



VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
NOVEMBER 14, 2023, 04:30 PM



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
November 14, 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 October 10, 2023 meeting minutes.

Attachment: [10102023 PZDB Minutes.pdf](#)

6. PUBLIC HEARING (Quasi-Judicial)

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

a. Hilton Garden Inn - Development Order (DOS2020-E002) (District 6) 8009 Sweetwater Ranch Boulevard, a cleared and vacant 2.16 acre parcel at the southwest corner of Via Villagio and Sweetwater Ranch Boulevard adjacent to the Estero Fire Station.

Applicant seeks to develop 5 story, 115 room hotel.

Public Information Meeting was held September 11, 2019, and workshop held October 10, 2023.

See Staff Report.

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

Attachment: [1. Hilton Garden Inn - Staff Report.pdf](#)

Attachment: [2. Hilton Garden Inn - Presentation.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. Coastal Palms Academy (Development Order Pending) (District 4) 9600 Corkscrew Road, a vacant ± 3.5-acre site located on the southwest corner of River Ranch and Corkscrew Road - Zoned Commercial Planned Development (CPD).**

Development Order for a 15,000 sq. ft. daycare.

Attachment: [1. Coastal Palms Academy - Civil Site Plan.pdf](#)

Attachment: [1.1 Coastal Palms Academy - Application.pdf](#)

Attachment: [2. Coastal Palms Academy - Preliminary Architectural Plans.pdf](#)

Attachment: [3. Coastal Palms Academy - Architectural Narrative - Color Palette.pdf](#)

Attachment: [4. Coastal Palms Adademy - Landscaping Plans.pdf](#)

Attachment: [5. Coastal Palms Academy - Presentation.pdf](#)

- b. 9000 Williams Road -- Village Property (Development Order Pending) (District 5) Approximately 19 acres located north of Williams Road and east of Via Coconut and the railroad right of way, including the Golf Coast Driving Range.**

Public Information Meeting was held August 22, 2023

Project update of site plan and process for, Limited Development Order, and Development Order, for a recreational and sports entertainment facility.

Attachment: [VOE PZDB Presentation 11.14.2023 Colored Background.pdf](#)

Attachment: [2200470001 HERITAGE TREE INV.pdf](#)

8. PUBLIC HEARINGS (Quasi-Judicial)

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

- a. Review of Ordinance 2023-03 amending the Land Development Code to revise standards for detached residential garages.**

See attached Agenda Summary Sheet and Ordinance.

Planning Zoning and Design Board will make a recommendation to Council.

Attachment: [1. Ordinance 2023-03 - Summary Sheet.pdf](#)

Attachment: [2. Ordinance 2023-03 - Detached Garage Standards.pdf](#)

b. Review of Ordinance 2023-08 amending the Land Development Code regulations for hotel parking

See attached Agenda Summary Sheet and Ordinance.

Planning Zoning and Design Board will make a recommendation to Council.

Attachment: [1. Ordinance 2023-08 - Summary Sheet.pdf](#)

Attachment: [2. Ordinance 2023-08 - Hotel Parking.pdf](#)

c. Review of Ordinance 2023-09 amending the Land Development Code for daycare playground standards.

See attached Agenda Summary Sheet and Ordinance.

Planning Zoning and Design Board will make a recommendation to Council.

Attachment: [1. Ordinance 2023-09 - Summary Sheet.pdf](#)

Attachment: [2. Ordinance 2023-09.pdf](#)

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

10.BOARD COMMUNICATIONS

a. Next meeting - December 12, 2024

11.ADJOURN

General Attachments

[- Transcript.pdf](#)

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, NOVEMBER 14, 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.

[SOUNDING GAVEL]

>>Tammy Duran: THERE'S NOTHING ON THE SCREEN YET.

>>Barry Jones: THANK YOU.

>>Scotty Wood: OUR APOLOGIES FOR THE TECHNICAL DIFFICULTIES.
WELCOME TO THE 4:54 START OF THE 4:30 PLANNING ZONING AND
DESIGN BOARD MEETING.

ANYWAY, WE ALWAYS START THE MEETING WITH THE PLEDGE OF
ALLEGIANCE, SO PLEASE RISE FOR IT.

[PLEDGE OF ALLEGIANCE]

>>Scotty Wood: THANK YOU.

CAN YOU DO THE ROLL CALL PLEASE, TAMMY?

>>Tammy Duran: VICE-CHAIR GARGANO?

>>Anthony Gargano: HERE.

>> BOARD MEMBER JEANNIN IS ABSENT.

BOARD MEMBER JONES?

>>Barry Jones: HERE.

>>Michael Sheeley: HERE.

>>James Tatooles: HERE.

>>Jim Wallace: HERE.

>>Scotty Wood: HERE.

>> NANCY STROUD, OUR ATTORNEY, IS IN ZOOM.

>>Scotty Wood: THANK YOU.

MAY I HAVE A MOTION TO APPROVE THE AGENDA?

>>James Tatooles: I SO MOVE.

>> SECOND.

>>Scotty Wood: ANY DISCUSSION?

ALL IN FAVOR SAY AYE.

ANY OPPOSED?

THE MOTION CARRIES.

THE NEXT ITEM OF BUSINESS IS THE CONSENT AGENDA, WHICH
CONSISTS OF THE MINUTES FROM OUR OCTOBER 10th MEETING.

I'D LIKE A MOTION TO APPROVE THE CONSENT AGENDA.

>>Michael Sheeley: SO MOVED.

>>Anthony Gargano: SECOND.

>>Scotty Wood: ANY DISCUSSION?

ALL IN FAVOR SAY AYE.

ANY OPPOSED?
MOTION CARRIES.
THE NEXT ITEM OF BUSINESS IS A PUBLIC HEARING INVOLVING THE
DEVELOPMENT ORDER APPLICATION FOR THE PROPOSED HILTON GARDEN
INN.
BUT BEFORE WE GET INTO IT, SINCE IT IS A QUASI-JUDICIAL
MATTER, I HAVE A STATEMENT I NEED TO READ.

WHEN THIS BOARD IS SCHEDULED TO CONSIDER AND VOTE ON A
ZONING APPLICATION, DEVELOPMENT ORDER, OR OTHER
SITE-SPECIFIC APPLICATION, IT SITS IN A QUASI-JUDICIAL
CAPACITY.
THIS MEETING'S AGENDA INCLUDES SUCH ITEMS.
IF YOU INTEND TO PROVIDE TESTIMONY ON THE QUASI-JUDICIAL
MATTER, BEFORE IT IS CALLED, YOU MUST FILL OUT A PUBLIC
SPEAKER'S CARD, GIVE IT TO THE BOARD CLERK AND MUST BE SWORN
IN BY THE BOARD ATTORNEY.
BEFORE THE MATTER BEGINS, ANY WRITTEN COMMUNICATIONS THAT
HAVE BEEN RECEIVED BEFORE THE CUTOFF DATE WILL BE PLACED
INTO THE PUBLIC RECORD.
BOARD MEMBERS WILL BE ASKED TO DISCLOSE ANY EX PARTE
COMMUNICATIONS.
BOARD MEMBERS WILL BE ASKED IF THEY HAVE A CONFLICT
REGARDING THE MATTER AND MUST DECLARE IT.
IF THEY DO, THEY WILL NOT BE ALLOWED TO PARTICIPATE IN BOARD
DISCUSSION OR VOTE ON THE MATTER.
THE VILLAGE DIRECTOR OF COMMUNITY DEVELOPMENT OR STAFF
DESIGNEE WILL INTRODUCE THE MATTER AND THEN ASK THE
APPLICANT TO MAKE A PRESENTATION AND SUMMARIZE ANY RELATED
AFFIDAVITS FROM APPLICANT'S EXPERTS IN ATTENDANCE.
FOLLOWING THIS, THE DIRECTOR OF COMMUNITY DEVELOPMENT, OR A
STAFF DESIGNEE, WILL MAKE A PRESENTATION, PROVIDING THE
STAFF REPORT FINDINGS AND RECOMMENDATIONS.

AFTER THIS, THE PUBLIC HEARING IS OPENED.
ANYONE WHO HAS BEEN SWORN IN MAY PROVIDE TESTIMONY.
IT IS IMPORTANT TO BE CONCISE AND LIMIT TESTIMONY TO FIVE
MINUTES OR LESS.
THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS,
INCLUDING THE PUBLIC, AND MAY PROVIDE REBUTTAL.
THE PUBLIC MAY NOT CROSS-EXAMINE WITNESSES BUT MAY REQUEST
THE BOARD TO DIRECT QUESTIONS ON THEIR BEHALF TO EITHER THE
APPLICANT OR STAFF.
PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
IN MAKING ITS RECOMMENDATION, OR IN THIS CASE, DECISION, THE

BOARD SHALL CONSIDER THE EVIDENCE IN THE RECORD, THE PUBLIC'S INPUT, AND ANY RECOMMENDATIONS OF VILLAGE STAFF. THE BOARD'S RECOMMENDATION OR DECISION SHALL BE BASED ON COMPETENT SUBSTANTIAL EVIDENCE IN THE RECORD OF THE PROCEEDING AND THE APPLICABLE LAW SHOULD ANY APPLICATION BE DENIED, THE BOARD SHALL STATE FINDINGS IN REGARD TO THE CRITERION OR CRITERIA THAT ARE NOT MET.

NOW, WILL ALL OF THOSE WHO INTEND TO TESTIFY PLEASE STAND, RAISE YOUR RIGHT HAND, AND VIA TELEPHONE HOOKUP, THE BOARD ATTORNEY WILL ADMINISTER THE OATH.

GO AHEAD, NANCY.

>>Nancy Stroud: DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU'LL GIVE TONIGHT IS THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT THE TRUTH?

>> I DO.

>>Nancy Stroud: THANK YOU.

>>Scotty Wood: OKAY.

ANY LETTERS OR OTHER WRITTEN COMMUNICATIONS IN THE RECORD BEFORE THE MEETING STARTS?

>>Mary Gibbs: WE HAVE NOT RECEIVED ANY E-COMMENTS ON THIS CASE.

>>Scotty Wood: THANK YOU.

BOARD MEMBERS, ANY EX PARTE COMMUNICATIONS?

>> NO.

>> NO.

>>Scotty Wood: BARRY NO.

BOARD MEMBERS, ANY CONFLICT OF INTEREST?

>>Michael Sheeley: NO.

>> NO.

>>Barry Jones: NO.

>> NO.

>>Scotty Wood: OKAY.

THEN ON THAT NOTE, MARY, I'LL THROW IT TO YOU.

I KNOW YOU WILL DO A QUICK OPEN AND THEN GIVE IT TO JIM.

>>Mary Gibbs: RIGHT.

I'LL DO A QUICK REFRESHER.

SOME OF YOU REMEMBER THIS CASE BECAUSE IT IS ONE OF OUR LONGER-LASTING CASES.

WE'VE ENJOYED WORKING WITH THEM FOR QUITE A FEW YEARS.

SO THE HILTON GARDEN INN, THEY CAME IN TO DO A ZONING AMENDMENT BACK IN 2018, AND THEN THEY CAME BACK IN TO GET THEIR DEVELOPMENT ORDER, AND THAT IS WHEN WE HAD THE DESIGN REVIEW BOARD.

THEY WERE ALMOST THROUGH LIKE THE FINAL DESIGN REVIEW BOARD HEARING AND THERE WERE A COUPLE OF THINGS THEY HAD TO DO, SOME TWEAKS ON THE ARCHITECTURE, AND THEN THE COVID HIT.

SO THEY KIND OF WENT AWAY DURING COVID.
 AND THEN THEY BREATHED NEW LIFE INTO THE PROJECT AND CAME
 BACK.
 THEY ARE HOPING TO GET APPROVED TONIGHT.
 AND THEN WE HAD A WORKSHOP LAST MONTH TO KIND OF REFRESH
 EVERYBODY.
 WE HAD A REALLY LATE MEETING, SO THEY HAD TO TALK SUPER
 FAST.
 WE'VE KIND OF TONED THIS DOWN.
 JIM HAS A FEW SUGGESTIONS ON CONDITIONS OR STIPULATIONS FOR
 APPROVAL.
 WE'RE RECOMMENDING APPROVAL, AND I THINK THEY MAY HAVE A FEW
 COMMENTS AND A FEW THINGS WE MAY NOT ALL DISAGREE ON THAT
 THEY WANT TO COVER.
 I'LL LET JIM COME UP AND EXPLAIN HIS CONDITIONS AND THEN

WE'LL TURN IT OVER TO SHAWN BOYSKO, WHO WILL EXPLAIN FOR THE
 APPLICANT.

>>Jim Hart: OH, BOY.

SO THIS THING STARTED BACK IN 2020 AS FAR AS THE D.O.
 AND IT IS 115 UNIT HOTEL, FIVE STORIES.
 IT'S ON 8009 SWEETWATER RANCH BOULEVARD THERE IN COCONUT
 POINTE NEXT TO THE FIRE STATION.
 ROUGHLY 2.16 ACRES, AND IT IS COCONUT POINTE MIXED USE
 PLANNED DEVELOPMENT.
 IN GOING THROUGH THE PLAN REVIEWS, WE HAVE 8 STIPULATIONS
 THAT WE ARE RECOMMENDING BY STAFF.
 FIRST OF ALL, THE MONUMENT SIGN THAT'S PROPOSED SHOULD HAVE
 CHanneled LETTERS OR REVERSE CHanneled LETTERS PER THE
 COCONUT POINTE DESIGN AND THE LDC.
 THEY HAVE MADE AMENDMENTS TO THEIR SOUTH FLORIDA WATER
 MANAGEMENT DISTRICT PERMIT.
 WE'VE NOT RECEIVED THOSE YET, SO WE'RE RECOMMENDING THAT
 WITH THESE LATEST CHANGES TO THE PLANS THAT WE RECEIVE A
 COPY OF THE AMENDED PERMIT.
 NEXT IS THE ZONING CONDITION NUMBER 6.
 THEY ARE TO HAVE THE SIDEWALK CONNECTIONS AND THE PARKING
 ACROSS THE STREET.
 I BELIEVE THERE ARE 15 SPACES THAT HAVE BEEN SET ASIDE.
 NUMBER FOUR, TO PROVIDE GLASS THAT MATCHES THE ADJACENT
 WINDOWS ON THE FIRST FLOOR ON THE WEST SIDE OF THE BUILDING.

CURRENTLY, THEY ARE JUST SHOWING ETCHED STUCCO IN THAT AREA.
 IT WOULD REQUIRE THEM TO SET THAT OUT FOUR INCHES TO GET THE
 GLASS IN, WHICH WILL MAKE IT FLAT ACROSS THAT FACE, BUT WE
 THINK THAT WILL BRING MORE ARCHITECTURAL FEATURES TO THAT
 SIDE OF THE BUILDING.
 THE FENCING HEIGHT AROUND THE POOL IS TO BE 40 INCHES HIGH.

IT WAS NOT SPECIFIED AND THE COLOR IS TO BE WHITE.
THE GENERATOR, DUMPSTER, AND DUMPSTER ENCLOSURE IS TO BE 8
FOOT HIGH.

NO RIPRAP PERMITTED ON THE SITE OTHER THAN THAT WHICH IS
IMMEDIATELY AROUND THE OUTFALL STRUCTURE.
FINALLY, THE LIGHTING FIXTURES AND PHOTOMETRIC PLANS HAVE TO
BE REVISED TO COMPLY WITH THE LDC.

ANY QUESTIONS FOR ME AT THIS POINT?

>>Scotty Wood: NO.

THANK YOU.

>>Jim Wallace: JIM, I HAVE ONE.

IN THE LAST MEETING, ONE OF THE THINGS THAT I THINK THE
APPLICANT SAID -- I KNOW THE APPLICANT SAID -- WAS THAT THE
STAFF PARKING WOULD BE ACROSS THE STREET AND YET I SEE
NOTHING HERE IN YOUR CONDITIONS THAT REQUIRES THAT NOR ON
THE CIVIL DRAWINGS DO I SEE THE CROSSWALKS THAT ARE SHOWN ON
ITEM 3.

DO WE INTEND TO INCLUDE THAT RESTRICTION THAT THE STAFF
EXCLUSIVELY PARK ACROSS THE STREET OR NOT?

>>Jim Hart: I BELIEVE THE WAY THAT THE CONDITION WAS WRITTEN
IS THAT THE PARKING ACROSS THE STREET IS TO BE USED BY THE
STAFF, NOT BY --

>>Jim Wallace: THERE'S NOTHING THAT REFERENCES THAT HERE IN
THE CONDITION.

THAT'S THE ONLY THING --

>>Mary Gibbs: IT'S NUMBER 3.

IT'S NUMBER 3 STIPULATION IN THE STAFF REPORT.

>>Jim Hart: YEAH, I WOULD NOT BE OPPOSED TO ADDING IN THAT
THAT IS FOR STAFF USE ONLY.

WE CAN ADD IN THAT THAT IS FOR STAFF USE ONLY.

>>Jim Wallace: THE CIVIL DRAWINGS WILL SHOW THE CROSSWALK
BECAUSE CURRENTLY THEY DO NOT.

>>Jim Hart: THAT IS CORRECT.

WELL, WHAT IS PROPOSED IS TO USE THE EXISTING CROSSWALK AT
SWEETWATER BRANCH AND SWEETWATER BRANCH AND VIA VILLAGIO.

>>Jim Wallace: PEOPLE WILL WALK A BLOCK DOWN 24 FEET OVER
AND A BLOCK BACK, DO YOU THINK THAT IS REALLY REALISTIC?

WE KNOW PEOPLE WILL WALK ACROSS THE STREET, DON'T WE WANT TO
MAKE IT SAFE?

>>Mary Gibbs: I THINK WE WANT THE APPLICANT TO GET UP AND
EXPLAIN.

WE WENT AROUND AND AROUND WITH THIS AT THE ZONING WHETHER IT
SHOULD BE A MID BLOCK CROSSING OR NOT A MID BLOCK CROSSING.

>>Jim Hart: THE CONCERN WAS ADDING A NEW CROSSWALK, MID

BLOCK CROSSWALK IS, EVEN IF WE DO THE FLASHING SIGNS AND ALL
THAT, THE CARS AREN'T GOING TO PAY ATTENTION TO IT.

AND IT DOESN'T MAKE SENSE TO ADD ANOTHER STOP SIGN THERE.
THE BEST SOLUTION IS TO USE THE EXISTING ONE AT VIA
VILLAGIO.

>>Jim Wallace: HUMAN NATURE IS GOING TO CERTAINLY --
CERTAINLY GOING TO BE AND I THINK YOU WOULD AGREE THAT
PEOPLE WILL WALK ACROSS THE STREET.
THEY ARE NOT GOING TO WALK DOWN TO VIA VILLAGIO OVER AND
BACK UP FOR PARKING.

>>Jim Hart: TRUE.

>>Jim Wallace: RECOGNIZING HUMAN BEHAVIOR, PEOPLE WILL WALK
ACROSS THE STREET, SHOULDN'T WE BE PROVIDING SAFETY FOR
WHAT'S INEVITABLE?

>>Jim Hart: WELL, WE DON'T KNOW THAT IT IS INEVITABLE.
IN THE CURRENT CODE, WHICH WILL BE AMENDED TONIGHT, THEY
MEET, ACTUALLY EXCEED THE PARKING REQUIREMENTS FOR THE
FACILITY.

SO THOSE 15 SPACES WILL NOT BE USED.

AS A CONDITION OF THE ZONING, THOUGH, THOSE HAVE TO BE
PROVIDED.

THE EASEMENT HAS BEEN WRITTEN AND REVISED ON THE MARKETPLACE
SITE TO PROVIDE THOSE 15 SPACES.

>>Jim Wallace: EXCLUSIVELY FOR STAFF?

>>Jim Hart: YES.

>>Jim Wallace: SO NO STAFF WILL BE PARKING ON THE HOTEL
SIDE?

>>Jim Hart: NO.

THE STAFF WOULD BE PERMITTED TO PARK ON THE HOTEL BECAUSE
THEY MEET THE CURRENT STANDARD.

THESE 15 SPACES CAN BE USED BY STAFF, BUT THEY ARE NOT
REQUIRED -- THE STAFF IS NOT REQUIRED TO PARK THERE.

THAT'S NOT -- I DON'T BELIEVE THAT'S HOW --

>>Mary Gibbs: IT'S DESIGNATED EMPLOYEE PARKING, BUT THIS IS
VERY CONFUSING BECAUSE THE CODE CHANGED OR THERE WAS A
GLITCH IN THE CODE AND WE'VE GOT TO CHANGE BACK.

THEY MEET THE PARKING, BUT THE ZONING REQUIRED THEM TO HAVE
SOME OVERFLOW ON THAT OTHER SITE, AND IT WAS GOING TO BE
JUST DESIGNATED FOR EMPLOYEE PARKING SO IT WOULD BE LOW
TURNOVER.

SO THEY ARE STILL MEETING THE ZONING CONDITION AND THE
PARKING REQUIREMENTS, BUT THEY DON'T WANT TO DO -- WE'VE HAD
A LONG DISCUSSION FOR TWO YEARS ABOUT THE MID BLOCK
CROSSING, AND THAT'S NOT REALLY THAT SAFE EITHER.

>>Jim Wallace: IS THERE ANYTHING LOST IF THERE IS A CROSSING
THERE, PEDESTRIAN SIGN SAYING PEDESTRIANS.

WE KNOW THEY'LL CROSS.

IS THERE ANYTHING WRONG WITH PUTTING A PEDESTRIAN SIGN AND A
CROSSING THERE?

IS THERE A DOWN SIDE TO THAT?

>>Jim Hart: YES.

BECAUSE OF THE AMOUNT OF TRAFFIC THAT'S GOING TO BE GOING TO THE McDONALD'S, THE STARBUCKS AND THE MARKETPLACE, WE DON'T FEEL THAT IT ADDS SAFETY PUTTING THAT MID BLOCK CROSSWALK IN.

IT DOES NOT ADD SAFETY.

>>Barry Jones: McDONALD'S AND STARBUCKS AND ALL THE STUFF RIGHT ACROSS --

>>Mary Gibbs: BARRY, NOBODY CAN HEAR YOU. IF THAT'S YOU TALKING.

WE JUST HEARD BLAH, BLAH, BLAH.

>> BARRY, TRY AGAIN.

>>Barry Jones: THE STARBUCKS AND McDONALD'S RIGHT ACROSS THE STREET FROM THE HOTEL I WOULD ANTICIPATE A LOT OF FOOT TRAFFIC BETWEEN THE TWO.

WHAT IS THE PEDESTRIAN PATH?

UP TO THE INTERSECTION AND CROSS AT THE STOP SIGN?

>>Mary Gibbs: CAN ANYBODY UNDERSTAND THAT?

>>Tammy Duran: WITH THE RESTAURANT, McDONALD'S BEING THERE, IN BETWEEN THE PEDESTRIAN TRAFFIC WILL BE INCREASED BY STARBUCKS AND McDONALD'S.

>>Jim Hart: YOU MEAN GOING FROM THE HOTEL?

>>Barry Jones: THEY ARE GOING TO INTERRELATE.

>>Tammy Duran: THEY ARE GOING TO INTERRELATE THE TRAFFIC.

>>Mary Gibbs: WHY DON'T WE LET THE APPLICANT EXPLAIN THIS

WHEN THEY GET UP TO DO THEIR PRESENTATION.

>>Jim Wallace: SAYING THERE WILL BE A LOT MORE TRAFFIC SO LET'S NOT PUT A PEDESTRIAN CROSSWALK AND A WARNING SIGN, WHY DO WE HAVE TRAFFIC LIGHTS?

YOU KNOW, I MEAN, I DON'T UNDERSTAND THAT AT ALL.

>>Michael Sheeley: LET'S HEAR FROM THE APPLICANT.

>>Jim Wallace: DRAMATIC INCREASE IN TRAFFIC, WHY AREN'T WE TAKING SAFETY ISSUES?

>>Scotty Wood: JIM, LET'S HEAR FROM THE APPLICANT AND THEN WE CAN DEBATE IT AT THE END OF THAT.

>>Jim Hart: OKAY.

SHAWN BOYSKO WITH EQUITY CONSTRUCTION SOLUTIONS I THINK IS GOING TO LEAD THEM OFF.

>> GOOD EVENING.

MY NAME IS JOHN ROLWING.

I REPRESENT THE OWNER.

I'M HERE WITH MY ESTEEMED COLLEAGUES AND TEAM TO HELP SUPPORT SOME OF THESE ARGUMENTS.

I WOULD JUST LIKE TO ACKNOWLEDGE PUBLICLY THE HELP OF THE STAFF HERE IN ESTERO WHO IN SOME CASES GONE TO EXTRA EFFORTS

TO GET THROUGH OUR REVIEWS AND PROVIDE THIS DETAILED LEVEL OF INSPECTION.
WE ARE REALLY EXCITED TO PROVIDE HOTEL TO THE COMMUNITY OF ESTERO.
WE THINK A HOTEL AT THIS SITE IS GOING TO BE CONSISTENT WITH

THE LIVE/WORK/PLAY OF ALL OF COCONUT POINTE, AND THAT'S ESSENTIALLY THE MESSAGE AS THE OWNER I WANTED TO COMMUNICATE.
I HAVE A FEW THINGS TO ADD TO THE PARKING, BUT MY TECHNICIANS HERE WILL ACTUALLY PROVIDE THE ACTUAL TECHNICAL ARGUMENTS.
THANK YOU.

>> HI.

GOOD EVENING.

SHAWN BOYSKO WITH EQUITY CONSTRUCTION SOLUTIONS HERE ON BEHALF OF THE OWNER.

ALSO WITH US IS RICK BRYLANSKI WITH HOLE MONTES AND BILL PRYSI, LANDSCAPE ARCHITECT.

WE'RE HERE TO ANSWER ANY OF YOUR QUESTIONS.

I KNOW THERE IS A LOT OF ISSUES WE WOULD LOVE TO TALK ABOUT. WE CAN ADDRESS THE FIRST ONE AT FIRST OR WE CAN GO THROUGH THE PRESENTATION.

I KNOW THIS PROJECT HAS A LOT OF HISTORY.

I THINK THIS SLIDE IS PROBABLY A GOOD REPRESENTATION OF THE HISTORY OF THIS PROJECT, AS MARY SAID.

THE ZONING WAS APPROVED IN 2018.

WE STARTED THIS PROJECT IN 2016.

IT'S BEEN SEVEN YEARS TO GET THROUGH THIS.

OBTAINING, COVID DIDN'T HELP US AT ALL.

AS YOU SEE FROM THE SLIDE, THE BOTTOM RIGHT CORNER IS A

QUICK SUMMARY OF SOME OF THE ACTIVITY THAT HAS HAPPENED OVER THE PAST FIVE YEARS WITH THE ZONING AMENDMENT IN 2018, WE WENT THROUGH THE INITIAL DESIGN AND REVIEW BOARD IN 2019. WE DID GET SOUTH FLORIDA WATER MANAGEMENT DISTRICT APPROVAL IN 2020.

WE ALSO GOT THE HILTON GARDEN INN APPROVAL.

WE GOT A CONDITIONAL BUILDING PERMIT APPROVAL.

WE EVEN CAME BACK TO THE WAY OF BONITA SPRINGS APPROVAL.

WE CAME BACK TO THE BOARD IN SEPTEMBER OF 2020 TO ADDRESS WHAT WE THOUGHT WAS THE LAST AND FINAL ARCHITECTURAL COMMENTS.

WE FAILED TO ADDRESS SOME OF THOSE COMMENTS, SO TODAY IS REALLY OUR OPPORTUNITY TO ADDRESS SOME OF THOSE ARCHITECTURAL ISSUES BACK IN 2020.

WE DID RESTART THIS PROJECT IN JANUARY OF THIS YEAR.

WE STARTED TO REENGAGE WITH OUR CONSULTANTS.

WE REENGAGED WITH NED DEWHIRST WITH OAKBROOK PROPERTIES,
WITH MARY AND JIM TO TALK ABOUT THIS PROJECT, TALK ABOUT
WHERE WE LEFT OFF IN 2020 AND THE SHORTCOMINGS THAT WE
NEEDED TO ADDRESS ARCHITECTURALLY.
IN ADDITION TO THAT, WE KNOW WE HAD TO ADDRESS ALL THE NEW
LAND DEVELOPMENT CODE.
SO WE TALKED THROUGH THAT IN SOME DETAIL WITH MARY AND WITH
JIM.
THE LAST FEW MONTHS WE'VE BEEN GOING THROUGH THE REVIEW

PROCESS.

IF YOU WOULD LIKE, I CAN WALK THROUGH MY PRESENTATION.
I KNOW A NUMBER OF YOU HAVE BEEN HERE BEFORE.
YOU'VE SEEN THIS BEFORE.

I COULD GO THROUGH THIS QUICKLY OR WE COULD CUT RIGHT TO THE
ISSUES IF YOU'D LIKE.

>>Scotty Wood: WHAT IS THE PLEASURE OF THE BOARD?

>>Michael Sheeley: MOVE THROUGH IT QUICKLY.

>> QUICK VERSION.

>>Shawn Boysko: QUICK VERSION.

SO YOU'VE SEEN THE PROJECT.

YOU KNOW WHERE WE ARE AT.

YOU KNOW WHAT THE CONDITIONS ARE.

THESE ARE THE CONDITIONS FROM 2018 THAT WE COULD TALK ABOUT.

THE LAST THREE WE'LL TALK ABOUT IS SOME OF THE ZONING
CONDITIONS AND HOW WE'RE ADDRESSING THOSE ZONING CONDITIONS.

THIS IS A CURRENT SITE PLAN THAT SHOWS PARKING ON-SITE.

CURRENTLY, WE DO SHOW 117 PARKING SPACES ON-SITE AND 15
SPACES OFF-SITE.

SO HERE IS A BETTER REPRESENTATION OF OUR PROJECT UP HERE TO
THE TOP RIGHT.

HERE IS THE MARKETPLACE DISTRICT AND I KNOW THIS SLIDE IS

MAYBE A BIT DATED, A WEEK OLD OR TWO.

SO THIS SLIDE DOES SHOW -- IT SHOWED THE PREVIOUS EASEMENT
IN RED.

THAT IS WHERE IT HAD BEEN CHANGED, MODIFIED.

WE HAVE A NEW EASEMENT THAT WE WORKED THROUGH WITH JIM HART
AND WITH KONOVER SOUTH.

SO WE DO HAVE OFF-SITE PARKING THAT IS MEANT TO ADDRESS ALL
OF THE EMPLOYEE PARKING.

IN ADDITION TO THAT, WE CAN GO THROUGH SOME STORMWATER
REQUIREMENTS.

RICK IS PROBABLY THE BEST PERSON TO TALK ABOUT ANY
STORMWATER ISSUES.

AGAIN, THIS IS OUR SITE HERE IN RED.

THIS IS ONE SMALL PIECE OF A MUCH LARGER WATER MANAGEMENT
DISTRICT, AND WE CAN TALK ABOUT SOME OF THE THINGS WE'RE

DOING ON A WATER MANAGEMENT SIDE TO ADDRESS STORMWATER.
 THIS IS THE STORMWATER DESIGN ON OUR SITE.
 HERE IS A CURRENT VERSION OF THE LANDSCAPING ON THE SITE AND
 THE LANDSCAPING BUFFERS.
 BACK IN 2018 ONE OF THE DEVIATIONS THAT WAS APPROVED WAS A
 REDUCTION IN THE PARKING -- OR THE LANDSCAPING BUFFER FROM
 20 FEET TO 15 FEET AS SHOWN HERE.
 AND THIS IS A FAIRLY CURRENT ACCURATE SLIDE THAT SHOWS THE
 PERIMETER OF THE LANDSCAPING, THE BUFFERS, AND BILL CAN
 PROBABLY SPEAK MORE TO THE DETAILS OF THE LANDSCAPING
 DESIGN.
 JIM HAD TALKED ABOUT SOME SITE LIGHTING ISSUES.
 YES, I THINK ONE OF THE CONDITIONS THAT WE DEFINITELY AGREE

WITH WAS THE SITE LIGHTING.
 WE'RE STILL WORKING THROUGH HOPEFULLY THE FINAL DETAILS,
 JIM, OF THE SITE LIGHTING AND GETTING COMPLIANCE WITH ALL OF
 THE SITE LIGHTING REQUIREMENTS.

05:15:54 THAT SHOULD BE IN YOUR PACKAGE.
 05:15:57 THE BUILDING MATERIALS, WE DID HAVE -- I DID BRING FROM -- I
 05:16:01 DID BRING SAMPLES OF BUILDING MATERIALS THAT I CAN SHARE
 05:16:04 WITH YOU TODAY.
 05:16:04 ESSENTIALLY THE FIRST FLOOR OF THE BUILDING IS A STONE
 05:16:09 VENEER PRODUCT THAT IS SHOWN HERE.
 05:16:11 I'VE GOT SOME SAMPLES.
 05:16:19 >>Mary Gibbs: DID YOU BRING THEM ON THE AIRPLANE?
 05:16:23 >> I DID.
 05:16:27 >>Mary Gibbs: MUST HAVE BEEN AN EXTRA LUGGAGE CHARGE.
 05:16:40 >> THIS SLIDE SHOWS ALL THE BUILDING MATERIALS.
 05:16:42 AGAIN, THIS IS CONSISTENT WITH THE BOOK APPROVED IN 2018.
 05:16:49 THREE DIFFERENT VARIATIONS OF A YELLOW COLOR, THE BASE COLOR
 05:16:52 ON ALL FOUR SIDES OF THE BUILDING.
 05:16:54 AS I SAID BEFORE, THE FIRST FLOOR IS THE EL DORADO STONE
 05:16:57 VENEER.
 05:16:58 THE TOP CORNICE IS A WHITE EIFS PRODUCT AND THE BARREL
 05:17:06 VAULTED ROOF TILES.
 05:17:07 THAT'S THE MATERIALS.
 05:17:09 THIS SLIDE ALSO SHOWS THE BUILDING HEIGHTS.
 05:17:12 FIVE STORIES, MAXIMUM HEIGHT OF THE FIFTH FLOOR IS 55 FEET.

 05:17:16 THERE WAS ANOTHER DEVIATION THAT WAS APPROVED ALLOWING FOR
 05:17:21 ADDITIONAL ARCHITECTURAL ELEMENTS TO EXCEED THE 55 FEET.
 05:17:24 I THINK IT'S UP TO 77 FEET.
 05:17:26 THE TOP SPIRE OF THE HIGHEST TOWER IS AT 77 FEET.
 05:17:30 THAT SHOWS THE FRONT OF THE BUILDING.
 05:17:36 THIS IS WHAT YOU'RE GOING TO SEE AS YOU TURN THE CORNER FROM
 05:17:39 VIA VILLAGIO, AS YOU ENTER INTO THE SITE.
 05:17:42 AGAIN, THIS WAS A GREAT SLIDE THAT REALLY CAPTURES THE

05:17:46 ARTICULATION OF THE BUILDING, THE RELIEF THAT YOU HAVE OF
 05:17:49 THE BUILDING, THE THREE DIFFERENT YELLOW COLORS, THE STONE,
 05:17:52 THE MATERIAL.
 05:17:54 WE DID SOME SITE PLAN STUDIES THAT WE CAN SKIP THROUGH
 05:17:59 FAIRLY QUICKLY.
 05:18:00 HERE IS THE FRONT ELEVATION OF THE BUILDING.
 05:18:02 THIS IS PROBABLY A BETTER VIEW OF THE FRONT.
 05:18:05 FRONT PORTE-COCHERE AND SOME OF THE TOWER ELEMENTS.
 05:18:08 I WILL SAY THE TOWER ELEMENTS IS ONE OF THE ITEMS THAT WE
 05:18:12 DID ADDRESS RECENTLY.
 05:18:15 THERE ARE SEVEN TOWER ELEMENTS AND ONE OF THE CHANGES THAT
 05:18:19 WE DID MAKE TO THIS IS BUILDING OUT ALL FIVE OF THOSE SEVEN
 05:18:25 TOWER ELEMENTS.
 05:18:25 THIS IS A GOOD PICTURE THAT SHOWS ALL THE TOWER ELEMENTS.
 05:18:29 YOU CAN SEE THAT FIVE OUT OF THE SEVEN ARE BUILT OUT ON ALL
 05:18:33 FOUR SIDES.
 05:18:33 THERE ARE SOME LIMITATIONS ON BUILDING OUT THE OTHER TWO

 05:18:36 BECAUSE OF SOME ROOFTOP EQUIPMENT THAT PREVENTED US FROM
 05:18:39 DOING THAT.
 05:18:39 SO THAT WAS ONE OF THE BIGGEST CHANGES ARCHITECTURALLY TO
 05:18:42 THE BUILDING THAT WE MADE TO ADDRESS NORTH VILLAGE
 05:18:45 ASSOCIATION'S CONCERNS.
 05:18:47 OTHER CHANGES TO THE BUILDING, AGAIN, THE ARTICULATION, THE
 05:18:57 COLORS, THE MATERIALS, THE HEIGHTS IS ALL CONSISTENT WITH
 05:19:01 THE PATTERN BOOK THAT WAS APPROVED IN 2018.
 05:19:04 SO WE'VE BEEN HELD TO THAT STANDARD AND ARTICULATION OF THE
 05:19:09 BUILDING.
 05:19:09 MICHAEL KNOWS, AS YOU GO THROUGH THIS PROCESS, EARLY ON IN
 05:19:12 THE DESIGN PROCESS WHEN THE ZONING WAS APPROVED, IT WAS
 05:19:16 STILL A VERY CONCEPTUAL PLAN.
 05:19:17 NOW THESE ARE FINAL CONSTRUCTION DOCUMENTS.
 05:19:20 THIS IS WHAT THE BUILDING WILL LOOK LIKE.
 05:19:21 WE'VE GOT CONSTRUCTION DOCUMENTS THAT REFLECT EXACTLY TO THE
 05:19:27 T THE HEIGHT, THE DIMENSIONS, THE ARTICULATION OF THE
 05:19:31 BUILDING OF WHAT WAS APPROVED IN THE PATTERN BOOK.
 05:19:33 THIS SHOWS A VIEW ALONG SWEETWATER RANCH AS YOU APPROACH
 05:19:39 AROUND THE FIRE STATION, AND YOU CAN SEE SOME OF THE
 05:19:41 OBSCURED VIEWS THAT YOU'LL HAVE OF THE FIRE STATION BUT
 05:19:45 STILL HAVE A GREAT VIEW OF THE TOWER AND THE SIGNAGE THAT IS
 05:19:48 VERY IMPORTANT TO US ALONG THAT WESTERN SIDE.
 05:19:52 AGAIN, THIS IS A VIEW AS YOU APPROACH OFF OF SWEETWATER
 05:19:57 RANCH, PULL IN.

 05:19:58 THIS IS THE VIEW THAT YOU WILL SEE OF THE CORNER OF THE
 05:20:04 BUILDING OF THE WEST FACADE.
 05:20:05 THE OTHER CHANGE THAT WE MADE AT THE REQUEST OF NORTH
 05:20:08 VILLAGE ASSOCIATION WAS -- ANOTHER CHANGE WE MADE AT THE

05:20:16 REQUEST OF THE NORTH VILLAGE ASSOCIATION WAS TO BETTER
 05:20:18 ARTICULATE THE WEST FACADE.
 05:20:20 SO SOME OF THE THINGS THAT WE DID, SOME OF THE CHANGES WE
 05:20:23 DID FROM 2020 IS WE ADDED THESE FALSE WINDOWS HERE ON THIS
 05:20:28 PORTION OF THE FACADE, SO THESE ARE FALSE WINDOWS WITH
 05:20:32 GLASS.
 05:20:33 THERE'S NOTHING BEHIND IT.
 05:20:34 IT'S JUST A WALL BECAUSE BEHIND THERE ARE GUEST ROOMS.
 05:20:37 WE ALSO ARTICULATED THIS LOWER LEVEL, IF YOU CAN SEE MY
 05:20:41 POINTER HERE, WE ADDED THESE TWO FALSE ARCH WINDOWS WITH AN
 05:20:45 AWNING.
 05:20:46 IT'S CONSISTENT WITH THE SAME TYPE OF ARCHITECTURE THAT'S
 05:20:50 AROUND THE CORNER, IF I COULD ZOOM IN, YOU CAN KIND OF GET A
 05:20:53 BETTER VIEW OF THE ARTICULATION OF THESE FALSE WINDOWS.
 05:20:56 HERE ARE SOME MORE ELEVATIONS.
 05:21:00 THERE IS THE FRONT ELEVATION AND THE TOWER ELEMENTS.
 05:21:03 HERE IS THE REAR ELEVATION AND THE REAR SIGN.
 05:21:07 HERE IS THE EAST ELEVATION THAT WOULD FACE RAPALLO.
 05:21:14 AND HERE IS THE WEST ELEVATION AS WE TALKED ABOUT, AND YOU
 05:21:22 CAN BETTER SEE SOME OF THE MODIFICATIONS WE MADE TO THE WEST
 05:21:26 FACADE.

05:21:27 IN ADDITION TO BETTER ARTICULATING THE WEST FACADE, WE ALSO
 05:21:33 ADDED SOME ADDITIONAL LANDSCAPING ALONG THE WEST PROPERTY
 05:21:38 LINE.
 05:21:39 I'M GOING TO SHIFT BACK TO THE LANDSCAPING PLAN TO BETTER
 05:21:41 SHOW THAT.
 05:21:42 ONE OF THE CHALLENGES WE HAD, ONE OF THE REQUESTS WAS TO ADD
 05:21:46 SOME FEATURES TO CREATE A SOFTER EDGE ALONG THE WEST FACADE.
 05:21:51 WE HAD SOME SITE CHALLENGES AND COULDN'T FIT LANDSCAPING IN
 05:21:55 THERE, AT LEAST LANDSCAPING ENOUGH TO MAKE ANYTHING OF
 05:21:58 MEANINGFUL IMPACT.
 05:21:59 WE KNOW WE HAVE TO MAINTAIN A 5-FOOT SIDEWALK BETWEEN THE
 05:22:02 SIDEWALK AND THE BUILDING, WE LITERALLY HAD INCHES TO
 05:22:06 LANDSCAPE.
 05:22:06 IT WASN'T ENOUGH TO DO ANYTHING OF VALUE.
 05:22:10 SO THE SOLUTION THAT BILL PRYSI AND NED DEWHIRST CAME UP
 05:22:17 WITH WAS TO ADD SOME ADDITIONAL LANDSCAPING HERE, IF YOU CAN
 05:22:18 SEE MY POINTER, ALONG THE WEST PROPERTY LINE TO BETTER
 05:22:24 CREATE A STRONGER BUFFER AND TO CREATE, MAYBE SOFTEN UP THAT
 05:22:27 WEST FACADE.
 05:22:28 THE LAST ITEM THAT GOES BACK TO ONE OF THE CONDITIONS --
 05:22:38 THIS IS SOME OF THE ACCESSORY STRUCTURES.
 05:22:40 THIS TO THE RIGHT IS THE DUMPSTER ENCLOSURE.
 05:22:42 TO THE LEFT IS THE GENERATOR ENCLOSURE.
 05:22:44 WE DO SHOW 8-FOOT, 8 INCHES, BUT WE'LL MODIFY THAT TO MAKE
 05:22:49 8-FOOT MAXIMUM TO COMPLY WITH THE -- JIM'S CONDITIONS.

05:22:54 THIS IS THE BUILDING SIGNAGE.
 05:22:57 THERE ARE THREE WALL SIGNS AND A MONUMENT SIGN.
 05:23:00 ALL INTERNALLY ILLUMINATED.
 05:23:04 LED LIGHTS, CHANNEL LETTER SIGNS, AND THEN THIS IS THE
 05:23:07 MONUMENT SIGN THAT IS LOCATED HERE.
 05:23:10 WHERE NUMBER 4 IS RIGHT ALONG VIA VILLAGIO AS YOU ENTER THE
 05:23:13 BUILDING.
 05:23:14 WE DO ARTICULATE THE BASE WITH THE SAME MATERIAL, THE SAME
 05:23:19 EL DORADO STONE ON THE BUILDING, WE'LL APPLY THE SAME BASE
 05:23:23 TO THE BASE OF THE MONUMENT SIGN.
 05:23:25 AND THE HILTON GARDEN SIGN IS VERY MUCH A HILTON STANDARD
 05:23:31 FOR THIS BRAND.
 05:23:32 ONE THING THAT ISN'T VERY CLEAR THAT I APOLOGIZE FOR AND
 05:23:36 THERE'S SOME CONFUSION, AT WHICH JIM STARTS TO ADDRESS IN
 05:23:40 HIS CONDITIONS, THIS IS AN INTERNALLY ILLUMINATED CABINET
 05:23:45 SIGN.
 05:23:45 SO THE CABINET SIGN, THE BLUE IS ALL OPAQUE.
 05:23:49 IT'S A METAL FACE, SO THE ONLY ITEMS ILLUMINATED ON THE SIGN
 05:23:56 ARE THE LOGOS AND THE LETTERING.
 05:23:57 THAT'S ALL INTERNALLY ILLUMINATED.
 05:24:01 IT'S AN OPAQUE BLUE FACE WITH INTERNALLY ILLUMINATED
 05:24:05 LETTERS.
 05:24:06 I BELIEVE THAT IS CONSISTENT WITH YOUR SIGN CODE.
 05:24:10 SIGN CODE DOES ALSO ALLOW YOU TO USE CHANNEL LETTERS OR
 05:24:13 REVERSE LIT CHANNEL LETTERS.

 05:24:15 I BELIEVE A CABINET SIGN OF THIS NATURE IS STILL AN
 05:24:19 ACCEPTABLE SOLUTION.
 05:24:20 I THINK WHERE THE CONFUSION WAS, AND I APOLOGIZE, WE DIDN'T
 05:24:23 RENDER IT VERY WELL ON THIS.
 05:24:24 WHAT IS NOT ACCEPTABLE -- MARY, CORRECT ME IF I'M WRONG --
 05:24:28 YOU CANNOT HAVE A CABINET SIGN WHERE THE ENTIRE FACE IS
 05:24:31 ILLUMINATED, WHERE THE BLUE AND THE LETTERS ARE ILLUMINATED.
 05:24:35 THAT IS NOT THIS TYPE OF SIGN.
 05:24:37 DRIVEN PAST ANY HILTON GARDEN INN, THESE ARE ALL CONSISTENT.
 05:24:44 THEY ARE BRAND SPECIFIC. WE WOULD TAKE EXCEPTION TO I THINK
 05:24:48 IT IS THE FIRST ITEM ON JIM'S LIST WITH REGARD TO THE
 05:24:52 MONUMENT SIGN AND THE USE OF CHANNEL LETTERS.
 05:24:57 ALL THE OTHER CONDITIONS I THINK ARE ALL ACCEPTABLE.
 05:25:02 THE ONLY OTHER ARGUMENT OR THE CHALLENGE THAT WE WOULD HAVE,
 05:25:05 TAKE EXCEPTION TO ITEM NUMBER 4 IS TO PROVIDE GLASS TO MATCH
 05:25:09 THE ADJACENT WINDOWS ON THE FIRST FLOOR OF THE WEST SIDE.
 05:25:14 LET ME NAVIGATE BACK TO THE WEST ELEVATION.
 05:25:16 I BELIEVE IT IS THESE TWO WINDOWS HERE AT THE BOTTOM.
 05:25:35 >>Tammy Duran: WE'RE HEARING YOU TALK.
 05:25:37 WERE YOU TALKING TO US, NANCY?
 05:25:41 >>Nancy Stroud: THE MEETINGS WILL BE LISTED AND THEN YOU
 05:25:43 CLICK ON THE ARROW THAT TURNS ON THE LIVE STREAM.

05:25:47 >>Tammy Duran: CAN YOU GUYS HEAR US?
 05:25:53 >>Barry Jones: I AM NOW.
 05:25:58 >> AS I WAS SAYING, ONE OF THE ITEMS WE DO TAKE EXCEPTION TO

 05:26:01 IS ITEM NUMBER 4 ON THE LIST.
 05:26:03 I THINK JIM IS REQUESTING THAT THESE WINDOWS BE TRUE WINDOWS
 05:26:07 WITH GLASS.
 05:26:09 THERE IS A CHALLENGE WITH THIS.
 05:26:13 MICHAEL, MAYBE YOU CAN APPRECIATE THIS.
 05:26:15 THIS IS A LOAD BEARING MASONRY WALL WITH EFIS LAYER AND
 05:26:20 RELIEF TO THE EFIS TO GIVE YOU DEPTH AND CREATE THE FALSE
 05:26:26 WINDOW WITH THE ARCH.
 05:26:27 THE CHALLENGE WITH ADDING A STOREFRONT WITH GLASS IS WE HAVE
 05:26:30 TO BUILD THE WALL OUT FOUR INCHES.
 05:26:33 WHEN YOU DO THAT, WHEN YOU BUILD THE WALL OUT, IT'S HARD TO
 05:26:36 SEE ON THIS.
 05:26:37 THERE IS ABOUT A FOUR INCH REVEAL FROM THE FACE OF THE
 05:26:40 YELLOW EFIS TO THE STONE PIER TO THE RIGHT OF IT.
 05:26:44 WE'RE GOING TO LOSE THAT RELIEF.
 05:26:45 YOU'LL BUILD THAT OUT TO GET THE GLASS IN THERE.
 05:26:48 YOU'LL LOSE A LOT OF THAT RELIEF.
 05:26:50 I DON'T KNOW IF THAT'S NECESSARY OR IF THAT'S APPROPRIATE
 05:26:53 FOR THIS.
 05:26:54 SO THIS ARCHITECTURAL ELEMENT IS THE SAME TYPE OF ELEMENT WE
 05:26:58 HAVE JUST AROUND THE CORNER ON THE OTHER SIDE.
 05:27:00 AGAIN, I THINK THE INTENT BEHIND OAK BROOK PROPERTIES
 05:27:06 REQUEST WAS ADD ADDITIONAL ARTICULATION TO THAT.
 05:27:09 REALLY, THEIR CONCERN WAS THE VIEW AS YOU TURN THE CORNER
 05:27:12 ONTO THE PROPERTY AT A HIGHER LEVEL.

 05:27:15 SO I THINK WE ADDRESSED THAT WITH THESE HIGHER FALSE WINDOWS
 05:27:18 HERE TO BETTER ARTICULATE THIS AT A HIGHER LEVEL.
 05:27:22 BE HONEST WITH YOU, I THINK THIS IS A SECONDARY OR A THIRD
 05:27:26 BUILDING ELEMENT.
 05:27:27 I THINK IT WOULD BE A DIFFERENT STORY IF WE'RE TALKING ABOUT
 05:27:30 THE MAIN FACADE OF THE PORTE-COCHERE, BUT THIS IS REALLY A
 05:27:34 SECONDARY ELEMENT THAT I DON'T KNOW IF IT'S NECESSARY.
 05:27:39 >>Michael Sheeley: AT THE LOWER LEVEL, THAT IS SHIELDED BY
 05:27:41 THE FIRE STATION NEXT DOOR?
 05:27:43 >> YES, SIR.
 05:27:44 AS YOU ROUND THE CORNER, YOU'LL SEE THE FIRE STATION AND
 05:27:50 THEN AS YOU TURN THE CORNER, YOU WILL HAVE SOME VISIBILITY
 05:27:54 COMING HERE, ASSUMING THERE'S NOBODY PARKED IN THOSE SPACES.
 05:27:58 COULD YOU SEE THAT?
 05:27:59 YEAH, POSSIBLY.
 05:28:00 AGAIN, THIS IS THE SAME DETAIL ON THE WEST THAT YOU'RE GOING
 05:28:03 TO HAVE ON THE NORTH SIDE.
 05:28:07 ARCHITECTURALLY I THINK IT'S AN APPROPRIATE SOLUTION TO

05:28:10 ADDRESS, AGAIN, SOME LEVEL OF ARTICULATION.
 05:28:14 AGAIN, THE REAL CONCERN WAS ADDRESSING ARTICULATION AT A
 05:28:16 MUCH HIGHER LEVEL TWO, THREE STORIES ABOVE.
 05:28:20 I THINK WE HAVE DONE THAT WITH THE FALSE WINDOWS.
 05:28:25 >>Jim Wallace: QUICK QUESTION.
 05:28:25 I DIDN'T SEE ANY MONUMENT OR WAYFINDING SIGN ON SWEETWATER
 05:28:29 RANCH ROAD.

 05:28:29 DO YOU NOT ANTICIPATE THAT YOU'RE GOING TO GET A LOT OF
 05:28:33 TRAFFIC COMING OFF U.S. 41 ONTO SWEETWATER?
 05:28:38 MAYBE IT'S SELF-EVIDENT THAT YOU'RE THERE.
 05:28:41 I LOOK UP 50 FEET, BUT IF I DON'T, THERE'S NO WAYFINDING AT
 05:28:46 ALL ON SWEETWATER RANCH.
 05:28:48 >> GOOD QUESTION.
 05:28:49 WE DO HAVE SOME LIMITATION ON SIGN.
 05:28:50 I BELIEVE WE'RE ONLY ALLOWED TO HAVE ONE MONUMENT SIGN AND
 05:28:53 THERE ARE SOME OTHER CHALLENGES WITH ADDING A MONUMENT SIGN
 05:28:57 HERE.
 05:28:57 WE WOULD LOVE -- ADDED IN THE MEDIAN, BUT THAT'S NOT A
 05:29:02 POSSIBILITY.
 05:29:03 WE DON'T OWN THAT PROPERTY.
 05:29:05 >>Jim Wallace: I'M TALKING NOT A -- A WAYFINDING SIGN.
 05:29:10 >> A DIRECTIONAL SIGN?
 05:29:12 >>Jim Wallace: HERTZ HAS ONE ON VIA VILLAGIO.
 05:29:15 IT'S SMALL BUT HIGHLY VISIBLE.
 05:29:17 >> WE CAN DEFINITELY LOOK AT THAT IF THAT IS WITHIN THE SIGN
 05:29:20 ORDINANCE TO ALLOW FOR ADDITIONAL SIGNAGE, EVEN WAYFINDING
 05:29:23 SIGNAGE.
 05:29:24 >>Jim Wallace: A SMALL WAYFINDING SIGN WITH AN ARROW.
 05:29:28 >> SURE.
 05:29:29 ABSOLUTELY.
 05:29:30 >>Scotty Wood: WHILE YOU HAVE THE SLIDE UP, I NOTICED THAT
 05:29:32 YOU'RE PLANNING TO RELOCATE THREE EXISTING DATE PALMS.

 05:29:36 YOU'RE RELOCATING THEM TO THE SOUTH.
 05:29:39 IF I LOOK AT PAGE 6, WHICH I BELIEVE IS AN AERIAL PHOTOGRAPH
 05:29:45 OF THE SITE, I THINK I CAN SEE THE THREE DATE PALMS THAT ARE
 05:29:49 SUBJECT TO RELOCATION.
 05:29:51 AND THEY ARE CURRENTLY PROVIDING SOME KIND OF A BUFFER
 05:29:56 SCREEN TO THE RESIDENCE.
 05:29:59 THE LANDSCAPE PLAN HAS THESE THREE DATE PALMS BEING MOVED
 05:30:04 WELL SOUTH AND NO LONGER PROVIDING THE BUFFER SCREEN TO THE
 05:30:10 RESIDENTS.
 05:30:10 WHY IS THAT?
 05:30:12 >> YOU'RE ABSOLUTELY CORRECT.
 05:30:13 THIS IS AN OLDER VERSION OF A PLAN, SO I THINK THIS PLAN HAS
 05:30:19 BEEN REVISED.
 05:30:20 I THINK THESE RELOCATED PALMS HAVE BEEN SHIFTED OVER HERE,

05:30:25 IF YOU CAN SEE MY CURSOR, I THINK IN THIS LOCATION.
 05:30:28 IN YOUR PACKET, IT'S NOT IN THIS PRESENTATION.
 05:30:33 THIS PRESENTATION WAS SUBMITTED ABOUT TWO WEEKS AGO, ON THE
 05:30:38 3rd.
 05:30:39 SUBSEQUENT TO THAT THERE HAVE BEEN SOME UPDATES.
 05:30:41 IN YOUR REVISED LANDSCAPING PLANS, IT DOES REFLECT THE NEW
 05:30:46 LOCATION FOR THOSE THREE TREES.
 05:30:47 >>Scotty Wood: NOW, IF ANY OF THOSE THREE PALMS THAT ARE
 05:30:50 RELOCATED DON'T SURVIVE THE RELOCATION, WILL YOU REPLACE
 05:30:55 THEM WITH A PALM OF THE SAME SIZE?
 05:30:57 WHAT?

05:31:03 >> [NOT SPEAKING AT A MICROPHONE]
 05:31:08 >> THEY DIE WITHIN ONE YEAR -- BILL PRYSI, LANDSCAPE
 05:31:13 ARCHITECT WITH HOLE MONTES.
 05:31:15 WHEN THEY ARE RELOCATED, THERE WILL BE A ONE-YEAR WARRANTY
 05:31:19 ON THEM.
 05:31:19 THEY WILL BE GUARANTEED SOME SURVIVAL.
 05:31:22 >>Scotty Wood: IF THEY DIE IN SIX MONTHS, I'M CONCERNED
 05:31:25 ABOUT MAKING SURE THAT THE SAME SIZE TREE GETS REPLACED.
 05:31:28 I KNOW IT'S VERY EXPENSIVE.
 05:31:30 THAT'S WHY I'M ASKING.
 05:31:33 >> I GUESS WE CAN COMMIT TO A CERTAIN SIZE IN THE PLAN SET.
 05:31:36 >>Scotty Wood: SAME AS.
 05:31:37 IT'S A REPLACEMENT.
 05:31:39 IN MY COMMUNITY WE JUST REPLACED A 30-FOOT TALL DATE PALM.
 05:31:44 >> THEY ARE SIX, SEVEN THOUSAND DOLLARS APIECE.
 05:31:50 >>Michael Sheeley: A COUPLE OF QUESTIONS.
 05:31:52 >> ANY OTHER LANDSCAPE QUESTIONS?
 05:31:54 >>Michael Sheeley: NO LANDSCAPE QUESTIONS.
 05:31:55 OF COURSE, WE HAVE ALL SEEN THE BUILDING BEFORE.
 05:31:59 WE ALL I THINK APPRECIATE THE EFFORTS THAT YOU'VE MADE TO
 05:32:03 ADDRESS THE PREVIOUS DESIGN BOARD ISSUES AS WELL AS THOSE AT
 05:32:07 THE LAST MEETING.
 05:32:08 AND I THINK YOUR MASSING IS GREAT.
 05:32:11 I THINK YOUR COLORS ALL WORK.
 05:32:13 I THINK IT IS A HANDSOME BUILDING FOR THE VILLAGE.

05:32:15 I HAVE A COUPLE OF SPECIFIC QUESTIONS.
 05:32:18 IF YOU CAN GO TO THE WEST ELEVATION AGAIN, I WANT TO CONFIRM
 05:32:25 WITH JIM THAT YOU ARE, IN FACT, TALKING ABOUT THOSE TWO
 05:32:28 FIRST FLOOR AREAS WITH THE AWNINGS THAT YOU ARE REQUIRING
 05:32:33 THAT THEY BE GLASS?
 05:32:34 IT WOULD BE MY OPINION THAT THAT IS KIND OF UNNECESSARY AND
 05:32:41 ACTUALLY DETRACTS A LITTLE BIT FROM THE ELEVATION.
 05:32:43 I LIKE THAT THE CENTER PORTION IS SYMMETRICAL ABOUT ITSELF
 05:32:48 AND THOSE DON'T SERVE ANY PARTICULAR PURPOSE, ESPECIALLY --
 05:32:52 YOU'RE ALWAYS GOING TO SEE IT ON AN ANGLE.

05:32:54 AROUND THE CORNER YOU HAVE THE SAME CONDITION.
 05:32:56 IT WOULD BE MY RECOMMENDATION THAT REQUIREMENT NOT BE MADE.
 05:33:00 THE SECOND QUESTION IS, WHAT HE SAID ABOUT THE SIGN, THE
 05:33:04 HILTON SIGN, IS THAT ACCEPTABLE TO THE VILLAGE?
 05:33:10 >>Mary Gibbs: ONE OF THE QUESTIONS WE HAVE ABOUT THE SIGN
 05:33:13 IS, IF YOU CAN BRING UP THE SIGN, THE APPLICATION THAT WE
 05:33:18 HAVE, THE LATEST ONE WE HAVE SIGNED IS A LITTLE BIT
 05:33:20 DIFFERENT.
 05:33:21 IT HAS A LITTLE BIT -- THE SIDES ARE DIFFERENT.
 05:33:24 JIM HAS IT ON HIS COMPUTER.
 05:33:26 YOU DON'T HAVE A MICROPHONE.
 05:33:28 THE ONE YOU'RE SHOWING HERE IS A LITTLE BIT MORE MODERN THAN
 05:33:32 THE ONE WE SHOW IN THE LAST SUBMITTAL.
 05:33:35 IS THIS THE CORRECT ONE?
 05:33:36 CAN YOU LOOK AT THAT?

 05:33:38 >> YOU ARE CORRECT.
 05:33:39 I APOLOGIZE.
 05:33:40 THIS IS AN EARLIER VERSION.
 05:33:41 THERE IS A LATER VERSION THAT IS MAYBE BETTER ARTICULATED.
 05:33:46 THAT LATER VERSION TAKES AWAY THIS ALUMINUM SIDES AND FRAMES
 05:33:53 IT OUT WITH EFIS, THE SAME YELLOW EFIS THAT MATCHES THE
 05:33:56 COLOR OF THE BUILDING.
 05:33:57 AND THERE IS A CORNICE ELEMENT, KIND OF SIMILAR TO THE
 05:33:59 CORNICE ELEMENT --
 05:34:02 >> LITTLE MORE TRADITIONAL.
 05:34:04 >>Mary Gibbs: JIM WILL SHOW IT AROUND FOR THE PEOPLE THAT
 05:34:07 CAN'T SEE, HE'S TAKING IT AROUND ON HIS LAPTOP TO SHOW
 05:34:10 EVERYBODY WHAT IT LOOKS LIKE.
 05:34:12 THE QUESTION THAT WE HAD, I GUESS, MAYBE I MISSED IT, DID
 05:34:17 YOU SAY THE LETTERS ARE INTERNALLY ILLUMINATED OR THE WHOLE
 05:34:20 THING ILLUMINATED?
 05:34:22 >> JUST THE METAL BOX, THE CABINET SIGN IS INTERNALLY
 05:34:26 ILLUMINATED.
 05:34:27 ONLY THE LETTERS ARE ILLUMINATED WITHIN.
 05:34:30 SO THE LETTERS IS LIKE A FROSTED PLEXIGLAS TYPE OF MATERIAL
 05:34:35 AND THE BLUE IS AN OPAQUE METAL PANEL.
 05:34:39 SO THERE'S NO LIGHT COMING THROUGH THAT BLUE AT ALL.
 05:34:42 THE DRAWING DOESN'T CLEARLY REPRESENT THAT.
 05:34:46 IF YOU SEE ANY HILTON, ALL THE SIGNS ARE THE SAME.
 05:34:50 THERE ARE SOME CERTAIN BRAND STANDARDS THAT THEY HAVE TO

 05:34:52 MAINTAIN.
 05:34:54 BLUE OPAQUE METAL AND ONLY THE LETTERS.
 05:34:59 >>Jim Wallace: ARE THE LETTERS RAISED CHANNEL LETTERS?
 05:35:02 >> NO, SIR.
 05:35:03 >>Jim Wallace: THEY ARE NOT.
 05:35:04 >> IT'S A BOX.

05:35:05 >>Jim Wallace: ONE OTHER SIDE COMMENT IS THAT WE FOUND ON
 05:35:10 SIGNAGE, RIGHT HERE YOU'RE SHOWING MAYBE EIGHT OR TEN INCHES
 05:35:13 WITH THE LANDSCAPING, AND YOU'RE SHOWING 28 INCHES IN TERMS
 05:35:16 OF THE BASE OF YOUR SIGN.
 05:35:20 WE OFTEN RECOMMENDED TO GO TO THREE FEET ON THE BASE JUST
 05:35:24 BECAUSE LANDSCAPING IS TYPICALLY TWO.
 05:35:27 AND IF IT'S TWO FEET OF LANDSCAPING, YOU'RE NOT GOING TO SEE
 05:35:29 ANY OF THAT BEAUTIFUL STONE.
 05:35:31 I THINK IT ONLY HELPS YOU IF YOU RAISE THAT UP TO THREE
 05:35:35 FEET, GET ANOTHER 8 INCHES BASE AND YOUR LANDSCAPING THEN
 05:35:39 WON'T HIDE THE WHOLE SIGN.
 05:35:41 >> ABSOLUTELY.
 05:35:42 SO SOME OF THE CHALLENGES THAT WE HAVE, WE'VE GOT TO BALANCE
 05:35:44 THE HEIGHT OF THE SIGN WITH THE AREA OF THE SIGN.
 05:35:48 SO I THOUGHT WE WERE AT THE MAXIMUM HEIGHT.
 05:35:53 >>Jim Wallace: I THINK THE BASE CAN BE TALLER.
 05:35:55 JIM, CORRECT ME IF I'M WRONG, BUT THE LDC SAYS THE SIGN
 05:35:58 CANNOT BE TALLER THAN IT IS WIDE.
 05:36:00 IF THEY ADDED EIGHT INCHES TO THE BASE, I THINK THEY WOULD

 05:36:03 BE FINE, DON'T YOU?
 05:36:04 YEAH.
 05:36:06 >> GREAT.
 05:36:07 WE WOULD LOVE THAT.
 05:36:09 >>Michael Sheeley: DO YOU AGREE, JIM, THAT THIS TYPE OF SIGN
 05:36:12 IS ACCEPTABLE UNDER THE CODE?
 05:36:14 >>Mary Gibbs: I THINK WHAT WE'RE SAYING AND JIM IS SAYING
 05:36:17 THAT IT IS SUPPOSED TO HAVE THE CHANNEL-LIT LETTERS.
 05:36:22 WE'VE BEEN CRITICIZED IN THE PAST BY SOME OTHER DRB MEMBERS,
 05:36:28 NOT BILL, BUT SOMEBODY YOU KNOW WELL, BECAUSE OF THE BOX
 05:36:31 THINGS AND NOT HAVING THE INDIVIDUAL CHANNEL-LIT LETTERS.
 05:36:34 IN THINKING ABOUT THIS, IF YOU THINK THE SIGN NEEDS A LITTLE
 05:36:39 BIT MORE WORK, YOU DON'T HAVE TO APPROVE THE SIGN TONIGHT.
 05:36:43 YOU CAN APPROVE THE DEVELOPMENT ORDER FOR THE HOTEL AND THEY
 05:36:47 COULD COME BACK WITH THE SIGN OR SOMETHING.
 05:36:48 BECAUSE WE'VE GOT A LITTLE CONFUSION WITH WHICH IS THE RIGHT
 05:36:54 SIGN.
 05:36:54 I THINK THAT THEY DO NEED TO HAVE THE CHANNEL LIT LETTERS TO
 05:36:58 COMPLY WITH THE CODE.
 05:37:00 >>Jim Wallace: I PERSONALLY WOULD BE RELUCTANT TO APPROVE
 05:37:03 THIS WITHOUT THE CHANNEL LETTERS.
 05:37:15 >> I GUESS I WOULD LIKE THE OPPORTUNITY TO INVESTIGATE THIS
 05:37:17 FURTHER.
 05:37:17 MY INTERPRETATION OF YOUR SIGN CODE DOES ALLOW THESE CABINET
 05:37:21 SIGNS.

 05:37:22 I THINK THERE ARE OTHER CABINET SIGNS LIKE THIS ALL
 05:37:25 THROUGHOUT ESTERO.

05:37:27 AGAIN, THIS IS A BRAND STANDARD.
 05:37:30 WE CAN INVESTIGATE WITH HILTON TO SEE IF THEY WOULD ACCEPT
 05:37:33 OR ALLOW FOR CHANNEL LETTERS, BUT THIS TYPE OF METAL CABINET
 05:37:38 SIGN I THINK IS WITHIN YOUR LAND DEVELOPMENT CODE, UNLESS
 05:37:42 I'M GROSSLY MISINTERPRETING THE CODE REQUIREMENTS.
 05:37:45 IF YOU WANT TO MAKE THIS A CONDITION, WE CAN COME BACK OR
 05:37:49 MAYBE APPROVE THIS ADMINISTRATIVELY.
 05:37:51 WE CAN DEAL WITH THE MONUMENT SIGN AND BETTER ARTICULATING
 05:37:55 THE MONUMENT SIGN LIKE WHAT WE HAVE SHOWN IN A PREVIOUS ONE.
 05:37:58 SOME OF THE CHALLENGES WE HAVE IS, THERE'S ONLY SO MUCH WE
 05:38:01 CAN DO.
 05:38:01 THE HILTON BRAND STANDARDS WILL DICTATE WHAT WE CAN AND
 05:38:05 CAN'T DO.
 05:38:06 >>Jim Wallace: AND WE HAVE THE ESTERO BRAND THAT WE HAVE TO
 05:38:08 PROTECT.
 05:38:09 >> RIGHT.
 05:38:09 UNDERSTOOD.
 05:38:12 >>Scotty Wood: MARY, DO YOU THINK THIS MATTER COULD BE
 05:38:16 ADMINISTRATIVELY REVIEWED?
 05:38:17 >>Mary Gibbs: I THINK IF YOU'RE COMFORTABLE WITH THE
 05:38:19 DEVELOPMENT ORDER FOR THE REST OF IT, WHATEVER STIPULATIONS
 05:38:21 YOU PUT IN, YOU COULD SAY WE'RE NOT APPROVING THE MONUMENT
 05:38:28 SIGN TONIGHT, BUT IF THE STAFF GOES BACK AND REVIEWS AND IT

 05:38:31 COMPLIES WITH THE CODE IT COULD BE APPROVED.
 05:38:33 AND IF WE FEEL THAT IT DOESN'T, WE'LL JUST BRING IT BACK.
 05:38:43 >>Scotty Wood: ANYTHING ELSE?
 05:38:44 I THINK WE'RE DONE.
 05:38:50 >>Jim Wallace: I THOUGHT THEY WERE GOING TO ADDRESS THE IDEA
 05:38:52 OF PARKING ACROSS THE ROAD.
 05:38:54 I WAS TOLD THAT WOULD BE DEALT WITH LATER BY THE APPLICANT.
 05:39:03 >> FOR THE RECORD, RICK BRYLANSKI, HOLE MONTES, CIVIL
 05:39:09 ENGINEER.
 05:39:09 ACTUALLY, ONE OF THE ISSUES WITH THE MID BLOCK CROSSING, NOT
 05:39:13 ONLY IS IT COINCIDENTAL WITH THE EMERGENCY ACCESS FOR THE
 05:39:17 FIRE STATION, BUT ALSO THERE REALLY IS POOR SIGHT VISIBILITY
 05:39:23 TO THIS LOCATION.
 05:39:24 SWEETWATER RANCH ROAD WHEN IT GETS CLOSER TO 41 HAS A
 05:39:28 SHARPER TURN, SO WITH THE LANDSCAPE AND THE MEDIANS AND
 05:39:35 PARKWAYS, THE SIGHT DISTANCE FOR A CAR APPROACHING THIS AREA
 05:39:38 IS VERY POOR.
 05:39:39 THEY DON'T HAVE THE PROPER STOPPING SIGHT DISTANCE.
 05:39:42 I WOULD BE REMISS IF I WAS A DESIGNER PUTTING A MID BLOCK
 05:39:48 CROSSING THERE AND CLAIMING IT WAS SAFE.
 05:39:50 IT'S NOT A SAFE LOCATION.
 05:39:54 >>Jim Wallace: HOW FAR IS IT TO THAT INTERSECTION FROM U.S.
 05:39:57 41?
 05:39:57 ABOUT 300 FEET?

05:39:59 >> PROBABLY.

05:40:00 THERE IS A RIGHT-TURN LANE THAT COMES OFF OF THE NORTHBOUND
05:40:04 41, SO THAT'S FREE FLOWING.
05:40:07 SO YOU'RE IMMEDIATELY UP TO SPEED.
05:40:10 AS A MATTER OF FACT, IF YOU'RE MAKING A LEFT SOUTHBOUND --
05:40:12 >>Jim Wallace: IF YOU PUT IN AN INTERSECTION, YOU WOULD PUT
05:40:15 IT ON THE EAST SIDE I WOULD THINK OF THE INTERSECTION
05:40:18 BECAUSE MOST OF YOUR TRAFFIC WOULD BE COMING OFF U.S. 41,
05:40:21 CORRECT?
05:40:21 >> WELL, WHAT I'M SAYING IS THAT LOCATION IS VERY POOR FOR
05:40:25 SIGHT DISTANCE TO BEGIN WITH.
05:40:27 HAVING A MID BLOCK CROSSING, YOU WOULDN'T BE ABLE TO STOP IN
05:40:31 TIME.
05:40:32 AND IT WOULD BE JEOPARDY FOR A PEDESTRIAN, ESPECIALLY IF THE
05:40:36 PEDESTRIAN HAD A HANDICAP OR ANYTHING LIKE THAT AND NEEDED
05:40:42 MORE TIME TO CROSS THE STREET.
05:40:44 >>Jim Wallace: I HEAR WHAT YOU'RE SAYING AND I'M TORN
05:40:47 BETWEEN WHAT I THINK WILL BE HUMAN BEHAVIOR AND PEOPLE WILL
05:40:51 TAKE THE SHORTEST DISTANCE TO GET THERE.
05:40:54 UNIVERSITIES PROVE THAT.
05:40:56 THEY PUT IN WALKS, AFTER A YEAR, YOU SEE WHERE THE STUDENTS
05:41:00 WALK.
05:41:00 WOULD YOU AT LEAST BE OPEN TO ADDING A SIGN THAT SAYS "WATCH
05:41:07 FOR PEDESTRIANS" OR SOMETHING.
05:41:09 IF YOU'RE NOT WILLING TO PUT A FORMAL CROSSWALK.
05:41:13 I WOULD LIKE TO TAKE EVERY OPPORTUNITY WE CAN TO PROTECT

05:41:16 LIVES.
05:41:17 >> ME TOO.
05:41:18 AND THAT'S WHY I THINK THE STOP SIGN LOCATION, THE THREE-WAY
05:41:23 STOP IS A MUCH BETTER, SAFER LOCATION FOR ANY PEDESTRIANS
05:41:28 BECAUSE YOU'RE GOING TO STOP AT THAT LOCATION.
05:41:30 YOU'RE GOING TO YIELD TO PEDESTRIANS.
05:41:33 THE MID BLOCK IS NOT AS WELL SIGNED.
05:41:38 >>Jim Wallace: BUT YOU AGREE THAT PEOPLE ARE PROBABLY GOING
05:41:40 TO CROSS AT THAT LOCATION.
05:41:43 >> WELL, ACTUALLY I'M NOT EXACTLY SURE BECAUSE THE MAIN
05:41:47 ENTRANCE FOR THE HOTEL IS ACTUALLY CLOSER TO THE MAIN VIA
05:41:53 VILLAGIO ROAD.
05:41:55 IT'S ACTUALLY BETTER CONTINUITY TO THE ADJACENT SITE TO WALK
05:42:01 AROUND VIA VILLAGIO THAN CUTTING THROUGH THE PARKING AREA.
05:42:05 THERE REALLY IS NO STUBOUT FOR SIDEWALKS GOING TO THE
05:42:09 MIDPOINT OF SWEETWATER FROM THE MARKETPLACE PROJECT.
05:42:13 >>Jim Wallace: YOUR ARGUMENT IS, I WANT TO BE SURE I
05:42:16 UNDERSTAND IT SO I CAN THINK ABOUT IT.
05:42:19 YOUR ARGUMENT IS BECAUSE THE ENTRANCE OF THE HOTEL IS CLOSER
05:42:21 TO VIA VILLAGIO THAN IT IS TO ANYTHING ELSE THAT PEOPLE ARE

05:42:23 GOING TO COME OUT OF THE HOTEL, TURN RIGHT, GO TO VIA
 05:42:26 VILLAGIO, WALK DOWN THAT SIDEWALK, CROSS THE SWEETWATER AND
 05:42:30 THEN COME DOWN TO PARKING?
 05:42:32 >> I DON'T EVEN KNOW IF THEY WILL GO TO SWEETWATER AT ALL.
 05:42:36 I THINK THEY WILL STAY ALONG VIA VILLAGIO AND -- IF THEY

 05:42:39 WERE GOING TO MARKETPLACE.
 05:42:40 I WOULD PASS SWEETWATER.
 05:42:44 I WOULD CONTINUE AND GO THROUGH THE MIDPOINT OF THE
 05:42:47 MARKETPLACE.
 05:42:47 THAT WOULD BE ME.
 05:42:48 AND THEN ALSO KEEP IN MIND THE HOTEL DOES HAVE ALL THE BIKE
 05:42:53 RACKS FOR ANY VISITORS THAT'S OVER ON THAT SIDE, TOO, WHICH
 05:42:57 IS CLOSER TO VIA VILLAGIO, IF THERE WAS ANY BIKE ACCESS
 05:43:02 THROUGH THAT AREA.
 05:43:03 I THINK THAT COVERS.
 05:43:10 >>Jim Wallace: PART OF THE PROBLEM IS I DON'T HAVE YOUR
 05:43:12 FINAL PLAN SHOWING THE PARKING ACROSS THE STREET.
 05:43:15 I CAN'T FULLY UNDERSTAND.
 05:43:18 THE ONE I HAVE SHOWS A RETENTION POND, NOT PARKING.
 05:43:22 >> I'M GLAD STAFF MENTIONED IT.
 05:43:25 THE CODE RIGHT NOW HAS 1.2 UNITS IS ONE PARKING SPACE.
 05:43:31 SO FOR 115 ROOMS, IT COMES OUT TO I THINK 96 PARKING SPACES.
 05:43:37 WE HAVE 117.
 05:43:38 SO WE'RE ACTUALLY OVER-PARKED PER CODE, BUT WE ARE PROVIDING
 05:43:43 THE PARKING THAT WE ORIGINALLY AGREED TO IN THE ZONING WHICH
 05:43:48 HAD A LITTLE BIT DIFFERENT CRITERIA AT THE DAY.
 05:43:51 >>Jim Wallace: FOR CLARIFICATION SO I UNDERSTAND.
 05:43:54 THE SOUTHEAST CORNER OF SWEETWATER RANCH AND VIA VILLAGIO,
 05:43:57 IS THAT A RETENTION POND OR IS THAT PARKING?
 05:44:03 >> THE SOUTHEAST CORNER, OF VIA VILLAGIO?

 05:44:06 >>Jim Wallace: OF SWEETWATER RANCH, ACROSS FROM THE HOTEL,
 05:44:10 THE CORNER OF VIA VILLAGIO AND SWEETWATER RANCH.
 05:44:15 THE ONLY DRAWING I HAVE SHOWS THAT AS A RETENTION POND.
 05:44:19 NOT PARKING, NOT PEDESTRIAN AREA, NOT ANYTHING.
 05:44:21 YOU SAID PEOPLE AREN'T GOING TO COME DOWN SWEETWATER RANCH.
 05:44:25 THE ONLY DRAWING I HAVE SHOWS IT AS A RETENTION POND.
 05:44:28 IS IT NOW GOING TO BE PARKING?
 05:44:31 >> WE'RE TALKING ON THE MARKETPLACE PARCEL?
 05:44:34 >>Jim Wallace: YES, YES.
 05:44:35 >> I'M NOT EXACTLY SURE.
 05:44:37 >>Mary Gibbs: DRY RETENTION.
 05:44:39 >> THAT'S SHOWN AS DRY RETENTION.
 05:44:41 >>Jim Wallace: IT'S GOING TO STAY THAT?
 05:44:44 >> AS FAR AS I KNOW.
 05:44:45 JIM.
 05:44:46 >>Jim Wallace: PAGE 9 IS WHAT I'M ON.

05:44:47 >>Jim Hart: WHAT'S ON THE SCREEN RIGHT NOW, THAT SOUTHEAST
 05:44:52 CORNER IS DRY DETENTION.
 05:44:55 THE PARKING WILL BE THE AREA IMMEDIATELY WEST OF THAT, AND
 05:44:59 THEN COMING KIND OF A TRIANGULAR AREA BACK TO THE NORTH.
 05:45:07 >>Jim Wallace: PEOPLE WOULD WALK ALONG VIA VILLAGIO, WALK
 05:45:09 DOWN THE SIDEWALK ALONG SWEETWATER RANCH AND THEN CROSS THAT
 05:45:13 OPENING TO THE PARKING.
 05:45:15 >>Jim Hart: RIGHT.
 05:45:15 BASICALLY THIS AREA RIGHT HERE WHERE THE CURSOR IS, IS WHERE

 05:45:21 THE PARKING IS ALONG SWEETWATER RANCH AND THEN IT KIND OF
 05:45:24 FORMS A TRIANGLE COMING BACK TOWARDS THE NORTH.
 05:45:28 >>Jim Wallace: I GOT IT.
 05:45:29 PLEASE PUT UP SIGNS CAUTIONING PEOPLE.
 05:45:32 >>Anthony Gargano: CAN I GET A CLARIFICATION ON SOMETHING?
 05:45:33 VERY EARLY ON IN THE PRESENTATION THERE WAS A STATEMENT MADE
 05:45:39 THAT IMPLIED THAT THOSE EXTRA 15 SPOTS WERE ACTUALLY NOT
 05:45:43 NEEDED.
 05:45:44 AND IT WAS JUST STATED AGAIN.
 05:45:47 DO WE ACTUALLY NEED THOSE 15 SPOTS OR NOT?
 05:45:53 >>Mary Gibbs: HERE IS THE DILEMMA AND I DON'T WANT TO MAKE
 05:45:55 IT TOO COMPLICATED.
 05:45:56 WHEN THIS PROJECT INITIALLY CAME IN, THE ZONING REQUIRED --
 05:46:01 THEY DIDN'T MEET THE PARKING.
 05:46:03 SO THEY HAD TO HAVE THOSE EXTRA SPACES ACROSS THE STREET
 05:46:06 WHICH WERE GOING TO BE DESIGNATED FOR EMPLOYEES ONLY,
 05:46:08 BECAUSE THEY DID NOT MEET THE PARKING REQUIREMENT.
 05:46:11 IN THE MEANTIME, WHEN WE ADOPTED OUR NEW CODE AND THEY WENT
 05:46:14 INTO COVID HIDING, IN 2021, THE NEW CODE CAME IN.
 05:46:19 THAT PUT THE PARKING REQUIREMENT IN BUT IT TRANSPOSED THE
 05:46:21 NUMBERS.
 05:46:22 SO INSTEAD OF 1.2, WE'RE GOING TO TALK ABOUT THIS LATER
 05:46:25 TONIGHT, INSTEAD OF 1.2 SPACES PER HOTEL ROOM, IT SAID ONE
 05:46:30 SPACE PER 1.2 ROOMS.
 05:46:32 SO IT TRANSPOSED THE NUMBERS, WHICH THEN REQUIRED LESS

 05:46:35 PARKING.
 05:46:35 I CALL IT A SCRIVENER'S ERROR.
 05:46:38 SO WE DISCOVERED THAT, BUT IN THE MEANTIME THEY COME IN FOR
 05:46:41 THEIR DEVELOPMENT ORDER.
 05:46:42 NOW THEY ARE UNDER THE NEW CODE AND THE NEW CODE REQUIRES
 05:46:45 LESS PARKING.
 05:46:46 HOWEVER, YOU STILL HAVE THAT ZONING CONDITION THAT SAID YOU
 05:46:49 HAD TO HAVE THE PARKING ACROSS THE STREET.
 05:46:51 WE'RE TRYING TO BALANCE WHICH CODE APPLIES, YOU KNOW, WHEN
 05:46:57 YOU'VE GOT A PROJECT THAT'S KIND OF OLD.
 05:47:01 >>Anthony Gargano: WELL, IF THEY HAVE SUFFICIENT PARKING,
 05:47:03 DOESN'T IT MAKE THE SAFETY ISSUE MOOT?

05:47:07 EMPLOYEES CAN PARK ON THE HOTEL PROPERTY.
 05:47:10 >>Mary Gibbs: IT COULD BECAUSE THEY FEEL LIKE THEY HAVE
 05:47:12 ENOUGH PARKING AND THEY KIND OF FEEL THAT THE EMPLOYEES ARE
 05:47:15 NOT EVEN GOING TO USE IT.
 05:47:17 BUT WE ARE GOING TO CHANGE THE PARKING BACK.
 05:47:26 >>Anthony Gargano: I UNDERSTAND THAT PART OF IT.
 05:47:28 I THINK WE'RE SPENDING A LOT OF TIME ON SOMETHING THAT'S
 05:47:31 UNNECESSARY.
 05:47:32 >>Mary Gibbs: AND IF IT WASN'T A ZONING CONDITION, WE
 05:47:35 WOULDN'T BE TALKING ABOUT IT AT ALL.
 05:47:39 >>Scotty Wood: ANYTHING ELSE?
 05:47:40 OKAY.
 05:47:43 I THINK WE'RE DONE.

 05:47:45 ANY OTHER BOARD COMMENTS?
 05:47:49 I WANT TO OPEN UP THE PUBLIC HEARING.
 05:47:52 ANY CARDS?
 05:47:52 >>Tammy Duran: I HAVE ONE.
 05:47:54 DANIEL CARRIE.
 05:48:01 >> MY NAME IS DAN CARRIE.
 05:48:03 I LIVE IN RAPALLO.
 05:48:05 ESSENTIALLY I'VE BEEN LIVING THERE FOR THE LAST, SINCE 2014.
 05:48:15 >>Tammy Duran: CAN YOU TALK INTO THE MIKE, PLEASE?
 05:48:18 >> OBVIOUSLY I KNOW ABOUT THIS SINCE 2018 BECAUSE I
 05:48:21 PARTICIPATED IN THE MEETING THAT THEY CAME IN TO PRESENT.
 05:48:24 AT THE TIME I QUESTIONED THE DEVELOPER -- I'M SORRY, BUT I
 05:48:31 CHANGED COMPUTER FROM 2018.
 05:48:35 I HAVE A NEW ONE AND I CAN'T FIND THE COMMUNICATION.
 05:48:37 FORGETTING THAT I'M HERE TO TALK ABOUT TWO THINGS.
 05:48:41 BELIEVE ME, I'VE SEEN PRESENTATIONS WHERE RAPALLO AND BOOKS
 05:48:47 AND AT THE END OF THE DAY, THE BOARD END UP APPROVING
 05:48:50 ANYWAY.
 05:48:50 THAT'S NOT MY INTENT.
 05:48:52 MY INTENT IS LET'S TALK ABOUT THE FLOODING, FOR EXAMPLE.
 05:48:54 I'M CONVINCED THAT NED DEWHIRST, WITH WHAT HE HAS DONE, HAS
 05:49:05 SOLVED THAT ISSUE.
 05:49:06 THIS IS NOT AN ISSUE THAT RAPALLO IS CONCERNED ABOUT ANYMORE
 05:49:06 BECAUSE IT IS AN ENGINEERING STUDY THAT WAS DONE.
 05:49:10 I WOULD ASSUME THE VILLAGE TAKE RESPONSIBILITY FOR REVIEWING

 05:49:14 THAT STUDY AND APPROVING IT.
 05:49:16 AM I CORRECT TO STATE THAT, MARY?
 05:49:20 >>Mary Gibbs: YES.
 05:49:21 >> THEN THE HEIGHT OF THE BUILDING.
 05:49:25 I'M WONDERING HOW THE HEIGHT WENT FROM 55 TO 77 FEET.
 05:49:29 IT WAS APPROVED BACK IN 2014 BECAUSE RAPALLO -- NED
 05:49:36 DEWHIRST, WENT FROM RIGHT ACROSS FROM RAPALLO AND MOVED THE
 05:49:43 BUILDING DOWN TO WHERE IT IS TODAY.

05:49:45 THE ONLY CONCERN I HAVE IN MEETING WITH SHAWN, WHICH, BY THE
 05:49:52 WAY, I HAVE TO CONGRATULATE THEM FOR NOT ONLY COMING INTO
 05:49:55 RAPALLO AND TALKING TO THE HOMEOWNERS, BUT ALSO WHEN I
 05:49:59 REQUESTED THAT TO MARY THAT WE MEET WITH SHAWN REGARDING THE
 05:50:05 LANDSCAPING.
 05:50:06 CALLED AND SET UP A MEETING AND WE HAD A GOOD MEETING.
 05:50:09 I'M NOT HERE AGAIN TO -- I KNOW THAT IS SOMETHING THAT HAS
 05:50:16 TO GO THERE.
 05:50:16 I WANT TO TALK ABOUT THE HEIGHT OF THE BUILDING.
 05:50:18 HOW DID IT GO FROM 55 TO 77?
 05:50:20 IN THE COMMENT SHAWN MADE AND I JUST -- HE SAID THE VILLAGE
 05:50:28 REQUIRED IT BE 77 FEET BECAUSE OF THE ARCHITECTURAL -- ON
 05:50:36 TOP.
 05:50:37 IT IS JUST A QUESTION IN MY MIND.
 05:50:39 55 FEET IS A LOT LESS THAN 77 FEET, IF YOU UNDERSTAND WHAT
 05:50:45 I'M TALKING ABOUT.
 05:50:46 THE NEXT ONE HAS TO DO WITH THE LANDSCAPING.

05:50:48 AGAIN, AT THE TIME, SOMEONE, I DON'T REMEMBER WHO AND I
 05:50:56 DON'T HAVE MY COMPUTER.
 05:50:58 I HAVE A NEW COMPUTER.
 05:51:02 SOMEONE PROMISED THAT IT WOULD PUT A BERM ON VIA VILLAGIO TO
 05:51:10 KIND OF SHIELD RAPALLO FROM THE HOTEL.
 05:51:17 55 FEET IS DIFFERENT THAN 77.
 05:51:22 THE LANDSCAPING THAT I SAW AND SHAWN SAID THE HOTEL CANNOT
 05:51:31 PUT THE BERM BECAUSE THAT WOULD NOT -- ESSENTIALLY THEY
 05:51:37 CAN'T PUT A BERM THERE.
 05:51:39 I THINK THERE IS ENOUGH SPACE TO PUT IT.
 05:51:43 IF YOU LOOK FROM THE EDGE OF THE SIDEWALK, FROM THE STREET
 05:51:46 ALL THE WAY TO THE FIRST PARKING SPOT, THERE'S PLENTY OF
 05:51:50 SPACE THERE.
 05:51:52 I GUESS IT IS A QUESTION OF WHO PAYS TO DO WHAT.
 05:51:56 OBVIOUSLY, A BERM WOULD ALLOW THE LANDSCAPING TO BE A LOT
 05:52:05 HIGHER AND SHIELD RAPALLO FROM, COMPLETELY FROM NOT ONLY THE
 05:52:11 PARKING LOT BUT ALSO ACTUALLY THE HOTEL ITSELF.
 05:52:15 THOSE ARE THE COMMENTS THAT I'M MAKING.
 05:52:20 ALSO, I HAPPEN TO BE WALKING OUTSIDE AND I SAW THIS
 05:52:28 PARTICULAR THING.
 05:52:28 I'LL GIVE IT TO SHAWN BECAUSE I WOULD LIKE HIM TO LOOK AT
 05:52:31 PUTTING THAT INSTEAD OF WHAT ELSE.
 05:52:41 THOSE ARE THE COMMENTS I HAVE.
 05:52:44 >>Scotty Wood: THAT'S IT.
 05:52:45 LAST CALL.

05:52:46 I'LL CLOSE THE PUBLIC HEARING.
 05:52:47 YES.
 05:52:51 PLEASE STATE YOUR NAME, WHERE YOU LIVE AND THEN FILL OUT A
 05:52:53 CARD AFTERWARDS.

05:52:57 >> GIRARD GRIGGS, I ALSO LIVE IN RAPALLO.
 05:53:01 I UNDERSTAND THE NEED AND DESIRE FOR HAVING A BERM.
 05:53:04 I THINK THAT IS A REALLY GOOD IDEA IF WE CAN DO IT.
 05:53:07 WHAT I WANT TO ASK IS IF YOU WOULD CONSIDER AN ADDITIONAL
 05:53:14 STIPULATION REGARDING THE PAVEMENT, IF IT'S ASPHALT VERSUS
 05:53:19 PAVERS.
 05:53:20 THE ONLY REASON I BRING THIS UP IS BECAUSE IF YOU ARE
 05:53:22 FAMILIAR WITH THE AREA AND YOU WALK UP AND DOWN THAT STREET,
 05:53:27 IT'S REALLY COPACETIC.
 05:53:31 REALLY PEACEFUL, REALLY CALM.
 05:53:34 WE HAVE A LOT OF ASPHALT COMING IN WITH THE ADJACENT
 05:53:38 DEVELOPMENT AS WELL AS THIS ONE.
 05:53:39 I'M SURE THIS ONE LOOKS BEAUTIFUL.
 05:53:41 I THINK WE'VE DONE A REALLY GREAT JOB, BUT IF YOU COULD
 05:53:45 CONSIDER A STIPULATION WITH PAVERS THAT MIGHT KIND OF SOFTEN
 05:53:50 THE BLOW ALONG THE BEAUTIFUL CORRIDOR THAT WE WALK AND RIDE
 05:53:55 OUR BIKES UP AND DOWN TO AND FROM COCONUT POINT MALL.
 05:53:59 THAT'S IT.
 05:54:03 >>Scotty Wood: THANK YOU.
 05:54:05 >>Jim Wallace: CAN I MAKE ONE COMMENT?
 05:54:06 >>Scotty Wood: ANY OTHER COMMENTS?

 05:54:07 I'M GOING TO CLOSE THE PUBLIC HEARING.
 05:54:10 ANY OTHER BOARD COMMENTS?
 05:54:15 >>Jim Wallace: I WANT TO MAKE ONE COMMENT ON THE HEIGHT
 05:54:17 BECAUSE ACTUALLY THE BEARING POINT, WHICH IS NORMALLY WHAT
 05:54:21 WE CONSIDER THE HEIGHT OF THE BUILDING IS 53 AND A HALF
 05:54:25 FEET, WHICH IS WITHIN THE 55 LIMIT, AND IT IS THE TOWERS
 05:54:29 WHICH WE COLLECTIVELY ASK THEM TO ADD AND RAISE TO GIVE THE
 05:54:35 BUILDING MORE ARCHITECTURAL DETAIL AND BE MORE ATTRACTIVE.
 05:54:40 BUT THE BEARING POINT IS ONLY 53.5 AND IT IS TYPICALLY 55 TO
 05:54:44 THE BEARING POINT.
 05:54:45 SO I DON'T THINK THAT'S REALLY THAT EXTREME WHAT THEY HAVE
 05:54:48 BUILT OR WHAT THEY ARE RECOMMENDING.
 05:54:50 >>Mary Gibbs: AND THAT WAS APPROVED IN THE ZONING FOR THE
 05:54:52 BUILDING MAX HEIGHT WAS 55.
 05:54:54 AND THEN THE ADDITIONAL JUST FOR THE EQUIPMENT.
 05:55:00 >>Michael Sheeley: MOST MUNICIPAL HEIGHT ORDINANCES ARE TO
 05:55:02 THE MAIN ROOF ITSELF AND THEN ARCHITECTURAL APPURTENANCES,
 05:55:07 ELEVATORS, STAIRWAYS, ET CETERA, MAY EXCEED THAT HEIGHT.
 05:55:10 THAT'S TYPICAL IN MOST CODES.
 05:55:16 I HAVE A QUESTION.
 05:55:17 DO YOU HAVE ANY PAVERS AS PART OF THE SITE PLAN AT ENTRANCES
 05:55:20 OR THE PORTE-COCHERE OR ANYTHING LIKE THAT?
 05:55:23 >> YES, WE DO.
 05:55:24 BRICK PAVERS AT THE PORTE-COCHERE.
 05:55:28 >>Michael Sheeley: THANK YOU.

05:55:31 >>Scotty Wood: ANYTHING ELSE?
 05:55:33 THEN I WOULD LIKE TO CALL FOR A MOTION.
 05:55:37 WHO WOULD LIKE TO MAKE IT?
 05:55:40 >> I SO MOVE.
 05:55:41 >>Scotty Wood: CAN YOU EXPAND ON YOUR MOTION.
 05:55:46 >> TO APPROVE IT.
 05:55:47 >>Michael Sheeley: WHAT ABOUT INCLUDING THE STIPULATIONS?
 05:55:50 >>Jim Wallace: ONLY STIPULATION TO ADD SIGNS FOR CAUTIONING
 05:55:54 PEOPLE TO WATCH FOR PEDESTRIANS, IF YOU WOULD DO THAT.
 05:55:58 >>Michael Sheeley: WE HAVE THE STAFF STIPULATIONS AS WELL.
 05:56:00 >>Jim Wallace: AND, OF COURSE, THE STAFF STIPULATIONS.
 05:56:04 >>Anthony Gargano: THAT WOULD EXCLUDE THE SIGN AT THIS
 05:56:06 POINT?
 05:56:11 >>Jim Wallace: I'M ASKING TO ADD THAT AS WELL --
 05:56:15 >>Michael Sheeley: I SECOND THE MOTION FOR DISCUSSION.
 05:56:17 ANTHONY IS ASKING WHETHER YOU ARE EXCLUDING THE MONUMENT
 05:56:22 SIGN FOR STAFF APPROVAL.
 05:56:23 >>Jim Wallace: YES.
 05:56:24 EXCLUDING THE MONUMENT SIGN.
 05:56:30 >>Michael Sheeley: DO YOU AGREE WITH THE STIPULATION TO
 05:56:31 PROVIDE EXTRA GLASS ON THE WEST ELEVATION?
 05:56:35 >>Jim Wallace: YEAH.
 05:56:40 >>Michael Sheeley: IF YOU RECALL, I SAID I THOUGHT IT WAS
 05:56:43 UNNECESSARY FROM AN ARCHITECTURAL STANDPOINT.
 05:56:45 FILLING IN DUMMY GLASS NEXT TO THE CENTER AREA THERE.

 05:56:46 >>Jim Wallace: I'VE DONE IT AND IT SEEMS TO WORK.
 05:56:49 IT ALL DEPENDS ON HOW THEY EXECUTE IT.
 05:56:52 >>Michael Sheeley: YOUR MOTION IS TO LEAVE THAT STIPULATION
 05:56:55 IN THERE.
 05:56:55 >>Jim Wallace: YEAH.
 05:56:59 >>Scotty Wood: ANY OTHER DISCUSSION?
 05:57:00 ARE YOU STRAIGHT WITH THE MOTION, MARY?
 05:57:06 >>Mary Gibbs: YEAH.
 05:57:06 >>Scotty Wood: TELL ME WHEN YOU ARE.
 05:57:09 >>Mary Gibbs: I THINK I'M OKAY WITH THE MOTION.
 05:57:11 ALSO, JUST TO MENTION, THE PLANS, SINCE WE'VE BEEN KIND OF
 05:57:15 TRYING TO GET THIS READY FOR THE MEETING, THE PLANS HAVE
 05:57:17 CHANGED SLIGHTLY.
 05:57:18 SO WE HAVE -- JIM HAS BEEN -- WE'RE TALKING ABOUT THE NEWEST
 05:57:23 PLANS.
 05:57:23 WE WANT TO MAKE SURE WE'RE ALL ON THE SAME PAGE.
 05:57:28 >>Scotty Wood: OKAY.
 05:57:29 ON THAT NOTE, TAMMY, YOU CAN CALL THE ROLL.
 05:57:34 >>Anthony Gargano: YES.
 05:57:37 >> BOARD MEMBER JONES?
 05:57:38 >>Barry Jones: YES.
 05:57:40 >>Michael Sheeley: YES.

05:57:41 >>James Tatooles: YES.
 05:57:43 >>Jim Wallace: YES.
 05:57:44 >>Scotty Wood: YES.

 05:57:45 OKAY.
 05:57:49 YOU'RE APPROVED.
 05:57:49 AS NOTED.
 05:57:50 AS STIPULATED.
 05:57:52 OKAY.
 05:58:04 OUR NEXT ITEM, WE NOW MOVE OUT OF QUASI-JUDICIAL INTO PUBLIC
 05:58:11 INFORMATION MEETINGS.
 05:58:11 PUBLIC INFORMATION MEETINGS, NO DECISIONS ARE MADE BY THE
 05:58:16 BOARD.
 05:58:17 IT IS STRICTLY AS THE NAME IMPLIES FOR PUBLIC INFORMATION.
 05:58:20 THE FIRST ONE THAT WE'RE GOING TO LOOK AT IS THE APPLICATION
 05:58:25 TO CONSTRUCT THE COASTAL PALMS ACADEMY, A DEVELOPMENT ORDER
 05:58:30 IS PENDING.
 05:58:37 >>Mary Gibbs: THAT MEANS WE DON'T HAVE --
 05:58:39 >>Scotty Wood: NOT APPROVED YET.
 05:58:41 >>Mary Gibbs: THAT ACTUALLY MEANS THAT WE DON'T HAVE ONE
 05:58:43 YET.
 05:58:44 >>Scotty Wood: YOU DON'T, OKAY.
 05:58:45 I'M JUST READING OFF THE AGENDA.
 05:58:47 >>Mary Gibbs: I KNOW.
 05:58:52 >>Scotty Wood: ARE YOU GOING TO INTRODUCE THIS?
 05:58:58 >>Mary Gibbs: I GUESS I'LL BE INTRODUCING IT.
 05:59:00 THIS IS A SMALL THREE AND A HALF ACRES SITE AT THE CORNER OF
 05:59:05 CORKSCREW ROAD AND RIVER RANCH ROAD.
 05:59:09 THE APPLICANT IS ASKING TO DO A DAY CARE ON THE FRONT PIECE

 05:59:13 AND THEN THERE IS A SMALL PIECE IN THE BACK THAT'S RESERVED
 05:59:16 FOR A FUTURE USE.
 05:59:18 THIS IS THE INFORMATION MEETING.
 05:59:20 I KNOW SOME OF THE NEIGHBORS ARE HERE ASKING ME.
 05:59:23 THIS IS THE VERY FIRST MEETING.
 05:59:25 WE DON'T HAVE AN APPLICATION YET.
 05:59:27 SO THIS IS VERY PRELIMINARY.
 05:59:30 THERE WILL BE SOME PUBLIC HEARING AT SOME LATER POINT, BUT
 05:59:34 NOT TODAY.
 05:59:35 WE DID RECEIVE SOME E-COMMENTS, SO I JUST SAY THAT WE GOT
 05:59:40 FIVE E-COMMENTS THAT WERE IN FAVOR, WHICH ALSO INCLUDED THE
 05:59:43 APPLICANT'S COMMENT AND I THINK HIS WIFE.
 05:59:47 SO THAT WAS INTERESTING.
 05:59:48 THEN WE DID GET TWO E-COMMENTS THAT HAD CONCERNS ABOUT THE
 05:59:52 TRAFFIC SPEEDING AND FLOODING IN THAT AREA.
 05:59:55 I'LL TURN THIS OVER TO THE ENGINEER, JOHN WOJDAK WHO CAN
 06:00:03 GIVE YOU THE OVERVIEW.
 06:00:04 THE PROPERTY IS ALREADY ZONED COMMERCIAL BY LEE COUNTY,

06:00:08 WHICH WAS ZONED QUITE A FEW YEARS AGO, BUT IT'S VACANT AND
 06:00:11 NEVER BEEN DEVELOPED.
 06:00:13 TAKE IT AWAY, JOHN.
 06:00:22 >>John Wojdak: GOOD EVENING.
 06:00:23 FOR THE RECORD, JOHN WOJDAK WITH RESPEC, FORMERLY DELISI
 06:00:29 FITZGERALD.
 06:00:29 AS MARY NOTED, WE'RE HERE TO TALK ABOUT THE COASTAL PALMS

 06:00:35 ACADEMY PROJECT.
 06:00:36 IT'S ON 3.84 ACRES.
 06:00:39 KIND OF AT THE NORTHWEST CORNER OF RIVER RANCH AND
 06:00:44 CORKSCREW, KIND OF OPPOSITE THE ENTRANCE TO -- I USED TO
 06:00:50 LIVE IN THAT NEIGHBORHOOD.
 06:00:52 ACROSS CORKSCREW.
 06:00:59 COUNTRY CREEK.
 06:01:00 THANK YOU.
 06:01:00 AS MARY SAID, DEVELOPMENT ORDER PENDING JUST MEANS WE HAVE
 06:01:07 NOT SUBMITTED IT YET.
 06:01:08 WE'RE WORKING ON IT.
 06:01:10 WANTED TO GET EVERYBODY'S FEEDBACK.
 06:01:12 WE WANT TO INTRODUCE THE DEVELOPER AND PROPRIETOR OF THE
 06:01:17 SCHOOL, DEREK BURKHOLDER.
 06:01:19 AND THEN THE FACILITY IS PROPOSED A LITTLE UNDER 15,000
 06:01:28 SQUARE FEET.
 06:01:29 WITH ME TODAY IS -- YOU KNOW GREG DISERIO FROM DAVE JONES
 06:01:37 AND ASSOCIATES.
 06:01:39 DANIEL TURNER -- DANIEL SCOTT TURNER DESIGN WHO IS THE
 06:01:42 ARCHITECT.
 06:01:43 AND THEN MYSELF.
 06:01:45 ANOTHER AERIAL VIEW.
 06:01:49 THE PROPERTY IS VACANT.
 06:01:51 AS MARY SAID, IT IS ZONED.
 06:01:53 IT WAS ZONED IN 2002, AMENDED IN 2008 FOR A FAIRLY SPECIFIC

 06:02:02 PLAN THAT THEN NEVER GOT DEVELOPED.
 06:02:07 GOTTEN D.O. FROM THE COUNTY AND E.R.P. THAT HAVE SINCE
 06:02:11 EXPIRED.
 06:02:11 THE ENTITLEMENTS ARE FOR ABOUT 54,000 SQUARE FEET OF
 06:02:18 COMMERCIAL WITH A MAX OF 40% LOT COVERAGE, TWO STORIES,
 06:02:24 35-FOOT MAX IN HEIGHT.
 06:02:26 LIKE MARY NOTED, IT WAS ZONED SOME TIME AGO THROUGH THE
 06:02:35 COUNTY AND HAS PRETTY MUCH BEEN SITTING.
 06:02:40 PROPOSED USE IS 14,700 SQUARE FOOT DAY CARE, MAXIMUM
 06:02:46 CAPACITY OF THAT BUILDING IS 260 STUDENTS, BUT ON AVERAGE
 06:02:50 YOU'RE LOOKING AT ABOUT 200 PER DAY.
 06:02:53 AND THERE IS AN OUTDOOR PLAY AREA, REALLY NOT DETAILED ON
 06:02:58 THE SITE PLAN YET BECAUSE WE DON'T HAVE THAT DESIGN, BUT
 06:03:01 I'LL POINT THAT OUT.

06:03:02 THIS IS THE MCP NORTH, CORKSCREW ROAD TO THE LEFT THAT HAS A
 06:03:11 BUILDING ESSENTIALLY ON THE CORKSCREW FRONTAGE, WHICH IS
 06:03:13 WHERE OUR BUILDING IS LOCATED, AND THEN A FUTURE -- ANOTHER
 06:03:18 SECOND BUILDING KIND OF AT THE SOUTH END OF THE PROPERTY
 06:03:21 WITH A SINGLE ACCESS POINT OFF OF RIVER RANCH.
 06:03:26 ORIGINALLY DESIGNED TO LINE UP WITH ACCESS ACROSS RIVER
 06:03:32 RANCH, WHICH WAS THAT ACCESS POINT WAS NOT INCORPORATED INTO
 06:03:37 THE NEIGHBORING COMMUNITY.
 06:03:41 SO THERE'S NO ACCESS ACROSS THE STREET.
 06:03:43 SO THIS IS THE SITE PLAN.
 06:03:52 KIND OF MATCHING -- I APOLOGIZE.

06:03:58 ESTERO PLACE.
 06:03:59 THE NEIGHBORHOOD ACROSS THE STREET, WHICH DOES NOT HAVE
 06:04:03 ACCESS OFF RIVER RANCH.
 06:04:05 NOT IMMEDIATELY ACROSS OUR ACCESS POINT.
 06:04:12 SO ACCESS PRETTY MUCH SAME LOCATION AS THE ZONING PLAN,
 06:04:20 BUILDING AGAIN ORIENTED FACING CORKSCREW ROAD.
 06:04:24 WE HAVE LEFT ROOM, IF THERE WAS EVER A TURN LANE THERE IN
 06:04:29 THE FUTURE, WE KIND OF SET THE BUILDING BACK THAT COULD
 06:04:32 ACCOMMODATE THAT.
 06:04:33 AND THEN KIND OF AN L-SHAPED BUILDING AND IN THE CORNER OF
 06:04:36 THAT L WOULD BE THE PLAYGROUND.
 06:04:40 PARKING ON TWO SIDES, WATER MANAGEMENT KIND OF IN THE
 06:04:43 CENTER, WHICH WOULD THEN SEPARATE OUR USE FROM THE FUTURE
 06:04:47 COMMERCIAL USE TO THE ONE ON THE SOUTH END.
 06:04:50 UNLESS THERE ARE ANY COMMENTS ON THE SITE PLAN, I WAS GOING
 06:04:56 TO LET DEREK, THE DEVELOPER COME UP, AND KIND OF EXPLAIN HIS
 06:05:03 VISION, HOW THE SCHOOL OPERATES, THINGS LIKE THAT.
 06:05:13 >>Jim Wallace: JOHN, ARE YOU ASKING FOR QUESTIONS ON THE
 06:05:15 SITE PLAN?
 06:05:16 >>John Wojdak: IF THERE ARE ANY COMMENTS, WE CAN TALK ABOUT
 06:05:18 IT NOW OR AT THE END.
 06:05:19 >>Jim Wallace: YOU SAID 260 STUDENTS BUT I ONLY SEE 63
 06:05:23 PARKING SPACES AND YOU HAVE 24 STAFF, SO YOU ONLY HAVE 39
 06:05:27 PARKING SPACES FOR PARENTS, BUT YOU HAVE 260 STUDENTS.
 06:05:31 >>Michael Sheeley: IT'S A DAY CARE, NOT A SCHOOL.

06:05:33 IT'S A DAY CARE, NOT A SCHOOL.
 06:05:36 >>Jim Wallace: THE KIDS ARE INFANT TO FOUR.
 06:05:39 >>John Wojdak: JIM, I HEAR YOUR QUESTION.
 06:05:41 I'LL LET DEREK ANSWER THAT IN TERMS OF --
 06:05:45 >>Jim Wallace: I PRESUME THEY ALL ARRIVE AT THE SAME TIME.
 06:05:49 >>John Wojdak: THE SPAN OF PICKUP AND DROP-OFF.
 06:05:51 HE CAN DEFINITELY EXPLAIN THAT BETTER.
 06:05:54 >>Scotty Wood: WHILE YOU'RE HERE, YOU SHOW THAT YOU'LL BE
 06:05:59 REMOVING EIGHT HERITAGE OAK TREES.
 06:06:06 THE LANDSCAPE PLAN THAT SITS BEHIND IT, I REALLY CAN'T TELL

06:06:10 WHETHER OR NOT YOU'RE ADEQUATELY MITIGATING FOR THE LOST OF
06:06:14 EIGHT HERITAGE OAK TREES.

06:06:16 >>John Wojdak: I'LL LET GREG TALK ABOUT THAT.

06:06:20 THE LANDSCAPE PLAN IS IN THE PRESENTATION.

06:06:27 >>James Tatoes: WHAT DO YOU CONTEMPLATE THE ADDITIONAL USE
06:06:29 FOR THE BUILDING?

06:06:30 >>John Wojdak: REALLY, DEREK HAS NO INTENTION OF DEVELOPING
06:06:34 THAT.

06:06:34 YOU BASICALLY HAVE PRETTY GENERIC COMMERCIAL USES IN THE
06:06:42 CPD.

06:06:43 THERE'S NOTHING REALLY OFFENSIVE IN THE ZONING.

06:06:46 >>James Tatoes: INVESTIGATED HOW BIG OF A BUILDING YOU
06:06:49 COULD PUT AND MAKE THAT WORK WITH THE PROPER BASIS OF
06:06:55 PARKING --

06:06:57 >>John Wojdak: WE HAVE.

06:06:57 WE'RE BASICALLY USING A DECENT AMOUNT OF ROOM FOR THE SCHOOL
06:07:01 AND PLAYGROUND AND PARKING AND WATER MANAGEMENT.

06:07:03 I DON'T HAVE THE EXACT NUMBER OFF THE TOP OF MY HEAD, BUT I
06:07:07 CAN TELL YOU IT'S NOWHERE NEAR MAXING OUT THE INTENSITY.

06:07:09 >>James Tatoes: WONDER IF YOU WILL HAVE ENOUGH PARKING
06:07:12 SPACES TO SUPPORT ANOTHER BUILDING.

06:07:15 >>John Wojdak: YOU WOULD, BUT BASED ON THE PARKING THAT WE
06:07:17 COULD HAVE, YOU'RE LOOKING AT LIKE A SMALL OFFICE BUILDING
06:07:20 OR SOMETHING LIKE THAT.

06:07:21 ABOUT ALL THE ROOM THAT YOU HAVE TO SUPPORT WITH THE
06:07:25 PARKING.

06:07:37 >> HI THERE.

06:07:38 MY NAME IS DR. DEREK BURKHOLDER.

06:07:42 THIS IS MY SISTER, DR. EMMA DUFFY.

06:07:45 TO ADDRESS THE COMMENT ABOUT THE PARKING, PARENTS DROP OFF
06:07:49 THROUGHOUT THE DAY.

06:07:50 THEY DON'T DROP OFF ALL AT ONCE.

06:07:53 WE'LL OPEN AT 7.

06:07:54 MAJORITY OF THE TIME PARENTS WILL DROP OFF BETWEEN 7:30 AND
06:07:57 8:45.

06:07:59 AND THEN PICK UP ON THE BACK END PROBABLY BETWEEN 3:30 TO
06:08:04 5:30 WOULD BE THE PEAK TIMES, ALL STAGGERED WITHIN THAT.

06:08:08 THEY DON'T DROP OFF AT THE SAME TIME, DON'T PICK UP AT THE
06:08:11 SAME TIME.

06:08:11 SO YOU DON'T NEED PARKING THERE FOR --

06:08:13 >>Jim Wallace: PRIMARILY WITHIN THAT HOUR, IN THE AFTERNOON
06:08:17 ABOUT THAT HOUR.

06:08:18 >> ABOUT HOUR AND A HALF AND SPEND PROBABLY THREE MINUTES
06:08:21 DROPPING OFF AND FOUR MINUTES PICKING UP.

06:08:23 THEY ARE PRETTY MUCH IN AND OUT.

06:08:26 THEY ARE NOT STAYING.

06:08:27 THEY ARE NOT LONG.
 06:08:28 DID THAT ANSWER THE QUESTION?
 06:08:33 >>Jim Wallace: NOT SUFFICIENTLY.
 06:08:35 I AM STILL VERY SKEPTICAL ABOUT 260 STUDENTS AND ONLY 39
 06:08:39 PARKING SPACES FOR NON-STAFF.
 06:08:42 >>Derek Burkholder: I PREVIOUSLY OWNED AND OPERATED SIX
 06:08:47 CHILD CARE LETTERS IN OHIO.
 06:08:48 EACH ONE WAS LICENSED FOR ABOUT 200 KIDS EACH.
 06:08:51 WITH ABOUT -- WE HAD PROBABLY 30 SPACES.
 06:08:58 OHIO DOESN'T REQUIRE AS MUCH PARKING AS DOWN HERE.
 06:09:01 AND THAT IS WHY WE ALSO INCORPORATED A DROP-OFF TURNAROUND
 06:09:06 LANE TO HELP EASE THAT AS WELL UNDERNEATH THE OVERHANG.
 06:09:09 SO PARENTS CAN COME.
 06:09:12 THEY CAN PULL THROUGH, PICK UP AND THEN LEAVE.
 06:09:14 I JUST WANTED TO INTRODUCE MYSELF.
 06:09:20 MY NAME IS DR. DEREK BURKHOLDER.
 06:09:23 WE ARE EXCITED TO BE HERE.
 06:09:27 WE ARE THE FOUNDERS OF COASTAL PALMS ACADEMY, A DAY SCHOOL
 06:09:31 FOR YOUNG LEARNERS.

 06:09:33 TOGETHER WE'LL BRING OVER 30 YEARS OF EXPERIENCE TO THE
 06:09:36 FIELD OF EARLY EDUCATION IN ADDITION TO OUR DOCTORAL
 06:09:39 DEGREES.
 06:09:40 WE'RE BOTH UNITED BY OUR PASSIONS TO FOSTER YOUNG CHILDREN
 06:09:44 AND YOUNG MINDS AND EXCITED TO BREAK GROUND ON THIS
 06:09:48 ADVENTURE.
 06:09:48 WE'RE BOTH RESIDENTS OF ESTERO, AND WE BOTH HAVE YOUNG KIDS.
 06:09:53 WE'RE EXCITED TO GROW IN THIS COMMUNITY TOGETHER AND WORK
 06:09:57 AND TEACH OUR YOUNG CHILDREN TOGETHER.
 06:10:01 >> I'LL JUST SHARE THE MISSION OF OUR SCHOOL.
 06:10:03 WE ASPIRE TO INSTILL A LIFELONG LOVE OF LEARNING WHILE
 06:10:07 IGNITING CURIOSITY, EXPLORATION AND JOY IN CHILDREN.
 06:10:10 WE BELIEVE ALL CHILDREN ARE FILLED WITH WONDER AND CAPABLE
 06:10:14 AND COMPETENT.
 06:10:15 WE PLEDGE TO CREATE A SAFE ENVIRONMENT THAT ENCOURAGES
 06:10:19 CRITICAL THINKING, PROBLEM SOLVING CREATIVITY BECAUSE WE
 06:10:22 TRULY WANT TO EMPOWER YOUNG LEARNERS.
 06:10:24 OUR DAY SCHOOL IS A PLACE WHERE CURIOSITIES CAN BE
 06:10:27 CELEBRATED AND STUDENTS ARE INSPIRED TO EXPLORE AND EMBRACE
 06:10:29 THE JOY OF THE JOURNEY OF LEARNING.
 06:10:33 >>Derek Burkholder: JUST ONE THING.
 06:10:35 WE'RE BUILDING A PRESCHOOL, A DAY SCHOOL, AN EDUCATIONAL
 06:10:40 FACILITY.
 06:10:40 THE WORD DAY CARE IS SO TABOO IN OUR WORLD, I DON'T LIKE IT.
 06:10:45 I REFER TO DAY SCHOOL, PRESCHOOL, BUT UNDER THE USE OF DAY

 06:10:50 CARE.
 06:10:50 JUST HAD TO PUT THAT OUT THERE.

06:10:52 WE'LL TURN IT OVER TO OUR LANDSCAPE ARCHITECT.
 06:11:00 >>Anthony Gargano: BEFORE YOU DO THAT, A CONCERN I HAVE
 06:11:02 HERE, IT IS A REALLY BUSY INTERSECTION AND MY CONCERN IS
 06:11:09 TRIP GENERATION AS TO WHAT THAT 260 KIDS BEING DROPPED OFF
 06:11:16 AND PICKED UP, PLUS I DON'T KNOW HOW MANY STAFF YOU'LL
 06:11:24 EMPLOY AS PART OF THIS.
 06:11:27 I THINK THE TRAFFIC STUDY IS GOING TO BE A VERY CRITICAL,
 06:11:35 CRITICAL PART OF YOUR APPLICATION.
 06:11:50 >> GOOD EVENING.
 06:11:51 FOR THE RECORD, GREG DISERIO, LANDSCAPE ARCHITECT.
 06:11:55 JOHN JUST TOLD ME THEY DO HAVE THE TRAFFIC STUDY.
 06:11:58 IT WILL BE IN THE WORKS AND PART OF THE D.O. SUBMITTAL,
 06:12:01 OBVIOUSLY.
 06:12:02 AS FAR AS THE LANDSCAPE GOES, THIS JUST OUTLINING THE CODE
 06:12:12 REQUIREMENTS OF THE SITE, BASICALLY PERIMETER BUFFERS,
 06:12:16 GENERAL TREES, BUILDING -- TYPICALLY WHAT CODE REQUIRES.
 06:12:21 THERE ARE 11 TREES ON-SITE.
 06:12:25 TEN OF THEM DO QUALIFY IN SIZE HERITAGE TREE WISE.
 06:12:31 WE DID HAVE THE ARBORIST FROM OUR COMPANY GO OUT AND DO A
 06:12:34 TREE EVALUATION REPORT ON THEM.
 06:12:35 WE ARE MAINTAINING THREE OF THE TREES ON-SITE.
 06:12:39 AT THIS POINT OUR LANDSCAPE PLAN DOES NOT REFLECT THE
 06:12:43 HERITAGE TREE REPLACEMENTS THAT WE WILL BE DOING.

06:12:46 I WANTED TO GET SOME MORE INFORMATION ON JOHN'S ENGINEERING
 06:12:50 PLANS AND STUFF AND THE REST OF THE PROGRAM BEFORE WE
 06:12:53 ACTUALLY START SITING THOSE, BUT WE WILL COMPLY WITH CODE AS
 06:12:57 FAR AS THE HERITAGE TREE REPLACEMENT.
 06:12:59 SEVERAL OF THE TREES OUT THERE ARE NOT IN GREAT CONDITION,
 06:13:07 SOME BECAUSE OF THE AGE AND SOME BECAUSE OF PAST --
 06:13:11 THIS GRAPHICALLY REPRESENTS OUR PRELIMINARY START TO THE
 06:13:16 LANDSCAPE PLAN SHOWING THE BUFFERS.
 06:13:18 YOU CAN SEE WHERE WE HAVE ONE OF THE EXISTING OAKS UP ALONG
 06:13:24 CORKSCREW ROAD.
 06:13:25 ONE RIGHT THERE IN THE CENTER THAT WE'RE WORKING THE PARKING
 06:13:29 AROUND AND THEN TWO ARE ON THE FAR WEST PROPERTY LINE.
 06:13:32 WE'LL BE REFINING THIS PLAN TO INCORPORATE THE HERITAGE TREE
 06:13:38 REPLACEMENTS AND THE REST OF THE PLANNING REQUIREMENTS THAT
 06:13:42 ARE DICTATED BY THE LDC.
 06:13:45 IT IS A MIX OF BOTH NATIVE AND NON-NATIVE DURABLE PLANT
 06:13:53 MATERIAL THAT DOES REAL WELL IN OUR COMMUNITY.
 06:13:59 WITH THAT, IF THERE ARE NO QUESTIONS, OR IF THERE ARE
 06:14:05 QUESTIONS, I WOULD BE HAPPY TO ADDRESS THEM AT THIS TIME.
 06:14:07 OUR PLANS ARE STILL -- YOU KNOW, WE'RE WORKING TOWARD THE
 06:14:10 DEVELOPMENT-LEVEL PLANS TO SUBMIT TO THE STAFF.
 06:14:21 >>Anthony Gargano: I THINK I SAW GUMBO-LIMBOS THERE.
 06:14:25 >> YES.
 06:14:26 >>Anthony Gargano: HOW MANY ARE YOU PLANTING AND HOW WILL

06:14:28 THEY BE CARED FOR?

06:14:30 THAT TREE GROWS ANY WAY IT WANTS TO GROW.

06:14:34 >> IT'S LIKE OUR OAKS.

06:14:36 >> IT IS FAST GROWER.

06:14:37 >> IT IS A FAST-GROWING NATIVE.

06:14:39 I DON'T RECALL HOW MANY WE HAVE AT THIS POINT.

06:14:45 MOST OF THOSE WOULD BE OUT IN THE OPEN BUFFERS WHERE THERE

06:14:52 IS ROOM FOR IT TO GROW OR IN THE LARGE ISLANDS IN THE

06:14:56 PARKING LOT WOULD BE TYPICALLY WHERE WE WOULD USE A CANOPY

06:15:00 TREE SUCH AS THAT.

06:15:08 >>Scotty Wood: ANYTHING ELSE ON LANDSCAPING?

06:15:09 NO.

06:15:10 OKAY.

06:15:24 >> GOOD EVENING.

06:15:25 DANIEL TURNER REPRESENTING DANIEL TURNER DESIGN.

06:15:28 WE ARE THE ARCHITECT FOR THE COASTAL PALMS ACADEMY.

06:15:32 THANK YOU, MARY AND JIM, FOR YOUR TIME SO FAR.

06:15:35 IT'S GOOD TO SEE YOU IN PERSON.

06:15:38 THANK YOU FOR YOUR TIME THIS EVENING AS WELL.

06:15:40 I JUST WANT TO START, WHEN DEREK FIRST APPROACHED US, I

06:15:44 THINK IT WAS FOUR OR FIVE MONTHS AGO, HIS FAMILY HAS A LONG

06:15:50 HERITAGE IN PROVIDING EARLY CARE IN OHIO AND RELOCATED HERE

06:15:54 TO FLORIDA.

06:15:55 REACHED OUT TO US, OUR FIRM HAS BEEN SPECIALIZING IN EARLY

06:15:59 EDUCATION ARCHITECTURE SINCE 2005.

06:16:02 WE'VE GOT SCHOOLS REALLY ALL OVER THE COUNTRY, FLORIDA,

06:16:06 TEXAS, OREGON, OHIO, CALIFORNIA.

06:16:10 SO WE'RE THRILLED TO WORK WITH DEREK AND HIS FAMILY ON THIS

06:16:15 PROJECT.

06:16:16 THIS TYPE OF ARCHITECTURE IS A VERY SPECIFIC MODEL.

06:16:20 THE BUILDINGS ARE SMALLER, BUT THEY ARE VERY COMPLEX.

06:16:24 THESE SCHOOLS SERVE AS A BUFFER FOR CHILDREN.

06:16:26 IT'S REALLY THEIR FIRST EXPERIENCE OF LIFE OUTSIDE OF HOME.

06:16:30 SO THE BUILDING HAS TO CHECK A NUMBER OF BOXES OF BEING

06:16:34 SOMEWHAT CIVIC BUT STILL FEELING SOFT AND HOME-LIKE AND

06:16:38 WELCOMING.

06:16:39 ONE INTERESTING FACT, IF YOU WERE TO START IN A PRESCHOOL OR

06:16:43 DAY CARE AS AN INFANT AND WORK YOUR WAY ALL THE WAY THROUGH

06:16:47 THAT PROGRAM UP UNTIL KINDERGARTEN AND THEN PARTICIPATE IN

06:16:51 WHAT MANY PROGRAMS, INCLUDING THIS ONE WILL OFFER

06:16:56 AFTER-SCHOOL PROGRAMS, THE TIME THAT YOU SPEND IN THIS ONE

06:17:00 BUILDING, HOURS, TOTAL HOURS, EXCEEDS THE TIME THAT YOU

06:17:03 EXPEND IN YOUR ELEMENTARY, PRIMARY SCHOOL, INTERMEDIATE AND

06:17:09 HIGH SCHOOLS TOGETHER.

06:17:09 SO THIS ONE BUILDING WILL HOUSE CHILDREN FOR A LONGER TIME

06:17:13 THAN THOSE THREE SCHOOLS COLLECTIVELY.

06:17:16 SO IT'S A REALLY IMPORTANT BUILDING TYPE AND WE TAKE A LOT
 06:17:19 OF INTENTION IN DESIGNING THEM AND MAKING SURE THAT THEY
 06:17:25 SERVE THEIR FAMILIES AND TEACHERS AS BEST AS THEY CAN.
 06:17:27 I'M JUST GOING TO JUMP IN A BIT.
 06:17:31 I KNOW WE'RE LIMITED ON TIME.

06:17:32 WE'RE REALLY GOING DOWN THE PATH OF THE FLORIDA VERNACULAR,
 06:17:38 SORT OF OLD FLORIDA STYLE FOR THIS SCHOOL.
 06:17:42 FOR A NUMBER OF REASONS, WE SEE AND RESPECT AND LOVE THE
 06:17:45 MEDITERRANEAN STYLE.
 06:17:47 THE MATERIAL PALETTES THAT ARE ASSOCIATED WITH THE
 06:17:50 MEDITERRANEAN STYLE, THE STUCCO, CEMENT, TILE ROOFS, THEY
 06:17:54 ARE ALL HARD MATERIALS.
 06:17:56 THESE HARD MATERIALS AREN'T NECESSARILY THE MOST SORT OF
 06:18:01 FRUITFUL FOR RAISING YOUNG CHILDREN.
 06:18:03 YOUNG CHILDREN NEED SOFTER TYPE OF MATERIAL.
 06:18:05 SO WE HONED IN VERY EARLY ON THAT FLORIDA VERNACULAR STYLE
 06:18:09 BECAUSE IT GAVE US THE ABILITY TO REALLY SPREAD OUT PORCHES,
 06:18:12 CREATE SHADED SPACES AND HAVE THE CHILDREN INTERACT UP NEXT
 06:18:16 TO SOFTER MATERIALS LIKE WOODS, SLATS, AND THINGS LIKE THAT,
 06:18:20 AS OPPOSED TO HARDER SORT OF LIKE SCRATCHIER CONCRETE, FOR
 06:18:24 LACK OF A BETTER TERM.
 06:18:25 SO YOU'LL SEE ON THIS SLIDE IS SORT OF OUR COLOR PALETTE,
 06:18:31 MATERIAL PALETTE THAT WE ENVISION FOR THE SCHOOL.
 06:18:33 SO FAIRLY NEUTRAL.
 06:18:36 SOME HISTORIC GREEN THAT WE SEE FOR SOME OF THE ACCENTS,
 06:18:40 ARCHITECTURAL ACCENTS, AND THEN A STANDING SEAM TYPE METAL
 06:18:44 ROOF, LIKE A GALVALUME TYPE ROOF.
 06:18:47 ONE REASON WE'RE DOING THAT, WE'RE ALSO VERY CONCERNED FOR
 06:18:50 THE ENERGY PERFORMANCE OF THE BUILDING.
 06:18:52 WE WANT IT TO BE A LONG-LASTING PRODUCT AND HAVE THE OWNERS

06:18:57 -- REALLY HAVE THE OWNERS AND THE ENVIRONMENT'S INTEREST IN
 06:19:01 MIND AS WELL.
 06:19:01 THIS IS A LITTLE BIT OF A ZOOM-IN ON OUR FLOOR PLAN.
 06:19:07 SO IN THIS PLAN TO THE NORTH IS CORKSCREW ROAD, AND THEN
 06:19:12 RIVER RANCH ROAD WOULD BE PLAN RIGHT IN THIS.
 06:19:16 YOU CAN SEE OUR YOUNGER CHILDREN WING OF THE BUILDING IS
 06:19:22 LOCATED HERE.
 06:19:22 SO THE INFANT CLASSROOMS ARE HERE.
 06:19:25 WE DO THAT PRETTY INTENTIONALLY BECAUSE YOUNG PARENTS OF
 06:19:28 INFANTS SPECIFICALLY ARE COMING IN WITH A LOT OF BAGGAGE,
 06:19:31 NOT EMOTIONAL BAGGAGE, BUT ACTUALLY BAGGAGE LIKE CAR SEATS
 06:19:34 AND THINGS LIKE THAT.
 06:19:35 SO WE LIKE TO PUT THEM AS CLOSE TO THE FRONT DOOR AS WELL
 06:19:40 FOR THEIR CONVENIENCE.
 06:19:42 WE LOCATED THE TWOS, THE YOUNG TODDLERS AND THE TWOS TO THE
 06:19:46 SOUTH OF THE BUILDING, SO THAT WOULD BE TOWARD WHERE THE

06:19:49 WATER QUALITY IS GOING TO BE PLANNED.
 06:19:52 AND THEN ALSO THAT BIG BEAUTIFUL HERITAGE OAK TREE THAT IS
 06:19:57 CLOSEST TO THE BUILDING AND THE PLAY IS IN THAT AREA AS
 06:20:01 WELL.
 06:20:01 WE WANT TO GIVE THEM THE ABILITY TO HAVE GREAT ACCESS TO
 06:20:05 THAT AND VISUAL TO THAT.
 06:20:06 OUR OLDEST CHILDREN WHICH WILL BE THE PRE-KINDERS, THE FOURS
 06:20:09 AND AFTER-SCHOOLERS, WE'VE GOT THEM IN -- THIS IS A SORT OF
 06:20:13 NEW MODEL OF A CLASSROOM THAT WE'RE EXPLORING TOGETHER.

06:20:15 AND IT WAS DEREK'S IDEA THAT THE CLASSROOM BOTH FACES THE
 06:20:21 MAIN ENTRANCE, THE MAIN HALLWAY AND THEN EACH OF THE
 06:20:24 CLASSROOMS ARE GOING TO OPEN FULLY ONTO THE PLAYGROUND.
 06:20:27 ONE THING WE LEARNED IN COVID FOR PLANNING SCHOOLS
 06:20:30 SPECIFICALLY LIKE THIS IS WE NEED A LOT OF CROSS
 06:20:33 VENTILATION.
 06:20:34 THIS WILL GIVE US THE ABILITY TO HAVE DOORS AND WINDOWS THAT
 06:20:37 WE CAN OPEN WHEN THE WEATHER IS AMICABLE, WHICH IS A LOT OF
 06:20:40 THE YEAR HERE.
 06:20:42 SO WE CAN GET SOME GOOD CIRCULATION IN THOSE CLASSROOM
 06:20:46 SPACES.
 06:20:47 THAT'S GOING TO BE SOMETHING NOVEL AND NEW HERE.
 06:20:49 YOU CAN SEE THE BUILDING SURROUNDED REALLY BY THOSE VERY
 06:20:51 GRACIOUS PORCHES WHERE CHILDREN WOULD BE ABLE TO PLAY BOTH
 06:20:55 INSIDE AND OUTSIDE.
 06:20:57 >>Michael Sheeley: QUESTION, PLEASE.
 06:20:59 THE MAPS IS THAT THE AFTER-SCHOOL PROGRAM?
 06:21:03 >> MAPS IS A MIXED-AGE PRESCHOOL.
 06:21:05 IT'S A VERY -- IT'S A UNIQUE CLASSROOM TYPE TO THE STATE OF
 06:21:10 FLORIDA CODE AND IT'S A FANTASTIC MODEL BECAUSE IT ALLOWS
 06:21:15 YOUNGER CHILDREN TO KIND OF NURTURE AND HELP THE -- REVERSE
 06:21:20 -- OLDER CHILDREN NURTURE AND HELP.
 06:21:22 THAT WOULD BE AGES THREE TO FIVE.
 06:21:24 >>Michael Sheeley: I WAS CURIOUS ABOUT THE NO INTERIOR
 06:21:27 CORRIDOR ACCESS TO THOSE SPACES.

06:21:30 >> SO I'M GOING TO CALL THAT MARY'S PORCH.
 06:21:34 [LAUGHTER]
 06:21:34 WE ORIGINALLY HAD A CORRIDOR THAT EXTENDED ALL THE WAY DOWN
 06:21:39 TO THAT CLASSROOM, BUT KNOWING THAT NORTH LIGHT IS REALLY
 06:21:44 THE BEST LIGHT IN A WARM AND TEMPERATE CLIMATE, WE DECIDED
 06:21:49 TO SORT OF LOP OFF THAT CORRIDOR AS A CONDITION SPACE AND
 06:21:53 CREATE AN OUTDOOR PORCH PATIO THAT'S FACING CORKSCREW.
 06:21:57 SO IT'S GOING TO BE A VERY ACTIVE AND USED SPACE.
 06:22:02 OBVIOUSLY PLENTY OF RAIN PROTECTION SO CHILDREN CAN STILL
 06:22:05 GET TO THE CLASSROOM SAFELY.
 06:22:06 BUT IT DOES A LOT FOR THE ARTICULATION OF THAT BUILDING AS
 06:22:09 IT FACES CORKSCREW.

06:22:11 >>Michael Sheeley: THANK YOU.
 06:22:19 >> LET ME START ON THE LOWER ELEVATION BECAUSE THAT'S
 06:22:22 ACTUALLY THE CORKSCREW ELEVATION.
 06:22:23 SO YOU CAN SEE NOW OUR CONCEPT HERE IS SORT OF A MAIN HOUSE
 06:22:32 ADDITION HOUSE.
 06:22:32 THE MAIN HOUSE WOULD HAVE BEEN THE ORIGINAL STRUCTURE THAT
 06:22:34 WAS BUILT SOME TIME AGO.
 06:22:37 IT FEATURES SORT OF 6 ON 12 ROOF PITCHES WITH REALLY
 06:22:42 SWEEPING OVERHANGS.
 06:22:44 AND THEN FROM THAT WE LAYER OUT TO THAT MUCH SHALLOWER PITCH
 06:22:50 TO CREATE THOSE PORCHES AND CLASSROOM SPACES.
 06:22:52 AND THAT'S AT ABOUT A 2 ON 12 PITCH.
 06:22:55 AND YOU'LL SEE WHAT I WAS TALKING ABOUT WITH THE SOFTENING

 06:22:58 OF THE MATERIAL.
 06:22:59 SO WE'RE USING A LOT OF LAP SIDING, HORIZONTAL SIDING,
 06:23:04 DIFFERENT PATTERNS AND DIFFERENT COLORS.
 06:23:06 SO THE MAIN PORTION OF THE BUILDING HAS A MUCH BROADER
 06:23:09 SIDING AND SOME OF THE ARCHITECTURAL FEATURES LIKE THIS
 06:23:12 GABLE WITH THE SHADE OVER THE WINDOW AND THEN THIS CUPOLA
 06:23:17 HERE OVER THAT SHADE PORCH HAVE A TIGHTER TYPE SIDING, AND
 06:23:22 THEN WE ARE EMBRACING THIS PATTERNED RAILING IN A
 06:23:27 CHIPPENDALE PATTERN, WHICH WILL BE THAT FEATURED GREEN
 06:23:31 COLOR, TO SORT OF BE THE ARCHITECTURAL ENCLOSURES OF SOME OF
 06:23:34 THE PORCHES.
 06:23:34 THAT IS THE CORKSCREW ROAD ELEVATION.
 06:23:38 AND THEN THE RIVER RANCH ROAD ELEVATION IS THE TOP
 06:23:41 ELEVATION.
 06:23:42 SO, AGAIN, YOU REALLY SEE THE BENEFITS OF THAT ARTICULATION
 06:23:46 OF THE BUILDING, THE DEEP SHADOW LINES.
 06:23:50 THIS PORCH WOULD BE THE INFANT PORCH.
 06:23:51 SO THOSE REALLY YOUNG BODIES CAN JUST SORT OF LITERALLY ROLL
 06:23:54 OUT INTO THE PLAYGROUND.
 06:23:56 IT'S GOING TO BE LOVELY AND UNDER A LOT OF THE EXISTING
 06:23:59 TREES THAT WE'RE PRESERVING. THIS ARCHITECTURAL ELEMENT
 06:24:02 HERE PUSHES UP JUST SLIGHTLY ABOVE THAT RIDGE LINE OF THE
 06:24:06 WHOLE BUILDING.
 06:24:08 AND WHAT THAT ALLOWS, IT ALLOWS FOR A LITTLE BIT OF
 06:24:11 WAYFINDING BECAUSE ANTICIPATING SOME OF THE TRAFFIC

 06:24:15 CONCERNS, WE'VE PUSHED THE MAIN ENTRANCE INTO THE WHOLE SITE
 06:24:20 PRETTY FAR TO THE SOUTH.
 06:24:22 THIS ELEMENT BEING A BIT OF A STORY AND A HALF ELEMENT IS
 06:24:24 SORT OF AN ICONIC WAYFINDING WAY SO PARENTS CAN REALLY GET
 06:24:28 TO THE ENTRANCE OF THE SCHOOL EASILY.
 06:24:39 >>James Tatoes: SINCE THIS IS A SCHOOL AND SO MUCH CONCERN
 06:24:41 ABOUT CHILDREN'S SECURITY IN A SCHOOL BUILDING, I'VE GOT TWO
 06:24:48 QUESTIONS.

06:24:48 ONE, WHAT PROVISIONS HAVE YOU MADE FOR SECURITY?
 06:24:51 AND, TWO, HAVE YOU MET WITH THE POLICE DEPARTMENT TO GET ANY
 06:24:56 ADVICE FROM THEM FOR THEIR SECURITY REQUIREMENTS FOR A
 06:24:59 SCHOOL BUILDING?
 06:25:03 >> TO ANSWER YOUR FIRST QUESTION, YES, WE'VE MADE EARLY
 06:25:07 PROVISIONS.
 06:25:08 TO ANSWER YOUR SECOND QUESTION, WE HAVE NOT SPOKEN TO THE
 06:25:11 POLICE DEPARTMENT, BUT WE WILL MAKE SURE THAT IS SOMETHING
 06:25:13 THAT IS DONE.
 06:25:15 >>James Tatooles: I RECOMMEND THAT YOU DO BECAUSE THEY ARE
 06:25:17 VERY ANXIOUS TO MAKE SURE THEY HAVE SECURITY FOR CHILDREN IN
 06:25:20 THEIR DISTRICTS.
 06:25:21 >> ABSOLUTELY.
 06:25:22 SO TWO OF THE -- TO SPEAK SPECIFICALLY TO SECURITY, TWO OF
 06:25:27 THE ISSUES THAT WE ARE ADDRESSING, THERE WILL BE PERIMETER
 06:25:32 FENCING AROUND ALL OF THE PLAY AREAS.
 06:25:35 THE BUILDING HAS A SINGLE POINT OF ENTRANCE AND EXIT FOR

 06:25:40 VISITORS, FOR PARENTS AND VISITORS WHO ARE NOT A PART OF THE
 06:25:43 PROGRAM.
 06:25:44 SO NOT STAFF AND CHILDREN, BUT YOU CAN SEE ON THIS PLAN
 06:25:48 WE'VE GOT A VESTIBULE FACING RIVER RANCH ROAD.
 06:25:52 IT'S GOT TWO SETS OF DOUBLE DOORS.
 06:25:55 BOTH OF THOSE DOUBLE DOORS ARE SECURE DOORS SO THEY'LL
 06:25:59 REQUIRE SOME TYPE OF VALIDATION TO GET IN, WHETHER THAT'S
 06:26:02 BIOMETRIC OR CODE.
 06:26:04 I DON'T THINK WE'VE REALLY HONED IN ON THAT FINAL DECISION
 06:26:07 YET.
 06:26:07 PROBABLY BIOMETRIC.
 06:26:09 SO THOSE TWO DOORS ARE BOTH SECURE.
 06:26:13 SO TO GET INTO THE BUILDING, YOU MUST HAVE THE CREDENTIALS
 06:26:17 TO MAKE IT TO THERE.
 06:26:19 WE ALSO LOCATE THAT MAIN ADMINISTRATIVE DESK RIGHT THERE BY
 06:26:22 THE FRONT DOOR.
 06:26:23 SO WE'VE GOT STAFF THAT'S POSITIONED THERE WITH VIEW WINDOWS
 06:26:27 TO THAT SPACE.
 06:26:29 ANOTHER THING THAT'S SORT OF UNIQUE ABOUT THIS SCHOOL IS A
 06:26:34 LOT OF THE SUPPORT STAFF, LIKE THE KITCHEN, I DON'T KNOW IF
 06:26:37 YOU CAN SEE THIS ON THE PLAN, THE KITCHEN IS RIGHT THERE
 06:26:39 NEAR THE MAIN ENTRANCE OF THE BUILDING AS WELL.
 06:26:42 THAT KITCHEN IS OPEN, SO IT'S ALSO GOT MORE STAFF WITH MORE
 06:26:45 EYES ON THAT ONE SINGULAR ENTRANCE POINT INTO THE BUILDING.
 06:26:50 >>James Tatooles: FURTHER QUESTIONS ALONG THAT SAME LINE.

 06:26:52 DO YOU HAVE WINDOWS IN THE DOORS SO YOU COULD OBSERVE INSIDE
 06:26:57 THE CLASSROOM FROM OUTSIDE IN THE HALLWAY?
 06:27:00 >> THAT'S CORRECT.
 06:27:00 YES, WE DO.

06:27:01 >>James Tatoes: THE OTHER ONE IS DO YOU HAVE CAMERA
 06:27:04 SECURITY WITH THE LOCATION FOR ALL THE CAMERAS LOCATED IN AN
 06:27:08 OFFICE AREA?
 06:27:09 >> YES, THERE WILL BE A CAMERA SYSTEM THROUGHOUT THE
 06:27:12 BUILDING.
 06:27:13 I DON'T KNOW IF WE'VE FINALIZED THE DECISION ON THE
 06:27:18 AVAILABILITY.
 06:27:19 SOMETIMES THOSE CAMERA SYSTEMS ARE KEPT INTERNAL, SO IT'S
 06:27:22 ONLY FOR STAFF, AND IT'S FOR CHILD PRIVACY ISSUES.
 06:27:25 BUT, YES, THE WHOLE BUILDING WILL BE FULLY MONITORED.
 06:27:31 >> I COUNT 15 DOORS THAT LEAD TO THE OUTSIDE ON THIS PLAN.
 06:27:34 HOW ARE THEY SECURED?
 06:27:37 >> SO BY CODE, CLASSROOMS WITH CHILDREN UNDER THE AGE OF TWO
 06:27:43 MUST HAVE A DIRECT EGRESS DOOR OUT OF THE BUILDING.
 06:27:46 >>Scotty Wood: I UNDERSTAND.
 06:27:47 >> SO THOSE DOORS, LIKE THE ONES THAT ARE SHOWN ALONG THE
 06:27:51 SOUTHERN PORTION OF THIS WESTERN WING AND THEN ALSO THE
 06:27:55 DOORS THAT ARE SHOWN ON THE SOUTHERN PORTION OF THE SOUTHERN
 06:27:59 WING, THEY OPEN DIRECTLY TO THE PLAYGROUND AND THE OUTDOOR
 06:28:03 ACTIVITY SPACES, AND THAT IS ENTIRELY SECURE WITH A LARGE
 06:28:08 FENCE.

 06:28:08 SO WE'RE SECURE ON THE OUTSIDE OF THE PLAYGROUND AND THEN
 06:28:14 THOSE DOORS, THEY WOULD REQUIRE EITHER A FOB OR A KEY BY ONE
 06:28:20 OF THE TEACHERS TO GET BACK INTO THAT CLASSROOM.
 06:28:25 >>Scotty Wood: YOU'RE GOING TO HAVE KIDS OUT -- I THINK THE
 06:28:27 CAMERA POINT, I THINK YOU'RE GOING TO NEED TO HAVE CAMERAS
 06:28:32 ON THE OUTSIDE OF THE BUILDING, TOO, TO MONITOR THE
 06:28:34 PLAYGROUNDS TO MAKE SURE THAT SOME BAD GUY DOESN'T GET IN
 06:28:37 THERE.
 06:28:38 >> CORRECT, ABSOLUTELY.
 06:28:38 AND TO THAT POINT, CHAIRPERSON, THE INFANT DOORS AS WELL,
 06:28:45 WHICH OPEN TOWARD THE FRONT, THAT PLAYGROUND AS WELL, THAT
 06:28:48 OUTDOOR SPACE IS ALSO SURROUNDED WITH A SECURE FENCE.
 06:28:54 >> WHAT WILL THE FENCING ACTUALLY BE?
 06:28:56 >> I DON'T THINK WE HAVE A FINAL DESIGN ON THE FENCE.
 06:29:00 WE'LL GET THAT IN THE NEXT ROUND, BUT TYPICALLY THOSE FENCES
 06:29:04 ARE FIVE TO SIX FEET.
 06:29:06 THEY SOMETIMES ARE A PICKET SIZE.
 06:29:09 OBVIOUSLY, WE HAVE ENTRAPMENT ISSUES, SO WE DON'T WANT
 06:29:12 ANYTHING WIDER THAN FOUR INCHES BEING ABLE TO PASS THROUGH
 06:29:15 THAT FENCE.
 06:29:15 BUT REALLY THE BEST DEFENSE TO SECURITY THREATS IS A VERY
 06:29:22 AWARE STAFF, AND IT'S AN UNFORTUNATE REALITY THAT WE DEAL
 06:29:26 WITH ALL OVER THE COUNTRY.
 06:29:27 BUT HAVING A STAFF THAT'S TRAINED AND AWARE IS THE BEST
 06:29:31 DEFENSE TO A BAD PERSON.

06:29:37 >>Scotty Wood: ANYONE ELSE?
 06:29:38 >>Michael Sheeley: I WOULD LIKE TO COMPLIMENT YOU ON WHAT I
 06:29:41 THINK IS A VERY THOUGHTFUL DESIGN AND ARCHITECTURALLY THE
 06:29:46 AESTHETICS I THINK ARE QUITE NICE.
 06:29:48 I WOULD ENCOURAGE YOU WHEN YOU SUBMIT TO DELINEATE THOSE
 06:29:53 THINGS WHICH YOU THINK MEET THE FLORIDA VERNACULAR PORTION
 06:29:58 OF OUR CODE CLEARLY SO THAT IT'S EASY FOR US TO REVIEW.
 06:30:03 AND JUST AS A SIDE NOTE, YOU MIGHT WANT TO CONSIDER YOUR
 06:30:07 WOOD SIDING IS NOT A PARTICULARLY GOOD PRODUCT TO USE IN
 06:30:11 THIS CLIMATE HERE.
 06:30:16 LOOKS LIKE WOOD MIGHT BE BETTER FROM A LONG-TERM PROSPECT
 06:30:21 FOR YOUR BUILDING.
 06:30:21 >> OKAY.
 06:30:22 THANK YOU FOR THAT, CHAIRPERSON SHEELEY.
 06:30:24 WE'LL MOST LIKELY USE AN ENGINEERED PRODUCT IN THE METHOD OF
 06:30:30 A SIDING, LIKE A HARDIE PANEL.
 06:30:37 WE HAVE SOME REAL WOOD WHICH ARE THE COLUMNS THAT WE DO WANT
 06:30:41 TO USE AN ACTUAL CYPRESS WOOD FOR THE COLUMNS.
 06:30:46 >>Scotty Wood: I WOULD LIKE TO REINFORCE BOARD MEMBER
 06:30:48 SHEELEY'S POINT ABOUT HELPING US UNDERSTAND HOW THIS FITS
 06:30:52 WITHIN FLORIDA VERNACULAR.
 06:30:54 >> OKAY.
 06:30:55 YEAH, ABSOLUTELY.
 06:30:55 >>Scotty Wood: WE NEED SOME DETAIL ON THAT.
 06:30:58 WE REALLY DON'T TALK ABOUT CONTEMPORARY FLORIDA VERNACULAR

 06:31:01 IN THE LAND DEVELOPMENT CODE.
 06:31:03 WE TALK ABOUT FLORIDA VERNACULAR, PERIOD.
 06:31:05 IF YOU'RE MOVING IT INTO THE SO-CALLED CONTEMPORARY ARENA,
 06:31:11 THAT'S NOT AN ARENA THAT WE HAVE.
 06:31:13 SO WE NEED SOME CONNECTION TO MAKE SURE THIS IS CONSISTENT
 06:31:16 IN THAT REGARD.
 06:31:18 >> ABSOLUTELY.
 06:31:18 OKAY.
 06:31:19 WE WILL MAKE SURE TO INVENTORY THOSE ELEMENTS THAT
 06:31:22 CONTRIBUTE TO THE FLORIDA VERNACULAR.
 06:31:24 AND WE DO ANTICIPATE HAVING A MODEL AS PART OF OUR NEXT
 06:31:28 ROUND OF PRESENTATIONS.
 06:31:30 >>Jim Wallace: I HAVE ONLY ONE COMMENT ON THE ARCHITECTURE,
 06:31:32 AND THAT IS I FIND THE EAST ELEVATION IS WONDERFUL.
 06:31:36 I REALLY, REALLY LIKE IT.
 06:31:37 I CONCUR WITH MY COLLEAGUE HERE.
 06:31:40 ON THE NORTH ELEVATION, IT'S NOT QUITE AS INTERESTING AS THE
 06:31:44 EAST ELEVATION.
 06:31:45 I WONDER WHETHER THAT GABLE ROOF IS, YOU KNOW, WITH THE
 06:31:54 SYMMETRIC SLOPE IS MAKING IT FEEL A LITTLE BORING.
 06:31:58 I'M CONCERNED ABOUT THAT BECAUSE IT IS FACING CORKSCREW
 06:32:00 ROAD.

06:32:01 IT IS MAKING A STATEMENT ON CORKSCREW ROAD.
 06:32:02 I WOULD HAVE TO DEFER TO MICHAEL AND YOURSELF, BUT MAYBE IF
 06:32:06 THAT ROOF WASN'T SO SYMMETRIC, MAYBE IF IT WAS A 9:12 ON ONE

 06:32:13 SIDE -- I DON'T KNOW.
 06:32:14 I HAVE NO IDEA.
 06:32:14 THE EAST ELEVATION HAS SUCH INTERESTING ELEMENTS AND THAT
 06:32:18 SORT OF BOSTON -- YOU KNOW, THE WHOLE THING.
 06:32:21 MAYBE SOMETHING COULD BE DONE WITH THAT GABLE ON THE NORTH
 06:32:26 SIDE.
 06:32:27 I DON'T KNOW.
 06:32:29 IT DOESN'T SEEM AS INTERESTING AS THE OTHER IS.
 06:32:32 >> I APPRECIATE THAT FEEDBACK.
 06:32:33 I TOTALLY AGREE.
 06:32:36 ONE THING THAT WE DID WAS TO SIMPLIFY THE CONSTRUCTION TYPE
 06:32:41 WAS TO MAKE THE PITCHES ALL UNIFORM SO WE'D HAVE A FIXED
 06:32:45 PLATE HEIGHT.
 06:32:46 BUT I DO AGREE WITH YOU THAT THE CORKSCREW ROAD ELEMENT --
 06:32:49 >>Jim Wallace: JUST BEGGING FOR SOMETHING.
 06:32:51 >> IT IS.
 06:32:51 ONE THING YOU SEE ON THE EAST ELEVATION, YOU SEE THAT END
 06:32:54 GABLE CONDITION, WE WILL HAVE THAT AS YOU'RE COMING WEST UP
 06:33:00 CORKSCREW ON THE END OF THE BUILDING HERE.
 06:33:02 SO THE FLAT RENDERED ELEVATION DOESN'T KIND OF EXPRESS IT,
 06:33:07 BUT I AGREE WITH YOU.
 06:33:10 THIS BEAUTIFUL DORMER, I THINK IF WE WERE TO MAYBE
 06:33:13 INCORPORATE A LITTLE MORE OF THAT.
 06:33:15 BUT WE WOULD LOVE TO LOOK ARCHITECTURALLY IF THE BOARD WOULD
 06:33:18 BE AMENABLE TO IT, TO BRINGING A LITTLE BIT OF THAT WHIMSY

 06:33:21 THAT WE HAVE ON THE EAST SIDE TO THIS NORTH ELEVATION.
 06:33:25 >>Jim Wallace: IT'S A LITTLE TOO BARN RIGHT NOW.
 06:33:28 >> RIGHT.
 06:33:29 [LAUGHTER]
 06:33:29 OKAY.
 06:33:31 YEAH, ABSOLUTELY.
 06:33:35 >>Jim Wallace: CAN WE TALK AFTER THIS ABOUT, GO BACK TO THE
 06:33:38 SITE PLAN JUST FOR A MINUTE?
 06:33:43 >> SURE.
 06:33:44 >>Jim Wallace: WHEN YOU ARE FINISHED.
 06:33:46 >> LET ME CLICK BACK TO THE SITE PLAN.
 06:34:02 >>Jim Wallace: JOHN, I'M GOING TO BOTHER YOU SOME MORE ABOUT
 06:34:08 THE TRAFFIC FLOW AND THE PARKING AND EVERYTHING ELSE.
 06:34:10 I'LL ASK YOU SOME SIMPLE QUESTIONS.
 06:34:12 IT WOULD SEEM TO ME BASED ON THE EXPERIENCE OF PEOPLE WHO
 06:34:17 RUN THE SCHOOL THAT YOU WANT THIS FLUID MOVEMENT OF PARENTS
 06:34:21 COMING IN AND LEAVING AND DROPPING THEIR KIDS OFF TO A SAFE
 06:34:26 ENVIRONMENT, GETTING BACK IN THEIR CAR AND LEAVING RIGHT

06:34:28 AWAY.
 06:34:29 YOU HAVE A NATURAL LOOP HERE, BUT IT'S NOT BEING USED TO
 06:34:33 DROP OFF THE KIDS.
 06:34:34 YOU'RE CREATING THIS OTHER LOOP ON I GUESS THE SOUTHEAST
 06:34:41 SIDE.
 06:34:43 I WONDER IF IT IS A LOST OPPORTUNITY.
 06:34:46 MAYBE THAT NORTHEAST SIDE SHOULD BE STAFF PARKING AND THE

 06:34:49 PARENTS COME IN AND DROP THEIR KIDS OFF AND CONTINUE AROUND
 06:34:52 THIS LOOP AND LEAVE.
 06:34:54 IT'S ALMOST ONE DIRECTION.
 06:34:59 MAYBE EVEN MAKE IT ONE DIRECTION SO THAT YOU HAVE TO MAKE
 06:35:01 THE LOOP TO GET OUT.
 06:35:03 IT JUST SEEMS TO BE SIMPLER AND I'M STARTING TO IMAGINE CARS
 06:35:09 COMING DOWN, LINING UP, STACKING, MAKING THIS TIGHT TURN,
 06:35:13 STOPPING, LETTING THEIR KIDS OFF.
 06:35:15 MEANWHILE, EVERYBODY IS BACKED UP, AND THEN TURNING AND
 06:35:19 GOING BACK DOWN AND THEN HAVING TO MEET OTHER CARS COMING IN
 06:35:23 THAT ARE GOING TO PARK AND LEAVE.
 06:35:26 IT SEEMS YOU'RE CREATING CONGESTION THERE WHEN THERE ALREADY
 06:35:29 IS INHERENT IN YOUR DESIGN THIS LOOP THAT WOULD BE SIMPLER.
 06:35:34 SO THAT'S ONE POINT.
 06:35:37 THE OTHER THING WAS, IT SEEMS TO BE, YOU HAVE A RETENTION
 06:35:43 AREA AND THEN VERY TINY DRY RETENTION AREA NEXT TO RIVER
 06:35:48 RANCH.
 06:35:48 IT SEEMS LIKE, I DON'T KNOW WHAT YOU'RE GETTING OUT OF THAT
 06:35:52 ONE ON THE EAST SIDE WHEN IT SEEMS TO ME I THINK YOU NEED A
 06:36:00 WHOLE LOT OF PARKING.
 06:36:01 SAME THING ON THE WEST SIDE.
 06:36:03 INSTEAD OF JUST DOING A LITTLE MEDIAN AND MORE PARKING, JUST
 06:36:08 DOING THE BUFFER AREA, DOING GREENSPACE.
 06:36:13 AND I LOVE GREENSPACE, BUT NOT WHEN I THINK YOU'VE ONLY GOT
 06:36:16 38 OR 39 PARKING SPACES FOR PARENTS.

 06:36:21 THOSE ARE MY TWO COMMENTS.
 06:36:31 MAYBE IT WAS ANTHONY'S CONCERN ABOUT THE FUTURE BUILDING,
 06:36:36 ADEQUACY OF PARKING DOWN THERE.
 06:36:37 IT DOESN'T SEEM LIKE THERE IS ENOUGH.
 06:36:39 DOESN'T SEEM LIKE THERE'S ENOUGH UP HERE.
 06:36:41 AT LEAST IF WE'VE GOT THE TRAFFIC PATTERNS RIGHT AND THE
 06:36:44 STAFF WERE LIMITED TO AN AREA UP HERE.
 06:36:47 I REALIZE THAT WOULD CHANGE YOUR BUILDING PLAN AND MOVING
 06:36:50 THE ENTRANCE TO THE SOUTH SIDE OF THE BUILDING RATHER THAN
 06:36:54 THE EAST SIDE OF THE BUILDING.
 06:36:55 BUT I THINK THE FLOW OF TRAFFIC, GETTING PARENTS IN AND OUT
 06:37:00 MORNING AND AFTERNOON, 52 WEEKS A YEAR HAS TO BE A PRIMARY
 06:37:05 CONSIDERATION FOR RUNNING THE SCHOOL.
 06:37:08 >>John Wojdak: I CAN TELL YOU, JIM, WE STRUGGLED A LOT WITH

06:37:11 THE BUILDING ORIENTATION, THE BUILDING ORIENTATION AND
 06:37:17 TRAFFIC FLOW ARE SOMEWHAT FIGHTING EACH OTHER ON THIS.
 06:37:23 WE'VE ROTATED THIS BUILDING EVERY WHICH WAY.
 06:37:26 ONE THING WE DID WANT TO DO WAS USE THE BUILDING TO SHIELD
 06:37:31 THE PLAY AREA FROM CORKSCREW ROAD SO THAT IT WASN'T OPEN TO
 06:37:36 TRAFFIC OR GOD FORBID AN ERRANT VEHICLE OR SOMETHING LIKE
 06:37:43 THAT.
 06:37:43 AND THEN THERE WAS ALSO THE DESIRE TO HAVE DIRECT DROP-OFF
 06:37:49 TO THE BUILDING, SOMEWHAT CENTRAL.
 06:37:51 IF YOU KIND OF PUSH THE END OF THE BUILDING OVER TO THE
 06:37:55 PARKING, YOU KIND OF MOVE AN ENTRY OVER THERE.

 06:37:58 IMPACT TO THE BUILDING AND THEN YOU'RE KIND OF MOVING THAT
 06:38:02 ENTRY TO ONE END.
 06:38:04 >>Jim Wallace: GUESS IT DEPENDS WHETHER IT IS THE CHICKEN OR
 06:38:06 THE EGG.
 06:38:06 >>John Wojdak: IT IS.
 06:38:08 >>John Wojdak: THE TRAFFIC FLOW -- AND I HATE TO SAY THIS,
 06:38:12 SOUNDS VERY COLD AND I'M 77 AND I'M A GRANDFATHER, SO I'M
 06:38:16 NOT DEALING WITH IT ANYMORE -- BUT THE RAPID AND SAFE AND
 06:38:22 EFFICIENT DROP-OFF AND PICK UP OF THE KIDS, WE'VE SEEN OTHER
 06:38:27 SCHOOLS AND IT IS A HUGE PRIORITY.
 06:38:29 I'M SURE THE PEOPLE AT COASTAL KNOW THAT.
 06:38:34 THEY HAVE BEEN DOING IT FOR 30 YEARS, SO I'M SURE THEY ARE
 06:38:37 CONCERNED.
 06:38:38 THAT HAS TO BE ALMOST THE STARTING POINT AND THEN THE
 06:38:41 BUILDING PLAN, THE ARCHITECTURE, OBVIOUSLY THE ARCHITECTURE,
 06:38:45 THE BUILDING WILL BE BEAUTIFUL.
 06:38:49 I JUST MAYBE TAKE A STEP BACK AND THINK ABOUT WHETHER THE
 06:38:53 SITE PLAN IS WORKING.
 06:38:56 NOW WE HAVE BEAUTIFUL ARCHITECTURE FACING EAST THAT I DON'T
 06:38:58 THINK ANYBODY IS EVER GOING TO SEE BECAUSE IT'S FACING EAST
 06:39:05 ALONG RIVER RANCH.
 06:39:06 AND I THINK YOU'RE CREATING A MESS ON THAT EAST SIDE OF THE
 06:39:11 BUILDING WITH TRAFFIC.
 06:39:12 I JUST DO AND I THINK YOU'VE GOT TO GET PEOPLE IN AND OUT AS
 06:39:16 QUICK AS YOU CAN.

 06:39:17 AND I DON'T THINK THAT WORKS.
 06:39:18 THAT WOULD BE MY RECOMMENDATION.
 06:39:21 >>John Wojdak: I HEAR YOU.
 06:39:23 THIS WAS LAID OUT WITH INPUT FROM DEREK AND HIS TEAM, BUT
 06:39:29 WE'LL CHECK ON THAT AND THEN THE PARKING RATIO, WE DO MEET
 06:39:38 CODE WITH THIS PLAN.
 06:39:41 ANY FUTURE BUILDING TO THE SOUTH WOULD OBVIOUSLY HAVE TO
 06:39:43 PARK ITSELF.
 06:39:44 THERE'S NO INTENTION OF CROSS PARKING OR ANYTHING LIKE THAT.
 06:39:48 REALLY THE BUILDING TO THE SOUTH WOULD BE WHATEVER SIZE IT

06:39:52 CAN PARK.
 06:39:54 >>Jim Wallace: MY POINT ONLY IS, EITHER THE PARENT IS
 06:39:56 PARKING AND WALKING TO PICK UP THE CHILD OR THE PARENT IS
 06:40:02 STOPPING IN FRONT OF THE ENTRANCE AND THEN CREATING A
 06:40:05 TRAFFIC JAM BEHIND THEM TO PICK UP THE CHILD.
 06:40:07 UNLESS ALL THE KIDS, THERE'S 260 KIDS WAITING BY THE EXIT,
 06:40:13 WAITING FOR THE PARENTS TO COME.
 06:40:14 EITHER WAY, EITHER THE PARENT PARKS AND YOU NEED PARKING
 06:40:18 SPACES AND THE PARENT GOES GET THE KIDS OR THE PARENT STOPS
 06:40:21 IN FRONT OF YOUR DROP-OFF AND PICKS UP THE KID.
 06:40:24 EITHER WAY, YOU'VE GOT ISSUES HERE.
 06:40:29 >>John Wojdak: I UNDERSTAND WHAT YOU'RE SAYING.
 06:40:30 I THINK WHAT DEREK'S EXPERIENCE IS, IS THAT IT'S NOT LIKE
 06:40:37 PINEWOOD'S DROP-OFF, WHICH I AM VERY FAMILIAR WITH, WHERE
 06:40:41 THE BELL GOES OFF AND YOU'VE GOT A THOUSAND, 1100 KIDS BEING

 06:40:48 PICKED UP AT THE SAME TIME.
 06:40:49 >>Jim Wallace: HOUR IN THE MORNING, THAT'S 260 KIDS AND 60
 06:40:53 MINUTES.
 06:40:54 THAT'S 15 SECONDS PER KID.
 06:40:56 THAT'S A LOT -- THAT'S REALLY FAST.
 06:40:59 THAT'S AWFULLY FAST.
 06:41:01 STOP MY CAR, GET OUT OF THE CAR, WALK OVER, PICK UP MY KID,
 06:41:05 SIGN OFF, SHOW MY ID, WHATEVER IT IS, GET BACK IN THE CAR,
 06:41:09 15 SECONDS, I JUST DON'T KNOW HOW IT WORKS.
 06:41:11 MAYBE MY MATH IS WRONG, BUT I SEE 60 MINUTES, 260 KIDS,
 06:41:17 ISN'T THAT FOUR KIDS A MINUTE?
 06:41:20 >>John Wojdak: I DON'T THINK IT'S AS CONDENSED -- FROM
 06:41:25 DEREK'S EXPERIENCE, IT'S NOT AS CONDENSED.
 06:41:28 I HEAR YA.
 06:41:33 >>Jim Wallace: STARTING OUT AS SOMETHING THAT FUNCTIONALLY
 06:41:36 DOESN'T WORK DAY ONE.
 06:41:37 >>John Wojdak: UNDERSTOOD.
 06:41:41 >>Anthony Gargano: I SHARE JIM'S CONCERN.
 06:41:44 I THINK THE TRAFFIC ISSUE AND THE DROP-OFF, THE COMMENT WAS
 06:41:47 MADE THAT IT'S THREE MINUTES TO DROP THE CHILD OFF.
 06:41:52 I CAN'T GET MY GRANDDAUGHTER OUT OF HER CAR SEAT IN THREE
 06:41:56 MINUTES.
 06:42:00 >>James Tatooles: YOU'RE ABSOLUTELY RIGHT, JIM.
 06:42:02 THERE'S NO BACKUP SPACE AT ALL FOR CARS IN LINE AND THE LOOP
 06:42:08 IS WAY TOO SMALL.

 06:42:11 >>Jim Wallace: AND YOU'VE GOT A LOT OF KIDS.
 06:42:14 >>James Tatooles: I JUST HAVE TO PUT IT ASIDE.
 06:42:16 MY OTHER LIFE, I BUILT ABOUT HALF A DOZEN CHILD CARE CENTERS
 06:42:20 IN CHICAGO.
 06:42:23 YOU KNOW WHAT THE DROP-OFF WAS?
 06:42:25 THE FRONT CURB OF THE BUILDING.

06:42:28 [LAUGHTER]
 06:42:33 >>Jim Wallace: 260 KIDS, THREE MINUTES EACH, THAT'S 780
 06:42:38 MINUTES.
 06:42:39 >>John Wojdak: UNDERSTOOD.
 06:42:44 >>Jim Wallace: THAT'S 12 HOURS.
 06:42:46 >>Scotty Wood: ANYTHING ELSE?
 06:42:47 THANK YOU, JOHN.
 06:42:49 >>John Wojdak: NO PROBLEM.
 06:42:49 THANK YOU.
 06:42:52 >>Scotty Wood: I THINK THAT CONCLUDES THAT EXCEPT FOR PUBLIC
 06:42:55 INPUT.
 06:42:56 IS THERE ANYONE WHO WOULD LIKE TO SPEAK ABOUT THIS?
 06:42:59 >>Tammy Duran: YES, I HAVE ONE CARD.
 06:43:02 ROY.
 06:43:07 >> GOOD EVENING, GENTLEMEN.
 06:43:09 MY NAME IS ROY HEINMAN.
 06:43:11 21321 ESTERO PRESERVE RUN IN ESTERO PLACE, RIGHT ACROSS THE
 06:43:17 STREET FROM THIS PROPOSED APPLICATION.
 06:43:19 I THINK IT'S A GREAT PRODUCT.

 06:43:23 IT LOOKS LIKE A BEAUTIFUL BUILDING, JUST NOT ON THIS ROAD.
 06:43:27 RIVER RANCH ROAD IS A TWO-LANE ROAD, HAS A HIGH SCHOOL DOWN
 06:43:34 THE STREET WHERE CARS BACK UP, IF I MAY SHOW YOU THE BACKUP
 06:43:38 THAT I TOOK TODAY, BOTH COMING FROM WILLIAMS ROAD AND FROM
 06:43:43 CORKSCREW ROAD.
 06:43:45 I HAD TO MANEUVER IN ONE LANE TO GET TO MY HOME ON ESTERO
 06:43:50 PLACE.
 06:43:51 IF YOU WOULDN'T MIND, I'LL START WITH YOU, JIM.
 06:44:06 >>Tammy Duran: YOU'RE NOT TALKING ON THE MIKE.
 06:44:09 >> THIS IS AT 1:30 IN THE AFTERNOON.
 06:44:12 >>Tammy Duran: SIR, YOU CAN SHOW THEM, BUT THEN GO BACK AND
 06:44:15 TALK BECAUSE BARRY CAN'T HEAR YOU.
 06:44:19 >> SO IT GOES BACK SOME LIKE, I DON'T KNOW, 800 FEET,
 06:44:24 WHATEVER IT IS ON WILLIAMS, RIVER RANCH ROAD WHERE THE HIGH
 06:44:28 SCHOOL IS.
 06:44:28 IN THE MORNING AT 7:00, 7:30, THERE IS ANOTHER BACKUP FOR
 06:44:34 PEOPLE BRINGING THE KIDS INTO THE HIGH SCHOOL.
 06:44:38 NOTHING AGAINST KIDS.
 06:44:40 LOVE KIDS.
 06:44:41 HAVE THREE GRANDCHILDREN OF MY OWN.
 06:44:42 THE POINT IS THIS, RIVER RANCH ROAD IS NOT THE PROPER PLACE.
 06:44:47 MR. BURKHOLDER, OR DR. BURKHOLDER, BUILD ANYWHERE ELSE.
 06:44:52 LEE MEMORIAL HEALTH OWNS THIS PROPERTY NOW.
 06:44:54 THEY HAVE BEAUTIFUL PROPERTY RIGHT ON COCONUT ROAD THAT
 06:44:57 WOULD BE GREAT FOR A LOCATION OF A DAYCARE FACILITY.

 06:45:00 BUT NOT RIVER RANCH ROAD.
 06:45:02 IF THE BACKUP ON THE HIGH SCHOOL IS ONE THING, NOW, LATELY,

06:45:08 WE'RE SEEING ON WILLIAMS ROAD PEOPLE WANTING TO GET TO THE
 06:45:13 INTERSTATE AROUND RUSH HOUR, SO FROM 3:30 UNTIL 5:30, THEY
 06:45:18 MAKE A LEFT ON RIVER RANCH ROAD TO GET TO CORKSCREW ROAD TO
 06:45:22 MAKE A RIGHT TO GET TO THE INTERSTATE ON 75 AND GUESS WHAT,
 06:45:26 THEY CAN'T MAKE THE RIGHT-HAND TURN ON CORKSCREW ROAD
 06:45:30 BECAUSE IT'S BUMPER TO BUMPER.
 06:45:32 WE CAN'T GET OUT AND MAKE A LEFT ON CORKSCREW ROAD AT
 06:45:35 CERTAIN TIMES OF THE DAY BECAUSE THEY HAVE A BACKUP AND SOME
 06:45:41 PEOPLE AREN'T AS POLITE AS THE REST OF US AND STAY IN THE
 06:45:44 MIDDLE OF THE ROAD SO WE CAN'T GET OUT.
 06:45:46 VILLAGE CREEK HAS THE SAME ISSUE.
 06:45:48 IF THEY WANT TO COME ACROSS RIVER RANCH ROAD, IT'S ALMOST
 06:45:52 IMPOSSIBLE.
 06:45:53 MY POINT IS, THERE IS A HUGE PROBLEM WITH RIVER RANCH ROAD
 06:45:57 FOR ANY MORE DEVELOPMENT.
 06:45:59 WE HAVE A DRAINAGE SWALE ALONG RIVER RANCH ROAD.
 06:46:03 IT'S ONLY A TWO-LANE ROAD.
 06:46:05 THERE'S NO WAY FOR WIDENING.
 06:46:07 AND THE PLAN DOES NOT SHOW A DECELERATION LANE OR ANY KIND
 06:46:14 OF RIGHT-HAND TURN IN SO THAT YOU DON'T HAVE TO TAKE RIVER
 06:46:19 RANCH ROAD.
 06:46:21 WITH ALL DUE RESPECT, THE CARS COMING INTO THIS PROPERTY
 06:46:23 WILL BE ALL THE WAY BACKED UP TO CORKSCREW ROAD.

06:46:29 I THOUGHT WHEN I SAW 9600 CORKSCREW ROAD AS THE ADDRESS, I
 06:46:33 THOUGHT IT WAS GOING TO COME OFF CORKSCREW ROAD, AND I SAID
 06:46:36 TO MYSELF, THAT'S BAD ENOUGH, BUT IT'S GOING TO COME AFTER
 06:46:40 -- INTO RIVER RANCH ROAD, TWO-LANE ROAD WITH DRAINAGE AND NO
 06:46:45 PLACE TO WIDEN.
 06:46:47 SO IT'S JUST NOT A GREAT SITE FOR THIS -- USE FOR THIS
 06:46:53 PROPERTY AND THE TRAFFIC WILL BE IMPOSSIBLE TO MANEUVER, NOT
 06:47:00 ONLY FOR US, BUT FOR THE PEOPLE THAT USE THIS FACILITY.
 06:47:04 IF THEY ARE BACKING UP THE HIGH SCHOOL WHICH HAS BUSES,
 06:47:07 BUSES, MY NEXT QUESTION IS, WOULD THEY HAVE SHUTTLE BUSES OR
 06:47:12 BUSES TO BRING PEOPLE IN BECAUSE THAT WOULD CUT DOWN ON SOME
 06:47:16 OF THE TRAFFIC.
 06:47:16 THANK YOU VERY MUCH.
 06:47:18 >>Scotty Wood: THANK YOU.
 06:47:19 I SUGGEST THAT THE TRAFFIC REPORT PROVIDE SOME FACTUAL
 06:47:26 INFORMATION ABOUT THIS CONCERN.
 06:47:28 ANYTHING ELSE?
 06:47:33 OKAY.
 06:47:35 THAT'S IT FOR PUBLIC INPUT.
 06:47:36 THANK YOU VERY MUCH.
 06:47:37 OUR NEXT PUBLIC INFORMATION MEETING IS 9000 WILLIAMS ROAD.
 06:47:52 WHICH IS THE VILLAGE PROPERTY AND THERE IS A PENDING
 06:48:00 DEVELOPMENT ORDER.
 06:48:07 >>Mary Gibbs: AS WE ALL KNOW, PENDING MEANS NOT SUBMITTED

06:48:11 YET.

06:48:11 AS WE LEARNED EARLIER.

06:48:15 [LAUGHTER]

06:48:16 >> YOU'VE CHANGED THE MEANING.

06:48:18 >>Mary Gibbs: YES, YES.

06:48:19 SO THIS PROPERTY IS THE VILLAGE-OWNED PROPERTY THAT IS THE

06:48:23 SITE OF THE EXISTING DRIVING RANGE AND THEN THE PROPERTY

06:48:27 IMMEDIATELY WEST OF THAT IS ABOUT 20 ACRES.

06:48:30 AND THIS IS THE PROPERTY THAT THE VILLAGE IS DOING,

06:48:34 ENTERTAINMENT, SPORTS RECREATION ENTERTAINMENT TYPE COMPLEX

06:48:38 ON.

06:48:39 WE HAD AN INFORMATION MEETING -- MAYBE THE AUDIENCE CAN BE A

06:48:46 LITTLE QUIET NOW.

06:48:48 OKAY.

06:48:49 WE HAD AN INFORMATION MEETING BACK IN AUGUST WHERE WE WERE

06:48:53 EXPLAINING ABOUT THE DEVELOPMENT ORDER AND SOME OF THE

06:48:56 INITIAL SITE PLAN IDEAS.

06:49:00 AND WE'VE HAD CONSULTANTS WORKING ON THE SITE PLAN.

06:49:02 WE ALSO HAVE A CONSULTANT, MICHAEL COMPARATO FROM VSD WHO

06:49:09 CAME AND PRESENTED AT THE INFORMATION MEETING AND EXPLAINED

06:49:11 KIND OF THE VILLAGE'S IDEAS AND SOME OF THE THINGS FOR THE

06:49:14 CHICKEN N PICKLE AND HIGH 5 THAT WE'RE LOOKING AT PLACING ON

06:49:18 THE SITE.

06:49:19 TONIGHT WE WANTED TO GIVE YOU AN UPDATE ON THAT AND THEN

06:49:22 TALK A LITTLE BIT ABOUT THE PROCESS, WHICH IS GOING TO BE A

06:49:25 TWO-PART PROCESS, WHICH IS GOING TO INVOLVE A LIMITED

06:49:29 DEVELOPMENT ORDER FOR CLEARING AND FILLING OF THE SITE AND

06:49:31 THEN A DEVELOPMENT ORDER FOR THE ACTUAL BUILDINGS AND ALL

06:49:34 THE REST OF THE SITE IMPROVEMENTS.

06:49:35 SO I THINK I WOULD LIKE TO HAVE MICHAEL COMPARATO FROM VSD

06:49:44 WILL KIND OF RUN THROUGH THE BEGINNING OF THE PowerPoint

06:49:46 AND EXPLAIN.

06:49:49 GIVE YOU AN UPDATE ON THE CONCEPTS AND THEN WE'LL GET INTO

06:49:51 THE SITE PLAN A LITTLE BIT.

06:50:00 >> GOOD EVENING, EVERYONE.

06:50:01 NICE TO SEE YOU AGAIN.

06:50:03 THANKS FOR HAVING US TONIGHT.

06:50:05 AS MARY SAID, BEFORE CHRIS RUNS YOU THROUGH THE ACTUAL

06:50:09 PROCESS THAT WE'RE TALKING ABOUT HERE FOR PLANNED

06:50:13 DEVELOPMENT APPROVAL, ET CETERA, I THOUGHT I WOULD UPDATE

06:50:16 YOU FURTHER ON WHERE WE ARE FROM THE VILLAGE MANAGER'S

06:50:20 OFFICE PERSPECTIVE AS WE'RE DEALING WITH THE PRIVATE

06:50:22 PARTNERS THAT THE VILLAGE IS WORKING WITH ON THESE TWO PAD

06:50:26 LOCATIONS.

06:50:26 AS MARY SAID, MY NAME IS MIKE COMPARATO.

06:50:28 I'M WITH VIESTE.

06:50:32 I'M ALSO A RESIDENT, 21731 SOUND WAY IN PELICAN SOUND HERE
 06:50:35 IN ESTERO.
 06:50:35 WE'VE HAD AN OPPORTUNITY SINCE, I THINK YOU MAY REMEMBER,
 06:50:40 THE PUBLIC PROCESS.
 06:50:41 A LOT OF ONGOING COMMUNITY INVOLVEMENT, EVEN SINCE AUGUST

 06:50:43 WHEN WE LAST TALKED.
 06:50:44 WE CONTINUE TO WORK ON BEHALF OF THE VILLAGE MANAGER'S
 06:50:48 OFFICE TAKING PUBLIC INPUT, WORKING WITH OUR FOCUS GROUPS
 06:50:51 AND OTHER COMMUNITY MEMBERS ON PROGRAMMING IDEAS, ON HOW WE
 06:50:55 CAN HAVE COMMUNITY INVOLVEMENT AND ACCESS AND A GOOD PRIVATE
 06:51:01 ENTERTAINMENT PARTNERS HERE WHEN THIS IS ALL DONE.
 06:51:03 THAT PROCESS HAS BEEN ONGOING AGAIN THROUGHOUT THE LAST
 06:51:07 COUPLE OF MONTHS SINCE WE WERE TOGETHER IN AUGUST AS WELL.
 06:51:10 WE'VE ALSO BEEN WORKING WITH CHICKEN N PICKLE AND HIGH 5
 06:51:16 ENTERTAINMENT AS WELL.
 06:51:18 COMMUNICATING A LOT WITH HOW THINGS ARE GOING TO OPERATE
 06:51:21 WITHIN THEIR RESPECTIVE TWO PADS.
 06:51:24 YOU WILL SEE AS CHRIS WALKS YOU THROUGH THE EVOLUTION OF THE
 06:51:27 PLANNED DEVELOPMENT.
 06:51:29 WE'VE WORKED VERY, VERY CAREFULLY WITH THEM TO MAKE SURE
 06:51:32 THAT WHAT THEY WERE PLANNING TO DO FUNCTIONED WELL AND
 06:51:39 SATISFIED THEIR OPERATIONAL GOALS FOR EACH OF THE TWO PADS
 06:51:42 THAT WILL BE TRANSFERRED TO THEM AS PART OF THE PROCESS.
 06:51:45 OF COURSE, THE VILLAGE, AS YOU MAY RECALL, WILL RETAIN
 06:51:48 OWNERSHIP OF ALL THE COMMON AREA AND PARKING THAT WILL BE
 06:51:52 SHARED BY BOTH OF THOSE PRIVATE PARTNERS AND PAID FOR IN
 06:51:58 TERMS OF MAINTENANCE.
 06:51:59 >>Jim Wallace: WILL THEY OWN THE LAND UNDER THE BUILDING?
 06:52:02 >> THEY WILL OWN THE LAND UNDER THE BUILDING, CORRECT.
 06:52:04 SO WE'VE BEEN HAVING GOOD CONVERSATION WITH THEM.

 06:52:10 I THINK WE'RE NOW AT A POINT AS YOU'LL SEE WITH CHRIS'
 06:52:13 PRESENTATION, SHIFT FOCUS FROM HORIZONTAL TO VERTICAL, NOW
 06:52:16 BEGINNING TO LOOK AT CONFORMING TO OUR DESIGN STANDARDS,
 06:52:20 ET CETERA, AS THEY ARE BEGINNING TO DEVELOP MORE OF A
 06:52:23 VERTICAL PLANS AT THE NEXT STAGE NOW OF THEIR EVOLUTION.
 06:52:28 YOU MAY REMEMBER CHICKEN N PICKLE -- THEY ARE BOTH
 06:52:33 ENTERTAINMENT BASED AND RECREATION BASED, SPORTS BASED AS
 06:52:38 PART OF THE SPORTS PARK CONCEPT WE HAVE FOR THE VILLAGE
 06:52:41 CENTER HUB.
 06:52:42 OBVIOUSLY CHICKEN N PICKLE IS PREDICATED ON PICKLEBALL WITH
 06:52:46 SOME OTHER ANCILLARY ENTERTAINMENT USES, VERY HIGH-END FOOD
 06:52:50 AND BEVERAGE, SCRATCH KITCHEN CONCEPTS FOR FOOD AND BEVERAGE
 06:52:53 AS PART OF THE ENTERTAINMENT CONCEPT.
 06:52:55 HIGH 5 IS PREDOMINANTLY INDOOR BOWLING WITH A VERY HIGH END
 06:53:00 MINIATURE GOLF, OUTDOOR MINIATURE GOLF ELEMENT.
 06:53:03 AGAIN, HAVING A SCRATCH KITCHEN WITH FOOD AND BEVERAGE AND

06:53:07 VERY COMPATIBLE USES BETWEEN THOSE TWO PARTNERS.
 06:53:11 OF COURSE, I THINK YOU REMEMBER THE SITE VERY WELL.
 06:53:15 DO YOU HAVE ANY QUESTIONS ON WHERE WE STAND WITH THE DEAL
 06:53:20 MAKING AND THE OVERALL -- WE'RE LOOKING ON LEGAL AGREEMENTS
 06:53:25 NOW WITH THE VILLAGE ATTORNEY, GOING BACK AND FORTH WITH
 06:53:28 PRIVATE PARTNERS ON DEFINITIVE AGREEMENTS.
 06:53:30 THERE WILL BE A PUBLIC IMPROVEMENT AGREEMENT BETWEEN THE
 06:53:33 VILLAGE AND EACH OF THE TWO DEVELOPERS AND THEN AN
 06:53:35 ADDITIONAL COMMON AREA MAINTENANCE AGREEMENT FOR ALL THOSE

 06:53:38 AREAS THAT WILL BE SHARED BY THEM AND REIMBURSED TO THE
 06:53:41 VILLAGE FOR THE MAINTENANCE OF PARKING AND STREET
 06:53:45 CIRCULATION, ET CETERA, THAT EVERYBODY WILL BENEFIT FOR.
 06:53:48 LASTLY, YOU'LL SEE THAT OUR INTENT FROM THE VILLAGE'S
 06:53:51 PERSPECTIVE IS ALSO TO RETAIN A THIRD PARCEL AVAILABLE FOR A
 06:53:56 THIRD SPORTS, RECREATION, ENTERTAINMENT PARTNER AS WELL TO
 06:54:00 BE ADDED AS WE'RE GOING THROUGH THE ONGOING PROCESS OF
 06:54:04 LOOKING AT OTHER COMPATIBLE ALTERNATIVE PARTNERS TO CHICKEN
 06:54:11 N PICKLE AND HIGH 5.
 06:54:15 >> IF BOTH OF THEM GO IN, WILL THE CONSTRUCTION BE
 06:54:17 SIMULTANEOUS?
 06:54:18 >> AS MUCH AS POSSIBLE, YES.
 06:54:19 OUR GOAL IS TO HAVE BOTH OF THEM OPENING APPROXIMATELY THE
 06:54:22 SAME TIME.
 06:54:24 NOT SURE THEY CAN HIT EXACTLY THE SAME DAY, PER SE, BUT THEY
 06:54:27 WOULD BOTH LIKE TO BE OPENED APPROXIMATELY THE SAME TIME.
 06:54:32 THESE TWO PARTNERS KNOW EACH OTHER VERY WELL IN THE FAMILY
 06:54:36 ENTERTAINMENT SPACE.
 06:54:37 THEY COLLABORATE IN OTHER MARKETS AROUND THE COUNTRY.
 06:54:40 IDEALLY, THEY REALLY LIKE TO WORK OFF OF ONE ANOTHER, SO
 06:54:44 THEY WOULD LIKE TO BE COMPATIBLE OPENINGS, YES.
 06:54:50 >> WHAT DOES THE PROJECT TIMELINE LOOK?
 06:54:53 >> CHRIS, IF YOU WANT TO COME UP.
 06:54:55 FROM A PRIVATE DEVELOPMENT PERSPECTIVE, EACH ONE OF THEM HAS
 06:54:58 APPROXIMATELY ABOUT AN EIGHT MONTH BUILD TIME FROM THE TIME

 06:55:01 WE DELIVER A PAD-READY SITE TO THEM, FOR EACH OF THE TWO
 06:55:05 PARCELS.
 06:55:05 CHRIS WILL WALK YOU THROUGH WHAT THE TWO-PHASED PROCESS THAT
 06:55:10 MARY REFERRED TO THAT WE'RE TRYING TO GET TO A POINT WHERE
 06:55:13 THEY ARE PAD READY, IN FACT, TO GO UP.
 06:55:14 THEY ARE ABOUT EIGHT-MONTH BUILD TIMES.
 06:55:21 >>Jim Wallace: IN THE LAST INFO MEETING WE HAD, THERE WAS A
 06:55:23 DISCUSSION OF WHETHER OR NOT BOWLING IS THE APPROPRIATE GAME
 06:55:28 OR ENTERTAINMENT.
 06:55:30 AND THE ARCADE, THE GAME ARCADE, WHETHER OR NOT THAT WAS
 06:55:35 GIVEN THE DEMOGRAPHICS IN THE MARKETPLACE, WHETHER THAT WAS
 06:55:37 APPROPRIATE.

06:55:38 AND AT THAT TIME, I DON'T KNOW IF IT WAS YOU OR SOMEONE,
 06:55:42 SAID WE'LL KNOW BETTER IN THE FUTURE.
 06:55:44 WELL, IT'S THE FUTURE NOW.
 06:55:46 DO YOU KNOW BETTER OR HAS THAT NOT BEEN DETERMINED YET?
 06:55:49 >> I CAN TELL YOU THAT HIGH 5 ENTERTAINMENT, AS THE INVESTOR
 06:55:52 OF A 15 TO 18 MILLION DOLLAR CAPITAL INVESTMENT, THEY ARE
 06:55:56 VERY CONFIDENT IN BOTH MARKETS FOR ALL THE ENTERTAINMENT
 06:55:58 USES.
 06:55:58 >>Jim Wallace: YOU HAVE DONE THE RESEARCH.
 06:56:00 >> THEY HAVE DONE THE RESEARCH.
 06:56:01 THE VILLAGE HASN'T, BUT THEY CERTAINLY HAVE.
 06:56:03 >>Jim Wallace: I'VE DONE A LOT OF FOCUS GROUPS IN MY LIFE
 06:56:05 AND SURPRISED WHEN THE REAL RESEARCH DEFIES THE FOCUS GROUP.

 06:56:08 IT'S NOT JUST --
 06:56:10 >> THEY ARE NOT RELYING ON OUR FOCUS GROUP FOR THAT.
 06:56:13 THEY ARE DOING THEIR OWN WORK ON THAT, YES.
 06:56:15 ABSOLUTELY.
 06:56:15 THANK YOU.
 06:56:19 CHRIS.
 06:56:22 >> GOOD EVENING, EVERYBODY.
 06:56:23 MY NAME IS CHRIS WRIGHT.
 06:56:25 I AM THE PROJECT PRINCIPAL FOR THE CONSULTANT TEAM THAT'S
 06:56:28 BEEN HIRED BY THE VILLAGE TO KIND OF HELP THE VILLAGE
 06:56:30 THROUGH THIS PROCESS.
 06:56:32 AS MICHAEL POINTED OUT AND WHAT WE HAVE UP HERE IS OUR
 06:56:35 PROJECT OVERVIEW.
 06:56:36 SEEMS LIKE MOST OF YOU ARE FAMILIAR WITH THE SITE.
 06:56:38 I KIND OF DEFINED THE SITE INTO THREE GROUPINGS, IF YOU
 06:56:43 WILL.
 06:56:43 THE EASTERN PART OF THE SITE WHICH IS PRETTY CLEAR FROM THE
 06:56:46 GOLF COURSE DRIVING RANGE.
 06:56:47 YOU HAVE THE MIDDLE PART OF THE SITE, WHICH IS PRETTY MUCH
 06:56:50 PREDOMINANTLY VEGETATED.
 06:56:52 AND THEN YOU HAVE THE LITTLE SLIVER THAT YOU SEE ON THE
 06:56:54 WESTERN SIDE OF THE PARCEL THERE THAT ALSO INCLUDES THE
 06:56:58 RETENTION POND, AND THAT IS ALSO PART OF THE SITE, SITE
 06:57:02 PROGRAM.
 06:57:03 WILLIAMS ROAD ON THE SOUTH AND VIA COCONUT.

 06:57:06 GOT SOME FRONTAGE ON THE NORTHWEST CORNER OF THE PARCEL.
 06:57:09 THIS RIGHT HERE IS OUR LATEST EMERGING SITE PLAN.
 06:57:16 IT'S BEEN A COLLABORATIVE EFFORT OVER THE LAST TWO TO THREE
 06:57:20 MONTHS ALMOST NOW AT THIS POINT.
 06:57:21 IN CONCERT WITH THE ULTIMATE TENANTS WHICH ARE CHICKEN N
 06:57:25 PICKLE AND HIGH 5.
 06:57:28 THIS HASN'T CHANGED TOO MUCH SINCE WE BROUGHT IT TO
 06:57:32 PRESENTATION BACK IN AUGUST, EARLY SEPTEMBER.

06:57:36 BUT WE HAVE REFINED QUITE A FEW THINGS.
 06:57:39 WE GOT PRETTY MUCH EVERYTHING SITUATED ON THE SITE.
 06:57:42 IF YOU LOOK AT THE SITE, GENERALLY SPEAKING, IT'S A PLUS OR
 06:57:45 MINUS 20-ACRE SITE.
 06:57:47 THERE'S ABOUT THREE AND A HALF ACRES DEDICATED TO LAKE.
 06:57:51 THE HIGH 5 SITE IS ROUGHLY ONE AND THREE-QUARTER ACRES IN
 06:57:55 SIZE.
 06:57:56 THE CHICKEN N PICKLE SITE IS ALMOST THREE AND THE FUTURE
 06:58:00 DEVELOPMENT PARCEL IS RIGHT AROUND TWO.
 06:58:02 AND THEN YOU CAN SEE ALL THE PARKING WHICH IS KIND OF
 06:58:04 CENTRAL TO THE SITE.
 06:58:06 THERE IS A ROAD THAT CONNECTS VIA COCONUT DOWN THROUGH
 06:58:10 WILLIAMS ROAD, WHICH PRETTY MUCH BISECTS THE CENTER OF THE
 06:58:13 PROPERTY.
 06:58:13 SO WE'VE TAKEN IT A LONG WAY AND WE'VE GOTTEN MOST OF THE
 06:58:18 THINGS WORKED OUT FROM AN INGRESS/EGRESS STANDPOINT, FROM A
 06:58:22 SITE COMPATIBILITY STANDPOINT WITH THE LAND DEVELOPMENT

 06:58:26 CODE.
 06:58:26 AND WE'VE ENTERED INTO OVER THE LAST MONTH GOING THROUGH A
 06:58:29 LOT OF THE ENGINEERING EXERCISES, WHICH IS PRIMARILY SURFACE
 06:58:33 WATER MANAGEMENT RIGHT NOW AND THEN AS MICHAEL POINTED OUT,
 06:58:37 ONE OF OUR OPPORTUNITIES OR ONE OF OUR CHALLENGES ON THE
 06:58:39 PROJECT, BECAUSE OF THE COMPRESSED SCHEDULE IS GET A HEAD
 06:58:44 START ON THE EARTH WORK PORTION OF THE SITE.
 06:58:47 AND WE WOULD LIKE TO BE ABLE TO DO THAT AS EARLY AS
 06:58:50 POSSIBLE.
 06:58:50 THIS GIVES A GOOD GRAPHIC REPRESENTATION.
 06:58:52 WHAT YOU CAN SEE ON THE HIGH 5 SITE, WHICH IS ACTUALLY IN
 06:58:55 THE NORTHWEST CORNER, THE DARK GRAY IS ACTUALLY THE PROPOSED
 06:58:59 BUILDING FOOTPRINT.
 06:59:01 THAT HASN'T BEEN FINALIZED BUT I THINK IT IS A VERY GOOD
 06:59:03 REPRESENTATION OF WHAT WE WILL SEE WHEN WE FINALLY GET
 06:59:06 ARCHITECTURAL FOOTPRINTS.
 06:59:07 AND THEN UP ON THE NORTHWEST OR NORTHEAST PORTION OF THE
 06:59:10 SITE, YOU CAN SEE THE 20 OR SO PICKLEBALL COURTS, THE DARK
 06:59:14 GRAY AGAIN ILLUSTRATES THE BUILDING FOOTPRINT FOR THE
 06:59:19 CHICKEN N PICKLE SITE.
 06:59:20 AND THEN DOWN ON THE SOUTHERN PROPERTY WHERE THE FUTURE
 06:59:23 DEVELOPMENT IS, THAT WILL PROBABLY BE A COMBINATION OF
 06:59:26 BUILDING FOOTPRINT AND ADDITIONAL PARKING TO SUPPORT NOT
 06:59:29 ONLY THAT PRODUCT, BUT THE SITE AS A WHOLE.
 06:59:32 THIS NEXT SLIDE SIMPLY REPRESENTS AN OVERLAY OF SOME OF THE

 06:59:42 HERITAGE TREES ON THE PROPERTY.
 06:59:45 RIGHT NOW WE'RE CONTEMPLATING ADDING TWO TO THREE FEET OF
 06:59:49 FILL THROUGHOUT THE SITE, ALL EXCAVATED FROM THE LAKE
 06:59:54 ITSELF.

06:59:54 QUITE A FEW OF THE TREES HAVE BEEN DAMAGED THROUGH STORMS.
 06:59:57 WE DON'T SEE TOO MANY OPPORTUNITIES TO SAVE THE HERITAGE
 07:00:01 TREES, SO WE WILL BE PROBABLY BE PUTTING FORTH A REQUEST TO
 07:00:05 MITIGATE FOR MOST OF THEM, IF NOT ALL OF THEM.
 07:00:07 ONLY SLIGHT OPPORTUNITY I SEE WE HAVE ARE THE ONES UP ALONG
 07:00:12 VIA COCONUT.
 07:00:12 EVERYTHING ELSE IS JUST TOO FAR EMBEDDED INTO THE SITE TO
 07:00:16 KIND OF WORK AROUND TO CONTINUE TO CREATE AN EFFICIENT SITE
 07:00:19 PLAN THAT MAXIMIZES THE NEEDS OF THE VILLAGE.
 07:00:29 >>Scotty Wood: HOW MANY TREES ARE WE TALKING ABOUT?
 07:00:31 >> I DON'T HAVE AN EXACT CONTACT.
 07:00:34 BUT PROBABLY TALKING AT LEAST 25 TO 35 TREES AS ILLUSTRATED
 07:00:38 RIGHT THERE.
 07:00:41 THERE ARE TWO DIFFERENT COLORS THERE.
 07:00:43 THERE ARE THE LIVE OAKS AND THEN THE HERITAGE PINES.
 07:00:46 >>Scotty Wood: IT LOOKS LIKE ONLY FOUR OF THEM COULD BE
 07:00:49 SAVED.
 07:00:50 >> YEAH.
 07:00:50 THOSE ARE THE ONES ALONG VIA COCONUT AND EVEN THOSE ARE A
 07:00:54 CHALLENGE BECAUSE OF SOME OF THE OTHER SITE CONSTRAINTS WE
 07:00:57 HAVE, PRIMARILY THE FILL BEING ADDED ONTO THE SITE.

 07:00:59 WE'LL BE ASSESSING THAT FURTHER WITH DOCUMENTATION TO
 07:01:04 SUPPORT THE CONDITION OF THE TREES AND KIND OF WORKING
 07:01:07 THROUGH THAT AS WE GET TO THE D.O. APPLICATION, LDO
 07:01:13 APPLICATION.
 07:01:14 >>Jim Wallace: THE ONLY QUESTION I HAVE AND SURE YOU HAVE AN
 07:01:17 ANSWER FOR THIS, RIGHT NOW THE CLEARED AREA IS THE EASTERN
 07:01:20 SIDE OF WHAT IS NOW YOUR MAIN ROAD AND THE GREENSPACE IS ON
 07:01:28 THE WEST SIDE.
 07:01:29 YOU'VE CHOSEN TO MAKE THE STORMWATER DRAINAGE AREA
 07:01:33 CONTIGUOUS AND CLEAR THE TREES ON THE WEST SIDE AND PUT THE
 07:01:41 FUTURE DEVELOPMENT ON THE EXISTING CLEARED AREA.
 07:01:46 WAS THERE AN ALTERNATIVE?
 07:01:48 DID YOU LOOK AT AN ALTERNATIVE?
 07:01:49 WATER MANAGEMENT SAYING MINIMUM HUNDRED FEET AND ALL THE
 07:01:53 OTHER THINGS.
 07:01:55 DID YOU LOOK AT THE FUTURE DEVELOPMENT BEING ON THE WEST
 07:01:57 SIDE OF THE ROAD AND PUTTING YOUR WATER -- STORMWATER
 07:02:01 RETENTION ON THE EAST SIDE?
 07:02:03 >> WE DID SEVERAL DIFFERENT CONCEPTS.
 07:02:05 I WOULDN'T SAY WE COMPLETELY SHIFTED EVERYTHING IN THE
 07:02:08 REVERSE, AS YOU WERE TALKING, BUT PROBABLY THE BIGGEST
 07:02:12 COMPELLING REASON WAS THE BENEFITS THAT EMERGE FROM TAKING
 07:02:16 -- IF YOU NOTICED BACK ON THE ORIGINAL SLIDE OR THE EXISTING
 07:02:20 CONDITION SLIDE, SLIVER OF A RETENTION POND THAT SERVES VIA
 07:02:24 COCONUT.

07:02:24 WE DID SOME STUDIES TRYING TO INCORPORATE INTO THE SITE, NOT
07:02:29 INCORPORATE INTO THE SITE.

07:02:30 IT ENDED UP BEING ABOUT AN ACRE AND A HALF GAIN OF USABLE
07:02:37 AREA ON THE SITE BY INCORPORATING THAT POND INTO THE SITE
07:02:40 POND IS WHAT IT WORKED OUT BEING.

07:02:42 >>Jim Wallace: OTHER THAN THE TWO HERITAGE OAKS THAT YOU
07:02:45 SEEM TO BE TAKING DOWN, THE REST OF THE VEGETATION THERE IS
07:02:49 PRIMARILY -- I CAN'T REMEMBER IF THERE IS MELALEUCA THERE OR
07:02:52 NOT, THAT'S PRIMARILY PINES, IS IT?

07:02:55 >> PINES.

07:02:56 QUITE A BIT OF THINGS THAT WOULD BE CLEARED OUT NORMALLY
07:03:00 ANYWAY.

07:03:00 UNDERBRUSH AND WHATNOT.

07:03:02 THE PRIMARY TREES THAT I THINK WORTHY OF GIVING SOME
07:03:05 CONSIDERATION TO AND PROPERLY IDENTIFYING ARE THE ONES ON
07:03:08 THE MAP RIGHT NOW.

07:03:10 >>Jim Wallace: ALL RIGHT.

07:03:10 THANK YOU.

07:03:14 >>Scotty Wood: ANYTHING ELSE?

07:03:18 >> I THINK ONE OF THE THINGS WE WANTED TO ACCOMPLISH HERE
07:03:20 WAS KIND OF SET FORTH THE PATH AND KIND OF BRING THIS TO
07:03:23 EVERYBODY'S ATTENTION SO WE'RE KIND OF OUT IN FRONT OF WHAT
07:03:27 WE WOULD LIKE TO DO MOVING FORWARD.

07:03:30 MARY AND MICHAEL BOTH ALLUDED TO, WE KIND OF SEE THIS AS A
07:03:34 TWO-STEP PROCESS.

07:03:35 WE'RE ACTIVELY WORKING ON APPLICATIONS THAT SUPPORT PHASE
07:03:38 ONE UP THERE.

07:03:39 THAT'S REALLY THE ABILITY TO CLEAR THE SITE, THE ABILITY TO
07:03:43 EXCAVATE THE LAKE AND THE ABILITY TO PLACE THAT FILL
07:03:47 THROUGHOUT THE ENTIRE PARCEL THAT WE SEE THAT GOING IN AS A
07:03:51 LIMITED DEVELOPMENT ORDER.

07:03:53 OUR PLANNED TIME FRAME TO SUBMIT THOSE APPLICATIONS IS IN
07:03:57 THE MONTH OF NOVEMBER HERE.

07:03:59 AND KIND OF A COMPANION ONE THAT'S ACTUALLY OUT IN LEAD A
07:04:03 LITTLE MORE IS THE ENVIRONMENTAL RESOURCE PERMIT
07:04:05 APPLICATION.

07:04:06 WE'VE ADVANCED THE CIVIL ENGINEERING DESIGN FAR ENOUGH NOW
07:04:09 TO PUT IN A RESPONSIBLE APPLICATION TO THE DISTRICT, WHICH
07:04:12 AGAIN GIVES US THE OPPORTUNITY ONCE IT'S BEEN APPROVED TO
07:04:16 CLEAR THE SITE ONCE WE HAVE THE LDO APPROVAL FROM THE
07:04:19 VILLAGE.

07:04:19 THE SECOND PHASE WILL BE, WHAT YOU WOULD DO WHEN YOU GO IN
07:04:25 AND KIND OF PUT ALL YOUR PAVING AND GRADING AND UNDERGROUND
07:04:28 AS PART OF THE APPLICATION, WE'RE TRYING TO GET THE
07:04:32 ARCHITECTURAL AND THE MEP TEAMS KIND OF LINKED UP WITH WHERE
07:04:36 WE ARE RIGHT NOW.

07:04:37 WE NEED INFORMATION FROM THEM.

07:04:38 AS WE GET THAT INFORMATION HERE IN THE COMING WEEKS WE'LL
 07:04:41 START TO WORK ON THE FINAL PIECE OF THE PUZZLE, WHICH IS THE
 07:04:45 D.O. APPLICATION THAT WILL HAVE EVERYTHING INCLUDED,

 07:04:49 INCLUDING THE BUILDINGS AS PART OF THE APPLICATION.
 07:04:52 >>Jim Wallace: I HAVE ONE OTHER QUESTION.
 07:04:53 YOU HEARD, IF YOU WERE HERE, I DON'T KNOW IF YOU WERE OR NOT
 07:04:57 IN THE PREVIOUS PRESENTATION, PEOPLE ARE BETWEEN 3, 3:30,
 07:05:05 5:30, THERE'S A LOT OF TRAFFIC USING WILLIAMS ROAD EASTBOUND
 07:05:10 TO GO TO THREE OAKS TO AVOID CORKSCREW AND THAT LAST SECTION
 07:05:15 OF U.S. 41.
 07:05:17 I RIDE MY BIKE THERE ALL THE TIME.
 07:05:20 SO I SEE IT, A LONG LINE OF TRAFFIC AND, OF COURSE, THE HIGH
 07:05:26 SCHOOL.
 07:05:27 IT EXACERBATES THAT.
 07:05:29 WHAT CONSIDERATION HAVE YOU GIVEN TO PEOPLE COMING OFF U.S.
 07:05:33 41 TURNING LEFT, TURNING NORTHBOUND INTO THE SITE?
 07:05:39 IS YOUR PLAN TO WIDEN WILLIAMS ROAD AND PUT IN A TURNING
 07:05:43 LANE?
 07:05:43 WHAT CONSIDERATIONS HAVE YOU MADE FOR EXISTING TRAFFIC AND
 07:05:46 THE AMOUNT OF TRAFFIC YOU WILL BRING TO IT?
 07:05:49 >> RIGHT NOW WE'RE STILL COLLECTING THE TRANSPORTATION DATA
 07:05:53 IN ORDER TO DO A TRANSPORTATION IMPACT STATEMENT.
 07:05:56 I ALSO KNOW THAT THE CONSULTANT THAT WE WERE USING IS DOING
 07:05:59 SOME WORK WITH THE VILLAGE LOOKING AT CAPACITY ANALYSIS ON
 07:06:02 WILLIAMS ROAD ITSELF.
 07:06:03 SO WE INTEND TO INTEGRATE WHAT THE VILLAGE IS ALREADY DOING
 07:06:07 INTO THE NEEDS OF THE SITE AS PART OF OUR TIS.
 07:06:11 >>Jim Wallace: THERE'S NO LEFT IN OFF VIA COCONUT.

 07:06:14 PEOPLE WILL GO DOWN TO THE ROUNDABOUT, GO AROUND AND COME IN
 07:06:16 AND THEY'LL DO A LEFT-IN OFF WILLIAMS.
 07:06:18 ANYBODY SOUTHBOUND ON VIA COCONUT IS GOING TO HAVE TO DO A
 07:06:25 LEFT IN OFF WILLIAMS.
 07:06:30 >> I BELIEVE WHERE WE ARE HEADED IS RIGHT IN AND LEFT INS ON
 07:06:35 VIA COCONUT AND THE SAME ON WILLIAMS AS WELL.
 07:06:37 AND THERE MIGHT EVEN BE SOME CONSIDERATIONS FOR A ROUNDABOUT
 07:06:43 TYPE APPLICATION ON WILLIAMS ROAD IF EVERYTHING WORKS OUT.
 07:06:49 >>Jim Wallace: ADD A ROUNDABOUT AFTER THE ROUNDABOUT.
 07:06:52 >> MIGHT BE A LITTLE RIGHT-OF-WAY CONSTRAINED THERE, BUT
 07:06:54 WE'LL RUN IT THROUGH THE CONSIDERATION GRINDER AND SEE WHAT
 07:06:58 POPS OUT.
 07:06:58 >>Jim Wallace: ANOTHER ROUNDABOUT, WE'LL START LOOKING LIKE
 07:07:01 SCOTLAND, RIGHT?
 07:07:05 >> I THINK THE LAST SLIDE THAT WE PUT IN HERE IS JUST KIND
 07:07:08 OF THE TIME FRAMES WE'RE KIND OF WORKING WITH RIGHT NOW.
 07:07:11 THESE ARE ON THE AGGRESSIVE SIDE FOR SURE.
 07:07:14 AS MICHAEL POINTED OUT UNDER THE FINAL AGREEMENTS, THOSE ARE

07:07:16 THE AGREEMENTS BEING ENTERED INTO BETWEEN CHICKEN N PICKLE
 07:07:19 AND HIGH 5 AND THE VILLAGE.
 07:07:21 WE KIND OF GOT A PRELIMINARY EARLY TARGET SCHEDULES FOR SOME
 07:07:24 OF THE OTHER IMPORTANT THINGS.
 07:07:26 SO YOU CAN SEE THERE IS A FAIRLY AGGRESSIVE TARGET OPENING
 07:07:29 DATE ON DECEMBER 2024.
 07:07:31 AND EVERYTHING HAS TO KIND OF FALL INTO PLACE VERY WELL FOR

 07:07:36 THAT TO ALL HAPPEN.
 07:07:37 WE'VE GOT OUR WORK CUT OUT FOR US.
 07:07:42 >>Jim Wallace: THE HOUSING MARKET GETS SOFT -- HOUSING
 07:07:47 MARKET GOES SOFT, YOU'LL HIT YOUR TARGETS BECAUSE YOU WILL
 07:07:50 BE ABLE TO GET MATERIAL.
 07:07:52 >> OTHER THAN THAT, I WILL BE HAPPY TO ANSWER ANY OTHER
 07:07:55 QUESTIONS.
 07:07:56 I'M SURE MICHAEL WOULD AS WELL.
 07:07:58 >>Scotty Wood: ANYONE?
 07:07:58 NO.
 07:08:01 THANK YOU.
 07:08:02 >> THANK YOU VERY MUCH.
 07:08:03 >>Mary Gibbs: CAN I JUST MENTION ONE THING?
 07:08:06 WHAT I WANT TO MAKE CLEAR IS THAT SINCE WE'RE DOING THE
 07:08:09 TWO-PART PROCESS WHERE WE DO THE LIMITED DEVELOPMENT ORDER
 07:08:12 TO DO THE CLEAR AND FILL, THAT IS REVIEWED BY STAFF.
 07:08:15 IN ORDER TO MAKE THESE TIMELINES, WE'LL BE DOING THAT.
 07:08:19 BUT THEN WE COME BACK TO YOU WITH THE DEVELOPMENT ORDER
 07:08:21 WHERE YOU SEE WHAT YOU NORMALLY SEE.
 07:08:24 SO WE JUST WANT TO MAKE SURE -- WE DON'T WANT ANYONE TO
 07:08:28 THINK WE'RE TRYING TO DO SOMETHING CRAZY.
 07:08:34 >>Scotty Wood: OKAY.
 07:08:34 ANY PUBLIC INPUT?
 07:08:36 >>Tammy Duran: I DON'T HAVE ANYTHING.
 07:08:37 >>Scotty Wood: NOTHING.

 07:08:38 OKAY.
 07:08:42 THANK YOU.
 07:08:42 OUR NEXT ITEM ARE PUBLIC HEARINGS, BUT THEY ARE NOT
 07:09:10 QUASI-JUDICIAL, EVEN THOUGH THE AGENDA SAYS THAT.
 07:09:13 THERE ARE THREE ITEMS.
 07:09:17 THE FIRST IS AN ORDINANCE THAT'S PROPOSED TO REGULATE AND
 07:09:21 PROVIDE STANDARDS FOR DETACHED RESIDENTIAL GARAGES.
 07:09:25 WE'LL BEGIN WITH THAT ONE.
 07:09:28 >>Mary Gibbs: YOU MAY REMEMBER AT ONE OF OUR PRIOR MEETINGS,
 07:09:31 WE HAD A RESIDENT, I THINK IT WAS THE LENGTHY MEETING, WE
 07:09:34 HAD A RESIDENT THAT WANTED TO DO PUBLIC INPUT.
 07:09:37 I KNOW BARRY JONES PROBABLY REMEMBERS BECAUSE HE HAD AN
 07:09:43 ISSUE WITH THE DETACHED GARAGE.
 07:09:44 BARRY KEPT ASKING, WHAT'S THE CODE?

07:09:47 WHAT'S THE CODE?
 07:09:48 WHAT ARE YOU DOING?
 07:09:50 IN THE MEANTIME, THE COUNCIL HAS ASKED US.
 07:09:54 WE HAVE STANDARDS IN OUR CODE RIGHT NOW FOR DETACHED
 07:09:57 RESIDENTIAL GARAGES, BUT THE COUNCIL FELT LIKE THEY WERE NOT
 07:10:02 STRICT ENOUGH.
 07:10:03 SO THEY ASKED US TO GO BACK AND REVISIT THAT AND COME BACK
 07:10:07 WITH SOME CHANGES.
 07:10:08 BASICALLY, THAT'S WHAT WE HAVE FOR YOU TONIGHT IS LANGUAGE
 07:10:15 THAT BASICALLY MAKES SOME SUGGESTIONS FOR LIMITING THE SIZE
 07:10:19 OF DETACHED GARAGES, BUT ONLY IN WHAT WE CALL THE

 07:10:23 SINGLE-FAMILY RESIDENTIAL SINGLE-FAMILY ZONING, WHICH IS
 07:10:27 YOUR CONVENTIONAL ZONING DISTRICT.
 07:10:29 THERE'S NOT A WHOLE LOT OF THAT IN THE VILLAGE.
 07:10:32 THE REASON THAT WE'RE LIMITING TO THAT IS BECAUSE THOSE ARE
 07:10:38 PLACES WHERE YOU HAVE 7500-SQUARE-FOOT LOTS.
 07:10:41 AND IF YOU HAVE A LARGE DETACHED GARAGE RIGHT NEXT TO YOUR
 07:10:46 NEIGHBOR, SOMETIMES THAT CAN BE INCOMPATIBLE.
 07:10:50 WHAT WE RECOMMENDED IN THE ORDINANCE IS JUST ADDING SOME
 07:10:54 LANGUAGE THAT SAYS IF YOU'RE IN THE RESIDENTIAL
 07:10:56 SINGLE-FAMILY DISTRICT, ACCESSORY USE GARAGE CANNOT EXCEED
 07:11:01 TWO DOORS AND TWO BAYS, CANNOT EXCEED 500 SQUARE FEET AND
 07:11:05 CANNOT BE TALLER THAN 15 FEET TALL.
 07:11:09 LET'S SEE WHAT ELSE.
 07:11:14 WE ALSO -- THE COUNCIL SUGGESTED AT FIRST READING THAT WE
 07:11:20 LIMIT IT SO YOU CAN ONLY HAVE ONE ACCESSORY GARAGE ON A
 07:11:23 PARCEL.
 07:11:23 SO WE ADDED THAT LANGUAGE INTO THE ORDINANCE.
 07:11:26 AND THOSE ARE THE MAIN CHANGES.
 07:11:32 WE DID GET SUGGESTION FROM JIM WALLACE, WHO SENT AN E-MAIL
 07:11:36 TO EVERYBODY EARLIER, I THINK YESTERDAY, AND HE'S SUGGESTING
 07:11:40 THAT MAYBE THE 500 SQUARE FEET IS A LITTLE BIT TOO SKIMPY
 07:11:45 AND THAT MAYBE IT SHOULD BE 580 SQUARE FEET, IF I CAN
 07:11:50 SUMMARIZE THAT.
 07:11:50 I DON'T WANT TO PUT WORDS IN YOUR MOUTH, BUT I THINK THAT
 07:11:53 WAS THE MAIN SUGGESTION.

 07:11:55 AND WE DO HAVE ANOTHER PUBLIC HEARING TOMORROW WITH COUNCIL,
 07:12:00 SO I TOLD THEM AT THE FIRST READING WE WOULD GET THE
 07:12:04 RECOMMENDATIONS OF PLANNING AND ZONING BOARD AND BRING IT
 07:12:07 BACK TO COUNCIL TOMORROW AND DISCUSS IT.
 07:12:12 >>Jim Wallace: MARY, I HAD ONE QUESTION WHEN I WAS READING
 07:12:14 THIS, SOMETHING I DIDN'T UNDERSTAND IS THAT IF I DON'T BUILD
 07:12:17 MY GARAGE OUT OF A CORRUGATED MATERIAL, THEN I AM ALLOWED A
 07:12:24 TWO-BAY GARAGE AND ALLOWED 500, 580 SQUARE FEET.
 07:12:28 BUT IF I CHOOSE TO BUILD MY GARAGE OUT OF METAL, CORRUGATED
 07:12:32 METAL, THEN I'M ONLY ALLOWED A ONE-CAR GARAGE.

07:12:35 THAT'S WHAT THIS IS SAYING.
 07:12:37 IS THERE A REASON WHY?
 07:12:39 >>Mary Gibbs: WELL, I DON'T THINK THAT'S WHAT THAT IS
 07:12:41 INTENDED TO SAY, THE CORRUGATED METAL WAS THE LANGUAGE THAT
 07:12:46 WAS ALREADY IN THE CODE THAT ACTUALLY CAME FROM THE COUNTY.
 07:12:49 SO THE IDEA IS THAT WOULD APPLY TO PLACES WHERE YOU WANT TO
 07:12:54 BUILD, I CALL THEM LIKE THE QUONSET HUT, THE BIG METAL
 07:12:59 BUILDING THAT LOOKS LIKE A QUONSET HUT, A GIGANTIC SHED.
 07:13:04 >> A BIG SHED WITH A GARAGE DOOR.
 07:13:09 >> RIGHT.
 07:13:09 THAT'S ALREADY EXISTING LANGUAGE.
 07:13:10 WE'RE NOT CHANGING THAT.
 07:13:10 THAT BASICALLY SAYS IF YOU'RE GOING TO BUILD THIS QUONSET
 07:13:12 HUT TYPE METAL BUILDING, YOU HAVE TO GET A SPECIAL EXCEPTION
 07:13:15 IN WHATEVER ZONING DISTRICT YOU WANT TO DO THAT IN.

 07:13:18 THAT'S EXISTING LANGUAGE THAT WE DID NOT CHANGE.
 07:13:22 >>Jim Wallace: I UNDERSTAND THE INTENT.
 07:13:23 BUT THIS SAYS THAT IF I HAVE A HOUSE AND I BUILD MY GARAGE
 07:13:27 OUT OF CORRUGATED -- OUT A SERIES OF CORRUGATED OR
 07:13:33 GALVANIZED STEEL, IF I USE THOSE MATERIALS, I'M ONLY ALLOWED
 07:13:36 TO HAVE A ONE-CAR GARAGE.
 07:13:41 >>Mary Gibbs: BECAUSE OF THE 240 SQUARE FEET.
 07:13:43 >>Jim Wallace: -- CONSTRUCTED -- GALVANIZED -- EXCLUDING --
 07:13:48 CAN'T BE LARGER THAN 240 SQUARE FEET.
 07:13:51 >>Mary Gibbs: YES.
 07:13:52 >> YOU CAN'T BUILD A TWO-CAR GARAGE WITH 300 SQUARE FEET.
 07:13:58 CAN'T BE DONE.
 07:13:58 >> IT SAYS THAT IF IT'S LARGER THAN 240, YOU NEED THE
 07:14:01 SPECIAL EXCEPTION, CORRECT?
 07:14:03 >>Mary Gibbs: YES.
 07:14:05 >>Michael Sheeley: IT'S NOT LIMITING YOU TO 240.
 07:14:05 IF IT'S LARGER THAN 240, YOU NEED A SPECIAL EXCEPTION.
 07:14:08 >>Jim Wallace: IF I WANT TO DO A TWO-CAR GARAGE, CORRUGATED
 07:14:12 METAL, I HAVE TO GET A SPECIAL EXCEPTION.
 07:14:17 WHY?
 07:14:18 BECAUSE OF THE MATERIAL?
 07:14:19 >>Mary Gibbs: YES, BECAUSE THEY ARE BIG AND NOT VERY
 07:14:22 ATTRACTIVE.
 07:14:22 THAT'S EXISTING LANGUAGE THAT'S BEEN IN THERE SINCE ABOUT
 07:14:27 1990.

 07:14:28 >>Jim Wallace: WHAT IT'S REALLY SAYING, IF I HAVE A
 07:14:31 FLORIDA-STYLE HOME, MY ARCHITECTURE IS KEY WEST AND FLORIDA
 07:14:34 STYLE, I'M NOT GOING TO BUILD A BLOCK GARAGE TO GO WITH IT.
 07:14:39 I OWNED A HOME LIKE THAT IN BAY TO BAY.
 07:14:42 HOMES ARE SELLING FOR A MILLION DOLLARS IN THERE, BUT THEY
 07:14:44 DON'T HAVE CONCRETE BLOCK GARAGES.

07:14:50 >>Michael Sheeley: BUILD ONE WITH GALVANIZED WALLS?
 07:14:57 >>Scotty Wood: YOU APPLY FOR A SPECIAL EXCEPTION.
 07:15:00 >>Jim Wallace: OKAY.
 07:15:01 ALL RIGHT.
 07:15:02 >>Scotty Wood: I WANT TO ALSO SUGGEST THAT THE STATEMENT IN
 07:15:06 THE ORDINANCE AS DRAFTED ON H-1, THIRD LINE, WHERE IT READS
 07:15:15 IN PART, AN ACCESSORY USE GARAGE MAY NOT EXCEED TWO DOORS
 07:15:19 AND TWO BAYS.
 07:15:20 I WOULD STRIKE THAT.
 07:15:21 THE REASON WHY I WOULD STRIKE IT IS THAT YOU HAVE TWO DOORS
 07:15:25 TO PARK CARS AND YOU HAVE USUALLY ANOTHER SIDE DOOR TO GET
 07:15:30 INTO THE GARAGE FROM YOUR HOUSE IF IT'S AN ATTACHED GARAGE.
 07:15:36 I HAVE THAT IN MY HOME UP NORTH.
 07:15:38 I HAVE THAT EXACT SCENARIO.
 07:15:43 >>Mary Gibbs: ACTUALLY, WHEN WE WENT TO THE FIRST READING
 07:15:45 WITH COUNCIL THEY BROUGHT UP THE SAME THING AND SAID WE'RE
 07:15:48 MORE INTERESTED IN THE HEIGHT AND SIZE AND NOT SO MUCH AS TO
 07:15:53 LIMITING THE DOORS.
 07:15:54 SO IF YOU HAVE THAT SUGGESTION, YOU'RE JUST SAYING STRIKE

 07:15:59 MAY NOT EXCEED --
 07:16:00 >>Scotty Wood: I THINK 580 SQUARE FEET IS FINE.
 07:16:08 IT SAYS 500.
 07:16:12 I AGREE WITH THE 580.
 07:16:14 MY GARAGE UP NORTH IS 564 SQUARE FEET.
 07:16:18 IT'S A TWO-CAR GARAGE.
 07:16:21 IF WE HAVE A MILLION DOLLAR PLUS HOME BEING BUILT, WE NEED
 07:16:28 TO ACCOMMODATE AN OVERSIZED GARAGE.
 07:16:32 >>Mary Gibbs: I CAN DELETE THE LANGUAGE THAT SAYS MAY NOT
 07:16:35 EXCEED TWO DOORS AND TWO BAYS.
 07:16:37 >>Scotty Wood: YEAH.
 07:16:38 STRIKE THAT OUT AND CHANGE 500 TO 580.
 07:16:41 THAT'S MY PROPOSAL.
 07:16:51 >>Michael Sheeley: DO WE HAVE TO VOTE ON THIS?
 07:16:53 >>Scotty Wood: YEAH, WE DO.
 07:16:54 >>Mary Gibbs: IT'S A PUBLIC HEARING.
 07:16:57 >>Scotty Wood: I'M GOING TO DO THAT.
 07:16:58 IS THERE ANY PUBLIC INPUT ON THIS PARTICULAR ONE?
 07:17:04 NO.
 07:17:08 I CAN OPEN AND CLOSE THE PUBLIC HEARING.
 07:17:10 ALL RIGHT.
 07:17:11 I WILL.
 07:17:11 WE HAVE TO WAIT FOR JIM TO RETURN BEFORE WE CAN VOTE.
 07:17:18 THERE HE IS.
 07:17:20 WE NEED A MOTION FIRST.

 07:17:30 >>Michael Sheeley: YOU CAN'T MAKE THE MOTION AS CHAIRMAN.
 07:17:32 >>Scotty Wood: I SUPPOSE I COULD.

07:17:33 I WILL MOVE THAT WE STRIKE THE REFERENCE TO NUMBER OF DOORS
 07:17:38 AND INCREASE 500 FEET TO 580 FEET IN THE DRAFT ORDINANCE.
 07:17:43 IS THERE A SECOND?
 07:17:46 >>Michael Sheeley: SECOND.
 07:17:47 >>Anthony Gargano: WHAT ABOUT THE SINGLE CAR GARAGE SQUARE
 07:17:50 FOOTAGE?
 07:17:51 >>Scotty Wood: THE 300, I'M OKAY WITH THAT.
 07:17:56 >>Mary Gibbs: I DON'T THINK WE WERE DISTINGUISHING, THOUGH.
 07:17:58 IT JUST SAYS MAY NOT EXCEED 580.
 07:18:01 WOULDN'T THAT COVER A SINGLE OR A DOUBLE?
 07:18:04 >>Michael Sheeley: TALKING ABOUT PARAGRAPH 2.
 07:18:05 >>Scotty Wood: TALKING ABOUT THE SECOND PARAGRAPH.
 07:18:07 H-2 REFERS TO A ONE-CAR GARAGE.
 07:18:17 >>Jim Wallace: REFERS TO CORRUGATED, SO THAT IS A ONE-CAR
 07:18:20 GARAGE.
 07:18:20 >>Michael Sheeley: I REVISE MY SECOND TO INCLUDE --
 07:18:23 [INAUDIBLE]
 07:18:24 >>Mary Gibbs: YOU'RE SAYING INSTEAD OF 240, 300 SQUARE FEET.
 07:18:30 >>Scotty Wood: I REVISED MY MOTION AND HE HAS REVISED HIS
 07:18:33 SECOND TO DO THAT.
 07:18:37 >> NOW I'M GOOD.
 07:18:38 >>Scotty Wood: ON THAT NOTE, ANY FURTHER DISCUSSION?
 07:18:40 CALL THE ROLL, PLEASE.

 07:18:44 >>Anthony Gargano: YES.
 07:18:48 >> BOARD MEMBER JONES?
 07:18:52 >>Scotty Wood: NOT VOTING.
 07:18:56 >>Nancy Stroud: HE'S HERE, BUT HE IS MUTED.
 07:19:00 >>Mary Gibbs: BARRY, WAKE UP.
 07:19:04 >>Scotty Wood: CONTINUE.
 07:19:07 >>Michael Sheeley: AYE.
 07:19:09 >>James Tatooles: YES.
 07:19:12 >>Jim Wallace: YES.
 07:19:14 >>Scotty Wood: YES.
 07:19:17 >>Tammy Duran: BOARD MEMBER JONES IS NOT MUTED ANYMORE.
 07:19:19 >>Barry Jones: YES.
 07:19:21 >>Scotty Wood: THERE YOU GO.
 07:19:22 HI, BARRY.
 07:19:23 ALL RIGHT.
 07:19:26 THAT TOOK CARE OF THAT ONE.
 07:19:27 THE NEXT ONE IS TO CORRECT A SCRIVENER'S ERROR.
 07:19:35 THIS IS ORDINANCE 23-08 AMENDING THE LAND DEVELOPMENT CODE
 07:19:40 REGARDING REGULATIONS FOR HOTEL PARKING.
 07:19:42 IT'S A VERY SIMPLE SITUATION.
 07:19:45 >>Mary Gibbs: ALTHOUGH IT WAS A LITTLE COMPLICATED IN OUR
 07:19:48 FIRST CASE, BUT THE ACTUAL ORDINANCE ITSELF IS PRETTY
 07:19:51 SIMPLE.
 07:19:52 THE ORDINANCE LANGUAGE IS SUPPOSED TO BE 1.2 PARKING SPACES

07:19:57 PER HOTEL ROOM, BUT WHEN OUR CODE WAS PUT TOGETHER BY THE

07:20:03 CONSULTANTS IN 2021, THEY TRANSPOSED THE NUMBERS.

07:20:06 IT'S ALWAYS BEEN EVEN AT THE COUNTY 1.2 SPACES PER HOTEL

07:20:11 ROOM, BUT WHEN IT WAS TRANSPOSED TO SAY ONE SPACE PER 1.2

07:20:15 ROOMS, WHICH REDUCED THE PARKING QUITE A BIT.

07:20:19 ASKED THE CONSULTANTS, I THINK WE HAD A DYSLEXIC MOMENT OR

07:20:26 SOMETHING.

07:20:26 SO WE ARE RECOMMENDING THAT IT BE CHANGED BACK TO WHAT IT'S

07:20:30 BEEN.

07:20:31 >>James Tatoes: I MAKE THE MOTION --

07:20:32 >>Scotty Wood: HOLD IT.

07:20:33 I'VE GOT TO CALL FOR PUBLIC INPUT.

07:20:35 ANY PUBLIC INPUT?

07:20:36 NO.

07:20:40 >> SO MOVED.

07:20:41 >>James Tatoes: I SECOND IT.

07:20:42 >>Scotty Wood: ANY FURTHER DISCUSSION?

07:20:43 TAMMY, YOU CAN CALL THE ROLL ON THAT ONE.

07:20:48 >>Anthony Gargano: YES.

07:20:51 >> BOARD MEMBER JONES?

07:20:52 >>Barry Jones: YES.

07:20:54 >>Michael Sheeley: YES.

07:20:55 >>James Tatoes: YES.

07:20:57 >>Jim Wallace: YES.

07:20:59 >>Scotty Wood: YES.

07:20:59 LAST BUT NOT LEAST IS AMENDING THE LAND DEVELOPMENT CODE FOR

07:21:10 DAY CARE PLAYGROUND STANDARDS.

07:21:12 THE ISSUE IS WE NEED TO CONFORM TO STATE REQUIREMENTS.

07:21:16 MARY, GO AHEAD.

07:21:18 >>Mary Gibbs: WE'VE ACTUALLY HAD LIKE A RASH OF REQUESTS

07:21:23 ABOUT DAY CARES RECENTLY, FOUR OR FIVE DIFFERENT DAY CARES

07:21:26 ARE KIND OF PENDING AND LOOKING AROUND.

07:21:28 SO ONCE WE GOT TO LOOKING AT THAT, WE WERE INFORMED BY A

07:21:32 COUPLE OF CONSULTANTS AND ATTORNEYS THAT SAID YOUR OUTDOOR

07:21:37 PLAY AREA IS 75 SQUARE FEET IT SAYS PER CHILD, WHICH THE

07:21:41 STATE REQUIREMENTS ARE 45 SQUARE FEET PER CHILD WITH ONLY

07:21:47 HALF OF THEM USING IT AT A TIME.

07:21:50 45 DIVIDED BY TWO AND THEN YOU SUBTRACT ANY CHILDREN UNDER

07:21:54 THE AGE OF ONE.

07:21:55 SO THE STATE REQUIREMENT IS QUITE A BIT DIFFERENT FROM OUR

07:21:58 75 SQUARE FEET.

07:21:59 SO WE ASKED OUR CONSULTANT, WE REALLY DIDN'T KNOW WHERE THE

07:22:02 75 CAME FROM.

07:22:03 AND IN NORTH CAROLINA, WHERE OUR CONSULTANTS ARE FROM, THE

07:22:07 STATE REQUIREMENT IS 75.

07:22:09 SO THEY SAID, YOU KNOW, THAT'S OUR REQUIREMENT, 75, A FEW

07:22:15 PLACES IN FLORIDA HAVE 75.
 07:22:16 BUT WE THOUGHT IT WOULD MAKE MORE SENSE TO JUST BE
 07:22:19 CONSISTENT WITH THE STATE GUIDELINES BECAUSE THE 75 SEEMS TO
 07:22:25 BE JUST TOO RESTRICTIVE.
 07:22:27 75 IS TOO RESTRICTIVE.

07:22:31 >>Michael Sheeley: HAVE TO GO WITH THE STATE CODE.
 07:22:35 >>Jim Wallace: WE'RE MAKING IT 75?
 07:22:36 >>Mary Gibbs: WE'RE CHANGING IT TO SAY CONSISTENT WITH THE
 07:22:39 STATE REQUIREMENTS.
 07:22:43 >>Jim Wallace: HERE ALL I SEE IS THAT WE'RE CROSSING OUT A
 07:22:45 MINIMUM OF SIZE PER STATE LAW.
 07:22:48 >>Mary Gibbs: WELL -- NO, WE'RE JUST SAYING, WE'RE CROSSING
 07:22:52 OUT 75 AND WE'RE SAYING SIZE PER STATE LAW BECAUSE IT'S IN
 07:22:55 THE STATE --
 07:22:57 >>Jim Wallace: WHATEVER THE STATE LAW IS, IS WHAT OUR
 07:23:00 MINIMUM IS.
 07:23:00 >>Mary Gibbs: RIGHT.
 07:23:01 WE DID GET AN E-COMMENT IN SUPPORT OF THIS CHANGE FROM ONE
 07:23:12 OF THE CONSULTANTS THAT IS WORKING ON A PROPOSAL FOR
 07:23:17 SOMETHING YOU HAVEN'T SEEN YET.
 07:23:18 I THINK WE HAVE SOMEBODY FOR PUBLIC INPUT THAT WANTS TO TALK
 07:23:22 ABOUT IT, TOO.
 07:23:23 >>Scotty Wood: OKAY.
 07:23:24 PUBLIC INPUT.
 07:23:26 >>Jim Wallace: ONE COMMENT, 42 INCHES SEEM AWFULLY LOW --
 07:23:32 STATE CODE.
 07:23:35 >>Scotty Wood: WE DON'T HAVE THE AUTHORITY TO DO IT.
 07:23:39 >>Mary Gibbs: IF YOU READ THE E COMMENT THAT EXPLAINS HOW
 07:23:42 THE CHILDREN DON'T ALL USE THE PLAYGROUNDS AT THE SAME TIME,
 07:23:45 SO IT ACCOMMODATES FOR THAT, AND THEN YOU DON'T INCLUDE

07:23:49 CHILDREN UNDER ONE BECAUSE THEY ARE NOT RUNNING OUT TO USE
 07:23:51 THE PLAYGROUND.
 07:23:52 THERE IS SOME EXPLANATION FOR WHY THAT --
 07:23:57 >>Michael Sheeley: -- VERY RESTRICTIVE FOR THESE FACILITIES.
 07:24:01 >>Mary Gibbs: I GUESS WE'RE AT PUBLIC INPUT.
 07:24:03 >> GOOD EVENING, GENTLEMEN.
 07:24:05 MY NAME, FOR THE RECORD, IS KATIE BERKEY.
 07:24:08 I'M A LAND USE ATTORNEY AT BECKER & POLIAKOFF AND ALSO A
 07:24:11 CERTIFIED LAND PLANNER.
 07:24:12 I AM REPRESENTING HWG ESTERO, LLC, DOING BUSINESS AS
 07:24:18 CELEBREE SCHOOL.
 07:24:20 SO I AM WORKING FOR THE SAME CLIENT AS THE E-COMMENT AUTHOR,
 07:24:24 MR. MAHALLIC.
 07:24:27 HE IS AN ARCHITECT THAT DOES EARLY EDUCATION CENTERS AROUND
 07:24:30 THE COUNTRY.
 07:24:32 YOU'LL SEE HIS REMARKS THERE.

07:24:33 I DON'T WANT TO BELABOR THE POINT.
 07:24:35 BUT THE STATE'S ALLOWANCE FOR 45 SQUARE FEET, ASSUMING A 50%
 07:24:40 OF THE REGISTERED CAPACITY IS A VERY REASONABLE THRESHOLD.
 07:24:45 FOR EXAMPLE, HWG, WHO I REPRESENT, THEY ARE UNDER CONTRACT
 07:24:48 TO PURCHASE THE GOODWILL RETAIL AND DONATION CENTER, 10351
 07:24:55 CORKSCREW COMMONS DRIVE.
 07:24:57 SO WHEN THEY WERE ROUGHING OUT THE SITE PLAN DURING THEIR
 07:25:02 DUE DILIGENCE PHASE TO SEE IF THAT PROPERTY MADE SENSE FOR
 07:25:04 THE EARLY EDUCATION CENTER THEY ARE DESIRING, THE 75 SQUARE

 07:25:09 FOOT THRESHOLD THAT THE VILLAGE CURRENTLY HAS WOULD REQUIRE
 07:25:13 LIKE 12,000 SQUARE FEET OF OUTDOOR PLAY AREA BECAUSE IT
 07:25:16 AGAIN ASSUMES ALL THE REGISTERED LICENSED CHILDREN ARE GOING
 07:25:20 TO BE OUT THERE AT THE SAME TIME, WHICH GIVEN THE STATE'S
 07:25:23 REQUIREMENTS FOR STUDENT-TEACHER RATIOS IS NOT JUST A
 07:25:27 REALITY.
 07:25:27 AND THEY TRY TO CLUSTER SIMILARLY AGED GROUPS TO USE THE
 07:25:31 PLAYGROUND AT THE SAME TIME.
 07:25:32 COINCIDENTALLY I'M ALSO A MOM OF THREE.
 07:25:36 3, 5, AND 8.
 07:25:38 I'VE SEEN THIS FIRSTHAND, THE TRADE-OFF OF WHO IS ON THE
 07:25:41 PLAYGROUND, WHO IS BACK INSIDE COOLING OFF.
 07:25:44 THERE ARE A BUNCH OF LIMITING FACTORS THAT MAKE THE 75
 07:25:47 SQUARE FOOT ALREADY OVERLY BURDENSOME.
 07:25:49 SO WE'RE TALKING 12,000 SQUARE FEET VERSUS UNDER THE STATE'S
 07:25:54 REQUIREMENTS IT WOULD BE 3800 SQUARE FEET.
 07:25:56 AND THAT SITE WE'RE FORECASTING WILL ACCOMMODATE AN OUTDOOR
 07:26:00 PLAY AREA OF 5,000 SQUARE FEET.
 07:26:03 THEY ARE CONTEMPLATING DOWN THE ROAD OFFERING MORE THAN WHAT
 07:26:06 EVEN THE STATE REQUIRES BUT WHAT THE VILLAGE REQUIRES IS
 07:26:10 EXHAUSTIVE.
 07:26:10 THEN WE WOULD BE BACK BEFORE YOU TRYING TO REDUCE PARKING OR
 07:26:13 ALLOWING OUTDOOR PLAY AREA TO ENCROACH INTO A REQUIRED
 07:26:17 BUFFER, WHICH IS DISCOURAGED AS WELL.
 07:26:19 SO I THINK THIS IS A WHOLESALE SOLUTION TO DEFER BACK TO THE

 07:26:24 STATE'S REQUIREMENTS WHICH ARE REASONABLE AND PER THE
 07:26:26 ARCHITECT WHO AUTHORED THOSE COMMENTS, EVERYWHERE ELSE,
 07:26:29 INCLUDING NORTH CAROLINA THAT CURRENTLY HAS 75 SQUARE FEET
 07:26:32 IS REVISITING THAT ISSUE AND TRYING TO REIN IT INTO A MORE
 07:26:37 REALISTIC SQUARE FOOTAGE.
 07:26:38 IT'S DEFINITELY FALLING OUT OF FAVOR IN A HANDFUL OF PLACES
 07:26:42 IN FLORIDA THAT THE CONSULTANT REFERENCED.
 07:26:44 I THINK HILLSBOROUGH COUNTY IS ONE THAT USED TO HAVE 75
 07:26:46 SQUARE FEET AND THEY LIKEWISE HAVE DEFERRED BACK TO THE
 07:26:49 STATE'S REQUIREMENTS.
 07:26:50 IT SEEMS TO BE FALLING OUT OF FAVOR ELSEWHERE AS WELL.
 07:26:55 >>Jim Wallace: YOU SAID UNDER 75 SQUARE FEET IT WOULD BE

07:26:59 12,000 SQUARE FEET REQUIRED AND STATE LAW IS 3800?
 07:27:04 >> BECAUSE IT ASSUMES HALF THE CAPACITY OF THE NUMBER OF
 07:27:08 ENROLLED STUDENTS AND THEN SUBTRACTS CHILDREN UNDER 1 THAT
 07:27:12 AREN'T GOING TO BE AVAILING THEMSELVES OF THE PLAYGROUND.
 07:27:15 >>Jim Wallace: HUGE DIFFERENCE.
 07:27:17 IT'S A THIRD.
 07:27:18 GOING FROM 75 TO 45.
 07:27:22 >> 75 TO 45 BUT NOT ASSUMING THE TOTAL REGISTERED NUMBER OF
 07:27:28 CHILDREN.
 07:27:29 THERE WOULDN'T EVEN REALISTICALLY FROM WHAT THE ARCHITECT
 07:27:35 PRESENTS EVEN 50% CAPACITY OUT AT ONE TIME.
 07:27:38 THAT'S ALREADY A CONSERVATIVE APPROACH.
 07:27:42 >>Scotty Wood: THANK YOU.

 07:27:43 >> THANK YOU.
 07:27:43 >>Scotty Wood: ANY OTHER PUBLIC INPUT?
 07:27:46 OKAY.
 07:27:49 THEN ON THAT NOTE, I WILL ENTERTAIN A MOTION TO APPROVE
 07:27:55 ORDINANCE 2023-09.
 07:27:58 I SHOULD SAY RECOMMEND APPROVAL TO THE VILLAGE COUNCIL.
 07:28:02 >>James Tatooles: I'LL SO MOVE.
 07:28:05 >>Scotty Wood: IS THERE A SECOND?
 07:28:06 ANY DISCUSSION?
 07:28:07 TAMMY, CALL THE ROLL, PLEASE.
 07:28:09 >>Anthony Gargano: YES.
 07:28:12 >>Barry Jones: YES.
 07:28:15 >>Michael Sheeley: YES.
 07:28:17 >>James Tatooles: YES.
 07:28:18 >>Jim Wallace: YES.
 07:28:19 >>Scotty Wood: YES.
 07:28:20 THAT CONCLUDES OUR AGENDA, UNLESS THERE'S PUBLIC INPUT ON
 07:28:27 ANY NON-AGENDA ITEMS.
 07:28:29 THERE IS NONE.
 07:28:31 OUR NEXT MEETING IS DECEMBER 12.
 07:28:35 I'LL ENTERTAIN A MOTION TO ADJOURN.
 07:28:37 >> SO MOVED.
 07:28:38 >>Michael Sheeley: SECOND.
 07:28:40 >>Scotty Wood: ALL IN FAVOR?
 07:28:41 >> AYE.
 07:28:42 >>Scotty Wood: WE'RE ADJOURNED.

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.

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 as 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.

**APPROVED BY COUNCIL
NOVEMBER 8 2023**

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
October 10, 2023 4:30 p.m.**

- 1. CALL TO ORDER:** 4:32 p.m.
- 2. PLEDGE OF ALLEGIANCE:**
- 3. ROLL CALL:**

Present: Chairman Scotty Wood, Vice Chairman Anthony Gargano, Board Members James Tatooles, Barry Jones (Arrived 5:36 pm), Jim Wallace, Kristin Jeannin, and Michael Sheeley.

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 September 12, 2023, meeting minutes.

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

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

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

- (a) Brooks Town Center Apartments (aka Coconut Pointe Residences) – Development Order (DOS2023-E010) (District 6) 9.95-acre parcel at the northwest corner of Coconut Road and Three Oaks Parkway.

Applicant seeks to redevelop a portion of the Brooks Town Center area (Winn-Dixie & parking area) for a 137-unit multi-family complex.

No ex parte communication or conflicts of interest were noted.

Addressing Affected Party

Staff Presentation/Comments

Mary Gibbs, Community Development Director
Nancy Stroud, Village Land Use Attorney

Presentation/Information by

Ralf Brooks, Attorney for Ms. Wyrofsky
Neale Montgomery, Esq, Pavese Law Firm
Kathy Wyrofsky, Shadow Wood

Board Questions or Comments

Board Members Wallace, Jeannin, Vice Chairman Gargano, and Chairman Wood.

Motion: Motion to recognize Kathy Wyrofsky as an adversely affected by party.

Motion by: Vice Chairman Gargano

Seconded by: Board Member Jeannin

Action: MOTION FAILED

Vote:

Aye: Board Members Jeannin, Vice Chairman Gargano, and Chairman Wood

Nay: Board Members Sheeley, Wallace, and Tatooles

Abstentions:

Motion: Motion to not recognize Kathy Wyrofsky as an adversely affected party.

Motion by: Board Member Sheeley

Seconded by: Board Member Wallace

Action: MOTION FAILED

Vote:

Aye: Board Members Sheeley, Wallace, and Tatooles

Nay: Board Members Jeannin, Vice Chairman Gargano, and Chairman Wood
Abstentions:

Public Hearing for Development Order

Staff Presentation/Comments

Mary Gibbs, Community Development Director
Nancy Stroud, Village Land Use Attorney

Presentation/Information by Applicant

Charles Krebs, PE, Holes Monte
Neale Montgomery, Esq, Pavese Law Firm
Tom Cavanaugh, PAC Land Development Corp.

Public Comment

In-Person

Ronald Mishko, Lighthouse Bay
Tammy Rose, Brooks Town Center
Mary Murphy, Shadow Wood
Daniel Carrie, Rapallo
Scott D. Hunter II, Brooks Town Center
Kathy Wyrofsky, Shadow Wood
Max Forgey, AICP (representing Kathy Wyrofsky)
Mary Blakeley, Shadow Wood
Ralf Brooks, Cape Coral (representing Kathy Wyrofsky)
Girad Griggs, Rapallo
Allan Bowditch, Shadow Wood
Clark Bell, Shadow Wood

eComments

Lon & Mary Kay Wright, Brooks Town Center
Leslie Fissmer, Copperleaf Golf Club
Bonnie Schreder, Shadow Wood
Jim Preston, Shadow Wood
Max Robinson, Brooks Town Center
Maxine Saul, Estero

Board Questions or Comments

Board Members Tatoes, Jones, Sheeley, Wallace, Vice Chairman Gargano, and Chairman Wood

Motion: Motion to approve Development Order with a stipulation that the 20 spaces immediately in front of the commercial area that are back-to-back spaces be strictly reserved for commercial and not for joint use.

Motion by: Board Member Jones

Seconded by: Board Member Jeannin

Action: Approved Development Order with a stipulation that the 20 spaces immediately in front of the commercial area that are back-to-back spaces be strictly reserved for commercial and not for joint use.

Vote:

Aye: Board Members Jones, Jeannin, Sheeley, Tatooles, and Chairman Wood

Nay: Board Members Wallace and Vice Chairman Gargano

Abstentions:

Recess at 8:10 pm and Convene 8:40 pm.

9. **PUBLIC INPUT (Planning Zoning Design Board Moved Public Input up after break)**
Shane Riley, Ridge Runner Court

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Board Questions or Comments

Board Member Jones

7. **PUBLIC INFORMATION MEETINGS**

- (a) Walmart Expansion (DOS2023-E008) (District 2) 19975 So. Tamiami Trail, located at the corner of US 41 and Estero Parkway. The original Development Order was approved in 2012, DOS2012-00045.

Seeking to add a $\pm$ 5,800 square foot addition to the existing 186,404 square foot building to accommodate storage for on-line pickup orders. Project includes reconfiguration of parking area where the addition is being constructed.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Kia Burk, Bowman Consulting

Public Comment

None.

Board Questions or Comments

Board Member Jones

- (b) Southwest Florida Church of Christ – Special Exception (SEZ2023-E002)(District 4)
20540 Sandy Lane, 2.18-acre vacant parcel at the southwest corner of Sandy Lane and
Broadway East.

Staff Presentation/Comments

Mary Gibbs, Community Development Director
Jim Hart, Development Review Manger

Presentation/Information by

Alexis Crespo, RVi Planning
Tim Keene, PE, Keene Development, LLC

Public Comment

Pat Janawsky, Sandy Lane
Paul Brooks, Broadway Ave E
Patty Whitehead, Old Estero

Board Questions or Comments

Board Members Jeannin, Jones, Wallace, Vice Chairman Gargano, and Charman Wood.

A motion to continue the meeting past 9:00 pm until 9:30 was made and duly passed.

8. **WORKSHOP**

- (a) Hilton Garden Inn Development Order (DOS2020-E002) (District 6)
8009 Sweetwater Ranch Blvd., a cleared and vacant 2.16 acre parcel at the southwest
corner of Via Villagio and Sweetwater Ranch Blvd. adjacent to the Estero Fire
Station.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Shawn Boysko, Equity Construction Solutions

Public Comment

eComment

Gary Prestia, Rapallo

Board Questions or Comments

Board Members Jones, Wallace, and Charman Wood.

10. **BOARD COMMUNICATIONS**

- (a) Confirm 2024 Meeting Schedule

(b) Next meeting – November 14, 2023

11. ADJOURNMENT: 9:32 pm.

Tammy Duran
Deputy Village Clerk

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME SHEELEY MICHAEL KENNETH	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ESTERO PLANNING ZONING + DESIGN BOARD
MAILING ADDRESS 15661 OLD WEDGEWOOD CT.	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY COUNTY FOREST MYERS, FL 33908 LEE	NAME OF POLITICAL SUBDIVISION: VILLAGE OF ESTERO FLORIDA
DATE ON WHICH VOTE OCCURRED 9-12-23	MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, MICHAEL K. SHEELEY, hereby disclose that on 9-12, 2023 :

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____ ;
- ☐ inured to the special gain or loss of my relative, _____ ;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

APPROXIMATE MEDICAL & DENTAL BUILDING, ESTERO, FLORIDA, AS
DESIGNED BY THE UNDERSIGNED AS THE PRINCIPAL OF
MK ARCHITECTURE, LLC.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed 9-12-23

Signature 

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



Planning, Zoning and Design Board
Staff Report

PROJECT NAME
Hilton Garden Inn on Tract 1D3
CASE NUMBER
DOS2020-E002
MEETING DATE
November 14, 2023
REQUEST
Development Order for a 115-unit hotel and improvements including paving, grading, drainage, and utilities
APPLICANT
Shawn Boysko, Equity Construction Solutions
LOCATION
8009 Sweetwater Ranch Blvd
PROPERTY SIZE
2.16 acres
ZONING
Parcel is within the Coconut Point Mixed Use Planned Development.
PUBLIC INFORMATION MEETING DATES
The DRB Public Information Meeting was held on August 26, 2020. Development Order application was submitted on February 7, 2020.

Staff Recommendation

Staff recommends approval of the Development Order with the following Stipulations:

1. The Monument sign proposed for this site must have channeled letters and revised to include the Coconut Point design per the Pattern Book.
2. SFWMD ERP modification (Permit # 36-102830-P, Application # 191212-2471) will be modified to match the DO plans and provide the additional 50% water quality treatment volume above the amounts required due to the Florida Department of Environmental Protection designation of Halfway Creek as impaired for nutrients.

November 14, 2023
PZDB

Page 1 of 3

3. **Zoning Condition 6. Off-site Parking Sidewalk Connection & Easement**
The applicant must provide a sidewalk connection, including the provision of crosswalks across Sweetwater Ranch Boulevard, to the offsite parking lot on the north side of Sweetwater Ranch Boulevard to the hotel. These improvements must be made prior to a certificate of compliance being issued for the Development Order for the proposed hotel.
4. Provide glass to match the adjacent windows on the first-floor west side building for the faux windows.
5. The fencing height around the pool shall be 48" high and color shall be white.
6. Generator and Dumpster enclosure shall be 8' high.
7. No rip rap is permitted on the site.
8. Lighting fixtures and photometric plans shall be revised to comply with the LDC.

Project Summary

This project consists of a 115-unit hotel on a 2.16 -acre parcel at 8009 Sweetwater Ranch Blvd. within the Coconut Point MPD.

Request

The applicant is asking for approval of a Development Order for a proposed hotel. This project was reviewed by the Design Review Board at a Public Information Meeting on August 26, 2020. Staff has also reviewed the plans in detail. The plans meet the technical requirements of the Land Development Code and are consistent with the Comprehensive Plan. The application was delayed due to COVID.

Architecture

The proposed architecture blends with the existing architecture in the development, including roof type and color, building colors, and architectural features and is consistent with the Pattern Book. An exterior building paint color schematic and materials are provided in the applicant's plans along with elevations and perspectives.

Transportation/Parking

The project will generate 1,406 new daily two-way trips. The TIS states that there will be sufficient capacity on surrounding roadways to accommodate the additional vehicle trips, and no turn lane improvements will be warranted at the site access drive. The property is a part of the Coconut Point DRI.

Stormwater

The surface water management system for the property consists of catch basins, pipes and swales to capture stormwater runoff and convey to the system for water quality treatment and attenuation.

The proposed surface water management system design and calculations have been reviewed by the Village staff, and a SFWMD ERP modification (Permit # 36-102830-P, Application

#191212-2471) will be modified to match the DO plans. The lowest proposed elevation of the finished floor is 16.30 feet NAVD88.

Lighting

Site lighting is provided by LED luminaire full cut-off fixtures with a textured black color fixture. The project will have a 0.0 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 fixtures are provided with the applicant's documents.

Monument Sign

The Monument sign proposed for this site must be revised to have channeled letters and does not appear to be similar to other Coconut Point signs per the Pattern Book.

Landscaping/ Environmental

Buffers and landscaping comply with the Zoning Resolution. Existing landscaping along Sweet Water Ranch and Via Villagio will be augmented as needed to add hedges in double staggered rows to comply with LDC table 5-406b.3 for Type D buffers adjacent to the parking.

Hilton Garden Inn on Tract 1D-3

8009 Sweetwater Ranch Blvd., Estero, FL 33928

Village of Estero

**Planning Zoning and
Design Review Board Meeting**

November 14, 2023

Ordinance No. 2018-05 Approved Zoning Amendment:	06.20.2018
Design Review Board Meeting:	09.11.2019
South Florida Water Management District Approval:	01.31.2020
Hilton Brand Approval:	05.19.2020
Estero Building Plan Conditional Approval:	07.06.2020
Bonita Springs Utilities, Inc. Approval:	08.13.2020
Design Review Board Meeting:	09.16.2020
Design Review Board - Workshop Meeting:	10.10.2023
Design Review Board Meeting:	11.14.2023

Project Team

Owner:

Coconut Estero Investment Partners, LLC
Equity Inc.

Jon Rolwing, Sr. VP of Development

Design-Build Contractor:

Equity Construction Solutions

Shawn Boysko, Design Build Manager

North Village Association:

Oakbrook Properties, Inc.

Ned Dewhirst, PE

Civil Engineer: Hole Montes, Inc.

Richard E. Brylanski, PE, Partner

John Baker, Project Manager

William E. Prys, Landscape Architect

Architect: David L. Wallace

David L. Wallace, Principal

Guillermo Pedroza - Project Manager

Building Engineer: The Design Group, Inc.

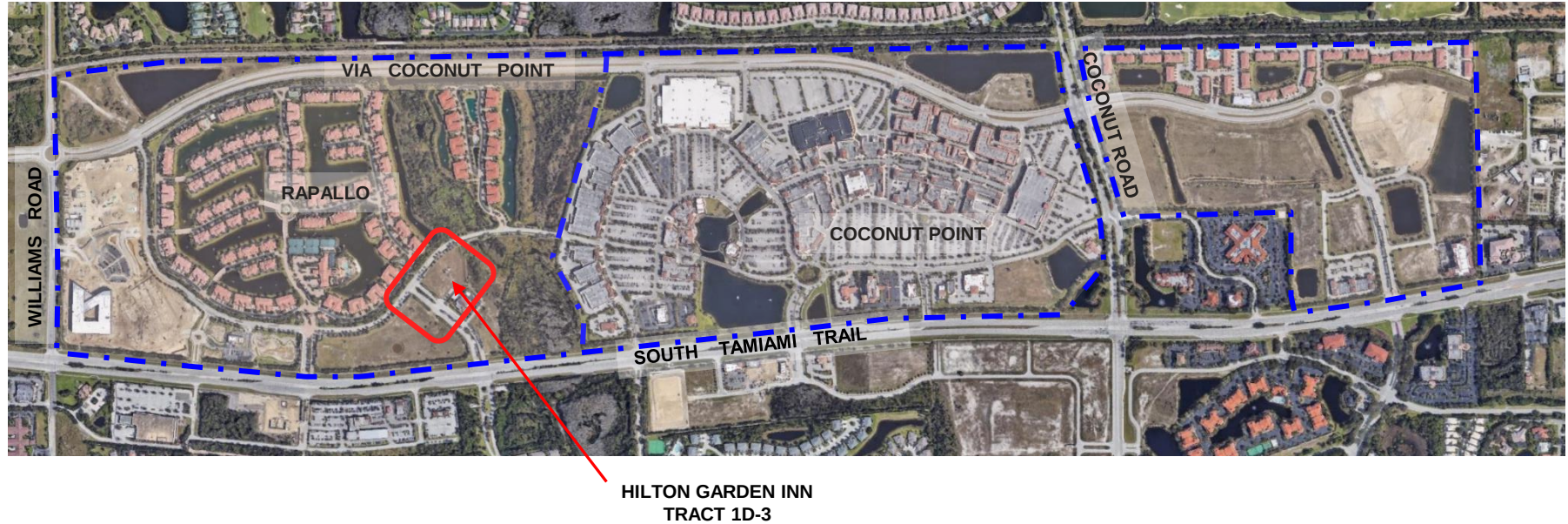
Agenda

- Project Background
- Village of Estero Zoning Ordinance No. 2018-05
- Site Design
- Landscape Design
- Site Lighting
- Building Design
- Sight Line Study
- Building Perspectives & Elevation views
- Accessory Structures
- Building & Site Sign Design

Hilton Garden Inn on Tract 1D-3

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Aerial- Coconut Point MPD



Hilton Garden Inn on Tract 1D-3

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Coconut Point Tract 1D-3



Hilton Garden Inn on Tract 1D-3

Existing Site Conditions

- 8009 Sweetwater Ranch Blvd.
- Southwest corner of Sweetwater Ranch & Via Villagio
- Tract 1D-3: 2.16 acres parcel south side of Sweetwater Ranch.
- Site has been cleared of vegetation and fill



Hilton Garden Inn on Tract 1D-3

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Project Background

Village of Estero Zoning Ordinance No. 2018-05 approving zoning amendment to allow a hotel use on 2.16 acres of Tract 1D-3 of Coconut Point with the following conditions:

1. **Master Concept Plan**: Development of 115-unit hotel on Tract 1D-3.
2. **Previous Approvals**: Ordinance 2017-02 in effect, except as outlined below.
3. **Maximum Building Height**: 55 feet or five stories for hotel use.
4. **Pattern Book**: Consistent with “Hilton Garden Inn at Coconut Point, Supplemental Pattern Book, Track 1D-3”, except Option on page 6.
5. **Base Flood Elevation**: Finished floor to meet base flood elevation plus one foot.
6. **Off-site Employee Parking & Easement**:
7. **Stormwater Management**:
8. **Deviation 1**: Maximum Building Height of 55 feet.
9. **Deviation 2**: Allow for Architectural Elements not to exceed and additional exceed 22 feet above Building Heights for maximum height of 77 feet.
10. **Deviation 3**: Reduce 20 feet Landscape Buffer to 15 feet.

Hilton Garden Inn on Tract 1D-3

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Master Site Plan

Development Regulations (Tract 1A, 1B, 1C & 1D):

Lot Width: 100 ft
 Lot Depth: 100 ft
 Lot Area: 20,000 sf
 Max. Lot Coverage: 40%

Min Setbacks:

Front (Street): 25 ft
 Side: 10 ft
 Rear: 25 ft
 (5 ft for accessory structures)

Maximum Building Height: 55 ft

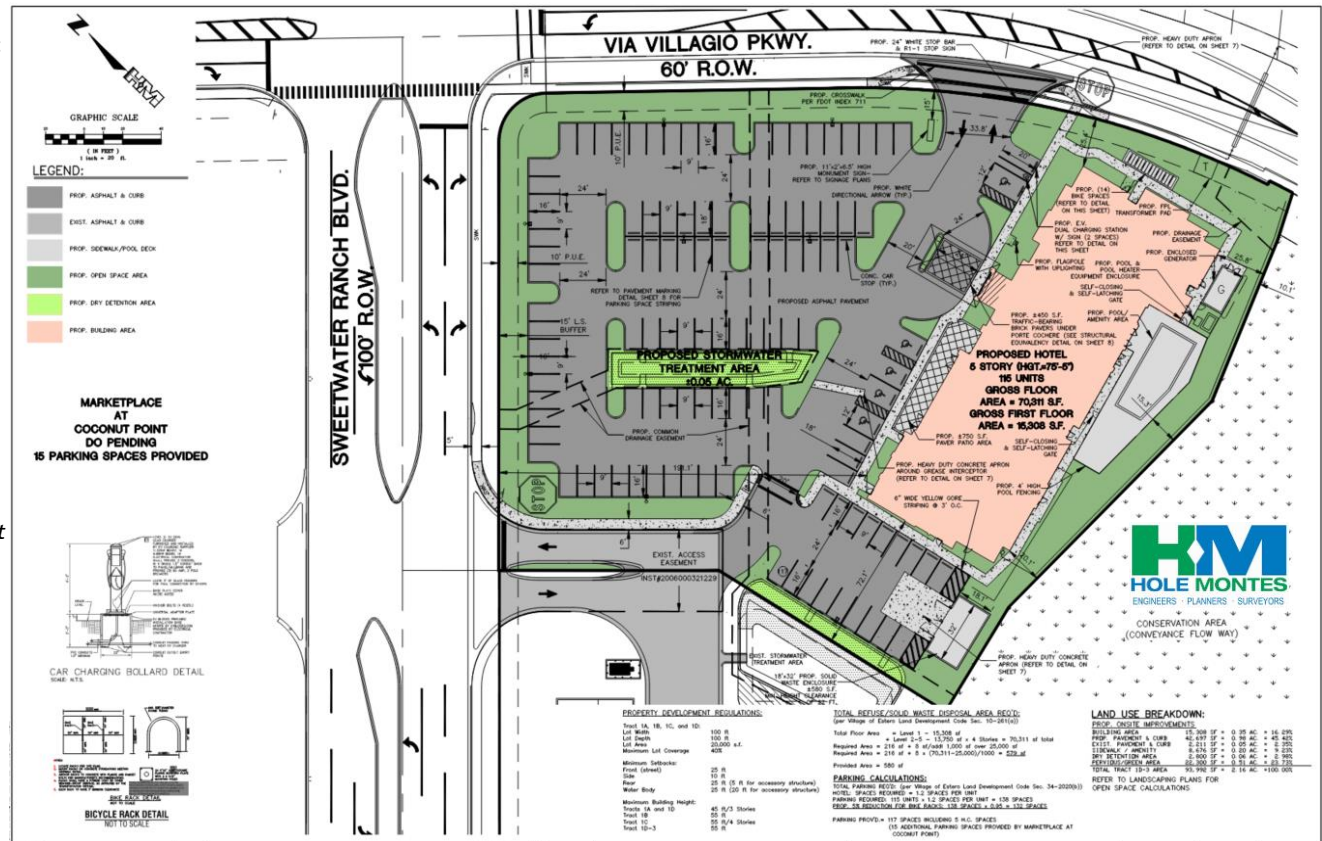
Parking Summary:

Required Hotel Parking: 1.2 spaces / unit
 Required Parking: 1.2 x 115 = 138 spaces
 Reduction for Bike Racks: 5% - 6 spaces
 Provided Parking: 132 spaces*
 *includes 15 spaces by Marketplace at Coconut Point

Land Use Summary:

On-Site Improvements:

Building Area:	15,308 sf	16.29 %
Paving/Curbs:	42,697 sf	45.42 %
Sidewalk/Amenity	8,676 sf	9.23 %
Dry Detention	2,800 sf	2.98 %
Pervious/Green Area	22,300 sf	23.73 %
Total Tract 1D-3	93,992 sf	2.16 ac.



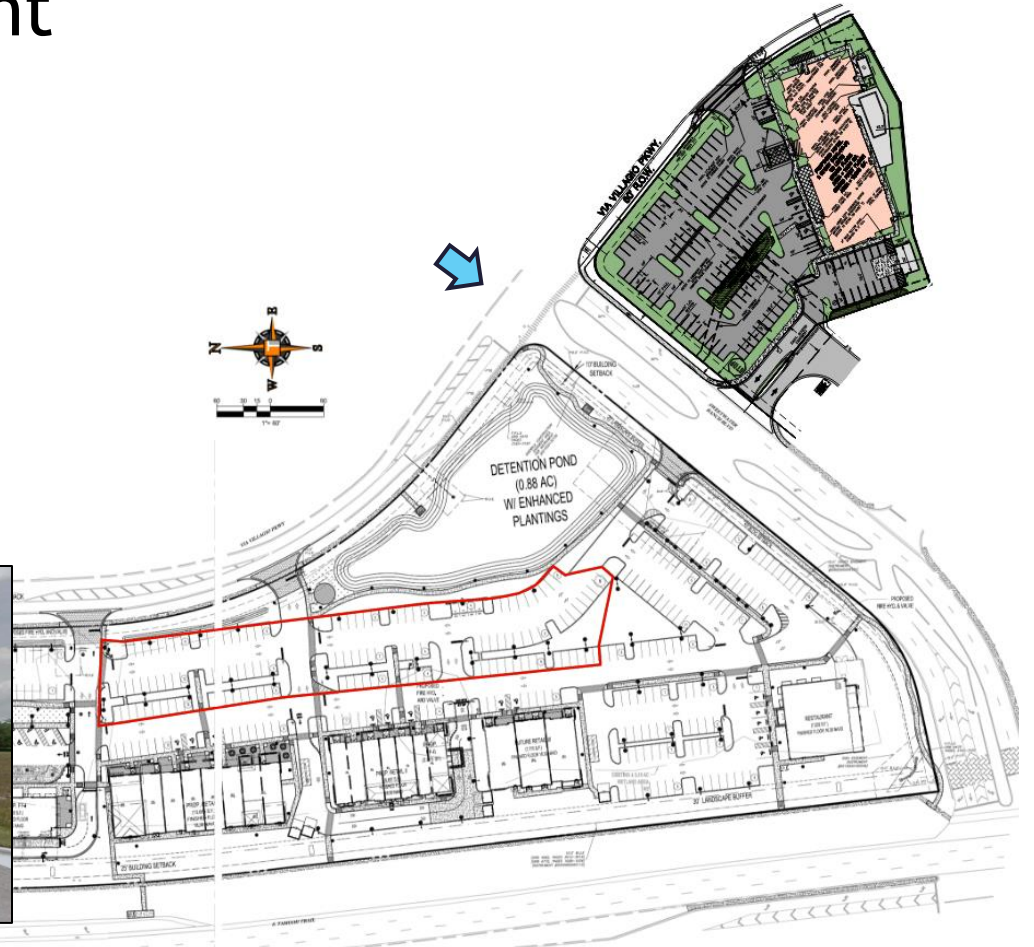
Hilton Garden Inn on Tract 1D-3

Off-Site Parking Easement

MARKETPLACE AT COCONUT POINT: PARKING SUMMARY

PARKING:	REQUIRED		PROVIDED
FF 1:	4,455 SF (13/1000)	= 58 SPACES	48 SPACES
OUTDOOR SEATING:	500 SF (13/1000)	= 7 SPACES	
BIKE RACK:	REQ. SPACES X 5%	= 3 SPACES	4 SPACES
RETAIL I:	13,653 SF (1/350)	= 39 SPACES	74 SPACES
RETAIL I REST.:	5,000 SF (1/350)	= 14 SPACES	
OUTDOOR SEATING:	1,200 SF (1/350)	= 3 SPACES	
BIKE RACK:	REQ. SPACES X 5%	= 3 SPACES	4 SPACES
RETAIL II:	6,657 SF (1/350)	= 19 SPACES	56 SPACES
RETAIL II REST.:	2,500 SF (1/350)	= 7 SPACES	
FF 2:	2,570 SF (13/1000)	= 33 SPACES	
BIKE RACK:	REQ. SPACES X 5%	= 3 SPACES	4 SPACES
RETAIL III:	7770 SF (1/350)	= 22 SPACES	27 SPACES
BIKE RACK:	REQ. SPACES X 5%	= 1 SPACES	2 SPACES
FOOD/BEV:	7202 SF (14/1000)	= 101 SPACES	101 SPACES
BIKE RACK:	REQ. SPACES X 5%	= 5 SPACES	6 SPACES

OFFSITE HOTEL PARKING:	15 SPACES
OVERFLOW PARKING:	31 SPACES
TOTAL MIN PARKING	= 303 SPACES
	352 SPACES

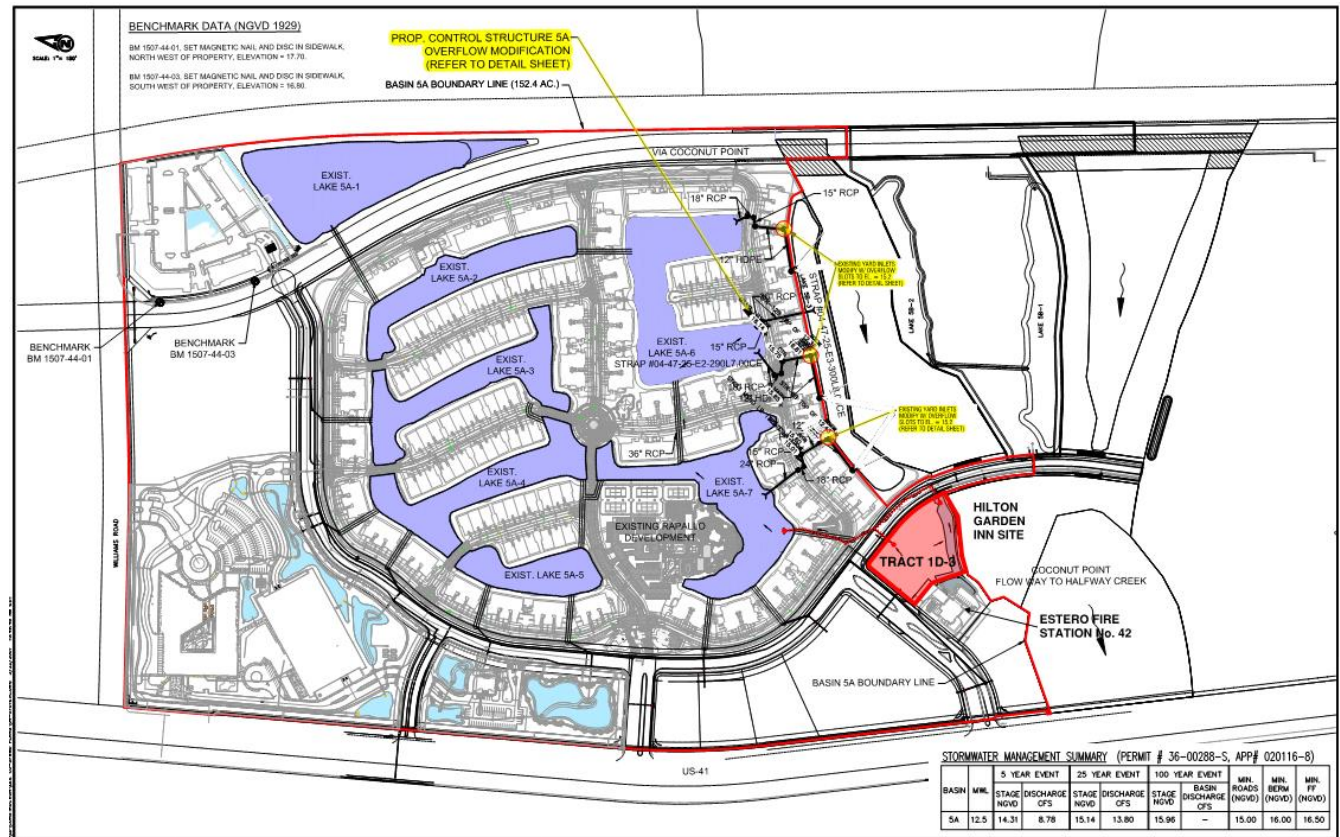


Hilton Garden Inn on Tract 1D-3

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Stormwater Management

- The developer of Tract 1D-3 has constructed overflow structure as referenced in the Coconut Point North Village Surface Water Management Analysis-Basin 5A.
- The overflow structures are subject to SFWMD, Village of Estero and the North Village Association approvals.



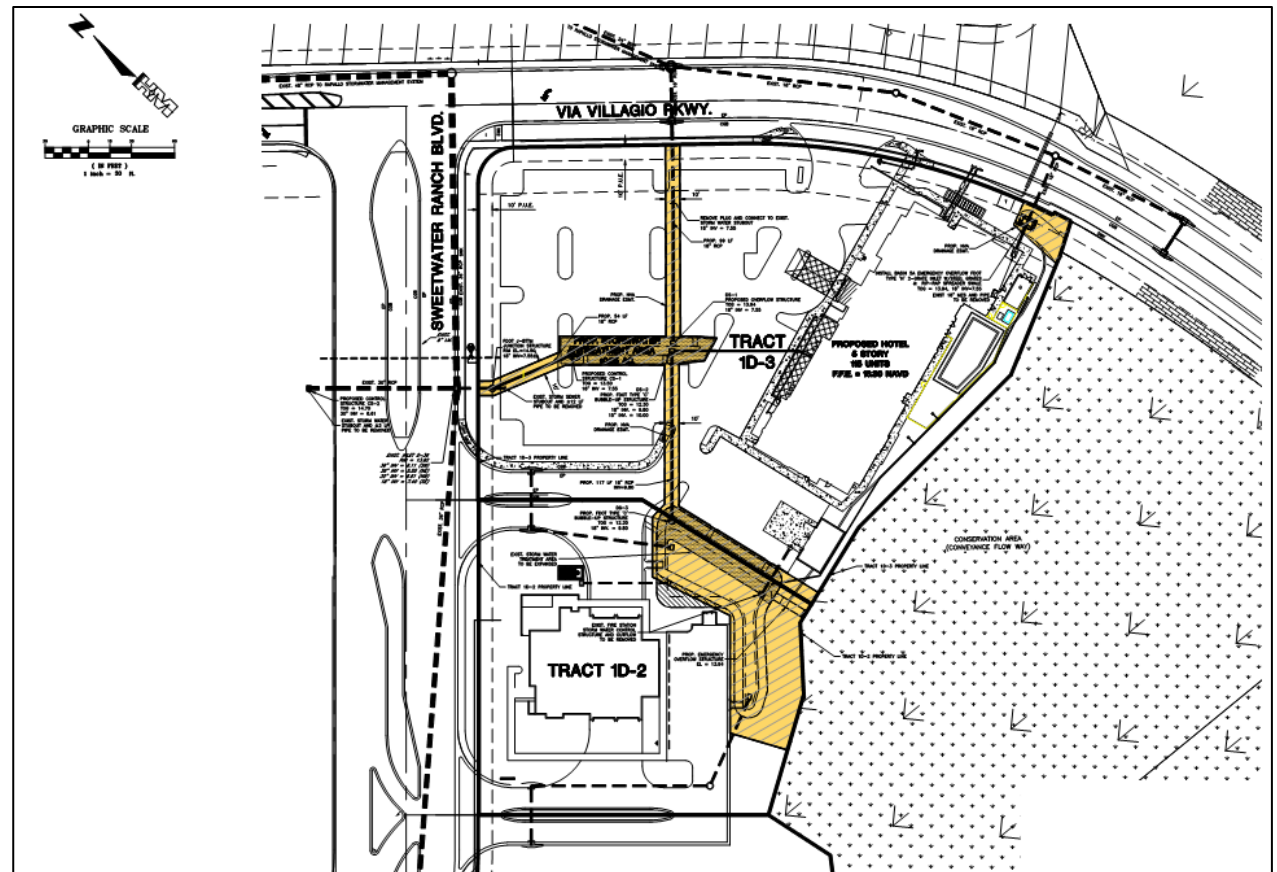
Hilton Garden Inn on Tract 1D-3

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Stormwater Management

Final amendments to existing shared drainage easements.

South Florida Water Management District (SFWMD) Approved Permit No.: 36-10230-P
App: 191212-2471



VIA VILLAGGIO RHWY.

SWEETWATER RANCH BLVD.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

PROPOSED HOTEL 5 STORY 115 UNITS FFE = 16,300 NAVD

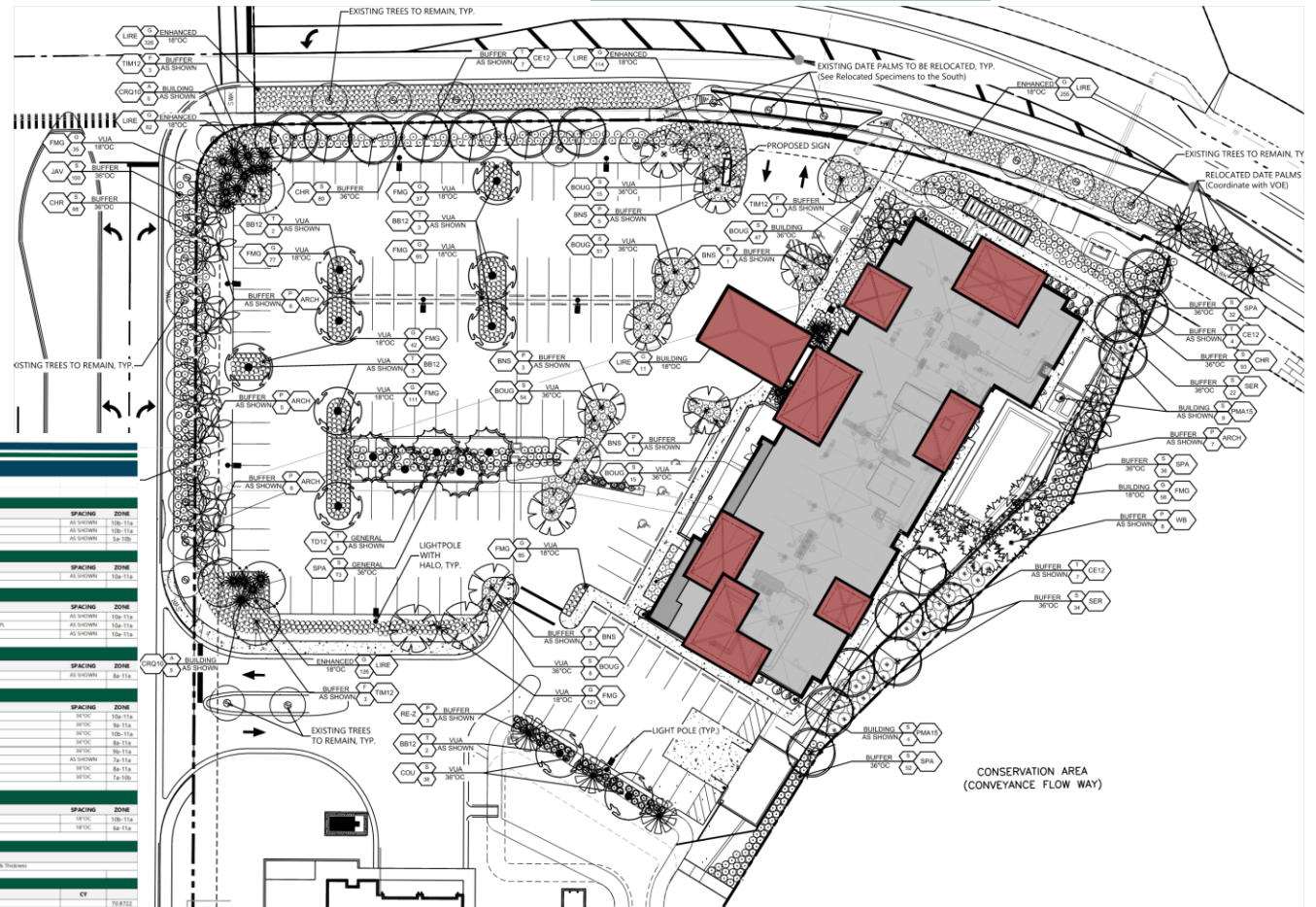
FIRE FLOW TEST RESULTS:
DATE OF TEST: 11/14/2018
NAME OF TEST: HYDRAULIC RANCH BLDG.
DESIGNER: J. D. 07-08
DESIGN: PERFORMED BY: J. D. 07-08
FLOW RATE: 100 GPM
DESIGN FLOW RATE: 100 GPM
DESIGN FLOW RATE: 100 GPM

Hilton Garden Inn on Tract 1D-3

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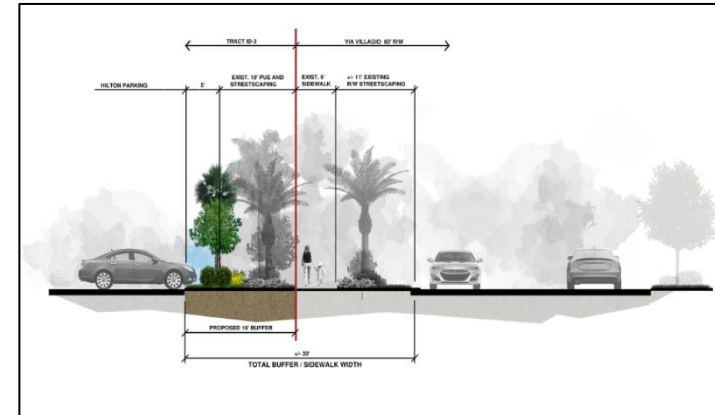
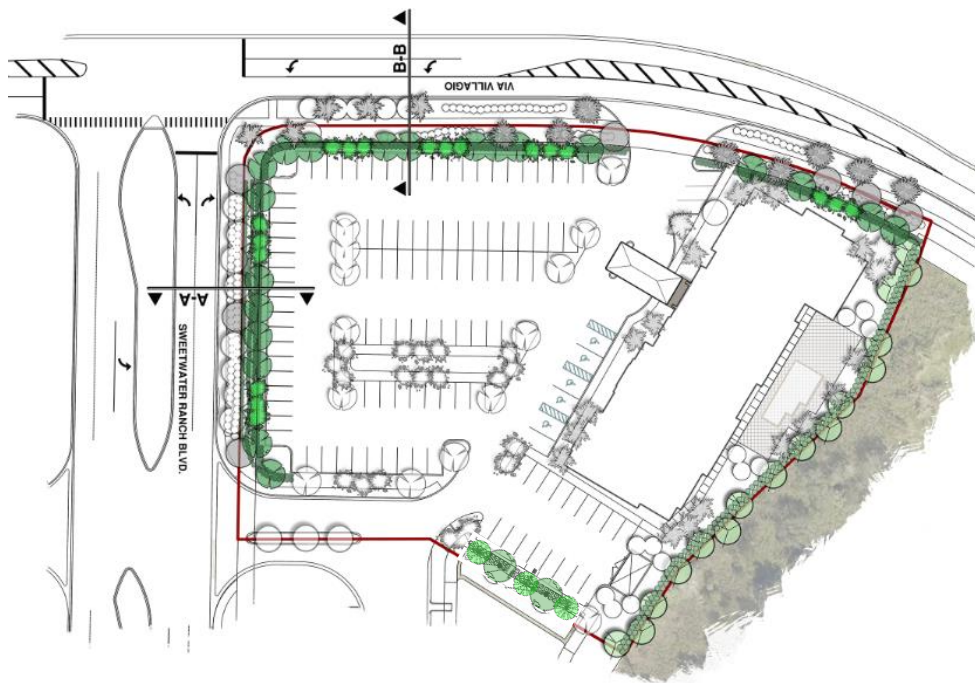
Landscape Design

LANDSCAPE MATERIAL SCHEDULE:

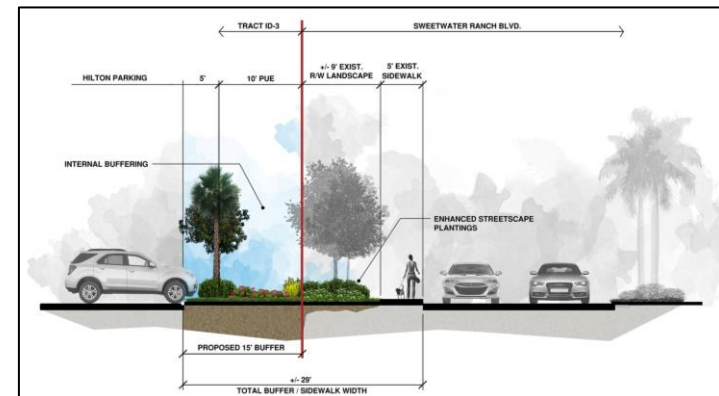
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Hilton Garden Inn on Tract 1D-3

Landscape Buffers



Via Villagio Pkwy. Landscape Buffer



Sweetwater Ranch Blvd. Landscape Buffer

Hilton Garden Inn on Tract 1D-3

Site Lighting



**D-Series Size 1
LED Area Luminaire**

Qualifying
Markings

CSA
ETL
UL
FCC
RoHS
REACH

d-series

Specifications

EPA: 0.69 ft² (0.064)
Length: 32.71" (831.00)
Width: 14.26" (362.00)
Height H1: 7.88" (200.00)
Height H2: 2.72" (69.00)
Weight: 34 lbs (15.40)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information									
EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRH9 DOBXD									
Series	LEDs	Color Temperature	Color Rendering Index	Sub-Location	TM	TM	Voltage	Mounting	Shipped included
DSX1 LED	Forward optics	(this section TBC only)	(this section TBC only)	AFR	Automotive front row	TSM	120V	SA	Square pole mounting (48" height)
	P1	P6	DSX	4000K	T15	Spot (down)	DSX	144V	4800K
	P2	P7	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P3	P8	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P4	P9	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P5	P10	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	Related optics	(this section TBC only, extended foot times)	(this section TBC only, extended foot times)	AFR	Automotive front row	TSM	120V	SA	Square pole mounting (48" height)
	P10	P11	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P11	P12	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P12	P13	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P13	P14	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P14	P15	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P15	P16	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P16	P17	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P17	P18	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P18	P19	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P19	P20	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P20	P21	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P21	P22	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P22	P23	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P23	P24	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P24	P25	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P25	P26	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P26	P27	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P27	P28	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P28	P29	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P29	P30	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P30	P31	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P31	P32	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P32	P33	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P33	P34	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P34	P35	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P35	P36	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P36	P37	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P37	P38	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P38	P39	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P39	P40	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P40	P41	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P41	P42	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P42	P43	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P43	P44	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P44	P45	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P45	P46	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P46	P47	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P47	P48	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P48	P49	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P49	P50	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P50	P51	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P51	P52	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P52	P53	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P53	P54	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
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	P55	P56	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P56	P57	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
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	P58	P59	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P59	P60	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P60	P61	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P61	P62	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P62	P63	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P63	P64	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P64	P65	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P65	P66	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P66	P67	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P67	P68	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P68	P69	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P69	P70	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P70	P71	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P71	P72	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P72	P73	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P73	P74	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P74	P75	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P75	P76	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
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	P78	P79	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P79	P80	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P80	P81	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P81	P82	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P82	P83	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P83	P84	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P84	P85	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P85	P86	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P86	P87	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P87	P88	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P88	P89	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P89	P90	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P90	P91	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P91	P92	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P92	P93	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P93	P94	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P94	P95	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P95	P96	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P96	P97	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P97	P98	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P98	P99	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K
	P99	P100	DSX	4000K	T30	Spot (medium)	DSX	120V	4000K

FIXTURE SCHEDULE						
SYMBOL	QUANTITY	LABEL	DESCRIPTION	BUG RATING	LUMENS	LLF
	6	SA	VSC-1-T4-32LC-7-3K	B1-U0-G1	4536	1
	6	SB	DSX-1-LED-P1-30K	B1-U0-G1	6509	1
	4	SC	DSX-1-LED-P1-30K	B1-U0-G1	6509	1

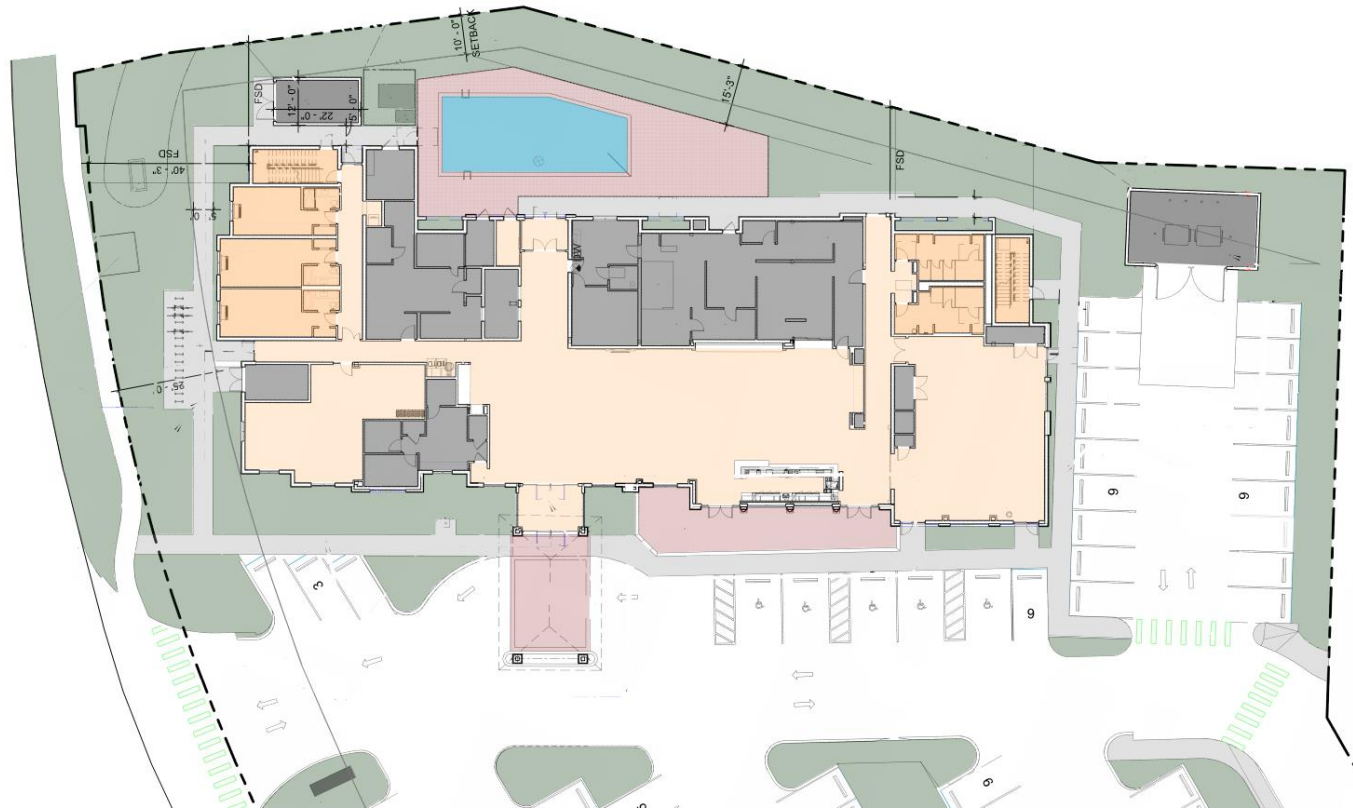


Hilton Garden Inn on Tract 1D-3

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Building Design

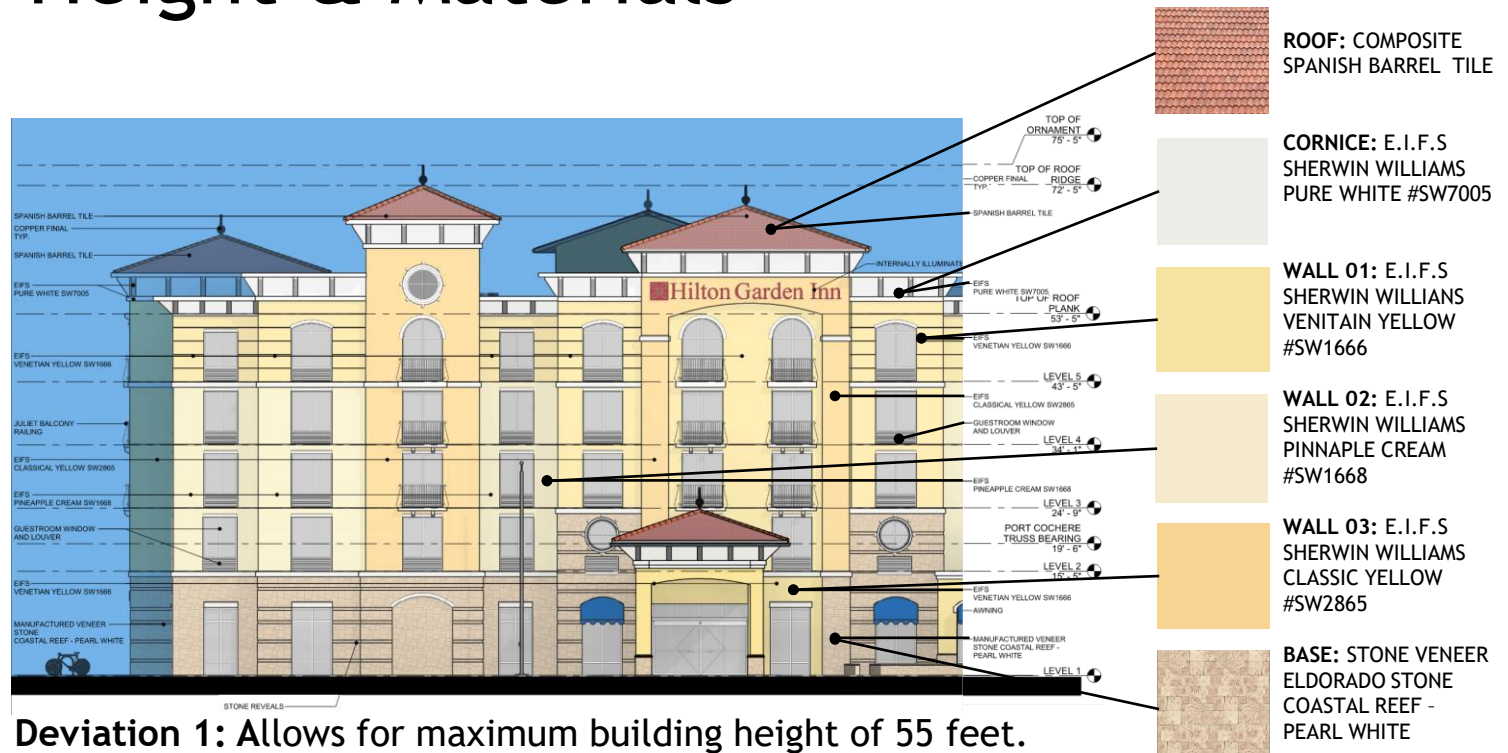
- Hilton Garden Inn is a five-story select service hotel at over 70,800 sf.
- Ground Level: +15,300 sf
- Amenities: fitness center, meeting rooms, pool with patio, casual dining, bar with outdoor lounge, port cochere and public bike racks.
- Hotel Tower: +13,800 sf per floor with 115 hotel guestrooms.



Hilton Garden Inn on Tract 1D-3

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Building Height & Materials



Hilton Garden Inn on Tract 1D-3

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Northeast Perspective

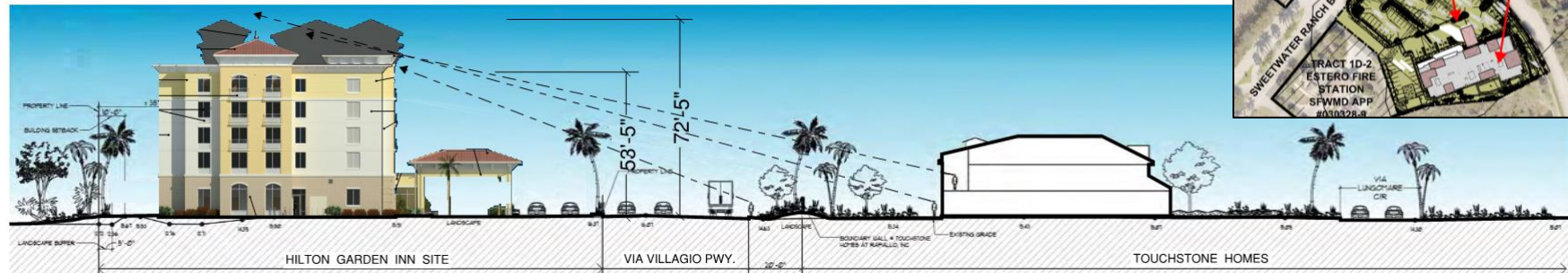


dlw
ARCHITECTS
542 Douglas Avenue
Orlando, FL 32809
727.734.6000
www.dlwarchitects.com
ESTABLISHED 1981

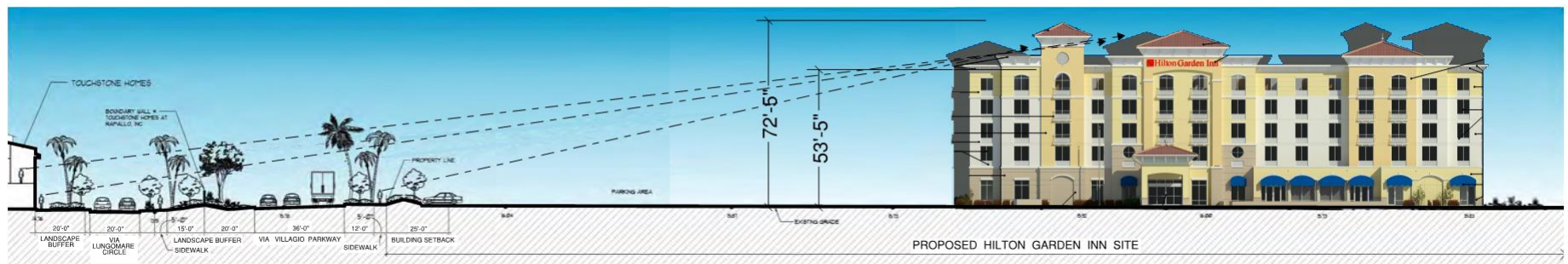
Hilton Garden Inn on Tract 1D-3

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Line of Sight Study



1. Southwest View



2. Southern View

Hilton Garden Inn on Tract 1D-3

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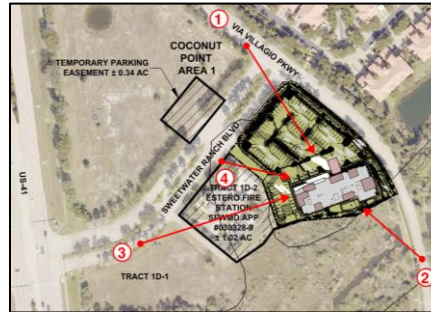
Street Views



1. South bound view from Via Villagio Parkway & Sweetwater Ranch Blvd.



2. North bound view from Via Villagio Parkway



3. East bound view from Tamiami Trail & Sweetwater Ranch Blvd.



4. East bound view from Sweetwater Ranch Blvd. & Estero Fire Station Drive

Hilton Garden Inn on Tract 1D-3

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Northeast Perspective

South bound view from Via Villagio Parkway & Sweetwater Ranch Blvd.



Hilton Garden Inn on Tract 1D-3

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Southeast Perspective

North bound view from Via Villaggio Parkway



Hilton Garden Inn on Tract 1D-3

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West Perspective

East bound view from Tamiami Trail & Sweetwater Ranch Blvd.



Hilton Garden Inn on Tract 1D-3

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Northwest Perspective

East bound view from Sweetwater Ranch Blvd. & Estero Fire Station Drive



Hilton Garden Inn on Tract 1D-3

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Front / North Elevation

view from Via Villagio & Sweetwater Ranch Parkway



Hilton Garden Inn on Tract 1D-3

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Rear / South Elevation

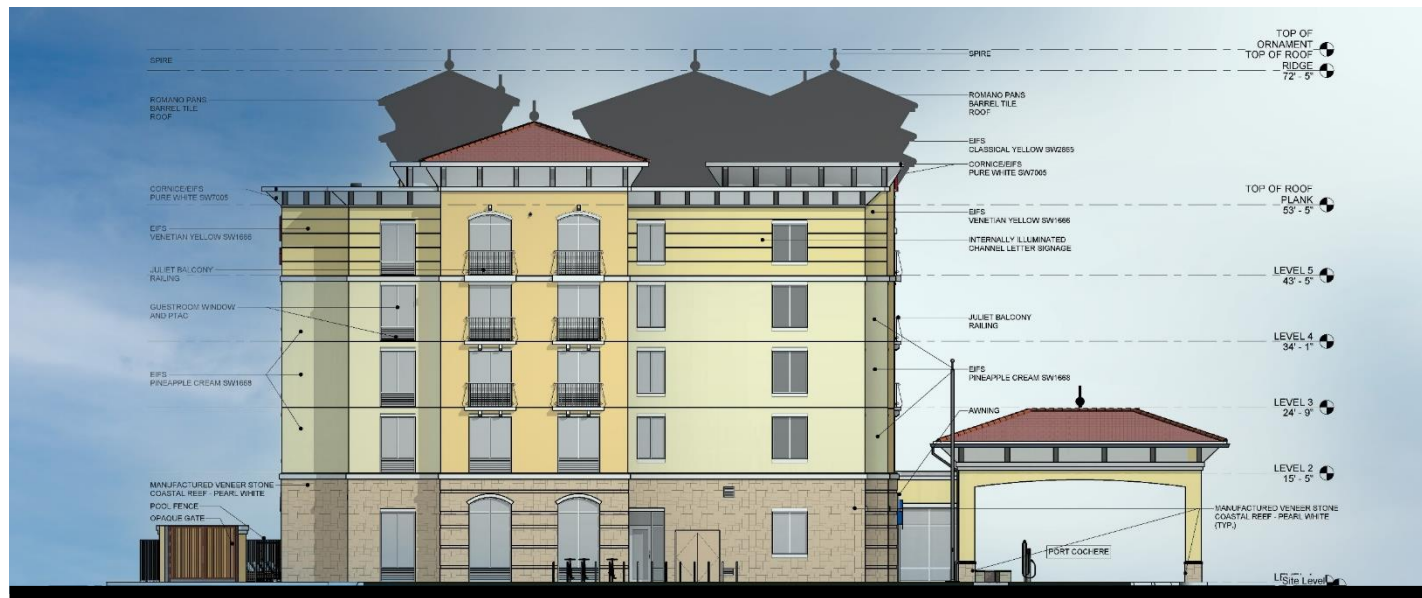
view from Via Villaggio Parkway



Hilton Garden Inn on Tract 1D-3

Side / East Elevation

view from Via Villagio Parkway



Hilton Garden Inn on Tract 1D-3

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Side / West Elevation

view from Sweetwater Ranch Blvd.

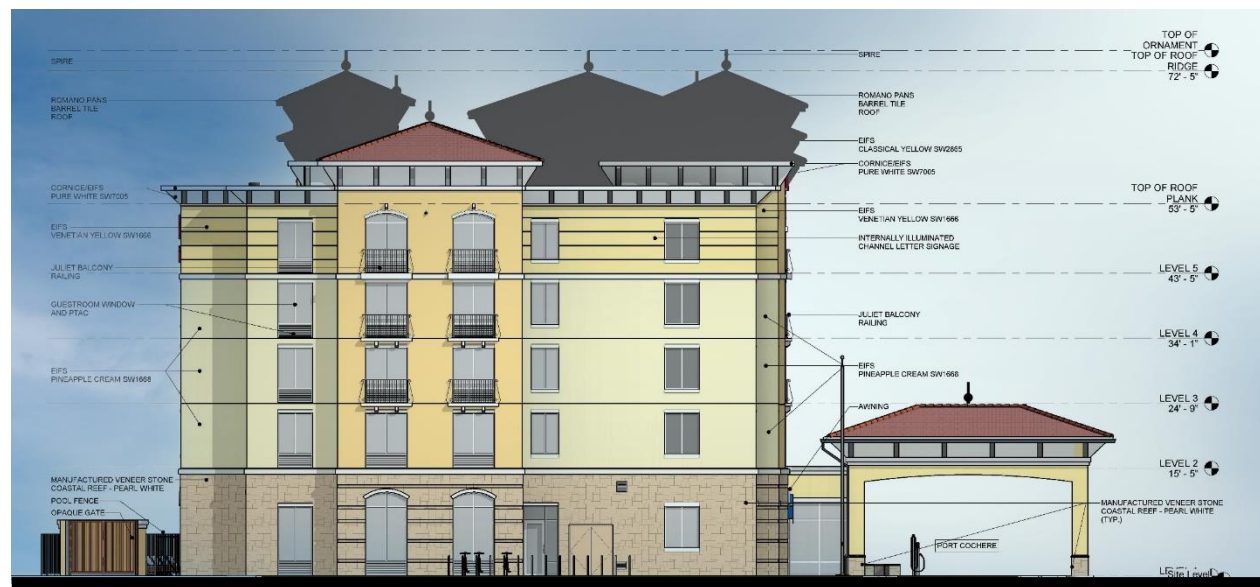


Hilton Garden Inn on Tract 1D-3

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Side / East Elevation

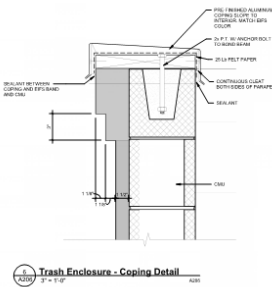
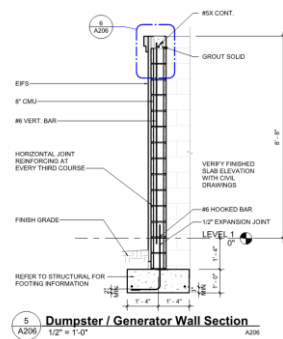
view from Via Villaggio Parkway



Hilton Garden Inn on Tract 1D-3

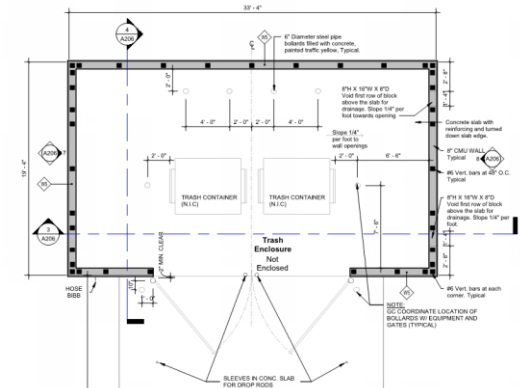
30

Accessory Structures



Generator Enclosure:

12'-0" x 22'-0" x 8'-8" (high)" Masonry wall with EIFS finish to match building walls and wood slat gates.



Dumpster Enclosure:

33'-4" x 19'-4" x 8'-8" (high)" Masonry wall with EIFS finish to match building walls and wood slat gates.

Hilton Garden Inn on Tract 1D-3

Building Signage



1. North Elevation: Wall Sign
20" Internally illuminated channel letters and 32"x32" logo

Hilton Garden Inn on Tract 1D-3

Building Signage



2. West Elevation: Wall Sign

23" to 32" Internally illuminated channel letters & 32"x32" logo



3. South Elevation: Wall Sign

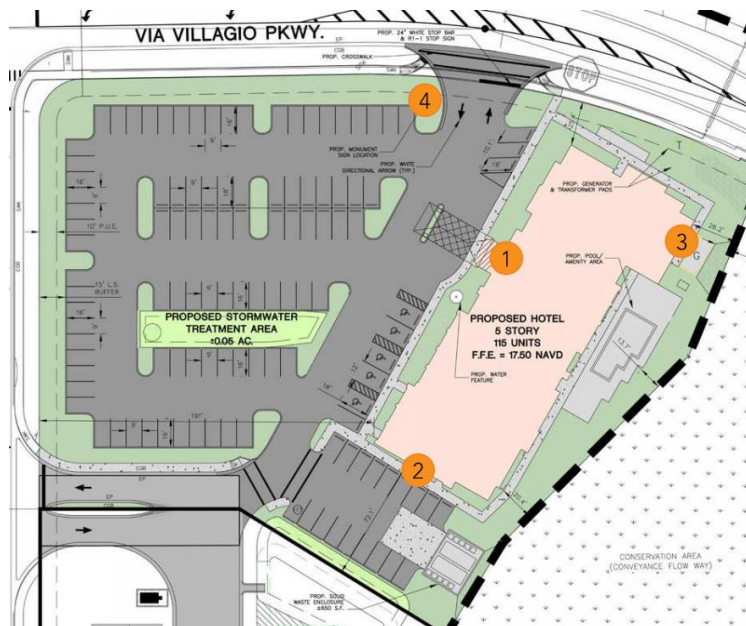
31" to 44" Internally illuminated channel letters & 44" x 44" logo



Hilton Garden Inn on Tract 1D-3

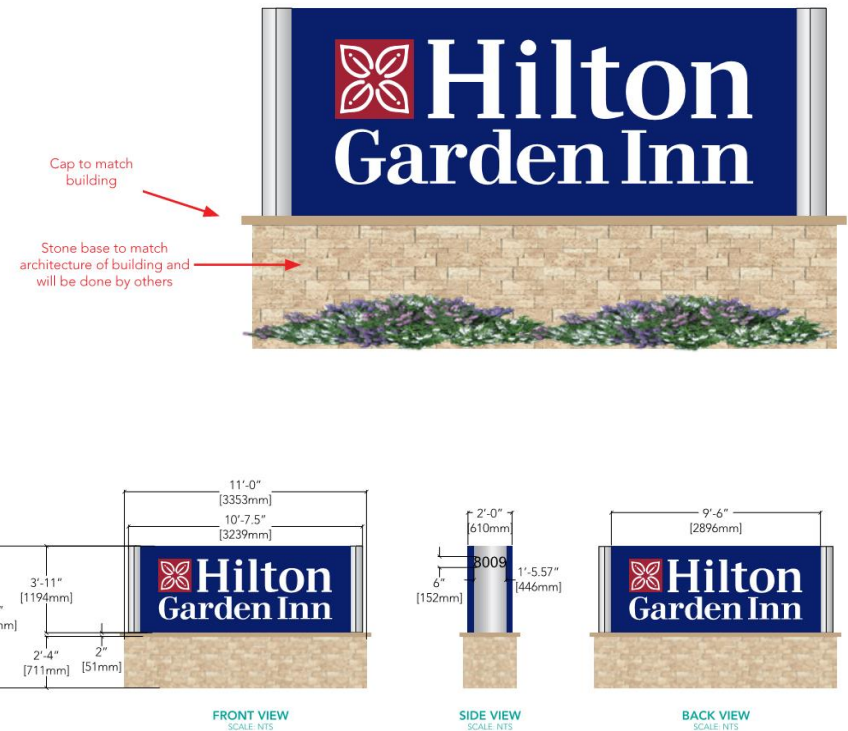
33

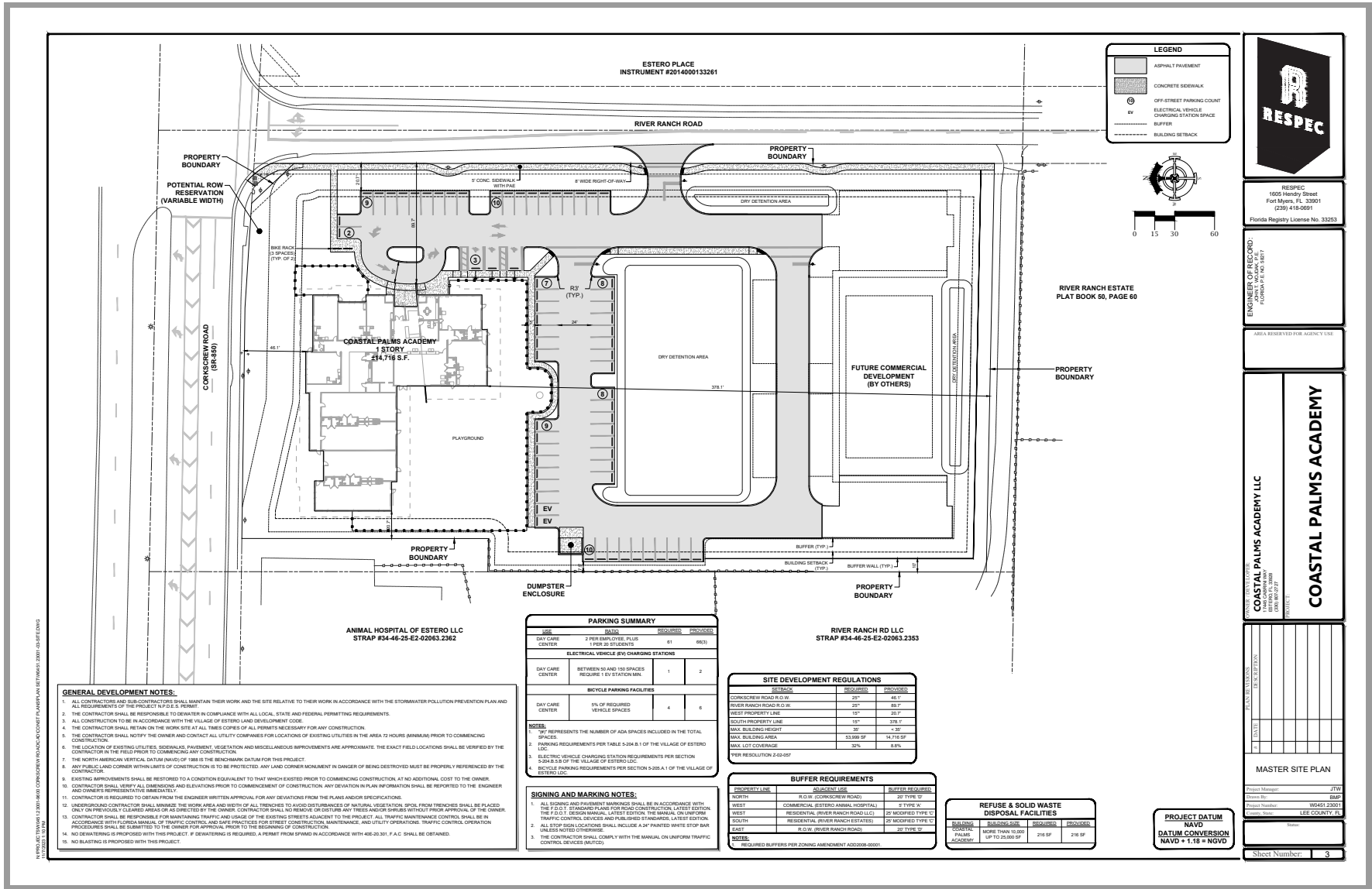
Site Signage



4. Monument Sign

Approximately 9'-6" x 4'-0" (high) x 24" (depth) sign panel. Internally illuminated cabinet sign with routed-out letters and logo over 28" high stone base.







APPLICATION REQUEST FOR PLANNING AND ZONING BOARD
PUBLIC INFORMATIONAL MEETING IN THE VILLAGE OF ESTERO
[LDC Section 33-54]

REQUEST IS FOR: Public Informational Meeting pursuant to LDC Section 33-54 (a) & (b)

1. Applicant/Project Name: Coastal Palms Academy LLC
2. Address: 9600 Corkscrew Road, Estero, FL 33928
3. Strap Number: 34-46-25-E2-U2070.2358
4. Application Number: N/A

5. Type of Application (check appropriate type(s)):

Comprehensive Plan Amendment ☐

Planned Development Zoning ☐

Planned Development –Amendment or Final Plan Approved ☐

Variance ☐

Conventional Rezoning ☐

Special Exception ☐

Plat ☐

Vacation ☐

Other ☒

(Specify) Development Order

6. Project Description (Brief description of project and need for application.)

Project includes the construction of a 15,000 +/- SF daycare and appurtenant parking lot on a 3.5 +/- acre

parcel. The project requires a Development Order in accordance with Village of Estero LDC prior to commencing

land development activities.

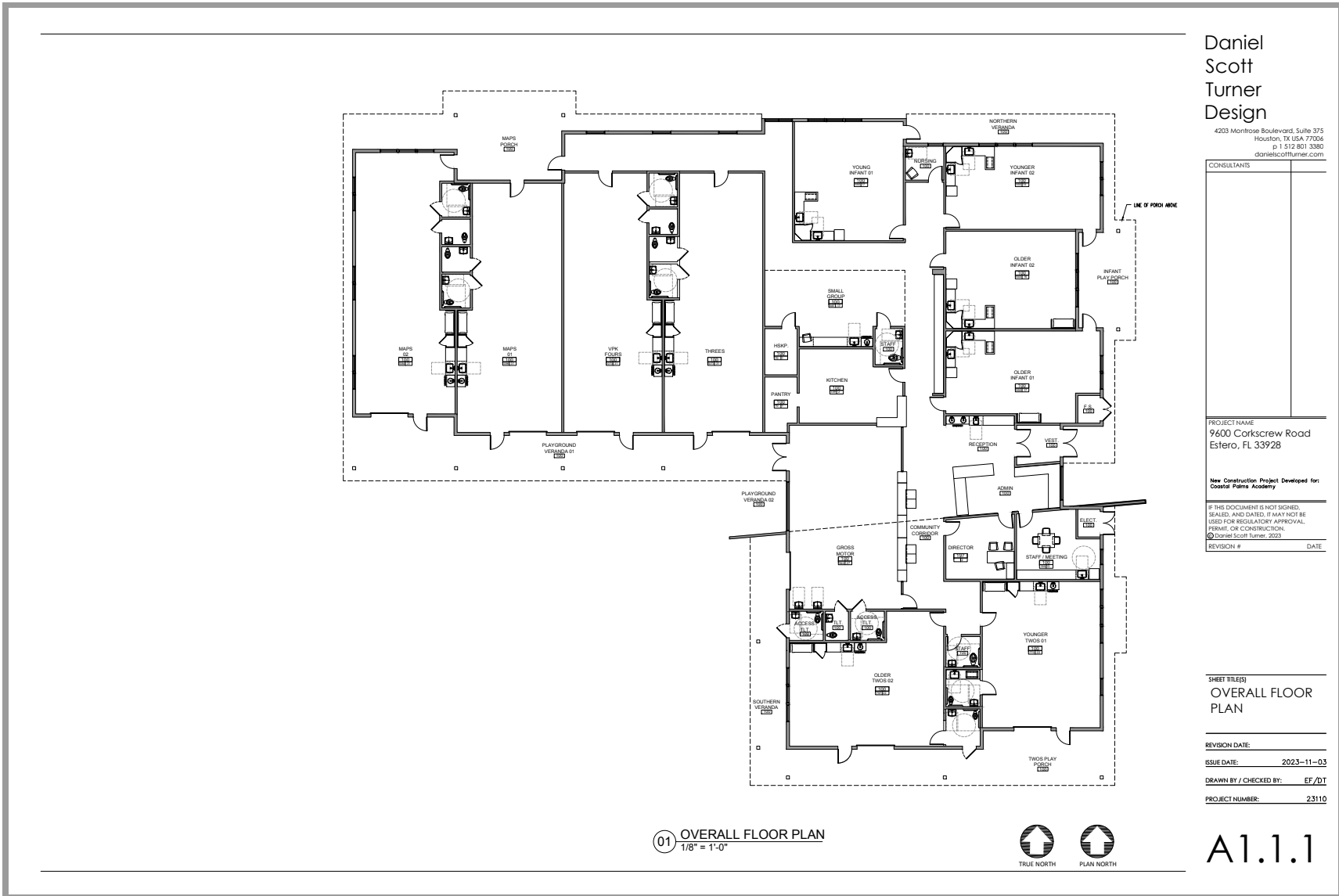
7. Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. The plans shall define what is being requested and the deviation or change from the permitted and/or existing conditions.


Signature

9/22/2023

Date

THE VILLAGE OF ESTERO
DEPARTMENT OF COMMUNITY DEVELOPMENT
9990 COCONUT ROAD
ESTERO, FLORIDA 34135
PHONE (239) 221-5036



Daniel
Scott
Turner
Design

4203 Montrose Boulevard, Suite 375
Houston, TX USA 77006
p 1 512 801 3380
danielscoffturner.com

CONSULTANTS

--	--

PROJECT NAME
9600 Corkscrew Road
Estero, FL 33928

New Construction Project Developed for:
Coastal Palms Academy

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SEALED, AND DATED, IT MAY NOT BE
USED FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.
© Daniel Scott Turner, 2023

REVISION #	DATE
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SHEET TITLE(\$)
PRIMARY
ELEVATIONS

REVISION DATE:

ISSUE DATE: 2023-11-01

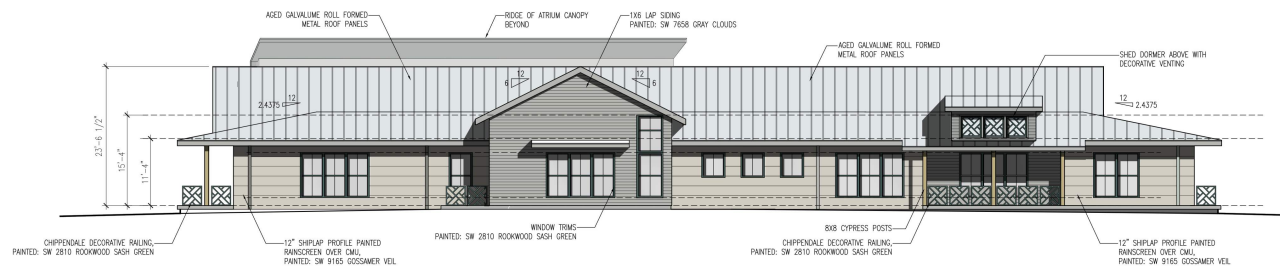
DRAWN BY / CHECKED BY: EF/DT

PROJECT NUMBER: 23110

A2.1.1



02 EAST ELEVATION (RIVER RANCH)
1/8" = 1'-0"



01 NORTH ELEVATION (CORKSCREW)
1/8" = 1'-0"

Daniel
Scott
Turner
Design

4203 Montrose Boulevard, Suite 375
Houston, TX USA 77006
t 1.512.801.3380
daniel@scottturner.com

CONSULTANTS

PROJECT NAME
9600 Corkscrew Road
Estero, FL 33928

New Construction Project Developed for:
Coastal Palms Academy

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REVISION # DATE

SHEET TITLE(S)
PRIMARY
ELEVATIONS

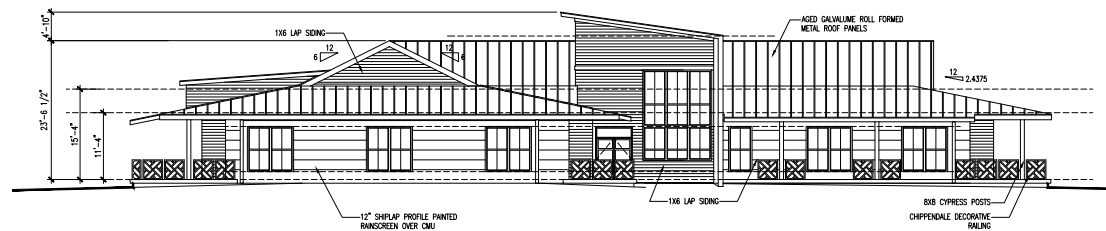
REVISION DATE:

ISSUE DATE: 2023-11-01

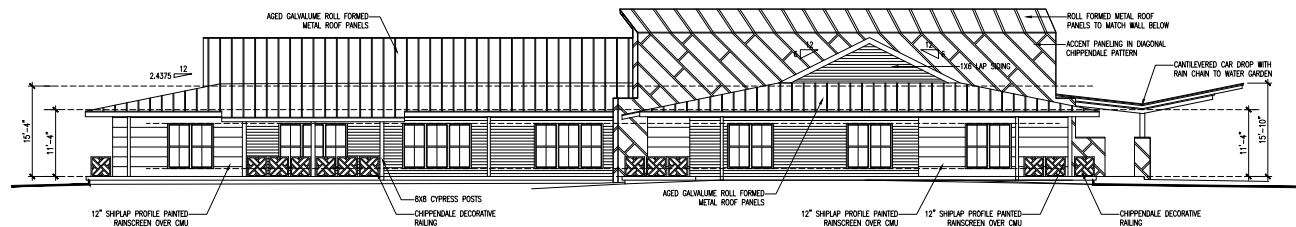
DRAWN BY / CHECKED BY: EF/DT

PROJECT NUMBER: 23110

A2.1.2



02 WEST ELEVATION
1/8" = 1'-0"



01 SOUTH ELEVATION
1/8" = 1'-0"

Village of Estero, Florida
9401 Corkscrew Palms Circle

Re: Exterior Material Palette and Narrative for
Coastal Palms Academy

Revised November 3rd., 2023

To Whom it May Concern

Please find attached the concept design elevations, perspective and proposed exterior finishes for the new preschool at 9600 Corkscrew Road (@River Ranch).

We envision a contemporary interpretation of the Florida vernacular, drawing inspiration from the historic material availability of the Southwest portion of the peninsula. The building will respond to environmental site conditions, being elevated on a plinth of slatted decking outlined in a decorative chippendale railing.

Roll formed galvanized steel roofing covers the pronounced and extended roof lines - providing shaded areas for outdoor play. The school will be wrapped in a wide band rainscreen core and protruded wings of horizontal banded siding. These forms, along with the stepped pitches of the roof lines are derived from the homestead cottage style where additions to the original structure would have evolved over time.

Respectfully Submitted,

Daniel S. Turner
Owner / Principal, DSTD

Daniel
Scott
Turner
Design

4203 Montrose Blvd
Suite 375
Houston, Texas 77006

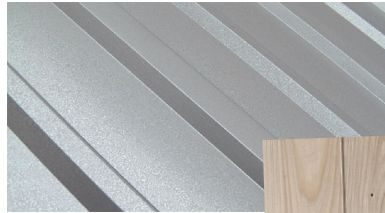
(512) 801-3380

danielscottturner.com

Exterior Material Palette for Coastal Palms Academy

Roofing

Galvanized Steel (roll formed)
MBCI Metals or equal



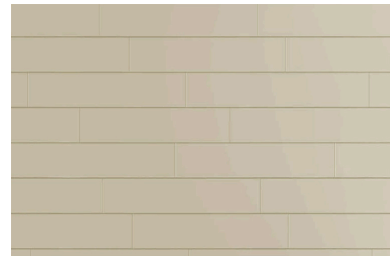
Soffits

**Heart Cypress 1x10 Shiplap
And Columns**
locally sourced



Sheathing

6" Exposed Smooth Lap-Siding
Integral color top coat



Large format Horizontal Shiplap Siding
Smooth faced James Hardie or equal
with 3/8" reveal

Field Paint, Trims, Railings and Accents

*Sherwin Williams Promar 200
or equal*

Entry Field - Homburg Gray

Expert Pick
SW 7622

Homburg Gray

Rainscreen Field - Gossamer Veil

Expert Pick
SW 9165

Gossamer Veil

Trims and Siding Field - Gray Clouds

Expert Pick
SW 7658

Gray Clouds

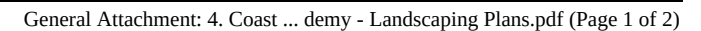
Railings and Window
Trims - Rockwood Sash Green
(historic collection)

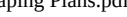
H Historic Color
SW 2810

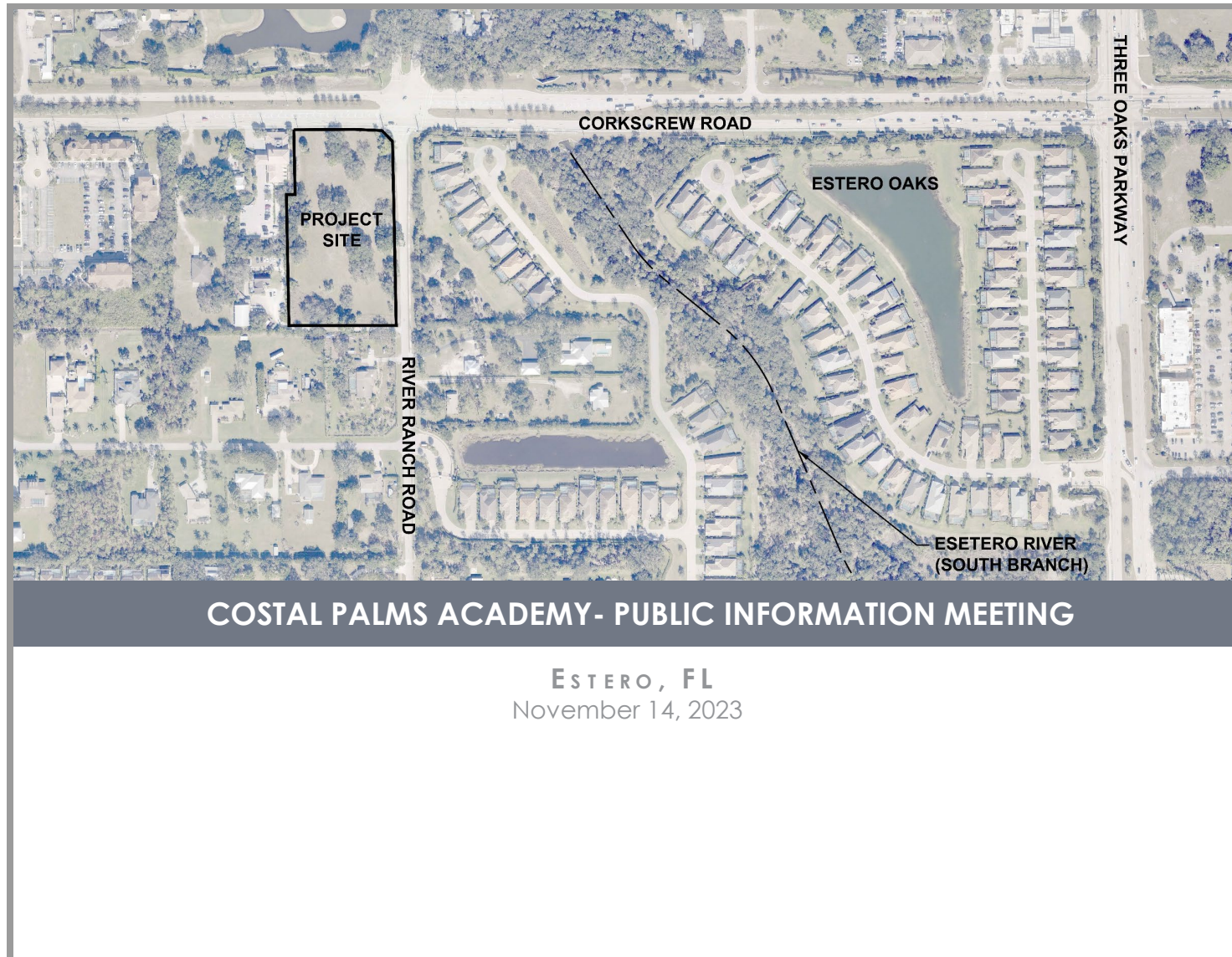
Rockwood Sash Green

Daniel
Scott
Turner
Design

danielscottturner.com







INTRODUCTION

NOVEMBER 14, 2023 PZDB PUBLIC INFORMATION MEETING

PURPOSE FOR PUBLIC INFORMATION MEETING

- REVIEW THE COASTAL PALMS ACADEMY PROJECT
- INTRODUCE DEREK BURKHOLDER AND DESIGN TEAM
- REVIEW PRELIMINARY DESIGN FOR THE PROJECT
- INTEND TO FILE DEVELOPMENT ORDER FOR THE DEVELOPMENT OF 14,700 SF+/- DAYCARE AND PRESCHOOL.

CONSULTANT TEAM

DEREK BURKHOLDER, *Developer*

DAVID M. JONES & ASSOCIATES, *Landscape Architecture*



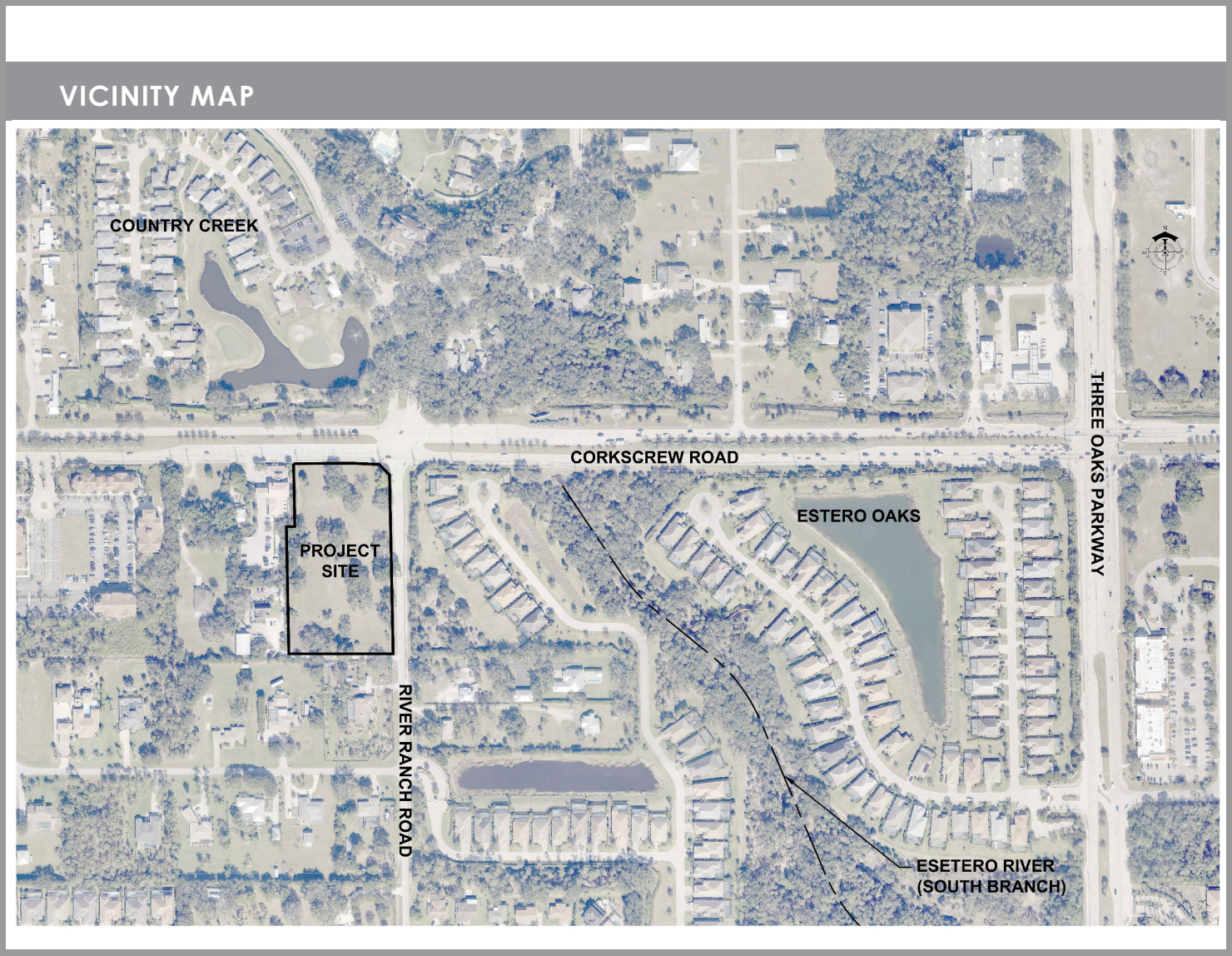
DANIEL SCOTT TURNER DESIGN, *Architect*

Daniel
Scott
Turner
Design

RESPEC, *Civil Engineering*



ESTERO 4.2



PROJECT INFORMATION & HISTORY

PROJECT INFORMATION

- AREA: 3.84 ACRES
- ZONING: COMMERCIAL PLANNED DEVELOPMENT (CPD)
- RESOLUTIONS: Z-02-057, ADD2008-00001
- ROADWAY FRONTAGE: CORKSCREW ROAD, RIVER RANCH ROAD
- ENTITLEMENTS: 53,999 S.F. OF COMMERCIAL USES
(40% MAX LOT COVERAGE)
35 FEET (2 STORIES) MAX HEIGHT

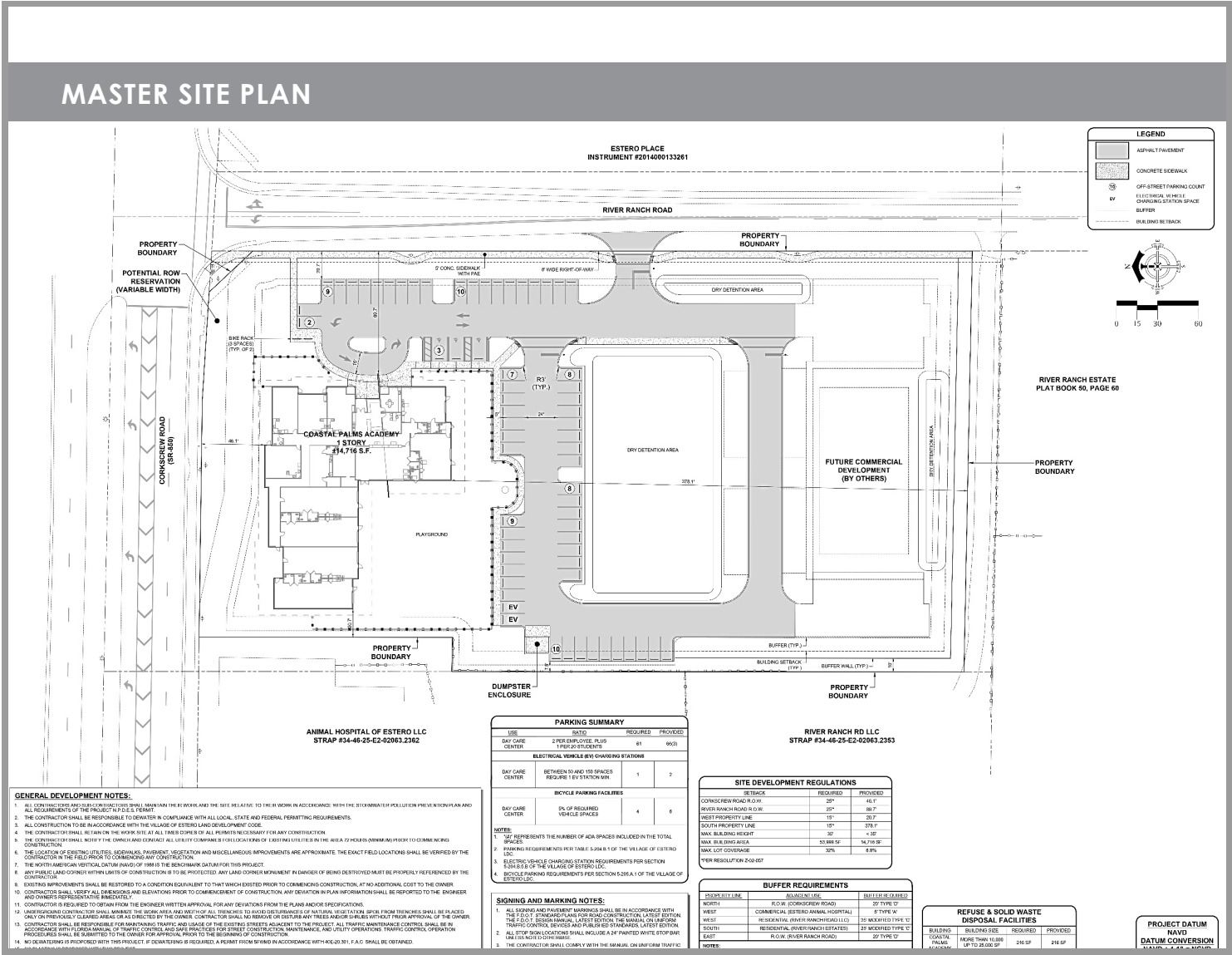
PERMITTING SUMMARY

- REZONE APPLICATION FILED IN 2002 TO REZONE TO COMMERCIAL PLANNED DEVELOPMENT, APPROVED BY BOCC ON JANUARY 6, 2003
- ZONING MODIFIED BY ADMINISTRATIVE AMENDMENT IN 2008 FOR CURRENT MCP
- SFWMD ERP 36-06676-P ISSUED IN 2008 (EXPIRED)

PROPOSED PROJECT

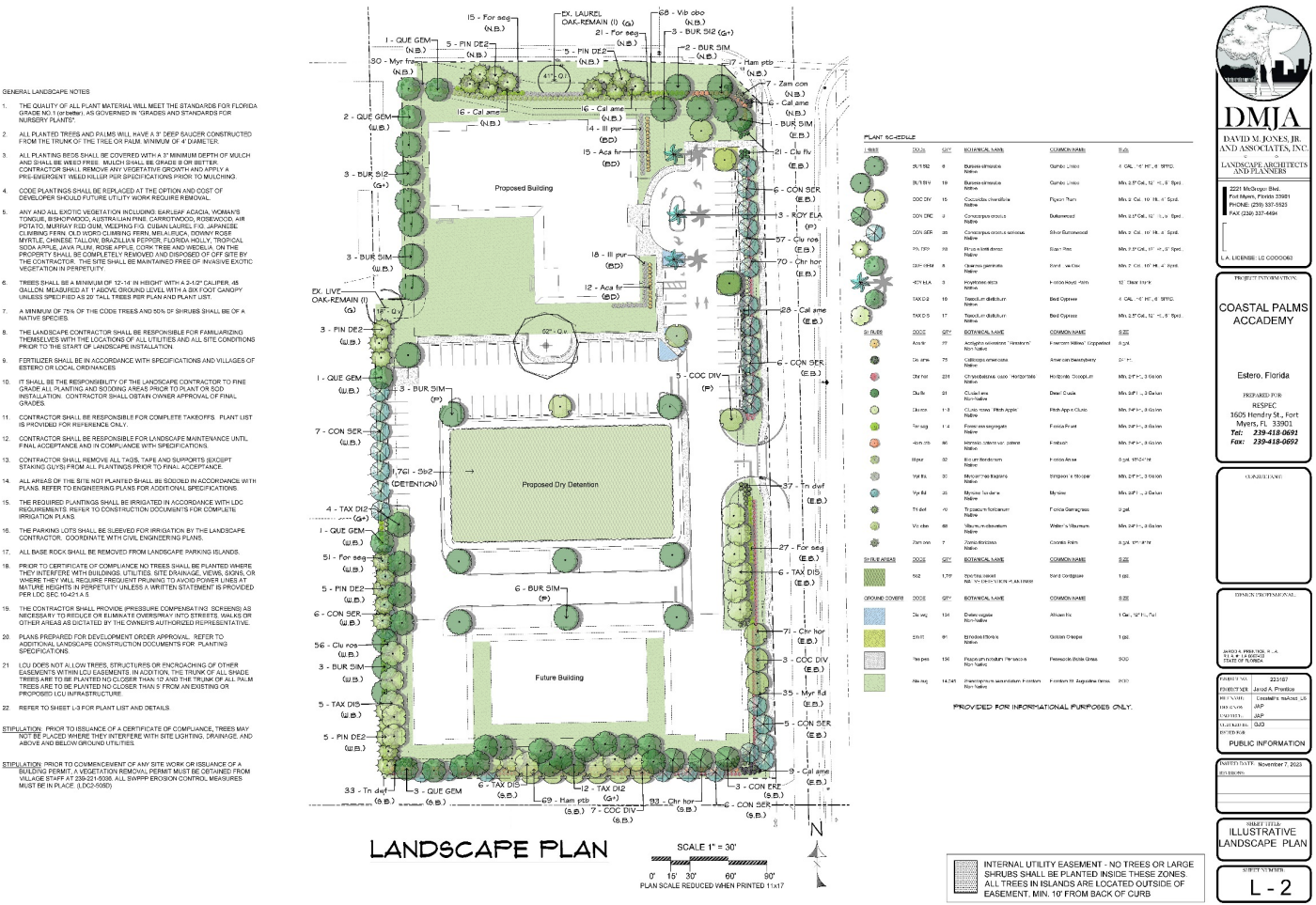
- 14,700 +/- SF DAYCARE/PRE-SCHOOL
- 260 CHILDREN/STUDENTS FROM INFANT TO PRE-SCHOOL AGE (24 STAFF)
- OUTDOOR PLAYGROUND/LEARNING AREA







RENDERED LANDSCAPE PLAN



ARCHITECTURAL NARRATIVE & COLOR PALETTE

We envision a contemporary interpretation of the Florida vernacular, drawing inspiration from the historic material availability of the Southwest portion of the peninsula. The building will respond to environmental site conditions, being elevated on a plinth of slatted decking outlined in a decorative chippendale railing.

Roll formed galvanized steel roofing covers the pronounced and extended roof lines - providing shaded areas for outdoor play. The school will be wrapped in a wide band rainscreen core and protruded wings of horizontal banded siding. These forms, along with the stepped pitches of the roof lines are derived from the homestead cottage style where additions to the original structure would have evolved over time.

Roofing

Galvanized Steel (roll formed)
MBCI Metals or equal



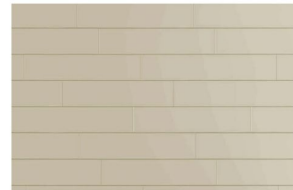
Soffits

**Heart Cypress 1x10 Shiplap
And Columns**
locally sourced

Sheathing

6" Exposed Smooth Lap-Siding
Integral color top coat

Large format Horizontal Shiplap Siding
Smooth faced James Hardie or equal
with 3/8" reveal



Field Paint, Trims, Railings and Accents

*Sherwin Williams Promar 200
or equal*

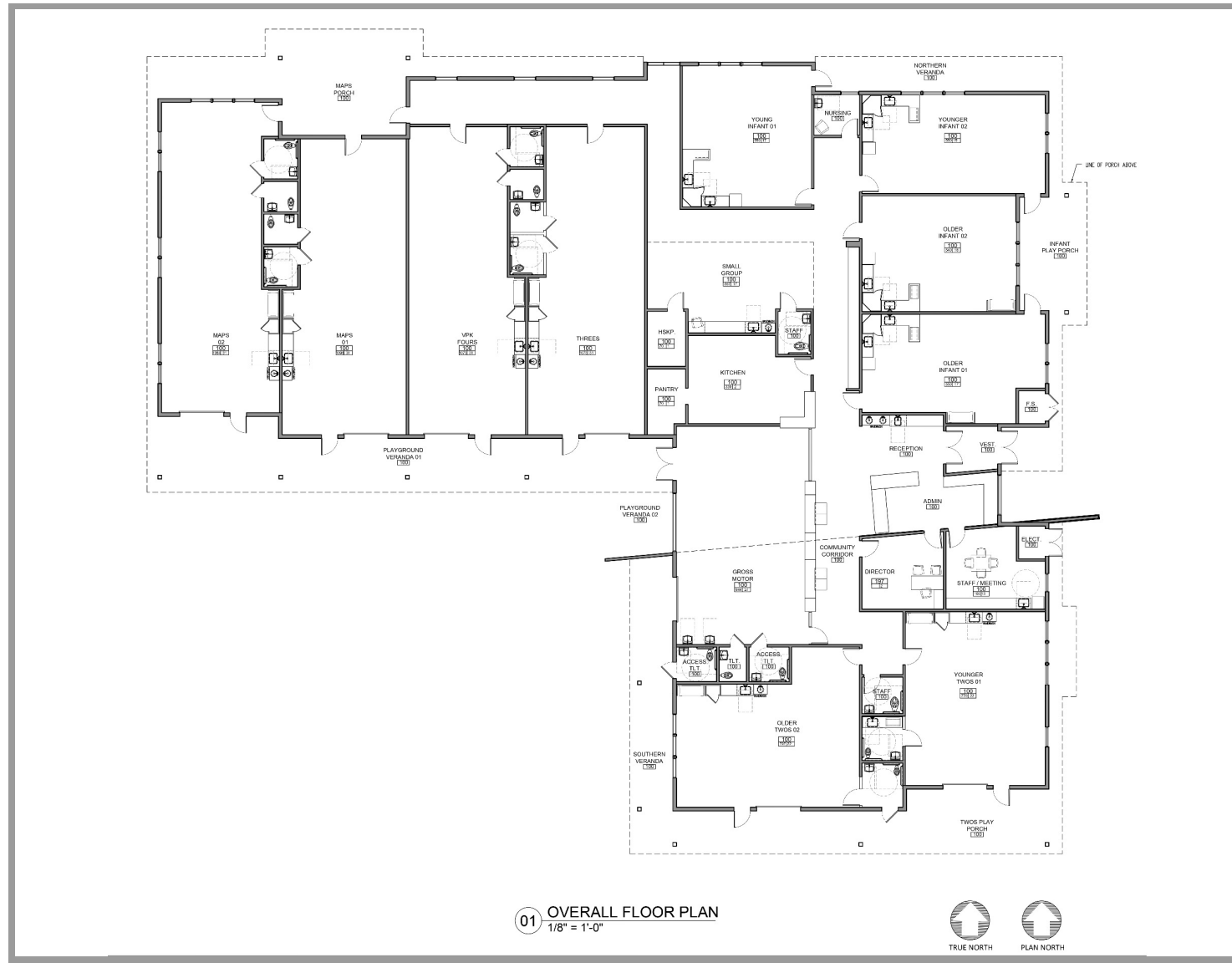
Entry Field - Homburg Gray

Rainscreen Field - Gossamer Veil

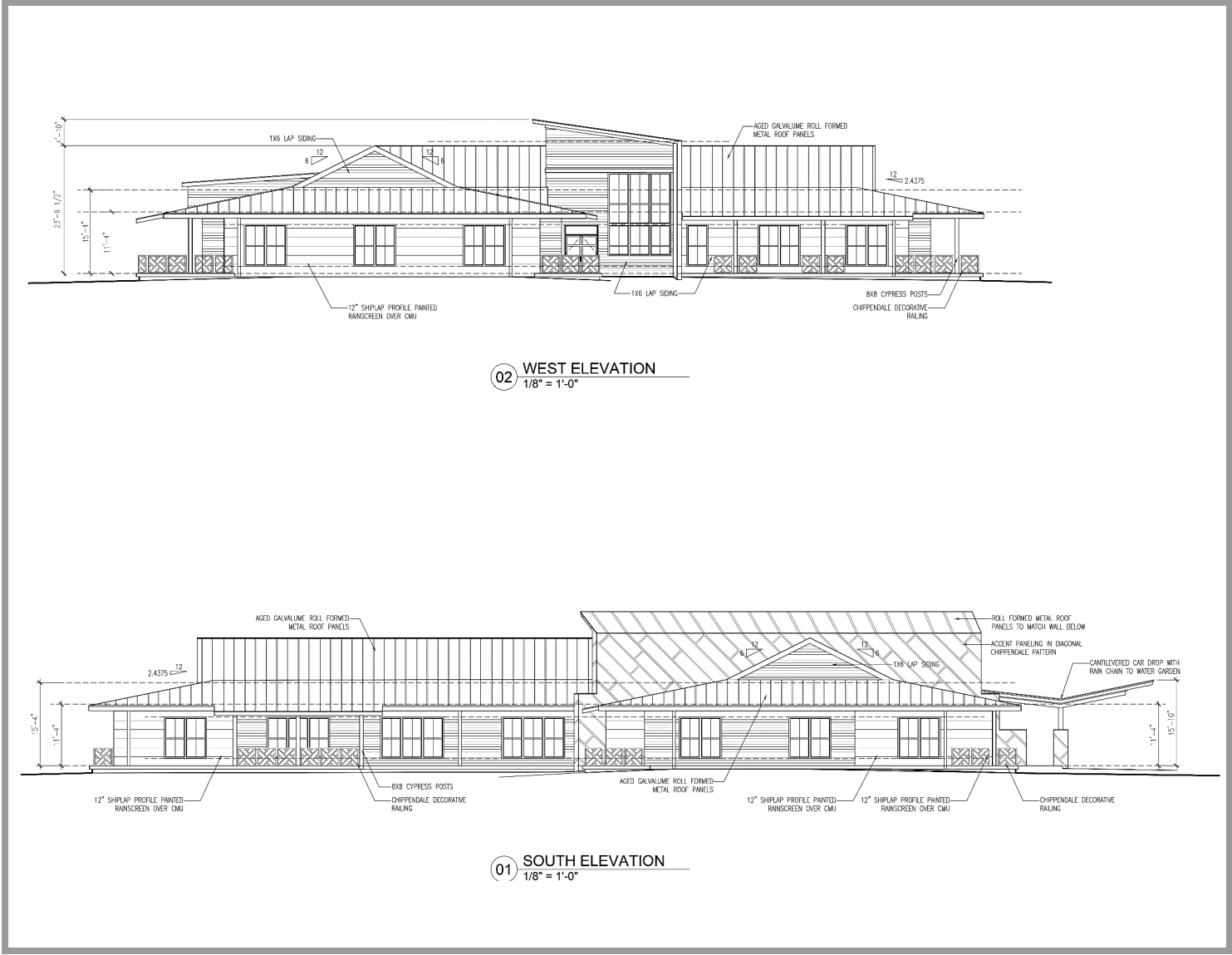
Trims and Siding Field - Gray Clouds

Railings and Window
Trims - Rockwood Sash Green
(historic collection)









QUESTIONS

THANK YOU!

QUESTIONS?



Estero Entertainment Complex

**Planning, Zoning and Design Board
November 14, 2023**





Contents



Village Center Hub



Public Process



Chicken n Pickle



High 5 Entertainment



Project Overview and Site Plan





Village Center Hub

The Village Center Hub is defined by:

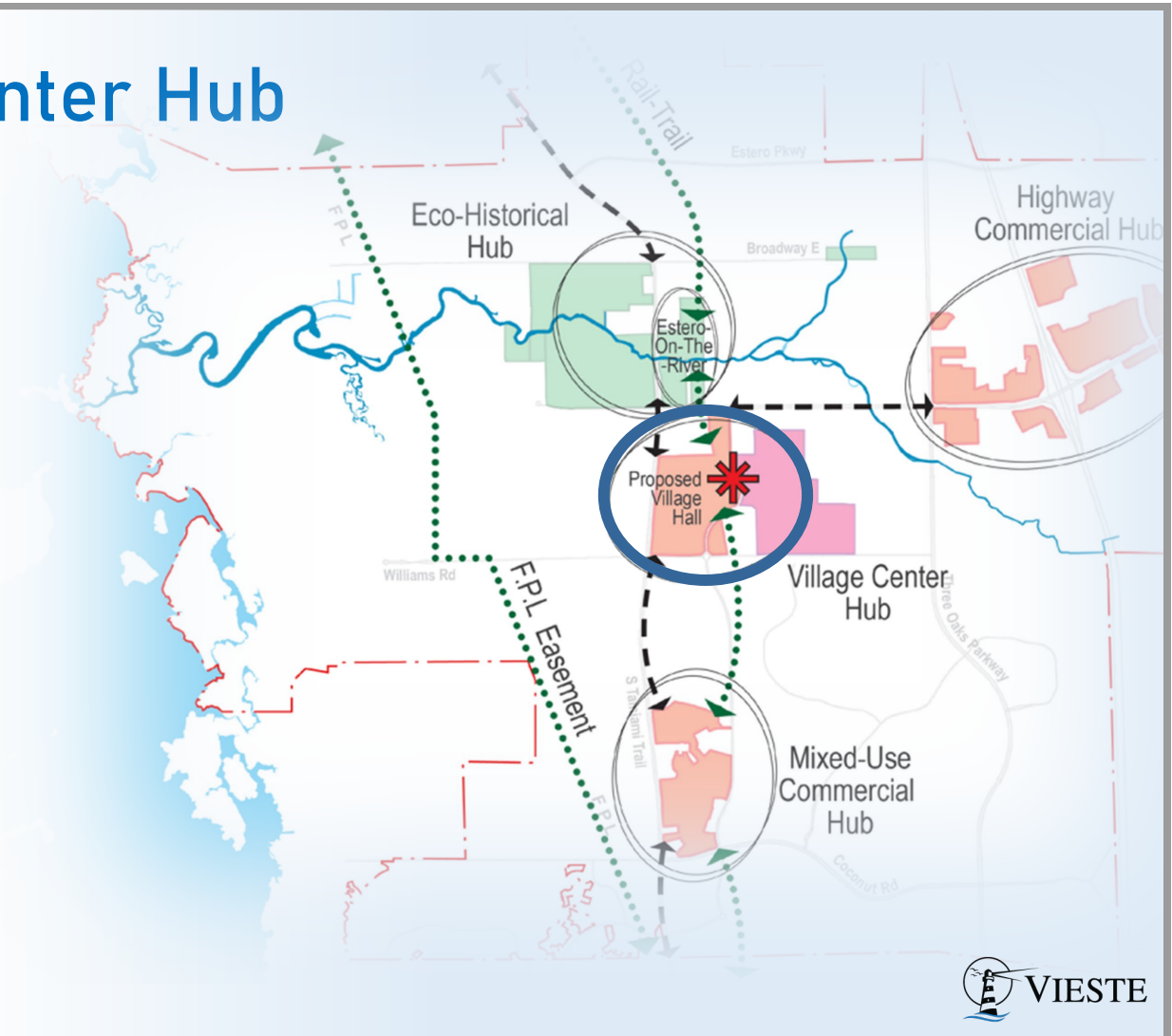
- Corkscrew Road to the north
- S. Tamiami Trail/ US 41 to the west
- Williams Road to the south
- River Ranch Road to the east (excluding the residential area in the northeast quadrant)

The hub is already home to the Village's civic uses, including:

- Village Hall
- Estero High School
- Estero Community Park and Recreation Center

The Village acquired 20 acres of land along Williams Road & Via Coconut, and has since executed the following components:

- Planning, Zoning and Entitlements
- Boundary, topographic surveys
- Utility Locates
- Existing conditions mapping



Public Process

December 25th 2022 – February 17th 2023

The Village accepted unsolicited proposals from entertainment partners.

April 6th 2023

Public Information Session held at Estero Community Church.

April 13th & 20th

Village of Estero hosts Focus Group Meetings to solicit feedback and suggestions from the community.

July 5th 2023

Council authorized the Village Manager to sign negotiated term sheets with High 5 Entertainment and Chicken N Pickle.

August 4th 2023

Village of Estero resumes Focus Group Meetings to further solicit feedback and suggestions from the community as we continue negotiating final agreements to be presented to council in September.

August 22nd 2023

Informal update provided to Planning and Zoning board.



CHICKEN N PICKLE®

Chicken N Pickle is a unique, indoor/outdoor entertainment complex whose mission is to provide an atmosphere that fosters fun, friendship, and community for all ages. Chicken N Pickle features a fast casual, chef-driven restaurant, a large sports bar, an indoor/outdoor rooftop bar along with indoor, outdoor and outdoor covered pickleball courts. Additional amenities include an expansive game yard for other recreation including shuffleboard, bocce ball, bag toss, life sized jenga and battleship and much more.

The Village Center Hub Project will include a Chicken N Pickle complex that contains:

- **12-17 outdoor & 6 indoor pickleball courts**
- **Fast-casual restaurant** with a rooftop bar and first floor sports bar
- **3 indoor private event spaces**
- **Game yard with lawn games, firepits, and bier gardens**



HIGH 5

High 5 Entertainment Center features bowling, a state-of-the-art arcade, laser tag, mini golf, escape rooms, and a full-service restaurant, making it the perfect destination for families, friends, and groups looking to have a good time. The emphasis of a High 5 Entertainment Center is on the entire family so that all age groups can participate and enjoy activities for a true family experience.

An important component of the High 5 space is community. Community leagues can enjoy bowling, couples can enjoy the High 5 Upstairs Bowling Lounge & Bar on date night and youth groups have several options for team building and fellowship.

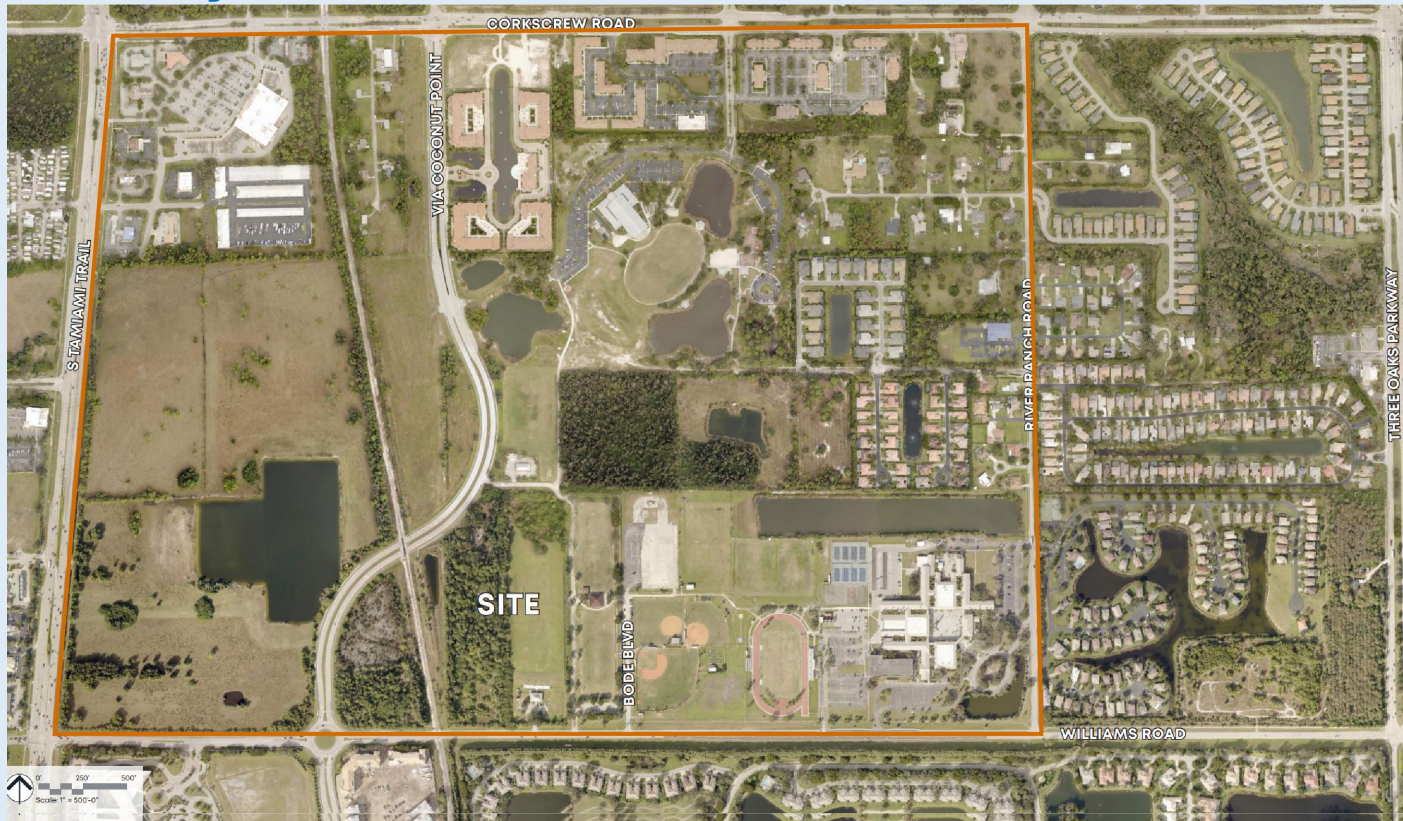
The Village Center Hub project will include a High 5 Entertainment Center consisting of two floors with both indoor and outdoor entertainment space.

- 16 full-size USBC bowling lanes and 8 lanes of duckpin bowling.
- Bocce
- **Outdoor miniaturized golf course** which features 18 challenging and fun holes of mini golf in a beautiful and serene park setting. The course is beautifully landscaped, with waterfalls, streams, and rock formations, and is suitable for players of all skill levels.
- **Real axe throwing**
- **Immersive laser tag experience** in a futuristic arena. The arena features multiple levels and obstacles, as well as high-tech laser guns and vests, making for an exciting and immersive game of laser tag.
- **Arcade and Virtual Reality** which features over 100 games and attractions. From classic arcade games like Pac-Man and Donkey Kong, to the latest virtual reality experiences and redemption games.
- **Escape Rooms**
- **Events and Celebrations Space**
- **Happy Hour Revelry**



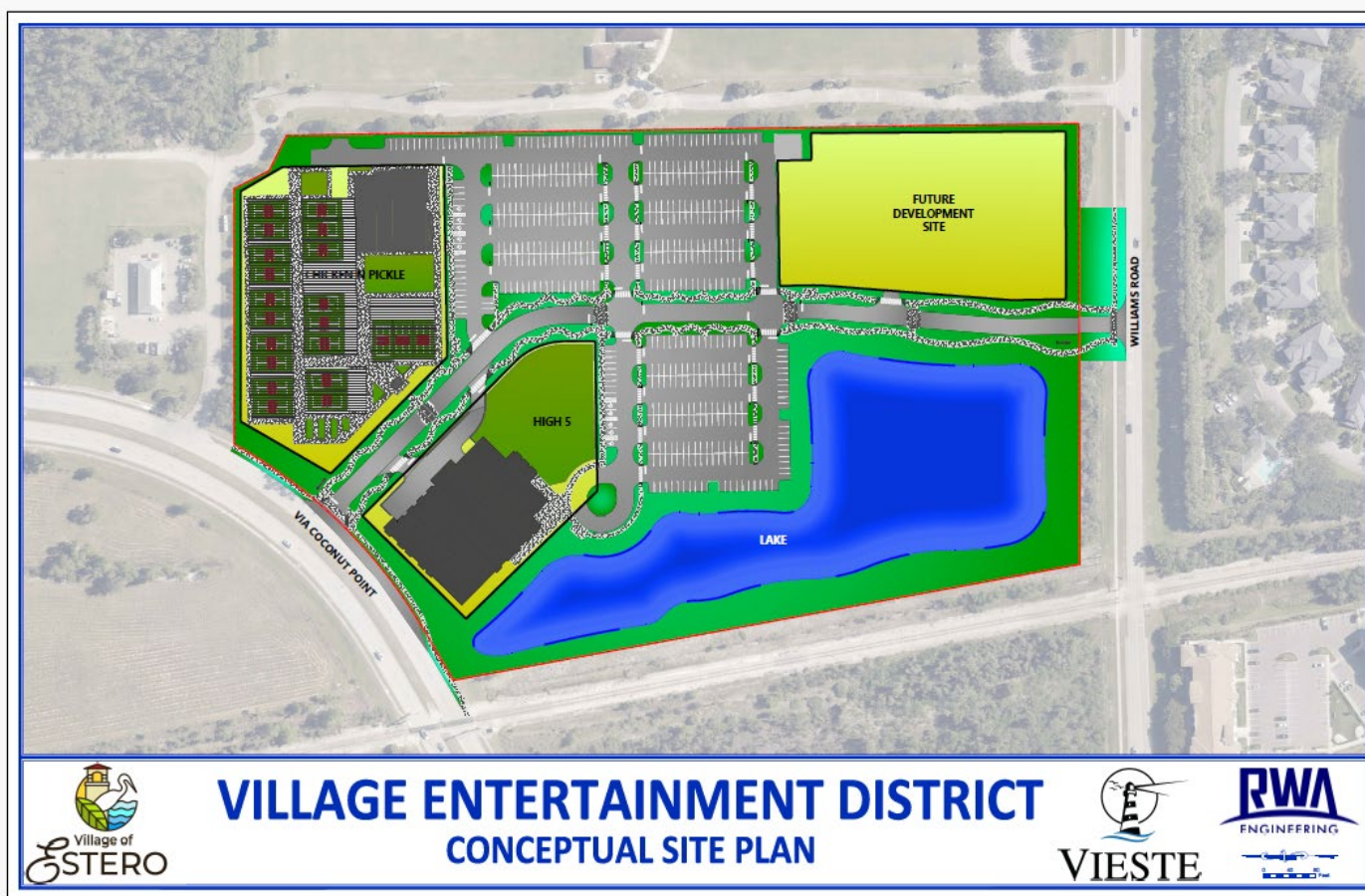


Project Overview



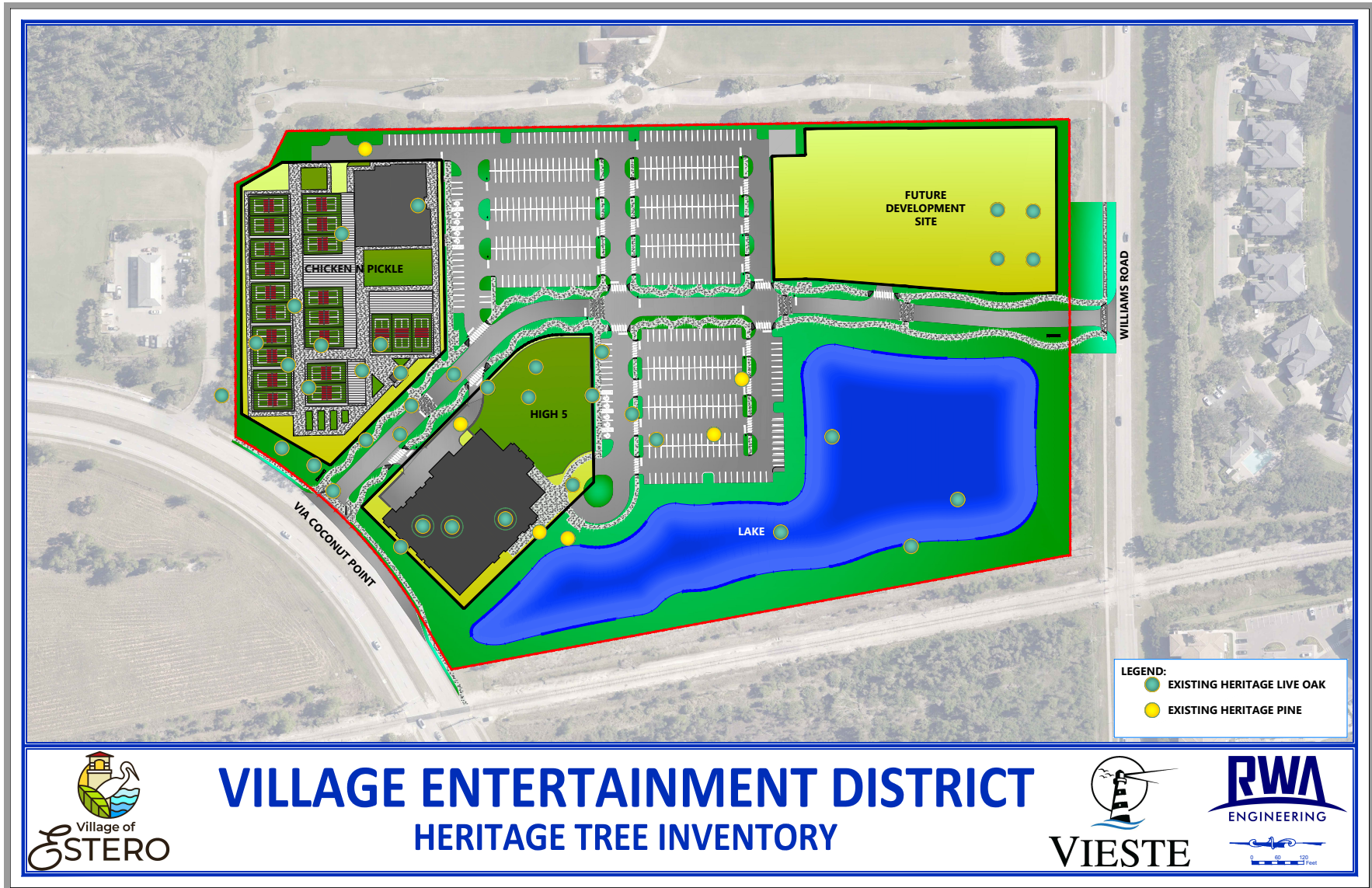


Conceptual Site Plan



VILLAGE ENTERTAINMENT DISTRICT CONCEPTUAL SITE PLAN







Next Steps

Phase 1 - Site Clearing, Excavation, and Fill

Scope: Clear the property, excavate the pond, fill the entire site, build perimeter berms.

Permits: Limited Development Order & SFWMD Construction Permit

Permit Submittals: November

Phase 2 - Site Construction

Scope: Parking, roadways, sidewalks, utilities, storm drains, landscaping and lighting.

Permits: Development Order

Permit Submittals: January





Village Center Hub – Entertainment Campus Process

Activity



Public Information



Village Council Briefings



Private Partner Discussions



Engineering



Planning & Zoning



Development Planning

Schedule



Final Agreements

Nov. 31, 2023

Limited Development Order
Clearing & Earthwork

Jan. 2024

Water Management Permit

Feb./March 2024

Development Order – Site Development

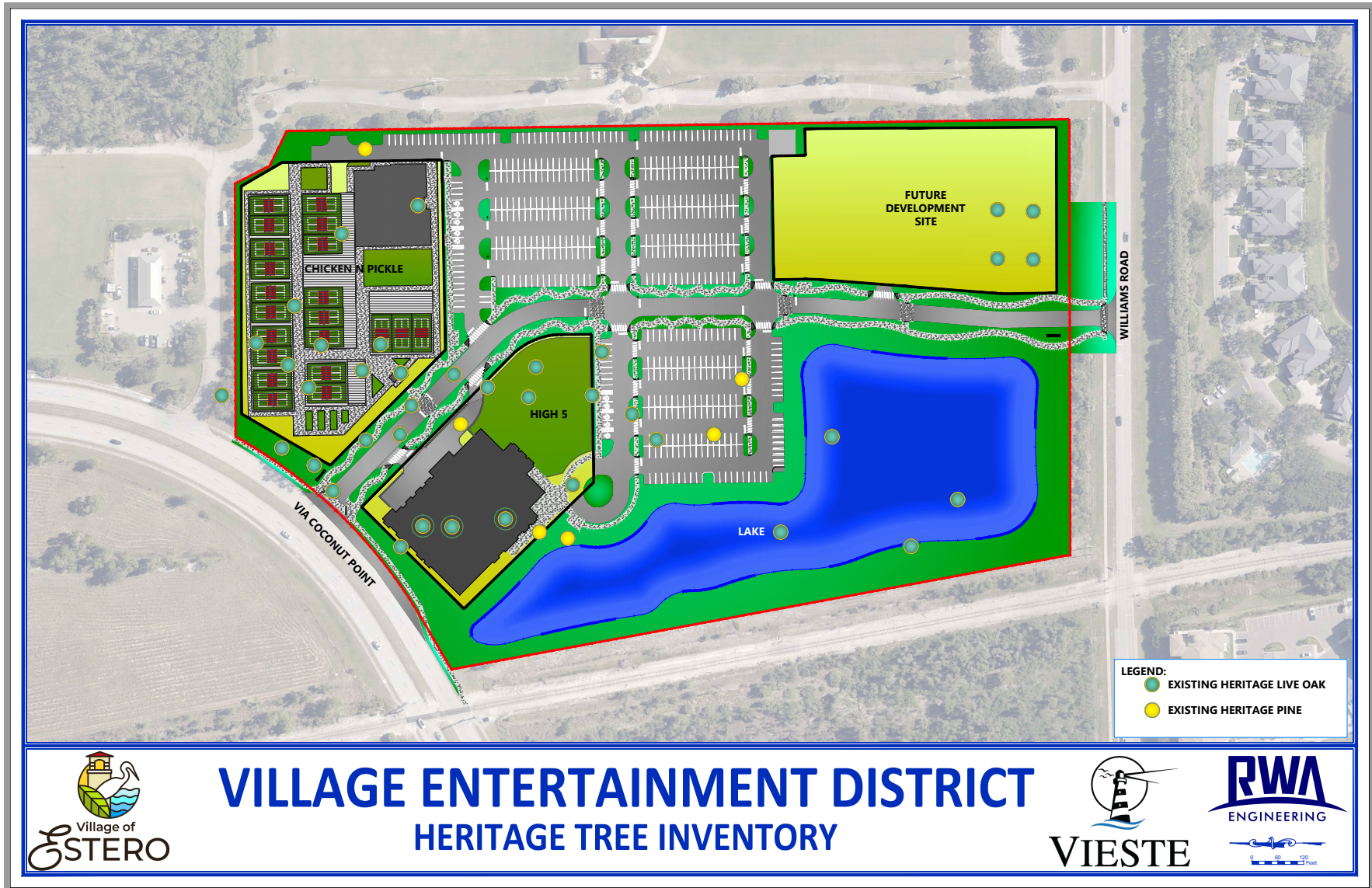
March/April 2024

Targeted Opening Date

Dec. 2024

Note: Dates are approximate





AGENDA ITEM SUMMARY SHEET
PLANNING ZONING AND DESIGN BOARD
November 14, 2023

Agenda Item:

Ordinance No. 2023-03 amending the Land Development Code to revise standards for detached residential garages.

Background:

The Village of Estero Land Development Code was adopted in January, 2021. The Code contains a provision pertaining to the size of residential accessory garages. Upon further review, staff is suggesting additional changes relating to a maximum height for garages in certain residential zoning districts.

Description:

Revisions to the Land Development Code must be by ordinance. The ordinance will be reviewed by the Planning Zoning and Design Board as well as Village Council.

Process and Timeline:

- First reading November 1, 2023
- Planning Zoning and Design Board review November 14, 2023
- Second reading November 15, 2023

ORDINANCE NO. 2023 - 03

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, AMENDING § 4-302 OF THE VILLAGE LAND DEVELOPMENT CODE TO REVISE THE STANDARDS FOR DETACHED RESIDENTIAL GARAGES; MAKING RELATED FINDINGS; AND PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, the Village Council adopted the Village Land Development Code on January 27th 2021, which established the land development regulations; and

WHEREAS, § 4-302 of the Code provides standards applicable to specific accessory uses and structures; and

WHEREAS, § 4-302(H) provides for standards for garages; and

WHEREAS, the changing nature of development patterns in the Village, along with the Village's ongoing efforts to reinforce size and scale regulations which comport with the Village's overall aesthetic, have caused the Village's planning staff to recommend revisions to the garage standards; and

WHEREAS, pursuant to § 2-302(B)(2)(B), the Planning, Zoning and Design Board, sitting as the Local Planning Agency, reviewed this Ordinance at a duly noticed public hearing and has made its recommendations; and

WHEREAS, the Village Council has considered the recommendations of staff and the Planning, Zoning and Design Board and finds that the provisions in this Ordinance are in the best interests of the Village's residents.

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

Section 1. Section 4-302 of Chapter 4 (Use Specific Standards) of the Village Land Development Code is hereby amended as follows:

H. Garages.

1. The area of a garage as an accessory use to a dwelling may not exceed the area of the first floor of the dwelling, except that in properties in the RSF zoning district, an accessory use garage may not exceed two doors and two bays, may not exceed 500 square feet, and may be no higher than 15 feet at its highest exterior point.

2. A garage as an accessory use to a dwelling that is constructed with an exterior surface of corrugated or galvanized steel or similar materials (excluding aluminum lap or clapboard-style siding), larger than 240 square feet in total floor area or 12 feet in height above finished floor shall require a special exception for approval.

3. A garage in the RSF zoning district shall not have any paved, shelled, or other improved parking area (whether or not the area is actually used for parking) which abuts or is within ten feet of either side of the garage.

Section 2. For purposes of codification of any existing section of the Village of Estero Code herein amended, words underlined represent additions to original text, words ~~stricken~~ are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 3. If any section, subsection, sentence, clause, provision or word of this Ordinance is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand any severed provision, as the Village Council would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

Section 4. The Codifier shall codify the substantive amendments to the Village of Estero Code contained in Section 1 of this Ordinance as provided for therein and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 5. Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

ADOPTED ON FIRST READING by the Village Council of the Village of Estero, Florida on the 1st day of November, 2023.

ADOPTED ON SECOND AND FINAL READING by the Village Council of the Village of Estero, Florida on the 15th day of November, 2023.

VILLAGE OF ESTERO, FLORIDA

By: _____
Jon McLain, Mayor

Attest:

By: _____
Carol Sacco, Village Clerk

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL
November 15, 2023

Agenda Item:

Ordinance No. 2023-08 amending the Land Development Code to correct parking standards for hotel/motel use

Background:

The Village of Estero Land Development Code was adopted in January, 2021. The Code contains provisions in Chapter 5 relating to parking requirements. Upon further review, staff discovered that the parking calculation for hotel/motel was transposed in the Code. The correct number is 1.2 spaces per hotel room.

Description:

Revisions to the Land Development Code must be by ordinance. The ordinance will be reviewed by the Planning Zoning and Design Board as well as Village Council.

Process and Timeline:

- Planning Zoning and Design Board review November 14, 2023
- Council first reading November 15, 2023
- Council second reading December 6, 2023

ORDINANCE NO. 2023 - 08

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, AMENDING § 5-204 OF THE VILLAGE LAND DEVELOPMENT CODE TO REVISE THE STANDARDS FOR HOTEL PARKING; MAKING RELATED FINDINGS; AND PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, the Village Council adopted the Village Land Development Code on January 27th 2021, which established the land development regulations; and

WHEREAS, § 5-204 of the Code provides standards applicable to off-street parking; and

WHEREAS, § 5-204.B.1. provides standards for the minimum number of off-street parking spaces; and

WHEREAS, staff review discovered that the parking calculation for hotel/motel had been incorrectly transposed from the Transitional Land Development Code and was not correct; and

WHEREAS, pursuant to § 2-302(B)(2)(B), the Planning, Zoning and Design Board, sitting as the Local Planning Agency, reviewed this Ordinance at a duly noticed public hearing and has made its recommendations; and

WHEREAS, the Village Council has considered the recommendations of staff and the Planning, Zoning and Design Board and finds that the provisions in this Ordinance are in the best interests of the Village's residents.

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

Section 1. Section 5-204.B.1. (Off-Street Parking Standards) of the Village Land Development Code is hereby amended as follows:

<u>Use Type</u>	<u>Minimum Number of Vehicular Parking Spaces</u>
Hotels/Motels	1 per 1.2 guest rooms <u>1.2 per guest room</u>

Section 2. For purposes of codification of any existing section of the Village of Estero Code herein amended, words **underlined** represent additions to original text, words **~~stricken~~** are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 3. If any section, subsection, sentence, clause, provision or word of this Ordinance is held unconstitutional or otherwise legally invalid, same shall be severable and the

remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand any severed provision, as the Village Council would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

Section 4. The Codifier shall codify the substantive amendments to the Village of Estero Code contained in Section 1 of this Ordinance as provided for therein and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 5. Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

ADOPTED ON FIRST READING by the Village Council of the Village of Estero, Florida on the 15th day of November, 2023.

ADOPTED ON SECOND AND FINAL READING by the Village Council of the Village of Estero, Florida on the 6th day of December, 2023.

VILLAGE OF ESTERO, FLORIDA

By: _____
Jon McLain, Mayor

Attest:

By: _____
Carol Sacco, Village Clerk

AGENDA ITEM SUMMARY SHEET
PLANNING ZONING AND DESIGN BOARD
November 14, 2023

Agenda Item:

Ordinance No. 2023-09 amending the Land Development Code to revise standards for day care centers

Background:

The Village of Estero Land Development Code was adopted in January, 2021. The Code contains provisions in Chapter 4 relating to child day care centers. Upon further review, staff discovered that the calculation for outdoor play area was substantially more restrictive than the State requirements. As such, staff recommends the 75-square-foot requirement per child be removed from the Code, with a reference to the State requirements instead.

Description:

Revisions to the Land Development Code must be by ordinance. The ordinance will be reviewed by the Planning Zoning and Design Board as well as Village Council.

Process and Timeline:

- Planning Zoning and Design Board review November 14, 2023
- Council first reading November 15, 2023
- Council second reading December 6, 2023

ORDINANCE NO. 2023 - 09

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, AMENDING § 4-216 OF THE VILLAGE LAND DEVELOPMENT CODE TO REVISE THE STANDARDS FOR DAY CARE CENTER; MAKING RELATED FINDINGS; AND PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, the Village Council adopted the Village Land Development Code on January 27th 2021, which established the land development regulations; and

WHEREAS, § 4-216 of the Code provides additional standards applicable to Child Day Care Centers; and

WHEREAS, § 4-216.B.2.A. provides standards for the outdoor play area of 75 square feet per child; and

WHEREAS, it was brought to staff's attention that the State requirements (FAC 65C-22.002) for outdoor play area are 45 square feet per child for half the licensed capacity over the age of one; and

WHEREAS, staff recommends that the State calculation be used in lieu of the 75 square feet per child; and

WHEREAS, pursuant to § 2-302(B)(2)(B), the Planning, Zoning and Design Board, sitting as the Local Planning Agency, reviewed this Ordinance at a duly noticed public hearing and has made its recommendations; and

WHEREAS, the Village Council has considered the recommendations of staff and the Planning, Zoning and Design Board and finds that the provisions in this Ordinance are in the best interests of the Village's residents.

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

Section 1. Section 4-216.B (Child Day Care) of the Village Land Development Code is hereby amended as follows:

B. Child day care. A child day care shall comply with the following standards:

1. Comply with all relevant state and federal laws.
2. Have an outdoor play area that complies with the following:

- A. Includes a minimum of ~~75 square feet per child~~ size per state law.
 - B. Has a fence that is at least three and one-half feet in height that completely encloses the play area.
 - C. Is designed so all persons entering the play area are within direct line of sight from the child day care classroom areas.
 - D. Does not locate play equipment within the required setback.
3. Have parking areas and vehicular circulation patterns that comply with the following:
- A. Be designed to enhance the safety of children as they arrive and leave the facility.
 - B. Have a designated pickup and delivery area that is located adjacent to the child day care facility in such a way that children do not have to cross vehicular traffic to enter or exit the facility.
 - C. Have a minimum of one parking space for every 20 children cared for that is provided in addition to the requirements for all day cares in section 5-204, Off-Street Parking Standards.
4. Not conduct outdoor play activities after 7:00 p.m.

Section 2. For purposes of codification of any existing section of the Village of Estero Code herein amended, words underlined represent additions to original text, words ~~stricken~~ are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 3. If any section, subsection, sentence, clause, provision or word of this Ordinance is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand any severed provision, as the Village Council would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

Section 4. The Codifier shall codify the substantive amendments to the Village of Estero Code contained in Section 1 of this Ordinance as provided for therein and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 5. Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

ADOPTED ON FIRST READING by the Village Council of the Village of Estero, Florida on the 15th day of November, 2023.

ADOPTED ON SECOND AND FINAL READING by the Village Council of the Village of Estero, Florida on the 6th day of December, 2023.

VILLAGE OF ESTERO, FLORIDA

By: _____
Jon McLain, Mayor

Attest:

By: _____
Carol Sacco, Village Clerk