

Hi everyone,

I spoke with the owner, along with his partner, to go over several of the questions that have already been submitted. Many were repeat questions.

Landscaping/Multi-Layer Plantings:

- There will not be any berms. The proposed designs consist of multi-layer planting, from low to the ground plants, to Clusia and then a layer of trees. These planting will not be placed directly against the property lines. There will be a buffer. The design will be landscaped on both sides, with the open space consisting of golf course grade grass that will be maintained by the golf course.

Here is an example of what it might look like.



Storm Water/ Flooding: Regarding everyone's flooding concerns, the existing storm water system, which dates back to approximately 1969, will need to be brought up to the current 2026 State and County standards. The proposed plan includes removing some of the small retention ponds and creating a newer and deeper retention pond. It also includes expanding and deepening some of the existing ponds to provide additional capacity for storm water runoff.

The plan also calls for eliminating the open existing swales by installing approximately 63,000 linear feet of underground piping and enclosing the swales. This underground piping would be used to convey any runoff throughout the overall storm water management system.

With the new system the Lely/Hibiscus pump located off Torrey Pines is anticipated to be eliminated around December 2027. Until that time, the Lely Civic Association and Lely Country Club will continue to maintain the existing pump.

There is also another pump located near Pinehurst Circle, that according to the information provided is the responsibility of the owner. The owner indicated that it is also expected to be removed because the smaller retention pond that it currently service is proposed to be eliminated as part of the storm water design. He did add that a new pump will be installed elsewhere on the golf course as part of the storm water management system.

Additional information from resident questions:

- **Wall Along U.S. 41:** The proposed wall will start at the corner of the library and run along 41 towards the Nursing Home. It will be a white stucco 12' tall with planting on both sides.
- **Permitting:** According to the owner, he does not need permits for the improvements of the golf course because it is an existing course and he is upgrading it.
- **Construction Timeline and hours:** The owner is currently anticipating construction to begin in April of 2027, with a completion of construction approximately in October 2028. Monday-Friday, hours will be 7am-7pm and Saturday will be from 7am-noon.
- **Retention Ponds and Landscaping:** The current plan includes aquatic vegetation boarding the retention ponds.
- **Iguana Control**” The owner indicated the plans will include measures to help control the iguana population. He acknowledged the concerns regarding the iguana situation because the iguana can do major damage to the property and landscaping.
- **Maintenance Building / Pinehurst:** The current design shows that the area behind the homes in Pinehurst, near Hole 14, which now contains a retention pond, is proposed as the new location for the golf course maintenance building. The building will be surrounded by plantings and the entrance will be off 41.
- **Plans for front lots:** the smaller lot is designed to be a 100-spot parking lot. The bigger lot is being proposed for at least 6- 4-bedroom cottages that will be used for guests.

