PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, OCTOBER 20, 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.

4:31:46PM [SOUNDING GAVEL]
4:31:47PM >>Anthony Gargano: I WOULD LIKE TO CALL TO ORDER THE REGULAR
4:31:50PM MEETING OF THE VILLAGE OF ESTERO PLANNING ZONING AND DESIGN
4:31:53PM BOARD.
4:31:53PM WOULD EVERYONE PLEASE RISE FOR THE PLEDGE OF ALLEGIANCE?
4:31:59PM [PLEDGE OF ALLEGIANCE]
4:32:15PM TAMMY, CAN WE HAVE A CALL OF THE ROLL, PLEASE?
4:32:23PM >>Kristin Jeannin: HERE.
4:32:25PM >> BOARD MEMBER JONES IS NOT HERE YET.
4:32:27PM >>Al Paivandy: HERE.
4:32:29PM >>Michael Sheeley: HERE.
4:32:31PM >>James Tatooles: HERE.
4:32:32PM >>Jim Wallace: HERE.
4:32:34PM >>Dan Williams: HERE.
4:32:36PM >>Anthony Gargano: HERE.
4:32:37PM OKAY.
4:32:42PM I'D LIKE TO CALL FOR A MOTION TO APPROVE TONIGHT'S AGENDA.
4:32:46PM >>Michael Sheeley: SO MOVED.

4:32:48PM >>Dan Williams: SECOND.
4:32:48PM >>Anthony Gargano: IT'S BEEN MOVED AND SECONDED.
4:32:50PM ANY DISCUSSION ON THE MOTION?
4:32:51PM CAN WE HAVE A ROLL CALL VOTE, TAMMY?
4:32:56PM >>Tammy Duran: BOARD MEMBER JEANNIN?
4:33:00PM >>Kristin Jeannin: YES.
4:33:01PM >>Al Paivandy: YES.
4:33:04PM >>Michael Sheeley: YES.
4:33:06PM >>James Tatooles: YES.
4:33:07PM >>Jim Wallace: YES.
4:33:09PM >>Dan Williams: YES.
4:33:11PM >>Anthony Gargano: YES.
4:33:11PM NEXT, WE NEED A MOTION ON APPROVAL OF THE CONSENT AGENDA.
4:33:22PM >>Michael Sheeley: SO MOVED. SECOND.
4:33:26PM >>Anthony Gargano: MOVED AND SECONDED.
4:33:27PM ANY DISCUSSION ON THE MOTION?
4:33:28PM ALL IN FAVOR?
4:33:30PM ANY OPPOSED?

4:33:31PM THE AYES HAVE IT.
4:33:33PM THE CONSENT AGENDA IS APPROVED.
4:33:35PM TONIGHT, LADIES AND GENTLEMEN, WE HAVE JUST ONE APPLICATION.
4:33:42PM THAT APPLICATION IS A QUASI-JUDICIAL APPLICATION.
4:33:46PM SO, WHEN THE BOARD SITS IN A QUASI-JUDICIAL CAPACITY -- THIS
4:33:54PM IS INFORMATION I MUST READ HERE.
4:33:56PM SO IF YOU INTEND TO PROVIDE TESTIMONY ON THIS APPLICATION,

4:34:01PM YOU MUST BE SWORN IN BY THE BOARD ATTORNEY IN A MOMENT, AND
4:34:05PM YOU SHOULD ALSO FILL OUT A PUBLIC SPEAKER'S CARD, GIVE IT TO
4:34:09PM THE DEPUTY VILLAGE CLERK BEFORE THE ITEM IS CALLED.
4:34:13PM IN GENERAL, WE'LL FIRST HEAR AN INTRODUCTION FROM THE
4:34:18PM VILLAGE COMMUNITY DEVELOPMENT DIRECTOR, AND THEN A
4:34:21PM PRESENTATION FROM THE APPLICANT.
4:34:25PM THE DIRECTOR THEN MAY MAKE A PRESENTATION.
4:34:28PM AFTER THIS, I WILL ALLOW ANYONE FROM THE AUDIENCE WHO HAS
4:34:30PM BEEN SWORN IN TO PROVIDE TESTIMONY.
4:34:34PM PLEASE BE CONCISE IN YOUR COMMENTS, NOT EXCEEDING FIVE
4:34:38PM MINUTES.
4:34:38PM YOU'LL NOTE THE TIMER.
4:34:39PM THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS AND
4:34:45PM PROVIDE REBUTTAL.
4:34:46PM ABOUT CROSS-EXAMINATION, WITNESSES, INCLUDING THE PUBLIC,
4:34:51PM MAY BE SUBJECT TO CROSS-EXAMINATION.
4:34:54PM THE PUBLIC WILL NOT BE PERMITTED TO CROSS-EXAMINE WITNESSES,
4:34:57PM BUT THE PUBLIC MAY REQUEST THE BOARD TO DIRECT QUESTIONS ON
4:35:02PM THEIR BEHALF TO EITHER THE STAFF OR THE APPLICANT.
4:35:05PM PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
4:35:10PM INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
4:35:12PM IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
4:35:17PM AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
4:35:22PM IN ADDITION, BEFORE THE PRESENTATION ON THE APPLICATION
4:35:25PM BEGINS, ANY WRITTEN COMMUNICATIONS THAT HAVE BEEN RECEIVED

4:35:29PM ON THE QUASI-JUDICIAL MATTER WILL BE PLACED IN THE PUBLIC
4:35:33PM RECORD.
4:35:34PM I WILL ALSO ASK EACH BOARD MEMBER TO DISCLOSE ANY EX PARTE
4:35:38PM COMMUNICATIONS REGARDING THIS MATTER AND ANY BOARD MEMBER
4:35:43PM THAT HAS A CONFLICT REGARDING THE APPLICATION MUST DECLARE
4:35:47PM THAT CONFLICT AND WILL NOT BE ALLOWED TO PARTICIPATE IN THE
4:35:49PM DISCUSSION OR VOTE ON THE APPLICATION.
4:35:52PM NOW, WILL ALL THOSE WHO INTEND TO TESTIFY IN THIS HEARING,
4:35:58PM PLEASE STAND, RAISE YOUR RIGHT HAND.
4:36:00PM OUR BOARD ATTORNEY WILL ADMINISTER THE OATH.
4:36:04PM >>Erica Augello: DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY
4:36:07PM YOU ARE ABOUT TO GIVE IS THE TRUTH, THE WHOLE TRUTH AND
4:36:09PM NOTHING BUT THE TRUTH?
4:36:11PM >> YES.

4:36:11PM >>Erica Augello: SO SWORN.
4:36:14PM >>Anthony Gargano: OKAY.
4:36:15PM THANK YOU.
4:36:15PM LET ME START BY ASKING IF ANY OF THE BOARD MEMBERS HAVE A
4:36:23PM CONFLICT OF INTEREST ON THIS MATTER.
4:36:25PM >> NO.
4:36:26PM >> NO.
4:36:26PM >> NO.
4:36:27PM >>Anthony Gargano: ANY BOARD MEMBERS HAVE ANY EX PARTE
4:36:29PM COMMUNICATIONS ON THIS MATTER?
4:36:30PM >> NO.

4:36:30PM >> NO.
4:36:31PM >> NO.
4:36:31PM >> NO.
4:36:32PM >>Anthony Gargano: OKAY.
4:36:32PM WITH THAT, MARY, I'M GOING TO ASK YOU TO KICK IT OFF.
4:36:45PM >>Mary Gibbs: GOOD EVENING, EVERYBODY.
4:36:46PM CAN EVERYBODY HEAR ME IN THE AUDIENCE?
4:36:48PM >> YES.
4:36:48PM >>Mary Gibbs: I DO WANT TO SAY WE DID GET SEVEN E-COMMENTS,
4:36:53PM WHICH WE HAVE PLACED IN THE RECORD.
4:36:55PM WE E-MAILED TO THE BOARD MEMBERS AND THE APPLICANT AS WELL.
4:36:59PM THEY WERE NOT IN FAVOR.
4:37:00PM THERE ARE SOME VARIOUS, YOU KNOW, QUESTIONS ABOUT
4:37:03PM TRANSPORTATION, WHICH I'M SURE WILL BE COVERED TONIGHT.
4:37:06PM BASICALLY, THIS IS THE COCONUT POINT MALL.
4:37:10PM THIS IS A PORTION OF THE MALL.
4:37:12PM IT'S A ZONING APPLICATION.
4:37:14PM THERE IS A REQUEST TO AMEND THE ZONING, WHICH IS A MIXED USE
4:37:17PM PLANNED DEVELOPMENT, AND THERE'S ALSO A PARKING REDUCTION
4:37:20PM REQUEST THAT GOES ALONG WITH THAT.
4:37:22PM THERE'S ALSO A REQUEST TO AMEND THE DEVELOPMENT OF REGIONAL
4:37:25PM IMPACT, WHICH COVERS THAT WHOLE COCONUT POINT DEVELOPMENT.
4:37:31PM THAT'S KIND OF A COMPANION REQUEST THAT GOES ALONG WITH THE
4:37:34PM ZONING REQUEST.
4:37:34PM WHAT IS PROPOSED IS A FOUR-STORY, 355 UNIT MULTIFAMILY

4:37:40PM BUILDING, WHICH WOULD GO IN THE KIND OF BACK PARKING LOT
4:37:44PM AREA, WHICH WOULD REPLACE THE OLD MUVICO MOVIE THEATER WHICH
4:37:49PM HAS BEEN VACANT FOR A COUPLE OF YEARS AND PLANNED TO BE
4:37:52PM DEMOLISHED AS -- POSSIBLY BEFORE THIS PROJECT.
4:37:55PM AND THEN THE BUILDING WOULD GO IN PLACE OF THE MOVIE THEATER
4:37:58PM AND EXTEND OUT TOWARDS VIA COCONUT ROAD.
4:38:01PM SO IT'S BASICALLY SOUTH OF THE TARGET SHOPPING AREA.
4:38:05PM THE APPLICANT IS PROPOSING TO DO JUST ONE BUILDING.
4:38:09PM IT'S GOT A PARKING GARAGE THAT COMES ALONG WITH IT, AND THEN
4:38:13PM THERE IS A SHARED PARKING AREA THAT WOULD BE CONSTRUCTED

4:38:16PM JUST TO THE WEST OF THE BUILDING, BUT THAT SHARED PARKING
4:38:21PM AREA IS ACTUALLY OWNED BY SIMON.
4:38:23PM SO THE APPLICANT IN THIS CASE IS WAYPOINT RESIDENTIAL.
4:38:26PM SO WAYPOINT RESIDENTIAL WILL HAVE THE SITE WITH THE BUILDING
4:38:30PM AND THE PARKING GARAGE, BUT SIMON WILL CONTROL THE SHARED
4:38:32PM PARKING AREA.
4:38:34PM JUST FOR A LITTLE EXPLANATION.
4:38:37PM THIS REQUEST CAME TO PLANNING ZONING AND DESIGN BOARD BACK
4:38:40PM IN JANUARY WHEN THERE WAS A PUBLIC INFORMATION MEETING TO
4:38:43PM KIND OF GO OVER THE INITIAL CONCEPT.
4:38:45PM AND THEN THERE WAS A FOLLOW-UP WORKSHOP IN MARCH.
4:38:49PM WHEN IT CAME TO THE BOARD BACK THEN, YOU ALL HAD SOME
4:38:52PM CONCERNS AND SOME POINTS YOU BROUGHT UP.
4:38:54PM YOU ASKED THE APPLICANT TO KIND OF LOOK AT THE DESIGN A
4:38:57PM LITTLE BIT.

4:38:58PM THERE WAS A QUESTION ABOUT THE HEIGHT.
4:38:59PM THERE WAS A QUESTION ABOUT THE NUMBER OF UNITS ON THE
4:39:02PM PROJECT, AND THEN MAKING SURE THAT THE DESIGN INTEGRATED
4:39:06PM WITHIN THE COCONUT POINT.
4:39:08PM IT WASN'T JUST SPLICED IN.
4:39:09PM THAT IT WAS KIND OF BLENDED IN WITH THE REST OF COCONUT
4:39:12PM POINT MALL.
4:39:13PM SINCE THEN, THE APPLICANT DID MAKE SOME CHANGES.
4:39:17PM PLANNING ZONING AND DESIGN BOARD HAS NOT SEEN THEM YET, SO I
4:39:20PM ASKED THEM TO MAKE SURE THEY COVER THOSE CHANGES TONIGHT
4:39:22PM WHEN THEY EXPLAIN WHAT THEY HAVE DONE, YOU KNOW, REDUCING
4:39:28PM THE HEIGHT.
4:39:29PM INITIALLY IT WAS PARTLY FOUR STORY AND PARTLY FIVE STORY, SO
4:39:32PM THEY DID TAKE AWAY THE FIVE STORY PART AND MAKE IT ALL FOUR
4:39:36PM STORY.
4:39:36PM AND THEN THEY DID PAY SOME ATTENTION ON THE DESIGN ALONG THE
4:39:39PM VIA COCONUT POINT, MADE SOME DESIGN CHANGES.
4:39:42PM SO I WOULD LIKE THEM TO COVER THAT.
4:39:45PM I DON'T WANT TO GO IN, LIKE COVER WHAT THEY ARE GOING TO
4:39:47PM COVER BECAUSE THEY HAVE GOT QUITE A FEW PowerPoint SLIDES
4:39:50PM IN THEIR PRESENTATION THAT ARE PRETTY DETAILED.
4:39:52PM I WOULD LIKE TO TURN IT OVER TO THE APPLICANT AND LET THEM
4:39:57PM BEGIN THE PRESENTATION, UNLESS YOU HAVE SPECIFIC QUESTIONS,
4:40:00PM AND THEN AFTER THEY PRESENT, I MAY WANT TO GET BACK UP AT
4:40:03PM SOME POINT AND COVER SOME MORE POINTS.

4:40:06PM BUT IF YOU DON'T HAVE ANY QUESTIONS, I WOULD TURN IT OVER,
4:40:09PM THEY'VE GOT SEVERAL SPEAKERS.
4:40:12PM I THINK NEALE MONTGOMERY IS GOING TO BE THE FIRST SPEAKER.
4:40:21PM >>Neale Montgomery: GOOD EVENING.
4:40:22PM FOR THE RECORD, NEALE MONTGOMERY.
4:40:23PM MARY DID A REALLY GOOD JOB OF KIND OF GIVING YOU THE WARM-UP

4:40:28PM FOR THIS.
4:40:28PM IN THIS CASE, I JUST WANT TO SAY THE DRI AND THE ZONING,
4:40:34PM THERE'S WHAT IS CALLED A MAP H THAT GOES WITH THE DRI, AND
4:40:37PM IT LOOKS ALMOST EXACTLY LIKE THE MASTER CONCEPT PLAN.
4:40:41PM SO WE'RE NOT GOING TO FOCUS ON THE DRI VERY MUCH TONIGHT
4:40:46PM BECAUSE IT'S BASICALLY UPDATING DATES, PUTTING IN --
4:40:51PM ADJUSTING THE NUMBERS BASED ON THE TRAFFIC ANALYSIS, AND
4:40:54PM CONFORMING THE MAP TO THE MCP THAT YOU'RE GOING TO SEE.
4:40:58PM WE HAVE EXPERT WITNESSES WITH US.
4:41:02PM JEREMIE CHASTAIN WILL TALK TO YOU.
4:41:05PM AICP PLANNER.
4:41:06PM CHARLIE KREBS IS A CERTIFIED PROFESSIONAL ENGINEER.
4:41:09PM LILLIAN IS A LANDSCAPE ARCHITECT.
4:41:13PM THE ATTORNEY, TED TREESH, TRANSPORTATION CONSULTANT.
4:41:16PM AND THEN THE LANDSCAPE ARCHITECT.
4:41:18PM SO MARY HAS ALREADY GONE THROUGH IT.
4:41:23PM THIS IS BASICALLY ON THE THEATER SITE.
4:41:24PM SO WE'RE REPLACING THE THEATER WITH THE APARTMENTS.
4:41:28PM I THINK ONE OF THE THINGS IN LIGHT OF THE FACT THAT YOU GOT

4:41:31PM ALL THOSE E-MAILS, AND, UNFORTUNATELY, BECAUSE THEY ARE
4:41:34PM E-MAILED, THEY ARE NOT SUBJECT TO CROSS-EXAMINATION, WHICH
4:41:37PM IN ORDER TO ACTUALLY BE EVIDENCE, THAT WOULD BE A
4:41:39PM REQUIREMENT.
4:41:41PM THEY DID TALK A LOT ABOUT TRAFFIC.
4:41:43PM TED WILL TALK ABOUT THAT MORE.
4:41:44PM BUT THIS PROJECT, BECAUSE IT WAS A DRI, IT PREPAID FOR ALL
4:41:51PM OF THE TRAFFIC IMPACTS.
4:41:53PM IN OTHER WORDS, THE TRAFFIC ANALYSIS LOOKED AT HOW MANY NEW
4:41:56PM EXTERNAL TRIPS THERE WERE GOING TO BE, AND IT REQUIRED THE
4:42:01PM PAYMENT UP FRONT.
4:42:03PM IT WAS DONE THROUGH DEDICATION OF RIGHT-OF-WAY.
4:42:06PM IT WAS DONE THROUGH CONSTRUCTION OF VIA COCONUT, CASH
4:42:11PM PAYMENTS AND OTHER THINGS.
4:42:12PM SO ALL OF THOSE TRIPS HAVE BEEN PAID FOR.
4:42:16PM WHILE FOLKS MAY HAVE CONCERNS, BECAUSE THEY ALREADY
4:42:19PM MITIGATED TRAFFIC IMPACTS, THAT'S NOT REALLY A CONCERN, BUT
4:42:23PM TED IS GOING TO TALK TO YOU ABOUT HOW WE TRANSITION FROM ONE
4:42:29PM USE TO ANOTHER USE BASED ON ITE.
4:42:31PM AND WITH THAT, I'M GOING TO TURN IT OVER TO JEREMIE
4:42:35PM CHASTAIN.
4:42:37PM >> NEALE, OVER HERE.
4:42:39PM I HAVE A COMMENT OR QUESTION FOR YOU.
4:42:40PM YOU JUST SAID THAT THE TRAFFIC SPOTS HAVE BEEN PAID FROM THE
4:42:47PM BEGINNING.

4:42:48PM >>Neale Montgomery: YES.
4:42:48PM >>Anthony Gargano: BUT FROM THE BEGINNING, THE TRAFFIC STUDY

4:42:54PM THAT WAS MADE WAS UNDER THE ASSUMPTION OF THE EXISTING
4:42:57PM ZONING AND USES, NOT A CHANGE IN ZONING THAT'S BEING
4:43:04PM REQUESTED HERE TONIGHT.
4:43:06PM >>Neale Montgomery: IT'S NOT BASED -- IT'S BASED ON TRIPS.
4:43:10PM SO YOU HAVE A TOTAL NUMBER OF TRIPS, LIKE MR. WALLACE DID
4:43:18PM RAPALLO, SO HE KNOWS ABOUT THE TRIPS THAT WERE IDENTIFIED IN
4:43:22PM THE DRI DEVELOPMENT ORDER.
4:43:24PM IF YOU'RE GOING TO DO A USE WHERE YOU WOULD EXCEED THOSE
4:43:27PM TRIPS THAT ARE APPROVED AND PAID FOR, THAT WOULD BE A
4:43:30PM DISCUSSION.
4:43:31PM BUT WHEN YOU'RE TAKING AWAY ONE USE AND REDUCING SQUARE
4:43:36PM FOOTAGE AND ADDING ANOTHER USE, THE DRI RULES ACTUALLY
4:43:41PM PROVIDE FOR A SIMULTANEOUS INCREASE AND DECREASE IN 380.
4:43:48PM AND SO WE'RE NOT EXCEEDING THE AMOUNT OF TRIPS THAT WERE
4:43:51PM APPROVED AND PAID FOR.
4:43:53PM SO YOU DON'T GET TO REVISIT THAT.
4:43:55PM THEY HAVE ALREADY PAID THEIR MONEY AND FOLKS ARE USING THE
4:43:58PM CAPACITY THEY PROVIDED.
4:44:00PM >>Anthony Gargano: SO WE'RE GOING TO HEAR THAT THE NUMBER OF
4:44:03PM TRIPS -- THE NUMBER OF TRIPS FOR THE THEATER USE IS BEING
4:44:08PM REDUCED?
4:44:10PM >> DRAMATICALLY.
4:44:12PM >>Neale Montgomery: TED WILL TALK ABOUT IT.

4:44:14PM BUT THE SQUARE FOOTAGE APPROVED IS BEING REDUCED SO THAT YOU
4:44:17PM DON'T HAVE AN INCREASE IN TRIPS.
4:44:20PM AND I THINK TED WILL EVEN TELL YOU IT IS A DECREASE OF
4:44:23PM TRIPS.
4:44:23PM >>Anthony Gargano: OKAY.
4:44:24PM THANK YOU.
4:44:31PM >>Mary Gibbs: MAY I JUST ADD SOMETHING?
4:44:32PM I DIDN'T WANT TO JUMP INTO PROBABLY THE MOST COMPLICATED
4:44:35PM PART OF THIS IMMEDIATELY.
4:44:37PM THANK YOU, NEALE.
4:44:39PM THE MOVIE THEATER TRIPS IS ONE THING.
4:44:43PM THE MOVIE THEATER IS CLOSED, BUT I THINK WHAT NEALE IS
4:44:46PM TRYING TO SAY AND WHAT WE WERE GOING TO EXPLAIN LATER IS
4:44:48PM THAT THEY ARE ASKING TO INCREASE THE NUMBER OF RESIDENTIAL
4:44:52PM UNITS SO THEY CAN GET THE 355.
4:44:54PM BUT AT THE SAME TIME, IN ORDER TO APPROVE THAT, WE ARE
4:44:58PM RECOMMENDING WHAT THEY TYPICALLY DO IS THEY WILL HAVE TO
4:45:00PM REDUCE SOME OTHER USE SO THAT THE TRIPS STAY THE SAME.
4:45:05PM SO WHAT THEY ARE PROPOSING -- AND I WAS GOING TO EXPLAIN
4:45:07PM THIS LATER, IS THAT IN THE DRI, THEY ARE GOING TO DECREASE
4:45:12PM SOME OF THE RETAIL USES.
4:45:14PM DRI, THIS IS LIKE A 500-ACRE SITE.
4:45:16PM IT'S GOT SOME FLEXIBILITY BUILT IN.
4:45:19PM THEY'VE GOT MULTIFAMILY USES APPROVED ALREADY.

4:45:21PM SO THEY HAVE GOT THAT FLEXIBILITY BUILT IN TO ALLOW THEM TO

4:45:25PM KIND OF MIX AND MATCH THINGS A LITTLE BIT AS LONG AS YOU
4:45:29PM KEEP THAT TRAFFIC NUMBER THE SAME SO THERE'S NO INCREASE IN
4:45:32PM THE TRAFFIC, NO NET INCREASE.
4:45:34PM IT'S A COMPLICATED KIND OF THEORY.
4:45:37PM BUT THAT'S HOW IT WORKS.
4:45:39PM SO WE CAN PROBABLY EXPLAIN THAT LATER AFTER WE GO THROUGH
4:45:42PM ALL THE OTHER THINGS.
4:45:44PM >>Jim Wallace: MARY, MAYBE I MISREAD IT, BUT MY
4:45:47PM UNDERSTANDING FROM THE TRAFFIC REPORT IS THAT COMPARED TO
4:45:53PM THE THEATER TRAFFIC TRIPS GENERATED, THAT THE NUMBER OF
4:45:56PM TRIPS WOULD BE DECREASING.
4:45:59PM DID I MISREAD THAT?
4:46:02PM >>Mary Gibbs: IN THE TRAFFIC, WHICH JEREMIE IS NOT THE
4:46:05PM TRAFFIC PERSON, BUT LET ME ANSWER THAT ANYWAY.
4:46:08PM IN THE TRAFFIC STUDY, YOU COMPARE -- THEY COMPARED -- THE
4:46:13PM MOVIE THEATER IS GOING AWAY SO THAT MOVIE THEATER GENERATED
4:46:16PM A LOT OF TRIPS, PARTICULARLY ON FRIDAY EVENINGS BECAUSE THAT
4:46:19PM WAS THE PEAK TIME.
4:46:20PM THE MOVIE THEATER STUDIES ARE A LITTLE BIT LIMITED SO THEY
4:46:24PM COMPARED TO LIKE FRIDAYS.
4:46:26PM COMPARED TO RESIDENTIAL, YES, THE MOVIE THEATER GENERATES A
4:46:29PM LOT MORE TRIPS.
4:46:31PM BUT THAT'S KIND OF -- SET THAT ASIDE, AS LONG AS YOU DON'T
4:46:35PM INCREASE YOUR OVERALL TRIPS, YOU HAVE FLEXIBILITY IN YOUR
4:46:38PM DRI TO KIND OF MIX AND MATCH USES A LITTLE BIT.

4:46:40PM >>Jim Wallace: OBVIOUSLY THOSE TRIPS WOULD BE HAPPENING AT
4:46:43PM DIFFERENT TIMES.
4:46:44PM INSTEAD OF CONCENTRATION AT THE MORNING AND 5:00, VERSUS
4:46:47PM MOVIE HOURS.
4:46:49PM DIFFERENT AREAS, BUT TOTAL TRIPS ACTUALLY WENT DOWN.
4:46:54PM >>Mary Gibbs: EVEN IF YOU LOOKED AT THE MOVIE THEATER, WHICH
4:46:56PM IS A WEIRD TRAFFIC GENERATOR, MULTIFAMILY IS TYPICALLY LESS
4:47:00PM THAN COMMERCIAL AS A RULE OF THUMB.
4:47:03PM IT JUST GENERATES LESS TRIPS.
4:47:04PM >>Jim Wallace: I DIDN'T KNOW IF I MISREAD IT.
4:47:06PM THANK YOU.
4:47:10PM >>Mary Gibbs: MAYBE I SHOULD QUALIFY MYSELF AS AN EXPERT
4:47:13PM TRAFFIC --
4:47:14PM [LAUGHTER]
4:47:18PM >>Jeremie Chastain: GOOD EVENING.
4:47:19PM MY NAME IS JEREMIE CHASTAIN.
4:47:20PM I AM AN AICP CERTIFIED PLANNER FROM PAPE-DAWSON.
4:47:27PM I'M GOING TO RUN THROUGH SOME SLIDES REALLY QUICKLY.
4:47:29PM YOU VERY WELL MAY KNOW ABOUT THE LOCATION AND EVERYTHING,
4:47:34PM BUT I'LL DO IT ANYWAY.

4:47:35PM THIS IS THE OVERALL MCP FOR COCONUT POINT.
4:47:39PM WE PUT AN AERIAL OVER TRACT 2A, AND THEN HIGHLIGHTED THE
4:47:43PM SUBJECT SITE IN PINK.
4:47:44PM JUST TO BE ABLE TO VISUALLY SHOW THE RELATION OF THIS
4:47:48PM PROJECT TO TRACT 2A AND TO THE OVERALL MPD.

4:47:53PM HERE WE ARE ZOOMED IN ON THE SUBJECT PROPERTY.
4:48:00PM YOU CAN SEE THE MOVIE THEATER.
4:48:02PM IT IS THE LARGE BUILDING RIGHT IN THE MIDDLE.
4:48:04PM JUST TO KIND OF GIVE YOU AN IDEA OF WHERE THIS IS, THE PGA
4:48:09PM TOUR SUPER STORE IS TO THE WEST.
4:48:12PM ORDINANCE 2025-02 WAS THE PREVIOUS AMENDMENT APPROVED FOR
4:48:16PM COCONUT POINT AND THAT'S JUST TO THE SOUTH OF HERE.
4:48:19PM IT WAS FOR A HOTEL.
4:48:20PM AND THEN TO THE NORTH, YOU CAN SEE WEST ELM.
4:48:24PM THE SUPER TARGET IS ACROSS VIA UMBRIA WAY TO THE NORTH AND
4:48:28PM NOT IN THE AERIAL.
4:48:29PM VIA COCONUT IS TO THE EAST.
4:48:30PM THIS IS THE PREVIOUS MCP THAT WE PRESENTED TO YOU ALL AT THE
4:48:41PM PIM, AT THE FIRST WORKSHOP.
4:48:43PM AS YOU CAN SEE, WE HAD A PORTION THAT WAS FOUR STORIES.
4:48:46PM THEN A PORTION THAT WAS FIVE STORIES.
4:48:48PM THE ACCESS, WE HAD THE TWO ACCESS POINTS TO THE SOUTH AND
4:48:53PM THEN THE ONE TO THE NORTH, WHICH YOU ALL THOUGHT WOULD CAUSE
4:48:58PM CONFUSION WITH PEOPLE TRAVELING THROUGH THE SITE.
4:49:01PM THERE'S TWO PEDESTRIAN CONNECTIONS.
4:49:02PM ONE FROM THE BUILDING TO VIA COCONUT AND THEN AN ADDITIONAL
4:49:06PM ONE VIA SIDEWALK TO THE SOUTH.
4:49:08PM THAT'S A LITTLE BIT HARD TO SEE BECAUSE OF THE SCALE OF THE
4:49:11PM MCP.
4:49:12PM WE PREVIOUSLY REQUESTED 365 UNITS.

4:49:17PM THE PARKING GARAGE, YOU CAN SEE IN THE DESIGN THAT IT WAS
4:49:20PM HALF OF THAT FRONTAGE FACING INTO THE VILLAGE CENTER.
4:49:23PM AND THEN YOU CAN ALSO SEE THAT FRONTAGE TO THE NORTH.
4:49:27PM AND THEN THE MAIN BUILDING, OUR MAIN ENTRANCE WAS DOWN IN
4:49:31PM THE SOUTHERN CORNER THERE WHERE THE FIVE-STORY LABEL IS.
4:49:35PM AND THEN FOR THE PARKING DEVIATION, WE INITIALLY REQUESTED
4:49:39PM 1.5 SPACES PER UNIT.
4:49:41PM THIS IS THE REDESIGNED MASTER CONCEPT PLAN.
4:49:49PM NOW THE ENTIRE BUILDING IS FOUR STORIES.
4:49:52PM THE PARKING GARAGE WILL PROVIDE ALL THE PARKING FOR THE
4:49:55PM RESIDENTS, AND WE'VE REVISED THE DEVIATION TO REQUEST 1.8
4:49:59PM SPACES PER UNIT, WHICH WAS CONSISTENT WITH OUR REVIEW WITH
4:50:04PM STAFF.
4:50:04PM THE SURFACE PARKING LOT, AS MARY SAID, IS GOING TO BE SHARED
4:50:08PM AND OWNED BY SIMON.
4:50:10PM SO WE'LL BE MOVING THE PARKING NOW THAT'S CURRENTLY BEHIND

4:50:14PM THE MOVIE THEATER AND PUTTING IN A BETTER PLACE TO SERVE THE
4:50:17PM VILLAGE CENTER.
4:50:20PM THE RECYCLE AND TRASH IS ACTUALLY INTEGRATED INTO THE
4:50:24PM BUILDING, WHICH IS RIGHT ABOUT HERE.
4:50:27PM WE'RE PROPOSING MORE PEDESTRIAN CONNECTIONS NOW.
4:50:33PM WE'VE ADDED BRANCHES TO BREAK UP THE FRONTAGE ALONG VIA
4:50:37PM COCONUT, AND WITH THESE BRANCHES, THERE IS A PEDESTRIAN
4:50:40PM CONNECTION FOR EACH ONE.
4:50:42PM SO THERE'S ONE HERE, HERE, HERE, AND HERE.

4:50:46PM THIS PEDESTRIAN CONNECTION DOWN HERE IS REMAINING TO VIA
4:50:49PM COCONUT, VIA AN EXTERNAL SIDEWALK.
4:50:51PM ACCESS TO THE PARKING GARAGE IS HERE.
4:50:55PM BY VIA UMBRIA.
4:50:58PM AS YOU CAN SEE, THE ACCESS LINES UP WITH THE EXISTING
4:51:02PM INTERNAL ACCESS DRIVES.
4:51:03PM AND WE'VE ALIGNED THE ACCESS TO THE SURFACE PARKING LOT NOW.
4:51:08PM SO NOW THERE'S JUST A SINGLE ENTRANCE ON THIS SIDE TO THE
4:51:11PM NORTH AND A SINGLE ENTRANCE TO THE SOUTH TO MAKE IT EASIER
4:51:15PM TO NAVIGATE IF YOU ARE DRIVING THROUGH.
4:51:17PM NOW IT'S JUST A STRAIGHT CONNECTION BETWEEN THE ACCESS
4:51:20PM POINTS AS OPPOSED TO HAVING AN ACCESS HERE, HERE, AND THEN
4:51:24PM THERE.
4:51:24PM WE'VE ALSO MOVED THE MAIN ENTRANCE TO THIS AREA WHERE YOU
4:51:29PM SEE THE GRAY HATCHING.
4:51:31PM JUST TO BETTER CENTER THE BUILDING WITH THE VILLAGE CENTER,
4:51:35PM IT ALLOWED US TO ADD PEDESTRIAN CONNECTIONS TO EITHER SIDE
4:51:38PM OF THE FUTURE GREEN AREA.
4:51:40PM THAT WOULD BE EVENTUALLY REPLACING THAT MALL DROP-OFF, THE
4:51:44PM MOVIE THEATER DROP-OFF THAT'S THERE NOW.
4:51:47PM THIS IS SEPARATE FROM THIS REQUEST, BUT WE WANTED TO SHOW
4:51:49PM IT.
4:51:50PM THAT WILL BE SUBJECT TO A DIFFERENT DEVELOPMENT ORDER
4:51:52PM APPROVAL PROCESS.
4:51:58PM >>Jim Wallace: BEFORE YOU LEAVE THAT, YOUR NARRATIVE, IF I

4:52:02PM REMEMBER CORRECTLY, AND I THINK I MADE A NOTE OF IT, SAID
4:52:06PM THAT YOU WERE GOING TO HAVE NORTH AND SOUTH ACCESS TO THE
4:52:11PM PARKING STRUCTURE.
4:52:12PM BUT I SEE THAT'S NOT THE CASE.
4:52:16PM I GUESS THAT WAS A SCRIVENER'S ERROR.
4:52:21PM OR IS THERE SOMETHING I'M NOT SEEING?
4:52:23PM DOESN'T SEEM TO BE A SOUTH ENTRANCE TO THE PARKING GARAGE.
4:52:26PM >>Jeremie Chastain: YOU'RE CORRECT.
4:52:28PM INITIALLY WE HAD A SOUTHERN ENTRANCE, BUT TO ENCLOSE THE
4:52:30PM PARKING GARAGE AND MAKE IT A LITTLE BIT MORE SEAMLESS WITH
4:52:33PM THE BUILDING, WE MOVED TO ONE ACCESS IN AND OUT.
4:52:36PM WE FELT THAT THAT'S SUFFICIENT TO SERVE THE PROPOSED

4:52:39PM DEVELOPMENT SINCE NOW THIS IS FOR RESIDENTS ONLY.
4:52:42PM >>Jim Wallace: SO YOU ARE COMFORTABLE WITH 645 CARS COMING
4:52:46PM OUT OF ONE EXIT IN THE MORNING AND COMING BACK IN IN THE
4:52:49PM AFTERNOON?
4:52:51PM >>Jeremie Chastain: I DO NOT WANT TO SPEAK ON BEHALF OF TED,
4:52:54PM BUT YES.
4:52:55PM WHEN WE GET FURTHER ON, WE HAVE SOME FAIRLY EXTENSIVE
4:52:57PM TRANSPORTATION SLIDES.
4:52:59PM SO WE'LL GO OVER ALL OF THAT.
4:53:01PM >>Jim Wallace: I WAS PLEASED TO SEE THAT YOU -- YOUR
4:53:04PM NARRATIVE SAID YOU HAD TWO BUT APPEARS YOU ONLY HAVE ONE.
4:53:08PM >>Jeremie Chastain: THAT WAS MY MISTAKE.
4:53:10PM WE SHOULD HAVE UPDATED THAT AFTER WE REDESIGNED THE PARKING

4:53:13PM GARAGE.
4:53:13PM SO, IN ACCORDANCE WITH THE DECISION-MAKING CRITERIA
4:53:25PM ESTABLISHED FOR PLAN DEVELOPMENT AMENDMENTS AND LDC SECTION
4:53:29PM 2-501-C-2-A, ANALYSIS PROVIDED IN THE ENCLOSED APPLICATION
4:53:36PM DEMONSTRATES THE FOLLOWING: THE APPLICATION IS CONSISTENT
4:53:38PM WITH AND FURTHERS THE GOALS, OBJECTIVES, AND POLICIES OF THE
4:53:41PM COMPREHENSIVE PLAN.
4:53:41PM THE REQUEST WILL MEET OR EXCEED ALL PERFORMANCE AND
4:53:45PM LOCATIONAL STANDARDS SET FORTH IN THE COMPREHENSIVE PLAN AND
4:53:48PM LDC.
4:53:49PM ONE NEW DEVIATION WAS REQUESTED THAT ENHANCES THE
4:53:53PM ACHIEVEMENT OF THE OBJECTIVES OF THE PLANNED DEVELOPMENT;
4:53:56PM PROMOTES THE GENERAL INTENT OF THE LDC TO PROTECT THE PUBLIC
4:53:59PM HEALTH, SAFETY, AND WELFARE; IS COMPATIBLE WITH SURROUNDING
4:54:03PM USES; AND DOES NOT CREATE AN UNDUE BURDEN ON ESSENTIAL
4:54:06PM PUBLIC FACILITIES.
4:54:07PM THE PROPOSED AMENDMENT ADDRESSES A DEMONSTRATED COMMUNITY
4:54:12PM NEED FOR A VARIETY OF HOUSING TYPES THROUGHOUT ESTERO.
4:54:14PM THE PROPOSED AMENDMENT IS COMPATIBLE WITH SURROUNDING
4:54:18PM EXISTING AND PROPOSED USES.
4:54:20PM THE PROPOSED AMENDMENT WILL ALLOW FOR REDEVELOPMENT OF
4:54:26PM PROPERTY ALREADY IMPACTED BY DEVELOPMENT AND RESULTS IN
4:54:29PM INFILL DEVELOPMENT IN AN AREA WITH ACCESS TO ADEQUATE PUBLIC
4:54:33PM FACILITIES.
4:54:34PM THE REQUESTED AMENDMENT WILL NOT ADVERSELY AFFECT THE

4:54:38PM PROPERTY VALUES IN THE AREA.
4:54:39PM THE PROJECT WILL HAVE ACCESS TO ADEQUATE PUBLIC FACILITIES
4:54:43PM AND WILL NOT UNDULY BURDEN THE TRANSPORTATION NETWORK.
4:54:47PM THE DRI HAS ALREADY FUNDED THE REQUIRED TRANSPORTATION
4:54:49PM IMPROVEMENTS.
4:54:50PM THE PROJECT WILL NOT ADVERSELY AFFECT ENVIRONMENTALLY
4:54:55PM CRITICAL OR SENSITIVE AREAS AND NATURAL RESOURCES.
4:54:58PM THESE ENVIRONMENTAL ISSUES ARE ANALYZED AS PART OF THE DRI

4:55:01PM AND MPD REZONING PROCESS AND THE AREAS FOR NATURAL RESOURCES
4:55:05PM HAVE ALREADY BEEN SET ASIDE PURSUANT TO THE CONDITIONS SET
4:55:08PM FORTH IN THE DRI D.O. AND MPD ZONING RESOLUTION.
4:55:13PM THIS SPECIFIC PROPERTY WITHIN THE DRI IS COMPLETELY
4:55:17PM DEVELOPED.
4:55:17PM RIGHT NOW, IT'S A MOVIE THEATER BUILDING AND THE PARKING
4:55:19PM LOT.
4:55:19PM AND THE PROPOSED AMENDMENT IS COMPATIBLE WITH EXISTING OR
4:55:23PM PLANNED USES IN THE SURROUNDING AREA.
4:55:26PM THE PROPOSED USE IS APPROPRIATE AT THIS LOCATION AS THE
4:55:31PM TRANSITIONAL MIXED USE FUTURE LAND USE CATEGORY ALLOWS FOR
4:55:35PM MODERATE DENSITY RESIDENTIAL USES.
4:55:37PM WITH THAT, I WILL LET LILLI COME UP AND SPEAK ABOUT THE
4:55:46PM ARCHITECTURE OF THE BUILDING.
4:55:51PM >> GOOD AFTERNOON.
4:55:52PM LILLI WITH THE ARCHITECTS.
4:55:55PM JEREMIE ALREADY COVERED MOST OF THE IMPORTANT THINGS THAT WE

4:55:58PM TALKED LAST TIME, THAT IT WAS BASICALLY THE COMMENTS THAT
4:56:01PM YOU SEE ON THIS SITE PLAN.
4:56:02PM AND WE RECEIVED YOUR FEEDBACK, YOUR COMMENTS, AND IT WAS
4:56:05PM GREAT BECAUSE IT IMPROVED THE BUILDING OVERALL, RIGHT.
4:56:10PM AND YOUR MAIN CONCERNS WERE THE HEIGHT OF THE BUILDING OF
4:56:13PM FIVE STORIES.
4:56:15PM THE WALKABILITY DISTANCE FROM GARAGE ACCESS TO DIFFERENT
4:56:19PM UNITS AROUND THE BUILDING PLAN.
4:56:20PM BY ROTATING THE GARAGE -- AND I'LL FLIP THE PAGE -- SO THIS
4:56:32PM IS THE -- BY ROTATING THE GARAGE, WE JUST LEFT WITH ONE
4:56:37PM FACADE THAT WE HAVE TO BASICALLY DESIGN.
4:56:41PM AND DESIGNING GARAGES ARE NOT --
4:56:46PM >>Barry Jones: DO YOU HAVE THIS ON PowerPoint SO THE
4:56:48PM PUBLIC CAN SEE?
4:56:49PM >> YES, MY APOLOGIES.
4:56:50PM LET ME GO BACK TO THE SITE PLAN.
4:56:55PM WHAT YOU SEE HERE IS JUST A COLORED VERSION OF THE SAME
4:57:00PM PLAN, NOTHING DIFFERENT.
4:57:02PM IT'S JUST I BROUGHT IT FOR THE BOARD TO SEE.
4:57:04PM BY ROTATING THE GARAGE, WE MINIMIZED THE EXPOSURE OF THE
4:57:10PM FACADE ENHANCEMENT.
4:57:11PM AND THIS FACADE IS JUST FRONTING PARTICULARLY THE LOADING
4:57:14PM ZONE, AND WE WANTED TO REDUCE THE AMOUNT OF UNITS FRONTING
4:57:17PM THIS LOADING AREA, RIGHT?
4:57:18PM SO THAT LEFT US WITH ONE ACCESS TO THE GARAGE, AND THAT

4:57:24PM GIVES US MORE SECURITY TO RESIDENTS BY MINIMIZING THE
4:57:27PM ENTRANCE INTO THOSE GARAGES.
4:57:28PM SO THAT ALSO GAVE US THE OPPORTUNITY TO ENHANCE THIS, LET'S
4:57:33PM CALL IT, FRONTAGE STORES, THE FUTURE RETAIL PLAZA, RIGHT,

4:57:37PM AND RELOCATE OUR MAIN ENTRANCE TO THAT CENTRAL FOCAL POINT
4:57:41PM AREA.
4:57:42PM NOW THAT FUTURE PLAZA IS GOING TO BE LOOKING TO OUR ENTRANCE
4:57:45PM AND VICE VERSA, OUR ENTRANCE WILL LOOK INTO THE BEAUTIFUL
4:57:50PM PLAZA.
4:57:50PM YOU CAN SEE THAT RENDERING IN HERE.
4:57:54PM THIS IS THE ELEVATION RIGHT HERE, THE ONE ON THE TOP.
4:57:58PM YOU CAN SEE ALSO RENDERING OF THAT ELEVATION, WHAT IS GOING
4:58:03PM TO BE LOOKING AT THE FUTURE DEVELOPMENT.
4:58:05PM ALSO, WITH THIS THAT JEREMIE WAS REFERRING TO, WE REDUCED
4:58:13PM THE DIFFERENCE FROM THE GARAGE TO THE RESIDENTIAL UNITS.
4:58:15PM EVERYTHING IS FOUR STORIES, KEEPING THE CENTRAL COURTYARD
4:58:18PM FOR AMENITIES.
4:58:19PM THESE WERE THE MAIN COMMENTS WE RECEIVED FROM YOU GUYS LAST
4:58:22PM TIME.
4:58:22PM IN TERMS OF THE ARCHITECTURAL DESIGN, WE KEPT AND WE
4:58:26PM RECEIVED GOOD FEEDBACK FROM THE BOARD LAST TIME IN TERMS OF
4:58:29PM THE ARCHITECTURAL DESIGN, AND I'LL GO OVER TO THIS --
4:58:34PM >>Jim Wallace: QUESTION ON YOUR BUILDING PLAN.
4:58:36PM WHERE ARE THE ELEVATORS?
4:58:37PM I COULDN'T FIND THEM?

4:58:42PM >> HERE.
4:58:44PM YOU HAVE ANOTHER ONE HERE.
4:58:45PM WE TYPICALLY PUT THOSE ELEVATORS ON THE INSIDE CORNERS FOR
4:58:51PM EFFICIENCY AND CLOSE PROXIMITY FROM THE GARAGES.
4:58:53PM WE'RE GOING TO HAVE PROBABLY FOUR ELEVATORS IN THIS
4:58:58PM BUILDING.
4:58:58PM SO THEN FOR THE FACADE, WE KEPT THE SAME MEDITERRANEAN
4:59:03PM ARCHITECTURAL STYLE THAT WE PREVIOUSLY PRESENTED AND
4:59:06PM TRANSLATED THE SAME CONCEPT INTO THE REVISED CONCEPT PLAN.
4:59:09PM LIKE MENTIONED BEFORE, WE RECEIVED VERY GOOD FEEDBACK FROM
4:59:13PM THE BOARD, SO WE KEPT THE SAME ELEMENTS, AND WE ENHANCED IT.
4:59:17PM IF YOU SEE IN THIS FACADE, WE INTRODUCED THIS PORTE-COCHERE
4:59:22PM ELEMENT AND WITH THIS LOGGIA YOU SEE ON THE RENDERING.
4:59:31PM EVERYTHING IS THE SAME CONCEPT NOW.
4:59:36PM JUST FROM VIA COCONUT, BEFORE WE USED TO PRESENT IT TO YOU A
4:59:40PM LONG FACADE ON VIA COCONUT POINT.
4:59:42PM NOW WITH THE BRANCHES, WE HAVE MOVEMENTS THAT YOU SEE.
4:59:45PM THERE ARE PORTIONS OF THE BUILDING THAT YOU SEE WHILE YOU
4:59:48PM DRIVE ON VIA COCONUT.
4:59:49PM I'M GOING TO APPROACH TO MY SECOND RENDERING.
4:59:52PM THIS ONE RIGHT HERE, WHERE YOU SEE THOSE ELEMENTS THAT ARE
5:00:02PM LIKE POPPING WHILE YOU DRIVE ON VIA COCONUT.
5:00:05PM THIS IS AN AERIAL JUST TO TRY TO BETTER REPRESENT THE
5:00:08PM MASSING OF THE BUILDING.
5:00:09PM I ALSO BROUGHT FOR THE BOARD THE COLOR CHIPS.

5:00:14PM >>Mary Gibbs: CAN YOU SHOW ON THE PowerPoint WHAT YOU JUST
5:00:16PM HELD UP?
5:00:17PM I THINK IT'S IN THE PowerPoint, FOR THE PEOPLE IN THE
5:00:19PM AUDIENCE.
5:00:21PM >> WE HAVE TOO MANY ELEVATIONS BROKEN OUT.
5:00:23PM THIS IS THE BOARD I'M GOING TO HAND OUT THE COLOR PAINT THAT
5:00:27PM I'M GOING TO HAND OUT TO THE BOARD SO YOU CAN SEE THE ACTUAL
5:00:31PM COLOR CHIPS.
5:00:31PM THE RENDERINGS, THIS IS THE MAIN ONE THAT IS GOING TO BE
5:00:34PM LOOKING INTO THE RETAIL PLAZA OF THE FUTURE DEVELOPMENT
5:00:38PM PLAZA.
5:00:38PM THIS IS THE RENDERING COMING FROM VIA COCONUT POINT, HOW THE
5:00:42PM BUILDING APPEARS.
5:00:50PM >>Mary Gibbs: I THINK THE ONE YOU JUST HELD OUT WAS THE VIEW
5:00:53PM ON THE EAST SIDE.
5:00:54PM I DON'T THINK YOU SHOWED THAT.
5:00:56PM >> THAT'S THE EAST SIDE.
5:00:57PM >>Mary Gibbs: NO, THERE WAS ANOTHER RENDERING.
5:00:59PM >> THIS IS THE EAST SIDE.
5:01:02PM >>Mary Gibbs: FROM ACROSS THE STREET.
5:01:04PM YOU JUST HELD UP THE OTHER ONE.
5:01:07PM >> OH, THE AERIAL.
5:01:08PM OKAY, OKAY.
5:01:09PM THIS ONE.
5:01:10PM YEAH, THE OTHER ONE WAS JUST MORE LIKE A PERSPECTIVE VIEW

5:01:15PM FROM THE GROUND LEVEL.
5:01:16PM THEN YOU CAN SEE THE ACTUAL COLOR CHIPS THAT WE'RE
5:01:21PM PROPOSING.
5:01:21PM IT'S SIMILAR TO THE COLORS PROPOSED BY THE MALL.
5:01:23PM SO WE TRY TO BE COHESIVE WITH THE MALL AND EACH EVERYTHING
5:01:28PM CONSISTENT.
5:01:28PM THAT'S FOR THE ARCHITECTURE.
5:01:36PM >>Michael Sheeley: I HAVE NO OBJECTION TO THE COLORS.
5:01:38PM YOUR ARTICULATION ENHANCEMENTS ON THE BUILDING, BUT YOU DID
5:01:41PM MISS THE POINT FROM LAST TIME.
5:01:43PM YOU SAID YOU COVERED ALL OF THE THINGS WE DISCUSSED.
5:01:44PM BUT THE ONE THAT WAS MOST CONCERN TO ME, IS IT THE EAST
5:01:49PM ELEVATION, THE ONE THAT FACES THE EXISTING RETAIL -- NO, NOT
5:01:58PM THIS ONE.
5:01:58PM THE WEST.
5:02:02PM I DISCUSSED LAST TIME THAT WHAT YOU'VE CREATED -- LAST TIME
5:02:12PM I THINK FIVE AND FOUR STORIES.
5:02:14PM FOUR STORY WALL, 500 FEET LONG, 45 FEET TALL.
5:02:17PM YOU DID DO SOME ARTICULATION ON THE LEFT-HAND SIDE OF THAT
5:02:21PM AND DID SOME INS AND OUTS WITH YOUR FACADE, BUT ON THE RIGHT
5:02:25PM SIDE, OVER HALF OF THE LENGTH OF IT IS STILL A FLAT WALL.
5:02:28PM YOU'RE ONLY BREAKING IT UP WITH BALCONIES, AND THAT WAS A

5:02:31PM STRONG CONCERN OF MINE BECAUSE IT DOESN'T RELATE TO THE
5:02:34PM MALL.
5:02:35PM YOU'RE GOING TO DRIVE INTO THE MALL AND YOU'RE GOING TO SEE

5:02:37PM THIS THING SITTING BACK THERE, AND THERE'S NO RELATIONSHIP
5:02:40PM TO THE SCALE OF THE MALL TO THIS BUILDING.
5:02:46PM >> MAY I JUST --
5:02:47PM >>Michael Sheeley: SURE.
5:02:48PM >> THIS PORTION --
5:02:51PM >>Michael Sheeley: IT'S ABOUT 265 FEET.
5:02:52PM THAT WAS A REAL CONCERN AND YOU DIDN'T ADDRESS IT REALLY AT
5:02:57PM ALL.
5:02:58PM YOU CHANGED MORE OF THE BUILDING ON THE VIA COCONUT SIDE
5:03:01PM THAN ON THE MALL SIDE.
5:03:03PM THAT WAS THE PRIMARY CONCERN THAT WE HAVE.
5:03:09PM I ALSO HAVE QUESTIONS, IF YOU CAN GO TO THE SITE PLAN, FLOOR
5:03:14PM PLAN OF THE BUILDING, SOME PRACTICAL QUESTIONS THAT MAYBE
5:03:17PM YOU CAN HELP ME WITH.
5:03:18PM THAT ONE IS GOOD.
5:03:21PM I THINK JEREMIE SAID THE GARBAGE WAS IN THE UPPER RIGHT-HAND
5:03:25PM CORNER.
5:03:26PM >> YES.
5:03:28PM >>Michael Sheeley: WHERE IS THE GARBAGE TRUCK PICKUP?
5:03:30PM >> IT IS CURBSIDE PICKUP.
5:03:32PM YEAH, SIMILAR TO WHAT WE DO IN MULTIFAMILY RESIDENTIAL
5:03:36PM BUILDINGS, THE TRASH IS CONTAINED IN A TRASH ROOM.
5:03:39PM >>Michael Sheeley: YOU HAVE A COMPACTOR IN THERE?
5:03:41PM >> YES.
5:03:41PM >>Michael Sheeley: THAT WILL WORK?

5:03:42PM BECAUSE I SEE GREENSPACE FROM THAT OUT TO --
5:03:50PM WHERE WOULD YOU ANTICIPATE THE TRUCK PICKING UP?
5:03:52PM IN THE AREA OF THE DRIVEWAY?
5:03:54PM >> YES.
5:03:54PM WE WILL DO THE COORDINATION TO MAKE SURE IT REFLECTS THE
5:03:59PM RIGHT FOR THE CURB PICKUP.
5:04:01PM >>Michael Sheeley: IN MY OPINION, I WOULD SAY THAT NEEDS
5:04:04PM WORK.
5:04:04PM SECONDLY, IS THE GARAGE GATED?
5:04:06PM IS THE GARAGE ENTRANCE GATED FOR THE RESIDENTS?
5:04:12PM >> I WILL DEFER TO MY CLIENT ON THAT IF IT'S INTENDED TO BE
5:04:15PM GATED.
5:04:16PM YES, GATED.
5:04:18PM >>Michael Sheeley: I THINK THE CODE REQUIRES A STACKING OF
5:04:21PM VEHICLES, AND YOU HAVE NO STACKING DEPTH THERE EXCEPT OUT IN
5:04:26PM THE PARKING LOT.
5:04:26PM IF YOU ARE GOING TO GATE IT AT A PARKING GARAGE, IT IS A
5:04:30PM DIFFICULT THING TO DO WITHOUT THE GATING INTERNAL TO THE

5:04:33PM GARAGE.
5:04:33PM YOU OUGHT TO LOOK AT THAT IF YOU ARE ACTUALLY CONSIDERING
5:04:36PM GATING THE GARAGE.
5:04:37PM >> OKAY.
5:04:37PM WE'LL TAKE A LOOK AT THAT.
5:04:40PM >>Jim Wallace: MIKE AND I HAD A SIMILAR CONCERN IN -- IF
5:04:46PM THIS IS A LOT OF MILLENNIALS, IT PROBABLY WILL BE, WORKING

5:04:51PM MILLENNIALS, YOU'VE GOT 6 TO 9 IN THE MORNING OR 7 TO 9 IN
5:04:56PM THE MORNING AND THE SAME THING IN 4 TO 6 IN THE EVENING, WAS
5:05:00PM ANY THOUGHT GIVEN TO -- I KNOW YOU HAVE TRASH DUMPSTERS
5:05:04PM THERE, ET CETERA.
5:05:05PM BUT WAS ANY THOUGHT GIVEN TO -- MAYBE BARRY WOULD WANT TO
5:05:09PM COMMENT ON THIS, HAVING TWO ENTRIES?
5:05:11PM ONE ENTRY, TWO EXITS OR EVEN IF IT IS ON THE SAME STREET SO
5:05:16PM THAT YOU COULD IN LIEU OF STACKING, YOU COULD AT LEAST HAVE
5:05:22PM TWO WAYS FOR CARS TO GET IN QUICKLY.
5:05:25PM >> WE STUDIED IT, AND THEN WE HAVE DIFFERENT POSITIONS ON
5:05:31PM THIS BECAUSE WE HAVE DONE BOTH.
5:05:33PM >>Jim Wallace: USE TWO PARKING SPACES.
5:05:36PM >> WE'VE DONE BOTH GARAGES WITH BOTH ENTRANCES AND WE'VE
5:05:40PM DONE WITH ONE ENTRANCE.
5:05:41PM BOTH WORK PERFECTLY FINE FOR THE TYPE OF PROJECTS THAT WE'VE
5:05:45PM DONE.
5:05:45PM THIS AMOUNT OF UNITS AND SCALE.
5:05:48PM THE CONTROL ACCESS, IF WE'RE GOING TO BE PROVIDING A GATE
5:05:51PM WITH STACKING, THEN IT WOULD BE THE SAME IF WE DO A
5:05:55PM CONNECTION TOWARDS THE SURFACE PARKING THAT WE HAVE RIGHT
5:05:57PM THERE ON THE WEST, THEN WE WILL HAVE THE SAME STACKING ISSUE
5:06:00PM WITH THE SURFACE PARKING, WHICH WE'RE TRYING TO AVOID.
5:06:03PM >>Jim Wallace: I'M SAYING IF YOU HAD TWO ENTRANCES ON THE
5:06:06PM NORTH SIDE.
5:06:07PM >> OH, THE NORTH SIDE, WELL, YEAH, HAVEN'T STUDIED THAT, BUT

5:06:11PM THAT IS A GOOD POSSIBILITY.
5:06:13PM >>Jim Wallace: IMAGINE --
5:06:15PM >> MAYBE ONE FOR ENTRANCE AND THE OTHER FOR EXIT.
5:06:19PM >>Jim Wallace: YOU DON'T WANT TO FIND OUT THAT YOU ARE WRONG
5:06:22PM AFTER YOU BUILD IT.
5:06:24PM >> OH, NO, OF COURSE, NOT.
5:06:26PM NOBODY ELSE WANTS TO DO THAT.
5:06:28PM NOBODY WANTS THAT.
5:06:29PM YEAH, WE COULD EXPLORE THAT OPTION.
5:06:33PM RIGHT NOW WITH ONE ENTRANCE, THE ANALYSIS THAT WE HAVE DONE
5:06:37PM ON SIMILAR BUILDINGS, THE GARAGE WORKS.
5:06:39PM FOR THE AMOUNT OF UNITS.
5:06:43PM >>Michael Sheeley: I THINK THE BOARD SHARES CONCERN THAT WE
5:06:44PM TALKED ABOUT LAST TIME.

5:06:46PM THE ONLY ACCESS TO THIS PARKING GARAGE IN THIS WHOLE
5:06:50PM BUILDING IS THROUGH THIS PARKING LOT.
5:06:52PM >> YES.
5:06:53PM >>Michael Sheeley: WHERE IS THE ACCESS TO GET TO THAT
5:06:55PM PARKING LOT?
5:06:56PM HOW DO YOU GET THERE?
5:06:57PM >> IT WILL BE VIA --
5:07:00PM >>Michael Sheeley: ANY OTHER WAYS YOU CAN GET THERE?
5:07:03PM >> THAT'S BASED ON THE PATTERNS WHERE MOST OF THE PEOPLE
5:07:06PM WILL COME AND WILL GO TO.
5:07:07PM IT WILL BE THROUGH THAT.

5:07:09PM LEFT TURN RIGHT HERE.
5:07:11PM >>Michael Sheeley: LEFT TURN OUT FROM THERE AS WELL?
5:07:13PM >> YES.
5:07:14PM >>Michael Sheeley: BUT THAT'S ONE WAY IN AND OUT PRETTY
5:07:17PM MUCH.
5:07:18PM >> WELL, THE OTHER WAY WOULD BE TOWARDS THE INSIDE MALL, BUT
5:07:22PM THEN WE HAVE SEEN THAT MOST PEOPLE WILL COME FROM THAT WAY.
5:07:26PM THAT'S THE TRAFFIC PATTERNS.
5:07:28PM THAT'S WHY THE LOCATION -- I MEAN, I -- I WOULD CONSIDER THE
5:07:34PM OPPORTUNITY TO MAYBE PROVIDE IT THERE, TWO ENTRANCES.
5:07:40PM >>Michael Sheeley: IT MAY HELP.
5:07:42PM >> YEAH, I LIKE THAT IDEA.
5:07:43PM >>Michael Sheeley: I THINK THE LAST TIME, TOO, THE BOARD WAS
5:07:46PM CONCERNED ABOUT THE SHEER DENSITY OF THIS PROJECT AND
5:07:48PM JAMMING ALL OF THESE UNITS, THIS QUANTITY OF UNITS INTO THE
5:07:52PM SPACE.
5:07:52PM ARE THE -- IS THE UNIT COUNT VESTED, MARY, OR IS THIS PART
5:07:57PM OF A CHANGE?
5:07:58PM IS IT WITHIN THE DRI THAT THE UNITS ARE ALLOWED?
5:08:02PM >>Mary Gibbs: WELL, THIS IS A LITTLE BIT COMPLICATED, BUT
5:08:05PM THEY ARE ASKING FOR 355 UNITS, AND THIS PART OF THE DRI HAD
5:08:13PM I THINK 101 UNITS LEFT OVER.
5:08:15PM SO THEY ARE ASKING FOR LIKE AN ADDITIONAL 230 UNITS.
5:08:21PM AGAIN, FLEXIBILITY IS KIND OF BUILT IN TO MIX AND MATCH, BUT
5:08:25PM YOU CAN'T EXCEED THE NUMBER OF TRIPS.

5:08:27PM ESSENTIALLY THEY WILL HAVE TO CUT OUT SOME RETAIL IN ORDER
5:08:29PM TO GET THE 230 EXTRA.
5:08:31PM >>Michael Sheeley: THIS IS ALL BASED ON THE TRIP COUNT.
5:08:33PM >>Mary Gibbs: YES.
5:08:35PM >>Kristin Jeannin: WHEN YOU SAY CUT OUT RETAIL, DOES THAT
5:08:37PM MEAN LIKE FUTURE PARCELS THAT AREN'T ALREADY TAKEN?
5:08:41PM >>Mary Gibbs: NO, NOT A PARCEL.
5:08:43PM IT'S JUST THE TOTAL SQUARE FOOTAGE.
5:08:45PM THEY HAVE APPROVED A LOT OF LIKE 1.3 MILLION, OR SOMETHING,
5:08:49PM RETAIL.

5:08:51PM THEY END UP LOWERING THAT A FEW THOUSAND SQUARE FEET.
5:08:54PM IT'S NOT -- THEY ARE NOT CUTTING A BUILDING OUT OR ANYTHING.
5:08:59PM >>Kristin Jeannin: ARE THEY JUST MOVING NUMBERS THEN?
5:09:01PM >>Mary Gibbs: IT'S KIND OF A NUMBERS THING -- YEAH, YEAH.
5:09:08PM >>Jim Wallace: I JUST CAN'T GET PAST THE MATH OF 650 CARS IN
5:09:12PM TWO HOURS IN THE MORNING.
5:09:15PM THAT IS A CAR EVERY 15 SECONDS.
5:09:22PM >> A LOT OF PEOPLE WORK FROM HOME, TOO.
5:09:25PM >>Barry Jones: YOU HAVE YOUR A.M. AND P.M. PEAK HOUR
5:09:27PM NUMBERS.
5:09:28PM YOU CAN TELL US WHAT THE A.M. AND P.M. PEAK HOURS.
5:09:30PM >>Mary Gibbs: MAYBE NOT THE ARCHITECT.
5:09:34PM >>Neale Montgomery: LILLI IS THE ARCHITECT.
5:09:36PM PUT HER ON THE SPOT.
5:09:40PM SHE DIDN'T DO THE PARKING ANALYSIS AND DIDN'T DO THE TRAFFIC

5:09:43PM ANALYSIS.
5:09:44PM >>Jim Wallace: NEALE, THE DESIGN OF THE BUILDING HAS A LOT
5:09:47PM TO DO WITH WHETHER OR NOT THE TRAFFIC PATTERNS WORK.
5:09:51PM IF YOU ONLY HAVE ONE ENTRANCE AND YOU HAVE 650 CARS IN TWO
5:09:55PM HOURS, THAT'S 300 AN HOUR, THAT'S ONE EVERY 15, 20 SECONDS.
5:09:58PM IF THAT ENTRANCE DOESN'T WORK, IT'S A DISASTER.
5:10:03PM THE APPLICANT SHOULD BE TWICE AS WORRIED AS WE ARE.
5:10:06PM I'M NOT GOING TO LIVE THERE.
5:10:09PM >> AND FROM OUR EXPERIENCE BASED ON SIMILAR PROJECTS THAT WE
5:10:11PM HAVE DESIGNED ACROSS SOUTH FLORIDA, WE HAVE DONE PROJECTS
5:10:14PM WITH ONE GARAGE ENTRANCE AND WE HAVEN'T RECEIVED ANY BAD
5:10:18PM FEEDBACK OR ANYTHING IN TERMS OF THAT.
5:10:21PM I UNDERSTAND HIS COMMENTS FROM AN ARCHITECTURAL STANDPOINT,
5:10:26PM THANK YOU.
5:10:28PM >> TED TREESH, TRANSPORTATION CONSULTANTS.
5:10:30PM ANALYSIS SHOWS THE VILLAGE CODE IS WAY OVER PARKED IN TERMS
5:10:40PM OF THE NUMBER OF PARKS THAT THIS PROVIDES.
5:10:44PM WE DID A PARKING STUDY THAT WAS SUBMITTED AS PART OF THE
5:10:47PM APPLICATION BECAUSE WE ASKED FOR A DEVIATION.
5:10:49PM >>Kristin Jeannin: CAN YOU CLARIFY WHAT OVER-PARK MEANS?
5:10:52PM >> TOO MANY PARKING SPACES.
5:10:53PM THE PARKING CODES FOR THE COUNTY, THE VILLAGE WERE ALL
5:10:59PM WRITTEN YEARS AGO.
5:11:02PM THEY HAVEN'T ADAPTED TO CURRENT CONDITIONS.
5:11:04PM PEOPLE JUST DON'T DRIVE AS MUCH.

5:11:06PM >>Kristin Jeannin: IN OTHER WORDS, THERE'S A LOT OF EMPTY
5:11:08PM SPACES.
5:11:09PM >>Ted Treesh: A LOT OF EMPTY SPACES.
5:11:12PM >>Mary Gibbs: NOT AT CHRISTMAS, THOUGH.
5:11:15PM >>Kristin Jeannin: THERE'S STILL SOME EMPTY SPACES AT
5:11:17PM CHRISTMAS.

5:11:19PM >>Barry Jones: YOU ARE 1.8 IN THE PARKING GARAGE ITSELF.
5:11:22PM YOU'RE 1.8 IN THE PARKING GARAGE ITSELF.
5:11:25PM >>Ted Treesh: YES.
5:11:26PM >>Erica Augello: THIS IS STILL A QUASI-JUDICIAL PROCEEDING.
5:11:29PM IF THE APPLICANT IS GOING TO BE GIVING THEIR PRESENTATION,
5:11:31PM I'M OKAY WITH THE QUESTIONS, BUT FOR PURPOSES OF THE RECORD,
5:11:34PM IF THE APPLICANT COULD GET THROUGH THEIR PRESENTATION, THAT
5:11:36PM WAY MAYBE SOME OF THOSE QUESTIONS MIGHT BE ANSWERED.
5:11:40PM >>Ted Treesh: THE 600 CARS IS NOT COMING OUT IN ONE HOUR,
5:11:44PM TWO HOURS, THREE HOURS.
5:11:46PM WE LOOK AT ITE IS SURVEYED MANY APARTMENT COMMUNITIES.
5:11:51PM WE LOOK AT THE PEAK HOUR TRIP GENERATION.
5:11:53PM THERE IS LESS THAN 85 CARS AN HOUR LEAVING THIS FACILITY IN
5:11:59PM AN HOUR.
5:12:00PM IT'S JUST OVER ONE CAR A MINUTE LEAVING.
5:12:06PM >>Jim Wallace: WHO IS YOUR TARGET CUSTOMER THEN?
5:12:09PM >>Ted Treesh: WHAT'S THAT?
5:12:10PM >>Jim Wallace: WHO IS YOUR TARGET CUSTOMER IF THEY DON'T
5:12:13PM LEAVE FOR WORK IN THE MORNING AND COME BACK AT THE END OF

5:12:15PM THE DAY?
5:12:17PM >>Ted Treesh: WHO IS OUR TARGET CUSTOMER?
5:12:20PM >>Jim Wallace: WHO IS YOUR TARGET CUSTOMER THAT YOU ARE
5:12:21PM GOING TO RENT TO.
5:12:23PM >> YOUNG FAMILIES, NO CHILDREN.
5:12:25PM >>Jim Wallace: THEY DON'T GO TO WORK IN THE MORNING.
5:12:27PM >> YES.
5:12:27PM THESE ARE PEOPLE THAT DON'T LIVE IN SINGLE-FAMILY HOME YET.
5:12:34PM SINGLES, WORKING PEOPLE, NURSES, FIREFIGHTERS, POLICE.
5:12:38PM FOLKS THAT HAVEN'T GOT INTO THE SINGLE-FAMILY HOME
5:12:40PM COMMUNITIES YET, THOSE TYPES OF PEOPLE.
5:12:43PM AND THE PEOPLE BEHIND ME CAN SPEAK MORE WHO THE TENANTS ARE
5:12:47PM GOING TO BE.
5:12:47PM THIS IS A CLASS A MULTIFAMILY COMMUNITY.
5:12:50PM WHICH, AGAIN, IS WHAT ITE AND THE TRAFFIC SURVEY HAS LOOKED
5:12:57PM AT.
5:12:57PM THE VOLUME OF TRAFFIC, THIS MULTIFAMILY IS PROBABLY ONE OF
5:13:00PM THE LOWEST TRIP GENERATORS IN TERMS OF A RESIDENTIAL TYPE
5:13:05PM COMMUNITY.
5:13:05PM SINGLE-FAMILY IS THE HIGHEST.
5:13:07PM THAT'S WHERE YOU'VE GOT TEENAGERS WITH CARS.
5:13:09PM HOUSES HAVE THREE, FOUR -- I'VE GOT FOUR CARS AT MY HOUSE.
5:13:14PM SOMETIMES IN MY NEIGHBORHOOD I'VE SEEN FIVE OR SIX CARS AT A
5:13:17PM HOUSE.
5:13:17PM YOU JUST DON'T HAVE THAT IN THIS TYPE OF COMMUNITY.

5:13:21PM IN THE EVENING TIME, WHEN YOU'RE COMING HOME, THE INBOUND
5:13:27PM TRAFFIC IS LESS THAN 1.2, 1.3 CARS A MINUTE.

5:13:33PM SO IT'S NOT 600 CARS COMING IN IN AN HOUR.
5:13:37PM IT'S LESS THAN 120.
5:13:40PM >>Jim Wallace: INTERESTING.
5:13:41PM WE HAVE APPLICANT HERE WHO BUILD FOR STUDENTS, AND THEY
5:13:45PM SEE --
5:13:45PM >> THIS IS NOT STUDENT HOUSING.
5:13:47PM >>Jim Wallace: -- THREE BEDROOM, FOUR PARKING SPACES.
5:13:49PM WE'RE SEEING THE OPPOSITE, THE YOUNGER THEY ARE, THE MORE
5:13:54PM CARS THEY DRIVE.
5:13:55PM >>Ted Treesh: ONE ACCESS TO THIS FACILITY IS MORE THAN
5:13:59PM SUFFICIENT.
5:13:59PM THERE'S NO NEED TO PROVIDE TWO.
5:14:01PM TWO MEANS OF INGRESS OR EGRESS TO THE NUMBER OF SPACES.
5:14:04PM BUT I'LL COME BACK AFTER WE'RE DONE TO DO THE REST OF MY
5:14:12PM PRESENTATION.
5:14:17PM >>Mary Gibbs: I THINK THE LANDSCAPE ARCHITECT WAS NEXT.
5:14:35PM >> THANKS FOR HAVING ME.
5:14:36PM APPRECIATE YOU GIVING ME THE OPPORTUNITY TO HELP PRESENT
5:14:39PM THIS PROPOSAL.
5:14:41PM I'M COVERING THE LANDSCAPE PORTION.
5:14:42PM MARIO ROJO, PROFESSIONAL LANDSCAPE ARCHITECT IN FLORIDA AND
5:14:46PM FEW OTHER STATES.
5:14:48PM RIGHT NOW, REALLY CONCERNED WITH FLORIDA.

5:14:50PM I WAS TASKED WITH TRYING TO CAPTURE THE OVERALL LOOK AND
5:14:56PM FEEL --
5:14:56PM >> SPEAK UP, PLEASE.
5:14:59PM >>Mario Rojo: I WAS TASKED WITH TRYING TO CAPTURE THE
5:15:02PM OVERALL LOOK AND FEEL OF THE PROPOSED DEVELOPMENT.
5:15:04PM FROM A LANDSCAPE STANDPOINT, THE GOAL OF THE PROJECT IS TO
5:15:07PM MAKE IT FEEL LIKE IT'S ALWAYS BEEN A PART OF COCONUT POINT.
5:15:10PM AND WE'RE TAKING OUR CUES FROM THE EXISTING MALL'S
5:15:12PM LANDSCAPE, MORE SPECIFICALLY THE RESIDENTIAL CHARACTER
5:15:16PM AROUND THE RESIDENCES.
5:15:18PM THAT MEANS THAT MAINTAINING THE SAME OVERALL COMBINATION OF
5:15:21PM SHADE TREES, PALMS, HEDGES, TROPICAL ACCENTS RATHER THAN
5:15:27PM INTRODUCING A COMPLETELY DIFFERENT LANDSCAPE PALETTE.
5:15:30PM PLANTING ADAPTED TO RESIDENTIAL USE BY PROVIDING MORE SHADE,
5:15:34PM STRONGER FOUNDATION PLANTING AND ADDITIONAL SCREENING AROUND
5:15:36PM THE GARAGE AND PERIMETER.
5:15:38PM WE ALSO LEAN TOWARD NATIVE AND DROUGHT TOLERANT SPECIES
5:15:43PM WHEREVER THOSE PLANTS ARE COMPATIBLE WITH THE COCONUT POINT
5:15:45PM AESTHETIC.
5:15:46PM RESULTS SHOULD BE AS RECOGNIZABLE AS COCONUT POINT BUT
5:15:49PM APPROPRIATELY SCALED AND DETAILED FOR MULTIFAMILY
5:15:52PM RESIDENTIAL COMMUNITY.
5:15:53PM THERE ARE A COUPLE OF KEY POINTS I WANT TO POINT OUT.
5:15:57PM ONE IS THE EASTERN BUFFER THAT WE'RE GOING TO MAINTAIN.

5:16:00PM IT'S A 15-FOOT BUFFER ALONG VIA COCONUT.

5:16:03PM RIGHT NOW, IT'S HEDGES AND CANOPY TREES.
5:16:07PM THE HEDGES ARE A LITTLE BIT SPARSE, I WOULD SAY.
5:16:09PM SO WHAT WE'RE GOING TO DO IS PRESERVE AND REINFORCE THAT AND
5:16:13PM FILL IN THE GAPS IN THE HEDGE TO HAVE A CONTINUOUS VISUAL
5:16:19PM SCREEN ALONG VIA COCONUT.
5:16:21PM TOWARDS THE WESTERN PORTION -- AND ALONG ALL OF THE BUFFER
5:16:25PM ALONG THE INTERIOR, THE GOAL IS TO INTEGRATE IT AS MUCH AS
5:16:30PM POSSIBLE.
5:16:30PM WHAT WE'RE TRYING TO AVOID IS HAVING LIKE LARGE 15-FOOT
5:16:34PM BUFFERS ALONG THE NORTH, WEST, OR SOUTH BUFFERS TO HELP
5:16:39PM INTEGRATE IT AND MAKE IT NOT FEEL SO MUCH LIKE AN OUTPARCEL.
5:16:42PM IT WILL ALL BE 100% IRRIGATED, OF COURSE.
5:16:47PM THE LANDSCAPE IS REALLY INTENDED TO STRENGTHEN RATHER THAN
5:16:53PM REDEFINE COCONUT POINT'S ESTABLISHED IDENTITY.
5:16:57PM THE FINAL DESIGN WILL CARRY THE SHADED, LAYERED, AND
5:17:00PM PEDESTRIAN-ORIENTED CHARACTER OF THE RESIDENCES INTO THE NEW
5:17:02PM MULTIFAMILY COMMUNITY WHILE MAINTAINING THE VILLAGE'S
5:17:04PM LANDSCAPE STANDARDS.
5:17:05PM THANKS.
5:17:10PM >>Kristin Jeannin: I KNOW THIS IS JUST CONCEPTUAL.
5:17:13PM YOU HAVE A VERY -- I UNDERSTAND WHAT YOU'RE SAYING.
5:17:17PM IF YOU AGREE TO THESE BIG BUFFERS IT WOULD FEEL LIKE A
5:17:20PM SEPARATED SPACE ON THE NORTH AND THE SOUTH.
5:17:22PM IT LOOKS LIKE A VERY NARROW PLANTING AREA, PARTICULARLY ON
5:17:28PM THE SOUTH WITH A FOUR-STORY BUILDING.

5:17:32PM DO YOU HAVE ANY TOOLS IN YOUR POCKET FOR WHAT YOU'RE GOING
5:17:35PM TO DO TO SOFTEN THAT?
5:17:39PM >>Mario Rojo: YEAH, THE BUILDING FOUNDATION PLANTING AREAS,
5:17:42PM THEY ARE ALL GOING TO BE LAYERED, LIKE LAYERED PLANTINGS,
5:17:46PM LAYERED SHRUBS.
5:17:48PM WHERE I CAN FIT THEM IN, I WANT TO HAVE THOSE ACCENT
5:17:52PM MOMENTS, WHETHER THAT BE SMALL PALMS OR IF I COULD FIT SMALL
5:17:56PM FLOWERING TREES AS WELL.
5:17:59PM >>Kristin Jeannin: THERE ARE SOME OTHER TALL, NARROW PLANT
5:18:06PM CHOICES OR MAYBE SKINNY PALMS THAT MIGHT HELP WITH IT, TOO.
5:18:09PM >>Barry Jones: PERHAPS THERE ARE SITE PLAN ALTERNATIVES IF
5:18:12PM YOU ARE SERIOUSLY OVER-PARKED THAT YOU HAVE A ROW OF PARKING
5:18:16PM AGAINST THAT BUILDING.
5:18:17PM THAT'S 18 FEET THAT COULD GET TURNED INTO GREENSPACE AND
5:18:21PM BURN 20 SPOTS AND DO SOMETHING TO SOFTEN THE SIDE OF THE
5:18:26PM BUILDING WITH SOME DEPTH.
5:18:30PM >>Mario Rojo: NOTED.
5:18:32PM >>Jim Wallace: AMENITY AREA COULD BE SMALLER.
5:18:38PM >>Jim Wallace: IF YOU TOOK SOME OF THE HARD TOP OUT OF THE
5:18:40PM AMENITY AREA, JUST A LITTLE BIT, IT WOULD REALLY HELP

5:18:43PM KRISTIN OUT AN AWFUL LOT.
5:18:46PM YOU'D HAVE TO LOOK AT THE ARCHITECTURE, BUT YOU DON'T NEED
5:18:49PM MUCH FOR HER -- OR FOR YOU TO BE ABLE TO DO YOUR JOB.
5:18:53PM >>Mario Rojo: YEAH.
5:18:54PM I AM JUST THE ONE WITH THE CRAYONS, FILLING IN THE GAP.

5:18:59PM >>Jim Wallace: SIX FEET A PALM TREE.
5:19:01PM >>Mario Rojo: BASICALLY.
5:19:02PM >>Kristin Jeannin: THEY DIDN'T GIVE YOU MUCH TO WORK WITH.
5:19:06PM >>Mario Rojo: IT --
5:19:08PM >>Jim Wallace: YOU ONLY NEED FOUR MORE FEET, FIVE FEET.
5:19:12PM >>Kristin Jeannin: YOU ARE RIGHT, TOO.
5:19:14PM I DON'T KNOW HOW IN-DEPTH WE GET IN THIS KIND OF A MEETING,
5:19:17PM BUT THERE ARE SOME OPPORTUNITIES FOR OPENINGS FOR PALM TREES
5:19:20PM WITHIN THE POOL DECK, TOO.
5:19:22PM STUFF LIKE THAT.
5:19:23PM >>Mario Rojo: YEAH.
5:19:25PM ALTHOUGH IT'S NOT REALLY THE CONCERN OF THE BOARD, I DID
5:19:29PM SPEND EXTRA SPECIAL CARE TO MAKE SURE THAT THE POOL DID
5:19:31PM MATCH THE OVERALL AESTHETIC OF THE COCONUT POINT.
5:19:36PM >>Jim Wallace: THE OTHER THING, WHEN YOU'RE LOOKING FOR
5:19:39PM FEET, YOU'VE GOT TO LOOK FOR INCHES.
5:19:41PM I HATE TO INTERFERE WITH MARINA, IF YOU TAKE 8 INCHES, JUST
5:19:45PM 8 INCHES OFF EACH ONE OF THE FLOOR PLANS, YOU GIVE FIVE FEET
5:19:49PM TO THE LANDSCAPE ARCHITECT.
5:19:52PM >>Mario Rojo: I'M IN FAVOR OF THAT.
5:19:53PM ANY OTHER QUESTIONS?
5:20:00PM >> NO, THANK YOU.
5:20:01PM >>Mario Rojo: THANK YOU.
5:20:12PM >> FOR THE RECORD, CHARLIE KREBS, DIRECTOR OF ENGINEERING
5:20:14PM FOR BOWMAN, HERE TO TALK TO YOU TO JUST KIND OF GO OVER SOME

5:20:18PM OF THE INFORMATION WE DISCUSSED PREVIOUSLY FOR THE PUBLIC
5:20:21PM INFORMATION.
5:20:23PM ONE OF THE ITEMS WANT TO TALK TO YOU ABOUT IS UTILITIES.
5:20:27PM THE SITE IS CURRENTLY SERVICED BY BONITA SPRINGS UTILITIES.
5:20:31PM WE HAVE WATER AND SEWER THAT ALREADY SURROUNDS THE EXISTING
5:20:35PM THEATER.
5:20:35PM CURRENTLY, WATER RUNS AROUND AND BEHIND THE THEATER ON THE
5:20:40PM NORTH, SOUTH, AND EAST SIDES AS PART OF THE DESIGN FOR THE
5:20:45PM FUTURE BUILDING, WE HAVE ALREADY HAD A PREDESIGN MEETING
5:20:48PM WITH BONITA SPRINGS UTILITIES AND COME UP WITH A PLAN TO
5:20:52PM ADDRESS HOW WE ARE GOING TO RELOCATE THE EXISTING WATER AND
5:20:54PM SEWER THAT ARE RUNNING BEHIND THE BUILDING AND WHAT WILL END
5:20:58PM UP HAPPENING IS WE'RE GOING TO RELOCATE THE SANITARY THROUGH
5:21:05PM THE PARKING LOT AND THE WATER THROUGH THE PARKING LOT AS
5:21:08PM WELL.
5:21:08PM THE SANITARY RUN THAT WE'RE GOING TO BE IMPACTING IS AN

5:21:14PM EQUALIZER PIPE.
5:21:15PM SO ESSENTIALLY YOU HAVE TWO SANITARY SYSTEMS THAT END AT
5:21:20PM THIS MANHOLE AND THIS MANHOLE.
5:21:22PM AND THESE GO DOWN SEPARATE LOCATIONS TO AN EXISTING LIFT
5:21:25PM STATION.
5:21:26PM SO WHAT BSU DOES IN ORDER TO PROVIDE BACKUP, THEY PROVIDE AN
5:21:29PM EQUALIZER PIPE BETWEEN THOSE TWO SYSTEMS.
5:21:32PM AND IN THE EVENT ONE OF THE STATIONS GOES DOWN, IT CAN THEN
5:21:35PM BACKFLOW INTO THE ADJACENT ONE AND THEN IT IS PICKED UP

5:21:38PM WITHOUT ANY BREAK IN SERVICE.
5:21:39PM IN ORDER TO MAINTAIN THAT, WE'RE GOING TO REMOVE THE LINE
5:21:41PM THAT GOES BEHIND THE BUILDING.
5:21:43PM WE WILL RUN IT THROUGH THE PARKING LOT.
5:21:45PM THE SAME THING WITH THE WATER IN ORDER TO MAINTAIN A LOOP
5:21:48PM SYSTEM, WE'LL REMOVE THE WATER MAIN THAT WILL BE IN CONFLICT
5:21:51PM WITH THE BUILDING AND RUN THAT THROUGH THE PARKING LOT AS
5:21:53PM WELL AND MAINTAIN THE LOOP SYSTEM.
5:21:54PM ONE OF THE OTHER ITEMS WE DISCUSSED BEFORE WAS THE LINE OF
5:22:06PM SIGHT.
5:22:06PM IF YOU REMEMBER BEFORE, THE PUBLIC INFORMATION MEETING, WE
5:22:09PM HAD SLIDES THAT SHOWED THE FOUR STORY AND FIFTH STORY VIEWS.
5:22:14PM SINCE WE REMOVED THE FIFTH STORY VIEW, EVERYTHING IS FOUR
5:22:18PM STORIES.
5:22:18PM THE FIRST ONE I WANT TO GO OVER, WE TOOK SHOTS AT THIS
5:22:21PM LOCATION.
5:22:21PM WHAT WE DID IS WE TOOK A DRONE, FLEW THAT UP TO WHAT WOULD
5:22:25PM BE THE FOURTH STORY.
5:22:27PM HAD THEM TAKE PHOTOS STRAIGHT ACROSS AND THEN A LITTLE BIT
5:22:30PM TO THE NORTH AND A LITTLE BIT TO THE SOUTH TO GET AN IDEA OF
5:22:33PM WHAT WOULD BE SEEN FROM ACROSS VIA COCONUT, THIS
5:22:37PM LANDSCAPING, THE RAILROAD, THE ADDITIONAL LANDSCAPING, THE
5:22:41PM OPEN SPACE AND THEN FINALLY TO THE RESIDENTIAL BUILDINGS,
5:22:44PM WHICH IS WHAT WE'RE SHOWING UP HERE.
5:22:45PM HERE IS VIA COCONUT.

5:22:47PM HERE IS THE FIRST ROW OF TREES.
5:22:49PM HERE IS THE RAILROAD RIGHT-OF-WAY, THE SECOND ROW OF
5:22:52PM LANDSCAPING TREES, THE OPEN SPACE THAT GOES ACROSS, WHICH
5:22:54PM INCLUDES THE -- ROADWAY AND THEN THE BUILDINGS.
5:22:59PM WHAT YOU CAN SEE FROM THE FOURTH STORY IS WE HAVE ALMOST A
5:23:02PM CONSISTENT TREE CANOPY.
5:23:04PM YOU CAN BARELY SEE EVEN THE TOPS OF THE BUILDINGS THAT WE
5:23:07PM IDENTIFIED ON THE OTHER SIDE.
5:23:09PM THERE ARE THREE OR FOUR LOCATIONS OVER HERE WHERE YOU CAN
5:23:12PM SEE THE TOP OF ONE OF THE RESIDENTIAL BUILDINGS.
5:23:14PM LOOK STRAIGHT ACROSS, YOU CAN ONLY SEE ONE.
5:23:16PM AND THEN AGAIN LOOKING TO THE SOUTH, WE COULDN'T IDENTIFY

5:23:19PM ANY.
5:23:19PM >>Michael Sheeley: IS THAT FROM THE TOP OF THE BUILDING?
5:23:23PM >>Charlie Krebs: THAT IS FROM THE TOP OF THE WINDOWSILL FOR
5:23:25PM THE FOURTH STORY.
5:23:26PM WE DIDN'T GO ALL THE WAY TO THE FOUR STORY.
5:23:28PM MORE OR LESS WHEN YOU'RE STANDING IN THE WINDOWS LOOKING
5:23:31PM OUT, IF YOU REMEMBER, EVEN FOR THE FIFTH STORY, THERE WAS
5:23:35PM VERY LITTLE VIEW ON THE FIFTH STORY AS WELL.
5:23:38PM >>Michael Sheeley: GOTCHA.
5:23:38PM I REMEMBER THAT, YEAH.
5:23:39PM >>Charlie Krebs: THIS IS, AGAIN, AND THAT FIFTH STORY, MUCH
5:23:43PM HIGHER.
5:23:44PM IT'S GOING TO INCORPORATE EVEN THE ARCHITECTURAL FEATURES.

5:23:46PM SO THEY WILL HAVE A HARD TIME, ANYBODY GOING ACROSS THERE,
5:23:49PM SEEING THE ARCHITECTURAL ELEVATIONS, RAISING AND LOWERING OF
5:23:53PM THE BUILDING ELEVATIONS.
5:23:54PM THE NEXT ONE, AGAIN, JUST ADJACENT, SAME THING.
5:23:59PM WENT TO THIS BRANCH.
5:24:00PM DID THE SAME THING.
5:24:01PM LITTLE BIT TO THE NORTH.
5:24:02PM LOOKED STRAIGHT ACROSS, LITTLE BIT TO THE SOUTH.
5:24:05PM AND AT THAT LOCATION, WE COULDN'T IDENTIFY ANY OF THE
5:24:10PM EXISTING RESIDENTIAL ON THE OTHER SIDE.
5:24:12PM THE TREE CANOPY BETWEEN THE RAILROAD AND THE EXISTING
5:24:15PM LANDSCAPING COMPLETELY BLOTTED OUT ANY OF THE ROOF LINES WE
5:24:18PM COULD FIND IN THE PHOTOS.
5:24:24PM >> I DID WANT TO COMPLIMENT YOU ON THIS.
5:24:27PM IT WAS VERY EASY TO FOLLOW WITH THE DIFFERENT VIEWS.
5:24:29PM I'M NOT SURE WE HAD THAT DEGREE OF DETAIL PREVIOUSLY.
5:24:31PM YOU DID A GOOD JOB.
5:24:32PM >>Charlie Krebs: THANK YOU.
5:24:33PM IF THERE AREN'T ANY OTHER QUESTIONS, I'LL TURN IT OVER TO
5:24:36PM TED.
5:24:37PM >>Michael Sheeley: HOW ARE YOU HANDLING WATER MANAGEMENT
5:24:39PM HERE?
5:24:39PM >>Charlie Krebs: GOOD QUESTION.
5:24:41PM WE ALREADY HAD CONVERSATIONS WITH SOUTH FLORIDA WATER
5:24:44PM MANAGEMENT.

5:24:46PM ALYSSA LAWRENCE OVER THERE.
5:24:47PM THE WAY THEY TREAT THIS, REDEVELOPMENT OF EXISTING
5:24:50PM COMMERCIAL INTO A LESS INTENSIVE USE.
5:24:52PM SO WE DON'T NEED TO PROVIDE ANY ADDITIONAL WATER MANAGEMENT
5:24:56PM FOR THE SITE.
5:24:56PM THE EXISTING WATER MANAGEMENT TAKES IT.
5:24:58PM SO WE'LL JUST HAVE TO TAKE THE PROPOSED DRAINAGE STRUCTURES,
5:25:01PM TIE THEM INTO THE EXISTING SYSTEM, AND THE SYSTEM WILL

5:25:04PM PROVIDE ALL THE WATER ATTENUATION AND WATER QUALITY.
5:25:07PM >>Michael Sheeley: OKAY.
5:25:07PM THANK YOU.
5:25:10PM >>Barry Jones: WOULD IT BE POSSIBLE TO MAKE THE DRIVEWAY ON
5:25:12PM THE SOUTH SIDE OF THE BUILDING A ONE-WAY?
5:25:13PM RIGHT NOW IT'S A DRIVEWAY AND IT'S PINCHING THE GREENSPACE
5:25:18PM ON THE SOUTH SIDE.
5:25:20PM >>Charlie Krebs: THIS DRIVEWAY HERE --
5:25:23PM >>Kristin Jeannin: NO, LOWER.
5:25:24PM >>Barry Jones: NO.
5:25:25PM TO YOUR RIGHT THERE.
5:25:26PM OTHER RIGHT.
5:25:27PM THAT WAY.
5:25:27PM IF YOU COULD MAKE THAT A ONE-WAY AFTER YOU GET PAST THAT
5:25:33PM FIRST ENTRY, EVEN IF YOU MADE IT A ONE-WAY PAST THE FIRST
5:25:38PM ENTRY, THAT WOULD GIVE THEM, WHAT, 60, 70 FEET OF ADDITIONAL
5:25:42PM 12-FOOT WIDTH.

5:25:44PM I DON'T KNOW.
5:25:45PM I'M JUST TRYING TO THINK, THE SITE IS SO JAMMED IN WITH NO
5:25:50PM GREENSPACE AROUND IT --
5:25:53PM >>Charlie Krebs: ON THE GREENSPACE, WE'RE PROVIDING FIVE TO
5:25:55PM TEN FEET.
5:25:56PM I KNOW IT DOESN'T LOOK LIKE IT, ALONG THE SOUTH AND THE
5:25:59PM NORTH SIDE BETWEEN THOSE BUILDINGS.
5:26:00PM NOT TO JUMP OVER --
5:26:04PM >>Barry Jones: FOUR STORY BUILDING, TEN FEET ISN'T MUCH.
5:26:07PM >>Kristin Jeannin: IT'S NOT REALLY.
5:26:11PM >>Charlie Krebs: IT'S GOING TO LOOK SIMILAR TO WHAT IS THERE
5:26:14PM FOR THE EXISTING RESIDENCE.
5:26:18PM >> THAT'S NOT FIVE FEET.
5:26:20PM >>Charlie Krebs: THAT RIGHT THERE, IN SOME OF THE LOCATIONS
5:26:23PM IT IS NOT.
5:26:23PM BUT ON AVERAGE, IT IS.
5:26:25PM WHEN YOU GO AND LOOK -- THAT'S VIA COCONUT.
5:26:28PM THAT ONE DOESN'T COUNT.
5:26:29PM BUT IF YOU GO AND LOOK -- THE SLIDE ISN'T IN HERE.
5:26:34PM THE LANDSCAPING THAT'S AROUND THE BUILDING AND ESPECIALLY
5:26:37PM GOING DOWN THE ALLEYWAY, BETWEEN THE COMMERCIAL AND THE
5:26:40PM RESIDENTIAL, THERE IS NOT A LOT OF GREENSPACE.
5:26:42PM WHEN YOU LOOK AT WHERE THE DRIVEWAYS ARE, THERE'S NOT A LOT
5:26:45PM OF GREENSPACE.
5:26:46PM THE INTENT WHEN I LAID THIS OUT BECAUSE I DID THE MASTER

5:26:49PM CONCEPT PLAN, WAS TO TRY TO FOLLOW THE GREENSPACE OUT THERE
5:26:51PM AND TRY TO GET GREENSPACE SIMILAR TO RESIDENTIAL TO KEEP THE
5:26:56PM SAME FEEL.
5:26:57PM WE LOOKED AT WHAT WAS OUT THERE.

5:26:58PM IF I COULD PROVIDE MORE, I WOULD PROVIDE MORE.
5:27:02PM >>Kristin Jeannin: ALLEYWAY IS A DIFFERENT CONDITION.
5:27:04PM IT FEELS MORE URBAN AT THAT SCALE.
5:27:11PM BUT WHEN YOU HAVE, LIKE, ROWS AND ROWS OF PARKING AND THEN
5:27:15PM FOUR STORY BUILDING, THAT'S A LITTLE BIT DIFFERENT.
5:27:18PM >>Charlie Krebs: I THINK THE NORTH FACE OF THEIR BUILDING
5:27:21PM WHERE WE'VE GOT THE LANDSCAPING GOING INTO THE PARKING, SOME
5:27:23PM OF THESE ISLANDS ARE ONLY FIVE OR SO FEET WIDE.
5:27:26PM ALL THEY ARE SHOWING ARE SHRUBS AND PINES -- OR PALMS.
5:27:30PM >>Kristin Jeannin: THAT'S FINE.
5:27:31PM IT JUST DOESN'T LOOK LIKE IT ON THERE.
5:27:33PM >>Charlie Krebs: I UNDERSTAND.
5:27:34PM THAT'S WHAT WE WERE TRYING TO -- WHERE I COULD FIT IN TEN,
5:27:37PM FIT IN TEN.
5:27:38PM WHERE THERE WAS A BALCONY, MAYBE ONLY FIVE, WHEN THE BALCONY
5:27:41PM DISAPPEARS, TRY TO SQUEEZE IN TEN.
5:27:44PM >>Kristin Jeannin: -- ON THE LANDSCAPE ARCHITECT PLAN.
5:27:47PM >>Charlie Krebs: WHEN WE GO THROUGH DEVELOPMENT REVIEW,
5:27:49PM WE'LL HAVE ALL THE TREE HEIGHTS, SPECIES, SHRUBS, ALL THAT
5:27:52PM WILL COME INTO PLAY AT THAT TIME.
5:27:53PM AGAIN, THE INTENT WAS WHEN WE LAID ALL THE GREENSPACE OUT

5:27:57PM WAS TO TAKE A LOOK AT THE RESIDENCE, MATCH THE FEEL SO IT
5:28:03PM COMPLEMENTS IT AND MAKES IT FEEL LIKE IT IS A PART OF THE
5:28:05PM MALL, THAT YOU DON'T HAVE A DIFFERENT PRODUCT FROM WHAT HAS
5:28:11PM ALREADY BEEN ESTABLISHED.
5:28:12PM WE WANT TO TRY TO MAKE IT FIT IN THERE AS MUCH AS POSSIBLE.
5:28:15PM >>Jim Wallace: IT CAN ALWAYS BE BETTER THAN WHAT'S THERE.
5:28:20PM >>Charlie Krebs: YES.
5:28:21PM I UNDERSTAND.
5:28:21PM >>Jim Wallace: WHEN YOU'RE LOOKING FOR FEET, WHEN YOU WANT
5:28:25PM FEET, YOU HAVE TO LOOK FOR INCHES.
5:28:27PM >>Charlie Krebs: THE OTHER THING TO CONSIDER WHEN WE'RE
5:28:29PM LOOKING AT EVEN LIKE ON THE NORTH SIDE --
5:28:38PM >>Jim Wallace: I THINK YOU WOULD AGREE FOUR AND FIVE FEET
5:28:40PM JUST ISN'T A WHOLE LOT ON A 45-FOOT BUILDING.
5:28:43PM >>Charlie Krebs: THE EXISTING BUILDING IS 45 FEET.
5:28:47PM FOR THE RESIDENCE, MATCHING LIKE WITH LIKE.
5:28:49PM >>Jim Wallace: CAN ALWAYS BE BETTER.
5:28:51PM >>Charlie Krebs: I UNDERSTAND.
5:28:52PM EVEN ON HERE ON THE EXISTING PARKING, GREENSPACE THAT IS NOT
5:28:56PM IN WHAT WE ARE CALCULATING.
5:28:58PM THAT IS STILL GOING TO BE THERE.
5:28:59PM AND YOU HAVE GREENSPACE WITHIN THE ISLANDS THAT IS ALSO
5:29:02PM GOING TO BE SEPARATING IT FROM THE ADJACENT ROADS TO THE
5:29:04PM NORTH.
5:29:05PM SO THERE IS GOING TO BE SOME LAYERING BREAKING UP THAT

5:29:08PM BUILDING.
5:29:08PM >>Jim Wallace: MY ONLY POINT SAYING THAT, BETTER DOESN'T
5:29:10PM COST YOU ANYTHING EXCEPT GOOD DESIGN.
5:29:14PM >>Charlie Krebs: I HEAR WHAT YOU'RE SAYING.
5:29:16PM >>Barry Jones: DOES THE DRI SPECIFICALLY ADDRESS INTERNAL
5:29:19PM BUFFERS BETWEEN DIFFERENTIAL USES?
5:29:22PM >>Charlie Krebs: THERE'S NO LANGUAGE I COULD FIND THAT
5:29:24PM ADDRESSES ANY BUFFERS INSIDE THE DRI.
5:29:28PM >>Barry Jones: MARY NO INTERNAL BUFFER REQUIREMENTS IN THE
5:29:30PM DRI?
5:29:30PM >>Mary Gibbs: I DIDN'T SEE ANYTHING.
5:29:32PM IT'S A LITTLE ODD BECAUSE IN TRANSITIONAL MIXED USE, WHEN
5:29:36PM YOU HAVE ONE PROJECT, YOU TRY NOT TO HAVE THE BIG BUFFERS TO
5:29:40PM SEPARATE IT.
5:29:41PM BUT ON THE OTHER HAND, WE DID TALK TO THEM AND WE SAID THIS
5:29:44PM IS A VERY TALL BUILDING.
5:29:45PM THERE ARE A LOT OF UNITS HERE.
5:29:47PM YOU SHOULD DO SOME TALL PALMS AND THINGS LIKE THAT, BECAUSE
5:29:50PM OTHERWISE THE TRIPS, WE ASKED THE SAME QUESTION YOU ASKED,
5:29:53PM IT LOOKS LIKE VERY NARROW STRIPS AROUND IT.
5:29:56PM IT LOOKS VERY SKIMPY.
5:29:58PM ALL, WE'LL DO IT AT TIME OF DEVELOPMENT ORDER.
5:30:02PM RATHER SEE DETAIL NOW BECAUSE WE DON'T KNOW.
5:30:06PM >>Charlie Krebs: THAT WAS THE INTENT, I THINK MARIO WAS
5:30:09PM SAYING, WE'LL HAVE TALL PALMS.

5:30:10PM >>Mary Gibbs: YOU SAID YOU WOULD DO IT LATER.
5:30:12PM I THINK THE QUESTION IS, THE BOARD IS SAYING NOW I THINK
5:30:14PM THEY WOULD LIKE TO SEE MORE DETAIL NOW AND NOT SAYING WE'RE
5:30:18PM GOING TO DO SOMETHING LATER.
5:30:19PM >>Charlie Krebs: I KNOW WHEN WE GET TO THE D.O. --
5:30:23PM >>Mary Gibbs: WE KIND OF HAD A SIMILAR ARGUMENT EARLIER.
5:30:28PM >>Anthony Gargano: MARY, TO YOUR POINT, THIS HEARING HAS
5:30:33PM ACTUALLY BECOME MORE OF A WORKSHOP THAN IT HAS BEEN AN
5:30:38PM APPLICATION.
5:30:38PM >>Mary Gibbs: WELL, I THINK WE WANT TO HEAR THE APPLICANT
5:30:42PM FINISH THEIR PRESENTATION.
5:30:44PM ASK YOUR QUESTIONS, AND THEN I THINK I'M HEARING SOME THINGS
5:30:48PM LIKE YOU WANT SOME THINGS MAYBE REVISED.
5:30:50PM I THINK AT THAT POINT, BUT LET'S HEAR THE WHOLE PRESENTATION
5:30:53PM BECAUSE I THINK WE STILL HAVE TRAFFIC AND THINGS COMING UP
5:30:55PM TO TALK ABOUT.
5:30:57PM >>Charlie Krebs: IF YOU HAVE NO MORE QUESTIONS FOR ME, I'LL
5:31:01PM TURN IT OVER TO TED, IF I CAN GET BACK TO HIS SLIDE.
5:31:05PM >>Barry Jones: ANY PEDESTRIAN CONNECTIVITY TO FUTURE RAILS
5:31:07PM TO TRAILS?
5:31:08PM THEY WILL HAVE TO GET ACROSS THE ROAD AT SOME POINT.
5:31:12PM YOU'RE PUTTING ALL THESE PEOPLE RIGHT THERE ACROSS FROM THIS

5:31:15PM THING THAT'S GOING TO BE --
5:31:17PM >>Charlie Krebs: WE'RE NOT PROPOSING ANYTHING.
5:31:18PM EVERYTHING FOR US IS CONNECTING TO VIA COCONUT.

5:31:20PM IF VIA COCONUT OR THE VILLAGE HAS A WAY OF TRANSITIONING
5:31:23PM MIDPOINT BLOCK CROSSINGS TO GO OVER THAT ONCE IT IS APPROVED
5:31:27PM AND UNDER DESIGN, I THINK THAT WOULD BE SOMETHING AS PART OF
5:31:29PM THE DESIGN FOR THAT PROJECT.
5:31:32PM NO MORE QUESTIONS, TURN IT OVER TO TED.
5:31:44PM >>Ted Treesh: GOOD EVENING AGAIN.
5:31:45PM TED TREESH WITH TR TRANSPORTATION.
5:31:48PM I'LL JUST RUN THROUGH THE SUMMARY OF THE ANALYSIS THAT WAS
5:31:52PM COMPLETED.
5:31:53PM JUST NOTE THAT WHAT WE DID WAS ALSO REVIEWED BY THE
5:31:57PM CONSULTANT THAT WAS RETAINED BY THE VILLAGE AS WELL, SO IT
5:32:03PM WAS ALSO VETTED THROUGH A REVIEW THROUGH THE VILLAGE'S
5:32:07PM TRAFFIC CONSULTANT.
5:32:09PM THIS TABLE HERE JUST SHOWS THE COMPARISON OF WHAT WE
5:32:12PM ANALYZED.
5:32:15PM THE EXISTING USE IS THE 79,500 SQUARE FOOT THEATER WITH 16
5:32:21PM SCREENS AND APPROXIMATELY 4,000 SEATS IN THAT BUILDING.
5:32:24PM AND THEN WE'RE ELIMINATING THAT FACILITY AND REPLACING IT
5:32:28PM WITH THE 355 TRADITIONAL MULTIFAMILY DWELLING UNITS.
5:32:33PM THESE TWO TABLES ARE THE TRIP GENERATION THAT WE WERE
5:32:36PM TALKING ABOUT EARLIER.
5:32:37PM IT JUST SHOWS YOU NUMERICALLY THE TRIP GENERATION BASED ON
5:32:41PM THE ITE, MOST RECENT ITE, INSTITUTE OF TRANSPORTATION
5:32:44PM ENGINEERS TRIP GENERATION REPORT.
5:32:48PM AND YOU CAN SEE, IF YOU COMPARE THESE TWO, RIGHT NOW, ITE

5:32:53PM ONLY HAS TRIP GENERATION DATA FOR A THEATER ON A FRIDAY
5:32:57PM EVENING.
5:32:57PM IT DOESN'T MEAN THE THEATER DOESN'T GENERATE TRIPS DURING
5:33:00PM THE REMAINDER OF THE WEEK.
5:33:02PM OBVIOUSLY, FRIDAYS ARE THE HEAVIER WEEKDAY PEAK TIME
5:33:07PM PERIODS.
5:33:08PM SATURDAYS AND SUNDAYS ARE OBVIOUSLY BUSY AS WELL.
5:33:10PM THE THEATER DOES GENERATE TRIPS WHEN IT WAS OPEN, THE
5:33:13PM THEATER DOES GENERATE TRIPS DURING THE WEEK.
5:33:15PM BUT FRIDAY IS THE BUSIEST OF THE FIVE-WEEK DAYS.
5:33:19PM BASED ON THIS COMPARISON, IT'S ABOUT A 67% REDUCTION IN
5:33:24PM THE P.M. PEAK HOUR TRIPS.
5:33:27PM LOOK AT THE DAILY TRIPS, 355 UNITS GENERATES ABOUT JUST
5:33:35PM UNDER 1600 DAILY TRIPS.
5:33:37PM THAT'S TWO-WAY TRIPS.
5:33:39PM 1,600.
5:33:40PM SO 800 IN.
5:33:42PM 800 OUT A DAY OVER 24-HOUR PERIOD.

5:33:45PM VERSUS JUST OVER 4,600 TRIPS ON A FRIDAY FOR THAT THEATER
5:33:53PM USE.
5:33:54PM IT'S QUITE A SUBSTANTIAL REDUCTION IN TERMS OF THE TRIP
5:33:58PM GENERATION.
5:34:02PM AGAIN, THE STUDY WAS REVIEWED BY THE OUTSIDE CONSULTANT.
5:34:08PM THEY HAD US ADD IN SOME ANALYSIS.
5:34:13PM WE DID QUITE AN EXTENSIVE ANALYSIS FOR THIS, EVEN THOUGH

5:34:16PM COCONUT POINT AS WE WENT THROUGH QUITE AN EXTENSIVE ANALYSIS
5:34:21PM AS NEALE INDICATED, THEY PAID ALL THEIR TRANSPORTATION FEES
5:34:26PM UP FRONT.
5:34:27PM THEY CONSTRUCTED VIA COCONUT, AND ALL THE INTERSECTION
5:34:31PM IMPROVEMENTS TO ACCOMMODATE THE FULL BUILD-OUT OF THE
5:34:34PM PROJECT, AGAIN, OVER 1.2 MILLION SQUARE FEET OF RETAIL AND
5:34:39PM THEN OFFICE, MULTIFAMILY, QUITE A BIT OF EXTENSIVE
5:34:45PM DEVELOPMENT THAT HAS NOT DEVELOPED ANYWHERE NEAR WHAT IT WAS
5:34:48PM APPROVED FOR.
5:34:48PM AGAIN, AS MARY AND NEALE INDICATED, IN ORDER TO GET THE
5:34:52PM MULTIFAMILY ON THIS TRACK, WE HAD TO REDUCE SLIGHTLY THE
5:34:58PM AMOUNT OF RETAIL THAT WAS APPROVED.
5:35:00PM THAT 1.2 MILLION SQUARE FEET.
5:35:02PM I THINK IT ENDED UP BEING ABOUT A LITTLE UNDER 2,000 SQUARE
5:35:06PM FEET OF RETAIL.
5:35:07PM IT'S REALLY A BLIP IN THE RADAR OF THE OVERALL SQUARE
5:35:10PM FOOTAGE THAT WAS APPROVED.
5:35:11PM IT'S NOT WHAT HAS BEEN CONSTRUCTED BUT WHAT WAS APPROVED.
5:35:14PM I DON'T THINK THEY CAN EVER CONSTRUCT WHAT WAS APPROVED
5:35:19PM UNLESS THEY GO MUCH HIGHER IN TERMS OF WHAT IS CURRENTLY
5:35:24PM BUILT.
5:35:25PM COCONUT POINT IS FAIRLY WELL BUILT OUT IN TERMS OF WHAT'S
5:35:30PM CONSTRUCTED ON THE PROPERTY TODAY.
5:35:31PM WE DID DO SOME INTERSECTION ANALYSIS.
5:35:35PM WE LOOKED AT THE TWO INTERSECTIONS THAT ARE ON EITHER SIDE

5:35:37PM OF THIS PROPERTY THAT CONNECT TO VIA COCONUT.
5:35:40PM WE DID SOME CURRENT TRAFFIC COUNTS AND LOOKED AT THE
5:35:43PM INTERSECTIONS AND HOW THEY OPERATE TODAY, AND THEN WE LOOKED
5:35:47PM AT HOW THEY WILL OPERATE ONCE WE ADD THE TRIPS FROM THIS
5:35:50PM MULTIFAMILY PROJECT TO THOSE TWO INTERSECTIONS.
5:35:54PM AND THAT ANALYSIS INDICATED THAT THOSE INTERSECTIONS WILL
5:35:57PM STILL OPERATE AT AN ACCEPTABLE LEVEL OF SERVICE, VERY
5:36:01PM MINIMAL DELAYS, NO CHANGES ARE NEEDED IN THE TURN LANES THAT
5:36:05PM ARE THERE.
5:36:06PM TRAFFIC ON VIA COCONUT IS STILL -- FLOWS VERY WELL IN TERMS
5:36:11PM OF PEAK HOUR FLOWS.
5:36:13PM WE DID LOOK AT AN INCREASE IN BACKGROUND TRAFFIC GROWTH TO
5:36:18PM ACCOMMODATE FUTURE DEVELOPMENT, WHAT WILL OCCUR BETWEEN NOW
5:36:22PM AND OUR BUILD-OUT YEAR.

5:36:24PM LOOKED AT 2031 AS BUILD-OUT YEAR FOR THE PROJECT.
5:36:27PM THAT ACCOMMODATES SOME ADDITIONAL TRAFFIC THAT WILL OCCUR IN
5:36:29PM THE AREA FROM ADDITIONAL DEVELOPMENT THAT'S HAPPENING IN THE
5:36:33PM AREA THAT WE'LL TRACK ADDITIONAL TRIPS.
5:36:36PM THAT ADDITIONAL TRAFFIC WAS ALSO ACCOMMODATED IN OUR
5:36:40PM ANALYSIS.
5:36:40PM AGAIN, LOOKING AT THE TURN LANES THAT ARE THERE AT THAT
5:36:44PM DRIVEWAY, WE DON'T ANTICIPATE ANY NEED TO CHANGE THOSE TURN
5:36:47PM LANES.
5:36:48PM AGAIN, WHEN THIS PROJECT COMES IN FOR DEVELOPMENT ORDER,
5:36:51PM WE'LL HAVE TO REDO THE TRAFFIC STUDY, GO THROUGH THIS WHOLE

5:36:54PM ANALYSIS AGAIN TO CLARIFY IF INDEED ANY ADDITIONAL
5:36:59PM IMPROVEMENTS ARE NEEDED.
5:37:00PM WE'LL HAVE TO DO THIS WHOLE EXERCISE AGAIN AT THE TIME OF
5:37:02PM THE DEVELOPMENT ORDER.
5:37:03PM BUT, AGAIN, WHAT WE DID AT THIS TIME WITH THIS ANALYSIS, DUE
5:37:08PM TO THE REQUEST OF THE VILLAGE AND THE CONSULTANT.
5:37:12PM AGAIN, VIA COCONUT OPERATES AT LEVEL OF SERVICE D, WHICH IS
5:37:18PM WELL WITHIN THE LEVEL OF SERVICE CRITERIA IDENTIFIED IN THE
5:37:21PM COMPREHENSIVE PLAN.
5:37:22PM AGAIN, THE DRI MITIGATED ALL OF THE OFF-SITE IMPACTS BASED
5:37:28PM ON THEIR DRI APPROVAL.
5:37:30PM AS INDICATED EARLIER, WE DID AS PART OF THE ANALYSIS
5:37:35PM REQUESTED A PARKING DEVIATION FROM THE PARKING CODE.
5:37:39PM WE HAD PREVIOUSLY -- TR TRANSPORTATION, MY FIRM, CONDUCTED A
5:37:44PM PARKING STUDY IN LEE COUNTY FOR ANOTHER PROJECT WHERE WE
5:37:49PM STUDIED, WE ACTUALLY WENT OUT AND STUDIED SIX DIFFERENT
5:37:53PM SEPARATE PROPERTIES IN THE AREA.
5:37:55PM ONE WAS IN THE VILLAGE OF ESTERO.
5:37:56PM THE OTHERS WERE IN LEE COUNTY.
5:37:59PM ONE WAS IN THE CITY OF CAPE CORAL, WHERE WE ACTUALLY DID
5:38:03PM MULTI-DAY COUNTS AT THESE PROPERTIES.
5:38:04PM WE ACTUALLY SURVEYED THE NUMBER OF VEHICLES PARKED AT THESE
5:38:08PM PROPERTIES OVER MULTIPLE DAYS OF THE WEEK.
5:38:13PM USUALLY LATE AT NIGHT, MIDNIGHT OR AFTER TO GET THE TOTAL
5:38:17PM NUMBER OF CARS PARKED AT THESE PROPERTIES.

5:38:19PM THIS INCLUDED THE CLUBHOUSE TIMES.
5:38:23PM WE DID IT DURING THE DAY AS WELL, BUT MOST OF IT WAS DONE AT
5:38:26PM NIGHT, BECAUSE THAT'S WHEN THE HEAVIEST PARKING DEMAND IS
5:38:29PM EVIDENT THAT THESE PROPERTIES, WHEN ALL THE RESIDENTS, MOST
5:38:32PM OF THE RESIDENTS ARE AT HOME AND ASLEEP.
5:38:37PM THAT STUDY WAS A VERY COMPREHENSIVE PARKING STUDY.
5:38:40PM IT WAS DONE PURSUANT TO THE GUIDELINES THAT ITE OUTLINES IN
5:38:46PM -- THEY ALSO HAVE WHAT IS CALLED A PARKING GENERATION MANUAL
5:38:50PM SIMILAR TO THEIR TRIP GENERATION MANUAL.
5:38:52PM THEY HAVE A PARKING GENERATION MANUAL THAT'S ALSO STUDIED

5:38:57PM VARIOUS LAND USES AND THEIR PARKING CHARACTERISTICS OF THOSE
5:39:00PM LAND USES.
5:39:00PM SO WE DID THAT STUDY IN CONJUNCTION AND LEE COUNTY REVIEWED
5:39:06PM THAT STUDY.
5:39:06PM WE DEVELOPED A METHODOLOGY CONSISTENT WITH INPUT FROM LEE
5:39:09PM COUNTY.
5:39:11PM THAT STUDY SHOWED THAT MULTIFAMILY COMMUNITY TYPICALLY
5:39:15PM GENERATES A PARKING DEMAND OF ABOUT 1.63 SPACES PER DWELLING
5:39:20PM UNIT.
5:39:21PM RIGHT NOW, THE CODE REQUIRES TWO SPACES PER DWELLING UNIT,
5:39:26PM PLUS SOME CODES REQUIRE ADDITIONAL PARKING FOR THE CLUBHOUSE
5:39:30PM AND THEN GUEST PARKING MAY BE ON TOP OF THAT.
5:39:33PM YOU CAN SEE THAT THE ACTUAL DEMAND IS LESS THAN WHAT THE
5:39:39PM CODES ARE NOW REQUIRING.
5:39:40PM IN WORKING WITH STAFF AND THE CONSULTANT THAT WAS RETAINED

5:39:45PM BY THE VILLAGE, IT WAS AGREED THAT WE WOULD PROVIDE 1.8
5:39:50PM SPACES FOR THIS PROJECT, WHICH IS MORE THAN SUFFICIENT, WE
5:39:55PM FEEL, TO ACCOMMODATE THE DEMAND.
5:39:57PM BECAUSE OF ITS LOCATION AND WHERE IT'S LOCATED ON THE
5:40:01PM PROPERTY, THERE IS AN ABUNDANT AMOUNT OF PARKING SURROUNDING
5:40:04PM THE PROPERTY.
5:40:05PM IF YOU VISITED THIS AREA OF COCONUT POINT AND THIS AREA
5:40:10PM PARTICULARLY AROUND, BEHIND WHERE THE THEATER IS NOW, THAT
5:40:13PM PARKING IS VERY RARELY USED SINCE THE THEATER IS CLOSED.
5:40:20PM THERE WILL STILL BE AN ABUNDANT AMOUNT OF PARKING LEFT
5:40:22PM SURROUNDING THIS EVEN WHEN THIS PROJECT IS CONSTRUCTED.
5:40:25PM SO WE FEEL THAT THE PARKING THAT WE'RE PROVIDING, 1.8 SPACES
5:40:30PM WILL MORE THAN ADEQUATELY ACCOMMODATE THE DEMAND FOR THIS
5:40:33PM USE.
5:40:33PM I THINK THAT'S ALL I HAVE.
5:40:37PM IF YOU HAVE ANY MORE QUESTIONS FOR ME, I WOULD BE MORE THAN
5:40:40PM HAPPY TO ANSWER.
5:40:43PM >>Dan Williams: I WANTED TO MAKE ONE CLARIFICATION, IF I
5:40:45PM MAY.
5:40:45PM WHEN YOU'RE TALKING ABOUT THE PEAK FOR THE THEATER OF ALMOST
5:40:47PM 4700 VISITS, IT'S MY UNDERSTANDING THAT THAT IS NOT TAKEN
5:40:54PM FOR THAT PARTICULAR PROPERTY, BUT IS BASED UPON OTHER LARGE
5:40:58PM THEATERS THROUGHOUT THE NATION OF WHICH THERE WERE FEW.
5:41:02PM IT'S NOT A HARD AND FAST NUMBER FOR THAT PARTICULAR
5:41:06PM PROPERTY.

5:41:06PM I JUST WANT TO MAKE THAT CLARIFICATION.
5:41:08PM >>Ted Treesh: THAT'S CORRECT.
5:41:10PM THIS IS BASED ON ITE NUMBERS WHICH WE'RE REQUIRED TO USE
5:41:13PM BASED ON THE METHODOLOGIES THAT WE'VE DEVELOPED WITH THE
5:41:16PM VILLAGE, AND THEIR REQUIREMENTS.
5:41:18PM YES, IT'S BASED ON DATA THAT ITE COLLECTED AND OTHER SIMILAR

5:41:23PM TYPE FACILITIES.
5:41:24PM >>Dan Williams: THANK YOU.
5:41:29PM >>Neale Montgomery: IN THIS CASE, YOU DID WORK WITH ANOTHER
5:41:33PM TRANSPORTATION CONSULTANT --
5:41:34PM >>Erica Augello: IF WE'RE GOING TO HAVE CONVERSATIONS, THIS
5:41:36PM IS A PUBLIC HEARING, THEY NEED TO BE ON THE RECORD.
5:41:39PM SORRY, NEALE.
5:41:42PM >>Neale Montgomery: DID YOU WORK WITH ANOTHER TRANSPORTATION
5:41:44PM CONSULTANT HIRED BY THE VILLAGE IN DOING THIS ANALYSIS?
5:41:47PM DID THEY REVIEW YOUR WORK?
5:41:52PM >>Ted Treesh: YES.
5:41:55PM >>Neale Montgomery: ARE YOU REQUIRED TO USE ITE?
5:41:57PM IS THAT THE BEST AVAILABLE DATA?
5:41:59PM >>Ted Treesh: YES.
5:41:59PM >>Neale Montgomery: OKAY.
5:42:00PM THANK YOU.
5:42:04PM >>Ted Treesh: THANK YOU.
5:42:06PM >>Michael Sheeley: THANK YOU, TED.
5:42:09PM >>Jeremie Chastain: GOOD EVENING.

5:42:16PM FOR THE RECORD, JEREMIE CHASTAIN.
5:42:18PM I AM A CERTIFIED PLANNER FROM PAPE-DAWSON.
5:42:22PM WE WOULD LIKE TO RESERVE THE RIGHT FOR REBUTTAL AFTER OUR
5:42:25PM PRESENTATION.
5:42:26PM I'M JUST GOING TO DO A QUICK CONCLUSION.
5:42:28PM IT IS MY PROFESSIONAL OPINION THAT THE PROPOSED PLANNED
5:42:31PM DEVELOPMENT AMENDMENT TO THE COCONUT POINT MPD HAS MET ALL
5:42:35PM THE APPLICABLE STANDARDS AND IS CONSISTENT WITH THE VILLAGE
5:42:38PM OF ESTERO LAND DEVELOPMENT CODE AND COMPREHENSIVE PLAN,
5:42:42PM PUBLIC HEARING CONSIDERATIONS, AND GENERALLY ACCEPTED
5:42:45PM PLANNING PRINCIPLES, IS COMPATIBLE WITH ADJACENT LAND USES,
5:42:49PM AND HAS PROVIDED THE NECESSARY RECORD THAT ENTITLES IT TO
5:42:52PM APPROVAL.
5:42:52PM WITH THAT, WE CAN OFFICIALLY OPEN IT TO QUESTIONS.
5:42:58PM >>Mary Gibbs: MAY I ASK A QUESTION OF JEREMIE?
5:42:59PM THAT'S YOUR OPINION, YOUR CONCLUSION.
5:43:06PM I DON'T RECALL IF YOU'VE BEEN ACCEPTED AS AN EXPERT WITNESS.
5:43:09PM IF YOU ARE PROPOSING TO BE AN EXPERT WITNESS, I'D LIKE TO
5:43:13PM SEE THE RESUM .
5:43:14PM WE HAVEN'T DONE THIS IN A WHILE.
5:43:16PM I KNOW TED TREESH AND CHARLIE KREBS HAVE BEEN ACCEPTED
5:43:19PM BEFORE AS EXPERT WITNESSES FOR TRANSPORTATION AND
5:43:21PM ENGINEERING, BUT I CAN'T REMEMBER IF WE EVER ACCEPTED
5:43:24PM JEREMIE.
5:43:25PM JUST GIVE ME YOUR RESUM SO I CAN LOOK IT OVER.

5:43:28PM >>Jeremie Chastain: I HAVE THREE COPIES.
5:43:31PM >>Mary Gibbs: I'M NOT READING THREE.

5:43:43PM >>Anthony Gargano: MARY, YOU SAID YOU MIGHT WANT TO MAKE
5:43:47PM SOME COMMENTS.
5:43:50PM >>Jim Wallace: COULD I GET ONE CLARIFICATION?
5:43:51PM >>Anthony Gargano: YEAH, SURE.
5:43:52PM >>Jim Wallace: SOME OF THE THINGS THAT WE'VE DISCUSSED AND
5:43:54PM SOMEBODY SAID THIS SOUNDS MORE LIKE A WORKSHOP THAN ANYTHING
5:43:57PM ELSE BECAUSE WE'RE ONLY TALKING ABOUT ZONING HERE, AREN'T
5:44:00PM WE?
5:44:01PM >>Erica Augello: SO THE APPLICATION -- THANK YOU FOR
5:44:03PM BRINGING THAT UP, BECAUSE I WAS GOING TO SAY SOMETHING ABOUT
5:44:05PM IT BEFORE YOU --
5:44:06PM >>Jim Wallace: I JUST WANT TO CLARIFY FOR MY NEOPHYTE SELF.
5:44:13PM IF WE FEEL THAT THE BUILDING STRUCTURE ITSELF REALLY NEEDS
5:44:16PM TO BE FOUR OR FIVE FEET SMALLER ON THE NORTH SIDE, WEST SIDE
5:44:19PM AND SOUTH SIDE, IS THAT SOMETHING THAT WE NEED TO -- SO WE
5:44:24PM CAN HAVE SUFFICIENT LANDSCAPING OR WHATEVER -- IS THAT
5:44:27PM SOMETHING THAT CAN BE DECIDED AT THE DEVELOPMENT ORDER
5:44:32PM STAGE?
5:44:32PM AT THE PERMITTING STAGE?
5:44:33PM OR DO WE HAVE TO DECIDE THOSE KINDS OF THINGS NOW IN OUR
5:44:37PM ACCEPTANCE OR DENIAL?
5:44:39PM >>Erica Augello: SO THE ONLY THING THAT YOU ARE DECIDING
5:44:42PM THIS EVENING IS WHETHER OR NOT THE APPLICATION AS PRESENTED

5:44:46PM MEETS THE CRITERIA -- IF THE EVIDENCE THAT'S PRESENTED MEETS
5:44:49PM THE CRITERIA IN THE CODE TO GRANT THE APPLICATION.
5:44:53PM THE APPLICATION BEFORE YOU IS FOR THE ZONING AND THE DRI
5:44:56PM AMENDMENTS.
5:44:57PM IF YOU FIND THAT THEY HAVE NOT PRESENTED CREDIBLE EVIDENCE
5:45:00PM TO SUPPORT THAT IT MEETS THE CRITERIA, THEN YOU MUST DENY
5:45:04PM THE APPLICATION.
5:45:05PM IF YOU FIND THAT THE EVIDENCE IS CREDIBLE AND IT MEETS THE
5:45:09PM CRITERIA, THEN YOU HAVE TO FIND TO ACCEPT THE APPLICATION.
5:45:14PM WHAT I WANT TO MENTION BEFORE, YOU ALL ARE VERY HELPFUL.
5:45:17PM YOU ARE A VERY KNOWLEDGEABLE BOARD.
5:45:19PM YOU ARE NOT A PARTY TO THIS APPLICATION.
5:45:21PM YOU ARE AN INDEPENDENT BOARD.
5:45:22PM YOU ARE NOT THE VILLAGE OF ESTERO.
5:45:24PM YOU ARE HERE INDEPENDENT OF THE VILLAGE OF ESTERO.
5:45:26PM AND YOU ARE HERE TO MAKE A JUDGMENTAL DECISION,
5:45:30PM PSEUDOJUDICIAL DECISION ON WHETHER OR NOT THE EVIDENCE
5:45:34PM PRESENTED COMPLIES WITH THE CODE.
5:45:35PM YOU MAY HAVE RECOMMENDATIONS.
5:45:37PM THAT'S OKAY TO SAY THE RECOMMENDATIONS.
5:45:39PM THEY MAY NOT FOLLOW THEM.
5:45:41PM AND IF THEY DIDN'T FOLLOW THEM FROM THE LAST SET OF
5:45:43PM RECOMMENDATIONS THAT YOU GAVE THEM BUT THEY OTHERWISE COMPLY
5:45:45PM WITH THE CODE, YOU'RE REQUIRED TO RECOMMEND APPROVAL TO THE

5:45:48PM CITY COUNCIL.

5:45:49PM SO TO ANSWER YOUR QUESTION, ONE, THAT IS ONE PERSON.
5:45:55PM IF THE BOARD WANTS TO MAKE THAT A CONDITION, I DON'T
5:45:59PM NECESSARILY KNOW THAT THAT IS A RELEVANT CONDITION YOU CAN
5:46:02PM MAKE.
5:46:02PM I NEED TO KNOW EXACTLY WHAT THE VERBIAGE IS GOING TO BE.
5:46:06PM BUT IF YOU FIND THAT FLAW SOMEHOW DOESN'T COMPORT WITH THE
5:46:11PM REQUIREMENTS OF THE LAND DEVELOPMENT CODE OR THE
5:46:14PM COMPREHENSIVE PLAN, THEN YOU CAN CERTAINLY MAKE THAT FINDING
5:46:16PM OF FACT AND SAY THAT IT DOESN'T COMPORT WITH THAT AND IT
5:46:19PM DOESN'T MEET THE CRITERIA IN THE CODE.
5:46:20PM >>Jim Wallace: I GUESS MY POINT, ERICA --
5:46:25PM >>Erica Augello: DO YOU EVER GET TO HAVE THAT OPINION --
5:46:27PM >>Jim Wallace: THEY PRESENTED THINGS TODAY, AND THERE IS A
5:46:30PM LOT OF DETAIL IN WHAT THEY PRESENTED.
5:46:32PM MY QUESTION IS, BY ACCEPTING IT TODAY OR BY APPROVING IT
5:46:37PM TODAY, ARE WE THEREFORE APPROVING EVERY LITTLE DETAIL?
5:46:41PM >>Erica Augello: NO.
5:46:42PM THE THINGS THAT YOU ARE APPROVING ARE WHAT THEY HAVE
5:46:45PM PRESENTED TO YOU MEETS THESE REQUIREMENTS.
5:46:48PM THEY STILL HAVE TO GO THROUGH OTHER PROCESSES.
5:46:50PM >>Jim Wallace: YOU ANSWERED MY QUESTION.
5:46:52PM THANK YOU VERY MUCH.
5:46:52PM >>Erica Augello: SORRY.
5:46:53PM I'M A LAWYER.
5:46:54PM I MAKE THINGS MORE COMPLICATED.

5:46:55PM >>Jim Wallace: NEALE WAS GOING TO CLARIFY.
5:46:58PM >>Neale Montgomery: NO, I WAS GOING TO AGREE WITH HER.
5:47:01PM WE PUT THE CODE SECTION UP THERE.
5:47:02PM IT'S IN TWO LINES.
5:47:04PM WHAT YOU JUST MENTIONED ISN'T PART OF THE CRITERIA.
5:47:09PM SO I THINK IT'S BEEN HELPFUL.
5:47:11PM I APPRECIATE IT.
5:47:12PM JEREMIE NOTED WE DO WANT TO RESERVE THE RIGHT TO RESPOND TO
5:47:17PM WHATEVER COMPETENT SUBSTANTIAL EVIDENCE MAY BE PRESENTED BY
5:47:20PM THE PUBLIC.
5:47:21PM >>Michael Sheeley: THE ARCHITECTURAL DESIGN IS NOT BEING
5:47:24PM APPROVED TODAY, IS THAT CORRECT?
5:47:28PM >>Neale Montgomery: GENERALLY APPROVED, WHAT HAPPENED IN MY
5:47:31PM EXPERIENCE, I THINK YOU GUYS WOULD AGREE, REGARDLESS OF WHAT
5:47:34PM GETS APPROVED AT THIS LEVEL, WHEN THEY COME BACK AT D.O.
5:47:39PM STAGE, I HAVE WITNESSED ON NUMEROUS OCCASIONS, IF NOT ALL
5:47:42PM OCCASIONS THAT THERE ARE ADJUSTMENTS TO BOTH THE LANDSCAPING
5:47:45PM AND THE ARCHITECTURE.
5:47:49PM >>James Tatooles: LET ME UNDERSTAND THIS.
5:47:50PM WE CAN APPROVE A PROJECT AT THIS LOCATION OF THIS SIZE, BUT

5:47:56PM WE DON'T HAVE TO APPROVE THE ARCHITECTURE OR THE LAYOUT OF
5:47:59PM THE PROJECT, IS THAT CORRECT?
5:48:00PM >>Jim Wallace: UNTIL LATER.
5:48:01PM >>Erica Augello: WHAT YOU ARE APPROVING TODAY IS THE
5:48:03PM AMENDMENT TO THE DRI AND THE REZONING.

5:48:06PM BUT YOU ARE LOOKING AT THE PROJECT AS A WHOLE BECAUSE THERE
5:48:08PM ARE CRITERIA THAT YOU HAVE TO TAKE INTO ACCOUNT.
5:48:11PM BUT THERE ARE GOING TO BE OTHER APPLICATIONS LIKELY COME
5:48:13PM BEFORE YOU WHERE YOU'RE GOING TO HAVE TO BE ABLE TO OPINE ON
5:48:17PM THOSE TYPES OF THINGS.
5:48:19PM >>Mary Gibbs: MAY I ASK A QUESTION JUST FOR MY
5:48:22PM CLARIFICATION?
5:48:22PM BECAUSE TO ME, PART OF THE ZONING IS THE PATTERN BOOK.
5:48:26PM AND THE PATTERN BOOK CONTAINS ALL THE ARCHITECTURAL
5:48:29PM ELEVATIONS.
5:48:30PM SO IF THIS BOARD HAS A CONCERN, LIKE YOU BROUGHT UP EARLIER,
5:48:33PM I THINK ABOUT THE WEST ELEVATION NEEDING SOME WORK, AND
5:48:40PM ISN'T THIS THE POINT AT WHICH YOU WOULD PUT SOME CONDITION
5:48:43PM IN OR SOMETHING AND SAY --
5:48:46PM >>James Tatooles: THAT'S THE --
5:48:48PM >>Mary Gibbs: LET ME FINISH, PLEASE.
5:48:50PM THIS IS CREATING CONFUSION BY JUST SAYING YOU'RE APPROVING
5:48:54PM THE ZONING.
5:48:56PM WE HAVE CONDITIONS, AND WE'VE RECOMMENDED CONDITIONS.
5:48:58PM IF YOU WANT TO RECOMMEND APPROVAL TO COUNCIL, WE NEED TO GO
5:49:01PM THROUGH THOSE CONDITIONS.
5:49:02PM BUT YOU MAY WANT TO CHANGE THEM.
5:49:04PM BUT IF THERE'S SOMETHING THAT CHANGES THE DESIGN, THEN THEY
5:49:07PM GO FORWARD AND THEN THEY COME BACK WITH A DEVELOPMENT ORDER
5:49:09PM AND THEN YOU SAY, OH, I WANTED MORE ARTICULATION ON THIS

5:49:13PM WEST ELEVATION, NOW IT CREATES A PROBLEM FOR THEM LATER
5:49:17PM BECAUSE THEY HAVE ALREADY THOUGHT THEY GOT A GO-AHEAD.
5:49:20PM I'M TRYING TO MAKE SURE WE DON'T HAVE TOO MUCH CONFUSION
5:49:25PM LATER.
5:49:25PM I DON'T REALLY KNOW WHAT YOUR COMMENTS ARE.
5:49:28PM JUST JUDGING BY WHAT YOU'VE SAID.
5:49:30PM >>Kristin Jeannin: THE WAY WE'VE HANDLED THIS IN THE PAST
5:49:32PM HAS BEEN APPROVAL WITH THESE CONDITIONS.
5:49:34PM >>Mary Gibbs: RIGHT.
5:49:35PM AND I THINK THE QUESTION IS, WHAT CONDITIONS ARE YOU TALKING
5:49:39PM ABOUT?
5:49:39PM AND THEN AT SOME POINT, IF THAT'S WHAT YOU WANT TO DO, I
5:49:42PM WANT TO GET UP AND GO OVER SOME OF THE STAFF RECOMMENDED
5:49:45PM CONDITIONS AND SEE IF YOU WANT TO SUPPLEMENT THEM IF THAT'S
5:49:47PM WHAT YOU'RE LOOKING AT DOING.
5:49:49PM I'M JUST TRYING TO, AGAIN, BASED ON YOUR COMMENTS ABOUT THE

5:49:53PM LANDSCAPING NEEDING MORE AND THEN THE ARCHITECTURE NEEDING
5:49:56PM SOMETHING, I THINK ANSWERING --
5:50:09PM >>Anthony Gargano: I HAVE A PROBLEM WITH APPROVING BASED ON
5:50:13PM WHAT I'VE HEARD THIS EVENING, WHICH IS TOO MUCH -- OH, OKAY,
5:50:18PM YEAH, WE CAN TRY THAT.
5:50:19PM OR WE CAN LOOK AT THAT.
5:50:20PM A SECOND GARAGE ENTRANCE, OH, YEAH, I CAN CONSIDER THAT.
5:50:26PM THIS WAS TOO MUCH LACK OF DEFINITION.
5:50:34PM I CAN'T SEE APPROVING THIS THIS EVENING BASED ON WHAT I

5:50:40PM HEARD IN THIS PRESENTATION.
5:50:43PM >>Jim Wallace: ERICA I THINK CLARIFIED THAT.
5:50:46PM WE'VE SEEN MANY THINGS, AND I THINK FROM MY PERSPECTIVE, I
5:50:49PM THINK THE ARCHITECTURE HAS IMPROVED.
5:50:52PM BUT MIKE HAS A POINT THAT MAYBE NOT ENOUGH ON THE WEST SIDE.
5:50:55PM AND MAYBE THERE'S NOT ENOUGH LANDSCAPING.
5:50:57PM BUT MY UNDERSTANDING, AND PLEASE CLARIFY ME, ERICA, THESE
5:51:05PM ARE THINGS THAT WE CAN CLARIFY OR ASK TO BE CHANGED AT A
5:51:09PM LATER DATE.
5:51:11PM BECAUSE THAT'S NOT WHAT WE'RE APPROVING TODAY.
5:51:13PM WE'RE NOT APPROVING DESIGN AND ARCHITECTURAL DESIGN.
5:51:17PM >>Kristin Jeannin: THE PATTERN BOOK IS PART OF WHAT WE ARE
5:51:19PM APPROVING.
5:51:20PM >>Barry Jones: -- WHERE IT MEETS ALL PERFORMANCE, LOCATION
5:51:25PM STANDARDS, THAT ALMOST SAYS, OKAY, WELL, THAT BUILDING MEETS
5:51:28PM ALL THE CRITERIA AND THEN HOW ARE YOU GOING TO SAY, NO, IT
5:51:31PM DOESN'T MEET THE CRITERIA LATER?
5:51:33PM NEALE, REAL QUICK, HOW DO YOU ADDRESS COMMENT 3?
5:51:39PM DID YOU PROVIDE A MARKET STUDY OR SOMETHING?
5:51:41PM AND HOW IS THIS HOUSING DIFFERENT FROM OTHER HOUSING THAT'S
5:51:45PM CURRENTLY UNDER CONSTRUCTION IN ESTERO RIGHT ACROSS THE
5:51:49PM STREET?
5:51:51PM >>Neale Montgomery: WE HAVE THE DEVELOPER HERE, BOTH THE
5:51:54PM OWNER OF THE MALL AND THE FOLKS WHO ARE MOVING FORWARD.
5:51:58PM WHILE THEY MIGHT NOT HAVE A, PER SE, MARKET STUDY, THEY DO

5:52:03PM ANALYZE THE HOUSING DEMAND OR OUTSTANDING NEEDS IN AN EFFORT
5:52:09PM TO ADDRESS THAT.
5:52:13PM CHRIS IS HERE AND HE HAS DEVELOPED OTHER APARTMENTS IN
5:52:18PM ESTERO.
5:52:18PM >>Barry Jones: I APPRECIATE THAT.
5:52:20PM I'M TRYING TO UNDERSTAND HOW IT'S DIFFERENT FROM WHAT'S
5:52:22PM ALREADY ON THE MARKET OR COMING INTO THE MARKET.
5:52:24PM IF WE'RE SAYING THAT IT MEETS A VARIETY, HOW IS IT DIFFERENT
5:52:29PM FROM ANYTHING ELSE THAT'S OUT THERE?
5:52:31PM >>Neale Montgomery: ONE OF THE THINGS IS YOU DON'T HAVE -- I
5:52:34PM DON'T THINK, I'M NOW PLAYING PLANNER AND I'LL LET SOMEBODY
5:52:37PM ELSE STEP IN AND BAIL ME OUT -- BUT THIS IS AN URBAN DESIGN.

5:52:42PM AND ONE OF THE THINGS WHEN THE COMP PLAN WAS CREATED IS THAT
5:52:45PM WE WERE GOING TO TRY TO FIND WALKABLE AREAS.
5:52:51PM I REMEMBER HOWARD LEVITAN TELLING ME THAT HE WANTED
5:52:53PM RESIDENTIAL AT COCONUT POINT, AND THEY WERE A LITTLE
5:52:56PM RESISTANT TO THAT THOUGHT.
5:52:58PM HE ALSO WANTED LESS PARKING IF WE DIDN'T NEED IT BECAUSE WHY
5:53:01PM HAVE MORE IMPERVIOUS IF YOU DON'T NEED IT.
5:53:05PM THIS IS SOMETHING THAT WAS ENVISIONED.
5:53:08PM THIS WAS SOMETHING ENCOURAGED.
5:53:10PM THAT'S PART OF WHY IT WAS PUT IN THE FUTURE LAND USE
5:53:12PM CATEGORY SO THAT WE WOULD HAVE THIS KIND OF URBAN MIXED USE
5:53:15PM DEVELOPMENT.
5:53:16PM NOW, HAVING THAT SAID --

5:53:17PM >>Barry Jones: THE PROXIMITY TO THE RETAIL SERVICES IS WHAT
5:53:20PM MAKES IT DIFFERENT.
5:53:22PM >>Neale Montgomery: YES, BECAUSE THE IDEA IS THAT PEOPLE
5:53:24PM DON'T HAVE TO GET IN THEIR CAR TO GO TO POTENTIALLY THEIR
5:53:28PM OFFICE, TO GO BUY A LIPSTICK, NOT THAT YOU WOULD DO THAT, GO
5:53:34PM TO A RESTAURANT.
5:53:35PM THOSE THINGS CAN ALL HAPPEN AND PART, GO BACK WHEN CHARLIE
5:53:41PM CRIST WAS GOVERNOR, HE WANTED PEOPLE IN THE COMP PLAN TO
5:53:43PM REQUIRE PEOPLE TO GET MORE HEALTHY AND WALK MORE.
5:53:46PM THIS IS AN ENVIRONMENT THAT ALLOWS PEOPLE TO DO THAT.
5:53:51PM >>Barry Jones: THE FUTURE GREEN AREA, ARE YOU ALL WILLING TO
5:53:54PM MAKE A COMMITMENT TO THAT AS PART OF THE ZONING?
5:53:56PM BECAUSE IT'S KIND OF INTEGRAL --
5:54:00PM >>Neale Montgomery: THEY DON'T LET ME PLANT THINGS BECAUSE I
5:54:02PM KILL THINGS.
5:54:03PM SOMEBODY ELSE HAS TO ANSWER THE QUESTION.
5:54:04PM >>Barry Jones: I UNDERSTAND.
5:54:06PM IT'S INTEGRAL TO INTEGRATING THE PROJECT AS TO --
5:54:10PM >>Neale Montgomery: I GOT A HEAD BOB THAT SAID YES.
5:54:14PM >>Mary Gibbs: YES, WHAT?
5:54:15PM >>Neale Montgomery: YES, WILLING TO COMMIT --
5:54:17PM >>Barry Jones: COMMIT TO THE FUTURE GREEN AREA AS PART OF
5:54:19PM THE APPLICATION.
5:54:20PM >>Mary Gibbs: NOT AS PART OF THIS.
5:54:22PM LET'S CLARIFY THAT.

5:54:23PM I THINK THEY HAVE SAID THE FUTURE --
5:54:25PM >>Neale Montgomery: WHICH FUTURE GREEN AREA?
5:54:27PM ON-SITE OR SOMEWHERE ELSE?
5:54:28PM >>Mary Gibbs: HE MEANS THE PIECE IN THE MIDDLE.
5:54:30PM >>Barry Jones: FUTURE GREENSPACE TO THE WEST OF THE BUILDING
5:54:33PM THAT OPENS IT UP TO THE MALL.
5:54:36PM IT'S A SIMON PROPERTY.
5:54:42PM >> [INAUDIBLE]

5:54:44PM >>Mary Gibbs: MAY I ANSWER?
5:54:45PM THEY HAVE TOLD ME THAT THEY ARE GOING TO SUBMIT A LIMITED
5:54:50PM DEVELOPMENT ORDER FOR THAT GREENSPACE AREA --
5:54:54PM >> CAN'T HEAR YOU, MARY.
5:54:55PM >>Barry Jones: DO THEY HAVE TO DO A ZONING AMENDMENT FOR
5:54:58PM THAT, MARY?
5:54:59PM >>Mary Gibbs: NO, THAT WILL NOT COME BACK TO YOU.
5:55:04PM >> THAT WAS MY QUESTION.
5:55:05PM AS I UNDERSTOOD IT, IT DID NOT REQUIRE A ZONING AMENDMENT.
5:55:08PM SIMON'S PERSPECTIVE --
5:55:10PM >>Anthony Gargano: YOU ARE HERE?
5:55:11PM >> BILL MOSTON, VICE PRESIDENT OF DEVELOPMENT WITH SIMON
5:55:13PM PROPERTIES.
5:55:13PM YES, WE INTEND TO PROVIDE THE GREENSPACE AT THE PROPERTY
5:55:19PM REGARDLESS OF WHAT HAPPENS WITH THE RESIDENTIAL PROJECT.
5:55:23PM THAT PLAN IS SOMETHING WE ARE WORKING ON INTERNALLY TO MOVE
5:55:26PM FORWARD ON.

5:55:27PM NOW, WE DIDN'T TIE IT TO THIS BECAUSE WE WERE UNDER THE
5:55:30PM IMPRESSION IT DOESN'T REQUIRE ANY ENTITLEMENTS TO DO THAT.
5:55:34PM >>Neale Montgomery: THE OTHER REASON WE DIDN'T INCLUDE IT,
5:55:36PM BECAUSE YOU CAN ONLY CONDITION PROPERTY WITHIN THE FOUR
5:55:38PM CORNERS OF THE LEGAL DESCRIPTION.
5:55:39PM THAT'S OUTSIDE THE LEGAL DESCRIPTION BUT SIMON PROPERTIES IS
5:55:45PM HERE.
5:55:45PM >> YES, WE DO INTEND TO MOVE FORWARD ON THAT.
5:55:47PM THAT IS IN OUR PLAN TO PROVIDE IT.
5:55:50PM SO IT'S SOMETHING WE WOULD LIKE TO BUILD OUT AND HAVE AS AN
5:55:53PM AMENITY FOR OUR CUSTOMERS.
5:55:54PM >>Barry Jones: THANK YOU.
5:55:56PM >>Dan Williams: I HAVE A QUESTION THAT I WOULD APPRECIATE
5:55:58PM CLARIFICATION FROM EITHER MARY OR ERICA.
5:56:00PM TOWARDS THE BACK OF OUR PACKET, THERE IS EIGHT-DAY LETTER
5:56:05PM THAT TALKS ABOUT DISAGREEMENT WITH CONDITIONS 12 AND 13.
5:56:10PM BASED WHERE WE ARE AT NOW, WHERE DOES THAT PUT US?
5:56:14PM >>Mary Gibbs: WELL, WHAT I WAS GOING TO SUGGEST, TO MOVE
5:56:17PM THIS ALONG MAYBE, IS THAT WE TALK ABOUT WHAT THE ISSUES YOU
5:56:22PM BROUGHT UP WERE AND HOW YOU WANT THEM HANDLED.
5:56:26PM IF YOU HAVE SOME SUGGESTION ON THE WEST WALL, ARCHITECTURE,
5:56:29PM IF YOU HAVE, THE LANDSCAPING, I HAVE CONDITIONS DRAFTED UP
5:56:33PM FOR IF YOU WANTED TO RECOMMEND APPROVAL.
5:56:37PM NEALE IS DISAGREEING WITH BASICALLY ONE OF THEM.
5:56:39PM THAT WAS GOING TO COME UP.

5:56:40PM IF YOU ARE GOING TO RECOMMEND APPROVAL, I'M GOING TO GO
5:56:43PM THROUGH SOME OF THOSE CONDITIONS WITH YOU.
5:56:44PM BUT I WOULD LIKE TO HEAR FIRST WHAT ADDITIONAL THINGS, LIKE
5:56:48PM YOU'RE TALKING ABOUT, DO YOU WANT -- I THINK DEPENDING ON

5:56:52PM WHAT YOU WANT WITH THE ARCHITECTURE, TRYING TO HELP
5:56:56PM EVERYBODY HERE, IS IT SOMETHING THAT WE CAN MAKE IN A
5:56:59PM CONDITION TO BE ADDRESSED OR IS IT SOMETHING THAT NEEDS TO
5:57:02PM BE FIXED BEFORE IT GOES FORWARD TO COUNCIL.
5:57:08PM THAT'S WHAT I'M TRYING TO ASCERTAIN.
5:57:14PM >>Erica Augello: PROCEDURALLY WE FINISHED WITH THE
5:57:17PM APPLICANT'S PRESENTATION AND WE FINISHED WITH THE STAFF
5:57:19PM REPORT PRESENTATION.
5:57:20PM I THINK WE SHOULD MOVE ON TO THE PUBLIC INPUT OR COMMENT, AS
5:57:25PM IT WERE, AND THEN CLOSE THE PUBLIC PORTION OF THE HEARING,
5:57:30PM MOVE BACK FOR ANY REBUTTAL AND THEN DISCUSSION AMONGST THE
5:57:33PM BOARD WHERE I THINK -- CAN BE DISCUSSED AND ADDRESSED.
5:57:39PM >>Anthony Gargano: MARY, ARE YOU FINISHED AT THIS POINT?
5:57:43PM >>James Tatooles: ONE OF MY CONCERNS WAS PARKING AND HOW FAR
5:57:47PM YOU ARE FROM YOUR UNIT TO THE PARKING SPACE.
5:57:52PM AT THE TIME OF THE LAST MEETING, THERE WAS SOMEBODY IN THE
5:57:54PM AUDIENCE THAT SAID THEY LIVED DOWN THE STREET, AND THEY HAD
5:57:58PM PARKING UNDERNEATH THE UNITS, SO YOU WENT STRAIGHT UPSTAIRS
5:58:01PM AND IT WAS RIGHT THERE.
5:58:03PM I LOOKED FOR SOME KIND OF A CHANGE AND I DON'T SEE ANYTHING
5:58:09PM OF THAT KIND OF CONCERN.

5:58:10PM YOU CAN STILL SEE THAT THE PARKING IS FAR AWAY FROM THE
5:58:14PM UNITS THEMSELVES.
5:58:16PM I'M THINKING IF THERE WOULD BE A CONCEPT CHANGE HERE WHERE
5:58:22PM YOU WOULD HAVE THE PARKING AS ONE FLOOR OF PARKING WITH THE
5:58:25PM UNITS UP ABOVE IT, YOU WOULD GET DUAL USE OF THE LAND OUT OF
5:58:30PM PARKING AND ADD A UNIT ON TOP OF THE PARKING.
5:58:33PM YOU COULD MAKE A VERY MUCH MORE EFFICIENT AND EFFECTIVE
5:58:38PM PROJECT, IN MY OPINION.
5:58:40PM IF WE APPROVE THIS PROJECT TODAY, DOES THAT PRECLUDE THEM
5:58:44PM FROM GOING BACK AND MAKING DRASTIC CHANGES AS I SEE WOULD BE
5:58:50PM VASTLY IMPROVING THIS PROJECT?
5:58:52PM HOW LOCKED IN ARE WE TO THIS?
5:58:55PM >>Mary Gibbs: I THINK THAT'S WHY I WAS ASKING FOR YOUR --
5:58:58PM LET'S TAKE THE PUBLIC INPUT AND LET'S COME BACK AND SEE
5:59:02PM WHAT, YOU KNOW, TO MAKE A DRASTIC DESIGN CHANGE, I THINK YOU
5:59:05PM NEED TO DISCUSS THAT NOW.
5:59:06PM BUT I THINK IN THE REBUTTAL, THEY CAN GET UP.
5:59:10PM I THINK THEY DID MAKE CHANGES TO THE DISTANCE.
5:59:12PM I REMEMBER THEM TELLING US THEY DID CHANGE THE DISTANCE THAT
5:59:15PM YOU HAVE TO WALK FROM THE GARAGE.
5:59:17PM MAYBE IN THE REBUTTAL THEY CAN ADDRESS THAT AFTER WE DO THE
5:59:20PM PUBLIC INPUT.
5:59:20PM >>Erica Augello: JUST TO CAUTION, JUST BECAUSE YOU HAVE A
5:59:24PM RECOMMENDATION AND IDEA THAT YOU WOULD THINK WOULD BE MORE
5:59:27PM SUFFICIENT, IF THEY OTHERWISE MEET THE CRITERIA, YOU CANNOT

5:59:31PM HOLD UP THEIR APPLICATION AND VOTE AGAINST IT BECAUSE YOU
5:59:34PM DON'T LIKE THE WAY IN WHICH THEY MET THE CRITERIA.
5:59:38PM DO YOU UNDERSTAND WHAT I MEAN?
5:59:40PM IF THEY MEET IT, THEY MEET IT.
5:59:43PM YOU ARE IN A QUASI-JUDICIAL PROCEEDING, YOU ARE REQUIRED TO
5:59:45PM VOTE IN FAVOR OF IT, EVEN THOUGH YOU THINK THEY COULD HAVE
5:59:48PM MET IT IN A BETTER WAY.
5:59:49PM YOU CAN CERTAINLY GIVE THAT RECOMMENDATION.
5:59:51PM BUT IF THE APPLICANT CHOOSES NOT TO ACCEPT THAT BUT STILL
5:59:54PM MEET THE CRITERIA.
5:59:55PM NOW, IF YOU HAVE FOUND THEY HAVE NOT MET THE CRITERIA, THAT
5:59:58PM IS A DIFFERENT BALL GAME.
6:00:00PM >>James Tatooles: THAT'S THE POINT I'M MAKING.
6:00:01PM IT'S DRASTICALLY DEFICIENT OF ACCESSIBILITY TO THE UNITS
6:00:05PM FROM THE PARKING SPACES FOR THE UNITS.
6:00:07PM >>Erica Augello: AS LONG AS THAT FALLS UNDER ONE OF THESE
6:00:10PM NINE CRITERIA THAT YOU ARE BOUND TO, AND YOU CAN POINT TO
6:00:13PM WHICH ONE THAT DOESN'T MEET, THEN THAT'S FINE.
6:00:16PM YOU NEED TO MAKE THAT FINDING OF FACT AND GIVE YOUR OPINION
6:00:19PM ON THAT.
6:00:19PM BUT IF IT DOESN'T AFFECT ONE OF THESE NINE CRITERIA, THEN
6:00:23PM IT'S NOT RELEVANT.
6:00:25PM >>James Tatooles: CAN WE DO SOMETHING LIKE SAYING THAT WE
6:00:27PM APPROVE THE PROJECT IN ITS CONCEPT BUT WE RECOMMEND THEY GO
6:00:31PM BACK AND GIVE A SECOND LOOK AT THE WAY THE THING IS PUT

6:00:34PM TOGETHER?
6:00:35PM >>Erica Augello: I THINK AT THIS POINT, WE SHOULD ENTERTAIN
6:00:37PM THE PUBLIC COMMENT AND THEN IN DISCUSSION WE CAN HAVE THAT
6:00:40PM CONVERSATION.
6:00:44PM >>Anthony Gargano: OKAY.
6:00:45PM WE'RE GOING TO OPEN THE PUBLIC PORTION.
6:00:47PM TAMMY, YOU HAVE CARDS.
6:00:48PM >>Tammy Duran: YES.
6:00:49PM ROBERT IS FIRST.
6:00:53PM IF YOU HAVE CARDS, YOU NEED TO TURN THEM IN.
6:00:59PM THANK YOU.
6:00:59PM ROBERT.
6:01:01PM ALLEN?
6:01:18PM >> GOOD EVENING, EVERYONE.
6:01:20PM MY NAME IS ALLAN BOWDITCH.
6:01:23PM MY HOME IS AT 9411 CHARTWELL BREEZE DRIVE IN SHADOW WOOD.
6:01:28PM I'M ALSO THE PRESIDENT OF ENGAGE ESTERO, WHICH IS A PUBLIC
6:01:35PM ORGANIZATION.
6:01:36PM IT'S A 501(C)(3) ORGANIZATION WHICH REPRESENTS THE VIEWS OF
6:01:41PM PEOPLE AND HAS ITS MAIN FOCUS ON TRYING TO ENSURE THAT
6:01:46PM ESTERO REMAINS THE LOVELY PLACE IT IS TO LIVE AND TO
6:01:51PM CERTAINLY ENSURE THAT THE QUALITY OF LIFE OF THE PEOPLE

6:01:56PM LIVING HERE IS NOT AFFECTED.
6:01:57PM I'M HERE TODAY NOT ONLY AS MYSELF, BUT I RECEIVED A GREAT
6:02:02PM MANY COMMENTS FROM PEOPLE BOTH IN SHADOW WOOD AND DIRECTLY

6:02:06PM TO THE ENGAGE ESTERO ORGANIZATION ABOUT THIS PARTICULAR
6:02:11PM PROJECT.
6:02:11PM YOU MAY OR MAY NOT REALIZE THAT ENGAGE ESTERO HAS NOT BEEN
6:02:17PM AT THESE MEETINGS TO CRITICIZE OR TO COMMENT ON ANY OF THE
6:02:22PM DEVELOPMENTS FOR QUITE SOME TIME.
6:02:24PM SO THIS IS NOT SOMETHING THAT WE COMMONLY DO.
6:02:27PM THE MAIN ISSUES THAT HAVE BEEN BROUGHT TO MY ATTENTION
6:02:31PM RELATE REALLY TO THE DENSITY OF THIS PARTICULAR PROJECT.
6:02:34PM I KNOW THAT'S BEEN SOMETHING THAT'S BEEN MENTIONED BEFORE,
6:02:40PM BUT AT 355 UNITS ON A SIX-ACRE SITE, THAT'S A DENSITY OF 59
6:02:48PM UNITS PER ACRE ROUGHLY ANYWAY.
6:02:51PM THE LUMIO DEVELOPMENT, WHICH ALSO HAS THE NUMBER OF UNITS
6:02:57PM 330 ON A 20-ACRE SITE IS SIMPLY 16 UNITS PER ACRE.
6:03:05PM AND THE BROOKS TOWN CENTER, WHICH IS ACTUALLY JUST BEING
6:03:09PM COMPLETED IS ONLY 137 UNITS ON THEIR SITE.
6:03:13PM THE WOODFIELD DEVELOPMENT WHICH IS UNDERWAY AS YOU KNOW, IS
6:03:18PM 296 APARTMENTS SPREAD OVER THREE AND FOUR STORY BUILDINGS,
6:03:24PM AND THAT'S OVER AN AREA OF 45 ACRES.
6:03:27PM IF YOU ACTUALLY HAPPENED TO LOOK AT THE LUMIO DEVELOPMENT
6:03:32PM AND THE WOODFIELD DEVELOPMENT, YOU CAN SEE THAT THOSE
6:03:35PM APARTMENTS ACTUALLY ARE VERY EXTENSIVE BUT STRETCH A VERY
6:03:40PM LONG DISTANCE.
6:03:41PM THIS PARTICULAR DEVELOPMENT FOR 355 UNITS OVER JUST SIX
6:03:47PM ACRES IS EXTREMELY DENSE.
6:03:50PM I ALSO HAVE A NUMBER OF QUESTIONS ABOUT WHICH TYPE OF

6:03:57PM INDIVIDUAL RESIDENT THESE APARTMENTS WILL ATTRACT.
6:04:00PM I APPRECIATE THAT THEY ARE CLOSE TO A TOWN CENTER, BUT
6:04:06PM BECAUSE OF THE DENSITY, I'M RATHER WORRIED THAT IT WILL
6:04:09PM ATTRACT THE KIND OF FAMILY TYPE UNITS THAT THE DEVELOPER IS
6:04:14PM SUGGESTING IT WOULD ENCOURAGE.
6:04:17PM I THINK IT'S FAR MORE LIKELY MYSELF TO ENCOURAGE A YOUNGER
6:04:21PM NUMBER OF INDIVIDUALS IN THE 20 TO 30 AGE GROUP AND THOSE
6:04:28PM PEOPLE, IN FACT, ARE NOT SIMPLY GOING TO BE WALKING AROUND
6:04:32PM THE AREA.
6:04:35PM THEY HAVE TO TRAVEL TO GET TO WORK.
6:04:38PM SO I START TO QUESTION THE ISSUES RELATING TO THE NUMBER OF
6:04:43PM CARS REQUIRED ON THAT SITE AND ALSO THE NUMBER OF
6:04:47PM VISITATIONS THERE WOULD BE, WHICH HAS BEEN RAISED BY SEVERAL
6:04:50PM OF YOU ALREADY AT THE PEAK HOURS OF TRAVEL BETWEEN THE
6:04:55PM MORNING HOURS OF 7 TO 9 AND IN THE EVENING, SOMEWHERE AROUND
6:05:00PM 4 TO 6.
6:05:01PM THE OTHER VERY INTERESTING POINT IS THAT REGARDING THAT
6:05:08PM CINEMA, I UNDERSTAND THE NATURE OF THE MODELING APPROACH

6:05:12PM THAT THE DEVELOPER HAS CHOSEN TO USE AND THAT MAY WELL BE
6:05:17PM THE WAY IN WHICH THEY SET ABOUT ACTUALLY EXPLORING THE
6:05:21PM NUMBER OF CARS THAT WILL BE ON THE SITE, THE NUMBER OF
6:05:25PM PARKING SPACES, AND ALSO THE TRAVEL.
6:05:28PM HOWEVER, I THINK THOSE OF YOU AROUND THE TABLE, WHILE THE
6:05:32PM NUMBER OF PEOPLE VISITING THE CINEMA MAY WELL HAVE BEEN OF
6:05:36PM THE ORDER OF 4,000 MANY, MANY YEARS AGO, I CERTAINLY ON A

6:05:41PM WEEKEND HAVE NEVER SEEN THAT MANY PEOPLE VISITING THE CINEMA
6:05:44PM OVER THAT PERIOD OF TIME.
6:05:46PM SO I QUESTION THAT ASPECT.
6:05:49PM FINALLY, THE COMPARISON ABOUT WHERE THIS PARTICULAR UNIT IS
6:05:54PM SITUATED COMPARED WITH THE ONES THAT THEY HAVE STUDIED, I
6:05:57PM THINK THEY SAID THERE WERE THREE PARTICULAR PLACES THAT THEY
6:06:00PM HAD STUDIED, I'D LIKE TO KNOW WHETHER THE PROXIMITY OF THOSE
6:06:04PM PARTICULAR PLACES WAS SIMILAR TO WHERE WE HAVE THIS
6:06:09PM PARTICULAR PROPOSED UNIT.
6:06:10PM IN OTHER WORDS, WAS IT, IN FACT, CLOSE TO ANOTHER TOWN
6:06:14PM CENTER TO IDENTIFY THAT WE ARE GOING TO BE COMPARING SIMILAR
6:06:19PM CLASSES OF PEOPLE WHO WOULD LIVE IN THERE.
6:06:22PM THANK YOU.
6:06:22PM >>Anthony Gargano: YOU'RE WELCOME.
6:06:23PM THANK YOU.
6:06:24PM [APPLAUSE]
6:06:26PM >>Tammy Duran: ROB.
6:06:27PM ROBERT.
6:06:34PM >>Mary Gibbs: MAY I JUST ASK THAT WE HOLD THE APPLAUSE,
6:06:37PM PLEASE.
6:06:40PM >> GOOD AFTERNOON.
6:06:41PM MY NAME IS RUPERT FOREMAN.
6:06:46PM I'M READING THIS STATEMENT ON BEHALF OF KIM MILLER, THE
6:06:52PM PRESIDENT OF THE BOARD OF DIRECTORS OF THE RESIDENCES AT
6:06:55PM COCONUT POINT.

6:06:56PM ON BEHALF OF OUR COMMUNITY, RIGHT HERE.
6:06:58PM THE BOARD'S POSITION, WE'RE NOT OPPOSED TO RESPONSIBLE
6:07:04PM REDEVELOPMENT OF THE FORMER MOVIE THEATER SITE TO
6:07:10PM APARTMENTS.
6:07:10PM WE OPPOSE THIS PROJECT AS CURRENTLY PRESENTED BECAUSE THE
6:07:16PM FUNDAMENTAL CONCERNS RAISED THROUGHOUT THE REVIEW PROCESS
6:07:19PM HAVE NOT BEEN ADEQUATELY ADDRESSED.
6:07:22PM I'M JUST GOING TO AD-LIB HERE, BUT OBVIOUSLY, THE
6:07:26PM PRESENTATION, THANK YOU GUYS.
6:07:29PM WE UNDERSTAND WHAT YOU'RE DOING.
6:07:32PM OBVIOUSLY, WE'RE IN SUPPORT OF THIS, BUT WE DO HAVE CONCERNS
6:07:38PM AS RESIDENTS.
6:07:40PM AND SOME OF THE KEY CONCERNS JUST LIVING THERE IS THE
6:07:47PM PROJECT'S INTENSITY, SCALING, MASSING.

6:07:51PM SOMETHING WE'VE TALKED ABOUT EARLIER TODAY, THE TRAFFIC
6:07:54PM CIRCULATION AND ACCESS.
6:07:55PM I LIVE THERE.
6:07:59PM I THINK ANALYTICS IS GREAT, BUT I ALSO THINK THAT THEY ARE
6:08:06PM NOT ALWAYS ACCURATE.
6:08:07PM DEFINITELY WANT TO LEARN MORE ABOUT THAT.
6:08:12PM I RESPECT -- OR WE RESPECT WHAT HAS BEEN PRESENTED, BUT I
6:08:17PM DEFINITELY THINK THERE NEEDS TO BE MORE INSIGHT INTO THAT
6:08:20PM ASPECT BEFORE MOVING FORWARD.
6:08:23PM A COUPLE OF OTHER THINGS, PEDESTRIAN AND RESIDENT SAFETY.
6:08:28PM I HAVEN'T HEARD ANYTHING ABOUT SAFETY THIS WHOLE TIME,

6:08:32PM ADDING 355 UNITS, BUT I'M SURE IT'S GOING TO BE PRESENTED.
6:08:38PM PARKING SEASONAL DEMAND, COMPATIBILITY WITH COCONUT POINT
6:08:43PM CENTER, AND THE EFFECTS ON NEARBY RESIDENCES AND BUSINESSES.
6:08:47PM REGARDING THE DEVELOPER'S REVISIONS, WE HAVE REVIEWED THE
6:08:54PM LATEST REVISIONS, ALTHOUGH THE HEIGHT WAS REDUCED AND SOME
6:08:58PM DESIGN DETAILS WERE CHANGED, THESE REVISIONS DO NOT RESOLVE
6:09:01PM THE MAJOR CONCERNS ABOUT THIS PROJECT'S OVERALL INTENSITY,
6:09:05PM CIRCULATION, PARKING, SAFETY, AND COMPATIBILITY WITH THE
6:09:08PM SURROUNDING AREA.
6:09:09PM I'M GOING TO SKIP A COUPLE OF THESE POINTS BECAUSE I DON'T
6:09:14PM WANT TO GET REDUNDANT AND KEEP REPEATING WHAT YOU'VE ALREADY
6:09:18PM HEARD.
6:09:20PM AND DURING THIS PRESENTATION.
6:09:21PM WE FEEL STRONGLY ABOUT THE REDEVELOPMENT MUST BE COORDINATED
6:09:29PM AMONG THE DEVELOPER, THE VILLAGE, AND SIMON.
6:09:32PM IT SHOULD COMPLEMENT AND STRENGTHEN THE EXISTING CENTER
6:09:36PM RATHER THAN THE FUNCTION AS ISOLATED DEVELOPMENT PLACED
6:09:39PM WITHIN IT.
6:09:40PM OUR REQUEST IS WE RESPECTFULLY ASK THE PLANNING, ZONING, AND
6:09:46PM DESIGN BOARD TO REQUIRE MEANINGFUL ADDITIONAL REVISIONS OR
6:09:51PM CONTINUE THE APPLICATION UNTIL THESE ISSUES HAVE BEEN
6:09:55PM ADEQUATELY ADDRESSED.
6:09:55PM NOW, THIS WAS A PREPREPARED STATEMENT.
6:10:00PM BUT SITTING HERE TODAY, JUST A REGULAR OLD GUY JUST WALKING
6:10:05PM AROUND, I JUST HAD A LOT OF QUESTIONS ABOUT THE

6:10:09PM PRESENTATION.
6:10:09PM I THINK IT'S ALL GREAT IDEAS, BUT I JUST THINK WE NEED TO
6:10:13PM TIGHTEN IT UP A LITTLE.
6:10:14PM LIVING AT COCONUT POINT, MAYBE OUR INFLUENCE AS FAR AS
6:10:22PM ANALYTICS AND WHAT WE SEE EVERY DAY, LIKE THE PARKING
6:10:27PM GARAGES, NOT HAVING A NORTH-SOUTH ENTRANCE AND ALL THESE
6:10:30PM PEOPLE COMING IN AND OUT, 645 CARS, SOMETHING LIKE THAT,
6:10:37PM THAT REALLY NEEDS TO BE DEFINED.
6:10:39PM WE NEED TO REALLY BE MORE STRINGENT ON THAT ASPECT.
6:10:44PM BUT THERE ARE OTHER ASPECTS.

6:10:46PM SO WE ASKED THE PLANNING, ZONING, AND DESIGN BOARD TO
6:10:51PM REQUIRE MEANINGFUL ADDITIONAL REVISIONS TO CONTINUE THE
6:10:53PM APPLICATION UNTIL THESE ISSUES HAVE BEEN ADEQUATELY
6:10:56PM ADDRESSED.
6:10:56PM THIS PROJECT WILL AFFECT COCONUT POINT AND THE SURROUNDING
6:11:00PM COMMUNITIES FOR DECADES, TAKE ADDITIONAL TIME NOW IS FAR
6:11:05PM BETTER THAN DISCOVERING AFTER APPROVAL THAT IMPORTANT
6:11:07PM CONCERNS WERE LEFT UNRESOLVED.
6:11:09PM I KNOW EVERYBODY HERE WITH YOU GUYS, WE ALL MEAN WELL, BUT
6:11:15PM IF WE DON'T ADDRESS THIS NOW AND GET SOME CLEAR VISION OR
6:11:26PM MORE COLOR, AS I LIKE TO CALL IT, IT WON'T BE AS PRODUCTIVE
6:11:30PM AS IT COULD BE.
6:11:31PM WE JUST ASK THAT YOU NOT APPROVE THIS CURRENT PROJECT AS
6:11:36PM PRESENTED.
6:11:37PM PLEASE GIVE THE DEVELOPER, THE VILLAGE, AND THE AFFECTED

6:11:41PM COMMUNITIES THE OPPORTUNITY TO WORK TOWARDS A BETTER PLAN
6:11:44PM AND GET THIS RIGHT.
6:11:45PM WAS THAT MY FIVE MINUTES?
6:11:47PM >>Tammy Duran: YES.
6:11:48PM >> WELL, THANK YOU GUYS.
6:11:49PM I APPRECIATE IT.
6:11:50PM APPRECIATE YOU GUYS.
6:11:52PM I THINK WE CAN ALL COME TOGETHER, BUT I JUST THINK, LET'S
6:11:56PM NOT RUSH THIS.
6:11:57PM TAKE SOME TIME.
6:11:59PM >>Anthony Gargano: THANK YOU.
6:12:00PM >>Tammy Duran: KEN IS NEXT.
6:12:03PM >> KEN FRAZIER?
6:12:04PM >>Tammy Duran: YES.
6:12:12PM >> MY NAME IS KEN FRAZIER.
6:12:14PM I LIVE IN THE RESIDENCE AT COCONUT POINT.
6:12:20PM TWO OF THE POINTS, MR. WALLACE, THAT YOU MADE, I REALLY
6:12:24PM APPRECIATED.
6:12:25PM YOU TALKED ABOUT COCONUT ROAD THERE, VIA COCONUT ROAD JUST
6:12:31PM NORTH OF COCONUT ROAD, THERE WAS A TRAFFIC COMMENT MADE
6:12:39PM ABOUT ONE VEHICULAR INGRESS AND EGRESS COMING OUT OF THIS
6:12:44PM DEVELOPMENT ONTO VIA COCONUT ROAD.
6:12:49PM I WALK MY DOG OUT THERE DURING MORNING RUSH HOUR AND EVENING
6:12:54PM RUSH HOUR, AND THOSE CARS ARE GOING ALONG BOTH NORTH AND
6:12:58PM SOUTH, 45, 50 MILES AN HOUR, MAYBE EVEN FASTER, AND YOU HAVE

6:13:03PM PEOPLE COMING OUT ONE EGRESS TO THE RIGHT -- OR ONE EGRESS
6:13:07PM TO THE RIGHT AND ONE EGRESS TO THE LEFT, THAT'S GOING TO BE
6:13:12PM A MESS THERE.
6:13:13PM IT'S GOING TO BE BACKED UP.
6:13:15PM IT'S GOING TO BE BACKED UP INTO THE PARKING LOT WHERE THIS
6:13:18PM PROPOSED DEVELOPMENT WANTS TO GO.

6:13:20PM AND YOU'RE PROBABLY GOING TO HAVE INCREASED TRAFFIC
6:13:24PM ACCIDENTS THERE.
6:13:25PM ANOTHER POINT, THIS GENTLEMAN HERE IN THE BLUE SHIRT --
6:13:30PM >>Tammy Duran: SIR, YOU HAVE TO STAY ON THE MICROPHONE.
6:13:34PM >> HE WAS TALKING ABOUT THE WALKWAYS, THE EXISTING WALKWAYS
6:13:42PM SURROUNDING THE RESIDENTS AT COCONUT POINT THAT ARE ONLY
6:13:46PM FIVE FEET WIDE.
6:13:48PM AND IN THAT EXISTING WALKWAY, YOU HAVE A WALKWAY ABOUT THIS
6:13:53PM WIDE.
6:13:55PM TWO PEOPLE CANNOT CROSS SIDE BY SIDE WHEN YOU'RE WALKING IN
6:13:59PM THAT WALKWAY.
6:14:00PM YOU HAVE TO STEP OFF ONTO THE GRASS.
6:14:02PM THERE IS NOT ENOUGH ROOM FOR TREES OR LANDSCAPING ON EITHER
6:14:05PM SIDE.
6:14:07PM SO THIS GOING TO BE JUST LIKE THE EXISTING DEVELOPMENT
6:14:12PM THAT'S THERE, AND THAT'S OKAY.
6:14:15PM THE EXISTING DEVELOPMENT THAT'S THERE IS TOTALLY INADEQUATE.
6:14:20PM IT SHOULD HAVE NEVER BEEN DESIGNED AND BUILT LIKE THAT.
6:14:23PM AND ALL OF US AT COCONUT POINT ARE AGGRAVATED WHEN WE HAVE

6:14:26PM TO WALK ON THAT.
6:14:28PM SO THANK YOU VERY MUCH.
6:14:30PM APPRECIATE IT.
6:14:30PM >>Anthony Gargano: THANK YOU.
6:14:31PM ANY MORE, TAMMY?
6:14:35PM >>Tammy Duran: YES.
6:14:35PM TERRY.
6:14:48PM >> TERRY FLANAGAN, 20310 CALICE COURT, GRANDEZZA, SPEAKING
6:14:56PM FOR MYSELF.
6:14:57PM I THINK THE APPLICANT FAILED TO OPEN ON POINT ONE.
6:15:03PM THEY DIDN'T SHOW US WHY THIS IS A GREAT PROJECT FOR ESTERO.
6:15:06PM POINT TWO, IT LOOKS LIKE A FOUR-STORY WALK-UP OFF THE EAST
6:15:13PM RIVER OF MANHATTAN BEING PLUNKED IN THE MIDDLE OF ESTERO.
6:15:18PM POINT THREE, I DON'T THINK IT MAKES OR DEMONSTRATES WHAT
6:15:23PM MAKES ESTERO, ESTERO.
6:15:24PM THANK YOU.
6:15:28PM >>Anthony Gargano: THANK YOU.
6:15:28PM >>Tammy Duran: THE LAST CARD I'M HAVING TROUBLE READING.
6:15:31PM IT'S YOURS.
6:15:33PM I'M SORRY.
6:15:34PM HE DOESN'T WANT TO SPEAK SO WE'RE FINISHED.
6:15:41PM >>Anthony Gargano: OKAY.
6:15:42PM ANYONE ELSE WISH TO BE HEARD?
6:15:45PM ANYONE ELSE IN THE PUBLIC WISH TO BE HEARD?
6:15:47PM THIS IS YOUR OPPORTUNITY AND THEN YOU CAN FILL OUT A CARD.

6:15:50PM NO.
6:15:51PM OKAY.

6:15:52PM WE'LL CLOSE THE PUBLIC PORTION.
6:15:58PM >>Neale Montgomery: CAN YOU TAKE A FOUR-MINUTE BREAK SO WE
6:16:00PM CAN TALK TO EVERYBODY AND ORGANIZE OUR RESPONSES?
6:16:04PM >>Anthony Gargano: SURE.
6:16:05PM GO AHEAD.
6:16:07PM >>Neale Montgomery: THANK YOU.
6:16:12PM >>Anthony Gargano: WE'LL TAKE A FIVE-MINUTE RECESS.
6:16:15PM [RECESS]
6:24:04PM [SOUNDING GAVEL]
6:24:07PM >>Kristin Jeannin: LOUDER.
6:24:16PM >>Anthony Gargano: OKAY.
6:24:16PM ARE WE READY TO RESUME?
6:24:19PM NEALE?
6:24:22PM >>Neale Montgomery: YES, SIR.
6:24:23PM I'M SORRY, SIR.
6:24:27PM >>Anthony Gargano: YOU'RE UP.
6:24:28PM >>Neale Montgomery: THANK YOU, SIR.
6:24:29PM THE FIRST PERSON I WOULD LIKE TO RE-CALL IS BILL MOSTON WHO
6:24:34PM IS WITH SIMON.
6:24:35PM BECAUSE WHAT I HEAR FROM SOME OF YOU, HOW DOES THIS
6:24:39PM INTEGRATE WITH THE MALL?
6:24:40PM IS IT COMPATIBLE?
6:24:41PM DOES THE MALL OWNER SUPPORT THIS?

6:24:43PM I THINK THE BEST PERSON TO ANSWER THAT IS MR. MOSTON.
6:24:51PM >> BILL MOSTON, VICE PRESIDENT OF DEVELOPMENT WITH SIMON
6:24:54PM PROPERTIES.
6:24:54PM NEALE, THANK YOU.
6:24:56PM YEAH, THIS IS EXACTLY WHAT MALLS AROUND THE COUNTRY ARE
6:25:01PM STRIVING TO DO.
6:25:02PM WE ARE INVOLVED IN THIS PROJECT WITH WAYPOINT, SO WE ARE
6:25:07PM INVESTING IN OUR OWN PROPERTY HERE.
6:25:09PM WE WOULDN'T BE HERE DOING THIS IF WE DIDN'T BELIEVE THIS WAS
6:25:12PM THE RIGHT USE.
6:25:14PM MALLS AROUND THE COUNTRY ARE LOOKING -- THE MALLS THAT ARE
6:25:17PM SURVIVING AND THRIVING IN OUR CURRENT ENVIRONMENT ARE
6:25:21PM FOCUSED ON ADDING LIVE, WORK, PLAY ENVIRONMENTS TO THEIR
6:25:24PM SHOPPING CENTERS.
6:25:25PM THAT'S WHAT IS HAPPENING AROUND THE COUNTRY WITH THE MALLS
6:25:27PM THAT ARE NOT DYING.
6:25:28PM THE ONES GROWING AND CONTINUING TO GROW.
6:25:31PM OUR CUSTOMERS WANT TO BE ABLE TO LIVE IN AN ENVIRONMENT
6:25:35PM WHERE THEY CAN GO TO SHOP, GO TO DINNER, GO TO SERVICES, ALL
6:25:38PM WITHIN WALKING DISTANCE.
6:25:40PM THIS PROJECT PROVIDES AN AVENUE FOR PEOPLE WHO WANT TO LIVE
6:25:43PM IN THAT ENVIRONMENT AND HAVE THOSE KINDS OF AMENITIES
6:25:47PM NEARBY.
6:25:48PM SO FROM SIMON'S PERSPECTIVE, WE'RE VERY COMFORTABLE WITH THE

6:25:53PM PROJECT.

6:25:53PM WE WOULDN'T BE HERE IF WE DIDN'T BELIEVE IT WAS A GOOD FIT
6:25:57PM AND CREATIVE USE FOR THE ASSET.
6:26:00PM WE'RE EXCITED TO HAVE THE RESIDENTS AT THE SHOPPING CENTER,
6:26:03PM LIVING HERE, SUPPORTING OUR BUSINESSES, SUPPORTING OUR
6:26:06PM RESTAURANTS, ADDING -- BE HONEST, WE EXPECT TO HAVE
6:26:11PM ADDITIONAL RESTAURANT USES COME OUT OF THIS.
6:26:13PM IT'S GOING TO BE A VERY POSITIVE THING FOR THE CENTER AS A
6:26:16PM WHOLE.
6:26:16PM WE ARE VERY EXCITED ABOUT IT, AND WE'RE EXCITED TO BE
6:26:19PM INVOLVED.
6:26:20PM APPRECIATE YOUR SUPPORT.
6:26:24PM >>Neale Montgomery: I DON'T REMEMBER WHO, BUT I KNOW WHEN WE
6:26:27PM CAME HERE FOR THE PUBLIC INFORMATION MEETING, SOMEONE
6:26:30PM MENTIONED THAT THEY HAD BEEN TO THE ST. JOHN TOWN CENTER.
6:26:35PM I WOULD ASK MR. MOSTON, ARE YOU FAMILIAR WITH ST. JOHN TOWN
6:26:39PM CENTER IN JACKSONVILLE?
6:26:40PM >> YES.
6:26:41PM AS A MATTER OF FACT, WE OWN AND MANAGE ST. JOHNS TOWN
6:26:44PM CENTER.
6:26:45PM WE ARE VERY FAMILIAR WITH IT.
6:26:47PM WE ARE CURRENTLY DISCUSSING ADDING ADDITIONAL RESIDENTIAL
6:26:50PM PROPERTY OR ADDITIONAL RESIDENTIAL USES TO THAT PROPERTY AS
6:26:52PM WELL.
6:26:54PM >>Neale Montgomery: I'M SURE YOU KNOW THAT THERE'S BEEN
6:26:57PM NUMEROUS ARTICLES IN THE WALL STREET JOURNAL ABOUT THE DEATH

6:27:00PM OF RETAIL.
6:27:01PM SO WHEN YOU LOOK AT THRIVING RETAIL THAT'S GOOD FOR THE
6:27:05PM COMMUNITY AND FOR THE ECONOMY, IS THIS IMPORTANT IN YOUR
6:27:09PM MIND?
6:27:10PM >> HUNDRED PERCENT, IT ABSOLUTELY IS.
6:27:14PM IT'S WHAT SUCCESSFUL SHOPPING CENTERS AROUND THE COUNTRY ARE
6:27:18PM TRYING TO DO.
6:27:19PM AND IN MANY CASES, THE MARKET DOES NOT SUPPORT THIS TYPE OF
6:27:23PM INVESTMENT, THIS TYPE OF INTEGRATED MIXED USE.
6:27:28PM ESTERO IS A GREAT COMMUNITY, AND WE'RE FORTUNATE TO HAVE THE
6:27:31PM OPPORTUNITY TO BRING THIS TYPE OF MIXED-USE PRODUCT HERE AND
6:27:37PM TO ENHANCE THE OVERALL, AS I SAID, LIVE, WORK, PLAY
6:27:42PM ENVIRONMENT OF THE SHOPPING CENTER.
6:27:43PM IT'S NOT STRICTLY A RETAIL VENUE.
6:27:48PM IT'S A PLACE TO LIVE.
6:27:50PM IT'S A PLACE TO SHOP.
6:27:51PM IT'S A PLACE TO CONGREGATE.
6:27:54PM IT'S A PLACE TO RELAX.
6:27:55PM THOSE ARE ALL THE THINGS THAT CUSTOMERS AND RESIDENTS ARE
6:27:57PM DEMANDING TODAY.

6:28:04PM >>Neale Montgomery: THANK YOU.
6:28:05PM MR. JONES INQUIRED ABOUT WHETHER OR NOT A MARKET STUDY HAD
6:28:07PM BEEN DONE.
6:28:08PM CHRIS IS HERE AND HE WILL ADDRESS THAT QUESTION.
6:28:13PM >> GOOD AFTERNOON.

6:28:14PM CHRIS MORA, WAYPOINT RESIDENTIAL.
6:28:16PM DIRECTOR OF DEVELOPMENT, FLORIDA DEVELOPMENT.
6:28:20PM SO, AT THE VERY BEGINNING OF THIS PROJECT, PART OF OUR DUE
6:28:24PM DILIGENCE IS TO DO A MARKET STUDY.
6:28:27PM IT'S A VERY EXTENSIVE MARKET STUDY DONE BY A NATIONAL FIRM
6:28:32PM NAMED JOHN BURNS, WELL RECOGNIZED MARKET RESEARCH FIRM.
6:28:36PM AND WHAT THAT STUDY SHOWED US WAS THE NEED FOR MORE
6:28:42PM RESIDENTIAL AT A HIGH LEVEL IN LEE COUNTY, THEN IN THE
6:28:46PM SUBMARKET, WITH WHAT THEY CALL SOUTHERN LEE COUNTY.
6:28:51PM THE WHOLE PLAN OF THIS DEVELOPMENT, THE UNIT MIX, THE SIZE
6:28:57PM OF THE UNITS, THE AMENITIES WE PUT IN, ALL WERE THE RESULT
6:29:02PM OF SAID STUDY.
6:29:06PM AND THIS RESIDENTS HERE WERE PROJECTING TO BE YOUNGER
6:29:10PM PROFESSIONALS.
6:29:11PM THE RENTS HERE ARE GOING TO LEND ITSELF ON AVERAGE RIGHT NOW
6:29:15PM WE'RE PROJECTING RENTS TO BE 23, 24 HUNDRED DOLLARS A MONTH,
6:29:20PM WHICH EQUATES TO QUALIFY, THAT YOU HAVE TO BE IN THE MID
6:29:25PM 80,000 PER YEAR TO QUALIFY TO RENT.
6:29:30PM SO ANOTHER THING, I DON'T KNOW IF IT WAS MENTIONED, BUT
6:29:34PM THERE ARE SOME PROPERTIES, OTHER PROJECTS COMING ONLINE.
6:29:38PM SO YOU MAY SAY, WELL THERE IS A LOT OF RESIDENTIAL COMING
6:29:41PM ONLINE, BUT ALL THAT IS BEING ABSORBED RIGHT NOW.
6:29:45PM AND THE UNITS WE WOULD DELIVER HERE WON'T COME ON UNTIL
6:29:50PM 2029.
6:29:51PM SO EVERYTHING YOU SEE DONE NOW WILL BE ABSORBED.

6:29:56PM SO A LOT OF THOUGHT WAS PUT IN AT THE BEGINNING OF THIS, AND
6:30:00PM THAT'S HOW WE GOT TO WHERE WE ARE TODAY.
6:30:08PM >> THANK YOU.
6:30:10PM >>Neale Montgomery: ANYTHING ELSE, NEALE?
6:30:12PM >>Neale Montgomery: YES, SIR.
6:30:13PM I WOULD LIKE TO RECALL LILLI SINCE THERE HAVE BEEN SO MANY
6:30:16PM QUESTIONS ABOUT ARCHITECTURE.
6:30:17PM I THINK LILLI HAS QUESTIONS AS WELL.
6:30:24PM >> YES, IN TERMS OF FACADE, ARCHITECTURAL GUIDELINES, I
6:30:27PM WOULD LIKE TO KNOW IF THIS -- IF THERE ARE MAXIMUM LENGTH OF
6:30:33PM A BUILDING THAT WE HAVE TO KEEP PER CODE THAT MAYBE WE CAN
6:30:38PM REFER TO, THE PROPORTION OF THE BUILDING ON THAT WEST FACADE
6:30:43PM IT RELATES TO ALSO THE SOUTH FACADE.
6:30:45PM IT'S ALMOST LIKE A SQUARE ON THE COURTYARD.
6:30:47PM AND WE DO HAVE MOVEMENT ON THE FACADE.
6:30:50PM WE DO HAVE HIERARCHY.

6:30:51PM WE'RE IMPLEMENTING ALL THE ARCHITECTURAL ELEMENTS FOR THE
6:30:56PM ARCHITECTURE.
6:30:57PM WE'RE USING THE COLOR PALETTE THAT RELATES TO THE MALL.
6:31:00PM WE ARE KEEPING ONE GARAGE ENTRANCE AND MY EXPERIENCE ON
6:31:05PM PROJECTS THAT I'VE SEEN THROUGHOUT FLORIDA, ONE GARAGE
6:31:08PM ENTRANCE WORKS PERFECTLY FINE.
6:31:11PM WE'RE ADDRESSING THE MALL BY MOVING OUR MAIN ENTRANCE FROM
6:31:14PM THAT CORNER, AND WE PUT IT IN THE MIDDLE OVERLOOKING INTO
6:31:18PM THAT FUTURE PLAZA.

6:31:19PM WE EVEN PUT OUR DROP-OFF AREA THERE, SO WE HAVE THERE THE
6:31:23PM MAIN LOBBY, THE LEASING AND FUTURE CONNECTIONS ON THE
6:31:26PM AMENITY.
6:31:27PM I WOULD LIKE TO MAYBE HEAR IF THERE ARE SOME GUIDELINES THAT
6:31:31PM YOU WOULD LIKE ME TO FOLLOW IN TERMS OF THE LENGTH TO
6:31:34PM ADDRESS MAYBE THAT COMMENT IN THE FUTURE OF THE FACADE.
6:31:41PM >>Michael Sheeley: I'LL RESPOND TO THAT.
6:31:43PM THERE IS NOT REALLY A SPECIFIC LENGTH IN THE CODE, BUT WHAT
6:31:45PM I WAS REFERRING TO WAS HOW IT RELATES TO THE CENTER AND THE
6:31:50PM SCOPE -- EXCUSE ME, THE SCALE VERSUS THIS BIG 45-FOOT TALL
6:31:55PM BUILDING.
6:31:55PM AND YOU ADDRESSED IT ON THE NORTH PORTION OF THE WEST
6:32:00PM FACADE, BUT YOU DIDN'T ADDRESS IT ON THE SOUTH PORTION OF
6:32:02PM THE WEST FACADE.
6:32:03PM AND IF YOU COULD DUPLICATE WHAT YOU DID ON THE NORTH PORTION
6:32:07PM ON THE SOUTH PORTION, YOU'D HAVE A NICE BREAK UP OF SCALE.
6:32:12PM >> YOU MEAN THAT BREAK IN THERE?
6:32:14PM >>Michael Sheeley: YEAH, THE INDENTATION IN AND OUT.
6:32:17PM PROBABLY SINGLE LOADED UNITS ALONG THERE AND PROBABLY DOUBLE
6:32:19PM LOADED UNITS ALONG THE BOTTOM.
6:32:21PM >> YES, THAT'S CORRECT.
6:32:23PM >>Michael Sheeley: IF YOU COULD DO THE SAME THING YOU DID ON
6:32:25PM THE NORTH SIDE ON THE SOUTH SIDE, I THINK IT WOULD HELP IT
6:32:28PM TREMENDOUSLY.
6:32:28PM I'M NOT CONCERNED ABOUT THE OTHER ELEVATIONS.

6:32:31PM >>Barry Jones: YOU DON'T THINK IT NEEDS ANY STEP-DOWN IN THE
6:32:33PM FRONT FROM A FOUR-STORY FACE?
6:32:36PM >>Michael Sheeley: WELL, SHE HAS A NUMBER OF UP AND DOWN
6:32:40PM ELEMENTS ESPECIALLY AT THE ENTRANCE THERE, WHICH KIND OF
6:32:42PM GETS THE TOWER FEATURE AND THEN A KIND OF ARCADE ALONG
6:32:46PM THERE.
6:32:46PM >> THIS IS THE FACADE CONCERN.
6:32:48PM THIS IS WHAT ACTUALLY POINTS OUT TO THE PLAZA.
6:32:52PM THIS IS OUR DROP-OFF AREA AND ALL THIS RIGHT HERE IS THE
6:32:56PM FUTURE AMENITY.
6:32:58PM >>Michael Sheeley: THOSE POP-UP TOWERS HELP BREAK UP THAT
6:33:01PM ROOF LINE.

6:33:01PM I'M MORE CONCERNED ABOUT THIS WAY.
6:33:05PM >> WE DO HAVE THE INS AND OUTS OF THOSE.
6:33:07PM WE'LL REVISIT THAT IF IT IS A POSSIBILITY GIVEN THE
6:33:12PM CONSTRAINTS.
6:33:13PM THANK YOU.
6:33:15PM >>Jim Wallace: WHILE YOU'RE TALKING ABOUT THE ARTICULATION,
6:33:17PM I JUST HAD A THOUGHT, YOU DO HAVE THIS, WHAT I WOULD CALL
6:33:22PM FLEXIBLE SPACE, WHICH IS THE COURTYARD.
6:33:26PM IF YOU TOOK JUST TWO UNITS AND MOVED THEM TWO, THREE FEET
6:33:33PM INTO THE COURTYARD, IT WOULD GIVE YOU THAT ON THE SOUTH SIDE
6:33:38PM OF THE BUILDING, IT WOULD GIVE YOU THAT EXTRA THREE, FOUR
6:33:40PM FEET FOR LANDSCAPING THAT KEEPS EVERYBODY HAPPY AND GIVES
6:33:43PM YOU THE ARTICULATION THAT YOU'RE SEEING ON THE WEST SIDE.

6:33:47PM >> IT'S NOT GOING TO BE LIKE THE SOUTH --
6:33:51PM [SOUNDING GAVEL]
6:33:52PM >>Anthony Gargano: EXCUSE ME.
6:33:53PM WE'RE GETTING INTO THE WORKSHOP AGAIN.
6:33:55PM I THINK WE NEED TO STOP IT.
6:33:56PM I THINK WE NEED TO STOP HAVING A WORKSHOP.
6:34:03PM >>Erica Augello: THIS IS THEIR OPPORTUNITY TO PRESENT THEIR
6:34:05PM REBUTTAL IN THE QUASI-JUDICIAL PROCEEDING.
6:34:07PM SO WE HAVE LILLI HERE AS A WITNESS.
6:34:11PM IF YOU WANT TO QUESTION THE WITNESS, SHE IS AVAILABLE TO
6:34:13PM ANSWER THE QUESTIONS.
6:34:14PM >> I WANT TO HIGHLIGHT THAT WE DO NOT HAVE THAT SIMILAR
6:34:19PM LANDSCAPE LIKE THE ADJACENT MULTIFAMILY.
6:34:22PM WE DO HAVE MORE THAN WHAT THEY ARE -- WHAT IS ALREADY IN
6:34:26PM THERE.
6:34:26PM WE DO HAVE MORE.
6:34:27PM WE HAVE LIKE PROBABLY SIX FEET OF LANDSCAPE STRIP RIGHT NEXT
6:34:31PM TO THE FIVE FOOT SIDEWALK.
6:34:32PM SO WE ARE PRESENTING MORE OF WHAT IS EXISTING ON THE OTHER
6:34:36PM DEVELOPMENT.
6:34:37PM >>Jim Wallace: I APOLOGIZE IF I MISSPOKE.
6:34:39PM I THOUGHT THAT YOU WERE ASKING FOR SUGGESTIONS.
6:34:42PM AND I THOUGHT MAYBE THAT WAS A GOOD SUGGESTION THAT MIGHT
6:34:45PM SOLVE SEVERAL PROBLEMS.
6:34:46PM >>Anthony Gargano: YEAH, BUT THERE ARE PLENTY OF GOOD

6:34:48PM SUGGESTIONS THAT WE CAN ALL MAKE.
6:34:50PM ONCE AGAIN, THIS IS NOT SUPPOSED TO BE A WORKSHOP.
6:34:53PM >> THANK YOU.
6:34:55PM >>Mary Gibbs: I DO THINK IT RELATES TO, THOUGH, IF THE
6:34:58PM BOARD, DEPENDING ON WHAT THE BOARD WANTS TO DO, IF THE BOARD
6:35:01PM IS GOING TO RECOMMEND, REMEMBER, THIS IS A RECOMMENDATION TO
6:35:03PM COUNCIL.
6:35:04PM IF THE BOARD IS GOING TO RECOMMEND APPROVAL, I DON'T KNOW

6:35:07PM WHAT YOU'RE GOING TO DO, IF YOU ARE GOING TO RECOMMEND
6:35:10PM APPROVAL, THEN I WANT TO MENTION THE STAFF CONDITIONS AND
6:35:13PM THEN MAYBE THERE'S A WAY TO WORK INTO CONDITIONS THESE FEW
6:35:17PM THINGS THAT YOU'RE BRINGING UP THAT YOU HAD CONCERNS ABOUT
6:35:19PM WITH THE GREENSPACE AND THE WEST ELEVATION.
6:35:22PM SO IT DOES KIND OF RELATE TO THAT.
6:35:24PM I HAVE A QUESTION FOR LILLI BEFORE NEALE RUNS BACK UP.
6:35:28PM YOU SAID THIS IS THE COCONUT POINT NEW COLOR PALETTE, WHICH
6:35:31PM IT IS.
6:35:31PM HOWEVER, THOSE GREEN SHUTTERS I DON'T THINK WERE IN THE
6:35:34PM COCONUT POINT PALETTE.
6:35:35PM >> YEAH, THAT IS OUR PROPOSAL.
6:35:39PM >>Kristin Jeannin: SO --
6:35:40PM >> FOR THE SHUTTERS.
6:35:42PM >>Kristin Jeannin: I DON'T KNOW HOW TO SAY THIS WITHOUT IT
6:35:44PM SOUNDING WORKSHOPPY, BUT IT IS AN IMPORTANT POINT.
6:35:48PM I FEEL LIKE THAT COLOR EVOKES SOMETHING THAT IS NOT --

6:35:55PM >> WE'RE TALKING ABOUT COLORS.
6:35:57PM I FEEL GOOD ABOUT IT.
6:35:59PM IF WE'RE TALKING ABOUT THE SHUTTERS, THAT'S SOMETHING -- I
6:36:03PM DO NOT WANT TO PRESENT TO THE BOARD A BUILDING THAT NOT
6:36:08PM GOING TO LIKE IN THE CITY.
6:36:09PM IF IT'S A MATTER OF LIKE CHANGING A COLOR OF THE SHUTTER, WE
6:36:12PM ARE WILLING TO EXPLORE DIFFERENT OPTIONS AND PRESENT IN THE
6:36:15PM FUTURE AS PART OF OUR SUBMITTAL PROCESS.
6:36:17PM THIS IS JUST OUR SUGGESTION.
6:36:22PM FROM OUR STANDPOINT, WE HAVE PROBABLY MORE THAN TEN
6:36:26PM ARCHITECTS IN THE BUILDING DESIGNING THIS ONE IN PARTICULAR,
6:36:29PM AND THIS IS THE FEEDBACK WE RECEIVE FROM DIFFERENT PEOPLE.
6:36:31PM IT'S LIKE A COHESIVE DECISION.
6:36:36PM WE WERE PROPOSING THAT BECAUSE WE WERE PROBABLY THINKING OF
6:36:39PM SOMETHING MORE LIKE ITALY TYPE OF SHUTTERS THAT WE'RE
6:36:42PM SEEING.
6:36:43PM MEDITERRANEAN ARCHITECTURE.
6:36:44PM SO THAT WAS ONE OF OUR PROPOSALS.
6:36:47PM WE CAN EXPLORE DIFFERENT OPTIONS.
6:36:50PM I UNDERSTAND THAT'S NOT THE ANSWER THAT YOU GUYS WANT TO
6:36:53PM RECEIVE.
6:36:56PM >>Kristin Jeannin: I DON'T THINK THEY REALLY SHOW WELL IN
6:36:57PM THE PATTERN BOOK COMPARED TO THE SAMPLE.
6:37:00PM AND THE SAMPLE IS VERY VIBRANT COLOR.
6:37:03PM >> THAT'S WHY WE PRESENTED SOME OTHER OPTIONS.

6:37:06PM >>Kristin Jeannin: APPRECIATE THAT.
6:37:07PM I THINK THAT IS AN IMPORTANT POINT.
6:37:10PM >> AT THE END OF THE DAY, IF WE TALK ABOUT COLORS, WHAT YOU
6:37:12PM SEE HERE WITH THE LIGHTING, IT'S DIFFERENT THAN WHAT YOU SEE

6:37:15PM ON THE SCREEN WITH THAT DIFFERENT -- IT'S COLORS, RIGHT?
6:37:18PM WHAT YOU SEE --
6:37:20PM >>Kristin Jeannin: COLOR IS RELATIVE.
6:37:23PM >> WE WANT TO SEE THE COLORS FIRST PAINTED SO WE CAN ACCEPT
6:37:29PM BEFORE WE EVEN PAINT IT BECAUSE WE DON'T WANT TO PAINT
6:37:32PM SOMETHING THAT LOOKS LIKE OUR VISION, OUR INTENT.
6:37:41PM >> CAN I INTERJECT HERE?
6:37:43PM >>Erica Augello: IF YOU ARE GOING TO ASK A QUESTION OF THE
6:37:45PM APPLICANT, YES.
6:37:46PM IF YOU ARE GOING TO PROVIDE A SUGGESTION, LET'S WAIT FOR
6:37:48PM DISCUSSION.
6:37:49PM >> I'LL WAIT UNTIL LATER.
6:37:51PM >>Jim Wallace: ERICA, CAN I ASK YOU A QUESTION?
6:37:53PM I'M SORRY.
6:37:54PM I'M BETWEEN A ROCK AND A HARD PLACE HERE.
6:37:56PM BECAUSE THE DEVIL IS IN THE DETAILS.
6:37:58PM AND WHAT WE'RE BEING ASKED TO APPROVE IS A ZONING, AND THAT
6:38:04PM INCLUDES THIS DOCUMENT.
6:38:10PM IF I LOOK AT ALL THE DETAIL HERE AND I GO, WHOA, SOME OF
6:38:13PM THIS REALLY IS INCONSISTENT, THEN I HAVE TO SAY DENIAL.
6:38:17PM BETWEEN A ROCK AND A HARD PLACE, GEEZ, IT'S ALMOST THERE.

6:38:25PM BUT I'VE GOT TO LOOK AT THIS AS BEING BIBLE.
6:38:29PM THEREFORE I HAVE TO SAY, NO, IT'S NOT THIS, REALLY CLOSE,
6:38:32PM BUT BECAUSE I HAVE TO SAY THIS, I HAVE -- THAT SEEMS LIKE A
6:38:36PM WASTE OF EVERYBODY'S TIME.
6:38:38PM >>Erica Augello: WE'RE NOT THERE YET.
6:38:39PM I THINK THAT IS THE SAME THING, THE QUESTIONS I'VE BEEN
6:38:41PM GETTING.
6:38:42PM I'M HAPPY TO ADDRESS THAT.
6:38:43PM BUT PROCEDURALLY, WE ARE STILL IN THE PART OF THE HEARING
6:38:47PM WHERE YOU ARE ASKING THE APPLICANT QUESTIONS AND THEY ARE
6:38:50PM ALLOWED TO PRESENT THEIR REBUTTAL.
6:38:53PM WHEN THEY ARE CLOSED WITH THEIR LAST AND BEST AND THEIR
6:38:58PM CONCLUSION, THEN I'M HAPPY TO ADDRESS WHAT I THINK THAT YOU
6:39:00PM ARE GETTING AT AND WHICH I'VE HAD SOME OTHER QUESTIONS
6:39:03PM DURING THE BREAK WITH REGARD TO AS WELL.
6:39:06PM BUT FOR NOW I WOULD LIKE TO AT LEAST WRAP UP THIS PORTION SO
6:39:09PM WE CAN MOVE IT FORWARD HOWEVER THAT LOOKS.
6:39:11PM >>Jim Wallace: DO YOU MEAN IT'S HOW -- IF I ASK THE
6:39:17PM APPLICANT IF THEY WOULD CONSIDER CREATING A TWO OR THREE
6:39:22PM FOOT ARTICULATION IN THEIR BUILDING IN THE COURTYARD AREA,
6:39:27PM WOULD THEY CONSIDER THAT, IS THAT A QUESTION?
6:39:31PM >>Erica Augello: THAT IS A QUESTION.
6:39:32PM AGAIN, YOU ARE BOUND BY THE CRITERIA.
6:39:34PM IF YOU FEEL THAT EVIDENCE SUPPORTS ONE OF THE NINE CRITERIA.
6:39:40PM I THINK WE ARE GETTING A LITTLE BIT INTO THE WEEDS.

6:39:42PM SO THERE'S ONE THING THAT YOU'RE LOOKING AT HERE.
6:39:45PM YOU ARE WELCOME TO MAKE ANY SUGGESTION THAT YOU WANT.
6:39:48PM BUT YOU HAVE AN APPLICANT THAT HAS CERTAIN RIGHTS UNDERNEATH
6:39:51PM YOUR CODE AND CERTAIN RIGHTS UNDERNEATH THE DEVELOPMENT
6:39:53PM AGREEMENT OR DRI.
6:39:54PM AND YOUR ROLE HERE IS TO SEE IF THE EVIDENCE THAT IS
6:39:58PM PRESENTED MEETS THAT CRITERIA.
6:40:00PM IF YOU FIND THAT BASED ON THE EVIDENCE PRESENTED IT DOES NOT
6:40:04PM MEET THAT CRITERIA, IT IS NOT YOUR JOB, THOUGH YOU WANT TO
6:40:08PM BE HELPFUL, IT IS NOT YOUR JOB TO MAKE A SUGGESTION ON HOW
6:40:11PM TO FIX IT.
6:40:12PM NOW, I SAY THAT TO SAY THAT WHEN WE GET TO THE DISCUSSION
6:40:15PM PART, MARY IS GOING TO HAVE SOME SUGGESTED CONDITIONS THAT
6:40:18PM SHE THINKS THAT THE BOARD SHOULD CONSIDER AS FAR AS
6:40:20PM RECOMMENDATION IF YOU'RE GOING TO APPROVE IT.
6:40:22PM MAYBE THOSE WOULD BE PART OF THOSE CONDITIONS.
6:40:26PM NOW, CONDITIONS NEED TO BE REASONABLY RELATED TO THE ACTUAL
6:40:30PM DEVELOPMENT PROJECT AND CANNOT JUST BE -- I'LL SAY WHAT I
6:40:33PM SAID BEFORE.
6:40:33PM YOU MIGHT HAVE A REALLY GOOD IDEA THAT YOU THINK MAKES THIS
6:40:36PM PROJECT FIT WITHIN THE NINE CRITERIA BETTER, BUT THE PROJECT
6:40:40PM STILL FITS WITHIN THE NINE CRITERIA, THAT'S GREAT.
6:40:43PM YOU CAN GIVE YOUR SUGGESTION.
6:40:44PM BUT IF THE EVIDENCE CONFORMS TO THE CRITERIA, EVEN THOUGH
6:40:47PM YOUR SUGGESTION MIGHT BE BETTER, THEY ARE STILL ENTITLED TO

6:40:50PM BUILD THEIR PROJECT.
6:40:51PM >>Jim Wallace: I UNDERSTAND.
6:40:52PM I HAVE MY BIG BOY PANTS ON.
6:40:54PM >>Erica Augello: I KNOW.
6:40:55PM IT'S HARD BECAUSE WE'RE KIND OF TALKING IN HYPOTHETICALS AND
6:40:58PM YOU HAVE A LARGE BOARD.
6:40:59PM YOU MIGHT HAVE A REALLY GOOD SUGGESTION.
6:41:01PM MAYBE OTHER PEOPLE DON'T AGREE WITH YOU ON THAT.
6:41:03PM >>Jim Wallace: I TOTALLY UNDERSTAND.
6:41:05PM >>Erica Augello: I WANT TO MAKE SURE PROCEDURALLY FOR
6:41:07PM PURPOSES OF EVERYBODY GETS THEIR DAY IN COURT, AS IT WERE.
6:41:11PM >>Jim Wallace: THANK YOU.
6:41:15PM >>Neale Montgomery: I JUST HAVE ONE -- YES, SIR.
6:41:20PM >>Al Paivandy: I THINK I'M GOING TO ASK, IF I MAY, BUT I'M
6:41:22PM GOING TO DO IT ANYWAY.
6:41:23PM THIS IS THE FIRST BOARD I'VE BEEN TO THAT I REMAIN FULLY
6:41:30PM CONFUSED.
6:41:31PM BUT THAT IS MOST LIKELY ME.
6:41:33PM I'M OLD AND USUALLY CONFUSED.
6:41:35PM YEAH, IT IS A SET UP.
6:41:40PM PREPARE YOURSELF.
6:41:41PM IN JACKSONVILLE, I'M THE ONE THAT LAST TIME YOU WERE HERE

6:41:45PM MENTIONED IT.
6:41:46PM YES, WHOEVER ELSE BROUGHT IT UP TO LET THEM KNOW APARTMENTS
6:41:51PM OR THE CONDOMINIUMS THAT ARE THERE ARE TOTALLY DIFFERENT

6:41:55PM FROM THIS.
6:41:56PM IT IS NOT THAT CONGESTED.
6:41:57PM PLEASE, IF YOU HAVEN'T BEEN THERE, PLEASE GO REVIEW IT.
6:42:00PM THAT GENTLEMAN IN THE CORNER SHOULD KNOW IT BECAUSE IT IS
6:42:03PM OWNED BY SIMON, AND THE CONDOS THERE, IF -- IT IS GATED, IF
6:42:11PM YOU TRY TO GO IN THERE AND I SIT DOWN AND WATCH THEM BECAUSE
6:42:14PM I STAY IN A HILTON RIGHT NEXT DOOR TO IT AND I JUST WATCH
6:42:17PM THAT USUALLY BECAUSE THE PROJECT WAS COMING UP.
6:42:20PM WITH THAT, WHENEVER IT BACKS UP AND USUALLY DOES BACK UP,
6:42:26PM THEY ALL BACK UP TO THE BACK OF THE DELIVERY AREA OF TARGET,
6:42:33PM AND NOBODY BLOCKS ANYBODY.
6:42:35PM BEFORE YOU ENTER, THERE IS A CUL-DE-SAC THERE.
6:42:38PM IF YOU FILL UP THE CUL-DE-SAC GOING AROUND, THERE IS A LONG
6:42:41PM ROAD GOING OUT THAT DOES NOT BLOCK ANYONE, INCLUDING THE
6:42:44PM RESTAURANT THAT'S ACROSS THE STREET AND IS PACKED ALL THE
6:42:47PM TIME.
6:42:47PM IT WRAPS UP AND GOES BEHIND THAT.
6:42:49PM THIS IS NOT THAT CASE, SO WE CAN'T REALLY COMPARE THAT.
6:42:54PM IF YOU USE IT, PLEASE GO LOOK AT IT.
6:42:58PM >> I'M VERY FAMILIAR WITH ST. JOHNS TOWN CENTER.
6:43:01PM MY DAUGHTER WENT TO COLLEGE IN JACKSONVILLE.
6:43:03PM SHE IS NOW EMPLOYED BY THE UNIVERSITY OF NORTH FLORIDA, AND
6:43:05PM I GO THERE REGULARLY.
6:43:07PM I'M VERY FAMILIAR WITH THE APARTMENT AND HOW THAT ALL WORKS
6:43:10PM TOGETHER.

6:43:11PM >>Al Paivandy: THAT IS NOT A GOOD USE FOR THIS ONE ENTRY TO
6:43:16PM THE PARKING AREA OR TO THE WHOLE DEVELOPMENT.
6:43:21PM BUT AGAIN, THAT WAS JUST MY COMMENT SINCE SOMEBODY BROUGHT
6:43:24PM IT UP AND WANTED TO KNOW WHO THAT WAS.
6:43:29PM >>Neale Montgomery: I APPRECIATE THAT.
6:43:30PM I THINK I HAVE TO GO BACK TO ERICA'S POINT ABOUT THE
6:43:33PM CRITERIA.
6:43:33PM >>Al Paivandy: I LIVED THERE 26 YEARS IN CASE YOU WERE
6:43:36PM WONDERING.
6:43:37PM >>Neale Montgomery: ASK TED TREESH TO RESPOND QUICKLY TO THE
6:43:39PM FACT THAT PEOPLE RAISED CONCERNS ABOUT PUBLIC SAFETY IN
6:43:41PM REGARDS TO TRANSPORTATION JUST BRIEFLY RESPOND TO THAT.
6:43:50PM >>Al Paivandy: I STILL WANT THE DIRECTIONAL SIGN DOWN HERE
6:43:52PM ALSO.
6:44:00PM >>Ted Treesh: TED TREESH FOR THE RECORD.
6:44:02PM INDICATED IN MY PREVIOUS PRESENTATION AGAIN, WITH THE
6:44:05PM TRAFFIC COUNTS AT THE INTERSECTIONS AND DID THE ANALYSIS,
6:44:09PM THE MOVEMENTS ALL OPERATE AT A LEVEL OF SERVICE C AT THE

6:44:12PM INTERSECTION, AT THE UNSIGNALIZED INTERSECTION, WHICH IS
6:44:15PM VERY SATISFACTORY LEVEL SERVICE WITH A PROJECT AT BUILD-OUT.
6:44:20PM THOSE ARE THE TWO INTERSECTIONS ON VIA COCONUT.
6:44:28PM WAS THAT THE STATEMENT?
6:44:28PM THANK YOU.
6:44:31PM >>Neale Montgomery: ONE FINAL COMMENT, AND THAT IS, THIS
6:44:34PM PROJECT HAS A PATTERN BOOK THAT WAS APPROVED WHEN THE

6:44:37PM PROJECT WAS INITIALLY APPROVED.
6:44:39PM IF YOU LOOK AT YOUR DEFINITION IN THE LDC OF PATTERN BOOK,
6:44:43PM IT SPECIFICALLY REFERENCES COCONUT POINT, AND THIS WAS THE
6:44:47PM SHINING STAR AND GUIDING POINT FOR ALL THE PATTERN BOOKS
6:44:50PM THAT HAVE FOLLOWED.
6:44:53PM WE HAVE DECIDED TO MAKE PEOPLE DO EVEN MORE PATTERN BOOKS,
6:44:56PM BUT WE HAVE ONE, AND WE'RE CONSISTENT, AND IT'S APPROVED AND
6:45:01PM IS PART OF YOUR LAND DEVELOPMENT CODE.
6:45:02PM THANK YOU.
6:45:06PM >>Barry Jones: NEALE, IF THIS WERE TO GET APPROVED, WOULD
6:45:09PM THE APPLICANT EXPECT THE BUILDING AS PRESENTED WOULD BE
6:45:12PM SUFFICIENT FOR D.O. APPROVAL?
6:45:16PM >>Neale Montgomery: THERE ARE A LOT MORE THINGS WE HAVE TO
6:45:17PM DO TO GET A D.O.
6:45:19PM TED WILL HAVE TO COME BACK AND -- LOOK AT LIGHTING --
6:45:24PM >>Barry Jones: I'M MORE CONCERNED ABOUT THE FOOTPRINT AND
6:45:26PM THE LAYOUT AND THE GREENSPACE AROUND THE BUILDING AND THE
6:45:30PM EXPECTATIONS OF THE APPLICANT AS TO WHAT THIS APPROVAL
6:45:33PM CONVEYS.
6:45:36PM >>Neale Montgomery: WE OBVIOUSLY HAVE TO MEET THE
6:45:39PM LANDSCAPING REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
6:45:40PM BUT AS TO WHETHER OR NOT THEY ARE WILLING TO DO MORE THAN
6:45:44PM WHAT THEY HAVE SHOWN AND MORE THAN THE LAND DEVELOPMENT
6:45:46PM CODE, THAT'S ABOVE MY PAY GRADE.
6:45:49PM SOMEONE ELSE WILL HAVE TO ANSWER THAT QUESTION.

6:45:54PM >>Barry Jones: COULD SOMEBODY TELL ME HOW THIS BUILDING
6:45:56PM INTEGRATES WITH THE EXISTING MALL?
6:45:58PM IT KIND OF STANDS ALONE OUTSIDE OF IT.
6:46:00PM IT DOESN'T HAVE -- I MEAN, IT HAS THE TWO PEDESTRIAN
6:46:03PM WALKWAYS.
6:46:04PM MAYBE THOSE ARE COVERED CORRIDORS OR SOMETHING.
6:46:07PM BUT RIGHT NOW IT'S A BUILDING OUT IN A PARKING LOT.
6:46:10PM SO HOW DOES THAT RELATE TO THE REST OF THE MALL?
6:46:17PM >>Neale Montgomery: AGAIN, IT'S NOT PART OF THE REZONING.
6:46:18PM YOU HEARD BILL TALK ABOUT WHAT THEY ARE ENVISIONING FOR THAT
6:46:22PM GREENSPACE IMMEDIATELY TO THE WEST OF THE PARKING LOT.
6:46:25PM I GUESS MY QUESTION IS, WHAT ARE YOU LOOKING FOR?
6:46:30PM IT'S HARD TO SAY WE'RE GOING TO DO SOMETHING IF WE DON'T
6:46:34PM KNOW WHAT IT IS THAT YOU'RE ASKING US TO DO.

6:46:37PM WHAT ARE YOU THINKING?
6:46:39PM >>Barry Jones: I'M TRYING TO UNDERSTAND HOW IT IS COMPATIBLE
6:46:41PM WITH THE EXISTING AND PLANNED USES AROUND IT AND IT'S NOT
6:46:44PM JUST A STAND-ALONE ENTITY AND HOW IT INTEGRATES WITH THE
6:46:47PM MALL.
6:46:47PM IT'S UP TO THE APPLICANT TO EXPLAIN THE DESIGN CONCEPT TO ME
6:46:50PM AND HOW IT SATISFIES THAT CRITERIA.
6:46:54PM MAYBE THE PLANNER.
6:46:59PM I DON'T KNOW WHO.
6:47:00PM RIGHT NOW, IT FEELS LIKE IT'S A STAND-ALONE BUILDING.
6:47:08PM >> I UNDERSTAND THAT.

6:47:08PM WE'VE PUT A LOT OF THOUGHT INTO THE DESIGN OF THIS.
6:47:12PM QUITE HONESTLY, ALL OF OUR PROPERTIES ARE DIFFERENT, AND
6:47:14PM EVERY TIME WE ADD RESIDENTIAL IT TENDS TO BE A LITTLE BIT OF
6:47:17PM A DIFFERENT CONFIGURATION.
6:47:20PM I THINK THE DESIGN INTENT HERE IS ONE WHERE WE PROVIDED
6:47:25PM PARKING, LIMITED PARKING BETWEEN THE SHOPPING CENTER AND THE
6:47:29PM RESIDENTIAL UNITS.
6:47:30PM WE COULD HAVE -- IMAGINE PUSHING THE RESIDENTIAL UNITS RIGHT
6:47:34PM INTO THE BACK OF THE RETAIL BUILDING.
6:47:38PM I'M NOT SURE THAT WOULD BE A BETTER SOLUTION.
6:47:41PM IT WOULD BE MORE INTEGRATED, RIGHT?
6:47:43PM WE FEEL THAT THIS IS CLOSE ENOUGH THAT PEOPLE CAN WALK FROM
6:47:48PM THE RESIDENTIAL UNITS TO THE SHOPPING CENTER.
6:47:50PM IT ALSO PROVIDES PARKING IN THAT BUFFER ZONE FOR THE
6:47:54PM RESTAURANTS THAT EXIST TODAY.
6:47:56PM QUITE HONESTLY, FUTURE RESTAURANTS THAT WE'RE PLANNING TO
6:47:59PM ADD AND FUTURE ENTERTAINMENT USES THAT WILL BENEFIT FROM
6:48:04PM THOSE PARKING SPACES THERE.
6:48:05PM SO WE NEED TO PROVIDE A CERTAIN AMOUNT OF PARKING FOR
6:48:08PM PATRONS TO COME AND USE THE RETAIL FACILITIES THAT ARE RIGHT
6:48:14PM THERE.
6:48:14PM ALSO, WE PLAN TO HAVE EVENTS IN THE GREENSPACE AND HAVING
6:48:18PM PARKING IN CLOSE PROXIMITY TO THOSE EVENTS IS A POSITIVE IN
6:48:21PM OUR MIND.
6:48:23PM SO THERE WERE A LOT OF REASONS FOR WHY IT IS THE WAY IT IS.

6:48:27PM I CAN JUST SIMPLY SAY AS THE MALL OWNER WE ARE VERY
6:48:30PM COMFORTABLE WITH THIS DESIGN.
6:48:33PM WE DO NOT FEEL IT'S AN APARTMENT BUILDING OUT IN THE BACK
6:48:37PM 40.
6:48:37PM IT'S CLOSE, BUT IT'S NOT URBAN DESIGN ON TOP OF THE MALL.
6:48:43PM WE HAVE THAT WITH SOME OF THE RESIDENCES TODAY WHERE THEY
6:48:47PM ARE ABOVE THE RETAIL.
6:48:49PM IT'S A LITTLE BIT OF A DIFFERENT PRODUCT.
6:48:51PM AGAIN, I THINK WE FEEL COMFORTABLE THIS WILL INTEGRATE
6:48:53PM POSITIVELY WITH THE OVERALL RETAIL EXPERIENCE.

6:48:56PM I HOPE THAT HELPS.
6:49:00PM >>Barry Jones: THANK YOU.
6:49:05PM >> MARIO ROJO.
6:49:08PM FOLLOW UP WHAT BILL SAID.
6:49:09PM THE TERMINAL ISLANDS, YOU CAN SEE IN THE RENDERING, IT'S NOT
6:49:15PM GOING TO BE JUST A BARE PARKING LOT, SORT OF LIKE AS THIS --
6:49:19PM THIS IS MORE DIAGRAMMATIC.
6:49:22PM IT WILL BE A COVERED CANOPY, THE BIGGER CANOPIES, THE LIVE
6:49:26PM OAKS, THAT SORT OF STUFF, THE STUFF THAT WILL PROVIDE A NICE
6:49:29PM PEDESTRIAN EXPERIENCE FROM LIKE I SAID THE RESIDENCES TO THE
6:49:33PM FLEXIBLE GREENSPACE THERE.
6:49:34PM MAKES A GREAT POINT.
6:49:37PM I THINK THAT PARKING ISN'T JUST SERVING JUST THAT RESIDENCE.
6:49:43PM IT'S FLEXIBLE.
6:49:45PM IT ALLOWS FOR RESTAURANTS, EVENT SPACE AS WELL.

6:49:48PM >>Barry Jones: WE'RE NOT ALLOWED TO MAKE SUGGESTIONS FOR
6:49:50PM IMPROVEMENT, BUT I'M JUST SAYING IT SEEMS LIKE THERE IS A
6:49:54PM GAP BETWEEN THE BUILDING AND THE GREENSPACE THAT COULD LEAD
6:49:58PM ITSELF TO INTEGRATE THE BUILDING INTO THE FACILITY IF THERE
6:50:03PM WAS OVERFLOW PARKING THAT WASN'T NEEDED.
6:50:07PM THERE IS AN OPPORTUNITY TO HELP MEET THE CRITERIA BY
6:50:11PM ATTACHING THE BUILDING BY SOMETHING OTHER THAN A PARKING
6:50:14PM LOT.
6:50:17PM >>Mario Rojo: YEAH, THAT PEDESTRIAN WALKWAY CUTTING THROUGH
6:50:20PM THERE IS MORE ENHANCED.
6:50:22PM NOT JUST A FIVE FOOT CONCRETE SIDEWALK.
6:50:24PM I BELIEVE EIGHT FEET, TEN FEET.
6:50:27PM BUT IT'S PAVERS.
6:50:28PM IT'S SOMETHING MORE ENJOYABLE.
6:50:32PM >>Barry Jones: THANK YOU.
6:50:34PM >>Anthony Gargano: ANYTHING ELSE, NEALE?
6:50:36PM >>Neale Montgomery: NO, SIR.
6:50:37PM >>Anthony Gargano: THANK YOU.
6:50:39PM >>Al Paivandy: I HAVE ONE MORE COMMENT.
6:50:40PM WHEN I LOOK AT THE RENDERING OVER THERE, WHOEVER CHOSE THAT
6:50:45PM TO PROVIDE THAT RENDERING DID AN EXCELLENT JOB BECAUSE
6:50:48PM THAT'S PROBABLY THE ONLY VIEW OF A BUILDING THAT BLENDS IN
6:50:53PM WITH THE REST OF THE ENVIRONMENT AND THE REST OF IT DOES
6:50:57PM NOT.
6:50:58PM BUT I THINK I CAN COMMENT ON THAT BECAUSE YOU PROVIDED IT.

6:51:03PM AT THE SAME TIME, THAT IS THE ONLY ONE THAT PROBABLY TAKE
6:51:07PM CARE OF NUMBER 3 AND 4 THAT TRYING TO BRING UP AND NUMBER 6
6:51:14PM AND 8 IS STILL YET TO REMAIN FOR MY SATISFACTION ANYWAY.
6:51:19PM I'M ONLY OPERATING BY THE NINE POINTS THAT I WAS GIVEN TO
6:51:23PM STAY WITHIN, I WOULD PROVIDE NUMBER TEN, BUT DIDN'T.
6:51:27PM >>Anthony Gargano: OKAY.

6:51:29PM LET ME JUST SAY HOW WE'RE GOING TO PROCEED HERE FOR THE
6:51:40PM REMAINDER OF THE MEETING.
6:51:42PM WHAT WE'LL DO IS, MARY, YOU HAD, I THINK YOU GOT CUT OFF,
6:51:49PM AND YOU HAD SOME THINGS THAT YOU WANTED TO SAY.
6:51:53PM SO WE'RE GOING TO HEAR FROM STAFF, IF STAFF HAS ANYTHING
6:51:56PM ELSE TO ADD.
6:51:57PM AND BEFORE WE HAVE ANY KIND OF VOTE, WE'LL HAVE A DISCUSSION
6:52:06PM AT THE BOARD LEVEL.
6:52:07PM THERE WILL BE COMMENTS BY BOARD MEMBERS.
6:52:12PM BEFORE I CALL FOR A MOTION.
6:52:14PM BUT EVEN BEFORE THAT, I WANT TO GIVE THE APPLICANT THE
6:52:20PM OPPORTUNITY TO EITHER REQUEST A CONTINUANCE OR ACCEPT THE
6:52:25PM FACT THAT WE'LL HAVE AN UP-DOWN VOTE TONIGHT.
6:52:50PM >>Neale Montgomery: I THINK WE HAVE A QUESTION TO YOUR
6:52:53PM QUESTION IS, IF WE ASK FOR A CONTINUANCE, CAN WE COME BACK
6:52:58PM NEXT MONTH?
6:52:59PM THE SECOND QUESTION WOULD BE, CAN WE BE SPECIFIC ENOUGH IN
6:53:02PM OUR GUIDANCE THAT IT'S NOT TRYING TO HIT A DART BOARD AND
6:53:06PM NOT KNOW WHERE IT IS?

6:53:10PM >>Anthony Gargano: I THINK YOU ALREADY HEARD FROM SEVERAL OF
6:53:13PM THE BOARD MEMBERS THAT THERE ARE, OF THE NINE POINTS, YOU
6:53:19PM HAVEN'T ADDRESSED SOME OF THOSE TO THEIR SATISFACTION.
6:53:22PM >>Neale Montgomery: I HAVEN'T HEARD YOU SAY WHY.
6:53:25PM MR. SHEELEY HAS BEEN SPECIFIC.
6:53:27PM I UNDERSTAND WHAT HE'S SAYING.
6:53:30PM FOR THE REST OF THE FOLKS, IF WE TALK IN GENERALITIES, WE
6:53:38PM CAN CROSS IN THE NIGHT AND NEVER GET CLOSE.
6:53:40PM BARRY HAS BEEN SORT OF SPECIFIC ABOUT WHAT HE'S LOOKING FOR.
6:53:46PM HE'S LOOKING FOR A BETTER PEDESTRIAN CONNECTION IS WHAT I
6:53:49PM THINK I HEAR HIM SAYING.
6:53:50PM IF YOU CAN BE SPECIFIC AND TELL US WHAT YOU'RE LOOKING FOR,
6:53:53PM THAT WOULD HELP.
6:53:54PM OTHERWISE WE'LL NEVER GET THERE AND WE MIGHT AS WELL JUST
6:53:56PM MOVE ON.
6:53:57PM I NEED HELP FROM YOU FOLKS.
6:53:59PM >>Anthony Gargano: OKAY.
6:54:00PM THAT'S FAIR ENOUGH.
6:54:01PM LET'S DO THIS THEN.
6:54:07PM NUMBER ONE, MARY, YOU HAD SOME THINGS THAT I THINK YOU
6:54:10PM WANTED TO SAY.
6:54:12PM >>Mary Gibbs: WELL, I THINK I'M AGREEING WITH NEALE.
6:54:15PM IF WE CAN GET SOME SPECIFIC DIRECTION.
6:54:17PM I THINK WHAT WE'RE -- WHAT EVERYBODY IS TRYING TO ASCERTAIN
6:54:21PM IS IF YOU ALL THINK THAT, LIKE, THE WAY THE DESIGN, NOT

6:54:26PM COMPATIBLE AND DOESN'T MEET THAT, THEN I THINK YOU WOULD
6:54:29PM VOTE NOT IN FAVOR OF IT.

6:54:31PM BUT IF YOU THINK THERE ARE SOME THINGS THAT CAN BE DONE TO
6:54:34PM MAKE IT WORK, LIKE FIXING THE WEST ELEVATION OR MAYBE ADDING
6:54:39PM SOME GREEN STRIP, THEN WE CAN PUT THOSE IN AS CONDITIONS.
6:54:42PM I THINK WHAT NEALE IS SAYING, TOO, WE NEED TO KNOW -- I
6:54:46PM MEAN, IT WOULD BE HELPFUL TO -- AGAIN A RECOMMENDATION TO
6:54:50PM COUNCIL, IF THERE ARE THINGS, IF YOU DON'T THINK THEY CAN
6:54:52PM FIX IT ENOUGH TO MAKE IT COMPATIBLE, THAT'S ONE OF THE
6:54:55PM THINGS LISTED, THEN I THINK YOU WOULD VOTE AGAINST IT.
6:54:59PM IF YOU THINK THERE ARE THINGS, LET'S HEAR WHAT THEY ARE SO
6:55:02PM SHE CAN ASCERTAIN IF SHE WANTS TO CONTINUE IT, IF IT WOULD
6:55:06PM BE HELPFUL TO CONTINUE IT OR NOT.
6:55:08PM DEPENDING ON WHAT YOU SAY, WE CAN ALWAYS FINE-TUNE
6:55:13PM CONDITIONS AND COME BACK NEXT MONTH.
6:55:15PM THAT'S A POSSIBILITY, TOO.
6:55:17PM BUT I THINK THEY NEED SOME GUIDANCE TONIGHT.
6:55:20PM >>Barry Jones: CAN I ASK ONE MORE QUESTION REAL QUICK THAT
6:55:22PM HASN'T BEEN BROUGHT UP?
6:55:23PM THE DENSITY ON THIS IS BEING QUOTED PER ACRE.
6:55:26PM THAT'S NOT SETTING A PRECEDENT FOR LIVE LOCAL DENSITY PER
6:55:31PM ACRE ANYWHERE, IS IT?
6:55:32PM >>Mary Gibbs: WELL, IF YOU NOTICED, I DON'T THINK WE EVER
6:55:35PM SAID WHAT THE DENSITY WAS.
6:55:38PM >>Barry Jones: I HEARD A LOT OF PEOPLE QUOTING NUMBERS.

6:55:42PM >>Mary Gibbs: CONVERSATION FROM NEALE THAT WILL TELL US THAT
6:55:43PM THE DRI WAS APPROVED.
6:55:46PM AND IT'S IN THE RANGE OF ONE TO SIX UNITS AN ACRE.
6:55:48PM THE OVERALL DRI IS HOW YOU COUNT THE DENSITY.
6:55:51PM SO THE DENSITY IS WITHIN THAT RANGE.
6:55:55PM HOWEVER, I THINK IT'S DIFFERENT WHEN YOU LOOK AT THE NET OF
6:55:57PM THE PROJECT.
6:55:58PM SO YOU LOOK AT THE NET, LIKE IF YOU LOOK AT THE RESERVE
6:56:04PM ACROSS THE STREET, THEY HAD 180 UNITS ON FIVE ACRES.
6:56:08PM 30 UNITS AN ACRE.
6:56:09PM BUT WE SAID IT'S WITHIN THE DRI, SO IT'S WITHIN ONE TO SIX,
6:56:13PM SO IT COMPLIES.
6:56:14PM THE SAME THING HERE, IF YOU LOOK AT THE NET HERE, YOU ARE
6:56:17PM PROBABLY TALKING 50 UNITS AN ACRE.
6:56:21PM AGAIN, IT'S IN THE PARKING LOT.
6:56:23PM THAT'S NOT HOW YOU COUNT THE DENSITY IN THE DRI.
6:56:25PM SO WE HAVE AVOIDED THAT CONVERSATION.
6:56:27PM IT'S A LOT OF UNITS.
6:56:29PM EVERYBODY AGREES.
6:56:30PM IT'S A LOT OF UNITS ON A PRETTY SMALL PIECE OF PROPERTY, BUT
6:56:34PM IN TERMS OF LIVE LOCAL, I THINK I WOULD SAY -- I'M NOT AN
6:56:39PM EXPERT, LIVE LOCAL THAT YOU CAN'T COUNT THIS AND SAY I WANT
6:56:43PM THE DENSITY OF THIS PROJECT BECAUSE YOU CAN'T LIKE PIECEMEAL
6:56:46PM A LITTLE PROJECT, PIECE OF A DRI.

6:56:49PM >>Barry Jones: THANK YOU FOR THAT CLARIFICATION.

6:56:54PM >>Mary Gibbs: I'M NOT AN ATTORNEY.
6:56:56PM >>Barry Jones: NEITHER AM I.
6:57:00PM >>Anthony Gargano: TO THE QUESTION THAT NEALE RAISED WITH
6:57:02PM REGARD TO GETTING SOME DIRECTION FROM THE BOARD AS TO WHAT
6:57:06PM IT IS WITH REGARD TO SOME SPECIFICS THAT WE WOULD LIKE TO
6:57:12PM SEE, WHAT I'M GOING TO DO IS POLL THE BOARD ON THAT, GO
6:57:16PM AROUND.
6:57:17PM BARRY, I'LL START WITH YOU.
6:57:19PM >>Barry Jones: THANKS.
6:57:20PM [LAUGHTER]
6:57:27PM >>Anthony Gargano: YOU WERE PRETTY SUCCINCT IN WHAT IT IS
6:57:30PM YOU THOUGHT WAS NEEDED.
6:57:31PM CAN YOU QUICKLY SUMMARIZE THAT?
6:57:34PM >>Barry Jones: THE TRAFFIC AT THE ENTRY, THE CARS PER MINUTE
6:57:41PM AND WHERE YOUR GATES ARE GOING TO BE AND HOW THAT'S GOING TO
6:57:44PM BACK UP INTO THAT ENTRY SEEMS TO BE A KEY POINT.
6:57:48PM THE OPEN SPACE SPECIFICALLY ON THE SOUTH SIDE OF THE
6:57:53PM BUILDING SEEMS TO BE A CONCERN.
6:57:59PM >>Neale Montgomery: [INAUDIBLE]
6:58:01PM >>Barry Jones: THE WIDTH ISN'T SUFFICIENT ENOUGH TO CREATE A
6:58:04PM BUFFER WITH SUFFICIENT DEPTH TO LAYER IT, TO BUFFER A
6:58:07PM FOUR-STORY BUILDING WITH THAT MUCH OF A LONG WALL WITH ALL
6:58:10PM THE SOFT STUFF AROUND OR ALL THE HARD SCAPE AROUND THE
6:58:14PM BOTTOM.
6:58:14PM YOU NEED SUFFICIENT DEPTH IN YOUR BUFFER IN ORDER TO GET

6:58:19PM DIFFERENT STRUCTURE PLANTS AGAINST A FOUR-STORY BUILDING TO
6:58:23PM GIVE IT SOME DEPTH.
6:58:25PM ON THE WEST SIDE OF THE BUILDING, THAT PARKING COULD BE
6:58:30PM FUNNELED INTO A NARROW DRIVEWAY IN THAT ENTIRE AREA BETWEEN
6:58:35PM THE GREENSPACE AND THE BUILDING TURNED INTO SOME SORT OF
6:58:38PM PUBLIC OPEN COURTYARD AREA THAT INTEGRATES THE BUILDING ALL
6:58:42PM THE WAY TO THE GREENSPACE WITH JUST A SINGLE DRIVEWAY THAT A
6:58:48PM PEDESTRIAN HAS TO CROSS, AND IT WOULD COST YOU MAYBE 30
6:58:53PM SPOTS IN THERE.
6:58:55PM THE SAME AREA YOU HAVE YOUR DROP-OFF.
6:58:57PM BUT YOU COULD INTEGRATE THE BUILDING INTO THE DEVELOPMENT.
6:59:02PM YOU COULD CONSIDER PUTTING UNITS OVER THE TOP OF THAT AND
6:59:06PM TAKING SOME OF THE FOUR-STORY UNITS OFF THE END CAP LOOKING
6:59:10PM TO THE WEST.
6:59:11PM BUT THAT'S ALL SUGGESTIONS TO HELP MAYBE WEDDING CAKE THE
6:59:16PM EAST SIDE OF THAT BUILDING AGAINST THE RIGHT-OF-WAY TO WHERE
6:59:18PM YOU SET THE FIRST LAYER OF UNITS BACK THREE STORIES, AND
6:59:22PM THEN FOUR STORIES TO HELP THE PEOPLE ACROSS THE STREET.
6:59:24PM IF YOU'RE TRYING TO NOT LOSE UNITS, THERE'S AREA BETWEEN THE
6:59:33PM BUILDING AND THE GREENSPACE THAT I'VE GOT ONE I'M DOING FOR

6:59:37PM A WHOLE FOODS IN VATANO NOW WHERE THE BUILDING IS CONNECTED
6:59:41PM WITH A DRIVEWAY AND THE CARS DRIVE UNDERNEATH IT, BUT IT
6:59:45PM DOESN'T HAVE TO BE A FIRE DEPARTMENT ACCESS ROUTE.
6:59:47PM BUT YOU COULD DO SECOND OR THIRD OR FOURTH FLOOR UNITS AND
6:59:51PM HAVE SOMETHING UNDERNEATH IT THAT IS AN OPEN PUBLIC SPACE.

6:59:55PM I LOOK AT IT AND I JUST NEED TO INTEGRATE THAT INTO THE
6:59:59PM GREENSPACE OTHER THAN A PARKING LOT.
7:00:02PM SO THERE ARE A LOT OF WAYS YOU CAN DO THAT.
7:00:09PM THOSE WERE THE CONCERNS THAT I HAD ON THIS PROJECT.
7:00:12PM THE DENSITY AND THE INTENSITY, IT INTEGRATES INTO WHEN YOU
7:00:18PM WANT THESE LOCAL BUSINESSES TO BE ABLE TO THRIVE AND SURVIVE
7:00:22PM LIKE THE RESTAURANTS AND THE SMALL STORES, THEY NEED THE
7:00:25PM HEADS IN BEDS CLOSE ENOUGH TO THEM TO KEEP THEM GOING.
7:00:28PM I DON'T HAVE AN OBJECTION TO THE CONCEPT OF THE INTEGRATED
7:00:32PM USE.
7:00:32PM IT JUST FEELS LIKE IT'S STANDING ALONE TOO MUCH TO ONE
7:00:35PM MEMBER OF THE BOARD.
7:00:41PM >>Anthony Gargano: THANK YOU, BARRY.
7:00:42PM THAT WAS GOOD.
7:00:42PM JIM.
7:00:43PM >>Jim Wallace: I AGREE WITH BARRY THAT THE COURTYARD IS A
7:00:50PM KEY ELEMENT HERE, IF YOU'RE ASKING FOR SUGGESTIONS.
7:00:54PM THERE'S NO REASON WHY IT HAS TO JUST BE A POOL IN THE MIDDLE
7:01:00PM OF A GREENSPACE, A DECK.
7:01:04PM THERE ARE WAYS TO MAKE THAT INTO A RAIN GARDEN WITH A ROAD
7:01:08PM THAT GIVES YOU ACCESS FROM THE SOUTH TO THE PARKING GARAGE,
7:01:14PM WHICH DOES A LOT FOR TRAFFIC.
7:01:19PM YOU CAN STILL HAVE A POOL AREA.
7:01:24PM IT DOESN'T REALLY -- THE LEFT-HAND SIDE OF THE BUILDING OR
7:01:26PM THE WEST SIDE OF THE BUILDING DOESN'T REALLY HAVE TO BE

7:01:29PM FULLY INTEGRATED, CONNECTED TO THE RIGHT SIDE OF THE
7:01:33PM BUILDING ON ALL FLOORS.
7:01:34PM IT CAN JUST BE THE SECOND, THIRD AND FOURTH FLOOR.
7:01:37PM TOTALLY AGREE WITH BARRY.
7:01:38PM THE OTHER ALTERNATIVE IS TO HAVE A SECOND ENTRY, WHICH YOU
7:01:41PM HAD PREVIOUSLY OFF THE PARKING SPACES ON THE PARKING LOT ON
7:01:48PM THE LEFT SIDE.
7:01:49PM I HAVE A HUGE CONCERN, AS I THINK BARRY DOES AND OTHER
7:01:57PM PEOPLE ABOUT HAVING ONE SINGLE ENTRANCE INTO THIS PARKING
7:02:00PM GARAGE.
7:02:01PM AND THE OTHER CONCERN THAT I THINK OTHER PEOPLE HAVE ON THE
7:02:03PM BOARD IS THIS IS A VERY LARGE -- ON THE SOUTH SIDE AND ON
7:02:10PM THE WEST SIDE AND ON THE NORTH SIDE -- IS A VERY TALL, LARGE
7:02:17PM BUILDING, AND IT'S ONE MASS.
7:02:20PM THERE ISN'T -- I MEAN, IF WE LOOK AT SOME OF WHAT'S
7:02:23PM HAPPENING THERE, LOOKS GREAT.

7:02:24PM IF YOU LOOK AT THE EAST SIDE, GREAT.
7:02:28PM CERTAINLY THE NORTH AND SOUTH SIDE, I DON'T THINK ARE
7:02:32PM COMPATIBLE WITH THE RESIDENCES.
7:02:35PM THE RESIDENCE VERY, VERY DIFFERENT FOOTPRINT THAN WHAT THIS
7:02:40PM IS ON THE NORTH AND SOUTH SIDE.
7:02:41PM SO I DON'T THINK IT'S COMPATIBLE THERE.
7:02:43PM I THINK IT NEEDS WORK.
7:02:45PM THOSE ARE MY COMMENTS.
7:02:49PM THEY ARE JUST CRITICAL ONES FOR ME.

7:02:52PM I DON'T THINK IT WORKS IF YOU DON'T SOLVE THOSE.
7:02:55PM >>Anthony Gargano: THANK YOU, JIM.
7:02:57PM KRISTIN.
7:02:59PM >>Kristin Jeannin: I'LL TRY TO KEEP MINE RELATIVELY SIMPLE
7:03:02PM AND CONCISE.
7:03:02PM BECAUSE I GENERALLY AGREE WITH THE PREVIOUS TWO COMMENTS.
7:03:11PM THE SOUTH ELEVATION IS PROBLEMATIC.
7:03:18PM THE SCALE, WE TALKED ABOUT ALREADY OF THE BUILDING LOOKS
7:03:23PM LIKE PROBABLY NOT ADEQUATE LANDSCAPE AT THE BASE IN ORDER
7:03:28PM FOR IT -- THE LANDSCAPE ARCHITECT MENTIONED THAT THEY WOULD
7:03:31PM PROVIDE LAYERED LANDSCAPING, BUT IT LOOKS LIKE TWO ROWS IS
7:03:37PM WHAT'S AVAILABLE THERE.
7:03:38PM A BUILDING OF THIS SCALE NEEDS TO HAVE TREES SPACED
7:03:45PM REGULARLY ACROSS THE FACADES OR PALMS.
7:03:49PM SOMETHING TALL.
7:03:49PM ESPECIALLY WHERE YOU DON'T HAVE THE ARCHITECTURAL
7:03:54PM ARTICULATION, THE LANDSCAPE REALLY HELPS TO PROVIDE THAT
7:03:56PM SOFTENING.
7:03:57PM THERE IS EVEN A LOCATION ON YOUR MAIN ENTRANCE INTO THE
7:04:04PM GARAGE, RATHER, WHERE YOUR RESIDENTS ARE GOING TO BE GOING
7:04:09PM EVERY DAY.
7:04:12PM WHERE YOU HAVE LIKE A FOOT BETWEEN A SIDEWALK AND THE
7:04:14PM BUILDING IN ONE SPOT.
7:04:15PM AND THEN THIS IS YOUR WASTE PICKUP AREA.
7:04:21PM HOW ARE WE BUFFERING THAT ADEQUATELY?

7:04:23PM SO I THINK WE'VE KIND OF BEAT THAT DEAD HORSE A LITTLE BIT.
7:04:28PM IF YOU ARE REALLY IN LOVE WITH THAT PEA GREEN COLOR THAT'S
7:04:34PM ON THE SHUTTERS, THEN I WOULD WANT YOU TO PROVE TO ME THAT'S
7:04:37PM IN THE COCONUT POINT PATTERN BOOK SOMEWHERE.
7:04:39PM BUT HOPEFULLY YOU'RE NOT IN LOVE WITH IT.
7:04:43PM THAT'S IT.
7:04:45PM >>Anthony Gargano: THANK YOU.
7:04:45PM AL.
7:04:47PM >>Al Paivandy: I THINK EVERYBODY COVERED ALL OF THAT.
7:04:51PM ONLY THING I CAN POSSIBLY ADD, IT APPEARS THAT THE DESIGNER
7:04:57PM DESIGNED IT TO THE MAXIMUM LIMITS OF THE SITE, ESPECIALLY ON
7:05:03PM THE THREE SIDES OF THE BUILDING THAT IS ALREADY MENTIONED,

7:05:07PM THE SOUTH, THE WEST, AND THE NORTH.
7:05:08PM AND THERE'S NO SPACE LEFT OTHER THAN THIS GIGANTIC WALL THAT
7:05:16PM IS LOOKING AT YOU.
7:05:19PM AGAIN, I REFER TO THAT RENDERING THERE.
7:05:25PM SOMEBODY KNEW EXACTLY WHAT TO DRAW.
7:05:28PM I HAPPEN TO BE AN ARCHITECT AND THAT IS THE ONLY
7:05:31PM GOOD-LOOKING PICTURE OF THE BUILDING.
7:05:33PM AND THEY KNEW HOW TO STAIR-STEP THE BUILDING TO BE ABLE TO
7:05:38PM NOT LOOK LIKE A GIGANTIC WALL.
7:05:42PM THEY PROVIDED A COLONNADE.
7:05:43PM THAT'S ONLY ONE STORY.
7:05:44PM THEY PROVIDED AN ENTRANCE, TWO-STORY.
7:05:46PM THEY PROVIDED ANOTHER WALKWAY BEYOND IT, BUT IT ONLY GOES

7:05:51PM HALF OF THAT BUILDING.
7:05:52PM MAYBE BY SUGGESTION AND PARTIALLY MADE SOME OF THE BUILDING
7:06:00PM MIGHT BE THREE STORIES, SOME FOUR STORIES.
7:06:03PM MAYBE SOME BREAKS IN THE BUILDING THAT WOULD NOT LOOK LIKE
7:06:09PM -- I THINK IT WAS REPEATED BEFORE, A WALL OF CHINA.
7:06:12PM IF IT CAN BE HELPED AND NOT LOOK LIKE -- IT MIGHT BLEND INTO
7:06:17PM THE ENVIRONMENT, ESPECIALLY SOME OF THE NUMBERS I'VE ALREADY
7:06:21PM MENTIONED FROM THE NINE COMMENTS.
7:06:24PM THANK YOU.
7:06:28PM >>Anthony Gargano: THANK YOU.
7:06:29PM MICHAEL.
7:06:31PM >>Michael Sheeley: AS STATED BEFORE, THE WEST ELEVATION, IF
7:06:33PM THE ARCHITECT CAN REPEAT WHAT WAS DONE ON THE NORTH HALF OF
7:06:37PM THAT ELEVATION ON THE SOUTH HALF, I THINK THAT WOULD BE A
7:06:40PM BIG BENEFIT.
7:06:41PM IF WE COULD GET MORE GREENSPACE ON THE SOUTH SIDE OF THE
7:06:43PM BUILDING, WHICH TO ME WOULD BE A FAIRLY EASY THING TO DO TO
7:06:47PM REDUCE THE WIDTH OF THE COURTYARD IN THE CENTER AND THE
7:06:50PM FIRST COURTYARD AND SLIDE THAT WING UP A LITTLE BIT.
7:06:55PM LASTLY, I DON'T THINK ANY OF US THOUGHT THROUGH THE GARBAGE
7:07:00PM AT ALL.
7:07:01PM VERY CLUMSY WAY TO DO THAT, CROSSING A SINGLE DRIVE.
7:07:03PM I'M WITH JIM ON ONE SINGLE ENTRANCE I THINK IS PROBLEMATIC.
7:07:07PM THAT'S ALL I'VE GOT.
7:07:09PM >>Anthony Gargano: THANK YOU, MIKE.

7:07:10PM JIM.
7:07:11PM >>James Tatooles: FIRST OF ALL, I'D LIKE TO START OFF WITH
7:07:15PM THE POSITIVE.
7:07:17PM THE POSITIVE IS I THINK THAT THIS IS A GREAT PROJECT.
7:07:21PM I THINK IT'S A PERFECT USE FOR SOMETHING THAT HAS DIED.
7:07:27PM THINGS CHANGE.
7:07:27PM A.I. IS COMING INTO THE INTERNET.
7:07:30PM WE GOT TO KEEP ON GOING WITH WHAT TRENDS ARE FOR MORE AND

7:07:35PM IMPROVED USES OF OUR FACILITIES.
7:07:39PM ALL THE THINGS THAT YOU MENTIONED ABOUT WHY THIS PROJECT
7:07:43PM SHOULD GO, WHAT IT DOES AND HOW IT WILL WORK, I COMPLETELY
7:07:46PM AGREE WITH YOU.
7:07:47PM I THINK THAT SOMETHING LIKE THIS IS GOING TO BE THERE FOR A
7:07:51PM LONG TIME.
7:07:53PM SO IF IT TAKES A LITTLE LONGER TO GET IT BETTER THAN IT IS
7:07:57PM RIGHT NOW, I DON'T THINK THAT'S A MISFORTUNE.
7:07:59PM I THINK THAT IS A POSITIVE.
7:08:01PM I COULD SEE WHEN I LOOK AT THIS, FROM THE TIME THAT WE FIRST
7:08:06PM TALKED AT THE WORKSHOP TO THE TIME THAT WE PRESENTED WITH
7:08:08PM THIS, THERE HASN'T BEEN VERY MUCH OF A CHANGE AT ALL.
7:08:12PM WHAT I SEE HERE IS WHEN YOU LOOK AT THE SITE LAYOUT, LOOK AT
7:08:17PM THE BIG PARKING LOT THAT IS A BLIGHT OF USE OF PROPERTY TO
7:08:22PM THE SHOPPING CENTER.
7:08:24PM THIS THING SHOULD BE A MAGNIFICENT ENTRANCE INTO A BEAUTIFUL
7:08:28PM APARTMENT COMPLEX, INCORPORATES RIGHT INTO THE CENTER, AND

7:08:33PM IT'S NOT.
7:08:34PM THIS THING IS LIKE A PORTION OFF TO THE SIDE.
7:08:39PM IF YOU LOOK AT THE LAYOUTS OF THE BUILDING, IT'S JUST BEING
7:08:43PM USED TO FILL SPACE.
7:08:45PM IT'S NOT BEING USED GOOD.
7:08:47PM THE DESIGNS ARE WONDERFUL.
7:08:48PM THE ARCHITECTURE IS GOOD.
7:08:51PM THE LITTLE MODIFICATIONS OF THE ARCHITECTURE ARE GREAT.
7:08:55PM BUT WHAT I SEE IS OVERALL SOMETHING THAT JUST LOOKS LIKE IT
7:09:00PM IS A BIG, DENSE THING THAT WAS JUST THROWN IN THERE TO FILL
7:09:03PM UP THE SPACE.
7:09:04PM I TRULY BELIEVE THAT PARKING IS A BIG PROBLEM HERE.
7:09:10PM I THINK I MENTIONED BEFORE, THE PROJECT DOWN THE STREET THAT
7:09:13PM HAS PARKING UNDERNEATH THE BUILDING USES THE SPACE VERY
7:09:18PM EFFICIENTLY BECAUSE WHAT YOU WOULD HAVE, YOU WOULD HAVE THAT
7:09:21PM SPACE BEING ON THE FIRST FLOOR, BEING PARKED.
7:09:24PM ACCESS IS TO THE APARTMENTS RIGHT JUST UP THE STAIRS.
7:09:28PM YOU WOULD BE ABLE TO TAKE ALL THAT LAND, AND IF YOU
7:09:31PM INCORPORATE IT INTO THE BUILDING, IT WILL GIVE YOU WAY MORE
7:09:34PM OPEN SPACE THERE, AREA TO HAVE THE PROJECT LOOK UNIQUE
7:09:40PM RATHER THAN JUST A BUNCH OF BUILDING FINGERS STICKING OUT.
7:09:43PM AND I THINK THAT ALL OF THESE THINGS TAKE TIME.
7:09:48PM THEY TAKE INGENUITY OF THE ARCHITECT, OF THE LAND PLANNER
7:09:54PM AND OF THE CONCEPT OF WHERE YOU WANT TO GO WITH YOUR
7:09:56PM DEVELOPMENT AS A DEVELOPER.

7:09:58PM I THINK THESE ARE ALL POSITIVE THINGS.
7:10:00PM BUT I THINK IN ORDER TO INCORPORATE IT WITHOUT THROWING AWAY
7:10:05PM ALL THE TIME WE GOT TO UP TO NOW, WE CAN'T REJECT THIS
7:10:09PM PROJECT.

7:10:09PM WE'RE CONFLICTED BECAUSE EVERYBODY HAS A PROJECT CORRECTION
7:10:15PM AS THEY MENTIONED SO FAR, SO THESE THINGS HAVE TO BE
7:10:18PM INCORPORATED AND THOUGHT ABOUT, INCLUDING MINE.
7:10:22PM I FEEL VERY STRONGLY THAT THIS IS SUCH AN IMPORTANT SITE
7:10:26PM THAT HAS TO BE DONE SOMETHING THAT PEOPLE ARE GOING TO SAY
7:10:29PM THIS IS FANTASTIC WHAT HAPPENED IN ESTERO.
7:10:32PM AND YOU'RE GOING TO HAVE APARTMENTS THAT ARE GOING TO GO ON
7:10:35PM THE MARKET IN A COMPETITIVE MARKET.
7:10:37PM DO YOU WANT THOSE APARTMENTS TO BE THE ONES THAT ARE LEFT
7:10:39PM OVER WHEN ALL THE OTHER ONES ARE USED UP BECAUSE THEY ARE SO
7:10:44PM GOOD AND, GOSH, I'M STUCK, I HAVE TO GO TO THIS LOUSY
7:10:47PM PROJECT TO RENT.
7:10:49PM YOU DON'T WANT THAT OPINION.
7:10:50PM YOU WANT TO BE THE ONE THAT SAYS THIS IS THE FIRST PROJECT I
7:10:53PM WANT TO GO TO BECAUSE IT'S GREAT LOOKING, IT'S FANTASTIC
7:10:56PM LAYOUT, CONVENIENT, RIGHT BY THE SHOPPING CENTER.
7:11:01PM YOU WANT THIS PROJECT TO BE THE PROJECT THAT THEY FIRST WANT
7:11:03PM TO RENT IN.
7:11:05PM AND IN ORDER TO BE ABLE TO INCORPORATE SOME OF THESE THINGS
7:11:09PM AND TO BE ABLE TO GET THESE THOUGHTS MORE REFINED, YOU HAVE
7:11:13PM TO HAVE A LITTLE MORE TIME.

7:11:14PM YOU'RE TALKING ABOUT A PROJECT, '29 WILL BE FINISHED, YOU
7:11:18PM CAN'T GIVE YOURSELF ANOTHER TWO OR THREE WEEKS TO BE ABLE TO
7:11:23PM INCORPORATE THESE THINGS, IT'S A SHAME.
7:11:25PM I DON'T LIKE TO BE PUT IN A SPOT HERE THAT I HAVE TO MAKE A
7:11:30PM DECISION TO APPROVE OR DISAPPROVE SOMETHING THAT I REALLY
7:11:34PM LIKE AND DISAPPROVE IT BECAUSE OF THESE LITTLE THINGS THAT
7:11:37PM WE'RE TALKING ABOUT HERE.
7:11:38PM I STRONGLY SUGGEST THAT YOU CONSIDER CONTINUING THIS
7:11:46PM PROJECT, AND IN THE -- HAVE AN OPPORTUNITY TO HAVE
7:11:49PM INDIVIDUAL CONSULTATIONS WITH OUR BOARD MEMBERS OR ANYBODY
7:11:52PM ELSE THAT YOU WANT TO BE MORE CONCISE IN WHAT YOU'RE DOING.
7:11:55PM BUT COME UP WITH A PROJECT THAT WE'LL ALL BE PROUD OF.
7:11:59PM THIS ISN'T A PROJECT WE'RE PROUD OF RIGHT NOW.
7:12:02PM THE CONCEPT OF THE PROJECT IS FANTASTIC.
7:12:04PM WE'RE ALL IN APPROVAL WITH THAT.
7:12:05PM THE DETAILS ARE JUST WHAT JIM WALLACE SAID, THE DEVIL IS IN
7:12:09PM THE DETAILS.
7:12:10PM AND THERE ARE A LOT OF PEOPLE THAT HAVE DETAIL PROBLEMS THAT
7:12:13PM HAVE CONCERNS.
7:12:15PM DON'T LET THOSE BE A BLOCK AND HINDRANCE TO THIS PROJECT BY
7:12:19PM HAVING TO VOTE DOWN SOMETHING THAT WE REALLY WANT TO
7:12:22PM APPROVE.
7:12:22PM >>Anthony Gargano: OKAY, JIM.
7:12:23PM THANK YOU.
7:12:24PM I WOULD LIKE TO MAKE ONE CORRECTION.

7:12:27PM YOU DON'T WANT INDIVIDUAL CONVERSATIONS BETWEEN BOARD
7:12:31PM MEMBERS AND THE APPLICANT.
7:12:33PM THAT IS NOT SOMETHING THAT YOU ACTUALLY WANT.
7:12:37PM >>Erica Augello: IN FACT, YOU CANNOT.
7:12:38PM THAT IS EX PARTE COMMUNICATION.
7:12:40PM PLEASE DON'T DO THAT.
7:12:45PM >>Dan Williams: MY ONLY CONCERN HAS BEEN ADDRESSED
7:12:47PM PREVIOUSLY.
7:12:47PM THAT WAS THE SINGLE IN AND OUT.
7:12:48PM I DID ALSO WANT TO MENTION I BELIEVE THERE WAS A PUBLIC
7:12:52PM COMMENT RAISING CONCERN ABOUT WHO MAY BE MOVING IN THERE.
7:12:55PM THE DEVELOPER CAN'T CONTROL THAT.
7:12:57PM AND THAT IS JUST CIRCUMSPECT.
7:13:01PM THAT'S ALL I HAD.
7:13:02PM THANK YOU.
7:13:02PM >>Anthony Gargano: THANKS, DAN.
7:13:03PM NEALE, IS THAT ENOUGH INPUT?
7:13:10PM >>Neale Montgomery: YES.
7:13:11PM I APPRECIATE IT.
7:13:13PM >>Anthony Gargano: I'LL REITERATE THE CHOICE.
7:13:16PM >>Neale Montgomery: BEFORE YOU GUYS PROVIDED THAT INPUT, I
7:13:19PM WOULD HAVE SAID LET THE CHIPS FALL WHERE THEY WILL.
7:13:23PM I WASN'T CLEAR ON WHAT YOU WANT.
7:13:25PM I APPRECIATE THE FACT THAT YOU TOOK THE TIME TO GIVE US VERY
7:13:28PM SPECIFIC INFORMATION THAT I HOPE WE CAN NOW ADDRESS.

7:13:31PM WE WILL REQUEST A 30-DAY CONTINUANCE.
7:13:34PM >>Anthony Gargano: IS 30 DAYS SUFFICIENT?
7:13:38PM >>Neale Montgomery: IF IT ISN'T, I'M GUESSING YOU'LL GIVE US
7:13:41PM MORE TIME.
7:13:49PM >>Mary Gibbs: THE DATE CERTAIN WOULD BE NOVEMBER 17.
7:13:53PM >>Anthony Gargano: ON THAT BASIS THEN, I'M GOING TO
7:13:56PM ENTERTAIN A MOTION THAT WE CONTINUE TO DATE CERTAIN NOVEMBER
7:13:59PM 17, THIS APPLICATION.
7:14:02PM >>Michael Sheeley: SO MOVED.
7:14:04PM >>Barry Jones: SECOND.
7:14:05PM >>Anthony Gargano: SO WE HAVE A MOTION THAT'S MADE AND
7:14:08PM SECONDED.
7:14:08PM ANY DISCUSSION ON THE MOTION?
7:14:12PM >>James Tatooles: I THINK THAT'S A VERY GOOD CHOICE.
7:14:15PM >>Anthony Gargano: TAMMY, A ROLL CALL VOTE, PLEASE.
7:14:17PM >>Kristin Jeannin: YES.
7:14:19PM >>Barry Jones: YES.
7:14:20PM >>Al Paivandy: YES.
7:14:22PM >>Michael Sheeley: YES.
7:14:23PM >>James Tatooles: YES.
7:14:25PM >>Jim Wallace: YES.
7:14:27PM >>Dan Williams: YES.

7:14:28PM >>Anthony Gargano: YES.
7:14:31PM >>Michael Sheeley: THANK YOU, ALL.
7:14:32PM >>Anthony Gargano: OKAY.

7:14:33PM THANK YOU.
7:14:33PM I THINK THAT CONCLUDES THE BUSINESS.
7:14:41PM MARY, ANYTHING ELSE BEFORE WE --
7:14:43PM >>Mary Gibbs: NO, THAT'S ALL.
7:14:44PM >>Anthony Gargano: MOTION TO ADJOURN?
7:14:46PM >>Michael Sheeley: SO MOVED.
7:14:47PM >>James Tatooles: SECOND.
7:14:48PM >>Anthony Gargano: ALL IN FAVOR?
7:14:49PM >> AYE.
7:14:49PM >>Anthony Gargano: WE'RE ADJOURNED.
7:14:50PM THANK YOU.

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