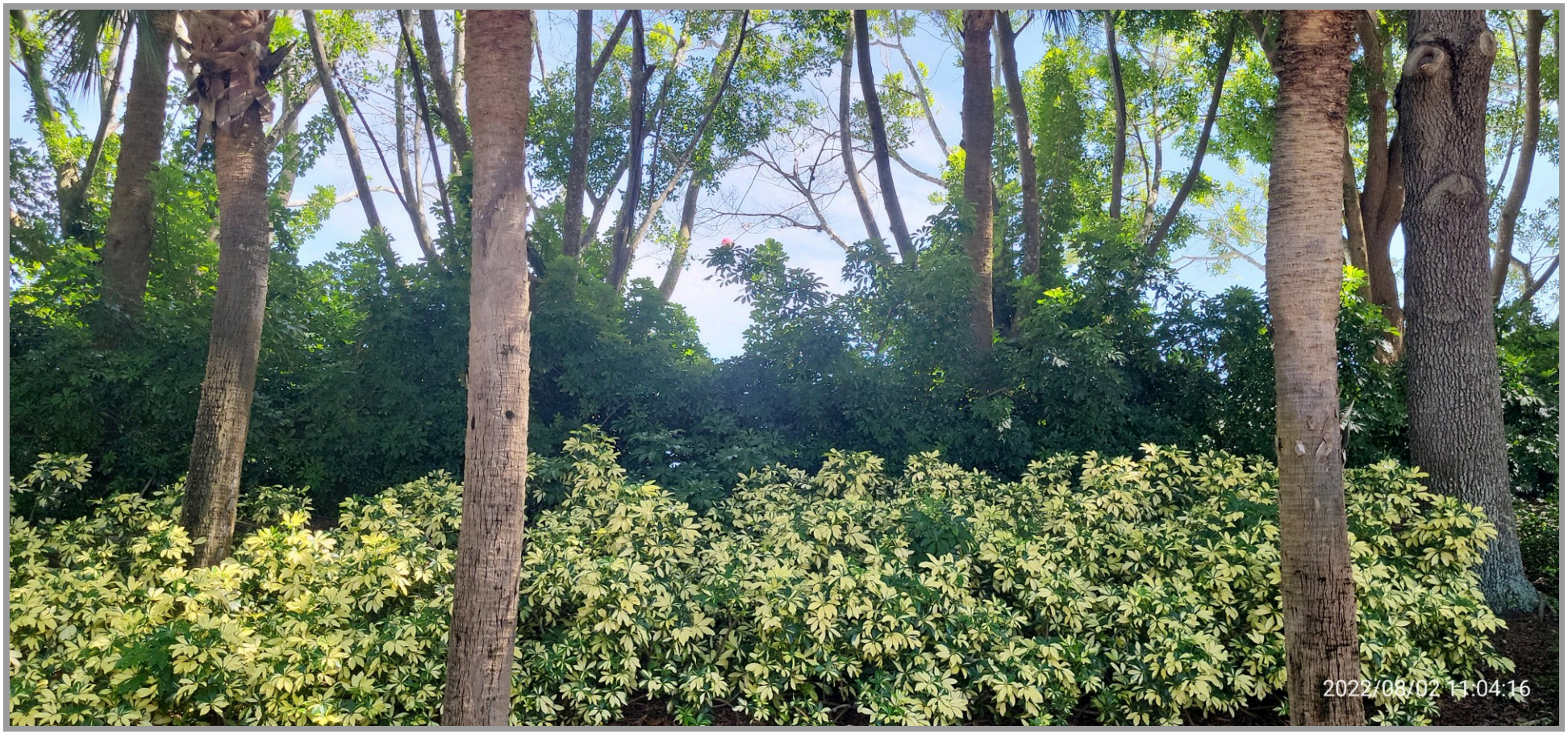
3231 Coconut Road

Estero, Lee County, Florida

Photographs

ECA Proj. #: 22-002464

Exhibit E


2022/08/02 11:04:16

COCONUT RD
HYATT REGENCY
INTERIOR
PLANT SCAPE
S TAMIAMI TR
2022/08/02 11:26:28

Exhibit F

BAKER DONELSON

1400 SHIPT TOWER · 420 20TH STREET NORTH · BIRMINGHAM, ALABAMA 35203 · 205.328.0480 · bakerdonelson.com

N. ANDREW ROTENSTREICH, SHAREHOLDER
Direct Dial: 205.250.8304
Direct Fax: 205.488.3704
E-Mail Address: arotenstreich@bakerdonelson.com

September 22, 2022

VIA FEDERAL EXPRESS

Matt Noble
Department of Community Development
The Village of Estero, Florida
9401 Corkscrew Palms Circle
Estero, Florida 33928

Re: AT&T Cell Tower
SEZ2020-E001

Dear Matt:

This letter will provide the Applicant's summary of the issues raised at the Planning Commission's Public Information Meeting held on July 12, 2022.

1. Can the tower be moved to the Bonita Springs Industrial area located .75 miles to the Southeast?

   Response: The Bonita Springs Industrial area is located outside the allowable search area for the proposed site and such location does not meet the Applicant's engineering requirements for capacity or to fill a significant gap in coverage. Although not originally considered as a viable location due to its location outside the allowable search area, due to the issue being raised at the Public Information Meeting, the Applicant recently studied the industrial area to see if such a location would suffice. The results of the investigation confirmed that such location would not sufficiently meet the Applicant's engineering requirements of coverage and capacity.

2. Can the tower be lowered from its current proposed height of 100'?

   Response: The proposed cell tower was originally presented in 2021 at a height of 149' to achieve maximum capacity coverage issues. In an effort to eliminate the need for a Variance and to appease the community concerns, the proposed tower was lowered to a height of 100'. 100' is the absolute lowest minimum height allowable to meet the Applicant's engineering requirements for coverage and capacity. Lowering the antenna

height would not provide the required capacity offload relief needed provide sufficient service in the area.

3. Will a second balloon test be conducted as required by the Land Development Code (LDC)?

   Response: A second balloon test was conducted on August 2, 2022, as required in the LDC.

4. Can this proposed tower be camouflaged to resemble a pine tree?

   Response: Although the proposed tower could be camouflaged to resemble a pine tree, such camouflage is discouraged in this instance due to the required height of the structure in relation to the height of the surrounding foliage. Such a disparity in height between the proposed structure and existing foliage will be more noticeable with the numerous additional appendages protruding from the pole well above the existing tree line, and it no longer will meet the City's ordinance requirements for additional collocation.

5. Will the proposed tower negatively affect property values?

   Response: The overwhelming number of studies conducted in the U.S. conclude that such argument is without merit. However, in order to properly evaluate this particular tower in this particular area, the Applicant has commissioned a study to determine the effects of the proposed tower on nearby property values.

6. Will the proposed tower negatively affect the health of nearby residents?

   Response: The overwhelming number of studies conducted in the U.S. indicate that no such concerns exist. Furthermore, federal law prohibits local governments from denying the development of cell towers based on RF emissions so long as such emission levels are in compliance with FCC regulations. This tower will comply with such FCC regulations.

7. Can the antennas be located on the recently approved hotel to be located at the intersection of Coconut Road and Highway 41?

   Response: Although the proposed hotel might work due to its location (presumably within the previously identified search area, but yet to be determined), according to plans provided by Planning Staff, the proposed height of the hotel main roof is only 58', with a small portion of the hotel roof (unknown whether suitable for collocation) rises to a top height of only 78'. Furthermore, development of the hotel has not proceeded, as it has been verbally confirmed by Planning Staff as of the date of this letter that the Developer has yet to apply for a building permit. Based on the limited height and lack of development to date, the proposed hotel location is not a viable option.

8. Did you look at an alternative location on the tower located at 22171 Kings Road in Estero, FL?

Response: AT&T sent a letter to the Estero Planning, Zoning & Design Board on July 19, 2002 confirming that it is current a tenant on the HighPoint Tower Capital LLC tower located at 22171 Kings Road, Estero, Florida. The lease was fully executed on June 1, 2001 with rent commencing in August of that same year.

If you have any questions or require any additional information, please do not hesitate to contact me.

Very truly yours,

BAKER, DONELSON, BEARMAN,
CALDWELL & BERKOWITZ, PC

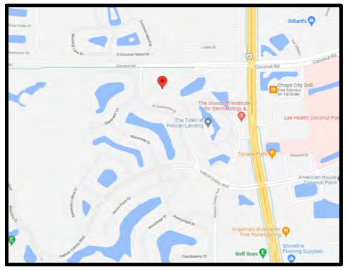
N. Andrew Rotenstreich

N. Andrew Rotenstreich

NXR01:msp02
Enclosures

Exhibit G

VICINITY MAP



DRIVING DIRECTIONS

FROM AT&T'S LAKE MARY OFFICE: FROM LAKE EMMA RD, USE THE MIDDLE 2 LANES TO TURN LEFT ONTO W LAKE MARY BLVD, (0.1 MI); USE THE RIGHT 2 LANES TO MERGE ONTO I-4 W VIA THE RAMP TO ORLANDO, (0.6 MI); MERGE ONTO I-4 W, (9.7 MI); KEEP LEFT TO STAY ON I-4 W, (37 MI); TAKE EXIT 41 FOR FL-570 W TOWARD AUBURNDALE/LAKELAND/POLK PKWY, (1.2 MI); CONTINUE ONTO FL-570 W/POLK PKWY, (9.2 MI); TAKE EXIT 14 TO MERGE ONTO FL-540 E, (1.3 MI); TURN RIGHT ONTO THORNHILL RD, (3.1 MI); TURN RIGHT ONTO SPIRIT LAKE RD, (1.8 MI); TURN RIGHT ONTO US-17 S, (51 MI); TURN LEFT ONTO N 17TH AVE/NE TURNER AVE, (3.4 MI); TURN LEFT ONTO FL-70 E/SE HWY 70, (0.5 MI); TURN RIGHT ONTO FL-31 S, (36.4 MI); TURN RIGHT ONTO FL-80 W, (3.0 MI); MERGE ONTO I-75 S, (17.0 MI); TAKE EXIT 123 FOR COUNTY RD 850 E TOWARD ESTERO, (0.4 MI); MERGE ONTO COUNTY RD 850/CORKSCREW RD, (2.0 MI); USE THE LEFT 2 LANES TO TURN LEFT ONTO S TAMIAMI TRAIL, (2.3 MI); TURN RIGHT ONTO COCONUT RD, (0.3 MI); TURN LEFT INTO ELKS CLUB, (250 FT); SITE IS BEHIND ELKS CLUB BUILDING

SCOPE OF WORK

THIS PROJECT CONSISTS OF:
- NEW 15'-0"X20'-0" LEASE AREA
- NEW AT&T WUC & GENERATOR ON 9'-6"X12'-0" CONCRETE PAD
- NEW AT&T ANTENNAS ON NEW MONOPOLE

FLORIDA ONE-CALL
STATE WIDE CALL: 811
CALL BEFORE YOU DIG

DEPARTMENT	NAME/SIGNATURE	DATE
LAND/TOWER OWNER		
SITE ACQU. AGENT		
ZONING/PERMITING AGENT		
A&E MANAGER		
CONSTRUCTION MANAGER		
RF MANAGER		

HIGH PERFORMANCE SERVICES, LLC
A Castille Consolidated Company

at&t

SITE NAME:

COCONUT ROAD

FA NUMBER:

10127369

PACE #

MRNFL000095

PROJECT DESCRIPTION:

PROPOSED 99' MONOPOLE

BUILDING CODES AND STANDARDS

- FLORIDA BUILDING CODE 7th EDITION (2020) – 2018 IBC W/ASCE ANSI/EIA/TIA-222-H (ALLOWED PER EXEMPTION #5 OF 1609.1.1)
  ASCE 7-10
  Vult = 140 MPH (ULTIMATE 3 SECOND GUST)
  OCCUPANCY CATEGORY= II
  EXPOSURE= C
  IMPORTANCE FACTOR= 1.0
- NATIONAL ELECTRICAL CODE: 2017 EDITION (NFPA 70)
- MECHANICAL CODE: MECHANICAL CODE, 6TH EDITION
- FIRE CODE: FLORIDA FIRE PREVENTION CODE 7th EDITION
- LIFE SAFETY CODE: NFPA-101-2018
- CONTRACTOR TO CONFIRM THAT THE SITE IS COMPLIANT WITH RF WARNING SIGNAGE & EMERGENCY SIGNAGE AS REQUIRED BY THE FEDERAL GUIDELINES CONTAINED WITH OET 65 BULLETIN & AS PER AT&T GUIDELINES

THESE CD'S WERE COMPILED IN PART BY UTILIZING ATT RFDS 2402810 V4.0 DATE 11/22/21

PROJECT INFORMATION

SITE ADDRESS:	3231 COCONUT ROAD ESTERO, FLORIDA 34134
JURISDICTION:	LEE COUNTY
LATITUDE (NAD 83): LONGITUDE (NAD 83):	26° 23' 48.823" N (26.396895) 81° 48' 53.922" W (-81.814978)
PARCEL ID:	09-47-25-E4-U1869.1993
ZONING:	CS-2
JURISDICTION:	VILLAGE OF ESTERO
PROPERTY OWNER:	BONITA SPRINGS LODGE #2753 3231 COCONUT ROAD ESTERO, FLORIDA 34134
APPLICANT:	AT&T MOBILITY 3210 LAKE MARY RD. LAKE MARY, FL 32746
PROJECT MANAGEMENT FIRM:	HIGH PERFORMANCE SERVICES, LLC 3001 MILLS STREET LAFAYETTE, LA 70507
ENGINEER:	SMW ENGINEERING 158 BUSINESS CENTER DRIVE BIRMINGHAM, AL 35244 CONTACT: JEREMY SHARIT, PE PHONE: 205-397-6781
POWER: FIBER:	FP&L (FLORIDA POWER & LIGHT) AT&T MOBILITY

DRAWING INDEX

T-1	TITLE SHEET & PROJECT INFORMATION
T-2	GENERAL NOTES
--	SURVEY
C-1	AERIAL SITE PLAN
C-1.1	SITE PLAN
C-2	COMPOUND PLAN
C-3	EQUIPMENT LAYOUT
C-4	ANTENNA ELEVATION & LAYOUT
C-4.1	ANTENNA MOUNT PIPE DETAILS
C-5	ANTENNA DETAILS
C-6	DETAILS
C-7	RRH DETAILS
C-8	CABLE MOUNTING DETAILS
C-9	GENERATOR DETAILS
C-10	COAX/ANTENNA SCHEDULE
C-11	SITE SIGNAGE
C-11.1	CABINET & GENERATOR SIGNAGE
C-12	FENCE DETAILS
S-1	GENERAL STRUCTURAL NOTES
S-2	FOUNDATION DETAILS
S-3	SWIC EQUIPMENT DETAILS
S-4	SWIC EQUIPMENT LAYOUT
S-5	SWIC ELEVATION DETAILS
S-5.1	CONCRETE FOUNDATION MOUNT DETAILS
S-6	STAIR DETAILS
E-1	ELECTRICAL NOTES
E-2	UTILITY ROUTING PLAN
E-3	ONE-LINE DIAGRAM
E-4	PROPOSED GROUNDING PLAN
E-5	GROUNDING DETAILS AND NOTES
E-6	ELECTRICAL DETAILS
E-7	AT&T UTILITY FRAME DETAILS
L-1	LANDSCAPE PLAN

SMW #: 18-1862

HIGH PERFORMANCE SERVICES, LLC
3001 MILLS STREET
LAFAYETTE, LA 70507
P: 800-232-7951
F: 337-565-2923

at&t

#	DATE	DESCRIPTION:
0	12/20/21	ISSUED FOR CLIENT REV.
1	01/04/22	REISSUED FOR CLIENT REV.
2	01/06/22	REISSUED FOR CLIENT REV.
3	01/19/22	ISSUED FOR CONSTRUCTION
4	10/18/22	ISSUED FOR CONSTRUCTION

COCONUT ROAD

TITLE SHEET & PROJECT INFORMATION

DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD

FA #: 10127369

T-1

GENERAL NOTES:

1. ALL REFERENCES TO OWNER HEREIN SHALL BE CONSTRUED TO MEAN AT&T OR IT'S DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE AND/OR COUNTY IN WHICH IT IS TO BE PERFORMED.
3. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
4. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
5. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
6. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE TESTING AGENCY PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES.
7. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL BUILDING CODE.
10. ALL PROPOSED CELLULAR EQUIPMENT AND FIXTURES SHALL BE FURNISHED BY OWNER FOR INSTALLATION BY THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE HEREIN.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
12. PREFABRICATED BUILDING INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

STRUCTURAL STEEL NOTES:

1. STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE A.I.S.C. SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS– ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN INCLUDING THE COMMENTARY AND THE A.I.S.C. CODE OF STANDARD PRACTICE.
2. STRUCTURAL STEEL PLATES AND SHAPES SHALL CONFORM TO ASTM A26. ALL STRUCTURAL STEEL PIPES SHALL CONFORM TO ASTM A53 GRADE B. ALL STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500 GRADE B. ALL STRUCTURAL STEEL COMPONENTS AND FABRICATED ASSEMBLIES SHALL BE HOT DIP GALVANIZED AFTER FABRICATION.
3. WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS) D.1.1/D1.1M:2010. STRUCTURAL WELDING CODE–STEEL WELD ELECTRODES SHALL BE E70XX.
4. ALL COAXIAL CABLE CONNECTORS AND TRANSMITTER EQUIPMENT SHALL BE AS SPECIFIED BY THE OWNER AND IS NOT INCLUDED IN THESE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL FURNISH ALL CONNECTION HARDWARE REQUIRED TO SECURE THE CABLES. CONNECTION HARDWARE SHALL BE STAINLESS STEEL.
5. ALL REINFORCING STEEL SHALL CONFORM TO ASTM 615 GRADE 60, DEFORMED BILLET STEEL BARS. WELDED WIRE FABRIC REINFORCING SHALL CONFORM TO ASTM A185.
6. THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE LATEST A.I.S.C. SPECIFICATIONS.
7. ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS.
8. HOT–DIP GALVANIZE ITEMS SPECIFIED TO BE ZINC–COATED, AFTER FABRICATION WHERE PRACTICAL. GALVANIZING: ASTM A 123, ASTM, A 153/A 153M OR ASTM A 653/A 653M, G90, AS APPLICABLE.
9. REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT CONFORMING TO ASTM A 780 OR BY APPLICATION OF STICK OR THICK PASTE MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED, AND REMOVE SLAG FROM WELDS. HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS. IN STICK OR PASTE, SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL.
10. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S INSTRUCTIONS/SPECIFICATIONS IF NO INFORMATION IS CONTAINED IN THESE PLANS OR IF THE MANUFACTURER'S SPECIFICATIONS ARE STRICTER.

NOTE: REFER TO AT&T SPECIFICATIONS AS THE CONTROLLING STANDARD FOR PROPOSED CONSTRUCTION.

PERMITS:

1. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENTAL AGENCIES.
2. ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND THE ACI 318–08, "BUILDING REQUIREMENTS FOR STRUCTURAL CONCRETE".
4. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER 24 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
5. ALL DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE OWNER IMMEDIATELY IF DISCREPANCIES ARE DISCOVERED. THE CONTRACTOR SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHEN WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

MISCELLANEOUS:

1. ALL THREADED STRUCTURAL FASTENERS FOR ANTENNA SUPPORT ASSEMBLES SHALL CONFORM TO ASTM A307 OR ASTM 36. ALL STRUCTURAL FASTNERS FOR STRUCTURAL STEEL FRAMING SHALL CONFORM TO ASTM A325. FASTENERS SHALL BE 5/8" MIN. DIA. BEARING TYPE CONNECTIONS WITH THREADS EXCLUDED FROM THE PLANE. ALL EXPOSED FASTENERS, NUTS, AND WASHERS SHALL BE GALVANIZED UNLESS OTHERWISE NOTED. ALL ANCHORS INTO CONCRETE SHALL BE STAINLESS STEEL.
2. THE CONTRACTOR SHALL FURNISH ALL CONNECTION HARDWARE REQUIRED TO SECURE THE CABLES. CONNECTION HARDWARE SHALL BE STAINLESS STEEL.
3. NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY NORTH AND NOTIFY CONSULTANT OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.
4. PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS. USE STAINLESS STEEL HARDWARE THROUGHOUT.
5. THOROUGHLY REMOVE ALL PAINT AND CLEAN ALL DIRT FROM SURFACES REQUIRING GROUND CONNECTIONS.
6. MAKE ALL GROUND CONNECTIONS AS SHORT AND DIRECT AS POSSIBLE. AVOID SHARP BENDS. ALL BENDS TO BE A MIN. OF 8" RADIUS.
7. FOR GROUNDING TO BUILDING FRAME AND HATCH PLATE GROUND BARS, USE A TWO–BOLT HOLE NEPA DRILLED CONNECTOR SUCH AS T&B 32007 OR APPROVED EQUAL.
8. FOR ALL EXTERNAL GROUND CONNECTIONS, CLAMPS AND CADWELDS, APPLY A LIBERAL PROTECTIVE COATING OR AN ANTI–OXIDE COMPOUND SUCH AS 'NO–OXIDE A' BY DEARBORN CHEMICAL COMPANY.
9. REPAIR ALL METAL SURFACES THAT HAVE BEEN CUT OR DAMAGED BY REMOVING ANY EXISTING RUST AND APPLYING COLD GALVANIZATION.
10. ANTENNA CABLE LENGTHS HAVE BEEN DETERMINED BASED ON THESE PLANS. CABLE LENGTHS LISTED ARE APPROXIMATED AND ARE NOT INTENDED TO BE USED FOR FABRICATION. DUE TO FIELD CONDITIONS, ACTUAL CABLE LENGTHS VARY. CONTRACTOR MUST FIELD VERIFY ANTENNA CABLE LENGTHS PRIOR TO ORDER.

SYMBOL LEGEND:

- FENCE
- CONTOUR LINE
- PROPERTY LINE/ROW
- LEASE AREA
- EASEMENT
- DISCONNECT SWITCH
- METER
- CIRCUIT BREAKER
- CODED NOTE NUMBER
- CHEMICAL GROUND ROD
- GROUND ROD
- GROUND ROD W/ INSPECTION SLEEVE
- CADWELD TYPE CONNECTION
- COMPRESSION TYPE CONNECTION
- GROUND WIRE

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED & SEALED BY JEREMY D SHARIT, PE (#75137) USING A DIGITAL SIGNATURE IN ACCORDANCE WITH FAC 61G15–23.004, WITH A DIGITAL CERTIFICATION ISSUED BY ENTRUST INC. PLEASE VIEW THE SIGNATURE & VERIFY ITS PROPERTIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED & THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

JEREMY D SHARIT PE FL LIC 75137

SMW ENGINEERING GROUP, INC.
SMW #: 18–1862
HIGH PERFORMANCE SERVICES, LLC
A DanSin Construction Company
3001 MILS STREET
LAFAYETTE, LA 70507
P: 800–232–7951
F: 337–565–2923

at&t

#	DATE	DESCRIPTION:
0	12/20/21	ISSUED FOR CLIENT REV.
1	01/04/22	REISSUED FOR CLIENT REV.
2	01/06/22	REISSUED FOR CLIENT REV.
3	01/19/22	ISSUED FOR CONSTRUCTION
4	10/18/22	ISSUED FOR CONSTRUCTION

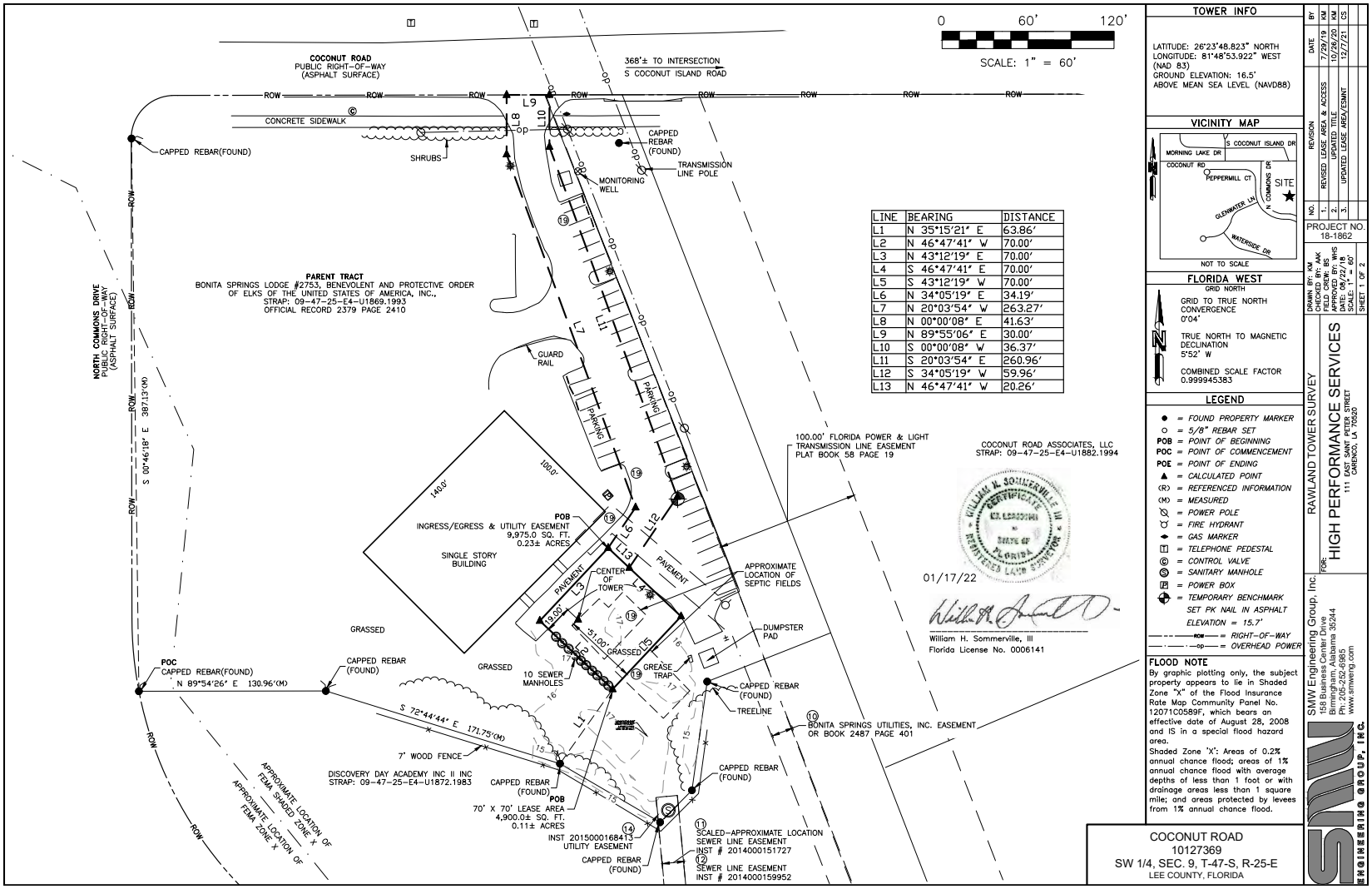
COCONUT ROAD

GENERAL NOTES

DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD

FA #: 10127369

T-2



LINE	BEARING	DISTANCE
L1	N 35°15'21" E	63.86'
L2	N 46°47'41" W	70.00'
L3	N 43°12'19" E	70.00'
L4	S 46°47'41" E	70.00'
L5	S 43°12'19" W	70.00'
L6	N 34°05'19" E	34.19'
L7	N 20°03'54" W	263.27'
L8	N 00°00'08" E	41.63'
L9	N 89°55'06" E	30.00'
L10	S 00°00'08" W	36.37'
L11	S 20°03'54" E	260.96'
L12	S 34°05'19" W	59.96'
L13	N 46°47'41" W	20.26'

TOWER INFO

LATITUDE: 26°23'48.823" NORTH
LONGITUDE: 81°48'53.922" WEST
(NAD 83)
GROUND ELEVATION: 16.5'
ABOVE MEAN SEA LEVEL (NAVD88)

VICINITY MAP

NOT TO SCALE

FLORIDA WEST

GRID NORTH

GRID TO TRUE NORTH CONVERGENCE 0°04'

TRUE NORTH TO MAGNETIC DECLINATION 5°52' W

COMBINED SCALE FACTOR 0.999945383

LEGEND

- ● = FOUND PROPERTY MARKER
- ○ = 5/8" REBAR SET
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- (R) = REFERENCED INFORMATION
- (M) = MEASURED
- ⌀ = POWER POLE
- ⌀ = FIRE HYDRANT
- ◆ = GAS MARKER
- ⊞ = TELEPHONE PEDESTAL
- Ⓒ = CONTROL VALVE
- Ⓢ = SANITARY MANHOLE
- Ⓟ = POWER BOX
- ⊕ = TEMPORARY BENCHMARK SET PK NAIL IN ASPHALT ELEVATION = 15.7'
- ROW = RIGHT-OF-WAY
- op = OVERHEAD POWER

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Shaded Zone "X" of the Flood Insurance Rate Map Community Panel No. 12071C0589F, which bears an effective date of August 28, 2008 and IS in a special flood hazard area.
Shaded Zone 'X': Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

NO.	REVISION	DATE	BY
1.	REVISED LEASE AREA & ACCESS	7/29/19	KM
2.	UPDATED TITLE	10/26/20	KM
3.	UPDATED LEASE AREA/ESMNT	12/7/21	CS

PROJECT NO. 18-1862

DRAWN BY: KM
CHECKED BY: AK
FIELD CREW: BS
APPROVED BY: MHS
DATE: 06/27/18
SCALE: 1" = 60'
SHEET 1 OF 2

RAWLAND TOWER SURVEY
FOR: HIGH PERFORMANCE SERVICES
111 EAST SAINT PETER STREET
CARENCRO, LA 70520

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6983
www.smweng.com

SMW ENGINEERING GROUP, INC.

COCONUT ROAD
10127369
SW 1/4, SEC. 9, T-47-S, R-25-E
LEE COUNTY, FLORIDA

PARENT TRACT (FROM TITLE)

A portion of:
A tract or parcel of land lying in the Southwest 1/4 of Section 9, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:
From the Northeast corner of the Southwest 1/4 of said Section 9 run South 01°00'24" East along the East line of said Southwest 1/4 for 62.16 feet to the South right-of-way line of Coconut Road (50 foot R.O.W.); thence run North 89°35'50" West along the South right-of-way line for 799.16 feet to the Point of Beginning. From said Point of Beginning run South 20°53'52" East for 748.16 feet to the North line of a proposed right-of-way; thence run along the arc of a curve to the left with a radius of 530.00 feet (Delta 27°42'00") (Chord bearing North 75°44'50" West) (Chord 253.74 feet) for 256.23 feet to a point of tangency; thence run North 89°35'50" West for 99.41 feet to a point of curvature; thence run along the arc of a curve to the right with a radius of 270.00 feet (Delta 90.00'00") (Chord bearing North 44°35'50" West) (Chord 381.84 feet) for 424.12 feet to a point of tangency; thence run North 00°24'10" East for 336.31 feet to a point of curvature; thence run along the arc of a curve to the right with a radius of 30.00 feet (Delta 90°00'00") (Chord bearing North 45°24'10" East) (Chord 42.43 feet) for 47.12 feet to a point of tangency and the intersection of said South right-of-way line of Coconut Road; thence run South 89°35'50" East along said South right-of-way for 314.00 feet to the Point of Beginning.

Less and except that portion conveyed in Official Records Book 4692, Page 777, of the Public Records of Lee County, Florida.

70' X 70' LEASE AREA (AS SURVEYED)

Being a portion of the Bonita Springs Lodge #2753 Benevolent and Protective Order of Elks of the United States of America, Inc. tract described in Official Record 2379 Page 2408 as recorded in the Office of County Clerk for Lee County, Florida, being in the SW 1/4 of Section 9, Township 47 South, Range 25 East, Lee County, Florida and being more particularly described as follows:
Commence at a capped rebar found marking the Easterly right-of-way of N Commons Drive and the Southwest corner of said Bonita Springs Lodge tract; thence leaving said right-of-way run N 89°54'26" E for a distance of 130.96 feet to capped rebar found; thence N 35°15'21" E a distance of 63.86 feet to the Point of Beginning; thence N 46°47'41" W a distance of 70.00 feet to a point; thence N 43°12'19" E a distance of 70.00 feet to a point; thence S 46°47'41" E a distance of 70.00 feet to a point; thence S 43°12'19" W a distance of 70.00 feet to the Point of Beginning. Said above described Lease Area contains 4,900.0 square feet or 0.11 acres, more or less.

30' INGRESS/EGRESS & UTILITY EASEMENT (AS SURVEYED)

Being a portion of the Bonita Springs Lodge #2753 Benevolent and Protective Order of Elks of the United States of America, Inc. tract described in Official Record 2379 Page 2408 as recorded in the Office of County Clerk for Lee County, Florida, being in the SW 1/4 of Section 9, Township 47 South, Range 25 East, Lee County, Florida and being more particularly described as follows:
Commence at a capped rebar found marking the Easterly right-of-way of N Commons Drive and the Southwest corner of said Bonita Springs Lodge tract; thence leaving said right-of-way run N 89°54'26" E for a distance of 130.96 feet to capped rebar found; thence N 35°15'21" E a distance of 63.86 feet to a point; thence N 46°47'41" W a distance of 70.00 feet to the Point of Beginning; thence N 34°05'19" E a distance of 34.19 feet t a point; thence N 20°03'54" W a distance of 263.27 feet to a point; thence N 00°00'08" E a distance of 41.63 feet, more or less, to a point on the south right-of-way line of Coconut Road; thence N 89°55'06" E along said south right-of-way distance of 30.00 feet to a point; thence S 00°00'08" W leaving said south right-of-way line a distance of 36.37 feet to a point; thence S 20°03'54" E a distance of 260.96 feet to a point; thence S 34°05'19" W a distance of 59.96 feet to a point; thence N 46°47'41" W a distance of 20.26 feet to the Point of Beginning. Said above described Easement contains 9,975.0 square feet or 0.23 acres, more or less.

SURVEYOR'S NOTES

1. This is a Rawland Tower Survey, made on the ground under the supervision of a Florida Registered Land Surveyor. Date of field survey is August 14, 2018.
2. The following surveying instruments were used at time of field visit: Nikon NPL-352, Total Station, Reflectorless and Hiper + Legacy E RTK, GD 1HZ.
3. Bearings are based on Florida West State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DG4691. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor and mapper.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.
14. Per supplied information zoning classification CS-2.
15. Tower location meets 75' setback requirement.

PLOTTABLE EXCEPTIONS

Chicago Title Insurance Company
Issuing Office File No. Simms/Coconut Rd _ Order No: 7114930
Date May 20, 2020 @ 5:00 pm
Schedule B, Section II

Exception No.	Instrument	Comment
1-5	N/A	Standard exceptions. Contain no survey matters.
6	Book 228 Page 574	Document is illegible.
7	N/A	Intentionally deleted.
8	Book 2306 Page 2929	Does affect the lease area and easement, is blanket in nature, and is not shown hereon.
9	Book 2487 Page 401	Does affect the lease area and easement, is blanket in nature, and is not shown hereon.
10	Book 2551 Page 986	Does affect the easement, does not affect the lease area, and is shown hereon.
11	Official Record 2014000151727	Does affect the lease area, does not affect the easement, and is shown hereon.
12	Official Record 2014000159952	Does not affect the lease area and easement, is blanket in nature, & is shown for reference.
13	Official Record 2014000159953	Does not affect the lease area and easement, and is not shown hereon.
14	Official Record 2015000168413	Does affect the lease area, does not affect the easement, and is shown hereon.
	Official Record 2015000220469	Does affect the lease area, does not affect the easement, and is shown hereon.
15	Official Record 2008000255213	Does affect the lease area and easement, is blanket in nature, and is not shown hereon.
	Official Record 2018000010940	Does affect the lease area and easement, is blanket in nature, and is not shown hereon.
	Official Record 2008000255214	Does affect the lease area and easement, is blanket in nature, and is not shown hereon.
	Official Record 2008000255215	Does affect the lease area and easement, is blanket in nature, and is not shown hereon.
	Official Record 2013000162854	Does affect the lease area and easement, is blanket in nature, and is not shown hereon.
16	Official Record 2015000272403	Does affect the lease area and easement, is blanket in nature, and is not shown hereon.
17	N/A	No document.
18	N/A	No document.
19	Prior unsigned survey by High Performance project 18-1862, dated 8/22/18	
	1. Guard rails in easement area.	Does affect the easement & is shown hereon.
	2. Paved walkways in easement area.	Does affect the easement & is shown hereon.
	3. Parking spaces in easement area.	Does affect the easement & is shown hereon.
	4. Septic fields within easement & lease area.	Does affect the lease area, but not the easement & is shown hereon.
	5. Sewer line easement with lease area.	No document.

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

WILLIAM H. SOMMERVILLE III CERTIFICATE NO. LS6060141 STATE OF FLORIDA REGISTERED LAND SURVEYOR

William H. Sommerville, III
Florida License No. 0006141

01/17/22

COCONUT ROAD
10127369
SW 1/4, SEC. 9, T-47-S, R-25-E
LEE COUNTY, FLORIDA

NO.	REVISION	DATE	BY
1.	REVISED LEASE AREA & ACCESS	7/29/19	KM
2.	UPDATED TITLE	10/28/20	KM
3.	UPDATED LEASE AREA/ESMNT	12/7/21	CS

PROJECT NO. 18-1862

DRWN. BY: KM
CHECKED BY: AK
FIELD CREW: BS
APPROVED BY: MWS
DATE: AUG. 2018
SCALE: N.T.S.
SHEET 2 OF 2

FOR: HIGH PERFORMANCE SERVICES
RAWLAND TOWER SURVEY
111 EAST SAINT PETER STREET
CARENCRO, LA 70520

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
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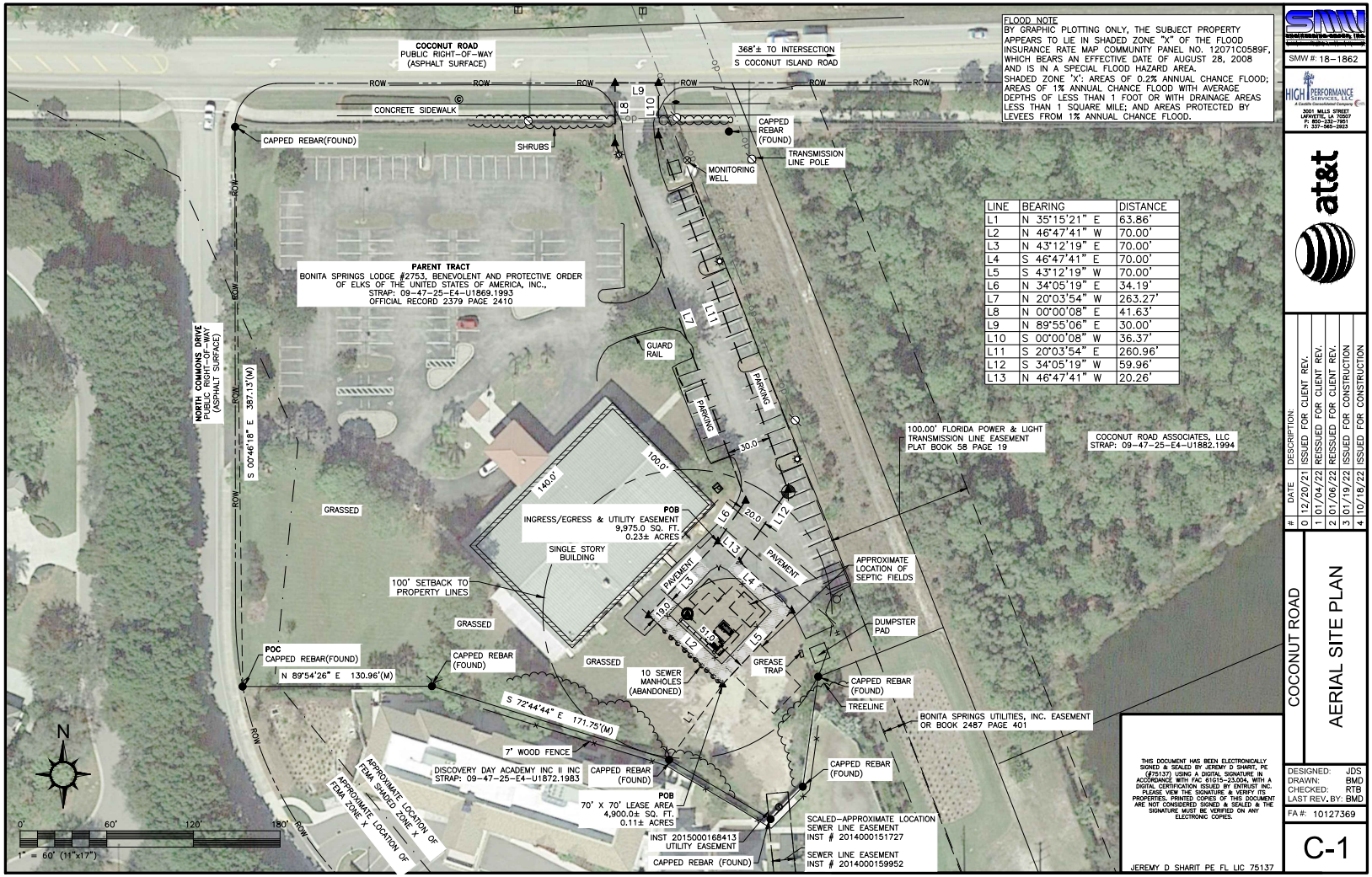
COCONUT ROAD
PUBLIC RIGHT-OF-WAY
(ASPHALT SURFACE)
368'± TO INTERSECTION
S COCONUT ISLAND ROAD
FLOOD NOTE
BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE IN SHADED ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12071C0589F, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 28, 2008 AND IS IN A SPECIAL FLOOD HAZARD AREA.
SHADED ZONE 'X': AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
CONCRETE SIDEWALK
CAPPED REBAR(FOUND)
SHRUBS
CAPPED REBAR (FOUND)
TRANSMISSION LINE POLE
MONITORING WELL
PARENT TRACT
BONITA SPRINGS LODGE #2753, BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA, INC.,
STRAP: 09-47-25-E4-U1869.1993
OFFICIAL RECORD 2379 PAGE 2410
NORTH COMMONS DRIVE
PUBLIC RIGHT-OF-WAY
(ASPHALT SURFACE)
S 00°46'18" E 387.15'(M)
GUARD RAIL
PARKING
100.00' FLORIDA POWER & LIGHT TRANSMISSION LINE EASEMENT PLAT BOOK 58 PAGE 19
COCONUT ROAD ASSOCIATES, LLC
STRAP: 09-47-25-E4-U1882.1994
GRASSED
POB
INGRESS/EGRESS & UTILITY EASEMENT
9,975.0 SQ. FT.
0.23± ACRES
SINGLE STORY BUILDING
100' SETBACK TO PROPERTY LINES
PAVEMENT
APPPROXIMATE LOCATION OF SEPTIC FIELDS
DUMPSTER PAD
GREASE TRAP
POC
CAPPED REBAR(FOUND)
N 89°54'26" E 130.96'(M)
10 SEWER MANHOLES (ABANDONED)
TREELINE
BONITA SPRINGS UTILITIES, INC. EASEMENT OR BOOK 2487 PAGE 401
S 72°44'44" E 171.75'(M)
7' WOOD FENCE
DISCOVERY DAY ACADEMY INC II INC
STRAP: 09-47-25-E4-U1872.1983
APPROXIMATE LOCATION OF FEMA SHADED ZONE X
APPROXIMATE LOCATION OF FEMA ZONE X
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70' X 70' LEASE AREA
4,900.0± SQ. FT.
0.11± ACRES
INST 2015000168413
UTILITY EASEMENT
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1" = 60' (11"x17")
SMW #: 18-1862
HIGH PERFORMANCE SERVICES, LLC
3001 MILLS STREET
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P: 800-232-7951
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0 12/20/21 ISSUED FOR CLIENT REV.
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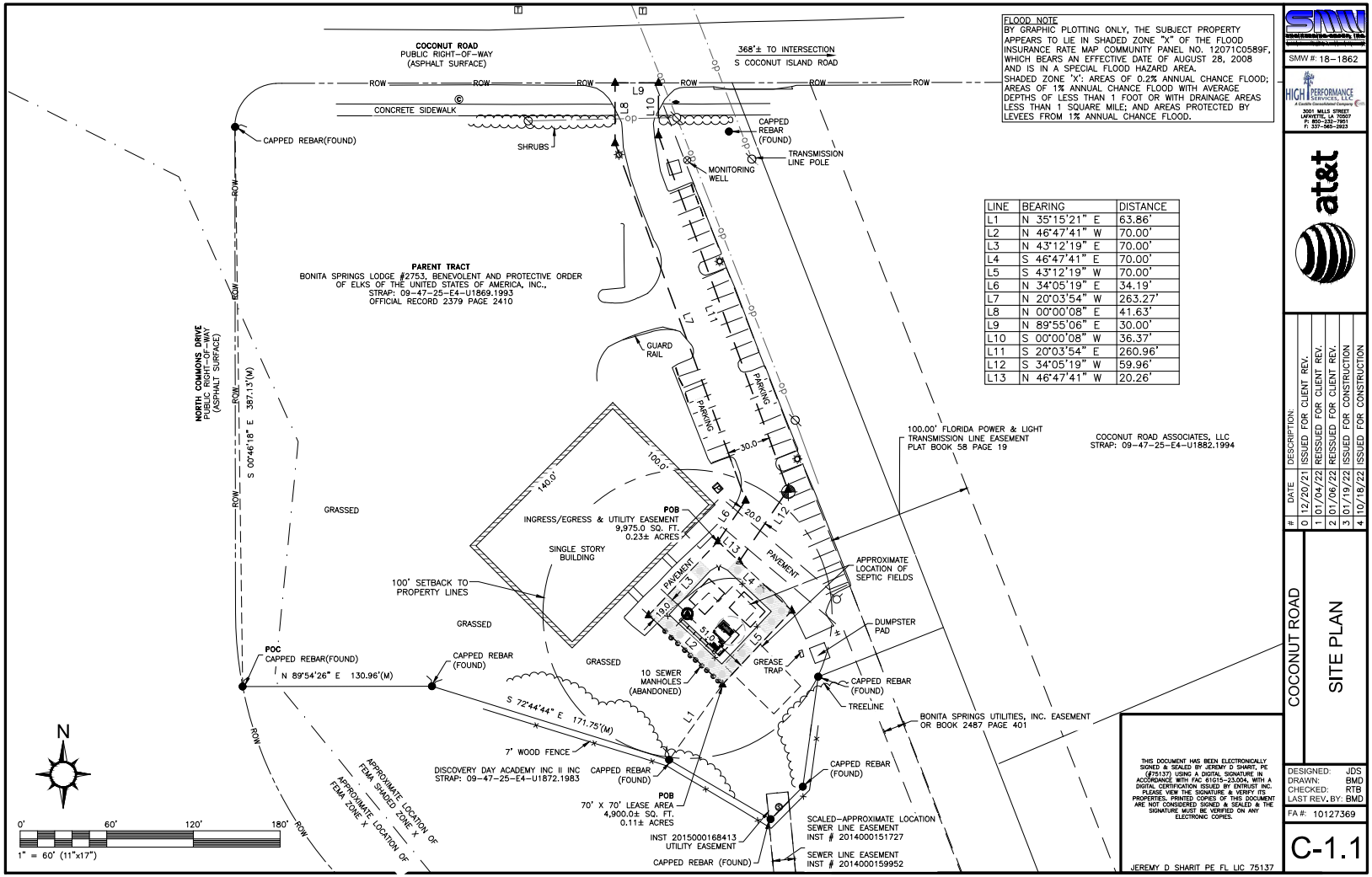
2 01/06/22 REISSUED FOR CLIENT REV.
3 01/19/22 ISSUED FOR CONSTRUCTION
4 10/18/22 ISSUED FOR CONSTRUCTION
COCONUT ROAD
AERIAL SITE PLAN
THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED & SEALED BY JEREMY D SHARIT, PE (#75137) USING A DIGITAL SIGNATURE IN ACCORDANCE WITH FAC 61G15-23.004, WITH A DIGITAL CERTIFICATION ISSUED BY ENTRUST INC. PLEASE VIEW THE SIGNATURE & VERIFY ITS PROPERTIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED & THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
JEREMY D SHARIT PE FL LIC 75137
DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD
FA #: 10127369
C-1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L6 N 34°05'19" E 34.19'
L7 N 20°03'54" W 263.27'
L8 N 00°00'08" E 41.63'
L9 N 89°55'06" E 30.00'
L10 S 00°00'08" W 36.37'
L11 S 20°03'54" E 260.96'
L12 S 34°05'19" W 59.96'
L13 N 46°47'41" W 20.26'
SMW #: 18-1862
HIGH PERFORMANCE SERVICES, LLC
3001 MILS STREET
LAFAYETTE, LA 70507
P: 800-232-7951
F: 337-565-2923
at&t
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1 01/04/22 REISSUED FOR CLIENT REV.
2 01/06/22 REISSUED FOR CLIENT REV.
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4 10/18/22 ISSUED FOR CONSTRUCTION
COCONUT ROAD
SITE PLAN
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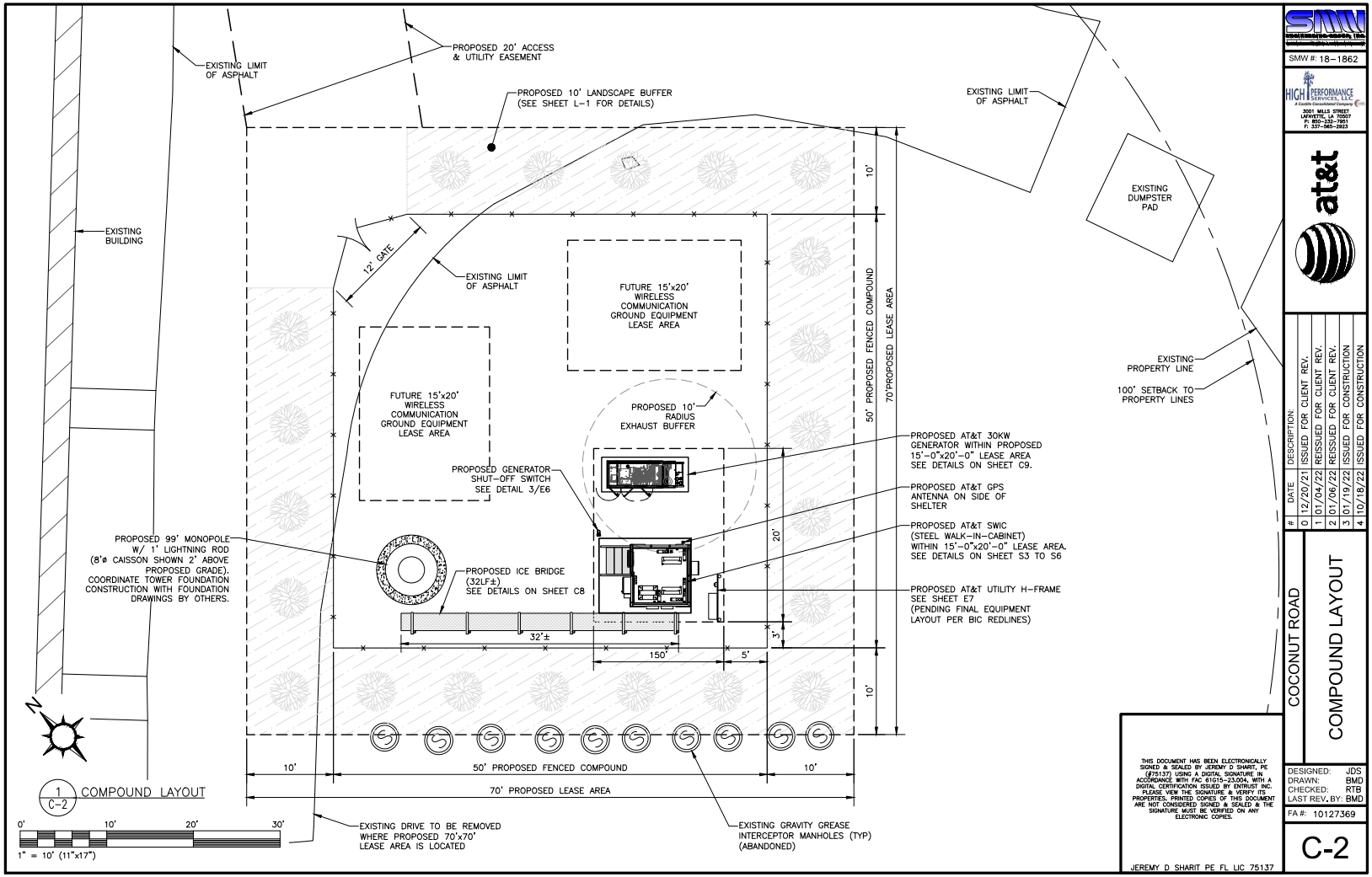
JEREMY D SHARIT PE FL LIC 75137
DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD
FA #: 10127369
C-1.1


EXISTING LIMIT OF ASPHALT
PROPOSED 20' ACCESS & UTILITY EASEMENT
PROPOSED 10' LANDSCAPE BUFFER (SEE SHEET L-1 FOR DETAILS)
EXISTING LIMIT OF ASPHALT
EXISTING DUMPSTER PAD
EXISTING BUILDING
12' GATE
EXISTING LIMIT OF ASPHALT
FUTURE 15'x20' WIRELESS COMMUNICATION GROUND EQUIPMENT LEASE AREA
FUTURE 15'x20' WIRELESS COMMUNICATION GROUND EQUIPMENT LEASE AREA
PROPOSED 10' RADIUS EXHAUST BUFFER
EXISTING PROPERTY LINE
100' SETBACK TO PROPERTY LINES
10'
50' PROPOSED FENCED COMPOUND
70'PROPOSED LEASE AREA
PROPOSED AT&T 30KW GENERATOR WITHIN PROPOSED 15'-0"x20'-0" LEASE AREA SEE DETAILS ON SHEET C9.
PROPOSED GENERATOR SHUT-OFF SWITCH SEE DETAIL 3/E6
PROPOSED AT&T GPS ANTENNA ON SIDE OF SHELTER
PROPOSED AT&T SWIC (STEEL WALK-IN-CABINET) WITHIN 15'-0"x20'-0" LEASE AREA. SEE DETAILS ON SHEET S3 TO S6
PROPOSED 99' MONOPOLE W/ 1' LIGHTNING ROD (8'ø CAISSON SHOWN 2' ABOVE PROPOSED GRADE). COORDINATE TOWER FOUNDATION CONSTRUCTION WITH FOUNDATION DRAWINGS BY OTHERS.
PROPOSED ICE BRIDGE (32LF±) SEE DETAILS ON SHEET C8
PROPOSED AT&T UTILITY H-FRAME SEE SHEET E7 (PENDING FINAL EQUIPMENT LAYOUT PER BIC REDLINES)
20'
3'
32'±
150'
5'
10'
10'
50' PROPOSED FENCED COMPOUND
10'
70' PROPOSED LEASE AREA
N
1 C-2 COMPOUND LAYOUT
0' 10' 20' 30'
1" = 10' (11"x17")
EXISTING DRIVE TO BE REMOVED WHERE PROPOSED 70'x70' LEASE AREA IS LOCATED
EXISTING GRAVITY GREASE INTERCEPTOR MANHOLES (TYP) (ABANDONED)
SMW #: 18-1862
HIGH PERFORMANCE SERVICES, LLC
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COCONUT ROAD
COMPOUND LAYOUT
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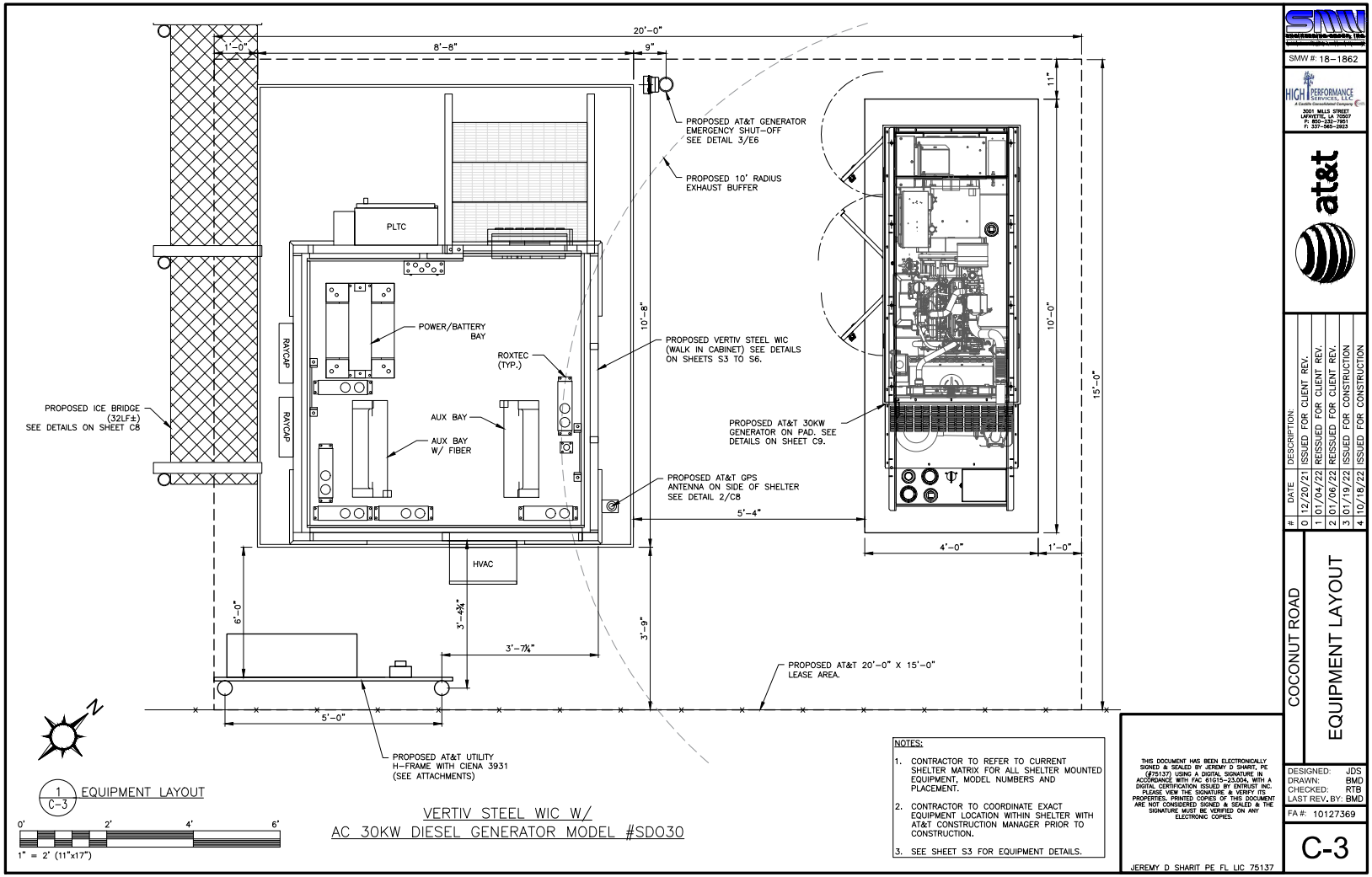
C-2


20'-0"
1'-0"
8'-8"
9"
PROPOSED AT&T GENERATOR EMERGENCY SHUT-OFF SEE DETAIL 3/E6
PROPOSED 10' RADIUS EXHAUST BUFFER
PLTC
POWER/BATTERY BAY
ROXTEC (TYP.)
PROPOSED VERTIV STEEL WIC (WALK IN CABINET) SEE DETAILS ON SHEETS S3 TO S6.
PROPOSED ICE BRIDGE (32LF±) SEE DETAILS ON SHEET C8
RAYCAP
RAYCAP
AUX BAY
AUX BAY W/ FIBER
PROPOSED AT&T 30KW GENERATOR ON PAD. SEE DETAILS ON SHEET C9.
PROPOSED AT&T GPS ANTENNA ON SIDE OF SHELTER SEE DETAIL 2/C8
HVAC
10'-8"
11"
10'-0"
15'-0"
5'-4"
4'-0"
1'-0"
6'-0"
3'-4¾"
3'-7¾"
3'-9"
5'-0"
PROPOSED AT&T 20'-0" X 15'-0" LEASE AREA.
PROPOSED AT&T UTILITY H-FRAME WITH CIENA 3931 (SEE ATTACHMENTS)
N
1 C-3 EQUIPMENT LAYOUT
0' 2' 4' 6'
1" = 2' (11"x17")
VERTIV STEEL WIC W/
AC 30KW DIESEL GENERATOR MODEL #SDO30
NOTES:
1. CONTRACTOR TO REFER TO CURRENT SHELTER MATRIX FOR ALL SHELTER MOUNTED EQUIPMENT, MODEL NUMBERS AND PLACEMENT.
2. CONTRACTOR TO COORDINATE EXACT EQUIPMENT LOCATION WITHIN SHELTER WITH AT&T CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION.
3. SEE SHEET S3 FOR EQUIPMENT DETAILS.
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COCONUT ROAD
EQUIPMENT LAYOUT
DESIGNED: JDS
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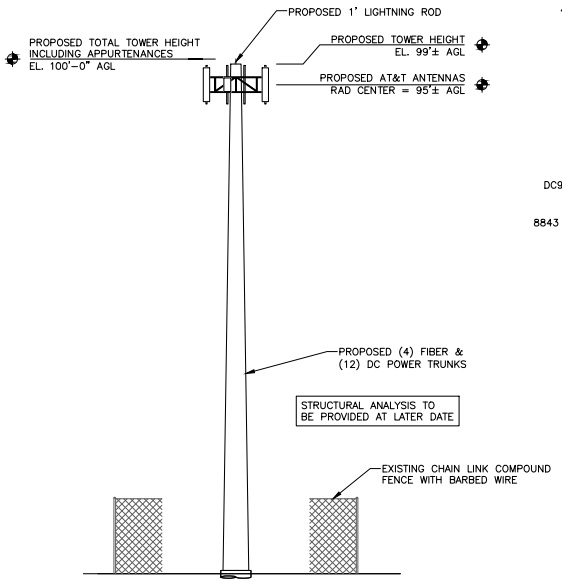
LAST REV. BY: BMD
FA #: 10127369
C-3

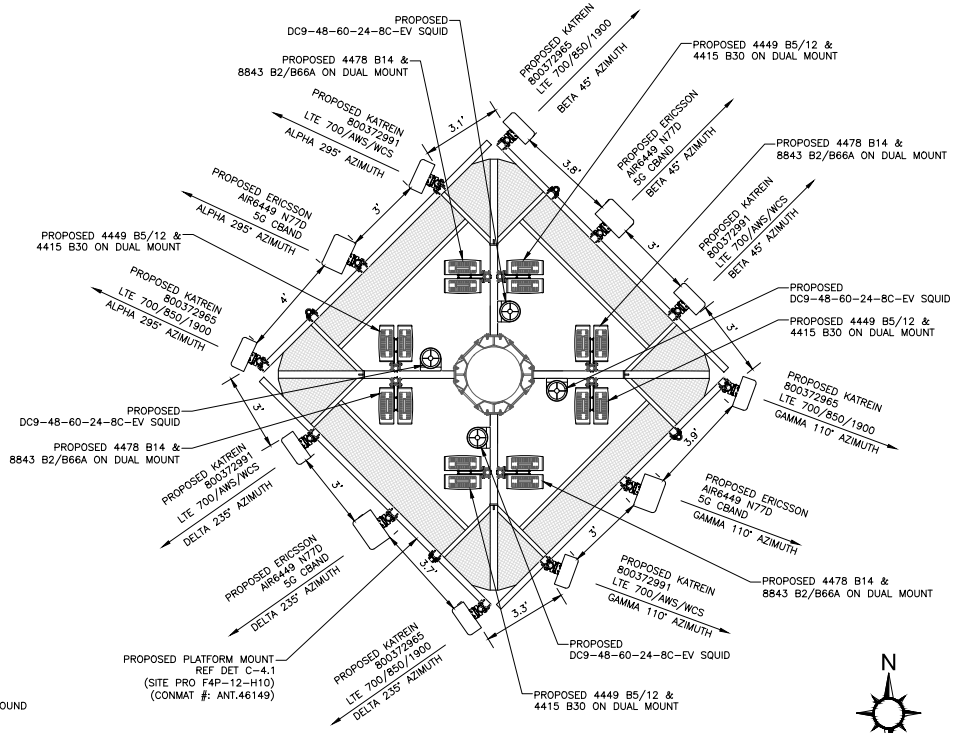
NOTES:
1. THESE CDS, PREPARED BY SMW ENGINEERING GROUP, INC., DO NOT SPEAK TO THE STRUCTURAL INTEGRITY OF THE TOWER OR CARRIER EQUIPMENT INSTALLED ON THE TOWER. CONTRACTOR SHALL HAVE THE LATEST STRUCTURAL ANALYSIS AND LATEST MOUNT ANALYSIS IN HAND BEFORE ANY NEW EQUIPMENT INSTALLATION PERFORMED.
2. THIS ANTENNA ORIENTATION PLAN IS A SCHEMATIC. THE CONTRACTOR SHALL VERIFY TOWER ORIENTATION AND FIELD COORDINATE REQUIRED ADJUSTMENTS TO ACHIEVE THE DESIRED ANTENNA AZIMUTHS.
3. ANTENNA CENTERLINE HEIGHT BASED ON TOP OF FOOTING ELEVATION.
4. ALL ANTENNAS, CABLES AND MOUNTS SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWER ENGINEER'S RECOMMENDATIONS IN A MANNER CONSISTENT WITH THE STRUCTURAL ANALYSIS REPORT.
5. ALL ANTENNA BRACKETS PER ANTENNA MANUFACTURER, OR EQUAL CONTRACTOR TO COORDINATE REQUIRED MECHANICAL DOWNTILT WITH AT&T.
6. ALL ANTENNA INFORMATION TO BE CONFIRMED WITH LATEST AT&T RF DESIGN PRIOR TO INSTALLATION.



1 C-4 TOWER ELEVATION

0' 20' 40' 60'

1" = 20' (11"x17")



2 C-4 PROPOSED ANTENNA PLAN

0' 4' 8' 12'

1" = 4' (11"x17")

REFER TO CURRENT RFDS FOR EQUIPMENT INFORMATION

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4	110/18/22	ISSUED FOR CONSTRUCTION

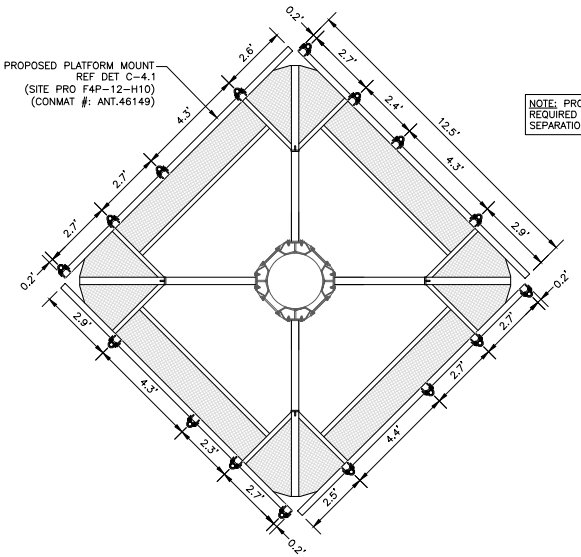
COCONUT ROAD

TOWER ELEVATION

DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD

FA #: 10127369

C-4



1 C-4.1 ANTENNA PIPE LAYOUT

0' 4' 8' 12'

1" = 4' (11"x17")

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A DeWitt Communications Company
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COCONUT ROAD

ANTENNA MOUNT PIPE LAYOUT

DESIGNED: JDS
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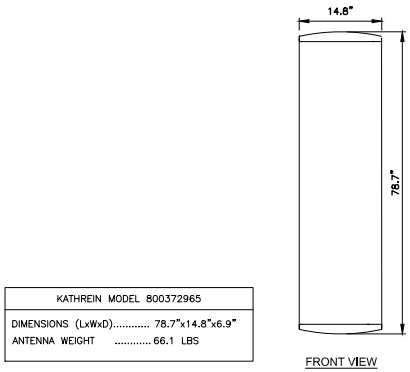
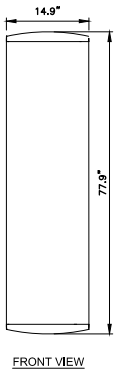


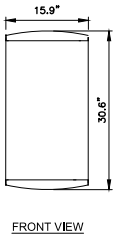
KATHREIN MODEL 800372965

DIMENSIONS (LxWxD)..... 78.7"x14.8"x6.9"
ANTENNA WEIGHT ..... 66.1 LBS



KATHREIN MODEL 800372991

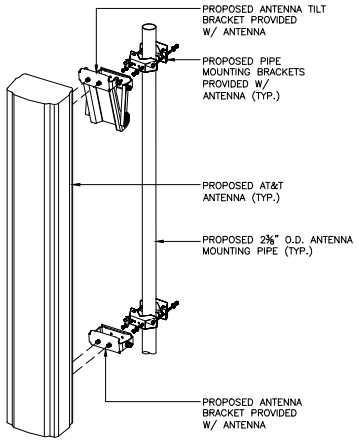
DIMENSIONS (LxWxD)..... 77.9"x14.9"x6.5"
ANTENNA WEIGHT ..... 74.9 LBS



ERICSSON MODEL AIR6449 N77D

DIMENSIONS (LxWxD)..... 30.6"x15.9"x10.6"
ANTENNA WEIGHT ..... 82.5 LBS

1 C-5 PROPOSED ANTENNA DETAIL



2 C-5 ANTENNA MOUNTING DETAIL

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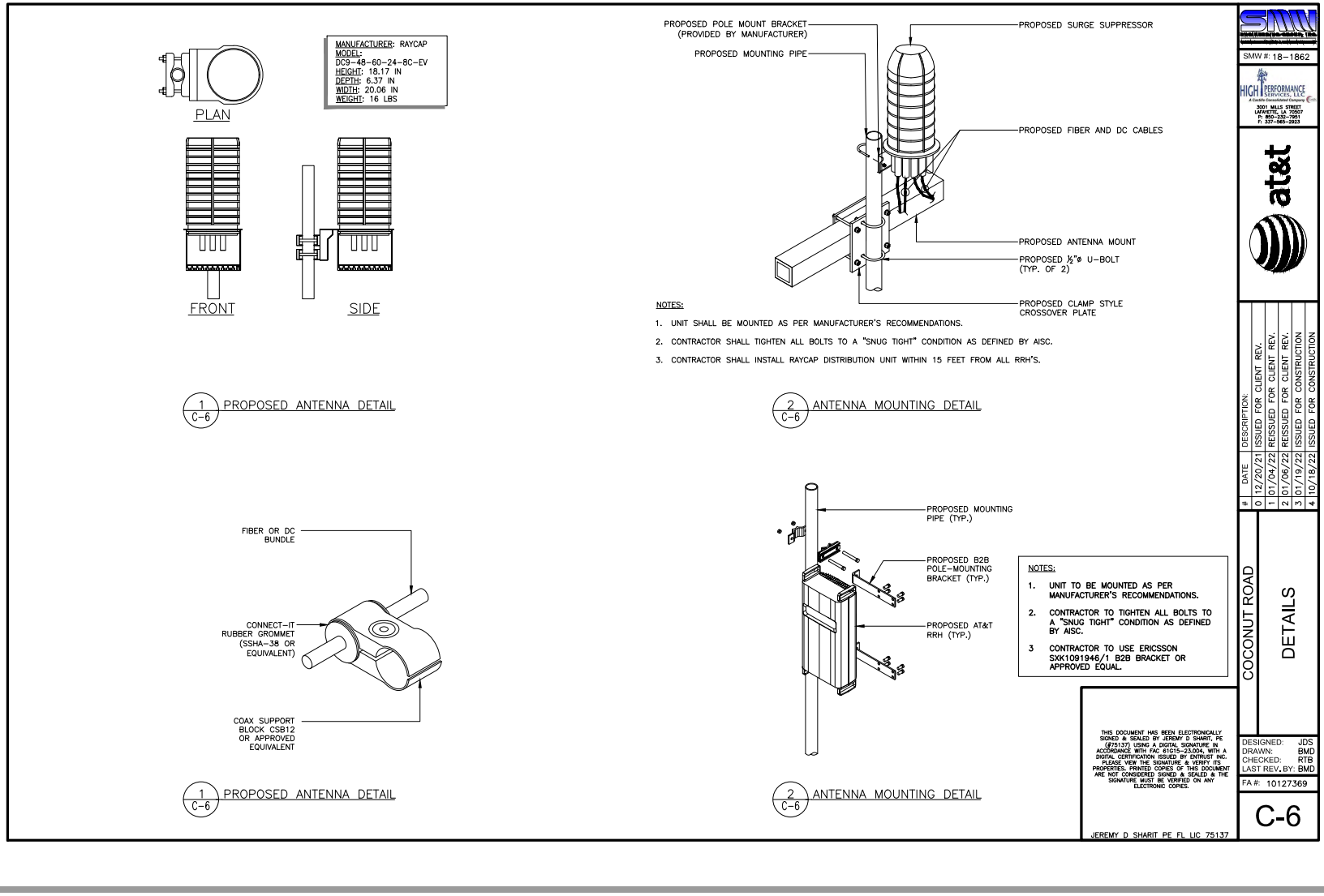
COCONUT ROAD

ANTENNA DETAILS

DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD

FA #: 10127369

C-5


PLAN
FRONT
SIDE
MANUFACTURER: RAYCAP
MODEL:
DC9-48-60-24-8C-EV
HEIGHT: 18.17 IN
DEPTH: 6.37 IN
WIDTH: 20.06 IN
WEIGHT: 16 LBS
1 C-6 PROPOSED ANTENNA DETAIL
PROPOSED POLE MOUNT BRACKET (PROVIDED BY MANUFACTURER)
PROPOSED MOUNTING PIPE
PROPOSED SURGE SUPPRESSOR
PROPOSED FIBER AND DC CABLES
PROPOSED ANTENNA MOUNT
PROPOSED ½"ø U-BOLT (TYP. OF 2)
PROPOSED CLAMP STYLE CROSSOVER PLATE
NOTES:
1. UNIT SHALL BE MOUNTED AS PER MANUFACTURER'S RECOMMENDATIONS.
2. CONTRACTOR SHALL TIGHTEN ALL BOLTS TO A "SNUG TIGHT" CONDITION AS DEFINED BY AISC.
3. CONTRACTOR SHALL INSTALL RAYCAP DISTRIBUTION UNIT WITHIN 15 FEET FROM ALL RRH'S.
2 C-6 ANTENNA MOUNTING DETAIL
FIBER OR DC BUNDLE
CONNECT-IT RUBBER GROMMET (SSHA-38 OR EQUIVALENT)
COAX SUPPORT BLOCK CSB12 OR APPROVED EQUIVALENT
1 C-6 PROPOSED ANTENNA DETAIL
PROPOSED MOUNTING PIPE (TYP.)
PROPOSED B2B POLE-MOUNTING BRACKET (TYP.)
PROPOSED AT&T RRH (TYP.)
NOTES:
1. UNIT TO BE MOUNTED AS PER MANUFACTURER'S RECOMMENDATIONS.
2. CONTRACTOR TO TIGHTEN ALL BOLTS TO A "SNUG TIGHT" CONDITION AS DEFINED BY AISC.
3 CONTRACTOR TO USE ERICSSON SXK1091946/1 B2B BRACKET OR APPROVED EQUAL.
2 C-6 ANTENNA MOUNTING DETAIL
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COCONUT ROAD
DETAILS
DESIGNED: JDS
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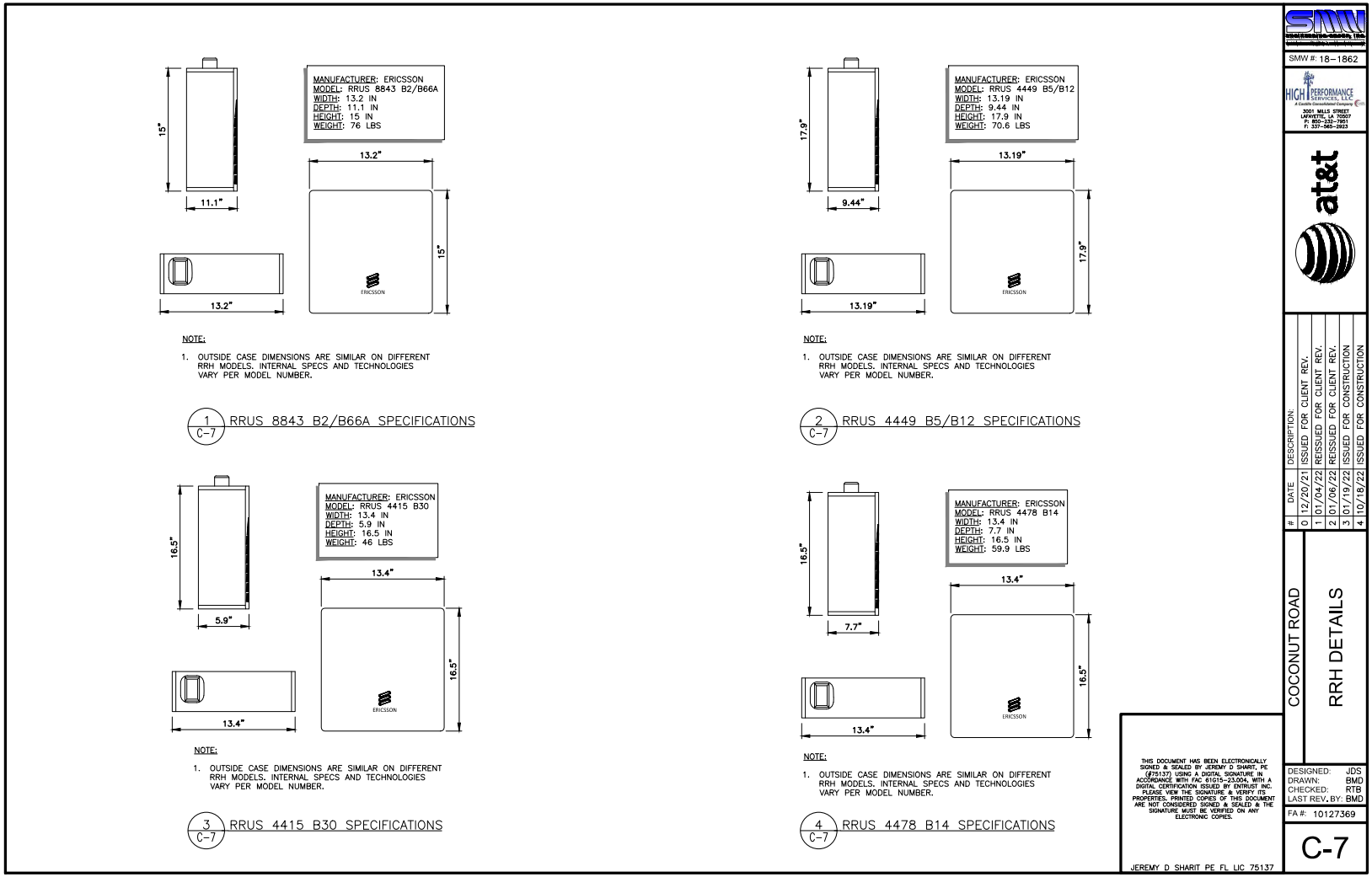
C-6


MANUFACTURER: ERICSSON
MODEL: RRUS 8843 B2/B66A
WIDTH: 13.2 IN
DEPTH: 11.1 IN
HEIGHT: 15 IN
WEIGHT: 76 LBS
15"
11.1"
13.2"
15"
13.2"
NOTE:
1. OUTSIDE CASE DIMENSIONS ARE SIMILAR ON DIFFERENT RRH MODELS. INTERNAL SPECS AND TECHNOLOGIES VARY PER MODEL NUMBER.
1 C-7 RRUS 8843 B2/B66A SPECIFICATIONS
MANUFACTURER: ERICSSON
MODEL: RRUS 4449 B5/B12
WIDTH: 13.19 IN
DEPTH: 9.44 IN
HEIGHT: 17.9 IN
WEIGHT: 70.6 LBS
17.9"
9.44"
13.19"
17.9"
13.19"
NOTE:
1. OUTSIDE CASE DIMENSIONS ARE SIMILAR ON DIFFERENT RRH MODELS. INTERNAL SPECS AND TECHNOLOGIES VARY PER MODEL NUMBER.
2 C-7 RRUS 4449 B5/B12 SPECIFICATIONS
MANUFACTURER: ERICSSON
MODEL: RRUS 4415 B30
WIDTH: 13.4 IN
DEPTH: 5.9 IN
HEIGHT: 16.5 IN
WEIGHT: 46 LBS
16.5"
5.9"
13.4"
16.5"
13.4"
NOTE:
1. OUTSIDE CASE DIMENSIONS ARE SIMILAR ON DIFFERENT RRH MODELS. INTERNAL SPECS AND TECHNOLOGIES VARY PER MODEL NUMBER.
3 C-7 RRUS 4415 B30 SPECIFICATIONS
MANUFACTURER: ERICSSON
MODEL: RRUS 4478 B14
WIDTH: 13.4 IN
DEPTH: 7.7 IN
HEIGHT: 16.5 IN
WEIGHT: 59.9 LBS
16.5"
7.7"
13.4"
16.5"
13.4"
NOTE:
1. OUTSIDE CASE DIMENSIONS ARE SIMILAR ON DIFFERENT RRH MODELS. INTERNAL SPECS AND TECHNOLOGIES VARY PER MODEL NUMBER.
4 C-7 RRUS 4478 B14 SPECIFICATIONS
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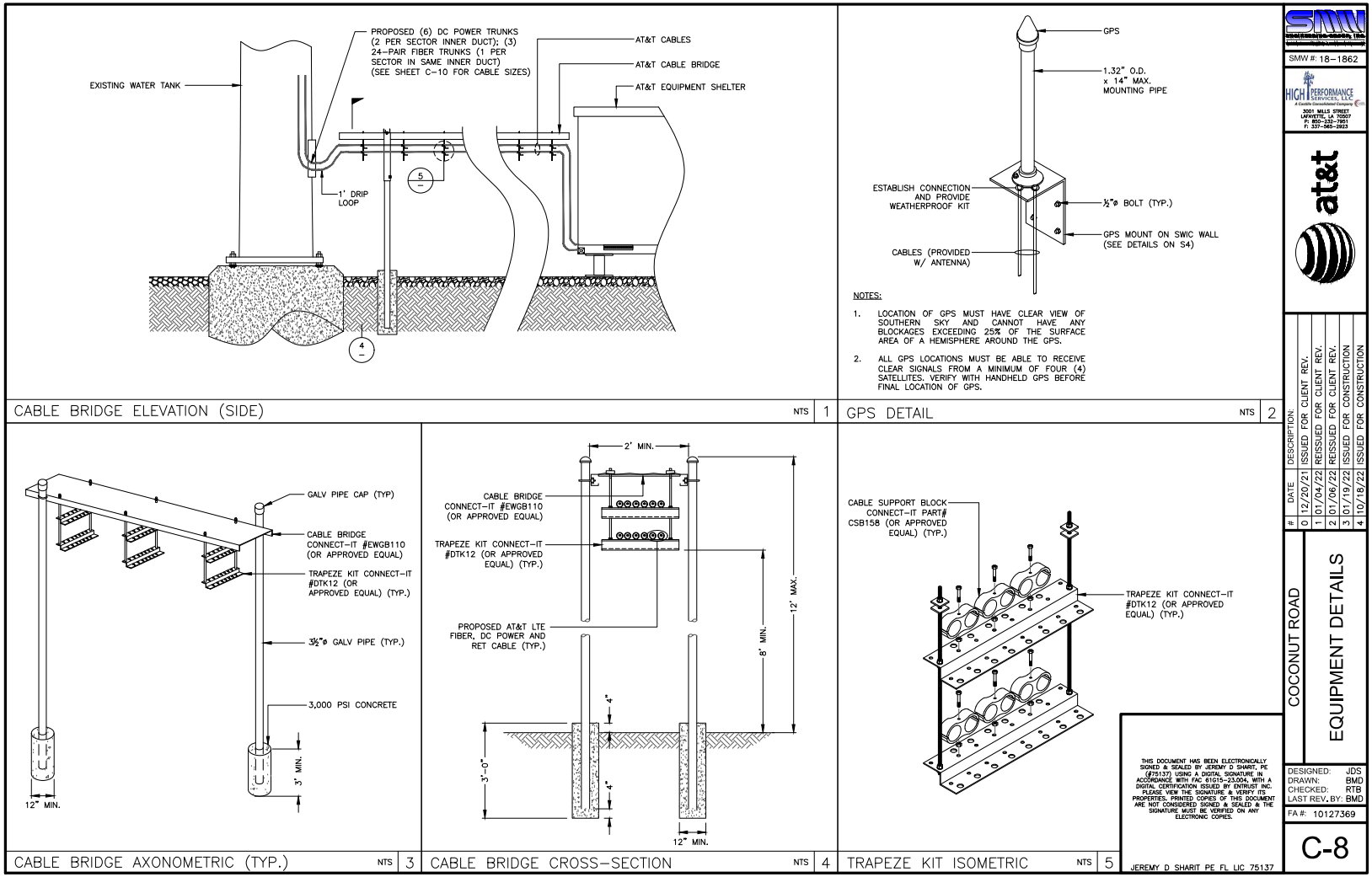
PROPOSED (6) DC POWER TRUNKS (2 PER SECTOR INNER DUCT); (3) 24-PAIR FIBER TRUNKS (1 PER SECTOR IN SAME INNER DUCT) (SEE SHEET C-10 FOR CABLE SIZES)
AT&T CABLES
AT&T CABLE BRIDGE
AT&T EQUIPMENT SHELTER
EXISTING WATER TANK
1' DRIP LOOP
CABLE BRIDGE ELEVATION (SIDE) NTS 1
GPS
1.32" O.D. x 14" MAX. MOUNTING PIPE
ESTABLISH CONNECTION AND PROVIDE WEATHERPROOF KIT
½"ø BOLT (TYP.)
GPS MOUNT ON SWIC WALL (SEE DETAILS ON S4)
CABLES (PROVIDED W/ ANTENNA)
NOTES:
1. LOCATION OF GPS MUST HAVE CLEAR VIEW OF SOUTHERN SKY AND CANNOT HAVE ANY BLOCKAGES EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS.
2. ALL GPS LOCATIONS MUST BE ABLE TO RECEIVE CLEAR SIGNALS FROM A MINIMUM OF FOUR (4) SATELLITES. VERIFY WITH HANDHELD GPS BEFORE FINAL LOCATION OF GPS.
GPS DETAIL NTS 2
GALV PIPE CAP (TYP)
CABLE BRIDGE CONNECT-IT #EWGB110 (OR APPROVED EQUAL)
TRAPEZE KIT CONNECT-IT #DTK12 (OR APPROVED EQUAL) (TYP.)
3½"ø GALV PIPE (TYP.)
3,000 PSI CONCRETE
12" MIN.
3' MIN.
CABLE BRIDGE AXONOMETRIC (TYP.) NTS 3
2' MIN.
CABLE BRIDGE CONNECT-IT #EWGB110 (OR APPROVED EQUAL)
TRAPEZE KIT CONNECT-IT #DTK12 (OR APPROVED EQUAL) (TYP.)
PROPOSED AT&T LTE FIBER, DC POWER AND RET CABLE (TYP.)
8' MIN.
12' MAX.
4"
4"
3'-0"
12" MIN.
CABLE BRIDGE CROSS-SECTION NTS 4
CABLE SUPPORT BLOCK CONNECT-IT PART# CSB158 (OR APPROVED EQUAL) (TYP.)
TRAPEZE KIT CONNECT-IT #DTK12 (OR APPROVED EQUAL) (TYP.)
TRAPEZE KIT ISOMETRIC NTS 5
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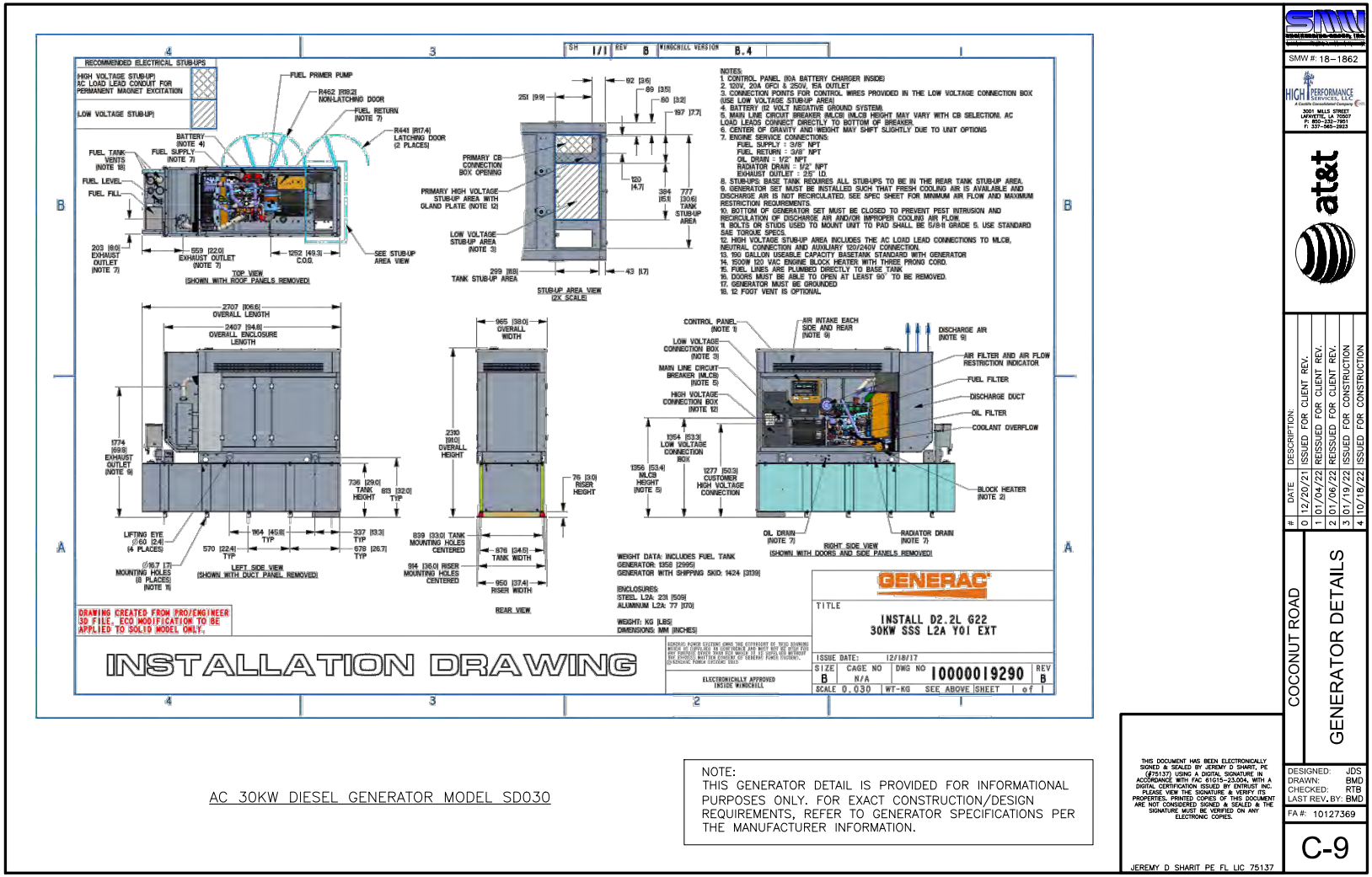
JEREMY D SHARIT PE FL LIC 75137
SMW #: 18-1862
HIGH PERFORMANCE SERVICES, LLC
3001 MILLS STREET LAFAYETTE, LA 70507
P: 800-232-7951
F: 337-565-2923
at&t
DATE DESCRIPTION:
0 12/20/21 ISSUED FOR CLIENT REV.
1 01/04/22 REISSUED FOR CLIENT REV.
2 01/06/22 REISSUED FOR CLIENT REV.
3 01/19/22 ISSUED FOR CONSTRUCTION
4 10/18/22 ISSUED FOR CONSTRUCTION
COCONUT ROAD
EQUIPMENT DETAILS
DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD
FA #: 10127369
C-8



AC 30KW DIESEL GENERATOR MODEL SD030

NOTE:
THIS GENERATOR DETAIL IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. FOR EXACT CONSTRUCTION/DESIGN REQUIREMENTS, REFER TO GENERATOR SPECIFICATIONS PER THE MANUFACTURER INFORMATION.

SMW #: 18-1862

HIGH PERFORMANCE SERVICES, LLC
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LAFAYETTE, LA 70507
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COCONUT ROAD

GENERATOR DETAILS

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JEREMY D SHARIT PE FL LIC 75137

DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV.BY: BMD

FA #: 10127369

C-9

DC / FIBER DEMARCATION BOX							
RAYCAP DC FIBER DEMARCATION BOX			CABLES				NOTES
MOUNTING HEIGHT	MODEL	QTY.	MODEL	SIZE	QTY.	LENGTH PER LINE	
95'-0"	DC9-48-60-24-8C-EV	4	ROSENBERGER (24) PAIR FIBER TRUNK	0.39"	4	165'-0"	
			PWRT-006-S DC POWER CABLES	0.92"	12	165'-0"	

ANTENNA AND COAX SCHEDULE

SECTOR	AZ.	ANTENNAS: RAD CNTR	ANTENNA: MAKE	ANTENNA: MODEL	QTY.	APPROXIMATE ANTENNA SPECS	DOWNTILT: ELEC.	DOWNTILT: MECH.	CABLES: MODEL	SIZE	QTY.	LENGTH/LINE	COLOR CODE	RRU/RRH: MODEL	RRU/RRH: QTY.	A2 MOD: QTY.	COMPONENT: MODEL	COMPONENT: TWR QTY.	COMPONENT: GRND QTY.	TMA: MODEL	TMA: QTY.
ALPHA (A1)	295°	95'-0"	KATHREIN	800372965	1	H-78.7" x W-14.8" x D-7.8"	0/2	-	RET JUMPER	5/16"	1	15'-0"	1 RED	-	-	-		-	-	-	-
									ROSENBERGER FIBER JUMPER (DC9 TO RRU)	3/8"	3	15'-0"	1 RED	4449 B5/B12	1	-					
									ROSENBERGER SINGLE PAIR DC CABLE (DC9 TO RRU)	7/16"	4	15'-0"	1 RED	4415 B30	1	-					
									1/2" COAX JUMPER (RRU TO ANTENNA)	1/2"	8	10'-0"	1 RED	-	-	-					
ALPHA (A3)	295°	95'-0"	ERICSSON	AIR6649 B77	1	H-30.6" x W-15.9" x D-10.6"	0/0	-	ROSENBERGER FIBER JUMPER (DC9 TO RRU)	3/8"	2	15'-0"	3 RED	-	-	-	-	-	-	-	-
									ROSENBERGER SINGLE PAIR DC CABLE (DC9 TO RRU)	7/16"	1	15'-0"	3 RED	-	-	-					
ALPHA (A4)	295°	95'-0"	KATHREIN	800372991	1	H-77.9" x W-14.9" x D-6.5"	0/2	-	RET JUMPER	5/16"	1	15'-0"	2 RED	-	-	-	-	-	-	-	-
									ROSENBERGER FIBER JUMPER (DC9 TO RRU)	3/8"	4	15'-0"	2 RED	4478 B14	1	-					
									ROSENBERGER SINGLE PAIR DC CABLE (DC9 TO RRU)	7/16"	2	15'-0"	2 RED	8843 B2/B66A	1	-					
									1/2" COAX JUMPER (RRU TO ANTENNA)	1/2"	12	10'-0"	2 RED	-	-	-					
BETA (B1)	45°	95'-0"	KATHREIN	800372965	1	H-78.7" x W-14.8" x D-7.8"	0/2	-	RET JUMPER	5/16"	1	15'-0"	1 BLUE	-	-	-	-	-	-	-	-
									ROSENBERGER FIBER JUMPER (DC9 TO RRU)	3/8"	3	15'-0"	1 BLUE	4449 B5/B12	1	-					
									ROSENBERGER SINGLE PAIR DC CABLE (DC9 TO RRU)	7/16"	4	15'-0"	1 BLUE	4415 B30	1	-					
									1/2" COAX JUMPER (RRU TO ANTENNA)	1/2"	8	10'-0"	1 BLUE	-	-	-					
BETA (B3)	45°	95'-0"	ERICSSON	AIR6649 B77	1	H-30.6" x W-15.9" x D-10.6"	0/0	-	ROSENBERGER FIBER JUMPER (DC9 TO RRU)	3/8"	2	15'-0"	3 BLUE	-	-	-	-	-	-	-	-
									ROSENBERGER SINGLE PAIR DC CABLE (DC9 TO RRU)	7/16"	1	15'-0"	3 BLUE	-	-	-					
BETA (B4)	45°	95'-0"	KATHREIN	800372991	1	H-77.9" x W-14.9" x D-6.5"	0/2	-	RET JUMPER	5/16"	1	15'-0"	2 BLUE	-	-						
									ROSENBERGER FIBER JUMPER (DC9 TO RRU)	3/8"	4	15'-0"	2 BLUE	4478 B14	1						
									ROSENBERGER SINGLE PAIR DC CABLE (DC9 TO RRU)	7/16"	2	15'-0"	2 BLUE	8843 B2/B66A	1						
									1/2" COAX JUMPER (RRU TO ANTENNA)	1/2"	12	10'-0"	2 BLUE	-	-						
GAMMA (G1)	110°	95'-0"	KATHREIN	800372965	1	H-78.7" x W-14.8" x D-7.8"	0/2	-	RET JUMPER	5/16"	1	15'-0"	1 GREEN	-	-	-	-	-	-	-	-
									ROSENBERGER FIBER JUMPER (DC9 TO RRU)	3/8"	3	15'-0"	1 GREEN	4449 B5/B12	1	-					
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GAMMA (G3)	110°	95'-0"	ERICSSON	AIR6649 B77	1	H-30.6" x W-15.9" x D-10.6"	0/0	-	ROSENBERGER FIBER JUMPER (DC9 TO RRU)	3/8"	2	15'-0"	3 GREEN	-	-	-	-	-	-	-	-
									ROSENBERGER SINGLE PAIR DC CABLE (DC9 TO RRU)	7/16"	1	15'-0"	3 GREEN	-	-	-					
GAMMA (G4)	110°	95'-0"	KATHREIN	800372991	1	H-77.9" x W-14.9" x D-6.5"	0/2	-	RET JUMPER	5/16"	1	15'-0"	2 GREEN	-	-	-	-	-	-	-	-
									ROSENBERGER FIBER JUMPER (DC9 TO RRU)	3/8"	4	15'-0"	2 GREEN	4478 B14	1	-					
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									1/2" COAX JUMPER (RRU TO ANTENNA)	1/2"	12	10'-0"	2 GREEN	-	-	-					
DELTA (D1)	235°	95'-0"	KATHREIN	800372965	1	H-78.7" x W-14.8" x D-7.8"	0/2	-	RET JUMPER	5/16"	1	15'-0"	1 PURPLE	-	-	-	-	-	-	-	-
									ROSENBERGER FIBER JUMPER (DC9 TO RRU)	3/8"	3	15'-0"	1 PURPLE	4449 B5/B12	1	-					
									ROSENBERGER SINGLE PAIR DC CABLE (DC9 TO RRU)	7/16"	4	15'-0"	1 PURPLE	4415 B30	1	-					
									1/2" COAX JUMPER (RRU TO ANTENNA)	1/2"	8	10'-0"	1 PURPLE	-	-	-					
DELTA (D3)	235°	95'-0"	ERICSSON	AIR6649 B77	1	H-30.6" x W-15.9" x D-10.6"	0/0	-	ROSENBERGER FIBER JUMPER (DC9 TO RRU)	3/8"	2	15'-0"	3 PURPLE	-	-	-	-	-	-	-	-
									ROSENBERGER SINGLE PAIR DC CABLE (DC9 TO RRU)	7/16"	1	15'-0"	3 PURPLE	-	-	-					
DELTA (D4)	235°	95'-0"	KATHREIN	800372991	1	H-77.9" x W-14.9" x D-6.5"	0/2	-	RET JUMPER	5/16"	1	15'-0"	2 PURPLE	-	-	-	-	-	-	-	-
									ROSENBERGER FIBER JUMPER (DC9 TO RRU)	3/8"	4	15'-0"	2 PURPLE	4478 B14	1	-					
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									1/2" COAX JUMPER (RRU TO ANTENNA)	1/2"	12	10'-0"	2 PURPLE	-	-	-					
									TOTAL 1-5/8" COAX (ACTIVE)		0	0'-0"		TOTAL	16	0	TOTAL	0	0	TOTAL	0
									TOTAL FIBER JUMPER		45	675'-0"									
									TOTAL DC JUMPER		28	420'-0"									
									TOTAL 1/2" COAX JUMPERS		80	800'-0"									
									TOTAL 5/16" RET JUMPER		8	120'-0"									

-ANTENNA AND COAX INFORMATION PROVIDED FROM THE NSB RFDS 2402810 v.4.00 SHEET UPDATED 11/22/2021
-CONTRACTOR TO VERIFY RF INFO WITH CLIENT PRIOR TO CONSTRUCTION.
-COAX LENGTHS ARE APPROXIMATE AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.
-ALL COAX SHALL BE COLOR CODED AT TOP AND BOTTOM JUMPER AND AT TOP OF TOWER BOTTOM OF TOWER, AND INSIDE SHELTER ON MAIN COAX.
-EACH MAIN COAX SHALL HAVE CORROSION PROOF "ID TAGS" INSTALLED INSIDE THE SHELTER AT THE POINT AND AT THE ANTENNA.
-QUANTITIES GIVEN ARE TOTAL EXISTING AND PROPOSED.

*NOTE: DENOTES RRU INSTALLED AT GROUND LEVEL (INCLUDED IN TOTALS)

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JEREMY D SHARIT PE FL LIC 75137

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F: 337-565-2923

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4	10/18/22	ISSUED FOR CONSTRUCTION

COCONUT ROAD

COAX/ANTENNA SCHEDULE

DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD

FA #: 10127369

C-10

AT&T C&E Mobility Program Office ATT-002-290-359 Supplement

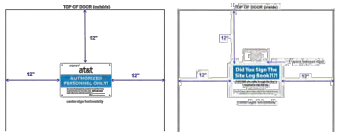
Section 1: Standard Cell Site Signage

- **AT&T owned sites require the following signs:**

1. **Gate sign**
   - 15" x 20" aluminum gate sign

2. **Door sign (shelter or tenant improvement room)**
   - 8" x 12" door sign

Recommended layouts for main shelter door



AT&T C&E Mobility Program Office ATT-002-290-359 Supplement

3. **FCC Custodial License sign** (*note change in address for FCC Group effective 9/2017*)
   - 3" x 6.5"

4. **No Trespassing signs**

- **AT&T leased sites (not owned by AT&T) only require a door and FCC Custodial License sign**

Combination sign packages for shelters and WIC (Walk-In-Cabinet):

- Available from Excel Signs, item # *ATT-SWIC-DC-3KIT*. Includes door, log book and FCC Custodial Letter signs

AT&T C&E Mobility Program Office ATT-002-290-359 Supplement

Section 4: FCC Signs

- **Antenna Structure Registration (ASR) sign**
  1. 8" x 12" sign

- **FCC custodial letter**
  1. 3" x 6.5" decal sign (available through Excel Sign, part #ATT DC CUS 653)

OR

2. 8.5" x 11" standard paper

THE CUSTODIAN OF THIS STATION'S LICENSE IS:
AT&T
ATTENTION TO: FCC GROUP
208 S. AKARD STREET, RM 1016
DALLAS, TEXAS 75202
855-699-7073
FCCMW@att.com

AT&T C&E Mobility Program Office ATT-002-290-359 Supplement

Section 6: Miscellaneous signs

The following signs are optional and may be posted as needed:

- Log Book sign
  1. Posting on inside of shelter door recommended

- Padlock decal
  1. Can be affixed to padlocks to indicate an AT&T lock
  2. Can also be used to label items such as electrical disconnect boxes, electrical meters, etc.
  3. 1" x 8" decal if ordered from Excel Sign

- Gate signs

- Door Exit sign
  1. May be posted on the inside of shelter doors at sites currently not equipped with an Exit sign (or emergency light/exit sign combination) above the door
  2. Sign has glow in the dark letters and border to aid visibility
  3. Excel part # EXT-128-DL

NEW *INFO-2 SIGN POLICY*

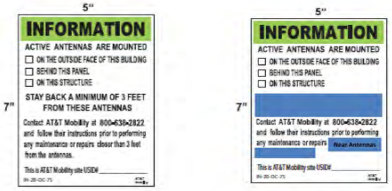
Effective immediately, Information 2 signs shall be retired from AT&T sign inventory and 5"x7" **Caution Sign 2C** sign will be used instead

Vendors/AT&T Field technicians shall remove existing "**Information Sign 2**" sign/s that currently exist at the site (i.e. parapet mount) and replace them with the following "**Caution Sign 2C** sign which has 5"x7" dimension.

INFORMATION Sign 2 Caution Sign 2C

NEW *INFO-2 SIGN POLICY (Existing Historical Signs)*

If **Information sign 2** sign/s are not able to be removed (i.e. existing stocks or damage risk to structure, the verbiage will be covered as example on bottom right as well as adding "**Near Antenna**" with a marker



INFORMATION Sign 2 Covered INFORMATION Sign 2

SMW #: 18-1862

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A DustRin Consolidated Company
3001 MILLS STREET
LAFAYETTE, LA 70507
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COCONUT ROAD

SITE SIGNAGE

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JEREMY D SHARIT PE FL LIC 75137

DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD

FA #: 10127369

C-11

Section 2: Outdoor Cabinet Site Signage

Outdoor sites require the same gate and no trespassing signs as indoor sites if owned by AT&T. In place of the door sign the cabinets must have the following signs:

- Single cabinet sites require a sign, such as a door sign, that indicates AT&T as the owner and has provisions for adding the site number along with the MNRC contact number
  1. Sign must be affixed to the side of the cabinet (front, rear or side) which is most visible when approaching the cabinet from the site access point
     - 8" x 12" decal acceptable for outdoor cabinet

- Multiple cabinet sites require the sign specified in the previous bullet attached to the side of each cabinet on the end of the lineup. In addition, a sign indicating AT&T as the owner must be affixed to the front or rear of every cabinet (not both).
  1. AT&T identification sign is to be affixed to the most visible area (front or rear) when approaching the cabinets from the site access point
     - 3" x 6.5" decal is acceptable for front or rear of outdoor cabinets

- Example of AT&T identification signs on outdoor cabinets (signs on each end of lineup not shown but are required)

- Diesel generators installed outdoors, such as on a pad in a compound, shall have signs affixed to the tank on both of the long sides of the generator. For belly tank style generators, if signs will not properly adhere to the tank they may be installed on the generator housing (alternate locations shown in yellow boxes below)
  1. AT&T identification sign, 8" x 12" or 3" x 6.5"
  2. Hazard diamond sign, 15" x 15" with 6" numbers (1-2-0)
  3. Yellow EH&S sign, approximately 10" x 10"
  4. Diesel Fuel, Combustible, No Smoking (Excel combination sign is recommended)

Note: for stand-alone tank style generators (not belly tank) the only required sign on the generator itself is the AT&T identification sign. All 4 signs listed above will be installed on the stand-alone fuel tank

Belly Type Tank Style Generator

NOTE: If ribs on the generator tank do not allow enough room to place signs, it is acceptable to affix the signs to the generator housing

Stand-alone Type Tank Style

Section 3: Fixed Generator Signage (continued)

Per AT&T EH&S, fixed generators are required to have the following signage:

1. **AT&T identification sign, 8" x 12" or 3" x 6.5"**

OR

2. **Yellow EH&S sign**

3. **Fuel type, Combustible (Diesel), Flammable (Propane & Natural Gas) and No Smoking signs (individual signs or the Excel combination sign shown below are acceptable). Fuel tank capacity is optional**

4. **Hazard diamond sign, 15" x 15" with 6" numbers (1-2-0) Diesel only**

Section 3: Fixed Generator Signage (continued)

Diesel generator signs may be purchased in a kit from Excel Signs (link below). The kit contains 2 of each required sign and provides all of the signage needed for a diesel generator site

Excel Sign Diesel Generator Combo Pack

Diesel Generator Combo Pack

Consists of:

(2) Diesel Fuel 15x12 Decals
(2) EH&S 11x11 Decals
(2) NFPA Pre-printed 120 15x15 Decals
(2) ATT Mobility 6.5x3 Logo Decals

Natural gas and propane generators signage requirements are identical to diesel generators with the exception that the Hazard Diamond sign is not required unless mandated by the Authority Having Jurisdiction (AHJ). Combination signs are available for both natural gas and propane through Excel sign. A combo sign pack is also available for propane generators.

Excel Sign Propane Generator Combo Pack

Propane Generator Combo Pack

(2) Propane Fuel 15x12 Decals
(2) EH&S 11x11 Decals
(2) NFPA Pre-printed 240 15x15 Decals
(2) ATT Mobility 6.5x3 Logo Decals

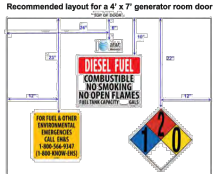
Section 3: Fixed Generator Signage (continued)

Per AT&T EH&S, fixed generators are required to have signage posted as follows:

- Diesel generators installed indoors, such as a shelter generator room, shall have signs affixed to the entrance door to the room the generator is housed in and one of the long sides of the generator tank. If signs will not properly adhere to the tank they may be installed on the end of the generator housing (yellow box on far right photo below)
  1. AT&T identification sign, 8" x 12" or 3" x 6.5"
  2. Hazard diamond sign, 15" x 15" with 6" numbers (1-2-0)
  3. Yellow EH&S sign
  4. Diesel Fuel, Combustible, No Smoking signs (Excel combination sign is recommended)

Door Signage ***Preferred Tank Signage Location*** ***Alternate Tank Signage Location***

Recommended layout for a 4' x 7' generator room door



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COCONUT ROAD

CABINET & GENERATOR SIGNAGE

DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD

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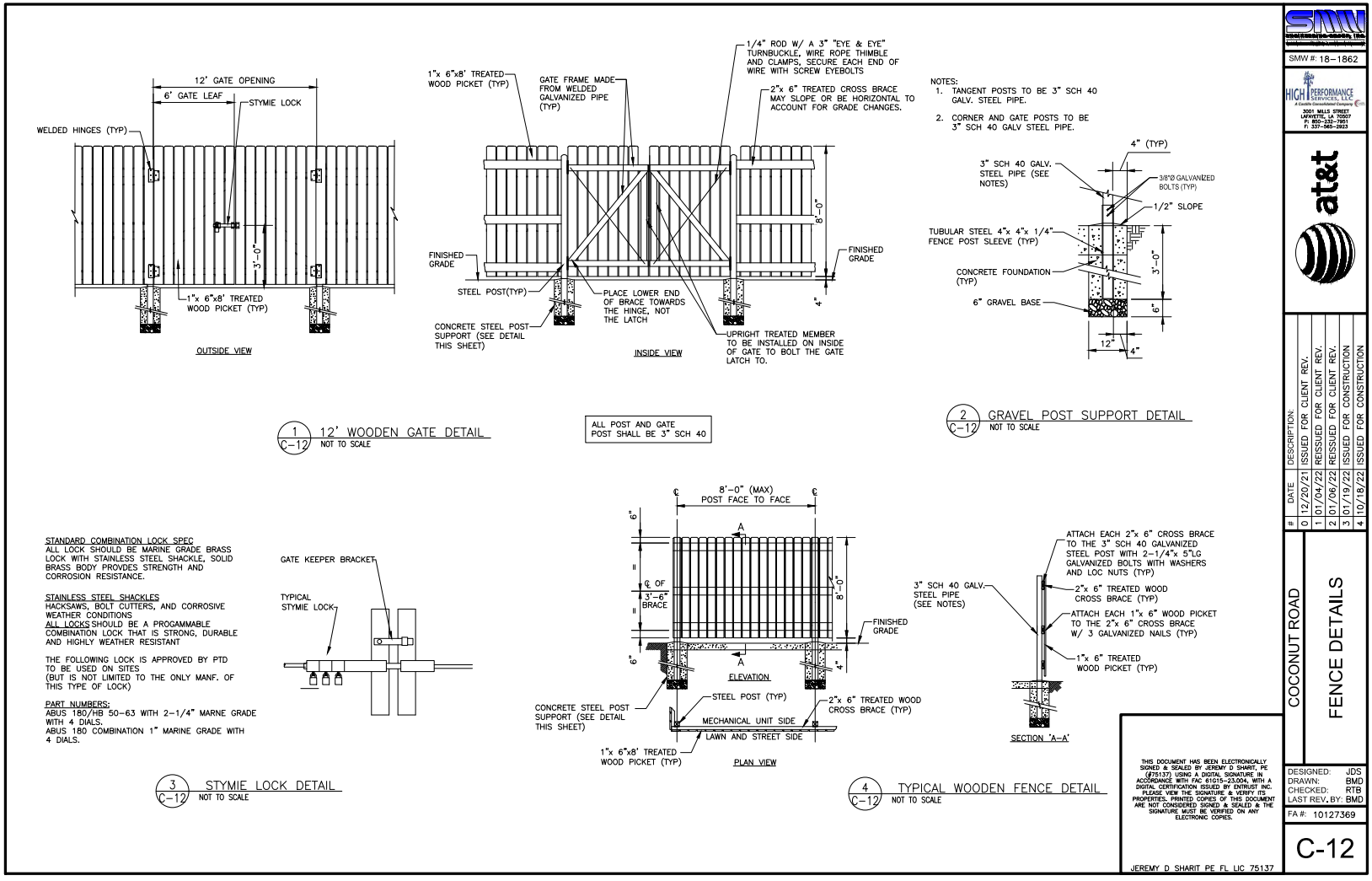
C-11.1


12' GATE OPENING
6' GATE LEAF
STYMIE LOCK
WELDED HINGES (TYP)
3'-0"
1"x 6"x8' TREATED WOOD PICKET (TYP)
OUTSIDE VIEW
1"x 6"x8' TREATED WOOD PICKET (TYP)
GATE FRAME MADE FROM WELDED GALVANIZED PIPE (TYP)
1/4" ROD W/ A 3" "EYE & EYE" TURNBUCKLE, WIRE ROPE THIMBLE AND CLAMPS, SECURE EACH END OF WIRE WITH SCREW EYEBOLTS
2"x 6" TREATED CROSS BRACE MAY SLOPE OR BE HORIZONTAL TO ACCOUNT FOR GRADE CHANGES.
8'-0"
FINISHED GRADE
FINISHED GRADE
STEEL POST(TYP)
PLACE LOWER END OF BRACE TOWARDS THE HINGE, NOT THE LATCH
4"
CONCRETE STEEL POST SUPPORT (SEE DETAIL THIS SHEET)
UPRIGHT TREATED MEMBER TO BE INSTALLED ON INSIDE OF GATE TO BOLT THE GATE LATCH TO.
INSIDE VIEW
NOTES:
1. TANGENT POSTS TO BE 3" SCH 40 GALV. STEEL PIPE.
2. CORNER AND GATE POSTS TO BE 3" SCH 40 GALV STEEL PIPE.
4" (TYP)
3" SCH 40 GALV. STEEL PIPE (SEE NOTES)
3/8"Ø GALVANIZED BOLTS (TYP)
1/2" SLOPE
TUBULAR STEEL 4"x 4"x 1/4" FENCE POST SLEEVE (TYP)
3'-0"
CONCRETE FOUNDATION (TYP)
6" GRAVEL BASE
6"
12"
4"
1 C-12 12' WOODEN GATE DETAIL
NOT TO SCALE
ALL POST AND GATE POST SHALL BE 3" SCH 40
2 C-12 GRAVEL POST SUPPORT DETAIL
NOT TO SCALE
STANDARD COMBINATION LOCK SPEC
ALL LOCK SHOULD BE MARINE GRADE BRASS LOCK WITH STAINLESS STEEL SHACKLE, SOLID BRASS BODY PROVDES STRENGTH AND CORROSION RESISTANCE.
STAINLESS STEEL SHACKLES
HACKSAWS, BOLT CUTTERS, AND CORROSIVE WEATHER CONDITIONS
ALL LOCKS SHOULD BE A PROGAMMABLE COMBINATION LOCK THAT IS STRONG, DURABLE AND HIGHLY WEATHER RESISTANT
THE FOLLOWING LOCK IS APPROVED BY PTD TO BE USED ON SITES (BUT IS NOT LIMITED TO THE ONLY MANF. OF THIS TYPE OF LOCK)
PART NUMBERS:
ABUS 180/HB 50-63 WITH 2-1/4" MARNE GRADE WITH 4 DIALS.
ABUS 180 COMBINATION 1" MARINE GRADE WITH 4 DIALS.
GATE KEEPER BRACKET
TYPICAL STYMIE LOCK
3 C-12 STYMIE LOCK DETAIL
NOT TO SCALE
8'-0" (MAX) POST FACE TO FACE
6"
3'-6" BRACE
8'-0"
FINISHED GRADE
6"
4"
ELEVATION
CONCRETE STEEL POST SUPPORT (SEE DETAIL THIS SHEET)
STEEL POST (TYP)
2"x 6" TREATED WOOD CROSS BRACE (TYP)
MECHANICAL UNIT SIDE
LAWN AND STREET SIDE
1"x 6"x8' TREATED WOOD PICKET (TYP)
PLAN VIEW
4 C-12 TYPICAL WOODEN FENCE DETAIL
NOT TO SCALE
ATTACH EACH 2"x 6" CROSS BRACE TO THE 3" SCH 40 GALVANIZED STEEL POST WITH 2-1/4"x 5"LG GALVANIZED BOLTS WITH WASHERS AND LOC NUTS (TYP)
3" SCH 40 GALV. STEEL PIPE (SEE NOTES)
2"x 6" TREATED WOOD CROSS BRACE (TYP)
ATTACH EACH 1"x 6" WOOD PICKET TO THE 2"x 6" CROSS BRACE W/ 3 GALVANIZED NAILS (TYP)
1"x 6" TREATED WOOD PICKET (TYP)
SECTION 'A-A'
SMW #: 18-1862
HIGH PERFORMANCE SERVICES, LLC
3001 MILLS STREET
LAFAYETTE, LA 70507
P: 800-232-7951
F: 337-565-2923
at&t
| DATE | DESCRIPTION:
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1 | 01/04/22 | REISSUED FOR CLIENT REV.
2 | 01/06/22 | REISSUED FOR CLIENT REV.
3 | 01/19/22 | ISSUED FOR CONSTRUCTION
4 | 10/18/22 | ISSUED FOR CONSTRUCTION
COCONUT ROAD
FENCE DETAILS
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JEREMY D SHARIT PE FL LIC 75137
DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD
FA #: 10127369
C-12

CONCRETE:

1. ALL CONCRETE SHALL BE 5,000 PSI MIN. AFTER 28 DAYS AND ALL WORK SHALL CONFORM TO ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND TO THE PROJECT SPECIFICATIONS. UNLESS OTHERWISE SPECIFIED.
2. READY-MIX CONCRETE SUPPLIERS SHALL BE NRMCA-CERTIFIED.
3. ALL CONCRETE SHALL BE NORMAL DENSITY CONCRETE WITH A MAXIMUM SLUMP OF 4 INCHES AND A MAXIMUM AGGREGATE SIZE OF ¾ INCH.
4. NO ADDITIONAL WATER SHALL BE ADDED TO THE CONCRETE AT THE JOB SITE.
5. DO NOT USE CHLORIDE-CONTAINING ADMIXTURES.
6. HOT WEATHER CONCRETE: COMPLY WITH ACI 305R.
7. REINFORCING OF ALL CONCRETE MEMBERS SHALL HAVE THE FOLLOWING CLEAR CONCRETE COVER:

INCHES	
3	CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
	CONCRETE EXPOSED TO EARTH OR WEATHER:
2	#6 THROUGH #18 BARS
1½	#5 BAR OR SMALLER
	CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
	SLABS AND WALLS
1½	#14 AND #18 BARS
1	#11 BAR AND SMALLER
	COLUMNS
1½	PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS

8. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM BEARING LENGTH OF 4 INCHES FOR ALL REINFORCED CONCRETE SLABS.
9. PROVIDE CHAMFERS, REVEALS, REGLETS, RECESSES AND THE LIKE AS SHOWN ON THE ARCHITECTURAL OR STRUCTURAL DRAWINGS.
10. NO HOLES OR SLEEVES SHALL BE MADE THROUGH CONCRETE WORK OTHER THAN THOSE INDICATED ON THE STRUCTURAL DRAWINGS WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.
11. PROVIDE CAST-IN-PLACE CONCRETE FOR MECHANICAL AND ELECTRICAL DIVISIONS INCLUDING BUT NOT LIMITED TO: EQUIPMENT BASES, HOUSEKEEPING PADS, CURBS, PITS, UNDERGROUND DUCTBANKS.
12. ALL FORMWORK OFFSET TOLERANCES (PER ACI SP-117) TO BE CLASS A.
13. FLOOR SLAB TOLERANCE TO ASTM E1155: SPECIFIED OVERALL MINIMUM VALUE OF FLATNESS FF=25 WITH LOCAL MINIMUM FF=17, AND MINIMUM VALUE OF LEVELNESS FL=20 WITH LOCAL MINIMUM FL=15, MEASURE FL AND FF WITHIN 72 HOURS OF SLAB CONSTRUCTION.

REINFORCING STEEL:

1. REINFORCING BARS: ASTM A615, GRADE 60, DEFORMED BARS.
2. WELDED WIRE MESH: TO ASTM A185. PROVIDE IN FLAT SHEETS ONLY. VERTICAL PLACEMENT TOLERANCE TO BE ⅜ INCH.
3. REINFORCING STEEL TO BE DETAILED, FABRICATED, BENT AND PLACED IN ACCORDANCE WITH THE CRSI MANUAL OF STANDARD PRACTICE AND ACI 315.
4. THE OWNER SHALL FABRICATE ALL REINFORCEMENT AND FURNISH ALL ACCESSORIES, BOLSTERS, CHAIRS, SPACER BARS AND SUPPORTS NECESSARY TO SECURE THE REINFORCEMENT UNLESS INDICATED OTHERWISE.
5. WHERE INDICATED, REINFORCING BARS SHALL BE WELDED IN ACCORDANCE WITH AWS D1.4 "STRUCTURAL WELDING CODE – REINFORCING STEEL".
6. IN REINFORCED MASONRY WALLS, COLUMNS AND BEAMS, REINFORCING SHALL BE HELD IN PLACE WITH "DUR-O-WALL" REBAR POSITIONERS, OR APPROVED EQUAL, PRIOR TO GROUTING.
7. IN SLABS WHERE REINFORCING IS SHOWN IN ONE DIRECTION ONLY, PROVIDE INDICATED TEMPERATURE REINFORCEMENT AT 90 DEGREES TO PRINCIPAL REINFORCEMENT.
8. LAP SPLICES:
   a) SUBMIT PROPOSED LOCATIONS OF LAP SPLICES FOR APPROVAL.
   b) CONCRETE: PROVIDE CLASS B TENSION LAP SPICES UNLESS NOTED OTHERWISE.
   c) MASONRY: LAP SPLICE BARS A MINIMUM OF 40 BAR DIAMETERS UNLESS NOTED OTHERWISE.
   d) WELDED WIRE MESH – MINIMUM LAP 8 INCHES, MEASURED BETWEEN OUTERMOST CROSS-WIRES OF EACH SHEET.
9. ENSURE THAT A MINIMUM OF 2 – #5 BARS ARE PROVIDED CONTINUOUSLY AT ALL SLAB EDGES BY ADJUSTING BAR LENGTHS OR PROVIDING ADDITIONAL TOP/BOTTOM EDGE BARS AS REQUIRED.
10. PROVIDE 1 – #5 NOSING BAR FOR ALL SILLS, LEDGES, CURBS, PADS AND STEPS UNLESS OTHERWISE INDICATED.

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JEREMY D SHARIT PE FL LIC 75137

SMW #: 18-1862

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A DeWitt Consolidated Company
3001 MILLS STREET
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at&t

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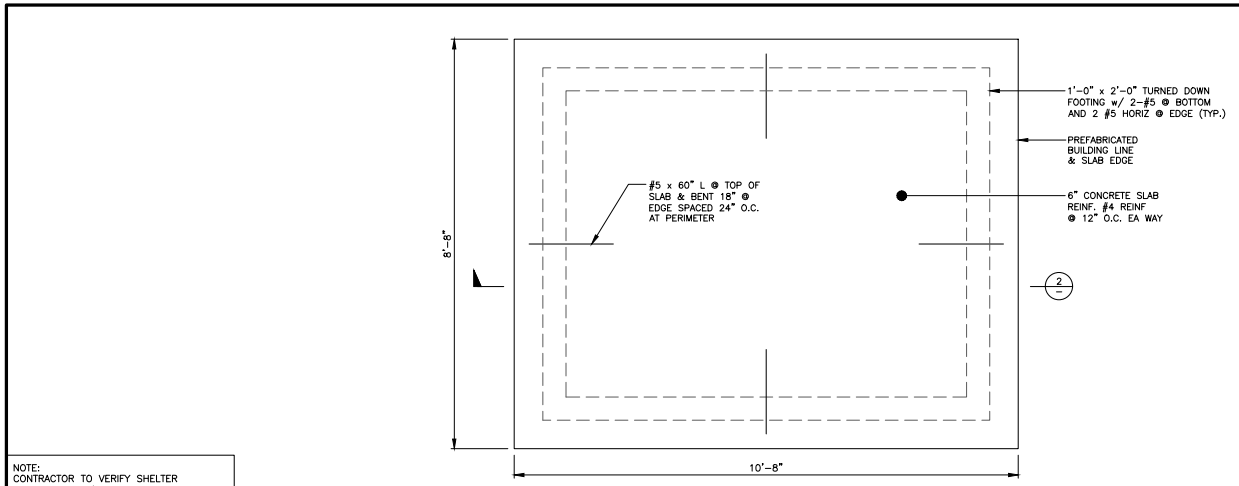
COCONUT ROAD

GENERAL STRUCTURAL NOTES

DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD

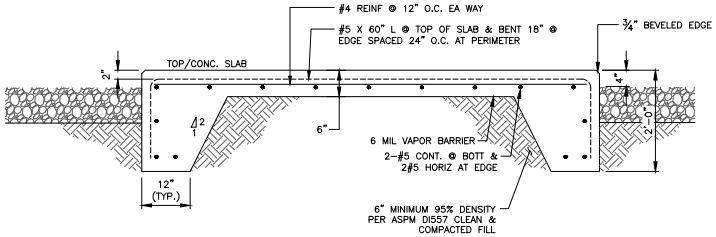
FA #: 10127369

S-1



NOTE:
CONTRACTOR TO VERIFY SHELTER SPECIFICATIONS/LOADING WITH VERTIV INDUSTRIES, INC. PRIOR TO CONSTRUCTION.

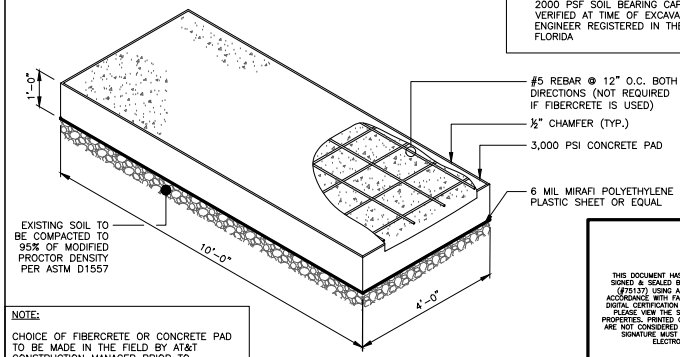
SHELTER FOUNDATION PLAN NTS 1



NOTES:
1. CONTRACTOR TO CONFIRM EQUIPMENT PAD REQUIREMENTS WITH SHELTER MANUFACTURER PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT ENGINEER OF RECORD IF ANY CHANGES ARE REQUIRED.
2. CONTRACTOR TO INSTALL 15# FELT PAPER, 4" OVERLAP, BETWEEN SHELTER CONCRETE PAD AND POURED IN PLACE FOUNDATION

FOUNDATION SECTION NTS 2

NOTES:
1. ALL CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF fc'=3000 PSI WITH COMMERCIAL GRADE FIBER MESH REINFORCEMENT 1.5# PER CU. YARD
2. CONCRETE PAD IS DESIGNED TO BEAR ON 2000 PSF SOIL BEARING CAPACITY TO BE VERIFIED AT TIME OF EXCAVATION BY A SOILS ENGINEER REGISTERED IN THE STATE OF FLORIDA



NOTE:
CHOICE OF FIBERCRETE OR CONCRETE PAD TO BE MADE IN THE FIELD BY AT&T CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION.

GENERATOR PAD DETAILS NTS 3

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3001 MILS STREET
LAFAYETTE, LA 70507
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COCONUT ROAD

FOUNDATION DETAILS

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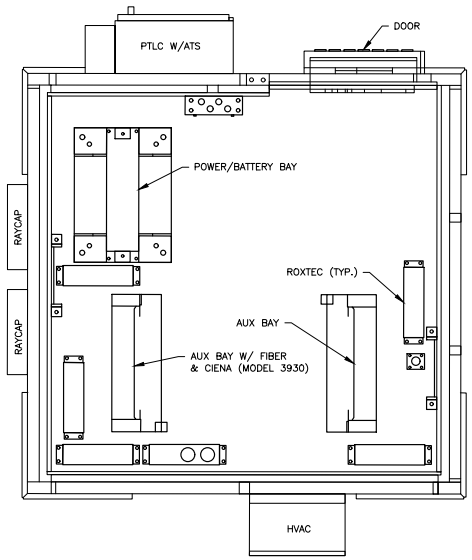
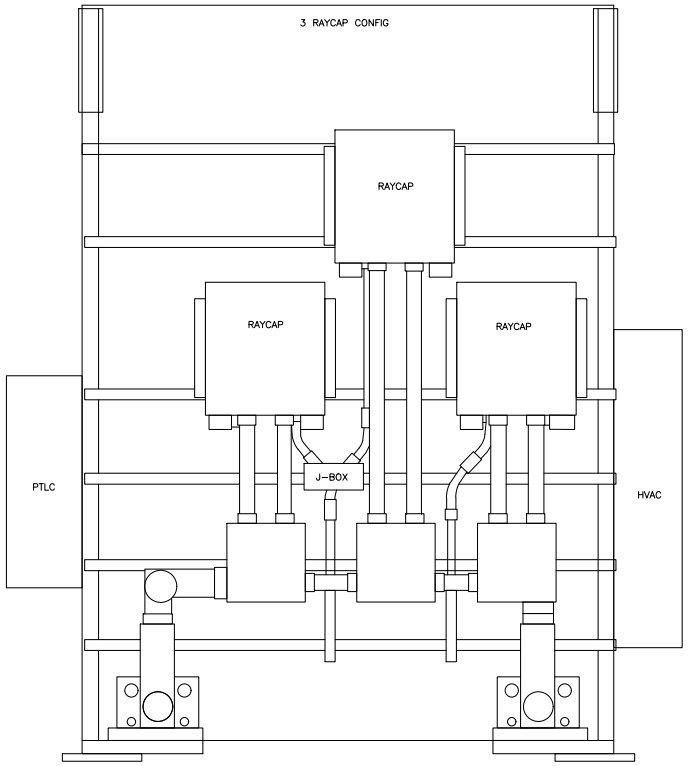
FA #: 10127369

S-2





NOTES:

1. CONTRACTOR TO REFER TO CURRENT SHELTER MATRIX FOR ALL SHELTER MOUNTED EQUIPMENT, MODEL NUMBERS AND PLACEMENT.
2. CONTRACTOR TO COORDINATE EXACT EQUIPMENT LOCATION WITHIN SHELTER WITH AT&T CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION.

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JEREMY D SHARIT PE FL LIC 75137

SWIC EQUIPMENT DETAILS NTS 1

SMW #: 18-1862

HIGH PERFORMANCE SERVICES, LLC
A DeWitt Group Advisory Company
3001 MILS STREET
LAFAYETTE, LA 70507
P: 800-232-7951
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at&t

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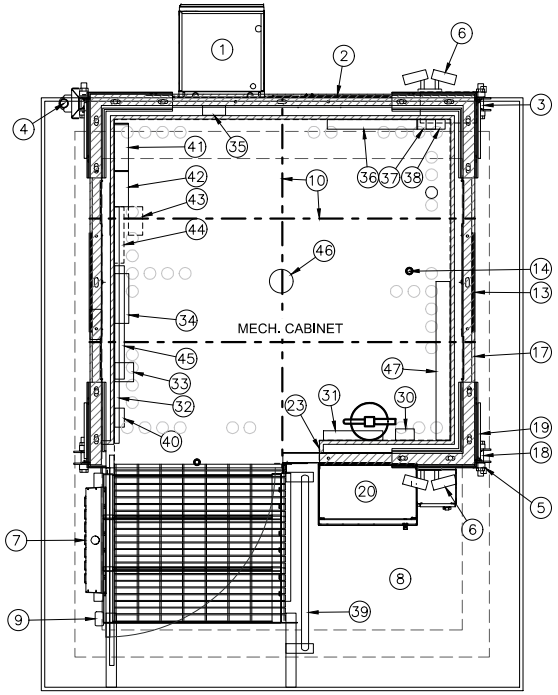
COCONUT ROAD

SWIC EQUIPMENT DETAILS

DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD

FA #: 10127369

S-3



KEY NOTES:

1. MARVAIR HVAC UNIT
2. EXHAUST GRILL WITH MECHANICAL DAMPENER
3. LIFTING TAB
4. GPS KIT
5. UNISTRUT
6. MOTION SENSOR LIGHT
7. DAC AIR INTAKE
8. SITE-BUILT FOUNDATION BY OTHERS. ALL FOUNDATION SYSTEMS SHALL EXTEND BELOW FROST DEPTH. SPECIFIC MOUNTING KIT SHALL BE PRESCRIBED DEPENDING ON SITE CONDITION.
9. KABA SIMPLEX 1000 MECHANICAL PUSHBUTTON LOCK AND ROUND NOB ASSEMBLY AND SECURITY KEY PAD.
10. FLOOR CONSTRUCTION DIVISION LINE
11. ROOF MODULES BOLTED TO TOP OF WALLPANELS USING 1/4" – 20 WASHER HEAD SCREWS AND HEX SHAPED INSERTS.
12. LOW PROFILE PLUG-IN SMOKE DETECTOR.
13. FLOOR MODULES AND SIDE CHANNELS ASSEMBLED USING 3/8" HARDWARE, CARRIAGE BOLT, FLAT WASHER, LOCK WASHER AND HEX NUT; 300 SERIES STAINLESS STEEL. SEE FLOOR PLAN FOR LAYOUT SPACING.
14. FLOOR MODULES BOLTED TOGETHER WITH HORIZONTAL CHANNELS BOLTED AROUND PERIMETER.
15. ROOF PANELS ASSEMBLED USING 10-32 HARDWARE, SELF DRILLING SCREW AND RUBBERIZED WASHER; 300 STAINLESS STEEL.
16. ROOF MADE UP OF 5 PANELS. FLAT GASKED ALONG ALL ATTACHMENT SEAMS UNDERNEATH AND ATTACHED USING SCREWS AND RUBBERIZED WASHERS. INSULATION PANELS LAID INSIDE THE CEILING MODULES.
17. WALLS ASSEMBLED USING 1/4" HARDWARE, HEX BOLT, FLAT WASHER, LOCK WASHER AND HEX NUT; 300 SERIES STAINLESS STEEL.
18. VERTICAL BRACKETS BOLT TO THE BASE AND INTO THE CEILING MODULES.
19. PANELS SEALED USING CONTINUOUS STRIP OF FLAT GASKET.
20. POWER TRANSFER LOAD CENTER (APPROX. 176 LBS.)
21. WEATHER SCREEN.
22. CABLE ENTRY PLATE.
23. STATE OF FLORIDA SHIPPING INSIGNIA, PER CODE REQUIREMENTS.
24. EXTERNAL GROUND BAR.
25. STAIR TO GRADE.
26. NOT USED
27. NOT USED
28. DOOR FRAME MADE UP OF 14 GAGE STEEL (G-90). DOOR OPENING IS 36"x84".
29. STAINLESS STEEL SECURITY HINGES WITH NON REMOVABLE PINS.
30. LIGHT SWITCH.
32. TEMPERATURE AND HUMIDITY SENSOR.
33. COMPUTER TRAY
34. ALARM BLOCKS
35. HVAC JUNCTION BOX
36. SCHROFFTECH THERMAL CONTROLLER
37. DC GENERATOR CABLE TIE POINTS
38. EXTERIOR LIGHT JUNCTION BOX
39. HANDRAIL PER DETAILS
40. (2) AC DUPLEX OUTLETS (20A)
41. LADDER RACK
42. ASSEMBLY RACK
43. ROXTEC, 24/24
44. MASTER GROUND BAR
45. TELCO BOARD
46. SMOKE DETECTOR
47. RELAY RACK

DETAILS PROVIDED BY AT&T FOR THE PURPOSE OF USE IN THESE CONSTRUCTION DRAWINGS. CONTACT AT&T FOR COMPLETE INFORMATION AND GUIDELINES FOR INSTALLATION OF EQUIPMENT CABINET AND GENERATOR.

SWIC EQUIPMENT LAYOUT NTS 1

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JEREMY D SHARIT PE FL LIC 75137

SMW #: 18-1862

HIGH PERFORMANCE SERVICES, LLC
A DeWitt Construction Company
3001 MILLS STREET
LAFAYETTE, LA 70507
P: 850-232-7951
F: 337-565-2923

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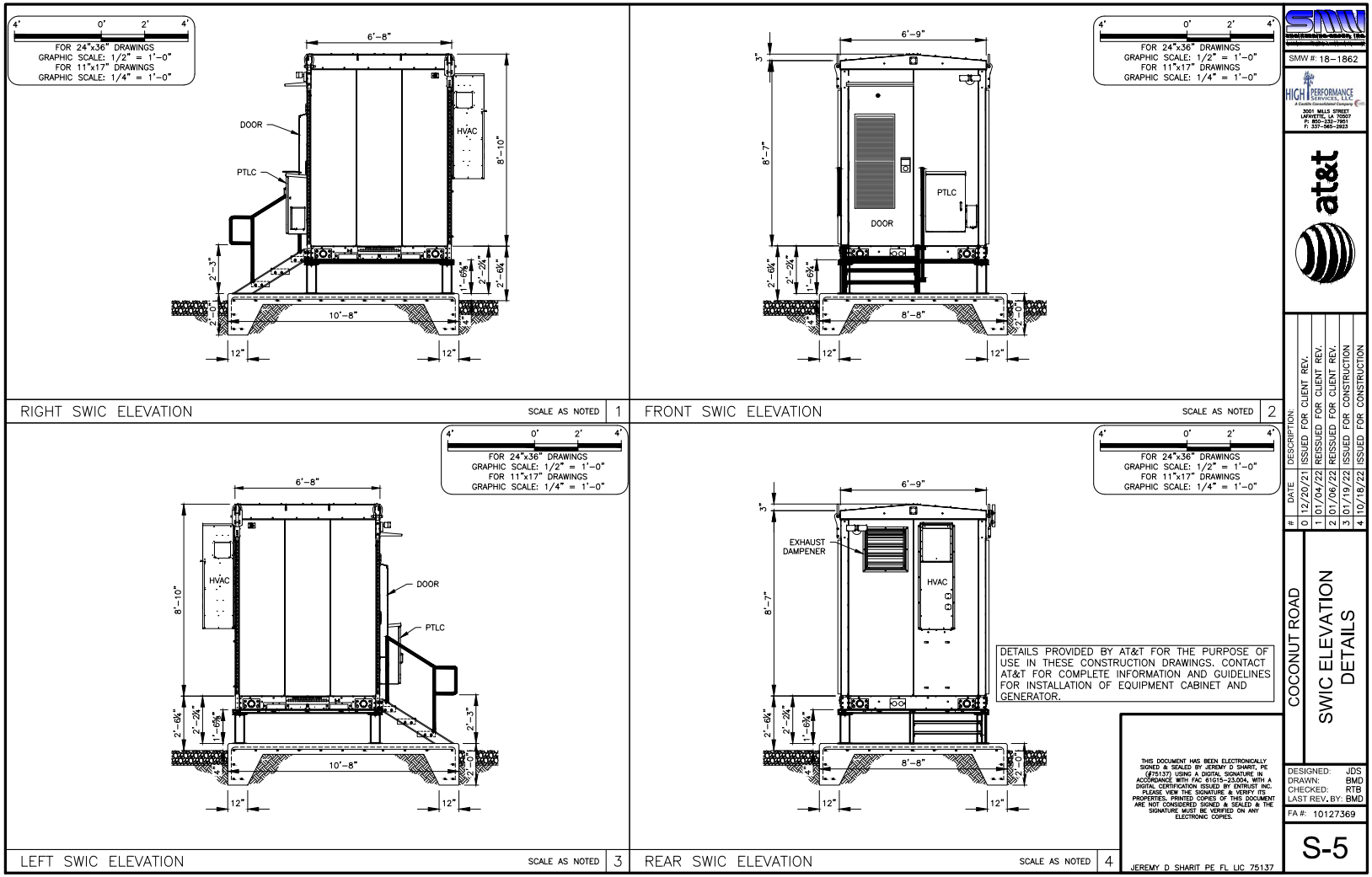
COCONUT ROAD

SWIC EQUIPMENT LAYOUT

DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD

FA #: 10127369

S-4


FOR 24"x36" DRAWINGS
GRAPHIC SCALE: 1/2" = 1'-0"
FOR 11"x17" DRAWINGS
GRAPHIC SCALE: 1/4" = 1'-0"
6'-8"
DOOR
HVAC
PTLC
8'-10"
2'-3"
10'-8"
12"
RIGHT SWIC ELEVATION
SCALE AS NOTED
1
6'-9"
3"
8'-7"
PTLC
DOOR
8'-8"
FRONT SWIC ELEVATION
2
LEFT SWIC ELEVATION
3
EXHAUST DAMPENER
REAR SWIC ELEVATION
4
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P: 800-232-7951
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COCONUT ROAD
SWIC ELEVATION DETAILS
DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD
FA #: 10127369
S-5

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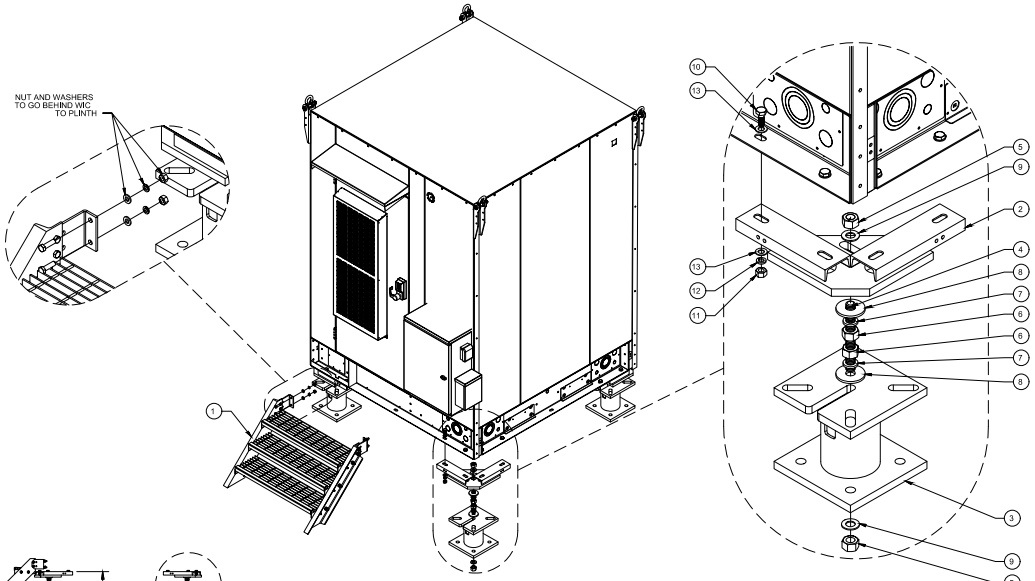

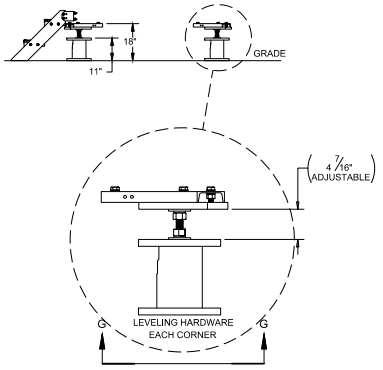

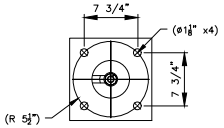

CONCRETE ANCHOR LAYOUT
SECTION G-G

⚠ MINIMUM ANCHOR SIZE: 5/8"
MAXIMUM ANCHOR SIZE: 1"

ITEM	DESCRIPTION
1	– WIC 3–STEP STAIRS KIT
2	– AT&T WIC HELICAL ADAPTER WELDMENT
3	– 6"x11" EXTENSION WELDMENT
4	– ROD, THREADED, 1.00"–8x9.00" LG, ASTM A193 B7 GALV
5	– NUT, HX, ANCO LOCK, 1.00–8UNC, GR 2H, GALV
6	– NUT, NX, 1.00"–8UNC, GR 2H, GALV
7	– WASHER, SPLIT LOCK, 1.00", GALV
8	– WASHER, FLAT, 1.063 ID, 3.25 OD, GALV
9	– WASHER, FLAT, 1.00", F436, GALV
10	– BOLT, HX, .625–11UNC X 1.75" LG, ASTM A325, GALV
11	– NUT, HX, .625–11UNC, GR DH, GALV
12	– WASHER, SPLIT LOCK, .625 INCH, GALV
13	– WASHER, FLAT, .625", ASTM F436, GALV

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CONCRETE FOUNDATION MOUNT DETAILS NTS 1

SMW #: 18-1862

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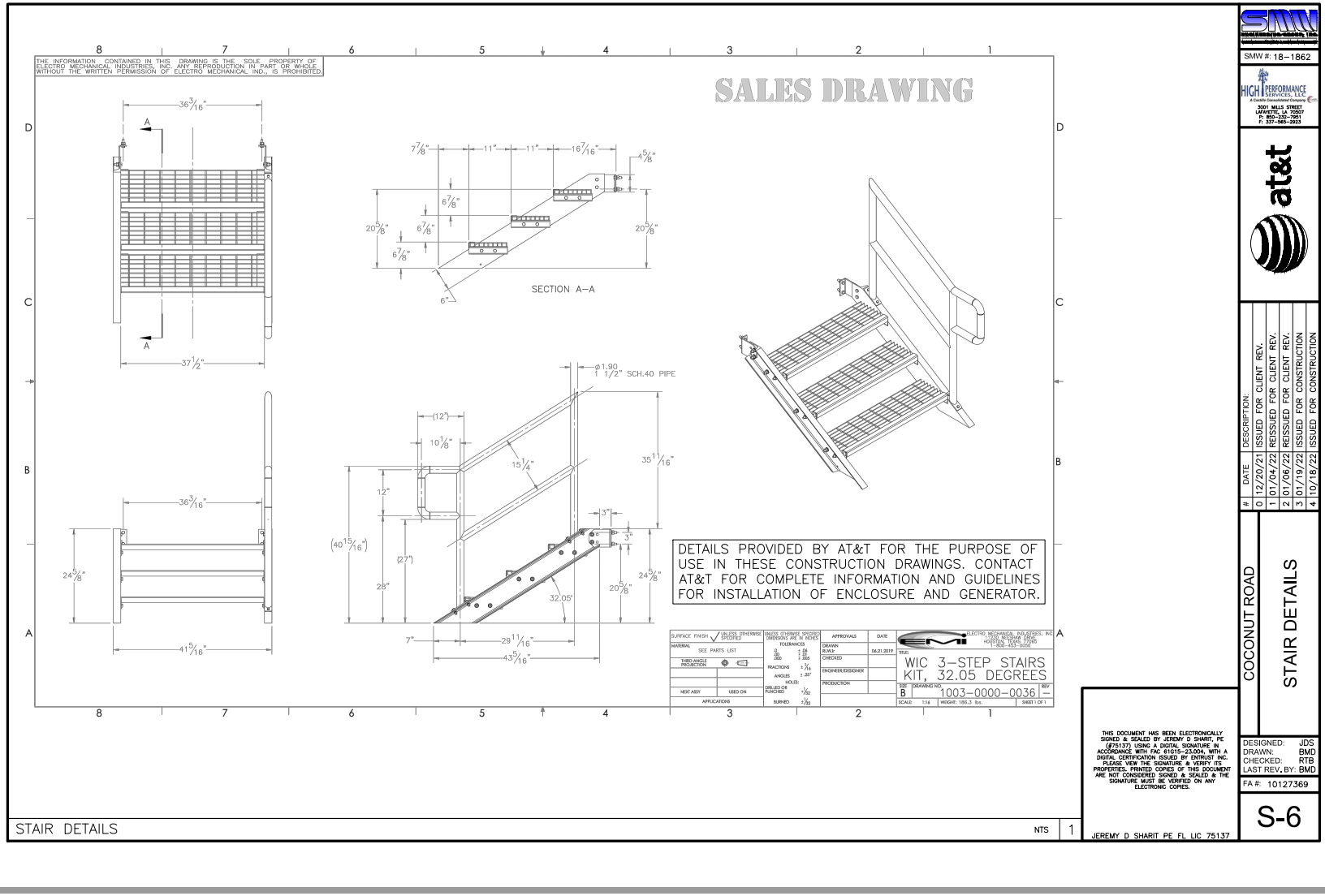
COCONUT ROAD

CONCRETE FOUNDATION MOUNT DETAILS

DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD

FA #: 10127369

S-5.1


SALES DRAWING
SECTION A-A
DETAILS PROVIDED BY AT&T FOR THE PURPOSE OF USE IN THESE CONSTRUCTION DRAWINGS. CONTACT AT&T FOR COMPLETE INFORMATION AND GUIDELINES FOR INSTALLATION OF ENCLOSURE AND GENERATOR.
WIC 3-STEP STAIRS KIT, 32.05 DEGREES
1003-0000-0036
SMW #: 18-1862
COCONUT ROAD
STAIR DETAILS
DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD
FA #: 10127369
S-6
JEREMY D SHARIT PE FL LIC 75137
STAIR DETAILS
NTS
1

1. SCOPE: PROVIDE LABOR, MATERIALS, AND EQUIPMENT, ETC., REQUIRED TO COMPLETE THE INSTALLATION SHOWN ON THE DRAWINGS.
2. CODES AND STANDARDS: INSTALLATION SHALL COMPLY WITH APPLICABLE LAWS AND ORDINANCES, UTILITY COMPANY REGULATIONS AND APPLICABLE REQUIREMENTS OF LATEST EDITIONS OF:
   A. NFC – NATIONAL FIRE CODES
   B. UL – UNDERWRITERS LABORATORIES
   C. NEC – NATIONAL ELECTRICAL CODE
   D. NEMA – NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
   E. OSHA – OCCUPATIONAL SAFETY AND HEALTH ACT
3. PERMITS: OBTAIN AND PAY FOR REQUIRED PERMITS, LICENSES, FEES, INSPECTIONS, ETC.
4. COORDINATION: COORDINATE WORK WITH OTHER TRADES.
5. EXISTING SERVICES: DO NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE TOWER OWNER.
6. CUTTING AND PATCHING: PROVIDE CUTTING REQUIRED TO DO THE WORK. DO NOT CUT MAJOR STRUCTURAL ELEMENTS WITHOUT APPROVAL. PATCHING SHALL BE OF QUALITY EQUAL TO AND OF MATCHING APPEARANCE OF EXISTING CONSTRUCTION.
7. CONDUIT ROUTINGS ARE SCHEMATIC. CONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.
8. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC AND TELCORDIA.
9. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC AND TELCORDIA.
10. EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR–CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, ½ INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA.
11. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS (OR EQUAL). ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S).
12. PANELBOARDS (ID NUMBERS) AND DISCONNECTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.
13. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN–2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
14. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN–2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
15. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI–CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN–2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.
16. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP–STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).
17. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
18. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION–TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE.
19. CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
20. THE CONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.
21. ALL VERTICAL RUNS OF POWER CABLE EXCEEDING 80 FEET IN LENGTH SHALL BE SUPPORTED PER N.E.C. ARTICLE 300 USING KELLEMS GRIPS OR ACCEPTABLE EQUAL CABLE SUPPORT SYSTEM. PROVIDE SUPPORT CABLES AS PER N.E.C. TABLE 300.19(A).
22. CONTRACTOR SHALL PROVIDE LABELS FOR EACH BREAKER INCLUDING THE BREAKER POSITION NUMBER, THE BREAKER SIZE AND A DESCRIPTION OF BREAKER FEED. CONSTRUCTION MANAGER MUST APPROVE BREAKER LABELS AND MOUNTING LOCATION.
23. ENGRAVED LAMACOID PLASTIC LABELS TO HAVE AT&T, SITE NAME, SITE NUMBER, & ADDRESS

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COCONUT ROAD

ELECTRICAL NOTES

DESIGNED: JDS
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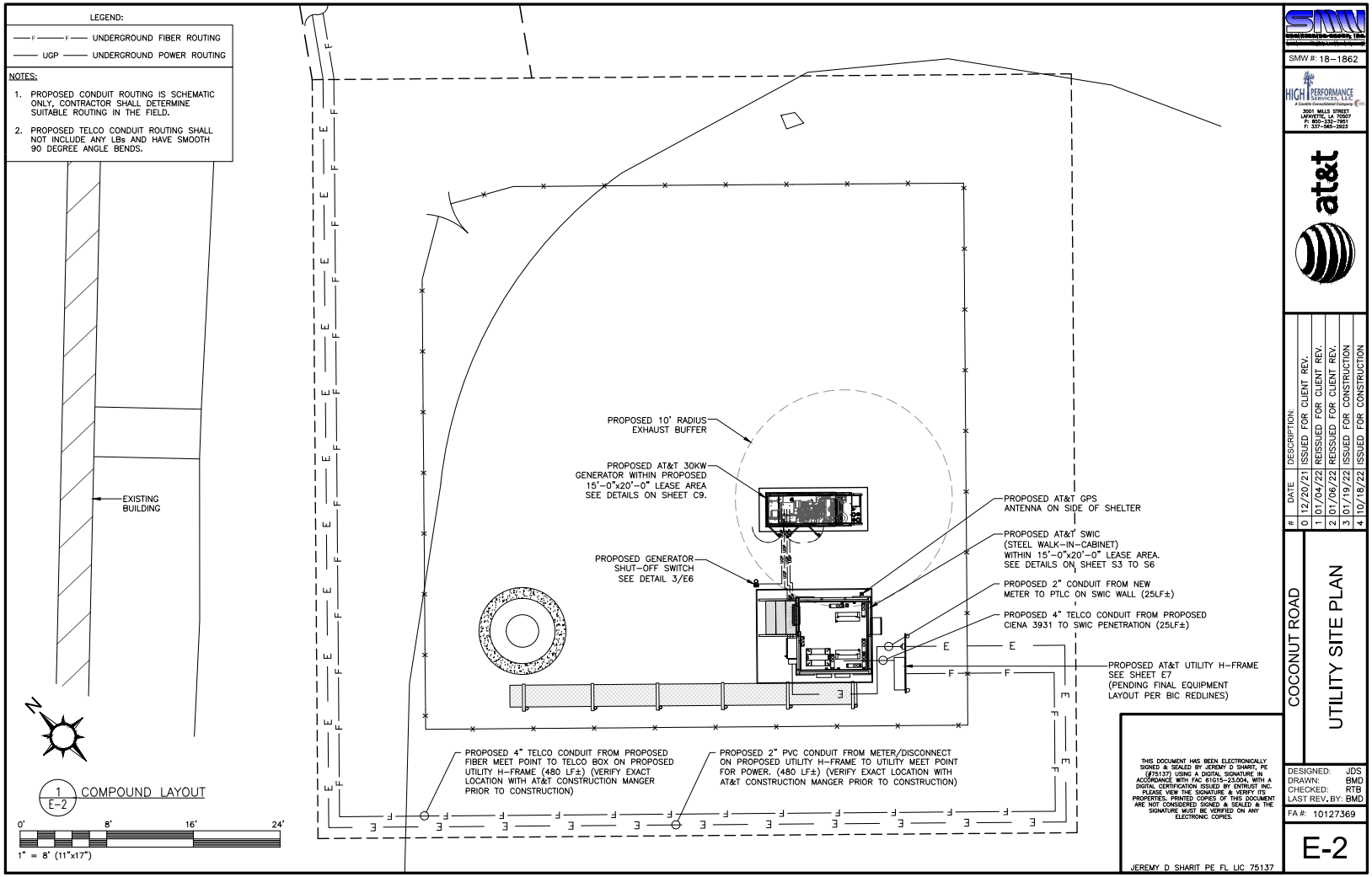
E-1


LEGEND:
F UNDERGROUND FIBER ROUTING
UGP UNDERGROUND POWER ROUTING
NOTES:
1. PROPOSED CONDUIT ROUTING IS SCHEMATIC ONLY, CONTRACTOR SHALL DETERMINE SUITABLE ROUTING IN THE FIELD.
2. PROPOSED TELCO CONDUIT ROUTING SHALL NOT INCLUDE ANY LBs AND HAVE SMOOTH 90 DEGREE ANGLE BENDS.
EXISTING BUILDING
PROPOSED 10' RADIUS EXHAUST BUFFER
PROPOSED AT&T 30KW GENERATOR WITHIN PROPOSED 15'-0"x20'-0" LEASE AREA SEE DETAILS ON SHEET C9.
PROPOSED GENERATOR SHUT-OFF SWITCH SEE DETAIL 3/E6
PROPOSED AT&T GPS ANTENNA ON SIDE OF SHELTER
PROPOSED AT&T SWIC (STEEL WALK-IN-CABINET) WITHIN 15'-0"x20'-0" LEASE AREA. SEE DETAILS ON SHEET S3 TO S6
PROPOSED 2" CONDUIT FROM NEW METER TO PTLC ON SWIC WALL (25LF±)
PROPOSED 4" TELCO CONDUIT FROM PROPOSED CIENA 3931 TO SWIC PENETRATION (25LF±)
PROPOSED AT&T UTILITY H-FRAME SEE SHEET E7 (PENDING FINAL EQUIPMENT LAYOUT PER BIC REDLINES)
PROPOSED 4" TELCO CONDUIT FROM PROPOSED FIBER MEET POINT TO TELCO BOX ON PROPOSED UTILITY H-FRAME (480 LF±) (VERIFY EXACT LOCATION WITH AT&T CONSTRUCTION MANGER PRIOR TO CONSTRUCTION)
PROPOSED 2" PVC CONDUIT FROM METER/DISCONNECT ON PROPOSED UTILITY H-FRAME TO UTILITY MEET POINT FOR POWER. (480 LF±) (VERIFY EXACT LOCATION WITH AT&T CONSTRUCTION MANGER PRIOR TO CONSTRUCTION)
1 E-2 COMPOUND LAYOUT
0' 8' 16' 24'
1" = 8' (11"x17")
SMW #: 18-1862
HIGH PERFORMANCE SERVICES, LLC
3001 MILLS STREET LAFAYETTE, LA 70507 P: 800-232-7951 F: 337-565-2923
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COCONUT ROAD
UTILITY SITE PLAN
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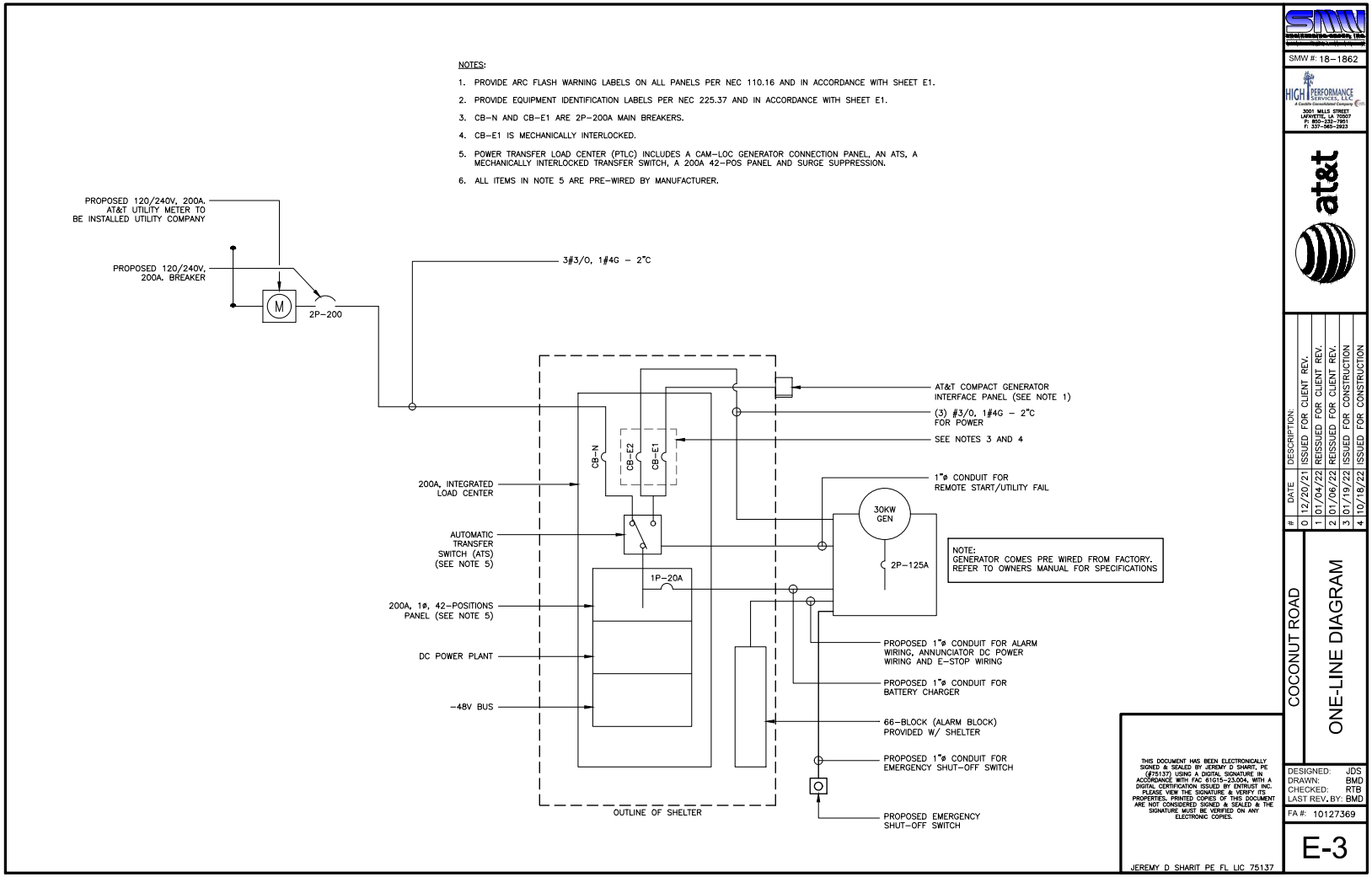
E-2


NOTES:
1. PROVIDE ARC FLASH WARNING LABELS ON ALL PANELS PER NEC 110.16 AND IN ACCORDANCE WITH SHEET E1.
2. PROVIDE EQUIPMENT IDENTIFICATION LABELS PER NEC 225.37 AND IN ACCORDANCE WITH SHEET E1.
3. CB-N AND CB-E1 ARE 2P-200A MAIN BREAKERS.
4. CB-E1 IS MECHANICALLY INTERLOCKED.
5. POWER TRANSFER LOAD CENTER (PTLC) INCLUDES A CAM-LOC GENERATOR CONNECTION PANEL, AN ATS, A MECHANICALLY INTERLOCKED TRANSFER SWITCH, A 200A 42-POS PANEL AND SURGE SUPPRESSION.
6. ALL ITEMS IN NOTE 5 ARE PRE-WIRED BY MANUFACTURER.
PROPOSED 120/240V, 200A. AT&T UTILITY METER TO BE INSTALLED UTILITY COMPANY
PROPOSED 120/240V, 200A. BREAKER
M
2P-200
3#3/0, 1#4G - 2"C
CB-N
CB-E2
CB-E1
200A, INTEGRATED LOAD CENTER
AUTOMATIC TRANSFER SWITCH (ATS) (SEE NOTE 5)
200A, 1ø, 42-POSITIONS PANEL (SEE NOTE 5)
DC POWER PLANT
-48V BUS
1P-20A
AT&T COMPACT GENERATOR INTERFACE PANEL (SEE NOTE 1)
(3) #3/0, 1#4G - 2"C FOR POWER
SEE NOTES 3 AND 4
1"ø CONDUIT FOR REMOTE START/UTILITY FAIL
30KW GEN
2P-125A
NOTE: GENERATOR COMES PRE WIRED FROM FACTORY. REFER TO OWNERS MANUAL FOR SPECIFICATIONS
PROPOSED 1"ø CONDUIT FOR ALARM WIRING, ANNUNCIATOR DC POWER WIRING AND E-STOP WIRING
PROPOSED 1"ø CONDUIT FOR BATTERY CHARGER
66-BLOCK (ALARM BLOCK) PROVIDED W/ SHELTER
PROPOSED 1"ø CONDUIT FOR EMERGENCY SHUT-OFF SWITCH
PROPOSED EMERGENCY SHUT-OFF SWITCH
OUTLINE OF SHELTER
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4 10/18/22 ISSUED FOR CONSTRUCTION
COCONUT ROAD
ONE-LINE DIAGRAM
DESIGNED: JDS
DRAWN: BMD
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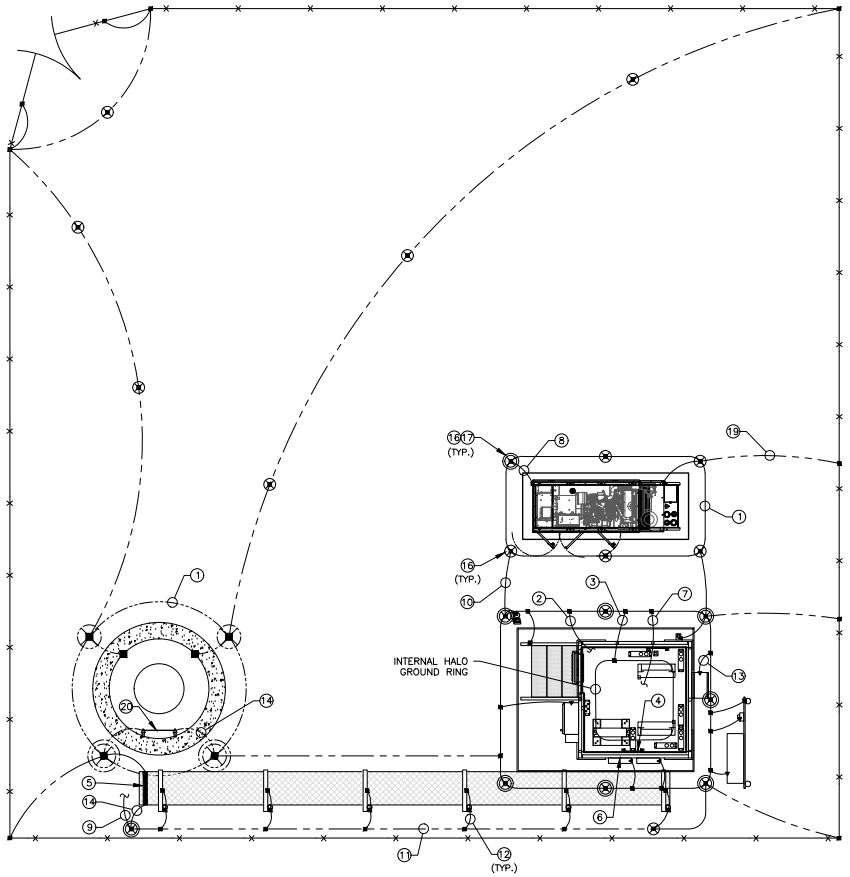
LAST REV. BY: BMD
FA #: 10127369
E-3

GROUNDING KEY NOTES:

1. PROVIDE A #2 AWG SOLID BARE TINNED COPPER GROUND RING AROUND THE TOWER, STEEL WALK-IN-CABINET AND GENERATOR PAD, AS SHOWN. ALL EXTERIOR GROUNDING CONDUCTORS SHALL BE BURIED A MINIMUM OF 30" BELOW GRADE. THE GROUND RING SHALL BE INSTALLED 1'-0" AWAY FROM FOUNDATIONS (MINIMUM UNLESS SHOWN OTHERWISE ON DRAWINGS). ALL BONDS TO THE BURIED GROUND RING SHALL BE WITH EXOTHERMIC WELDS.
2. BOND REBAR IN CONCRETE PAD TO THE BURIED GROUND RING. EXOTHERMICALLY WELD #2 AWG SOLID BARE TINNED COPPER CONDUCTOR TO THE REBAR (AT THE END OF THE REBAR) AND CONNECT TO THE BURIED GROUND RING.
3. BOND GROUND RING TO INTERIOR HALO W/#2 AWG SOLID BARE TINNED COPPER CONDUCTOR.
4. MASTER GROUND BAR MOUNTED TO INTERIOR SHELTER WALL.
5. TOWER MOUNTED GROUND BAR.
6. SHELTER EXTERIOR GROUND BAR, BONDED TO GROUND RING W/#2 AWG SOLID BARE TINNED COPPER CONDUCTOR.
7. BOND, W/#2 AWG SOLID BARE TINNED COPPER CONDUCTOR, ALL INTERIOR GROUND BAR CONNECTIONS TO EXTERIOR GROUND RING. (SLEEVE THROUGH WALL)
8. BOND GENERATOR CASE TO GROUND RING W/#2 AWG SOLID BARE TINNED COPPER CONDUCTOR.
9. BOND INSULATED/SOLID COAX GROUND KIT TO TOWER GROUND RING W/#2 AWG SOLID BARE TINNED COPPER CONDUCTOR.
10. BOND TO ANY METAL WITHIN 10' OF PROPOSED GROUND RING W/#2 AWG SOLID BARE TINNED COPPER CONDUCTOR.
11. BOND SHELTER GROUND RING TO TOWER GROUND RING. ALL EXTERIOR GROUNDING CONDUCTORS SHALL BE BURIED A MINIMUM OF 30" BELOW GRADE. THE GROUND RING SHALL BE INSTALLED 1'-0" AWAY FROM FOUNDATIONS (MINIMUM UNLESS SHOWN OTHERWISE ON DRAWINGS). ALL BONDS TO THE BURIED GROUND RING SHALL BE WITH EXOTHERMIC WELDS.
12. BOND ICE BRIDGE AND H-PRAME POSTS TO BURIED GROUND RING. EXOTHERMICALLY WELD A #2 AWG SOLID BARE TINNED COPPER CONDUCTOR TO EACH POST AT 12" ABOVE GRADE AND CONNECT TO THE BURIED GROUND RING. PROVIDE CONDUCTOR LENGTH AS REQUIRED TO MAKE CONNECTION.
13. BOND HVAC HOUSING TO GROUND RING W/#2 AWG SOLID BARE TINNED COPPER CONDUCTOR.
14. INSTALL GROUNDING CONDUCTOR(S) FROM THE BURIED GROUND RING FOR CONNECTION TO THE GROUND BAR AT BOTTOM OF TOWER. VERIFY EXACT LOCATION OF GROUNDING BAR AND PROPER CONDUCTOR LENGTH. EXOTHERMICALLY WELD (2) #2 AWG SOLID BARE TINNED COPPER GROUNDING CONDUCTOR (LENGTH AS REQUIRED) TO THE GROUND BAR. GROUNDING CONDUCTORS MUST BE HELD AWAY FROM TOWER BY USING STANDOFFS OR ROUTING THE CONDUCTORS IN FLEXIBLE PVC CONDUIT.
15. EXISTING TOWER GROUND RING CONTRACTOR TO HAND EXCAVATE TO EXPOSE.
16. INSTALL 5/8" x 10' LONG COPPER CLAD STEEL GROUND RODS. SPACING BETWEEN RODS MINIMUM OF 10' AND NO MORE THAN 16' (NONLINEAR). TYPICAL FOR ALL GROUND RODS SHOWN, UNLESS NOTED OTHERWISE. SEE GROUND ROD INSPECTION WELL DETAIL, SHEET E-6. IF ROCK IS ENCOUNTERED, GROUND ROD MAY BE INSTALLED WITH A MAXIMUM VARIATION OF 30° FROM VERTICAL AND CONTRACTOR SHALL BE PREPARED TO CORE DRILL TO INSTALL GROUND RODS AND BACKFILL WITH GROUND ENHANCEMENT MATERIAL.
17. PROVIDE 6" DIAMETER PVC INSPECTION SLEEVE WITH REMOVABLE COVER IN LOCATION SHOWN. SEE GROUND ROD INSPECTION WELL DETAIL, SHEET E-6, FOR TYPICAL GROUND RING INSPECTION SLEEVE. NOTE: INSPECTION SLEEVE CAN BE USED AS A TEST WELL FOR GROUND WATER LEVEL INSPECTION AND GROUND RESISTANCE TESTING.
18. BOND GROUND RING TO EQUIPMENT CASES W/#2 AWG SOLID BARE TINNED COPPER CONDUCTOR.
19. BOND GROUND RING TO FENCE POST, EXOTHERMICALLY WELD A #2 AWG SOLID BARE TINNED COPPER CONDUCTOR TO EACH POST AT 12" ABOVE GRADE.
20. RAD CENTER GROUND BAR TO BE MOUNTED TO TOWER WITHOUT INSULATORS.

NOTE:
THE UPPER GROUND BAR SHALL BE HARD MOUNTED TO THE TOWER. INSULATORS SHALL BE REMOVED ALLOWING THE TOWER TO CARRY THE CONTINUITY.



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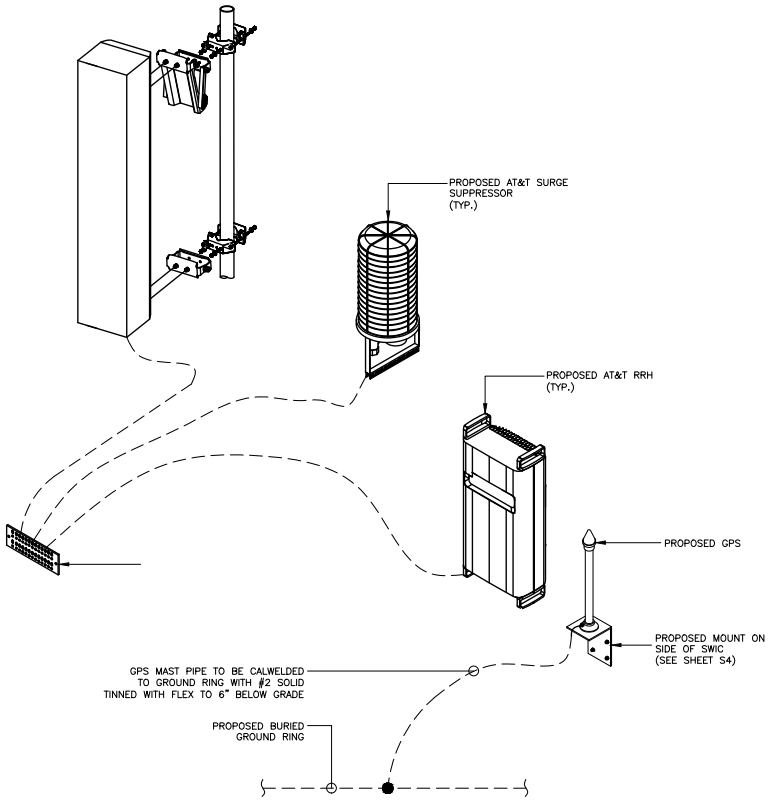
COCONUT ROAD

PROPOSED EQUIPMENT GROUNDING PLAN

DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD

FA #: 10127369

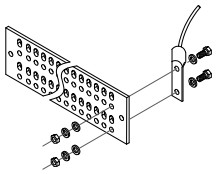
E-4



NOTES:

1. CONTRACTOR SHALL REFER TO AT&T GROUNDING AND BONDING PRACTICE TP-76416. ALL EXOTHERMIC CADWELDS SHALL BE PERFORMED BY CERTIFIED TECHNICIAN.
2. PROVIDE WEATHER PROOFING AND GROUNDING KIT TO BOND DC POWER CABLE SHIELD TO EXTERNAL HATCH PLATE GROUND BAR.
3. PROVIDE GROUND CONNECTION FOR DC POWER CABLE SHIELD TO "P" SECTION OF CRGB WITHIN SHELTER.
4. CONTRACTOR SHALL USE THEFT RESISTANT GROUND WIRES AND BARS WHEN FEASIBLE.
5. CONTRACTOR SHALL MAINTAIN A 12" MINIMUM GROUND WIRE BEND RADII.
6. GROUND LUGS, HEATSHRINK AND CLAMPS DEVICES SHALL COMPLY WITH AT&T GROUNDING AND BONDING PRACTICE TP-76416.

GROUNDING DIAGRAM (TYP.) NTS 1



TYPICAL GROUND BAR CONNECTION DETAIL NTS 2

1. RECORD DRAWINGS: MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS BETWEEN WORK AS SPECIFIED AND INSTALLED. RECORD CHANGES ON A CLEAN SET OF CONTRACT DOCUMENTS WHICH SHALL BE TURNED OVER TO THE CONSTRUCTION MANAGER UPON COMPLETION OF THE PROJECT.
2. GUARANTEE/WARRANTY: GUARANTEE INSTALLATION TO BE FREE OF DEFECTS, SHORTS, GROUNDS, ETC., FOR A PERIOD OF ONE YEAR. FURNISH WARRANTY SO THE DEFECTIVE MATERIAL AND/OR WORKMANSHIP WILL BE REPAIRED/REPLACED IMMEDIATELY UPON NOTIFICATION AT NO COST TO THE OWNER FOR PERIOD OF WARRANTY.
3. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
4. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
5. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
6. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
7. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL; SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
8. METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
9. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
10. CONTRACTOR SHALL REFER TO AT&T GROUNDING AND BONDING PRACTICE TP-76416.
11. CONTRACTOR SHALL INSPECT AND TEST ANY NEW OR EXISTING AT&T GROUNDING SYSTEM WITH A BIDDLE-MEGGER TESTER UTILIZING THE FALL OF POTENTIAL METHOD AND CONTACT CONSTRUCTION MANAGER IF RESISTANCE EXCEEDS 5 OHMS AND SHALL FIELD MODIFY GROUNDING SYSTEM AS NECESSARY TO ACHIEVE COMPLIANCE. TEST RESULTS AND CONCLUSIONS SHALL BE RECORDED FOR PROJECT CLOSE-OUT DOCUMENTATION.
12. CONTRACTOR TO USE COPPER SHIELD ON ALL LUG CONNECTIONS TO GROUND BARS.

GROUNDING NOTES 3

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JEREMY D SHARIT PE FL LIC 75137

SMW #: 18-1862

HIGH PERFORMANCE SERVICES, LLC
A DataBank Consolidated Company
3001 MILLS STREET
LAFAYETTE, LA 70507
P: 800-232-7951
F: 337-565-2923

at&t

#	DATE	DESCRIPTION:
0	12/20/21	ISSUED FOR CLIENT REV.
1	01/04/22	REISSUED FOR CLIENT REV.
2	01/06/22	REISSUED FOR CLIENT REV.
3	01/19/22	ISSUED FOR CONSTRUCTION
4	10/18/22	ISSUED FOR CONSTRUCTION

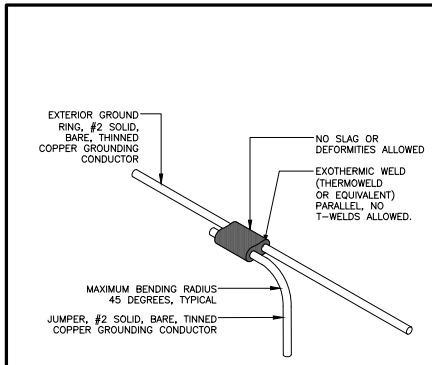
COCONUT ROAD

GROUNDING DETAILS AND NOTES

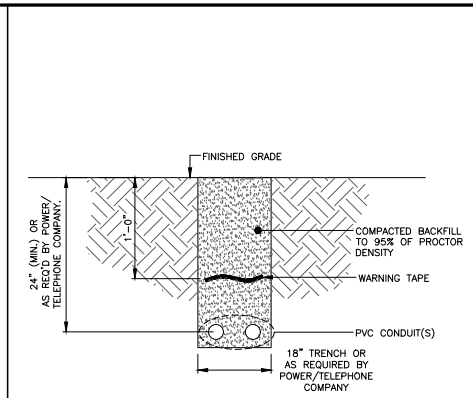
DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD

FA #: 10127369

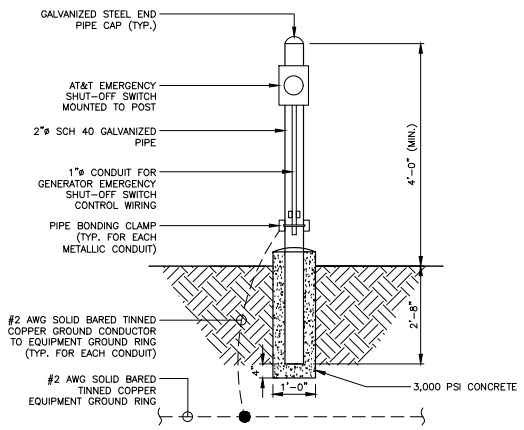
E-5



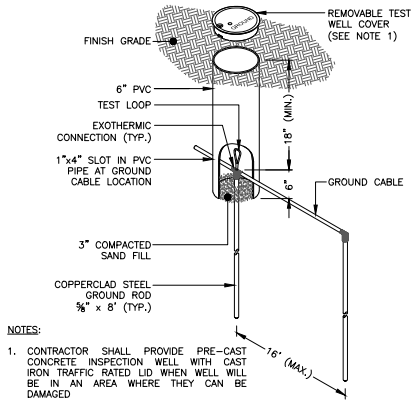
WELD CONNECTION DETAIL NTS 1



TRENCH DETAIL NTS 2



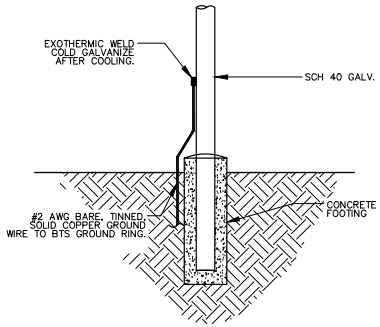
EMERGENCY SHUT-OFF SWITCH DETAIL NTS 3



NOTES:

1. CONTRACTOR SHALL PROVIDE PRE-CAST CONCRETE INSPECTION WELL WITH CAST IRON TRAFFIC RATED LID WHEN WELL WILL BE IN AN AREA WHERE THEY CAN BE DAMAGED
2. ALL WORK SHALL CONFORM TO THE LOCAL BUILDING CODES. DEPTH MAY VARY.

GROUND ROD INSPECTION WELL DETAIL NTS 4



H-FRAME/ICE BRIDGE/FENCE POST BONDING DETAIL NTS 5

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JEREMY D SHARIT PE FL LIC 75137

SMW #: 18-1862

HIGH PERFORMANCE SERVICES, LLC
A DeWitt Consultation Company
3001 MILLS STREET
LAFAYETTE, LA 70507
P: 800-232-7951
F: 337-565-2923

at&t

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3	01/19/22	ISSUED FOR CONSTRUCTION
4	10/18/22	ISSUED FOR CONSTRUCTION

COCONUT ROAD

ELECTRICAL DETAILS

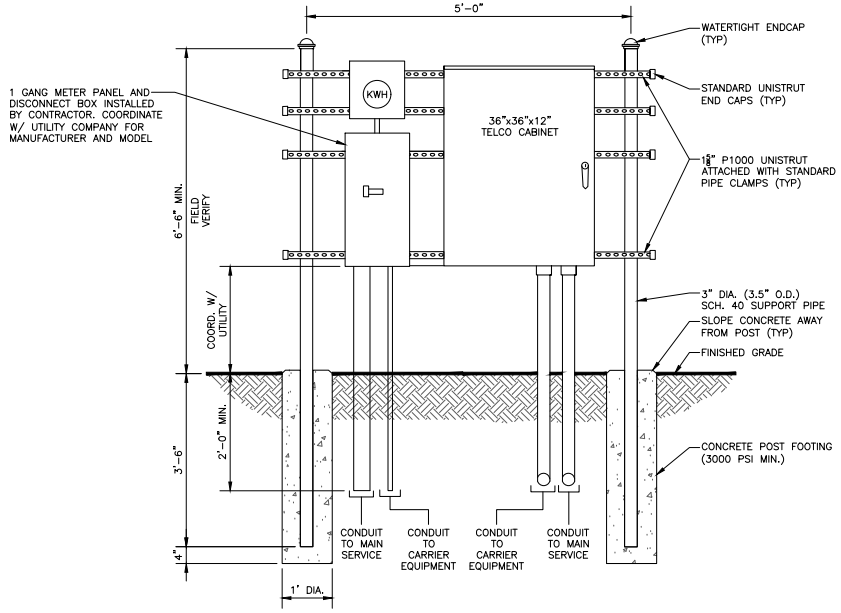
DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD

FA #: 10127369

E-6

NOTE:

PENDING FINAL EQUIPMENT LAYOUT PER BIC REDLINES



NOTES:

1. CONTRACTOR SHALL FIELD LOCATE THE METER PEDESTAL AS SHOWN ON SITE PLAN. INSTALL THE METER PEDESTAL NEAR THE PERIMETER OF THE FENCED COMPOUND WITH THE METERS FACING AS SHOWN.
2. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR THE CONDUIT RUN TO THE MAIN SERVICE CONNECTION OR TRANSFORMER.
3. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR GROUND ROD REQUIREMENTS. IF REQUIRED, THE CONTRACTOR SHALL ORDER AND PAY FOR NECESSARY GROUND TESTS.
4. SUPPORT POST AND UNISTRUT SHALL BE GALVANIZED. PIPE CLAMPS AND HARDWARE SHALL BE GALVANIZED OR STAINLESS STEEL.
5. TELCO CABINET SHALL BE 36"x36"x12" HOFFMAN OR EQUIVALENT. PROVIDE ¾" PLYWOOD BACKBOARD INSIDE THE MULTI-TENANT TELCO CABINET.
6. ADJUSTMENTS TO THE METER PEDESTAL DESIGN MAY BE REQUIRED DEPENDING ON THE EXACT METER PANEL INSTALLED. CONTRACTOR SHALL FIELD COORDINATE ADJUSTMENTS AND INFORM THE ENGINEER IF ANY UNUSUAL CONDITIONS ARE FOUND TO EXIST.

AT&T UTILITY FRAME DETAIL NTS 1

SMW #: 18-1862

HIGH PERFORMANCE SERVICES, LLC
3001 MILLS STREET
LAFAYETTE, LA 70507
P: 800-232-7951
F: 337-565-2923

at&t

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COCONUT ROAD

AT&T UTILITY FRAME DETAIL

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JEREMY D SHARIT PE FL LIC 75137

DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD

FA #: 10127369

E-7

LANDSCAPE NOTES

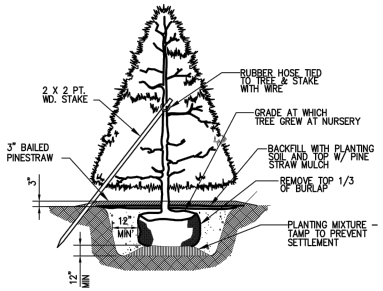
1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE ENGINEER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN.
6. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE ENGINEER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
10. THE ENGINEER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
11. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
12. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

TOTAL AREA OF LANDSCAPE BUFFER: 2,130 SF – 0.048898 ACRES

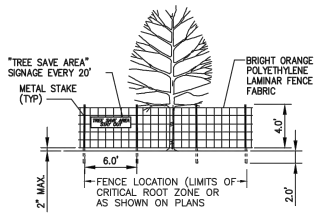
PLANT LIST:

QTY.	COMMON NAME	BOTANICAL NAME	SIZE/REMARKS
21	LEYLAND CYPRESS	CUPRESSOCYPARIS LEYLANDII	6' MIN. HEIGHT AT PLANTING

2,130 SF PINESTRAW MULCH – 3" SETTLED LAYER OF CLEAN STRAW

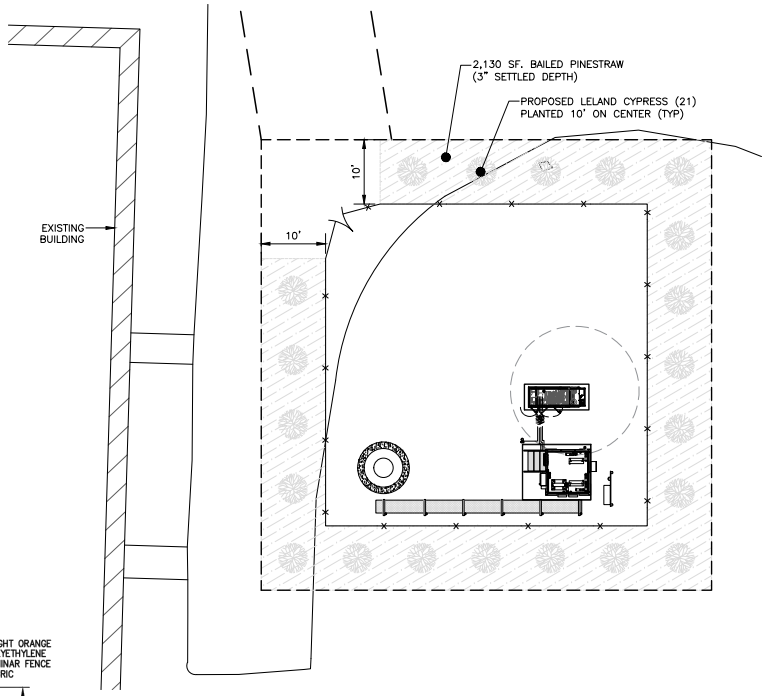


TREE PLANTING DETAIL
NOT TO SCALE



NOTES:
1) ALL PARKING WILL OCCUR ON EXISTING DRIVE.
2) THERE WILL BE NO BURNING OR BURIAL OF DEBRIS ON SITE.
3) ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

TREE PROTECTION DETAIL
NOT TO SCALE



1 L-1 LANDSCAPE PLAN

N

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JEREMY D SHARIT PE FL LIC 75137

SMW #: 18-1862

HIGH PERFORMANCE SERVICES, LLC
A DeWitt Consulting Company
3001 MILLS STREET
LAFAYETTE, LA 70507
P: 800-232-7951
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COCONUT ROAD

LANDSCAPE PLAN

DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD

FA #: 10127369

L-1

May 24, 2022

Matthew A Noble
Principal Planner
Department of Community Development
Village of Estero, FL.

Re: AT&T Cell Tower SEZ2020-E001

Mr. Noble,

This letter is intended to provide further clarification on the engineering requirements for proposed subject cell tower and response to the Department of Community Development staff's request for a more exhaustive analysis of additional sites provided in document 4857-4637-3152 v.1 Attachment C to staff report.

Engineering requirements are: 1) to provide new network cell coverage for capacity congestion relief over the wide-spread commercial and high-density residential areas near the intersection of US41 & Coconut Rd. and 2) to increase network signal strength over interference levels to provide increased coverage over the residential area identified west of US41 to Estero Bay. Those areas were highlighted in aerial polygon views within the original RF Justification letter and are reproduced in Plot A, as are the additional alternate locations provided by Staff.

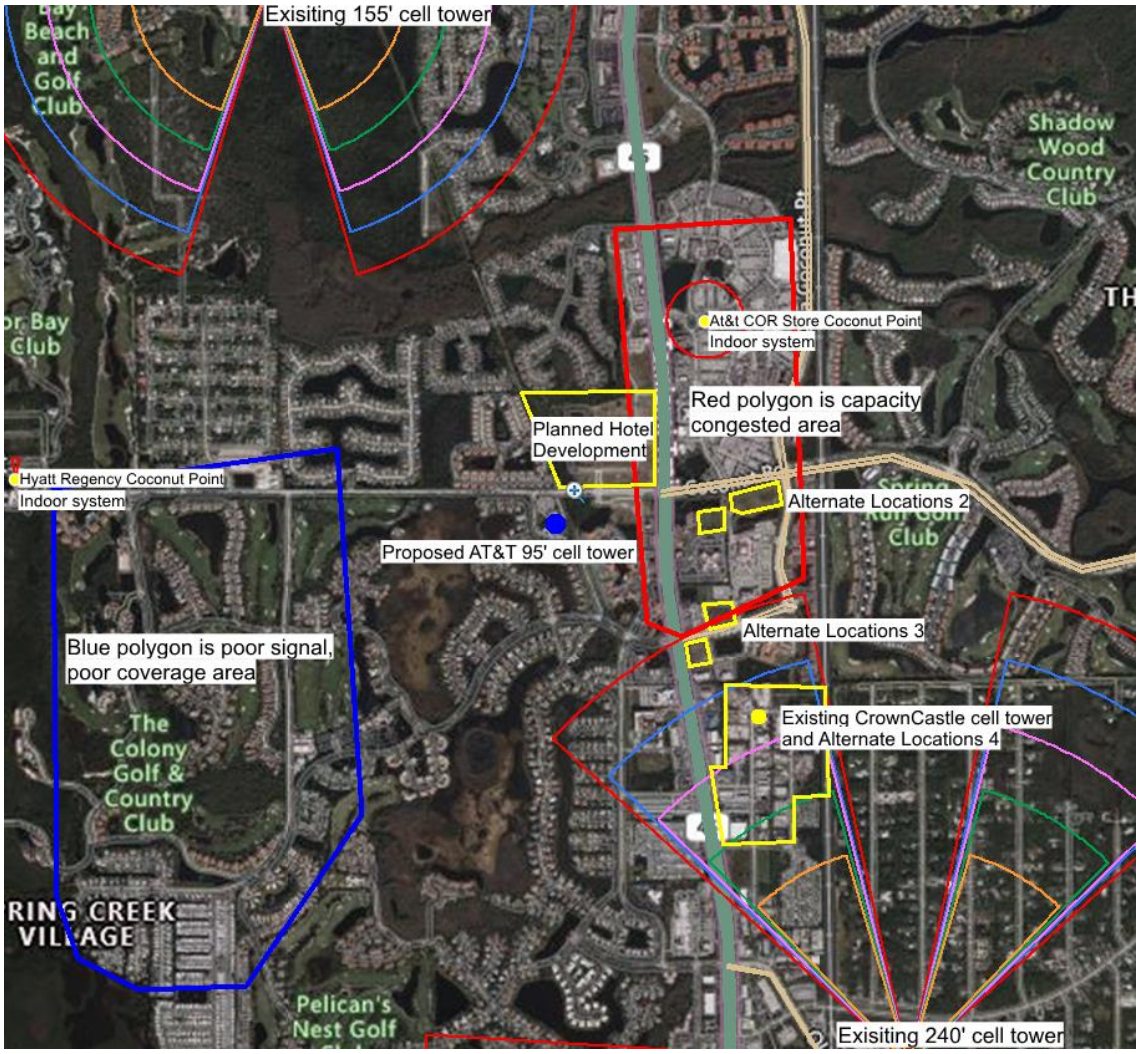
Capacity congestion relief can only be provided by the network if there are new cells introduced that would provide dominate coverage footprints over the area where congestion relief is needed. A new cell tower at either of the alternate locations seen listed in Plot A as Alternate Locations 2 and to a lesser extent Alternate Locations 3 would be able to do that, as would the proposed hotel development which was noted in the RF justification letter. However, none of those locations at a low tower height would be able to meet the engineering requirements of both capacity congestion relief and coverage improvement where needed.

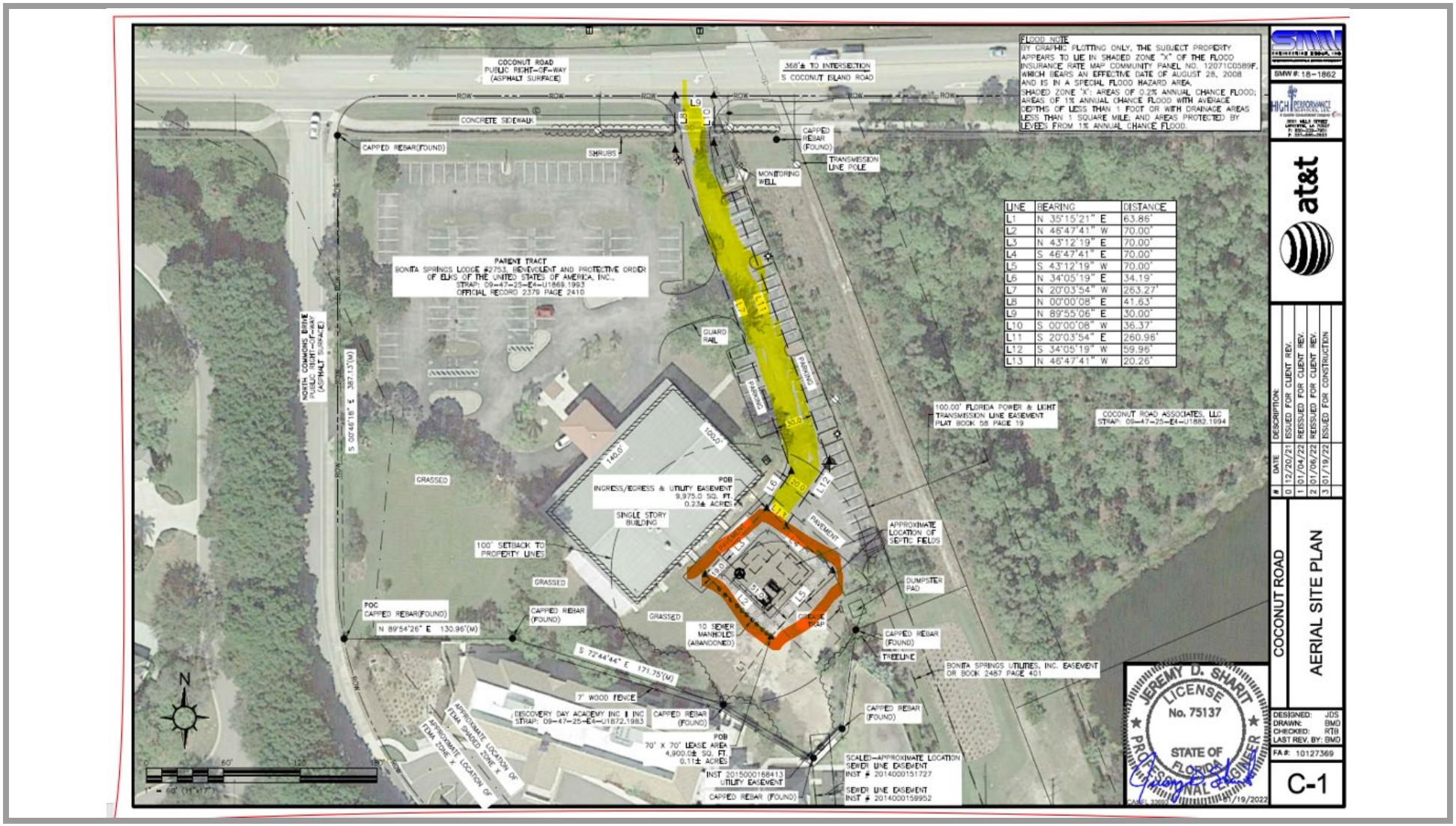
A new cell tower added to the network in either of the locations identified as Alternate Locations 3 and to a much greater extent the industrial area to the south where the existing CrownCastle cell tower exists, would create an interference scenario to the network which could only be compensated by reducing the coverage footprint of the existing site to the south. That footprint from antennas at 240' is what provides some level of coverage to the west of US41 today, an area we are trying to improve coverage by the addition of a new tower.

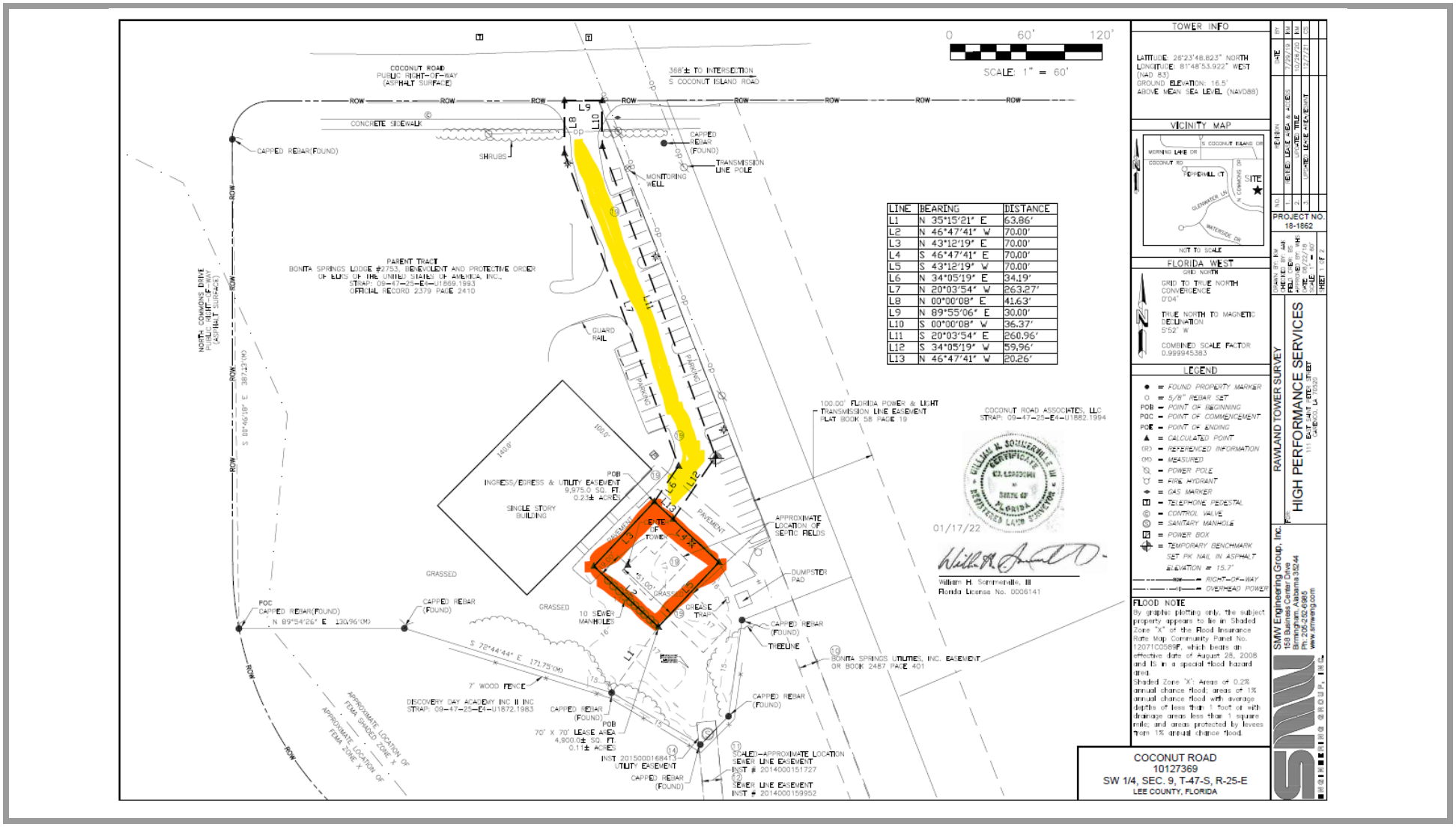
Sincerely,

George Brosseau
AT&T Mobility
Principal RF Design Engineer – Florida Market
(561) 312-3000

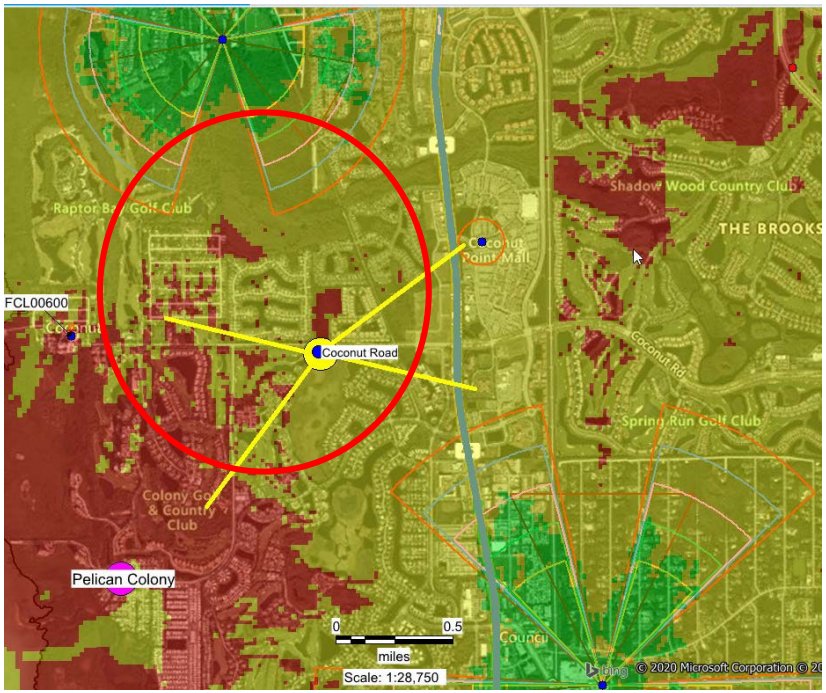
Plot A


Exisiting 155' cell tower
Shadow Wood Country Club
AT&t COR Store Coconut Point
Indoor system
Red polygon is capacity congested area
Planned Hotel Development
Hyatt Regency Coconut Point
Indoor system
Alternate Locations 2
Proposed AT&T 95' cell tower
Alternate Locations 3
Blue polygon is poor signal, poor coverage area
The Colony Golf & Country Club
Existing CrownCastle cell tower and Alternate Locations 4
Pelican's Nest Golf
Exisiting 240' cell tower

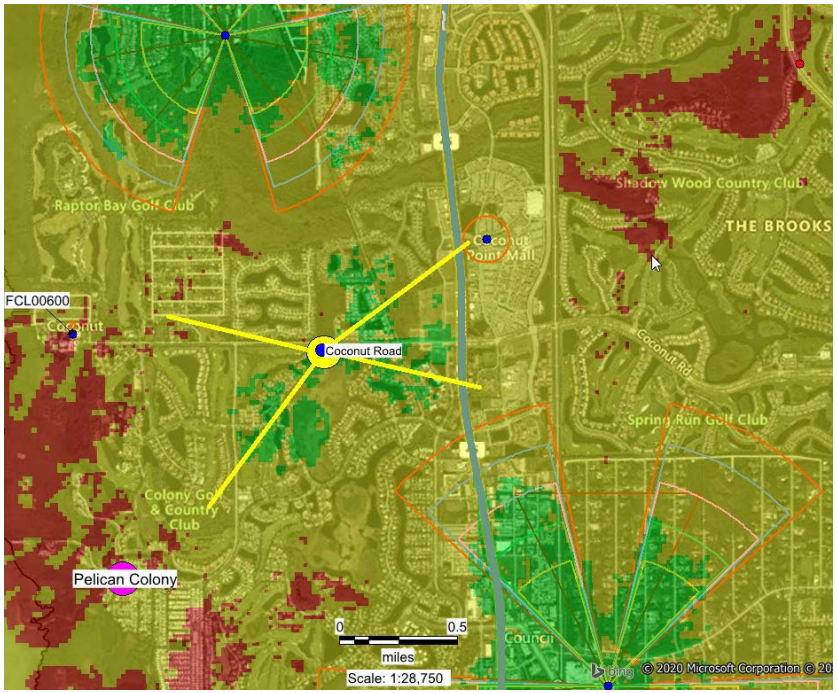

COCONUT ROAD
PUBLIC RIGHT-OF-WAY
(ASPHALT SURFACE)
CONCRETE SIDEWALK
CAPPED REBAR(FOUND)
SHRUBS
MONITORING WELL
TRANSMISSION LINE POLE
PARENT TRACT
BONITA SPRINGS LODGE #2753, BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA, INC.,
STRAP: 09-47-25-E4-01868.1993
OFFICIAL RECORD 2379 PAGE 2410
GUARD RAIL
PARKING
GRASSED
SINGLE STORY BUILDING
POB
INGRESS/EGRESS & UTILITY EASEMENT
9,975.0 SQ. FT.
0.23± ACRES
100' SETBACK TO PROPERTY LINES
PAVEMENT
APPROXIMATE LOCATION OF SEPTIC FIELDS
DUMPSTER PAD
GREASE TRAP
10' SEWER MANHOLE (ABANDONED)
TREELINE
POC
CAPPED REBAR(FOUND)
N 89°54'26" E 130.96'(M)
S 72°44'44" E 171.75'(M)
7' WOOD FENCE
DISCOVERY DAY ACADEMY INC I INC
STRAP: 09-47-25-E4-01872.1983
70' X 70' LEASE AREA
4,900.0± SQ. FT.
0.11± ACRES
INST 20150001684 13
UTILITY EASEMENT
100.00' FLORIDA POWER & LIGHT TRANSMISSION LINE EASEMENT PLAT BOOK 58 PAGE 19
COCONUT ROAD ASSOCIATES, LLC
STRAP: 09-47-25-E4-01882.1994
BONITA SPRINGS UTILITIES, INC. EASEMENT OR BOOK 2487 PAGE 401
SCALED-APPROXIMATE LOCATION SEWER LINE EASEMENT INST # 2014000151727
SEWER LINE EASEMENT INST # 2014000158952
APPROXIMATE LOCATION OF FEMA SHADED ZONE X
APPROXIMATE LOCATION OF FEMA ZONE X
NORTH COMMONS DRIVE
PUBLIC RIGHT-OF-WAY
(ASPHALT SURFACE)
S 00°46'18" E 387.13'(M)
360'± TO INTERSECTION
S COCONUT ISLAND ROAD
FLOOD NOTE
BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE IN SHADED ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12071C0589F, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 28, 2008 AND IS IN A SPECIAL FLOOD HAZARD AREA.
SHADED ZONE 'X': AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
LINE | BEARING | DISTANCE
L1 | N 35°15'21" E | 63.86'
L2 | N 46°47'41" W | 70.00'
L3 | N 43°12'19" E | 70.00'
L4 | S 46°47'41" E | 70.00'
L5 | S 43°12'19" W | 70.00'
L6 | N 34°05'19" E | 34.19'
L7 | N 20°03'54" W | 263.27'
L8 | N 00°00'08" E | 41.63'
L9 | N 89°55'06" E | 30.00'
L10 | S 00°00'08" W | 36.37'
L11 | S 20°03'54" E | 260.96'
L12 | S 34°05'19" W | 59.96'
L13 | N 46°47'41" W | 20.26'
SMW
SMW#: 18-1862
HIGH PERFORMANCE
at&t
| DATE | DESCRIPTION:
0 | 12/20/21 | ISSUED FOR CLIENT REV.
1 | 01/04/22 | REISSUED FOR CLIENT REV.
2 | 01/06/22 | REISSUED FOR CLIENT REV.
3 | 01/19/22 | ISSUED FOR CONSTRUCTION
COCONUT ROAD
AERIAL SITE PLAN
DESIGNED: JDS
DRAWN: BMD
CHECKED: RTB
LAST REV. BY: BMD
FA#: 10127369
C-1
JEREMY D. SHART
LICENSE
No. 75137
STATE OF FLORIDA
PROFESSIONAL ENGINEER
1/19/2022


SCALE: 1" = 60'
COCONUT ROAD
PUBLIC RIGHT-OF-WAY
(ASPHALT SURFACE)
368'± TO INTERSECTION
S COCONUT ISLAND ROAD
CONCRETE SIDEWALK
CAPPED REBAR(FOUND)
SHRUBS
MONITORING WELL
TRANSMISSION LINE POLE
PARENT TRACT
BONITA SPRINGS LODGE #2753, BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA, INC.,
STRAP: 09-47-25-E4-U1869.1983
OFFICIAL RECORD 2379 PAGE 2410
GUARD RAIL
PARKING
PAVEMENT
100.00' FLORIDA POWER & LIGHT TRANSMISSION LINE EASEMENT
PLAT BOOK 58 PAGE 19
COCONUT ROAD ASSOCIATES, LLC
STRAP: 09-47-25-E4-U1882.1994
INGRESS/EGRESS & UTILITY EASEMENT
9,975.0 SQ. FT.
0.23± ACRES
POB
SINGLE STORY BUILDING
LEASE AREA
TOWER
APPROXIMATE LOCATION OF SEPTIC FIELDS
GRASSED
DUMPSTER PAD
GREASE TRAP
10' SEWER MANHOLES
POC
CAPPED REBAR(FOUND)
N 89°54'26" E 130.96'(M)
CAPPED REBAR (FOUND)
TREELINE
BONITA SPRINGS UTILITIES, INC. EASEMENT
OR BOOK 2487 PAGE 401
S 72°44'44" E 171.75'(M)
7' WOOD FENCE
DISCOVERY DAY ACADEMY INC II INC
STRAP: 09-47-25-E4-U1872.1983
CAPPED REBAR (FOUND)
POB
70' X 70' LEASE AREA
4,900.0± SQ. FT.
0.11± ACRES
INST. 2015000168415
UTILITY EASEMENT
CAPPED REBAR (FOUND)
SCALED-APPROXIMATE LOCATION
SEWER LINE EASEMENT
INST # 2014000151727
SEWER LINE EASEMENT
INST # 2014000159952
APPROXIMATE LOCATION OF FEMA SHADED ZONE X
APPROXIMATE LOCATION OF FEMA ZONE X
NORTH COMMONS DRIVE
PUBLIC RIGHT-OF-WAY
(ASPHALT SURFACE)
S 00°46'18" E 387.42'(M)
ROW
OP
L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13
LINE BEARING DISTANCE
L1 N 35°15'21" E 63.86'
L2 N 46°47'41" W 70.00'
L3 N 43°12'19" E 70.00'
L4 S 46°47'41" E 70.00'
L5 S 43°12'19" W 70.00'
L6 N 34°05'19" E 34.19'
L7 N 20°03'54" W 263.27'
L8 N 00°00'08" E 41.63'
L9 N 89°55'06" E 30.00'
L10 S 00°00'08" W 36.37'
L11 S 20°03'54" E 260.96'
L12 S 34°05'19" W 59.96'
L13 N 46°47'41" W 20.26'
TOWER INFO
LATITUDE 26°23'46.823" NORTH
LONGITUDE 81°48'53.922" WEST
(NAD 83)
GROUND ELEVATION: 16.5'
ABOVE MEAN SEA LEVEL (NAVD88)
VICINITY MAP
SITE
NOT TO SCALE
FLORIDA WEST
GRID NORTH
GRID TO TRUE NORTH CONVERGENCE
0°04'
TRUE NORTH TO MAGNETIC DECLINATION
5°52' W
COMBINED SCALE FACTOR
0.999945383
LEGEND
= FOUND PROPERTY MARKER
= 5/8" REBAR SET
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
POE = POINT OF ENDING
= CALCULATED POINT
(R) = REFERENCED INFORMATION
(M) = MEASURED
= POWER POLE
= FIRE HYDRANT
= GAS MARKER
= TELEPHONE PEDESTAL
= CONTROL VALVE
= SANITARY MANHOLE
= POWER BOX
= TEMPORARY BENCHMARK
SET PK NAIL IN ASPHALT
ELEVATION = 15.7'
ROW = RIGHT-OF-WAY
OHP = OVERHEAD POWER
FLOOD NOTE
By graphic plotting only, the subject property appears to lie in Shaded Zone "X" of the Flood Insurance Rate Map Community Panel No. 12071C0589F, which bears an effective date of August 28, 2008 and is in a special flood hazard area.
Shaded Zone "X": Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
01/17/22
William H. Sommerville, III
Florida License No. 0006141
COCONUT ROAD
10127369
SW 1/4, SEC. 9, T-47-S, R-25-E
LEE COUNTY, FLORIDA
PROJECT NO.
18-1862
RAWLAND TOWER SURVEY
HIGH PERFORMANCE SERVICES
SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205.202.6965
www.smweng.com

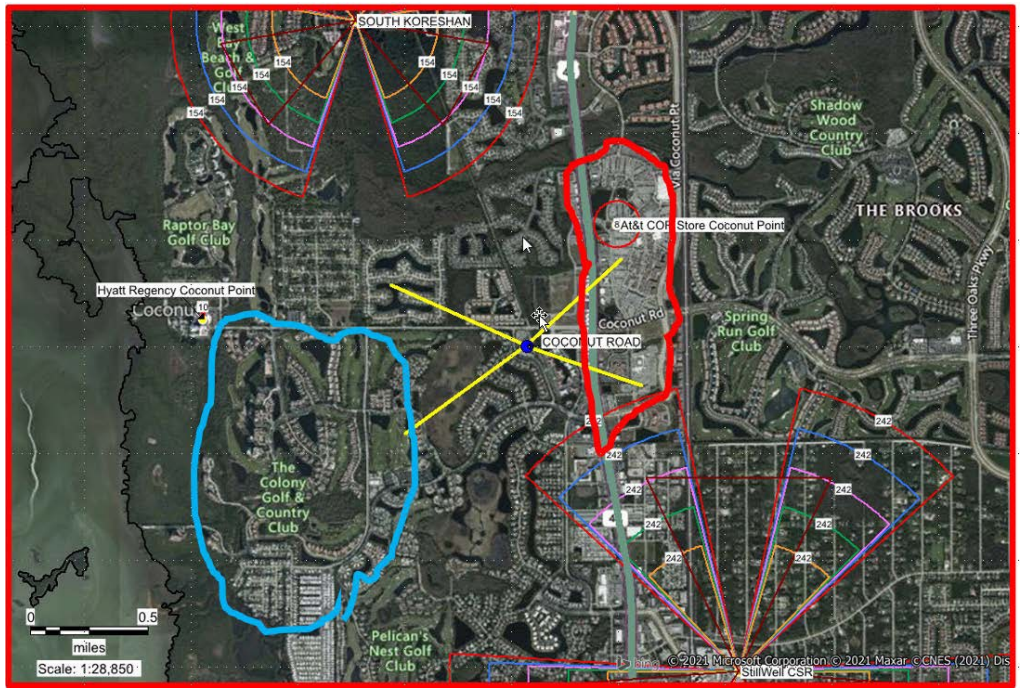
Signal level prediction plot, without proposed site; Coconut Rd.



Signal level prediction plot, with proposed site; Coconut Rd.



The area encircled in blue lines polygon is an area in need of coverage improvement and the area encircled in red lined polygon is a high traffic area in need of capacity improvement.



PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY

SITE NAME: COCONUT ROAD
FA NUMBER: 10127369

SITE LOCATION: 3231 COCONUT ROAD
ESTERO, FL 34134
(LEE COUNTY)

LATITUDE: 26° 23' 48.823" N
LONGITUDE: 81° 48' 53.922" W

PHOTO SIM LOCATON	DISTANCE TO PROPOSED TOWER
LOCATION #1	3,175'
LOCATION #2	2,855'
LOCATION #3	1,985'
LOCATION #4	1,515'
LOCATION #5	3,310'
LOCATION #6	4,135'
LOCATION #7	1,325'
LOCATION #8	4,005'
DISTANCES ARE APPROXIMATE AND FOR REFERENCE ONLY	

THE INCLUDED PHOTOGRAPHIC SIMULATION(S) ARE INTENDED AS VISUAL REPRESENTATIVES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. THE MATERIALS WITHIN THE INCLUDED PHOTOGRAPHIC SIMULATION(S) ARE SUBJECT TO CHANGE.

SITE LOCATION MAP

at&t

COCONUT ROAD

COVER SHEET

SMW ENGINEERING GROUP, INC.
13301 TELECOM PARKWAY, SUITE 100
TEMPLE TERRACE, FL 33637
(813) 615-1422

DATE: 06/28/22
DRAWN BY: BMD
SMW #: 18-1862
CA #: FL 33693

BEFORE

VIEW TAKEN FROM THE NORTHEAST LOOKING SOUTHWEST

at&t

COCONUT ROAD

PHOTO SIMULATION (LOCATION 1)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

SMW ENGINEERING GROUP, INC.

13051 TELECOM PARKWAY, SUITE 100
TEMPLE TERRACE, FL 33637
(813) 615-1422

DATE: 06/28/22
DRAWN BY: BMD
SMW #: 18-1862
CA #: FL 33693

AFTER

VIEW TAKEN FROM THE NORTHEAST LOOKING SOUTHWEST

at&t

COCONUT ROAD

PHOTO SIMULATION (LOCATION 1)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

SMW ENGINEERING GROUP, INC.

13051 TELECOM PARKWAY, SUITE 100
TEMPLE TERRACE, FL 33637
(813) 615-1422

DATE: 06/28/22
DRAWN BY: BMD
SMW #: 18-1862
CA #: FL 33693

BEFORE

VIEW TAKEN FROM THE WEST LOOKING EAST

at&t

COCONUT ROAD

PHOTO SIMULATION (LOCATION 2)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

SMW ENGINEERING GROUP, INC.

13051 TELECOM PARKWAY, SUITE 100
TEMPLE TERRACE, FL 33637
(813) 615-1422

DATE: 06/28/22

DRAWN BY: BMD

SMW #: 18-1862

CA #: FL 33693

AFTER

VIEW TAKEN FROM THE WEST LOOKING EAST

at&t

COCONUT ROAD

PHOTO SIMULATION (LOCATION 2)

FOR VISUAL REFERENCE ONLY, ACTUAL VISIBILITY IS DEPENDANT UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

SMW ENGINEERING GROUP, INC.

DATE: 06/28/22

DRAWN BY: BMD

SMW #: 18-1862

CA #: FL 33693

BEFORE

VIEW TAKEN FROM THE NORTH LOOKING SOUTH

at&t

COCONUT ROAD

PHOTO SIMULATION (LOCATION 3)

FOR VISUAL REFERENCE ONLY, ACTUAL VISIBILITY IS DEPENDANT UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

SMW ENGINEERING GROUP, INC.

13951 TELECOM PARKWAY, SUITE 100
TEMPLE TERRACE, FL 33637
(813) 615-1422

DATE: 06/28/22

DRAWN BY: BMD

SMW #: 18-1862

CA #: FL 33693

AFTER

VIEW TAKEN FROM THE NORTH LOOKING SOUTH

at&t

COCONUT ROAD

PHOTO SIMULATION (LOCATION 3)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

SMW ENGINEERING GROUP, INC.

13001 TELECOM PARKWAY, SUITE 100
TEMPLE TERRACE, FL 33637
(813) 615-1422

DATE: 06/28/22

DRAWN BY: BMD

SMW #: 18-1862

CA #: FL 33693

BEFORE

VIEW TAKEN FROM THE EAST LOOKING WEST

at&t

COCONUT ROAD

PHOTO SIMULATION (LOCATION 4)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

SMW ENGINEERING GROUP, INC.

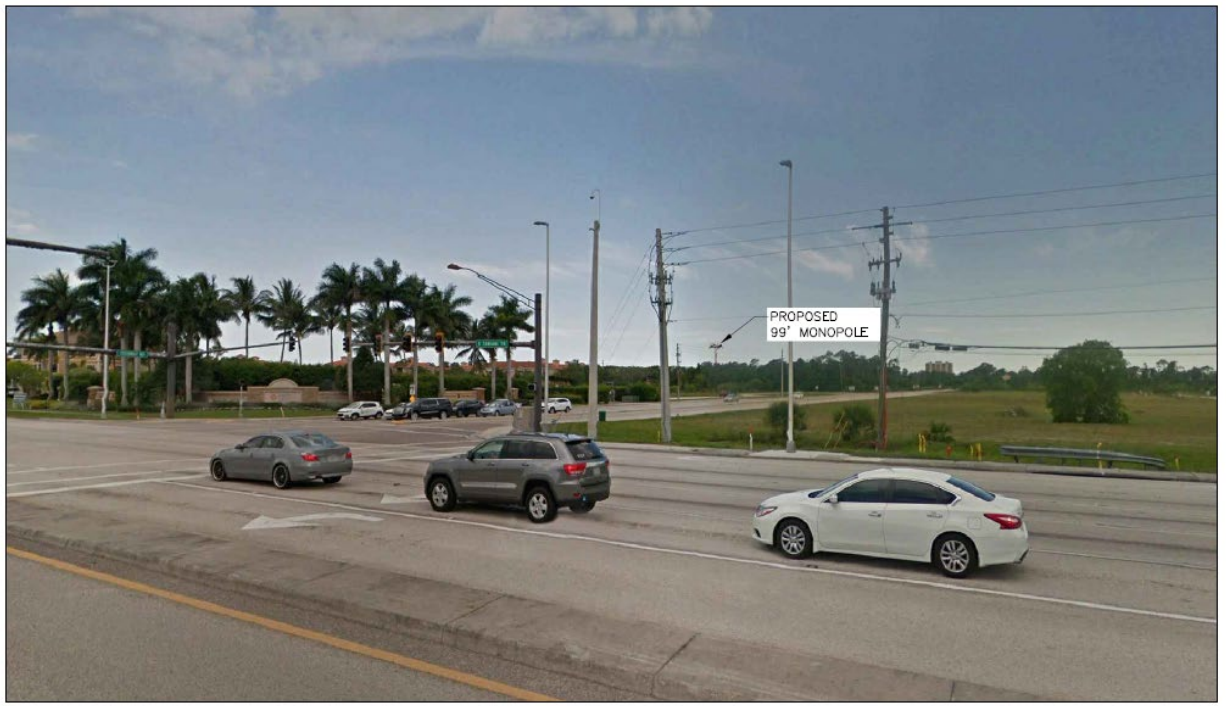
13651 TELECOM PARKWAY, SUITE 100
TEMPLE TERRACE, FL 33637
(813) 615-1422

DATE: 06/28/22

DRAWN BY: BMD

SMW #: 18-1862

CA #: FL 33693



AFTER

VIEW TAKEN FROM THE EAST LOOKING WEST

at&t

COCONUT ROAD

PHOTO SIMULATION (LOCATION 4)

FOR VISUAL REFERENCE ONLY, ACTUAL VISIBILITY IS DEPENDANT UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

SMW ENGINEERING GROUP, INC.

DATE: 06/28/22

DRAWN BY: BMD

SMW #: 18-1862

CA #: FL 33693

BEFORE

VIEW TAKEN FROM THE SOUTHEAST LOOKING NORTHWEST

at&t

COCONUT ROAD

PHOTO SIMULATION (LOCATION 5)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

SMW ENGINEERING GROUP, INC.

DATE: 06/28/22

DRAWN BY: BMD

SMW #: 18-1862

CA #: FL 33693

AFTER

VIEW TAKEN FROM THE SOUTHEAST LOOKING NORTHWEST

at&t

COCONUT ROAD

PHOTO SIMULATION (LOCATION 5)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

SMW ENGINEERING GROUP, INC.

DATE: 06/28/22

DRAWN BY: BMD

SMW #: 18-1862

CA #: FL 33693

BEFORE

VIEW TAKEN FROM THE SOUTHEAST LOOKING NORTHWEST

at&t

COCONUT ROAD

PHOTO SIMULATION (LOCATION 6)

FOR VISUAL REFERENCE ONLY, ACTUAL VISIBILITY IS DEPENDANT UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

SMW ENGINEERING GROUP, INC.

13001 TELECOM PARKWAY, SUITE 100
TEMPLE TERRACE, FL 33637
(813) 615-1422

DATE: 06/28/22

DRAWN BY: BMD

SMW #: 18-1862

CA #: FL 33693

AFTER

VIEW TAKEN FROM THE SOUTHEAST LOOKING NORTHWEST

at&t

COCONUT ROAD

PHOTO SIMULATION (LOCATION 6)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

SMW ENGINEERING GROUP, INC.

DATE: 06/28/22

DRAWN BY: BMD

SMW #: 18-1862

CA #: FL 33693

BEFORE

VIEW TAKEN FROM THE SOUTH LOOKING NORTH

at&t

COCONUT ROAD

PHOTO SIMULATION (LOCATION 7)

FOR VISUAL REFERENCE ONLY, ACTUAL VISIBILITY IS DEPENDANT UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

SMW ENGINEERING GROUP, INC.

DATE: 06/28/22

DRAWN BY: BMD

SMW #: 18-1862

CA #: FL 33693

AFTER

VIEW TAKEN FROM THE SOUTH LOOKING NORTH

at&t

COCONUT ROAD

PHOTO SIMULATION (LOCATION 7)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

SMW ENGINEERING GROUP, INC.

13001 TELECOM PARKWAY, SUITE 100
TEMPLE TERRACE, FL 33637
(813) 615-1422

DATE: 06/28/22
DRAWN BY: BMD
SMW #: 18-1862
CA #: FL 33693

BEFORE

VIEW TAKEN FROM THE WEST LOOKING EAST

at&t

COCONUT ROAD

PHOTO SIMULATION (LOCATION 8)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

SMW ENGINEERING GROUP, INC.

DATE: 06/28/22

DRAWN BY: BMD

SMW #: 18-1862

CA #: FL 33693

AFTER

VIEW TAKEN FROM THE WEST LOOKING EAST

at&t

COCONUT ROAD

PHOTO SIMULATION (LOCATION 8)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

SMW ENGINEERING GROUP, INC.

DATE: 06/28/22

DRAWN BY: BMD

SMW #: 18-1862

CA #: FL 33693

Planning, Zoning and Design Board
Staff Report

Project Name
Marketplace at Coconut Point Development Order
CASE NUMBER
DOS2022-E001
MEETING DATE
November 8, 2022
REQUEST
Development order for construction of a mixed-use commercial development, proposing 5 buildings with associated parking, landscaping, and stormwater management.
APPLICANT
Konover South
LOCATION
8001 Via Rapallo Dr., Estero FL, 33928
PROPERTY SIZE
9.61 acres
ZONING
Parcel is zoned MPD and is in the Coconut Point DRI (Resolution Z-02-009 as amended)
PUBLIC INFORMATION MEETING DATES
The PZDB conducted a Public Information Meeting on August 10, 2021

Staff Recommendation
Staff recommends approval of the Development Order for Marketplace at Coconut Point with conditions related to hours of operation. The proposed uses are allowed in the approved zoning resolution. Staff believes that with conditions the request meets the technical requirements of the Land Development Code. The monument signage will be in a separate request to be considered by PZDB at a later date.

Background
The property is vacant and is zoned Mixed-Use Planned Development and is part of the Coconut Point DRI. The rezoning for Coconut Point was approved by Lee County in Resolution Z-02-009 as amended.

The applicant is requesting approval of a Development Order for approximately 43,000 square feet in 5 commercial buildings with associated parking, landscaping, and stormwater management. The total project area is 9.61 acres. The project was reviewed by the PZDB at a Public Information Meeting on

August 10, 2021. Staff has also reviewed the plans in detail. Staff includes Village Staff as well as Lee County Utilities, Lee County Department of Transportation, Estero Fire District, Lee Tran, and Lee County Solid Waste Division.

Project Summary

This project is proposed as a commercial development, proposing 5 buildings with associated parking, landscaping, and stormwater management. The five building include a McDonald's (4,455 SF) with two lane drive thru, Miller's Ale House restaurant (7,202 SF), and three separate retail buildings (13,653 SF, 9,227 SF, & 7,770 SF). The total project area is 9.61 acres. The project is bounded by Via Rapallo Drive to the north, US 41 to the west, Rapallo condominiums and Via Villagio to the east, and Sweetwater Ranch Blvd. to the south.

Architecture

As part of the zoning for Coconut Point DRI, Design Review Guidelines were approved. The Design Review Guidelines indicated a variety of potential designs. The applicant has made several revisions to the architecture. The proposed architecture blends with the adjacent property, including tile type and color, building colors, and architectural features. An exterior building paint color schematic and materials are provided in the applicant's plans along with elevations and perspectives.

North Village Association has approved the architectural and site plans.

Transportation

This project does not have access from US 41 but does have one access on Sweetwater Ranch Boulevard on the south, and two access points onto Via Villagio to the east. According to the applicant, the project will generate approximately 3,000 average daily trips (reduced to account for pass-by traffic). The peak hour trips will be 289 in the morning and 266 in the evening.

The Level of Service on US 41 will be LOS D which is acceptable for concurrency purposes. Also, this project is part of the Coconut Point DRI which paid a proportionate share for its traffic impacts.

The applicant indicated that turn lanes are not required at Via Villagio or Sweetwater Ranch Boulevard.

Stormwater

The applicant provided stormwater modeling for this site.

The surface water management system for the property consists of catch basins, pipes, and swales to capture stormwater runoff and convey to the lake system for water quality treatment and attenuation prior to outfall into the preserve system via a series of control structures.

The proposed surface water management system design and calculations have been reviewed by the Village staff, and a SFWMD ERP modification (Permit # 36-00288-S) is in review. The lowest proposed elevation of the finished floor is 16.30 feet NAVD88.

Lighting

Site lighting is provided by LED luminaire full cut-off fixtures mounted on 15-foot poles adjacent to Rapallo and 25' poles beyond 100' from Rapallo, with a textured black color fixture. The project will

have a 0.0 fc measured at the property line onto the adjacent properties. All LED luminaires are limited to a maximum IES "BUG" rating of: B = 1, U = 0, G = 1, and a Correlated Color Temperature (CCT) of 3,000 K. Details of the light poles and fixtures are provided with the applicant's documents.

Landscaping and Buffers

Buffers 20 feet wide with trees and a double row hedge are required on all 4 sides of the project.

Signage

The proposed monument signs for the project will be brought back to the PZDB at a later date.

Other Issues – Residential Impact Standards

The Land Development Code contains a section that applies to proposed commercial activity within 300 feet of land containing residential uses or zoned to a category that contains residential uses. Its purpose is to ensure that residential uses are not adversely affected by noise, parking, and other impacts from nearby commercial activity. This Code section applies to all development orders and planned development rezonings. The standards include parking, access and connectivity, perimeter buffers, noise, other hazards or adverse impacts, and operational standards. Operational standards include hours and days of operation.

> ***E. Operational Standards***
>
> *Hours and days of operation of development subject to this section may be limited to minimize detrimental impacts to nearby lands that contain residential uses or are zoned for residential use.*

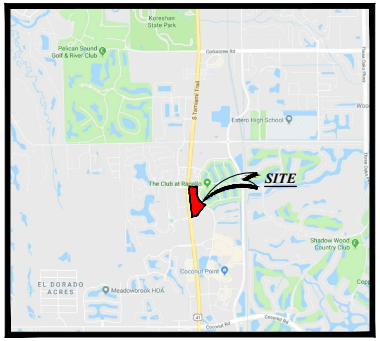
Staff believes that the hours of operation should be limited in accordance with the hours and days specified in the North Village Association approval below. It should be noted that these hours are longer than most uses at Coconut Point Mall.

> ***Standalone or Inline Fast Food Restaurants w/Drive Thru:***
>
> *Dining Room Hours:*
> *Monday-Sunday 5:00am – 11:00pm*
> *Drive Thru Hours:*
> *Sunday-Thursday 5:00am – 11:00pm*
> *Friday-Saturday: 5:00am – 1:00am*
>
> ***Standalone or Inline Full Service/Sit Down Restaurants:***
>
> *Sunday-Thursday 5:00am – 12:00am*
> *Friday-Saturday 5:00am – 1:00am*

SITE DEVELOPMENT PLANS
FOR
MARKETPLACE AT COCONUT POINT
U.S. 41 & SWEETWATER RANCH
SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO
LEE COUNTY, FL

VICINITY \ AERIAL MAP

LOCATION MAP



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PLANS BY EBI (SURVEY)	
ALTA/NSPS LAND BOUNDARY AND TOPO SURVEY	1 & 2

PROJECT CONTACTS

DEVELOPER/NEW OWNER
KONOVER SOUTH
431 FAIRWAY DRIVE
DEERFIELD BEACH, FL 33441
JEFF WILLIAMS
(954) 354-8296

ARCHITECT
McHARRIS PLANNING & DESIGN
11338 BONITA BEACH RD, SUITE 103
BONITA SPRINGS, FL 34135
(239) 948-6888

CIVIL ENGINEER
THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE., SUITE 101
TAMPA, FLORIDA 33612
EDWARD M. McDONALD, P.E.
(813) 379-4100
emcdonald@thomaseg.com

LANDSCAPE ARCHITECT
THOMAS ENGINEERING GROUP
6300 NW 31ST AVE
FT. LAUDERDALE, FLORIDA 33309
MICHAEL GROSSWIRTH
(954) 202-7000
mgrosswirth@thomaseg.com

LAND SURVEYOR
EBI SURVEYING
8415 SUNSTATE STREET
TAMPA, FL 33634
HENRY A. KILBURN, PSM
(813) 886-6080

UTILITY CONTACTS

SEWER
BONITA SPRINGS UTILITIES, INC.
11900 EAST TERRY STREET
BONITA SPRINGS, FL 34135
(239) 992-0711

WATER
BONITA SPRINGS UTILITIES, INC.
11900 EAST TERRY STREET
BONITA SPRINGS, FL 34135
(239) 992-0711

NATURAL GAS
TECO PEOPLES GAS
5901 ENTERPRISE PARKWAY
FORT MYERS, FL 33905
(239) 690-5517

TELEPHONE
CENTURYLINK
3530 KRAFT RD. UNIT #100
NAPLES, FL 34105

ELECTRIC
FLORIDA POWER & LIGHT
4105 15TH AVE SW
NAPLES, FL 34116
(239) 353-6092

PREPARED BY

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1502 W. FLETCHER AVE., SUITE 101
TAMPA, FLORIDA 33612
PH: (813) 379-4100
FX: (813) 379-4040
www.ThomasEngineeringGroup.com

FDOT DRAINAGE PERMIT:
2022-D-192-00017

FEMA NOTE:
THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "AE" (BASE FLOOD EL.: "14.8 AND 15") ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 125124, PANEL NUMBER 0591, SUFFIX F, EFFECTIVE 8/28/2008, FOR LEE COUNTY, FLORIDA.

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

TRACT "IC", COCONUT POINT AREA-1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGES 1 THROUGH 13, OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA.

DATUM NOTE:

CONTROL BENCHMARK:
STATION IS A STANDARD FLORIDA DEPARTMENT OF TRANSPORTATION 4"X4" CONCRETE MONUMENT WITH BRASS DISK LOCATED 2.1 MILES NORTH ALONG STATE ROAD 45 FROM ITS INTERSECTION WITH OLD U.S. 41
EL.: 12.87' (NAVD88)

TBM #1:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 100.2' WEST OF THE NORTHEAST CORNER OF THE SUBJECT PARCEL.
EL.: 14.40' (NAVD88)

TBM #2:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 140' SOUTHWEST OF THE SOUTHEAST CORNER OF THE SUBJECT PARCEL.
EL.: 15.09' (NAVD88)

Printed on Friday, October 28, 2022, 11:09 AM by Darren Eyre

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
CPC 1456
1502 W. FLETCHER AVE.
SUITE 101
TAMPA, FLORIDA 33612

REVISIONS

REV.	DATE	COMMENT	BY

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
www.callsunshine.com

PERMIT SET

PROJECT No:	FT170065
DRAWN BY:	HR
CHECKED BY:	EBI
DATE:	01/10/2022
SCALE:	AS NOTED
CAD I.D.:	FT170065-C-1.0.DWG

PROJECT:
MARKETPLACE AT COCONUT POINT
FOR
KONOVER SOUTH
US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE., SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
Fax: (813) 379-4040
www.ThomasEngineeringGroup.com

STATE OF FLORIDA — DARREN T.R. EYRE, P.E. — No. 77996
October 28, 2022
FLORIDA LICENSE No. 77996
FLORIDA BUSINESS CERT. OF AUTH. No. 27326

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-1.0
OF ---

GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE CONFORMANCE TO THESE REQUIREMENTS BY ALL SUBCONTRACTORS.

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:

   BOUNDARY AND TOPOGRAPHIC SURVEY - EBI SURVEYING, 04/29/2018.

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE.

2. ALL HANDICAPPED PARKING SPACES SHALL BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THIS PROJECT IS TO BE CONSTRUCTED.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES. CONTRACTOR SHALL HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
4. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE REQUIREMENTS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.
6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.
7. THE BOUNDARY AND TOPOGRAPHIC SURVEY BY EBI SURVEYING, DATED 04/29/2018 SHALL BE CONSIDERED A PART OF THESE PLANS.
8. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO THOMAS ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THOMAS ENGINEERING IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
9. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO THE GIVING OF SUCH NOTIFICATION AND THE ENGINEER'S WRITTEN AUTHORIZATION OF SUCH ADDITIONAL WORK.
10. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY CONNECTIONS, ETC.
11. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE SITE PLAN AND LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER OF ANY DISCREPANCIES.
12. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE TRANSPORTED OFF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.
13. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES.
14. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF REMAINING ON AND PAVEMENT, ETC. WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.
15. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND SHALL REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY SHALL RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS, AND IN CONFORMANCE WITH APPLICABLE CODES. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
16. ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
17. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS / MEANS FOR COMPLETION OF THE WORK DEPICTED NEITHER ON THESE PLANS, NOR FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
18. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS THE ENGINEER OF RECORD BEEN RETAINED FOR SUCH PURPOSES.
19. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME THOMAS ENGINEERING AND ITS SUB-CONSULTANTS AS ADDITIONAL NAMED INSURERS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH THOMAS ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS THOMAS ENGINEERING AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
20. THOMAS ENGINEERING WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THOMAS ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT THOMAS ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. THOMAS ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. THOMAS ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
21. NEITHER THE PROFESSIONAL ACTIVITIES OF THOMAS ENGINEERING, NOR THE PRESENCE OF THOMAS ENGINEERING OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION / PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. THOMAS ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THOMAS ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
22. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THOMAS ENGINEERING FOR SUCH DEVIATIONS, CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND ALL SUCH FINES AND PENALTIES AND ANY COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
23. CONTRACTOR SHALL CONFIRM ADA ACCESSIBILITY PRIOR TO INSTALLING FINISHING COURSES OF SIDEWALKS AND PARKING AREAS.
24. UPON THE INSTRUCTIONS (THE "NOTICE TO PROCEED"), THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.
25. ALL UTILITY EASEMENTS TO BE SECURED PRIOR TO CONSTRUCTION (IF REQUIRED) PRIOR TO CERTIFICATE OF OCCUPANCY. THESE EASEMENTS SHALL BE SKETCHED, DESCRIBED, AND RECORDED AT THE SOLE COST OF THE CONTRACTOR.
26. CONTRACTOR SHALL PROVIDE MINIMUM 48 HOUR NOTICE TO THE ENGINEER AND APPROPRIATE AGENCIES FOR SCHEDULING INSPECTIONS.
27. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS AND SPECIFICATIONS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD AND COVERING ITEMS FOR THE FOLLOWING: CATCH BASINS, MANHOLES, FIRE HYDRANTS, VALVES, PIPE, AND ALL REQUIRED ACCESSORIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.
28. CONTRACTOR SHALL PROVIDE MINIMUM 48 HOUR NOTICE TO THE ENGINEER AND APPROPRIATE AGENCIES FOR SCHEDULING INSPECTIONS.
29. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS AND SPECIFICATIONS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD AND COVERING ITEMS FOR THE FOLLOWING: CATCH BASINS, MANHOLES, FIRE HYDRANTS, VALVES, PIPE, AND ALL REQUIRED ACCESSORIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.
30. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY.
31. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH M.U.T.C.D. AND APPROVED BY THE GOVERNING AGENCY OR FDOT WHERE APPLICABLE PRIOR TO IMPLEMENTATION.
32. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
33. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR SHOULDERS ARE THE BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION FROM GOVERNING AGENCY.
34. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR FOR ANY NECESSARY CONSTRUCTION, PAVEMENT MARKING AND SIGNAGE OR ANY PEDESTRIAN ACCESSIBLE ROUTE MODIFICATIONS TO ACCOMMODATE AN ALTERNATE SAFE WALK ROUTE. ALL RESTORED TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCY'S TRAFFIC ENGINEERING STANDARDS.

SANITARY SEWER NOTES:

A. GENERAL:
   1. DISTANCE AND LENGTHS SHOWN ON PLANS REFERENCE THE CENTER OF STRUCTURES.

B. MATERIALS:
   1. ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS (SDR 35 OR 26).
   2. DUCTILE IRON PIPE (DIP) SHALL BE CEMENT OR POLYLINED INSIDE AND SHALL HAVE A COAL TAR EPOXY COATING, MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C104/A21.4 OR LATEST REVISION. MINIMUM THICKNESS CLASS 52 (4"-12") & CLASS 51 (14"-20") (UNLESS OTHERWISE SPECIFIED).
   3. ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.

C. INSTALLATION:
   1. PIPE AND FITTINGS:
      a. SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, AND THE UNI-BELL PLASTICS PIPE ASSOCIATION'S "RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE".
      b. D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-93 OR LATEST REVISION.
      c. BEDDING AND INITIAL BACKFILL (12 INCHES) OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR 3/4" WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF THE GOVERNMENTAL AGENCY. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
   2. SERVICE LATERALS:
      a. MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE AS INDICATED IN THE FLORIDA BUILDING CODE.
      b. SERVICE LATERALS SHALL TERMINATE AT A DEPTH 48" BELOW FINISHED GRADE OR AS INDICATED ON PLUMBING PLAN.
      c. EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.
      d. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"x4" TREATED STAKE PAINTED RED, EXTENDING 18"(MIN) ABOVE GRADE.
      e. CONTRACTOR SHALL ROUGH IN RISER TO 1 FOOT ABOVE FINISHED GRADE AND PLUG. AT PROJECT COMPLETION, CUT BACK TO FINISHED GRADE.
      f. CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE GOVERNMENTAL AGENCY'S BUILDING AND ZONING DEPARTMENT, PLUMBING SECTION.

D. TESTING:
   1. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
   2. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
   3. MANHOLE LEAKAGE TEST SHALL NOT EXCEED FOUR GALLONS PER DAY PER UNIT. NO VISIBLE LEAKAGE ALLOWED.
   4. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A 2 HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED AND ALL LINES SHALL BE T.V. INSPECTED.
   5. SANITARY SEWER SHALL BE TELEVISED AND LAMPED AT DEVELOPER'S EXPENSE, PRIOR TO FINAL ACCEPTANCE. OWNER / CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES PRIOR TO CERTIFICATION TO ANY AGENCY.
   6. VISIBLE INFILTRATION LEAKAGE INTO MANHOLES AND SEWER PIPE SHALL NOT BE PERMITTED.

WATER DISTRIBUTION AND/OR SANITARY SEWER FORCE MAIN SYSTEM

A. GENERAL:
   1. NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL PRESSURE TESTS, FOR THE WATER AND SEWER FORCE MAINS, AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO THE GOVERNMENTAL AGENCY'S UTILITIES DEPARTMENT.
   2. BEDDING AND INITIAL BACKFILL FOR MAINS SHALL BE SAND WITH NO ROCKS LARGER THAN 1" IN DIAMETER.
   3. USE DETECTOR TAPE ON ALL PVC MAINS (18" ABOVE), AND USE NON-DETECTOR TAPE ON ALL D.I.P. MAINS (18" ABOVE).
   4. A THREE (3) FOOT HORIZONTAL SEPARATION IS REQUIRED BETWEEN WATER MAINS AND OBSTRUCTIONS (I.E. CATCH BASINS, POWER POLES, ETC.). FIVE (5) FOOT OF SEPARATION IS REQUIRED BETWEEN WATER MAINS AND TREES.

B. MATERIALS:
   1. DUCTILE IRON PIPE (DIP) SHALL BE CLASS 52 UP TO 12" SIZE & CLASS 51 FOR 14" AND LARGER WITH INTERIOR CEMENT LINING AND BITUMINOUS COATED OUTSIDE. WATER MAIN & EPOXY LINED & COATED FITTINGS MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C151/A21.51-91 OR LATEST REVISION. THE PIPE SHALL WITHSTAND A WORKING PRESSURE OF 350 PSI. THE JOINTS SHALL BE BELL AND SPIGOT PUSH-ON TYPE UNLESS OTHERWISE NOTED ON THE PLANS.
   2. ALL PVC MAINS SHALL BE SERIES 1120, CLASS 150 (DR 18) PRESSURE PIPE CONFORMING TO ANSI/AWWA C900-89 OR LATEST REVISION, AND SHALL HAVE PUSH-ON JOINTS, AND IRON PIPE O.D. (PVC ON-SITE ONLY).
   3. FITTINGS FOR MAINS 4" AND LARGER SHALL BE DUCTILE IRON MECHANICAL JOINT CONFORMING TO ANSI/AWWA C110/A21.10-93 OR LATEST REVISION, COMPLETE WITH GLANDS, GASKETS, BOLTS AND NUTS. ALL FITTINGS SHALL BE CEMENT LINED AND SEAL COATED WITH THE SAME MATERIALS AS THE PIPE & USE MEGALUG SERIES 1100 RESTRAINED JOINT GLANDS.
   4. VALVES SHALL BE GATE VALVES, IRON BODY, FULLY RESILIENT SEAT BRONZED MOUNTED NON-RISING STEM, RATED AT 200 PSI AND CONFORMING TO ANSI/AWWA C509-87 OR LATEST REVISION, AND SHALL HAVE MECHANICAL JOINTS.
      a. GATE VALVES 4" AND LARGER SHALL BE MUELLER A-2360-20, RESILIENT SEATED GATE VALVES SHALL BE AMERICAN 2500/2500 LINE OR CLOW F-6100, CONFORMING TO ANSI/AWWA C509-87.
      b. TAPPING VALVES SHALL BE MUELLER H667 OR APPROVED EQUAL.
      c. GATE VALVES 3" OR LESS SHALL BE NIBCO T-133 OR T-136 WITH MALLEABLE HAND WHEELS. NO SUBSTITUTIONS ALLOWED.
   5. TAPPING SLEEVES SHALL BE MUELLER H615 OR APPROVED EQUAL.
   6. VALVE BOXES SHALL BE TYLER/UNION 461-S OR APPROVED EQUAL.
   7. RETAINER GLANDS SHALL CONFORM TO ANSI/AWWA C111/A21.11-90 OR LATEST REVISION. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITERS LABORATORIES FOR 250 PSI MINIMUM WORKING PRESSURE (PUNCTURING, CLOW CORPORATION MODEL F-1058 OR STANDARD FIRE PROTECTION EQUIPMENT COMPANY OR APPROVED EQUAL.
   8. DRESSER COUPLINGS SHALL BE REGULAR BLACK COUPLINGS WITH PLAIN GASKETS FOR GALVANIZED STEEL PIPE. THEY SHALL BE DRESSER STYLE 90, NO SUBSTITUTIONS ALLOWED.
   9. FIRE HYDRANTS SHALL HAVE A 5 1/4 " MAIN VALVE OPENING. PUMPER NOZZLE TO BE 18" FROM FINISH GRADE. ALL HYDRANTS TO BE INSTALLED WITH ANCHORING TEE AND COWINS. MANUFACTURER OF HYDRANT SHALL COMPLY WITH ANSI/AWWA C502-85 (OR LATEST REVISION). HYDRANTS SHALL BE KENNEDY GUARDSMAN K-81-4 OR APPROVED EQUAL. BLUE REFLECTIVE PAVEMENT MARKER REQUIRED IN CENTER OF NEAREST DRIVING LANE FOR FIRE HYDRANTS.

C. SERVICE CONNECTION:
   1. CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE WITH ASTM B-62 WITH THREADED ENDS, AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.
   2. CURB STOPS SHALL BE MUELLER OR APPROVED EQUAL.
   3. METER STOPS SHALL BE 90° LOCK WING TYPE AND SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE WITH AWWA B-9-22. METER STOPS SHALL BE CLOSED BOTTOM DESIGN AND RESILIENT "O" RING SEALED AGAINST EXTERNAL LEAKAGE AT THE TOP. STOPS SHALL BE EQUIPPED WITH A METER COUPLING NUT ON THE OUTLET SIDES, AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.
   4. SERVICE PIPING SHALL BE TYPE 'K' DRAWN COPPER.

D. INSTALLATION:
   1. GENERAL: CONNECTION OF ALL NEW SYSTEMS TO EXISTING MAINS SHALL BE DONE BY USING ONE OF THE FOLLOWING METHODS:
      a. METHOD A, WHICH INVOLVES A REDUCED SIZE TEMPORARY CONNECTION BETWEEN THE EXISTING MAIN AND THE NEW ONE.
      b. METHOD B, WHICH INVOLVES A DIRECT CONNECTION BETWEEN THE NEW AND EXISTING MAINS USING TWO GATE VALVES SEPARATED BY A SLEEVE WITH A VENT PIPE.
      c. METHOD C, WHICH INVOLVES A TAP WITH ONE GATE VALVE REQUIRING DISINFECTION OF THE NEW SYSTEM PRIOR TO CONDUCTING THE PRESSURE TEST.
   2. BEDDING:
      BEDDING AND INITIAL BACKFILL (12 INCHES ABOVE PIPE) FOR ALL PIPE SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR 3/4" WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF THE GOVERNMENTAL AGENCY. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
   3. PVC PIPE:
      a. PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-BELL PLASTIC PIPE ASSOCIATION'S GUIDE FOR INSTALLATION OF PVC PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEMS.
      b. PVC PIPE SHALL BE INSTALLED WITH A MINIMUM OF 36" COVER.
      c. DETECTOR TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL PVC MAINS APPROXIMATELY 18" ABOVE THE PIPE, COLOR SIDE UP.
   4. DUCTILE PIPE:
      a. D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-96 OR LATEST REVISION.
      b. D.I.P. SHALL BE INSTALLED WITH A MINIMUM OF 30" COVER.
      c. NON-DETECTOR TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL D.I.P. MAINS APPROXIMATELY 18" ABOVE THE MAIN COLOR SIDE UP.
   5. VALVES:
      a. ALL VALVES SHALL BE INSTALLED WITH ADJUSTABLE CAST IRON VALVE BOXES WITH THE WORD "WATER" OR "SEWER" CAST IN THE COVER. A BRASS DISK INDICATING SIZE, TYPE, KIND & OPERATOR INSTRUCTIONS SHALL BE INSTALLED ADJACENT TO VALVE BOX.
      b. MAIN VALVES SHALL BE LOCATED ON AN EXTENSION OF THE RIGHT-OF-WAY LINE UNLESS DIMENSIONED OTHERWISE.
      c. MAIN VALVES SHALL BE INSTALLED AWAY FROM PARKING AREAS. IF THIS IS UNAVOIDABLE, PROPER MEASURES SHALL BE TAKEN TO AVOID THE PARKING OF VEHICLES OVER THE VALVES. HYDRANT VALVES SHALL BE INSTALLED AS CLOSE TO THE MAIN AS POSSIBLE. VALVES LOCATED IN NON-PAVED AREAS OR IN PARKING STALLS REQUIRE A REFLECTIVE PAVEMENT MARKER ON THE CENTER OF THE NEAREST LANE OF ROAD PAVEMENT. WHITE REFLECTORS FOR THE WATER MAIN VALVES, GREEN REFLECTORS FOR FORCE MAIN VALVES.
      d. THE DISTANCE FROM THE TOP OF THE VALVE ACTUATOR NUT TO FINAL GRADE SHALL BE A MINIMUM OF 12 INCHES AND A MAXIMUM OF 19 INCHES.
   6. SERVICE:
      a. COVER OVER SERVICE LINES SHALL BE 18" MINIMUM, 36" MAXIMUM BELOW FINISHED GRADE AND NOT UNDER PAVEMENT.
      b. SERVICES UP TO 2" SHALL BE TYPE "K" COPPER.
      c. METER STOPS SHALL HAVE 6" TO 10" COVER AS REQUIRED FOR PROPER METER/BOX INSTALLATION.
      d. WATER SERVICES UNDER PAVEMENT SHALL BE ENCASED IN A SCHEDULE 80 PVC SLEEVE FOR THE FULL LENGTH OF THE PAVEMENT AND FOR 2' BEYOND THE EDGE. SLEEVE DIAMETER SHALL BE TWICE THE DIAMETER OF THE SERVICE PIPE.
      e. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"x4" TREATED STAKE PAINTED BLUE EXTENDING 18" (MINIMUM) ABOVE GRADE UNLESS INDICATED OTHERWISE.

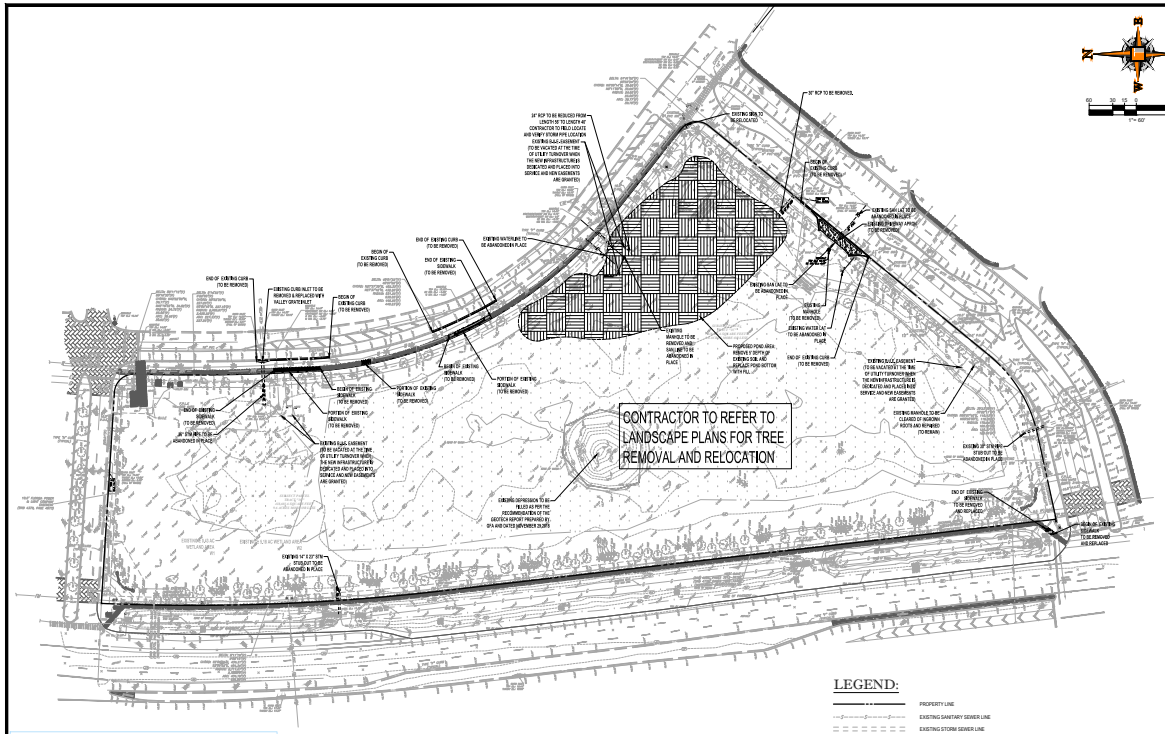
E. TESTING
   1. BEFORE ANY PHYSICAL CONNECTIONS TO THE EXISTING WATER MAINS ARE MADE, THE COMPLETE WATER SYSTEM SHALL BE: PRESSURE TESTED AND DISINFECTED. HYDROSTATIC TESTING OF NEW MAINS SHALL BE PERFORMED AT A MINIMUM STARTING PRESSURE OF 150 PSI FOR TWO HOURS IN ACCORDANCE WITH ANSI/AWWA C600-99 OR LATEST REVISION. THE PRESSURE TEST SHALL NOT VARY MORE THAN ± 5 P.S.I. DURING THE TEST.
   2. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE GOVERNMENTAL AGENCY AND THE ENGINEER OF RECORD.
   3. BEFORE ACCEPTANCE FOR OPERATION, THE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH THE ANSI/AWWA C651-92. 150 PSI MINIMUM STARTING TEST PRESSURE. WITH BACTERIOLOGICAL SAMPLES WITNESSED BY THE GOVERNMENTAL AGENCY.
   4. SAMPLING POINTS SHALL BE PROVIDED AT THE LOCATIONS SHOWN ON THE PLANS, IF NOT SPECIFIED, SAMPLING POINTS SHALL BE PROVIDED AT INTERVALS OF 1000' MAXIMUM FOR LINES GREATER THAN 1000' IN LENGTH PROVIDE A MINIMUM OF TWO SAMPLING POINTS FOR ALL OTHER TEST SEGMENTS. SAMPLE POINTS MUST BE APPROVED BY THE GOVERNMENTAL AGENCY.
   5. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:

$$L = \frac{ND\sqrt{P}}{7400}$$

   IN WHICH
   L EQUALS THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR.
   S EQUALS LENGTH OF PIPE (LINEAR FEET).
   D EQUALS NOMINAL DIAMETER OF PIPE (INCHES) AND
   P EQUALS THE MINIMUM TEST PRESSURE (POUNDS PER SQUARE INCH).

SEPARATION OF WATER AND SEWER MAINS

A. SANITARY SEWERS, STORM SEWERS, AND FORCE MAINS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE.
SANITARY SEWERS, STORM SEWERS, AND FORCE MAINS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.
WHERE SANITARY SEWERS, STORM SEWER



DEMOLITION NOTES:

1. THOMAS ENGINEERING, LLC IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION.
2. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO BOHLER ENGINEERING, LLC IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
3. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:
   A. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.
   B. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
   C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   D. LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.
   E. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEM THAT ARE NOT BEING REMOVED/I DURING ALL DEMOLITION ACTIVITIES.
   F. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
   G. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
   H. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
4. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
5. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
6. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
7. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
8. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL" AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS - OF - WAY.
9. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
10. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
11. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
12. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
13. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND/OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
14. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.

HISTORIC FINDS NOTE:

IF ANY HISTORIC RESOURCES ARE FOUND DURING CONSTRUCTION THAT ARE DEEMED TO HAVE ARCHAEOLOGICAL SIGNIFICANCE AS DETERMINED BY THE CRITERIA IN SECTION 22 OF THE LDC, WORK MUST CEASE, AND THE VILLAGE DEPARTMENT OF COMMUNITY DEVELOPMENT NOTIFIED IMMEDIATELY FOR FURTHER ACTION.

SANITARY DEMOLITION SEQUENCING NOTE:

1. CONTRACTOR TO UTILIZE METHODS TO PROVIDE UNINTERRUPTED SEWER SERVICE DURING CONSTRUCTION. THE PROPOSED MANHOLES AND GRAVITY MAIN SHALL BE INSTALLED, TESTED & CERTIFIED PRIOR TO ANY ABANDONMENT & REMOVAL OF THE EXISTING SANITARY SYSTEM.

NOTES

1. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE FACILITIES AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
2. UTILITY REMOVALS ARE TO BE BY CONTRACTOR IN ACCORDANCE WITH VILLAGE OF ESTERO AND LOCAL UTILITY COMPANY REQUIREMENTS.
3. ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

LEGEND:

PROPERTY LINE
EXISTING SANITARY SEWER LINE
EXISTING STORM SEWER LINE
EXISTING WATER MAIN
EXISTING OVERHEAD UTILITY LINE
EXISTING UNDERGROUND CABLE LINE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING STORM SEWER CATCH BASIN / MANHOLE
EXISTING SPOT GRADE
EXISTING TREES TO REMAIN
EXISTING TREES TO BE REMOVED
EXISTING CONCRETE SIDEWALK TO REMAIN
EXISTING CONCRETE TO REMAIN
EXISTING ASPHALT, BASE AND SUB-BASE TO BE REMOVED
EXISTING CONCRETE SIDEWALK TO BE REMOVED
EXISTING SOIL TO BE REMOVED AND REPLACE WITH FILL
EXISTING SANITARY SEWER TO BE REMOVED
EXISTING ELECTRIC LINE TO BE REMOVED
EXISTING WETLAND AREA PERIMETER
EXISTING WETLAND AREA HATCH

PROTECTIVE BARRIER REQUIREMENTS AND SPECIFICATIONS FOR EXISTING TREES TO REMAIN

PROTECTIVE BARRIERS are said during land alteration and construction activities to protect trees and natural areas to be retained on a site.

PROTECTIVE BARRIERS must be erected around TREES to be retained within an area where land alteration and construction activities will occur or well as along NATURAL AREAS where such areas are adjacent to permitted land alteration or construction activities. A PROTECTIVE BARRIER must remain in place until the land alteration and construction activities are completed or until commencement of grade finishing and sodding. No ground disturbance must occur within the barricaded area. The following represents the County's minimum protective barrier specifications.

1. TREES – To restrict access into the area within the CANOPY DRIPLINE of a tree, a physical structure not less than 3 feet in height, comprised of wood or other suitable material, is placed around the tree at the CANOPY DRIPLINE, except where land alteration or construction activities are approved within the CANOPY DRIPLINE.

   The CANOPY DRIPLINE of a tree is the imaginary, vertical line that extends downward from the outermost tips of the tree's branches to the ground. Fig. A

   BARRIER SPECIFICATIONS FOR TREES

   Four corner upright stakes of no less than 2"x 2" lumber connected by horizontal members of no less than 1"x 4" lumber; or upright stakes spaced at 5' intervals of no less than 2"x 2" lumber connected by silt screen fabric or material of comparable durability. Fig. B

2. NATURAL AREAS – To restrict access into areas where land alteration and construction activities are not authorized a physical structure not less than 3 feet in height is placed along the perimeter of such areas.

   BARRIER SPECIFICATIONS FOR NATURAL AREAS:

   Upright stakes of no less than 2"x 2" lumber spaced no more than 25' apart and connected by twine flagged with plastic surveying tape at regular intervals of 5-10'. Fig. C. Other methods of demarcation will be considered depending upon the characteristics of the site.

   WHY A BARRIER

   1. To protect all above ground portions of trees and other significant vegetation from mechanical damage.
   2. To protect root systems from compaction.
   3. To provide awareness of protectedareas to equipment operators.

UTILITY CONTACTS:

SEWER
BONITA SPRINGS UTILITIES, INC.
11960 EAST TERRY STREET
BONITA SPRINGS, FL 34135
(239) 992-0711

WATER
BONITA SPRINGS UTILITIES, INC.
11960 EAST TERRY STREET
BONITA SPRINGS, FL 34135
(239) 992-0711

NATURAL GAS
TECO PEOPLES GAS
5601 ENTERPRISE PARKWAY
FORT MYERS, FL 33905
(239) 690-5517

TELEPHONE
CENTURYLINK
3530 KRAFT RD. UNIT #100
NAPLES, FL 34105

ELECTRIC
FLORIDA POWER & LIGHT
4105 15TH AVE SW
NAPLES, FL 34116
(239) 353-8092

TREE PROTECTION NOTE:

FOR TREE REMOVAL AND PROTECTION PLEASE REFER TO TREE DISPOSITION PLAN

TREE BARRICADE NOTE:

TREE BARRICADES TO BE INSTALLED PER PLAN AND INSPECTED BY NATURAL RESOURCES PRIOR TO CLEARING OR GRING ONSITE.

GEOTECHNICAL NOTE:

CONTRACTOR TO OBTAIN A COPY OF THE GEOTECHNICAL REPORT BY GFA INTERNATIONAL AND DATED NOVEMBER 30, 2016 AS NECESSARY FOR THE PURPOSES OF BID AND CONSTRUCTION RELATED TO PROPOSED SITE IMPROVEMENTS.

DATUM NOTE:

CONTROL BENCHMARK:
STATION IS A STANDARD FLORIDA DEPARTMENT OF TRANSPORTATION 4"X4" CONCRETE MONUMENT WITH BRASS DISK, LOCATED 2.1 MILES NORTH ALONG STATE ROAD 45 FROM ITS INTERSECTION WITH OLD U.S.-41
EL.: 10.07' (NAVD88)

TBM #1:
STATION IS A NAIL AND DISK STAMPED "ESE LB-7652" LOCATED 106.2' WEST OF THE NORTHEAST CORNER OF THE SUBJECT PARCEL.
EL.: 14.45' (NAVD88)

TBM #2:
STATION IS A NAIL AND DISK STAMPED "ESE LB-7652" LOCATED 141' SOUTHWEST OF THE SOUTHEAST CORNER OF THE SUBJECT PARCEL.
EL.: 10.09' (NAVD88)

CONVERSION: NGVD 29 - 1.221 FT = NAVD 88

FEMA NOTE:

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "AE" (BASE FLOOD EL.: "14.8 AND 15") ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 125124, PANEL NUMBER 0591, SUFFIX F, EFFECTIVE 8/28/2008, FOR LEE COUNTY, FLORIDA.

POLICE DEPARTMENT NOTES:

1. PRIOR TO CONSTRUCTION, SAID PROPERTY NEEDS TO BE POSTED AS A DESIGNATED CONSTRUCTION SITE. THE SIGN, ACCORDING TO STATE STATUTE, SHALL READ: "THIS AREA IS A DESIGNATED CONSTRUCTION SITE AND ANYONE WHO TRESPASSES ON THIS PROPERTY COMMITS A FELONY"
2. THE CONSTRUCTION SITE, MATERIAL AREAS AND CONSTRUCTION EQUIPMENT NEED TO BE SECURED BY FENCING OR OTHER MEANS TO KEEP ANY UNAUTHORIZED PERSONS FROM ACCESSING THE SITE.
3. THE POLICE DEPARTMENT ALSO REQUESTS THE NAME(S) AND PHONE NUMBER(S) OF AN EMERGENCY CONTACT PERSON FOR THE CONSTRUCTION PROJECT BE PROVIDED TO THE DEPARTMENT AND POSTED AT THE SITE.

Plotted on Friday, October 28, 2022, 11:09 AM by Darren Eyre

THOMAS ENGINEERING GROUP
CIVIL ENGINEERING · PROJECT MANAGERS · LAND PLANNING · LANDSCAPE ARCHITECTS
CERTIFICATE OF AUTHORIZATION #: CA 0007693
1502 W. FLETCHER AVE, SUITE 101, TAMPA, FL 33612 (813) 379-4100
FT. MYERS OFFICE: 9155 BUSTLETON AVE, FT. MYERS, FLORIDA 33905

REVISIONS

REV.	DATE	COMMENT	BY

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PERMIT SET

PROJECT No.: FT170063
DRAWN BY: HR
CHECKED BY: MM
DATE: 01/10/2022
SCALE: AS NOTED
CAD I.D.: FT170063-C-3.0.DM

PROJECT:

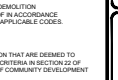
MARKETPLACE AT COCONUT POINT

FOR

KONOVER SOUTH

US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
Fax: (813) 379-4040
www.ThomasEngineeringGroup.com



DARREN T.R. EYRE, P.E.
October 28, 2022
FLORIDA LICENSE No. 77996
FLORIDA BUSINESS CERT. OF AUTH. No. 27326

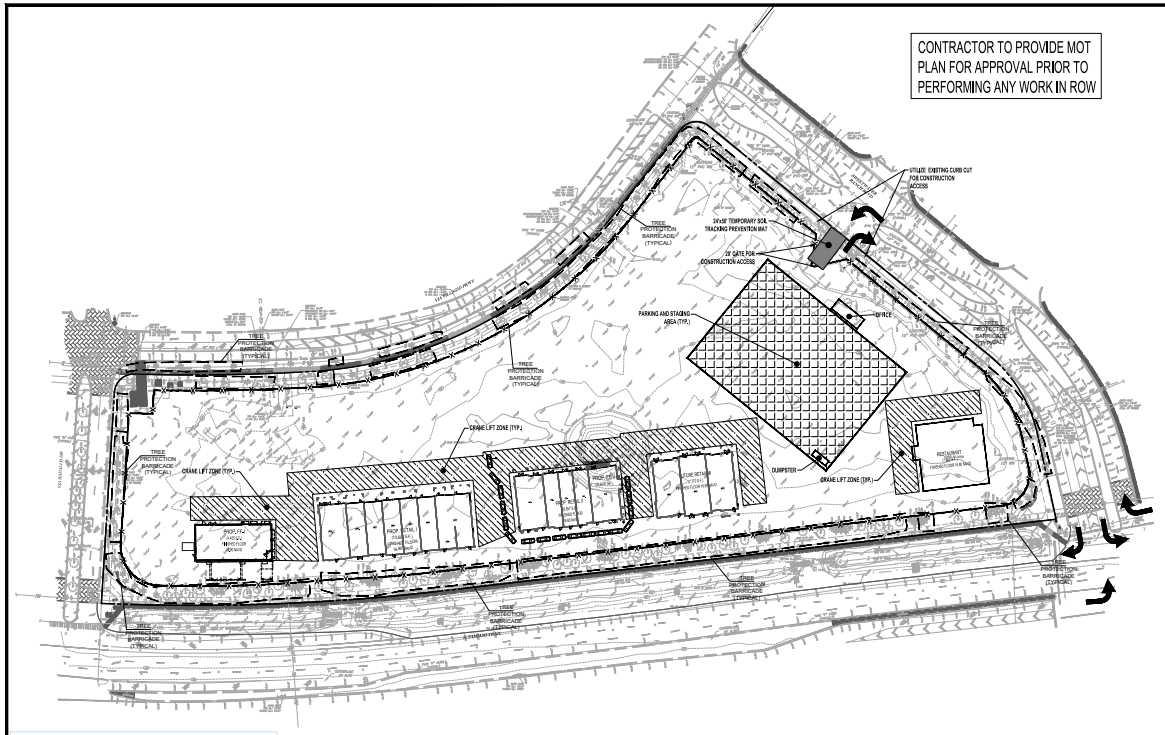
SHEET TITLE:

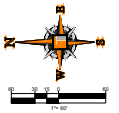
DEMOLITION PLAN

SHEET NUMBER:

C-3.0

OF ---





CONSTRUCTION MANAGEMENT PLAN NOTES:

1. HOURS OF OPERATIONS
   A. SITE HOURS OF OPERATION
      I. MONDAY THRU FRIDAY 8AM TO 6PM
      II. SATURDAY 9AM TO 5PM – NO SUNDAYS – NO WORK
      I. MAJOR HOLIDAYS AND MEMORIAL DAY, 4TH OF JULY, LABOR DAY, THANKSGIVING, CHRISTMAS DAY, NEW YEARS DAY
   B. SMALL HAND OPERATED, GAS-POWERED TOOLS SHALL NOT BE USED BEFORE 8AM MONDAY THRU FRIDAY
2. SITE ACCESS
   A. ACCESS TO THE SITE SHALL BE LIMITED TO THE GATE LOCATED ON SWEETWATER RANCH BOULEVARD
   B. THE ENTIRE SITE WILL HAVE A PERIMITERE 6' HIGH CHAIN LINK FENCE WITH WINDSCREEN INSTALLED
   C. THE SITE OFFICE TRAILER WILL BE SET NEAR THE ACCESS POINT
   D. PARKING FOR WORKERS WILL BE ADJACENT TO THE OFFICE TRAILER
   E. A MATERIAL STAGING AREA WILL BE LOCATED AS SHOWN ON THE PLAN
   F. GENERAL CONTRACTOR CONTACT INFORMATION WILL BE POSTED BY THE ACCESS GATE AND SHALL INCLUDE 24 HOUR EMERGENCY CONTACT INFORMATION.
   G. ALL CONSTRUCTION TRAFFIC WILL ENTER AND LEAVE THE SITE AS SHOWN ON THE PLAN
   H. ALL CONSTRUCTION DELIVERIES WILL ENTER AND LEAVE THE SITE AS SHOWN ON THE PLAN. DELIVERY TRUCKS SHALL NOT STAGE ON ANY PUBLIC ROAD.
3. EROSION & DUST CONTROL
   A. CONTRACTOR SHALL FOLLOW THE GENERAL NPDES PERMIT REQUIREMENTS ISSUED FOR THIS PROJECT.
   B. CONTRACTOR SHALL INSTALL THE INITIAL EROSION CONTROL MEASURES SHOWN ON SHEET C4.0 APPROVED BY THE CITY OF ESTERO BEFORE BEGINNING WORK.
4. WASTE
   A. CONSTRUCTION DUMPSTERS WILL BE LOCATED BY THE STAGING AREA
   B. CONSTRUCTION DEBRIS AND TRASH SHALL BE CLEANED UP DAILY AND PLACED IN THE PROPER CONTAINERS
   C. IT IS THE GENERAL CONTRACTORS' RESPONSIBILITY TO KEEP THE SITE CLEAN ON A DAILY BASIS.
   D. IT IS THE GENERAL CONTRACTORS' RESPONSIBILITY TO REMOVE ALL TRASH FOR THE PUBLIC AREAS ADJACENT TO THE SITE.
5. PUBLIC IMPROVEMENTS
   A. PRIOR TO THE START OF CONSTRUCTION, THE GENERAL CONTRACTOR SHALL DOCUMENT THE CONDITION OF ALL PUBLIC SIDEWALKS, CURBS, PAVEMENT AND LANDSCAPING ADJACENT TO THE SITE.
   B. NO WORK SHALL BE PERFORMED IN OR OBSTRUCTIONS PLACED IN THE PUBLIC RIGHT OF WAY UNTIL A MOT PLAN IS APPROVED BY THE CITY AND THE APPROPRIATE PERMIT IS ISSUED.
   C. ALL DAMAGE TO EXISTING PUBLIC IMPROVEMENTS ADJACENT TO THE SITE CAUSED BY THE GENERAL CONTRACTORS WORK SHALL BE REPAIRED AT NO COST.
6. HAZARDOUS MATERIALS – NOT APPLICABLE
7. TREES
   A. TREE PROTECTION BARRICADES SHOWN ON THE APPROVED LANDSCAPE PLANS SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
   B. GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION OF THE CONSTRUCTION FENCE, TREE BARRICADES AND SILT FENCE TO PREVENT DAMAGE TO THE EXISTING TREES TO REMAIN.
8. CRANES
   A. THE USE OF MOBILE CRANES IS ANTICIPATED FOR THE FOLLOWING TRADES
      I. STEEL, BAR JOIST AND METAL DECK INSTALLATION
      II. ROOFING MATERIALS
      III. HVAC EQUIPMENT
   B. CRANES SHALL OPERATE ONLY IN THE AREAS DESIGNATED AND SHALL STAY A SAFE DISTANCE FROM ANY PUBLIC SIDEWALK OR ROADWAY.

POLICE DEPARTMENT NOTES:

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TREE PROTECTION NOTE:

FOR TREE REMOVAL AND PROTECTION PLEASE REFER TO TREE DISPOSITION PLAN

TREE BARRICADE NOTE:

TREE BARRICADES TO BE INSTALLED PER PLAN AND INSPECTED BY NATURAL RESOURCES PRIOR TO CLEARING OR DEBRIS ONSITE.

CONSTRUCTION NOTE:

STREETS, PARKING LOTS, AND ACCESSWAYS LOCATED WITHIN THE LIMITS OF CONSTRUCTION, MUST ALWAYS REMAIN FREE OF EXCAVATED MATERIAL AND DEBRIS DURING CONSTRUCTION OPERATIONS.

NOTES
1. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE FACILITIES AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
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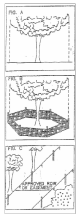
3. ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

PROTECTIVE BARRIER REQUIREMENTS AND SPECIFICATIONS FOR EXISTING TREES TO REMAIN

PROTECTIVE BARRIERS are used during land alteration and construction activities to protect trees and natural areas to be retained on a site.

PROTECTIVE BARRIERS must be erected around TREES to be retained within an area where land alteration and construction activities will occur or well as along NATURAL AREAS where such areas are adjacent to permitted land alteration or construction activities. A PROTECTIVE BARRIER must remain in place until the land alteration and construction activities are completed or until commencement of grade finishing and sodding. No ground disturbance must occur within the barricaded area. The following represents the County's minimum protective barrier specifications.



1. TREES – To restrict access into the area within the CANOPY DRIPLINE of a tree, a physical structure not less than 3 feet in height, comprised of wood or other suitable material, is placed around the tree at the CANOPY DRIPLINE, except where land alteration or construction activities are approved within the CANOPY DRIPLINE.

   The CANOPY DRIPLINE of a tree is the imaginary, vertical line that extends downward from the outermost tips of the tree's branches to the ground. Fig. A

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   Four corner upright stakes of no less than 2"x 2" lumber connected by horizontal members of no less than 1"x 4" lumber; or upright stakes spaced at 5' intervals of no less than 2"x 2" lumber connected by silt screen fabric or material of comparable durability. Fig. B
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   WHY A BARRIER

   1. To protect all above ground portions of trees and other significant vegetation from mechanical damage.
   2. To protect root systems from compaction.
   3. To provide awareness of protectedareas to equipment operators.

LEGEND:

- PROPERTY LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING WATER MAIN
- EXISTING OVERHEAD UTILITY LINE
- EXISTING UNDERGROUND CABLE LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING STORM SEWER CATCH BASIN / MANHOLE
- EXISTING SPOT GRADE
- EXISTING TREES
- EXISTING CONCRETE SIDEWALK TO REMAIN
- EXISTING CONCRETE TO REMAIN
- TREE PROTECTION BARRICADE (TYP.)
- CRANE LIFT ZONE
- PARKING / STAGING AREA
- ACCESS ROUTE
- FENCE WITH SCREEN

Printed on Friday, October 28, 2022, 11:09 AM by Darren Eyre

THOMAS ENGINEERING GROUP
CIVIL ENGINEERING · PROJECT MANAGEMENT · LAND PLANNING · LANDSCAPE ARCHITECTS
CERT. No. 27320
1550 W. FLETCHER AVE.
TAMPA, FL 33612
PH: (813) 375-4100
FT. MUDERMAD, FLORIDA 33908

REVISIONS

REV.	DATE	COMMENT	BY

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PERMIT SET

PROJECT No:	FTT70063
DRAWN BY:	HR
CHECKED BY:	DE
DATE:	01/10/2022
SCALE:	AS NOTED
CAD I.D.:	FTT70063-C-3.1.DWP

PROJECT:
MARKETPLACE AT COCONUT POINT
FOR
KONOVER SOUTH

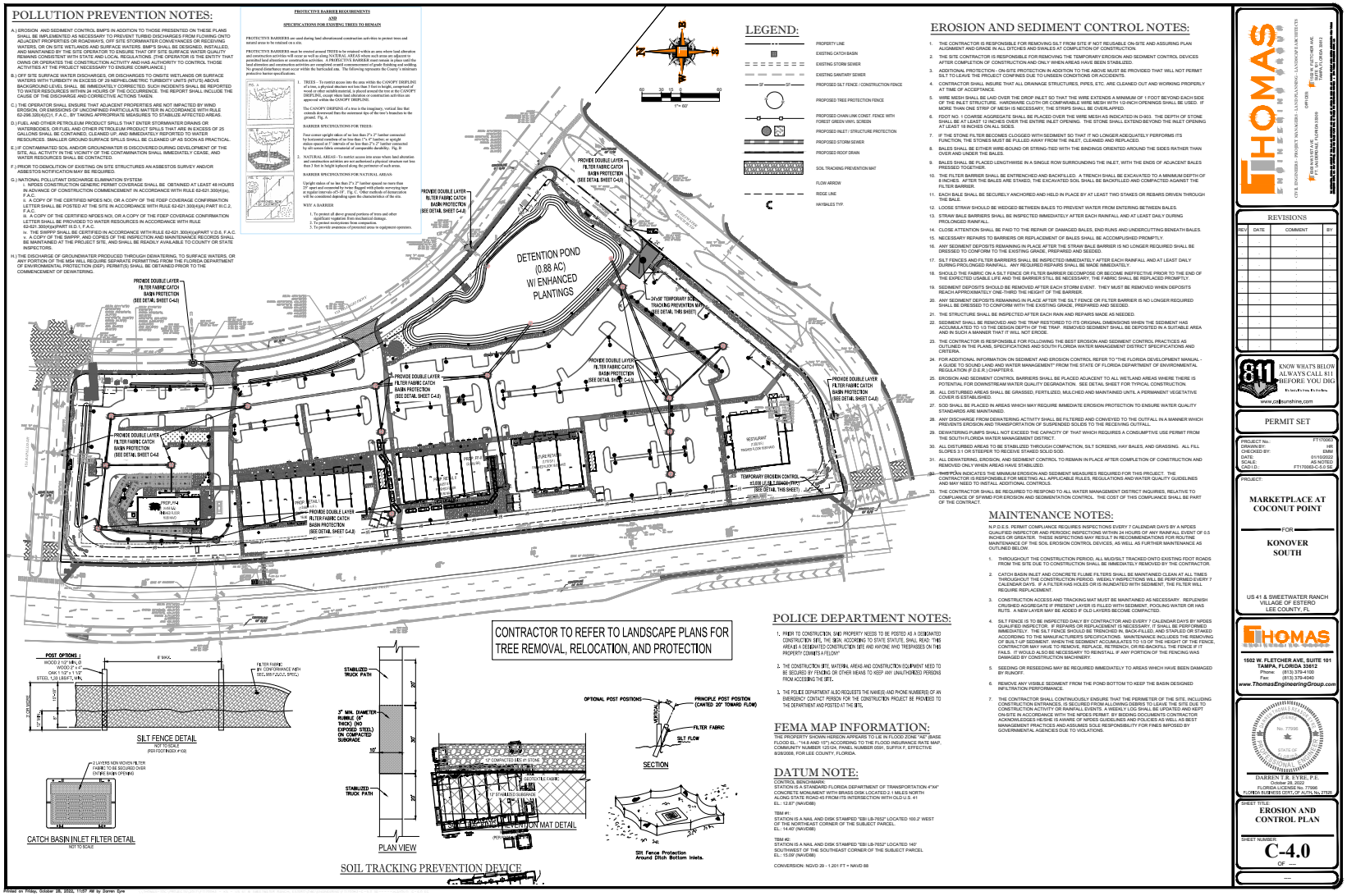
US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL

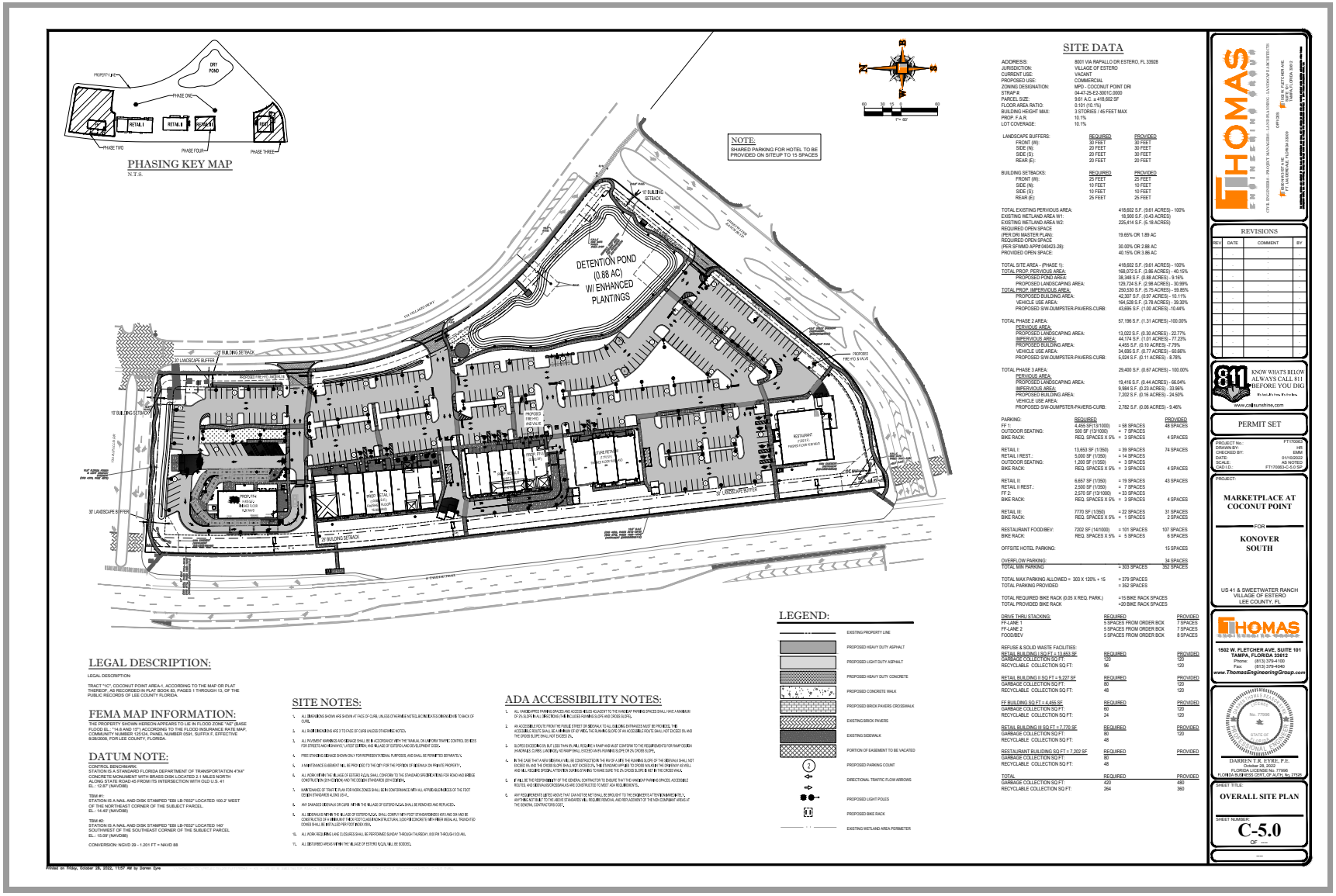
THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 375-4100
Fax: (813) 375-4040
www.ThomasEngineeringGroup.com

DARREN T.R. EYRE, P.E.
October 28, 2022
FLORIDA LICENSE No. 77996
FLORIDA BUSINESS CERT. OF AUTH. No. 27320

SHEET TITLE:
CONSTRUCTION MANAGEMENT PLAN

SHEET NUMBER:
C-3.1
OF ---


POLLUTION PREVENTION NOTES:
PROTECTIVE BARRIER REQUIREMENTS AND SPECIFICATIONS FOR EXISTING TREES TO REMAIN
LEGEND:
EROSION AND SEDIMENT CONTROL NOTES:
DETENTION POND (0.88 AC) W/ ENHANCED PLANTINGS
CONTRACTOR TO REFER TO LANDSCAPE PLANS FOR TREE REMOVAL, RELOCATION, AND PROTECTION
POLICE DEPARTMENT NOTES:
MAINTENANCE NOTES:
FEMA MAP INFORMATION:
DATUM NOTE:
SILT FENCE DETAIL
CATCH BASIN INLET FILTER DETAIL
SOIL TRACKING PREVENTION DEVICE
PLAN VIEW
SECTION
REVISIONS
PERMIT SET
MARKETPLACE AT COCONUT POINT
KONOVER SOUTH
US 41 & SWEETWATER RANCH VILLAGE OF ESTERO LEE COUNTY, FL
EROSION AND CONTROL PLAN
C-4.0



LEGAL DESCRIPTION:

LEGAL DESCRIPTION:

TRACT "10", COCONUT POINT AREA-1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGES 1 THROUGH 13, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

FEMA MAP INFORMATION:

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "AE" (BASE FLOOD EL.: 14.0 AND 15') ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER: 125124, PANEL NUMBER: 0291, SUFFIX: F, EFFECTIVE: 8/28/2008, FOR LEE COUNTY, FLORIDA.

DATUM NOTE:

CONTROL BENCHMARK:
STATION IS A STANDARD FLORIDA DEPARTMENT OF TRANSPORTATION 4"X4" CONCRETE MONUMENT WITH BRASS DISK LOCATED 2.1 MILES NORTH ALONG STATE ROAD 45 FROM ITS INTERSECTION WITH OLD U.S. 41
EL.: 12.87' (NAVD88)

TBM #1:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 100.2' WEST OF THE NORTHEAST CORNER OF THE SUBJECT PARCEL.
EL.: 14.40' (NAVD88)

TBM #2:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 140' SOUTHWEST OF THE SOUTHEAST CORNER OF THE SUBJECT PARCEL
EL.: 15.09' (NAVD88)

CONVERSION: NGVD 29 - 1.201 FT = NAVD 88

SITE NOTES:

1. ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED, &C INDICATED DIMENSION IS TO BACK OF CURB.
2. ALL RAD DIMENSIONS ARE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION, AND VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
4. FIRE STAND PIPE SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
5. A MAINTENANCE EASEMENT WILL BE PROVIDED TO THE CITY FOR THE PORTION OF SIDEWALK ON PRIVATE PROPERTY.
6. ALL WORK WITHIN THE VILLAGE OF ESTERO R.O.W. SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2014 EDITION) AND THE DESIGN STANDARDS (2014 EDITION).
7. MAINTENANCE OF TRAFFIC PLAN FOR WORK ZONES SHALL BEIN CONFORMANCE WITH ALL APPLICABLE INDEXES OF THE FDOT DESIGN STANDARDS ALONG I-75 R.O.W.
8. ANY DAMAGED SIDEWALK OR CURB WITHIN THE VILLAGE OF ESTERO R.O.W. SHALL BE REMOVED AND REPLACED.
9. ALL SIDEWALKS WITHIN THE VILLAGE OF ESTERO R.O.W., SHALL COMPLY WITH FDOT STANDARD INDEX #310 AND SHALL BE CONSTRUCTED OF A MINIMUM THICKNESS OF 4 INCHES OF STRUCTURAL 3,000 PSI CONCRETE WITH FIBER MESH, ALL TRUNCATED DOMES SHALL BE INSTALLED PER FDOT INDEX #304.
10. ALL WORK REQUIRING LANE CLOSURES SHALL BE PERFORMED SUNDAY THROUGH THURSDAY, 9:00 PM THROUGH 5:00 AM.
11. ALL DISTURBED AREAS WITHIN THE VILLAGE OF ESTERO R.O.W. WILL BE SODDED.

ADA ACCESSIBILITY NOTES:

1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MINIMUM OF 2% SLOPE IN ALL DIRECTIONS AND SHALL NOT EXCEED 5% RUNNING SLOPE AND CROSS SLOPE.
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THE ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 48" WIDE, THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5%, AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS, ETC.) RAMP SHALL EXCEED 8% RUNNING SLOPE OR 2% CROSS SLOPE.
4. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE R.O.W. OR WHERE THE EXISTING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%, THE STANDARD APPLIES TO CROSS WALKS AT THE DRIVEWAY ACCESS, AND WILL REQUIRE SPECIAL ATTENTION DURING PAVING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
5. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
6. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY, ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON-COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

SITE DATA

ADDRESS:	8001 VIA RAPALLO DR ESTERO, FL 33928
JURISDICTION:	VILLAGE OF ESTERO
CURRENT USE:	VACANT
PROPOSED USE:	COMMERCIAL
ZONING DESIGNATION:	MPD - COCONUT POINT DRI
STRAP #:	04-47-25-E2-3001C.0000
PARCEL SIZE:	9.61 A.C. ± 418,602 SF
FLOOR AREA RATIO:	0.101 (10.1%)
BUILDING HEIGHT MAX:	3 STORIES / 45 FEET MAX
PROP. F.A.R.	10.1%
LOT COVERAGE:	10.1%

LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
FRONT (W):	30 FEET	30 FEET
SIDE (N):	20 FEET	30 FEET
SIDE (S):	20 FEET	30 FEET
REAR (E):	20 FEET	20 FEET

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (W):	25 FEET	25 FEET
SIDE (N):	10 FEET	10 FEET
SIDE (S):	10 FEET	10 FEET
REAR (E):	25 FEET	25 FEET

TOTAL EXISTING PERVIOUS AREA:	418,602 S.F. (9.61 ACRES) - 100%
EXISTING WETLAND AREA W1:	18,900 S.F. (0.43 ACRES)
EXISTING WETLAND AREA W2:	225,414 S.F. (5.18 ACRES)
REQUIRED OPEN SPACE (PER DRI MASTER PLAN):	19.65% OR 1.89 AC
REQUIRED OPEN SPACE (PER SFWMD APP# 040423-28):	30.00% OR 2.88 AC
PROVIDED OPEN SPACE:	40.15% OR 3.86 AC
TOTAL SITE AREA - (PHASE 1):	418,602 S.F. (9.61 ACRES) - 100%
TOTAL PROP. PERVIOUS AREA:	168,072 S.F. (3.86 ACRES) - 40.15%
PROPOSED POND AREA:	38,348 S.F. (0.88 ACRES) - 9.16%
PROPOSED LANDSCAPING AREA:	129,724 S.F. (2.98 ACRES) - 30.99%
TOTAL PROP. IMPERVIOUS AREA:	250,530 S.F. (5.75 ACRES) - 59.85%
PROPOSED BUILDING AREA:	42,307 S.F. (0.97 ACRES) - 10.11%
VEHICLE USE AREA:	164,526 S.F. (3.78 ACRES) - 39.30%
PROPOSED SW-DUMPSTER-PAVERS-CURB:	43,695 S.F. (1.00 ACRES) -10.44%
TOTAL PHASE 2 AREA:	57,196 S.F. (1.31 ACRES) -100.00%
PERVIOUS AREA:	
PROPOSED LANDSCAPING AREA:	13,022 S.F. (0.30 ACRES) - 22.77%
IMPERVIOUS AREA:	44,174 S.F. (1.01 ACRES) - 77.23%
PROPOSED BUILDING AREA:	4,465 S.F. (0.10 ACRES) -7.79%
VEHICLE USE AREA:	34,695 S.F. (0.77 ACRES) - 60.66%
PROPOSED SW-DUMPSTER-PAVERS-CURB:	5,024 S.F. (0.11 ACRES) - 8.78%
TOTAL PHASE 3 AREA:	29,400 S.F. (0.67 ACRES) - 100.00%
PERVIOUS AREA:	
PROPOSED LANDSCAPING AREA:	19,416 S.F. (0.44 ACRES) - 66.04%
IMPERVIOUS AREA:	9,984 S.F. (0.23 ACRES) - 33.96%
PROPOSED BUILDING AREA:	7,202 S.F. (0.16 ACRES) - 24.50%
VEHICLE USE AREA:	
PROPOSED SW-DUMPSTER-PAVERS-CURB:	2,782 S.F. (0.06 ACRES) - 9.46%

PARKING:	REQUIRED		PROVIDED
FF: 1	4,455 SF(1/1000)	= 58 SPACES	48 SPACES
OUTDOOR SEATING:	500 SF (1/1000)	= 7 SPACES	
BIKE RACK:	REQ. SPACES X 5%	= 3 SPACES	4 SPACES
RETAIL I:	13,653 SF (1/350)	= 39 SPACES	74 SPACES
RETAIL I REST.:	5,000 SF (1/350)	= 14 SPACES	
OUTDOOR SEATING:	1,200 SF (1/350)	= 3 SPACES	
BIKE RACK:	REQ. SPACES X 5%	= 3 SPACES	4 SPACES
RETAIL II:	6,657 SF (1/350)	= 19 SPACES	43 SPACES
RETAIL II REST.:	2,500 SF (1/350)	= 7 SPACES	
FF: 2	2,570 SF (13/1000)	= 33 SPACES	
BIKE RACK:	REQ. SPACES X 5%	= 3 SPACES	4 SPACES
RETAIL III:	7770 SF (1/350)	= 22 SPACES	31 SPACES
BIKE RACK:	REQ. SPACES X 5%	= 1 SPACES	2 SPACES
RESTAURANT FOOD/BEV:	7202 SF (14/1000)	= 101 SPACES	107 SPACES
BIKE RACK:	REQ. SPACES X 5%	= 5 SPACES	6 SPACES
OFFSITE HOTEL PARKING:			15 SPACES
OVERFLOW PARKING:			34 SPACES
TOTAL MIN PARKING		= 303 SPACES	352 SPACES
TOTAL MAX PARKING ALLOWED = 303 X 120% + 15		= 379 SPACES	
TOTAL PARKING PROVIDED		= 352 SPACES	
TOTAL REQUIRED BIKE RACK (0.05 X REQ. PARK.)		=15 BIKE RACK SPACES	
TOTAL PROVIDED BIKE RACK		=20 BIKE RACK SPACES	

DRIVE THRU STACKING:	REQUIRED	PROVIDED
FF-LANE 1	5 SPACES FROM ORDER BOX	7 SPACES
FF-LANE 2	5 SPACES FROM ORDER BOX	7 SPACES
FOOD/BEV	5 SPACES FROM ORDER BOX	8 SPACES

REFUSE & SOLID WASTE FACILITIES:

RETAIL BUILDING I SQ FT = 13,653 SF	REQUIRED	PROVIDED
GARBAGE COLLECTION SQ FT:	109	120
RECYCLABLE COLLECTION SQ FT:	96	120
RETAIL BUILDING II SQ FT = 9,227 SF	REQUIRED	PROVIDED
GARBAGE COLLECTION SQ FT:	60	120
RECYCLABLE COLLECTION SQ FT:	48	120
FF BUILDING SQ FT = 4,455 SF	REQUIRED	PROVIDED
GARBAGE COLLECTION SQ FT:	60	120
RECYCLABLE COLLECTION SQ FT:	24	120
RETAIL BUILDING III SQ FT = 7,770 SF	REQUIRED	PROVIDED
GARBAGE COLLECTION SQ FT:	80	120
RECYCLABLE COLLECTION SQ FT:	48	
RESTAURANT BUILDING SQ FT = 7,202 SF	REQUIRED	PROVIDED
GARBAGE COLLECTION SQ FT:	80	
RECYCLABLE COLLECTION SQ FT:	48	
TOTAL	REQUIRED	PROVIDED
GARBAGE COLLECTION SQ FT:	429	480
RECYCLABLE COLLECTION SQ FT:	264	360

THOMAS ENGINEERING GROUP
CIVIL ENGINEERING · PROJECT MANAGERS · LAND PLANNING · LANDSCAPE ARCHITECTS
CERTIFICATE OF AUTHORIZATION #28615
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FAX (813) 289-8182
1501 W. FLETCHER AVE.
SUITE 101
TAMPA, FL 33612
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FAX (813) 376-4040
FT. MYERS OFFICE
12800 UNIVERSITY DRIVE
SUITE 410
FT. MYERS, FL 33907
PH (239) 337-3993
FAX (239) 337-3994

REVISIONS

REV.	DATE	COMMENT	BY

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PERMIT SET

PROJECT No.:	FT170063
DRAWN BY:	HR
CHECKED BY:	DE
DATE:	01/15/2020
SCALE:	AS NOTED
CAD I.D.:	FT170063-C-5.0.SP

PROJECT:

MARKETPLACE AT COCONUT POINT

FOR

KONOVER SOUTH

US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE. SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 376-4100
Fax: (813) 376-4040
www.ThomasEngineeringGroup.com

STATE OF FLORIDA
DARRIN T. EYRE
No. 77996
REGISTERED ENGINEER
DARRIN T.R. EYRE, P.E.
October 28, 2022
FLORIDA LICENSE No. 77996
FLORIDA BUSINESS CERT. OF AUTH. No. 27326

SHEET TITLE:

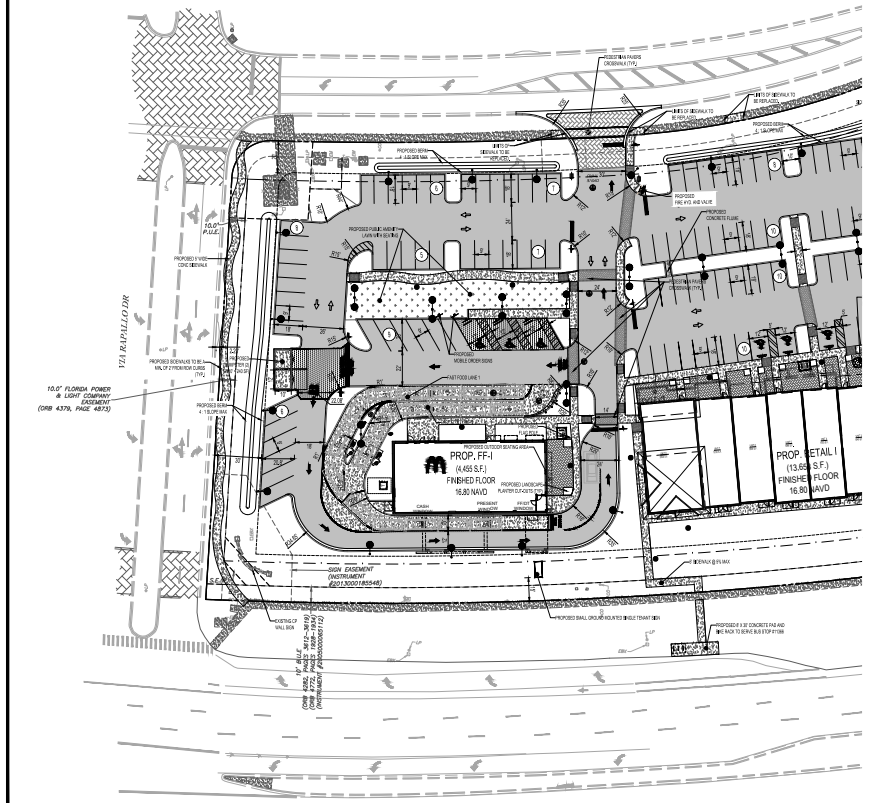
OVERALL SITE PLAN

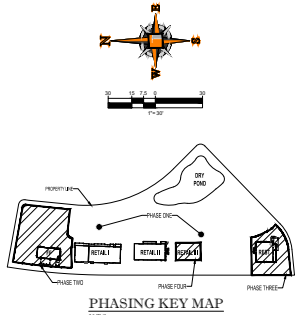
SHEET NUMBER:

C-5.0

OF ---

Printed on Friday, October 28, 2022, 11:07 AM by Darren Eyre





PHASING KEY MAP
N.T.S.

SITE NOTES:

1. ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED, OR INDICATED SUBMISSION IS TO BACK OF CURB.
2. ALL RADII DIMENSIONS ARE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION, AND VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
4. FIRE STANDING DRAINAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
5. A MAINTENANCE EASEMENT WILL BE PROVIDED TO THE CITY FOR THE PORTION OF SIDEWALK ON PRIVATE PROPERTY.
6. ALL WORK WITHIN THE VILLAGE OF ESTERO R.O.W.A. SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2014 EDITION) AND THE DESIGN STANDARDS (2014 EDITION).
7. MAINTENANCE OF TRAFFIC PLAN FOR WORK ZONES SHALL BE IN CONFORMANCE WITH ALL APPLICABLE INDEXES OF THE FDOT DESIGN STANDARDS (LATEST).
8. ANY DAMAGED SIDEWALK OR CURB WITHIN THE VILLAGE OF ESTERO R.O.W.A. SHALL BE REMOVED AND REPLACED.
9. ALL SIDEWALKS WITHIN THE VILLAGE OF ESTERO R.O.W.A. SHALL COMPLY WITH FDOT STANDARD INDEX 410 AND 304 AND BE CONSTRUCTED OF A MINIMUM 4" THICK CLASS II (3,400 PSI) STRUCTURAL 3,000 PSI CONCRETE WITH FIBER MESH. ALL TRUNCATED DOMES SHALL BE INSTALLED PER FDOT INDEX 304.
10. ALL WORK REQUIRING LANE CLOSURES SHALL BE PERFORMED SUNDAY THROUGH THURSDAY, 8:00 PM THROUGH 5:00 AM.
11. ALL DISTURBED AREAS WITHIN THE VILLAGE OF ESTERO R.O.W.A. WILL BE SODDED.

ADA ACCESSIBILITY NOTES:

1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THESE AISLES ARE RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THE ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 48" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS, NO RAMP SHALL EXCEED 8% IN RUNNING SLOPE OR 2% CROSS SLOPE).
4. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED ON THE 2% OR LESS THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THE STANDARD APPLIES TO CROSS AISLES IN THE DRIVEWAY AS WELL AS WILL REQUIRE SPECIAL ATTENTION TO SMALL GRADE CHANGES TO MAKE SURE THE 2% CROSS SLOPE MEET IN THE CROSS WALK.
5. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALK CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
6. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY, ANY FAILS MUST BE TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON CONFORMING AREAS AT THE GENERAL CONTRACTORS COST.

LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED CONCRETE WALK
- PROPOSED BRICK PAVERS CROSSWALK
- EXISTING BRICK PAVERS
- EXISTING SIDEWALK
- PORTION OF EASEMENT TO BE VACATED
- PROPOSED PARKING COUNT
- DIRECTIONAL TRAFFIC FLOW ARROWS
- PROPOSED LIGHT POLES
- PROPOSED BIKE RACK
- EXISTING WETLAND AREA PERIMETER

LEGAL DESCRIPTION:

LEGAL DESCRIPTION:

TRACT "1C", COCONUT POINT AREA-1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGES 1 THROUGH 13, OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA.

DATUM NOTE:

CONTROL BENCHMARK:
STATION IS A STANDARD FLORIDA DEPARTMENT OF TRANSPORTATION 4"X4" CONCRETE MONUMENT WITH BRASS DISK LOCATED 2.1 MILES NORTH ALONG STATE ROAD 45 FROM ITS INTERSECTION WITH OLD U.S. 41
EL.: 12.87' (NAVD88)

TBM #1:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 100.2' WEST OF THE NORTHEAST CORNER OF THE SUBJECT PARCEL.
EL.: 14.40' (NAVD88)

TBM #2:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 140' SOUTHWEST OF THE SOUTHEAST CORNER OF THE SUBJECT PARCEL.
EL.: 15.09' (NAVD88)

CONVERSION: NGVD 29 - 1.201 FT = NAVD 88

THOMAS ENGINEERING GROUP
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9290 BONITA BEACH RD, SUITE 205
BONITA SPRINGS, FL 34135 (239) 405-7777
FT. LAUDERDALE, FLORIDA 33309

REVISIONS

REV.	DATE	COMMENT	BY

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PERMIT SET

PROJECT No.: FTT170063
DRAWN BY: HR
CHECKED BY: DE
DATE: 01/15/2020
SCALE: AS NOTED
CAD I.D.: FTT170063-C-5.0 SP

PROJECT:
MARKETPLACE AT COCONUT POINT
FOR
KONOVER SOUTH

US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
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STATE OF FLORIDA — DARREN T. EYRE — No. 77996 — REGISTERED PROFESSIONAL ENGINEER
DARREN T.R. EYRE, P.E.
October 28, 2022
FLORIDA LICENSE No. 77996
FLORIDA BUSINESS CERT. OF AUTH. No. 27326

SHEET TITLE:
SITE PLAN NORTH

SHEET NUMBER:
C-5.1
OF ---

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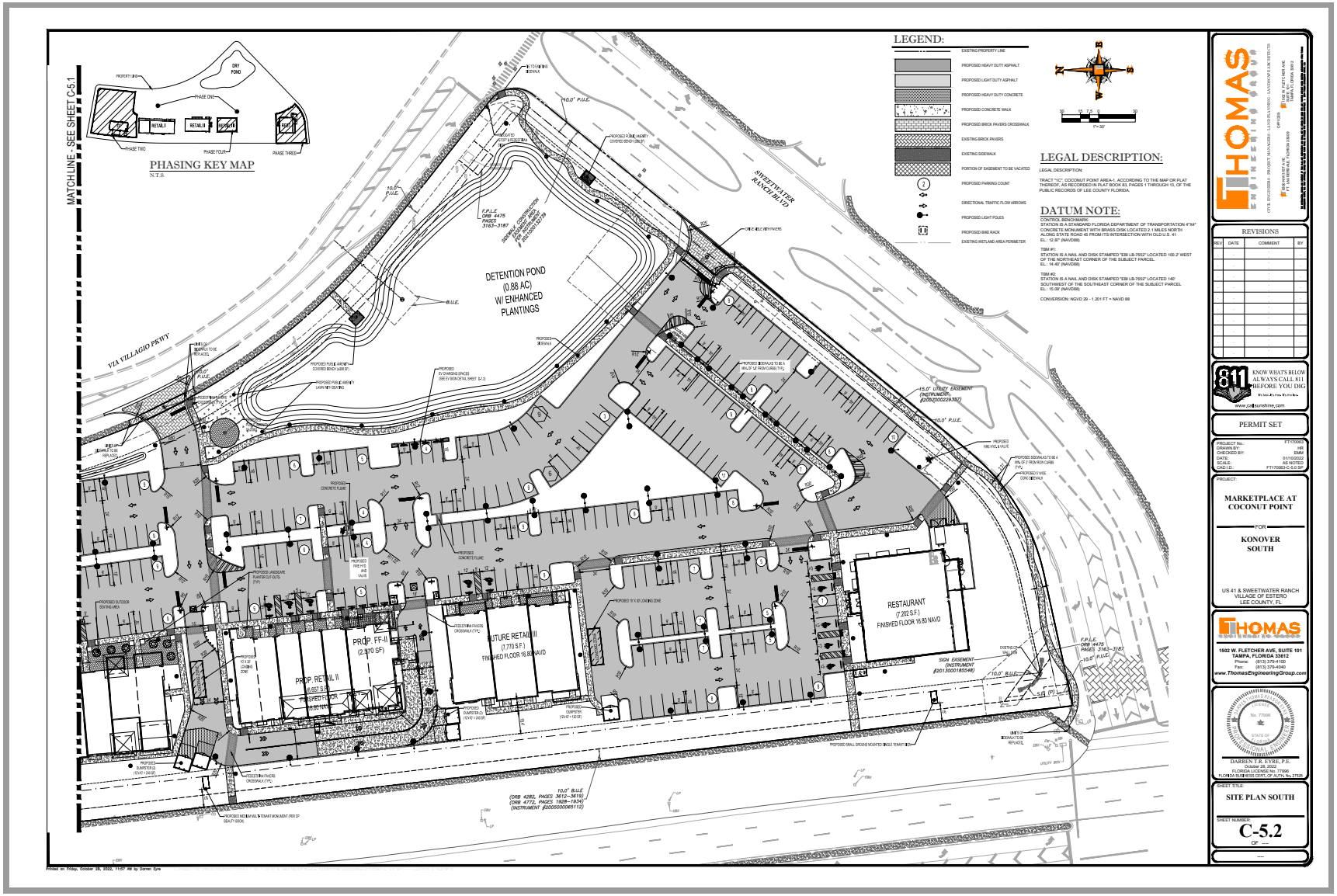

MATCH LINE - SEE SHEET C-5.1
PHASING KEY MAP
N.T.S.
LEGEND:
LEGAL DESCRIPTION:
DATUM NOTE:
DETENTION POND (0.88 AC) W/ ENHANCED PLANTINGS
VIA VILLAGIO PKWY
SWEETWATER RANCH BLVD
RESTAURANT (7,202 S.F.) FINISHED FLOOR 16.80 NAVD
FUTURE RETAIL III (7,710 S.F.) FINISHED FLOOR 16.80 NAVD
PROP. FF-II (2,370 SF)
PROP. RETAIL II (5,657 S.F.) FINISHED FLOOR 16.80 NAVD
SIGN EASEMENT (INSTRUMENT #2001000185548)
15.0' UTILITY EASEMENT (INSTRUMENT #2010/200022878Z)
10.0' P.U.E.
10.0' B.U.L.E.
REVISIONS
PERMIT SET
MARKETPLACE AT COCONUT POINT
FOR
KONOVER SOUTH
US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL
SITE PLAN SOUTH
C-5.2

STORMWATER DRAINAGE NOTE:

	ERP APP. # 040423-28	PROPOSED
MIN. FINISHED FLOOR:	15.30' NAVD	16.80' NAVD
MIN. BERM.:	14.80' NAVD	14.80' NAVD
MIN. PARKING:	13.80' NAVD	13.80' NAVD
CONTROL ELEVATION:	11.30' NAVD	11.30' NAVD
TREATMENT STAGE:		13.18' NAVD

	MAXIMUM STAGE	MAX OUTFLOW
25 YEAR 24 HOUR STORM	13.66 NAVD	7.25 CFS
100 YEAR 72 HOUR STORM	13.69 NAVD	6.94 CFS

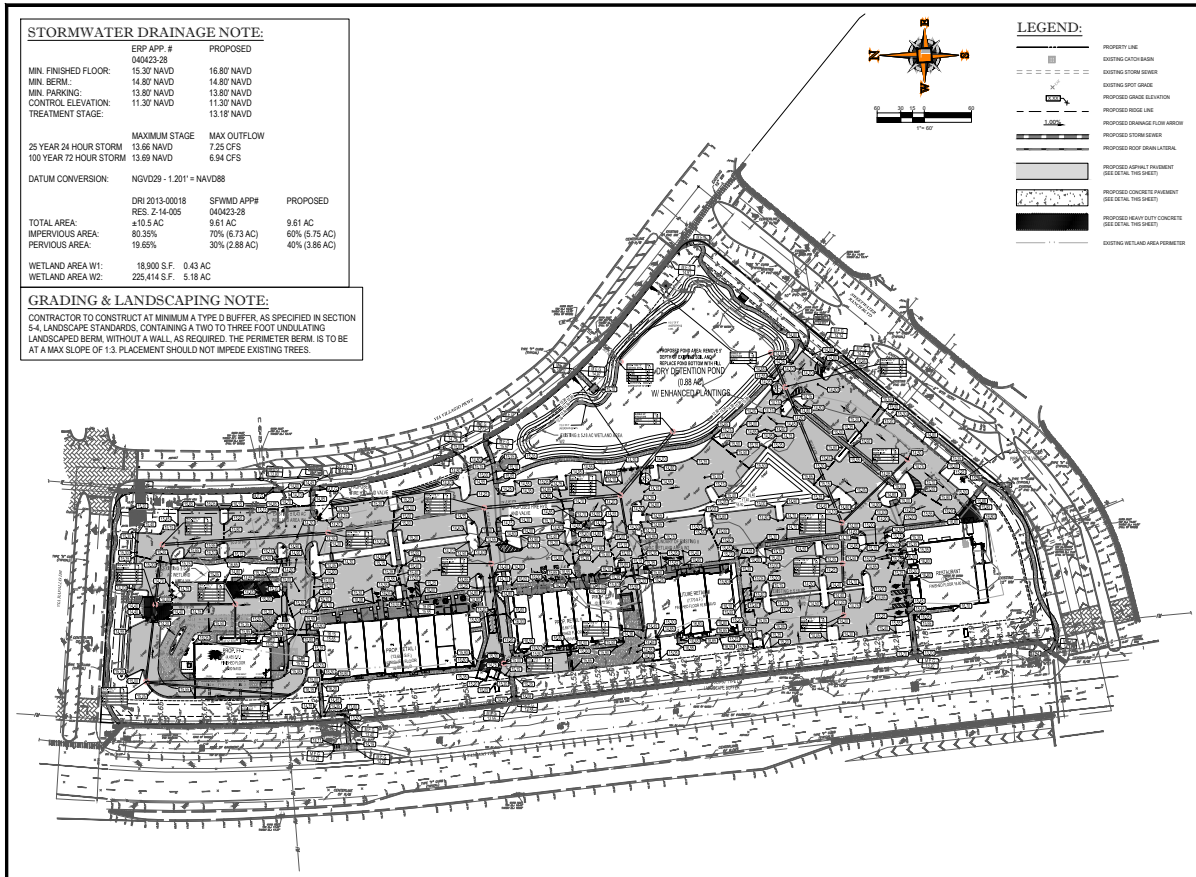
DATUM CONVERSION: NGVD29 - 1.201' = NAVD88

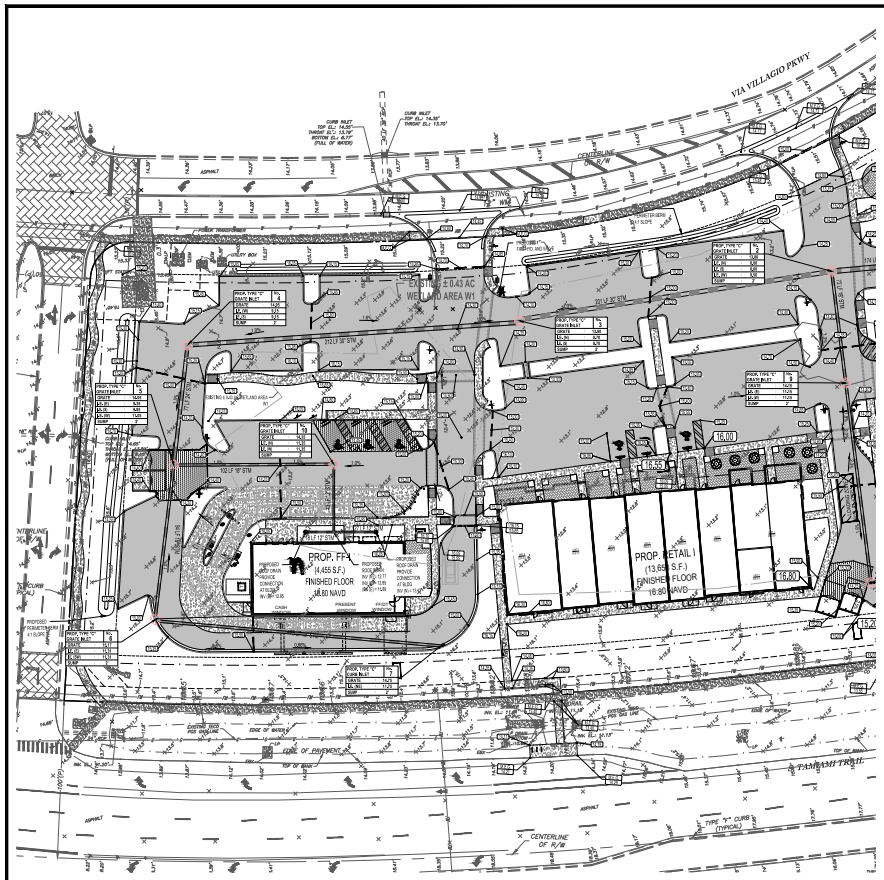
	DRI 2013-00018 RES. Z-14-005	SFWMD APP# 040423-28	PROPOSED
TOTAL AREA:	±10.5 AC	9.61 AC	9.61 AC
IMPERVIOUS AREA:	80.35%	70% (6.73 AC)	60% (5.75 AC)
PERVIOUS AREA:	19.65%	30% (2.88 AC)	40% (3.86 AC)

WETLAND AREA W1: 18,900 S.F. 0.43 AC
WETLAND AREA W2: 225,414 S.F. 5.18 AC

GRADING & LANDSCAPING NOTE:

CONTRACTOR TO CONSTRUCT AT MINIMUM A TYPE D BUFFER, AS SPECIFIED IN SECTION 5-4, LANDSCAPE STANDARDS, CONTAINING A TWO TO THREE FOOT UNDULATING LANDSCAPED BERM, WITHOUT A WALL, AS REQUIRED. THE PERIMETER BERM. IS TO BE AT A MAX SLOPE OF 1:3. PLACEMENT SHOULD NOT IMPEDE EXISTING TREES.


DRY DETENTION POND
(0.88 AC)
W/ ENHANCED PLANTINGS
EXISTING 5.15 AC WETLAND AREA
PROPOSED 10' WIDE 6' HEIGHT CMU WALL WITH STUCCO FINISH
REPLACE FENCE WITH CMU WALL
PROPOSED



GRADING & LANDSCAPING NOTE:

CONTRACTOR TO CONSTRUCT AT MINIMUM A TYPE D BUFFER, AS SPECIFIED IN SECTION 5-4, LANDSCAPE STANDARDS, CONTAINING A TWO TO THREE FOOT UNDULATING LANDSCAPED BERM, WITHOUT A WALL, AS REQUIRED. THE PERIMETER BERM. IS TO BE AT A MAX SLOPE OF 1:3. PLACEMENT SHOULD NOT IMPEDE EXISTING TREES.

LEGEND:

PROPERTY LINE
EXISTING CATCH BASIN
EXISTING STORM SEWER
EXISTING SPOT GRADE
PROPOSED GRADE ELEVATION
PROPOSED RIDGE LINE
PROPOSED DRAINAGE FLOW ARROW
PROPOSED STORM SEWER
PROPOSED ROOF DRAIN LATERAL
PROPOSED ASPHALT PAVEMENT (SEE DETAIL SHEET C-6.0)
PROPOSED CONCRETE PAVEMENT (SEE DETAIL SHEET C-6.0)
PROPOSED HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL SHEET C-6.0)
EXISTING WETLAND AREA PERIMETER

FEMA MAP INFORMATION:

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "AE" (BASE FLOOD EL.: "14.8 AND 15") ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 125124, PANEL NUMBER 0591, SUFFIX F, EFFECTIVE 8/28/2008, FOR LEE COUNTY, FLORIDA.

DATUM NOTE:

CONTROL BENCHMARK:
STATION IS A STANDARD FLORIDA DEPARTMENT OF TRANSPORTATION 4"X4" CONCRETE MONUMENT WITH BRASS DISK LOCATED 2.1 MILES NORTH ALONG STATE ROAD 45 FROM ITS INTERSECTION WITH OLD U.S. 41
EL.: 12.67' (NAVD88)

TBM #1:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 100.2' WEST OF THE NORTHEAST CORNER OF THE SUBJECT PARCEL.
EL.: 14.40' (NAVD88)

TBM #2:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 140' SOUTHWEST OF THE SOUTHEAST CORNER OF THE SUBJECT PARCEL.
EL.: 15.09' (NAVD88)

MAINTENANCE NOTES:

1. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER MANAGEMENT FACILITIES ON-SITE. THE OFF-SITE FACILITIES WILL BE MAINTAINED BY THE CURRENT SFWMD PERMITEE, KRG 001 AND 41 LLC.
2. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE INFRASTRUCTURE ON-SITE.

PAVING AND GRADING NOTES:

A. GENERAL:
1. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEYORS' BENCHMARKS AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK. ELEVATIONS ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88).
2. ALL GRADES SHOWN REFERENCE PROPOSED ELEVATIONS AT EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. "TC" = TOP OF CURB ELEVATION; "BC" = BOTTOM OF CURB ELEVATION. "TW" = TOP OF RETAINING WALL ELEVATION; "BW" = BOTTOM OF RETAINING WALL ELEVATION; TW = TOP OF RETAINING WALL ELEVATION; BW = BOTTOM OF RETAINING WALL ELEVATION.
3. THE ALTA/ACSM LAND TITLE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
4. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
5. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
6. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY REPLACED WITH LIKE MATERIALS.
7. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT TO ENSURE A PROPER JOINT.
8. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.

B. MATERIALS:
1. BASE COURSE SHALL BE ABC-3 PER F.D.O.T. SPECIFICATIONS. OR EQUIVALENT LIMEROCK THICKNESS W/ MIN. LBR-100. (MAX. 8" LIFTS)
2. ASPHALTIC CONCRETE SHALL BE TYPE S-1 ASPHALTIC CONCRETE, UNLESS OTHERWISE SPECIFIED ON THE PLANS, AND SHALL BE A MINIMUM OF 1-1/2" THICK, AND CONSTRUCTED IN TWO 3/4" LIFTS, WITH TACKCOAT BETWEEN LIFTS.
3. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" x 6" NO. 6 GAUGE WIRE MESH.

C. INSTALLATION:
1. SUBGRADE FOR ROADWAY SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY (AASHTO T-180), TO A MIN. 12" AND SHALL HAVE A MINIMUM LBR 40.
2. BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM THICKNESS OF 6" PLACED IN ONE LIFT. BASE COURSE MATERIAL SHALL HAVE A MINIMUM MARSHALL STABILITY OF 1000, UNLESS OTHERWISE INDICATED (OR LBR-100).
3. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
4. INSTALLATION OF THE WEARING SURFACE SHALL CONFORM TO THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE S-9 ASPHALTIC CONCRETE OR THE LATEST REVISION.

D. TESTING:
1. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/8" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
2. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
3. ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.
4. DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND GEOTECHNICAL ENGINEER, AND APPROVED BEFORE ANY BASE IS CONSTRUCTED.
5. DENSITY TESTS AND "AS-BUILTS" ON THE FINISHED BASE SHALL BE SUPPLIED TO THE GEOTECHNICAL ENGINEER, AND APPROVED BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.

STORM DRAINAGE NOTES:

A. GENERAL:
1. DISTANCES AND LENGTHS OF PIPE SHOWN ON PLANS ARE REFERENCED TO THE CENTER OF STRUCTURES.

B. MATERIALS:
1. ALTERNATIVE PIPE MATERIALS MAY BE USED AS STORM PIPE MATERIAL UNDER THE FOLLOWING CONDITIONS
1.1. OUTSIDE THE LIMITS OF THE ROADWAY
1.2. FINAL APPROVAL FOR PIPE MATERIAL SHALL BE AUTHORIZED BY THE ENGINEER OF RECORD PRIOR TO THE CONTRACTOR PURCHASING MATERIAL FOR INSTALLATION.
2. REINFORCED CONCRETE PIPE SHALL BE CLASS III, WALL THICKNESS "B", CLASS IV, WALL THICKNESS "B", CLASS V, WALL THICKNESS "B". LATEST REVISION. RUBBER GASKETS OR OTHER MANUFACTURER SUPPLIED JOINT SEALER SHALL BE USED.
3. ALL PVC DRAINAGE PIPE AND FITTINGS SHALL BE NON-PRESSURE, POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 35, WITH PUSH-ON RUBBER GASKET JOINTS. CONTECH A-2000 PVC
4. ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M - 294 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING. ADS N-12 HDPE, ADS N-12 HC HDPE, HANCOR SURE-LOK WT HDPE
5. PROPOSED "CURB INLET" STRUCTURES SHALL BE STANDARD FDOT TYPE '9' CURB INLET TOPS, PER FDOT INDEX #214.
6. PROPOSED "DROP CURB INLETS" SHALL BE STANDARD FDOT TYPE 'C' DITCH BOTTOM INLETS, PER FDOT INDEX #232.
7. PROPOSED CONTROL STRUCTURES SHALL BE STANDARD FDOT TYPE 'C' DITCH BOTTOM INLETS, PER FDOT INDEX #232. CONTROL STRUCTURES SHALL HAVE SKIMMERS ATTACHED ON ALL FOUR SIDES OF STRUCTURE AND BE INSTALLED PER FDOT INDEX #240.
8. PROPOSED BUBBLER STRUCTURES SHALL BE STANDARD FDOT TYPE 'C' DITCH BOTTOM INLETS, PER FDOT INDEX #232.

C. INSTALLATION:
1. PIPE SHALL BE PLACED ON A MINIMUM OF 6 INCHES STABLE GRANULAR MATERIAL FREE OF ROCK FORMATION AND OTHER FOREIGN FORMATIONS, AND CONSTRUCTED TO A UNIFORM GRADE AND LINE.
2. BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL, WELL TAMPED IN LAYERS NOT TO EXCEED 6 INCHES TO A HEIGHT OF 12 INCHES ABOVE PIPE AS SHOWN ON THE PLANS.
3. PROVIDE A MINIMUM PROTECTIVE COVER OF 18 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

THOMAS ENGINEERING GROUP
CIVIL ENGINEERING · PROJECT MANAGERS · LAND PLANNING · LANDSCAPE ARCHITECTS
CERTIFICATE OF AUTHORIZATION NUMBER: EB 0001285
1502 W. FLETCHER AVE, SUITE 101, TAMPA, FL 33612 (813) 379-4100
FT. MYERS (239) 337-3992 · NAPLES (239) 649-6116

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PERMIT SET

PROJECT No:	FT170063
DRAWN BY:	HR
CHECKED BY:	DE
DATE:	01/10/2022
SCALE:	AS NOTED
CAD I.D.:	FT170063-C-6.0 PGD

PROJECT:

MARKETPLACE AT COCONUT POINT

FOR

KONOVER SOUTH

US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
Fax: (813) 379-4040
www.ThomasEngineeringGroup.com

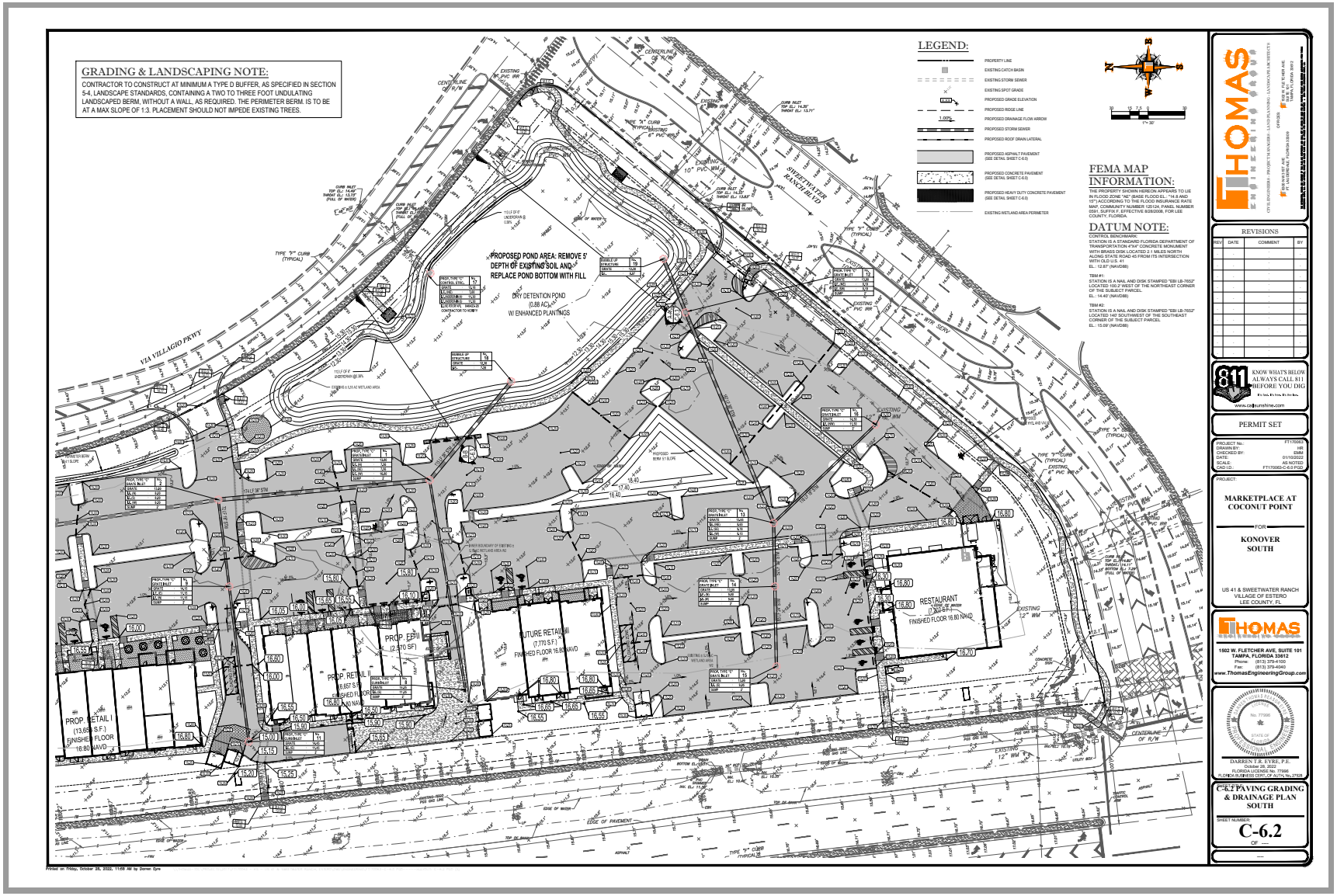
STATE OF FLORIDA — DARREN T.R. EYRE — No. 77996 — REGISTERED PROFESSIONAL ENGINEER

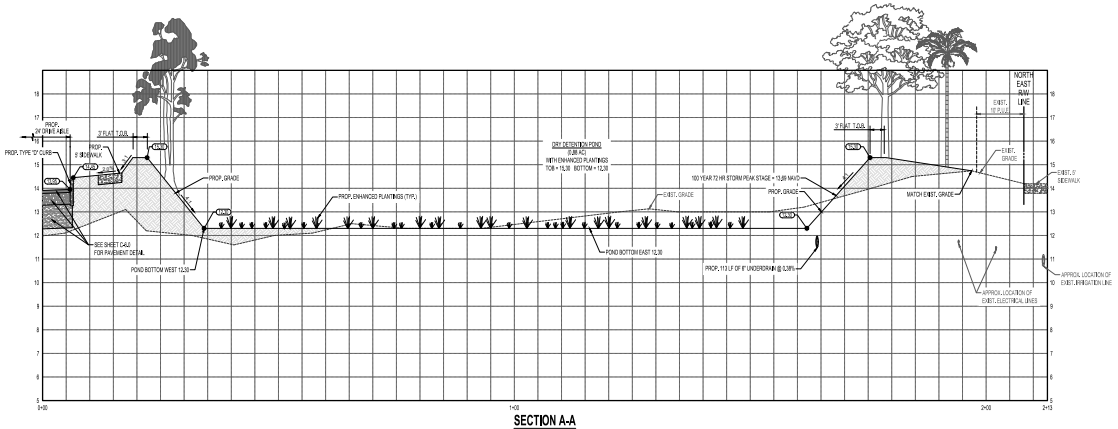
DARREN T.R. EYRE, P.E.
October 28, 2022
FLORIDA LICENSE No. 77996
FLORIDA BUSINESS CERT. OF AUTH. No. 27326

SHEET TITLE:
C-6.1 PAVING GRADING & DRAINAGE PLAN NORTH

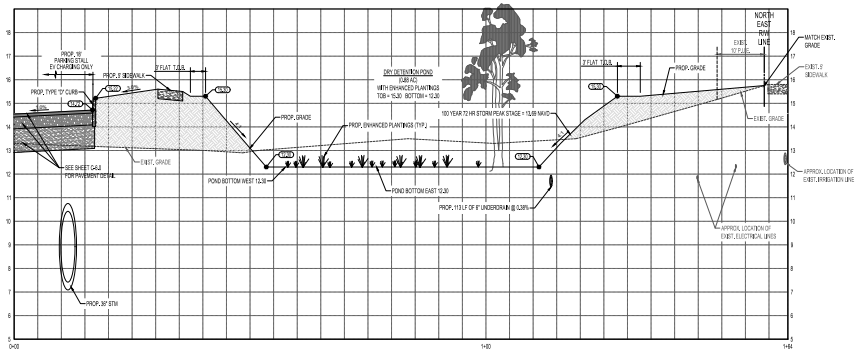
SHEET NUMBER:
C-6.1
OF ---

Printed on Friday, October 28, 2022, 11:09 AM by Darren Eyre


GRADING & LANDSCAPING NOTE:
CONTRACTOR TO CONSTRUCT AT MINIMUM A TYPE D BUFFER, AS SPECIFIED IN SECTION 5-4, LANDSCAPE STANDARDS, CONTAINING A TWO TO THREE FOOT UNDULATING LANDSCAPED BERM, WITHOUT A WALL, AS REQUIRED. THE PERIMETER BERM. IS TO BE AT A MAX SLOPE OF 1:3. PLACEMENT SHOULD NOT IMPEDE EXISTING TREES.
LEGEND:
PROPERTY LINE
EXISTING CATCH BASIN
EXISTING STORM SEWER
EXISTING SPOT GRADE
PROPOSED GRADE ELEVATION
PROPOSED RIDGE LINE
PROPOSED DRAINAGE FLOW ARROW
PROPOSED STORM SEWER
PROPOSED ROOF DRAIN LATERAL
PROPOSED ASPHALT PAVEMENT (SEE DETAIL SHEET C-6.0)
PROPOSED CONCRETE PAVEMENT (SEE DETAIL SHEET C-6.0)
PROPOSED HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL SHEET C-6.0)
EXISTING WETLAND AREA PERIMETER
FEMA MAP INFORMATION:
THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "AE" (BASE FLOOD EL= "14.5 AND 15") ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 125124, PANEL NUMBER 0591, SUFFIX F, EFFECTIVE 8/28/2008, FOR LEE COUNTY, FLORIDA.
DATUM NOTE:
CONTROL BENCHMARK:
STATION IS A STANDARD FLORIDA DEPARTMENT OF TRANSPORTATION 4"X4" CONCRETE MONUMENT WITH BRASS DISK LOCATED 2.1 MILES NORTH ALONG STATE ROAD 45 FROM ITS INTERSECTION WITH OLD U.S. 41
EL.: 12.87' (NAVD88)
TBM #1:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 100.2' WEST OF THE NORTHEAST CORNER OF THE SUBJECT PARCEL.
EL.: 14.40' (NAVD88)
TBM #2:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 140' SOUTHWEST OF THE SOUTHEAST CORNER OF THE SUBJECT PARCEL
EL.: 15.09' (NAVD88)
PROPOSED POND AREA: REMOVE 5' DEPTH OF EXISTING SOIL AND REPLACE POND BOTTOM WITH FILL
DRY DETENTION POND (0.88 AC)± W/ ENHANCED PLANTINGS
VIA VILLAGIO PKWY
SWEETWATER RANCH BLVD
PROP. RETAIL I (13,650 S.F.) FINISHED FLOOR 16.80 NAVD
PROP. RETAIL II (8,657 S.F.) FINISHED FLOOR 16.80 NAVD
PROP. RETAIL III (2,370 SF)
FUTURE RETAIL III (7,770 S.F.) FINISHED FLOOR 16.80 NAVD
RESTAURANT (3,500 S.F.) FINISHED FLOOR 16.80 NAVD
EDGE OF PAVEMENT
EDGE OF WATER
CENTERLINE OF R/W
REVISIONS
PERMIT SET
MARKETPLACE AT COCONUT POINT
FOR
KONOVER SOUTH
US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone (813) 379-4100
Fax (813) 379-4040
www.ThomasEngineeringGroup.com
DARREN T.B. DYRE, P.E.
October 28, 2022
FLORIDA LICENSE No. 77996
FLORIDA BUSINESS CERT. OF AUTH. No. 27928
C-6.2 PAVING GRADING & DRAINAGE PLAN SOUTH
C-6.2



SECTION A-A
HORIZ. SCALE: 1"=10'
VERT. SCALE: 1"=2'



SECTION B-B
HORIZ. SCALE: 1"=10'
VERT. SCALE: 1"=2'

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THOMAS ENGINEERING GROUP
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OFFICES: TAMPA, FT. MYERS, FT. LAUDERDALE, VERO BEACH, NAPLES, ORLANDO, SARASOTA

REVISIONS

REV	DATE	COMMENT	BY

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PROJECT No:	FT170063
DRAWN BY:	HR
CHECKED BY:	DEE
DATE:	01/10/2022
SCALE:	AS NOTED
CAD I.D.:	FT170063 - X-SEC

PROJECT:
MARKETPLACE AT COCONUT POINT
FOR
KONOVER SOUTH
US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL

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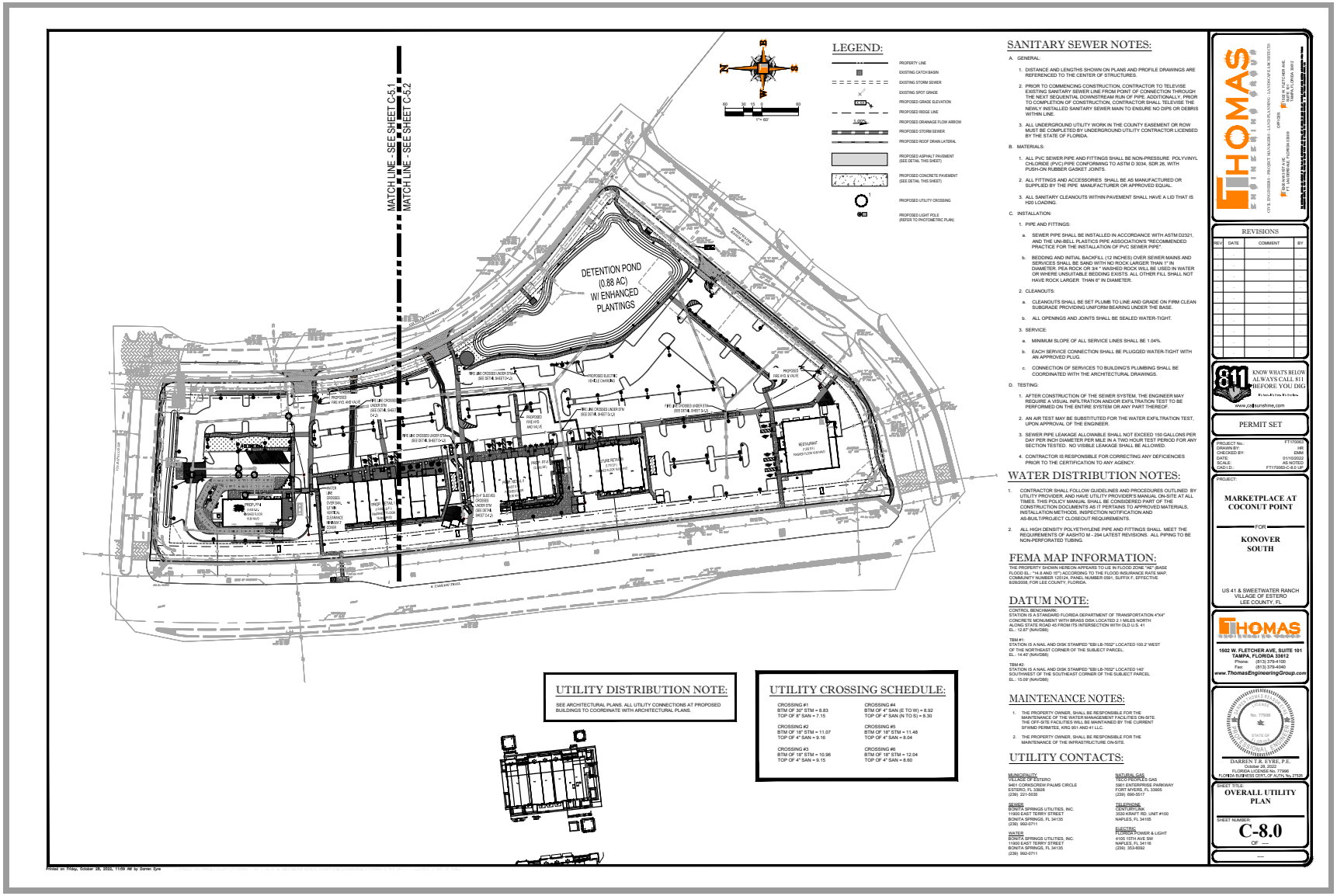
STATE OF FLORIDA — DARREN T. EYRE, P.E. — No. 77996 — PROFESSIONAL ENGINEER
October 28, 2022
FLORIDA LICENSE No. 77996
FLORIDA BUSINESS CERT. OF AUTH. No. 27928

SHEET TITLE:
PGD CROSS SECTIONS
SHEET NUMBER:
C-6.3
OF ---


MATCH LINE - SEE SHEET C-5.1
MATCH LINE - SEE SHEET C-5.2
DETENTION POND
(0.88 AC)
W/ ENHANCED
PLANTINGS
LEGEND:
PROPERTY LINE
EXISTING CATCH BASIN
EXISTING STORM SEWER
EXISTING SPOT GRADE
PROPOSED GRADE ELEVATION
PROPOSED RIDGE LINE
PROPOSED DRAINAGE FLOW ARROW
PROPOSED STORM SEWER
PROPOSED ROOF DRAIN LATERAL
PROPOSED ASPHALT PAVEMENT (SEE DETAIL THIS SHEET)
PROPOSED CONCRETE PAVEMENT (SEE DETAIL THIS SHEET)
PROPOSED UTILITY CROSSING
PROPOSED LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
SANITARY SEWER NOTES:
A. GENERAL:
1. DISTANCE AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.
2. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR TO TELEVISE EXISTING SANITARY SEWER LINE FROM POINT OF CONNECTION THROUGH THE NEXT SEQUENTIAL DOWNSTREAM RUN OF PIPE. ADDITIONALLY, PRIOR TO COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL TELEVISE THE NEWLY INSTALLED SANITARY SEWER MAIN TO ENSURE NO DIPS OR DEBRIS WITHIN LINE.
3. ALL UNDERGROUND UTILITY WORK IN THE COUNTY EASEMENT OR ROW MUST BE COMPLETED BY UNDERGROUND UTILITY CONTRACTOR LICENSED BY THE STATE OF FLORIDA.
B. MATERIALS:
1. ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.
2. ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.
3. ALL SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE A LID THAT IS H20 LOADING.
C. INSTALLATION:
1. PIPE AND FITTINGS:
a. SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, AND THE UNI-BELL PLASTICS PIPE ASSOCIATION'S 'RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE'.
b. BEDDING AND INITIAL BACKFILL (12 INCHES) OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR 3/4 " WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
2. CLEANOUTS:
a. CLEANOUTS SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM CLEAN SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE.
b. ALL OPENINGS AND JOINTS SHALL BE SEALED WATER-TIGHT.
3. SERVICE:
a. MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE 1.04%.
b. EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.
c. CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS.
D. TESTING:
1. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
2. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
3. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED.
4. CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES PRIOR TO THE CERTIFICATION TO ANY AGENCY.
WATER DISTRIBUTION NOTES:
1. CONTRACTOR SHALL FOLLOW GUIDELINES AND PROCEDURES OUTLINED BY UTILITY PROVIDER, AND HAVE UTILITY PROVIDER'S MANUAL ON-SITE AT ALL TIMES. THIS POLICY MANUAL SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS AS IT PERTAINS TO APPROVED MATERIALS, INSTALLATION METHODS, INSPECTION NOTIFICATION AND AS-BUILT/PROJECT CLOSEOUT REQUIREMENTS.
2. ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M - 294 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING.
FEMA MAP INFORMATION:
THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "AE" (BASE FLOOD EL.: "14.8 AND 15") ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 125124, PANEL NUMBER 0591, SUFFIX F, EFFECTIVE 8/28/2008, FOR LEE COUNTY, FLORIDA.
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MAINTENANCE NOTES:
1. THE PROPERTY OWNER, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER MANAGEMENT FACILITIES ON-SITE. THE OFF-SITE FACILITIES WILL BE MAINTAINED BY THE CURRENT SFWMD PERMITEE, KRG 951 AND 41 LLC.
2. THE PROPERTY OWNER, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE INFRASTRUCTURE ON-SITE.
UTILITY CONTACTS:
MUNICIPALITY
VILLAGE OF ESTERO
9401 CORKSCREW PALMS CIRCLE
ESTERO, FL 33928
(239) 221-0035
SEWER
BONITA SPRINGS UTILITIES, INC.
11900 EAST TERRY STREET
BONITA SPRINGS, FL 34135
(239) 992-0711
WATER
BONITA SPRINGS UTILITIES, INC.
11900 EAST TERRY STREET
BONITA SPRINGS, FL 34135
(239) 992-0711
NATURAL GAS
TECO PEOPLES GAS
5961 ENTERPRISE PARKWAY
FORT MYERS, FL 33905
(239) 690-5517
TELEPHONE
CENTURYLINK
3030 KRAFT RD. UNIT #100
NAPLES, FL 34105
ELECTRIC
FLORIDA POWER & LIGHT
4105 10TH AVE SW
NAPLES, FL 34116
(239) 353-9262
UTILITY DISTRIBUTION NOTE:
SEE ARCHITECTURAL PLANS. ALL UTILITY CONNECTIONS AT PROPOSED BUILDINGS TO COORDINATE WITH ARCHITECTURAL PLANS.
UTILITY CROSSING SCHEDULE:
CROSSING #1
BTM OF 30" STM = 8.83
TOP OF 8" SAN = 7.15
CROSSING #2
BTM OF 18" STM = 11.07
TOP OF 4" SAN = 9.16
CROSSING #3
BTM OF 18" STM = 10.96
TOP OF 4" SAN = 9.15
CROSSING #4
BTM OF 4" SAN (E TO W) = 8.92
TOP OF 4" SAN (N TO S) = 8.30
CROSSING #5
BTM OF 18" STM = 11.48
TOP OF 4" SAN = 8.04
CROSSING #6
BTM OF 18" STM = 12.04
TOP OF 4" SAN = 8.60
THOMAS ENGINEERING GROUP
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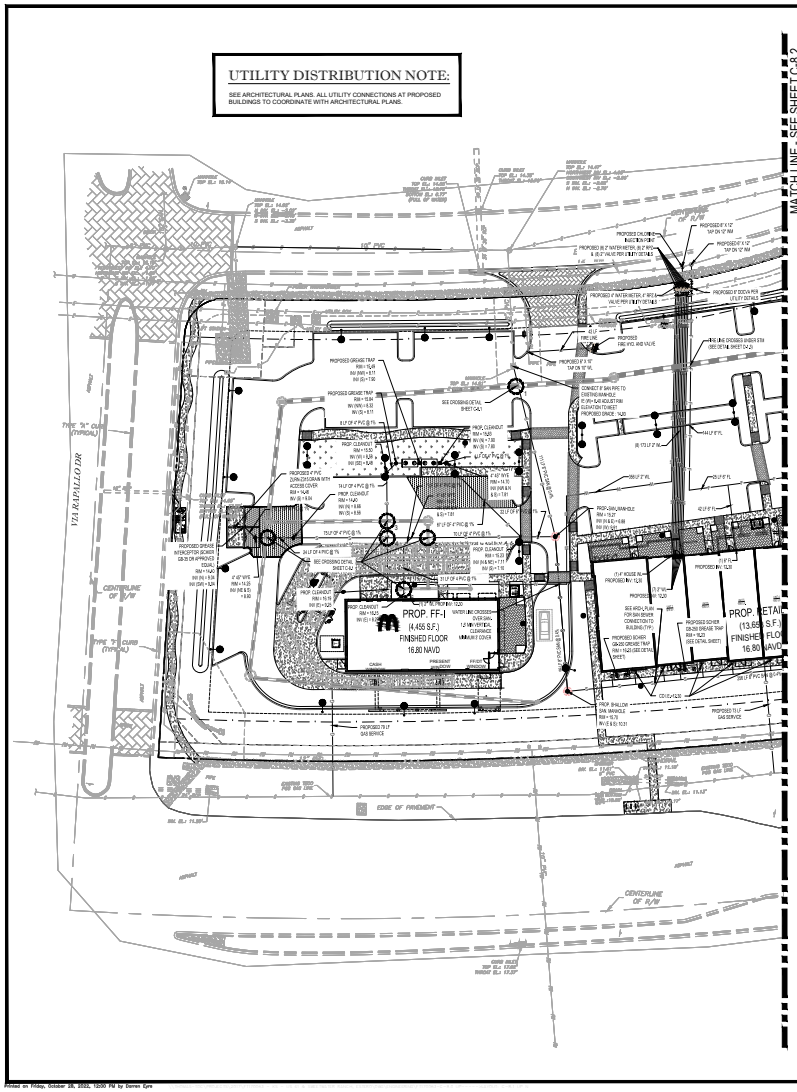
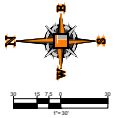
Phone: (813) 379-4100
Fax: (813) 379-4040
www.ThomasEngineeringGroup.com
DARREN T.R. EYRE, P.E.
October 28, 2022
FLORIDA LICENSE No. 77996
FLORIDA BUSINESS CERT. OF AUTH. No. 27026
SHEET TITLE:
OVERALL UTILITY PLAN
SHEET NUMBER:
C-8.0
OF ---





LEGEND:

- PROPERTY LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING FORCE MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED ELECTRIC CONDUIT
- PROPOSED TELEPHONE
- PROPOSED STORM SEWER
- PROPOSED UTILITY CROSSING
- PROPOSED LIGHT POLE (REFER TO PHOTOMETRIC PLAN)

FEMA MAP INFORMATION:

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "AE" (BASE FLOOD EL. "14.8 AND 15") ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 125124, PANEL NUMBER 0581, SUFFIX F, EFFECTIVE 8/28/2008, FOR LEE COUNTY, FLORIDA.

DATUM NOTE:

CONTROL BENCHMARK:
STATION IS A STANDARD FLORIDA DEPARTMENT OF TRANSPORTATION 4"X4" CONCRETE MONUMENT WITH BRASS DISK LOCATED 2.1 MILES NORTH ALONG STATE ROAD 45 FROM ITS INTERSECTION WITH OLD U.S. 41
EL.: 12.87 (NAVD88)

TBM #1:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 100.2' WEST OF THE NORTHEAST CORNER OF THE SUBJECT PARCEL.
EL.: 14.40' (NAVD88)

TBM #2:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 140' SOUTHWEST OF THE SOUTHEAST CORNER OF THE SUBJECT PARCEL
EL.: 15.09' (NAVD88)

UTILITY CONTACTS:

MUNICIPALITY
VILLAGE OF ESTERO
9401 CORKSCREW PALMS CIRCLE
ESTERO, FL 33928
(239) 221-5035

SEWER
BONITA SPRINGS UTILITIES, INC.
11560 EAST TERRY STREET
BONITA SPRINGS, FL 34135
(239) 992-0711

WATER
BONITA SPRINGS UTILITIES, INC.
11560 EAST TERRY STREET
BONITA SPRINGS, FL 34135
(239) 992-0711

NATURAL GAS
TECO PEOPLES GAS
5901 ENTERPRISE PARKWAY
FORT MYERS, FL 33905
(239) 690-5517

TELEPHONE
CENTURY LINK
3330 KRAFT RD. UNIT #100
NAPLES, FL 34105

ELECTRIC
FLORIDA POWER & LIGHT
4105 15TH AVE SW
NAPLES, FL 34116
(239) 353-6092

SANITARY SEWER NOTES:

A. GENERAL:

1. DISTANCE AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.
2. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR TO TELEVISE EXISTING SANITARY SEWER LINE FROM POINT OF CONNECTION THROUGH THE NEXT SEQUENTIAL DOWNSTREAM RUN OF PIPE. ADDITIONALLY, PRIOR TO COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL TELEVISE THE NEWLY INSTALLED SANITARY SEWER MAIN TO ENSURE NO DIPS OR DEBRIS WITHIN LINE.
3. ALL UNDERGROUND UTILITY WORK IN THE COUNTY EASEMENT OR ROW MUST BE COMPLETED BY UNDERGROUND UTILITY CONTRACTOR LICENSED BY THE STATE OF FLORIDA.

B. MATERIALS:

1. ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.
2. ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.
3. ALL SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE A LID THAT IS H20 LOADING.

C. INSTALLATION:

1. PIPE AND FITTINGS:
   a. SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, AND THE UNI-BELL PLASTICS PIPE ASSOCIATION'S "RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE".
   b. BEDDING AND INITIAL BACKFILL (12 INCHES) OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR 3/4 " WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
2. CLEANOUTS:
   a. CLEANOUTS SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM CLEAN SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE.
   b. ALL OPENINGS AND JOINTS SHALL BE SEALED WATER-TIGHT.
3. SERVICE:
   a. MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE 1.04%.
   b. EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.
   c. CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS.

D. TESTING:

1. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
2. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
3. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED.
4. CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES PRIOR TO THE CERTIFICATION TO ANY AGENCY.

WATER DISTRIBUTION NOTES:

1. CONTRACTOR SHALL FOLLOW GUIDELINES AND PROCEDURES OUTLINED BY UTILITY PROVIDER, AND HAVE UTILITY PROVIDER'S MANUAL ON-SITE AT ALL TIMES. THIS POLICY MANUAL SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS AS IT PERTAINS TO APPROVED MATERIALS, INSTALLATION METHODS, INSPECTION NOTIFICATION AND AS-BUILT/PROJECT CLOSEOUT REQUIREMENTS.
2. ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M - 294 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING.

UTILITY CROSSING SCHEDULE:

CROSSING #1
BTM OF 30" STM = 8.83
TOP OF 8" SAN = 7.15

CROSSING #2
BTM OF 18" STM = 11.07
TOP OF 4" SAN = 9.16

CROSSING #3
BTM OF 18" STM = 10.96
TOP OF 4" SAN = 9.15

CROSSING #4
BTM OF 4" SAN (E TO W) = 8.92
TOP OF 4" SAN (N TO S) = 8.30

CROSSING #5
BTM OF 18" STM = 11.48
TOP OF 4" SAN = 8.04

CROSSING #6
BTM OF 18" STM = 12.04
TOP OF 4" SAN = 8.60

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THOMAS ENGINEERING GROUP
CIVIL ENGINEERING · PROJECT MANAGERS · LAND PLANNING · LANDSCAPE ARCHITECTS
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TAMPA, FL 33612-2402
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FAX: (813) 375-4040
CERTIFICATE OF AUTHORIZATION NO. 27326

REVISIONS

REV.	DATE	COMMENT	BY

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PROJECT No.: FTT170065
DRAWN BY: HR
CHECKED BY: DE
DATE: 01/13/2022
SCALE: AS NOTED
CAD I.D.: FTT170065-C-8.0.1P

PROJECT:
MARKETPLACE AT COCONUT POINT
FOR
KONOVER SOUTH
US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
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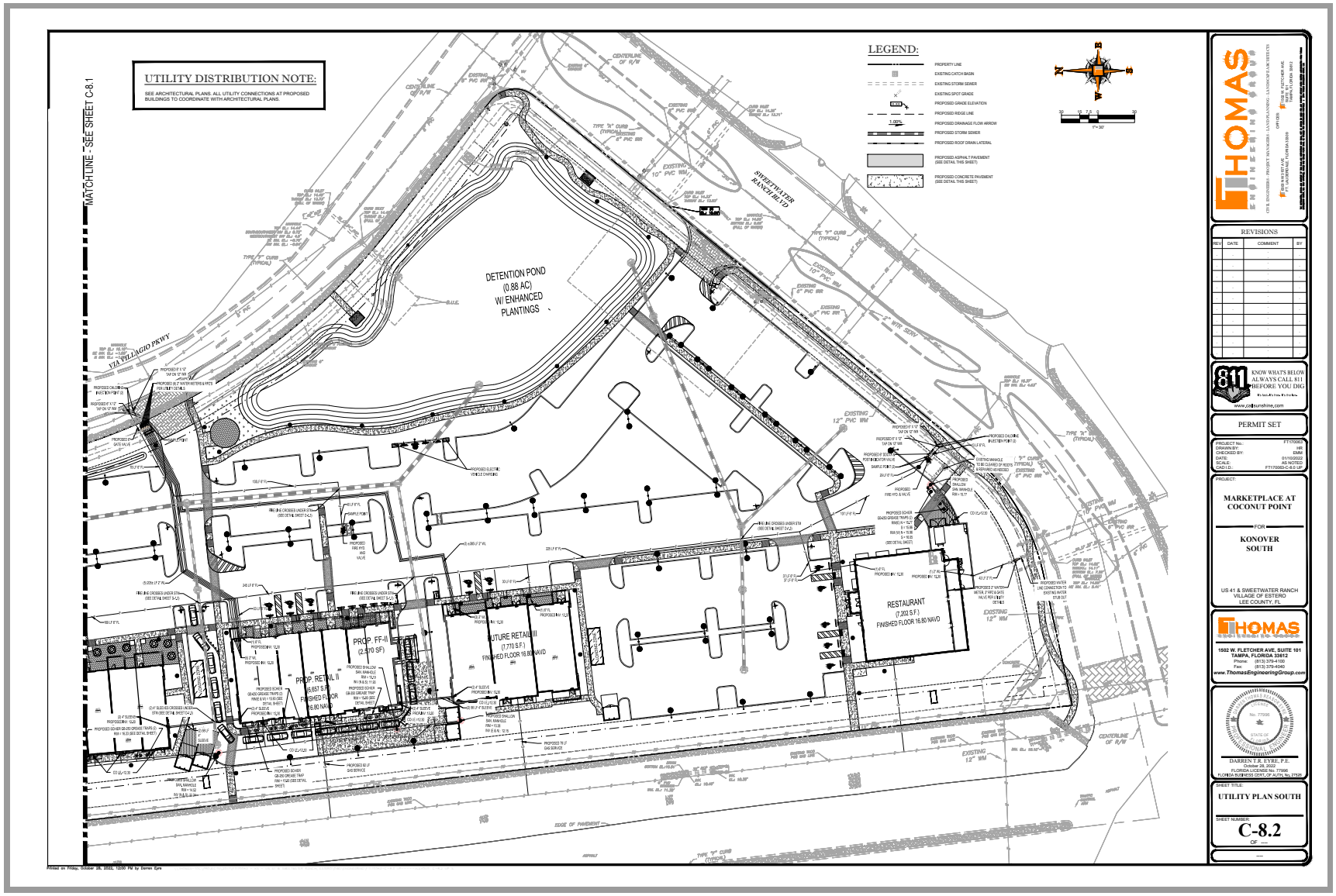
STATE OF FLORIDA — DARREN T. EYRE — No. 77996 — REGISTERED PROFESSIONAL ENGINEER
DARREN T. EYRE, P.E.
October 28, 2022
FLORIDA LICENSE No. 77996
FLORIDA BUSINESS CERT. OF AUTH. No. 27326

SHEET TITLE:
UTILITY PLAN NORTH
SHEET NUMBER:
C-8.1
OF ---


UTILITY DISTRIBUTION NOTE:
SEE ARCHITECTURAL PLANS. ALL UTILITY CONNECTIONS AT PROPOSED BUILDINGS TO COORDINATE WITH ARCHITECTURAL PLANS.
MATCHLINE - SEE SHEET C-8.1
LEGEND:
PROPERTY LINE
EXISTING CATCH BASIN
EXISTING STORM SEWER
EXISTING SPOT GRADE
PROPOSED GRADE ELEVATION
PROPOSED RIDGE LINE
PROPOSED DRAINAGE FLOW ARROW
PROPOSED STORM SEWER
PROPOSED ROOF DRAIN LATERAL
PROPOSED ASPHALT PAVEMENT (SEE DETAIL THIS SHEET)
PROPOSED CONCRETE PAVEMENT (SEE DETAIL THIS SHEET)
DETENTION POND (0.88 AC) W/ ENHANCED PLANTINGS
VIA VILLAGIO PKWY
SWEETWATER RANCH BLVD
RESTAURANT (7,202 S.F.) FINISHED FLOOR 16.80 NAVD
FUTURE RETAIL III (7,770 S.F.) FINISHED FLOOR 16.80 NAVD
PROP. FF-II (2,370 SF)
PROP. RETAIL II (5,657 S.F.) FINISHED FLOOR 16.80 NAVD
EDGE OF PAVEMENT
CENTERLINE OF R/W
REVISIONS
PERMIT SET
MARKETPLACE AT COCONUT POINT
FOR
KONOVER SOUTH
US 41 & SWEETWATER RANCH VILLAGE OF ESTERO LEE COUNTY, FL
1502 W. FLETCHER AVE, SUITE 101 TAMPA, FLORIDA 33612
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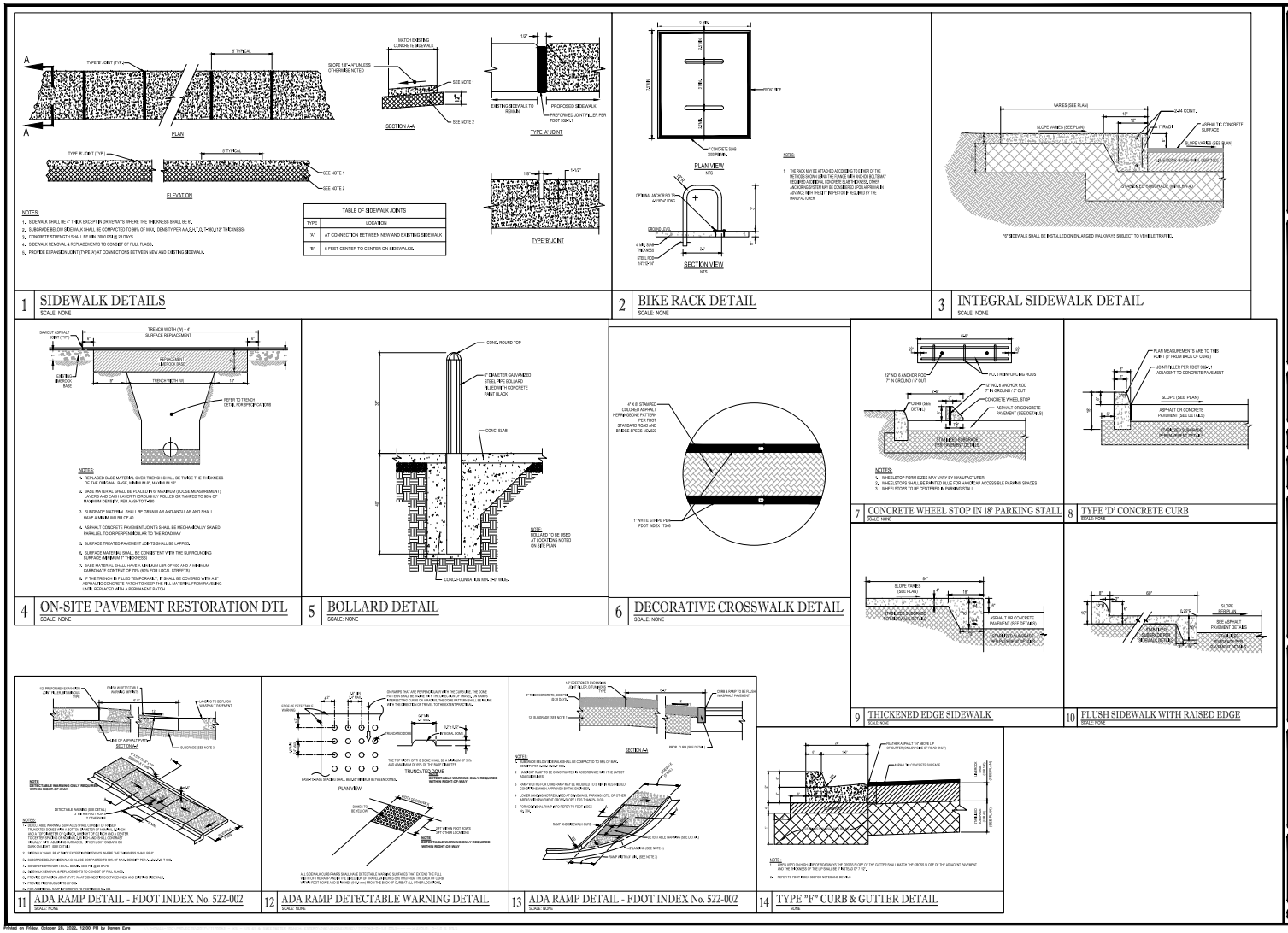
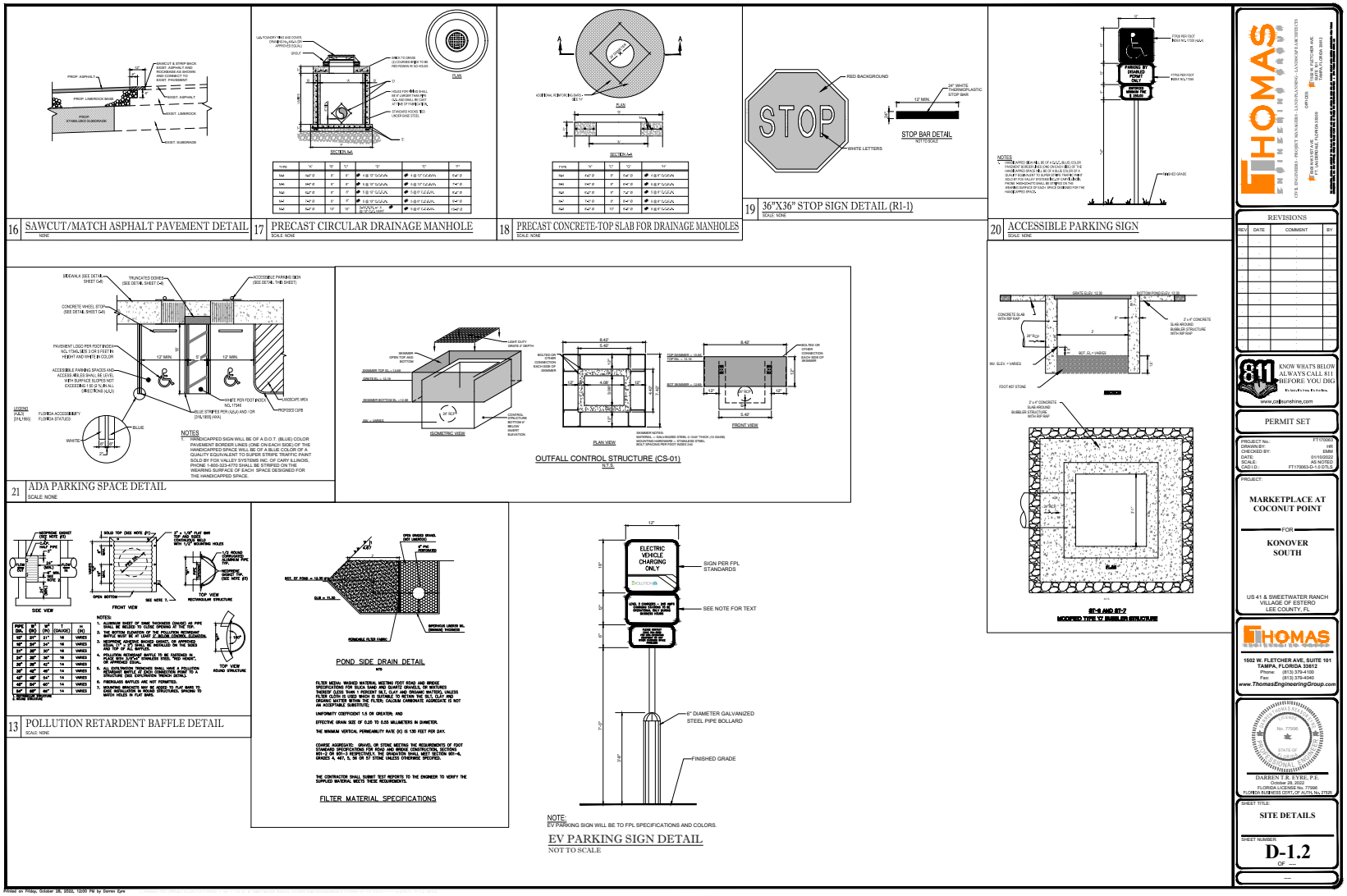
DARREN T.A. EYRE, P.E.
October 28, 2022
FLORIDA LICENSE No. 77996
FLORIDA BUSINESS CERT. OF AUTH. No. 27326
SHEET TITLE:
UTILITY PLAN SOUTH
SHEET NUMBER:
C-8.2


1 SIDEWALK DETAILS
SCALE: NONE
2 BIKE RACK DETAIL
SCALE: NONE
3 INTEGRAL SIDEWALK DETAIL
SCALE: NONE
4 ON-SITE PAVEMENT RESTORATION DTL
SCALE: NONE
5 BOLLARD DETAIL
SCALE: NONE
6 DECORATIVE CROSSWALK DETAIL
SCALE: NONE
7 CONCRETE WHEEL STOP IN 18' PARKING STALL
SCALE: NONE
8 TYPE 'D' CONCRETE CURB
SCALE: NONE
9 THICKENED EDGE SIDEWALK
SCALE: NONE
10 FLUSH SIDEWALK WITH RAISED EDGE
SCALE: NONE
11 ADA RAMP DETAIL - FDOT INDEX No. 522-002
SCALE: NONE
12 ADA RAMP DETECTABLE WARNING DETAIL
SCALE: NONE
13 ADA RAMP DETAIL - FDOT INDEX No. 522-002
SCALE: NONE
14 TYPE "F" CURB & GUTTER DETAIL
NONE
THOMAS ENGINEERING GROUP
REVISIONS
PERMIT SET
MARKETPLACE AT COCONUT POINT
FOR
KONOVER SOUTH
US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
DARREN T.R. EYRE, P.E.
SITE DETAILS
D-1.0



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PROJECT No: FT170063
DRAWN BY: HR
CHECKED BY: DE
DATE: 01/15/2022
SCALE: AS NOTED
CAD I.D.: FT170063-D-1-0.DTLS

PROJECT:
MARKETPLACE AT COCONUT POINT
FOR
KONOVER SOUTH
US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL

THOMAS ENGINEERING GROUP
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DARREN T.R. EYRE, P.E.
October 28, 2022
FLORIDA LICENSE No. 77996
FLORIDA BUSINESS CERT. OF AUTH. No. 27326

SHEET TITLE:
SITE DETAILS
SHEET NUMBER
D-1.2
OF ---

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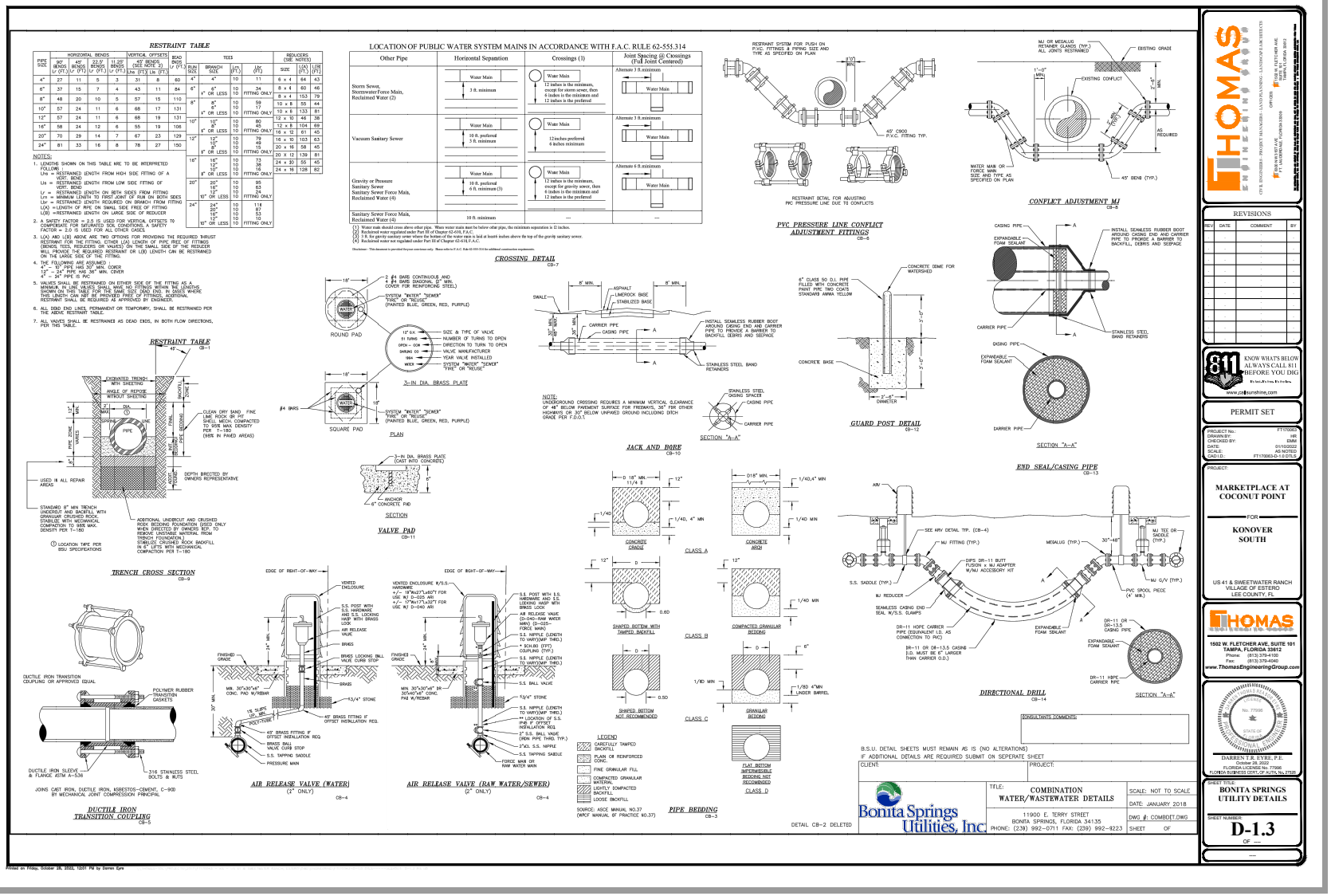
RESTRAINT TABLE
LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314
Other Pipe
Horizontal Separation
Crossings (1)
Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)
Vacuum Sanitary Sewer
Gravity or Pressure Sanitary Sewer Sanitary Sewer Force Main, Reclaimed Water (4)
Sanitary Sewer Force Main, Reclaimed Water (4)
3 ft. minimum
10 ft. preferred 3 ft. minimum
10 ft. preferred 6 ft. minimum (3)
10 ft. minimum
12 inches preferred 6 inches minimum
12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is the preferred
Alternate 3 ft.minimum
Alternate 6 ft.minimum
RESTRAINT SYSTEM FOR PUSH ON P.V.C. FITTINGS & PIPING SIZE AND TYPE AS SPECIFIED ON PLAN
RESTRAINT DETAIL FOR ADJUSTING PVC PRESSURE LINE DUE TO CONFLICTS
CONFLICT ADJUSTMENT MJ
PVC PRESSURE LINE CONFLICT ADJUSTMENT FITTINGS
CROSSING DETAIL
ROUND PAD
SQUARE PAD
PLAN
SECTION
JACK AND BORE
GUARD POST DETAIL
SECTION "A-A"
END SEAL/CASING PIPE
VALVE PAD
TRENCH CROSS SECTION
DUCTILE IRON TRANSITION COUPLING
AIR RELEASE VALVE (WATER)
AIR RELEASE VALVE (RAW WATER/SEWER)
PIPE BEDDING
DIRECTIONAL DRILL
CLASS A
CLASS B
CLASS C
CLASS D
LEGEND
SOURCE: ASCE MANUAL NO.37 (WPCF MANUAL 0F PRACTICE NO.37)
DETAIL CB-2 DELETED
B.S.U. DETAIL SHEETS MUST REMAIN AS IS (NO ALTERATIONS)
IF ADDITIONAL DETAILS ARE REQUIRED SUBMIT ON SEPERATE SHEET
CLIENT:
PROJECT:
Bonita Springs Utilities, Inc.
TITLE: COMBINATION WATER/WASTEWATER DETAILS
SCALE: NOT TO SCALE
DATE: JANUARY 2018
DWG #: COMBDET.DWG
SHEET OF
11900 E. TERRY STREET
BONITA SPRINGS, FLORIDA 34135
PHONE: (239) 992-0711 FAX: (239) 992-8223
THOMAS ENGINEERING GROUP
REVISIONS
PERMIT SET
MARKETPLACE AT COCONUT POINT
FOR
KONOVER SOUTH
US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL
1502 W. FLETCHER AVE. SUITE 101
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October 28, 2022
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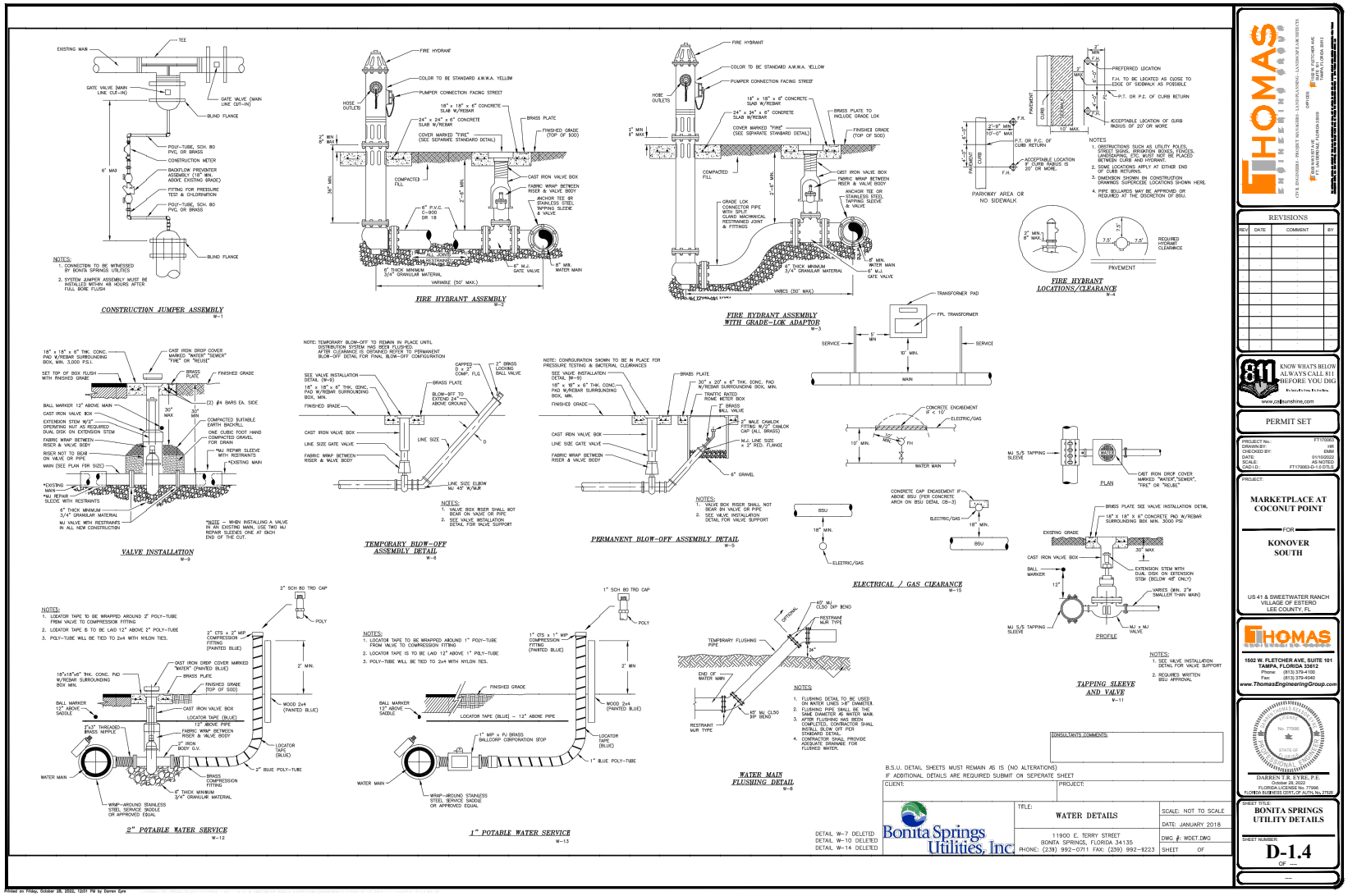
FLORIDA BUSINESS CERT. OF AUTH. No. 27326
SHEET TITLE:
BONITA SPRINGS UTILITY DETAILS
SHEET NUMBER
D-1.3
OF ---


CONSTRUCTION JUMPER ASSEMBLY
W-1
FIRE HYDRANT ASSEMBLY
W-2
FIRE HYDRANT ASSEMBLY WITH GRADE-LOK ADAPTOR
W-3
FIRE HYDRANT LOCATIONS/CLEARANCE
W-4
VALVE INSTALLATION
W-9
TEMPORARY BLOW-OFF ASSEMBLY DETAIL
W-8
PERMANENT BLOW-OFF ASSEMBLY DETAIL
W-5
ELECTRICAL / GAS CLEARANCE
W-15
TAPPING SLEEVE AND VALVE
W-11
2" POTABLE WATER SERVICE
W-12
1" POTABLE WATER SERVICE
W-13
WATER MAIN FLUSHING DETAIL
W-6
DETAIL W-7 DELETED
DETAIL W-10 DELETED
DETAIL W-14 DELETED
B.S.U. DETAIL SHEETS MUST REMAIN AS IS (NO ALTERATIONS)
IF ADDITIONAL DETAILS ARE REQUIRED SUBMIT ON SEPERATE SHEET
CLIENT:
PROJECT:
Bonita Springs Utilities, Inc.
TITLE: WATER DETAILS
SCALE: NOT TO SCALE
DATE: JANUARY 2018
DWG #: WDET.DWG
SHEET OF
11900 E. TERRY STREET
BONITA SPRINGS, FLORIDA 34135
PHONE: (239) 992-0711 FAX: (239) 992-3223
THOMAS ENGINEERING GROUP
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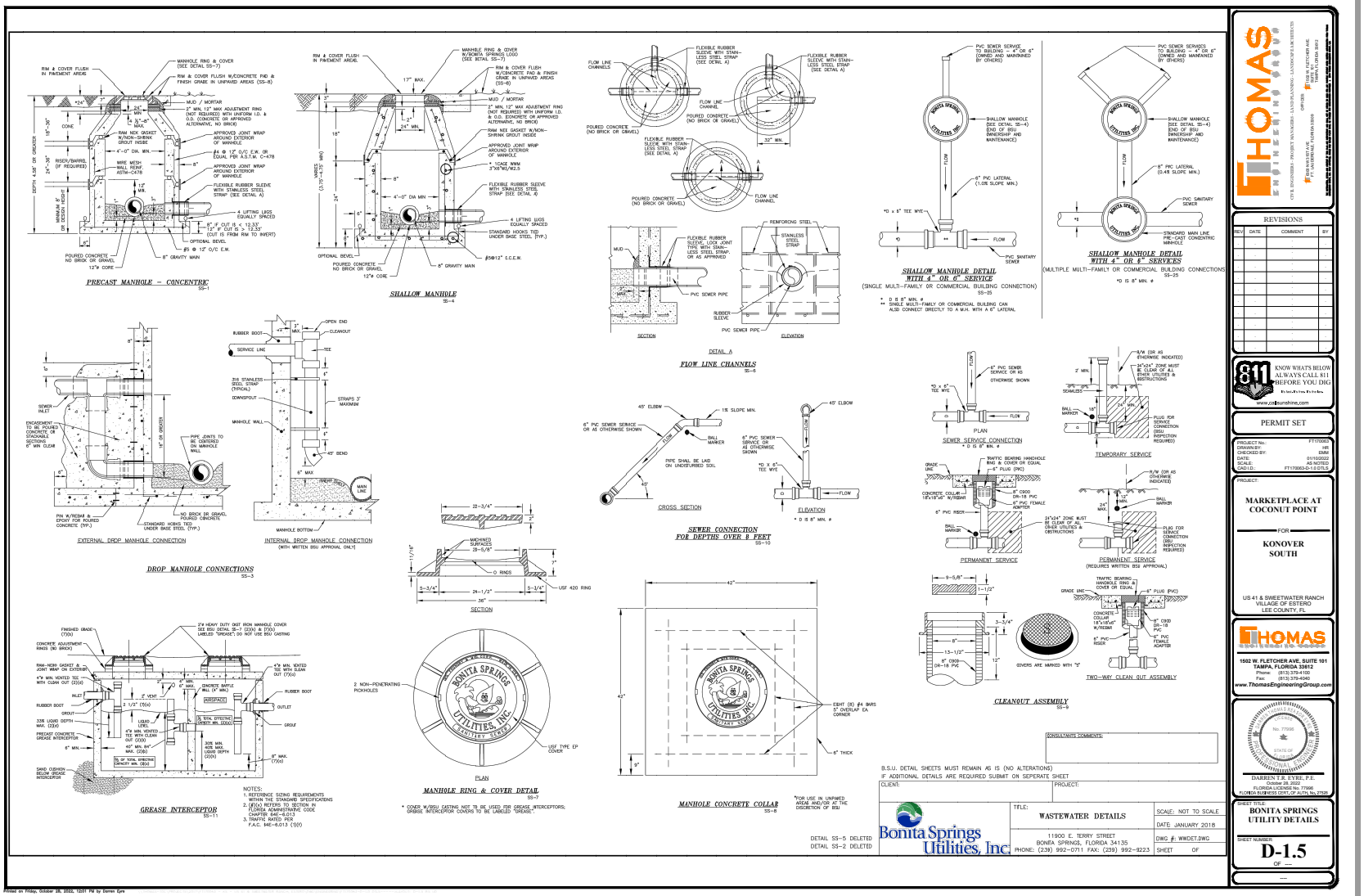
TAMPA, FLORIDA 33612
DARRIN T.R. EYRE, P.E.
BONITA SPRINGS UTILITY DETAILS
D-1.4


PRECAST MANHOLE – CONCENTRIC
SS-1
SHALLOW MANHOLE
SS-4
FLOW LINE CHANNELS
SS-6
SHALLOW MANHOLE DETAIL WITH 4" OR 6" SERVICE
(SINGLE MULTI-FAMILY OR COMMERCIAL BUILDING CONNECTION)
SS-15
SHALLOW MANHOLE DETAIL WITH 4" OR 6" SERVICES
(MULTIPLE MULTI-FAMILY OR COMMERCIAL BUILDING CONNECTIONS
SS-25
EXTERNAL DROP MANHOLE CONNECTION
INTERNAL DROP MANHOLE CONNECTION
(WITH WRITTEN BSU APPROVAL ONLY)
DROP MANHOLE CONNECTIONS
SS-3
SEWER CONNECTION FOR DEPTHS OVER 8 FEET
SS-10
SEWER SERVICE CONNECTION
TEMPORARY SERVICE
PERMANENT SERVICE
PERMANENT SERVICE
(REQUIRES WRITTEN BSU APPROVAL)
TWO-WAY CLEAN OUT ASSEMBLY
CLEANOUT ASSEMBLY
SS-9
GREASE INTERCEPTOR
SS-11
NOTES:
1. REFERENCE SIDING REQUIREMENTS WITHIN THE STANDARD SPECIFICATIONS
2. (F)(a) REFERS TO SECTION IN FLORIDA ADMINISTRATIVE CODE CHAPTER 64E-6.013
3. TRAFFIC RATED PER F.A.C. 64E-6.013 (1)(f)
MANHOLE RING & COVER DETAIL
SS-7
* COVER W/BSU CASTING NOT TO BE USED FOR GREASE INTERCEPTORS; GREASE INTERCEPTOR COVERS TO BE LABELED "GREASE."
MANHOLE CONCRETE COLLAR
SS-8
*FOR USE IN UNPAVED AREAS AND/OR AT THE DISCRETION OF BSU
DETAIL SS-5 DELETED
DETAIL SS-2 DELETED
B.S.U. DETAIL SHEETS MUST REMAIN AS IS (NO ALTERATIONS)
IF ADDITIONAL DETAILS ARE REQUIRED SUBMIT ON SEPERATE SHEET
CONSULTANTS COMMENTS:
CLIENT:
PROJECT:
Bonita Springs Utilities, Inc.
TITLE: WASTEWATER DETAILS
SCALE: NOT TO SCALE
DATE: JANUARY 2018
DWG #: WWDET.DWG
SHEET OF
11900 E. TERRY STREET
BONITA SPRINGS, FLORIDA 34135
PHONE: (239) 992-0711 FAX: (239) 992-9223
THOMAS ENGINEERING GROUP
REVISIONS
REV. DATE COMMENT BY
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PERMIT SET
PROJECT No: FT170063
DRAWN BY: HR
CHECKED BY: DE
DATE: 01/15/2022
SCALE: AS NOTED
CAD I.D.: FT170063-01-SITE PLAN
PROJECT:
MARKETPLACE AT COCONUT POINT
FOR
KONOVER SOUTH
US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL
THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
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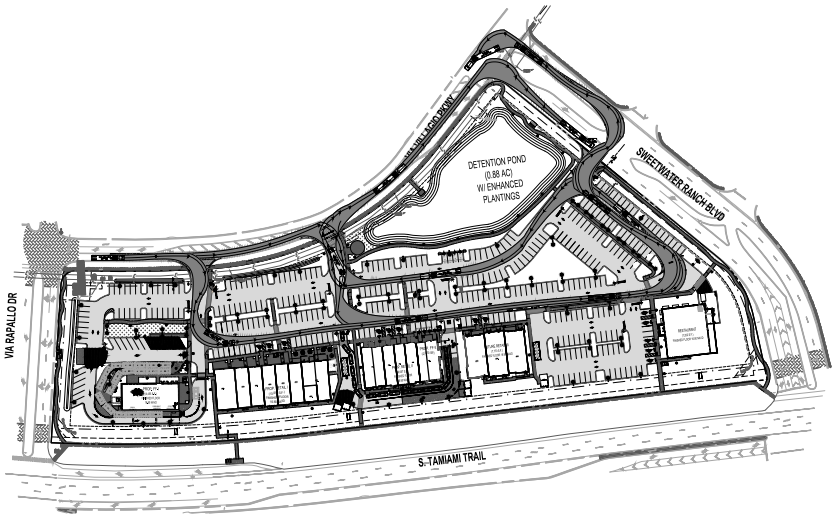
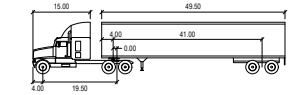
STATE OF FLORIDA
No. 77996
PROFESSIONAL ENGINEER
DARREN T.A. EYRE, P.E.
October 28, 2022
FLORIDA LICENSE No. 77996
FLORIDA BUSINESS CERT. OF AUTH. No. 27326
SHEET TITLE:
BONITA SPRINGS UTILITY DETAILS
SHEET NUMBER
D-1.5
OF ---

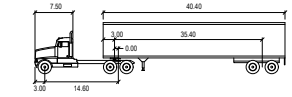




WB-62

feet

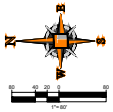
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 31.9
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

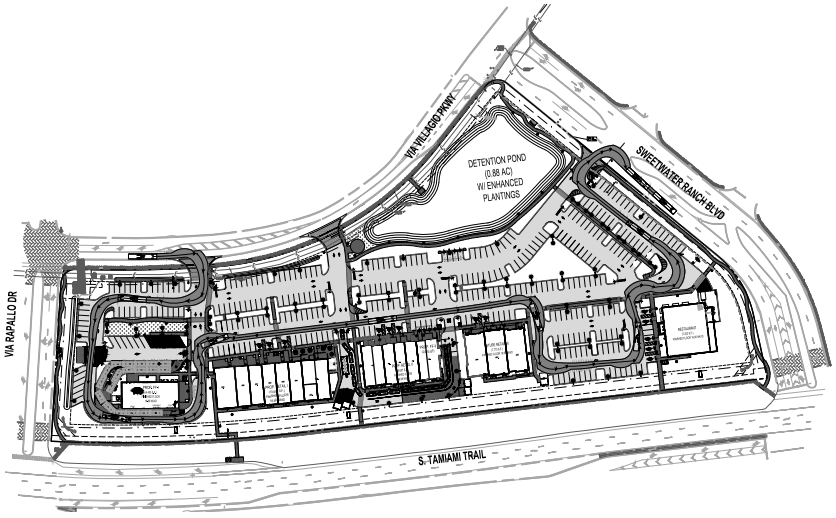


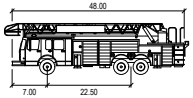
WB-50

feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 20.8
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		







FIRE

feet

Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 44.0

THOMAS ENGINEERING GROUP

CIVIL ENGINEERING · PROJECT MANAGEMENT · LAND PLANNING · LANDSCAPE ARCHITECTS

OFFICES
TAMPA, FL
1502 W. FLETCHER AVE.
SUITE 101
TAMPA, FL 33612
(813) 375-4100

FT. LAUDERDALE
5300 W. ATLANTIC BLVD.
SUITE 401
MARGATE, FL 33063
(954) 427-1818

REVISIONS

REV.	DATE	COMMENT	BY

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PERMIT SET

PROJECT No:	FT170063
DRAWN BY:	HR
CHECKED BY:	DTE
DATE:	01/10/2022
SCALE:	AS NOTED
CAD I.D.:	FT170063-C-9.0 VMP

PROJECT:

MARKETPLACE AT COCONUT POINT

FOR

KONOVER SOUTH

US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 375-4100
Fax: (813) 375-4040
www.ThomasEngineeringGroup.com

STATE OF FLORIDA — No. 77996 — PROFESSIONAL ENGINEER

DARREN T.A. EYRE, P.E.
October 28, 2022
FLORIDA LICENSE No. 77996
FLORIDA BUSINESS CERT. OF AUTH. No. 27326

SHEET TITLE:

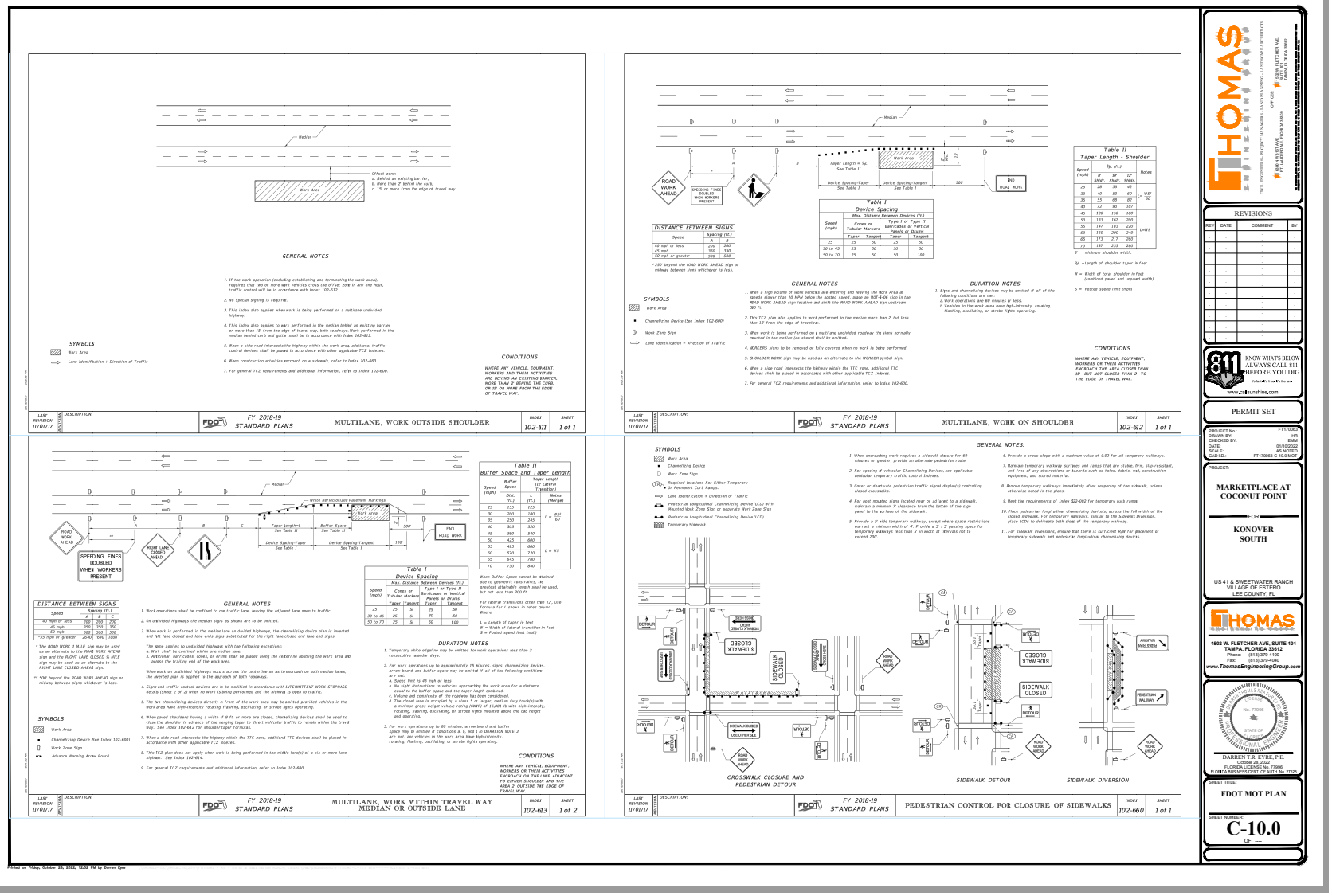
VEHICLE MOVEMENT PLAN

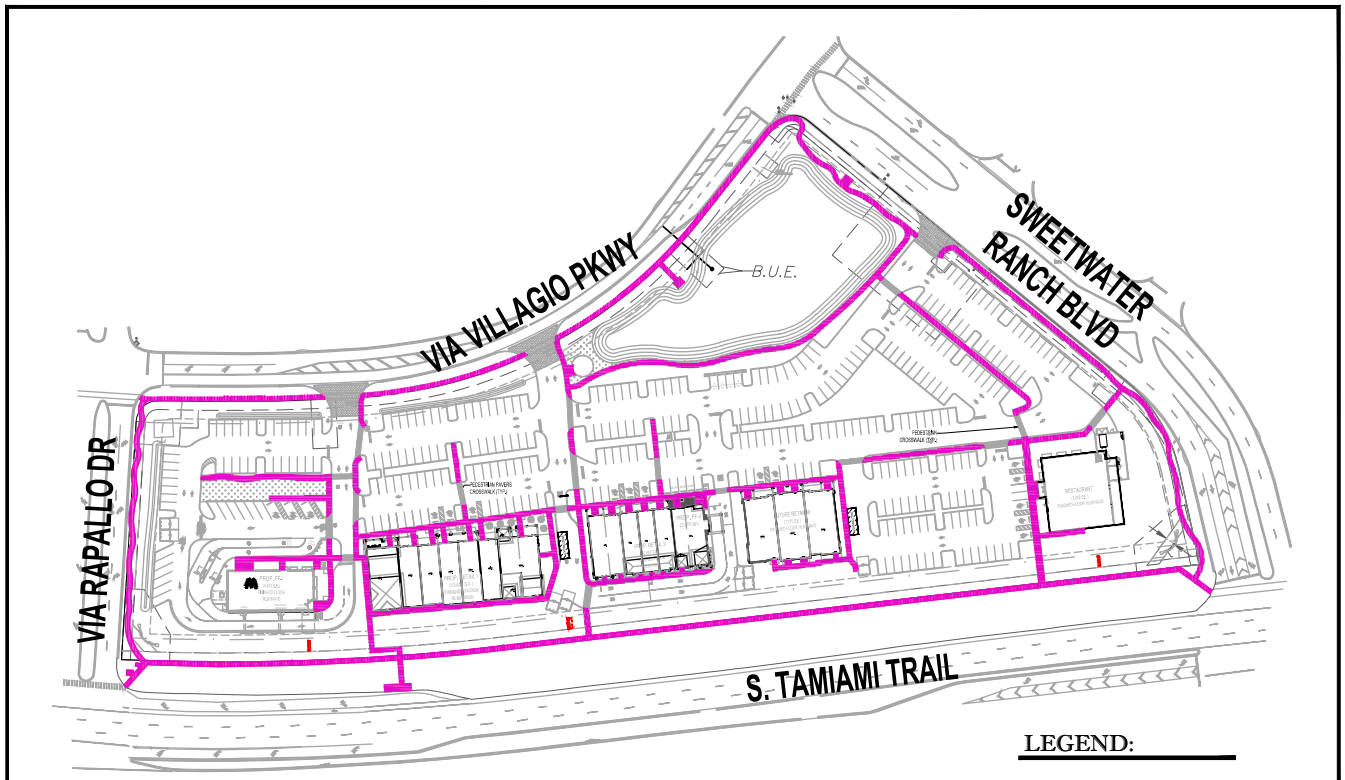
SHEET NUMBER:

C-9.0

OF —

Printed on Friday, October 28, 2022, 12:01 PM by Darren Eyre


GENERAL NOTES
SYMBOLS
CONDITIONS
MULTILANE, WORK OUTSIDE SHOULDER
MULTILANE, WORK ON SHOULDER
MULTILANE, WORK WITHIN TRAVEL WAY MEDIAN OR OUTSIDE LANE
PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS
CROSSWALK CLOSURE AND PEDESTRIAN DETOUR
SIDEWALK DETOUR
SIDEWALK DIVERSION
FDOT
FY 2018-19 STANDARD PLANS
THOMAS ENGINEERING GROUP
REVISIONS
PERMIT SET
MARKETPLACE AT COCONUT POINT
KONOVER SOUTH
US 41 & SWEETWATER RANCH VILLAGE OF ESTERO LEE COUNTY, FL
DARRIN T.R. EYRE, P.E.
FDOT MOT PLAN
C-10.0



PROJECT: US 41 AND SWEETWATER BLVD ESTERO, FLORIDA		EXHIBIT PEDESTRIAN TRAFFIC	THOMAS ENGINEERING GROUP
PROJECT NO: FT170063	PAGE NO: 1 OF 1		1502 W. FLETCHER AVE, UNIT NO. 101, TAMPA, FL 33612 - TEL: (813)379-4100
PREPARED BY: HR	DATE: 03/28/2022		
CHECKED BY: EMM	SCALE: 1"=100'		

G:\2017\FT170063 - KS - US 41 & SWEETWATER RANCH, ESTERO\DWG\EXHIBITS_RENDERINGS\EXHIBIT-SIDEWALKS------>LAYOUT: EXHB 1 CLR SIGN
Printed on Tuesday, November 01, 2022, 12:28 PM by Julia Burroughs

TOTAL EXTERIOR LIGHTING SCHEDULE

QUANTITY	DESCRIPTION	MANUF & MODEL#	LAMPS	LUMENS	LLF WATTS	COLOR
8	WALL MOUNT FLOOD LIGHT	PROGRESSIVE LIGHTING P5203-31	2	2,175	150	30K
8	WALL MOUNT COACH LIGHTING	PROGRESSIVE LIGHTING P5675-31	2	795	17 PER MODULE	30K
24	CEILING MOUNT LED CAN LIGHTING	LITHONIA WF6 LED 27K30K35K 90CRI MW M6	1	1,150	100	30K
12	WALL PACK LIGHTING	PROGRESSIVE LIGHTING P55101-020-30	1	511	18.6	30K

NOTE:
ALL EXTERIOR & PEDESTRIAN LIGHTING TO BE POWDER COATED BLACK FIXTURE, COOL WHITE, DIRECTED DOWNWARD AND COMPLY WITH THE LDC BUG RATING WITH OR WITHOUT SHEILDING:

BACKLIGHT: <1
UPLIGHT: 0
GLARE: <1

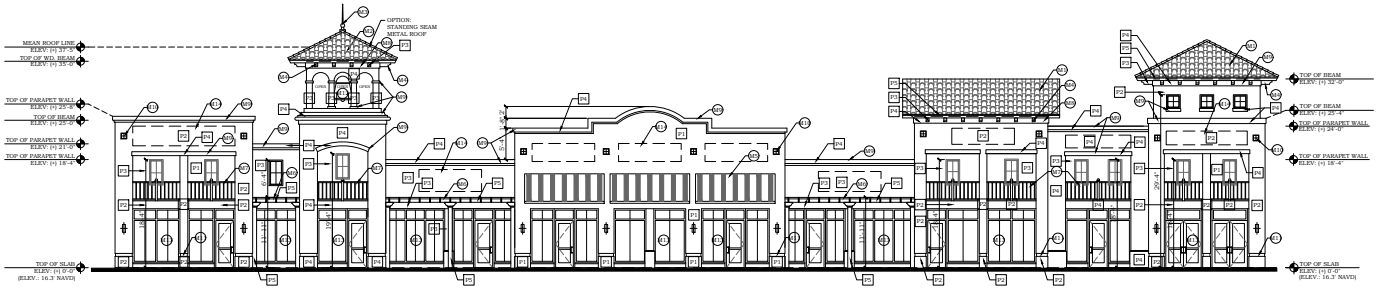
MATERIAL LIST

M1	NEW SOUTHERN BLEND ROOF TILE "S" TYPE
M2	STANDING SEAM METAL COPPER ROOF
M3	METAL ROOF FINIAL
M4	TRIM BRACKET
M5	FABRIC AWNING
M6	METAL CANOPY WITH SUPPORTS
M7	METAL RAILING (BRONZE COLOR)
M8	SMOOTH TRIM BANDING (SEE DETAIL)
M9	SMOOTH STUCCO BANDING
M10	TILE TRIM DETAIL
M11	2" REGLETS
M12	FAUX BELL WITHOUT ANNUNCIATOR
M13	STOREFRONT ASSEMBLY (BRONZE COLOR)
M14	SIGNAGE

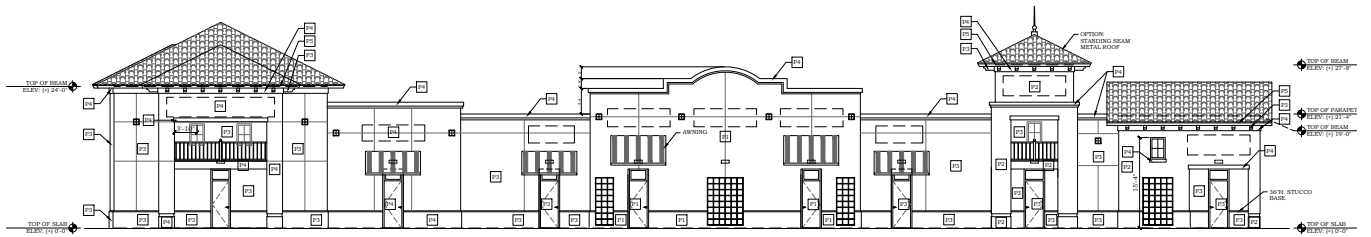
PAINT SCHEDULE

P1	MAIN BODY COLOR: PERSIMMON (SW-6339
P2	SECONDARY BODY COLOR: NEARLY PEACH (SW-6336)
P3	ACCENT / CORBEL: NETSUKE (SW-6136)
P4	TRIM COLOR: MUSLIN (SW-6133)
P5	FASCIA / TRELLIS: DOWNING EARTH (SW-2820)

NOT FOR CONSTRUCTION



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



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

McHARRIE Richmond Hayes
ARCHITECTURE
1328 BROADWAY, SUITE 3
POSTAL SERVICE, FL 34135
PHONE: (239) 949-4449
FAX: (239) 949-4499
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NO.	DESCRIPTION	DATE
1	PER CITY REVIEW COMMENTS	10.16.18
2	PER CITY REVIEW COMMENTS	12.17.18

ESTERO VILLAGE
SWEETWATER
RETAIL 1
8005 SWEETWATER RANCH BLVD
ESTERO, FL. 33928

Drawn by: JOE MAHAFFEY
Reviewed by: MKH
Scale: AS NOTED
Project No.: C21-0022

Sheet Name: EAST & WEST ELEVATIONS
Sheet No.: A4.0

TOTAL EXTERIOR LIGHTING SCHEDULE

QUANTITY	DESCRIPTION	MANUF & MODEL#	LAMPS	LUMENS	LLF WATTS	COLOR
8	WALL MOUNT FLOOD LIGHT	PROGRESSIVE LIGHTING P5203-31	2	2,175	150	30K
8	WALL MOUNT COACH LIGHTING	PROGRESSIVE LIGHTING P5675-31	2	795	17 PER MODULE	30K
24	CEILING MOUNT LED CAN LIGHTING	LITHONIA WF6 LED 27K30K35K 90CRI MW M6	1	1,150	100	30K
12	WALL PACK LIGHTING	PROGRESSIVE LIGHTING P55101-020-30	1	511	18.6	30K

NOTE:
ALL EXTERIOR & PEDESTRIAN LIGHTING TO BE POWDER COATED BLACK FIXTURE, COOL WHITE, DIRECTED DOWNWARD AND COMPLY WITH THE LDC BUG RATING WITH OR WITHOUT SHEILDING:

BACKLIGHT: <1
UPLIGHT: 0
GLARE: <1

1

MATERIAL LIST

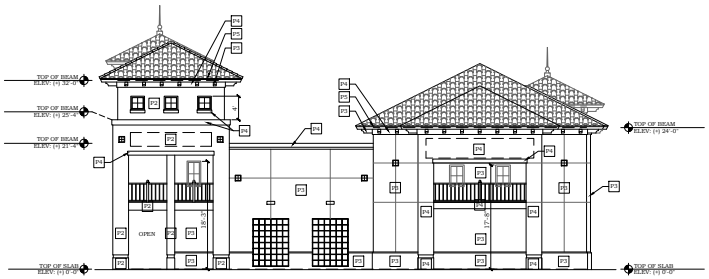
M1	NEW SOUTHERN BLEND ROOF TILE "S" TYPE
M2	STANDING SEAM METAL COPPER ROOF
M3	METAL ROOF FINIAL
M4	TRIM BRACKET
M5	FABRIC AWNING
M6	METAL CANOPY WITH SUPPORTS
M7	METAL RAILING (BRONZE COLOR)
M8	SMOOTH TRIM BANDING (SEE DETAIL)
M9	SMOOTH STUCCO BANDING
M10	TILE TRIM DETAIL
M11	2" REGLETS
M12	FAUX BELL WITHOUT ANNUNCIATOR
M13	STOREFRONT ASSEMBLY (BRONZE COLOR)
M14	SIGNAGE

1

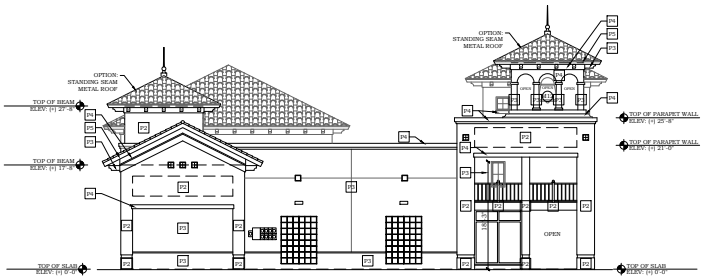
PAINT SCHEDULE

P1	MAIN BODY COLOR: PERSIMMON (SW-6339
P2	SECONDARY BODY COLOR: NEARLY PEACH (SW-6336)
P3	ACCENT / CORBEL: NETSUKE (SW-6136)
P4	TRIM COLOR: MUSLIN (SW-6133)
P5	FASCIA / TRELLIS: DOWNING EARTH (SW-2820)

NOT FOR CONSTRUCTION



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



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

McHARRIS Architect & Planner
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PHONE: (239) 910-6900
FAX: (239) 910-6999
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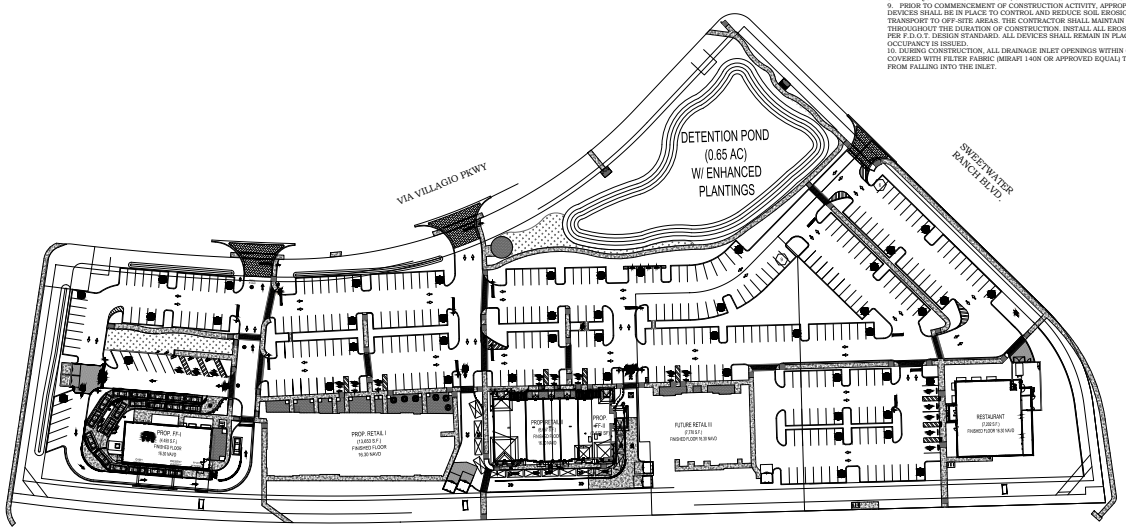
ESTERO VILLAGE
SWEETWATER
RETAIL I
8005 SWEETWATER RANCH BLVD
ESTERO, FL. 33928

Drawn by: JOE HARRIS
Reviewed by: MH
Scale: AS NOTED
Project No.: C21-0022
Sheet Name: NORTH & SOUTH ELEVATIONS
Sheet No.: A4.1

NOT FOR CONSTRUCTION

SITE NOTES

1. THE ABOVE SITE PLAN IS FOR DESIGN PURPOSES ONLY. REFER TO SIGN AND SEAL SURVEY FOR PROPOSED LOCATION.
2. DO NOT SCALE DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION.
3. CONTRACTOR TO REVIEW DRAWINGS IN ITS ENTIRETY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION.
4. VERIFY SITE CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
5. VERIFY ALL UTILITY LOCATIONS. MARK WITH IDENTIFIABLE FLUORESCENT PAINT PRIOR TO CONSTRUCTION.
6. TURN OFF NECESSARY SERVICES PRIOR TO CONSTRUCTION. CAP ANY UNUSED SERVICES BELOW GRADE.
7. ALL DEBRIS SHALL BE DISCARDED IN ASSIGNED LOCATION/S.
8. ANY EQUIPMENT TO BE REUSED, SHALL BE PROTECTED AND STORED ON A SAFE LOCATION.
9. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY, APPROPRIATE EROSION CONTROL DEVICES SHALL BE IN PLACE TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF-SITE AREAS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. INSTALL ALL EROSION CONTROL DEVICES AS PER F.D.O.T. DESIGN STANDARD. ALL DEVICES SHALL REMAIN IN PLACE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
10. DURING CONSTRUCTION, ALL DRAINAGE INLET OPENINGS WITHIN OPEN SPACE AREAS SHALL BE COVERED WITH FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL) TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLET.



ARCHITECURTAL SITE PLAN
SCALE: N.T.S.

LEGAL DESCRIPTION:

LEGAL DESCRIPTION:

TRACT "1C", COCONUT POINT AREA-1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGES 1 THROUGH 13, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

FEMA MAP INFORMATION:

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "AE" (BASE FLOOD EL.: 14.0 AND 15'), ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 125124, PANEL NUMBER 0591, SUFFIX F, EFFECTIVE 8/28/2008, FOR LEE COUNTY, FLORIDA.

DATUM NOTE:

CONTROL BENCHMARK:
STATION IS A STANDARD FLORIDA DEPARTMENT OF TRANSPORTATION 4"X4" CONCRETE MONUMENT WITH BRASS DISK LOCATED 2.1 MILES NORTH ALONG STATE ROAD 45 FROM ITS INTERSECTION WITH OLD U.S. 41
EL.: 12.87' (NAVD88)

TBM #1:
STATION IS A NAIL AND DISK STAMPED "ESI LB-7652' LOCATED 100.2' WEST OF THE NORTHEAST CORNER OF THE SUBJECT PARCEL.
EL.: 14.40' (NAVD88)

TBM #2:
STATION IS A NAIL AND DISK STAMPED "ESI LB-7652' LOCATED 140' SOUTHWEST OF THE SOUTHEAST CORNER OF THE SUBJECT PARCEL
EL.: 15.09' (NAVD88)

CONVERSION: NGVD 29 - 1.201 FT = NAVD 88

N

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13100 FIDDLERS REACH BLVD
SUITE 101
NAPLES, FLORIDA, FL 34110
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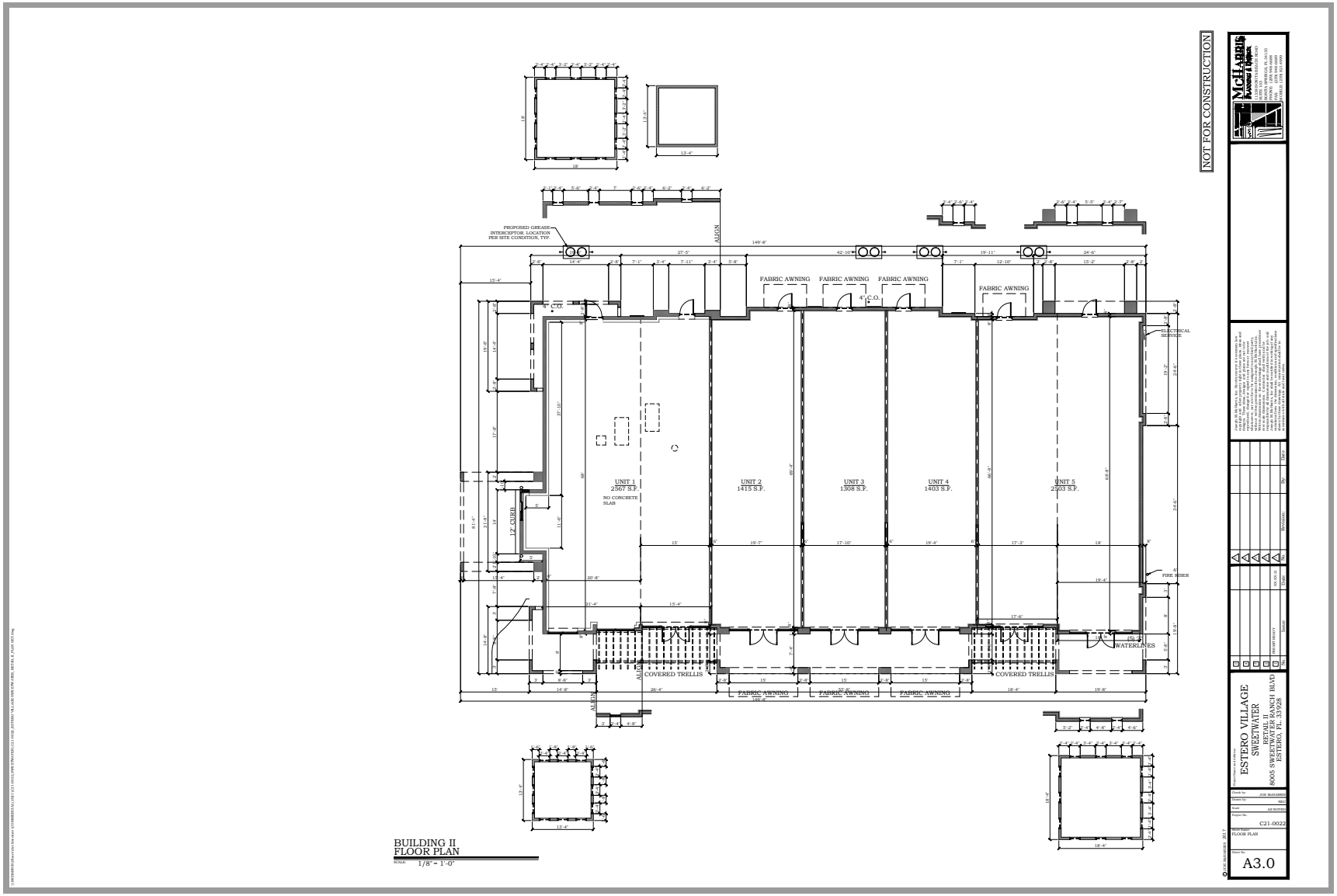
FAX: (239) 949-6999
www.mchargrooks.com

ESTERO VILLAGE
SWEETWATER
8005 SWEETWATER RANCH BLVD
ESTERO, FL. 33928

Project No. C21-0022

SITE PLAN

Sheet No. A2.0

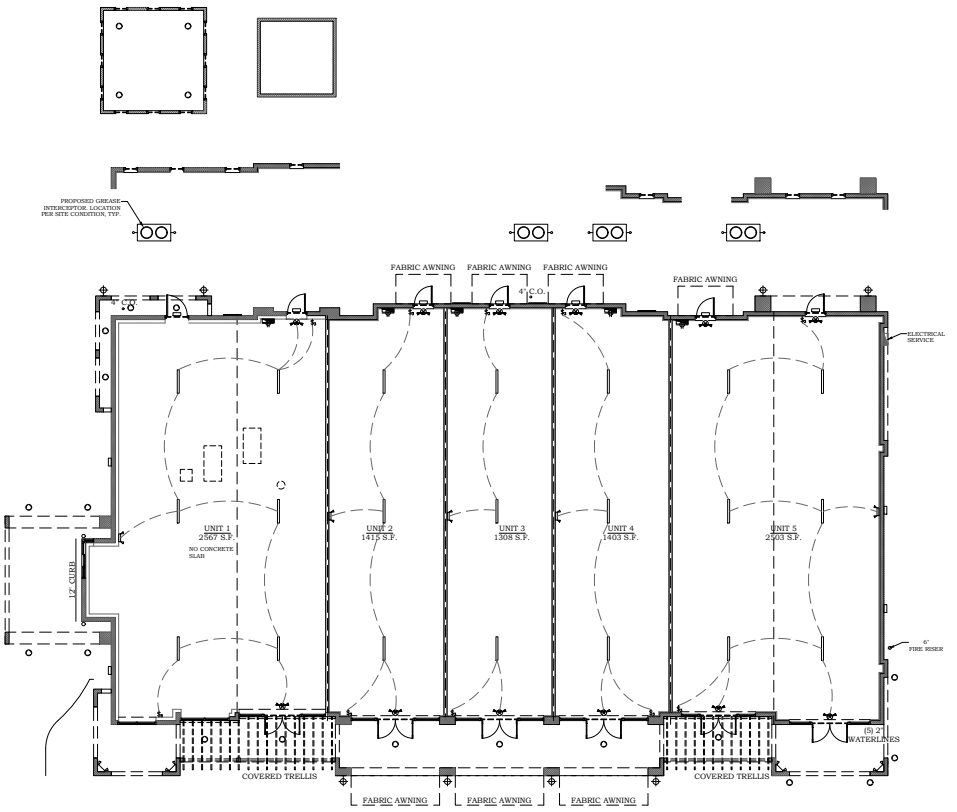


BUILDING II
FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

ELECTRICAL LEGEND

$_3$	SWITCH: 3-WAY	48" AFF
	RECEPTACLE: DUPLEX	18" AFF
	RECEPTACLE: DUPLEX - TOP HALF SWITCHED	18" AFF
GFCI	RECEPTACLE: GFCI DUPLEX	42" AFF
	LUMINARE: SURFACE MOUNTED LED HANGING FIXTURE	
	EMERGENCY: EMERGENCY FIXTURE (FIXTURE TYPE "E")	SEE SCHEDULE
	EMERGENCY: ILLUMINATED "EXIT" SIGN (FIXTURE TYPE "X")	SEE SCHEDULE
	EMERGENCY: EMERGENCY LIGHT	FIELD COORD.
	CIRCUIT BREAKER/MAIN DISCONNECT	72" AFF TO TOP
	LUMINARE: SURFACE MOUNTED OR RECESSED FIXTURE	SEE SCHEDULE
	LUMINARE: SURFACE MOUNTED WALL FIXTURE	SEE SCHEDULE



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TOTAL EXTERIOR LIGHTING SCHEDULE

QUANTITY	DESCRIPTION	MANUF & MODEL#	LAMPS	LUMENS	LLF WATTS	COLOR
4	WALL MOUNT FLOOD LIGHT	PROGRESSIVE LIGHTING P5203-31	2	2,175	150	30K
8	WALL MOUNT COACH LIGHTING	PROGRESSIVE LIGHTING P5675-31	2	795	17 PER MODULE	30K
30	CEILING MOUNT LED CAN LIGHTING	LITHONIA WP6 LED 27K30K35K 90CRI MW M6	1	1,150	100	30K
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NOTE:
ALL EXTERIOR & PEDESTRIAN LIGHTING TO BE POWDER COATED BLACK FIXTURE, COOL WHITE, DIRECTED DOWNWARD AND COMPLY WITH THE LDC BUG RATING WITH OR WITHOUT SHIELDING:

BACKLIGHT: <1
UPLIGHT: 0
GLARE: <1

BUILDING II: ELECTRICAL OUTLET & LIGHTING PLAN
SCALE: 1/8" = 1'-0"

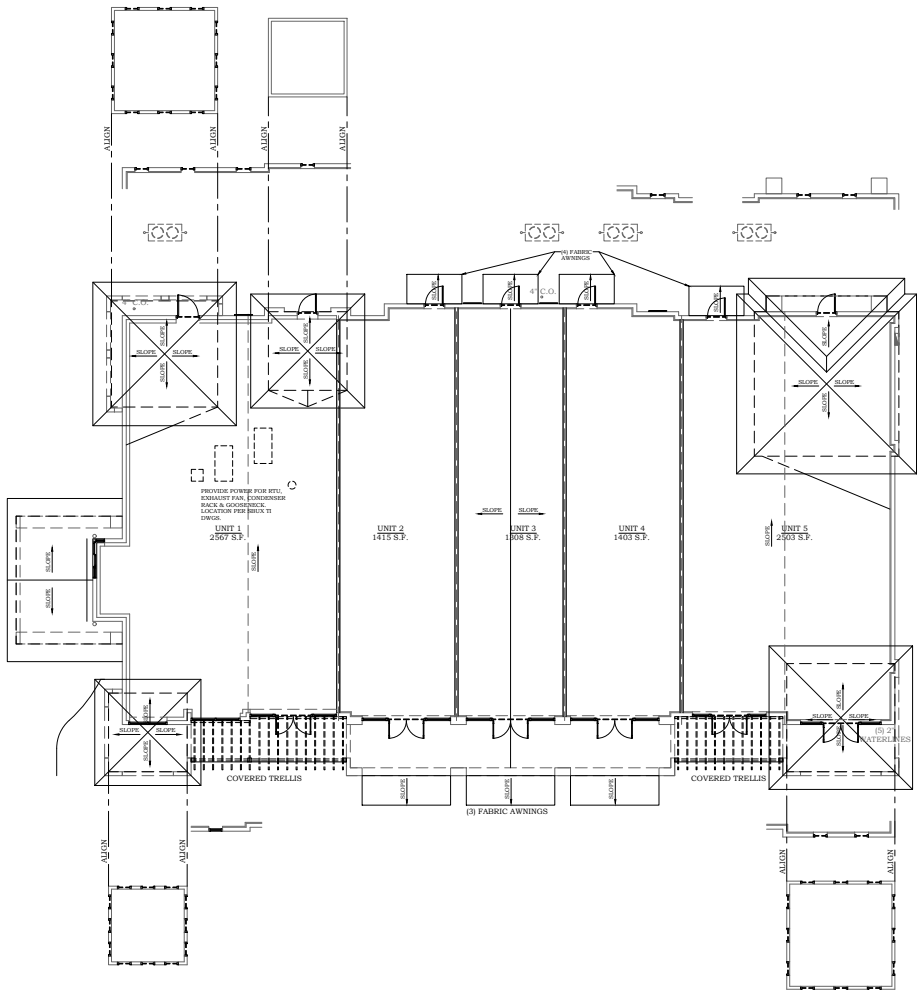
McHARRIE Richard & Hayes
1328 BROADWAY, SUITE 3
BOSTON, MASSACHUSETTS 02456
TEL: (617) 556-0007
FAX: (617) 556-0008
www.mcharrie.com

ESTERO VILLAGE
SWEETWATER
RETAIL II
8005 SWEETWATER RANCH BLVD
ESTERO, FL. 33928

Drawn by: JOE MAHONEY
Project No.: C21-0022
Scale: AS NOTED

ELECTRICAL OUTLET & LIGHTING PLAN

Sheet No.: A3.1



NOT FOR CONSTRUCTION

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

McHARRIS Architect & Planner
1130 BOONDOCKS RANCH ROAD
SUITE 101
BOONE, NORTH CAROLINA 28607
PHONE (828) 963-6999
FAX (828) 963-6998

ESTERO VILLAGE
SWEETWATER
RETAIL II
8005 SWEETWATER RANCH BLVD
ESTERO, FL. 33928

Drawn by: MH
Checked by: JOE HARRIS
Date: 08/17/2021
Scale: AS NOTED
Project No. C21-0022
Sheet Title: ROOF PLAN
Sheet No. A3.2

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1

TOTAL EXTERIOR LIGHTING SCHEDULE

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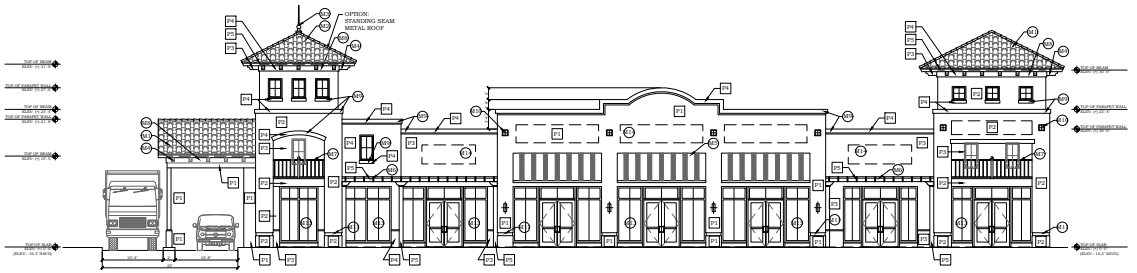
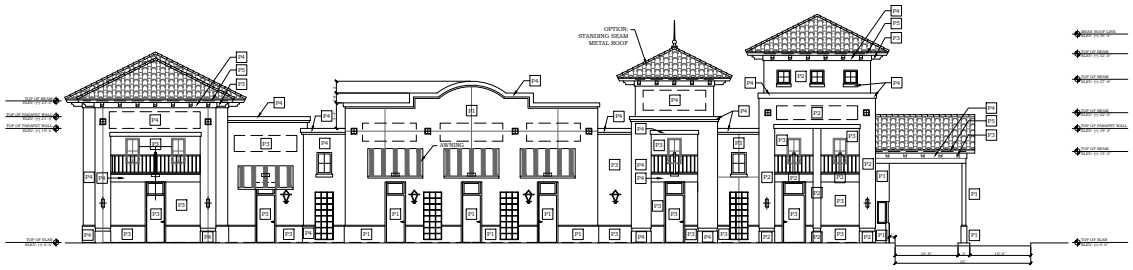
NOT FOR CONSTRUCTION



BUILDING II
EAST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING II
WEST ELEVATION
SCALE: 1/8" = 1'-0"

McHARRIE Richmond & Hayes
1328 BROADWAY, SUITE 3
BOSTON, MASSACHUSETTS 02456
TEL: (617) 969-6699
FAX: (617) 969-6699

ESTERO VILLAGE
SWEETWATER
RETAIL II
8005 SWEETWATER RANCH BLVD
ESTERO, FL. 33928

Drawn by: JOE HARRIE
Checked by: MH
Scale: AS NOTED
Project No.: C21-0022
Drawing: FRONT & REAR ELEVATIONS
Sheet No.: A4.0

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1

TOTAL EXTERIOR LIGHTING SCHEDULE

QUANTITY	DESCRIPTION	MANUF & MODEL#	LAMPS	LUMENS	LLF WATTS	COLOR
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10	WALL PACK LIGHTING	PROGRESSIVE LIGHTING P55101-020-30	1	511	18.6	30K

NOTE:
ALL EXTERIOR & PEDESTRIAN LIGHTING TO BE POWDER COATED BLACK FIXTURE, COOL WHITE, DIRECTED DOWNWARD AND COMPLY WITH THE LDC BUG RATING WITH OR WITHOUT SHEILDING:

BACKLIGHT: <1
UPLIGHT: 0
GLARE: <1

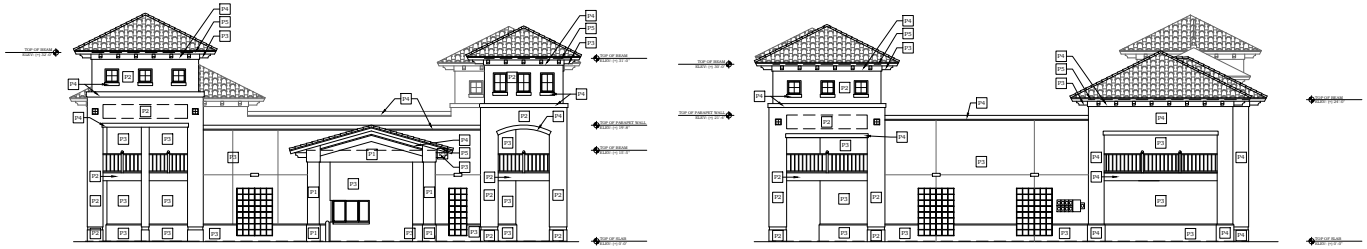
MATERIAL LIST

M1	NEW SOUTHERN BLEND ROOF TILE "S" TYPE
M2	STANDING SEAM METAL COPPER ROOF
M3	METAL ROOF FINIAL
M4	TRIM BRACKET
M5	FABRIC AWNING
M6	METAL CANOPY WITH SUPPORTS
M7	METAL RAILING (BRONZE COLOR)
M8	SMOOTH TRIM BANDING (SEE DETAIL)
M9	SMOOTH STUCCO BANDING
M10	TILE TRIM DETAIL
M11	2" EGLETS
M12	FAUX BELL WITHOUT ANNUNCIATOR
M13	STOREFRONT ASSEMBLY (BRONZE COLOR)
M14	SIGNAGE

PAINT SCHEDULE

P1	MAIN BODY COLOR: PERSIMMON (SW-6339
P2	SECONDARY BODY COLOR: NEARLY PEACH (SW-6336)
P3	ACCENT / CORBEL: NETSUKE (SW-6136)
P4	TRIM COLOR: MUSLIN (SW-6133)
P5	FASCIA / TRELLIS: DOWNING EARTH (SW-2820)

NOT FOR CONSTRUCTION



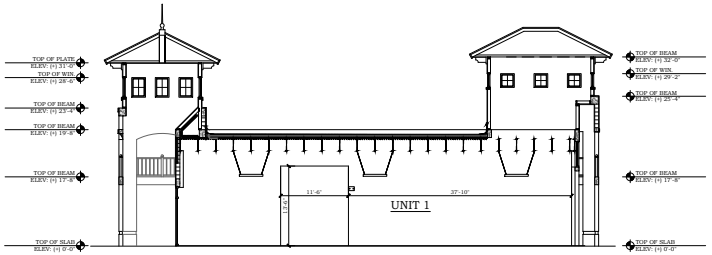
BUILDING II
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

McHARDY
Architect & Planner
13330 BOYSENBERRY ROAD
SUITE 1
BOYNTON BEACH, FL 33437
PHONE: (561) 369-6999
FAX: (561) 369-6998

ESTERO VILLAGE
SWEETWATER
RETAIL II
8005 SWEETWATER RANCH BLVD
ESTERO, FL. 33928

Drawn by: JOE MAHARIS
Reviewed by: MM
Scale: AS NOTED
Project No.: C21-0022
Drawing Name: BUILDING SECTIONS
Sheet No.: A4.1

© JOE MAHARIS 2017



AA BUILDING II
BUILDING SECTION
SCALE: 3/16" = 1'-0"

NOT FOR CONSTRUCTION

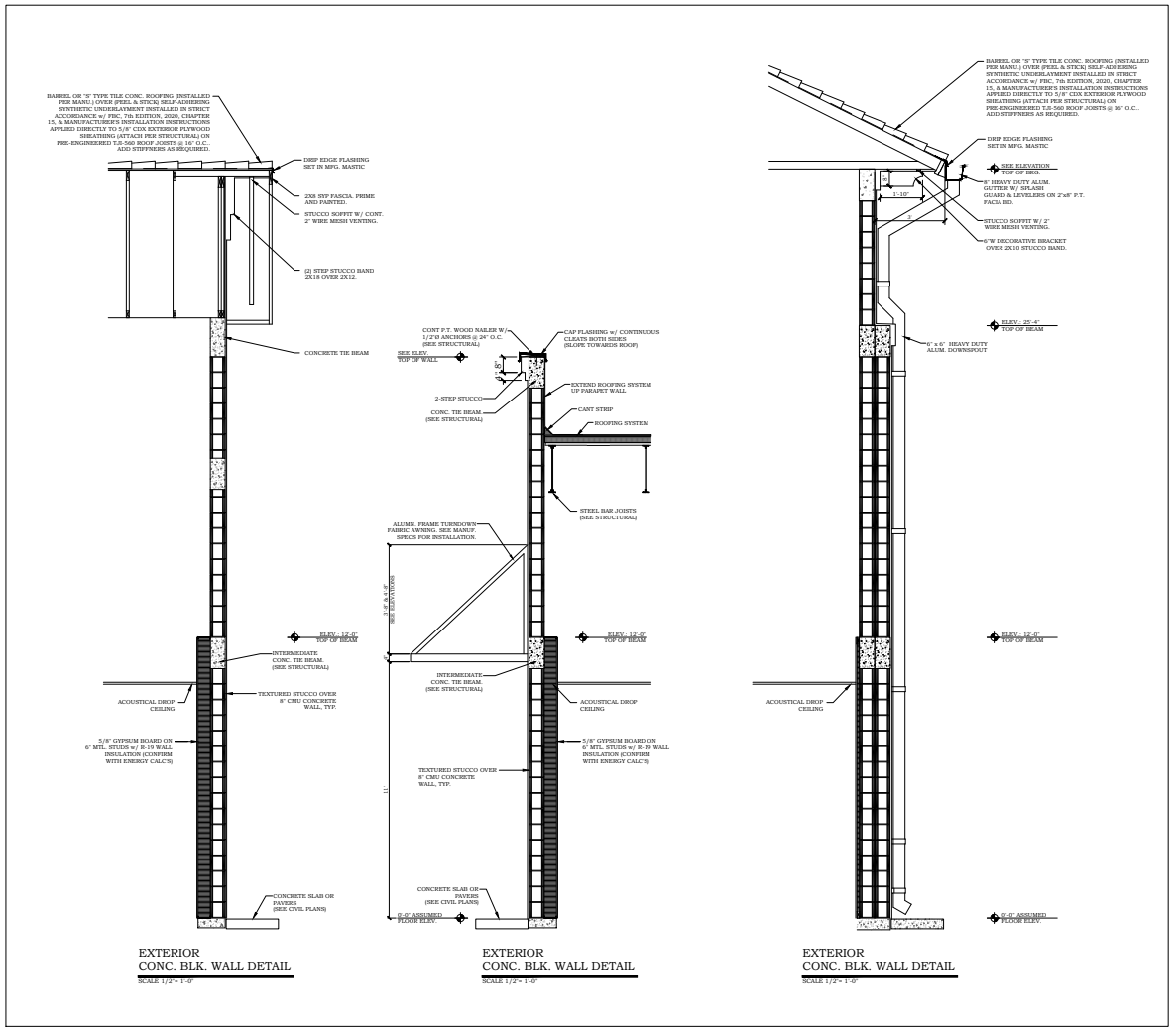
McHARRIE Architect & Planner
1520 ROYAL PALM SQUARE BLVD
SUITE 215
FORT MYERS, FL 33919
PHONE (239) 985-6999
FAX (239) 985-6999

No.	Description	Date
1	PER SCHEDULE	10-30-24

ESTERO VILLAGE
SWEETWATER
RETAIL II
8005 SWEETWATER RANCH BLVD
ESTERO, FL. 33928

Drawn by: JOE HARRIE
Reviewed by: MH
Scale: AS NOTED
Project No.: C21-0022
Drawing: EXISTING FLOOR PLAN
Sheet No.: A5.0

© JOE HARRIE'S 2017



NOT FOR CONSTRUCTION

McHARRIS ARCHITECTS & PLANNERS
13330 BOYSCOUT DRIVE
FORT MYERS, FLORIDA 33966
PHONE: (239) 561-2777
FAX: (239) 561-6999
www.mcharrisarchitects.com

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No.	Description	Date
1	PER CITY COMMENTS	10-31-22
2	PER CITY COMMENTS	12-16-22

ESTERO VILLAGE
SWEETWATER
RETAIL II
9005 SWEETWATER RANCH BLVD
ESTERO, FL. 33928

Check by:	JOE BARBIERI
Drawn by:	MH
Scale:	AS NOTED
Project No.:	C21-0022
Sheet Title:	TYPICAL WALL SECTIONS
Sheet No.:	A7.0

JOE BARBIERI 2017

McDonald's
Estero, FL

AXIS INFRASTRUCTURE
1111 CAMBRIDGE SQUARE, SUITE C
ALPHARETTA, GEORGIA 30009
PHONE: (678) 396-4920

FRONT ELEVATION

REAR ELEVATION

DINING ELEVATION

DRIVE THRU ELEVATION

Marg˙n.

RESIDENTIAL.
COMMERCIAL.
RETAIL.

PREPARED FOR:
John Leonard and Shane Feemster

TODAY'S DATE:
August 23, 2022

Miller's Ale House

Exterior Design/ Coconut Point / Storefront Concepts (v10)

EXTERIOR DESIGN - CONCEPT V10

BUILDING BODY:
SW 7516 Kestrel White

CLAY TILE ROOFING:
Boral Barcelona 900
New Southern Blend

TOWER BODY:
SW 9601 Diverse Beige

DECORATIVE CORNICE:
SW 7006 Extra White

BUILDING BODY:
SW 7516 Kestrel White

AWNING:
Vanguard 2909 Rust

BUILDING INSET:
SW 9601 Symmetry

TRIM:
SW 7006 Extra White

BUILDING WAINSCOT
SW 9601 Diverse Beige

MAIN ENTRY ELEVATION: Scale 3/32" = 1'-0"

CLAY TILE ROOFING:
Boral Barcelona 900
New Southern Blend

DECORATIVE CORNICE:
SW 7006 Extra White

BUILDING BODY:
SW 9601 Symmetry

TOWER BODY:
SW 9601 Diverse Beige

AWNING:
Vanguard 2909 Rust

TRIM:
SW 7006 Extra White

BUILDING WAINSCOT:
SW 9601 Diverse Beige

TO GO ENTRY: Scale 3/32" = 1'-0"

Marg'n

EXTERIOR DESIGN - CONCEPT V10

CLAY TILE ROOFING:
Boral Barcelona 900
New Southern Blend

DECORATIVE CORNICE:
SW 7006 Extra White

TOWER BODY:
SW 9601 Diverse Beige

BUILDING BODY
SW 7516 Kestrel White

BUILDING INSET:
SW 9601 Diverse Beige

BUILDING BODY:
SW 9601 Symmetry

TRIM:
SW 7006 Extra White

BUILDING WAINSCOT
SW 9601 Diverse Beige

FLORIDA ROOM ELEVATION: Scale: 3/32"= 1'-0"

CLAY TILE ROOFING:
Boral Barcelona 900
New Southern Blend

DECORATIVE CORNICE:
SW 7006 Extra White

CLAY TILE ROOFING:
Boral Barcelona 900
New Southern Blend

BUILDING BODY
SW 9601 Symmetry

BUILDING PILASTERS
SW 9601 Diverse Beige

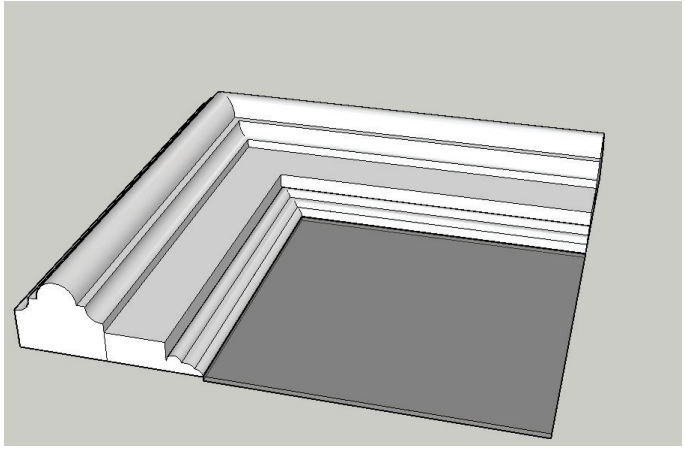
BUILDING WAINSCOT
SW 9601 Diverse Beige

TRIM:
SW 7006 Extra White

REAR ELEVATION: Scale: 3/32"= 1'-0"

Marg'n

EXTERIOR DESIGN - CONCEPT V10



Window Trim and Mullion/Muttion Detail

Marg'n.

SW 6339
Persimmon

Paint A

SW 6336
Nearly Peach

Paint B

SW 6134
Netsuke

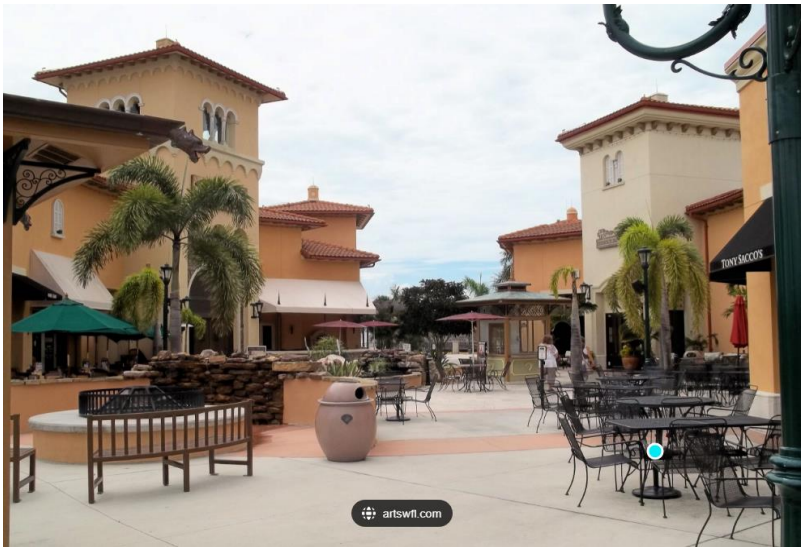
Paint C

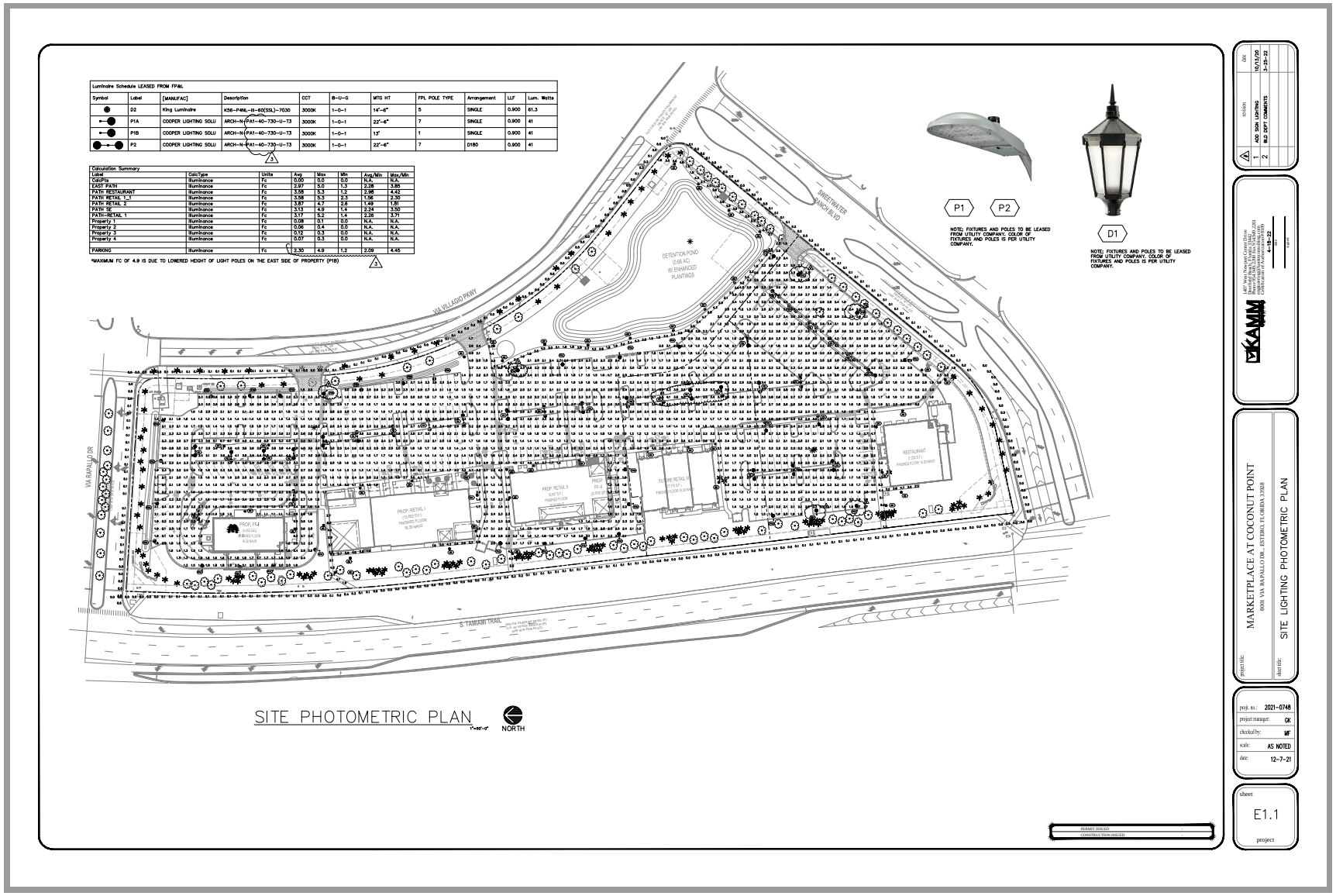
SW 6133
Muslin

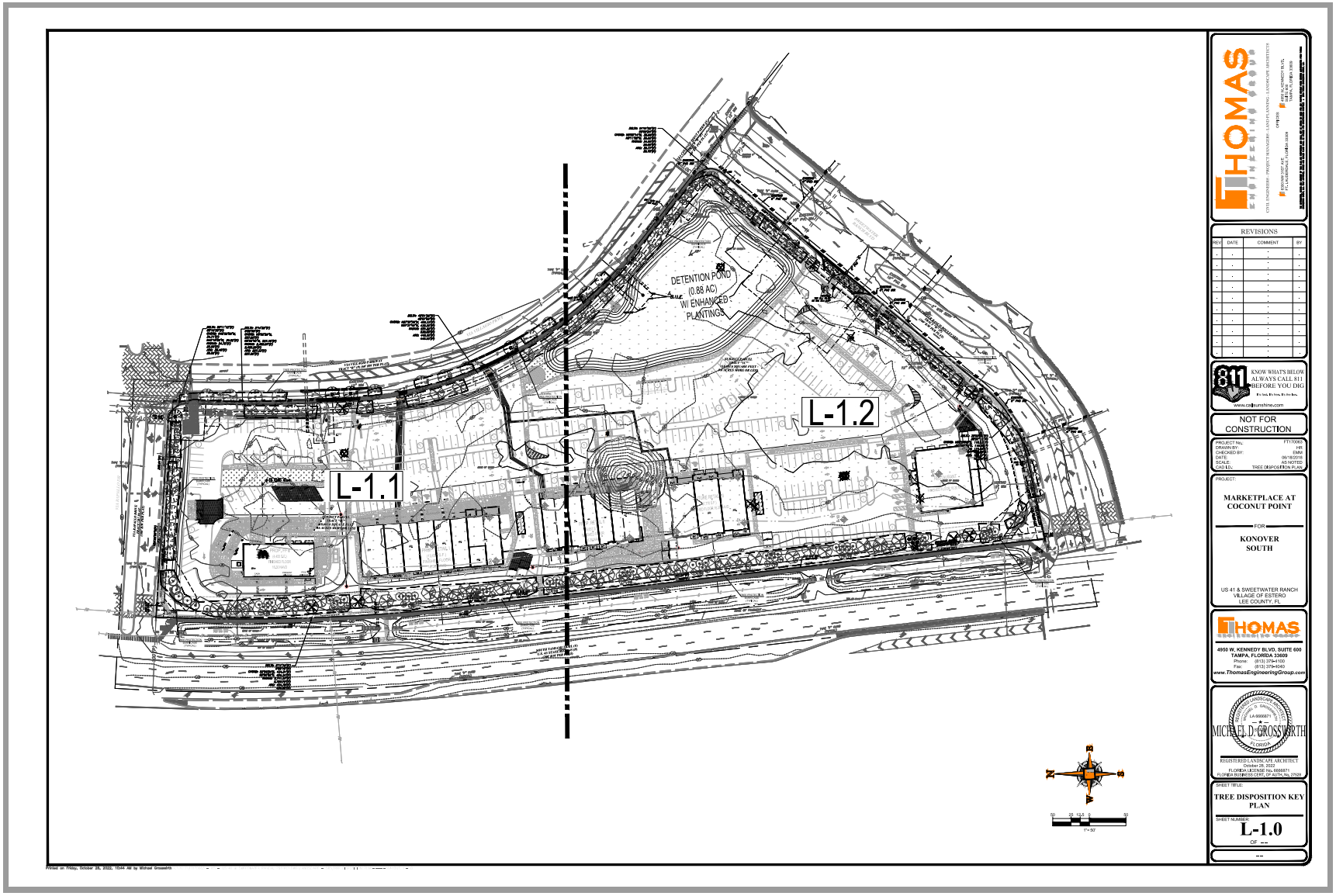
Paint D

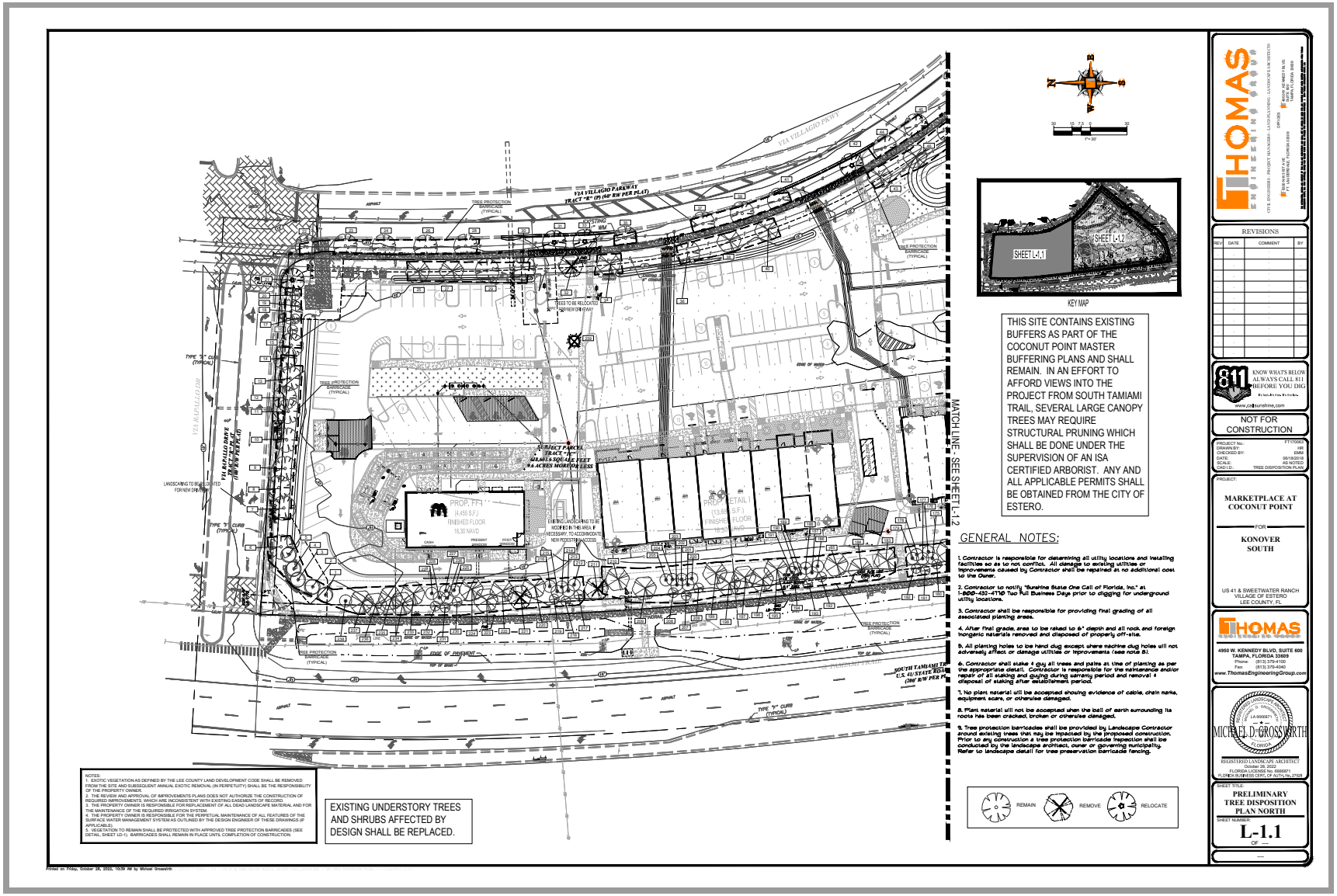
SW 2820
Downing Earth

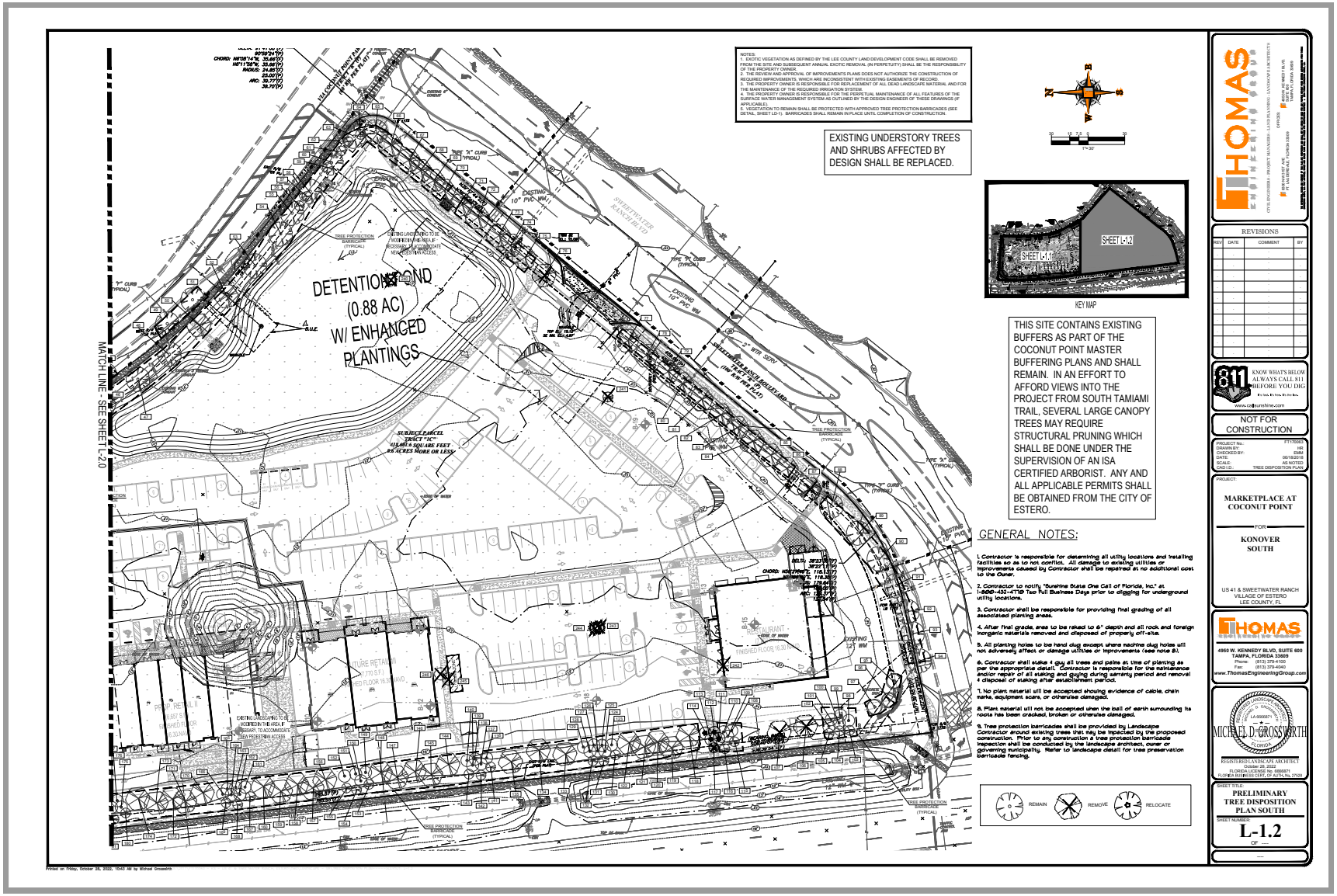
Paint E




Luminaire Schedule LEASED FROM FP&L
Symbol | Label | [MANUFAC] | Description | CCT | B-U-G | MTG HT | FPL POLE TYPE | Arrangement | LLF | Lum. Watts
D2 | King Luminaire | KSS-PANL-II-60(SSL)-7030 | 3000K | 1-0-1 | 14'-6" | 5 | SINGLE | 0.900 | 61.3
P1A | COOPER LIGHTING SOLU | ARCH-N-PA1-40-730-U-T3 | 3000K | 1-0-1 | 22'-6" | 7 | SINGLE | 0.900 | 41
P1B | COOPER LIGHTING SOLU | ARCH-N-PA1-40-730-U-T3 | 3000K | 1-0-1 | 13' | 1 | SINGLE | 0.900 | 41
P2 | COOPER LIGHTING SOLU | ARCH-N-PA1-40-730-U-T3 | 3000K | 1-0-1 | 22'-6" | 7 | D180 | 0.900 | 41
Calculation Summary
Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min
CalcPts | Illuminance | Fc | 0.00 | 0.0 | 0.0 | N.A. | N.A.
EAST PATH | Illuminance | Fc | 2.97 | 5.0 | 1.3 | 2.28 | 3.85
PATH RESTAURANT | Illuminance | Fc | 3.55 | 5.3 | 1.2 | 2.96 | 4.42
PATH RETAIL 1_3 | Illuminance | Fc | 3.58 | 5.3 | 2.3 | 1.56 | 2.30
PATH RETAIL 2 | Illuminance | Fc | 3.87 | 4.7 | 2.8 | 1.49 | 1.81
PATH SE | Illuminance | Fc | 3.13 | 4.9 | 1.4 | 2.24 | 3.50
PATH-RETAIL 1 | Illuminance | Fc | 3.17 | 5.2 | 1.4 | 2.26 | 3.71
Property 1 | Illuminance | Fc | 0.08 | 0.1 | 0.0 | N.A. | N.A.
Property 2 | Illuminance | Fc | 0.06 | 0.4 | 0.0 | N.A. | N.A.
Property 3 | Illuminance | Fc | 0.12 | 0.3 | 0.0 | N.A. | N.A.
Property 4 | Illuminance | Fc | 0.07 | 0.3 | 0.0 | N.A. | N.A.
PARKING | Illuminance | Fc | 2.30 | 4.9 | 1.2 | 2.09 | 4.45
*MAXIMUM FC OF 4.9 IS DUE TO LOWERED HEIGHT OF LIGHT POLES ON THE EAST SIDE OF PROPERTY (P1B)
P1
P2
NOTE; FIXTURES AND POLES TO BE LEASED FROM UTILITY COMPANY. COLOR OF FIXTURES AND POLES IS PER UTILITY COMPANY.
D1
NOTE; FIXTURES AND POLES TO BE LEASED FROM UTILITY COMPANY. COLOR OF FIXTURES AND POLES IS PER UTILITY COMPANY.
VIA VILLAGIO PKWY
SWEETWATER RANCH BLVD
DETENTION POND 5.66 AC/ W/ ENHANCED PLANTINGS
VIA RAPALLO DR
S. TAMIAMI TRAIL
RESTAURANT
PROP. RETAIL 1
PROP. RETAIL 2
FUTURE RETAIL 1
PROP. FS4
SITE PHOTOMETRIC PLAN
NORTH
PERMIT ISSUED
CONSTRUCTION ISSUED
MARKETPLACE AT COCONUT POINT
8606 VIA RAPALLO DR., ESTERO, FLORIDA 33928
SITE LIGHTING PHOTOMETRIC PLAN
proj. no.: 2021-0748
project manager: GK
checked by: MF
scale: AS NOTED
date: 12-7-21
sheet
E1.1
project


DETENTION POND
(0.88 AC)
W/ ENHANCED
PLANTINGS
L-1.1
L-1.2
THOMAS ENGINEERING GROUP
REVISIONS
REV
DATE
COMMENT
BY
811
KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
NOT FOR CONSTRUCTION
PROJECT No.
FTT70063
DRAWN BY:
HR
CHECKED BY:
MG
DATE:
09/16/2019
SCALE:
AS NOTED
CAD I.D.:
TREE DISPOSITION PLAN
PROJECT:
MARKETPLACE AT
COCONUT POINT
FOR
KONOVER
SOUTH
US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL
THOMAS ENGINEERING GROUP
4950 W. KENNEDY BLVD, SUITE 600
TAMPA, FLORIDA 33609
Phone: (813) 379-1100
Fax: (813) 379-1041
www.ThomasEngineeringGroup.com
LANDSCAPE ARCHITECTURE
LA 0666871
MICHAEL D. GROSSWIRTH
FLORIDA
REGISTERED LANDSCAPE ARCHITECT
October 28, 2022
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH No. 27328
SHEET TITLE:
TREE DISPOSITION KEY
PLAN
SHEET NUMBER
L-1.0
OF --
--
50 25 12.5 0 50
1"= 50'


VIA VILLAGIO PKWY
VIA VILLAGIO PARKWAY
TRACT "E" (80' R/W PER PLAT)
TREE PROTECTION BARRICADE (TYPICAL)
TREES TO BE RELOCATED
TYPE "F" CURB (TYPICAL)
VIA REPUBLIC DRIVE
(80' R/W PER PLAT)
LANDSCAPING TO BE RELOCATED FOR NEW DRIVE
PROP. TF1
(1,455 S.F.)
FINISHED FLOOR
18.30' NAVD
SUBJECT PARCEL
TRACT "J"
83,611 SQUARE FEET
1.92 ACRES MORE OR LESS
PROP. TF2
(1,455 S.F.)
FINISHED FLOOR
18.30' NAVD
EXISTING LANDSCAPING TO BE MODIFIED IN THIS AREA, IF NECESSARY, TO ACCOMMODATE NEW PEDESTRIAN ACCESS
EDGE OF PAVEMENT
TOP OF BANK
SOUTH TAMIAMI TRAIL
U.S. 41/STATE RD 45
(200' R/W PER FDOT)
MATCH LINE - SEE SHEET L-1.2
SHEET L-1.1
SHEET L-1.2
KEY MAP
THIS SITE CONTAINS EXISTING BUFFERS AS PART OF THE COCONUT POINT MASTER BUFFERING PLANS AND SHALL REMAIN. IN AN EFFORT TO AFFORD VIEWS INTO THE PROJECT FROM SOUTH TAMIAMI TRAIL, SEVERAL LARGE CANOPY TREES MAY REQUIRE STRUCTURAL PRUNING WHICH SHALL BE DONE UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. ANY AND ALL APPLICABLE PERMITS SHALL BE OBTAINED FROM THE CITY OF ESTERO.
GENERAL NOTES:
1. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.
2. Contractor to notify "Sunshine State One Call of Florida, Inc." at 1-800-432-4770 Two Full Business Days prior to digging for underground utility locations.
3. Contractor shall be responsible for providing final grading of all associated planting areas.
4. After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off-site.
5. All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note 8).
6. Contractor shall stake 4 guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during warranty period and removal & disposal of staking after establishment period.
7. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
8. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
9. Tree protection barricades shall be provided by Landscape Contractor around existing trees that may be impacted by the proposed construction. Prior to any construction a tree protection barricade inspection shall be conducted by the landscape architect, owner or governing municipality. Refer to landscape detail for tree preservation barricade fencing.
REMAIN
REMOVE
RELOCATE
NOTES:
1. EXOTIC VEGETATION AS DEFINED BY THE LEE COUNTY LAND DEVELOPMENT CODE SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. THE REVIEW AND APPROVAL OF IMPROVEMENTS PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE PRESERVE AREAS WITHOUT THE APPROPRIATE PERMITS.
3. THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF ALL DEAD LANDSCAPE MATERIAL AND FOR THE MAINTENANCE OF THE REQUIRED IRRIGATION SYSTEM.
4. THE PROPERTY OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED BY THE DESIGN ENGINEER OF THESE DRAWINGS (IF APPLICABLE).
5. VEGETATION TO REMAIN SHALL BE PROTECTED WITH APPROVED TREE PROTECTION BARRICADES (SEE DETAIL, SHEET L2-1). BARRICADES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
EXISTING UNDERSTORY TREES AND SHRUBS AFFECTED BY DESIGN SHALL BE REPLACED.
THOMAS ENGINEERING GROUP
REVISIONS
REV. DATE COMMENT BY
811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
www.callsunshine.com
NOT FOR CONSTRUCTION
PROJECT No: FTI170063
DRAWN BY: MB
CHECKED BY: MG
DATE: 08/18/2018
SCALE: AS NOTED
CAD I.D.: TREE DISPOSITION PLAN
PROJECT:
MARKETPLACE AT COCONUT POINT
FOR
KONOVER SOUTH
US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL
THOMAS ENGINEERING GROUP
4950 W. KENNEDY BLVD, SUITE 600
TAMPA, FLORIDA 33609
Phone: (813) 376-4100
Fax: (813) 376-4040
www.ThomasEngineeringGroup.com
MICHAEL D. GROSSWIRTH
REGISTERED LANDSCAPE ARCHITECT
October 28, 2022
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27928
SHEET TITLE:
PRELIMINARY TREE DISPOSITION PLAN NORTH
SHEET NUMBER
L-1.1
OF —


DETENTION POND
(0.88 AC)
W/ ENHANCED
PLANTINGS
MATCH LINE - SEE SHEET L-2.0
SUBJECT PARCEL
TRACT "IC"
113,481.8 SQUARE FEET
2.6 ACRES MORE OR LESS
EXISTING UNDERSTORY TREES AND SHRUBS AFFECTED BY DESIGN SHALL BE REPLACED.
THIS SITE CONTAINS EXISTING BUFFERS AS PART OF THE COCONUT POINT MASTER BUFFERING PLANS AND SHALL REMAIN. IN AN EFFORT TO AFFORD VIEWS INTO THE PROJECT FROM SOUTH TAMIAMI TRAIL, SEVERAL LARGE CANOPY TREES MAY REQUIRE STRUCTURAL PRUNING WHICH SHALL BE DONE UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. ANY AND ALL APPLICABLE PERMITS SHALL BE OBTAINED FROM THE CITY OF ESTERO.
KEY MAP
SHEET L-1.1
SHEET L-1.2
GENERAL NOTES:
REMAIN
REMOVE
RELOCATE
THOMAS ENGINEERING GROUP
REVISIONS
NOT FOR CONSTRUCTION
MARKETPLACE AT COCONUT POINT
FOR
KONOVER SOUTH
US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL
MICHAEL D. GROSSWIRTH
REGISTERED LANDSCAPE ARCHITECT
PRELIMINARY TREE DISPOSITION PLAN SOUTH
L-1.2

EXISTING TREE DISPOSITION CHART

KONOVER SOUTH - Village of ESTERO, FL

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH (ins.)	CONDITION	DISPOSITION	COMMENTS	CREDITS
1	Cocos nucifera	Coconut Palm	11	Fair	REMAIN		0.33
2	Cocos nucifera	Coconut Palm	11	Fair	REMAIN		0.33
3	Cocos nucifera	Coconut Palm	12	Fair	REMAIN		0.33
4	Cocos nucifera	Coconut Palm	10	Fair	REMAIN		0.33
5	Cocos nucifera	Coconut Palm	11	Fair	REMAIN		0.33
6	Roystonea elata	Royal Palm	17	Fair	REMAIN		1
7	Bizmarkia nobili	Bizmark Palm	16	Good	REMAIN		1
8	Bizmarkia nobili	Bizmark Palm	17	Good	REMAIN		1
9	Roystonea elata	Royal Palm	15	Good	REMAIN		1
10	Roystonea elata	Royal Palm	17	Good	REMAIN		1
11	Roystonea elata	Royal Palm	17	Good	REMAIN		1
12	Bizmarkia nobili	Bizmark Palm	16	Good	REMAIN		1
13	Bizmarkia nobili	Bizmark Palm	17	Good	REMAIN		1
14	Roystonea elata	Royal Palm	19	Good	REMAIN		1
15	Roystonea elata	Royal Palm	17	Good	REMAIN		1
16	Ligustrum lucidum	Glossy Privet	multi	Good	REMAIN		1
17	Ligustrum lucidum	Glossy Privet	multi	Good	REMAIN		1
18	Roystonea elata	Royal Palm	18	Good	REMAIN		1
19	Ligustrum lucidum	Glossy Privet	multi	Good	REMAIN		1
20	Ligustrum lucidum	Glossy Privet	multi	Good	REMAIN		1
21	Roystonea elata	Royal Palm	21	Good	Relocate		1
22	Roystonea elata	Royal Palm	19	Good	REMAIN		1
23	Phoenix dactylifera	Date Palm	19	Good	REMAIN		1
24	Phoenix dactylifera	Date Palm	18	Good	REMAIN		1
25	Quercus virginiana	Live Oak	16	Good	REMAIN		1
26	Phoenix dactylifera	Date Palm	17	Good	REMAIN		1
27	Quercus virginiana	Live Oak	10	Good	REMAIN		1
28	Phoenix dactylifera	Date Palm	15	Good	REMAIN		1
29	Phoenix dactylifera	Date Palm	21	Good	REMAIN		1
30	Phoenix dactylifera	Date Palm	17	Good	REMAIN		1
31	Phoenix dactylifera	Date Palm	15	Good	Relocate		1
32	Quercus virginiana	Live Oak	14	Good	REMAIN		1
33	Phoenix dactylifera	Date Palm	17	Good	Relocate		1
34	Quercus virginiana	Live Oak	13	Good	REMAIN		1
35	Phoenix dactylifera	Date Palm	15	Good	REMAIN		1
36	Phoenix dactylifera	Date Palm	26	Good	REMAIN		1
37	Phoenix dactylifera	Date Palm	15	Good	REMAIN		1
38	Quercus virginiana	Live Oak	18	Good	REMAIN		1
39	Phoenix dactylifera	Date Palm	17	Good	REMAIN		1
40	Quercus virginiana	Live Oak	16	Good	REMAIN		1
41	Phoenix dactylifera	Date Palm	23	Good	REMAIN		1
42	Phoenix dactylifera	Date Palm	12	Good	Relocate		1
43	Quercus virginiana	Live Oak	14	Good	REMAIN		1
44	Phoenix dactylifera	Date Palm	16	Good	REMAIN		1
45	Phoenix dactylifera	Date Palm	17	Good	REMAIN		1
46	Phoenix dactylifera	Date Palm	14	Good	REMAIN		1
47	Phoenix dactylifera	Date Palm	20	Good	REMAIN		1
48	Phoenix dactylifera	Date Palm	21	Good	REMAIN		1
49	Phoenix dactylifera	Date Palm	14	Good	REMAIN		1
50	Quercus virginiana	Live Oak	14	Good	REMAIN		1
51	Phoenix dactylifera	Date Palm	15	Good	REMAIN		1
52	Quercus virginiana	Live Oak	15	Good	REMAIN		1
53	Phoenix dactylifera	Date Palm	22	Good	REMAIN		1
54	Phoenix dactylifera	Date Palm	22	Good	REMAIN		1
55	Roystonea elata	Royal Palm	16	Good	REMAIN		1
56	Ligustrum lucidum	Glossy Privet	multi	Good	REMAIN		1
57	Ligustrum lucidum	Glossy Privet	multi	Good	REMAIN		1
58	Roystonea elata	Royal Palm	16	Good	REMAIN		1
59	Ligustrum lucidum	Glossy Privet	multi	Good	REMAIN		1
60	Roystonea elata	Royal Palm	14	Good	REMAIN		1
61	Ligustrum lucidum	Glossy Privet	multi	Good	REMAIN		1
62	Ligustrum lucidum	Glossy Privet	multi	Good	REMAIN		f
63	Roystonea elata	Royal Palm	16	Good	REMAIN		1
64	Ligustrum lucidum	Glossy Privet	multi	Good	REMAIN		1
65	Roystonea elata	Royal Palm	17	Good	REMAIN		f
66	Quercus virginiana	Live Oak	7	Good	REMAIN		1
67	Bucidas buceras	Shady Lady Black Olive	10	Good	REMAIN		1
68	Bucidas buceras	Shady Lady Black Olive	9	Good	REMAIN		1
69	Bucidas buceras	Shady Lady Black Olive	9	Good	REMAIN		1
70	Bucidas buceras	Shady Lady Black Olive	9	Good	REMAIN		1
71	Quercus virginiana	Live Oak	11	Good	REMAIN		1
72	Bucidas buceras	Shady Lady Black Olive	9	Good	REMAIN		1
73	Bucidas buceras	Shady Lady Black Olive	9	Good	REMAIN		1
74	Bucidas buceras	Shady Lady Black Olive	10	Good	REMAIN		1
75	Bucidas buceras	Shady Lady Black Olive	10	Good	REMAIN		1
76	Quercus virginiana	Live Oak	12	Good	remove		
77	Quercus virginiana	Live Oak	11	Good	REMAIN		f
78	Bucidas buceras	Shady Lady Black Olive	11	Good	REMAIN		f
79	Bucidas buceras	Shady Lady Black Olive	10	Good	REMAIN		f
80	Bucidas buceras	Shady Lady Black Olive	10	Good	REMAIN		f
81	Bucidas buceras	Shady Lady Black Olive	10	Good	REMAIN		f
82	Quercus virginiana	Live Oak	13	Good	REMAIN		f
83	Bucidas buceras	Shady Lady Black Olive	10	Good	REMAIN		1
84	Bucidas buceras	Shady Lady Black Olive	10	Good	REMAIN		1
85	Bucidas buceras	Shady Lady Black Olive	10	Good	REMAIN		f
86	Bucidas buceras	Shady Lady Black Olive	11	Good	REMAIN		1
87	Quercus virginiana	Live Oak	9	Good	remove		
88	Roystonea elata	Royal Palm	17	Good	REMAIN		1
89	Roystonea elata	Royal Palm	17	Good	REMAIN		1
90	Roystonea elata	Royal Palm	16	Good	REMAIN		1
91	Roystonea elata	Royal Palm	18	Good	REMAIN		1
92	Bizmarkia nobili	Bizmark Palm	19	Good	REMAIN		1
93	Bizmarkia nobili	Bizmark Palm	17	Good	REMAIN		1
94	Bizmarkia nobili	Bizmark Palm	17	Good	REMAIN		1
95	Cocos nucifera	Coconut Palm	10	Good	REMAIN		0.33
96	Cocos nucifera	Coconut Palm	11	Good	REMAIN		0.33
97	Cocos nucifera	Coconut Palm	13	Good	REMAIN		0.33
98	Sabal palmetto	Cabbage Palm	13	Fair	REMAIN		0.33
99	Sabal palmetto	Cabbage Palm	14	Fair	REMAIN		0.33
100	Sabal palmetto	Cabbage Palm	19	Fair	REMAIN		0.33
101	Sabal palmetto	Cabbage Palm	17	Fair	REMAIN		0.33
102	Sabal palmetto	Cabbage Palm	12	Fair	REMAIN		0.33
103	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		1
104	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		1
105	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		1
106	Quercus virginiana	Live Oak	13	Good	remove		
107	Quercus virginiana	Live Oak	17	Good	remove		
108	Sabal palmetto	Cabbage Palm	13	Fair	REMAIN		0.33
109	Sabal palmetto	Cabbage Palm	13	Fair	REMAIN		0.33
110	Sabal palmetto	Cabbage Palm	12	Fair	REMAIN		0.33
111	Sabal palmetto	Cabbage Palm	14	Fair	Relocate		0.33
112	Sabal palmetto	Cabbage Palm	14	Fair	Relocate		0.33
113	Sabal palmetto	Cabbage Palm	12	Fair	Relocate		0.33
114	Sabal palmetto	Cabbage Palm	12	Fair	Relocate		0.33
115	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		1
116	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		1
117	Myrica cerifera	Wax Myrtle	multi	poor	remove		
118	Bucidas buceras	Shady Lady Black Olive	10	Good	REMAIN		1
119	Bucidas buceras	Shady Lady Black Olive	14	Good	REMAIN		1
120	Bucidas buceras	Shady Lady Black Olive	10	Good	REMAIN		1
121	Bucidas buceras	Shady Lady Black Olive	12	Good	REMAIN		1
122	Bucidas buceras	Shady Lady Black Olive	10	Good	REMAIN		1
123	Sabal palmetto	Cabbage Palm	13	Fair	REMAIN		0.33
124	Sabal palmetto	Cabbage Palm	13	Fair	REMAIN		0.33
125	Sabal palmetto	Cabbage Palm	15	Fair	REMAIN		0.33
126	Sabal palmetto	Cabbage Palm	13	Fair	REMAIN		0.33
127	Sabal palmetto	Cabbage Palm	13	Fair	REMAIN		0.33
128	Sabal palmetto	Cabbage Palm	13	Fair	REMAIN		0.33
129	Sabal palmetto	Cabbage Palm	13	Fair	REMAIN		0.33
130	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		1
131	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		1
132	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		1
133	Quercus virginiana	Live Oak	15	Good	REMAIN		1
134	Quercus virginiana	Live Oak	16	Good	REMAIN		1
135	Quercus virginiana	Live Oak	16	Good	REMAIN		1
136	Sabal palmetto	Cabbage Palm	12	Fair	REMAIN		0.33
137	Sabal palmetto	Cabbage Palm	16	Fair	REMAIN		0.33
138	Sabal palmetto	Cabbage Palm	14	Fair	REMAIN		0.33
139	Sabal palmetto	Cabbage Palm	14	Fair	REMAIN		0.33
140	Sabal palmetto	Cabbage Palm	14	Fair	REMAIN		0.33
141	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		1
142	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		1
143	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		1
144	Quercus virginiana	Live Oak	12	Good	REMAIN		1
145	Quercus virginiana	Live Oak	19	Good	REMAIN		1
146	Quercus virginiana	Live Oak	10	Good	REMAIN		1
147	Quercus virginiana	Live Oak	17	Good	REMAIN		1
148	Quercus virginiana	Live Oak	15	Good	REMAIN		1
149	Sabal palmetto	Cabbage Palm	11	Fair	REMAIN		0.33
150	Sabal palmetto	Cabbage Palm	16	Fair	REMAIN		0.33
151	Sabal palmetto	Cabbage Palm	15	Fair	REMAIN		0.33
152	Sabal palmetto	Cabbage Palm	14	Fair	REMAIN		0.33
153	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		1
154	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		1
155	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		1
156	Bucidas buceras	Shady Lady Black Olive	11	Good	REMAIN		1
157	Bucidas buceras	Shady Lady Black Olive	13	Good	REMAIN		1
158	Bucidas buceras	Shady Lady Black Olive	10	Good	REMAIN		1
159	Bucidas buceras	Shady Lady Black Olive	11	Good	REMAIN		1
160	Bucidas buceras	Shady Lady Black Olive	12	Good	REMAIN		1
161	Sabal palmetto	Cabbage Palm	16	Fair	REMAIN		0.33
162	Sabal palmetto	Cabbage Palm	14	Fair	REMAIN		0.33
163	Sabal palmetto	Cabbage Palm	12	Fair	REMAIN		0.33
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165	Sabal palmetto	Cabbage Palm	15	Fair	REMAIN		0.33
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167	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		1
168	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		1
169	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		f
170	Quercus virginiana	Live Oak	14	Good	REMAIN		1
171	Quercus virginiana	Live Oak	11	Good	REMAIN		1
172	Quercus virginiana	Live Oak	15	Good	REMAIN		1
173	Quercus virginiana	Live Oak	11	Good	REMAIN		1
174	Quercus virginiana	Live Oak	11	Good	REMAIN		1
175	Sabal palmetto	Cabbage Palm	14	Fair	REMAIN		0.33
176	Sabal palmetto	Cabbage Palm	12	Fair	REMAIN		0.33
177	Sabal palmetto	Cabbage Palm	14	Fair	REMAIN		0.33
178	Sabal palmetto	Cabbage Palm	17	Fair	REMAIN		0.33
179	Sabal palmetto	Cabbage Palm	15	Fair	REMAIN		0.33
180	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		1
181	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		f
182	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		f
183	Quercus virginiana	Live Oak	13	Good	REMAIN		f
184	Quercus virginiana	Live Oak	15	Good	REMAIN		f
185	Quercus virginiana	Live Oak	13	Good	REMAIN		f
186	Sabal palmetto	Cabbage Palm	14	Fair	REMAIN		0.33
187	Sabal palmetto	Cabbage Palm	13	Fair	REMAIN		0.33
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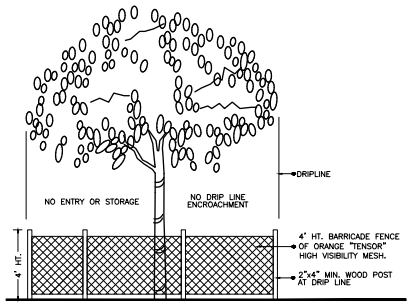
192	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		1
193	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		1
194	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		1
195	Bucidas buceras	Shady Lady Black Olive	13	Good	REMAIN		1
196	Bucidas buceras	Shady Lady Black Olive	13	Good	REMAIN		1
197	Bucidas buceras	Shady Lady Black Olive	11	Good	REMAIN		1
198	Bucidas buceras	Shady Lady Black Olive	12	Good	REMAIN		1
199	Bucidas buceras	Shady Lady Black Olive	11	Good	REMAIN		1
200	Sabal palmetto	Cabbage Palm	12	Fair	REMAIN		0.33
201	Sabal palmetto	Cabbage Palm	15	Fair	REMAIN		0.33
202	Sabal palmetto	Cabbage Palm	10	Fair	REMAIN		0.33
203	Sabal palmetto	Cabbage Palm	13	Fair	REMAIN		0.33
204	Sabal palmetto	Cabbage Palm	12	Fair	REMAIN		0.33
205	Sabal palmetto	Cabbage Palm	12	Fair	REMAIN		0.33
206	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		f
207	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		1
208	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		1
209	Quercus virginiana	Live Oak	10	Good	REMAIN		1
210	Quercus virginiana	Live Oak	13	Good	REMAIN		1
211	Quercus virginiana	Live Oak	11	Good	remove		
212	Sabal palmetto	Cabbage Palm	12	Fair	REMAIN		0.33
213	Sabal palmetto	Cabbage Palm	15	Fair	REMAIN		0.33
214	Sabal palmetto	Cabbage Palm	19	Fair	REMAIN		0.33
215	Sabal palmetto	Cabbage Palm	14	Fair	REMAIN		0.33
216	Sabal palmetto	Cabbage Palm	16	Fair	REMAIN		0.33
217	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		1
218	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		1
219	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		1
220	Quercus virginiana	Live Oak	10	Good	REMAIN		1
221	Quercus virginiana	Live Oak	13	Good	remove		
222	Quercus virginiana	Live Oak	12	Good	REMAIN		1
223	Quercus virginiana	Live Oak	12	Good	REMAIN		1
224	Quercus virginiana	Live Oak	13	Good	REMAIN		1
225	Sabal palmetto	Cabbage Palm	12	Fair	REMAIN		0.33
226	Sabal palmetto	Cabbage Palm	18	Fair	REMAIN		0.33
227	Sabal palmetto	Cabbage Palm	12	Fair	REMAIN		0.33
228	Sabal palmetto	Cabbage Palm	14	Fair	REMAIN		0.33
229	Sabal palmetto	Cabbage Palm	15	Fair	REMAIN		0.33
230	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		1
231	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		1
232	Myrica cerifera	Wax Myrtle	multi	poor	REMAIN		1
233	Bucidas buceras	Shady Lady Black Olive	11	Good	REMAIN		1
234	Bucidas buceras	Shady Lady Black Olive	11	Good	REMAIN		1
235	Bucidas buceras	Shady Lady Black Olive	11	Good	REMAIN		1
236	Bucidas buceras	Shady Lady Black Olive	11	Good	REMAIN		1
237	Bucidas buceras	Shady Lady Black Olive	12	Good	REMAIN		1
238	Sabal palmetto	Cabbage Palm	12	Fair	REMAIN		0.33
239	Pinus elliottii	Slash Pine	13	Fair	remove		
240	Pinus elliottii	Slash Pine	14	Fair	remove		
241	Malaleuca	Paper Tree	5,5,6	poor	remove		
242	Sabal palmetto	Cabbage Palm	13	poor	remove		
243	Pinus elliottii	Slash Pine	11	poor	remove		
244	Pinus elliottii	Slash Pine	4	poor	remove		
245	Sabal palmetto	Cabbage Palm	15	poor	remove		
246	Sabal palmetto	Cabbage Palm	15	poor	remove		
		TOTAL EXISTING TREE/PALM CREDITS ON SITE					183

NOTE: Per Sec. 5-405, Table 5-405 C.1.
native trees 4.5" DBH preserved in place shall get 5 tree credit; native palm preserved 8' ct shall get 3 credits;
sabal palms relocated on site 2 credits



TREE PRESERVATION BARRICADE FENCING DETAIL

N.T.S.

Printed on Friday, October 28, 2022, 10:00 AM by Michael Grossarth

THOMAS ENGINEERING GROUP
CIVIL ENGINEERING · PROJECT MANAGEMENT · LAND PLANNING · LANDSCAPE ARCHITECTS
CPN 2836
4950 W. KENNEDY BLVD., SUITE 600, TAMPA, FL 33609, (813) 379-4100
EB0004126 LC26000571
FOLLAHORNDALE, FLORIDA 33838

REVISIONS

REV.	DATE	COMMENT	BY

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PROJECT No.: FTY70063
DRAWN BY: HH
CHECKED BY: MG
DATE: 09/16/2016
SCALE: NS NOTED
CAD I.D.: TREE DISPOSITION PLAN

PROJECT:

MARKETPLACE AT COCONUT POINT

FOR

KONOVER SOUTH

US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL

THOMAS ENGINEERING GROUP
4950 W. KENNEDY BLVD, SUITE 600
TAMPA, FLORIDA 33609
Phone: (813) 379-4100
Fax: (813) 379-4040
www.ThomasEngineeringGroup.com

REGISTERED LANDSCAPE ARCHITECT
MICHAEL D. GROSSARTH
LA 0006671
STATE OF FLORIDA
October 28, 2022
FLORIDA LICENSE No. 6666671
FLORIDA BUSINESS CERT. OF AUTH No. 27328

SHEET TITLE:
TREE DISPOSITION CHART, NOTES & DETAILS

SHEET NUMBER
L-1.3
OF --

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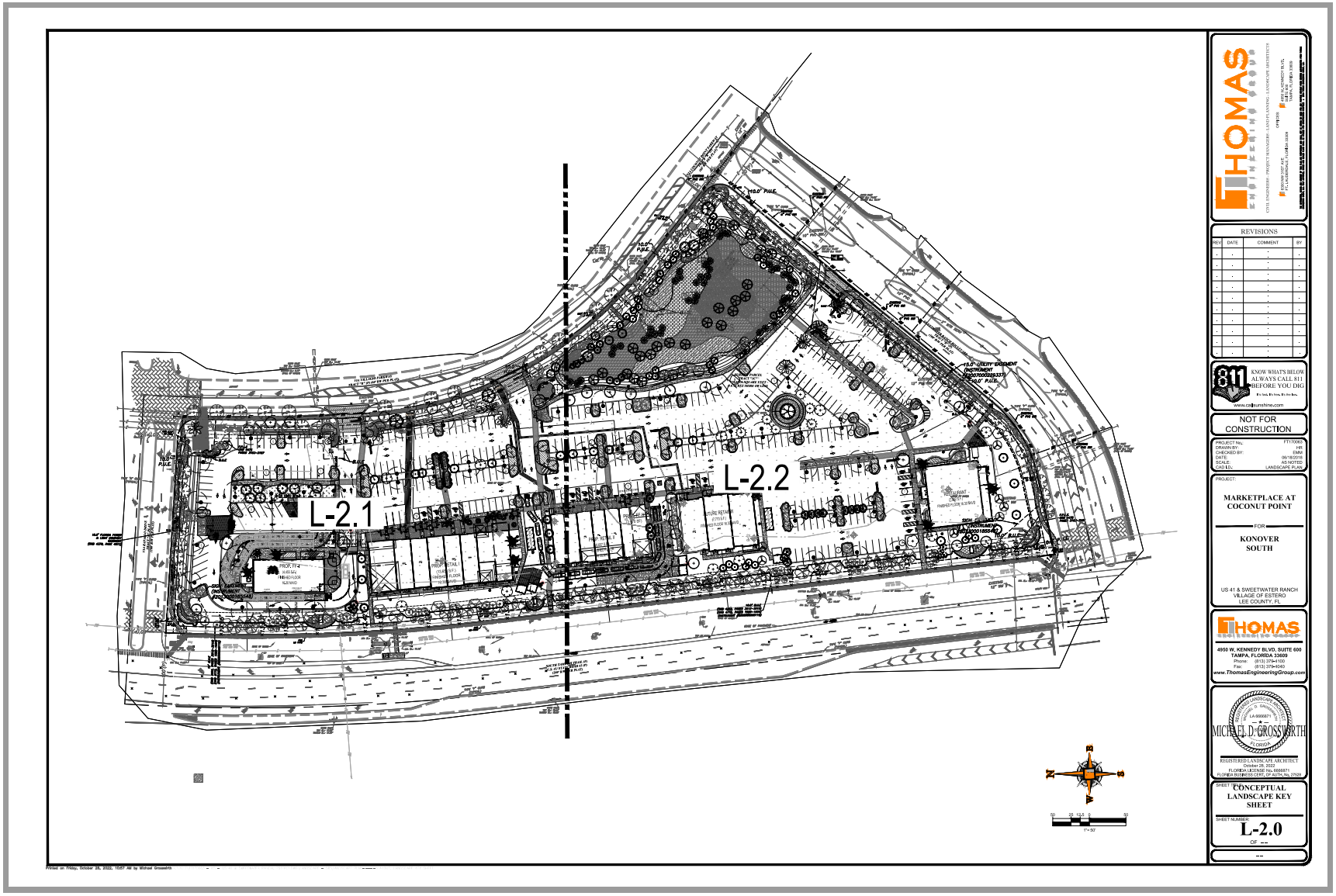
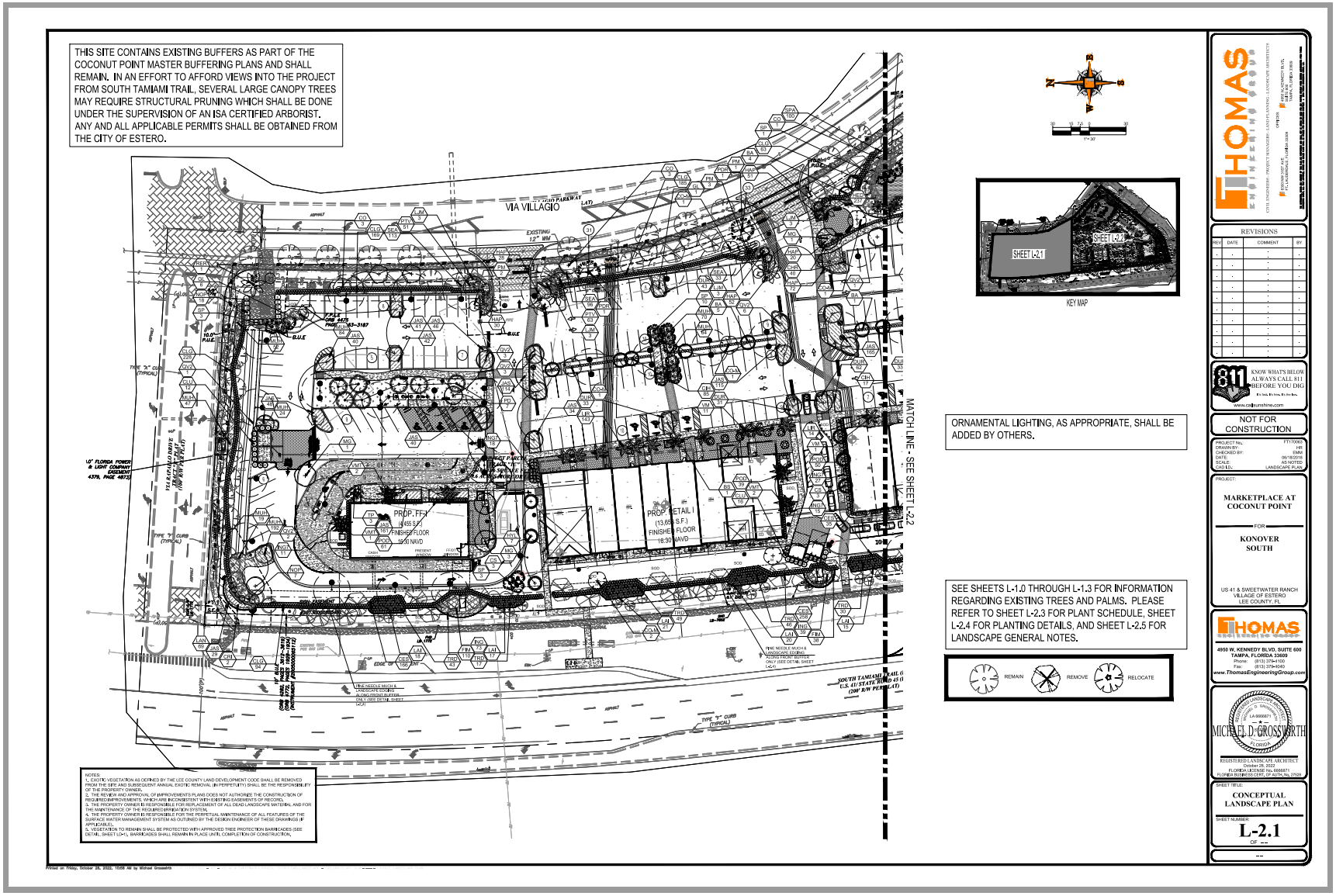

L-2.1
L-2.2
THOMAS ENGINEERING GROUP
REVISIONS
REV DATE COMMENT BY
KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
811
NOT FOR CONSTRUCTION
PROJECT No. FTY10063
DRAWN BY: HR
CHECKED BY: MG
DATE: 09/16/2016
SCALE: AS NOTED
CAD I.D.: LANDSCAPE PLAN
PROJECT:
MARKETPLACE AT COCONUT POINT
FOR
KONOVER SOUTH
US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL
THOMAS ENGINEERING GROUP
4950 W. KENNEDY BLVD, SUITE 600
TAMPA, FLORIDA 33609
Phone: (813) 379-1100
Fax: (813) 379-1040
www.ThomasEngineeringGroup.com
LA 0666871
MICHAEL D. GROSSWIRTH
REGISTERED LANDSCAPE ARCHITECT
October 28, 2022
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27328
SHEET TITLE
CONCEPTUAL LANDSCAPE KEY SHEET
SHEET NUMBER
L-2.0
OF --
50 25 12.5 0 50
1"= 50'


THIS SITE CONTAINS EXISTING BUFFERS AS PART OF THE COCONUT POINT MASTER BUFFERING PLANS AND SHALL REMAIN. IN AN EFFORT TO AFFORD VIEWS INTO THE PROJECT FROM SOUTH TAMIAMI TRAIL, SEVERAL LARGE CANOPY TREES MAY REQUIRE STRUCTURAL PRUNING WHICH SHALL BE DONE UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. ANY AND ALL APPLICABLE PERMITS SHALL BE OBTAINED FROM THE CITY OF ESTERO.
VIA VILLAGIO
MATCH LINE - SEE SHEET L-2.2
SHEET L-2.1
SHEET L-2.2
KEY MAP
ORNAMENTAL LIGHTING, AS APPROPRIATE, SHALL BE ADDED BY OTHERS.
SEE SHEETS L-1.0 THROUGH L-1.3 FOR INFORMATION REGARDING EXISTING TREES AND PALMS. PLEASE REFER TO SHEET L-2.3 FOR PLANT SCHEDULE, SHEET L-2.4 FOR PLANTING DETAILS, AND SHEET L-2.5 FOR LANDSCAPE GENERAL NOTES.
REMAIN
REMOVE
RELOCATE
REVISIONS
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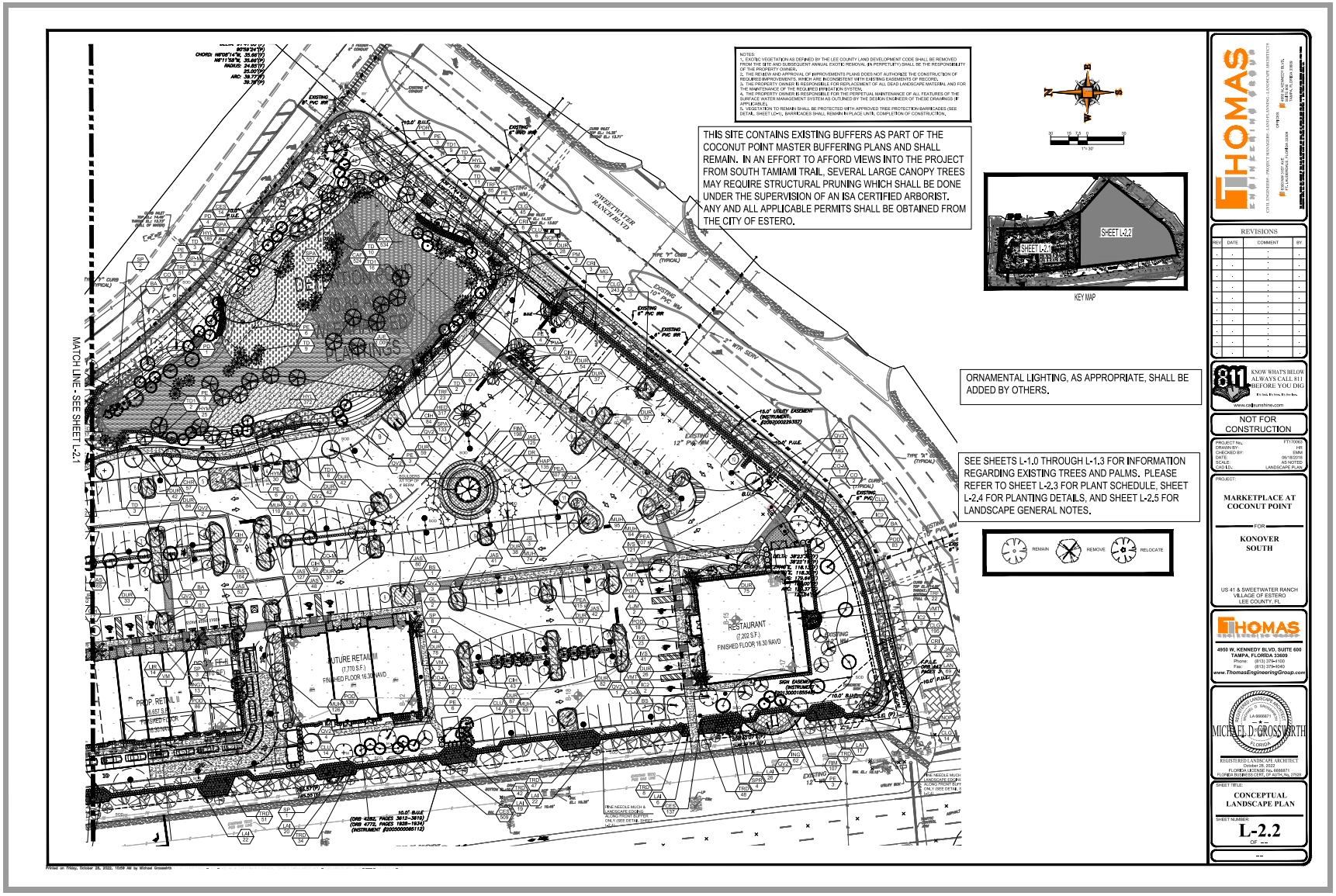
MARKETPLACE AT COCONUT POINT
KONOVER SOUTH
US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL
4950 W. KENNEDY BLVD, SUITE 600
TAMPA, FLORIDA 33609
MICHAEL D. GROSSWIRTH
CONCEPTUAL LANDSCAPE PLAN
L-2.1


THIS SITE CONTAINS EXISTING BUFFERS AS PART OF THE COCONUT POINT MASTER BUFFERING PLANS AND SHALL REMAIN. IN AN EFFORT TO AFFORD VIEWS INTO THE PROJECT FROM SOUTH TAMIAMI TRAIL, SEVERAL LARGE CANOPY TREES MAY REQUIRE STRUCTURAL PRUNING WHICH SHALL BE DONE UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. ANY AND ALL APPLICABLE PERMITS SHALL BE OBTAINED FROM THE CITY OF ESTERO.
ORNAMENTAL LIGHTING, AS APPROPRIATE, SHALL BE ADDED BY OTHERS.
SEE SHEETS L-1.0 THROUGH L-1.3 FOR INFORMATION REGARDING EXISTING TREES AND PALMS. PLEASE REFER TO SHEET L-2.3 FOR PLANT SCHEDULE, SHEET L-2.4 FOR PLANTING DETAILS, AND SHEET L-2.5 FOR LANDSCAPE GENERAL NOTES.
KEY MAP
SHEET L-2.1
SHEET L-2.2
REMAIN
REMOVE
RELOCATE
MATCH LINE - SEE SHEET L-2.1
RESTAURANT (7,202 S.F.) FINISHED FLOOR 16.30 NAVD
FUTURE RETAIL III (7,770 S.F.) FINISHED FLOOR 16.30 NAVD
PROP. RETAIL II (6,651 S.F.) FINISHED FLOOR 16.30 NAVD
SHEETWATER RANCH BLVD
REVISIONS
NOT FOR CONSTRUCTION
MARKETPLACE AT COCONUT POINT
FOR
KONOVER SOUTH
US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL
4950 W. KENNEDY BLVD, SUITE 600
TAMPA, FLORIDA 33609
www.ThomasEngineeringGroup.com
MICHAEL D. GROSSWIRTH
REGISTERED LANDSCAPE ARCHITECT
October 28, 2022
FLORIDA LICENSE No. 6666871
CONCEPTUAL LANDSCAPE PLAN
L-2.2

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CALIPER	HEIGHT	SPREAD	NATIVE	WATER USE		REMARKS
	BS	6	Gumbo Limbo	Bursera simaruba	B & B	3" Cal	12' Ht	5'	Yes	Medium		
	CO	12	Green Buttonwood	Conocarpus erectus	B & B	3" Cal	12' Ht	5'	Yes	High		4' CT
	DR	1	Royal Poinciana	Delonix regia	FG/B&B	8" Cal	24' Ht	14+16'	No	Medium		
	GL	16	Loblolly bay	Gordonia lasianthus	B & B	3" Cal	12' Ht	5'	Yes	Medium		
	IC2	8	Dahoon Holly	Ilex cassine	B & B	2.5"Cal	12' Ht	5'	Yes	High		4' ct
	JS	7	Southern Red Cedar	Juniperus silicicola	B & B	3" Cal	12' Ht	5'	Yes	High		
	PD	12	Slash Pine	Pinus elliottii `Densa`	FG/B&B	4"Cal	16'-18' ca		Yes	High		
	PE	43	Slash Pine	Pinus elliottii `Densa`	FG/B&B	2.5"Cal	12' Ht	6-8	Yes	High		
	QV2	49	Southern Live Oak	Quercus virginiana	B & B	4"Cal	16' Ht	5-6'	Yes	High		4' ct
	TD	41	Bald Cypress	Taxodium distichum	FG/B&B	2.5"Cal	12' Ht	5-6'	Yes	High		4' CT
	TD1	33	Bald Cypress	Taxodium distichum	B & B	4"Cal	14-16' Ht.	5-6'	Yes	High		4' CT
FLOWERING TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CALIPER	HEIGHT	SPREAD	NATIVE	WATER USE		REMARKS
	BA	23	Hong Kong Orchid	Bauhinia blakeana	B & B	3"	12' Ht	5'	No	High		
	CS	6	Orange Geiger Tree	Cordia sebestena	B & B	3" Cal	12' Ht	5'	Yes	High		
	MG	8	Southern Magnolia	Magnolia grandiflora	B & B	3" Cal	12+14' Ht.	5'	Yes	High		3' o.c.
MITIGATION TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CALIPER	HEIGHT	SPREAD	NATIVE	WATER USE		REMARKS
	CCAR	12	Green Buttonwood	Conocarpus erectus	B & B	2.5"Cal	12' Ht	5'	Yes	High		4' CT
	SPA4	3	Sabal Palm	Sabal palmetto	B & B		10-14' o.a. staggered	10'	Yes	High		
PALM TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CALIPER	HEIGHT	SPREAD	NATIVE	WATER USE		REMARKS
	PM	14	Medjool Date Palm	Phoenix dactylifera `Medjool`	B & B		10' o.a.		No	High		10' wood to nut
	SP	34	Sabal Palm	Sabal palmetto	B & B		10-14' o.a. staggered	10'	Yes	High		
	TP	3	Florida Thatch palm	Thrinax parviflora	45 gal		8-12' Ht		Yes	Medium		staggar
	VM	15	Montgomery Palm	Veitchia montgomeryana	B & B		18-20' Ht	7-8' spr.	No	High		14' gw
	VMT	8	Montgomery Palm Triple	Veitchia montgomeryana	B & B		18-22' o.a.	6-10'	No	Medium		10, 12, 16' gw; Mat
RELOCATIONS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CALIPER	HEIGHT	SPREAD	NATIVE	WATER USE		REMARKS
	PDR	3	Date Palm	Phoenix dactylifera	NA		As noted on Sheet L-4.3		No			
	RER	1	Florida Royal Palm	Roystonea elata	NA		As noted on Sheet L-4.3		Yes	High		
	SPR	4	Cabbage Palmetto	Sabal palmetto	NA		As Noted on Sheet L-4.2	varies	Yes	High		
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	WATER USE		REMARKS
	CES	1,120	Silver Buttonwood	Conocarpus e. sericeus	NA	24"	36"	24"	Yes	High		full to base
	CHI	321	Red Tip Cocoplum	Chrysobalanus icaco `Red Tip`	NA	24"	24"-30"	18-24"	Yes	High		full to base
	CLG	1,236	Dwarf Clusia	Clusia guttifera nana	-	24"	36"	24"	Yes	High		full to base
	CLU	69	Small Leaf Clusia	Clusia guttifera	15 gal	As Shown	4-6' Ht	4-6'	No	High		
	COV	9	Croton	Codiaeum variegatum `Picturi`	7 gal	As Shown	30"	24"	No	Medium		3 o/c
	CRI	13	`Queen Emma` Crinum	Crinum augustum `Queen Emma`	15 gal	As Shown	48"	48"	No	Medium		full to base
	HYM	55	Spider Lily	Hymenocallis latifolia	n/a	36"	36"	18"	Yes	High		
	IKN7	84	Pink Ixora	Ixora macrothyrsa `Nora Grant`	7 gal	30"	30"	24"	No	Medium		full to base
	LAI	223	Wild Sage	Lantana involucrata	NA	24"	24"	24"	Yes	High		full to base
	LJM	16	Japanese Privet	Ligustrum japonicum	45 gal		6-7' Ht	6-8'	No	High		3' clear multi-stem
	NOP	27	Pink Oleander	Nerium oleander `Hot Pink`	-	As Shown	6-7' Ht	6-8'	No	High		
	POD	520	Shrubby Yew	Podocarpus macrophyllus maki	NA	24"	24"	18-24"	No	Medium		full to base
	TRD	452	Fakahatchee Grass	Tripsacum dactyloides	n/a	36"	36"	24"	Yes	High		full to base
	TRF	181	Dwarf Fakahatchee	Tripsacum floridanum	n/a	36"	18-24"	18"	Yes	High		

SHRUB AREAS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	WATER USE	SPACING	REMARKS
	CHR	97	Red Tip Cocoplum	Chrysobalanus icaco `Red Tip`	3 gal	24"	18"	18"	Yes	High	24" o.c.	Full to base
	DUR	1,097	Sky Flower	Duranta repens `Dwarf Golden`	n/a	15"	15-18"	15-18"	Yes	High	24" o.c.	Full
	HAM	388	Fire Bush	Hamelia patens `compacta`	n/a	24"	18-24"	18-24"	Yes	High	24" o.c.	Full to base
	HYL	680	Spider Lily	Hymenocallis latifolia	n/a	36"	18-18"	14+18"	Yes	High	36" o.c.	
	IKN	174	Pink Ixora	Ixora macrothyrsa `Nora Grant`	7 gal	24"	18-24"	18-24"	No	Medium	24" o.c.	Full to base
	JAS	1,523	Southern Wax Jasmine	Jasminum simplicifolium	n/a	24"	18"	18"	No	Medium	24" o.c.	Full to base
	MUH	1,584	Pink Muhly Grass	Muhlenbergia capillaris	n/a	18"	14-18"	14-18"	Yes	High	24" o.c.	
	PTV	114	Variegated Mock Orange	Pittosporum tobira `Variegata`	3 gal	24"	18"	20"	No	High	24" o.c.	
	SPA	878	Sand Cord Grass	Spartina bakeri	n/a	36"	12"-48"	18-12"	Yes	High	36" o.c.	
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	WATER USE	SPACING	REMARKS
	CAF	524	Yellow Canna	Canna flaccida	n/a	36"	12-14"	18-12"	Yes	High	36" o.c.	
	CBI	453	Green Island Ficus	Ficus microcarpa `Green Island`	n/a	15"	14-18"	14-18"	No	Medium	18" o.c.	
	HED	564	Cucumberleaf Sunflower	Helianthus debilis	n/a	15"	6-10"	6-10"	Yes	High	18" o.c.	
	IVB	185	Dwarf Schillings Holly	Ilex vomitoria `Schillings Dwarf`	n/a	15"	14-18"	14-18"	Yes	High	18" o.c.	
	JUE	1,009	Soft Rush	Juncus effusus	n/a	36"	14-18"	18-12"	No	High	36" o.c.	
	LAN	136	Dolphi Mound Lantana	Lantana camara `Dolphi Mound`	n/a	15"	12-14 Ht	14-16"	Yes	High	12" o.c.	sterile species
	LIR	171	Lily Turf	Liriope muscari	n/a	15"	12-14"	18-12"	No	High	12" o.c.	Full clumps
	POC	534	Pickerel Weed	Pontederia cordata	n/a	30"	12-14"	6-10"	Yes	High	36" o.c.	
	SEA	318	To Be Selected	Seasonal Annuals	4"pot	12"	12"	6-10"	n/a	n/a	12" o.c.	
MISCELLANEOUS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	WATER USE	SPACING	REMARKS
	MUL	136 sf		Pine Needle Mulch	n/a							3" thick Layer

ESTERO, FLORIDA -LANDSCAPE CODE COMPLIANCE CHART

Per Village of ESTERO, FL Site Development Standards, CH. 5

EXISTING ZONING: MPD - COCONUT POINT DRI

TOTAL SITE AREA: 9.81 AC ± (418,612 +/- S.F.) — IMPERVIOUS AREA: 256,070 S.F. (5.88 ACRES) - 61.17%

PERVIOUS AREA: 162,532S.F. (3.73 ACRES) - 38.83% — VEHICULAR USE AREA: 183,516 S.F. (3.74 ACRES) - 38.94%

Minimum Planting Requirements:

Trees: *12' Ht., 5', 3" Cal (Adjacent to sidewalks or ROW 8' o.c.)*
Large Trees: *16' Ht, 4" Cal (>60ft)*
Palms: *10' o.c.*
Tall Palms: *18-20' o.c.*
Shrubs: *24" Ht.*

		REQUIRED	PROVIDED
SEC.5-405.B: GENERAL TREE STANDARDS			
1 Tree/3,600 SF of development area	(418,612 SF)	120 TREES	
		60	60
SEC.5-406: PERIMETER BUFFER STANDARDS			
Type D Buffer			
5 Trees/100 F	Via Regalia Dr.: 193.9'	10 TREES	10 TREES
36" H double staggered hedge	Via Coconut Point: 1,036.39'	77 TREES	77 TREES
Clustering of hedge and trees allowed	Riverwalker Blvd.: 682.49'	34 TREES	34 TREES
	S. Tamiami: 1,264.11'	61 TREES	61 TREES
SEC.5-407: BUILDING PERIMETER PLANTING STANDARDS			
(C). Building Perimeter Planting Standards.			
3 sides of building with planting areas			
10' wide raised planters, landscape areas			
75% coverage of shrubs/groundcovers			
Clusters of palms			Complies
(D). Shopping Centers			
Enlarged perimeter planting area			
5% of VUA shall be green space area	(163,016 SF)	8,150.8 SF	73,461.9 SF
4 Trees/100 lf of building	Total: 1874.09 F	75 TREES	75 TREES
75% go/shrubs			
SEC.5-409: OPEN SPACE AND STORMWATER MANAGEMENT AREAS			
15.65% shall be open space		15.65%	53.8%
Preservation areas, active and passive public areas, courtyards and plazas counts up to 50% of required open space			
Site <10 AC preservation areas shall be 20' width, 400 SF of open space			
3) Dry Detention Areas			
Wetland planting 30' o.c.			
If <20,000 sf of detention area located adjacent to ROW shall have:	(43,560 SF)		
5' w walkway 1 Tree/50' o.c. and 6' length benches/150'	782.15 LF	16 TREES 4 benches	16 TREES 7 benches
5) Planted Littoral Shelf			
25% of lake	782.15 LF	195.53 LF	193.53 LF
Located adjacent to control structures and pipe outlets			
6H:1V to 4H:1V			
4 native herbaceous species			Complies
SEC.5-409: LANDSCAPING OF PARKING AREAS, AND VEHICULAR ACCESS			
Landscape area =10% of paved area	(163,016 SF)	16,316 SF	16,316 SF
10'x10' for <10 AC			
1 Tree or cluster of 3 Palms/250 SF of internal required planting	(16,302 SF)	66 TREES	66 TREES
1 Tree or Palm/island or planting area	66 islands	66 TREES	66 TREES
Divider medians	(6 medians)		
18' wide			
1 Tree/40 F - 60 lf	(845.58 LF)	17 TREES	17 TREES
10' W terminal islands			
Turf is not accepted for internal landscape areas >10% sod			
TREE REPLACEMENT		12 TREES 3 PALMS	13 TREES 3 PALMS
	TOTALS:	492 TREES	492 TREES*
		12 REPLACEMENT TREES 3 REPLACEMENT PALMS	12 REPLACEMENT TREES 3 REPLACEMENT PALMS
	70% TREES SHALL BE NATIVE	392 TREES	435 TREES (90.2%)
	50% SHRUBS SHALL BE NATIVE	3679/7345 SHRUBS	8415/13305 SHRUBS (70.9%)

*INCLUDES 193 EXISTING TREES ON SITE
** PERIMETER BUFFERS ARE EXISTING AS PART OF COCONUT POINT MPD AND ARE TO REMAIN. ANY REQUIRED RELOCATIONS OR REMOVAL NECESSARY FOR ACCESS INTO THE SITE SHALL BE MITIGATED ACCORDINGLY*

Printed on Friday, October 28, 2022, 10:09 AM by Michael Grosswirth

THOMAS ENGINEERING GROUP
CIVIL ENGINEERING · PROJECT MANAGEMENT · LAND PLANNING · LANDSCAPE ARCHITECTS
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4950 W. KENNEDY BLVD., SUITE 600, TAMPA, FLORIDA 33609 (813) 379-1900

REVISIONS

REV	DATE	COMMENT	BY
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PROJECT No.: FTY70063
DRAWN BY: HR
CHECKED BY: MG
DATE: 09/16/2016
SCALE: AS NOTED
CAD I.D.: LANDSCAPE PLAN

PROJECT:

MARKETPLACE AT COCONUT POINT

FOR

KONOVER SOUTH

US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL

THOMAS ENGINEERING GROUP
4950 W. KENNEDY BLVD, SUITE 600
TAMPA, FLORIDA 33609
Phone: (813) 379-1900
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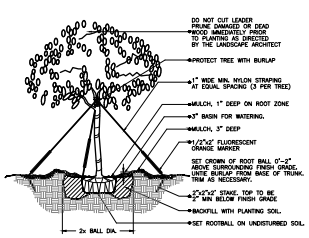
www.ThomasEngineeringGroup.com

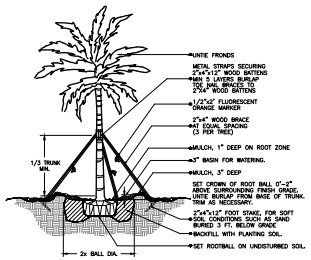
LA 0666871
STATE OF FLORIDA
MICHAEL D. GROSSWIRTH
REGISTERED LANDSCAPE ARCHITECT
October 28, 2022
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH No. 27328

SHEET TITLE:
LANDSCAPE SCHEDULE & CODE REQS

SHEET NUMBER:
L-2.3
OF --



(2" cal. and over)
LARGE TREE PLANTING DETAIL
N.T.S.



LARGE PALM PLANTING DETAIL
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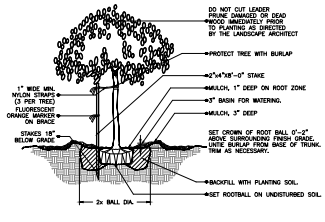

(2" cal. and under)
SMALL TREE PLANTING DETAIL
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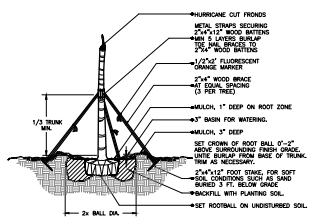

CIGARED SABAL
PALM PLANTING DETAIL
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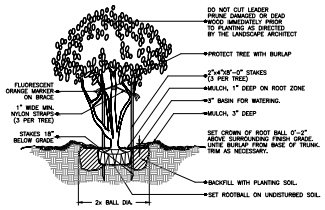

MULTI- TRUNK AND SMALL TREE
(2" cal. and under) PLANTING DETAIL
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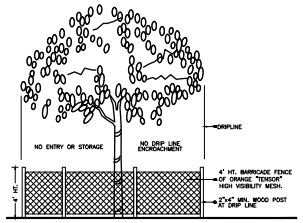
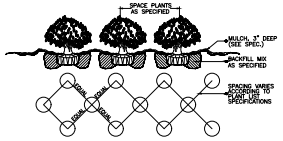


TREE PRESERVATION
BARRICADE FENCING DETAIL
N.T.S.



SHRUB / GROUNDCOVER
SPACING / PLANTING DETAIL
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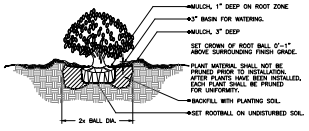

SHRUB PLANTING DETAIL
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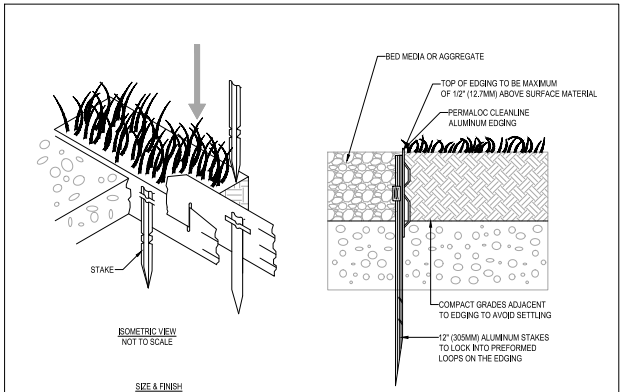

SIZE & FINISH
3/16" X 5 - 1/2" (BR) BRONZE DURAFLEX - MEETS AAMA 2603

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES".
4. 8'-0" SECTIONS TO INCLUDE (3) 12" ALUMINUM STAKES.
5. 16'-0" SECTIONS TO INCLUDE (5) 12" ALUMINUM STAKES.
6. CORNERS: CUT BASE EDGING UP HALFWAY AND FORM A CONTINUOUS CORNER.
7. PERMALOC PERMASTRIP AS MANUFACTURED BY PERMALOC CORPORATION, HOLLAND, MI. 1-800-356-8660, (616) -399-9600.

1 PLANTING BED EDGING DETAIL
ISOMETRIC/SECTION
NTS

THOMAS ENGINEERING GROUP
CIVIL ENGINEERING · PROJECT MANAGEMENT · LAND PLANNING · LANDSCAPE ARCHITECTURE
CERTIFICATE OF AUTHORIZATION #
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REVISIONS

REV	DATE	COMMENT	BY
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PROJECT No.: FTY70063
DRAWN BY: HH
CHECKED BY: MG
DATE: 09/18/2018
SCALE: AS NOTED
CAD I.D.: LANDSCAPE PLAN

PROJECT:
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LANDSCAPE ARCHITECTURE
LA 0666871
MICHAEL D. GROSSWIRTH
STATE OF FLORIDA
REGISTERED LANDSCAPE ARCHITECT
October 28, 2022
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27928

SHEET TITLE:
LANDSCAPE DETAILS
SHEET NUMBER
L-2.4
OF --

LANDSCAPE GENERAL NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALLS, WALKS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS, EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP – LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP – LINE.

2. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT, TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY PERCENT (20%) PER INCH OVER FOUR INCHES (4") CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES, OR AS MAY BE REQUIRED BY THE REGULATING GOVERNMENT AGENCY, WHICHEVER IS GREATER. CALIPER SHALL BE MEASURED AT BREAST HEIGHT OR FOUR FEET (4') ABOVE SURROUNDING GROUND.

D. MATERIALS

1. SUBMITTAL OF GENERAL SAMPLES OF PLANTING MATERIALS AS LISTED BELOW SHALL BE FURNISHED TO LANDSCAPE ARCHITECT OR THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER, UPON APPROVAL OF SAMPLES, DELIVERY TO THE JOB SITE MAY BEGIN.
MATERIALS SAMPLE SUBMITTALS
MULCH ONE (1) CUBIC FOOT
TOPSOIL ONE (1) CUBIC FOOT
PLANTS ONE (1) REPRESENTATIVE SAMPLE OF EACH VARIETY

2. PLANT MATERIALS

A) GENERAL: PLANT SPECIES, SIZES, & QUANTITIES SHALL, AT A MINIMUM, CONFORM TO THOSE INDICATED ON THE DRAWINGS. NONCONFORMING SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1993 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS" PARTS I AND II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA NO. 1 AS A MINIMUM UNLESS OTHERWISE SPECIFIED AS BEING #2 BY A FLORIDA FANCY DESIGNATION, AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES, HEALTHY, VIGOROUS, WELL – BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL PLANTINGS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PROTECTED TO DELIVERED ONLY UPON THE APPROVAL OF THE OWNER.

B) MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE TOP OF ROOT BALL (TRUNK FLARE) AND/OR ACROSS THE AVERAGE SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER, IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C) INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH PRELIMINARY APPROVAL SHALL NOT SUPERSEDE THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES, PRESENCE OF INSECTS, AND OTHER CONDITIONS THAT MAY HAVE OCCURRED SINCE THE NURSERY INSPECTION. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REGARDING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

D) AMENDED PLANTING SOIL: PLANTING SOIL FOR USE IN BACK FILLING PLANTING HOLES SHALL BE FORTY PERCENT (40%) TOPSOIL AND FORTY PERCENT (40%) SAND AND BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL-DRAINED, ARABLE SITE. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, COARSE SAND, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 5.0 TO 7.0 INCLUSIVE.

E) SAND SHALL BE CLEAN, WELL DRAINING NATIVE SAND. IF REQUESTED, CONTRACTOR SHALL AT ANY TIME AND AT NO COST TO OWNER, SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY OWNER.

E. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL NATURAL OR MAN – MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

F. COMMERCIAL FERTILIZER

1. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DELIVERED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:

1. SHRUBS AND TREES – MILORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUNDCOVERS – OSMOCOTE/SIERRA BLEND 34 – 14 – 14
3. SOD – 8 – 8 – 8
IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24 – 10 – 5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT THE RATE AND DEPTH SPECIFIED BY MANUFACTURER.

G. MULCH

1. MULCH SHALL BE FROM SHREDDED WOOD DERIVED FROM MELALEUCA OR OTHER INVASIVE TREE SPECIES AND SHALL BE STERILIZED TO EFFECTIVELY ELIMINATE ALL SEEDS, SPORES, ETC. AND REINDER THEM BARREN.

2. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED AT A DEPTH OF THREE INCHES (3"). MULCH IS TO BE KEPT 2-3" FROM THE STEM OF ALL GROUNDCOVERS & 3-4" FROM THE TRUNK OF ALL TREES & PALMS.

3. MULCH SHALL BE GRADE 'B' SHREDDED, AND SHALL BE APPLIED EVENLY AND SMOOTH TO PLANTED AREAS.

4. NO RED OR COLORED MULCH SHALL BE ACCEPTED UNLESS SPECIFIED ACCORDINGLY. NO CYPRESS MULCH OR PINE BARK SHALL BE USED.

H. DIGGING AND HANDLING

1. PROTECT ROOT SYSTEMS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER EROSION, AND OTHER HARMFUL CRITERIA AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKING AND DRYING OUT DURING LOADING, TRANSIT, AND UNLOADING/PLANTING. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

3. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE SUG WITH EARTH, NATURAL BALL OF SOIL SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS, AND IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS" FLORIDA PUBLICATION. NO PLANT WITH A ROOTBALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "SPF" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREE TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS BY "GRADES AND STANDARDS FOR NURSERY PLANTS" FLORIDA PUBLICATION. PRUNING PRACTICED OTHER THAN MINIMAL PRUNING OF FRONDS, PRIMARILY TO REACH A "CLEAR TRUNK" SPECIFICATION, MAY CONSTITUTE REJECTION, OF ALL PALMS SUBJECTED TO SUCH PRACTICE. LIKEWISE, EXCESSIVE PRUNING OR "SHAVING" OF ROOT BALLS TO MEET "CLEAR TRUNK" CRITERIA MAY CONSTITUTE REJECTION ONSITE. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL ON THE PLANTING DETAILS SHEET.

5. EXCAVATION OF PLANTING HOLES SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS, AND PREPARED SUB-BASES.

I. CONTAINER-GROWN STOCK

1. ALL CONTAINER-GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL – ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, AND SHALL MEET MINIMUM SPECIFICATIONS IN THE PLANT LIST.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER, CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS OR WITH CIRCLING ROOTS SHALL NOT BE ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NEED AUTHORIZATION FROM THE OWNER. LIKEWISE, SUBSTITUTION OF CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE BALLED AND BURLAPPED/FIELD GROWN WILL NEED AUTHORIZATION FROM THE OWNER AND A LOT RECORDED HAS TO THE DIMENSIONS OF ANY MATERIALS.

5. ALL PLANT MATERIALS SHALL MEET THE MINIMUM SPECIFICATIONS LISTED IN THE PLANT SCHEDULE; SIZE (HEIGHT/SPREAD) SPECIFICATIONS TAKE PRECEDENCE OVER GALLON SIZES (IF GALLON SIZES ARE SPECIFIED).

J. COLLECTED STOCK

1. WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOT BALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

K. NATIVE STOCK

1. PLANTS COLLECTED FROM WILD OR NATIVE STAND SHALL BE CONSIDERED GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY FOR AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO ENSURE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

L. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE IN GOOD FAITH, BUT THE LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN A BIDDER'S TAKE OFF AND THE PLANT LIST QUANTITIES, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSION OF BIDS. DRAWING SHALL TAKE PRECEDENCE. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE. NO SUBSTITUTIONS SPECIFIED ON CONTAINERIZED SHRUBS OR GROUNDCOVERS. THE HEIGHT & SPREAD SPECIFICATIONS SHALL PREVAIL.

M. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSITIONING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

N. PLANTING PROCEDURES

1. CLEARING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH AND UNSIGHTLY CONDITIONS RESULTING FROM HIS WORK AND SHALL REMOVE ALL DEBRIS COMPLETELY REMOVED FROM THE SITE. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL, SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOD, WHICH WILL IN ANY WAY AFFECT THE VIABILITY OF THE PLANTS TO BE INSTALLED, HE/SHE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S CONSTRUCTION MANAGER OR OWNER.

2. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE PROHIBITED TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE JURISDICTIONAL MUNICIPALITY

3. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORM WATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

4. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO MINIMUM DEPTH OF 6" ADJACENT/APPROXIMATELY 20% GREATER THAN THE RECOMMENDED PLANTING SOIL DEPTH – UNLESS OTHERWISE SPECIFIED BY JURISDICTIONAL CODE. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO REQUIRED FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ONSITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK CONDITIONS OCCUR IN PLANTED AREAS AFTER 100 SF DEEP EXCAVATION BY THE CONTRACTOR, AND ROOTING DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE OR CONTRACT OWNER'S CONSTRUCTION MANAGER OR DESIGNER FOR RESOLUTION.
CONTRACTOR IS TO ENSURE THAT ALL COMPACTED SOIL, ROAD ROCK, & EXCESS DEBRIS SHALL BE REMOVED & A 24" LAYER OF NON-LIMEROCK PLANTING SOIL PROVIDED TO SHRUB GROWTH & SUSTAINABILITY EXISTS PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

5. SUBSOILING OF PLANTING AREAS: CONTRACTOR SHALL BE RESPONSIBLE FOR SUBSOILING ALL PLANTING AREAS TO A MINIMUM DEPTH OF 18" – 24", WHERE COMPACTION OCCURS DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL BE AT TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE INSTALLED DURING THE DAY OF ITS ARRIVAL.

6. LAWN MAINTENANCE:

A) WITHIN THE SITE, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY OWNER OR AS IN THE ORIGINAL WORK SCOPE AND PROCESS (INCLUDING REMAINING IN GUARANTEE).

B) WATER EVERY DAY FOR FOURTEEN (14) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) UNTIL FULLY ESTABLISHED OR UNTIL AUTOMATIC IRRIGATION SYSTEM IS FULLY OPERATIONAL AND PROGRAMMED ACCORDINGLY. COORDINATE WATERING SCHEDULE WITH NATURAL RAINFALL. RAINFALL EVENTS IN QUANTITIES OF TWENTY (20) MINUTES OR MORE THAT PRODUCE MORE THAN A HALF INCH (1/2") OF PRECIPITATION WILL NEGATE THE NEED FOR WATERING OF THE FOLLOWING DAY IF PREVIOUSLY SCHEDULED. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO A DEPTH OF FOUR INCHES (4").

O. CLEANUP

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

P. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING MATERIALS INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S DESIGNEE. MAINTENANCE AFTER THE CERTIFICATION OF AN ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF NINETY (90) CALENDAR DAYS COMMENCING AFTER ACCEPTANCE (SEE NEXT SECTION).

R. MAINTENANCE (ALTERNATIVE BID ITEM)

1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR LANDSCAPE AND IRRIGATION MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.

S. GUARANTEE

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S DESIGNEE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CARE & MAINTENANCE OF THE PLANT MATERIAL UNTIL THE END OF ESTABLISHMENT OR 60 DAYS AFTER FINAL LANDSCAPE CERTIFICATION BY THE LANDSCAPE ARCHITECT, WHICHEVER IS LATER, & SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AS NEEDED TO ENSURE ADEQUATE WATER IS SUPPLIED TO THE PLANT MATERIALS DURING ESTABLISHMENT. AT THE END OF THE ESTABLISHMENT PERIOD, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE IRRIGATION TIMECLOCK IS ADJUSTED TO A NORMAL WATERING CYCLE PER THE IRRIGATION WATERING SCHEDULE SHOWN ON THE IRRIGATION PLANS.

2. THE LIFE AND SATISFACTORY CONDITION OF ALL SOD INSTALLED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF NINETY (90) CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNERS OR OWNER'S DESIGNEE.

3. REPLACEMENT: ANY PLANT NOT IN A HEALTHY, THRIVING GROWING CONDITION SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. SHOULD THE OWNER ELECT, TREES AND PALMS MAY BE GIVEN A PERIOD OF NINETY (90) DAYS BEFORE REMOVAL TO ALLOW THE CONTRACTOR TO RESURRECT THE TREE OR PALM IN QUESTION AND BRING IT TO A THRIVING, HEALTHY CONDITION. ALL REPLACEMENTS SHALL BE PLANTED OF LIKE KIND, CONDITION AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED, AND MULCHED AS SPECIFIED WITHIN THESE SPECIFICATIONS, AT NO ADDITIONAL COST TO THE OWNER. ANY REPAIRS FROM THIS REPLACEMENT MATERIAL SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY. REPLACEMENT MATERIAL SHALL BE GUARANTEED TO A ONE (1) YEAR PERIOD FROM THE DAY OF REPLACEMENT ACCEPTANCE BY THE OWNER. SHOULD REPLACEMENT MATERIAL FAIL WITHIN THE GUARANTEE PERIOD, OWNER MAY OPT FOR A CREDIT OF THE MONETARY AMOUNT FOR THE REPLACEMENT MATERIALS AT A RATE OF THE ORIGINAL CONTRACT BID RATE, IN LIEU OF AN ADDITIONAL REPLACEMENT.

4. IN THE EVENT THE OWNER ELECTS NOT TO CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER OR THEIR DESIGNEE, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN HEALTHY PLANT GROWTH OF ITEMS UNDER REPLACEMENT WARRANTY. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION BY OWNER OR THEIR DESIGNEE AT THE END OF THE GUARANTEE PERIOD SHALL INCLUDE PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY PLANTS NOT MEETING THE CRITERIA OF HEALTHY, VIGOROUS, AND THRIVING AT THIS TIME, AND THAT HAVE NOT ALREADY BEEN REPLACED PREVIOUSLY UNDER THIS WARRANTY, SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE FOR AS SPECIFIED BY THE OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. GRADING AND DRAINAGE NOTES

1. PRIOR TO COMMENCING ANY EXCAVATION WORK, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE "ONE CALL" NOTIFICATION PROCEDURES PROMOTED BY THE RESPECTIVE UTILITY COMPANIES IN FLORIDA, CALL FLORIDA SUNSHINE AT 811.

2. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING, PROVIDING VERTICAL CURVES OR ROUNDINGS AT ALL TOPS AND BOTTOMS OF SLOPES.

3. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM SLOPE OF ONE-EIGHTH INCH (1/8") PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER PRIOR TO CONTINUING WORK.

4. WHERE NEW PAVING OR EARTHWORK MEETS EXISTING PAVING OR EARTHWORK, SMOOTHLY BLEND LINE AND GRADE OF EXISTING WITH NEW; WHERE EXISTING VEGETATION IS TO REMAIN, MEET EXISTING GRADES; DO NOT FILL ABOVE BASAL FLARE OF EXISTING TREES.

V. UTILITY PLAN NOTES

1. CONTRACTOR SHALL INSTALL SCHEDULE 80 PVC CONDUIT (SLEEVES) FOR ALL IRRIGATION PIPING UNDER ALL PAVEMENT AREAS TO CONNECT ALL LANDSCAPE AREAS.

W. SITE PREPARATION

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MEET THE OWNER AND IDENTIFY TREES AND SHRUBS WHICH ARE TO BE PROTECTED AS WELL AS THOSE WHICH ARE TO BE REMOVED. DO NO CLEARING WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED.

2. TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED BY THE INSTALLATION OF FENCING AT THE DRIP LINE OR AS DIRECTED BY THE OWNER (SEE LANDSCAPE DETAIL SHEET). PROTECTIVE FENCING SHALL BE INSTALLED PRIOR TO CONSTRUCTION. PROTECTIVE FENCING SHALL BE SUFFICIENT TO PREVENT CONSTRUCTION EQUIPMENT FROM CONTACTING TREES AT THE ROOT ZONE AND DAMAGING TRUNKS AND BRANCHES.

3. IF, IN ORDER TO PERFORM EXCAVATION WORK, IT SHOULD BECOME NECESSARY TO CUT ROOTS OF PLANTS TO BE SAVED, SUCH ROOTS SHALL BE CUT NEATLY WITH A SMOOTH CLEAN CUT BY A SHARP SAW, COVERED WITH BURLAP, AND KEPT MOIST UNTIL ROOTS ARE BACK FILLED. TEARS OR JAGGED CUTS TO ROOTS ARE UNACCEPTABLE.

4. TREE AND SHRUB REMOVAL SHALL INCLUDE THE FILLING, CUTTING, GRUBBING OUT OF ENTIRE ROOT SYSTEMS AND SATISFACTORY REMOVAL OF ALL TREES, TRUNKS, SHRUBS, STUMPS, VEGETATIVE AND EXTRANEOUS DEBRIS PRODUCED BY THE REMOVAL OPERATIONS.

5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE THE LIMITS OF CONSTRUCTION DUE TO HIS CONTRACTUAL OPERATIONS.

6. ALL REFUSE, DEBRIS, UNSUITABLE MATERIALS AND MISCELLANEOUS MATERIALS TO BE REMOVED SHALL BE LEGALLY DISPOSED OF OFF-SITE BY CONTRACTOR.

7. ALL INVASIVE EXOTIC VEGETATION SHALL BE DISPOSED OF OR TREATED AS PER THE LOCAL OR REGIONAL GOVERNING AUTHORITIES, REQUIREMENTS OR RECOMMENDATIONS.

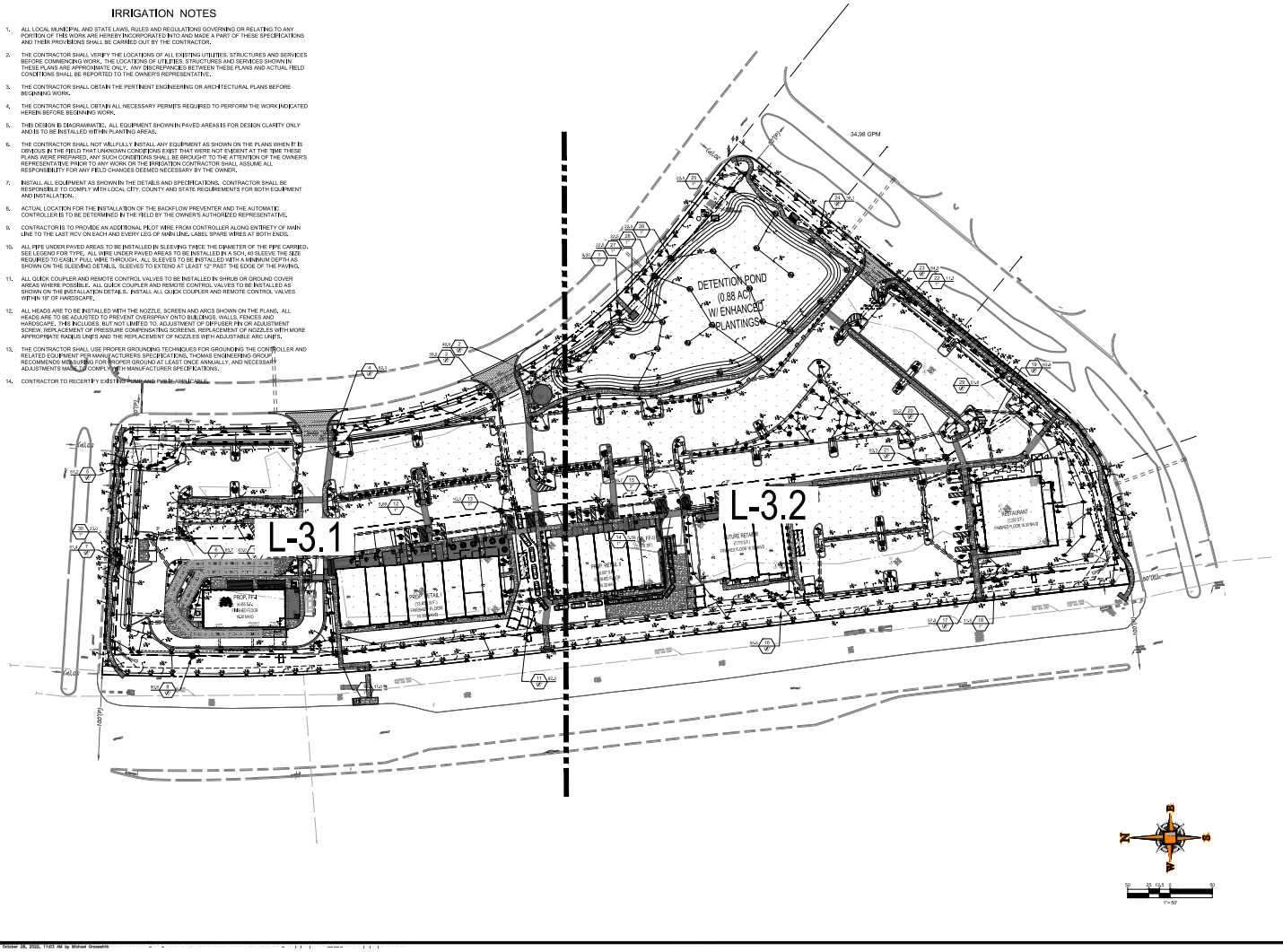
X. ROOT CONTROL BARRIER

1. ROOT CONTROL PRODUCT SHALL BE A BIOLOGICAL BARRIER PRODUCT. PRODUCT SHALL BE 810-BARRIER ROOT CONTROL SYSTEM, AS MANUFACTURED BY BBA FIBERWEB/REEMAY, INC. AND DISTRIBUTED BY ROOT ENTERPRISES, INC. 501 HWW. BIOBARRIER.COM FOR ADDITIONAL INFORMATION AND PRODUCT SPECIFICATION. ROOT ENTERPRISES, INC.
P.O. BOX 3749
POMPANO BEACH, FL 33061
1-800-966-4678

2. PRODUCT SHALL BE A BIOLOGICAL BARRIER UTILIZING UBM-RELEASE CAPSULES INTEGRATED INTO A GEOTEXTILE FABRIC. ACTIVE HERBICIDE SHALL BE A TRIFLURALIN, AND WITHIN THE RELEASE OF EFFECTIVE PRODUCT SHALL BE 5 YEARS IN THE MOST ADVERSE CONDITIONS FOR SUCH A PRODUCT. ALTERNATIVELY, A BIOID PHYSICAL BARRIER SH

IRRIGATION NOTES

1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
8. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
9. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
10. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
11. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 10' OF HARDSCAPE.
12. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
13. THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. THOMAS ENGINEERING GROUP RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.
14. CONTRACTOR TO RECERTIFY EXISTING PUMP AND PWIN IF APPLICABLE.



THOMAS ENGINEERING GROUP
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CA #28236
4950 W. KENNEDY BLVD., SUITE 600, TAMPA, FLORIDA 33609 (813) 379-1900
2511 BROADCAST AVE., FT. LAUDERDALE, FLORIDA 33309

REVISIONS

REV	DATE	COMMENT	BY
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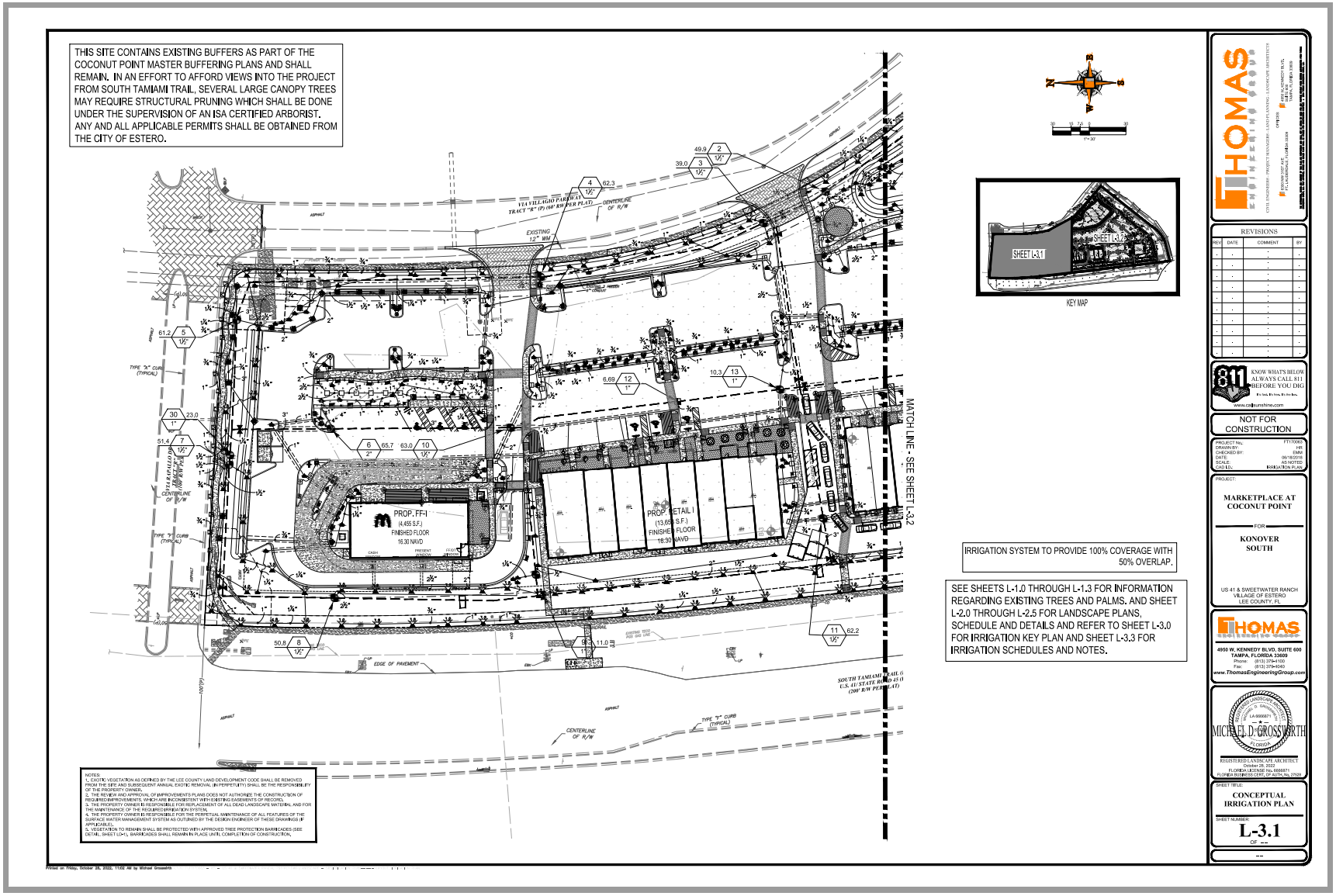
PROJECT No.:	FTY70063
DRAWN BY:	HR
REVIEWED BY:	MDG
DATE:	09/16/2019
SCALE:	AS NOTED
CAD I.D.:	IRRIGATION PLAN

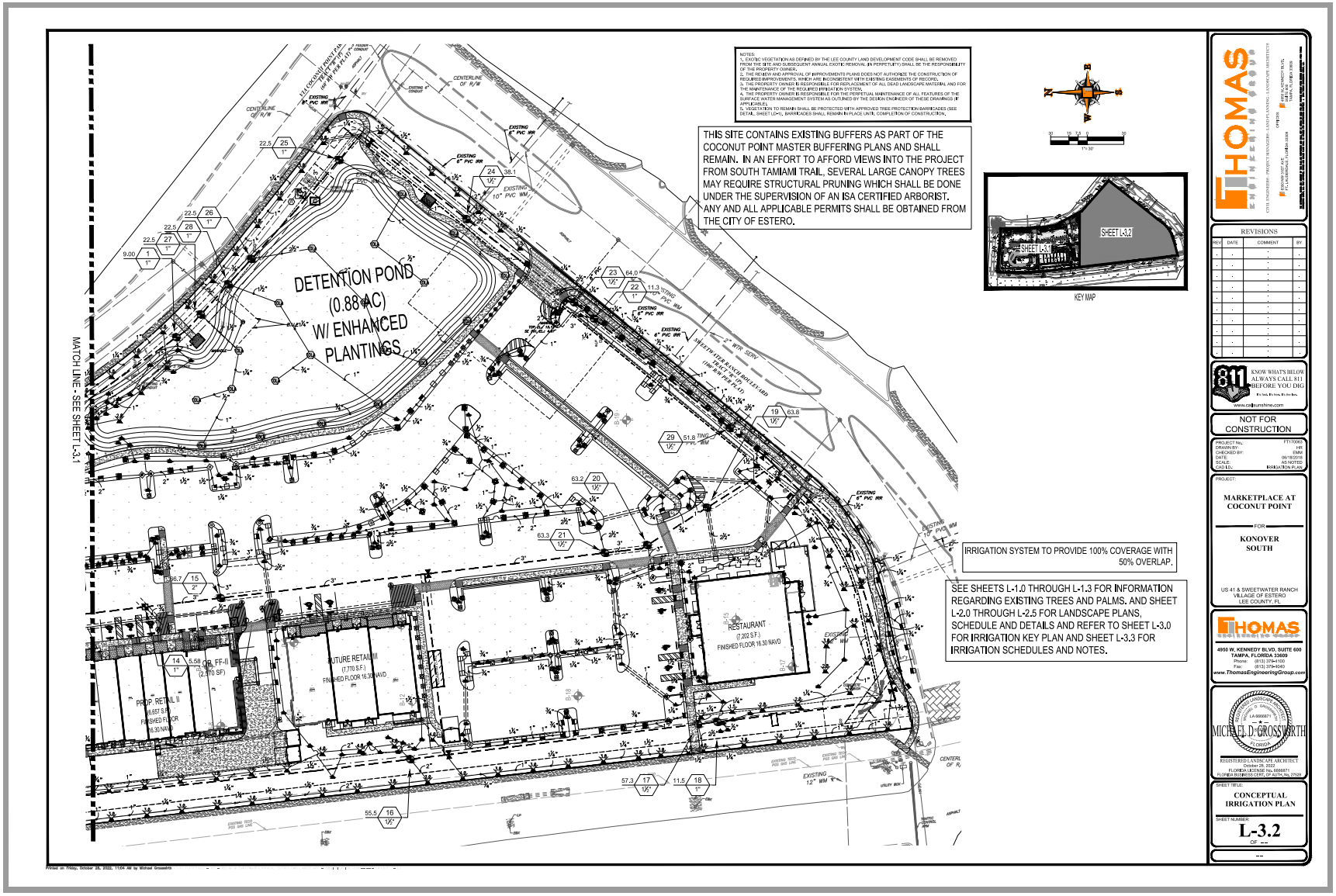
PROJECT:
MARKETPLACE AT COCONUT POINT
FOR
KONOVER SOUTH
US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL

THOMAS ENGINEERING GROUP
4950 W. KENNEDY BLVD, SUITE 600
TAMPA, FLORIDA 33609
Phone: (813) 379-1900
Fax: (813) 379-1940
www.ThomasEngineeringGroup.com

LANDSCAPE ARCHITECT
LA 0666871
MICHAEL D. GROSSWIRTH
STATE OF FLORIDA
REGISTERED LANDSCAPE ARCHITECT
October 28, 2022
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27328

SHEET TITLE:
CONCEPTUAL IRRIGATION KEY PLAN
SHEET NUMBER:
L-3.0
OF --


THIS SITE CONTAINS EXISTING BUFFERS AS PART OF THE COCONUT POINT MASTER BUFFERING PLANS AND SHALL REMAIN. IN AN EFFORT TO AFFORD VIEWS INTO THE PROJECT FROM SOUTH TAMIAMI TRAIL, SEVERAL LARGE CANOPY TREES MAY REQUIRE STRUCTURAL PRUNING WHICH SHALL BE DONE UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. ANY AND ALL APPLICABLE PERMITS SHALL BE OBTAINED FROM THE CITY OF ESTERO.
PROP. FF-I (4,455 S.F.) FINISHED FLOOR 16.30 NAVD
PROP. RETAIL I (13,665 S.F.) FINISHED FLOOR 16.30 NAVD
MATCH LINE - SEE SHEET L-3.2
SHEET L-3.1
SHEET L-3.2
KEY MAP
IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE WITH 50% OVERLAP.
SEE SHEETS L-1.0 THROUGH L-1.3 FOR INFORMATION REGARDING EXISTING TREES AND PALMS. AND SHEET L-2.0 THROUGH L-2.5 FOR LANDSCAPE PLANS, SCHEDULE AND DETAILS AND REFER TO SHEET L-3.0 FOR IRRIGATION KEY PLAN AND SHEET L-3.3 FOR IRRIGATION SCHEDULES AND NOTES.
REVISIONS
NOT FOR CONSTRUCTION
MARKETPLACE AT COCONUT POINT
KONOVER SOUTH
US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL
4950 W. KENNEDY BLVD, SUITE 600
TAMPA, FLORIDA 33609
MICHAEL D. GROSSWIRTH
CONCEPTUAL IRRIGATION PLAN
L-3.1


DETENTION POND
(0.88 AC)
W/ ENHANCED
PLANTINGS
MATCH LINE - SEE SHEET L-3.1
THIS SITE CONTAINS EXISTING BUFFERS AS PART OF THE COCONUT POINT MASTER BUFFERING PLANS AND SHALL REMAIN. IN AN EFFORT TO AFFORD VIEWS INTO THE PROJECT FROM SOUTH TAMIAMI TRAIL, SEVERAL LARGE CANOPY TREES MAY REQUIRE STRUCTURAL PRUNING WHICH SHALL BE DONE UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. ANY AND ALL APPLICABLE PERMITS SHALL BE OBTAINED FROM THE CITY OF ESTERO.
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SHEET L-3.1
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REVISIONS
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MARKETPLACE AT COCONUT POINT
FOR
KONOVER SOUTH
US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL
CONCEPTUAL IRRIGATION PLAN
L-3.2

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
EST LOS RCS CST SST	Rain Bird 1806-PRS 15 Strip Series Turf Spray 6" popup with pressure regulator.	55	30
Q T H F	Rain Bird 1806-PRS 5 Series MPR Turf Spray 6" popup with pressure regulator.	7	30
Q T H F	Rain Bird 1806-PRS 8 Series MPR Turf Spray 6" popup with pressure regulator.	54	30
Q T H F	Rain Bird 1806-PRS 10 Series MPR Turf Spray 6" popup with pressure regulator.	102	30
Q T H TT 10 F	Rain Bird 1806-PRS 12 Series MPR Turf Spray 6" popup with pressure regulator.	71	30
Q T H TT 10 F	Rain Bird 1806-PRS 15 Series MPR Turf Spray 6" popup with pressure regulator.	84	30
4 6 8 10 12 15 18	Rain Bird 1806-PRS ADJ Turf Spray 6" popup with pressure regulator.	141	30
1402 1403 1404	Rain Bird 1804-1400 Flood Flood Bubbler 4" popup	219	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
1.0	Rain Bird 3500-S 1.0 Shrub Rotor,adjustable and full circle	2	25	0.77	20'
1.5	Rain Bird 3500-S 1.5 Shrub Rotor,adjustable and full circle	16	25	1.06	23'
2.0	Rain Bird 3500-S 2.0 Shrub Rotor,adjustable and full circle	31	25	1.4	27'
3.0	Rain Bird 3500-S 3.0 Shrub Rotor,adjustable and full circle	76	25	2.17	29'
4.0	Rain Bird 3500-S 4.0 Shrub Rotor,adjustable and full circle	22	25	2.97	31'
QA	Rain Bird 2045A-LA Turf Impact Rotor, Pop-Up Sprinkler, Open Case, Adjustable and Full Circle, With Precision Jet Tube, Low Angle Nozzles: 07LA=black; 10LA=yellow.	20	45	4.5	31'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-PRF-BF Drip Control Kit, 1" (25mm) DV valve, 1" (25mm) pressure regulating back flush filter.	2
P	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	29
A	Rain Bird AR Valve Kit 1" Air Relief Valve kit with 6" drip valve box.	29
	Area to Receive Dripline Netafim TLCV6-18(18) Landscape Dripperline with 0.6gph emitters at 18"o.c. (2.2 lph @ 0.45 m) with check valve, pressure compensation, 14.7psi min, to 50psi max. (1 to 3.5 bar). Dripperline laterals spaced at 18" (0.46 m) apart, with emitters offset for triangular pattern.	2,933 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB Electric Remote Control Valve	28
	Griswold Isolator Union Brass DWS Valve with Union Ball Valve. Includes Plug In Boss. Sizes 1/2" through 3", same size as irrigation line. 100 mesh stainless steel strainer and packing gland ball valve are ideal for dirty water applications.	16
C	Rain Bird ESP8LXME w/ (2) ESPLXMSM12 32 Station, Traditionally-Wired, Commercial Controller. (1) ESP8LXME 8-Station, Indoor/Outdoor, Plastic Wall-Mount Enclosure w/ (2) ESPLXMSM12 - 12-Station Expansion Modules.	1
RS	Rain Bird RSD-BEx Rain Sensor, with bracket, extension wire	1
POC	Point of Connection 5" 5" Proposed Well 120' cased depth with 5 HP Submersible Pump	1
	Irrigation Lateral Line: PVC Class 160 SDR 26	20,289 l.f.
	Irrigation Mainline: PVC Class 200 SDR 21	4,628 l.f.
	Pipe Sleeve: PVC Schedule 80 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	2,495 l.f.

Valve Callout
Valve Number
Valve Flow
Valve Size

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PIPE	WIRE	FRICTION LOSS	PSI	PSI @ POC	PRECIP
1	Rain Bird PEB	1"	Bubbler	9	36	801.3	205.8	4.7	46.5	48.9	7.66 in/h
2	Rain Bird PEB	1-1/2"	Turf Spray	49.94	28	454.2	330.3	3.1	36.7	40.3	1.09 in/h
3	Rain Bird PEB	1-1/2"	Shrub Rotor	39.01	19	563.3	387.6	2.4	30.9	35.0	0.45 in/h
4	Rain Bird PEB	1-1/2"	Turf Spray	62.34	54	823.8	576.7	5.5	39.9	45.1	1.14 in/h
5	Rain Bird PEB	1-1/2"	Turf Spray	61.19	23	418.7	847.6	2.3	36.7	41.8	0.85 in/h
6	Rain Bird PEB	2"	Turf Spray	65.7	42	587.7	905.3	0.6	35.2	40.1	1.41 in/h
7	Rain Bird PEB	1-1/2"	Shrub Rotor	51.41	25	733.0	966.5	6.1	34.8	39.7	0.48 in/h
8	Rain Bird PEB	1-1/2"	Shrub Rotor	50.82	27	727.5	1,054	7.5	36.2	41.4	0.42 in/h
9	Rain Bird PEB	1"	Bubbler	11	45	1,549	869.9	5.4	47.3	51.7	7.66 in/h
10	Rain Bird PEB	1-1/2"	Turf Spray	62.95	57	934.6	758.0	5.4	39.9	44.8	1.02 in/h
11	Rain Bird PEB	1-1/2"	Turf Spray	62.23	59	828.5	626.7	6.9	41.3	46.3	0.86 in/h
12	Rain Bird XCZ-100-PRF-BF	1"	Area for Dripline	6.69		734.6	618.2	4.0	44.0	48.9	0.45 in/h
13	Rain Bird PEB	1"	Bubbler	10.25	41	817.8	533.8	1.0	42.8	47.5	7.66 in/h
14	Rain Bird XCZ-100-PRF-BF	1"	Area for Dripline	5.58		453.0	614.9	2.3	42.3	47	0.45 in/h
15	Rain Bird PEB	2"	Turf Spray	66.67	40	537.0	677.3	2.7	37.3	41.9	1.32 in/h
16	Rain Bird PEB	1-1/2"	Shrub Rotor	55.49	26	696.5	955.1	2.3	31.3	36.3	0.5 in/h
17	Rain Bird PEB	1-1/2"	Shrub Rotor	57.32	27	764.6	898.4	3.0	32.1	37.8	0.54 in/h
18	Rain Bird PEB	1"	Bubbler	11.5	47	1,194	882.4	4.7	46.7	52.4	7.66 in/h
19	Rain Bird PEB	1-1/2"	Turf Spray	63.83	32	552.6	577.3	3.5	38.1	42.8	0.98 in/h
20	Rain Bird PEB	1-1/2"	Turf Spray	63.18	48	818.4	635.1	2.9	37.5	42.1	0.98 in/h
21	Rain Bird PEB	1-1/2"	Turf Spray	63.29	27	432.9	671.0	2.6	37.1	41.7	1.32 in/h
22	Rain Bird PEB	1"	Bubbler	11.25	45	1,458	321.5	6.3	48.3	52.2	7.66 in/h
23	Rain Bird PEB	1-1/2"	Turf Spray	64.0	48	731.9	300.5	3.2	37.9	41.6	0.89 in/h
24	Rain Bird PEB	1-1/2"	Shrub Rotor	38.11	23	890.1	189.0	4.1	32.7	35.3	0.48 in/h
25	Rain Bird PEB	1"	Turf Impact	22.5	5	271.6	51.0	3.4	51.9	52.7	0.99 in/h
26	Rain Bird PEB	1"	Turf Impact	22.5	5	241.6	116.7	0.5	49.1	50.3	0.69 in/h
27	Rain Bird PEB	1"	Turf Impact	22.5	5	210.4	178.3	3.1	51.7	53.7	0.67 in/h
28	Rain Bird PEB	1"	Turf Impact	22.5	5	252.1	144.9	2.4	51.0	52.6	0.7 in/h
29	Rain Bird PEB	1-1/2"	Turf Spray	51.81	37	541.5	464.8	3.5	37.2	41.7	1.44 in/h
30	Rain Bird PEB	1"	Turf Spray	22.99	19	268.9	958.6	2.4	36.1	41	1.53 in/h
	Common Wire						4,628				

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird PEB	Bubbler	7.66 in/h	0.75	6	54	
2	Rain Bird PEB	Turf Spray	1.09 in/h	1	56	2,796	
3	Rain Bird PEB	Shrub Rotor	0.45 in/h	1	133	5,188	
4	Rain Bird PEB	Turf Spray	1.14 in/h	1	53	3,304	
5	Rain Bird PEB	Turf Spray	0.85 in/h	1	71	4,345	
6	Rain Bird PEB	Turf Spray	1.41 in/h	1	43	2,825	
7	Rain Bird PEB	Shrub Rotor	0.48 in/h	1	125	6,428	
8	Rain Bird PEB	Shrub Rotor	0.42 in/h	1	142	7,216	
9	Rain Bird PEB	Bubbler	7.66 in/h	0.75	6	66	
10	Rain Bird PEB	Turf Spray	1.02 in/h	1	59	3,714	
11	Rain Bird PEB	Turf Spray	0.86 in/h	1	70	4,356	
12	Rain Bird XCZ-100-PRF-BF	Area for Dripline	0.45 in/h	0.75	100	668,5	
13	Rain Bird PEB	Bubbler	7.66 in/h	0.75	6	61.5	
14	Rain Bird XCZ-100-PRF-BF	Area for Dripline	0.45 in/h	0.75	100	557.8	
15	Rain Bird PEB	Turf Spray	1.32 in/h	1	46	3,067	
16	Rain Bird PEB	Shrub Rotor	0.5 in/h	1	120	6,659	
17	Rain Bird PEB	Shrub Rotor	0.54 in/h	1	111	6,363	
18	Rain Bird PEB	Bubbler	7.66 in/h	0.75	6	69	
19	Rain Bird PEB	Turf Spray	0.98 in/h	1	62	3,958	
20	Rain Bird PEB	Turf Spray	0.98 in/h	1	62	3,917	
21	Rain Bird PEB	Turf Spray	1.32 in/h	1	46	2,912	
22	Rain Bird PEB	Bubbler	7.66 in/h	0.75	6	67,5	
23	Rain Bird PEB	Turf Spray	0.89 in/h	1	68	4,352	
24	Rain Bird PEB	Shrub Rotor	0.48 in/h	1	125	4,764	
25	Rain Bird PEB	Turf Impact	0.99 in/h	1	61	1,373	
26	Rain Bird PEB	Turf Impact	0.69 in/h	1	88	1,980	
27	Rain Bird PEB	Turf Impact	0.67 in/h	1	91	2,048	
28	Rain Bird PEB	Turf Impact	0.7 in/h	1	86	1,935	
29	Rain Bird PEB	Turf Spray	1.44 in/h	1	42	2,176	
30	Rain Bird PEB	Turf Spray	1.53 in/h	1	40	919,6	
		TOTALS:			2,030	88,137	

CRITICAL ANALYSIS

Generated: 2022-04-11 13:16

P.O.C. NUMBER: 01
Water Source Information: 5" Proposed Well 120' cased depth with 5 HP Submersible Pump

FLOW AVAILABLE
Point of Connection Size: 5"
Flow Available 367.79 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 55.00 PSI
Pressure Available: 55.00 psi

DESIGN ANALYSIS
Maximum Multi-valve Flow: 150 GPM
Flow Available at POC: 367.79 GPM
Residual Flow Available: 217.79 GPM

Critical Station: 27
Design Pressure: 45 PSI
Friction Loss: 3.01 PSI
Fittings Loss: 0.09 PSI
Elevation Loss: 0 PSI
Loss through Valve: 3.58 PSI
Pressure Req. at Critical Station: 51.68 PSI
Loss for Fittings: 0.18 PSI
Loss for Main Line: 1.84 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Critical Station Pressure at POC: 53.7 PSI
Pressure Available: 55 PSI
Residual Pressure Available: 1.3 PSI

NOTE A:
POINTS OF CONNECTION SHALL BE FROM A PROPOSED 5 HP SUBMERSIBLE PUMP @318 GPM AND 5" PROPOSED CASED WELL. ALL EQUIPMENT TO HAVE PURPLE CAPS, HANDLES, ETC. AND BE CLEARLY IDENTIFIED AS USING EFFLUENT WATER. VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

MINIMUM PRESSURE REQUIRED 34.66 PSI @ POC
DESIGN WATER PRESSURE 50 PSI
MAXIMUM SYSTEM DEMAND 66.67 GPM

NOTE B:
CONTROLLER IS AS SPECIFIED, CONTRACTOR TO VERIFY CONDITION AND FINAL LOCATION OF CONTROLLER AND ELECTRICAL POC SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE C:
MAINLINE AND RELATED EQUIPMENT SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL MAINLINE AND RELATED EQUIPMENT LOCATION TO BE WITHIN PLANTERS AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP.

NOTE D:
CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, ETC. VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE E:
BUBBLERS AND LATERAL LINES ARE SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL LOCATION TO BE WITHIN PLANTER, BUBBLERS SHALL BE ALIGNED WITH TREES AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

THOMAS ENGINEERING
CIVIL ENGINEERING · PROJECT MANAGEMENT · LAND PLANNING · LANDSCAPE ARCHITECTS
CPM2636
3990 VALEWOOD DR.
FT. LAUDERDALE, FLORIDA 33308
954.938.0707 FAX
LAND DEVELOPMENT CONSULTANTS, INC.

REVISIONS

REV	DATE	COMMENT	BY
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NOT FOR CONSTRUCTION

PROJECT No.: FTY70063
DRAWN BY: HH
CHECKED BY: MG
DATE: 09/16/2016
SCALE: NO NOTED
CAD I.D.: IRRIGATION PLAN

PROJECT:
MARKETPLACE AT COCONUT POINT
FOR
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THOMAS ENGINEERING
4950 W. KENNEDY BLVD, SUITE 600
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STATE OF FLORIDA · LANDSCAPE ARCHITECT · LA 0666871
MICHAEL D. GROSSWIRTH
REGISTERED LANDSCAPE ARCHITECT
October 28, 2022
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27928

SHEET TITLE:
IRRIGATION SCHEDULES & NOTES
SHEET NUMBER
L-3.3
OF --
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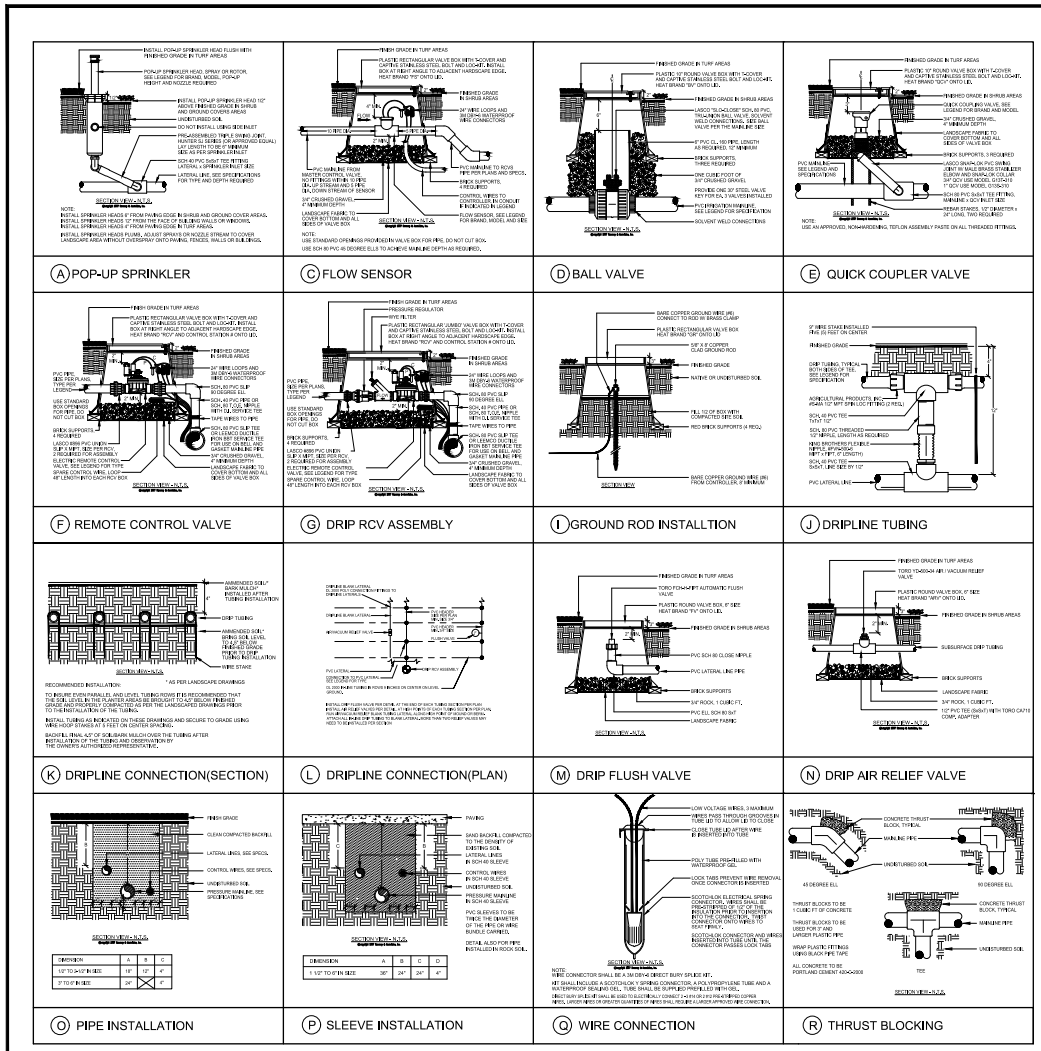
Printed on Friday, October 28, 2022, 11:04 AM by Michael Grosswirth



NOTE: DISCHARGE PIPES & HEADER TO IRRIGATION MAIN SHALL BE SCHED 40 GALVANIZED STEEL PIPE WITH GALV. ROLL GROOVE FITTINGS. PUMP DROP PIPE SHALL BE HDPE HEAT FUSED OR SCHED 40 GALV. STEEL SET PUMP 60' ON 2" PIPE. INSTALL MOTOR CABLE SPLICE BETWEEN MOTOR AND CONTROL PANEL IN NEMA 4X JUNCTION BOX ADJACENT TO WELL IN ACCORDANCE WITH ELECTRICAL CODES.

WELL DRILLER SHALL NOTIFY THE PUMP SYSTEM MANUFACTURER IN WRITING WITHIN 24 HOURS OF DEVELOPING THE WELL IF THE WELL PUMPING LEVEL IS GREATER THAN 50' BELOW FINISHED GRADE AFTER 8 HOURS OF CONTINUOUS PUMPING AT 150% OF THE DESIGN FLOW BELOW.

PROVIDE MINIMUM OF 4' CLEARANCE ON ALL SIDES OF PUMP SYSTEM

* OPTIONAL FEATURES ARE INCLUDED IF MARKED WITH AN "X"

X VARIABLE FREQUENCY DRIVE
_ IRRIGATION CONTROLLER _ STATIONS, WITH RAIN SENSOR ON 8' POLE
_ PRESSURE TANK FOR PRESSURE DEMAND SYSTEM

SAFETY FEATURES:
CLOCK START:
-LOSS OF PRIME
-OVERHEAT
-TRANSIENT SURGE

MAINTAIN 3.5' CLEARANCE IN FRONT OF CONTROL PANEL AND 4' ALL SIDES OF PUMP SYSTEM.

1 3' X 3' FIBERGLASS REINFORCED ENCLOSURE FOREST GREEN GELCOAT FINISH
2 53 1/2" X 53 1/2" REINFORCED CONCRETE PAD (4" THICK)
3 JUNCTION BOX WITH 110VAC POWER AND PUMP START CIRCUIT FOR CUSTOMER FURNISHED AND INSTALLED IRRIGATION CONTROLLER
4 WELL SEAL
5 WELL JUNCTION BOX & DISCHARGE PIPE
6 SUBMERSIBLE PUMP MOTOR ASSEMBLY 5 HP (NOT SHOWN)
7 CHECK VALVE
8 GALV. STEEL DISCHARGE
9 VARIABLE FREQUENCY DRIVE
10 FLOW METER OUTSIDE ENCLOSURE ON DISCHARGE
11 PRESSURE TRANSDUCER
12 CONTROL PANEL ASSEMBLY UL LISTED MAINTAIN 42" CLEARANCE MOUNTED ON BACK OF ENCLOSURE
13 DISCHARGE VALVE
14 3" x 36" PVC SCH 40 GROOVED NIPPLE FOR FOR TIE-IN TO IRRIGATION MAINLINE
15 LOCKABLE HANDLE

5" DIAMETER WELL CASING

PLAN VIEW NTS

ELECTRIC SERVICE TO BE, IN ORDER OF PREFERENCE:
460V 3-PHASE, 230V CLOSED-DELTA 3-PHASE, 208 WYE 3-PHASE, 230 1-PHASE, 208V 1-PHASE, 230 OPEN-DELTA 3-PHASE.

PUMP PERFORMANCE
35 GPM @ 215 TDH, 50 PSI DISCHARGE PRESSURE
MINIMUM FLOW 12 GPM

SUBMERSIBLE PUMP SYSTEM DETAIL

FIBERGLASS ENCLOSED SINGLE WELL SUCTION
VARIABLE FREQUENCY DRIVE (VFD) CLOCK START
HOOVER GREEN
OR APPROVED EQUAL

THOMAS ENGINEERING GROUP
CIVIL ENGINEERING · PROJECT MANAGEMENT · LAND PLANNING · LANDSCAPE ARCHITECTS
OFFICES
4950 W. KENNEDY BLVD., SUITE 600, TAMPA, FL 33609 (813) 379-1900
2239 VANDERBILT BEACH RD., SUITE 501, NAPLES, FL 34109 (239) 330-2932

REVISIONS

REV	DATE	COMMENT	BY
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811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
811 Sunshine 811, Inc., Fla. Gas, Fla. Keys, Fla. Gas Assn.
www.callsunshine.com

NOT FOR CONSTRUCTION

PROJECT No.: FTY70063
DRAWN BY: HR
REVIEWED BY: MG
DATE: 09/18/2019
SCALE: AS NOTED
CAD I.D.: IRRIGATION PLAN

PROJECT:
MARKETPLACE AT COCONUT POINT
FOR
KONOVER SOUTH

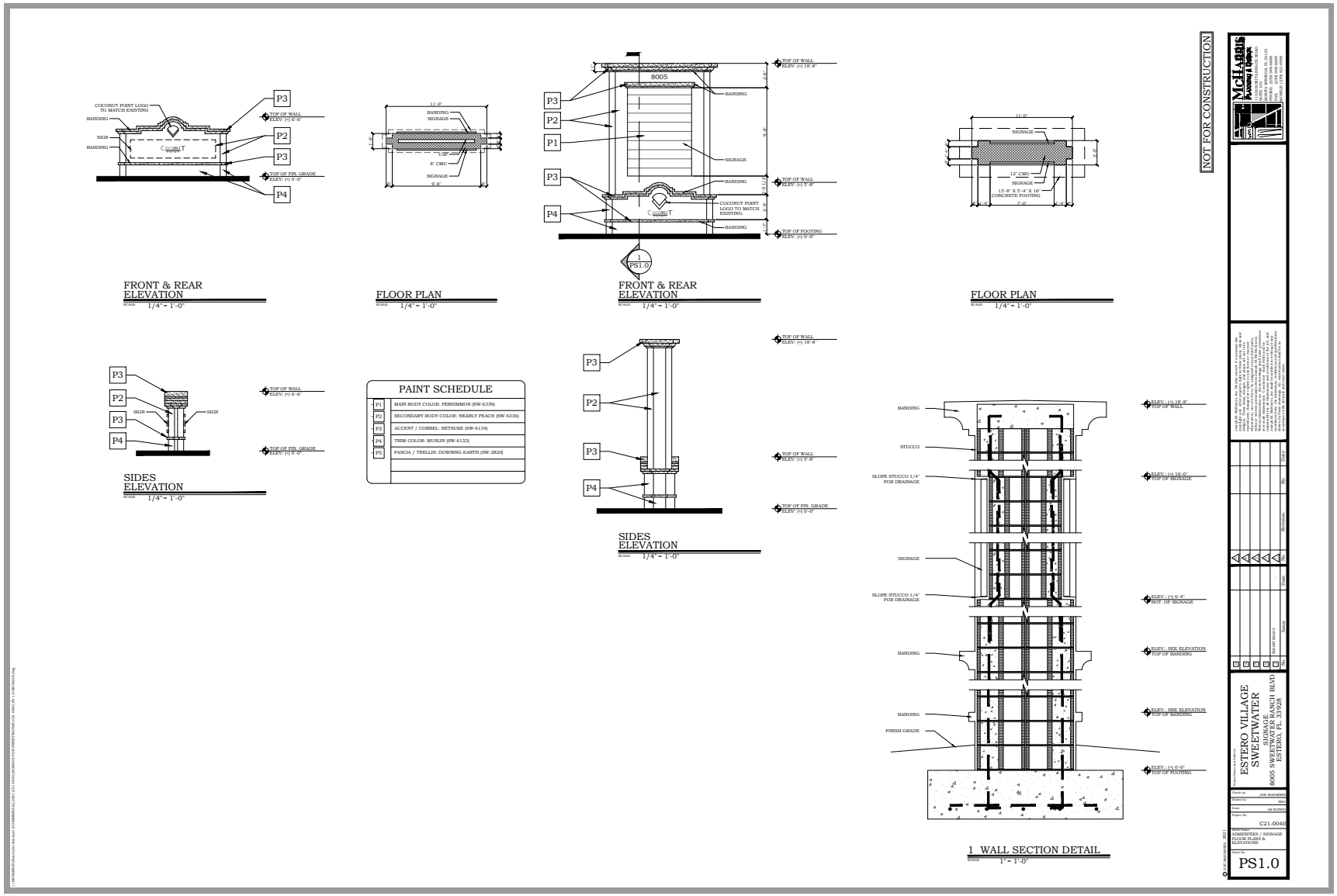
US 41 & SWEETWATER RANCH
VILLAGE OF ESTERO
LEE COUNTY, FL

THOMAS ENGINEERING GROUP
4950 W. KENNEDY BLVD, SUITE 600
TAMPA, FLORIDA 33609
Phone: (813) 379-1900
Fax: (813) 379-1940
www.ThomasEngineeringGroup.com

LANDSCAPE ARCHITECT LA 0666671
MICHAEL D. GROSSWIRTH
FLORIDA
REGISTERED LANDSCAPE ARCHITECT
October 28, 2022
FLORIDA LICENSE No. 6666671
FLORIDA BUSINESS CERT. OF AUTH No. 27328

SHEET TITLE:
IRRIGATION DETAILS

SHEET NUMBER
L-3.4
OF --


NOT FOR CONSTRUCTION
FRONT & REAR ELEVATION
SCALE: 1/4" = 1'-0"
FLOOR PLAN
SCALE: 1/4" = 1'-0"
FRONT & REAR ELEVATION
SCALE: 1/4" = 1'-0"
FLOOR PLAN
SCALE: 1/4" = 1'-0"
SIDES ELEVATION
SCALE: 1/4" = 1'-0"
PAINT SCHEDULE
P1 MAIN BODY COLOR: PERSIMMON (SW-6339)
P2 SECONDARY BODY COLOR: NEARLY PEACH (SW-6336)
P3 ACCENT / CORBEL: NETSUKE (SW-6154)
P4 TRIM COLOR: MUSLIN (SW-6133)
P5 FASCIA / TRELLIS: DOWNING EARTH (SW-2820)
SIDES ELEVATION
SCALE: 1/4" = 1'-0"
1 WALL SECTION DETAIL
SCALE: 1" = 1'-0"
ESTERO VILLAGE SWEETWATER
SIGNAGE
8005 SWEETWATER RANCH BLVD
ESTERO, FL 33928
C21-0040
AMENITIES / SIGNAGE FLOOR PLANS & ELEVATIONS
PS1.0

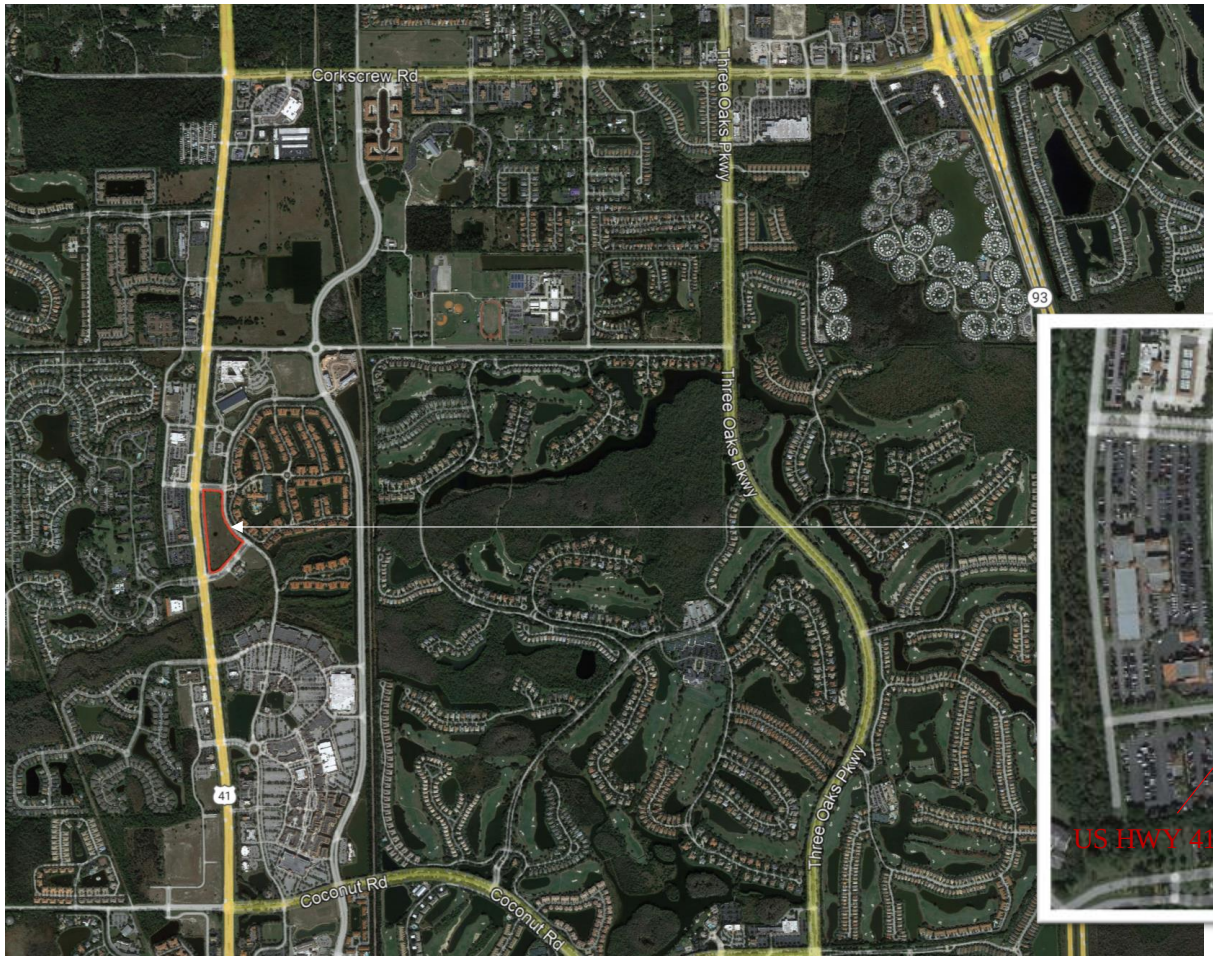
MARKETPLACE AT COCONUT POINT
PLANNING, ZONING & DESIGN REVIEW BOARD

MARKETPLACE AT COCONUT POINT
PLANNING, ZONING & DESIGN REVIEW BOARD

November 8th, 2022

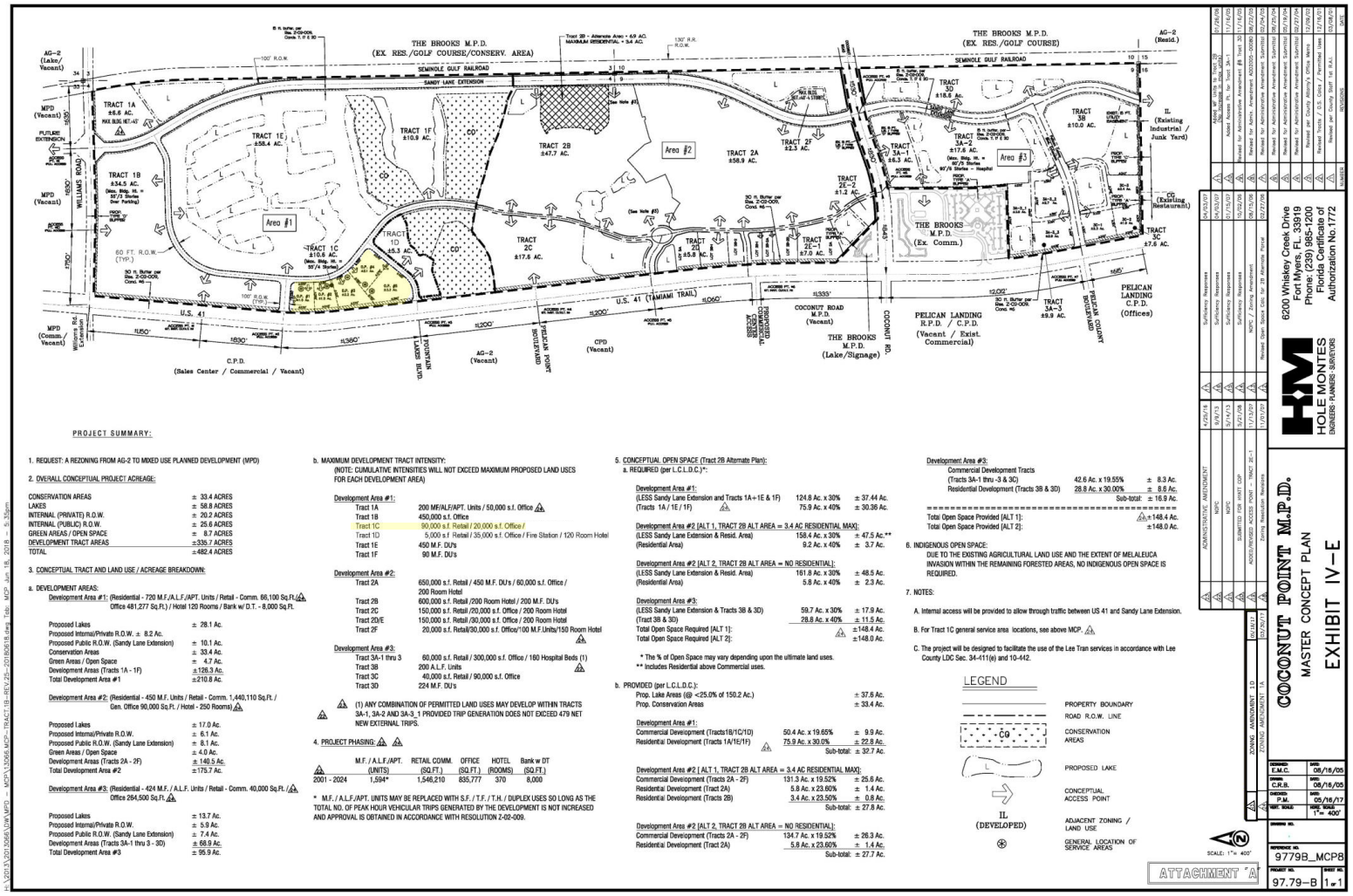
Developer: Konover South Civil Engineer: Thomas Engineering Group Architect: McHarris Planning & Design

Land Use Attorney: Neale Montgomery Traffic Engineer: Ted Treesh



8001 Via Rapallo Drive
Estero Florida, 33928

STRAP: 04-47-25-E2-3001C.0000



Coconut Point M.P.D. Master Concept Plan

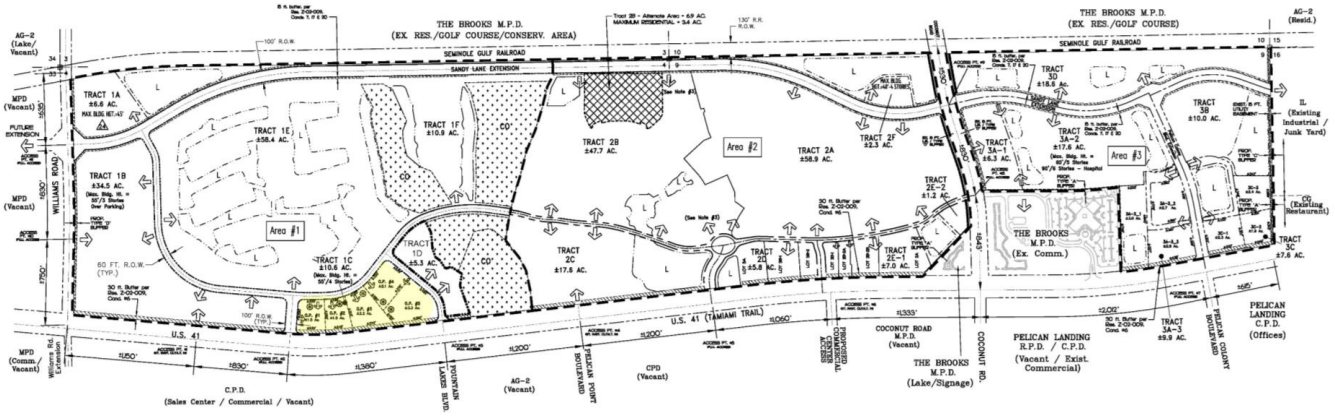
by
Hole Montes

Approval Dates

Original Approval
October 21st 2002

Last Amendment
July 26th, 2017

There have been time extensions that have retained the validity of the zoning and the DRI



Coconut Point M.P.D.
Master Concept Plan

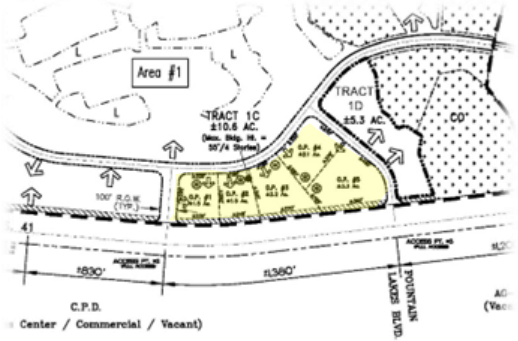
by
Hole Montes

b. MAXIMUM DEVELOPMENT TRACT INTENSITY:

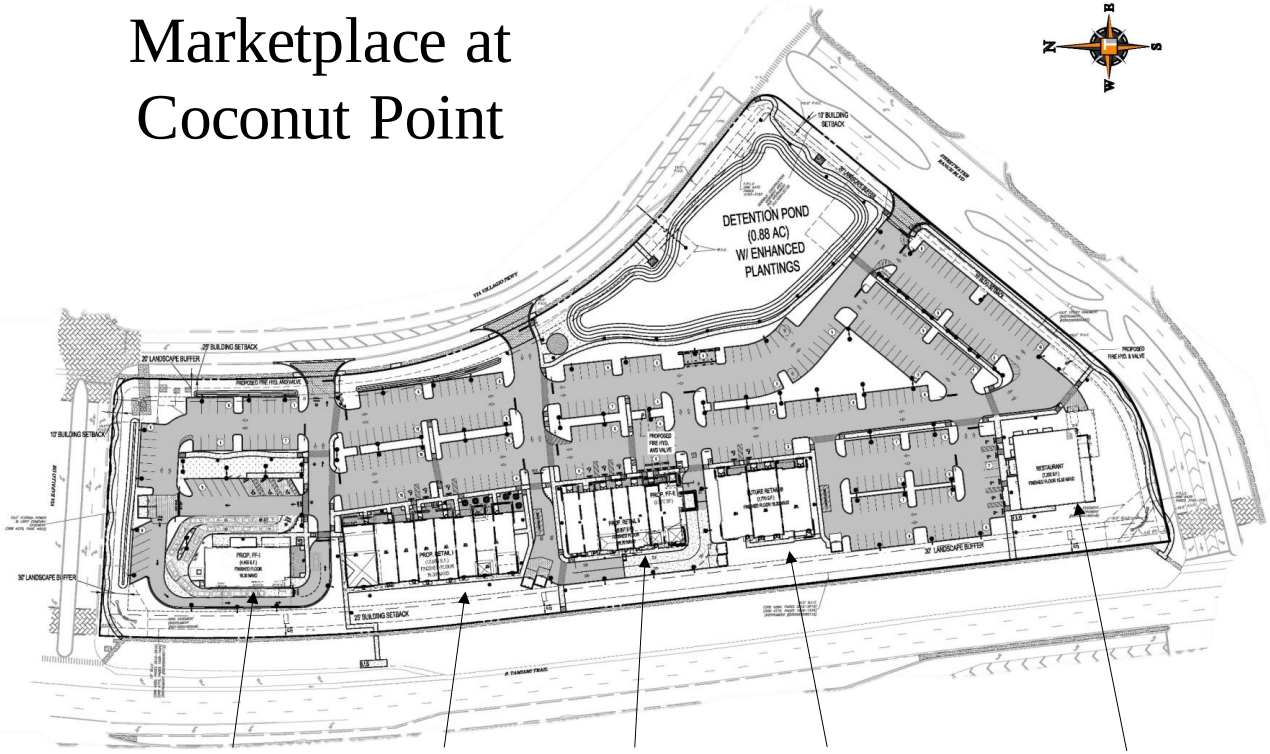
(NOTE: CUMULATIVE INTENSITIES WILL NOT EXCEED MAXIMUM PROPOSED LAND USES FOR EACH DEVELOPMENT AREA)

Development Area #1:

Tract 1A	200 MF/ALF/APT. Units / 50,000 s.f. Office (24)
Tract 1B	450,000 s.f. Office
Tract 1C	90,000 s.f. Retail / 20,000 s.f. Office / 120 Room Hotel
Tract 1D	5,000 s.f Retail / 35,000 s.f. Office / Fire Station / 120 Room Hotel
Tract 1E	450 M.F. DU's
Tract 1F	90 M.F. DU's



Marketplace at Coconut Point



Fast Food Retail I Retail II Retail III Restaurant

SITE DATA

ADDRESS:	8001 VIA RAPALLO DR ESTERO, FL 33928	
JURISDICTION:	VILLAGE OF ESTERO	
CURRENT USE:	VACANT	
PROPOSED USE:	COMMERCIAL	
ZONING DESIGNATION:	MPD - COCONUT POINT DRI	
STRAP #	04-47-25-E2-3001C.0000	
PARCEL SIZE:	9.61 A.C. ± 418,602 SF	
FLOOR AREA RATIO:	0.101 [10.1%]	
BUILDING HEIGHT MAX:	3 STORIES / 45 FEET MAX	
PROP. F.A.R.	10.1%	
LOT COVERAGE:	10.1%	

LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
FRONT (W):	30 FEET	30 FEET
SIDE (N):	20 FEET	30 FEET
SIDE (S):	20 FEET	30 FEET
REAR (E):	20 FEET	20 FEET

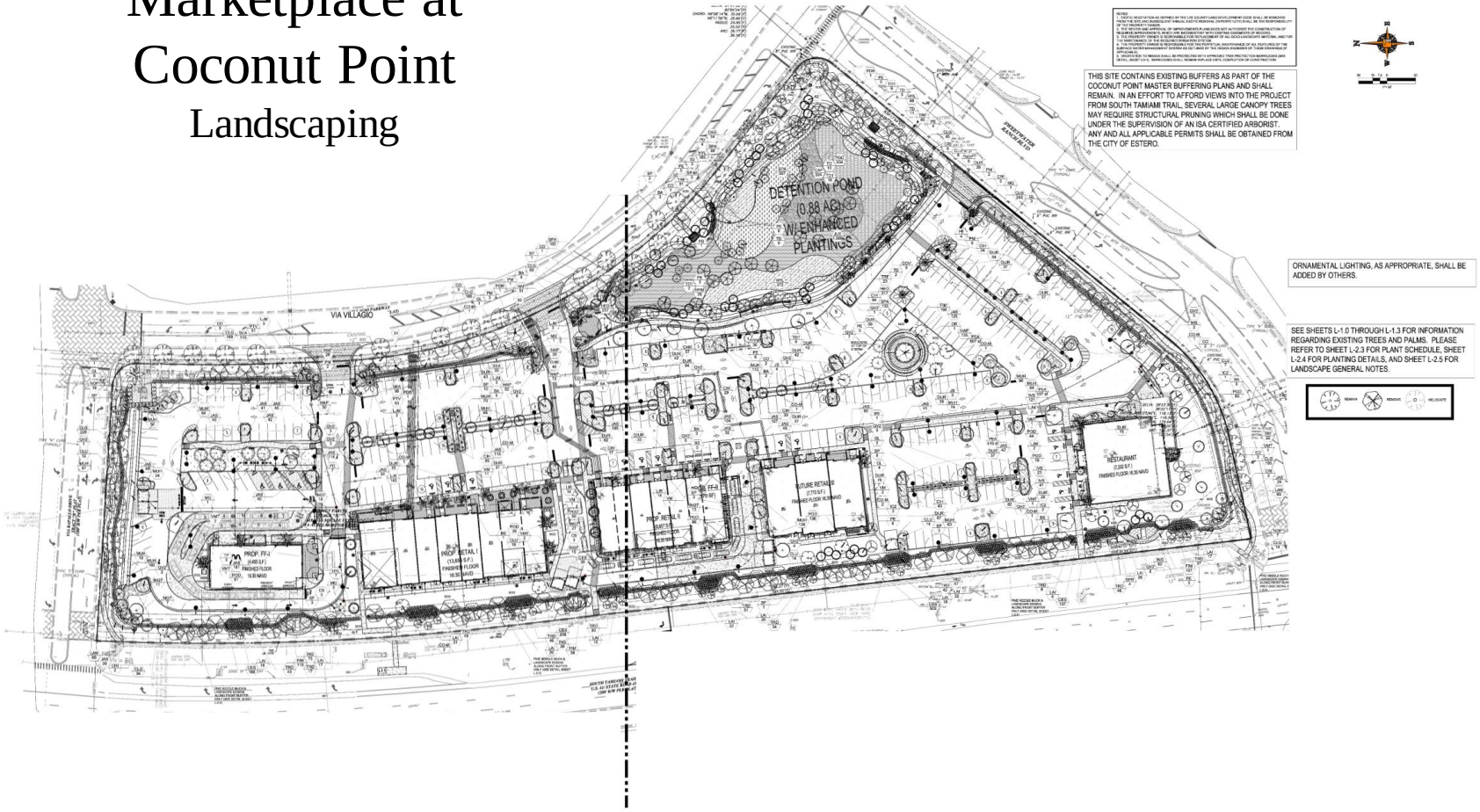
BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (W):	25 FEET	25 FEET
SIDE (N):	10 FEET	10 FEET
SIDE (S):	10 FEET	10 FEET
REAR (E):	25 FEET	25 FEET

TOTAL EXISTING PERVIOUS AREA:	418,602 S.F. (9.61 ACRES) - 100%
EXISTING WETLAND AREA W1:	18,900 S.F. (0.43 ACRES)
EXISTING WETLAND AREA W2:	225,414 S.F. (5.18 ACRES)
REQUIRED OPEN SPACE (PER DRI MASTER PLAN):	19.85% OR 1.89 AC
REQUIRED OPEN SPACE (PER SFWMD APP# 040423-28):	30.00% OR 2.88 AC
PROVIDED OPEN SPACE:	40.15% OR 3.86 AC
TOTAL SITE AREA - (PHASE 1):	418,602 S.F. (9.61 ACRES) - 100%
TOTAL PROP. PERVIOUS AREA:	168,072 S.F. (3.86 ACRES) - 40.15%
PROPOSED POND AREA:	38,348 S.F. (0.88 ACRES) - 9.16%
PROPOSED LANDSCAPING AREA:	129,724 S.F. (2.98 ACRES) - 30.99%
TOTAL PROP. IMPERVIOUS AREA:	250,530 S.F. (5.75 ACRES) - 59.85%
PROPOSED BUILDING AREA:	42,307 S.F. (0.97 ACRES) - 10.11%
VEHICLE USE AREA:	164,528 S.F. (3.78 ACRES) - 39.30%
PROPOSED S/W-DUMPSTER-PAVERS-CURB:	43,695 S.F. (1.00 ACRES) -10.44%
TOTAL PHASE 2 AREA:	57,196 S.F. (1.31 ACRES) -100.00%
PERVIOUS AREA:	
PROPOSED LANDSCAPING AREA:	13,022 S.F. (0.30 ACRES) - 22.77%
IMPERVIOUS AREA:	44,174 S.F. (1.01 ACRES) - 77.23%
PROPOSED BUILDING AREA:	4,455 S.F. (0.10 ACRES) -7.79%
VEHICLE USE AREA:	34,695 S.F. (0.77 ACRES) - 60.66%
PROPOSED S/W-DUMPSTER-PAVERS-CURB:	5,024 S.F. (0.11 ACRES) - 8.78%
TOTAL PHASE 3 AREA:	29,400 S.F. (0.67 ACRES) - 100.00%
PERVIOUS AREA:	
PROPOSED LANDSCAPING AREA:	19,416 S.F. (0.44 ACRES) - 66.04%
IMPERVIOUS AREA:	9,984 S.F. (0.23 ACRES) - 33.96%
PROPOSED BUILDING AREA:	7,202 S.F. (0.16 ACRES) - 24.50%
VEHICLE USE AREA:	-
PROPOSED S/W-DUMPSTER-PAVERS-CURB:	2,782 S.F. (0.06 ACRES) - 9.46%

PARKING:	REQUIRED		PROVIDED
FF 1:	4,455 SF(13/1000)	= 58 SPACES	46 SPACES
OUTDOOR SEATING:	500 SF (13/1000)	= 7 SPACES	
BIKE RACK:	REQ. SPACES X 5%	= 3 SPACES	4 SPACES
RETAIL I:	13,653 SF (1/350)	= 30 SPACES	74 SPACES
RETAIL I REST.:	5,000 SF (1/350)	= 14 SPACES	
OUTDOOR SEATING:	1,200 SF (1/350)	= 3 SPACES	
BIKE RACK:	REQ. SPACES X 5%	= 3 SPACES	4 SPACES
RETAIL II:	6,657 SF (1/350)	= 19 SPACES	43 SPACES
RETAIL II REST.:	2,500 SF (1/350)	= 7 SPACES	
FF 2:	2,570 SF (13/1000)	= 33 SPACES	
BIKE RACK:	REQ. SPACES X 5%	= 3 SPACES	4 SPACES
RETAIL III:	7770 SF (1/350)	= 22 SPACES	31 SPACES
BIKE RACK:	REQ. SPACES X 5%	= 1 SPACES	2 SPACES
RESTAURANT FOOD/BEV:	7202 SF (14/1000)	= 101 SPACES	107 SPACES
BIKE RACK:	REQ. SPACES X 5%	= 5 SPACES	6 SPACES
OFFSITE HOTEL PARKING:			15 SPACES
OVERFLOW PARKING:			34 SPACES
TOTAL MIN PARKING		= 303 SPACES	352 SPACES
TOTAL MAX PARKING ALLOWED = 303 X 120% + 15		= 379 SPACES	
TOTAL PARKING PROVIDED		= 352 SPACES	
TOTAL REQUIRED BIKE RACK (0.05 X REQ. PARK.)		=15 BIKE RACK SPACES	
TOTAL PROVIDED BIKE RACK		=20 BIKE RACK SPACES	

Marketplace at Coconut Point

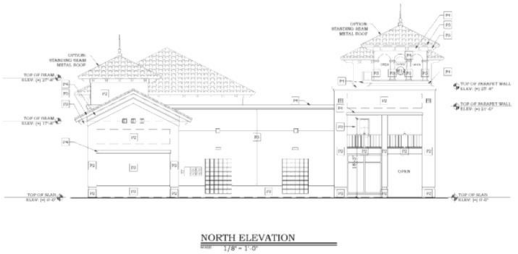
Landscaping



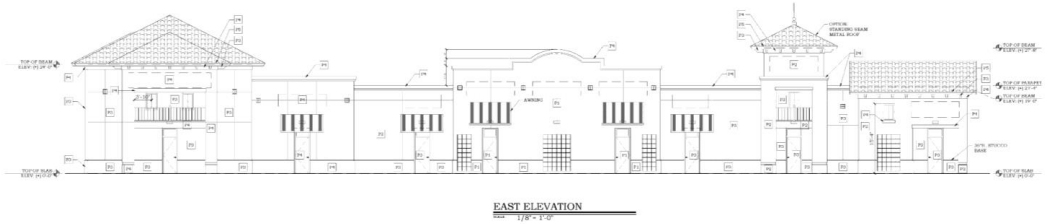
Marketplace at Coconut Point
Architecture

Retail I

EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

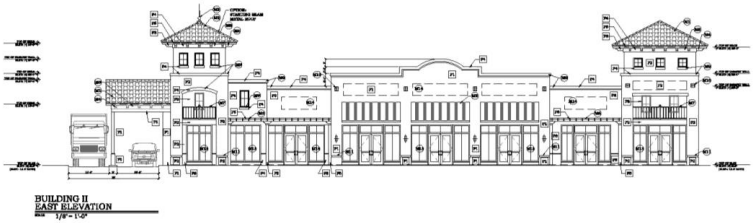


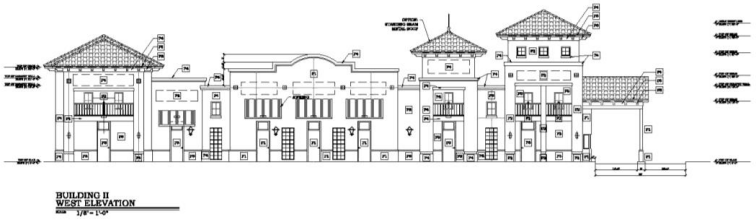
EAST ELEVATION
1/8" = 1'-0"

SOUTH ELEVATION
1/8" = 1'-0"

Marketplace at Coconut Point
Architecture

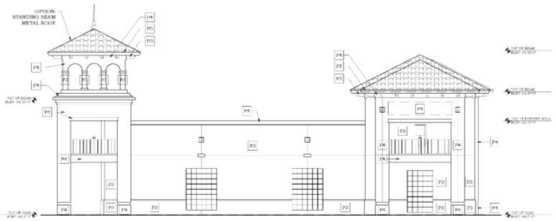
Retail II



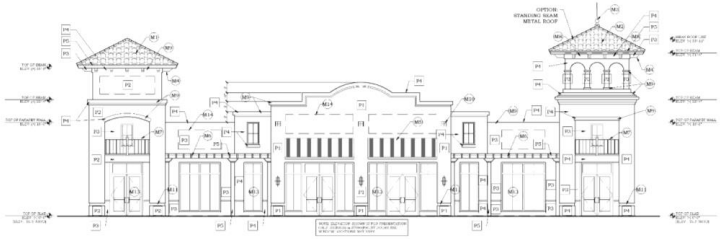


Marketplace at Coconut Point
Architecture

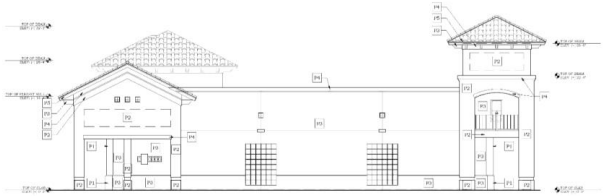
Retail III



BUILDING III
NORTH ELEVATION
1/8" = 1'-0"



BUILDING III
EAST ELEVATION
1/8" = 1'-0"



BUILDING III
SOUTH ELEVATION
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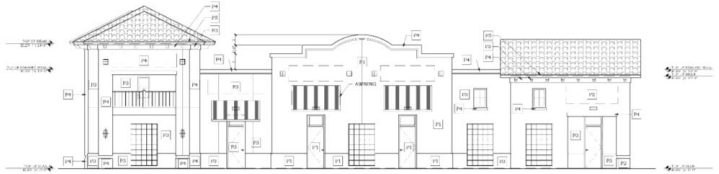


BUILDING III
WEST ELEVATION
1/8" = 1'-0"

Marketplace at Coconut Point
Architecture

Fast Food I – McDonalds

McDonald's
Estero, FL

AXIS INFRASTRUCTURE

FRONT ELEVATION

REAR ELEVATION

DINING ELEVATION

DRIVE THRU ELEVATION

Marketplace at Coconut Point
Architecture

Restaurant – Millers Ale House

MAIN ENTRY ELEVATION: Scale 3/32" = 1'-0"

TO GO ENTRY: Scale 3/32" = 1'-0"

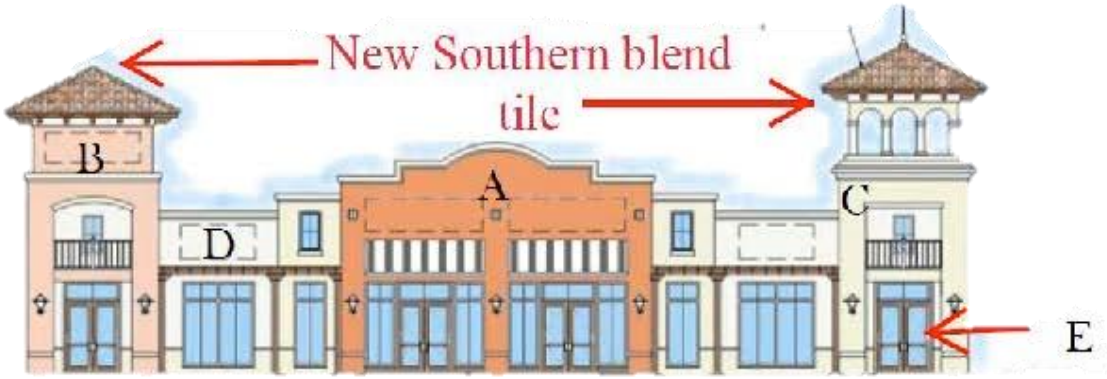
Marg'n.

FLORIDA ROOM ELEVATION: Scale: 3/32"= 1'-0"

REAR ELEVATION: Scale: 3/32"= 1'-0"

Marg'n.

Marketplace at Coconut Point Colors



Paint A

SW 6339
Persimmon
Interior / Exterior
Location Number: 124-C3

Paint B

SW 6336
Nearly Peach
Interior / Exterior
Location Number: 268-C4

Paint C

SW 6134
Netsuke
Interior / Exterior
Location Number: 208-C1

Paint D

SW 6133
Muslin
Interior / Exterior
Location Number: 263-C5

SW 2820
Downing Earth
Interior / Exterior

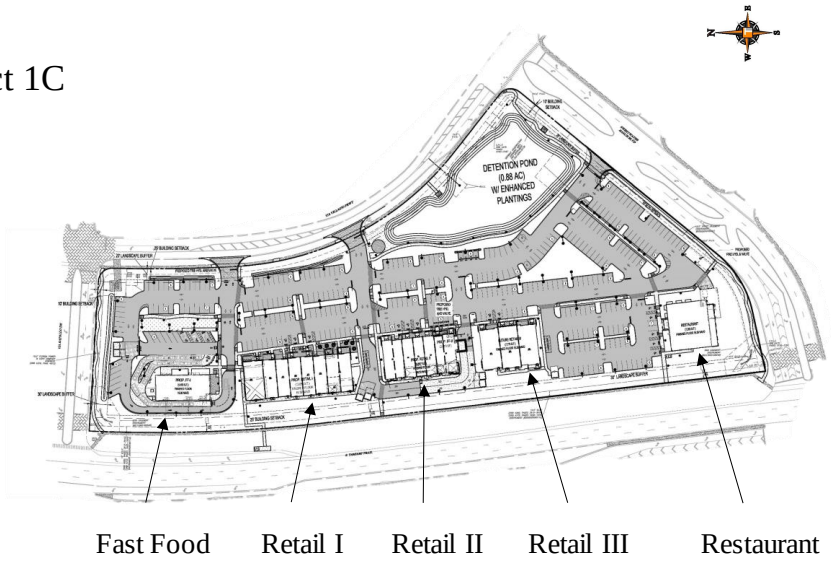
Paint E (trim / accent and doors)

Coconut Point M.P.D. Master Concept Plan

Our site is within the Coconut Point DRI and is identified as Tract 1C

Tract 1C Allowable Densities
- 90,000 SF Retail
- 20,000 SF Office
- 19.65% Conceptual Open Space

Tract 1C Proposed Densities
- 42,307 SF Retail
  - Greater than 50% reduction from Allowable Density
- 31% Open Space
  - 58% Increase



Permitted Uses within Tract 1C

- Accessory Uses and Structures permitted ancillary to a permitted principal use
- Administrative Offices
- ATM (automatic teller machine)
- Auto parts store
- Auto Repair and Service, Group I limited to one
- Banks and Financial Establishments, Group I
- Banks and Financial Establishments, Group II, limited to SIC Codes 604, 621, 672, 673 and 674
- Business Services, Groups I and II
- Car Wash, limited to one
- Cleaning and maintenance services
- Clothing Stores, general
- Contractors and builders, Groups I and II
- Convenience Food & Beverage store, limited to one with attendant service station; however the entire site is limited to two
- Consumption on premises in compliance with LDC 34-1264, limited to and in conjunction with a standard restaurant
- Cultural facilities, excluding zoos
- Day care center, child, adult
- Department Store
- Drive thru facility for any permitted use
- Drug Store
- Entrance gates and gatehouse, in compliance with LDC 34-1748
- Essential services
- Essential service facilities, Group I
- Excavation, water retention
- Fences, walls
- Food Stores, Groups I and II
- Gift and Souvenir shop
- Hardware Store
- Health care facility, Group III
- Hobby, toy and games shops
- Hotel/Motel
- Household and office furnishings, Groups I, II, III (no outdoor display)
- Insurance companies
- Laundromat
- Laundry or dry cleaning, Group I
- Lawn and garden supply store
- Medical Office
- Non-store retailers, all Groups
- Paint, glass and wallpaper store
- Parking lot, accessory and / or garage
- Personal services, Group I, II, and III (with exclusions)
- Pet services
- Pet shop
- Pharmacy
- Printing and Publishing
- Real estate sales office
- Recreation facilities, commercial, Groups I and IV
- Rental or leasing establishments Group I and II, excluding passenger car pick up and drop off
- Repair shops, Group I, II, and III
- Research and development laboratories, Group II and IV
- Restaurant, fast food (limited to two, however, the entire site is limited to a maximum of four outside of the regional food court / service area)
- Restaurants, Groups I, II, III, and IV
- Self service fuel pumps, limited to one in conjunction with a Convenience Food and Beverage Store, however, entire site is limited to a maximum of two
- Signs
- Social Services, Group I and II
- Specialty retail shops, Groups I, II, III, and IV
- Storage: indoor only
- Used merchandise stores, Group I
- Variety Store

Permitted Uses within Tract 1C

- **Drive thru facility for any permitted use**
- **Restaurant, fast food (limited to two, however, the entire site is limited to a maximum of four outside of the regional food court / service area)**
- **Restaurants, Groups I, II, III, and IV**

Village of Estero Land Development Code
Transitional Provisions

1-805. Development Approvals and Permits Under Prior Land Development Codes.

A. All development approvals or permits approved before January 27, 2021, either by the Village or by Lee County (prior to the incorporation of the Village), remain valid until their expiration date, and may be carried out in accordance with the terms and conditions of their approval, as long as they remain valid and have not expired or been revoked or substantially modified. If the approval or permit expires or is revoked (e.g., for failure to comply with the terms and conditions of approval) or substantially modified, all subsequent development of the site shall comply with the procedures and standards of this LDC.

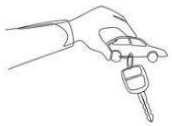
B. Approval of a building permit prior to January 27, 2021 means all plans and approvals for the development subject to the building permit are valid.

C. Any re-application for an expired development approval or permit shall comply with the standards in effect at the time of re-application.

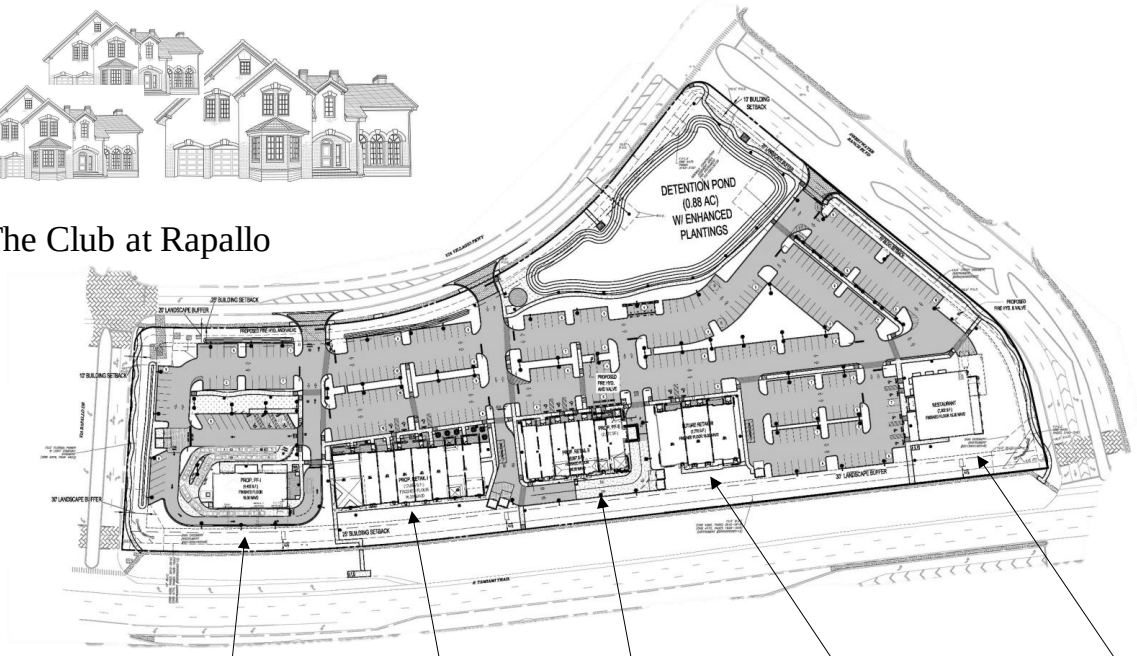
Marketplace at Coconut Point – Building Locations

The Club at Rapallo

Fire Department



Hertz

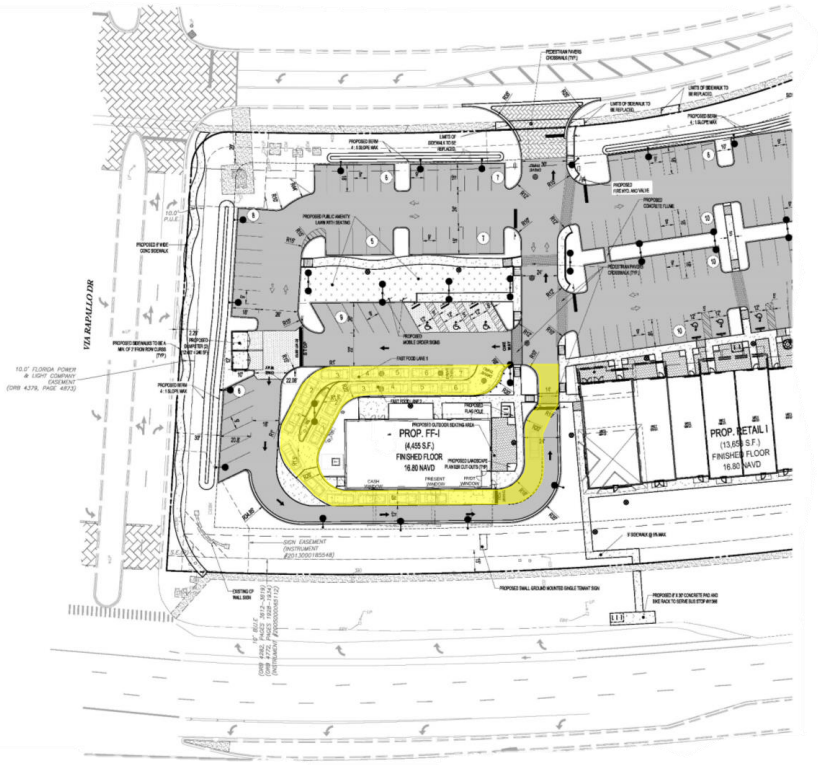


Fast Food Retail I Retail II Retail III Restaurant

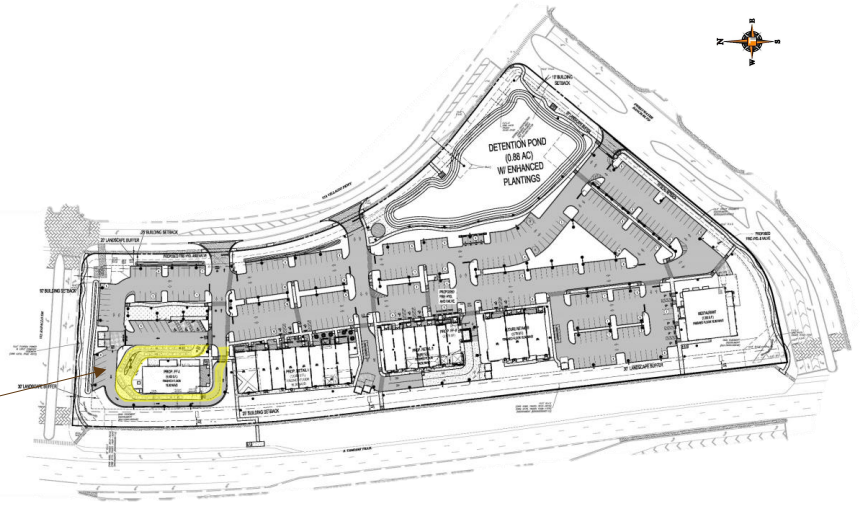
- We have located all buildings as far away from the interior of the site and the residential community.
- Buildings are all oriented with the "back of house" facing US41. Residents and pedestrians traveling within Coconut Point will only see the storefronts instead of meters, hoses, grease traps, mechanical systems, communication walls, etc.
- "Back of House" elevations will be screened from US41 travelers with a dense landscaping plan and berm.

Marketplace at Coconut Point – Drive Thrus

Fast Food

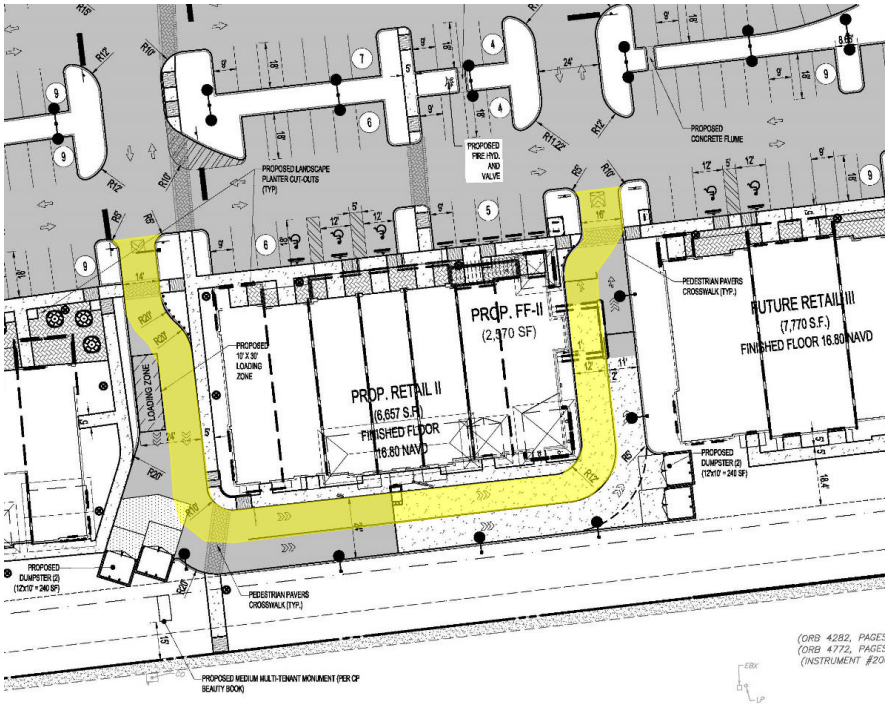


- All external noise generators (menu boards, order boards, speakers, microphones, etc.) have been located as far from the residential community as possible.
- Point of Sale boards are located as close to US41 as possible.

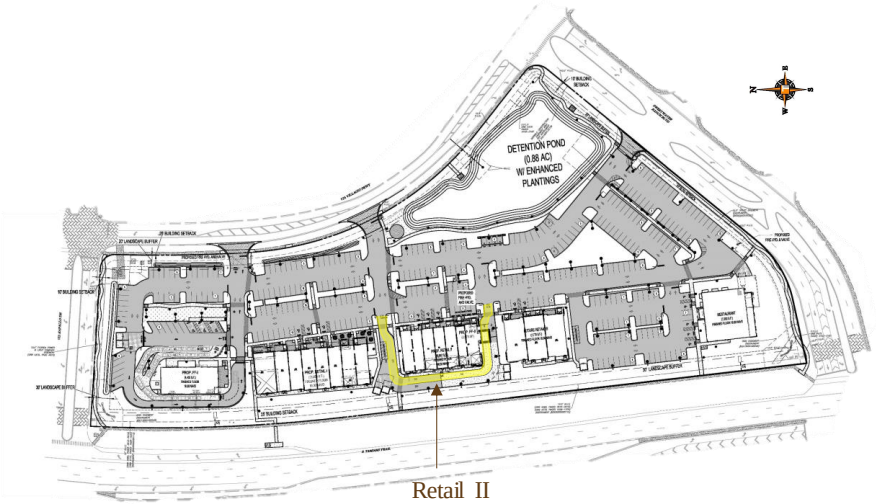


Marketplace at Coconut Point – Drive Thrus

Retail II



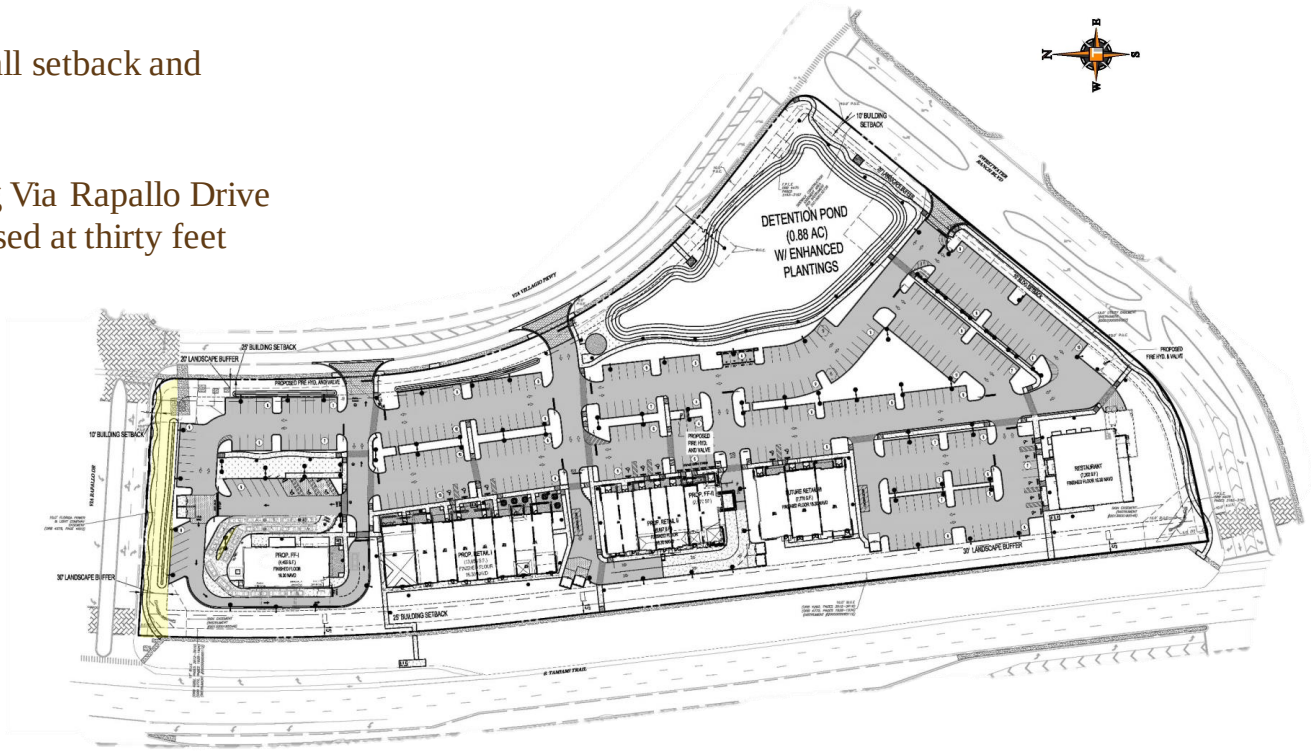
- Main "stacking" lanes and pick up lanes are located between the buildings and US41 completely screening them from the residential community.
- Both drive thru's have bypass lanes



Retail II
Drive Thru 2

Marketplace at Coconut Point – Setbacks and Buffers

- Proposed Site complies with all setback and buffer requirements
- Ten foot required buffer along Via Rapallo Drive has been expanded and proposed at thirty feet wide
- An additional internal landscaping island has been added between the North drive thru building and the Eastern property line to further absorb sound and add visual screening



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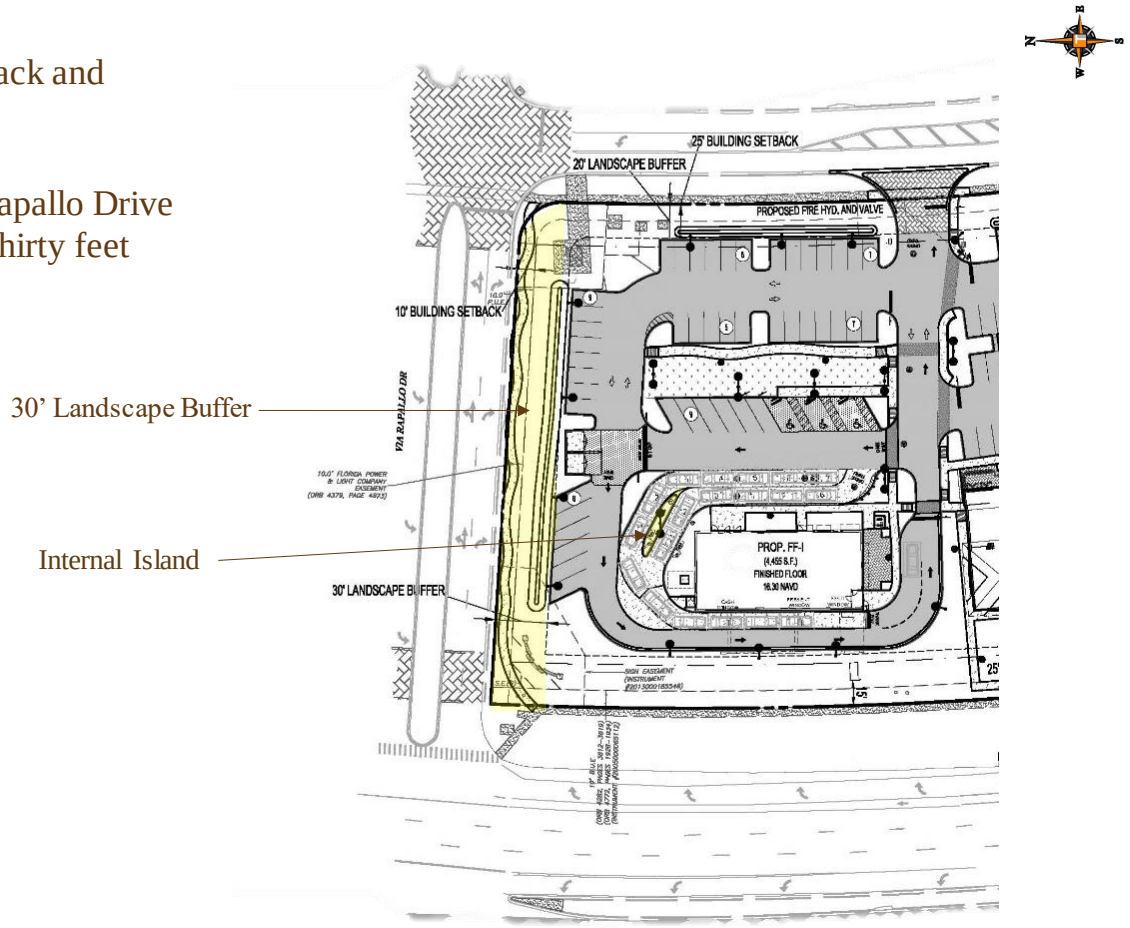


ENHANCED LANDSCAPING PLANS

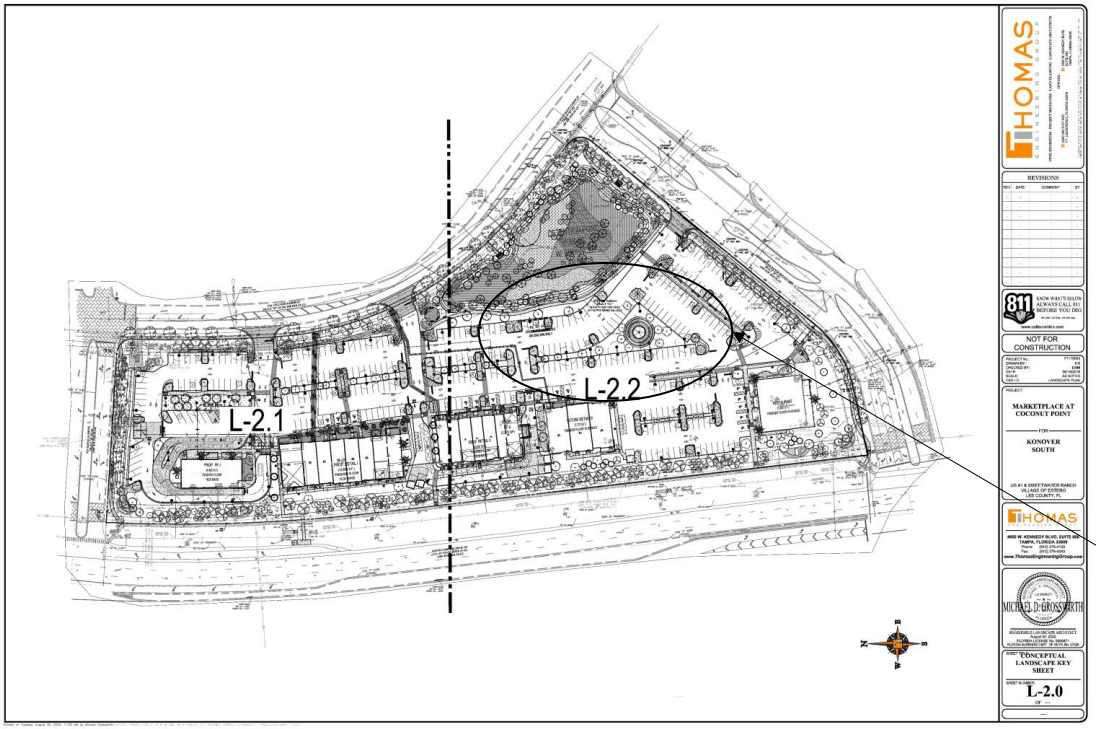
ENTRANCE WAY LANDSCAPING, SCREENING, POND LANDSCAPING,

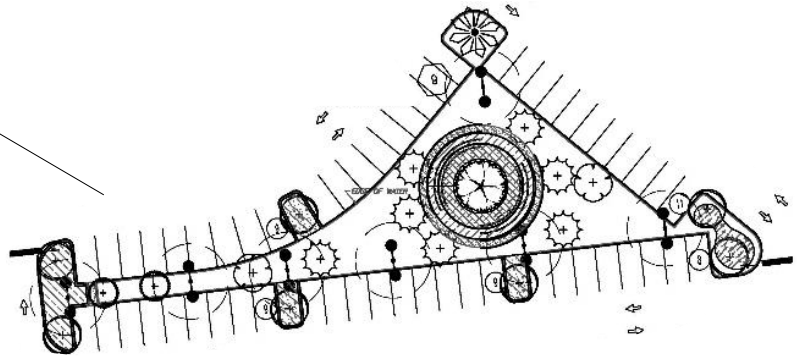
Marketplace at Coconut Point – Perimeter Landscaping

- Raised landscape berms surrounding the entire site
- All planting materials meet the DRI and Villages requirements for approved plantings
- Enhanced landscaping at main entry points
- X% of native plants

Landscaped Entryway

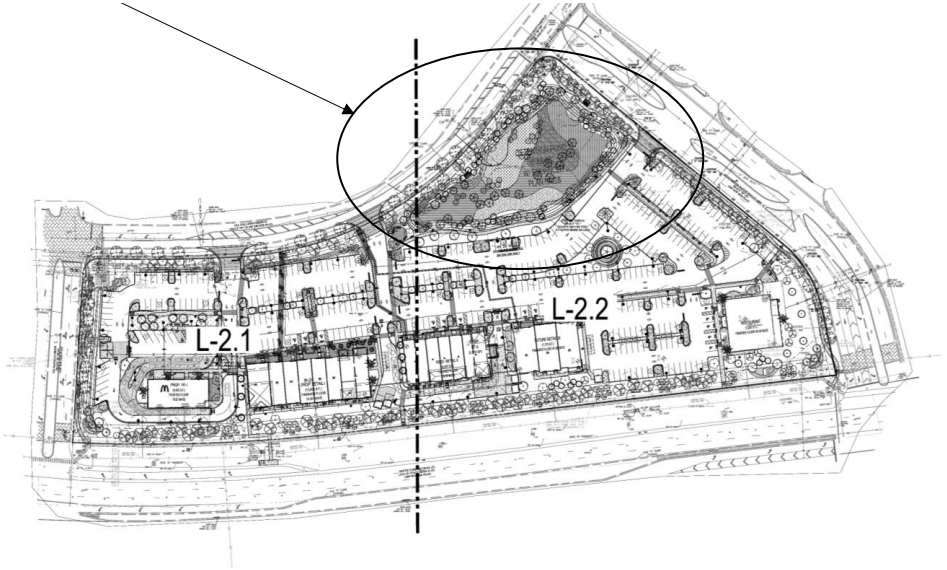
Marketplace at Coconut Point – Statement Tree





Marketplace at Coconut Point – Dry Pond Landscaping

- Fully landscaped pond area
- Utility service fully screened by landscaping



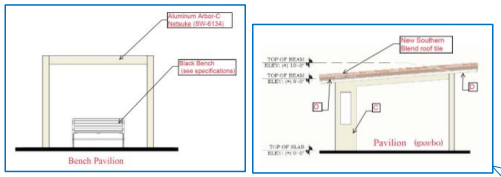
Marketplace at Coconut Point – Enclosure and Screening Landscaping

Trash enclosures are fully screened by landscaping

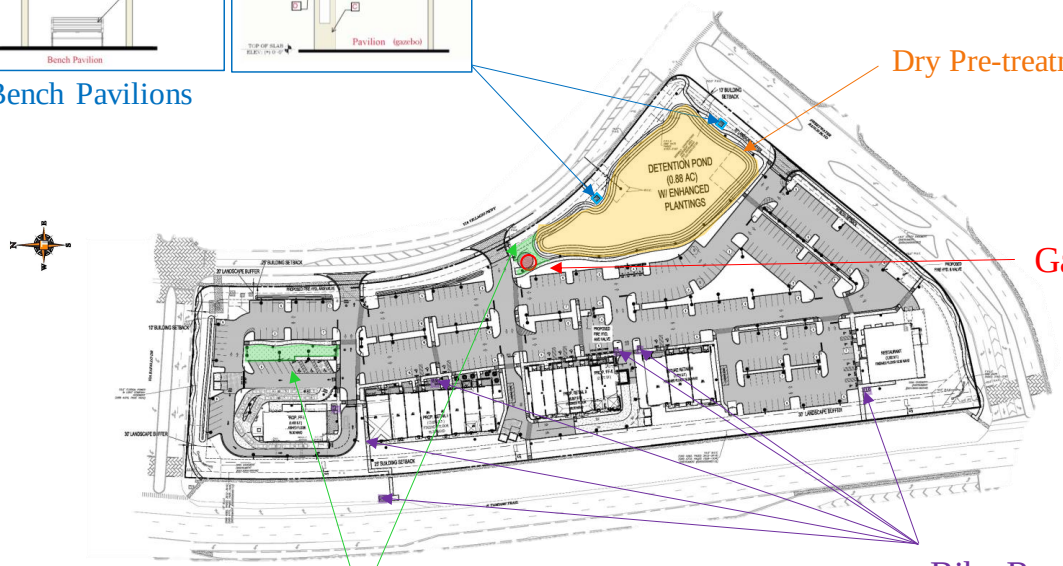
PEDESTRIAN AMENETIES

Exterior seating areas, Bike racks, Gazebo, Paved walkways, Bus stop improvements

Marketplace at Coconut Point – Gazebo, Bike Racks, Outdoor Seating



Bench Pavilions



Dry Pre-treatment Pond

Gazebo

Bike Racks

Open Public
Seating Areas

Outdoor Seating

- Provided for pedestrians and shop goers

Proposed Detention Pond

- Part of master stormwater system
- Provides required water quality on site

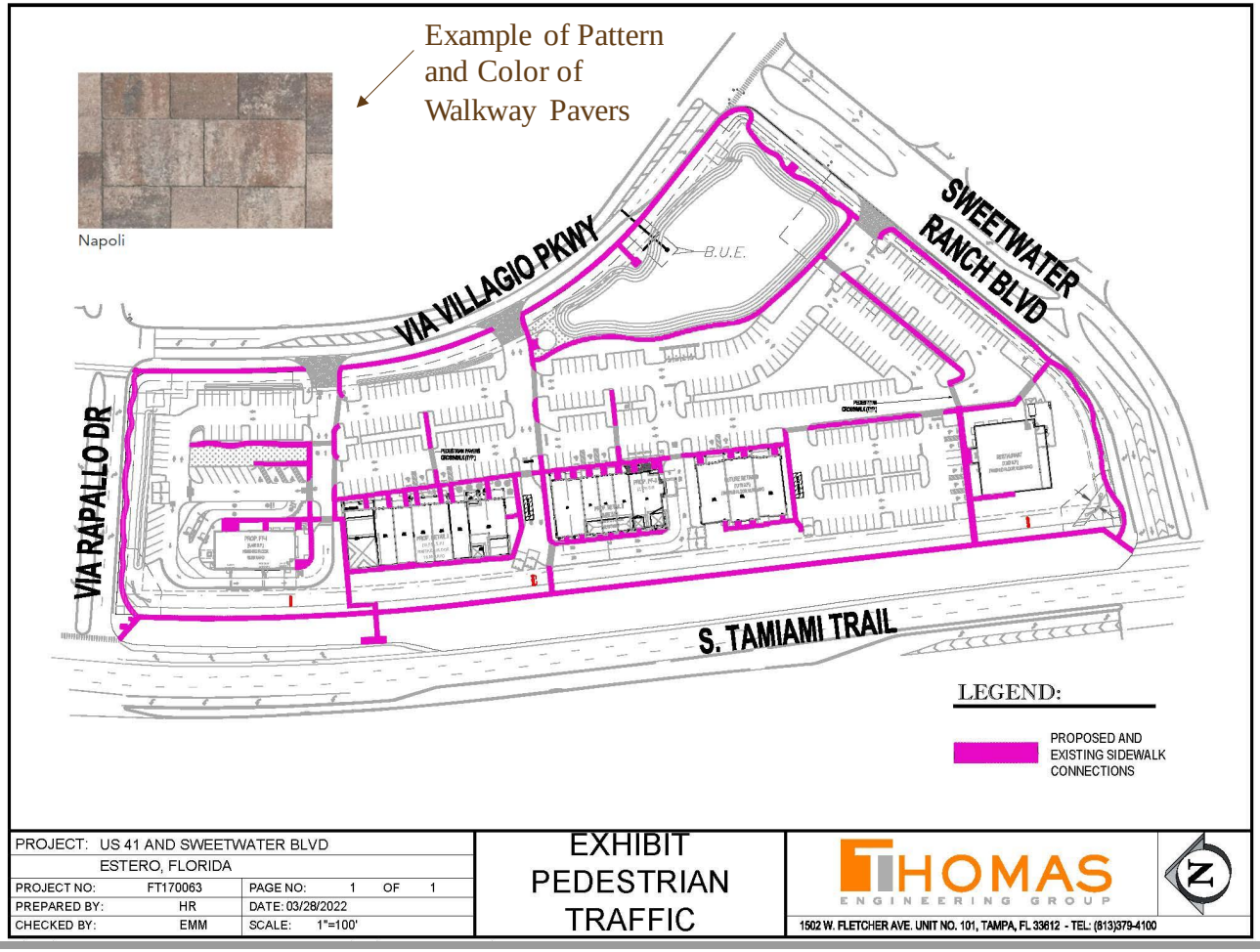
Marketplace at Coconut Point – Pedestrian Walkways and Bus Stop Improvements

Proposed Pedestrian Walkways

- Sidewalk connectivity to all surrounding right of ways
- Easily accessible and walkable

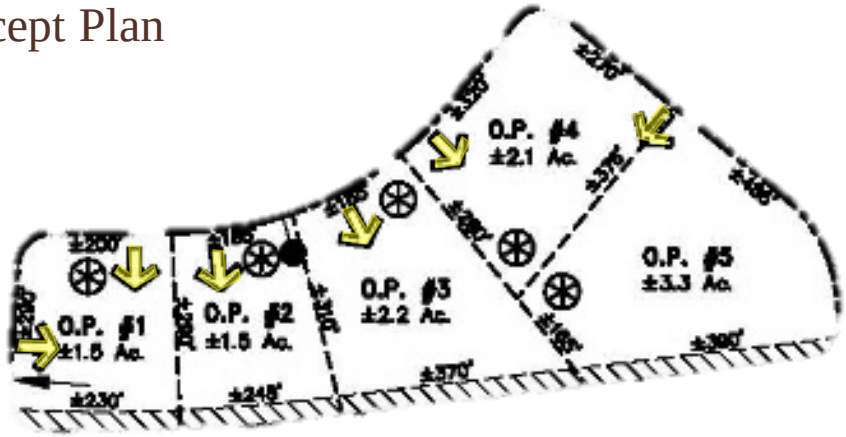
Bus Stop Improvement

- Proposed Bike Rack for existing bus stop
- Concrete Pad for existing bus stop



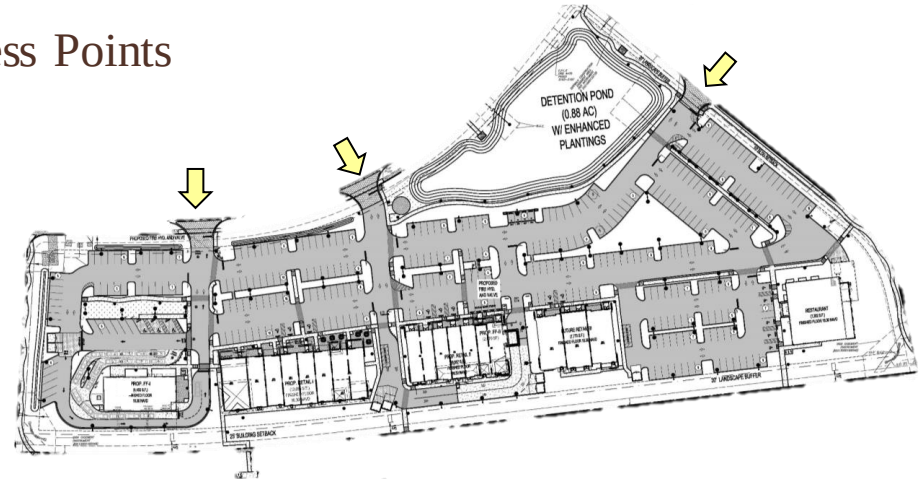
Coconut Point M.P.D. Master Concept Plan Access Points

- 6 Access Points



Marketplace at Coconut Point Access Points

- 3 Access Points
- No Access via Rapallo Dr.
- Limited Access via Villagio Pkwy



Marketplace at Coconut Point – Traffic and Noise Compliance

Traffic Summary

Traffic Impact Statement Summary

- Analyzed Build-out of Entire Property (+/- 43,000 sq. Uses)
- Analyzed Via Rapallo/Via Villagio Intersection per Village Request
- All Roadways operate at an Acceptable Level of Service
- All trips are vested and within trip thresholds of Original DRI Uses Approved as part of Coconut Point DRI
- Future Traffic Signal funded by DRI and approved by FDOT when warranted

- All transportation impacts from this project have been mitigated through the payment of Proportionate Share fees and impact fees already paid by the Coconut Point DRI

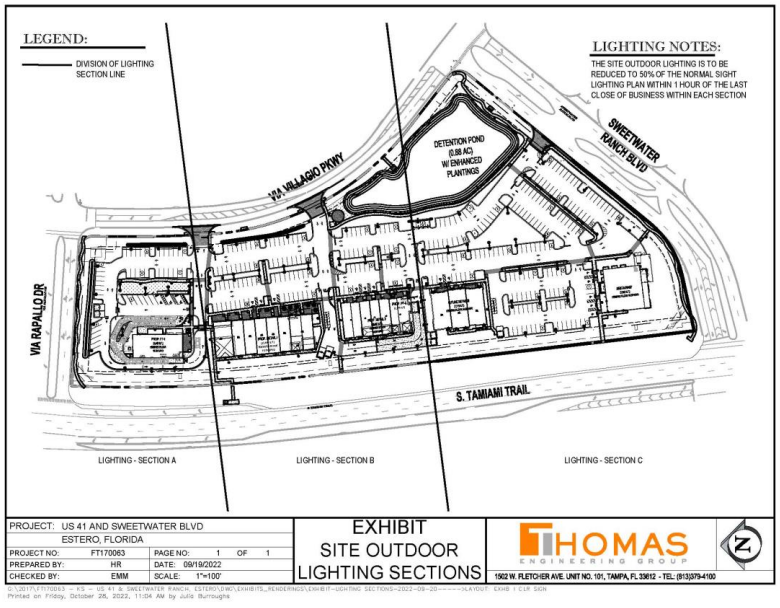
Noise Summary

This layout of the proposed site along with the proposed locations of items that may generate noise (ex. drive thru speakers) have been selected with the goal of having control of the sound volumes from the speakers and maximum distance from the Club at Rapallo property to the east.

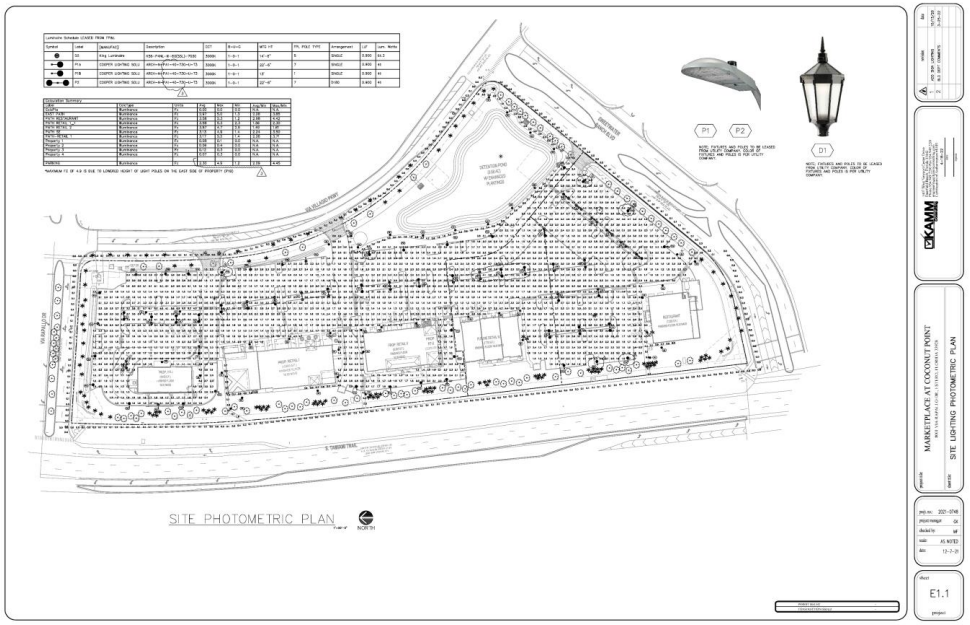
- Sounds will not be plainly audible on adjacent lands that include a residential use.
- All noise will be controlled on site with no external impact.

Marketplace at Coconut Point – Site Lighting

Lighting Zones



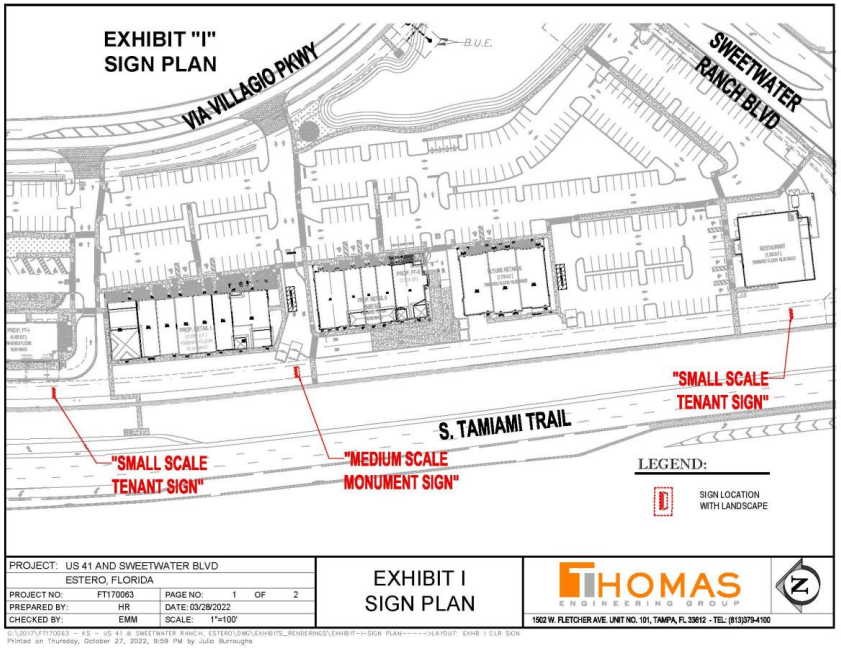
Lighting Plan

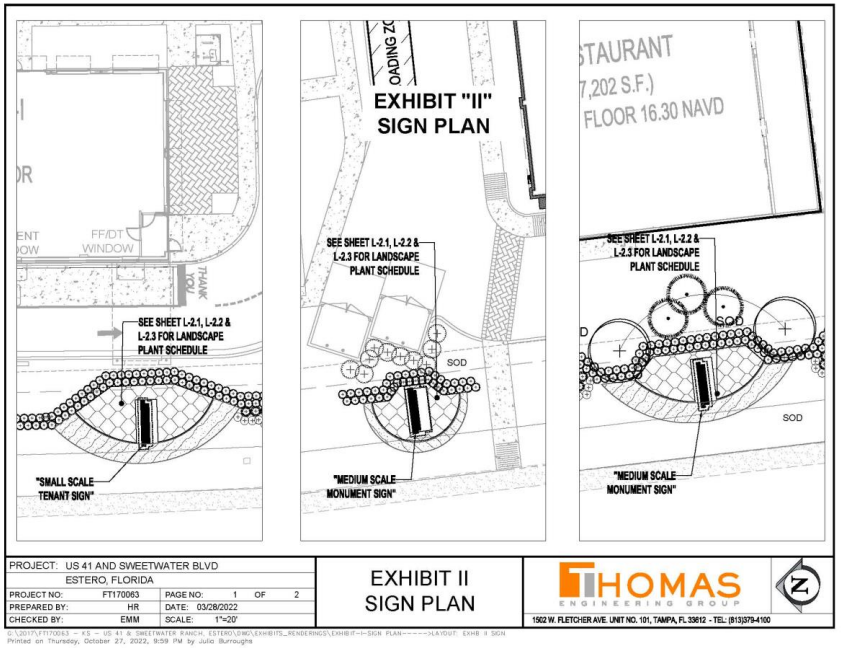


- All Coconut Point and Village of Estero lighting requirements have been met.
- 3 zones of lighting, all go to 50% within an hour of the last business in that zones closure.

Marketplace at Coconut Point – Monument Signs and Landscaping

- Three proposed signs along property side facing US41
- Fully screened by landscaping





Planning, Zoning and Design Board

Staff Report

PROJECT NAME
Rivercreek (FKA Corkscrew Crossing) Phase Two Development Order
CASE NUMBER
DOS2022-E011
MEETING DATE
November 8, 2022
REQUEST
Development Order for Phase Two of three phases of a residential community with a total of 554 single family homes, and a common recreation area
APPLICANT
Lee County Homes Associates IV, LLLP
LOCATION
Located at 12840 Corkscrew Road between Wildcat Run and The Preserve at Corkscrew
PROPERTY SIZE
395 acres
ZONING
Parcel is zoned Residential Planned Development (RPD) and was most recently amended by the Village Council on September 25, 2019 by Ordinance 2019-25
PUBLIC INFORMATION MEETING DATES
The PZDB conducted a Public Information Meeting on September 13, 2022

Staff Recommendation

Staff recommends approval of the Development Order for Phase Two without conditions. Staff believes that the request meets the technical requirements of the Land Development Code.

Background

The property is vacant and is zoned Residential Planned Development. The rezoning was approved by Lee County in Resolution Z-07-047. The zoning request was amended and approved by the Village in Ordinance 2019-25 to allow a maximum of 590 residential units.

The applicant is requesting approval of a Development Order for Phase Two which consists of 213 lots at the north end of the site and immediately south of Phase One. The total project area is 395 acres. The project was reviewed by the PZDB at a Public Information Meeting on September 13, 2022. Staff has also reviewed the plans in detail. Staff includes Village Staff as well as Lee County Utilities, Lee County Department of Transportation, Estero Fire District, Lee Tran and Lee County Solid Waste Division.

Project Summary

This project is proposed as a residential community with a total of 554 single family homes, gatehouse, and a common recreation area. The total project area is 395 acres. The project is bounded by Corkscrew Road to the north, Wildcat Run to the west, The Preserve at Corkscrew and Bella Terra to the east, and Kiker Preserve (owned by Lee County) to the south.

Architecture

As part of the zoning, a Pattern Book was adopted by the Village Council, and the development complies with the Pattern Book. The Pattern Book indicated a variety of potential home designs as the buyer was not known at the time. A Pattern Book is required for rezoning and amendments, but single family homes are exempt from architectural review.

The proposed architecture blends with the adjacent property, including tile type and color, building colors, and architectural features. An exterior building paint color schematic and materials are provided in the applicant's plans along with elevations and perspectives.

Transportation

The project has a main access from Corkscrew Road, as well as an emergency access. The main access is across from Wild Blue and is planned to be signalized.

Phase One and Two of the project will generate 3,220 average daily trips, with 235 peak hour morning trips and 325 peak hour evening trips. At build-out, the project will generate 5,323 average daily trips, 424 am peak hour trips and 558 pm peak hour trips. Corkscrew Road (between I-75 & Bella Terra Boulevard) is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E and a maximum service volume capacity of 1,980 vehicles per hour per day. It has been determined that a right-ingress and left-ingress turn lane will be warranted at the site's access on Corkscrew Road; and one left-egress lane and one thru/right turn lane will need to be constructed. Turn lane warrants were based upon the criteria set forth by Lee County's Turn Lane Policy AC-11-4. Lee County is in the process of widening Corkscrew Road from 2 lanes to 4 lanes. As part of the 4-lane widening, the left-ingress and right-ingress turn lanes will be constructed. Phase Two traffic demand will not warrant a traffic signal. Therefore, vehicular egress from the site will use a STOP sign and pavement markings for traffic control.

The site's access will operate at acceptable levels of service for Phase Two build-out traffic demands. However, it has been determined that the installation of a traffic signal may be necessary to accommodate the side-street demand as future phases of the project are developed.

There is a condition in the zoning approval (Condition 6) that the developer shall enter into an agreement with Lee County prior to the issuance of the first certificate of compliance, per the development order, regarding a proportionate share obligation for a future traffic signal at the project entrance.

A new 10-foot-wide sidewalk is proposed to be constructed along Corkscrew Road and 5-foot sidewalks on one side of the internal streets. The Proposed Site Plan showing the connectivity is provided in the applicant's presentation.

Stormwater

The surface water management system for the property consists of catch basins, pipes and swales to capture stormwater runoff and convey to the lake system for water quality treatment and attenuation prior to outfall into the preserve system via a series of three control structures.

The proposed surface water management system design and calculations have been reviewed by the Village staff, and a SFWMD ERP modification (Permit # 36-08730-P) has been approved. The lowest proposed elevation of the finished floor is 20.85 feet NAVD88.

There is a stormwater management zoning condition (Condition 8) which requires detailed modeling calculations at time of development order to convey flow appropriately. Staff has reviewed this and pipes have been upsized for this purpose.

Lighting

Site lighting is provided by LED luminaire full cut-off fixtures mounted on 15-foot poles within the residential streets, with a textured black color fixture. The project will have a 0.0 fc measured at the property line onto the adjacent properties. All LED luminaires are limited to a maximum IES "BUG" rating of: B = 1, U = 0, G = 2, and a Correlated Color Temperature (CCT) of 3,000 K per an agreement with the developer since the project is to be reviewed under the Lee County code. Details of the light poles and fixtures are provided with the applicant's documents.

There is a specific zoning condition (Condition 17) pertaining to lighting to ensure that wildlife preserve areas are not negatively affected. Residences will be put on notice through deed restrictions.

Landscaping and Environmental

Landscaping

Buffers and landscaping are as follows as depicted in the zoning Ordinance:

East	50-foot wide drainage and landscape buffer easement as shown on Master Concept Plan
West	Enhanced buffer per agreement with Wildcat Run per zoning approval
South	Preserve area as shown on the Master Concept Plan; no buffer required

The development order plans are consistent with this condition.

Environmental Issues

There is a large amount of wetlands on the site. Wetlands were reviewed as part of the zoning process. Through this process, the applicant is proposing to preserve through a conservation easement more than 200 acres of wetlands (and some uplands) located in the southern portion of the site. There is a zoning condition (Condition 18) that addresses this requirement. Additionally, the applicant will be providing a payment to the Village for mitigation for wetland impacts through a Settlement Agreement related to a Comprehensive Plan Challenge filed by the previous property owner. This payment will be used by the Village for purchase of land for open space, recreation or environmentally sensitive land.

Village of ESTERO

RIVERCREEK

PHASE TWO

DEVELOPMENT ORDER

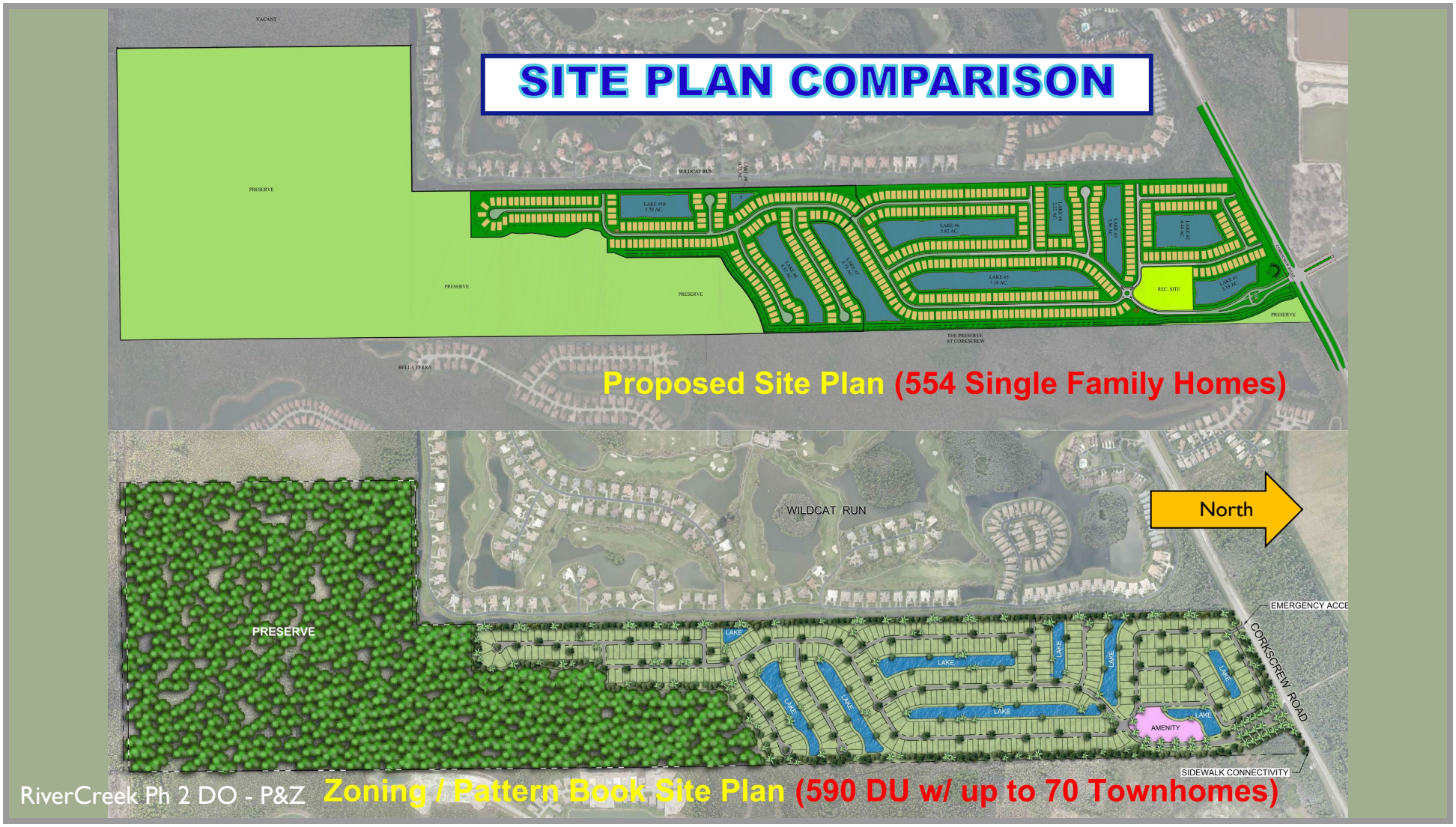
(f.k.a. Corkscrew Crossing)

PLANNING & ZONING BOARD MEETING

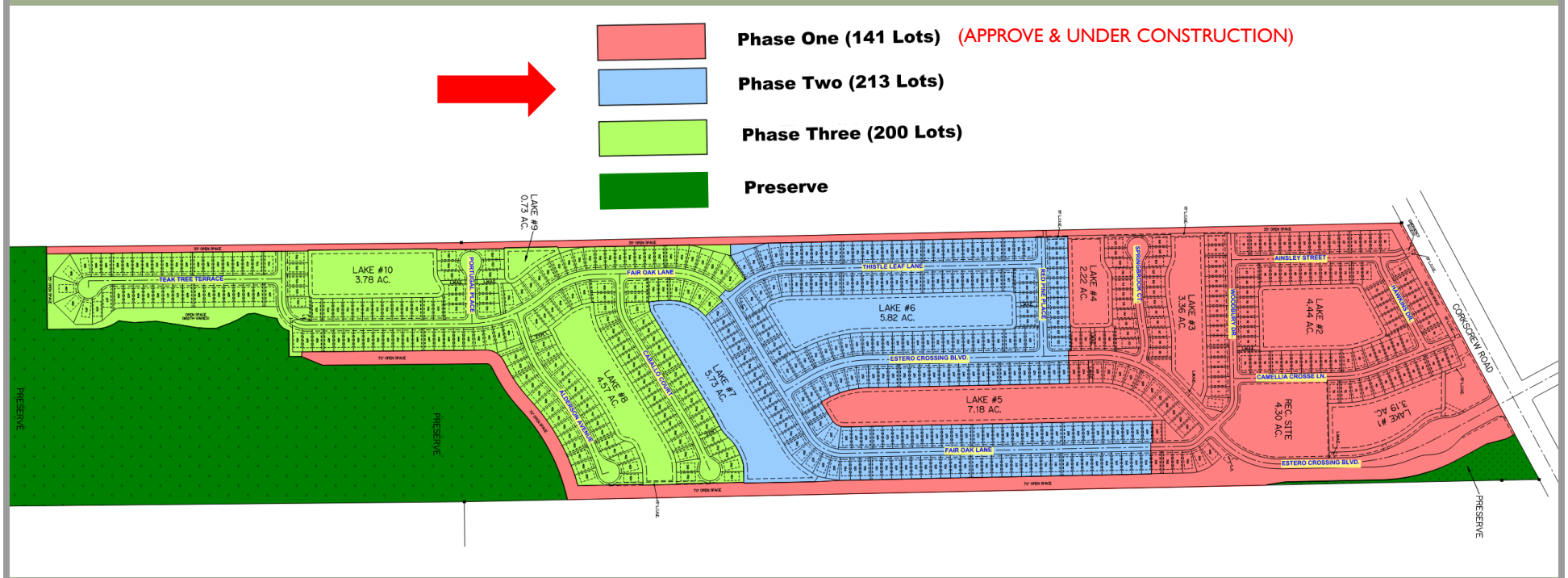
November 8, 2022

Lee County Homes Associates IV, LLLP

PROPOSED SITE PLAN
North
Wildcat Run
SITE PLAN FOR
CORKSCREW CROSSING
VACANT
PRESERVE
WILDCAT RUN
LAKE #10
3.78 AC.
LAKE #9
0.73 AC.
LAKE #8
4.5 AC.
LAKE #7
5.73 AC.
LAKE #6
5.82 AC.
LAKE #4
2.22 AC.
LAKE #3
3.36 AC.
LAKE #2
4.44 AC.
LAKE #5
7.18 AC.
REC. SITE
LAKE #1
3.19 AC.
CORKSCREW ROAD
PRESERVE
PRESERVE
PRESERVE
THE PRESERVE
AT CORKSCREW
BELLA TERRA
Bella Terra
Preserve at Corkscrew
RiverCreek Ph 2 DO - P&Z


SITE PLAN COMPARISON
Proposed Site Plan (554 Single Family Homes)
WILDCAT RUN
North
PRESERVE
EMERGENCY ACCE
CORKSCREW ROAD
AMENITY
SIDEWALK CONNECTIVITY
RiverCreek Ph 2 DO - P&Z
Zoning / Pattern Book Site Plan (590 DU w/ up to 70 Townhomes)

PHASING



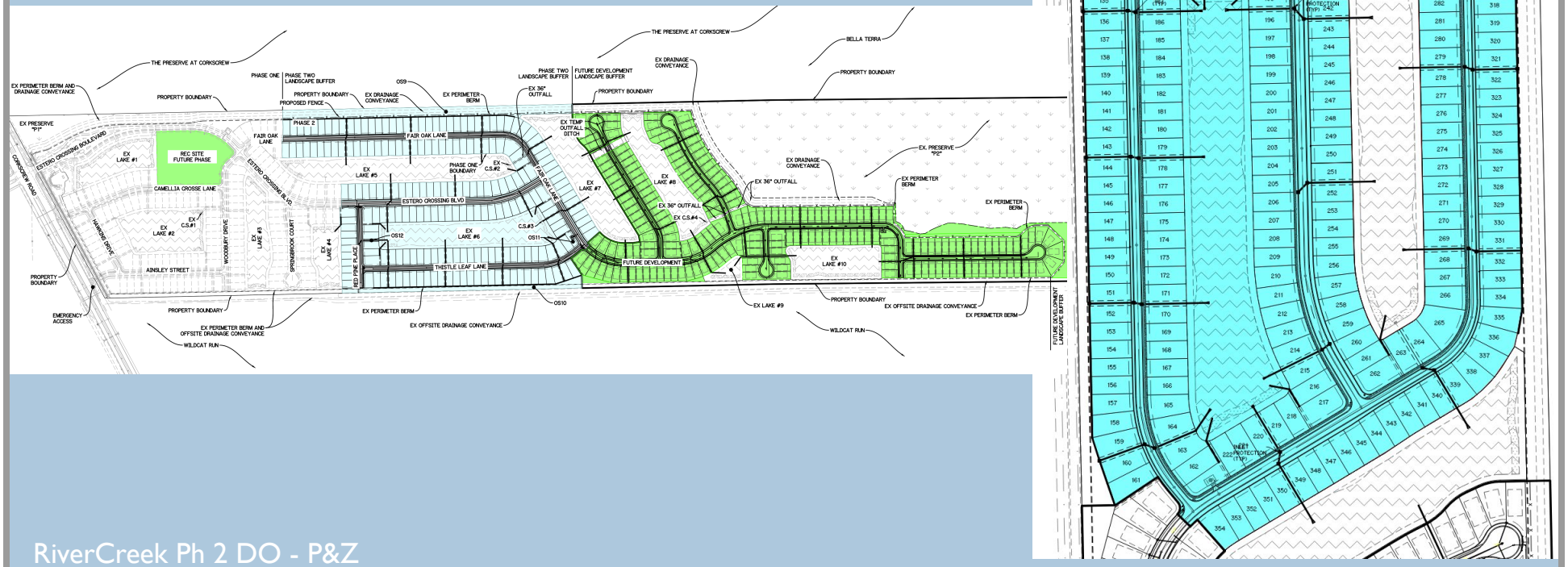
RiverCreek Ph 2 DO - P&Z

Typical West Buffer Elevation Adjacent to Homes
Proposed Buffer in 2-3 Years (Estimated) SCALE: NTS

Typical West Buffer Elevation Adjacent to Homes
Proposed Buffer- Ultimate Growth per Agreement SCALE: NTS

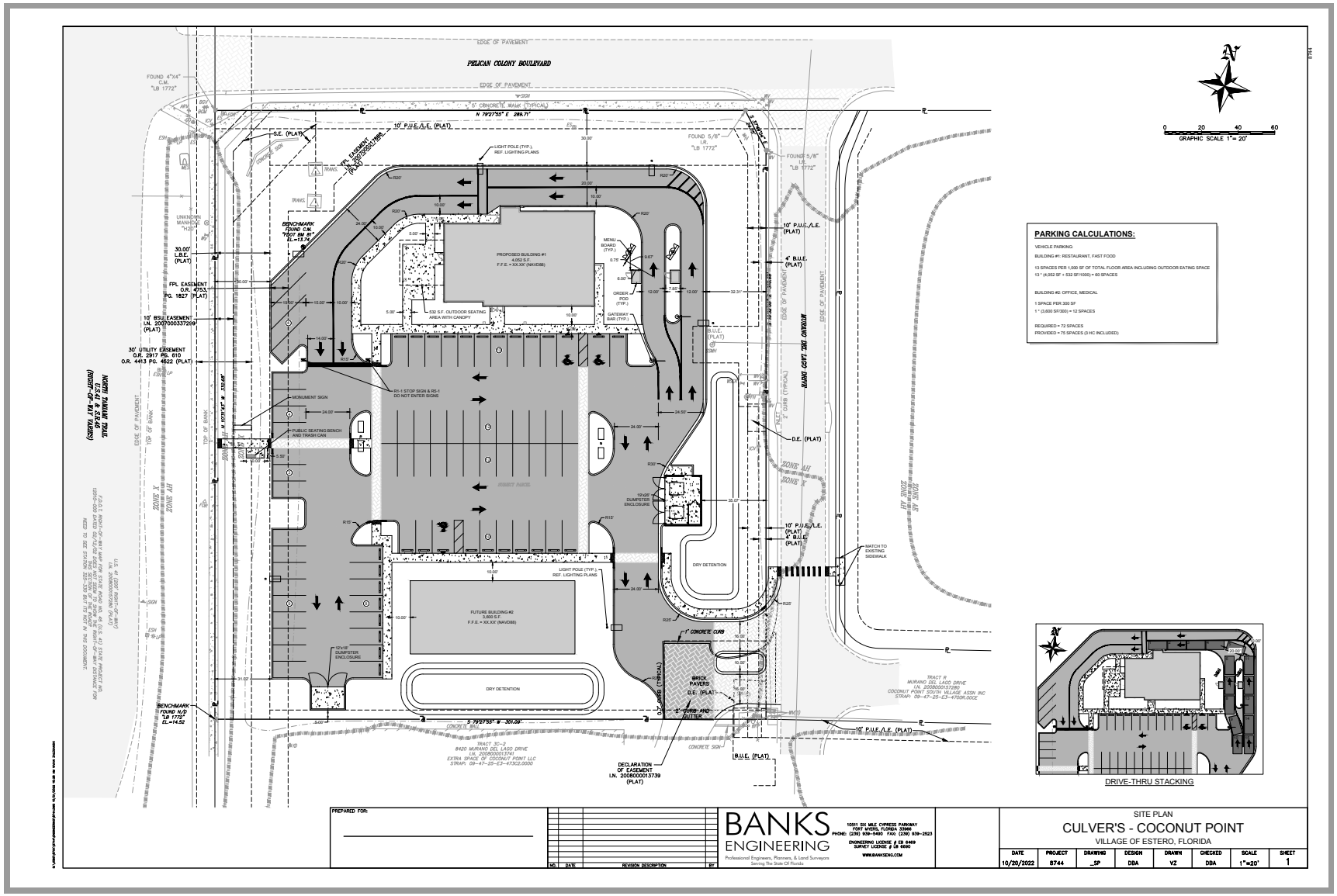
RiverCreek Ph 2 DO - P&Z

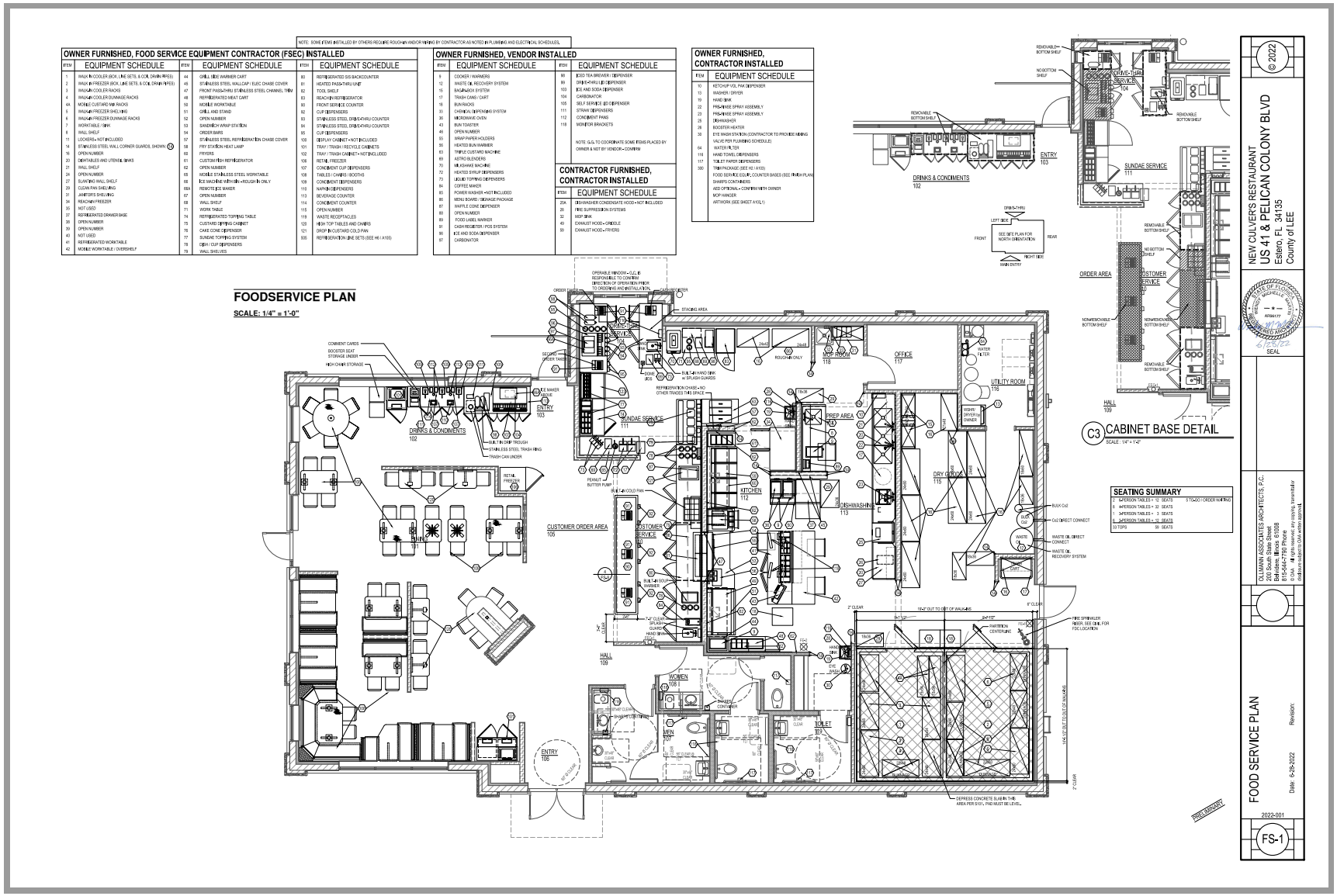
Phase Two

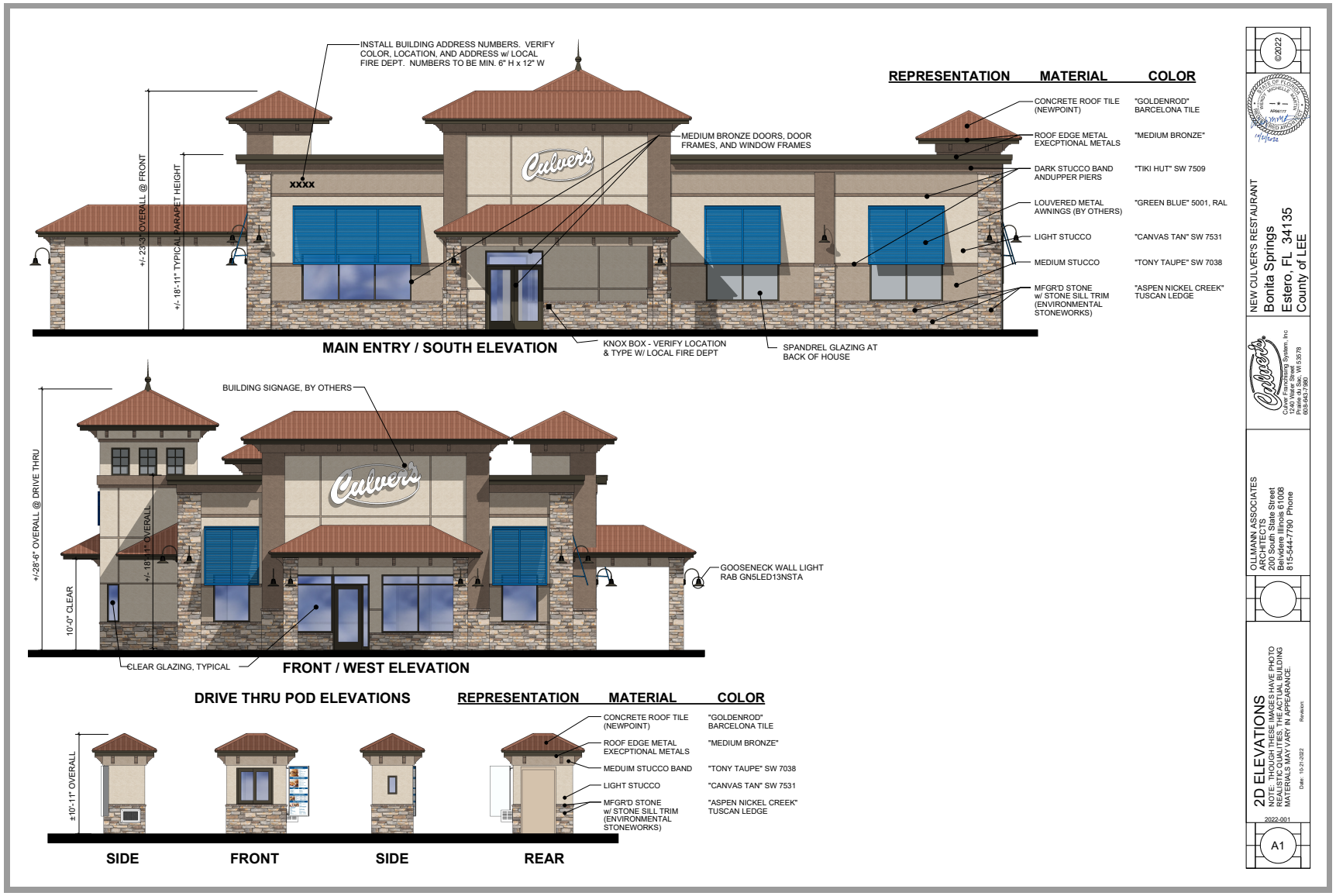


RiverCreek Ph 2 DO - P&Z

Phase Two
RiverCreek Ph 2 DO - P&Z


PELICAN COLONY BOULEVARD
EDGE OF PAVEMENT
5' CONCRETE WALK (TYPICAL)
N 79°27'55" E 289.71'
S 79°27'55" W 301.09'
PROPOSED BUILDING #1
4,052 S.F.
F.F.E. = XX.XX' (NAVD88)
532 S.F. OUTDOOR SEATING AREA WITH CANOPY
FUTURE BUILDING #2
3,600 S.F.
F.F.E. = XX.XX' (NAVD88)
DRY DETENTION
MURANO DEL LAGO DRIVE
PARKING CALCULATIONS:
VEHICLE PARKING:
BUILDING #1: RESTAURANT, FAST FOOD
13 SPACES PER 1,000 SF OF TOTAL FLOOR AREA INCLUDING OUTDOOR EATING SPACE
13 * (4,052 SF + 532 SF/1000) = 60 SPACES
BUILDING #2: OFFICE, MEDICAL
1 SPACE PER 300 SF
1 * (3,600 SF/300) = 12 SPACES
REQUIRED = 72 SPACES
PROVIDED = 75 SPACES (3 HC INCLUDED)
GRAPHIC SCALE 1" = 20'
DRIVE-THRU STACKING
PREPARED FOR:
BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6449
SURVEY LICENSE # LB 6990
WWW.BANKSENG.COM
SITE PLAN
CULVER'S - COCONUT POINT
VILLAGE OF ESTERO, FLORIDA
DATE 10/20/2022
PROJECT 8744
DRAWING _SP
DESIGN DBA
DRAWN VZ
CHECKED DBA
SCALE 1"=20'
SHEET 1


OWNER FURNISHED, FOOD SERVICE EQUIPMENT CONTRACTOR (FSEC) INSTALLED
OWNER FURNISHED, VENDOR INSTALLED
OWNER FURNISHED, CONTRACTOR INSTALLED
CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
FOODSERVICE PLAN
SCALE: 1/4" = 1'-0"
C3 CABINET BASE DETAIL
SCALE: 1/4" = 1'-0"
SEATING SUMMARY
NEW CULVER'S RESTAURANT
US 41 & PELICAN COLONY BLVD
Estero, FL 34135
County of LEE
FOOD SERVICE PLAN
FS-1
2022-001
Date: 5-26-2022
Revision:
PRELIMINARY


INSTALL BUILDING ADDRESS NUMBERS. VERIFY COLOR, LOCATION, AND ADDRESS w/ LOCAL FIRE DEPT. NUMBERS TO BE MIN. 6" H x 12" W
+/- 23'-3" OVERALL @ FRONT
+/- 18'-11" TYPICAL PARAPET HEIGHT
XXXX
MEDIUM BRONZE DOORS, DOOR FRAMES, AND WINDOW FRAMES
KNOX BOX - VERIFY LOCATION & TYPE W/ LOCAL FIRE DEPT
SPANDREL GLAZING AT BACK OF HOUSE
MAIN ENTRY / SOUTH ELEVATION
REPRESENTATION
MATERIAL
COLOR
CONCRETE ROOF TILE (NEWPOINT)
"GOLDENROD" BARCELONA TILE
ROOF EDGE METAL EXECPTIONAL METALS
"MEDIUM BRONZE"
DARK STUCCO BAND ANDUPPER PIERS
"TIKI HUT" SW 7509
LOUVERED METAL AWNINGS (BY OTHERS)
"GREEN BLUE" 5001, RAL
LIGHT STUCCO
"CANVAS TAN" SW 7531
MEDIUM STUCCO
"TONY TAUPE" SW 7038
MFGR'D STONE w/ STONE SILL TRIM (ENVIRONMENTAL STONEWORKS)
"ASPEN NICKEL CREEK" TUSCAN LEDGE
BUILDING SIGNAGE, BY OTHERS
+/-28'-6" OVERALL @ DRIVE THRU
+/- 18'-11" OVERALL
10'-0" CLEAR
GOOSENECK WALL LIGHT RAB GN5LED13NSTA
CLEAR GLAZING, TYPICAL
FRONT / WEST ELEVATION
DRIVE THRU POD ELEVATIONS
REPRESENTATION
MATERIAL
COLOR
±10'-11" OVERALL
CONCRETE ROOF TILE (NEWPOINT)
"GOLDENROD" BARCELONA TILE
ROOF EDGE METAL EXECPTIONAL METALS
"MEDIUM BRONZE"
MEDUIM STUCCO BAND
"TONY TAUPE" SW 7038
LIGHT STUCCO
"CANVAS TAN" SW 7531
MFGR'D STONE w/ STONE SILL TRIM (ENVIRONMENTAL STONEWORKS)
"ASPEN NICKEL CREEK" TUSCAN LEDGE
SIDE
FRONT
SIDE
REAR
©2022
NEW CULVER'S RESTAURANT
Bonita Springs
Estero, FL 34135
County of LEE
OLLMANN ASSOCIATES
ARCHITECTS
200 South Slate Street
Belvidere, Illinois 61008
815-544-7790 Phone
2D ELEVATIONS
NOTE: THESE RENDERINGS HAVE PHOTO REALISTIC QUALITIES. THE ACTUAL BUILDING MATERIALS MAY VARY IN APPEARANCE.
Date: 10-21-2022
Revision
2022-001
A1

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NEW CULVER'S RESTAURANT
Bonita Springs
Estero, FL 34135
County of LEE

Culver Franchising System, Inc
Culver Way
Prairie du Sac, WI 53578
608-643-7990

OLLMANN ASSOCIATES
ARCHITECTS
200 South Slate Street
Belvidere, Illinois 61008
815-544-7790 Phone

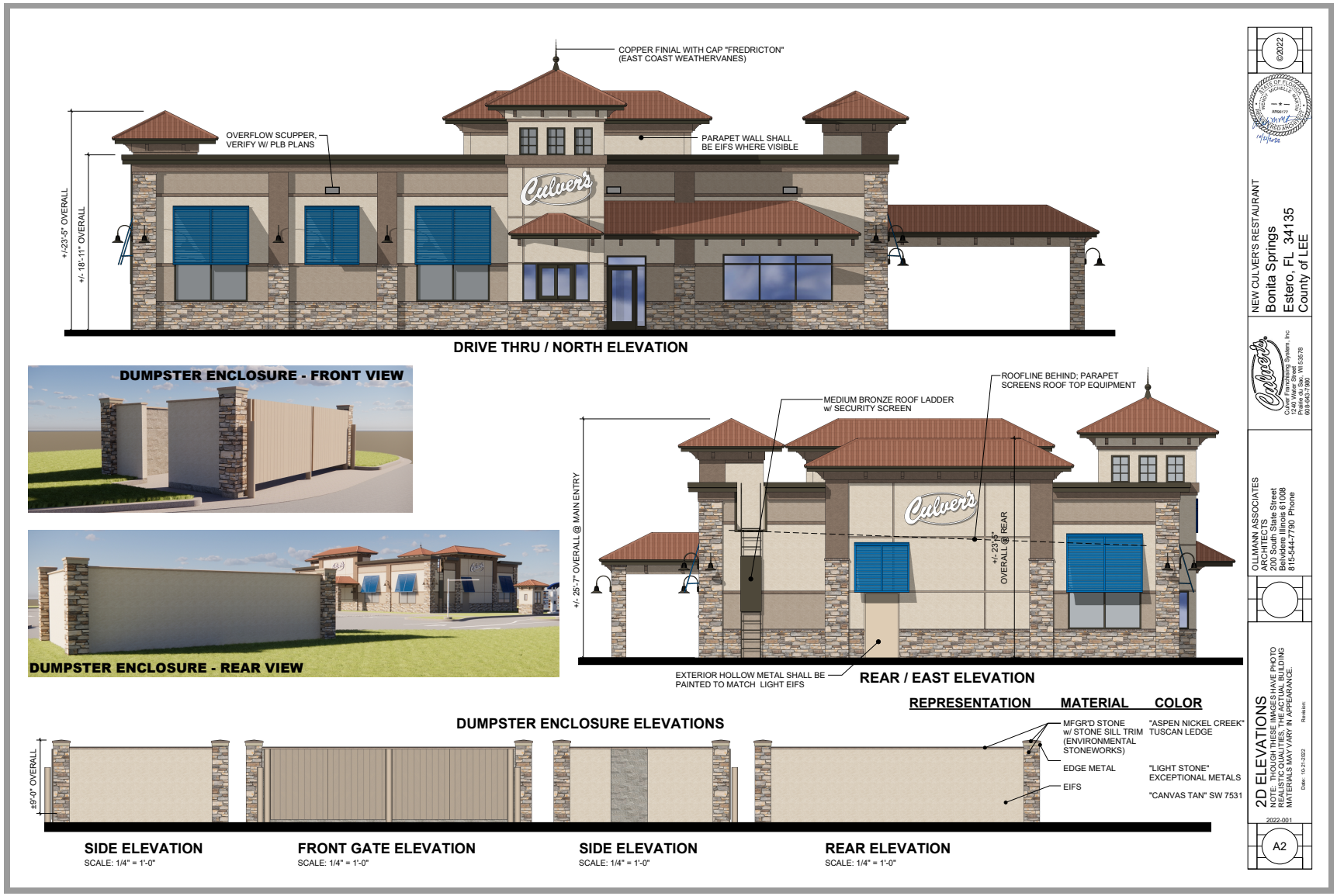
3D IMAGES
NOTE: THESE IMAGES HAVE PHOTO REALISTIC QUALITIES. THE ACTUAL BUILDING MATERIALS MAY VARY IN APPEARANCE.

Revision

Date: 10-21-2022

2022-001

A3


COPPER FINIAL WITH CAP "FREDRICTON"
(EAST COAST WEATHERVANES)
OVERFLOW SCUPPER,
VERIFY W/ PLB PLANS
PARAPET WALL SHALL
BE EIFS WHERE VISIBLE
+/-23'-5" OVERALL
+/- 18'-11" OVERALL
DRIVE THRU / NORTH ELEVATION
DUMPSTER ENCLOSURE - FRONT VIEW
DUMPSTER ENCLOSURE - REAR VIEW
ROOFLINE BEHIND; PARAPET
SCREENS ROOF TOP EQUIPMENT
MEDIUM BRONZE ROOF LADDER
w/ SECURITY SCREEN
+/- 25'-7" OVERALL @ MAIN ENTRY
+/- 23'-5"
OVERALL @ REAR
EXTERIOR HOLLOW METAL SHALL BE
PAINTED TO MATCH LIGHT EIFS
REAR / EAST ELEVATION
DUMPSTER ENCLOSURE ELEVATIONS
REPRESENTATION
MATERIAL
COLOR
MFGR'D STONE
w/ STONE SILL TRIM
(ENVIRONMENTAL
STONEWORKS)
"ASPEN NICKEL CREEK"
TUSCAN LEDGE
EDGE METAL
"LIGHT STONE"
EXCEPTIONAL METALS
EIFS
"CANVAS TAN" SW 7531
±9'-0" OVERALL
SIDE ELEVATION
SCALE: 1/4" = 1'-0"
FRONT GATE ELEVATION
SCALE: 1/4" = 1'-0"
SIDE ELEVATION
SCALE: 1/4" = 1'-0"
REAR ELEVATION
SCALE: 1/4" = 1'-0"
©2022
NEW CULVER'S RESTAURANT
Bonita Springs
Estero, FL 34135
County of LEE
OLLMANN ASSOCIATES
ARCHITECTS
200 South Slate Street
Beaver Dam, WI 53916
815-544-7790 Phone
2D ELEVATIONS
NOTE: BELOW RENDERINGS HAVE PHOTO
REALISTIC QUALITIES. THE ACTUAL BUILDING
MATERIALS MAY VARY IN APPEARANCE.
Date: 10-21-2022
Revision
2022-001
A2

NEW DIGITAL SAMPLES

ROOF TILE

MANUFACTURED STONE

PHYSICAL SAMPLES PREVIOUSLY PROVIDED

STUCCO

ROOF EDGE METAL

METAL AWNINGS

©2022

NEW CULVER'S RESTAURANT
Bonita Springs
Estero, FL 34135

Culver's
Culver Franchising System, Inc
1240 Water Street
Prairie du Sac, WI 53578
608-643-3760

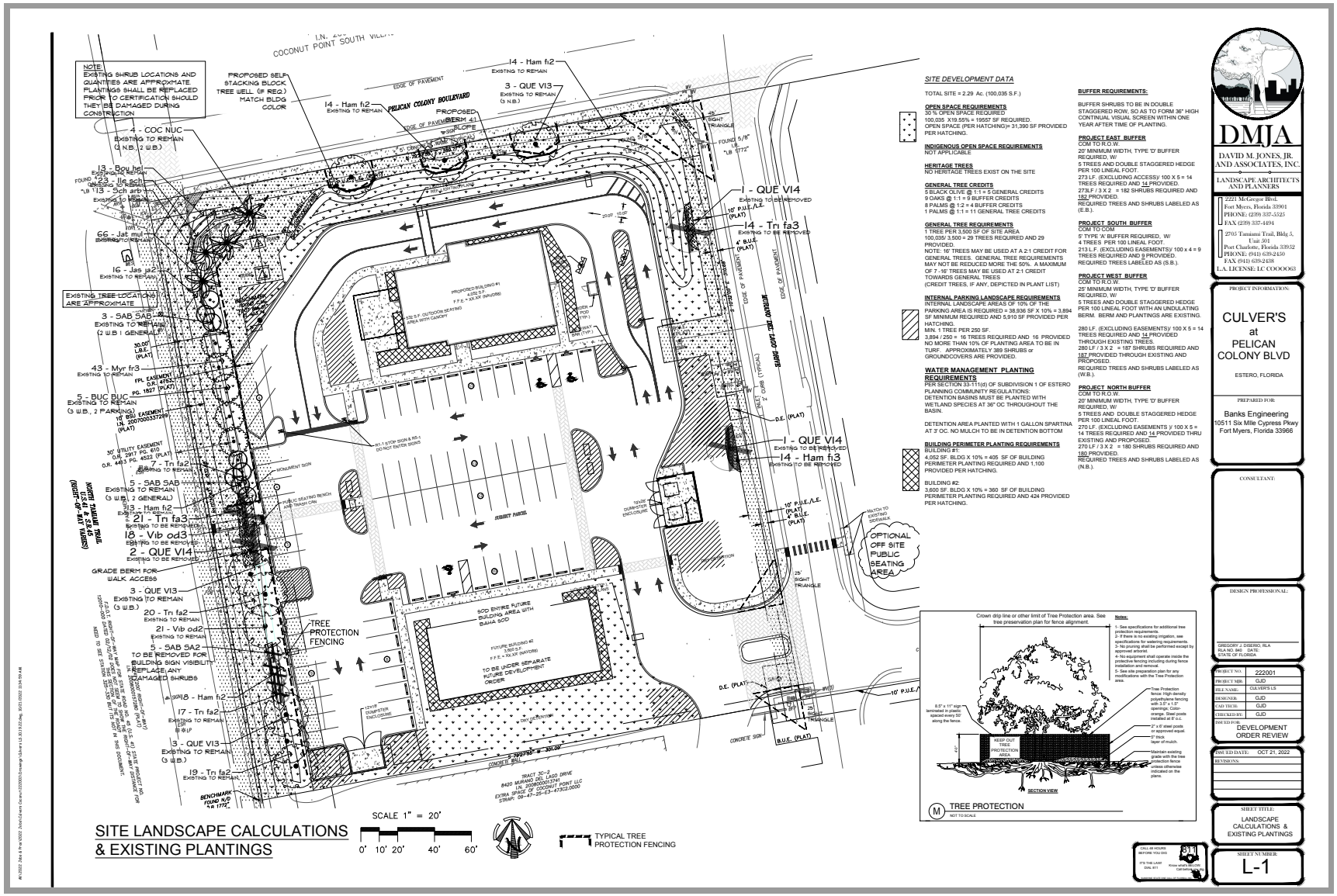
OLLMANN ASSOCIATES
ARCHITECTS
200 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone

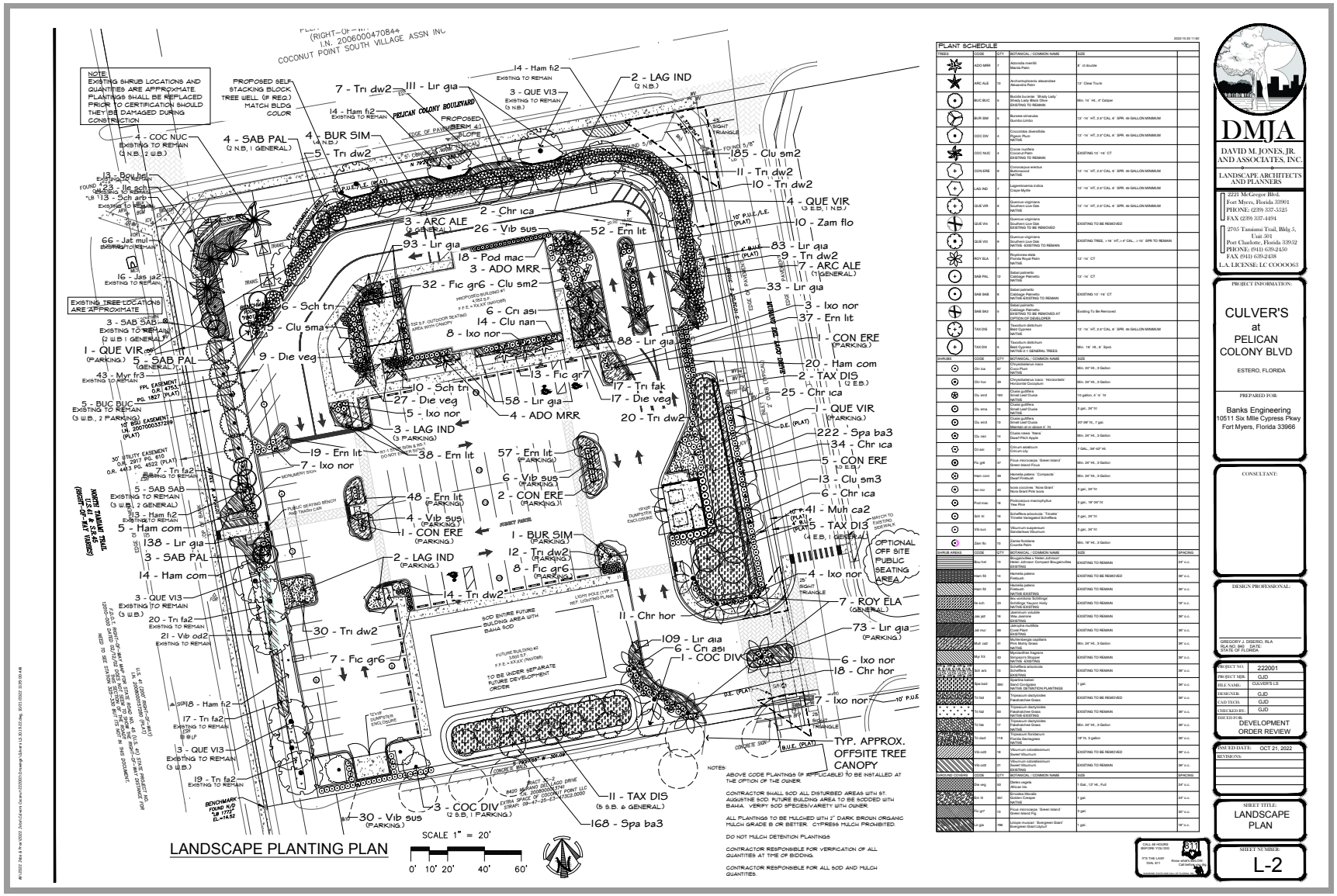
NOTE: THOUGH THESE IMAGES HAVE PHOTO REALISTIC QUALITIES, THE ACTUAL BUILDING MATERIALS MAY VARY IN APPEARANCE.

Date: 10-7-2022 Revisions:

2022-001

A2


SITE LANDSCAPE CALCULATIONS & EXISTING PLANTINGS
SCALE 1" = 20'
0' 10' 20' 40' 60'
TYPICAL TREE PROTECTION FENCING
TREE PROTECTION FENCING
OPTIONAL OFF SITE PUBLIC SEATING AREA
PELICAN COLONY BOULEVARD
MURAVO DEL LAGO DRIVE
SITE DEVELOPMENT DATA
TOTAL SITE = 2.29 Ac. (100,035 S.F.)
OPEN SPACE REQUIREMENTS
30 % OPEN SPACE REQUIRED
100,035 X19.55% = 19557 SF REQUIRED.
OPEN SPACE (PER HATCHING)= 31,390 SF PROVIDED PER HATCHING.
INDIGENOUS OPEN SPACE REQUIREMENTS
NOT APPLICABLE
HERITAGE TREES
NO HERITAGE TREES EXIST ON THE SITE
GENERAL TREE CREDITS
5 BLACK OLIVE @ 1:1 = 5 GENERAL CREDITS
9 OAKS @ 1:1 = 9 BUFFER CREDITS
8 PALMS @ 1:2 = 4 BUFFER CREDITS
1 PALMS @ 1:1 = 11 GENERAL TREE CREDITS
GENERAL TREE REQUIREMENTS
1 TREE PER 3,500 SF OF SITE AREA
100,035/ 3,500 = 29 TREES REQUIRED AND 29 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 7 -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 = 38,936 SF X 10% = 3,894 SF MINIMUM REQUIRED AND 5,910 SF PROVIDED PER HATCHING.
MIN. 1 TREE PER 250 SF.
3,894 / 250 = 16 TREES REQUIRED AND 16 PROVIDED NO MORE THAN 10% OF PLANTING AREA TO BE IN TURF. APPROXIMATELY 389 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.
DETENTION AREA PLANTED WITH 1 GALLON SPARTINA AT 3' OC. NO MULCH TO BE IN DETENTION BOTTOM
BUILDING PERIMETER PLANTING REQUIREMENTS
BUILDING #1:
4,052 SF. BLDG X 10% = 405 SF OF BUILDING PERIMETER PLANTING REQUIRED AND 1,100 PROVIDED PER HATCHING.
BUILDING #2:
3,600 SF. BLDG X 10% = 360 SF OF BUILDING PERIMETER PLANTING REQUIRED AND 424 PROVIDED PER HATCHING.
BUFFER REQUIREMENTS:
BUFFER SHRUBS TO BE IN DOUBLE STAGGERED ROW, SO AS TO FORM 36" HIGH CONTINUAL VISUAL SCREEN WITHIN ONE YEAR AFTER TIME OF PLANTING.
PROJECT EAST BUFFER
COM TO R.O.W.
20' MINIMUM WIDTH, TYPE 'D' BUFFER REQUIRED, W/
5 TREES AND DOUBLE STAGGERED HEDGE PER 100 LINEAL FOOT.
273 LF. (EXCLUDING ACCESS)/ 100 X 5 = 14 TREES REQUIRED AND 14 PROVIDED.
273LF / 3 X 2 = 182 SHRUBS REQUIRED AND 182 PROVIDED.
REQUIRED TREES AND SHRUBS LABELED AS (E.B.).
PROJECT SOUTH BUFFER
COM TO COM
5' TYPE 'A' BUFFER REQUIRED, W/
4 TREES PER 100 LINEAL FOOT.
213 LF. (EXCLUDING EASEMENTS)/ 100 x 4 = 9 TREES REQUIRED AND 9 PROVIDED.
REQUIRED TREES LABELED AS (S.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 WITH AN UNDULATING BERM. BERM AND PLANTINGS ARE EXISTING.
280 LF. (EXCLUDING EASEMENTS)/ 100 X 5 = 14 TREES REQUIRED AND 14 PROVIDED THROUGH EXISTING TREES.
280 LF / 3 X 2 = 187 SHRUBS REQUIRED AND 187 PROVIDED THROUGH EXISTING AND PROPOSED.
REQUIRED TREES AND SHRUBS LABELED AS (W.B.).
PROJECT NORTH BUFFER
COM TO R.O.W.
20' MINIMUM WIDTH, TYPE 'D' BUFFER REQUIRED, W/
5 TREES AND DOUBLE STAGGERED HEDGE PER 100 LINEAL FOOT.
270 LF. (EXCLUDING EASEMENTS)/ 100 X 5 = 14 TREES REQUIRED AND 14 PROVIDED THRU EXISTING AND PROPOSED.
270 LF / 3 X 2 = 180 SHRUBS REQUIRED AND 180 PROVIDED.
REQUIRED TREES AND SHRUBS LABELED AS (N.B.).
TREE PROTECTION
NOT TO SCALE
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
2705 Tamiami Trail, Bldg 5, Unit 501
Port Charlotte, Florida 33952
PHONE: (941) 639-2450
FAX (941) 629-2438
L.A. LICENSE: LC C000063
PROJECT INFORMATION:
CULVER'S at PELICAN COLONY BLVD
ESTERO, FLORIDA
PREPARED FOR:
Banks Engineering
10511 Six Mile Cypress Pkwy
Fort Myers, Florida 33966
CONSULTANT:
DESIGN PROFESSIONAL:
GREGORY J. DISERO, RLA
RLA NO. 940 DATE:
STATE OF FLORIDA
PROJECT NO.: 222001
PROJECT MGR.: GJD
FILE NAME: CULVER'S LS
DESIGNER: GJD
CAD TECH: GJD
CHECKED BY: GJD
ISSUED FOR: DEVELOPMENT ORDER REVIEW
ISSUED DATE: OCT 21, 2022
SHEET TITLE: LANDSCAPE CALCULATIONS & EXISTING PLANTINGS
SHEET NUMBER: L-1



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ADO MRR	7	Adonidia merrillii Manila Palm	8` ct double
	ARC ALE	10	Archontophoenix alexandrae Alexandra Palm	12` Clear Trunk
	BUC BUC	5	Bucida buceras `Shady Lady` Shady Lady Black Olive EXISTING TO REMAIN	Min. 14` Ht., 4` Caliper
	BUR SIM	5	Bursera simaruba Gumbo Limbo	12` Ht. 3.5" CAL. 6` SPR. 45 GALLON MINIMUM
	COC DIV	6	Coccoloba diversifolia Pigeon Plum NATIVE	12` Ht. 3.5" CAL. 6` SPR. 45 GALLON MINIMUM
	COC NUC	4	Cocos nucifera Coconut Palm EXISTING TO REMAIN	EXISTING 10` Ht. CT
	CON ERE	6	Conocarpus erectus Green Buttonwood NATIVE	12` Ht. 3.5" CAL. 6` SPR. 45 GALLON MINIMUM
	LAG IND	7	Lagerstroemia Indica Crape Myrtle	12` Ht. 3.5" CAL. 6` SPR. 45 GALLON MINIMUM
	QUE VIR	6	Quercus virginiana Southern Live Oak NATIVE	12` Ht. 3.5" CAL. 6` SPR. 45 GALLON MINIMUM
	QUE Vir	4	Quercus virginiana Southern Live Oak EXISTING TO BE REMOVED	EXISTING TO BE REMOVED
	QUE V03	9	Quercus virginiana Southern Live Oak NATIVE, EXISTING TO REMAIN	EXISTING TREE, > 16" HT.,> 4" CAL., > 10` SPR TO REMAIN
	ROY ELA	7	Roystonea elata Florida Royal Palm NATIVE	12` Ht. CT
	SAB PAL	12	Sabal palmetto Cabbage Palmetto NATIVE	12` Ht. CT
	SAB SAB	8	Sabal palmetto Cabbage Palmetto NATIVE- EXISTING TO REMAIN	EXISTING 10` Ht. CT
	SAB SA2	4	Sabal palmetto Cabbage Palmetto EXISTING TO BE REMOVED AT OPTION OF DEVELOPER	Existing To Be Removed
	TAX DIS	15	Taxodium distichum Bald Cypress NATIVE	12` Ht. 3.5" CAL. 6` SPR. 45 GALLON MINIMUM
	TAX DI3	5	Taxodium distichum Bald Cypress NATIVE 2:1 GENERAL TREES	Min. 14` Ht., 6` Spd.

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	Chr ica	87	Chrysobalanus icaco Coco Plum NATIVE	Min. 24" Ht., 3 Gallon
	Chr hor	28	Chrysobalanus icaco `Horizontalis` Horizontal Cocoplum	Min. 24" Ht., 3 Gallon
	Clu sm2	185	Clusia guttifera Small Leaf Clusia NATIVE	10 gallon, 4` X 14`
	Clu sma	15	Clusia guttifera Small Leaf Clusia NATIVE	3 gal., 24" Ht.
	Clu sm3	13	Clusia guttifera Small Leaf Clusia Maintain at or above 4` Ht.	30"-36" Ht., 7 gal.
	Dio nac	14	Dioda nana `Nana` Dwarf Pitch Apple	Min. 24" Ht., 3 Gallon
	Eri asi	12	Eriocn asiaticum Coinum Lily	1 GAL., 30"-42" Ht.
	Fic gr6	47	Ficus microcarpa `Green Island` Green Island Ficus	Min. 24" Ht., 3 Gallon
	Ham com	68	Hamelia patens `Compacta` Dwarf Firebush	Min. 24" Ht., 3 Gallon
	Ixo nor	45	Ixora coccinea `Nora Grant` Nora Grant Pink Ixora	3 gal., 24" Ht.
	Pod mac	18	Podocarpus macrophyllus Yew Pine	3 gal., 18"-24" Ht.
	Sch tri	16	Schefflera arboricola `Trinette` Trinette Variegated Schefflera	3 gal., 24" Ht.
	Vib sus	66	Viburnum suspensum Sandankwa Viburnum	3 gal., 24" Ht.
	Zam flo	10	Zamia furfuracea Cuticle Palm	Min. 14" Ht., 3 Gallon

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	Bou hel	13	Bougainvillea x `Helen Johnson` Helen Johnson Compact Bougainvillea EXISTING	EXISTING TO REMAIN	24" o.c.
	Ham fa	19	Hamelia patens Firebush	EXISTING TO BE REMOVED	36" o.c.
	Ham fa2	68	Hamelia patens Firebush NATIVE- EXISTING	EXISTING TO REMAIN	36" o.c.
	Ilx sch	20	Ilex vomitoria `Schillings` Schillings Yaupon Holly NATIVE- EXISTING	EXISTING TO REMAIN	18" o.c.
	Jas jas2	16	Jasminum volubile Star Jasmine EXISTING	EXISTING TO REMAIN	36" o.c.
	Jat mul	66	Jatropha multifida Coral Plant EXISTING	EXISTING TO REMAIN	36" o.c.
	Mel cal2	41	Muhlenbergia capillaris Pink Muhly Grass	Min. 24" Ht., 3 Gallon	36" o.c.
	Myr fr3	43	Myrsine floridana Myrsine/Ilex Nagara Simpson's Stopper NATIVE- EXISTING	EXISTING TO REMAIN	36" o.c.
	Sch arb	13	Schefflera arboricola Schefflera EXISTING	EXISTING TO REMAIN	36" o.c.
	Sed bac3	895	Sedum x `Autumn Joy` Sedum Dudleyana NATIVE- DETENTION PLANTINGS	1 gal.	36" o.c.
	Tri fa2	84	Tripsacum dactyloides Fakahatchee Grass	EXISTING TO BE REMOVED	36" o.c.
	Tri fa3	60	Tripsacum dactyloides Fakahatchee Grass NATIVE-EXISTING	EXISTING TO REMAIN	36" o.c.
	Tri fa4	17	Tripsacum dactyloides Fakahatchee Grass NATIVE	Min. 24" Ht., 3 Gallon	36" o.c.
	Tri dw2	114	Tripsacum floridanum Florida Gamagrass NATIVE	18" Ht., 3 gallon	36" o.c.
	Vib od3	16	Viburnum odoratissimum Sweet Viburnum	EXISTING TO BE REMOVED	36" o.c.
	Vib od2	21	Viburnum odoratissimum Sweet Viburnum EXISTING	EXISTING TO REMAIN	36" o.c.

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	Die veg	63	Dietes vegeta African Iris	1 Gal., 12" Ht., Full	24" o.c.
	Eri lil	200	Eriodictyon tomentosum Golden Creeper NATIVE	1 gal.	24" o.c.
	Fic gr7	12	Ficus microcarpa `Green Island` Green Island Fig	3 gal.	36" o.c.
	Lir gia	168	Liriope muscari `Evergreen Giant` Evergreen Giant Lilyturf	1 gal.	18" o.c.

CALL 48 HOURS BEFORE YOU DIG

811

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

DMJA

DAVID M. JONES, JR. AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTS AND PLANNERS

2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-3525
FAX (239) 337-4494

2705 Tamiami Trail, Bldg 5, Unit 501
Port Charlotte, Florida 33952
PHONE: (941) 639-2450
FAX (941) 639-2438
L.A. LICENSE: LC C000003

PROJECT INFORMATION:

CULVER'S at PELICAN COLONY BLVD

ESTERO, FLORIDA

PREPARED FOR:

Banks Engineering
10511 Six Mile Cypress Pkwy
Fort Myers, Florida 33966

CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. DISERIO, RLA
RLA NO. 845 DATE:
STATE OF FLORIDA

PROJECT NO.	222001
PROJECT MGR.	GJD
FILE NAME	CULVER'S LS
DESIGNED	GJD
CAD TECH.	GJD
CHECKED BY	GJD

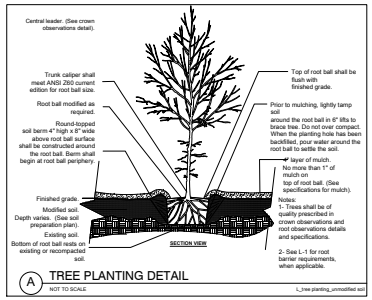
ISSUED FOR:
DEVELOPMENT ORDER REVIEW

ISSUED DATE: OCT 21, 2022

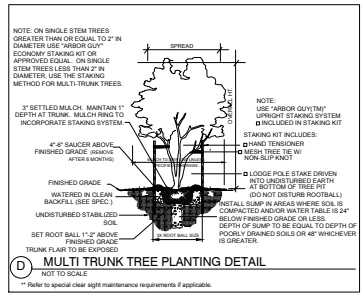
REVISIONS:

SHEET TITLE:
LANDSCAPE PLAN

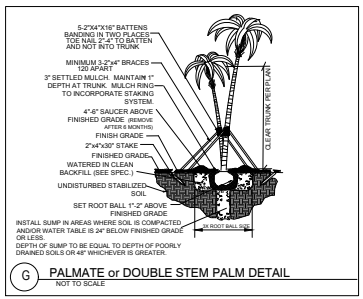
SHEET NUMBER:
L-2



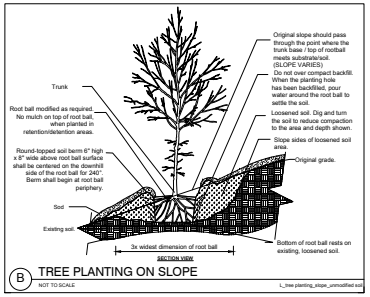
A TREE PLANTING DETAIL
NOT TO SCALE
L_tree planting_unmodified soil



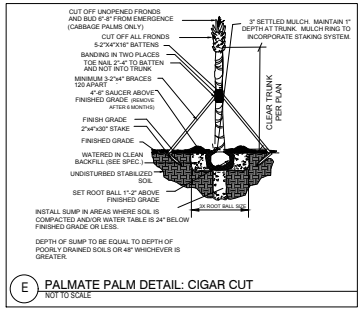
D MULTI TRUNK TREE PLANTING DETAIL
NOT TO SCALE
** Refer to special clear sight maintenance requirements if applicable.



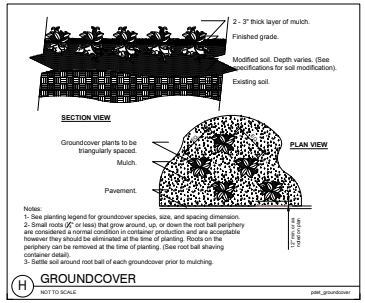
G PALMATE or DOUBLE STEM PALM DETAIL
NOT TO SCALE



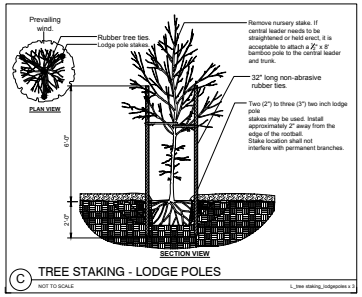
B TREE PLANTING ON SLOPE
NOT TO SCALE
L_tree planting_slope_unmodified soil



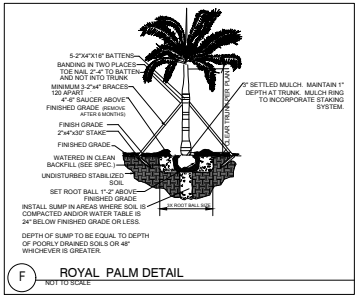
E PALMATE PALM DETAIL: CIGAR CUT
NOT TO SCALE



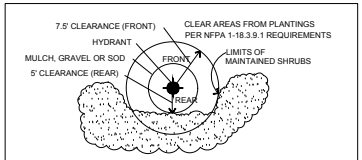
H GROUNDCOVER
NOT TO SCALE
plan_groundcover



C TREE STAKING - LODGE POLES
NOT TO SCALE
L_tree staking_lodgepoles x 3



F ROYAL PALM DETAIL
NOT TO SCALE



H HYDRANT CLEARANCE
NOT TO SCALE

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, BRAZILLIAN 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. (LDC2-505D)

DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-3323
FAX (239) 337-4494
3705 Tamiami Trail, Bldg 3, Unit 501
Port Charlotte, Florida 33952
PHONE: (941) 639-2430
FAX (941) 639-2438
L.A. LICENSE: LC OOOOO63

PROJECT INFORMATION:
CULVER'S at PELICAN COLONY BLVD
ESTERO, FLORIDA

PREPARED FOR:
Banks Engineering
10511 Six Mile Cypress Pkwy
Fort Myers, Florida 33966

CONSULTANT:

DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
RLA NO. 843 DATE:
STATE OF FLORIDA

PROJECT NO.	222001
PROJECT MGR.	GJD
FILE NAME:	CULVER'S LS
DESIGNER:	GJD
CAD TECH.	GJD
CHECKED BY:	GJD

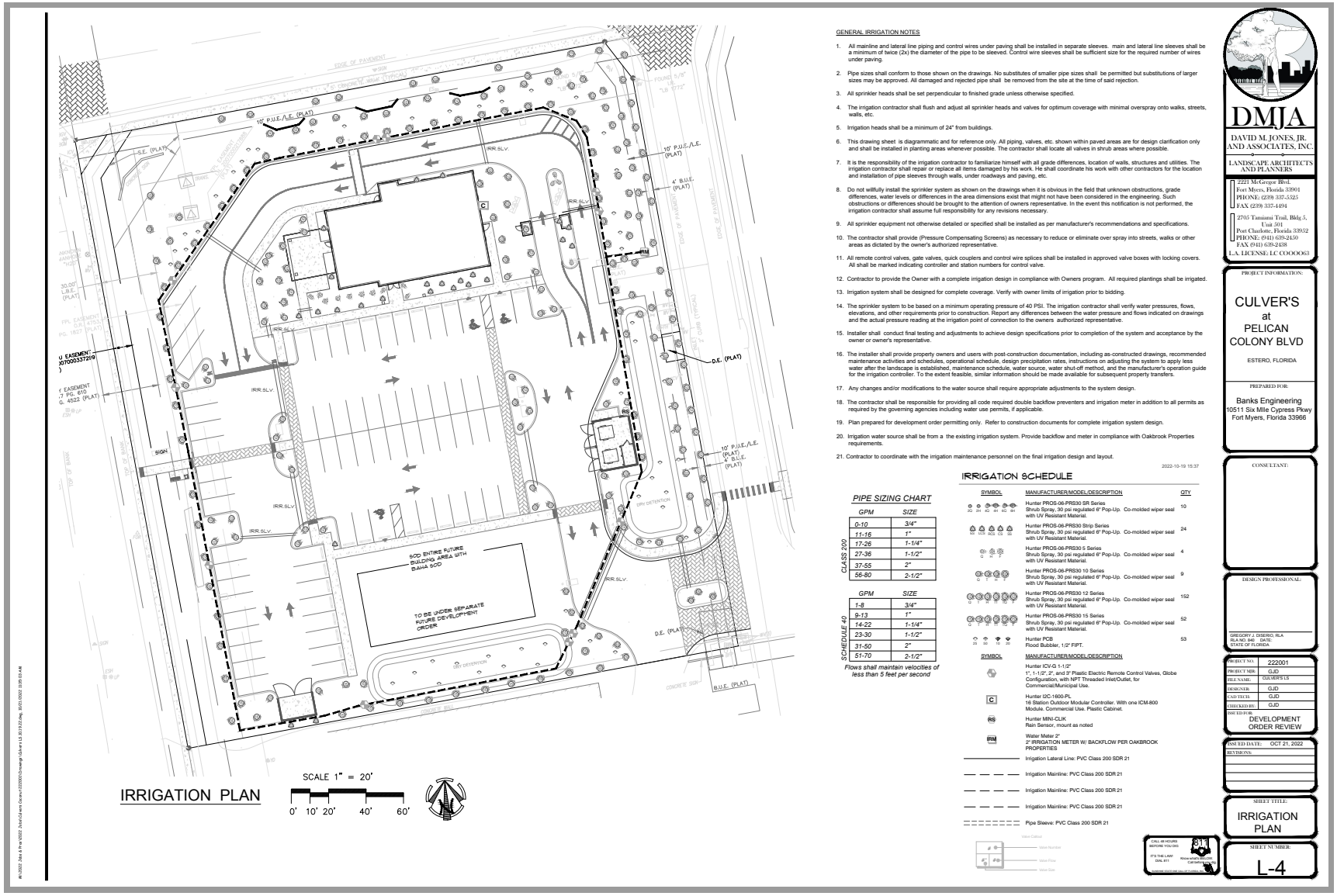
ISSUED FOR:
DEVELOPMENT ORDER REVIEW

ISSUED DATE: OCT 21, 2022
REVISIONS:

SHEET TITLE:
LANDSCAPE DETAILS & NOTES

SHEET NUMBER:
L-3

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.



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.
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 double backflow preventers and irrigation meter 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 the existing irrigation system. Provide backflow and meter in compliance with Oakbrook Properties requirements.
21. Contractor to coordinate with the irrigation maintenance personnel on the final irrigation design and layout.

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PIPE SIZING CHART

CLASS 200

GPM	SIZE
0-10	3/4"
11-16	1"
17-26	1-1/4"
27-36	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

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter PROS-06-PRS30 SR Series Shrub Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.	10
	Hunter PROS-06-PRS30 Strip Series Shrub Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.	24
	Hunter PROS-06-PRS30 5 Series Shrub Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.	4
	Hunter PROS-06-PRS30 10 Series Shrub Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.	9
	Hunter PROS-06-PRS30 12 Series Shrub Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.	152
	Hunter PROS-06-PRS30 15 Series Shrub Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.	52
	Hunter PCB Flood Bubbler, 1/2" FIPT.	53

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICV-G 1-1/2" 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
C	Hunter I2C-1600-PL 16 Station Outdoor Modular Controller. With one ICM-800 Module. Commercial Use. Plastic Cabinet.
RS	Hunter MINI-CLIK Rain Sensor, mount as noted
RM	Water Meter 2" 2" IRRIGATION METER W/ BACKFLOW PER OAKBROOK PROPERTIES
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Class 200 SDR 21
	Pipe Sleeve: PVC Class 200 SDR 21

Valve Callout
Valve Number
Valve Flow
Valve Size

CALL 48 HOURS BEFORE YOU DIG
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811
Know what's below. Call before you dig.

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DAVID M. JONES, JR. AND ASSOCIATES, INC.
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Port Charlotte, Florida 33952
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L.A. LICENSE: LC C000063

PROJECT INFORMATION:

CULVER'S at PELICAN COLONY BLVD

ESTERO, FLORIDA

PREPARED FOR:

Banks Engineering
10511 Six Mile Cypress Pkwy
Fort Myers, Florida 33966

CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. DISERIO, RLA
RLA NO. 840 DATE:
STATE OF FLORIDA

PROJECT NO.	222001
PROJECT MGR.	GJD
FILE NAME:	CULVER'S LS
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD

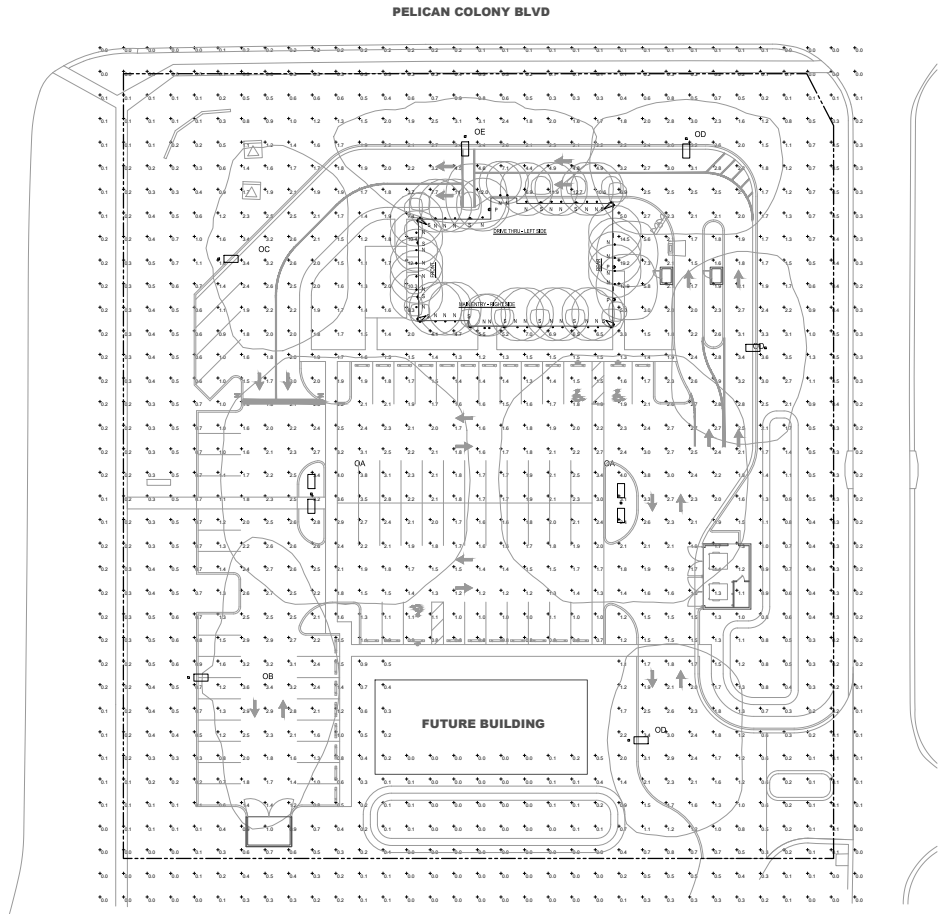
ISSUED FOR:
DEVELOPMENT ORDER REVIEW

ISSUED DATE: OCT 21, 2022

REVISIONS:

SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
L-4



H3 SITE PHOTOMETRIC PLAN
SCALE : 1" = 20'-0"

LUMINAIRE SCHEDULE - SITE LIGHTING

SYMBOL	LABEL	CATALOGUE NUMBER	LAMP	WATTS
	OA	(2) DSX1 LED P5 40K T5W MVOLT 28' POLE; POLE BASE @ 6" ABOVE GRADE	LED	326
	OB	DSX1 LED P5 40K T5W MVOLT 26' POLE; POLE BASE @ 6" ABOVE GRADE	LED	163
	OC	DSX1 LED P5 40K T4W MVOLT 28' POLE; POLE BASE @ 6" ABOVE GRADE	LED	163
	OD	DSX1 LED P5 40K T4W MVOLT HSShouse Shield 28' POLE; POLE BASE @ 6" ABOVE GRADE	LED	163
	OE	DSX1 LED P5 40K T3W HVOLT HS House Shield 28' POLE; POLE BASE @ 6" ABOVE GRADE	LED	163

LUMINAIRE SCHEDULE - BUILDING MOUNT

SYMBOL	LABEL	CATALOGUE NUMBER	LAMP	WATTS
	N	LDN2 40/15 LSWAR LS MVOLT SZ10 WL LITHONIA	LED	19
	P	SURFIRE RAB LIGHTING	LED	18
	S	OLUM LED P1 40K 120 DDB LITHONIA	LED	11

PRELIMINARY

NEW CULVER'S RESTAURANT
US 41 & PELICAN COLONY BLVD
Estero, FL 34135
County of LEE

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SEAL

OLMANN ASSOCIATES ARCHITECTS, P.C.
200 South State Street
Belvidere, Illinois 61008
815-544-4200 Phone
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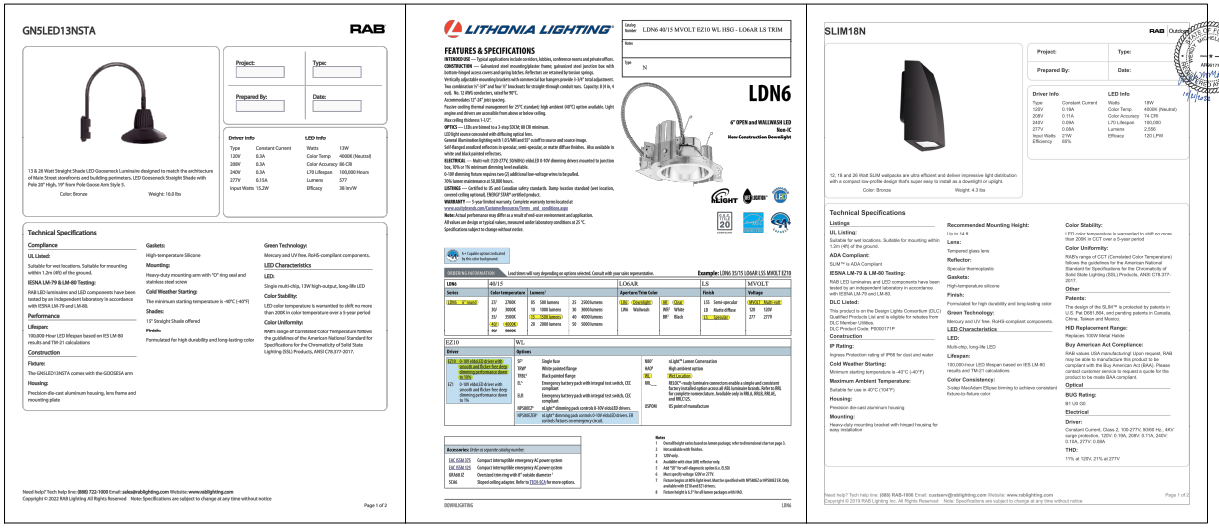
SITE PHOTOMETRIC PLAN

Date: 10-21-2022
Revision:

2022-001

SE 101



GN5LED13NSTA

RAB

13 & 26 Watt Straight Shade LED Gooseneck Luminaire designed to match the architecture of Main Street storefronts and building perimeters. LED Gooseneck Straight Shade with Pole 20' High, 10' Rare Pole-Goose Arm Style 5.

Color: Bronze

Weight: 16.0 lbs

Project: Type:

Prepared By: Date:

Driver Info

Type	Constant Current
120V	0.3A
208V	0.3A
240V	0.3A
277V	0.15A
Input Watts	15.2W

LED Info

Watts	13W
Color Temp	4000K (Neutral)
Color Accuracy	80 CRI
L70 Lifespan	100,000 Hours
Lumens	577
Efficacy	38 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

ISSNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Performance

Lifespan:
100,000 Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

Fixture:
The GN5LED13NSTA comes with the GOOSESA arm

Housing:
Precision die-cast aluminum housing, lens frame and mounting plate

Gaskets:
High-temperature Silicone

Mounting:
Heavy-duty mounting arm with "O" ring seal and stainless steel screw

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Shades:
13" Straight Shade offered

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

LED Characteristics

LED:
Single multi-chip, 13W high-output, long-life LED

Color Stability:
LED color temperature is warranted to shift no more than 200K in color temperature over a 3-year period

Color Uniformity:
MAPS range of 3 consecutive color temperature ellipses the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Need help? Tech help line: (800) 732-1000 Email: salesdept@rablighting.com Website: www.rablighting.com

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Page 1 of 2

LITHONIA LIGHTING

Catalog Number: LDN6 40/15 MVOLT EZ10 WL HSO - LOGAR LS TRIM

Notes

Type: N

LDN6

6" OPEN and WALLWASH LED
Size-IC
New Construction Downlight

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/8" total adjustment. Two combination ½" EMT and Romex® knockouts for straight-through conduit runs. Capacity: 8 #14 AWG, 6 #12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard, high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step SDCM, 80 CRI minimum.

LDN high source concealed with diffusing optical lens.

General Illumination lighting with 1 LDS/Wood 55° IESNA® source and source image.

LDN wallwash optics provide symmetric, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

ELECTRICAL — Multi-volt 120V-277V, 50/60Hz 0-10V 0-10V dimming drivers mounted to junction box. 50% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

70% lumen maintenance at 50,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Damp location standard (wet location, covered ceiling optional). ENERGY STAR® certified product.

WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

A+ Capable options indicated by this color background.

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN6 35/15 LOGAR LS MVOLT EZ10

LDN6	40/15	LOGAR	LS	MVOLT
Series	Color temperature / Lumens	Aperture/Trim Color	Finish	Voltage
LDN6 6" nominal	27/ 2700K 35/ 3000K 35/ 3500K 40/ 4000K 50/ 5000K	15/ 1500 lumens 19/ 1900 lumens 25/ 2500 lumens 28/ 2800 lumens 30/ 3000 lumens 40/ 4000 lumens 50/ 5000 lumens	LOG Downlight LWA Wallwash	08/ Clear WHT White BLK Black	LS Semi-specular LD Matte diffuse SF Specular	MVOLT Multi-volt 120 120V 277 277V

EZ10	WL
Driver	Options
EZ10 0-10V ANSI E1 driver with smooth and flicker free deep dimming performance down to 1%.	35° Single floor WHT White painted flange BLK Black painted flange EL* Emergency battery pack with integral test switch, CEC compliant ELR Emergency battery pack with integral test switch, CEC compliant SPD20CT #2 pole™ dimming pack controls 0-10V ANSI E1 drivers. SPD40LSCR #2 pole™ dimming pack controls 0-10V ANSI E1 drivers. LR switch fixtures (no emergency) or by set.
EZ1 0-10V ANSI E1 driver with smooth and flicker free deep dimming performance down to 1%.	WHT Single floor WHT White painted flange BLK Black painted flange EL* Emergency battery pack with integral test switch, CEC compliant ELR Emergency battery pack with integral test switch, CEC compliant SPD20CT #2 pole™ dimming pack controls 0-10V ANSI E1 drivers. SPD40LSCR #2 pole™ dimming pack controls 0-10V ANSI E1 drivers. LR switch fixtures (no emergency) or by set.

HAO*	#2 pole™ Lumen Compensation
HAO*	High ambient option
WL_____	WaveLinx BLE/DC™ ready luminaire connection enables a simple and consistent factory installed option across all ASL luminaire brands. Refer to ASL for complete nuwave feature. Available only in WB, A, WSS, WB, BL, and WBL/CSL.
ESPCMS	#2 point of manufacture

Accessories: Order as separate catalog number

EAC EGM 2ZS	Compact interruptible emergency AC power system
EAC EGM 5ZS	Compact interruptible emergency AC power system
ERAHD Z	Oversized trim ring with 8" outside diameter
SCAG	Shaped ceiling adaptor. Refer to TECH-ACA for more options.

Notes

1 Overall height varies based on lumen package; refer to dimensional chart on page 3.
2 Not available with finishes.
3 Not available.
4 Available only when SDS ordered ready.
5 Add "SF" for self-diagnostic system (i.e. D-SD).
6 Must specify voltage: 120V or 277V.
7 Fixture height at 90% light level. Must be specified with WP/AWZ or WP/AWZ10K. Only available with ET2 and ET3 drivers.
8 Fixture height is 6.2" for all lumen packages with EL.

DOWNLIGHTING LDN6

SLIM18N

RAB Outdoor

Project: Type:

Prepared By: Date:

Driver Info

Type	Constant Current
120V	0.16A
208V	0.11A
240V	0.09A
277V	0.08A
Input Watts	21W
Efficiency	89%

LED Info

Watts	18W
Color Temp	4000K (Neutral)
Color Accuracy	74 CRI
L70 Lifespan	100,000
Lumens	2,556
Efficacy	137 LPW

12, 18 and 24 Watt SLIM wallpacks are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.3 lbs

Technical Specifications

Listings

UL Listing:
Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:
SLIM™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: PRO00171P

Construction

IP Rating:
Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:
Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use to 40°C (104°F)

Housing:
Precision die-cast aluminum housing

Mounting:
Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:
Up to 14 ft

Lens:
Tempered glass lens

Reflector:
Specular thermoplastic

Gaskets:
High-temperature silicone

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

LED Characteristics

LED:
Multi-chip, long-life LED

Lifespan:
100,000 Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Consistency:
5-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Color Uniformity:
MAPS range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Other

Patents:
The design of the SLIM™ is protected by patents in U.S. Pat. D681,864, and pending patents in Canada, China, Taiwan and Mexico.

HID Replacement Range:
Replaces 100W Metal Halide.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for this product to be made BAA compliant.

Optical

BUG Rating:
B1 U0 G0

Electrical

Driver:
Constant Current, Class 2, 100-277V, 50/60 Hz., 4kV surge protection. 120V: 0.16A, 208V: 0.11A, 240V: 0.10A, 277V: 0.08A

THD:
<11% at 120V, 21% at 277V

Need help? Tech help line: (800) RAB-1900 Email: eastserv@rablighting.com Website: www.rablighting.com

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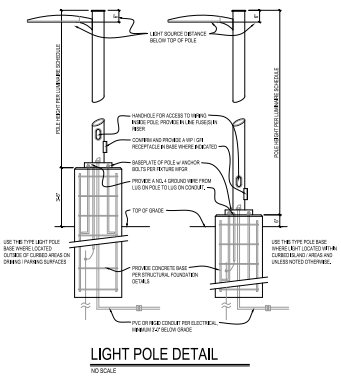
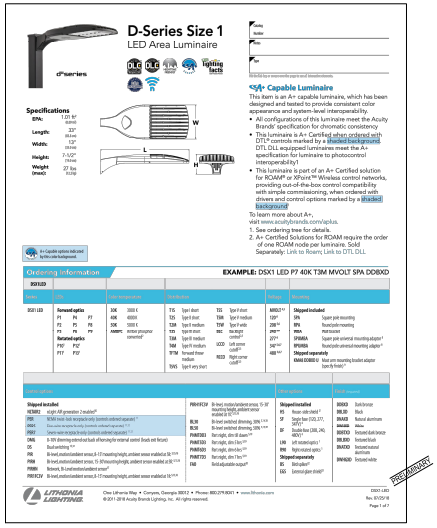
Page 1 of 2



LIGHT POLE DETAIL

NO SCALE



D-Series Size 1

LED Area Luminaire

Specifications

EPA: 1.21 ft² (0.11 m²)
Length: 33" (83.8 cm)
Width: 13" (33 cm)
Height: 7-1/2" (19.1 cm)
Weight (max): 27 lbs (12.2 kg)

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability.
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam, Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

DSX1LED						
Series	Light engine	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics: P1 P4 P7 P3 P5 P8 P6 P9 Rotated optics: P10 P12 P11 P13	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium TWD Type V very short	T3R Type III short T4R Type IV medium T4W Type IV wide BLC Backlight control LCCO Left corner cutoff RCCO Right corner cutoff	MVOLT 120V 208 277V 347 480 Shipped included SPA DDBXD Square pole mounting RPA Round pole mounting WMR Wall mount SPUMBA Square pole universal mounting adapter RPUMBA Round pole universal mounting adapter Shipped separately KMA8 DDBXD Mast arm mounting bracket adapter (specify finish)

Options			Finish
Shipped installed: HS SF DF DS PIR PIRH PER PER5 PER7 DCR	Houseside shield Single fuse (120, 277, 347V) Double fuse (208, 240, 480V) Dual switching Bi-level, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 5fc Bi-level, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 1fc Bi-level, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 1fc Bi-level, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 1fc Five-wire receptacle only (control ordered separately) Seven-wire receptacle only (control ordered separately)	BL30 Bi-level switched dimming, 30% BL50 Bi-level switched dimming, 50% PIRHFC3V PIR high frequency sensor PIRH1FC3V PIR high frequency sensor PIR1FC3V PIR high frequency sensor PIRT1FC3V PIR high frequency sensor FAO Field adjustable output	Shipped included: BSW Black sandstone texture DBLBW Black DNAAE Natural aluminum AMAAE Anodized aluminum DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DNAHAZD Textured anodized

Shipped included: NLTAIR2 nLight AIR generation 2 enabled SPD Shipped separately: NLTAIR2 nLight AIR generation 2 enabled

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.9051 • www.lithonia.com

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DSX1 LED Rev. 01/25/18

Page 1 of 7

PRELIMINARY

NEW CULVER'S RESTAURANT
US 41 & PELICAN COLONY BLVD
Estero, FL 34135
County of LEE

SEAL

COLMAN ASSOCIATES ARCHITECTS, P.C.
200 South State Street
Bellaire, Illinois 61008
618-665-4411 Phone
618-665-4412 Fax

Date: 10-21-2022 Revision:

SITE FIXTURE DETAILS

2022-001

SE 201

Culver's
ButterBurgers & Frozen Custard
VILLAGE OF ESTERO
Planning, Zoning, & Design Review Board
WORKSHOP
NOVEMBER 8, 2022
1

APPLICANT REPRESENTATIVES

ENGINEER: D. Brent Addison, P.E.

BANKS ENGINEERING

LANDSCAPE ARCHITECT: Gregory J. Diserio, RLA

DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS • SITE PLANNERS

ARCHITECT: Wendy Martin, AIA, NCARB

OLLMANN ERNEST MARTIN ARCHITECTS
200 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone

Culver's
ButterBurgers & Frozen Custard

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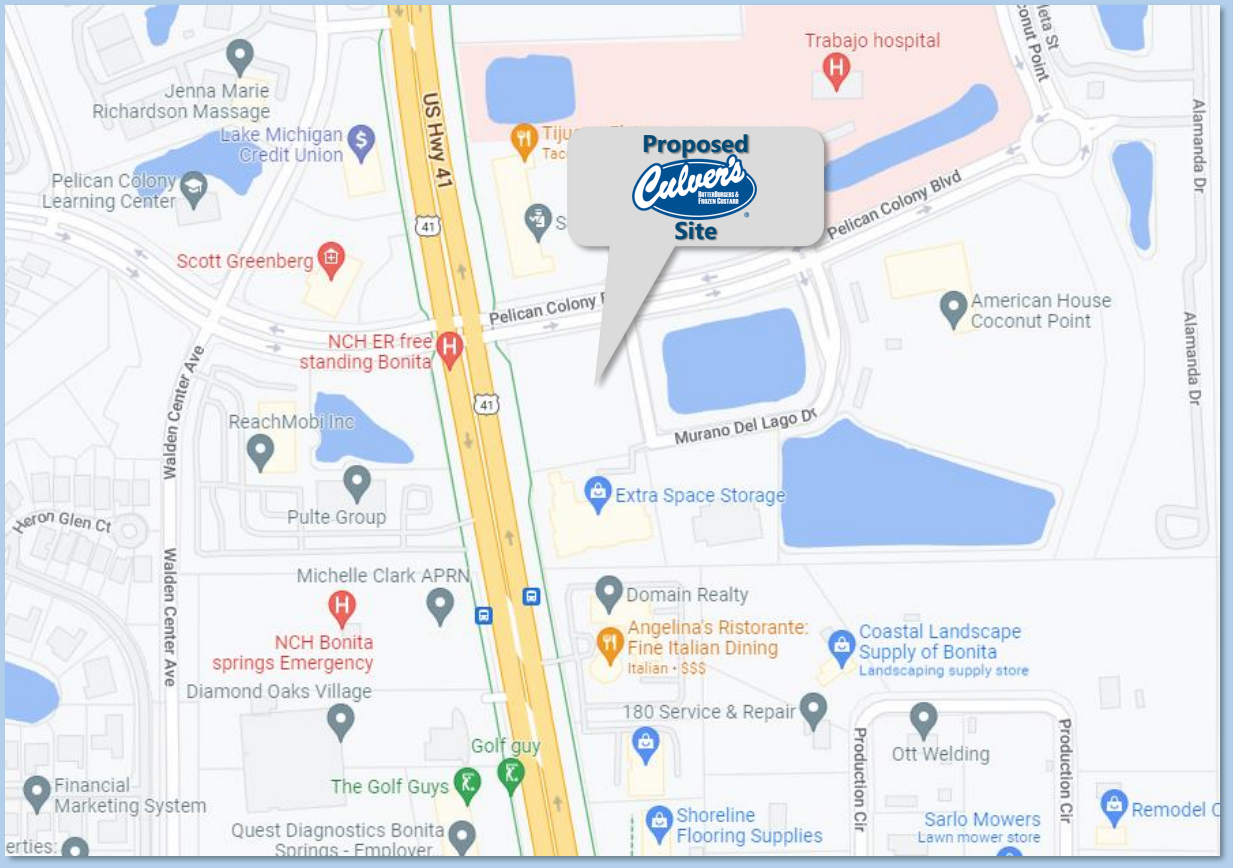
SITE LOCATION MAP



Site at SE corner of US 41 and Pelican Colony Blvd

3

PROJECT SUMMARY

REQUEST: Site Plan, landscaping and architectural review in preparation of a Development Order application.

- 4,052 SF± Fast Food Restaurant and associated infrastructure on a 2.3-acre parcel.
- Proposed use and site plan is consistent with existing zoning which is (MPD) Mixed-use Planned Development.

4

ENGINEER

D. BRENT ADDISON, P.E.

BANKS ENGINEERING

5

SITE AERIAL

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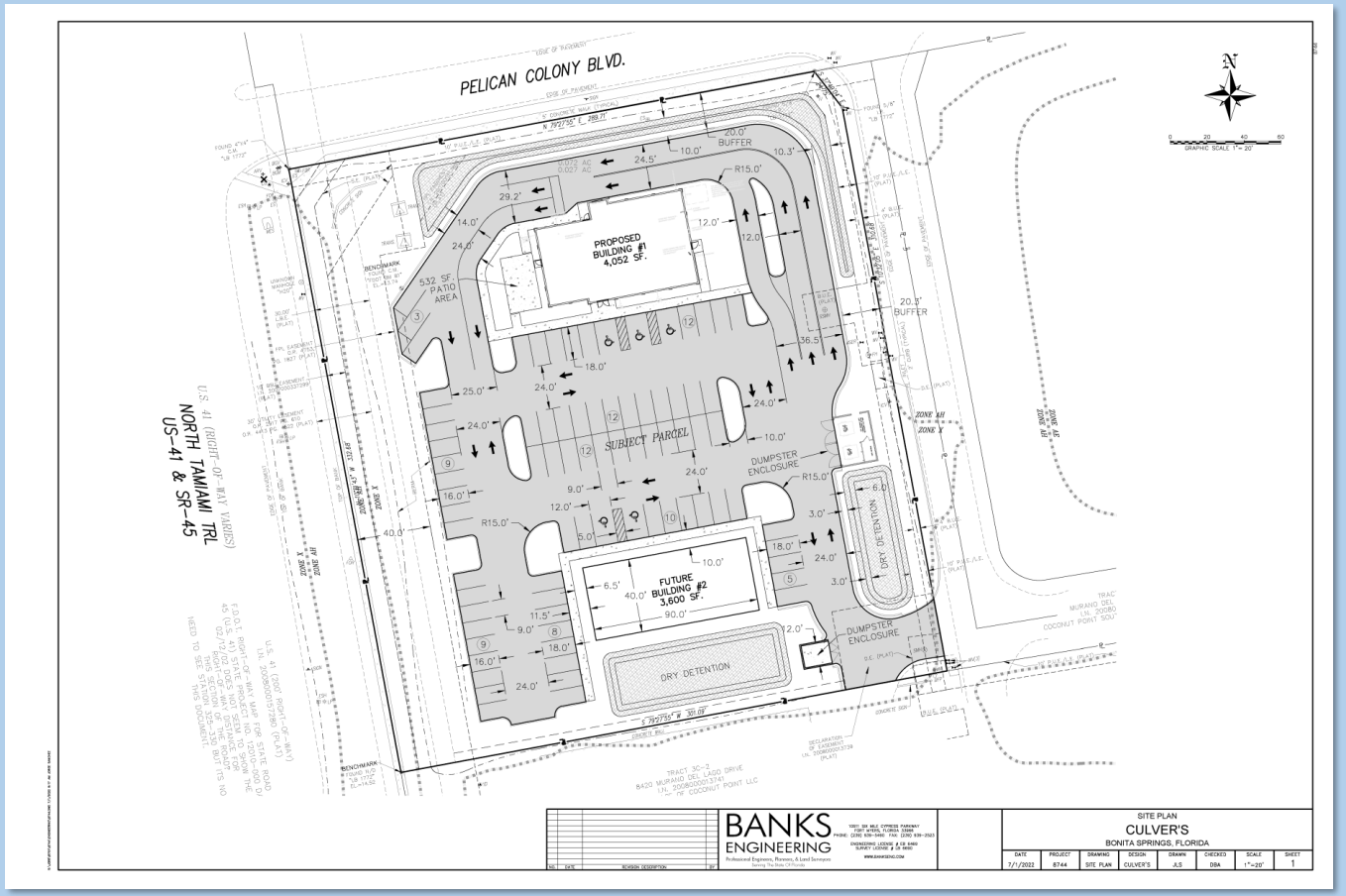
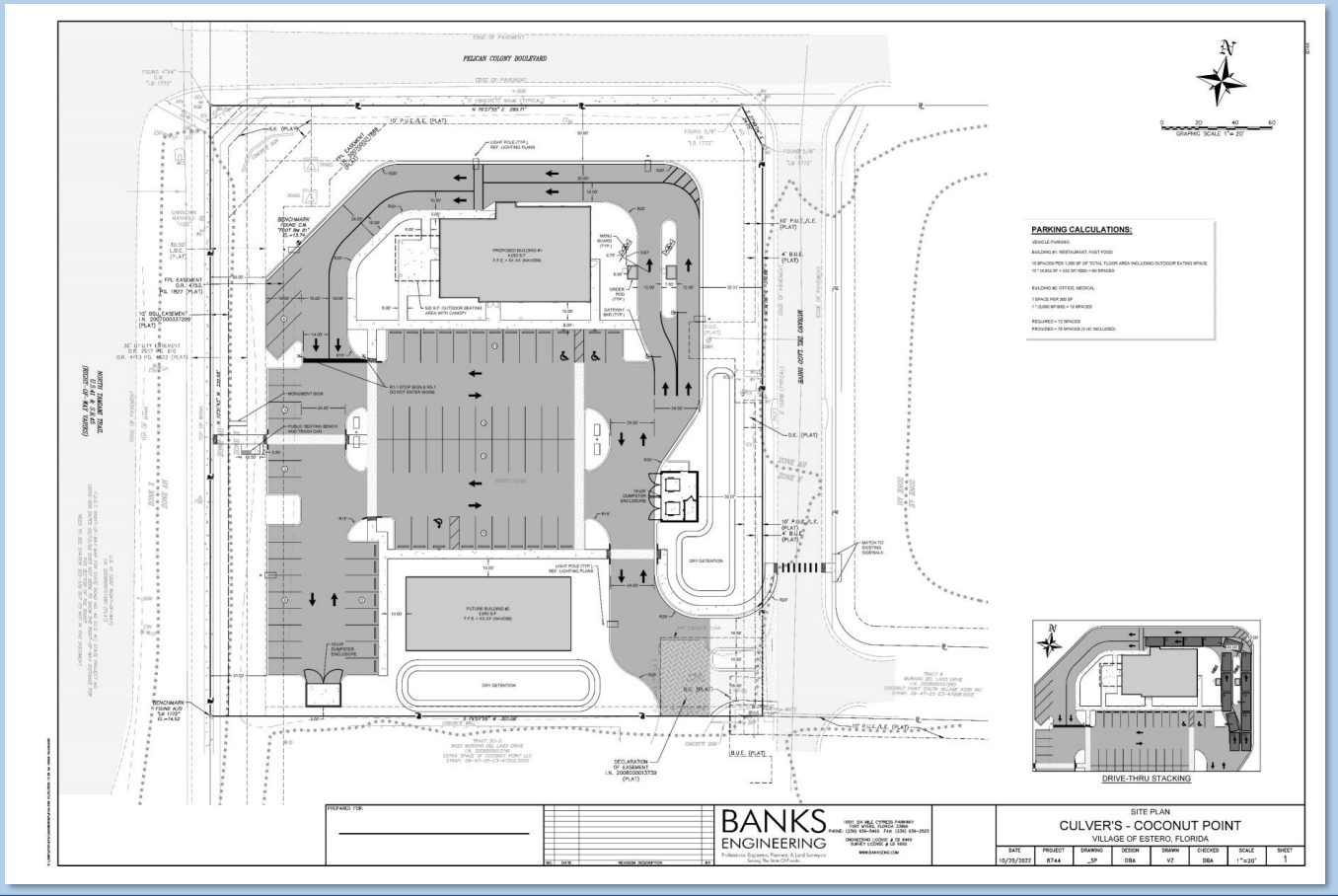
ORIGINAL SITE PLAN



UPDATED SITE PLAN



LANDSCAPE ARCHITECT

Gregory J. Diserio, RLA

DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS • SITE PLANNERS

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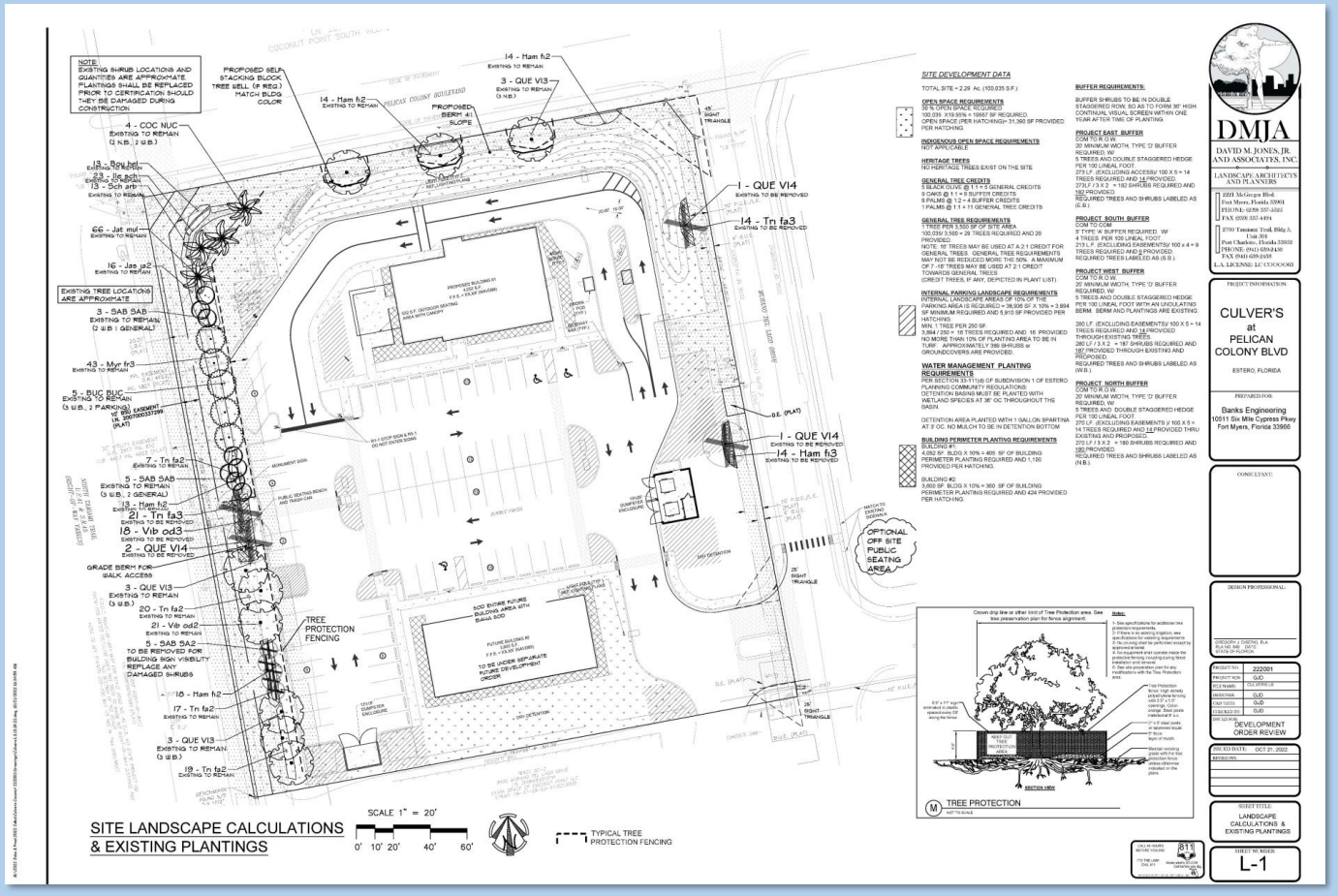
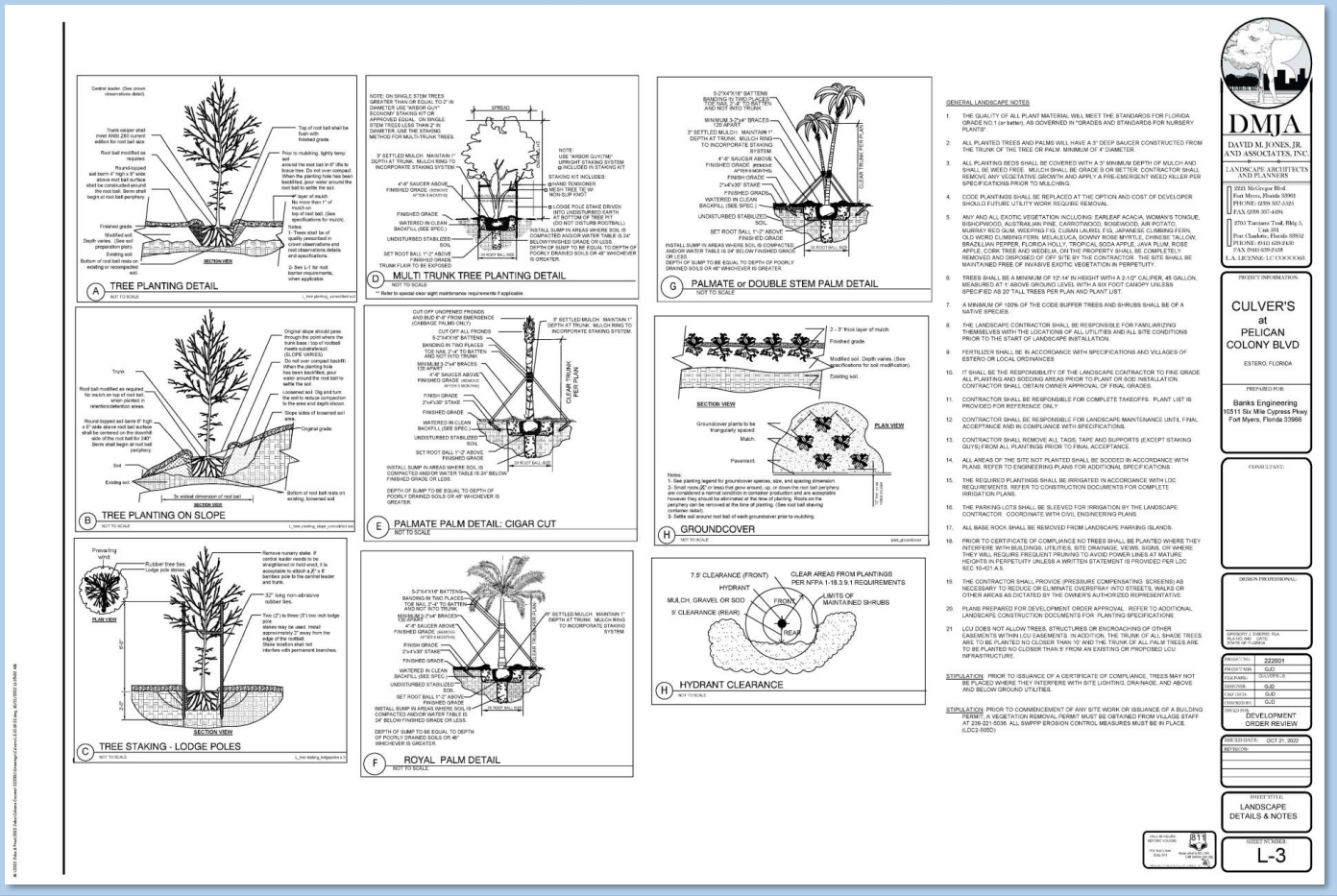
LANDSCAPE CALCULATIONS & EXISTING PLANTINGS

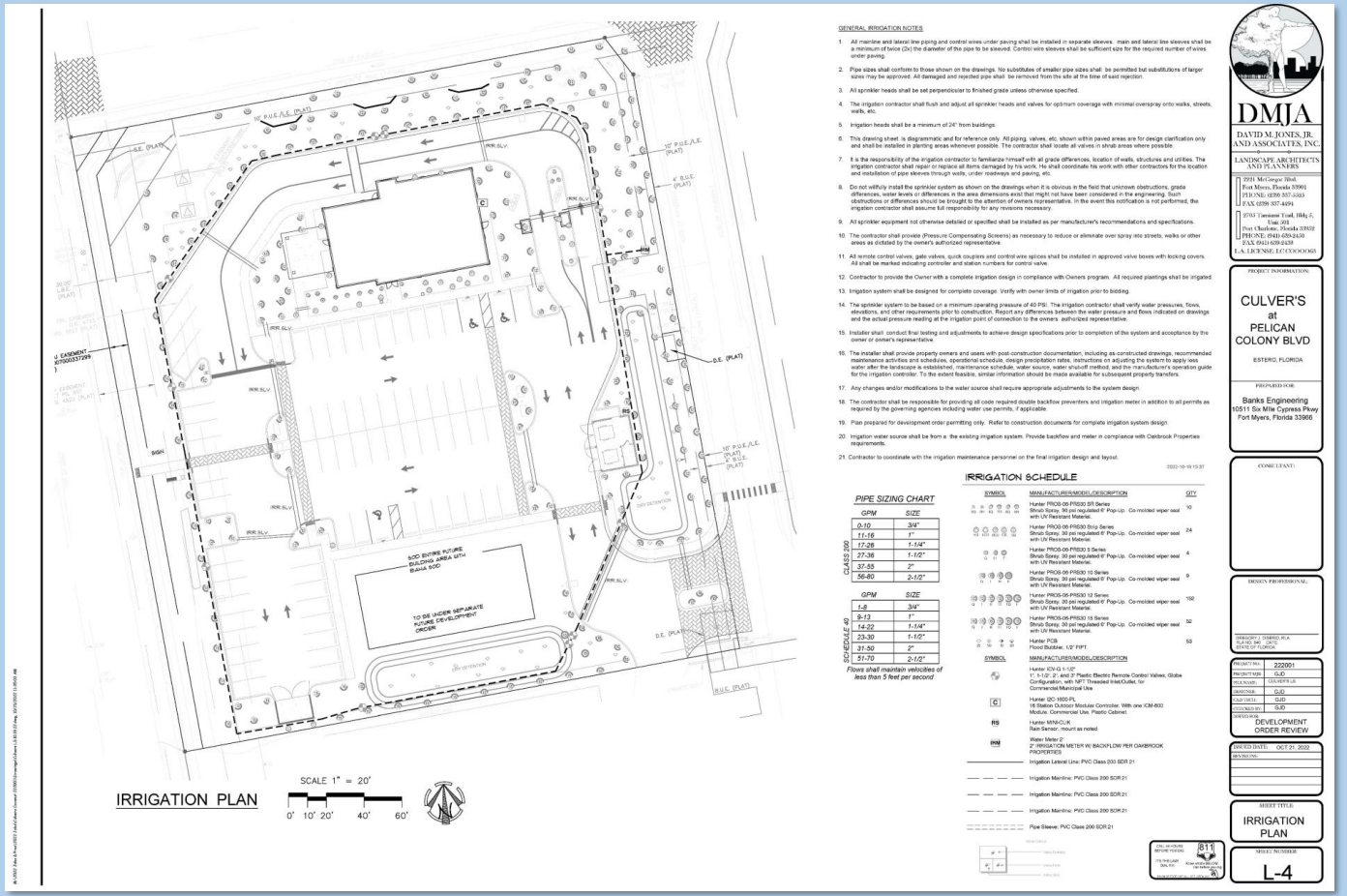


LANDSCAPE PLANTING PLAN

LANDSCAPE DETAILS



IRRIGATION PLAN



ARCHITECT

Wendy Martin, AIA, NCARB

OLLMANN ERNEST MARTIN ARCHITECTS
200 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone

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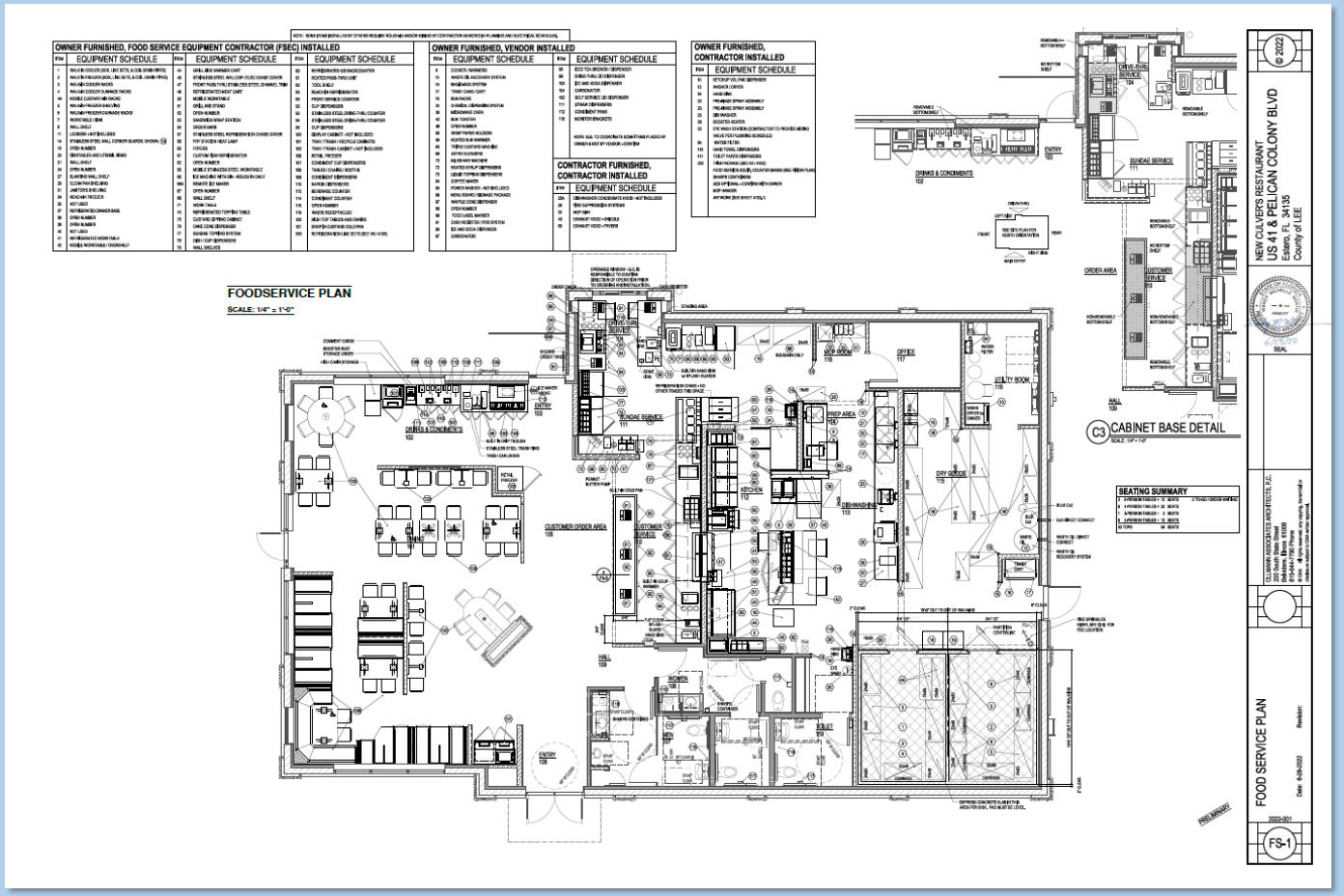
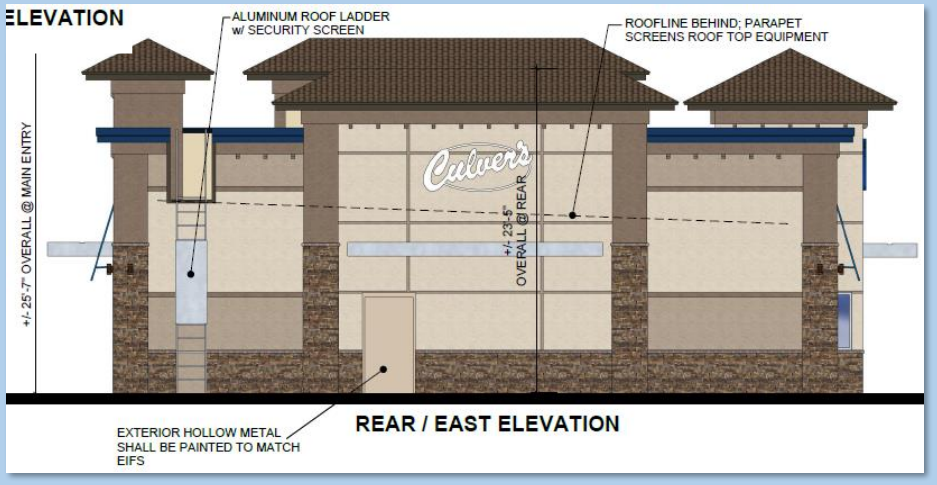
ORIGINAL
ARCHITECTURAL PLANS

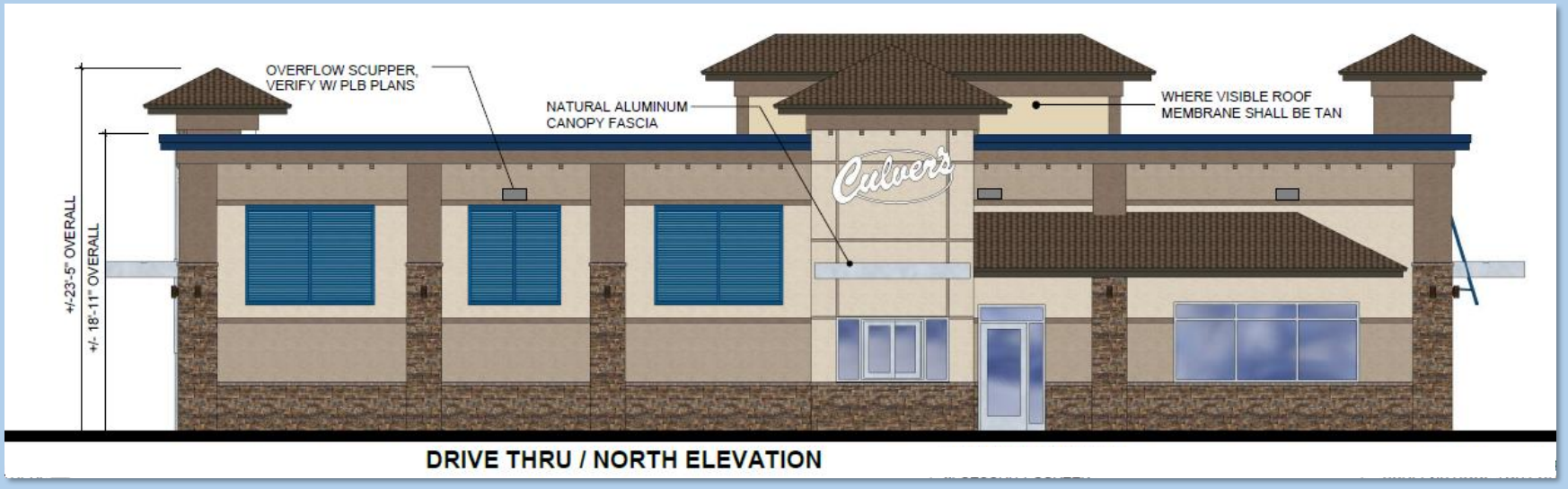
PROPOSED FLOOR PLAN





WEST AND EAST ELEVATIONS

NORTH ELEVATION



DRIVE THRU / NORTH ELEVATION

SOUTH ELEVATION

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NORTHEAST VIEW

SOUTHWEST VIEW

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ButterBurgers & Frozen Custard

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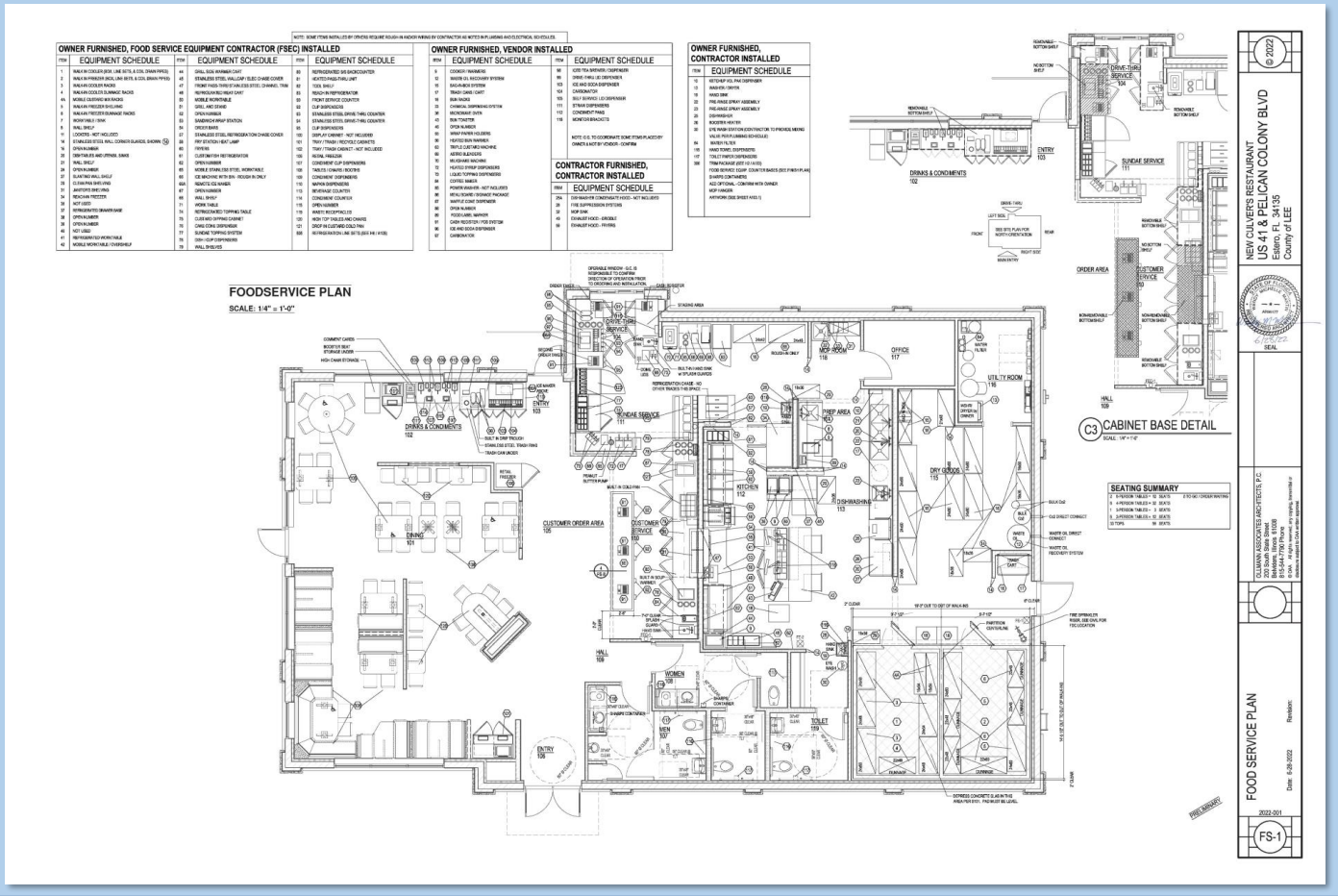
SOUTHEAST VIEW

DUMPSTER ENCLOSURE

UPDATED
ARCHITECTURAL PLANS

PROPOSED FLOOR PLAN

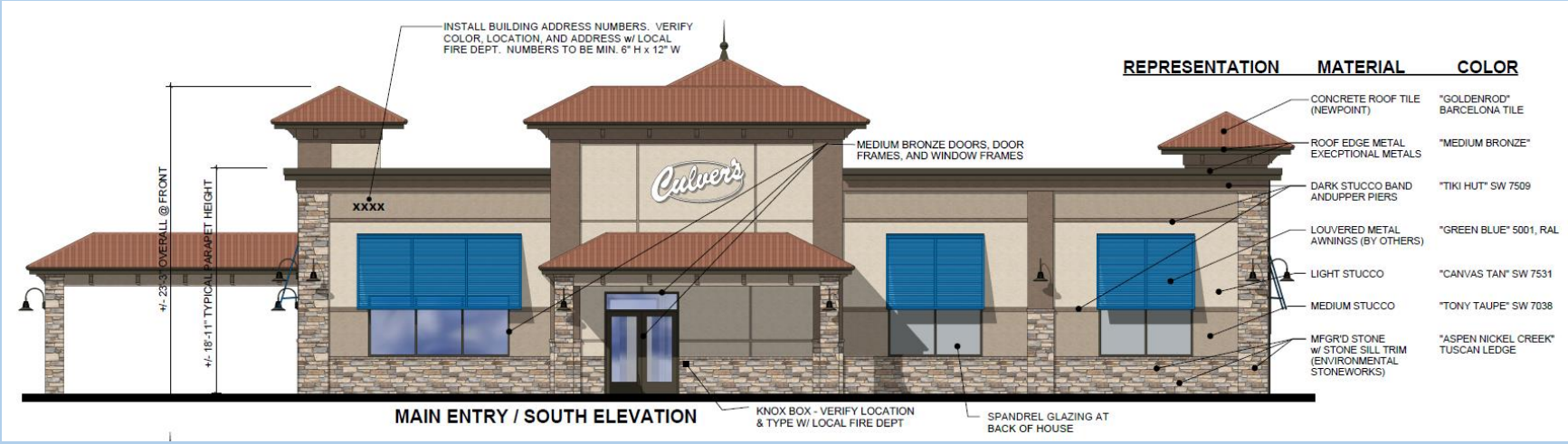


WEST / FRONT ELEVATION

26

REAR / EAST ELEVATION

MAIN ENTRY / SOUTH ELEVATION



28

DRIVE THRU / NORTH ELEVATION

DRIVE THRU / NORTH ELEVATION

DRIVE THRU POD ELEVATIONS

30

FRONT LEFT VIEW – NORTHWEST CORNER

FRONT RIGHT VIEW – SOUTHWEST CORNER

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REAR LEFT VIEW – NORTHEAST CORNER

REAR RIGHT VIEW – SOUTHEAST CORNER

LEFT PERSPECTIVE – NORTH FACADE

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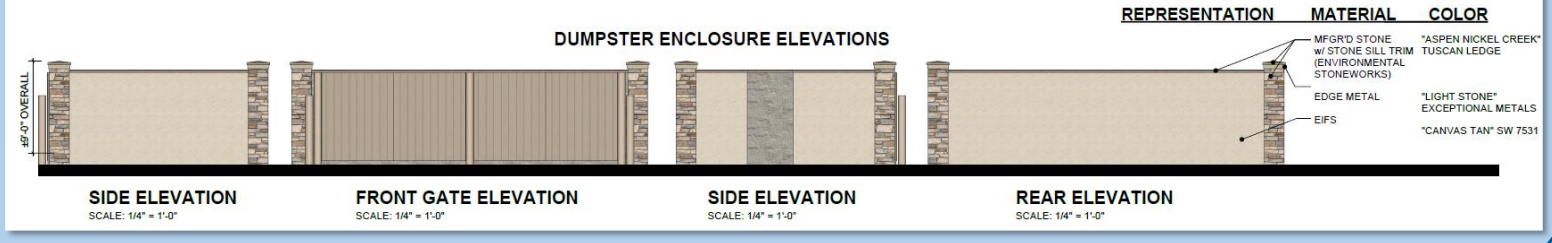
RIGHT PERSPECTIVE – SOUTH FACADE

DUMPSTER ENCLOSURE

DUMPSTER ENCLOSURE ELEVATIONS



MONUMENT SIGN

M-60-L-C CUSTOM MONUMENT

ESTERO, FL

M-60-L-C

CUSTOM

M-60-L-C

Culver's custom monument with logo cabinet

UL marked product

NIGHT VIEW SCALE: NTS

SCALE: 3/8" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

EMC CHART - KNOWN RESTRICTIONS

COLOR: Y ☐ N ☐ STATIC: Y ☐ N ☐ VIDEO: Y ☐ N ☐
ANIMATION: Y ☐ N ☐ MOVEMENT: Y ☐ N ☐

HOLD TIME (IF STATIC): _____
TRANSITION TYPE: _____
DAYTIME BRIGHTNESS: _____
NIGHTTIME BRIGHTNESS: _____

ADDITIONAL RESTRICTIONS:

SQUARE FOOTAGE

SQUARE FOOTAGE CALCULATIONS:
SIGN CABINET FACE AREA : 72" X 120" = 60 SF

NOTES

- MATERIAL/COLORS TO COMPLIMENT BUILDING/DEVELOPMENT
- BASE/LANDSCAPING BY OTHERS

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	C WALKER / D SAMPLES	38265

DATE CREATED / REVISION HISTORY

07/11/22 - NEW
07/25/22 - REVISION (CHANNELS,EMC REMOVED)

FILE PATH: T:\Cyrious\Doc\Order\38265

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This is an artistic rendition and final colors / sizes may vary from that depicted herein.

SPRINGFIELDSIGN
www.springfieldsign.com

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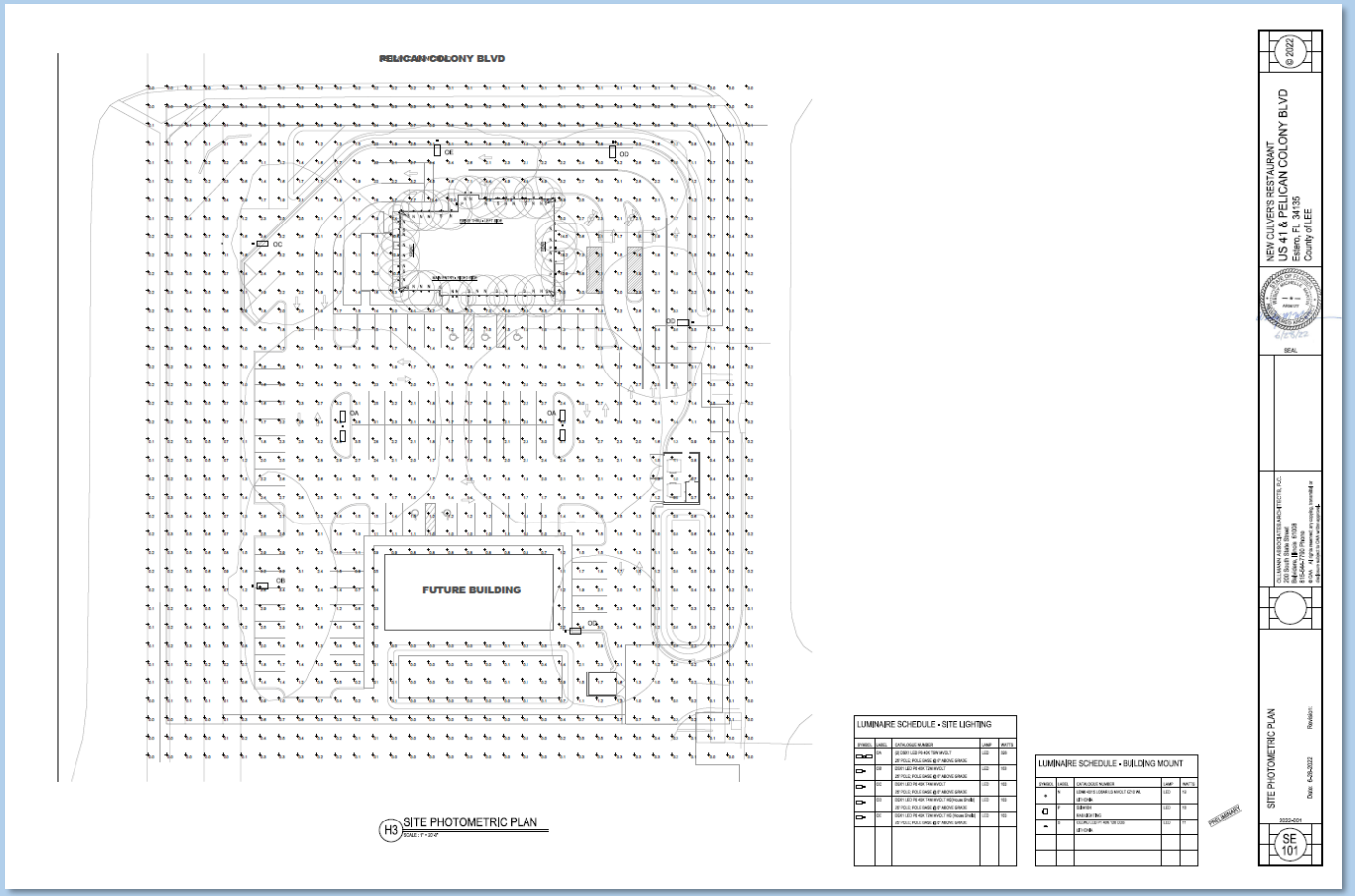
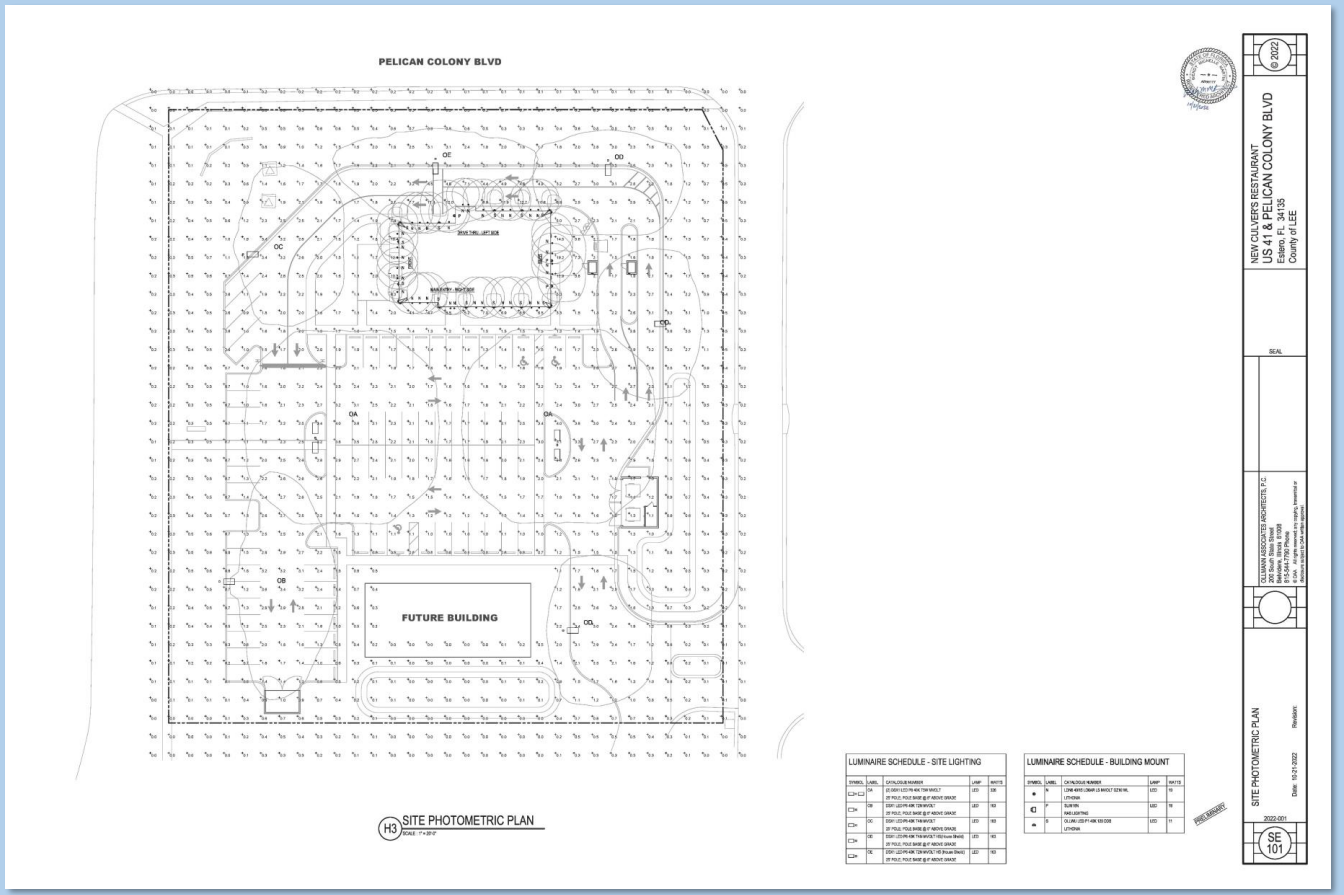
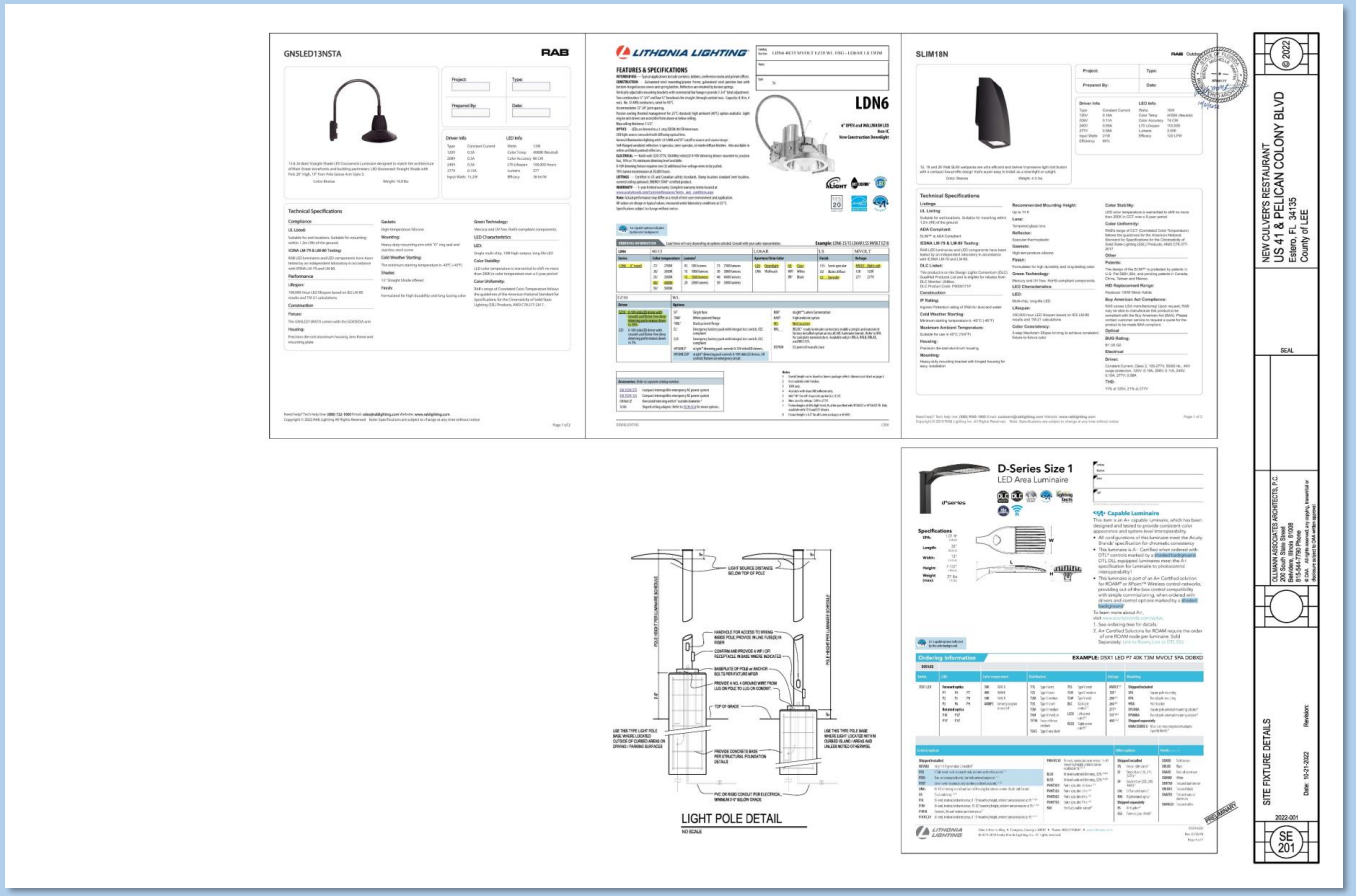
ORIGINAL SITE PHOTOMETRIC PLAN



UPDATED SITE PHOTOMETRIC PLAN



SITE FIXTURE DETAILS



QUESTIONS?