



Village of
ESTERO

VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
APRIL 9, 2024, 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
April 9, 2024, 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 March 12, 2023 meeting minutes.

Attachment: [03122024 PZDB Minutes.pdf](#)

6. 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. Estero Family Health Center - Addition (DOS2023-E011) (District 3) 19701 S. Tamiami Trail, located east on US 41, north of the Vines entrance.

Applicant is seeking approval of a $\pm$ 4,153 square foot addition to the north side of the existing health center, with parking improvements.

Attachment: [1. Estero Family Health Center - Request for PIM.pdf](#)

Attachment: [2. Estero Family Health Center - Civil Plans.pdf](#)

Attachment: [3. Estero Family Health Center - Structural Plans.pdf](#)

Attachment: [4. Estero Family Health Center - Presentation.pdf](#)

b. Coconut Trace Planned Development Amendment (District 1) 22910 Lyden Drive, located west of US 41 across from the Coconut Point Mall.

Applicant is seeking a zoning amendment to allow a 122 -- room hotel on Tract F. Currently a hotel is only allowed on Tracts A and D.

Attachment: [1. Coconut Trace Zoning Amend. - Request for PIM.pdf](#)

Attachment: [2. Coconut Trace Zoning Amend - Master Concept Plan.pdf](#)

Attachment: [3. Coconut Trace Zoning Amend - Presentation.pdf](#)

c. Wildcat Run Pickleball-- Limited Development Order (LDO 2024-E002) (District 7) 20300 Country Club Drive, south of Corkscrew Drive and immediately east of RiverCreek.

Applicant is seeking to renovate 1 of the 5 existing tennis courts into new pickleball courts. These courts are south of the clubhouse in the center of the development.

Attachment: [1. Wildcat Run Pickleball - Request Public Information Meeting.pdf](#)

Attachment: [2. Wildcat Run Pickleball - Civil Plans.pdf](#)

Attachment: [3. Wildcat Run Pickleball - Presentation.pdf](#)

**d. The Brooks Commons Club -- Pickleball Expansion (Amendment to LDO2022-E051) (District 6)
The Commons Club is located at 9920 Coconut Road and the courts are west of the club along Coconut Road.**

Applicant is seeking to revise the original plan presented to the board January 10, 2023. Revised plans reduce pickleball courts from 16 to 11, relocate the open-air shade structure, change landscaping and lighting, and adjust the project's construction phasing.

Attachment: [1. Brooks Commons Pickleball - Zoning Amend. to LDO.pdf](#)

Attachment: [2. Brooks Commons Pickleball - Constructions Plans.pdf](#)

Attachment: [3. Brooks Commons Pickleball - Landscape _ Lighting Plans.pdf](#)

Attachment: [4. Brooks Commons Pickleball - Presentation.pdf](#)

e. Shadow Wood Community Association - Coconut Road Guardhouse Remodel (LDO2024-E008) (District 6) The guardhouse is located at the entrance to Shadow Wood on Oakwilde Boulevard, north of Coconut Road, and east of Via Coconut Point.

Applicant seeks to remodel the existing guardhouse, changing the appearance and increasing the height and roof overhang.

Attachment: [1. Shadow Wood Comm. Assoc. -Guardhouse - LDO Application.pdf](#)

Attachment: [2. Shadow Wood Comm. Assoc. Guardhouse - Architectural Plans.pdf](#)

f. 9000 Williams Road Development Order (District 4) The property is located on the north side of Williams Road and east of Via Coconut and the railroad right of way, including the Golf Coast Driving Range.

Village owned ±19 acres recently rezoned to Estero Planned Development (EPD)

Proposed Development Order for a recreational and sports entertainment facility.

Attachment: [9000 Williams Road Recreation - Presentation.pdf](#)

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

8. BOARD COMMUNICATIONS

a. Next meeting - May 19, 2024

9. ADJOURN

General Attachments

[- Transcript.pdf](#)

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, APRIL 9, 2024, 4:30 P.M.

DISCLAIMER:

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

04:31:50 >>Scotty Wood: I WOULD LIKE TO WELCOME EVERYBODY TO THE
04:31:53 APRIL 9th MEETING OF THE VILLAGE OF ESTERO PLANNING ZONING
04:31:56 AND DESIGN BOARD.
04:31:57 WE ALWAYS START OUR MEETINGS WITH THE PLEDGE OF ALLEGIANCE.
04:32:00 SO PLEASE RISE.
04:32:04 [PLEDGE OF ALLEGIANCE]
04:32:22 >>Scotty Wood: THANK YOU.
04:32:23 TAMMY, COULD YOU PLEASE CALL THE ROLL?
04:32:33 >>Anthony Gargano: HERE.
04:32:35 >>Kristin Jeannin: HERE.
04:32:36 >>Barry Jones: HERE.
04:32:37 >>Michael Sheeley: HERE.
04:32:39 >>James Tatooles: HERE.
04:32:40 >>Jim Wallace: HERE.
04:32:43 >>Scotty Wood: HERE.
04:32:43 >>Tammy Duran: OUR ATTORNEY NANCY STROUD IS HERE TODAY.
04:32:48 >>Scotty Wood: I WOULD LIKE A MOTION TO APPROVE THE AGENDA.
04:32:51 >>Anthony Gargano: SO MOVED.

04:32:52 >>Michael Sheeley: SECOND.
04:32:53 >>Scotty Wood: ALL IN FAVOR?
04:32:54 AYE.
04:32:56 ANY OPPOSED?
04:32:57 CARRIES.
04:32:57 THE NEXT ITEM OF BUSINESS IS THE CONSENT AGENDA, WHICH
04:33:02 CONSISTS OF THE APPROVAL OF OUR MARCH 12th MEETING
04:33:05 MINUTES.
04:33:07 COULD I HAVE A MOTION TO APPROVE THE CONSENT AGENDA?
04:33:10 >>Michael Sheeley: SO MOVED.
04:33:12 >>Anthony Gargano: SECOND.
04:33:13 >>Scotty Wood: ANY DISCUSSION?
04:33:14 ALL IN FAVOR?
04:33:15 AYE.
04:33:17 ANY OPPOSED?
04:33:17 CARRIES.
04:33:21 >>Mary Gibbs: MR. CHAIR, BEFORE WE START THE ACTUAL CASES
04:33:26 TONIGHT THAT WE HAVE FOR PUBLIC INFORMATION MEETINGS, I

04:33:29 WOULD FIRST LIKE TO CONGRATULATE THE FOUR OF YOU THAT THE
 04:33:34 COUNCIL DID REAPPOINTMENTS OF PLANNING ZONING AND DESIGN
 04:33:36 BOARD AT THEIR LAST MEETING.
 04:33:37 SO WE HAVE REAPPOINTMENTS OF BOARD MEMBER TATOOLES, BOARD
 04:33:41 MEMBER SHEELEY, BOARD MEMBER WOOD, BOARD MEMBER GARGANO.
 04:33:49 ALL WERE REAPPOINTED.
 04:33:50 THE OTHERS OF YOU TERMS DON'T EXPIRE UNTIL 2026 SO YOU'RE

 04:33:54 GOOD.
 04:33:54 BUT WE ALSO HAVE TWO NEW MEMBERS THAT WERE APPOINTED.
 04:33:58 THEY WILL BEGIN AT THE MAY MEETING.
 04:34:01 AL PAIVANDY AND DAN WILLIAMS.
 04:34:03 SO I JUST WANTED TO, AGAIN, CONGRATULATE YOU ALL FOR THE
 04:34:07 GREAT JOB YOU'VE BEEN DOING AND THE COUNCIL WAS VERY
 04:34:09 PLEASED, OBVIOUSLY, AND WE ALSO WANTED TO -- THE BOARD DID
 04:34:14 APPOINT, SINCE THEY GET TO DECIDE WHO WOULD BE THE CHAIR,
 04:34:18 THAT VICE-CHAIR GARGANO WILL BECOME THE CHAIR AS OF THE MAY
 04:34:22 MEETING, WHICH MEANS THAT BOARD MEMBER WOOD, EVEN THOUGH
 04:34:26 THEY STILL WANTED YOU TO BE CHAIR, YOU HAVE SET THE RECORD
 04:34:29 FOR NINE YEARS AS CHAIR, AND YOU PROBABLY DESERVE A LITTLE
 04:34:34 TIME TO NOT HAVE TO BE CHAIR.
 04:34:36 WE HAVE LITTLE BALLOONS IN THE BACK AND SOME CAKE, SO WE
 04:34:42 WOULD LIKE TO CELEBRATE WITH A LITTLE BIT OF CAKE IF YOU
 04:34:45 WANT SOME CAKE NOW, WE CAN CUT SOME SLICES AND PEOPLE IN THE
 04:34:49 AUDIENCE ARE WELCOME TO HAVE SOME AS WELL, UNLESS YOU WANT
 04:34:52 TO TAKE A BREAK MIDWAY AND HAVE SOME CAKE.
 04:34:56 >>Scotty Wood: WELL, I'LL GO WITH THE FLOW, AS I USUALLY DO.
 04:34:59 I JUST WANT TO SAY IT'S BEEN AN HONOR TO SERVE THE VILLAGE
 04:35:06 OF SINCE THE VILLAGE WAS INCORPORATED, AND I JUST WANT TO
 04:35:11 SAY THAT WHEN YOU'RE CHAIRMAN, ONE OF YOUR DUTIES IS TO WORK
 04:35:16 CLOSELY WITH THE STAFF AND TO BE THE PRINCIPAL LIAISON
 04:35:20 BETWEEN THE BOARD AND THE STAFF.
 04:35:21 AND I JUST HAVE TO SAY THAT THE SUPPORT THAT THIS BOARD AND

 04:35:28 FOR THAT MATTER THE COUNCIL HAS RECEIVED FROM THE VILLAGE
 04:35:31 STAFF IS NOTHING SHORT OF EXTRAORDINARY.
 04:35:35 AND I'M VERY GRATEFUL FOR HAVING HAD THE HONOR TO WORK WITH
 04:35:38 THESE PEOPLE AS CHAIR.
 04:35:41 I'LL STAY ON AS A BOARD MEMBER AND MAKE WHATEVER
 04:35:44 CONTRIBUTIONS THAT I CAN, BUT I JUST THINK IT'S IMPORTANT TO
 04:35:48 UNDERSTAND JUST HOW VALUABLE THE VILLAGE STAFF IS.
 04:35:53 ONE OTHER POINT, GOVERNMENT LIGHT HAS BEEN THE MOTTO OF
 04:35:58 ESTERO, AND IT STILL IS.
 04:36:01 WE DO A TREMENDOUS AMOUNT OF THINGS WITH A VERY SMALL STAFF
 04:36:06 COMPARED TO OTHER CITIES IN SOUTHWEST FLORIDA.
 04:36:11 OUR STAFF IS A SHADOW OF THE OTHER CITIES, AND YET WE GET
 04:36:14 THE JOB DONE.
 04:36:15 IT'S JUST A FURTHER EVIDENCE OF THE EFFECTIVENESS OF THE

04:36:22 DEDICATED PEOPLE WHO SERVE ON THE STAFF OF THE VILLAGE.
 04:36:25 ON THAT NOTE, I'LL SHUT UP.
 04:36:28 [LAUGHTER]
 04:36:30 >>Mary Gibbs: WELL, THANK YOU.
 04:36:31 AND THE STAFF APPRECIATES IT.
 04:36:32 WE ALL KNOW YOU DO THE HEAVY LIFTING.
 04:36:34 WE APPRECIATE THAT.
 04:36:35 AND THEN WHEN YOU DO BREAK, IF YOU DO BREAK FOR SOME CAKE,
 04:36:39 WE NEED TO GET A PHOTO ALSO.
 04:36:42 >>Scotty Wood: OKAY.
 04:36:43 >>James Tatooles: AS ONE OF THE MEMBERS OF THE BOARD, LET ME

 04:36:46 TAKE THIS OPPORTUNITY TO THANK YOU FOR DIRECTING US, BE IN
 04:36:53 CHARGE OF WHAT WE'RE DOING VERY EFFECTIVELY AND
 04:36:55 COOPERATIVELY WITH ALL THE REST OF US.
 04:36:58 WE APPRECIATE YOUR EFFORTS.
 04:36:59 >>Scotty Wood: THANK YOU.
 04:37:00 >>Michael Sheeley: WELL SAID.
 04:37:01 THANK YOU.
 04:37:04 >>Anthony Gargano: SCOTTY, YOU LEAVE LARGE SHOES TO FILL IN
 04:37:07 THE ROLE OF CHAIRMAN.
 04:37:09 I'VE HAD THE OPPORTUNITY FOR NINE YEARS TO SERVE WITH YOU
 04:37:14 FOR EIGHT OF THOSE NINE YEARS.
 04:37:16 HOPEFULLY I'VE PICKED UP ENOUGH AND LEARNED ENOUGH TO MAKE A
 04:37:23 BEST ATTEMPT I CAN TO FILL THOSE BIG SHOES.
 04:37:26 >>Scotty Wood: THANK YOU.
 04:37:29 >>Mary Gibbs: DID YOU MEAN SIZE 11 SHOES?
 04:37:31 IS THAT WHAT YOU'RE SAYING?
 04:37:33 [LAUGHTER]
 04:37:35 >>Scotty Wood: ON THAT NOTE, IF WE CAN PLUNGE INTO OUR
 04:37:38 AGENDA.
 04:37:40 AGAIN, FOR THE BENEFIT OF THE AUDIENCE, THE ITEMS ON THE
 04:37:45 AGENDA TONIGHT ARE ALL WHAT WE CALL PUBLIC INFORMATION
 04:37:49 MEETINGS.
 04:37:49 THEY ARE NOT PUBLIC HEARINGS.
 04:37:53 WHAT THAT MEANS IS WE DO NOT MAKE A DECISION AS A BOARD ON A
 04:37:57 GIVEN MATTER, BUT WE RECEIVE A PRESENTATION FROM THE

 04:37:59 APPLICANT AND THERE'S EXCHANGE BACK AND FORTH, Q & A, AND
 04:38:05 THEN WE WILL ALSO SEEK INPUT FROM THE PUBLIC BEFORE WE MOVE
 04:38:08 ON TO THE NEXT ITEM.
 04:38:12 BUT NO DECISIONS ARE MADE IN PUBLIC INFORMATION MEETINGS.
 04:38:15 THEY ARE ONLY MADE IN WHAT ARE CALLED PUBLIC HEARINGS WHERE
 04:38:19 WE ARE ACTUALLY DEALING WITH A ZONING AMENDMENT OR ANOTHER
 04:38:22 SITE-SPECIFIC APPLICATION THAT REQUIRES A PUBLIC HEARING, IN
 04:38:26 WHICH CASE THOSE MEETINGS ARE DONE IN A QUASI-JUDICIAL
 04:38:30 SETTING.
 04:38:32 THIS ONE IS NOT DONE IN THAT FASHION.

04:38:35 ANYWAY, ON THAT NOTE, OUR VERY FIRST ONE IS THE ESTERO
 04:38:38 FAMILY HEALTH CENTER ADDITION.
 04:38:41 WHOEVER IS GOING TO INTRODUCE IT, MARY OR --
 04:38:46 >>Mary Gibbs: THIS IS AN EXISTING LITTLE MEDICAL, SMALL
 04:38:52 MEDICAL BUILDING COMPLEX ON U.S. 41.
 04:38:55 IT'S NORTH OF THE VINES' ENTRANCE.
 04:38:57 THEY ARE JUST DOING A SMALL ADDITION, LITTLE LESS THAN 5,000
 04:39:02 SQUARE FEET TO THE BUILDING.
 04:39:03 AND SO WE HAVE THE APPLICANT HERE TO EXPLAIN IT.
 04:39:08 JOSHUA JENNINGS FROM WEILER ENGINEERING WILL DO A BRIEF
 04:39:13 PRESENTATION.
 04:39:13 IT'S A FAIRLY SIMPLE REQUEST.
 04:39:39 >>Joshua Jennings: THANK YOU, MS. GIBBS.
 04:39:41 CONGRATULATIONS, CHAIRMAN WOOD, ON NINE YEARS.
 04:39:43 >>Scotty Wood: THANK YOU.

04:39:45 >>Joshua Jennings: SO MS. GIBBS GAVE A PRETTY GOOD
 04:39:48 EXPLANATION.
 04:39:48 IT IS A PRETTY SIMPLE PROJECT.
 04:39:51 I'M THE ENGINEER OF RECORD FOR THE SITE PORTION OF THIS
 04:39:56 PROJECT.
 04:39:57 FAMILY HEALTH CENTER IS PROPOSING TO DO A SMALL ADDITION OF
 04:40:02 4,153 SQUARE FEET ONTO THEIR EXISTING 30,430 SQUARE FOOT
 04:40:10 BUILDING THAT CURRENTLY EXISTS THERE.
 04:40:12 HERE IS AN AERIAL PHOTOGRAPH OF THE SITE.
 04:40:18 THE MAIN PART, THE ADDITION PART IS UP IN THIS AREA.
 04:40:25 WE ARE ALSO PROPOSING SOME VERY SMALL IMPROVEMENTS TO THE
 04:40:30 PARKING AREA TO ADD IN A COUPLE MORE PARKING SPACES.
 04:40:33 AND JUST MAKE THE SITE WORK A LITTLE BIT BETTER PER THE
 04:40:37 VILLAGE CODE.
 04:40:37 HERE IS A ZOOMED-IN AREA OF THE EXPANSION.
 04:40:46 MOVING THE ROAD UP TO THE NORTH TO MAKE ROOM FOR THIS.
 04:40:50 AND WE'RE ADDING A COUPLE OF PARKING SPACES DOWN IN THE
 04:40:53 SOUTHERN PORTION AS WELL AS THIS DUMPSTER EXPANSION THAT'S
 04:40:58 REQUIRED UNDER THE VILLAGE CODE.
 04:41:00 SO AS I SAID, THIS WAS PRETTY SIMPLE, ESPECIALLY WHEN IT
 04:41:09 COMES TO THE SITE PLAN.
 04:41:11 I HAVE MR. JIM HENLEY WITH ME, THE ARCHITECT FOR THE
 04:41:13 PROJECT.
 04:41:14 I'LL HAND THE REINS OFF TO HIM SO HE CAN EXPLAIN THE
 04:41:17 BUILDING PORTION OF IT.

04:41:20 IF YOU HAVE ANY QUESTIONS REGARDING THE SITE PLAN, I'D BE
 04:41:23 MORE THAN HAPPY TO COME BACK UP.
 04:41:25 THANK YOU.
 04:41:30 >> YES, HELLO.
 04:41:31 I'M JIM HENLEY WITH THE ARCHITECTS OF RECORD FOR THIS
 04:41:37 PROJECT.

04:41:38 AS JOSH STATED, IT IS SLIGHTLY OVER 4,000 SQUARE FEET.
 04:41:43 WHAT IT WILL PROVIDE IS OPTOMETRY, SIX OPTOMETRY EXAM ROOMS
 04:41:49 AND A COUPLE OF OPTOMETRY TESTING AREAS, A SMALL WAITING
 04:41:53 ROOM IN THE FRONT.
 04:41:56 IT'S JUST AN ADDITION AND PROVIDES ANOTHER MODALITY TO A
 04:42:01 MULTIMODALITY MEDICAL OFFICE BUILDING ALREADY.
 04:42:04 VERY STRAIGHTFORWARD LAYOUT.
 04:42:06 MAIN ENTRANCE IS IN THE FRONT.
 04:42:08 THE U.S. 41 SIDE OF THE BUILDING, EMERGENCY ENTRANCE OUT THE
 04:42:12 BACK.
 04:42:13 IT'S DESIGNED TO MATCH AS MUCH AS HUMANLY POSSIBLE THE
 04:42:20 EXISTING BUILDING.
 04:42:22 WE WANT TO MAKE IT LOOK LIKE IT WAS ALWAYS THERE.
 04:42:24 IT'S NOT AN ADDITION.
 04:42:27 IT'S CERTAINLY EASY TO MATCH THE PAINT AND THINGS LIKE THAT.
 04:42:33 THE ONE AREA THAT WE HAVE WORKED WITH STAFF ON IS THAT THE
 04:42:38 EXISTING ROOFING TILE FOR THE BUILDING IS NO LONGER MADE.
 04:42:44 IN WORKING WITH THE MANUFACTURER OF THAT TILE WE HAVE -- AND
 04:42:49 AS A MATTER OF FACT, NOT ONLY IS IT NO LONGER MADE, THERE'S

 04:42:52 NOT ENOUGH LEFT IN WHAT THEY CALL A BONE YARD TO PICK UP
 04:42:55 ENOUGH PIECES TO DO THE ADDITION.
 04:42:57 IT'S JUST NOT THERE.
 04:42:59 CAN'T DO IT.
 04:43:00 SO WORKING WITH THE -- ORIGINALLY WITH THE TILE
 04:43:03 MANUFACTURER, WE GOT WHAT IS THE CLOSEST SUBSTITUTE TO IT,
 04:43:08 AND THEN WE HAVE WORKED WITH STAFF AND HAD THEM REVIEW IT
 04:43:13 AND THEY SAID AND SOMEBODY WILL CORRECT ME, PROBABLY MARY,
 04:43:16 VERY QUICKLY IF I SAY SOMETHING THEY DIDN'T TELL ME, THAT
 04:43:19 THEY THOUGHT IT WAS CONSISTENT WITH THE ORIGINAL ONE.
 04:43:26 LIKE I SAY, THE THING IS DESIGNED TO LOOK SEAMLESS, AS CLOSE
 04:43:31 AS WE CAN GET IT, ALL OF THE OTHER COLORS WILL MATCH.
 04:43:34 THE GLASS WILL MATCH.
 04:43:36 THE WINDOW FRAMING, THINGS LIKE THAT, THEY WILL ALL MATCH.
 04:43:39 THAT'S THE FRONT OF IT, THE U.S. 41 SIDE.
 04:43:46 IT IS JUST -- I'M SORRY, THAT IS THE EXISTING CONDITION.
 04:43:49 THAT'S THE NORTHERNMOST END OF THE BUILDING AS IT EXISTS NOW
 04:43:54 IS THE DENTAL POD.
 04:43:58 THAT'S IT.
 04:43:59 THAT'S WHAT WE ARE ATTACHING TO.
 04:44:01 THERE IS NO INTERNAL CONNECTION BETWEEN DENTAL AND
 04:44:05 OPTOMETRY.
 04:44:07 THAT IS THE PROPOSED ADDITION THAT'S AT THE VERY LEFT END OF
 04:44:14 THE BOTTOM ELEVATION THERE.
 04:44:18 THAT'S IT.

 04:44:19 AS YOU CAN SEE, WE TRY TO MAKE IT AS SEAMLESS AS POSSIBLE.
 04:44:25 >>Mary Gibbs: MAY I SAY SOMETHING, THOUGH?

04:44:26 WHEN WE FIRST SAW THIS WE WERE A LITTLE BIT ALARMED BECAUSE
 04:44:29 IT LOOKED REALLY ORANGE, BUT I THINK IT'S PARTLY THE WAY
 04:44:33 THESE PRINT AND THE WAY THEY DISPLAY.
 04:44:36 IF YOU LOOK IN THE GIANT BOXES OVER THERE ON THE SIDE AND
 04:44:39 COMPARE THEM, THEY DON'T LOOK LIKE THAT.
 04:44:42 FIRST WE WERE LIKE A LITTLE BIT, LIKE WHAT'S GOING ON?
 04:44:47 >> MARY BRINGS UP A VERY GOOD POINT.
 04:44:49 IT IS VERY DIFFICULT TO RENDER A MULTICOLORED TILE ROOF WITH
 04:44:55 ANY SORT OF PRECISION, AND IT'S EVEN MORE DIFFICULT ONCE YOU
 04:45:01 DO THAT ON THE MONITOR YOU'RE LOOKING AT TO GET IT TO
 04:45:04 REPRODUCE ON EVERYBODY ELSE'S MONITOR, EVERYBODY ELSE'S
 04:45:08 PRINTER OR ANYTHING ELSE.
 04:45:09 THAT'S WHY WE BROUGHT YOU THE SAMPLES SO STAFF COULD REVIEW
 04:45:11 THEM.
 04:45:12 THOSE ARE IT.
 04:45:13 IT'S NOT SOMETHING LIKE IT.
 04:45:15 THAT'S IT.
 04:45:16 >>Mary Gibbs: THE BOXES ARE REALLY HEAVY, TOO, BY THE WAY.
 04:45:20 >> THEY ARE VERY HEAVY.
 04:45:22 ABSOLUTELY RIGHT.
 04:45:23 I TOTTED THEM DOWN HERE.
 04:45:24 THE LADY SAID PUT THEM UP THERE, "UP" BEING THE OPERATIVE
 04:45:29 WORD.

 04:45:30 THAT'S IT.
 04:45:32 IT IS A RELATIVELY SIMPLE PROJECT.
 04:45:34 ANY QUESTIONS, COMMENTS?
 04:45:39 >>Michael Sheeley: ONE QUESTION FOR THE ENGINEER.
 04:45:40 WERE YOU ABLE TO MAINTAIN THE ADEQUATE PARKING COUNT AFTER
 04:45:44 MOVING THE ROAD, ET CETERA?
 04:45:45 IS THAT WHY YOU ADDED THE OTHER SPACES AT THE OTHER END?
 04:45:50 >>Joshua Jennings: CORRECT.
 04:45:50 THAT'S WHY WE HAD TO ADD THOSE TWO EXTRA SPACES IN TO MEET
 04:45:54 THE VILLAGE CODE.
 04:45:55 >>Michael Sheeley: THANK YOU.
 04:45:58 >>Kristin Jeannin: IT DOESN'T LOOK LIKE YOU BROUGHT YOUR
 04:46:00 LANDSCAPE ARCHITECT WITH YOU, BUT JUST QUESTIONS ABOUT
 04:46:04 THERE'S SOME EXISTING TREES TO BE REMOVED.
 04:46:06 DO YOU KNOW WHAT SIZES THEY ARE?
 04:46:07 IT DOESN'T SEEM TO SAY.
 04:46:11 >>Joshua Jennings: I DO NOT KNOW WHAT SIZE THEY ARE OFF THE
 04:46:13 TOP OF MY HEAD.
 04:46:14 UNFORTUNATELY, THE LANDSCAPE ARCHITECT WAS NOT ABLE TO MAKE
 04:46:16 IT TODAY.
 04:46:17 SO I CAN ASK THAT INFORMATION AND HAVE HIM PASS IT ALONG.
 04:46:21 >>Kristin Jeannin: I THINK IT'S GOING TO BE SOMETHING THAT
 04:46:24 WE WILL BE LOOKING AT -- IT LOOKS LIKE THE QUANTITIES ARE
 04:46:28 SUFFICIENT GOING BACK IN BUT --

04:46:33 >>Joshua Jennings: I'LL HAVE HIM SEND THOSE OVER TO YOU.

04:46:42 >>Jim Wallace: I HAVE A COMMENT MAYBE THROUGH BARRY'S
04:46:44 DOMAIN.
04:46:45 IT APPEARS TO ME AS A NEOPHYTE THAT THE ROAD HAS NO SETBACK
04:46:52 TO THE BOUNDARY LINE.
04:46:54 IT SEEMS THAT THE WHOLE BUILDING IS TOO CLOSE TO THAT UPPER,
04:46:59 WOULD THAT BE THE SOUTHWEST CORNER?
04:47:03 IF I LOOK AT THIS HERE, THIS PARTICULAR HERE, IF I LOOK, IT
04:47:11 JUST APPEARS THAT IT'S SO CLOSE.
04:47:14 ARE YOU ASKING FOR DEVIATIONS THERE?
04:47:16 DOESN'T SEEM TO BE ANY LANDSCAPE BUFFER, SEEMS TO BE SO
04:47:19 TIGHT.
04:47:20 >> NO, IT MEETS ALL THE REQUIREMENTS PER THE VILLAGE CODE.
04:47:23 THE BUILDING STILL MEETS THE SETBACK, NO PROBLEM.
04:47:26 I BELIEVE THERE IS A BUFFER OVER THERE, AND WE DO JUST MEET
04:47:30 IT.
04:47:34 >>Jim Wallace: AND THE ROAD ISN'T TOO CLOSE TO THAT
04:47:36 BOUNDARY?
04:47:37 >>Joshua Jennings: NO, SIR.
04:47:39 >>Jim Wallace: OKAY.
04:47:40 AND WHAT IS ON THE OTHER SIDE OF IT?
04:47:43 ONE OF THE VISUALS, IT SHOWED A BUILDING THERE.
04:47:47 ONE OF THE RENDERINGS.
04:47:53 SHOW ME A RENDERING, WHOOPS, GO BACK.
04:47:56 THE OTHER WAY.
04:48:05 CONTINUE.

04:48:06 IT APPEARS ON THIS ONE, AND I DON'T KNOW IF IT IS OR NOT,
04:48:15 BUT APPEARS ON THE LEFT-HAND SIDE THERE IS ANOTHER STRUCTURE
04:48:18 THERE.
04:48:18 IS THAT A NEIGHBOR?
04:48:20 >>Joshua Jennings: OVER IN HERE.
04:48:21 NO, THERE'S NO OTHER STRUCTURE THERE.
04:48:24 NO, NOTHING THERE.
04:48:25 NO, SIR.
04:48:27 >>Jim Wallace: YOU'RE COMFORTABLE WITH THAT, BARRY, WHERE
04:48:29 THE ROAD IS TO THE BOUNDARY?
04:48:32 >>Barry Jones: [INAUDIBLE]
04:48:49 >>Jim Wallace: LOOKS LIKE FIVE FEET.
04:48:51 >>Barry Jones: [INAUDIBLE]
04:48:53 >>Mary Gibbs: BOARD MEMBER JONES, CAN YOU MOVE YOUR
04:48:55 MICROPHONE CLOSER TO YOU.
04:48:57 I DON'T THINK WE'RE PICKING THAT UP.
04:48:59 >>Barry Jones: SORRY.
04:49:00 IT APPEARS THERE IS ENOUGH ROOM FOR THEM TO HONOR THE
04:49:03 EXISTING LANDSCAPE BUFFER, BUT I'M SURE STAFF WILL CHECK
04:49:06 THAT FURTHER WHEN THEY SUBMIT.

04:49:08 IT'S A PUBLIC INFORMATION MEETING, RIGHT?
 04:49:14 >>Jim Wallace: LOOKS LIKE FIVE FEET FROM THE ROAD TO THE
 04:49:16 BOUNDARY.
 04:49:16 YOU KNOW WHAT'S REQUIRED, MORE THAN FIVE.
 04:49:20 >>Joshua Jennings: YEAH, I DON'T KNOW OFF THE TOP OF MY

 04:49:22 HEAD.
 04:49:22 WE HAVE BEEN THROUGH A STAFF REVIEW ALREADY.
 04:49:27 >>Jim Wallace: OTHERWISE, YOU'LL HAVE TO LOSE A COUPLE OF
 04:49:29 ROOMS OF THE BUILDING.
 04:49:30 >>Joshua Jennings: WE'D HAVE TO FIGURE SOMETHING ELSE OUT.
 04:49:34 >>Jim Wallace: BUT YOU WILL.
 04:49:35 >>Joshua Jennings: WE WILL.
 04:49:36 ABSOLUTELY.
 04:49:37 >>Scotty Wood: ANY OTHER COMMENTS?
 04:49:38 OKAY.
 04:49:41 THANK YOU.
 04:49:41 ITEM 2, ACTUALLY, ITEM 6B, COCONUT TRACE PLANNED DEVELOPMENT
 04:49:55 APPLICATION.
 04:49:59 WE HAVE AN ISSUE TO DEAL WITH.
 04:50:03 >>Michael Sheeley: YES, MR. CHAIRMAN.
 04:50:04 I'M A MEMBER OF THE PROJECT TEAM FOR THIS PROJECT.
 04:50:09 I'LL RECUSE MYSELF AND STEP DOWN AND SIT WITH THE TEAM FOR
 04:50:12 THIS PORTION.
 04:50:12 >> AND FILL OUT YOUR FORM.
 04:50:18 >> IT'S NOT A VOTING.
 04:50:19 >>Barry Jones: THAT'S RIGHT.
 04:50:20 I'M SORRY.
 04:50:36 >>Mary Gibbs: THIS ONE IS COCONUT TRACE PLANNED DEVELOPMENT
 04:50:39 AMENDMENT.
 04:50:40 THIS PROPERTY, IT IS A COMMERCIAL SUBDIVISION.

 04:50:43 IT'S LOCATED ACROSS THE STREET ON THE WEST SIDE OF COCONUT
 04:50:46 POINTE MALL AND IT'S IN FRONT OF MARSH LANDING.
 04:50:50 THE APPLICANT IS ASKING FOR A ZONING AMENDMENT TO DO
 04:50:54 122-ROOM HOTEL ON ONE OF THE TRACTS.
 04:50:58 IN THE ZONING, THERE IS A HOTEL ALLOWED WITH THAT MANY ROOMS
 04:51:01 AND HEIGHT, BUT IT'S LIMITED TO THE FRONT PART OF THE
 04:51:06 PROPERTY ON U.S. 41.
 04:51:07 SO IT'S NOT ALLOWED ON THE BACK TRACT.
 04:51:11 THEY ARE DOING THE ZONING AMENDMENT SO THEY CAN PUT THE
 04:51:14 HOTEL ON THE BACK TRACT.
 04:51:15 AND THAT'S THE GIST OF THAT.
 04:51:16 JEREMY CHASTAIN IS HERE FROM HOLE MONTES, WHICH IS NOW
 04:51:21 BOWMAN.
 04:51:22 I THINK HE'S GOING TO DO THE OVERVIEW.
 04:51:41 >>Jeremy Chastain: GOOD EVENING.
 04:51:42 MY NAME IS JEREMY CHASTAIN.

04:51:43 I AM A CERTIFIED PLANNER FROM HOLE MONTES, NOW A BOWMAN
 04:51:46 COMPANY.
 04:51:47 CONGRATULATIONS ON THE NINE YEARS.
 04:51:49 >>Scotty Wood: THANK YOU.
 04:51:49 >>Jeremy Chastain: I'M HERE TODAY TO DISCUSS THE COCONUT
 04:51:52 CHASE PDA.
 04:51:53 MARY DID A GREAT JOB DESCRIBING THE PROJECT.
 04:51:55 AND THEN WITH ME TODAY I HAVE CHRISTIE PATTERSON WHO IS THE
 04:51:59 VICE PRESIDENT OF DEVELOPMENT FROM INTERMOUNTAIN HOTELS.

04:52:03 AND THEN PART OF THE PROJECT TEAM WE HAVE ADOLFO SALAS FROM
 04:52:07 COMERLAT HOSPITALITY, DIEGO FERRAEZ FROM COMERLAT
 04:52:12 HOSPITALITY.
 04:52:13 CHARLIE KREBS IS THE PROFESSIONAL ENGINEER MANAGING THE
 04:52:17 PROJECT.
 04:52:17 AND YOU KNOW MICHAEL SHEELEY IS THE ARCHITECT PART OF THE
 04:52:22 PROJECT.
 04:52:26 I'LL HAVE CHRISTIE PATTERSON COME UP AND DISCUSS
 04:52:29 INTERMOUNTAIN AND WHAT THEY DO AND THE TYPE OF COMPANY THEY
 04:52:33 ARE.
 04:52:34 >>Mary Gibbs: BEFORE WE START THAT, MR. CHAIR, I'M NOT SURE
 04:52:36 IF YOU ASKED FOR PUBLIC INPUT ON THE LAST CASE.
 04:52:40 >>Scotty Wood: I DID NOT.
 04:52:41 SHAME ON ME.
 04:52:43 I'M NEW AT THIS.
 04:52:45 LET'S MOMENTARILY RETURN TO 6A AND ASK FOR PUBLIC INPUT.
 04:52:53 >>Tammy Duran: I DON'T HAVE ANYBODY.
 04:52:55 >>Scotty Wood: YOU HAVE NO CARDS.
 04:52:56 >>Tammy Duran: NO CARDS.
 04:52:58 >>Scotty Wood: AND NOTHING IN THE RECORD.
 04:52:59 >>Mary Gibbs: WE DID NOT GET ANY E-COMMENTS EITHER.
 04:53:02 JUST WANTED TO VERIFY THAT.
 04:53:05 >>Scotty Wood: WE'LL CLOSE PUBLIC INPUT AND RETURN TO 6B.
 04:53:08 THANK YOU.
 04:53:17 >> GOOD AFTERNOON.

04:53:18 AS JEREMY SAID, I'M CHRISTIE PATTERSON.
 04:53:21 I AM THE VICE PRESIDENT OF DEVELOPMENT WITH INTERMOUNTAIN
 04:53:23 HOTELS.
 04:53:24 AGAIN, CONGRATULATIONS, CHAIRMAN, ON YOUR NINE YEARS.
 04:53:28 THANK YOU FOR INVITING US TO SHARE A LITTLE BIT ABOUT OUR
 04:53:31 PROJECT AND THEN ABOUT OURSELVES.
 04:53:33 SO WE'RE A FAMILY-OWNED AND OPERATED HOTEL COMPANY AS OF
 04:53:38 YESTERDAY WE CELEBRATED 42 YEARS IN THE HOTEL INDUSTRY.
 04:53:42 OUR OWNER IS DEWEY WEAVER.
 04:53:46 HE STARTED THE COMPANY BY ACQUIRING MOTELS AND INNS AND THEN
 04:53:49 SHORTLY THEREAFTER BEGAN GROUND-UP DEVELOPMENT WHICH BECAME
 04:53:54 HIS PASSION.

04:53:55 TODAY HE CONTINUES A VERY THOUGHTFUL GROWTH STRATEGY AS HE
 04:54:01 CONTINUES TO GROW HIS COMPANY TO HAND DOWN TO HIS SON, HIS
 04:54:05 DAUGHTER, HIS SISTER AS WELL AS HIS SON-IN-LAW.
 04:54:09 TODAY, WE HAVE A NATIONWIDE PORTFOLIO OF APPROXIMATELY A
 04:54:14 HUNDRED HOTELS.
 04:54:15 HALF OF THEM ARE OWNED BY DEWEY WEAVER HIMSELF, OUR OWNER,
 04:54:18 AND HALF OF THEM WE OPERATE FOR OTHER INDIVIDUALS.
 04:54:24 WE'RE PROUD TO SAY THAT TODAY WE HAVE HOTEL OWNERS,
 04:54:29 DEVELOPERS, AS WELL AS OUR GUESTS THAT APPRECIATE OUR
 04:54:33 CULTURE OF RELATIONSHIP-BASED APPROACH TO DRIVING SUPERIOR
 04:54:37 OWNER AND GUEST SATISFACTION.
 04:54:41 OUR HOME OFFICES ARE BASED IN MONROE, LOUISIANA.
 04:54:44 I PERSONALLY RESIDE IN MARYLAND, BUT I HAVE A HOME IN FORT

 04:54:49 MYERS.
 04:54:51 AND WE CURRENTLY OPERATE PREMIUM BRANDED HOTELS ACROSS THE
 04:54:57 UNITED STATES, TOTALING A LITTLE OVER 10,000 ROOMS IN 22
 04:55:01 DIFFERENT STATES AND 20 DIFFERENT BRANDS.
 04:55:05 MARRIOTT, HILTON, HYATT, IHG AND SEVERAL OTHERS.
 04:55:10 THEY ARE PRIMARILY SELECT SERVICE AND EXTENDED STAY HOTELS.
 04:55:15 WE'RE NOT IN THE FULL SERVICE OR BIG-BOX SPACE.
 04:55:19 WE'VE BEEN RECOGNIZED ACROSS THE INDUSTRY AS A PREFERRED
 04:55:22 DEVELOPER AS WELL AS AN OPERATOR.
 04:55:26 MARRIOTT FOR THE PAST TEN QUARTERS HAS RECOGNIZED THE TOP
 04:55:30 PERFORMERS BASED ON HOW MANY HOTELS YOU MANAGE.
 04:55:36 WE FALL IN THE 50-PLUS HOTELS THAT WE MANAGE FOR MARRIOTT
 04:55:40 BRANDED HOTELS AND 8 OUT OF THE 10 QUARTERS WE WERE NUMBER
 04:55:43 ONE TOP PERFORMER FOR INTENT TO RETURN WHICH IS BASED ON
 04:55:48 GUEST FEEDBACK.
 04:55:48 WE ACTIVELY SERVE ON SEVERAL BRAND FRANCHISE OWNER AND
 04:55:54 ADVISORY BOARDS AS WELL.
 04:55:57 SPECIFIC TO THIS PROJECT, THIS IS A NEW HYATT BRANDED HOTEL.
 04:56:02 HYATT APPROACHED DEWEY WEAVER, OUR OWNER, AND ASKED HIM TO
 04:56:09 HELP THEM WITH DEVELOPING THIS BRAND, EVERYTHING FROM THE
 04:56:11 BUILDING TO THE DESIGN, TO THE OPERATING MODEL, GIVEN HIS
 04:56:15 MANY YEARS OF SUCCESS IN THIS EXTENDED STAY SEGMENT WITHIN
 04:56:20 THE HOTEL SPACE.
 04:56:21 SO WE HAVE MODEL ROOMS IN OUR WAREHOUSE IN LOUISIANA, AND WE
 04:56:26 HAVE DEVELOPERS FROM ACROSS THE COUNTRY THAT COME TO

 04:56:30 OBSERVE, LEARN, AND SPEND TIME LEARNING THIS BRAND.
 04:56:35 OUR PARTNER ON THIS PROJECT WE FOUND TO BE VERY ALIGNED WITH
 04:56:42 US.
 04:56:43 HE AND HIS FAMILY-OWNED COMPANY HAVE OPERATED FOR 30 YEARS
 04:56:49 IN A VARIETY OF DIFFERENT INDUSTRIES AND IN MULTIPLE
 04:56:52 COUNTRIES.
 04:56:52 THEY ARE EXPERIENCED IN REAL ESTATE INVESTMENT THROUGHOUT
 04:56:57 MEXICO AND THE U.S.

04:56:58 THEY ARE IN OFFICE, RESIDENTIAL, AS WELL AS MORE RECENTLY IN
 04:57:04 HOSPITALITY.
 04:57:05 WE FELT LIKE THIS WAS A REALLY GOOD MARRIAGE BETWEEN US AND
 04:57:08 THEM GIVEN THE LEVEL OF EXPERIENCE THAT WE HAVE IN
 04:57:12 HOSPITALITY AND THEN THEIR REAL ESTATE EXPERIENCE AND
 04:57:15 ALIGNMENT.
 04:57:16 TODAY, COMERLAT, DIEGO, IS OUR PARTNER.
 04:57:21 HE IS HERE TODAY.
 04:57:23 THEIR PORTFOLIO CONSISTS OF 319-ROOM, DUAL BRANDED HOTEL
 04:57:28 WHICH IS A HOLIDAY INN EXPRESS AND STAYBRIDGE THAT THEY
 04:57:33 PURCHASED IN THE HOUSTON GALLERIA AREA.
 04:57:35 AND THEN THEY ARE WORKING ON 105-ROOM DEVELOPMENT PROJECT
 04:57:40 TODAY IN FT. LAUDERDALE BY THE AIRPORT.
 04:57:43 AND THEN HE ALSO HAS A MIXED USE DEVELOPMENT PROJECT THAT
 04:57:47 HE'S WORKING ON IN FORT MYERS ON COLONIAL PARKWAY, WHICH
 04:57:52 WILL INCLUDE 114 ROOM HOTEL.
 04:57:56 AGAIN, I JUST REITERATE THAT WE HAVE THE SAME VALUES,

 04:58:00 FAMILY-OWNED COMPANY, AND ULTIMATELY THAT LEGACY GROWTH
 04:58:05 WITHIN OUR FAMILIES.
 04:58:06 THANK YOU.
 04:58:19 >> JUST A LITTLE BIT ABOUT HOLE MONTES.
 04:58:21 WE'VE BEEN WORKING IN SOUTHWEST FLORIDA FOR OVER 50 YEARS ON
 04:58:25 VARIOUS LAND DEVELOPMENT PROJECTS FROM SITE DEVELOPMENT TO
 04:58:29 LAND USE PLANNING, AND THEN MK ARCHITECTURE IS AN
 04:58:32 EXPERIENCED LOCAL FIRM WITH YEARS OF EXPERIENCE WORKING ON
 04:58:37 HOSPITALITY PROJECTS.
 04:58:38 SO THE PROPERTY WAS REZONED TO A COMMERCIAL PLANNED
 04:58:43 DEVELOPMENT VIA LEE COUNTY RESOLUTION Z-00-0010 IN MARCH OF
 04:58:50 2000.
 04:58:51 THE CPD PERMITS VARIOUS COMMERCIAL USES, INCLUDING THE HOTEL
 04:58:58 WITH AN ACCESSORY RESTAURANT ON TRACTS A THROUGH D.
 04:59:01 THE SUBJECT PROPERTY, TRACT F, IS THE LAST TRACT UNDEVELOPED
 04:59:06 WITHIN THE CPD.
 04:59:08 WE ARE PROPOSING TO AMEND THE SCHEDULE OF USES TO ALLOW FOR
 04:59:11 A 122-ROOM HOTEL WITHOUT AN ACCESSORY RESTAURANT ON TRACT F.
 04:59:17 THERE ARE NO CHANGES PROPOSED TO THE APPROVED DEVELOPMENT
 04:59:19 STANDARDS, OPEN SPACE, OR NATIVE VEGETATION REQUIREMENTS.
 04:59:23 THIS IS JUST A GENERAL OVERVIEW OF THE SURROUNDING AREA.
 04:59:32 THE PROPERTY IS DESIGNATED URBAN COMMERCIAL ON THE FUTURE
 04:59:35 LAND USE MAP, AND, AGAIN, ZONED CPD.
 04:59:39 TRACT F IS ADJACENT TO PROPERTY WITHIN THE CPD TO THE NORTH,
 04:59:44 SOUTH, AND EAST.

 04:59:45 AND ADJACENT TO MARSH LANDING TO THE WEST.
 04:59:48 THE PROPERTY HAS ACCESS TO LYDEN DRIVE WHICH CONNECTS TO
 04:59:53 TAMIAAMI TRAIL VIA TWO EXISTING ACCESS POINTS.
 04:59:57 BULB LANE, WHICH IS A RIGHT-IN AND RIGHT-OUT ONLY, AND

05:00:01 VANDENBERG WAY, WHICH HAS A SIGNALIZED INTERSECTION.
 05:00:05 WE HAVE A LITTLE MAP JUST SHOWING THE CONNECTIVITY OF THE
 05:00:12 SITE.
 05:00:12 IT'S A GREAT LOCATION FOR THE HOTEL.
 05:00:15 YOU CAN SEE HOW MANY AMENITIES ARE WITHIN WALKING DISTANCE.
 05:00:18 COCONUT POINTE IS JUST TO THE EAST ACROSS U.S. 41.
 05:00:22 THIS IS JUST A ZOOMED-IN LOCATION MAP.
 05:00:28 AND THERE ARE PICTURES OF THE EXISTING BUFFERS THERE THAT
 05:00:31 ARE AROUND THE PROPERTY.
 05:00:32 THERE IS A CONSERVATION AREA TO THE SOUTH.
 05:00:36 AN EXISTING BUFFER WITH AN 8-FOOT WALL TO THE WEST ADJACENT
 05:00:40 TO MARSH LANDING, AND THERE'S EXISTING PERIMETER BUFFERS
 05:00:44 ACROSS LYDEN DRIVE TO THE EAST THAT WE WANTED TO SHOW.
 05:00:51 THIS IS THE CURRENT VERSION OF THE CONCEPTUAL MASTER CONCEPT
 05:00:55 PLAN.
 05:00:55 JUST KEEP IN MIND THIS IS THE FIRST PUBLIC INFORMATION
 05:00:58 MEETING BEFORE WE COULD SUBMIT SO THIS WILL BE SUBJECT TO
 05:01:01 CHANGE BASED ON YOUR FEEDBACK.
 05:01:04 WE'RE PROPOSING FIVE-FOOT TYPE A BUFFERS TO THE NORTH AND
 05:01:07 EAST WHERE THE TRACT IS ADJACENT TO THOSE INTERNAL
 05:01:10 COMMERCIAL USES.

 05:01:11 NO BUFFER TO THE SOUTH ADJACENT TO THE NATIVE VEGETATION
 05:01:16 AREA, AND THEN THERE IS THE EXISTING 30-FOOT TYPE F BUFFER
 05:01:19 WITH AN 8-FOOT WALL ADJACENT TO MARSH LANDING.
 05:01:23 WE LOCATED THE BUILDING IN THE SOUTHWESTERN CORNER OF THE
 05:01:27 PROPERTY IN ACCORDANCE WITH CONDITION 9 FROM RESOLUTION
 05:01:30 Z-00-0010.
 05:01:34 WE'VE LOCATED THE POOL AND IT'S KIND OF HARD TO SEE IN THIS,
 05:01:39 BUT IT IS THE LITTLE WHITE AREA TO THE EAST OF THE BUILDING.
 05:01:42 WE PURPOSELY LOCATED IT THERE TO PROVIDE FURTHER SEPARATION
 05:01:46 FROM MARSH LANDING TO REDUCE NOISE AND PROVIDE ADDITIONAL
 05:01:53 VISUAL SCREENING.
 05:01:54 SO THIS IS JUST SHOWING JUST THE CONNECTIVITY AND THE FLOW
 05:02:01 WITHIN THE PROPERTY.
 05:02:02 THE PROJECT WILL CONNECT TO THE EXISTING PEDESTRIAN
 05:02:04 FACILITIES WITHIN THE CPD, WHICH WILL CONNECT TO THE
 05:02:08 EXISTING PEDESTRIAN FACILITIES ALONG U.S. 41.
 05:02:12 IN THE PARKING LOT, IT HAS BEEN DESIGNED TO FACILITATE BOTH
 05:02:16 PEDESTRIANS AND AUTOMOBILE TRAVEL.
 05:02:17 THE CLOSEST BUILDING IN MARSH LANDING IS APPROXIMATELY 170
 05:02:27 FEET FROM THE PROPOSED HOTEL.
 05:02:28 BETWEEN THAT, THERE IS AN EXISTING NATIVE VEGETATION AREA
 05:02:33 WITHIN MARSH LANDING, IN BETWEEN THE PROPOSED HOTEL.
 05:02:37 AND THAT WILL PROVIDE ADDITIONAL BUFFERING ON TOP OF THE
 05:02:41 30-FOOT TYPE F BUFFER THAT WE'RE PROPOSING.
 05:02:43 SO WE PREPARED A CONCEPTUAL LINE OF SIGHT EXHIBIT.

05:02:48 AGAIN, THIS MAY BE SUBJECT TO CHANGE ONCE WE START DOING
 05:02:51 SOME ADDITIONAL PHOTOGRAPHING AND SURVEYING, BUT WE WANTED
 05:02:54 TO SHOW THE VIEW FROM MARSH LANDING WITH THE EXISTING NATIVE
 05:03:00 VEGETATION AND THEN OUR EXISTING VEGETATION AND THE
 05:03:02 EIGHT-FOOT WALL.
 05:03:04 THEY REALLY WON'T BE ABLE TO SEE MUCH OF THE BUILDING,
 05:03:06 ESPECIALLY DURING RAINY SEASON WHEN THE VEGETATION IS FULLY
 05:03:10 GROWN IN.
 05:03:10 THE LIGHT FIXTURES WILL BE DESIGNED AND LOCATED TO MINIMIZE
 05:03:17 THE IMPACTS ON MARSH LANDING WITH THE PERIMETER BUFFERING
 05:03:20 AND THE ADJACENT NATIVE VEGETATION AREA, WE DON'T EXPECT
 05:03:24 THERE TO BE MUCH IMPACT ON MARSH LANDING FROM GLARE AND THE
 05:03:27 HEIGHT OF THE LIGHT POLES.
 05:03:29 THEN WE JUST WANTED TO DISCUSS THE EXTENDED STAY CONCEPT A
 05:03:35 LITTLE BIT MORE.
 05:03:36 IT'S A VERY LEAN OPERATING MODEL.
 05:03:39 THERE ARE LESS EMPLOYEES.
 05:03:40 THERE'S NO ATTRACTORS TO PEOPLE THAT AREN'T STAYING THERE AS
 05:03:44 GUESTS SUCH AS LIKE A POOL AMENITY AREA OPEN TO THE PUBLIC
 05:03:48 OR A RESTAURANT WITH THE COP.
 05:03:51 THE PROPOSED CONCEPT GENERATES LESS TRIPS AND IS A LESS
 05:03:55 PARKING INTENSIVE USE THAN OTHER APPROVED USES WITHIN THE
 05:03:58 CPD.
 05:04:00 WE HAVE CONCEPTUAL ELEVATIONS.
 05:04:06 SINCE THIS IS SO EARLY IN THE PROCESS, IT IS OUR INTENT TO

 05:04:09 UTILIZE A PRAIRIE-STYLE DESIGN WITH A SIMILAR COLOR PALETTE
 05:04:13 SHOWN, BUT WE WON'T HAVE ADDITIONAL FIRM DETAILS UNTIL THE
 05:04:18 DEVELOPMENT REVIEW PROCESS, AND THEN WE'LL DISCUSS THE
 05:04:22 SPECIFIC DETAILS FURTHER THEN.
 05:04:23 WITH THAT, WE ARE OPEN TO QUESTIONS FROM THE BOARD OR
 05:04:31 MEMBERS OF THE PUBLIC.
 05:04:35 >>Scotty Wood: ANYONE?
 05:04:38 >>Jim Wallace: I HAVE JUST ONE QUESTION, MAYBE TWO
 05:04:42 QUESTIONS.
 05:04:43 THE FIRST IS, WHY DID YOU, IF PROXIMITY TO MARSH LANDING IS
 05:04:49 AN ISSUE, WHICH I'M SURE YOU ADDRESSED, WHY DID YOU NOT PUT
 05:04:54 THE BUILDING ON THE EAST SIDE OF THE PROPERTY RATHER THAN
 05:04:57 THE WEST SIDE OF THE PROPERTY TO DOUBLE THE AMOUNT OF
 05:05:02 DISTANCE BETWEEN YOU AND MARSH LANDING?
 05:05:04 >> THAT CONDITION 9 THAT I REFERENCED SPECIFICALLY --
 05:05:07 CONDITION 9 IN THE ZONING RESOLUTION SPECIFICALLY STATES
 05:05:12 THAT THE BUILDINGS NEED TO BE LOCATED IN THAT CORNER TO
 05:05:14 SHIELD PARKING FROM MARSH LANDING.
 05:05:16 IT ALSO GAVE US AN OPPORTUNITY TO LOCATE THE POOL FURTHER
 05:05:20 AWAY FROM MARSH LANDING WHICH WILL LIKELY --
 05:05:22 >>Jim Wallace: YOU WERE NOT ALLOWED TO PUT PARKING ON THE
 05:05:25 WEST SIDE OF THE BUILDING.

05:05:27 >> THERE IS A CONDITION IN THE ZONING RESOLUTION THAT STATES
 05:05:30 --
 05:05:32 >>Barry Jones: ALSO A CONDITION THAT STATES YOU CAN'T HAVE A

 05:05:34 HOTEL ON THIS SIDE OF THE PROPERTY.
 05:05:35 IF YOU ARE CHANGING THE ZONING RESOLUTION, DON'T HANG
 05:05:37 YOURSELF UP ON THAT, OKAY.
 05:05:40 >> WE UNDERSTAND.
 05:05:41 WE THOUGHT IT WOULD BE BEST FOR THIS PROJECT JUST TO GET THE
 05:05:44 CARS FURTHER AWAY.
 05:05:47 EXTENDED STAY DOESN'T REALLY GENERATE AS MANY HOTEL LIKE
 05:05:50 STAYS AND TRIPS AS A TYPICAL HOTEL WILL.
 05:05:54 SO WE FIGURED THAT IT WOULD BE BEST TO HAVE THE BUILDING
 05:05:57 BETWEEN, AS MUCH OF THE PARKING AS POSSIBLE AND THE POOL
 05:06:00 WHICH WE EXPECT TO GENERATE THE MOST --
 05:06:03 >>Jim Wallace: BUILDING COULD HAVE BEEN IN THE MIDDLE.
 05:06:06 >> YEAH, IT COULD HAVE.
 05:06:07 >>Jim Wallace: OBVIOUSLY, WE'RE HERE FOR A REASON.
 05:06:10 YOU DECIDED TO PUT IT CLOSER TO MARSH LANDING RATHER THAN --
 05:06:14 WHEN I SAY THE CENTER OF THE SITE, YOU COULD HAVE HAD
 05:06:16 PARKING ON BOTH SIDES.
 05:06:18 >> CORRECT.
 05:06:18 >>Jim Wallace: SECOND QUESTION I HAVE IS WHEN YOU DO YOUR
 05:06:21 LINE OF SIGHT DRAWING, YOU HAVE VEGETATION THERE, WHICH
 05:06:25 SHOWS I GUESS 30-FOOT TREES OR WHATEVER IT IS, I PRESUME
 05:06:29 THAT'S EXISTING VEGETATION.
 05:06:30 >> YES.
 05:06:32 >>Jim Wallace: BUT IF I GO TO A PHOTO THAT YOU PROVIDED,
 05:06:37 WHICH WAS ON PAGE 7, IT SHOWS AREAS -- I HAVEN'T WALKED THE

 05:06:45 SITE.
 05:06:46 I APOLOGIZE FOR THAT.
 05:06:47 BUT IT SHOWS WHERE THERE IS NO VEGETATION ON THE RIGHT-HAND
 05:06:52 SIDE OF THIS PHOTOGRAPH.
 05:06:55 I'M ASKING YOU, IS THAT JUST SELECT THAT THE VEGETATION
 05:06:58 YOU'RE SHOWING IS IN ONE AREA?
 05:07:03 IT JUST APPEARS IN THIS PHOTO THAT THERE ARE AREAS WHERE
 05:07:06 THERE IS VERY LITTLE OR NO VEGETATION.
 05:07:10 JUST A WALL.
 05:07:11 SIX-FOOT WALL OR EIGHT-FOOT WALL.
 05:07:13 >> THE LINE OF SIGHT REPRESENTS THE ONE AREA WHERE THE
 05:07:16 BUILDING IS CLOSEST TO THE MARSH LANDING BUILDINGS.
 05:07:20 WE DID AERIAL PHOTOGRAPHY AND DID OUR BEST TO GET A GOOD
 05:07:24 REPRESENTATION OF THE EXISTING VEGETATION ON MARSH LANDING
 05:07:28 BUT IT WAS A LITTLE TOUGH WITHOUT HAVING PERMISSION TO WALK
 05:07:32 MARSH LANDING AT THIS POINT.
 05:07:34 >>Jim Wallace: I'LL ASK YOU THE LAST QUESTION, WHICH IS THE
 05:07:37 TOUGHEST.

05:07:38 WHAT COULD YOU HAVE DONE TO MAKE THE BUILDING LESS VISIBLE
 05:07:43 TO MARSH LANDING?
 05:07:44 BECAUSE THERE WERE THE LANAIS AND I THINK PROBABLY MASTER
 05:07:48 BUILDINGS I'M GUESSING IN WHAT THOSE BUILDINGS ARE, ARE
 05:07:51 FACING YOUR BUILDING.
 05:07:54 WHAT ELSE COULD YOU HAVE DONE?
 05:07:56 >> WE COULD TRY AND INCREASE THE SETBACK.

05:08:00 WE RESEARCHED THAT TO THE PROPERTY LINE, BUT THEN THAT WOULD
 05:08:03 LOCATE MOST LIKELY SOME PARKING BETWEEN THE BUILDING AND
 05:08:06 MARSH LANDING.
 05:08:07 WE DIDN'T THINK THAT WOULD BE OPTIMAL.
 05:08:11 WITH THE EXISTING VEGETATION AND THE WALL ALREADY THERE.
 05:08:15 >>Barry Jones: ALSO REORIENTATE THE BUILDING EAST.
 05:08:18 WEST ACROSS THE SOUTH PROPERTY LINE AND ONLY HAVE ONE NARROW
 05:08:22 END OF THE BUILDING EXPOSED TO MARSH LANDING.
 05:08:25 THERE ARE A LOT OF THINGS YOU CAN DO.
 05:08:27 >> I'LL DEFINITELY LOOK INTO THAT WITH CHARLIE.
 05:08:29 THANK YOU.
 05:08:32 >>Barry Jones: CAN SOMEBODY GIVE ME FEEDBACK ON WHY THE
 05:08:35 IMPETUS WAS THE ORIGINAL LIMITATION NOT TO PUT THE HOTEL
 05:08:38 VERSUS THE PROPERTY AND WHY THE BOARD SHOULD BE INCLINED TO
 05:08:42 CHANGE THAT.
 05:08:43 THAT'S GOING TO BE THE HURDLE YOU'LL HAVE TO CLEAR BECAUSE
 05:08:46 THOSE ORIGINAL THOUGHTS PUT TO WHAT IS THE IMPACT ON THE
 05:08:50 NEIGHBORS, WHAT ARE WE GOING TO DO WITH THE OVERALL ZONING
 05:08:53 RESOLUTION, AND THEY PUT THE HOTEL ON THE EAST TRACTS TO
 05:08:56 MAKE SURE IT DIDN'T IMPACT THE NEIGHBORS.
 05:08:59 NOW YOU'LL COME IN AND ASK FOR A CHANGE TO THAT, THERE HAS
 05:09:03 TO BE A COMPELLING REASON WHY THAT CHANGE SHOULD BE GRANTED,
 05:09:08 AT LEAST IN ONE PERSON'S OPINION, I SHOULD SAY.
 05:09:11 >> UNDERSTOOD.
 05:09:16 >>Kristin Jeannin: HOW MUCH STAFF DOES THIS HOTEL EXPECT TO
 05:09:19 HAVE?
 05:09:26 >> IT'S SOMEWHERE IN THE 12 TO 15 TEAM MEMBERS.
 05:09:32 >>Kristin Jeannin: DO THEY TYPICALLY HAVE TO PARK ON-SITE?
 05:09:35 >> THEY WOULD NEED TO PARK ON-SITE.
 05:09:39 >>Kristin Jeannin: BACK TO YOUR ENGINEER, PROBABLY, YOU
 05:09:46 REFERENCED -- I'M SORRY, I EITHER CAN'T FIND ALL OF MY
 05:09:50 VISUALS OR DIDN'T GET THEM, BUT I DO HAVE THE MASTER CONCEPT
 05:09:54 PLAN IN FRONT OF ME.
 05:09:55 IT SAYS THAT THE EXISTING WALL IS SIX FEET.
 05:09:59 I BELIEVE YOU MENTIONED EIGHT FEET SEVERAL TIMES, AND I SAW
 05:10:02 VISUALS OF EIGHT FEET.
 05:10:04 CAN YOU CLARIFY?
 05:10:05 >> EIGHT FEET.
 05:10:06 I BELIEVE THAT WAS AN ERROR ON THE MASTER --

05:10:10 >>Kristin Jeannin: SO IT WAS EIGHT FEET.
 05:10:12 MAYBE THIS IS A LITTLE BIT TOO DETAILED OF AN OBSERVATION,
 05:10:19 BUT IT LOOKS LIKE THERE MIGHT BE ROOM FOR -- YOU'VE GOT A
 05:10:25 WALKWAY, A SIDEWALK COMING FROM LYDEN DRIVE TO THE HOTEL AND
 05:10:29 GOING THROUGH LANDSCAPE ISLANDS, SO YOU'VE GOT A PRETTY
 05:10:34 NARROW LANDSCAPE ISLAND THERE.
 05:10:35 IT LOOKS LIKE SOME OF THE PARKING SPACES ARE A LITTLE BIT
 05:10:38 WIDE.
 05:10:39 SO MAYBE WE CAN MAKE THAT ISLAND THE SIZE OF THE OTHER
 05:10:42 ISLANDS SO THAT THE VEGETATION YOU PUT IN THERE WILL THRIVE
 05:10:47 AND BE CONSISTENT WITH THE OTHERS.

05:10:48 YOU MENTIONED -- YOU MENTIONED THAT PROBABLY DURING RAINY
 05:11:00 SEASON IT WOULD BE WHEN THINGS WOULD BE BUFFERED BEST.
 05:11:04 THAT'S NOT TYPICALLY WHEN PEOPLE ARE HERE.
 05:11:05 IT LOOKS LIKE ALSO YOU MENTIONED THE 30-FOOT LANDSCAPE
 05:11:10 BUFFER AND THIS PLAN SAYS 40-FOOT LANDSCAPE BUFFER.
 05:11:14 I THINK IT MIGHT JUST BE YOU'VE GOT THAT MUCH SPACE, BUT 30
 05:11:17 OF IT WILL BE LANDSCAPE BUFFER.
 05:11:20 THAT'S A LOT OF ROOM FOR ADDITIONAL VEGETATION.
 05:11:25 I'M CURIOUS TO SEE IF SOME MORE EVERGREEN CHOICES CAN BE PUT
 05:11:36 IN THERE TO HELP WITH THE VISUALS.
 05:11:40 >> THAT'S DEFINITELY SOMETHING WE CAN LOOK INTO.
 05:11:43 THERE IS AN EXISTING UTILITY EASEMENT ALONG THAT END ALSO
 05:11:45 WHICH IS WHY THERE IS DISCREPANCY IN THE WIDTH ON THE MASTER
 05:11:49 PLAN.
 05:11:50 >>Jim Wallace: CAN I ASK A SILLY QUESTION?
 05:11:52 PROBABLY A SILLY QUESTION.
 05:11:53 THE LAND BETWEEN YOURSELF AND THE BUILDINGS AT MARSH
 05:11:58 LANDING, THAT IS OWNED BY MARSH LANDING?
 05:12:02 >> YES.
 05:12:03 >>Jim Wallace: IT CANNOT BE DEVELOPED, CANNOT BE CLEARED.
 05:12:07 >> NOT THAT I'M AWARE OF.
 05:12:09 HAVE TO CHECK THE MARSH LANDING ZONING.
 05:12:14 >>Jim Wallace: NOT ANYBODY'S DISCRETION TO CLEAR THE LAND.
 05:12:17 >> NO, NOT AT OUR DISCRETION.
 05:12:19 >>Barry Jones: REQUESTING A PARKING DEVIATION?

05:12:22 >> NO MEETING CURRENT PARKING REGULATIONS IN THE LDC.
 05:12:25 WE MAY NEED TO REQUEST A DEVIATION FOR CONNECTION SEPARATION
 05:12:29 AND THEN WE'RE LOOKING AT PARKING AREAS NEAR LANDSCAPE
 05:12:31 BUFFERS TO DETERMINE IF WE'LL NEED A DEVIATION THERE.
 05:12:34 AT THIS TIME, IT'S MOST LIKELY JUST THE CONNECTION
 05:12:37 SEPARATION.
 05:12:40 >>Jim Wallace: I KEEP HEARING BARRY TALKING OVER HERE ABOUT
 05:12:46 IF THE ORIGINAL ZONING WAS TO HAVE HOTELS AS CLOSE TO U.S.
 05:12:51 41 AS POSSIBLE, I CAN'T GET MY HEAD AROUND YOUR COMMENT
 05:12:57 ABOUT WHERE YOU PUT THE BUILDING RATHER THAN PUTTING IT ON

05:13:00 THE EAST SIDE OF THE PROPERTY BECAUSE THE INTENT, IT WOULD
 05:13:05 APPEAR, OF THE ORIGINAL ZONING WAS TO HAVE HOTEL BUILT
 05:13:09 STRUCTURES AS CLOSE TO 41 AS POSSIBLE AND AS FAR AWAY FROM
 05:13:12 MARSH LANDING AS POSSIBLE.
 05:13:15 I DON'T THINK YOU'VE MET THE INTENT OF THAT ORIGINAL ZONING.
 05:13:19 >>Barry Jones: I THINK IT IS AN INTENSITY ISSUE WHERE THE
 05:13:23 HOTEL IS THE MOST INTENSE USE, SO THEY MOVE THE MOST INTENSE
 05:13:25 USE AWAY FROM THE OTHER USE SO THAT YOU BUFFER FROM
 05:13:29 RESIDENTIAL THE LOWER USE TO MOST INTENSE USE.
 05:13:31 NOW THEY ARE ASKING TO MOVE MOST INTENSE USE CLOSER TO THE
 05:13:35 RESIDENTIAL USE.
 05:13:36 WELL, IF YOU'RE GOING TO DO THAT, YOU HAVE TO COME UP WITH A
 05:13:38 CREATIVE WAY TO MINIMIZE THE IMPACT TO THOSE PEOPLE.
 05:13:41 HONESTLY, I THINK, YOU DO WHAT YOU WANT, BUT IF YOU ROTATE
 05:13:47 EAST-WEST AND PUT THE POOL ON THE SOUTH SIDE AND SOUTH

 05:13:50 EXPOSURE AND A TERMINAL END TO THE BUILDING IS THE ONLY
 05:13:53 THING THAT'S ON THE VERY SOUTH END OR YOUR BUFFER VERSUS
 05:13:57 MARSH LANDING IS THE MOST, THEN I CAN SEE WHERE YOU MADE AN
 05:14:01 HONEST ATTEMPT.
 05:14:02 BUT WITH THIS, IF YOU'RE SITTING ON THAT BACK PORCH OR
 05:14:06 SOMETHING, YOU'RE HEARING NOISES FROM ROOMS UNLESS YOU'RE
 05:14:09 TELLING ME THOSE WINDOWS DON'T OPEN ON THAT SIDE OF THE
 05:14:13 HOTEL, THOSE TYPE ISSUES ARE ALL THINGS YOU NEED TO EXPLORE,
 05:14:16 BE PREPARED TO DISCUSS HOW YOU'RE GOING TO IMPACT AND
 05:14:19 MITIGATE WHETHER YOU PUT BLACK-OUT CURTAINS UP AFTER 9:00 OR
 05:14:24 WHATEVER.
 05:14:24 YOU HAVE TO EXPLAIN TO THE PEOPLE NEXT DOOR WHY THEY
 05:14:28 SHOULDN'T BE IMPACTED.
 05:14:30 >> YEAH, AND WE'VE HAD MULTIPLE MEETINGS WITH THE MARSH
 05:14:32 LANDING HOA.
 05:14:34 ALSO, I WOULD JUST LIKE TO POINT OUT WE DIDN'T INCREASE THE
 05:14:37 BUILDING HEIGHT PERMITTED ON TRACT F.
 05:14:40 SO IF THAT WAS A CONCERN BEING ABLE TO SEE THE BUILDING FROM
 05:14:43 MARSH LANDING, UNDER THE EXISTING ZONING, A BUILDING COULD
 05:14:46 COME IN AT THIS BUILDING HEIGHT JUST FOR A DIFFERENT USE.
 05:14:50 I UNDERSTAND THAT HOTELS ARE TYPICALLY MORE INTENSE --
 05:14:52 >>Barry Jones: AND THEY ARE 24 HOUR.
 05:14:55 >> YEAH, RIGHT.
 05:14:55 >>Barry Jones: 9:00 AT NIGHT THEY ARE HAPPENING.
 05:14:57 WHEREAS IF YOU HAVE AN OFFICE BUILDING THERE 9:00 AT NIGHT,

 05:15:01 TYPICALLY THERE'S NOT A LOT GOING ON.
 05:15:02 OKAY.
 05:15:06 >>Kristin Jeannin: YOU SAID THERE WOULD BE NO POOL.
 05:15:09 >> THE POOL IS ON THE EAST SIDE OF THE BUILDING.
 05:15:11 WE HAVE A SPECIFIC SITE PLAN.
 05:15:15 IT WILL BE IN THAT WHITE AREA.

05:15:18 >>Jim Wallace: YOUR PARKING LOT, I THOUGHT WE HAD A MAXIMUM
 05:15:21 OF TEN SPACES BETWEEN LANDSCAPE MEDIANS AND HERE WE'VE GOT
 05:15:25 20 AND 12.
 05:15:27 I'M NOT SURE IT MEETS CODE.
 05:15:29 HAVE YOU LOOKED AT THIS, MARY?
 05:15:32 >>Mary Gibbs: NO.
 05:15:34 THIS IS JUST THE INFORMATION MEETING SO WE DON'T HAVE AN
 05:15:36 APPLICATION YET TO LOOK AT.
 05:15:37 I THINK YOU'RE TALKING ABOUT THE LANDSCAPE ISLANDS.
 05:15:39 WE'LL TAKE A LOOK AT THAT.
 05:15:40 >>Jim Wallace: JUST LOOKS LIKE THE PARKING LOT IS JUST
 05:15:44 OVERWHELMINGLY BLACK TOP WITH VERY LITTLE LANDSCAPING.
 05:15:47 THAT'S JUST NOT WHO ESTERO IS.
 05:15:52 >>Scotty Wood: ANYONE ELSE?
 05:15:53 OKAY.
 05:15:59 PUBLIC INPUT.
 05:16:00 ANYTHING?
 05:16:02 >>Tammy Duran: I DON'T HAVE ANY CARDS.
 05:16:04 >>Mary Gibbs: WE DID GET ONE E-COMMENT, BUT THAT CAME AFTER

 05:16:08 THE DEADLINE.
 05:16:12 >>Scotty Wood: YOU CAN COME ON UP.
 05:16:14 FILL OUT A CARD WHEN YOU ARE THROUGH, PLEASE.
 05:16:18 >> GOOD EVENING, EVERYONE.
 05:16:20 I AM ONE OF THE OWNERS OF THE PROPERTY JUST NORTH OF THIS
 05:16:25 SITE.
 05:16:26 OVERALL DON'T HAVE AN ISSUE WITH THE HOTEL, BUT THERE IS AN
 05:16:30 ISSUE REGARDING THE WATER FLOW AND THE EASEMENT THAT RUNS
 05:16:34 BETWEEN BOTH OF OUR PROPERTIES.
 05:16:36 CURRENTLY IF YOU EVER DRIVE THROUGH THAT AREA IN THE SUMMER,
 05:16:40 THAT LAND CURRENTLY IS COMPLETELY FLOODED.
 05:16:43 AND SO ALL THE WATER RUNOFF RIGHT NOW RUNS JUST PAST OUR
 05:16:48 BUILDING, AND DURING MAJOR STORMS, NOT EVEN HURRICANES, JUST
 05:16:53 THREE DAYS OF CONSTANT RAIN, THE WATER FILLS UP AND RUNS
 05:16:56 ALMOST ALL THE WAY TO THE BUILDING.
 05:16:59 I HAVE PICTURES FOR THAT.
 05:17:00 SO THE ISSUE WE'RE HAVING IS WHEN YOU DEVELOP THIS SITE,
 05:17:05 YOU'RE GOING TO RAISE EVERYTHING.
 05:17:06 THE WATER IS GOING TO DRAIN SOMEWHERE.
 05:17:08 AND NOW IT'S GOING TO BE CAUSING EVEN MORE FLOODING FOR OUR
 05:17:12 BUILDING AND EVERYTHING ELSE.
 05:17:13 SO SOMETHING YOU CAN HAVE REGARDING WHAT WILL HAPPEN TO
 05:17:20 THAT.
 05:17:21 REALLY THE ONLY CONCERN FOR ME.
 05:17:22 >>Barry Jones: THE WATER MANAGEMENT DISTRICT WILL HAVE TO

 05:17:24 REVIEW ALL THEIR PLANS AND PERMITS AS WELL AS DISTRICT STAFF
 05:17:28 TO MAKE SURE THEY ARE CONSISTENT WITH WHAT'S ALREADY A

05:17:32 MASTER PERMIT FOR THAT AREA.
 05:17:33 THERE IS A MASTER PERMIT FOR THE WHOLE LITTLE DEVELOPMENT
 05:17:37 THERE, AND YOU ALL SHARE A COMMON SYSTEM AND THERE ARE TWO
 05:17:40 OR THREE DIFFERENT ENTITIES THAT WILL HAVE TO REVIEW THAT
 05:17:43 AND CHECK IT AND MAKE SURE THAT IT WORKS.
 05:17:45 TYPICALLY THE ZONING BOARD WON'T LOOK AT THAT OTHER THAN TO
 05:17:48 MAKE SURE WITH STAFF THAT THE WATER MANAGEMENT DISTRICT
 05:17:51 CONCERNS HAVE BEEN ADDRESSED.
 05:17:53 >> ONE OF THE CONCERNS ALSO BECAUSE THE BUILDING IS NEW.
 05:17:56 SO IT WAS DEVELOPED JUST WITHIN THE LAST YEAR, THERE WERE
 05:18:00 REQUIREMENTS TO PUT TREES BEHIND THE BUILDING.
 05:18:03 WE HAD TO REPLACE THEM ALREADY ONCE BECAUSE OF THE FLOODING
 05:18:08 OF IT.
 05:18:08 EVEN GOING BACK TO KRISTIN'S COMMENTS REGARDING HAVING TREES
 05:18:13 IN THE BACK, IF THEY ARE -- IF WATER KEEPS RISING, THEY'LL
 05:18:17 GET FLOODED.
 05:18:18 THEY'LL KEEP DYING BASICALLY AND EVERYTHING.
 05:18:21 IT'S A MAJOR CONCERN OF OURS, BASICALLY.
 05:18:24 WE DON'T WANT OUR BUILDING TO GET FLOODED WITH WATER WITH
 05:18:26 THE NEW DEVELOPMENT COMING IN AND EVERYTHING BEING ELEVATED.
 05:18:30 >>Barry Jones: YOUR PROPERTY OWNERS ASSOCIATION MAY WANT TO
 05:18:33 CHECK YOUR STRUCTURES AND YOUR OUTFALLS AND EVERYTHING IN
 05:18:36 THERE.

 05:18:38 WHAT HAPPENS, THESE THINGS WERE DEVELOP AND SITTING A LOT OF
 05:18:41 TIME, MUD, DEBRIS, NO MAINTENANCE.
 05:18:44 SYSTEM MAY NOT BE FUNCTIONING.
 05:18:46 >> WE HAVE CLEANED IT SEVERAL TIMES OVER ALREADY.
 05:18:49 WE ARE ON TOP OF IT FOR SURE.
 05:18:51 THIS IS PART OF THE MASTER ASSOCIATION, THEY ARE RESPONSIBLE
 05:18:53 FOR IT.
 05:18:55 WE'RE CONSTANTLY WORKING WITH THEM TO GET THAT CLEANED OUT.
 05:18:57 IT'S AN ISSUE THAT WE'VE SEEN.
 05:18:59 WE'VE TRIED TO SOLVE IT AND IT'S GOING TO KEEP ON RISING,
 05:19:03 ESPECIALLY THE SITE HAVING A LOT OF PARKING, LOT OF
 05:19:05 ELEVATION.
 05:19:07 IT'S SOMETHING WE'RE GOING TO SEE CONSTANTLY UNTIL IT IS
 05:19:10 ADDRESSED.
 05:19:11 >>Barry Jones: MARY, DOES THAT OUTFALL TO THE FPL?
 05:19:15 >>Mary Gibbs: YOU'RE ASKING THE PLANNER ABOUT DRAINAGE.
 05:19:17 I DON'T KNOW.
 05:19:18 ARE YOU TALKING ABOUT THE MEDICAL OFFICE BUILDING?
 05:19:21 >> CORRECT.
 05:19:21 >>Mary Gibbs: TYPICALLY WITH THE ZONING APPLICATION, WE WILL
 05:19:25 ASK SOME DRAINAGE INFORMATION.
 05:19:27 I KNOW THAT MARSH LANDING HAS SOME OF THE SAME CONCERNS
 05:19:31 ABOUT STORMWATER.
 05:19:32 I KNOW THEY HAVE REACHED OUT TO MARSH LANDING, AND WE'LL SEE

05:19:35 IF THEY CAN REACH OUT TO YOU AND GET SOME RESOLUTION TO

05:19:39 THAT.

05:19:40 BUT WE NEED YOUR NAME ALSO, BY THE WAY.

05:19:43 >> I'LL GIVE YOU THE CARD.

05:19:44 >>Tammy Duran: CAN YOU STATE IT FOR THE RECORD?

05:19:46 >> YES, THIS IS ARTEM NASHMAN.

05:19:51 ONE MORE QUESTION, THIS MEETING WAS SUPPOSED TO BE NOTIFIED

05:19:55 OF ALL THE NEIGHBORING PROPERTIES OWNERS OR NO?

05:19:58 >>Mary Gibbs: NO.

05:19:59 THIS IS A PUBLIC INFORMATION MEETING.

05:20:01 IN A PUBLIC INFORMATION MEETING, I WAS NOT JUST ON OUR WEB

05:20:04 PAGE.

05:20:05 WE DON'T NOTIFY UNTIL THE ACTUAL PUBLIC HEARING.

05:20:08 WE WILL SEND -- THE NOTICE WILL BE SENT TO EVERYBODY WITHIN

05:20:13 750 FEET.

05:20:14 THIS IS LIKE THE FIRST STEP IN THE PROCESS.

05:20:16 >> THANK YOU SO MUCH.

05:20:19 >>Scotty Wood: ANY OTHER PUBLIC INPUT?

05:20:22 >>Mary Gibbs: WE DID GET ONE E-COMMENT, BUT IT WAS AFTER THE

05:20:26 DEADLINE, SO WE DID NOT FORWARD IT TO YOU BECAUSE WE JUST

05:20:29 GOT IT TODAY.

05:20:30 WE'LL FORWARD IT WITH THE PACKET FOR THE PUBLIC HEARING.

05:20:33 IT WAS MARSH LANDING AND A COMPLAINT ABOUT TRAFFIC.

05:20:39 KIND OF OUR USUAL THINGS.

05:20:43 >>Scotty Wood: THAT CONCLUDES IT.

05:20:45 YOU'VE GOT SOME DIRECTION FROM THE BOARD.

05:20:47 YOU'VE GOT SOME WORK TO DO.

05:20:49 THANK YOU.

05:20:52 OUR NEXT ITEM, WE MOVE NOW TO AMERICA'S FASTEST GROWING

05:21:04 SPORT.

05:21:04 WILDCAT RUN PICKLEBALL.

05:21:14 >>Mary Gibbs: LIKE WE HAVE A TRIFECTA OF PICKLEBALL CASES

05:21:17 FOR YOU TONIGHT.

05:21:18 WILDCAT RUN, THIS IS A LIMITED DEVELOPMENT ORDER AND WE KNOW

05:21:24 WHERE WILDCAT RUN IS LOCATED.

05:21:26 THEY JUST WANT TO TAKE ONE OF THE TENNIS COURTS AND CONVERT

05:21:29 IT TO PICKLEBALL.

05:21:31 THIS ONE IS A FAIRLY SMALL.

05:21:35 WE'LL HAVE THE APPLICANT GET UP AND EXPLAIN THAT.

05:21:37 TYLER I THINK -- TYLER BONNOUGH FROM HOLE MONTES, WHICH IS

05:21:45 NOW BOWMAN.

05:21:51 >>Tyler Bonnough: HI.

05:21:58 GOOD EVENING, EVERYONE.

05:21:59 MY NAME IS TYLER BONNOUGH.

05:22:01 I'M A CIVIL ENGINEER FOR HOLE MONTES, NOW A BOWMAN COMPANY.

05:22:05 I'M HERE ON BEHALF OF WILDCAT RUN.

05:22:09 LIKE MARY SAID, LOOKING TO CONVERT ONE OF THEIR FIVE TENNIS
 05:22:14 COURTS INTO FOUR PICKLEBALL COURTS.
 05:22:19 THEY ARE LOOKING TO DO THIS AS A SINGLE PHASE.
 05:22:21 WE CURRENTLY DO HAVE A LIMITED DEVELOPMENT ORDER APPLICATION
 05:22:25 IN FOR A REVIEW, AND THIS REQUEST IS BEING DRIVEN BY THE

 05:22:30 PRIVATE COMMUNITY IN THE GROWING RISE OF PICKLEBALL.
 05:22:35 AS EVERYBODY MAY BE AWARE, WILDCAT RUN IS ON THE SOUTH SIDE
 05:22:39 OF CORKSCREW, EAST OF 75.
 05:22:42 THE CLUBHOUSE AND AMENITIES ARE LOCATED IN THE CENTER OF THE
 05:22:48 COMMUNITY AND GOLF COURSE AND EVERYTHING.
 05:22:50 HERE IS A ZOOM-IN OF THE CLUBHOUSE WITH RELATION TO WHERE
 05:22:56 THE FIVE TENNIS COURTS ARE.
 05:22:57 CURRENTLY, OUR SITE PLAN IS SHOWING TO TAKE THE EXISTING
 05:23:05 FIFTH TENNIS COURT AND CONVERTING IT INTO THE FOUR
 05:23:08 PICKLEBALL COURTS.
 05:23:10 LITTLE BIT OF ADDITIONAL SPACE PROVIDED FOR SEPARATE SEATING
 05:23:14 AND ACCESS FOR THE PICKLEBALL COURTS AND THE PLAYERS.
 05:23:19 THE EXISTING CART PATH HAS TWO PARALLEL JUNCTIONS, ONE
 05:23:24 COMING FROM THE GOLF COURSE AND ONE TO THE BACK SIDE OF THE
 05:23:29 TENNIS COURTS AND DRIVING RANGE.
 05:23:30 WE ARE LOOKING TO COMBINE INTO A WIDER SINGLE PATH AND
 05:23:38 EXPANDED LANDSCAPING.
 05:23:40 RIGHT NOW, THERE IS AN APPROVED DEVELOPMENT ORDER FOR
 05:23:43 PARKING LOT EXPANSION AND REDEVELOPMENT FOR THE CLUBHOUSE
 05:23:47 ITSELF.
 05:23:48 THIS IS GOING TO PIGGYBACK ON TOP OF THAT TO ACCOMMODATE THE
 05:23:53 NINE ADDITIONAL REQUIRED PARKING SPACES.
 05:23:55 AS YOU GUYS ARE WELL AWARE AND ARE EXPERIENCED, A SOUND
 05:24:03 STUDY WAS DONE PRELIMINARILY AS THE MAIN CONCERN FOR
 05:24:08 PICKLEBALL IS WITHIN COMMUNITIES AND SO FORTH.

 05:24:11 PSM CONSULTING WAS HIRED TO DO THAT SORT OF WORK FOR US.
 05:24:15 AS WE STATED IN ORDINANCE 2019-2020, RESIDENTIAL SOUND
 05:24:23 LEVELS SHOULD REMAIN WITHIN 66 DECIBELS WITH IMPULSIVE
 05:24:29 NOISES AT 76 DECIBELS.
 05:24:31 WHERE WE HAVE THE EXISTING COURTS, TENNIS COURT FIVE HAS A
 05:24:37 MEASUREMENT OF 500 FEET TO THE NEAREST RESIDENT UNIT IN THE
 05:24:43 WEST DIRECTION.
 05:24:43 IT IS A LITTLE OVER 500 FEET TOWARD THE EAST.
 05:24:47 RIGHT NOW, THE MAIN FACTOR IS DISTANCE, BUT THE EXISTING
 05:24:52 DRIVING RANGE AND GOLF COURSE ARE BOTH HEAVILY ELEVATED IN
 05:24:56 RELATIONSHIP TO THE TENNIS COURT, WHICH DOES, IN FACT,
 05:24:59 PROVIDE A HEFTY BARRIER FOR THE SOUND.
 05:25:04 ALL FOUR TENNIS COURTS OR PICKLEBALL COURTS, EXCUSE ME, WERE
 05:25:10 MONITORED AND EVALUATED.
 05:25:13 THE SOUTHWEST CORNER COURT POSES THE MOST SOUND IN
 05:25:20 RELATIONSHIP TO THE ADJACENT HOMES.

05:25:23 BUT AS YOU CAN SEE ON THE SCREEN HERE, THE NEAREST HOME WAS
 05:25:27 MEASURED AT A 59 DECIBELS WITH NO MITIGATIONS TO SOUND AS
 05:25:33 FAR AS BARRIERS, MATERIALS, EQUIPMENT, OR ANYTHING LIKE
 05:25:37 THAT.
 05:25:37 THAT WAS JUST AS IS EXISTING TOPOGRAPHIC ELEVATIONS AND
 05:25:44 LAKES AND SO FORTH.
 05:25:45 AS YOU CAN SEE HERE ON THE EASTERN HALF, IT WAS SLIGHTLY
 05:25:50 LESS AROUND THE 54, 55 RANGE IN RELATIONSHIP TO -- THE NEXT
 05:25:57 SLIDE HERE SHOWS COLOR DEMONSTRATION OF THE SOUND AND SO

 05:26:01 FORTH THAT REALLY DEPICTS THE DRIVING RANGE AND THE EXISTING
 05:26:05 GOLF COURSE PROVIDING A NICE BARRIER TO THE EAST.
 05:26:08 AND WITH THE DISTANCE ON THE WEST, WE STILL REMAIN WITHIN
 05:26:11 THOSE REQUIREMENTS.
 05:26:12 AS A PRELIMINARY EVALUATION, WE ALSO MODELED AND HAD
 05:26:19 EVALUATED IF SOUND MITIGATION LEVELS WERE IMPLEMENTED, SUCH
 05:26:24 AS SOUND BARRIERS ON THE FENCES, ADDITIONAL LANDSCAPING,
 05:26:30 MATERIAL, LIMITATIONS ON THE EQUIPMENT AND BALLS AND SO
 05:26:35 FORTH.
 05:26:35 YOU CAN SEE THAT WHAT HAPPENS IS IT KIND OF RICOCHETS THE
 05:26:44 SOUND AND SO FORTH, AND WE GET A LOT MORE FEEDBACK NORTH AND
 05:26:47 SOUTH RATHER THAN EAST AND WEST WITH -- PROVIDED BARRIERS
 05:26:52 AGAINST THE RESIDENT SIDE.
 05:26:55 YOU CAN NOTE THE DECIBEL LEVELS ON BOTH SIDES ARE REDUCED
 05:26:57 ABOUT 10 TO 15 DECIBELS.
 05:27:00 WHICH IS WELL LESS THAN THE LIMITS.
 05:27:06 BUT, YEAH, WITH THAT, THAT'S OUR PROPOSED IMPROVEMENTS AND
 05:27:09 SO FORTH.
 05:27:13 >>Scotty Wood: ANYONE?
 05:27:15 >>Jim Wallace: WE HAD TALKED ABOUT, AND I COULDN'T FIND MY
 05:27:19 NOTES ON IT.
 05:27:20 I THOUGHT WE DECIDED THAT 55 WAS AN ACCEPTABLE LEVEL WHEN WE
 05:27:25 WERE DEALING WITH THE BROOKS AND THE VINES.
 05:27:28 THIS COMES UP AND UP AND UP.
 05:27:31 YET WE'RE TALKING 66.

 05:27:33 >>Scotty Wood: 66 IS IN THE LAND DEVELOPMENT CODE.
 05:27:36 >>Jim Wallace: MY ONLY OTHER QUESTION WAS, I'VE HAD TO DEAL
 05:27:42 WITH SOUND ABATEMENT A COUPLE OF TIMES.
 05:27:44 ONE OF THE THINGS I FOUND WAS YOU CAN GET IT TO GO VERTICAL
 05:27:48 BEFORE THE SOUND WAVES DISPERSE.
 05:27:52 THEN IT DOES A LOT TO MITIGATE THE SOUND.
 05:27:54 WAS ANY CONSIDERATION GIVEN TO PUTTING 8-FOOT WALLS AROUND
 05:27:58 THE WHOLE PICKLEBALL FACILITY?
 05:28:01 >> YES.
 05:28:02 SO RIGHT NOW WITH OUR LDO, WE HAVE TEN-FOOT CHAIN-LINK FENCE
 05:28:07 WALLS AROUND THE PERIMETER.
 05:28:08 >>Jim Wallace: CHAIN-LINK, THOUGH.

05:28:13 >> IT IS CHAIN-LINK.
 05:28:14 WITH THE DECIBEL LEVELS BELOW THE MAXIMUM ALLOWABLE FOR
 05:28:17 RESIDENTIAL, WE ARE HOPING TO LEAVE IT AS JUST CHAIN-LINK,
 05:28:21 BUT IF BARRIERS ARE A REQUIREMENT THEN WE'LL HAVE THE SPACE
 05:28:25 TO ACCOMMODATE.
 05:28:26 >>Jim Wallace: AS A ONCE A WEEK TENNIS PLAYER, I WOULDN'T
 05:28:30 WANT TO BE ON THE COURT NEXT TO THE PICKLEBALL GUYS TRYING
 05:28:33 TO PLAY MY TENNIS GAME AND I WOULDN'T WANT TO BE TRYING TO
 05:28:38 DRIVE A BALL OFF THE TEE, NOT THAT I'M A GREAT GOLFER, FOUR
 05:28:43 BALLS GOING, THE CUMULATIVE SOUND OF MULTIPLE BALLS.
 05:28:48 SURE YOU ARE SENSITIVE TO THAT.
 05:28:50 >> TEN-FOOT FENCE ALL THE WAY AROUND THE COURTS, THE TENNIS
 05:28:53 COURT AND PICKLEBALL COURT WILL NOT HAVE INTERCONNECTION.

05:28:56 THEY WILL BE COMPLETELY SEPARATE WITH THE FENCE AND SO
 05:28:59 FORTH.
 05:29:00 >>Jim Wallace: THIS IS HYPOTHETICAL OF WHAT THE SOUND WILL
 05:29:02 BE ADJACENT TO TENNIS COURTS, AND IF IT DOESN'T WORK OUT
 05:29:06 THAT WAY, IF THE CHAIN-LINK FENCE ONLY TAKES IT DOWN TO 72
 05:29:10 INSTEAD OF 76, OBVIOUSLY, YOU WOULD BUILD THE HARD SURFACE.
 05:29:16 >> CORRECT.
 05:29:17 WE WOULD REQUEST THAT SINCE THE PRELIMINARY MEASUREMENTS
 05:29:20 SHOW THAT WE CAN MEET THE MAXIMUM REQUIREMENTS, WE WOULD ASK
 05:29:23 THE APPROVAL WITHOUT THOSE EXTRA REQUIREMENTS ADDED.
 05:29:27 AND WE COULD FOLLOW UP WITH AN ACTUAL LIVE SOUND STUDY
 05:29:32 POST-CONSTRUCTION WHEN THINGS --
 05:29:34 >>Jim Wallace: -- WALLS ARE PRETTY INEXPENSIVE TO BUILD.
 05:29:39 >>Barry Jones: THEY CAN HANG SOUNDPROOF MATTINGS ON THE
 05:29:42 CHAIN-LINK FENCE.
 05:29:42 DON'T HAVE TO BUILD A WALL.
 05:29:42 BUT I RECALL YOUR CONVERSATION THAT WE DISCUSSED HOW THE
 05:29:46 SOUND OF A PICKLEBALL WAS DIFFERENT THAN THE NORMAL SOUND
 05:29:49 DECIBEL LEVEL.
 05:29:50 I THOUGHT WE HAD AGREED TO A 55-DECIBEL LEVEL.
 05:29:54 >>Scotty Wood: ACTUALLY, I STAND CORRECTED.
 05:29:56 IT'S NOT IN THE LAND DEVELOPMENT CODE.
 05:29:57 IT IS IN THE VILLAGE ORDINANCE, OUR NOISE ORDINANCE.
 05:30:01 AND IT IS 66.
 05:30:03 WE HAVEN'T CHANGED THE ORDINANCE.

05:30:06 >>Barry Jones: UNDERSTOOD.
 05:30:07 BUT I THINK WE APPLIED THAT STANDARD AT SOME PREVIOUS CASE.
 05:30:10 >>Mary Gibbs: I THINK WHEN YOU DID RIVERWOODS PLANTATION,
 05:30:14 THIS ISSUE CAME UP AND MAYBE THE BROOKS AFTER THAT.
 05:30:17 THEN I THINK JIM HART WAS HERE AND HE WAS RECOMMENDING THAT
 05:30:20 DECIBELS, THE 55 OR 56, WHATEVER IT WAS.
 05:30:26 >>Barry Jones: DIFFERENTIAL CHARACTERISTICS OF STRIKING BALL
 05:30:29 --

05:30:29 >>Mary Gibbs: LIKE AN IMPULSIVE NOISE.
 05:30:33 >>Barry Jones: DURATION AND REPETITIVENESS, ALMOST LIKE WE
 05:30:37 NEED TO ADDRESS IN SOUND ORDINANCE.
 05:30:39 >>Mary Gibbs: RIVERWOODS PLANTATION WHERE THEY DIDN'T HAVE
 05:30:42 THE SOUND MITIGATION, I THINK WE PUT A CONDITION IN THAT
 05:30:45 SAID IF IT CREATED A PROBLEM LATER.
 05:30:49 >>Barry Jones: IF THEY EXCEED IT, AND I THINK IT WAS THERE
 05:30:52 THAT THEY AGREED IN THE INTEREST OF BEING A GOOD NEIGHBOR,
 05:30:57 THEY EXCEEDED THAT 55 WHICH SEEMED TO BE A MORE ACCEPTABLE
 05:31:01 BACKGROUND THRESHOLD, THEN THEY WOULD AGREE TO PUT UP THE
 05:31:05 SOUNDPROOF DAMPENING OR REQUIRE THE PADDLE MATS OR SPECIAL
 05:31:10 BALLS.
 05:31:10 >>Jim Wallace: ONE OF THE THINGS I REMEMBER THAT WE ASKED,
 05:31:12 THAT WE DISCUSSED WAS THE CUMULATIVE EFFECT AND THE SOUND,
 05:31:16 THE ACOUSTIC ENGINEER AT THE TIME I BELIEVE SAID, WELL, IT'S
 05:31:21 SOMETHING WE HAVEN'T TESTED, BUT YOU'RE RIGHT THERE IS A
 05:31:24 CUMULATIVE EFFECT.

 05:31:26 I THINK IT WAS ON THE BROOKS WHERE WE HAD 16 COURTS.
 05:31:28 AND WE HAVE 16 BALLS HITTING HALF A SECOND BETWEEN EACH
 05:31:32 OTHER.
 05:31:32 WHAT CUMULATIVE EFFECTIVE WAVES ARE YOU GETTING.
 05:31:38 BASED ON ONE SOUND OR FOUR SOUNDS?
 05:31:40 YOU DO HAVE A CUMULATIVE EFFECT, DO WE NOT?
 05:31:44 >> CORRECT.
 05:31:44 SO IT WAS BASED ON THE FOURTH COURTS PLAYING TOGETHER AND
 05:31:47 THEN EACH ONE WAS INDIVIDUALLY MEASURED BECAUSE OF THE
 05:31:50 DISTANCE BETWEEN THE COURT'S RELATIONSHIP TO THE RESIDENTS.
 05:31:55 THEY PRODUCED A DIFFERENT KIND OF DISTANCE.
 05:31:58 >>Jim Wallace: IS THE TESTING BASED ON BABABA BOOM OR JUST
 05:32:04 BOOM.
 05:32:05 >> THAT ONE I DON'T KNOW.
 05:32:07 >>Jim Wallace: FOUR SOUNDS HAPPENING ALMOST SIMULTANEOUSLY?
 05:32:09 FROM THE ACOUSTIC ENGINEER, THERE IS A CUMULATIVE EFFECT
 05:32:16 WHEN THE BALL, THE SOUND OF THE BALL BEING HIT IS HAPPENING
 05:32:20 IMMEDIATELY AFTER ANOTHER WALL.
 05:32:22 >>Barry Jones: LIKE A SURGE WAVE BUILDS AS IT GOES OUT.
 05:32:26 >>Jim Wallace: I'M ASKING HOW IT WAS TESTED.
 05:32:27 IF YOU ONLY TEST ONE BALL AND THERE IS A CUMULATIVE EFFECT
 05:32:32 WHICH GIVES YOU A HIGHER DECIBEL LEVEL, THEN THIS IS NOT
 05:32:35 VALID.
 05:32:35 >>Barry Jones: MODEL ARE USELESS.
 05:32:37 YOU SET THE STIPULATIONS AND THE STANDARDS, AGREEMENTS,

 05:32:40 APPLY THEM WHEN THEY COME INTO EFFECT AND YOU MEASURE WHAT
 05:32:43 HAPPENS IN THE REAL WORLD.
 05:32:45 IF IT IS A CLEAR DRY NIGHT OR DAMP WET NIGHT, YOU'LL GET TWO
 05:32:50 DIFFERENT NUMBERS.

05:32:51 MODEL ARE NICE TO LOOK AT, BUT MEASUREMENTS ARE GOOD.
 05:32:53 PHONES HAVE AN APP YOU CAN PUT ON AND MEASURE DECIBEL LEVELS
 05:32:59 NOW IF SOMEBODY HAS A COMPLAINT.
 05:33:04 >>Jim Wallace: WANT TO GET IT RIGHT THE FIRST TIME.
 05:33:06 >>Mary Gibbs: WE ALSO HAVE THE BROOKS PICKLEBALL COMING UP
 05:33:08 NEXT.
 05:33:09 INTERESTED TO SEE WHAT YOU SAY ABOUT THAT AND MAYBE TYLER
 05:33:12 CAN GET SOME HINTS FROM THAT, TOO.
 05:33:15 >>Kristin Jeannin: I THINK THOSE SOUND ATTENUATION PANELS ON
 05:33:18 THE CHAIN-LINK FENCE ARE PRETTY ECONOMICAL.
 05:33:23 PUT THAT OUT THERE.
 05:33:24 >> WE ACTUALLY HAD PSM DID THE BROOKS.
 05:33:27 HE ALSO WAS THE ONE THAT DID OURS.
 05:33:29 I CAN WELCOME HIM UP TO SEE AND ANSWER YOUR QUESTION.
 05:33:35 >>Kristin Jeannin: THAT WOULD BE GOOD.
 05:33:36 >>Jim Wallace: YOU ARE COMMITTING TO -- WHAT ARE THESE SOUND
 05:33:40 --
 05:33:40 >>Barry Jones: THEY ARE NOT COMMITTING TO ANYTHING.
 05:33:41 THIS IS A PUBLIC INFORMATION MEETING AND WE'RE TALKING OUT
 05:33:44 LOUD.
 05:33:44 >>Kristin Jeannin: THEY ARE PRESENTING CHAIN-LINK FENCE.

 05:33:47 >>Jim Wallace: USING SOUND ABATEMENT --
 05:33:50 >> WE ARE CURRENTLY PROPOSING NOTHING AT THIS TIME BECAUSE
 05:33:53 WE ARE LESS THAN THE 66 THRESHOLD.
 05:33:55 WE WOULD BE OPEN TO DOING A FOLLOW-UP ONCE THEY OPEN UP AND
 05:33:59 SO FORTH TO VERIFY LIVE ACTION.
 05:34:03 >>Scotty Wood: WOULD YOU BE OPEN TO ACOUSTIFENCE?
 05:34:07 >> IF THE SOUND LEVELS EXCEED THE MAXIMUMS.
 05:34:13 >>Scotty Wood: ANYTHING ELSE?
 05:34:14 PUBLIC INPUT.
 05:34:18 >>Tammy Duran: NOTHING FOR THIS CASE.
 05:34:20 NOT FOR THIS ONE.
 05:34:23 >>Scotty Wood: OKAY.
 05:34:24 CLOSING PUBLIC INPUT.
 05:34:27 >>Kristin Jeannin: DID WE WANT TO HEAR THE SOUND
 05:34:29 PROFESSIONALS FEEDBACK?
 05:34:31 DO IT AT THE NEXT ONE.
 05:34:34 SPREAD IT OUT.
 05:34:37 >>Scotty Wood: THANK YOU.
 05:34:37 OUR NEXT ITEM IS THE BROOKS COMMONS CLUB PICKLEBALL
 05:34:54 EXPANSION AMENDMENT.
 05:34:56 ALSO KNOWN AS PICKLEBALL 2.0.
 05:35:01 PLAYER MAYOR TRENDING ON TO OUR FUN PICKLEBALL EVENING.
 05:35:09 YOU MAY RECALL THE BROOKS PICKLEBALL CAME IN A WHILE BACK TO
 05:35:14 DO AN EXPANSION OF THE PICKLEBALL FACILITIES.
 05:35:18 AND IN THE INTERIM NOW THERE'S BEEN, I THINK, AN OWNERSHIP

05:35:22 CHANGE.
 05:35:23 I'M NOT SURE IF THAT'S WHAT NECESSITATED THEIR PROPOSAL, BUT
 05:35:26 THEY ARE COMING BACK TO REDUCE THE PICKLEBALL COURTS FROM 16
 05:35:29 TO 11 AND MAKE A FEW OTHER CHANGES.
 05:35:32 THEY ARE GOING TO EXPLAIN IT.
 05:35:37 JIM McCORD IS GOING TO EXPLAIN IT.
 05:35:39 BUT I DO WANT TO MENTION THAT IN THIS CASE, I THINK WE HAVE
 05:35:42 SET THE RECORD PERHAPS FOR E-COMMENTS BECAUSE AT LAST COUNT
 05:35:47 WE HAD OVER 206 OR 220 OR SOMETHING.
 05:35:50 WE SENT YOU THE E-COMMENTS.
 05:35:52 I THINK THEY HAVE SET THE RECORD.
 05:35:54 GO BROOKS.
 05:35:55 THEY WERE ALL IN FAVOR OF THE PICKLEBALL EXCEPT SOME OF
 05:36:00 THEM, A FEW OF THEM WERE NOT WANTING TO REDUCE IT.
 05:36:04 THEY WANTED MORE.
 05:36:05 THEY WANTED THE ORIGINAL.
 05:36:06 I THOUGHT THAT WAS INTERESTING.
 05:36:10 I'M GOING TO TURN IT OVER TO JAMES McCORD.
 05:36:16 >> MARY DID YOU SAVE UP ALL THE PICKLEBALL APPLICATIONS FOR
 05:36:19 SCOTTY ON HIS LAST NIGHT AS CHAIR?
 05:36:23 >>Mary Gibbs: WE'RE GOING TO WRAP HIM UP A GIFT IN ALL
 05:36:26 PICKLEBALL E-COMMENTS OR SOMETHING.
 05:36:28 >>Kristin Jeannin: I'M SURE THERE WILL BE MORE.
 05:36:31 >> GOOD EVENING TO YOU ALL.
 05:36:33 I'M JAMES McCORD, DIRECTOR OF LANDSCAPE ARCHITECTURE, RWA.

 05:36:37 THIS IS SOMETHING I RARELY DO IS COMING TO BRING A PLAN
 05:36:42 THAT'S ALREADY BEEN ACCEPTED AND ASK YOU IF WE CAN MAKE IT
 05:36:46 LESS INVASIVE.
 05:36:48 I'LL GO THROUGH THE CHANGES.
 05:36:50 SOME OF THIS STUFF IS HOUSEKEEPING, LIKE THERE IS AN
 05:36:53 OWNERSHIP CHANGE, A NAME CHANGE OF THE PROJECT.
 05:36:55 LITTLE THINGS LIKE THAT.
 05:36:57 THESE ARE ALL OF THE THINGS THAT COME IN FOR THE AMENDMENT.
 05:36:59 BUT THE BIGGEST PART IS WE'RE LOOKING AT REDUCING THE AMOUNT
 05:37:02 OF COURTS FROM 16 TO 11.
 05:37:04 AGAIN, THIS IS TO AMEND AN ALREADY APPROVED FACILITY.
 05:37:10 TODAY WE'RE GOING TO TALK ABOUT, OF COURSE, THE LOCATION AND
 05:37:15 THE CONTEXT.
 05:37:16 THE APPROVED SITE PLAN, THE PROPOSED REVISIONS AND THEN
 05:37:20 DISCUSSION.
 05:37:24 MOST PEOPLE ARE FAMILIAR WITH THE BROOKS, BUT THOSE THAT ARE
 05:37:26 NOT, IT'S LOCATED OFF 41 BEHIND -- OVER BY THE COCONUT
 05:37:32 POINTE MALL.
 05:37:34 IT'S BEEN AN ESTABLISHMENT IN ESTERO FOR MANY, MANY YEARS.
 05:37:38 AND THIS IS THE PROXIMITY.
 05:37:42 YOU CAN SEE THE COMMONS CLUB.
 05:37:44 THAT'S WHAT THE CIRCLE IS.

05:37:45 AND THEN THIS IS THE CURRENT FACILITY THAT WAS APPROVED FOR
 05:37:51 16 COURTS.
 05:37:55 ZOOM IN A LITTLE BIT.

05:37:57 AGAIN, THIS IS THE CURRENT LAYOUT.
 05:37:59 THIS HAS BEEN APPROVED FOR 16 COURTS AND WE'LL GET TO WHAT
 05:38:01 WAS APPROVED.
 05:38:03 HERE YOU CAN KIND OF SEE, THIS IS WHAT'S BEEN APPROVED.
 05:38:08 16 COURTS, ADDITIONAL PARKING.
 05:38:11 SO WHAT WE'RE LOOKING AT CHANGING IS THE PROJECT NAME AND
 05:38:14 OWNERSHIP.
 05:38:14 COURT REDUCTION.
 05:38:15 WE'RE GOING TO ACTUALLY RELOCATE AND UTILIZE A COUPLE OF
 05:38:19 EXISTING STRUCTURES.
 05:38:20 SO WE'RE GOING TO REDUCE THE AMOUNT OF STRUCTURES BEING
 05:38:23 BUILT ON THE PROJECT AND RECYCLE, IF YOU WILL.
 05:38:26 AMEND THE PHASING PLAN AND THEN REVISE THE LANDSCAPE AND
 05:38:29 LIGHTING PLANS ACCORDINGLY BASED ON, AGAIN, EVERYTHING IS
 05:38:32 BEING REDUCED.
 05:38:38 AGAIN, FIRST PART IS PROJECT NAME AND OWNERSHIP CHANGE.
 05:38:41 SO WE'RE GOING FROM THE COMMONS AT THE BROOKS PICKLEBALL AND
 05:38:49 PARKING EXPANSION TO THE COMMONS CLUB AT THE BROOKS
 05:38:52 PICKLEBALL FACILITY EXPANSION.
 05:38:53 AND THIS ALL CAME BECAUSE THERE IS AN OWNERSHIP CHANGE FROM
 05:38:56 THE BROOKS OF BONITA SPRINGS TO THE COMMONS CLUB IS NOW --
 05:39:01 NOW OWNS AND RUNS THE PICKLEBALL AND ALL THE OTHER
 05:39:04 ACTIVITIES AROUND IT.
 05:39:04 THE NEXT THING IS COURT REDUCTION.
 05:39:11 THIS IS THE BIG ONE.

05:39:12 YOU CAN KIND OF SEE WHAT WAS APPROVED.
 05:39:14 THIS IS WHAT WAS APPROVED AND THIS IS WHAT WE'RE ASKING FOR.
 05:39:16 YOU CAN SEE THE REDUCTION IS SOMEWHAT SIGNIFICANT, MOVING
 05:39:22 THE LARGE PAVILION TO HERE, THERE ARE A COUPLE ON THE
 05:39:27 CURRENT ORIGINAL.
 05:39:28 THERE ARE TWO EXISTING SHADE STRUCTURES.
 05:39:32 WE'RE GOING TO MOVE THOSE AND UTILIZE THOSE.
 05:39:34 THE ORIGINAL PLAN HAD MULTIPLE ADDITIONAL SHADE STRUCTURES.
 05:39:37 AGAIN, A LITTLE BIT MORE -- NOT INVASIVE, BUT A LITTLE MORE
 05:39:44 INTENSIVE, IF YOU WILL.
 05:39:45 SO, AGAIN, WE'RE GOING TO RELOCATE THEM.
 05:39:49 YOU CAN KIND OF SEE WHERE THEY ARE AT.
 05:39:51 ON THE APPROVED.
 05:39:54 AND THIS IS WHAT WE'RE PROPOSING.
 05:39:56 IT'S GOING TO BE THE TWO RELOCATED STRUCTURES AND THEN A NEW
 05:40:00 OPEN-AIR PAVILION.
 05:40:02 INSTEAD OF WHEREAS BEFORE WE HAD FOUR STRUCTURES AND THEN AN
 05:40:06 OPEN-AIR PAVILION.

05:40:08 REDUCTION IN THAT AS WELL.
 05:40:09 WE'RE GOING TO AMEND THE PHASING PLAN.
 05:40:14 CURRENTLY WE HAVE THREE PHASES.
 05:40:16 WE'RE GOING TO MAKE IT SIMPLE AND REDUCE THAT TO TWO PHASES.
 05:40:20 THIS IS LIKE THE FIRST PHASE.
 05:40:24 WHAT WAS APPROVED AND THEN NOW, REVISE LANDSCAPE AND
 05:40:32 LIGHTING PLANS.

05:40:33 YOU CAN KIND OF SEE THIS IS A HIGHLIGHT OF THE LANDSCAPE
 05:40:39 THAT WAS A LOT MORE BEING TAKEN OUT.
 05:40:41 NOW WE'RE LEAVING MORE OF IT AND JUST, AGAIN, THE NUMBERS
 05:40:45 AND EVERYTHING.
 05:40:46 SINCE EVERYTHING IS CHANGING, THE HARD SCAPE IS CHANGING,
 05:40:49 THE LANDSCAPE NUMBERS ARE REDUCED A LITTLE BIT, TOO.
 05:40:52 AGAIN, BECAUSE WE'RE SAVING MORE VEGETATION THAT'S EXISTING.
 05:40:56 YOU CAN SEE THE REDUCTION IN FIXTURES, TOO, SO THERE'S GOING
 05:41:01 TO BE A LOT LESS LIGHT SPREAD THROUGHOUT.
 05:41:07 AND THESE ARE PICKLEBALL COURTS AND THE LIGHT IS RELATIVELY
 05:41:11 INTENSE FOR PLAY.
 05:41:13 THIS WILL DEFINITELY HELP AND THE PARKING LOT LIGHTING, SAME
 05:41:16 THING.
 05:41:16 REDUCED AND A LITTLE MORE BALANCED AS WELL BECAUSE WE'RE NOT
 05:41:19 GETTING AS MUCH GLARE FROM ALL THESE.
 05:41:21 SO WHAT'S NICE IS THIS WILL BE MORE BALANCED.
 05:41:25 SO WHEN THE PICKLEBALL COURT LIGHTS ARE OFF, THIS ACTUALLY
 05:41:29 HAS A BETTER AVERAGE THROUGHOUT THE PARK, WHICH WAS A LITTLE
 05:41:32 BIT MORE BENEFICIAL FOR THE DRIVER.
 05:41:35 SO THIS IS OUR PROPOSED SITE PLAN.
 05:41:39 YOU CAN SEE, AGAIN, WE'VE REDUCED THE PICKLEBALL COURTS.
 05:41:43 THE PARKING IS GOING TO STAY THE SAME.
 05:41:47 THE RELOCATED SHADE STRUCTURES AND THEN JUST ONE CENTER
 05:41:54 PAVILION, WHICH, AGAIN, WE HAD BEFORE.
 05:41:57 LIKE I SAID, THE REDUCTION FROM FOUR TO TWO ON THE SHADE

05:42:03 STRUCTURES AND ACTUALLY THIS TIME UTILIZING, INSTEAD OF
 05:42:05 CREATING NEW ONES, BEING ABLE TO UTILIZE THE EXISTING ONES
 05:42:09 AND JUST RELOCATE THEM.
 05:42:10 THIS IS WHAT WE'RE HOPING THAT THIS AMENDMENT WILL BE
 05:42:15 JUSTIFIED.
 05:42:15 WE'RE REDUCING THE INTENSITY AND SITE IMPACTS.
 05:42:19 LOWERING IMPERVIOUS AND ALSO CONSISTENT WITH THE VILLAGE OF
 05:42:23 ESTERO LDC CODE.
 05:42:24 OF COURSE, THIS IS A LITTLE PREMATURE SINCE THIS IS A PUBLIC
 05:42:31 INFORMATION MEETING SO WE WON'T ASK FOR YOUR APPROVAL
 05:42:34 TONIGHT.
 05:42:34 AGAIN, NOW IF WE OPEN IT UP TO QUESTIONS.
 05:42:41 >>Michael Sheeley: DIFFERENT HAVING SOMEBODY COME IN AND ASK
 05:42:43 FOR A REDUCTION IN INTENSITY.

05:42:45 NEVER SEEN IT.
 05:42:46 >> YES, SIR.
 05:42:48 >>Michael Sheeley: WHAT IS THE REASON THAT THEY DECIDED TO
 05:42:50 REDUCE THE COURTS?
 05:42:51 >> I'LL LET A MEMBER OF THE BROOKS COMMONS CLUB ADDRESS THAT
 05:42:54 AND GIVE YOU A LITTLE BIT OF BACKGROUND ON THAT BETTER THAN
 05:42:56 I CAN.
 05:42:57 >>Jim Wallace: I WAS CURIOUS, THE E-COMMENTS, THERE WAS
 05:43:04 QUITE A FEW OF THEM.
 05:43:05 I DON'T KNOW, MAYBE 15.
 05:43:06 ONLY ONE THAT SAID I'M GLAD IT'S GOING DOWN TO 11.

 05:43:12 AND ALL THE OTHERS SAID WHY AREN'T WE KEEPING IT AT 16.
 05:43:16 WE OBVIOUSLY DON'T HAVE ANY JURISDICTION OVER THAT AT ALL.
 05:43:19 IT'S YOUR DECISION.
 05:43:20 I WAS CURIOUS ONLY, IT SEEMS OVERWHELMINGLY THE PICKLEBALL
 05:43:25 PLAYERS WANT 16, WHY ARE YOU REDUCING IT TO 11?
 05:43:30 >>Mary Gibbs: IN THE E-COMMENTS, IF I CAN CLARIFY --
 05:43:33 >> THE E-COMMENTS, THE VAST MAJORITY OF PEOPLE SUPPORTED THE
 05:43:38 COMMON CLUB PROPOSAL, HUNDREDS OF THEM.
 05:43:42 >>Mary Gibbs: THERE WERE OVER 200, AND I WOULD SAY ABOUT 200
 05:43:46 OF THEM SAID WE WANT THE NEW PROPOSAL.
 05:43:50 THERE WAS A HANDFUL, MAYBE 10 OR 12 THAT SAID WE SELECT TO
 05:43:55 HAVE THE 16.
 05:43:56 >>Jim Wallace: MAYBE THAT'S THE ONES I GOT, MARY.
 05:43:59 >>Mary Gibbs: IT WAS A LITTLE CONFUSING.
 05:44:03 IT WAS A KIND OF FORM LETTER.
 05:44:04 >> MOST OF THE PEOPLE WERE IN AGREEMENT AND THE PEOPLE THAT
 05:44:07 WEREN'T IN AGREEMENT WANTED MORE.
 05:44:08 KEEP IT AS IS.
 05:44:14 THIS IS JOE FROM THE COMMONS CLUB.
 05:44:18 >> GOOD EVENING, EVERYBODY.
 05:44:19 JOSEPH ARCHAZKI, GENERAL MANAGER OF THE COMMONS CLUB.
 05:44:21 TO CLARIFY ON THE COURT COUNT, I INTRODUCED PICKLEBALL 11
 05:44:28 YEARS AGO AT THE COMMONS CLUB.
 05:44:29 I'VE BEEN VERY PLUGGED INTO IT.
 05:44:31 THE LAST COUPLE OF YEARS UNDER CDD CONTROL, THEY WERE IN

 05:44:34 CHARGE OF DETERMINING HOW MANY COURTS WERE NEEDED IN THE
 05:44:38 FUTURE.
 05:44:39 I AND THE COMMONS CLUB NEVER AGREED WITH THAT, ESPECIALLY
 05:44:42 THE LOCATION BEING VERY CLOSE TO THE COMMONS CLUB, SO WHEN
 05:44:45 WE PURCHASED THE PROPERTY, WE IMMEDIATELY SAID 16 COURTS
 05:44:49 WOULD NEVER BE NEEDED.
 05:44:50 WE'RE NOT EVEN SURE THE SECOND PHASE IS NEEDED AND PARTLY
 05:44:54 IT'S BECAUSE OF WHAT YOU'RE DOING WITH CHICKEN AND PICKLE
 05:44:59 AND SHADOW WOOD APPROVED SIX INDOOR COURTS.
 05:45:03 THE MAJORITY LIVE IN SHADOW WOOD.

05:45:05 OUR NEED FOR PICKLEBALL COURTS HAS DECREASED FROM A YEAR OR
 05:45:08 TWO AGO.
 05:45:10 IN TERMS OF COMMENTS ABOUT SOME OF MY MEMBERS WANTING 16
 05:45:16 COURTS, THAT IS PROBABLY A MISCUE FROM COMMUNICATIONS FROM
 05:45:19 ME.
 05:45:20 I SHOULD HAVE BEEN MORE CLEAR YESTERDAY IN A CLUBWIDE
 05:45:23 E-MAIL, WE CLARIFIED THAT FOR EVERYBODY.
 05:45:25 >> THANK YOU.
 05:45:27 >> YOU'RE WELCOME.
 05:45:28 >> ANYONE ELSE?
 05:45:30 >>Mary Gibbs: I HAVE A QUESTION THAT I THINK -- I'M NOT SURE
 05:45:33 IF JAMES CAN EXPLAIN IT, BUT I THINK IN THE CHANGING THIS,
 05:45:38 IN SPEAKING TO THE ENGINEER THE OTHER DAY, THERE WAS SOME
 05:45:41 SOUND ATTENUATION THAT YOU WERE GOING TO DO, I THINK, WHEN
 05:45:45 THE PICKLEBALL COURTS, THE ONES YOU'RE REMOVING.

 05:45:50 NOW JUST TO CLARIFY, IS THERE NO SOUND ATTENUATION PLANNED
 05:45:54 FOR THESE NEW COURTS?
 05:45:57 >> FROM MY UNDERSTANDING WE WERE GOING TO DO MAYBE A
 05:46:00 POST-SURVEY AND SEE BECAUSE RIGHT NOW THERE HAS NOT BEEN
 05:46:05 COMPLAINTS THROUGHOUT THE COMMUNITY.
 05:46:07 WE'VE NOT REGISTERED ANY COMPLAINTS.
 05:46:08 >>Mary Gibbs: WHAT I REMEMBERED FROM BEFORE, THE COMMONS
 05:46:11 CLUB KIND OF COMPLAINED BECAUSE THE YOGA PEOPLE LIKED TO
 05:46:15 HAVE IT QUIET.
 05:46:16 I THINK WE PUT SOMETHING ON THE EXISTING APPROVAL THAT THEY
 05:46:19 HAD TO DO SOME SOUND ATTENUATION.
 05:46:22 MAYBE THE ACOUSTI-MAT OR SOMETHING.
 05:46:24 I THINK THAT THAT WOULD COME -- YOU'RE NOT PROPOSING DOING
 05:46:27 THAT NOW.
 05:46:30 >> THE MAIN REASON IS THE PERSON THAT BOUGHT THE PICKLEBALL
 05:46:35 COURTS OR TOOK OWNERSHIP WAS THE PEOPLE COMPLAINING ABOUT
 05:46:37 THE PICKLEBALL NOISE ORIGINALLY.
 05:46:40 >>Mary Gibbs: THAT'S ONE WAY TO FIX THE PROBLEM, RIGHT?
 05:46:45 >> OBVIOUSLY I GUESS THE REDUCTION, AND THIS COULD BE
 05:46:47 SOMETHING THAT MAYBE JOE COULD ANSWER A LITTLE MORE, BUT I
 05:46:50 KNOW THEY WERE GOING TO LOOK INTO IT AND SEE.
 05:46:52 IT WAS RESIDENTIAL COMPLAINTS BUT PEOPLE I GUESS WITH THE
 05:46:56 CLUB COMPLAINING ABOUT THE NOISE.
 05:46:58 NEXT TO IT, NOW THEY OWN IT AND ARE IN CONTROL OF IT.
 05:47:01 I THINK THAT'S THE REASON WHY WE WEREN'T PROPOSING THAT

 05:47:04 BECAUSE THEY WEREN'T ASKING IT FOR THEMSELVES, IF YOU WILL.
 05:47:07 >>Mary Gibbs: MAY I ASK ONE MORE QUESTION, IT MIGHT BE FOR
 05:47:10 JOE.
 05:47:11 BECAUSE WHEN THIS CAME UP THE LAST TIME AND I THINK WE ENDED
 05:47:14 UP APPROVING IT, THERE WERE A FEW PEOPLE THAT CAME TO THE
 05:47:17 HEARING.

05:47:20 I DON'T KNOW IF THEY LIVE ACROSS THE LAKE TO THE NORTH.
 05:47:23 FEW PEOPLE THAT I RECALLED WERE NOT HAPPY AND THEN THEY WENT
 05:47:26 TO THE COUNCIL AFTER IT WAS APPROVED TO SEE IF THEY WOULD
 05:47:30 APPEAL IT OR TAKE JURISDICTION, SO IT BECAME A LITTLE
 05:47:34 PROBLEMATIC.
 05:47:34 I THINK WE'VE ASKED TO KIND OF REACH OUT AND MAKE SURE WE
 05:47:37 DON'T HAVE THAT SITUATION.
 05:47:39 BECAUSE I DON'T KNOW, YOU CAN'T TELL FROM THIS PICTURE LIKE
 05:47:42 HOW CLOSE THE HOUSES ARE.
 05:47:43 I REMEMBER PEOPLE SAYING THAT THE SOUND WAS GOING TO BOUNCE
 05:47:46 OFF THE LAKE AND THEY WOULD BE SITTING ON THEIR LANAIS.
 05:47:49 >> YOU'RE RIGHT, MARY.
 05:47:51 PHASE ONE OF THE CDD PROJECT WAS TO LOCATE THE COURTS RIGHT
 05:47:55 WHERE THAT RESTROOM IS IN THE TOP SORT OF RIGHT, WHICH MOVED
 05:47:59 THEM CLOSER TO THE SHADOW WOOD COMMUNITY.
 05:48:02 AND THAT'S WHERE THE SOUND ABATEMENT PANELS WERE GOING TO BE
 05:48:05 INSTALLED.
 05:48:06 WE'RE NOT DOING THOSE COURTS AT ALL.
 05:48:08 WHEN WE DO INSTALL OUR FENCING FOR THE PROPOSED COURTS, WE

 05:48:13 WILL PUT IN POLES THAT ARE STRONG ENOUGH TO SUPPORT ANY
 05:48:16 SOUND ABATEMENT IF NEEDED IN THE FUTURE.
 05:48:19 WE'RE ALSO -- WE'VE HAD THREE SOUND TESTS SO FAR.
 05:48:23 WE'RE WILLING TO DO ONE MORE BEFORE THE NEXT MEETING IF
 05:48:27 REQUIRED.
 05:48:28 AND/OR AFTER THE COURTS ARE BUILT.
 05:48:34 >>Scotty Wood: THANK YOU.
 05:48:35 >> OUR PLEASURE.
 05:48:37 >>Scotty Wood: PUBLIC INPUT.
 05:48:38 >>Tammy Duran: YES.
 05:48:39 ANDREW.
 05:48:47 >> THANK YOU.
 05:48:47 MY NAME IS ANDREW BRECKMAN.
 05:48:49 I AM A RESIDENT OF SHADOW WOOD.
 05:48:51 AND I'D LIKE TO COMMENT AND CONGRATULATE ALL OF YOU FOR YOUR
 05:48:58 REVIEW AND APPROVAL OF THE ENLARGED PLAN IN JANUARY OF THIS
 05:49:04 YEAR AFTER LOOKING AT THE EXTENSIVE PLANS AND PARTICULARLY
 05:49:07 THE NOISE ABATEMENT AND NOISE STUDY THAT WAS PRESENTED BY
 05:49:12 PMS, THE COMPANY THAT WOULD BE DOING THE ONE BEFORE US.
 05:49:17 THE KEY THINGS THAT I THINK ARE REALLY IMPORTANT ARE THAT
 05:49:24 THE REQUEST, AS HAVE BEEN STATED, IS FOR A REDUCTION IN THE
 05:49:28 NUMBER OF COURTS.
 05:49:31 AND ALTHOUGH THE TOTAL REDUCTION IS 30%, 16 DOWN TO 11, THE
 05:49:37 ACTUAL REDUCTION TO BEGIN WITH IS FROM 16 DOWN TO 7.
 05:49:42 50% REDUCTION.

 05:49:44 IF, IN FACT, THE NUMBER OF PICKLEBALL, QUOTE, SOUNDS COULD
 05:49:48 BE AN ISSUE AT ANY TIME, THOSE STUDIES FROM LAST YEAR SHOWED

05:49:54 THAT THEY MET THE VILLAGE STANDARD AND NOW THE REQUEST IS
 05:49:59 FOR A 50% REDUCTION.
 05:50:01 SO I THINK THAT SPEAKS IN FAVOR AFTER ALL OF YOU REVIEW
 05:50:05 THESE AND GO THROUGH PUBLIC COMMENT TO VOTE APPROPRIATELY.
 05:50:11 AS A RESIDENT OF FLORIDA FOR THE PAST 12 YEARS, I'VE BEEN
 05:50:15 PRIVILEGED TO BE APPROXIMATELY THREE TO FOUR HUNDRED FEET
 05:50:22 AWAY FROM THE CURRENT PICKLEBALL COURTS.
 05:50:26 I WILL I HAVE IN CYPRESS HAMMOCK, WHICH IS DUE WEST, AND
 05:50:30 THERE IS A WATERWAY THERE, AS THERE IS A WATERWAY TO THE
 05:50:33 NORTH.
 05:50:33 I WILL TELL YOU THAT THERE IS A PROBLEM.
 05:50:36 I PUT THIS DOWN ON MY ELECTRONIC COMMENTS, AND THE PROBLEM
 05:50:41 IS NOISE.
 05:50:43 THE NOISE HAS BEEN GETTING WORSE EVERY YEAR.
 05:50:50 IT GETS WORSE IN THE MORNING.
 05:50:52 IT GETS WORSE IN THE AFTERNOON.
 05:50:55 IT GETS WORSE IN THE EVENING.
 05:50:57 BUT AS A PLAYER AND AS A PERSON WHO APPRECIATES THE QUIET
 05:51:03 AND BEAUTY THAT WE HAVE HERE IN ESTERO, I CAN TELL YOU THAT
 05:51:10 THE NOISE IS NOT FROM THE PICKLEBALL COURTS.
 05:51:13 THE NOISE IS FROM THE TRAFFIC ON COCONUT ROAD THAT'S BEEN
 05:51:18 GETTING WORSE, MORE CONGESTED, MORE CARS, MORE MOTORCYCLES
 05:51:24 WITH THREE AIR EXHAUSTS, AND I WOULD HOPE THAT MAYBE SOMEDAY

 05:51:31 WE COULD ADDRESS THAT ISSUE.
 05:51:32 I DON'T KNOW HOW THAT'S DONE.
 05:51:33 BUT IN TERMS OF LOOKING, IF THERE IS EVER A QUESTION IN
 05:51:36 TERMS OF THE NOISE THAT WAS APPROVED BY YOU BEFORE, I'M SURE
 05:51:42 THE GENTLEMAN WHOSE COMPANY DID THE STUDY CAN EXPLAIN THE
 05:51:47 EXTENT OF WHY THAT IS NOT GOING TO BE A PROBLEM MOVING
 05:51:50 FORWARD.
 05:51:52 THANK YOU VERY MUCH FOR THE COMMENT.
 05:51:54 APPRECIATE IT.
 05:51:57 >>Tammy Duran: ART.
 05:51:59 >> THANK YOU, COUNCIL.
 05:52:01 CONGRATULATIONS ON NINE YEARS.
 05:52:05 >>Scotty Wood: THANK YOU.
 05:52:06 >> I GUESS I AM THE MINORITY IN THE ROOM.
 05:52:07 I COME FROM SPRING RUN.
 05:52:09 I LIVE IN HIDDEN LAKES.
 05:52:10 I'M IN THE PORTION THAT YOU CAN'T SEE THAT IS BELOW THAT
 05:52:14 PICTURE AND ACROSS THE GOLF COURSE FROM THERE.
 05:52:19 AND JOE CAME AND GAVE US A PRESENTATION ABOUT THE NOISE.
 05:52:26 AND THE NOISE I NEVER GOT A FULL INTERPRETATION AS TO
 05:52:30 WHETHER THE NOISE WAS BASED ON ONE COURT RUNNING.
 05:52:33 OF COURSE, THERE ARE ONLY THREE THERE NOW.
 05:52:35 BUT WITH THE THREE COURTS AND WITH THE POP, POP, POP, YES,
 05:52:39 THE NOISE ON COCONUT IS ANNOYING AND LOUD, BUT THOSE ARE

05:52:44 VEHICLES THAT WE CAN'T DIVERT.

05:52:47 BUT WE COULD DO SOMETHING ABOUT A PICKLEBALL COURT THAT HAS
 05:52:50 TO HAVE 11 COURTS RUNNING POP, POP, POP ALL DAY, ALL
 05:52:54 AFTERNOON AND ALL EVENING.
 05:52:55 SO MY ONLY QUESTION TO JOE WAS WOULD HE BE WILLING TO PUT UP
 05:53:03 THE SOUND DEADENING FENCE, I THINK YOU CALLED IT AN
 05:53:08 ACOUSTIFENCE, WHICH I DID SEE ON TV AND DIDN'T KNOW ABOUT IT
 05:53:13 UNTIL I DID SEE IT, AND THEY SHOWED IT AND PROVED THAT IT
 05:53:16 DOES WORK.
 05:53:16 AND JOE SAID THAT THEY HAD NO INTENTIONS OF PUTTING THAT UP.
 05:53:20 SO MY ONLY CONTENTION HERE, AND IT'S MAINLY FOR HIDDEN
 05:53:28 LAKES, THE HIDDEN LAKES COMMUNITY, THERE ARE ABOUT FIVE TO
 05:53:32 SEVEN BUILDINGS THAT ARE WITHIN THAT NOISE ZONE.
 05:53:38 MY ONLY REASON FOR COMING UP AND EVEN SPEAKING ABOUT IT IS
 05:53:41 BECAUSE I THINK THAT THEY SHOULD CONSIDER NOT POSSIBLY
 05:53:44 PUTTING UP THAT FENCE, BUT PUTTING UP THAT FENCE.
 05:53:46 I DO REMEMBER GOING TO THE MEETINGS AT THE COMMONS CLUB WHEN
 05:53:52 THE CDD OWNED IT AND THERE WAS AN IMMENSE AMOUNT OF PROBLEMS
 05:53:57 WITH NOISE, BOTH FROM SHADOW WOOD SIDE AS WELL AS THE OTHER
 05:54:01 SIDE.
 05:54:02 NOW, AS YOU CAN SEE, THEY ONLY STOPPED BEING A PROBLEM
 05:54:09 BECAUSE THEY ARE PLAYERS APPARENTLY AND WANTED TO TAKE
 05:54:12 CONTROL.
 05:54:12 BUT IN MY CASE, I AM NOT A PLAYER.
 05:54:14 I'LL SAY THAT RIGHT UP FRONT.
 05:54:16 I NEVER PLAN TO BE A PLAYER.

05:54:20 I JUST THINK THAT IF THE COUNCIL WERE TO CONSIDER THIS NEW
 05:54:24 PROPOSAL, THAT THEY AT LEAST ADDRESS THE FACT THAT, A, THERE
 05:54:30 SHOULD BE A MORE CONCISE SOUND STUDY DONE AND/OR POSSIBLY
 05:54:37 FORCE THEM TO PUT UP THAT FENCE, THAT ACOUSTIFENCE, BECAUSE
 05:54:41 I THINK THAT WILL MINIMIZE AND ALMOST DEADEN THAT SOUND FROM
 05:54:45 CROSSING THAT ROAD.
 05:54:46 THERE'S NOTHING BETWEEN US, ESPECIALLY SINCE ALL OF THE
 05:54:49 VEGETATION NOW, CDD IS IN THE PROCESS OF TRYING TO PUT NEW
 05:54:53 VEGETATION IN AND NEW SIDEWALKS IN, BUT THERE'S A LOT OF
 05:54:57 LACK OF VEGETATION IN THERE THAT WILL NOT DEADEN THAT SOUND.
 05:55:00 AND WHO KNOWS, NOT I, WHEN THEY ARE PLANNING ON DOING THAT.
 05:55:05 APPRECIATE YOUR CONSIDERATION TO WHAT I SAID.
 05:55:09 AND THANK YOU FOR YOUR TIME.
 05:55:11 >>Mary Gibbs: COULD YOU STATE YOUR NAME?
 05:55:15 >> ART SPADER.
 05:55:16 9880 SPRING RUN BOULEVARD, NUMBER 2903.
 05:55:21 >>Mary Gibbs: THANK YOU.
 05:55:22 >> YOU'RE WELCOME.
 05:55:22 THANK YOU.
 05:55:24 >>Tammy Duran: THAT'S ALL.

05:55:25 >>Scotty Wood: THAT'S IT.
 05:55:28 >> A POINT OF CLARIFICATION.
 05:55:30 I JUST WANTED TO PUT A QUESTION TO JOE.
 05:55:34 YOU HAD INDICATED THAT THERE WAS AN INTENTION TO PUT, WHEN
 05:55:40 THE FENCES WERE INSTALLED, THE NEW PICKLEBALL COURTS, THAT

 05:55:43 THE POLES WOULD BE STRONG ENOUGH TO SUPPORT THE ACOUSTIFENCE
 05:55:46 IF NEEDED.
 05:55:48 IS THAT CORRECT?
 05:55:48 >> CORRECT.
 05:55:50 WE PREFER NOT TO PUT IT IN FROM DAY ONE BECAUSE OF ALL THE
 05:55:54 HEAT THAT IT CREATES ON THE COURTS AND ALSO THE VISUAL.
 05:55:58 >>Anthony Gargano: BUT IF IT'S NEEDED, YOU'LL PUT IT IN.
 05:56:01 >> YES, DEFINITELY.
 05:56:03 >>Jim Wallace: WHAT IS THE REASON YOU'RE NOT PUTTING IN THE
 05:56:05 ACOUSTIC MATTING NOW?
 05:56:07 THE ACOUSTIFENCE NOW?
 05:56:09 >> IT RAISES THE TEMPERATURE ON THE COURTS.
 05:56:11 >>Jim Wallace: RAISES THE TEMPERATURE ON THE COURTS.
 05:56:15 >> THERE'S NO BREEZE OR ANYTHING ELSE.
 05:56:17 THANK YOU.
 05:56:23 >>Scotty Wood: MARY, WHILE THE CAKE IS STILL FRESH, WHY
 05:56:26 DON'T WE HAVE A LITTLE BREAK NOW?
 05:56:29 >>Mary Gibbs: THAT IS A GREAT IDEA.
 05:56:32 AND THE PUBLIC IS WELCOME TO HAVE CAKE, TOO.
 05:56:34 >>Scotty Wood: PLEASE HELP YOURSELVES.
 06:06:20 >>Mary Gibbs: THIS IS NOT PICKLEBALL, BUT IT IS IN THE
 06:06:24 BROOKS.
 06:06:24 THIS IS A GATEHOUSE REFURBISHMENT AND REFRESH.
 06:06:30 WE HAVE THE ARCHITECT ON ZOOM TONIGHT, ADRIAN -- SURE I'M
 06:06:35 GOING TO NOT PRONOUNCE HIS NAME CORRECTLY.

 06:06:39 KARAPICI.
 06:06:41 >> YOU GOT IT.
 06:06:41 >>Mary Gibbs: GOT IT, YEAH.
 06:06:43 HE'S GOING TO EXPLAIN THE REASON THAT THEY ARE REDOING THE
 06:06:46 GUARDHOUSE.
 06:06:49 THERE WAS SOME FIRE DEPARTMENT HEIGHT ISSUE, AND THEY ARE
 06:06:52 REDOING THE GUARDHOUSE TO BE CONSISTENT WITH THE CLUBHOUSE.
 06:06:55 ADRIAN WILL EXPLAIN A LITTLE BIT ABOUT THE ARCHITECTURAL
 06:06:59 STYLE.
 06:06:59 ADRIAN, I'LL TURN IT OVER TO YOU THEN.
 06:07:02 WE DO HAVE YOUR PLANS UP SO WE CAN PAGE DOWN IF ANYBODY
 06:07:05 NEEDS TO SEE IT.
 06:07:09 >> THANK YOU.
 06:07:11 CAN YOU HEAR ME?
 06:07:12 >> YES.
 06:07:13 >> ALL RIGHT.

06:07:19 AS YOU HEARD FROM MARY, ONE OF THE MAIN REASONS WHY WE'RE
 06:07:25 UPDATING THE ENTRY GATE FROM THE BROOKS ENTRANCE TO THE
 06:07:31 SHADOW WOOD COMMUNITY IS TO RAISE THE DRIVE-THROUGH ELEMENT
 06:07:37 TO MEET THE FIRE DEPARTMENT HEIGHT.
 06:07:43 CURRENTLY, THAT'S LESS THAN 12 FEET AND WE ALL KNOW THAT THE
 06:07:48 FIRE DEPARTMENT WOULD LIKE A MINIMUM OF 14 FEET.
 06:07:51 WE'RE GOING UP TO 15 TO ACCOMMODATE THAT.
 06:07:54 THAT'S ONE OF THE BIG REASONS.
 06:07:56 THE OTHER REASON IS THAT WE HAVE BEEN UPDATING A LOT OF THE

 06:08:02 COMMON BUILDINGS WITHIN THE COMMUNITY.
 06:08:03 ONE OF THEM IS THE CLUBHOUSE.
 06:08:06 AND THE INTENT HERE IS FOR ALL TO LOOK ALIKE, VERY SIMILAR
 06:08:16 SO WHEN YOU'RE AT SHADOW WOOD, YOU KNOW FROM THE MOMENT YOU
 06:08:18 STEP FOOT IN THE COMMUNITY, YOU KNOW THAT YOU'RE AT SHADOW
 06:08:23 WOOD.
 06:08:23 THE COLORS, THE ARCHITECTURAL FEATURES ARE MATCHING THE
 06:08:29 ARCHITECTURAL STYLE OF THE CLUBHOUSE.
 06:08:34 THE IDEA BEHIND THE ARCHITECTURAL STYLE FOR THE CLUBHOUSE
 06:08:39 WAS TO INTRODUCE A COASTAL TYPE OF ARCHITECTURE, VERNACULAR
 06:08:47 TYPE OF ARCHITECTURE.
 06:08:49 TRY TO GET AWAY A LITTLE BIT FROM THE MEDITERRANEAN OR THE
 06:08:56 TUSCAN STYLE ARCHITECTURE THAT'S BEEN OVERDONE IN THIS AREA.
 06:09:00 THE CLUBHOUSE LOOKS ABSOLUTELY GREAT.
 06:09:02 IT LOOKS GORGEOUS.
 06:09:05 AND AFTER ALL THE MEMBERS, ALL THE GUESTS HAVE COMMENTED
 06:09:12 YEAR AFTER YEAR OVER AND OVER AGAIN ON HOW THE CLUBHOUSE
 06:09:15 LOOKS LIKE, IT WAS TIME FOR US TO CONSIDER BRINGING ALL THE
 06:09:22 OTHER BUILDINGS INTO THE SAME ARCHITECTURAL STYLE IN THE
 06:09:27 GATEHOUSE.
 06:09:28 THAT'S ALL I CAN SAY.
 06:09:33 IT IS A VERY TINY BUILDING.
 06:09:35 WE'RE NOT INCREASING THE SQUARE FOOTAGE AT ALL.
 06:09:38 IT'S JUST REBUILDING, EXTENDING THE HEIGHT OF THE ENTRY
 06:09:45 DRIVEWAY WITHIN THE SAME FOOTPRINT.

 06:09:50 I CAN ANSWER ANY QUESTION YOU MIGHT HAVE.
 06:09:59 >>Scotty Wood: ANYONE?
 06:10:01 >>Mary Gibbs: I HAVE QUESTIONS.
 06:10:02 I THINK I DISCUSSED THIS WITH ADRIAN YESTERDAY, BUT ADRIAN,
 06:10:09 CAN YOU EXPLAIN A LITTLE BIT ABOUT THE COLORS?
 06:10:12 BECAUSE WHAT HAPPENED IS -- AND THE REASON WE'RE SCHEDULING
 06:10:16 THIS IS THIS IS VERY VISIBLE FROM COCONUT ROAD, AS YOU KNOW,
 06:10:20 BUT WHEN THE CLUBHOUSE CAME IN AND DID THEIR REDO SEVERAL
 06:10:25 YEARS AGO, WE DIDN'T HAVE THE CODE THAT HAD THE POINT OR
 06:10:30 GRAY.
 06:10:30 THEY ARE TRYING TO MAKE THIS MATCH.
 06:10:32 WHEN I TALKED TO ADRIAN BECAUSE THIS LOOKS VERY WHITE, BUT

06:10:35 HE SAID IT'S REALLY NOT.
 06:10:37 IT'S A KIND OF MUTED.
 06:10:39 SO IF YOU CAN EXPLAIN THAT A LITTLE BIT, ADRIAN.
 06:10:42 >> YEAH, IT'S NOT PURE WHITE.
 06:10:45 IT'S AN OFF-WHITE.
 06:10:47 IT'S A VERY WARM OFF-WHITE COLOR THAT MATCHES THE CLUB
 06:10:52 HOUSE.
 06:10:52 I WOULD BE MORE THAN HAPPY TO PROVIDE YOU WITH COLOR NUMBERS
 06:10:56 FROM SHERWIN WILLIAMS BUT I CAN ASSURE YOU IT'S NOT PURE
 06:11:01 WHITE.
 06:11:02 THAT'S ALSO BEING OVERDONE.
 06:11:04 SURE YOU CAN AGREE TO THAT ONE RECENTLY.
 06:11:06 AND IT'S DEFINITELY NOT GRAY.

06:11:10 ONE OTHER THING I CAN TELL YOU IS THE COLOR RENDERINGS,
 06:11:16 ALTHOUGH THEY ARE VERY CLOSE TO WHAT THE FINAL PRODUCT WOULD
 06:11:21 LOOK, IT'S NEVER EXACTLY LIKE THAT.
 06:11:25 SO IT MIGHT BE A LITTLE BIT SKEWED FROM WHAT YOU'RE SEEING
 06:11:28 ON THE SCREEN.
 06:11:31 >>Mary Gibbs: WILL THE BOARD WANT TO SEE THE COLOR NUMBERS
 06:11:35 OR LITTLE SWATCHES WHEN THIS COMES BACK?
 06:11:37 >>Barry Jones: YEAH, EVEN IF IT IS AN OFF-WHITE, I STILL
 06:11:40 DON'T THINK, UNLESS I'M MISSING SOMETHING HERE, THE
 06:11:43 PERCENTAGE OF SQUARE FOOTAGE THAT IS A LIGHT COLOR IS NOT
 06:11:47 GOING TO MEET THE STANDARD.
 06:11:49 >>Mary Gibbs: WELL, IT LOOKED -- SEE, THIS IS KIND OF HARD
 06:11:52 TO VISUALIZE BECAUSE IT IS SMALL BUT LOOKED PRETTY WHITE.
 06:11:57 I WASN'T SURE.
 06:11:58 AT FIRST I SAW IT, OOOH, VERY WHITE AND IT LOOKED A LITTLE
 06:12:02 MODERN.
 06:12:03 ADRIAN EXPLAINED TO ME, I'M NOT AN ARCHITECT AND SORT OF
 06:12:06 COASTAL VERNACULAR, NOT MODERN CONTEMPORARY.
 06:12:09 ADRIAN, I THINK --
 06:12:13 >> THAT IS CORRECT.
 06:12:14 THAT IS CORRECT.
 06:12:14 >>Mary Gibbs: I THINK YOU WANT TO LOOK AT THE COLORS AND
 06:12:17 SEE --
 06:12:19 >> SURE.
 06:12:20 I CAN DEFINITELY SUBMIT YOU THE COLORS FROM THE SHERWIN
 06:12:24 WILLIAMS CATALOG.
 06:12:25 >>Barry Jones: I THINK YOU NEED TO CHECK THE CODE AND READ
 06:12:29 AS IT SAYS IT CANNOT BE A PREDOMINANTLY WHITE COLOR.
 06:12:33 THE BUILDING IS WHITE.
 06:12:38 >>Michael Sheeley: I THINK WE HAVE TO USE DISCRETION BECAUSE
 06:12:39 THIS IS A VERY SMALL BUILDING.
 06:12:41 LOTS OF WINDOWS.
 06:12:42 WE HAVE AWNINGS OVER THE WINDOWS.

06:12:44 WE HAVE GRILLS UP ABOVE.
 06:12:47 WE HAVE VERY LIMITED WALL AREA.
 06:12:49 IN MY MIND, THE PURPOSE OF THAT SECTION OF THE CODE IS IF
 06:12:53 YOU HAVE A LARGE BUILDING ALL WHITE AND JUST DOMINATES, I
 06:12:59 THINK THAT'S QUITE DIFFERENT THAN WHAT WE SEE HERE.
 06:13:01 I WOULDN'T OBJECT TO SOME VARIETY OF WHITES AND MAYBE SOME
 06:13:04 OTHER COLOR WITH IT FOR THIS BUILDING.
 06:13:07 >>Jim Wallace: HAVEN'T WE AS A RULE OF THUMB SAID THAT THERE
 06:13:10 NEEDS TO BE AN ACCENT COLOR, ROUGHLY 20% OF THE SURFACE AREA
 06:13:16 AND NO MORE THAN 20% WHITE?
 06:13:18 THIS IS ALMOST THE OPPOSITE OF WHAT WE HAVE TALKED ABOUT.
 06:13:23 >>Kristin Jeannin: I THINK IT'S IMPORTANT, THOUGH, THAT WE
 06:13:25 DON'T MAKE THE CODE GO AHEAD OF GOOD DESIGN AND GOOD
 06:13:28 CHOICES.
 06:13:29 >>Jim Wallace: WELL, THAT'S NOT OUR JOB TO DESIGN.
 06:13:31 >>Kristin Jeannin: NO, BUT IT IS OUR JOB TO EVALUATE DESIGN.
 06:13:35 AND THEY CAN ASK FOR A VARIANCE IF THEY ARE NOT GOING TO

 06:13:38 MEET CODE.
 06:13:40 >>Mary Gibbs: IN THE CODE RIGHT NOW, THERE IS NO
 06:13:45 PERCENTAGES.
 06:13:45 I THINK WE PUT A PERCENTAGE WHEN VIA COCONUT CAME IN WITH
 06:13:49 ALL THOSE FOUR-STORY APARTMENT BUILDINGS, I THINK WE PUT
 06:13:52 SOME CONDITION IN THEIR ZONING ABOUT PERCENTAGES TO MAKE
 06:13:55 SURE WE HAD A NICE MIX OF COLORS BECAUSE THOSE ARE VERY BIG
 06:13:59 BUILDINGS.
 06:14:00 BUT THERE IS NO PERCENTAGE LIMIT, AND THE CODE SAYS
 06:14:06 BUILDINGS ARE NOT SUPPOSED TO BE PREDOMINANTLY WHITE OR
 06:14:10 GRAY.
 06:14:10 >>Jim Wallace: THIS IS 100% WHITE, MARY.
 06:14:14 >>Mary Gibbs: RIGHT.
 06:14:15 AGAIN, THIS IS WHY I BROUGHT THIS TO YOU ALL FOR COMMENTS.
 06:14:18 AGAIN, IT'S NOT LIKE A BIG APARTMENT BUILDING THAT'S GOING
 06:14:22 TO BE ALL WHITE OR RUSTY'S BAR OR SOMETHING LIKE THAT.
 06:14:26 THIS HAS GOT WINDOWS AND OTHER FEATURES.
 06:14:31 >>Kristin Jeannin: -- BE A CHALLENGE TO ADD A COLOR TO THIS
 06:14:34 AND NOT MAKE IT LOOK TOO BUSY.
 06:14:38 >> I WOULD AGREE WITH THAT.
 06:14:41 >>Kristin Jeannin: IT'S SMALL.
 06:14:43 AND A LOT OF -- THERE'S NO BIG BLANK WALLS ON THIS.
 06:14:47 >>Barry Jones: -- VARIANCE FROM BEING PREDOMINANTLY WHITE,
 06:14:50 DO WE LIMIT IT TO BUILDINGS WITH A BUILDING SURFACE AREA OF
 06:14:54 LESS THAN X OR SOMETHING, SO THAT WE'RE SETTING SOME SORT OF

 06:14:58 STANDARD.
 06:14:59 WE'RE NOT SETTING IT UP FOR EVERYBODY ELSE, MY BUILDING IS
 06:15:03 SMALL, TOO, AND THEN IT GETS DISCRETIONARY ABOUT WHAT IS
 06:15:06 SMALL AND WHAT ISN'T.

06:15:08 >>Mary Gibbs: I THINK YOU'RE TRYING TO MAKE IT A LITTLE MORE
 06:15:10 SCIENTIFIC THAN IT IS.
 06:15:12 ENGINEER VERSUS PLANNER THING.
 06:15:24 >> NEED TO HAVE RULES.
 06:15:25 >>Scotty Wood: I WOULD LIKE TO MAKE A PRECEDENT COMMENT.
 06:15:29 I WOULD PREFER TO SEE SOMETHING IN THE WHITE FAMILY, BUT NOT
 06:15:34 WHITE.
 06:15:35 I DON'T WANT TO SET A PRECEDENT.
 06:15:40 >>James Tatooles: MAKE IT MORE IVORY.
 06:15:42 >>Scotty Wood: WHATEVER.
 06:15:43 THE SHERWIN WILLIAMS COLORS, LET'S SEE SOME COLOR SWATCHES.
 06:15:47 >>Kristin Jeannin: ALSO MATCHING THE BUILDING IN EXISTING
 06:15:49 COLOR.
 06:15:50 >>Michael Sheeley: -- WHEN HE SUBMITS THE COLORS.
 06:15:52 >>Mary Gibbs: ADRIAN, DID YOU HEAR THAT?
 06:15:55 >> I DID.
 06:15:56 I'LL SUBMIT -- IT'S DEFINITELY AN OFF-WHITE COLOR.
 06:16:01 IT'S NOT PURE WHITE.
 06:16:02 I CAN ASSURE YOU THAT.
 06:16:04 YOU'LL SEE THE COLOR SWATCHES AND THEN YOU CAN REVIEW IT.
 06:16:11 >> ALSO LET US KNOW WHAT COLOR GLASS YOU'RE USING AND WHAT

 06:16:14 THE COLOR OF THE AWNINGS ARE AND THE OTHER GRID THINGS --
 06:16:17 >> THE COLOR OF THE AWNINGS IS GOING TO BE -- OKAY.
 06:16:21 I CAN PUT ALL THAT INTO A RESPONSE.
 06:16:27 YES.
 06:16:29 >>James Tatooles: FOR MORE DIVERSIFICATION YOU CAN SEPARATE
 06:16:31 THE BUILDING PORTION FROM WHAT LOOKS LIKE A TUNNEL PORTION.
 06:16:37 >>Jim Wallace: IT'S NOT FOR US TO DESIGN THE BUILDING.
 06:16:49 >>Barry Jones: [INAUDIBLE] THERE ARE THINGS YOU CAN DO --
 06:16:59 SORRY.
 06:16:59 TURN MY MICROPHONE.
 06:17:00 THERE ARE THINGS YOU CAN DO WITH THE EXISTING STRUCTURES YOU
 06:17:03 HAVE THERE TO ADD COLOR TO HELP BREAK UP THE LONG WHITE OR
 06:17:05 THE BIG WHITE AREAS.
 06:17:08 >> IS THIS COLOR THE SAME COLOR AS THE NEW SHADOW WOOD SIGN?
 06:17:12 HELLO?
 06:17:20 >> IS THAT A QUESTION FOR ME?
 06:17:22 >>Anthony Gargano: YEAH, A QUESTION FOR YOU.
 06:17:24 IS THIS COLOR THE SAME COLOR AS THE NEW SHADOW WOOD SIGN
 06:17:27 THAT I'VE SEEN WHEN I'VE DRIVEN BY?
 06:17:29 >> YEAH, ACTUALLY THERE ARE TWO COLORS IN THE BUILDING, IN
 06:17:32 THE CLUBHOUSE BUILDING.
 06:17:33 SO WHAT'S IN THE SIGN IS ONE OF THE COLORS, THE TRIM COLOR.
 06:17:38 WHAT'S IN THE BUILDING THERE ARE TWO COLORS.
 06:17:44 ONE IS THE TRIM.
 06:17:45 THE OTHER ONE IS THE FIELD.

06:17:48 SO THE TRIM COLOR IS ON THE SIGN, WHICH IS WHITER.
 06:17:51 THIS IS NOT THAT ONE.
 06:17:56 >>Anthony Gargano: THIS IS NOT THE SIGN COLOR.
 06:17:57 >> IT IS NOT THE SIGN COLOR.
 06:17:59 >>Anthony Gargano: OKAY.
 06:18:00 THANK YOU.
 06:18:03 >>Scotty Wood: OKAY.
 06:18:04 HEARING THIS DEBATE ABOUT COLORS REMINDS ME OF A VERY EARLY
 06:18:10 HOST TO THE TONIGHT SHOW, JACK PAR, WHO ONCE DESCRIBED A
 06:18:16 CAMEL AS A HORSE PUT TOGETHER BY A COMMITTEE.
 06:18:19 ON THAT NOTE, WE'LL MOVE ON.
 06:18:25 ANY INPUT?
 06:18:30 >>Mary Gibbs: WE DON'T SEE ANY PUBLIC INPUT AND WE DID NOT
 06:18:32 GET ANY E-COMMENTS.
 06:18:34 >>Scotty Wood: NO INPUT.
 06:18:35 NOW WE WILL MOVE ON TO OUR LAST ITEM.
 06:18:40 9000 WILLIAMS ROAD.
 06:18:42 >>Mary Gibbs: THANK YOU, ADRIAN.
 06:18:45 YOU CAN GO HOME NOW.
 06:18:46 >> THANK YOU.
 06:18:47 I APPRECIATE IT.
 06:18:47 HAVE A GOOD NIGHT.
 06:19:06 >>Mary Gibbs: IT'S OUR LAST CASE OF THE NIGHT, AND THIS IS
 06:19:08 THE VILLAGE PICKLEBALL AND ENTERTAINMENT COMPLEX.
 06:19:12 I THINK WE CALL IT THE ENTERTAINMENT HUB.

 06:19:16 THIS IS THE PROPERTY ON WILLIAMS ROAD THAT HAS THE DRIVING
 06:19:18 RANGE ON THE EAST SIDE AND VACANT PROPERTY ON THE WEST SIDE.
 06:19:21 WE'VE BEEN HERE A COUPLE OF TIMES BEFORE.
 06:19:23 WE CAME IN TO DO AN INFORMATION MEETING, AND THEN WE CAME
 06:19:26 BACK TO DO A WORKSHOP.
 06:19:27 I THINK YOU ALL HAD ASKED FOR A STATUS UPDATE.
 06:19:30 WHILE WE'RE GETTING READY TO GET THE DEVELOPMENT ORDER GOING
 06:19:34 FOR THIS PROPERTY, BUT WE ASKED OUR CONSULTANT FROM VIESTE,
 06:19:39 MICHAEL COMPARATO TO GIVE YOU JUST AN OVERVIEW OF WHERE WE
 06:19:44 ARE IN THE PROCESS BECAUSE IT'S BEEN A LITTLE WHILE SINCE
 06:19:47 WE'VE BEEN HERE AND KIND OF TELL YOU SOME OF THE THINGS
 06:19:50 GOING ON, WHICH ARE PRETTY EXCITING.
 06:19:52 AND MAYBE WE'LL TALK A LITTLE BIT ABOUT THE DEVELOPMENT
 06:19:54 ORDER SITE PLAN JUST FOR THE INFORMATION MEETING.
 06:19:57 WE'LL BE BACK AGAIN LATER WITH THE DEVELOPMENT ORDER.
 06:19:59 I'M GOING TO TURN IT OVER TO MICHAEL COMPARATO.
 06:20:12 >>Michael Comparato: GOOD EVENING.
 06:20:13 MICHAEL COMPARATO, 21731 SOUND WAY, UNIT 201, ESTERO.
 06:20:20 CHAIRMAN AND CEO OF VIESTE, LLC.
 06:20:25 I WOULD LIKE TO INTRODUCE RACHEL MALY FROM OUR TEAM, WHO
 06:20:28 ALSO IS AN ESTERO RESIDENT AND IS THE SENIOR PROJECT MANAGER
 06:20:32 EXCLUSIVELY DEDICATED TO SUPPORTING STAFF HERE IN ESTERO ON

06:20:35 THIS PROJECT.
 06:20:36 AND ANYTHING ELSE THAT STAFF ASKS TO US HELP WITH IN THAT
 06:20:40 REGARD.

06:20:40 APPRECIATE BEING BACK HERE TONIGHT.
 06:20:42 FIRST OF ALL, CONGRATULATIONS, CHAIRMAN.
 06:20:45 >>Scotty Wood: THANK YOU.
 06:20:46 >> AND TO ALL OF THE REAPPOINTED AND NEW MEMBERS OF THE
 06:20:50 BOARD.
 06:20:51 HAPPY TO BE HERE.
 06:20:53 AND TO GIVE YOU AN UPDATE.
 06:20:55 A LOT OF THINGS HAVE HAPPENED SINCE WE LAST TALKED, NOT JUST
 06:20:59 TO THE 20-ACRE SITE THAT WE'VE ALREADY TALKED QUITE A BIT
 06:21:02 ABOUT, BUT ACTUALLY TO THE ENTIRE VILLAGE CENTER HUB, AS YOU
 06:21:08 MAY RECALL IT EMANATING OUT OF OUR 2019 MASTER PLAN.
 06:21:11 AND FOR THOSE OF THE MEMBERS NEW TO THIS DISCUSSION, IF THE
 06:21:15 REST OF YOU WILL PERMIT ME A LITTLE BIT OF REDUNDANCY FOR
 06:21:19 SOME OF THE THINGS THAT YOU'VE ALREADY HEARD, JUST A
 06:21:22 REMINDER AS TO WHAT THE GENESIS OF THIS PROJECT FROM THE
 06:21:25 VILLAGE WAS.
 06:21:26 IT EMANATED OUT OF A DESIRE OUT OF OUR MASTER SPACE OR OUR
 06:21:30 MASTER PLAN IN 2019 TO MAXIMIZE THE AMOUNT OF COMMUNITY
 06:21:34 ASSETS THAT WE COULD PROVIDE TO ALL OF US AS ESTERO
 06:21:38 RESIDENTS.
 06:21:39 AND THIS GAVE US AN OPPORTUNITY TO FIND A CREATIVE WAY TO
 06:21:43 HELP OPERATE SOME OF THESE NEW AMENITIES THAT OTHERWISE
 06:21:47 MIGHT BECOME A BURDEN ON US AS TAXPAYERS AND ON THE VILLAGE.
 06:21:51 SO WE RECEIVED IN 2022 THROUGH THE STATE STATUTE ALLOWING
 06:21:59 FOR UNSOLICITED PUBLIC/PRIVATE PARTNERSHIP PROPOSALS, WE

06:22:02 RECEIVED AN UNSOLICITED PROPOSAL FROM HIGH 5 ENTERTAINMENT
 06:22:05 OUT OF TEXAS, WHICH THEN LED US TO -- I WON'T GO THROUGH THE
 06:22:09 WHOLE DETAIL FOR EVERYBODY -- BUT LED US THROUGH A PROCESS
 06:22:13 THAT WE MANAGED THROUGH STAFF AND WITH THE VILLAGE ATTORNEY
 06:22:16 TO ENTERTAIN ADDITIONAL PROPOSALS PER THE STATUTE.
 06:22:20 IT ALLOWED US TO CREATE THIS NUCLEUS, IF YOU WILL, OF THE
 06:22:25 20-ACRE SITE.
 06:22:26 YOU'LL SEE THIS IN MORE DETAIL IN A SECOND.
 06:22:28 TO USE THAT AS A PUBLIC-PRIVATE PARTNERSHIP HUB WHERE WE AS
 06:22:34 A VILLAGE AND OUR PRIVATE PARTNERS COULD COLLABORATE, CREATE
 06:22:38 SOME REVENUE STREAM IN THAT PARTNERSHIP THAT WILL HELP US
 06:22:41 CREATE A REVENUE STREAM TO HELP SUPPORT SOME OF THE PUBLIC
 06:22:44 AMENITIES THAT WE CAN THEN FURTHER CREATE IN THE VILLAGE
 06:22:47 CENTER HUB OPEN TO OUR ESTERO RESIDENTS AND GUESTS.
 06:22:51 WE'VE BEEN WORKING OUR WAY THROUGH THE DEAL MAKING OF ALL OF
 06:22:56 THAT AS WE HAVE BEEN FINALIZING AND PROGRESSING WITH PLANS
 06:23:00 TO EXECUTE AT THE SAME TIME.
 06:23:02 THIS IS JUST AN ONGOING CONTINUAL PROCESS.

06:23:07 AS MARY ALLUDED TO, WE'VE HAD SEVERAL FOCUS GROUPS THAT
 06:23:10 WE'VE MET WITH HERE AT VILLAGE HALL.
 06:23:13 WE'VE HAD SEVERAL PUBLIC INFORMATION MEETINGS, BOTH OUT IN
 06:23:15 THE PUBLIC AND OBVIOUSLY HERE WITH YOU AND WITH THE VILLAGE
 06:23:18 COUNCIL AND WORKSHOPS AS WELL.
 06:23:20 SO WE'VE BEEN VERY PLEASED WITH THE AMOUNT OF COMMUNITY
 06:23:22 FEEDBACK AND INPUT THAT BOTH WE AND THE PRIVATE PARTNERS

 06:23:27 WERE TALKING TO HAVE BENEFITED FROM AS WE KIND OF REFINE THE
 06:23:33 PROGRAM AND THE DELIVERY AS WE'RE TAKING IT.
 06:23:35 SO WE'RE EXCITED ABOUT ALL OF THAT.
 06:23:37 TO MARY'S POINT, WE'RE GETTING CLOSER TO MOVING FORWARD WITH
 06:23:43 AN ACTUAL DEVELOPMENT ORDER FOR THE 20-ACRE SITE.
 06:23:46 AT LEAST FOR THE FIRST PHASES OF THAT.
 06:23:49 I THINK YOU PROBABLY RECALL THAT WE ALREADY HAVE A LIMITED
 06:23:52 DEVELOPMENT ORDER IN HAND FOR THE EARLY STAGES OF MASS
 06:23:56 EXCAVATION AND GRADING AND RETENTION POND, CONSTRUCTION TO
 06:24:01 ALLOW US A FURTHER RUNWAY TO REFINE EVERYTHING GOING THROUGH
 06:24:04 A PROCESS HERE WITH THE BOARD AND WITH STAFF FOR THE
 06:24:07 DEVELOPMENT ORDER PROCESS TO ALLOW THE BALANCE OF WORK TO GO
 06:24:11 FORWARD.
 06:24:11 IF THE OLD GUY IN THE ROOM CAN FIGURE OUT HOW TO ADVANCE
 06:24:18 THE PowerPoint.
 06:24:19 THEY DON'T LET ME TOUCH THIS STUFF AT THE OFFICE, BY THE
 06:24:30 WAY.
 06:24:30 SO YOU MAY RECALL, IN OUR 2019 OPEN SPACE MASTER PLAN, THE
 06:24:37 VILLAGE CENTER HUB IS TECHNICALLY DEFINED BY U.S. 41 TO THE
 06:24:41 WEST, CORKSCREW TO THE NORTH, WILLIAMS TO THE SOUTH AND
 06:24:43 RIVER RANCH TO THE EAST.
 06:24:45 THAT IS ONE OF THE FOUR AREAS OF FOCUS THAT WAS RECOMMENDED
 06:24:51 IN THE MASTER PLAN AS POTENTIAL HUBS FOR FOCUS FOR US AS A
 06:24:59 VILLAGE.
 06:24:59 THERE ARE SEVERAL AMENITIES, OBVIOUSLY ALREADY THERE THAT

 06:25:03 ARE PREDOMINANTLY RECREATION ORIENTED AT THIS POINT, AND,
 06:25:08 OBVIOUSLY, TO SAY THE LEAST, OUR ESTERO HIGH SCHOOL IN THE
 06:25:12 SOUTH, IN THE SOUTHERN PORTION OF THAT SITE.
 06:25:14 THE PRIVATE PARTNERS, AS THEY HAVE EVOLVED, WE ARE RIGHT NOW
 06:25:20 CONTINUING NEGOTIATIONS AND DISCUSSIONS WITH TWO OF THOSE
 06:25:22 PRIVATE PARTNERS.
 06:25:24 ONE WAS ALLUDED TO EARLIER, CHICKEN AND PICKLEBALL, THE
 06:25:27 OTHER HIGH 5 ENTERTAINMENT, COMES WITH A SERIES OF BOTH
 06:25:30 OUTDOOR AND INDOOR ELEMENTS ON THE 20-ACRE SITE KIND OF
 06:25:33 ANCHORING WHAT WE CALL THE ENTERTAINMENT CAMPUS OF ALL THIS,
 06:25:37 OFFERING A WIDE VARIETY OF VERY HIGH-QUALITY OFFERINGS, BOTH
 06:25:41 RECREATION AND SPORTS ORIENTED WITH A VERY HIGH DEGREE OF
 06:25:46 FOOD BEVERAGE AND ENTERTAINMENT ALONG WITH IT.
 06:25:50 WE'VE BEEN FOCUSING IN EARLY STAGE OF DISCUSSIONS WITH THEM

06:25:56 TO A MEDITERRANEAN-STYLE OF ARCHITECTURE ON THE CAMPUS,
 06:26:01 FEELING ANXIOUS TO GET FEEDBACK FROM YOU, BY THE WAY, ON
 06:26:04 THIS.
 06:26:04 WE'VE BEEN WORKING WITH STAFF.
 06:26:05 WE'VE HAD SEVERAL INFORMAL DISCUSSIONS BACK AND FORTH WITH
 06:26:10 ARCHITECTS REPRESENTING THEM AND TAKING DIRECTION.
 06:26:13 THEY OBVIOUSLY HAVE OUR DESIGN STANDARDS IN HAND.
 06:26:16 WE FELT LIKE ALONG VIA COCONUT WITH EVERYTHING ELSE THAT'S
 06:26:20 SURROUNDING US THAT THIS WAS A CONSISTENT THEME THAT WE
 06:26:23 WOULD TALK THEM THROUGH.
 06:26:25 THIS GIVES YOU EARLY STAGE REPRESENTATION OF SOME OF THE

 06:26:30 DIRECTION FOR SOME OF THE BUILDING ARCHITECTURE, KEEPING IN
 06:26:34 MIND THAT REGARDLESS OF HOW IT'S ORIENTED AND I'LL GET TO
 06:26:39 DETAILS THERE A SECOND, A LOT OF THAT STRUCTURE WILL BE
 06:26:41 WRAPPED BY OUTDOOR RECREATION AREAS.
 06:26:43 SO IT WILL BE -- THE BUILDINGS THEMSELVES WILL BE SURROUNDED
 06:26:48 BY OUTDOOR RECREATION AREAS.
 06:26:51 THE MINIATURE GOLF ELEMENT, AS YOU CAN SEE, IT
 06:26:53 REPRESENTATIVE OF HIGH 5'S OTHER MINIATURE GOLF
 06:26:57 INSTALLATIONS AROUND THE COUNTRY.
 06:26:58 VERY, VERY HIGH QUALITY, VERY HEAVILY LANDSCAPED, NOT YOUR
 06:27:03 TRADITIONAL PUTT-PUTT THAT YOU REMEMBER WE USED TO HAVE OUT
 06:27:06 IN PARKING LOTS SOMEWHERE.
 06:27:07 THE OTHER THING I MIGHT POINT OUT, AND YOU MAY RECALL FROM
 06:27:11 OUR EARLIER MEETINGS, ONE OF THE THINGS THAT WE'RE FOCUSED
 06:27:15 ON IS ON OUR PICKLEBALL COURTS BEING OFFERED BY THESE
 06:27:19 PRIVATE PARTNERS, WE WANT A SIGNIFICANT NUMBER OF THEM
 06:27:22 COVERED.
 06:27:24 THAT WAS LOUD AND CLEAR FEEDBACK WE GOT FROM OUR FOCUS
 06:27:28 GROUPS AND OUR OTHER PICKLEBALL PLAYERS IN THE ESTERO
 06:27:32 COMMUNITY.
 06:27:32 SPEAKING FOR ONE PICKLEBALL PLAYER, SUMMERTIME IS BRUTAL OUT
 06:27:38 ON THE PICKLEBALL COURTS OVER AT PELICAN SOUND WITH THAT SUN
 06:27:42 BAKING DOWN ON US.
 06:27:45 SO WE HAVE ACTUALLY STARTED FROM THE VILLAGE'S SIDE, WE HAVE
 06:27:50 ACTUALLY STARTED DISCUSSIONS WITH FPL AND OTHER PROVIDERS

 06:27:54 WHERE WE MAY WANT TO LOOK INTO SOLAR PANEL COVERS FOR SOME
 06:27:58 OF THESE PICKLEBALL COURTS THROUGH THEIR PROGRAMS.
 06:28:02 SO THE VILLAGE IS ACTUALLY OUT AND ENGAGING SOME OF THAT.
 06:28:06 SOME OF THESE AREAS WILL WANT TO LEAVE OPEN FOR VIEW,
 06:28:11 MINIATURE GOLF AND SOME OF THE PICKLEBALL COURTS AS WELL,
 06:28:14 AND THE BUILDING DESIGN, WE WILL HAVE SECOND-LEVEL TERRACES
 06:28:17 AND RESTAURANT/BAR TERRACES THAT WILL BE ABLE TO OVERLOOK
 06:28:21 SOME OF THESE AMENITIES.
 06:28:21 SO WE DON'T WANT TO COVER ALL OF THEM.
 06:28:24 A CERTAIN NUMBER OF THOSE WILL BE ENCLOSED AND

06:28:27 ENVIRONMENTALLY CONTROLLED.
 06:28:28 YOU MAY REMEMBER FROM EARLIER CONVERSATION, ANOTHER FOCUS
 06:28:31 GROUP RESULT WAS TO HAVE A CERTAIN NUMBER OF PICKLEBALL
 06:28:34 COURTS LITERALLY ENCLOSED AND ENVIRONMENTALLY CONTROLLED
 06:28:38 BUILDING, INDOOR.
 06:28:39 ESPECIALLY GIVEN WEATHER ELEMENTS.
 06:28:43 SO THOSE ARE A LOT OF THE FEATURES THAT WE'RE TAKING INTO
 06:28:46 ACCOUNT NOW IN THIS EARLY STAGE.
 06:28:49 AND WE'RE ANXIOUS TO GET SOME FEEDBACK FROM YOU AND SOME
 06:28:52 QUESTIONS AND THOUGHTS IN THAT DIRECTION.
 06:28:55 JUST UNDER THE MINIATURE GOLF IMAGE, YOU'LL SEE THE OTHER
 06:29:01 SITE.
 06:29:02 AS YOU REMEMBER, THERE ARE TWO SITES IN CONSIDERATION RIGHT
 06:29:04 NOW THAT WE'RE PLAYING BACK AND FORTH WITH, WITH THE TWO
 06:29:07 PARTNERS.

 06:29:08 AND THE PARKING LOTS SURROUNDING THAT WILL PROVIDE ADEQUATE
 06:29:12 PARKING FOR ALL USES IN THIS, WHAT WE'LL CALL PHASE ONE.
 06:29:16 AND YOU MAY REMEMBER AND SEE IN A LATER IMAGE THAT THE SITE
 06:29:22 CONTINUES TO GO SOUTH ALL THE WAY DOWN TO WILLIAMS.
 06:29:24 THIS IMAGE CUTS OFF JUST AT THE NORTHERN HALF OF THE SITE.
 06:29:27 THE SAME THING HERE.
 06:29:33 YOU MAY ALSO, JIM McCORD IS HERE, STAYED HERE FOR THIS
 06:29:37 DISCUSSION.
 06:29:37 OUR SCOPE OF WORK, EXCUSE ME, THE VILLAGE'S SCOPE OF WORK --
 06:29:40 SORRY FOR THAT REFERENCE -- IS EVERYTHING BUT THE PARCELS
 06:29:43 THAT WE'RE CARVING OUT.
 06:29:44 PART OF THE PUBLIC-PRIVATE PARTNERSHIP, ALL OF THE PARKING
 06:29:48 AREAS, THE MAIN ROAD, ALL THE LANDSCAPING IS VILLAGE OF
 06:29:51 ESTERO OWNED REAL ESTATE.
 06:29:53 WE'RE NOT TRANSFERRING PROPERTY TO EACH OF THE PRIVATE
 06:29:57 PARTNERS FOR PARKING, ET CETERA.
 06:29:59 THOSE WILL ALL BE VILLAGE OWNED AND CONTROLLED AND COMMON
 06:30:03 AREA MAINTENANCE AGREEMENTS BACK WITH EACH OF THE
 06:30:06 DEVELOPERS.
 06:30:07 THEY WILL PRO RATA CONTRIBUTE TO THE ONGOING MAINTENANCE OF
 06:30:09 THE PARKING LOTS, ET CETERA, BUT THEY WILL BE OURS.
 06:30:12 SO ALL OF THE LANDSCAPING ALONG THE MAIN ROADS THROUGHOUT
 06:30:14 THE PARKING AREAS WILL BE AND RWA IS OUR CIVIL ENGINEER AND
 06:30:20 LANDSCAPE ARCHITECT HERE AS WELL.
 06:30:21 SO WE WILL BE DOING ALL OF THE LANDSCAPING AND ALL OF THE

 06:30:24 WORK AS A VILLAGE OUTSIDE OF THE SPECIFIC PARCELS.
 06:30:26 SO WE'RE BEGINNING TO TALK TO THE PARTNERS ABOUT WHAT THE
 06:30:31 LANDSCAPING LOOKS LIKE WITHIN THE PARCELS THAT WE'RE
 06:30:33 ACTUALLY GOING TO TRANSFER IMMEDIATELY SURROUNDING THE
 06:30:36 RESPECTIVE DEVELOPMENTS.
 06:30:38 >>Barry Jones: WHAT IS THE UP SIDE TO RETAINING OWNERSHIP OF

06:30:40 JUST THE PARKING LOT?
 06:30:41 WHAT IS THE UP SIDE TO RETAINING OWNERSHIP OF JUST THE
 06:30:44 PARKING LOT?
 06:30:45 >> YEAH, GOOD QUESTION.
 06:30:47 WE FEEL LIKE IN OTHER MIXED USE DEVELOPMENTS LIKE THIS,
 06:30:51 PUBLIC-PRIVATE USES, WE FEEL LIKE IT ENHANCES THE ABILITY
 06:30:55 FOR TRAFFIC FLOW AND FOR US TO MAINTAIN A BALANCE, DEPENDING
 06:31:00 ON THE USES, THEY ARE USED AT DIFFERENT TIMES.
 06:31:04 FOR EXAMPLE, AND IN TOTAL, THE PARKING SPACES WILL
 06:31:10 ACCOMMODATE ALL THREE, BUT WE WOULD RATHER RETAIN UNDER THE
 06:31:14 PRIVATE PARTNERSHIP STRUCTURE, WE WOULD RATHER MAINTAIN
 06:31:16 CONTROL AND OWNERSHIP OF HOW THOSE ARE USED AND HOW THEY ARE
 06:31:19 MAINTAINED FROM THE VILLAGE'S SIDE, AS PART OF OUR PUBLIC --
 06:31:23 >>Barry Jones: WHAT DOES OWNERSHIP MAKE A DIFFERENCE, IF
 06:31:26 THERE IS A DEVELOPMENT ORDER THAT SAYS THERE WILL BE 300
 06:31:28 PARKING SPOTS OUT THERE, WHO OWNS IT?
 06:31:30 HOW DOES THAT AFFECT THE OPERATION OF IT?
 06:31:32 I DON'T UNDERSTAND THAT.
 06:31:35 >> WELL, AT THIS POINT, COUNCIL'S DIRECTION IS FOR US TO

 06:31:37 MAINTAIN OWNERSHIP OF MUCH OF THE REAL ESTATE AS WE CAN AND
 06:31:41 ONLY TRANSFER TITLE --
 06:31:42 >>Barry Jones: THAT'S FINE.
 06:31:44 THAT'S THE REASON, THEN THAT'S THE REASON.
 06:31:47 HOW DOES THIS DIFFER FROM -- MY VISION WHEN I FIRST HEARD
 06:31:51 THIS AND UNDERSTOOD IT WAS WE WERE GOING TO TRY AND CREATE
 06:31:54 SOME SORT OF REGIONAL ATTRACTION THAT WOULD BRING IN STUFF
 06:31:59 FROM OUTSIDE OF ESTERO.
 06:32:02 I LOOK AT THIS AND I SEE THE SAME THING THAT SOMEBODY MIGHT
 06:32:06 DEVELOP ON 20 ACRES UNDEVELOPED ACROSS THE STREET.
 06:32:12 IT'S THE VILLAGE BECOMING A DEVELOPER.
 06:32:14 TO ME THIS DOESN'T MEET THE GOVERNMENT LIGHT THING THAT WE
 06:32:17 STARTED OUT WITH.
 06:32:18 SO HOW DOES THIS DIFFER FROM THE DEVELOPER ACROSS THE
 06:32:22 STREET, CHICKEN AND PICKLE, BUYING A LOT ACROSS THE STREET
 06:32:26 AND WHY DIDN'T THEY JUST BUY INTO ALL OF THE UNDEVELOPED
 06:32:28 LANDS RATHER THAN GOING TO A PUBLIC-PRIVATE PARTNERSHIP?
 06:32:33 >> BECAUSE WE'RE COINVESTING.
 06:32:35 PART OF THE DEAL-MAKING STRUCTURE, AND WE CAN GET INTO THIS,
 06:32:39 BUT THE DEAL-MAKING STRUCTURE BETWEEN THE VILLAGE AND THESE
 06:32:44 PRIVATE PARTNERS HAVE US COINVESTING NOT JUST IN REAL
 06:32:47 ESTATE, BUT ACTUALLY IN IMPROVEMENTS.
 06:32:49 AS PART OF OUR PUBLIC IMPROVEMENT AGREEMENT, FOR EXAMPLE,
 06:32:52 THE VILLAGE IS ACTUALLY CONTRIBUTING TO CAPITAL TO BUILD THE
 06:32:56 MINIATURE GOLF, TO BUILD PICKLEBALL COURTS.

 06:32:58 THEY WILL ACTUALLY BE VILLAGE OWNED. SO WE'RE ACTUALLY
 06:33:03 PARTNERS WITH THEM.

06:33:03 IT'S NOT LIKE THEM BUYING A PIECE OF PROPERTY.
 06:33:05 >>Barry Jones: TO ME THAT'S TOTALLY ANTITHETICAL TO THE
 06:33:09 WHOLE CONCEPT OF GOVERNMENT LIGHT.
 06:33:11 WHY IS THE VILLAGE GETTING INTO BEING A DEVELOPER AND
 06:33:14 PROPERTY OWNER AND ALL THAT KIND OF STUFF WHEN WE WANTED TO
 06:33:17 DO GOVERNMENT LIGHT?
 06:33:18 THAT'S JUST ONE CITIZEN'S OPINION, NOT A BOARD MEMBER.
 06:33:21 >> I APPRECIATE THAT.
 06:33:23 >>Jim Wallace: I AGREE WITH BARRY.
 06:33:24 THERE IS A DIFFERENCE BETWEEN OWNING THE LAND AND LEASING
 06:33:27 THE LAND.
 06:33:28 SO THE TAXPAYERS OF ESTERO ARE ALWAYS LANDLORDS, BUT DO THEY
 06:33:34 WANT TO BE OPERATORS OF COMMERCIAL BUSINESSES?
 06:33:39 >> I APPRECIATE YOUR QUESTION.
 06:33:41 AND THE VILLAGE IS NOT OPERATING ANY OF THE PRIVATE
 06:33:43 BUSINESSES.
 06:33:44 THE VILLAGE IS COINVESTING.
 06:33:46 THE PRIVATE OPERATORS OPERATE THEIR OWN BUSINESSES.
 06:33:48 WE'RE COINVESTING IN EXCHANGE FOR A REVENUE SHARE BACK TO
 06:33:53 THE VILLAGE THAT WE WILL THEN USE TO HELP SUBSIDIZE AND FUND
 06:33:57 PUBLIC IMPROVEMENTS.
 06:33:58 >>Jim Wallace: DOES THE VILLAGE PARTICIPATE IN ANY EARNINGS?
 06:34:01 >> YES.

 06:34:02 >>Jim Wallace: WHAT HAPPENS IF PICKLEBALL FALLS OUT OF FAVOR
 06:34:05 OR THAT BUSINESS FAILS?
 06:34:06 >> WELL, OKAY -- QUITE FRANKLY, I WASN'T EXPECTING TO COME
 06:34:15 IN TONIGHT TO THE PLANNING ZONING AND DEVELOPMENT BOARD TO
 06:34:18 TALK ABOUT THE VILLAGE COUNCIL NEGOTIATIONS OR WHAT THEIR
 06:34:20 MINDSET WAS.
 06:34:20 MAYBE THE VILLAGE MANAGER MIGHT BE BETTER TO ANSWER THOSE
 06:34:24 QUESTIONS OR VILLAGE COUNCIL MEMBERS.
 06:34:27 >>James Tatoes: SAME VEIN, HOW DO YOU FUNCTION WITH THE
 06:34:31 DIVISION OR APPLICATION OF REAL ESTATE TAXES?
 06:34:36 >> WELL, WHEN TRANSFER IS TITLED --
 06:34:40 >>James Tatoes: WHO IS RESPONSIBLE FOR THE TAXES?
 06:34:43 >> WHATEVER IS TRANSFERRED TO A PRIVATE ENTITY WOULD HAVE
 06:34:45 PROPERTY TAX REQUIREMENT.
 06:34:48 >>James Tatoes: IF THE VILLAGE CONTROLS THE PARKING LOT,
 06:34:50 THEN NO TAXES AND REVENUES ON THE PARKING LOT?
 06:34:52 >>Michael Comparato: IF WE DON'T TRANSFER TITLE TO THE
 06:34:55 PARKING LOTS, THEN NO PROPERTY TAX TO IT.
 06:34:57 CORRECT.
 06:34:57 >>Mary Gibbs: WE ARE STRAYING A LITTLE BIT, THOUGH, FROM THE
 06:35:00 PURPOSE OF THE MEETING.
 06:35:02 IT ISN'T TO TALK ABOUT THE FINANCIALS.
 06:35:08 >>Jim Wallace: MY ONLY COMMENT.
 06:35:09 THE OTHER WAS A QUESTION.

06:35:10 I'M LOOKING AT THE ARCHITECTURE THAT'S HERE AND I HAVE TO

06:35:14 TELL YOU WITH THE GREATEST RESPECT BECAUSE I LOVE THE
 06:35:17 CONCEPT AND I LOVE WHAT YOU'RE DOING AND I LOVE WHAT THE
 06:35:20 COUNCIL IS TRYING TO DO.
 06:35:24 WITH THAT SAID, WHAT I'M LOOKING AT HERE I FIND LOOKS LIKE A
 06:35:29 STORAGE FACILITY OR A DISTRIBUTION WAREHOUSE.
 06:35:35 IT'S VERY DISAPPOINTING DESIGN-WISE FROM MY PERSPECTIVE.
 06:35:39 I THINK IF THIS IS GOING TO BE THE VILLAGE CENTER, THE
 06:35:46 BUILDING NEEDS TO BE ICONIC.
 06:35:48 THEY NEED TO HAVE DIAGONAL SHEAR WALLS OR 40 OR 50-FOOT
 06:35:52 TOWERS THAT CARS SEE WHEN THEY ARE DRIVING DOWN VIA COCONUT
 06:35:56 AND WILLIAMS ROAD SO THAT WE ALL KNOW THAT THIS IS THE
 06:36:00 VILLAGE CENTER.
 06:36:01 IT ISN'T JUST A WAREHOUSE DISTRIBUTION CENTER.
 06:36:04 IT ISN'T JUST A BOX.
 06:36:06 AND I THINK THERE IS A HUGE LOST OPPORTUNITY HERE, HUGE.
 06:36:11 TO DO GREAT DESIGN IS INCREMENTALLY SO LITTLE MORE THAN JUST
 06:36:18 DOING WHAT IS THE MINIMUM REQUIRED.
 06:36:20 AND THIS TO ME IS THE MINIMUM REQUIRED.
 06:36:22 I THINK IT IS A HUGE LOST OPPORTUNITY.
 06:36:25 AND WITH ALL DUE RESPECT TO THE PEOPLE THAT DESIGNED IT,
 06:36:29 IT'S JUST NOT GOOD ENOUGH.
 06:36:31 THIS NEEDS TO BE ICONIC.
 06:36:33 >> APPRECIATE THAT FEEDBACK.
 06:36:35 THAT'S HELPFUL.
 06:36:36 THANK YOU.

06:36:36 >>Michael Sheeley: I AGREE WITH YOU, JIM.
 06:36:39 >>James Tatooles: JIM, I WANT TO TELL YOU, I'M IN.
 06:36:41 >>Kristin Jeannin: UM-HUM.
 06:36:42 >>Michael Comparato: GOOD FEEDBACK.
 06:36:44 THANK YOU.
 06:36:46 >>Scotty Wood: I JUST SAW A QUORUM OF THE BOARD AGREE.
 06:36:49 >>Michael Comparato: EXCELLENT.
 06:36:50 THAT IS EXACTLY THE KIND OF FEEDBACK WE WANT AT THIS STAGE.
 06:36:54 >>Mary Gibbs: CAN I ASK, THOUGH, FOR A LITTLE BIT MORE
 06:36:57 EXPLANATION?
 06:36:58 MIKE SHEELEY MENTIONED, YOU AGREE, BUT DO YOU HAVE SOME
 06:37:03 SUGGESTIONS WE CAN GIVE?
 06:37:04 >>Michael Sheeley: I THINK WHAT'S BEEN PRESENTED LOOKS LIKE
 06:37:07 A BUILDING THAT MAY HAVE BEEN DESIGNED FOR ESTERO 15 YEARS
 06:37:10 AGO.
 06:37:11 THAT'S WHAT IT LOOKS LIKE TO ME.
 06:37:12 IT'S BORING.
 06:37:13 IT DOESN'T HAVE ANY ZIP OR PIZAZZ.
 06:37:16 I THINK JIM'S POINTS ABOUT IT BEING THE CENTER OF ESTERO
 06:37:20 SHOULD BE TAKEN IN MIND AND GIVE IT SOMETHING THAT'S BETTER.

06:37:25 >>Jim Wallace: THE BUILDING NEEDS TO HAVE ENERGY.
 06:37:28 >>Michael Sheeley: HAVE LIFE.
 06:37:28 >>Jim Wallace: WHAT YOU'RE PROPOSING -- THE REASON I LOVE IT
 06:37:31 AND I SPOKE TO STEVE ABOUT IT.
 06:37:34 WOW, JUST SO GREAT, IT HAS ENERGY.

06:37:37 IT BECOMES THE HEART AND THE VIBRANCE OF ESTERO, AND IT
 06:37:42 DOESN'T GET TRANSLATED.
 06:37:46 >>Michael Comparato: IS IT POSSIBLE TO INCORPORATE A MORE
 06:37:49 CONTEMPORARY LOOK, STILL MAINTAINING -- THAT WOULD BE
 06:37:53 ACCEPTABLE TO THE BOARD?
 06:37:55 >>Michael Sheeley: WITHIN THE STYLISTIC REQUIREMENTS OF THE
 06:37:58 CODE.
 06:38:01 >>Scotty Wood: CHAPTER 5 OF THE LAND DEVELOPMENT CODE SPELLS
 06:38:03 IT OUT.
 06:38:06 >>Jim Wallace: NEEDS DRAMA.
 06:38:08 NEEDS TO GO BOOM AND THIS DOESN'T EVEN GO -- IT JUST
 06:38:11 DOESN'T.
 06:38:12 YOU'LL KNOW IT'S GREAT WHEN YOU SEE IT.
 06:38:16 >>Michael Comparato: NO, WE CAN RELAY THAT AND WILL,
 06:38:19 OBVIOUSLY.
 06:38:19 THAT'S GOOD FEEDBACK.
 06:38:22 >>James Tatooles: I SO MUCH COMPLETELY AGREE WITH WHAT WE'RE
 06:38:24 TALKING ABOUT HERE THAT IT'S SO IMPORTANT.
 06:38:27 ESTERO BASICALLY, EITHER TUSCANY OR OLD FLORIDA.
 06:38:35 WHAT WE'RE LOOKING AT CONSTANTLY IS TO BE ABLE TO TAKE AN
 06:38:38 INNOVATIVE APPROACH TO THOSE TWO DIFFERENT SCHEMES AND MAKE
 06:38:42 THEM SOMETHING OTHER THAN TUSCANY AND SOMETHING OTHER THAN
 06:38:45 OLD FLORIDA, BUT YET BECAME THE ROOTS OF THAT KIND OF
 06:38:51 THINKING.
 06:38:52 WE'VE SEEN SOME OLD-FLORIDA DESIGNS THAT ALMOST LOOK LIKE

06:38:56 FRANK LLOYD WRIGHT DID THEM.
 06:38:58 SO THERE ARE WAYS TO CHANGE THIS THING AND MAKE IT NOT ONLY
 06:39:03 DIFFERENT BUT SPECTACULAR.
 06:39:04 AND I THINK WHAT WE'RE LOOKING FOR SPECTACULAR BECAUSE THIS
 06:39:06 IS SOMETHING THAT'S GOING TO BE THE HEART OF EVERYBODY
 06:39:10 ASSOCIATING THEMSELVES WITH WHAT THE VILLAGE HAS PRODUCED.
 06:39:14 IT'S VERY IMPORTANT.
 06:39:18 >>Michael Comparato: WE ALL SHARE THAT SAME GOAL.
 06:39:20 >>Jim Wallace: EACH OF THE THREE BUILDINGS NEED TO BE
 06:39:23 OUTSIDE THE BOX.
 06:39:27 >>Michael Sheeley: LET THE ARCHITECT HAVE FUN AND NOT BE
 06:39:29 CONSTRAINED BY THIS MEDITERRANEAN CODE.
 06:39:30 >>Michael Comparato: FANTASTIC.
 06:39:31 THAT'S GREAT FEEDBACK.
 06:39:32 I THINK THEY WILL BE EXCITED.
 06:39:35 >>Jim Wallace: 50-FOOT TOWER, I'M NOT GOING TO TRY TO DESIGN

06:39:38 IT BUT THEY NEED TO BE OUTSIDE THE BOX.
 06:39:40 >>Michael Comparato: I THINK THEY WILL BE SUPEREXCITED TO
 06:39:42 HEAR THAT.
 06:39:43 GREAT.
 06:39:43 THAT'S AWESOME.
 06:39:49 >>James Tatooles: IF IT'S TUSCANY, WHERE IS THE VENICE CANAL
 06:39:54 GOING THROUGH IT?
 06:39:56 >>Michael Comparato: EXCELLENT FEEDBACK.
 06:39:58 >>Scotty Wood: ANYONE ELSE?

06:40:03 >>Michael Comparato: MORE MOVEMENT YOU PROBABLY HEARD OF AND
 06:40:05 I WANT TO SPEND A FEW MINUTES PAST THE 20-ACRE SIDE AND
 06:40:09 PROVIDE A LITTLE MORE OF THIS IN CONTEXT.
 06:40:11 AGAIN, REVISITING THAT.
 06:40:15 THIS IMAGE, IF YOU CAN MAKE IT OUT, SHOWS OUR 20-ACRE SITE
 06:40:20 SURROUNDED IN BLUE.
 06:40:22 IT ALSO SHOWS OUR NEW SITE IN THE VILLAGE CENTER HUB
 06:40:26 SURROUNDED IN GREEN.
 06:40:28 AS I'M SURE YOU'RE ALL AWARE, WE JUST RECENTLY EXECUTED
 06:40:32 99-YEAR LEASE AGREEMENT WITH THE SCHOOL DISTRICT TO TAKE
 06:40:37 OVER THAT SITE.
 06:40:40 ALL OF THE ASSETS, ALL THE WAY OVER TO THE PARKING LOTS AT
 06:40:42 THE HIGH SCHOOL.
 06:40:45 BY THE CURRENT AGREEMENT, ONCE WE DELIVER THE FIRST PROJECT
 06:40:53 TO THE SCHOOL, WHICH IS SCHEDULED FOR AUGUST 1st, THE
 06:40:56 VILLAGE NOW TAKES COMPLETE CONTROL AND RESPONSIBILITY TO
 06:40:59 MAINTAIN AND OPERATE AND ACTIVATE THE ENTIRE SPORTS PARK
 06:41:05 CAMPUS, IF YOU WILL.
 06:41:06 THE VERY FIRST PROJECT THAT WE ARE EXECUTING ALONG WITH THE
 06:41:13 20-ACRE ENTERTAINMENT CAMPUS IS THE HIGH SCHOOL STADIUM.
 06:41:16 HELLAS CONSTRUCTION WAS JUST HIRED BY VILLAGE COUNCIL IN THE
 06:41:21 LAST MEETING.
 06:41:22 WE'RE CURRENTLY FINALIZING EVERYTHING WITH S.W.F.W.M.D. TO
 06:41:25 START CONSTRUCTION OF THE STADIUM -- HIGH SCHOOL STADIUM
 06:41:30 HOPEFULLY MAY 1.

06:41:33 AT THIS POINT IN TIME.
 06:41:35 THIS SCOPE OF WORK PRIMARILY INCLUDES RESURFACING THE FIELD
 06:41:38 WITH TURF, HIGH-QUALITY TURF VERSUS SOD.
 06:41:43 >>Kristin Jeannin: -- SYNTHETIC.
 06:41:46 >>Michael Comparato: YES, MA'AM.
 06:41:47 WE'RE ALREADY BEGINNING TO RELOCATE.
 06:41:51 IF YOU REMEMBER, THERE ARE SOME PALM TREES INSIDE THE TRACT
 06:41:54 SOUTH OF THE END ZONE.
 06:41:56 THOSE WILL BE RELOCATED OUTSIDE UNDER A SEPARATE LANDSCAPE
 06:41:59 CONTRACT.
 06:41:59 BUT THIS SCOPE OF WORK, ALONG WITH THE ENTERTAINMENT CAMPUS,
 06:42:03 WILL BE THE FIRST TWO PIECES.

06:42:05 MEANWHILE, AND AGAIN, THAT WILL BE DONE FOR FOOTBALL SEASON,
 06:42:09 FIRST HOME GAME IS AUGUST 23rd, I BELIEVE, AND WE'LL BE
 06:42:13 SCHEDULING A BIG VIP EVENT THAT EVERYBODY WILL BE OBVIOUSLY
 06:42:17 INVITED TO CELEBRATE THAT WITH THE SCHOOL DISTRICT AND THE
 06:42:21 HIGH SCHOOL.
 06:42:22 BUT WE'RE VERY CONFIDENT THAT WITH THIS IMPROVEMENT, ESTERO
 06:42:27 HIGH SCHOOL WILL BE A RECRUITING MECCA SO WE CAN BEAT ALL
 06:42:32 THE OTHER TEAMS IN SOUTHWEST FLORIDA ONCE WE GET THIS.
 06:42:34 IT WILL BE VERY, VERY NICE.
 06:42:36 BUT THEN WE'RE ALSO IN FUTURE PHASES AS PART OF THE SPORTS
 06:42:40 PARK CAMPUS AND PER THE LEASE AGREEMENT, WILL BE MAKING
 06:42:44 OTHER IMPROVEMENTS TO THE SPORTS PARK.
 06:42:47 WE'LL START WITH THE SCHOOL.

06:42:48 WE HAVE A SHARED USE AGREEMENT BETWEEN THE VILLAGE AND THE
 06:42:51 HIGH SCHOOL FOR ALL OF THESE ASSETS WHERE THE SCHOOL HAS
 06:42:54 ABSOLUTE NUMBER ONE PRIORITY FOR ALL SCHOOL FUNCTIONS AND
 06:42:57 SCHOOL EVENTS.
 06:42:58 BEYOND THAT, WE THE VILLAGE WILL THEN CALENDARIZE OPEN TIME.
 06:43:03 WE'LL BE LOOKING AT LOCAL YOUTH SPORTS ORGANIZATIONS AND SO
 06:43:07 FORTH, COMMUNITY USE THAT WE'LL BE PROGRAMMING AS THE
 06:43:12 VILLAGE AND WE WILL BE MASTER PLANNING A REDEVELOPMENT OF
 06:43:14 THE BALANCE OF THE SPORTS PARK TO PHASE THAT OUT, AS YOU CAN
 06:43:18 SEE.
 06:43:19 OBVIOUSLY, WE HAVE KIND OF A T STRUCTURE BETWEEN THE
 06:43:24 ENTERTAINMENT CAMPUS AND THE SPORTS PARK CAMPUS THAT WE
 06:43:27 CAN'T PROGRAM BECAUSE THE COUNTY OWNS ALL THAT.
 06:43:30 >>James Tatooles: THAT'S WHAT I WAS GOING TO SAY.
 06:43:31 WHAT HAPPENS BETWEEN THE BLUE AREA AND GREEN AREA?
 06:43:34 >>Michael Comparato: NOTHING RIGHT NOW.
 06:43:37 >>James Tatooles: SHOULD THEY EVENTUALLY BE TIED TOGETHER
 06:43:41 SINCE WE'LL BE CONTROLLING ALL OF THAT PROPERTY?
 06:43:43 >>Michael Comparato: THAT WOULD BE WONDERFUL.
 06:43:45 THAT OBVIOUSLY WOULD REQUIRE VILLAGE MANAGER, VILLAGE
 06:43:49 COUNCIL, AND US TO ENGAGE CONVERSATION WITH THE COUNTY TO
 06:43:53 SEE IF WE CAN'T COME TO SOME KIND OF AGREEMENT IN THAT
 06:43:56 REGARD.
 06:44:00 >>James Tatooles: BIG PIECE OF PROPERTY RIGHT BETWEEN TWO
 06:44:03 SPECIAL SPACES.

06:44:05 >>Scotty Wood: THAT'S THE RANGE RIGHT NOW, THE SOUTH HALF.
 06:44:08 >>Michael Comparato: THE RANGE ACTUALLY IS IN THE BLUE
 06:44:10 20-ACRE SECTION.
 06:44:13 >>Scotty Wood: OKAY.
 06:44:13 I STAND CORRECTED.
 06:44:13 >> -- SPACE BETWEEN THE BLUE AND THE GREEN AREA.
 06:44:21 >>Michael Comparato: THOSE ARE RIGHT NOW PROGRAMMED AS TWO
 06:44:22 VERTICAL LONG FIELDS OR FOOTBALL FIELDS CURRENTLY.

06:44:28 >>Kristin Jeannin: THIS IS EXCITING.
 06:44:29 >>Michael Comparato: WE'RE VERY EXCITED ABOUT IT.
 06:44:31 GOT A VERY NICE RELATIONSHIP WITH THE SCHOOL AND THE SCHOOL
 06:44:34 DISTRICT AND COMING TOGETHER VERY NICELY.
 06:44:36 I CERTAINLY APPRECIATE COMING BACK TO THE ARCHITECTURAL
 06:44:41 DISCUSSION ON THE BUILDINGS FOR THE ENTIRE CAMPUS.
 06:44:44 THAT WAS EXCELLENT FEEDBACK AND CAN'T WAIT TO SHARE THAT
 06:44:47 WITH THE ARCHITECTS INVOLVED.
 06:44:48 I'M SURE THEY ARE GOING TO BE THRILLED AND YOU'LL SEE
 06:44:51 SOMETHING VERY DIFFERENT NEXT ITERATION.
 06:44:54 >>James Tatooles: THAT MIGHT BE AN OPPORTUNITY TO MAKE A
 06:44:58 DESIGN CONTEST.
 06:44:59 >>Michael Comparato: IT WOULD BE, YOU'RE RIGHT.
 06:45:02 >>Jim Wallace: NOT JUST THE BUILDING.
 06:45:04 IT IS THE SIGNAGE, LANDSCAPING, EVERYTHING.
 06:45:06 >>Michael Comparato: GLAD YOU MENTIONED THAT.
 06:45:07 YOU MAY OR MAY NOT BE AWARE, WE ALSO HAVE A -- THE VILLAGE

 06:45:12 -- ONCE WE ARE ENGAGED BY THE VILLAGE, WE ARE THE VILLAGE --
 06:45:15 WE ALSO HAVE A CONTRACT WITH AN ENGINEERING GROUP TO LOOK AT
 06:45:18 WILLIAMS ROAD FROM 41 JUST EAST OF THE ROUNDABOUT.
 06:45:25 AS WE LOOK AT ALL THIS, WE MAY WANT TO RECONSIDER SOME OF
 06:45:29 THAT AS OBVIOUSLY USE AND DEMAND AND EVERYTHING WILL CHANGE.
 06:45:33 PART OF THE CONTRACT IS WITH A FIRM BY THE NAME OF VITA
 06:45:37 LINK.
 06:45:37 VITA LINK IS ENGAGED BY THE VILLAGE AND WE ARE INVOLVED WITH
 06:45:40 THEM IN BRANDING, NAMING CONVENTIONS AND REALLY ELEVATING
 06:45:45 THE BRAND, NOT JUST OF ESTERO IN GENERAL, BUT SPECIFICALLY
 06:45:50 TO THE HUB SO WE CAN ELEVATE THAT PLACEMAKING.
 06:45:53 AS PART OF IT.
 06:45:56 ANY OTHER QUESTIONS OR THOUGHTS?
 06:46:00 >>Scotty Wood: I THINK THAT'S IT.
 06:46:02 >> THANK YOU SO MUCH.
 06:46:02 REALLY APPRECIATE THE FEEDBACK TODAY.
 06:46:05 >>Scotty Wood: PUBLIC INPUT?
 06:46:07 ANYTHING, TAMMY?
 06:46:09 >>Tammy Duran: NOTHING, NO.
 06:46:13 >>Scotty Wood: OKAY.
 06:46:14 I'LL ENTERTAIN A MOTION TO ADJOURN.
 06:46:17 >>Mary Gibbs: NOT SO FAST.
 06:46:18 NOT SO FAST.
 06:46:23 >>Scotty Wood: I TRIED.
 06:46:23 >>Mary Gibbs: WE WANT TO TALK ABOUT THE NEXT MEETING.

 06:46:29 I DON'T HAVE AN AGENDA SET YET, BUT IT LOOKS LIKE WE'RE
 06:46:32 GOING TO HAVE POSSIBLY SEVEN CASES ON THERE.
 06:46:35 WE'VE GOT TWO NEW BOARD MEMBERS THAT WILL BE THEIR FIRST
 06:46:39 MEETING.

06:46:40 WE NEED TO DO SOME TRAINING OF THE NEW BOARD MEMBERS.
 06:46:44 WE'RE TRYING TO FIGURE OUT -- AGAIN, I DON'T HAVE THE AGENDA
 06:46:47 SET.
 06:46:47 BUT I WANT TO SEE IF YOU ALL HAVE A PREFERENCE TO HAVE
 06:46:50 POSSIBLY TWO MEETINGS IN MAY OR ANOTHER OPTION IS TO START
 06:46:55 EARLIER AND GO LATER AND THEN A THIRD OPTION, NOT TO MAKE IT
 06:46:59 EVEN MORE CONFUSING, IS MAYBE WE START EARLIER FOR THE ONE
 06:47:03 MEETING TO DO SOME TRAINING FOR THE NEW MEMBERS AND THEN YOU
 06:47:07 COME THE USUAL TIME TO DO THE REST OF THE AGENDA.
 06:47:11 >>Jim Wallace: SOME OF THOSE SEVEN, ARE THEY BIG OR JUST --
 06:47:19 >>Mary Gibbs: IT DEPENDS.
 06:47:21 SOME WILL BE THE PUBLIC HEARING FOR WHAT YOU HEARD TONIGHT.
 06:47:23 THERE COULD BE PICKLEBALL INVOLVED, GUARDHOUSE, IF THEY ARE
 06:47:27 ALL FINISHED IN TIME AND WANT TO COME BACK, WE WILL HAVE A
 06:47:30 ZONING HEARING.
 06:47:31 IT IS THE OLD POST OFFICE.
 06:47:33 YOU'VE HEARD IT BEFORE, BUT IT'S AN AMENDMENT.
 06:47:35 WE'LL HAVE ONE QUASI-JUDICIAL ZONING.
 06:47:37 THE OTHERS WILL BE PUBLIC HEARINGS.
 06:47:39 WE HAVE TWO INFORMATION MEETINGS.
 06:47:41 IT'S A PRETTY FULL AGENDA.

 06:47:44 WE COULD START EARLY AND DO TRAINING.
 06:47:50 >>Jim Wallace: I'M OPEN TO EITHER.
 06:47:52 STOP EARLY THE NEXT TWO MEETINGS, I DON'T CARE.
 06:47:58 >>Mary Gibbs: NEXT MEETING IS MAY 14.
 06:48:00 IF WE COULD A SECOND MEETING, EITHER DO MAY 7 AND MAY 14 OR
 06:48:04 MAY 14 AND MAY 21.
 06:48:07 WILL ANYBODY BE GONE AT THAT TIME THAT WE NEED TO KNOW
 06:48:10 ABOUT?
 06:48:13 >>Anthony Gargano: THE OPTION IS TO HAVE A LONG MEETING ON
 06:48:15 THE 14th OR TWO MEETINGS, 14th AND 21st, RIGHT?
 06:48:18 >>Mary Gibbs: YEAH, YOU COULD DO THAT.
 06:48:23 WE COULD DO 7 AND 14 OR 14 AND 21.
 06:48:26 >>Michael Sheeley: I'M GONE FROM THE 13th TO THE 24th.
 06:48:31 >>Jim Wallace: WEEK APART SO WE DON'T DELAY THE APPLICANTS.
 06:48:35 >>Kristin Jeannin: LONGER MEETING SOUNDS BETTER TO ME THAN
 06:48:38 TWO MEETINGS.
 06:48:38 >>Mary Gibbs: WE LIKE LONGER.
 06:48:41 SOMEBODY IS OUT OF TOWN.
 06:48:42 >>Anthony Gargano: I LIKE ONE LONG MEETING AS WELL.
 06:48:46 >>Mary Gibbs: LONGER MEETINGS.
 06:48:48 SOUNDS LIKE START EARLY WITH THE NEW MEMBERS.
 06:48:51 YOU DON'T WANT TO BE IN TRAINING.
 06:48:53 >>Kristin Jeannin: I WOULDN'T MIND GOING.
 06:48:55 MAKE IT OPTIONAL.
 06:49:01 >>Jim Wallace: QUASI-JUDICIAL MEETINGS.

06:49:03 THESE ARE GOING TO BE A LOT OF QUASI-JUDICIAL WHICH ARE
 06:49:05 TYPICALLY LONGER, NO?
 06:49:06 GET THE RESIDENTS SHOWING UP.
 06:49:10 >>Mary Gibbs: IT'S NOT A COMPLICATED ZONING CASE.
 06:49:14 YOU'VE SEEN IT BEFORE.
 06:49:15 THEY ARE JUST DOING AN AMENDMENT AND THERE'S PROBABLY --
 06:49:18 THERE'S ONLY ONE NEIGHBOR AND WE'RE NOT SURE IF HE'S GOING
 06:49:20 TO COME.
 06:49:21 IT WON'T BE LIKE A COMPLICATED DETAILED ZONING CASE.
 06:49:26 IT WILL TAKE PROBABLY AN HOUR JUST BECAUSE, YOU KNOW.
 06:49:31 >>Anthony Gargano: BUT THERE'S ONLY ONE QUASI-JUDICIAL.
 06:49:34 >>Mary Gibbs: NO, THERE WILL BE OTHERS, BUT THEY ARE THE
 06:49:36 PUBLIC HEARINGS FOR THE THINGS YOU HAD TONIGHT FOR
 06:49:39 INFORMATION MEETINGS.
 06:49:42 PICKLEBALL AND DISCUSSION.
 06:49:44 >>Michael Sheeley: IF WE DO THE 7th AND ANOTHER DATE.
 06:49:49 I CAN'T BE HERE ON THE 14th OR 21st.
 06:49:53 >>Mary Gibbs: IS THERE A PREFERENCE FOR LONGER MEETING?
 06:49:55 IS THAT SORT OF THE THEME?
 06:50:01 >>Kristin Jeannin: YOU WANT TO SEE HANDS UP.
 06:50:03 >>Anthony Gargano: I LIKE A LONGER MEETING.
 06:50:05 YOU WANT HANDS?
 06:50:11 >>Mary Gibbs: NO MEETING?
 06:50:13 >> I LIKE LONGER MEETING.
 06:50:18 >>Nancy Stroud: CAN I ALSO SAY THAT WE WILL START A MEETING

 06:50:20 EARLY FOR TRAINING FOR THE NEW MEMBERS, BUT ANY OF WHO WANT
 06:50:25 TO COME FOR A REFRESHER, YOU ARE OBVIOUSLY WELCOME AND WE'LL
 06:50:30 LET YOU KNOW WHEN THAT STARTS.
 06:50:32 >>Mary Gibbs: IT LOOKS LIKE WE'RE LOOKING AT THE 14th AND
 06:50:35 STARTING MAYBE AT 3:30 FOR TRAINING FOR NEW MEMBERS.
 06:50:39 >>Scotty Wood: WHY COULDN'T YOU DO IT ON THE 21st?
 06:50:41 LONG MEETING ON THE 21st, THAT WAY HE IS HERE.
 06:50:44 >>Michael Sheeley: I'M NOT HERE ON THE 21st.
 06:50:49 >>Scotty Wood: NEVER MIND.
 06:50:53 >>Kristin Jeannin: THAT'S ALREADY A PUBLISHED DATE ON THE
 06:50:55 14th.
 06:50:56 >>Mary Gibbs: THE 14th, THAT IS OUR USUAL MEETING.
 06:51:03 >> THE 7th.
 06:51:04 >>Mary Gibbs: DOESN'T GIVE US MUCH TIME TO GET THE CASES
 06:51:07 SCHEDULED.
 06:51:08 >> OKAY.
 06:51:09 THAT IS A GOOD REASON.
 06:51:15 >>Mary Gibbs: IT SOUNDS LIKE, AGAIN, JUDGE ON HOW LONG THE
 06:51:18 AGENDA IS, SOUNDS LIKE WE'LL START A LITTLE EARLY ON THE
 06:51:20 14th FOR TRAINING FOR WHOEVER WANTS IT, START AT 4:30 AND
 06:51:25 JUST GO ALONG ON THE 14th.
 06:51:28 >>Nancy Stroud: THE NEW MEMBERS WILL HAVE BAPTISM BY FIRE.

06:51:34 >> 3 TO 11 IS A LITTLE LONG FOR ME.
06:51:37 >>Kristin Jeannin: TO 11?
06:51:38 >>Mary Gibbs: NOT THAT LONG BECAUSE I CAN'T STAY UP THAT
06:51:41 LATE.
06:51:41 >>Scotty Wood: HAVE TO ADJOURN AT 9:00.
06:51:47 >>Jim Wallace: BUT THAT'S NOT A LONG MEETING.
06:51:50 >>Kristin Jeannin: 9:00 IS A LONG MEETING.
06:51:52 >>Scotty Wood: OKAY.
06:51:53 I THINK WE'RE DONE.
06:51:55 MOTION TO ADJOURN?
06:51:58 >> SECOND.
06:51:58 >>Scotty Wood: ALL IN FAVOR?
06:52:00 >> AYE.
06:52:00 >>Scotty Wood: ANY OPPOSED?
06:52:01 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.

DRAFT MINUTES

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
March 12, 2024 4:30 p.m.**

- 1. CALL TO ORDER:** 4:35 p.m.
- 2. PLEDGE OF ALLEGIANCE:**
- 3. ROLL CALL:**

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

Also present: Community Development Director Mary Gibbs, Aymee Chavez, Associate Planner, 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 February 13, 2024, meeting minutes.

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

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

(a) Cell Phone Tower – Bella Terra – Zoning Amendment (DCI2023-E002) (District 7)
19980 Bella Terra Boulevard, ±12.44 acres, partially cleared located on Corkscrew Road, west of Bella Terra's entrance and south of Wild Blue.

Amendment to the Commercial Planned Development (CPD) to allow a ±178-foot AGL Monopole Wireless Facility.

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 Deputy Clerk Duran.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Mattaniah S. Jahn, P.A., Attorney for Broadus Towers, LLC
Darwin Feliz, Primary Verizon Wireless Engineer

Public Comment

In Person

Noreen McCarthy, Bella Terra
Kenneth Moses, Bella Terra
James Chasse, Bella Terra
Louis Tancredi, Bella Terra
Reas R Graber, Bella Terra
Tim Deaton, Bonita Springs

eComments

Michael Larson, Bella Terra
Patricia Ryan, Bella Terra
Dennis Murphy, Bella Terra
Chuck Milton, Bella Terra
Patty Dufresne, Bella Terra
Michael Vecchio, Bella Terra
Marion Conklin, Bella Terra
Valerie Marzano, Bella Terra
Kirk Armstrong, Bella Terra
Sue Davy, Bella Terra

Board Questions or Comments

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

Motion: Motion to make a recommendation to Council to approve amendment to Commercial Planned Development to add the use of Wireless Communication Facility with staff conditions and an additional condition to provide an updated letter from the engineer addressing the taller tower height and the fall radius.

Motion by: Vice Chairman Gargano

Seconded by: Board Member Tatooles

Action: Recommended to Council to approve amendment to Commercial Planned Development to add the use of Wireless Communication Facility with staff conditions and an additional condition to provide an updated letter from the engineer addressing the taller tower height and the fall radius.

Vote:

Aye: Board Members Wallace, Sheeley, Jeannin, Tatooles, Vice Chairman Gargano, and Chairman Wood

Nay:

Abstentions:

7. WORKSHOPS

- (a) The Goddard School for Early Childhood Development – Development Order (DOS2024-E004)) (District 4)
10100 Arcos Avenue, located on the east side of Three Oaks Parkway, on the corner of Quente Way and Arcos Avenue, and south of Classic Car Wash.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Brent Addison, P.E., Banks Engineering

Cheryl Schweiker, AIA, Jarmel/Kizel Architects & Engineers

Brandon Guy, ForeFront Development Group

Board Questions or Comments

Board Members Sheeley, Wallace, Tatooles, and Jeannin.

Public Comment

None.

- (b) Coastal Palms Academy – Development Order (DOS2024-E003) (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).

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

John Wojdak P.E., RESPEC

Daniel Turner, Daniel Scott Turner Design

Board Questions or Comments

Board Members Wallace, Jeannin, Sheeley, Vice Chairman Gargano

Public Comment

eComment

Patrick McGarry, Spring Ridge

8. PUBLIC INPUT

None.

9. BOARD COMMUNICATIONS

(a) Next meeting – April 9, 2024

10. STAFF COMMUNICATIONS

(a) Update on Development Projects

This was deferred to next meeting.

Staff provided an update on the process for the Planning Zoning and Design Board interviews and appointments.

11. ADJOURNMENT: 7:13 pm.

Tammy Duran
Deputy Village Clerk



**APPLICATION FOR PUBLIC INFORMATION MEETING
PLANNING ZONING AND DESIGN BOARD
VILLAGE OF ESTERO**

REQUEST IS FOR: Public Information Meeting pursuant to LDC Section 2-401

1. Applicant/Project Name: Estero FHC-Addition
2. Address: 19701 S Tamiami Trl, Estero, FL 33908
3. Strap Number: 20-46-28-E3-U11809.2622
4. Application Number: DOS2023-E011

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

- | | |
|---|--|
| ☐ Comprehensive Plan Amendment | ☐ Planned Development Zoning |
| ☐ Planned Development - Amendment or Final Plan Approval | ☐ Variance |
| ☐ Conventional Rezoning | ☐ Special Exception |
| ☐ Bar Special Permit | ☒ Development Orders |

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

The addition of 4,153-sf to the existing building, with parking improvements.

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.

Pedro Guarin

Signature

03/25/2024

Date

Pedro Guarin

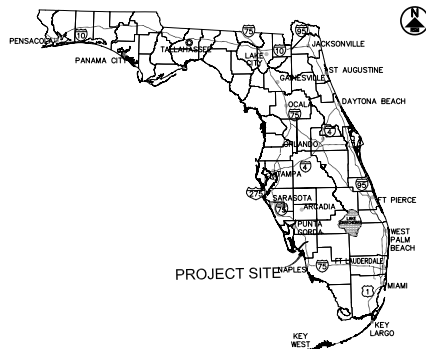
Print Name

Village of Estero | 9401 Corkscrew Palms Circle | Estero, FL 33928 | Phone: 239.221.5035 | Fax: 239.494.5343 | www.Estero-fl.gov

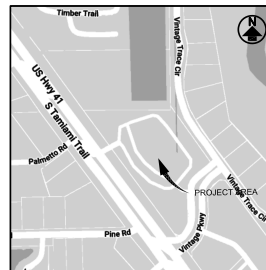
Updated 11/17/2021

CONSTRUCTION PLANS
FOR
FAMILY HEALTH CENTERS OF SOUTHWEST FLORIDA
ESTERO

SECTION 20, TOWNSHIP 46 S, RANGE 25 E.
LEE COUNTY, FLORIDA



STATE OF FLORIDA LOCATION MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

OWNER

FAMILY HEALTH CENTERS OF SOUTHWEST FL INC.
2556 HEITMAN STREET
FORT MYERS FL, 33901

PREPARED BY

THE WEILER ENGINEERING CORPORATION
201 W. MARION AVE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
(941) 505-1700



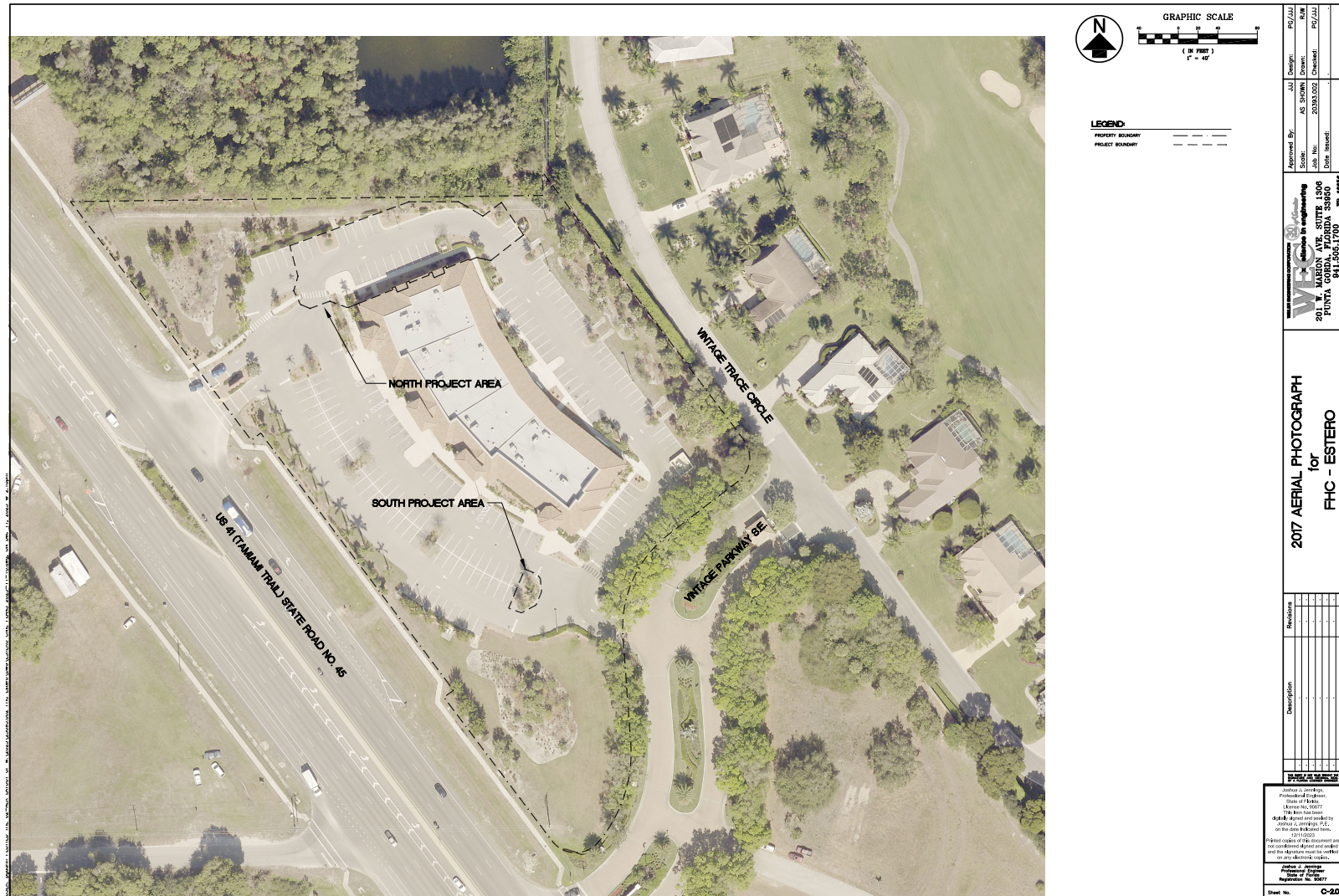
INDEX OF DRAWINGS

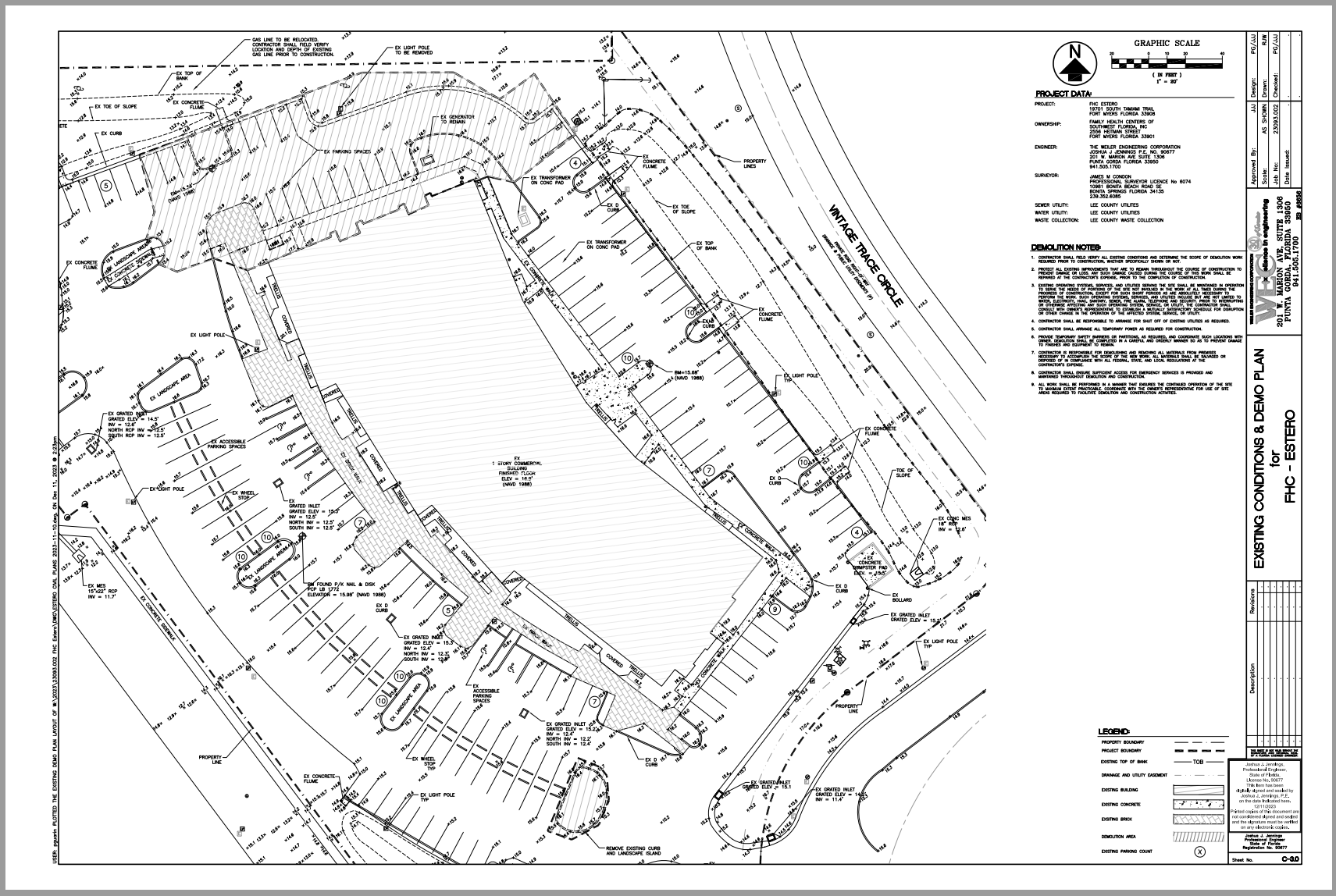
- C-1.0 COVER SHEET
- C-2.0 2017 AERIAL PHOTOGRAPH
- C-3.0 EXISTING CONDITIONS & DEMOLITION PLAN
- C-4.0 SITE PLAN
- C-4.1 SITE PLAN DETAILS
- C-5.0 PAVING, GRADING, & DRAINAGE PLAN
- C-6.0 BEST MANAGEMENT PLAN
- C-7.0 GENERAL NOTES & SPECIFICATIONS

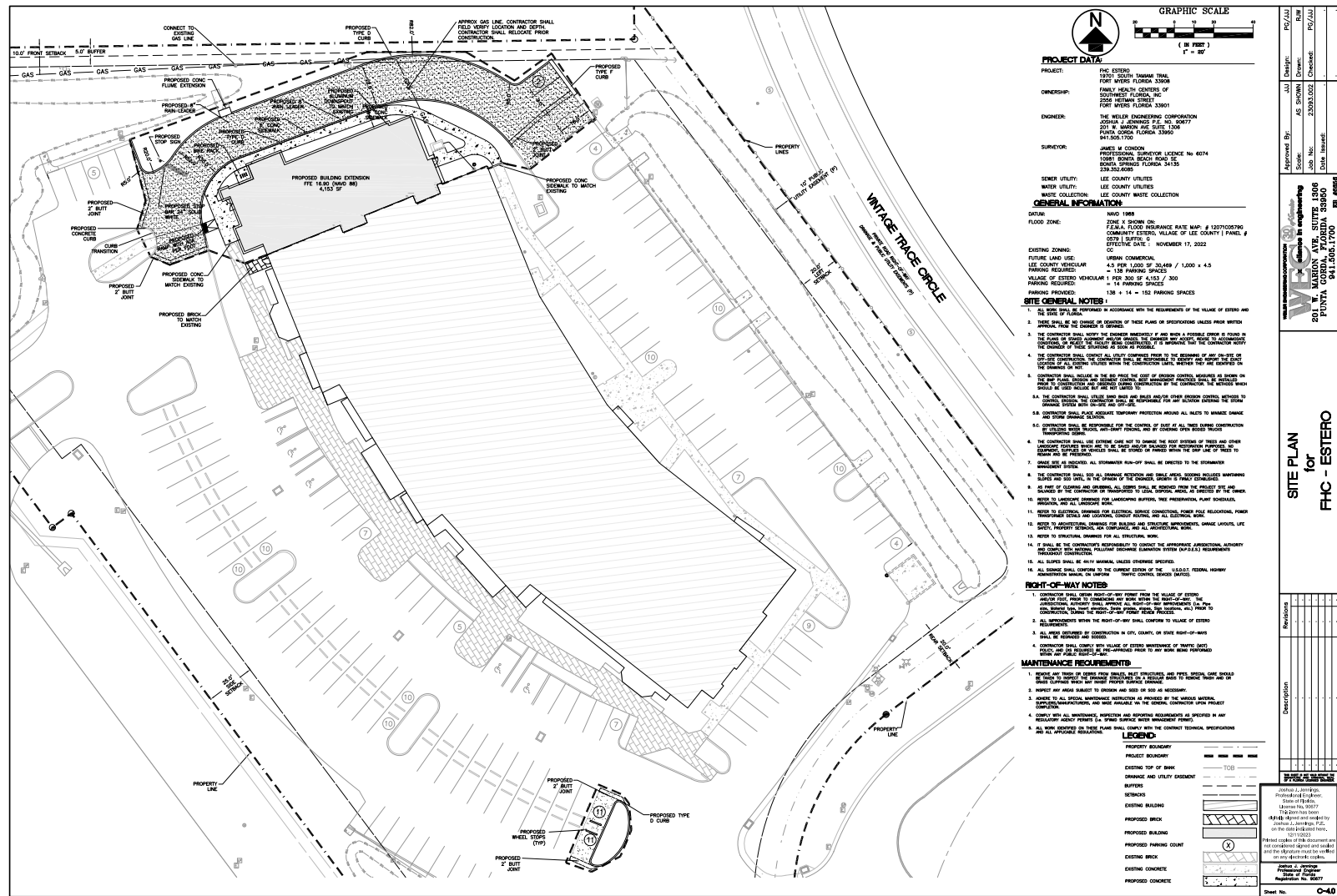
Joshua J. Jennings,
 Professional Engineer,
 State of Florida,
 License No. 90677
 This form has been
 digitally signed and sealed by
 Joshua J. Jennings, P.E.,
 on the date indicated here,
 12/18/2023
 Printed copies of this document are
 not considered signed and sealed
 and the signature must be verified
 on any electronic copies.

Joshua J. Jennings
 Professional Engineer
 State of Florida
 Registration No. 90677

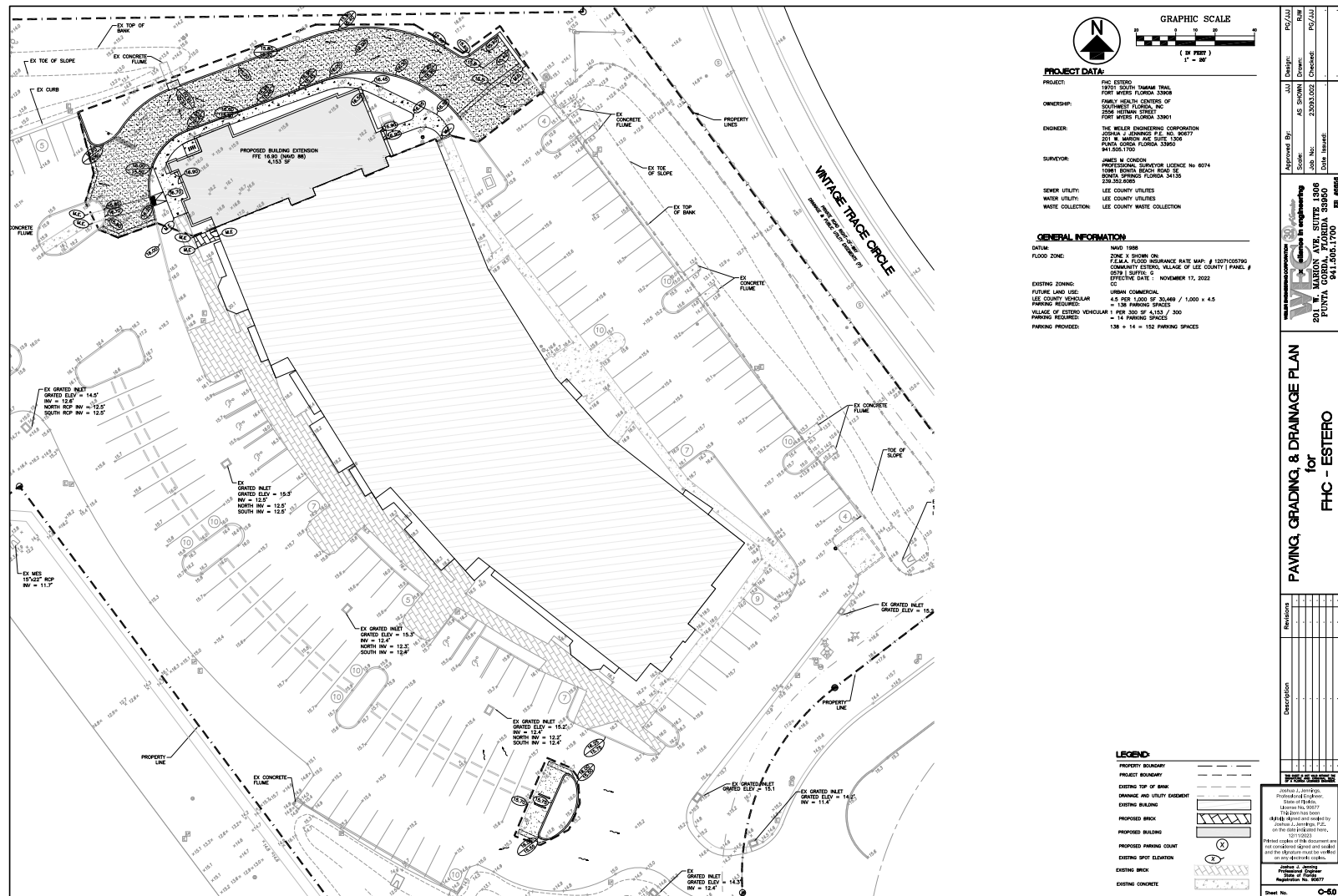
SHEET NO. C-10
WBC PROJECT NO.
80059009

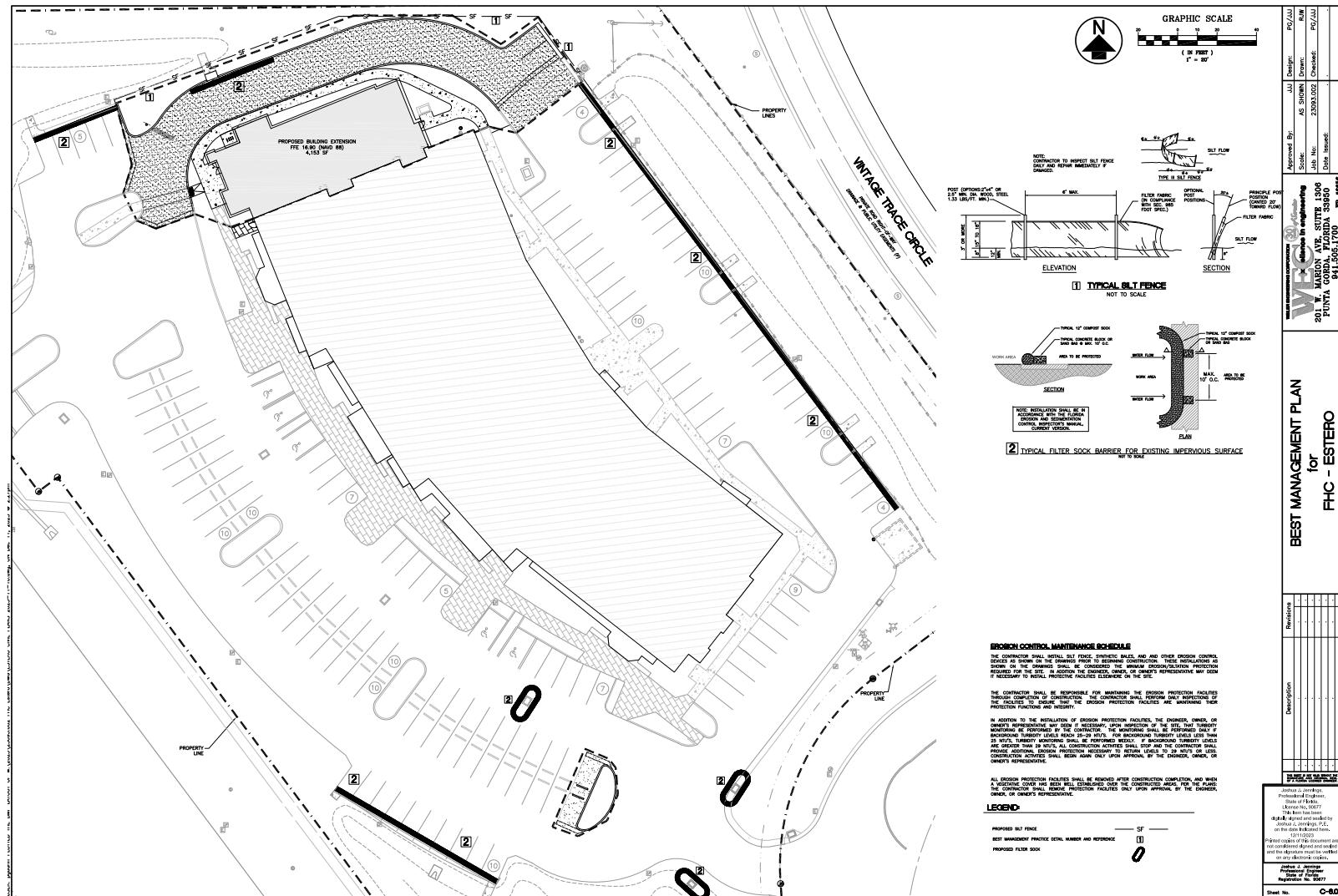


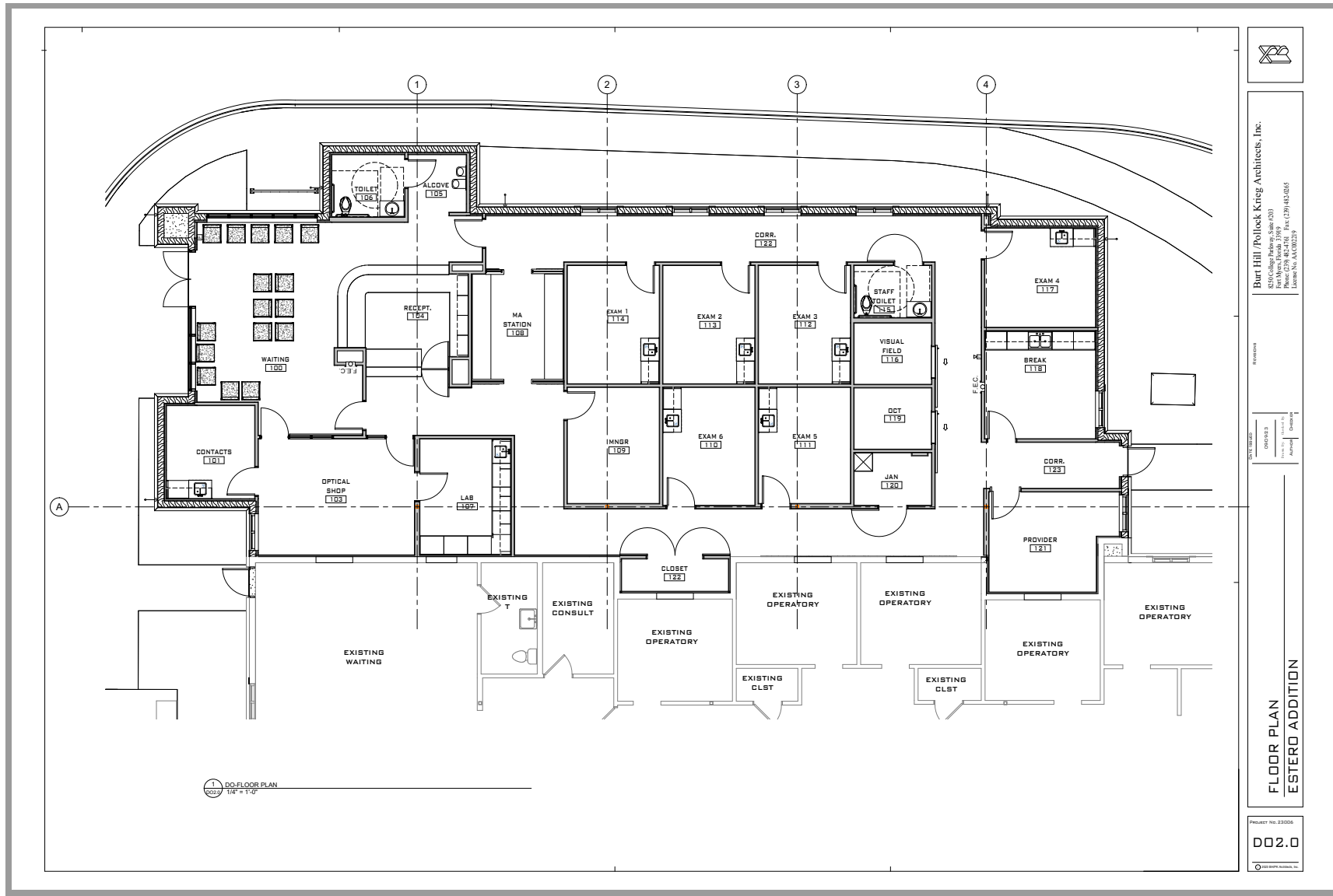


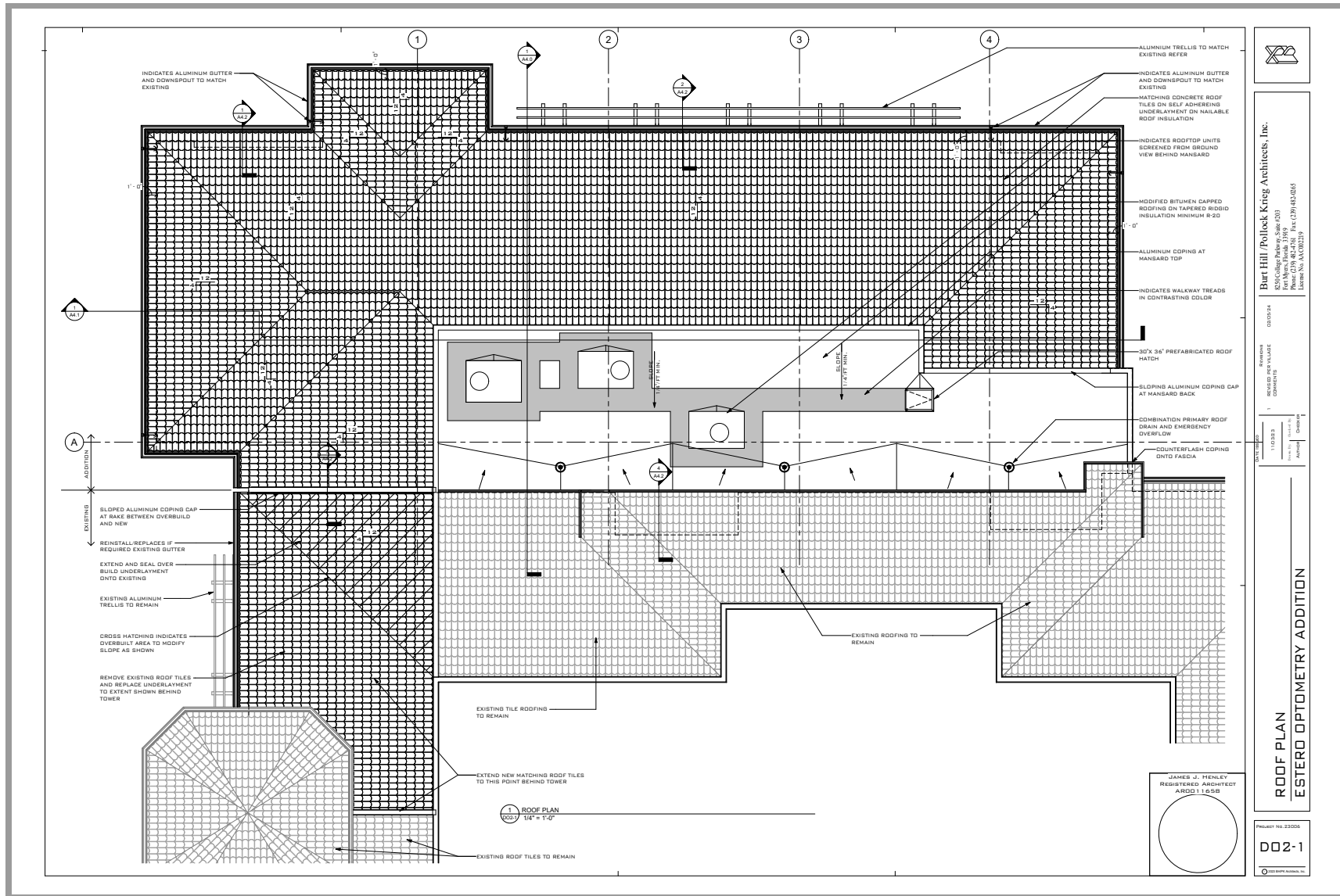


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*ESTERO-FHC ADDITION
BY
WEILER ENGINEERING CORP.
&
BURT HILL/POLLOCK KRIEG*

2020 AERIAL PHOTOGRAPH



WEILER ENGINEERING CORPORATION

30

YEARS

of Service

WEC

x

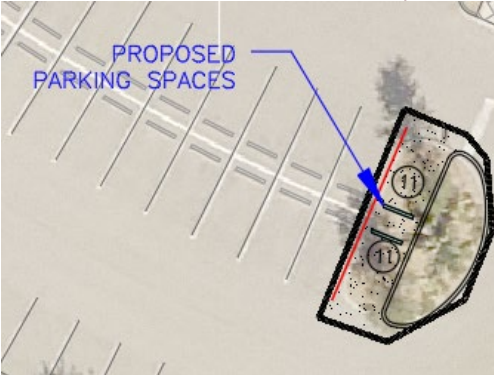
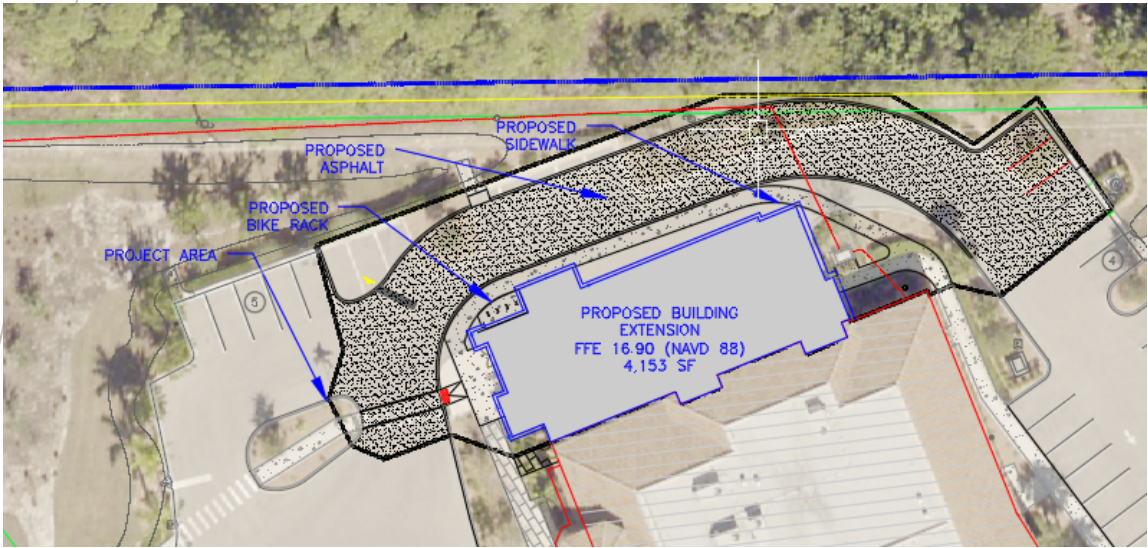
excellence in engineering

EB-6656 – ENGINEERING SERVICES INCLUDE CIVIL | LAND DEVELOPMENT | WATERFRONT
RESORTS | UTILITIES | MUNICIPAL GOVERNMENT | STRUCTURAL | MINING | GIS-GPS

BURT HILL/ POLLOCK KRIEG
ARCHITECTS, INC.



PROPOSED CONDITIONS

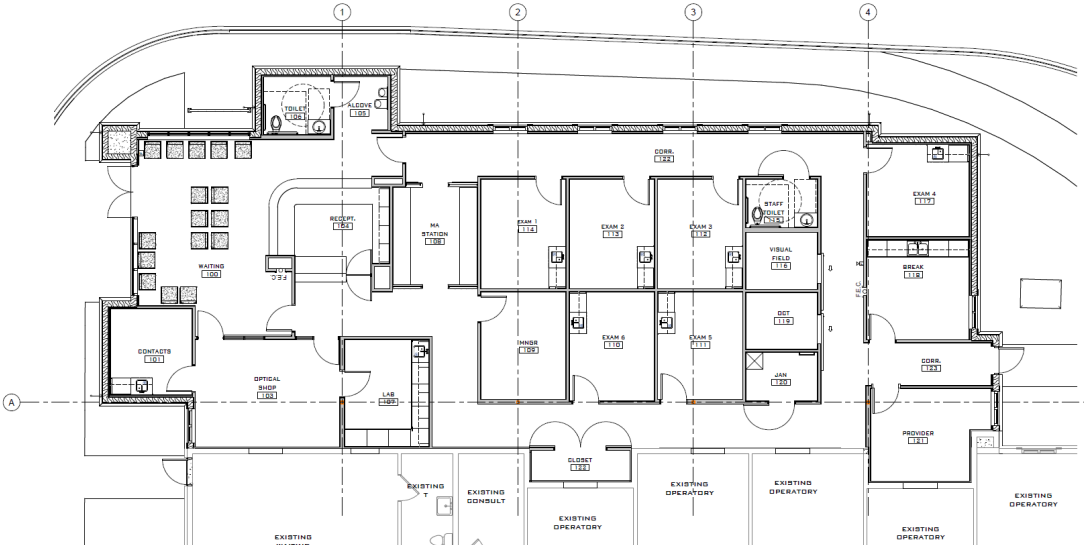


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BURT HILL/ POLLOCK KRIEG
ARCHITECTS, INC.



PROPOSED CONDITIONS

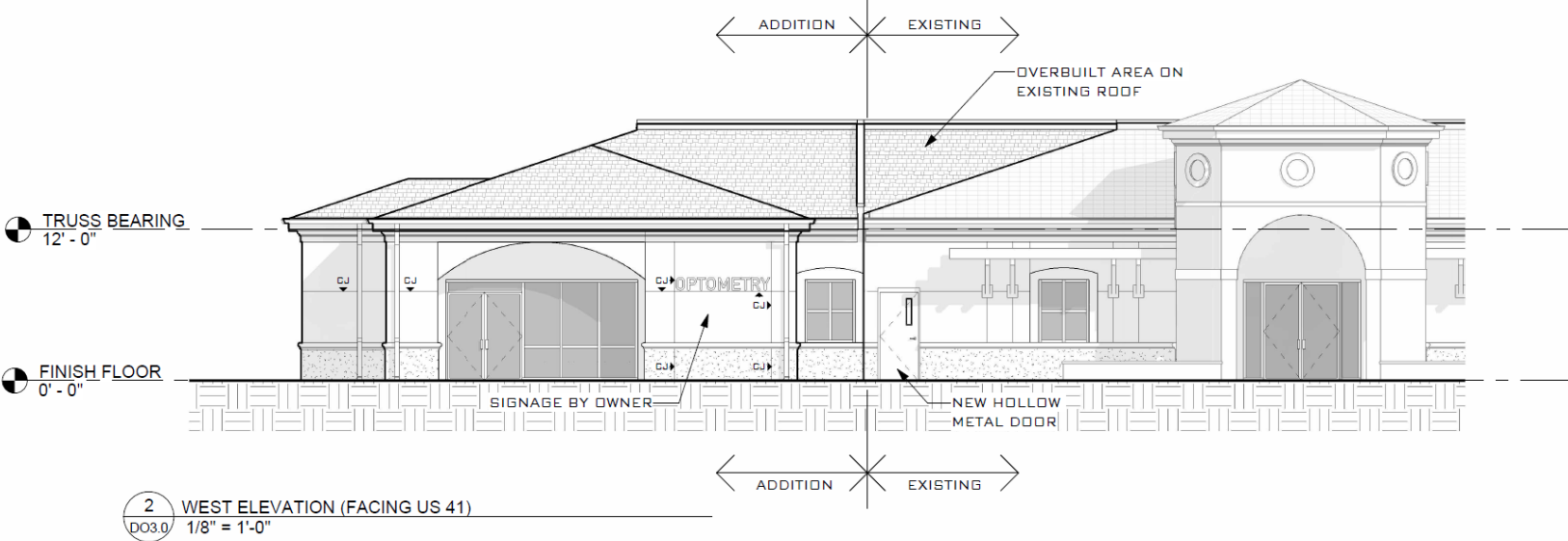


EB-6656 – ENGINEERING SERVICES INCLUDE CIVIL | LAND DEVELOPMENT | WATERFRONT
RESORTS | UTILITIES | MUNICIPAL GOVERNMENT | STRUCTURAL | MINING | GIS - GPS

BURT HILL/ POLLOCK KRIEG
ARCHITECTS, INC.



PROPOSED ADDITION



EXISTING CONDITIONS: NO ADDITION.



PROPOSED ADDITION



PROPOSED ADDITION



EB-6656 – ENGINEERING SERVICES INCLUDE CIVIL | LAND DEVELOPMENT | WATERFRONT RESORTS | UTILITIES | MUNICIPAL GOVERNMENT | STRUCTURAL | MINING | GIS - GPS

BURT HILL/ POLLOCK KRIEG
ARCHITECTS, INC.



THANK YOU.

WEILER ENGINEERING CORPORATION

WE

EC

30

YEARS

of Service

EB-6656 – ENGINEERING SERVICES INCLUDE CIVIL | LAND DEVELOPMENT | WATERFRONT
RESORTS | UTILITIES | MUNICIPAL GOVERNMENT | STRUCTURAL | MINING | GIS - GPS

excellence in engineering

BURT HILL/ POLLOCK KRIEG

ARCHITECTS, INC.





**APPLICATION FOR PUBLIC INFORMATION MEETING
PLANNING ZONING AND DESIGN BOARD
VILLAGE OF ESTERO**

REQUEST IS FOR: Public Information Meeting pursuant to LDC Section 2-401

1. Applicant/Project Name: _____
2. Address: _____
3. Strap Number: _____
4. Application Number: _____

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

- | | |
|---|---|
| ☐ Comprehensive Plan Amendment | ☐ Planned Development Zoning |
| ☐ Planned Development - Amendment or Final Plan Approval | ☐ Variance |
| ☐ Conventional Rezoning | ☐ Special Exception |
| ☐ Bar Special Permit | ☐ Development Orders |

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

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

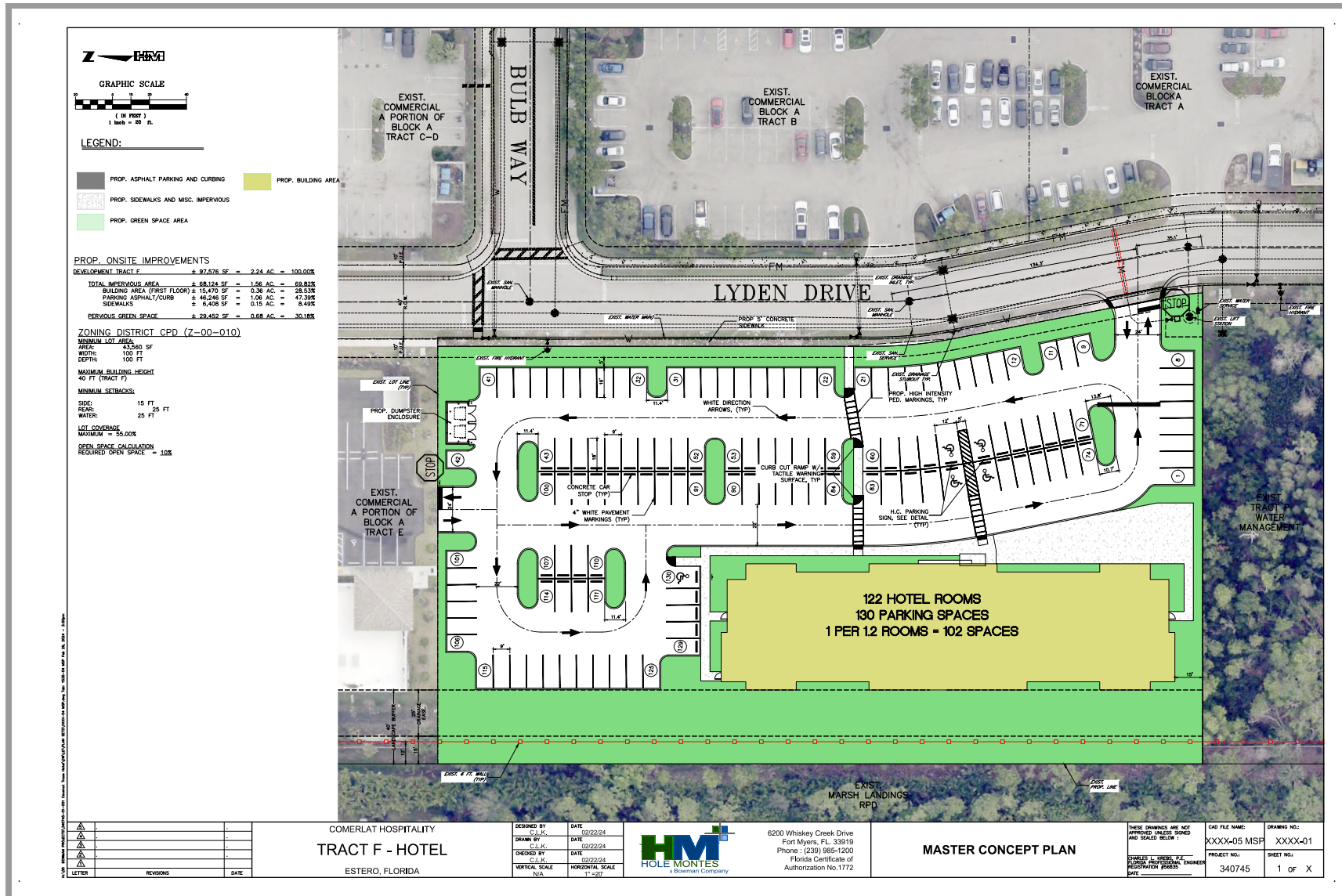
Signature

Date

Print Name

Village of Estero | 9401 Corkscrew Palms Circle | Estero, FL 33928 | Phone: 239.221.5035 | Fax: 239.494.5343 | www.Estero-fl.gov

Updated 11/17/2021



Render to be modified according to Estero's architecture features



Design Review Board Presentation: Coconut Trace PDA

Estero, FL



Preliminary confidential

1



InterMountain Management is a family-owned hotel company with 42 years of hospitality experience. Founded by Dewey Weaver, InterMountain has pursued a thoughtful growth strategy creating a nationwide portfolio of approximately 100 owned and third-party managed hotels. Hotel owners, developers, and guests appreciate InterMountain’s relationship-based culture which drives superior owner and guest satisfaction.

Currently operating a portfolio of premium-branded hotels with more than 10,000 rooms in 22 states across the U.S. InterMountain has been recognized by the industry as a preferred developer and operator, actively serving on various brand franchise owner advisory boards.

InterMountain Management has more than 20 brands in operation within Marriott, Hilton, Hyatt, IHG, Wyndham, Choice, Best Western as well as 2 independent hotels. InterMountain has an active pipeline of 20-30 hotels in various stages of development/repositioning.



Comerlat Group is a family-owned and operated company with more than 30-year history in various industries and countries. Comerlat has experience in different real estate investments throughout Mexico and the U.S. including office, residential, and hospitality.

Comerlat’s hotel portfolio includes a 319-room dual brand in Houston Galleria, a 105-room hotel development project in Fort Lauderdale Airport and a mixed-use development project in Fort Myers that includes 114+ room hotel.

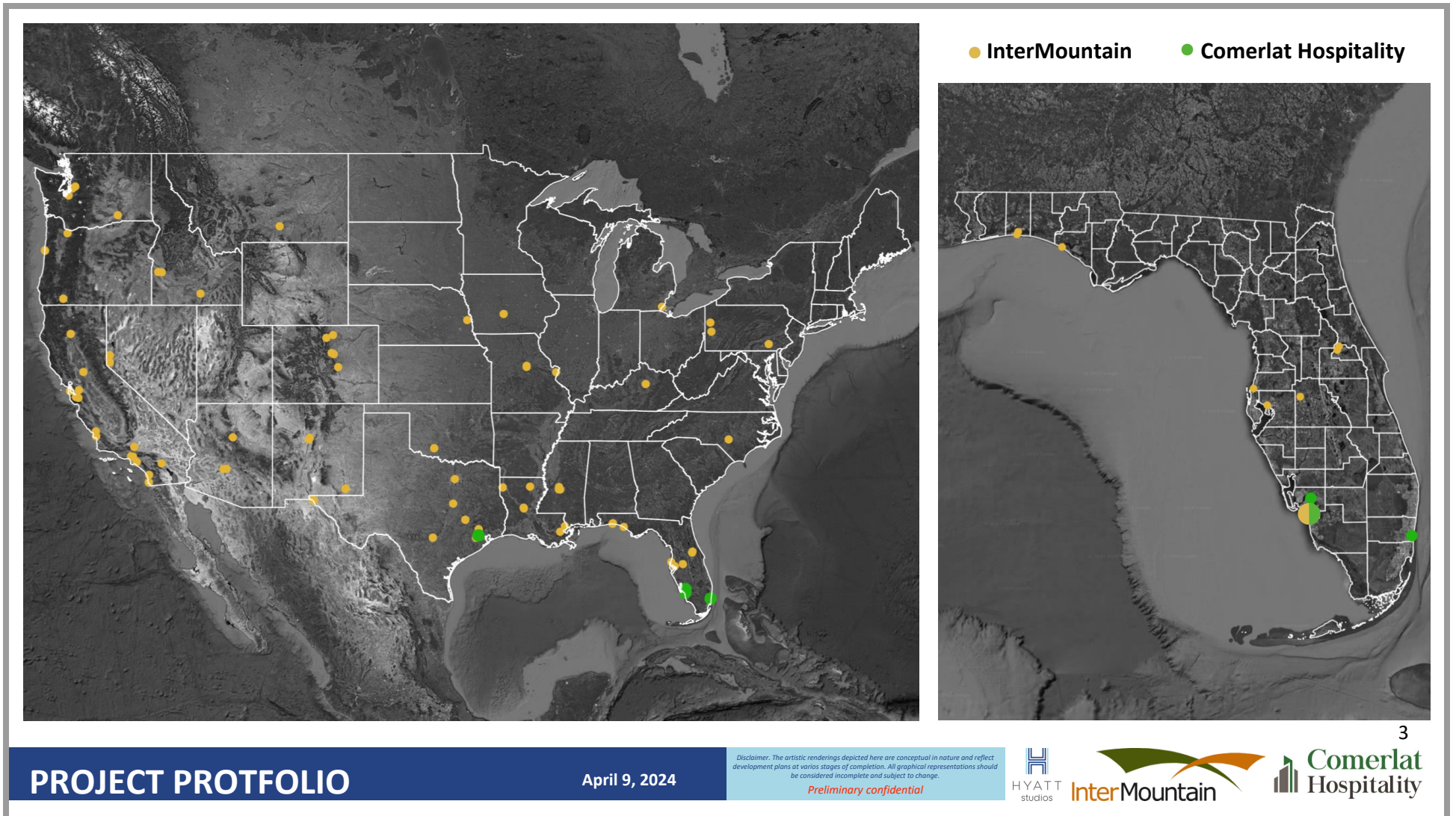


WHO WE ARE?

April 9, 2024

Disclaimer: The artistic renderings depicted here are conceptual in nature and reflect development plans at various stages of completion. All graphical representations should be considered incomplete and subject to change.
Preliminary confidential







Coconut Point Town Center, Estero



Hertz Global Headquarters, Estero



Civil Engineering & Site Development

Hole Montes, Inc., with more than 50 years of experience, is one of the most trusted and reliable full-service engineering firms in Southwest Florida. Customer satisfaction and service; technical expertise; quality of deliverables; and dedicated project management are such principles.

Hole Montes team of local and experienced land planners, designers, and engineers will provide civil engineering and site development for the Hyatt Studios project.



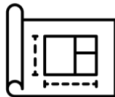
EXPERIENCE

58 years



PROJECTS

Commercial and public



PORTFOLIO

+80 projects



LEE COUNTY

Based company



Embassy Suites by Hilton, Estero



Hilton Garden Inn, Fort Myers



Architecture

MK Architecture is an experienced architecture firm with conveniently located offices in Fort Myers and Naples. MK Architecture's licensed and graduate architects offer vast experience in nearly all building types with a solid track record of internal quality control.

MK Architecture with a diverse staff of talented and experienced professionals have years of experience with hospitality projects like the Embassy Suites by Hilton, Hilton Garden Inn, Holiday Inn Express, among others.



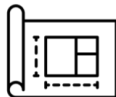
EXPERIENCE

39 years



PROJECTS

Commercial and public



PORTFOLIO

+120 projects



LEE COUNTY

Based company

PARTNERS

April 9, 2024

Disclaimer: The artistic renderings depicted here are conceptual in nature and reflect development plans at various stages of completion. All graphical representations should be considered incomplete and subject to change.
Preliminary confidential



Coconut Trace Planned Development Amendment

- Amend the Schedule of Uses for Tracts “E” and “F” to allow for a 122-room hotel on Tract F.
- A 130-room hotel with an accessory full service restaurant and consumption on premises is currently permitted on Tracts “A” through “D”.
- The proposed hotel will not include a full-service restaurant.

SCHEDULE OF USES

Tracts “A” through “D”:

ACCESSORY USES AND STRUCTURES (LDC §§ 34-1171 *et seq.*, 34-2441 *et seq.*, 34-1863, and 34-2141 *et seq.*)
 ADMINISTRATIVE OFFICES
 ANIMALS: Clinic (LDC § 34-1321 *et seq.*)
 ASSISTED LIVING FACILITY - maximum of 100 beds
 ★AUTO PARTS STORE - without installation facilities
 BANKS AND FINANCIAL ESTABLISHMENTS [LDC § 34-622(c)(3)]: Groups I and II (excluding Federal Reserve Banks and Security and Commodity Exchanges)
 BUSINESS SERVICES [LDC § 34-622(c)(5)]: Group I
 CLOTHING STORES, general [LDC § 34-622(c)(8)]
 CONSUMPTION ON PREMISES - accessory to full service restaurant use ONLY as restricted in Condition 15
 DAY CARE CENTER, CHILD, ADULT
 *DRUGSTORE, PHARMACY
 DRIVE THRU FOR ANY PERMITTED USE - NO outside speaker systems, loud speakers, or public address systems are allowed in conjunction with this use.
 ENTRANCE GATES AND GATEHOUSE (LDC § 34-1741 *et seq.*)

ESSENTIAL SERVICES (LDC §§ 34-1611 *et seq.*, and 34-1741 *et seq.*)
 ESSENTIAL SERVICE FACILITIES [LDC § 34-622(c)(13)]: Group I (LDC §§ 34-1611 *et seq.*, 34-1741 *et seq.*, and 34-2141 *et seq.*)
 EXCAVATION: Water retention (LDC § 34-1651)
 FENCES, WALLS (LDC § 34-1741)
 *FOOD STORES [LDC § 34-622(c)(16)]: Groups I and II
 GIFT AND SOUVENIR SHOP
 *HARDWARE STORE
 HEALTH CARE FACILITIES [LDC § 34-622(c)(20)]: Groups I, II & III
 HOBBY, TOY AND GAME SHOPS [LDC § 34-622(c)(21)]
 HOTEL/MOTEL - limited to 130 rooms
 Accessory uses to include full service restaurant and consumption on premises as limited in Condition 15
 INSURANCE COMPANIES

CASE NO. 99-09-162.03Z 01.01

Z-00-010

REQUEST

April 9, 2024

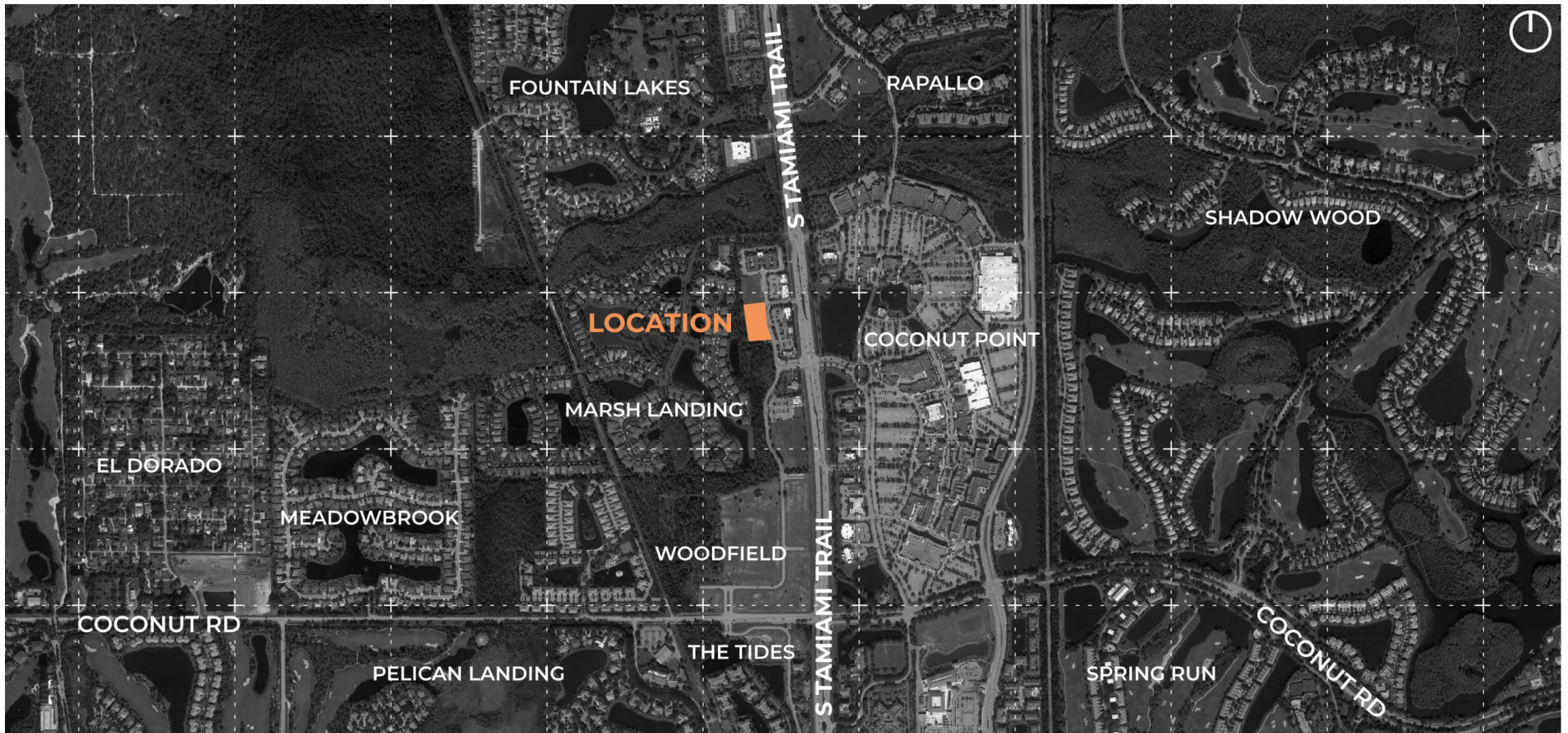
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 Preliminary confidential

HYATT
studios

InterMountain

Comerlat
Hospitality

12



- Folio ID: 10535774
- 2.14 Acres
- FLU: Urban Commercial
- Tulip Associates CPD Rezoned in 2000 (Now known as Coconut Trace CPD)

LOCATION 22910 Lyden Drive

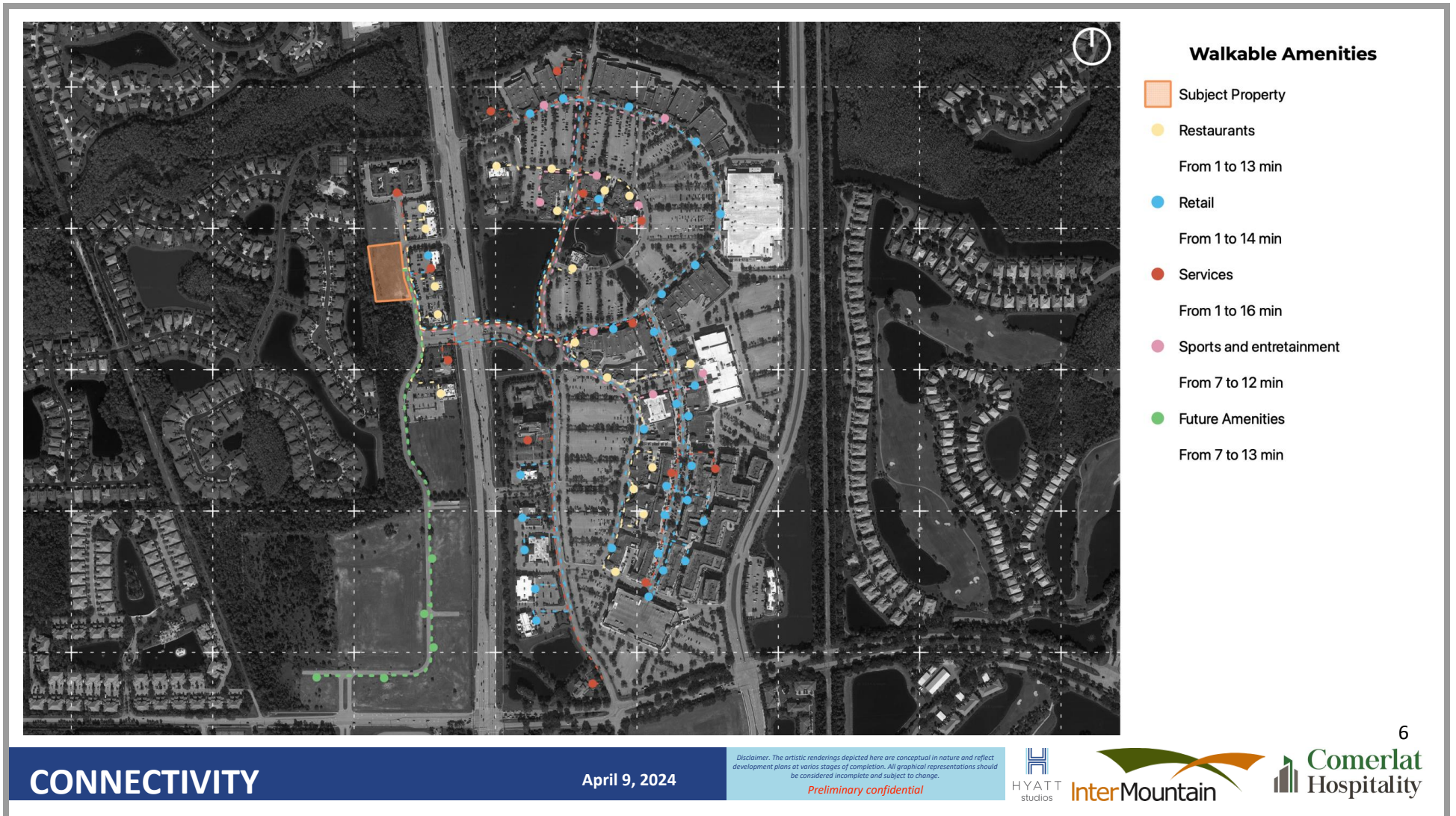
April 9, 2024

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Preliminary confidential

HYATT
studios

InterMountain

Comerlat
Hospitality





SOUTH



WEST



EAST

COCONUT TRACE: TRACT F

April 9, 2024

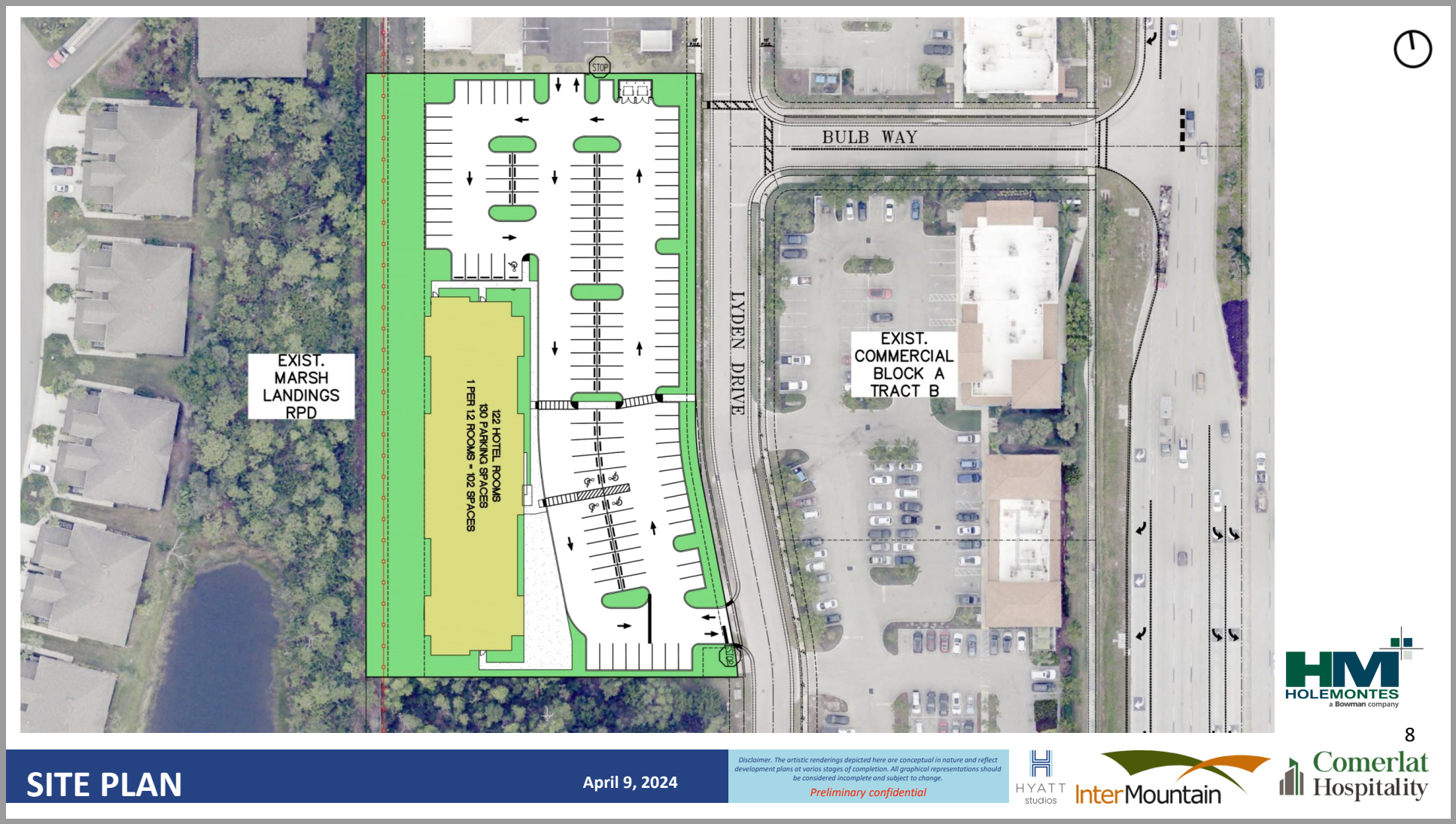
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Preliminary confidential

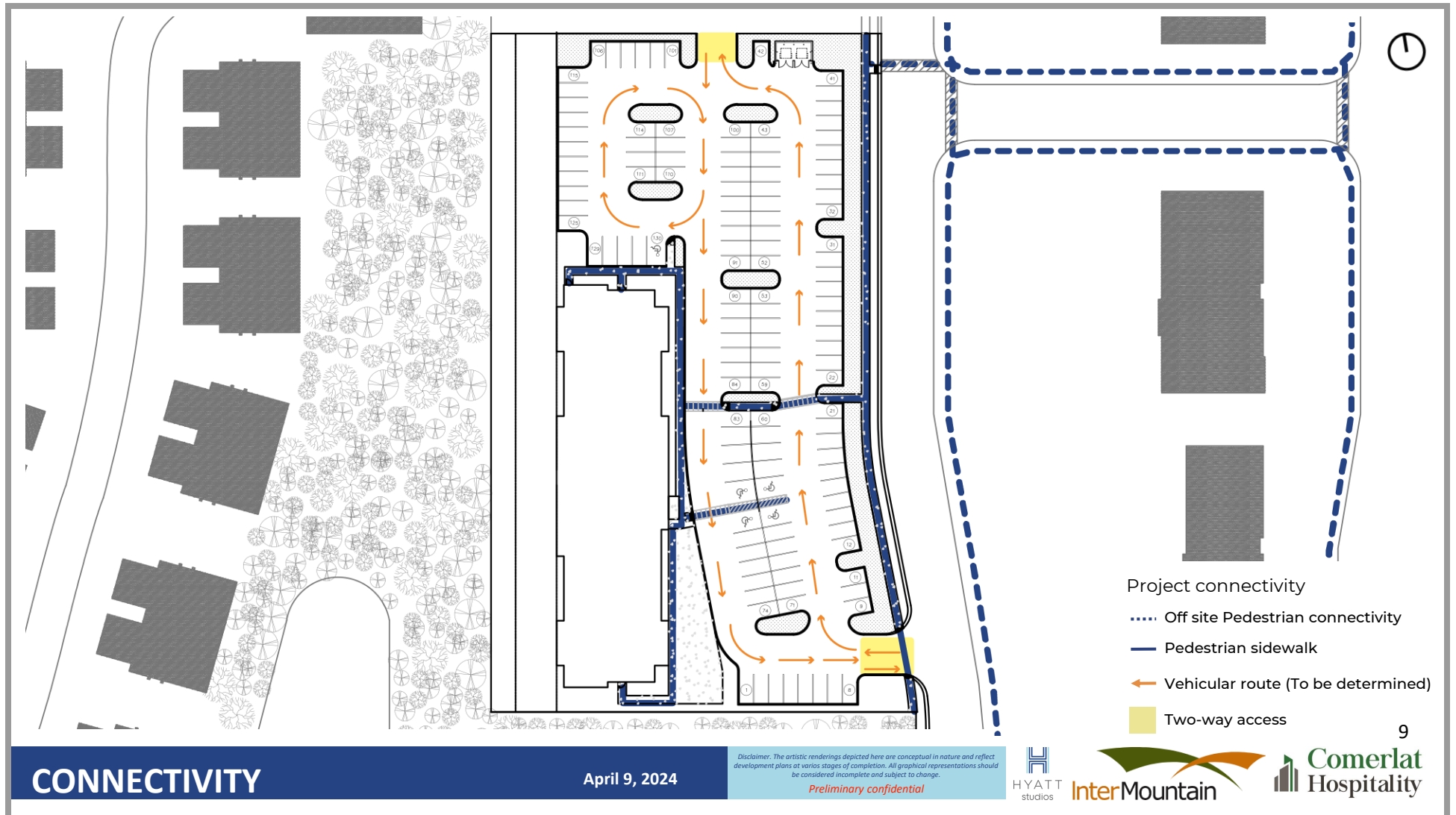
HYATT
studios

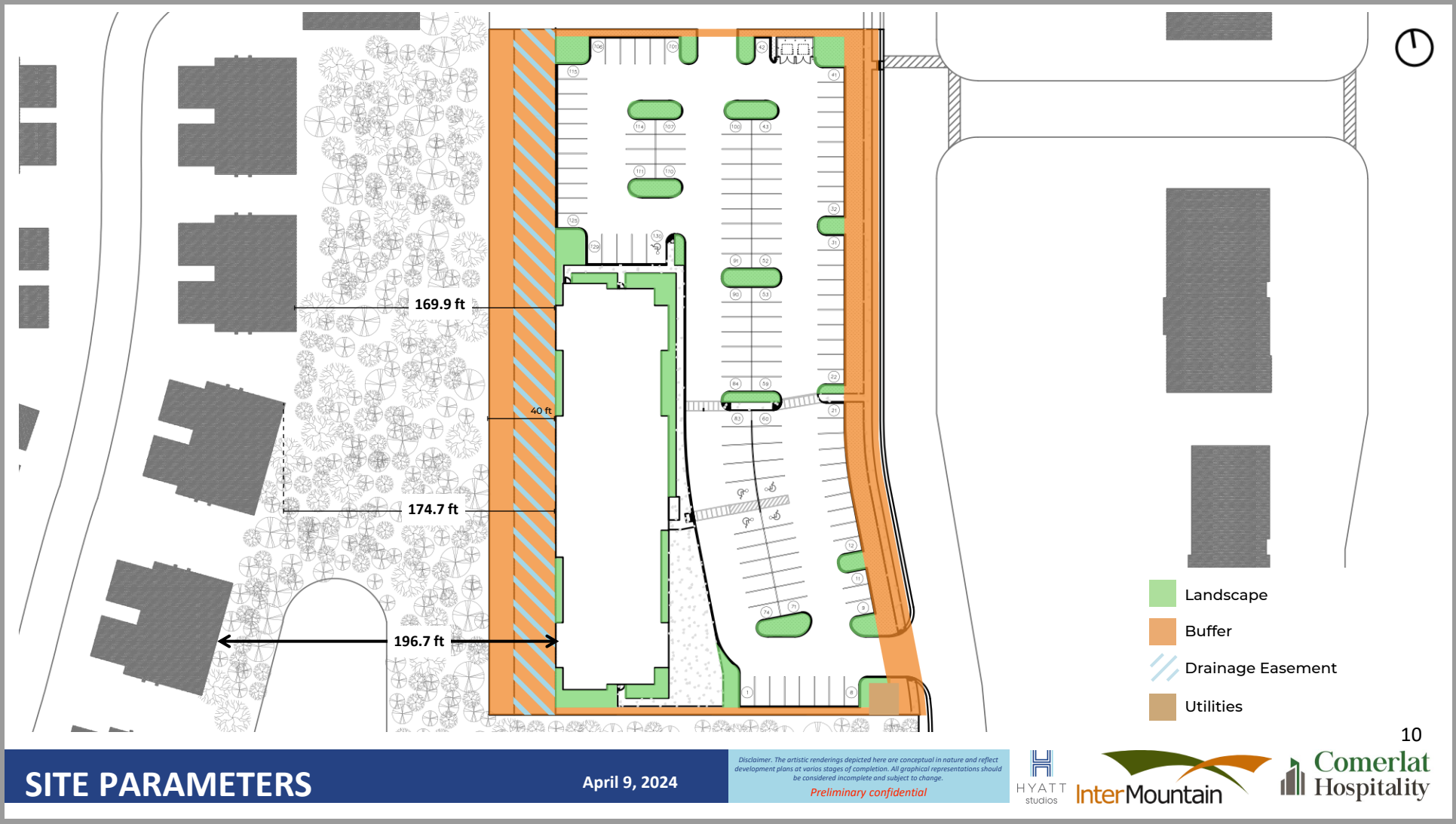
InterMountain

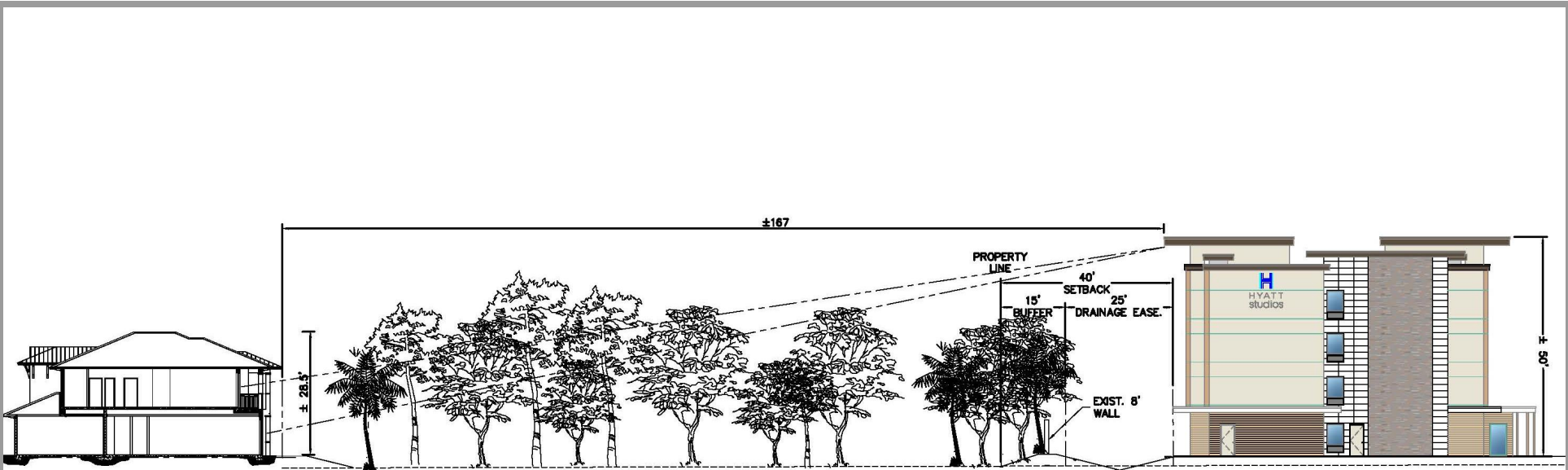
Comerlat
Hospitality

7



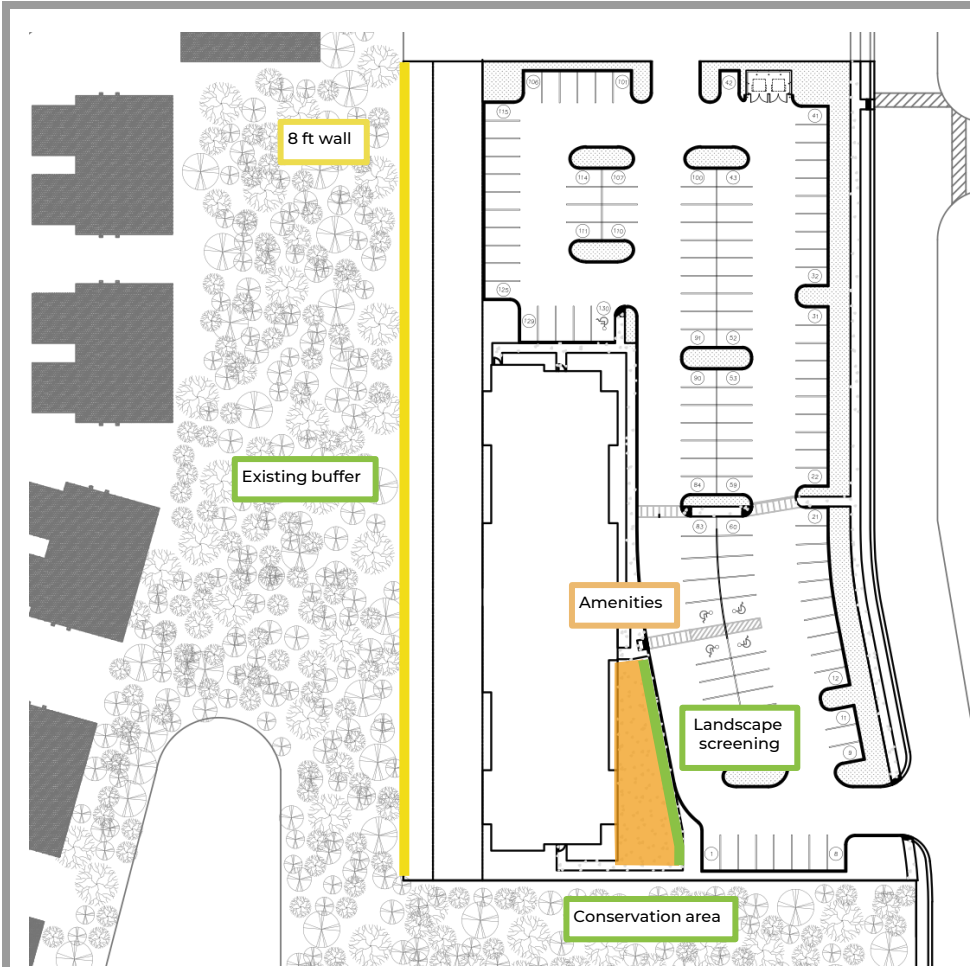






LINE OF SIGHT EXHIBIT

Tree heights based on photo interpretation of google earth 3D imagery.



8 ft wall

Existing buffer

Amenities

Landscape screening

Conservation area



Privacy and Glare Mitigation

- Selection of lighting fixtures to minimize glare impact to neighbors.
- Reduced quantity and height of building lights on west building facade.

Privacy and Sound Mitigation

- Outdoor amenity on eastern side of building far from residential buildings.
- Proposed landscape screening around pool and outdoor seating area and natural screening to south, enclosing further outdoor amenity.
- Existing 120'+ buffer on west between developments including 8 feet high wall. Additionally, to include a 40' buffer on hotel site.

IMPACT MITIGATION: DESIGN

April 9, 2024

Disclaimer. The artistic renderings depicted here are conceptual in nature and reflect development plans at various stages of completion. All graphical representations should be considered incomplete and subject to change.

Preliminary confidential





Reduced Impact with Extended Stay Concept

- Proposed hotel brand has compact lobby and public space. Lobby of 745 sf includes coffee area with only 12-15 seats.
- No amenities or services for non-guests that could increase traffic or intensity.
- Extended Stay properties have reduced check-in and checkout. Therefore, trip generation is less than other hotel types such as transient or full service.
- Guest-rooms with kitchenettes, resulting in less entry and exit of guests.
- The distance to surrounding amenities and services generates a walkable environment (More on walkability on the **Connectivity** slide).
- Lean operating model resulting in less employees than other hotel types.
- Proposed concept generates less trips and is less parking intensive than other approved uses, such as business services, health care facilities, banks and financial establishments and offices.

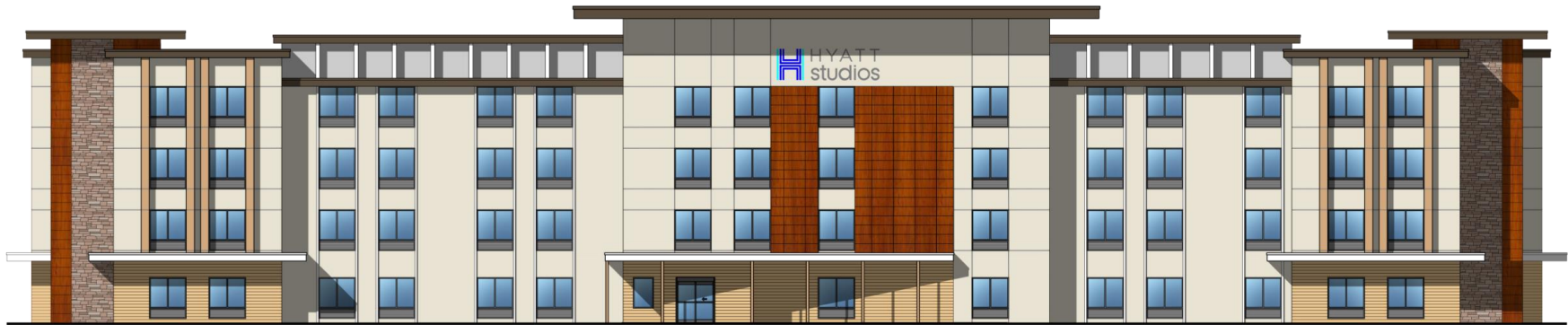
IMPACT MITIGATION: CONCEPT

April 9, 2024

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Preliminary confidential

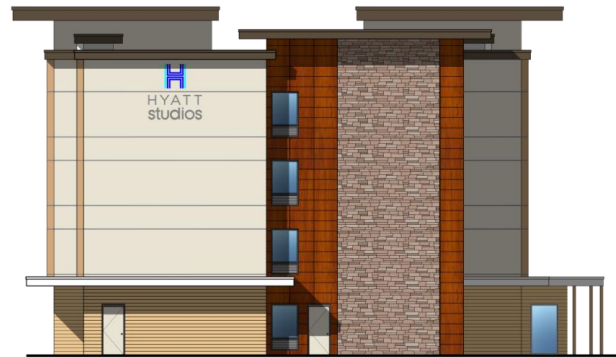


12



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



SIDE ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS

April 9, 2024

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Preliminary confidential



13



REAR ELEVATION
SCALE: 1/8" = 1'-0"



SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATIONS

April 9, 2024

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Preliminary confidential



14





**APPLICATION FOR PUBLIC INFORMATION MEETING
PLANNING ZONING AND DESIGN BOARD
VILLAGE OF ESTERO**

REQUEST IS FOR: Public Information Meeting pursuant to LDC Section 2-401

1. Applicant/Project Name: Wildcat Run Country Club - Pickleball Courts
2. Address: 20300 Country Club Drive, Estero, FL
3. Strap Number: 30-46-26-E4-0100A.20CE
4. Application Number: LDO2024-E002

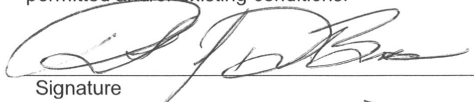
5. Type of Application (check appropriate type(s)):

- | | |
|---|--|
| ☐ Comprehensive Plan Amendment | ☐ Planned Development Zoning |
| ☐ Planned Development - Amendment or Final Plan Approval | ☐ Variance |
| ☐ Conventional Rezoning | ☐ Special Exception |
| ☐ Bar Special Permit | ☒ Development Orders |

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

This private community would like to redevelop one (out of five) existing tennis courts into a new
pickleball courts. Associated impacts to adjacent cart path and landscape improvements will be
relocated in kind. No utility impacts are anticipated or requested.

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
ROBERT J. DiBIASE
Print Name

3/13/24
Date

Village of Estero | 9401 Corkscrew Palms Circle | Estero, FL 33928 | Phone: 239.221.5035 | Fax: 239.494.5343 | www.Estero-fl.gov

Updated 11/17/2021

WILDCAT RUN COUNTRY CLUB PICKLE-BALL IMPROVEMENTS

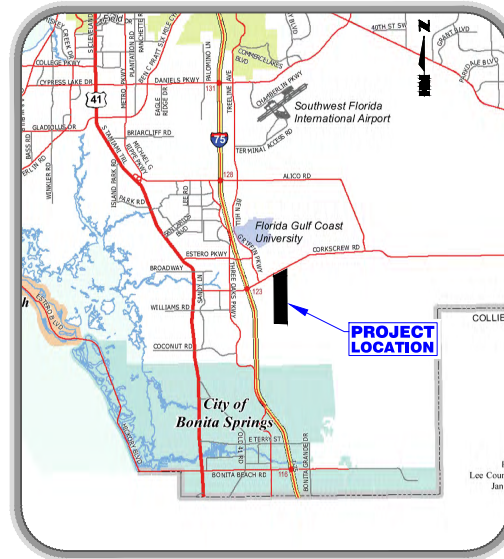
20300 COUNTRY CLUB DR.
ESTERO, FLORIDA
STRAP: 304626E40100A00CE
FOLIO ID: 10351893

INDEX OF SHEETS:

- | | |
|---|-----------------------------|
| 1 | COVER SHEET & GENERAL NOTES |
| 2 | SITE PLAN |



LOCATION MAP
N.T.S.



LOCATION MAP
N.T.S.

PREPARED BY :



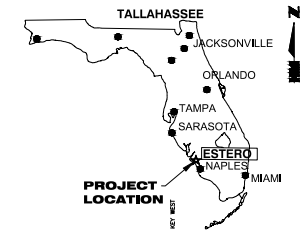
6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

THE CONTRACTOR SHALL VERIFY LOCATION OF
UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
"ALWAYS CALL 811 BEFORE YOU DIG"
WWW.SUNSHINE811.COM

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

PREPARED FOR :

Wildcat Run Golf & Country Club
20300 Country Club Dr.
Estero, Florida



**STATE OF FLORIDA
GENERAL STATEMENT:**

INCLUDED HEREWITH ARE SITE IMPROVEMENTS AND DETAILS FOR THE RENOVATION OF AN EXISTING TENNIS COURT INTO A PROPOSED PICKLE-BALL COURT IMPROVEMENTS, AT WILDCAT RUN COUNTRY CLUB. THERE ARE NO PROPOSED OR ANTICIPATED CHANGES TO UTILITIES ASSOCIATED WITH THIS APPLICATION. ALL IMPACTED LANDSCAPING WILL BE REPLACED IN KIND.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOOT STANDARD SPECIFICATIONS (LATEST EDITION UNLESS OTHERWISE SPECIFIED), ALL DETAILS PER FOOT ROAD AND TRAFFIC DESIGNS (LATEST EDITION) UNLESS OTHERWISE SPECIFIED.
2. DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT SHOWN, AND PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED TO EXISTING CONDITIONS AT THE CONTRACTORS EXPENSE.
3. ANY DAMAGE TO EXISTING INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO FRICTION PAYS, WIRING AND SPRINKLER HEADS SHALL BE REPAIRED TO EXISTING CONDITIONS WITH NEW MATERIAL AT THE CONTRACTORS EXPENSE.

EROSION CONTROL

1. ALL DISTURBED SLOPES SHALL BE SOODED WITHIN 48 HOURS OF COMPLETION OF FINAL GRADING.
2. ALL EROSION CONTROL DEVICES (E. TURFEDITY CURTAINS AND SILT FENCES) SHALL BE IN PLACE PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.

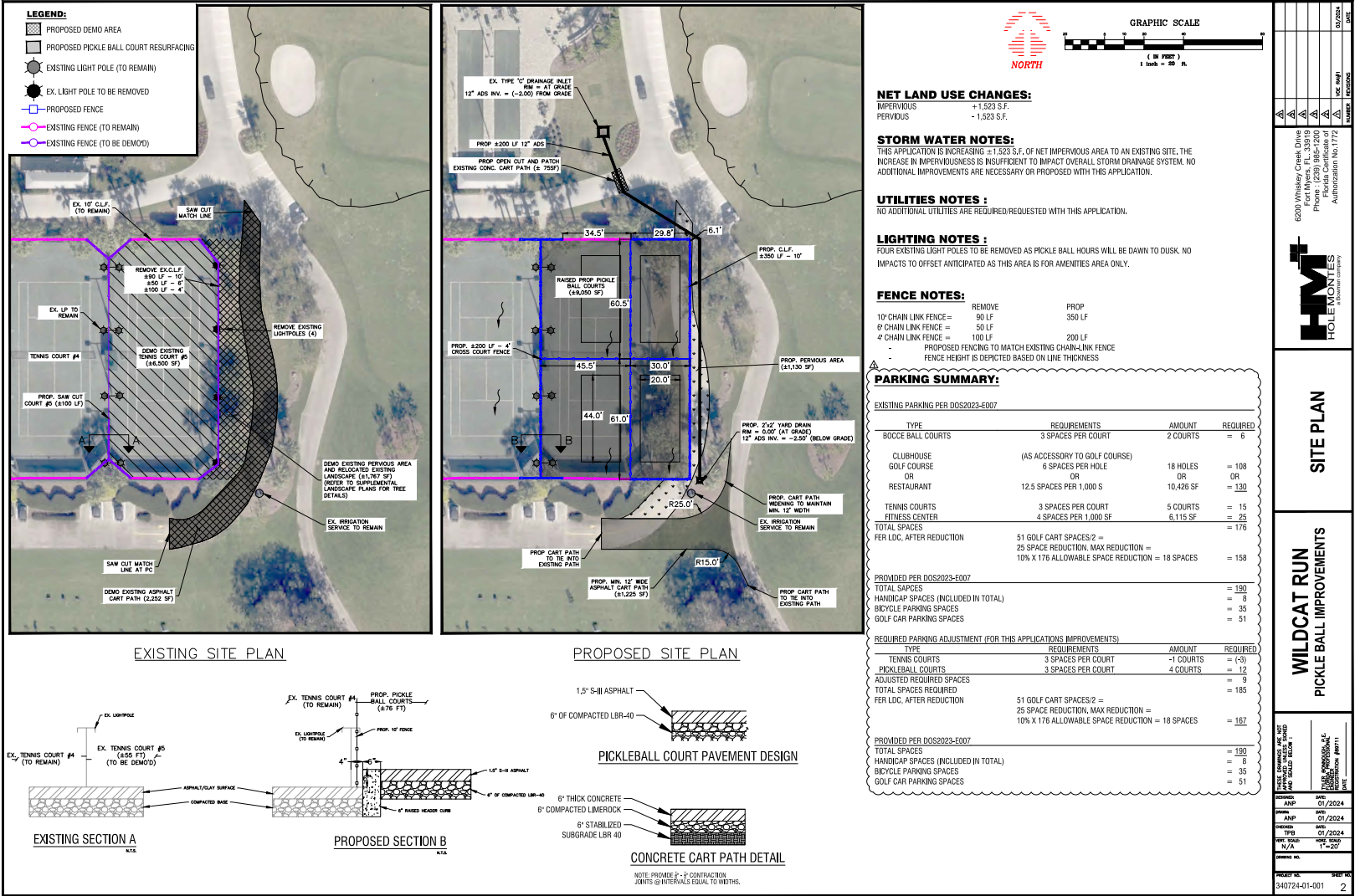
SITE CLEANUP:

1. THE CONTRACTOR SHALL CONDUCT CLEANING AND REMEDIATION OPERATIONS TO COMPLY WITH ANY APPLICABLE FEDERAL, STATE AND REGULATORY, CLEANING SHALL BE EXECUTED ONLY BY THE PERSON, OR HIS AGENT PROVIDED THAT THE PERSON SHALL BE A LICENSED OR REGISTERED PROFESSIONAL ENGINEER, ENVIRONMENTAL SCIENTIST, WATER, EROSION/SEDIMENTATION AND/OR SOILS LOSS SPECIALIST RESULTING FROM CONSTRUCTION OPERATIONS.
2. THE CONTRACTOR SHALL PROVIDE DETAILED CHECKLISTS CONTAINING FOR THE ONLY COLLECTION OF ALL WASTE MATERIALS, DEBRIS AND FURNISHED. THE CONTRACTORS SHALL BE PERMANENTLY EMPLOYED AND WASTE MATERIALS DEPOSITED AT A DESIGNATED AND PERMITTED DISPOSAL AREA AWAY FROM THE SITE.
3. THE CONTRACTOR SHALL PROVIDE PROTECTION OF EXISTING VEGETATION TO BE PRESERVED.
4. CONSTRUCTION MATERIAL, STORAGE AREA TO BE WITHIN WORK AREA.
5. ANY AREA RETURNED DURING THE CONSTRUCTION/OPERATION MUST BE PUT BACK TO ITS ORIGINAL STATE PRIOR TO THE RESUME OF THE CERTIFICATE OF COMPLETION.
6. THE CONTRACTOR SHALL PROTECT EXISTING TREES, SHRUBS, AND OTHER PLANTS DURING CONSTRUCTION, WATER DURING PLANTS HAVE BEEN IDENTIFIED DURING THE SURVEY, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND CONSULTER FOR THE TREE REMOVALS AND PRESERVATION.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED
BY TYLER BONNOUGH, PE, ON 3/14/24

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

				THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :	CAD FILE NAME: 340724 COVER	DRAWING NO.:	
							
					TYLER BRIDGEMAN, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #89711	PROJECT NO.: 340724-01-001	SHEET NO.: 1
							
WELDER	VOR RAMP#1	03/20/21					





Wildcat Run Golf & Country Club

Pickleball Renovation (LDO2024-E002)

Planning Zoning & Design Board
Public Information Meeting
March 9th, 2024



Presented For:
**Wildcat Run
Golf & Country Club**



Presented By:
**Hole Montes,
a Bowman Company**

Wildcat Run Golf & Country Club:

20301 Country Club Drive
Estero, Florida 33928

Kathleen Fitzgerald

President
kfitz123@comcast.net

Hole Montes, a Bowman Company:

6200 Whiskey Creek Drive
Fort Myers, Florida 33919

TYLER P. BONNOUGH, P.E.

Senior Project Engineer
Tbonnough@bowman.com
T: 239.985.1200 | F: 239.985.1259



Overview

Request:

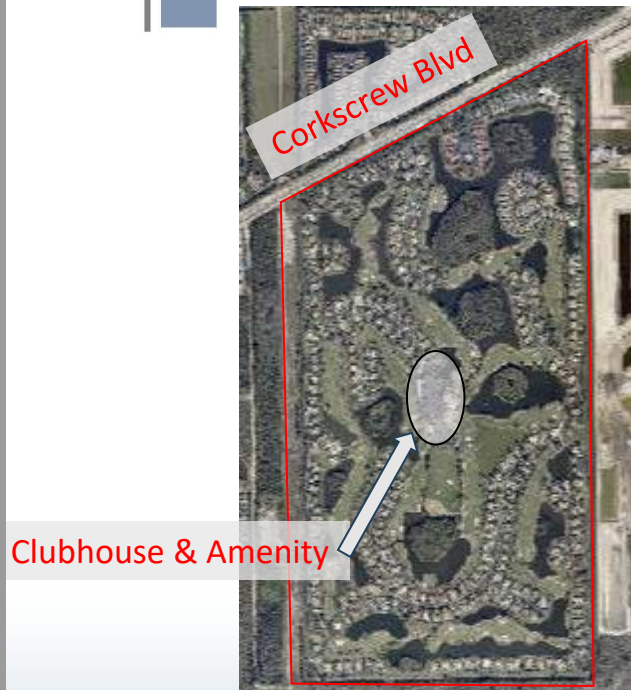
- **Limited Development Order (LDO2024-E002)**
- **A single-phase renovation of an existing Tennis Court into 4 Pickleball Courts**

Background:

- **There are 5 existing Tennis Courts**
 - **Only 1 Court will be converted, whereas the other 4 courts will remain as Tennis Courts.**
- **As a private community, this is a community drive request due to the high demand for the growing sport**



Project Location



Clubhouse & Amenity Area

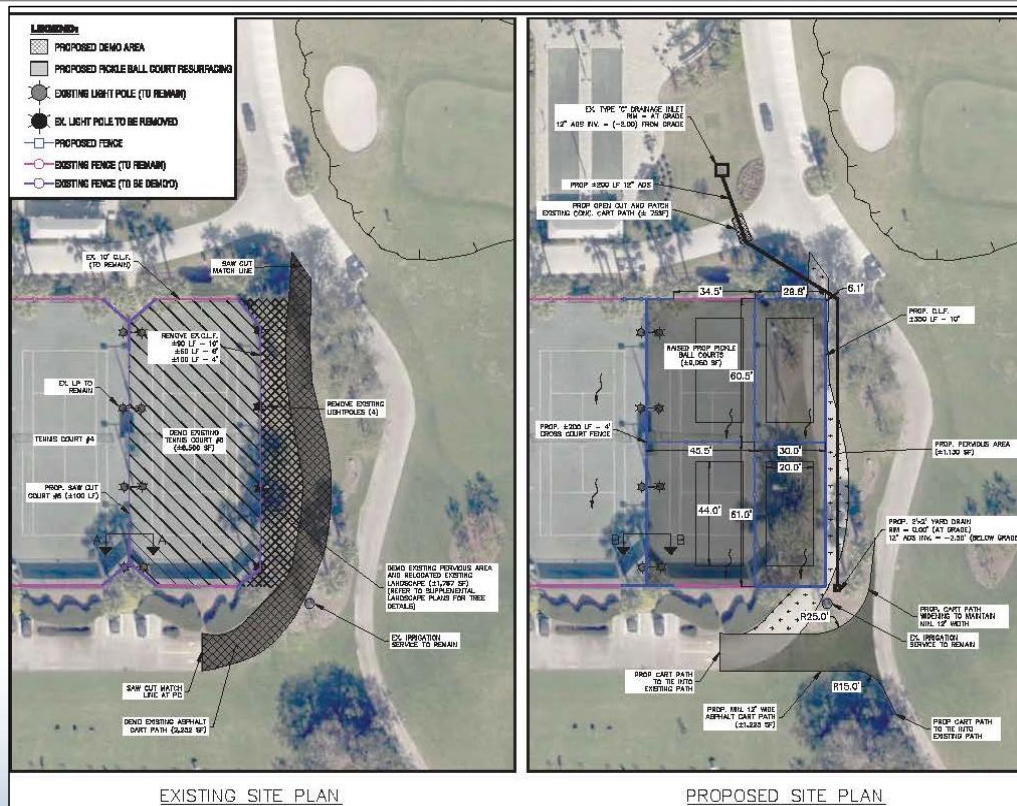


Existing Clubhouse

Existing Tennis Courts (5)



Design Plans



PARKING SUMMARY:

EXISTING PARKING PER DOS2023-E007

TYPE	REQUIREMENTS	AMOUNT	REQUIRED
BOCCIE BALL COURTS	3 SPACES PER COURT	2 COURTS	= 6
CLUBHOUSE	(AS ACCESSORY TO GOLF COURSE)		
GOLF COURSE	6 SPACES PER HOLE	18 HOLES	= 108
OR		OR	OR
RESTAURANT	12.5 SPACES PER 1,000 SF	10,426 SF	= 130
TENNIS COURTS	3 SPACES PER COURT	5 COURTS	= 15
FITNESS CENTER	4 SPACES PER 1,000 SF	6,115 SF	= 25
TOTAL SPACES			= 176
PER LDC, AFTER REDUCTION	51 GOLF CART SPACES/2 = 25 SPACE REDUCTION. MAX REDUCTION = 10% X 176 ALLOWABLE SPACE REDUCTION = 18 SPACES		= 158

PROVIDED PER DOS2023-E007

TOTAL SPACES	= 190
HANDICAP SPACES (INCLUDED IN TOTAL)	= 8
BICYCLE PARKING SPACES	= 35
GOLF CAR PARKING SPACES	= 51

REQUIRED PARKING ADJUSTMENT (FOR THIS APPLICATION'S IMPROVEMENTS)

TYPE	REQUIREMENTS	AMOUNT	REQUIRED
TENNIS COURTS	3 SPACES PER COURT	-1 COURTS	= (-3)
PICKLEBALL COURTS	3 SPACES PER COURT	4 COURTS	= 12
ADJUSTED REQUIRED SPACES			= 9
TOTAL SPACES REQUIRED			= 185
PER LDC, AFTER REDUCTION	51 GOLF CART SPACES/2 = 25 SPACE REDUCTION. MAX REDUCTION = 10% X 176 ALLOWABLE SPACE REDUCTION = 18 SPACES		= 167

PROVIDED PER DOS2023-E007

TOTAL SPACES	= 190
HANDICAP SPACES (INCLUDED IN TOTAL)	= 8
BICYCLE PARKING SPACES	= 35
GOLF CAR PARKING SPACES	= 51





Preliminary Sound Study

Ordinance 2019-2020: Sound levels by Receiving Land Use

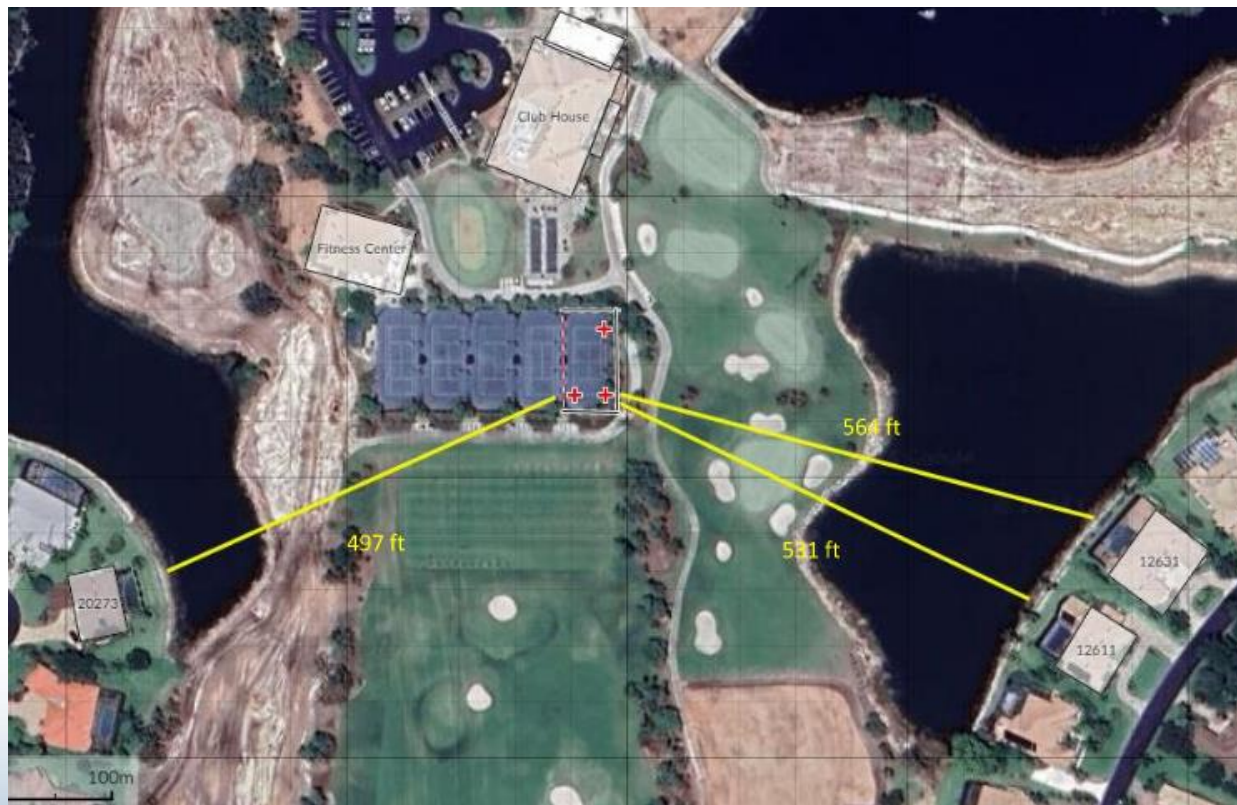
- **Residential 7:00am – 10:00 pm : 66 dBA**
 - **Impulsive Noise: 76 dBA**

Preliminary Sound Study:

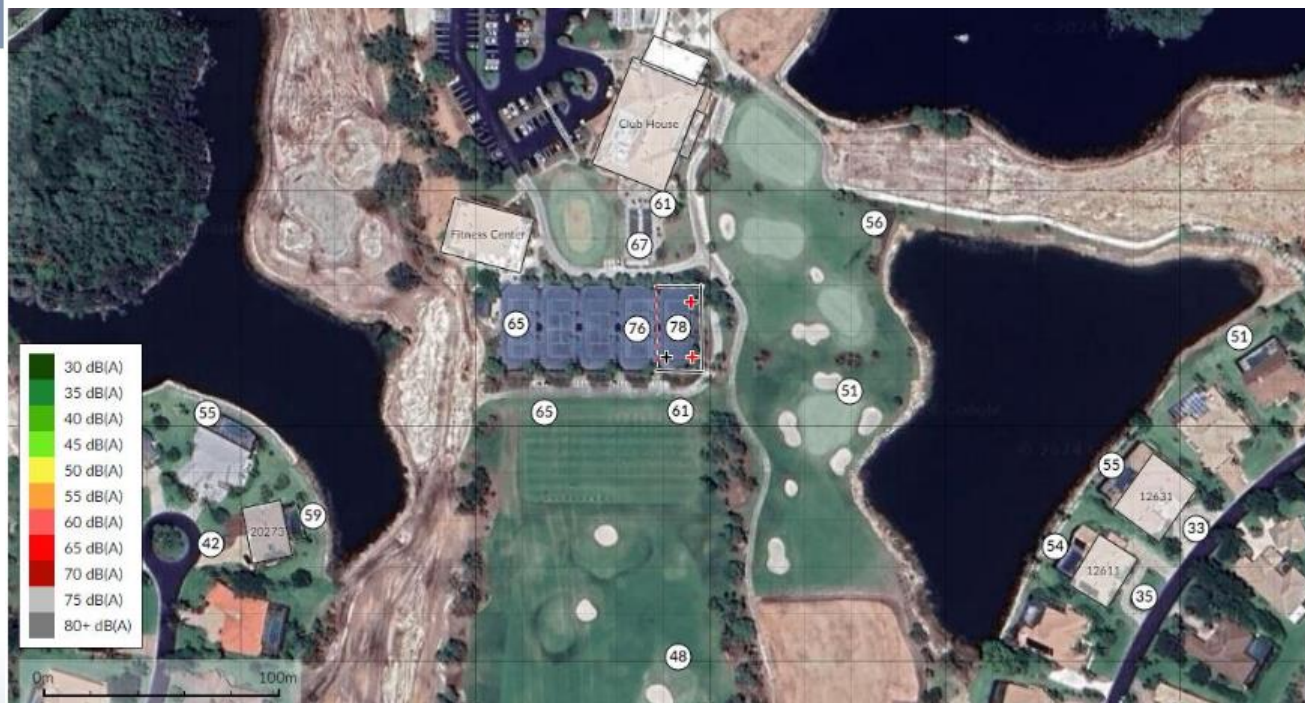
- **PSM Consulting LLC – Est. 2022; Barry Wyerman, PhD, PE**
 - **Specialized in Pickleball Noise Mitigation**



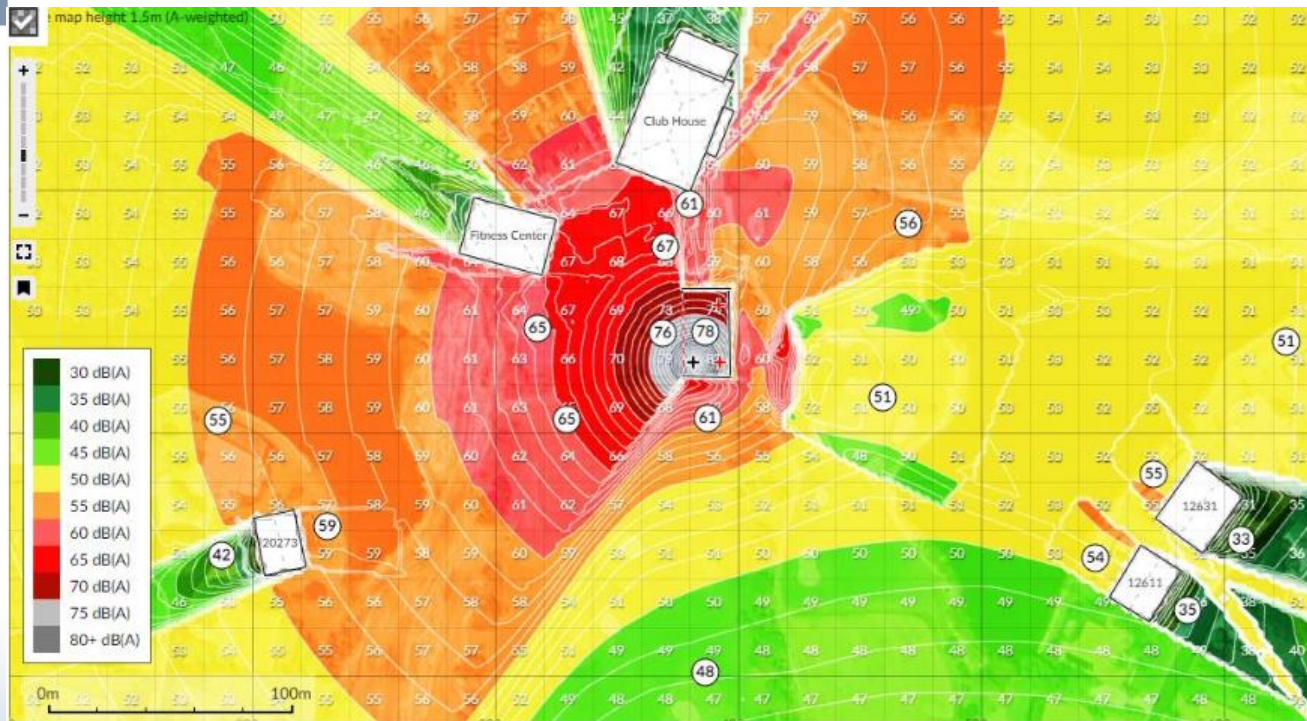
Court Distances to Residential Homes



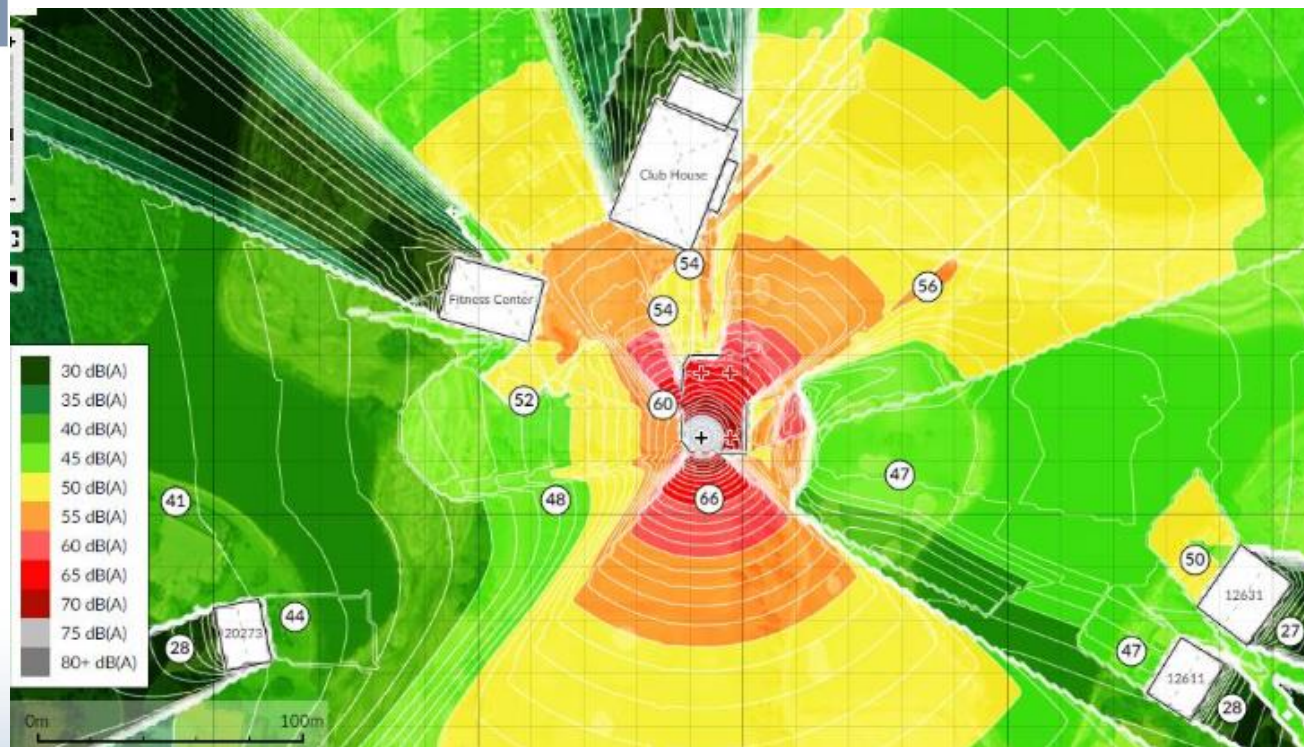
Sound Study Results



Sound Study Results



Sound Study Results – Modified



Preliminary Sound Study Results

Sound Study Results:

- **Distance from residential homes has proven to be the benefiting factor**
- **The southwest direction proven to be the most at risk but within Ordinance levels at 59 dBA.**

Recommendations:

- **Since Noise Levels are within tolerance we request approval for these courts.**
- **A secondary sound study can be accommodated to ensure adequacy of noise levels. If live noise levels are measured or community intolerance is experienced, supplemental measurements can be implemented.**
 - **i.e. barriers, equipment deadening measurements, ect.**





QUESTIONS?





THANK YOU!





APPLICATION FOR AN AMENDMENT TO LIMITED DEVELOPMENT ORDER IN THE VILLAGE OF ESTERO

Project Name: _____

1. LDO Number: _____ Date LDO or previous amendment was approved: _____

2. Amendment #: _____ Resubmittal #: _____

3. Specific amendment(s) proposed to the Limited Development Are:

NOTE: This section must be completed or application cannot be accepted. The application must itemize and specify the amendment(s) requested. Phrases such as "see plan" are unacceptable. If the scope of the project is proposed to be changed, the previously approved parameters and the proposed parameters must be listed (e.g., LDO approved 2,000 square feet of impervious area, amendment proposes 2,200 square feet of impervious area). If this is a resubmittal for a previously denied amendment, it must be so stated (e.g., this is resubmittal #2 for proposed Amendment #1). Use additional sheets if needed.

4. Name of Applicant [DPM 2-218(b)2]: _____

Company Name: _____

Address: _____

City, State, Zip: _____

Phone Number: _____ Email: _____

5. **Relationship of Applicant to Owner:** Provide a notarized Affidavit of Authorization signed by the Property Owner if required. [DPM 2-215(a)] (check one)

- ☐ Applicant is the sole owner of the property. (Affidavit not required)
- ☐ Applicant has been authorized by the Owner(s) to represent them for this action. (Affidavit required)

SUBMITTAL REQUIREMENTS

*Please provide one CD or thumb drive and three **COLLATED** paper sets of your submittal package.
Clearly label your attachments as noted in bold below.*

NOTE: LDC – Village Land Development Code; DPM = Village Development Procedures Manual

SUBMITTAL ITEMS

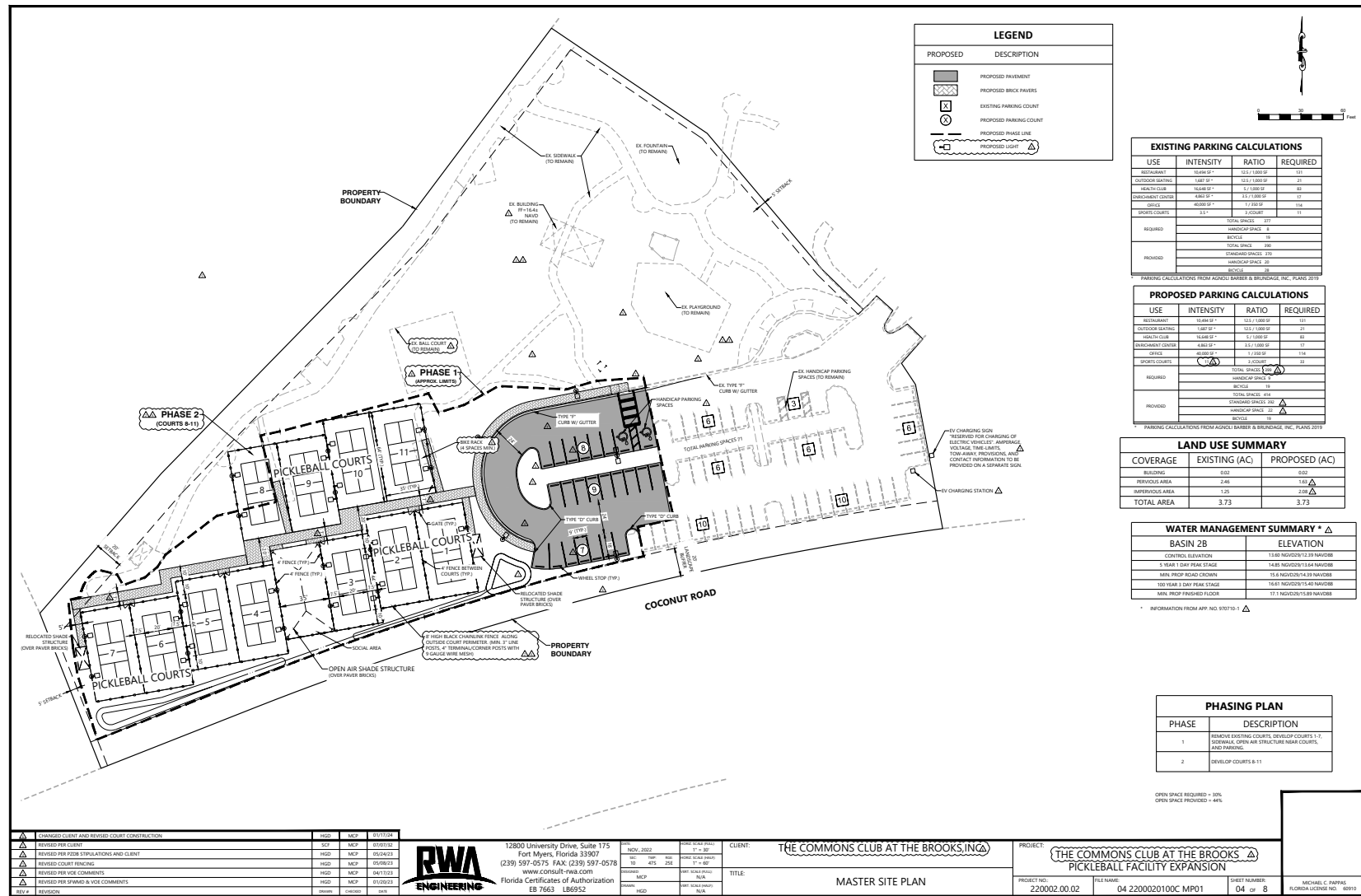
☐	Completed Application [DPM 2-215]
☐	Filing Fee [DPM 2-214 (d)]
☐	Affidavit of Authorization [DPM 2-215(a)] <i>One signed & notarized original must be submitted</i>
☐	Original Letter of Explanation [DPM 2-215(b)]

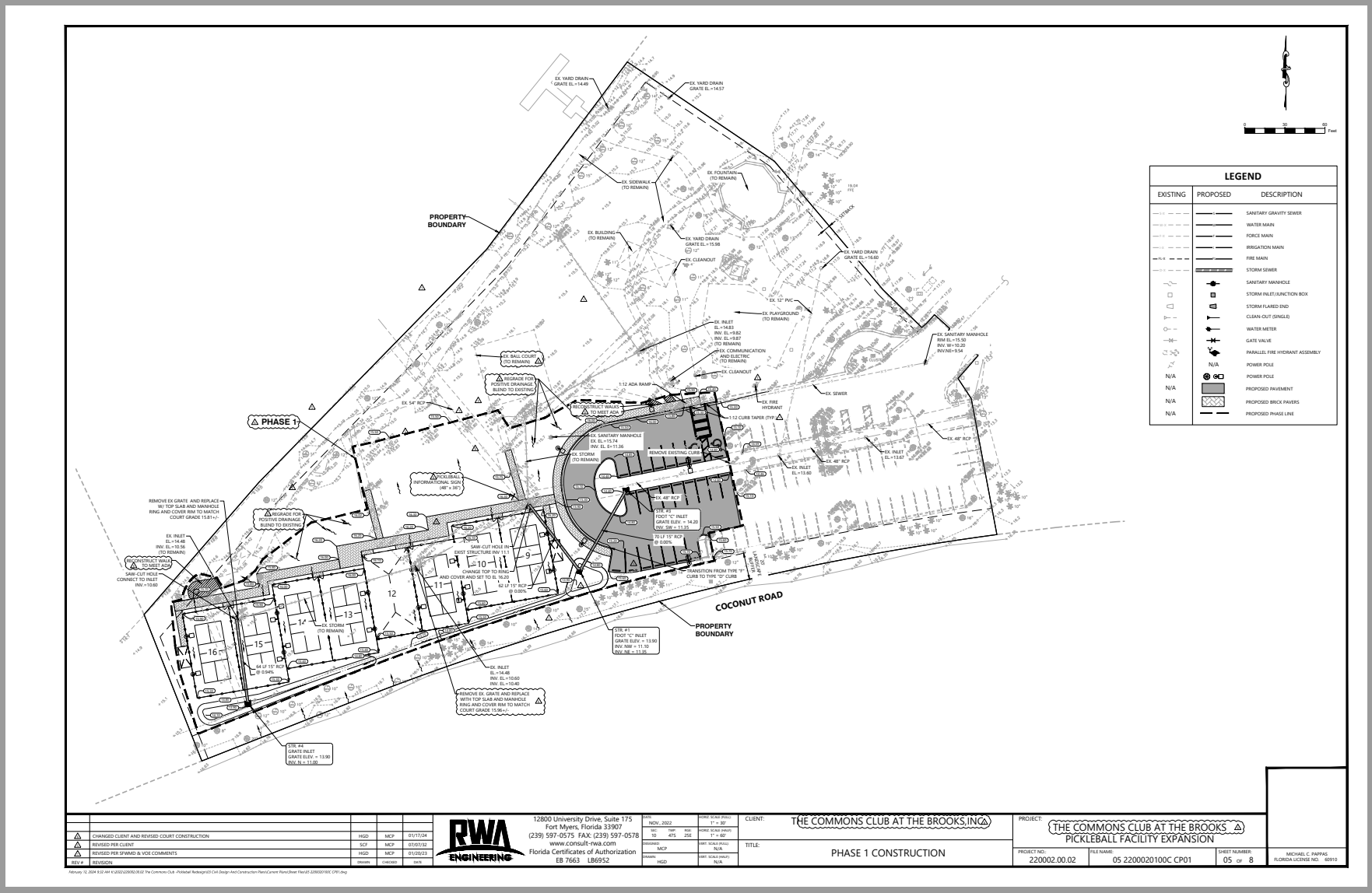
PLAN SETS

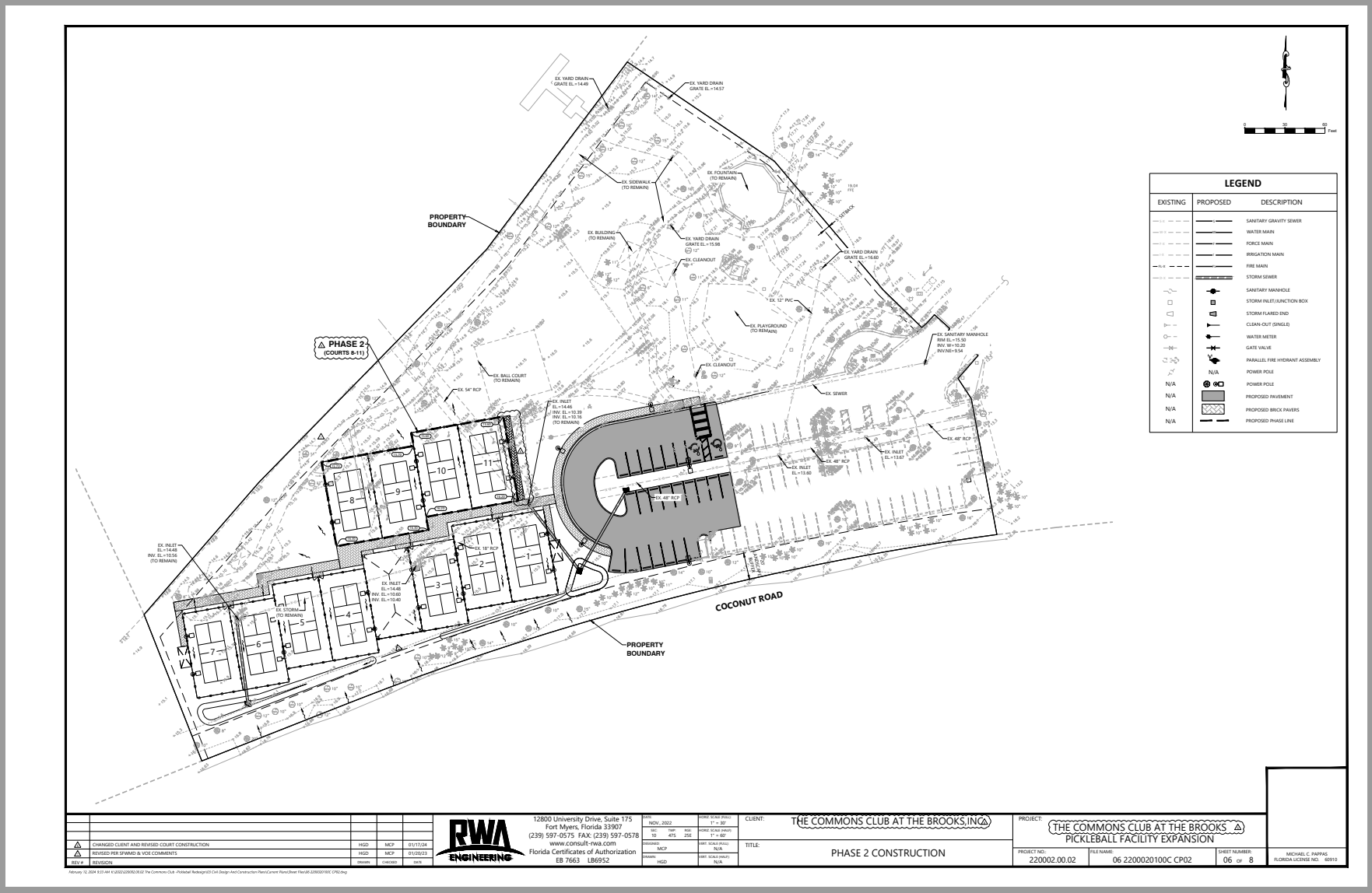
☐	Sealed copies of the revised Site Plan , with all changes <u>highlighted</u> along with any other documents or reports necessary to assure compliance with the Village Land Development Code [DPM 2-215(c).]
☐	

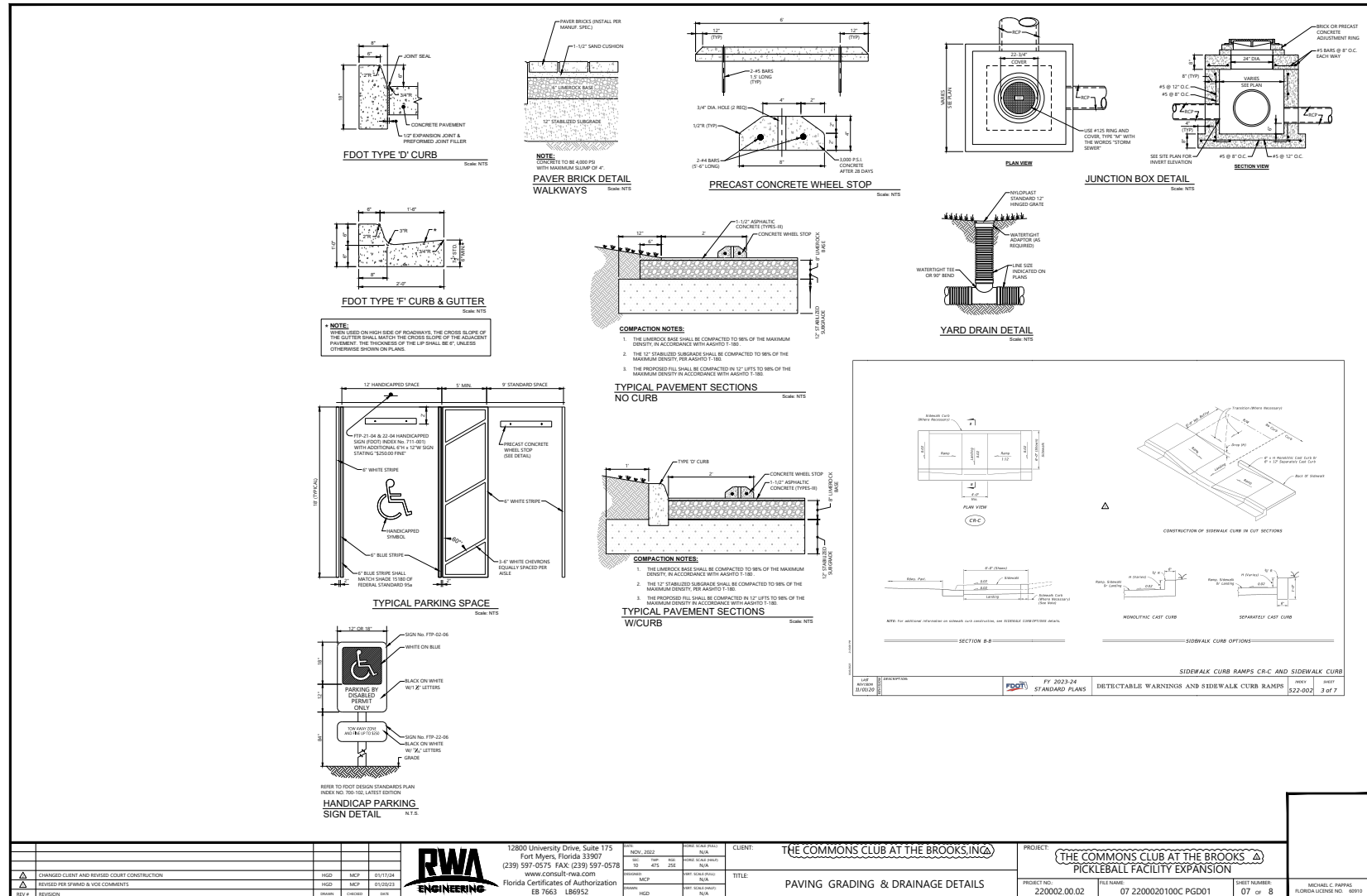
General Attachment: 2. Brook ... ll - Constructions Plans.pdf (Page 1 of 8)

General Attachment: 2. Brook ... ll - Constructions Plans.pdf (Page 2 of 8)





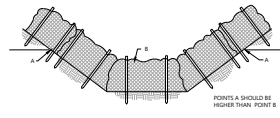




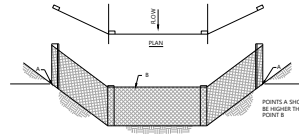
GENERAL NOTES:

1. PRIOR TO COMMENCEMENT OF CONSTRUCTION, APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF-SITE AREAS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL THE SUCCEEDING AREAS ARE STABILIZED.
2. THE FOLLOWING MINIMUM REQUIREMENTS ARE RECOMMENDED (REFERENCE EROSION CONTROL MANUAL, FDOT, PPS 8-301 TO 8-303).
3. THESE BEST MANAGEMENT PRACTICES (BMP) ARE TYPICAL OF REQUIREMENTS FOR SOIL EROSION CONTROL. THE LOCAL REQUIREMENTS, WHICH MAY NOT CONSTITUTE COMPLETE REQUIREMENTS FOR COMPLIANCE WITH REGULATORY AGENCIES AND SPECIFIC PERMIT CONDITIONS.

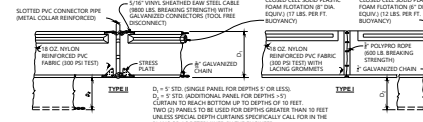
- A) BMP 101 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
B) BMP 103 SYNTHETIC SOCK BARRIER
C) BMP 104 SILT FENCE
D) BMP 106 STORM DRAIN PROTECTION



PROPER PLACEMENT OF SYNTHETIC SOCK BARRIER IN A DRAINAGE WAY
Scale: NTS

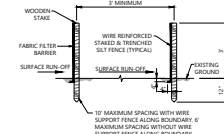


PROPER PLACEMENT OF A FILTER BARRIER IN A DRAINAGE WAY
Scale: NTS

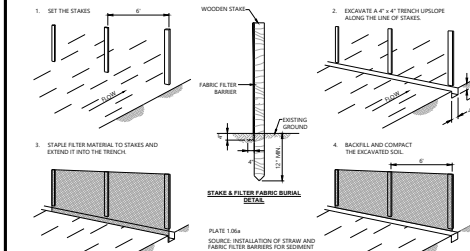


NOTICE:
COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY PERMITTING ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AT THE RISK OF THE USER.

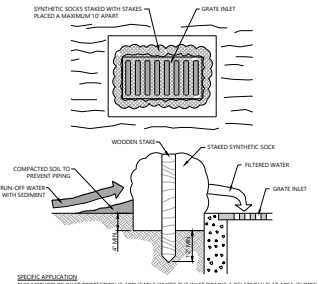
FLOATING TURBIDITY BARRIERS
Scale: NTS



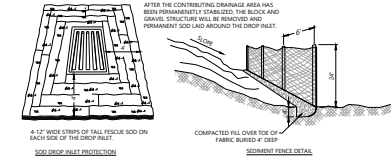
DOUBLE ROW STAKED SILT FENCE
Scale: NTS



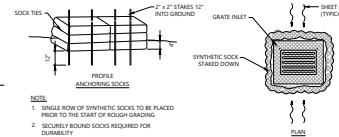
CONSTRUCTION OF A FABRIC BARRIER
Scale: NTS



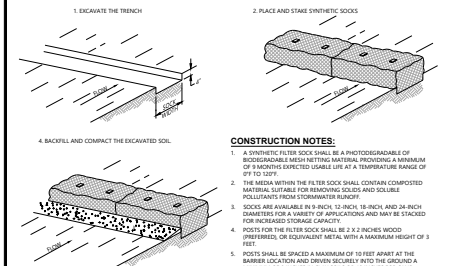
SYNTHETIC SOCK DROP INLET SEDIMENT FILTER
Scale: NTS



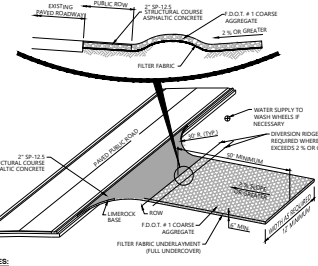
SEDIMENTATION / EROSION CONTROL DETAIL
Scale: NTS



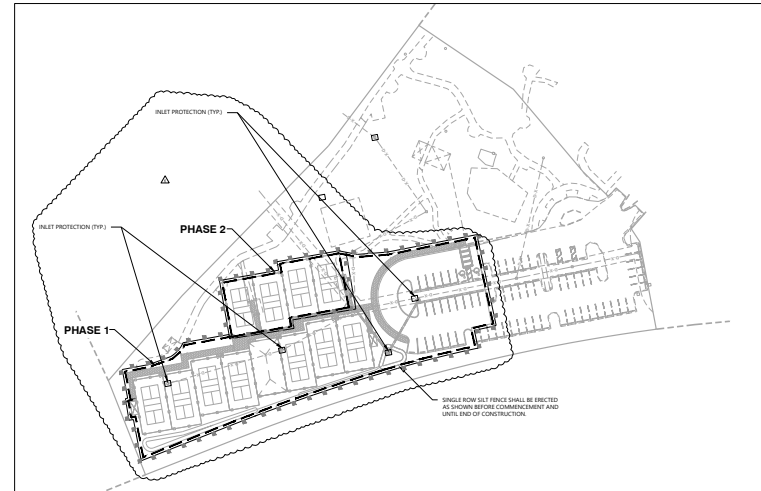
TEMPORARY SYNTHETIC SOCK SEDIMENT BARRIER (TYPICAL FOR ALL GRATE INLETS)
Scale: NTS



CONSTRUCTION OF A SYNTHETIC SOCK BARRIER
Scale: NTS



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
Scale: NTS



SILT FENCE LOCATION - PLAN VIEW
Scale: 1" = 40'

REVISION	DATE	BY	CHKD	APP'D
1	07/11/24	MC	MC	MC
2	07/11/24	MC	MC	MC

12800 University Drive, Suite 175 Fort Myers, Florida 33907 (239) 597-0575 FAX: (239) 597-0578 www.consult-rwa.com Florida Certificate of Authorization EB 7663 LB6952	
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CLIENT: THE COMMONS CLUB AT THE BROOKS, INC.	TITLE: EROSION CONTROL PLAN
--	-----------------------------

PROJECT: THE COMMONS CLUB AT THE BROOKS PICKLEBALL FACILITY EXPANSION	PROJECT NO: 220002.00.02	FILE NAME: 08 2200020100C EC01	SHEET NUMBER: 08 of 8
---	--------------------------	--------------------------------	-----------------------

DESIGNED BY: MICHAEL C. FAYAT	FLORIDA LICENSE NO: 08070
-------------------------------	---------------------------

LIMITED DEVELOPMENT ORDER LANDSCAPE AND LIGHTING PHOTOMETRIC PLANS FOR:

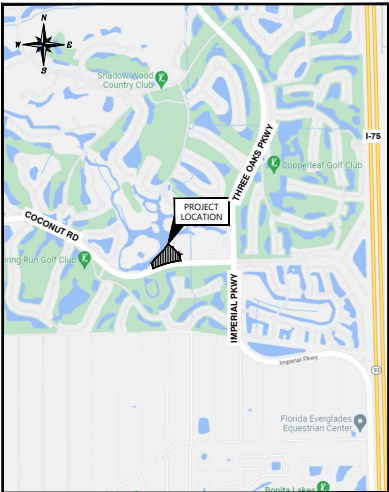
THE COMMONS CLUB AT THE BROOKS PICKLEBALL FACILITY EXPANSION

PART OF SECTION 10, TOWNSHIP 47S, RANGE 25E,
ESTERO, FLORIDA

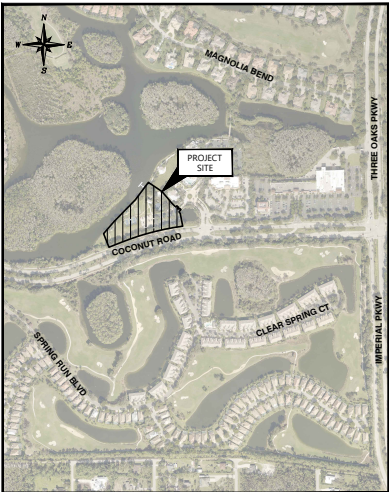
PREPARED FOR/OWNED BY:
THE COMMONS CLUB AT THE BROOKS
9920 COCONUT RD.
ESTERO, FLORIDA 34135
(239) 949-3804

SHEET INDEX

Sheet Number	Sheet Title
01	COVER SHEET
02	PHOTOMETRIC PLAN
03	AREA LIGHTS SPECIFICATIONS
04	COURT LIGHTS SPECIFICATIONS
05	LIGHTING NOTES & DETAILS
06	MASTER LANDSCAPE PLAN
07	PHASE 1 PLANTING PLAN
08	PHASE 2 PLANTING PLAN
09	STATUTORY NOTES & CALCULATIONS
10	LANDSCAPE INSTALLATION DETAILS
11	LANDSCAPE INSTALLATION DETAILS
12	CONCEPTUAL IRRIGATION PLAN



PROJECT LOCATION
N.T.S.



PROJECT SITE
N.T.S.

REVISIONS

No.	DATE	DESCRIPTION



RWA
ENGINEERING

6610 Willow Park Drive
Suite 200
Naples, FL 34109
12800 University Drive
Suite 175
Fort Myers, FL 33907
15500 S West Village Pkwy
Unit A5
Venice, FL 34283
Office (239) 997-0575
Fax (239) 997-0578
www.rwaeng.com

Florida Certificate of
Authorization
EB 7663 LB 6952



JAMES M. MCCORD, P.E.
FLORIDA LICENSE # 12800
EXPIRATION DATE 12/31/2024
RENEWAL DATE 12/31/2024
RENEWAL FEE \$100.00

DATE: NOV., 2022

PROJECT NO.: 220002,00,02

SHEET NO.: 01

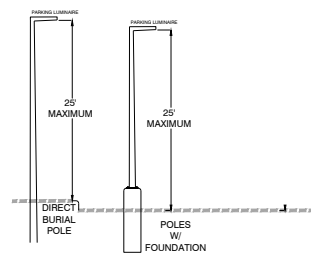
Nome	Matrícula	Sexo	Idade	Profissão	Endereço	Cidade	UF	CEP	Telefone	E-mail
JOÃO CARLOS DE SOUZA	123456789	M	35	Engenheiro	Rua das Flores, 123	Curitiba	PR	81234-567	(41) 3333-4444	joao.souza@email.com
MARIA APARECIDA SILVA	987654321	F	42	Professora	Av. Brasil, 456	Porto Alegre	RS	91234-567	(51) 3333-4444	maria.silva@email.com
PEDRO ALVES DE OLIVEIRA	567890123	M	28	Programador	Rua da Liberdade, 789	Belo Horizonte	MG	31234-567	(31) 3333-4444	pedro.oliveira@email.com
ANA CLARA RODRIGUES	345678901	F	31	Advogada	Av. Paulista, 101	São Paulo	SP	01234-567	(11) 3333-4444	ana.rodrigues@email.com
ROBERTO CARLOS FERREIRA	234567890	M	45	Medico	Rua do Comércio, 234	Rio de Janeiro	RJ	21234-567	(21) 3333-4444	roberto.ferreira@email.com
CRISTINA LIMA SANTOS	123456789	F	38	Psicóloga	Av. Getúlio Vargas, 567	Brasília	DF	71234-567	(61) 3333-4444	cristina.santos@email.com
ANTONIO JOSÉ DE ALMEIDA	987654321	M	52	Contador	Rua da Paz, 890	Recife	PE	51234-567	(71) 3333-4444	antonio.almeida@email.com
LEANDRO SILVA OLIVEIRA	567890123	M	25	Arquiteto	Av. Rio Branco, 123	Salvador	BA	41234-567	(71) 3333-4444	leandro.oliveira@email.com
ROSANGELA COSTA ALVES	345678901	F	40	Enfermeira	Rua da Esperança, 456	Fortaleza	CE	61234-567	(85) 3333-4444	rosangela.alves@email.com
JOSE CARLOS DE MENEZES	234567890	M	33	Engenheiro	Av. da Constituição, 789	Manaus	AM	69234-567	(92) 3333-4444	joze.menezes@email.com
ADRIANA LIMA FERREIRA	123456789	F	36	Designer	Rua da Felicidade, 101	Natal	RN	59234-567	(55) 3333-4444	adriana.ferreira@email.com
RICARDO ALVES DE SOUZA	987654321	M	48	Professor	Av. da Liberdade, 234	João Pessoa	PB	58234-567	(33) 3333-4444	ricardo.souza@email.com
CLAUDIA RODRIGUES SILVA	567890123	F	39	Administradora	Rua da União, 567	Vitória	ES	41234-567	(51) 3333-4444	claudia.silva@email.com
JOÃO PEDRO DE ALMEIDA	345678901	M	27	Programador	Av. da República, 890	Florianópolis	SC	81234-567	(47) 3333-4444	joao.almeida@email.com
MARCELA COSTA OLIVEIRA	234567890	F	41	Psicóloga	Rua da Harmonia, 123	Boa Vista	RR	69234-567	(68) 3333-4444	marcela.oliveira@email.com
ROBERTO SILVA FERREIRA	123456789	M	50	Engenheiro	Av. da Independência, 456	Macapá	AP	68234-567	(93) 3333-4444	roberto.ferreira@email.com
CRISTINA LIMA SANTOS	987654321	F	37	Enfermeira	Rua da Vitória, 789	Belém	PA	66234-567	(91) 3333-4444	cristina.santos@email.com
ANTONIO JOSÉ DE ALMEIDA	567890123	M	43	Contador	Av. da Constituição, 101	Porto Velho	RO	76234-567	(67) 3333-4444	antonio.almeida@email.com
LEANDRO SILVA OLIVEIRA	345678901	M	26	Arquiteto	Rua da Liberdade, 234	Boa Vista	MT	78234-567	(65) 3333-4444	leandro.oliveira@email.com
ROSANGELA COSTA ALVES	234567890	F	40	Enfermeira	Av. da República, 567	Cuiabá	MT	78234-567	(65) 3333-4444	rosangela.alves@email.com
JOSE CARLOS DE MENEZES	123456789	M	33	Engenheiro	Rua da Felicidade, 890	Palmas	TO	77234-567	(63) 3333-4444	joze.menezes@email.com
ADRIANA LIMA FERREIRA	987654321	F	36	Designer	Av. da Liberdade, 123	Teresina	PI	64234-567	(86) 3333-4444	adriana.ferreira@email.com
RICARDO ALVES DE SOUZA	567890123	M	48	Professor	Rua da União, 456	Aracaju	SE	55234-567	(79) 3333-4444	ricardo.souza@email.com
CLAUDIA RODRIGUES SILVA	345678901	F	39	Administradora	Av. da República, 789	Aracaju	SE	55234-567	(79) 3333-4444	claudia.silva@email.com
JOÃO PEDRO DE ALMEIDA	234567890	M	27	Programador	Rua da Liberdade, 101	Aracaju	SE	55234-567	(79) 3333-4444	joao.almeida@email.com
MARCELA COSTA OLIVEIRA	123456789	F	41	Psicóloga	Av. da Constituição, 234	Aracaju	SE	55234-567	(79) 3333-4444	marcela.oliveira@email.com
ROBERTO SILVA FERREIRA	987654321	M	50	Engenheiro	Rua da Felicidade, 567	Aracaju	SE	55234-567	(79) 3333-4444	roberto.ferreira@email.com
CRISTINA LIMA SANTOS	567890123	F	37	Enfermeira	Av. da República, 890	Aracaju	SE	55234-567	(79) 3333-4444	cristina.santos@email.com
ANTONIO JOSÉ DE ALMEIDA	345678901	M	43	Contador	Rua da Liberdade, 123	Aracaju	SE	55234-567	(79) 3333-4444	antonio.almeida@email.com
LEANDRO SILVA OLIVEIRA	234567890	M	26	Arquiteto</						

[illegible][illegible][illegible]

STATUTORY NOTES:

EXTERIOR LIGHTING REQUIREMENTS

- [illegible]



1 MOUNTING HEIGHTS

REV #	REVISION	DRAWN	CHECKED DATA



12800 University Drive, Suite 175
Fort Myers, Florida 33907
(239) 597-0575 FAX: (239) 597-0578
www.consult-rwa.com
Florida Certificates of Authorization
EB 7663 LB6952

DATE:	NOV., 2022			HORIZ. SCALE (FULL)	#####
SEC.	TWP.	RGE.	HORIZ. SCALE (PART)		
30	47S	25E	1" = #####		
DESIGNED:	JMM			VERT. SCALE (FULL)	N/A
DRAWN:	JMM			VERT. SCALE (PART)	N/A

	CLIENT:
	TITLE:

THE COMMONS CLUB AT THE BROOKS

TITLE:	
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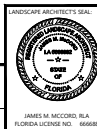
LIGHTING NOTES & DETAILS

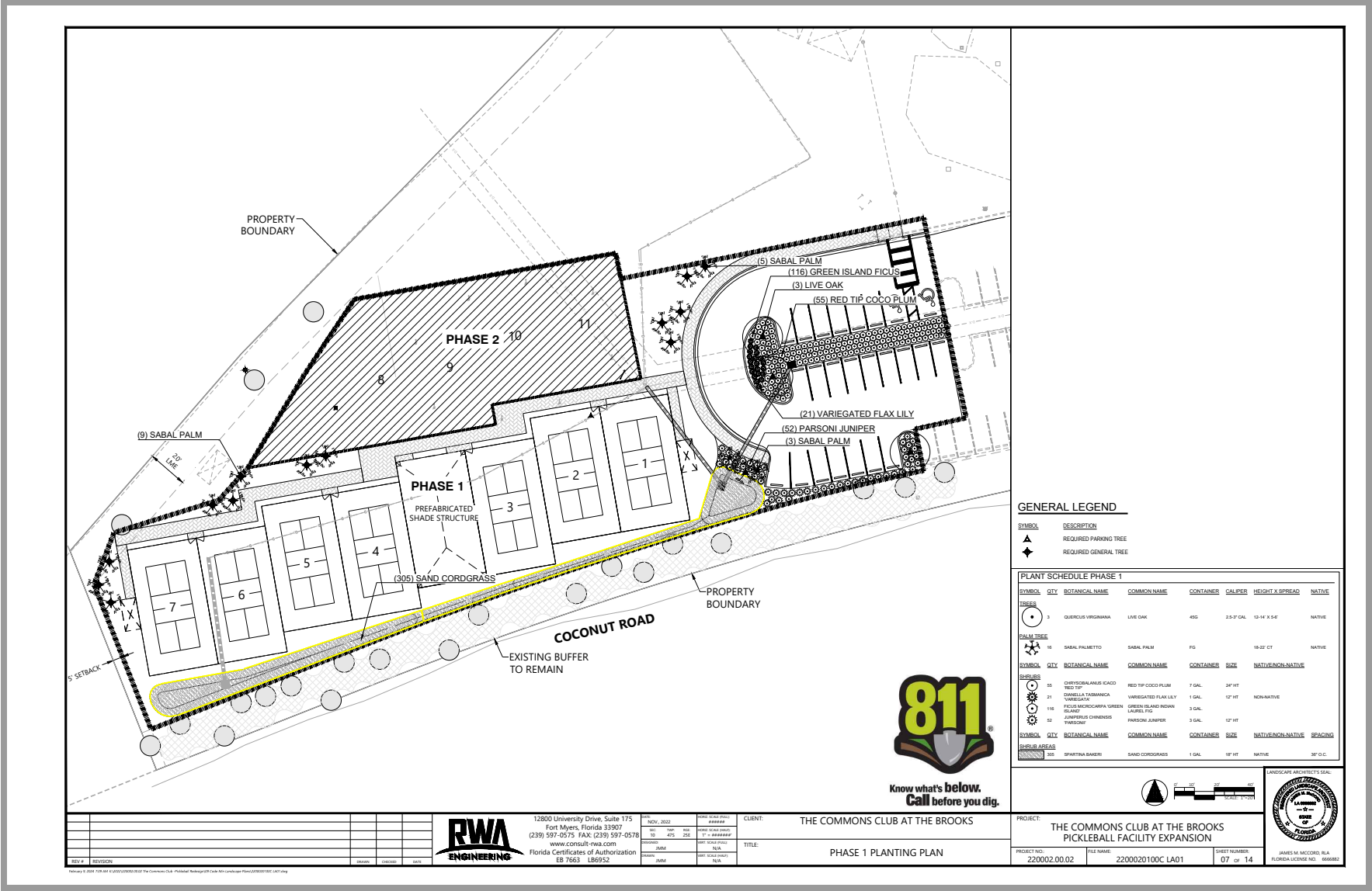
PROJECT: THE COMMONS CLUB AT THE BROOKS PICKLEBALL FACILITY EXPANSION

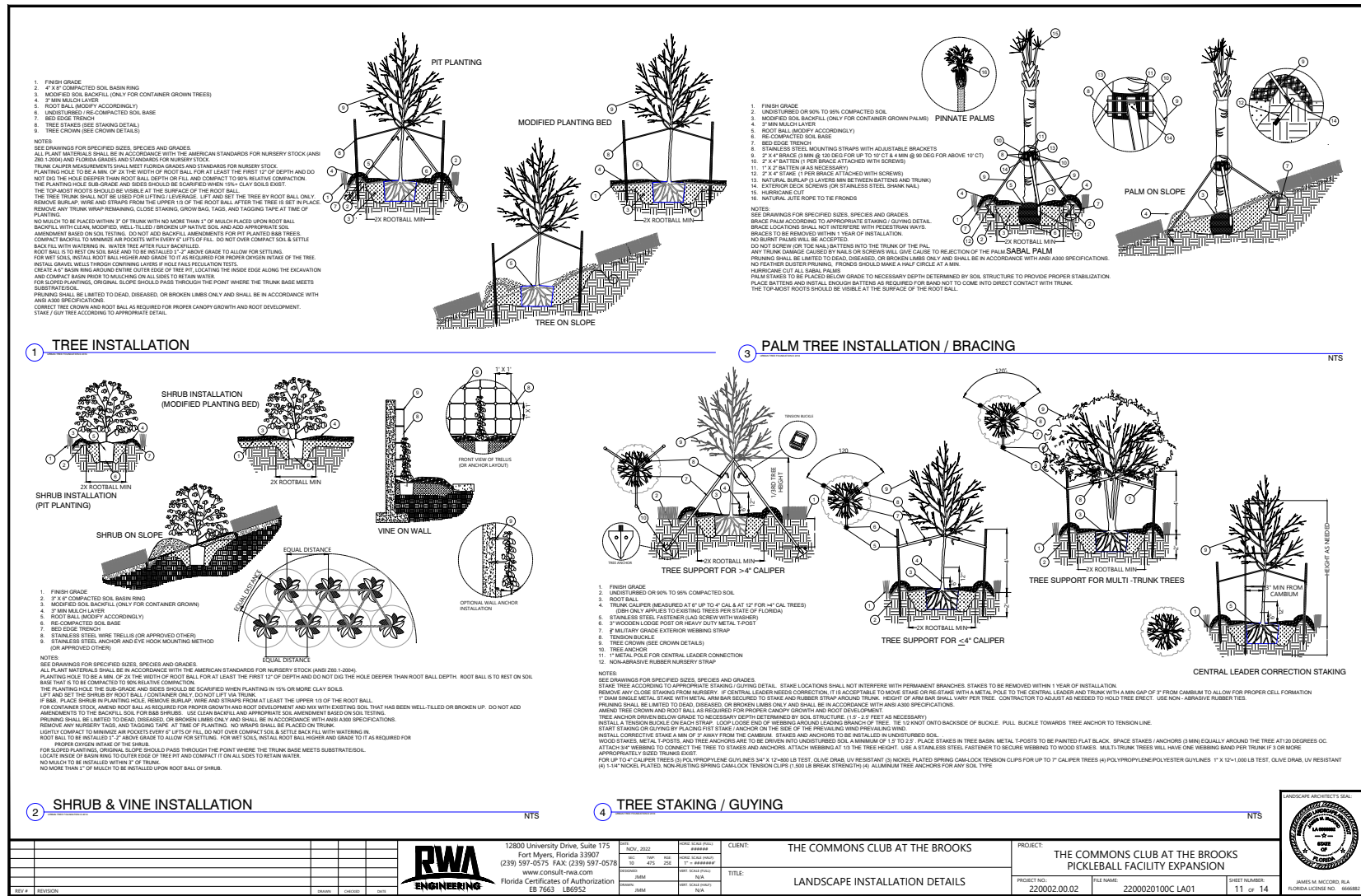
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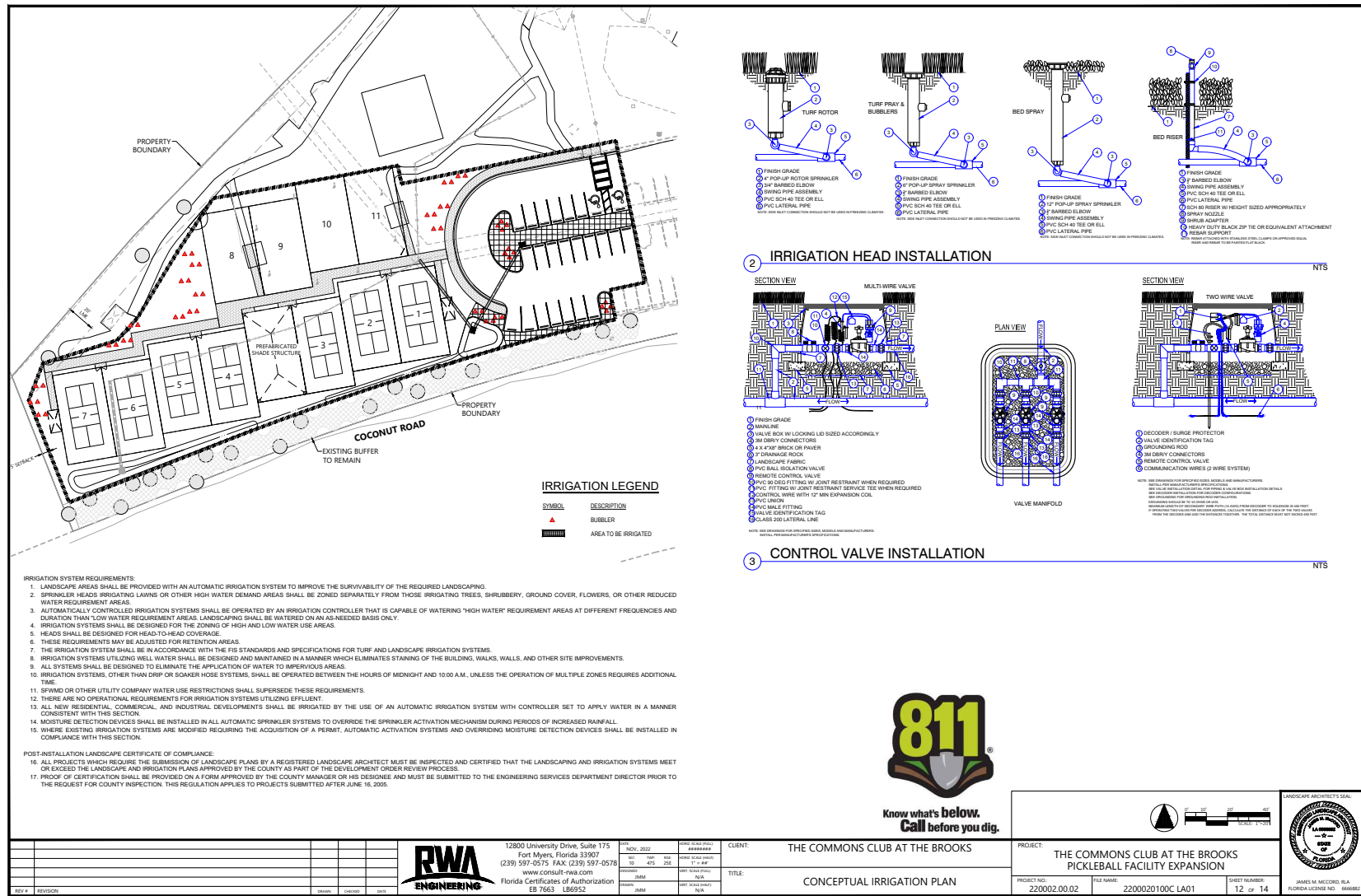
FILE NAME:	_____
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SHEET NUMBER:	1
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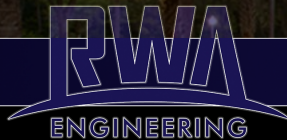




THE COMMONS CLUB at The Brooks

**Amendment to the
Approved Pickleball Facility Expansion
(LDO2022-E051)**

**Planning Zoning & Design Board
Public Information Meeting
April 9, 2024**



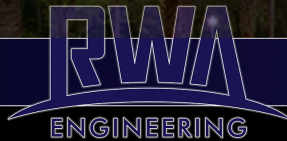
ENGINEERING ♦ SURVEYING ♦ LANDSCAPE ARCHITECTURE ♦ CONSTRUCTION SERVICES



Today's Presentation Will Address:



- Site's Location & Context
- Approved Site Plan
- Proposed Revisions
- Discussion

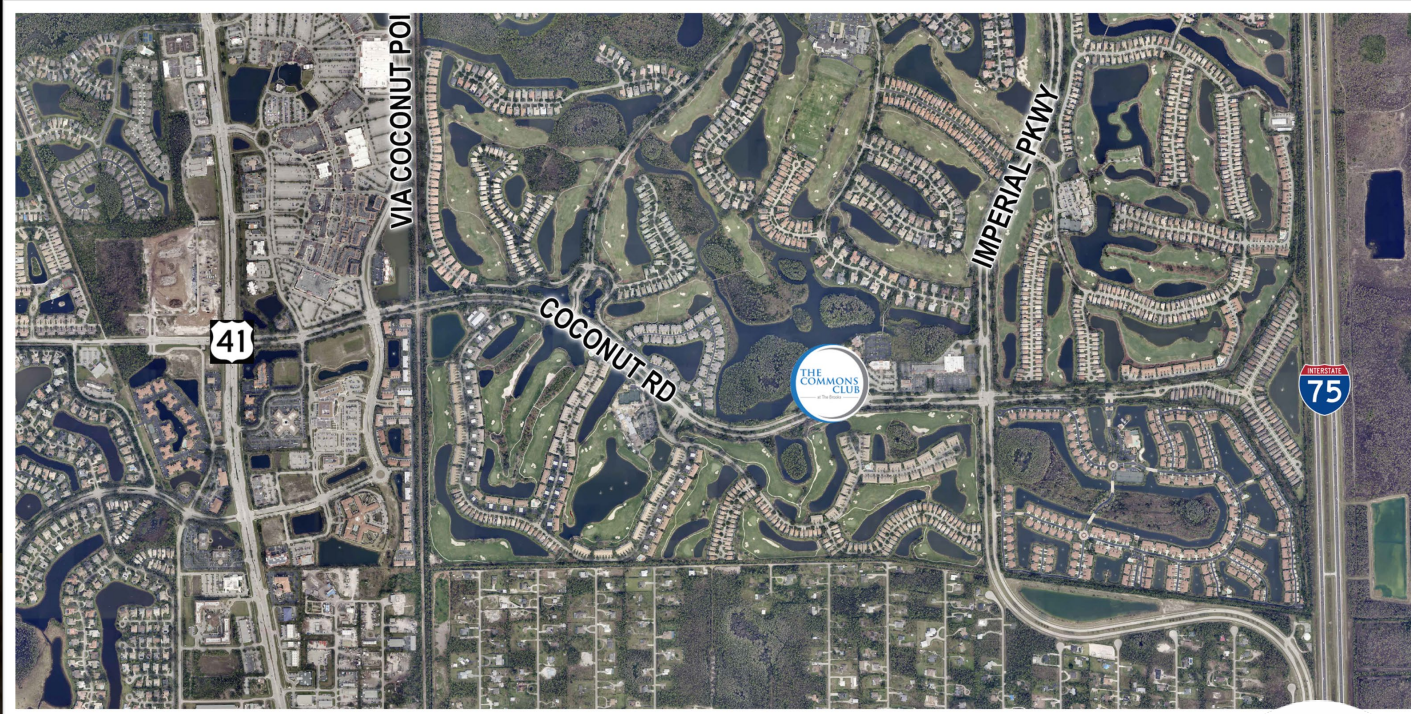


PRESENTATION OVERVIEW

ENGINEERING ♦ SURVEYING ♦ LANDSCAPE ARCHITECTURE ♦ CONSTRUCTION SERVICES



Site's Location & Context

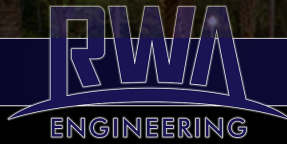


SITE LOCATION MAP

ENGINEERING ♦ SURVEYING ♦ LANDSCAPE ARCHITECTURE ♦ CONSTRUCTION SERVICES



Site's Location & Context

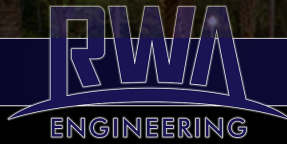
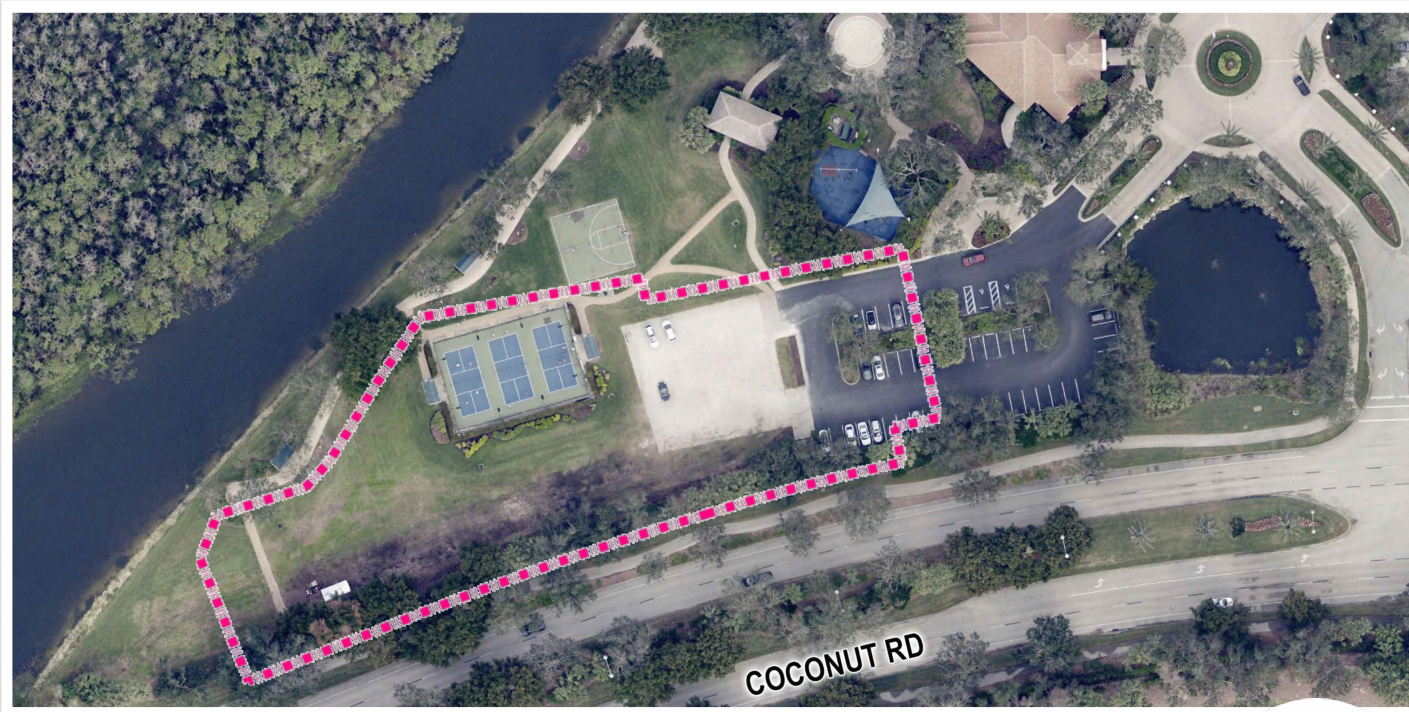


THE COMMONS CLUB AT THE BROOKS SITE

ENGINEERING ♦ SURVEYING ♦ LANDSCAPE ARCHITECTURE ♦ CONSTRUCTION SERVICES



Site's Location & Context



PROPOSED PROJECT BOUNDARY

ENGINEERING ♦ SURVEYING ♦ LANDSCAPE ARCHITECTURE ♦ CONSTRUCTION SERVICES



Proposed Site Revisions

APPROVED



- Project Name & Ownership Change
- Court Reduction
- Relocate Proposed Open-Air Structure & Existing Court Shade Structures
- Amend Phasing Plan
- Revise Landscape & Lighting Plans



PROPOSED AMENDMENT TO LDO2022-E051

ENGINEERING ♦ SURVEYING ♦ LANDSCAPE ARCHITECTURE ♦ CONSTRUCTION SERVICES



Proposed Site Revisions

APPROVED



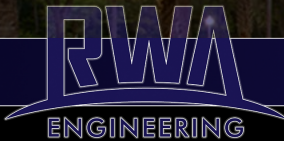
- **Project Name & Ownership Change**

- Court Reduction

- Relocate Proposed Open-Air Structure & Existing Court Shade Structures

- Amend Phasing Plan

- Revise Landscape & Lighting Plans



PROPOSED AMENDMENT TO LDO2022-E051

ENGINEERING ♦ SURVEYING ♦ LANDSCAPE ARCHITECTURE ♦ CONSTRUCTION SERVICES



Proposed Site Revisions

PROPOSED



- Project Name Change
- **From:**
The Commons at the Brooks -- Pickleball and Parking Expansion
- **To:**
The Commons Club at the Brooks Pickleball Facility Expansion



PROJECT NAME CHANGE

ENGINEERING ♦ SURVEYING ♦ LANDSCAPE ARCHITECTURE ♦ CONSTRUCTION SERVICES

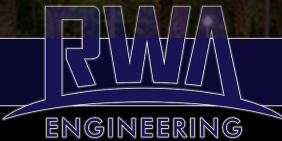


Proposed Site Revisions

PROPOSED



- Ownership Change
- **From:**
Brooks of Bonita Springs, CDD
- **To:**
The Commons Club at the Brooks, Inc.



OWNERSHIP CHANGE

ENGINEERING ♦ SURVEYING ♦ LANDSCAPE ARCHITECTURE ♦ CONSTRUCTION SERVICES

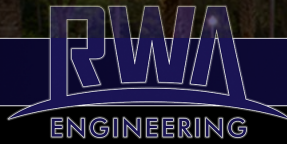


Proposed Site Revisions

APPROVED



- Project Name & Ownership Change
- **Court Reduction**
- Relocate Proposed Open-Air Structure & Existing Court Shade Structures
- Amend Phasing Plan
- Revise Landscape & Lighting Plans



PROPOSED AMENDMENT TO LDO2022-E051

ENGINEERING ♦ SURVEYING ♦ LANDSCAPE ARCHITECTURE ♦ CONSTRUCTION SERVICES



Proposed Site Revisions

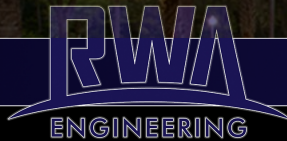
APPROVED



PROPOSED



- 16 COURTS APPROVED
- 11 COURTS PROPOSED
- 5 COURT REDUCTION (35% REDUCTION)



COURT REDUCTION

ENGINEERING ♦ SURVEYING ♦ LANDSCAPE ARCHITECTURE ♦ CONSTRUCTION SERVICES

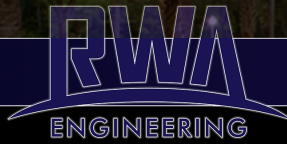


Proposed Site Revisions

APPROVED



- Project Name & Ownership Change
- Court Reduction
- **Relocate Proposed Open-Air Structure & Existing Court Shade Structures**
- Amend Phasing Plan
- **Revise Landscape & Lighting Plans**



PROPOSED AMENDMENT TO LDO2022-E051

ENGINEERING ♦ SURVEYING ♦ LANDSCAPE ARCHITECTURE ♦ CONSTRUCTION SERVICES



Proposed Site Revisions

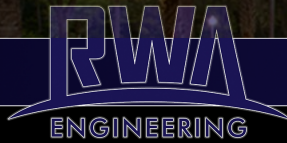
APPROVED



PROPOSED



- 5 STRUCTURES APPROVED
- REDUCTION TO 3
- REUSING 2 EXISTING STRUCTURES



SHADE STRUCTURES REDUCTION & RELOCATION

ENGINEERING ♦ SURVEYING ♦ LANDSCAPE ARCHITECTURE ♦ CONSTRUCTION SERVICES

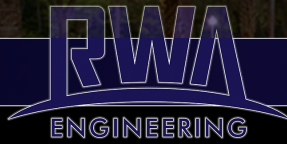


Proposed Site Revisions

APPROVED



- Project Name & Ownership Change
- Court Reduction
- Relocate Proposed Open-Air Structure & Existing Court Shade Structures
- **Amend Phasing Plan**
- **Revise Landscape & Lighting Plans**



PROPOSED AMENDMENT TO LDO2022-E051

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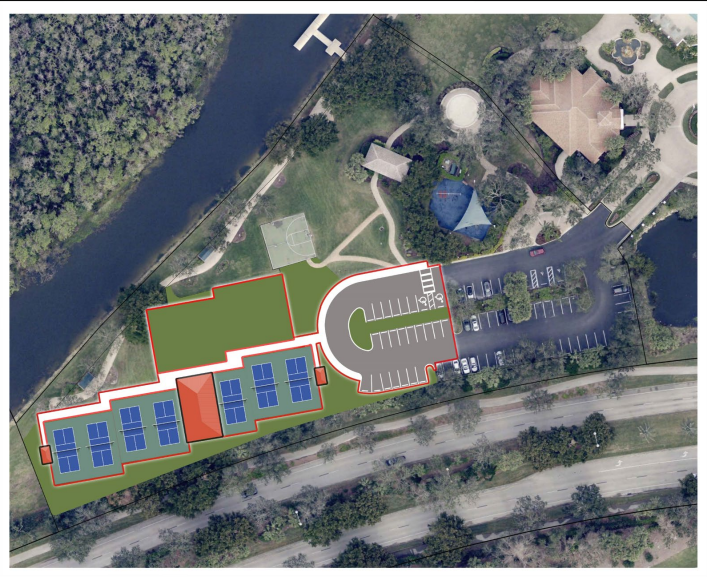


Proposed Site Revisions

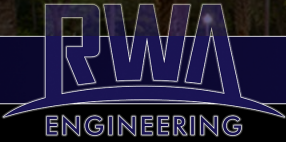
APPROVED



PROPOSED



- 3 PHASES APPROVED
- REDUCING TO 2



PROPOSED PHASE 1

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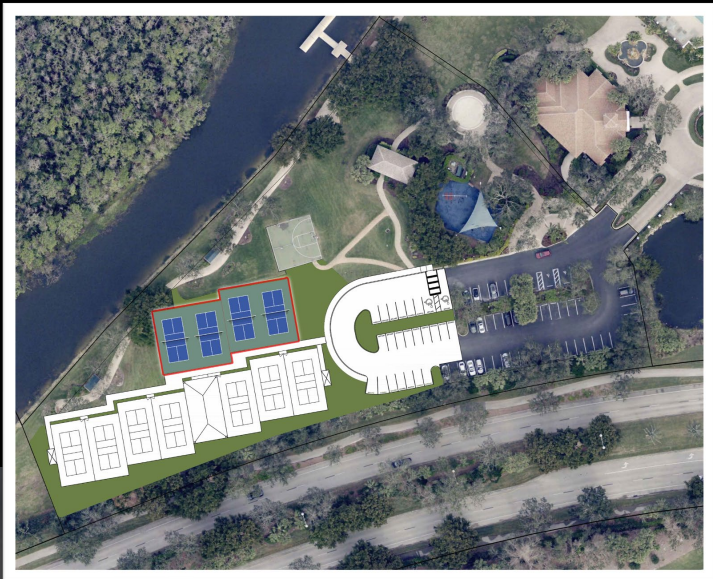


Proposed Site Revisions

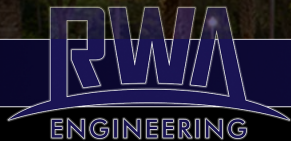
APPROVED



PROPOSED



- 3 PHASES APPROVED
- REDUCING TO 2



PROPOSED PHASE 2

ENGINEERING ♦ SURVEYING ♦ LANDSCAPE ARCHITECTURE ♦ CONSTRUCTION SERVICES

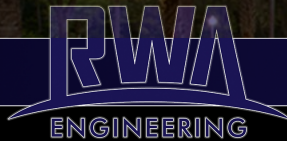


Proposed Site Revisions

APPROVED



- Project Name & Ownership Change
- Court Reduction
- Relocate Proposed Open-Air Structure & Existing Court Shade Structures
- Amend Phasing Plan
- **Revise Landscape & Lighting Plans**



PROPOSED AMENDMENT TO LDO2022-E051

ENGINEERING ♦ SURVEYING ♦ LANDSCAPE ARCHITECTURE ♦ CONSTRUCTION SERVICES



Proposed Site Revisions

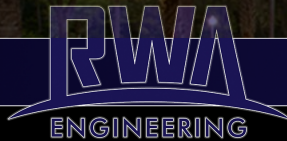
APPROVED



PROPOSED



- REDUCED REQUIREMENTS
- LESS DISTURBANCE
- LESS IMPERVIOUS



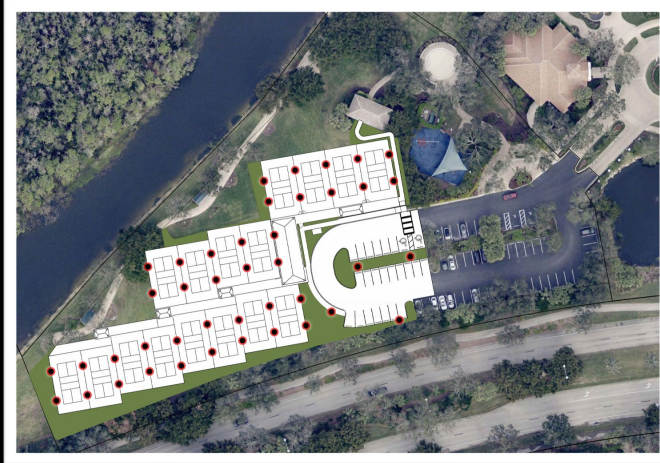
LANDSCAPE REVISIONS

ENGINEERING ♦ SURVEYING ♦ LANDSCAPE ARCHITECTURE ♦ CONSTRUCTION SERVICES



Proposed Site Revisions

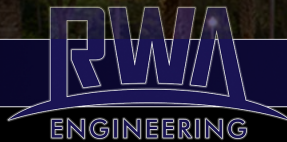
APPROVED



PROPOSED



REDUCED FROM 42 TO 33
FIXTURES

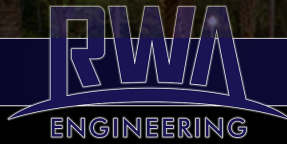


LIGHTING REVISIONS

ENGINEERING ♦ SURVEYING ♦ LANDSCAPE ARCHITECTURE ♦ CONSTRUCTION SERVICES



Proposed Site Plan



PROPOSED AMENDMENT TO LDO2022-E051

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Amendment Justification



- Reduction in Intensity & Site Impacts
- Lowering Impervious Surface Area
- Consistent with LDC



PROPOSED AMENDMENT TO LDO2022-E051

ENGINEERING ♦ SURVEYING ♦ LANDSCAPE ARCHITECTURE ♦ CONSTRUCTION SERVICES

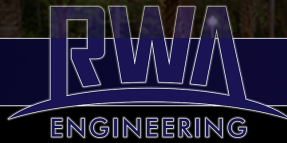


Amendment Justification



- Reduction in Intensity & Site Impacts
- Lowering Impervious Surface Area
- Consistent with LDC

We Ask for Your Recommendation of Approval for the Proposed Changes to LDO2022-E051 as Presented.

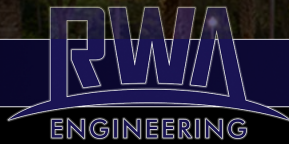


PROPOSED AMENDMENT TO LDO2022-E051

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QUESTIONS?



THANK YOU FOR YOUR TIME & CONSIDERATION

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**APPLICATION FOR A TYPE B
LIMITED REVIEW DEVELOPMENT ORDER
IN THE VILLAGE OF ESTERO**

Project Name:

[DPM 2-311(b)1]

Request:

[DPM 2-311(b)2]

1. Name of Property Owner:

[DPM 2-311(b)4]

Company Name:

Address:

City, State, Zip:

Phone Number:

Email:

2. Name of Applicant:

[DPM 2-311(b)3]

Company Name:

Address:

City, State, Zip:

Phone Number:

Email:

3. Relationship of Applicant to Owner (check one). Provide an Affidavit of Authorization, signed by Property Owner, if Applicant is not the Owner of the property. [DPM 2-311(a); DPM 2-311(b)]☐

Applicant is the sole owner of the property.

☐

Applicant has been authorized by the owner(s) to represent them for this action.

4. STRAP Number(s): Attach supplemental sheet(s) if additional space is needed [DPM 2-311(c)1]**5. Street Address of Property:** [DPM 2-311(c)2]**6. Current Use of Property:** [DPM 2-311(d)6]**7. Intended Use of Property:** [DPM 2-311(d)7]**8. Comprehensive Plan (Future Land Use) Designation:** [DPM 2-311(d)1]**9. Current Zoning of Property:** [DPM 2-311(d)2]**10. Zoning Resolution No:** [DPM 2-311(d)2]Village of Estero | 9401 Corkscrew Palms Circle | Estero, FL 33928 | Phone: 239.221.5035 | Fax: 239.494.5343 | www.Estero-fl.gov

Updated: 10/29/2021

Page 1 of 3

11. Property Dimensions [DPM 2-311(c)3]:

- A. Width (average if irregular parcel): _____ feet
- B. Depth (average if irregular parcel): _____ feet
- C. Total Area: _____ acres or square feet

12. Site Plan: Submit a site plan on 36" x 24" paper, to scale, illustrating at a minimum: existing and proposed lot lines; buildings and uses; streets, accessways; off-street parking; water management facilities; buffering; open space; and any structures on adjacent property that may be affected by the requested development. [DPM 2-311(g)]

13. Area Location Map: Provide an 8½" x 11" map showing the location of the subject parcel(s) with respect to arterial and collector streets. [DPM 2-308(3)]

14. Other Documentation: Other relevant documentation such as copies of permit applications or other approvals applicable to the requested development. [DPM 2-308(6)] _____

15. DO/LDO Approval(s). List the case number or any development order or limited development order that have been approved or filed on the property. [DPM 2-311(d)3] _____

16. Wireless Communications Facility. Is the proposed development a wireless communications facility? [DPM 2-311(t)]

- ☐ YES ☐ NO If YES, provide Wireless Communications Facility Shared Use Plan Agreement. [LDC 4-14.3.1.2]

SUBMITTAL REQUIREMENTS

Please provide one CD or thumb drive and three COLLATED paper sets of your submittal package. Clearly label your attachments as noted in bold below.

DPM = Development Procedures Manual; LDC = Village Land Development Code

☐	Completed Application [DPM-308(1)]
☐	Filing Fee [DPM 2-310]
☐	Affidavit of Authorization [DPM 2-311(a)] <i>one signed & notarized original must be submitted</i>
☐	List of STRAP Numbers (if additional sheet is required) [DPM 2-311(c)1]
☐	Area Location Map [DPM 2-308(3)]
☐	Zoning Resolution Numbers (if applicable) [DPM 2-311(d)2]
☐	Development Order Numbers (if applicable) [DPM 2-311(d)3]
☐	Wireless Communication Facility – Shared Use Plan Agreement (if applicable) [DPM 2-311(t)]
☐	Tall Facility Permit (i.e., Tall Structures Permit) (if applicable) [DPM 2-311(u)]
☐	Protected Species Survey (if applicable) [DPM 2-311(p)]
☐	Protected Species Management Plan (if applicable) [DPM 2-311(q)]
☐	Exotic Vegetation Removal Plan (if applicable) [DPM 2-311(h)]
☐	State/Federal Permit Applications (if applicable) [DPM 2-311(d)5]

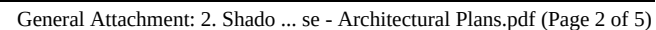
Village of Estero | 9401 Corkscrew Palms Circle | Estero, FL 33928 | Phone: 239.221.5035 | Fax: 239.494.5343 | www.Estero-fl.gov

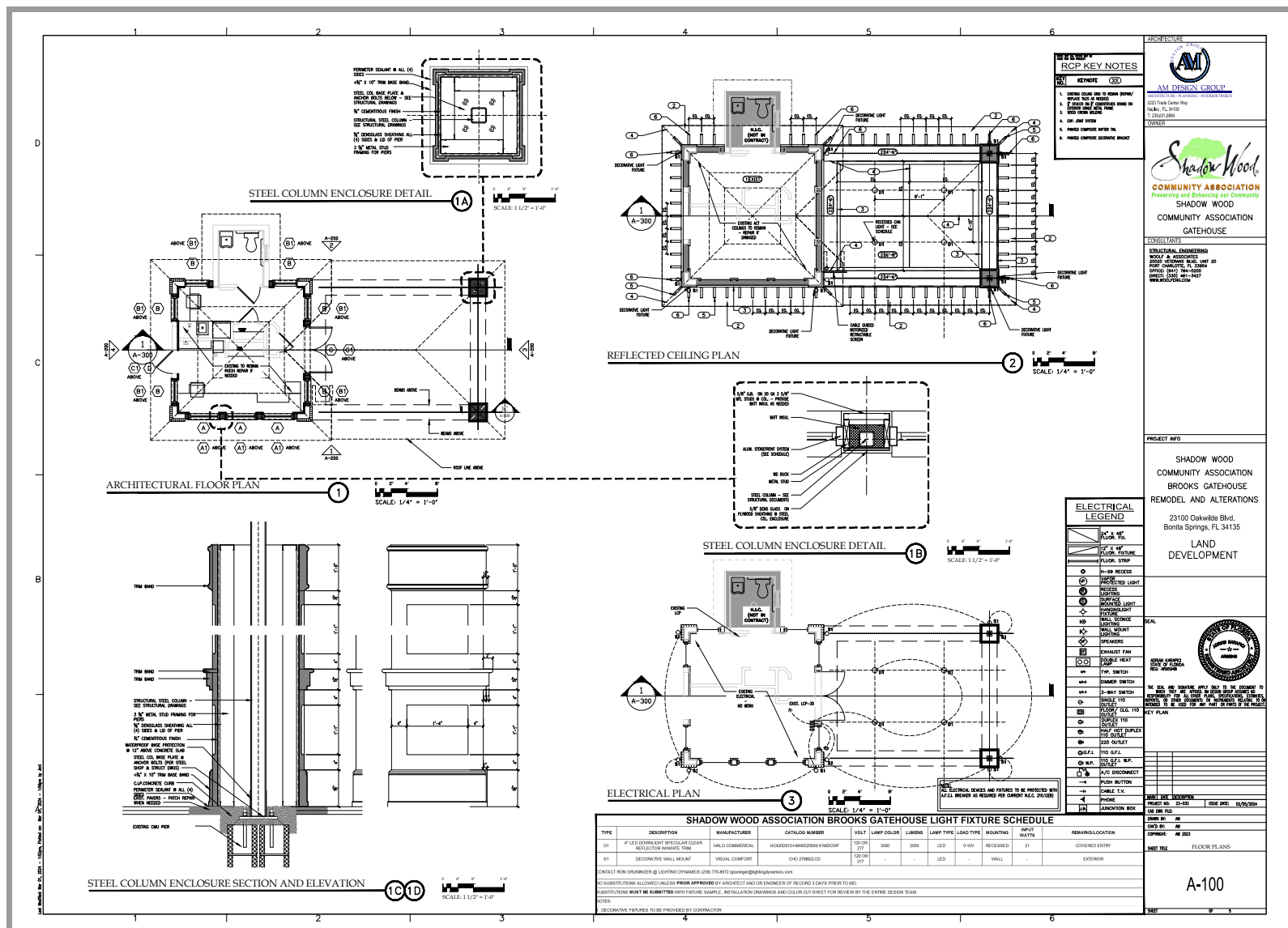
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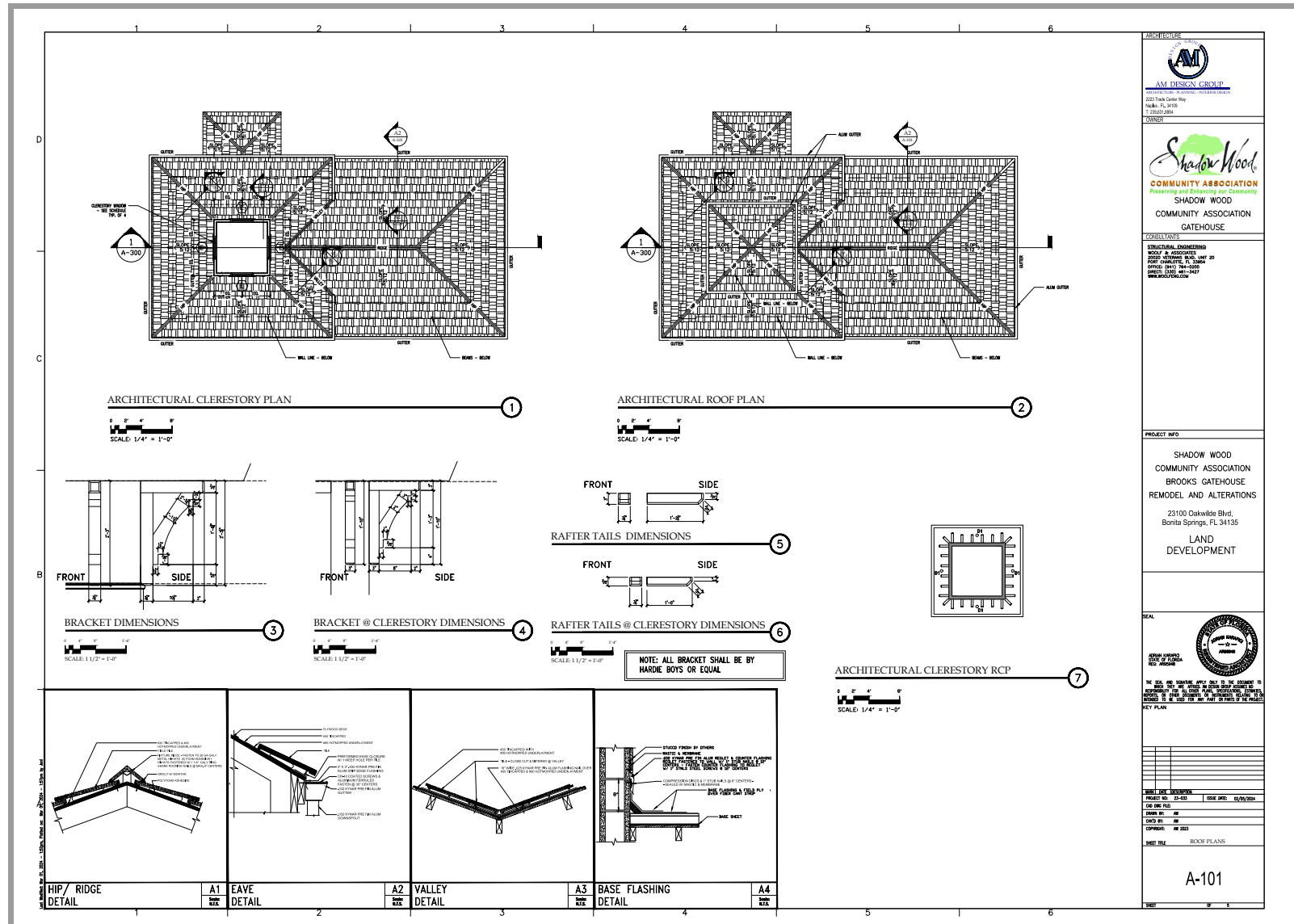
Page 2 of 3

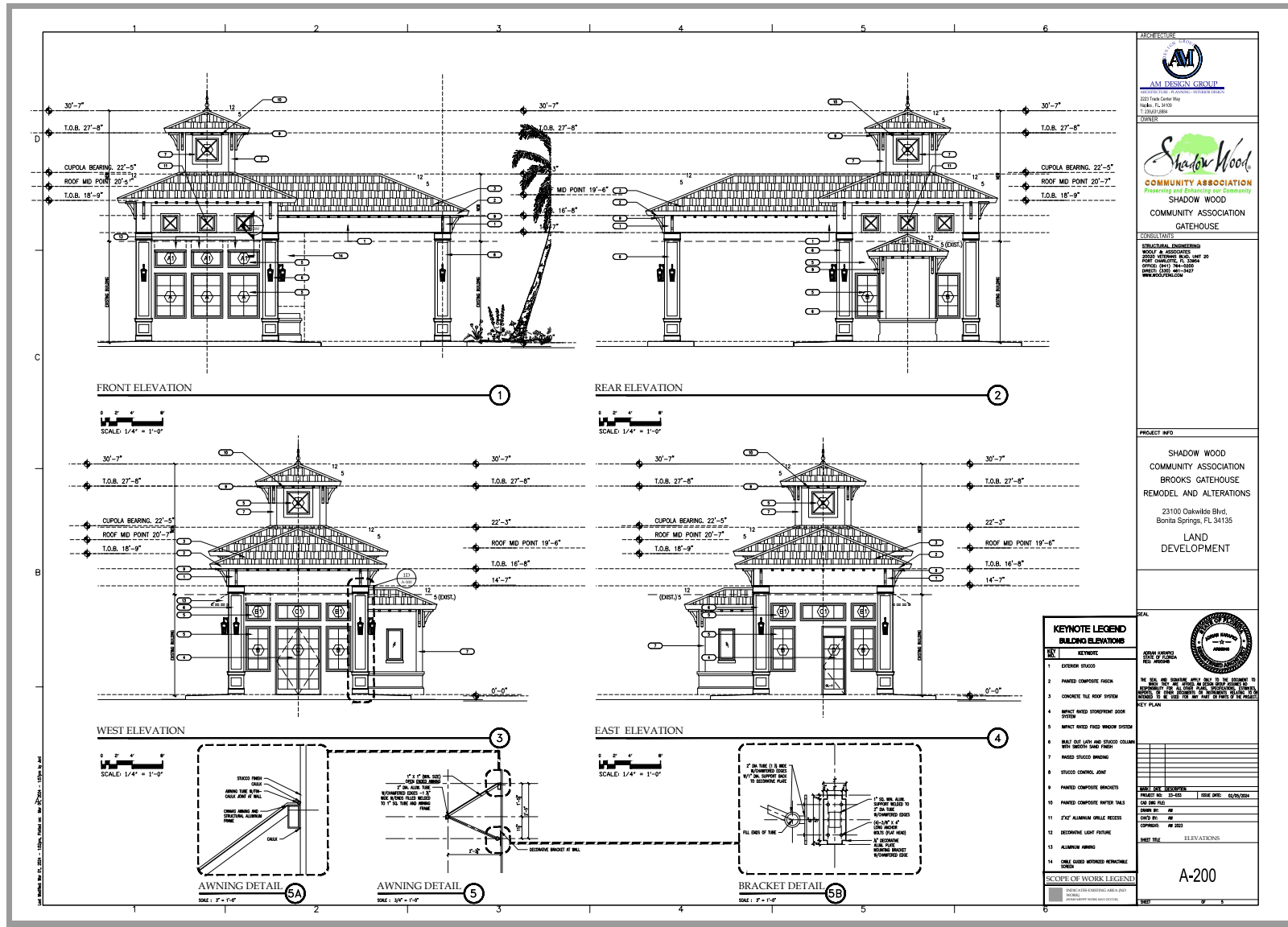
PLAN SETS	
☐	Site Plan [DPM 2-311(g)]
☐	Utility Plans (if applicable) [DPM 2-311(k)]
☐	Drainage Plans (if applicable) [DPM 2-311(l)]
☐	Landscaping Plan (if applicable) [DPM 2-311(i)]
☐	Exterior Lighting Plan (if applicable) [DPM 2-311(j)]
☐	Other Required Documentation (if applicable) [DPM 2-308(6)]

General Attachment: 2. Shado ... se - Architectural Plans.pdf (Page 1 of 5)









VILLAGE OF ESTERO – VILLAGE CENTER HUB PLANNING AND ZONING



VILLAGE CENTER HUB - CONTENTS

1.0 Village Center Hub

1.1 Village Center Hub Overview

2.0 Entertainment Campus

2.1 Outdoor & Indoor Elements

2.2 High 5 Entertainment Features and Elevations

2.3 High 5 Entertainment Parking & Miniature Golf

2.4 High 5 Entertainment Landscape

3.0 Contextual Maps

3.1 Village Center Hub Boundaries

3.2 Village Center Hub – Sports & Entertainment Campus

3.3 Village Center Hub – Sports & Entertainment Campus – Future Development



SECTION 1 DEVELOPMENT VISION AND OVERSIGHT

1.1 Village Center Hub overview

- **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 Highschool
- 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



VILLAGE OF ESTERO – VILLAGE CENTER HUB PLANNING AND ZONING

SECTION 2 ENTERTAINMENT CAMPUS

OUTDOOR ELEMENTS



- 21 Pickleball Courts
- Outdoor Miniaturized Golf Course
- Bocce
- Corn Hole
- Socializing Greenspace

INDOOR ELEMENTS



- 16 Full-size USBC Bowling Lanes
- 8 Lanes Of Duckpin Bowling.
- Real Axe Throwing
- Immersive Laser Tag Experience
- Arcade and Virtual Reality
- Escape Rooms
- Events and Celebrations Space
- Happy Hour Revelry



VILLAGE OF ESTERO – VILLAGE CENTER HUB PLANNING AND ZONING

SECTION 2 HIGH 5 ENTERTAINMENT

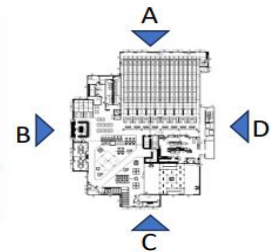
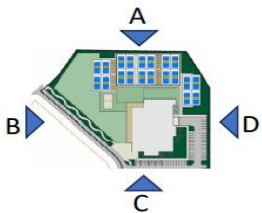
2.1 High 5 Entertainment Features and Elevations



A – NORTH ELEVATION



B – WEST ELEVATION



High 5 – Estero, FL

April 2, 2024



VILLAGE OF ESTERO – VILLAGE CENTER HUB PLANNING AND ZONING

SECTION 2 HIGH 5 ENTERTAINMENT

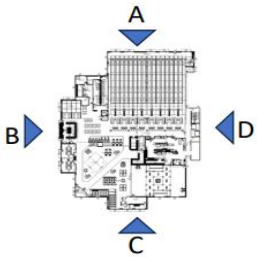
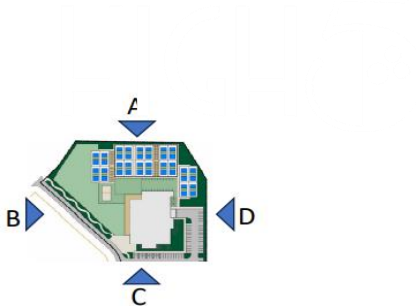
2.2 High 5 Entertainment Features and Elevations



C – SOUTH ELEVATION



D – EAST ELEVATION



High 5 – Estero, FL

April 2, 2024



VILLAGE OF ESTERO – VILLAGE CENTER HUB PLANNING AND ZONING

SECTION 2 HIGH 5 ENTERTAINMENT

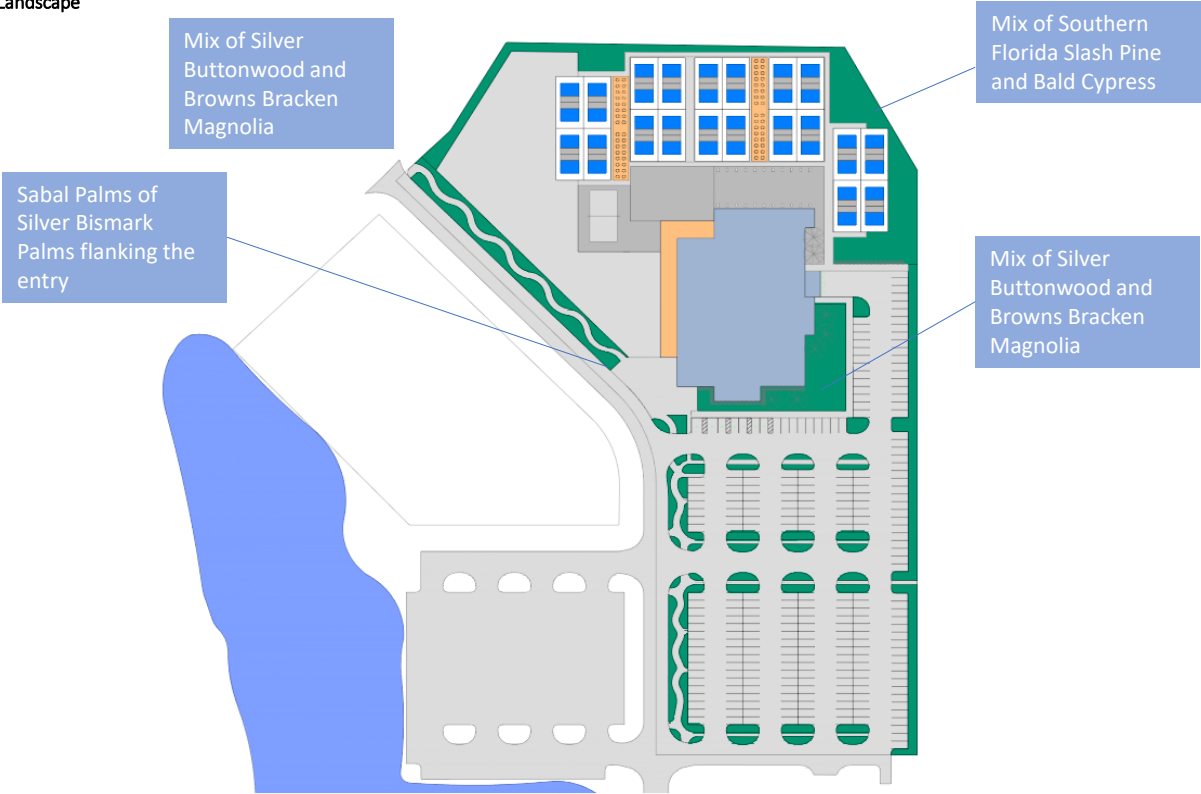
2.3 High 5 Entertainment Parking and Miniature Golf



VILLAGE OF ESTERO – VILLAGE CENTER HUB PLANNING AND ZONING

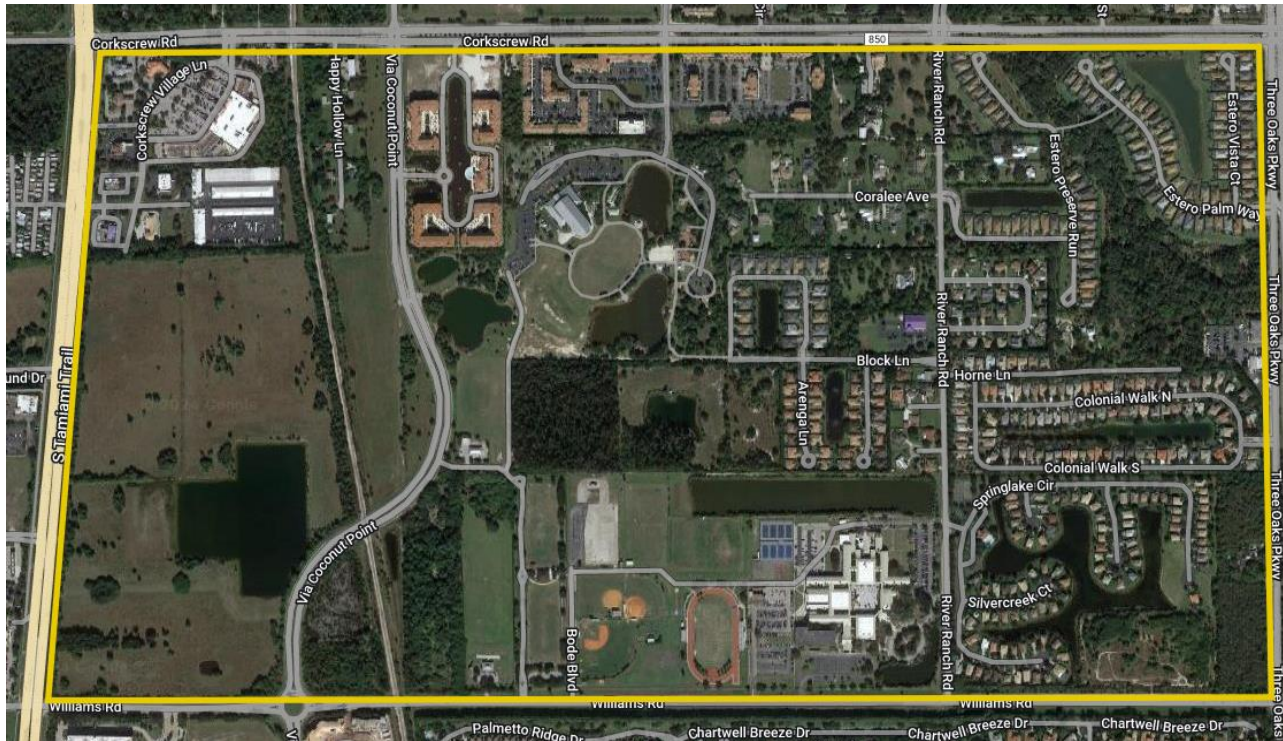
SECTION 2 HIGH 5 ENTERTAINMENT

2.4 High 5 Entertainment Landscape



SECTION 3 VILLAGE CENTER HUB

3.1 Village Center Hub Boundaries



VILLAGE OF ESTERO – VILLAGE CENTER HUB PLANNING AND ZONING

SECTION 3 VILLAGE CENTER HUB

3.2 Village Center Hub - Sports & Entertainment Campus



VILLAGE OF ESTERO – VILLAGE CENTER HUB PLANNING AND ZONING

SECTION 3 VILLAGE CENTER HUB

3.3 Village Center Hub - Sports & Entertainment Campus – Future Development



VILLAGE OF ESTERO – VILLAGE CENTER HUB PLANNING AND ZONING