PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, JULY 21, 2026, 4:30 P.M.

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

4:31:17PM [SOUNDING GAVEL]
4:31:21PM >>Anthony Gargano: I WOULD LIKE TO CALL TO ORDER THE MEETING
4:31:27PM OF THE VILLAGE OF ESTERO PLANNING ZONING AND DESIGN BOARD.
4:31:31PM WOULD YOU ALL JOIN ME IN THE PLEDGE OF ALLEGIANCE, PLEASE?
4:31:37PM [PLEDGE OF ALLEGIANCE]
4:31:51PM THANK YOU.
4:31:54PM TAMMY, CAN WE HAVE A CALL OF THE ROLL, PLEASE?
4:32:00PM >> BOARD MEMBER JEANNIN IS ABSENT TODAY.
4:32:02PM BOARD MEMBER JONES?
4:32:02PM >>Barry Jones: HERE.
4:32:04PM >>Al Paivandy: HERE.
4:32:05PM >>Michael Sheeley: HERE.
4:32:08PM >>James Tatooles: HERE.
4:32:09PM >>Jim Wallace: HERE.
4:32:11PM >>Dan Williams: HERE.
4:32:13PM >>Anthony Gargano: HERE.
4:32:14PM WE'LL ENTERTAIN A MOTION FOR APPROVAL OF THE AGENDA.
4:32:21PM >>Michael Sheeley: SO MOVED.

4:32:22PM >>James Tatooles: I'LL SECOND.
4:32:23PM >>Anthony Gargano: ANY DISCUSSION?
4:32:24PM WE HAVE A MOTION TO APPROVE THE AGENDA.
4:32:30PM LET'S DO A ROLL CALL VOTE, TAMMY.
4:32:32PM WE'LL KEEP YOU IN PRACTICE.
4:32:40PM >>Barry Jones: HERE.
4:32:42PM >>Al Paivandy: HERE.
4:32:44PM >>Michael Sheeley: YES.
4:32:45PM >>James Tatooles: YES.
4:32:47PM >>Jim Wallace: HERE.
4:32:48PM >>Dan Williams: YES.
4:32:50PM >>Anthony Gargano: YES.
4:32:51PM AND NOW A MOTION ON APPROVAL OF THE CONSENT AGENDA.
4:32:56PM >>Michael Sheeley: SO MOVED.

4:32:59PM >>Dan Williams: SECOND.
4:33:00PM >>Anthony Gargano: MOVED AND SECONDED.
4:33:02PM ANY DISCUSSION?
4:33:02PM ALL IN FAVOR OF APPROVING THE CONSENT AGENDA?
4:33:07PM ANY OPPOSED?
4:33:08PM CONSENT AGENDA IS APPROVED.
4:33:10PM I SEE A FEW PEOPLE IN THE PUBLIC HERE.
4:33:25PM I WANT TO ADVISE THAT WE HAVE TWO ITEMS ON THE AGENDA
4:33:27PM TONIGHT.
4:33:27PM THE FIRST ITEM IS A PUBLIC INFORMATION MEETING.
4:33:32PM AND IN A PUBLIC INFORMATION MEETING, THAT IS THE FIRST STEP

4:33:35PM IN THE PROCESS FOR AN APPLICANT, AND THEY PRESENT THEIR
4:33:40PM PLANS, CONCEPTS, AND IT'S AN OPPORTUNITY FOR BOTH THE BOARD
4:33:46PM AND THE PUBLIC TO HEAR THE APPLICANT'S PLANS AND TO COMMENT
4:33:50PM OR QUESTION.
4:33:51PM THE SECOND ITEM THE BOARD WILL BE SITTING IN A
4:33:56PM QUASI-JUDICIAL CAPACITY.
4:33:58PM AND BEFORE THAT ITEM BEGINS, I WILL READ A STATEMENT FOR THE
4:34:03PM BOARD.
4:34:04PM MARY, LET'S START OFF WITH OUR PUBLIC INFORMATION MEETING.
4:34:13PM >>Mary Gibbs: GOOD EVENING.
4:34:14PM CAN EVERYBODY HEAR ME?
4:34:15PM GOOD.
4:34:17PM OKAY.
4:34:17PM SO THE PUBLIC INFORMATION MEETING WE HAVE TONIGHT IS A
4:34:21PM PROJECT CALLED MISSION GROVE OF ESTERO.
4:34:24PM THIS PROPERTY IS SEVEN ACRES, AND IT'S LOCATED IN THE
4:34:27PM GENERAL VICINITY OF CORKSCREW ROAD AND THREE OAKS PARKWAY
IN
4:34:31PM THAT NORTHEAST QUADRANT.
4:34:33PM THERE IS A COMMERCIAL SUBDIVISION CALLED PLAZA DEL SOL.
4:34:36PM YOU MAY RECALL THIS PROPERTY BECAUSE A WHILE BACK IT CAME
4:34:41PM FORWARD TO THE BOARD AND THE COUNCIL TO DO A ZONING
4:34:44PM AMENDMENT FOR MINI-WAREHOUSE STORAGE FACILITY THAT ALSO
HAD
4:34:50PM A HOTEL AND SOME OFFICE USE.
4:34:52PM SO WE WENT THROUGH THE PROCESS WITH THAT.
4:34:54PM WENT TO THE COUNCIL, IT GOT APPROVED.

4:34:56PM AND THEN AFTER IT WAS APPROVED, THE DEAL FELL THROUGH.
4:35:00PM THE APPLICANT WAS NOT PURSUING IT AT THAT TIME.
4:35:06PM SO A NEW OWNER HAS COME FORWARD OR NEW POTENTIAL
PURCHASER I

4:35:10PM GUESS, HAS COME FORWARD AND THEY WANT TO DO AN ASSISTED
4:35:13PM LIVING.
4:35:13PM THEY WANT TO DO 163 ASSISTED LIVING OR CONTINUING CARE
4:35:17PM INDEPENDENT LIVING UNITS.
4:35:19PM AND YOU MAY RECALL EVEN BEFORE THIS CAME FORWARD TO DO THE
4:35:24PM HOTEL WITH THE STORAGE UNITS, ALTHOUGH THIS IS A WHILE BACK,
4:35:29PM IT WAS ACTUALLY APPROVED BEFORE THAT FOR ASSISTED LIVING
4:35:32PM FACILITY CALLED THE PHOENIX.
4:35:33PM THAT WAS BEFORE COVID.
4:35:36PM SO THE COUNCIL HAD APPROVED THAT, PLANNING AND ZONING HAD
4:35:38PM APPROVED IT, AND THEN COVID HIT AND THEY DID NOT PURSUE
4:35:43PM THAT.
4:35:43PM EVERYTHING, OF COURSE, WENT CRAZY.
4:35:45PM SO THE APPLICANT AT THIS TIME WANTS TO DO SOMETHING VERY
4:35:49PM SIMILAR TO WHAT WAS ORIGINALLY APPROVED.
4:35:51PM I'M NOT GOING TO GO INTO ANY DETAIL BECAUSE THE APPLICANT
4:35:56PM HAS QUITE A DETAILED PRESENTATION THEY WANT TO RUN THROUGH
4:36:00PM WITH YOU.
4:36:01PM STACY HEWITT WILL KICK IT OFF.
4:36:04PM BASICALLY, ALMOST ALL THE PEOPLE IN THE BACK ARE WITH THE
4:36:06PM APPLICANT.
4:36:07PM IF YOU WANT TO RAISE YOUR HANDS, EVERYBODY.

4:36:10PM APPLICANT'S REPRESENTATIVES, RAISE YOUR HANDS.
4:36:12PM STACY HEWITT IS GOING TO EXPLAIN WHAT LEO BROWN IS AND A
4:36:16PM LITTLE BIT ABOUT THE PROJECT.
4:36:18PM >>Anthony Gargano: THANK YOU, MARY.
4:36:20PM >>Stacy Ellis Hewitt: GOOD EVENING.
4:36:22PM STACY HEWITT WITH RVi PLANNING + LANDSCAPE ARCHITECTURE.
4:36:25PM DO HAVE THE APPLICANT TEAM HERE WITH US TODAY.
4:36:32PM I HAVE LINDSEY PHIPPS AND BILL MORTON WITH LEO BROWN GROUP.
4:36:37PM THEY ARE THE APPLICANT FOR THE PROPERTY.
4:36:38PM WE ALSO HAVE NEALE MONTGOMERY WITH PAVESE LAW FIRM WHO IS
4:36:42PM THEIR LAND USE ATTORNEY.
4:36:44PM WE HAVE SABRINA McCABE ALSO WITH RVi WHO IS THE
4:36:48PM LANDSCAPE ARCHITECT FOR THE PROJECT.
4:36:50PM WE HAVE GLEN BAURHYTE, THE ARCHITECT WITH FORUM.
4:36:54PM AND WE ALSO HAVE BRENT ADDISON AND KEVIN GONZALEZ WITH
4:36:59PM ATWELL AS THE CIVIL ENGINEER FOR THE PROJECT AND TED TREESH
4:37:03PM WHO IS OUR TRAFFIC CONSULTANT.
4:37:04PM AS FAR AS DIRECT PRESENTATION, I'M GOING TO GIVE YOU SOME
4:37:09PM BACKGROUND AND THE PLAN FOR THE PROJECT AND THEN THE
4:37:12PM ARCHITECT AND THE LANDSCAPE ARCHITECT WILL SPEAK.
4:37:15PM THE REST OF THE TEAM IS HERE FOR QUESTIONS.

4:37:17PM I JUST WANT TO GIVE YOU A LITTLE BACKGROUND ON LEO BROWN
4:37:23PM GROUP.
4:37:23PM LEO BROWN GROUP IS A FULL SERVICE REAL ESTATE DEVELOPMENT
4:37:28PM COMPANY.

4:37:29PM THEY DO FOCUS ON THE SENIOR LIVING DEVELOPMENT WITH THE
4:37:33PM SEAMLESS AGE IN PLACE CONCEPT.
4:37:36PM NOW, WE DO HAVE, AS YOU CAN SEE ON THE BOARD HERE, THAT
4:37:40PM THEY'VE HAD SEVERAL PROJECTS IN THE SENIOR LIVING AS WELL AS
4:37:46PM MULTIFAMILY AND BEHAVIORAL HEALTH HOSPITALS AND ACUTE
4:37:50PM PROPERTIES WITH SKILLED NURSING FACILITIES.
4:37:53PM THIS IS A MAP SHOWING THE EXISTING SENIOR LIVING COMMUNITIES
4:37:58PM THAT LEO BROWN HAS.
4:38:01PM AND THIS IS ACTUALLY A CASE STUDY WITH SOME PICTURES OF THE
4:38:06PM MISSION GROVE AT STONEYBROOK.
4:38:09PM AND THIS IS AN INDEPENDENT LIVING, ASSISTED LIVING, AND
4:38:15PM MEMORY CARE THAT IS HERE IN FLORIDA.
4:38:18PM IT IS THE FIRST ONE IN FLORIDA.
4:38:20PM WE JUST WANTED TO SHARE THAT WITH YOU AS WELL.
4:38:23PM THIS IS AN EXAMPLE OF THE BEAUTIFUL PROJECTS THAT THEY HAVE
4:38:26PM DONE.
4:38:27PM AS MARY MENTIONED, THE SITE IS LOCATED AT THE NORTHEAST
4:38:32PM CORNER OF CORKSCREW ROAD AND THREE OAKS PARKWAY.
4:38:35PM IT'S IN THE PLAZA DEL SOL SUBDIVISION, AND THAT'S ON THE
4:38:40PM NORTH -- THE SUBJECT PROPERTY IS ON THE NORTH SIDE OF ARCOS
4:38:44PM AVENUE WITHIN THAT SUBDIVISION, AND IT'S ACROSS THE
4:38:47PM INTERSECTION WITH PUENTE LANE AND PUERTO WAY.
4:38:51PM THE REQUEST IS AN AMENDMENT TO THE EAST 7.04 ACRES OF PARCEL
4:38:57PM G WITHIN THE PLAZA DEL SOL COMMERCIAL PLANNED DEVELOPMENT
4:39:01PM THAT WAS APPROVED BY LEE COUNTY ZONING RESOLUTION Z-09-037

4:39:06PM TO ALLOW 163 ASSISTED LIVING FACILITY MEMORY CARE
4:39:11PM INDEPENDENT LIVING UNITS WITH AMENITIES AND A MAXIMUM
HEIGHT
4:39:14PM OF 45 FEET WITH A CONCURRENT DEVELOPMENT ORDER.
4:39:17PM THIS WILL REPLACE THE EXISTING ORDINANCE 2024-08 WHICH
4:39:26PM APPROVED 18,000 SQUARE FEET OF COMMERCIAL, 110 SQUARE FEET
4:39:30PM OF SELF-STORAGE, AND 120 HOTEL ROOMS.
4:39:34PM AND THE HOTEL WAS AT MAXIMUM HEIGHT OF 65 FEET.
4:39:37PM SO WE WILL BE REDUCING THE HEIGHT THAT'S CURRENTLY APPROVED
4:39:40PM ON THE SITE.
4:39:40PM AND THAT RESOLUTION DID MAINTAIN THE EXISTING CONDITIONS
4:39:45PM THAT WERE IN THE LEE COUNTY ZONING RESOLUTION IN '09.
4:39:49PM THAT '09 RESOLUTION ACTUALLY, DID THAT WITH LEE COUNTY AND

4:39:54PM IT WAS TO ADD ASSISTED LIVING FACILITY AT THAT TIME.
4:39:56PM THE USE HAS BEEN RECOGNIZED SINCE '09 AS AN APPROPRIATE USE
4:40:02PM ON THE SITE.
4:40:03PM THE REQUEST DOES RESULT IN A REDUCTION OF TRAFFIC COMPARED
4:40:07PM TO WHAT IS CURRENTLY APPROVED ON THE SITE.
4:40:09PM THIS IS JUST A FUTURE LAND USE.
4:40:13PM WITHIN THE TRANSITIONAL MIXED USE WHICH SPECIFICALLY ALLOWS
4:40:18PM ASSISTED LIVING FACILITIES.
4:40:19PM THE COMPREHENSIVE PLAN DOES HAVE POLICIES THAT ADDRESS
4:40:23PM EXISTING LEE COUNTY APPROVALS.
4:40:25PM AND THAT DENSITY FOR THE ASSISTED LIVING FACILITY WAS
4:40:28PM ESTABLISHED IN 2009.
4:40:31PM THE ZONING AGAIN IS THE PLAZA DEL SOL CPD.

4:40:36PM THIS IMAGE JUST SHOWS YOU WHERE THE PARCEL IS IN RELATION TO
4:40:39PM THE COMMERCIAL PLANNED DEVELOPMENT BOUNDARY WHICH IS
4:40:42PM OUTLINED IN RED HERE.
4:40:44PM ZONED TO COMMERCIAL ALL THE WAY BACK TO '89.
4:40:52PM I WON'T GO THROUGH DETAILS HERE.
4:40:54PM IT DOES HAVE THE BACKGROUND OF THE CASE, BUT I DID WANT TO
4:40:57PM SPECIFICALLY POINT OUT WHAT HAPPENED IN '09.
4:40:59PM IT AMENDED PARCEL G EAST AND IT ADDED ASSISTED LIVING
4:41:04PM FACILITY, CONTINUING CARE FACILITY, AND INDEPENDENT LIVING
4:41:07PM USES, AND IT ALLOWED STILL THE ORIGINALLY APPROVED 74,766
4:41:15PM SQUARE FEET OF COMMERCIAL OR THE ALTERNATIVE OF PROVIDING
4:41:17PM THE EQUIVALENT OF 68 DWELLING UNITS TO ALLOW 268 ASSISTED
4:41:23PM LIVING FACILITY, CONTINUING CARE FACILITY UNITS AT 4:1
4:41:29PM EQUIVALENTS OR 134 INDEPENDENT LIVING UNITS AT 2:1
4:41:33PM EQUIVALENTS OR ANY COMBINATION OF THE TWO AT THAT DENSITY.
4:41:36PM THEN AS FAR AS IN VILLAGE OF ESTERO, WE DID AN AMENDMENT IN
4:41:42PM 16 TO AMEND A TYPO IN THE RESOLUTION.
4:41:44PM THE 2018 ASSISTED LIVING FACILITY, THE PHOENIX OF ESTERO
4:41:50PM THAT WAS MENTIONED.
4:41:51PM IN THAT CASE WE DID DO A DEVIATION TO ALLOW 56-FOOT HEIGHT
4:41:55PM ON THE ARCHITECTURAL EMBELLISHMENT.
4:41:59PM THAT SITE ACTUALLY DID GO THROUGH AND RECEIVE A DEVELOPMENT
4:42:02PM ORDER APPROVAL, SO IT DID GO THROUGH THE FULL GAMUT.
4:42:05PM SO THE SITE HAS BEEN REVIEWED IN EXTREME DETAIL IN THE
4:42:09PM VILLAGE FILES.

4:42:10PM AND THEN THE LAST APPROVAL IN '24 DID GET RID OF THE 2018
4:42:18PM ALF RESOLUTION.
4:42:19PM THIS IS JUST AN AERIAL SHOWING THE SURROUNDING SITE.
4:42:23PM I BELIEVE EVERYBODY IS FAMILIAR WITH THE AREA, BUT THERE ARE

4:42:26PM A LOT OF COMMERCIAL USES SURROUNDING THE SITE AND
4:42:29PM ACCESSIBLE, AND THERE'S QUITE A PLETHORA OF VACANT LAND AND
4:42:34PM CONSERVATION AREA THAT WILL REMAIN IN THAT IN THE FUTURE.
4:42:38PM THIS IS THE PROPOSED MASTER CONCEPT PLAN.
4:42:43PM A LOT OF THE LAYOUT DID CARRY ON A COUPLE OF THE THINGS THAT
4:42:47PM WE WENT THROUGH IN DETAIL IN THE REVIEW AND THE ORIGINAL
4:42:50PM ASSISTED LIVING FACILITY.
4:42:52PM WE DID BRING OVER THE SAME CROSSWALK AT THE ACCESS POINT AS
4:42:58PM WELL AS THE PUBLIC GATHERING SEATING AREA THAT WILL BE UP
4:43:02PM TOWARD THE ENTRANCE IN THIS LOCATION.
4:43:04PM THERE WILL BE INTERCONNECTIONS IN BOTH LOCATIONS TO THE SITE
4:43:10PM ON THE WEST, WHICH ALSO ALLOWS ACCESS OUT ONTO THREE OAKS.
4:43:16PM NOW, THE SITE HAS ALREADY -- LIKE WE HAD SAID, HAS HAD THE
4:43:24PM DEVELOPMENT ORDER APPROVAL AND THIS REALLY DOES FOLLOW
THE
4:43:26PM SAME DESIGN FRAMEWORK.
4:43:28PM WE HAVE TWO COVERED GARAGES IN THE REAR HERE.
4:43:33PM AND THE PORTE-COCHERE UP AT THE FRONT AND WE'VE GOT THE
4:43:37PM DEVIATIONS NOTIFIED HERE THAT I'LL GO INTO SOME DETAIL.
4:43:41PM IT'S JUST THAT WE DON'T WANT TO DO WHEEL STOPS TO PREVENT
4:43:45PM TRIPPING HAZARD AND WE ALSO ARE ASKING FOR A PARKING
4:43:48PM DEVIATION WHICH I'LL GO INTO SOME DETAIL HERE IN A MOMENT.

4:43:52PM THIS IS JUST A COLORED SITE PLAN TO KIND OF GIVE SOME LAYOUT
4:43:59PM OF HOW THE BUILDING IS BROKEN DOWN.
4:44:01PM WE'VE GOT THE INTERNAL AMENITIES ON THE GROUND FLOOR
SPREAD
4:44:06PM OUT IN THE CENTER OF THE BUILDING WITH THE MEMORY CARE AND
4:44:09PM ASSISTED LIVING FACILITY ON THE UPPER FLOORS IN THIS
4:44:12PM LOCATION.
4:44:12PM AND THEN THE INDEPENDENT LIVING IS OVER IN THIS AREA.
4:44:17PM AND THE KITCHEN AND THE AMENITIES ARE CENTRALLY LOCATED TO
4:44:21PM BE USED THROUGHOUT THE FACILITY.
4:44:23PM WE'VE ALSO GOT SOME STORMWATER MANAGEMENT AREAS
ADJACENT ON
4:44:28PM THE EDGES OF THE SITE, AND THE PEDESTRIAN CONNECTIONS ARE
4:44:33PM SHOWN THROUGHOUT WITH THE DASHED LINES.
4:44:37PM AND WITH THAT, I WOULD LIKE TO GO INTO THE DEVIATIONS.
4:44:41PM WE'RE ASKING FOR A NEW DEVIATION FROM THE MINIMUM PARKING
4:44:45PM SPACES.
4:44:47PM THIS IS -- THE ASSISTED LIVING FACILITIES FOR ESTERO'S CODE
4:44:52PM IS 1.12 PARKING SPACES PER DWELLING UNIT, AND THEN IT
4:44:58PM REQUIRES INDEPENDENT LIVING UNITS TO PROVIDE TWO SPACES PER
4:45:03PM UNIT.

4:45:04PM WE'RE REQUESTING TO ALLOW THE ASSISTED LIVING FACILITIES AND
4:45:06PM THE MEMORY CARE UNITS TO PROVIDE .75 PARKING SPACES PER UNIT
4:45:11PM AND INDEPENDENT LIVING TO PROVIDE 1.25 SPACES PER UNIT.
4:45:16PM AND FOR THAT TO ACCOMMODATE THE RESIDENTS, EMPLOYEES, AND
4:45:20PM GUESTS.
4:45:20PM NOW, JUST FOR CONTEXT AND WHY WE'RE REQUESTING THIS

4:45:24PM DEVIATION IS THE PRIOR D.O. THAT WAS APPROVED ON THE SITE
4:45:28PM ALLOWED A PARKING -- 0.54 PARKING SPACES PER UNIT.
4:45:34PM AND THAT'S JUST TO GIVE YOU A CONTEXT OF WHAT -- WE HAD
4:45:38PM LITERALLY AN APPROVED DEVELOPMENT ORDER WE COULD HAVE
4:45:41PM DEVELOPED ON THE SITE WITH THAT PARKING RATIO, JUST TO SHOW
4:45:45PM THE DRASTIC CHANGE IN THE PARKING REQUIREMENT.
4:45:49PM AND IN THE PROPOSAL ALSO EXCEEDS THE APPLICANT'S
ESTABLISHED
4:45:56PM PARKING NEEDS FOR THEIR PRODUCT.
4:45:57PM I BELIEVE WE HAD DISCUSSED THAT THEY TYPICALLY DO .5 FOR THE
4:46:02PM MEMORY CARE AND SOMETHING MORE LIKE ONE PER INDEPENDENT
4:46:06PM LIVING UNIT.
4:46:07PM SO WE ARE EXCEEDING WHAT WE NEED TO TRY TO ADD BUFFER THERE
4:46:11PM AND GET CLOSER TO WHAT YOUR CODE ASKS FOR.
4:46:14PM BUT THE REQUIRED PARKING EXCEEDS THE EXISTING DEVELOPMENT
4:46:19PM ORDER, LEE COUNTY AND CITY OF BONITA'S PARKING REQUIREMENTS
4:46:22PM ARE MORE SIMILAR TO WHAT WE'RE LOOKING AT AND REQUESTING
4:46:25PM HERE.
4:46:26PM AND THE DIFFERENCE WITH THAT DEVIATION COMPARED TO CITY OF
4:46:30PM BONITA OR LEE COUNTY WOULD REQUIRE A HUNDRED MORE SPACES
ON
4:46:33PM THE SITE.
4:46:34PM WE WOULD LIKE TO HAVE MORE GREENSPACE AND NOT HAVE
PAVEMENT
4:46:40PM JUST SITTING THERE UNUSED.
4:46:41PM AND THEN THE SECOND DEVIATION THAT WE'RE ASKING FOR IS FOR
4:46:46PM NO WHEEL STOPS.
4:46:47PM THE CODE DOESN'T SAY YOU HAVE TO HAVE WHEEL STOPS, BUT IT

4:46:50PM DOES SAY THAT YOU CAN'T HAVE AN OVERHANG ON THE PEDESTRIAN
4:46:55PM WALKWAYS.
4:46:56PM SO WHAT WE'RE ASKING TO DO IS JUST TO ALLOW SEVEN FOOT
4:47:00PM SIDEWALKS WHEREVER THERE IS PARKING TO ADD THAT TWO FOOT
4:47:05PM OVERHANG BUT IT WILL STILL HAVE THAT FIVE FOOT PEDESTRIAN
4:47:08PM WAY.
4:47:09PM THIS IS JUST TO REMOVE TRIP HAZARDS IN THIS TYPE OF
4:47:13PM DEVELOPMENT.

4:47:14PM SO WE'RE REQUESTING THAT AS WELL.
4:47:18PM AS FAR AS TRANSPORTATION, WE'VE JUST GOT A COUPLE OF TABLES
4:47:22PM HERE IN THE PRESENTATION.
4:47:24PM ONE IS JUST TO SHOW HOW SUBSTANTIALLY SIMILAR THE TRIPS ARE
4:47:28PM TO THE COMPARISON OF THE 68 DWELLING UNITS.
4:47:32PM THEY ARE SUBSTANTIALLY SIMILAR FOR THE PROPOSED DEVELOPMENT
4:47:36PM VERSUS THAT COMPARISON WHICH ALSO GOES TOWARDS THE PARKING
4:47:43PM ARGUMENT AND THE PARKING DEVIATION REQUEST.
4:47:47PM THIS OTHER TABLE IS JUST SHOWING YOU A COMPARISON OF OUR
4:47:51PM PROPOSED REQUEST COMPARED TO THE EXISTING ZONING THAT WAS
4:47:55PM APPROVED ON THE SITE.
4:47:56PM AS YOU CAN SEE IN THE TABLE, THERE IS A REDUCTION IN TRAFFIC
4:47:59PM AS A RESULT OF THE REQUEST.
4:48:00PM WITH THAT, I WOULD LIKE TO TURN IT OVER TO THE ARCHITECT.
4:48:18PM >> THANK YOU VERY MUCH, STACY.
4:48:20PM MY NAME IS GLEN BAURHYTE.
4:48:23PM I'M A SENIOR STUDIO DIRECTOR AT FORUM ARCHITECTURE AND

4:48:25PM INTERIOR DESIGN.
4:48:26PM AN ARCHITECT FOR THE PROJECT, MISSION GROVE OF ESTERO.
4:48:35PM OUR ARCHITECTURAL STYLE IS MISSION REVIVAL.
4:48:38PM IT IS ONE OF THE ALLOWED MEDITERRANEAN STYLES THE VILLAGE
4:48:44PM HAS HERE.
4:48:44PM SOME OF THE ELEMENTS THAT WE'RE USING FOR THE DESIGN ARE
4:48:49PM OBVIOUSLY STUCCO WALLS, TERRA-COTTA COLORED TILE ROOFING,
4:48:52PM WHICH I HAVE SAMPLES OF THAT AS WELL AS THE PAINT COLORS IF
4:48:55PM ANYONE IS INTERESTED TO SEE THAT.
4:48:58PM EXPOSED BRACKETS AND RAFTERS AT THE ROOFLINE.
4:49:03PM ARCHED OPENINGS.
4:49:05PM ARCADES.
4:49:06PM CURVILINEAR PARAPETS, BELL TOWERS, COURTYARDS AND THIS STYLE
4:49:11PM HAS MINIMAL ORNAMENTATION AND SOME OF THE LIGHT DETAILS
4:49:16PM INCLUDE METAL RAILS, LIGHT FIXTURES AND IRON DETAILING.
4:49:21PM HERE IS OUR FIRST FLOOR PLAN THAT STACY KIND OF GAVE YOU THE
4:49:27PM INTRO ON.
4:49:29PM AS SHE MENTIONED TO THE WEST SIDE OR THE LEFT, THE FIRST
4:49:32PM FLOOR ARE MEMORY CARE UNITS.
4:49:35PM AND THE UPPER TWO FLOORS ARE ASSISTED LIVING UNITS.
4:49:40PM THE RIGHT HALF OF THE FLOOR PLAN IS THREE STORIES OF
4:49:43PM INDEPENDENT LIVING, AND THEN THE MIDDLE OF THE BUILDING IS
4:49:47PM THE AMENITIES, THE BACK OF HOUSE, KITCHEN, LOADING, AND
4:49:52PM STUFF LIKE THAT.

4:49:53PM THERE IS A PRIVATE COURTYARD HERE THAT'S COMPLETELY ENCLOSED

4:49:58PM BY THE BUILDING THAT WILL PROVIDE OUTDOOR SPACE FOR THE
4:50:01PM MEMORY CARE RESIDENTS TO GET OUTSIDE, WHILE STILL BEING
4:50:06PM SAFE.
4:50:06PM AND THEN THE OTHER COURTYARD HERE FEATURES A NICE POOL FOR
4:50:10PM THE REST OF THE RESIDENTS AND THEIR GUESTS.
4:50:14PM HERE IS AN EXAMPLE OF IMAGERY OF A SMALL COURTYARD.
4:50:22PM AT THE UPPER LEFT THAT COULD BE SIMILAR TO OUR PRIVATE
4:50:26PM DINING COURTYARD.
4:50:27PM UPPER RIGHT IS A MEMORY CARE COURTYARD THAT WE'VE DONE IN
4:50:30PM THE PAST THAT HAS NICE SHADING AND SAFE PLACE FOR THE
4:50:34PM RESIDENTS TO GET OUTSIDE AND WALK AROUND AND ENGAGE IN
4:50:38PM ACTIVITIES.
4:50:39PM A SIMILAR STYLE OF PORTE-COCHERE ENTRYWAY WITH CURVILINEAR
4:50:44PM BASE, MINIMAL DETAILING AND TILE ROOF.
4:50:49PM AND THEN ANOTHER COURTYARD THAT JUST FEATURES NICE
4:50:52PM LANDSCAPING AND SHADE.
4:50:53PM HERE IS OUR MATERIAL PALETTE.
4:50:58PM WE CHOSE COLORS THAT ARE EARTH TONE, BUT COMMONLY FOUND IN
4:51:05PM THE MEDITERRANEAN STYLES, TRYING TO STAY AWAY FROM THE
4:51:08PM WHITES THAT ARE SOMETIMES USED IN THIS MISSION REVIVAL OR
4:51:13PM SPANISH REVIVAL ARCHITECTURE.
4:51:17PM THE ROOF TILE IS BARCELONA 900 NAPLES BLEND.
4:51:25PM KIND OF LOOKS LIKE THIS IN REAL LIFE.
4:51:27PM I THINK THIS IS ACTUALLY ON THE COMMERCIAL DEVELOPMENT OVER
4:51:34PM HERE.

4:51:34PM IT LOOKED LIKE IT.
4:51:36PM HERE IS OUR SIDE ELEVATIONS.
4:51:39PM SO SOME OF THE FEATURES THAT I POINTED OUT ON THE
4:51:42PM ARCHITECTURE STYLE YOU'LL SEE IN THE ARCHES, THE BALCONIES,
4:51:49PM A STRONG CORNER BALCONY FEATURE WITH ARCHES AT THE TOP.
4:51:53PM BRACKETS AT SOME OF THE PROJECTED FORWARD AREAS HERE.
4:51:57PM BELL TOWER, WHICH IS IN THE FRONT ELEVATION.
4:52:03PM SO THE FRONT ELEVATION IS AT THE SOUTH.
4:52:08PM THIS IS THE PORTE-COCHERE WITH THE NICE ARCH OPENING THERE,
4:52:11PM AND THEN THE CURVILINEAR PARAPET AT THE ENTRYWAY BEHIND IT.
4:52:15PM WE HAVE THE ARCADE ALONG THE FRONT TO PROVIDE SHADE WHILE
4:52:19PM PEOPLE ARE WAITING FOR PICKUP OR WANT TO GET OUTSIDE.
4:52:22PM SOME SHUTTER ORNAMENTATION.
4:52:24PM WE HAVE DIFFERENT HEIGHTS OF THE ROOFLINE AND JUST DIFFERENT

4:52:28PM PROJECTIONS OF THE BUILDING MASSING TO BREAK IT UP.
4:52:31PM AS WELL AS DISTRIBUTING THE COLORS THROUGHOUT WITH A BASE
4:52:37PM THAT HAS A BROWN COLOR AND MORE ACCENTED, GOLD, COTTAGE
4:52:42PM CREAM FOR THE LIGHT COLOR.
4:52:44PM WINDOWS AND DOORS ARE ENVISIONED TO BE DARK BRONZE.
4:52:48PM OUR TWO GARAGE BUILDINGS ARE FRONT AND REAR LOADED.
4:52:55PM THE STYLE OF ARCHITECTURE MATCHES THE BUILDING.
4:52:57PM THIS PARTICULAR GARAGE HAS A COUPLE OF DOUBLE-BAY GARAGES
4:53:04PM THAT WILL BE CONVENIENT FOR ANYONE THAT MIGHT NEED EXTRA
4:53:07PM SPACE FOR ACCESSIBILITY OR ANYTHING LIKE THAT.
4:53:11PM SOME OF THE SMALL AMENITIES INCLUDE A TRASH AND GENERATOR

4:53:17PM ENCLOSURE.
4:53:17PM SO THAT'S ABOUT NINE AND A HALF FEET TALL COMPLETELY
4:53:21PM COVERING THOSE FUNCTIONAL UTILITY SPACES.
4:53:24PM AND THEN OUR MONUMENT SIGN DESIGN ON THE RIGHT SIDE OF THE
4:53:27PM DRAWING HERE.
4:53:28PM ALL MECHANICAL EQUIPMENT WILL BE ON THE ROOFS COMPLETELY
4:53:37PM SCREENED BY PARAPET OR A MANSARD PITCHED ROOF DETAIL.
4:53:40PM WE ALSO HAVE PTAX THAT ARE INTEGRATED INTO THE WINDOW
DESIGN
4:53:46PM AND HIDDEN BEHIND LOUVRES.
4:53:49PM HERE IS A FRONT RENDERING OF WHAT WE ENVISION THIS
COMMUNITY
4:53:53PM TO LOOK LIKE.
4:53:56PM THIS IS -- WHAT DO YOU CALL IT, STACY?
4:54:02PM THE PUBLIC GATHERING SPACE OUT FRONT.
4:54:09PM LANDSCAPING HERE IS JUST CONCEPTUAL.
4:54:11PM WE WILL BE COORDINATING WITH SABRINA'S TEAM ON THE ACTUAL
4:54:15PM LANDSCAPING.
4:54:15PM THIS IS FOR SCALE HERE.
4:54:20PM JUST OVERALL NICE BALANCED COMPOSITION THAT WE WERE TRYING
4:54:23PM TO GO AND MEET ALL OF THE REQUIREMENTS THAT THE VILLAGE HAS
4:54:28PM IN THE LAND DEVELOPMENT CODE.
4:54:29PM HERE IS A CLOSE-UP VIEW OF THE PORTE-COCHERE AND MAIN ENTRY.
4:54:35PM A LITTLE BIT OF ORNAMENTATION WITH THESE MEDALLIONS HERE.
4:54:39PM THIS IS THE CURVED PARAPET.
4:54:42PM SUPPOSED TO BE A COUPLE OF NICE LIGHTS RIGHT HERE BUT DID
4:54:45PM NOT RENDER CORRECTLY.

4:54:46PM AND THEN A PLANTER BASE AT THE BOTTOM WHERE THEY CAN PUT
4:54:50PM COLORFUL ANNUAL PLANTS AND MAKE IT A VERY WELCOMING
4:54:55PM ENTRYWAY.
4:54:56PM HERE IS AN AERIAL VIEW LOOKING FROM THE WEST TO THE EAST.

4:55:02PM YOU CAN SEE THAT ALL THE ROOFTOP EQUIPMENT WOULD BE SCREENED
4:55:04PM BACK HERE AND DISCREETLY LOCATED AS WELL AS IN THE
4:55:09PM INDEPENDENT LIVING WING THAT WOULD BE COMPLETELY SCREENED ON
4:55:12PM THE ROOF OVER THERE.
4:55:14PM HERE IS A VIEW FROM THE REAR THAT GIVES A LITTLE BIT OF A
4:55:23PM PEEK TOWARD THE POOL SPACE WITH BALCONIES OVERLOOKING THAT
4:55:26PM AMENITY.
4:55:26PM WE HAVE A SCREENED ROOM HERE.
4:55:31PM ANOTHER AMENITY WHERE YOU CAN STAY IN THE SHADE BUT WATCH
4:55:35PM YOUR FAMILY AT THE POOL.
4:55:37PM AN EVENT LAWN HERE THAT CAN BE USED FOR BOCCE BALL OR
4:55:41PM STRETCHING OR ANYTHING LIKE THAT.
4:55:43PM THIS IS THE EAST SIDE OF THE BUILDING.
4:55:49PM WE HAVE ONE ENTRY HERE, WHICH LEADS TO THE ELEVATORS.
4:55:54PM AND THERE HAS BEEN DISCUSSION ABOUT POSSIBLY HAVING A
4:55:57PM WALKWAY THAT LEADS TOWARDS THE POND TO THE EAST.
4:56:01PM THAT'S YET TO BE DESIGNED BUT WANT TO INDICATE HERE IS A
4:56:06PM POSSIBLE AMENITY.
4:56:07PM AND THEN I THINK THIS IS OUR LAST SLIDE.
4:56:12PM THIS IS THE REAR VIEW WHERE WE TRIED TO EXTEND THE
4:56:16PM ARCHITECTURAL DETAILING ON ALL FOUR SIDES, INCLUDING THE

4:56:20PM REAR.
4:56:21PM YOU CAN SEE THAT OUR UGLY STUFF IS HIDDEN BY OPAQUE GATES
4:56:26PM AND ENCLOSURES, I'M TALKING ABOUT THE TRASH AND THE
4:56:29PM GENERATOR.
4:56:31PM >>Jim Wallace: TOO BAD THOSE GARAGES TAKE A LOT AWAY FROM
4:56:34PM YOUR BUILDING.
4:56:36PM >> I'M SORRY?
4:56:38PM >>Jim Wallace: YOUR GARAGES.
4:56:39PM IT FEELS LIKE THEY TAKE A LOT AWAY FROM YOUR BUILDING.
4:56:42PM >>Glen Baurhyte: HOW SO?
4:56:44PM >>Jim Wallace: THE ARCHITECTURE.
4:56:48PM >>Michael Sheeley: KIND OF BLOCKING THE BUILDING.
4:56:50PM >>Glen Baurhyte: THIS IS THE REAR OF THE BUILDING, TOO.
4:56:53PM WE TRIED TO COMPLEMENT THE ARCHITECTURE WITH THAT.
4:56:55PM WE HAVE A NICE WALKING PATH TO GET TO THE BUILDING FROM THE
4:57:00PM GARAGES.
4:57:01PM HAPPY TO ANSWER ANY QUESTIONS OR TAKE ANY COMMENTS,
4:57:08PM FEEDBACK.
4:57:08PM >>Michael Sheeley: ARE YOU CONSIDERING CONCRETE BLOCK

4:57:13PM CONSTRUCTION FOR THIS PROJECT, NOT WOOD CONSTRUCTION?
4:57:16PM >>Glen Baurhyte: CORRECT.
4:57:17PM THE CONSTRUCTION IS CONCRETE BLOCK AND PLANK.
4:57:21PM >>Michael Sheeley: GOOD.
4:57:22PM YOU JUST SCORED POINTS.
4:57:23PM I THINK YOU'VE GOT A GREAT OPPORTUNITY WITH THIS BUILDING TO

4:57:28PM DO SOME NICE THINGS.
4:57:32PM IN MY OPINION, MAYBE A LITTLE MORE EXPRESSION WOULD BE
4:57:35PM HELPFUL.
4:57:36PM I THINK THE BUILDING IS RATHER PLAIN AND TIMID, ACTUALLY, IN
4:57:42PM DESIGN.
4:57:42PM I THINK YOU HAVE AN OPPORTUNITY TO EXPRESS IT IN A BETTER
4:57:47PM WAY.
4:57:48PM I CAN'T TELL YOU HOW TO DO THAT.
4:57:49PM JUST OFFERING SOME OPINIONS.
4:57:51PM BUT I THINK YOUR ELEVATIONS PRESENTED DON'T DO YOU ANY
4:57:57PM FAVORS BECAUSE THEY LOOK VERY MUDDY.
4:57:59PM RENDERINGS LOOK A LITTLE BETTER.
4:58:01PM AGAIN, NEITHER OF THEM REALLY MATCH THE COLORS.
4:58:04PM IT IS A CONSISTENT PROBLEM WE HAVE BETWEEN DIGITAL, PRINT,
4:58:07PM ET CETERA.
4:58:08PM IF YOU CAN GO TO YOUR AERIAL VIEW, WHICH IS A FEW BACK, THAT
4:58:14PM SIDE OF THE BUILDING IT LOOKS WHITE, RIGHT?
4:58:16PM I KNOW IT'S NOT WHITE.
4:58:18PM IT ALSO DOESN'T HAVE A LOT OF EXPRESSION IN THE FACADE.
4:58:22PM I THINK YOUR CHOICE OF ROOFING MATERIALS, AT LEAST THE
4:58:27PM COLOR, BRINGS THE BUILDING DOWN AND IT KIND OF WEIGHS IT
4:58:31PM DOWN IN MY OPINION.
4:58:32PM AND MAYBE YOU COULD PLAY MORE -- WHILE YOU MAY HAVE MET THE
4:58:40PM LETTER OF THE ESTERO CODE, I DON'T KNOW THAT THE SPIRIT IS
4:58:43PM THERE.

4:58:44PM PERHAPS MORE WORK IN DESIGN MIGHT BE HELPFUL TO GET
GREATER
4:58:49PM EXPRESSION, MORE SHADOW, MORE DETAIL, ET CETERA.
4:58:52PM THE BUILDING IS RATHER PLAIN, RIGHT?
4:58:55PM AND, OF COURSE, IN ESTERO, WE DON'T WANT BUILDINGS
4:58:58PM PREDOMINANTLY ONE COLOR.
4:59:00PM YOUR ELEVATIONS, THE WHOLE THING LOOKS BEIGE.
4:59:03PM BEIGE ON BEIGE ON BEIGE, DIFFERENT SHADES.
4:59:06PM AGAIN, THE RENDERINGS VERSUS THE ELEVATIONS I THINK THE
4:59:11PM 3Ds ARE ALWAYS BETTER TO SHOW WHAT YOU'VE GOT.
4:59:14PM OFTENTIMES THE ELEVATIONS JUST DON'T REALLY SHOW IT WELL.

4:59:21PM >>Glen Baurhyte: WOULD IT BENEFIT IF I PASSED THE PAINT
4:59:24PM COLORS AROUND?
4:59:25PM >>Michael Sheeley: I THINK WE SAW THE PAINT COLORS IN THE
4:59:27PM BOOKLET.
4:59:28PM I THINK THE PAINT COLORS ACTUALLY WERE OKAY.
4:59:30PM I THINK THE PALETTE IS OKAY.
4:59:33PM LITTLE BIT TO THE BEIGE SIDE AND MAYBE A LITTLE MORE
4:59:35PM CONTRAST MIGHT BE HELPFUL.
4:59:37PM I THINK THAT'S ALL I HAVE TO REQUEST.
4:59:44PM >>Glen Baurhyte: THANK YOU FOR THE FEEDBACK.
4:59:46PM >>James Tatooles: I'D LIKE TO AMPLIFY MIKE'S COMMENTS.
4:59:50PM I THINK WHEN YOU INITIALLY LOOK AT THIS, THE FIRST THING
4:59:54PM THAT STANDS OUT TO ME IS A HUGE ROOF.
4:59:57PM AN OVERPOWERING ROOF.
4:59:59PM THE SECOND THING, I JUST SEE AN OVERPOWERING ROOF AS THE

5:00:10PM FIRST THING THAT I NOTICED.
5:00:11PM THE SECOND THING I NOTICED IS IT'S DARK AND NOT BROKEN UP
5:00:17PM INTO SOME MORE SMALLER PIECES.
5:00:19PM I LIKE THE TOTAL CONCEPT.
5:00:21PM I JUST DON'T LIKE THE WAY IT'S PUT TOGETHER FROM THE
5:00:24PM ARCHITECTURAL FEATURES IN HERE.
5:00:26PM I THINK THAT IS PROBABLY AMPLIFYING WHAT MIKE SAID.
5:00:30PM IT NEEDS A LITTLE MORE DETAIL AND NEEDS TO BE BROKEN UP A
5:00:33PM LITTLE BIT MORE SO THAT IT'S MORE DISTINCTIVE PARTS OF THE
5:00:36PM BUILDING RATHER THAN ONE BIG BLACK BUILDING.
5:00:41PM >>Jim Wallace: THE AERIAL VIEW SAYS IT ALL.
5:00:46PM >>Barry Jones: TO ME, IT FEELS INSTITUTIONAL.
5:00:48PM I KNOW THAT'S WHAT IT IS.
5:00:49PM IT DOESN'T MEAN THAT'S -- REPETITION WITH ALL THE FORMS OF
5:00:54PM THE PATIOS AND THE WINDOWS.
5:00:56PM SO IT LOOKS REPETITIOUS IN THAT MANNER.
5:00:59PM THAT'S WHAT STRUCK ME WAS JUST ALL THE WINDOWS THE SAME, ALL
5:01:03PM THE PATIOS THE SAME, ALL HAVING THE SAME SHAPE.
5:01:06PM AND THEN YOU LOSE ANY HEIGHT ELEVATIONS YOU HAVE WITH YOUR
5:01:09PM ROOF DIFFERENTIALS WITH THE COLORING IN THE ROOF MATERIALS.
5:01:15PM MAYBE IT'S JUST THE IMAGE OR MAYBE IT'S FLAT.
5:01:19PM IS IT A HEIGHT LIMITATION CAUSING YOU TO KEEP THE ROOF
5:01:22PM FLATTER OR JUST THE DESIGN PRINCIPLE?
5:01:24PM >>Glen Baurhyte: NO.
5:01:25PM WE WANTED TO TRY AND MAKE IT LOOK MORE RESIDENTIAL BY USING

5:01:28PM A PITCHED ROOF AS OPPOSED TO FLAT ROOFS COMMONLY FOUND IN
5:01:32PM INSTITUTIONAL ARCHITECTURE.

5:01:34PM >> I AGREE.
5:01:34PM >>Barry Jones: YEAH, THE PITCH, I DON'T KNOW --
5:01:38PM >>Glen Baurhyte: 4 ON 12.
5:01:42PM >>Michael Sheeley: MAYBE BREAKING UP THE EAVE LINE WITH
5:01:45PM ELEMENTS THAT BREAK THE LINE.
5:01:46PM THE BUILDING IS VERY HORIZONTAL.
5:01:48PM IF YOU CAN BREAK THAT EAVE LINE, GO UP, BRING SOME COLOR IN
5:01:52PM THAT ELEMENT ALL THE WAY TO THE GROUND, THAT HELPS GET YOU
5:01:55PM SOME HEIGHT IN THE BUILDING, SOME VISUAL HEIGHT THAT YOU MAY
5:01:58PM NOT HAVE OTHERWISE.
5:02:02PM >>Jim Wallace: OPERATIONALLY I UNDERSTAND THAT THEIR FLOOR
5:02:05PM PLAN HAS TO BE A CERTAIN WAY AND THEY HAVE A LOT OF LITTLE
5:02:08PM ROOMS, ET CETERA, AND THEY ARE ALL THE SAME SIZE.
5:02:11PM SO OPERATIONALLY I UNDERSTAND WHY THE FLOOR PLAN IS THE WAY
5:02:15PM IT IS.
5:02:15PM THE CHALLENGE BECOMES HOW DO YOU DISGUISE THAT SO IT
DOESN'T
5:02:21PM JUST LOOK LIKE A WHOLE BUNCH OF LITTLE ROOMS WITH LITTLE
5:02:24PM WINDOWS.
5:02:25PM >> RIGHT.
5:02:27PM >>Al Paivandy: I'M NOT SURE I CAN ADD TO WHAT WAS ALREADY
5:02:30PM SAID.
5:02:31PM WHEN I LOOK AT YOUR REAR VIEW --
5:02:34PM >>Tammy Duran: I'M SORRY, GUYS.

5:02:36PM CAN YOU PLEASE SPEAK INTO THE MIKE.
5:02:38PM EVERYBODY IS LEANING BACK TODAY.
5:02:39PM THANK YOU.
5:02:41PM >>Al Paivandy: WE'RE RELAXED I GUESS.
5:02:43PM THE RIGHT-HAND CORNER AS I'M VIEWING IT WHERE THAT CLOCK
5:02:49PM TOWER I THINK YOU MENTIONED IT WAS.
5:02:51PM >>Glen Baurhyte: YEAH, THE BELL TOWER.
5:02:54PM >>Al Paivandy: JUST THAT LITTLE CORNER WITH THE VARIATION ON
5:02:56PM THE ROOF THAT IS BEING BROUGHT OUT, YOU MAY WANT TO
5:03:01PM INCORPORATE MORE OF THOSE CLOCK TOWERS AND PULLING THEM
OUT
5:03:07PM WHERE THE BALCONIES ARE OR THINGS OF THAT NATURE TO TAKE
5:03:11PM AWAY FROM THAT TRAIN LOOK WITH A LOT OF HOLES IN IT.
5:03:18PM >>Glen Baurhyte: WE HAVE SOME OF THAT STUFF THAT YOU GUYS
5:03:19PM ARE TALKING ABOUT HERE.
5:03:22PM >>Al Paivandy: RIGHT.
5:03:22PM BUT HIDDEN BY THE BIG ROOF BEHIND IT.
5:03:28PM >>Michael Sheeley: THAT'S HELPFUL.
5:03:30PM THE ONES FLANKING.

5:03:31PM BREAKING THE EAVE LINE WITH LITTLE LARGER ELEMENTS.
5:03:34PM LITTLE TALLER, BRINGING THE COLORS ALL THE WAY --
5:03:40PM >>Jim Wallace: FOUR FEET INSTEAD OF TWO FEET.
5:03:48PM >>Glen Baurhyte: ANOTHER ROOF LEVEL CHANGE KIND OF HIDDEN BY
5:03:50PM A PALM TREE IN THIS VIEW.
5:03:52PM >>Al Paivandy: THE OTHER CORNER HAS ALL OF THE ELEMENTS THAT
5:03:56PM APPEARS TO BE EVERYBODY IS LOOKING FOR, THE VARIATION IN

5:04:01PM HEIGHT OF THE CLOCK TOWER AGAINST THE ROOF RATHER THAN --
5:04:09PM >>Barry Jones: FOR THE SOUTH FACING PART OF THE BUILDING,
5:04:11PM ARE YOU CONSIDERING ANY CANOPIES OR AWNINGS OR THINGS LIKE
5:04:16PM THAT YOU COULD USE TO OFFSET WINDOWS TO MAKE IT LOOK
5:04:19PM DIFFERENT, TOO.
5:04:20PM BECAUSE THEY ARE GETTING A LOT OF SUN ALL DAY.
5:04:22PM >>Glen Baurhyte: YES, WE DO HAVE LIKE A 20-INCH OVERHANG
5:04:27PM ACROSS THE WHOLE THIRD FLOOR, AND THEN WE DO HAVE -- THIS IS
5:04:31PM THE SOUTH ELEVATION.
5:04:33PM THE ARCADE HERE THAT PROVIDES SHADE AT THE FRONT AND ALL
5:04:39PM THESE FIRST FLOOR WINDOWS DO HAVE THREE AND A HALF FOOT
5:04:46PM OVERHANGS DOWN THERE.
5:04:49PM THE BALCONIES ARE ALL SHADED, OF COURSE, AND THEN SOME
MORE
5:04:54PM ARTICULATION FOR SCREENING LIKE THAT ALONG HERE.
5:05:00PM >>Michael Sheeley: THE POOL, I SAW THE SCREEN ENCLOSURE FOR
5:05:04PM SHADE.
5:05:05PM I WOULD ENCOURAGE YOU TO LOOK FOR OTHER SHADE STRUCTURES
5:05:07PM AROUND THE POOL.
5:05:08PM YOUR RESIDENTS ARE NOT GOING TO SIT OUT IN THE SUN.
5:05:10PM THEY ARE JUST NOT GOING TO.
5:05:12PM THEY ARE GOING TO BE LOOKING FOR SHADE WHEREVER THEY ARE.
5:05:15PM SIT IN THAT LITTLE BUILDING OR THEY ARE NOT GOING TO BE OUT
5:05:19PM THERE.
5:05:20PM THERE ARE OTHER WAYS TO PROVIDE SOME SHADE STRUCTURES
AROUND
5:05:23PM THE SEATING AREA THAT CAN BE HELPFUL.

5:05:26PM >>Glen Baurhyte: YES.
5:05:28PM HAVEN'T HAD THE LANDSCAPE TEAM DO THEIR THING YET ON THIS.
5:05:32PM I KNOW RIGHT HERE WAS SPACE FOR A SHADE STRUCTURE THAT THE
5:05:36PM RENDER DIDN'T SHOW.
5:05:37PM THE TREES ARE NOT FINAL.
5:05:42PM >>Jim Wallace: THE NORTH AND SOUTH ELEVATION HAVE MUCH MORE
5:05:46PM INTEREST.
5:05:49PM WHEN YOU GET TO THE WEST, IT LOOKS LIKE PRISON.

5:05:54PM HATE TO SAY THE WORD.
5:05:55PM IT'S JUST VERY LONG BUILDING.
5:06:01PM CERTAINLY, THE WEST IS THE MOST TROUBLING I THINK, FOR ME.
5:06:05PM >>Glen Baurhyte: I AGREE WITH YOU.
5:06:06PM THE WEST SIDE, THAT ONE IS THE ONE THAT NEEDS THE MOST WORK
5:06:10PM ESPECIALLY.
5:06:10PM >>Jim Wallace: IF YOU ARE CAPABLE ENOUGH TO DO THE NORTH AND
5:06:13PM THE SOUTH, I KNOW YOU'RE CAPABLE TO DO THE WEST AND THE
5:06:18PM EAST.
5:06:18PM >>Glen Baurhyte: OH, YEAH, WE CAN DO IT.
5:06:21PM >>Barry Jones: THAT WEST SIDE HAS NO BUFFER REQUIREMENT.
5:06:24PM I GUESS THE BUFFER IS ON THE FAR SIDE OF THE HOTEL,
5:06:28PM EVERYBODY CAN SEE THROUGH THE HOTEL PARKING LOT.
5:06:31PM SO I DON'T KNOW IF THAT'S SOMETHING WE WANT TO ADDRESS
WHEN
5:06:34PM WE GET THERE OR NOT.
5:06:37PM COMMERCIAL VERSUS COMMERCIAL I KNOW.
5:06:40PM HOTEL VERSUS ALF.

5:06:41PM >>Mary Gibbs: I THINK ON THE WEST SIDE IS THE ESTERO MEDICAL
5:06:44PM CENTER, IS THAT WHAT YOU'RE TALKING ABOUT?
5:06:46PM THE HOTEL IS ON THE OTHER SIDE.
5:06:50PM >>Barry Jones: I APOLOGIZE.
5:06:52PM >>Mary Gibbs: THAT'S ALL RIGHT.
5:06:56PM >>Michael Sheeley: I THINK OVERALL YOU HAVE A GREAT
5:06:57PM OPPORTUNITY HERE.
5:06:58PM IT'S A GREAT PROJECT.
5:06:59PM I THINK YOU CAN HANDLE THE SCALE EASILY.
5:07:01PM DON'T LET YOUR CLIENT HOLD YOU BACK SO MUCH.
5:07:04PM JUST HAVE FUN WITH IT.
5:07:08PM >>Glen Baurhyte: THANK YOU VERY MUCH.
5:07:08PM >>Michael Sheeley: THANK YOU.
5:07:11PM >>Jim Wallace: I DID HAVE ONE QUESTION.
5:07:13PM I DON'T KNOW WHETHER THIS IS A BARRY QUESTION OR WHATEVER.
5:07:16PM THE PREVIOUS PRESENTER, FORGOTTEN HER NAME.
5:07:22PM >>Barry Jones: STACY.
5:07:22PM >>Jim Wallace: I DIDN'T UNDERSTAND HOW IF IT'S MULTIFAMILY,
5:07:30PM PARKING IS 1.75 TO 2.
5:07:33PM WHY IS INDEPENDENT LIVING ANY DIFFERENT THAN MULTIFAMILY IN
5:07:38PM TERMS OF YOU'RE TALKING 1.25 VERSUS 1.75 PLUS 10, REALLY TWO
5:07:45PM UNITS PER.
5:07:46PM WHAT IS THE DIFFERENCE BETWEEN A NORMAL MULTIFAMILY
DWELLING
5:07:53PM AND AN INDEPENDENT DWELLING THAT WOULD REQUIRE SUCH A

5:07:56PM SUBSTANTIAL REDUCTION IN PARKING SPACES?

5:08:03PM >>Stacy Ellis Hewitt: I NOTED THAT AS WELL ON THE
5:08:06PM TRANSPORTATION, SO IT'S SIMILAR AS FAR AS THE TRANSPORTATION
5:08:11PM IS WAY LESS FOR INDEPENDENT LIVING AS WELL, WHICH IS STILL
5:08:15PM TALKING ABOUT THE TRIPS AND TRAVELING TO AND FROM.
5:08:17PM SO THE PARKING RATIO AND REQUIREMENTS ARE JUST NOT THE SAME.
5:08:22PM IT'S AN AGE IN PLACE.
5:08:23PM THERE ARE NOT FAMILIES WITH CHILDREN RUNNING AROUND IN AN
5:08:27PM INDEPENDENT LIVING FACILITY.
5:08:28PM >>Jim Wallace: THEY ARE NOT TWO-CAR HOUSEHOLDS, IS THAT WHAT
5:08:31PM YOU'RE SAYING?
5:08:32PM >>Stacy Ellis Hewitt: NO, NOT AT ALL.
5:08:34PM IF THERE WERE, THERE IS OFFSET WITH THE ASSISTED LIVING
5:08:37PM FACILITY AND THE MEMORY CARE.
5:08:39PM IT'S THE BLEND THAT REALLY FLESHES OUT.
5:08:42PM >>Jim Wallace: IS THAT WHAT YOU HOPE OR A FACT?
5:08:45PM >>Stacy Ellis Hewitt: THAT IS A FACT.
5:08:46PM LIKE I SAID, THE ADJACENT JURISDICTIONS --
5:08:49PM >>Barry Jones: OFFER SHUTTLE SERVICES TOO?
5:08:52PM >> YES.
5:08:53PM >>Barry Jones: WHAT YOU GET IN THESE PLANS IS YOU HAVE
5:08:55PM SINGLE HOUSEHOLD PEOPLE, JUST ONE PERSON, AND THEN MAYBE
5:08:59PM JUST ONE DRIVER IF YOU DO HAVE TWO.
5:09:01PM AND THEN YOU HAVE BUSES AND SHUTTLES THAT RUN PEOPLE TO
AND
5:09:05PM FROM SHOPPING.
5:09:08PM THAT'S BEEN MY EXPERIENCE IN DEALING WITH THESE AND SEEING

5:09:10PM THE REDUCTIONS ISN'T UNUSUAL.
5:09:12PM >>Mary Gibbs: IF I MAY ADD SOMETHING, WE DON'T HAVE AN
5:09:19PM APPLICATION IN YET.
5:09:20PM BUT WHEN WE GET THE APPLICATION, OF COURSE, IT HAS TO GIVE
5:09:23PM US THE TRAFFIC STUDY AND THEN THE JUSTIFICATION FOR THE
5:09:25PM DEVIATION THAT THEY ARE REQUESTING.
5:09:27PM BUT WE HAD A COUPLE OF MEETINGS WITH THEM AND TALKED ABOUT
5:09:29PM THAT BECAUSE TO ME I FIRST THOUGHT, WELL, INDEPENDENT
5:09:33PM LIVING, ISN'T THAT AN APARTMENT.
5:09:36PM IT'S DIFFERENT BECAUSE THE INDEPENDENT LIVING YOU CAN OPT
5:09:38PM INTO THE MEAL PLANS AND HAVE THE CONGREGATE GROUP DINING
5:09:43PM FACILITIES AND THINGS.
5:09:44PM IT'S A LITTLE BIT DIFFERENT, NOT AS MUCH OF A REDUCTION I
5:09:48PM THINK IN PARKING AS LIKE AN ASSISTED LIVING OR THE MEMORY
5:09:51PM CARE, OBVIOUSLY.

5:09:52PM YOU'RE NOT DRIVING.
5:09:56PM STACY WENT INTO A HUGE AMOUNT OF DETAIL TONIGHT WHICH IS
5:09:59PM ALMOST A LITTLE BIT OVERWHELMING.
5:10:01PM >>Jim Wallace: MEMORY CARE I TOTALLY UNDERSTAND.
5:10:04PM IT WAS INDEPENDENT LIVING WHICH MAYBE I'M MISINTERPRETING
5:10:07PM WHAT INDEPENDENT LIVING IS.
5:10:09PM BUT I THOUGHT THAT WAS THE FIRST STAGE OF SORT OF AGING IN
5:10:12PM PLACE.
5:10:13PM IT'S LIKE HAVING A CONDO BUT WITH ADDITIONAL SERVICES.
5:10:16PM SO I JUST PRESUMED YOU HAD THE SAME AMOUNT OF PARKING

5:10:19PM REQUIREMENTS.
5:10:21PM >>Mary Gibbs: THAT'S WHAT WE INITIALLY TOLD THEM.
5:10:23PM THAT'S WHY THEY ARE ASKING FOR THE DEVIATION.
5:10:25PM WE'RE GOING TO SEE WHAT THEY SUBMIT FOR JUSTIFICATION AND
5:10:29PM BASED ON OTHER PLACES AND BASED ON SOME OF THEIR OTHER
5:10:32PM FACILITIES, WE'LL BE LOOKING AT THAT.
5:10:35PM JUST THERE WAS A LOT OF DETAIL HERE TONIGHT AND WE HAVEN'T
5:10:38PM LOOKED AT ANY OF IT.
5:10:41PM >>Barry Jones: PARKING COUNT DIDN'T INCLUDE EMPLOYEES.
5:10:44PM IS THAT PART OF THE --
5:10:45PM >>Stacy Ellis Hewitt: THE MIX WILL COVER EMPLOYEES AS WELL.
5:10:49PM JUST LIKE IN THE REGULAR CODE, DOESN'T ADDRESS DIFFERENT
5:10:52PM CALCS FOR EMPLOYEES EITHER.
5:10:55PM >>Barry Jones: GOT IT.
5:10:56PM THANK YOU.
5:11:01PM >>Anthony Gargano: OKAY, TAMMY, DO WE HAVE ANY CARDS?
5:11:04PM >>Tammy Duran: I DO NOT.
5:11:05PM ARE YOU DONE WITH YOUR PRESENTATION?
5:11:11PM >>Stacy Ellis Hewitt: WE HAD THE LANDSCAPING.
5:11:16PM >>Mary Gibbs: MAY I ASK A QUESTION WHILE SABRINA IS COMING
5:11:19PM UP WITH LANDSCAPING, WITH REGARD TO THE COLORS THE
ARCHITECT
5:11:23PM HAD.
5:11:23PM THERE WAS SOME GOLD.
5:11:24PM DID YOU GET TO LOOK AT THE GOLD OR YOU WANT THEM TO REVISIT
5:11:27PM THE COLORS FOR MORE CONTRAST?

5:11:29PM WE'VE SORT OF GOTTEN AWAY FROM THE GOLD COLORS.
5:11:34PM >>Michael Sheeley: SOME OF IT IS ALMOST ORANGE.
5:11:36PM I THINK THE ARCHITECT WILL STUDY THAT.
5:11:38PM >>Mary Gibbs: JUST WANTED TO GIVE THEM SOME GUIDANCE.
5:11:43PM >>Barry Jones: WE DIDN'T COMMENT AT ALL ON THE GARAGES.
5:11:45PM THERE ARE 18 BAYS.

5:11:47PM 9 UNITS, SINGLE FLAT ROOF, 90 FEET, 100 FEET OR SO, LONG
5:11:54PM FLAT ROOF.
5:11:56PM IT'S A PITCHED ROOF.
5:12:02PM >>Michael Sheeley: NO BREAK IN THE ROOF --
5:12:04PM >>Barry Jones: I'M SAYING NOBODY TALKED ABOUT THESE.
5:12:06PM ARE WE GOOD WITH THIS?
5:12:10PM >>Michael Sheeley: BREAK IT UP A LITTLE BIT, MAYBE.
5:12:14PM >>Barry Jones: GET SOME FEEDBACK ON THE ROOFLINE OF THE
5:12:16PM GARAGES.
5:12:17PM >>Jim Wallace: WE CAN DO BETTER THAN THAT.
5:12:29PM >>Sabrina McCabe: GOOD EVENING.
5:12:30PM SABRINA McCABE, LANDSCAPE ARCHITECT WITH RVi.
5:12:34PM I'LL MAKE THIS QUICK.
5:12:35PM I WANTED TO GO BACK TO THE OVERALL SITE PLAN SO WE COULD
5:12:38PM TALK ABOUT THE LANDSCAPE BUFFERS, WHAT'S REQUIRED AND WHAT
5:12:41PM WE'RE ALREADY STARTING TO SHOW IS ENHANCED.
5:12:45PM AS GLEN MENTIONED AND WORKING WITH THE TEAM, THIS IS OUR
5:12:47PM FIRST STEP.
5:12:48PM WE WILL CONTINUE TO DEVELOP THE LANDSCAPE AS WELL AND BE

5:12:52PM COHESIVE WITH THE ARCHITECTURE AND WITH THE PALETTE OF
5:12:55PM ESTERO.
5:12:56PM SO THIS PLAN HERE SHOWS THAT THERE IS ONE REQUIRED BUFFER,
5:13:01PM AND IT'S A RIGHT-OF-WAY BUFFER AGAINST ARCOS AVENUE HERE.
5:13:04PM IT IS YOUR TYPICAL RIGHT-OF-WAY BUFFER WHERE WE HAVE TREES
5:13:09PM BASED ON CENTER, 25 FEET ON CENTER WITH A DOUBLE HEDGEROW.
5:13:13PM WE'RE SHOWING CANOPY TREES IN A LOT OF THESE AREAS.
5:13:16PM AS I FLIP BACK THROUGH, YOU'LL SEE A PALETTE AT THE END THAT
5:13:19PM SHOWS A LITTLE BIT MORE OF THE PLANT SPECIES WE INTEND TO
5:13:22PM USE AND MAJORITY OF NATIVE.
5:13:24PM REQUIRED TREES WILL HAVE TO BE NATIVE.
5:13:26PM AND WE DO LIKE THE IDEA OF USING CANOPIES FOR SHADE AND
5:13:30PM THINGS ESPECIALLY IN THE PARKING AREAS AND WHERE WE'RE
GOING
5:13:32PM TO HAVE SOME OF THE OUTDOOR AREAS.
5:13:34PM I'LL ALSO COVER A LITTLE BIT MORE OF THE AMENITIES JUST TO
5:13:37PM SHOW WHAT WE'VE BEEN DEVELOPING.
5:13:39PM WE APPRECIATE ALL THE FEEDBACK SO WE CAN COME BACK WITH AN
5:13:43PM EVEN MORE REFINED DESIGN ON THE NEXT STEP.
5:13:45PM WE SHOW THAT BUFFER REQUIRED HERE OUT AT THE RIGHT-OF-WAY.
5:13:50PM THERE IS THE PUBLIC GATHERING SPACE THAT WE'RE GOING TO
5:13:52PM CONTINUE TO DEVELOP THAT LEADS YOU INTO THE SITE RIGHT AT
5:13:55PM THE ENTRY, AND THIS IS THE LOCATION OF THE SIGN THAT WAS
5:13:58PM SHOWN IN THE ARCHITECTURAL PACKAGE.

5:13:59PM WE WILL BE LOOKING AT PROVIDING THE LANDSCAPING AND THE
5:14:04PM PARKING AREAS AND DEFINITELY BE GETTING MORE DETAILED

5:14:07PM DEVELOPING AROUND THE BUILDINGS WHICH WILL HELP
COMPLEMENT
5:14:10PM THE ARCHITECTURE.
5:14:11PM YOU'LL SEE -- I WAS GOING TO SAY EAST TO THE WEST AGAINST
5:14:17PM THE FACILITY, WE DO HAVE TREES SHOWN THAT WE'RE PROPOSING
5:14:20PM THAT ARE ENHANCEMENTS, SO THAT'S NOT REQUIRED BUT THEY DO
5:14:23PM WANT TO PROVIDE THAT GREEN BUFFERING, AS WELL AS YOU'LL SEE
5:14:28PM THROUGHOUT THE PARKING LOT AND AREAS, WE DO WANT TO UTILIZE
5:14:32PM THE BEST VIEWS COMING IN AND KEEP THE CIRCULATION OPEN AND
5:14:37PM NOT DIFFICULT TO GET FROM ONE PLACE TO THE OTHER.
5:14:40PM KEEP THE ENTRYWAYS CLEAR, BUT WE WILL BE UTILIZING THOSE
5:14:43PM AREAS TO COMPLEMENT THE BUILDING WITH ADDITIONAL SPECIES.
5:14:46PM WE SAW PALMS AND SOME OTHER THINGS THAT WE'LL BE WORKING
5:14:49PM WITH THE CLIENT ON.
5:14:51PM WE DO HAVE THAT LOCATION HERE ON THIS SIDE OF THE BUILDING
5:14:54PM WHERE THE INDEPENDENT LIVING ENTRY IS WHERE IT COULD
CONNECT
5:14:58PM TO AN OVERLOOK AREA TO UTILIZE THAT LAKE VIEW THAT IS
5:15:02PM ALREADY ON-SITE AND PROVIDE ANOTHER AMENITY FOR THE
5:15:05PM RESIDENTS TO HAVE A LITTLE QUIET SPACE OVER BY THE LAKE THAT
5:15:10PM HAS REALLY NICE VEGETATION ALREADY THERE.
5:15:13PM THIS SITE DID NOT HAVE A LOT OF VEGETATION TO SPARE THAT'S
5:15:16PM ON IT PREVIOUSLY, BUT YOU DO HAVE THESE GREAT VIEWS.
5:15:23PM WE ALSO HAVE IN THE AMENITY AREA AS MENTIONED THE POOL AND
5:15:28PM POOL DECK SO THAT THEY CAN HAVE THAT AREA TO USE FOR THEIR
5:15:31PM FAMILIES AND SWIMMING POOL SPACE.
5:15:34PM THIS IS THAT LOCATION, AND I TRIED TO ZOOM UP BUT IT

5:15:38PM SWITCHES ME TO THE NEXT PAGE.
5:15:39PM THAT IS WHERE THE PROPOSED SHADE STRUCTURE IS THAT WOULD
5:15:42PM GIVE ADDITIONAL SHADED SEATING, AND THEN THE FLEX ON, BOCCE
5:15:47PM COURT AREA HERE, AS WELL AS A SMALL SPACE FOR A DOG PARK FOR
5:15:51PM THOSE WHO DO HAVE PETS AND NEED TO GET THEM OUTSIDE.
5:15:54PM ALL OF THAT HAS BEEN WORKING WITH THE TEAM TO START TO
5:15:57PM PROVIDE THE BEST WE CAN IN THIS SPACE AND CENTRALLY LOCATED
5:16:01PM FOR EVERYONE IN THIS FACILITY.
5:16:03PM AND IT FITS VERY NICELY AND WE'LL ALSO DO OUR BEST TO USE
5:16:08PM LANDSCAPING TO HELP SCREEN SOME AREAS LIKE THE DUMPSTER
5:16:11PM LOCATIONS, ET CETERA.
5:16:13PM AND WE WILL CONTINUE TO WORK ON MAKING SURE THAT WE'RE
5:16:18PM PROVIDING A REALLY NICE PALETTE THAT PROVIDES SOME INTEREST

5:16:22PM AND ALL OF THOSE COLORS AND TEXTURES WE LIKE TO SEE YEAR
5:16:26PM ROUND THAT MAINTAIN WELL.
5:16:28PM I'M GOING TO FLIP BACK QUICK TO WHAT WE HAVE AS AN
5:16:34PM ENLARGEMENT OF THE BUFFER.
5:16:38PM WHAT WE'RE SHOWING WILL BE COORDINATED WITH THE
RENDERINGS
5:16:43PM IN THE NEXT VERSIONS.
5:16:44PM WE'RE SHOWING A PRETTY SIMPLE CANOPY TREE AND HEDGEROW
5:16:48PM SPACING WHICH WILL BE NICE TO HELP BOTH SCREENING THAT
5:16:52PM PARKING LOT AND PROVIDE SOME ADDITIONAL SHADE.
5:16:54PM AND THEN WE HAVE A PALETTE HERE OF SOME OF THE TREES AND
5:16:58PM PALMS WE'RE CONSIDERING, VERY KIND OF SIMPLE BUT ADD NICE
5:17:02PM DIFFERENT COLORS AND TEXTURES, AND THAT NATIVE AND DROUGHT

5:17:07PM TOLERANT SPECIES.
5:17:08PM SO THAT'S IT.
5:17:10PM ANY QUESTIONS?
5:17:15PM >>Barry Jones: PUT ANY TREES -- WET SPECIES IN THE DRY
5:17:20PM DETENTION AREAS TO MAYBE LAYER THE CANOPIES?
5:17:23PM >>Sabrina McCabe: THE DETENTION AREAS AREN'T HUGE BUT WE CAN
5:17:27PM DEFINITELY LOOK AT DOING THAT.
5:17:29PM NICE VEGETATION ACROSS THE LAKE NATIVE LOOK.
5:17:32PM THINGS LIKE CYPRESS AND THOSE THAT CAN TAKE THAT ARE
5:17:34PM DEFINITELY A NICE LOOK FOR THOSE.
5:17:37PM I'LL TALK WITH THE CLIENT HOW MANY IN THOSE AREAS.
5:17:40PM IT REALLY ENHANCES THOSE DETENTION AREAS AND REALLY MAKES
5:17:44PM THEM FEEL LIKE THEY ARE EVEN MORE OF THAT EXTENSION OF
5:17:47PM ENHANCED PLANTING.
5:17:48PM >>Barry Jones: MAKE THEM NATURAL INSTEAD OF MANUFACTURED AS
5:17:51PM MUCH AS YOU CAN.
5:17:52PM >>Sabrina McCabe: AND IT HELPS FILTER THE WATER AND
5:17:54PM EVERYTHING ELSE.
5:17:55PM ALL THOSE BENEFITS.
5:17:56PM >>Barry Jones: THANK YOU.
5:18:01PM >>James Tatooles: I HAVE A COMMENT.
5:18:03PM THIS BUILDING, THE WAY IT'S USED, YOU HAVE PEOPLE THAT STAY
5:18:06PM THERE AND PEOPLE THAT COME AND VISIT THEM.
5:18:08PM WITH THE AMENITIES AROUND SHOULD BE GEARED MORE TOWARDS
5:18:16PM DOUBLE USE OF THE SPACE.

5:18:18PM IN OTHER WORDS, TWO PEOPLE AT A TIME OR MORE.
5:18:21PM SOMEBODY IS GOING TO COME AND VISIT SOMEBODY, MAYBE TWO OR
5:18:24PM THREE PEOPLE COME AND VISIT SOMEBODY.
5:18:27PM SO INSTEAD OF HAVING JUST AN OCCUPANT GOING OUTSIDE AND

5:18:32PM ENJOYING THE OUTSIDE AREA, THE POOL AREA, WHATEVER, I WOULD
5:18:36PM THINK THAT YOU SHOULD BE MORE COGNIZANT OF THE FACT THAT YOU
5:18:40PM CAN BE HAVING TWO AND THREE PEOPLE AT A TIME GATHERING
5:18:44PM TOGETHER WHEREVER YOU GO.
5:18:46PM THERE SHOULD BE MORE SEATING AND MORE AMPLE SPACE FOR MORE
5:18:51PM PEOPLE TO GATHER AT ONE TIME RATHER THAN A SMALLER GROUP.
5:18:55PM >>Sabrina McCabe: OKAY.
5:18:57PM WE'LL KEEP THAT IN MIND.
5:18:58PM >>Jim Wallace: LANDSCAPING IS VERY SOOTHING AND CALMING.
5:19:01PM I'M SURE YOU WOULD TOTALLY AGREE.
5:19:03PM IT APPEARS TO ME THAT THE RENDERINGS HAVE ABOUT 50%, 60%
5:19:08PM MORE TREES THAN THE PLAN.
5:19:14PM I'M PRESUMING THAT THE RENDERINGS ARE CORRECT AND YOU'LL BE
5:19:17PM ADDING A LOT MORE TREES TO THE PLAN.
5:19:19PM >>Sabrina McCabe: AS GLEN MENTIONED, THEY SHOW THE PALMS AND
5:19:22PM THINGS TO HELP WITH THE SCALE.
5:19:24PM WE ARE CONTINUING ESPECIALLY WHAT WE HAVE SHOWN YOU IN PLAN
5:19:27PM VIEW IS A LOT FOCUSED ON THE BUFFER AREAS AND OVERALL COMMON
5:19:30PM AREAS OF THE SITE.
5:19:31PM BUT THAT'S WHAT WE'RE DEFINITELY DIVING INTO NOW IS GETTING
5:19:35PM INTO MORE DETAIL ABOUT WHAT IS AROUND THE BUILDINGS AND THAT
5:19:38PM LAYERING OF THE PALETTE.
5:19:40PM NOW THAT WE HAVE GOTTEN INTO THE FIRST STEP OF LOOKING AT
5:19:42PM OUR STYLES AND KNOWING WHAT SPACE WE HAVE TO WORK WITH AND
5:19:46PM OUR AMENITY LAYOUT AND THEN WANTING TO GET FEEDBACK.
5:19:49PM WE'LL DEFINITELY GO TO THE NEXT STEP AND SEE MORE OF THE
5:19:53PM SPECIES IN THE PLAN VIEW.
5:19:55PM >>Jim Wallace: I FORGOT WHICH SIDE IT WAS, MAYBE THE WEST
5:19:59PM SIDE.
5:20:00PM ONE OF THE SIDES, ANYWAYS, THERE WAS ONLY, I MEAN, ON YOUR
5:20:04PM PLAN, CAN WE GO TO THE PLAN FOR A SECOND?
5:20:07PM I'M LOOKING AT WHAT IS AT THE SOUTH SIDE.
5:20:14PM IT IS A BIG BUILDING.
5:20:15PM IT'S A VERY BIG BUILDING.
5:20:17PM THERE ARE THREE TREES.
5:20:22PM TREES DO A WONDERFUL JOB OF BREAKING UP THE BUILDING AND

5:20:25PM PARTICULARLY WORKING WITH THE ARCHITECT TO CREATE -- SO IT
5:20:31PM ISN'T JUST ONE BIG BLANK WALL.
5:20:34PM HERE WE HAVE THREE TREES.
5:20:35PM IT'S A BIG BUILDING FOR THREE TREES, SABRINA.
5:20:40PM I'M SURE YOU'RE -- I'VE GOT TO BELIEVE YOU WILL ADD A LOT
5:20:48PM MORE TREES.
5:20:49PM >>Sabrina McCabe: WE WILL.
5:20:50PM FROM THE STREET VIEW YOU'LL SEE AN ENTIRE RIGHT-OF-WAY
5:20:53PM BUFFER, PLUS THE PARKING LOT TREE, PLUS THOSE THREE TREES.
5:20:57PM YOU'RE NOT SEEING THE DETAIL IN THE PLANTERS RIGHT UP

5:21:00PM AGAINST THE BUILDING WHERE WE'LL HAVE MORE OF THE LAYERS.
5:21:03PM WE WILL DO OUR BEST --
5:21:05PM >>Jim Wallace: THEY ARE JUST NOT SHOWN HERE.
5:21:07PM >>Sabrina McCabe: CORRECT.
5:21:08PM WE ARE GOING TO CONTINUE --
5:21:11PM >>Jim Wallace: IT'S A TALL BUILDING.
5:21:13PM SHRUBS ARE NICE, THEY ARE NICE AS UNDERPLANTINGS TO TALL
5:21:17PM TREES.
5:21:17PM >>Sabrina McCabe: AGREED.
5:21:18PM THAT'S WHAT IS SHOWN IN THE RENDERING.
5:21:20PM WE'LL MAKE SURE THAT WE ARE COORDINATED WHEN WE COME
BACK
5:21:23PM THAT THE PLANS ARE SHOWING THE LAYERS.
5:21:26PM >>Jim Wallace: YOU'RE GOOD AT WHAT YOU DO.
5:21:28PM >>Sabrina McCabe: THANK YOU.
5:21:29PM TO YOUR POINT ON THE GATHERING SPACES, WE CAN LOOK AT
THOSE.
5:21:33PM THE SCALE YOU'RE LOOKING AT, IT'S HARD TO TELL BUT THEY ARE
5:21:36PM MEANT TO BE MORE THAN THE TWO-PERSON SPACES, WHETHER IT IS
5:21:39PM THE OVERLOOK OR THE PAVILION.
5:21:41PM WE WILL LOOK AT THAT AND DO OUR BEST WITH THE SPACE THAT WE
5:21:44PM HAVE TO MAKE SURE WE HAVE LARGER GATHERING SPACES THAT CAN
5:21:49PM FIT MORE THAN TWO.
5:21:52PM >>Al Paivandy: MOST OF THESE SENIOR FACILITIES, I SEE A LOT
5:21:56PM OF SIDEWALK, NOT ONLY FAMILY MEMBERS THAT ARE ABLE TO TAKE
5:22:02PM THE PEOPLE OUT AND -- I HAVE A LOT OF FAMILY MEMBERS AND
5:22:08PM FRIENDS IN THESE PLACES.

5:22:10PM HAVING SAID THAT I ASSUME THE DOTTED LINES SHOWN ON THERE
5:22:14PM ARE THE WALKWAYS.
5:22:15PM >>Sabrina McCabe: YES.
5:22:16PM >>Al Paivandy: I WOULD LIKE TO RECOMMEND, IF POSSIBLE, TO
5:22:20PM PROVIDE A LOT MORE SHADE TREES IN THOSE AREAS.

5:22:23PM I KNOW IN THE MEMORY CARE, HAPPEN TO HAVE A FRIEND THERE
5:22:30PM THAT WHEN THEY TOOK HIM FOR THE WALK, HE ALWAYS CALLED IT,
5:22:33PM WE'RE THE CHAIN GANG, SOMEWHAT CONNECTED TO ONE ANOTHER.
5:22:39PM HAVING WALKED IN A LONG LINE, YOU MAY WANT TO PROVIDE A LOT
5:22:45PM MORE TREES FOR THEM TO BE ABLE TO BE IN THE SHADE ESPECIALLY
5:22:51PM WITH THE MEMORY CARE.
5:22:53PM FROM THE VISUAL OF LOOKING AT THAT, I WOULD SAY AT LEAST
5:22:56PM AROUND THE SIDEWALK, YOU NEED A LOT MORE TREES.
5:23:00PM I KNOW YOU'RE GOING TO WORK AT THAT, BUT WORK A LOT AT IT.
5:23:05PM >>Sabrina McCabe: OKAY.
5:23:06PM WILL DO.
5:23:07PM I'LL TALK TO THE TEAM ABOUT THE CIRCULATION PATHS, IF THERE
5:23:10PM ARE CERTAIN PATHS THAT ARE INTENDED, THAT THEY TAKE MORE
5:23:15PM OFTEN.
5:23:15PM WE'LL MAKE SURE WE PROVIDE THOSE CANOPY TREES AS WELL AS
5:23:18PM ACCENTS AND THINGS THAT GIVES THEM HEIGHT TO COMPLEMENT
THE
5:23:22PM BUILDING AND THE SCALE OF IT.
5:23:24PM I THINK THERE ARE SOME AREAS, TOO, AT THE ENTRYWAYS AND
5:23:29PM ALONG HERE WHERE WE DO HAVE THE SPACE AND THAT HELPS BRING
5:23:32PM THAT SHADE TO THIS WALKWAY HERE.

5:23:35PM AND WE'LL DEFINITELY RELOOK AND DO OUR BEST TO PROVIDE AS
5:23:40PM MUCH SHADE AS POSSIBLE.
5:23:42PM >>Al Paivandy: IT APPEARS THEY HAVE TRIED TO GET ALL THE
5:23:45PM PARKING REQUIRED IN THERE AND THE MAXIMUM AMOUNT OF
5:23:49PM BUILDING.
5:23:49PM THERE'S LITTLE ROOM LEFT FOR THE LANDSCAPE.
5:23:54PM >>Jim Wallace: NOT A LOT OF GREENSPACE ON THIS SITE.
5:23:56PM MAYBE YOU NEED A FEW LESS ROOMS AND A LOT MORE GREENSPACE.
5:24:03PM >>Sabrina McCabe: WE CAN SHOW SOME ENLARGEMENTS OF THIS
NEXT
5:24:07PM TIME THAT SHOW.
5:24:08PM IN SOME AREAS, AT YOUR ENTRY HERE IT IS TIGHT.
5:24:11PM BUT THERE ARE SOME, AND ESPECIALLY ALONG THE INDEPENDENT
5:24:14PM LIVING BUILDING, THAT IS A GOOD AMOUNT OF SPACE TO GET A
5:24:17PM ROOT BALL IN THERE.
5:24:18PM IT LOOKS TIGHT, BUT THAT IS AN EIGHT OR TEN FOOT SPACE.
5:24:23PM WE HAVE TO WORK WITH THE RIGHT SPECIES AND MAKE SURE IT IS
5:24:25PM SOMETHING THAT CAN GROW IN THAT CONDITION AND NOT BE IN
5:24:29PM CONFLICT WITH BUILDING'S ROOFLINE BUT PROVIDE SHADE.
5:24:33PM WE'LL WORK WITH THAT AND WITH THE NOTCHES IN THE BUILDING, I
5:24:36PM THINK WE CAN DO A GOOD JOB FITTING THAT IN.
5:24:39PM >>Jim Wallace: THIS SITE LOOKS LIKE IT IS PRIMARILY BLACK

5:24:43PM TOP AND BUILDING.
5:24:44PM I HAVEN'T DONE THE CALCULATION.
5:24:49PM I'M SURE YOU HAVE, WHAT THE GREENSPACE IS, BUT IT'S
5:24:52PM EXTREMELY LOW.

5:24:53PM I THINK YOU KNOW THAT, AND I THINK THE DEVELOPER PROBABLY
5:24:55PM KNOWS THAT.
5:24:56PM SOMETHING YOU NEED TO THINK ABOUT.
5:24:58PM >>Barry Jones: GREENSPACE IS UP AT THE TOP OF THIS, TOO, FOR
5:25:03PM THEM TO MEET THEIR CODE.
5:25:04PM THAT DRY DETENTION AREA.
5:25:06PM >>Jim Wallace: THAT'S JUST CHEATING.
5:25:08PM THAT'S JUST CHEATING, BARRY.
5:25:11PM >>Barry Jones: IT'S WHAT THE CODE IS, JIM.
5:25:13PM IT'S THEIR PROPERTY.
5:25:14PM COUNTS AS GREENSPACE.
5:25:17PM >>Sabrina McCabe: THAT'S WHY WE RECOGNIZE HAVING THIS LAKE
5:25:20PM OVERLOOK PROVIDES ANOTHER SPACE OVER HERE TO REALLY
UTILIZE.
5:25:23PM BECAUSE IT IS A REALLY NICE VIEW TOWARD THIS WATER BODY AND
5:25:27PM ACROSS AND PEACEFUL.
5:25:28PM USING THAT IS --
5:25:29PM >>Jim Wallace: I HEAR YOU AND I THINK YOU HEAR WHAT I'M
5:25:32PM SAYING.
5:25:32PM WE KNOW EACH OTHER QUITE WELL.
5:25:34PM I THINK YOU KNOW ME AND I CERTAINLY KNOW YOU.
5:25:37PM I KNOW YOU'RE CAPABLE.
5:25:38PM >>Sabrina McCabe: THANK YOU.
5:25:39PM ANY OTHER QUESTIONS?
5:25:43PM >>Michael Sheeley: BEFORE YOU STEP DOWN, SABRINA, I WANT TO
5:25:45PM LET EVERYBODY KNOW THAT SABRINA IS THE NEW CHAIRMAN OF THE

5:25:48PM CITY OF NAPLES DESIGN REVIEW BOARD.
5:25:50PM CONGRATULATIONS.
5:25:51PM [APPLAUSE]
5:25:51PM THEY ARE A LOT TOUGHER THAN WE ARE.
5:25:58PM >>Sabrina McCabe: YOU BETTER WATCH OUT.
5:26:02PM [LAUGHTER]
5:26:02PM THOSE ARE BIG SHOES TO FILL.
5:26:06PM I DEFINITELY APPRECIATE THE HONOR TO BE ON THE BOARD AND THE
5:26:11PM CHAIR.
5:26:11PM THANK YOU GUYS.
5:26:12PM >>Mary Gibbs: MAY I ASK A QUESTION, MY MONITOR IS BROKEN SO
5:26:20PM I CAN'T REALLY READ THAT.

5:26:21PM ON THE WEST ELEVATION, THE WEST SIDE, WHAT IS THE GREEN
5:26:25PM STRIP?
5:26:25PM IS THAT A BUFFER?
5:26:27PM WEST.
5:26:28PM >>Sabrina McCabe: THAT IS ALSO DETENTION BUT THERE ARE TREES
5:26:31PM PROPOSED ALONG THERE AS A BUFFER.
5:26:33PM >>Mary Gibbs: I THINK BOARD MEMBER JONES ASKED ABOUT DOING A
5:26:36PM BUFFER BECAUSE IN THE OLD COUNTY CODE, YOU DIDN'T HAVE TO
DO
5:26:39PM A BUFFER BETWEEN COMMERCIAL USES BUT IN OUR CODE I THINK
5:26:41PM THERE IS AN A BUFFER.
5:26:43PM STACY MIGHT HAVE MENTIONED A DEVIATION, BUT MAYBE YOU NEED
5:26:47PM TO THINK ABOUT HAVING SOME BUFFER ON THE WEST SIDE.
5:26:50PM >>Barry Jones: IT SEEMS LIKE THEY ARE PROPOSING TO TAKE CARE

5:26:53PM OF THAT.
5:26:53PM >>Sabrina McCabe: WE ARE PROPOSING IT, THOUGH IT DOESN'T
5:26:56PM APPEAR TO BE REQUIRED SO I DON'T BELIEVE -- STACY, CORRECT
5:26:59PM ME IF I'M WRONG, WE'RE NOT ASKING FOR A DEVIATION.
5:27:03PM >>Mary Gibbs: REQUIRED IN THE NEW --
5:27:05PM >>Barry Jones: IF IT'S A COMMITMENT, WE'LL ASK FOR THAT
5:27:08PM COMMITMENT TO BE SPELLED OUT IN THE ZONING RESOLUTION.
5:27:10PM THAT'S ALL.
5:27:15PM >>Sabrina McCabe: THANK YOU.
5:27:16PM >>Anthony Gargano: SABRINA, YOU MAY WANT TO REVISIT YOUR
5:27:19PM DECISION ON THAT NEW POSITION.
5:27:20PM [LAUGHTER]
5:27:23PM >> PAY BETTER THAN HERE?
5:27:25PM >> TWISTING MY ARM.
5:27:26PM KIDDING.
5:27:27PM THANK YOU.
5:27:31PM >>Stacy Ellis Hewitt: I JUST WANTED TO ADD TO WHAT YOU SAID,
5:27:34PM BARRY.
5:27:35PM THANK YOU FOR MENTIONING THAT.
5:27:36PM THE SUBDIVISION CAME IN ALL TOGETHER AS ONE DEVELOPMENT.
5:27:39PM AS MR. JONES MENTIONED, THE OPEN SPACE, THE MAJORITY OF THE
5:27:44PM OPEN SPACE WAS PROVIDED AT THAT TIME WITH SUBDIVISION WITH
5:27:47PM THE PARCELS ALL PROVIDING A MINIMUM PERCENTAGE.
5:27:49PM THE SITE DOES MEET OR EXCEED.
5:27:51PM EXCEEDS THE MINIMUM OPEN SPACE REQUIRED AS SET OUT IN THE

5:27:55PM RESOLUTION.
5:27:56PM THERE WAS JUST AN EXISTING RESOLUTION IN THE '09, I THINK,
5:28:00PM THERE IS A DEVIATION TO ALLOW NO BUFFER I BELIEVE ON THAT

5:28:03PM ONE IS WHY I HAD THAT.
5:28:04PM WE'LL RELOOK AT THAT DURING THE REVIEW.
5:28:06PM >>Mary Gibbs: I THINK THEY ARE SAYING LET'S TAKE A LOOK AT
5:28:09PM IT.
5:28:10PM >>Barry Jones: THE PRINCIPLE BEHIND THAT, YOU DO CLUSTERED
5:28:13PM DEVELOPMENT TO TRY TO SAVE LARGER TRACTS OF GREENSPACE SO
5:28:16PM YOU ALLOW FOR MORE INTENSE FOOTPRINT WITHIN A SMALLER AREA
5:28:20PM TO SAVE LIKE BIG NATURE PRESERVE AROUND THE TOP.
5:28:24PM THAT'S HOW THEY GET THEIR GREENSPACE.
5:28:26PM >>Jim Wallace: I UNDERSTAND HOW.
5:28:27PM WHEN YOU SAY SAVE GREENSPACE, WHAT ARE YOU SAVING IT FOR?
5:28:30PM CERTAINLY NOT SAVING IT FOR ANY ANIMALS.
5:28:33PM NOT SAVING IT FOR ANY HUMANS.
5:28:35PM YOU CAN ALWAYS DO BETTER.
5:28:40PM >>Stacy Ellis Hewitt: THANK YOU.
5:28:42PM >>Anthony Gargano: DOES THAT CONCLUDE THINGS, STACY?
5:28:44PM I NEED TO OPEN TO THE PUBLIC.
5:28:47PM DO WE HAVE ANYONE HERE IN THE PUBLIC THAT WISHES TO
COMMENT,
5:28:51PM BE HEARD ON THIS MATTER?
5:28:54PM NO.
5:28:55PM I'LL CLOSE THE PUBLIC PORTION.
5:28:57PM THANK YOU.

5:28:57PM FOR THE NEXT ITEM ON THE AGENDA, THE BOARD WILL SIT IN A
5:29:11PM QUASI-JUDICIAL CAPACITY.
5:29:15PM IF YOU INTEND TO PROVIDE TESTIMONY ON ANY OF THE -- OR ON
5:29:20PM THIS APPLICATION, YOU MUST BE SWORN IN BY THE BOARD
5:29:23PM ATTORNEY.
5:29:24PM SHE'LL DO THAT IN A MOMENT.
5:29:26PM YOU SHOULD ALSO FILL OUT A PUBLIC SPEAKER'S CARD AND GIVE IT
5:29:29PM TO THE DEPUTY VILLAGE CLERK BEFORE THE ITEM IS CALLED.
5:29:32PM IN GENERAL, ON EACH APPLICATION, WE WILL FIRST HEAR AN
5:29:36PM INTRODUCTION FROM THE VILLAGE COMMUNITY DEVELOPMENT
5:29:38PM DIRECTOR, AND THEN A PRESENTATION FROM THE APPLICANT.
5:29:41PM THE DIRECTOR MAY THEN MAKE A PRESENTATION.
5:29:45PM AFTER THIS, I WILL ALLOW ANYONE FROM THE AUDIENCE WHO HAS
5:29:47PM BEEN SWORN TO PROVIDE TESTIMONY.
5:29:51PM PLEASE BE CONCISE WITH YOUR COMMENTS NOT TO EXCEED FIVE
5:29:56PM MINUTES.
5:29:57PM THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS
AND
5:30:01PM TO PROVIDE REBUTTAL.
5:30:02PM NOW, ABOUT CROSS-EXAMINATION, WITNESSES, INCLUDING THE

5:30:06PM PUBLIC MAY BE SUBJECT TO CROSS-EXAMINATION.
5:30:10PM THE PUBLIC WILL NOT BE PERMITTED TO CROSS-EXAMINE WITNESSES,
5:30:14PM BUT THE PUBLIC MAY REQUEST THE BOARD TO DIRECT QUESTIONS ON
5:30:17PM THEIR BEHALF TO EITHER STAFF OR THE APPLICANT.
5:30:21PM PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
5:30:24PM INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.

5:30:28PM IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
5:30:32PM AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
5:30:36PM IN ADDITION, BEFORE THE PRESENTATION OR THE APPLICATION
5:30:39PM BEGINS, ANY WRITTEN COMMUNICATIONS THAT HAVE BEEN RECEIVED
5:30:42PM ON THE QUASI-JUDICIAL MATTER WILL BE PLACED IN THE PUBLIC
5:30:47PM RECORD.
5:30:48PM I WILL ALSO ASK EACH BOARD MEMBER TO DISCLOSE ANY EX PARTE
5:30:52PM COMMUNICATIONS REGARDING THE PARTICULAR APPLICATION
BEFORE
5:30:55PM IT IS HEARD AND ANY BOARD MEMBER THAT HAS A CONFLICT
5:30:59PM REGARDING APPLICATION MUST DECLARE THAT CONFLICT AND WILL
5:31:03PM NOT BE ALLOWED TO PARTICIPATE IN THE DISCUSSION OR VOTE ON
5:31:07PM THE APPLICATION.
5:31:09PM SO WILL ALL THOSE WHO INTEND TO TESTIFY IN THIS HEARING
5:31:12PM PLEASE STAND, RAISE YOUR RIGHT HAND, AND OUR BOARD ATTORNEY
5:31:16PM WILL ADMINISTER THE OATH.
5:31:17PM >>Mary Gibbs: MAY I ASK A QUESTION FIRST, MR. CHAIR?
5:31:20PM WE HAVE TWO REPRESENTATIVES FROM SIMON ON THE TEAMS
MEETING.
5:31:25PM I THINK YOU CAN'T SEE THEM BECAUSE THAT MAP IS UP.
5:31:28PM AND I THINK THEY ARE JUST AVAILABLE FOR QUESTIONS.
5:31:33PM >>Erica Augello: THEY NEED TO BE SWORN IF THEY PROVIDE
5:31:35PM RESPONSES.
5:31:35PM THAT WILL BE CONSIDERED TESTIMONY FOR PURPOSES OF THE
5:31:37PM HEARING.
5:31:38PM ANYONE WISHING TO SPEAK, IF YOU COULD RAISE YOUR RIGHT HAND,
5:31:42PM INCLUDING THOSE ON TEAMS TO BE SWORN.

5:31:44PM DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU ARE ABOUT TO
5:31:46PM GIVE IS THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT THE
5:31:49PM TRUTH?
5:31:49PM AS WELL AS ON TEAMS?
5:31:51PM OKAY.
5:31:52PM THANK YOU.
5:31:52PM SO SWORN.
5:31:56PM >>Tammy Duran: BEFORE WE START, CAN YOU GUYS TALK IN TEAMS
5:31:59PM TO MAKE SURE WE CAN HEAR YOU?

5:32:00PM TRACY?
5:32:05PM >> CAN YOU HEAR ME?
5:32:07PM >>Tammy Duran: WE CAN HEAR YOU.
5:32:08PM PERFECT.
5:32:09PM THANK YOU.
5:32:11PM >>Anthony Gargano: WE'RE GOOD?
5:32:12PM >>Tammy Duran: WE'RE GOOD.
5:32:27PM >>Anthony Gargano: I'M GOING TO ASK THE BOARD, ANY BOARD
5:32:32PM MEMBERS HAVE HAD EX PARTE COMMUNICATIONS ON THE MATTER
5:32:36PM THAT'S COMING BEFORE US, WHICH IS THE COCONUT POINT PAINT
5:32:45PM PROJECT?
5:32:45PM >> NO.
5:32:46PM >> NO.
5:32:46PM >> NO.
5:32:47PM >>Anthony Gargano: ANY CONFLICTS OF INTEREST?
5:32:49PM >> NO.

5:32:49PM >>Anthony Gargano: OKAY.
5:32:50PM THANK YOU.
5:32:50PM MARY, DO YOU WANT TO KICK THIS ONE OFF?
5:32:58PM >>Mary Gibbs: GOOD EVENING AGAIN.
5:32:59PM YOU MAY RECALL THIS BECAUSE IT'S BEEN HERE BEFORE A FEW
5:33:03PM TIMES.
5:33:04PM THERE ARE TWO REQUESTS TONIGHT.
5:33:06PM ONE IS THE COCONUT POINT REPAINTING OF THE BUILDINGS.
5:33:11PM AND THE OTHER IS A REVISION TO THE SIGNAGE.
5:33:14PM SO WE HAD THIS BEFORE FOR PUBLIC INFORMATION MEETING, AND
WE
5:33:22PM HAD A FOLLOW-UP WORKSHOP IN DECEMBER.
5:33:25PM THE PUBLIC INFORMATION MEETING, THE FIRST ONE WAS ACTUALLY
5:33:27PM IN OCTOBER FOR THE PAINTING.
5:33:29PM AND THEN THERE WAS A FOLLOW-UP WORKSHOP IN DECEMBER.
5:33:32PM AND THEN THE SIGNAGE CAME FORWARD FOR PUBLIC INFORMATION
5:33:35PM MEETING IN FEBRUARY.
5:33:36PM SO BASICALLY WHAT THE REQUEST IS JUST TO SIMPLIFY IT IS THEY
5:33:43PM WANT TO REPAINT THE BUILDINGS IN THE SIMON PART OF THE MALL,
5:33:48PM WHICH IS CALLED TOWN CENTER AREA 2.
5:33:51PM IT DOES NOT INCLUDE RAPALLO AND IT DOES NOT INCLUDE THE
5:33:55PM PROPERTY SOUTH OF COCONUT POINT WHICH IS THE LEE HEALTH
5:33:58PM PROPERTY.
5:33:58PM THIS IS A MAP THAT I'VE GOT UP HERE THAT BASICALLY SHOWS YOU
5:34:04PM WHAT WE CALL THE MALL AREA.
5:34:07PM NOW, THE SIMON AREA IS A LITTLE BIT DIFFERENT AND I'LL

5:34:11PM EXPLAIN THAT IN A LITTLE BIT.
5:34:14PM TAMMY, CAN WE GET THE NEXT MAP UP?
5:34:17PM THE SIGNAGE REQUEST WILL COVER ALL THIS PROPERTY.
5:34:20PM EVERYTHING IN THE SIMON PROPERTY WOULD BE COVERED BY THE
5:34:24PM SIGNAGE REQUEST, BUT THE PAINTING IS SLIGHTLY DIFFERENT.
5:34:27PM WE HIGHLIGHTED IN BLUE JUST BECAUSE IT WAS A LITTLE BIT
5:34:53PM CONFUSING TO US WHEN WE WERE TRYING TO REVIEW EVERYTHING
AND
5:34:56PM TO MAKE IT SIMPLER FOR YOU.
5:34:58PM SIMON DOES NOT OWN THE TARGET OR THE DILLARD'S BASICALLY.
5:35:03PM THOSE ARE THE TWO LARGEST PIECES THAT WOULD NOT BE
INCLUDED
5:35:06PM IN THIS ACTUAL REQUEST.
5:35:08PM AND THEN THERE ARE A FEW OUT PARCELS THAT ARE NOT OWNED BY
5:35:13PM SIMON AS WELL.
5:35:13PM BUT THE MAJORITY OF THE WHOLE FASHION DRIVE, THAT WHOLE
5:35:17PM CENTER AND THE COMMUNITY CENTER, THE WHOLE TRACT 2 OTHER
5:35:21PM THAN THESE PIECES THAT ARE NOT HIGHLIGHTED IN BLUE.
5:35:24PM THE SIGNAGE AGAIN, WE'RE UPDATING THE WHOLE AREA, AND THEN
5:35:31PM THEY ARE REPAINTING THE COLORS TO MATCH THE COLORS OF THE
5:35:34PM BUILDINGS, AND THEN THEY ARE UPDATING THE LOGO, THE
COCONUT
5:35:37PM LOGO ON THE SIGN, YOU MIGHT REMEMBER AND THEN ADDING THE
5:35:41PM SIMON LOGO, WHICH IS IN THE BACK OF THE ROOM AND THE
5:35:44PM ARCHITECT WILL EXPLAIN TO YOU.
5:35:46PM SO THE APPLICATION, IF YOU REMEMBER FROM THE FIRST TIME,
5:35:50PM WHICH IS BACK IN OCTOBER, WHEN YOU LOOKED AT IT, THE COLORS,
5:35:54PM THERE WAS A LITTLE BIT OF ISSUE ABOUT THE COLORS AND SOME OF

5:35:57PM THE COLORS BEING A LITTLE BIT LIGHT.
5:35:59PM AFTER THAT, THE APPLICANT WENT BACK AND ADDED SOME EXTRA
5:36:03PM COLORS TO THE PALETTE.
5:36:05PM ONE OF THE COLORS THEY ADDED WAS TAWNY TOPE, USED IN THE
5:36:10PM WOODFIELD PROJECT ACROSS THE STREET, ONE OF THEIR PRIMARY
5:36:14PM COLORS.
5:36:15PM ALSO ADDED A PAVE STONE, DARKER COLOR TO PROVIDE MORE
5:36:18PM CONTRAST.
5:36:19PM SO THAT WAS CHANGED.
5:36:24PM THAT WAS ONE OF THE THINGS I THINK THAT THE ONLY CONCERN
5:36:27PM THAT I RECALL THAT THE BOARD HAVING AT THE TIME.
5:36:29PM WE WENT BACK TO LOOK AT THIS, AND THEN ONE OF THE QUESTIONS
5:36:34PM WAS, WHAT ARE YOU PAINTING?
5:36:36PM WE DON'T HAVE LIKE ALL THE BUILDINGS SHOWN.
5:36:39PM SO THEY ACTUALLY SUPPLIED TO US 29 PAGES OF PLANS, WHICH ARE

5:36:44PM ATTACHED TO THE BACK OF YOUR DOCUMENTS.
5:36:47PM MARYANN DEVANAS OF MY STAFF AND I WENT THROUGH THE 29 PAGES
5:36:52PM OF PLANS FOR SEVERAL HOURS TO MAKE SURE THERE WAS ENOUGH
5:36:54PM CONTRAST PROVIDED, THAT THEY WEREN'T PUTTING LIKE THE TWO
5:36:57PM LIGHTEST COLORS TOGETHER TO HAVE THE WHOLE BUILDING LOOK
5:37:01PM WHITE.
5:37:01PM THAT THERE WAS ENOUGH DIFFERENTIATION VERTICALLY AND
5:37:04PM HORIZONTALLY TO PROVIDE THE CONTRAST.
5:37:06PM PROBABLY EXPLAINING IT NOT VERY WELL, I'M NOT AN ARCHITECT,
5:37:11PM KRISTIN MULKEY IS HERE AND SHE WILL KIND OF EXPLAIN THAT TO

5:37:15PM YOU AS WELL.
5:37:16PM THE POINT I'M TRY TO GET ACROSS, ONCE WE REVIEWED ALL THE
5:37:21PM DETAIL AND SAW WHAT THEY WERE DOING WITH THE CONTRASTING
5:37:23PM COLORS, WE WERE COMFORTABLE THAT THE APPLICATION MEETS THE
5:37:28PM INTENT OF THE LAND DEVELOPMENT CODE AND ALSO THE COCONUT
5:37:31PM POINT DESIGN REVIEW GUIDELINES.
5:37:33PM WE ARE RECOMMENDING APPROVAL OF BOTH REQUESTS.
5:37:36PM WE FEEL THAT IT'S GOING TO BE CONSISTENT WITH THE LAND
5:37:40PM DEVELOPMENT CODE AND THE COMPREHENSIVE PLAN.
5:37:43PM WE ALSO THINK THAT BASICALLY IT'S GOING TO HELP UPDATE THE
5:37:48PM CENTER A LITTLE BIT BECAUSE SOME OF THE COLORS IN THE CENTER
5:37:51PM NOW ARE A LITTLE BIT KIND OF TIRED, ESPECIALLY THE SALMON.
5:37:57PM SALMON COLOR IS NOT MY FAVORITE.
5:37:59PM SOME OF THE GOLD OUTDATED.
5:38:01PM WE ARE RECOMMENDING APPROVAL.
5:38:02PM WE DO PROBABLY TALK TOO MUCH BECAUSE I'M SURE THE ARCHITECT
5:38:05PM CAN DO A MUCH NICER JOB EXPLAINING THIS.
5:38:08PM WE DO HAVE TONIGHT FROM SIMON -- NOW YOU CAN'T SEE THEM
5:38:12PM BECAUSE WE HAVE THE MAP IN THE WAY, BUT WE HAVE BILL MOSTON
5:38:16PM ONE OF THE VICE PRESIDENTS FROM SIMON, CORPORATE IN
5:38:19PM INDIANAPOLIS.
5:38:19PM AND THEN WE ALSO HAVE TRACY BOLAND, WHO IS ONE OF THE SENIOR
5:38:24PM ARCHITECTS.
5:38:25PM SHE IS A SIMON ARCHITECT.
5:38:27PM SHE WAS HERE BEFORE.

5:38:28PM HERE IN PERSON WE HAVE KRISTIN MULKEY WHO YOU ALL REMEMBER I
5:38:31PM THINK FROM ONE OF THE PRIOR PRESENTATIONS BECAUSE SHE'S VERY
5:38:34PM TALL AND WE HAD A HARD TIME WITH HER AT THE MICROPHONE.

5:38:37PM WE ALSO HAVE NEALE MONTGOMERY, THE LAND USE ATTORNEY FOR
5:38:41PM SIMON AS WELL.
5:38:42PM I'M GOING TO TURN IT OVER IF YOU DON'T HAVE ANY QUESTIONS
5:38:46PM FOR ME, LET ME TURN IT OVER.
5:38:49PM KRISTIN, ARE YOU GOING TO TALK FIRST?
5:39:01PM >> THE DRAWINGS LOOK GREAT, MARY.
5:39:03PM THE COLOR.
5:39:08PM >>Mary Gibbs: I DID IT MYSELF.
5:39:09PM [LAUGHTER]
5:39:09PM DON'T TELL KRISTIN.
5:39:25PM >> GOOD EVENING.
5:39:27PM WE'VE MET BEFORE.
5:39:28PM I'M KRISTIN MULKEY, THE ARCHITECT THAT'S HELPED SIMON
5:39:32PM PROPERTY GROUP PUT ALL OF THIS TOGETHER.
5:39:35PM A LOT OF THIS YOU'VE SEEN BEFORE.
5:39:37PM I'M GOING TO KEEP IT FAIRLY BRIEF TO ALLOW YOU TO ASK
5:39:40PM QUESTIONS AS NEEDED.
5:39:41PM WHAT WE'RE GOING TO START WITH IS THE SITE SIGNAGE.
5:39:45PM AGAIN, I BELIEVE YOU HAVE SEEN THIS.
5:39:47PM WE MADE SMALL TWEAKS SINCE THE INTRODUCTION.
5:39:51PM AS MARY SAID, WE'RE TAKING CARE OF THE SIGNAGE THROUGHOUT
5:39:58PM THE ENTIRE PROPERTY.

5:40:03PM THE COLOR PALETTE, WHICH IS THIS ONE, WE ARE UTILIZING
5:40:14PM SIMILAR COLORS FOR THE BASE, WHICH IS PAVILION BEIGE, WHICH
5:40:18PM IS SIMILAR TO OUR BUILDING TRIM AND THEN MODERATE IS THE
5:40:23PM MAIN COLOR OF THE SIGN.
5:40:26PM SO THOSE YOU CAN SEE THROUGHOUT THESE RENDERINGS, AND
THEN
5:40:30PM WE ACCENT IT WITH BLACKS.
5:40:33PM I BELIEVE THERE IS A GREEN SHADE AND A COUPLE OF OTHER
5:40:36PM THINGS FOR THE LOGO.
5:40:37PM SO THE UPGRADE IS TO TAKE THE FONT THAT'S CURRENTLY THERE,
5:40:41PM REMOVE THAT.
5:40:42PM REMOVE THE LOGO, AND CLEAN UP ALL THE EXISTING ARCHITECTURE.
5:40:46PM SO IT'S JUST A FRESH COAT OF PAINT.
5:40:49PM I BELIEVE THERE IS A TILE BAND AT THE BOTTOM, THAT WOULD BE
5:40:51PM REMOVED AS WELL.
5:40:52PM ONCE WE PAINT EVERYTHING THE NEW TWO SHADES, THEN WE DO A
5:40:56PM BRAND-NEW LOCKUP WITH SIMON LOGO AND THEN THE NEW
BRANDED
5:41:01PM COCONUT POINT JUST AS AN UPDATE.
5:41:04PM I'LL KIND OF SCROLL THROUGH THESE.
5:41:10PM YOU'VE SEEN THEM.

5:41:11PM HAD AN OPPORTUNITY TO LOOK AT THEM.
5:41:13PM AGAIN, THE ARCHITECTURAL SIGNAGE REMAINS THE SAME.
5:41:17PM NO NEW CONSTRUCTION.
5:41:18PM JUST A REBRANDING AND A NEW COLOR PALETTE.
5:41:21PM ON THE TOWER AND ENTRANCE, WE FACTORED THAT INTO THE PAINT
5:41:39PM PERMIT FOR THE ARCHITECTURAL PORTION OF IT.

5:41:40PM SO ON SOMETHING LIKE THE TOWER, WE WOULD DO A NEW LOCKUP
5:41:46PM INVOLVED IN THIS.
5:41:47PM ALL THE COLORS ARE PART OF THE PAINTING OF THE BUILDING
5:41:50PM SINCE IT'S MORE OF AN ARCHITECTURAL ELEMENT.
5:41:54PM THEN THROUGHOUT THE WAYFINDING, ALL THESE EXISTING SIGNS
5:42:11PM REMAIN.
5:42:12PM AGAIN, THEY WOULD BE IN PLACE.
5:42:14PM WE WOULD DO THE DARK URBANE BRONZE SIMILAR TO THE DARK
5:42:19PM ACCENT COLORS ON THE BUILDINGS FOR GUTTERS AND RAILINGS
AND
5:42:23PM ANY METAL ACCENTS.
5:42:25PM SO WE'LL DO THAT AND THEN INTRODUCE THE TWO COLORS AND DO
A
5:42:29PM NEW LOCKUP AND WAYFINDING ON THE SIGNS AFTER THEY HAVE
BEEN
5:42:33PM PAINTED.
5:42:34PM >>Michael Sheeley: IT'S A GREAT IMPROVEMENT.
5:42:46PM >> PART OF THE PAINT WILL ALSO INCLUDE THE LIGHTING.
5:42:50PM SO LIGHT POLES, TRASH RECEPTACLES, BENCHES THROUGHOUT THE
5:42:54PM PROPERTY AND THOSE ALSO ARE FOLDED INTO THE ARCHITECTURAL
5:42:57PM PORTION, SO THOSE SITE AMENITIES AND THEY ARE COORDINATED
5:43:01PM WITH THE SIGNAGE AS WELL.
5:43:05PM >>Dan Williams: I KNOW WE'RE TALKING ABOUT THE COLOR PALETTE
5:43:08PM HERE BUT WAS ANY CONSIDERATION GIVEN TO ADDING OR DELETING
5:43:11PM OR RELOCATING ANY OF THE SIGNS?
5:43:14PM >> TRACY, CAN YOU ANSWER THAT?
5:43:18PM >> REPEAT THAT, PLEASE, ADDING OR DELETING SIGNS?
5:43:21PM >>Dan Williams: ADDING, DELETING OR RELOCATING ANY OF THE

5:43:25PM SIGNAGE.
5:43:25PM I WAS WONDERING IF ANY CONSIDERATION WAS GIVEN TO THAT?
5:43:29PM >> WE DID REVIEW THE WAYFINDING SIGNS.
5:43:32PM YOU'RE TALKING ABOUT THE WAYFINDING THEMSELVES, NOT THE
5:43:35PM ENTRY SIGNS?
5:43:36PM >>Dan Williams: YES.
5:43:37PM >> YEAH, WE DID EVALUATE IF THOSE WERE WHERE WE NEED THEM,
5:43:41PM WHICH THEY ARE.

5:43:42PM SO WE'RE REPLACING THE FACES IN PLACE.
5:43:47PM >>Mary Gibbs: MAY I ADD ONE THING, THOUGH?
5:43:49PM FORGOT TO MENTION THIS WHEN I INTRODUCED IT.
5:43:51PM THERE ARE TWO NEW INTERNAL DIRECTORY SIGNS BEING ADDED.
5:43:55PM THOSE ARE THE ONLY TWO NEW SIGNS.
5:43:58PM ONE BY THE CIGAR BAR I THINK AND FORGET WHERE THE OTHER ONE
5:44:02PM IS BUT THEY ARE INTERNAL TO THE PROJECT.
5:44:04PM I WANT TO MAKE SURE THAT THOSE -- WE MENTIONED THAT, SO YOU
5:44:09PM KNOW THERE ARE TWO NEW SIGNS.
5:44:13PM >>Al Paivandy: ARE ANY OF THOSE GOING TO BE THE DIRECTIONAL
5:44:16PM TYPE --
5:44:17PM >>Mary Gibbs: DILLARD'S THIS WAY OR SOMETHING.
5:44:19PM >>Al Paivandy: NOT THE KIND USED ON OTHER SIMON PROPERTIES?
5:44:24PM >>Mary Gibbs: I DON'T KNOW WHAT THE OTHER ONES ARE.
5:44:26PM >>Al Paivandy: LIKE THE ONE IN JACKSONVILLE.
5:44:28PM >>Mary Gibbs: YOU'RE THINKING OF THE KIOSK INTERACTIVE SIGN.
5:44:33PM NO, THESE ARE LIKE DIRECTORY.

5:44:36PM NOT THE KIOSK.
5:44:38PM I THINK IT WILL BE REFRESHED ALSO.
5:44:40PM >>Al Paivandy: MAYBE SOME DAY.
5:44:41PM >>Mary Gibbs: THEY SAID NOT INTERACTIVE THE LAST TIME.
5:44:49PM >>Al Paivandy: I MENTIONED IT LAST TIME.
5:44:51PM THE LADY EXPLAINING IT DID NOT WANT TO DO IT.
5:44:54PM THE EXPENSE.
5:45:00PM >> BACK TO THE SIGNAGE, ANYTHING INCLUDING RESTROOM SIGNS
5:45:05PM THAT ARE PART OF THE WAYFINDING EXERCISE WOULD BE REPLACED.
5:45:10PM AND THAT'S THE SIGNAGE.
5:45:26PM >>Michael Sheeley: I THINK IT LOOKS GREAT.
5:45:28PM WELL DONE.
5:45:34PM >> BILL OR TRACY, IS THERE ANYTHING YOU WANT TO ADD?
5:45:39PM >> NO.
5:45:39PM OTHER THAN WE'RE EXCITED TO CHANGE THIS.
5:45:46PM [LAUGHTER]
5:45:50PM >>Mary Gibbs: THEY ARE GOING TO BE OUT TOMORROW CHANGING IT
5:45:53PM IF YOU SAY YES TONIGHT.
5:46:37PM >> ON TO BUILDING PAINTS.
5:46:39PM OVER HERE TO THE RIGHT AND IN FRONT ARE LARGER VERSIONS OF
5:46:43PM THE PALETTES.
5:46:45PM I ALSO HAVE, LIKE IF WE WANT TO PASS THIS AROUND.
5:46:51PM I HAVE THESE WHICH YOU COULD SEE.
5:46:54PM IT MAKES A DIFFERENCE.
5:47:00PM >>Mary Gibbs: VANNAH IS HELPING.

5:47:02PM MAKE A NOTE OF THAT IN THE MINUTES.
5:47:04PM [LAUGHTER]
5:47:05PM >> SEEING THOSE ON A WALL IN SHADE AND AS THE SUN MOVES AND
5:47:09PM THEN EVEN PAINTING IT ON STUCCO IS DIFFERENT THAN EVEN A
5:47:14PM FLAT PIECE.
5:47:15PM LOOKING AT IT UNDER THE LIGHTS IN HERE AND ALL OF THE
5:47:18PM FACTORS.
5:47:18PM AGAIN, THE RENDERINGS WE TRIED TO PROVIDE AS MUCH AS WE
5:47:21PM COULD TO MAKE SURE THAT WE'RE REALLY SHOWING YOU HOW IT'S
5:47:26PM GOING TO LOOK AT THE END WAS OUR INTENTION.
5:47:28PM WE'VE WORKED WITH YOU ALL.
5:47:31PM WE'VE LISTENED TO COMMENTS.
5:47:33PM WE HAD MORE MEETINGS WITH MARY ABOUT MAKING SURE THAT
WHEN
5:47:38PM WE DID SUBMIT FOR THE PAINT PERMIT THAT WE DID AN
5:47:41PM INTENTIONAL JOB OF MIXING AND MATCHING THE HIERARCHY OF
5:47:47PM PAINT.
5:47:47PM SO WE HAVE FIVE COLORS THAT WE'RE CONSIDERING OUR BASE
WALL
5:47:52PM COLORS.
5:47:53PM I THINK WE CAME IN EARLIER.
5:47:55PM WE STARTED WITH THREE.
5:47:56PM WE ADDED TWO.
5:47:57PM WE WERE TALKING ABOUT PRIMARY AND SECONDARY.
5:48:00PM NOW WE'RE JUST TALKING ABOUT ALL PRIMARY.
5:48:03PM SO WE'VE GOT FIVE MAIN PAINT COLORS THAT WE'LL UTILIZE
5:48:07PM THROUGHOUT.

5:48:11PM WE WERE INTENTIONAL LIKE YOU CAN SEE AS YOU PASS THAT
5:48:15PM AROUND, LIKE THEY ARE VARIED, LIKE HIERARCHY, LIGHT AND
5:48:19PM DARK.
5:48:19PM THE BUILDING ALSO INTENTIONALLY HAS THAT ARCHITECTURE.
5:48:22PM WE HAVE TOWERS.
5:48:23PM WE HAVE ROTUNDAS, COLONNADES AND ARCADES.
5:48:28PM WE'VE GOT TWO-LEVEL RETAIL WITH OFFICE ABOVE.
5:48:33PM WE'VE GOT MULTIFAMILY ABOVE.
5:48:34PM SO THERE'S SO MUCH IN THE ARCHITECTURE THAT'S ALREADY DOING
5:48:37PM A LOT OF HEAVY LIFTING FOR US.
5:48:39PM SO BY TAKING THOSE DARKS AND LIGHTS, WE THINK THAT THE
5:48:44PM PALETTE IS GOING TO SPEAK AND JUST REALLY BRING OUT THE
5:48:47PM NATURAL ARCHITECTURE THAT'S ALREADY THERE.
5:48:50PM I'M GOING TO RUN THROUGH THIS BRIEFLY.
5:48:53PM >>Michael Sheeley: PALETTE IS REALLY NICE.
5:48:55PM >> THANK YOU.

5:48:55PM I APPRECIATE THAT.
5:48:56PM WE WORKED REALLY HARD TO LISTEN TO YOUR COMMENTS AND ALLOW
5:49:01PM FOR THOSE TO KIND OF WORK TOGETHER.
5:49:02PM I'M GOING TO JUST RUN THROUGH THIS BRIEFLY TO REFRESH
5:49:06PM EVERYBODY, MAKE SURE YOU'VE HAD A MINUTE TO DIGEST IT.
5:49:10PM AND THEN IF YOU HAVE ANY QUESTIONS, WE CAN ADDRESS THOSE.
5:49:13PM AGAIN, WE'RE TALKING ABOUT THIS FIRST PERMIT, FEATURES
5:49:20PM EVERYTHING IN BLUE.
5:49:22PM EVERYTHING IN GREEN.

5:49:23PM WE'RE HOPING THAT WE'LL CONTINUE TO PHASE THAT RIGHT IN
5:49:27PM THERE.
5:49:27PM SO WE'RE REALLY JUST TALKING ABOUT THE 29 PAGES OR SO THAT
5:49:30PM WAS SUBMITTED IS ALL THE BUILDINGS IN BLUE AT THIS POINT.
5:49:34PM THIS IS A COMPILATION OF WHAT WE HAD PRESENTED IN THE PAST,
5:49:43PM BUT WE HAVE TWEAKED PAINTS TO MAKE SURE THAT WE BRING IN THE
5:49:46PM LIGHTS AND THE DARKS AS THE BUILDINGS UNDULATE, BOTH
5:49:50PM HORIZONTALLY AND VERTICALLY.
5:49:52PM ALONG THE BOTTOM, YOU CAN SEE OUR FIVE CORE COLORS.
5:49:55PM WE HAVE AN ACCENT TRIM COLOR AND THEN WE HAVE THAT DARK
5:49:58PM URBANE BRONZE WHICH IS GOING TO ACT AS KIND OF OUR METAL
5:50:02PM DETAILING, GUTTERS, BACK OF HOUSE DOORS, RAILINGS AND SUCH.
5:50:06PM IN YOUR PACKAGE, THE ONE DISTRIBUTED TODAY, I BLEW UP EACH
5:50:15PM ONE OF THOSE EXAMPLES.
5:50:16PM SO ON THE SCREEN TONIGHT, THOSE AREN'T THERE, BUT IN YOUR
5:50:20PM PACKAGE YOU CAN SEE AN ENLARGED VERSION.
5:50:23PM IF YOU WANT ME TO GO INTO DETAIL I CAN ZOOM INTO ANY OF
5:50:28PM THESE IF YOU WANT TO LOOK AT THEM IN DETAIL.
5:50:30PM IT'S BASICALLY TELLING YOU THE CONCEPT THAT WE'VE ADDRESSED
5:50:34PM EACH ONE OF THOSE BUILDINGS, BRINGING THE COLOR FROM GRADE
5:50:37PM UP TO THE ROOF AND THEN HORIZONTALLY.
5:50:40PM AS THE BUILDING MOVES IN AND OUT AND UP AND DOWN, WE
5:50:43PM ARTICULATED IT WITH THE FIVE COLORS.
5:50:48PM >>Michael Sheeley: I THINK YOU'VE DONE AN EXCELLENT JOB
5:50:51PM TRYING TO BREAK IT UP AND LISTENED TO WHAT THE BOARD TOLD

5:50:55PM LAST TIME.
5:50:56PM I THINK IT'S A VERY HANDSOME UPSCALE LOOK.
5:51:00PM THAT'S MY OPINION.
5:51:03PM >> WE APPRECIATE ALL OF YOUR COMMENTS AND WORK TOWARDS
5:51:06PM GETTING US TO THIS POINT.
5:51:08PM MARY, I DON'T HAVE ANYTHING ELSE TO SHARE.

5:51:10PM I THINK AT THIS POINT, WE'LL JUST OPEN IT TO QUESTIONS,
5:51:16PM UNLESS, NEALE, YOU HAVE ANYTHING ELSE.
5:51:22PM >>Anthony Gargano: I THINK IT LOOKS REALLY GOOD.
5:51:24PM THE COMMENT OR QUESTION I HAVE IS ONE OF ACTUALLY MECHANICS.
5:51:32PM THESE ARE SOME OF THE BEST, FROM A STANDPOINT OF
5:51:36PM REPRODUCTION, THESE ARE SOME OF THE BEST COPIES THAT WE'VE
5:51:41PM EVER BEEN GIVEN.
5:51:44PM MY COMMENT BEFORE ABOUT THE COLORS LOOKING GREAT IS ABOUT
5:51:47PM THE REPRODUCTIVE PROCESS.
5:51:52PM AND WE SHOULD FIND OUT WHAT THIS PROCESS IS AND RECOMMEND TO
5:51:57PM APPLICANTS THAT THEY USE IT WHEN THEY ARE GOING TO BE
5:52:02PM SUBMITTING THINGS TO US.
5:52:03PM >>Mary Gibbs: THAT IS A GREAT IDEA.
5:52:05PM I DON'T KNOW IF KRISTIN KNOWS OR IF SIMON.
5:52:08PM >> WE USE A COMMERCIAL PRINTER IN CHARLOTTE, NORTH CAROLINA.
5:52:11PM THEY CAN PROBABLY SHIP ANYWHERE.
5:52:13PM I DO IT ONLINE AND JUST ORDER THEM.
5:52:19PM >>Jim Wallace: ANYTIME YOU MAKE A RECOMMENDATION, NEALE
5:52:21PM MONTGOMERY WILL TELL YOU LIABILITY COMES WITH IT.

5:52:24PM >>Mary Gibbs: SHE'S ALREADY STANDING UP AND READY TO RUN UP
5:52:28PM HERE.
5:52:29PM >>Neale Montgomery: I WANT TO MAKE SURE I DON'T MISS
5:52:32PM ANYTHING THAT YOU ARE SAYING.
5:52:34PM >>Mary Gibbs: I THINK WHAT WE CAN USE -- WE CAN USE THESE AS
5:52:39PM AN EXAMPLE TO TELL EVERYBODY WHAT WE WOULD LIKE TO SEE.
5:52:44PM >> I CAN SHARE THAT WITH MARY.
5:52:48PM >> EASIER TO SEND ALL THE APPLICANTS TO THEM.
5:52:53PM >>Dan Williams: EVEN THE PACKET GIVEN TO US FOR TONIGHT, AND
5:52:56PM WHAT YOU HAND OUT TONIGHT LOOKS EVEN BETTER.
5:53:00PM WAS A DIFFERENT VENDOR USED FOR THE --
5:53:02PM >> I BELIEVE YOU ALL PRINTED WHAT WAS HANDED OUT PREVIOUSLY.
5:53:08PM >>Mary Gibbs: DID WE PRINT THE ONES NOT AS GOOD?
5:53:10PM >> TONIGHT, I BROUGHT THOSE.
5:53:12PM >>Mary Gibbs: KRISTIN BROUGHT THE REALLY GOOD ONES.
5:53:15PM WE PRINTED SOME OUT BECAUSE WE WEREN'T SURE IF SHE WOULD
5:53:20PM MAKE IT ON TIME.
5:53:21PM >> I WANTED TO MAKE SURE YOU HAD A TRUE REPRESENTATION.
5:53:25PM SOMETIMES TV MONITORS DON'T EVEN SHOW THE SAME COLOR.
5:53:31PM >>James Tatooles: FOLLOWING UP ON THE COLORS, WHICH IS
5:53:33PM WONDERFUL FOR US TO BE ABLE TO SEE MORE REALISTICALLY WHAT

5:53:35PM YOU'RE DOING, I'D LIKE TO GO ON RECORD AND COMPLIMENT YOU ON
5:53:40PM BEING COMPETITIVE AND BEING FORWARD WITH WHAT'S HAPPENING,
5:53:46PM UPGRADING WHAT YOU HAD BEFORE, IMPROVING IT AND BEING
5:53:49PM COMPETITIVE WITH THE NEW PROJECTS COMING INTO THE AREA.

5:53:54PM I THINK THAT'S FORWARD LOOKING AND FORWARD THINKING.
5:53:59PM I COMPLIMENT YOU ON IT.
5:54:01PM >> THANK YOU.
5:54:04PM >>Al Paivandy: CERTAINLY A FEATHER IN YOUR CAP.
5:54:06PM I DON'T REMEMBER EVER ALL OF THIS BOARD HAVING COMPLIMENTED
5:54:09PM ONE PERSON THAT MUCH.
5:54:14PM >> I APPRECIATE THE OPPORTUNITY TO WORK HERE.
5:54:16PM SIMON IS A WONDERFUL GROUP.
5:54:18PM AND I'VE BEEN PRIVILEGED TO WORK WITH THEM ALL OVER THE
5:54:21PM COUNTRY.
5:54:22PM I TAKE MY JOB SERIOUSLY.
5:54:26PM I'M GLAD THAT IT SHOWS.
5:54:28PM THANK YOU.
5:54:28PM >>Al Paivandy: IF YOU CAN GIVE ME THAT DIRECTIONAL SIGN.
5:54:32PM I REALLY LIKE IT.
5:54:32PM [LAUGHTER]
5:54:37PM >>Anthony Gargano: OKAY.
5:54:38PM ANYTHING ELSE?
5:54:41PM IS THAT IT, KRISTIN?
5:54:44PM YOU'RE FINISHED KRISTIN?
5:54:49PM >>Mary Gibbs: I THINK WE'RE DONE, UNLESS YOU WANT TO GO TO
5:54:52PM PUBLIC INPUT.
5:54:53PM >>Anthony Gargano: ANY CARDS, TAMMY?
5:54:55PM >>Tammy Duran: NOTHING.
5:54:56PM >>Mary Gibbs: WE HAVE ONE PUBLIC PERSON.

5:54:59PM >>Anthony Gargano: ANYONE IN THE PUBLIC THAT WISHES TO BE
5:55:03PM HEARD?
5:55:05PM >>Jim Wallace: THERE WERE COMMENTS FROM THE PUBLIC.
5:55:11PM >>Anthony Gargano: E-COMMENTS.
5:55:12PM I'M TALKING ABOUT ANYBODY IN THE AUDIENCE THAT WISHES TO BE
5:55:15PM HEARD ON THIS.
5:55:16PM >>Mary Gibbs: WE DID RECEIVE A FEW E-COMMENTS FROM PEOPLE
5:55:20PM WITH SUGGESTIONS OF COLORS.
5:55:22PM APPARENTLY THERE ARE A LOT OF COLOR EXPERTS IN ESTERO.
5:55:27PM >>Anthony Gargano: I READ THOSE AND THEY ARE PART OF THE
5:55:29PM RECORD.

5:55:29PM I'M SURE WE ALL READ THEM.
5:55:34PM WE'LL CLOSE THE PUBLIC PORTION.
5:55:36PM ANY OTHER QUESTIONS OR COMMENTS, MEMBERS OF THE BOARD?
5:55:44PM >>Jim Wallace: YOU LOOK AT COLOR TWO, THREE, AND I THINK
5:55:48PM IT'S SIX, AND THEY ARE VIRTUALLY THE SAME COLOR.
5:55:51PM YOU CAN SAY YOU HAVE FIVE OR SIX PRIMARY COLORS, BUT YOU
5:55:55PM DON'T SEE FOUR AND FIVE VERY MUCH.
5:55:57PM SO THE CONTRAST COLOR, THE REAL CONTRAST COLOR IS USED VERY,
5:56:01PM VERY FRUGALLY.
5:56:04PM I PERSONALLY THINK THAT WE NEED -- SOME OF THESE ARE LARGE
5:56:10PM BUILDINGS, SOME OF THEM I THINK NEED MORE CONTRAST, BUT
5:56:13PM THAT'S JUST MY OPINION.
5:56:17PM >>Anthony Gargano: ANYONE ELSE?
5:56:18PM OKAY.

5:56:20PM ENTERTAIN A MOTION.
5:56:23PM >>Michael Sheeley: MR. CHAIRMAN I'LL MAKE A MOTION IN THIS
5:56:26PM CASE FOR COCONUT POINT DEVELOPERS LLC.
5:56:29PM I ASSUME WE'RE INCLUDING BOTH NUMBER ONE AND NUMBER TWO IN
5:56:33PM THE MOTION?
5:56:34PM >>Mary Gibbs: RIGHT.
5:56:35PM I THINK THE MOTION, IF YOU'RE LOOKING AT RECOMMENDING -- OR
5:56:39PM APPROVING IT, WE WOULD BE APPROVING THE RESOLUTION FOR THE
5:56:43PM SIGNAGE AND THEN APPROVING THE MATERIAL ALTERATION
5:56:48PM APPLICATION.
5:56:48PM >>Michael Sheeley: THAT'S WHAT I WAS THINKING.
5:56:50PM THAT'S MY MOTION.
5:56:54PM >>Neale Montgomery: THE MOTION INCLUDES BOTH?
5:56:56PM >>Anthony Gargano: YES.
5:56:58PM >>Dan Williams: I'LL SECOND IT.
5:57:00PM >>Anthony Gargano: WE HAVE A MOTION MADE AND SECONDED.
5:57:02PM ANY DISCUSSIONS ON THE MOTION?
5:57:05PM TAMMY, CAN WE HAVE A ROLL CALL VOTE, PLEASE?
5:57:12PM >>Barry Jones: YES.
5:57:15PM >>Al Paivandy: YES.
5:57:16PM >>Michael Sheeley: YES.
5:57:17PM >>James Tatooles: YES.
5:57:20PM >>Jim Wallace: NO.
5:57:23PM >>Dan Williams: YES.
5:57:25PM >>Anthony Gargano: YES.

5:57:29PM >>Michael Sheeley: ALWAYS THE TROUBLEMAKER.

5:57:32PM >>Anthony Gargano: OKAY.
5:57:33PM THANK YOU.
5:57:34PM >> THANK YOU.
5:57:35PM >> APPRECIATE YOUR TIME.
5:57:36PM THANK YOU.
5:57:38PM >>Michael Sheeley: THANKS VERY MUCH.
5:57:43PM >>Anthony Gargano: OKAY.
5:57:44PM I THINK THAT CONCLUDES THE BUSINESS FOR THE MEETING.
5:57:49PM WE'LL MAKE A MOTION?
5:57:50PM FOR ADJOURNMENT?
5:57:52PM >>Michael Sheeley: SO MOVED.
5:57:53PM >> SECOND.
5:57:54PM >>Anthony Gargano: ALL IN FAVOR?
5:57:55PM AYE.
5:57:56PM WE'RE ADJOURNED.

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