VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
JULY 25, 2023, 04:30 PM

www.Estero-fl.gov

The Village Planning Zoning and Design Board Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity for members to participate virtually. The meeting will be broadcasted live via the Village of Estero website https://estero-fl.gov/council/watch-meetings-online/. Please see the bottom of this agenda for further information and instructions for public participation.

AGENDA

PLANNING ZONING AND DESIGN BOARD MEETING

9401 Corkscrew Palms Circle, Estero, Florida

July 25, 2023, 04:30 pm

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

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

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

   a. **Consent Agenda**

      i. **Approval of July 11, 2023 meeting minutes.**

      Attachment: 07112023 PZDB Minutes.pdf

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

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

   a. **Cheesecake Factory - Outdoor Consumption on Premises (COP2023-E002) (District 6) 23106 Fashion Drive, Unit 135 in Coconut Point Mall. Located in the space previously occupied by Stir Crazy.**

      Limited Development Order LDO2022-E055 approved Cheesecake Factories remodel including an increase to the outdoor patio dining area. Land Development Code Section 4-402 A.3.C. requires a public hearing for any outdoors consumption on premises.

Applicant requests approval of alcoholic beverage service in the outdoor patio area.

- See Staff Report and Resolution PZDB2023-01

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

Attachment: 1. Cheesecake Factory - Staff Report COP Outdoor Service.pdf
Attachment: 2. Exhibit A Site Location Plan.pdf
Attachment: 3. Exhibit B Floor Plan.pdf
Attachment: 4. Exhibit C Southwest Elevation.pdf
Attachment: 5. Exhibit D Menu.pdf
Attachment: 6. Resolution PZDB2023-02 The Cheesecake Factory Outdoor COP.pdf

b. Genova Gate Access Modification -- Zoning Amendment (DCI2023-E001) (District 4)

21530 Strada Nuova Circle, southeast corner of Corkscrew Road and Via Coconut Point

Applicant seeks approval of a Zoning Amendment to eliminate a condition requiring the existing security gate to be manned 24 hours a day and replaced with an automated virtual gate.

- Public Information Meeting was held May 9, 2023

- See Staff Report and Resolution PZDB2023-02

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

Attachment: 1. Genova Gate Access Modification - Staff Report.pdf
Attachment: 1a. Exhibit 1 Virtual Gate Location.pdf
Attachment: 2. Exhibit 2 Development Order Plan.pdf
Attachment: 3. Exhibit 3 Ordinance 2016-08.pdf
Attachment: 4 Exhibit 4 Administrative Amendment ADD2021-E001.pdf
Attachment: 5. Exhibit 5 Applicant_s Information.pdf
Attachment: 6. Exhibit 6 Resolution PZDB2023-03.pdf
Attachment: 7. Genova Gate Access Modification - Presentation.pdf

c. Culver's Coconut Point -- Development Order (DOS) (District 6)

8400 Murano Del Lago Drive, Tract 3C, Coconut Point Mixed Planned Development, vacant lot on the southeast corner of US 41 and Pelican Colony Boulevard, just north of Extra Space Storage.

Development Order for a 4,052 square foot Fast Food Restaurant.

- Public Information Meeting was held July 11, 2022.

- See Staff Report

- Planning Zoning and Design Board will make a decision on the Development Order.

Attachment: 1. Culvers Coconut Point - Staff Report.pdf
Attachment: 1a. Site Plan.pdf
Attachment: 2. Floor Plan.pdf
Attachment: 3. Architectural Renderings and Elevations.pdf
Attachment: 4. Landscape Plan.pdf
Attachment: 5. Monument Sign.pdf
Attachment: 6. Photometrics.pdf
Attachment: 7. Culver_s Coconut Point - Presentation.pdf

d. Villages of Country Creek Limited Development Order -- Villages of Country Creek Pickleball Court (LDO2022-E044) (District 4)

The court is located at the Clubhouse, 21180 Country Creek Drive, North of Corkscrew Road and west of Three Oaks Parkway.

Request to use one existing tennis court for pickleball.

- Public Information Meeting was held October 25, 2022.
- See Staff Report

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

Attachment: 1. Villages at Country Creek Pickleball - Staff Report.pdf
Attachment: 2. Exhibit 1 Villages of Country Creek Sound Study.pdf

7. PUBLIC INFORMATION MEETINGS (No votes are taken at Public Information Meetings)

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

a. Wawa Convenience Food & Beverage Store with Gas (DOS2022-E016) (District 4)

10081 Estero Town Commons Place, south of Corkscrew Road, previously constructed and operated as a Ruby Tuesday Restaurant.

Applicant is seeking to remove the existing structure and construct a 5,537 square feet convenience store and gas station. Site will be reconfigured to provide for vehicular & pedestrian traffic, parking, and landscaping.

Attachment: 1. Wawa Convenience Store _ Gas Station - Application for PIM.pdf
Attachment: 2. Wawa Convenience Store _ Gas Station - Presentation.pdf

b. Camargo North (Case TBD) (District 2)

21681 Pelican Sound Drive identified as Carmargo North Mixed Use Planned Development (MPD). The ±11- acre property is located west on US 41 and directly north of Pelican Sound's entrance and Pelican Sound Boulevard.

Applicant requests to rezone the property to allow 219 multi-family rental units.

Attachment: 1. Camargo Trust MPD - Application for PIM.pdf
Attachment: 2. Camargo Trust MPD - Presentation July 25 2023 PIM.pdf

c. Coconut Point Ford Expansion -- Development Order (DOS2023-E004) (District 1)

22600 & 22604 S. Tamiami Trail, located on the west side of US 41 and south of Galloway Ford Road. Currently the property is used for Coconut Point Pre-Owned vehicle sales.

Applicant seeks to construct an addition for 18 vehicle service bays, 14 parking spaces and related infrastructure.

Attachment: 1. Coconut Point Ford Expansion - Application for PIM.pdf
Attachment: 2. Coconut Point Ford Expansion - Presentation.pdf

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

9. BOARD COMMUNICATIONS

a. Next meeting - August 8, 2023

10. ADJOURN

General Attachments

- Transcript.pdf

PLANNING ZONING AND DESIGN BOARD
TUESDAY, JULY 25, 2023, 4:30 P.M.

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

04:34:25 [SOUNDING GAVEL]
04:34:28 >>Scotty Wood: I'D LIKE TO CALL THE JULY 25th MEETING OF
04:34:30 THE VILLAGE OF ESTERO PLANNING ZONING AND DESIGN BOARD TO
04:34:33 ORDER.
04:34:33 WE ALWAYS START THE MEETING WITH THE PLEDGE OF ALLEGIANCE,
04:34:37 SO WOULD YOU ALL PLEASE RISE FOR THE PLEDGE.
04:34:43 [PLEDGE OF ALLEGIANCE]
04:35:00 >>Scotty Wood: THANK YOU.
04:35:01 TAMMY, WOULD YOU CALL THE ROLL, PLEASE?
04:35:05 >>Anthony Gargano: HERE.
04:35:07 >> BOARD MEMBER JEANNIN IS ABSENT TODAY.
04:35:09 BOARD MEMBER JONES.
04:35:09 >>Barry Jones: HERE.
04:35:11 >>Michael Sheeley: HERE.
04:35:12 >>James Tatooles: HERE.
04:35:15 >> BOARD MEMBER WALLACE?
04:35:16 >>Jim Wallace: YES, HERE.
04:35:19 >>Scotty Wood: HERE.

04:35:20 THANK YOU.
04:35:21 COULD I HAVE A MOTION TO APPROVE THE AGENDA?
04:35:25 >> I SO MOVE.
04:35:27 >>Michael Sheeley: SECOND.
04:35:28 >>Scotty Wood: WE HAVE A MOTION AND SECOND.
04:35:30 ANY DISCUSSION?
04:35:31 ALL IN FAVOR SAY AYE.
04:35:32 CARRIES.
04:35:32 NEXT ITEM OF BUSINESS IS THE CONSENT AGENDA, WHICH CONSISTS
04:35:35 OF THE MINUTES OF OUR PREVIOUS MEETING ON JULY 11.
04:35:39 CAN I HAVE A MOTION TO APPROVE THE CONSENT AGENDA?
04:35:42 >>Michael Sheeley: SO MOVED.
04:35:46 >>Anthony Gargano: SECOND.
04:35:46 >>Scotty Wood: ANY DISCUSSION?
04:35:47 ALL IN FAVOR SAY AYE.
04:35:49 ANY OPPOSED?
04:35:49 PASSES.
04:35:50 WE MOVE ON TO PUBLIC HEARINGS.

04:35:56 BEFORE WE GET STARTED WITH THEM, I NEED TO READ A STATEMENT
04:35:59 ABOUT HOW THE BOARD FUNCTIONS DURING WHAT IS CALLED A PUBLIC
04:36:03 HEARING.
04:36:04 AND THAT IS AS OPPOSED TO A PUBLIC INFORMATION MEETING WHICH
04:36:07 IS KIND OF THE SECOND HALF OF OUR AGENDA, WHERE NO DECISIONS
04:36:12 ARE MADE.
04:36:13 IT'S AS THE NAME APPLIES, IT IS A MEETING FOR PUBLIC

04:36:16 INFORMATION.
04:36:17 BUT FOR PUBLIC HEARINGS, THIS BOARD SITS IN A QUASI-JUDICIAL
04:36:22 CAPACITY.
04:36:23 AND IT DOES SO WHENEVER WE ARE ASKED TO CONSIDER AND VOTE ON
04:36:27 A ZONING APPLICATION, A DEVELOPMENT ORDER, OR OTHER
04:36:29 SITE-SPECIFIC APPLICATION.
04:36:31 AND WE HAVE THREE SUCH ITEMS ON THE AGENDA TONIGHT.
04:36:35 NOW, IF YOU INTEND TO PROVIDE TESTIMONY ON A QUASI-JUDICIAL
04:36:39 MATTER, BEFORE THE MATTER IS CALLED, YOU MUST FILL OUT A
04:36:42 PUBLIC SPEAKER'S CARD AND GIVE IT TO TAMMY, THE BOARD CLERK.
04:36:47 YOU MUST BE SWORN IN BY THE BOARD ATTORNEY, NANCY, OVER
04:36:51 HERE.
04:36:52 BEFORE THE MATTER BEGINS, ANY WRITTEN COMMUNICATIONS THAT
04:36:54 HAVE BEEN RECEIVED BEFORE THE CUTOFF DATE WILL BE PLACED
04:36:56 INTO THE PUBLIC RECORD.
04:36:57 BOARD MEMBERS WILL BE ASKED TO DISCLOSE ANY EX PARTE
04:37:01 COMMUNICATIONS.
04:37:03 BOARD MEMBERS WILL BE ASKED IF THEY HAVE A CONFLICT
04:37:05 REGARDING THE MATTER AND MUST DECLARE IT.
04:37:07 IF THEY DO, THEY WILL NOT BE ALLOWED TO PARTICIPATE IN BOARD
04:37:11 DISCUSSION OR VOTE ON THE MATTER.
04:37:13 THE VILLAGE DIRECTOR OF COMMUNITY DEVELOPMENT OR STAFF
04:37:17 DESIGNEE WILL INTRODUCE THE MATTER AND THEN ASK THE
04:37:20 APPLICANT TO MAKE A PRESENTATION AND SUMMARIZE ANY RELATED
04:37:24 AFFIDAVITS FROM APPLICANT'S EXPERTS IN ATTENDANCE.

04:37:27 FOLLOWING THIS, THE DIRECTOR OF COMMUNITY DEVELOPMENT, OR A
04:37:30 STAFF DESIGNEE, WILL MAKE A PRESENTATION PROVIDING A STAFF
04:37:34 REPORT, FINDINGS, AND RECOMMENDATIONS.
04:37:36 AFTER THIS, THE PUBLIC HEARING IS OPENED.
04:37:40 ANYONE WHO HAS BEEN SWORN IN MAY PROVIDE TESTIMONY.
04:37:42 IT IS IMPORTANT TO BE CONCISE AND LIMIT TESTIMONY TO FIVE
04:37:47 MINUTES OR LESS.
04:37:48 THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS,
04:37:52 INCLUDING THE PUBLIC, AND MAY PROVIDE REBUTTAL.
04:37:55 THE PUBLIC MAY NOT CROSS-EXAMINE WITNESSES, BUT MAY REQUEST
04:37:59 THE BOARD TO DIRECT QUESTIONS ON THEIR BEHALF TO EITHER THE
04:38:03 APPLICANT OR COMMUNITY DEVELOPMENT STAFF.
04:38:05 PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
04:38:08 INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.

04:38:11 IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
04:38:15 AUTHORITY TO SPEAK FOR THAT ORGANIZATION MUST BE PROVIDED.
04:38:19 IN MAKING ITS RECOMMENDATION OR DECISION, THE BOARD SHALL
04:38:22 CONSIDER THE EVIDENCE IN THE RECORD, THE PUBLIC'S INPUT, AND
04:38:27 ANY RECOMMENDATIONS OF THE VILLAGE STAFF.
04:38:29 THE BOARD'S RECOMMENDATION OR DECISION SHALL BE BASED ON
04:38:33 COMPETENT SUBSTANTIAL EVIDENCE IN THE RECORD OF THE
04:38:35 PROCEEDING.
04:38:36 AND THE APPLICABLE LAW.
04:38:39 SHOULD ANY APPLICATION BE DENIED, THE BOARD SHALL STATE
04:38:43 FINDINGS IN REGARD TO THE CRITERION OR CRITERIA THAT ARE NOT

04:38:46 MET.
04:38:47 NOW, WILL ALL OF THOSE WHO INTEND TO TESTIFY ON THE THREE
04:38:52 MATTERS BEFORE US, THE FIRST ONE BEING THE CHEESECAKE
04:38:59 FACTORY, THE SECOND ONE BEING THE GENOVA GATE ACCESS
04:39:02 MODIFICATION, AND THE THIRD ONE BEING CULVER'S COCONUT
04:39:06 POINT.
04:39:11 >>Mary Gibbs: AND THE FOURTH ONE IS COUNTRY CREEK.
04:39:14 >>Scotty Wood: AND COUNTRY CREEK.
04:39:15 THANK YOU.
04:39:15 IF YOU FILLED OUT A CARD, PLEASE RISE AND NANCY WILL
04:39:20 ADMINISTER THE OATH.
04:39:22 IF YOU FILLED OUT A CARD.
04:39:25 >>Nancy Stroud: IF YOU INTEND TO SPEAK IN THE PUBLIC HEARING
04:39:27 ON ANY OF THESE MATTERS, PLEASE STAND AND RAISE YOUR RIGHT
04:39:30 HAND.
04:39:30 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU WILL GIVE
04:39:34 TONIGHT IS THE TRUTH AND NOTHING BUT THE TRUTH?
04:39:39 THANK YOU.
04:39:43 >>Scotty Wood: OKAY.
04:39:43 MARY, ANY LETTERS OR OTHER WRITTEN COMMUNICATIONS ON THE
04:39:48 MATTER?
04:39:49 LET'S START FIRST WITH THE FIRST ONE.
04:39:51 CHEESECAKE FACTORY.
04:39:56 >>Mary Gibbs: YES, I'LL EXPLAIN WHEN I GET UP.
04:40:09 >>Scotty Wood: BOARD MEMBERS, DO YOU HAVE ANY EX PARTE

04:40:11 COMMUNICATIONS ON THIS MATTER?
04:40:12 >> NO.
04:40:13 >> NO.
04:40:13 >> NO.
04:40:13 >>Scotty Wood: ANY CONFLICTS?
04:40:15 >> NO.
04:40:16 >> NO.
04:40:20 >>Scotty Wood: WANT TO GO AHEAD AND INTRODUCE IT?
04:40:29 >>Mary Gibbs: ALL RIGHT.
04:40:29 OUR FIRST CASE TONIGHT IS THE CHEESECAKE FACTORY.

04:40:34 CONSUMPTION ON PREMISES.
04:40:36 I'M GETTING HUNGRY JUST THINKING ABOUT IT.
04:40:38 [LAUGHTER]
04:40:38 THIS IS A REQUEST FOR WHAT WE CALL A 4 COPSFS LICENSE WHICH
04:40:47 IS A RESTAURANT FULL SERVICE RESTAURANT LICENSE TO SERVE
04:40:51 ALCOHOLIC BEVERAGES.
04:40:52 AND THE REASON IT'S HERE TONIGHT IS BECAUSE THEY HAVE TWO
04:40:55 OUTDOOR PATIO AREAS, AND OUTDOOR CONSUMPTION ON PREMISES
04:40:59 REQUIRES REVIEW AND APPROVAL BY PLANNING, ZONING AND DESIGN
04:41:02 BOARD.
04:41:03 SO IF YOU'RE NOT FAMILIAR WITH THE LOCATION, THIS IS AT
04:41:07 COCONUT POINT AT THE END OF FASHION DRIVE.
04:41:11 THERE WAS A STIR CRAZY ASIAN RESTAURANT THAT'S BEEN VACANT
04:41:15 FOR A COUPLE OF YEARS, AND CHEESECAKE FACTORY IS NOW
04:41:19 REMODELING TO TAKE OVER THAT RESTAURANT.

04:41:23 THEY HAVE ACTUALLY GOT THE REMODELING PERMITS, WORKING ON
04:41:27 THE EXTERIOR FACADE AND THE INTERIOR MODELING.
04:41:30 AND THE ALCOHOL CONSUMPTION WOULD BE INDOORS, WHICH IS
04:41:34 ALLOWED, BUT ALSO THE TWO OUTDOOR PATIO AREAS.
04:41:37 THE RESTAURANT ITSELF IS ABOUT 8,000 SQUARE FEET.
04:41:41 THE OUTDOOR PATIO AREAS HAVE APPROXIMATELY 76 SEATS.
04:41:48 THE HOURS OF OPERATION, THEY ARE REQUESTING MONDAY THROUGH
04:41:51 THURSDAY 11:30 A.M. TO 10 P.M.
04:41:54 FRIDAY AND SATURDAY, 11:30 A.M. TO 11 P.M.
04:41:57 SUNDAY 10 TO 10.
04:41:59 AGAIN, LIKE I MENTIONED, IT IS A FULL-SERVICE RESTAURANT,
04:42:03 AND IT MEETS ALL THE CODE REQUIREMENTS FOR THE RESTAURANT.
04:42:08 SO THE STAFF IS RECOMMENDING APPROVAL.
04:42:12 WE HAVE INCLUDED IN YOUR PACKET THE SITE PLAN, THE
04:42:16 RESOLUTION, AND VERY EXTENSIVE MENU FOR YOUR READING
04:42:21 PLEASURE.
04:42:22 AND IN THE RESOLUTION, WHAT WE ARE RECOMMENDING FOR
04:42:27 CONDITIONS IS THAT -- AND THEY ARE NOT GOING TO HAVE LIVE
04:42:31 MUSIC OUTSIDE, BUT THEY WOULD HAVE OUTDOOR MUSIC THAT'S
04:42:34 CONVERSATION LEVEL.
04:42:35 WE WOULD LIMIT THE APPROVAL TO THE SALE AND SERVICE.
04:42:40 WHAT WE'RE RECOMMENDING IS BETWEEN 10 A.M. TO 11 P.M. DAILY
04:42:44 FOR THE INDOOR AND OUTDOOR SEATING, AND THAT THE APPROVAL
04:42:47 HAS TO COMPLY WITH SIMON MALL MANAGEMENT RESTRICTIONS, WHICH
04:42:51 GENERALLY IF YOU REMEMBER FROM WHEN WE HAD AN OPERA SINGER

04:42:55 BEFORE, SIMON MALL KIND OF MANAGES THE NOISE LEVELS.
04:42:58 SO THOSE ARE OUR CONDITIONS OF APPROVAL.
04:43:04 IF YOU DON'T HAVE ANY QUESTIONS, I CAN TURN IT OVER TO THE
04:43:06 APPLICANT.
04:43:11 >>Michael Sheeley: ONE QUESTION, MARY.
04:43:12 THE HOURS OF OPERATION, ARE THEY CONSISTENT WITH OTHER

04:43:15 RESTAURANTS IN THE MALL THERE?
04:43:16 >>Mary Gibbs: YES.
04:43:17 AND WE ACTUALLY -- WE RECOMMENDED 10 A.M. TO 11 P.M. EVERY
04:43:21 DAY INSTEAD OF THE 10:30 ONE DAY AND 10 AND 11 P.M. SOME OF
04:43:26 THE OTHERS, I THINK THE BOKAMPERS WAS OPEN TO 11 OR 11:30,
04:43:33 SO THEY ARE VERY CONSISTENT WITH WHAT WE HAVE.
04:43:35 A LITTLE BIT LESS EVEN.
04:43:38 WE HAVE A PERSON HERE FROM THE CHEESECAKE FACTORY.
04:43:48 DID YOU WANT TO SAY ANYTHING?
04:43:50 I'M A LITTLE DISAPPOINTED THAT HE DIDN'T BRING ANY SAMPLES,
04:43:54 BUT THAT'S OKAY.
04:43:57 >> MY APOLOGIES.
04:43:59 THE CLOSEST STORE IS IN NAPLES.
04:44:01 QUITE A BIT OF A HIKE.
04:44:02 I HOPE EVERYBODY KNOWS THE CHEESECAKE FACTORY.
04:44:07 I'M NOT HERE TO EXPLAIN THE CONCEPT.
04:44:09 IT'S JUST TO ANSWER ANY PARTICULAR QUESTIONS ABOUT THIS
04:44:12 LOCATION.
04:44:13 IT'S ABOUT 8500 SQUARE FEET, LIKE MARY SAID.

04:44:16 TWO OUTDOOR PATIOS.
04:44:18 WE'RE IMPLEMENTING THE NEW DESIGN THAT HAS BEEN INTRODUCED A
04:44:23 COUPLE OF YEARS AGO NOW.
04:44:29 THIS ONE IS THE FIRST ONE WITH THE NEW FINISHES.
04:44:31 HOPEFULLY YOU GUYS LIKE IT.
04:44:32 THE FOOD STAYS CONSISTENTLY THE SAME WITH SMALL CHANGES.
04:44:38 THAT'S NOT SOMETHING I CAN WEIGH IN ON.
04:44:45 >>Scotty Wood: WHEN DO YOU PLAN TO OPEN IT?
04:44:47 >> THE OPENING IS SET FOR 22nd OF AUGUST.
04:44:51 YOU GUYS ARE ALL WELCOME THAT DAY.
04:44:56 >>Anthony Gargano: WHAT IS THE SEATING CAPACITY?
04:44:57 >> WE HAVE 270 INSIDE AND 74 OUTSIDE.
04:45:05 >>Barry Jones: NOT RELATED TO THIS APPLICATION, BUT IS THERE
04:45:07 SEPARATE SIGNAGE?
04:45:08 ARE THEY PUTTING SIGNAGE UP OUTSIDE THE BUILDING THAT WILL
04:45:10 REQUIRE ANYTHING?
04:45:18 >>Mary Gibbs: SIGNAGE IS ON THE WALL.
04:45:21 IF YOU DRIVE BY NOW, YOU'LL SEE THE SIGN, IT SAYS CHEESECAKE
04:45:26 FACTORY.
04:45:27 WE FORGOT TO ASK THE VERY IMPORTANT QUESTION OF HOW MANY
04:45:30 KINDS OF CHEESECAKES THEY HAVE.
04:45:32 [LAUGHTER]
04:45:36 >>Barry Jones: PAGE AND A HALF.
04:45:36 THAT WASN'T FAIR, MARY.
04:45:39 >> THERE ARE OVER 40 DIFFERENT KINDS OF CHEESECAKES.

04:45:44 THERE'S ONE FOR EVERYBODY.
04:45:47 >>Scotty Wood: THANK YOU.

04:45:48 ANYTHING ELSE?
04:45:49 THEN I'LL OPEN THE PUBLIC HEARING.
04:45:52 ARE THERE ANY CARDS ON THIS?
04:45:54 >>Tammy Duran: NO, DON'T HAVE ANYTHING.
04:45:56 >>Mary Gibbs: WE DID GET ONE E-COMMENT THAT WAS IN FAVOR.
04:45:59 IT WASN'T FROM ME, BUT --
04:46:05 >>Scotty Wood: I'LL CLOSE THE PUBLIC HEARING.
04:46:06 CAN I HAVE A MOTION TO APPROVE THIS?
04:46:11 >>Barry Jones: MOTION TO APPROVE.
04:46:14 >>Anthony Gargano: SECOND.
04:46:15 >>Scotty Wood: ANY DISCUSSION?
04:46:17 ROLL CALL, PLEASE.
04:46:17 >>Mary Gibbs: IS THAT WITH THE STAFF CONDITIONS?
04:46:20 IS THAT APPROVAL WITH THE STAFF CONDITIONS.
04:46:22 >>Barry Jones: YES.
04:46:24 >>Tammy Duran: VICE-CHAIRMAN GARGANO.
04:46:26 >>Anthony Gargano: YES.
04:46:28 >>Barry Jones: YES.
04:46:29 >>Michael Sheeley: YES.
04:46:31 >>James Tatooles: YES.
04:46:32 >>Jim Wallace: YES.
04:46:34 >>Scotty Wood: YES.
04:46:35 OUR NEXT ITEM IS THE GENOVA GATE ACCESS MODIFICATION.

04:46:42 ZONING AMENDMENT AND WE HAVE SWORN PEOPLE IN.
04:46:49 I WANT TO ASK FOR ANY CONFLICTS OF INTEREST.
04:46:52 >>Michael Sheeley: NO.
04:46:54 >> NO.
04:46:54 >>Scotty Wood: ANY EX PARTE COMMUNICATIONS?
04:46:56 >> NO.
04:46:57 >> NO.
04:46:57 >>Scotty Wood: NO.
04:46:58 OKAY.
04:47:00 WHAT DO WE HAVE IN THE RECORD?
04:47:04 >>Mary Gibbs: WE HAVE ABOUT A HUNDRED E-COMMENTS.
04:47:08 WE GOT ABOUT 75 AGAINST AND -- WAIT A MINUTE.
04:47:12 SORRY.
04:47:13 I GOT THIS MIXED UP WITH PICKLEBALL.
04:47:16 WE'VE GOT FOUR E-COMMENTS THAT WERE OPPOSED.
04:47:19 SORRY.
04:47:23 >>Scotty Wood: OKAY.
04:47:24 NOW YOU CAN INTRODUCE IT.
04:47:37 >>Mary Gibbs: ALL RIGHT.
04:47:37 SO THIS IS AN AMENDMENT TO THE ZONING FOR GENOVA, WHICH I
04:47:43 THINK EVERYBODY KNOWS WHERE IT IS.
04:47:45 IT'S KIND OF ACROSS HERE FROM THE PARK ON VIA COCONUT.
04:47:51 I WANT TO EXPLAIN A LITTLE BIT, THIS IS AN AMENDMENT TO A
04:47:53 ZONING CONDITION TO MODIFY THE GUARD GATE ACCESS FROM THE

04:47:58 MANNED GATE TO THE AUTOMATED VIRTUAL GATE.

04:48:01 VIA COCONUT, I THINK YOU ALL KNOW WHERE THE PROPERTY IS.
04:48:03 VIA COCONUT AND CORKSCREW ROAD.
04:48:04 THE GUARDHOUSE IS ABOUT THE MIDPOINT OF THE PROPERTY.
04:48:08 THERE WAS A PUBLIC INFORMATION MEETING IN MAY TO TALK ABOUT
04:48:12 THIS A LITTLE BIT, BUT I JUST WANT TO GIVE A QUICK
04:48:15 BACKGROUND BECAUSE IT SEEMS LIKE EVERYBODY IS A LITTLE BIT
04:48:17 CONFUSED ABOUT WHY IT IS HERE FOR ZONING.
04:48:21 BUT WHEN THIS WAS APPROVED BY THE VILLAGE COUNCIL, INITIALLY
04:48:26 WHEN IT WAS REZONED, THERE WAS A CONDITION THAT WAS IMPOSED
04:48:30 IN THE ZONING THAT SAID THAT THE GUARD GATE AT THE ENTRY ON
04:48:33 VIA COCONUT HAD TO BE MANNED 24 HOURS A DAY.
04:48:35 THERE WAS A DEVIATION 6 THAT WAS RELATED TO THAT.
04:48:39 SO THE GUARD -- THE POINT OF THE GUARD WAS TO ALLOW PUBLIC
04:48:43 ACCESS, IF IT'S REQUESTED, WHICH RELATED TO CONDITION FIVE
04:48:47 OF THE ZONING.
04:48:48 AND THE REASON FOR THIS IS THE LAND USE CATEGORY OF VILLAGE
04:48:52 CENTER WAS SUPPOSED TO PROVIDE FOR CONNECTIVITY BETWEEN
04:48:58 DEVELOPMENTS AND WITHIN DEVELOPMENTS.
04:49:00 AND IT WAS TO KIND OF DISCOURAGE THESE SINGLE-FAMILY GATED
04:49:05 SUBDIVISIONS.
04:49:06 SO THAT WAS THE GENESIS OF THIS WHOLE THING.
04:49:08 AND SO THAT'S HOW THIS CONDITION CAME ABOUT.
04:49:15 GENOVA THEN REQUESTED TO AMEND IT AND THEN IN 2021, WE DID
04:49:22 AN ADMINISTRATIVE AMENDMENT THAT KIND OF MODIFIED THIS
04:49:26 SOMEWHAT BECAUSE THEY HAD REQUESTED THAT THEY NOT HAVE TO

04:49:30 MAN THE GUARD GATE AT NIGHT.
04:49:32 SO WE APPROVED THE STAFF AND ADMINISTRATIVE AMENDMENT TO NOT
04:49:36 HAVE TO HAVE THE MANNED GUARD BETWEEN 11 P.M. AND 7 A.M.
04:49:40 DAILY.
04:49:41 AND THE REASONING BEHIND THAT WAS THAT THE WAY THE GUARD
04:49:45 GATE IS DESIGNED, USUALLY THE TURNAROUNDS ARE IN FRONT OF
04:49:51 THE GUARD GATE, BUT IN THIS CASE, WITH GENOVA, THE
04:49:54 TURNAROUND IS BEHIND THE GUARD GATE.
04:49:56 SO THE IDEA WAS THAT TRUCKS, THERE COULD BE A PROBLEM WITH
04:50:03 STACKING OF TRUCKS GOING INTO VIA COCONUT.
04:50:06 WHEN WE APPROVED THE ADMINISTRATIVE AMENDMENT FOR THE
04:50:09 11 P.M. TO 7 A.M., THE IDEA WAS YOU'RE NOT GOING TO HAVE
04:50:13 DELIVERY TRUCKS IN THE MIDDLE OF THE NIGHT.
04:50:16 SO WE THOUGHT THAT WAS A GOOD COMPROMISE.
04:50:18 AND THAT'S REALLY WHAT STAFF IS STILL RECOMMENDING THAT WE
04:50:21 KEEP THAT AMENDMENT.
04:50:24 OUR ENGINEERS ARE CONCERNED A LITTLE BIT ABOUT THE STACKING
04:50:29 DISTANCE WITH DOING THIS AMENDMENT.
04:50:31 AND THE APPLICANT IS GOING TO EXPLAIN.
04:50:34 THEY WANT TO SWITCH TO THIS ENVERA GATE SYSTEM, AND THEY

04:50:38 WILL EXPLAIN THAT IN A LITTLE BIT OF DETAIL SO YOU CAN
04:50:40 UNDERSTAND THAT.
04:50:41 BUT WHEN THE ZONING WAS APPROVED, THERE WAS A DEVIATION THAT
04:50:45 THEY REQUESTED TO REDUCE THE STACKING FROM 100 FEET TO 85
04:50:48 FEET.

04:50:49 BUT THAT WAS NOT APPROVED.
04:50:50 SO THEY DO HAVE THE STACKING, BUT THE DEVIATION WAS APPROVED
04:50:54 TO ALLOW THE TRUCK TURNAROUND ON THE FAR SIDE OF THE GATE,
04:50:59 WHICH IS A LITTLE BIT UNUSUAL.
04:51:00 BUT THAT WAS, AGAIN, WITH THE CONDITION THAT IT HAD TO BE
04:51:03 MANNED 24 HOURS A DAY.
04:51:05 OUR ENGINEERS ARE A LITTLE BIT CONCERNED THAT THERE COULD BE
04:51:10 STACKING OF TRUCKS THAT WOULD SPILL OUT ONTO VIA COCONUT,
04:51:13 WHICH IS A VILLAGE-MAINTAINED ROAD, WHICH IS WHY WE ARE
04:51:17 CONCERNED ABOUT THAT.
04:51:17 THE APPLICANT, DISCUSSED WITH THEM, THEY DON'T FEEL THAT
04:51:21 THIS IS AN ISSUE, SO THEY ARE GOING TO EXPLAIN WHY THEY
04:51:24 THINK IT'S NOT A PROBLEM.
04:51:26 SO WE ARE BASICALLY RECOMMENDING THAT WE THINK THE
04:51:36 ADMINISTRATIVE AMENDMENT THAT WAS APPROVED WAS A GOOD
04:51:38 COMPROMISE, AND WE WOULD RECOMMEND THAT THAT BE RETAINED.
04:51:41 BUT IF YOU LISTEN TO THE APPLICANT AND YOU REVIEW THIS AND
04:51:46 DECIDE THAT YOU WANT TO APPROVE IT, WE HAVE PUT CONDITIONS
04:51:50 IN.
04:51:50 WE HAVE DONE A RESOLUTION FOR APPROVAL IF YOU WANT TO
04:51:54 APPROVE IT.
04:51:54 I'M HAPPY TO EXPLAIN THAT LATER, IF WE GET TO THAT POINT.
04:51:58 SO HOPEFULLY I HAVEN'T CONFUSED EVERYBODY TOO MUCH.
04:52:03 THE APPLICANT HAS THREE OR FOUR PEOPLE THAT WANT TO EXPLAIN
04:52:08 THEIR POINT OF VIEW.

04:52:10 IF YOU DON'T HAVE ANY QUESTIONS, WE'RE STARTING WITH DAN
04:52:13 OLSON.
04:52:16 >>Anthony Gargano: MARY, JUST FOR CLARIFICATION, THE STAFF
04:52:18 RECOMMENDATION, THOUGH, IS TO NOT APPROVE.
04:52:21 >>Mary Gibbs: TO NOT APPROVE THIS REQUEST, YES.
04:52:23 >>Barry Jones: THAT'S DUE TO STACKING.
04:52:25 >>Mary Gibbs: PRIMARILY, YES.
04:52:26 DID WE LOOK AT WHETHER THIS IS -- IT'S CERTAINLY CONSIDERED
04:52:30 A MATERIAL CHANGE.
04:52:32 IS THAT IN QUESTION?
04:52:34 >>Nancy Stroud: THE QUESTION OF WHETHER UNDER THE HOMEOWNER
04:52:37 DOCUMENTS IT'S A MATERIAL CHANGE.
04:52:39 IT'S NOT A QUESTION FOR THE VILLAGE TO DETERMINE.
04:52:41 IT'S ENTIRELY INDEPENDENT OF THE DECISION THAT YOU MAKE ON
04:52:47 ZONING.
04:52:47 WE'RE NOT THE HOMEOWNER ASSOCIATION POLICE.

04:52:51 THEY HAVE THEIR OWN REMEDIES IF THERE IS AN ISSUE.
04:52:54 I ALSO WOULD LIKE TO, BECAUSE THIS IS ONE WHERE THE STAFF IS
04:52:59 RECOMMENDING A DENIAL, UNDER THE CODE, IF YOU DECIDE TO
04:53:02 DENY, THEN YOU HAVE TO MAKE FINDINGS.
04:53:04 I JUST WANT TO POINT OUT IN THE STAFF REPORT WHERE THOSE
04:53:08 FINDINGS WOULD BE ONCE YOU GET TO A VOTE, AFTER WE HAVE THE
04:53:13 PUBLIC HEARING.
04:53:14 AND IF YOU GO WITH A STAFF RECOMMENDATION.
04:53:19 AND THAT'S ON PAGES FIVE AND SIX OF THE STAFF REPORT.

04:53:25 >>Barry Jones: THANK YOU.
04:53:27 >>Jim Wallace: MARY, CAN I ASK YOU A QUESTION?
04:53:29 >>Mary Gibbs: YES.
04:53:30 >>Jim Wallace: I WROTE THIS DOWN SO I WOULD GET IT RIGHT.
04:53:34 IT GETS A LITTLE COMPLEX.
04:53:36 IF I UNDERSTAND IT CORRECTLY, THE REASON FOR THE STAFF'S
04:53:39 RECOMMENDATION OF DENIAL IS BECAUSE THE APPLICATION TODAY
04:53:42 DOES NOT SATISFY THE VILLAGE CENTER REQUIREMENTS OF THE LAND
04:53:46 DEVELOPMENT CODE AS ORIGINALLY DONE.
04:53:49 NOW, THE ADMINISTRATIVE AMENDMENT THAT THE VILLAGE APPROVED
04:53:52 TWO YEARS AGO ALLOW IS THE APPLICANT -- I JUST WANT TO
04:53:56 CONFIRM THIS -- TO HAVE AN UNMANNED GATE FOR EIGHT HOURS A
04:53:59 DAY FROM 11 TILL SEVEN USING A DIGITAL CARD READER OR
04:54:05 WHATEVER, LIKE THEY CURRENTLY HAVE, THAT GENOVA CURRENTLY
04:54:09 HAS AT THEIR ELEVATOR LOBBIES, THAT WOULD ALLOW RESIDENTS TO
04:54:13 ENTER AT NIGHT BUT NOT TRUCKS OR VISITORS, ET CETERA.
04:54:16 IF I UNDERSTAND IT RIGHT, THE AMENDMENT FROM TWO YEARS AGO
04:54:23 SATISFIES THE VILLAGE CENTER REQUIREMENTS OF THE LAND
04:54:26 DEVELOPMENT CODE.
04:54:28 FOR SOME REASON THAT APPROVED CHANGE, AND I DON'T KNOW WHY.
04:54:32 WAS NEVER IMPLEMENTED.
04:54:33 MY QUESTION I GUESS TO THE STAFF IS, WOULD THE VILLAGE BE
04:54:39 WILLING TO EXTEND THOSE UNMANNED HOURS FROM 10 AT NIGHT TILL
04:54:44 7:30 IN THE MORNING WHICH WOULD GIVE THE ASSOCIATION NINE
04:54:47 AND A HALF HOURS A DAY OF SAVINGS OF ACTUALLY 40% SAVINGS OF

04:54:52 THE SECURITY GUARD COST AND STILL SATISFY THE LAND
04:54:56 DEVELOPMENT CODE REQUIREMENTS.
04:54:59 SO WE WOULDN'T GIVE UP THE SATISFACTION OF THE LAND
04:55:02 DEVELOPMENT CODE, BUT THE RESIDENTS WOULD END UP WITH A 40%
04:55:05 SAVINGS OF THEIR SECURITY COSTS.
04:55:06 >>Mary Gibbs: HADN'T REALLY THOUGHT ABOUT THAT, BUT I THINK
04:55:10 THAT WOULD BE A POSSIBILITY.
04:55:13 >>Jim Wallace: IT'S SOMETHING THE VILLAGE WOULD TAKE A LOOK
04:55:17 AT AND YOU THINK THEY WOULD APPROVE IT OR --
04:55:22 >>Mary Gibbs: I THINK WE COULD.
04:55:23 WHEN THEY CAME TO US IN 2021 FOR THE ADMINISTRATIVE
04:55:27 AMENDMENT, WE HADN'T DONE MANY ADMINISTRATIVE AMENDMENTS

04:55:32 BECAUSE THE COUNCIL DIDN'T WANT US TO DO ANY AND THEY HAD
04:55:35 RECENTLY CHANGED THAT.
04:55:36 SO I WAS A LITTLE BIT, YOU KNOW, HAD A LITTLE BIT OF
04:55:39 TREPIDATION.
04:55:40 I WANTED TO BE CONSERVATIVE WITH WHAT WE WERE DOING.
04:55:43 THEN I TOLD THEM, IF YOU WANT TO, THIS IS WHAT I CAN APPROVE
04:55:46 ADMINISTRATIVELY.
04:55:47 IF YOU WANT MORE THAN THAT, YOU NEED TO GO BACK TO A PUBLIC
04:55:50 HEARING.
04:55:51 >>Jim Wallace: IF I REMEMBER, ONE OF THE CONCERNS THAT THE
04:55:53 VILLAGE HAD BACK WHEN THE ORIGINAL ZONING WAS APPROVED IS
04:56:00 THE PARK HOURS, THAT THE PARK CLOSED AT 9:00, SO THEY WANTED
04:56:04 TO HAVE THAT MANNED GATE AT LEAST UNTIL 9:00 AT NIGHT, BUT

04:56:08 THAT AFTER THAT, IT WASN'T AS NECESSARY.
04:56:12 SO I THOUGHT YOU MIGHT HAVE SOME FLEXIBILITY IN ALLOWING IT
04:56:16 TO BE UNMANNED AFTER 9, SAY AT 10 TO 7:30 IN THE MORNING,
04:56:21 WHICH WOULD GIVE RESIDENTS SUBSTANTIAL SAVINGS, WHICH THEY
04:56:24 ARE LOOKING FOR.
04:56:26 >>Mary Gibbs: MY MEMORY IS A LITTLE SKETCHY FROM BACK THEN.
04:56:28 I THINK DAN OLSON, TAMMY, DO WE NEED A PowerPoint?
04:56:37 THEY HAVE JUST A FEW SLIDES.
04:57:03 >>Dan Olson: GOOD EVENING.
04:57:04 THANK YOU FOR ALLOWING US TO PRESENT THIS TO YOU.
04:57:07 I'M DAN OLSON.
04:57:08 GENOVA 1 PRESIDENT.
04:57:09 WE ARE HERE TONIGHT TO -- REGARDING THE GENOVA RESIDENT
04:57:14 REQUEST FOR THE DEVIATION OF THE 100-FOOT STACKING
04:57:18 REQUIREMENT OF THE GATE ENTRANCE.
04:57:19 WE WOULD ALSO LIKE TO, OF COURSE, PUT A VIRTUAL GATE IN TO
04:57:22 TAKE THE PLACE OF THE MANNED GATE AT THIS TIME.
04:57:25 AS SEEN AT THE GENOVA TRAFFIC FLOW DIAGRAM, WE CURRENTLY
04:57:31 HAVE AN OWNER'S ENTRANCE AND WE HAVE A VISITOR ENTRANCE ON
04:57:34 THE SOUTH SIDE OF THE GATEHOUSE.
04:57:37 VISITOR ENTRANCE IS RIGHT NEXT TO THE GATEHOUSE, AND IT'S 97
04:57:42 FEET LONG FROM THE PAVERS TO THE GUARD GATE ITSELF.
04:57:48 THE OWNER'S GATE IS 106 -- HUNDRED FEET SIX INCHES ROUGHLY
04:57:55 FROM THE PAVERS TO THE GATE.
04:57:56 WE MEASURED THIS WITH A HUNDRED-FOOT TAPE MEASURE, AND WE

04:58:02 USED A ONE-FOOT DIFFERENTIAL FROM THE GATE ITSELF, WHERE WE
04:58:06 STARTED MEASURING, TO THE PAVERS, BUT THERE'S ACTUALLY TWO
04:58:10 FEET EXTRA FROM THE PAVERS TO THE SIDEWALK.
04:58:14 SO WE HAVE A THREE-FOOT BUFFER IN THAT AREA.
04:58:17 SO REALISTICALLY, HUNDRED FEET ON THE CURRENT RESIDENTIAL --
04:58:23 OR THE CURRENT VISITOR LANE, AND ABOUT 103, 104 FEET ON THE
04:58:27 VISITOR LANE.
04:58:28 WHAT WE WOULD LIKE TO DO IS WE WANT TO SWAP THOSE TWO LANES.

04:58:34 THE REASON BEING IS THAT ON THE OWNER'S LANE RIGHT NOW, WE
04:58:37 HAVE AN RFD READER AND WE HAVE A BAR CODE ON EACH HEADLIGHT.
04:58:41 SO WHEN YOU DRIVE INTO OUR COMMUNITY AND YOU'RE AN OWNER,
04:58:47 THAT GATE OPENS AUTOMATICALLY.
04:58:49 THE GUARD THERE NOW WAVES TO YOU BECAUSE THERE'S NOTHING
04:58:53 ELSE FOR HIM TO DO FOR US.
04:58:55 WHAT WE WOULD LIKE TO DO IS TAKE THAT RFD READER AND MOVE IT
04:58:59 TO THE CURRENT VISITOR LANE AND MAKE THAT THE OWNER'S LANE
04:59:03 BECAUSE WHEN YOU DRIVE IN, IT JUST OPENS AUTOMATICALLY SO
04:59:07 THERE WOULD BE NO STACKING AT ALL.
04:59:09 JUST DRIVE RIGHT THROUGH AS AN OWNER.
04:59:11 YOU'LL SEE IT IN A FURTHER PRESENTATION, MAJORITY OF THE
04:59:14 VISITORS COMING TO OUR PLACE ARE OWNERS, NOT VISITORS
04:59:17 THEMSELVES.
04:59:18 SO THAT WOULD TAKE AND PUT THE VISITOR LANE ON THE SOUTH
04:59:23 SIDE.
04:59:24 IT'S OPEN AIR.

04:59:25 LARGE TRUCKS COULD GET THROUGH.
04:59:27 AND WE WOULD HAVE A LITTLE BIT MORE AREA, LIKE I SAID,
04:59:31 PROBABLY ABOUT 100, 101 FEET OF EXTRA ROOM THERE.
04:59:34 AND WHAT WE DO IS ON THE VISITOR SIDE, WE HAVE A LONGER
04:59:40 LANE, AND WE WOULD PUT THE KIOSK SO THAT WE COULD HAVE AS
04:59:44 MANY CARS AS POSSIBLE STACKED IN THAT AREA.
04:59:46 AND THEN THE OTHER THING THAT WE HAVE HERE, ON COCONUT POINT
04:59:51 ROAD OR VIA COCONUT POINT ROAD, YOU CAN SEE ON THE DIAGRAM,
04:59:55 THERE'S OVER 200 FEET OF LANES, TURN LANES THAT GO DIRECTLY
04:59:59 INTO OUR GENOVA RESIDENCE.
05:00:03 200 FEET FROM THE NORTH SIDE AND 200 FEET FROM THE SOUTH
05:00:06 SIDE.
05:00:07 ACTUALLY ABOUT 240 FEET.
05:00:08 WE QUIT MEASURING AFTER WE GOT TO 200 FEET WITH THE TAPE
05:00:12 MEASURE.
05:00:14 THAT WOULD HOLD QUITE A FEW CARS, BUT THAT'S NOT WHERE WE
05:00:16 WANT THE CARS TO STACK UP.
05:00:18 WE WANT TO HAVE THE CARS BE ABLE TO GO THROUGH THE COMMUNITY
05:00:20 AS SOON AS POSSIBLE.
05:00:21 SO WHAT WE DID IS WE'RE INSTALLING FIVE CAMERAS AT THE GATES
05:00:28 ENTERING AND EXITING THE PROPERTY.
05:00:30 THREE OF THOSE CAMERAS WILL BE ON THE VISITOR LANE, THE NEW
05:00:34 VISITOR LANE, THE SOUTHERNMOST LANE.
05:00:37 AND ONE WILL BE FACING THE CARS COMING IN AND ONE WILL BE
05:00:40 FACING TOWARDS THE COMMUNITY AND RECORDING THE REAR OF THE

05:00:45 CARS.
05:00:46 AND THERE IS ONE ON THE KIOSK ITSELF FILMING THE DRIVER
05:00:51 ITSELF.
05:00:51 THE OWNER'S GATE, THERE WILL JUST BE ONE FOR THE VEHICLES

05:00:57 COMING IN.
05:00:59 SO WHAT THAT DOES IS BASICALLY WHEN THE GUARD, WHEN THE
05:01:05 PERSON PUTS THEIR DRIVER'S LICENSE IN THE KIOSK, THE GUARD
05:01:09 COMES ONLINE AND HE CAN SEE BOTH LANES.
05:01:12 HE CAN SEE ALL THE CAMERAS, AND HE CAN SEE WHAT'S GOING ON.
05:01:15 IF AT THAT POINT HE SEES THERE IS A STACKING ISSUE, HE'S
05:01:18 ALLOWED -- HE'LL HAVE PROTOCOLS THAT HE CAN OPEN UP THE GATE
05:01:21 WITH JUST A DRIVER'S LICENSE AND LET CARS THROUGH TO PREVENT
05:01:25 ANY KIND OF STACKING ISSUES.
05:01:26 THIS ALSO MAKES IT SO THAT WE CAN RECORD WHO COMES THROUGH
05:01:32 THAT GATE.
05:01:32 THE DRIVER'S LICENSE IS VERY IMPORTANT, SO WE KNOW WHO IS
05:01:35 THE PERSON COMING IN.
05:01:36 THE EXIT GATE HAS ONE CAMERA, AND IT FOCUSES ON THE GATES,
05:01:47 PEOPLE LEAVING.
05:01:47 IT ALSO DOES THE ENTRANCE OR THE PEDESTRIAN GATE, SO IT'S
05:01:53 MONITORING THAT, TOO.
05:01:54 NOW, AT THIS TIME, WE'VE ASKED THE GUARDS AND THERE IS
05:02:00 PROBABLY -- WE PROBABLY HAVEN'T HAD ONE PERSON IN AT LEAST A
05:02:04 YEAR THAT'S EVEN USED THE PEDESTRIAN GATE UNLESS IT'S AN
05:02:08 OWNER AND THEY FORGOT THEIR CARD OR SOMETHING LIKE THAT,

05:02:12 THEN THEY SHOW THE DRIVER'S LICENSE AND THE GUARD LETS THEM
05:02:14 IN -- ACTUALLY, LETS THEM THROUGH THE MAIN GATE.
05:02:17 WHAT WE CAN DO IF WE NEED TO, WE CAN PUT A SYSTEM IN THERE
05:02:22 THAT LIFT MASTER HAS THAT WILL BE A VIDEO RECORDER THAT WILL
05:02:26 COME UP AND THEY CAN SHOW THEIR DRIVER'S LICENSE AND IT GOES
05:02:29 RIGHT DIRECTLY TO THE VIRTUAL GUARD AND HE CAN APPROVE TO
05:02:31 LET THOSE PEOPLE THROUGH IF THEY WANT TO WITH THAT SYSTEM.
05:02:35 ARE THERE ANY QUESTIONS ON THE LAYOUT ITSELF OF THE TRAFFIC
05:02:41 FLOW ON THAT?
05:02:46 >>Jim Wallace: I HAVE ONLY ONE QUESTION.
05:02:47 IS THE LOCATION OF THE KIOSK, RIGHT NOW IT SHOWS THE KIOSK
05:02:53 IMMEDIATELY ADJACENT TO THE GATE.
05:02:55 THAT DOESN'T SOUND VERY FUNCTIONAL BECAUSE PEOPLE WOULD
05:02:58 TYPICALLY ROLL DOWN THEIR WINDOW TO BE ABLE TO TALK TO THE
05:03:03 GUARD.
05:03:03 SO YOU'D HAVE TO HAVE 10 OR 12 OR 15 FEET IN FRONT OF THE
05:03:08 KIOSK, BETWEEN THE KIOSK AND THE GATE.
05:03:11 >>Dan Olson: I WOULD THINK PROBABLY ABOUT 10 TO 12 FEET FROM
05:03:16 THE KIOSK TO THE GATE ITSELF.
05:03:18 >>Jim Wallace: THERE IS NOW ABOUT 10 TO 12 FEET.
05:03:21 >>Dan Olson: I WOULD THINK SO.
05:03:22 YOUR CAR CAN'T BE BUMPING UP AGAINST THE GATE.
05:03:28 THAT WOULD GIVE YOU PLENTY OF ROOM, 20-FOOT CAR.
05:03:31 HALF OF YOUR CAR IS 10-FOOT SO IF YOU ARE THE DRIVER, YOU
05:03:34 WOULD PROBABLY BE 10 TO 12 FEET.

05:03:36 >>Jim Wallace: OKAY, SO THIS HERE WOULD ACTUALLY BE BACK
05:03:39 ABOUT 10, 12 FEET, ABOUT IN THE MIDDLE OF THAT --
05:03:43 >>Dan Olson: I'M NOT EXACTLY SURE WHERE THAT MEASUREMENT IS.
05:03:46 >>Jim Wallace: IT SAYS IT IS A HUNDRED FEET.
05:03:49 THE ACTUAL KIOSK WOULD BE ABOUT 90 FEET.
05:03:51 >>Dan Olson: THE KIOSK LOOKS LIKE IT IS AT THE END OF THE
05:03:55 GATEHOUSE ITSELF.
05:03:56 THAT WOULD PROBABLY BE ABOUT 90 FEET.
05:04:01 >>Jim Wallace: OKAY.
05:04:02 FINE.
05:04:04 >>Dan Olson: ANYONE ELSE?
05:04:06 >>Scotty Wood: ANY OTHER REPRESENTATIVES OF THE APPLICANT TO
05:04:08 SPEAK?
05:04:09 GO AHEAD.
05:04:16 >> HI.
05:04:16 GOOD AFTERNOON.
05:04:17 MY NAME IS SUSAN MHAKA.
05:04:19 I'M THE CO-CHAIR OF THE VIRTUAL GATE COMMITTEE ALONG WITH
05:04:22 DAN OLSON.
05:04:23 MY HUSBAND AND I HAVE LIVED AT GENOVA FOR FOUR YEARS, TWO OF
05:04:27 THEM PART-TIME, TWO OF THEM FULL-TIME.
05:04:29 I CAN HONESTLY SAY DURING THIS TIME WE HAVE NEVER NOTICED
05:04:33 ANY TYPE OF CAR STACKING THAT HAS OCCURRED AT GENOVA.
05:04:37 IN FACT, WE GENERALLY DON'T EVEN SEE MORE THAN TWO CARS
05:04:42 LINED UP TO GET INTO OUR COMMUNITY BECAUSE, REMEMBER, THERE

05:04:44 IS A SEPARATE GATE FOR RESIDENTS.
05:04:47 WE'RE GOING TO GET INTO THAT A LITTLE BIT FURTHER.
05:04:49 BY MAKING THIS CHANGE TO A VIRTUAL GUARD, BEING SUCH A SMALL
05:04:56 COMMUNITY, WE DO NOT SEE THAT THERE WILL BE ANY TYPE OF
05:04:59 STACKING ISSUES PREVALENT AT THAT TIME.
05:05:03 AS DAN MENTIONED, ALL OF OUR RESIDENTS HAVE RFID READERS, SO
05:05:07 THEY ARE GOING INTO THEIR OWN ENTRANCE.
05:05:10 IT'S REALLY ONLY VISITORS AND VENDORS THAT WE'RE FOCUSING ON
05:05:13 HERE.
05:05:14 TO VALIDATE OUR BELIEF, WE ACTUALLY ASKED OUR CURRENT GUARD
05:05:19 COMPANY, RAMCO, TO PROVIDE US WITH STATS FOR THE LAST 12
05:05:23 MONTHS.
05:05:23 SO THEY GAVE US ALL OF THE RESIDENTS AND VISITORS AND
05:05:27 VENDORS' STATS FOR OUR COMMUNITY.
05:05:31 AS YOU CAN SEE ON THE SLIDE, THE TOTAL NUMBER OF OWNERS
05:05:34 ENTERING DURING THE PAST 12 MONTHS WAS ACTUALLY 56,699
05:05:40 VERSUS 5,966 GUESTS AND VENDORS COMBINED.
05:05:46 SO OUR VISITORS AND VENDORS ARE REALLY ONLY 10% OF THE TOTAL
05:05:50 TRAFFIC COMING INTO GENOVA.
05:05:53 SO IF WE BREAK THAT DOWN EVEN FURTHER, YOU CAN SEE THAT THE
05:05:59 DAILY NUMBER OF VISITORS AND VENDORS ENTERING OUR COMMUNITY
05:06:02 IS ON AVERAGE 16 PER DAY.

05:06:05 THAT'S NOT EVEN ONE PER HOUR.
05:06:06 SO WE KNOW THAT, AS WE MENTIONED EARLIER, A LOT OF VISITORS
05:06:13 AND VENDORS DO NOT COME INTO OUR PROPERTY DURING THE HOURS

05:06:15 OF 11 P.M. AND 7 A.M.
05:06:17 SO EVEN IF YOU EXCLUDED THESE HOURS, YOU'RE STILL ONLY
05:06:20 LOOKING AT ONE TO TWO VISITORS PER HOUR COMING INTO THE
05:06:24 COMMUNITY.
05:06:26 ADDITIONALLY, THE ENVERA SYSTEM INCLUDES CAMERAS THAT DAN
05:06:30 JUST SPOKE ABOUT THAT THEY ACTUALLY HAVE ARTIFICIAL
05:06:37 INTELLIGENCE IN THEM.
05:06:38 WHEN THE TRUCK IS PULLING UP, THEY CAN READ THE AMAZON,
05:06:41 FEDEX LOGOS ON THE SIDE OF THE TRUCK.
05:06:44 THAT'S GETTING THAT GATE PREPARED TO LET THEM IN AND IT
05:06:47 ACTUALLY WILL BE A QUICKER CURRENT PROCESS THAN THE CURRENT
05:06:50 PROCESS THAT WE HAVE.
05:06:51 SO FOR ONE TO TWO VISITORS PER HOUR, DO WE REALLY BELIEVE
05:06:56 THAT WE WILL BE ENCOUNTERING ANY ISSUES WITH CARS STACKING?
05:07:00 WE DON'T.
05:07:01 HOWEVER, ON THE RARE OCCASION THAT WE MAY, JEFF FROM ENVERA
05:07:06 WILL COME UP RIGHT AFTER ME, AND HE WILL SHARE SOME
05:07:12 PREVENTIVE MEASURES WITH YOU THAT THEIR VIRTUAL GUARD SYSTEM
05:07:15 HAS IN PLACE IN SEVERAL COMMUNITIES IN FLORIDA.
05:07:19 ADDITIONALLY, IF IT IS GRANTED AND STACKING SUBSEQUENTLY
05:07:24 BECOMES AN ISSUE, WE HAVE THE COMMITMENT OF OUR DEVELOPER
05:07:27 AND OUR MASTER ASSOCIATION THAT APPROPRIATE STEPS WOULD BE
05:07:31 TAKEN TO MITIGATE ANY PROBLEMS.
05:07:33 THAT'S OUR CURRENT DEVELOPER, BARRON COLLIER.
05:07:38 THE MAJORITY OF OWNERS AT GENOVA ARE IN FAVOR OF

05:07:41 IMPLEMENTING A VIRTUAL GUARD SYSTEM AS IT WILL PROVIDE
05:07:46 ADDITIONAL SECURITY TO OUR RESIDENTS WITH THE ADDED CAMERAS
05:07:49 AT BOTH THE ENTRY AND EXIT GATES.
05:07:52 IN ADDITION TO THE SIGNIFICANT COST SAVINGS.
05:07:55 ON AVERAGE, OUR COST SAVINGS WOULD BE $140,000 THE FIRST
05:07:59 YEAR AND 200 PLUS THOUSAND DOLLARS FOR EACH YEAR THEREAFTER.
05:08:04 THAT'S SIGNIFICANT FOR 131 OWNERS.
05:08:07 SO BASED ON THESE REASONS, WE RESPECTFULLY REQUEST COUNCIL
05:08:12 APPROVAL TO ELIMINATE THE CONDITION REQUIRING THE EXISTING
05:08:16 SECURITY GATE TO BE MANNED 24 HOURS A DAY AND REPLACE IT
05:08:20 WITH A VIRTUAL GUARD GATE.
05:08:22 FURTHERMORE, WE WILL AGREE TO RECOMMEND THE CONDITIONS
05:08:27 STATED BY THE COUNCIL.
05:08:28 THANK YOU.
05:08:30 DOES ANYBODY HAVE ANY QUESTIONS?
05:08:34 >>Scotty Wood: THANK YOU.
05:08:35 AND THEN THE NEXT PRESENTER.
05:08:50 >> GOOD AFTERNOON, EVERYBODY.

05:08:52 JEFF HIATT WITH ENVERA SYSTEMS.
05:08:56 JUST TO KIND OF EXPAND FOR A COUPLE OF MINUTES OFF WHAT DAN
05:09:00 AND SUSAN WERE GOING OFF REGARDING THE STACKING.
05:09:03 I WAS HERE A COUPLE OF MONTHS AGO AND RELAYED ENVERA SYSTEM
05:09:07 HAS BEEN DOING THIS OVER 15 YEARS.
05:09:09 WE ARE THE CREATOR OF THE VIRTUAL GATE GUARD.
05:09:11 WE CURRENTLY HAVE OVER 500 COMMUNITIES IN FLORIDA UTILIZING

05:09:14 THE VIRTUAL GATE GUARD.
05:09:15 WE'RE DOING OVER 2 MILLION TRANSACTIONS A MONTH.
05:09:19 SO WE HAVE A LOT OF EXPERIENCE WITH THE STACKING ISSUES THAT
05:09:21 GO ON IN EVERY COMMUNITY, WHETHER IT'S ONE COMMUNITY THAT
05:09:25 HAS 2,000 HOMES AND TWO GATES AND A LOT OF VEHICLES OR SOME
05:09:28 COMMUNITIES JUST DON'T HAVE A LONG RUN UP TO A MAJOR STREET.
05:09:32 LIKE DAN AND SUE WERE SAYING, WE HAVE MULTIPLE PROTOCOLS IN
05:09:36 PLACE.
05:09:37 ONE IS WE HAVE A CAMERA ON EVERY VIRTUAL GATE GUARD SOLUTION
05:09:41 THAT FACES BACK AT THE KIOSK.
05:09:44 SO KEEP IN MIND WHENEVER A GUEST PULLS UP AND IT TRIGGERS
05:09:48 THE VIRTUAL GUARD TO PROCESS, THAT VIRTUAL GUARD HAS
05:09:51 MULTIPLE MONITORS THAT THEY ARE LOOKING AT.
05:09:53 SO THEY ARE NOT BLIND TO THE ENTRANCE.
05:09:55 THEY ARE SEEING MOST OF THE GATES.
05:09:57 THEY ARE SEEING THE KIOSKS -- THE CAMERA THAT VIEWS BACK TO
05:10:01 THE KIOSK.
05:10:02 TYPICALLY, WE HAVE ANYWHERE FROM FOUR TO SIX OVERALL CAMERAS
05:10:06 SURROUNDING THE GATE.
05:10:08 SO EVERY GUEST TRANSACTION, THE 2 MILLION A MONTH, OUR
05:10:11 VIRTUAL GUARDS ARE SEEING LIVE WHAT'S GOING ON.
05:10:15 AS DAN MENTIONED, WE HAVE A CAMERA RIGHT THERE IN THE KIOSK
05:10:18 AS WELL.
05:10:18 SO THEY ARE ACTUALLY SEEING THE DRIVERS.
05:10:20 THEY ARE GETTING A LIVE LOOK OF WHAT'S GOING ON.

05:10:23 SO THAT'S ONE, WE HAVE THE STACKING CAMERA.
05:10:26 WE PUT IN STACKING LOOPS.
05:10:27 SO IN THE CASE OF GENOVA, WE CAN PUT A LOOP IN SO MANY FEET
05:10:32 BACK.
05:10:32 SO IF THREE CARS PULL UP AT THE SAME TIME, THAT TRIGGERS OUR
05:10:37 STACKING PROTOCOL, AND THAT TRIGGERS A VIRTUAL GUARD RIGHT
05:10:42 AWAY.
05:10:42 NOW THEY ARE VIEWING THE CAMERA.
05:10:44 THEY CAN SEE THERE ARE THREE CARS LINED UP THERE AT THE SAME
05:10:46 TIME, WHICH SUSAN SAYS IS VERY RARE AT GENOVA, BUT THEY CAN
05:10:51 SEE IT AND THEY ARE TRAINED TO STAY IN THAT COMMUNITY AND
05:10:54 THAT TRANSACTION UNTIL THEY PROCESS THOSE THREE CARS BECAUSE
05:10:57 THEY ARE IN THE STACKING PROTOCOL.
05:10:59 SO WE HAVE THE CAMERAS.

05:11:00 WE HAVE THE GROUND LOOP.
05:11:03 EACH COMMUNITY THAT WE SET UP, WE SET UP POST ORDERS, VERY
05:11:08 SIMILAR TO WHAT POST ORDERS THEY SET UP WITH ON-SITE GUARDS.
05:11:11 HOW DO YOU WANT OUR VIRTUAL GUARDS TO HANDLE CERTAIN
05:11:15 SITUATIONS.
05:11:16 FOR COMMUNITIES THAT HAVE A SHORT RUN-UP, SOMETIMES IT
05:11:19 ENTAILS A LITTLE BIT LESS SECURITY IF WE GO INTO WHAT WE
05:11:22 CALL AN OVERFLOW SITUATION.
05:11:24 IF WE HAVE TWO OR THREE CARS STACKED UP, OVERFLOW MIGHT SAY
05:11:28 THERE MIGHT BE FOUR OR FIVE CARS STACKED UP.
05:11:31 SO INSTEAD OF EVERY GUEST HAVING TO INSERT THEIR DRIVER'S

05:11:35 LICENSE AND GOING THROUGH THE PROCESS, SUSAN HIT ON IT.
05:11:39 THEY JUST RUN THROUGH.
05:11:40 THEY HOLD UP THE ID IN FRONT OF THE CAMERA AT THE KIOSK SO
05:11:43 IT'S ON RECORD.
05:11:44 AND OUR GUARDS ARE LETTING THREE, FOUR, FIVE CARS IN AT A
05:11:48 TIME WITHIN 30 SECONDS TO A MINUTE.
05:11:50 SO, AGAIN, THOSE ARE POST ORDERS THAT ARE DIFFERENT FOR EACH
05:11:55 COMMUNITY BASED ON THE SETUP.
05:11:58 I MENTIONED THE VOLUMES AND THE CUSTOMERS.
05:12:02 WE HAVE A VERY GOOD HANDLE ON THE STACKING.
05:12:05 AND DO A GOOD JOB AT MANAGING THAT BECAUSE OUR GUARDS ARE
05:12:09 SEEING A LIVE VIEW OF THAT, AND WE HAVE CERTAIN PROTOCOLS IN
05:12:12 PLACE.
05:12:12 SOME COMMUNITIES WITH THE VERY SHORT RUN-UP, WE HAVE SOME
05:12:16 UNDER 50 FEET.
05:12:17 HEY, IF WE HAVE TWO OR THREE CARS LINED UP, JUST OPEN THE
05:12:21 GATES AND LET THEM IN.
05:12:23 LITTLE BIT LESS SECURE, BUT WE HANDLE THE STACKING AS SOON
05:12:25 AS THOSE THREE CARS GO IN, THE GATES CLOSE AND IT'S REGULAR
05:12:30 PROTOCOL AFTER THAT.
05:12:31 SO THAT'S A SUMMARY JUST TO EXPAND ON OUR EXPERIENCE AND
05:12:37 WHAT WE DO WITH THE MULTIPLE PROTOCOLS AND THE STACKING.
05:12:40 HAPPY TO ADDRESS ANY QUESTIONS YOU FOLKS MAY HAVE.
05:12:45 >>Jim Wallace: THE ONLY QUESTION I HAVE IS WHAT HAPPENS WHEN
05:12:47 YOU HAVE POWER LOSS?

05:12:49 THE GATES OPEN AUTOMATICALLY?
05:12:51 >> YES.
05:12:51 WE INSTALL AT EVERY SOLUTION BATTERY BACKUP.
05:12:56 PER CODE, WE HAVE TO SUPPLY ENOUGH POWER FOR THE GATES TO
05:12:58 OPEN UNTIL THE POWER COMES BACK ON.
05:13:04 >>Scotty Wood: ANY OTHER COMMENTS?
05:13:05 THANK YOU.
05:13:13 >> THANK YOU.
05:13:25 >> HI.
05:13:26 MY NAME IS MICHAEL MHAKA.

05:13:28 SUSAN'S HUSBAND.
05:13:29 I JUST GOT SOME STATISTICS.
05:13:34 WE TOOK A VOTE TWO MONTHS AGO, AND THE PEOPLE OVERWHELMINGLY
05:13:40 AFTER THEY SAW OUR PRESENTATION IN OUR COMMUNITY VOTED 72%
05:13:45 IN FAVOR OF THIS PLAN.
05:13:47 SO THIS IS WHAT OUR COMMUNITY WOULD LIKE TO HAVE.
05:13:51 AND TWO YEARS AGO WHEN WE DID IT JUST BY ELIMINATING THE
05:13:55 THIRD SHIFT, IT WAS MAYBE 50-50.
05:13:58 NEVER REALLY GOT A TRUE VOTE ON THAT.
05:14:00 AND THE COST SAVINGS WOULD NEVER BE ACHIEVED BY JUST
05:14:05 ELIMINATING ONE SHIFT.
05:14:09 AS YOU SEE, ONE SHIFT MAY ELIMINATE $70,000, BUT THEY JUST
05:14:13 RAISED THEIR RATES BY 25%.
05:14:18 THEY JUST RAISED THEIR RATES BY 25% AND GOD KNOWS WHERE IT'S
05:14:24 GOING TO STOP.

05:14:25 THEY WENT FROM 185,000 TO $235,000 A YEAR.
05:14:31 JUST BY ELIMINATING ONE SHIFT WOULD NEVER, EVER ACHIEVE THAT
05:14:36 COST SAVINGS.
05:14:37 EVERYBODY WOULD LIKE TO CUT COSTS, ESPECIALLY IN THESE
05:14:41 TIMES.
05:14:44 ACTUALLY, YOU'RE GETTING A WHOLE LOT MORE SECURITY BY THE
05:14:47 CAMERA SYSTEMS.
05:14:49 THAT'S ALL.
05:14:51 THE NUMBER SPEAKS FOR THEMSELVES.
05:14:54 MOST PEOPLE IN OUR COMMUNITY LIKE IT.
05:14:56 YOU MAY HEAR FROM SOMEBODY ELSE WHO MAY NOT LIKE IT, BUT THE
05:15:00 REAL ISSUE IS THE STACKING AND LETTING THE PEOPLE THROUGH
05:15:03 THE GATE.
05:15:04 THAT'S WHAT WE'RE HERE FOR.
05:15:05 THANK YOU.
05:15:07 >>Scotty Wood: THANK YOU.
05:15:08 ANY COMMENTS OR QUESTIONS FROM THE BOARD?
05:15:10 THANK YOU.
05:15:12 DOES THAT CONCLUDE YOUR PRESENTATION?
05:15:17 >> YES.
05:15:17 >>Scotty Wood: OKAY.
05:15:18 THEN I'LL OPEN THE PUBLIC HEARING.
05:15:23 >>Tammy Duran: LINDA WHITE.
05:15:24 AND THEN DEBBIE WILL BE NEXT.
05:15:33 >> LINDA WHITE.

05:15:34 LIVED AT GENOVA FOUR AND A HALF YEARS FULL-TIME.
05:15:37 I HAVE NEVER EXPERIENCED WHAT YOU'RE REFERRING TO AS
05:15:40 STACKING.
05:15:41 NOT ONCE.
05:15:44 THIS COMMUNITY HAS DONE A LOT OF LOOKING INTO THIS ISSUE
05:15:49 BEFORE IT DECIDED THAT IT WANTED TO DO WHAT IT'S PRESENTING

05:15:53 TO YOU.
05:15:54 THEY DID TAKE A VOTE.
05:15:55 THEY OVERWHELMINGLY ARE ASKING YOU TO ALLOW US TO DO THIS.
05:16:00 I JUST DON'T FEEL THAT THE REASON THAT YOU ARE GIVING,
05:16:06 STACKING, IS LEGITIMATE ONE TO DENY THIS COMMUNITY THIS.
05:16:09 IT'S THAT SIMPLE.
05:16:11 THANK YOU.
05:16:12 >>Scotty Wood: THANK YOU.
05:16:13 >>Tammy Duran: DEBBIE.
05:16:14 AND THEN PAUL IS AFTER HER.
05:16:21 >> I'M DEBBIE WALLACE.
05:16:24 I AM AGAINST THE MINOR ZONING AMENDMENT.
05:16:33 I'LL ADDRESS THE ISSUE OF MATERIAL CHANGE.
05:16:35 NANCY, OUR CONDOMINIUM DOCUMENTS CLEARLY SAY THAT THE
05:16:43 DEFINITION OF MATERIAL CHANGE OR A MAJOR ALTERATION REQUIRES
05:16:49 A 75% VOTE OF THE COMMUNITY.
05:16:54 I WILL READ THE LETTER I'VE WRITTEN.
05:16:58 ANYWAY, THE BOARD OFFERED THE VOTE AS FOLLOWS, TO MODIFY THE
05:17:03 FRONT GATE ACCESS TO THE COMMUNITY FROM BEING MANNED 24

05:17:06 HOURS A DAY TO A VIRTUAL GUARD SYSTEM, INCLUDING 24 HOURS A
05:17:11 DAY VIRTUAL GUARD MONITORING ALONG WITH CAPTURING ALL
05:17:15 TRANSACTIONS VIA VIDEO SURVEILLANCE FROM STRATEGICALLY
05:17:19 PLACED CAMERAS.
05:17:21 AS OF TODAY, THE TOTAL ENTITLED VOTE IS ACTUALLY 64% WITH
05:17:27 25% AGAINST AND 11% NOT VOTING.
05:17:30 SPECIFICALLY THEY HAVE 84 VOTES, BUT THEY NEED 99.
05:17:36 AND THE QUESTION CAME UP IN THE MAY 9 MEETING WHETHER THIS
05:17:40 WAS AN ACTUAL MATERIAL CHANGE, AND SEVERAL CONCERNED OWNERS
05:17:48 INVESTIGATED THE ISSUE AND FOUND IT WAS SUPPORTED IN LAW BY
05:17:53 TWO PRECEDENT CASES ALONG WITH TWO NEWSPAPER ARTICLES FROM
05:17:58 LOCAL ATTORNEYS.
05:17:59 I KNOW THE VILLAGE ATTORNEY IS NOW STATING THAT THIS DOES
05:18:06 NOT CONCERN THE VILLAGE, WHICH SEEMS TO CONTRADICT THE
05:18:10 DECISION MADE BY THE PLANNING AND ZONING BOARD ON MAY 9.
05:18:14 MY UNDERSTANDING AT THAT MEETING WAS ONE OF THE REASONS THE
05:18:17 BOARD DID NOT TAKE A VOTE WAS BECAUSE THEY FELT THEY COULD
05:18:20 NOT DETERMINE IF IT WAS A MATERIAL CHANGE.
05:18:22 AND IT WAS DECIDED THAT IT WOULD BE REVIEWED.
05:18:26 TO CONCLUDE, THERE ARE TWO TRIAL CASES WHICH CLEARLY DECIDED
05:18:33 PHYSICALLY ADDING SECURITY CAMERAS WAS A MATERIAL ALTERATION
05:18:37 REQUIRING A 75% VOTE OF ALL CONDO OWNERS.
05:18:41 THE FIRST ONE WAS BY STERLING VILLAGE CONDO VERSUS
05:18:47 BREITENBACH IN 1971.
05:18:51 IT STATED THE INSTALLATION OF A SECURITY CAMERA ON

05:18:55 CONDOMINIUM COMMON ELEMENTS IS CONSIDERED A MATERIAL
05:18:59 ALTERATION OR SUBSTANTIAL ADDITION TO THE COMMON ELEMENTS.

05:19:03 IN HICKEY VERSUS THE GEORGIAN CONDOMINIUM ASSOCIATION, THE
05:19:08 SUMMARY ORDER IN 1997, THE ARBITER FOUND THE INSTALLATION OF
05:19:13 A TIME-LAPSED CAMERA ON TOP OF A CONDOMINIUM BUILDING USED
05:19:17 TO MONITOR CONSTRUCTION IN AN ADJACENT LOT CONSTITUTED A
05:19:21 MATERIAL ALTERATION TO THE COMMON ELEMENTS, REQUIRING
05:19:27 COMPLIANCE WITH THE CONDOMINIUM DOCUMENTS.
05:19:28 THERE ARE ALSO TWO ARTICLES WHICH I HAVE.
05:19:32 ONE FROM NAPLES DAILY NEWS, ONE FROM THE NEWS PRESS, WHERE
05:19:37 LOCAL ATTORNEYS STATED, ADDING A SECURITY CAMERA IS
05:19:40 CONSIDERED A MATERIAL ALTERATION.
05:19:42 THE FLORIDA STATUTE OF CONDOMINIUMS AND THE GENOVA CONDO
05:19:48 DOCUMENTS REQUIRE A 75% APPROVAL OF ALL ENTITLED OWNERS, NOT
05:19:54 JUST 75% OF THOSE WHO VOTED.
05:19:56 WE THEREFORE REQUEST DENIAL OF THIS APPLICATION AND I DON'T
05:20:06 KNOW.
05:20:06 WE'RE ASKING YOU TO TAKE THAT VOTE TODAY.
05:20:08 ANY QUESTIONS?
05:20:11 >>Scotty Wood: THANK YOU.
05:20:15 >>Tammy Duran: PAUL AND THEN LUCY.
05:20:32 >> GOOD EVENING.
05:20:35 THANK YOU, CHAIRMAN WOOD AND BOARD MEMBERS FOR HEARING WHAT
05:20:42 WE HAVE TO SAY.
05:20:42 THE STACKING HAS NOT BEEN AN ISSUE, IS NOT AN ISSUE, AND IT

05:20:49 WON'T BE AN ISSUE.
05:20:50 IF ANYTHING, I BELIEVE IT'S MORE LIKELY TO HAVE A STACKING
05:20:56 PROBLEM WHEN WE HAVE A PERSON ON THE GATE.
05:21:02 I'VE HAD INSTANCES WHERE I HAVE RETURNED TO GET IN BEING
05:21:08 DRIVEN BY SOMEBODY THAT DID NOT LIVE IN GENOVA AND I WAS
05:21:12 UNABLE TO GET IN BECAUSE THERE WAS NO GUARD THERE.
05:21:17 WE KNOCKED ON THE DOOR.
05:21:19 WE BLEW OUR HORN.
05:21:21 WE WAITED 15 MINUTES.
05:21:23 WE CALLED THE PHONE NUMBER WHICH RANG ABOUT 15 TIMES AND
05:21:26 THEN WENT INTO VOICE MAIL TO SAY THE MAILBOX WAS FULL.
05:21:30 I DON'T KNOW WHERE THAT PERSON WAS, BUT IF BY CHANCE A
05:21:35 NUMBER OF CARS HAD COME IN AT THAT TIME, THERE WOULD HAVE
05:21:38 BEEN A STACKING PROBLEM BECAUSE THERE IS SUPPOSEDLY SOMEBODY
05:21:43 MANNING THE GATE.
05:21:43 WE HAD ONE TIME WHEN WE HAD A POWER OUTAGE, AND IT WAS A
05:21:48 BRIEF POWER OUTAGE, BUT DURING THAT OUTAGE I ALSO HAPPENED
05:21:51 TO BE RETURNING HOME AND I COULD NOT GET IN THE GATE.
05:21:56 THE GUARD WAS THERE.
05:21:57 I SAID HOW ARE WE GOING TO GET IN THE GATE?
05:21:59 SAID, I DON'T KNOW.
05:22:00 HE DIDN'T KNOW WHAT TO DO.
05:22:03 THEY ARE NOT GETTING GATE KEEPERS IS DIFFICULT.
05:22:08 IT'S NOT PAID WELL.

05:22:09 THE CALIBER OF PEOPLE ARE NOT ALL THE PEOPLE WANT THEM TO

05:22:13 BE.
05:22:14 AND THE AUTOMATED ONE, WE DON'T HAVE THAT PROBLEM.
05:22:17 SO I REALLY BELIEVE IF WE GO TO THE AUTOMATED SYSTEM IT WILL
05:22:24 IMPROVE THINGS.
05:22:25 IT WAS WELL PRESENTED ALREADY.
05:22:27 IT WILL IMPROVE THINGS SIGNIFICANTLY ON COST, ON EFFICIENCY,
05:22:31 SECURITY ACROSS THE BOARD.
05:22:32 SO I'M HOPING THAT THIS BOARD WILL GIVE US THE APPROVAL THAT
05:22:36 WE NEED SO THAT WE CAN MOVE ON WITH THIS.
05:22:40 AS YOU KNOW, OUR COSTS HAVE GONE UP SIGNIFICANTLY, AND IT
05:22:46 WAS DEMONSTRATED OR SHOWN YOU WHAT THE COST WOULD BE IF WE
05:22:50 HAVE TO KEEP PAYING FOR THE GATE, AND THIS BOARD WILL
05:22:53 PROBABLY RECALL THAT GENOVA THREE IS NOT BEING COMPLETED AS
05:22:59 ORIGINALLY PLANNED.
05:23:00 THERE'S GOING TO BE FAR FEWER DOORS UNDER WHAT'S NOW BEEN
05:23:04 APPROVED BY THIS BOARD.
05:23:06 AND WE'RE OKAY -- I'M OKAY WITH THAT, BUT THAT DOES MEAN
05:23:10 LESS DOORS AND THAT MEANS EVENTUALLY WHEN BARRON COLLIER
05:23:13 PULLS OUT, OUR COSTS ARE GOING TO GO UP SIGNIFICANTLY MORE
05:23:18 BECAUSE WE'LL HAVE FEWER DOORS PAYING IN TO SUPPORT THE
05:23:21 CLUBHOUSE, THE GATE, AND ALL THE COMMON AREAS.
05:23:24 SO THIS WOULD BE A DOUBLE BLOW TO US IF YOU WEREN'T ALLOWED
05:23:28 TO DO ANYTHING ABOUT THAT, AND I UNDERSTAND THAT, BUT HERE
05:23:31 YOU HAVE AN OPPORTUNITY TO DO SOMETHING TO HELP US HAVE A
05:23:36 DECENT BUDGET AND ALLOW PEOPLE TO STAY THAT DID NOT PLAN

05:23:40 ANYWHERE NEAR THIS AMOUNT OF MONEY TO PAY FOR THE GATE
05:23:44 KEEPER.
05:23:45 THANK YOU.
05:23:46 OH, AND MY LAST POINT, CHAIRMAN, CHAIRPERSON WOOD, I HAVE A
05:23:53 QUESTION ON WHETHER MR. WALLACE IS GOING TO RECUSE HIMSELF
05:23:56 WHEN YOU VOTE BECAUSE HE IS -- HE LIVES IN GENOVA AND HE IS
05:24:01 STRONGLY IN FAVOR OF KEEPING THE GATE KEEPER.
05:24:05 I THINK THAT'S A CONFLICT OF INTEREST AND I WOULD HOPE YOU
05:24:10 WOULD AGREE WITH ME, AND THAT WOULD BE THE RESULT.
05:24:12 THANK YOU.
05:24:16 >>Scotty Wood: THANK YOU.
05:24:17 NANCY, WOULD YOU COMMENT ON THE CONFLICT OF INTEREST MATTER,
05:24:23 PLEASE?
05:24:24 >>Nancy Stroud: YES.
05:24:24 I HAVE CONSULTED WITH MR. WALLACE.
05:24:28 HE DID RAISE -- HE WANTED TO KNOW WHETHER HE HAD A CONFLICT
05:24:31 OF INTEREST UNDER THE FLORIDA LAW.
05:24:32 AND WE LOOKED AT THE PARAMETERS UNDER THE COMMISSION OF
05:24:36 ETHICS RULINGS, AND ONE, I HAVE CONCLUDED THAT BASED ON MR.
05:24:46 WALLACE'S OWNERSHIP OF A UNIT, THAT HE FALLS BELOW THE

05:24:51 THRESHOLD THAT THE COMMISSION OF ETHICS HOLDS AS A PROBLEM,
05:24:58 AS A CONFLICT.
05:24:59 IF YOU'RE UNDER 1% OF THE OWNERS THEN THE RULE OF THE
05:25:02 COMMISSION IS THAT YOU DO NOT HAVE A CONFLICT.
05:25:05 THIS ARISES OFTEN IN LOCAL GOVERNMENTS WHEN PEOPLE ARE

05:25:10 RESIDENTS, AND THEY ALSO SIT ON THE BOARD.
05:25:13 SO THAT PARAMETER HAS BEEN ESTABLISHED AND IS
05:25:17 WELL-RESPECTED.
05:25:18 I'VE ADVISED MR. WALLACE ABOUT HIS CONFLICT, AND HE HAS
05:25:24 DECIDED I THINK CORRECTLY THAT HE DOESN'T HAVE A CONFLICT
05:25:27 BASED ON THOSE PARAMETERS.
05:25:30 >>Jim Wallace: LET ME JUST, SINCE IT'S COME UP, I'LL SAY
05:25:36 PUBLICLY WHAT I SAID TO YOU AND MARY IS I AM NOT A BOARD
05:25:41 MEMBER OF GENOVA ONE OR GENOVA TWO CONDO ASSOCIATIONS.
05:25:46 I AM NOT A BOARD MEMBER OF THE MASTER ASSOCIATION.
05:25:51 I AM NOT A SHAREHOLDER OR AN OFFICER OF THE RESIDENTS OF
05:25:55 MERCADO OR CREEKSIDE OR BARRON COLLIER OR CC HOMES WHO ARE
05:26:00 THE MANAGING DEVELOPER.
05:26:02 I NO LONGER HAVE ANY EQUITY IN GENOVA PARTNERS AND NO LONGER
05:26:08 HAVE ANY OPPORTUNITY -- THEREFORE, HAVE NO LONGER HAVE ANY
05:26:15 OPPORTUNITY FOR FUTURE GAIN OR PROFIT FROM THE GENOVA
05:26:18 PROJECT.
05:26:19 AND, YES, I AM A RESIDENT OF GENOVA, BUT IN KEEPING WITH
05:26:24 FLORIDA LAW, THAT REPRESENTS LESS THAN 1%.
05:26:27 THERE'S 131 HOMES.
05:26:29 I THINK EVENTUALLY 162.
05:26:33 I OWN ONE OF THEM, LESS THAN 1%, WHICH IS LESS THAN THE
05:26:37 FLORIDA STATUTE REQUIRES.
05:26:39 THEREFORE THERE IS NO CONFLICT OF INTEREST.
05:26:43 >>Scotty Wood: I WANT TO GIVE THE APPLICANT AN OPPORTUNITY

05:26:45 FOR REBUTTAL.
05:26:46 >>Tammy Duran: I STILL HAVE MORE COMMENTS.
05:26:48 >>Scotty Wood: I'M SORRY.
05:26:49 >>Tammy Duran: THAT'S OKAY.
05:26:50 LUCY.
05:26:51 I HAVE FRANK NEXT.
05:26:53 AND THEN AFTER THAT IS DIANE.
05:27:09 >> WELL, THANK YOU FOR THE OPPORTUNITY TO SPEAK TO THIS
05:27:15 BOARD THIS EVENING.
05:27:15 MY NAME IS FRANK SCHMUCK.
05:27:17 MY WIFE AND I LIVE IN GENOVA IN UNIT A 305 AND HAVE FOR THE
05:27:22 LAST TWO YEARS.
05:27:22 IT APPEARS TO US THAT THE ATTORNEY REPRESENTING THE
05:27:26 DEVELOPER AND GENOVA HOAs MAY NOT HAVE BEEN MADE AWARE OF
05:27:30 ALL THE FACTS.
05:27:30 THE GENOVA MAY 22nd, 2023, VOTE COVER LETTER THAT YOU'VE

05:27:37 HEARD ABOUT WAS THE FIRST TIME THE HOA REVEALED THIS VIRTUAL
05:27:41 GATE PROJECT CONTAINS A VIRTUAL GUARD MONITORING ALONG WITH
05:27:46 CAPTURING ALL TRANSACTIONS VIA VIDEO SURVEILLANCE FROM
05:27:51 STRATEGICALLY PLACED CAMERAS.
05:27:53 WE'VE HEARD THE TERM CAMERAS ALL EVENING.
05:27:55 BUT DECISIONS OVER SECURITY CAMERAS AND HOA ARBITRATIONS
05:27:59 BEFORE THE STATE OF FLORIDA'S DIVISION OF CONDOMINIUMS, TIME
05:28:02 SHARES AND MOBILE HOMES HAVE HELD THAT SECURITY CAMERA
05:28:06 INSTALLATIONS MAY BE CONSIDERED MATERIAL ALTERATIONS OR AN

05:28:13 ASSOCIATION MUST, QUOTE, FIND A DEMONSTRATED HISTORY OF
05:28:17 CRIMES IN THE COMMUNITY.
05:28:19 THAT'S IMPORTANT.
05:28:20 THE GENOVA BOARD OF DIRECTORS MEETING MINUTES AND
05:28:22 NEWSLETTERS TO THE COMMUNITY OVER THE LAST TWO YEARS HAVE
05:28:25 NOT INDICATED ANY ISSUES WITH CRIMINAL ACTIVITY.
05:28:28 OVER THE COURSE OF ONE YEAR, AUGUST 2021 TO AUGUST 2022, THE
05:28:34 LEE COUNTY SHERIFF'S OFFICE HAD ONLY 8 CALLS FOR GENOVA.
05:28:40 AND NEARLY ALL OF THEM WERE DURING DAYLIGHT HOURS.
05:28:43 YOU HAVE THEM IN FRONT OF YOU.
05:28:44 THREE WERE HANG-UP CARS, WHICH WERE MISDIALS, TWO WERE
05:28:48 POSSIBLE SUSPICIOUS PERSON WITH NOTHING BEING FOUND AS THEY
05:28:51 WERE AMAZON DELIVERIES.
05:28:53 ONE WAS A REQUEST FOR AN AREA CHECK, WHATEVER THAT IS, AND
05:28:57 SADLY, ONE WAS AN ACCIDENTAL DEATH OF A UNIT OWNER.
05:29:02 LAW ENFORCEMENT COMMENTED TO US THAT THE SECURITY IN GENOVA
05:29:06 IS SUPERB AND A WONDERFUL PLACE TO LIVE WITH NO CRIME.
05:29:11 WITH NO CRIMINAL ACTIVITY, ANYTIME CAMERAS ARE PLACED IN THE
05:29:15 COMMUNITY, AS IT HAS BEEN ADJUDICATED BY THE FLORIDA COURTS
05:29:19 THAT PER STATE LAW AND THE GOVERNING DOCUMENTS OF GENOVA, A
05:29:22 VOTE MUST BE TAKEN WITH 75% APPROVAL OF THE COMMUNITY.
05:29:25 GENOVA VOTED AND OFFICIALLY MISSED THAT THRESHOLD FOR WHAT
05:29:31 HAS BEEN SUBMITTED TO THIS BOARD IN THE GENOVA GATE ACCESS
05:29:35 MODIFICATION PRESENTATION.
05:29:35 ON PAGE 15 OF THE APPLICATION IN FRONT OF YOU, GENOVA ONE

05:29:40 PRESIDENT WRITES, QUOTE, APPROXIMATELY TWO YEARS AGO,
05:29:43 RESIDENTS OF GENOVA ONE AND TWO ASSOCIATIONS CAME TO THE
05:29:49 RESPECTIVE BOARD REQUESTING THEM TO FIND WAYS TO REDUCE
05:29:53 QUARTERLY FEES.
05:29:55 THIS PROJECT IS AND ALWAYS HAS BEEN ABOUT SAVING MONEY, NOT
05:29:59 SECURITY.
05:30:00 WHY?
05:30:00 BECAUSE ONCE AGAIN THERE'S NO CRIME IN GENOVA.
05:30:05 AND HAD THE COMMUNITY BEEN TOLD THAT, MAY HAVE LOOKED AT IT
05:30:08 A LITTLE BIT DIFFERENTLY.
05:30:09 THERE ARE REPORTED CASES WHERE ARBITRATORS HAVE FOUND THAT
05:30:13 ASSOCIATIONS WHO FAILED TO ESTABLISH A CONVINCING FACTUAL

05:30:18 PREDICATE THAT REMOVING A LIVE GUARD AND MOVING TO VIDEO
05:30:21 SURVEILLANCE CAMERAS ARE MORE THE RESULT OF BUDGETARY RATHER
05:30:25 THAN SECURITY CONCERNS.
05:30:27 SO THEY RULED IN THESE CASES OF BUDGET RATHER THAN SECURITY,
05:30:32 THESE ARE MATERIAL ALTERATIONS AND REQUIRE A VOTE OF UNIT
05:30:36 OWNERS WITH 75% APPROVAL PER STATE LAW.
05:30:38 THAT DID NOT HAPPEN IN GENOVA.
05:30:42 THE GENOVA BOARD OF DIRECTORS HAS MORE THAN ONCE TRIED AND
05:30:45 ONCE ACTUALLY PLACED CAMERAS IN THE COMMON ELEMENTS OF THE
05:30:48 COMMUNITY WITHOUT SEEKING AND ATTAINING PROPER VOTING
05:30:51 THRESHOLD.
05:30:52 IN AUGUST OF 2022, SIX RING SECURITY CAMERAS WERE INSTALLED
05:30:57 IN THE COMMON AREAS OF THE GENOVA HOA.

05:30:59 THE REASON WAS TO PREVENT CRIME.
05:31:02 THE ONLY PROBLEM IS THE LEE COUNTY SHERIFF HAS NO REPORTS OF
05:31:05 CRIME FOR THE COMMUNITY OF GENOVA.
05:31:07 EVEN, QUOTE, EVEN A RING VIDEO DOORBELL INSTALLED BY UNIT
05:31:11 OWNERS WAS FOUND TO BE A, QUOTE, MATERIAL ALTERATION, AS
05:31:14 RULED BY A FLORIDA ARBITRATOR JUST THREE YEARS AGO.
05:31:18 SO ONCE AGAIN, GENOVA SHOULD HAVE TAKEN A VOTE OF THE
05:31:21 COMMUNITY.
05:31:22 ONCE THEY DID NOT AND IT WAS A CLEAR VIOLATION OF FLORIDA
05:31:26 STATE LAW AND COMMUNITY DOCUMENTS.
05:31:28 THE OTHER TIME, AS WITH THIS PROJECT, THEY DID, YET IT
05:31:31 DIDN'T MEET THE 75% THRESHOLD.
05:31:34 SO IN CLOSING, THE VILLAGE OF ESTERO STAFF IS RECOMMENDING
05:31:38 YOU DISAPPROVE THE VIRTUAL GATE PROJECT.
05:31:44 AN APPROVAL OF THIS PROJECT MAY PLACE THE VILLAGE AND
05:31:46 COUNCIL AT RISK FOR LITIGATION OVER VIOLATION OF STATE LAW
05:31:49 AND COMMUNITY GOVERNING DOCUMENTS.
05:31:51 SO FOR THIS REASON, WE KINDLY ASK YOU TO DENY THIS REQUEST
05:31:55 FOR THE ABOVE STATED EVIDENCE.
05:31:57 THANK YOU.
05:32:00 >>Tammy Duran: AND THEN DIANE.
05:32:02 >>Scotty Wood: ANY OTHER CARDS?
05:32:04 >>Tammy Duran: DIANE.
05:32:15 >> MY NAME IS DIANE NASH.
05:32:17 I LIVE IN GENOVA.

05:32:19 MY NAME IS DIANE NASH.
05:32:24 I DO LIVE IN GENOVA.
05:32:26 I'M GOING TO ADDRESS THE ISSUE OF THE STACKING ISSUE BECAUSE
05:32:32 I WENT OUT THERE TODAY AND LOOKED TO SEE IF WE EVEN HAD A
05:32:36 PROBLEM.
05:32:37 IT'S MY UNDERSTANDING THAT THE ENTRANCE FOR THE GUESTS WILL
05:32:41 BE CHANGING TO THE RIGHT SIDE AND THE RESIDENTS WILL GO INTO
05:32:45 THE OTHER SIDE, THE LEFT SIDE.

05:32:47 I LOOKED AT THE GUEST LANE AND IN FRONT OF THE GATE THERE
05:32:55 WAS APPROXIMATELY 125-FOOT.
05:32:58 THE ENTRY IN FRONT OF BUILDING A IS APPROXIMATELY 200 FEET.
05:33:05 THEN AS AN EXAMPLE, I TOOK MY OWN CAR, WHICH IS A SUBARU,
05:33:12 IT'S AN OUTBACK.
05:33:13 IT'S NOT A SMALL CAR, OBVIOUSLY.
05:33:15 WHAT I DID IS I JUST ROUGHLY DID A CALCULATION AND I CAME
05:33:23 OUT TO LIKE 17-FOOT AND I ALWAYS BUMPED IT UP.
05:33:27 AND THEN I JUST MADE IT 20 AND THEN I PUT FIVE FOOT IN
05:33:31 BETWEEN EACH CAR.
05:33:33 SO IN FRONT OF THE GATE, YOU CAN HAVE FIVE CARS.
05:33:39 AND IN FRONT OF BUILDING A, YOU CAN HAVE A MINIMUM OF 8
05:33:43 CARS.
05:33:46 I TOOK THAT FROM THE DRAINAGE THING WHEN YOU CAN FULLY MOVE
05:33:50 OFF THE ROAD SO THAT -- IN OTHER WORDS, YOU KNOW HOW IT KIND
05:33:55 OF BENDS IN.
05:33:56 I TOOK THE MEASUREMENT FROM INSIDE WHERE YOU COULD GET THE

05:33:59 CAR COMPLETELY OFF THE ROAD.
05:34:01 BASED ON THE STATISTICS OF THE NUMBERS OF CARS THAT ENTER
05:34:11 OUR GATES AS GUESTS, THERE APPEARS NOT TO BE ANY PROBLEM AS
05:34:17 FAR AS THE STACKING GOES.
05:34:18 OBVIOUSLY I AM FOR THE GATE BEING CHANGED.
05:34:27 THANK YOU.
05:34:28 >>Scotty Wood: THANK YOU.
05:34:29 >>Tammy Duran: THAT'S ALL.
05:34:30 >>Scotty Wood: THAT'S IT.
05:34:31 I'D LIKE TO GIVE THE APPLICANT, HAS THE RIGHT OF REBUTTAL.
05:34:37 IF YOU WISH TO REBUT, GO AHEAD.
05:34:44 >>Dan Olson: AGAIN, THANK YOU.
05:34:45 THERE WAS A LOT OF TALK ABOUT STATUTES AND FLORIDA STATUTES
05:34:48 AND THAT.
05:34:49 THE MASTER ASSOCIATION FALLS UNDER STATUTE, FLORIDA STATUTE
05:34:52 720, WHICH DOESN'T SAY THAT YOU NEED 75% OF THE VOTERS TO
05:34:57 VOTE.
05:34:58 IT IS SILENT TO IT.
05:35:00 AND WE TALKED TO KATHLEEN PASSIDOMO, WHO IS OUR ATTORNEY,
05:35:03 AND SHE ALSO SAYS IT ISN'T 75% VOTE.
05:35:08 IT IS A MINIMUM 50%.
05:35:10 SHE ALSO SAID THAT MATERIAL CHANGE FOR CAMERAS IS NOT
05:35:13 AFFECTED BY THAT.
05:35:14 THE OTHER THING IS THAT IN HOUSE BILL 837 OF THIS YEAR,
05:35:22 WHICH THE GOVERNOR SIGNED IN MAY, IT SAYS THAT YOU HAVE 10

05:35:27 THINGS YOU NEED TO DO TO YOUR COMMUNITY.
05:35:29 AND ONE OF THEM IS TO ADD CAMERAS TO THE ENTRANCE OF THE
05:35:33 DEVELOPMENT.
05:35:35 SO UNDER THAT LAW, THAT HAS BEEN SIGNED BY THE GOVERNOR, I

05:35:41 THINK WE HAVE THE RIGHT TO PUT CAMERAS THERE.
05:35:43 THAT'S MY REBUTTAL.
05:35:45 THANK YOU.
05:35:46 >>Scotty Wood: THANK YOU.
05:35:46 IF THERE IS NO FURTHER TESTIMONY, I WILL CLOSE THE PUBLIC
05:35:56 HEARING.
05:35:57 YOU CAN GO AHEAD AND REBUT.
05:35:58 >> HI.
05:35:59 I WAS GOING TO SAY A LOT OF WHAT DAN JUST SAID, BUT THAT IS
05:36:02 EXACTLY, I WAS ON THE SAME CONVERSATION WITH OUR DEVELOPER,
05:36:05 AS WELL AS KATHLEEN PASSIDOMO AND THAT IS EXACTLY WHAT SHE
05:36:08 TOLD US, IN ADDITION, SHE HAD SAID A LOT OF THIS INFORMATION
05:36:12 WAS BECAUSE IT WAS FOR MARKETING PURPOSES WHEN IT HAD THE
05:36:15 MANNED GATE INFORMATION.
05:36:16 NOW WE KNOW THAT THE VILLAGE OBVIOUSLY APPROVED THAT AS A
05:36:21 CONSENSUS THAT WE NEEDED THE 24-HOUR MANNED GATE.
05:36:24 BUT ALL OF THESE OTHER ITEMS HAVE NOTHING TO DO WITH WHY
05:36:29 WE'RE HERE, WHICH IS STACKING.
05:36:31 THAT IS THE VILLAGE CONCERN.
05:36:32 WE KNOW OR WE WOULDN'T HAVE GOTTEN TO THIS POINT THAT WE HAD
05:36:36 THE CORRECT ASSOCIATION RULES AND DOCUMENTS THAT WE'RE

05:36:42 PULLING UP, WHICH IS, AS DAN SAID, 720 STATUTE.
05:36:45 IT IS DIFFERENT THAN THE ACTUAL INDIVIDUAL BUILDING
05:36:49 STATUTES, WHICH ARE THE 718.
05:36:50 SO WE KNOW THAT WE FOLLOWED THE CORRECT ONE, AND WE PUT THAT
05:36:54 OUT THERE.
05:36:55 ALL ALONG WE HAD SAID SECURITY AND COST SAVINGS WERE
05:36:59 PARAMOUNT TO WHAT WE WERE DOING THIS FOR AND WHY WE WERE
05:37:02 WORKING WITH OUR RESIDENTS.
05:37:03 AND RESIDENTS HAVE EVERY OPPORTUNITY, AND IT WASN'T WHAT
05:37:08 FRANK SAID, THE LAST COUPLE OF MONTHS.
05:37:11 WE HAVE BEEN WORKING ON THIS FOR ONE AND A HALF YEARS.
05:37:14 WE'VE HAD EDUCATION THAT WE OFFERED TO ALL RESIDENTS THAT
05:37:17 WENT BACK TO NOVEMBER OF 2022.
05:37:20 THERE WAS PLENTY OF OPPORTUNITY.
05:37:24 IF ANYBODY HAD ANYTHING TO SAY OR ANY CONCERNS TO COME OUT.
05:37:27 AND THEN WE TOOK THE FORMAL LEGAL VOTE, WHICH REALLY THE
05:37:31 MASTER ASSOCIATION COULD HAVE DONE ON THEIR OWN AS A BOARD.
05:37:35 HOWEVER, OUR DEVELOPER WANTED IT TO BE MEMBER DRIVEN.
05:37:38 THEY WANTED THE MEMBERS TO, BECAUSE WE ARE THE ONES WHO LIVE
05:37:41 HERE, SO THEY WANTED IT TO BE US AS TO WHETHER OR NOT WE
05:37:45 WANTED TO MOVE FORWARD WITH THIS.
05:37:47 AND THAT'S WHY WE KEPT IT AS A MEMBER-DRIVEN INITIATIVE.
05:37:53 >>Scotty Wood: THANK YOU.
05:37:54 ANY OTHER REBUTTAL COMMENTARY?
05:37:58 NOW I'LL CLOSE THE PUBLIC HEARING.

05:38:02 I WANT TO ADDRESS THE BOARD.
05:38:07 DOES ANYBODY ON THE BOARD WANT TO MAKE A MOTION?
05:38:12 >>Barry Jones: I WANTED TO ASK A QUESTION REAL QUICK.
05:38:14 ONE OF THE REASONS THEY HAD TO GET A MANNED GATE IS THEY
05:38:18 WERE LESS THAN A HUNDRED FEET FROM THE INTERSECTING STREET,
05:38:21 AND THAT IS WHAT I READ IN THE ZONING ORDINANCE, THAT THEY
05:38:24 REQUESTED A DEVIATION, THE APPROVAL FOR THE DEVIATION
05:38:28 INCLUDED THE STIPULATION FOR THE MANNED GATE.
05:38:30 NOW, TYPICALLY WHEN YOU MEASURE INTERSECTING STREET, YOU
05:38:34 MEASURE OUT TO THE TRAVEL LANE THAT YOU INTERSECT WITH.
05:38:39 ALL THESE MEASUREMENTS I'M SEEING HERE ARE TO THE
05:38:41 RIGHT-OF-WAY LINE, WHICH IS PROBABLY 15 TO 18 FEET FROM THE
05:38:45 INTERSECTING STREET.
05:38:46 DO THEY TRULY EVEN NEED THE DEVIATION IF THEY HAVE GOT MORE
05:38:50 THAN A HUNDRED FEET FROM THE THRU LANE?
05:38:55 >>Mary Gibbs: I THINK I'M GOING TO HAVE JIM -- HE JUST SAID
05:38:59 THAT THE MEASUREMENT IS TO THE PROPERTY LINE.
05:39:01 BUT MAYBE HE CAN COME UP TO THE PODIUM.
05:39:05 >>Barry Jones: IS THAT SPELLED OUT IN THE VILLAGE ORDINANCES
05:39:07 OR SOMETHING?
05:39:08 >>Jim Hart: IT'S IN THE LAND DEVELOPMENT CODE.
05:39:11 >>Barry Jones: WHEN IT SAYS INTERSECTING STREET --
05:39:14 >>Jim Hart: IT IS ACTUALLY MEASURING FROM THE KIOSK ITSELF
05:39:18 BACK, NOT TO THE FRONT OF THE CAR.
05:39:20 SO YOUR MEASUREMENT, I THINK WE WENT OUT AND MEASURED AND IT

05:39:24 WAS LIKE 87 FEET IS WHAT IT WOULD BE ROUGHLY FROM WHERE THE
05:39:28 KIOSK WILL BE.
05:39:28 >>Barry Jones: -- SAYS ENTRANCE GATES SHALL BE LOCATED A
05:39:31 MINIMUM OF HUNDRED FEET FROM THE EXISTING INTERSECTING
05:39:34 STREET.
05:39:35 IT DOESN'T SAY HUNDRED FEET FROM THE KIOSK TO THE PROPERTY
05:39:38 LINE.
05:39:38 IT SAYS HUNDRED FEET FROM THE GATE TO THE INTERSECTING
05:39:43 STREET.
05:39:43 >>Jim Hart: IN THE LAND DEVELOPMENT CODE.
05:39:45 >>Barry Jones: THAT IS CORRECT.
05:39:46 >>Jim Hart: WE'RE TALKING ABOUT TWO DIFFERENT THINGS.
05:39:48 ONE IS THE ZONING ORDINANCE.
05:39:50 THE OTHER IS THE LAND DEVELOPMENT CODE.
05:39:52 >>Barry Jones: THIS REFERENCES 341748 OUT OF THE LDC.
05:39:58 >>Jim Hart: THE CURRENT LDC THOUGH HAS A DIFFERENT
05:40:01 REQUIREMENT.
05:40:02 >>Barry Jones: OKAY.
05:40:03 SO THE CURRENT LDC REQUIRES YOU TO MEASURE TO THE PROPERTY
05:40:06 LINE FROM THE KIOSK AND IT'S SPELLED OUT DIFFERENTLY.
05:40:10 >>Jim Hart: CORRECT.
05:40:11 >>Barry Jones: THANK YOU FOR THAT CLARIFICATION.

05:40:12 >>Mary Gibbs: THIS WAS APPROVED -- THE ZONING WAS APPROVED
05:40:14 IN 2016.
05:40:16 >>Barry Jones: WE CONSIDER STACKING DISTANCE, USUALLY WE

05:40:19 LOOK AT STACKING DISTANCE AVAILABLE IN THE TURN LANES, TOO,
05:40:22 IF YOU'VE GOT, AND THIS HAS RIGHT-IN, LEFT-IN TURN LANES.
05:40:27 WOULDN'T THOSE TURN LANES ALSO PROVIDE ADDITIONAL THROAT
05:40:31 DEPTH FOR STACKING DISTANCE IF IT BECAME A PROBLEM?
05:40:35 I'M INCLINED TO APPROVE IT AND I DON'T LIKE TO DISAGREE WITH
05:40:41 STAFF, BUT WITH THE LENGTHS OF THE TURN LANES AND THE
05:40:45 TESTIMONY THAT WE'VE HEARD HERE AND THE WILLINGNESS TO
05:40:50 RECONSIDER, TO RESTAFF IN THE EVENT THAT THERE IS A PROBLEM,
05:40:55 I DON'T HAVE AN OBJECTION TO APPROVING IT.
05:40:59 SO I'D MAKE A MOTION THAT IT BE APPROVED --
05:41:02 >>Anthony Gargano: BEFORE THE MOTION, I HAVE A QUESTION.
05:41:07 >>Barry Jones: SURE.
05:41:08 HE ASKED FOR A MOTION.
05:41:09 GO AHEAD.
05:41:10 >>Anthony Gargano: MY QUESTION IS TO STAFF.
05:41:11 WE'VE HEARD SO MANY COMMENTS TONIGHT WITH REGARD TO
05:41:17 STACKING.
05:41:21 HAS THAT CHANGED -- HAS WHAT YOU HAVE HEARD TONIGHT CHANGED
05:41:24 ANYTHING WITH REGARD TO YOUR FINDINGS ON STACKING?
05:41:29 >>Mary Gibbs: THIS IS A REALLY TOUGH CASE BECAUSE THERE'S SO
05:41:34 MANY DIFFERENT OPINIONS.
05:41:35 THERE IS ENOUGH STACKING PER THE CODE.
05:41:40 THEY DO MEET THE HUNDRED FEET.
05:41:43 WE WERE CONCERNED BECAUSE THE TURNAROUND IS BEHIND IT
05:41:44 INSTEAD OF IN FRONT OF IT.

05:41:46 BUT I THINK THAT WE HAVE -- IF YOU'RE ALL INCLINED TO
05:41:52 APPROVE IT, WE HAVE A CONDITION IN THE RESOLUTION TO APPROVE
05:41:56 IT THAT SAYS THAT IF THERE BECOMES A STACKING PROBLEM, THEN
05:42:01 THEY HAVE TO GET WITH US IMMEDIATELY TO FIND A WAY TO
05:42:04 RESOLVE IT.
05:42:05 SO WE DO HAVE THAT CONDITION IN THERE AS KIND OF A STOPGAP.
05:42:11 I DON'T THINK WE'RE CONCERNED ABOUT THAT.
05:42:12 I THINK WE'VE GOT THAT COVERED WITH THAT CONDITION.
05:42:16 >>Anthony Gargano: OKAY.
05:42:17 THANK YOU.
05:42:18 >>Barry Jones: I WOULD JUST OFFER THAT IT'S NOT OUR POSITION
05:42:21 TO DETERMINE WHETHER IT'S LEGAL OR NOT VERSUS A MATERIAL
05:42:25 DIFFERENCE WITH 75% RULE OR ANY OF THAT.
05:42:27 WE'RE NOT A COURT OF LAW HERE TO MAKE A DECISION ON THAT.
05:42:31 IF WE MAKE A DECISION --
05:42:34 >>Nancy Stroud: THE VILLAGE IS NOT EMPOWERED TO MAKE
05:42:37 DETERMINATIONS ABOUT HOMEOWNER ASSOCIATION DOCUMENTS.
05:42:40 THE REMEDY IS FOR THEM TO CHALLENGE THAT IN COURT IF THEY

05:42:45 THINK IT WASN'T PROPERLY, YOU KNOW, ACCORDING TO THE
05:42:49 HOMEOWNER ASSOCIATION DOCUMENTS.
05:42:51 BUT YOU CAN IMAGINE IF THE VILLAGE HAD TO MAKE ALL THOSE
05:42:54 DETERMINATIONS, WE WOULD NEVER GET OUT OF THESE MEETINGS.
05:42:57 EVER.
05:42:58 WE'D HAVE MEETINGS EVERY DAY.
05:43:01 >>Michael Sheeley: THAT ITEM IS OF NO CONSIDERATION FOR THIS

05:43:03 BOARD.
05:43:03 >>Nancy Stroud: CORRECT.
05:43:06 >>Scotty Wood: ANY OTHER COMMENTS?
05:43:08 >>Jim Wallace: EVERYBODY WANTS TO SWEEP IT UNDER THE RUG,
05:43:14 NOT EVERYBODY, BUT PEOPLE WANT TO SWEEP IT UNDER THE RUG.
05:43:17 I TOTALLY RESPECT WHAT THE ASSOCIATION PRESENTERS HAVE SAID,
05:43:22 SPECIFICALLY TO LEGALITY OF THIS WHOLE APPLICATION.
05:43:25 I HAVE THE GREATEST RESPECT FOR KATHLEEN PASSIDOMO.
05:43:30 SHE WAS MY ATTORNEY FOR 30 YEARS.
05:43:34 VERY, VERY CAPABLE.
05:43:35 AND CERTAINLY SHE KNOWS THE STATUTE OF CONDOMINIUMS
05:43:38 EXTREMELY WELL.
05:43:40 BUT I THINK SHE WOULD AGREE THAT SHE IS NOT A LITIGATION
05:43:43 ATTORNEY.
05:43:44 SHE'S ABSOLUTELY CORRECT ABOUT THERE IS NOTHING IN THE
05:43:48 STATUTE OF THE BUREAU OF CONDOMINIUMS THAT ADDRESSES VIDEO
05:43:55 CAMERAS, BUT NOT BEING A LITIGATION ATTORNEY, SHE PROBABLY
05:44:00 WAS NOT AWARE THAT THERE SEEMS TO BE, I THOUGHT THERE WERE
05:44:03 ONLY TWO, EVIDENTLY THERE ARE FOUR OR FIVE PRECEDENT CASES
05:44:06 THAT SAY THAT 75% VOTE OF ALL ENTITLED UNIT OWNERS ARE
05:44:16 REQUIRED.
05:44:18 UNFORTUNATELY, I DON'T KNOW WHETHER OR NOT AFTER THE LAST
05:44:22 MAY MEETING, I DON'T KNOW WHETHER THE CONDO ASSOCIATION WENT
05:44:25 BACK KNOWING THEY HAD 84 AND THEY NEEDED 99.
05:44:30 I DON'T KNOW WHETHER THEY WENT BACK AND TRIED TO GET THE

05:44:32 OTHER 15 PEOPLE TO APPROVE IT.
05:44:34 I HAVE NO IDEA.
05:44:37 BUT I'M JUST VERY CONCERNED.
05:44:41 AS I SAY, I HAVE THE GREATEST RESPECT FOR KATHLEEN
05:44:44 PASSIDOMO, AND SHE'S ABSOLUTELY RIGHT ABOUT WHAT IS IN THE
05:44:46 BUREAU OF CONDOMINIUMS STATUTE.
05:44:50 BUT WHAT CONSTITUTES A MATERIAL CHANGE HAS BEEN DECIDED FOUR
05:44:53 OR FIVE TIMES AS WELL AS OPINIONS OF ATTORNEYS THAT ARE
05:44:56 LITIGATION ATTORNEYS IN THIS PARTICULAR SUBJECT.
05:45:00 I JUST CAN'T GET MYSELF -- AND IT'S NOT BECAUSE I DESIGNED
05:45:06 GENOVA.
05:45:07 I MEAN, IT'S NOT BECAUSE IT WAS MY CHILD AND MY CREATION.
05:45:10 IT'S BECAUSE I WANT TO BE SURE THAT WE RESPECT THE
05:45:14 DEMOCRATIC RIGHTS OF PROPERTY OWNERS.

05:45:18 I KNOW THAT NANCY AND OTHERS MAY SAY, WELL, THAT'S NOT THE
05:45:22 POSITION OR THE AUTHORITY, MANDATE OF THIS PANEL, BUT I HAVE
05:45:30 GREAT DIFFICULTY LENDING MY HAND TO SOMETHING THAT IT
05:45:35 APPEARS IN FOUR OR FIVE CASES, PRECEDENT CASES AND IN THE
05:45:40 OPINION OF LITIGATION ATTORNEYS WHO ARE VERY FAMILIAR WITH
05:45:44 THIS SITUATION, THAT LESS THAN 75% VOTE, THE APPLICATION
05:45:50 SHOULD NOT HAVE BEEN MADE AND I GUESS THE APPLICATION SHOULD
05:45:53 NOT HAVE BEEN ACCEPTED BY THE VILLAGE.
05:45:57 I HAVE GREAT DIFFICULTY BECAUSE I DON'T THINK THE
05:46:01 APPLICATION ITSELF IS A VALID APPLICATION.
05:46:06 >>Scotty Wood: I WILL NOW CALL FOR A MOTION.

05:46:12 >>Barry Jones: MAKE A MOTION TO APPROVE THE STAFF
05:46:14 RECOMMENDATIONS TO BE REEVALUATED AT THE TIME AND PLACE IF
05:46:19 STACKING BECOMES A PROBLEM THAT IT INTERFERES WITH THE
05:46:22 TRAFFIC PATTERNS.
05:46:25 >>Nancy Stroud: JUST SO I'M CLEAR, MR. JONES, YOU'RE
05:46:28 RECOMMENDING THE APPROVAL OF THE APPLICATION WITH THE
05:46:30 CONDITIONS SET OUT BY THE STAFF.
05:46:35 >>Barry Jones: YES, MA'AM.
05:46:41 >>Michael Sheeley: SECOND.
05:46:42 >>Scotty Wood: ANY FURTHER DISCUSSION?
05:46:45 >>Jim Wallace: MY UNDERSTANDING WAS THAT TO APPROVE THIS,
05:46:48 THE BOARD HAD TO DEMONSTRATE OR STATE WHAT WAS INCORRECT IN
05:46:54 THE STAFF RECOMMENDATION AND THE STAFF REPORT.
05:46:58 >>Scotty Wood: NO, THAT'S NOT TRUE.
05:46:59 IF WE DENY, WE MUST STATE THE REASON FOR OUR DENIAL.
05:47:05 >>Jim Wallace: I'M SORRY.
05:47:07 >>Barry Jones: IF WE DENY THE APPLICANT'S REQUEST, WE HAVE
05:47:09 TO GIVE THE APPLICANT A REASON FOR THE DENIAL.
05:47:12 STAFF MAKES A RECOMMENDATION.
05:47:14 IT'S UP TO US WHETHER WE CHOOSE TO ACCEPT THAT
05:47:16 RECOMMENDATION BASED ON THE EVIDENCE PRESENTED BEFORE US.
05:47:20 >>Jim Wallace: SO WHAT THE PANEL IS SAYING IS WE ARE NOT
05:47:22 ACCEPTING --
05:47:24 >>Barry Jones: SAYING WE'RE APPROVING THE MOTION -- THE
05:47:27 MOTION IS TO APPROVE THE INSTALLATION OF THE REMOTE OPERATED

05:47:30 GATES.
05:47:31 >>Jim Wallace: WHICH IS TO NOT APPROVE THE STAFF
05:47:33 RECOMMENDATION.
05:47:33 >>Barry Jones: WHICH IS TO NOT AGREE WITH THE STAFF
05:47:35 RECOMMENDATION.
05:47:36 >>Jim Wallace: OKAY.
05:47:38 >>Nancy Stroud: AS YOU CAN SEE, THE RESOLUTION WAS WRITTEN
05:47:41 TO BE EITHER-OR.
05:47:43 SO, OBVIOUSLY, IF YOU VOTE TO APPROVE IT, WE WILL MAKE THE
05:47:49 RESOLUTION THE APPROVAL VERSION WITH THE CONDITIONS.

05:47:56 >>Barry Jones: YES, MA'AM.
05:47:56 >>Scotty Wood: ANY FURTHER DISCUSSION?
05:47:57 CALL THE ROLL, PLEASE.
05:48:01 >>Anthony Gargano: YES.
05:48:04 >>Barry Jones: YES.
05:48:06 >>Michael Sheeley: YES.
05:48:08 >>James Tatooles: YES.
05:48:10 >>Jim Wallace: NO.
05:48:12 >>Scotty Wood: YES.
05:48:16 [APPLAUSE]
05:51:45 >>Tammy Duran: CAN THE PEOPLE IN ZOOM HEAR US?
05:51:47 >> YES.
05:51:48 >>Tammy Duran: CAN YOU TELL US WHO IS THERE BECAUSE WE DON'T
05:51:50 KNOW THE NAMES OF WHO IS HERE.
05:51:53 >> YES.

05:51:53 THIS IS BRENT ADDISON WITH BANKS ENGINEERING.
05:51:57 I'LL BE STARTING THE PRESENTATION.
05:52:06 >>Tammy Duran: OKAY.
05:52:07 WE'RE GOING TO START RIGHT NOW.
05:52:17 >>Scotty Wood: JIM, ARE YOU GOING TO INTRODUCE THIS ONE?
05:52:19 GO FOR IT.
05:52:21 NO BUTTER BURGERS UNTIL YOU ARE THROUGH.
05:52:32 >>Jim Hart: THIS WILL BE A REASON TO GET IT APPROVED, RIGHT?
05:52:34 SO THIS IS CULVER'S AT COCONUT POINT.
05:52:39 THE SITE HAS TWO PROPOSED BUILDING SITES.
05:52:43 WE ARE APPROVING THE OVERALL SITE FOR BOTH PADS BUT ONLY
05:52:49 APPROVING ONE BUILDING TONIGHT OR I SHOULD SAY REVIEWING ONE
05:52:51 BUILDING.
05:52:53 THAT BUILDING BEING THE CULVER'S ITSELF.
05:52:57 THE APPLICANT IS ESTERO SWEET DREAMS HOSPITALITY.
05:53:01 THIS IS LOCATED WITH PELICAN COLONY ON THE NORTH, 41 ON THE
05:53:06 WEST, AND MURANO DEL LAGO ON THE EAST.
05:53:11 IN FACT, THAT IS THE ONLY ACCESS TO THE SITE IS THE MURANO
05:53:14 DEL LAGO.
05:53:15 WE HAD A PUBLIC INFORMATION MEETING ON NOVEMBER 8.
05:53:19 THIS IS A PART OF THE COCONUT POINT DRI.
05:53:23 AND TWO BUILDINGS, THE FIRST ONE IS 4,052 SQUARE FEET, WHICH
05:53:28 IS THE CULVER'S AND THE FUTURE BUILDING IS 4,000 SQUARE
05:53:31 FEET.
05:53:32 WITH THAT, WE'LL TURN IT OVER TO BRENT ADDISON WITH BANKS

05:53:35 ENGINEERING.
05:53:42 >> HI, GOOD EVENING.
05:53:43 MY NAME IS MEGAN NATE WITH BANKS ENGINEERING.
05:53:45 I'M JUST GOING TO BE ASSISTING WITH THE PRESENTATION THIS
05:53:47 EVENING.
05:53:48 SO I WILL TURN THIS OVER TO BRENT ADDISON VIA ZOOM.

05:53:53 >>D. Brent Addison: THANKS, EVERYBODY. I APOLOGIZE FOR NOT
05:53:57 BEING AVAILABLE, BUT WE WERE TRYING TO BE ON THE PREVIOUS
05:54:01 MEETING AND IT GOT BUMPED AND I HAD PLANS AND COULDN'T BE IN
05:54:06 TOWN.
05:54:09 START THE PRESENTATION.
05:54:10 AGAIN, BRENT ADDISON WITH BANKS ENGINEERING.
05:54:13 ALSO WITH US IS GREG DISERIO WITH DAVID JONES AND ASSOCIATES
05:54:20 FOR LANDSCAPE ARCHITECTURE AND THEN WENDY MARTIN WHO IS THE
05:54:24 ARCHITECT WHO IS GOING TO BE TALKING TO YOU ABOUT THE
05:54:28 ARCHITECTURE ON THE PROJECT.
05:54:29 THIS IS THE SITE, AS JIM WAS DESCRIBING PREVIOUSLY.
05:54:35 GO AHEAD TO THE NEXT ONE.
05:54:37 AS HE SAID, THIS IS OUR SITE PLAN FOR ROUGHLY
05:54:44 4,000-SQUARE-FOOT CULVER'S ON 2.3-ACRE PARCEL.
05:54:48 WE ARE SHOWING ANOTHER FUTURE BUILDING, BUT IF THAT'S EVER
05:54:52 PRESENTED WE WOULD COME IN FOR A SEPARATE APPLICATION AND
05:54:56 HAVE TO PRESENT TO YOU GUYS ON WHAT THAT BUILDING WOULD LOOK
05:54:59 LIKE.
05:55:00 NEXT SLIDE.

05:55:00 NEXT SLIDE.
05:55:04 HERE IS THE SITE PLAN.
05:55:08 IT LOOKS PRETTY MUCH LIKE WHAT YOU GUYS HAD SEEN BEFORE WHEN
05:55:12 WE PRESENTED THE FIRST AND I THINK THE SECOND TIME WE HAD
05:55:15 ANOTHER MEETING.
05:55:17 WE'VE HAD A FEW SLIGHT MODIFICATIONS.
05:55:20 WE'VE ALSO COORDINATED WITH NED DEWHURST TO ADDRESS SOME OF
05:55:26 HIS CONCERNS WITH LANDSCAPING AND SITE CIRCULATION.
05:55:35 WE EXPANDED THE DRIVE-THROUGH A LITTLE BIT MORE TO ACCOUNT
05:55:38 FOR A LITTLE MORE STACKING, ENHANCED THE PUBLIC SPACE UP BY
05:55:44 41 AND THEN ACTUALLY MOST RECENTLY THROUGH OUR PERMITTING
05:55:48 PROCESS ADDED A NEW BUS STOP LOCATION FOR LEE TRAN, WHICH
05:55:57 WILL BE CONSTRUCTING.
05:55:57 I'LL TURN IT OVER TO GREG TO PRESENT ON LANDSCAPING.
05:56:02 GREG, ARE YOU THERE?
05:56:17 THIS IS THE LANDSCAPE PLAN.
05:56:24 THIS HAS ALSO BEEN THROUGH REVIEW WITH STAFF, MEETING THE
05:56:30 LAND DEVELOPMENT CODE REQUIREMENTS.
05:56:31 NEXT SLIDE.
05:56:32 THIS IS MORE DETAILED PLAN OF THE PROPOSED.
05:56:38 YOU CAN SEE ON THE NORTH, WHICH WOULD BE THE TOP, AND THE
05:56:45 RIGHT-HAND SIDE, WHICH WAS PART OF THE COORDINATION WITH NED
05:56:49 DEWHURST, WE ADDED A SUBSTANTIAL AMOUNT OF PLANTING AND ON
05:56:52 THAT NORTH SIDE IS ALSO GOING TO BE A BERM ON THERE ALSO.
05:57:01 >>Tammy Duran: SOMEBODY THAT'S IN ZOOM, CAN YOU MUTE

05:57:03 YOURSELF IF YOU'RE NOT SPEAKING BECAUSE WE'RE HEARING THE
05:57:07 BACK --

05:57:22 >>D. Brent Addison: THERE WE GO.
05:57:23 ANYWAYS, SO YEAH, THAT'S IT FOR THE LANDSCAPE PLAN.
05:57:26 I THINK THE NEXT PART WE'LL SHOW YOU THE DETAILS.
05:57:31 THAT IS THE IRRIGATION PLAN.
05:57:33 NEXT SLIDE.
05:57:35 AND NOW WE'RE OVER TO ARCHITECTURE.
05:57:44 >> WENDY MARTIN: TOOK ME A WHILE TO GET ADMITTED.
05:57:50 CAN YOU HEAR ME?
05:57:51 >> YES.
05:57:51 >>Wendy Martin: HERE IS OUR BASIC FOOD SERVICE EQUIPMENT
05:57:55 PLAN, DETAILING THE DINING ROOM, BACK OF HOUSE, OF COURSE,
05:57:59 SHOWING THAT WE HAVE A PATIO SPACE, JUST A BASIC LAYOUT.
05:58:04 GO TO THE NEXT SLIDE, PLEASE.
05:58:05 ALL RIGHT.
05:58:09 SO HERE IS WHAT WE CALL THE FRONT.
05:58:12 IT'S THE WEST ELEVATION.
05:58:15 AND THIS HAS ALSO GONE THROUGH SEVERAL ITERATIONS WITH NED
05:58:21 AND OTHERS TO ARRIVE AT THESE FACADES.
05:58:28 WE HAVE THE ROOFING ELEMENTS TO MATCH THE SURROUNDINGS.
05:58:34 WE'VE MODIFIED OUR GLAZING AND FRAMING AND PRETTY MUCH THE
05:58:46 -- HELLO?
05:58:54 CAN YOU HEAR ME?
05:58:55 YEAH, I GOT MUTED.

05:59:01 WE HAVE OUR FRONT ELEVATION HERE.
05:59:08 THIS SHOWS THE DOOR HERE IS WHAT WE SEE THAT LEADS TO THE
05:59:12 PATIO THAT WE SAW ON THE FLOOR PLAN BEFORE.
05:59:14 WE HAVE THE DRIVE-THROUGH ON THE LEFT SIDE AND OUR MAIN
05:59:17 ENTRY WITH COVERED CANOPY ON THE RIGHT SIDE.
05:59:21 NOW WE CAN FLIP TO THE NEXT SLIDE, PLEASE.
05:59:24 SO THIS IS 180 DEGREES FROM WHAT WE JUST LOOKED AT.
05:59:28 THIS IS OUR REAR SERVICE FACADE.
05:59:29 SHOWING THAT WE ARE CONTINUING THE DETAILING ALL THE WAY
05:59:36 AROUND THE BUILDING 100%.
05:59:38 AND IF YOU CAN GO TO THE NEXT SLIDE, PLEASE, THIS IS OUR
05:59:43 MAIN ENTRY.
05:59:44 HERE WE CAN SEE THE DOUBLE DOORS AT MAIN ENTRY UNDER THE
05:59:48 COVERED CANOPY THAT I MENTIONED BEFORE.
05:59:51 OFF TO THE LEFT IS OUR COVERED PATIO AREA, AND THEN ON THE
05:59:55 RIGHT END OF THIS WOULD BE OUR REAR FACADE.
05:59:58 FLIP ONE MORE, PLEASE.
06:00:02 SO HERE WE HAVE OUR DRIVE-THROUGH.
06:00:08 REALLY DETAILED THE DRIVE-THROUGH TOWER OUT TO ENHANCE THE
06:00:13 LOOK OF IT.
06:00:15 WE ADDED A LOT OF GLAZING COMPONENTS TO THIS FACADE AND OUR
06:00:20 BACK OF HOUSE WALL TO CREATE THE DESIRED LOOK.
06:00:25 WE HAVE A COVERED CANOPY COMING OFF OF THAT DOOR AND THEN TO
06:00:30 THE RIGHT IS WHERE WE SEE THE PATIO AGAIN OVER THE PATIO

06:00:35 CANOPY.

06:00:35 I CAN GO TO THE NEXT ONE.
06:00:37 AND THERE ARE A COUPLE OF ORDER PODS PROPOSED TO GO ALONG
06:00:42 WITH THIS RESTAURANT.
06:00:42 SO THESE ARE JUST THE ELEVATION VIEWS OF EACH OF THOSE.
06:00:48 AND GO TO THE NEXT ONE.
06:00:50 NOW WE HAVE SOME 3D PERSPECTIVE VIEWS OF HOW IT MIGHT LOOK A
06:00:56 LITTLE BIT MORE IN REAL LIFE.
06:01:00 SO YOU CAN GO AHEAD AND JUST FLIP THROUGH THOSE, IF YOU
06:01:02 WOULD, PLEASE.
06:01:03 AND THEN FINALLY, THE DUMPSTER ENCLOSURE.
06:01:17 WE CAN SEE THIS IN ITS PROPOSED RELATIONSHIP TO THE BUILDING
06:01:22 AND IT, TOO, HAS BEEN ENHANCED WITH THE STONE AT THE CORNERS
06:01:28 AND THE RAISED STONE CAPS ON THOSE FEATURES OF IT.
06:01:35 IT'S 100% OPAQUE UP TO 8 FEET AS ARE THE GATES.
06:01:39 PHOTOMETRIC PLAN, WE CAN TALK ABOUT THAT, TOO.
06:01:51 WE DID GO THROUGH AND REVISE THIS TO REDUCE OUR LIGHT POLE
06:01:58 FIXTURE HEIGHT, ALSO TO MEET THE VERY PARTICULAR AND STRICT
06:02:04 REQUIREMENTS WITH THE COLOR OF THE LIGHTING AND THE GLARE,
06:02:10 THE BUG RATINGS, ESSENTIALLY.
06:02:11 SO WE HAVE WITH THIS PLAN THAT IS COMPLIANT WE BELIEVE WITH
06:02:17 THE ZONING ORDINANCE.
06:02:21 GO AHEAD WITH THE NEXT ONE.
06:02:23 HERE ARE ALL OF THE FIXTURE CUTS THAT WILL SHOW THAT WE ARE
06:02:29 MEETING ALL OF THOSE DIFFERENT BUG RATINGS.
06:02:32 I THINK THIS MIGHT BE THE LAST SHEET.

06:02:35 WHAT'S NEXT?
06:02:36 YES.
06:02:37 THAT WILL BE IT.
06:02:41 >>D. Brent Addison: THIS IS BRENT.
06:02:42 THE SIGN VENDOR IS NOT ON, BUT THIS IS THE PROPOSED SIGN
06:02:47 THAT WOULD BE OUT ON 41.
06:02:49 THAT'S THE END OF OUR PRESENTATION.
06:02:57 >>Scotty Wood: THANK YOU.
06:02:57 ANY QUESTIONS, BOARD, AT THIS POINT BEFORE I OPEN THE PUBLIC
06:03:05 HEARING?
06:03:06 >>Jim Wallace: JUST ONE THING.
06:03:09 I THINK IT'S EXCELLENT.
06:03:12 I THINK THEY HAVE DONE AN OUTSTANDING JOB, AND MY OPINION, I
06:03:16 WOULD LIKE TO SAY THAT.
06:03:18 IT'S EXCELLENT.
06:03:18 I ONLY HAVE ONE COMMENT.
06:03:19 YOUR SIGN, IT'S 23, 24 INCHES HIGH ON THE BASE WITH
06:03:25 VEGETATION, WHEN IT GROWS TO THREE FEET, IT'S GOING TO BE
06:03:29 HIDING YOUR LOGO.
06:03:30 I SUGGEST YOU INCREASE THE BASE TO THREE FEET.

06:03:34 YOU'LL STILL MEET THE REQUIREMENTS FOR THE LAND DEVELOPMENT
06:03:37 CODE AND THE LANDSCAPING WON'T HIDE YOUR SIGN.
06:03:41 OTHER THAN THAT, I THINK IT'S OUTSTANDING.
06:03:45 >>Barry Jones: MARY, IS THE BUS STOP PART OF THIS
06:03:47 APPLICATION?

06:03:48 THAT IS A RIGHT-OF-WAY PERMIT WITH THE STATE, RIGHT?
06:03:52 >>Mary Gibbs: RIGHT.
06:03:53 >>Barry Jones: AND I'VE NEVER ASKED THIS QUESTION.
06:03:56 I DON'T THINK WE'VE HAD ONE COME UP LATELY.
06:03:58 DOES THE VILLAGE HAVE ANY ARCHITECTURAL REVIEW OVER BUS STOP
06:04:02 ARCHITECTURE?
06:04:04 >>Mary Gibbs: WELL, TYPICALLY WE DON'T, BUT WHEN WE ACTUALLY
06:04:08 LOOKED AT THE WOODFIELD PROJECT THAT RECENTLY WAS APPROVED,
06:04:12 WE DID PUT A CONDITION IN THAT WE WANTED TO HAVE SOME
06:04:15 ARCHITECTURAL REVIEW OF THE BUS STOP.
06:04:19 I'M NOT SURE IF THAT WILL HAPPEN.
06:04:24 >>Barry Jones: NED HAS REVIEWED AND APPROVED ALL THIS OR OAK
06:04:27 BROOK OR COCONUT POINT, REFER TO THEM AS.
06:04:32 >>D. Brent Addison: THEY REVIEWED EVERYTHING.
06:04:34 THAT BUS STOP WAS A LATE ADDITION.
06:04:36 WE DIDN'T RECEIVE COMMENTS UNTIL, I MEAN, THE VERY LAST
06:04:40 MINUTE ON THIS BUS STOP AND THEN THERE WAS EVEN SOME
06:04:44 CONFUSION AS TO THE JURISDICTION AND EVERYTHING.
06:04:48 WE HAVE LAID THIS OUT ACCORDING TO LEE TRAN'S STANDARDS, AND
06:04:55 WE ARE WORKING WITH D.O.T. ACTUALLY HAS A SPECIAL
06:05:00 DEPARTMENT, THE MULTIMODAL I BELIEVE DEPARTMENT, AND WE ARE
06:05:04 COORDINATING WITH THEM FOR THE CONSTRUCTION OF IT.
06:05:09 THAT'S WHERE WE'RE AT.
06:05:10 >>Barry Jones: ARCHITECTURAL ELEMENT, IF THE VILLAGE IS
06:05:13 GOING TO REQUIRE SOME TYPE OF ARCHITECTURAL STANDARD FOR BUS

06:05:16 STOPS, I DON'T THINK WE'VE CROSSED THAT BRIDGE OR IF WE WANT
06:05:20 TO GO ACROSS IT WITH THIS ONE.
06:05:22 IF WE'RE GOING TO SET A STANDARD, WE SHOULD AT LEAST BE
06:05:25 CONSISTENT ACROSS THE VILLAGE THAT IT REPRESENTS THE
06:05:27 NEIGHBORHOOD.
06:05:27 IF NOT, THAT'S OKAY, TOO.
06:05:29 I'M JUST ASKING, IS THERE ANY THOUGHT PROCESS TO THAT AT
06:05:34 ALL?
06:05:34 ARE WE JUST GOING TO GO WITH THE STANDARD LEE TRAN?
06:05:38 >>Mary Gibbs: WELL, WHEN WE DID THE WOODFIELD APPROVAL, I
06:05:41 THINK THE CONDITION SAID THAT THE ARCHITECTURE WOULD NEED TO
06:05:46 BE CONSISTENT WITH THE DEVELOPMENT.
06:05:49 SO IN OTHER WORDS, IT WOULD HAVE TO HAVE SOME ELEMENT OF THE
06:05:53 DEVELOPMENT IN IT.
06:05:56 >>Barry Jones: DO WE HAVE ANY RECORD THAT LEE TRAN APPROVES
06:05:59 OTHER ARCHITECTURAL SHELTERS OR ONLY ACCEPT THEIR OWN?

06:06:02 >>Mary Gibbs: I'M NOT SURE IF THEY BASE IT ON COST.
06:06:05 >>Barry Jones: I BEAT THAT TO DEATH.
06:06:07 BRENT, WHERE THAT MONUMENT SIGN IS, THERE IS A PRETTY GOOD
06:06:10 EXISTING BUFFER DOWN THROUGH THERE AND THEN YOU'VE GOT THE
06:06:14 PEDESTRIAN AREA, MAYBE 8 TO 10 FEET AWAY THAT'S ALSO GOING
06:06:18 TO PROBABLY HAVE SOME GOOD SHADING AND IT EVEN SAYS SHADE
06:06:22 STRUCTURE.
06:06:23 I DON'T KNOW THAT THAT MONUMENT SIGN IS GOING TO BE SEEN
06:06:25 THERE.

06:06:25 THAT IS A BUSINESS DECISION, NOT OUR DECISION, BUT WAS ANY
06:06:29 CONSIDERATION MAYBE TAKEN TO MOVING IT DOWN TO THE SOUTH END
06:06:32 OF THE SITE WHERE IT MIGHT BE SEEN BY THE NORTHBOUND TRAFFIC
06:06:35 OR IS THIS WHERE THEY WANT IT?
06:06:39 >>D. Brent Addison: WE WENT BACK AND FORTH ON THAT.
06:06:44 IT SEEMED TO BE THE BEST OPPORTUNITY BECAUSE WE ARE BREAKING
06:06:47 THE BERM AND THE LANDSCAPING TO ALLOW FOR THE PEDESTRIAN
06:06:52 CONNECTION.
06:06:54 SO IN LOOKING AT THAT, IT SEEMED TO BE THAT BEST OPPORTUNITY
06:06:59 FOR THAT, AND WE WILL CONTINUE.
06:07:03 OBVIOUSLY, WE WANT THE VISIBILITY AND IT'S IMPORTANT.
06:07:06 SO WE'LL PROBABLY CONTINUE TO LOOK AT THAT AS WE GO THROUGH
06:07:10 WITH CONSTRUCTION AND WORK WITH NED AND TRY TO MAKE SURE
06:07:13 THAT WE'RE NOT INSTALLING A SIGN THAT WILL NOT BE SEEN.
06:07:18 WE'LL HAVE TO KIND OF LOOK AT THAT.
06:07:20 >>Barry Jones: ONE LAST QUESTION.
06:07:23 HAVE YOU GIVEN ANY CONSIDERATION TO PUT A PEDESTRIAN ACCESS
06:07:26 FROM PELICAN COLONY BOULEVARD TO THE NORTH?
06:07:31 I SEE IT ALMOST LOOKS LIKE THERE IS A CROSSWALK STRIPED OUT
06:07:35 THERE, AND IT WOULD BE A GOOD AREA TO EXTEND THAT SIDEWALK
06:07:38 TO THE NORTH TO BE ABLE TO BRING THOSE PEOPLE INTO THE SITE
06:07:44 INSTEAD OF HAVING TO GO AROUND OUT ONTO 41 AND COME DOWN AND
06:07:47 GO BACK TO THE NORTH AS YOU WILL.
06:07:54 >>D. Brent Addison: CAN WE GO BACK A COUPLE OF SLIDES?
06:08:00 MEG, ARE YOU STILL THERE?

06:08:02 >> YES.
06:08:11 >>Barry Jones: GET TO A SITE PLAN.
06:08:12 SO RIGHT WHERE THE CROSSWALK LOOKS LIKE IT'S GOING ON THE
06:08:18 NORTH SIDE OF THE BUILDING AND EXTENDING TO THE NORTH, COULD
06:08:20 YOU EXTEND THE SIDEWALK STRAIGHT UP TO THE NORTH TO CONNECT
06:08:25 PELICAN COLONY BOULEVARD?
06:08:30 >>D. Brent Addison: SO I MEAN -- WE ARE BUILDING A SIDEWALK
06:08:35 ALONG THE EASTERN ROAD AND CONNECTING TO THAT.
06:08:41 SO I GUESS I'M NOT FOLLOWING YOU, BARRY.
06:08:43 TRY ONE MORE TIME.
06:08:47 >>Barry Jones: RIGHT NOW, ANYBODY FROM PELICAN COLONY
06:08:49 BOULEVARD HAS TO GO SOUTH TO COME BACK NORTH TO GET TO YOUR

06:08:52 BUILDING THROUGH YOUR SITE.
06:08:53 YOU COULD PUT A SIDEWALK FROM RIGHT PAST WHERE YOUR
06:08:58 DRIVE-THROUGH WINDOW IS, WHERE IT APPEARS THERE'S SOME
06:09:01 SIDEWALK OR A CROSSWALK ALREADY STRIPED AND EXTEND THAT
06:09:04 SIDEWALK FROM THAT SIDE OF THE DRIVE-THROUGH LANE TO THE
06:09:08 NORTH AND JUST HOOK UP DIRECTLY TO PELICAN COLONY BOULEVARD
06:09:12 SO THAT ANYBODY COMING FROM THE PREDOMINANT PEDESTRIAN
06:09:16 TRAFFIC I THINK WOULD BE COMING FROM YOUR NORTH, WOULD BE
06:09:20 ABLE TO ACCESS YOUR SITE THERE WITHOUT HAVING TO GO TO THE
06:09:22 SOUTH AND THEN COME BACK NORTH INTO YOUR BUILDING.
06:09:27 >>D. Brent Addison: WE CAN LOOK AT IT.
06:09:28 THAT PERCEIVED CROSS WALK IS PART OF CULVER'S STRIPING,
06:09:34 WHICH IS BASICALLY THE BREAK IN THEIR ORDER, WHERE PEOPLE

06:09:38 ORDER FROM THE WINDOW AND THEN THE ORDER WAITING AROUND THE
06:09:41 CORNER.
06:09:42 ALSO AS MENTIONED, NED HAS ASKED FOR SUBSTANTIAL LANDSCAPING
06:09:48 ON THAT NORTHERN SIDE, SO I WOULD DEFINITELY HAVE TO
06:09:54 COORDINATE WITH HIM ON THAT BEFORE WE PUT THAT IN THERE.
06:10:00 >>Greg Diserio: THIS IS GREG DISERIO.
06:10:02 I APOLOGIZE FOR MY TROUBLE EARLIER.
06:10:04 THAT WOULD END UP BEING A MID BLOCK CROSSING TYPE AND I
06:10:09 THINK MOST PEDESTRIANS WILL EITHER BE COMING FROM 41 OR FROM
06:10:13 THE EAST AND ALSO I WOULDN'T WANT TO SUGGEST THAT THEY HAVE
06:10:18 A PEDESTRIAN CROSS WALK ACROSS THE FRONT OF THE
06:10:20 DRIVE-THROUGH AISLES.
06:10:24 THAT ALSO WILL BREAK THE BERM AND DECREASE THE BUFFER THAT
06:10:29 THEY WANT ALONG THE NORTH.
06:10:31 >>Barry Jones: WHAT WAS THE REASON FOR PUSHING THE SIDEWALK
06:10:34 OFF OF 41 AS FAR SOUTH AS IT WAS?
06:10:37 WAS IT TO SPLIT IT FOR BOTH BUILDINGS?
06:10:44 >>Greg Diserio: COMBINATION OF THAT PLUS ALSO LOOKING AT THE
06:10:46 EXISTING VEGETATION WITH THE PALMS, EASIER TO WORK THAT TYPE
06:10:52 OF STUFF IN AMONGST THE EXISTING PALMS THAN IT IS THE OAKS.
06:10:56 >>Barry Jones: THOSE WERE MY ONLY QUESTIONS.
06:10:58 THANK YOU.
06:11:00 >>Scotty Wood: ANYONE ELSE?
06:11:03 >>Michael Sheeley: I WOULD LIKE TO ECHO JIM WALLACE'S
06:11:06 COMMENTS EARLIER AND TO COMPLIMENT THIS TEAM ON HOW FAR YOU

06:11:10 BROUGHT THIS BUILDING ALONG FROM WHERE IT STARTED TO ITS
06:11:13 CURRENT DESIGN.
06:11:14 I THINK IT WILL BE A VERY ATTRACTIVE, PROBABLY THE BEST
06:11:17 LOOKING CULVER'S AROUND.
06:11:18 I THANK YOU FOR YOUR EFFORTS IN DOING SO.
06:11:23 >>D. Brent Addison: THANK YOU.
06:11:24 >>Scotty Wood: ON THAT NOTE, I'LL OPEN THE PUBLIC HEARING.
06:11:26 ANY CARDS?

06:11:27 >>Tammy Duran: I DO NOT.
06:11:27 >>Scotty Wood: NO CARDS.
06:11:28 >>Tammy Duran: NO.
06:11:29 >>Scotty Wood: I WILL CLOSE THE PUBLIC HEARING.
06:11:30 COULD I HAVE A MOTION?
06:11:37 >>Jim Wallace: I'LL MAKE THAT MOTION.
06:11:40 >>Scotty Wood: STATE YOUR MOTION, PLEASE.
06:11:41 >>Jim Wallace: TO APPROVE.
06:11:43 >>Scotty Wood: TO APPROVE.
06:11:44 ARE THERE CONDITIONS IN THIS?
06:11:48 I CAN'T REMEMBER OFF THE TOP OF MY HEAD.
06:11:49 OKAY.
06:11:51 SO TO APPROVE THE MOTION.
06:11:53 SECOND?
06:11:53 >>Anthony Gargano: SECOND.
06:11:54 >>Scotty Wood: ANY DISCUSSION?
06:11:55 CALL THE ROLL, TAMMY.

06:11:59 >>Anthony Gargano: YES.
06:12:01 >>Barry Jones: YES.
06:12:03 >>Michael Sheeley: YES.
06:12:04 >>James Tatooles: YES.
06:12:06 >>Jim Wallace: YES.
06:12:07 >>Scotty Wood: YES.
06:12:13 >>D. Brent Addison: THANKS, EVERYBODY.
06:12:15 >> THANK YOU.
06:12:15 >>Scotty Wood: THE NEXT ITEM IN THE PUBLIC HEARING PORTION
06:12:20 OF THIS MEETING HAS TO DO WITH THE VILLAGES OF COUNTRY CREEK
06:12:25 LIMITED DEVELOPMENT ORDER.
06:12:30 I WILL LET -- JIM, YOU'RE IT -- INTRODUCE THE ITEM.
06:12:58 >>Jim Hart: OKAY.
06:12:58 THIS IS THE PICKLEBALL AT THE VILLAGES OF COUNTRY CREEK.
06:13:04 THE PROJECT IS LOCATED IN COUNTRY CREEK AT THE CLUBHOUSE ON
06:13:09 COUNTRY CREEK DRIVE.
06:13:10 IT ACTUALLY IS SETTING NORTHEAST OF THE CLUBHOUSE BUILDING
06:13:15 ITSELF.
06:13:15 JUST EAST OF THE ESTERO RIVER.
06:13:20 WHAT THEY ARE INTENDING TO DO IS TAKE ONE EXISTING TENNIS
06:13:25 COURT, AND THESE ARE THE HARD TRUE COURTS, BASICALLY
06:13:29 CLAY-TYPE COURT.
06:13:31 AND TO USE IT BOTH FOR TENNIS AND PICKLEBALL.
06:13:35 THEY WILL HAVE DESIGNATED TIMES FOR THAT INDIVIDUAL COURT.
06:13:39 DUE TO THE PROXIMITY OF THE EXISTING HOMES AND WE FEEL AS

06:13:48 THE STAFF THAT THE LOCATION IS NOT IDEAL SITING FOR THE
06:13:51 PICKLEBALL COURT.
06:13:52 SO WE HAVE FIVE RECOMMENDATIONS.
06:13:58 ONE IS TO LIMIT THE HOURS OF PLAY FROM 8 A.M. TO 8 P.M.

06:14:03 SEVEN DAYS A WEEK.
06:14:04 CONDITION FOR SUBJECT TO THE INSTALLATION OF THE SOLID VINYL
06:14:12 SCREENS AND APPROVED PADDLES AND BALLS, THAT THE NEXT THREE
06:14:19 CONDITIONS ARE THE SAME CONDITIONS THAT WE USED ON THE LAST
06:14:22 PICKLEBALL COURTS.
06:14:23 NUMBER ONE, THAT THEY WILL MEET THE NOISE LEVELS AND
06:14:28 METHODOLOGY OF ANSI PART S 12.9 WHICH HAS THE MAXIMUM OF 55
06:14:36 DECIBELS.
06:14:38 NEXT CONDITION SAME AS WHAT WE'VE USED PREVIOUSLY.
06:14:44 IF IT'S DETERMINED THAT BASED ON LEGITIMATE DOCUMENTED
06:14:47 COMPLAINTS RECEIVED FROM THE PROPERTY OWNERS, THAT THEY WILL
06:14:54 TAKE MITIGATIVE ACTION WITHIN 90 DAYS, AND THEN THE FINAL
06:14:58 ONE WITHIN 30 DAYS OF THE APPROVAL OF THE DEVELOPMENT ORDER,
06:15:01 THAT THEY WOULD NOTIFY ALL PROPERTY OWNERS WITHIN 750 FEET
06:15:05 OF THE FACILITY AND WHO IS TO BE CONTACTED.
06:15:08 SO WITH THAT, I THINK IS SHARON HERE?
06:15:15 SHARON WITH THE VILLAGES OF COUNTRY CREEK WILL BE DOING THE
06:15:24 PRESENTATION AND WILL BE ABLE TO ANSWER ANY QUESTIONS YOU
06:15:26 MIGHT HAVE.
06:15:31 >> GOOD EVENING.
06:15:32 THANKS FOR HEARING US TONIGHT.

06:15:34 AS HE SAID, WE ARE REQUESTING TO SHARE THE USE OF ONE OUT OF
06:15:40 THE FOUR CLAY COURTS THAT THE TENNIS PEOPLE CURRENTLY USE.
06:15:46 WE DO HAVE ONE OTHER EXISTING HARD COURT THAT WE WERE TOLD
06:15:52 BECAUSE OF THE VERY CLOSE PROXIMITY OF MANOR HOMES TO
06:15:57 DISCONTINUE PLAY THERE, OF WHICH WE DID.
06:15:59 THEN WE WERE ASKED IF WE COULD FIND ANOTHER LOCATION.
06:16:03 WE'VE TRIED VERY HARD.
06:16:05 WE ARE LAND LOCKED IN OUR COMMUNITY.
06:16:09 AND SO THE BEST SCENARIO THAT WE CAME UP WITH WAS TO SHARE
06:16:13 ONE OF OUR COURTS THAT'S ALREADY THERE BEING PLAYED, TENNIS
06:16:18 DAILY.
06:16:19 AND WE'VE MET WITH THE TENNIS PEOPLE, AND THEY WERE WILLING
06:16:24 FOR US TO GO AHEAD AND TRY THIS OUT ON A TRIAL BASIS.
06:16:28 WE DID THAT, AND THEN WE WERE, AGAIN, ASKED US TO STOP.
06:16:33 WE'VE COMPLIED.
06:16:34 WE HAD THE SOUND STUDY DONE.
06:16:36 YOU HAVE A COPY OF THAT.
06:16:37 WE'VE COMPLIED WITH EVERYTHING WE WERE ASKED TO DO AND NOW
06:16:44 WHEN WE HAVE GONE TO OUR MASTER BOARD, THEY HAVE ASKED US
06:16:48 NOW TO IT'S GOING TO BE IN THE VILLAGES' HANDS ON WHETHER
06:16:52 WE'RE GOING TO GET THIS APPROVED OR NOT.
06:16:54 ANY QUESTIONS?
06:17:00 >>Scotty Wood: GO AHEAD, JIM.
06:17:01 DO YOU HAVE A QUESTION?
06:17:04 >>Jim Wallace: IS THAT THE END OF THE PRESENTATION?

06:17:06 >> WELL, EVERYTHING ELSE I THINK YOU'VE RECEIVED IN YOUR
06:17:09 REPORTS FROM US.
06:17:10 YOU HAVE COPIES OF IT ALL.
06:17:13 >>Scotty Wood: SO THERE'S NO FURTHER PRESENTATION.
06:17:18 >> I DON'T HAVE A FURTHER PRESENTATION.
06:17:20 >>Scotty Wood: WE'LL OPEN THE PUBLIC HEARING.
06:17:22 ARE YOU A PART OF THE APPLICANT?
06:17:26 >> YES, HE IS.
06:17:28 >>Scotty Wood: COME FORWARD.
06:17:30 >>Mary Gibbs: SHARON, YOU ARE THE HOA, CORRECT?
06:17:34 >> I'M JUST A MEMBER OF THE COMMUNITY.
06:17:37 >>Mary Gibbs: IS THE HOA, ISN'T THERE ANOTHER SHARON?
06:17:41 >> OH, SHARON, OUR GENERAL MANAGER.
06:17:44 >>Mary Gibbs: I'M JUST TRYING TO FIGURE OUT IF THE GENERAL
06:17:47 MANAGER IS GOING TO SPEAK.
06:17:54 WE'RE A LITTLE BIT CONFUSED.
06:17:56 >>Tammy Duran: I HAVE CARDS FOR THEM TO SPEAK IN THE PUBLIC
06:17:58 COMMENT.
06:17:59 THEY WEREN'T SCHEDULED TO SPEAK.
06:18:01 >>Mary Gibbs: I THINK WE'RE TRYING TO FIGURE OUT WHO THE
06:18:03 APPLICANT IS.
06:18:05 >> I WROTE THE LETTER ALONG WITH ONE OF MY COMEMBERS.
06:18:09 >>Scotty Wood: OKAY.
06:18:10 THANK YOU.
06:18:10 >> RON STONE.

06:18:15 >>Scotty Wood: ON THAT NOTE, I CAN OPEN THE PUBLIC HEARING.
06:18:19 >>Mary Gibbs: ALL RIGHT.
06:18:20 IT SOUNDS LIKE SHARON AND RON ARE SPEAKING FOR THE
06:18:24 APPLICANT, CORRECT?
06:18:26 >> CORRECT.
06:18:30 >>Mary Gibbs: SO, RON.
06:18:39 >> MY NAME IS RON STONE.
06:18:42 I AM A BOARD MEMBER AT THE COUNTRY CREEK.
06:18:46 ALMOST TWO DAYS TO THE ANNIVERSARY I HAVE BEEN WORKING ON
06:18:49 THIS ISSUE WITH PICKLEBALL -- I'M SORRY, FOR TWO YEARS TO
06:18:54 SEE WHAT WE COULD DO.
06:18:55 THE ISSUE WAS, AS SHARON HAD SAID, WE HAD A COURT BUT IT WAS
06:19:00 CLOSED.
06:19:01 THEN THE GENERAL MANAGER AND THE PRESIDENT OF OUR MASTER
06:19:05 BOARD HAD ASKED IF I WOULD LOOK AT, SEE IF THERE'S ANY OTHER
06:19:09 ALTERNATIVES TO DO THAT.
06:19:10 MY BACKGROUND HAS ALWAYS BEEN WORKING WITH BUSINESSES TO
06:19:18 FIND SOLUTIONS.
06:19:21 I USE A PROGRAM THAT I GOT FROM CORNELL AND IT'S CALLED
06:19:25 STRATEGY FOR DOING RESEARCH.
06:19:29 AND THE BASIS FOR DOING THAT IS MEASURE TWICE, CUT ONCE AND
06:19:34 MAKE SURE YOU CAN CONFIRM EVERYTHING THAT YOU HAVE DONE.

06:19:38 THE FIRST THING I DID IN GETTING INVOLVED IN THIS, I HAD
06:19:41 ACTUALLY GONE OVER TO CASCADES BECAUSE THEY WERE A COMMUNITY
06:19:47 THAT AT ONE TIME IT WAS DENIED, I UNDERSTAND, AND THEN

06:19:51 APPROVED.
06:19:52 I WENT OVER TO SEE WHAT THEY HAD DONE.
06:19:55 THE RUMORS I HEARD TO GO OVER AND CHECK ON THEM HAD NOTHING
06:19:59 TO DO WITH WHY THEY WERE APPROVED.
06:20:02 WHAT THEY HAD ACTUALLY DONE IS THEY TOOK A TENNIS COURT AND
06:20:06 PAVED IT AND TURNED IT INTO A PICKLEBALL COURT AND WHEN THEY
06:20:09 DID THAT, ALL HELL BROKE LOOSE.
06:20:13 BEING A GUY OF REASONABLE INTELLIGENCE, I SAID, AHA, DON'T
06:20:17 DO THIS.
06:20:17 SO I HAD TO COME BACK AND DO MORE RESEARCH.
06:20:22 I LOOKED UP WHAT WE NEED TO DO.
06:20:24 BACK THEN THERE WASN'T ANY INFORMATION ON PLAYING ON CLAY
06:20:27 COURTS.
06:20:28 I CHECKED THAT OUT.
06:20:30 DID RESEARCH ON THAT.
06:20:32 I ALSO GAVE A PROPOSAL TO OUR GROUP AND SAID HERE'S WHAT WE
06:20:36 SHOULD DO, GROUP BEING GENERAL MANAGER AND PRESIDENT.
06:20:42 HOW THIS WAS GOING TO WORK OUT.
06:20:44 IN DOING SO, I CAME UP WITH A COUPLE OF STRANGE SCENARIOS.
06:20:51 ONCE WE HAD APPROVAL AND WE WENT THROUGH THE TEST, I HAD --
06:20:57 I HAVE KEPT TO MYSELF ALL THOSE ADDRESSES WHERE PEOPLE HAD
06:21:01 COMPLAINED BECAUSE OF THE NOISE AND I SAID THIS IS GOING TO
06:21:04 BE OUR FIRST STOP.
06:21:06 LET'S GO SEE THEM.
06:21:07 LET'S VERIFY THIS.

06:21:09 IF IT'S TRUE, THEN IT'S TRUE.
06:21:11 IF IT'S NOT, WE'LL DO WHAT WE CAN.
06:21:13 THE FIRST STOP WAS A PLACE CALLED WITCH'S HOLLOW BEHIND US.
06:21:17 I SPOKE WITH THE HOMEOWNER.
06:21:21 SHE SAID, YES, PICKLEBALL, WHEN YOU PLAY HERE KEEPS ME
06:21:25 AWAKE.
06:21:25 I LIKE GOING OUT ON MY LANAI.
06:21:28 I CAN'T GO OUT THERE BECAUSE OF THE NOISE.
06:21:30 AND SHE SAID, AND, BY THE WAY, WHY DID YOU SPEND $30,000 TO
06:21:34 DO THIS TEST?
06:21:36 RIGHT AWAY I SAID, HMM, THIS PERSON HASN'T GOTTEN ALL OF THE
06:21:40 CORRECT INFORMATION.
06:21:41 WE DID THE TEST.
06:21:43 WE COULD NOT HEAR ANYTHING.
06:21:44 YOU DO IT TEN TIMES.
06:21:45 THE NOISE FROM THE ROAD PREVENTED US FROM HEARING ANYTHING.
06:21:52 THE NEIGHBOR CAME OUT AND SAID, AUDREY, I LIVE NEXT TO YOU
06:21:57 AND I CAN'T HEAR PICKLEBALL.

06:21:59 AUDREY SAYS, OH, THAT'S PROBABLY TRUE.
06:22:02 I'M DEAF, I CAN'T HEAR ANYTHING ANYWAY.
06:22:05 [LAUGHTER]
06:22:05 YEAH, SO MUCH FOR YOUR COMPLAINTS.
06:22:08 THE NEXT ONE WAS DOWN ON ANDIRON.
06:22:13 THERE WAS A GENTLEMAN DOWN THERE WHO WROTE A LETTER TO THE
06:22:16 BOARD WHO SAID I'M SUING YOU GUYS.

06:22:18 WHAT ARE YOU DOING?
06:22:20 I'M CALLING AN ATTORNEY.
06:22:21 I SAID, OKAY.
06:22:22 SO THAT WAS OUR SECOND STOP.
06:22:25 WE GET DOWN THERE TO DO THE TEST AND WE FIND HE HAD MOVED,
06:22:29 BUT IT DIDN'T STOP US.
06:22:31 WE WENT BACK BEHIND HIS PLACE WHERE HIS LANAI WAS.
06:22:37 WE COULD NOT HEAR ANYTHING.
06:22:39 WE WENT EVEN FURTHER BACK.
06:22:42 WE WENT INTO THE BUSHES.
06:22:43 I FOUND GOLF BALLS.
06:22:45 IT WAS A GREAT DAY.
06:22:46 STILL COULDN'T HEAR ANYTHING.
06:22:48 SO WE DECIDED THAT HIS LETTER WRITING PROBABLY DIDN'T REALLY
06:22:52 MEAN ANYTHING OTHER THAN HE WAS COMPLAINING.
06:22:54 HOWEVER, WE FOUND TWO PLACES THAT DIDN'T HAVE ANY RESPONSE,
06:22:59 BUT THAT THOUGHT WAS WE NEED TO KEEP LOOKING BECAUSE I KNOW
06:23:02 THIS PLACE IS AROUND HERE.
06:23:05 SO ON THAT REPORT, YOU SEE SOMETHING THAT SAYS 66.9, THAT
06:23:09 WAS AN ATTEMPT FOR US TO GO AROUND AND LOOK FOR SOME PLACES
06:23:13 THAT WERE MAKING NOISES THAT WAS AUDIBLE AND IT WAS
06:23:16 RECORDABLE.
06:23:17 AND THAT'S WHY IT LOOKS UP ON THAT REPORT.
06:23:20 THE LAST THING I'D LIKE TO SAY ON THIS WAS, IN DOING THIS
06:23:25 RESEARCH, BEING A BOARD MEMBER, I HAVE TO BE UNBIASED.

06:23:30 I CAN'T BE FOR TENNIS.
06:23:31 I CAN'T BE FOR PICKLEBALL.
06:23:32 I JUST HAVE TO DO THE FACTS, PRESENT THEM AS THEY LAY AND
06:23:36 LET THEM GO.
06:23:37 TODAY, YOU CAN SEE WE HAVE A GREAT TURNOUT OF PEOPLE WHO ARE
06:23:40 PASSIONATE ABOUT THIS IDEA.
06:23:41 AND I APPRECIATE THEM BEING HERE.
06:23:44 HOWEVER, THE END GAME ON THIS HAS ALWAYS BEEN LET'S LET THE
06:23:49 RESIDENTS OF COUNTRY CREEK MAKE THE DECISION.
06:23:52 SO THANK YOU.
06:23:53 ANY QUESTIONS?
06:23:56 >>Scotty Wood: THANK YOU.
06:23:57 ANYONE ELSE AS PART OF THE PRESENTING PORTION OF THIS?
06:24:06 OKAY.

06:24:06 ON THAT NOTE, I'LL OPEN THE PUBLIC HEARING.
06:24:08 >>Tammy Duran: I HAVE EIGHT CARDS.
06:24:09 THE FIRST ONE IS FOR MARK AND THEN RUTH ANN WILL GO NEXT.
06:24:13 MARK -- F-O-L, I THINK.
06:24:24 IS IT AN O?
06:24:32 >> MY NAME IS MARK.
06:24:33 I LIVE ON BUTCHER'S HOLLER.
06:24:36 I'M AN AVID TENNIS PLAYER.
06:24:39 ENJOYED PICKLEBALL OVER THE YEARS.
06:24:41 I JUST SENT A TEXT TO SOMEONE I ASKED TO JOIN HERE.
06:24:44 I SAID, YEAH, SHE ASKED ME HOW I WOULD VOTE, IF I WOULD

06:24:47 VOTE, I SAID I LOVE PLAYING PICKLEBALL, HOWEVER I WOULDN'T
06:24:51 WANT TO PUSH THAT NOISE UPON MY FELLOW RESIDENTS.
06:24:55 WHAT I'VE HEARD SO FAR IS THERE IS A POOL 20 FEET AWAY FROM
06:24:59 AND WE ENJOY THE POOL, SITTING OUT AND LAYING OUT.
06:25:02 AND THEN THE PICKLEBALL NOISE WOULD BE I GUESS WHENEVER THEY
06:25:06 HAVE THE OPEN HOURS GOING ON, THAT WOULD BE SO ANNOYING.
06:25:09 I DON'T KNOW IF THEY BROUGHT UP THAT THE FIRST TEE BOX IS
06:25:13 RIGHT ACROSS FROM THE POOL AND THAT NOISE WOULD BE GOING ON.
06:25:16 SOUND LIKE THEY DID THE STUDIES AT THE HOUSES, BUT THEY
06:25:20 DON'T THINK ABOUT THE PEOPLE USING THE POOL, THE HOT TUB AND
06:25:23 THE GOLF COURSE.
06:25:23 I GUESS THAT'S ALL I HAVE TO SAY.
06:25:26 THANK YOU.
06:25:28 >>Tammy Duran: RUTH ANN AND THEN MARGIE.
06:25:34 >> MY NAME IS RUTH ANN PATTERSON.
06:25:36 I LIVE ON BLACKSMITH FORGE.
06:25:40 WHAT I'VE NOTICED IS THAT COURT IS HARDLY EVER USED, AND I
06:25:46 THINK IT WOULD BE A REALLY GOOD IDEA BECAUSE THE MAJORITY OF
06:25:48 THE PEOPLE WANT TO PLAY PICKLEBALL AND THAT'S ABOUT THE ONLY
06:25:52 PLACE -- THAT IS THE ONLY PLACE THAT'S AVAILABLE FOR THEM TO
06:25:56 USE IT.
06:25:56 SO RATHER THAN JUST LETTING IT NOT BE USED, I THINK IT'S A
06:26:01 GOOD IDEA THAT THEY SHOULD BE ABLE TO USE IT.
06:26:04 I DON'T PLAY PICKLEBALL, BUT JUST FOR THE FACT THAT THE
06:26:09 PEOPLE IN THE COMMUNITY WANT TO PLAY PICKLEBALL, SO THEY

06:26:13 SHOULD BE ABLE TO HAVE THE OPPORTUNITY TO DO IT, ESPECIALLY
06:26:17 SINCE THERE'S SPACE AVAILABLE.
06:26:19 THANK YOU.
06:26:22 >>Tammy Duran: MARGIE AND THEN DARLENE IS AFTER THAT.
06:26:35 >> GOOD EVENING.
06:26:36 I'M MARGARET PIORKOWSKI.
06:26:39 I LIVE ON COACHHOUSE LANE, NOT NEAR ANY OF THE PICKLEBALL
06:26:42 COURTS IN QUESTION.
06:26:43 I AM AN AVID TENNIS PLAYER.
06:26:46 I DO HAVE ONE QUESTION, THOUGH, BEFORE I START, AND I WAS

06:26:49 JUST WANTING ON THE E-COMMENTS, HOW MANY WERE FOR AND HOW
06:26:53 MANY WERE AGAINST THE PICKLEBALL?
06:26:55 >>Mary Gibbs: I WAS ACTUALLY GOING TO BRING THAT UP.
06:26:57 THE E-COMMENTS THAT WE FORWARDED TO ALL THE BOARD MEMBERS,
06:27:01 WE HAD ALMOST A HUNDRED, 75 OPPOSED, 25 IN FAVOR.
06:27:08 WE CUT IT OFF AT NOONTIME YESTERDAY, BUT THERE WERE STILL
06:27:11 COMMENTS COMING IN TODAY.
06:27:13 I KNOW WE HAVE WAY MORE THAN A HUNDRED.
06:27:16 >> SO THAT'S 3 TO 1.
06:27:18 75 TO 25 YOU'RE SAYING.
06:27:21 75 AGAINST AND 25 FOR.
06:27:22 THIS IS AN ONGOING THING AT COUNTRY CREEK.
06:27:25 THE COURT IN QUESTION THAT THE PREVIOUS WOMAN SPOKE ABOUT,
06:27:28 THE HARD COURT BEHIND BLACKSMITH FORGE, THERE WAS A HUGE
06:27:32 DEBATE YEARS AGO.

06:27:33 IN FACT, THERE WAS A BIG SIGN ON THAT COURT RIGHT NOW, NO
06:27:36 PICKLEBALL ALLOWED PER VILLAGE OF ESTERO.
06:27:39 I DON'T REMEMBER ALL THE SPECIFICS OF THAT DEBATE, BUT
06:27:43 PICKLEBALL CANNOT BE PLAYED ON THAT COURT.
06:27:46 THEY ARE PLAYING IT WITH A SMALLER PADDLE AND BALL, I
06:27:49 BELIEVE.
06:27:49 TO ME, A TENNIS COURT IS A TENNIS COURT.
06:27:52 AND I THINK I HAVE TO CORRECT MR. STONE IN SAYING THAT THE
06:27:57 COMMUNITY OF CASCADES TURNED ONE OF THEIR CLAY COURTS INTO A
06:28:01 HARD COURT.
06:28:02 THEY DID.
06:28:02 I KNOW THEY DID, BUT I BELIEVE THEY HAD MORE THAN FOUR
06:28:06 COURTS.
06:28:06 I'VE BEEN A CAPTAIN OF A TENNIS LEAGUE FOR ABOUT 12 YEARS.
06:28:10 WE HAD AT ONE POINT SEVEN COMPETITIVE TEAMS.
06:28:14 WE NEED FOUR COURTS.
06:28:16 WE PLAY MATCHES ALMOST EVERY DAY OF THE WEEK DURING SEASON,
06:28:21 FALL AND SPRING.
06:28:23 WE CANNOT GIVE UP A TENNIS COURT TO PICKLEBALL.
06:28:26 WHO IS GOING TO MONITOR THE PROPER SHOES, THE PROPER
06:28:30 PADDLES, THE PROPER BALLS?
06:28:32 WHO IS GOING TO BE THE PICKLEBALL POLICE AT COUNTRY CREEK?
06:28:36 RIGHT.
06:28:36 OH, I HAVE SO MUCH TO SAY AND NOT ENOUGH TIME TO SAY IT.
06:28:41 SEVEN DAYS A WEEK FROM 8 A.M. TO 8 P.M. IS NOT GOING TO FLY.

06:28:45 WE HAVE SOCIAL TENNIS.
06:28:46 WE HAVE TEAM TENNIS.
06:28:48 WE HAVE A BALL MACHINE THAT PEOPLE GO OUT AND PRACTICE WITH.
06:28:52 IN SEASON, OUR GUESTS COME.
06:28:53 WE TAKE OUR KIDS.
06:28:54 WE TAKE OUR GRANDKIDS OUT TO PLAY TENNIS.

06:28:57 WE CANNOT GIVE UP A TENNIS COURT.
06:28:59 A TENNIS COURT IS A TENNIS COURT.
06:29:01 THE SOUND BARRIERS THAT ARE IN THE PROPOSAL, YOU PUT UP
06:29:07 SOUND BARRIERS, HOW ARE WE GOING TO TAKE THEM DOWN TO PLAY
06:29:10 TENNIS?
06:29:11 WE'LL SMOTHER OUT THERE.
06:29:12 IT'S NEAR THE POOL.
06:29:13 IT'S NEAR OUR CABANA.
06:29:15 IT IS NEAR THE FIRST GOLF TEE.
06:29:16 BOOM, BOOM, WHO IS GOING TO WANT TO HEAR ALL THAT?
06:29:19 THERE ARE MANY OTHER OPPORTUNITIES IN ESTERO TO PLAY
06:29:23 PICKLEBALL.
06:29:23 MANY OF OUR TENNIS FRIENDS PLAY PICKLEBALL.
06:29:25 THEY COME OVER TO THE REC CENTER.
06:29:27 THEY ENJOY PLAYING THERE.
06:29:29 FRIEND OF MINE GOES UP BY PAGE FIELD.
06:29:31 HE LOVES PLAYING THERE.
06:29:32 I THINK THERE ARE SOME COURTS IN THREE OAKS THAT ARE NOW
06:29:35 AVAILABLE FOR PICKLEBALL.

06:29:36 SO RIGHT NOW, THE VERY FEW NUMBERS THAT WANT TO PLAY
06:29:40 PICKLEBALL IN COUNTRY CREEK JUST WANT TO PLAY IN THEIR OWN
06:29:44 BACKYARD, AND THERE ARE OTHER PLACES TO PLAY.
06:29:47 IF I WANTED TO TAKE A YOGA CLASS, COUNTRY CREEK DOESN'T
06:29:50 OFFER THAT.
06:29:51 I HAVE TO GO SOMEWHERE ELSE.
06:29:52 IF I WANT TO TAKE A BASKET WEAVING CLASS, I HAVE TO GO
06:29:55 SOMEPLACE ELSE.
06:29:56 WE CAN'T OFFER EVERYTHING.
06:30:04 >> [INAUDIBLE]
06:30:04 >>Scotty Wood: PLEASE LET THAT PERSON SPEAK.
06:30:06 >> AND THE LAST THING I WANT TO QUESTION IS THE SOUND STUDY
06:30:09 REPORT.
06:30:11 I READ IT IN FULL.
06:30:12 I'M NOT SURE OF THE VALIDITY OF THE SOUND STUDY REPORT.
06:30:17 THE GENTLEMAN WAS A P.E.
06:30:19 I DON'T KNOW IF HE'S A P.E. IN FLORIDA.
06:30:21 HE'S ALSO A PICKLEBALL REFEREE.
06:30:25 THE ETHICAL PART OF IT, TOO, THERE WAS SOME CONTAMINATION
06:30:30 WITH THE BIRD CHIRPING OR WHAT HAVE YOU.
06:30:32 PICKLEBALL IS NOISY.
06:30:33 WE ALL KNOW IT'S NOISY.
06:30:35 PLEASE, PLEASE DO NOT TAKE A TENNIS COURT.
06:30:38 WE NEED IT FOR TENNIS.
06:30:41 >>Tammy Duran: I HAVE DARLENE NEXT AND THEN DAVID.

06:30:49 >> HI.
06:30:50 DARLENE FROM COUNTRY CREEK.

06:30:55 >>Tammy Duran: MOVE THE MICROPHONE DOWN.
06:30:56 >> NOT TO REBUTTAL THIS, BUT THIS HAS BEEN GOING ON FOR
06:31:02 YEARS.
06:31:03 WE'VE BEEN TRYING TO FIND AN ADEQUATE SPOT.
06:31:05 THE THOUGHT ABOUT GOING ON CLAY, IT'S BEING USED EVEN BY
06:31:08 PROS NOW.
06:31:09 IT IS NOT DAMAGING.
06:31:11 IT IS NOT LOUD BECAUSE YOU'RE USING SPECIAL EQUIPMENT THAT
06:31:15 YOU CAN BOUNCE A BALL ON, ON CLAY.
06:31:18 IT IS NOT THE SAME PICKLEBALL THAT THEY ARE THINKING OF FOR
06:31:21 A HARD COURT.
06:31:22 IT'S VERY DIFFERENT.
06:31:23 ALSO, THE PADDLES HAVE TO BE APPROVED.
06:31:25 AS FAR AS POLICING, THEY DON'T POLICE TENNIS.
06:31:30 THERE ARE CHILDREN THAT PLAY ON THERE, NOBODY CARES.
06:31:33 IT'S GOING TO BE THE SAME THING, WHETHER WE UTILIZE IT FOR
06:31:37 PICKLEBALL OR FOR TENNIS.
06:31:39 WE ARE NOT TRYING TO TAKE OVER A COURT BY ANY MEANS.
06:31:43 WE ARE GOING TO REVIEW THE SCHEDULE OF TENNIS.
06:31:47 NOT ALL THE COURTS ARE USED ALL THE TIME.
06:31:50 SOME OF THEM ARE UNDERUSED.
06:31:54 SO WE WOULD JUST LOOK AT SCHEDULE AND USE IT WHEN WE CAN.
06:31:57 WE ARE NOT TRYING TO TAKE A COURT.

06:32:00 AND AS FAR AS THEY NEEDING FOUR COURTS, WE HAVE THAT COURT
06:32:05 THAT EXISTS ON BLACKSMITH THAT WE ARE NOT ALLOWED TO PLAY
06:32:08 PICKLEBALL ON.
06:32:09 THAT DOES GIVE A FOURTH COURT TO TENNIS.
06:32:12 IT MIGHT NOT BE CLAY, BUT IT IS A TENNIS COURT.
06:32:16 SO I DON'T SEE WHERE ALL THE PROBLEMS ARE.
06:32:20 THERE'S NO MORE DAMAGE TO IT.
06:32:21 WE HAVE A MAINTENANCE CREW THAT COMES IN EVERY DAY TO TAKE
06:32:25 CARE OF IT NO MATTER WHO IS USING IT.
06:32:27 I DON'T SEE THE PROBLEM OF SHARED USE.
06:32:32 THAT'S ALL WE'RE ASKING FOR, EQUIPMENT, POLICING.
06:32:36 I DON'T THINK IT'S POLICED FOR TENNIS.
06:32:40 WE WILL MAKE AN ADEQUATE SCHEDULE ACCORDING TO THEIRS, BUT
06:32:45 ALL IN FAIRNESS, WE JUST WANT TO UTILIZE TIME WHEN IT'S NOT
06:32:49 BEING USED.
06:32:50 ALL SUMMER IT'S ALMOST DORMANT OVER THERE.
06:32:53 WE COULD BE OUT THERE PLAYING.
06:32:55 AND IF THEY ARE SAYING THAT 75 PEOPLE VERSUS 25 ARE AGAINST
06:33:00 IT, THAT MAY VERY WELL BE TRUE, BUT THEY MIGHT NOT PLAY ANY
06:33:04 SPORTS.
06:33:05 YOU DON'T KNOW WHO IS ANSWERING THESE QUESTIONNAIRES.
06:33:09 BUT WE'RE NOT GOING TO DO ANYTHING THAT WOULD COME TO HARM
06:33:12 THE COURTS, TO DISRUPT THEIR SCHEDULING.
06:33:18 WE WANT TO WORK FAIRLY WITH THEM.

06:33:20 THAT'S HOW THE BOARD HAS BEEN WORKING WITH US.

06:33:22 RON STONE REPRESENTS AS THE LIAISON.
06:33:25 HE IS ON OUR EXECUTIVE BOARD.
06:33:26 WE GOT THAT FAR AS APPROVAL.
06:33:31 WHY WOULDN'T WE WANT TO SEEK FROM YOU TO JUST LET US USE IT
06:33:34 WHEN IT'S AVAILABLE TO USE.
06:33:35 EVERYTHING IS TEMPORARY MEASURES.
06:33:38 WE HARM NOTHING.
06:33:39 AND AS FAR AS THEIR SAYING WE COULD GO PLAY PICKLEBALL
06:33:43 ELSEWHERE, ABSOLUTELY TRUE.
06:33:44 HOWEVER, THE NEW -- IF YOU KNOW WHERE THE NEW PLACE WAS
06:33:48 BUILT ON THREE OAKS, IT IS PART OF THE BARBARA MANZO TENNIS
06:33:54 COURTS, SO TENNIS PLAYERS HAVE THE RIGHT TO GO THERE AS
06:33:56 WELL.
06:33:57 THEY DON'T HAVE TO JUST PLAY HOME.
06:33:59 THEY CHOOSE TO PLAY AT HOME AS WE WOULD LIKE TO CHOOSE TO IF
06:34:01 WE COULD.
06:34:02 THANK YOU.
06:34:05 >>Tammy Duran: DAVID AND THEN MARION.
06:34:06 DAVID?
06:34:09 DAVID?
06:34:25 >> HELLO.
06:34:25 THANK YOU FOR HAVING ME.
06:34:26 I LIVE RIGHT BEHIND THE TENNIS COURTS.
06:34:30 >>Scotty Wood: IDENTIFY YOURSELF, PLEASE.
06:34:32 >>Tammy Duran: YOUR NAME.

06:34:34 >> DAVID COSTELLO.
06:34:35 I LIVE RIGHT BEHIND THE TENNIS COURTS.
06:34:38 IT'S APPROXIMATELY 100-FOOT FROM THE BACKYARD.
06:34:41 MY NEIGHBOR ALSO LIVES 90-FOOT FROM THE BACKYARD.
06:34:45 HE'S OUT OF TOWN.
06:34:46 MY OTHER NEIGHBOR IS UP IN MINNESOTA RIGHT NOW.
06:34:49 WE JUST GOT NOTICE IN THE LAST, LIKE, FIVE DAYS TO COME TO
06:34:54 THIS MEETING.
06:34:55 I WROTE A LETTER.
06:34:56 FIRST OF ALL, WE WENT UP TO THE CLUBHOUSE AND I HAVE WITNESS
06:35:03 WITH ME.
06:35:03 THEY HAVE NO PLANS, NO BUDGET, NO INSURANCE FUNDS, NO
06:35:07 PERMANENT COURT, NO PERSON TO MANAGE THE LIABILITIES, NO
06:35:12 FUNDS ARE DEPOSITED IN A BUDGET FOR PICKLEBALL.
06:35:17 BUDGET IS STRAINED FROM CONTINUAL HURRICANE AND DROUGHTS TO
06:35:21 THE SUBDIVISION.
06:35:23 THERE'S NO RULES ON PEOPLE.
06:35:26 WE KEEP TALKING ABOUT THE BALL.
06:35:29 THEY HAD ONE TEST TRIAL.
06:35:31 IT WAS SUPPOSED TO STOP AT ABOUT EIGHT OR NINE.

06:35:34 IT WAS LIKE A MONDAY NIGHT FOOTBALL GAME, AND IT WENT UNTIL
06:35:38 11:20 WHEN I TOOK OUT A FOG HORN -- THIS IS WHAT HAPPENED
06:35:44 LAST TIME.
06:35:44 >>Scotty Wood: PLEASE ALLOW THE PERSON WHO IS GIVING PUBLIC
06:35:47 INPUT TO GIVE INPUT RIGHT NOW.

06:35:50 ORDER.
06:35:53 >> THESE PEOPLE CARE ABOUT THE BALL, NOT ABOUT THE PEOPLE.
06:35:56 THIS WOMAN THAT GETS UP, I DON'T PLAY, I DON'T KNOW WHAT TO
06:35:58 DO, BUT LET'S HURT THE PEOPLE, THE 75 PEOPLE, AND LET'S PLAY
06:36:04 PICKLEBALL.
06:36:04 SHE LOVES THE SPORT, I GUESS.
06:36:06 I LOVE PEOPLE.
06:36:07 SO CONTINUE HERE.
06:36:09 SO THERE'S NO RULES, THERE WAS A LOT OF DRINKING GOING ON
06:36:13 LIKE A MONDAY NIGHT FOOTBALL GAME.
06:36:15 NOW, I CAN UNDERSTAND THIS WAS THE FIRST NIGHT AND THEY WERE
06:36:17 HAVING A LOT OF FUN.
06:36:19 IT HAPPENS.
06:36:21 IT'S PEOPLE.
06:36:22 IT'S GREAT.
06:36:22 IT'S FLORIDA.
06:36:23 BUT THEY OPENED UP A PLACE RIGHT DOWN THE STREET, AND I'VE
06:36:29 CHECKED THERE, AND THEY SAID THEY ARE ONLY 50% FULL.
06:36:32 AND IT'S ONLY FIVE MINUTES FROM HERE RIGHT ON CORKSCREW.
06:36:36 YOU ALL KNOW ABOUT IT.
06:36:38 WE TALKED ABOUT IT AT THE LAST MEETING.
06:36:39 FURTHERMORE, WE DON'T HAVE SECURITY.
06:36:45 SO IT MEANS AT ANY TIME ANYBODY FROM ANYWHERE ALL OVER THE
06:36:49 COMMUNITY CAN COME IN AND PLAY PICKLEBALL, RIGHT?
06:36:54 SO THERE'S NO PEOPLE.

06:36:58 THERE'S NO COMMUNITY TO SHUT IT DOWN.
06:37:03 THERE'S NO TENNIS PRO.
06:37:04 THE PERSON THAT DID PLAY TENNIS, THESE ARE KNOWN AS ONE OF
06:37:08 THE FINEST COURTS AROUND, AND I HEAR THEM EVERY MORNING.
06:37:13 THE GUYS COME.
06:37:14 THEY HAVE BEEN PLAYING UNTIL NOON IN HUNDRED DEGREES.
06:37:18 THEY COME BACK IN ABOUT 2 AND START PLAYING.
06:37:22 AND I THINK THE WHOLE IDEA THAT YOU HAVE A BUNCH OF PEOPLE
06:37:24 HERE WITH NO MONEY, A LOT OF IDEAS AND LET'S SAY PLAY
06:37:29 PICKLEBALL AND MY IDEA IS LIKE, YEAH, WE CAN MAKE UP LOTS OF
06:37:32 SPORTS FOR THE THING AND COME UP HERE TO THE CLUB AND LET'S
06:37:34 HAVE A NINE-HOLE GOLF COURSE AND LET'S PUT AN ARCHERY RANGE
06:37:38 AND LET'S DO THIS AND DO THAT.
06:37:40 THERE'S PLENTY OF SPORTS.
06:37:42 LET'S HAVE HANDICAP SPORTS.
06:37:44 PEOPLE COME UP HERE, THEY HAVE NO PLAN.

06:37:47 IT'S LIKE LET'S PUT IN A PICKLEBALL COURT.
06:37:50 I'D SAY WE LIVE HUNDRED FOOT FROM THIS.
06:37:55 HAD A LOT OF DAMAGE FROM THE HURRICANE.
06:37:57 NOW WE CAN SEE IT ALL COMPLETELY, THE CLUB, THE POOL, ALL
06:38:02 THE NOISE, AND WE'RE NOT TURNING IT INTO A SUBDIVISION.
06:38:06 THEY WANT TO TURN IT INTO A CARNIVAL.
06:38:19 >>Tammy Duran: THE LAST NAME IS MALONE.
06:38:24 AND THEN TOM IS NEXT.
06:38:32 >> GOOD AFTERNOON, BOARD.

06:38:35 MY NAME IS MARIAN MALONE.
06:38:39 I'M A TEN-YEAR FULL-TIME RESIDENT IN ESTERO IN COUNTRY
06:38:42 CREEK.
06:38:43 AND TODAY I WOULD LIKE TO EXPLAIN TO YOU WHY COURT TWO IS
06:38:47 IMPORTANT TO TENNIS, COMPETITIVE TENNIS AT COUNTRY CREEK.
06:38:52 AND THEN I WOULD LIKE TO ADDRESS THE LDO.
06:38:56 BESIDES SEVEN DAY SOCIAL PLAY AND CASUAL PLAY IN THE
06:39:01 COMMUNITY, WHICH IS WHAT PEOPLE HAVE BEEN TALKING MOSTLY
06:39:03 ABOUT SO FAR, WE ARE VERY ACTIVE IN LEAGUE PLAY, AND WE FEEL
06:39:11 PRESENT AT LEAST FIVE TO SIX TEAMS.
06:39:13 LEAGUE PLAY GENERALLY REQUIRES THAT CLUBS HAVE A MINIMUM OF
06:39:19 THREE CONTIGUOUS COURTS, THREE COURTS SIDE BY SIDE, WITH
06:39:24 BATHROOM AND WATER FACILITIES.
06:39:27 WE DON'T HAVE THAT AT COUNTRY CREEK.
06:39:29 WE HAVE COURTS ONE AND TWO.
06:39:32 WE'RE TALKING ABOUT COURT TWO TODAY.
06:39:34 AND THEY SATISFY THE REQUIREMENTS.
06:39:40 THEY ARE CONTIGUOUS.
06:39:41 THEY HAVE WATER, AND WE HAVE ACCESS TO BATHROOMS.
06:39:45 THAT'S A GOOD THING.
06:39:46 THERE ARE PRIME TENNIS REAL ESTATE.
06:39:50 COURTS THREE AND FOUR ARE AT THE OTHER END OF THE COMMUNITY
06:39:55 WHERE WE HAVE LIMITED PARKING, NO BATHROOMS, BUT WE DO HAVE
06:40:00 WATER.
06:40:02 AND THEN MIDWAY WE HAVE A HARD COURT.

06:40:05 IT'S NUMBER FIVE THAT PEOPLE HAVE SAID TODAY, OH, THEY CAN
06:40:08 GO PLAY ON NUMBER FIVE.
06:40:10 WELL, LEAGUE TENNIS IN LEE AND COLLIER COUNTY DOES NOT ALLOW
06:40:15 US TO PLAY ON HARD COURT.
06:40:19 THERE'S A BATHROOM THERE, THAT'S THE GOOD NEWS, BUT THERE'S
06:40:21 NO WATER, I THINK.
06:40:22 IT'S NOT AVAILABLE TO US.
06:40:26 IN OTHER WORDS, WE HAVE FOUR COURTS IN TOTAL.
06:40:29 TWO AND TWO.
06:40:30 TWO MEET THE REQUIREMENTS FOR LEAGUE PLAY.
06:40:32 THE OTHER TWO DO NOT.
06:40:34 BUT WE ARE GRANTED, HOW SHALL I SAY, THE EXCEPTION, AND WE

06:40:40 GET TO USE ONE OF THOSE.
06:40:42 NOW, THE COUNTRY CREEK COMMUNITY DOES NOT HAVE A DIRECTOR OF
06:40:47 RACKET SPORT OR COACHES EITHER TO ARBITRATE AND ORGANIZE ALL
06:40:53 OF OUR ACTIVITIES.
06:40:54 BUT I HAVE TO GIVE GREAT CREDIT TO THE COUNTRY CREEK
06:41:00 COMMUNITY OVER THE PAST 20 YEARS FOR DEVELOPING A
06:41:05 COMPETITIVE TENNIS PROGRAM.
06:41:10 IN FACT, SEVERAL MEMBERS OF OUR COMMUNITY AND JUDY BROWN IS
06:41:13 A NAME THAT COMES TO MIND ACTUALLY ORIGINATED AND BEGAN THE
06:41:19 BONERO TENNIS LEAGUE.
06:41:21 BONERO BEING BONITA ESTERO, AND THAT IS THE KEY PROGRAM IN
06:41:25 THIS AREA FOR TENNIS.
06:41:27 AND I HATE TO SAY IT, BUT WE WIN IT QUITE OFTEN.

06:41:31 WE DO VERY WELL ON THE COURT.
06:41:32 NOW YOU CAN UNDERSTAND WHY IT'S IMPORTANT THAT WE KEEP COURT
06:41:37 TWO FOR COMPETITIVE TENNIS.
06:41:40 GRANTED, WE CAN PLAY SOCIAL TENNIS AND WE CAN PLAY CASUAL
06:41:43 TENNIS ON THE OTHER COURTS, BUT WE'VE GOT TO HOLD ON TO
06:41:45 COURT TWO.
06:41:47 AND YOU MIGHT SAY, WELL, WHY CAN'T WE SHARE IT?
06:41:50 NOW, I LOOKED AT THE LDO THAT WAS SUBMITTED TO YOU, AND ONE
06:41:54 OF THE KEY RED FLAGS THAT CAME TO MY MIND WAS, THERE WAS
06:42:00 ABSOLUTELY NO STIPULATION WITH RESPECT TO THE TIME THAT IT
06:42:05 COULD OR COULD NOT BE USED FOR PICKLEBALL.
06:42:07 AND THIS MEANS THAT THE COURT IS AT RISK.
06:42:12 THE CURRENT BOARD MAY CHANGE ITS MIND AND MAKE IT A
06:42:16 FULL-TIME PICKLEBALL COURT.
06:42:17 FUTURE BOARDS MAY DO THE SAME THING.
06:42:21 AND THAT WOULD REALLY MEAN THE END OF COMPETITIVE TENNIS AT
06:42:25 COUNTRY CREEK, AND IT DOES NOT SEEM REASONABLE TO ME TO PUT
06:42:30 AN EXISTING AMENITY AND A PROGRAM AT RISK FOR THE SAKE OF
06:42:36 SOME, NOT ALL, SOME RESIDENTS WHO SEEM TO BE UNINCLINED TO
06:42:41 PLAY PICKLEBALL AT THE ESTERO REC CENTER AND AT THE THREE
06:42:44 OAKS PICKLEBALL CENTER.
06:42:47 THE FACILITIES AT THREE OAKS ARE FABULOUS.
06:42:50 THERE ARE SIX COURTS UP THERE, AND, YES, THEY WERE TENNIS
06:42:54 COURTS THAT WERE CONVERTED TO PICKLEBALL COURTS.
06:42:57 THEY ARE HARD COURTS, AND THEY HAVE TEN OTHER TENNIS COURTS

06:43:03 AT THE THREE OAKS CENTER.
06:43:05 WHEN WE TALKED ABOUT CASCADES OR ANY OF THE OTHER CLUBS THAT
06:43:09 WE'VE PLAYED AT, BY ALL MEANS THEY HAVE GIVEN UP COURTS,
06:43:13 MADE THEM HARD SURFACES, AND TURNED THEM INTO PICKLEBALL
06:43:16 COURTS AS WELL AS ADDING TO THEM.
06:43:18 BUT THEY HAVE AT A MINIMUM FOUR CONTIGUOUS COURTS FOR LEAGUE
06:43:23 PLAY.
06:43:24 AND, BY THE WAY, IF OUR FELLOW COLLEAGUES ARE NOT TOO

06:43:27 INCLINED TO GO TO THE REC CENTER, WHY DO WE ALL SHUFFLE OVER
06:43:31 THERE FOR BOCCE.
06:43:32 WE GO THERE FOR BOCCE.
06:43:34 WE CAN WALK OVER THE SAME STREET AND GO PLAY PICKLEBALL OVER
06:43:37 THERE.
06:43:37 I THINK.
06:43:39 WE'VE ALSO HEARD COMMENTS ABOUT REAL ESTATE VALUES AT
06:43:42 COUNTRY CREEK AND HOW THEY ARE IMPACTED BY OUR AMENITIES.
06:43:47 WE HAVE ONE CORE AMENITY.
06:43:49 IT IS OUR 61 PAR GOLF COURSE.
06:43:52 THAT IS AN ABSOLUTE GEM IN OUR COMMUNITY.
06:43:55 IT'S A GEM IN ESTERO FOR THAT MATTER.
06:43:58 >>Scotty Wood: YOU'RE OVER YOUR TIME LIMIT NOW.
06:44:00 >> OH, GOOD LORDS.
06:44:01 MAY I FINISH A FEW MORE COMMENTS?
06:44:03 >>Scotty Wood: QUICKLY, PLEASE.
06:44:04 >> IT IS DISINGENUOUS OF OUR RECENT RESIDENTS TO NOW CRY

06:44:08 ABOUT PICKLEBALL WHEN THEY PURCHASED KNOWING WE DIDN'T HAVE
06:44:11 PICKLEBALL.
06:44:11 I WOULD LIKE TO SAY THAT I LIKE PICKLEBALL.
06:44:14 I THINK IT'S A GREAT SPORT.
06:44:15 IT'S A SPORT THAT NEEDS TO BE PLAYED WHERE IT'S INTENDED
06:44:18 WITH LOTS OF OPPORTUNITIES FOR SOCIALIZING, FOR PLAYING AT
06:44:22 YOUR LEVEL WITH MANY DIFFERENT PEOPLE.
06:44:23 IT'S JUST THAT I DON'T THINK COURT TWO IS THAT COURT AT
06:44:26 COUNTRY CREEK.
06:44:28 THANK YOU VERY MUCH AND I APPRECIATE, CHAIRMAN.
06:44:32 >>Tammy Duran: TOM AND THEN GEORGE.
06:44:48 >> GOOD EVENING.
06:44:48 MY NAME IS TOM BOOST.
06:44:50 I LIVE IN COUNTRY CREEK ON ANDIRON, AND I'VE BEEN A PART OF
06:44:55 THIS FIASCO, IF YOU WILL, FROM THE BEGINNING.
06:45:00 I'VE BEEN HEARING A LOT OF THINGS THAT ARE DEFINITELY NOT
06:45:06 WHAT WE'RE INTENDING TO DO HERE.
06:45:08 THIS TIMING STUFF, I DON'T KNOW WHERE ANYBODY CAME UP WITH
06:45:14 7:00 IN THE MORNING TO 11 AT NIGHT.
06:45:16 THAT'S SIMPLY NOT TRUE.
06:45:18 WE HAVE CONTACTED THE TENNIS PEOPLE MANY TIMES, DISCUSSED
06:45:23 TIMES OF DAY, HOW MANY HOURS IN A WEEK THAT WE WOULD LIKE TO
06:45:26 USE THE COURTS, AND WE'VE BEEN VERY DILIGENT ABOUT THAT.
06:45:31 IT'S JUST -- IT'S FRUSTRATING.
06:45:38 I KNOW THERE ARE A LOT OF TENNIS PEOPLE HERE AND A LOT OF

06:45:41 PEOPLE PLAY TENNIS AND, YES, YOU'RE NOT THE MAJORITY OF
06:45:45 PEOPLE IN THE COMMUNITY EITHER.
06:45:47 BUT THE FACT THAT THEY ARE WORRIED THAT WE'RE GOING TO WRECK
06:45:52 THEIR TENNIS COURT IS RIDICULOUS.

06:45:55 IF THEY CAN'T GIVE UP A FEW HOURS A COUPLE OF DAYS A WEEK AT
06:45:59 NIGHT I THINK IT'S WRONG ON THEIR BEHALF.
06:46:01 EVERYBODY WANTS TO DO THE FUN THINGS THAT THEY LIKE TO DO.
06:46:05 MYSELF, I MENTIONED THIS LAST TIME I STOOD UP HERE.
06:46:09 I'M GOING TO BE 80 IN FEBRUARY.
06:46:11 I DON'T HAVE A LOT OF PICKLEBALL YEARS LEFT IN ME.
06:46:16 I WOULD LIKE TO HAVE THOSE IN MY OWN COMMUNITY.
06:46:20 WE BENT OVER BACKWARDS MANY TIMES, FORGET ABOUT THE BEER
06:46:26 PARTIES AND THE LOUD NOISE.
06:46:28 THAT WAS JUST A BUNCH OF HOGWASH.
06:46:30 BUT I'M PLEADING WITH YOU THAT WE NEED THIS.
06:46:35 ONE THING I WANT TO THANK YOU FOR, I UNDERSTAND THAT WE'RE
06:46:38 GOING TO HAVE MORE PICKLEBALL COURTS IN THIS BIG PARK THEY
06:46:43 ARE PLANNING OVER ON WILLIAMS THERE.
06:46:45 I APPRECIATE THE FACT THAT THAT'S GOING TO BE DONE AND WE
06:46:48 CAN GET MORE COURTS TO PLAY ON IN OUR AREA.
06:46:53 WE'VE DISCUSSED THIS TIME AND TIME AGAIN.
06:46:55 YOU GO OVER TO THE REC CENTER.
06:47:00 IT'S NOT AVAILABLE IN THE SUMMER BECAUSE IT'S OPEN TO
06:47:03 CHILDREN.
06:47:03 THAT'S WHERE THEY DO THEIR SUMMER THINGS OVER THERE AT THE

06:47:06 REC CENTER.
06:47:07 SO THERE'S NO PICKLEBALL OVER THERE IN THE SUMMER.
06:47:09 AND THE FACT THAT WE NEED SOMEPLACE TO PLACE NEARBY WHILE
06:47:17 THESE OTHER COURTS ARE BEING BUILT IN THE AREA.
06:47:20 EVEN WHEN WE GO TO A REC CENTER IN THE MIDDLE OF THE WINTER,
06:47:24 WHEN EVERYBODY IS DOWN HERE, YOU COULD HAVE A 45-MINUTE WAIT
06:47:27 TO PLAY ONE GAME AND THEN THEY CUT THE GAME DOWN FROM 13 OR
06:47:32 15 POINTS DOWN TO 10 OR 11 JUST TO GET MORE PEOPLE PLAYING.
06:47:37 THAT'S HOW BIG THAT IS OVER THERE.
06:47:39 IT'S HUGE.
06:47:39 I JUST DON'T WANT TO DEAL WITH THAT.
06:47:44 WE SHOULDN'T HAVE TO DEAL WITH THAT TO HAVE SOMETHING IN OUR
06:47:47 OWN COMMUNITY THAT MORE THAN 25 PEOPLE ARE IN FAVOR, I GOT
06:47:51 TO TELL YOU THAT.
06:47:52 I DON'T KNOW HOW THAT EVER CAME OUT.
06:47:54 JUST REALIZE THAT THE MAIN POINT I WANT TO MAKE IS WE'VE
06:47:59 DISCUSSED WITH THEM ABOUT THE DAYS AND THE HOURS WE WANT TO
06:48:03 USE THE COURTS, AND NONE OF THEM INCLUDE ANYTHING DURING THE
06:48:07 DAY.
06:48:07 IT WAS ALL IN THE EVENING.
06:48:09 I THINK THAT'S REASONABLE ON OUR BEHALF.
06:48:11 THANK YOU FOR LISTENING.
06:48:13 ANY QUESTIONS?
06:48:15 >>Scotty Wood: THANK YOU.
06:48:18 >>Jim Wallace: FOR CLARIFICATION, DID YOU JUST SAY YOU DON'T

06:48:20 WANT TO USE THE COURTS DURING THE DAY?
06:48:22 YOU ONLY WANT TO USE THEM IN THE AUTO HE THINK?
06:48:24 >> THAT'S WHAT WE DO.
06:48:25 THAT WAS OUR ORIGINAL THING.
06:48:27 WE DON'T WANT TO USE THEM DURING THE DAY WHEN OTHER PEOPLE
06:48:32 ARE USING THEM FOR TENNIS.
06:48:34 WE'RE DOING THIS ACCORDING TO THEIR SCHEDULE.
06:48:38 >> [INAUDIBLE]
06:48:41 >> EXCUSE ME, I HAVE THE FLOOR.
06:48:42 >>Jim Wallace: I JUST WANT A CLARIFICATION.
06:48:49 APPLICATION SEEMS TO SAY 8 IN THE MORNING TO 8 IN THE
06:48:53 EVENING.
06:48:53 YOU'RE SAYING IT'S AFTER THEY FINISH PLAYING TENNIS.
06:48:55 >>Scotty Wood: PLEASE, IN THE AUDIENCE, PLEASE BE QUIET.
06:48:58 >> THAT'S TRUE.
06:49:00 THAT'S WHAT IT'S BEEN ALL ALONG.
06:49:01 THAT'S WHAT IT'S BEEN ALL ALONG.
06:49:03 >>Jim Wallace: THAT'S NOT WHAT THE APPLICATION --
06:49:05 >> IF THEY ARE DONE PLAYING THEIR TENNIS AT 5:00 IN THE
06:49:09 EVENING, AND WE CAN COME IN AT 6:00 IN THE EVENING, PERFECT.
06:49:12 RATHER PLAY IT THEN WHEN IT'S NOT SO HOT ANYHOW.
06:49:16 >>Jim Wallace: I JUST ASKED THAT FOR CLARIFICATION.
06:49:19 >> THANK YOU.
06:49:19 >>Tammy Duran: GEORGE IS OUR LAST ONE.
06:49:21 ONE MORE.

06:49:34 >> GOOD AFTERNOON.
06:49:36 MY NAME IS GEORGE MOLNER.
06:49:39 MY WIFE AND I ARE FULL-TIME RESIDENTS AT THE VILLAGES OF
06:49:41 COUNTRY CREEK, 20660 HORSE HAME HOLLOW.
06:49:46 APRIL 21st, 1986, WAS AN IMPORTANT DAY FOR ESTERO AND
06:49:50 COUNTRY CREEK.
06:49:51 THE LEE COUNTY COMMISSIONERS APPROVED THE COUNTRY CREEK
06:49:53 APPLICATION.
06:49:54 WAY BEFORE SIMON COWELL, COUNTRY CREEK GOT FOUR YESES.
06:50:00 WHAT WAS COUNTRY CREEK LIKE IN 1986? IT WAS A GOLF COURSE,
06:50:04 A CLUBHOUSE, FIVE SWIMMING POOLS, FIVE TENNIS COURTS, AND
06:50:09 APPROVAL FOR 985 HOMES.
06:50:11 SO LET'S FAST-FORWARD 37 YEARS.
06:50:15 I'LL SKIP A LOT.
06:50:16 WHAT IS COUNTRY CREEK NOW?
06:50:17 IN 2023?
06:50:19 ACTUALLY, THERE ARE ONLY 966 HOMES, NOT 985, BUT WE DO HAVE
06:50:26 A GOLF COURSE, A CLUBHOUSE, FIVE SWIMMING POOLS, FIVE TENNIS
06:50:31 COURTS, TWO STILL WITHOUT A BATHROOM FACILITIES, AND ONE
06:50:34 BOCCE COURT.
06:50:35 NO, NOT FOUR BOCCE COURTS, NOT EVEN TWO BOCCE COURTS.
06:50:39 WE HAVE ONE BOCCE COURT.

06:50:41 ONE BOCCE COURT IN 37 YEARS.
06:50:44 WE JUST DON'T HAVE ANY ROOM.
06:50:47 WE WOULD LOVE TO HAVE MORE PARKING, MORE TENNIS COURTS,

06:50:51 EXPAND OUR CLUBHOUSE, AND HAVE OUTSIDE DINING.
06:50:53 WE JUST DON'T HAVE ANY ROOM.
06:50:55 THE EXPRESSION IS YOU CAN'T ALWAYS GET WHAT YOU WANT.
06:51:01 THERE IS A PROPOSAL TO PERMIT PICKLEBALL IN OUR TENNIS COURT
06:51:03 TWO.
06:51:04 NOW, WHAT'S INTERESTING ABOUT TENNIS COURT TWO IS THAT IT'S
06:51:07 RIGHT NEXT TO TENNIS COURT ONE, AND TENNIS COURT ONE IS
06:51:11 RIGHT NEXT TO OUR MAIN POOL AND CABANA AREA.
06:51:15 ARE WE STILL GOING HERE?
06:51:17 WHICH IS RIGHT NEXT TO OUR PUTTING GREEN, WHICH IS RIGHT
06:51:23 NEXT TO OUR FIRST GOLF TEE, WHICH IS ACROSS THE ESTERO RIVER
06:51:26 RIGHT NEXT TO OUR OPEN DINING AREA AT OUR CLUBHOUSE.
06:51:29 COUNTRY CREEK RESIDENTS ARE NOTORIOUS FOR NOT STOPPING AT
06:51:33 TRAFFIC SIGNS THROUGHOUT OUR COMMUNITY.
06:51:35 SIMILARLY, SOUND DOESN'T ALWAYS STOP JUST BECAUSE WE WANT IT
06:51:39 TO.
06:51:41 REALISTICALLY, I'M LESS CONCERNED ABOUT THE SOUND WITH ANY
06:51:45 INDIVIDUAL HOME IN COUNTRY CREEK THAN I AM WITH THE IMPACT
06:51:47 ON THE AMENITIES THAT ARE SO CLOSE TO COURT NUMBER TWO.
06:51:50 GIVEN THE DIFFERENCES BETWEEN PICKLEBALL AND TENNIS, IT'S
06:51:53 LITERALLY IMPOSSIBLE TO PLAY TENNIS ON THE ADJOINING COURT
06:51:56 ONE.
06:51:56 THOSE PEOPLE ATTEMPTING TO USE THE AMENITIES AT THE CABANA,
06:52:01 THE POOL AND GOLF FACILITY, LET ALONE THOSE DINING WOULD NOT
06:52:05 REGARD PICKLEBALL AS AN ATTRACTIVE BACKGROUND NOISE.

06:52:08 FOR THOSE OF YOU WHO REMEMBER THE WORLD CUP OF 1010, THE
06:52:12 PROPOSED CURTAINS ON TWO SIDES OF TENNIS COURT NUMBER TWO
06:52:15 WOULD ONLY REFLECT AND LITERALLY FOCUS THE INTENSITY OF THE
06:52:18 SOUND TOTALLY AND DIRECTLY TOWARD THE AMENITIES USED BY
06:52:22 THESE RESIDENTS.
06:52:23 THIS MAKES AS MUCH SENSE AS CONSTRUCTING A NEW HOME IN A VE
06:52:28 FLOOD ZONE, AND THEN BUILDING A BASEMENT TO HELP MITIGATE
06:52:31 WATER DAMAGES.
06:52:32 ON MAY 9, THIS BOARD HAD A PUBLIC HEARING REGARDING
06:52:37 PICKLEBALL AT THE BROOKS.
06:52:38 GRANTED 16 COURTS AS OPPOSED TO ONE IS SUBSTANTIAL.
06:52:43 I WAS VERY IMPRESSED WITH THE CONSIDERATIONS THAT THIS BOARD
06:52:46 GAVE, NOT JUST TO THE NEAREST HOME, BUT TO THE ENTIRE
06:52:50 COMMUNITY.
06:52:51 NOISE, HUMAN AND VEHICLE TRAFFIC, PARKING, BIKE RACKS,
06:52:55 PATHWAYS FOR ACCESS, SOUND SENSITIVE TIME PERIODS FOR YOGA
06:53:00 AND MEDITATION, SHADE, WATER, GATHERING AREAS FOR PLAY OR
06:53:05 ACTIVITY BEFORE AND AFTER MATCHES, PLAYER SOCIALIZATION AND

06:53:09 ADA ACCESS, ALL WERE DISCUSSED.
06:53:12 IN FACT, THE IMPORTANCE OF THE IMPACT ON THE COMMUNITY MORE
06:53:16 THAN ANY INDIVIDUAL HOME WAS PARAMOUNT AT THE HEARING.
06:53:19 A HEARING THAT LASTED FOR TWO HOURS AND 24 MINUTES.
06:53:23 A HEARING THAT SPENT LESS THAN 5 MINUTES ON THE IMPACT ON
06:53:27 TWO SPECIFIC HOMES.
06:53:28 ONE OF WHICH WAS 479 FEET AWAY WHILE THE SECOND WAS 900 FEET

06:53:34 AWAY.
06:53:34 HERE, OUR HOMES ARE A MERE 90 FEET AWAY, BUT OUR AMENITIES
06:53:39 ARE EVEN CLOSER.
06:53:40 THEY ARE LITERALLY NEXT DOOR.
06:53:41 SO I AM ASKING YOU TO APPLY THE SAME LEVEL OF STRICT
06:53:45 SCRUTINY WHEN YOU EVALUATE THIS REQUEST AND TO BE CONCERNED
06:53:48 WITH THE OVERALL COMMUNITY AND NOT JUST A FEW OWNERS.
06:53:52 AND WE'VE HEARD A LOT OF COMMENTS.
06:53:55 PICKLEBALL IS THE FASTEST GROWING SPORT IN AMERICA.
06:53:57 YOU CAN PLAY IT FROM 8 TO 80.
06:54:00 WE NEED PICKLEBALL TO KEEP OUR HOME VALUES UP.
06:54:03 THOSE ARE ALL TOTALLY IRRELEVANT.
06:54:05 WOULD IT MAKE ANY DIFFERENCE IF PICKLEBALL WERE SAY THE
06:54:07 THIRD FASTEST GROWING SPORT IN AMERICA OR THAT YOU COULD
06:54:10 PLAY IT FROM 9 TO 90?
06:54:11 AND IS ONE TEMPORARY PICKLEBALL COURT ON A SOFT TENNIS
06:54:16 SURFACE GOING TO SKYROCKET HOME PRICES AT COUNTRY CREEK?
06:54:20 I DON'T THINK SO.
06:54:20 THANK YOU VERY MUCH.
06:54:27 >>Tammy Duran: THAT'S ALL.
06:54:28 >>Scotty Wood: THAT'S IT.
06:54:29 COMMENTS FROM THE BOARD.
06:54:36 >>Barry Jones: MARY, WHO IS THE APPLICANT --
06:54:40 >>Scotty Wood: HAVE YOU FILLED OUT A CARD?
06:54:45 >>Tammy Duran: SHE IS THE PRESENTER.

06:54:48 >>Scotty Wood: OH, YEAH, ON REBUTTAL.
06:54:49 GO AHEAD ON REBUTTAL.
06:55:00 >> SHARON BOOS.
06:55:03 I JUST REALLY WANT TO CLARIFY THE FACT THAT WE ARE NOT
06:55:06 TRYING TO TAKE OVER TENNIS.
06:55:07 WE HAVE TALKED WITH THEM.
06:55:09 WE WOULD SCHEDULE AROUND THEM WHEN THEY ARE NOT PLAYING.
06:55:13 AND THEY DON'T PLAY ON THOSE COURTS 14, 15 HOURS, 7 DAYS A
06:55:17 WEEK.
06:55:18 TRUST ME.
06:55:18 THEY DON'T.
06:55:19 AND AS FAR AS SOME OF THESE COMMENTS ABOUT DRINKING ON THE
06:55:24 COURTS, UNH-UNH, NEVER HAPPENED, TO MY KNOWLEDGE, NOT WITH
06:55:28 ANY PICKLEBALL PLAYERS AND I DON'T THINK THE TENNIS PLAYERS

06:55:30 DO EITHER.
06:55:31 WE DON'T PLAY UNTIL 11:00 OR 11:20 AS SOMEONE SAID.
06:55:35 WE JUST WANT TO BE ABLE TO GET OUT AND EXERCISE RIGHT AT OUR
06:55:40 HOME FIELD.
06:55:41 THANK YOU.
06:55:47 >>Mary Gibbs: EXCUSE ME.
06:55:49 NO.
06:55:49 ALL RIGHT.
06:55:51 EVERYBODY.
06:55:52 LET ME JUST EXPLAIN.
06:55:54 WE'RE A LITTLE BIT CONFUSED BECAUSE I THOUGHT THE APPLICANT

06:55:57 WAS THE GENERAL MANAGER FOR COUNTRY CREEK.
06:55:59 SO I THINK SHARON IS DOING THE SPEAKING FOR THE GM.
06:56:06 >> NO.
06:56:07 >> NO.
06:56:10 >>Mary Gibbs: MY UNDERSTANDING WAS, AND WHO WE HAVE BEEN
06:56:13 DEALING WITH HAS BEEN THE GENERAL MANAGER FOR COUNTRY CREEK
06:56:18 PRIOR TO, THEY GOT A NEW GENERAL MANAGER.
06:56:20 WE'VE BEEN DEALING WITH THIS FOR A VERY LONG TIME.
06:56:24 >>Scotty Wood: THIS BOARD NEEDS TO KNOW WHO IS THE
06:56:27 APPLICANT?
06:56:38 >>Mary Gibbs: YOU CANNOT TALK FROM THE AUDIENCE.
06:56:40 NOBODY CAN TALK FROM THE AUDIENCE.
06:56:41 GIVE US ONE MINUTE.
06:56:45 >>Barry Jones: IS THE APPLICANT AUTHORIZED BY THE BOARD TO
06:56:47 MAKE THE APPLICATION?
06:56:49 WE NEED TO UNDERSTAND WHAT IT IS.
06:56:51 BECAUSE WE CAN ADDRESS SOUND AND ALL THAT, BUT A LOT OF THIS
06:56:55 IS WHATEVER THE RESIDENTS WANT.
06:56:57 WE'RE NOT HERE TO DECIDE WHETHER IT'S TENNIS OR PICKLEBALL
06:57:00 OR WHO GETS WHAT TIME.
06:57:02 THAT'S AN INTERNAL DECISION THAT THE PEOPLE NEED TO MAKE.
06:57:05 WE'RE HERE TO DETERMINE WHAT THE IMPACT MAY BE ON PEOPLE
06:57:09 AROUND THEM, I.E., EXTERNAL IMPACTS AND HOW TO MITIGATE
06:57:12 THOSE OR IF THEY CAN BE MITIGATED.
06:57:16 >>Mary Gibbs: MY UNDERSTANDING IS THAT THE APPLICANT WAS THE

06:57:20 GENERAL MANAGER, SHARON PASANCHUN.
06:57:24 I'M PROBABLY PRONOUNCING THAT WRONG.
06:57:26 PREVIOUSLY WE HAD A DIFFERENT GENERAL MANAGER, DENNIS
06:57:29 FAYHEE, THAT WAS REPLACED BY SHARON.
06:57:32 AND THESE ARE THE PEOPLE THAT WE'VE BEEN DEALING WITH SINCE
06:57:35 THIS APPLICATION CAME IN.
06:57:39 >>Jim Wallace: SHOULDN'T IT BE THE HOA OR THE MASTER
06:57:42 ASSOCIATION OR WHATEVER IT IS?
06:57:43 WE'RE TALKING ABOUT INDIVIDUALS OR TALKING ABOUT THE
06:57:49 COMMUNITY?

06:57:49 THE COMMUNITY NEEDS TO BE THE APPLICANT, NO?
06:57:53 >>Mary Gibbs: WELL, MY UNDERSTANDING, AND THIS IS FROM
06:57:56 BEFORE WITH A PRIOR GENERAL MANAGER, THEY WOULD HAVE THE
06:57:59 BOARD MEETINGS.
06:58:00 THEY WOULD MAKE THESE VOTES AND THEN THEY WOULD COME TO US
06:58:03 AND WE WOULD SAY WE NEED SOME AUTHORIZATION, THE GENERAL
06:58:06 MANAGER, PRIOR ONE TOLD US THAT HE WAS AUTHORIZED.
06:58:11 BUT I HAVE TO SAY THIS HAS BEEN CONFUSING FOR AT LEAST TWO
06:58:16 YEARS BECAUSE THERE ARE DIFFERENT FACTIONS INVOLVED AND THEY
06:58:19 ALL HAVE VERY DIVERSE OPINIONS.
06:58:21 IT'S BEEN A LITTLE BIT FRUSTRATING FOR EVERYBODY INVOLVED,
06:58:24 INCLUDING THE STAFF TRYING TO GET A HANDLE ON THIS.
06:58:28 >>Anthony Gargano: MARY, ISN'T THE CURRENT GENERAL MANAGER
06:58:31 HERE?
06:58:32 MARY?

06:58:39 >>Scotty Wood: MY QUESTION IS, CAN YOU SPEAK FOR THE
06:58:41 COMMUNITY AS A WHOLE?
06:58:45 >> [INAUDIBLE]
06:58:46 >>Barry Jones: DID THE BOARD AUTHORIZE YOU TO MAKE THE
06:58:48 APPLICATION?
06:58:48 >> NO.
06:58:49 >>Barry Jones: SO THE BOARD DID NOT AUTHORIZE THE GENERAL
06:58:51 MANAGER TO MAKE THE APPLICATION.
06:58:56 >>Scotty Wood: PLEASE COME TO THE MIKE.
06:58:58 >> SHARON PASANCHUN, GENERAL MANAGER AT VILLAGES OF COUNTRY
06:59:02 CREEK.
06:59:02 I TOOK OVER THE POSITION AS OF APRIL 1st, 2023.
06:59:07 THE BOARD DECIDED TO PUT THIS IN THE HANDS OF THE VILLAGES
06:59:16 AND I DID NOT MAKE THE APPLICATION.
06:59:19 ONE OF THE BOARD MEMBERS, WHICH IS RON STONE, IS THE LIAISON
06:59:25 -- WAS THE LIAISON FOR THE PICKLEBALL APPLICATION.
06:59:28 I DID NOT MAKE APPLICATION.
06:59:32 I AM NOT SPEAKING -- THIS IS ALL THE RESIDENTS.
06:59:36 >>Barry Jones: DID THE BOARD AUTHORIZE AN APPLICATION TO BE
06:59:39 MADE ON THEIR BEHALF?
06:59:42 >> YES, YES.
06:59:42 >>Barry Jones: SO THE BOARD AUTHORIZED SOMEBODY ON THE BOARD
06:59:44 TO MAKE AN APPLICATION ON THEIR BEHALF.
06:59:47 >> CORRECT.
06:59:47 >>Barry Jones: THE BOARD IS ASKING US TO DETERMINE HOW TO

06:59:50 SPLIT THE BABY HERE WHEN THAT'S NOT OUR BUSINESS.
06:59:53 >> CORRECT.
06:59:53 CORRECT.
06:59:54 >>Barry Jones: HOW BUSINESS IS TO DETERMINE EXTERNAL IMPACT.
06:59:58 >> CORRECT.
06:59:58 >>Barry Jones: WE CAN MAKE A DECISION ON EXTERNAL IMPACT,

07:00:01 HOW THE BOARD DECIDES TO SPLIT THE BABY, THAT'S UP TO YOU TO
07:00:05 VOTE, THAT'S NONE OF OUR BUSINESS.
07:00:07 >> THAT IS CORRECT.
07:00:07 THEY WANTED IT TO BE BROUGHT TO THE VILLAGE OF ESTERO ZONING
07:00:11 TO SEE IF YOU WOULD PERMIT PICKLEBALL ON COURT NUMBER 2.
07:00:15 >>Barry Jones: GETTING TO THOSE MATTERS, JIM, THE ANSI
07:00:18 STANDARD, S 12.9 OF 55 DECIBELS IS THAT A CERTAIN DISTANCE
07:00:23 AWAY?
07:00:23 IS THAT AT THE EDGE OF THE COURT?
07:00:25 I TRIED TO LOOK IT UP AND I COULDN'T FIND.
07:00:29 YOU REFERENCE AN ANSI STANDARD IN HERE THAT HAD ALLOWABLE
07:00:33 NOISE RATING.
07:00:35 >>Jim Hart: THE ANSI STANDARD IS REFERENCE TO THE NEAREST
07:00:38 RESIDENCE.
07:00:39 >>Barry Jones: THE NEAREST RESIDENT.
07:00:41 AND THEY DID A STUDY AND THE NEAREST RESIDENCE WAS AT 20930
07:00:47 AND THAT WAS THE ONE -- I'M TRYING TO FIGURE THIS OUT.
07:00:51 THE CLOSEST ONE IT SAYS WAS 250 FEET --
07:00:54 >>Scotty Wood: NO, 89 FEET.

07:00:56 >>Jim Hart: 89 FEET WAS THE CLOSEST.
07:00:58 HIGHEST MEASURED WAS 66.9.
07:01:01 >>Barry Jones: AND THAT WAS USING THE SOFTER BALL, TYPICAL
07:01:04 WITH THE CLAY COURT AND USING THE PADDLES.
07:01:06 >>Jim Hart: THAT'S CORRECT.
07:01:07 >>Barry Jones: WHY THE RECOMMENDATION NOT TO PUT A SOUND
07:01:10 BARRIER IF THEY WERE ALREADY IN VIOLATION OF THE ANSI
07:01:13 STANDARD THAT YOU'RE PROPOSING?
07:01:15 >>Jim Hart: THEIR ENGINEER BELIEVES THAT THE VINYL SCREEN
07:01:20 WILL BE ADEQUATE TO GET TO THAT LEVEL.
07:01:22 WE QUESTIONED THAT, THAT'S WHY ONE OF OUR CONDITIONS WOULD
07:01:26 BE THEY WOULD HAVE TO MITIGATE THAT IF IT DOES NOT MEET.
07:01:31 >>Barry Jones: AS I UNDERSTAND IT, THEN, THE APPLICATION IS
07:01:35 TO UTILIZE THE VINYL SCREEN WITH A CONDITION THAT ANOTHER
07:01:40 NOISE STUDY BE CONDUCTED AND IN THE EVENT THEY EXCEED THE
07:01:43 55-DECIBEL, THEY HAVE TO INSTALL THE SOUND BARRIER.
07:01:47 >>Jim Hart: CORRECT, LIKE THE ACOUSTIFENCE SIMILAR TO WHAT
07:01:50 WE USED ON PREVIOUS UNITS.
07:01:52 >>Barry Jones: THAT SOUND RATING, DOES THAT APPLY TO THE
07:01:55 SWIMMING POOL OR UP TO THE NEIGHBORHOOD?
07:01:57 IT SOUNDS LIKE THE NEIGHBORHOOD AGREED TO ALLOW THIS AS A
07:01:59 USE IF THE VILLAGE ALLOWED IT AS A USE.
07:02:01 >>Jim Hart: THAT IS MY UNDERSTANDING.
07:02:03 >>Barry Jones: WELL, THE BOARD VOTED AND AUTHORIZED THE
07:02:05 APPLICATION, SO THE BOARD VOTED AND AUTHORIZED THE

07:02:09 APPLICATION, THEY AUTHORIZED THE USE.
07:02:11 NOW, HOW IT GETS SPLIT UP AND THE NOISE AND EXTERNAL IMPACT

07:02:16 GETS DONE, THAT'S FOR US TO DISCUSS.
07:02:17 BUT FROM MY UNDERSTANDING OF THE APPLICATION, THE BOARD
07:02:21 AUTHORIZED THE APPLICATION.
07:02:22 >>Jim Hart: WE RECEIVED A MOTION AND A FORM FROM THE BOARD
07:02:28 SHOWING THE APPROVAL FOR THIS APPLICATION.
07:02:31 >>Barry Jones: THANK YOU.
07:02:34 >>Jim Wallace: I'M A LITTLE LOST.
07:02:38 ARE WE SAYING THE BOARD, WE HAVE AN AUTHORIZATION FROM THE
07:02:40 BOARD TO THAT COURT NUMBER TWO CAN BE USED FOR PICKLEBALL.
07:02:49 >>Jim Hart: CORRECT.
07:02:51 >>Jim Wallace: SO THE BOARD HAS SAID THAT IS A FAIT
07:02:53 ACCOMPLI.
07:02:54 IT SEEMS TO ME WE'RE BEING ASKED TO BE SOLOMON AND THAT'S
07:02:58 NOT OUR ROLE.
07:02:59 BARRY IS ABSOLUTELY RIGHT.
07:03:01 >>Jim Hart: THEY HAVE MADE AN APPLICATION.
07:03:02 THE BOARD HAS MADE AN APPLICATION.
07:03:04 THEY HAVE SAID, IT WAS, I THINK IT WAS A 6-2 VOTE OR
07:03:08 SOMETHING LIKE THAT.
07:03:11 >>Jim Wallace: THAT DOESN'T MATTER.
07:03:12 YOU'RE SAYING THAT THE BOARD HAS APPROVED THE PICKLEBALL ON
07:03:16 COURT TWO, NOT THE HARD COURT IN THE MIDDLE THAT SITS BY
07:03:21 ITSELF.

07:03:22 >>Jim Hart: CORRECT.
07:03:23 >>Jim Wallace: ON COURT TWO.
07:03:24 >>Jim Hart: THAT'S CORRECT.
07:03:26 >>Nancy Stroud: I BELIEVE THE ONLY AUTHORIZATION THAT'S
07:03:28 NEEDED IS TO MAKE THE APPLICATION TO THE VILLAGE.
07:03:31 I'M NOT SURE THAT MEANS THAT THE ASSOCIATION HAS MADE THE
07:03:37 DECISION EXCEPT TO ALLOW FOR THE APPLICATION TO BE MADE TO
07:03:40 THE VILLAGE.
07:03:42 SO THERE'S AUTHORITY FOR THEM TO BE HERE TO MAKE THE
07:03:45 APPLICATION, AND THAT'S OUR CONCERN.
07:03:49 >>Barry Jones: DO YOU KNOW WHEN THE NOISE STUDY WAS DONE,
07:03:51 WERE THE TREES STRIPPED FROM HURRICANE IAN OR WAS THAT
07:03:54 BEFORE IAN?
07:03:55 I GUESS I COULD LOOK AT THE DATE OF THE STUDY AND FIGURE IT
07:03:57 OUT MYSELF, COULDN'T I?
07:04:02 >> IT WAS BEFORE.
07:04:05 >>Barry Jones: IT WAS IN FEBRUARY OF 2023.
07:04:17 >>Jim Hart: THAT WOULD HAVE BEEN AFTER THE HURRICANE.
07:04:21 >>Scotty Wood: I HAVE A COMMENT.
07:04:25 I'M CONCERNED THAT THIS APPLICATION IS INCONSISTENT WITH OUR
07:04:29 LAND DEVELOPMENT CODE, SPECIFICALLY SECTION 51301.
07:04:34 LET ME READ, IT SAYS TO ENSURE THAT RESIDENTIAL USES ARE NOT
07:04:39 ADVERSELY IMPACTED BY NOISE, PARKING, AND OTHER IMPACTS FROM
07:04:44 NEARBY COMMERCIAL ACTIVITY.

07:04:45 THIS TECHNICALLY A COMMERCIAL ACTIVITY BECAUSE IT'S NOT

07:04:50 RESIDENTIAL.
07:04:53 MY POINT IS I DO NOT BELIEVE BASED UPON WHAT I'VE SEEN FROM
07:04:57 MANY OTHER STUDIES THAT A DWELLING 89 FEET AWAY IS NOT GOING
07:05:02 TO HAVE A NOISE PROBLEM.
07:05:04 THEY ARE GOING TO HAVE A NOISE PROBLEM.
07:05:07 >>Jim Wallace: I THINK TO BE NOTED, IF YOU WANTED TO TRY TO
07:05:10 ABATE THAT NOISE, MITIGATE THAT NOISE, YOU'D PROBABLY NEED
07:05:16 REAL ACOUSTIC FENCE AND PROBABLY NEED IT TO BE TEN FEET
07:05:20 TALL.
07:05:21 I DON'T PRETEND TO BE AN ACOUSTIC ENGINEER, BUT 90 FEET,
07:05:26 SOUND TRAVELS AT 860 FEET PER SECOND.
07:05:29 EVERY SECOND IT'S THERE, PEOPLE HAVE SAID, WHATEVER YOU DO,
07:05:35 DON'T FENCE IT IN ON FOUR SIDES BECAUSE IT WILL BE
07:05:38 SWELTERING HOT.
07:05:39 WE'RE BEING ASKED HERE TO BE SOLOMON SOMEHOW AND I DON'T
07:05:43 THINK THAT'S OUR ROLE.
07:05:44 I THINK THERE ARE CONSEQUENCES TO IT.
07:05:47 >>Scotty Wood: THIS CODE, BY THE WAY, APPLIES WITHIN 300
07:05:52 FEET, NOT 89 FEET.
07:05:53 PERSONALLY, I CAN'T SUPPORT IT.
07:05:58 >>Michael Sheeley: I AGREE --
07:05:59 >>Nancy Stroud: CAN WE ALLOW THE GENERAL MANAGER TO SIT
07:06:01 DOWN.
07:06:02 BECAUSE I THINK SHE'S UP HERE THINKING YOU'RE GOING TO ASK
07:06:04 QUESTIONS.

07:06:04 AND NOW YOU'RE INTO DISCUSSION.
07:06:08 >>Scotty Wood: I WOULD LIKE TO CALL FOR A MOTION.
07:06:11 WHO WOULD LIKE TO MAKE A MOTION?
07:06:14 >>Anthony Gargano: I MAKE A MOTION TO DENY.
07:06:18 >>Jim Wallace: I WOULD SECOND THAT.
07:06:18 >>Scotty Wood: WE HAVE A MOTION AND A SECOND.
07:06:20 ANY FURTHER DISCUSSION?
07:06:21 AND THE DENIAL WOULD BE BASED UPON --
07:06:27 >>Anthony Gargano: BASED UPON THE PROXIMITY OF THE NEAREST
07:06:30 HOMES AND ALSO THE PROXIMITY TO THE ADJACENT AMENITIES.
07:06:36 >>Barry Jones: IS THAT BASED ON THE LACK OF NOISE CANCELING
07:06:40 FENCING AROUND THE COURT?
07:06:42 BECAUSE WOULD WE CONSIDER A MOTION THAT IF THEY WERE TO
07:06:46 INSTALL THE NOISE CANCELING FENCING THAT IT WOULD BE
07:06:49 APPROVED PROVIDED THAT THEY MET THE ANSI STANDARD.
07:06:54 >>Anthony Gargano: POINT OF ORDER.
07:06:56 WE HAVE A MOTION ON THE FLOOR TO DENY.
07:06:58 >>Scotty Wood: LET'S ACT ON THAT MOTION.
07:07:00 ANY OTHER COMMENT?
07:07:04 TAMMY, YOU HAVE A MOTION, CALL THE ROLL, PLEASE.

07:07:10 >>Anthony Gargano: I VOTE YES TO DENY.
07:07:15 >>Barry Jones: YES TO DENY THE CURRENT APPLICATION AS IT'S
07:07:22 FILED.
07:07:23 >>Michael Sheeley: YES.
07:07:26 >>James Tatooles: YES.

07:07:28 >>Jim Wallace: YES TO DENY.
07:07:31 >>Scotty Wood: YES.
07:07:33 >>Tammy Duran: IT PASSES THE DENIAL.
07:07:48 >>Mary Gibbs: MR. CHAIR, MR. CHAIR --
07:07:54 >> CAN WE TAKE A BREAK NOW?
07:08:03 >> TEN MINUTES.
07:08:04 WE'VE GOT TO GET NEW PEOPLE IN.
07:08:06 >> TEN MINUTES.
07:08:23 >>Nancy Stroud: MR. CHAIR, MR. CHAIR, FOR THE COMMUNITY
07:08:28 HERE, WHEN DO WE RECONVENE?
07:08:31 >>Scotty Wood: WE WILL RECONVENE IN 15 MINUTES.
07:08:39 [BREAK]
07:33:55 >>Scotty Wood: OUR MEETING, AND WE ARE NOW IN WHAT'S CALLED
07:34:02 PUBLIC INFORMATION MODE, IF YOU WILL.
07:34:04 WE WILL NOT BE TAKING ACTION ON ANY OF THE ITEMS THAT REMAIN
07:34:07 ON THE AGENDA.
07:34:09 IT IS STRICTLY FOR PUBLIC INFORMATION.
07:34:12 THE WAY IT WORKS IS THAT SOMEONE FROM STAFF WILL INTRODUCE
07:34:15 THE ITEM.
07:34:17 THEN THE APPLICANT MAKES A PRESENTATION.
07:34:19 AND THEN THERE'S USUALLY DIALOGUE INVOLVING THE BOARD AND
07:34:23 THEN WE WILL TAKE PUBLIC INPUT, BUT WE WILL NOT MAKE A
07:34:27 DECISION.
07:34:28 SO I JUST WANT EVERYBODY TO UNDERSTAND THAT THAT'S HOW THE
07:34:30 PROCESS WORKS.

07:34:32 THE FIRST ITEM THAT WE HAVE IS THE WAWA CONVENIENCE STORE.
07:34:38 JIM IS GOING TO INTRODUCE THAT FOR US.
07:34:44 >>Jim Hart: OKAY.
07:34:46 YOU'VE SEEN THIS SEVERAL TIMES BEFORE AS IT WAS GOING
07:34:49 THROUGH THE REZONING.
07:34:49 THIS IS AT THE SOUTHWEST CORNER OF CORKSCREW AND ESTERO TOWN
07:34:55 COMMONS PLACE.
07:34:58 IT PREVIOUSLY WAS A RUBY TUESDAY'S RESTAURANT.
07:35:01 IT'S ABOUT 5500 SQUARE FEET.
07:35:03 IT INCLUDES THE CONVENIENCE STORE, GAS STATION AND THE
07:35:06 SIGNAGE, INCLUDING THE MONUMENT SIGN.
07:35:09 DOING THE PUBLIC INFORMATION MEETING.
07:35:15 MALEIA FROM BOWMAN IS GOING TO START US OFF.
07:35:26 >> YES.
07:35:26 SO WE'RE DOING THE PRESENTATION FOR THE CONVENIENCE STORE
07:35:28 WITH GAS STATION AS WELL AS THE MONUMENT SIGN.

07:35:32 >>Mary Gibbs: CAN YOU PULL THE MICROPHONE A LITTLE CLOSER?
07:35:35 >> PUBLIC INFORMATION MEETING FOR YOU ALL.
07:35:37 I'M MALEIA STORUM.
07:35:39 I'M WITH BOWMAN.
07:35:40 WE ARE THE ENGINEER FOR THE PROJECT.
07:35:42 FEW MORE PEOPLE TO INTRODUCE.
07:35:43 APPLICANT HERE, BRIGHTWORK REAL ESTATE.
07:35:46 THE ENGINEER, BOWMAN, ALSO THE LANDSCAPE ARCHITECT HERE.
07:35:49 THE ARCHITECT, AND THEN WE CAN SPEAK TO THE PHOTOMETRIC AND

07:35:53 SIGNAGE AS WELL AS NEEDED.
07:35:55 TO SHOW YOU GUYS WHERE THE PROPERTY LOCATION IS, WE'RE ON
07:35:57 THE CORNER OF CORKSCREW ROAD AND THREE OAKS PARKWAY.
07:36:00 AS EXPLAINED EARLIER, WHERE THE EXISTING RUBY TUESDAY'S SITE
07:36:04 IN THAT LOWE'S PLAZA.
07:36:06 HERE IS THE PROJECT SITE PLAN.
07:36:12 I CAN PULL IT UP HERE AS WELL.
07:36:17 WE'RE PROPOSING THE DEVELOPMENT OF A 5,500-SQUARE-FOOT
07:36:21 CONVENIENCE STORE WITH 12 FUELING STATIONS.
07:36:23 THE IMPROVEMENTS THAT WE'RE PROPOSING ALSO INCLUDE THE
07:36:26 PARKING, SIGNAGE, TRASH ENCLOSURE, LANDSCAPING, LOADING
07:36:29 DOCK, ALL THAT GOOD STUFF.
07:36:30 AND THEN WE'RE KEEPING BOTH EXISTING ACCESSES SO THERE IS A
07:36:34 RIGHT-IN ONLY EXISTING, AND THEN AN EXISTING FULL ACCESS TO
07:36:39 THE SOUTH OF THE PROPERTY AS WELL THAT WILL BE EXISTING AND
07:36:42 PROPOSED TO REMAIN.
07:36:43 HERE IS THE SITE CIRCULATION PLANS OF OUR LARGER TRUCKS.
07:36:48 SO ON THE LEFT WE HAVE THE FUEL TRUCKS SHOWN.
07:36:55 AND THEN ON THE RIGHT, WE HAVE THE LOADING LOCATION AND THE
07:36:58 LOADING TRUCK SHOWN.
07:37:01 AND HERE IS OUR SITE LANDSCAPING PLAN.
07:37:08 SO WE'RE SHOWING LANDSCAPING ON ALL FOUR SIDES OF THE
07:37:11 PROPERTIES WITH FRONTAGE LANDSCAPING ON THREE SIDES OF THE
07:37:14 PROPERTIES.
07:37:14 THE FRONT ALONG CORKSCREW ROAD INCLUDES A BERM AS WELL AS

07:37:18 HEAVY LANDSCAPING IN THAT FRONT AREA, AND THEN SOME OF THE
07:37:23 TREE CHOICES CONSISTED OF MAGNOLIAS AND CYPRESSES THAT EXIST
07:37:28 IN THAT SOUTHERN SIDE OF THE PROPERTY AND THAT EXISTING POND
07:37:32 AREA ARE GOING TO REMAIN.
07:37:33 HERE ARE SOME ELEVATIONS OF THE PROPOSED BUILDING.
07:37:39 THESE ONES HAVE THE LANDSCAPING SHOWN TO GIVE YOU A BETTER
07:37:47 IDEA OF WHAT IT WILL LOOK LIKE FROM THE STREET FRONTAGE.
07:37:52 AND THEN THIS IS THE RENDERING WITHOUT THE LANDSCAPING JUST
07:38:17 TO SHOW YOU A FULL VIEW.
07:38:19 >>Michael Sheeley: ARE YOU STILL GOING TO HAVE YOUR
07:38:21 SIGNATURE GAS PUMP CANOPY THE SINGLE SLOPE?
07:38:24 >> YOU BEAT ME TO IT.

07:38:26 >>Michael Sheeley: IT'S A DOUBLE SLOPE IN THIS.
07:38:28 >> YES.
07:38:29 FOR THE GAS STATION, I DON'T KNOW IF YOU ALL REMEMBER, BUT
07:38:31 WE HAD BEEN HERE BEFORE.
07:38:32 WE DIDN'T HAVE OUR SINGLE SLOPED.
07:38:34 DUE TO CONVERSATIONS WITH YOU ALL, WE CHANGED IT TO A DUAL
07:38:39 SLOPED ARCHED ROOF.
07:38:41 >>Michael Sheeley: SO METAL ROOF ON THAT OR A TILE ROOF?
07:38:44 >> WE HAVE OUR ARCHITECT HERE.
07:38:48 HE CAN SPEAK MORE TO THAT.
07:38:50 >>Michael Sheeley: TILE ROOF TO MATCH THE BUILDING.
07:38:52 >> CORRECT.
07:38:54 >>Michael Sheeley: VERY GOOD.

07:38:54 THANK YOU.
07:38:59 >> HERE IS THE SITE LIGHTING PLAN.
07:39:01 WE'RE JUST BEING CONSISTENT WITH THE CODE ON THE SITE
07:39:04 LIGHTING.
07:39:04 WE INCLUDE PEDESTRIAN LIGHTING, OFF-STREET LIGHTING, WALL
07:39:08 PACK LIGHTING AND UNDERNEATH THE CANOPY WE HAVE LIGHTING AS
07:39:11 WELL.
07:39:11 HERE IS THE SITE SIGNAGE THAT WE'RE PROPOSING FOR THE PUBLIC
07:39:19 INFORMATION PORTION REGARDING THAT MONUMENT SIGNAGE.
07:39:22 THE ONE ON THE RIGHT IS GOING TO BE THE MONUMENT SIGN ALONG
07:39:27 CORKSCREW.
07:39:28 WE'RE HERE FOR ANY QUESTIONS YOU MAY HAVE.
07:39:48 AS I STATED, WE HAVE OUR LANDSCAPE ARCHITECT AND ARCHITECT
07:39:51 HERE.
07:39:51 >>Scotty Wood: SUGGEST WHEN YOU COME BACK FOR THE ACTUAL
07:39:53 DEVELOPMENT ORDER, WE NEED TO KNOW SIZES OF THE LANDSCAPE
07:39:57 PLANTS, MATERIALS.
07:39:59 >> OKAY.
07:40:00 >>Scotty Wood: IN OTHER WORDS, IS IT A TEN-FOOT PALM.
07:40:03 15-FOOT PALM, WHATEVER.
07:40:06 BECAUSE THE RENDERING SHOWS FULLY MATURE TREES, AND WE ALL
07:40:10 KNOW THAT'S NOT GOING TO BE THE CASE.
07:40:13 >> OKAY.
07:40:13 AT TIME OF PLANTING.
07:40:15 >>Jim Wallace: I THOUGHT THEY WERE GOING TO PUT IN 20

07:40:17 FOOTERS.
07:40:18 >> YES, THEY HAVE A LIMITED SELECTION ON THE SOFTWARE, BUT
07:40:22 WE'LL BE SURE TO PRESENT THAT.
07:40:24 >>Jim Wallace: THAT IS IMPORTANT TO US, PARTICULARLY IN A
07:40:26 SHOPPING CENTER THAT'S ALREADY MATURE.
07:40:29 YOU DON'T WANT TO LOOK FUNNY COMPARED TO EVERYONE ELSE.
07:40:32 >> YES.
07:40:33 SO A PORTION OF THIS BERM IS TO REMAIN AND THE PLANTINGS

07:40:36 ALONG IT WILL REMAIN AS WELL.
07:40:37 THOSE WILL BE EXISTING.
07:40:39 WE'LL FLUFF THAT UP WITH NEW TREES AS WELL.
07:40:41 >>Jim Wallace: TALK TO ME ABOUT LANDSCAPING.
07:40:43 WHAT WERE THE TREES -- DID YOU SAY CYPRESS?
07:40:47 >> YEAH, ON THIS BACK CORNER, THE SOUTHWEST CORNER --
07:40:53 [INAUDIBLE]
07:40:58 >>Nancy Stroud: PLEASE SPEAK INTO THE MICROPHONE.
07:41:00 >> POND OR RETENTION DITCH AND IT HAS BALD CYPRESSES IN
07:41:03 THERE EXISTING.
07:41:04 SO WE'RE USING THOSE TO REMAIN.
07:41:06 >>Jim Wallace: THEY ARE EXISTING BALD CYPRESS THERE AND
07:41:08 YOU'RE GOING TO PUT MORE IN?
07:41:11 >> DO WE PROPOSE MORE OR JUST LEAVE THE EXISTING ONES THERE?
07:41:16 >>Tammy Duran: YOU HAVE TO BE ON MIKE.
07:41:20 >>Jim Wallace: BALD CYPRESS IS NOT VERY ATTRACTIVE IN SEASON
07:41:23 OBVIOUSLY.

07:41:29 >> [INAUDIBLE]
07:41:32 >>Scotty Wood: STATE YOUR NAME, PLEASE.
07:41:33 >> AMANI ROBINSON, LANDSCAPE DESIGNER AT BOWMAN.
07:41:38 FOR THE LANDSCAPE, SO ON THE SITE CURRENTLY, THERE ARE BALD
07:41:42 CYPRESSES AND MAGNOLIAS.
07:41:44 WE'RE NOT KEEPING THEM.
07:41:47 WE'RE REMOVING THEM AND MITIGATING FOR THEM.
07:41:49 AND WHAT WE'VE DONE, WE HEARD YOUR CONSIDERATION ABOUT
07:41:52 UPPING THE SIZE.
07:41:54 PER THE LDR, WE'RE REQUIRED TWO AND A HALF INCH CALIPER
07:42:02 TREES.
07:42:02 ALL THE TREES WE ARE PROPOSING ARE COMING IN AT FOUR INCH
07:42:07 CALIPER TO MITIGATE FOR THE FACT THAT WE'RE TAKING AWAY
07:42:10 LARGE LIVE OAKS FROM THE SITE.
07:42:11 UNFORTUNATELY, DUE TO THE ACTUAL LANDSCAPE LAYOUT, WE CAN'T
07:42:16 PLACE LIVE OAKS IN THE RETENTION AREAS.
07:42:19 THEY WOULDN'T SURVIVE, AND IT WOULD BE A WASTE TO OUR CLIENT
07:42:22 AND TO THE CITY, WHICH IS WHY WE CHOSE CYPRESSES DUE TO
07:42:25 THEIR ABILITY TO HANDLE WATER INUNDATION AND THE FACT THAT
07:42:29 THEY CAN, WILL SURVIVE BETWEEN THE WET AND THE DRY SEASON.
07:42:32 >>Jim Wallace: AND RED MAPLES, TOO.
07:42:35 ONE OTHER QUESTION, I GUESS, AND I DON'T TRY TO BE AN
07:42:41 ENGINEER HERE, BUT WHAT ARE YOUR OPERATING HOURS?
07:42:44 I GUESS THE QUESTION IS, YOU SHOW OBVIOUSLY -- I DON'T KNOW
07:42:55 WHAT YOU CALL THEM, YOUR FUEL TRUCK, LARGE FUEL TRUCK, SEMIS

07:43:00 COMING IN AND I PRESUME THAT THEY ARE SCHEDULED WHEN YOU ARE
07:43:04 NOT OPEN.
07:43:07 >> I'M RAY BARS WITH BRIGHTWORK REAL ESTATE.
07:43:10 WE ARE THE APPLICANT.

07:43:11 THE OPERATING HOURS ARE 24 HOURS, AND THE FUEL DELIVERIES
07:43:17 ARE TYPICALLY, THEY ARE SCHEDULED ON DEMAND, NOT NECESSARILY
07:43:24 AT SET HOURS.
07:43:26 THEY ARE SCHEDULED, I BELIEVE THEY ARE MONITORED, THEIR
07:43:30 LEVELS, AND AS NEEDED ADDITIONAL FUEL IS ORDERED KIND OF
07:43:36 AUTOMATICALLY.
07:43:36 >>Jim Wallace: I GUESS I DON'T PRETEND TO KNOW, HOW DO THE
07:43:43 CARS ON THE SOUTHERN SIX GAS PUMPS ENTER OR EXIT WHILE THE
07:43:48 GAS TRUCKS ARE THERE?
07:43:49 I JUST SEE THE PATH OF THE TRUCKS BEING RIGHT OVER.
07:44:06 >> FOR SURE.
07:44:06 SO THE TRUCK CAN PARK AS FAR AS 30 FEET AWAY FROM ANY OF THE
07:44:10 FUEL TANKS AND BE ABLE TO SERVICE EACH OF THEM.
07:44:12 ESSENTIALLY THEY CAN PULL AS FAR FORWARD AS NEEDED AND THOSE
07:44:15 THREE OR THE TWO PARKING SPACES TO THE VERY SOUTHEAST SIDE
07:44:21 OF THE PROPERTY ARE AIR PUMP SPACES.
07:44:24 ESSENTIALLY, THEY CAN PULL AS FAR FORWARD AS NEEDED TO ALLOW
07:44:27 ACCESS INTO THE TANKS.
07:44:29 OR INTO THE FUELING POSITIONS WHILE THEY CAN ALSO ACCESS THE
07:44:33 TANK FROM 30 FEET AROUND.
07:44:35 FOR THE HOSES.

07:44:36 >>Jim Wallace: THEN THEY BACK INTO THIS CORNER OR SOMETHING?
07:44:40 >> THEY PULL THROUGH.
07:44:41 >>Jim Wallace: ON THE TWO BANKS OF SOUTHERN PUMPS, IT SEEMS
07:44:46 LIKE YOU CAN'T EXIT OR ENTER WHILE THE TRUCK IS THERE.
07:44:49 WHAT AM I NOT SEEING?
07:44:51 >> YEAH, SO THEY'LL PULL THROUGH MORE TOWARDS THE PARKING
07:44:54 SPACES TO ALLOW FOR FLOW THROUGH TO THE TANKS.
07:44:59 AND THE SPACING BETWEEN THE TANKS, WE CAN SHOW DIMENSIONS
07:45:01 FOR THAT AT OUR NEXT HEARING AS WELL.
07:45:03 BUT THEY ARE SPACED VERY WIDE AT ALMOST 35 FEET BETWEEN EACH
07:45:08 OF THE PUMPS TO ALLOW FOR SPACE IN THERE.
07:45:11 >>Barry Jones: THAT'S NOT A PARKING AREA.
07:45:15 >>Jim Wallace: I KNOW THAT.
07:45:16 WHERE DO THEY PARK --
07:45:18 >> THERE'S 32 FEET BETWEEN THE EDGE OF THE CANOPY AND THE
07:45:22 CURB LINE.
07:45:23 SO WHEN THE TRUCK PULLS IN TO DROP FUEL INTO THE TANK, THEY
07:45:29 CAN BE OUT OF WAY.
07:45:31 >>Jim Wallace: BARRY, ARE YOU COMFORTABLE WITH THAT?
07:45:33 >>Barry Jones: YES.
07:45:34 >>Jim Wallace: SORRY.
07:45:35 THANK YOU.
07:45:39 >>Scotty Wood: ANYONE ELSE?
07:45:42 >>Michael Sheeley: I THINK THE BUILDING IS LOOKING GOOD.
07:45:43 I THINK YOU MADE A LOT OF CHANGES AND WE APPRECIATE THE

07:45:47 CONCESSIONS FROM THE TYPICAL PROTOTYPE FOR ESTERO.
07:45:52 I THINK YOU'RE GOING IN THE RIGHT DIRECTION THERE.
07:45:56 >>Scotty Wood: ANYONE ELSE?
07:45:57 WE'RE DONE.
07:45:58 THANK YOU.
07:46:03 >>Nancy Stroud: YOU HAVE PUBLIC COMMENT?
07:46:06 >>Tammy Duran: NO.
07:46:06 >>Scotty Wood: NO PUBLIC COMMENT.
07:46:09 >>Mary Gibbs: WELL, WE DID HAVE SOME PUBLIC COMMENT ON THIS.
07:46:12 I WAS GOING TO SAY, BUT A FEW OF THEM LEFT.
07:46:15 THERE WAS ONE LADY THAT DIDN'T WANT IT BECAUSE OF THE
07:46:18 TRAFFIC AND THEN THERE WERE TWO NICE LADIES FROM
07:46:20 PENNSYLVANIA THAT SAID THEY LOVE WAWA.
07:46:24 [LAUGHTER]
07:46:27 >>Scotty Wood: THAT'S PUBLIC COMMENT.
07:46:28 IT'S OKAY.
07:46:31 >>Mary Gibbs: I TOLD THEM I WOULD PASS THE COMMENTS ALONG.
07:46:36 >>Scotty Wood: SO NOTED.
07:46:37 OKAY.
07:46:39 OUR NEXT ITEM, THE CAMARGO NORTH APPLICATION FOR REZONING.
07:46:48 THE APPLICANT REQUEST TO REZONE THE PROPERTY TO ALLOW 219
07:46:52 MULTIFAMILY RENTAL UNITS.
07:46:53 MARY, GO AHEAD.
07:46:59 >>Mary Gibbs: THIS PROPERTY IS 11 ACRES, AND IT'S LOCATED AT
07:47:04 PELICAN SOUND BOULEVARD ON THE NORTH SIDE.

07:47:07 IT'S SOUTH OF COVERED WAGON RV AND EAST OF THE MEADOWS.
07:47:11 JUST NORTH OF THE SHOPPING CENTER.
07:47:14 IT WAS ACTUALLY THIS PROPERTY WAS PART OF THE SHOPPING
07:47:17 CENTER THAT HAS THE CHICK-FIL-A AND THE ABC LIQUOR AND THE
07:47:20 GAS STATION, IF YOU RECALL THAT.
07:47:23 AND THIS WAS PART OF IT.
07:47:25 BUT BECAUSE IT'S IN VILLAGE CENTER, ANY CHANGES TO THE
07:47:29 ZONING YOU CAN'T JUST MEND THE MIXED USE PLAN DEVELOPMENT.
07:47:34 YOU HAVE TO REZONE IT TO THE ESTERO PLANNED DEVELOPMENT.
07:47:36 SO THIS PROPERTY WILL NEED TO BE REZONED AND THEN HAVE TO
07:47:40 DEAL WITH ALL THE VILLAGE CENTER TIERS AND PATTERN BOOK AND
07:47:44 ALL OF THAT.
07:47:44 THIS IS THE PUBLIC INFORMATION MEETING.
07:47:50 SO THE APPLICANT IS JUST GOING TO RUN THROUGH AND EXPLAIN
07:47:53 WHAT THEY ARE TALKING ABOUT.
07:47:57 I DID -- WE RECEIVED I THINK ONE E-COMMENT ABOUT THIS,
07:48:03 OPPOSED BECAUSE OF THE TRAFFIC.
07:48:04 AND I HAVE GOTTEN A FEW PHONE CALLS.
07:48:06 AND SO I HAVE ASKED THE APPLICANT THAT THEY SHOULD PROBABLY
07:48:11 REACH OUT TO THE MEADOWS BECAUSE I THINK THERE'S SOME PEOPLE
07:48:13 HERE FROM THE MEADOWS THAT ARE INTERESTED IN THAT.
07:48:16 THEY MAY WANT TO HAVE A FOLLOW-UP MEETING.

07:48:18 THIS IS THE FIRST PUBLIC INFORMATION MEETING.
07:48:19 WE HAVE NO APPLICATIONS SUBMITTED, BUT THEY PROBABLY WILL
07:48:23 WANT TO REACH OUT TO THESE -- TO THE NEIGHBORS AND HAVE A

07:48:27 FOLLOW-UP MEETING.
07:48:28 ONCE THEY GET FURTHER ALONG IN THE PROCESS, I THINK.
07:48:30 IF YOU DON'T HAVE ANY QUESTIONS OF ME, I CAN TURN IT OVER TO
07:48:36 THE APPLICANT.
07:48:37 I THINK ANDY BOLLIG IS GOING TO SPEAK FIRST.
07:48:43 HE IS FROM ROERS COMPANIES.
07:48:46 THEY WANT TO TELL YOU A LITTLE BIT ABOUT WHO THEY ARE AND
07:48:48 WHAT THEIR PLANS ARE.
07:48:50 >>Barry Jones: IS THIS GOING TO RPD?
07:48:53 >>Mary Gibbs: YOU CANNOT.
07:48:55 IN VILLAGE CENTER, YOU CAN ONLY REZONE TO ESTERO PLANNED
07:48:59 DEVELOPMENT.
07:48:59 BUT ESTERO PLANNED DEVELOPMENT IS BASICALLY ESSENTIALLY LIKE
07:49:03 A MIXED USE PLANNED DEVELOPMENT.
07:49:05 >>Barry Jones: THIS IS COMING IN -- [INAUDIBLE]
07:49:11 >>Mary Gibbs: THE DENSITY IS AN ISSUE THAT YOU MIGHT WANT TO
07:49:13 TALK ABOUT.
07:49:13 WE HAD A PRE-MEETING WITH THE APPLICANT BECAUSE IN VILLAGE
07:49:17 CENTER, YOU'VE GOT THE TIERS, BUT YOU'VE GOT WITH CERTAIN
07:49:20 TIERS, YOU NEED TO HAVE MIXED USE AND DIFFERENT INCENTIVE
07:49:27 OFFERINGS AND THAT TYPE OF THING.
07:49:28 SO THAT IS, I THINK THEY ARE AWARE THAT WE DID HAVE A
07:49:30 DISCUSSION ABOUT THAT BEFORE.
07:49:35 >>Barry Jones: I'M NOT GOING TO NEED -- I'LL TURN MY
07:49:38 MICROPHONE ON.

07:49:38 SOMEBODY IS GOING TO HAVE TO EXPLAIN TO ME WHAT OUR MAXIMUM
07:49:43 DENSITY CURRENTLY IS IN ESTERO BECAUSE I THINK ONE THING WE
07:49:46 NEED TO BE COGNIZANT OF IS THE LIVE LOCAL ACT ALLOWS EVERY
07:49:50 COMMERCIAL PARCEL TO GO TO WHATEVER THE MAXIMUM IS.
07:49:53 >>Mary Gibbs: AND THE MAXIMUM, I DIDN'T ANSWER YOUR E-MAIL,
07:49:57 BUT I DO HAVE AN ANSWER.
07:49:58 THE MAXIMUM DENSITY PERMITTED IN OUR LAND USE PLAN IS I
07:50:02 THINK 27 UNITS AN ACRE.
07:50:04 THAT'S FOR A TIER FOUR COMPACT COMMUNITY.
07:50:07 SO FOR LIVE LOCAL PURPOSES, IN MY OPINION, AGAIN, THE
07:50:11 LANGUAGE IN THE LEGISLATION IS PRETTY VAGUE, BUT I THINK
07:50:15 THAT WOULD BE THE MAXIMUM.
07:50:18 >>Barry Jones: THE RULING I READ FROM ANOTHER CAO AND I'LL
07:50:22 CERTAINLY DEFER TO NANCY, THE MAXIMUM CURRENT DENSITY
07:50:26 ALLOWED ON RESIDENTIAL UNITS WITHIN THE MUNICIPALITY.
07:50:29 DO WE KNOW WHAT OUR MAXIMUM CURRENT DENSITY IS ON APPROVED
07:50:35 PROJECTS?
07:50:36 >>Mary Gibbs: IT DEPENDS HOW YOU COUNT IT.

07:50:38 AND I WOULD SAY THAT PROBABLY 17 UNITS AN ACRE.
07:50:42 >>Jim Wallace: HOW DO YOU COUNT IT?
07:50:44 >>Mary Gibbs: I COUNT IT BASED ON THE LAND AREA OF THE
07:50:49 PROJECT.
07:50:50 FOR EXAMPLE, I THINK VIA COCONUT ACROSS FROM GENOVA IS
07:50:55 PROBABLY 16 OR MAYBE 16, 17 UNITS AN ACRE.
07:50:58 I WOULD SAY THAT WAS THE MAXIMUM.

07:51:02 >>Barry Jones: MOVING FORWARD, WE PROBABLY NEED FEEDBACK ON
07:51:06 THAT AND HOW ANYTHING WE DO GOING FORWARD IS POSSIBLY
07:51:09 IMPACTED BY THAT.
07:51:11 THAT WOULD BE APPRECIATED.
07:51:13 THANK YOU.
07:51:16 >>Mary Gibbs: ANDY BOLLIG.
07:51:19 >>Andy Bollig: THANKS, MARY.
07:51:20 THANK YOU FOR HEARING US HERE TODAY ON OUR PRELIMINARY KIND
07:51:23 OF INFORMATIONAL SESSION.
07:51:25 WE WOULD LOVE TO GET SOME PRELIMINARY FEEDBACK.
07:51:28 LIKE MARY MENTIONED, WE HAVEN'T FORMALLY SUBMITTED ANYTHING
07:51:31 YET AND WE PLAN TO MEET WITH BOTH THE NEIGHBORS AND JUST
07:51:34 VARIOUS COMMUNITIES IN THE NEIGHBORHOOD.
07:51:37 AM I ABLE TO CLICK HERE?
07:51:41 >>Tammy Duran: USE THE DOWN ARROW ON THE KEYPAD.
07:51:44 >>Andy Bollig: I'LL GIVE A QUICK INTRODUCTION TO ROERS
07:51:48 COMPANIES AND TURN IT OVER TO WAYNE AND NEALE TO RUN THROUGH
07:51:51 THE BALANCE OF OUR PRESENTATION.
07:51:52 WE'LL ALL BE AVAILABLE FOR QUESTIONS, OF COURSE, AT THE END.
07:51:54 WE'VE GOT THE PROJECT TEAM HERE.
07:51:56 GRADY MINOR, NEALE AND A WIDE VARIETY OF OTHERS WORKING ON
07:52:03 THIS DEAL.
07:52:04 SO ROERS COMPANIES, WE ARE A REAL ESTATE DEVELOPER AND
07:52:07 PROPERTY MANAGER AND CONTRACTOR BASED IN MINNEAPOLIS, THE
07:52:11 TWIN CITIES.

07:52:12 WE'VE BEEN AROUND FOR ABOUT 11 YEARS NOW.
07:52:14 WE OWN ALL OF OUR PROJECTS AND MANAGE OUR PROJECTS.
07:52:17 SO WHEN WE COME TO COMMUNITIES, WE'RE COMMITTED FOR THE LONG
07:52:20 TERM.
07:52:20 WE DON'T TYPICALLY BUILD AND SELL RIGHT AWAY.
07:52:23 A FEW YEARS AGO WE SOLD A FEW PROPERTIES OPPORTUNISTICALLY,
07:52:28 WE LOOK AT ALL OF OUR ASSETS AS LONG-TERM HOLDS AND LONGER
07:52:31 MEMBERS OF THE COMMUNITY.
07:52:31 WE FOCUS PRIMARILY ON MARKET-RATE RENTAL HOUSING.
07:52:34 WE DO SOME AFFORDABLE HOUSING AS WELL, BUT WE'RE NOT
07:52:37 PROPOSING THAT HERE.
07:52:38 THIS IS MARKET RATE, HIGH-END HOUSING, BUT RENTAL.
07:52:42 ANOTHER ITEM I'D MENTION IS WE RAISED ALL OF OUR OWN EQUITY
07:52:46 FOR OUR DEALS FROM FRIENDS AND FAMILY.

07:52:48 SO WHAT BROUGHT US DOWN TO THIS MARKET IS A LOT OF OUR
07:52:51 INVESTORS ARE HERE.
07:52:52 AND THEN OBVIOUSLY FROM THE TWIN CITIES WE HAVE A LOT OF
07:52:55 CONNECTIONS DOWN HERE AND WE'RE REALLY EXCITED TO GET A FEW
07:52:58 PROJECTS GOING.
07:52:58 SO WHEN WE SAW THIS WAS AVAILABLE, WE THOUGHT THIS WOULD BE
07:53:01 A REALLY GOOD OPPORTUNITY FOR US TO EXPLORE FURTHER.
07:53:03 SO THAT'S WHAT BROUGHT US HERE TONIGHT.
07:53:05 WITH THAT, I DON'T KNOW, WAYNE, DO I TURN IT OVER TO YOU TO
07:53:11 RUN THROUGH THE PRESENTATION?
07:53:12 THANK YOU.

07:53:13 >>D. Wayne Arnold: GOOD EVENING.
07:53:15 WAYNE ARNOLD WITH GRADY MINOR AND ASSOCIATES, CERTIFIED
07:53:18 PLANNER.
07:53:18 I'M GOING TO GO THROUGH GENERAL INFORMATION FOR US TO SET
07:53:22 THE STAGE.
07:53:24 YOU CAN SEE THE LOCATION MAP ON THE SCREEN, WE'RE ABOUT AN
07:53:27 11-ACRE PARCEL THAT'S PART OF THE CAMARGO CPD.
07:53:31 AND THIS PARCEL TODAY ALLOWS OVER A HUNDRED THOUSAND SQUARE
07:53:34 FEET OF COMMERCIAL SPACE ON IT AS WELL AS 27 DWELLING UNITS
07:53:37 AS ONE OF THE DEVELOPMENT OPTIONS.
07:53:39 AND THE PROPERTY, I KNOW MARY INTRODUCED IT, BUT JUST TO OUR
07:53:44 WEST AND SOUTH OF THE MEADOWS AND THEN TO THE NORTH IS THE
07:53:47 COVERED WAGON RV RESORT.
07:53:49 AS MARY MENTIONED, WE'RE IN YOUR VILLAGE CENTER.
07:53:55 AS MANY OF YOUR OTHER PROPERTIES ARE.
07:53:59 YOU QUALIFY FOR DENSITY BASED ON THE TIER YOU ACHIEVE.
07:54:02 WE WOULD BE ATTEMPTING TO ACHIEVE TIER THREE.
07:54:04 THAT'S GOING TO REQUIRE THAT WE HAVE A COMBINATION OF PUBLIC
07:54:07 OFFERINGS TO GET TO THAT LEVEL.
07:54:09 YOU'LL SEE FROM IMAGES THAT THE ARCHITECT HAS PREPARED CIVIC
07:54:15 SPACE THAT WE'RE PROPOSING.
07:54:16 THE SITE DOESN'T SET UP WELL TO HAVE A SMALL COMMERCIAL
07:54:19 COMPONENT AND A RESIDENTIAL COMPONENT, BUT WE THINK THE
07:54:21 HIGHEST AND BEST USE FOR THE PROPERTY IS CLEARLY RESIDENTIAL
07:54:24 IN TODAY'S MARKET.

07:54:24 IT'S BEEN ZONED FOR 17 YEARS NOW AS COMMERCIAL AND REALLY
07:54:29 HASN'T MOVED IN THE MARKETPLACE.
07:54:30 THIS IS THE APPROVED MASTER PLAN OPTION A.
07:54:36 IT'S A RETAIL STRIP CENTER, LARGE PARKING FIELD.
07:54:38 SECOND OPTION WAS APPROVED, AGAIN, A SERIES OF SMALLER
07:54:43 OUTPARCEL TYPE DEVELOPMENT AND THIS OPTION INCLUDED THE
07:54:46 POTENTIAL TO HAVE A 27 UNIT MIXED USE TYPE BUILDING.
07:54:50 OUR MASTER PLAN THAT WE'RE PROPOSING IS RESIDENTIAL
07:54:54 PRIMARILY WITH A CIVIC COMPONENT THAT'S ANCHORED ON THE
07:54:57 CORNER OF PELICAN SOUND DRIVE AND U.S. 41.

07:55:03 THERE ARE OTHER NICE IMAGES THAT I'LL LET CHRISTINE PECARD
07:55:06 SPEAK TO AS PART OF THE PRESENTATION.
07:55:07 HERE, THE SITE HAS TWO ACCESS POINTS TO PELICAN SOUND DRIVE.
07:55:10 WE PROBABLY WOULD LIKE TO HAVE ONE ACCESS TO PELICAN SOUND
07:55:15 AS OUR PRIMARY ACCESS AND THEN THE SECONDARY ACCESS WOULD BE
07:55:18 MORE OF AN EMERGENCY VEHICLE, SECONDARY GATE TO HAVE ACCESS
07:55:22 TO THE STREET.
07:55:25 >>Scotty Wood: DO YOU ALREADY HAVE THAT ACCESS?
07:55:27 >>Jim Wallace: DIDN'T HEAR THAT?
07:55:29 SECONDARY ACCESS WOULD BE WHERE?
07:55:31 >>D. Wayne Arnold: THE WESTERN SIDE OF THAT.
07:55:33 THERE IS A BREAK IN THERE.
07:55:34 I'M NOT SURE HOW TO POINT TO THAT.
07:55:36 SO WE WOULD HAVE THE TWO ACCESS POINTS.
07:55:38 THERE ARE STUBOUTS THERE TODAY.

07:55:40 THE MEDIAN BREAKS THERE.
07:55:41 IF WE GO BACK TO THE PRIOR APPROVALS, THERE WERE TWO ACCESS
07:55:45 POINTS SHOWN TO PELICAN SOUND DRIVE AS WELL.
07:55:48 SO THAT'S CONSISTENT WITH THE PRIOR ZONING APPROVAL.
07:55:51 BUT AS MARY SAID, WE HAVE TO REZONE TO THE ESTERO PLANNED
07:55:55 DEVELOPMENT WHICH REQUIRES THE PATTERN BOOK, SO YOU'LL SEE
07:55:58 SOME SNIPPETS OF IMAGES HERE THAT SORT OF SET THE TONE FOR
07:56:02 WHERE ROERS THINKS THIS CAN GO BUT WE'RE HERE TO HEAR
07:56:07 FEEDBACK FROM YOU AND THE NEIGHBORS TO COME BACK WITH A
07:56:10 SUBMITTAL THAT MAYBE ADDRESSES SOME OF THE QUESTIONS OR
07:56:11 COMMENTS THAT YOU DO HAVE.
07:56:12 I THINK WITH THAT, I'M GOING TO LEAVE THE FLOOR AND TURN IT
07:56:17 OVER TO CHRISTINE PECARD WITH ESG ARCHITECTS AND LET HER RUN
07:56:22 THROUGH SOME OF THE IMAGES AND TALK ABOUT THE SITE PLAN AND
07:56:25 KEY COMPONENTS THERE.
07:56:27 >>Christine Pecard: HI.
07:56:29 I'M CHRISTINE PECARD.
07:56:30 I'M AN ARCHITECT AND PARTNER WITH ESG ARCHITECTURE AND
07:56:33 DESIGN.
07:56:33 WE'RE A NATIONAL DESIGN FIRM WORKING, REGISTERED IN 40
07:56:38 STATES, WORKING IN ABOUT 30 RIGHT NOW.
07:56:40 I'M EXCITED TO WALK YOU THROUGH SOME OF OUR EARLY IDEAS.
07:56:44 AS MARY MENTIONED, THERE ARE PLANS TO MEET WITH THE REST OF
07:56:47 THE NEIGHBORHOOD AND WE'RE LOOKING FORWARD TO YOUR FEEDBACK
07:56:50 TODAY.

07:56:51 TODAY WE'RE JUST KIND OF RUNNING THROUGH SOME EARLY CONCEPT
07:56:55 IMAGERY, MASSING FOR THE MOST PART, AND SOME OF THE DESIGN
07:56:57 DETAILS THAT WE'RE THINKING ABOUT AS WE'RE THINKING ABOUT
07:57:00 HOW TO MAKE THIS FEEL LIKE A VERY SPECIAL PLACE.
07:57:03 YOU'LL SEE WITH SOME OF THE CONCEPTUAL IMAGERY THAT WE'RE
07:57:07 SHARING HERE THAT WE'RE LOOKING FOR KIND OF A CONTEMPORARY

07:57:11 MEDITERRANEAN DESIGN WITH A LOT OF EMPHASIS ON THE GROUND
07:57:15 PLANE FOR THIS DEVELOPMENT.
07:57:17 WE'RE LOOKING TO DO INDOOR AND OUTDOOR AMENITY SPACES ALL
07:57:22 THROUGHOUT.
07:57:23 AS YOU SAW IN THE SITE PLAN THAT WAYNE JUST SHARED BRIEFLY,
07:57:28 THE WAY THAT THE SITE IS ORGANIZED, WE ARE JUSTIFYING ONE OF
07:57:32 THE BUILDINGS TOWARDS THE HIGHWAY.
07:57:35 THAT'S IN ALIGNMENT WITH SOME OF THE ZONING CODES.
07:57:37 SO THAT'S PART OF WHY THAT BUILDING FACADE IS JUST IDENTIFY
07:57:40 TOWARDS TAMIAMI.
07:57:42 AND THEN WE'VE BROKEN THE BUILDINGS INTO TWO SEPARATE
07:57:46 BUILDINGS WITH THE INTENT OF KIND OF CREATING SOME OPEN
07:57:49 SPACE AND TAKING ADVANTAGE OF THE SITE AREA.
07:57:52 BUT CREATING KIND OF BIG COURTYARDS THAT WILL HELP WITH
07:57:55 ADDRESSING SOME OF THE STORMWATER MANAGEMENT THAT IS NEEDED
07:57:58 ON THE SITE AND THEN JUST KEEPING OPEN GREENSPACE AND PUBLIC
07:58:01 AMENITIES ALL THROUGHOUT.
07:58:02 THERE IS A LOT OF EMPHASIS ON MAKING SURE THAT THIS
07:58:07 DEVELOPMENT CONTINUES WHAT IS HAPPENING AT THE PELICAN SOUND

07:58:11 INTERSECTION RIGHT NOW.
07:58:14 THERE'S SOME BEAUTIFUL LANDSCAPING.
07:58:15 THERE IS A MONUMENT SIGN, AND AS WAYNE ALLUDED TO, WE'RE
07:58:21 FOCUSED ON AN AMENITY BUILDING THAT'S RIGHT ON THE CORNER OF
07:58:24 THAT INTERSECTION WITH A PUBLIC CIVIC PLAZA RIGHT THERE AS
07:58:30 WELL SO THAT YOU'RE CELEBRATING KIND OF THE INTERSECTION AND
07:58:33 THE ENTRANCE INTO PELICAN SOUND.
07:58:36 SAME GOES WITH THE EMPHASIS FOR THAT ENTRANCE, WHICH IS
07:58:38 ALIGNING WITH THE DRIVE ACROSS THE STREET.
07:58:41 AND THE EXPERIENCE BETWEEN THESE TWO BUILDINGS AS WE TIE IT
07:58:45 TOGETHER WITH A ROUNDABOUT THAT IS REALLY FOCUSED ON
07:58:49 PEDESTRIAN-CENTRIC CONNECTION BETWEEN THESE TWO BUILDINGS.
07:58:54 YOU'LL SEE IT A LITTLE BIT BETTER ONCE WE GET INTO SOME OF
07:58:57 THE MASSING STUDIES THAT WE HAVE TO SHARE, BUT THAT AMENITY
07:59:01 BUILDING ON THE CORNER, IT DROPS DOWN IN SCALE, SO WE'RE
07:59:05 JUST REALLY TRYING TO MAKE SURE THAT THE MASSING IS
07:59:07 SENSITIVE TO NOT HAVING TOO LONG OF A FACADE ALONG THAT MAIN
07:59:11 FRONTAGE, SAME WITH THE UNDULATION AND CHANGES THAT WE'VE
07:59:15 MADE IN THE MASSING THAT'S FACING PELICAN SOUND AS WELL.
07:59:18 THERE ARE AMENITIES THROUGHOUT THE INTERIOR OF THE
07:59:21 COURTYARDS.
07:59:22 THEY ARE KIND OF CENTRALIZED IN THE CENTER OF THE SITE SO
07:59:26 THAT THEY ARE KEPT KIND OF EXCLUSIVE TO THE PROPERTY.
07:59:29 AND THEN AGAIN YOU SEE THAT PONDING.
07:59:30 SO LOOKING AT SOME OF THESE IMAGES, YOU SEE SOME OF THE

07:59:34 THINGS THAT WERE FOCUSED ON, CREATING KIND OF A DICHOTOMY OF
07:59:39 COLORS, SO, AND WE KNOW THE VILLAGE IS SENSITIVE TO COLORS.

07:59:44 WE'LL DEFINITELY BE WORKING THROUGH ACTUAL MATERIAL
07:59:46 SELECTIONS WHEN WE GET TO THAT STAGE.
07:59:47 BUT THE THOUGHT PROCESS BEING HAVING SOME DARKER-TONED
07:59:51 WINDOWS, SOME DARKER ROOF MATERIALS, ROOF LINES, PARAPET
07:59:56 LINES, SOME CHANGES IN THE PARAPET HEIGHTS, AND THEN HAVING
08:00:02 A LIGHTER FIELD COLOR TO THE BUILDING.
08:00:06 YOU CAN KIND OF SEE IN SOME OF THESE, STARTING TO THINK
08:00:09 ABOUT WHAT THE TREATMENT WANTS TO BE AT THE SURFACE OF THE
08:00:11 SITE.
08:00:12 SO PAVEMENT CHANGES WHERE WE'RE EMPHASIZING PEDESTRIAN
08:00:15 CONNECTIONS BETWEEN THE TWO BUILDINGS, MAYBE THERE'S SOME
08:00:20 PLANES WHERE WE'RE IMPLEMENTING SOME PAVERS AND SOME GRASS
08:00:24 AREAS, THINGS THAT JUST MAKE IT FEEL CERTAINLY VERY SPECIAL.
08:00:27 LOOKING AT SOME OF THE MASSING, THESE WERE SOME OF THE
08:00:32 CONCEPTUAL IMAGES.
08:00:33 THE IMAGES ON THE RIGHT IS A PROJECT OF ESG'S THAT WE THINK
08:00:38 IS SOMEWHAT SIMILAR TO WHAT WE'RE PROPOSING HERE.
08:00:41 SOME OF THE IMAGES ON THE LEFT ARE SOME CONTEXTUAL IMAGES
08:00:45 THAT WE'VE USED TO KIND OF QUEUE UP THE DESIGN FOR THIS
08:00:48 PROJECT.
08:00:48 AGAIN, FOCUSED ON MAKING SURE THAT THERE ARE PLANE CHANGES
08:00:53 ALONG THAT FACADE THAT WE'VE GOT SOME ROOF CHANGES THAT THE
08:00:56 PARAPET HEIGHT CHANGES.

08:00:58 WE ARE TRYING TO BE AS SENSITIVE AS POSSIBLE TO HEIGHT.
08:01:02 SO WE'RE PROPOSING A FLAT ROOF, CONDENSERS ON THE ROOF THAT
08:01:06 ARE FULLY SCREENED BY THE PARAPETS.
08:01:09 PLANE CHANGES WITH MINIMIZED STRAIGHT PARAPETS AND THEN
08:01:15 EMPHASIS ON THE DETAILS OVER BALCONIES TO KIND OF BREAK UP
08:01:18 THOSE FACADES.
08:01:19 WE'LL BE EXPLORING WHERE TO USE SOME INTERESTING MATERIALS,
08:01:23 WHETHER THAT BE WOOD-LOOK MATERIALS, CANOPY STRUCTURES,
08:01:27 AWNINGS, MAYBE THERE'S SOME DECORATIVE TILE AT THE AMENITY
08:01:32 AREAS OR ENTRANCE.
08:01:34 I THINK IT'S GOING TO BE VERY IMPORTANT TO KNOW RIGHT AWAY
08:01:36 WHEN YOU DRIVE INTO THE SITE WHERE TO GO, SO A LOT OF FOCUS
08:01:40 ON THAT.
08:01:40 AND THEN YOU CAN KIND OF SEE WE'VE STARTED EXPLORING WITH
08:01:44 THE CLUBHOUSE AS WE GET INTO SOME OF THESE MASSING MODELS.
08:01:49 THIS IS MORE SITE CONTEXT OF MIRAGE OF AMENITIES WE'RE
08:01:56 LOOKING AT.
08:01:56 MAYBE THERE'S SOME GOLF COURSES, SOME FIRE PITS, SOME POOL.
08:02:01 WE'RE TALKING ABOUT THINGS THAT WOULD BE GOOD FOR ALL HOURS
08:02:04 OF THE DAY AS WELL AS ALL SEASONS HERE IN FLORIDA.
08:02:08 AND THEN AS WE GET INTO THE MASSING, AS I WAS STARTING TO
08:02:11 TALK ABOUT, REALLY THINKING ABOUT HOW WE CAN IMPROVE THE
08:02:15 EXPERIENCE ALONG THAT HIGHWAY.
08:02:18 LANDSCAPING IMPROVEMENTS, WE KNOW THAT THERE'S CURRENTLY

08:02:22 JUST A VERY, VERY SIMPLE, LIKE, FOUR OR FIVE-FOOT SIDEWALK

08:02:28 ALONG THAT EDGE, AND WE'RE THINKING ABOUT HOW CAN WE DO
08:02:32 LANDSCAPE IMPROVEMENTS, HOW CAN WE CONTINUE THE LANGUAGE OF
08:02:36 SOME OF THE PERGOLAS THAT WE'RE SEEING AT THE INTERSECTION
08:02:39 OF PELICAN SOUND ALL THROUGHOUT THAT EAST SIDE OF THE
08:02:43 PROPERTY, MAYBE THERE'S SOME IMPROVEMENTS AT THAT BUS
08:02:47 STATION, AND THEN JUST REALLY LOOKING AT MAKING SURE THAT
08:02:51 THERE'S ENOUGH PLANE CHANGE IN THE BUILDING MASSING.
08:02:53 IT'S KIND OF SMALL IN THIS IMAGE.
08:02:56 HOPEFULLY YOU GUYS CAN SEE IT A LITTLE BIT BETTER ON YOUR
08:02:58 SCREENS.
08:02:59 BUT WE ARE LOOKING AT EMPHASIZING SOME OF THE CORNERS OF THE
08:03:03 BUILDING WITH SHED ROOFS AND THEN THE STRAIGHT PARAPETS WITH
08:03:08 S TILE BALCONIES.
08:03:11 THEN WE DROP DOWN, AS YOU CAN SEE, I MIGHT HAVE A BETTER
08:03:14 IMAGE OF IT HERE.
08:03:15 YEAH, AND THEN WE DROP DOWN TO A SINGLE STORY AMENITY
08:03:20 CLUBHOUSE ON THE CORNER.
08:03:21 SO AS WE'RE GETTING CLOSER TO THE NEIGHBORHOOD BEING MORE
08:03:25 SENSITIVE TO SITE.
08:03:26 THESE IMAGES START TO LOOK AT WHAT THAT SOUTHEAST CORNER
08:03:30 MIGHT LOOK LIKE, PARTICULARLY THE CIVIC PLAZA.
08:03:34 WE'RE LOOKING AT ART FEATURES, WATER FEATURES, DECORATIVE
08:03:39 PAVEMENT, ENHANCED LANDSCAPING, PERGOLA AND SHADE
08:03:43 STRUCTURES.
08:03:44 AGAIN, THINGS THAT CONTINUE THE LANGUAGE THAT EXISTS THERE

08:03:47 TODAY, ALL ALONG AS THIS DEVELOPMENT IS AIMED TO KIND OF
08:03:51 FILL IN THAT EMPTY.
08:03:55 SO THIS IS ANOTHER VIEW.
08:03:57 AGAIN, WE HAVE TWO SEPARATE BUILDINGS, AND WE'RE DOING THAT
08:04:01 INTENTIONALLY ON THE SITE TO BREAK THINGS UP SO IT DOESN'T
08:04:03 FEEL LIKE ONE BIG MASS.
08:04:05 BUT IT WILL BE VERY IMPORTANT FOR US TO CONNECT THOSE TWO,
08:04:09 SO THAT'S SOME OF THE STUDIES THAT WE'RE LOOKING AT RIGHT
08:04:11 HERE IN THESE IMAGES.
08:04:13 AND THEN PAY LESS ATTENTION TO WHAT'S HAPPENING WITH THE
08:04:19 BUILDINGS HERE BECAUSE THEY DEFINITELY DESERVE SOME MORE
08:04:21 DEVELOPMENT, BUT WE WANTED TO SHOW YOU WHAT KIND OF THAT
08:04:25 INTERIOR COURTYARD EXPERIENCE MIGHT LOOK LIKE WITH THE
08:04:28 ROUNDABOUT BETWEEN THOSE TWO ENTRANCES AND THEN THE ARCADE
08:04:31 OF AMENITIES THROUGHOUT THE SITE.
08:04:33 THAT WATER MANAGEMENT POND IS JUST IN THE FOREGROUND OF THIS
08:04:40 IMAGE.
08:04:41 I THINK THAT'S ABOUT IT.
08:04:46 WAYNE, CAN I TURN IT BACK OVER TO YOU?
08:04:54 >>D. Wayne Arnold: COULD YOU ADDRESS THE PARKING.

08:04:55 SOME OF IT IS UNDER BUILDING PARKING AND SOME OF IT WILL BE
08:04:58 SURFACE PARKING.
08:05:00 >>Christine Pecard: YES, I CAN DO THAT.
08:05:01 SO THE WEST BUILDING THAT ENTIRE GROUND FLOOR WITH THE
08:05:05 EXCEPTION OF THE LOBBY, WHICH IS AT THE ROUNDABOUT, IS GOING

08:05:08 TO BE AT-GRADE PARKING.
08:05:11 THE BUILDING FACADE WILL BE CONCEALING THAT.
08:05:15 IT WILL BE OPEN-AIR PARKING, BUT IT WILL BE BUILT INTO THE
08:05:18 BUILDING MEANT TO BE ARCHITECTURALLY INTEGRATED.
08:05:21 AND THEN SAME WITH THE L-SHAPED WING THAT'S FACING THE
08:05:25 SURFACE PARKING.
08:05:26 SO EMPHASIS ON TRYING TO CONCEAL AS MUCH PARKING AS
08:05:31 POSSIBLE, AND THEN SURFACE PARKING FOR THE REST MEETING THE
08:05:34 LANDSCAPE ISLAND REQUIREMENTS.
08:05:36 >>Jim Wallace: HOW MANY INDOOR PARKING SPACES DO YOU HAVE?
08:05:44 >>Christine Pecard: IT'S ABOUT 30% INTERIOR.
08:05:48 >>Barry Jones: DO YOU KNOW YOUR PARKING RATIO PER UNIT?
08:05:51 >>Christine Pecard: WE'RE MEETING THE CODE REQUIREMENT.
08:05:56 >>Jim Wallace: YOU HAVE ABOUT HUNDRED INDOOR PARKING SPACES,
08:06:00 IS THAT ABOUT RIGHT?
08:06:03 >>Christine Pecard: YEAH, THAT SOUNDS ABOUT RIGHT, YEP.
08:06:05 482 STALLS.
08:06:09 TOTAL.
08:06:12 >>Scotty Wood: QUESTION.
08:06:13 HOW DOES THE PUBLIC ACCESS THE PUBLIC CIVIC SPACE?
08:06:17 >>Christine Pecard: THIS ISN'T A GATED COMMUNITY, SO IT'S
08:06:19 OPEN RIGHT NOW.
08:06:20 I THINK THE INTENT --
08:06:21 >>Scotty Wood: IT SAYS PUBLIC HERE.
08:06:22 >>Christine Pecard: IT ISN'T A GATED COMMUNITY.

08:06:25 IT'S NOT GATED.
08:06:29 >>Scotty Wood: BUT IT OPEN TO THE PUBLIC.
08:06:31 HOW DOES THE PUBLIC GET THERE PHYSICALLY?
08:06:32 ARE THEY GOING TO PARK OVER IN THE PARKING ON THE WEST SIDE?
08:06:37 >>Christine Pecard: YEAH.
08:06:38 I'M NOT SURE -- I DON'T KNOW, WAYNE, IF YOU WANT TO KIND OF
08:06:41 SPEAK TO THIS.
08:06:44 >>D. Wayne Arnold: I THINK --
08:06:46 >>Scotty Wood: IT'S TUCKED IN THE CORNER.
08:06:47 TUCKED IN THE SOUTHEAST CORNER OF THE PROPERTY, AND I DON'T
08:06:49 SEE ANY ADJACENT PARKING WHERE THE PUBLIC COULD COME IN AND
08:06:53 UTILIZE THAT CIVIC SPACE.
08:06:56 >>D. Wayne Arnold: I THINK THE AMENITY AREA THAT WE'RE
08:06:58 TALKING ABOUT IN THE CIVIC SPACE PRIMARILY WAS TO ADDRESS
08:07:01 THE PEDESTRIAN CONNECTION BECAUSE AS CHRISTINE POINTED OUT,
08:07:04 LOOKING AT IMPROVING THE SIDEWALK SPACE ALONG U.S. 41 AS

08:07:08 WELL AS SIDEWALK ON PELICAN SOUND DRIVE, BRINGING PEOPLE TO
08:07:11 THAT CORNER OF THE SITE.
08:07:13 >>Scotty Wood: HOW DO YOU GET TO TIER THREE OR FOUR?
08:07:16 >>D. Wayne Arnold: WELL, THAT'S SOMETHING THAT WE'LL BE
08:07:18 WORKING WITH MARY ON BECAUSE IT'S A COMBINATION OF THINGS.
08:07:20 THIS ISN'T ONE THERE'S NOT AN OPPORTUNITY REALLY TO BE
08:07:23 INTERCONNECTED, FOR INSTANCE, AND HAVE A THRU STREET OR
08:07:25 SOMETHING BECAUSE WE HAVE CONSERVATION LANDS TO OUR
08:07:28 NORTHWEST AND WE HAVE THE RV PARK TO THE NORTH.

08:07:31 WE'RE NOT GOING TO HAVE A TRUE CONNECTION.
08:07:34 THAT'S WHY I THINK CHRISTINE AND HER STAFF ARE LOOKING AT
08:07:36 THE ROUNDABOUT TRYING TO MAKE THIS SORT OF A PLACEMAKING
08:07:39 OPPORTUNITY FOR US.
08:07:40 AND WE'LL BE WORKING WITH MARY ON SOME OTHER PUBLIC
08:07:43 OFFERINGS THAT WE MIGHT BE ABLE TO PROVIDE FOR THE PROJECT.
08:07:47 >>Jim Wallace: PUBLIC CIVIC SPACE THAT ISN'T USED, NOT A
08:07:50 WHOLE LOT OF BENEFIT TO ESTERO.
08:07:51 I THINK YOU WOULD AGREE WITH THAT.
08:07:53 >>D. Wayne Arnold: ABSOLUTELY.
08:07:54 I THINK WE WOULD LIKE TO PROVIDE SOMETHING THAT WOULD BE
08:07:56 USED.
08:07:58 >>Christine Pecard: I THINK THAT'S WHERE SOME OF THE
08:08:00 EMPHASIS ON THE ENHANCEMENTS TO THE PEDESTRIAN CONNECTION
08:08:04 ALONG THE EAST SIDE OF THE SITE WERE COMING INTO PLAY.
08:08:07 THAT STARTS TO BECOME MORE OF A THRU-LINE ENHANCEMENT THAT
08:08:10 IS COMMUNITYWIDE.
08:08:12 AND THEN CERTAINLY THE WATER FEATURE, THE ART FEATURE, AND
08:08:15 THE THINGS THAT GIVE KIND OF SENSE OF PLACE TO THAT
08:08:20 INTERSECTION AS YOU'RE ENTERING INTO KIND OF THE PELICAN
08:08:24 SOUND AREA.
08:08:25 >>Andy Bollig: I WANTED TO ADD, TOO, ON THE CIVIC SPACE,
08:08:27 WE'VE BEEN EXPLORING, AS IT IS KIND OF A GRAY AREA AND WE'LL
08:08:30 WORK WITH MARY ON THIS, BUT CAN WE HAVE AN EASEMENT FOR ALL
08:08:33 OF THE PATHS AROUND THE SITE SO THEY ARE AVAILABLE TO THE

08:08:35 PUBLIC AND THAT TYPE OF THING.
08:08:37 WE'RE OPEN TO DO WHATEVER WE CAN DO TO ACCOMPLISH THAT AND
08:08:41 AGREE IT IS A UNIQUE CIRCUMSTANCE THAT DEFINITELY NEEDS MORE
08:08:43 THOUGHT.
08:08:46 >>Jim Wallace: YOU DO RECOGNIZE THAT 20 UNITS PER ACRE IN
08:08:48 ESTERO IS PRETTY EXTREME.
08:08:50 TALKING ABOUT TIER 3, I SEE IT MORE LIKE TIER 4.
08:08:58 THERE HAS TO BE SOMETHING A LOT MORE THAN A SMALL PUBLIC
08:09:02 CIVIC SPACE.
08:09:04 SO WHAT ARE THE OFF-SITE -- WHAT ARE THE OTHER ON-SITE
08:09:09 INCENTIVES AND WHAT ARE THE OFF-SITE INCENTIVES?
08:09:12 IS THERE PUBLIC ART?

08:09:13 IS THERE CONTRIBUTION TO SOMETHING THAT -- YOU KNOW,
08:09:17 FINANCIAL CONTRIBUTION?
08:09:18 I'M NOT TRYING TO TELL YOU WHAT IT IS, BUT 20 UNITS PER
08:09:23 ACRE, I LOVE WHAT YOU'RE DOING BUT OBVIOUSLY IT HAS TO BE
08:09:27 DONE FULLY.
08:09:31 >>Andy Bollig: THOSE ARE GREAT IDEAS AND GREAT POINTS.
08:09:33 WE'RE OPEN TO WHAT WE NEED TO DO TO EXPLORE THAT FURTHER.
08:09:37 THIS AGAIN WAS PRELIMINARY AND LOOKING FOR FEEDBACK JUST
08:09:40 LIKE THAT.
08:09:40 THAT'S VERY HELPFUL.
08:09:44 >>Barry Jones: MARY IS THERE A MINIMUM SIZE TO GET TO TIER 3
08:09:48 OR INDEPENDENT OF ACREAGE?
08:09:49 >>Mary Gibbs: MINIMUM SIZE OF WHAT?

08:09:52 >>Barry Jones: FOR A PROPERTY TO APPLY FOR THE DIFFERENT
08:09:54 TIER APPROVALS TO GET DENSITIES?
08:09:57 >>Mary Gibbs: NO, IT'S NOT THE SIZE.
08:10:00 IT'S HOW MANY UNITS YOU'RE LOOKING AT.
08:10:02 >>Barry Jones: OKAY.
08:10:03 THANK YOU.
08:10:04 >>Michael Sheeley: IS YOUR INTENT TO HAVE TWO STORIES OVER
08:10:06 PARKING OR THREE?
08:10:10 >>Andy Bollig: THREE STORIES OVER PARKING ON THAT BUILDING
08:10:11 THAT IS PAGE LEFT OR ON THE WESTERN SIDE OF THE SITE.
08:10:14 ALL BUILDINGS ARE THREE STORIES.
08:10:19 >>Jim Wallace: I NEED CLARIFICATION.
08:10:21 ON THE EAST BUILDING, IS THAT WHERE ALL OF THE INDOOR
08:10:24 PARKING WILL BE ON THE EAST BUILDING OR THERE WILL BE SOME
08:10:27 IN BOTH?
08:10:28 >>Andy Bollig: JUST ON THE WEST BUILDING.
08:10:30 >>Jim Wallace: THE INDOOR PARKING IS ON THE WEST BUILDING.
08:10:32 >>Andy Bollig: YES, THAT'S CORRECT, A SMALL PORTION OF THE
08:10:35 EAST.
08:10:35 JUST THAT LITTLE LEG TO THE SOUTH ON THE EAST THERE, IF YOU
08:10:39 LOOK ADJACENT TO WHERE IT SAYS DRY POND GREENSPACE, THAT
08:10:42 SECTION WILL ALSO HAVE SOME STRUCTURED PARKING ON THAT FIRST
08:10:45 LEVEL THERE.
08:10:46 >>Jim Wallace: THE PEOPLE THAT LIVE IN THE EAST BUILDING,
08:10:49 THEY WILL HAVE TO WALK OUT OF THEIR HOME ALONG A SIDEWALK TO

08:10:54 THE SURFACE PARKING ON THE NORTH, I PRESUME IT MUST BE THE
08:10:59 NORTH SIDE OF THE WEST BUILDING.
08:11:01 YOU'RE COMFORTABLE WITH THAT WALK?
08:11:05 THAT IS A FAIR WALK TO GET TO YOUR CAR.
08:11:07 >>Andy Bollig: THAT IS A FAIR WALK AND GOOD POINT.
08:11:10 INDOOR STALLS WILL HELP ALLEVIATE SOME OF THAT.
08:11:13 IT'S ALL IN THE PARKING MANAGEMENT PLAN, IF IT'S NUMBERED
08:11:16 STALLS OR THAT TYPE OF THING TO MAKE SURE EVERYONE HAS THE

08:11:19 SHORTEST WALK POSSIBLE AND OBVIOUSLY ACCOMMODATING THOSE
08:11:22 THAT NEED HANDICAP STALLS, A SHORTER WALK.
08:11:26 >>Jim Wallace: I LOVE THE PERGOLAS.
08:11:29 THEY ARE WONDERFUL.
08:11:30 THINK THEY ARE GREAT.
08:11:31 BUT HAVE TO BE A LOT OF THEM TO MAKE THAT LONG WALK EVERY
08:11:35 DAY TO GET IN YOUR CAR TO GO TO WORK, A PLEASANT WALK.
08:11:38 IT PROBABLY WILL END UP HURTING THE VALUE -- RENTAL VALUE,
08:11:44 REVENUE VALUE OF THAT HOME.
08:11:45 WHO WANTS TO LIVE OVER HERE ON THE FAR SIDE NEXT TO TRAFFIC
08:11:49 AND A MILE, A LONG WAY AWAY FROM MY CAR.
08:11:53 >>Andy Bollig: THAT IS A GREAT POINT.
08:11:57 >>Michael Sheeley: ANOTHER QUESTION IS, LOOKING AT THIS
08:12:00 PLAN, IT LOOKS LIKE ALL OF THE WATER MANAGEMENT IS SURFACE.
08:12:03 WE HAVE THE POND AND THEN A SURFACE WATER MANAGEMENT, IN
08:12:08 WHAT YOU CALL THE DRY POND.
08:12:09 IS THAT DRY RETENTION IN THERE?

08:12:12 >>Andy Bollig: YEAH, THAT'S ACCURATE.
08:12:14 IF WE GET A LITTLE SPECIFIC HERE, I MIGHT CALL MIKE UP TO
08:12:17 HELP ME WITH GRADY MINOR.
08:12:18 >>Michael Sheeley: YOU SHOULD RECOGNIZE THAT DURING WET
08:12:21 SEASON THAT IS ALWAYS GOING TO BE WET AND YOU CAN'T MAINTAIN
08:12:23 IT REALLY.
08:12:24 NOT SURE THAT'S A GREAT, JUST MY OPINION, A GREAT AMENITY
08:12:28 WITHIN THERE THAT IS ATTRACTIVE IN THAT CENTER COURT.
08:12:31 THE OTHER POND IS FINE.
08:12:34 IT'S PRETTY BIG.
08:12:35 NOT LEAVING A LOT OF SPACE AROUND IT.
08:12:37 THE OTHER THING ARCHITECTURALLY, I RECOMMEND YOU LOOK AT IS
08:12:41 IN OUR CODE IS WE CAN'T HAVE MONOCHROMATIC BUILDINGS.
08:12:44 THEY ARE NOT ALLOWED, AND YOU CAN'T HAVE A MAJORITY WHITE OR
08:12:48 GRAY BUILDINGS.
08:12:49 EVERYTHING YOU'VE SHOWN US IS PRETTY CONTEMPORARY MONOTONE,
08:12:52 AND WE DO HAVE ALLOWANCES FOR CONTEMPORARY, BUT WE HAVE TO
08:12:55 HAVE SOME OTHER THINGS GOING ON.
08:12:57 SO I'D URGE YOU TO GO THROUGH THE CODE AND LOOK FOR OTHER
08:13:01 EXAMPLES DONE LOCALLY.
08:13:06 >>Scotty Wood: ANOTHER COMMENT.
08:13:07 PICKLEBALL COURTS ARE VERY CLOSE TO THE WEST RESIDENTIAL
08:13:10 BUILDING.
08:13:10 >>Andy Bollig: YES.
08:13:12 >>Scotty Wood: THAT'S AN ISSUE.

08:13:13 >>Andy Bollig: WE'RE PREPARED TO TAKE THOSE OUT ALTOGETHER.
08:13:18 WE ARE GENERALLY NEUTRAL.
08:13:20 WE GET THE SAME COMMENTS THAT WE HEARD HERE EARLIER TONIGHT.
08:13:23 THEY TAKE A LOT OF MANAGEMENT.

08:13:25 THAT'S WHAT WE DO IF WE DO HAVE THEM.
08:13:28 WE'RE ALSO ABLE TO REPLACE THEM WITH SOMETHING LIKE A
08:13:30 MINI-PUTT GREEN OR SHUFFLEBOARD OR SOMETHING THAT IS MORE
08:13:33 PALATABLE FOR THE COMMUNITY.
08:13:35 SO WE'RE CERTAINLY ABLE TO ELIMINATE THOSE.
08:13:37 >>Jim Wallace: WHO IS YOUR TARGET CUSTOMER?
08:13:40 >>Andy Bollig: BECAUSE OF FAIR HOUSING, WE CAN'T TECHNICALLY
08:13:43 TARGET ANYONE.
08:13:43 OUR RENTAL RATES WOULD BE ANYWHERE FROM AROUND 2,000 TO 2500
08:13:47 FOR A ONE-BED AND GO UP FROM THERE.
08:13:50 >>Jim Wallace: SO IT'S WORKING PEOPLE?
08:13:52 >>Andy Bollig: YEAH, GENERALLY WORKING PEOPLE.
08:13:53 YOU MIGHT RUN INTO SOME VACATIONERS, MIGHT RUN INTO SOME
08:13:57 SNOWBIRDS.
08:13:58 ALL OF THE ABOVE.
08:14:02 >>Jim Wallace: YOU THINK THAT PUTTING GREENS ARE WHAT
08:14:05 MILLENNIALS WANT?
08:14:09 >>Andy Bollig: YOU SAID WHAT MILLENNIALS WANT?
08:14:11 WE'RE NOT TARGETING MILLENNIALS SPECIFICALLY.
08:14:13 WE'RE NOT REALLY TARGETING ANYONE FOR THAT MATTER.
08:14:15 I PERSONALLY WOULD ENVISION THIS WOULD BE AN OLDER

08:14:18 DEMOGRAPHIC --
08:14:20 >>Jim Wallace: YOU'RE RIGHT, THAT'S ABOUT WHERE THE MARKET
08:14:23 RATES ARE, AROUND 2500, 3,000.
08:14:26 I HAVE A COUPLE OF OTHER QUESTIONS.
08:14:27 MAYBE THEY ARE PREMATURE.
08:14:29 I WAS LOOKING FOR WHERE THE DUMPSTER ENCLOSURES, ARE THEY
08:14:35 PART OF THE BUILDING, EXTERIOR?
08:14:37 I PRESUME THAT MUST BE IN THE BUILDING.
08:14:41 I DON'T SEE ANY AIR-CONDITIONING UNITS AND I SEE SOME OF THE
08:14:44 ROOF SEEM TO BE FLAT.
08:14:46 SOME SEEM TO BE HIP.
08:14:48 ARE THE AIR CONDITIONING UNITS ON THE ROOF?
08:14:50 ARE THEY NOT?
08:14:52 WHERE IS THE LIFT STATION?
08:14:53 WHOLE BUNCH OF QUESTIONS I HAVE AND MAYBE THAT'S ALL
08:14:58 PREMATURE.
08:14:58 >>Andy Bollig: WE DON'T PROVIDE AIR-CONDITIONING.
08:15:02 I'M JUST KIDDING.
08:15:03 THAT WAS A JOKE.
08:15:03 [LAUGHTER]
08:15:04 SO THE AIR CONDITIONING UNITS WILL BE MOST LIKELY A MAGIC
08:15:09 PACK IN EACH UNIT THAT WOULD BE INTEGRATED IN THE DESIGN.
08:15:12 TRASH IS CURRENTLY CONTEMPLATED WE'LL HAVE A COUPLE OF TRASH
08:15:16 CHUTES IN EACH BUILDING THAT GO DOWN TO COMPACTERS THAT WILL
08:15:18 BE PICKED UP BY THE TRASH SERVICE.

08:15:21 I KNOW OUR DESIGN TEAM IS COORDINATING WITH LOCAL TRASH
08:15:24 VENDORS ON THAT.
08:15:25 >>Jim Wallace: THE LARGE TRUCKS WILL BE CAPABLE --
08:15:27 >>Andy Bollig: YES, THEIR TURN RADIUS HAS TO BE CAPABLE OF
08:15:30 GETTING IN HERE.
08:15:32 WE LIKE TO HAVE THE COMPACTERS IN THE BUILDING SO THE TRASH
08:15:35 ISN'T VISIBLE TO THE PUBLIC.
08:15:37 CONCEALED AS POSSIBLE.
08:15:39 IT'S ABOUT A RESIDENT EXPERIENCE.
08:15:41 YOU MENTIONED MAIL.
08:15:43 EACH BUILDING WILL HAVE ITS OWN MAIL ROOM.
08:15:45 AND THEN WE'LL COORDINATE WITH THE POSTAL SERVICE AS TO IF
08:15:49 THAT IS AN ACCEPTABLE AVENUE FOR THEM.
08:15:51 BUT THAT'S GENERALLY MY EXPERIENCE, WHAT THEY LOOK FOR IN
08:15:54 THE SITUATION.
08:15:56 WE'LL, OF COURSE, HAVE LIKE STORAGE LOCKERS FOR PACKAGES,
08:16:00 REFRIGERATED LOCKERS, THE WHOLE NINE YARDS.
08:16:03 >>Jim Wallace: LAST COMMENT, I MIGHT AS WELL FINISH AND LET
08:16:06 SOMEONE ELSE TALK.
08:16:07 I DID MENTION HIP ROOFS AND FLAT ROOFS.
08:16:12 IF I LOOK AT PAGE 10, I THINK, IT HAS THREE DIFFERENT
08:16:19 ARCHITECTURAL STYLES.
08:16:20 HAVE YOU NOT DECIDED ON ONE?
08:16:23 >>Andy Bollig: YEAH, YOU KNOW, WE WERE LOOKING FOR SOME
08:16:25 FEEDBACK.

08:16:26 IF YOU ARE DRAWN TO ANY IMAGE OVER ANOTHER, I THINK
08:16:29 SPECIFICALLY WE'LL HAVE TO GO BACK AND REVIEW THE CODE AND
08:16:31 ADD MORE FIRM VARIATION OF MATERIALITY TO ENSURE WE ARE
08:16:35 FULFILLING THE CODE.
08:16:37 WE'RE TRULY JUST LOOKING FOR FEEDBACK IF ANY OF YOU ARE
08:16:39 DRAWN TOWARDS ONE CONCEPT OVER ANOTHER.
08:16:42 IN TERMS OF THE ROOF PITCH VERSUS FLAT, I THINK YOU CAN SEE
08:16:45 IT WELL IN THIS DIAGRAM RIGHT NOW, BUT WE'RE PROPOSING SOME
08:16:48 UNDULATION AND PITCHED ROOFS AT THE CORNER TO GIVE A LITTLE
08:16:51 MORE ARCHITECTURAL DEFINITION TO ACCOMPLISH THAT VARIATION
08:16:54 THAT I THINK THE INTENT OF THE CODE IS GOING TOWARDS.
08:16:56 BUT CERTAINLY ABLE TO EXPLORE ELIMINATING OR DOING WHATEVER
08:17:01 --
08:17:02 >>Jim Wallace: OBVIOUSLY WE'RE NOT GOING TO DESIGN IT FOR
08:17:04 YOU.
08:17:04 OUR LDC I THINK IS VERY DESCRIPTIVE IN TERMS OF THE
08:17:08 ARTICULATION, THE COLOR PALETTE, EVERYTHING ELSE.
08:17:12 THE ARCHITECTURAL ACCENTS, ET CETERA, THAT ARE NEEDED.
08:17:14 I JUST LOOK, I SEE THREE DIFFERENT STYLES.
08:17:18 I SEE WHITE BUILDINGS, AND I GO --
08:17:22 >>Michael Sheeley: THEY HAVEN'T DESIGNED IT YET.
08:17:25 >>Jim Wallace: IT'S JUST NOT -- IT'S HARD TO COMMENT ON WHEN

08:17:28 IT DOESN'T SEEM TO ADDRESS OUR LDC DESIGN REQUIREMENTS AT
08:17:31 ALL.
08:17:31 >>Andy Bollig: UNDERSTOOD.

08:17:33 WE'LL CERTAINLY COME BACK WITH A MORE THOROUGH REVIEW OF THE
08:17:36 CODE COMPLETE AND THE DESIGN THAT MATCHES.
08:17:40 >>Scotty Wood: HOW BIG IS THE POOL?
08:17:42 >>Andy Bollig: THAT HAS NOT BEEN THOROUGHLY DESIGNED YET.
08:17:44 IT'S CURRENTLY JUST KIND OF PLACED THERE AS A SPACE HOLDER.
08:17:48 IT WILL BE, I GUESS, LARGE.
08:17:51 WE LIKE TO MAKE IT SO PEOPLE CAN SWIM AND DO LAPS AND THEN
08:17:56 ENJOY LOUNGING BY IT.
08:18:01 >>Jim Wallace: POOL CAN'T BE BIG ENOUGH.
08:18:02 LOSE THE PICKLEBALL COURTS --
08:18:05 >>Andy Bollig: I'M FIGHTING WITH GRADY MINOR OVER WANTING
08:18:08 MORE POOL SPACE AND LESS STORMWATER SPACE.
08:18:10 THEY CAN JUST FIGURE IT OUT.
08:18:12 THAT WAS A JOKE.
08:18:17 >>James Tatooles: I SEE A BIG TRAFFIC JAM AS YOU ENTER INTO
08:18:19 THIS PROJECT.
08:18:22 [APPLAUSE]
08:18:24 >>Scotty Wood: QUIET, PLEASE.
08:18:25 >>James Tatooles: WHEN YOU ENTER INTO THIS PROJECT, IN ORDER
08:18:27 TO GET TO THE PARKING TO THE WEST, PEOPLE ARE NOT GOING TO
08:18:33 WANT TO GO THROUGH THE CIRCLE, AND IF YOU COME IN THERE,
08:18:37 YOU'LL HAVE TO TAKE A LEFT TURN TO GO OVER TO THE WEST AND
08:18:41 PEOPLE COMING THROUGH THE ROUNDABOUT COMING BACK OUT, RIGHT
08:18:47 AT THE VERY ENTRANCE INTO THIS PROJECT YOU'RE GOING TO HAVE
08:18:50 CONGESTION OF TRAFFIC.

08:18:56 >>Barry Jones: WHEN YOU DO YOUR TRAFFIC, WHEN DO YOU YOUR
08:18:59 SUBMITTAL, YOU SHOULD MAKE SURE THAT YOU EXAMINE THE TRAFFIC
08:19:03 OF WHAT'S CURRENTLY APPROVED VERSUS WHAT YOU'RE PROPOSING
08:19:06 AND SHOW A COMPARISON BETWEEN THAT WAS BUILT AS CURRENTLY
08:19:11 APPROVED VERSUS WHAT IT IS YOU'RE PROPOSING TO SEE WHAT THE
08:19:14 NET IS.
08:19:15 >>Andy Bollig: YES, WE CERTAINLY WILL DO THAT AS PART OF THE
08:19:18 PROCESS.
08:19:18 ANECDOTALLY IN MY EXPERIENCE, IF YOU'RE GOING FROM HUNDRED
08:19:20 THOUSAND SQUARE FEET OF COMMERCIAL SPACE TO 200 PLUS OR
08:19:24 MINUS UNITS OF HOUSING, THAT ONLY GENERATE AN AVERAGE OF TWO
08:19:27 TRIPS A DAY, YOU'RE GENERALLY GOING TO LOOK AT SOME --
08:19:30 YOU'LL LOOK AT LESS TRAFFIC AND LESS PARKING IN ISSUES THAN
08:19:34 THE CURRENT ZONING.
08:19:35 BUT, OF COURSE, WE WILL DO A THIRD-PARTY VETTED TRAFFIC
08:19:39 STUDY TO CONFIRM.
08:19:40 >>Barry Jones: YOU WANT MORE OPEN SPACE, YOU CAN DO CHAMBERS
08:19:42 UNDERNEATH YOUR PARKING LOT, BUT YOUR ENGINEER IS AWARE

08:19:45 THERE ARE ALTERNATIVES.
08:19:46 IT'S JUST A COST FACTOR.
08:19:48 FAIRLY SANDY RIDGE THERE, SO YOU'LL GET GOOD PERCOLATION
08:19:51 RATES AND THERE IS AN OPTION THERE BECAUSE THAT DRY POND IS
08:19:55 NOT DRY FOUR MONTHS OUT OF THE YEAR, ESPECIALLY WHEN YOU
08:19:58 HAVE TO DO DETENTION.
08:20:00 THAT'S GOING TO BE A MOSQUITO PIT THAT YOU CAN'T EVEN MOW.

08:20:04 >>Andy Bollig: YEAH, ABSOLUTELY.
08:20:05 WE ARE GETTING OUR GEOTECHNICAL BORINGS BACK IN A COUPLE OF
08:20:09 WEEKS.
08:20:10 AND THAT WILL CONFIRM TO YOUR POINT, WE BELIEVE THAT WE CAN
08:20:13 DO UNDERGROUND HERE, WHICH WE WOULD PLAN TO DO AS MUCH AS WE
08:20:16 CAN.
08:20:18 >>Scotty Wood: THERE IS A SMALL COMMUNITY ON THE NORTH SIDE
08:20:20 OF YOUR PROPERTY.
08:20:21 WHAT IS THE PLAN FOR BUFFERING?
08:20:25 >>Andy Bollig: YEAH, I DON'T THINK WE'VE GOTTEN INTO THAT
08:20:27 LEVEL OF DETAIL.
08:20:28 WE'LL DO, OF COURSE, WHAT THE CODE REQUIRES AND THEN A
08:20:30 LITTLE ABOVE AND BEYOND FROM THERE.
08:20:32 WE LIKE BUFFERING OURSELVES FOR OUR RESIDENTS' PURPOSES SO
08:20:36 THEY CAN HAVE AMPLE GREENSPACE AND GREENERY TO LOOK AT.
08:20:39 BUT I WOULD SAY WHATEVER THE CODE CALLS FOR PLUS A LITTLE
08:20:41 MORE.
08:20:44 >>Jim Wallace: WHAT IS THE BUILDING HEIGHT?
08:20:46 >>Andy Bollig: WE DON'T HAVE THAT FULLY DEFINED YET.
08:20:48 THREE STORY BUILDING, PROBABLY 37 FEET.
08:20:51 >>Jim Wallace: 37.
08:20:52 >>Andy Bollig: WOULD YOU AGREE WITH THAT, CHRISTINE?
08:20:54 THREE STORIES.
08:20:58 >>Jim Wallace: THREE STORIES.
08:20:58 THE SETBACK ON THE NORTH SIDE IS, LOOKS LIKE 20 FEET.

08:21:03 >>Andy Bollig: 20 TO 25 FEET.
08:21:05 >>Jim Wallace: DOES THAT MEET CODE, MARY?
08:21:07 I THOUGHT IT WAS AT LEAST ONE TO ONE.
08:21:10 >>Mary Gibbs: I THINK THE SETBACK IS ABOUT 25, BUT I'D HAVE
08:21:15 TO LOOK.
08:21:18 >>Andy Bollig: WE WOULD NOT BE PROPOSING A VARIANCE FROM THE
08:21:20 CODE.
08:21:20 IF WE DON'T HAVE TO DOUBLE CHECK, WE'LL CERTAINLY DOUBLE
08:21:23 CHECK THAT.
08:21:24 >>Jim Wallace: IT'S GOING TO CREATE SHADE ON THE SOUTH SIDE,
08:21:27 YOUR NORTH BUILDING IS GOING TO CREATE SHADE ON THE SOUTH
08:21:30 SIDE.
08:21:30 THAT'S ALL.
08:21:33 >>Scotty Wood: IF YOU ARE THAT CLOSE TO THE BOUNDARY LINE, I

08:21:35 THINK YOUR BUFFERING NEEDS TO BE PRETTY BUSHY.
08:21:39 >>Andy Bollig: AGREED.
08:21:41 >>James Tatooles: I'M STILL LOOKING AT THIS PARKING AND
08:21:43 ACCESS TO THE BUILDINGS.
08:21:45 ALL THE UNITS THAT ARE ON TAMIAMI TRAIL, IF A PERSON IS
08:21:50 COMING IN WITH A CARLOAD FULL OF GROCERIES HOW ARE YOU GOING
08:21:58 TO TRANSPORT THE CAR, THE GROCERIES ALL THE WAY TO THE EAST
08:22:04 SIDE OF THE PROPERTY TO ALL THE UNITS OVER THERE WITHOUT --
08:22:08 THERE'S JUST NOT A CONVENIENT WAY TO GET THERE AND NOT HAVE
08:22:11 TO CARRY THINGS FOR A LONG DISTANCE, APPARENTLY.
08:22:14 >>Andy Bollig: YEAH, I THINK THAT WARRANTS SOME ADDITIONAL

08:22:17 EXPLORATION BY OUR TEAM.
08:22:18 AT THE END OF THE DAY, THERE WILL BE SOME UNITS THAT WILL
08:22:20 HAVE A LITTLE BIT OF A LONGER HIKE THAN OTHERS.
08:22:22 CERTAINLY, EVERYONE WANTS AS SHORT OF A WALK AS POSSIBLE AND
08:22:28 YOU CAN PRICE UNITS ACCORDINGLY AND THAT TYPE OF THING.
08:22:30 I THINK IT'S WORTH US TO CERTAINLY SHARPEN OUR PENCIL AND
08:22:34 KEEP THAT FEEDBACK IN MIND AS WE GO FOR ANOTHER TAKE AT
08:22:37 THIS.
08:22:37 >>James Tatooles: I THINK THE UNITS TO THE NORTH AND THE
08:22:39 UNITS TO THE EAST JUST GOING TO BE A BEAR TO GET ANYTHING TO
08:22:43 GET INTO THOSE UNITS, CARFUL OF GROCERIES, GOT A LONG WALK,
08:22:48 ESPECIALLY ONE LADY BY HERSELF TRYING TO GO SHOPPING.
08:22:51 >>Andy Bollig: REALLY GOOD POINT.
08:22:53 >>Jim Wallace: MOVING ALL THE GROCERIES OR WHATEVER IN OPEN
08:22:56 PARKING LOTS.
08:22:57 ONE OF THE COMMENTS I HAD WAS IT SEEMED THAT THERE ISN'T THE
08:23:01 KIND OF CONNECTIVITY THAT WE EXPECT IN ESTERO, PARTICULARLY
08:23:05 WITHIN PARKING LOTS.
08:23:06 BARRY, YOU ARE MUCH BETTER EQUIPPED TO TALK ABOUT PEDESTRIAN
08:23:10 ROUTES AND CONNECTIVITY WITHIN PARKING AREAS.
08:23:15 >>Barry Jones: THAT'S TYPICALLY IF YOU HAVE DIFFERENT END
08:23:17 USERS.
08:23:18 IF YOU HAVE A SINGLE END USER LIKE THIS IT'S KIND OF UP TO
08:23:21 THEM WHAT THEY THINK THE MARKET WILL BEAR.
08:23:25 ONE THING I'D SAY WHEN YOU DO COME BACK, IF YOU ARE GOING TO

08:23:28 BE CONSIDERED COVERED PARKING OR PARKING GARAGES OR ANYTHING
08:23:31 LIKE THAT, YOU'RE GOING TO NEED DETAILS ON THOSE TYPE OF
08:23:34 UNITS, TOO.
08:23:35 >>Andy Bollig: CERTAINLY.
08:23:39 >>Michael Sheeley: I THINK YOUR BIGGEST CHALLENGE ON THIS
08:23:41 PROJECT, I'M AN ARCHITECT AND PLANNER, IS THE RELATIONSHIP
08:23:44 OF THE PARKING TO THESE BUILDINGS.
08:23:46 IF THERE WAS A WAY THAT YOU COULD HAVE ONE COVERED SPACE PER
08:23:50 UNIT UNDER THE BUILDINGS, THEN YOU REALLY -- THE REST OF
08:23:55 YOUR PARKING IS A BIT OF A MOOT POINT.

08:23:58 MAYBE THAT IS A CONSIDERATION TO INCREASE YOUR FIRST FLOOR
08:24:01 PARKING.
08:24:01 >>Andy Bollig: YEAH, WE'LL LOOK INTO THAT MORE.
08:24:03 THANK YOU.
08:24:03 >>Jim Wallace: DID YOU EVER GIVE ANY THOUGHT TO FOUR STORY?
08:24:07 >>Andy Bollig: BASED ON INITIAL CONVERSATIONS WITH MARY
08:24:11 UNDERSTOOD THE HEIGHT TO BE A LITTLE BIT OF A MORE
08:24:13 CONTENTIOUS ITEM, SO WE WANTED TO KEEP IT AT THREE STORY,
08:24:17 KIND OF MORE PALATABLE FOR THE ADJACENT USES AS WELL.
08:24:19 WE DON'T WANT TO COME IN AND JUST HAVE SOMETHING WAY TALLER
08:24:22 THAN EVERYTHING AROUND IT.
08:24:24 IF THAT IS THE DIRECTION, WE CERTAINLY WOULD EXPLORE IT.
08:24:26 >>Jim Wallace: MAYBE JUST ON THE EAST BUILDING.
08:24:29 THAT MAY SOLVE SOME OF THE ISSUES THAT YOU'RE ADDRESSING
08:24:34 HERE.

08:24:34 YOU HAVE 420 PARKING SPACES I THINK IS ABOUT WHAT YOU NEED.
08:24:38 IF YOU CAN GET MORE OF THAT PARKING UNDER THAT EAST
08:24:43 BUILDING, THEN MAYBE HAVE MORE GREENSPACE AND GO BACK AND
08:24:47 SAY THAT IS AN INCENTIVE AND MAYBE SOME OF THAT GREENSPACE
08:24:49 IS PUBLIC GREENSPACE.
08:24:52 ALSO, YOU TURN A PROBLEM INTO AN INCENTIVE THAT'S A BENEFIT
08:24:56 TO THE CITIZENS OF ESTERO AND WE'RE HAPPIER.
08:25:00 >>Andy Bollig: YES, LOVE IT.
08:25:02 >>Jim Wallace: TRYING TO THINK OUT LOUD, THINK THROUGH THE
08:25:05 WHOLE PROCESS.
08:25:05 TAKE A PROBLEM AND TURN IT INTO AN OPPORTUNITY.
08:25:07 >>Andy Bollig: GREAT FEEDBACK.
08:25:08 WE APPRECIATE IT.
08:25:09 >>James Tatooles: GETTING BACK TO THE PARKING.
08:25:11 IT'S REALLY A CONCERN TO ME.
08:25:13 IF YOU LOOK AT THE PROJECT THAT'S TO THE WEST AND WITH THE
08:25:18 ROAD THAT'S CIRCLING AROUND THERE THAT PARALLELING TO THE
08:25:22 PARKING LOT YOU HAVE HERE, IT'S ONE LONG CONTINUOUS EMPTY
08:25:28 LOT OF PARKING, AND IT'S NOT VERY ATTRACTIVE TO LOOK AT THAT
08:25:32 ELEVATION OF THE PROJECT FROM THE WEST LOOKING EAST.
08:25:35 IT'S JUST NOT VERY ATTRACTIVE AT ALL.
08:25:41 ONE BIG OPEN FIELD NORTH AND SOUTH TO BE ABLE TO LOOK AT.
08:25:48 ROOM TO REALLY DO ANY LANDSCAPING OR PARKING SPACES OR
08:25:55 THINGS THAT YOU CAN, EVEN A DOG PARK, ANYTHING THAT YOU CAN
08:25:58 GO THERE.

08:25:59 IT'S JUST ALL BLACK PARKING LOT.
08:26:03 >>Andy Bollig: YEAH, I THINK WE CERTAINLY WILL BE EXPLORING
08:26:05 PARKING MORE.
08:26:06 WE'LL OBVIOUSLY WANT TO MINIMIZE -- WE'RE NOT TRYING TO
08:26:09 CREATE LIKE A WALMART PARKING LOT BY ANY MEANS AND WE'RE
08:26:12 TRYING TO MAXIMIZE COVERED PARKING.

08:26:13 I THINK THIS IS REALLY HELPFUL FEEDBACK AND WE'LL TAKE THIS
08:26:16 INTO ACCOUNT FOR OUR NEXT CONSIDERATION HERE.
08:26:23 >>Scotty Wood: ANYTHING ELSE?
08:26:27 >>Andy Bollig: WE APPRECIATE YOUR TIME.
08:26:28 >>Scotty Wood: THANK YOU.
08:26:29 I WILL NOW OPEN IT UP FOR PUBLIC INPUT.
08:26:33 >>Tammy Duran: ANDREW.
08:26:40 >>Scotty Wood: BY THE WAY, THREE MINUTES IS THE TIME
08:26:41 ALLOTTED FOR PUBLIC INPUT.
08:26:44 >> FORTUNATELY, I SPEAK FAST.
08:26:46 MY NAME IS ANDREW FENTIMAN.
08:26:49 I LIVE AT MEADOWS OF ESTERO, VICE PRESIDENT OF THE BOARD AND
08:26:52 I'M HERE REPRESENTING 524 UNIT OWNERS FROM THE MEADOWS OF
08:26:56 ESTERO.
08:26:56 I STARTED MY REAL ESTATE CAREER IN 1978 IN REAL ESTATE
08:27:03 RESIDENTIAL AND COMMERCIAL SALES AND CONSULTING.
08:27:07 I KNOW MR. WALLACE RIGHT THERE SPENT DECADES MAKING ESTERO
08:27:12 WHAT IT IS TODAY, A VILLAGE WITH A VISION WITH YOUR HELP.
08:27:17 I WAS A PERSONAL FRIEND OF MR. DON ESLICK, MR. ESTERO, WHO

08:27:21 WOULD BE TURNING IN HIS GRAVE TO THINK IF YOU'LL TAKE THIS
08:27:25 WITH ALL DUE RESPECT, THAT YOU'RE EVEN CONSIDERING REZONING
08:27:30 THIS FOR APARTMENT BUILDING WHICH WE'VE HAD A GLUT OF
08:27:33 APARTMENT BUILDING IN ESTERO FOR THE LAST FEW YEARS.
08:27:36 FOR MANY YEARS, AS YOU'LL RECALL, THERE WASN'T ANY
08:27:39 AFFORDABLE HOUSING IN ESTERO.
08:27:41 SUDDENLY IT KIND OF WENT CRAZY.
08:27:42 I'M NOT SURE WHY.
08:27:43 I DON'T THINK THIS IS THE BEST USE OF THIS PARTICULAR PIECE
08:27:48 OF LAND.
08:27:48 I THINK EVERYBODY KNEW THAT EVENTUALLY SOMETHING WOULD BE
08:27:52 BUILT HERE OF A COMMERCIAL NATURE.
08:27:54 BUT THOUGHT IT MIGHT BE A SINGLE USE PROPERTY WITH A LIMITED
08:27:58 AMOUNT OF PARKING.
08:28:00 THE KIND OF TYPICAL COMMERCIAL BUILDING THAT WOULD BE ON 41,
08:28:03 NOT AN APARTMENT BUILDING AND CERTAINLY NOT ADJACENT TO TWO
08:28:06 OTHER RESIDENTIAL COMMUNITIES.
08:28:09 THE TRAFFIC IS OBVIOUSLY HORRENDOUS.
08:28:15 I MEAN, IT'S ALREADY BAD.
08:28:18 I CAN SHOW YOU PICTURES OF WHAT THE TRAFFIC LOOKS LIKE RIGHT
08:28:20 NOW AND WE'RE IN THE SUMMER.
08:28:22 TO ADD A POTENTIAL 438 CARS AND NOISY TRUCKS MERGING ONTO 41
08:28:29 GOING UP AND DOWN IS JUST INCONCEIVABLE TO ME.
08:28:34 LIKE I SAY, I THINK IT'S VERY EASY FOR OUR COLLEAGUES
08:28:41 REPRESENTING THE PROJECT TO TAKE ALL THIS TIME TRYING TO

08:28:44 DIVERT YOU TO THE NUANCES OF THE AMENITIES AND THE COLORS
08:28:48 AND THE LANDSCAPING WHEN REALLY WITH ALL DUE RESPECT, I

08:28:52 THINK YOU SHOULD BE CONSIDERING WHETHER THIS PROJECT SHOULD
08:28:55 EVEN COME INTO EXISTENCE AT ALL.
08:28:57 AND IN TERMS OF ZONING.
08:29:02 I LIVE ON LANCING LOOP, SO PERHAPS I AM A LITTLE BIASED.
08:29:06 I WOULD INSIST THAT THE BOARD SERIOUSLY CONSIDER THAT THE
08:29:11 DEVELOPER SHOULD ERECT AT LEAST A TEN-FOOT PERIMETER WALL ON
08:29:14 THAT SIDE BECAUSE IT'S A HUGE AREA THAT SURELY SHOULD HAVE
08:29:21 PLENTY OF BUFFERS AND EASEMENTS, IF NOT A PERIMETER WALL TO
08:29:25 PREVENT THE DISTRACTION, THE NOISE AND ALL THE OTHER ISSUES
08:29:31 THAT ARE GOING TO OCCUR FOR THE OTHER NEIGHBORING RESIDENTS.
08:29:33 I CONCEDE MY TIME.
08:29:36 THAT'S PRETTY MUCH ALL I HAVE TO SAY.
08:29:38 THANK YOU.
08:29:38 THANK YOU, MR. WALLACE, FOR EVERYTHING YOU HAVE DONE FOR THE
08:29:41 VILLAGE OF ESTERO.
08:29:41 I HOPE YOU AS A BOARD WILL CONTINUE TO KEEP THE VILLAGE WITH
08:29:46 A VISION AND KEEP MR. DON ESLICK HORIZONTAL IN HIS GRAVE AND
08:29:54 NOT REVOLVING, THANK YOU VERY MUCH.
08:29:58 >>Tammy Duran: JIM AND THEN CRAWFORD.
08:30:06 >> MY NAME IS JIM GILMAN.
08:30:09 3530 LANCING LOOP.
08:30:10 LUCKILY I LIVE ON THE SOUTH SIDE.
08:30:13 GENTLEMAN AHEAD OF ME LIVES ON THE WEST SIDE, SO HIS UNIT IS

08:30:18 GOING TO BE ABUTTED RIGHT AGAINST THE NEW PROPOSED APARTMENT
08:30:24 COMPLEX.
08:30:24 NOW, TALKING ABOUT AND ACTUALLY, OUR UNITS START WHERE IT
08:30:29 SAYS PROPOSED PRELIMINARY CONCEPTION PLAN.
08:30:33 THAT'S THE WEST SIDE FACING THAT WAY.
08:30:34 IF THESE ARE GOING TO BE THREE-STORY BUILDINGS, ESPECIALLY
08:30:41 IF THEY ARE GOING TO HAVE A GARAGE UNDERNEATH, THEY ARE
08:30:43 GOING TO BE TOWERING OVER OUR UNITS.
08:30:46 WE ARE FIRST AND SECOND FLOOR.
08:30:48 SO THEY WILL BE TOWERING OVER THOSE THREE OR FOUR COMPLEXES
08:30:52 WE HAVE, THE BUILDINGS.
08:30:54 IN ADDITION, WE KNOW WHAT THE TRAFFIC IS LIKE.
08:30:58 HE JUST MENTIONED THAT.
08:31:00 BUT WE'RE GOING TO ADD PROBABLY SOMEWHERE LIKE 400 CARS PLUS
08:31:05 INTO THAT PARKING AREA, AND THAT'S GOING TO BE COMING IN AND
08:31:08 OUT.
08:31:10 MOST OF THE PEOPLE LIVE IN APARTMENTS WORK.
08:31:12 MORE LIKELY HUSBAND AND WIFE WORK.
08:31:14 THEY MIGHT HAVE CHILDREN THAT DRIVE TO SCHOOL, WHATEVER.
08:31:17 BUT COMING IN AND OUT OF THERE IS GOING TO BE A NIGHTMARE,
08:31:20 ESPECIALLY IN THE PRIMO SEASON.
08:31:21 THAT'S WHAT THEY NEED TO CONSIDER THE PRIMO SEASON.
08:31:24 NOW, I'M NOT SURE IF THEY KNOW IT, BUT THAT IS PART OF THE
08:31:28 RIVER COMMUNITY DEVELOPMENT.

08:31:29 AND THAT'S SOMETHING THAT SHOULD CHECK INTO IF THEY HAVEN'T.

08:31:34 I ALSO HAVE AN ISSUE BECAUSE RIGHT NOW YOU FOLKS PROBABLY
08:31:41 KNOW THE RECLAIMED WATER WE GET, AND WE GET IT IN PELICAN
08:31:45 SOUND GETS IT.
08:31:46 PELICAN SOUND HAS GOT A GOLF COURSE, 27 HOLE, THREE NINES,
08:31:50 27 HOLE TOTAL COURSE.
08:31:52 THEY USE ABOUT A MILLION GALLONS A DATA GOLF COURSE.
08:31:55 NOW THE RECLAIMED PLANT ON THREE OAKS IS BEING SHUT DOWN.
08:32:00 SENT A LETTER OUT IN APRIL AND SUPPOSED TO CLOSE IT DOWN
08:32:05 JUNE 23 AND HAVE IT FINISHED BY JUNE 24.
08:32:08 SO THEY ARE NOT DOING ANY RECLAIMED WATER NOW.
08:32:11 THEY ARE GOING TO BE USING THE WELLS THAT THEY'VE GOT TO
08:32:14 SUPPLEMENT THE RECLAIMED WATER.
08:32:15 AND TALKING ABOUT HAVING A 40 TO 50 PERCENT REDUCTION IN
08:32:20 WATER BEING PROVIDED TO US.
08:32:21 IN THE MEADOWS.
08:32:24 AND WE HAVE ONE LAKE, IRRIGATION LAKE THAT GETS RECLAIMED
08:32:28 WATER.
08:32:28 SO THAT'S AN ISSUE.
08:32:30 NOW, PELICAN SOUND SINCE I'M ON THE BOARD THERE THE CDD
08:32:34 BOARD, ACTUALLY, THEY ARE GOING TO BE SPENDING SOMETHING
08:32:37 LIKE $239,000 TO PUT A DEEPER WELL IN.
08:32:41 THEY HAVE ONE WELL THAT THEY HAVE TO PUT A SECOND WELL IN
08:32:44 BECAUSE THEY HAVE TO GET 75 FORCE PUMP IN ORDER TO GENERATE
08:32:50 ENOUGH WATER THAT THEY NEED.
08:32:51 AND THEN WE'RE GOING TO BE PUTTING -- PUT IN THE POSITION

08:32:55 BECAUSE WE HAVE TO HAVE A WELL DRILLED WHICH WILL RUN US
08:32:58 PROBABLY HUNDRED AND SOME THOUSAND DOLLARS.
08:32:59 I'M CONCERNED THE RECLAIMED WATER, WHERE IS IT GOING TO RUN?
08:33:04 THE OVERFLOW WATER, THEY HAVE GOT A RETENTION POND THERE.
08:33:08 WHAT HAPPENS WHEN WE GET A HURRICANE?
08:33:09 WHERE IS IT GOING TO RUN?
08:33:13 >>Barry Jones: CAN I ASK YOU A QUESTION?
08:33:15 WOULD YOU RATHER HAVE MORE UNITS FROM A COMMERCIAL AREA OR
08:33:18 LESS UNITS FROM A RESIDENTIAL?
08:33:20 BECAUSE TRAFFIC IS GOING TO INCREASE ONE WAY OR THE OTHER.
08:33:23 >> I'D RATHER HAVE COMMERCIAL.
08:33:25 BECAUSE COMMERCIAL NORMALLY IS GOING TO BE OPEN 8, 9 IN THE
08:33:29 MORNING UNTIL PROBABLY 6, 7 AT NIGHT.
08:33:32 >>Barry Jones: WELL, EVEN IF IT GENERATES MORE TRAFFIC,
08:33:34 WOULD YOU RATHER HAVE COMMERCIAL.
08:33:36 >> YES.
08:33:36 BECAUSE I CAN SEE IF I HAVE A FEW MORE SECONDS, MY CONCERN
08:33:40 IS WE HAVE A VERY WALKABLE COMMUNITY.
08:33:43 WE ARE GATED, BUT WE'RE NOT FENCED OR WALLED IN.
08:33:46 SO IF THESE PEOPLE ARE GOING TO WALK, JOG, RIDE BICYCLES,

08:33:50 THEY ARE COMING INTO OUR NEIGHBORHOOD BECAUSE THERE'S
08:33:52 NOWHERE ELSE TO GO.
08:33:53 >>Barry Jones: I UNDERSTAND.
08:33:55 I JUST OFFER, TOO, THE LAND HAS CERTAIN RIGHTS.
08:33:59 IT'S SET UP BY COMPREHENSIVE PLAN AND THE LAND DEVELOPMENT

08:34:02 CODE THAT SAYS THEY ARE ENTITLED TO DO CERTAIN THINGS.
08:34:05 NOW, IF THEIR MARKET ANALYSIS SAYS APARTMENTS IS WHAT WORKS
08:34:09 FOR THEM, I DON'T THINK ANYBODY HAS THE RIGHT TO TELL THEM
08:34:13 YOU CAN'T BUILD APARTMENTS.
08:34:14 YOU HAVE TO BUILD COMMERCIAL.
08:34:15 IF THEY ARE GOING THROUGH THE PROCESS AND THEY ARE MEETING
08:34:18 THE LEGAL REQUIREMENTS TO REZONE IT.
08:34:20 SO THERE HAS TO BE A LEGAL REASON AS TO WHY YOU DENY OR
08:34:25 APPROVE -- OR DENY SOMETHING.
08:34:27 WE CAN'T JUST SAY WE DON'T WANT IT BECAUSE WE DON'T WANT IT.
08:34:30 AND IN PAST INSTANCES, WHAT'S TYPICAL OF THE TRAFFIC
08:34:36 GENERATION IS COMMERCIAL DOES GENERATE MANY MORE TRIPS THAN
08:34:40 RESIDENTIAL, ESPECIALLY IN THE AFTERNOON AND EVENINGS.
08:34:44 IT'S MORE FROM RESIDENTIAL IN THE MORNING BECAUSE YOU'VE GOT
08:34:47 PEOPLE LEAVING, GOING TO WORK WHERE MOST COMMERCIAL ISN'T
08:34:50 THAT BUSY IN THE MORNING.
08:34:51 THE MORNING P.M. -- THE MORNING PEAK TRAFFIC MAY GO UP A
08:34:55 LITTLE BIT, BUT THE P.M. PEAK TRAFFIC GOES DOWN
08:34:58 SUBSTANTIALLY, USUALLY WHEN YOU SEE THESE TYPE OF
08:35:01 CONVERSIONS.
08:35:01 SO I HATE THE TRAFFIC, TOO.
08:35:04 I LIVE RIGHT DOWN THE ROAD.
08:35:06 BUT WE CAN'T COMPARE TO TRAFFIC WITH NO DEVELOPMENT THERE
08:35:12 VERSUS TRAFFIC WITH SOME DEVELOPMENT THERE.
08:35:16 THE WAY IT'S SET UP IS THERE IS TRAFFIC THAT CAN BE

08:35:19 GENERATED BY THAT SITE ALREADY.
08:35:22 SO WHEN WE LOOK AT THIS, WE LOOK AT IT, OKAY, WHAT IS
08:35:25 ALLOWED ALREADY VERSUS WHAT IS PROPOSED.
08:35:27 ARE WE MAKING THE SITUATION BETTER?
08:35:30 AND THAT'S HARD FOR PEOPLE TO COMPREHEND BECAUSE YOU'RE
08:35:33 ADDING MORE TRIP FROM WHAT'S EXISTING, BUT WHAT IS EXISTING
08:35:37 IS A COW PASTURE AND NOT GOING TO STAY A COW PASTURE
08:35:41 FOREVER.
08:35:42 >> APARTMENT COMPLEX YOU'LL HAVE 500 POSSIBLY PEOPLE GOING
08:35:45 TO WORK IN THE MORNING, COMING HOME IN THE EVENING,
08:35:47 SHOPPING, ET CETERA.
08:35:48 >>Barry Jones: INTERNATIONAL STANDARD FOR TRAFFIC CALLED ITE
08:35:53 THAT THEY LOOK AT AND COUNTS HAVE BEEN DONE FOR DECADES.
08:35:55 AND THAT DETERMINES WHAT THE ANTICIPATED TRAFFIC IS.
08:35:59 SO I DEFER TO THOSE TECHNICAL EXPERTS WHEN IT COMES TO THE
08:36:02 TRIP GENERATIONS.

08:36:03 THEY BOTH GENERATE TRAFFIC, BUT THE P.M. PEAK HOUR ON
08:36:09 COMMERCIAL TYPICALLY FAR EXCEEDS P.M. PEAK HOUR ON
08:36:12 RESIDENTIAL.
08:36:14 >> LET ME ASK THE BOARD A QUESTION.
08:36:16 WOULD YOU WANT A 219 UNIT CONDOMINIUM, THREE STORIES,
08:36:23 POSSIBLY FOUR STORIES IN FRONT OF YOUR HOUSE, IN FRONT OF
08:36:28 YOUR NEIGHBORHOOD?
08:36:32 >>Mary Gibbs: I THINK WE'RE NOT HERE TO DEBATE BACK AND
08:36:34 FORTH.

08:36:35 >>Barry Jones: I'M JUST TRYING TO GET SOME FEEDBACK AND
08:36:38 INFORMATION FOR THE PUBLIC SO THAT THERE'S SOME
08:36:40 UNDERSTANDING.
08:36:40 >>Mary Gibbs: UNDERSTAND, BUT I THINK WE WANT TO GET
08:36:43 PRELIMINARY PUBLIC INPUT.
08:36:47 >>Scotty Wood: NEXT CARD, PLEASE.
08:36:50 >>Tammy Duran: CRAWFORD.
08:36:53 >> MY NAME IS CRAWFORD TYREE.
08:36:56 I LIVE ON LANCING LOOP ALSO.
08:36:58 HE'S COVERED MOST OF THE THINGS I WANT TO COVER, BUT I'VE
08:37:02 GOT A FEW POINTS I'D LIKE TO TALK ABOUT.
08:37:04 THE PROPERTY VALUES, I GOT TO BELIEVE THAT THEY ARE GOING TO
08:37:13 BE AFFECTED, 219 APARTMENTS IN FRONT OF IT.
08:37:19 RIGHT NOW WE HAVE FIVE APARTMENT COMPLEXES BEING BUILT IN
08:37:30 ESTERO THAT'S NOT FINISHED.
08:37:32 WHEN I MOVED HERE, ESTERO WAS A PLACE EVERYBODY WANTED TO
08:37:42 COME TO.
08:37:43 NOW, IT'S BECOMING THE APARTMENT CAPITAL OF FLORIDA.
08:37:47 SO I THINK THE CITY COUNCIL AND THE BOARD NEEDS TO LOOK AT,
08:37:58 DOES IT MAKE SENSE TO KEEP ADDING APARTMENTS IN THIS CITY?
08:38:01 IF YOU LOOK AT 41 FROM CORKSCREW ROAD SOUTH DOWN TO NAPLES,
08:38:08 THERE'S NOT ONE APARTMENT COMPLEX ON 41.
08:38:11 AND IF YOU GO NORTH, GOING UP THERE BY ESTERO PARKWAY THAT
08:38:16 SITS OFF THE ROAD.
08:38:17 THEN YOU GO BEYOND THAT AND YOU DON'T SEE APARTMENTS.

08:38:21 IT'S A COMMERCIAL STREET.
08:38:25 IT'S NOT A RESIDENCE STREET.
08:38:28 TONIGHT, WHEN I CAME UP HERE, COMING OUT OF PELICAN SOUND
08:38:34 BOULEVARD, AND EVERY DAY WHEN GO IN AND OUT OF THERE,
08:38:38 ESPECIALLY IN THE MORNINGS OR IN THE EVENINGS WHEN PEOPLE
08:38:41 ARE GOING HOME, EVERYBODY IS HEADING TO NAPLES IN THE
08:38:44 MORNING AND EVERYBODY IS HEADING NORTH IN THE EVENINGS.
08:38:47 IT'S IMPOSSIBLE, NEARLY IMPOSSIBLE, DEFINITELY SUICIDAL TO
08:38:54 COME OUT AND TRY TO MAKE A LEFT-HAND TURN TO 41.
08:38:58 YOU CAN'T DO IT BASICALLY.
08:39:01 YOU MAKE A RIGHT TURN, GO DOWN TO WILLIAMS AND MAKE A U-TURN
08:39:04 OR UP WILLIAMS TO THREE OAKS.

08:39:06 SO IF THIS THING GOES THROUGH, ARE WE GOING TO PUT A TRAFFIC
08:39:12 LIGHT THERE AT PELICAN SOUND?
08:39:14 THAT'S SOMETHING THAT I THINK SHOULD BE CONSIDERED.
08:39:16 BUT I'M JUST CONCERNED ABOUT ESTERO BEING AN APARTMENT
08:39:28 INSTEAD OF HOMES, FAMILIES.
08:39:33 >>Scotty Wood: MARY, I HAVE A QUESTION.
08:39:34 AM I CORRECT THAT U.S. 41 BEING A STATE ROAD, THEY HAVE
08:39:40 RESTRICTIONS ON HOW FAR TRAFFIC LIGHTS CAN BE FROM ONE PLACE
08:39:44 TO THE OTHER, AND I BELIEVE THAT PELICAN SOUND IS TOO CLOSE
08:39:49 TO CORKSCREW ROAD.
08:39:50 AM I CORRECT?
08:39:51 >>Mary Gibbs: NO, ACTUALLY, I THINK WE'RE GOING TO BE
08:39:53 LOOKING -- WE'LL BE LOOKING AT A TRAFFIC LIGHT.

08:39:57 THERE'S PROPERTY ACROSS THE STREET THAT MAY BE COMING IN FOR
08:40:01 A LARGE DEVELOPMENT SOON.
08:40:02 SO WE'LL BE LOOKING AT THAT TRAFFIC LIGHT ISSUE.
08:40:06 >>Scotty Wood: OKAY.
08:40:08 >>Jim Wallace: WASN'T IT THE ORIGINAL CONCEPT IN THE VILLAGE
08:40:13 -- THAT THE ROAD WOULD GO FROM -- THERE WOULD BE A ROAD FROM
08:40:16 VIA COCONUT THROUGH NORTH POINT AND JOIN UP ON THE OTHER
08:40:21 SIDE.
08:40:22 >>Mary Gibbs: YES, SUPPOSED TO BE A CONNECTING ROAD.
08:40:25 >>Jim Wallace: WOULD BE AN EAST-WEST ROAD, NOT TODAY, BUT
08:40:29 SOMEDAY.
08:40:31 >>Mary Gibbs: YES, THEORETICALLY.
08:40:32 >>Scotty Wood: GO AHEAD, STATE YOUR NAME.
08:40:34 >> GOOD EVENING, MR. CHAIRMAN AND MEMBERS OF THE BOARD.
08:40:36 I HAVE TO GIVE YOU FIRST MY PROFOUND THANKS BECAUSE YOU'VE
08:40:40 GIVEN ME A REASON AFTER TWO YEARS TO PUT ON LONG PANTS.
08:40:43 [LAUGHTER]
08:40:44 I WOULD HAVE BEEN HERE EARLIER BUT I FORGOT HOW TO DO
08:40:52 SUSPENDERS BECAUSE I CAN'T WEAR A BELT.
08:40:54 THANK YOU VERY MUCH.
08:40:55 >> VERY IMPRESSIVE.
08:40:56 >>Mary Gibbs: COULD WE GET YOUR NAME, TOO?
08:40:58 COULD WE GET YOUR NAME FOR THE RECORD?
08:41:02 >> ROBERT HIGHER.
08:41:03 I ALSO LIVE IN THE MEADOWS OF ESTERO.

08:41:06 >>Mary Gibbs: DIDN'T WANT TO WRITE DOWN "MAN WITH LONG
08:41:09 PANTS."
08:41:10 [LAUGHTER]
08:41:12 >> I'M SURE THESE PEOPLE FROM OUT OF TOWN HAVE COME HERE
08:41:15 WITH THE BEST OF INTENTIONS, BUT THEY DON'T LIVE HERE.
08:41:19 THEY HAVE SHOWN US VERY BEAUTIFUL PICTURES AND, FRANKLY, I
08:41:22 WOULD GO AND LIVE IN ONE OF THESE PLACES MYSELF.
08:41:25 THEY ARE TERRIFIC.

08:41:26 BUT THE INNARDS OF THIS KIND OF A CONCEPT ARE NOT WHAT THE
08:41:31 PROBLEM IS.
08:41:31 AND WE'VE DISCUSSED A LOT OF THINGS HERE THIS MORNING.
08:41:35 THE PROBLEM IS TRAFFIC.
08:41:36 IT'S ONLY TRAFFIC AND IF WE IGNORE THAT, WE HAVE AN EVEN
08:41:43 BIGGER PROBLEM.
08:41:45 THEY SAY THAT A PICTURE IS WORTH A THOUSAND WORDS.
08:41:50 IF I MAY APPROACH THE BENCH, I WOULD LIKE TO GIVE EACH OF
08:41:53 YOU A BOOKLET I PREPARED.
08:41:55 MAY I DO IT?
08:41:56 >> SURE.
08:42:02 >> IT IS A PICTORIAL OF CURRENT CONDITIONS.
08:42:05 >>Tammy Duran: CAN YOU WAIT UNTIL YOU GET BACK TO THE --
08:42:09 >>Barry Jones: FINISH YOUR SPEECH WHEN YOU GET BACK TO THE
08:42:12 MICROPHONE SO THAT IT'S ON THE RECORD.
08:42:14 THANK YOU.
08:42:19 >> THESE ARE PHOTOGRAPHS TAKEN BY ME LAST WEEK OF THE

08:42:22 TRAFFIC GOING NORTH AND SOUTH ON 41 AND COMING WEST ON
08:42:27 ESTERO.
08:42:29 AND THIS NEW SITE, THE CAMARGO SITE WILL BE JUST SOUTH OF
08:42:36 THIS INTERSECTION.
08:42:39 ON THE WAY HERE THIS AFTERNOON AT 4:30, THE SOUTHBOUND
08:42:42 TRAFFIC WAS IMMENSE AND INTENSE.
08:42:46 SO IT'S MADE EVEN WORSE BY CORKSCREW.
08:42:52 CORKSCREW IS THE ONLY ENTRANCE FROM I-75 INTO ESTERO.
08:42:57 AND IT GIVES US MUCH, MUCH TRAFFIC.
08:43:00 IT'S TWO LANES.
08:43:03 CORKSCREW IS TWO LANES, BUT WHEN IT GETS TO THE INTERSECTION
08:43:07 OF 41 AND CORKSCREW, THERE ARE ONLY REALLY TWO LANES, AND
08:43:13 THEY ARE BOTH LEFT-TURN LANES, AND THERE IS A WAY TO MAKE A
08:43:16 RIGHT-HAND TURN.
08:43:18 MY PICTURES SHOW WITHOUT ANY QUESTION, ALL OF THOSE CARS AND
08:43:24 THE TWO LEFT-HAND TURNS ON CORKSCREW, COMING FROM I-75 AND
08:43:29 WHO KNOWS WHERE ELSE, GO RIGHT BY THIS PROPOSED SITE, GO
08:43:34 RIGHT BY THIS PROPOSED SITE.
08:43:36 AND I'M NOT SURE I HAVE THIS CORRECT, BUT I UNDERSTAND WITH
08:43:40 200 APARTMENTS, THEY ARE NOT EXPECTING 200 CARS.
08:43:45 I MEAN, THAT CAN'T BE RIGHT.
08:43:48 THAT JUST CAN'T BE RIGHT.
08:43:50 AND MR. JONES, IN RESPONSE TO YOUR EXCITEMENT, WE DON'T NEED
08:43:56 TO ANTICIPATE WHAT IT'S GOING TO BE LIKE.
08:44:00 THEY ALSO USED TO SAY THAT ALL ROADS LEAD TO ROME.

08:44:03 ALL THE ROADS LEAD TO THIS INTERSECTION.
08:44:06 THIS INTERSECTION IS THE ROME OF ESTERO, AND YOU CAN'T GO
08:44:11 ANYWHERE ELSE WITHOUT SOMEHOW GOING THROUGH THE INTERSECTION
08:44:15 OF ESTERO, OF CORKSCREW AND 41.

08:44:24 >>Scotty Wood: YOU NEED TO WRAP UP.
08:44:25 YOU'RE OVER YOUR TIME NOW.
08:44:31 >> ANY SITE THAT IS OKAYED HERE WOULD BLOW UP ESTERO.
08:44:36 IT WOULD JUST BLOW IT UP AND OUR TOWN, WHICH WE ALL LOVE,
08:44:41 DUE TO YOUR REFERENCE, WOULD BE DEAD ON ARRIVAL.
08:44:45 >>Anthony Gargano: MR. HIGHER, I HAVE A QUESTION FOR YOU.
08:44:47 I HAVE A QUESTION FOR YOU.
08:44:50 CAN YOU TELL ME WHEN THESE WERE TAKEN, WHAT TIME OF YEAR?
08:44:54 >> I'M SORRY, SIR.
08:44:55 I'M HARD OF HEARING.
08:44:56 >>Anthony Gargano: CAN YOU TELL ME WHEN THE PICTURES WERE
08:44:58 TAKEN?
08:44:59 >> THEY WERE TAKEN IN THE MIDDLE OF LAST WEEK.
08:45:01 >>Anthony Gargano: MIDDLE OF LAST WEEK.
08:45:03 >> LAST WEEK.
08:45:03 THREE TIMES.
08:45:04 8 A.M., 3 P.M., AND 4:30.
08:45:08 AND YOU CAN SEE THAT THE TRAFFIC IS ALREADY BACKED UP.
08:45:11 IT'S ALREADY BACKED UP.
08:45:12 SO WE DON'T NEED TO ANTICIPATE.
08:45:13 IT'S ALREADY A MESS.

08:45:14 AND THIS IS NOT IN SEASON.
08:45:16 THIS IS OUT OF SEASON.
08:45:17 IMAGINE WHEN THE SNOWBIRDS COME BACK.
08:45:20 >>Anthony Gargano: THANK YOU.
08:45:21 >>Tammy Duran: CAN YOU FILL OUT A CARD FOR ME, PLEASE?
08:45:23 WALTER, YOU'RE NEXT.
08:45:28 AND THEN KIM IS AFTER THAT.
08:45:35 >> MY NAME IS WALLY GALLAGHER.
08:45:37 MY WIFE AND MYSELF, JUST TO PREFACE A LITTLE BIT, WE LIVED
08:45:42 IN NAPLES FOR SEVEN YEARS.
08:45:45 RETIRED FOR A YEAR AND FOUND OUT I REALLY DIDN'T WANT TO DO
08:45:47 THAT.
08:45:48 SO WITH SOME COLLEAGUES, WE HAD A BUSINESS.
08:45:51 PHARMACIST, WE HAD A NEW BUSINESS UP IN TAMPA.
08:45:53 SO I SPENT A YEAR UP THERE WITH MY WIFE AND SOLD THE
08:45:57 COMPANY, SO WE MOVED BACK.
08:45:59 WE WERE LOOKING FOR A PLACE TO RENT.
08:46:02 WE DIDN'T KNOW WHAT WE WANTED TO DO.
08:46:04 NAPLES WAS GREAT.
08:46:05 SO WE DECIDED WE WERE GOING TO RENT.
08:46:08 AND WE WERE VERY, VERY FORTUNATE TO FIND MEADOWS OF ESTERO.
08:46:12 AND WE ABSOLUTELY LOVE IT, AND WE DIDN'T KNOW THAT.
08:46:17 WE RENTED THERE FOR FIVE YEARS AND ABLE TO BUY THE BUILDING.
08:46:20 WE FELT VERY, VERY FORTUNATE WITH THAT.
08:46:22 WHAT'S REALLY INTERESTING, I WAS IN LAS VEGAS FOR NINE YEARS

08:46:27 WITH THE COMPANY.
08:46:28 AND I SAW CLARK COUNTY GO FROM 600,000 TO 2 MILLION.
08:46:31 SO WE SORT OF KNOW A LITTLE BIT ABOUT WHAT'S GOING ON HERE.
08:46:35 I DON'T REALLY GET INVOLVED WITH ANY ZONING OR COMMUNITY
08:46:39 ISSUES, NEVER REALLY HAVE.
08:46:41 HAD THE OPPORTUNITY TO REALLY NEEDED TO DO THAT.
08:46:44 BUT BECAUSE OF WHERE WE LIVE NOW AND THE FACT THAT WE REALLY
08:46:48 -- WE WANT TO STAY THERE AND WE JUST FEEL THAT ESTERO, WE
08:46:53 THINK ESTERO HAS GOT JUST A LOT OF ADVANTAGES FOR US, THE
08:46:59 AIRPORT IS CLOSE.
08:47:03 WE HAVE ACCESS UP NORTH AND SOUTH HERE, WHERE WHEN YOU ARE
08:47:06 BOTTLENECK DOWN IN NAPLES, YOU REALLY DON'T HAVE THAT.
08:47:09 WE LIKE NAPLES.
08:47:11 GREAT PLACE TO LIVE.
08:47:12 WE LIKE IT UP HERE.
08:47:13 I THINK THE GENTLEMEN HAVE STATED PRETTY MUCH SUCCINCTLY
08:47:17 WHAT WE FEEL.
08:47:19 BUT I JUST WANT TO JUST HONE IN ON ONE POINT.
08:47:23 AND IT'S BEEN STATED, BUT I WANT TO STATE IT AGAIN FOR THE
08:47:26 BOARD AND I THINK SOME OF YOU PEOPLE I THINK HAVE EVEN
08:47:28 BROUGHT THAT UP.
08:47:29 THINK ABOUT IT.
08:47:31 I MEAN, YOU'VE GOT AN ARTERIAL ROAD COMING TO AN END RIGHT
08:47:35 HERE, JUST A COUPLE OF BLOCKS WHERE THIS DEVELOPMENT IS
08:47:38 GOING TO BE SQUEEZED INTO THIS AREA, AND TRAFFIC, WE ALL

08:47:42 KNOW WHAT THE TRAFFIC IS.
08:47:43 BUT THINK ABOUT EMERGENCY SERVICE VEHICLES.
08:47:45 JUST THINK OF THE PROBLEMS THAT MIGHT EXIST WITH THAT.
08:47:48 AND PELICAN SOUND DRIVE IS A NICE QUAINT LITTLE DRIVE.
08:47:54 NICE MEDIAN STRIP IN THERE.
08:47:56 PALM TREES IN THERE, AND IT SERVICES WELL OVER 262 UNITS,
08:48:02 THE MEADOWS OF ESTERO, SERVICES PELICAN SOUND.
08:48:07 I'M NOT AGAINST BUILDING ANY APARTMENTS ANYWHERE IF I WANT
08:48:10 THE RIGHT THING TO DO.
08:48:11 BUT I JUST, THAT'S WHY I'M HERE, BECAUSE I JUST -- IT JUST
08:48:16 DOES NOT MAKE ANY SENSE TO ME TO PUT A PROJECT OF THIS SIZE
08:48:21 ON THIS PARTICULAR AREA.
08:48:23 AND I THINK THE PREVIOUS GENTLEMAN HAD STATED THAT IF YOU GO
08:48:26 UP AND DOWN 41, AND I WAS THINKING THE SAME THING, YOU HAVE
08:48:31 THE PROJECT OVER THERE BY ESTERO PARKWAY, BUT THAT'S SET
08:48:35 BACK.
08:48:35 BUT THEN YOU GO ALL THE WAY DOWN.
08:48:37 NOW, OF COURSE, COCONUT POINT, THERE'S GOING TO BE A HUGE
08:48:40 DEVELOPMENT THERE, REALIZE THAT.
08:48:42 BUT I THINK THAT AREA, THAT'S CONDUCIVE FOR THAT.
08:48:46 AS JIM HAD STATED, I BELIEVE THAT THE ZONING FOR COMMERCIAL,
08:48:51 REGARDLESS OF THE USE, I THINK IS MORE APPROPRIATE THAN

08:48:54 HAVING APARTMENT BUILDING FOR 200 UNITS.
08:48:59 ANOTHER CONSIDERATION, WE'RE THINKING ABOUT IS THAT WITH THE
08:49:03 HIGH-RISE, YOU HAVE THE ISLAND GOING UP AT WEST BAY, AND

08:49:06 THEN YOU HAVE ANOTHER PROJECT DOWN THE ROAD, THAT'S TOWARDS
08:49:12 THE BAY AREA, WHERE WE ARE SITUATED, IT'S VERY, VERY, IT CAN
08:49:18 BE VERY, VERY PROBLEMATIC.
08:49:20 WE VERY SELDOM USE PELICAN SOUND DRIVE BECAUSE ONE OF THE
08:49:28 GENTLEMEN STATED IT, IT'S DANGEROUS.
08:49:30 I MEAN, IT IS REALLY, REALLY DANGEROUS.
08:49:32 AND TO THINK ABOUT A DEVELOPMENT THAT WILL SUPPORT MAYBE TWO
08:49:38 TO THREE HUNDRED CARS, I JUST DON'T KNOW HOW YOU CAN DO
08:49:44 THAT.
08:49:45 >>Scotty Wood: PLEASE WRAP IT UP.
08:49:47 YOU'RE OVER YOUR TIME NOW.
08:49:48 >> OKAY.
08:49:49 THAT'S IT.
08:49:49 THANK YOU.
08:49:50 >>Tammy Duran: KEN AND THEN LINDA IS NEXT AFTER THAT.
08:49:56 >> MY NAME IS KIM HANNAH.
08:50:00 I LIVE ON 3590 LANCING LOOP.
08:50:02 I'M ON THE WEST SIDE OR ON THE NORTH SIDE OF LANCING LOOP.
08:50:05 SO WHEN I HEAR THAT THE SETBACK IS GOING TO BE 25 FEET AND
08:50:10 THIS IS GOING TO BE A THREE-STORY BUILDING, I JUST CAN
08:50:13 IMAGINE COMING OUT MY FRONT DOOR AND THERE IS THIS MONSTER
08:50:16 OF A BUILDING.
08:50:17 I'M GOING TO JUMP INTO THE TRAFFIC FOR A MINUTE.
08:50:20 I HEARD A LOT OF ABOUT STACKING.
08:50:23 YOU GUYS ARE VERY CONCERNED ABOUT STACKING.

08:50:26 YOU HAVE NO CLUE WHAT THIS THING WILL DO.
08:50:28 THIS THING WILL HAVE TWO OR THREE HUNDRED CARS STACKED AT
08:50:32 CERTAIN TIMES OF THE DAY.
08:50:34 EVERYBODY HERE HAS SAID BEFORE IT'S A DISASTER.
08:50:37 IF YOU GO OUT, I GO OUT THROUGH THE REST OF THE COMMUNITY
08:50:41 BECAUSE I LIVE ON LANCING LOOP, SO I GO OUT THROUGH THE REST
08:50:45 OF THE COMMUNITY TO WILLIAMS AND TO A STOPLIGHT.
08:50:48 EVEN IF YOU PUT A STOPLIGHT THERE, YOU'RE GOING TO HAVE A
08:50:52 HUGE STACKING PROBLEM.
08:50:53 I DON'T KNOW WHAT THE ANSWER IS.
08:50:54 I DON'T KNOW IF THERE'S CONNECTABILITY TO CORKSCREW FROM THE
08:50:57 OTHER END OF IT OR NOT.
08:50:58 YOU PUT THAT MUCH TRAFFIC INTO THAT, NOW, I KNOW YOU'LL HAVE
08:51:03 TO ADDRESS IT IF YOU DON'T APPROVE THIS PROJECT, YOU'LL
08:51:06 CONSIDER OTHER THINGS.
08:51:07 BUT COMING OUT THAT CLOSE TO 41 AND ON PELICAN SOUND DRIVE,
08:51:14 THIS STACKING THING IS NOT GOING AWAY.
08:51:16 IT IS A HUGE PROBLEM RIGHT NOW.

08:51:19 THE INTERSECTION AT PELICAN SOUND DRIVE AND 41, UNLESS
08:51:25 YOU'RE GOING SOUTH AND YOU'RE LUCKY AND YOU WANT TO TAKE
08:51:27 YOUR LIFE INTO YOUR HANDS, YOU CAN'T GET ACROSS.
08:51:31 AGAIN, THIS TIME OF THE YEAR, WHEN IT GETS TO BE THE HIGH
08:51:33 TIMES, THE BUSY TIME OF THE YEAR, IT'S GOING TO BE EVEN
08:51:36 WORSE.
08:51:36 SO I'LL YIELD THE REST OF MY TIME AND NOT REITERATE AND BEAT

08:51:40 YOU GUYS OVER THE HEAD ABOUT IT.
08:51:42 BUT I WOULD ENCOURAGE YOU NOT TO APPROVE IT.
08:51:44 WHEN I BOUGHT MY UNIT, I KNEW IT WAS GOING TO BE WHAT DO WE
08:51:49 CALL IT, MIXED USE PLANNED DEVELOPMENT.
08:51:50 I KNEW SOMETHING WAS GOING TO GO IN THERE SOMEDAY.
08:51:54 BUT TO THEN CHANGE IT TO MULTIFAMILY ZONING SEEMS LIKE FOR
08:52:02 ME A PUBLIC BREACH OF TRUST.
08:52:04 I'M GOING TO YIELD THE FLOOR THEN.
08:52:09 >>Tammy Duran: LINDA AND JERRY.
08:52:16 >> HI.
08:52:16 THANK YOU FOR BEING HERE.
08:52:18 MY NAME IS LINDA BLOOM.
08:52:20 JIM AND I HAVE LIVED IN THE MEADOWS FOR 13 YEARS.
08:52:24 SO WE HAVE SEEN A LOT OF CHANGES.
08:52:25 WE'VE BEEN THRILLED TO BE A PART OF WHEN THE VILLAGE BECAME
08:52:29 THE VILLAGE OF ESTERO.
08:52:31 IT WAS VERY EXCITING.
08:52:32 A LOT OF QUESTIONS HAVE BEEN ANSWERED.
08:52:35 VERY AWARE OF THE FACT THAT YOU WANT CONTRIBUTIONS TO THE
08:52:39 CIVIC AND THE WHOLE AREA HERE, AND WE DO RESPECTFULLY, AS I
08:52:44 SAY THIS, DO UNDERSTAND AND COMPREHEND THAT THERE ARE LAWS
08:52:49 AND RULES THAT WE DON'T UNDERSTAND IN TOTALITY.
08:52:52 BUT WHAT WE DO UNDERSTAND THAT BOTH ISSUES, THIS AND
08:52:58 COMMERCIAL REAL ESTATE, ARE GOING TO BRING IN TRAFFIC.
08:53:01 IF YOU INSIST UPON THE FACT AS I BELIEVE THE PRESIDENT HAS

08:53:05 SAID THAT COMMERCIAL WILL BRING IN MORE TRAFFIC THAN WE HAVE
08:53:10 TO DESIST AND SAY, OKAY, THAT'S WHAT YOU'VE ALREADY DECIDED
08:53:14 ON.
08:53:14 WHY ARE WE EVEN TALKING?
08:53:16 WHAT WE WILL SAY IF THIS IS GOING TO BE A POSSIBLE
08:53:22 AFFORDABLE HOUSING OR SOMETHING IN THAT DIRECTION, THEN I
08:53:25 THINK WE SHOULD ALSO ASK FOR GATED COMMUNITY BECAUSE IT'S
08:53:31 LIKE THE OTHER DAY I WAS AT WALGREENS AND THERE WAS A MAN
08:53:33 STANDING OUTSIDE EATING CHUNKY SOUP OUT OF A CAN WITH HIS
08:53:37 HAND.
08:53:37 NOW, THIS MADE ME SOMEWHAT UNCOMFORTABLE.
08:53:40 I'M AN OLDER WOMAN.
08:53:41 I'M BY MYSELF.
08:53:42 I DON'T KNOW WHAT'S GOING ON.

08:53:44 I'VE GOT MONEY IN MY PURSE.
08:53:46 I FEEL BAD FOR HIM.
08:53:47 WHAT DO I DO?
08:53:48 GIVE HIM MONEY?
08:53:49 WHAT DO I DO?
08:53:49 THE VILLAGE IS VERY GOOD.
08:53:51 WHEN HE'S WALKING DOWN THE AISLES OR DOING THINGS, THEY CALL
08:53:55 BECAUSE HE GOES IN THE BATHROOM.
08:53:56 I DON'T KNOW WHAT TO DO.
08:53:57 THE SHERIFF COMES.
08:53:59 THEY TRY AND HELP HIM.

08:54:00 THAT'S ALL.
08:54:00 THAT'S ALL WE WANT.
08:54:01 BUT IF THIS IS GOING TO BE A DIFFERENT KIND OF A SITUATION
08:54:04 OR PEOPLE THAT WE DON'T KNOW TWO, THREE, FOUR HUNDRED PEOPLE
08:54:08 AND THEY CAN COME AND GO AS THEY PLEASE LIKE OUR
08:54:11 COMMUNITIES, WE HAVE SECURITY BECAUSE WHEN THERE AREN'T
08:54:14 PEOPLE HERE, ESPECIALLY IN THE SUMMER, WE HAVE CARS THAT ARE
08:54:17 STOLEN.
08:54:18 IT JUST HAPPENS.
08:54:19 PEOPLE LEAVE KEYS IN THE CARS, OTHER PEOPLE VISITING.
08:54:22 THERE ARE RENTALS.
08:54:23 THERE ARE THINGS THAT GO ON.
08:54:25 SO WE WOULD APPRECIATE SOME OF THESE OTHER THINGS BEING
08:54:27 CONSIDERED BESIDES JUST THE BEAUTY THAT YOU HAVE TO DEAL
08:54:30 WITH AND THE ARCHITECTURAL ISSUES.
08:54:34 IF YOU WOULD CONSIDER SOME OF THE SAFETY ISSUES THAT MIGHT
08:54:36 BE INVOLVED, WE'D APPRECIATE THAT ALSO.
08:54:38 I AGREE, I LIVE OFF OF WILLIAMS, SO IT'S NOT NECESSARILY THE
08:54:41 AESTHETICS TO ME, BUT I DO WORRY ABOUT MY OTHER PEOPLE AT
08:54:45 THE OTHER END AND WHAT THEY HAVE TO LOOK AT BECAUSE WE
08:54:48 BOUGHT BEAUTIFUL PROPERTIES AND WE APPRECIATE ALL YOU DO
08:54:51 EVERY YEAR ALL THE TIME.
08:54:53 THANK YOU SO MUCH.
08:54:55 >>Scotty Wood: TAMMY, BEFORE YOU READ OFF ANOTHER CARD,
08:54:59 POINT OF INFORMATION.

08:54:59 WE HAVE A MANDATORY CURFEW AT 9:00 AND IT'S NOW 8:54.
08:55:05 WE HAVE TWO OPTIONS.
08:55:08 WE CAN PROCEED WITH THE CONTINUING OF THIS MEETING BY A
08:55:13 MAJORITY VOTE OF THE BOARD OR WE CAN CONTINUE.
08:55:16 I'D LIKE TO KNOW WHAT IS THE BOARD'S PREFERENCE?
08:55:20 >>Jim Wallace: CONTINUE.
08:55:22 >> CONTINUE.
08:55:24 >>Scotty Wood: SO BE IT.
08:55:25 WE WILL CONTINUE.
08:55:26 GO AHEAD.

08:55:28 >>Tammy Duran: JERRY AND THEN KEVIN.
08:55:35 >> HI.
08:55:35 I'M GERI HOLTERHOFF.
08:55:38 I LIVE IN MEADOWS OF ESTERO.
08:55:42 I DON'T WANT TO KEEP HASHING OVER WHAT EVERYONE ELSE SAID,
08:55:42 BUT I DO WANT TO MAKE A FEW POINTS.
08:55:46 ONE BEING THIS PROPOSAL, AGAIN, IS BETWEEN TWO COMMUNITIES
08:55:51 AND POOR LITTLE COVERED WAGON, WHICH IS NOT A TEMPORARY
08:55:56 HOUSING, PEOPLE ARE THERE ALL YEAR LONG.
08:55:58 THE MAJORITY OF THEM ARE FAMILIES, A LOT OF THEM ARE
08:56:04 PEDESTRIANS.
08:56:05 A LOT OF THEM HAVE SCHOOLCHILDREN.
08:56:07 THERE IS A SCHOOL BUS STOP DIRECTLY IN FRONT OF COVERED
08:56:10 WAGON AND A FEW YEARS AGO, YOU MAY RECALL, THERE WAS A
08:56:15 FATALITY WHEN THAT BUS STOPPED AND IT WAS DIRECTLY RIGHT IN

08:56:19 FRONT OF WHERE THIS PROPOSAL IS.
08:56:20 SOMEONE DIDN'T STOP WHEN THE SCHOOL BUS WAS STOPPED, FLIPPED
08:56:25 OVER INTO THE ONCOMING LANE AND KILLED A PERSON THERE.
08:56:29 THE OTHER POINT I'D LIKE TO POINT OUT IS PELICAN SOUND DRIVE
08:56:35 WAS MEANT FOR THESE TWO COMMUNITIES, PELICAN SOUND, MEADOWS
08:56:40 OF ESTERO, WHICH WE OUT OF OUR TAXES PAY FOR THE MAINTENANCE
08:56:44 ON THAT ROAD ALREADY.
08:56:46 THE OTHER POINT IS, THIS PROPOSAL, NOT ONLY HAS ONE, BUT TWO
08:56:53 ENTRANCE AND EXITS COMING ONTO PELICAN SOUND AND NONE FROM
08:56:57 41.
08:56:58 I STRONGLY OPPOSE THE REZONING.
08:57:03 I TOO THINK IT SHOULD STAY AS COMMERCIAL BECAUSE IF IT IS
08:57:07 COMMERCIAL, PEOPLE WILL PULL ONTO 41 AND PULL OFF OF 41.
08:57:12 THEY WON'T BE USING PELICAN SOUND.
08:57:14 RIGHT NOW WITH ALL THE TRAFFIC WOES IN THAT AREA, PEOPLE ARE
08:57:19 USING THE CUT-THRU ROAD THAT GOES BEHIND THE BUSINESSES.
08:57:23 WHEN THEY COME OUT OF THERE, THEY MAKE AN ILLEGAL LEFT-HAND
08:57:26 TURN ON WILLIAMS.
08:57:30 THERE ARE STANCHIONS IN THERE.
08:57:32 YOU ALL KNOW WHAT THAT IS BECAUSE THERE'S BEEN ALL KINDS OF,
08:57:35 PUT A ROUNDABOUT, THIS AND THAT.
08:57:37 IT'S A NIGHTMARE.
08:57:39 IT ONLY GETS WORSE.
08:57:40 THE STANCHIONS THAT ARE THERE ARE IGNORED.
08:57:43 THEY ARE HIT.

08:57:44 THEY ARE RUN OVER BECAUSE EVERYBODY IS TRYING TO GET IN AND
08:57:47 OUT FROM CHICK-FIL-A.
08:57:48 BASICALLY THAT'S WHERE ALL THE TRAFFIC IS.
08:57:52 SO YOU'RE GOING TO TAKE ANOTHER 400 PLUS AUTOS, PEOPLE,
08:57:58 TRYING TO GET THEIR CHICK-FIL-A FIX ON AND TAKING THAT CUT
08:58:03 ROAD, THEN MAKING THE ILLEGAL LEFT-HAND TURN FROM WILLIAMS

08:58:07 TO GO NORTH.
08:58:09 THAT'S THE PROBLEM ONCE AGAIN.
08:58:11 IT'S THAT TRAFFIC PATTERN.
08:58:13 WE'RE ALREADY STRANGLED HERE WITH THE TRAFFIC AND THESE
08:58:19 ISSUES.
08:58:19 AND ALSO, LIKE I SAID, TAKE CONSIDERATION FOR THOSE POOR
08:58:23 FOLKS THAT LIVE IN COVERED WAGON WHO HAVE BEEN THERE FOR
08:58:27 YEARS.
08:58:28 THEY ARE FULL-TIME RESIDENTS, HARDWORKING PEOPLE.
08:58:30 AND MOST OF THEM ARE PEDESTRIANS.
08:58:34 THERE'S NOTHING ON THAT PROPOSAL TO -- WITH THE EXIT OR
08:58:38 ENTRANCE TO 41.
08:58:40 THANK YOU SO MUCH.
08:58:48 >> HELLO.
08:58:49 KEVIN OFENLOCH.
08:58:50 I LIVE AT 21501 BACCARAT LANE.
08:58:57 MY WIFE AND I ARE 12-YEAR RESIDENTS OF ESTERO AND THE
08:59:00 MEADOWS.
08:59:01 I OPPOSE THE ZONING CHANGE BASED OFF OF IT BEING A SPOT

08:59:05 ZONING CHANGE THAT IS GOING TO CHANGE THE CHARACTER OF OUR
08:59:08 NEIGHBORHOOD, THE MEADOWS OF ESTERO.
08:59:09 IT'S GOING TO CHANGE IT NOT ONLY FROM THE TRAFFIC THAT WE'VE
08:59:12 TALKED ABOUT, WHICH IS WE'VE TALKED ABOUT IT'S CRAZY NOW,
08:59:16 BUT THE NUMBER OF PEOPLE, THE DENSITY.
08:59:20 CURRENTLY, LANCING LOOP PART OF OUR NEIGHBORHOOD, WHICH IS
08:59:23 JUST TO THE EAST, IS ABOUT 80 UNITS.
08:59:29 AND IT'S A MUCH BIGGER AREA THAN 11 ACRES.
08:59:32 SO WE HAVE 80 UNITS AND OVER 11 ACRES AND WE'RE GOING TO
08:59:36 TAKE 10 TO 11 ACRES AND PUT 219 UNITS.
08:59:41 SO THAT DENSITY IS GOING TO CHANGE US.
08:59:43 IT'S GOING TO CHANGE US AGAIN.
08:59:45 THE PEOPLE, THE NUMBER OF PEOPLE WALKING, JOGGING, RIDING
08:59:48 THEIR BIKES THROUGH OUR NEIGHBORHOOD, WE'RE NOT COMPLETELY
08:59:51 GATED.
08:59:51 IT'S GOING TO REDUCE OUR PROPERTY VALUES.
08:59:55 IT'S GOING TO POTENTIALLY ADD CRIME THAT'S BEEN TALKED
08:59:58 ABOUT.
08:59:58 SO ALL OF THESE THINGS ARE JUST GOING TO REALLY AFFECT OUR
09:00:01 NEIGHBORHOOD, SO THAT'S WHY I OPPOSE IT AND I ASK TO YOU
09:00:04 DECLINE THE ZONING CHANGE.
09:00:05 THANK YOU.
09:00:07 >>Tammy Duran: THAT'S IT.
09:00:10 >>Scotty Wood: I JUST WANT TO SUGGEST TO THE APPLICANT THAT
09:00:13 YOU NEED TO MEET WITH THE NEIGHBORHOOD.

09:00:25 >>Barry Jones: IS THIS PROPERTY PART OF THE MASTER
09:00:27 ASSOCIATION?

09:00:33 >> THE ANSWER IS NO.
09:00:34 >>Barry Jones: IS THIS PROPERTY PART OF THE MASTER
09:00:36 ASSOCIATION PELICAN SOUND?
09:00:47 >>Scotty Wood: OKAY.
09:00:48 I THINK WE'RE DONE.
09:00:51 >>Jim Wallace: I HAVE ONE COMMENT I'D LIKE TO MAKE.
09:00:53 I WAS VERY SURPRISED.
09:00:56 THERE'S 1400 HOMES, SO ABOUT 2500 OR 3,000 CARS IN PELICAN
09:01:02 SOUND, AND HERE WE HAVE 400.
09:01:06 UNITS.
09:01:08 ABOUT 1900 TOTAL.
09:01:10 BUT PELICAN SOUND HAS 1400 UNITS.
09:01:13 AND NOT ONE PERSON FROM PELICAN SOUND CAME AND EXPRESSED
09:01:17 CONCERN -- OH, THERE ARE SOME PEOPLE I GUESS DIDN'T SPEAK.
09:01:20 1300.
09:01:23 SORRY, I GOT IT WRONG.
09:01:24 BUT I WAS SURPRISED THAT ALL THE SPEAKERS WERE FROM THE
09:01:29 MEADOWS, ESTERO AT THE MEADOWS, I THINK IT IS.
09:01:33 MEADOWS AT ESTERO AND NONE WERE FROM PELICAN SOUND.
09:01:39 >>Michael Sheeley: LET'S MOVE ON.
09:01:45 >>Tammy Duran: WE'RE STILL GOING.
09:01:48 >>Scotty Wood: WE NEED TO WRAP THIS UP.
09:01:50 >> PELICAN SOUND DOESN'T USE THAT ROAD.

09:01:52 WE HAVE THREE ENTRANCES, NORTH, SOUTH AND THAT IS THE
09:01:56 MIDDLE.
09:01:56 THAT IS THE LAST ONE WE USE.
09:02:00 >>James Tatooles: IT'S TOO DANGEROUS PROBABLY.
09:02:01 [LAUGHTER]
09:02:04 >>Scotty Wood: MOVING RIGHT ALONG, OUR FINAL ITEM, ACTUALLY,
09:02:10 WE HAVE ONE PUBLIC INPUT CARD AT THE END OF OUR AGENDA, BUT
09:02:15 RIGHT NOW IT IS THE COCONUT POINT FORD EXPANSION.
09:02:23 >>Mary Gibbs: THIS CASE SHOULD BE FAIRLY QUICK.
09:02:25 >>Jim Hart: YES, WE WILL GO VERY QUICK.
09:02:28 THE COCONUT POINT FORD EXPANSION --
09:02:30 >>Mary Gibbs: YOU MIGHT NEED TO LET -- MAYBE THESE PEOPLE
09:02:33 CAN LEAVE KIND OF QUIETLY.
09:02:38 >>Jim Hart: AT THE FACILITY, THIS IS AT WEST SIDE OF 41,
09:02:41 SOUTH OF GALLOWAY FORD ROAD.
09:02:43 THEY ARE WANTING TO CONSTRUCT 18 SERVICE BAYS WITH 14
09:02:47 ADDITIONAL PARKING SPACES.
09:02:49 AND ADDITIONAL INFRASTRUCTURE.
09:02:54 >>Mary Gibbs: EXCUSE ME.
09:02:55 THE MEETING IS STILL GOING ON.
09:02:57 CAN EVERYBODY PLEASE LEAVE QUIETLY?
09:02:58 THANK YOU.
09:02:59 QUIETLY.
09:03:02 PEOPLE SPEAKING AT THE DAIS.

09:03:06 >>Jim Hart: WILL DO THE PRESENTATION.

09:03:15 >> I WILL BE CONCISE.
09:03:18 >>Mary Gibbs: KYLE IS GOING TO BE BRIEF, CONCISE, AND
09:03:22 SUCCINCT.
09:03:32 >> KYLE KITCHENS, REPRESENTING COCONUT FORD.
09:03:36 PROJECT ARCHITECT AT STUDIO AD.
09:03:40 WE'LL SEE IF WE CAN GET SOME TECHNICAL THINGS HERE REAL
09:03:42 QUICK.
09:03:43 IT WILL BE A LOT EASIER FOR ME TO RUN THROUGH THIS IF WE
09:03:47 HAVE OUR PowerPoint, QUICKLY.
09:03:50 CONCISELY.
09:04:13 >> AS I SAID, KYLE KITCHENS FOR COCONUT POINT FORD, THE NEW
09:04:18 VEHICLE SERVICE BUILDING, AND WITH ME TONIGHT IS ALSO FROM
09:04:22 HALEY WARD, THE PROJECT ENGINEER, AHMAD KAREH.
09:04:25 AND OUR LANDSCAPE ARCHITECT, JOSH KELLY.
09:04:28 TO ANSWER ANY QUESTIONS THAT YOU MIGHT HAVE.
09:04:31 THIS PROJECT, THIS IS PART OF COCONUT POINT CAMPUS, THE
09:04:40 SOUTHERN END OF IT.
09:04:41 AND THIS SERVICE BUILDING WAS ORIGINALLY PERMITTED BY LEE
09:04:45 COUNTY UNDER THEIR LDO PROTOCOLS, BUT THAT WAS BEFORE THE
09:04:51 VILLAGE BECAME A VILLAGE.
09:04:54 AND SO WE HAD TO COME BACK.
09:04:58 THAT'S HOW THIS ALL GENERATED.
09:04:59 THE PROPOSED FACILITY IS 13,477 I BELIEVE, AROUND THAT.
09:05:05 IT'S IN THE SPOT THAT WAS ORIGINALLY PERMITTED FOR THIS.
09:05:10 IT'S IN A PARKING LOT AND AS MOST PEOPLE KNOW NOW, THERE'S

09:05:14 NOT NEARLY AS MANY CARS ON DEALERS' PARKING LOTS AS THERE
09:05:19 USED TO BE.
09:05:20 BUT WHAT THEY REALLY NEED IS NEW SERVICE BUILDING.
09:05:23 TO DO THEIR EV WORK AND SOME OF THEIR QUICK CHANGE WORK.
09:05:30 THAT'S KIND OF THE PLAN FOR IT.
09:05:31 I CAN LET AHMAD SPEAK TO ANY SITE CIVIL ISSUES THAT YOU
09:05:37 MIGHT HAVE AND ALSO JOSH SPEAK TO THE LANDSCAPING ISSUES.
09:05:42 I'LL GO THROUGH THE ARCHITECTURAL THINGS REAL QUICK.
09:05:44 IT IS A ONE-STORY BUILDING.
09:05:46 18 SERVICE BAYS.
09:05:47 REALLY THEY ONLY USE 17 OF THEM.
09:05:49 IT'S GOT A THREE-HOUR FIREWALL THAT SEPARATES THE WAITING
09:05:53 AREA AND CREW QUARTERS AND WHATNOT.
09:05:57 THE BUILDING IS -- WE'RE TRYING TO MATCH THE BUILDINGS THAT
09:06:02 ARE OUT THERE, THE EXISTING CAMPUS BUILDING.
09:06:04 SO THAT'S KIND OF WHERE THE STYLE, THE ARCHITECTURE CAME
09:06:08 THROUGH.
09:06:08 WE'VE WORKED THROUGH STAFF AND I BELIEVE WE'VE CLEARED UP
09:06:12 MOST OF THE DESIGN STANDARDS ISSUES THAT THEY MAY HAVE HAD
09:06:17 WITH IT.

09:06:17 THIS IS REALLY WHAT I WANTED TO SHOW YOU.
09:06:20 THE TOP ONE IS IF YOU COULD SEE THE BUILDING, THAT'S WHAT IT
09:06:25 WOULD LOOK LIKE.
09:06:26 BUT THE BOTTOM PHOTOGRAPH IS WHAT'S ACTUALLY THERE.
09:06:29 THIS BUILDING IS INVISIBLE PRACTICALLY FROM U.S. 41.

09:06:34 AND ON THE OTHER SIDE OF IT, ON THE WEST SIDE, THERE IS A
09:06:38 TREMENDOUS BUFFER BETWEEN IT AND THE RESIDENTIAL AREA,
09:06:41 COUPLE HUNDRED FEET WIDE, I BELIEVE.
09:06:44 AND THAT'S WHAT WE PROPOSE IT TO LOOK LIKE.
09:06:47 AGAIN, WE'RE MATCHING, TRYING TO BE SYMPATHETIC TO THE
09:06:50 EXISTING ARCHITECTURE THAT'S OUT THERE.
09:06:52 THIS IS PART OF THE CAMPUS OF BUILDINGS.
09:06:55 IT'S CERTAINLY FOR THE USE.
09:06:59 AND I WOULD BE HAPPY TO ANSWER ANY QUESTIONS THAT ARE
09:07:01 RELATED TO -- OH, YEAH, THE SITE LIGHTING AS WELL FROM OUR
09:07:08 ELECTRICAL ENGINEER.
09:07:09 AND WE'RE REALLY JUST MOVING THE EXISTING LIGHTS THAT ARE
09:07:12 THERE AROUND THIS BUILDING.
09:07:14 IT WILL HAVE A COUPLE OF WALL PACKS ON IT AND SOME CANOPY
09:07:18 LIGHTING UNDERNEATH THE DRIVE-THROUGH, BUT OTHER THAN THAT,
09:07:21 IT ALL COMPLIES WITH THE PHOTOMETRICS.
09:07:25 IF THERE ARE ANY QUESTIONS, ARCHITECTURALLY, I CAN ANSWER
09:07:28 THOSE.
09:07:29 SITE CIVIL, AHMAD CAN ANSWER.
09:07:31 IF LANDSCAPE, JOSH CAN ANSWER THOSE.
09:07:34 I'LL LEAVE IT TO THE BOARD.
09:07:38 >>Jim Wallace: I FIND IT A LITTLE BOXY BUT DEFER TO YOU.
09:07:41 >>Michael Sheeley: BOXY, BORING AND HIDDEN LIKE KYLE SAID.
09:07:46 HE IS SYMPATHETIC TO THE ORIGINAL DEALERSHIP WHICH I DID
09:07:49 BEFORE ESTERO EXISTED.

09:07:51 WE WORKED WITH THE OLD COMMITTEE ON THE DESIGN STANDARDS.
09:07:54 IT WAS ONE OF THE FIRST IN ESTERO TO GO THROUGH ANY KIND OF
09:07:57 DESIGN STANDARD PROCESS.
09:07:59 SO I DON'T REALLY OBJECT TO IT ON THAT BASIS.
09:08:02 IT'S UTILITARIAN BUILDING.
09:08:05 >>Jim Wallace: ANYTHING WITH THE PARAPET ROOF THAT COULD
09:08:07 MAKE IT A LITTLE LESS BOXY?
09:08:09 >>Michael Sheeley: COULD BE.
09:08:10 YOU COULD LOOK AT THE ROOF.
09:08:12 IT IS A LITTLE BIT --
09:08:15 >> THAT'S WHAT COMPLIES WITH THE CODE.
09:08:16 AGAIN, WE'D CERTAINLY TAKE IT UNDER ADVISEMENT.
09:08:19 >>Michael Sheeley: OTHER IDEAS ABOUT HOW TO MAKE IT A LITTLE
09:08:22 MORE DELICATE WOULD BE GOOD.
09:08:25 MAINLY, I WOULD RECOMMEND THAT WHEN YOU COME BACK YOU HAVE
09:08:27 SOME DECENT QUALITY PRINTS INSTEAD OF THESE ONES THAT ARE

09:08:30 FOGGY.
09:08:31 >> OKAY.
09:08:33 >>Jim Wallace: EAST ELEVATION FACE, FACING ONE OF YOUR OTHER
09:08:37 BUILDINGS OR IS THAT FACING A PUBLIC PARKING LOT?
09:08:40 >> IT FACES ANOTHER BUILDING.
09:08:42 THERE IS A BUILDING IN FRONT OF IT WHICH IS A SALES BUILDING
09:08:45 THAT IS -- YEAH, THAT BUILDING.
09:08:48 IT'S BEHIND THAT BUILDING.
09:08:49 >>Jim Wallace: THAT ELEVATION IS NOT BEING SEEN BY THE

09:08:51 PUBLIC.
09:08:52 >> YEAH, AGAIN, IF YOU GO BACK TO THE RENDERING, THAT'S THE
09:08:57 BUILDING YOU SEE IN FRONT.
09:08:58 AND IT IS THE SALES BUILDING.
09:09:00 YOU DON'T REALLY -- YOU WON'T ACTUALLY SEE THE BUILDING.
09:09:04 TO THE SOUTH, WE ADDED A TREMENDOUS AMOUNT OF LANDSCAPING
09:09:07 THAT JOSH CAN SPEAK TO COMPLETE HIDING THIS BUILDING.
09:09:12 THAT'S THE INTENT.
09:09:13 WE WANT TO HIDE IT.
09:09:14 AS MIKE POINTS OUT, IT IS A UTILITARIAN BUILDING FOR
09:09:19 SERVICE.
09:09:24 >>Barry Jones: FROM A SITE STANDPOINT, THE APPLICATION SAID
09:09:27 14 ADDITIONAL PARKING SPOTS.
09:09:28 [INAUDIBLE]
09:09:42 >> ZOOM A LITTLE BIT.
09:09:48 >> LET'S USE THE LANDSCAPE PLAN.
09:09:50 YOU SEE YOUR PARKING SPACES ON IT.
09:09:52 THIS MAY BE EASIER FOR THEM TO SEE.
09:10:07 >> [INAUDIBLE]
09:10:22 >>Mary Gibbs: JIM IS GOING TO HELP YOU AHMAD.
09:10:26 >> LET'S GO BACK TO THE SITE CIVIL.
09:10:27 THIS IS THE CIVIL PLAN IF WE COULD BLOW THAT UP.
09:10:30 WHAT THEY ARE DOING, ALONG THIS BACK ROAD, THEY ARE ADDING
09:10:37 PARKING.
09:10:38 THAT'S WHERE THE ADDITIONAL SPACES ARE.

09:10:40 SO THEY HAVE -- IT'S A DEAD-END ROAD RIGHT NOW.
09:10:43 THEY ARE ADDING SPACES ALONG THAT, AND THEN THEY ARE ADDING
09:10:46 ADDITIONAL ENTRANCE IN ON THIS BACK CORNER.
09:10:50 >>Jim Wallace: WHERE ARE THE SPACES?
09:10:52 >>Barry Jones: THAT'S NOT CURRENTLY SHOWN ON THE SITE PLAN.
09:10:57 >> [NOT SPEAKING INTO A MICROPHONE]
09:11:10 >> SERVICE ROAD IN THE BACK OF THE PROPERTY.
09:11:11 THAT SERVICE ROAD DEAD ENDS AND GREEN AREA BETWEEN THE
09:11:17 PARKING AND THE -- WE ARE TAKING SOME OF THE GREEN AREA TO
09:11:22 ADD --
09:11:23 >>Michael Sheeley: IT'S SHADED THERE.
09:11:25 >>Jim Wallace: NOW I SEE IT.

09:11:27 NOW WE SEE IT.
09:11:30 OKAY.
09:11:35 >>Barry Jones: I LIVE IN FOUNTAIN LAKES.
09:11:37 I'M RIGHT IMMEDIATELY ADJACENT TO THIS.
09:11:38 THE BIGGEST CONCERN I HAVE IS THE NOISE FROM THE OPERATIONS
09:11:42 OF THE GARAGE WITH THE OPEN-FACING DOORS FACING TOWARDS THE
09:11:45 RESIDENTIAL ON THE SOUTH.
09:11:46 I KNOW THAT WHEN I'M AT THE CLUBHOUSE AT FOUNTAIN LAKES IT'S
09:11:50 EVEN FURTHER AWAY.
09:11:51 I CAN STILL HEAR AIR HANDLERS FROM THE EXISTING AUTO STUFF.
09:11:56 SO THERE WOULD BE A CONCERN WHEN YOU COME BACK AS FAR AS HOW
09:12:00 IS THAT UNIT GOING TO BE FUNCTIONING, ARE THOSE DOORS GOING
09:12:05 TO BE OPEN ALL DAY DURING HOURS OF OPERATION IS THIS A

09:12:08 CLIMATE-CONTROLLED BUILDING?
09:12:11 SO THE INTENT WOULD BE FOR ALL THOSE BAY DOORS TO BE OPEN
09:12:14 EVERY DAY, WHATEVER SOUND EMANATING --
09:12:21 >> THERE IS A FENCE ALONG THE PROPERTY LINE BETWEEN THE
09:12:25 FOUNTAIN LAKES AND THIS PROJECT.
09:12:28 AND THERE IS A 75 FEET OF A BUFFER WHICH IS FULL OF
09:12:32 INDIGENOUS TREES.
09:12:34 AND SO THERE IS PLENTY OF -- AGAIN, THAT WAS APPROVED IN THE
09:12:38 ORIGINAL ZONING RESOLUTION THAT WAS APPROVED IN THE ORIGINAL
09:12:43 DEVELOPMENT ORDER.
09:12:44 AND THAT'S AGAIN WHAT WE ARE PROPOSING RIGHT NOW.
09:12:47 I UNDERSTAND YOUR CONCERN.
09:12:49 BUT THERE IS A VERY HEAVY BUFFER BETWEEN FOUNTAIN LAKES.
09:12:53 THIS IS NOT A NORMAL 20 FEET BUFFER OR 15 FEET OR 10 FEET,
09:12:58 WHICH, AGAIN, WE HAVE THE LANDSCAPE.
09:13:03 >>Barry Jones: [INAUDIBLE]
09:13:04 >> CORRECT.
09:13:04 SO IT SHOULD BLOCK MOST, IF NOT ALL OF THE NOISE.
09:13:09 >>Barry Jones: RIGHT NOW, THE BAY DOORS ARE EVEN FACING
09:13:11 NORTH-SOUTH IN THE EXISTING FACILITY AND WE CAN HEAR IT.
09:13:15 SO THEY ARE FACING EAST-WEST DIRECTLY AT US.
09:13:18 ONE THING WE LEARNED SPECIFICALLY IN OUR CAR WASH REVIEWS
09:13:22 WAS THE AVENUE THAT THE SOUND EXITS OUT OF HAS A BIG IMPACT
09:13:26 AS TO HOW IT CARRIES.
09:13:28 SO THOSE WEST FACING GARAGE DOORS AND THE SOUND EMANATING

09:13:33 FROM THAT WOULD BE A CONCERN THAT SOMEHOW NEEDS TO BE
09:13:37 ADDRESSED.
09:13:37 AND I DON'T KNOW IF IT'S VIA A SOUND STUDY OR A COMMITMENT
09:13:41 THAT IF YOU SEE A CERTAIN DECIBELS, YOU HAVE A DIFFERENT
09:13:44 OPERATING PROTOCOL, BUT THERE'S GOING TO BE SOMETHING THAT
09:13:47 NEEDS TO BE ADDRESSED THERE.
09:13:48 JUST FEEDBACK.
09:13:51 THE DEAD END ROAD, NEVER INTENDED TO GO THROUGH.

09:13:56 I DON'T KNOW WHY IT WAS EVER BUILT, BUT THAT'S CURRENTLY GOT
09:14:00 -- YOU'LL TEAR ALL THAT OUT.
09:14:02 >> THAT'S CORRECT.
09:14:04 >>Barry Jones: AND THEN PUT PARKING SPOTS OFF OF THAT.
09:14:07 ADDITIONAL STORMWATER FOR THE ADDITIONAL IMPERVIOUS --
09:14:16 >> WE HAVE APPLIED FOR.
09:14:18 WE HAVE MODIFIED, APPLIED FOR A MODIFICATION.
09:14:20 ALREADY OBTAINED THE MODIFICATION.
09:14:23 IT JUST HAPPENED.
09:14:24 I DID THE ORIGINAL PLAN.
09:14:25 WE HAVE WAY EXTRA CAPACITY OF WATER MANAGEMENT.
09:14:33 WHEN WE SUBMITTED FOR MODIFICATION, WE WENT AHEAD AND
09:14:36 PROVIDED THOSE CALCULATIONS, STORMWATER MANAGEMENT
09:14:39 CALCULATIONS AND AGREED THERE ARE PLENTY.
09:14:41 WE HAVE ALREADY OBTAINED OUR SOUTH FLORIDA WATER MANAGEMENT
09:14:44 DISTRICT MODIFICATION.
09:14:50 >>Jim Wallace: HOW DO YOU ADDRESS THAT SOUND?

09:14:52 IF YOU HAVE TEN BAYS, A LOT OF NOISE COMING OUT OF THERE.
09:14:56 WHITE NOISE TO COUNTER IT?
09:15:04 >>Barry Jones: 17 BAYS TOTAL.
09:15:06 >> FACING WEST.
09:15:07 >>Barry Jones: DOESN'T MATTER BECAUSE THE BAYS ARE OPEN
09:15:10 INTERNAL.
09:15:11 ONE BIG BUILDING WITH 17 BAYS.
09:15:13 OFFER SOME SORT OF FEEDBACK HOW TO BUFFER ANY NOISE.
09:15:30 CAR WASHES, THEY TOOK VACUUM MACHINES AND PUT THEM INSIDE
09:15:34 WHERE YOU COULDN'T HEAR THE GENERATORS OR COMPRESSORS.
09:15:37 THERE ARE WAYS TO BUFFER THE NOISE.
09:15:47 >>Jim Wallace: WHAT WAS DONE WITH THE CAR WASH AT THE VINES
09:15:49 WHERE THEY MOVED EVERYTHING INSIDE AND THEY MOVED ONE WALL,
09:15:52 EXTENDED IT.
09:15:53 I'VE DRIVEN BY IT, AND YOU DON'T HEAR THEM.
09:15:57 >>Barry Jones: CLIMATE CONTROLLED BUILDING IT'S NOT
09:15:59 REALISTIC TO EXPECT THESE DOORS TO BE CLOSED ALL THE TIME.
09:16:02 THERE IS A CONCERN THERE THAT'S WHAT THIS INFORMATION
09:16:07 MEETING IS ABOUT IS TO LET YOU KNOW OUR CONCERNS.
09:16:10 GOOD TO SEE YOU AGAIN.
09:16:18 >> IT'S A PLEASURE SEEING YOU, BARRY.
09:16:19 I COULD HEAR THE VOICE, MY FRIEND.
09:16:22 >>Scotty Wood: OKAY.
09:16:23 YOU'VE GOT YOUR FEEDBACK.
09:16:24 ANY PUBLIC INPUT?

09:16:29 >>Tammy Duran: NOT FOR THIS, NO.
09:16:32 >>Scotty Wood: NOT ON THIS SUBJECT.
09:16:33 THANK YOU.
09:16:35 >> THANK YOU SO MUCH.

09:16:37 >>Scotty Wood: OUR FINAL ITEM IS PUBLIC INPUT ON NON-AGENDA
09:16:43 ITEMS.
09:16:44 WE HAVE A CARD.
09:16:45 SO GO AHEAD.
09:16:46 YOU HAVE FIVE MINUTES.
09:16:51 >> GEORGE, HORSE HAME HOLLOW.
09:16:56 I NEED HELP UNDERSTANDING TWO CONCEPTS.
09:17:00 ONE IS STIPULATION.
09:17:00 I NOTICED -- JUST GIVE YOU TWO EXAMPLES.
09:17:04 I'M HERE TO LEARN.
09:17:05 I'M HERE TO LISTEN IF YOU HAVE SOME SUGGESTIONS NOW OR IF
09:17:09 YOU WANT TO REFER ME TO MARY OR TO JIM, THEY CAN FLIP A COIN
09:17:14 AND THE LOSER CAN DEAL WITH ME.
09:17:17 BUT THERE WAS ONE THING, HAVE TO REOPEN THE MOTION TO ADD A
09:17:20 STIPULATION THAT THE LIGHTING SHALL BE CODE COMPLIANT.
09:17:25 THIS WAS AGAIN BACK AT THE BROOKS.
09:17:26 I WAS SURPRISED THAT YOU HAD TO MODIFY A MOTION TO ADD A
09:17:31 STIPULATION THAT SAYS YOU HAVE TO ADHERE TO THE CODE.
09:17:35 I'M JUST CONFUSED ABOUT THAT.
09:17:37 AND THEN MY SECOND QUESTION IS, THERE'S OFTEN STIPULATIONS,
09:17:42 ESPECIALLY WITH PICKLEBALL, WHERE IT SAYS IF THERE ARE

09:17:45 FURTHER COMPLAINTS AND/OR IF STIPULATIONS, ET CETERA, ISSUES
09:17:49 BROUGHT TO THE STAFF ATTENTION, WE WILL AGREE TO IN A SENSE
09:17:52 MITIGATE.
09:17:53 I GUESS MY QUESTION IS, WHO HAS THE RIGHT THEN TO COMPLAIN?
09:17:58 AND IS THERE LIKE A CRITICAL MASS OF NUMBERS OF PEOPLE THAT
09:18:03 COMPLAIN?
09:18:06 I GUESS IF SOMEBODY BUYS A HOME AND THE PICKLEBALL COURT IS
09:18:09 ALREADY THERE, THEN I GUESS THE ARGUMENT WOULD BE, WELL, IT
09:18:12 WAS THERE, YOU KNEW WHEN YOU BOUGHT IT.
09:18:15 BUT WHAT HAPPENS IF, SAY, IT'S APPROVED BUT IT'S NOT BUILT
09:18:19 AND SOMEBODY BUYS, THEY DON'T KNOW THERE IS GOING TO BE
09:18:22 PICKLEBALL.
09:18:22 SO I GUESS MY QUESTION IS, THESE STIPULATIONS SEEM TO BE
09:18:25 VERY VAGUE, ARBITRARY AND CONFUSING.
09:18:28 WHAT AM I MISSING?
09:18:31 IF YOU WANT ME TO TALK TO JIM OR MARY OFF-LINE SOMETIME,
09:18:34 I'LL BE GLAD TO.
09:18:37 >>Barry Jones: THE FIRST CASE YOU BROUGHT UP IS A CASE WHERE
09:18:40 I DON'T BELIEVE THE PHOTOMETRICS WERE SUBMITTED.
09:18:42 SO THERE WAS A REQUIREMENT OR AT LEAST A DESIRE TO PUT THE
09:18:47 APPLICANT ON NOTICE THAT WHEN THEY DO THE PHOTOMETRICS HAS
09:18:52 TO BE CONSISTENT.
09:18:53 PROBABLY DIDN'T NEED TO BE REITERATED.
09:18:57 IT WAS DONE IN ABUNDANCE OF CAUTION.
09:19:00 THE SECOND ONE, ONCE A PROPERTY HAS APPROVED THROUGH A

09:19:04 PUBLIC FORUM SUCH AS THIS HAS AN APPROVED USE, AND IT DOES
09:19:10 TAKE AN INFORMED CONSUMER, THEY CAN IDENTIFY WHAT HAS BEEN
09:19:16 APPROVED IN PROXIMITY TO -- THROUGH ZONING OR THROUGH
09:19:20 DEVELOPMENT ORDERS OR THROUGH OUR ARCHITECTURAL REVIEW
09:19:23 BOARD.
09:19:24 THOSE CASES HAVE COME UP.
09:19:25 SO THERE IS AN ADJOINING PIECE OF PROPERTY THAT IS NOT
09:19:28 DEVELOPED OR ANYTHING, YOU CAN LOOK THROUGH THE ZONING.
09:19:31 YOU CAN LOOK AT THE COMPREHENSIVE PLAN AND SEE WHAT'S
09:19:33 ALLOWED THERE FOR A PROPOSED USE, JUST LIKE THE ZONING FOR
09:19:37 THE MULTIFAMILY EARLIER, THE ENTRANCE FOR THE APARTMENTS.
09:19:42 THE COMPREHENSIVE PLAN THAT SAYS THESE ARE ALLOWED USES
09:19:44 HERE, AND WE HAVE TO REVIEW AND APPROVE BY THAT
09:19:51 COMPREHENSIVE PLAN, WHETHER THAT IS AN ALLOWED USE.
09:19:53 >> IN THE CASE OF BUYING NEW, IT'S THE POTENTIAL FOR A
09:19:58 PARTICULAR USE.
09:20:00 I'M RESPONSIBLE FOR KNOWING THAT NEXT DOOR THERE IS THE
09:20:03 POTENTIAL, SAY, FOR PICKLEBALL.
09:20:06 >> THAT'S CORRECT.
09:20:09 >>Jim Wallace: LET ME CLARIFY THAT, NOT WITHIN THE
09:20:11 DEVELOPMENT THAT YOU ARE BUYING, BUT IF YOU'RE BUYING IN A
09:20:17 DEVELOPMENT, THERE IS A VERY STRICT REQUIREMENT FOR THE
09:20:21 DEVELOPER TO DISCLOSE WHAT HE IS BUILDING AND WHAT HE MAY BE
09:20:24 POTENTIALLY BUILDING.
09:20:28 IF YOU'RE BUYING IN A NEW COMMUNITY, BUYING A NEW HOME, AND

09:20:31 IN ANOTHER COMMUNITY, ANOTHER, THAT'S UP TO YOU.
09:20:37 >> UNDERSTOOD.
09:20:38 I GUESS -- AND THANK YOU.
09:20:40 SPECIFICALLY, IF WE WERE TO GO AHEAD IN A COMMUNITY AND PUT
09:20:45 UP A PICKLEBALL COURT, WHAT IS THE PROCESS, THE PROCEDURE
09:20:48 FOR PEOPLE THERE TO SAY I DON'T LIKE IT, IT'S TOO NOISY.
09:20:54 AND DOES THIS BOARD LISTEN?
09:20:57 OKAY, WE HAVE EIGHT PEOPLE OR IS IT A PERCENTAGE?
09:21:01 >>Barry Jones: THERE IS A NOISE ORDINANCE THAT ANYBODY HAS
09:21:03 TO ADHERE TO AND ANYBODY CAN MAKE A COMPLAINT TO THE VILLAGE
09:21:07 THAT SAYS THAT THIS PROPERTY HAS EXCEEDED --
09:21:10 >> FINE, THANK YOU.
09:21:11 THAT ANSWERS MY QUESTIONS.
09:21:14 THANK YOU.
09:21:14 I HAVE TWO COMMENTS, TWO SUGGESTIONS.
09:21:16 ONE IS I THINK WE'VE ALL LEARNED THAT THE DECIBEL RATING FOR
09:21:21 PICKLEBALL IS NOT THE BEST CRITERIA.
09:21:25 I DON'T KNOW WHAT ONE IS, BUT I WOULD STRONGLY SUGGEST THAT
09:21:29 JIM OR SOMEBODY TAKE A LOOK AT WHAT IS A MORE REASONABLE AND
09:21:32 MORE EFFECTIVE CRITERIA FOR HAVING PICKLEBALL.
09:21:37 IT REALLY COMES DOWN TO THE FREQUENCY, BOTH THE SPATIAL AND
09:21:40 THE TEMPORAL FREQUENCY.

09:21:41 IT'S NOT HOW LOUD IT IS.
09:21:43 PEOPLE CAN SIT NEXT TO A PUMP AT A SWIMMING POOL WITH THE
09:21:48 HEATER.

09:21:48 THAT'S GOING TO BE 65 DB.
09:21:50 IT IS THE FREQUENCIES WITH WHICH THIS THING HITS.
09:21:53 AND MY LAST COMMENT IS, THE SOUND STUDY THAT WAS DONE,
09:21:57 AGAIN, I'M NOT PICKING ON THE BROOKS.
09:21:59 IT WAS THE ONE MOST RECENT.
09:22:00 THE SOUND STUDY THAT WAS DONE SAID, 16 COURTS IS THE SAME AS
09:22:04 ONE.
09:22:05 I REALLY HAVE TO DISAGREE WITH THE FELLOW PURSUE ENGINEER
09:22:08 WHO DID THAT.
09:22:09 WE ALL KNOW THAT 16 COURTS IS NOT THE SAME AS ONE.
09:22:12 GO TO ANYPLACE AND LISTEN.
09:22:15 THAT'S NUMBER ONE.
09:22:16 HIS ARGUMENT THAT, WELL, IT'S SO UNLIKELY THAT THE BALL WILL
09:22:19 BE HIT INSTANTANEOUSLY AT THE SAME TIME, THAT MAY BE TRUE,
09:22:25 BUT THE THING HE NEGLECTED IS THAT THE SOUND HAS A CERTAIN
09:22:28 DURATION.
09:22:29 AND I'M NOT GOING TO WASTE TIME NOW BECAUSE I FIND IT VERY
09:22:32 INTERESTING INTELLECTUAL QUEUING THEORY PROBLEM THAT I'M
09:22:35 GOING TO WORK ON.
09:22:36 IT HAS NOTHING TO DO WITH HITTING THE WALL.
09:22:39 IT'S THE DURATION OF THE SOUND AND IT'S THAT OVERLAP.
09:22:42 ANYWAY, THANK YOU.
09:22:45 >>Scotty Wood: THANK YOU.
09:22:48 >>Barry Jones: I WOULD OFFER THAT I BELIEVE STAFF HAS MADE
09:22:51 RECOMMENDATION OF A DECIBEL LEVEL SOMEWHAT LOWER THAN OUR

09:22:54 AVERAGE NOISE ORDINANCE.
09:22:56 ISN'T OUR AVERAGE NOISE ORDINANCE 66?
09:22:57 THE RECOMMENDATION THAT WAS MADE FOR POTENTIAL, TAKING IT
09:23:02 DOWN TO A 55 DB LEVEL.
09:23:05 THERE IS A STANDARD NOISE ORDINANCE, AND THERE IS AN ATTEMPT
09:23:10 TO APPLY DIFFERENT LOWER LEVEL --
09:23:13 >> I UNDERSTAND.
09:23:13 PEOPLE HAVE EQUATED PICKLEBALL TO A DRIPPING FAUCET IN TERMS
09:23:17 OF THE IRRITATION.
09:23:18 TWO DRIPPING FAUCETS, IT'S WORSE.
09:23:21 THANK YOU.
09:23:23 >>Scotty Wood: MOTION TO ADJOURN?
09:23:25 >>Barry Jones: SECOND.
09:23:26 >>Scotty Wood: ALL IN FAVOR?
09:23:28 >> AYE.
09:23:28 >>Scotty Wood: WE'RE ADJOURNED.
09:23:29

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CAPTIONING WHICH SHOULD NEITHER BE RELIED UPON FOR COMPLETE
ACCURACY NOR USED AS A VERBATIM TRANSCRIPT.
ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE
PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

Final Action Agenda/Minutes are supplemented by audio and video recordings of the meetings, as well as transcripts. Video recordings of Design Review Board meetings from June 8, 2016, forward, as well agendas, staff reports, resolutions, ordinances, and other documents related to the meetings can be viewed online at https://estero-fl.gov/agendas/ at the corresponding meeting date.

DRAFT MINUTES

Planning Zoning and Design Board Meeting

Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
July 11, 2023 5:30 p.m.

1. CALL TO ORDER: 4:31 p.m.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

Present: Chairman Scotty Wood, Vice Chairman Anthony Gargano, Board Members James Tatooles, Barry Jones, Jim Wallace, Michael Sheeley, and Kristin Jeannin.

Also present: Village Land Use Counsel Nancy Stroud, Community Development Director Mary Gibbs, Development Review Manager Jim Hart, and Deputy Village Clerk Tammy Duran.

4. APPROVAL OF AGENDA:

A motion to approve the agenda was made and duly passed.

5. BUSINESS:

(a) Consent Agenda

(1) Approval of June 13, 2023, meeting minutes.

A motion to approve the consent agenda was made and duly passed.

6. PUBLIC INFORMATION MEETING

(a) The Residences at Brooks Town Center (also known as Coconut Pointe Residences at the Brooks) – Development Order (submittal pending) (District 6)

9.95-acre parcel at the northwest corner of Coconut Road and Three Oaks Parkway.

Public Information Meeting to present an overview of proposed project to demolish the Winn Dixie building in the Brooks Town Center and construct a 4 story 154-unit multi- family building in the parking lot.

Staff Presentation/Comments
Mary Gibbs, Community Development Director
Nancy Stroud, Village Land Use Counsel

Presentation/Information by
Neale Montgomery, Esq, Pavese Law Firm
Charles Krebs, PE, Hole Montes
Fran Litton, Hole Montes
Tom Cavanaugh, PAC Land Development Corp.

Public Comment
eComments
Nancy Brackmann, The Brooks
Gregory Gierhart, Tidewater
Carol Marrow, Shadow Wood
Shelley and Tucker Woodson, The Brooks
Jeanne Leonard, Shadow Wood
Anthony Unruh, Estero
Mary Kessinger, Estero
Claire Behr, Estero
Andrew Bregman, Estero
Robert Barker, Bonita Springs
Ron Siemers, The Brooks
Jeannette Siemers, The Brooks
Mary O'Connor, Shadow Wood
Tracy Dankoff, Shadow Wood

In-Person
Tammy Rose, Barbershop Owner
Thomas Maguire, Shadow Wood
Jim Merritt, The Brooks
Gail A, Korfhage, Shadow Wood
Mary O'Connor, Shadow Wood
Lori Mann, Pebble Pointe
Kathy Wyrofsky, Shadow Wood
Mary Ann Blakeley, Shadow Wood

Board Questions or Comments
Board Members Jones, Tatooles, Wallace, Sheeley, Jeannin, Vice Chairman Gargano, and Chairman Wood.

7. PUBLIC HEARINGS (Quasi-Judicial)

Chairman Wood provided information regarding Board business and quasi-judicial hearings. All audience members and staff providing testimony for the hearing were sworn in by Village Land Use Counsel Stroud.

(a) The Residences at Brooks Town Center (also known as Coconut Pointe Residences at the Brooks) – Final Plan Approval (DCI2020-E001) (District 6)

9.95-acre parcel at the northwest corner of Coconut Road and Three Oaks Parkway.

Request for Final Plan Approval and three deviations to develop a 154-unit multi-family development, The Residences at Brooks Town Center.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments
Mary Gibbs, Community Development Director
Nancy Stroud, Village Land Use Counsel

Presentation/Information by
Neale Montgomery, Esq, Pavese Law Firm
Tom Cavanaugh, PAC Land Development Corp.

Public Comment
None.

Board Questions or Comments
Board Members Jones, Wallace, and Vice Chair Gargano.

Motion: Motion to approve Resolution 2023-01.

Motion by: Board Member Jones
Seconded by: Board Member Wallace

Action: Approved Resolution 2023-01.

Vote:
Aye: Board Members Tatooles, Jones, Jeannin, Sheeley, Wallace, and Chairman Wood
Nay: Vice Chairman Gargano
Abstentions:

Recess at 6:41 pm and Convene 6:49 pm.

(b) Estero Bay Chevrolet Auto Dealership Lighting Upgrade – Deviation (LDO2023 TBD) (District 5) Continued from June 13, meeting.

10640 Chevrolet Way located south of Corkscrew Road, next to the I-75 southbound entrance ramp and north of Corkscrew Woodlands.

Deviation from Section 5-604 E 1 to use 4000K or 5000K lighting instead of 3000K per the LDC.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments
Mary Gibbs, Community Development Director
Jim Hart, Development Review Manager
Nancy Stroud, Village Land Use Counsel

Presentation/Information by
Nate Kimes, IKON

Public Comment
None.

Board Questions or Comments
Board Members Jones, Wallace, Sheeley, Tatooles. Jeannin, Vice Chair Gargano, and Chairman Wood

Motion: Motion to approve deviation from Section 5-604 E 1 for 4000K lighting on the basis that it will be an improvement to the adjacent residents, and the current situation was not created by the applicant.

Motion by: Vice Chair Gargano
Seconded by: Board Member Sheeley

Action: Approved deviation from Section 5-604 E 1 for 4000K lighting on the basis that it will be an improvement to the adjacent residents, and the current situation was not created by the applicant.

Vote:
Aye: Board Members Tatooles, Sheeley, Wallace, Vice Chairman Gargano, and Chairman Wood
Nay: Board Members Jones and Jeannin
Abstentions:

(c) Via Coconut – Development Order (DOS2022-E007) (District 4)
8990 Corkscrew Road, 21650 & 21750 Via Coconut Point, 21331, 21350 & 21351 Happy Hollow Lane. Properties are located south of Corkscrew Road and west of Via Coconut Point Road.

Development Order for a Mixed-Use Project with 330 multi-family units and commercial buildings, amenities and supporting infrastructure.

Public Information Meeting was held January 11, 2022.

Staff Presentation/Comments
Mary Gibbs, Community Development Director
Jim Hart, Development Review Manager
Nancy Stroud, Village Land Use Counsel

Presentation/Information by
Rick Brylanski, PE, Hole Montes
Charles Krebs, PE, Hole Montes
Francesca Passidomo, Esq, SQ, Coleman, Yovanovich & Koester
Mark Mclean, MHK Architecture

Public Comment
eComments
Donna Brown, Genova
William Warren, Genova
Merline Kovacik, Genova

In Person
Merline Kovacik, Genova
Diane Nash, Genova

Board Questions or Comments
Board Members Jones, Wallace, Sheeley, Vice Chair Gargano, and Chairman Wood

Motion: Motion to approve Development Order for a mixed-use project with 330 multi-family units and commercial buildings, amenities and supporting infrastructure subject to the staff stipulations, and the monument sign design is approved but the sign must meet the code standards.

Motion by: Board Member Wallace
Seconded by: Board Member Sheeley

Action: Approved Development Order for a mixed-use project with 330 multi-family units and commercial buildings, amenities and supporting infrastructure subject to the staff stipulations, and the monument sign design is approved but the sign must meet the code standards.

Vote:
Aye: Board Members Tatooles, Jones, Jeannin, Sheeley, Wallace, Vice Chairman Gargano, and Chairman Wood
Nay:
Abstentions:

9. PUBLIC INPUT
None.

10. BOARD COMMUNICATIONS

(a) Next meeting – July 25, 2023

11. ADJOURNMENT: 8:16 pm.

_____
Tammy Duran
Deputy Village Clerk

VILLAGE OF ESTERO

ZONING STAFF REPORT

PROJECT NAME:	**THE CHEESECAKE FACTORY**
CASE TYPE:	**CONSUMPTION ON PREMISES**
CASE NUMBER:	**COP2023-E002**
PLANNING ZONING & DESIGN BOARD DATE:	**July 25, 2023**

REQUEST

This request is to approve Consumption on Premises 4COP SFS to allow the service of alcoholic beverages to The Cheesecake Factory patrons seated outdoors.

APPLICATION SUMMARY

Applicant:	The Cheesecake Factory Restaurants, Inc.
Authorized Agent:	Rutledge Ecenia, P.A.
Request:	Request for approval of outdoor alcoholic beverages service to patrons seated in two patio areas and for the outdoor music to be limited to internal sound system.
Location:	The subject property is located at 23106 Fashion Drive, Suite #135, Coconut Point Mall, Village of Estero, Florida 33928. The applicant indicates the STRAP number is: 09-47-25-E2-360SC.0010

PROJECT HISTORY

The property is located within the Coconut Point Development of Regional Impact (DRI). It was rezoned from Agricultural (AG-2) to Mixed Planned Development (MPD) on October 21, 2002 by Lee County with Resolution #Z-02-009. Several amendments to the zoning have been approved since 2002.

Coconut Point Mall Suite #135 at 23106 Fashion Drive was previously occupied by Stir Crazy, a full-service restaurant with an approved alcoholic beverage service for both indoor and outdoor seating. The business closed in December of 2019, leaving the space unoccupied until Cheesecake Factory leased the space in 2022 and filed for a Commercial Alteration/Renovation Permit the same year. Estero issued Building Permit #1736653-0 for the renovation which added floor area, an entry tower and additional patio space.

PROJECT DESCRIPTION

The Cheesecake Factory's entrance location, (Exhibit A) is south of Fashion Drive on the corner of Cinema Way and Village Shops Way, east of Coconut Point Mall's main entrance and opposite PGA Tour Superstore (coming soon) formerly occupied by Barnes and Noble. This central area of the mall has several restaurants, Panera Bread and Amfora Mediterranean Restaurant to the west, and Ruth's Chris Steak House, Divieto Ristorante, El Nido and South Fork Grille to the south. All the surrounding restaurants listed, except for Panera, offer outdoor food and beverage service. Several listed received their Consumption on Premises for outdoor alcoholic beverage service from the Village Planning Zoning and Design Board.

The interior renovation plans for The Cheesecake Factory indicate a total of 8,080 square feet of interior space occupied by a bar, lounge, bakery, dining and back of the house operational areas. Cheesecake Factory's Floor Plan, (Exhibit B) indicates that the exterior area,1,620 square feet is comprised of the two outdoor covered patios corralled by railing and landscape planters. (Exhibit C) Each patio flanks the front entry. The restaurant seating summary on the floor plan indicates a total of 295 interior and exterior seats. 36 seats are in Patio #1 and 40 seats in Patio #2, for a total of 76 exterior seats. Stir Crazy the previous restaurant occupying Suite #135, had 53 exterior seats as reported in the Lee County approved Administrative Amendment, COP2008-00152.

The restaurant's hours of business listed on The Cheesecake Factory's Use Permit application are, Monday through Thursday 11:30 AM to 10:00 PM, Friday and Saturday 11:30 AM to 11:00 PM and Sunday 10:00 AM to 10:00 PM. There is no live entertainment planned. Music provided to the outdoor dining areas will be controlled from an internal location and maintained at a conversational level.

.

STAFF ANALYSIS

The Cheesecake Factory is in a Mixed Planned Development (MPD). Land Development Code Section 4-402 Sale or Service for On-Premises Consumption requires that within a Planned Development any consumption on premises located outdoors must have a public hearing prior to approval.

The type of liquor license (4COP-SFS) is a full-service restaurant.

The Cheesecake Factory is not within, 500 feet of a religious facility, school (non-commercial), child day care center, park, or dwelling unit under separate ownership.

The increase of 23 outdoor seats from the previous tenant should not have a detrimental impact upon surrounding properties. In fact, the renovation of the exterior space occupied by the two patio areas provides an improved flow for pedestrian traffic past the landscaped open air dining spaces.

Staff recommends that The Cheesecake Factory's application for Administrative Approval of Consumption on Premises is in compliance with the Land Development Code regulations cited above.

RECOMMENDATION

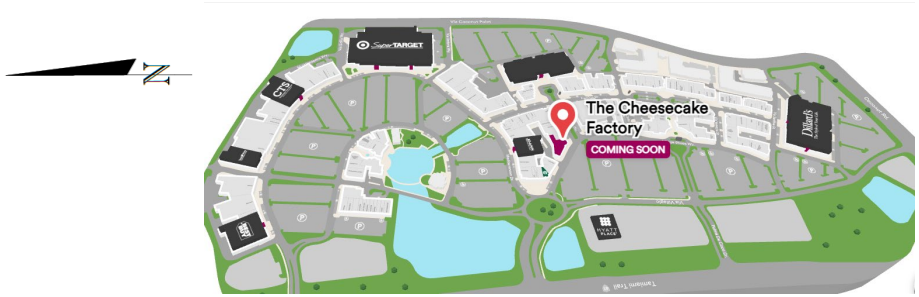
Staff recommends approval with the following conditions in the draft Resolution.

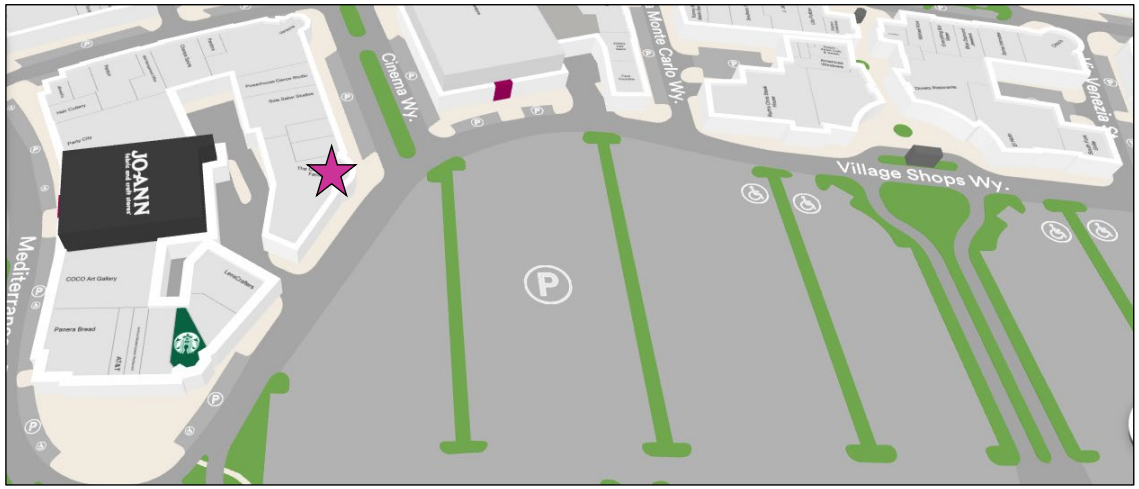
- Outdoor music volume shall be limited to a conversational level.
- Approval is limited to the sale and service of alcoholic beverages between the hours of 10:00 a.m. to 11:00 p.m. daily for both indoor and outdoor seating.
- Approval must comply with Simon (mall management) restrictions and enforcement.

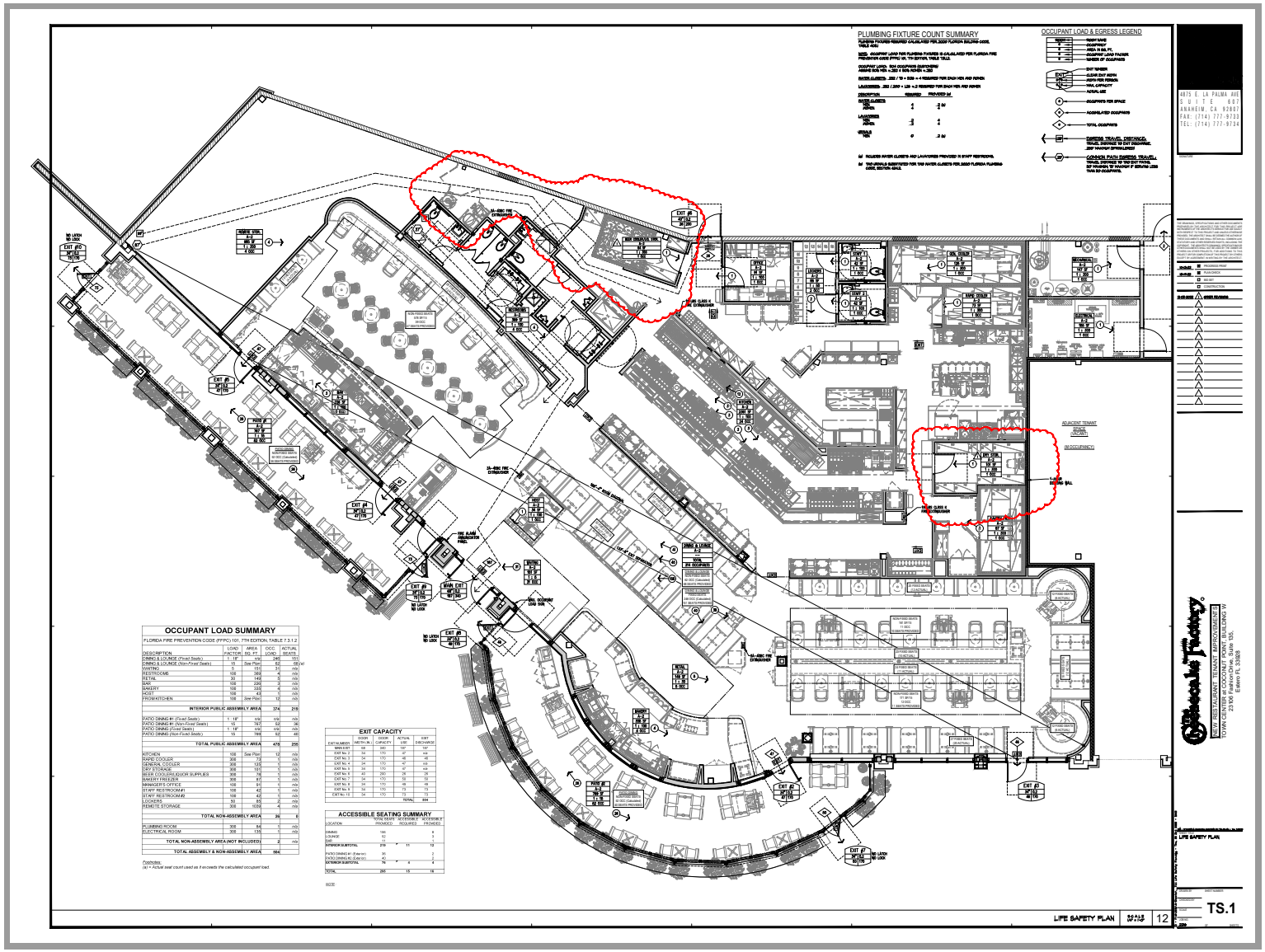
ATTACHMENTS

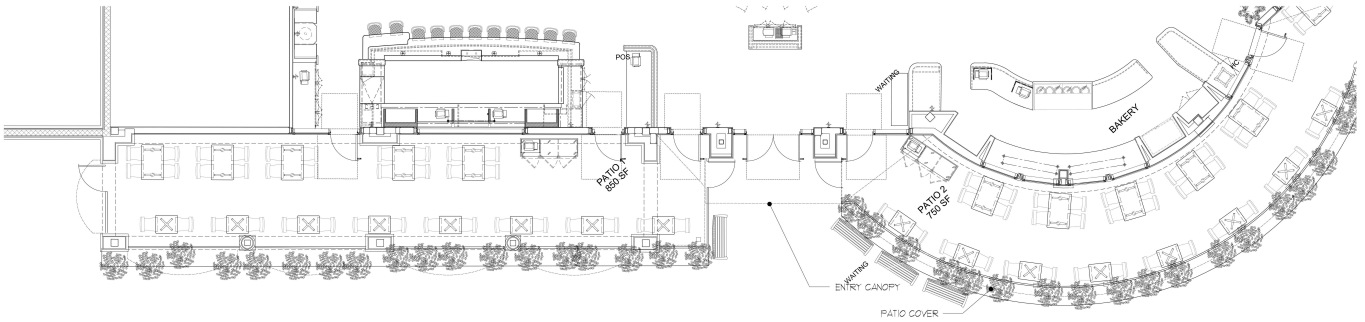
A. Site Plan
B. Indoor/Outdoor Floor Plan
C. SW Patio Elevation
D. Menu

Exhibit A - Site Location Plan






PLUMBING FIXTURE COUNT SUMMARY
OCCUPANT LOAD & EGRESS LEGEND
OCCUPANT LOAD SUMMARY
EXIT CAPACITY
ACCESSIBLE SEATING SUMMARY
LIFE SAFETY PLAN
TS.1



ESTERO, FL. SOUTHWEST ELEVATION

Exhibit D

Welcome!

OUR STORY

Oscar and Evelyn Overton always dreamed of owning a successful family business. An excellent cook, Evelyn's passion for baking led to the creation of her original cheesecake, a hit with everyone who tried it. By the early 1950's, while raising her two young children, David and Renee, Evelyn converted their basement into a professional bakery and supplied her original cheesecakes to the best local restaurants in her hometown of Detroit.

In 1972, once their children were grown, Oscar and Evelyn decided to move their business westward. Using the last of their savings, they opened a small bakery in Los Angeles to sell their signature cheesecakes. They called it The Cheesecake Factory®. The *original* cheesecake inspired their son David to create an *original* restaurant, unique to this day, and in 1978, he opened The Cheesecake Factory restaurant in Beverly Hills, California. With little knowledge of how to run a restaurant but lots of intuition, David set out to create a dining experience guests wouldn't soon forget – generous portions with hundreds of creative menu selections handmade from scratch with the finest quality ingredients served in a warm and inviting setting.

There weren't any shortcuts – just delicious, fresh food. The restaurant was an immediate success! Today, The Cheesecake Factory continues to be led and inspired by the Overtons' *original* spirit of innovation, quality, passion and commitment to excellence. Now more people than ever enjoy The Cheesecake Factory's *original* food and desserts, around the world.

OUR MENU

We are dedicated to bringing you the best possible food and service. Every soup, sauce, dressing and marinade is fresh and from scratch. We hand-make every eggroll, bread every chicken breast, grate our cheese, freshly dice our vegetables, and make our famous mashed potatoes from scratch throughout the day. We source not only the highest quality ingredients, but also those that are sustainably grown, harvested and raised that meet our specifications, whenever available. We hope you will taste the difference.

OUR RESTAURANT

Open 7 Days

Lunch · Dinner · Happy Hour · Late Night Supper · Dessert & Coffee · Saturday & Sunday Brunch

Takeout, Delivery and Gift Cards – Visit **thecheesecakefactory.com** for details

OUR FINE PRINT

While we're committed to providing accurate nutritional information, because our recipes are prepared to order, there may be differences between the actual nutritional content of your order and the nutritional values provided. The values are derived from standardized recipes and serving sizes. We will do our best to accommodate special requests to prepare your meal just the way you like it. Modifications may alter the nutritional values.

Please alert your server of any food allergies or other food sensitivities, as not all ingredients are listed in the menu. This symbol GF *Upon Request* indicates that the menu item can be prepared upon request for guests with sensitivity to gluten. Our restaurants are not allergen or gluten free environments. Menu items may be prepared using shared equipment and fryers allowing for cross-contact with allergens and other ingredients. For these reasons, even when specially ordered, we are unable to guarantee that a menu item will be free of any allergen.

Scan here to explore our menu online

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Cocktails

SPECIALTY DRINKS

TROPICAL TIKI PUNCH *300 cal*
Sailor Jerry Spiced Rum Infused with Guava and Fresh Citrus

GEORGIA PEACH *350 cal*
Skyy Vodka, Peach Liqueur and Peaches Blended with a Swirl of Raspberry

PINEAPPLE MOSCOW MULE *330 cal*
Reyka Small Batch Vodka with Fresh Lime, Pineapple and Ginger Beer

J.W.'s PINK LEMONADE™ *300 cal*
Absolut Citron, Black Raspberry Liqueur and Our Signature Lemonade

PINEAPPLE MEZCAL 270 *cal*
Altos Plata Tequila and Vida Mezcal with Fresh Pineapple, Lime and Agave

RED SANGRIA *160 cal* 🍸 *120 cal*
A Spanish Creation with Rich Red Wine and Fresh Fruit, Served over Ice

FACTORY PEACH BELLINI *250 cal*
Champagne and Peach Liqueur Blended with Peaches

MAI TAI *320 cal*
One of the World's Most Loved Cocktails.
Mt. Gay, Sailor Jerry and Myers's Rums Shaken with Tropical Juices

WHISKY & GINGER *270 cal*
Monkey Shoulder Whisky, Fresh Citrus, Ginger and Honey

WHISKEY SMASH *190 cal*
Yellowstone Bourbon, Aperol and Fresh Lemon Sour with Passion Fruit

CHILLED & SERVED UP

RASPBERRY LEMON DROP *240 cal*
Raspberry Infused Tito's Vodka and Fresh Lemon, Chilled with a Sugared Rim

GUAVA DAIQUIRI *280 cal*
Bacardi Lime, Guava and Pineapple

STRAWBERRY BLOSSOM *180 cal*
Strawberry Infused Botanist Gin, Agave, Fresh Lime and a Splash of Prosecco

THE WELL-MANNERED DIRTY MARTINI *250 cal*
Our Version of a "Dirty Martini" with Ketel One Vodka and Blue Cheese Stuffed Olives

BOURBON & HONEY *280 cal*
Four Roses Bourbon, Orange Blossom Honey, Fresh Lemon and a Sprig of Thyme

🍸 ***These Cocktails Prepared Skinny-Style have 150 Calories or Less***

2,000 calories a day is used for general nutrition advice, but calorie needs vary.
Additional nutrition information available upon request.

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Cocktails

MARGARITAS & MOJITOS

THE ULTIMATE *280 cal*
Altos Plata Tequila with Cointreau and Grand Marnier Shaken with Fresh Lime and Agave Nectar

STRAWBERRY INFUSED MARGARITA *230 cal*
Strawberry Infused Espolòn Tequila, Fresh Sour and Agave Served on the Rocks

PASSION FRUIT MARGARITA *240 cal*
Milagro Silver Tequila and Passion Fruit Chilled and Served Up

MOJITO *240 cal* 🍸 *150 cal*
Don Q Cristal and Bacardi Rums Muddled with Fresh Mint on the Rocks

COCONUT MOJITO 260 *cal*
Bacardi Superior and RumHaven Crafted with Coconut, Mint and Fresh Lime

PASSION FRUIT MOJITO *270 cal*
Don Q and Sailor Jerry Rums Muddled with Mint and Passion Fruit

NON-ALCOHOLIC SPECIALTIES

PINEAPPLE CHERRY LIMEADE *140 cal*
Pineapple, Cherry and Fresh Lime Served Cold and Sparkling

TROPICAL GINGER COOLER *140 cal*
Island Juices and Fresh Ginger, Topped with a Splash of Soda

PASSION MINT FIZZ *110 cal*
Passion Fruit, Agave Nectar and Fresh Mint Topped with Soda

GUAVA SPARKLER *150 cal*
Guava and Pineapple with a Splash of Citrus

DRAFT BEERS
120-180 cal per glass

BOTTLED BEERS
100-150 cal per bottle

2,000 calories a day is used for general nutrition advice, but calorie needs vary.
Additional nutrition information available upon request.

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Wines

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Small Plates & Snacks

LITTLE HOUSE SALAD *260 cal* 6.50
Tossed in Our Vinaigrette

CHICKEN TAQUITOS *390 cal* 7.95
Crispy Corn Tortillas Filled with Grilled Chicken, Green Chile, Corn, Onion, Cilantro and Cheese. Served with Avocado Cream and Salsa Verde

KOREAN FRIED CAULIFLOWER *1150 cal* 8.50
Crispy Cauliflower Tossed with Sweet and Spicy Sauce, Toasted Sesame Seeds and Green Onion

STUFFED MUSHROOMS *510 cal* 9.50
Fontina and Parmesan Cheese, Garlic and Herbs in a Wine Sauce

CRISPY BRUSSELS SPROUTS *570 cal* 9.50
Roasted Brussels Sprouts and Crispy Leaves Tossed with Bacon and Vermont Maple Butter Glaze

LOADED BAKED POTATO TOTS *1030 cal* 8.95
Crispy Potato Tots Filled with Cheese, Bacon and Green Onion. Served with Sour Cream and Sriracha Mayo

CRISPY CRAB WONTONS *530 cal* 9.95
Classic "Crab Rangoon" with Crab, Cream Cheese, Green Onion and Water Chestnuts Fried Crisp and Served with Sweet Chili Sauce

BEET AND AVOCADO SALAD *290 cal* 9.95 GF *Upon Request*
Glazed Beets, Avocado, Fresh Orange, Arugula and Honey-Yogurt Sauce

CHEESEBURGER SPRING ROLLS *1010 cal* 9.95
Ground Certified Angus Beef ®, Lots of Melted Cheese and Grilled Onions Rolled in a Crispy Wrapper

CHICKEN SAMOSAS *420 cal* 8.95
Crispy Wrappers Filled with Spiced Chicken. Served with Cilantro Dipping Sauce

FRIED ZUCCHINI *780 cal* 7.50
Lightly Breaded and Topped with Parmesan Cheese. Served with Ranch Dressing

CRISPY FRIED CHEESE *1080 cal* 7.50
Mozzarella and Fontina Cheeses with Marinara Sauce

DYNAMITE SHRIMP *500 cal* 10.50
Crispy Tempura Shrimp with Our Spicy Dynamite Sauce

CRISPY CRAB BITES *410 cal* 10.95
Bite-Sized Little Crab Cakes. Served with Mustard Sauce

*Contains or may contain raw or undercooked ingredients.
*Consuming raw or undercooked meats, poultry, pork, seafood, shellfish or eggs may increase risk of food borne illness, especially if you have certain medical conditions.

2,000 calories a day is used for general nutrition advice, but calorie needs vary.
Additional nutrition information available upon request.

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Appetizers

All of Our Appetizers are Perfect for Sharing

ROADSIDE SLIDERS* *800 cal* 11.95
Bite-Sized Burgers on Mini-Buns Served with Grilled Onions, Pickles and Ketchup

CHICKEN POT STICKERS *420 cal* 12.95
Asian Dumplings Pan-Fried in the Classic Tradition. Served with Our Soy-Ginger Sesame Sauce

TEX MEX EGGROLLS *930 cal* 12.50
Spicy Chicken, Corn, Black Beans, Peppers, Onions and Melted Cheese. Served with Avocado Cream and Salsa

QUESADILLA *1030 cal* 11.50
Grilled Flour Tortilla Filled with Melted Cheese, Green Onions and Chiles. Garnished with Guacamole, Salsa and Sour Cream
with Chicken add 120 cal 13.50

AVOCADO EGGROLLS *930 cal* 13.50
Avocado, Sun-Dried Tomato, Red Onion and Cilantro Fried in a Crisp Wrapper. Served with a Tamarind-Cashew Dipping Sauce

PRETZEL BITES WITH CHEDDAR CHEESE FONDUE *1010 cal* 13.50
Baked Soft and Warm with Cheddar Cheese Sauce and Whole Grain Mustard

FIRE-ROASTED FRESH ARTICHOKE *1170 cal* 13.50 GF *Upon Request*
Fresh Artichoke Fire-Roasted and Served with Garlic Dip (Seasonal)

FRIED MACARONI AND CHEESE *1310 cal* 13.95
Crispy Crumb Coated Macaroni and Cheese Balls. Served over a Creamy Marinara Sauce

SOUTHERN FRIED CHICKEN SLIDERS *1290 cal* 13.50
Crispy Fried Chicken Breast on Mini-Buns Served with Lettuce, Tomato and Pickles

SWEET CORN TAMALE CAKES *1340 cal* 13.50 GF *Upon Request*
Topped with Sour Cream, Salsa, Cilantro, Avocado and Salsa Verde

HOT SPINACH AND CHEESE DIP *1730 cal* 14.95
Spinach, Artichoke Hearts, Shallots, Garlic and a Mixture of Cheeses Served Bubbly Hot with Tortilla Chips and Salsa. Enough for Two

EGGROLL SAMPLER *1340 cal* 14.50
A Variety of All of Our Rolls with Avocado, Tex Mex, Cheeseburger Spring Rolls and Chicken Taquitos

FRIED CALAMARI *1520 cal* 13.95
Fried Light and Crisp. Served with Garlic Dip and Cocktail Sauce

WARM CRAB & ARTICHOKE DIP *1220 cal* 14.50
A Delicious Blend of Crab, Artichokes and Cheese Served Warm

BUFFALO BLASTS® *1670 cal* 14.95
Chicken, Cheese and Our Spicy Buffalo Sauce all Stuffed in a Spiced Wrapper and Fried until Crisp. Served with Celery Sticks and Blue Cheese Dressing

FACTORY NACHOS *2670 cal* 13.95
Crisp Tortilla Chips Covered with Melted Cheeses, Guacamole, Red Chile Sauce, Sour Cream, Jalapeños, Green Onions and Salsa
with Spicy Chicken add 280 cal 15.95

BUFFALO WINGS *1120 cal* 14.95
Fried Wings Covered in Hot Sauce and Served with Blue Cheese Dressing and Celery Sticks
Buffalo Chicken Strips 1090 cal 11.95

THAI LETTUCE WRAPS 16.50
Create Your Own Thai Lettuce Rolls!
Satay Chicken Strips 850 cal or Grilled Avocado 830 cal, Carrots, Bean Sprouts, Coconut Curry Noodles and Lettuce Leaves with Three Delicious Spicy Thai Sauces – Peanut, Sweet Red Chili and Tamarind-Cashew

SOUP OF THE DAY *230-480 cal / 400-800 cal* 6.95 / 7.95

2,000 calories a day is used for general nutrition advice, but calorie needs vary.
Additional nutrition information available upon request.

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Appetizers

APPETIZER SALADS

TOSSED GREEN SALAD *200-580 cal* 8.95 GF *Upon Request*
Mixed Greens, Assorted Vegetables, Tomato and Croutons with Your Choice of Dressing

CAESAR SALAD *860 cal* 12.50 GF *Upon Request*
The Almost Traditional Recipe with Croutons, Parmesan Cheese and Our Special Caesar Dressing
with Chicken add 230 cal 17.50

GREEK SALAD *770 cal* 12.95
Feta Cheese, Tomato, Cucumber, Kalamata Olives, Red Onion and Vinaigrette

FACTORY CHOPPED SALAD *770 cal* 14.95 GF *Upon Request*
Delicious Blend of Julienne Romaine, Grilled Chicken, Tomato, Avocado, Corn, Bacon, Blue Cheese and Apple with Our Vinaigrette

ADDITIONS
Avocado *add 160 cal* 3.50 • Grilled Chicken *add 220 cal* 5.00
Grilled Shrimp *add 90 cal* 6.95 • Grilled Salmon* *add 220 cal* 6.95
Chargrilled Steak* *add 200 cal* 7.95

FLATBREAD PIZZAS

CHEESE *1000 cal* 9.50
Mozzarella and Tomato Sauce

MARGHERITA *760 cal* 9.95
Fresh Mozzarella, Basil and Tomato Sauce

PEPPERONI *1110 cal* 9.95
Hot Honey on Request 1140 cal

FRESH BASIL, TOMATO AND CHEESE *850 cal* 9.95
With Mozzarella, Fontina and Parmesan

SPINACH AND MUSHROOM *1160 cal* 10.50
With Mozzarella, Parmesan, Garlic, Herbs and Extra Virgin Olive Oil

THE EVERYTHING *1160 cal* 10.95
Pepperoni, Sausage, Peppers, Onions, Mushrooms, Mozzarella and Tomato Sauce.
Kalamata Olives on Request 1240 cal

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Additional nutrition information available upon request.

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Lunch Specials

Served Until 5:00 p.m.

RENEE'S SPECIAL 14.95
One-Half of a Freshly Roasted Turkey Sandwich 790 cal
or Chicken-Almond Salad Sandwich 830 cal,
a Cup of Our Soup 230-480 cal and a Small Green Salad 260 cal
or with a Small Caesar Salad 440 cal 1.00 extra

LUNCH SOUP AND SALAD 10.50
A Cup of Soup 230-480 cal and a Small Green Salad 260 cal

LUNCH SALADS 13.95
Choose from Our Selection of Lunch Sized Salads:
Cobb 1010 cal, Santa Fe 1130 cal, Chinese Chicken 990 cal,
Barbeque Ranch Chicken Salad 1210 cal
or Sheila's Chicken and Avocado Salad 1110 cal

LUNCH FLATBREAD PIZZAS AND SALAD 13.95
Cheese 1000 cal, Margherita 760 cal, Pepperoni 1110 cal,
Fresh Basil, Tomato and Cheese 850 cal,
Spinach and Mushroom 1160 cal or The Everything 1160 cal
with a Small Green Salad 260 cal
with a Small Caesar Salad 440 cal 1.00 extra

LUNCH PASTA 14.95
Choose from Our Selection of Lunch Sized Pastas:
Pasta Pomodoro 1000 cal, Fettuccini Alfredo 1450 cal, Four Cheese 950 cal,
Pasta Carbonara 1470 cal, Chicken & Broccoli Pasta 860 cal,
Pasta da Vinci 1180 cal, Spaghetti and Meatballs 1390 cal,
Louisiana Chicken 1290 cal, Spicy Chicken Chipotle Pasta 1290 cal
or Evelyn's Favorite 1160 cal

LUNCH CHICKEN SPECIALS 14.95
Your Choice of:
Crusted Chicken Romano 1010 cal, Chicken Piccata 1300 cal
or Orange Chicken 1370 cal

LUNCH FAVORITES 14.95
A Smaller Portion of Some of Your Favorites. Your Choice of:
Famous Factory Meatloaf 1340 cal, Shepherd's Pie 1030 cal
or Fish & Chips 1680 cal

LUNCH SALMON* 16.95
Your Choice of:
Herb Crusted Filet of Salmon 1150 cal, Miso Salmon* 1000 cal*
or Fresh Grilled Salmon 840 cal*

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Glamburgers®*

All Served with French Fries add 530 cal or Green Salad add 130 cal
Sweet Potato Fries add 510 cal 1.50 extra

We use premium Certified Angus Beef® for all of Our Burgers

OLD FASHIONED BURGER* *990 cal* 14.50 GF Upon Request
Charbroiled on a Toasted Brioche Bun with Lettuce, Tomato, Onion, Pickles and Mayonnaise

STUFFED CHEDDAR BURGER* *1180 cal* 15.95 GF Upon Request
Our Charbroiled Burger Stuffed with Cheddar and American Cheese with Grilled Onions and Special Sauce. Served on a Toasted Brioche Bun with Lettuce, Tomato and Pickles

CLASSIC BURGER* *1340 cal* 15.95
A Chop House Hamburger. Served with a Slice of Grilled Onion, Lettuce and Tomato

FRENCH DIP CHEESEBURGER* *1670 cal* 16.50
Charbroiled Cheeseburger Served on a Toasted Brioche Roll with Grilled Onions, Sriracha Mayo and Au Jus for Dipping

SMOKEHOUSE B.B.Q. BURGER* *1580 cal* 16.50
Smoked Bacon and Melted Cheddar with Crispy Onion Strings and B.B.Q. Ranch Sauce

MUSHROOM BURGER* *1470 cal* 16.50 GF Upon Request
Our Charbroiled Burger Covered with Sauteed Mushrooms, Onions, Melted Swiss, Fontina Cheese and Mayo

AMERICANA CHEESEBURGER* *1420 cal* 16.50 GF Upon Request
American and Cheddar Cheese, Crunchy Potato Crisps, Lettuce, Tomato, Grilled Onions, Pickles and Secret Sauce

MACARONI AND CHEESE BURGER* *1340 cal* 16.50
Charbroiled and Topped with Our Creamy Fried Macaroni and Cheese Balls and Cheddar Cheese Sauce. Served with Lettuce, Tomato, Pickles and Onion

BACON-BACON CHEESEBURGER* *1680 cal* 16.95 GF Upon Request
Charbroiled and Covered with Melted Cheddar and American Cheese, Crispy Bacon, Thick-Cut Slow Roasted Smoked Bacon and Secret Sauce

IMPOSSIBLE® BURGER *930 cal* 17.50 GF Upon Request
A Delicious Plant-Based Burger with Vegan Melted Cheese, Lettuce, Tomato, Pickles, Onion and Our Special Sauce on a Toasted Brioche Bun

* * *

SPICY CRISPY CHICKEN SANDWICH 16.50
Crispy Chicken Breast Covered with Melted Cheese and Your Choice of Spicy Buffalo Sauce 1000 cal or Chipotle Mayo 1070 cal. Served on a Brioche Bun

FACTORY TURKEY BURGER *1110 cal* 16.50 GF Upon Request
Combined with Fresh Mushrooms, Garlic and Spices. Charbroiled with Fontina Cheese, Avocado, Tomato, Arugula and Marinated Onion. Served on a Wheat Brioche Bun with Garlic Aioli

VEGGIE BURGER *1310 cal* 15.50
Our Housemade Crispy Veggie "Burger" with Brown Rice, Farro, Mushrooms, Black Beans and Onion. Served on a Toasted Wheat Brioche Bun with Melted Fontina Cheese, Avocado, Cucumber, Tomato, Arugula, Pickles and Garlic Aioli

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Additional nutrition information available upon request.

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Salads

CAESAR SALAD *1270 cal* 15.50 GF *Upon Request*
The Almost Traditional Recipe with Croutons, Parmesan Cheese and Our Special Caesar Dressing
with Chicken add 230 cal 20.50

VEGAN COBB SALAD *1060 cal* 15.95
Crisp Lettuce, Grilled Asparagus, Avocado, Roasted Beets, Green Beans, Tomato, Cucumber, Carrot, Quinoa, Farro, Almonds and Toasted Pepitas with House Vinaigrette

CHINESE CHICKEN SALAD *1630 cal* 16.50
Chicken Breast, Rice Noodles, Lettuce, Green Onions, Almonds, Crisp Wontons, Bean Sprouts, Orange and Sesame Seeds. Tossed in Our Special Chinese Plum Dressing

THAI CHICKEN SALAD *1210 cal* 16.50
Satay Chicken Strips, Lettuce, Carrots, Rice Noodles, Cucumbers, Bean Sprouts, Cilantro, Peanuts and Sesame Seeds Tossed with Thai Vinaigrette

SHEILA'S CHICKEN AND AVOCADO SALAD *1810 cal* 16.50
Grilled Chicken, Fresh Avocado, Mixed Greens, Crisp Tortilla Strips, Carrots, Cilantro and Cashews Tossed in a Citrus-Honey-Peanut Vinaigrette

BARBEQUE RANCH CHICKEN SALAD *1980 cal* 16.50
Avocado, Tomato, Grilled Corn, Black Beans, Cucumber and Romaine All Tossed with Our Barbeque Ranch Dressing. Topped with Lots of Crispy Fried Onion Strings for Crunch

SANTA FE SALAD *1700 cal* 16.50
Marinated Chicken, Fresh Corn, Black Beans, Cheese, Tortilla Strips, Tomato and Romaine with a Spicy Peanut-Cilantro Vinaigrette

COBB SALAD *1460 cal* 16.95 GF *Upon Request*
Chicken Breast, Avocado, Blue Cheese, Bacon, Tomato, Egg and Mixed Greens Tossed in Our Vinaigrette

ALMOND-CRUSTED SALMON SALAD* *1640 cal* 20.95
Pan Seared and Served Over Mixed Greens, Kale, Shaved Brussels Sprouts, Avocado, Tomato, Quinoa, Cranberries and Radishes. Tossed with Our Vinaigrette

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Sandwiches

All Served with French Fries add 530 cal or Green Salad add 130 cal
Sweet Potato Fries add 510 cal 1.50 extra

RENEE'S SPECIAL 14.95
One-Half of a Freshly Roasted Turkey Sandwich 790 cal
or Chicken-Almond Salad Sandwich 830 cal,
a Cup of Our Soup 230-480 cal and a Small Green Salad 260 cal
or with a Small Caesar Salad 440 cal 1.00 extra

CHICKEN SALAD SANDWICH *1140 cal* 14.95
Housemade with Roasted Almonds, Lettuce, Tomato and Mayonnaise.
Served on Grilled Brioche Bread

THE CLUB *1210 cal* 16.95
Freshly Roasted Turkey Breast, Bacon, Lettuce, Tomato and Mayonnaise on White Toast

GRILLED CHICKEN AND AVOCADO CLUB *1080 cal* 16.95
Grilled Chicken Breast with Avocado, Bacon, Tomato,
Melted Swiss and Herb Mayonnaise

CUBAN SANDWICH *1200 cal* 15.95
Slow Roasted Pork, Ham, Swiss Cheese, Pickles, Mustard and Mayonnaise
on a Grilled and Pressed Roll

FRIED CHICKEN SANDWICH *1350 cal* 16.50
Chicken Breast Fried Crisp with Cheese, Cole Slaw, Pickles and Mayonnaise.
Served on a Grilled Bun

CHICKEN PARMESAN SANDWICH *1960 cal* 16.50
Tender Chicken Lightly Coated in Parmesan Breadcrumbs, Tomato Sauce
and Melted Cheese on a Freshly Grilled French Roll

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Specialties

THAI COCONUT-LIME CHICKEN *1960 cal* 17.50
Tender Pieces of Chicken, Snow Peas, Shiitake Mushrooms, Onions and Garlic in a Thai Coconut-Curry Sauce with Cashews and Pineapple. Served with White Rice

CRISPY PINEAPPLE CHICKEN AND SHRIMP *1610 cal* 17.95
Crispy Chicken and Shrimp with Snow Peas, Mushrooms, Onions, Garlic, Peppers and Cilantro in a Sweet and Spicy Sauce. Served with White Rice

KOREAN FRIED CHICKEN *1960 cal* 15.95
Crispy Chicken Tossed with Our Spicy Korean B.B.Q. Sauce and Served Over Steamed Rice with Avocado, Kimchi, Mushrooms, Cilantro and Sesame Seeds

CAULIFLOWER TACOS *1280 cal* 14.95
Soft Corn Tortillas with Crispy Fried Cauliflower, Avocado, Onion, Chipotle and Toasted Pepitas. Served with Rice and Beans

CHICKEN RIESLING *1430 cal* 17.95
Chicken Breast, Mushrooms, Bacon, Onions and Garlic in a White Wine Riesling Cream Sauce Served with Buttered Parmesan Pasta

TRUFFLE-HONEY CHICKEN *1700 cal* 18.95
Fried Chicken Breast with Truffle-Honey, Asparagus and Mashed Potatoes

CHICKEN PARMESAN "PIZZA STYLE" *1940 cal* 18.50
Chopped Chicken Breast Coated with Breadcrumbs, Covered with Marinara Sauce and Lots of Melted Cheese. Topped with Angel Hair Pasta in an Alfredo Cream Sauce

CHICKEN "LITTLES" *2120 cal* 16.95
Chicken Tenderloins Breaded and Fried Crisp. Served with Mashed Potatoes and Fresh Buttered Corn

SHEPHERD'S PIE *1460 cal* 17.50 GF *Upon Request*
Ground Beef, Carrots, Peas, Zucchini and Onions in a Delicious Mushroom Gravy Covered with a Mashed Potato-Parmesan Cheese Crust

BAJA CHICKEN TACOS *1250 cal* 16.50
Soft Corn Tortillas Filled with Mildly Spicy Chicken, Cheese, Tomato, Avocado, Onion, Chipotle and Cilantro. Served with Rice and Beans

FISH TACOS 17.95
Soft Corn Tortillas Filled with Grilled Fish 1030 cal or Crispy Beer Battered Fish 1380 cal, Avocado, Tomato, Chipotle Sauce, Marinated Onions and Cilantro. Served with Rice and Beans

GRILLED STEAK TACOS* *1060 cal* 18.50
Soft Corn Tortillas, Chargrilled Steak, Avocado, Tomato, Chipotle Sauce, Crispy Onions and Cilantro. Served with Rice and Beans

FACTORY BURRITO GRANDE *2150 cal* 16.95
A Monster Burrito with Chicken, Cheese, Rice, Onions, Peppers and Cilantro. Served with Guacamole, Cilantro, Sour Cream, Salsa and Black Beans

FAMOUS FACTORY MEATLOAF *1850 cal* 19.95
Served with Mashed Potatoes, Mushroom Gravy, Grilled Onions and Fresh Buttered Corn

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Specialties

CHICKEN MADEIRA *1210 cal* 20.50
Our most popular chicken dish! Sauteed Chicken Breast Topped with Fresh Asparagus and Melted Mozzarella Cheese. Covered with Fresh Mushroom Madeira Sauce and Served with Mashed Potatoes

CHICKEN BELLAGIO *1820 cal* 18.95
Crispy Coated Chicken Breast over Basil Pasta and Parmesan Cream Sauce Topped with Prosciutto and Arugula Salad

CLASSIC ITALIAN TRIO *2800 cal* 19.95
Fettuccini Alfredo, Chicken Parmesan and Baked Rigatoni

CHICKEN & BISCUITS *1940 cal* 19.50
A Cheesecake Factory "Comfort Classic." Sauteed Chicken Breasts Covered with a Rich Pan Gravy, Served with Our Mashed Potatoes, Mushrooms, Vegetables and Buttermilk Biscuits

CRUSTED CHICKEN ROMANO *1600 cal* 19.50
Breast of Chicken Coated with a Romano-Parmesan Cheese Crust. Served with Pasta in a Light Tomato Sauce

ORANGE CHICKEN *1690 cal* 19.50
Deep Fried Pieces of Chicken Breast Covered in a Sweet and Spicy Orange Sauce. Served with White Rice and Vegetables

PARMESAN-HERB CRUSTED CHICKEN *1350 cal* 19.50
Sauteed Chicken Breasts Coated with Parmesan-Garlic Breadcrumbs and Herbs. Served with Mashed Potatoes and Green Beans

CRISPY CHICKEN COSTOLETTA *1800 cal* 19.50
Chicken Breast Lightly Breaded and Sauteed to a Crisp Golden Brown. Served with Lemon Sauce, Mashed Potatoes and Fresh Asparagus

CHICKEN PICCATA *1470 cal* 19.50
Sauteed Chicken Breast with Lemon Sauce, Mushrooms and Capers. Served with Angel Hair Pasta

SPICY CASHEW CHICKEN *1820 cal* 19.50
A Very Spicy Mandarin-Style Dish with Green Onions and Roasted Cashews. Served over Rice

CHICKEN MARSALA AND MUSHROOMS *1510 cal* 21.50
Chicken Breast Sauteed with Fresh Mushrooms in a Rich Marsala Wine Sauce. Served over Bow-Tie Pasta

BANG-BANG CHICKEN AND SHRIMP *1390 cal* 21.50
A Spicy Thai Dish with the Flavors of Curry, Peanut, Chile and Coconut. Sauteed with Vegetables and Served over Steamed White Rice

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Specialties

PASTA

PASTA POMODORO *1380 cal* 16.50 GF Upon Request
Spaghetti Tossed with Our Housemade Marinara Sauce, Imported Cherry Tomatoes and Fresh Basil

TOMATO BASIL PASTA *1580 cal* 16.50
Grilled Chicken, Fresh Mozzarella, a Touch of Garlic and Penne Pasta. Light and Fresh
(Full-size portion only)

FETTUCCINI ALFREDO *2040 cal* 18.95
A Rich Parmesan Cream Sauce
with Chicken add 140 cal 23.95

PASTA CARBONARA *2070 cal* 18.95
Spaghetti with Smoked Bacon, Green Peas and a Garlic-Parmesan Cream Sauce
with Chicken add 140 cal 23.95

PASTA NAPOLETANA *2480 cal* 18.50
Italian Sausage, Housemade Meatball, Pepperoni, Mushrooms, Peppers, Bacon, Onions and Garlic in a Rich Tomato Sauce. Served Over Parmesan Cream Pasta
(Full-size portion only)

CHICKEN & BROCCOLI PASTA *1200 cal* 18.50
Rigatoni Pasta Tossed with Sauteed Chicken, Broccoli, Lots of Garlic, Tomatoes, Parmesan and Olive Oil

FOUR CHEESE PASTA *1280 cal* 18.50 GF Upon Request
Penne Pasta, Mozzarella, Ricotta, Romano and Parmesan Cheeses, Marinara Sauce and Fresh Basil
with Chicken add 140 cal 23.50

SPAGHETTI AND MEATBALLS *1920 cal* 18.95
Housemade Meatballs Made with Beef, Italian Sausage and Parmesan with Our Tomato Sauce and Basil

EVELYN'S FAVORITE PASTA *1690 cal* 18.50 GF Upon Request
Spaghetti Tossed with Broccoli, Tomato, Zucchini, Eggplant, Peppers, Kalamata Olives, Onions, Garlic, Parmesan and Fresh Herbs

PASTA DA VINCI *1560 cal* 19.50
Sauteed Chicken, Mushrooms and Onions in a Delicious Madeira Wine Sauce Tossed with Penne Pasta

LOUISIANA CHICKEN PASTA *2120 cal* 19.50
Parmesan Crusted Chicken Served Over Pasta with Mushrooms, Peppers and Onions in a Spicy New Orleans Sauce

FARFALLE WITH CHICKEN AND ROASTED GARLIC *1820 cal* 19.50 GF Upon Request
Bow-Tie Pasta, Chicken, Mushrooms, Tomato, Pancetta, Peas and Caramelized Onions in a Roasted Garlic-Parmesan Cream Sauce

SPICY CHICKEN CHIPOTLE PASTA *1770 cal* 19.50
Penne Pasta, Honey Glazed Chicken, Asparagus, Red and Yellow Peppers, Peas, Garlic and Onion in a Spicy Chipotle Parmesan Cream Sauce

BISTRO SHRIMP PASTA *2010 cal* 20.95
Crispy Battered Shrimp, Fresh Mushrooms, Tomato and Arugula Tossed with Spaghetti and a Basil-Garlic-Lemon Cream Sauce

SHRIMP WITH ANGEL HAIR *1570 cal* 20.95 GF Upon Request
Large Shrimp Sauteed with Tomatoes, Lemon, Garlic, Herbs and Fresh Basil on Top of Angel Hair Pasta with a Touch of Marinara Sauce

CAJUN JAMBALAYA PASTA *1560 cal* 20.95
Shrimp and Chicken Sauteed with Tomato, Onions and Peppers in a Very Spicy Cajun Sauce. All on Top of Fresh Linguini
(Full-size portion only)

Lunch-Sized Portions are Available until 5:00 P.M. 14.95 - 18.50

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Specialties

FISH & SEAFOOD

FISH & CHIPS *1860 cal* 19.50
Hand Battered and Fried Crisp. Served with Cole Slaw, French Fries and Tartar Sauce

FRIED SHRIMP PLATTER *1920 cal* 20.95
Lightly Breaded and Fried Crisp with French Fries and Cole Slaw

SHRIMP AND CHICKEN GUMBO *1450 cal* 19.95
Shrimp, Chicken, Andouille Sausage, Tomatoes, Peppers, Onions and Garlic Simmered in a Spicy Cajun Style Broth with Cream. Topped with Steamed White Rice

SHRIMP SCAMPI *1350 cal* 22.95
Paris Bistro-Style! Sauteed with Whole Cloves of Garlic, White Wine, Fresh Basil and Tomato. Served with Angel Hair Pasta

JAMAICAN BLACK PEPPER SHRIMP *1290 cal* 21.50
Sauteed Shrimp with a Very Spicy Jamaican Black Pepper Sauce. Served with Rice, Black Beans, Plantains and Marinated Pineapple
with Chicken 1390 cal 19.50 with Chicken and Shrimp 1340 cal 21.50

FRESH GRILLED SALMON* *1230 cal* 21.50 GF *Upon Request*
Served with Mashed Potatoes and Broccoli

HERB CRUSTED FILET OF SALMON* *1350 cal* 23.95
Fresh Salmon with a Delicious Lemon Sauce, Asparagus and Mashed Potatoes

MISO SALMON* *1340 cal* 23.95
Fresh Miso Marinated Salmon Served with Snow Peas, White Rice and a Delicious Miso Sauce

FACTORY COMBINATIONS

Served with Mashed Potatoes

SHRIMP SCAMPI AND STEAK DIANE* *1780 cal* 24.50

CHICKEN MADEIRA AND STEAK DIANE* *1570 cal* 24.50

STEAK DIANE* AND HERB CRUSTED SALMON* *1730 cal* 24.50

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Specialties

STEAKS*

CARNE ASADA STEAK* *1290 cal* 18.95
Steak Medallions Covered with Sauteed Peppers, Onions and Cilantro.
Served with Creamy Ranchero Sauce, Fresh Corn and White Rice

STEAK DIANE* *1150 cal* 23.50 GF *Upon Request*
Medallions of Steak Covered with Black Peppercorns and a Rich Mushroom Wine Sauce.
Served with Mashed Potatoes and Grilled Onions

HIBACHI STEAK* *1380 cal* 24.50
Hanger Steak with Shiitake Mushrooms, Onions, Bean Sprouts,
Wasabi Mashed Potatoes and Vegetables

CHARGRILLED NEW YORK STEAK* *1000 cal* 25.95 GF *Upon Request*
Served with Mashed Potatoes and Vegetable

GRILLED RIB-EYE STEAK* *1250 cal* 30.95 GF *Upon Request*
Served with Mashed Potatoes and Vegetable

FILET MIGNON* *870 cal* 32.95 GF *Upon Request*
Our Most Tender Steak. Served with Mashed Potatoes and Vegetable

SIDE DISHES

French Fries *1060 cal* 5.50 GF *Upon Request* Green Beans *140 cal* 6.50 GF *Upon Request*

Sweet Potato Fries *1010 cal* 6.50 Fresh Corn *270 cal* 6.50 GF *Upon Request*

Mashed Potatoes *450 cal* 5.50 GF *Upon Request* Sauteed Spinach *650 cal* 6.50 GF *Upon Request*

Macaroni & Cheese *1550 cal* 7.50 Broccoli *260 cal* 6.50 GF *Upon Request*

Grilled Asparagus *120 cal* 7.50

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Tipping is entirely voluntary. For the convenience of our guests, we add an 18% suggested tip to parties of 8 or more, but payment of that amount is not required. Our guests always have the right to determine how much they'd like to tip.

All substitutions charged a la carte.

Not responsible for lost or stolen articles.
We reserve the right to refuse service to anyone.

Sales tax will be added to the retail price on all taxable items.
Prices subject to change without notice.

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Eggs* & Omelettes

Served All Day

FARM FRESH EGGS* *280 cal* 9.95 GF *Upon Request*
Two Farm Fresh Cage Free Eggs Served with Potatoes or Tomatoes, Toast, Bagel or English Muffin
with Old Smokehouse® Bacon add 200 cal or Grilled Ham add 160 cal *13.95*

FACTORY HUEVOS RANCHEROS* *1020 cal* 13.95
Black Beans Topped with Crispy Tortillas, Sunny Side Up Eggs, Spicy Ranchero Sauce, Cheese, Salsa, Sour Cream and Avocado

BRIOCHE BREAKFAST SANDWICH *1030 cal* 13.50
Scrambled Egg, Smoked Bacon, Ham, Grilled Tomato, Melted Cheddar Cheese and Mayonnaise on Grilled Brioche Bread. Served with Potatoes

FACTORY CREATE AN OMELETTE *630 cal* 14.50 GF *Upon Request*
Select Any Four of the Following: Bacon 140 cal, Ham 60 cal, Cheddar 230 cal, Jack 210 cal, Swiss 220 cal, Fontina 180 cal, Avocado 40 cal, Roasted Peppers 20 cal, Fresh Mushrooms 15 cal, Asparagus 25 cal, Spinach 5 cal, Bell Peppers 15 cal, Fresh Tomato 10 cal, Red Onions 10 cal or Green Onions 5 cal

CALIFORNIA OMELETTE *1170 cal* 14.50 GF *Upon Request*
Avocado, Mushrooms, Green Onion, Tomato, Garlic and Shallots, Jack, Cheddar and Swiss Cheese with Sour Cream

SPINACH, MUSHROOM, BACON AND CHEESE OMELETTE *730 cal* 14.50 GF *Upon Request*
Fresh Spinach, Sauteed Mushrooms, Smoked Bacon, Green Onions and Melted Cheese

BREAKFAST BURRITO *1980 cal* 15.50
A Warm Tortilla Filled with Scrambled Eggs, Bacon, Chicken Chorizo, Cheese, Crispy Potatoes, Avocado, Peppers and Onions, Over Spicy Ranchero Sauce. Served with Sour Cream, Salsa and Black Beans

Breakfast Potatoes 630 cal, Sliced Tomatoes 25 cal, White Toast 330 cal, Wheat Toast 270 cal, Bagel 360 cal, English Muffin 190 cal, Sourdough Baguette 260 cal, Wheat Baguette 370 cal

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Saturday & Sunday Brunch

Saturdays and Sundays Until 2:00 p.m. Our Entire Menu is Also Available

GIANT BELGIAN WAFFLE *690 cal* 8.50
with Strawberries, Pecans and Chantilly Cream 950 cal 11.50

FRIED CHICKEN & WAFFLES *1190 cal* 15.50
Our Freshly Made Giant Belgian Waffle Topped with Crunchy Fried Chicken

BUTTERMILK PANCAKES *1370 cal* 8.50
with Wild Blueberries 1460 cal 10.95

CARAMEL APPLE PANCAKES *1960 cal* 13.50
Buttermilk Pancakes with Glazed Apples, Crispy Caramel Pecans and Chantilly Cream

CINNAMON ROLL PANCAKES *2040 cal* 11.95
Two Breakfast Favorites are Even Better Together with
Our Buttermilk Pancakes Swirled with Cinnamon-Brown Sugar

LEMON-RICOTTA PANCAKES *1740 cal* 12.50
Our Buttermilk Pancakes with Ricotta Topped with Lemon Glaze, Strawberries and Blueberries

BRUNCH COMBO* *1110 cal* 12.95
Two Eggs with Two Slices of Bacon and Two Buttermilk Pancakes

BRULÉED FRENCH TOAST *1980 cal* 13.50
The "Best" French Toast Ever! Thick Slices of French Bread Grilled Golden Brown
Topped with Powdered Sugar and Served with Maple-Butter Syrup
with Bacon add 200 cal or Grilled Ham add 160 cal 16.50

EGGS BENEDICT WITH CANADIAN BACON AND HOLLANDAISE* *1290 cal* 15.50

FRIED CHICKEN & WAFFLES BENEDICT* *1670 cal* 15.95
Our Belgian Waffle Topped with Crispy Fried Chicken Strips, Poached Eggs and Hollandaise.
Served with Maple-Butter Syrup

GREEN CHILAQUILES WITH CARNITAS AND EGGS* 14.95
Tender Slow-Cooked Pork 1640 cal or Chicken 1610 cal
with Roasted Poblano Peppers, Cheese, Onions, Cilantro and Crisp Corn Tortillas.
Garnished with Tomatillo-Chile Sauce, Tomato and Sour Cream

MONTE CRISTO SANDWICH *1960 cal* 14.95
Crunchy French Toast Stuffed with Bacon, Grilled Ham, Scrambled Eggs and Melted Swiss Cheese
Dusted with Powdered Sugar and Served with Strawberry Preserves

JAMBALAYA HASH & EGGS* *1480 cal* 15.50 GF *Upon Request*
Spicy Cajun Andouille Sausage Sauteed with Tomatoes, Peppers, Onion and
Potatoes in a Spicy Sauce. Served Over White Rice and Topped with Fried Eggs

KIDS' BRUNCH 9.50
A Small Order of French Toast 1140 cal or Buttermilk Pancakes 680 cal,
Bacon and Fresh Fruit (Kids 10 and Younger)

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Cheesecakes

ORIGINAL *830 cal*
The One that Started it All!
Our Famous Creamy Cheesecake with a Graham Cracker Crust and Sour Cream Topping

FRESH STRAWBERRY *1000 cal*
The Original Topped with Glazed Fresh Strawberries. Our Most Popular Flavor for over 40 Years!

OREO® DREAM EXTREME CHEESECAKE *1600 cal*
Creamy Cheesecake Layered with Oreo® Cookies, Topped with Oreo® Cookie Mousse and Chocolate Icing

ULTIMATE RED VELVET CAKE CHEESECAKE™ *1580 cal*
Layers of Red Velvet Cake and Cheesecake Covered in Cream Cheese Frosting. Finished with White Chocolate

REESE'S® PEANUT BUTTER CHOCOLATE CAKE CHEESECAKE *1510 cal*
Reese's® Peanut Butter Cups in Our Original Cheesecake with Layers of Delicious Fudge Cake and Caramel

GODIVA® CHOCOLATE CHEESECAKE *1400 cal* GF *Upon Request*
Flourless Godiva® Chocolate Cake, Topped with Godiva® Chocolate Cheesecake and Chocolate Mousse

COCONUT CREAM PIE CHEESECAKE *1370 cal*
Coconut Cheesecake, Vanilla Custard and a Layer of Chocolate all on a Coconut Macaroon Crust

PINEAPPLE UPSIDE-DOWN CHEESECAKE *1260 cal*
Pineapple Cheesecake Between Two Layers of Moist Buttery Pineapple Upside-Down Cake

CELEBRATION CHEESECAKE *1380 cal*
Layers of Vanilla Cake, Cheesecake, Strawberry, Chocolate and Vanilla Mousse with Cream Cheese Frosting

CARAMEL APPLE CHEESECAKE *1110 cal*
Our Creamy Original Cheesecake Loaded with Caramel Apples, Topped with More Caramel on a Graham Crust

ADAM'S PEANUT BUTTER CUP FUDGE RIPPLE *1250 cal*
Creamy Cheesecake Swirled with Caramel, Peanut Butter, Butterfinger® and Reese's® Peanut Butter Cups

VERY CHERRY GHIRARDELLI® CHOCOLATE CHEESECAKE *1150 cal*
Cherry Cheesecake on a Layer of Fudge Cake, Loaded with Cherries and Ghirardelli® Chocolate

CINNABON® CINNAMON SWIRL CHEESECAKE *1370 cal*
Layers of Cinnabon® Cinnamon Cheesecake and Vanilla Crunch Cake Topped with Cream Cheese Frosting and Caramel

SALTED CARAMEL CHEESECAKE *1240 cal*
Caramel Cheesecake and Creamy Caramel Mousse on a Blonde Brownie all Topped with Salted Caramel

TOASTED MARSHMALLOW S'MORES GALORE™ *1550 cal*
Hershey's® Cheesecake Topped with Housemade Marshmallow and Honey Maid® Graham Crackers

DULCE DE LECHE CARAMEL CHEESECAKE *1390 cal*
Caramel Cheesecake Topped with Caramel Mousse and Almond Brickle on a Vanilla Crust

WHITE CHOCOLATE RASPBERRY TRUFFLE® *1220 cal*
Creamy Cheesecake Swirled with White Chocolate and Raspberry

MANGO KEY LIME CHEESECAKE *1280 cal*
Topped with Mango Mousse on a Vanilla Coconut Macaroon Crust

FRESH BANANA CREAM CHEESECAKE *1250 cal*
Banana Cream Cheesecake Topped with Bavarian Cream and Fresh Sliced Banana

LEMON RASPBERRY CREAM CHEESECAKE *1050 cal*
Raspberry-Vanilla Cake, Creamy Lemon Cheesecake, Raspberry Lady Fingers and Lemon Mousse

CHOCOLATE MOUSSE CHEESECAKE *1220 cal*
Silky Chocolate Cheesecake Topped with a Layer of Belgian Chocolate Mousse

CHOCOLATE TUXEDO CREAM® CHEESECAKE *1250 cal*
Layers of Our Fudge Cake, Chocolate Cheesecake, Vanilla Mascarpone Mousse and Chocolate

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Cheesecakes and Desserts

CHOCOLATE CARAMELICIOUS CHEESECAKE MADE WITH SNICKERS® *1370 cal*
Original Cheesecake Swirled with Snickers® on a Brownie Crust with Chocolate, Caramel and Peanuts

LEMON MERINGUE CHEESECAKE *1170 cal*
Lemon Cream Cheesecake Topped with Layers of Lemon Mousse and Meringue

HERSHEY'S® CHOCOLATE BAR CHEESECAKE *1360 cal*
Hershey's® Cheesecake Between Moist Chocolate Cake with Creamy Chocolate Frosting and Chocolate Chips

30th ANNIVERSARY CHOCOLATE CAKE CHEESECAKE *1310 cal*
Layers of Our Original Cheesecake, Fudge Cake and Chocolate Truffle Cream

LOW-LICIOUS CHEESECAKE *570 cal* GF *Upon Request*
Low Carb, No Sugar Added and Gluten Free - Too Good to be True!

LOW-LICIOUS CHEESECAKE WITH STRAWBERRIES *580 cal* GF *Upon Request*
Low Carb, No Sugar Added and Gluten Free, with Fresh Strawberries

VANILLA BEAN CHEESECAKE *1170 cal*
Creamy Vanilla Bean Cheesecake, Topped with Vanilla Mousse and Whipped Cream

TIRAMISU CHEESECAKE *960 cal*
Our Wonderful Cheesecake and Tiramisu Combined into one Amazing Dessert!

KEY LIME CHEESECAKE *1160 cal*
Key Lime Pie in a Cheesecake! Deliciously Tart and Creamy on a Vanilla Crumb Crust

CARAMEL PECAN TURTLE CHEESECAKE *1330 cal*
Pecan Brownie and Caramel-Fudge Swirl Cheesecake, Topped with Caramel Turtle Pecans and Chocolate

PUMPKIN *1040 cal* & PUMPKIN PECAN *1270 cal*
World Famous! Available from September

Cheesecake from 8.50 to 9.95
A La Mode add 400 cal 2.50 Extra with Hot Fudge add 280 cal 2.50 Extra

SPECIALTY DESSERTS

LINDA'S FUDGE CAKE *1450 cal* 8.95
Layers of Rich Chocolate Cake and Fudge Frosting

CARROT CAKE *1720 cal* 8.95
Deliciously Moist Layers of Carrot Cake and Our Famous Cream Cheese Icing

CHOCOLATE TOWER TRUFFLE CAKE™ *1770 cal* 8.95
Layers and Layers of Fudge Cake with Chocolate Truffle Cream and Chocolate Mousse

TIRAMISU *1270 cal* 9.50
Italian Custard Made with Mascarpone, Whipped Cream, Lady Fingers, Chocolate, Marsala and Coffee Liqueur

WARM APPLE CRISP *1000 cal* 9.95
Our Delicious Crispy Nutty Topping and Vanilla Ice Cream

FRESH STRAWBERRY SHORTCAKE *1340 cal* 10.95
Our Own Shortcake Topped with Vanilla Ice Cream, Fresh Strawberries and Whipped Cream

BOWL OF FRESH STRAWBERRIES *250 cal* 8.50 GF *Upon Request*

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Made with Ghirardelli logo and trademark used under agreement.

2,000 calories a day is used for general nutrition advice, but calorie needs vary.
Additional nutrition information available upon request.

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Desserts & Beverages

ICE CREAM DELIGHTS

Our Vanilla Ice Cream is made exclusively for The Cheesecake Factory by Dreyer's Ice Cream

HOT FUDGE SUNDAE *1280 cal* 9.95 GF *Upon Request*
The Best Hot Fudge Anywhere. Topped with Whipped Cream and Almonds

GODIVA® CHOCOLATE BROWNIE SUNDAE *1750 cal* 10.95
Our own Fabulous Godiva® Chocolate Brownie,
Vanilla Ice Cream, Hot Fudge, Whipped Cream and Toasted Almonds

BOWL OF VANILLA ICE CREAM *750 cal* 6.95 GF *Upon Request*

CREAMY MILKSHAKES

CHOCOLATE *1260 cal*, VANILLA *1210 cal* or STRAWBERRY *1210 cal* 8.50
Our Classic Creamy Shakes

OREO® MILKSHAKE *1630 cal* 8.95
Oreo® Cookies Blended with Vanilla Ice Cream

ICED & FROZEN DRINKS

STRAWBERRY FRUIT SMOOTHIE *320 cal* 7.95
Strawberries, Orange and Pineapple Juices,
Coconut and Banana All Blended with Ice

TROPICAL SMOOTHIE *370 cal* 7.95
Mango, Passion Fruit, Pineapple and
Coconut All Blended with Ice

PEACH SMOOTHIE *330 cal* 7.95
Crushed Peaches and Juice All Blended
with Ice and Swirled with Raspberry

FROZEN ICED MANGO *380 cal* 7.95
Mango, Tropical Juices and a Hint of Coconut
Blended with Ice and Swirled with Raspberry Puree

HOT DRINKS & illy ESPRESSO

CAFE LATTE *140 cal* 4.95
Double Espresso, Extra Steamed Milk

CAFE MOCHA *630 cal* 5.50
Espresso, Chocolate, Steamed Milk, Whipped Cream

CAPPUCCINO *100 cal* 4.95
Double Espresso and Foamy Steamed Milk

DOUBLE ESPRESSO *5 cal* 3.75

CARAMEL ROYALE MACCHIATO *660 cal* 5.50
Double Espresso, Hot Caramel, Vanilla and Steamed Milk

FACTORY HOT CHOCOLATE *820 cal* 4.95

* * *

FRESHLY BREWED COFFEE *5 cal* 3.95
Richly Roasted and Freshly Brewed, Our Signature Blend features
100% Arabica Coffee Beans from Central America

COLD BREW ICED COFFEE *5 cal* 4.25
Our Signature Blend, Cold Brewed to Perfection

CERTIFIED ORGANIC BLACK AND HERB TEAS *0 cal* 3.95

FRESHLY BREWED BLACK, GREEN OR TROPICAL ICED TEAS *0 cal* 3.95

THE CHEESECAKE FACTORY SIGNATURE LEMONADE *310 cal* 4.50

STRAWBERRY *330 cal* 5.50

CUCUMBER *340 cal* 5.50

ARNOLD PALMER *160 cal* 4.95

SOFT DRINKS 3.95
As always, refills are complimentary

100 0 0 110 100 100 cal

FIJI NATURAL ARTESIAN WATER *0 cal* 4.25

SAN PELLEGRINO WATER *0 cal* 4.25

FRESH ORANGE JUICE *170 cal* 5.95

APPLE JUICE *190 cal* 4.95

21

2,000 calories a day is used for general nutrition advice, but calorie needs vary.
Additional nutrition information available upon request.

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RESOLUTION NO. PZDB 2023- 02

CONSUMPTION ON PREMISES COP2023-E002
VILLAGE OF ESTERO, FLORIDA

WHEREAS, The Cheesecake Factory Restaurants, Inc. (applicant) filed an application for an administrative amendment for the **Cheesecake Factory** as follows:

> An administrative amendment for approval of Consumption on Premises of alcoholic beverages in 2 outdoor patio areas.

WHEREAS, the property is located at 23106 Fashion Drive, Suite #135, and described more particularly as: STRAP Number: 04-47-25-E2-360SC.0010; and

WHEREAS, the property is a leased to Cheesecake Factory located in the Coconut Point Mall which is part of the Coconut Point Development of Regional Impact (DRI) (Tract 2A) and is zoned Mixed-Use Planned Development, which was approved by Lee County on October 21, 2002 in Resolution Z-02-009 as amended; and

WHEREAS, the Future Land Use designation of the subject property is Transitional Mixed Use; and

WHEREAS, authorization for the amendment was provided to The Cheesecake Factory Restaurants, Inc. by the property owner, Coconut Point Developers LLC c/o Simon Property Group; and

WHEREAS, the Village of Estero Land Development Code (LDC) Section 4-402 provides for certain approvals for Consumption on Premises; and

WHEREAS, the Land Development Code requires a public hearing for the review and approval of Consumption on Premises applications within Planned Developments that include outdoor seating areas for patrons consuming alcoholic beverages; and

WHEREAS, the applicant requests the current 4COP-SFS license to include both the interior and exterior seats for alcoholic beverage service at The Cheesecake Factory located in Coconut Point Mall; and

WHEREAS, exterior seating areas totaling 1,620 square feet is divided into 2 covered patio areas with a total of 76 seats as shown on Exhibit A; and

WHEREAS, The Cheesecake Factory hours of operation are Monday through Thursday 11:30 AM to 10:00 PM, Friday and Saturday 11:30 AM to 11:00 PM and Sunday 10:00 AM to 10:00 PM

WHEREAS, the following findings of fact are offered:

1. There will be no apparent deleterious effects upon surrounding properties and immediate neighborhoods.

2. The premises are suitable to their location, site characteristics and intended purpose.

3. The music, internally controlled and not live, will be at a conversational level.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for an administrative amendment is approved with the following conditions:

1. Approval is limited to a 4COP-SFS alcoholic beverage license in conjunction with a full-service restaurant.

2. Approval is limited to 23106 Fashion Drive, Suite 135, known as, The Cheesecake Factory, with an interior restaurant area of 8,080 square feet and an exterior dining area of 1,620 square feet, as illustrated on Exhibit A.

3. Approval is limited to the sale and service of alcoholic beverages between the hours of 10:00 AM to 11:00 PM daily for both indoor and outdoor seating.

4. Outdoor music volume is limited to a conversational level.

5. Approval must comply with Simon (Mall Management) restrictions and enforcement.

6. If it is determined that inaccurate or misleading information was provided to staff or the Planning, Zoning and Design Board, or if this decision does not comply with the LDC when rendered, then at any time the Planning, Zoning and Design Board may issue a modified decision that complies with the Code or revoke the decision.

PASSED AND DULY ADOPTED this 25th day of July, 2023.

VILLAGE OF ESTERO, FLORIDA
PLANNING ZONING AND
DESIGN BOARD

_____
Scotty Wood, Chairman

Attest:

By: _____
Carol Sacco, Village Clerk

Reviewed for legal sufficiency

By: _____
Nancy Stroud, Esq., Land Use Attorney

Vote:

Scotty Wood	Yes___	No___
Anthony Gargano	Yes___	No___
Kristin Jeannin	Yes___	No___
Barry Jones	Yes___	No___
Michael Sheeley	Yes___	No___
James Tatooles	Yes___	No___
Jim Wallace	Yes___	No___

Genova Planned Development Amendment
Zoning Staff Report
for
Planning Zoning and Design Board

PROJECT NAME:	**Genova**
CASE TYPE:	**Amendment to Estero Planned Development**
CASE NUMBER:	**DCI2023-E001**
PLANNING, ZONING AND DESIGN BOARD MEETING:	**July 25, 2023**

SUMMARY OF REQUEST

Genova is requesting an amendment to its zoning conditions to modify the guard gate access from a manned gate to an automated "virtual" gate.

STAFF RECOMMENDATION

Do not approve. The Administrative Amendment approved in 2021 should be retained. If the Planning Zoning and Design Board wishes to approve the request, conditions are included in the PZDB Resolution.

GENERAL INFORMATION

Applicant
The Club at Genova, Inc.

Authorized Agent
Genova One Association, Genova Two Association, and Genova Partners, LLC

Property Owner
Genova Partners LLC

Location
Southeast corner of Corkscrew Road and Via Coconut Point, 21471 Strada Nuova Circle

STRAP Numbers
The Property consists of parcels with STRAP numbers 34-46-25-E1-U1981.2358, 34-46-25-E1-0100C.0350, 34-46-25-E1-0100C.035B, 34-46-25-E1-0100C.035C, 34-46-25-E1-0100C.035D, 34-46-25-E1-0100C.035E, 34-46-25-E1-0100C.035G, 34-46-25-E1-0100C.035A and 34-46-25-E1-U1991.2358

Size of Property
Total site is 16.95 acres

Surrounding Zoning and Land Use
North Corkscrew Road, then CPD, Galleria Office Park

East CF, Estero Community Park and AG, cell tower

South CF, Estero Community Park

West Via Coconut Point Road, then EPD, Via Coconut mixed use project, currently undeveloped and scheduled for review for a development order at the July 11, 2023 PZDB meeting

Zoning
Estero Planned Development (EPD) (Estero Ordinance 2016-08)

The property was rezoned from AG and CPD to Estero Planned Development by the Village on July 13, 2016. An administrative amendment (ADD2021-E001) was approved on April 7, 2021 to allow unmanned gate access by digital gate attendant from 11:00 p.m. to 7:00 a.m. daily. The northern third of the property was approved for a zoning amendment to construct singe family villas and townhomes in lieu of condominiums by Ordinance 2022-16.

Comprehensive Plan Land Use Category
Village Center

Public Information Meeting
A public information meeting was held at the Planning, Zoning and Design Board on May 9, 2023.

STAFF ANALYSIS

Request
The applicant (Genova One and Two Associations, and Genova Partners, LLC) is requesting an amendment to the zoning to install a “virtual” gate entry to the development, in lieu of the existing manned guard gate system.

The request would:

- Amend Deviation 6 of Ordinance 2016-18, and Administrative Amendment ADD2021-E001 to allow gate access by “digital” gate attendant.

Background
The Genova property was the former site of a u-pick operation. A rezoning was approved in 2016 by the Village Council for a proposed 205-unit condominium project on nearly 17 acres at the northeast corner of Corkscrew Road and Via Coconut Point. The approved site plan included 6

condominium buildings, a clubhouse and amenities, situated around a lake in the center of the property.

A development order was subsequently issued, and the clubhouse and 4 of the condominium buildings were constructed, but the planned location for buildings 5 and 6 on the northernmost end of the site remained vacant. A zoning amendment to develop 31 villa and townhome units on the vacant portion of the property was approved in November, 2022, but has not been constructed at this time.

Description
As part of the original rezoning to Estero Planned Development, a condition was imposed to require that the guard gate at the entry to the site on Via Coconut Point be manned 24 hours per day (Deviation 6.(c)). The guard was also to allow for public access if requested (Condition 5). This was in order to comply with the Village Center land use designation which was intended to provide and enhance connectivity within and between properties in lieu of a series of gated subdivisions with only one access point, which also helps to disperse traffic.

The existing guardhouse is located around the midpoint of the property on Via Coconut Point Road. The guardhouse was constructed as part of the project's development order.

Genova subsequently requested an administrative amendment which was approved by staff in April 2021, to allow for unmanned electronic controlled access between the hours of 11 p.m. and 7:00 a.m. daily. This was at the request of the condominium association who desired relief from their budgeting costs to provide guards on a 24/7 basis. The approval condition still required manned access from 7:00 a.m. to 11:00 p.m. daily when the majority of vehicle trips occur.

The condominium association has now requested to eliminate the condition of manned controlled access completely, to replace this with a "virtual" controlled access gate.

Staff Analysis
The applicant is proposing to retain the guardhouse at the main entrance on Via Coconut Point Road, but to install a system such as "Envera" that has an automated "virtual" entry gate. Information provided by the applicant regarding this system is attached.

The applicant has also reached out to the residents with a survey and vote to see if the majority of residents would be in favor of such a system. The results are attached in the applicant's information.

The applicant's reasoning for the change in the gate system is to save money and increase security. They also provide information that the total number of units at Genova is low (originally 205, now 162) resulting in low traffic volume, and they do not believe any traffic or stacking issues will result from approval, and that many other subdivisions have similar automated gate entries.

The staff has reviewed the plan and the Development Review Engineer is concerned that there may not be sufficient stacking distance. When the zoning was approved, a deviation was denied to reduce the stacking distance requirement of 100 feet to 85 feet but a deviation was approved to allow a truck to turn around in the egress side of the gate. This is unusual, but a condition was included that stacking be provided for 5 vehicles and that the guard gate be manned 24 hours daily. Since the turnaround is behind the gate, there is a concern that stacking of trucks may occur and could spill out on to Via Coconut Point, a Village maintained road. The applicant has provided information for this application that trucks will be let in and not allowed to stack, once a certain

number are in line. Staff remains concerned and, considering the additional connectivity and traffic concerns, recommends against the amendment.

It should be noted that there is a secondary gated access on Corkscrew Road (right out only) that is not the subject of this zoning request. That is part of the townhome/villas amendment and is not yet constructed.

The Land Development Code allows minor amendments to be reviewed and determined by the Planning Zoning and Design Board, without need for Council review or approval.

Conclusion
Staff recommends retaining the previously approved Administrative Amendment. If the PZDB wishes to approve the applicant's request, findings must be made as outlined below, and staff has recommended conditions in the PZDB Resolution.

WRITTEN FINDINGS

Under the Land Development Code, as part of the approval process with respect to an amendment in the EPD District, the Village shall make a written finding as to whether, and to what degree, the application is consistent with the General Criteria of the Code listed below.

In this case, the Planning Zoning and Design Board will make findings which will be included in the PDZB Resolution.

1. *Goals*

   The specific goals set forth in the comprehensive plan for the Village Center Area include creating socially vital centers supportive of business both big and small, neighborhoods and streets that are safe and attractive for walking and bicycling, the preservation of community history, and the protection of the environment, particularly along the Estero River.

2. *Reasonable Standards*

   The provisions of this LDC implementing the EPD District are designed as reasonable standards and guidelines to foster consistent and high quality built results and public spaces by using physical form (rather than separation of uses) as the organizing principle for achieving the goals and objectives set forth in the comprehensive plan relating to the Village Center Area. Such standards designate the requirements for the required pattern books, the locations where different building form standards apply, the relationship of buildings to the public space, and public standards for such elements in the public space as sidewalks, bicycle lanes, automobile travel lanes, on-street parking, street trees, street furniture, and other aspects of the urban built environment that may be applicable to foster interconnection, social vitality, and walkability in the Village Center Area. Such standards also permit other reasonable means that accomplish the goals and objectives of the comprehensive plan in a different or complementary manner by the Village's ability to grant deviations or variances from the standards set forth herein in circumstances where the strict application of the standards will not best achieve the goals underlying such requirements.

3. *Accessibility*

   The criteria implementing the EPD District for the Village Center Area are designed to make the public space accessible, both socially and physically connected, and walkable. Such guidelines (a) are based on the primacy of the human scale over the automobile, (b) are designed to balance private property interests and property rights with public goals, and (c) enjoy simple, understandable, and physically determined methods to achieve these goals.

4. *Streets*

   In these criteria the street becomes the key part of the public space. All streets shall in some way become a part of a connected, continuous street network which are designed to encourage the mixing of uses in the Village Center Area. A variety of different types of streets which connect neighborhoods and destinations will serve the public interest by minimizing the traffic load and the need for increased capacity on any one street. Except as specifically set forth in this section, streets shall not end in dead ends, cul-de-sacs, hammerheads, or other forms which do not connect with other streets.

5. *Street Design*

   Distances between intersections of streets should favor the goals and objectives of enhancing walkability of streets and connectivity. The design of streets shall favor their proper use by pedestrians, where the guiding principle is to calm traffic and to specifically slow traffic at intersections to allow pedestrians to cross streets quickly and safely. Landscaped medians and two-way streets help to achieve these goals and objectives by reducing the apparent width of streets and providing safer crossings. On-street parking, where appropriate and feasible, protects pedestrians from the actual and perceived danger of moving traffic.

6. *Lots and Blocks*

   The proper application of the principles regarding connectivity of streets will then create a network of local streets which will result in varieties of blocks of land and differing sized lots within such blocks. Rather than specify a particular grid of lots and blocks which may differ within the tiers, variations in the size and dimensions of lots and blocks are permitted so long as the overall objectives for connectivity and walkability are achieved on a performance-based standard. However lots or blocks may be ultimately designed, the sides form a part of the public space and will be defined by the types and varieties of streets that surround them. By way of example, alleys can absorb parking and service loads, and allow the outer faces of blocks to become more intensely pedestrian in nature. These alley-loaded designs are highly desirable in the Village. Within the blocks that are created by the streets. A variety of widths and depths of individual lots will determine the range of building types and densities that will eventually establish the intended urban fabric of the Village Center Area.

7. *The Visual Edge*

   The sidewalks, setbacks, building façades, and other characteristics of the visual edge of a publicly accessible street are also important features under the standards for the EPD District. The height of the buildings, setbacks, and projections define the enclosure of the street. The maximum width and height of buildings define a building's mass, while the architectural features of the building, especially the interrelationship of the design and the public space will

ultimately determine the social vitality of the street. So too are the characteristics of built form and landscape design which are deemed to be mutually dependent.

8. *Architecture*

   Architectural variety of buildings and unique approaches to design and structure are to be valued under the standards for the EPD District. However, equally important is the fact that adjacent buildings and public spaces that share some of the characteristics of its neighbors will generate a cohesive framework in the Village Center Area.

9. *Quality of Buildings*

   Buildings are like permanent fixtures in the landscape of the Village. They should be constructed with sufficient material and of such high technical quality to allow for their continuing renovation and adaptive reuse well beyond the expiration of their initial planned use or cost recovery. Building design and construction are encouraged to be cognizant of southwest Florida's unique climate, and ecologically sensitive in their use of materials, particularly recyclables, and with respect to their energy demands.

   Staff believes that the relevant findings in this case are:

   3. Accessibility
   4. Streets
   5. Street Design

   3. Accessibility
      Staff does not believe this request is consistent with the findings for Accessibility. Specifically, making public space accessible, physically connected and walkable, not based on the "primacy of the human scale over the automobile". The virtual gate creates a perceived impediment to deter the public from biking or walking into or through the project. When the zoning was originally approved, the intent was to allow the public to be able to travel through the site from Via Coconut Road to Corkscrew Road.

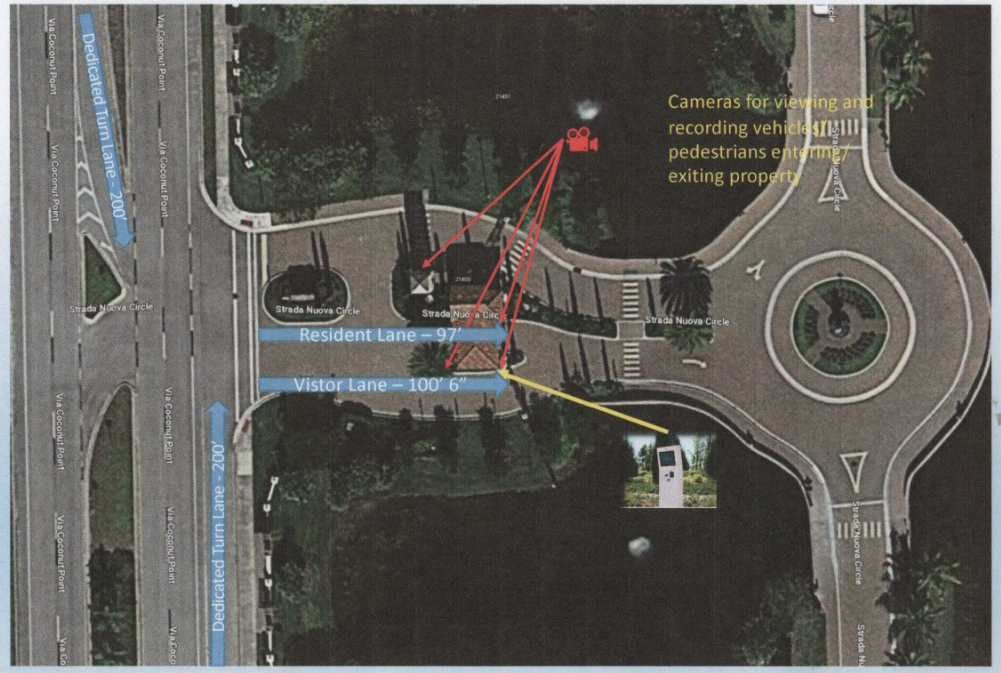
   4. Streets
      "All streets shall become part of a connected continuous street network." The virtual gate will discourage any through traffic from using the streets.

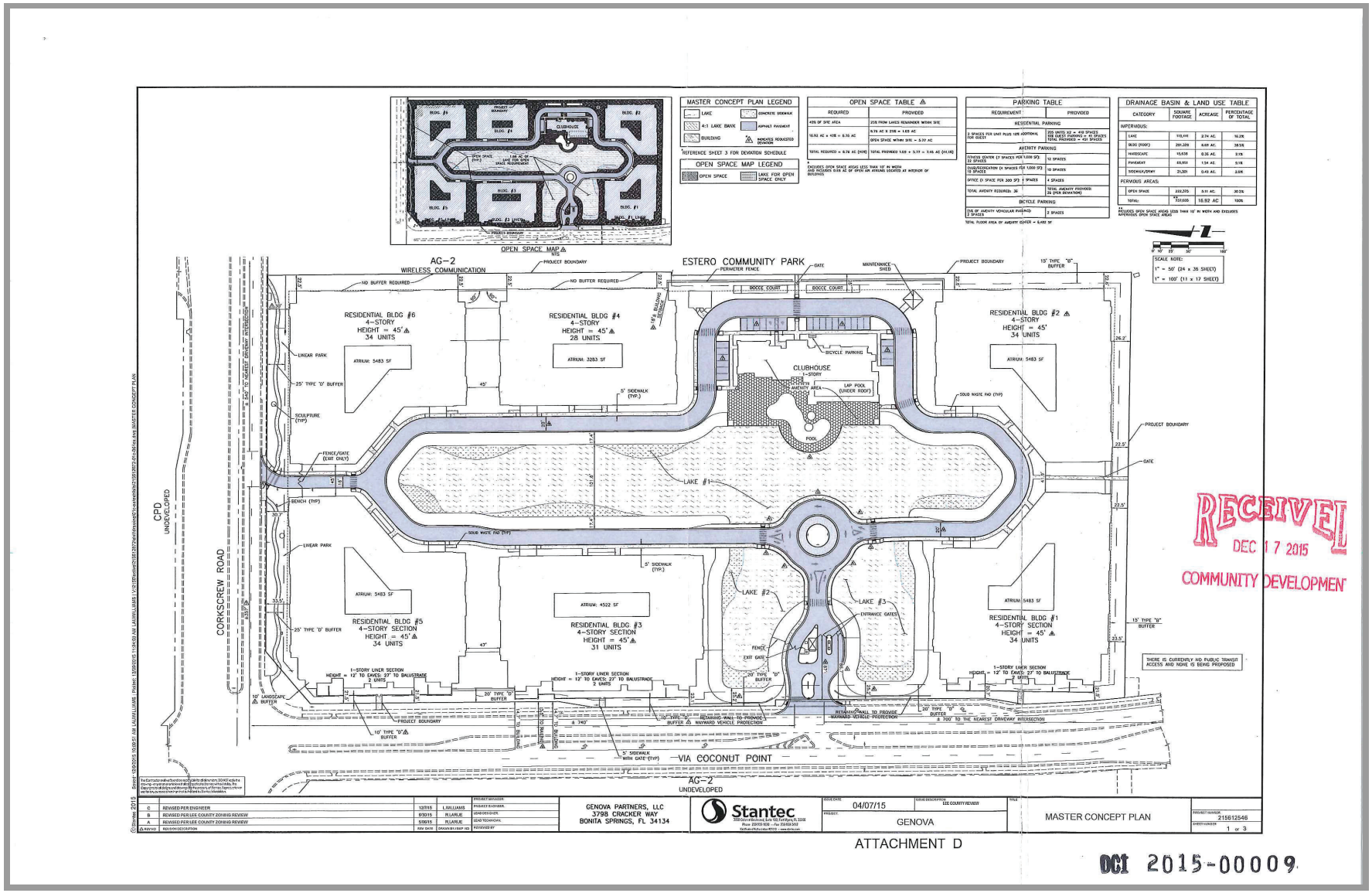
   5. Street Design
      "The design of streets shall favor their proposed use by pedestrians…." The virtual gate will discourage any pedestrian activity.

ATTACHMENTS:

1. Gate Location
2. Development Order Plan
3. Ordinance 2016-08 (without attachments)
4. Administrative Amendment ADD2021-E001
5. Applicant's Information
6. PZDB Resolution

Genova Traffic Flow




MASTER CONCEPT PLAN LEGEND
OPEN SPACE MAP LEGEND
OPEN SPACE TABLE
PARKING TABLE
DRAINAGE BASIN & LAND USE TABLE
OPEN SPACE MAP
ESTERO COMMUNITY PARK
RESIDENTIAL BLDG #6 4-STORY HEIGHT = 45' 34 UNITS
RESIDENTIAL BLDG #4 4-STORY HEIGHT = 45' 28 UNITS
RESIDENTIAL BLDG #2 4-STORY HEIGHT = 45' 34 UNITS
RESIDENTIAL BLDG #5 4-STORY SECTION HEIGHT = 45' 34 UNITS
RESIDENTIAL BLDG #3 4-STORY SECTION HEIGHT = 45' 31 UNITS
RESIDENTIAL BLDG #1 4-STORY SECTION HEIGHT = 45' 34 UNITS
CLUBHOUSE 1-STORY
LAKE #1
LAKE #2
LAKE #3
CORKSCREW ROAD
VIA COCONUT POINT
CPD UNDEVELOPED
AG-2 WIRELESS COMMUNICATION
AG-2 UNDEVELOPED
GENOVA PARTNERS, LLC 3798 CRACKER WAY BONITA SPRINGS, FL 34134
Stantec
GENOVA
MASTER CONCEPT PLAN
ATTACHMENT D
RECEIVED DEC 17 2015 COMMUNITY DEVELOPMENT
DCI 2015-00009

VILLAGE OF ESTERO, FLORIDA

ORDINANCE NO. 2016 - 08

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING A REZONING FROM AGRICULTURAL DISTRICT (AG-2) AND COMMERCIAL PLANNED DEVELOPMENT DISTRICT (CPD) TO ESTERO PLANNED DEVELOPMENT DISTRICT (EPD) TO ALLOW A 205 UNIT MULTIFAMILY RESIDENTIAL PROJECT WITH ASSOCIATED AMENITIES FOR PROPERTY LOCATED AT 9050 CORKSCREW ROAD CONSISTING OF APPROXIMATELY 16.95 ACRES; DENYING THE APPLICATION FOR A REZONING TO RESIDENTIAL PLANNED DEVELOPMENT DISTRICT (RPD); APPROVING A MASTER CONCEPT PLAN, CERTAIN DEVIATIONS AND CONDITIONS OF DEVELOPMENT; PROVIDING FINDINGS; DENYING THE APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT FROM SUBURBAN LAND USE CATEGORY TO INTENSIVE DEVELOPMENT LAND USE CATEGORY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Genova LLC (the "Applicant", to include successors and assigns) filed applications to amend the Transitional Comprehensive Plan Future Land Use designations and to amend the zoning districts for a property located at 9050 Corkscrew Road (at the southeast corner of Corkscrew Road and Via Coconut Point), Estero, FL, consisting of approximately 16.95 acres (the "Property"); and

WHEREAS, the Property consists of parcels with STRAP numbers 34-46-25-E1-U1981.2358, 34-46-25-E1-0100C.0350, 34-46-25-E1-0100C.035B, 34-46-25-E1-0100C.035C, 34-46-25-E1-0100C.035D, 34-46-25-E1-0100C.035E, 34-46-25-E1-0100C.035G, 34-46-25-E1-0100C.035A and 34-46-25-E1-U1991.2358, and the Property is legally described in Exhibit A attached hereto; and

WHEREAS, the Applicant requested an amendment to the Transitional Comprehensive Plan Future Land Use designations from the currently designated Suburban Land Use Category to the Intensive Development Land Use Category; and

WHEREAS, the Village has subsequently amended the Future Land Use designation of the Property to Village Center; and

WHEREAS, the Applicant requested rezonings from Agricultural District (AG-2) and Commercial Planned Development District (CPD) to Residential Planned Development District (RPD); and

WHEREAS, the Village Center Land Use Category provides that in order for the Property to develop at the requested density that it be rezoned to the Estero Planned Development District; and

WHEREAS, the Applicant has requested certain deviations to the Estero Planned Development District regulations pursuant to the Estero Transitional Land Development Code, as amended; and

WHEREAS, the public information meeting for the Transitional Comprehensive Plan Amendment and Rezoning was held at the Planning and Zoning Board on June 16, 2015; and a duly noticed public hearing was held on May 3, 2016 and continued to June 21, 2016, and the Planning and Zoning Board recommended approval with conditions of the request, including certain deviations; and

WHEREAS, a duly noticed first reading was held before the Village Council on July 6, 2016; and

WHEREAS, a duly noticed second reading and public hearing was held before the Village Council on July 13, 2016, at which time the Village Council gave consideration to the evidence presented by the Applicant and the Village staff, the recommendations of the Planning and Zoning Board and the comments of the public.

NOW, THEREFORE, be it ordained by the Village Council of the Village of Estero, Florida:

Section 1. Adoption of Recitals.

The Village Council hereby adopts the foregoing recitals and incorporates them as a part of this Ordinance.

Section 2. Rezoning.

The Village Council approves the rezoning of the Property from Agricultural District (AG-2) and Commercial Planned Development District (CPD) to Estero Planned Development District (EPD), to allow a maximum of 205 multifamily residential units not to exceed 45 feet or 4 stories maximum (3 stories over parking), subject to the following conditions and deviations.

Section 3. Conditions.

1. Master Concept Plan/Development Parameters

The development of this project must be consistent with the Master Concept Plan for "Genova", dated last revised December 7, 2015, attached as Exhibit B, except as modified by the conditions below. This development must comply with all requirements of the Village of Estero Transitional Land Development Code (LDC) at time of local Development Order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

Issuance of a development permit by the Village of Estero does not in any way create any rights on the part of the Applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the Village for issuance of the permit if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertake actions that result in a violation of state or federal law.

The project is approved for 205 multi-family units with a maximum building height of 4 stories/45 feet.

2. Uses and Site Development Regulations

The following limits apply to the project and uses:

a. Schedule of Uses – See Exhibit C
b. Property Development Regulations – See Exhibit D

3. Open Space

The local development order must include a minimum of 39% open space within the approved planned development.

4. Buffers

Buffers must be consistent with the requirements of the Village of Estero Land Development Code, as shown on the Master Concept Plan, except as granted by deviation as part of this rezoning action.

5. Pedestrian Connections to Estero Community Park

Pedestrian connections and sidewalks will be provided as shown on the Master Concept Plan. The south pedestrian gate will be constructed prior to the issuance of a certificate of occupancy of building 2 and the east pedestrian gate will be constructed prior to the issuance of the certificate of occupancy of building 4. The guard at the security gate

shall have the ability to request a photo identification from a nonresident pedestrian or bicyclist who wishes to access the community.

6. Traffic Conditions

Connections to Corkscrew Road and to Via Coconut Point are subject to the review and approval of the Lee County Department of Transportation, unless the road is turned over to the Village of Estero for maintenance.

7. Vehicular/Pedestrian Impacts

Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Village of Estero LDC may be required to obtain a local development order.

8. Transitional Comprehensive Plan

Approval of this zoning request does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Transitional Comprehensive Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), as may be amended from time to time.

9. Concurrency

Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Village of Estero Transitional Comprehensive Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

10. Agricultural Uses

Agricultural Uses: Existing bona fide agricultural uses on this site are allowed:

(a) Bona fide agricultural uses consisting of row crops that were in existence when the application for this project was filed may continue in the areas depicted on Exhibit E until a local development order is approved for the area containing the agricultural uses.

(b) Clearing or injury of native trees or other native vegetation, including understory, in agricultural areas is prohibited. Existing areas of bona fide agricultural use that include existing grass pasture(s) may be mowed but those areas may not be cleared or expanded. Violations of this condition will require restoration in accordance with LDC 10-423. This prohibition of clearing or

expansion of agricultural use is not intended to preclude Village approved requests for removal of invasive exotic vegetation.

(c) Prior to issuance of a local development order for the portion that contains the agricultural use, the property owner must provide written proof, subject to approval by the Village Attorney of the following:

(1) Termination of all agricultural use on the property included in the development order application/approval. Proof must include a sworn affidavit from the person or entity holding title to the property that specifically provides:

(a) the date the agricultural uses ceased;

(b) the legal description of the property subject to the development order approval;

(c) an affirmative statement that the owner acknowledges and agrees that all agricultural uses are illegal and prohibited on the property and that the owner covenants with the Village that they will not allow agricultural uses on the property until the property is re-zoned to permit agricultural uses; and

(d) that the affidavit constitutes a covenant between the owner and the county that is binding on the owner, their assignees and successors in interest.

The affidavit must be properly recorded in the public records of the county at the owner's expense.

(2) Proof of termination of the agricultural tax exemption for the portion of the property included in the development order application/approval. Proof of termination must include a copy of the owner's request to terminate the tax exemption provided to the Property Appraiser.

11. Solid Waste Management

As part of any local development order approval for vertical development, the development order plans must include facilities in compliance with LDC Section 10-261 and Solid Waste Ordinance #11-27 for the pick-up/disposal of solid waste and recyclables. The minimum area required for, and specific locations of, these facilities will be reviewed at the time of local development order application.

12. Pattern Book

This project must be developed in substantial compliance with the Genova Pattern Book dated June 17, 2016. The Pattern Book will be reviewed by the Design Review Board and may be required to be amended pursuant to that review, prior to issuance of any development order.

13. Gates and Walls

Perimeter walls will not be used. The project will use stealth security measures including the use of decorative fencing and landscaping in lieu of perimeter walls to provide screening.

14. Incentive Offerings

The Applicant's incentive offerings, and the time by which each offering must be completed, are incorporated into this zoning approval as Exhibit F. Location and details are shown on the Master Concept Plan and in the Pattern Book.

15. Maintenance

The Applicant will maintain the linear park, pocket park, entry lake parks and the median landscaping of Via Coconut Point Road from Corkscrew Road to the proposed new entrance to Estero Community Park in perpetuity. The linear park will be constructed in two parts -a west section and an east section. Each section must be constructed prior to the issuance of a certificate of occupancy of the residential building adjacent to that section. The Via Coconut Point Road median landscaping must be constructed prior to the issuance of a certificate of occupancy of the first residential building.

16. Cash Contribution

The cash contribution offered by the Applicant for a future park entry road will be provided prior to issuance of the building permit for the third residential building. The funds will be deposited into a Village escrow account as approved by the Village attorney. If the county does not permit the road entrance to the park, the cash contribution will be used for a public amenity in the immediate area of the project.

17. Public Park Disclosure

The owner shall provide disclosure on sale documents for unit owners that the project is located next to a public park with potential for events that include noise, lights and congestion.

18. Vacation of Easements

The Applicant must obtain approval from the Village Council of the vacation of the following easements:

(a) A R.O.W. Easement located along the southerly side of Corkscrew Road and within the northeasterly section of the property. This R.O.W. Easement is 60 feet in width and extends to a length of approximately 1300± feet; and

(b) A R.O.W. Easement located and set back from the southerly property line. The width at this R.O.W. Easement varies from 25 to 30 feet and extends to a length of approximately 60 feet from the southeast corner to the southwest corner of the property.

19. Professional Offices

The Applicant shall provide in its condominium documents and construction design the ability to use the liner buildings along Via Coconut Road for professional offices if Via Coconut Road becomes a local road and onstreet parking is available.

Section 4. Deviations.

1. Deviation from LDC Section 33-403 which requires that buildings must have a maximum setback of 25 feet from Corkscrew Road ROW, to allow a building setback of 30.7 feet is approved.

2. Deviation from LDC Section 33-351 which requires a 20 foot Type D Buffer for Multi-Family Development adjacent to right-of-ways, to allow a 10 foot buffer along a portion of Via Coconut Road adjacent to Building 3 and 5, as shown on the Master Concept Plan, is approved.

3. Deviation from LDC Section 10-285 which requires driveway connections on arterial roads to have a minimum separation of 660 feet, to allow a driveway separation of 350 feet for the egress onto Corkscrew Road, is approved subject to it being found acceptable by Lee County DOT.

4. Deviations from LDC Section 10-329(d)(1)a. as follows:

(a) Stormwater management lakes to be setback 25 feet from proposed local streets, to allow a setback of 0 (zero) feet for the internal local road; and

(b) Stormwater management lakes to be setback 50 feet from collector roads to allow stormwater management lakes to be setback 25 feet from Via Coconut Point, are approved, conditioned on the Applicant providing certification by a professional engineer at the time of the development order

that the proposed structures on the roadways provide adequate traffic safety for wayward vehicles.

5. Deviation from LDC Section 10-418(3)a which states that water management lakes may have a maximum of 20% of hardened shoreline to allow:

(a) Lake 1 to have a maximum of 35% of hardened lake shoreline;
(b) Lake 2 to have a maximum of 35% of hardened lake shoreline;
(c) Lake 3 to have a maximum of 35% of hardened lake shoreline;
is approved since the applicant will be increasing littoral plantings by 50%.

6. Deviations from LDC Section 34-1748 as follows:

(a) Entrance gates be located a minimum of 100 feet from the existing intersecting street, to allow the gates to be located 85± feet from the intersecting street; and
(b) The gate to be designed in such a manner to allow a minimum of five vehicles to safely pull-off the intersecting street while waiting to enter, to allow a minimum of four vehicles to safely pull-off the intersecting street while waiting to enter are denied.
(c) A paved turn-around, having a turning radius sufficient to accommodate a U-turn for a single unit truck vehicle per the AASHTO Green Book must be provided on the ingress side of the gate, to allow a turn-around to be provided after the gate is approved, conditioned on the requirement that the gate must be manned 24 hours a day to allow trucks to turn around on the egress side of the gate.

7. Deviation from LDC Section 34-2020 which requires a total of 36 parking spaces for the amenity center, to allow for a minimum of 26 parking spaces to be provided, is approved.

8. Deviation from LDC Section 33-229 which limits building heights outside of the Interstate Highway Interchange Area to three stories or 45 feet, whichever is less, to allow:
(a) A maximum height of 45 feet measured to the eave of the roof; and
(b) A maximum of 4 stories, with 3 stories of residential uses over a ground floor of parking; is approved.

9. Deviation from LDC Section 10-296(i)(2) which requires a minimum 24 foot wide pavement width for Category B roads with curb-and-gutter drainage, to allow a pavement width of 20 feet, is approved, conditioned on the use of pavers on all pavement surfaces and conditioned on the Applicant providing certification by a professional engineer at the time of the development order that the proposed road design provides adequate traffic safety for wayward vehicles.

10. Deviation from LDC Section 34-1743 which requires perimeter fences and walls to be setback 7.5 feet from the right-of-way, to allow a setback of 3.5 feet for a portion of the perimeter railing adjacent to Building 3, is approved.

11. Deviation from LDC Section 10-415 which requires a multi-family residential development to provide a minimum of 40% open space, to allow a minimum open space of 35%, is denied. A 39% deviation is approved.

12. Deviation from LDC Section 34-935(b)(1)e which requires buildings to be setback from the perimeter of the project a minimum of one-half the height of the building, to allow a building setback of 18 feet for a small portion of the southeast corner of Building 4 which has a maximum height of 45 feet, is approved.

13. A deviation from Section 33-508(b)(2) and Figure 33-508(b) as proposed, which identifies connecting streets within an overall Framework Plan described in Division 6, to allow for private streets within the project is approved.

14. A deviation from Section 10-296(d), specifically 10-296(i)(2) to allow for a minimum of 20 feet from inside edge to inside edge of curbs for internal, private access drives, is approved, conditioned on the Applicant providing certification by a professional engineer at the time of the development order that the proposed design of access drives provides adequate traffic safety for wayward vehicles. Minimum ROW widths shall not apply.

Section 5. Comprehensive Plan Amendment.

Applicant's request to amend the Transitional Comprehensive Plan Future Land Use designation from the Suburban category to Intensive Development category is denied.

Section 6. Rezoning.

Applicant's request to rezone the property from Agricultural and Commercial Planned Development to Residential Planned Development, is denied.

Section 7. Findings and Conclusions.

Based on the evidence in the record and its analysis of the relevant Transitional Comprehensive Plan goals, objectives and policies, Transitional Land Development Code regulations, and codes and regulations, the Village Council makes the following findings and conclusions.

1. The Applicant qualifies for rezoning by demonstrating compliance with the Transitional Comprehensive Plan for the Village Center, the Transitional Land Development Code, and other applicable codes and regulations.

2. The rezoning is consistent with the densities, intensities and general uses set forth in the Transitional Comprehensive Plan.

3. The application meets the standards for a Tier 2 density of 12.1 units per acre, based on the criteria for achieving the base density, and the Applicant's incentive offers.

4. The request as conditioned, is compatible with existing or planned uses in the surrounding area.

5. Approval of the request will increase traffic but not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development.

6. The request will not adversely affect environmentally critical area and natural resources.

7. Urban services, as defined in the Transitional Comprehensive Plan, are, or will be, available and adequate to serve the proposed land use.

8. The proposed use, as conditioned, is appropriate at the subject location.

9. The recommended conditions to the Master Concept Plan and other applicable regulations provide sufficient safeguards to the public interest.

10. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

11. The deviations recommended for approval:

(a) Enhance the planned development; and
(b) Preserve and promote the general intent of the LDC to protect the public health, safety and welfare.

12. In accordance with Section 33-518(b) of the Land Development Code, the Village has determined that the Applicant's incentive offers:

(1) Meet the goals and objectives of the comprehensive plan.
(2) Meet the General Criteria under Sec. 33-502, and
(3) Create significant public benefit commensurate with the value of such incentive offers to the Village, and the appropriateness of such incentive offers to the applicable Tier and to the particular development plan.

13. The Village Council has determined that the project is consistent with the general criteria in Section 33-502 of the Land Development Code.

Section 8. Exhibits.

The following exhibits are attached to this Ordinance and incorporated by reference:

Exhibit A	Legal Description
Exhibit B	Master Concept Plan
Exhibit C	Schedule of Uses
Exhibit D	Property Development Regulations
Exhibit E	Agricultural Affidavit
Exhibit F	Applicant's Incentive Offerings and Pattern Book

Section 9. Conflicts.

All sections or part of Sections of the Code of Ordnances, all Ordinances or parts of Ordinances, and all Resolutions, or parts of Resolutions, in conflict with this Ordinance shall be repealed to the extent of such conflict upon the effective date of this Ordinance.

Section 10. Severability.

Should any section, paragraph, sentence, clause, phrase or other part of this Ordinance subsequent to its effective date be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion thereof, other than the part so declared to be invalid.

Section 11. Effective Date.

This Ordinance shall be effective on the date the Comprehensive Plan Amendment CPA2016-01 adopted by Ordinance 2016-04 becomes effective.

PASSED on first reading this 6th day of July, 2016.

PASSED AND ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this 13th day of July, 2016.

Attest:

By: Kathy Hall
Kathy Hall, MMC, Village Clerk

VILLAGE OF ESTERO, FLORIDA

By:
Nicholas Batos, Mayor

Reviewed for legal sufficiency:

By: _____
Nancy E Stroud, Village Land Use Attorney

Vote:	AYE	NAY
Mayor Batos	✓	
Vice Mayor Levitan	✓	
Councilmember Boesch	✓	
Councilmember Brown	Absent	
Councilmember Errington	✓	
Councilmember Ribble	✓	
Councilmember Wilson	Absent	

EXHIBIT A

Staniec Consulting Services Inc.
3800 Colonial Blvd., Suite 100
Fort Myers FL 33966
Tel: (239) 939-1020
Fax: (239) 939-3412

Stantec

nc, 2n15-00009.

ID W[t
DEC 17 2015
COMMUNITY DEVELOPMENT

LEGAL DESCRIPTION
GENOVA CPA & PD RE-ZONE
Section 34, Township 46 South, Range 25 East
Lee County, Florida

A parcel of land lying in Section 34, Township 46 South, Range 25 East, Lee County, Florida and being more particularly described as follows:

COMMENCE at the Northwest corner of the aforementioned Section 34; thence, along the West line of the Northwest one-quarter of said Section 34, S.01°10'57"E., 1,353.36 feet to an intersection with the centerline of Corkscrew Road, according to the survey of said right-of-way prepared by Jeffrey C. Cooner & Associates dated December 29, 2000 and according to the Florida Department of Transportation right-of-way Map Section 12640-2601; thence, along said centerline, N.89°38'03"E., 663.00 feet; thence S.01°09'27"E., 40.00 feet to an intersection with the South right-of-way of Corkscrew Road and the **POINT OF BEGINNING;** thence, along the Easterly line of lands described in Official Records Book 3159, page 3433 of the Public Records of Lee County, Florida, for the following two (2) courses:

1. S.01°09'27"E., 571.64 feet;
2. S.88°59'56"W., 4.80 feet;

thence S.01°07'57"E., 653.52 feet to an intersection with the South line of the Northwest one-quarter of the aforementioned Section 34; thence, along said South line for the following two (2) courses:

1. S.89°55'17"W., 326.18feet;
2. S.89°55'17"W., 273.13 feet

to the Easterly right-of-way of Via Coconut (formerly Sandy Lane) as recorded in Official Records Book 4558, page 4802 of the aforementioned Public Records; thence, along said Easterly right-of-way for the following two (2) courses:

1. along the arc of a non-tangent circular curve concave to the East having for its elements a radius of 1,622.00 feet, a central angle of 01°03'58", a chord distance of 30.18 feet, a chord bearing of N.06°22'48"W., an arc distance of 30.18 feet;
2. along the arc of a tangent circular curve concave to the East, having for its elements a radius of 1622.00 feet, a central angle of 04°09'58", a chord distance of 117.91 feet, a chord bearing of N.03°45'50"W., an arc distance of 117.94 feet;

thence, along the Easterly line of .additional right-of-way for Via Coconut {formerly Sandy Lane) as described in Official Records Instrument 2007000177427 of the aforementioned Public Records for the following three (3) courses:

Applicant's Legal Checked by 12/18/15

Design with community in mind

Reference: Genova CPA & PD Re-Zone

1. N.08°23'52"E., 50.73 feet;
2. N.01°10'56"W., 298.99 feet;
3. S.88°49'04"W., 8.50 feet;

thence, along the aforementioned Easterly right-of-way of Via Coconut (formerly Sandy Lane) as recorded in Official Records Book 4558, page 4802 of the aforementioned Public Records, N.01°10'56"W., 258.75 feet; thence, along the aforementioned Easterly line of additional right-of-way for Via Coconut (formerly Sandy Lane) as described in Official Records Instrument 2007000177427 of the aforementioned Public Records for the following three (3) courses:

1. N.08°27'57"E., 50.72 feet;
2. N.01°10'56"W., 353.09 feet;
3. N.48°49'04"E., 97.16 feet

to an intersection with the aforementioned South right-of-way of Corkscrew Road; thence, along said South right-of-way, N.89°38'03"E., 530.04 feet to the **POINT OF BEGINNING**.

Said parcel contains 16.923 acres, more or less.

SEE ATTACHED SKETCH

This description and the attached sketch are not valid without the signature and raised seal of a Florida licensed Surveyor and Mapper. Bearings shown hereon are based on the State Plane Coordinate System, Florida West Zone, fixing the West line of the Northwest one-quarter of Section 34, Township 46 South, Range 25 East, Lee County, Florida as S.01°10'57"E.

Stantec Consulting Services Inc.
Licensed Business No. LB7866
State of Florida

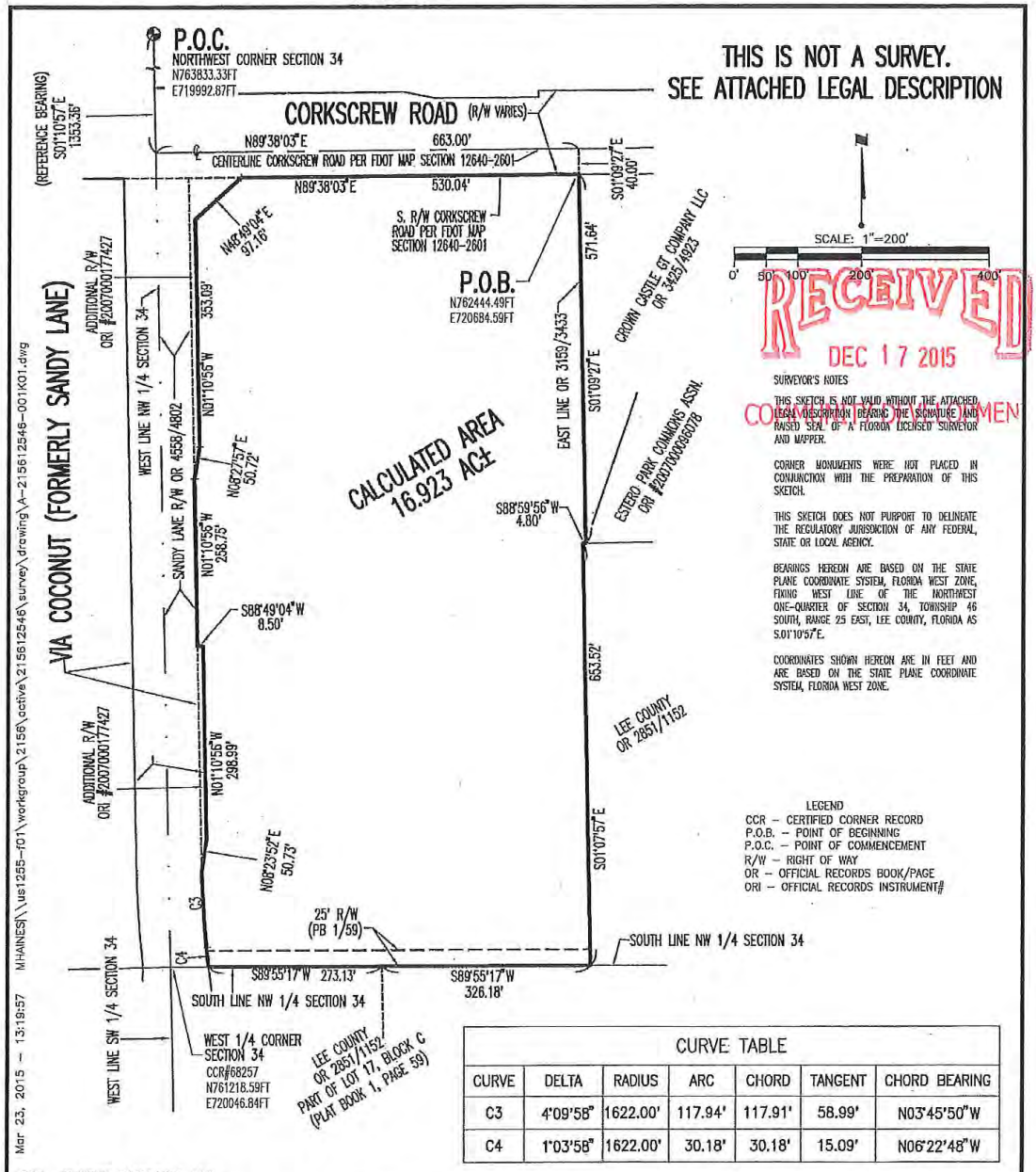
Mark D. Haines
Professional Surveyor and Mapper No. LS5312
State of Florida

Date: 3/23/15

Proj: 215612546 Task 210
Ref: 215612546001-K01.dwg
Date: March 23, 2015
File: \\us1255-f01\workgroup\2156\active\215612546\survey\docs\leg_genova_cpa_pd-rezone_21560323.docx

Design with community in mind

DCI 2015-00009



CURVE TABLE

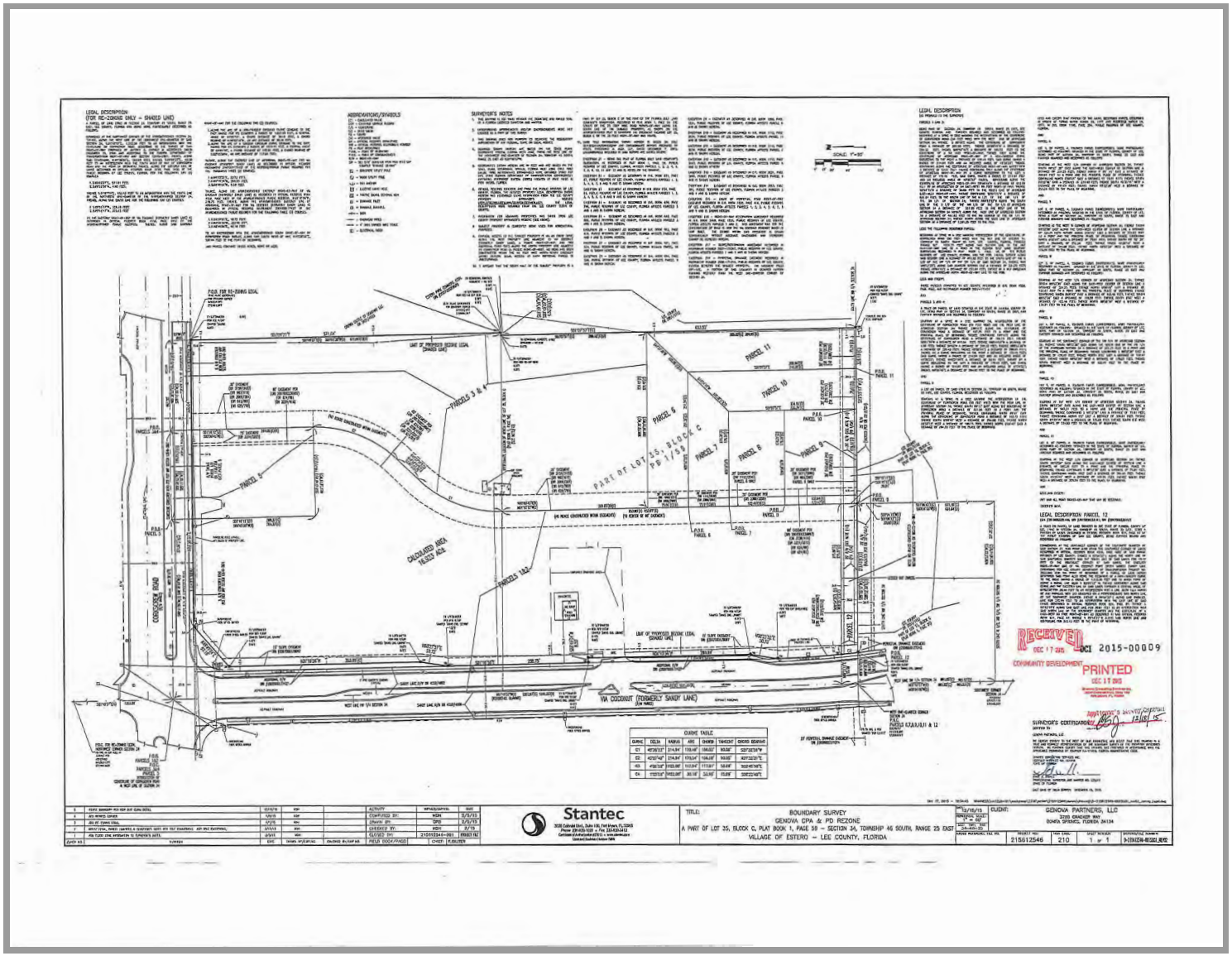
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C3	4°09'58"	1622.00'	117.94'	117.91'	58.99'	N03°45'50"W
C4	1°03'58"	1622.00'	30.18'	30.18'	15.09'	N06°22'48"W

FOR: GENOVA PARTNERS, LLC

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
GENOVA CPA & PD RE-ZONE
SECTION 34, TOWNSHIP 46S., RANGE 25E.
LEE COUNTY, FLORIDA

Stantec
3800 Colonial Blvd., Suite 100, Fort Myers, FL 33966
Phone 239-939-1020 • Fax 239-939-2412
Certificate of Authorization #27013 • Licensed Business No. LB7866 • www.stantec.com

TASK CODE:	DRAWN BY:	CHKED BY:	CAD FILE:	PROJECT NO:	SHEET	DRAWING INDEX NO:	REV:
420	MDH	MDH	210	215612546	1 OF 1	A-215612546-001-K01	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DEC 17 2015
DCI 2015-00009
COMMUNITY DEVELOPMENT
PRINTED
DEC 17 2015
Stantec
BOUNDARY SURVEY
GENOVA CPA & PD REZONE
A PART OF LOT 35, BLOCK C, PLAT BOOK 1, PAGE 59 – SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO – LEE COUNTY, FLORIDA
GENOVA PARTNERS, LLC
215612546
210
1 of 1

EXHIBIT B

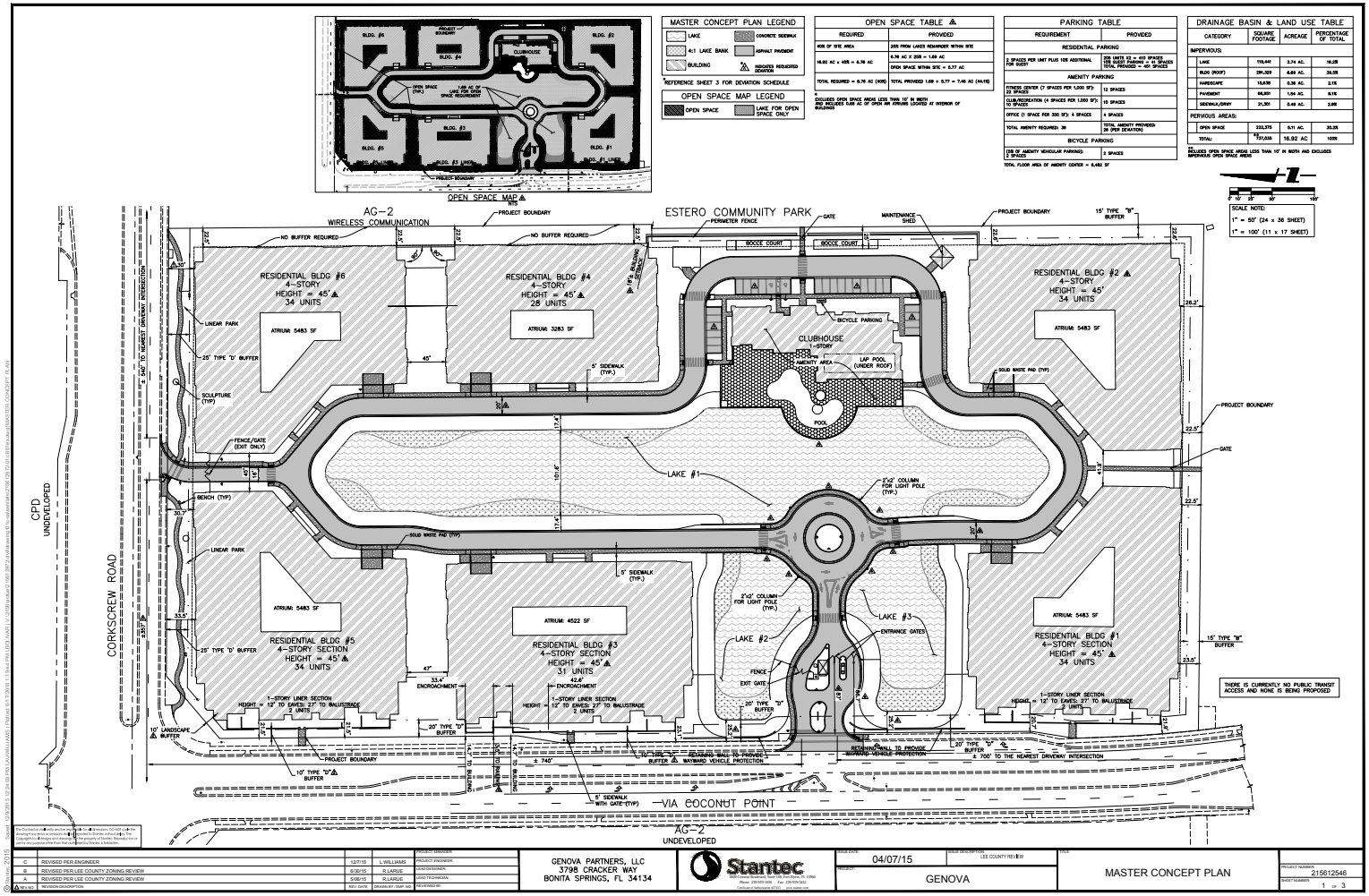

MASTER CONCEPT PLAN LEGEND
OPEN SPACE TABLE
PARKING TABLE
DRAINAGE BASIN & LAND USE TABLE
OPEN SPACE MAP LEGEND
OPEN SPACE MAP
AG-2
WIRELESS COMMUNICATION
ESTERO COMMUNITY PARK
PERIMETER FENCE
GATE
MAINTENANCE SHED
BOCCE COURT
RESIDENTIAL BLDG #6
4-STORY
HEIGHT = 45'
34 UNITS
RESIDENTIAL BLDG #4
4-STORY
HEIGHT = 45'
28 UNITS
RESIDENTIAL BLDG #2
4-STORY
HEIGHT = 45'
34 UNITS
CLUBHOUSE
1-STORY
AMENITY AREA
LAP POOL
(UNDER ROOF)
POOL
LAKE #1
LAKE #2
LAKE #3
RESIDENTIAL BLDG #5
4-STORY SECTION
HEIGHT = 45'
34 UNITS
RESIDENTIAL BLDG #3
4-STORY SECTION
HEIGHT = 45'
31 UNITS
RESIDENTIAL BLDG #1
4-STORY SECTION
HEIGHT = 45'
34 UNITS
CORKSCREW ROAD
CPD
UNDEVELOPED
VIA COCONUT POINT
AG-2
UNDEVELOPED
SCALE NOTE:
1" = 50' (24 x 36 SHEET)
1" = 100' (11 x 17 SHEET)
THERE IS CURRENTLY NO PUBLIC TRANSIT ACCESS AND NONE IS BEING PROPOSED
GENOVA PARTNERS, LLC
3798 CRACKER WAY
BONITA SPRINGS, FL 34134
Stantec
04/07/15
LEE COUNTY RESUBMITTAL
GENOVA
MASTER CONCEPT PLAN
215612546
1 OF 3

EXHIBIT C & D

Genova
Schedule of Uses and Property Development Regulations

Property Development Regulations

Minimum Lot Area:	7,500 square feet
Minimum Lot Width:	100 feet
Minimum Lot Depth:	75 feet
Minimum Building Separation:	15 feet
Maximum Lot Coverage:	50%
Maximum Height:	4 stories / 45 feet

Minimum Building Setbacks

Street:	5 feet min – 30 feet max. (See Deviation for Buildings along Via Coconut)
Side:	25 feet
Rear:	25 feet
Water Body:	25 feet
Minimum Open Space:	40%

Schedule of Uses

Accessory of Uses and Structures
Agricultural uses, continuation of bona fide use only (see zoning condition)
Dwelling Units: Multiple-Family
Entrance gates and gatehouse (not visible from roadway)
Essential service facilities, (34-622© (13)), Group I
Excavation: Water retention, detention
Fences and Walls (not visible from roadway)
Model Display Unit (for units in this development only)
Parks
Parking lot: Accessory, Temporary, Garage (temporary parking lot during construction only)
Real Estate Sales and Rental Office – limited to sales and/or rental of units within the development
Recreation facilities: Personal, Private, Private On-site
Signs in accordance with Chapter 30 and Chapter 33
Temporary Uses in accordance with LDC Section 34-3041:
- Temporary contractor's office and equipment storage shed
- Temporary telephone distribution equipment
- Temporary storage facilities (during construction only)

EXHIBIT E

BONA FIDE AGRICULTURAL USE AT THE TIME OF ZONING APPLICATION AFFIDAVIT

WHEREAS, Section 34-202(b)(7), Village of Estero Land Development Code, requires property located in an agricultural zoning district at the time a zoning application is filed to include an existing agricultural use affidavit; and

WHEREAS, the affidavit, pursuant to the Land Development Code, must identify the property in question with specificity, and the affidavit must identify whether or not a bona fide agricultural use is in existence on the property at the time the application was filed.

STATE OF FLORIDA
COUNTY OF LEE

BEFORE ME, the undersigned notary public on this 27th day of May, 2015, personally appeared James "Jim" Wallace, Managing Partner of Genova Partners, LLC, who is personally known to me or who produced a Drivers License as identification and who, after first being duly sworn, deposes and says that:

1. The property that is subject of the zoning application is described more completely on the attached Exhibit "A".
2. That I am the authorized representative of the Limited Liability Company that owns the property described in Exhibit "A".
3. The property in question is zoned AG-2 and CPD. Section 34-202(b)(7) does not require an agricultural affidavit for property that is not located in an agricultural district at the time of zoning.
4. The property is currently in an agricultural use and the use is a legal non-conforming use on the CPD portion of the property.
5. The agricultural use of the subject property is row crops.
6. The row crops are occurring within the area identified on the attached Exhibit "B".
7. The affiant intends to continue the existing agricultural activity subsequent to the rezoning.

DCI 2015-00009

FURTHER AFFIANT SAYETH NAUGHT.

JUN 03 2015
COMMUNITY DEVELOPMENT

GENOVA PARTNERS, LLC

By: _____
Name: James "Jim" Wallace
Title: Managing Partner

SWORN TO and subscribed before me on the date and year first above written.

(Notary Seal)

KATHLEEN A. PETERS
MY COMMISSION # FF 180270
EXPIRES: January 14, 2019
Bonded Thru Notary Public Underwriters

Kathleen A. Peters
Signature of Notary Public

Kathleen A. Peters
(Print, type of stamp commissioned name of Notary Public)

Commission No. # FF 180270

DCI 2015-00009

RECEIVED
JUN 03 2015
COMMUNITY DEVELOPMENT

EXHIBIT "A"

Stantec Consulting Services Inc.
3800 Colonial Blvd., Suite 100
Fort Myers FL 33966
Tel: (239) 939-1020
Fax: (239) 939-3412

LEGAL DESCRIPTION
GENOVA CPA & PD RE-ZONE
Section 34, Township 46 South, Range 25 East
Lee County, Florida

A parcel of land lying in Section 34, Township 46 South, Range 25 East, Lee County, Florida and being more particularly described as follows:

COMMENCE at the Northwest corner of the aforementioned Section 34; thence, along the West line of the Northwest one-quarter of said Section 34, S.01°10'57"E., 1,353.36 feet to an intersection with the centerline of Corkscrew Road, according to the survey of said right-of-way prepared by Jeffrey C. Cooner & Associates dated December 29, 2000 and according to the Florida Department of Transportation right-of-way Map Section 12640-2601; thence, along said centerline, N.89°38'03"E., 663.00 feet; thence S.01°09'27"E., 40.00 feet to an intersection with the South right-of-way of Corkscrew Road and the **POINT OF BEGINNING**; thence, along the Easterly line of lands described in Official Records Book 3159, page 3433 of the Public Records of Lee County, Florida, for the following two (2) courses:

1. S.01°09'27"E., 571.64 feet;
2. S.88°59'56"W., 4.80 feet;

thence S.01°07'57"E., 653.52 feet to an intersection with the South line of the Northwest one-quarter of the aforementioned Section 34; thence, along said South line for the following two (2) courses:

1. S.89°55'17"W., 326.18 feet;
2. S.89°55'17"W., 273.13 feet

to the Easterly right-of-way of Via Coconut (formerly Sandy Lane) as recorded in Official Records Book 4558, page 4802 of the aforementioned Public Records; thence, along said Easterly right-of-way for the following two (2) courses:

1. along the arc of a non-tangent circular curve concave to the East having for its elements a radius of 1,622.00 feet, a central angle of 01°03'58", a chord distance of 30.18 feet, a chord bearing of N.06°22'48"W., an arc distance of 30.18 feet;
2. along the arc of a tangent circular curve concave to the East, having for its elements a radius of 1622.00 feet, a central angle of 04°09'58", a chord distance of 117.91 feet, a chord bearing of N.03°45'50"W., an arc distance of 117.94 feet;

thence, along the Easterly line of additional right-of-way for Via Coconut (formerly Sandy Lane) as described in Official Records Instrument 2007000177427 of the aforementioned Public Records for the following three (3) courses:

DCI 2015-00009

RECEIVED
JUN 03 2015
COMMUNITY DEVELOPMENT

Design with community in mind

Reference: Genova CPA & PD Re-Zone

1. N.08°23'52"E., 50.73 feet;
2. N.01°10'56"W., 298.99 feet;
3. S.88°49'04"W., 8.50 feet;

thence, along the aforementioned Easterly right-of-way of Via Coconut (formerly Sandy Lane) as recorded in Official Records Book 4558, page 4802 of the aforementioned Public Records, N.01°10'56"W., 258.75 feet; thence, along the aforementioned Easterly line of additional right-of-way for Via Coconut (formerly Sandy Lane) as described in Official Records Instrument 2007000177427 of the aforementioned Public Records for the following three (3) courses:

1. N.08°27'57"E., 50.72 feet;
2. N.01°10'56"W., 353.09 feet;
3. N.48°49'04"E., 97.16 feet

to an intersection with the aforementioned South right-of-way of Corkscrew Road; thence, along said South right-of-way, N.89°38'03"E., 530.04 feet to the **POINT OF BEGINNING**.

Said parcel contains 16.923 acres, more or less.

SEE ATTACHED SKETCH

This description and the attached sketch are not valid without the signature and raised seal of a Florida licensed Surveyor and Mapper. Bearings shown hereon are based on the State Plane Coordinate System, Florida West Zone, fixing the West line of the Northwest one-quarter of Section 34, Township 46 South, Range 25 East, Lee County, Florida as S.01°10'57"E.

Stantec Consulting Services Inc.
Licensed Business No. LB7866
State of Florida

DCI 2015-00009

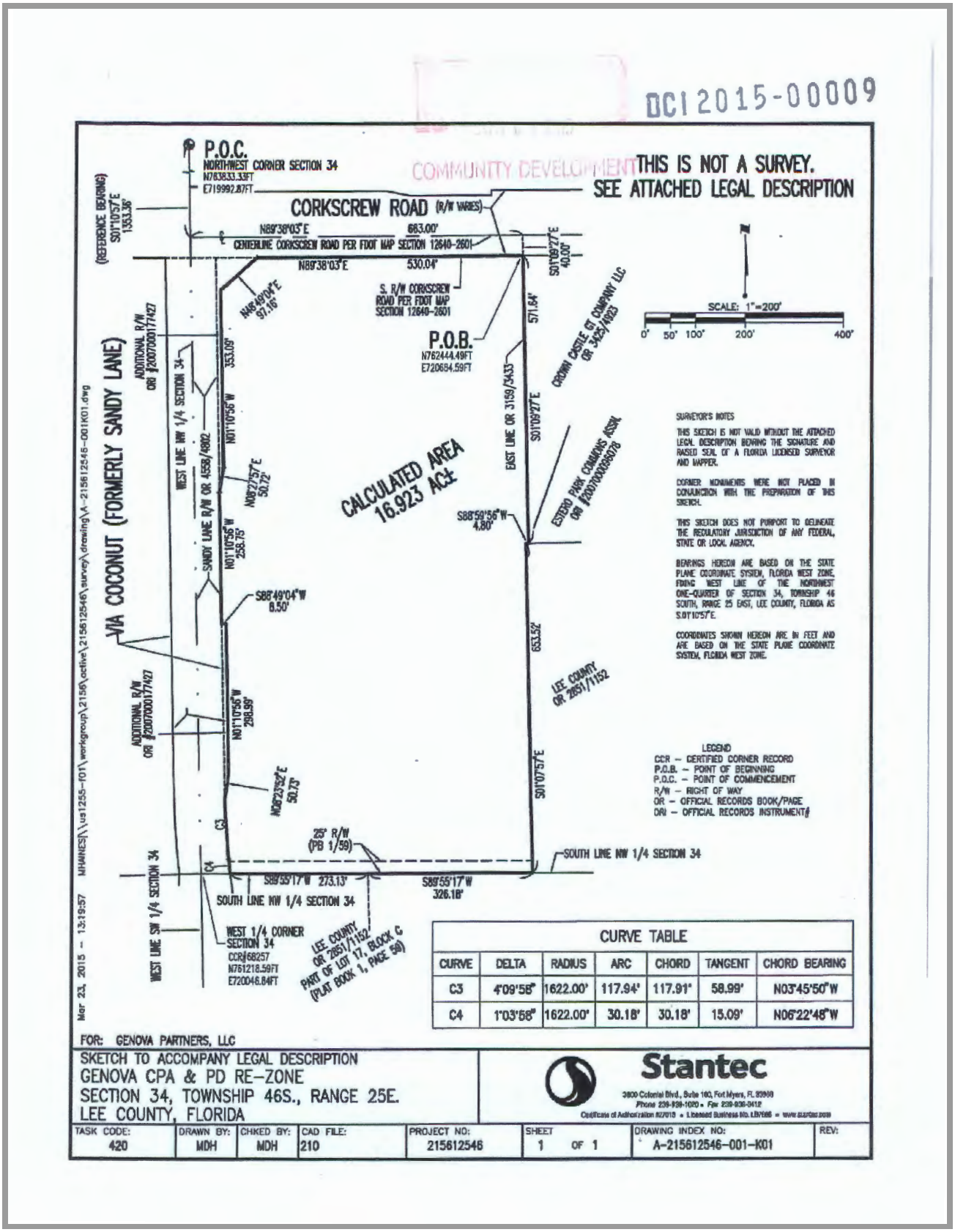
Mark D. Haines
Professional Surveyor and Mapper No. LS5312
State of Florida

Date: 3/23/15

Proj: 215612548 Task 210
Ref: 215612548001-K01.dwg
Date: March 23, 2015
File: \\us1255-f01\workgroup\215\active\215612548\survey\docs\leg_genova_cpa_pd-rezone_21560323.docx

Design with community in mind

RECEIVED
JUN 03 2015
COMMUNITY DEVELOPMENT


DCI2015-00009
COMMUNITY DEVELOPMENT
THIS IS NOT A SURVEY.
SEE ATTACHED LEGAL DESCRIPTION
P.O.C.
NORTHWEST CORNER SECTION 34
N763833.33FT
E719992.87FT
CORKSCREW ROAD (R/W VARIES)
N89°38'03"E 663.00'
CENTERLINE CORKSCREW ROAD PER FDOT MAP SECTION 12640-2601
N89°38'03"E 530.04'
S. R/W CORKSCREW ROAD PER FDOT MAP SECTION 12640-2601
P.O.B.
N762444.49FT
E720684.59FT
(REFERENCE BEARING) S01°10'57"E 1333.38'
ADDITIONAL R/W ORI #2007000177427
WEST LINE NW 1/4 SECTION 34
SANDY LANE R/W OR 1538/4002
VIA COCONUT (FORMERLY SANDY LANE)
N48°49'04"E 97.16'
N01°10'56"W 353.09'
N01°10'56"W 258.75'
N88°27'57"E 50.72'
S88°49'04"W 8.50'
N01°10'56"W 298.99'
N06°23'52"E 50.73'
CALCULATED AREA 16.923 AC±
EAST LINE OR 3159/2433
S01°09'27"E 571.84'
S01°09'27"E 40.00'
CROWN CASTLE GT COMPANY LLC OR 3425/1923
ESTERO PARK COMMONS ASSN. ORI #2007000098078
S88°59'56"W 4.80'
S01°07'57"E 653.52'
LEE COUNTY OR 2651/1152
SOUTH LINE NW 1/4 SECTION 34
S89°55'17"W 273.13'
S89°55'17"W 326.18'
25' R/W (PB 1/59)
C3
C4
WEST 1/4 CORNER SECTION 34
CCR#68257
N761218.59FT
E720046.84FT
WEST LINE SW 1/4 SECTION 34
LEE COUNTY OR 2651/1152 PART OF LOT 17, BLOCK C (PLAT BOOK 1, PAGE 59)
SCALE: 1"=200'
0' 50' 100' 200' 400'
SURVEYOR'S NOTES
THIS SKETCH IS NOT VALID WITHOUT THE ATTACHED LEGAL DESCRIPTION BEARING THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
CORNER MONUMENTS WERE NOT PLACED IN CONJUNCTION WITH THE PREPARATION OF THIS SKETCH.
THIS SKETCH DOES NOT PURPORT TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE OR LOCAL AGENCY.
BEARINGS HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, BEING WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS S.01°10'57"E.
COORDINATES SHOWN HEREON ARE IN FEET AND ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE.
LEGEND
CCR – CERTIFIED CORNER RECORD
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
R/W – RIGHT OF WAY
OR – OFFICIAL RECORDS BOOK/PAGE
ORI – OFFICIAL RECORDS INSTRUMENT#
CURVE TABLE
CURVE | DELTA | RADIUS | ARC | CHORD | TANGENT | CHORD BEARING
C3 | 4°09'58" | 1622.00' | 117.94' | 117.91' | 58.99' | N03°45'50"W
C4 | 1°03'56" | 1622.00' | 30.18' | 30.18' | 15.09' | N06°22'48"W
Mar 23, 2015 – 13:19:57 MHAINES\\us1255-f01\workgroup\2156\active\215612546\survey\drawing\A-215612546-001K01.dwg
FOR: GENOVA PARTNERS, LLC
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
GENOVA CPA & PD RE-ZONE
SECTION 34, TOWNSHIP 46S., RANGE 25E.
LEE COUNTY, FLORIDA
Stantec
3800 Colonial Blvd., Suite 160, Fort Myers, FL 33966
Phone 239-939-1020 • Fax 239-936-0412
Certificate of Authorization #2018 • Licensed Business No. LB7966 • www.stantec.com
TASK CODE: 420 | DRAWN BY: MDH | CHKED BY: MDH | CAD FILE: 210 | PROJECT NO: 215612546 | SHEET 1 OF 1 | DRAWING INDEX NO: A-215612546-001-K01 | REV:

Stantec
Survey Boundary
Genova Rezoning
Location Map
February 2015
HAPPY HOLLOW LN
VIA COCONUT PT
SANDOLEN
DCI2015-00009
JUN 03 2015
COMMUNITY DEVELOPMENT

EXHIBIT F

GENOVA INCENTIVE OFFERINGS

ARCHITECTURE

1. **Exceptional Design** – The Italianate architecture depicted in the pattern book sets a high quality standard for the Village Center.
2. **360-Degree Urban Look. All the building elevations will have architectural design elements typical of front elevations so it will appear there are no rear elevations** – The 4-sided building design creates street-front, lake-front and park-front elevations without any rear elevation.
3. **Stealth Parking. No Parking Lots.** – The buildings are 3 residential levels over a parking level. All resident and visitor parking is indoors, completely hidden from public view.
4. **Stealth Security. No Perimeter Walls.** – The garage level of the residential buildings and vertical rail fencing located amongst the landscaping (instead of the typical perimeter walls) will be used to create the necessary security. The entry lakes will provide separation between the public realm and the private realm while maintaining views and the necessary security. There will be pedestrian gates and two vehicular gates in the locations depicted on the Master Concept Plan
5. **Sustainable Design for Future Mixed-use.** – The design of the liner buildings provides for possible future conversion to low-impact commercial uses (professional office or low-traffic shops) if and whenever Via Coconut Point Road becomes a local urban streetscape with on-street parking. It is understood the conversion cannot occur without a parking review by the Village.

SOCIAL VITALITY

1. **1/3 Mile of Public Pedestrian Greenway** – The landscaped frontage along Corkscrew Road and Via Coconut Point Road provides 9 trellised areas for sitting, gazing and conversation and invites personal interaction within the public space.

2. **Public Linear Park along Corkscrew Road** – The applicant will provide a 600 ft long public linear park with an 8 ft wide meandering sidewalk, 2 sculptures, 4 trellised sitting areas (each 12 ft. wide) and landscaping consisting of 18 black olive canopy trees, plus shrubs and ground cover. Approximately 1/3 acre of newly created public space. The linear park is depicted on the Master Concept Plan.
3. **Public Pocket Park and Future Bus Stop on Via Coconut Point Road** – A pocket park is provided in the location depicted on the Master Concept Plan. The pocket park will be a landscaped 35 ft. by 35 ft. paver-stone area with a 12 ft. wide trellised sitting area and 9 Black Olive canopy trees. If a transit stop is located on Via Coconut Point Road the pocket park can be used as a future transit waiting area.
4. **Public Lakeside Sitting Areas** – The sitting areas consists of two 80 ft. wide sitting walls with a combined total of 4 trellises, each 12 ft. wide, plus 8 columns and 4 carriage lamps. The sitting areas will overlook the entry lakes, faux bridges and roundabout sculpture at the main entry to Genova along a 300 ft section of Via Coconut Point Road between buildings A and C, as shown on the Master Concept Plan
5. **Not Age-Restricted. Diverse Housing** – Genova is designed as a housing alternative for working professionals without children (Empty-nesters and DINK Millennials) as well as aging Baby Boomers downsizing. The community will not be age restricted.

LANDSCAPING

1. **Canopy Trees & Picnic Areas within Estero Community Park** – The applicant will plant a total of 12 Black Olive canopy trees and provide 4 picnic tables within the park along the east and south sides of Genova. (It is understood that the applicant must secure the necessary review and approvals from Lee County as long as the park is in County ownership.)
2. **Larger Trees for More Mature Streetscapes** – All of the canopy trees as depicted on the submitted common area landscape plan will be 18 ft. Black Olive canopy trees along Corkscrew Road and Via Coconut Point Road. The provision of larger than code minimum trees accelerates the creation of a mature urban look and provides shade for pedestrians.
3. **Plantings, Irrigation and Maintenance of Via Coconut Point Road Median Landscaping** – The applicant will provide 4 Black Olive Canopy trees per

100 linear feet or, if the Village of Estero prefers, 8 palm trees per 100 linear feet, plus appropriate shrubs and under-plantings within the Via Coconut Point Road median from Corkscrew Road to the proposed new Estero Community Park entry (just south of Genova). (It is understood that the applicant will have to obtain the necessary review and approval from the county to locate the vegetation in the county right of way.)

4. **Jack-and-bore and Irrigation for Via Coconut Point Road Median** – The applicant will design, permit, install, and maintain 1/4 mile of irrigation from Corkscrew Road to the proposed new park entry to irrigate the Via Coconut Point Road median landscaping.
5. **Interweaving Public ROW and Genova Setbacks** – Integrating the Corkscrew Road and Via Coconut Point Road ROWs with Genova's hardscape and landscaping to create a seamless ROW and a more inviting street-side environment.

CONNECTIVITY

1. **Pedestrian Gates Promote Walkability** –The community will include 7 pedestrian gates which connect residents to Corkscrew Road, Estero Community Park and Via Coconut Point Road.
2. **Transit Ready** –The four pedestrian gates along Via Coconut Point will facilitate the use of mass transit whenever it arrives.
3. **Front Doors on Via Coconut Point Road** – The street-front elevations and 3 residential building entrances along Via Coconut Point Road as depicted in the Pattern Book provide direct connections to the public realm.
4. **Sidewalks are Interconnected** – All Genova internal roads will include 5 foot sidewalks and all Genova sidewalks will interconnect with public sidewalks external to the community on Corkscrew Road and Via Coconut Point Road.
5. **Mixed-Use Pedestrian Shed** – Genova is located within 200 ft. of two office parks, immediately adjacent to Estero Community Park and one block from a Publix supermarket, 4 banks, 2 gas stations, stores and restaurants.
6. **Non-resident Access Without Compromising Security** –The main-entry access will be available to non-resident pedestrians during daylight hours. The main entry access will be available to non-resident vehicular traffic by appointment. Access to the community will require proof of a valid driver's license with photo ID.

7. **$100,000 Contribution to Future Estero Community Park Entry** – Genova Partners LLC will contribute $100,000 towards the construction of the new entrance to Estero Community Park from Via Coconut Point (just south of Genova). The $100,000.00 will be paid to the Village prior to the issuance of the building permit for the 3rd residential building. The Village will ensure the funds are retained in escrow and used solely for the construction of the proposed new entry road to Estero Community Park from Via Coconut Point Road south of the Genova community.

EXHIBIT F

GENOVA

Coconut Point

Genova Pattern Book June 17, 2016

Village Center Overlay District

LAND ARCHITECTS INC.

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Town Center Overlay District
Appendix 1 - Map 3

ESTERO PLANNING COMMUNITY

GENERAL NOTE:
THIS MAP IS FOR REFERENCE ONLY
DATA PROVIDED ARE'S DERIVED FROM MULTIPLE SOURCES WITH VARYING LEVELS OF ACCURACY

SOURCE:
LEE COUNTY GIS

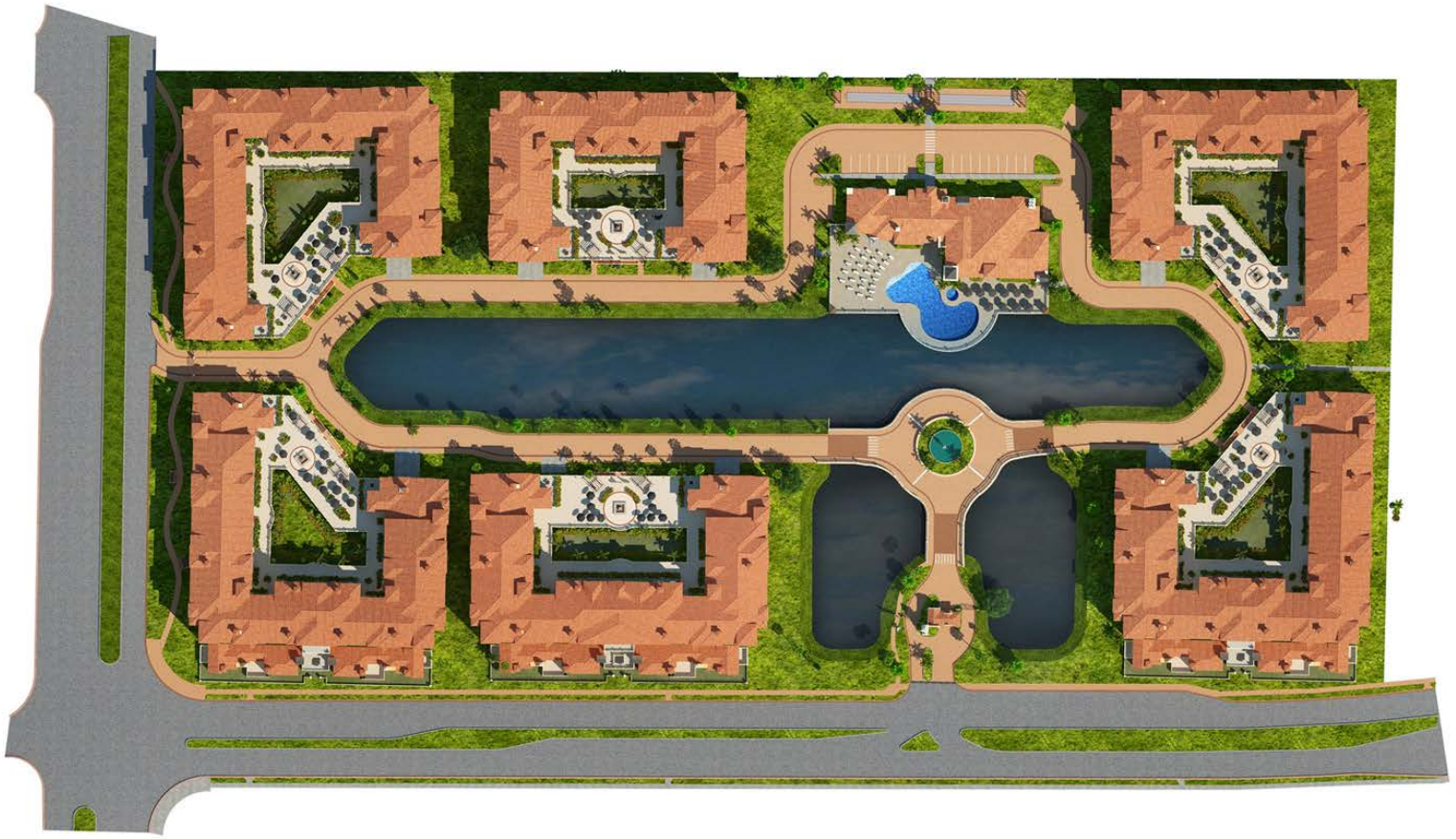
NORTH
SCALE: N.T.S.

Village Center Connectivity Map

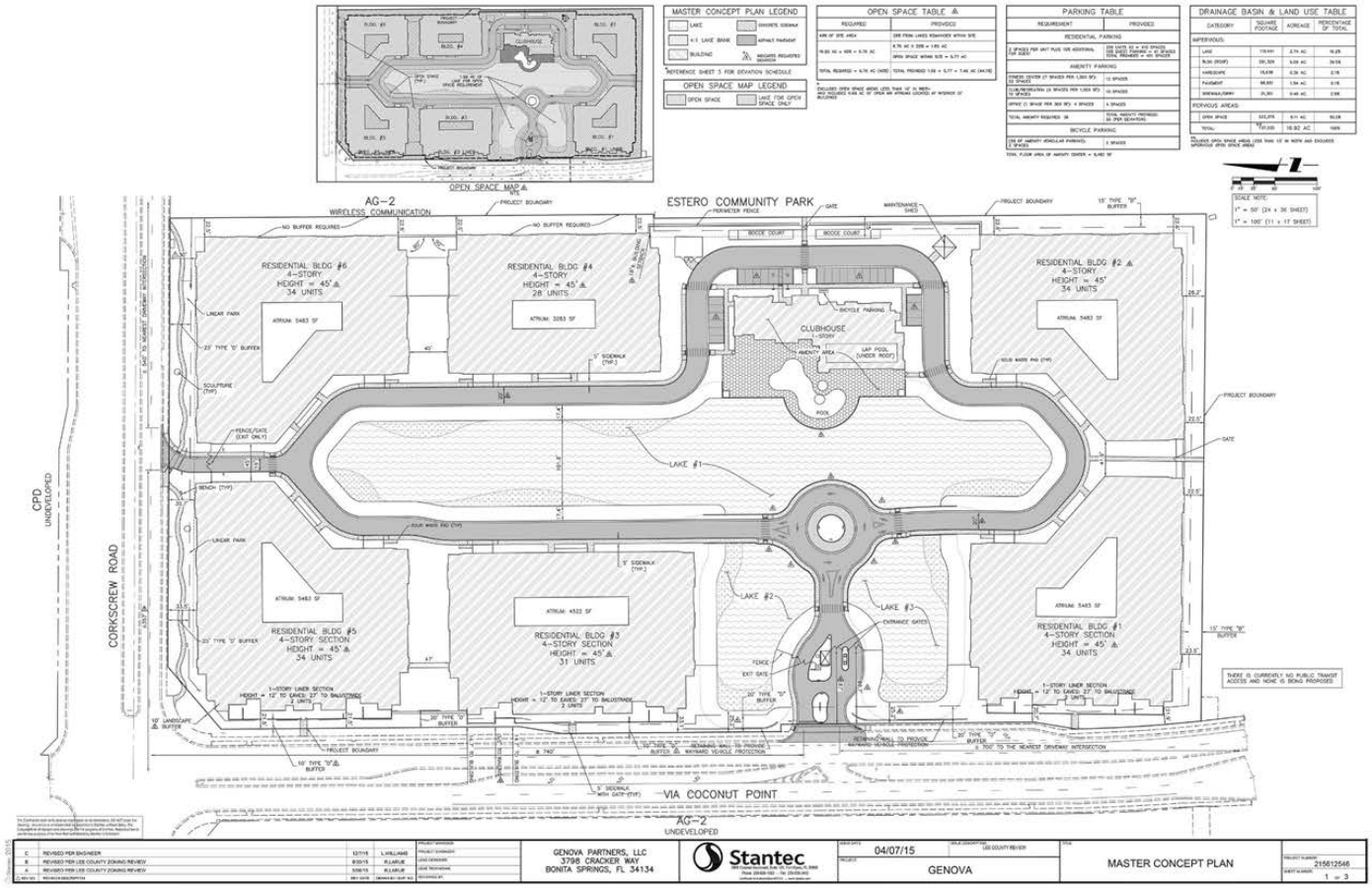
The Site Concept

Genova
Conceptual Site Plan

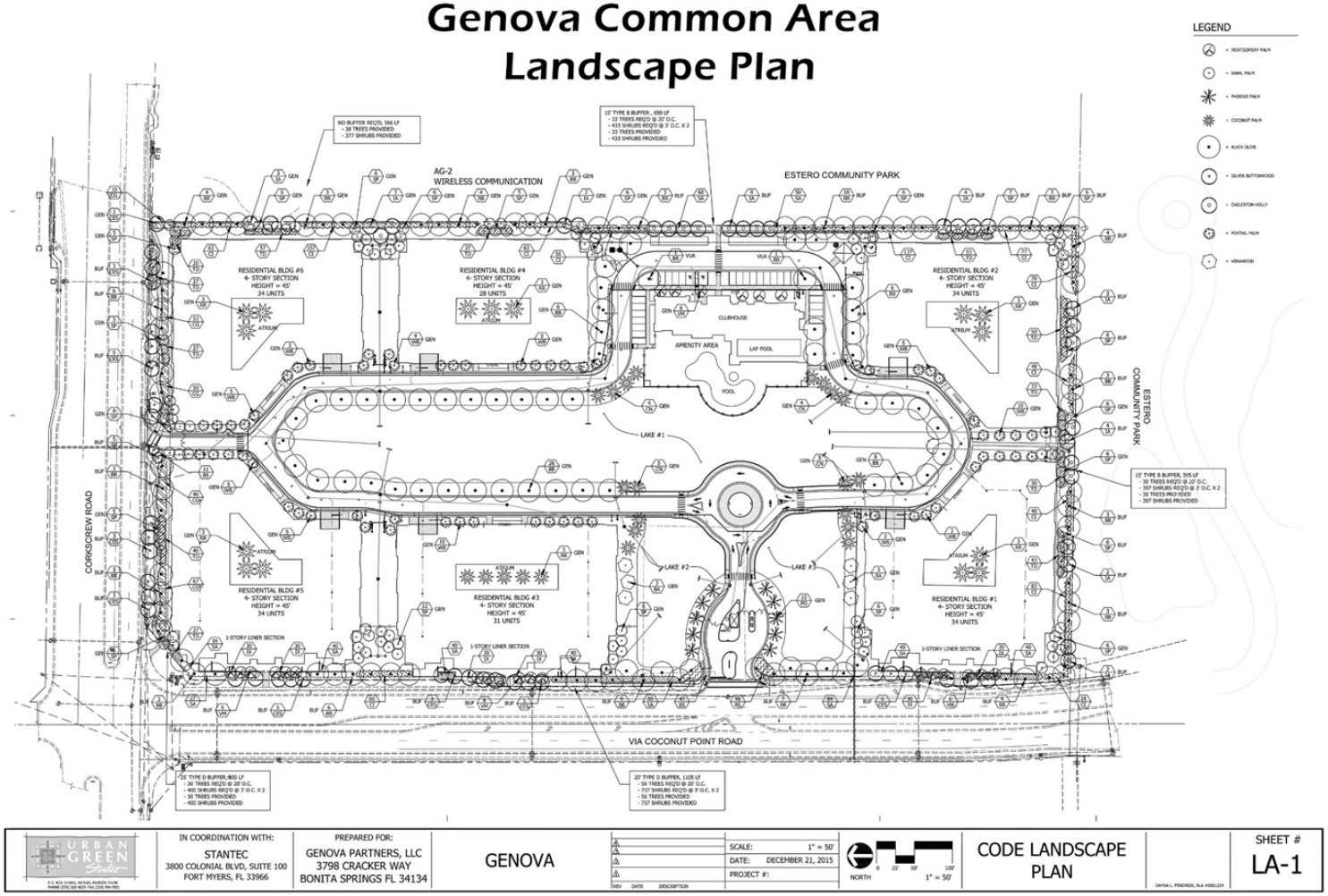
Genova 3D Site Plan



Genova Master Concept Plan



Genova Common Area Landscape Plan



URBAN GREEN Studio

IN COORDINATION WITH:
STANTEC
3800 COLONIAL BLVD, SUITE 100
FORT MYERS, FL 33966

PREPARED FOR:
GENOVA PARTNERS, LLC
3798 CRACKER WAY
BONITA SPRINGS FL 34134

GENOVA

SCALE: 1" = 50'
DATE: DECEMBER 21, 2015
PROJECT #:

NORTH 1" = 50'

CODE LANDSCAPE PLAN

SHEET # LA-1

Architecture

STREET FRONT Elevation
Facing Via Coconut Point Road

PARK-FRONT Elevation
Facing Estero Community Park

LAKE-FRONT Elevation
Facing the Internal Loop Road

Courtyard Atrium Concept

Residential Courtyard Level View

Residential Third Level View

Penthouse Level View

SETH HARRY SUGGESTION
Linear Buildings
Along Via Coconut Point Road

Actual Genova Building on Via Coconut Point Road at Corkscrew Road

Street View of
Via Coconut Point Road at Corkscrew Road

Aerial View of
Main Entry, Lakes, Amenity Area & Estero Community Park

Aerial View of the Lake & Six Buildings

Aerial View of
Lake at Main Entry and Amenity Area

Architectural Elevation of Building Fronting on Via Coconut Road

Architectural Elevation of Building Fronting on Corkscrew Road

Architectural Elevation of Building "B"

FRONT ELEVATION
SCALE: 1/8"=1'-0"

REAR ELEVATION
SCALE: 1/8"=1'-0"

Architectural Elevation of Building "C"

FRONT ELEVATION

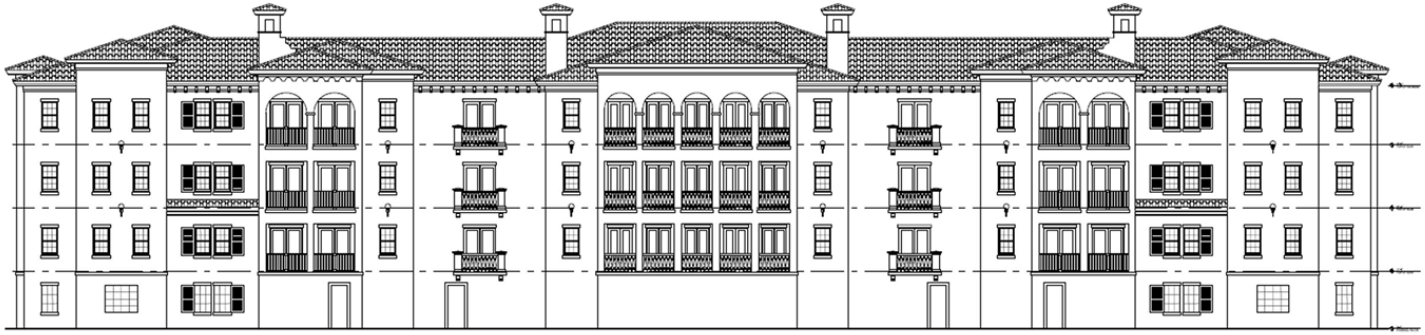
SCALE: 3/32"=1'-0"

REAR ELEVATION

SCALE: 3/32"=1'-0"

Architectural Elevation of Building "D"

FRONT ELEVATION



REAR ELEVATION

Architectural Elevation of "Clubhouse"

WEST ELEVATION

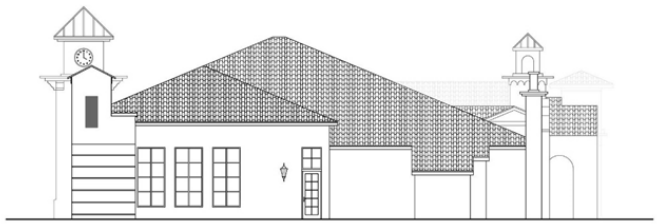
SCALE: 1/8" = 1'-0"

EAST ELEVATION

SCALE: 1/8" = 1'-0"

NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

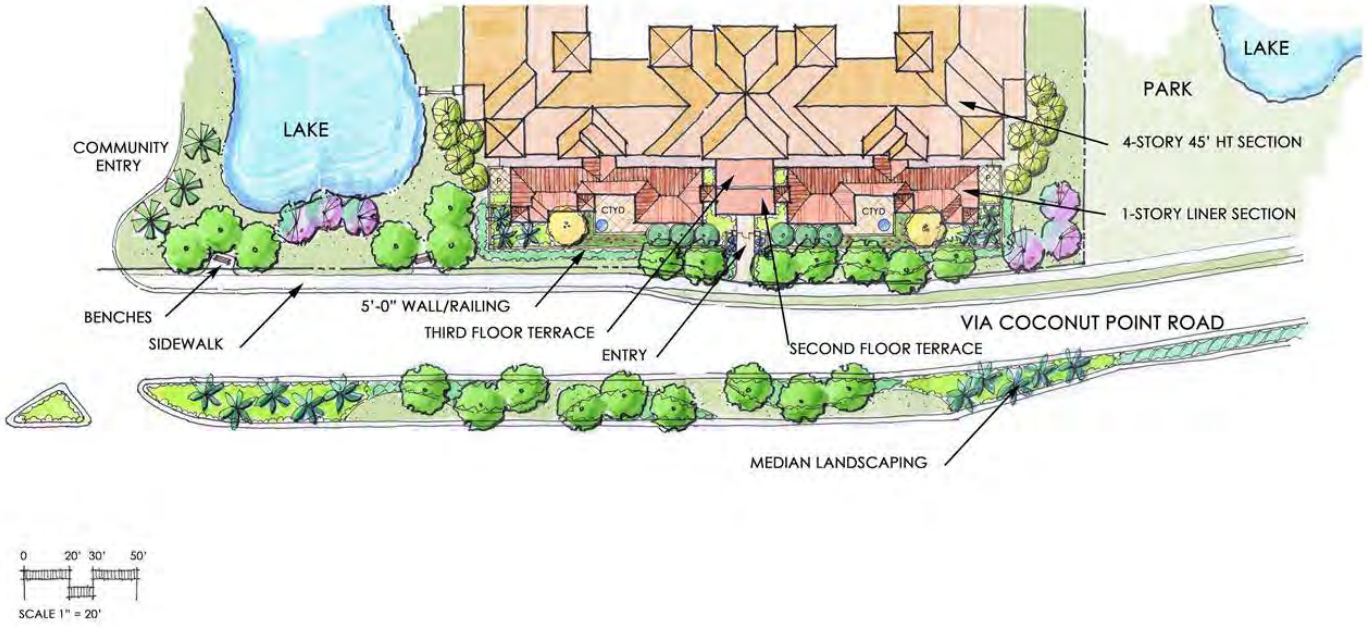
SCALE: 1/8" = 1'-0"

Tangible Benefits & Incentive Offerings

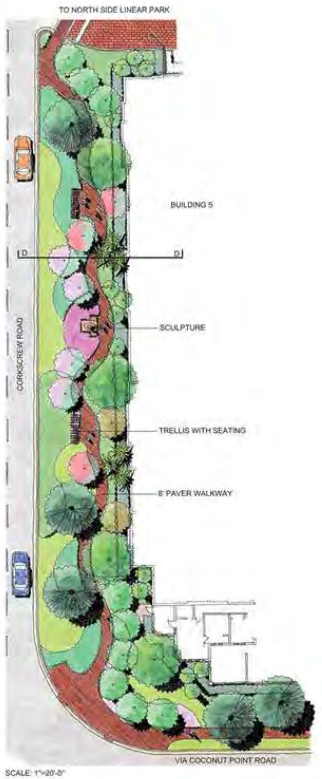
Precedent Setting Concepts and Design

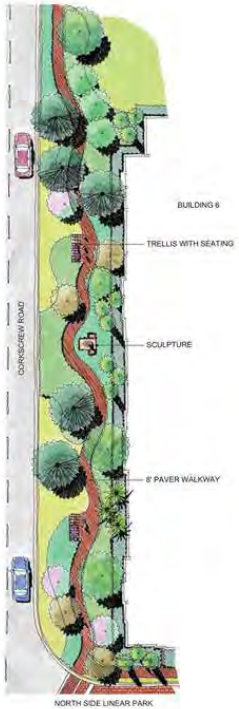
Pedestrian Gates
Connecting to Mixed-Use Shed

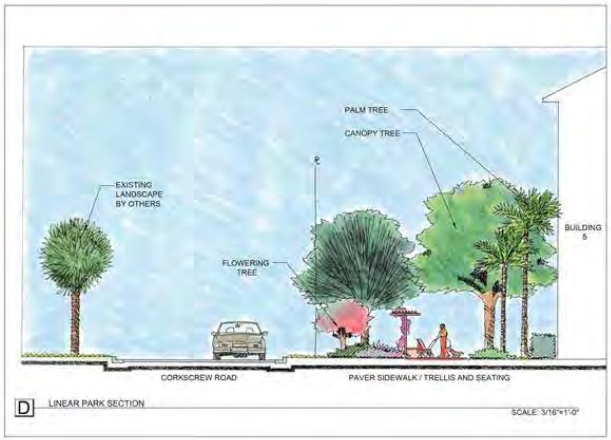
Sustainable Design
along Via Coconut Point Road



Linear Park along Corkscrew Road

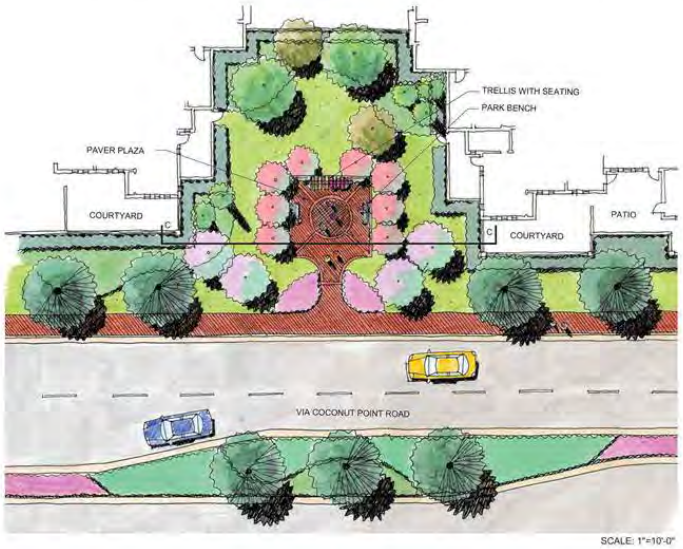






GENOVA PARTNERS, LLC
GENOVA
LINEAR PARK
17 JUNE 2016
Stantec

Pocket Park on Via Coconut Point Road



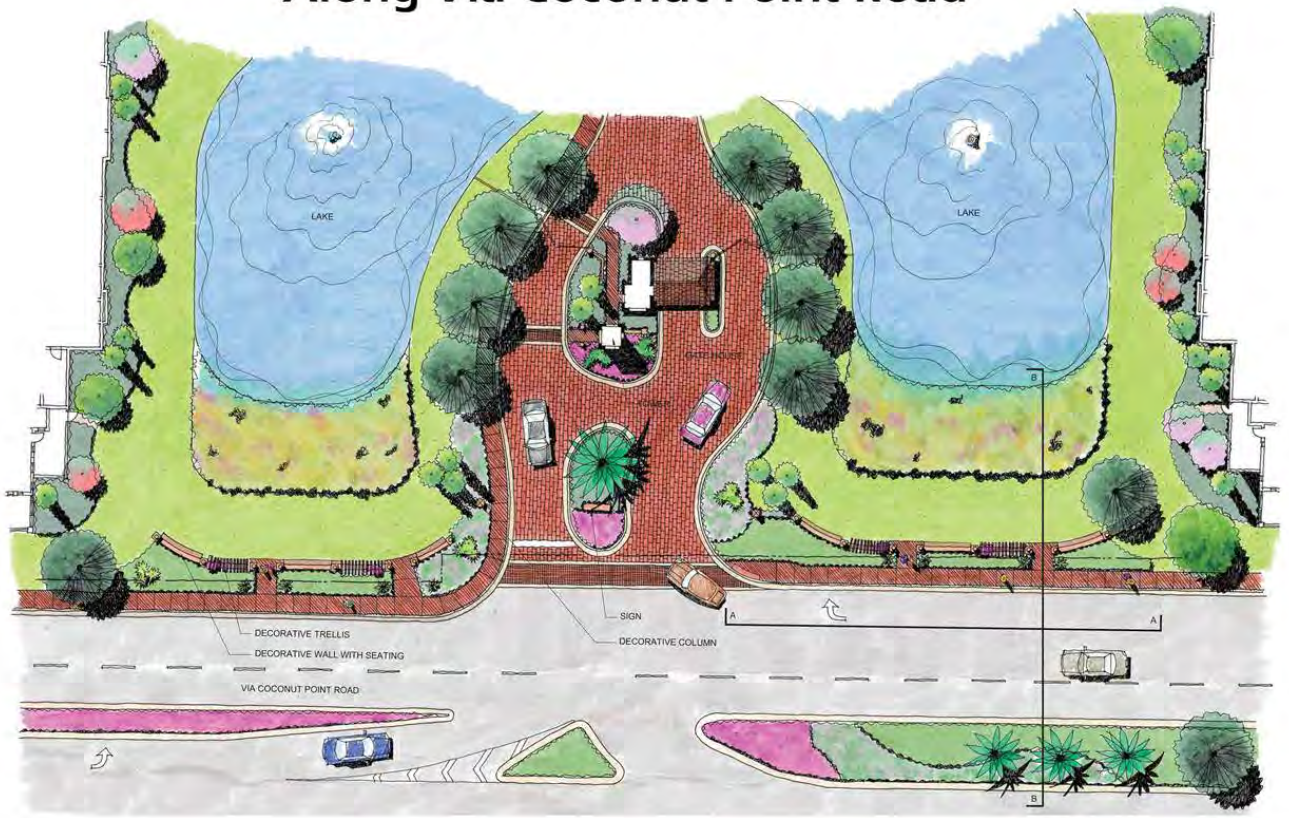
SCALE: 1"=10'-0"

C POCKET PARK SECTION

SCALE: 1/4"=1'-0"

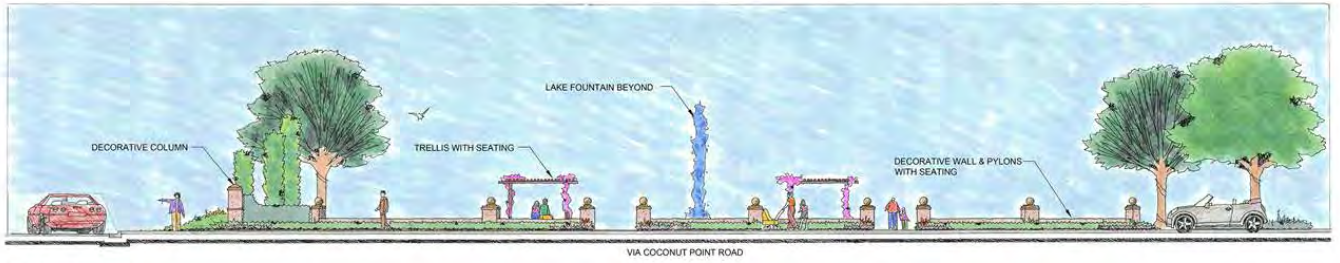
GENOVA PARTNERS, LLC
GENOVA
POCKET PARK
AS SHOWN 17 JUNE 2016 Stantec

Main Entry Lakeside Seating Along Via Coconut Point Road



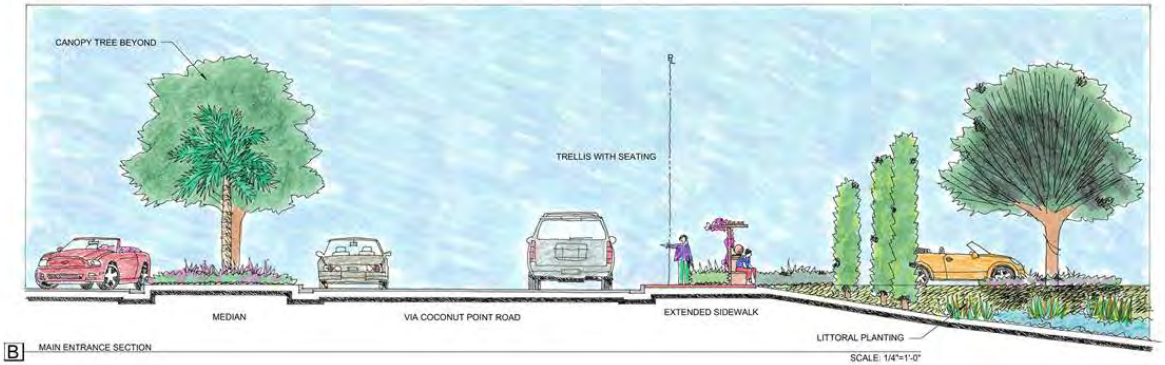
GENOVA PARTNERS, LLC
GENOVA
MAIN ENTRANCE
17 JUNE 2016
Stantec

Cross Section of Lakeside Seating Along Via Coconut Point Road



A MAIN ENTRANCE ELEVATION

SCALE: 1/4"=1'-0"



B MAIN ENTRANCE SECTION

SCALE: 1/4"=1'-0"

GENOVA PARTNERS, LLC
GENOVA
MAIN ENTRANCE SECTIONS
SCALE AS SHOWN 17 JUNE 2016 Stantec

Pedestrian Greenway Along
Corkscrew Road & Via Coconut Point Road

ARCHITECTURE

- **Precedent-setting Design** – The Italianate architecture will set a quality standard for the Village Center.
- **360-Degree Urban Look. No rear Elevations** – The 4-sided building design creates street-front, lake-front and park-front elevations without any rear elevation. A truly urban look.
- **Stealth Parking. No Parking Lots.** – Buildings are 3 residential levels over a parking level. All resident and visitor parking is indoors, completely hidden from public view.
- **Stealth Security. No Perimeter Walls.** – In lieu of walls Genova uses the garage level of residential buildings, fencing hidden in landscaping and lakes to provide necessary security.
- **Sustainable Design for Future Mixed-use.** – The design of the liner buildings provides for possible future conversion to low-impact commercial uses (professional office or low-traffic shops) if and whenever Via Coconut Point Road becomes a local urban streetscape with on-street parking.

SOCIAL VITALITY

- **1/3 Mile of Public Pedestrian Greenway** – The landscaped "walk & stop" frontage along Corkscrew Road and Via Coconut Point Road with 9 trellised areas for sitting, gazing, painting and conversation invites personal interaction within the public space.
- **Public Linear Park along Corkscrew Road** - 1/8 mile linear park with meandering sidewalk, sculptures, 4 trellised sitting areas and extensive landscaping. Approximately 1/3 acre of newly created public space.
- **Public Pocket Park and Future Bus Stop on Via Coconut Point Road** – A beautifully landscaped and trellised sitting area and possible future transit stop.
- **Public Lakeside Sitting Areas** – 4 sitting/viewing/painting areas along Via Coconut Point Road overlooking 2 acres of lakes, bridges and sculpture.
- **Not Age-Restricted. Diverse Housing** – Housing alternatives for working professionals without children (Empty-nesters and DINK Millennials) as well as aging Baby Boomers downsizing.

LANDSCAPING

- **Canopy Trees & Picnic Areas within Estero Community Park** – Along the east and south sides of Genova.
- **Larger Trees for More Mature Streetscapes** – 18 ft Black Olive canopy trees along Corkscrew Road and Via Coconut Point Road to accelerate a mature urban look and provide shade for pedestrians.
- **Plantings, Irrigation and Maintenance of Via Coconut Point Road Median Landscaping** – Canopy trees, palms, bushes and under-plantings of the Via Coconut Point Road median from Corkscrew Road to the proposed new park entry (just south of Genova).
- **Jack-and-bore and Irrigation for Via Coconut Point Road Median** – 1/4 mile from Corkscrew Road to the proposed new park entry.
- **Interweaving Public ROW and Genova Setbacks** – Integrating the Corkscrew Road and Via Coconut Point Road ROWs with Genova's hardscape and landscaping to create a more inviting street-side environment.

CONNECTIVITY

- **Pedestrian Gates Promote Walkability** – 7 pedestrian gates connect residents to Corkscrew Road, Estero Community Park and Via Coconut Point Road and discourage "use of a car" for neighborhood trips.
- **Transit Ready** - Four pedestrian gates along Via Coconut Point make Genova ready for mass transit whenever it arrives.
- **Front Doors on Via Coconut Point Road** - 3 residential building entrances along Via Coconut Point provide direct connection to the public realm.
- **Sidewalks are interconnected** – All Genova roads are lined with sidewalks and all Genova sidewalks interconnect with public sidewalks.
- **Within a Vibrant Mixed-Use Pedestrian Shed** – Genova is within 200 ft of two office parks, one block from Publix, 4 banks, gas stations and restaurants and adjacent to Estero Community Park.
- **Non-resident Access Without Compromising Security** – Main-entry access is available to non-resident pedestrians during daylight hours and to non-resident vehicular traffic by appointment, both subject to proof of a valid driver's license with photo ID.
- **$100,000 Contribution to Future Estero Community Park Entry** – Genova Partners LLC will contribute $100,000 towards the construction of the new entrance to Estero Community Park from Via Coconut Point (just south of Genova).

ADMINISTRATIVE AMENDMENT ADD2021-E001

ADMINISTRATIVE APPROVAL
VILLAGE OF ESTERO, FLORIDA

WHEREAS, Club at Genova, Inc. ("applicant"), represented by Jaime Lopez, President, filed an application for administrative amendment to the Genova Estero Planned Development (EPD) to clarify and modify controlled access to the development to allow for unmanned electronic controlled access during the hours of 11 p.m. to 7 a.m. but maintaining manned access daily from 7 a.m. to 11 p.m.; and

WHEREAS, the property for which the amendment is requested is located at 21471 Strada Nuova Circle, Village of Estero, STRAP No. 34-46-25-E1-23000.00CE; and

WHEREAS, the property is zoned Estero Planned Development (EPD) under the Village of Estero Land Development Code (LDC) and Ordinance No. 2016-08; and

WHEREAS, LDC Section 2-501D.2.F. of the LDC provides for administrative amendments for Planned Developments that meet certain criteria; and

WHEREAS, Strada Nuova Circle is a privately maintained local street; and

WHEREAS, resident and public access to the development during the unmanned hours will be maintained via an electronic controlled access system (digital gate attendant); and

WHEREAS, the controlled access amendment does not require any amendment to the Master Concept Plan; and

WHEREAS, the request meets the intent of the "Village Center" land use because it provides public access during daytime hours but also provides for security from 11 p.m. to 7 a.m.; and

WHEREAS, the required criteria have been met for an administrative amendment and the requested clarification regarding 24-hour manned access of the controlled gate is determined as suitable by the Director; and

WHEREAS, the following findings of fact are offered:

1. The applicant has provided sufficient justification for the Administrative Amendment by demonstrating compliance with the Comprehensive Plan, the Land Development Code, and other applicable codes. No further changes to the Genova EPD are necessary to accommodate the requested change to the controlled access.

2. The requested unmanned electronic controlled access between the hours of 11 p.m. and 7 a.m. daily will not result in additional traffic from the project.

3. The proposed unmanned electronic controlled access is appropriate at the subject location subject to compliance with conditions of approval.

4. There are no external impacts from the proposed modification.

5. The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to impacts on the public's interest created by or expected from the proposed development.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative amendment of the Genova EPD to allow for unmanned electronic controlled access between the hours of 11 p.m. and 7 a.m. daily is hereby APPROVED, subject to the following conditions:

1. The Club at Genova, Inc. shall maintain manned controlled access between the hours of 7 a.m. to 11 p.m. daily, and unmanned electronic controlled access by digital gate attendant between the hours of 11 p.m. and 7 a.m. daily.

2. The terms and conditions of Ordinance No. 2016-08 shall remain in full force and effect.

APPROVED this 7th day of April, 2021.

VILLAGE OF ESTERO, FLORIDA
DEPARTMENT OF
COMMUNITY DEVELOPMENT

Mary Gibbs

Mary Gibbs, FAICP
Director of Community Development

June 7, 2023
Mary Gibbs, FAICP
Community Development Director
9401 Corkscrew Palms Circle
Estero, Fl. 33928

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VILLAGE OF ESTERO

Dear Mary,
Thank you for allowing us to present to the Village of Estero's planning and development committee regarding our request for a modification to the gate access into our community from a 24-hour onsite monitored to a 24-hour automated virtual monitored system. The Genova community wants to increase security, reduce expenses, and modernize the community entrance through technology without upsetting the flow of traffic on Via Coconut Road and keeping the visual appearance the same. The following is the information you requested after we gave our presentation on May 9, 2023. Again, it is important to note that our small community does not experience high traffic volume.

Thank you, and please contact me or Susan with any questions.

Sincerely,
Dan Olson, Virtual Committee Co-Chair
Genova One Association
404-977-3948

Susan Majka, Virtual Gate Committee Co-Chair
Genova Two Association
609-617-2065

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Genova Club Community Vote

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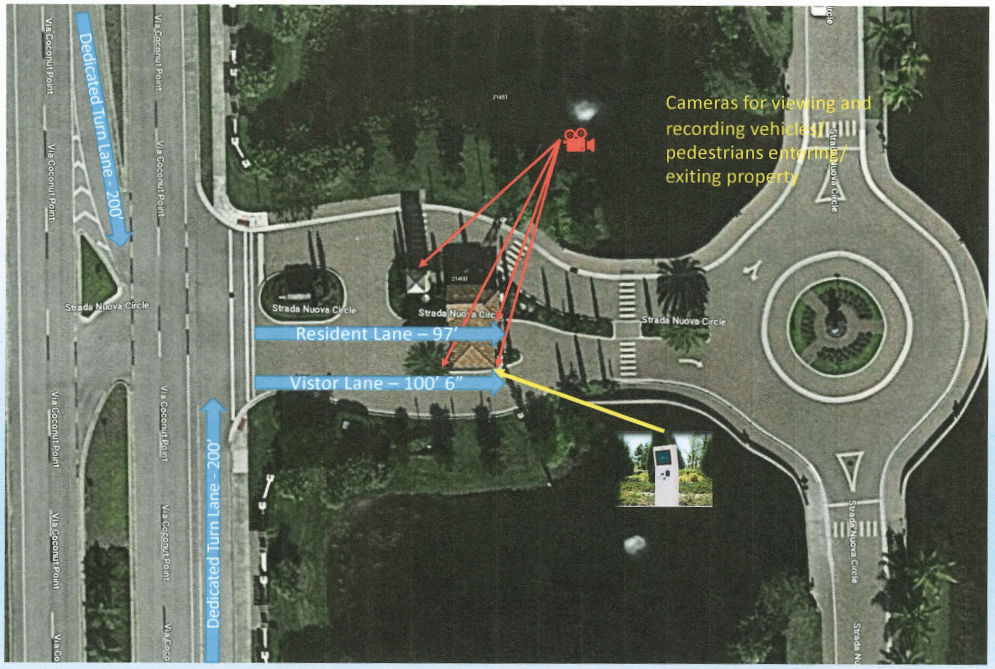
Keith Mathias Presentation May 9, 2023

Genova Traffic Flow



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Yearly Owners and Visitors Passing Through the Entrance Gates

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2022	June	30	3,607	357	12
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2023	February	28	5,897	655	23
2023	March	31	6,849	724	23
2023	April	30	4,716	630	21
Total			56,699	5,966	

Summary: The Owners gate has an RFID reader that when residents drive up to the gate it opens without attendants' assistance. This would not change with a virtual gate. Currently, visitors or vendors stop at the gate and the attendant lets them through the gate if listed as an approved guest by an owner. With a virtual gate visitors/vendors will place their driver's license/government issued ID n the Kiosk and a virtual attendant will see if they are on the owner's guest list and then let them through the gate. The amount of traffic is minimal during the day. In an 8-hour period one to six visitors/vendors are screened and let in by the attendant.

Stacking at the gate isn't a problem currently, nor will it be with a virtual gate attendant. The current owner's gate is 100 feet 6 inches from the sidewalk. This will become the new visitor /vendor gate. The owner's gate with the RFID reader will be moved to the current visitor gate. It is 97 feet from the sidewalk. The RFID reader automatically opens the gate when an owner's vehicle enters the gate

Yearly Owners and Visitors Passing Through the Entrance Gates

area. Additionally, frequent delivery vendors like Amazon, UPS, Fed EX will present their driver's license and the gate will open automatically as well, due to Artificial Intelligence in the cameras reading their truck logo's, which will prevent vehicle stacking at our front entrance. Lastly, Via Coconut Road has a 200 foot+ south bound turn lane and a 200 foot+ north bound turn lane which further makes it unlikely to have any stacking issues.

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Envera's System Prevents Car Stacking

1. A stacking camera faces the Kiosk so the Virtual Guards can see if there is stacking occurring and quickly manage those guest transactions.

2. Stacking loop in the ground-triggers the virtual guards immediately if 3,4,5(for example) cars pull up at the same time to quickly manage those transactions.

3. Community Post Orders-Envera has communities with Post Orders that if there are X number of cars lined up in a stacking protocol to just state their name, show there ID and the gates will be open to all the cars that are stacked (do not require them to insert drivers license to reduce time at the kiosk and allow for quicker entry so cars are not backed up into the street).

4. The virtual Guards, for every guest that pulls up, are viewing the entire gate via the video cameras-just like onsite attendant.

5. Envera has automated entry with the Drivers License Scanner that speeds up guest transactions compared to most onsite attendants. Insert driver's license and gate opens within a few seconds without the need for a guard if that person is on the guest list. For the 2,000,000 guest transactions Envera does every month, 50% of those are automated.

Envera Systems

Summit Place

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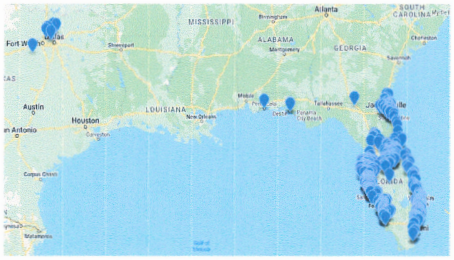
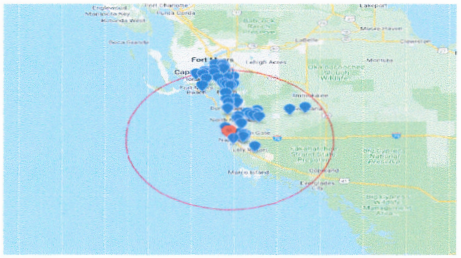
About Envera

Secure your association and strengthen community value with cost-efficient, technology-based solutions designed for the unique needs of neighborhoods, residential developers, and property managers. Residents can *access their lives* with Envera as a community's full-service provider and systems that provide security and access control without being obtrusive to life.

- Central Monitoring Operations in Sarasota, Florida
- Corporate Office in Coconut Creek, Florida
- Started in 2007
- More than 300 employees across Florida and Texas
- Employee over 250 Virtual Guards
- Only focus on and serve communities
- HOA's, CDD's, Condo Associations, and Developers

Relationships & Clients – Over 1000 Communities





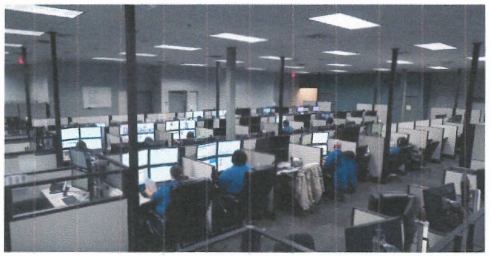
- Partner with 25+ developers
  - Pulte Homes
  - Neal Communities
  - Kolter Homes
  - Lennar Homes
  - Mattamy Homes
  - Meritage Homes
  - Taylor Morrison
  - Toll Brothers
- Partner with 30+ property management firms
  - Access Management
  - FirstService Residential
  - Castle Group
  - Leland Management
  - Associa
  - Evergreen Lifestyles Management
  - CMA Management
  - Greenacre Properties

Common Challenges Communities Face

- Antiquated existing technology
- Broken technology & cost to maintain
- Finding reliable guards
- Rising guard expenses
- Supervision of guards
- Guards not following community post orders
- Gate damage recovery evidence
- Digital archiving of visitor transactions (Audio & Video)
- Guest stacking
- Gate damage recovery evidence
- Amenity access
- Amenity liability
- Video capture
- Video Storage
- Video Retrieval
- Tailgating

Envera's Virtual Guards

- Trained remote agents
- Guards share responsibilities and costs
- Advanced technology connects each agent to a community
- Real-time human intervention and communication at entrances and amenities
- Detailed reporting
- 24/7 supervision and in-house training
- Cost-efficient and affordable for associations and developers



Virtual Gate Guard Benefits

Virtual Gate Guard
FEATURES & BENEFITS

	Virtual Gate Guard	Security Guard	Telephone Entry	Camera System
Reduction in Trespassing and Cut-Through Traffic	●	○	○	
Resident Authorization Prior to Vehicle Entry	●	○	○	
24-Hour Central Station for Support	●			
24-Hour Supervised Guards	●			
Visitor Activity and Guard Reporting	●			
Video Capture of Vehicles Entry & Exit	●			○
Video Capture of Visitor Faces	●			○
Video Capture of License Plates	●			○
License Plate Owner Retrieval Service	●			
Video Capture of Denied Entries	●			
Gate Damage Recovery Evidence	●			
Digital Archiving of Visitor Transactions (Audio & Video)	●			
Digital Archiving of Video Surveillance	●			○
MyEnvera Website & Smartphone Visitor Management	●			
Auto-Verify Technology for Quicker Entry	●			

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The Club of Genova Inc. Owner Vote of Changing to a Virtual Gate Guard
June 7, 2023

Total Condo Owners	Total Owners Voted	Percentage Of Owners Voted	Total Voted Yes to Virtual Gate	Total Voted No to Virtual Gate	Percentage Voted Yes	Percentage Voted No
131	117	89%	84	33	72%	28%

Summary:

A special member meeting of The Club of Genova Inc. was held on June 7, 2023, at 3 pm to vote to determine if the owners wanted to eliminate the current onsite gate attendant with a Virtual gate attendant for visitors/venders. Virtual Gate information and Proxy Forms were sent out to all Genova owners on 5/22/23 with a request to return via USPS mail and/or in person by June 7, 2023. On June 7, 2023, the ballot results were tallied, and One Hundred Seventeen (117) votes were cast of the One Hundred Thirty-One (131) Owners. Eighty-nine percent (89%) of all owners voted. Eighty-Four owners (72%) voted in favor of a virtual gate attendant. Thirty-three owners (28%) voted not in favor of a virtual gate attendant.

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Return on Investment Summary

Virtual Purchase Option	Envera Installation Investment	Envera Monitoring Investment	Envera Total Annual Investment	Current Attendant Costs	Virtual Attendant Annual Savings
	A	B	A+B=C	D	D-C
Year 1	$29,775	$32,252	$62,027	$238,000	$175,973
Year 2	0	$32,252	$32,252	$238,000	$205,748
Year 3	0	$32,252	$32,252	$238,000	$205,748
Year 4	0	$32,252	$32,252	$238,000	$205,748
Year 5	0	$32,252	$32,252	$238,000	$205,748
Estimated Five Year Savings					$998,965

Summary:

The Genova owners asked their respective boards to look for ways to reduce their Master and Genova 1 & 2 association quarterly fees. One of the largest expenses per owner is the gate entrance that has onsite monitors 24 hours per day. The above table indicates after installation a $1225.00 reduction in the Master yearly fees. Within our organizations we strive to find ways to reduce our costs. This expense is one that our whole community and future owners can benefit from.

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Good Evening

I'm Dan Olson Genova One Association President. My wife and I have been living in Genova since June of 2018. I am also a Director on the Genova Master Board. We are here tonight to discuss our request to replace the onsite gate monitors with an automated virtual system. With me tonight are several Genova One and Genova Two virtual gate committee members and Jeff Hiatt Sr. Security Consultant for Envera Systems.

Let me first explain how this Resident Driven initiative came about.

Approximately 2 years ago residents of Genova One and Genova Two associations came to their respective boards requesting them to find ways to reduce the Quarterly dues. The yearly cost of the Ramco gate keepers to monitor the entrance of our community is approximately 32 % of the $739,000.00 master association budget. It was decided to form a joint association committee to see if and how this expense could be reduced.

The committee spent the first year researching vendors, visiting gated communities, and speaking with their residents and board members regarding issues and problems with their systems. Many of these issues were from antiquated systems with little or no security and no way to speak with someone when an issue occurred. It was then the Genova committee decided to focus their research on a state-of-the-art system.

Committee members attended community association expos and spoke with communities that had installed virtual gates. The ability for a visitor or resident to speak to a live attendant was vital to solve any problems in a timely manner. Also, having security cameras made their communities feel safe.

We identified Envera as a leader in Virtual Gate applications and is well established in Southwest Florida.

After meeting with Envera we found we could adapt their system to our current system with very little impact on the current residents.

When the committee decided on utilizing the Envera virtual system the two boards contacted the Genova developer and were given permission and their full support of the committee's recommendations. However, they did want the boards

to survey/vote on moving forward with this project by the current owners. This was done and will be addressed with cost savings later in this presentation.

Tonight, we have Jeff Hiatt here from Envera. He has a few slides on how the system works and the history of his company and the virtual gate.

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I am Keith Mathias. My wife and I live in Genova 1 and I serve on the gate committee.

I have served as the gate manager for a gated community in Colorado for 8 years. So, after witnessing the gate operations at Genova and hearing other resident's experiences, as well as realizing that we would be sharing costs with 20-25% fewer residents than planned, I volunteered to serve on the Genova gate committee. I wanted security, gate functionality, and advanced technologies to be considered as strongly as cost savings while searching for gate security solutions.

As part of our search, we have found that a number of gated communities are installing Envera systems to enhance security and to operate their gates. This system provides significantly more security through video recordings of entrants, vehicles and IDs used to gain access to the community.

As part of our investigation, we've looked at several things to address concerns about traffic flow. As you've heard, this design expedites validation for entry, improving traffic flow at the entry. Our resident entry lane in the new design measures 97' from gate to sidewalk and residents will continue to use an RFID reader to expedite entry into Genova. Our visitor/vendor lane measures 100' 6" from gate to sidewalk. The rapid response by the Envera virtual gate guard assisted by the automated validation of permitted visitors will speed up the visitor/vendor entry process.

We've also analyzed the Genova traffic frequency. The 2022/23 low-season daily average visitor/vendor arrival is 12.6. Even if those vehicles arrivals were compressed into an 8-hour business day, this is about 1.5 vehicles per hour. The 2022/23 high-season daily average visitor/vendor arrival is 22.4. Again, compressed into a 8 hour business day this is still less than 3 vehicles per hour. Further, the Envera automated image processing recognizes and automatically admits common vendors such as UPS, FedEx, Amazon. While we don't know the precise counts for the new residences, if we assume a 20% increase (commensurate with the residence increase) we still won't reach an average daily visitor/vehicle arrival of 4 vehicles per hour. Stacking is very unlikely to occur.

These low visitor/vendor frequencies and the automated processing of images/IDs will expedite visitors/vendors entry while providing the necessary data for further traffic analysis, improving the visitor/vendor experience, and providing significant security to Genova.

We believe this is the last step in the committee's due diligence to determine if this system is feasible for our community. If approved by the village, the gate committee will present the results to the developer. The developer will then take a formal vote to determine if the community is in favor of this solution.

RESOLUTION NO. 2023-03

PLANNING ZONING AND DESIGN BOARD

GENOVA ZONING AMENDMENT

VILLAGE OF ESTERO, FLORIDA

WHEREAS, Genova One and Genova Two Associations, and Genova Partners, LLC filed an application for an amendment to the Estero Planned Development for a project known as **Genova**, to modify Deviation 6 of Ordinance 2016-08 and Administrative Amendment ADD2021-E001 to eliminate the manned 24-hour gate operation, to instead install a "virtual" automated gate; and

WHEREAS, the property is located at the southeast corner of Corkscrew Road and Via Coconut Point Road and described more particularly as 21471 Strada Nuova Circle; and

WHEREAS, the property was rezoned with the adoption of Ordinance 2016-08 and was amended by Ordinance 2022-16 and ADD2021-E001; and

WHEREAS, the subject property is designated as Village Center on the Future Land Use Map of the Village of Estero Comprehensive Plan; and

WHEREAS, The Land Development Code (LDC) provides for the Planning Zoning and Design Board to review and decide minor amendments to Planned Developments; and

WHEREAS, on May 9, 2023 a Public Informational Meeting was held by the Planning Zoning and Design Board; and

WHEREAS, a duly noticed public hearing was held on July 25, 2023 to review the application; and

WHEREAS, the following findings of fact are offered:

1. The application is/is not consistent with the general criteria of the Village Center Land Use category as described in Section 3.707.B. of the Land Development Code.

2. The automated "virtual" gate will/will not be located so as to provide adequate stacking distance for 5 vehicles.

3. Trucks will be able to turn around on the egress side of the gate, per Deviation 6 of Ordinance 2016-08.

4. The Planning Zoning and Design Board has taken this action at a duly constituted public hearing after due public notice.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for the zoning amendment is/is not approved to allow installation of an automated "virtual" gate, subject to the following conditions (no conditions are necessary if the amendment is not approved):

1. The terms and conditions of Zoning Ordinances 2016-08 and 2022-16 remain in full force, except as modified herein.

2. Administrative Amendment ADD2021-E001 is revoked and null and void.

3. The location of the gate is per the attached drawing.

4. Deviation 6(c) of Ordinance 2016-08 is amended as shown in strike-thru below:

   (a) Entrance gates be located a minimum of 100 feet from the existing intersecting street, to allow the gates to be located 85± feet from the intersecting street; and

   (b) The gate to be designed in such a manner to allow a minimum of five vehicles to safely pull-off the intersecting street while waiting to enter, to allow a minimum of four vehicles to safely pull-off the intersecting street while waiting to enter are denied.

   (c) A paved turn-around, having a turning radius sufficient to accommodate a U-turn for a single unit truck vehicle per the AASHTO Green Book must be provided on the ingress side of the gate, to allow a turn-around to be provided after the gate is approved, conditioned on the requirement that the gate must ~~be manned 24 hours a day to~~ allow trucks to turn around on the egress side of the gate

5. The guardhouse must remain as an architectural element of the project.

6. If the Village determines that there is a vehicle stacking safety issue, the applicant must propose a solution satisfactory to staff, or staff will schedule this for review at PZDB which may issue a modified decision that complies with the Code or revoke the decision in accordance with the Land Development Code.

PASSED AND DULY ADOPTED this 25th day of July, 2023.

VILLAGE OF ESTERO, FLORIDA
PLANNING ZONING AND DESIGN BOARD

_____
Scotty Wood, Chairman

Attest:

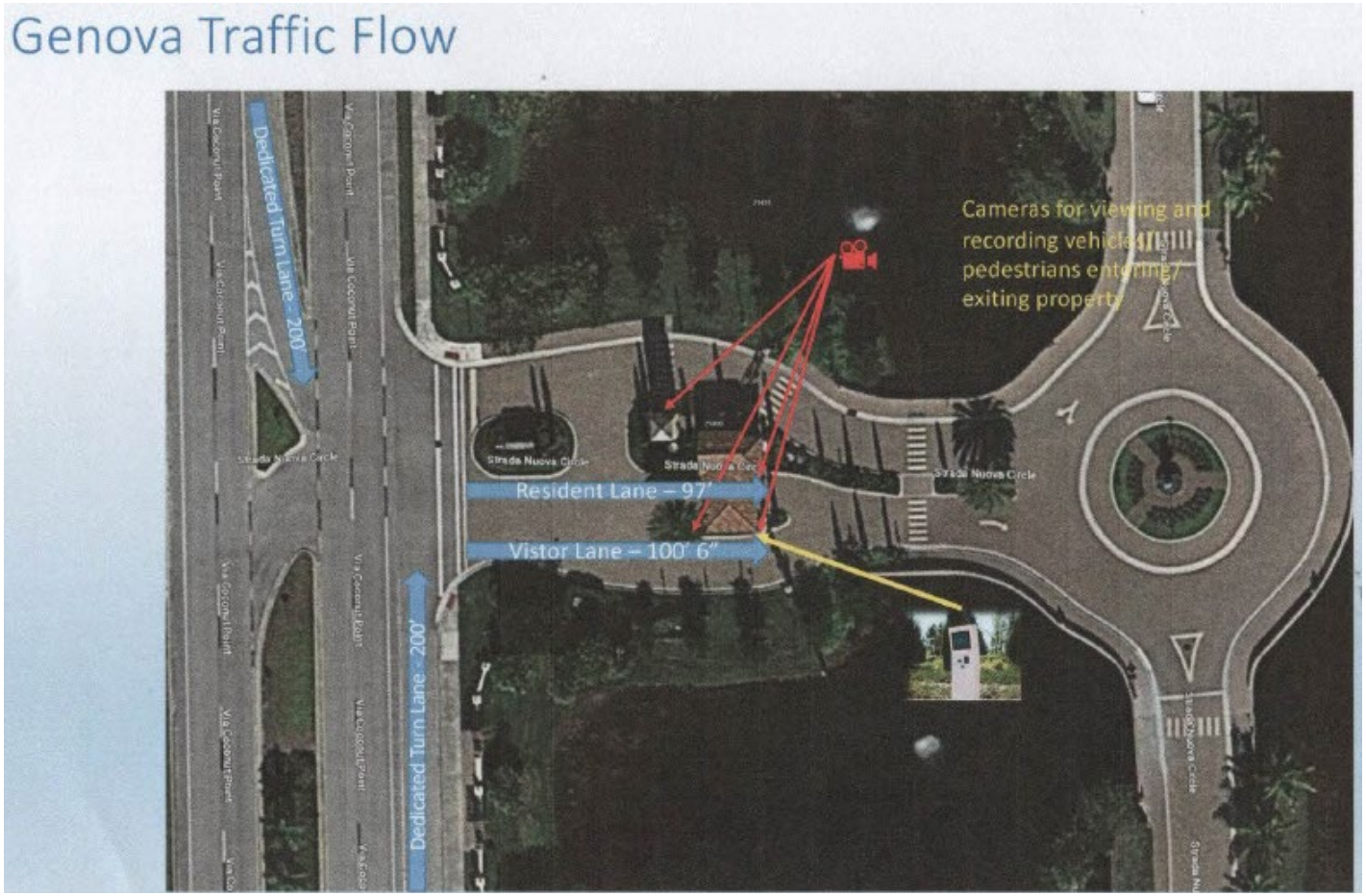
By: _____
Carol Sacco, Village Clerk

Reviewed for legal sufficiency

By:_____
Nancy Stroud, Esq.

Vote:

Scotty Wood	Yes___	No___
Anthony Gargano	Yes___	No___
Kristin Jeannin	Yes___	No___
Barry Jones	Yes___	No___
Michael Sheeley	Yes___	No___
Jim Tatooles	Yes___	No___
Jim Wallace	Yes___	No___


Genova Traffic Flow
Dedicated Turn Lane - 200'
Cameras for viewing and recording vehicles, pedestrians entering/ exiting property
Resident Lane – 97'
Vistor Lane – 100' 6"
Dedicated Turn Lane - 200'

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June 7, 2023

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Planning, Zoning and Design Board
Staff Report

Project Name
Culver's Coconut Point Development Order
CASE NUMBER
DOS2023-E001
MEETING DATE
July 25, 2023
REQUEST
Development order for construction of two commercial buildings with associated parking, landscaping, monument sign, and stormwater management.
APPLICANT
Estero Sweet Dreams Hospitality, LLC
LOCATION
8400 Murano Del Lago Dr., Estero, FL 34135
PROPERTY SIZE
2.3 acres
ZONING
Parcel is zoned MPD and is in the Coconut Point DRI (Resolution Z-02-009 as amended)
PUBLIC INFORMATION MEETING DATES
The PZDB conducted a Public Information Meeting on November 8, 2022

Staff Recommendation
Staff recommends approval of the Development Order for Culver's Coconut Point and monument sign. The proposed uses of restaurant and retail are allowed in the approved zoning resolution. Staff believes that the request meets the technical requirements of the Land Development Code.

Background
The property is vacant and is zoned Mixed-Use Planned Development and is part of the Coconut Point DRI. The rezoning for Coconut Point was approved by Lee County in Resolution Z-02-009 as amended.

The applicant is requesting approval of a Development Order for approximately 4,052 and 4,000 square feet in two commercial buildings with associated parking, landscaping, monument sign, and stormwater management. The total project area is 2.3 acres. The project was reviewed by the PZDB at a Public Information Meeting on November 8, 2022. Staff has also reviewed the plans in detail. Staff includes Village Staff as well as, Estero Fire District, Lee Tran, and Lee County Solid Waste Division.

Project Summary

This project is proposed as a commercial development, proposing 2 buildings with associated parking, landscaping, and stormwater management. The two buildings include a Culver's (4,052 SF) with two lane drive thru, and a future separate retail building #2 (4,000 SF). The total project area is 2.3 acres. The project is bounded by Pelican Colony Blvd to the north, US 41 to the west, lake and Florida Cancer center to the east, and a self-storage facility to the south.

Architecture

As part of the zoning for Coconut Point DRI, Design Review Guidelines were approved. The Design Review Guidelines indicated a variety of potential designs. The applicant has made several revisions to the architecture. The proposed architecture blends with the adjacent property, including tile type and color, building colors, and architectural features. An exterior building paint color schematic and materials are provided in the applicant's plans along with elevations and perspectives.

Transportation

This project does not have access from US 41 but does have one access on Murano Del Lago Drive on the east. According to the applicant, the project will generate approximately 1,157 average daily trips. The peak hour trips will be 100 in the morning and 87 in the evening. The site includes a dual drive thru for the Culver's building.

The Level of Service on US 41 will be LOS D which is acceptable for concurrency purposes.

Stormwater

The applicant provided stormwater modeling for this site.

The surface water management system for the property consists of catch basins, pipes, and swales to capture stormwater runoff and convey to the lake system for water quality treatment and attenuation prior to outfall via a series of control structures.

The proposed surface water management system design and calculations have been reviewed by the Village staff, and a SFWMD ERP modification (Permit #36-00288-S) is in review. The lowest proposed elevation of the finished floor is 15.80 feet NAVD88.

Lighting

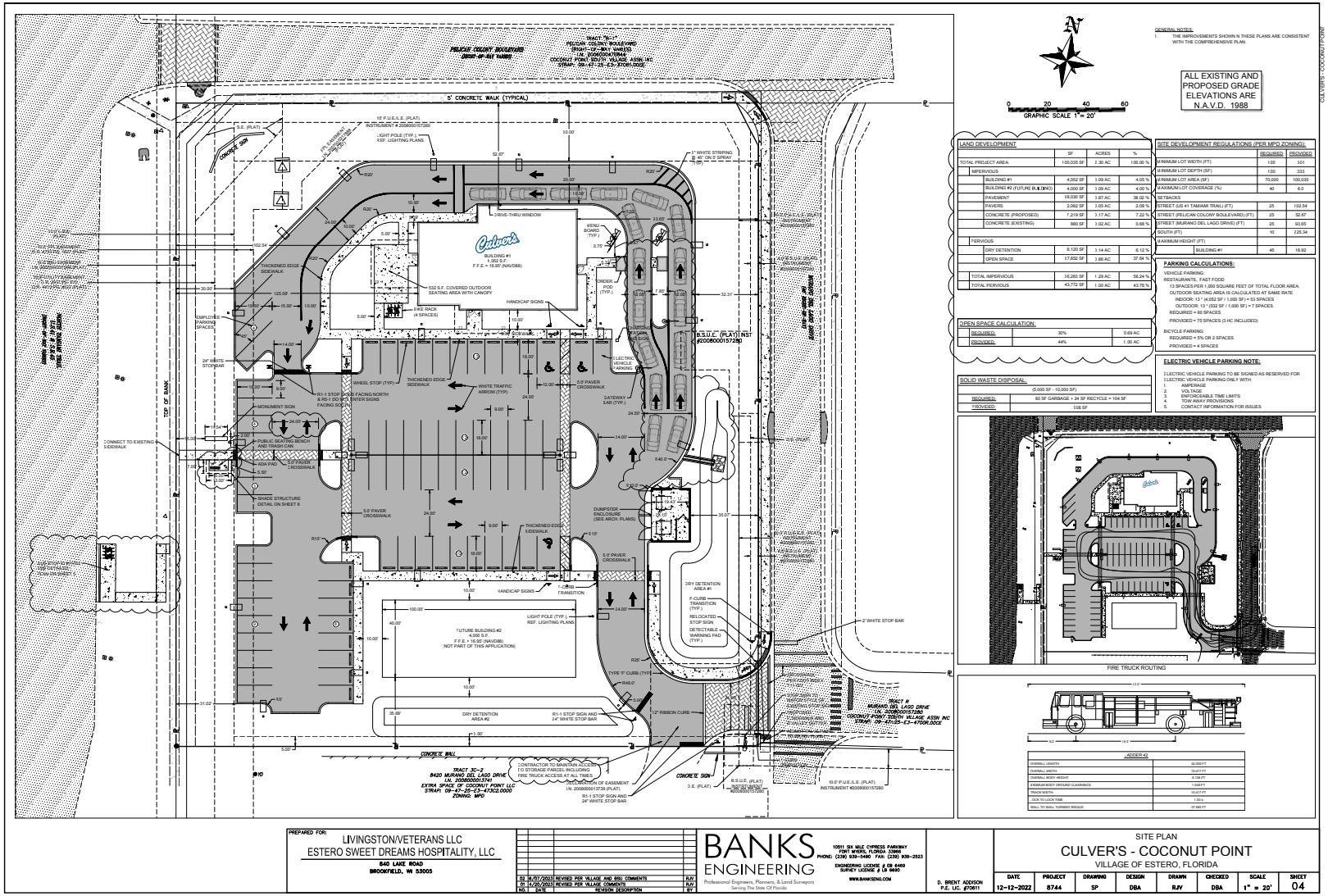
Site lighting is provided by LED luminaire full cut-off fixtures mounted on 25-foot poles with a textured black color fixture. The project will have a 0.2 fc measured at the property line onto the adjacent properties. All LED luminaires are limited to a maximum IES "BUG" rating of: B = 1, U = 0, G = 1, and a Correlated Color Temperature (CCT) of 3,000 K. Details of the light poles and fixtures are provided with the applicant's documents.

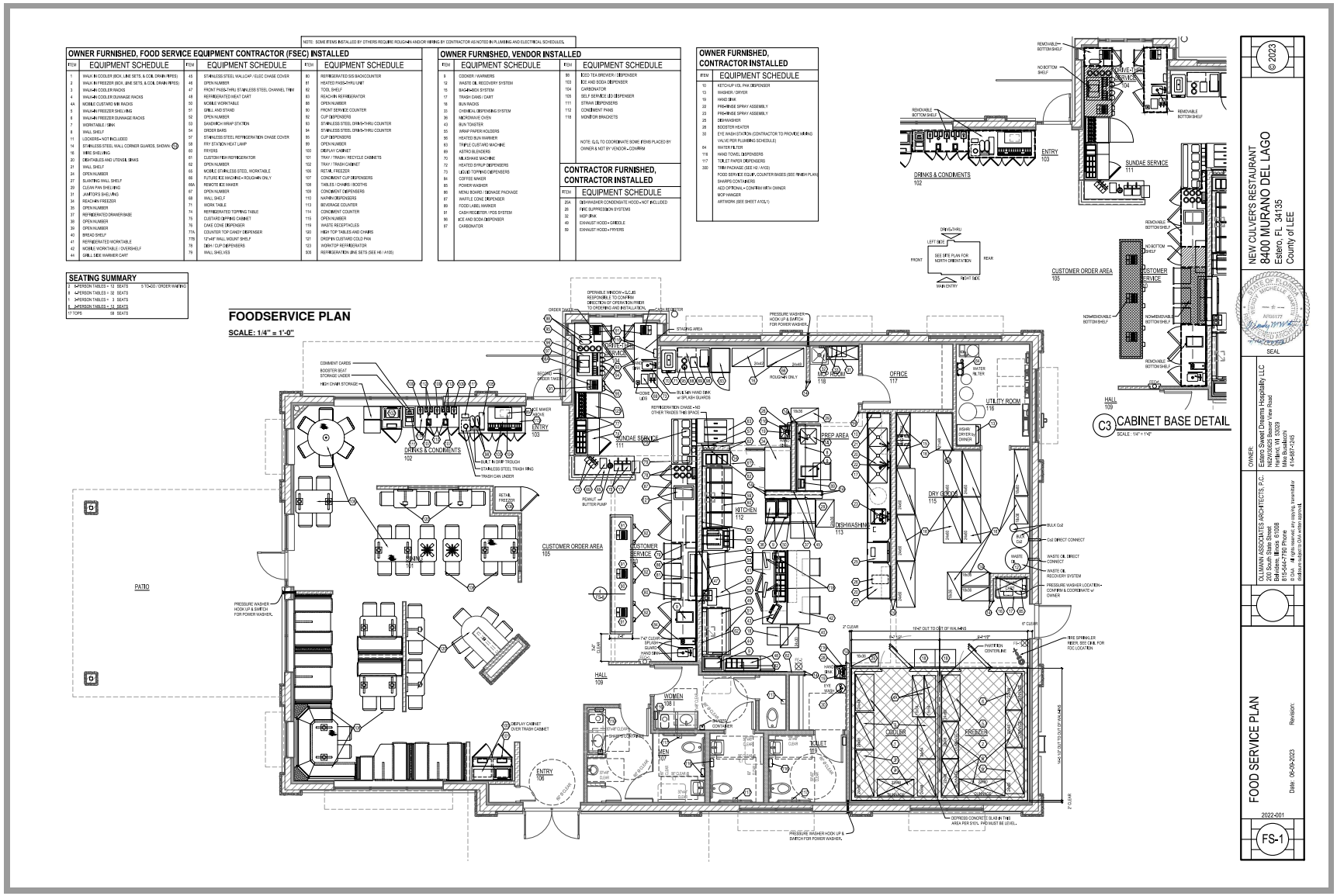
Landscaping and Buffers

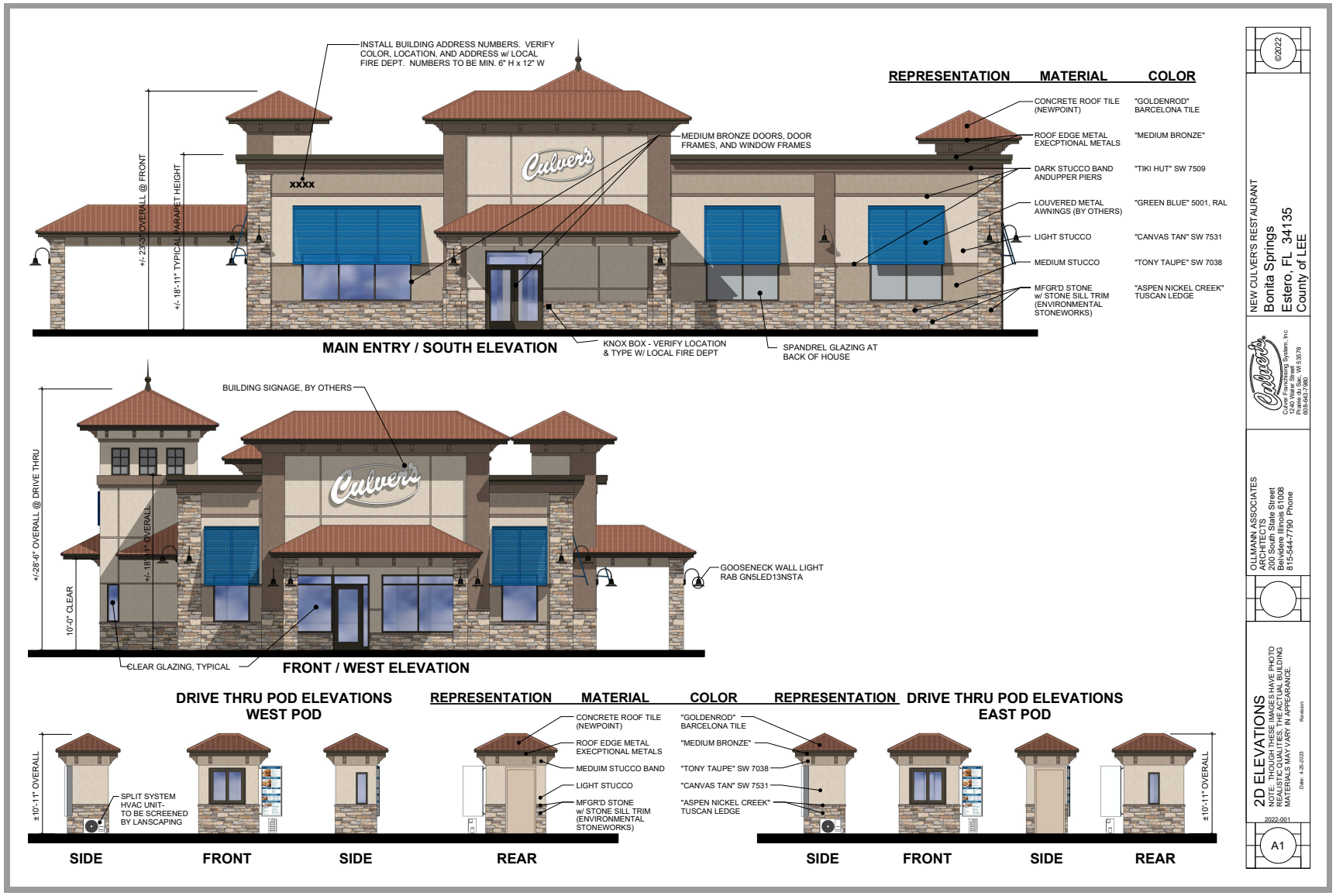
Buffers 20 feet wide with trees and a double row hedge are required on the North, east, and west sides of the project.

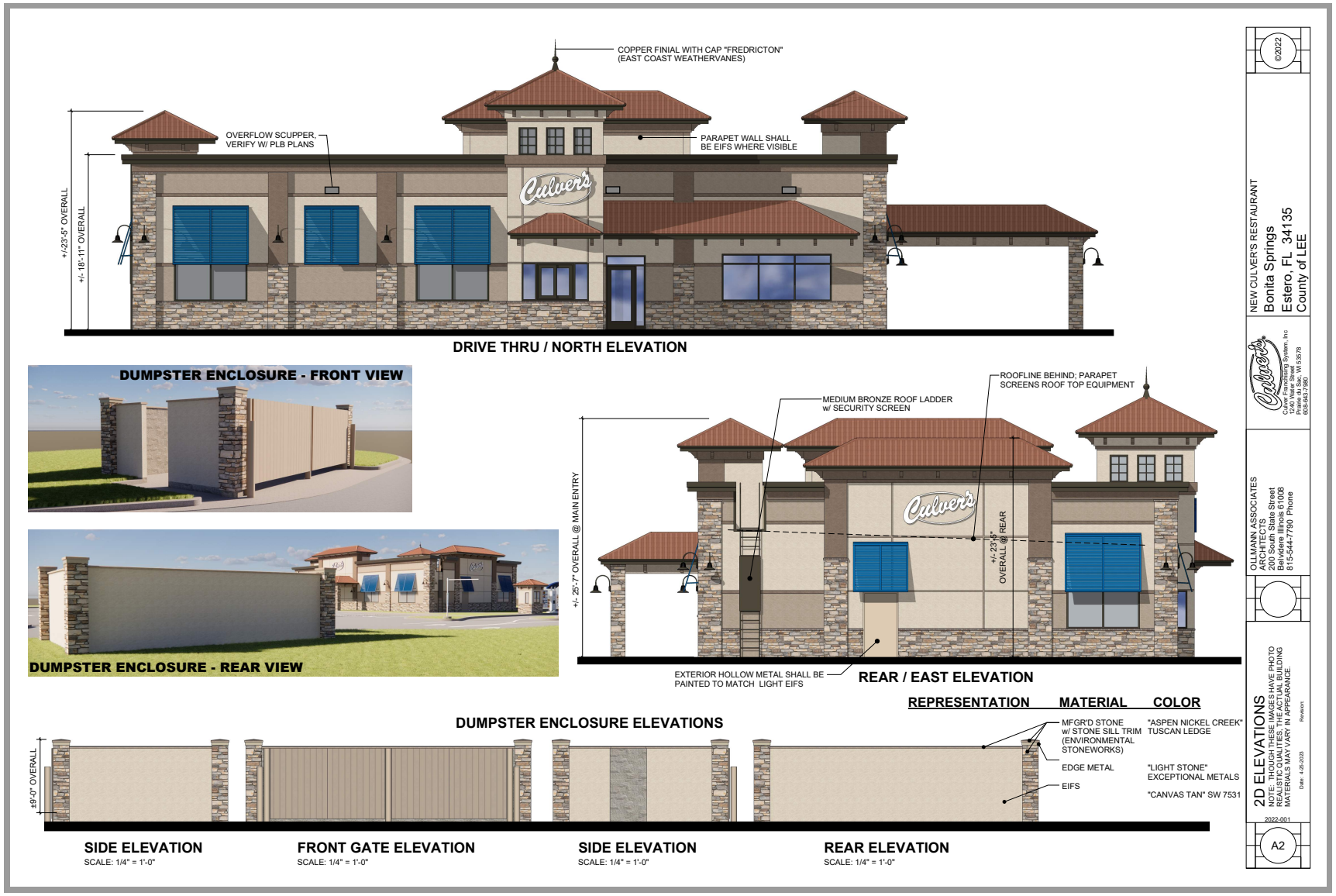
Signage

The proposed monument sign for the project complies with the LDC.


5' CONCRETE WALK (TYPICAL)
PELICAN COLONY BOULEVARD
DRIVE-THRU WINDOW
BUILDING #1
6,052 S.F.
F.F.E. = 16.00' (NAVD88)
532 S.F. COVERED OUTDOOR SEATING AREA WITH CANOPY
FUTURE BUILDING #2
4,000 S.F.
F.F.E. = 16.00' (NAVD88)
(NOT PART OF THIS APPLICATION)
DRY DETENTION AREA #1
DRY DETENTION AREA #2
DUMPSTER ENCLOSURE (SEE ARCH. PLANS)
SHADE STRUCTURE (DETAIL ON SHEET 8)
PUBLIC SEATING BENCH AND TRASH CAN
MONUMENT SIGN
HANDICAP SIGNS
EMPLOYEE PARKING SPACES
ELECTRIC VEHICLE PARKING
RELOCATED STOP SIGN
DETECTABLE WARNING PAD (TYP.)
TYPE 'F' CURB (TYP.)
R1-1 STOP SIGN AND 24" WHITE STOP BAR
2' WHITE STOP BAR
CONCRETE WALL
CONCRETE SIGN
TRACT 'B'
MURANO DEL LAGO DRIVE
(A. 2030600157280)
COCONUT POINT SOUTH VILLAGE ASSN INC
STRAP: 09-47-25-E3-4700A.0000
TRACT 'SC-2'
8420 MURANO DEL LAGO DRIVE
LN. 2030600015744
EXTRA SPACE OF 'COCONUT POINT LLC'
STRAP: 09-47-25-E3-4700Z.0000
ZONING: MPD
GRAPHIC SCALE 1" = 20'
ALL EXISTING AND PROPOSED GRADE ELEVATIONS ARE N.A.V.D. 1988
GENERAL NOTES:
1. THE IMPROVEMENTS SHOWN N THESE PLANS ARE CONSISTENT WITH THE COMPREHENSIVE PLAN.
LAND DEVELOPMENT
SITE DEVELOPMENT REGULATIONS (PER MPD ZONING):
PARKING CALCULATIONS:
VEHICLE PARKING:
RESTAURANTS, FAST FOOD
15 SPACES PER 1,000 SQUARE FEET OF TOTAL FLOOR AREA;
OUTDOOR SEATING AREA IS CALCULATED AT SAME RATE
INDOOR: 13 * (4,052 SF / 1,000 SF) = 53 SPACES
OUTDOOR: 13 * (532 SF / 1,000 SF) = 7 SPACES
REQUIRED = 60 SPACES
PROVIDED = 75 SPACES (3 HC INCLUDED)
BICYCLE PARKING:
REQUIRED = 5% OR 2 SPACES
PROVIDED = 4 SPACES
OPEN SPACE CALCULATION:
SOLID WASTE DISPOSAL:
ELECTRIC VEHICLE PARKING NOTE:
ELECTRIC VEHICLE PARKING TO BE SIGNED AS RESERVED FOR ELECTRIC VEHICLE PARKING ONLY WITH
1. AMPERAGE
2. VOLTAGE
3. ENFORCEABLE TIME LIMITS
4. TOW AWAY PROVISIONS
5. CONTACT INFORMATION FOR ISSUES
FIRE TRUCK ROUTING
LADDER 42
PREPARED FOR:
LIVINGSTON/VETERANS LLC
ESTERO SWEET DREAMS HOSPITALITY, LLC
840 LAKE ROAD
BROOKFIELD, WI 53005
BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
10001 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # 05 6469
SURVEY LICENSE # LB 6860
WWW.BANKSENG.COM
D. BRENT ADDISON
P.E. LIC. #70611
02 6/07/2023 REVISED PER VILLAGE AND SWU COMMENTS RJV
01 4/20/2023 REVISED PER VILLAGE COMMENTS RJV
NO. DATE REVISION DESCRIPTION BY
SITE PLAN
CULVER'S - COCONUT POINT
VILLAGE OF ESTERO, FLORIDA
DATE 12-12-2022
PROJECT 8744
DRAWING SP
DESIGN DBA
DRAWN RJV
CHECKED DBA
SCALE 1" = 20'
SHEET 04


FOODSERVICE PLAN
SCALE: 1/4" = 1'-0"
C3 CABINET BASE DETAIL
SCALE: 1/4" = 1'-0"
OWNER FURNISHED, FOOD SERVICE EQUIPMENT CONTRACTOR (FSEC) INSTALLED
OWNER FURNISHED, VENDOR INSTALLED
OWNER FURNISHED, CONTRACTOR INSTALLED
CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
SEATING SUMMARY
NEW CULVER'S RESTAURANT
8400 MURANO DEL LAGO
Estero, FL 34135
County of LEE
FOOD SERVICE PLAN
FS-1
2022-001
Date: 06-09-2023
Revision:
SEAL
OWNER:
Culver's Sweet Dreams Hospitality LLC
N82W30825 Bauer View Road
Hartland, WI 53029
Mike Jackson
414-587-1262
CULMANN ASSOCIATES ARCHITECTS, P.C.
200 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone
815-544-7792 Fax
drawings subject to CAA written approval.
© 2023


INSTALL BUILDING ADDRESS NUMBERS. VERIFY COLOR, LOCATION, AND ADDRESS w/ LOCAL FIRE DEPT. NUMBERS TO BE MIN. 6" H x 12" W
MEDIUM BRONZE DOORS, DOOR FRAMES, AND WINDOW FRAMES
+/- 23'-3" OVERALL @ FRONT
+/- 18'-11" TYPICAL PARAPET HEIGHT
XXXX
REPRESENTATION MATERIAL COLOR
CONCRETE ROOF TILE (NEWPOINT) "GOLDENROD" BARCELONA TILE
ROOF EDGE METAL EXECPTIONAL METALS "MEDIUM BRONZE"
DARK STUCCO BAND ANDUPPER PIERS "TIKI HUT" SW 7509
LOUVERED METAL AWNINGS (BY OTHERS) "GREEN BLUE" 5001, RAL
LIGHT STUCCO "CANVAS TAN" SW 7531
MEDIUM STUCCO "TONY TAUPE" SW 7038
MFGR'D STONE w/ STONE SILL TRIM (ENVIRONMENTAL STONEWORKS) "ASPEN NICKEL CREEK" TUSCAN LEDGE
MAIN ENTRY / SOUTH ELEVATION
KNOX BOX - VERIFY LOCATION & TYPE W/ LOCAL FIRE DEPT
SPANDREL GLAZING AT BACK OF HOUSE
BUILDING SIGNAGE, BY OTHERS
+/-28'-6" OVERALL @ DRIVE THRU
+/- 18'-11" OVERALL
10'-0" CLEAR
GOOSENECK WALL LIGHT RAB GN5LED13NSTA
CLEAR GLAZING, TYPICAL
FRONT / WEST ELEVATION
DRIVE THRU POD ELEVATIONS WEST POD
±10'-11" OVERALL
SPLIT SYSTEM HVAC UNIT- TO BE SCREENED BY LANSCAPING
SIDE FRONT SIDE
REPRESENTATION MATERIAL COLOR
CONCRETE ROOF TILE (NEWPOINT) "GOLDENROD" BARCELONA TILE
ROOF EDGE METAL EXECPTIONAL METALS "MEDIUM BRONZE"
MEDUIM STUCCO BAND "TONY TAUPE" SW 7038
LIGHT STUCCO "CANVAS TAN" SW 7531
MFGR'D STONE w/ STONE SILL TRIM (ENVIRONMENTAL STONEWORKS) "ASPEN NICKEL CREEK" TUSCAN LEDGE
REAR
REPRESENTATION
DRIVE THRU POD ELEVATIONS EAST POD
±10'-11" OVERALL
SIDE FRONT SIDE REAR
©2022
NEW CULVER'S RESTAURANT
Bonita Springs
Estero, FL 34135
County of LEE
Culver Franchising System, Inc
Culver Road
Prairie du Sac, WI 53578
608-643-7990
OLLMANN ASSOCIATES
ARCHITECTS
200 South Slate Street
Beaver Dam, Wisconsin 53916
815-544-7790 Phone
2D ELEVATIONS
NOTE: THESE RENDERINGS HAVE PHOTO REALISTIC QUALITIES. THE ACTUAL BUILDING MATERIALS MAY VARY IN APPEARANCE.
Date: 4-26-2023
Revision
2022-001
A1


COPPER FINIAL WITH CAP "FREDRICTON" (EAST COAST WEATHERVANES)
OVERFLOW SCUPPER, VERIFY W/ PLB PLANS
PARAPET WALL SHALL BE EIFS WHERE VISIBLE
+/-23'-5" OVERALL
+/- 18'-11" OVERALL
DRIVE THRU / NORTH ELEVATION
DUMPSTER ENCLOSURE - FRONT VIEW
DUMPSTER ENCLOSURE - REAR VIEW
ROOFLINE BEHIND; PARAPET SCREENS ROOF TOP EQUIPMENT
MEDIUM BRONZE ROOF LADDER w/ SECURITY SCREEN
+/- 25'-7" OVERALL @ MAIN ENTRY
+/- 23'-5" OVERALL @ REAR
EXTERIOR HOLLOW METAL SHALL BE PAINTED TO MATCH LIGHT EIFS
REAR / EAST ELEVATION
DUMPSTER ENCLOSURE ELEVATIONS
REPRESENTATION
MATERIAL
COLOR
MFGR'D STONE w/ STONE SILL TRIM (ENVIRONMENTAL STONEWORKS)
"ASPEN NICKEL CREEK" TUSCAN LEDGE
EDGE METAL
"LIGHT STONE" EXCEPTIONAL METALS
EIFS
"CANVAS TAN" SW 7531
±9'-0" OVERALL
SIDE ELEVATION
SCALE: 1/4" = 1'-0"
FRONT GATE ELEVATION
SCALE: 1/4" = 1'-0"
SIDE ELEVATION
SCALE: 1/4" = 1'-0"
REAR ELEVATION
SCALE: 1/4" = 1'-0"
©2022
NEW CULVER'S RESTAURANT
Bonita Springs
Estero, FL 34135
County of LEE
Culver Franchising System, Inc
Prairie du Sac, WI 53578
608-643-7990
OLLMANN ASSOCIATES
ARCHITECTS
200 South Slate Street
Beloit, Wisconsin 61008
815-544-7790 Phone
2D ELEVATIONS
NOTE: RENDERINGS MAY NOT HAVE PHOTO REALISTIC QUALITIES. THE ACTUAL BUILDING MATERIALS MAY VARY IN APPEARANCE.
Revision
Date: 4-26-2023
2022-001
A2

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NEW CULVER'S RESTAURANT
Bonita Springs
Estero, FL 34135
County of LEE

Culver Franchising System, Inc
Prairie du Sac, WI 53578
608-643-7990

OLLMANN ASSOCIATES
ARCHITECTS
200 South Slate Street
Belvidere, Illinois 61008
815-544-7790 Phone

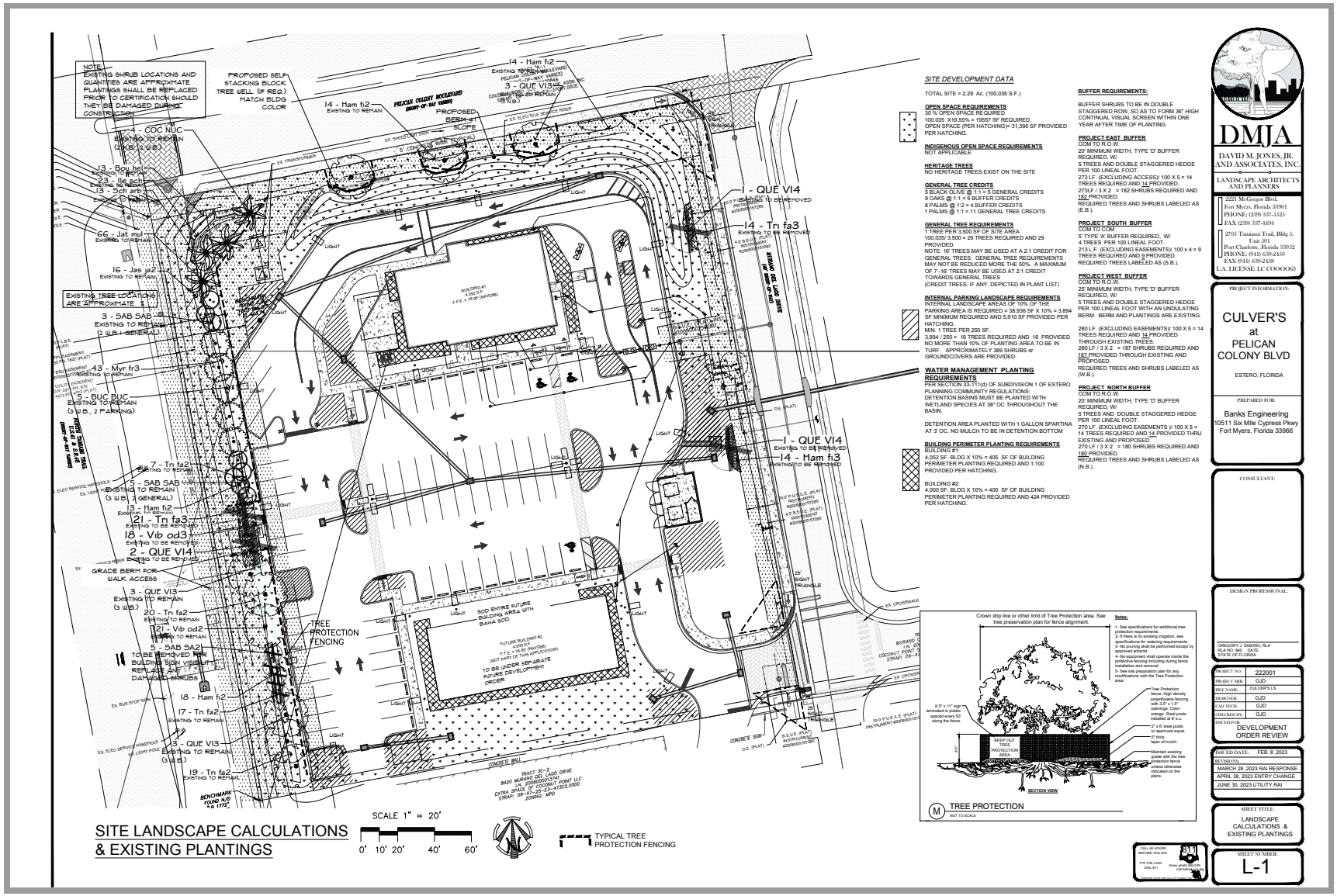
3D IMAGES
NOTE: THESE IMAGES HAVE PHOTO REALISTIC QUALITIES. THE ACTUAL BUILDING MATERIALS MAY VARY IN APPEARANCE.

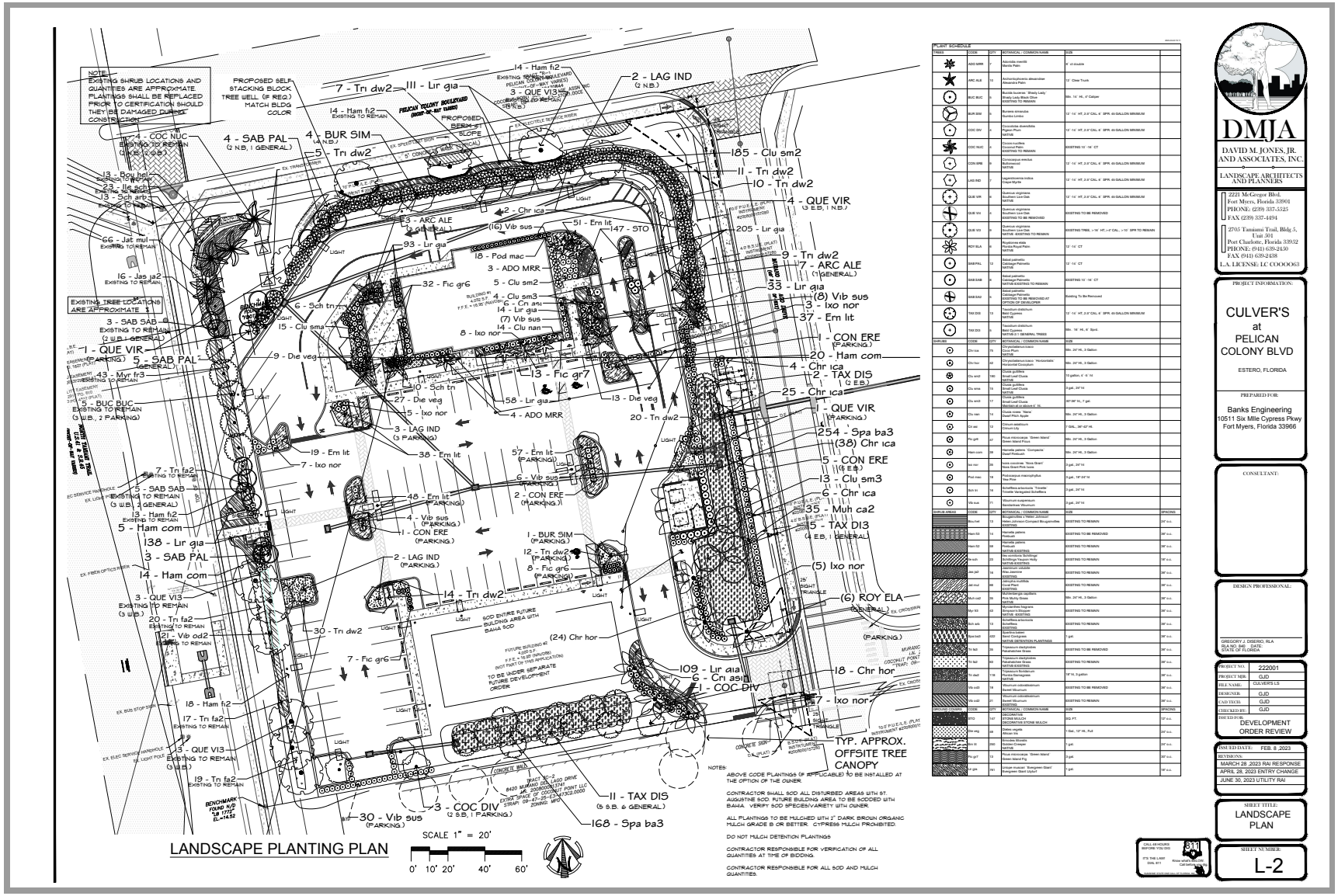
Revision

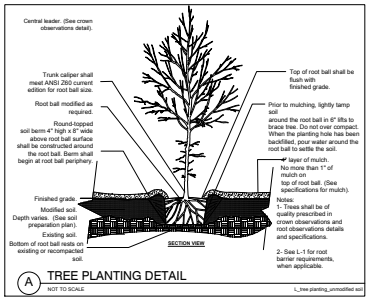
Date: 4-26-2023

2022-001

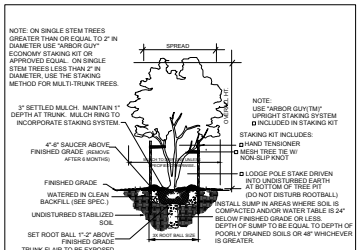
A3


NOTE
EXISTING SHRUB LOCATIONS AND QUANTITIES ARE APPROXIMATE. PLANTINGS SHALL BE REPLACED PRIOR TO CERTIFICATION SHOULD THEY BE DAMAGED DURING CONSTRUCTION
PROPOSED SELF STACKING BLOCK TREE WELL (IF REQ.) MATCH BLDG COLOR
PELICAN COLONY BOULEVARD
PROPOSED BERM-HT SLOPE
EXISTING TREE LOCATIONS ARE APPROXIMATE
TREE PROTECTION FENCING
GRADE BERM FOR WALK ACCESS
SOD ENTIRE FUTURE BUILDING AREA WITH BAHA SOD
TO BE REMOVED FOR BUILDING SIGN VISIBILITY REPLACE ANY DAMAGED SHRUBS
SITE LANDSCAPE CALCULATIONS & EXISTING PLANTINGS
SCALE 1" = 20'
0' 10' 20' 40' 60'
TYPICAL TREE PROTECTION FENCING
SITE DEVELOPMENT DATA
TOTAL SITE = 2.29 Ac. (100,035 S.F.)
OPEN SPACE REQUIREMENTS
30 % OPEN SPACE REQUIRED
100,035 X19.55% = 19557 SF REQUIRED.
OPEN SPACE (PER HATCHING)= 31,390 SF PROVIDED PER HATCHING.
INDIGENOUS OPEN SPACE REQUIREMENTS
NOT APPLICABLE
HERITAGE TREES
NO HERITAGE TREES EXIST ON THE SITE
GENERAL TREE CREDITS
5 BLACK OLIVE @ 1:1 = 5 GENERAL CREDITS
9 OAKS @ 1:1 = 9 BUFFER CREDITS
8 PALMS @ 1:2 = 4 BUFFER CREDITS
1 PALMS @ 1:1 = 11 GENERAL TREE CREDITS
GENERAL TREE REQUIREMENTS
1 TREE PER 3,500 SF OF SITE AREA
100,035/ 3,500 = 29 TREES REQUIRED AND 29 PROVIDED.
NOTE: 16' TREES MAY BE USED AT A 2:1 CREDIT FOR GENERAL TREES. GENERAL TREE REQUIREMENTS MAY NOT BE REDUCED MORE THE 50%. A MAXIMUM OF 7 -16' TREES MAY BE USED AT 2:1 CREDIT TOWARDS GENERAL TREES
(CREDIT TREES, IF ANY, DEPICTED IN PLANT LIST)
INTERNAL PARKING LANDSCAPE REQUIREMENTS
INTERNAL LANDSCAPE AREAS OF 10% OF THE PARKING AREA IS REQUIRED = 38,936 SF X 10% = 3,894 SF MINIMUM REQUIRED AND 5,910 SF PROVIDED PER HATCHING.
MIN. 1 TREE PER 250 SF.
3,894 / 250 = 16 TREES REQUIRED AND 16 PROVIDED
NO MORE THAN 10% OF PLANTING AREA TO BE IN TURF. APPROXIMATELY 389 SHRUBS or GROUNDCOVERS ARE PROVIDED.
WATER MANAGEMENT PLANTING REQUIREMENTS
PER SECTION 33-111(d) OF SUBDIVISION 1 OF ESTERO PLANNING COMMUNITY REGULATIONS:
DETENTION BASINS MUST BE PLANTED WITH WETLAND SPECIES AT 36" OC THROUGHOUT THE BASIN.
DETENTION AREA PLANTED WITH 1 GALLON SPARTINA AT 3' OC. NO MULCH TO BE IN DETENTION BOTTOM
BUILDING PERIMETER PLANTING REQUIREMENTS
BUILDING #1:
4,052 SF. BLDG X 10% = 405 SF OF BUILDING PERIMETER PLANTING REQUIRED AND 1,100 PROVIDED PER HATCHING.
BUILDING #2:
4,000 SF. BLDG X 10% = 400 SF OF BUILDING PERIMETER PLANTING REQUIRED AND 424 PROVIDED PER HATCHING.
BUFFER REQUIREMENTS:
BUFFER SHRUBS TO BE IN DOUBLE STAGGERED ROW, SO AS TO FORM 36" HIGH CONTINUAL VISUAL SCREEN WITHIN ONE YEAR AFTER TIME OF PLANTING.
PROJECT EAST BUFFER
COM TO R.O.W.
20' MINIMUM WIDTH, TYPE 'D' BUFFER REQUIRED, W/
5 TREES AND DOUBLE STAGGERED HEDGE PER 100 LINEAL FOOT.
273 LF. (EXCLUDING ACCESS)/ 100 X 5 = 14 TREES REQUIRED AND 14 PROVIDED.
273LF / 3 X 2 = 182 SHRUBS REQUIRED AND 182 PROVIDED.
REQUIRED TREES AND SHRUBS LABELED AS (E.B.).
PROJECT SOUTH BUFFER
COM TO COM
5' TYPE 'A' BUFFER REQUIRED, W/
4 TREES PER 100 LINEAL FOOT.
213 L.F. (EXCLUDING EASEMENTS)/ 100 x 4 = 9 TREES REQUIRED AND 9 PROVIDED.
REQUIRED TREES LABELED AS (S.B.).
PROJECT WEST BUFFER
COM TO R.O.W.
25' MINIMUM WIDTH, TYPE 'D' BUFFER REQUIRED, W/
5 TREES AND DOUBLE STAGGERED HEDGE PER 100 LINEAL FOOT WITH AN UNDULATING BERM. BERM AND PLANTINGS ARE EXISTING.
280 LF. (EXCLUDING EASEMENTS)/ 100 X 5 = 14 TREES REQUIRED AND 14 PROVIDED THROUGH EXISTING TREES.
280 LF / 3 X 2 = 187 SHRUBS REQUIRED AND 187 PROVIDED THROUGH EXISTING AND PROPOSED.
REQUIRED TREES AND SHRUBS LABELED AS (W.B.).
PROJECT NORTH BUFFER
COM TO R.O.W.
20' MINIMUM WIDTH, TYPE 'D' BUFFER REQUIRED, W/
5 TREES AND DOUBLE STAGGERED HEDGE PER 100 LINEAL FOOT.
270 LF. (EXCLUDING EASEMENTS)/ 100 X 5 = 14 TREES REQUIRED AND 14 PROVIDED THRU EXISTING AND PROPOSED.
270 LF / 3 X 2 = 180 SHRUBS REQUIRED AND 180 PROVIDED.
REQUIRED TREES AND SHRUBS LABELED AS (N.B.).
Crown drip line or other limit of Tree Protection area. See tree preservation plan for fence alignment.
Notes:
1- See specifications for additional tree protection requirements.
2- If there is no existing irrigation, see specifications for watering requirements.
3- No pruning shall be performed except by approved arborist.
4- No equipment shall operate inside the protective fencing including during fence installation and removal.
5- See site preparation plan for any modifications with the Tree Protection area.
8.5" x 11" sign laminated in plastic spaced every 50' along the fence.
KEEP OUT TREE PROTECTION AREA
Tree Protection fence: High density polyethylene fencing with 3.5" x 1.5" openings, 4 feet high supported by steel posts installed at 8' o.c.
2" x 6" steel posts or approved equal.
3" thick layer of mulch.
Maintain existing grade with the tree protection fence unless otherwise indicated on the plans.
SECTION VIEW
M TREE PROTECTION
NOT TO SCALE
DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-5525
FAX (239) 337-4494
2705 Tamiami Trail, Bldg 5, Unit 501
Port Charlotte, Florida 33952
PHONE: (941) 639-2450
FAX (941) 639-2438
L.A. LICENSE: LC C000063
PROJECT INFORMATION:
CULVER'S at PELICAN COLONY BLVD
ESTERO, FLORIDA
PREPARED FOR:
Banks Engineering
10511 Six Mile Cypress Pkwy
Fort Myers, Florida 33966
CONSULTANT:
DESIGN PROFESSIONAL:
GREGORY J. DISERO, RLA
RLA NO. 940 DATE:
STATE OF FLORIDA
PROJECT NO.: 222001
PROJECT MGR: GJD
FILE NAME: CULVER'S LS
DESIGNER: GJD
CAD TECH: GJD
CHECKED BY: GJD
ISSUED FOR: DEVELOPMENT ORDER REVIEW
ISSUED DATE: FEB. 8 ,2023
REVISIONS:
MARCH 28 ,2023 RAI RESPONSE
APRIL 28, 2023 ENTRY CHANGE
JUNE 30, 2023 UTILITY RAI
SHEET TITLE:
LANDSCAPE CALCULATIONS & EXISTING PLANTINGS
SHEET NUMBER:
L-1

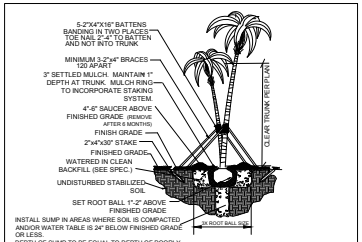

LANDSCAPE PLANTING PLAN
SCALE 1" = 20'
0' 10' 20' 40' 60'
NOTE
EXISTING SHRUB LOCATIONS AND QUANTITIES ARE APPROXIMATE PLANTINGS SHALL BE REPLACED PRIOR TO CERTIFICATION SHOULD THEY BE DAMAGED DURING CONSTRUCTION
EXISTING TREE LOCATIONS ARE APPROXIMATE
PROPOSED SELF STACKING BLOCK TREE WELL (IF REQ.) MATCH BLDG COLOR
PROPOSED BERM 3:1 SLOPE
PELICAN COLONY BOULEVARD (UNDER JURISDICTION)
FUTURE BUILDING 4C F.F.E. = 15.25' (MAJOR) NOT PART OF THIS APPLICATION TO BE UNDER SEPARATE FUTURE DEVELOPMENT ORDER
SOD ENTIRE FUTURE BUILDING AREA WITH BAHA SOD
8420 MURANO DRIVE LOT 4 PB 100/PG 69 CITY OF POINT LLC EXEMPT SPACE "D" 07-25-E3-CT-00000.0000 ZONING: MPD
IMPACT NO. 2 LAGO DRIVE
CONCRETE WALL
CONCRETE SIDEWALK
BENCHMARK FOUND N/D "LB 1775" EL.=14.52
NOTES:
ABOVE CODE PLANTINGS (IF APPLICABLE) TO BE INSTALLED AT THE OPTION OF THE OWNER.
CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITH ST. AUGUSTINE SOD. FUTURE BUILDING AREA TO BE SODDED WITH BAHIA. VERIFY SOD SPECIES/VARIETY WITH OWNER.
ALL PLANTINGS TO BE MULCHED WITH 3" DARK BROWN ORGANIC MULCH GRADE B OR BETTER. CYPRESS MULCH PROHIBITED.
DO NOT MULCH DETENTION PLANTINGS
CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES AT TIME OF BIDDING.
CONTRACTOR RESPONSIBLE FOR ALL SOD AND MULCH QUANTITIES.
PLANT SCHEDULE
TREES
SHRUBS
GROUND AREAS
DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2221 McGregor Blvd. Fort Myers, Florida 33901 PHONE: (239) 337-3525 FAX (239) 337-4494
2765 Tamiami Trail, Bldg 5, Unit 501 Port Charlotte, Florida 33952 PHONE: (941) 639-2450 FAX (941) 639-2488
L.A. LICENSE: LC C000003
PROJECT INFORMATION:
CULVER'S at PELICAN COLONY BLVD
ESTERO, FLORIDA
PREPARED FOR:
Banks Engineering 10511 Six Mile Cypress Pkwy Fort Myers, Florida 33966
CONSULTANT:
DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA RLA NO. 845 DATE: STATE OF FLORIDA
PROJECT NO. 222001
PROJECT MGR. GJD
FILE NAME CULVER'S LS
DESIGNER GJD
CAD TECH. GJD
CHECKED BY GJD
ISSUED FOR: DEVELOPMENT ORDER REVIEW
ISSUED DATE: FEB. 8 2023
REVISIONS:
MARCH 28 2023 RAI RESPONSE
APRIL 28, 2023 ENTRY CHANGE
JUNE 30, 2023 UTILITY RAI
SHEET TITLE: LANDSCAPE PLAN
SHEET NUMBER: L-2
CALL BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.



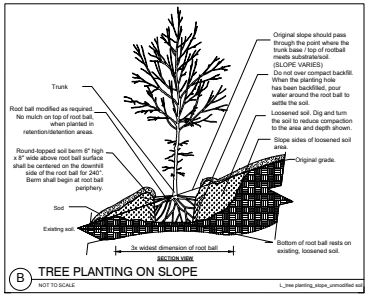
A TREE PLANTING DETAIL
NOT TO SCALE
L_tree planting_unmodified soil



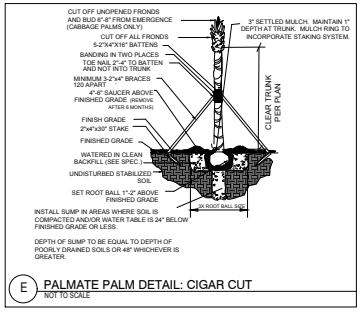
D MULTI TRUNK TREE PLANTING DETAIL
NOT TO SCALE
** Refer to special clear sight maintenance requirements if applicable.



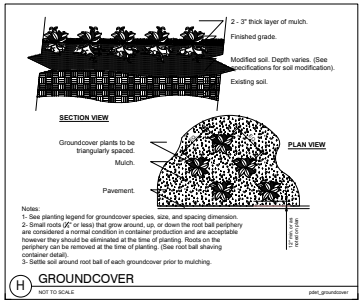
G PALMATE or DOUBLE STEM PALM DETAIL
NOT TO SCALE



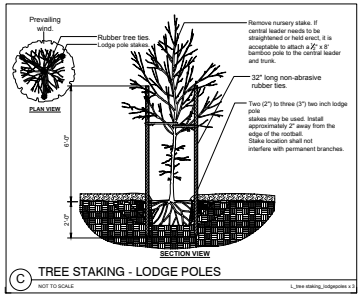
B TREE PLANTING ON SLOPE
NOT TO SCALE
L_tree planting_slope_unmodified soil



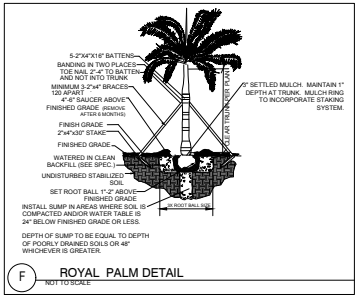
E PALMATE PALM DETAIL: CIGAR CUT
NOT TO SCALE



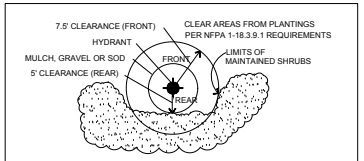
H GROUNDCOVER
NOT TO SCALE
plan_groundcover



C TREE STAKING - LODGE POLES
NOT TO SCALE
L_tree staking_lodgepoles x 3



F ROYAL PALM DETAIL
NOT TO SCALE



H HYDRANT CLEARANCE
NOT TO SCALE

GENERAL LANDSCAPE NOTES

1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO.1 (or better), AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS".
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM. MINIMUM OF 4' DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. CODE PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF DEVELOPER SHOULD FUTURE UTILITY WORK REQUIRE REMOVAL.
5. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRALIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILLIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
6. TREES SHALL BE A MINIMUM OF 12'-14' IN HEIGHT WITH A 2-1/2" CALIPER, 45 GALLON, MEASURED AT 1' ABOVE GROUND LEVEL WITH A SIX FOOT CANOPY UNLESS SPECIFIED AS 20' TALL TREES PER PLAN AND PLANT LIST.
7. A MINIMUM OF 100% OF THE CODE BUFFER TREES AND SHRUBS SHALL BE OF A NATIVE SPECIES.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
9. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND VILLAGES OF ESTERO OR LOCAL ORDINANCES
10. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
13. CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
14. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SODDED IN ACCORDANCE WITH PLANS. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
16. THE PARKING LOTS SHALL BE SLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
17. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
18. PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE, VIEWS, SIGNS, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY UNLESS A WRITTEN STATEMENT IS PROVIDED PER LDC SEC.10-421.A.5.
19. THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
20. PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR PLANTING SPECIFICATIONS.
21 LCU DOES NOT ALLOW TREES, STRUCTURES OR ENCROACHING OF OTHER EASEMENTS WITHIN LCU EASEMENTS. IN ADDITION, THE TRUNK OF ALL SHADE TREES ARE TO BE PLANTED NO CLOSER THAN 10' AND THE TRUNK OF ALL PALM TREES ARE TO BE PLANTED NO CLOSER THAN 5' FROM AN EXISTING OR PROPOSED LCU INFRASTRUCTURE.

STIPULATION: PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLIANCE, TREES MAY NOT BE PLACED WHERE THEY INTERFERE WITH SITE LIGHTING, DRAINAGE, AND ABOVE AND BELOW GROUND UTILITIES.

STIPULATION: PRIOR TO COMMENCEMENT OF ANY SITE WORK OR ISSUANCE OF A BUILDING PERMIT, A VEGETATION REMOVAL PERMIT MUST BE OBTAINED FROM VILLAGE STAFF AT 239-221-5036. ALL SWPPP EROSION CONTROL MEASURES MUST BE IN PLACE. (LDC2-505D)

DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-3323
FAX (239) 337-4494
3705 Tamiami Trail, Bldg 3, Unit 501
Port Charlotte, Florida 33952
PHONE: (941) 629-2430
FAX (941) 629-2438
L.A. LICENSE: LC 0000063

PROJECT INFORMATION:
CULVER'S at PELICAN COLONY BLVD
ESTERO, FLORIDA

PREPARED FOR:
Banks Engineering
10511 Six Mile Cypress Pkwy
Fort Myers, Florida 33966

CONSULTANT:

DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
RLA NO. 843 DATE:
STATE OF FLORIDA

PROJECT NO.	222001
PROJECT MGR.	GJD
FILE NAME:	CULVER'S LS
DESIGNER:	GJD
CAD TECH.	GJD
CHECKED BY:	GJD
ISSUED FOR:	DEVELOPMENT ORDER REVIEW

ISSUED DATE:	FEB. 6 2023
REVISIONS:	
	MARCH 28 ,2023 RAI RESPONSE
	APRIL 28, 2023 ENTRY CHANGE
	JUNE 30, 2023 UTILITY RAI

SHEET TITLE:
LANDSCAPE DETAILS & NOTES

SHEET NUMBER
L-3

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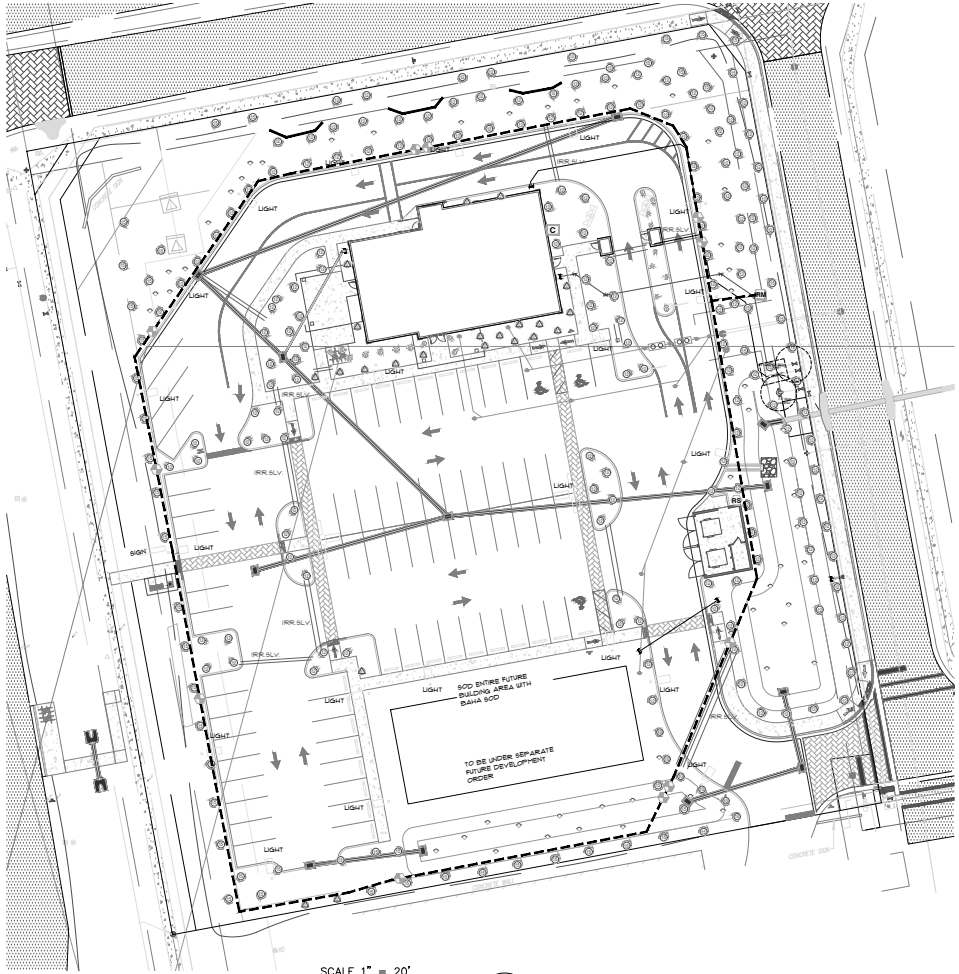

IRRIGATION PLAN

SCALE 1" = 20'

0' 10' 20' 40' 60'

GENERAL IRRIGATION NOTES

1. All mainline and lateral line piping and control wires under paving shall be installed in separate sleeves. main and lateral line sleeves shall be a minimum of twice (2x) the diameter of the pipe to be sleeved. Control wire sleeves shall be sufficient size for the required number of wires under paving.
2. Pipe sizes shall conform to those shown on the drawings. No substitutes of smaller pipe sizes shall be permitted but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
3. All sprinkler heads shall be set perpendicular to finished grade unless otherwise specified.
4. The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal overspray onto walks, streets, walls, etc.
5. Irrigation heads shall be a minimum of 24" from buildings.
6. This drawing sheet is diagrammatic and for reference only. All piping, valves, etc. shown within paved areas are for design clarification only and shall be installed in planting areas whenever possible. The contractor shall locate all valves in shrub areas where possible.
7. It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
8. Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, water levels or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of owners representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
9. All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
10. The contractor shall provide (Pressure Compensating Screens) as necessary to reduce or eliminate over spray into streets, walks or other areas as dictated by the owner's authorized representative.
11. All remote control valves, gate valves, quick couplers and control wire splices shall be installed in approved valve boxes with locking covers. All shall be marked indicating controller and station numbers for control valve.
12. Contractor to provide the Owner with a complete irrigation design in compliance with Owners program. All required plantings shall be irrigated.
13. Irrigation system shall be designed for complete coverage. Verify with owner limits of irrigation prior to bidding.
14. The sprinkler system to be based on a minimum operating pressure of 40 PSI. The irrigation contractor shall verify water pressures, flows, elevations, and other requirements prior to construction. Report any differences between the water pressure and flows indicated on drawings and the actual pressure reading at the irrigation point of connection to the owners authorized representative.
15. Installer shall conduct final testing and adjustments to achieve design specifications prior to completion of the system and acceptance by the owner or owner's representative.
16. The installer shall provide property owners and users with post-construction documentation, including as-constructed drawings, recommended maintenance activities and schedules, operational schedule, design precipitation rates, instructions on adjusting the system to apply less water after the landscape is established, maintenance schedule, water source, water shut-off method, and the manufacturer's operation guide for the irrigation controller. To the extent feasible, similar information should be made available for subsequent property transfers.
17. Any changes and/or modifications to the water source shall require appropriate adjustments to the system design.
18. The contractor shall be responsible for providing all code required double backflow preventers and irrigation meter in addition to all permits as required by the governing agencies including water use permits, if applicable.
19. Plan prepared for development order permitting only. Refer to construction documents for complete irrigation system design.
20. Irrigation water source shall be from a the existing irrigation system. Provide backflow and meter in compliance with Oakbrook Properties requirements.
21. Contractor to coordinate with the irrigation maintenance personnel on the final irrigation design and layout.

PIPE SIZING CHART

CLASS 200

GPM	SIZE
0-10	3/4"
11-16	1"
17-26	1-1/4"
27-36	1-1/2"
37-55	2"
56-80	2-1/2"

SCHEDULE 40

GPM	SIZE
1-8	3/4"
9-13	1"
14-22	1-1/4"
23-30	1-1/2"
31-50	2"
51-70	2-1/2"

Flows shall maintain velocities of less than 5 feet per second

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter PROS-06-PRS30 SR Series Shrub Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.	10
	Hunter PROS-06-PRS30 Strip Series Shrub Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.	22
	Hunter PROS-06-PRS30 5 Series Shrub Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.	9
	Hunter PROS-06-PRS30 10 Series Shrub Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.	6
	Hunter PROS-06-PRS30 12 Series Shrub Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.	162
	Hunter PROS-06-PRS30 15 Series Shrub Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.	52
	Hunter PCB Flood Bubbler, 1/2" FIPT.	53

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICV-G 1-1/2" 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
C	Hunter I2C-1600-PL 16 Station Outdoor Modular Controller, With one ICM-600 Module. Commercial Use. Plastic Cabinet.
	Hunter MINI-CLIK Rain Sensor, mount as noted
	Water Meter 2" 2" IRRIGATION METER W/ BACKFLOW PER OAKBROOK PROPERTIES
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Class 200 SDR 21
	Pipe Sleeve: PVC Class 200 SDR 21

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DMJA

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LANDSCAPE ARCHITECTS AND PLANNERS

2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-3525
FAX (239) 337-1494

2705 Tamiami Trail, Bldg 5, Unit 501
Port Charlotte, Florida 33952
PHONE: (941) 639-2450
FAX (941) 639-2438

L.A. LICENSE: LC C000063

PROJECT INFORMATION:

CULVER'S at PELICAN COLONY BLVD

ESTERO, FLORIDA

PREPARED FOR:

Banks Engineering
10511 Six Mile Cypress Pkwy
Fort Myers, Florida 33966

CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. DISERIO, RLA
RLA NO. 840 DATE:
STATE OF FLORIDA

PROJECT NO.	222001
PROJECT MGR.	GJD
FILE NAME:	CULVER'S LS
DESIGNER:	GJD
CAD TECH.	GJD
CHECKED BY:	GJD

ISSUED FOR: DEVELOPMENT ORDER REVIEW

ISSUED DATE: FEB. 8 2023

REVISIONS:
MARCH 28 2023 RAI RESPONSE
APRIL 28, 2023 ENTRY CHANGE
JUNE 30, 2023 UTILITY RAI

SHEET TITLE: IRRIGATION PLAN

SHEET NUMBER: L-4

M-60-L-C CUSTOM MONUMENT

ESTERO, FL

M-60-L-C

M-60-L-C

Culver's custom monument with D/S logo cabinet

UL marked product

CUSTOM

SCALE: 3/8" = 1'

NIGHT VIEW

SCALE: NTS

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

EMC CHART - KNOWN RESTRICTIONS

COLOR: Y☐ N☐ STATIC: Y☐ N☐ VIDEO: Y☐ N☐
ANIMATION: Y☐ N☐ MOVEMENT: Y☐ N☐

HOLD TIME (IF STATIC): _____
TRANSITION TYPE: _____
DAYTIME BRIGHTNESS: _____
NIGHTTIME BRIGHTNESS: _____

ADDITIONAL RESTRICTIONS:

SQUARE FOOTAGE

SQUARE FOOTAGE CALCULATIONS:
SIGN CABINET FACE AREA : 72" X 120" = 60 SF

NOTES

- MATERIAL/COLORS TO COMPLIMENT BUILDING/DEVLOPMENT
- BASE/LANDSCAPING BY OTHERS

SALES PERSON:	DESIGNED BY:	AO:
MARK WESSELL	C WALKER / D SAMPLES	38265

DATE CREATED / REVISION HISTORY

07/11/22 - NEW	
07/25/22 - REVISION (CHANNELS,EMC REMOVED)	

FILE PATH: T:\Cyrious\Doc\Order\38265

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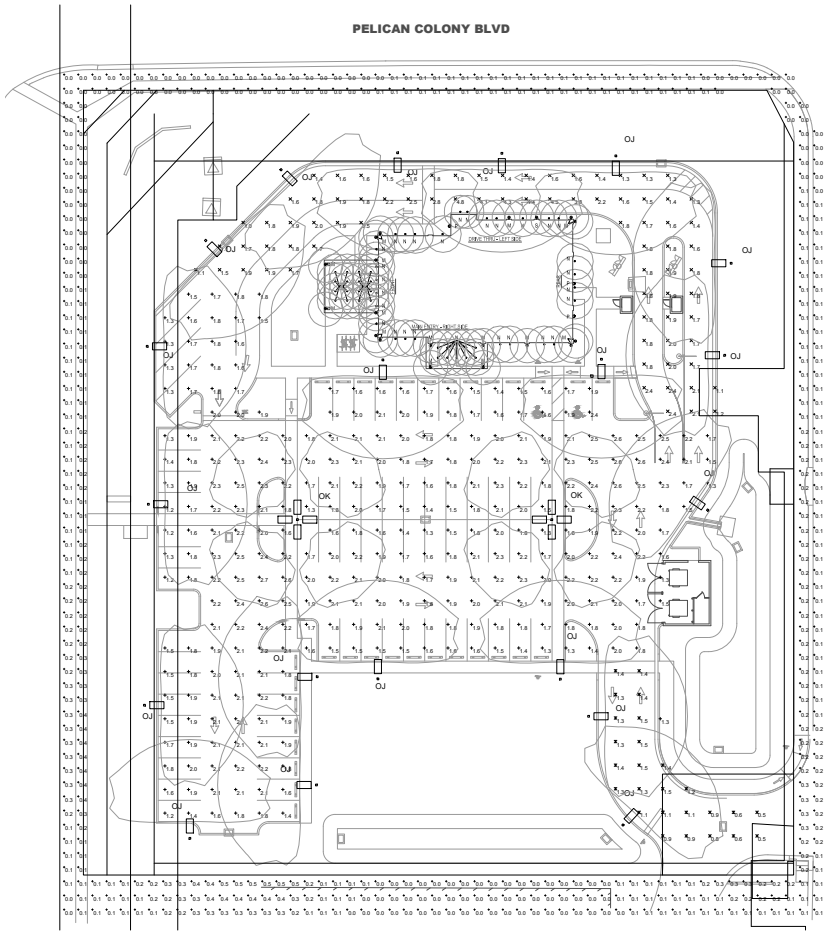
This is an artistic rendition and final colors / sizes may vary from that depicted herein.

SPRINGFIELDSIGN
www.springfieldsign.com



H3 SITE PHOTOMETRIC PLAN
SCALE : 1" = 20'-0"

STATISTICS

DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
DRIVE THROUGH	X	1.0 fc	4.8 fc	0.0 fc	4.8:1	1.0:1
ENTRY	X	1.1 fc	1.2 fc	0.2 fc	5.0:1	2.2:1
PARKING	+	1.0 fc	4.7 fc	0.2 fc	23.5:1	5.0:1
GRILL	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A

LUMINAIRE SCHEDULE - SITE LIGHTING

SYMBOL	LABEL	CATALOGUE NUMBER	LAMP	WATTS
	OJ	DSXO LED P4 AMBPC BLC MVOLT 20' POLE, POLE BASE @ 6" ABOVE GRADE	LED	68
	OK	(4) DSXO LED P4 AMBPC BLC MVOLT 20' POLE, POLE BASE @ 6" ABOVE GRADE	LED	272

LUMINAIRE SCHEDULE - BUILDING MOUNT

SYMBOL	LABEL	CATALOGUE NUMBER	LAMP	WATTS
	N	LDN2 30/05 LDEAR LSS MVOLT LETHCNN	LED	7.6
	P	WPX2 LED ALO4 30K MVOLT LETHCNN	LED	5.2
	M	GRNSTD TXTSTA WALLMOUNTING	LED	13

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NEW CULVER'S RESTAURANT
8400 MURANO DEL LAGO
Estero, FL 34135
County of LEE

SEAL

OWNER:
Estero Sweet Dreams Hospitality LLC
N6DY0B0S Beaver View Road
Hartland, WI 53029
Mike Ruzicka
414-688-1245

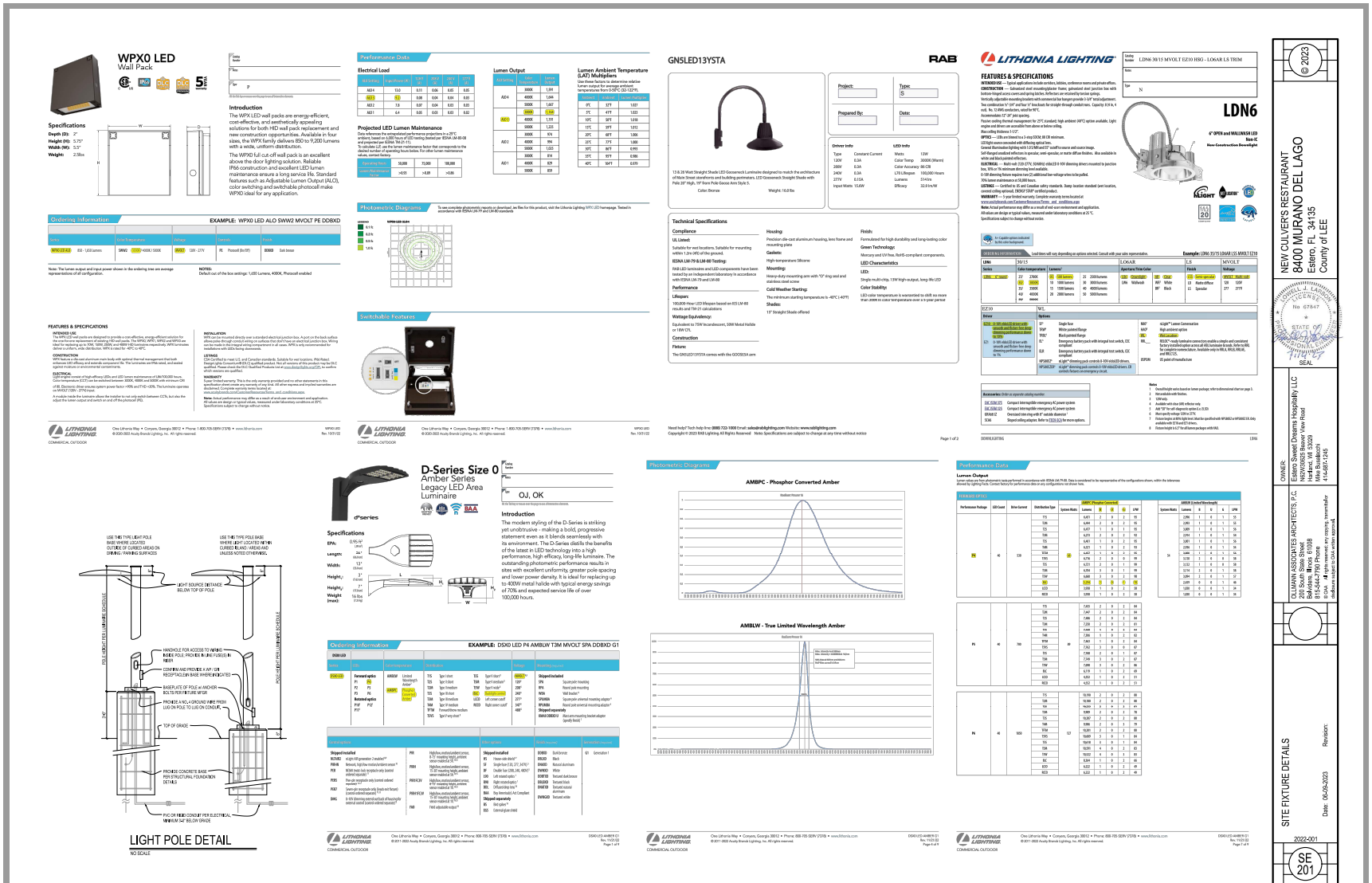
CULLMANN ASSOCIATES ARCHITECTS, P.C.
200 South State Street
Belvidere, Illinois 61008
815-544-2121 Fax/Phone

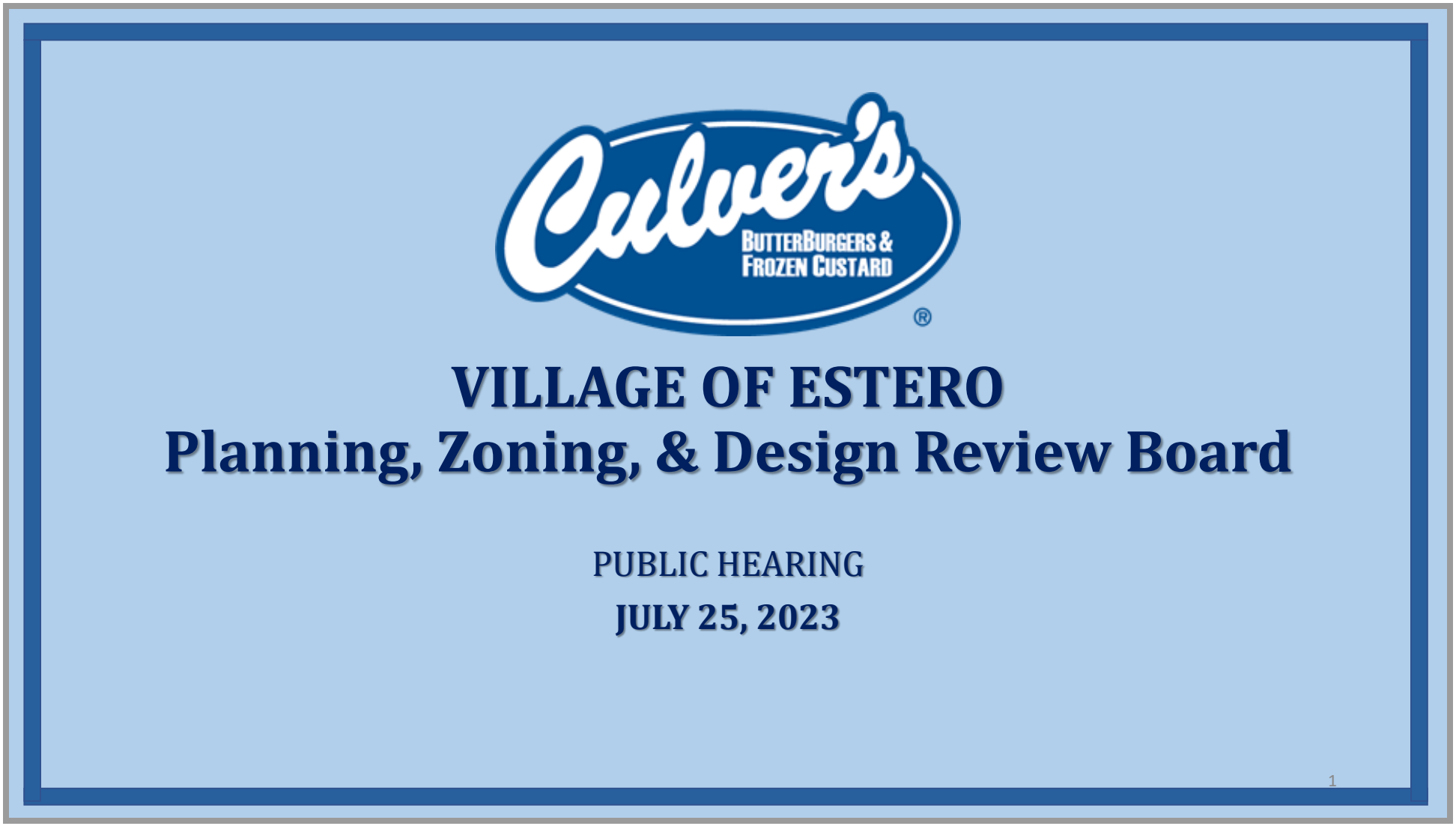
SITE PHOTOMETRIC PLAN

Date: 06-05-2023 Revision:

2022-001

SE 101


WPX0 LED
Wall Pack
Introduction
Specifications
Ordering Information
EXAMPLE: WPX0 LED ALO SWW2 MVOLT PE DDBXD
FEATURES & SPECIFICATIONS
Performance Data
Electrical Load
Lumen Output
Lumen Ambient Temperature (LAT) Multipliers
Projected LED Lumen Maintenance
Photometric Diagrams
Switchable Features
LIGHT POLE DETAIL
NO SCALE
GNSLED13YSTA
RAB
LITHONIA LIGHTING
LDN6
4" OPEN and WALLWASH LED
Non-IC
New Construction Downlight
FEATURES & SPECIFICATIONS
Ordering Information
Performance Data
Lumen Output
Photometric Diagrams
AMBPC - Phosphor Converted Amber
AMBLW - True Limited Wavelength Amber
D-Series Size 0
Amber Series
Legacy LED Area Luminaire
Introduction
Specifications
Ordering Information
EXAMPLE: DSX0 LED P4 AMBLW T3M MVOLT SPA DDBXD G1
SITE FIXTURE DETAILS
SE 201
NEW CULVER'S RESTAURANT
8400 MURANO DEL LAGO
Estero, FL 34135
County of LEE
OWNER:
Estero Sweet Dreams Hospitality LLC
16010 Bass Road
Naples, FL 34110
COLMAN ASSOCIATES ARCHITECTS, P.C.
200 South State Street
Belvidere, Illinois 61008
815-544-4444 Fax 815-544-4445
Date: 06-05-2023
2022-001


Culver's
ButterBurgers & Frozen Custard
VILLAGE OF ESTERO
Planning, Zoning, & Design Review Board
PUBLIC HEARING
JULY 25, 2023
1

APPLICANT REPRESENTATIVES

ENGINEER: D. Brent Addison, P.E.

BANKS ENGINEERING

LANDSCAPE ARCHITECT: Gregory J. Diserio, RLA

DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS • SITE PLANNERS

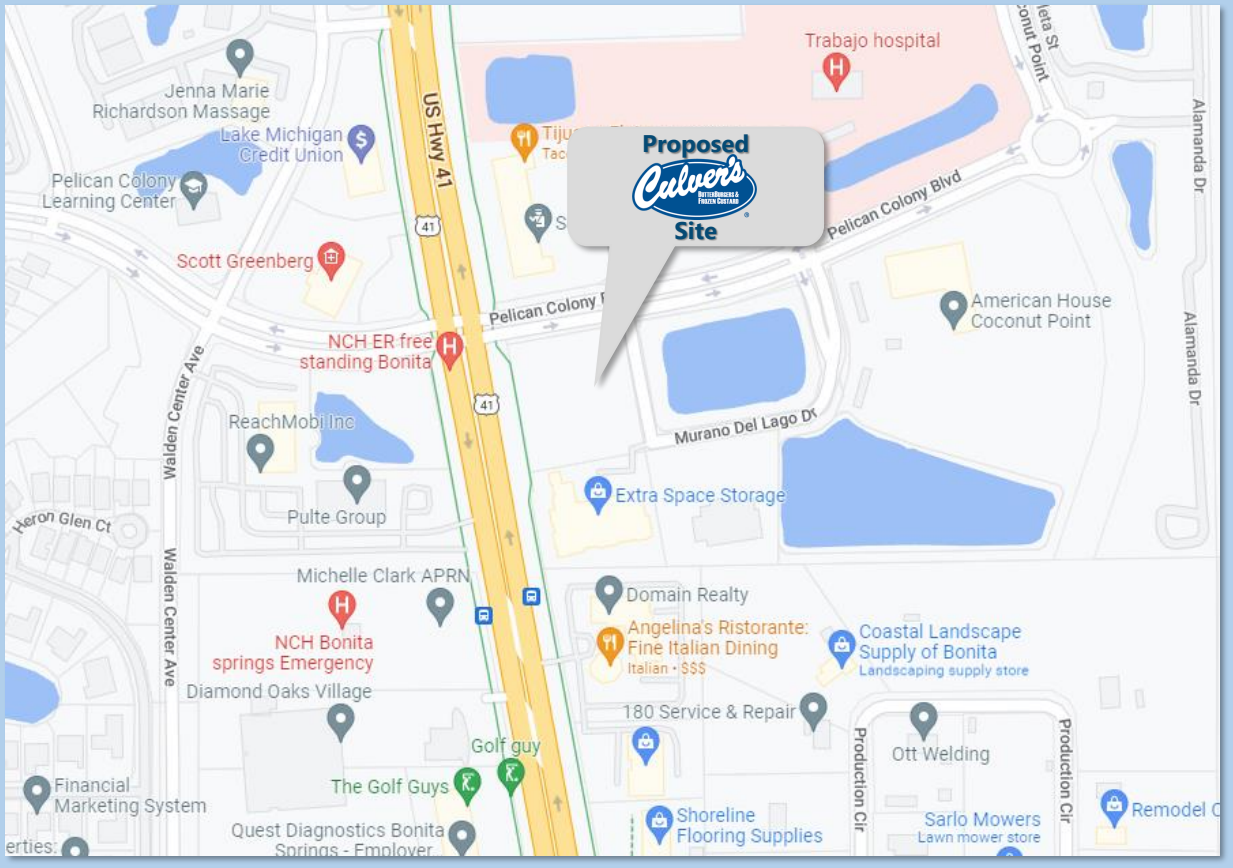
ARCHITECT: Wendy Martin, AIA, NCARB

OLLMANN ERNEST MARTIN ARCHITECTS
200 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone

Culver's
ButterBurgers & Frozen Custard

2

SITE LOCATION MAP



Site at SE corner of US 41 and Pelican Colony Blvd

3

PROJECT SUMMARY

REQUEST: Site Plan, landscaping and architectural review in preparation of a Development Order application.

- 4,052 SF± Fast Food Restaurant and associated infrastructure on a 2.3-acre parcel.
- Proposed use and site plan is consistent with existing zoning which is (MPD) Mixed-use Planned Development.

4

ENGINEER

D. BRENT ADDISON, P.E.

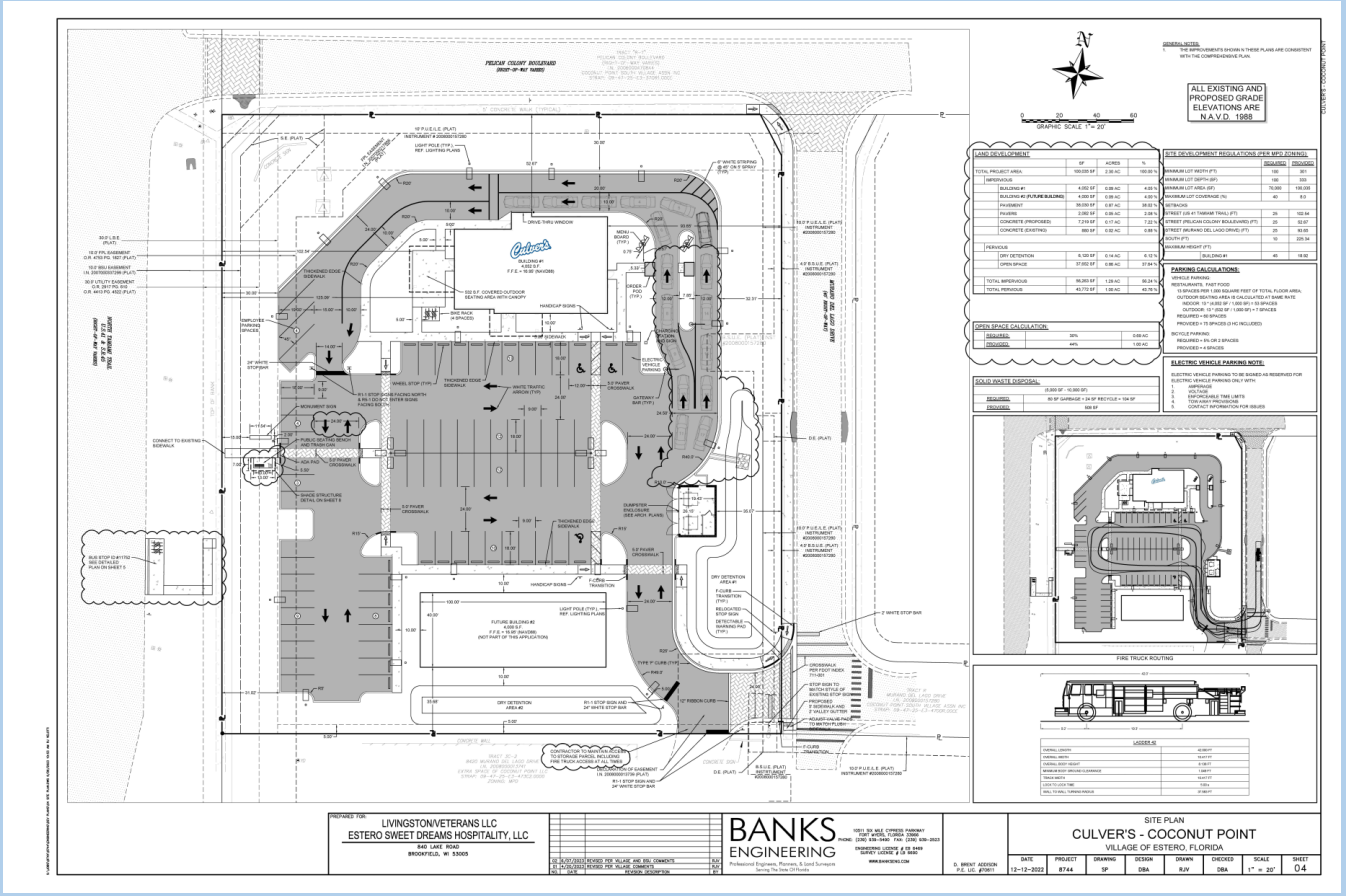
BANKS ENGINEERING

5

SITE AERIAL

6

SITE PLAN


ALL EXISTING AND PROPOSED GRADE ELEVATIONS ARE N.A.V.D. 1988
SITE PLAN
CULVER'S - COCONUT POINT
VILLAGE OF ESTERO, FLORIDA
BANKS ENGINEERING
LIVINGSTON/VETERANS LLC
ESTERO SWEET DREAMS HOSPITALITY, LLC
FIRE TRUCK ROUTING

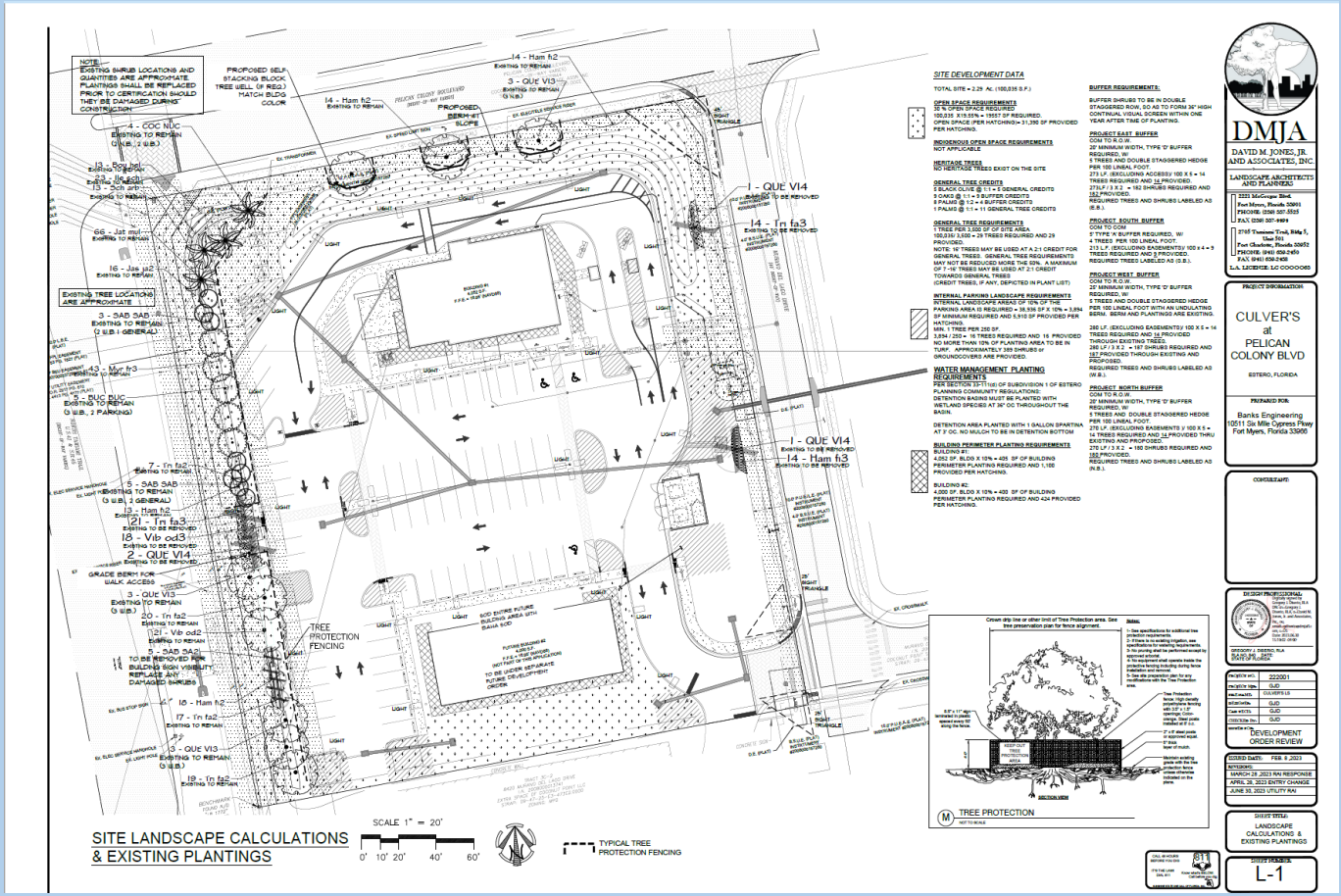
LANDSCAPE ARCHITECT

Gregory J. Diserio, RLA

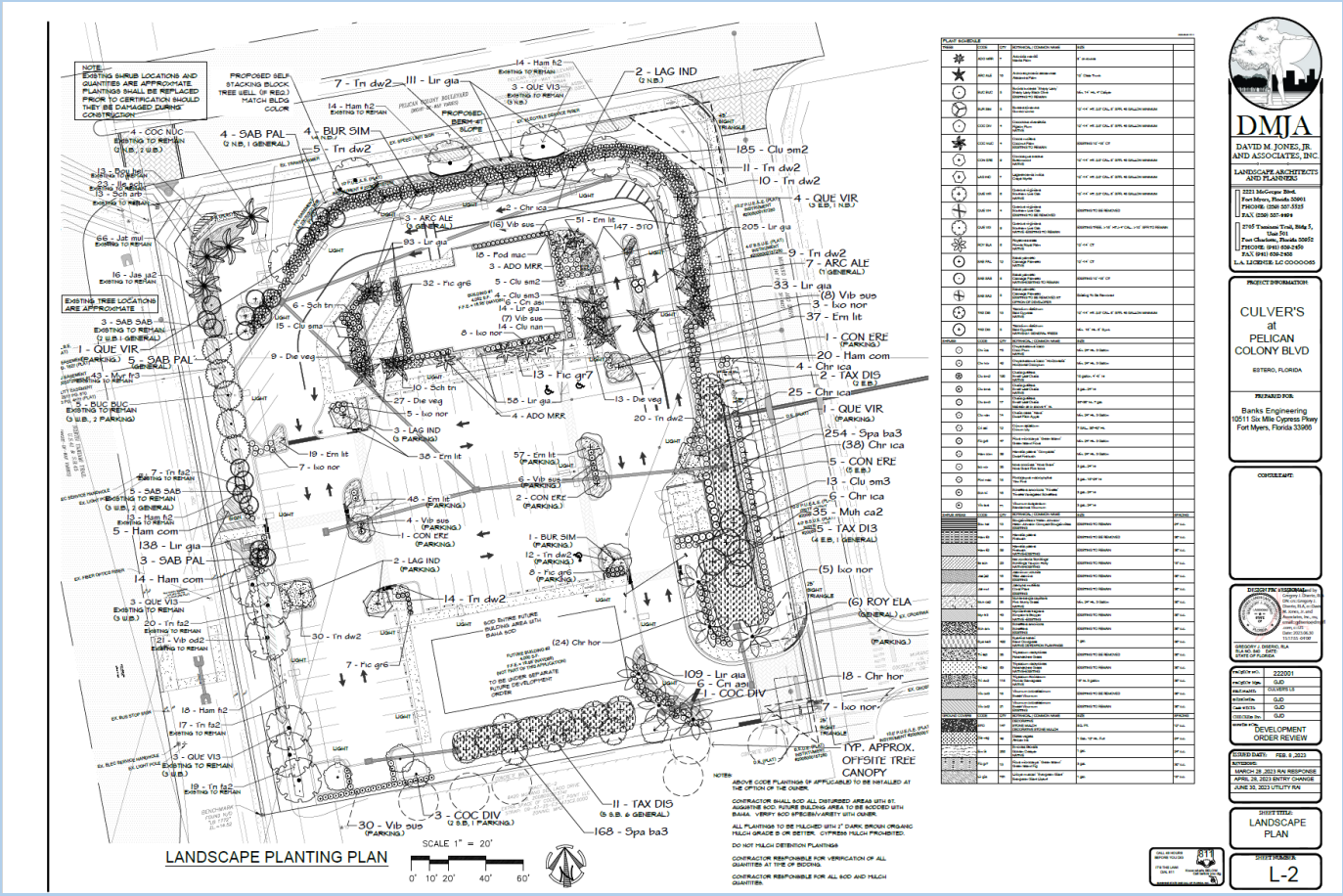
DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS • SITE PLANNERS

8

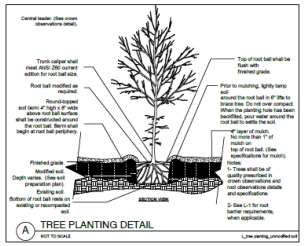
LANDSCAPE CALCULATIONS & EXISTING PLANTINGS

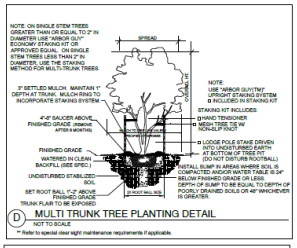


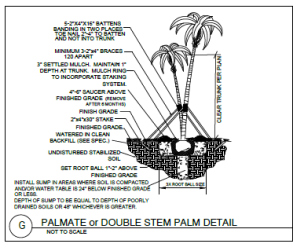
LANDSCAPE PLANTING PLAN

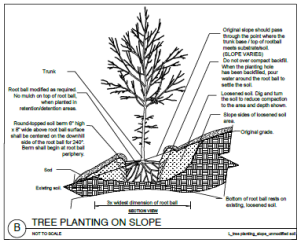


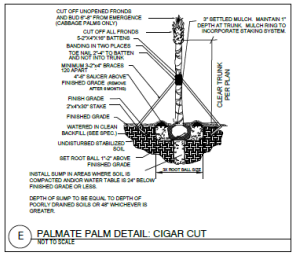
LANDSCAPE DETAILS

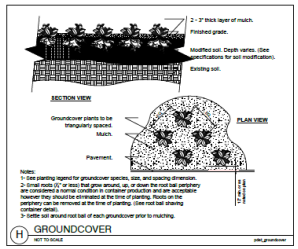


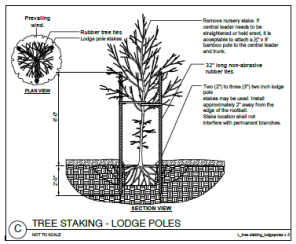


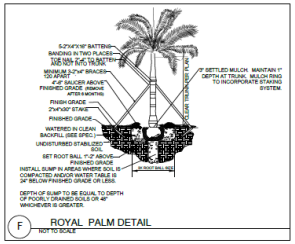


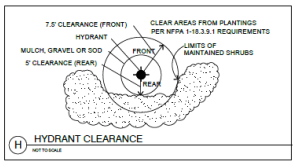












GENERAL LANDSCAPE NOTES

1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO.1 (or better), AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS".
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM, MINIMUM OF 4' DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. CODE PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF DEVELOPER SHOULD FUTURE UTILITY WORK REQUIRE REMOVAL.
5. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRALIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
6. TREES SHALL BE A MINIMUM OF 12'-14' IN HEIGHT WITH A 2-1/2" CALIPER, 45 GALLON, MEASURED AT 1' ABOVE GROUND LEVEL WITH A SIX FOOT CANOPY UNLESS SPECIFIED AS 20' TALL TREES PER PLAN AND PLANT LIST.
7. A MINIMUM OF 100% OF THE CODE BUFFER TREES AND SHRUBS SHALL BE OF A NATIVE SPECIES.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
9. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND VILLAGES OF ESTERO OR LOCAL ORDINANCES
10. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
13. CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
14. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SODDED IN ACCORDANCE WITH PLANS. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
16. THE PARKING LOTS SHALL BE SLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
17. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
18. PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE, VIEWS, SIGNS, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY UNLESS A WRITTEN STATEMENT IS PROVIDED PER LDC SEC.10-421.A.5.
19. THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
20. PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR PLANTING SPECIFICATIONS.
21. LCU DOES NOT ALLOW TREES, STRUCTURES OR ENCROACHING OF OTHER EASEMENTS WITHIN LCU EASEMENTS. IN ADDITION, THE TRUNK OF ALL SHADE TREES ARE TO BE PLANTED NO CLOSER THAN 10' AND THE TRUNK OF ALL PALM TREES ARE TO BE PLANTED NO CLOSER THAN 5' FROM AN EXISTING OR PROPOSED LCU INFRASTRUCTURE.

STIPULATION: PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLIANCE, TREES MAY NOT BE PLACED WHERE THEY INTERFERE WITH SITE LIGHTING, DRAINAGE, AND ABOVE AND BELOW GROUND UTILITIES.

STIPULATION: PRIOR TO COMMENCEMENT OF ANY SITE WORK OR ISSUANCE OF A BUILDING PERMIT, A VEGETATION REMOVAL PERMIT MUST BE OBTAINED FROM VILLAGE STAFF AT 239-221-5036. ALL SWPPP EROSION CONTROL MEASURES MUST BE IN PLACE. (LDC2-5002)

DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-3525
FAX (239) 337-4919
2765 Tamiami Trail, Bldg 3, Unit 301
Port Charlotte, Florida 33952
PHONE: (941) 629-2450
FAX (941) 629-2450
L.A. LICENSE: LC 0000049

PROJECT INFORMATION
CULVER'S at PELICAN COLONY BLVD
ESTERO, FLORIDA

PREPARED FOR:
Banks Engineering
10511 Six Mile Cypress Pkwy
Fort Myers, Florida 33966

CONSULTANT:

DESIGN PROFESSIONAL:
GREGORY J. OSBORN, RLA
FLA REG. NO. 6666
STATE OF FLORIDA

PROJECT NO.	222001
DRAWN BY	GJO
CHK'D BY	GJO
DATE	03/28/2023
SCALE	AS NOTED
CAD I.D.	GJO
FILE NO.	GJO

DEVELOPMENT ORDER REVIEW

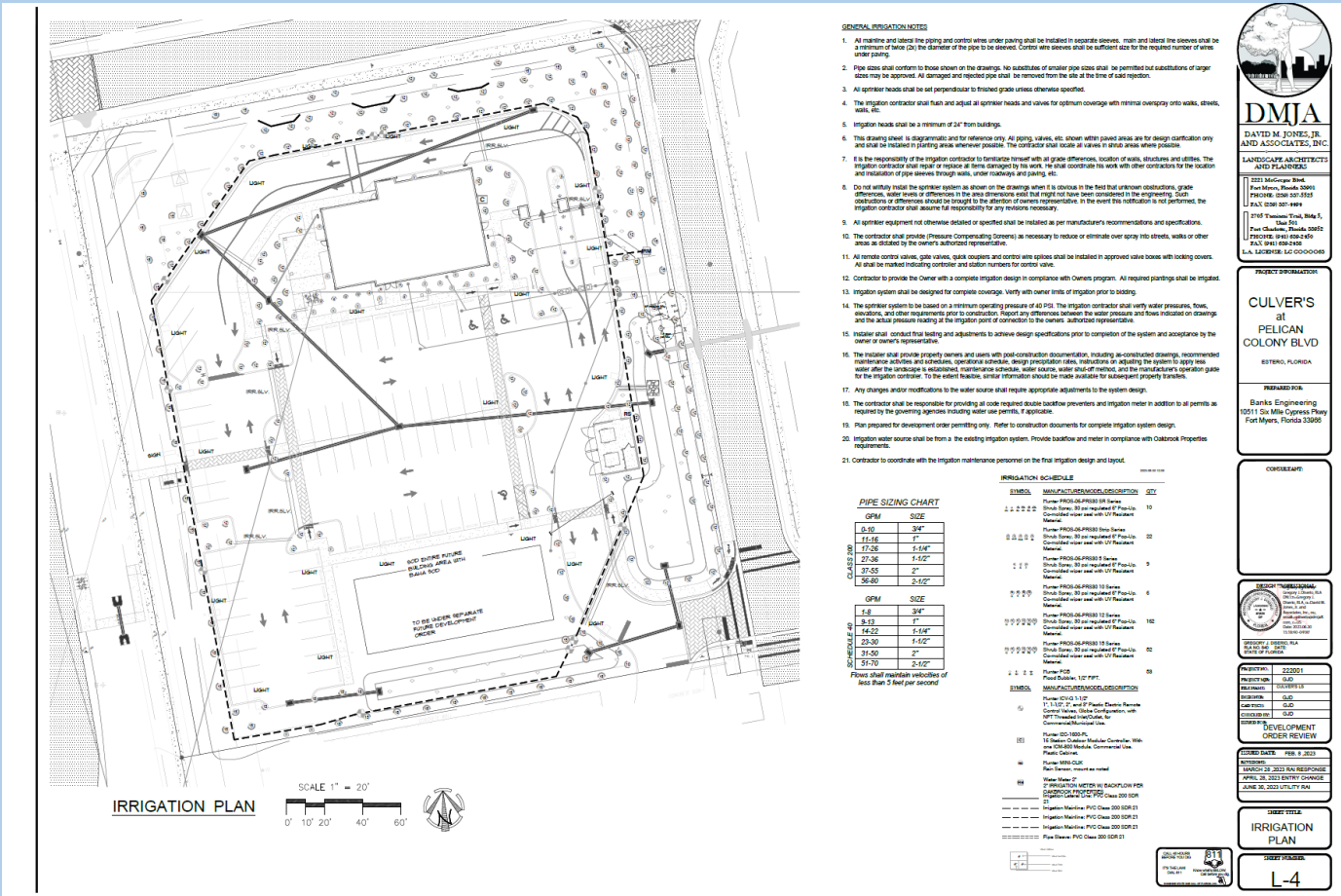
ISSUED DATE: FEB 9 ,2023
REVISIONS:
MARCH 28 ,2023 RAI RESPONSE
APRIL 28, 2023 ENTRY CHANGE
JUNE 30, 2023 UTILITY RAI

SHEET TITLE:
LANDSCAPE DETAILS & NOTES

SHEET NUMBER:
L-3

Culver's BUTTERBURGERS & FROZEN CUSTARD

IRRIGATION PLAN



ARCHITECT

Wendy Martin, AIA, NCARB

OLLMANN ERNEST MARTIN ARCHITECTS
200 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone

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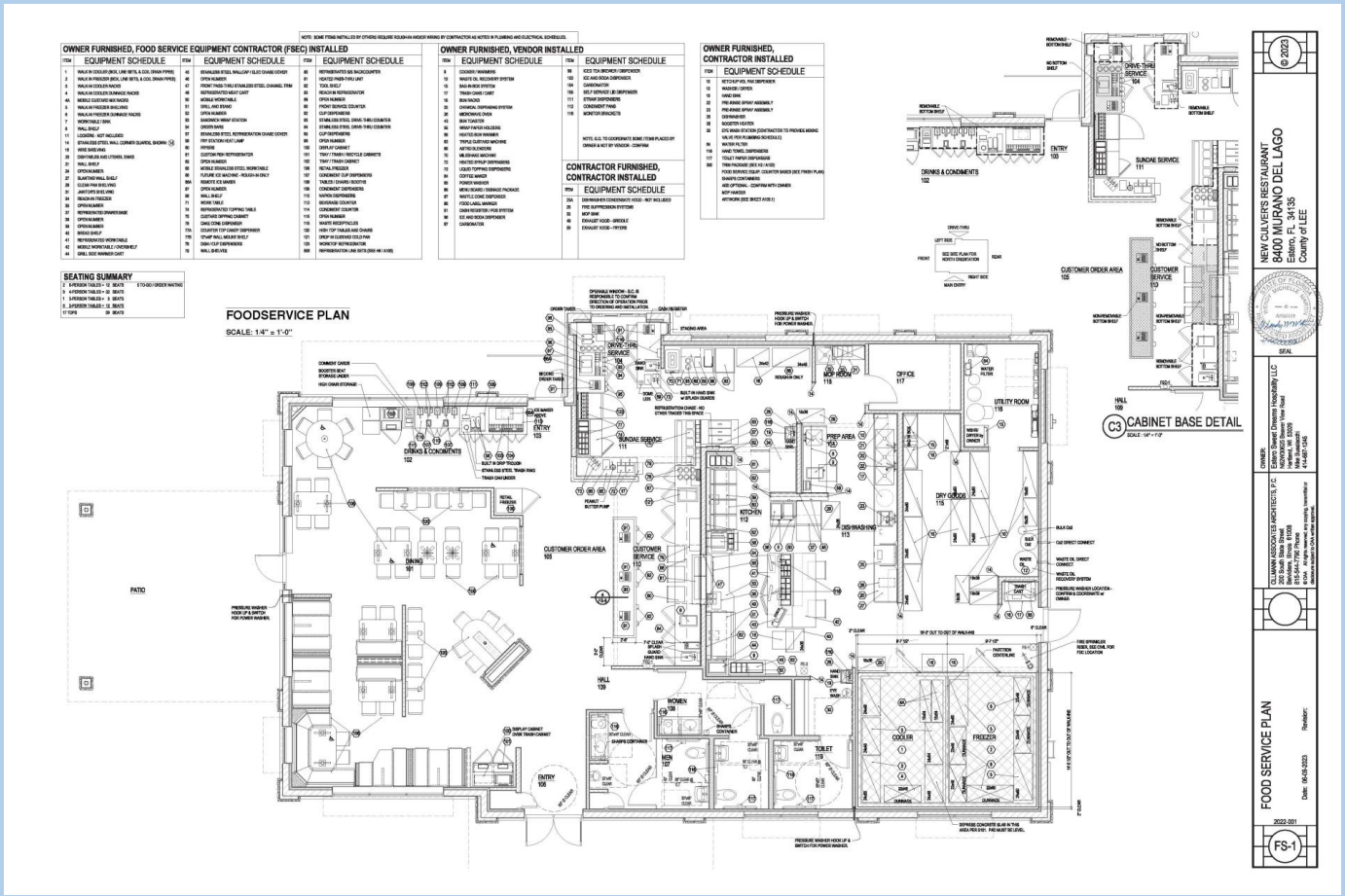
ARCHITECTURAL PLANS

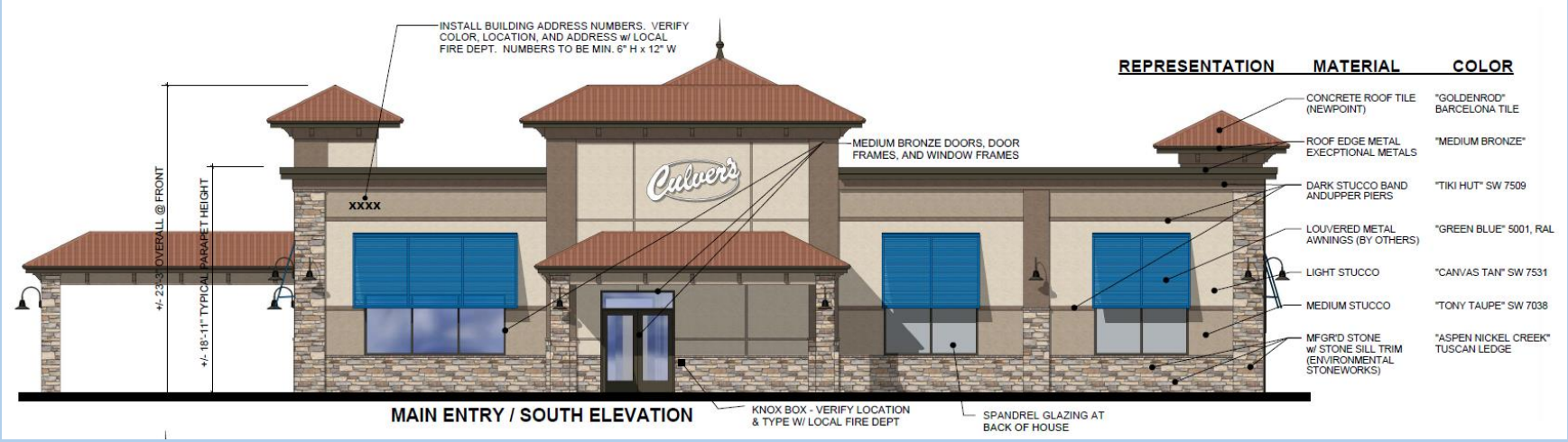
FLOOR PLAN


OWNER FURNISHED, FOOD SERVICE EQUIPMENT CONTRACTOR (FSEC) INSTALLED
OWNER FURNISHED, VENDOR INSTALLED
OWNER FURNISHED, CONTRACTOR INSTALLED
CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
SEATING SUMMARY
FOODSERVICE PLAN
SCALE: 1/4" = 1'-0"
C3 CABINET BASE DETAIL
SCALE: 1/4" = 1'-0"
NEW CULVER'S RESTAURANT
8400 MURANO DEL LAGO
Estero, FL 34135
County of LEE
FOOD SERVICE PLAN
FS-1
DRIVE-THRU SERVICE
DINING
KITCHEN
DRINKS & CONDIMENTS
CUSTOMER ORDER AREA
SUNDAE SERVICE
PREP AREA
DISHWASHING
DRY GOODS
OFFICE
UTILITY ROOM
MEN
WOMEN
COOLER
FREEZER
PATIO

FRONT / WEST ELEVATION

REAR / EAST ELEVATION

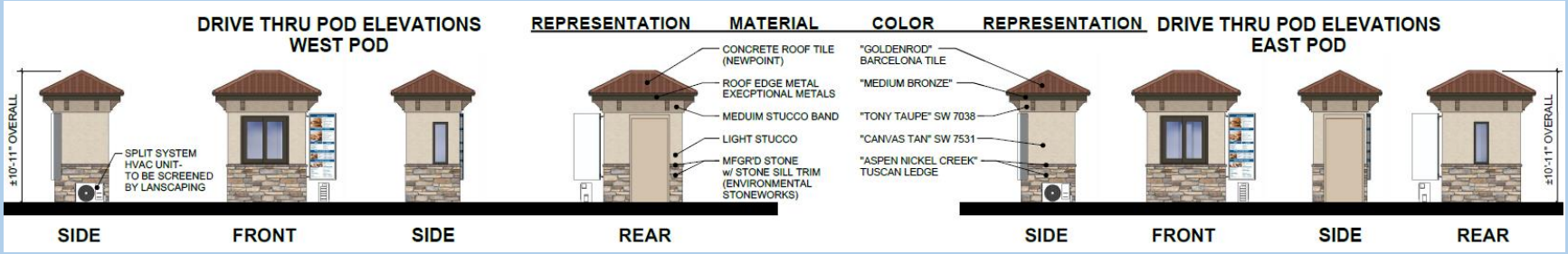
MAIN ENTRY / SOUTH ELEVATION



DRIVE THRU / NORTH ELEVATION

DRIVE THRU / NORTH ELEVATION

DRIVE THRU EAST / WEST POD ELEVATIONS



FRONT LEFT VIEW – NORTHWEST CORNER

21

FRONT RIGHT VIEW – SOUTHWEST CORNER

22

REAR LEFT VIEW – NORTHEAST CORNER

23

REAR RIGHT VIEW – SOUTHEAST CORNER

LEFT PERSPECTIVE – NORTH FACADE

25

RIGHT PERSPECTIVE – SOUTH FACADE

26

DUMPSTER ENCLOSURE

DUMPSTER ENCLOSURE ELEVATIONS

SIDE ELEVATION
SCALE: 1/4" = 1'-0"

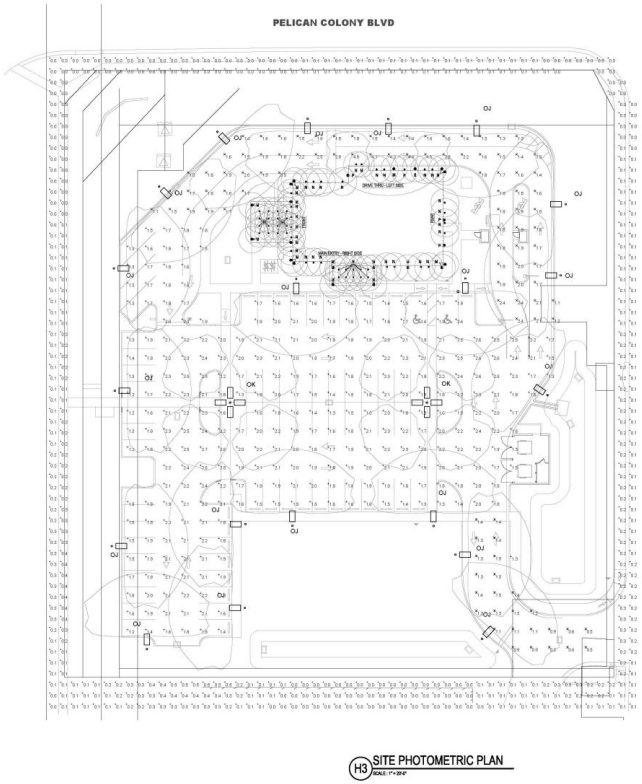
FRONT GATE ELEVATION
SCALE: 1/4" = 1'-0"

SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REAR ELEVATION
SCALE: 1/4" = 1'-0"

PHOTOMETRIC PLANS

SITE PHOTOMETRIC PLAN



STATISTICS

DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
DRIVE THROUGH	+	1.8 fc	4.8 fc	1.2 fc	4.0:1	1.8:1
ENTRY	+	1.7 fc	1.8 fc	1.6 fc	2.0:1	2.2:1
PARKING	+	1.8 fc	2.7 fc	1.2 fc	2.3:1	1.8:1
SPILL	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A

LUMINAIRE SCHEDULE - SITE LIGHTING

SYMBOL	LABEL	CATALOG NUMBER	LAMP	WATTS
	D2	DSX0 LED P4 740/PIR2 BLC MVOLT	LED	90
		20' POLE, POLE BASE @ 4' ABOVE GRADE		
	DK	DSX0 LED P5 740/PIR2 BLC MVOLT	LED	312
		25' POLE, POLE BASE @ 4' ABOVE GRADE		

LUMINAIRE SCHEDULE - BUILDING MOUNT

SYMBOL	LABEL	CATALOG NUMBER	LAMP	WATTS
	N	LOW MAN LOWN LED MVOLT	LED	7.9
		LITHONIA		
	P	WPAD 2ft 4-0 E BIK MVOLT	LED	6.0
		LITHONIA		
	W	SHIELD 10YSTA	LED	13
		RAD LIGHTING		

NEW CULVER'S RESTAURANT
8400 MURANO DEL LAGO
Estero, FL 34135
County of LEE

© 2023

SEAL

OWNER:
Estero Sweet Dreams Hospitality, LLC
Mohamed Moosa Van Rooi
Mohamed Moosa
Nida Bandukwala
815-494-7700

CULLMAN ASSOCIATES ARCHITECTS, P.C.
Suite 1000
Itasca, Illinois 60143
630-694-7700 Phone
630-694-7701 Fax

SITE PHOTOMETRIC PLAN

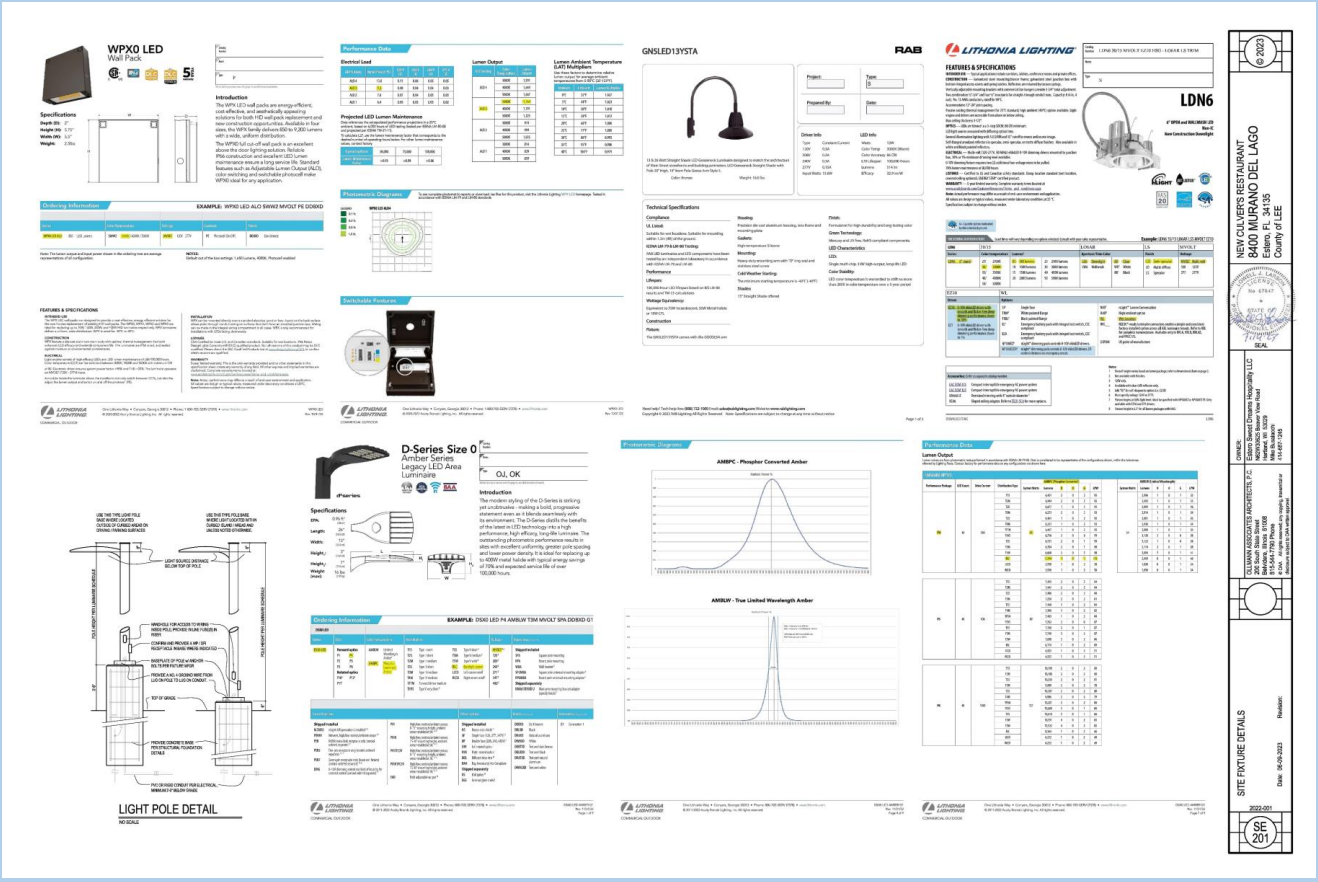
Revisions:

Date: 09-08-2023

2023.001

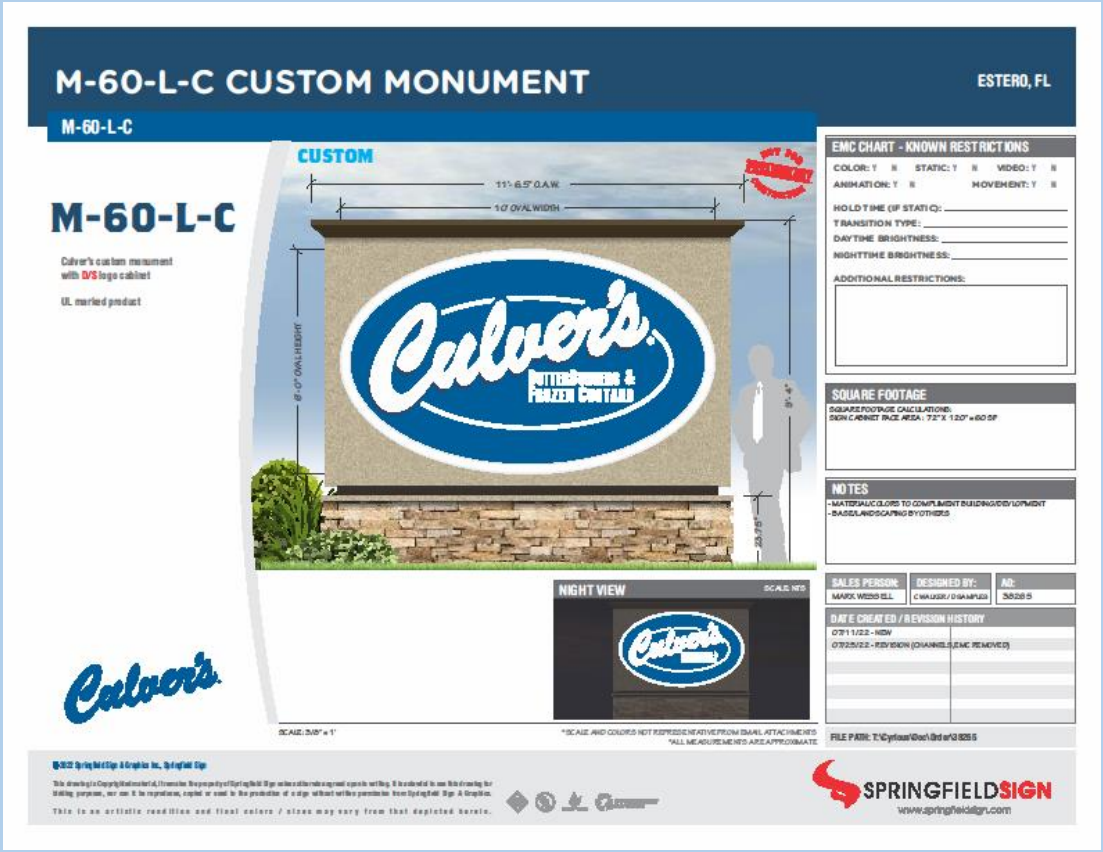
SE 101

SITE FIXTURE DETAILS



MONUMENT SIGN

MONUMENT SIGN



QUESTIONS?

Planning, Zoning and Design Board
Staff Report

Project Name
Pickleball at The Villages at Country Creek Limited Development Order
CASE NUMBER
LDO2022-E044
MEETING DATE
July 25, 2023
REQUEST
Development order for the use of one existing tennis court to be also used for pickleball during certain hours of the day until 8 p.m.
APPLICANT
The Villages at Country Creek
LOCATION
21180 Country Creek Drive
PROPERTY SIZE
84.95 acres
ZONING
The development is zoned Residential Planned Development
PUBLIC INFORMATION MEETING DATES
The PZDB conducted a Public Information Meeting on October 25, 2022

Request

The applicant is requesting approval of a Limited Development Order for pickleball on one tennis court at The Villages at Country Creek clubhouse during certain hours of the day until 8 pm. The clubhouse is located interior to the development. The project was reviewed by the Planning Zoning and Design Board at a Public Information Meeting on October 25, 2022. Staff has also reviewed the plans in detail.

Staff Recommendation

Due to the proximity of the existing homes, the location is not ideal for siting the pickleball court. If the Planning Zoning and Design Board wishes to approve the Limited Development Order, then staff would recommend the below stipulations with conditions related to hours of operation and noise.

Transportation

This project will not add additional trips to the development.

Stormwater

The stormwater does not require any modifications for this project.

Lighting

The project is not requesting additional site lighting.

Landscaping and Buffers

The project will not impact the landscaping of the site.

Compatibility and Other Issues

The Land Development Code Section 5-13 addresses Residential Impact Standards. The purpose under Section 5-1301 "is to ensure that residential uses are not adversely impacted by noise, parking and other impacts from nearby commercial activity". This Code section applies within 300 feet of residential areas. Standards reviewed include parking, access and connectivity, perimeter buffers, noise, other hazards or adverse impacts, and operational standards. Operational standards include hours and days of operation.

> ***E. Operational Standards***
>
> *Hours and days of operation of development subject to this section may be limited to minimize detrimental impacts to nearby lands that contain residential uses or are zoned for residential use.*

Staff believes that, if approved, the hours of operation for pickleball should be limited as follows:

Sunday-Saturday 8:00 a.m. – 8:00 p.m.

Staff is concerned about the compatibility of the use in close proximity to existing homes. The closest home is 89 feet from the court. Other locations have been discussed with Country Creek in the past but were less appropriate. The location is at the existing clubhouse.

The applicant submitted a sound study (attached) which indicates the use of certain paddles, balls, and the installation of solid vinyl screen (not Acousti-Mat) to reduce noise. If the measures to reduce the noise are determined by the Village to be inadequate, they shall install the acoustic fence and other remediation measures as determined by the Village.

Recommended Conditions

Since the site is to be used for both tennis and pickleball staff believes that the following Conditions are necessary for the project site:

CONDITION: Hours of operation for pickleball are limited to 8:00 a.m. to 8:00 p.m., seven days per week.

CONDITION: Subject to installation of solid vinyl screens and approved paddles and balls.

CONDITION: Project site shall conform with the noise levels and the methodology in ANSI (American National Standards Institute) Sl2.9 Parts 4 and 5. Maximum of 55 dB.

CONDITION: If it is determined that based on legitimate documented complaints received from adjacent property owners that the noise created by the pickleball play creates an adverse impact, remediation of the impact must be accomplished within 90 days of the written determination from the Village. Noise may be mitigated through the placement of sound absorbing materials on the fencing, types or use of paddles and balls, reduced hours of play, and/or other modifications as approved by the Village.

CONDITION: Within 30 days of approval of a development order, the property owner must send a letter to every owner of record within 750 feet of the pickleball facility area. The letter must include a telephone number for Country Creek management to be used to register a complaint in the event homeowners are disturbed by noise related to the pickleball play or facility. If the contact information changes in the future, a new letter must be sent out in accordance with this condition. A copy of said letter will be provided to the Village of Estero Director of Community Development for inclusion in the official file for this case. All complaints received by the owner shall be submitted to the Community Development Director regarding noise from pickleball play or facility operations.

Attachment:

1. Sound Study

PSM LLC
Pickleball Sound Mitigation

Pickleball Sound assessment Report
for
The Villages at Country Creek
Estero, Florida

February 27, 2023

by

Robert M Unetich, P.E.

Table of Contents:

1. Project Summary and Site Description
2. Pickleball Sound Characteristics
3. Pickleball Sound Measurement Methods
4. Test Locations
5. Test Data
6. Analysis of the Data
7. Standard Methods of Pickleball Sound Mitigation and Disclaimer
8. CV of the author

1811 Woodlands Circle, Pittsburgh, PA 15241
and
4481 Riverwatch Dr, Bonita Springs, Florida 34134
412-780-4575
rmu@pickleballsound.com and itsrmu@aol.com

Project Summary and Site Description

PSM LLC was contacted by the GM of The Villages of Country Creek in November of 2022 about doing a sound study there. I visited the site in early February and talked with Ron Stone about the site and the sound sensitive areas that he could identify, which we visited by car on that date.

Ron and I arranged for us to do an onsite visit to take data on another date. He arranged for a group of four players to hit while we measured sound levels at 4 locations. We arrived on February 22 at 5 PM. After meeting with the players we took data at 100 ft from the court and then at three locations near homes, one on Butchers Holler and two on Andiron. We also measured the average background noise at these four sites.

The data shows that the sound level of pickleball is near the background noise level at the three residential locations tested. Here is a Google Earth view of the measurement locations:

Pickleball Sound

Pickleball is a game played with paddles, a ball, and a net on a court that is approximately one half the size of a tennis court. The paddles are made of wood, plastic, or composite materials, and the ball is made of plastic. The sound generated by pickleball is louder than the sound generated by tennis play, and it has a higher, more annoying pitch. Homeowners in proximity to pickleball courts hear a louder sound than from tennis. At elevated sound levels, pickleball sounds are considered noise and become bothersome and intrusive.

Properties of Pickleball Sound

Sound is generated when an object vibrates and excites the air molecules with which it is in contact. These vibrating air molecules create sound waves that radiate outward from the source of the sound at a speed of 1087 ft per second. As sound moves away from the source, it decreases in amplitude at a rate of 6 dB for each doubling of distance. The sound level or loudness is measured in decibels (dB). The louder the sound, the higher the dB level that is measured, and the more likely the sound will be an annoyance. The tonal quality is the combination of low frequency and high frequency components of the sound. Frequency is measured in cycles per second or Hertz (Hz). Most sounds include a combination of low frequency booming tones and high frequency shrill or sharp tones.

Human Hearing and Annoyance

The human ear is sensitive to a sound's level, its frequency content, and its duration. The higher the sound level, the greater the annoyance becomes. Each 10 dB increase in sound level is perceived as a doubling in the sound level, which is a 100% increase. Each 6 dB increase is perceived as a 50% increase and each 3 dB increase is perceived as a 23% increase. The human ear is more sensitive to high frequency sounds than to low frequency sounds. It is also sensitive to the duration of noise.

Typical Sound Levels

Human hearing normally has a very large range of hearing capability, usually expressed in decibels above a selected sound pressure level of 20 micropascals and designated at zero dB. Human hearing has a lower sensitivity to low pitch sounds and meters and sound software are usually adjusted to account for this by using the "A" scale. As will be seen on the chart below, a quiet library is usually about 40 dBA

This chart illustrates that sounds in the range of 60 to 75 dBA are comparable to the loudness of normal conversation and to the sound levels usually present in a busy restaurant. Pickleball sound at 100 feet is usually under 70 dBA with no sound barrier and under 60 dBA with a ten ft high sound barrier. The height of the barrier can be adjusted to achieve sound level reduction with a basic goal of having pickleball sound not frequently exceed normal background sound levels.

The reality is that pickleball sound near 50dBA is generally not considered a problem.

Sound is simply a variation in air pressure over a period of time. A calibrated microphone connected to a device that measures the electrical output and records the peak sound pressure or averages the sound power over a defined period of time, constitutes a sound measurement system. The measurements are generally done over time periods defined according to national measurement standards. In the US those standards are set by the American National Standards Institute or ANSI.

While ANSI defines a number of acoustics terms, a pickleball hit has a usual time duration of about 5 to 20 milliseconds (ms). PSM LLC selects the ANSI Fast mode, or **LAFmax**, for measuring these short duration sounds, which has a 125 ms averaging period. Since background noise naturally varies over time, we select the term **Leq** for Equivalent Level for determining average sound level.

Background noise levels can be as low as 40 dBA but in areas with regular traffic, the average sound level will often be twice as loud or 50 dBA. While measuring these levels can be done accurately with a sound level meter, a more accurate method that measures multiple parameters simultaneously is to use a calibrated microphone connected to a computer employing sound level measurement software.

The Measurement Method

PSM LLC measures sound levels with a Dayton Audio calibrated UMM-6 microphone with digital output feeding a software package operating on a Windows 10 or 11 machine. We record the following American National Standards Institute defined parameters at each location:

Leq (The Equivalent sound level) of background noise with no pickleball play

LAFmin or minimum “A: weighted sound level in “Fast Mode” observed at each location
.
LAFmax or the maximum Fast Level A weighted sound level.

We record a number of readings of **LAFmax** so that we can find an average level along with the maximum level detected.

At the beginning of a site visit test, we establish a measurement location near the players, usually at 100 feet away from the net. We take readings to validate our methods, since we know what to expect at 100 feet, and to provide the players an idea of how the testing and stop play procedure will proceed.

Next we drive or walk to each client-requested measurement location and repeat the testing. This includes calling the players to ask them to stop play for certain periods so that we can collect **Leq** and **LAFmin** data with no pickleball play.

The following page is a scan of the actual data page we used on site and it includes a small sketch of the orientation of the site and receiving locations relative to true north.

See the following data page.

PSM LLC
Pickleball Sound Mitigation

Pickleball Field Test Data

Rev 7

Date 2/23/2023 Start Time: 5 PM End Time: 6:50PM

Site Name: The Villages at Country Creek

City: Estero State: FL

1811 Woodlands Circle
Pittsburgh, PA 15241
412-780-4575
pickleballsound.com
rmu@pickleballsound.com

Engineer: Bob Unetich

Client: The Club @ Villages C.C.

Test Gear: REW Software Version: V5.20.1 Computer: WINDOWS 10

Microphone: Dayton Audio UMM-6 Mic Height: Above Surface: 5 ft

Court Name/Description: NW TENNIS COURT ASL: 7' Number of courts in use: 1

Number of players hitting: 4 # Men: 2 # Balls in Play: 2 Ball used Franklin-X or Onix Pure2

Paddle Model Used by Hard Hitter facing microphone: Paddletek Element or Gamma Shard+Similar

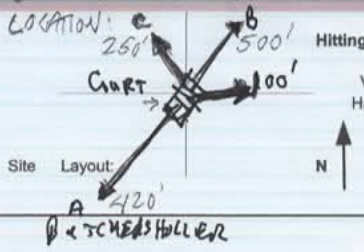
Receiving Location Addresses: A: 21025 Butchers Holler B: 20980 Andiron Place

C: 20930 D: Wind Speed: <10 mph

DATA: Readings are LAFmax. Min and Leq in dBA — Readings Taken At 5 second typical intervals

Microphone Location		Relative to	Loud Hitter	Facing Mic	In Feet	
Location	ASL:	ASL: 8'	A:ASL: 8'	B:ASL: 6'	C:ASL: 6'	D:ASL:
Distance	20 feet	100 feet	'A' 420	'C' 250	'B' 500 ← BACK YARD	
LAFmax						
1		65.3	NOTHING	48.3	52.6	
2		65.4		50.1	52.0	
3		63.6	ABOVE	50.3	52.3	
4		65.5		49.3		
5		61.9	NOISE	49.5		
6		62.5		48.6		
7		61.3	FLOOR	48.7		
8		66.9		51.9		
9		61.1	HERE	49.4		
10		62.7		48.6		
Sum		636.2		494.7	156.9	
Data Points		10		20930 ←	20980 ← HOUSE #5'	
Average:		63.6		49.5	52.3	
Max:		66.9		51.9	52.6	
LAF/Smin	50.6	50.6	49.0	46.2	47	
Leq:	54.6	54.6	55.3	47.8	52	

Site Sketch With Receiving Locations



Court Elevation (ASL): 7' ft

Surface: HARTRU

Fence Height: 12 ft Site Layout:

Hitting Format: Games: ____ Volley Drills: ✓ Hard Shot Drill: ____

N

Notes: _____

Analysis of the Data

The courts at this site are of the gritty “Har-Tru” type, as opposed to more common asphalt or concrete hard surfaces. This surface produces a lower ball bounce, so it is common for players to use a higher bouncing ball. This is done in this case, where the Onix Pure 2 ball is played with exclusively. This ball bounces about 2 inches higher than a traditional harder pickleball. This ball is softer and this results in it being quieter by about 2.5 decibels, when it is hit. This is fortunate for minimizing the sound of play.

We also checked which paddles the players were using and all of the paddles fell into the normal range of pickleball paddles. At 100 feet, we measured an **Leq** of 54.6 dBA with no play and this was mostly road noise from Corkscrew Road. With play in progress, we recorded the loudest 10 hit sounds over about a two minute period. The average value was 63.6 dBA and the loudest was 66.9 dBA, which is in good agreement with our expectations and about twice as loud as the background noise level.

Next we set up on Butcher Holler and found the background noise level to be higher, at about 55.3 dBA **Leq**. The quietest it got (**LAFmin**) at this site was 49.0 dBA. We were not able to hear or record any pickleball hit levels at this location because of the high background noise level caused by traffic on Corkscrew Road.

On Andiron, we heard pickleball sound as we approached the end of the circle and decided to record the levels. At 20930, which is about 250 feet from the court in use, we measured an **Leq** of 47.8 and a minimum of 46.2 (a quiet location) and an **LAFmax** of 51.9 dBA plus an average **LAFmax** of 49.5 dBA The pickleball sounds were above the noise level, which enabled us to measure these levels.

At 20980, we heard no pickleball sound on the street so we walked along the golf course to just next to the back yard and set up our gear. There was a persistent bird chirp near us, which impacted the Leq readings, which was 52 dBA but the location was rather quiet otherwise. The LAFmax at this location was 52.6 dBA and the average reading was 52.3 dBA,

We recorded fewer readings at this site since it was getting dark and since the near by bird contaminated many of our attempted readings.

Standard Methods of Pickleball Sound Mitigation

Pickleball sound can be reflected or absorbed by barriers of various types, including stand alone walls and hanging blankets that can be supported by chainlink fencing. Even windscreen can help if it is mostly solid. Costs can range from very low for simple vinyl to $30/ sq ft for solid walls. While the measured sound levels do not call for a high amount of reduction to get to the background noise levels we measured in Country Creek, it may be worthwhile to consider windscreen sold by Fence Screen. See FenceBlock at www.fencescreen.com/Fence-Privacy-Screen-Netting.aspx/14-12-ft-

This windscreen is inexpensive. It has a small impact on pickleball sound but the sound levels measured near homes are just above the background noise level so this small impact would help.

The Villages at Country Creek already limits the hours for pickleball play and the ball in use, the Onix Pure 2, is of the softer and quieter variety.

It would be possible to require the use of quieter paddles. This would make a small but noticeable difference in the sound levels. It is likely that most of the players already use newer models that are quieter, since that is the trend but there may be players who use older model paddles with cores made of Nomex or aluminum. Our firm does publish lists of recommended paddles. Contact us for more information. In addition, a community in Bonita Springs publishes a list of “Recommended” paddles, which we assist in preparing. That list will be attached to the email delivering this report.

The growth of pickleball and the demand for courts has not slowed. More communities are converting tennis courts or building new pickleball courts every month. Locating courts more than 400 feet from homes is the most effective sound level mitigation method.

Robert M. Unetich | Professional Engineer

1811 Woodlands Circle
Pittsburgh, PA 15241
Cell: 412-780-4575
Email: rmu@pickleballsound.com.

Professional Profile

An electrical engineer by training, active now as a consulting engineer specializing in pickleball sound mitigation.

Experienced in electronic product development and in sound barrier design with over 50 years of engineering experience. Licensed as a professional Engineer in Pennsylvania since 1976.

Engineering and Management Career Summary

2022 – Present	Founder of PSM LLC, also known as Pickleball Sound Mitigation, a firm specializing in reducing the impact of pickleball sound.
2004 – Present	Owner of GigaHertz LLC and RMU Engineering, electronic consulting firms located near Pittsburgh, PA. This business is now operating only for warranty support.
2004 – 2007	Owner of Axcera LLC, a manufacturer of analog and digital radio frequency transmitters for television and wireless digital microwave services
1998 – 2004	Adjunct Professor of Electrical Engineering at Carnegie Mellon University Work included teaching courses in business for engineers and entry level electrical engineering
1982 – 1997	President of ITS Corporation, a manufacturer of television transmitters, acquired by ADC Telecommunications in 1996.
1978 – 1982	Engineering Manager of Broadcast Transmitters, RCA Corporation
1976 – 1978	Engineering Manager of Television Transmitters, Harris Corporation
1970 – 1976	VP of Engineering of EMCEE Broadcast Corporation
1968 – 1970	Design Engineer for Honeywell Information Systems, Involved in the design of the early GPS system known as the Navy Navigation Satellite System

Education

1964 – 1968 BSEE from Carnegie Mellon University plus various graduate courses

Patents

Six granted patents including a novel power supply design, a waveguide microwave filter and one in diathermy, plus another pending patent applications in the diathermy field.

Publications

Extensively published in the field of television transmission and pickleball sound mitigation. Currently the author of Pickleball Magazine's Rules Guru Column and the administrator of the facebook group Pickleball Sound Mitigation.

Other Credentials

Registered as a USA Pickleball Certified Referee
Life Member of the Institute of Electrical and Electronics Engineers
Member of the Acoustical Society of America

APPLICATION FOR PUBLIC INFORMATION MEETING
PLANNING ZONING AND DESIGN BOARD
VILLAGE OF ESTERO

REQUEST IS FOR: Public Information Meeting pursuant to LDC Section 2-401

1. Applicant/Project Name: Wawa C-Store & Gas (21301 Town Commons)
2. Address: 10081 Estero Town Commons PL Estero FL 33928
3. Strap Number: 35-46-25-E1-3300B.0010
4. Application Number: DOS2022-E016

5. Type of Application (check appropriate type(s)):

- ☐ Comprehensive Plan Amendment
- ☐ Planned Development - Amendment or Final Plan Approval
- ☐ Conventional Rezoning
- ☐ Bar Special Permit
- ☐ Planned Development Zoning
- ☐ Variance
- ☐ Special Exception
- ☒ Development Orders

6. Project Description (Brief description of project and need for application.)

Wawa gas station with convenience store. Anticipated site work will include associated parking, internal drive aisles, pedestrian circulation, landscape, irrigation, and associated onsite water, onsite sewer utility service connections and onsite drainage design.

7. Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. The plans shall define what is being requested and the deviation or change from the permitted and/or existing conditions.

Signature

05/24/2023
Date

John Burrows
Print Name

Village of Estero | 9401 Corkscrew Palms Circle | Estero, FL 33928 | Phone: 239.221.5035 | Fax: 239.494.5343 | www.Estero-fl.gov

Updated 11/17/2021

CONVENIENCE STORE WITH GAS (ESTERO TOWN COMMONS PLACE)

PUBLIC INFORMATION MEETING

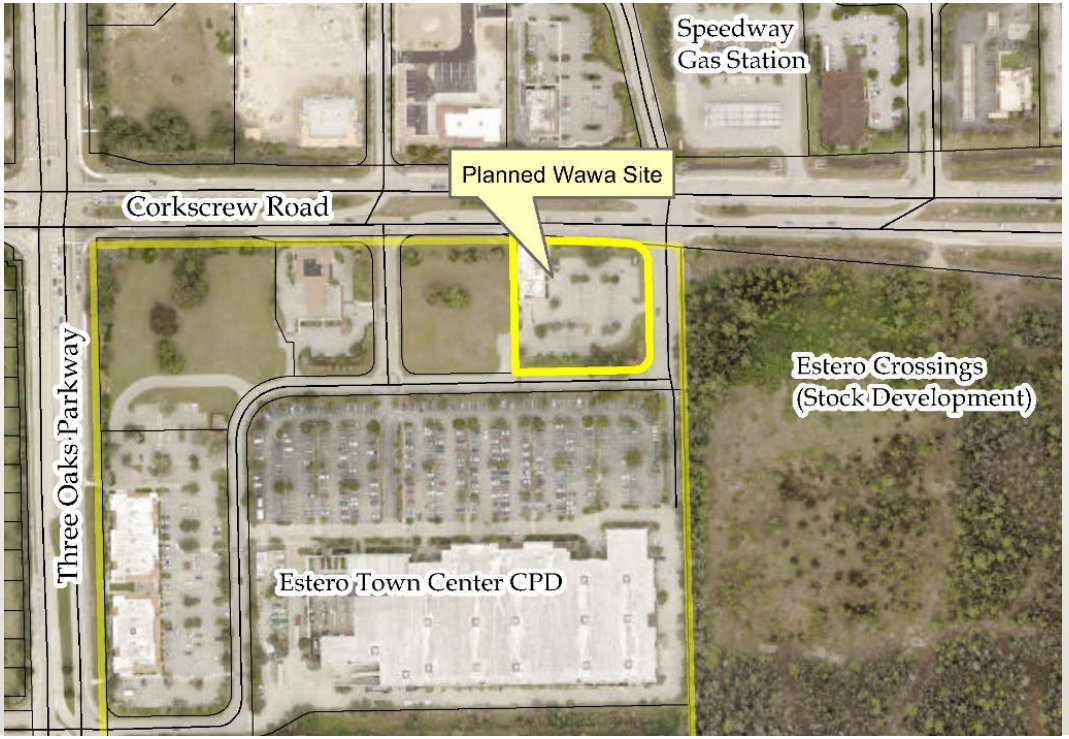
JULY 25, 2023

PROJECT TEAM

- Developer/Applicant: Brightwork Real Estate
- Engineer: Bowman
- Landscape Architect: Bowman
- Architect: Cuhaci Peterson
- Photometric: Red Leonard Associates
- Signage : Thomas Sign & Awning CO INC

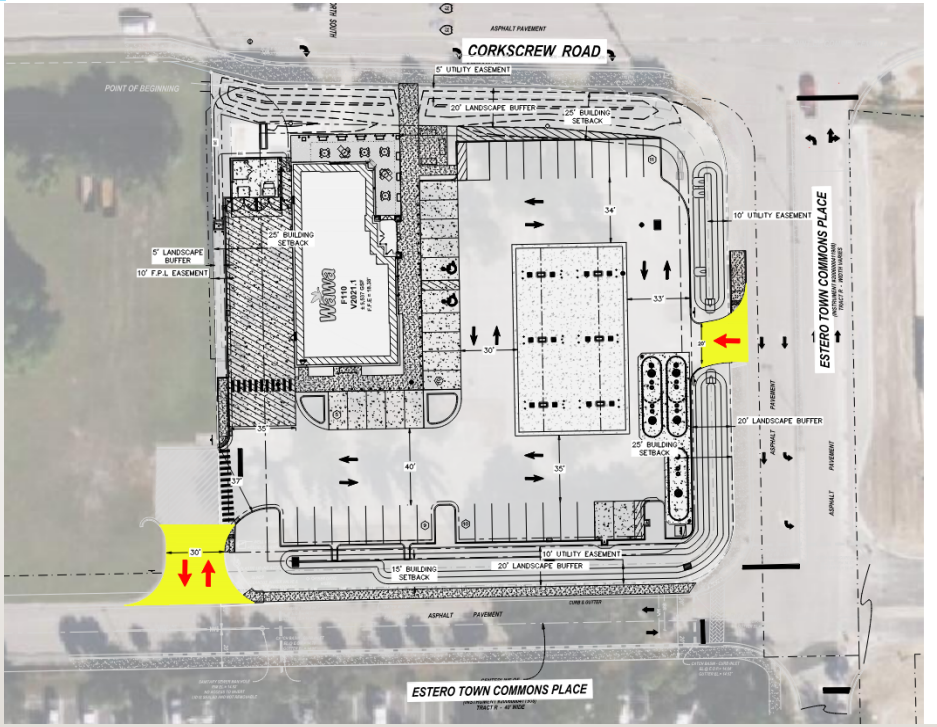
PROPERTY LOCATION

- Corner of Corkscrew Rd. and Three Oaks Parkway
- Wawa Parcel at Northeast corner of site.
  - Intersection of Corkscrew Road and Estero Town Commons Place

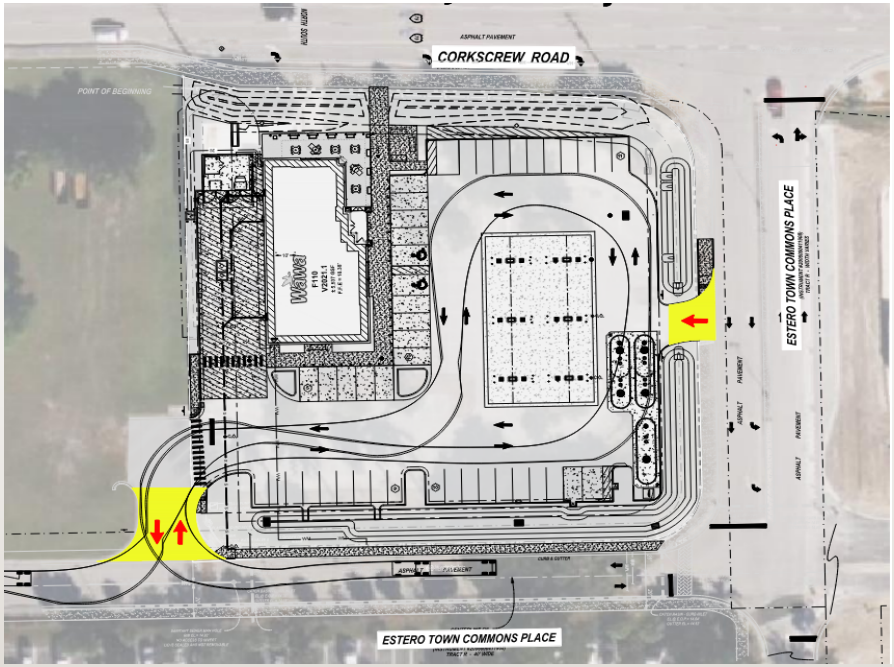


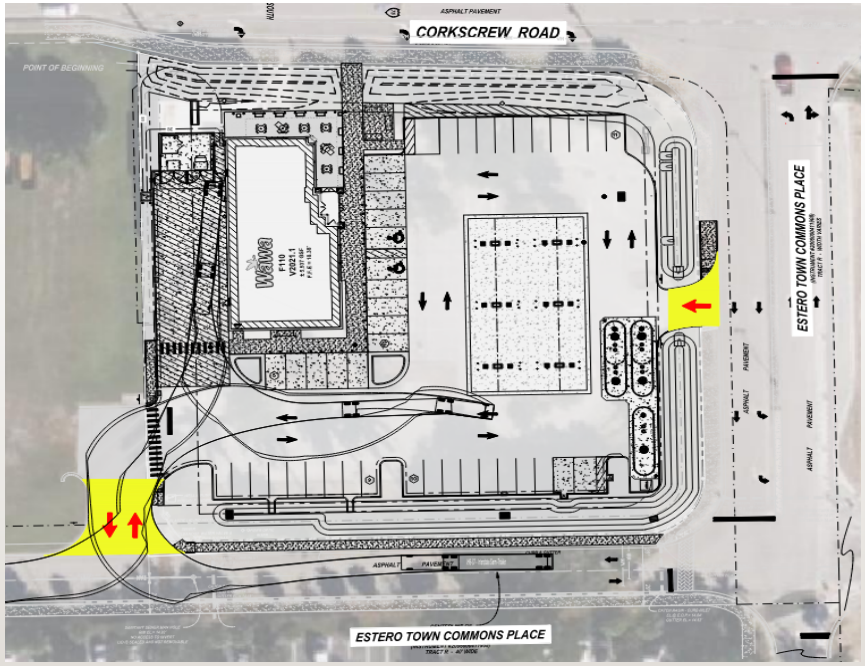
PROJECT SITE PLAN

- Proposing the development of a 5,537 SF (+/-) convenience store with 12 fueling positions.
- Improvements consist of associated parking, signage, trash enclosure and landscaping.
- We are keeping the existing right in only on the east and the existing full access to the south.



SITE PLAN CIRCULATION

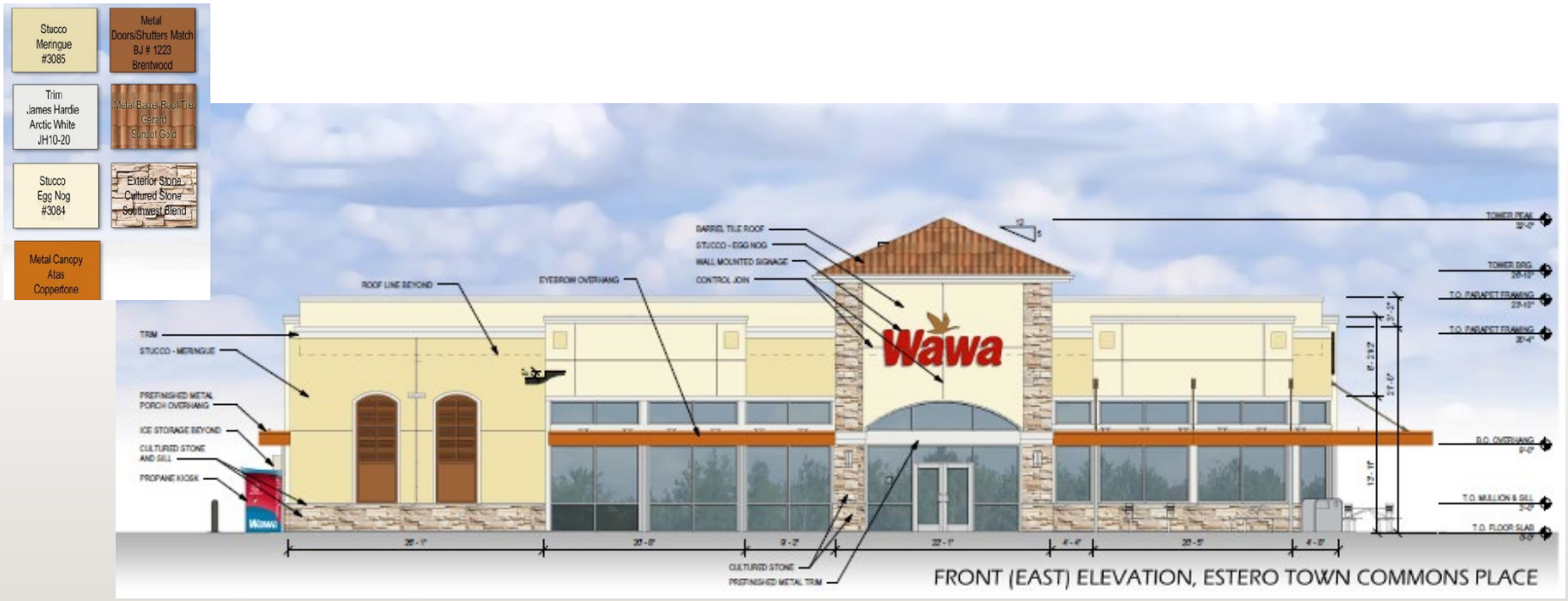




SITE LANDSCAPING

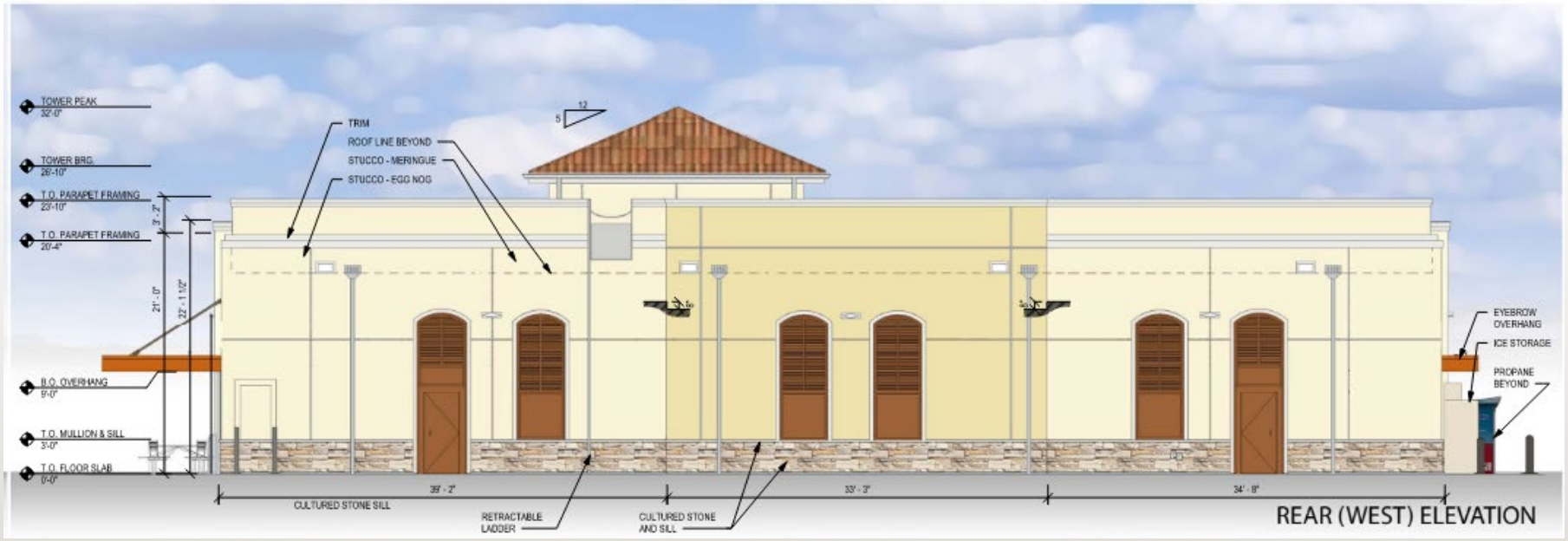
- Landscaping is provided on all four fronts of the site.
- The site has been heavily planted to maximize all available planting space.
- The caliper of shade trees were upsized to provide a more mature atmosphere to add the site's appearance.
- Tree choices consisted of Magnolias and Cypresses in order to ensure the trees can withstand the wet season. Palms and grasses are proposed for consistency with adjacent developments.

PROPOSED PATTERN BOOK – EAST ELEVATION

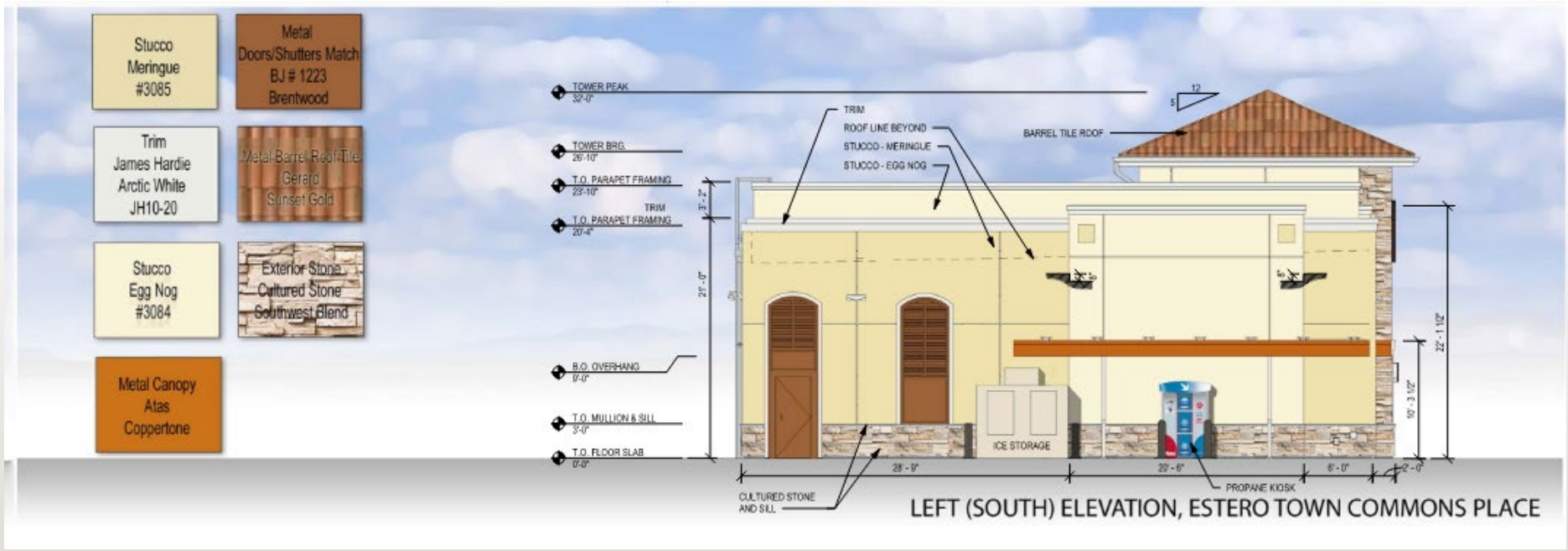


PROPOSED PATTERN BOOK – NORTH ELEVATION

PROPOSED PATTERN BOOK – WEST ELEVATION



PROPOSED PATTERN BOOK – SOUTH ELEVATION



PROPOSED RENDERING

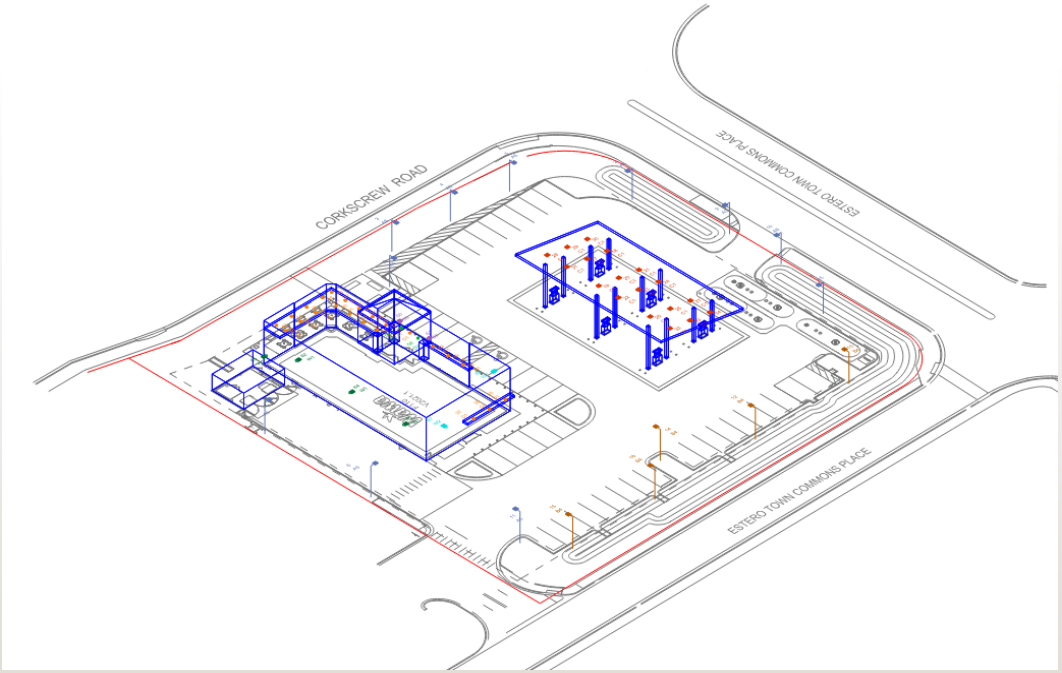
GAS CANOPY

- The fuel canopy has been custom designed to meet Estero's LDC requirements in lieu of Wawa's trademark single slope roof

- Proposed design includes:
  - Stone siding
  - Architecturally pleasing
  - Integral part of the Wawa brand
  - Materials consistent with building

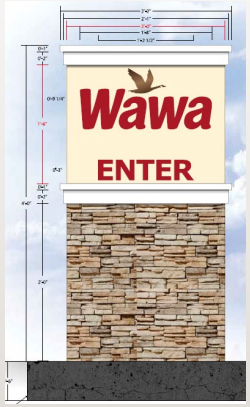
SITE LIGHTING

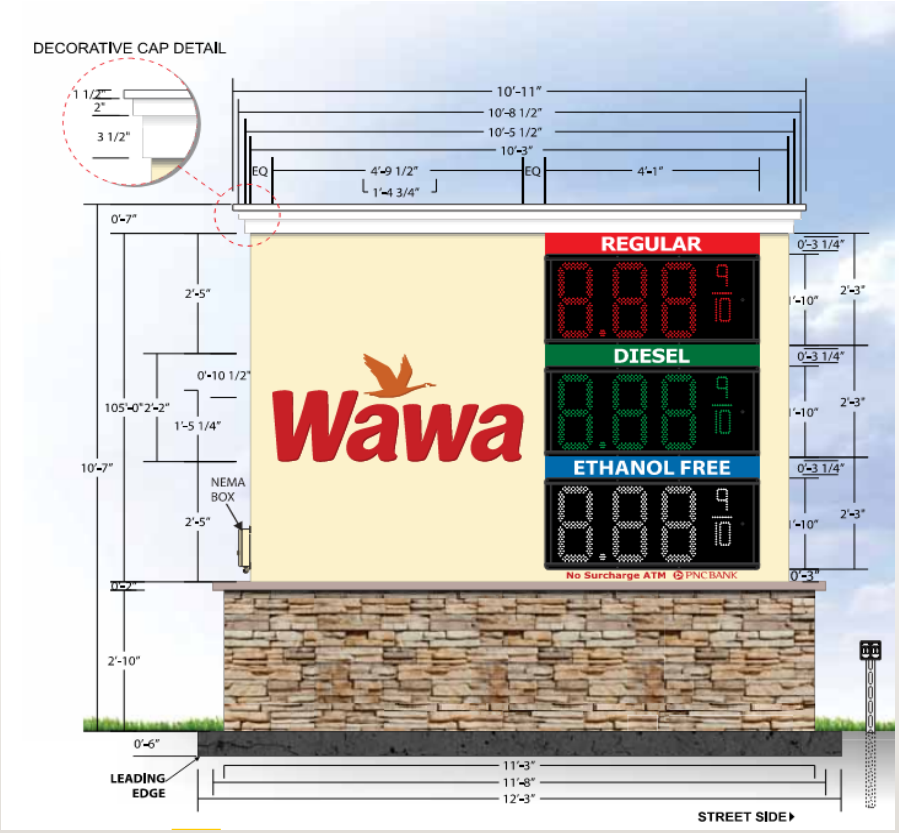
- Lighting has been designed in accordance with the Village of Estero Land Development Code for the accessibility and safety of the community.
- Proposed design includes:
  - Pedestrian lighting
  - Off Street lighting
  - Wall Pack lighting
  - Canopy lighting



SITE SIGNAGE

- Monument sign is proposed on the northwest corner at 10′-7″ height with fuel pricing.
- 4′ tall directional signs will be placed at the driveways.





SUMMARY

- The proposed development is designed in accordance with all AHJ guidelines, and currently in review with the Village of Estero to ensure the safety and attraction of the Village are met.
- This development is a high-quality convenience store with fuel that offers hot food, beverages, and free air pumps.
- Community space is also provided in the form of outdoor seating and a public space.
- High Quality architectural elements are included to compliment the appearance of the surrounding community.
- This location will serve the community along the evacuation route to I-75. Wawa prides itself on being resilient during emergency situations. Generators ensure that Wawa can continue to providing fuel, water, supplies, and food when the community needs it most.

QUESTIONS?

APPLICATION FOR PUBLIC INFORMATION MEETING
PLANNING ZONING AND DESIGN BOARD
VILLAGE OF ESTERO

REQUEST IS FOR: Public Information Meeting pursuant to LDC Section 2-401

1. Applicant/Project Name: _____
2. Address: _____
3. Strap Number: _____
4. Application Number: _____

5. Type of Application (check appropriate type(s)):

- ☐ Comprehensive Plan Amendment
- ☐ Planned Development - Amendment or Final Plan Approval
- ☐ Conventional Rezoning
- ☐ Bar Special Permit
- ☐ Planned Development Zoning
- ☐ Variance
- ☐ Special Exception
- ☐ Development Orders

6. Project Description (Brief description of project and need for application.)

_____

_____

_____

_____

_____

7. Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. The plans shall define what is being requested and the deviation or change from the permitted and/or existing conditions.

_____ _____

Signature Date

_____

Print Name

Village of Estero | 9401 Corkscrew Palms Circle | Estero, FL 33928 | Phone: 239.221.5035 | Fax: 239.494.5343 | www.Estero-fl.gov

Updated 11/17/2021

CAMARGO TRUST MIXED USE PLANNED DEVELOPMENT (MPD) AMENDMENT

July 25, 2023, Public Information Meeting

GradyMinor

INTRODUCTION

PROJECT TEAM:

- ***Roers Companies*** – *Applicant*
- ***Andy Bollig, Development Partner*** – *Roers Development Partner*
- ***Neale Montgomery, Esq., Land Use Attorney*** – *Pavese Law*
- ***D. Wayne Arnold, AICP, Professional Planner*** – *Q. Grady Minor & Associates, P.A.*
- ***Michael Delate, P.E., Civil Engineer*** – *Q. Grady Minor & Associates, P.A.*
- ***Christine Pecard, NCARB, AIA, LEED AP, Architect*** – *ESG Architecture & Design*
- ***Marco A. Espinar, Environmental Planning/Biologist*** – *Collier Environmental Consultants, Inc.*

**Please note, all information provided is subject to change until final approval by the governing authority.*

2

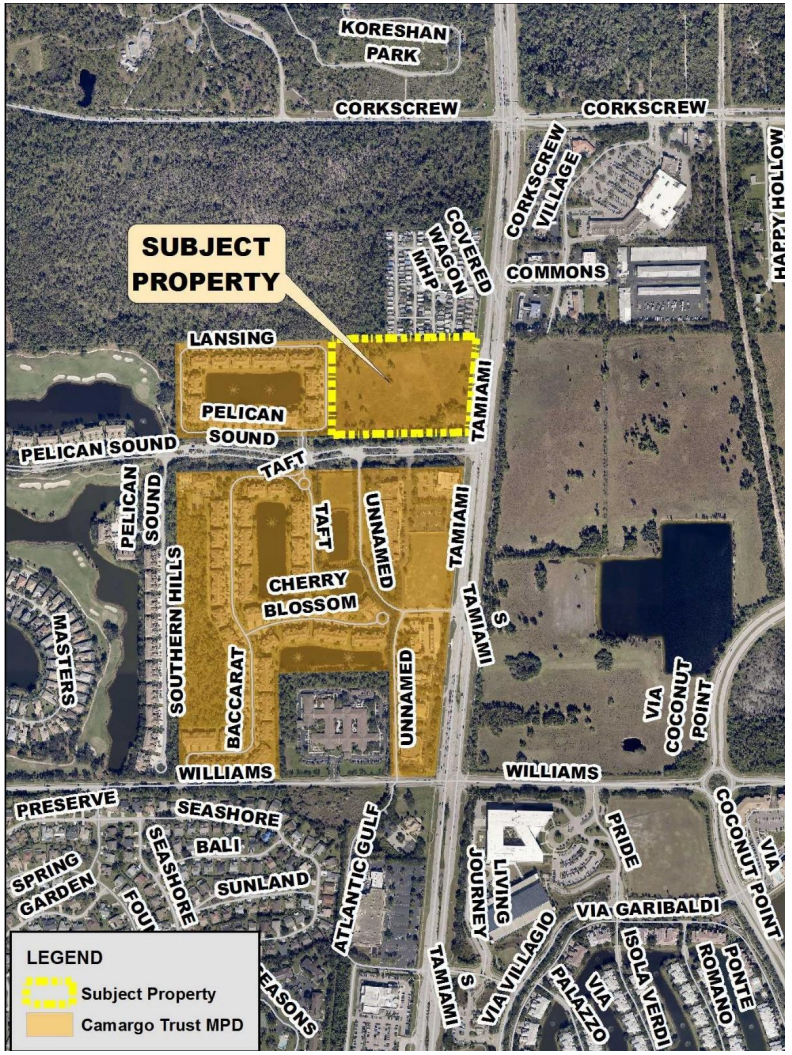
ROERS COMPANIES

- **Founded in 2012**
  - 66 Projects & 7,000 units completed or in construction
  - 14 States represented
- **Full Service Real Estate Firm**
  - Development
  - General Contractor
  - Construction Management
  - Property Management
- **Development Perspective**
  - Focused on providing housing that positively impacts residents and communities
  - Experience in various product types
  - Successful projects across the nation

ROERS COMPANIES

3

LOCATION MAP



PROJECT INFORMATION

STRAP Number: *33-46-25-E3-U1897.2320*

Address: *21681 Pelican Sound Dr.*

Project Acreage: *11+/- Acres*

Current Zoning: *Camargo Trust MPD*

Future Land Use Designation: *Village Center*

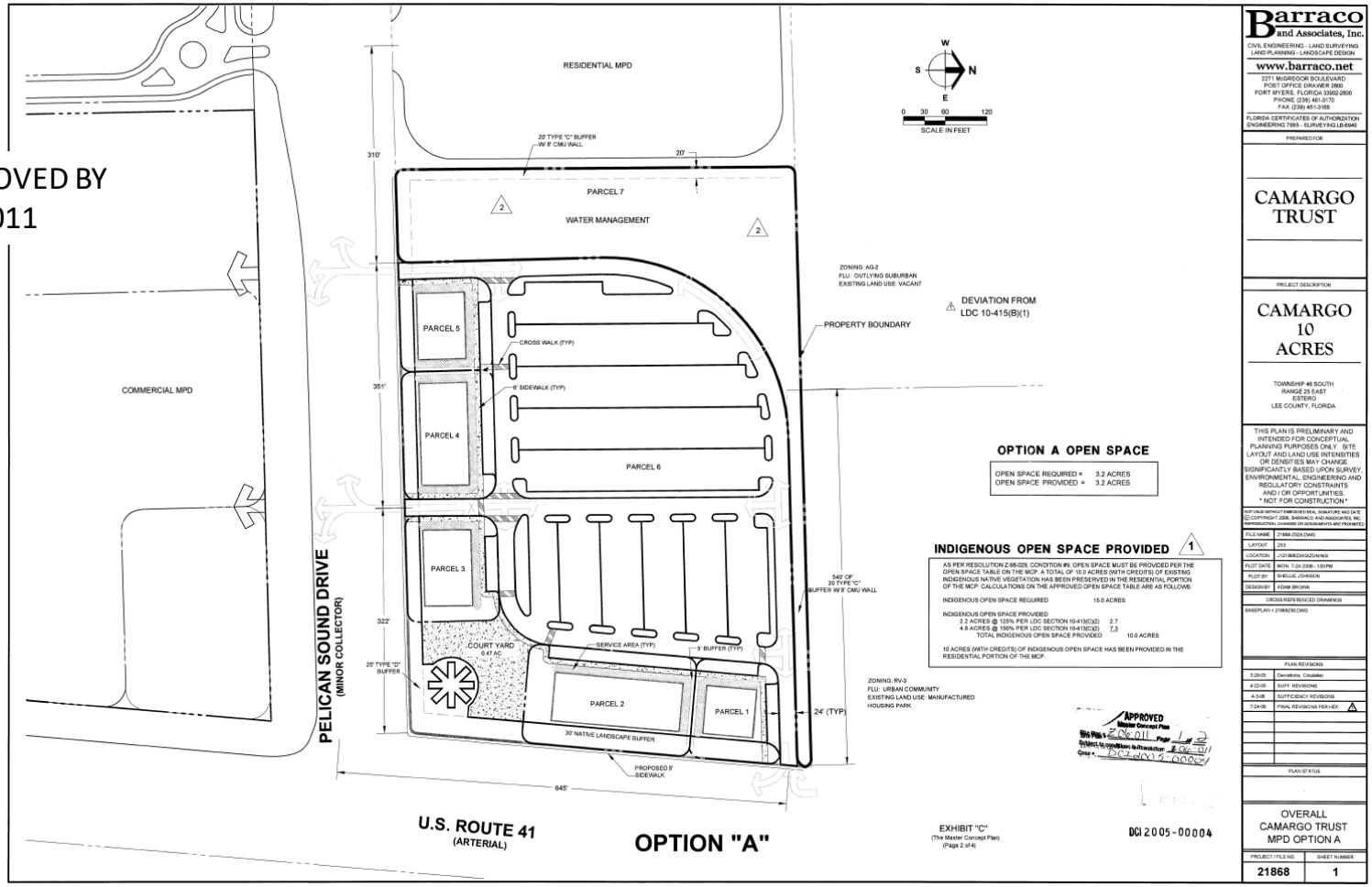
Proposed Request:

Amendment to the previously approved Camargo Trust MPD to allow a maximum of 219 Multi-Family Residential Dwelling Units on the 11+/- acre parcel located on the north side of Pelican Sound Dr.

5

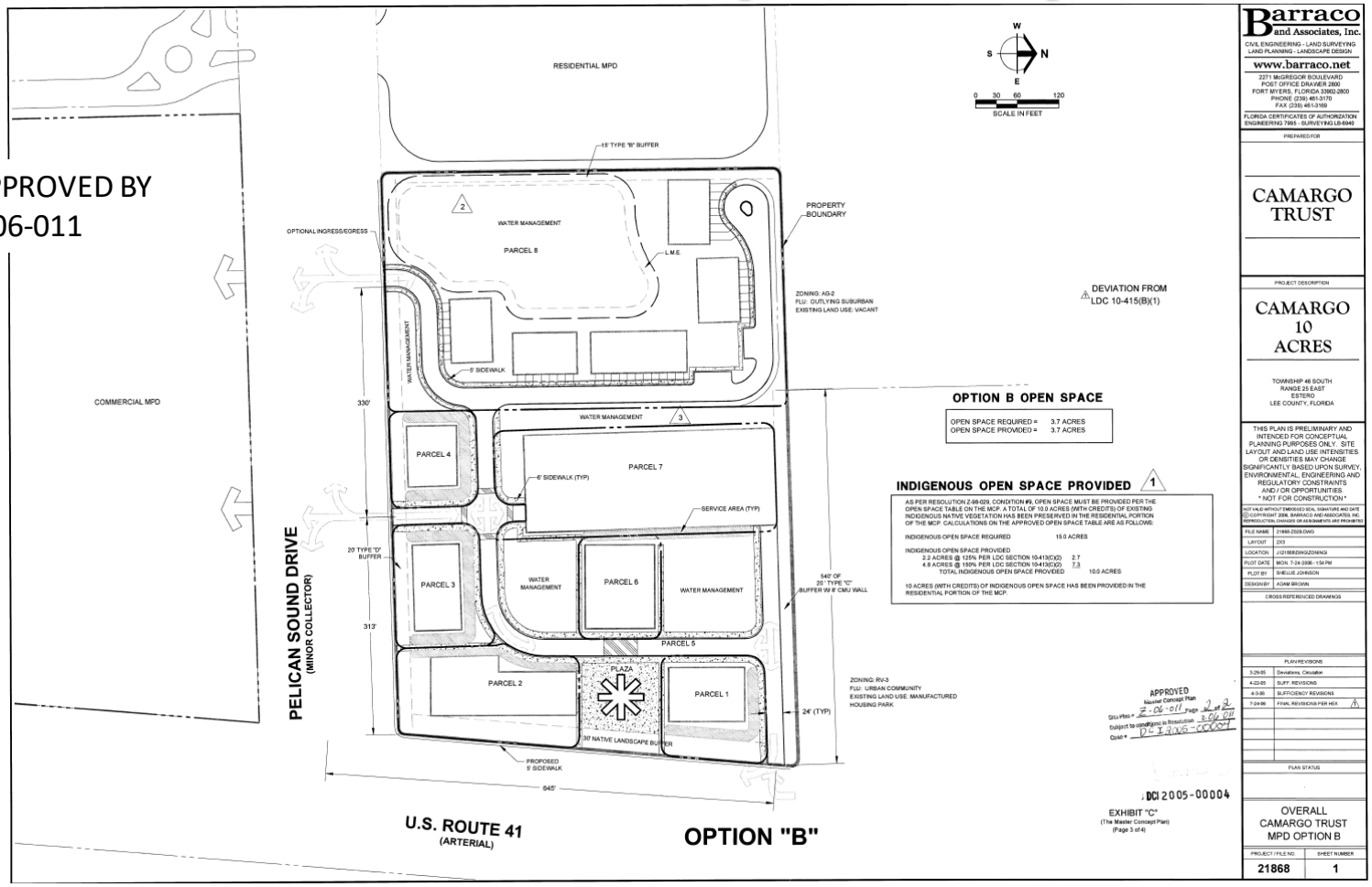
APPROVED MASTER PLAN (OPTION A)

APPROVED BY
Z-06-011



APPROVED MASTER PLAN (OPTION B)

APPROVED BY
Z-06-011



7

PROPOSED PRELIMINARY CONCEPTUAL SITE PLAN

ESG | ARCHITECTURE & DESIGN | ESTERO, FL - MULTI-FAMILY | 07.13.23

DRAFT

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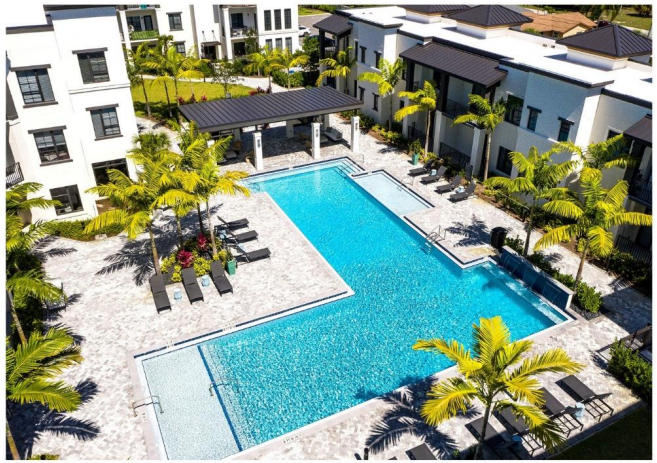
CONCEPTUAL IMAGERY – OVERVIEW



ESG | ARCHITECTURE & DESIGN | ESTERO, FL - MULTI-FAMILY | 07.13.23

9

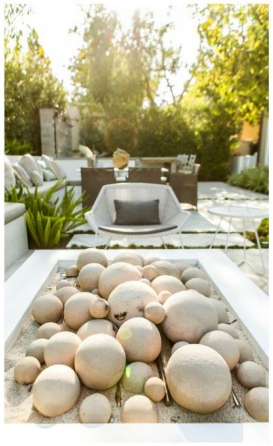
CONCEPTUAL IMAGERY – EXTERIOR DESIGN

ESG PROJECT | CHAPARRAL COMMONS MULTI-FAMILY - SCOTTSDALE, AZ (IMAGE 1 & 2)

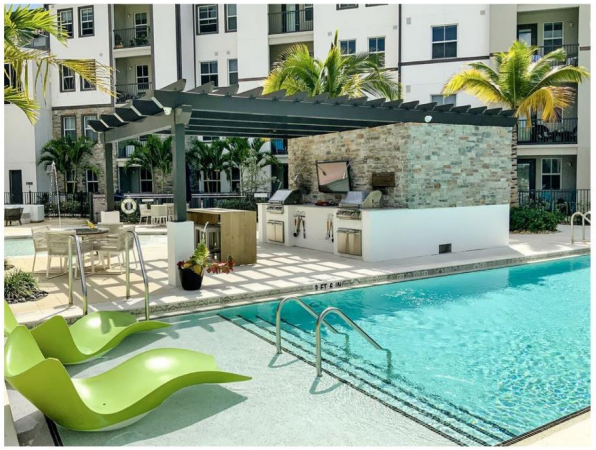
ESG | ARCHITECTURE & DESIGN | ESTERO, FL - MULTI-FAMILY | 07.13.23

10

CONCEPTUAL IMAGERY – LANDSCAPING



CONCEPTUAL IMAGERY – EXTERIOR AMENITIES



DF/ | ESTERO, FL - MULTI-FAMILY | 07.13.23

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PRELIMINARY CONCEPTUAL RENDERINGS

VIEW ALONG U.S. 41 LOOKING WEST

VIEW ALONG U.S. 41 LOOKING SOUTHWEST

ESG | ARCHITECTURE & DESIGN | ESTERO, FL - MULTI-FAMILY | 07.13.23

13

PRELIMINARY CONCEPTUAL RENDERINGS

VIEW AT SOUTHEAST CORNER LOOKING TOWARD PUBLIC CIVIC SPACE

VIEW AT PUBLIC CIVIC SPACE

ESG | ARCHITECTURE & DESIGN | ESTERO, FL - MULTI-FAMILY | 07.13.23

14

PRELIMINARY CONCEPTUAL RENDERINGS

VIEW NEAR MAIN ENTRY/EXIT LOOKING NORTHEAST TOWARD PLAZA FEATURE

VIEW AT PLAZA FEATURE LOOKING EAST

ESG | ARCHITECTURE & DESIGN | ESTERO, FL - MULTI-FAMILY | 07.13.23

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PRELIMINARY CONCEPTUAL RENDERINGS

VIEW ABOVE WET POND LOOKING SOUTHEAST

ESG | ARCHITECTURE & DESIGN | ESTERO, FL - MULTI-FAMILY | 07.13.23

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PROPOSED PRELIMINARY CONCEPTUAL SITE PLAN

ESG | ARCHITECTURE & DESIGN | ESTERO, FL - MULTI-FAMILY | 07.13.23

DRAFT

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CONCLUSION

A copy of this presentation can be found online: GRADYMINOR.COM/PLANNING/

Documents and information can be found online:

- *Gradyminor.com/Planning*

Next Steps

- *File application*

Contact:

- ***Q. Grady Minor & Associates, P.A.:*** *Sharon Umpenhour sumpenhour@gradyminor.com or 239.947.1144*

18

APPLICATION FOR PUBLIC INFORMATION MEETING
PLANNING ZONING AND DESIGN BOARD
VILLAGE OF ESTERO

REQUEST IS FOR: Public Information Meeting pursuant to LDC Section 2-401

1. Applicant/Project Name: **Haley Ward, Inc. c/o Ahmad R. Kareh, P.E. / Coconut Point Ford**
2. Address: **22600 & 22604 South Tamiami Trail Estero, FL 33928**
3. Strap Number: **04-47-25-E4-U1892.2157**
4. Application Number: **DOS2023-E004**

5. Type of Application (check appropriate type(s)):

- ☐ Comprehensive Plan Amendment
- ☐ Planned Development - Amendment or Final Plan Approval
- ☐ Conventional Rezoning
- ☐ Bar Special Permit
- ☐ Planned Development Zoning
- ☐ Variance
- ☐ Special Exception
- ☒ Development Orders

6. Project Description (Brief description of project and need for application.)

Addition of a Vehicles Service Building (with 18 Bays), 14 Parking Spaces, and related infrastructure to replace an existing paved parking lot.

7. Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. The plans shall define what is being requested and the deviation or change from the permitted and/or existing conditions.

Ahmad Kareh

Signature

July 7, 2023

Date

Ahmad R. Kareh, P.E. / Haley Ward, Inc.

Print Name

Village of Estero | 9401 Corkscrew Palms Circle | Estero, FL 33928 | Phone: 239.221.5035 | Fax: 239.494.5343 | www.Estero-fl.gov

Updated 11/17/2021

Coconut Point

Ford

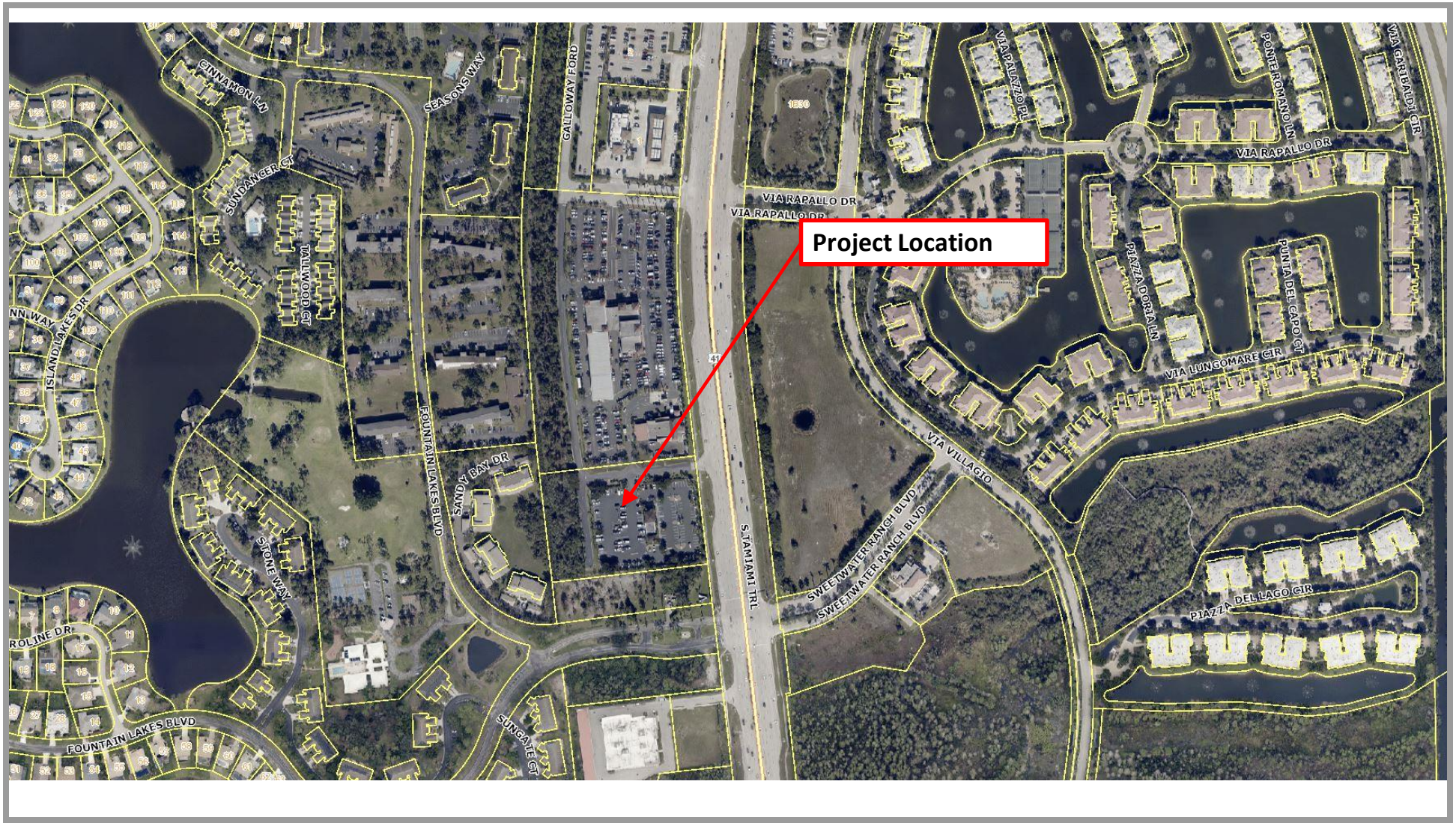
Coconut Point Ford New Vehicle Service Building

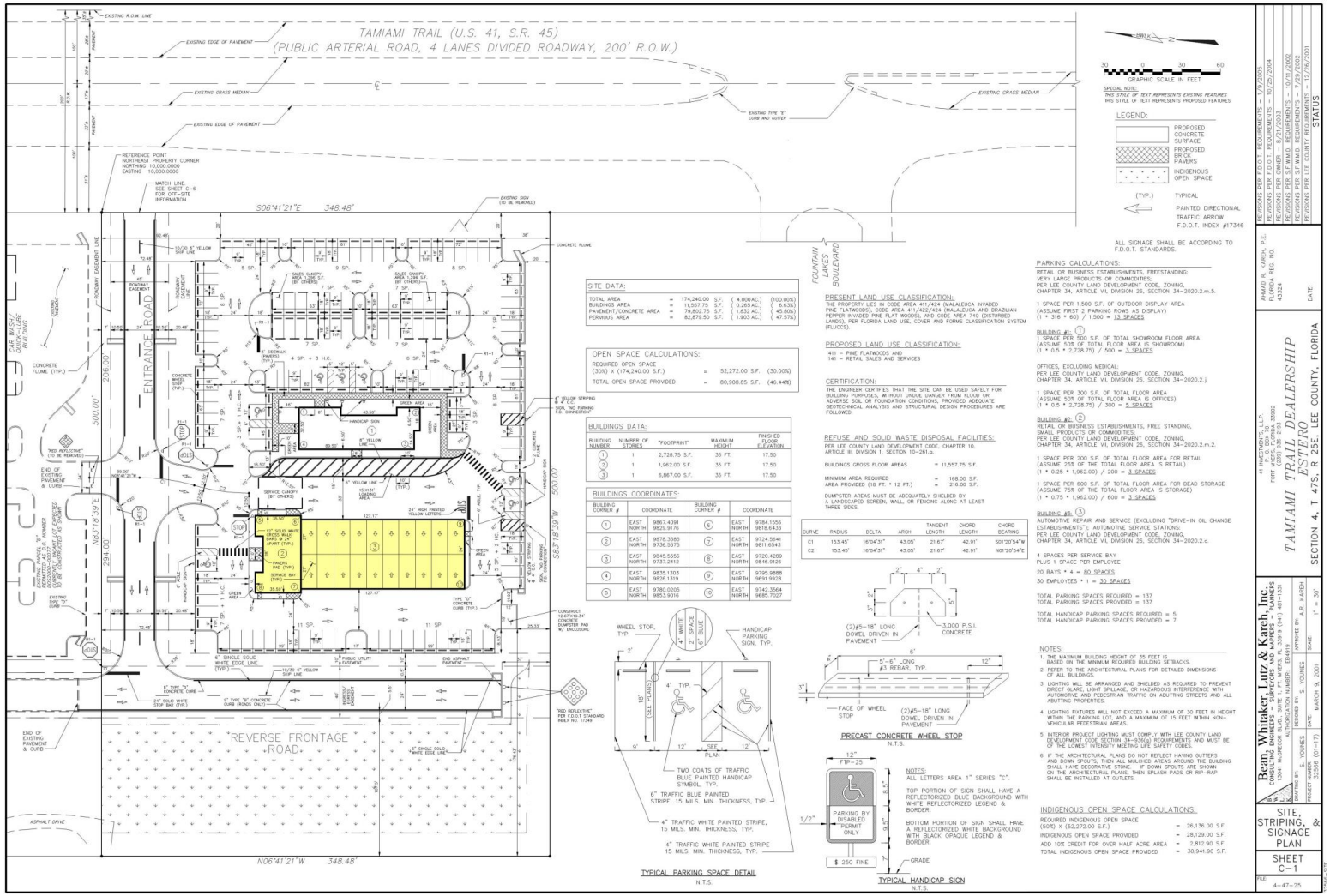
HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING

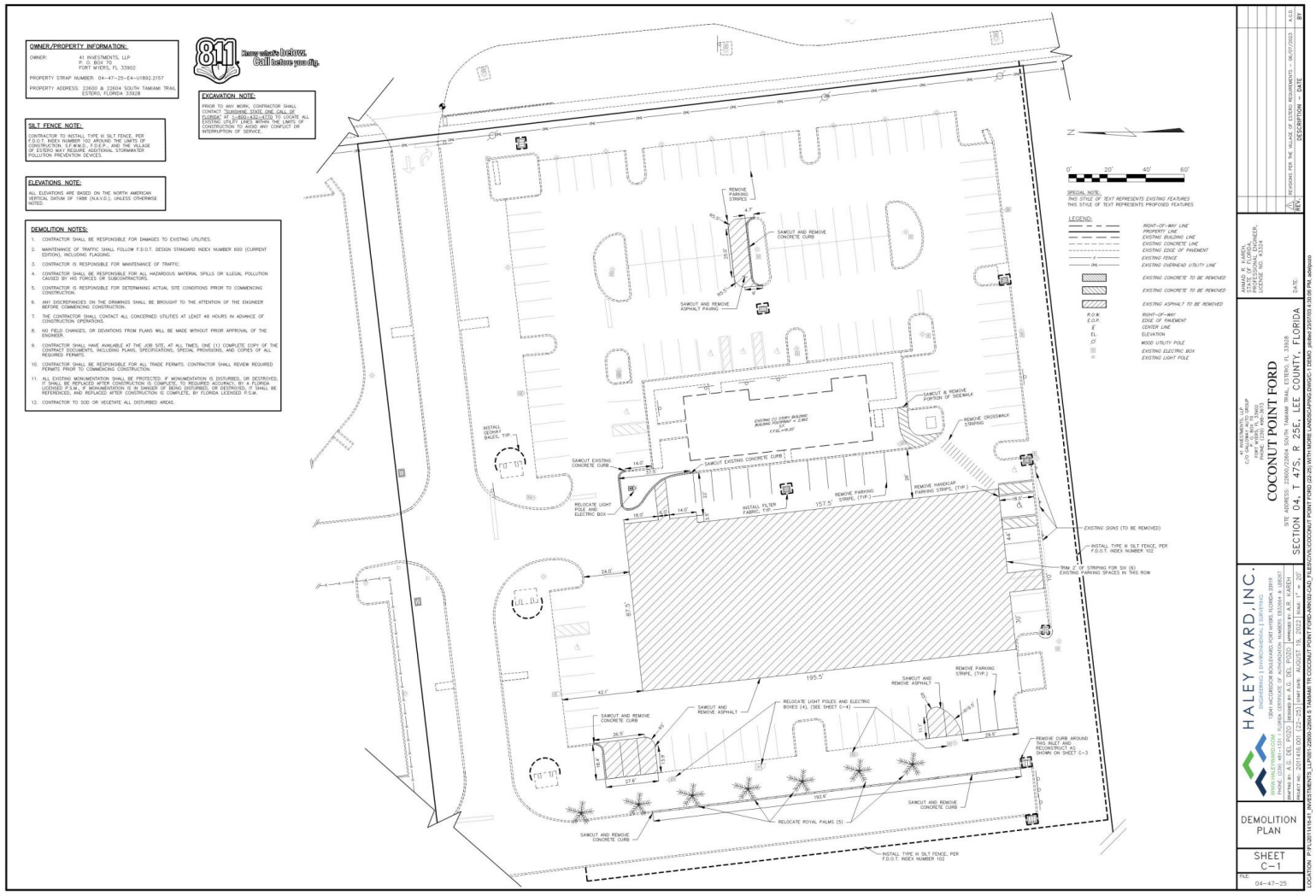
STUDIO AD ARCHITECT

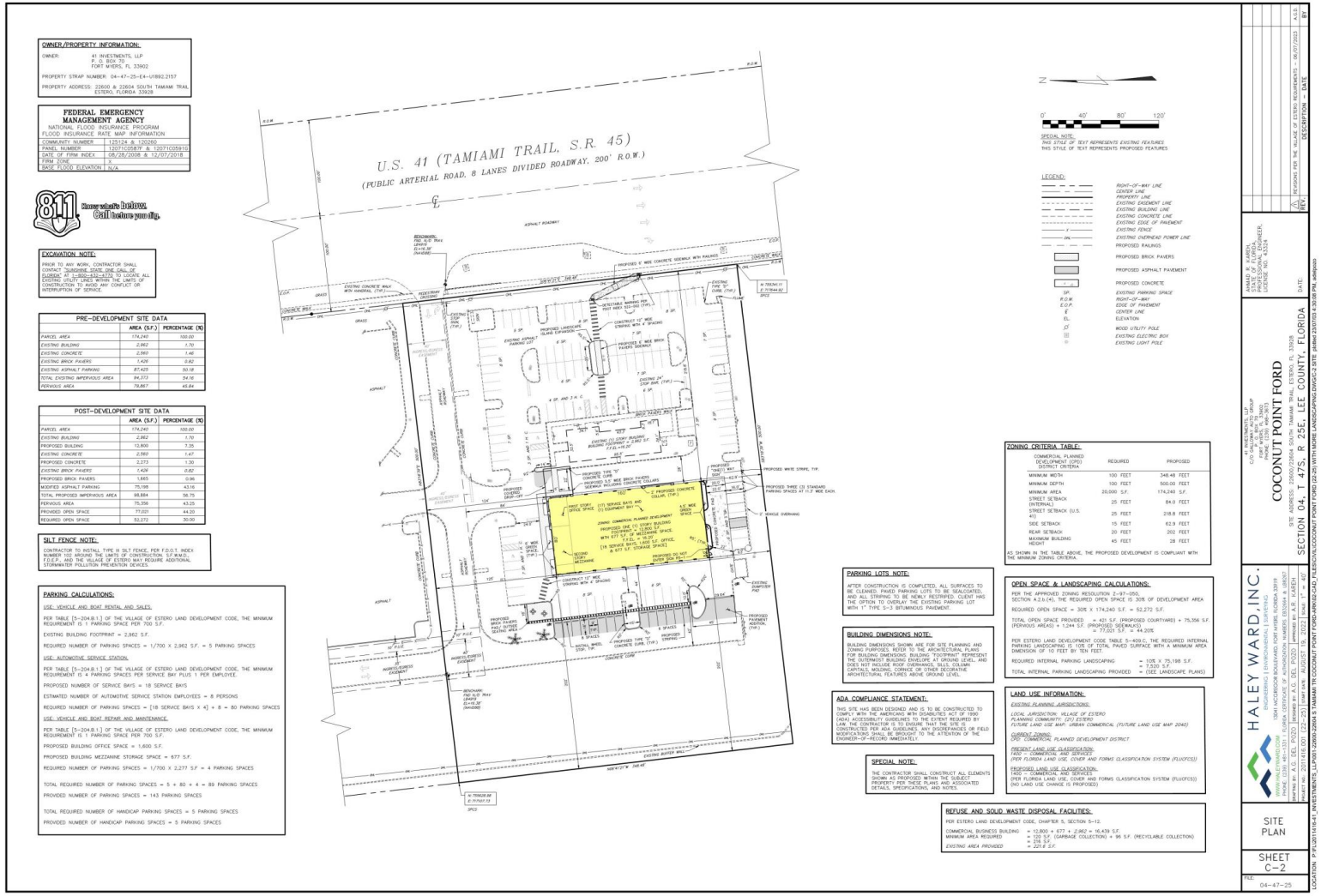
stevens CONSTRUCTION

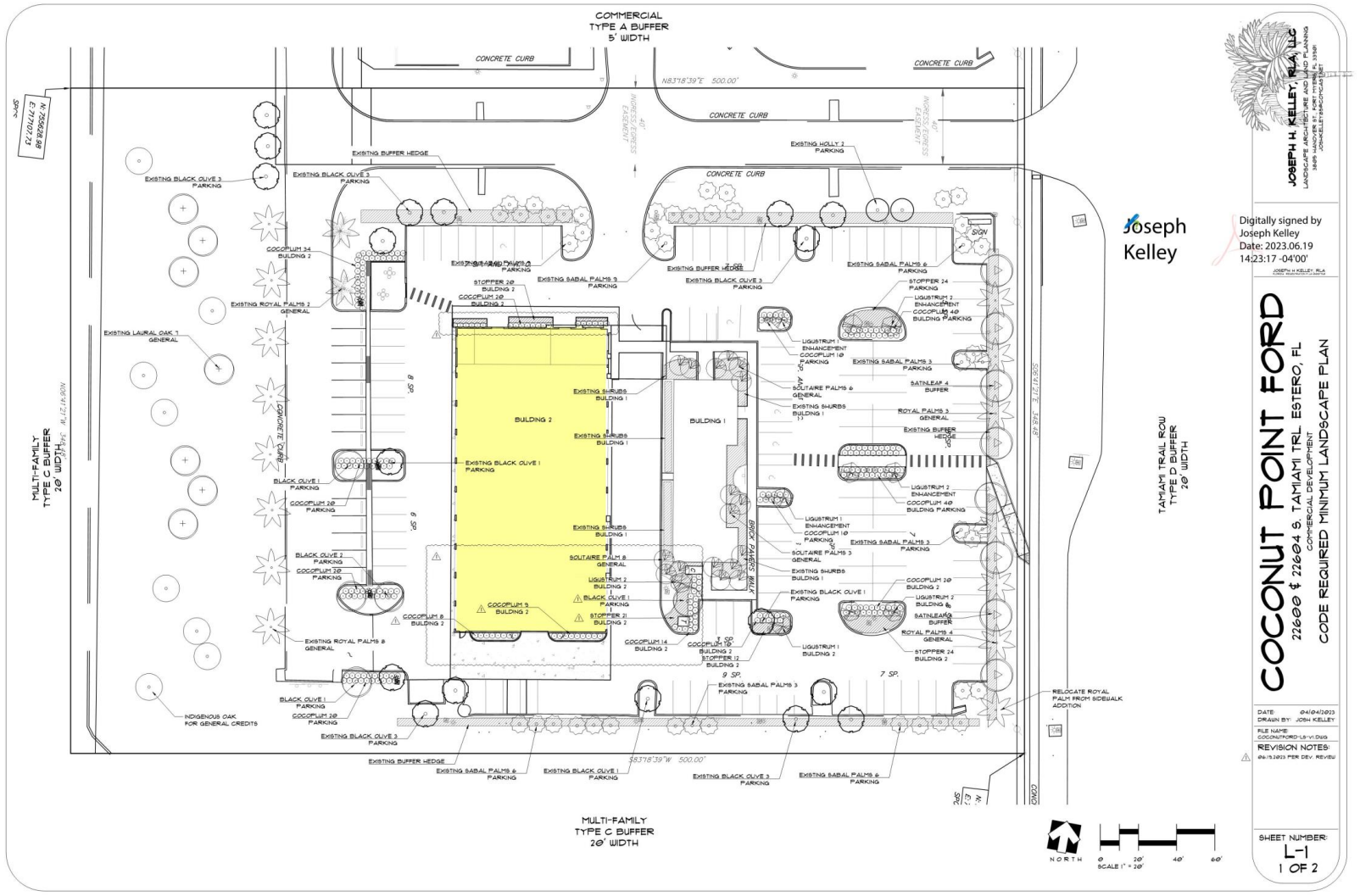
JOSEPH H. KELLEY, RLA, LLC
LANDSCAPE ARCHITECTURE AND LAND PLANNING
3805 HANOVER ST., FORT MYERS, FL 33901
JOSHKELLEY85@COMCAST.NET


Project Location
CINNAMON LN
SEASONS WAY
GALLOWAY FORD
VIA RAPALLO DR
VIA RAPALLO DR
VIA PALAZZO PL
PONTE ROMANO LN
VIA GARIBALDI CIR
SUNDANCER CT
TALLWOOD CT
ISLAND LAKES DR
FOUNTAIN LAKES BLVD
SANDY BAY DR
STONE WAY
S TAMIAMI TRL
PIAZZA DORIA LN
PUNTA DEL CAPO CT
VIA LUNGOMARE CIR
VIA VILLAGIO
SWEETWATER RANCH BLVD
SWEETWATER RANCH BLVD
PIAZZA DEL LAGO CIR
FOUNTAIN LAKES BLVD
SUNGATE CT

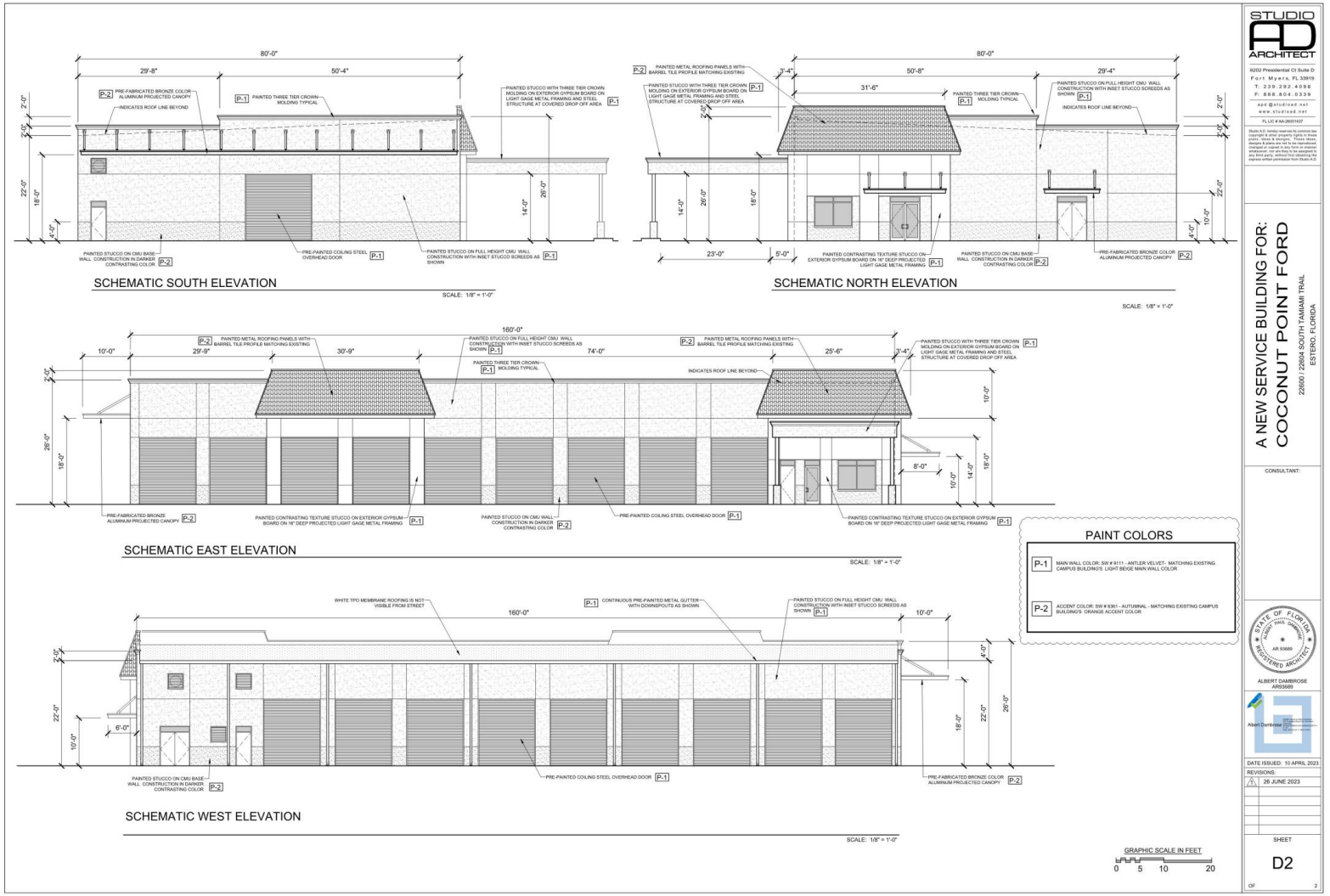

TAMIAMI TRAIL (U.S. 41, S.R. 45)
(PUBLIC ARTERIAL ROAD, 4 LANES DIVIDED ROADWAY, 200' R.O.W.)
EXISTING R.O.W. LINE
EXISTING EDGE OF PAVEMENT
EXISTING GRASS MEDIAN
EXISTING TYPE "E" CURB AND GUTTER
REFERENCE POINT
NORTHEAST PROPERTY CORNER
NORTHING 10,000.0000
EASTING 10,000.0000
MATCH LINE
SEE SHEET C-6
FOR OFF-SITE
INFORMATION
S06°41'21"E 348.48'
N06°41'21"W 348.48'
N83°18'39"E 294.00'
S83°18'39"W 300.00'
206.00'
500.00'
ENTRANCE ROAD
REVERSE FRONTAGE ROAD
FOUNTAIN LAKES BOULEVARD
EXISTING SIGN
(TO BE REMOVED)
CONCRETE FLUME
CONCRETE FLUME (TYP.)
CAP WASH/ QUICK-LUBE BUILDING
EXISTING PAVEMENT
ROADWAY EASEMENT
ROADWAY EASEMENT LINE
SALES CANOPY AREA 1,298 S.F. (BY OTHERS)
SALES CANOPY AREA 1,334 S.F. (BY OTHERS)
SERVICE CANOPY (BY OTHERS)
SERVICE BAY (TYP.)
PAVERS PAD (TYP.)
HANDICAP SIGN
"RED REFLECTIVE" (TO BE REMOVED)
END OF EXISTING PAVEMENT & CURB
EXISTING ANGLES "B" (TO BE REMOVED) AS SHOWN ON SURVEY OF SUBJECT PROPERTY BY OTHERS
EXISTING TYPE "D" CONCRETE CURB
EXISTING GREEN AREA
EXISTING CATCH BASIN
EXISTING INLET
EXISTING MANHOLE
EXISTING WATER METER
EXISTING FIRE HYDRANT
EXISTING POWER POLE
EXISTING GUY WIRE
EXISTING UTILITY BOX
EXISTING TRANSFORMER
EXISTING TELEPHONE PEDESTAL
EXISTING TELEPHONE MANHOLE
EXISTING ELECTRIC MANHOLE
EXISTING ELECTRIC METER
EXISTING ELECTRIC BOX
EXISTING ELECTRIC VAULT
EXISTING ELECTRIC PEDESTAL
EXISTING ELECTRIC TRANSFORMER
EXISTING ELECTRIC LIGHT POLE
EXISTING ELECTRIC LIGHT POLE W/ ELECTRIC METER
EXISTING ELECTRIC LIGHT POLE W/ TRANSFORMER
EXISTING ELECTRIC LIGHT POLE W/ TRANSFORMER & ELECTRIC METER
EXISTING ELECTRIC LIGHT POLE W/ TRANSFORMER & ELECTRIC METER & ELECTRIC BOX
EXISTING ELECTRIC LIGHT POLE W/ TRANSFORMER & ELECTRIC METER & ELECTRIC BOX & ELECTRIC VAULT
EXISTING ELECTRIC LIGHT POLE W/ TRANSFORMER & ELECTRIC METER & ELECTRIC BOX & ELECTRIC VAULT & ELECTRIC PEDESTAL
EXISTING ELECTRIC LIGHT POLE W/ TRANSFORMER & ELECTRIC METER & ELECTRIC BOX & ELECTRIC VAULT & ELECTRIC PEDESTAL & ELECTRIC TRANSFORMER
EXISTING ELECTRIC LIGHT POLE W/ TRANSFORMER & ELECTRIC METER & ELECTRIC BOX & ELECTRIC VAULT & ELECTRIC PEDESTAL & ELECTRIC TRANSFORMER & ELECTRIC LIGHT POLE
EXISTING ELECTRIC LIGHT POLE W/ TRANSFORMER & ELECTRIC METER & ELECTRIC BOX & ELECTRIC VAULT & ELECTRIC PEDESTAL & ELECTRIC TRANSFORMER & ELECTRIC LIGHT POLE W/ ELECTRIC METER
EXISTING ELECTRIC LIGHT POLE W/ TRANSFORMER & ELECTRIC METER & ELECTRIC BOX & ELECTRIC VAULT & ELECTRIC PEDESTAL & ELECTRIC TRANSFORMER & ELECTRIC LIGHT POLE W/ ELECTRIC METER & ELECTRIC LIGHT POLE W/ TRANSFORMER
EXISTING ELECTRIC LIGHT POLE W/ TRANSFORMER & ELECTRIC METER & ELECTRIC BOX & ELECTRIC VAULT & ELECTRIC PEDESTAL & ELECTRIC TRANSFORMER & ELECTRIC LIGHT POLE W/ ELECTRIC METER & ELECTRIC LIGHT POLE W/ TRANSFORMER & ELECTRIC METER
EXISTING ELECTRIC LIGHT POLE W/ TRANSFORMER & ELECTRIC METER & ELECTRIC BOX & ELECTRIC VAULT & ELECTRIC PEDESTAL & ELECTRIC TRANSFORMER & ELECTRIC LIGHT POLE W/ ELECTRIC METER & ELECTRIC LIGHT POLE W/ TRANSFORMER & ELECTRIC METER & ELECTRIC BOX
EXISTING ELECTRIC LIGHT POLE W/ TRANSFORMER & ELECTRIC METER & ELECTRIC BOX & ELECTRIC VAULT & ELECTRIC PEDESTAL & ELECTRIC TRANSFORMER & ELECTRIC LIGHT POLE W/ ELECTRIC METER & ELECTRIC LIGHT POLE W/ TRANSFORMER & ELECTRIC METER & ELECTRIC BOX & ELECTRIC VAULT
EXISTING ELECTRIC LIGHT POLE W/ TRANSFORMER & ELECTRIC METER & ELECTRIC BOX & ELECTRIC VAULT & ELECTRIC PEDESTAL & ELECTRIC TRANSFORMER & ELECTRIC LIGHT POLE W/ ELECTRIC METER & ELECTRIC LIGHT POLE W/ TRANSFORMER & ELECTRIC METER & ELECTRIC BOX & ELECTRIC VAULT & ELECTRIC PEDESTAL
EXISTING ELECTRIC LIGHT POLE W/ TRANSFORMER & ELECTRIC METER & ELECTRIC BOX & ELECTRIC VAULT & ELECTRIC PEDESTAL & ELECTRIC TRANSFORMER & ELECTRIC LIGHT POLE W/ ELECTRIC METER & ELECTRIC LIGHT POLE W/ TRANSFORMER & ELECTRIC METER & ELECTRIC BOX & ELECTRIC VAULT & ELECTRIC PEDESTAL & ELECTRIC TRANSFORMER
EXISTING ELECTRIC LIGHT POLE W/ TRANSFORMER & ELECTRIC METER & ELECTRIC BOX & ELECTRIC VAULT & ELECTRIC PEDESTAL & ELECTRIC TRANSFORMER & ELECTRIC LIGHT POLE W/ ELECTRIC METER & ELECTRIC LIGHT POLE W/ TRANSFORMER & ELECTRIC METER & ELECTRIC BOX & ELECTRIC VAULT & ELECTRIC PEDESTAL & ELECTRIC TRANSFORMER & ELECTRIC LIGHT POLE W/ ELECTRIC METER
EXISTING ELECTRIC LIGHT POLE W/ TRANSFORMER & ELECTRIC METER & ELECTRIC BOX & ELECTRIC VAULT & ELECTRIC PEDESTAL & ELECTRIC TRANSFORMER & ELECTRIC LIGHT POLE W/ ELECTRIC METER &

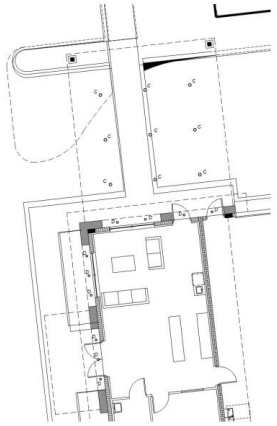

OWNER/PROPERTY INFORMATION:
OWNER: 41 INVESTMENTS, LLP
P. O. BOX 70
FORT MYERS, FL 33902
PROPERTY STRAP NUMBER: 04-47-25-E4-01892.2157
PROPERTY ADDRESS: 22600 & 22604 SOUTH TAMIAMI TRAIL
ESTERO, FLORIDA 33928
811 Know what's below. Call before you dig.
EXCAVATION NOTE:
PRIOR TO ANY WORK, CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT 811 OR 1-800-432-4770 TO LOCATE ALL EXISTING UTILITY LINES WITHIN THE LIMITS OF CONSTRUCTION TO AVOID ANY CONFLICT OR INTERRUPTION OF SERVICE.
SILT FENCE NOTE:
CONTRACTOR TO INSTALL TYPE III SILT FENCE, PER F.D.O.T. INDEX NUMBER 102 AROUND THE LIMITS OF CONSTRUCTION. S.F.W.M.D., F.D.E.P., AND THE VILLAGE OF ESTERO MAY REQUIRE ADDITIONAL STORMWATER POLLUTION PREVENTION DEVICES.
ELEVATIONS NOTE:
ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.), UNLESS OTHERWISE NOTED.
DEMOLITION NOTES:
1. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES.
2. MAINTENANCE OF TRAFFIC SHALL FOLLOW F.D.O.T. DESIGN STANDARD INDEX NUMBER 600 (CURRENT EDITION), INCLUDING FLAGGING.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF TRAFFIC.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAZARDOUS MATERIAL SPILLS OR ILLEGAL POLLUTION CAUSED BY HIS FORCES OR SUBCONTRACTORS.
5. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ACTUAL SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
6. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING CONSTRUCTION.
7. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
8. NO FIELD CHANGES, OR DEVIATIONS FROM PLANS WILL BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.
9. CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE, AT ALL TIMES, ONE (1) COMPLETE COPY OF THE CONTRACT DOCUMENTS, INCLUDING PLANS, SPECIFICATIONS, SPECIAL PROVISIONS, AND COPIES OF ALL REQUIRED PERMITS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRADE PERMITS. CONTRACTOR SHALL REVIEW REQUIRED PERMITS PRIOR TO COMMENCING CONSTRUCTION.
11. ALL EXISTING MONUMENTATION SHALL BE PROTECTED. IF MONUMENTATION IS DISTURBED, OR DESTROYED, IT SHALL BE REPLACED AFTER CONSTRUCTION IS COMPLETE, TO REQUIRED ACCURACY, BY A FLORIDA LICENSED P.S.M., IF MONUMENTATION IS IN DANGER OF BEING DISTURBED, OR DESTROYED, IT SHALL BE REFERENCED, AND REPLACED AFTER CONSTRUCTION IS COMPLETE, BY FLORIDA LICENSED P.S.M.
12. CONTRACTOR TO SOD OR VEGETATE ALL DISTURBED AREAS.
SPECIAL NOTE:
THIS STYLE OF TEXT REPRESENTS EXISTING FEATURES
THIS STYLE OF TEXT REPRESENTS PROPOSED FEATURES
LEGEND:
REMOVE PARKING STRIPES
SAWCUT AND REMOVE CONCRETE CURB
SAWCUT AND REMOVE ASPHALT PAVING
EXISTING (1) STORY BUILDING
SAWCUT & REMOVE PORTION OF SIDEWALK
REMOVE CROSSWALK STRIPING
INSTALL SEDIMENT BALES, TYP.
SAWCUT EXISTING CONCRETE CURB
SAWCUT EXISTING CONCRETE CURB
RELOCATE LIGHT POLE AND ELECTRIC BOX
INSTALL FILTER FABRIC, TYP.
REMOVE PARKING STRIPE, (TYP.)
REMOVE HANDICAP PARKING STRIPE, (TYP.)
EXISTING SIGNS (TO BE REMOVED)
INSTALL TYPE III SILT FENCE, PER F.D.O.T. INDEX NUMBER 102
RHM 2' OF STRIPING FOR SIX (6) EXISTING PARKING SPACES IN THIS ROW
SAWCUT AND REMOVE ASPHALT
RELOCATE LIGHT POLES AND ELECTRIC BOXES (4), (SEE SHEET C-4)
SAWCUT AND REMOVE CONCRETE CURB
REMOVE CURB AROUND THIS INLET AND RECONSTRUCT AS SHOWN ON SHEET C-3
RELOCATE ROYAL PALMS (5)
INSTALL TYPE III SILT FENCE, PER F.D.O.T. INDEX NUMBER 102
RIGHT-OF-WAY LINE
PROPERTY LINE
EXISTING BUILDING LINE
EXISTING CONCRETE LINE
EXISTING EDGE OF PAVEMENT
EXISTING FENCE
EXISTING OVERHEAD UTILITY LINE
EXISTING CONCRETE TO BE REMOVED
EXISTING CONCRETE TO BE REMOVED
EXISTING ASPHALT TO BE REMOVED
R.O.W. RIGHT-OF-WAY
E.O.P. EDGE OF PAVEMENT
℄ CENTER LINE
EL. ELEVATION
WOOD UTILITY POLE
EXISTING ELECTRIC BOX
EXISTING LIGHT POLE
HALEY WARD, INC.
ENGINEERING ARCHITECTURE SURVEYING
13941 NORTH BROADCAST BOULEVARD, FORT MYERS, FLORIDA 33919
PHONE: (239) 481-1131 | FLORIDA CERTIFICATE OF AUTHORIZATION NUMBERS: EB33644 & LB8267
DRAFTING BY: A.G. DEL POZO | DESIGNED BY: A.G. DEL POZO | APPROVED BY: A.R. KAREH
PROJECT No.: 2021415.001 | 22-25-25 | DRAWING No.: 2021415.001 Sketch 001.dgn
41 INVESTMENTS, LLP
C/O P. O. BOX 70
FORT MYERS, FL 33902
PHONE: (239) 332-2626
COCONUT POINT FORD
PART OF SECTION 04, TOWNSHIP 47 SOUTH, RANGE 25 EAST, ESTERO, FLORIDA
SECTION 04, T. 47S., R. 25E., LEE COUNTY, FLORIDA
ARMAND R. KAREH, P.E. NO. 61259, PROFESSIONAL ENGINEER, LICENSE NO. 61259
DATE:
NO. | REVISIONS PER THE VILLAGE OF ESTERO REQUIREMENTS - 06/07/2023 | A.G.D. | BY
DESCRIPTION - DATE
DEMOLITION PLAN
SHEET C-1
FILE: 04-47-25
LOCATION: P:\2021\11\41-INVESTMENTS_LLP\01\2200\2204 S TAMIAMI TR COCONUT POINT\FORD\ARMAND CAD\1-REDESIGN\COCONUT POINT FORD 22-25 WITH MORE LANDSCAPING.DWG(C-1 DEMO) plotted 2/28/2023 4:28:00 PM, akareh


U.S. 41 (TAMIAMI TRAIL, S.R. 45)
(PUBLIC ARTERIAL ROAD, 6 LANES DIVIDED ROADWAY, 200' R.O.W.)
OWNER/PROPERTY INFORMATION:
OWNER: 41 INVESTMENTS, LLP
P. O. BOX 70
FORT MYERS, FL 33902
PROPERTY STRAP NUMBER: 04-47-25-E4-01892.2157
PROPERTY ADDRESS: 22600 & 22604 SOUTH TAMIAMI TRAIL
ESTERO, FLORIDA 33928
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP INFORMATION
COMMUNITY NUMBER | 125124 & 120260
PANEL NUMBER | 12071C0583F & 12071C0591G
DATE OF FIRM INDEX | 08/28/2008 & 12/07/2018
FIRM ZONE | X
BASE FLOOD ELEVATION | N/A
811 Know what's below. Call before you dig.
EXCAVATION NOTE:
PRE-DEVELOPMENT SITE DATA
AREA (S.F.) PERCENTAGE (%)
PARCEL AREA 174,240 100.00
EXISTING BUILDING 2,962 1.70
EXISTING CONCRETE 2,560 1.46
EXISTING BRICK PAVERS 1,429 0.82
EXISTING ASPHALT PARKING 87,425 50.18
TOTAL EXISTING IMPERVIOUS AREA 94,373 54.16
PERVIOUS AREA 79,867 45.84
POST-DEVELOPMENT SITE DATA
AREA (S.F.) PERCENTAGE (%)
PARCEL AREA 174,240 100.00
EXISTING BUILDING 2,962 1.70
PROPOSED BUILDING 12,800 7.35
EXISTING CONCRETE 2,560 1.47
PROPOSED CONCRETE 2,273 1.30
EXISTING BRICK PAVERS 1,429 0.82
PROPOSED BRICK PAVERS 1,665 0.96
MODIFIED ASPHALT PARKING 75,198 43.16
TOTAL PROPOSED IMPERVIOUS AREA 98,884 56.75
PERVIOUS AREA 75,356 43.25
PROVIDED OPEN SPACE 77,021 44.20
REQUIRED OPEN SPACE 52,272 30.00
SILT FENCE NOTE:
CONTRACTOR TO INSTALL TYPE III SILT FENCE, PER F.D.O.T. INDEX NUMBER 102 AROUND THE LIMITS OF CONSTRUCTION, S.F.W.M.D., LEE COUNTY, THE VILLAGE OF ESTERO, MAY REQUIRE ADDITIONAL STORMWATER POLLUTION PREVENTION DEVICES.
PARKING CALCULATIONS:
USE: VEHICLE AND BOAT RENTAL AND SALES:
PER TABLE [5-204.B.1.] OF THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE, THE MINIMUM REQUIREMENT IS 1 PARKING SPACE PER 700 S.F.
EXISTING BUILDING FOOTPRINT = 2,962 S.F.
REQUIRED NUMBER OF PARKING SPACES = 1/700 X 2,962 S.F. = 5 PARKING SPACES
USE: AUTOMOTIVE SERVICE STATION.
PER TABLE [5-204.B.1.] OF THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE, THE MINIMUM REQUIREMENT IS 4 PARKING SPACES PER SERVICE BAY PLUS 1 PER EMPLOYEE.
PROPOSED NUMBER OF SERVICE BAYS = 18 SERVICE BAYS
ESTIMATED NUMBER OF AUTOMOTIVE SERVICE STATION EMPLOYEES = 8 PERSONS
REQUIRED NUMBER OF PARKING SPACES = [18 SERVICE BAYS X 4] + 8 = 80 PARKING SPACES
USE: VEHICLE AND BOAT REPAIR AND MAINTENANCE.
PER TABLE [5-204.B.1.] OF THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE, THE MINIMUM REQUIREMENT IS 1 PARKING SPACE PER 700 S.F.
PROPOSED BUILDING OFFICE SPACE = 1,600 S.F.
PROPOSED BUILDING MEZZANINE STORAGE SPACE = 677 S.F.
REQUIRED NUMBER OF PARKING SPACES = 1/700 X 2,277 S.F. = 4 PARKING SPACES
TOTAL REQUIRED NUMBER OF PARKING SPACES = 5 + 80 + 4 = 89 PARKING SPACES
PROVIDED NUMBER OF PARKING SPACES = 143 PARKING SPACES
TOTAL REQUIRED NUMBER OF HANDICAP PARKING SPACES = 5 PARKING SPACES
PROVIDED NUMBER OF HANDICAP PARKING SPACES = 5 PARKING SPACES
LEGEND:
RIGHT-OF-WAY LINE
CENTER LINE
PROPERTY LINE
EXISTING EASEMENT LINE
EXISTING BUILDING LINE
EXISTING CONCRETE LINE
EXISTING EDGE OF PAVEMENT
EXISTING FENCE
EXISTING OVERHEAD POWER LINE
PROPOSED RAILINGS
PROPOSED BRICK PAVERS
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE
EXISTING PARKING SPACE
RIGHT-OF-WAY
EDGE OF PAVEMENT
CENTER LINE
ELEVATION
WOOD UTILITY POLE
EXISTING ELECTRIC BOX
EXISTING LIGHT POLE
SPECIAL NOTE:
THIS STYLE OF TEXT REPRESENTS EXISTING FEATURES
THIS STYLE OF TEXT REPRESENTS PROPOSED FEATURES
ZONING CRITERIA TABLE:
COMMERCIAL PLANNED DEVELOPMENT (CPD) DISTRICT CRITERIA
REQUIRED
PROPOSED
MINIMUM WIDTH 100 FEET 348.48 FEET
MINIMUM DEPTH 100 FEET 500.00 FEET
MINIMUM AREA 20,000 S.F. 174,240 S.F.
STREET SETBACK (INTERNAL) 25 FEET 84.0 FEET
STREET SETBACK (U.S. 41) 25 FEET 218.8 FEET
SIDE SETBACK 15 FEET 62.9 FEET
REAR SETBACK 20 FEET 202 FEET
MAXIMUM BUILDING HEIGHT 45 FEET 28 FEET
AS SHOWN IN THE TABLE ABOVE, THE PROPOSED DEVELOPMENT IS COMPLIANT WITH THE MINIMUM ZONING CRITERIA.
PARKING LOTS NOTE:
AFTER CONSTRUCTION IS COMPLETED, ALL SURFACES TO BE CLEANED. PAVED PARKING LOTS TO BE SEALCOATED, AND ALL STRIPING TO BE NEWLY RESTRIPED. CLIENT HAS THE OPTION TO OVERLAY THE EXISTING PARKING LOT WITH 1" TYPE S-3 BITUMINOUS PAVEMENT.
BUILDING DIMENSIONS NOTE:
BUILDING DIMENSIONS SHOWN ARE FOR SITE PLANNING AND ZONING PURPOSES. REFER TO THE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS. BUILDING "FOOTPRINT" REPRESENT THE OUTERMOST BUILDING ENVELOPE AT GROUND LEVEL, AND DOES NOT INCLUDE ROOF OVERHANGS, SILLS, COLUMN CAPITALS, MOLDING, CORNICE OR OTHER DECORATIVE ARCHITECTURAL FEATURES ABOVE GROUND LEVEL.
ADA COMPLIANCE STATEMENT:
THIS SITE HAS BEEN DESIGNED AND IS TO BE CONSTRUCTED TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT OF 1990 (ADA) ACCESSIBILITY GUIDELINES TO THE EXTENT REQUIRED BY LAW. THE CONTRACTOR IS TO ENSURE THAT THE SITE IS CONSTRUCTED TO COMPLY. ANY DISCREPANCIES OR FIELD MODIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER-OF-RECORD IMMEDIATELY.
SPECIAL NOTE:
THE CONTRACTOR SHALL CONSTRUCT ALL ELEMENTS SHOWN AS PROPOSED WITHIN THE SUBJECT PROPERTY PER THESE PLANS AND ASSOCIATED DETAILS, SPECIFICATIONS, AND NOTES.
OPEN SPACE & LANDSCAPING CALCULATIONS:
PER THE APPROVED ZONING RESOLUTION Z-97-050, SECTION A.2.b.(4), THE REQUIRED OPEN SPACE IS 30% OF DEVELOPMENT AREA
REQUIRED OPEN SPACE = 30% X 174,240 S.F. = 52,272 S.F.
TOTAL OPEN SPACE PROVIDED = 421 S.F. (PROPOSED COURTYARD) + 75,356 S.F. (PERVIOUS AREAS) + 1,244 S.F. (PROPOSED SIDEWALKS) = 77,021 S.F. = 44.20%
PER ESTERO LAND DEVELOPMENT CODE TABLE 5-409.C, THE REQUIRED INTERNAL PARKING LANDSCAPING IS 10% OF TOTAL PAVED SURFACE WITH A MINIMUM AREA DIMENSION OF 10 FEET BY TEN FEET.
REQUIRED INTERNAL PARKING LANDSCAPING = 10% X 75,198 S.F. = 7,520 S.F.
TOTAL INTERNAL PARKING LANDSCAPING PROVIDED = (SEE LANDSCAPE PLANS)
LAND USE INFORMATION:
EXISTING PLANNING JURISDICTIONS:
LOCAL JURISDICTION: VILLAGE OF ESTERO
PLANNING COMMUNITY: (21) ESTERO
FUTURE LAND USE MAP: URBAN COMMERCIAL (FUTURE LAND USE MAP 2040)
CURRENT ZONING:
CPD - COMMERCIAL PLANNED DEVELOPMENT DISTRICT
PRESENT LAND USE CLASSIFICATION:
1400 - COMMERCIAL AND SERVICES
(PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS))
PROPOSED LAND USE CLASSIFICATION:
1400 - COMMERCIAL AND SERVICES
(PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS))
(NO LAND USE CHANGE IS PROPOSED)
REFUSE AND SOLID WASTE DISPOSAL FACILITIES:
PER ESTERO LAND DEVELOPMENT CODE, CHAPTER 5, SECTION 5-12.
COMMERCIAL BUSINESS BUILDING = 12,800 + 677 + 2,962 = 16,439 S.F.
MINIMUM AREA REQUIRED = 150 S.F. (GARBAGE COLLECTION) + 96 S.F. (RECYCLABLE COLLECTION) = 246 S.F.
EXISTING AREA PROVIDED = 221.6 S.F.
41 INVESTMENTS, LLP
C/O HALEY WARD, INC.
3201 TAMIAMI TRAIL N.
NAPLES, FL 34103
PHONE: (239) 649-6900
COCONUT POINT FORD
PART OF SECTION 04, T. 47 S., R. 25 E., LEE COUNTY, FLORIDA
SECTION 04, T. 47S., R. 25E., LEE COUNTY, FLORIDA
HALEY WARD, INC.
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919
PHONE: (239) 481-1301 / FLORIDA CERTIFICATE OF AUTHORIZATION NUMBERS: EB33644 & LB8267
SITE PLAN
SHEET C-2
FILE 04-47-25

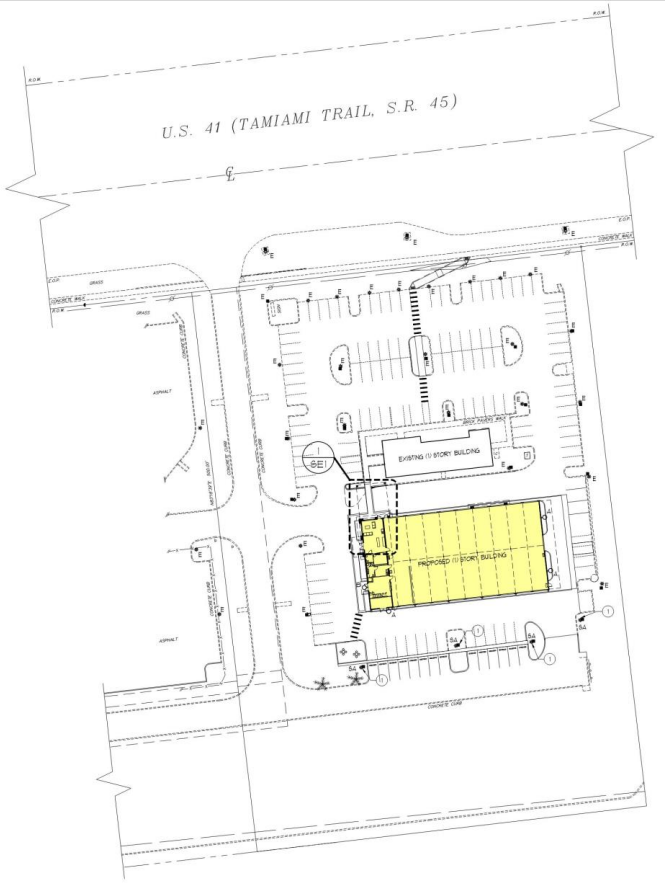

COMMERCIAL
TYPE A BUFFER
5' WIDTH
CONCRETE CURB
N83°18'39"E 500.00'
MULTI-FAMILY
TYPE C BUFFER
20' WIDTH
TAMIAMI TRAIL ROW
TYPE D BUFFER
20' WIDTH
MULTI-FAMILY
TYPE C BUFFER
20' WIDTH
S83°18'39"W 500.00'
BUILDING 1
BUILDING 2
NORTH
SCALE 1" = 20'
JOSEPH H. KELLEY, PLA, LLC
LANDSCAPE ARCHITECTURE AND LAND PLANNING
Joseph Kelley
Digitally signed by Joseph Kelley
Date: 2023.06.19 14:23:17 -04'00'
COCONUT POINT FORD
22600 & 22604 S. TAMIAMI TRL ESTERO, FL
COMMERCIAL DEVELOPMENT
CODE REQUIRED MINIMUM LANDSCAPE PLAN
DATE: 04/04/2023
DRAWN BY: JOSH KELLEY
FILE NAME: COCONUTFORD-LS-V1.DWG
REVISION NOTES:
04.13.2023 PER DEV. REVIEW
SHEET NUMBER:
L-1
1 OF 2

GREEN BUILDING STANDARDS
DESIGN ALL AREAS REQUIRED TO BE LANDSCAPED AS AN INTEGRATED SYSTEM TO MEET ON-SITE STORMWATER QUALITY REQUIREMENTS FOR THE DEVELOPMENT THROUGH INCORPORATION OF LOW-IMPACT DEVELOPMENT DESIGN PRINCIPLES AND USE OF BEST MANAGEMENT PRACTICES FOR ON-SITE STORMWATER MANAGEMENT. THESE AREAS SHALL USE VEGETATED PERVIOUS SURFACES OR OTHER MEASURES SUCH AS PERMEABLE PAVEMENTS TO INFILTRATE THE CAPTURE OF WATER VOLUME ON-SITE. PIPED CONVEYANCES MUST DISCHARGE TO PERVIOUS AREAS. 2.5 POINTS
USE CENTRAL AIR CONDITIONERS THAT ARE ENERGY STAR QUALIFIED 0.5 POINTS
STATED WATER HEATER EFFICIENCY BETWEEN 0.675 AND 0.82 0.75 POINTS
TOTAL POINTS ACHIEVED 3.75 POINTS
*NOTE: A MINIMUM OF 3 POINTS IS REQUIRED FOR NON-RESIDENTIAL DEVELOPMENT 8,000 TO 25,000 SQUARE FEET.
EXISTING BUILDING
COVERED DROP-OFF
WAITING ROOM
TOILET
OFFICE
BREAK
PARTS
COMP. / OIL
EQUIPMENT BAY
SERVICE BAY 1
SERVICE BAY 2
SERVICE BAY 3
SERVICE BAY 4
SERVICE BAY 5
SERVICE BAY 6
SERVICE BAY 7
SERVICE BAY 8
SERVICE BAY 9
SERVICE BAY 10
SERVICE BAY 11
SERVICE BAY 12
SERVICE BAY 13
SERVICE BAY 14
SERVICE BAY 15
SERVICE BAY 16
SERVICE BAY 17
OHD 12'-0" W X 14'-0" H
3 HOUR FIRE RATED INTERIOR WALL (TO COMPARTMENTALIZE THE BUILDING AREA TO UNDER 12,000 SF.)
160'-0"
72'-0"
80'-0"
MEZZANINE PARTS STORAGE
18'-9" X 36'-1" +/-
677 S.F.
COMP. / OIL
OPEN TO BELOW
SCHEMATIC MEZZANINE PLAN
SCALE: 1/8" = 1'-0"
SCHEMATIC FLOOR PLAN
BUILDING FOOTPRINT = 12,800 SQ. FT.
MEZZANINE = 677 SQ. FT.
TOTAL FLOOR AREA = 13,477 SQ. FT.
SCALE: 1/8" = 1'-0"
GRAPHIC SCALE IN FEET
0 5 10 20
NORTH
STUDIO A.D. ARCHITECT
6202 Presidential Ct Suite D
Fort Myers, FL 33919
T: 239.292.4096
F: 888.804.0339
FL LIC # AA-26001437
A NEW SERVICE BUILDING FOR:
COCONUT POINT FORD
22600 / 22604 SOUTH TAMIAMI TRAIL
ESTERO, FLORIDA
CONSULTANT:
STATE OF FLORIDA
REGISTERED ARCHITECT
ALBERT DAMBROISE
AR93689
DATE ISSUED: 10 APRIL 2023
REVISIONS:
SHEET
D1
OF 2


SCHEMATIC SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
SCHEMATIC NORTH ELEVATION
SCALE: 1/8" = 1'-0"
SCHEMATIC EAST ELEVATION
SCALE: 1/8" = 1'-0"
SCHEMATIC WEST ELEVATION
SCALE: 1/8" = 1'-0"
PAINT COLORS
P-1 MAIN WALL COLOR: SW # 9111 - ANTLER VELVET - MATCHING EXISTING CAMPUS BUILDING'S LIGHT BEIGE MAIN WALL COLOR
P-2 ACCENT COLOR: SW # 6361 - AUTUMNAL - MATCHING EXISTING CAMPUS BUILDING'S ORANGE ACCENT COLOR
GRAPHIC SCALE IN FEET
0 5 10 20
STUDIO AD ARCHITECT
6202 Presidential Ct Suite D
Fort Myers, FL 33919
T: 239.292.4098
F: 888.804.0339
apd@studioad.net
www.studioad.net
FL LIC # AA-26001437
A NEW SERVICE BUILDING FOR:
COCONUT POINT FORD
22600 / 22604 SOUTH TAMIAMI TRAIL
ESTERO, FLORIDA
CONSULTANT:
STATE OF FLORIDA
REGISTERED ARCHITECT
AR 93689
ALBERT DAMBROISE
AR93689
DATE ISSUED: 10 APRIL 2023
REVISIONS:
1 26 JUNE 2023
SHEET
D2
OF 2



ENLARGED AREA
1 SE1 SITE LIGHTING PLAN
SCALE: 1/8" = 1'-0"



SITE LIGHTING PLAN
SCALE: 1" = 40'

LUMINAIRE FIXTURE SCHEDULE

TYPE	MFR.	CATALOG NO.	WATTS	VOLTS	DIMMING	MOUNTING	REMARKS
A	STONCO	LPW-14-50-NW-G3-3-UNV-FINISH	50W	120	0-10V	SURFACE	WALL SCONCE. FULL CUT-OFF, WET LOCATION LISTED. 14'-1" FIXTURE MOUNTING HEIGHT BUG RATING B1-U0-G1, SEE SEPARATLY ATTACHED SPECIFICATIONS CCT 70CRI 3000K
B	STONCO	LPW-14-20-NW-G3-3-UNV-FINISH	20W	120	0-10V	SURFACE	WALL SCONCE. FULL CUT-OFF, WET LOCATION LISTED. 9'-3" FIXTURE MOUNTING HEIGHT BUG RATING B1-U0-G1, SEE SEPARATLY ATTACHED SPECIFICATIONS CCT 70CRI 3000K
C	LIGHTOLIER	6RN-24RDL30930WOCD-2100	27W	120	0-10V	RECESSED	FULL CUT OFF RECESSED CANOPY LIGHT. WET LOCATION LISTED. 15'-2" FIXTURE MOUNTING HEIGHT FIXTURED IS RECESSED. BUG RATING IS NOT APPLICABLE. CCT 80CRI 3000K. SEE SEPARATLY ATTACHED SPECIFICATIONS
D	LIGHTOLIER	6RN-24RDL25930WOCD-2100	26W	120	0-10V	RECESSED	FULL CUT OFF RECESSED SOFFIT LIGHT. WET LOCATION LISTED. 9'-4" FIXTURE MOUNTING HEIGHT (VERIFY) FIXTURED IS RECESSED. BUG RATING IS NOT APPLICABLE. CCT 90CRI 3000K. SEE SEPARATLY ATTACHED SPECIFICATIONS
SA	GARDCO	OPF-S-A01-830-BLC-A81-VOLT-FINISH W/BPTF2-1-90	42W	VERIFY	N/A	EXISTING POLE	OUTDOOR LIGHTING POLE MOUNTED FIXTURE ON EXISTING POLE. STANDARD COLOR SELECTION BY OWNER'S REPRESENTATIVE. WET LOCATION LISTED. FULL CUT-OFF. MATCH EXISTING FIXTURE MOUNTING HEIGHT. BUG RATING B0-U0-G1, SEE SEPARATLY ATTACHED SPECIFICATIONS CCT 80CRI 3000K

1. SPECIFIED LIGHTING IS THE BASIS OF DESIGN. EQUALS MAY BE SUBMITTED BY LIGHTING REPRESENTATIVES TO JEWITT ENGINEERING 3 DAYS PRIOR TO BID DATE FOR APPROVAL. PLEASE PROVIDE COLOR SUBMITTALS ALONG WITH IES PHOTOMETRICS FOR EACH FIXTURE TYPE. WRITTEN APPROVAL WILL BE ISSUED FOR EQUAL PRODUCTS APPROVED. IF EQUAL PRODUCTS ARE NOT APPROVED, SPECIFIED FIXTURE WILL BE PROVIDED. ANY EQUAL PACKAGES RECEIVED THAT DOES NOT INCLUDE THIS INFORMATION WILL NOT BE REVIEWED.
2. E.C. IS TO COORDINATE FIXTURE COLORS WITH ARCHITECT PRIOR TO ORDERING.
3. E.C. IS TO VERIFY CEILING TYPE AND COMPATIBILITY WITH FIXTURES PRIOR TO ORDERING.
4. ALL DIMMING AND DIMMABLE LUMINAIRES TO BE 0-10V, U.N.O.

NOTE: LUMINAIRES "A", "B", "C", "D" AND "SA" ARE SHOWN FOR VILLAGE OF ESTERO OUTDOOR LIGHTING COMPLIANCE PURPOSES ONLY.
SEE COCONUT POINT FORD BUILDING CONSTRUCTION DOCUMENTS (SEPARATE PERMIT) FOR CIRCUITING & ADDITIONAL FIXTURE INFORMATION.

SHEET NOTES:
1. NEW LUMINAIRE ON RELOCATED POLE (SEE CIVIL) MATCH MOUNTING HEIGHT OF EXISTING LUMINAIRES.

EXISTING ABBREVIATIONS

ABBREVIATION	DESCRIPTION
E	EXISTING
ER	EXISTING REMOVE
EREL	EXISTING RELOCATE
REL	RELOCATED EXISTING

JEWITT ENGINEERING, INC.
Exhibition Title
Of Event
423 BAYSIDE DRIVE FORT MYERS, FLORIDA 33919 (239) 432-1556
jewitt@comcast.net

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"THE POWER BEHIND THE DESIGN"

JEFFREY J. JEWITT P.E., LEED AP PE #47564

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SITE LIGHTING FOR:
COCONUT POINT FORD
22600/22604 SOUTH TAMIAMI TRAIL
ESTERO, FLORIDA

CONSULTANT:
This item has been electronically signed and sealed by Jeffrey J. Jewitt P.E. on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Digitally signed by Jeffrey Jewitt
Date: 2023.06.23 10:24:00 -04'00'

JEFFREY JAMES JEWITT LICENSE No. 47564 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE ISSUED: 23 JUNE 2023
REVISIONS:

SHEET
SE1
OF 6