

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, SEPTEMBER 15, 2026, 4:30 P.M.

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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.

4:30:46PM [SOUNDING GAVEL]
4:30:49PM >>Michael Sheeley: GOOD AFTERNOON.
4:30:51PM WELCOME TO THE SEPTEMBER 15 MEETING OF THE VILLAGE OF ESTERO
4:30:55PM PLANNING, ZONING AND DESIGN BOARD.
4:30:57PM OUR FIRST ITEM OF BUSINESS IS THE PLEDGE OF ALLEGIANCE, IF
4:31:01PM YOU'D ALL PLEASE JOIN ME IN THE PLEDGE.
4:31:05PM [PLEDGE OF ALLEGIANCE]
4:31:06PM THANK YOU.
4:31:06PM TAMMY, COULD YOU CALL THE ROLL, PLEASE?
4:31:29PM >>Kristin Jeannin: HERE.
4:31:30PM >> BOARD MEMBER JONES IS ABSENT TODAY.
4:31:33PM >>Al Paivandy: HERE.
4:31:34PM >>Michael Sheeley: HERE.
4:31:35PM >>James Tatooles: HERE.
4:31:37PM >> BOARD MEMBER WALLACE IS ABSENT TODAY.
4:31:39PM BOARD MEMBER WILLIAMS?
4:31:41PM >> HERE.
4:31:41PM >> AND CHAIRMAN GARGANO IS ABSENT TODAY.

4:31:45PM >>Michael Sheeley: THANK YOU.
4:31:46PM YES, I'M STANDING IN FOR OUR CHAIRMAN TONIGHT.
4:31:49PM ON THE AGENDA, THE NEXT ITEM IS APPROVAL OF THE AGENDA.
4:31:52PM WE HAVE A CHANGE TO THE AGENDA AT THE REQUEST OF THE
4:31:56PM APPLICANTS.
4:31:58PM SOMEBODY COULDN'T BE HERE QUITE ON TIME.
4:32:00PM SO WE ARE GOING IN THE ORDER OF 7A ON THE AGENDA, PUBLIC
4:32:06PM INFORMATION MEETING, AND THEN NUMBER 6, AND THEN 7B.
4:32:11PM JUST SO EVERYBODY KNOWS, TONIGHT, THE BOARD WILL TAKE NO
4:32:15PM ACTIONS ON ANY CASES.
4:32:16PM WE'LL HAVE NO VOTES.
4:32:18PM TONIGHT WE HAVE PUBLIC INFORMATION MEETINGS AND WORKSHOPS.
4:32:20PM SO THEY ARE ONLY FOR INFORMATION FOR US AND FOR THE PUBLIC.
4:32:24PM CAN I HAVE A MOTION ON THE AGENDA, PLEASE?
4:32:29PM >>James Tatooles: I'LL SO MOVE.
4:32:31PM >>Al Paivandy: SECOND.
4:32:31PM >>Michael Sheeley: ALL IN FAVOR SAY AYE.
4:32:33PM OPPOSED, LIKE SIGN.

4:32:34PM MOTION CARRIES.
 4:32:35PM THE NEXT ITEM IS THE CONSENT AGENDA, WHICH IS THE APPROVAL
 4:32:38PM OF THE PREVIOUS JULY 21st MEETING MINUTES.
 4:32:43PM CAN I HAVE A MOTION FOR THAT, PLEASE?
 4:32:46PM >>Dan Williams: SO MOVED.
 4:32:47PM >>James Tatooles: I'LL SECOND.
 4:32:49PM >>Michael Sheeley: ALL IN FAVOR SAY AYE.

 4:32:50PM OPPOSED, LIKE SIGN.
 4:32:52PM MOTION CARRIES.
 4:32:53PM THE FIRST ITEM TONIGHT WILL BE NUMBER 7, THE PUBLIC
 4:32:56PM INFORMATION MEETING FOR 7A, HOME BASE ESTERO.
 4:33:01PM MICHAEL OR WHO WILL START IT?
 4:33:05PM AYMEE, VERY GOOD.
 4:33:30PM >>Aymee Chavez: GOOD EVENING, BOARD MEMBERS.
 4:33:33PM LIKE MIKE SAID, THE FIRST ITEM ON TONIGHT'S AGENDA IS A
 4:33:37PM PUBLIC INFORMATION MEETING FOR HOME BASE ESTERO.
 4:33:39PM THE APPROXIMATELY TWO-ACRE SITE IS LOCATED AT THE CORNER OF
 4:33:45PM EVERBLADES PARKWAY AND BEN HILL GRIFFIN PARKWAY WITHIN THE
 4:33:49PM SOUTHERN PORTION OF UNIVERSITY HIGHLANDS 2.
 4:33:53PM HOME BASE IS A NATIONAL NONPROFIT ORGANIZATION DEDICATED TO
 4:33:56PM HELPING VETERANS, SERVICE MEMBERS, AND THEIR FAMILIES.
 4:34:00PM THE APPLICANT IS PROPOSING A TWO-STORY APPROXIMATELY 26,000
 4:34:05PM SQUARE FOOT STAND-ALONE VETERANS WELLNESS CENTER ON THE
 4:34:09PM CURRENTLY VACANT SITE.
 4:34:11PM THE APPLICANT HAS NOT YET SUBMITTED A DEVELOPMENT ORDER
 4:34:14PM APPLICATION.
 4:34:15PM HOWEVER, THEY HAVE PREPARED A PowerPoint PRESENTATION FOR
 4:34:19PM TONIGHT THAT PROVIDES BACKGROUND ON THE ORGANIZATION AND AN
 4:34:23PM OVERVIEW OF WHAT THEY ARE PROPOSING FOR THE SITE.
 4:34:25PM PLEASE NOTE THAT BOARD MEMBER JIM WALLACE PROVIDED WRITTEN
 4:34:30PM COMMENTS IN ADVANCE FOR THE MEETING.
 4:34:34PM IF THERE ARE NO QUESTIONS, I'LL TURN IT OVER TO ISABEL WITH

 4:34:37PM SUFFOLK TO BEGIN THE PRESENTATION.
 4:34:41PM >>Michael Sheeley: THANK YOU.
 4:34:43PM >> GOOD EVENING, EVERYBODY.
 4:34:44PM THANK YOU SO MUCH.
 4:34:45PM MY NAME IS ISABELLA RAMOS WITH SUFFOLK DESIGN.
 4:34:49PM WE ARE THE PROPOSING ARCHITECT AS PART OF THE PROJECT.
 4:34:51PM ON THE TEAM TODAY, WE HAVE BUYER'S REPRESENTATIVES OF THE
 4:34:54PM PROJECT.
 4:34:55PM >> EXCUSE ME.
 4:34:56PM COULD YOU SPEAK CLOSER TO THE MIKE, PLEASE?
 4:35:00PM >> SORRY ABOUT THAT.
 4:35:01PM WE HAVE A COUPLE OF OTHER MEMBERS OF THE TEAM.
 4:35:03PM WE HAVE AS PART OF HOME BASE, WE HAVE ARMANDO DIAZ WHO WILL
 4:35:07PM BE SPEAKING HERE SHORTLY.

4:35:08PM HE WILL BE THE END USER FOR THIS PROJECT.
 4:35:11PM WE ALSO HAVE DEAN MARTIN WITH TDM.
 4:35:14PM EASY THE CIVIL ENGINEER ON THE PROJECT.
 4:35:16PM WE HAVE JOSH KELLY.
 4:35:18PM HE IS THE LANDSCAPE ARCHITECT OF THE PROJECT.
 4:35:20PM WITH THAT, WE'LL GO AHEAD AND GET STARTED.
 4:35:22PM A LITTLE BIT OF THE AGENDA FOR TODAY, AS AYMEE NOTED, WE
 4:35:30PM WANTED TO PRESENT A LITTLE BIT MORE ABOUT THE PROJECT, THE
 4:35:32PM MISSION, AND REALLY WHAT THE INTENT FOR THIS BUILDING IS.
 4:35:35PM AS PART OF PROJECT INTRODUCTION, I'LL ASK ARMANDO WITH HOME
 4:35:42PM BASE TO COME AND TALK ABOUT THE ORGANIZATION.

4:35:45PM >>Michael Sheeley: THANK YOU.
 4:35:47PM >> GOOD AFTERNOON, FOLKS.
 4:35:49PM ARMANDO.
 4:35:50PM I'M THE SENIOR DIRECTOR FOR HOME BASE.
 4:35:54PM HOME BASE IS A NATIONAL NONPROFIT ORGANIZATION COFOUNDED BY
 4:35:58PM THE RED SOX FOUNDATION AND MASSACHUSETTS GENERAL HOSPITAL.
 4:36:01PM WE'RE BASED OUT OF BOSTON BUT HAVE BEEN OPERATING HERE IN
 4:36:03PM SOUTHWEST FLORIDA AND FLORIDA FOR ALMOST 13 YEARS.
 4:36:06PM WE HAVE DEDICATED TO HELPING VETERAN SERVICE MEMBERS AND
 4:36:11PM THEIR FAMILIES WHO ARE ALL THE CLIENTS THAT WE SERVE WITHIN
 4:36:14PM OUR NONPROFIT.
 4:36:14PM WE HELP THEM THROUGH A SERIES OF PROGRAMS.
 4:36:16PM EVERYTHING FROM KIND OF COUNSELING TO HELP DEAL WITH THE
 4:36:20PM INVISIBLE WOUNDS, PHYSICAL FITNESS AND PHYSICAL REHAB TO
 4:36:24PM DEAL WITH THE PHYSICAL WOUNDS THAT VETERANS AND THEIR FAMILY
 4:36:27PM MEMBERS FACE WHEN THEY COME HOME AS WELL AS SOCIAL BASED
 4:36:31PM NEEDS.
 4:36:32PM WE'VE BEEN OPERATING HERE IN SOUTHWEST FLORIDA.
 4:36:34PM THIS IS REALLY KIND OF OUR HEADQUARTERS FOR ALL OF OUR
 4:36:36PM OPERATIONS IN FLORIDA.
 4:36:37PM WE HAVE PROGRAMS HERE.
 4:36:38PM PROGRAMS IN TAMPA, AS WELL AS PROGRAMS ALL ALONG THE
 4:36:41PM PANHANDLE.
 4:36:42PM BUT WE'VE BEEN HERE ABOUT 13 YEARS OPERATING IN PARTNERSHIP
 4:36:46PM WITH A LOT OF ORGANIZATIONS THAT YOU'RE FAMILIAR WITH, SUCH

4:36:48PM AS FLORIDA GULF COAST UNIVERSITY, LEE HEALTH, DAVID LAWRENCE
 4:36:53PM CENTER, TAMPA GENERAL HOSPITAL, FLORIDA DEPARTMENT OF
 4:36:54PM VETERANS AFFAIRS.
 4:36:56PM WE'RE LARGELY PHILANTHROPICALLY FUNDED BUT ALSO DO RECEIVE
 4:36:59PM FUNDING FROM THE STATE OF FLORIDA TO SUPPORT THESE EFFORTS,
 4:37:01PM AND WE'RE SO DEDICATED TO THIS WORK HERE IN FLORIDA BECAUSE
 4:37:04PM WE KNOW THAT FLORIDA HAS 1.5 MILLION VETERANS THAT CALL THIS
 4:37:08PM STATE HOME.
 4:37:09PM SOUTHWEST FLORIDA IS HOME TO WELL OVER 100,000 OF THOSE
 4:37:13PM VETERANS.

4:37:14PM WE ARE THE THIRD MOST POPULACE STATE WHEN IT COMES TO
4:37:18PM VETERANS BEHIND CALIFORNIA AND TEXAS.
4:37:20PM ADJUST PER CAPITA, WE ARE THE MOST DENSE OF THE THREE.
4:37:24PM FLORIDA TENDS TO LEAD THE WAY WHEN IT COMES TO VETERAN
4:37:27PM SUICIDE AVERAGING JUST OVER 600 A YEAR.
4:37:29PM THE WORK THAT WE'VE BEEN DOING HERE IS HELPING TO BATTLE
4:37:32PM THOSE, THE SUICIDES AND THE DIFFERENT ONGOING EPIDEMIC WE
4:37:37PM KNOW THAT VETERANS AND THEIR FAMILIES FACE WHEN THEY COME
4:37:40PM HOME THROUGH WHAT WE CALL A COMMUNITY EMPOWERMENT MODEL.
4:37:43PM HOME BASE DOESN'T HAVE OUR OWN CLINICS, OUR OWN HOSPITALS,
4:37:47PM OUR OWN THINGS THAT WE DO.
4:37:48PM WE PARTNER WITH ORGANIZATIONS LIKE LEE HEALTH AND HELP THEM
4:37:51PM DELIVER WHAT WE CALL VETERAN CENTERED CARE.
4:37:53PM LEE HEALTH ALREADY DELIVERS GREAT HEALTH CARE.
4:37:56PM WE HELP THEM DELIVER VETERAN CENTERED HEALTH CARE.

4:37:58PM AND THEN WE GO OUT AND FIND THE VETERANS IN THE COMMUNITY
4:38:01PM WHO ARE SUFFERING FROM THESE WOUNDS, AND WE GET THEM IN THE
4:38:03PM DOOR AND WE HELP THEM WITH DELIVERING THAT CARE.
4:38:06PM IN THE PAST, ALMOST 13 YEARS, WE'VE REACHED OVER 5,000
4:38:11PM VETERANS AND FAMILY MEMBERS ACROSS THE STATE WITH THE
4:38:12PM MAJORITY OF THEM BEING RIGHT HERE IN SOUTHWEST FLORIDA, AS
4:38:15PM YOU CAN SEE FROM THAT HEAT MAP UP THERE, THE DARK BLUE AREA
4:38:19PM BECAUSE OF THE WORK WE'VE DONE RIGHT HERE.
4:38:20PM THE PURPOSE OF THIS PROJECT AND THIS BUILDING, FOR THE LAST
4:38:23PM 13 YEARS, WE'VE OPERATED PRETTY LEAN.
4:38:26PM OUT OF OUR OWN HOMES, OUT OF SHARED OFFICE SPACE THAT WE'VE
4:38:29PM ACQUIRED FROM OUR PARTNERS AT FLORIDA GULF COAST UNIVERSITY.
4:38:33PM BUT AS OUR HONORARY DIRECTOR GENERAL FRANKS WOULD SAY, HE
4:38:36PM STOLE A GREAT LINE FROM WINSTON CHURCHILL.
4:38:40PM THAT WE ARE AT THE END OF THE BEGINNING HERE, AND IT'S TIME
4:38:42PM FOR US TO MOVE TO THE NEXT STAGE.
4:38:44PM AND REALLY DEVELOP A FACILITY THAT CAN SERVE AS OUR
4:38:46PM HEADQUARTERS FOR ALL OF OUR OPERATIONS HERE IN FLORIDA.
4:38:48PM WE ARE HERE TODAY TO TALK A LITTLE BIT ABOUT THAT PROJECT
4:38:50PM AND TO DIVE INTO THAT PROJECT, I'M GOING TO HAND IT BACK
4:38:54PM OVER TO THE SUFFOLK TEAM AND ISABELLA.
4:38:57PM THANK YOU.
4:38:59PM >> THANK YOU VERY MUCH.
4:39:00PM NOW WE'RE GOING TO MOVE INTO THE PART OF THE PRESENTATION A
4:39:03PM LITTLE BIT MORE ABOUT THE PROJECT AND THE SITE ITSELF.

4:39:06PM WITH THAT, WE WANTED TO START HERE WITH A PROPOSED DESIGN
4:39:08PM APPROACH.
4:39:09PM FOR CONTEXT, THE SITE IS LOCATED ALONG BEN HILL GRIFFIN
4:39:14PM PARKWAY ON THE EAST ALONG EVERBLADES PARKWAY ON THE SOUTH
4:39:18PM AND TIBURON ON THE WEST.
4:39:21PM IT'S KIND OF THE GREEN PARCEL THAT YOU SEE THAT IS CURRENTLY

4:39:25PM AN UNDEVELOPED AREA.
4:39:27PM AND THIS PROPOSED SITE WOULD BE ON THE BOTTOM THIRD PORTION
4:39:30PM OF IT.
4:39:31PM AS YOU CAN ALSO SEE, IT IS VERY CLOSE TO THE HERTZ ARENA.
4:39:34PM THIS WOULD BE THE PROPOSED AREA OF THE PROJECT.
4:39:36PM SO WHEN WE DIVE IN A LITTLE BIT MORE ABOUT THE PROJECT
4:39:40PM ITSELF, IT IS GOING TO BE A TWO-STORY BUILDING.
4:39:44PM NEW GROUND CONSTRUCTION.
4:39:45PM ABOUT 26,000 SQUARE FEET ON BOTH SPACES.
4:39:49PM IT IS A FOOTPRINT OF ABOUT 13,000 SQUARE FEET.
4:39:51PM THE INTENT IS THAT THE BUILDING ITSELF, ALONG WITH THE MAIN
4:39:55PM LANDSCAPE BUFFER WOULD BE TOWARD THE PLAN RIGHT WHICH IS
4:39:58PM ALONG BEN HILL GRIFFIN PARKWAY.
4:40:00PM AND THEN YOU WOULD HAVE A SURFACE LOT ALONG PLAN LEFT ALONG
4:40:04PM TIBURON WAY WHERE THE ACCESS IS.
4:40:06PM WITH THAT, I'LL TURN IT OVER TO DEAN MARTIN WITH THE CIVIL
4:40:10PM ENGINEERING PLANS.
4:40:13PM >> GOOD AFTERNOON.
4:40:14PM DEAN MARTIN, TDM CONSULTING.

4:40:16PM JUST WANT TO SHARE A COUPLE OF SLIDES WITH YOU.
4:40:25PM THE FIRST SLIDE IS OUR SITE DIMENSION PLAN.
4:40:28PM I JUST WANT TO POINT OUT THAT WE ARE PROPOSING ONE ACCESS
4:40:31PM POINT OFF OF TIBURON WAY.
4:40:33PM IT'S A SHARED ACCESS WITH THE PARCEL TO THE NORTH THAT'S
4:40:36PM COMING IN.
4:40:37PM THEY ALREADY HAVE A D.O., I UNDERSTAND, TO COME IN FOR A
4:40:40PM PROJECT.
4:40:40PM WE'RE DOING THAT TO ELIMINATE -- TO MINIMIZE CONFLICTING
4:40:45PM TURNING MOVEMENTS ALONG TIBURON WAY.
4:40:47PM WE THINK THAT WOULD BE A MORE SAFE ENVIRONMENT FOR OUR
4:40:51PM CUSTOMERS TO COME IN AND BE SAFE ABOUT THEIR ENTRANCE.
4:40:56PM WE'RE ALSO PROPOSING A COUPLE OF PEDESTRIAN CONNECTIONS.
4:41:01PM ONE ALONG THE SOUTH GOING TO BEN HILL GRIFFIN AND THEN ONE
4:41:08PM COMING OUT OF THE BUILDING COMING DOWN TO EVERBLADES
4:41:10PM PARKWAY.
4:41:12PM SO PEDESTRIANS CAN ACCESS AS WELL.
4:41:15PM OUR DUMPSTER IS OVER HERE.
4:41:17PM IT'S HARD TO SEE RIGHT THERE WHERE THE HAND IS, WITH THE
4:41:23PM ARROW.
4:41:25PM OTHER THING I WANT TO POINT OUT, WE ARE PROPOSING A T
4:41:28PM TURNAROUND FOR EMERGENCY ACCESS UP HERE IN THE NORTHEAST
4:41:32PM CORNER.
4:41:32PM THEN THE SECOND SLIDE I WANTED TO SHOW YOU WAS JUST OUR
4:41:40PM PROPOSED LIGHTING PLAN WITH PHOTOMETRICS SHOWING THAT WE ARE

4:41:45PM PROPOSING ENOUGH LIGHTING TO BE SAFE FOR EVERYONE ON THE
4:41:50PM SITE, BUT ALSO WE'RE PROPOSING IN A POSITION SO IT DOESN'T

4:41:55PM HAVE ANY LIGHT TRESPASS FOR THE RIGHT-OF-WAY OR OUR
 4:41:59PM NEIGHBORS TO THE NORTH.
 4:41:59PM JOSH KELLY WILL COME UP AND TALK ABOUT LANDSCAPING.
 4:42:24PM >> GOOD AFTERNOON.
 4:42:26PM THE LANDSCAPING IS PRETTY STRAIGHTFORWARD ON THIS PROJECT.
 4:42:31PM THE CODE THAT'S IN PLACE IS FAIRLY ROBUST.
 4:42:35PM I THINK IT'S GOING TO BE A VERY NICE PLAN.
 4:42:37PM THE PROJECT SITS IN A MIXED USE OVERLAY AND IS PART OF A
 4:42:43PM PUD.
 4:42:44PM THERE IS A VERY SPECIFIC BUFFER ON BEN HILL GRIFFIN PARKWAY
 4:42:54PM THAT HAS LAYERED TREES AND PALMS AND SOME EXTRA SHRUBS,
 4:43:03PM HEDGEROWS AND THEN SOME GROUND COVER.
 4:43:06PM IT'S A VERY NICE BUFFER.
 4:43:07PM THE BUFFERS ALONG EVERBLADES PARKWAY AND TIBURON ARE
 4:43:16PM STANDARD BUFFERS WITH HEDGEROW AND FIVE TREES PER HUNDRED.
 4:43:20PM THERE ARE SOME EXISTING TREES THAT WE'RE GOING TO
 4:43:22PM INCORPORATE WHERE WE CAN.
 4:43:24PM AND THEN AROUND THE BUILDING, WE CHOSE TO ACCENTUATE WITH
 4:43:29PM LARGER PALMS.
 4:43:30PM THEY WILL BE ROYAL PALMS AND SOME SOLITAIRE PALMS THAT ARE
 4:43:34PM VERY ELEGANT.
 4:43:36PM THE BUILDING PERIMETER PLANTINGS ARE GOING TO BE
 4:43:40PM MULTILAYERED WITH SOME EXOTICS IN THERE THAT MOSTLY THE

 4:43:47PM LANDSCAPE IS NATIVE MATERIAL.
 4:43:51PM WE'RE TRYING TO DO AS MUCH XERISCAPE AS WE CAN.
 4:43:53PM THE IRRIGATION IS GOING TO BE VIA A WELL.
 4:43:56PM IT'S GOING TO BE A DRIP IRRIGATION SYSTEM.
 4:44:00PM USING XERISCAPE PRINCIPLES.
 4:44:02PM THE LIGHTING WE'VE WORKED AROUND.
 4:44:08PM THE SOD I BELIEVE IS GOING TO BE BAHIA SOD SO WE CAN KEEP
 4:44:12PM THE IRRIGATION USE LOW AND THE MAINTENANCE LOW.
 4:44:24PM >> ALL RIGHT.
 4:44:24PM SO THE LAST PORTION THAT WE WANTED TO GET INTO, AS WE TALKED
 4:44:29PM ABOUT THE SITE, WE WANT TO WALK YOU THROUGH THE ARCHITECTURE
 4:44:31PM OF THE BUILDING ITSELF AND WHAT THIS WILL LOOK LIKE WITHIN
 4:44:33PM THE VILLAGE OF ESTERO.
 4:44:34PM SO, GIVING YOU A LITTLE BIT OF PERSPECTIVE, ON YOUR
 4:44:39PM RIGHT-HAND SIDE YOU HAVE BEN HILL GRIFFIN PARKWAY.
 4:44:42PM ON THE LEFT-HAND SIDE YOU WOULD HAVE EVERBLADES PARKWAY.
 4:44:45PM THIS WOULD BE THE MOST PROMINENT CORNER OF THE BUILDING.
 4:44:47PM A FEW THINGS WE WANTED TO POINT OUT, AS JOSH MENTIONED,
 4:44:50PM LANDSCAPING IS VERY IMPORTANT.
 4:44:51PM THERE'S CURRENTLY A LOT OF EXISTING TREES SURROUNDING THIS
 4:44:54PM PARTICULAR CORNER.
 4:44:56PM THE INTENT IS TO KEEP AS MUCH AS WE CAN AND MINIMIZE IMPACT
 4:44:59PM TO THE DEVELOPMENT.
 4:45:00PM AS WE LOOK AT THE ARCHITECTURAL CHARACTER OF IT, WE'VE BEEN

4:45:03PM INSPIRED BY THE MEDITERRANEAN STYLE THAT YOU CAN SEE

4:45:05PM THROUGHOUT THE VILLAGE.

4:45:07PM AND THIS IS REFLECTED IN A COUPLE OF DIFFERENT AREAS.

4:45:10PM THE FIRST ONE IS THE COLOR PALETTE, USING SOME NEUTRAL

4:45:13PM COLORS, WHICH WE HAVE RIGHT HERE.

4:45:21PM SO THESE WOULD BE KIND OF THE TWO MAIN COLOR PALETTES THAT

4:45:24PM WE WOULD GO OFF OF AND PLAY ON ARCHITECTURAL STYLE.

4:45:27PM A LOT OF THE MAIN BUILDING WILL BE STUCCO.

4:45:29PM SO IT FITS WELL WITHIN THE FLORIDA ENVIRONMENT.

4:45:32PM A COUPLE OF OTHER AREAS WE WANTED TO HIGHLIGHT, THE

4:45:35PM MECHANICAL EQUIPMENT WILL ALL BE ON THE ROOF AND IT WILL BE

4:45:38PM IN A SINK AND WELL.

4:45:40PM IT WILL NOT BE VISIBLE FROM THE STREET LEVEL.

4:45:43PM IT'S ALL KIND OF RECESSED INTO THE ROOF.

4:45:45PM THE ROOF ITSELF WILL HAVE BARREL TILE TO MATCH WITH THE

4:45:49PM VILLAGE OF ESTERO ARCHITECTURAL PREFERRED METHOD.

4:45:52PM AS WE GO AROUND THE BUILDING, IMPORTANT THING TO NOTE, ALL

4:45:56PM FOUR SIDES OF THE BUILDING ARE TREATED AS THE FRONT DOOR.

4:45:58PM THERE IS NO BACK OF THE BUILDING.

4:46:01PM I WILL SHOW YOU THIS IN ANOTHER VIEW IN A MINUTE.

4:46:04PM AS WE LOOK AT THE USE OF THIS BUILDING, AS ARMANDO WITH HOME

4:46:09PM BASE MENTIONED, THIS IS REALLY A COMMUNITY WELLNESS BUILDING

4:46:13PM FOR THE VILLAGE OF ESTERO, ESPECIALLY FOR ITS VETERAN.

4:46:16PM ON THE LEFT-HAND SIDE OF THE BUILDING, YOU'LL SEE A PLAZA.

4:46:19PM THIS WILL BE A VETERANS MEMORIAL PLAZA WITH A PROPOSED

4:46:22PM FOUNTAIN.

4:46:23PM BE ABLE TO BE A GOOD SPACE FOR THE COMMUNITY GATHERING, AND

4:46:27PM THEN WE WILL ALSO HAVE A FLAG PARK WHICH YOU CAN SEE ON THE

4:46:31PM CORNER OF THE BUILDING WITH ALL THE FLAGS OF THE DIFFERENT

4:46:35PM MILITARY BRANCHES WILL BE DISPLAYED.

4:46:38PM AS WE GO TOWARDS THE ACCESS TIBURON WAY, THIS IS IF YOU WERE

4:46:43PM TO BE DRIVING INTO THE BUILDING.

4:46:45PM AS I MENTIONED BEFORE, ALL OF THE SIDES OF THE BUILDING HAVE

4:46:49PM CONSIDERED A GOOD ARCHITECTURAL CHARACTER.

4:46:51PM A COUPLE OF SELECT ITEMS REGARDING THE MEDITERRANEAN STYLE

4:46:55PM HAVE TO DO WITH OVERHANGS, ESPECIALLY FOR ENTRANCES, MAKING

4:47:00PM WAYFINDING EASY, PROVIDING SHADE IN CERTAIN AREAS.

4:47:03PM A COUPLE OF OTHER THINGS IS ALSO THE ROOF BRACKETS.

4:47:06PM IT'S A LITTLE HARD TO SEE ON THIS IMAGE BUT IT WILL BE

4:47:10PM INCORPORATED THROUGHOUT THE ENTIRETY OF THE BUILDING TO MAKE

4:47:13PM SURE THE ARCHITECTURAL STYLES ARE TIED TOGETHER.

4:47:15PM WHEN YOU LOOK AT THE TWO TOWERS, THE TWO TOWERS THAT WE HAVE

4:47:18PM CURRENTLY ARE GOING TO BE USED FOR VERTICAL CIRCULATION, SO

4:47:24PM WE HAVE ONE ELEVATOR, AND WE HAVE THE STAIRS AS WELL.

4:47:26PM AND THE INTENT IS TO USE, AS WE SAID, KIND OF STUCCO ON

4:47:30PM THESE COLORS THROUGHOUT, BUT ALSO HAVE A LITTLE BIT OF AN

4:47:33PM ACCENT AREA WITH SOME STONE TO MAKE SURE THAT IT ALL TIES
 4:47:38PM TOGETHER IN THE ARCHITECTURAL CHARACTER.
 4:47:40PM THE LAST TWO SLIDES WE WANTED TO SHOW THE ELEVATIONS.
 4:47:46PM THEY PORTRAY THE 2D VISUAL FROM THE RENDERINGS.
 4:47:49PM THE MAIN ITEM WE WANTED TO SHOW HERE IS THE HEIGHT.

4:47:52PM SO THE OVERALL HEIGHT OF THE BUILDING THROUGHOUT IS GOING TO
 4:47:54PM BE AROUND 37 FEET AND A HALF, THE HIGHEST POINT, ONLY AT THE
 4:48:01PM TWO TOWERS IS ABOUT 40 FEET.
 4:48:03PM FOR CONTEXT, THE BUILDINGS ACROSS THE STREET ON EVERBLADES
 4:48:06PM ARE ANYWHERE FROM 30 TO 35 FEET TALL.
 4:48:09PM SCALE-WISE, IT'S GOING TO BE WITHIN THE SIMILAR SCALE OF THE
 4:48:12PM CURRENT EXISTING CONDITIONS.
 4:48:14PM AS WE MOVE TO THE OTHER TWO ELEVATIONS, YOU'LL SEE A VARIETY
 4:48:18PM OF GLASS AND GLAZING HERE.
 4:48:21PM THIS GLASS WAS GOING TO BE RATED FOR CODE AND IMPACT
 4:48:25PM HURRICANE.
 4:48:26PM IT'S GOING TO BE A CLEAR GLASS, NON-REFLECTIVE.
 4:48:29PM IT'S GOING TO BE TYING INTO THE ARCHITECTURAL OVERALL
 4:48:32PM CHARACTER.
 4:48:32PM WE WILL ALSO HAVE BUILDING LIGHTING, WHICH WILL RIGHT NOW
 4:48:37PM CONCEPTUALLY WE'RE INTENDING TO BE THESE VERTICAL LIGHT WALL
 4:48:42PM PACKS ON THE WALL.
 4:48:43PM THEY WILL TIE TO THE OVERALL MEDITERRANEAN STYLE OF THE
 4:48:46PM ARCHITECTURE OF THE BUILDING.
 4:48:47PM WITH THAT, WE WANT TO JUST THANK YOU FOR YOUR TIME AND YOUR
 4:48:53PM APPRECIATION.
 4:48:54PM WE HAVE ONE MORE SLIDE.
 4:48:55PM I'M SORRY.
 4:48:55PM ONE MORE SLIDE ABOUT THE MATERIALS.
 4:48:58PM SO AS WE TALKED ABOUT, THIS IS A LITTLE MORE OF A ZOOMED IN

4:49:02PM OF THE COLORS THAT WE HAVE HERE, SO YOU CAN SEE THE TWO
 4:49:06PM COLORS ON THE LEFT-HAND SIDE ARE THESE ONES, WHICH WOULD BE
 4:49:08PM KIND OF YOUR MAIN STUCCO COLORS.
 4:49:10PM ON THE BOTTOM LEFT-HAND CORNER, WE ARE INTENDING TO HAVE
 4:49:13PM PRECAST CONCRETE BASE AND CAP.
 4:49:15PM THIS WILL KIND OF BE THE HORIZONTAL BANDS THAT ARE ACROSS
 4:49:18PM THE BUILDING.
 4:49:19PM AND THEY WILL ALSO GO ALONG WITH THE WHITE TRIM.
 4:49:23PM ALL PLAYING WITHIN THE MEDITERRANEAN KIND OF STYLE COLORS.
 4:49:26PM WE TALKED ABOUT THE BARREL ROOF TILE, SO SOMETHING LIKE THIS
 4:49:31PM IS WHAT WE'RE INTENDING TO HAVE.
 4:49:33PM THE WINDOWS ITSELF, AS WE SAID, IT'S GOING TO BE CLEAR, BUT
 4:49:37PM IT'S GOING TO HAVE WHITE TRIM, AT LEAST THAT'S WHAT WE'RE
 4:49:40PM THINKING ABOUT INITIALLY TO BE ABLE TO TIE EVERYTHING
 4:49:43PM TOGETHER.
 4:49:43PM THEN YOU'LL SEE THE WOOD TRELLIS THERE.

4:49:46PM WE HAVE ON THE SECOND STORY ON THE NORTHEAST CORNER A LITTLE
4:49:50PM BALCONY FOR THE SPACES UP THERE.
4:49:54PM THE BALCONY OVERLOOK BEN HILL GRIFFIN PARKWAY.
4:49:57PM THE INTENT IS TO PROVIDE A WOOD TRELLIS TO PROVIDE SHADING
4:50:00PM IF THERE ARE ANY TYPE OF SPACES OUT THERE.
4:50:03PM OVERALL, AS I MENTIONED, THE STONE ACCENT AND OVERHANG
4:50:08PM DETAIL, ALL OF THESE COMPONENTS ARE IMPORTANT TO MAKE SURE
4:50:11PM THE BUILDING NOT ONLY FITS THE COMMUNITY THAT IT'S SERVING
4:50:13PM BUT IT ALSO FITS THE ARCHITECTURAL STYLE THAT THE VILLAGE OF

4:50:18PM ESTERO HAS PUT FORTH.
4:50:20PM WITH THAT, WE'LL END OUR PRESENTATION AND OPEN IT UP FOR ANY
4:50:23PM QUESTIONS.
4:50:24PM THANK YOU VERY MUCH.
4:50:26PM >>Michael Sheeley: CAN YOU TELL US ABOUT INTERIOR FUNCTION
4:50:29PM IN THE BUILDING?
4:50:29PM WHAT IS IN THE BUILDING?
4:50:31PM >> SURE.
4:50:31PM I'LL HAVE ARMANDO COME UP AND TALK ABOUT THAT.
4:50:36PM >> SO THE SERVICES THAT ARE OFFERED IN THE BUILDING, FIRST
4:50:41PM AND FOREMOST, THIS IS GOING TO SERVE AS ADMIN SPACE FOR THE
4:50:44PM MAJORITY OF THE HOME BASE TEAM THAT LIVES -- OPERATES IN
4:50:48PM FLORIDA THAT LIVES IN SOUTHWEST FLORIDA.
4:50:51PM AS WELL A BIG COMPONENT WILL BE WELLNESS BASED SPACE, LIKE A
4:50:55PM GYM, SLASH REHAB SPACE FOR HEALTH AND FITNESS PROGRAMS, AS
4:50:59PM WELL AS REHAB PROGRAMS.
4:51:00PM COOKING DEMO KITCHEN IN THERE AS WE LOOK TO AGAIN EMPHASIZE
4:51:03PM OUR HEALTH AND WELLNESS COMPONENTS.
4:51:05PM SO WE'LL BE DOING NUTRITIONAL EDUCATION TYPE OF CONTENT.
4:51:09PM THERE WILL BE A SMALL EVENT SPACE IN THERE AS WELL THAT IS
4:51:12PM MEANT TO HOST SOME FUND-RAISING EVENTS THAT WE HOST ON AN
4:51:17PM ANNUAL BASIS AS WELL AS TRAININGS.
4:51:20PM WE DO A LOT OF CLINICAL TRAINING FOR CLINICIANS SUCH AS
4:51:24PM PSYCHOLOGISTS AND LICENSED MENTAL HEALTH COUNSELORS AND CASE
4:51:27PM MANAGEMENT WORKERS WHO WORK IN THE COMMUNITY.

4:51:29PM OUR ORGANIZATION ACTUALLY COMES DOWN AND TRAINS THEM, AND
4:51:32PM THE LATEST AND GREATEST EVIDENCE-BASED TRAUMA THERAPIES AND
4:51:36PM DIFFERENT MODALITIES TO HELP TREAT OUR VETERANS IN THE
4:51:39PM COMMUNITY AS WELL AS OTHER MEMBERS IN THE COMMUNITY.
4:51:41PM WE'LL ALSO HAVE A SMALL AMOUNT OF COUNSELING SPACE THAT CAN
4:51:45PM BE USED FOR TELEHEALTH SERVICES.
4:51:47PM IF A VETERAN COMES INTO THE BUILDING, LET'S SAY THEY GO TO
4:51:50PM THEIR EXERCISE APPOINTMENT OR REHAB APPOINTMENT AND THEN
4:51:53PM THEY ARE MEETING WITH ONE OF THEIR CLINICIANS, THEY CAN GO
4:51:56PM UPSTAIRS.
4:51:57PM BY CLINICIAN, I MEAN TALK THERAPY IS THE TYPE OF SUPPORT
4:52:00PM THAT WE PROVIDE.

4:52:02PM THEY CAN GO UPSTAIRS AND EITHER MEET WITH A THERAPIST IN
4:52:05PM PERSON OR VIA TELEHEALTH CAPABILITIES AS WELL.
4:52:08PM IT'S IMPORTANT TO NOTE THAT THAT EVENT SPACE IS ALSO GOING
4:52:11PM TO BE OPEN TO THE VETERAN COMMUNITY.
4:52:13PM SO, FOR INSTANCE, FGCU, AS THEY ARE DEVELOPING THEIR ROTC
4:52:18PM PROGRAM, MAY NEED SPACE TO HOST DIFFERENT EVENTS.
4:52:21PM WE'LL WELCOME THEM INTO THE SPACE TO DO THAT.
4:52:23PM THE ESTERO MILITARY ENGAGEMENT COMMITTEE, WHICH I PERSONALLY
4:52:26PM SERVE ON, RIGHT NOW WE'RE OPERATING OUT OF THE LIBRARY, BUT
4:52:29PM WE WOULD OPEN UP THIS FACILITY TO SERVE THAT GROUP AS WELL.
4:52:33PM SO THOSE ARE THE LARGE FUNCTIONS OF IT.
4:52:35PM THERE'S EVENT SPACE, SMALL AMOUNT OF COUNSELING SPACE, BUT
4:52:39PM THE MAJORITY OF IT IS ADMIN SPACE AND PHYSICAL REHAB AND

4:52:43PM FITNESS SPACE.
4:52:44PM >>Michael Sheeley: ARMANDO, AS U.S. ARMY VETERAN MYSELF, I
4:52:49PM THANK YOU AND COMMEND YOU FOR BRINGING THIS FACILITY TO
4:52:53PM ESTERO.
4:52:53PM I WOULD ASK THE BOARD IF ANYONE HAS ANY QUESTIONS OR
4:52:57PM COMMENTS.
4:52:59PM >>Dan Williams: TWO QUESTIONS, IF I MAY.
4:53:00PM I TAKE IT ALL SERVICES BEING PROVIDED OR OUTPATIENT BASIS,
4:53:03PM CORRECT?
4:53:04PM >> ABSOLUTELY.
4:53:04PM ALL SERVICES ARE OUTPATIENT BASIS.
4:53:06PM >>Dan Williams: SECOND QUESTION, WHAT ARE THE PROPOSED HOURS
4:53:08PM OF OPERATION?
4:53:10PM >> SO OUR WELLNESS PROGRAMS TEND TO RUN A LITTLE BIT EARLIER
4:53:13PM IN THE MORNING.
4:53:13PM THOSE USUALLY START AROUND 6 A.M. BUT USUALLY WRAPPED UP BY
4:53:17PM 5 P.M. ON A DAILY BASIS.
4:53:18PM THE MAJORITY OF THE SERVICES WOULD BE BETWEEN 9 AND 5, BUT
4:53:21PM THE HEALTH AND WELLNESS SERVICES, OFTENTIMES WE'RE TRYING TO
4:53:24PM GET TO THAT YOUNGER VETERAN POPULATION BEFORE THEY GO TO
4:53:27PM WORK, WE OPEN UP AT 6 A.M. TO START SERVING THAT POPULATION.
4:53:30PM >>Dan Williams: THANK YOU.
4:53:31PM >>James Tatooles: I'VE GOT A QUESTION.
4:53:33PM I'M ALSO A VETERAN.
4:53:35PM OF COURSE, ANYTHING YOU DO FOR THE PEOPLE THAT ARE NEEDING

4:53:38PM SERVICES IS APPRECIATED, OF COURSE.
4:53:40PM MY QUESTION IS HOW DOES THIS TIE IN WITH VETERANS
4:53:44PM ADMINISTRATION FACILITIES AND WHAT THEY DO COMPARED TO WHAT
4:53:47PM YOU DO?
4:53:47PM HOW DO YOU UNITE AND WORK TOGETHER OR DON'T YOU?
4:53:51PM >> ABSOLUTELY, YES.
4:53:52PM WE WORK VERY CLOSELY WITH THE VA.
4:53:54PM AT OUR HEADQUARTERS IN BOSTON, WE ACTUALLY HAVE AN MOU WITH

4:53:56PM THE VA.

4:53:57PM WE HAVE A VA CASE MANAGER WHO IS EMBEDDED IN OUR CLINIC.

4:54:00PM ANYTIME A VETERAN WHO COMES INTO HOME BASE IS GETTING

4:54:03PM SERVICES, IF THEY NEED ADDITIONAL CARE OR NEED TO GET SIGNED

4:54:06PM UP WITH THE VA, WE CONNECT THEM WITH THE CASE MANAGER AND

4:54:10PM GET THEM CONNECTED AUTOMATICALLY.

4:54:11PM WE'RE VERY WELL TIED IN WITH THE LOCAL VAs HERE AS WELL.

4:54:15PM THEY REFER OUT TO US.

4:54:15PM WE REFER TO THEM.

4:54:18PM ANY VETERAN WHO COMES IN AND ISN'T CONNECTED TO THE VA, WE

4:54:23PM ENCOURAGE THEM TO GET SIGNED UP.

4:54:24PM AND WE'LL DO A WARM HANDOFF TO DO THAT AS WELL.

4:54:24PM WE WORK VERY CLOSELY WITH THE FLORIDA DEPARTMENT OF VETERANS

4:54:26PM AFFAIRS AND GENERAL HARTSELL, WHO IS THE EXECUTIVE DIRECTOR

4:54:30PM THERE, AND WORKING WITH ENSURING THAT WE'RE KIND OF MEETING

4:54:33PM THEIR STANDARDS AND THEY ARE ACTUALLY EVEN FUNDING SOME OF

4:54:36PM OUR PROGRAM ON A YEAR-TO-YEAR BASIS.

4:54:40PM >>Michael Sheeley: OTHER QUESTIONS FROM THE BOARD.

4:54:42PM >>James Tatooles: JUST WONDERING ABOUT THE TYPE OF PEOPLE,

4:54:47PM THEIR NEED REQUIREMENTS.

4:54:48PM WHAT KIND OF HANDICAP FACILITIES OR ANYTHING ABOVE THE

4:54:54PM NORMAL ARCHITECTURAL REQUIREMENTS FOR SPECIAL NEEDS PEOPLE?

4:54:58PM DO YOU HAVE ANYTHING THAT HANDLES THAT TYPE OF A PERSON?

4:55:03PM >> SURE.

4:55:04PM RIGHT NOW, IN TERMS OF EVEN WHEN YOU ENTER THE SITE HAVE THE

4:55:09PM REQUIRED ADA CAPACITIES.

4:55:11PM WE WILL HAVE AN ELEVATOR ON-SITE.

4:55:14PM IT'S GOING TO BE BIG ENOUGH TO FIT A STRETCHER.

4:55:17PM IN TERMS OF KIND OF THE OCCUPIABLE SPACES, AS ARMANDO

4:55:21PM MENTIONED, A LOT OF THE SPACE ON THE GROUND FLOOR WILL BE

4:55:23PM THE GYM, EVENT SPACE AND ANY CLINICIAN OR ANY APPOINTMENT

4:55:26PM LIKE THAT WOULD BE ON THE SECOND FLOOR.

4:55:28PM THOSE ARE SOME OF OUR ORIGINAL THOUGHTS, EITHER SPECIFIC

4:55:31PM ITEMS THAT THE VILLAGE OR ANYTHING HAS IN MIND, WE CAN

4:55:35PM CERTAINLY LOOK INTO THEM TO INCORPORATE THEM AS NEEDED.

4:55:40PM >> I WOULD JUST ADD OUR SERVICES AROUND THE WELLNESS AND

4:55:42PM REHAB, WE HAVE PHYSICAL THERAPISTS AND OTHER PROFESSIONALS

4:55:45PM WHO ARE SPECIFICALLY WORKING WITH VETERANS WHO ARE DEALING

4:55:48PM WITH SERVICE RELATED INJURIES AS WELL.

4:55:51PM NOT ONLY IS THE BUILDING COMPLIANT BUT THE SERVICES THAT WE

4:55:54PM PROVIDE ARE AIMED AT HELPING THEM REGAIN CONTROL OF THEIR

4:55:58PM PHYSICAL HEALTH AND WELLNESS AGAIN.

4:56:06PM >>Kristin Jeannin: I DO HAVE A FEW DESIGN-RELATED COMMENTS.

4:56:09PM FIRST, I WANT TO COMMEND THE PROJECT OVERALL AND THE

4:56:13PM PRESENTATION.

4:56:14PM VERY EXCITED FOR ESTERO TO HAVE THE OPPORTUNITY TO HOST THIS

4:56:18PM HOME BASE PROJECT.
 4:56:20PM IT SEEMS PHENOMENAL.
 4:56:21PM SO THANK YOU.
 4:56:22PM MOST OF MY COMMENTS ARE LANDSCAPE RELATED.
 4:56:27PM I'M A LANDSCAPE ARCHITECT.
 4:56:28PM THERE ARE A COUPLE OF ARCHITECTURAL COMMENTS.
 4:56:31PM IN GENERAL, I THINK THE BUILDING LOOKS BEAUTIFUL.
 4:56:33PM I GUESS I WILL START WITH ARCHITECTURE SINCE YOU ARE UP
 4:56:38PM THERE.
 4:56:38PM I HAVE A MINOR CONCERN ABOUT THE SAND COLOR.
 4:56:43PM IT LOOKS A LITTLE DARK.
 4:56:46PM YOUR RENDERINGS LOOK NICE AND LIGHT.
 4:56:49PM I THINK THAT THE BUILDING, LIKE, SUPPORTS BEING LIGHT.
 4:56:52PM SO JUST BE CAREFUL OF THAT.
 4:56:55PM TAKE ANOTHER --
 4:56:56PM >> WE CAN LOOK AT THE COLOR SWATCHES.
 4:56:59PM NO PROBLEM.
 4:57:01PM >>Kristin Jeannin: LANDSCAPE ARCHITECTURE-WISE, I REALIZE
 4:57:04PM THIS -- I MEAN, IT'S NICE.
 4:57:06PM I THINK THIS IS AN EARLY DRAFT AND YOU PROBABLY NEED TO
 4:57:10PM COORDINATE A LITTLE BIT WITH THE FLAG.

 4:57:15PM IT LOOKS LIKE IT WILL BE A BEAUTIFUL AND MEANINGFUL FOCAL
 4:57:20PM POINT FOR THE PROJECT.
 4:57:21PM SO THE LANDSCAPE NEEDS TO REFLECT THAT.
 4:57:24PM ALSO WITH THE PLAZA, RIGHT NOW, HOW IT'S DRAWN IS JUST
 4:57:27PM CONCRETE.
 4:57:28PM SO MAYBE THERE ARE PLANTERS THAT NEED TO GO IN THERE TO
 4:57:33PM SOFTEN THAT.
 4:57:35PM I'M NOT ADVOCATING ONE WAY OR THE OTHER NECESSARILY, BUT
 4:57:38PM MAKE SURE SOMEBODY IS THINKING ABOUT IF FOR THAT SECOND
 4:57:40PM FLOOR TRELLIS YOU WANT TO HAVE ANY PLANTINGS UP THERE,
 4:57:43PM THERE'S SOME WORK THAT NEEDS TO BE DONE THERE TO MAKE SURE
 4:57:45PM THAT ALL FUNCTIONS CORRECTLY.
 4:57:47PM BAHIA SOD CONCERNS ME A LITTLE BIT, TOO.
 4:57:53PM I KNOW IT GETS WEEDY.
 4:57:55PM MAYBE THAT'S OKAY, BUT WHAT I WOULD MAYBE PROPOSE IS, OR
 4:58:00PM HAVE YOU LOOK AT, WHAT ARE THEY DOING IN THE OTHER
 4:58:03PM SURROUNDING.
 4:58:04PM LET'S MATCH WHATEVER THEY ARE DOING THERE WOULD BE MY
 4:58:07PM RECOMMENDATION.
 4:58:08PM >> I THINK FLORITAM IS THE GRASS OF THE DAY IN THAT AREA.
 4:58:12PM WE MAY BE ABLE TO USE THAT.
 4:58:15PM IT JUST DEPENDS ON WHAT WE CAN DO WITH THE IRRIGATION.
 4:58:20PM >>Kristin Jeannin: I UNDERSTAND THE MEANING AND THE INTENT
 4:58:22PM BEHIND IT, AND IF YOU THINK THAT THERE ARE WAYS THAT IT CAN
 4:58:25PM BE MANAGED WELL, BY ALL MEANS, FIGHT FOR IT.

4:58:31PM >> BAHIA CAN BE VERY LUSH, AS LONG AS YOU KEEP WATERING AND
 4:58:35PM FEEDING IT.
 4:58:36PM IT KIND OF DEFEATS THE PURPOSE OF THE XERISCAPE DESIGN.
 4:58:40PM BUT WE'LL WORK WITH THAT.
 4:58:42PM I'M NOT OPPOSED TO USING FLORITAM.
 4:58:44PM >>Kristin Jeannin: I HAVEN'T LOOKED AT IT EITHER, BUT WE
 4:58:48PM WOULD BE OPEN TO LOOKING AT IF THERE ARE BUFFERS THAT BLOCK
 4:58:51PM THAT FLAG.
 4:58:53PM IF THERE'S ANYTHING EXISTING THAT'S IN THE WAY.
 4:58:58PM >> WE HAVE TO WORK THAT FLAG INTO THE DESIGN A LITTLE
 4:59:00PM BETTER.
 4:59:01PM THERE IS A BIG EASEMENT THAT'S BETWEEN THAT BUFFER AND THE
 4:59:04PM BUILDING.
 4:59:05PM IT'S KIND OF AN ODD THING.
 4:59:07PM THERE'S ALSO ONE THAT RUNS ALONG EVERBLADES PARKWAY THAT'S
 4:59:11PM BEHIND THE PARKWAY, AND THAT WAS A CHALLENGE TO WORK AROUND
 4:59:15PM THAT.
 4:59:15PM THERE'S STILL A LITTLE BIT OF WORK TO DO ON THAT.
 4:59:18PM >>Kristin Jeannin: IS THAT THE SOUTH SIDE OF THE BUILDING
 4:59:22PM WHERE THE OUTDOOR.
 4:59:25PM >> UM-HUM.
 4:59:25PM WHAT YOU'RE LOOKING AT IS A CODE MINIMUM PLAN.
 4:59:28PM >>Kristin Jeannin: SURE, SURE.
 4:59:30PM >> I'M SURE WE'RE GOING TO ENHANCE SOME THINGS HERE AND
 4:59:32PM THERE.

 4:59:33PM >>Kristin Jeannin: THANK YOU.
 4:59:35PM >>James Tatooles: I WAS GOING TO SAY IT'S A NICE-LOOKING
 4:59:40PM BUILDING.
 4:59:40PM WHAT I'M LOOKING AT IS PEOPLE HAVING THE ACCESS TO SEE IT
 4:59:45PM FROM THE PARKING LOT SIDE, YOU CAN SEE THE BUILDING, AND
 4:59:49PM IT'S ALL OPEN.
 4:59:51PM I JUST WONDER WHEN YOU LOOK AT IT FROM THE OPPOSITE SIDE, IF
 4:59:56PM ALL THE VEGETATION AND THE TREES AND BUSHES, ET CETERA, HIDE
 5:00:00PM THE BEAUTY OF THE BUILDING FROM THE STREET.
 5:00:02PM IT LOOKS TO ME THAT YOU ARE BUILDING A FORESTED WALL IN
 5:00:07PM FRONT OF THE BUILDING.
 5:00:09PM >> YOU'RE NOT WRONG, SIR.
 5:00:10PM I THINK PART OF THAT IS SOME OF THE REQUIREMENTS NOT ONLY
 5:00:14PM FROM THE PLANTING SIDE.
 5:00:17PM WHEN WE DID OUR ORIGINAL SURVEYS, THERE IS A HUNDRED FOOT
 5:00:20PM UNIVERSITY WINDOW KIND OF EASEMENT.
 5:00:23PM AS JOSH SAYS, A MATTER OF GOING BACK AND MAKING SURE THAT
 5:00:26PM THE BUILDING IS VISIBLE ON BOTH SIDES WHILE ALSO HAVING A
 5:00:29PM GOOD BALANCE BETWEEN THE LANDSCAPE AND THE PLANTING.
 5:00:31PM BUT WE'LL DEFINITELY TAKE IT INTO CONSIDERATION IN THE NEXT
 5:00:34PM ROUND.
 5:00:37PM >>Michael Sheeley: AL, DO YOU HAVE ANY COMMENTS?

5:00:39PM >>Al Paivandy: YES.
 5:00:40PM AGAIN, THANK YOU, JUST LIKE EVERYBODY ELSE SAYS, FOR --
 5:00:46PM >>Tammy Duran: CAN YOU MAKE SURE YOU ARE SPEAKING INTO THE

 5:00:48PM MICROPHONE, PLEASE?
 5:00:48PM THANK YOU.
 5:00:50PM >>Al Paivandy: FINE.
 5:00:51PM [LAUGHTER]
 5:00:51PM THANK YOU FOR WANTING TO LOCATE HERE AND HAVE YOUR MAIN
 5:00:58PM BUILDING HERE.
 5:00:59PM WE APPRECIATE THAT.
 5:01:00PM I HAVE A COUPLE OF COMMENTS.
 5:01:04PM WHENEVER I SEE THE PERSPECTIVE HERE, I NOTICE THE PEOPLE
 5:01:09PM WALKING AROUND THE FRONT.
 5:01:10PM I'M NOT SURE EXACTLY HOW THEY ARE GOING TO GET THERE AND WHY
 5:01:13PM THEY WANT TO WALK AROUND THE BUILDING.
 5:01:15PM THE SECOND IS, THE FRONT IS A LITTLE BIT MORE OF A PUNCHED
 5:01:23PM OUT WINDOWS AND NOT NECESSARILY ANY VERTICAL ELEMENT.
 5:01:28PM I DID NOTICE, ALTHOUGH WITHOUT A FLOOR PLAN, A LITTLE BIT
 5:01:31PM DIFFICULT, BUT FROM THE SITE THAT YOU HAVE ALIGNED THE TOWER
 5:01:37PM IN THE BACK WITH THE FRONT.
 5:01:39PM SO IF YOU GET RID OF THAT TOWER THAT YOU CAN NEVER SEE IN
 5:01:43PM THE BACK FROM THE FRONT, BECAUSE PEOPLE ARE IN THE CAR OR
 5:01:47PM DRIVING AND YOU WON'T SEE THAT THE WHOLE FRONT IS JUST A
 5:01:52PM FLAT, LONG TRAIN.
 5:01:55PM IF YOU CAN WORK WITH THAT TO PULL SOME ELEMENTS UP TO
 5:01:59PM ACCENTUATE THE FRONT, ESPECIALLY THAT IS MORE SEEN BY THE
 5:02:04PM DRIVING, IN ADDITION TO THE FLAGS, IT MAY WORK BETTER FOR
 5:02:08PM YOU.

 5:02:08PM >> GREAT.
 5:02:09PM YEAH, WE CAN LOOK AT SOME OF THE VOLUMETRIC RELATIONSHIPS.
 5:02:14PM WE CAN MAYBE PLAY WITH THE MATERIALS, GIVE OR TAKE.
 5:02:17PM I THINK KIND OF SIMILAR COMMENT OF MAKING SURE THAT MAIN
 5:02:21PM FACADE AROUND BEN HILL GRIFFIN PARKWAY IS REALLY THE MAIN
 5:02:25PM WELCOMING FACE OF THE BUILDING.
 5:02:27PM ABSOLUTELY.
 5:02:27PM >>Al Paivandy: RIGHT.
 5:02:28PM SINCE THAT TERRACE IS IN THE FRONT, I WOULD CERTAINLY DO
 5:02:34PM SOMETHING WITH THAT.
 5:02:34PM USE IT AS A POP-OUT FOR THE BUILDING OR MORE PLEASANTRIES.
 5:02:40PM THANK YOU AGAIN.
 5:02:42PM >>Michael Sheeley: LASTLY, I THINK THE BUILDING LOOKS GOOD.
 5:02:47PM I THINK YOU'VE DONE A NICE JOB OF KIND OF MODERNIZING A
 5:02:51PM MEDITERRANEAN DESIGN.
 5:02:52PM I THINK IT'S QUITE ATTRACTIVE.
 5:02:55PM I AGREE WITH SOME OF THE OTHER COMMENTS HERE.
 5:02:58PM I THINK THE BUILDING IS RATHER SEDATE, AND IT KIND OF LAYS

5:03:03PM BACK, AND MAYBE THAT'S WHAT IT SHOULD BE.

5:03:07PM THE COLOR PALETTE, WITH THE KIND OF REFINED LINE THAT YOU

5:03:11PM HAVE.

5:03:14PM I WOULD MAYBE THINK ABOUT THE PLAZA ON THE SOUTH SIDE.

5:03:18PM IF YOU REALLY WANT IT TO BE USABLE, SOME COVERING THERE

5:03:22PM WOULD BE HELPFUL BECAUSE IN THE SUMMERTIME, YOU'RE GOING TO

5:03:24PM GET BLASTED BY THE SUN.

5:03:29PM >> ABSOLUTELY.

5:03:29PM >>Michael Sheeley: I THINK OVERALL YOU'VE DONE A GOOD JOB.

5:03:33PM I APPRECIATE YOUR PRESENTATION.

5:03:34PM >> OF COURSE.

5:03:35PM THANK YOU VERY MUCH.

5:03:35PM >>Michael Sheeley: TAMMY, DO WE HAVE ANY PUBLIC COMMENT ON

5:03:38PM THIS?

5:03:39PM >>Tammy Duran: WE DO NOT.

5:03:40PM >>Michael Sheeley: IS THERE ANYONE HERE IN THE AUDIENCE WHO

5:03:42PM WOULD LIKE TO MAKE A COMMENT ABOUT THIS PROJECT?

5:03:44PM SEEING NONE -- OH, WE HAVE ONE.

5:03:48PM >>Tammy Duran: HOLD ON ONE SECOND.

5:03:50PM MAKE SURE WHEN YOU ARE DONE THAT YOU FILL OUT A CARD.

5:03:53PM >> THANK YOU.

5:03:54PM MY NAME IS ALAN WHITE.

5:03:56PM I LIVE IN TIDEWATER RIGHT OUT FRONT.

5:03:58PM I'M ALSO A VETERAN.

5:03:59PM WE'RE ECSTATIC.

5:04:00PM WE'VE BEEN WAITING TEN YEARS TO FIND OUT -- HOW APROPOS TO

5:04:06PM HAVE SOMETHING LIKE THIS TO COME.

5:04:07PM WE FULLY ENDORSE THAT.

5:04:10PM FOR MY SAKE, I'M ALSO THE CHAIRMAN OF THIS NEW CAPE CORAL VA

5:04:15PM CLINIC EXPANSION TO A FULL-SERVICE HOSPITAL COMMITTEE.

5:04:19PM WE'LL BE WORKING WITH FGCU.

5:04:21PM WE DEFINITELY WOULD LIKE TO WORK WITH THESE PEOPLE.

5:04:23PM WE'RE TRYING TO BRING MORE AND MORE MEDICAL SERVICES TO OUR

5:04:27PM OVER 100,000 VETERANS THAT LIVE IN SOUTHWEST FLORIDA.

5:04:30PM OVER 61,000 LIVE IN LEE COUNTY.

5:04:33PM SO THIS IS GREAT.

5:04:34PM THANK YOU.

5:04:35PM >>Michael Sheeley: THANK YOU VERY MUCH.

5:04:37PM ANYONE ELSE?

5:04:38PM WE'LL CLOSE THE PUBLIC HEARING.

5:04:40PM WE THANK YOU FOR YOUR PRESENTATION.

5:04:46PM [APPLAUSE]

5:05:00PM >>Michael Sheeley: WE'LL GIVE EVERYONE A MOMENT TO CLEAR THE

5:05:02PM ROOM.

5:05:02PM LET'S GET STARTED WITH ITEM NUMBER 6, THE WORKSHOP FOR LEO

5:06:10PM BROWN GROUP.

5:06:11PM PLEASE.

5:06:20PM >>Aymee Chavez: NEXT ON THE AGENDA IS THE WORKSHOP FOR

5:06:23PM MISSION GROVE OF ESTERO FOR THE REVISED ARCHITECTURE.

5:06:27PM THE APPROXIMATELY SEVEN ACRE PROPERTY IS LOCATED WITHIN THE

5:06:32PM PLAZA DEL SOL COMMERCIAL PLANNED DEVELOPMENT, WHICH IS NORTH

5:06:36PM OF THE CULVER'S AND AUTO ZONE AT THE CORNER OF THREE OAKS

5:06:40PM PARKWAY AND CORKSCREW ROAD WITH ACCESS FROM ARCOS AVENUE.

5:06:45PM THE PUBLIC INFORMATION MEETING FOR MISSION GROVE WAS HELD AT

5:06:49PM THE JULY 21st PZDB MEETING.

5:06:53PM THE PROJECT INCLUDES 163 ASSISTED LIVING CONTINUING CARE AND

5:06:58PM INDEPENDENT LIVING UNITS, ALONG WITH ASSOCIATED AMENITIES.

5:07:04PM [BEEP]

5:07:07PM >> YOU ARE OUT OF TIME.

5:07:08PM [LAUGHTER]

5:07:09PM >>Tammy Duran: SORRY.

5:07:10PM >>Aymee Chavez: THE APPLICANT HAS MADE CHANGES TO THE

5:07:12PM ARCHITECTURE SINCE THE PUBLIC INFORMATION MEETING AND IS

5:07:15PM LOOKING FOR INPUT FROM THE BOARD ON THE UPDATED RENDERINGS

5:07:19PM AND DESIGN.

5:07:20PM THERE WILL BE NO VOTE OR DISCUSSION ON THIS WORKSHOP ITEM.

5:07:27PM DISCUSSION SHOULD BE FOCUSED ONLY ON THE PROPOSED

5:07:30PM ARCHITECTURE AND NOT RELATED TO ANY OTHER COMPONENTS OF THE

5:07:33PM PROJECT.

5:07:33PM PLEASE NOTE THAT BOARD MEMBER JIM WALLACE PROVIDED WRITTEN

5:07:37PM COMMENTS IN ADVANCE OF THE MEETING.

5:07:40PM AND IF THERE ARE NO QUESTIONS, I'LL TURN IT OVER TO THE

5:07:43PM APPLICANT TO BEGIN.

5:07:45PM I BELIEVE THE ATTORNEY FOR THE APPLICANT, NEALE MONTGOMERY,

5:07:49PM WILL BE STARTING US OFF.

5:07:51PM >>Michael Sheeley: THANK YOU VERY MUCH.

5:07:55PM >>Neale Montgomery: GOOD AFTERNOON.

5:07:57PM NEALE MONTGOMERY FOR THE RECORD.

5:07:58PM THANK YOU FOR THE OPPORTUNITY.

5:08:04PM [MICROPHONE NOT ON] [INAUDIBLE]

5:08:42PM [MICROPHONE NOT ON]

5:08:59PM >> THERE WE GO.

5:09:00PM >> DO YOU WANT ME TO SAY IT AGAIN?

5:09:03PM >> NO, WE COULD HEAR YOU.

5:09:05PM >> GET CLOSER TO IT TO MAKE SURE.

5:09:07PM >> WE HAVE THE APPLICANT, LINDSEY PHIPPS AND BILL MORTON

5:09:11PM HERE.

5:09:12PM STACY ELLIS IS HERE.

5:09:13PM AND GLEN, THE ARCHITECT IS HERE, TO GO THROUGH THE ITEM WE

5:09:20PM TALKED ABOUT.

5:09:20PM AYMEE ALREADY TOLD YOU WHERE IT IS LOCATED.

5:09:26PM >>Kristin Jeannin: CAN YOU GO BACK TO THE SLIDE, THE

5:09:29PM LOCATION?
5:09:29PM I'M TRYING TO GET CAUGHT UP.
5:09:33PM THE MAP, PLEASE.
5:09:36PM >>Neale Montgomery: I-75, CORKSCREW IS IN THE INTERIOR OF
5:09:41PM THAT PARTICULAR PROJECT.
5:09:42PM THAT PROJECT WAS ORIGINALLY APPROVED WHEN IT WAS IN THE
5:09:46PM UNINCORPORATED AREA, AND A LOT OF DEVELOPMENT ACTUALLY
5:09:48PM OCCURRED WHILE IT WAS STILL IN THE UNINCORPORATED AREA.
5:09:52PM A PORTION OF THE PROPERTY AND THE PROPERTIES TO THE SOUTH
5:10:00PM WAS AT THAT TIME IN THE INTERCHANGE AND URBAN COMMUNITY.
5:10:03PM SOME OF THE PROVISIONS MAY NOT BE THE SAME AS YOU MIGHT
5:10:05PM EXPECT TODAY, BUT THAT WAS THE GENESIS OF THIS PARTICULAR
5:10:09PM PROJECT.
5:10:30PM >> GOOD EVENING.
5:10:31PM I'M GLEN BAURHYTE.

5:10:33PM GOOD TO SEE YOU AGAIN.
5:10:34PM WE'RE EXCITED TO BE BACK WITH YOU AND SHARE THE
5:10:37PM ARCHITECTURAL UPDATES.
5:10:38PM WE LAST CAME BEFORE YOU TWO MONTHS AGO AND RECEIVED FEEDBACK
5:10:42PM AND APPRECIATED THAT.
5:10:45PM BROUGHT IT BACK TO THE OFFICE AND TOOK IT TO HEART AND USED
5:10:48PM YOUR GUIDANCE AND SUGGESTIONS AS A BASIS FOR DEVELOPING OUR
5:10:52PM DESIGN FURTHER.
5:10:53PM THE PRIMARY TAKEAWAYS FROM THE LAST MEETING WAS ESSENTIALLY
5:10:59PM THAT YOU GUYS LIKED THE PROJECT.
5:11:01PM THEY EXPECTED THE ARCHITECTURE TO BE MORE EXPRESSIVE.
5:11:04PM MORE ARTICULATED AND LESS MONOCHROMATIC.
5:11:08PM AND LESS DOMINATED BY A HEAVY ROOFLINE.
5:11:12PM LET ME WALK THROUGH SOME BEFORE AND AFTER ILLUSTRATIONS.
5:11:19PM AT THE TOP HERE IN JULY, THIS WAS THE DESIGN.
5:11:24PM SOME OF THE NOTABLE CHANGES ARE BRIGHTER OVERALL
5:11:33PM COMPOSITION.
5:11:33PM THE ROOF APPEARS A LESS HEAVY, LESS BROWN, RATHER MORE
5:11:39PM TERRA-COTTA AND I HAVE SAMPLES HERE.
5:11:43PM WE CHANGED THE ROOF COLOR TO BARBADOS BLEND.
5:11:47PM THERE'S MORE VERTICAL EXPRESSION OF THE ARCHITECTURAL
5:11:50PM ELEMENTS HERE.
5:11:52PM WE'VE ADDED SOME ADDITIONAL BREAKS, AND THEN EVEN BROUGHT
5:11:56PM THEM UP HIGHER.
5:11:58PM THERE WERE COMMENTS THAT YOU ALL LIKED SOME OF THE BELL

5:12:01PM TOWER EFFECTS, SO WE EXPRESSED THAT MORE AND CARRIED THAT
5:12:04PM FORWARD IN OTHER LOCATIONS.
5:12:05PM WE HAVE MORE VARIETY OF COLORS THAT ARE HARMONIOUS WITH EACH
5:12:10PM OTHER.
5:12:11PM WE ELIMINATED THE GOLD AND BROUGHT IN THIS COLOR CALLED
5:12:16PM ANACKRA AND WE BROUGHT IN AN ADDITIONAL COLOR CALLED CARGO

5:12:21PM PANTS.
 5:12:21PM IN ADDITION TO THAT, WE HAVE ADDITIONAL DETAILING AROUND THE
 5:12:28PM WINDOW OPENINGS, A VARIATION OF THE WINDOW OPENINGS.
 5:12:32PM AND CONTRAST WITH SOME OF THE TRIM COLORS.
 5:12:38PM >>Michael Sheeley: MUCH IMPROVED.
 5:12:40PM >> THANK YOU.
 5:12:40PM THIS IS THE ELEVATION OF THAT SAME VIEW.
 5:12:43PM THE TOP IS THE OLD.
 5:12:45PM THE BOTTOM IS THE NEW HERE.
 5:12:47PM YOU CAN SEE WE REDUCED NUMBER OF DOUBLE WINDOWS AND KIND OF
 5:12:51PM VARIED THAT BY HAVING SINGLE WINDOWS AND DOUBLES, EVEN
 5:12:55PM ARCHED WINDOWS IN HERE.
 5:12:57PM WE ADDED DETAIL AT THE COLONNADE HERE WITH TRIM AT THE BASE
 5:13:03PM AND AT THE SPRING LINE AND BRACKETS AT THE ROOFLINE.
 5:13:11PM >>Michael Sheeley: IT'S LIKE A DIFFERENT BUILDING.
 5:13:13PM YOU'VE DONE WELL.
 5:13:16PM >> HERE IS A ZOOM IN AT THE ENTRY SO YOU CAN SEE SOME OF THE
 5:13:20PM DETAIL A LITTLE BIT MORE.
 5:13:23PM ADDED TRIM AROUND HERE.

 5:13:24PM THE WINDOWS REALLY PUNCH OPEN.
 5:13:27PM WE'RE SHOWING THE SCONCES.
 5:13:33PM SOME OF THE DETAIL OF THE ARCHITECTURAL TILE SHOW THROUGH AT
 5:13:36PM THE GABLES.
 5:13:37PM AGAIN, JUST BROUGHT UP SOME OF THE VERTICAL ELEMENTS HERE.
 5:13:42PM AT THE EAST ELEVATION, YOU CAN SEE WE REALLY BROUGHT MORE OF
 5:13:48PM A RESIDENTIAL STYLE OF VERTICAL ARTICULATION.
 5:13:52PM WE ENHANCED THE DETAILS AT THE BASE OF THIS CORNER BALCONY
 5:13:56PM FEATURE ELEMENT HERE AND TRIM AROUND THE ARCHES.
 5:14:00PM YOU CAN SEE THE BRACKETS AT THE ROOFLINE.
 5:14:07PM OVERALL, A LOT LESS REPETITION THAN WE HAD FROM BEFORE AND
 5:14:14PM HAVING VARIED DESIGN ELEMENTS.
 5:14:21PM >>Al Paivandy: I LIKE IT SO MUCH, EVEN THE CLOUD IN SOUTH
 5:14:25PM FLORIDA LOOK BETTER.
 5:14:26PM >> THE CLOUDS LOOK BETTER, ALL RIGHT.
 5:14:28PM HERE IS THE ELEVATION BEFORE AND THEN AFTER.
 5:14:34PM THIS WAS THE MOST EGREGIOUS ELEVATION FROM LAST TIME, I
 5:14:42PM THINK THE COMMENT WAS.
 5:14:43PM IT LOOKED LIKE A TRAIN OF WINDOWS, AND WE WORKED REALLY HARD
 5:14:48PM ON THIS ONE.
 5:14:48PM VARIED THE WINDOWS.
 5:14:50PM WE PUSHED FORWARD THE PROJECTIONS AND THE VERTICAL.
 5:14:55PM >> IT'S A HUGE DIFFERENCE.
 5:14:56PM >> ROUNDED OUT SOME OF THE WINDOWS.
 5:14:59PM THIS PARTICULAR PART OF THE BUILDING DOES NOT HAVE

 5:15:01PM BALCONIES, BUT WE MADE AN ATTEMPT TO MAKE THE DESIGN MORE
 5:15:04PM COHESIVE BY INTRODUCING SOME JULIET BALCONIES SCATTERED

5:15:09PM THROUGHOUT THERE.

5:15:10PM YOU CAN SEE THE TRIM IS AROUND THE MAJORITY OF THE WINDOWS

5:15:16PM ADDING SOME ADDITIONAL CONTRAST, SHUTTERS.

5:15:19PM THE OLD ELEVATION AND THEN THE NEW ELEVATION.

5:15:28PM >>James Tatooles: JUST LOOKING AT THAT IMAGE, THE BUILDING

5:15:33PM ON THE TOP LOOKS SO DARK AND DISMAL.

5:15:36PM >>Michael Sheeley: INSTITUTIONAL.

5:15:37PM >>James Tatooles: AND LOOK AT HOW IT HAS LIVENED UP AND

5:15:41PM BRIGHTENED UP, LOOKING LIKE IT IS CHEERFUL COMPARED TO THE

5:15:44PM DISMAL ONE UP ABOVE.

5:15:46PM I THINK THERE'S BEEN A DRAMATIC CHANGE IN YOUR APPROACH HERE

5:15:50PM AND I APPRECIATE IT.

5:15:51PM >> THANK YOU.

5:15:52PM THE REAR HERE, WE APPLIED ALL THE SAME ELEMENTS ALL THE WAY

5:15:58PM AROUND THE BUILDING AND THEN ALSO A FOCUS AND ATTENTION ON

5:16:00PM THE GARAGES.

5:16:01PM WE ADDED SOME COLOR, SOME SHUTTERS AT THE END, AND THEN

5:16:05PM BROKE UP THE ROOF LINE BY ADDING GABLES AND BOOSTED HIPS AND

5:16:10PM BRACKETS AND SO ON.

5:16:11PM AT THE POOL, WE WANTED TO MAKE SURE THAT THE INTENT WAS VERY

5:16:18PM CLEAR HERE ON THE SHADING.

5:16:22PM OUTDOOR AMENITY, THERE'S LOTS OF SHADE HERE.

5:16:24PM TWO SCREENED IN ENCLOSURES RIGHT HERE AND THE ONE TUCKED

5:16:28PM BACK OVER HERE.

5:16:29PM WE'RE SHOWING NOW THE SHADE STRUCTURE THAT'S ON THE POOL

5:16:34PM DECK.

5:16:34PM 16-FOOT BY 16-FOOT FIELD BUILT PAVILION, IF YOU WILL, WITH A

5:16:41PM MATCHING TILE ROOF.

5:16:43PM WE'RE SHOWING THE POOL UMBRELLAS.

5:16:45PM WE HAVE SOME SHADE SAILS AT THE BOCCIE BALL AREA.

5:16:49PM OVERALL, THIS WILL BE ADDING TO THE LIFE OF THE COMMUNITY AS

5:16:52PM A GREAT PLACE TO SOCIALIZE AND PARTICIPATE IN VARIOUS

5:16:58PM ACTIVITIES AS WELL AS COOL DOWN IN THE POOL.

5:17:01PM OVERALL, JUST ADDED DETAILS HERE.

5:17:10PM LEVELS OF COPING AND BASE TRIM.

5:17:15PM SOME GABLES THAT WEREN'T THERE BEFORE.

5:17:17PM THE VERTICAL EXPRESSION IS MORE PROMINENT.

5:17:22PM MORE RESIDENTIAL READING THAN INSTITUTIONAL.

5:17:25PM THIS IS THE OLD GARAGE AND THEN THE NEW GARAGE.

5:17:30PM WE CHANGED SOME COLORS.

5:17:31PM WE BOOSTED THE CENTER MAST THERE.

5:17:34PM IT HAD A COUPLE OF -- ADDED A COUPLE OF DECORATIVE GABLES AS

5:17:39PM WELL.

5:17:39PM SIMILAR WITH THE OTHER GARAGE.

5:17:43PM REALLY NO CHANGE ON THE TRASH COMPACTOR.

5:17:47PM I THINK WE CHANGED THE DOOR COLOR ONLY.

5:17:49PM AND THEN THE SAME WITH THE MONUMENT SIGN.

5:17:53PM NO CHANGE THERE.

5:17:54PM THAT'S IT FOR ARCHITECTURAL.

5:17:58PM HAPPY TO ANSWER ANY QUESTIONS.

5:17:59PM >>Michael Sheeley: WELL DONE, AND WE THANK YOU FOR

5:18:02PM LISTENING.

5:18:02PM I THINK THIS BOARD HAS EARNED ITS SALARY.

5:18:06PM [LAUGHTER]

5:18:07PM GREATLY BY YOUR IMPROVEMENTS.

5:18:11PM I HOPE YOU AGREE THE IMPROVEMENTS ARE REALLY GOOD FOR THE

5:18:13PM PROJECT.

5:18:14PM >> YEAH, IT WAS A GOOD EXPERIENCE.

5:18:16PM I'M HAPPY THAT THE CLIENT IS ALSO HAPPY WITH IT AND YOU GUYS

5:18:22PM ARE SEEMINGLY APPROVING OF IT.

5:18:25PM >>Michael Sheeley: THANK YOU.

5:18:28PM >>Al Paivandy: I'LL TAKE THE PLANS HOME AND SEE IF MY WIFE

5:18:31PM WOULD AGREE TO MOVE IN.

5:18:33PM >> WE'LL TAKE RESERVATIONS.

5:18:36PM >>Kristin Jeannin: IS THERE A LANDSCAPE PRESENTATION AT ALL?

5:18:38PM >> TODAY WAS JUST FOCUSING ON THE ARCHITECTURAL.

5:18:43PM >>Michael Sheeley: ANY OTHER QUESTIONS OR COMMENTS?

5:18:46PM >>James Tatooles: ANOTHER COMMENT.

5:18:48PM I THINK THAT IT'S GOOD WHEN YOU CAN MAKE THE BUILDING

5:18:52PM REFLECT WHAT THE USE OF THE BUILDING IS.

5:18:54PM BEFORE IT DIDN'T.

5:18:55PM IT JUST LOOKED LIKE A STRUCTURE.

5:18:58PM AND NOW IT LOOKS MORE LIKE A USEFUL BUILDING RATHER THAN

5:19:03PM JUST A STRUCTURE.

5:19:06PM >>Michael Sheeley: ANYTHING ELSE?

5:19:06PM THANK YOU.

5:19:12PM >> [INAUDIBLE]

5:19:14PM >>Michael Sheeley: THE TRIM COLOR HELPED OUT THERE.

5:19:17PM THANKS VERY MUCH.

5:19:17PM ANY CARDS FROM THE PUBLIC, TAMMY?

5:19:20PM >>Tammy Duran: NO, WE DON'T HAVE ANYTHING.

5:19:22PM >>Michael Sheeley: ANYONE HERE WISH TO SPEAK ON THIS?

5:19:24PM SEEING NONE, WE'LL CLOSE THE PUBLIC HEARING.

5:19:29PM WE THANK YOU FOR THE PRESENTATION.

5:19:30PM NEXT UP IS ITEM 7B, WOODFIELD/COCONUT POINT, CPD.

5:20:28PM >> GOOD EVENING.

5:20:29PM FOR THE RECORD, MICHAEL MANNING, ASSISTANT VILLAGE MANAGER

5:20:32PM AND ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR.

5:20:34PM THE NEXT ITEM ON THE AGENDA IS PUBLIC INFORMATION MEETING

5:20:37PM FOR WOODFIELD.

5:20:38PM THE APPROXIMATELY 46-ACRE PROPERTY IS LOCATED AT THE

5:20:41PM NORTHWEST CORNER OF TAMIAMI TRAIL AND COCONUT ROAD ACROSS

5:20:44PM THE STREET FROM COCONUT POINT MALL.

5:20:46PM	THE APPLICANT IS HERE TONIGHT TO REVIEW A PROPOSED AMENDMENT
5:20:49PM	TO THE MASTER CONCEPT PLAN TO ALLOW FOR COMMERCIAL USES ON
5:20:52PM	BLOCK ONE, WHICH IS THE NORTHEAST CORNER OF THE SITE,
5:20:54PM	ELIMINATE THE MAXIMUM NUMBER OF STORIES WITHOUT INCREASING
5:20:57PM	OVERALL HEIGHT AND ADDING A DEVIATION RELATING TO PARKING ON
5:21:01PM	BLOCKS ONE AND EIGHT.
5:21:02PM	DESIGN FOR BLOCK ONE CURRENTLY INCLUDES TOWNHOMES,
5:21:05PM	MULTIFAMILY UNITS AND NEIGHBORHOOD PARK.
5:21:07PM	UNDER THE PROPOSED CHANGE, THE TOWNHOMES AND MULTIFAMILY
5:21:10PM	UNITS WOULD BE REPLACED WITH A SURFACE PARKING LOT.
5:21:12PM	WHILE THE EXISTING PROPOSED NEIGHBORHOOD PARK WOULD REMAIN.
5:21:15PM	BLOCK 8 CURRENTLY CALLS FOR PARKING GARAGE, OFFICE,
5:21:18PM	COMMERCIAL USES WHICH WOULD BE REPLACED WITH A GROCERY
5:21:20PM	STORE.
5:21:21PM	PLEASE NOTE THAT BOARD MEMBER JIM WALLACE PROVIDED COMMENTS
5:21:24PM	IN ADVANCE OF THE MEETING.
5:21:25PM	WITH THAT, I'LL TURN IT OVER TO THE APPLICANT TO BEGIN THE
5:21:29PM	PRESENTATION.
5:21:33PM	>>Michael Sheeley: THANK YOU.
5:21:34PM	>> HELLO.
5:21:35PM	GOOD TO SEE YOU ALL AGAIN.
5:21:36PM	I'M ROSS ABRAMSON WITH WOODFIELD DEVELOPMENT.
5:21:41PM	I'LL TAKE YOU THROUGH A BIT --
5:21:45PM	>>James Tatooles: WE HAVE THE SAME PROBLEM WITH THE
5:21:47PM	MICROPHONE BEING TOO FAR AWAY.
5:21:49PM	>>Tammy Duran: YOU CAN PUT IT ON THE LEDGE.
5:22:00PM	>> HOW DO I SCAN THROUGH THE PRESENTATION?
5:22:12PM	[PHONE RINGING]
5:22:17PM	>> WE HAVE TO GO.
5:22:18PM	[LAUGHTER]
5:22:25PM	>> OKAY.
5:22:25PM	TO JUST TOUCH ON THE LOCATION, THIS IS ON THE INTERSECTION
5:22:29PM	OF U.S. 41 AND COCONUT ROAD ACROSS THE STREET FROM THE
5:22:33PM	COCONUT POINT MALL.
5:22:34PM	THIS THING ISN'T WORKING.
5:22:41PM	OKAY.
5:23:06PM	SO THE AMENDMENT AS EXPLAINED, WE'RE MAINTAINING THE
5:23:12PM	EXISTING APPROVED HEIGHTS OF -- THE BUILDING IS AT 45 FEET.
5:23:16PM	REMOVING A THREE-STORY LIMITATION AND THEN MODIFYING THE
5:23:21PM	MASTER CONCEPT PLAN TO ADD COMMERCIAL -- I'LL EXPLAIN IT.
5:23:26PM	KIND OF MAKES SENSE BECAUSE IT WOULD BE THE PARKING LOT FOR
5:23:29PM	THE ADJACENT COMMERCIAL SPACE.
5:23:30PM	THIS IS THE OLD ONE.
5:23:34PM	CAN WE PULL UP THE ONE THAT WAS SENT TO MARY?
5:23:39PM	>>Tammy Duran: THAT WAS THE ONE SENT TO MARY TODAY.
5:23:42PM	THE LAST ONE I GOT WAS AT LIKE 11.

5:24:35PM >> TAMMY, TELL SOME JOKES WHILE WE'RE WAITING.
 5:24:38PM [LAUGHTER]
 5:24:40PM >>Kristin Jeannin: DO YOU WANT TO TAKE A FIVE-MINUTE RECESS
 5:24:43PM TO HAVE THEM WORK IT OUT?
 5:24:44PM IT WILL PROBABLY TAKE A MINUTE.
 5:24:46PM TAKE SOME PRESSURE OFF THEM.
 5:24:56PM >>Michael Sheeley: SHE'S PUTTING IT ON A FLASH DRIVE NOW.
 5:25:23PM >> EVERYTHING WENT REALLY SMOOTHLY UP UNTIL WE GOT UP HERE.
 5:25:26PM >>Michael Sheeley: NO PROBLEM.

5:25:28PM ON THE RADIO, THEY CALL THIS DEAD AIR.
 5:25:31PM DO SOME KARAOKE.
 5:25:58PM >> LOOKING GOOD NOW.
 5:26:09PM >> THANK YOU, GUYS.
 5:26:10PM SORRY ABOUT THAT.
 5:26:11PM >> NO PROBLEM.
 5:26:12PM >>Michael Sheeley: YOU'RE UNDER CONSTRUCTION NOW, I SEE.
 5:26:16PM >> YEAH, ABSOLUTELY.
 5:26:17PM SO LOCATION, WE'RE GOOD WITH THAT.
 5:26:19PM I WANT TO TAKE A STEP BACK AND KIND OF GO THROUGH A LITTLE
 5:26:22PM BIT OF THE HISTORY OF THE SITE.
 5:26:24PM IN JULY OF '23, THE ZONING WAS APPROVED FOR THE PROJECT.
 5:26:27PM THAT OUTLINED THE MASTER PLAN INFRASTRUCTURE, THE LOTS, THE
 5:26:31PM BLOCKS, THE PARKS AND ALSO THE DENSITY OF THE SITE, THE
 5:26:36PM MAXIMUM NUMBER OF APARTMENTS, OF OFFICE, OF RETAIL, OF
 5:26:40PM HOTEL.
 5:26:40PM AND THAT'S IMPORTANT TO NOTE BECAUSE WE'RE NOT REQUESTING
 5:26:43PM ANY AMENDMENTS TO THE DENSITIES ALREADY APPROVED ON THE
 5:26:46PM SITE, THE HEIGHTS OF THE BUILDINGS.
 5:26:49PM IT'S SIMPLY A LITTLE BIT OF A RESTRUCTURING OF WHERE SOME OF
 5:26:53PM THOSE USES GO WITHIN THE ALREADY APPROVED SITE.
 5:26:56PM AND THEN THE AREA IN THE KIND OF BOTTOM RIGHT HAND CORNER,
 5:27:02PM THAT WAS THE FIRST DEVELOPMENT ORDER THAT WAS APPROVED FOR
 5:27:04PM THE PROJECT LAST SUMMER.
 5:27:07PM WE STARTED CONSTRUCTION SHORTLY THEREAFTER.

5:27:09PM ABOUT A YEAR AGO NOW, AND WE'RE LOOKING FORWARD TO MOVING IN
 5:27:13PM FIRST RESIDENTS SUMMER OF NEXT YEAR.
 5:27:15PM CONSTRUCTION IS GOING ALONG REALLY WELL THERE.
 5:27:17PM WE HAVE OUR LATEST AERIAL CONSTRUCTION PHOTO, THIS IS MAYBE
 5:27:21PM A WEEK, TWO WEEKS AGO.
 5:27:23PM SO A LOT OF THE MASTER INFRASTRUCTURE IS IN PLACE WITH
 5:27:27PM STORMWATER, WATER, SEWER.
 5:27:29PM THE LAKES ARE IN PLACE.
 5:27:31PM THE BUILDINGS ARE ALMOST ABOUT TOPPED OUT.
 5:27:35PM STARTING WITH THE GARAGES.
 5:27:36PM WE JUST DROVE PAST THERE TODAY.
 5:27:38PM THEY ARE STARTING WITH THE ROUNDABOUT ON COCONUT ROAD.

5:27:40PM SO THAT WILL REALLY IMPROVE THAT KIND OF EXPERIENCE ON
5:27:44PM COCONUT THERE.
5:27:45PM IT'S GOING TO LOOK GREAT.
5:27:46PM NOW THAT WE'RE WELL UNDERWAY WITH CONSTRUCTION OF THE FIRST
5:27:49PM HALF OF THE PROJECT, WE'RE STARTING TO MOVE OUR EFFORTS TO
5:27:52PM THE REMAINING PORTIONS, REALLY THE NORTH AND WEST PART OF
5:27:56PM THE PROJECT.
5:27:57PM ON THE LEFT-HAND SIDE, YOU COULD SEE THE APPROVED SITE PLAN
5:28:03PM AND THEN THE PROPOSED AMENDMENT ON THE RIGHT-HAND SIDE.
5:28:07PM ON THE LEFT-HAND SIDE, THE APPROVED SITE PLAN, YOU CAN SEE
5:28:11PM THE LARGEST GREEN BUILDING THAT'S RUNNING EAST-WEST WAS
5:28:14PM ORIGINALLY DESIGNED AS A TWO-STORY COMMERCIAL AND OFFICE
5:28:18PM BUILDING.

5:28:19PM IT'S 20,000 SQUARE FEET OF COMMERCIAL RETAIL SPACE ON THE
5:28:23PM GROUND FLOOR.
5:28:24PM 20,000 SQUARE FEET OF OFFICE ON THE SECOND FLOOR.
5:28:26PM SO REALLY WHAT WE'RE PROPOSING HERE IS KIND OF THAT GROUND
5:28:29PM FLOOR RETAIL SPACE OF 20,000 SQUARE FEET, KIND OF BRINGING
5:28:33PM THAT OVER TO WHAT WE'RE PROPOSING AS A GROCERY STORE TO ADD
5:28:40PM HERE.
5:28:41PM AND THEN DROPPING THE OFFICE BUILDING DOWN TO A SINGLE LEVEL
5:28:45PM OFFICE BUILDING.
5:28:46PM WE'RE NOT ADDING MUCH.
5:28:47PM IT'S ABOUT 10,000 SQUARE FEET OF COMMERCIAL SPACE.
5:28:50PM STILL WITHIN THE PARAMETERS OF THE APPROVED DENSITY OF THE
5:28:53PM PROJECT.
5:28:53PM BUT WE HAVE NOW SIGNED AN AGREEMENT -- WE CAN'T SAY THE NAME
5:28:59PM OF THE GROCER, BUT IT'S A NATIONAL ORGANIC GROCER.
5:29:03PM WE'LL SAY THAT.
5:29:04PM SO THESE ARE THE AMENDMENTS THAT WE NEED TO INCORPORATE THAT
5:29:07PM INTO THE SITE PLAN.
5:29:09PM SO WHEN WE FIRST STARTED WORKING ON THE SITE PLAN, WE
5:29:11PM IMMEDIATELY REACHED OUT TO DOVER, KOHL AND PARTNERS WHO WERE
5:29:15PM ENGAGED BY LEE HEALTH BEFORE US AND THEN BY US TO DO
5:29:19PM REFINING THE MASTER PLAN ARCHITECTURE, THE LAY OUT OF THE
5:29:23PM LOTS, BLOCKS, AND PARKS.
5:29:25PM WE GOT THEM INVOLVED WITH THIS REDESIGN.
5:29:28PM REALLY, THEY FOCUS ON TWO THINGS.

5:29:30PM NUMBER ONE IS THEY SAID MIXED USE PROJECT LIKE THIS ALWAYS
5:29:34PM BENEFITS FROM AN ANCHOR TENANT.
5:29:37PM AND LEE HEALTH WHEN THEY WERE PROPOSING THIS, THEY HAD A
5:29:40PM MEDICAL WELLNESS VILLAGE OR WELLNESS CENTER AND THEN A
5:29:45PM PERFORMING ARTS CENTER AS PART OF THAT.
5:29:49PM HE SAID ADDING A GROCER OF THIS CALIBER WOULD BE INCREDIBLE,
5:29:53PM NOT ONLY TO AN AMENITY TO THE PROJECT BUT THE SURROUNDING
5:29:56PM NEIGHBORHOOD AND ALSO ADD TO THE VIBRANCY AND THE EXPERIENCE

5:30:00PM THAT WE'RE ALL TRYING TO CREATE HERE IN THIS PROJECT.
5:30:03PM SO WE ARE FULLY SUPPORTIVE OF THAT USE HERE.
5:30:07PM THE NEXT THING HE SAID WAS THE MOST IMPORTANT THING IS
5:30:10PM KEEPING THAT MASTER INFRASTRUCTURE IN PLACE.
5:30:12PM THOSE LOTS AND BLOCKS.
5:30:14PM HE WAS VERY INTENTIONAL ABOUT MAKING SURE THAT THEY WERE
5:30:18PM SMALL BLOCKS, PEDESTRIAN ORIENTED, VERY WALKABLE AND
5:30:21PM FRIENDLY.
5:30:22PM SO THAT MAINTAINS THAT KIND OF BLOCK DESIGN.
5:30:26PM AS FAR AS SUSTAINABILITY FOR THE FUTURE, SHOULD ANY USE
5:30:30PM BECOME OBSOLETE OR JUST KIND OF NOT THE HIGHEST AND BEST AT
5:30:34PM THAT TIME, 30, 50 YEARS FROM NOW, YOU CAN SIMPLY REDEVELOP
5:30:39PM THE BLOCKS AS NEEDED, BUT IT DOESN'T REALLY AFFECT THE WHOLE
5:30:42PM MASTER PLAN AS A WHOLE.
5:30:44PM SO YOU STILL MAINTAIN THAT FLEXIBILITY.
5:30:48PM THE OTHER IMPORTANT ITEM TO NOTE HERE IS BECAUSE THAT
5:30:52PM NORTHEAST CORNER THAT ORIGINALLY WAS APPROVED WITH A PARKING

5:30:55PM LOT IN THE MIDDLE OF THE RESIDENTIAL UNITS, WE WORKED WITH
5:30:58PM THE VILLAGE AND WE AGREED TO AN ENHANCED LANDSCAPE BUFFER
5:31:01PM THERE.
5:31:02PM SO IN THAT AREA, IT'S 32 FEET VERSUS THE STANDARD 20-FOOT
5:31:06PM LANDSCAPE BUFFER.
5:31:08PM WE ALREADY BUILT IN THAT ENHANCED LANDSCAPE BUFFER THAT
5:31:11PM WOULD BE MAINTAINED.
5:31:14PM SO NO KIND OF AMENDMENTS OR REDUCTION TO THAT.
5:31:19PM >>Michael Sheeley: LET ME ASK.
5:31:20PM THE NORTHEAST CORNER NOW ON YOUR LEFT-HAND PLAN, THE
5:31:23PM APPROVED SITE PLAN, FIVE GREEN BOXES WERE BUILDING
5:31:28PM FOOTPRINTS.
5:31:29PM >> THAT'S RIGHT.
5:31:29PM >>Michael Sheeley: AND THEY WERE RESIDENTIAL?
5:31:31PM >> YEAH, THE LARGEST ONE WAS THAT COMMERCIAL BUILDING THAT I
5:31:35PM MENTIONED.
5:31:36PM THE OTHER FIVE ARE ALL RESIDENTIAL.
5:31:39PM >>Michael Sheeley: THE BIGGEST BLOCK THAT WE SEE TO THE
5:31:42PM SOUTH OF THE GROUPING, YOU'RE NOW SPLITTING INTO TWO
5:31:46PM FOOTPRINTS?
5:31:47PM >> SO WHEN WE DROPPED DOWN THE OFFICE BUILDING FROM THE
5:31:49PM SECOND FLOOR TO THE GROUND FLOOR, IT STILL MAINTAINS 20,000
5:31:53PM SQUARE FEET TOTAL, BUT TWO SEPARATE BUILDINGS, SO WE HAVE A
5:31:56PM NICE CORRIDOR IN THE MIDDLE.
5:31:57PM >>Michael Sheeley: GOTCHA.

5:31:58PM THANK YOU.
5:32:01PM >> THEN WE WENT INTO A LITTLE BIT OF THE CONCEPT DESIGN FOR
5:32:07PM THE BUILDING.
5:32:08PM AND THIS IS THE RENDERING OF THE CURRENT PROJECT THAT'S

5:32:10PM UNDER CONSTRUCTION HERE.
5:32:11PM THIS IS THE MAIN CORNER ON 41 AND COCONUT ROAD.
5:32:16PM THESE ARE THE DOUBLE HEIGHT FEATURE RESTAURANTS THAT ARE
5:32:20PM RIGHT THERE.
5:32:20PM WE REALLY LOVE THE WAY THAT THIS KIND OF FACADE AND DESIGN
5:32:24PM IS SHAPING OUT.
5:32:25PM THOSE ARCHED WINDOWS, DOUBLE HEIGHT SPACE.
5:32:28PM MINIMUM 20-FOOT CLEAR WITHIN THOSE SPACES THAT WE REALLY
5:32:31PM HOPE TO GET SOME GREAT RESTAURANTS IN THERE.
5:32:34PM SO WE TOOK SOME INSPIRATION FROM THIS, THIS MAIN FEATURED
5:32:38PM CORNER, AND WE IMPLEMENTED THAT INTO THE GROCER AS A CONCEPT
5:32:42PM DESIGN.
5:32:43PM THIS IS THE VIEWPOINT FROM 41 LOOKING AT THE GROCER
5:32:48PM BUILDING.
5:32:49PM OBVIOUSLY, THE BIG BLANK SPACE THERE WOULD HAVE A NAME PUT
5:32:53PM ON THERE OF THE GROCER, BUT THIS MAINTAINS THE LANDSCAPE
5:32:57PM BUFFER, WHICH IS -- IT'S TWO ROWS OF HEDGES, FOUR FOOT TALL
5:33:03PM AT PLANTING, AND THEN TREES BEYOND THAT LANDSCAPE HEDGE, AND
5:33:08PM WE HAD TO WORK WITH FPL.
5:33:10PM WE CAN'T DO CERTAIN TYPES OF TREES BECAUSE THE FPL LINES ARE
5:33:13PM THERE.

5:33:13PM THIS IS ALL THE APPROVED LANDSCAPE BUFFER THERE THAT ACT AS
5:33:18PM A GREAT BUFFER TO THE PARKING, BUT MAINTAIN VIEW CORRIDORS
5:33:22PM OF THE GROCER THERE.
5:33:26PM >>Kristin Jeannin: THERE ARE POWER LINES OVER THIS?
5:33:28PM >> THAT'S RIGHT.
5:33:31PM >>Kristin Jeannin: I MEAN, IT'S NICE TO HAVE THE BUFFER
5:33:33PM WIDTH, BUT IT'S STILL A PARKING LOT THAT NEEDS TO BE
5:33:37PM SCREENED.
5:33:40PM WIDTH REALLY DOESN'T MEAN ANYTHING WHEN IT COMES TO TRYING
5:33:44PM TO SCREEN A PARKING LOT.
5:33:46PM I THINK JUST KEEP THAT IN MIND.
5:33:47PM SORRY TO INTERJECT IN THE MIDDLE.
5:33:51PM >> NO, THAT'S FINE.
5:33:52PM >>Michael Sheeley: LOOKS GOOD.
5:33:55PM >> SO WHEN WE STARTED WORKING ON THIS REVISION TO THE SITE
5:33:57PM PLAN, WE MET WITH VILLAGE STAFF, AND THEY BROUGHT UP THEIR
5:34:03PM BIGGEST CONCERN WAS DUE TO SOME OF THE TRAFFIC CIRCULATION.
5:34:06PM SO THEIR BIGGEST CONCERN WAS VEHICLES ENTERING AT THE
5:34:11PM NORTHERN TRAFFIC LIGHT, VANDENBERG WAY, CIRCLING KIND OF ON
5:34:18PM THE WEST SIDE OF LYDEN AND THEN GO DIRECTLY IN FRONT OF THE
5:34:21PM GROCERY STORE.
5:34:22PM THEY BROUGHT THAT UP AS A CONCERN.
5:34:24PM THEY DON'T WANT PEOPLE ENTERING THE SITE HAVING TO GO
5:34:27PM THROUGH THE FRONT OF THE GROCERY STORE.
5:34:29PM WE REACHED BACK OUT TO DOVER, KOHL AND ALSO THE TRAFFIC

5:34:32PM	ENGINEER FEHR & PEERS WHO WORKED WITH US ON THE PROJECT.
5:34:36PM	[PHONE RINGING]
5:34:40PM	I HAVE IT IN THE SLIDE AS WELL, BUT I WANTED TO READ A QUICK
5:34:49PM	NOTE FROM VICTOR DOVER ON THE TRAFFIC AND THEN WE COULD GO
5:34:52PM	INTO A LITTLE BIT MORE OF THE METHODOLOGY FROM FEHR & PEERS.
5:34:56PM	VICTOR SAID, I STRONGLY SUPPORT THE IDEA OF ROUTING A STREET
5:35:00PM	ALONG THE FRONT OF THE GROCERY STORE.
5:35:01PM	IT SHOULD BE DESIGNED LIKE A REAL STREET, NOT A MERE FIRE
5:35:04PM	LANE.
5:35:05PM	IT SHOULD HAVE STREET TREES, LAMP POSTS, SIDEWALKS, DOORS
5:35:08PM	AND WINDOWS OPENING TOWARDS IT AND CROSSWALKS.
5:35:11PM	THIS WILL INTEGRATE THAT STREET WITH THE OVERALL CIRCULATION
5:35:17PM	NETWORK THROUGHOUT THE DEVELOPMENT.
5:35:18PM	THAT NETWORK WAS DESIGNED FOR PEDESTRIAN CONTINUITY AND LOW
5:35:22PM	VEHICULAR SPEEDS TO CREATE A SAFE, WALKABLE ENVIRONMENT FOR
5:35:26PM	BOTH VISITORS AND RESIDENTS.
5:35:27PM	SO VICTOR IS IN FULL SUPPORT OF THIS AND HAVING THAT USE
5:35:32PM	THERE.
5:35:34PM	NO CONCERN WITH HAVING VEHICLES GOING IN FRONT OF THE
5:35:38PM	GROCERY STORE.
5:35:39PM	DIGGING INTO A LITTLE BIT MORE OF THE TRAFFIC ANALYSIS.
5:35:45PM	SO THE FIRST THING FEHR & PEERS NOTED, MOST OF THE PEOPLE
5:35:49PM	TRAVELING THROUGH THE SITE WOULD BE FREQUENT VISITORS TO THE
5:35:52PM	RESIDENTIAL UNITS, THE OFFICE, AND SOME OF THE RETAIL
5:35:55PM	STORES.
5:35:55PM	IT'S LIKELY THAT MANY OF THEM WILL KNOW THE OPTIMAL ROUTE TO
5:36:02PM	GET TO WHERE THEY WANT TO GO.
5:36:04PM	PEOPLE LIVING HERE, COMING FROM THE NORTH AND LIVE ON THE
5:36:06PM	WEST SIDE OF THE SITE, THERE'S STILL AN ACCESS ROAD THAT
5:36:10PM	GOES NORTH OF THE GROCERY STORE, SO THEY DON'T NEED TO GO IN
5:36:13PM	FRONT OF THE GROCERY STORE.
5:36:14PM	THEY ARE NOT GOING TO GO, RIGHT.
5:36:16PM	IF IT IS A REALLY SLOW KIND OF AREA AND YOU'RE EXPECTING
5:36:20PM	PEOPLE TO BE CROSSING, IF YOU ARE A RESIDENT COMING FROM THE
5:36:22PM	NORTH, YOU'LL KIND OF SCOOT BEHIND THE GROCERY STORE AND GO
5:36:26PM	TO THE RESIDENTIAL UNITS THERE.
5:36:28PM	IF YOU ARE LIVING IN THE SOUTH PORTION OF THE SITE, YOU'LL
5:36:30PM	GO IN PROBABLY TO THE MIDDLE OF THE SITE THERE AND BYPASS
5:36:33PM	THE GROCERY OR YOU'LL GO DOWN TO COCONUT ROAD.
5:36:36PM	SO REALLY THE MAJORITY OF THE TRAFFIC GOING IN AND OUT OF
5:36:40PM	THE PROJECT IS ASSOCIATED WITH THE RESIDENTIAL UNITS.
5:36:43PM	THEY ARE SAYING THAT THE MAJORITY OF THAT WOULD REALLY NOT
5:36:49PM	-- NOT DRIVE IN FRONT OF THE GROCERY STORE.
5:36:52PM	OBTAININGLY, THE GROCERY STORE TRAFFIC ITSELF, THEY ARE GOING
5:36:57PM	THERE INTENTIONALLY.
5:36:58PM	SO IT REALLY JUST LEAVES A BIT OF THE OFFICE AND THE RETAIL
5:37:03PM	VISITORS.

5:37:05PM AFTER LOOKING AT THE NUMBERS, FEHR & PEERS MENTIONED GIVEN
5:37:12PM THE MULTIPLE ROUTES AROUND THE GROCERY STORE, THE NUMBER IS
5:37:15PM EXPECTED TO BE WITHIN THE RANGE OF ONE TO TWO NON-GROCERY

5:37:19PM STORE TRIPS EVERY MINUTE DURING THE PEAK HOURS, IN THE
5:37:23PM MORNING AND EVENING.
5:37:24PM YOU'RE TALKING EVERY 30 SECONDS TO 60 SECONDS, A CAR DRIVING
5:37:28PM PAST THERE.
5:37:30PM THEY REALLY DON'T FEEL LIKE IT IS A TRAFFIC OR PEDESTRIAN
5:37:33PM SAFETY CONCERN.
5:37:34PM THEN THEY ADDED A COUPLE OF CONCLUSIONS AND RECOMMENDATIONS
5:37:40PM TO ADD A RAISED CROSS WALK BETWEEN THE GROCERY STORE AND THE
5:37:44PM PARKING LOT, A HIGH VISIBILITY CROSS WALK AND ALSO ENSURE
5:37:47PM THE LIGHTING ILLUMINATES THE PATH OF TRAVEL FROM THE GROCERY
5:37:51PM STORE TO THE PARKING LOT.
5:37:52PM THIS IS GOING BACK INTO THE AMENDMENT REQUEST AGAIN TO ALLOW
5:37:59PM THAT COMMERCIAL SPACE BECAUSE PREVIOUSLY IT WAS JUST THE
5:38:03PM TOWN HOUSE AND RESIDENTIAL.
5:38:05PM NOW TO MAKE IT THE PARKING LOT FOR THE GROCER, IT NEEDS TO
5:38:07PM HAVE A COMMERCIAL ASPECT TO IT.
5:38:10PM AND THEN MAINTAINING THE MAXIMUM 45 FEET HEIGHT BUT REMOVING
5:38:15PM THE THREE-STORY LIMITATION.
5:38:17PM THIS IS GOING -- IT'S THAT TOP RIGHT BLOCK THERE THAT WE
5:38:23PM WOULD HAVE TO ADD.
5:38:24PM YOU SEE IT SAYS TOWN HOUSE MULTIFAMILY, WE WOULD ADD
5:38:27PM COMMERCIAL TO THAT, THAT NORTHEAST BLOCK THERE.
5:38:30PM THIS IS JUST A KIND OF OVERALL AERIAL OF THE ORIGINAL
5:38:36PM PATTERN BOOK RENDERING SHOWING THE TOWN HOUSES THERE.
5:38:41PM THAT WAS ACTUALLY A THREE-STORY OFFICE BUILDING AT THAT

5:38:44PM TIME, A GARAGE BACK THERE.
5:38:47PM THIS IS KIND OF THE UPDATED CONCEPT RENDERING OF THE PARKING
5:38:53PM LOT AND THE GROCERY STORE AND THEN THE OFFICE BUILDING
5:38:56PM DROPPING DOWN TO ONE.
5:38:57PM THE SECOND MODIFICATION IS TO THE NUMBER OF STORIES.
5:39:05PM 45 FEET AS APPROVED ON BASICALLY ALL OF THE WESTERN BLOCKS
5:39:08PM AND THE NORTHERN BLOCKS.
5:39:10PM 45 FEET WAS THE HEIGHT, BUT THE THREE STORIES WAS IN THERE
5:39:14PM THAT WE'RE ASKING TO REMOVE.
5:39:15PM THIS WAS THE ORIGINAL PATTERN BOOK.
5:39:22PM AS PART OF THE ZONING SHOWING THE 45 FEET HEIGHT FOR ALL THE
5:39:27PM WESTERN AND NORTHERN PORTIONS AND REALLY THE HIGHER DENSITY,
5:39:31PM 60 FEET ASSOCIATED WITH THAT NORTHEAST CORNER THERE, A
5:39:33PM LITTLE BIT OF TALLER DENSITY OR TALLER HEIGHT FOR THE HOTEL
5:39:37PM RIGHT IN THE MIDDLE.
5:39:38PM LASTLY, I JUST KIND OF WANT TO SHOW A DEVELOPMENT PROGRAM
5:39:46PM BETWEEN THE ORIGINAL -- THIS IS THE ORIGINAL PATTERN BOOK
5:39:49PM AND THEN WE HAVE THE SAME DEVELOPMENT PROGRAM FOR THE NEW

5:39:53PM KIND OF MIX OF USES.
5:39:55PM IT REALLY MAINTAINS THE INTENTION OF THE PROJECT, WHICH WAS
5:39:59PM REALLY TO HAVE A MIXED-USE RETAIL CORRIDOR ON THAT CURVED
5:40:05PM ROAD AT THE MAIN INTERSECTION TO HAVE THOSE FOCAL
5:40:08PM RESTAURANTS AND THEN RESTAURANT OR COMMERCIAL SPACE ALONG
5:40:11PM THE GROUND FLOOR OF THAT KIND OF DIAGONAL PEDESTRIAN-ONLY
5:40:18PM STREET.

5:40:18PM AND THEN THROUGH THE MAIN ENTRANCE WAY, KIND OF IN THE
5:40:23PM MIDDLE OF THE PROJECT HERE, HAVING THE RETAIL USES FOCUSED
5:40:28PM ON THAT CORRIDOR AS WELL.
5:40:32PM OBVIOUSLY, ALL OF THE WESTERN PROPERTIES WERE ALL
5:40:36PM RESIDENTIAL AND ARE STILL ALL RESIDENTIAL, SO YOU SEE HERE
5:40:40PM KIND OF THE UPDATED DEVELOPMENT PROGRAMMING, KEEPING ALL OF
5:40:44PM THAT RETAIL ON THE FOCAL CORNER, THAT UP PEDESTRIAN ONLY AND
5:40:48PM THEN ON THAT MAIN ACCESS INTO THE PROPERTY.
5:40:52PM ALEXIS WILL CLOSE OUT WITH A COUPLE OF NOTES AND THEN WE
5:41:02PM WOULD LOVE TO OPEN IT UP FOR QUESTIONS.
5:41:05PM >>Michael Sheeley: THANK YOU.
5:41:07PM >> THANK YOU.
5:41:08PM IT'S A PLEASURE TO BE BACK BEFORE YOU WITH THIS PROJECT.
5:41:11PM I THINK IT'S COMING OUT OF THE GROUND AND COMING TO
5:41:15PM FRUITION, I THINK MEETING THE INTENT OF YOUR COMP PLAN AND
5:41:17PM LDC IN TERMS OF BEING A VIABLE VILLAGE CENTER WITH
5:41:20PM INTEGRATED MIXED USE, ALL THE THINGS WE HAD PROMISED.
5:41:23PM THESE CHANGES WILL JUST ALLOW, AGAIN, FOR THE HEIGHT TO BE
5:41:28PM MAINTAINED.
5:41:28PM JUST HAVE A FOUR STORY WITHIN THE SAME HEIGHT FOOTPRINT.
5:41:32PM SO THERE WILL BE NO PHYSICAL IMPACT TO THE NEIGHBORS.
5:41:36PM THE AREA IS ALSO WELL BUFFERED WITH THE PRESERVE AS YOU CAN
5:41:38PM SEE THROUGH THE VISUALS.
5:41:40PM PROBABLY MORE SIGNIFICANT CHANGE IS BRINGING THIS GROCER
5:41:43PM THAT'S HIGHLY DEMANDED IN THIS AREA.

5:41:45PM I THINK IT WILL BE A GREAT FIT NOT ONLY FOR THE FUTURE
5:41:48PM RESIDENTS AND ALLOW THEM TO BE ABLE TO WALK TO GET THEIR
5:41:52PM GOODS AND SERVICES LIKE THAT, BUT ALSO SERVE THE RESIDENTIAL
5:41:56PM COMING ONLINE ON COCONUT ROAD AND THE SURROUNDING AREA.
5:42:02PM LOOKING FORWARD TO YOUR COMMENTS ON IT.
5:42:03PM I KIND OF HEARD FEEDBACK ON MAYBE WORKING ON THAT BUFFER
5:42:06PM THAT'S GOING TO BE IN FRONT OF THE GROCERY STORE TO DO A
5:42:09PM BETTER JOB OF SCREENING THE PARKING, WHICH WE CAN CERTAINLY
5:42:13PM LOOK AT.
5:42:13PM >>Kristin Jeannin: PROBABLY BUTTON WOODS THAT THE LANDSCAPE
5:42:16PM ARCHITECT WILL PUT IN THERE.
5:42:18PM MAYBE A STAGGERED, MAYBE A LITTLE MORE DENSITY THAN THE CODE
5:42:24PM REQUIRES BECAUSE YOU CAN'T GO WITH ANY HEIGHT THERE.
5:42:27PM >> OUR INITIAL THOUGHT WAS TO KIND OF GROUP THEM TOGETHER TO

5:42:30PM ALLOW SOME VIEW CORRIDORS OF THE GROCERY STORE.
 5:42:34PM >>Kristin Jeannin: TOWARDS THE SIGNAGE OF THE BUILDING,
 5:42:36PM SURE.
 5:42:37PM I'M A LITTLE BIT CONCERNED, YOU SAW ME CRINGE A LITTLE BIT
 5:42:46PM BECAUSE YOUR RENDERINGS SHOWED LIKE A DISTANT VIEW OF THE
 5:42:50PM CHANGE THAT YOU'RE PROPOSING INSTEAD OF SHOWING US REALLY
 5:42:55PM HOW IT'S GOING TO LOOK, WHAT YOU ARE PROPOSING THE GROCERY
 5:42:59PM STORE.
 5:42:59PM I DON'T HAVE A PROBLEM WITH THE GROCERY STORE.
 5:43:01PM I THINK, OF COURSE, IT'S GREAT.
 5:43:03PM LIKE THE COMMUNITY WILL BE ABLE TO -- YOU DIDN'T TALK MUCH

 5:43:08PM ABOUT WALKING THERE.
 5:43:10PM I WOULD WANT TO HAVE THAT BE PART OF THE DISCUSSION MOVING
 5:43:20PM FORWARD.
 5:43:20PM FROM THE PEOPLE THAT LIVE HERE.
 5:43:23PM YOU TALKED ABOUT THE GRAPHIC.
 5:43:28PM THERE SHOULD BE A STRONG PROCLIVITY FOR WANTING PEOPLE TO
 5:43:35PM WALK TO THE GROCERY STORE.
 5:43:37PM VICTOR DOVER'S RECOMMENDATION WAS VERY BEAUTIFUL.
 5:43:44PM AND WHAT I SAW LOOKED MORE LIKE A PARKING LOT AND A GROCERY
 5:43:47PM STORE.
 5:43:48PM THE REQUIRED TREES DRAWN BIG.
 5:43:53PM WHAT I WOULD GET EXCITED ABOUT WOULD BE TO SEE SOME SHADED
 5:43:59PM WALKWAYS FROM THE PARKING.
 5:44:01PM SOME SHADED WALKWAYS FROM THE RESIDENTIAL AREAS.
 5:44:04PM I DON'T KNOW HOW YOUR PARKING CALCULATIONS ARE COMING.
 5:44:07PM I KNOW THOSE COME INTO PLAY A LOT.
 5:44:09PM IF YOU DON'T HAVE ENOUGH PARKING, THEN BEING CREATIVE WITH
 5:44:14PM LARGER TREES OR SOMETHING OF THAT NATURE.
 5:44:16PM YOU MIGHT HAVE GONE OVER THIS, BUT DID YOU TALK ABOUT
 5:44:25PM TRAFFIC CONCERNS.
 5:44:28PM IS IT ANY DIFFERENT WITH THE GROCERY STORE?
 5:44:30PM DID YOU HAVE -- ARE THERE ANY ISSUES WITH THAT, WITH TRAFFIC
 5:44:36PM GETTING IMPACTED?
 5:44:38PM >> WAY BACK WHEN, WHEN WE FIRST GOT INVOLVED IN THIS, WE
 5:44:41PM WERE TRYING TO GET A GROCERY STORE IN HERE.

 5:44:44PM WE INCLUDED IN OUR INITIAL TRAFFIC CALCULATION, 40,000,
 5:44:47PM 45,000 SQUARE FOOT GROCERY STORE.
 5:44:49PM WE PULLED THAT BACK.
 5:44:53PM BUT WE'RE DOING EVERYTHING THAT WE CAN, EVERY RECOMMENDATION
 5:44:58PM THAT WAS PUT FORTH ON TRAFFIC AROUND THE PROJECT WE'RE
 5:45:01PM IMPLEMENTING.
 5:45:02PM I'LL GO THROUGH REAL QUICKLY.
 5:45:05PM >> I WANT TO PUT ON THE RECORD ONE THING.
 5:45:07PM WE'RE NOT INCREASING OUR COMMERCIAL SQUARE FOOTAGE, SO THE
 5:45:10PM TRAFFIC STUDIES THAT WENT WITH THE ORIGINAL ZONING FULLY

5:45:13PM ANTICIPATED THE TRIPS FROM THIS USE.

5:45:15PM >>Kristin Jeannin: FROM A GROCERY USE.

5:45:18PM >> YES.

5:45:18PM >>Kristin Jeannin: GREAT.

5:45:19PM >> WE'RE STAYING WITHIN THE MAXIMUM SQUARE FOOTAGES

5:45:22PM ALREADY --

5:45:23PM >>Kristin Jeannin: I THINK THAT THE USE OF A GROCERY STORE

5:45:25PM IS A LITTLE DIFFERENT THAN IF IT WAS AN OFFICE BUILDING.

5:45:29PM AS LONG AS SOMEBODY THAT'S A PROFESSIONAL IS LOOKING AT

5:45:32PM THAT --

5:45:34PM [LAUGHTER]

5:45:35PM >> BY THE WAY, OBVIOUSLY, ON COCONUT ROAD, WE'RE DOING THE

5:45:38PM ROUNDABOUT.

5:45:40PM ON U.S. 41 AT COCONUT, MAKING THE LEFT-HAND TURN ONTO

5:45:46PM COCONUT, WE'RE EXTENDING THAT TURN LANE, EVEN THOUGH NOT ALL

5:45:53PM THAT TRAFFIC IS ASSOCIATED WITH OUR PROJECT, AND THEN GOING

5:45:56PM NORTH INTO THE NORTHERN ACCESS POINT OF OUR PROJECT.

5:45:58PM WE'RE DOING THE NORTH-BOUND LEFT INTO THE PROJECT,

5:46:03PM SOUTHBOUND RIGHT IN, RIGHT OUT.

5:46:05PM AND THEN IN THE MIDDLE OF THE PROJECT, THE RIGHT-IN,

5:46:07PM RIGHT-OUT, BOTH WITH DECEL LANES THERE.

5:46:11PM IT'S A LOT OF EXPENSE AND TIME THAT WE ARE DOING THAT.

5:46:16PM THAT NORTHERN LEFT INTO THE SITE TO KIND OF ACCOMMODATE A

5:46:19PM LOT OF THE COMMUNITY NEEDS THERE.

5:46:20PM WHICH IS NOT A PART OF OUR ORIGINAL APPROVALS, BY THE WAY.

5:46:27PM >>Kristin Jeannin: THAT'S WHAT I HAD.

5:46:28PM >>Michael Sheeley: ANY OTHER QUESTIONS OR COMMENTS?

5:46:31PM >>Dan Williams: I MAY BE ADVANCE OF WHERE WE SHOULD BE, BUT

5:46:35PM HAS THE FIRE DEPARTMENT REVIEWED THESE AND CONCURS THAT IT'S

5:46:39PM QUITE ACCESSIBLE?

5:46:40PM >> WITH THIS GROCER, NO.

5:46:42PM REALLY, WE HAVE THIS SITE PLAN AND THE CONCEPT RENDERINGS.

5:46:46PM THOSE ARE GOOD ENOUGH TO SHOW YOU GUYS WHAT THIS THING COULD

5:46:49PM LOOK LIKE.

5:46:50PM THIS WAS THE FIRST STEP TO REALLY THEN KICK OFF DESIGN FROM

5:46:53PM HERE.

5:47:00PM >>James Tatooles: I JUST WONDER HOW THE CONGRUITY OF THIS

5:47:04PM WHOLE PROJECT IS ON THE PERIMETER AND ALL OF A SUDDEN YOU

5:47:07PM HAVE A GROCERY STORE JOGGING IN THERE.

5:47:10PM I THINK THAT THE ELEVATION OF THE GROCERY STORE AND THE

5:47:17PM LANDSCAPING ARE GOING TO BE VERY IMPORTANT ELEMENTS.

5:47:23PM >>Kristin Jeannin: IT SHOWS -- YOU TALKED ABOUT THIS STREET

5:47:26PM FRONTAGE CORRIDOR AS THOUGH IT WAS A CONCERN, BUT I DO THINK

5:47:31PM IT IS A STRENGTH, BUT IT'S NOT DEVELOPED YET, LIKE YOU'RE

5:47:35PM SAYING.

5:47:35PM THAT'S MOVING FORWARD, IT COULD REALLY STRENGTHEN THAT AS

5:47:40PM PART OF THE PROJECT INSTEAD OF FEELING LIKE, WHICH IT KIND
 5:47:45PM OF IS AN AFTERTHOUGHT, RIGHT?
 5:47:47PM >> THE STREET IN FRONT OF THE GROCERY STORE LEADING INTO THE
 5:47:51PM PROJECT.
 5:47:51PM >>Kristin Jeannin: YES.
 5:47:52PM >> OKAY.
 5:47:54PM >>Michael Sheeley: AL, COMMENTS?
 5:47:57PM >>Al Paivandy: NO.
 5:47:57PM I THINK EVERYBODY ELSE COVERED IT.
 5:47:59PM I AM CONCERNED BECAUSE I'M THINKING IF I'M DRIVING DOWN
 5:48:04PM THERE, I'M JUST GOING TO PULL IN WHERE THE GROCERY STORE IS.
 5:48:09PM AND THAT'S GOING TO BE THE MOST CROWDED SECTION OF THE ROAD
 5:48:13PM FROM 41 DIRECTLY IN.
 5:48:16PM I DON'T THINK I WOULD EVER DRIVE THROUGH THAT LIGHT -- AND
 5:48:22PM GET BACK IN THERE.
 5:48:25PM IT'S JUST A CONCERN GOING IN AND OUT OF THERE AND ENDING UP
 5:48:27PM IN FRONT OF THE GROCERY STORE --
 5:48:30PM >>Michael Sheeley: I THINK IT DEPENDS ON WHERE YOU'RE GOING.
 5:48:32PM IF YOU ARE GOING TO GROCERY, THAT'S ONE THING.

 5:48:34PM IF YOU LIVE THERE, YOU'LL KNOW ANOTHER PLACE THAT'S CLOSER.
 5:48:38PM >>Al Paivandy: TRAFFIC GOING TO GET QUITE CONGESTED ON THAT
 5:48:40PM CORNER IN ADDITION TO, IF I'M LIVING THERE, WHICH ALREADY
 5:48:47PM MOVED INTO THE ASSISTED LIVING.
 5:48:50PM BUT IF THE BUS BRINGS ME THERE, IT WOULD BE GOOD.
 5:48:53PM JUST GOING IN THERE WITH THE PARKING LOT AND THE MOVEMENT
 5:49:00PM JUST LIKE WALMART OR ANY OTHER STORE THAT IS THERE IS A
 5:49:03PM DIFFICULT IN AND OUT DIRECTLY FROM 41.
 5:49:07PM >>James Tatooles: I THINK WHAT YOU'RE TALKING ABOUT BEARS
 5:49:11PM MERIT TO THINKING ABOUT.
 5:49:13PM BECAUSE WHAT YOU'VE GOT, THERE'S NO PLACE AROUND HERE THAT I
 5:49:16PM KNOW OF THAT YOU'VE GOT A GROCERY STORE ENTRANCE COMING OFF
 5:49:19PM OF A MAIN STREET.
 5:49:21PM THAT'S VERY UNUSUAL HERE.
 5:49:23PM COMPLETELY AN -- SITUATION.
 5:49:29PM THE OTHER PART IS THAT USING THAT ACCESS FROM THE NORTH
 5:49:35PM GOING SOUTH TO GET INTO THIS PROJECT, YOU JUST GOT A
 5:49:43PM BLOCKADE RIGHT IN THE WAY AND THAT IS THE PARKING LOT OF THE
 5:49:46PM GROCERY STORE.
 5:49:46PM THERE'S NO ACCESS FROM THE NORTH.
 5:49:49PM YOU'VE GOT TO GO ALL THE WAY DOWN PAST THE GROCERY STORE.
 5:49:52PM I THINK THERE IS A BIT OF LEARNING OF TRAFFIC PATTERNS
 5:49:56PM AROUND HERE.
 5:49:58PM IT'S CONVOLUTED A LITTLE BIT.
 5:50:02PM >>Al Paivandy: IF IT WAS ME, JUST THINKING ABOUT THIS, I'M

 5:50:05PM GOING TO HAVE TO SLEEP ON IT A FEW NIGHTS BEFORE I CAN COME
 5:50:09PM UP WITH THAT.

5:50:10PM BEFORE YOU HAD A PROJECT THAT WAS QUITE WELL PUT TOGETHER
5:50:14PM WITH OFFICES THERE AND THE PROFESSIONAL WORKING AND NOT IN
5:50:17PM AND OUT AS MUCH.
5:50:20PM THIS ONE, YOU JUST ADDED A DIFFERENT ELEMENT IN A CORNER
5:50:26PM THAT I'M NOT SURE HOW IT GOES WITH ALL THE COMMUNITIES AND
5:50:30PM OFFICES AND SHOPS AND GREAT RESTAURANT ON ONE CORNER AND
5:50:39PM THEN A SHOPPING CENTER, GROCERY STORE ATTACHED TO THIS AND A
5:50:44PM LOT OF PEOPLE WILL BE RUNNING IN THERE AS I SAID, JUST GOING
5:50:49PM TO HAVE TO SLEEP ON IT.
5:50:51PM AT MY AGE, WHO KNOWS HOW LONG.
5:50:53PM >>Kristin Jeannin: I THINK THE REAL DESIGN CHALLENGE IS
5:50:56PM GOING TO BE MAKING IT REALLY FEEL INTEGRATED AT THIS POINT.
5:50:59PM >>Michael Sheeley: I THINK SO, YEAH.
5:51:03PM >>James Tatooles: I AGREE WITH YOU.
5:51:04PM EVERYTHING ELSE FITS TOGETHER, AND THEN ALL OF A SUDDEN,
5:51:04PM BAM, YOU HAVE A GROCERY STORE.
5:51:07PM THAT'S NOT TIED IN, I WOULD THINK, FROM A COMFORTABLE
5:51:12PM FEELING THAT IT TIES INTO THE REST OF THE PROJECT.
5:51:16PM >>Al Paivandy: THAT ENVIRONMENT YOU HAD BEFORE.
5:51:17PM >>James Tatooles: IT DOESN'T SEEM LIKE IT IS CONGRUOUS WITH
5:51:21PM THE REST OF THE PROJECT.
5:51:23PM >>Kristin Jeannin: AS A PUBLIC INFORMATION MEETING, THE USE
5:51:25PM IS ACCEPTABLE, RIGHT?

5:51:26PM WITH THE PROJECT ITSELF, I THINK THAT WOULD STRENGTHEN IT IF
5:51:30PM WE CAN MAKE IT PART OF THE FAMILY.
5:51:31PM >>Michael Sheeley: MY CONCERN IS THAT MAIN DRIVE THAT COMES,
5:51:34PM YOU COME RIGHT IN FRONT OF THE GROCERY STORE TO GET IN.
5:51:37PM WE ALL KNOW WHAT IT'S LIKE DRIVING IN FRONT OF PUBLIX AND
5:51:40PM YOU GO FIVE MILES AN HOUR AND STOP AND PEOPLE WALKING AND
5:51:43PM YOU STOP AGAIN.
5:51:44PM IT'S REALLY NOT A GOOD WAY TO ENTER THE SITE.
5:51:47PM DID YOU CONSIDER A PLAN WITH THE BACK OF THE GROCERY STORE
5:51:53PM TOWARDS 41, REVERSING THIS PLAN AND HAVING THE FRONT OF THE
5:51:57PM STORE FACING INWARD?
5:52:01PM >>James Tatooles: THAT DEFEATS THE GROCERY STORE MARKETING.
5:52:03PM >>Michael Sheeley: LOOK AT SPROUTS, IT'S -- MAYBE THERE
5:52:10PM WOULD BE A WAY TO THEN MAINTAIN A STREET WALL AND MAYBE
5:52:14PM REWORK THE CIRCULATION IN SOME FASHION SO THAT'S NOT THE
5:52:18PM MAIN CIRCULATION RIGHT IN FRONT OF THE STORE.
5:52:22PM JUST A THOUGHT.
5:52:23PM >> WE DID ENTERTAIN THAT.
5:52:25PM IT DID PUT LIKE THE LOADING DOCK OF THE STORE ALONG 41.
5:52:30PM >>Michael Sheeley: THAT'S PROBLEMATIC, YEAH.
5:52:32PM >> IT STILL HAD THE PARKING ON THE WEST SIDE OF THE ROAD.
5:52:35PM IT WAS STILL KIND OF A SIMILAR PEDESTRIAN EXPERIENCE.
5:52:39PM AND WE KIND OF HAVE THE FRAMEWORK OF THESE ROAD NETWORKS
5:52:42PM ALREADY BUILT OUT.

5:52:43PM THE PARK IS REMAINING ALONG 41, WHICH IS A KEY ELEMENT FROM

5:52:47PM DOVER, KOHL, BUT WE THOUGHT THIS WAS A MORE ATTRACTIVE

5:52:52PM OPTION THAN HAVING BACK OF HOUSE FRONTING 41.

5:52:56PM >>Michael Sheeley: I THINK WHAT YOU'RE HEARING FROM US IS

5:52:58PM MAYBE IT NEEDS MORE REVIEW, MORE DESIGN, MORE CONSIDERATION.

5:53:04PM >>James Tatooles: IT JUST FEELS UNCOMFORTABLE I THINK IS THE

5:53:06PM WAY TO SAY IT.

5:53:07PM JUST UNCOMFORTABLE.

5:53:11PM >> I THINK WITH IMPROVED VISUALS AND BRINGING BACK THE

5:53:13PM PATTERN BOOK IN THE ENTIRETY AND WALKING YOU THROUGH HOW IT

5:53:16PM FITS IN, WHEN YOU THINK ABOUT INTRODUCING THIS USE WITH

5:53:19PM ALMOST 600 DWELLING UNITS, YOU'LL BE ABLE TO ACCESS THIS

5:53:23PM WITHOUT GETTING ON 41 FROM SEVERAL OTHER COMMUNITIES, I

5:53:26PM THINK THIS COULD BE A GREAT THING IN HELPING CIRCULATION IN

5:53:29PM THE AREA.

5:53:31PM I THINK SHOWING YOU A PEDESTRIAN -- OF HOW PEOPLE WILL GET

5:53:36PM THERE WITHOUT COMING BY CAR WILL HELP AT THE NEXT STAGE OF

5:53:40PM THIS.

5:53:40PM >>Kristin Jeannin: IT'S NOT JUST THERE ARE SIDEWALKS, BUT --

5:53:46PM YEAH, IT'S ARCHITECTURALLY PLEASING, ENVIRONMENTALLY

5:53:51PM PLEASING APPROACH THAT IS CONSISTENT WITH THE REST OF YOUR

5:53:53PM PROJECT.

5:53:56PM >> THANK YOU.

5:53:56PM >>Michael Sheeley: THANK YOU.

5:53:57PM THANKS VERY MUCH.

5:54:00PM >> THANK YOU.

5:54:01PM >>Michael Sheeley: ANY PUBLIC COMMENT, TAMMY?

5:54:03PM ANY CARDS?

5:54:04PM >>Tammy Duran: NO, NOTHING.

5:54:05PM >>Michael Sheeley: ANYONE HERE WISH TO SPEAK ON THIS

5:54:07PM PROJECT?

5:54:07PM THANK YOU VERY MUCH FOR YOUR PRESENTATION.

5:54:12PM NEXT ON THE AGENDA IS PUBLIC INPUT.

5:54:15PM ANYBODY IN THE AUDIENCE HAVE ANYTHING ELSE TO SAY REGARDING

5:54:19PM ANYTHING WITH THE VILLAGE OF ESTERO?

5:54:20PM ANYBODY?

5:54:22PM NO.

5:54:23PM OKAY.

5:54:24PM NEXT MEETING IS OCTOBER 20, 2026.

5:54:27PM NEXT MONTH.

5:54:29PM MOTION TO ADJOURN.

5:54:30PM ANYBODY?

5:54:32PM >>James Tatooles: I'LL MAKE A MOTION TO ADJOURN.

5:54:34PM >>Al Paivandy: SECOND.

5:54:35PM >>Michael Sheeley: SO MOVED.

5:54:36PM THANK YOU.

5:54:37PM [SOUNDING GAVEL]

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