



Village of
ESTERO

VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
OCTOBER 29, 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
October 29, 2024, 04:30 pm

SCHEDULED MEETING CONVENES 4:30 P.M.

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 September 10, 2024 meeting minutes.

ii. Selection of Vice-Chairman

6. PUBLIC INFORMATION MEETING

(No votes are taken at Public Information Meetings)

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

a. Aldi - Development Order (Pending Submittal) (District 5) Located east of Stoneybrook Golf Drive and south of Corkscrew Road.

Applicant proposes to develop a ± 22,000 square foot grocery store.

Attachment: [1. Aldi - Public Information Meeting Application.pdf](#)

Attachment: [2. Aldi - Site Plan.pdf](#)

Attachment: [3. Aldi - Concept Exterior Elevations Estero.pdf](#)

Attachment: [4. Aldi - Presentation.pdf](#)

b. Mayfield Village -- Residential Planned Development -- Zoning Amendment (District 4) (Pending Application) 8790 Broadway E, located south on Broadway E. and west of Sandy Lane and east of the Seminole Gulf Railroad ROW.

Applicant is proposing changes to Master Concept Plan and Zoning conditions for a small residential development.

Attachment: [1. Mayfield Village - PIM Application.pdf](#)

Attachment: [2. Mayfair Village - Presentation.pdf](#)

7. PUBLIC HEARINGS (Quasi-Judicial)

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

a. Celebree School -- Development Order (DOS2024-E006) (District 4) 10351 Corkscrew Commons Drive. The property is located north of Corkscrew Road and west of Corkscrew Crossings Boulevard. The building previously operated as a Goodwill Retail & Donation Center.

September 10, 2024 the Planning Zoning & Design Board approved the Development Order.

Staff is requesting a clarification of colors on the plan and the applicant is requesting a modification to remove the building stone.

Attachment: [1. Celebree School - Existing Proposed Elevations.pdf](#)

Attachment: [2. Approved Site Plan.pdf](#)

Attachment: [3. Approved Landscape.pdf](#)

Attachment: [4. Approved Colors.pdf](#)

b. Shadow Wood Community Association -- Three Oaks Guardhouse Remode (LDO2024-E037) (District 6) The guardhouse is located at the entrance to Shadow Wood on Oakwilde Boulevard and Three Oaks Parkway.

Applicant seeks to remodel the existing guardhouse, changing the structure to match the recently approved Shadow Wood guardhouse on Coconut Road.

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

Attachment: [Shadow Wood Guardhouse - Three oaks Entrance - Presentation.pdf](#)

c. Coconut Trace Planned Development -- Zoning Amendment (DCI2024-E006) (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.

A Public Information Meeting was held April 9, 2024

See Staff Report

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

Attachment: [1. Coconut Trace - Staff Report.pdf](#)

Attachment: [1.a Zoning Map - FLUM.pdf](#)

Attachment: [1.b. Staff Report Attachment - Master Concept Plan.pdf](#)

Attachment: [1.c. Staff Report Attachment - Zoning Conditions.pdf](#)

Attachment: [1.d. Staff Report Attachment - Supplemental Pattern Book.pdf](#)

Attachment: [1.e. Staff Report Attachment - Applicant Information.pdf](#)

Attachment: [2. Coconut Trace - Presentation.pdf](#)

d. Starbucks - Estero Town Commons - Development Order (DOS2024-E001) (District 4) 21301 Town Commons Drive, ± 1.4-acre vacant parcel on the corner of Corkscrew Road and Town Commons Drive in Estero Town Center Commercial Planned Development (CPD) Also known as Lowes Plaza.

Applicant seeks to develop a free-standing, fast-food restaurant with a drive- thru.

A Public Information Meeting was held March 14, 2024

See Staff Report

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

Attachment: [1. Starbucks - Staff Report.pdf](#)

Attachment: [2. Starbucks - Boundary Survey.pdf](#)

Attachment: [3. Starbucks - Site Plan and Photometric.pdf](#)

Attachment: [4. Starbucks - Exterior Elevations.pdf](#)

Attachment: [5. Starbucks - Landscape.pdf](#)

Attachment: [6. Starbucks - Presentation.pdf](#)

e. Ordinance No. 2024-10 - Village Developments

See attached summary sheet and Ordinance No. 2024-10.

The Planning, Zoning and Design Board will make a recommendation to Council on the ordinance.

Attachment: [1. Summary Sheet - Village Projects Ord No 2024-10 - Copy.pdf](#)

Attachment: [2. Ordinance No. 2024-10 Village Developments - Copy.pdf](#)

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

9. BOARD COMMUNICATIONS

a. 2025 Meeting Calendar

Attachment: [2025 PZDB Meeting Schedule.pdf](#)

b. Next meeting - November 12, 2024

10.ADJOURN

General Attachments

[- Transcript.pdf](#)

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, OCTOBER 29, 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.

04:35:44 >>Anthony Gargano: I WOULD LIKE TO CALL TO ORDER THE
04:35:47 MONTHLY -- WELL, THE HURRICANE-POSTPONED MONTHLY MEETING OF
04:35:51 THE PLANNING, ZONING, DESIGN BOARD FOR THE VILLAGE OF
04:35:53 ESTERO.
04:35:54 PLEASE RISE FOR THE PLEDGE OF ALLEGIANCE.
04:35:57 [PLEDGE OF ALLEGIANCE]
04:36:11 CALL THE ROLL PLEASE, TAMMY?
04:36:20 >>Kristin Jeannin: HERE.
04:36:21 >>Barry Jones: HERE.
04:36:23 >>Al Paivandy: HERE.
04:36:24 >>Michael Sheeley: HERE.
04:36:26 >>James Tatooles: HERE.
04:36:28 >>Jim Wallace: HERE.
04:36:30 >>Dan Williams: HERE.
04:36:32 >>Anthony Gargano: HERE.
04:36:33 >> ATTORNEY NANCY STROUD IS HERE TODAY.
04:36:37 >>Anthony Gargano: OKAY.
04:36:39 I'LL ENTERTAIN A MOTION TO APPROVE THE AGENDA FOR TONIGHT.

04:36:42 >>Michael Sheeley: SO MOVED.
04:36:44 >> SECOND.
04:36:45 >>Anthony Gargano: ANY DISCUSSION ON THE MOTION?
04:36:47 ALL IN FAVOR, SIGNIFY BY SAYING AYE.
04:36:50 OPPOSED?
04:36:51 THE MOTION CARRIES.
04:36:53 WE NEED ADOPTION OF THE SEPTEMBER 10 MINUTES.
04:36:59 WE HAVE A MOTION FOR ADOPTION, PLEASE?
04:37:04 >>James Tatooles: I'LL DO THAT.
04:37:05 >>Michael Sheeley: SECOND.
04:37:06 >>Anthony Gargano: ANY DISCUSSION ON THE MOTION?
04:37:08 ALL IN FAVOR?
04:37:09 ANY OPPOSED?
04:37:11 OKAY.
04:37:12 THE MINUTES ARE ADOPTED.
04:37:14 THE FIRST ORDER OF BUSINESS IS THE ELECTION OF VICE-CHAIRMAN
04:37:22 FOR THE BOARD.
04:37:23 I'M GOING TO OPEN THE NOMINATIONS BY NOMINATING MIKE

04:37:28 SHEELEY.
 04:37:29 I'LL OPEN ANY OTHER NOMINATIONS TO BOARD MEMBERS.
 04:37:37 >> MR. CHAIRMAN, I WOULD SECOND THE MOTION AND ASK FOR
 04:37:40 CLOSURE OF NOMINATIONS.
 04:37:43 >>Anthony Gargano: DO WE HAVE A SECOND?
 04:37:45 >> SECOND.
 04:37:46 >>Anthony Gargano: OKAY.

 04:37:47 SO I WILL CAST ONE VOTE, UNANIMOUS FOR MIKE SHEELEY AS THE
 04:37:56 NEW VICE-CHAIRMAN OF THE PLANNING ZONING DESIGN BOARD.
 04:37:59 >>Michael Sheeley: THANK YOU.
 04:38:03 >>Anthony Gargano: CONGRATULATIONS.
 04:38:04 [APPLAUSE]
 04:38:04 THIS EVENING, LADIES AND GENTLEMEN, WE HAVE TWO TYPES OF
 04:38:12 MEETINGS.
 04:38:13 THERE ARE -- THE FIRST IS A PUBLIC INFORMATION MEETING.
 04:38:17 THE FIRST TWO ARE PUBLIC INFORMATION MEETINGS, AND THEY ARE
 04:38:21 EXACTLY WHAT THE TERM SAYS -- INFORMATION.
 04:38:24 THIS BOARD WILL NOT VOTE ON WHAT'S PRESENTED AT THOSE
 04:38:30 MEETINGS.
 04:38:30 THE PUBLIC INFORMATION MEETING IS AN OPPORTUNITY FOR THE
 04:38:34 APPLICANT TO PRESENT WHAT THEY WANT TO DO, WHAT THEIR PLAN
 04:38:40 IS TO BOTH THIS BOARD AND TO THE PUBLIC.
 04:38:43 FOLLOWING THE PRESENTATION, THE APPLICANT CAN BE QUESTIONED
 04:38:49 OR THE COMMENTS MADE BY MEMBERS OF THIS BOARD OR ANYONE IN
 04:38:54 THE AUDIENCE.
 04:38:55 WITH THAT, MARY, DO YOU WANT TO KICK OFF THE FIRST ONE?
 04:39:03 >>Mary Gibbs: GOOD EVENING, EVERYBODY.
 04:39:06 CAN EVERYBODY HEAR ME IN THE AUDIENCE?
 04:39:09 WE ACTUALLY HAVE PEOPLE HERE TONIGHT.
 04:39:12 OUR FIRST INFORMATION MEETING IS FOR ALDI.
 04:39:17 THEY ARE REQUESTING A DEVELOPMENT ORDER.
 04:39:19 THIS PROPERTY IS LOCATED OUT IN STONEYBROOK.

 04:39:23 IT'S OFF OF CORKSCREW ROAD AND STONEYBROOK GOLF DRIVE.
 04:39:27 SOME OF YOU MAY REMEMBER IT.
 04:39:30 A FEW YEARS BACK THE APPLICANT CAME IN AND WAS DOING A
 04:39:34 ZONING AMENDMENT FOR 24-HOUR GAS STATION.
 04:39:37 SO SOME OF YOU MAY REMEMBER THAT.
 04:39:38 THE NEIGHBORS WERE NOT EXCITED ABOUT THAT, AS YOU MIGHT
 04:39:42 RECALL.
 04:39:43 WE HAD A PACKED AUDIENCE.
 04:39:44 AFTER SOMETIME, THE APPLICANT WITHDREW THAT CASE.
 04:39:48 SO WHAT THEY ARE BACK FOR NOW IS ALDI'S GROCERY STORE, ABOUT
 04:39:55 22,000 SQUARE FEET.
 04:39:56 THE ZONING DOES ALLOW THE GROCERY STORE.
 04:39:58 LIKE I SAID, THEY JUST NEED A DEVELOPMENT ORDER.
 04:40:01 THIS IS AN INFORMATION MEETING.

04:40:05 I'LL TURN IT OVER TO THE APPLICANT, EDDIE McDONALD, FROM
 04:40:10 THOMAS ENGINEERING, AND THEY ARE GOING TO EXPLAIN IT A
 04:40:12 LITTLE BIT, UNLESS YOU HAVE QUESTIONS FOR ME.
 04:40:14 >>Anthony Gargano: THANK YOU, MARY.
 04:40:28 >> HI.
 04:40:46 MY NAME IS JULIA.
 04:40:47 I'M WITH THE THOMAS ENGINEERING GROUP AS WELL.
 04:40:50 I AM HERE TO PRESENT THE ALDI.
 04:40:55 >> COULD YOU SPEAK INTO THE MICROPHONE, PLEASE?
 04:40:57 >> YES, CAN YOU HEAR ME BETTER?
 04:40:58 >> YES.

 04:41:00 >> WE'RE PROPOSING THAT IT BE LOCATED AT THE 11906 NEWBRIDGE
 04:41:04 COURT SOUTH OF CORKSCREW ROAD AND EAST OF STONEYBROOK GOLF
 04:41:08 DRIVE.
 04:41:09 IT IS IN AN EXISTING ZONING THAT IS APPROVED FOR THIS USE.
 04:41:26 IT WAS A PART OF A MASTER PUD THAT WAS APPROVED WITH LEE
 04:41:35 COUNTY IN 2008.
 04:41:39 OUR USE OF FOOD STORE IS ALLOWED AS LONG AS IT'S UNDER THE
 04:41:46 25,000 SQUARE FOOT.
 04:41:50 HERE IS THAT EXISTING ZONING MAP THAT WAS APPROVED IN 2008.
 04:41:56 WE HAD TWO PRE-OPS WITH STAFF TO DISCUSS THE SITE PLAN AND
 04:42:13 THE LAYOUT TO KIND OF GET AN AGREEMENT ON WHAT IT WOULD LOOK
 04:42:25 LIKE, TRY TO GET INPUT.
 04:42:27 THIS IS WHAT WE CAME UP WITH.
 04:42:28 IT IS A 21,750 SQUARE FOOT GROCERY STORE AND IT WILL HAVE
 04:42:35 THE ADA CONNECTION TO THE SIDEWALKS THAT WILL BE BUILT WITH
 04:42:39 THE EXISTING MASTER SYSTEM.
 04:42:41 IT WILL BE TIED INTO THE MASTER SYSTEM'S STORMWATER AND
 04:42:48 SEWER AND WATER POTABLE THAT I SAID EXISTING BUT IT IS NOT
 04:42:55 BUILT YET.
 04:42:56 IT WAS APPROVED THIS YEAR.
 04:42:59 OUR MAIN SITE ACCESS WILL BE LOCATED ON NEWBRIDGE COURT, AND
 04:43:12 WE WILL HAVE A FUTURE CROSS ACCESS ON THE NORTHEAST SIDE OF
 04:43:15 THE SITE.
 04:43:17 OUR ACCESS WAY THROUGH THE MIDDLE OR THE WEST SIDE OF OUR
 04:43:22 SITE WILL BE 30-FOOT WIDE TO TRY TO MAINTAIN A GOOD FLOW

 04:43:27 THROUGH THE SITE.
 04:43:28 I AM HERE TODAY WITH ERIK, WHO IS THE DIRECTOR OF
 04:43:44 DEVELOPMENT WITH ALDI AND JOHN LYNCH WHO IS THE ARCHITECT.
 04:43:52 WE DO HAVE LANDSCAPE PLANS THAT I THINK WE GOT UPLOADED.
 04:44:06 OUR STORE WILL BE OPEN FROM 9 A.M. TO 8 P.M.
 04:44:16 AND THIS IS AN IDEA OF WHAT WE'RE LOOKING FOR, FOR THE
 04:44:21 ARCHITECTURE.
 04:44:23 WE DID BRING BOARDS WITH SOME OF THE COLORS AND MATERIALS
 04:44:27 THAT WE'RE LOOKING TO USE AS WELL AS THE SIGNAGE THAT WE'RE
 04:44:32 PROPOSING.

04:44:33 HERE IS ANOTHER ONE OF THOSE ELEVATIONS WITH THE EXAMPLES OF
 04:44:39 THE COLORS ON THE BOTTOM.
 04:44:42 AND THIS IS THE SIGNAGE.
 04:44:52 I HAVE THOSE IN BIGGER POSTERS, IF THAT'S EASIER TO SEE AS
 04:44:56 WELL.
 04:44:56 WE'RE LOOKING TO LOCATE OUR SIGN ON THE NORTHWEST CORNER OF
 04:45:00 THE SITE.
 04:45:04 >>Kristin Jeannin: YOU SAID YOU HAD BOARDS WITH THE PAINT
 04:45:07 COLORS?
 04:45:08 >> YES, I DO.
 04:45:40 >> EDDIE McDONALD, THOMAS ENGINEERING GROUP.
 04:45:43 I WOULD WANT, AFTER WE DISTRIBUTE THESE ELEVATIONS ON THE
 04:45:49 SIGNAGE, I WOULD WANT TO HAVE JOHN LYNCH COME UP.
 04:45:53 HE IS THE ARCHITECT FOR THE PROJECT AND KIND OF WALK YOU
 04:45:55 THROUGH THE ELEVATIONS AND DESIGN THAT WENT INTO THEM A

 04:45:58 LITTLE BIT.
 04:45:59 I'LL FLIP BACK A SLIDE AND HAVE HIM COME UP AND WALK YOU
 04:46:02 THROUGH THE ARCHITECTURE.
 04:46:03 I KNOW HOW IMPORTANT IT IS TO THE VILLAGE OF ESTERO.
 04:46:06 JOHN, IF YOU WANT TO COME UP.
 04:46:10 BEAUTIFUL FOUR-SIDED ELEVATIONS.
 04:46:18 YOU CAN FLIP BACK, JOHN.
 04:46:20 >> GOOD AFTERNOON.
 04:46:20 THANK YOU FOR HAVING ME.
 04:46:22 MY NAME IS JOHN LYNCH.
 04:46:23 I'M WITH APD ENGINEERING AND ARCHITECTURE ON BEHALF OF ALDI.
 04:46:28 I'M THE ARCHITECTURAL PROJECT MANAGER AND EXCITED TO BE HERE
 04:46:32 IN ESTERO.
 04:46:32 OUR PROJECT HERE THAT WE'RE PROPOSING IS A LITTLE BIT MORE
 04:46:36 UNIQUE THAN OUR PROTOTYPICAL STORE.
 04:46:40 BROUGHT IN OTHER CONSIDERATIONS FOLLOWING OUR PRE-APP
 04:46:43 MEETING THAT WE'RE LOOKING TO INTRODUCE.
 04:46:45 UNLIKE OUR TYPICAL ALDI STORE, WE'RE USING OUR DUAL TOWER
 04:46:49 FACADE LOOK THAT WE RETIRED BUT FITS A LITTLE BETTER IN
 04:46:53 ESTERO.
 04:46:54 LENDS ITSELF TO THE FOUR CORNERED TOWERED LOOK RATHER THAN
 04:46:57 THE SLANTED ROOF THAT WE'VE BEEN EMPLOYING WITH MOST OF OUR
 04:47:00 OTHER STORES.
 04:47:01 I KNOW ONE OF THE OTHER CONCERNS WAS THE USE OF COLOR WITH
 04:47:05 OUR STORES.

 04:47:07 I KNOW FOLLOWING THE PRE-APP MEETING THAT WE WERE ASKED TO
 04:47:11 MATCH A NEIGHBORING STORAGE FACILITY THAT WAS ASKED TO BE
 04:47:16 USED AS A REFERENCE PROJECT.
 04:47:18 SO MANY OF THE COLORS THAT YOU'LL SEE PROPOSED HERE ARE
 04:47:21 TAKEN FROM THAT.
 04:47:23 THE STORE OVERALL IT IS A COOL FORM STEEL CONSTRUCTION.

04:47:29 WE'RE EMPLOYING A CANOPY OVER TOP OF OUR CART CORRAL WHICH
 04:47:34 IS TYPICAL, BUT I THINK THE ONE THING THAT IS A LITTLE BIT
 04:47:39 DIFFERENT IS WE HAVE SEVERAL PARAPETS ALONG THE FACADE TO
 04:47:42 BREAK UP A LOT OF THE BLANK WALLS THAT YOU TYPICALLY SEE
 04:47:45 WITH A LOT OF STORES.
 04:47:46 WE'RE TRYING TO -- WE'D LIKE TO AVOID ANY BLANK WALLS IF
 04:47:49 POSSIBLE.
 04:47:50 THAT'S ONE ELEMENT THAT WE'VE BEEN USING WITH THIS STORE IN
 04:47:53 PARTICULAR.
 04:47:54 BUT ANY QUESTIONS OR COMMENTS, MORE THAN HAPPY TO TAKE THEM.
 04:48:00 SUGGESTIONS ALWAYS WELCOME.
 04:48:03 THANK YOU AGAIN FOR ALLOWING ME TO SPEAK.
 04:48:59 >>Barry Jones: ARE WE FINISHED WITH THE PRESENTATION?
 04:49:01 >> THERE IS ONE ITEM THAT I WANTED TO SHARE WITH YOU.
 04:49:04 OUR CONCEPTUAL LANDSCAPE PLANS WHICH WE PULLED TOGETHER.
 04:49:07 THEY WEREN'T SUBMITTED WITH THE APPLICATION FOR THIS BOARD,
 04:49:12 BUT THEY WERE DONE AND I WANTED TO PULL THEM UP SO YOU CAN
 04:49:16 SEE THEM.
 04:49:18 PROPOSED LANDSCAPE PLAN, I'M NOT A LANDSCAPE ARCHITECT FIRST

 04:49:25 OFF.
 04:49:26 DAVID AND JONES, HE'S NOT HERE IN ATTENDANCE, BUT I DID WANT
 04:49:29 TO PULL THEM UP SO YOU COULD SEE THE GREENERY AND WHERE IT
 04:49:32 WILL BE PLACED AND HOW THE SCREENING WILL BE.
 04:49:36 WE'RE MEETING BUFFER REQUIREMENTS ALONG CORKSCREW AND ALSO
 04:49:39 ALONG STONEYBROOK AND THE REAR.
 04:49:43 QUICKLY WANT TO SHOW IT TO YOU.
 04:49:44 AGAIN, I'M NOT A LANDSCAPE ARCHITECT BUT I DID WANT TO PULL
 04:49:48 IT UP SO YOU COULD SEE THE LANDSCAPE PLAN FROM A CONCEPTUAL
 04:49:51 BASIS.
 04:49:52 WE WELCOME ANY FEEDBACK YOU HAVE ON THE PLAN.
 04:49:55 WE DID RECEIVE SOME PUBLIC COMMENTS BACK AS WELL WHICH WE'RE
 04:49:58 AWARE OF.
 04:50:00 WE ARE GOING TO BE WANTING TO REACH OUT TO STONEYBROOK CDD
 04:50:09 AND TALK TO THEM IN REGARDS TO THE CONCERNS THEY HAD.
 04:50:13 WE'RE ALSO AWARE OF SOME CONCERNS THAT THEY HAD IN REGARDS
 04:50:16 TO THE SCHOOL BEHIND US, STACKING.
 04:50:21 AGAIN, WE'RE JUST HERE TO GET FEEDBACK AND MAKE THIS PROJECT
 04:50:27 A SUCCESSFUL PROJECT FOR THE VILLAGE AS WELL.
 04:50:29 THAT CONCLUDES OUR PRESENTATION.
 04:50:34 >>Michael Sheeley: I HAVE SOME QUESTIONS AND COMMENTS ON THE
 04:50:36 ARCHITECTURE.
 04:50:37 I THINK THE CORKSCREW ROAD ELEVATION LOOKS, IN MY OPINION,
 04:50:43 PRETTY GOOD.
 04:50:44 IT WOULD BE HELPFUL WHEN YOU COME BACK TO HAVE SOME 3D

 04:50:48 RENDERINGS TO REALLY SHOW US WHAT THE BUILDING LOOKS LIKE.
 04:50:53 THESE READ A LITTLE FLAT AND THERE IS SOME SHADOW WORK, BUT

04:50:57 NOT VERY PRONOUNCED.
 04:50:59 I THINK THE BIGGEST CONCERN I HAVE WITH THE BUILDING IS THE
 04:51:02 LONG SIDES OF THE BUILDING.
 04:51:04 IF YOU LOOKED AT OTHER THINGS THAT HAVE BEEN DONE IN ESTERO,
 04:51:07 WE USUALLY TRY TO BREAK THOSE UP, MORE PARTICULARLY YOUR
 04:51:11 STONEYBROOK GOLF DRIVE ELEVATION WHICH IS GOING TO BE QUITE
 04:51:17 VISIBLE FROM CORKSCREW.
 04:51:18 IT'S PRETTY MUCH A FLAT WALL.
 04:51:21 I DON'T SEE ANY RELIEF WHERE YOU BUMP UP THE PARAPETS.
 04:51:24 IT LOOKS LIKE ALL ONE WALL.
 04:51:26 EXTERIOR TILT WALL OR WHAT IS YOUR EXTERIOR?
 04:51:29 >> EIFS.
 04:51:34 >>Michael Sheeley: MORE SHADE AND SHADOW.
 04:51:38 MORE RELIEF IN THE FACADE.
 04:51:40 GREEN WALL, OTHER THINGS TO BREAK UP THE LENGTH OF THIS
 04:51:45 BUILDING.
 04:51:45 I THINK THE VERTICAL CHANGES ARE OKAY, BUT STILL HAVE A LONG
 04:51:49 FACADE.
 04:51:53 ALSO, THE COLORS, I KNOW YOU WERE RECOMMENDED A COLOR
 04:51:57 PALETTE, BUT IT'S PRETTY BLAND.
 04:52:01 SO YOU MIGHT LOOK AT SOME -- OFFERING SOME ADDITIONAL COLORS
 04:52:05 TO THE BUILDING.
 04:52:06 LOOK AROUND ESTERO AND SEE SOME OF THE COLORS THAT WE HAVE

 04:52:09 IN THE COMMUNITY.
 04:52:10 THOSE ARE MY COMMENTS.
 04:52:12 THANK YOU.
 04:52:13 >> THANK YOU.
 04:52:18 >>Anthony Gargano: ANYONE ELSE?
 04:52:20 >>Barry Jones: GENERAL COMMENTS.
 04:52:21 THE SITE PLAN, THE DRIVEWAY ACCESS, VERY CLOSE TO THE
 04:52:25 INTERSECTION, STONEYBROOK GOLF DRIVE.
 04:52:28 I DIDN'T KNOW IF STAFF HAD ANY TRANSPORTATION CONCERNS ABOUT
 04:52:31 THAT ACCESS BEING THAT CLOSE TO THE ROAD.
 04:52:36 TYPICALLY WE TRY AND PUSH THOSE BACK TO GIVE SOME SEPARATION
 04:52:39 BETWEEN THE INTERSECTION AND THE ACCESS POINT.
 04:52:41 >> SO STAFF DID BRING THAT UP AND WE DID LOOK AT THE CODE
 04:52:44 AND IT MEETS THE APPLICABLE CODE FOR THE THROAT DEPTH FROM
 04:52:49 STONEYBROOK.
 04:52:49 THAT'S ALSO THE PERMANENT DRIVEWAY WHERE IT'S SHOWN ON THE
 04:52:53 MASTER PLAN.
 04:52:54 >> WHAT IS THE THROAT DEPTH?
 04:52:55 >> I DON'T HAVE THAT IN FRONT OF ME HONESTLY.
 04:52:57 I KNOW IT CAME UP.
 04:52:58 I WENT THROUGH THE CODE SECTION.
 04:53:00 I SENT IT BACK TO STAFF BECAUSE THAT CAME UP DURING THE
 04:53:04 SECOND PRE-APP MEETING.
 04:53:06 INFRASTRUCTURE PLANS FINALIZED AND PRIOR TO US TAKING THE

04:53:09 SITE PLAN INTO THE ALDI REAL ESTATE TO GO FORWARD, THAT IS

04:53:12 SOMETHING WE DID LOCK UP BECAUSE IT WAS BROUGHT UP BY STAFF.

04:53:16 >>Barry Jones: FAIR ENOUGH.

04:53:17 WILL YOUR TRUCK BE ABLE TO MAKE THE U-TURN?

04:53:20 >> YES.

04:53:21 IT PULLS INTO THE SITE AND THEN BACKS UP INTO THE RECESSED

04:53:27 LOADING DOCK.

04:53:28 >>Barry Jones: GREAT.

04:53:29 YOU MIGHT WANT TO CONSIDER SIDEWALK ACCESS FROM THE SOUTH.

04:53:32 IF YOU'VE GOT PEOPLE COMING OUT FROM YOUR MAIN NEIGHBOR

04:53:35 THERE, STONEYBROOK VIA FOOT OR ANYTHING, YOU DON'T WANT THEM

04:53:40 TO WALK TO THE FRONT OF THE BUILDING, TURN AROUND AND COME

04:53:42 BACK IN FROM THE NORTH.

04:53:43 >> THAT'S SOMETHING WE CAN EASILY ACCOMMODATE.

04:53:46 >>Barry Jones: I THINK SO.

04:53:47 WHAT YOU'VE GOT HERE IS ALMOST A FOUR-SIDED BUILDING BECAUSE

04:53:50 IT'S GOT SUCH VISIBILITY FROM ALL FOUR SIDES.

04:53:55 TO YOUR EAST YOU HAVE AN OPTION OF DOING A PRETTY

04:53:58 SIGNIFICANT LANDSCAPE BUFFER OVER THERE AND TRY AND DO

04:54:01 SOMETHING WITH THAT SIDE OF THE BUILDING WHERE YOU DON'T

04:54:04 HAVE TO SPEND MUCH MONEY ON BELLS AND WHISTLE.

04:54:07 REST OF THE BUILDING, HIGHLY ENCOURAGE YOU TO LOOK AT YOUR

04:54:10 OTHER ALDI STORE HERE IN ESTERO.

04:54:12 THEY USE EAVES DRIPS, RAILINGS, DIFFERENTIAL COLORS, DEPTHS.

04:54:18 LITTLE DOOHICKEYS YOU HANG ON BUILDINGS.

04:54:22 I'M A CIVIL ENGINEER; I'M A DIRT GUY.

04:54:27 >> I UNDERSTAND DOOHICKEYS WELL.

04:54:31 >>Barry Jones: THERE'S ONE OF THESE ALREADY DONE.

04:54:33 I THINK IT'S FAIRLY WELL DONE.

04:54:36 >> 41 AND ESTERO.

04:54:38 >>Barry Jones: RIGHT BY THE WALMART.

04:54:39 IT'S ALREADY DONE.

04:54:42 IT'S BEEN APPROVED AND ACCEPTED.

04:54:44 THAT'S ALL I GOT.

04:54:46 THANK YOU.

04:54:51 >>Anthony Gargano: YOU HAD MENTIONED THAT YOU'RE GOING TO BE

04:54:53 HAVING SOME MEETINGS TO DISCUSS SOME ISSUES.

04:54:56 >> YEAH.

04:54:56 WE RECEIVED PUBLIC COMMENTS I GUESS YOU CAN GO ONLINE AND

04:55:01 TYPE IN PUBLIC COMMENTS.

04:55:02 WE RECEIVED THOSE BACK YESTERDAY.

04:55:03 AFTER REVIEWING THOSE ON MONDAY, WE CALLED STAFF AND KIND OF

04:55:08 BROUGHT UP, HEY, HOW DO YOU WANT TO ADDRESS THIS?

04:55:11 STAFF DID RECOMMEND THAT WE REACH OUT TO THE CDD WHICH THE

04:55:15 GENTLEMAN IS HERE.

04:55:16 I'LL GIVE HIM MY CARD AND MAKE SURE THAT WE INTRODUCE

04:55:22 OURSELVES TO THE NEIGHBORS A LITTLE BIT MORE.
 04:55:26 >>Anthony Gargano: YEAH, I'D REALLY ENCOURAGE THAT.
 04:55:30 >>Mary Gibbs: MAY I ADD SOMETHING TOO?
 04:55:31 NOT JUST THE CDD, BUT SOMETIMES THE CDD IN OTHER CASES WILL
 04:55:36 COORDINATE AND INVITE THE NEIGHBORS BECAUSE IT SEEMS LIKE

 04:55:38 THE COMMENTS ALL CAME FROM THE STREET THAT WAS CLOSEST.
 04:55:41 AND THEY HAVE SOME QUESTIONS ABOUT THE BUFFERS AND THE
 04:55:43 LIGHTING.
 04:55:44 I THINK SINCE WE DON'T HAVE AN OFFICIAL SUBMITTAL YET, THIS
 04:55:48 WOULD BE EASY FOR THEM TO GO MEET AND SEE IF THEY CAN
 04:55:51 INCORPORATE SOME OF THEIR CONCERNS.
 04:55:53 >> I THINK SOME OF THE CONCERNS THAT NEIGHBORS BROUGHT UP
 04:55:56 WERE KIND OF OPERATIONAL CONCERNS AS FAR AS STORE HOURS AND
 04:56:02 STANDARD, HEY, I DON'T WANT LIGHTS SHINING IN MY WINDOWS.
 04:56:05 WHICH, AGAIN, WITH OUR BUFFERS AND STORE HOURS, THAT'S NOT
 04:56:09 GOING TO BE -- WE'RE NOT LIKE A 24/7 USE.
 04:56:12 ALDI CLOSES AT 8 P.M.
 04:56:17 THE STORE IS SHUT.
 04:56:19 BUT THAT'S ALL STUFF THAT, AGAIN, I THINK FROM YOUR
 04:56:21 PERSPECTIVE, MR. GARGANO, HAVE THAT MEETING WITH THE HOA AND
 04:56:28 THE CDD.
 04:56:31 >>James Tatooles: I WOULD SUGGEST YOU HAVE A PHOTOMETRIC
 04:56:33 PLAN.
 04:56:34 >> ABSOLUTELY.
 04:56:34 THE PHOTOMETRIC PLAN I BELIEVE IS ALREADY DONE.
 04:56:37 IT'S IN HERE.
 04:56:39 BUT ALL THE LIGHT LEVELS WILL BE MET.
 04:56:41 THAT'S STANDARD.
 04:56:42 SO, YEAH, WE'RE NOT GOING TO HAVE ANY LIGHT BLEED.
 04:56:44 I THINK IT'S MORE GETTING THE NEIGHBORS COMFORTABLE WITH

 04:56:47 WHAT WE'RE DOING AND THAT WE'RE NOT GOING TO BE AFFECTING
 04:56:50 THEIR DAILY LIVES.
 04:56:57 >>Al Paivandy: I'M NOT A CIVIL ENGINEER, BUT I WAS
 04:56:59 WONDERING, THE ALDI THAT IS RIGHT NOW EXISTING HERE, WHEN
 04:57:04 YOU PASS BY IT ON 41 BEING THE MAIN ROAD IN FRONT OF IT,
 04:57:09 I'VE ALWAYS LIKED IT.
 04:57:11 IT'S NOT TOO FAR FROM MY OFFICE BUT HAPPEN EVERY TIME I PASS
 04:57:15 BY IT I REALIZE ALL OF THE PARKING IS HIDDEN.
 04:57:18 THIS ONE IT SEEMS TO BE ALMOST REVERSE AND PARKING RIGHT OFF
 04:57:23 OF THE MAIN ROAD, ALTHOUGH YOU CAN'T ACCESS IT.
 04:57:27 IS THERE ANY WAY TO GET THE BUILDING AS NICE AS POSSIBLE?
 04:57:31 BRING EVERYTHING UP CLOSER TO THE ROAD AND PARKING BACK.
 04:57:40 >> FROM A SITE LAYOUT PERSPECTIVE IT WOULDN'T FUNCTION.
 04:57:42 I'M NOT FAMILIAR WITH THE 41 AND ESTERO STORE.
 04:57:46 I DIDN'T DESIGN THAT STORE.
 04:57:47 WASN'T INVOLVED WITH THE STORE.

04:57:49 I'M FAMILIAR WITH IT FROM A PERSPECTIVE OF DRIVING HERE AND
 04:57:53 WORKING HERE.
 04:57:54 INDIVIDUALLY TO LOOK AT IT.
 04:57:56 I JUST KNOW THE SITE LAYOUT THAT WE PRESENTED IS THE BEST
 04:58:00 LAYOUT THAT I THINK WE CAN DO ON THIS SITE AS FAR AS ACCESS,
 04:58:06 CIRCULATION, THE IMPORTANCE OF CROSS ACCESS TO THE ADJACENT
 04:58:08 UNDEVELOPED PARCEL IN THE FUTURE.
 04:58:10 DON'T KNOW WHAT THAT'S GOING TO BE BUT PROVIDING THAT.
 04:58:13 LOOKING AT THINGS WITH TRUCK TURN, IT FITS.

04:58:17 IT WORKS BUT I CAN'T OFFER ANY MORE ON THE OTHER PROJECT.
 04:58:23 >>Al Paivandy: IF IT HELPS, IT'S ALMOST EXACTLY THE SAME
 04:58:26 PLAN EXCEPT INSTEAD OF STONEYBROOK DRIVE, WOULD BE 41.
 04:58:34 >>Barry Jones: THE BIG DIFFERENCE THERE IS THE WAY THEY CAN
 04:58:36 LOAD THEIR TRUCKS BECAUSE THEY HAVE A DRIVEWAY BEHIND.
 04:58:40 QUICK QUESTION, DUMPSTER ENCLOSURE?
 04:58:46 >> ALDI ALWAYS HAS A DUMPSTER ENCLOSURE RECESSED IN THE
 04:58:50 TRUCK WELL.
 04:58:51 YOU CAN BARELY SEE IT ON THE PLAN.
 04:58:53 THERE IS A SMALL RECTANGLE WHERE IT IS DOWN IN THE TRUCK
 04:58:57 WELL.
 04:58:59 VISUALLY BECAUSE IT IS DOWN A DEPTH, YOU CAN'T REALLY SEE
 04:59:03 IT.
 04:59:03 THERE IS A BIT OF A KNEE WALL ON THE SIDE OF THE DUMPSTER.
 04:59:08 >>Barry Jones: IS THERE A SCREEN IN FRONT SO WHEN DRIVING BY
 04:59:11 YOU CAN'T SEE A DUMPSTER?
 04:59:13 >> WHEN YOU LOOK DOWN IN THE TRUCK WELL, THERE IS A WOODED
 04:59:16 GATE THAT BLOCKS IT AS WELL.
 04:59:17 >>Barry Jones: WE'LL NEED TO UNDERSTAND THE AESTHETICS OF
 04:59:20 WHATEVER IT IS YOU ARE USING TO SHIELD YOUR DUMPSTER.
 04:59:23 WHEN YOU COME BACK.
 04:59:27 >> WE HAVE DETAILS ON THAT DUMPSTER AND IT SHOULD BE THE
 04:59:30 SAME DUMPSTER ENCLOSURE SET UP AT 41 AND ESTERO.
 04:59:34 IF YOU NEVER NOTICED THE DUMPSTER AT THAT STORE LOCATION,
 04:59:38 YOU WON'T NOTICE THE DUMPSTER HERE EITHER.

04:59:41 >>Jim Wallace: I HAVE ONE COMMENT ONLY.
 04:59:44 I UNDERSTAND FROM AN OPERATIONAL POINT OF VIEW THAT A BOX,
 04:59:47 RECTANGULAR BOX IS PROBABLY THE BEST EFFICIENCY FOR YOU.
 04:59:51 BUT THE ONE THING I HAVE CONCERN AND I KNOW YOU'RE TRYING TO
 04:59:55 MAX OUT SPACE AND ALL THOSE OTHER THINGS, BUT ON THE WEST
 05:00:00 SIDE OF THE BUILDING, IT IS A LONG BUILDING.
 05:00:03 IT DOESN'T HAVE A LOT OF ARTICULATION ON IT, AND IT IS
 05:00:07 BASICALLY A BOX.
 05:00:12 THERE IS TOKEN LANDSCAPING ON THE EAST SIDE OF THE BUILDING.
 05:00:15 I SAY TOKEN BECAUSE I DON'T THINK THIS IS TALL VEGETATION.
 05:00:20 ON THE WEST SIDE OF THE BUILDING, THERE IS NONE.
 05:00:23 SO WHAT I AM SEEING IS ASPHALT, CONCRETE, AND THEN A STUCCO

05:00:30 BUILDING OR WHATEVER THE FINISH IS.
 05:00:33 IT'S PRETTY HARD.
 05:00:34 IT'S NOT SOFT.
 05:00:36 WE TEND TO LIKE SOFTNESS WHEN WE'RE TALKING ABOUT THE
 05:00:42 BUILDING.
 05:00:42 I DON'T SEE IT HERE.
 05:00:44 NOW, YOU MAY BE SAYING, WELL, AFTER I PUT IN THE PARKING
 05:00:48 SPACES AND EVERYTHING ELSE AND A SIDEWALK, I REALLY DON'T
 05:00:52 HAVE ANY ROOM LEFT.
 05:00:53 WELL, THAT'S BECAUSE THE BUILDING IS THE SIZE THAT IT IS.
 05:00:57 I UNDERSTAND THAT IT MAY BE OPERATIONAL REASONS WHY IT IS
 05:01:01 THE SIZE IT IS, BUT THAT JUST PUTS YOU BETWEEN A ROCK AND A
 05:01:04 HARD PLACE.

05:01:06 WHAT I'D LIKE TO SEE IS SOFTEN UP THE WEST SIDE OF THE
 05:01:10 BUILDING TO PEOPLE DRIVING BY AND TO YOUR CUSTOMERS.
 05:01:16 LANDSCAPING DOES A WONDERFUL THING IN TERMS OF ADDING THE
 05:01:20 PERCEPTION, THE PERCEPTION OF QUALITY.
 05:01:24 I THINK THAT JUST ACCRUES TO YOUR BRAND.
 05:01:30 I KNOW IT'S ONLY A FEW FEET, BUT THERE'S NOTHING THERE.
 05:01:33 >>Barry Jones: THEY HAVE ABOUT 50 FEET OF GREENSPACE OR
 05:01:36 PLANTERS THERE ADJACENT TO THE BUILDING.
 05:01:38 I DON'T KNOW IF YOU NOTICED THAT OR NOT.
 05:01:40 THREE LITTLE GREEN PLANTING DOTS THAT THEY PROBABLY HAVE TWO
 05:01:44 AND A HALF FEET OF SPACE, WEST SIDE OF THE BUILDING.
 05:01:49 >> THE LANDSCAPE PLAN THAT WE HAVE PULLED UP ON THE SCREEN
 05:01:51 RIGHT NOW IS CONCEPTUAL.
 05:01:53 IT CAN BE IMPROVED UPON.
 05:01:56 THERE IS A 25-FOOT SETBACK ON THE EAST SIDE.
 05:02:00 THE BUILDING IS UP AGAINST.
 05:02:02 AND THEN ON THE EAST SIDE 3.4 FEET OF FOUNDATION PLANTING,
 05:02:07 THE SIDEWALK AND THEN THE PARKING.
 05:02:09 >>Jim Wallace: FOUNDATION PLANTING IS HOW TALL?
 05:02:13 >>Kristin Jeannin: IT'S 18 INCHES.
 05:02:15 >> IT'S TINY.
 05:02:16 3.4 -- I'M NOT A LANDSCAPE ARCHITECT.
 05:02:19 >>Jim Wallace: MY QUESTION WAS RHETORICAL.
 05:02:22 >>Barry Jones: COULD YOU LOSE ONE SPACE AND PUT A TREE
 05:02:25 ISLAND IN THE PARKING LOT AND THAT BREAKS IT UP?

05:02:27 GIVES YOU AN OPPORTUNITY THERE.
 05:02:31 WE'RE JUST ALLOWED TO ASK QUESTIONS.
 05:02:36 >>Jim Wallace: NEED SOMETHING TO BREAK.
 05:02:40 IT IS CONCRETE AND A STUCCO WALL AND PAVEMENT.
 05:02:43 I THINK THAT WHOLE SIDE, WHICH IS THE MOST VISIBLE SIDE FROM
 05:02:48 A PEDESTRIAN SCALE.
 05:02:49 I'M ALWAYS THINKING ABOUT HUMAN SCALE.
 05:02:52 GOING 55 MILES AN HOUR, I HAVE, WHAT, 70 FEET PER SECOND.

05:02:58 HOW MUCH TIME DO I HAVE TO SEE IT.
 05:03:00 I'M WALKING BY, THAT'S WHAT CONCERNS ME.
 05:03:03 >>Kristin Jeannin: YOU MIGHT BE ABLE TO STEAL IT OUT OF THE
 05:03:06 CORNER KIND OF ISLAND THAT'S ON THE SOUTH CORNER AND PUT
 05:03:12 LIKE EVEN SOME SKINNY PALMS.
 05:03:15 ONLY FIVE FEET WIDE OR SOMETHING, TO GIVE IT A LITTLE BIT OF
 05:03:18 VERTICAL ON THAT WALL.
 05:03:19 >> WE USE A 30-FOOT DRIVE TYPICALLY FOR THE WB 67.
 05:03:25 I MIGHT BE ABLE TO NARROW THAT DOWN A BIT AND MAYBE ADD A
 05:03:27 LITTLE MORE DEPTH ADJACENT TO THE BUILDING.
 05:03:31 I'M NOT A LANDSCAPE ARCHITECT.
 05:03:34 BUT I KNOW THAT MEANS A BIGGER ROOT BALL, WHICH MAYBE MEANS
 05:03:38 SOMETHING A LITTLE MORE VERTICAL.
 05:03:40 >>Jim Wallace: WESTERN EXPOSURE, LIKE PUTTING VERTICAL LINES
 05:03:43 ET CETERA.
 05:03:43 >>Kristin Jeannin: I DON'T USUALLY ON COMMERCIAL PROPERTIES.
 05:03:46 >>Jim Wallace: I KNOW THEY DON'T GROW ON THE NORTH SIDE.

 05:03:49 WHAT ABOUT THE WEST SIDE?
 05:03:52 >>Kristin Jeannin: THE MAINTENANCE FAILS.
 05:03:54 I DO THINK ON THE EAST SIDE I WOULD SECOND WHAT MR. JONES
 05:03:58 SAID WHICH IS LARGE TREES OVER THERE OR ASK YOUR LANDSCAPE
 05:04:03 ARCHITECT IF THAT'S POSSIBLE.
 05:04:11 >>Dan Williams: I HAVE THE OPPORTUNITY TO PASS THAT SITE
 05:04:14 USUALLY TWICE A DAY ON A DAILY BASIS.
 05:04:17 I'M TRYING TO GET IN MY HEAD HOW MANY ACCESS POINTS THERE'S
 05:04:20 GOING TO BE OFF OF CORKSCREW BECAUSE, AS WE'RE ALL AWARE,
 05:04:26 I'M SURE YOU'RE AWARE, THAT THE GRADE SCHOOL WILL STACK, THE
 05:04:30 KIDS ARE BEING BROUGHT IN AND KIDS ARE BEING PICKED UP, I
 05:04:34 DROVE OVER THERE FOR THE FIRST TIME SINCE I'VE LIVED HERE
 05:04:37 BECAUSE I'M ON THE NORTH SIDE OF CORKSCREW, AND I WAS
 05:04:41 SOMEWHAT SURPRISED BY HOW SHORT A PLACE THEY'VE GOT BETWEEN
 05:04:49 CORKSCREW AND THEN THE SCHOOL COMING IN AND THEN THE GATED
 05:04:52 COMMUNITY.
 05:04:53 I'M SURE YOU'RE ON THE EAST SIDE OF THAT.
 05:05:00 >> TO ADDRESS THAT, LET ME SEE IF I CAN FLIP BACK TO THE
 05:05:04 INFRASTRUCTURE PLAN.
 05:05:05 THIS IS THE IMPROVED INFRASTRUCTURE PLAN CONSTRUCTED
 05:05:08 CURRENTLY.
 05:05:09 THERE IS A BIT OF A DIRT ROAD.
 05:05:11 KIND OF FLOWS AROUND THAT PRESERVE WHICH THAT PRESERVE WAS
 05:05:15 ALL CREATED AND PRESERVED IN LIKE 1998, 2000 WHEN
 05:05:22 STONEYBROOK WAS BUILT.

 05:05:23 THIS TRACT OF LAND WAS PART OF THE STONEYBROOK DEVELOPMENT.
 05:05:27 WHERE THE SELF-STORAGE IS GOING, WHERE WE ARE PROPOSED AND
 05:05:30 THE FUTURE DEVELOPMENT TO THE EAST IS ALL PART OF THAT
 05:05:33 MASTER INFRASTRUCTURE.

05:05:34 WHAT'S BEING PROPOSED ON THE SCREEN NOW IN THE IMPROVEMENT
 05:05:38 PLANS IS ADDITIONAL ACCESS POINT FROM CORKSCREW.
 05:05:41 THE COMMERCIAL DEVELOPMENT IS NOT GOING TO BE RELYING SOLELY
 05:05:45 ON STONEYBROOK GOLF.
 05:05:49 THERE IS GOING TO BE ADDITIONAL DRIVE IN FROM CORKSCREW.
 05:05:55 BACK TO THE QUESTION ABOUT THE SCHOOL.
 05:05:57 I'M NOT A TRAFFIC ENGINEER.
 05:05:58 WE HAVEN'T RESEARCHED THIS IN ANY WAY YET, BUT THERE'S GOING
 05:06:02 TO BE A WAY FOR THE COMMERCIAL DEVELOPMENT TO INGRESS/EGRESS
 05:06:05 WITHOUT GOING DOWN STONEYBROOK.
 05:06:10 WITH THE KNOWLEDGE THAT THAT SCHOOL PICKUP DOES BACK UP.
 05:06:15 THE COMPLAINTS THAT WERE SUBMITTED AGAINST THIS ALL RELATED
 05:06:19 BACK TO THE SCHOOL TRAFFIC, WHICH THE SCHOOL TRAFFIC PICKUP
 05:06:25 IS 7:55 -- DROP-OFF IS 7:55 AND PICKUP IS 2:10.
 05:06:32 IT'S REALLY AFTERNOON BECAUSE THE DROP-OFF IS BEFORE ALDI'S
 05:06:36 OPEN AND THE PICKUP IS GOING TO BE THAT ONE REALLY BAD HOUR
 05:06:40 WHICH EXISTS TODAY.
 05:06:42 BUT FROM A COMMERCIAL STANDPOINT, TRAFFIC IS GOING TO BE
 05:06:44 ABLE TO GROW INTERNALLY AND GO BACK OUT TO CORKSCREW WITHOUT
 05:06:49 AFFECTING ANYTHING THAT MIGHT BE GOING ON, ON STONEYBROOK
 05:06:53 GOLF RIGHT NOW.

05:06:54 I THINK THAT ACCESS POINT AND INFRASTRUCTURE IS THE KEY THAT
 05:06:58 YOU'RE LOOKING FOR, MR. WILLIAMS.
 05:07:02 >>Anthony Gargano: I CAN COME BACK TO THE BOARD FOR FINAL
 05:07:05 COMMENTS.
 05:07:05 LET'S GO TO THE PUBLIC.
 05:07:08 >>Mary Gibbs: I HAVE TWO QUESTIONS BEFORE WE OPEN TO PUBLIC.
 05:07:11 JUST A COMMENT ON THE MONUMENT SIGN.
 05:07:16 I THINK IT'S MORE OF A MONUMENTAL SIGN.
 05:07:19 LITTLE LARGE.
 05:07:20 SUPPOSED TO BE WIDER THAN TALL.
 05:07:22 SO WHEN YOU GO BACK AND DO YOUR REVISION, IT SHOULD BE WIDER
 05:07:28 -- WRITTEN OUT IT LOOKS PRETTY TALL AND NOT AS WIDE.
 05:07:32 >> IS THERE A HEIGHT LIMITATION?
 05:07:35 >>Mary Gibbs: YES, I THINK FOR COMMERCIAL PRETTY HIGH.
 05:07:37 I THINK 17 FEET.
 05:07:38 I'M NOT SURE HOW TALL THAT GUY IS.
 05:07:41 IT'S GOT TO BE WIDER.
 05:07:44 YOU NEED TO REVISE THAT.
 05:07:46 THE OTHER QUESTION I HAD MIGHT BE, AND SINCE EVERYBODY IS
 05:07:49 COMMENTING ON STUFF THAT WE'RE NOT AN EXPERT BECAUSE I'M NOT
 05:07:52 AN ARCHITECT, IS THAT SILVER THAT YOU PASSED OUT, IS THAT
 05:07:57 THE ROOF COLOR OR WHAT IS THE SILVER?
 05:07:59 >> THE SILVER WILL BE -- IT IS THE ALUMINUM COMPOSITE PANEL
 05:08:04 AND IT IS ALONG THE FACE OF THE CANOPY.
 05:08:06 YOU HAVE THIS FIELD HERE WHERE WE HAVE OUR SIGN.

05:08:15 THAT WILL BE ALUMINUM COMPOSITE PANEL IN THE COLOR OF
 05:08:18 SILVER.
 05:08:19 SO THAT IS WHAT THAT MATERIAL WAS FOR.
 05:08:22 >>Mary Gibbs: I THOUGHT IT WAS A METAL ROOF AND LOOKED LIKE
 05:08:25 IT MIGHT REFLECT FROM OUTER SPACE.
 05:08:28 >> NO, TRYING NOT TO BLIND ANY DRIVERS.
 05:08:31 >>Mary Gibbs: JUST CHECKING.
 05:08:31 >>Jim Wallace: CAN I ASK THE ARCHITECTS, TRYING NOT TO
 05:08:38 INTERFERE HERE, THAT IS THE KIND OF PERSON I AM, THE ROOF,
 05:08:42 IT LOOKS LIKE 9/12, WHATEVER IT IS.
 05:08:46 BUT IT SEEMS LIKE THE EAVES ARE LIKE A FOOT.
 05:08:49 IT SEEMS LIKE SOMEHOW THE ROOF BEGS TO BE WIDER.
 05:08:54 AM I WRONG?
 05:08:55 IF I'M WRONG, I'M WRONG.
 05:09:01 IT JUST FEELS LIKE THIS IS A LITTLE PIMPLE ON THE TOP OF A
 05:09:06 TOWER RATHER THAN BEING SOMETHING THAT IS A FEATURE OF THE
 05:09:09 TOWER.
 05:09:12 >>Michael Sheeley: I SUSPECT IT IS BASED ON THE PROTOTYPE.
 05:09:15 >> THIS ACTUALLY IS BASED ON THE ALDI STORE.
 05:09:17 TAMIAAMI, THAT MEANS IT'S BETWEEN TAMPA AND MIAMI.
 05:09:28 THAT FEATURE THAT YOU SEE ON THAT STORE IS UNIQUE TO THAT
 05:09:33 STORE.
 05:09:34 WE WERE ASKED TO DUPLICATE THAT FOR THIS STORE AND THAT'S
 05:09:36 WHAT WE HAVE HERE, BUT WE CAN CERTAINLY LOOK AT THE SCALE OF
 05:09:40 IT.

 05:09:40 >>Jim Wallace: I'M DEFERRING TO MY TWO EXPERTS OVER HERE.
 05:09:49 >>Anthony Gargano: ISN'T IT DIFFICULT TO DRAW A CONCLUSION
 05:09:52 WITHOUT SEEING A 3D RENDERING?
 05:09:55 >>Mary Gibbs: MAY I MAKE A COMMENT?
 05:09:56 THEY DID TALK ABOUT THE PROTOTYPE.
 05:09:58 THEY DID SHOW US THE PROTOTYPE.
 05:10:00 WOULD YOU NOT HAVE LIKED IT.
 05:10:01 WE'RE LIKE, NO.
 05:10:05 LET'S MAKE IT MORE LIKE THE ALDI'S ON 41.
 05:10:08 OR TAMIAAMI.
 05:10:12 >>Kristin Jeannin: YOU CAN SAY 41.
 05:10:14 THAT'S THE SAME THING.
 05:10:19 >>Anthony Gargano: LET'S HEAR FROM THE PUBLIC.
 05:10:20 >>Tammy Duran: DON'T HAVE ANY.
 05:10:22 >>Anthony Gargano: ANYONE HERE WISH TO BE HEARD?
 05:10:24 YES, MA'AM.
 05:10:27 WOULD YOU COME UP, IDENTIFY YOURSELF AND SPEAK INTO THE
 05:10:31 MICROPHONE.
 05:10:36 >> I CAN TALK TO HER AFTER RIGHT NOW AND GET FEEDBACK FROM
 05:10:40 HER.
 05:10:40 >>Anthony Gargano: ANYONE ELSE?
 05:10:41 WHO IS NOT QUITE AS SHY.

05:10:46 YES.
 05:10:49 >> MY NAME IS ADAM DALTON.
 05:10:52 I LIVE IN STONEYBROOK.

 05:10:53 I SAY WE WELCOME TO HAVE ALDI COME IN.
 05:10:56 OUR NEXT CDD BOARD MEETING IS ON NOVEMBER 12.
 05:11:00 THE COMMENTS THAT I HEARD FROM THE COMMUNITY, THEY LIKE THE
 05:11:05 IDEA OF ALDI.
 05:11:06 THERE ARE SOME CONCERNS ABOUT THE WEST FACING SIDE OF THE
 05:11:10 BUILDING AND WHAT WILL BE VISIBLE FROM THE BACKYARDS OF
 05:11:14 THOSE RESIDENTS.
 05:11:15 THAT'S ONLY ABOUT 150 YARDS AWAY.
 05:11:18 THERE ARE CONCERNS ABOUT THE NOISE OF THE TRUCKS BACKING UP
 05:11:22 AND WHEN THEY WILL BE OPERATIONAL.
 05:11:25 THERE ARE CONCERNS ABOUT SELLING ALCOHOL IN SUCH CLOSE
 05:11:29 PROXIMITY TO THE SCHOOL.
 05:11:31 AND THEN THE LAST THING THAT I'VE HEARD IS REALLY JUST ABOUT
 05:11:35 THE TRAFFIC.
 05:11:37 AS YOU POINTED OUT, BOTH SCHOOL PICKUP, SCHOOL DROP-OFF.
 05:11:41 THOSE ARE THE BIG THINGS.
 05:11:42 BUT, YEAH, WE LOOK FORWARD TO HEARING FROM ALDI AT OUR NEXT
 05:11:46 BOARD MEETING ON NOVEMBER 12, 6 P.M.
 05:11:48 THANK YOU.
 05:11:50 >>Tammy Duran: CAN YOU FILL OUT A CARD, PLEASE?
 05:11:55 >>Anthony Gargano: THANK YOU.
 05:11:55 ANYONE ELSE?
 05:11:56 WE'LL CLOSE THE PUBLIC PORTION.
 05:12:01 ANY OTHER COMMENTS FROM THE BOARD?
 05:12:02 OKAY.

 05:12:06 THANK YOU.
 05:12:10 APPRECIATE YOUR TIME.
 05:12:11 NEXT WE HAVE ANOTHER PUBLIC INFORMATION MEETING.
 05:12:21 THAT'S MAYFIELD VILLAGE.
 05:12:41 >>Mary Gibbs: SOMEBODY LEFT A PHONE.
 05:12:43 OUR NEXT PUBLIC INFORMATION MEETING IS MAYFIELD VILLAGE.
 05:12:50 SOME OF YOU MAY ALSO REMEMBER THIS SITE THAT CAME IN FOR A
 05:12:56 PUBLIC INFORMATION MEETING A WHILE BACK.
 05:12:58 YOU MIGHT RECALL IT WAS GOING TO BE ACTUALLY FOR THE PIECE
 05:13:01 AT THE VERY NORTHEAST CORNER WAS GOING TO BE A CHURCH WITH A
 05:13:07 DAY CARE.
 05:13:08 IF YOU REMEMBER THE CHURCH HAD A DAY CARE, HAD A LARGE
 05:13:10 AMOUNT OF STUDENTS AND I THINK THE BOARD WAS CONCERNED ABOUT
 05:13:13 THE TRAFFIC AND WHETHER IT WAS A COMMERCIAL DAY CARE OR A
 05:13:17 CHURCH.
 05:13:18 SO IN THE MEANTIME, THE CHURCH PEOPLE HAVE GOTTEN WITH THE
 05:13:21 PEOPLE THAT OWN THE STRIP ON THE WEST SIDE, WHICH IS CALLED
 05:13:26 MAYFIELD VILLAGE, ZONED FOR RESIDENTIAL PLANNED DEVELOPMENT

05:13:30 SOME YEARS AGO AT THE COUNTY.
 05:13:32 IN THE MEANTIME, LENNAR IS NOW LOOKING AT THE PROPERTY, AND
 05:13:35 THEY HAVE ASKED FOR THE PUBLIC INFORMATION MEETING.
 05:13:38 THEIR PLANS ARE TO DO RESIDENTIAL SUBDIVISION ON THE ENTIRE
 05:13:42 SITE.
 05:13:43 I WILL TURN IT OVER TO CHRIS HASTY FROM LENNAR WHO IS GOING
 05:13:48 TO EXPLAIN WHAT THEIR REQUEST IS.

05:14:08 >>Chris Hasty: AFTERNOON, EVERYONE.
 05:14:10 CHRIS HASTY.
 05:14:11 I'M VICE PRESIDENT OF LAND ACQUISITIONS WITH LENNAR.
 05:14:13 CAN YOU ALL HEAR ME?
 05:14:15 AM I SPEAKING DIRECT ENOUGH?
 05:14:17 I'M HERE THIS AFTERNOON TO PRESENT ON THE MAYFIELD VILLAGE
 05:14:21 NEIGHBORHOOD INFORMATION MEETING.
 05:14:22 I'M ALSO HERE WITH BRAD PICARD FROM RESPEC ENGINEERING.
 05:14:30 UNFORTUNATELY WITH THE RESCHEDULE, JOHN WOJDAK, WHO YOU HAVE
 05:14:33 SEEN A NUMBER OF TIMES, WAS NOT ABLE TO BE HERE TODAY.
 05:14:36 BRAD IS STANDING IN.
 05:14:38 HOPEFULLY HE WILL KEEP ME ON TASK.
 05:14:40 THE LOCATION THAT WE'RE TALKING ABOUT, MARY SHARED WITH YOU,
 05:14:46 ON THE CORNER OF BROADWAY AND SANDY LANE.
 05:14:49 AS YOU CAN SEE HERE, THERE ARE TWO PARCELS WITH TWO
 05:14:53 DIFFERENT ZONING DESIGNATIONS.
 05:14:55 WEST SIDE ALONG THE RAILROAD TRACKS IS MAYFIELD VILLAGE
 05:14:58 WHICH IS EXISTING RPD AND THEN THE CHURCH PARCEL ON THE HARD
 05:15:03 CORNER IS ALREADY ZONED AG.
 05:15:05 FEW DETAILS ABOUT THE PROPERTY.
 05:15:07 IT IS ABOUT 7.5 ACRES IN TOTAL.
 05:15:09 SPLIT ZONING ON BOTH PIECES, LIKE I MENTIONED.
 05:15:13 WE ARE LOOKING TO SORT OF UNIFY THE ZONING UNDER THE RPD
 05:15:17 ZONING DESIGNATION.
 05:15:19 CURRENTLY THE EXISTING ZONING NUMBER OF UNITS THAT YOU COULD

05:15:22 BUILD ON THOSE TWO PIECES TOGETHER IS 18 WITH 16 ON MAYFAIR
 05:15:28 AND TWO ON THE TWO ACRE AG PIECE.
 05:15:31 IT WAS APPROVED IN 2007 BUT NOT D.O. OR ERP WAS FILED WITH
 05:15:36 LEE COUNTY SO IT SORT OF SAT VACANT EVER SINCE.
 05:15:40 THE EXISTING MASTER CONCEPT PLAN IS SHOWN HERE.
 05:15:44 IT IS ILLUSTRATING 13 HOMESITES ALONG A SINGLE CUL-DE-SAC
 05:15:48 ALTHOUGH IT WAS ENTITLED FOR 16 HOMES.
 05:15:51 YOU'LL NOTE ACROSS THE BOTTOM OF THAT MASTER CONCEPT PLAN
 05:15:55 THERE IS A FUTURE COLLECTOR ROADWAY.
 05:15:57 THAT WAS A PART OF A POTENTIAL LEE COUNTY TRANSPORTATION
 05:16:01 PLAN WHEN THE ZONING WAS APPROVED BACK IN 2007.
 05:16:06 WE DON'T BELIEVE THAT'S REALLY APPLICABLE ANY LONGER IN
 05:16:09 TODAY'S ENVIRONMENT.
 05:16:10 SO WHAT WE ARE PROPOSING TO DO IS WE HAVE NOT SUBMITTED THE

05:16:17 ZONING APPLICATION YET, BUT WHAT WE'RE SEEKING IS SOMETHING
 05:16:20 VERY SIMILAR TO WHAT IS ALREADY APPROVED THERE.
 05:16:23 REALLY FOLDING IN THE CHURCH PARCEL INTO THE EXISTING RPD
 05:16:27 ZONING AND THEN WHAT THAT WOULD ALLOW US TO DO IS PUT THE
 05:16:30 HOMESITES ON THE SANDY LANE PIECE, WHICH IS REALLY THE
 05:16:34 CHURCH PARCEL ON THE HARD CORNER WITHOUT SIGNIFICANT
 05:16:37 ADDITIONAL INFRASTRUCTURE SO WE'VE GOT THE SINGLE
 05:16:40 CUL-DE-SAC, ADD SOME ADDITIONAL HOMES ON THE OTHER PARCEL.
 05:16:44 COMP PLAN HERE TODAY IS I BELIEVE THREE UNITS PER ACRE.
 05:16:48 SO IT'S 7.5 ACRES THAT WOULD BE 22 UNITS.
 05:16:51 THERE'S NOT ENOUGH ROOM ON-SITE TO GET TO THE 22.

 05:16:55 IT WOULD BE A DECREASE IN THE INTENSITY OF WHAT'S THERE.
 05:16:58 MOVING ON, THE PROPOSED HOMES THAT WE ARE LOOKING AT PUTTING
 05:17:05 HERE, THIS IS ONE OF OUR SAMPLE ONE-STORY HOMES.
 05:17:08 50-FOOT WIDE, TILE ROOF, BRICK PAVER DRIVEWAYS.
 05:17:12 THREE CAR GARAGE, TYPICAL.
 05:17:14 AND THEN WE'VE ALSO GOT TWO STORIES, SAME TILE ROOF, BRICK
 05:17:19 PAVER DRIVEWAYS AND ANOTHER THREE CAR GARAGE.
 05:17:22 REASONABLY WIDE PRODUCT SO IT'S NOT TINY HOMES THERE.
 05:17:25 THIS PRODUCT IS ON THE EASTERN SIDE OF CORKSCREW.
 05:17:30 IT'S BEING OFFERED FOR SALE OUT IN VERDANA TODAY I BELIEVE.
 05:17:34 AND WE WOULD DO AT LEAST THREE FLOOR PLANS WITH A COUPLE OF
 05:17:38 ELEVATIONS EACH.
 05:17:39 SO THERE'S SOME VARIETY THERE ACROSS THOSE HOMES.
 05:17:42 IN SUMMARY, I SHOULD HAVE SAID I WAS GOING TO MAKE THIS
 05:17:48 QUICK, WHAT WE'RE LOOKING TO DO IS FOLD IN THE SANDY LANE
 05:17:51 PROPERTY, AS I MENTIONED, KEEP THE APPROVED DENSITY
 05:17:57 CONSISTENT WITH THE APPROVED DENSITY, MIRROR OR REFRESH THE
 05:18:02 MASTER CONCEPT PLAN TO ALLOW US TO ADD A FEW HOMESITES TO
 05:18:05 THE NORTH SIDE OF THAT AND THEN REMOVE A REFERENCE TO THE
 05:18:08 COLLECTOR ROADWAY THAT'S STILL SITTING ON THE ZONING MASTER
 05:18:11 CONCEPT PLAN.
 05:18:12 WE BELIEVE THIS MATCHES THE INTENT OF THE EXISTING ZONING.
 05:18:17 IT ALSO IS COMPATIBLE AS RESIDENTIAL WITH THE SURROUNDING
 05:18:20 USES AND IT'S CONSISTENT WITH THE VILLAGE PLAN.
 05:18:24 SO WITH THAT, I WILL OPEN IT UP FOR QUESTIONS OR COMMENTS.

 05:18:32 >>Michael Sheeley: DOES THIS REQUIRE A REZONING OF THE --
 05:18:35 >> YES, SIR.
 05:18:37 TO RPD.
 05:18:39 >>Jim Wallace: THE ONLY BIG QUESTION I HAVE AND REALLY DEFER
 05:18:41 TO BARRY ON THIS, IS THE LOSS OF THIS, BECAUSE THAT'S RIGHT
 05:18:45 ALONG THE RAILWAY EASEMENT WHICH THE WATER FLOWS I BELIEVE
 05:18:49 ALL THE WAY THROUGH FROM THE PARK, GENOVA AND THE FUTURE
 05:18:57 DEVELOPMENT TO THE RAILWAY EASEMENT AND THEN DOWN ALONG THAT
 05:19:00 EASEMENT TO THE RIVER.
 05:19:03 SO WHAT IS THE IMPACT OF REMOVING THAT DRAINAGE TRACT AND

05:19:10 CON -- OR CONVERTING THAT DRAINAGE TRACT TO HOMES?
 05:19:14 YOU'RE GOING TO BE BRINGING IN DIRT RATHER THAN STORING IT.
 05:19:20 PLEASE EXPLAIN THAT TO ME.
 05:19:23 >> WELL, IN KEEPING WITH EVERYONE ELSE SPEAKING ON THINGS
 05:19:26 THAT WE'RE NOT EXPERTS ON, I AM NOT A CIVIL ENGINEER.
 05:19:29 WE DO HAVE ONE HERE, BUT WE ARE NOT PROPOSING TO CHANGE THE
 05:19:35 DRAINAGE ROUTING FROM WHAT'S ALREADY APPROVED ON THE MAYFAIR
 05:19:39 PORTION.
 05:19:41 >>Barry Jones: IT'S NOT A DRAINAGE TRACT THEY ARE TAKING
 05:19:42 OUT.
 05:19:43 THAT WAS AN OLD RIGHT-OF-WAY TRACT IN THE EVENT THAT LEE
 05:19:45 COUNTY EVER WANTED TO BUILD A ROADWAY DOWN THROUGH THERE.
 05:19:49 >>Jim Wallace: IT SAYS DRAINAGE TRACT.
 05:19:51 THAT IS THE ONLY --
 05:19:53 >>Barry Jones: DRAINAGE TRACT?

 05:19:55 >> I'LL FLIP BACK.
 05:19:57 >>Jim Wallace: THAT'S WHY I QUESTIONED.
 05:20:00 >> SO WHAT WE'RE PROPOSING IS WHAT WE SEE ON THE SCREEN
 05:20:02 HERE, WHICH IS A LITTLE BIT SMALLER SURFACE WATER MANAGEMENT
 05:20:05 AREA ALONG THERE.
 05:20:06 IT'S NOT ON THE BUFFER, SO ANY DRAINAGE EASEMENTS THAT ARE
 05:20:09 THERE WOULD REMAIN, RIGHT, BRAD?
 05:20:13 THE MASTER CONCEPT PLAN, IS THAT EASIER TO SEE, MR. JONES?
 05:20:18 >>Barry Jones: DRAINAGE TRACT WAS FOR A FUTURE COLLECTOR
 05:20:21 ROAD.
 05:20:21 THEY WERE GOING TO PUT SOME STORMWATER THERE.
 05:20:24 >> THAT WAS THE PLAN IS THAT THEY WOULD USE THE FUTURE
 05:20:26 COLLECTOR ROAD AREA FOR THE STORMWATER MANAGEMENT SYSTEM
 05:20:30 UNTIL THE FUTURE COLLECTOR ROAD WAS ACTUALLY BUILT.
 05:20:32 >>Barry Jones: DRAINAGE WAS JUST FOR THE SUBDIVISION AND
 05:20:37 THAT IS A FUTURE ROADWAY THAT'S NEVER GOING TO GET BUILT.
 05:20:43 >>Jim Wallace: YOU WERE THE FURTHEST DOWNSTREAM POINT BEFORE
 05:20:46 IT GOES INTO THE ESTERO RIVER.
 05:20:48 SO ALL OF THE ESTERO COMMUNITY PARK, ALL OF GENOVA, ALL OF
 05:20:54 VIA COCONUT DEVELOPMENT ACROSS THE ROAD ON VIA COCONUT ALL
 05:20:58 DRAINS INTO THAT EASEMENT, AND IT ALL DRAINS TOWARDS YOU.
 05:21:01 WE'VE SEEN WHAT HAPPENS OVER IN RAPALLO AND WHAT IS THE
 05:21:09 OTHER ONE RIGHT ACROSS THE STREET?
 05:21:11 WEST OF U.S. 41.
 05:21:14 >> FOUNTAIN LAKES?

 05:21:16 >>Jim Wallace: ANYWAY, WITH HALFWAY CREEK, WHEN IT BACKS UP,
 05:21:19 EVERYTHING FLOWS DOWN STREAM AND THEN, OF COURSE, THERE IS A
 05:21:22 BLOCKAGE AT ONE END AND IT ALL BACKS UP AND WE'VE SEEN THE
 05:21:25 FLOODING IN SOME OF THOSE COMMUNITIES.
 05:21:27 SO I'M JUST ASKING THE QUESTION BECAUSE WE SURE DON'T WANT
 05:21:31 TO BE WRONG.

05:21:32 >>Chris Hasty: NO, ABSOLUTELY.
 05:21:34 WE'LL WORK THROUGH THE D.O. PROCESS AS WELL.
 05:21:38 EVEN THE ERP WAS NOT ORIGINALLY SUBMITTED ON THIS.
 05:21:40 SO WE'LL BE FILING THOSE AS QUICKLY AS WE CAN.
 05:21:43 >>Jim Wallace: I NOTICED IT ON THE PROPOSED PLAN, THE
 05:21:45 STORMWATER MANAGEMENT IS NOW ON THE EAST SIDE RATHER THAN
 05:21:48 THE WEST SIDE.
 05:21:50 I'M JUST -- IT JUST SEEMS LIKE IF IT WAS ON THE WEST SIDE
 05:21:54 AND THAT'S WHERE ALL THE WATER IS FLOWING FROM THE EAST AND
 05:21:58 THE SOUTH, I'M JUST CONCERNED.
 05:22:02 AND I DON'T PRETEND TO BE A CIVIL ENGINEER.
 05:22:08 A CONCERNED CITIZEN.
 05:22:09 >>Chris Hasty: I APPRECIATE THAT.
 05:22:10 I'M ACTUALLY AN ESTERO CITIZEN MYSELF.
 05:22:12 I LIVE IN STONEYBROOK.
 05:22:14 I DIDN'T MAKE A COMMENT BUT I'M HAPPY FOR ALDI'S.
 05:22:19 >>Barry Jones: PERSONALLY, I THINK A MUCH BETTER USE OF THE
 05:22:22 PROPERTY.
 05:22:23 MUCH MORE CONSISTENT WITH THE NEIGHBORHOOD.

 05:22:25 LOWER INTENSITY.
 05:22:26 IT WILL BE A NICE PRODUCT TO HAVE IN THE NEIGHBORHOOD.
 05:22:29 >>Chris Hasty: THANK YOU, SIR.
 05:22:30 TO YOUR POINT, MR. WALLACE, THERE IS SURFACE WATER ON THE
 05:22:33 EAST SIDE AND STILL THE WEST SIDE BECAUSE THERE IS A SURFACE
 05:22:36 WATER AREA THAT WE HAVE DESIGNED THAT RUNS DOWN THE WESTERN
 05:22:39 --
 05:22:39 >>Jim Wallace: PUT MY HAND UP IN ALL INNOCENCE JUST BECAUSE
 05:22:42 I'VE SEEN WHAT HAS HAPPENED WITH -- FORGET THE COMMUNITY,
 05:22:47 BUT TWO COMMUNITIES ON THE NORTH AND SOUTH SIDE OF HALFWAY
 05:22:50 CREEK WHO HAD FLOODING BECAUSE THERE WAS BLOCKAGE
 05:22:54 DOWNSTREAM, AND YOU ARE THE DOWNSTREAM.
 05:22:57 JUST WANT TO BE SURE -- RAISING A RED FLAG, MAYBE IT'S NOT
 05:23:03 NECESSARY.
 05:23:04 >>Chris Hasty: I APPRECIATE THE COMMENT, SIR.
 05:23:05 THANK YOU.
 05:23:06 >>Mary Gibbs: IF I CAN ADD SOMETHING, WE HAD A MEETING AND
 05:23:09 THEIR ENGINEER FROM DELISI, JOHN WOJDAK MET WITH DAVID
 05:23:15 WILLEMS AND HAD A MEETING TO GO OVER THE PRELIMINARIES.
 05:23:18 DAVID, OF COURSE, IS WELL AWARE FROM ALL THE PROJECTS ABOUT
 05:23:20 THE DRAINAGE.
 05:23:22 WE'LL DEFINITELY TAKE A LOOK AT THAT.
 05:23:23 BUT THE ROAD THAT WAS SUPPOSED TO BE A CONTINUATION OF SANDY
 05:23:28 LANE AND THE COUNTY'S PLANS WERE EVENTUALLY TO TAKE THAT ALL
 05:23:31 THE WAY UP AND CONNECT IT INTO ESTERO PARKWAY, WHICH DOESN'T

 05:23:34 REALLY MAKE A LOT OF SENSE BECAUSE IT DOESN'T REALLY HELP
 05:23:37 WITH ANYTHING.

05:23:38 I THINK THOSE PLANS A LONG TIME AGO SEEMED LIKE A GOOD IDEA
 05:23:44 BUT PROBABLY IS NOT GOING TO HAPPEN NOW.
 05:23:49 >>Jim Wallace: MY CONCERN ONLY, AS WE ALL RIGHT NOW, IF IT'S
 05:23:53 RAW LAND, IT'S LOWER.
 05:23:54 AND WE KNOW WHEN THE WATER RISES, FROM AN EASEMENT OR
 05:24:01 WHATEVER, IT TENDS TO MOVE INTO THAT LOWER LAND AND IT FILLS
 05:24:05 ALL UP AND COMES BACK DOWN.
 05:24:07 AS SOON AS YOU PUT FILL IN THERE, IT'S NO LONGER THERE.
 05:24:10 IT MAY BE ONE OF THOSE INVISIBLE COLLECTORS AND THAT'S ALL
 05:24:13 I'M WORRIED ABOUT.
 05:24:15 >>Chris Hasty: UNDERSTAND.
 05:24:16 AND THANK YOU FOR THE COMMENTS, SIR.
 05:24:19 >>Anthony Gargano: WOULD SOUTHWEST FLORIDA WATER MANAGEMENT
 05:24:22 BE INVOLVED IN THE PROCESS?
 05:24:24 >>Mary Gibbs: WELL, THEY WILL BUT WE ACTUALLY LOOK AT IT.
 05:24:28 DAVID WILLEMS WITH PUBLIC WORKS, I THINK HE LOOKS AT IT IN
 05:24:32 PROBABLY MORE DETAIL THAN THEY DO ON SOME ASPECTS BECAUSE OF
 05:24:35 ALL OF OUR DRAINAGE ISSUES.
 05:24:37 WE WILL BE SCRUTINIZING IT.
 05:24:39 >>Anthony Gargano: THANK YOU.
 05:24:43 >>Dan Williams: I HAD TWO QUESTIONS, IF I MAY.
 05:24:44 ON PAGE 10, YOU MENTIONED THAT THIS WOULD EXPEDITE UTILITY
 05:24:48 WORK ON BROADWAY.

 05:24:50 HOW DOES THAT OCCUR?
 05:24:53 >>Chris Hasty: SO WE NEED TO BRING SOME UTILITIES FROM 41
 05:24:58 EAST ALONG BROADWAY TO SERVE THE PROJECT.
 05:25:02 I BELIEVE THAT MR. WILLEMS IS ALREADY WORKING ON AN
 05:25:05 IMPROVEMENT IN THAT AREA AS WELL, SO WE WOULD COORDINATE
 05:25:08 WITH HIM.
 05:25:10 WITH THE DEVELOPMENT COMING ALONG THAT PATH, IT MIGHT HELP
 05:25:12 EXPEDITE THAT.
 05:25:13 >>Mary Gibbs: IF I CAN JUST ADD, THAT'S ONE OF THE AREAS WE
 05:25:17 WANT TO DO THE WATER AND SEWER.
 05:25:20 SO OUR PUBLIC WORKS PEOPLE HAVE LOOKED AT THAT TO SEE,
 05:25:24 LOCATING A LIFT STATION AND THEN TRYING TO HELP GET THIS ALL
 05:25:27 CONNECTED.
 05:25:28 SO WE HAVE HAD A FEW MEETINGS WITH THE LENNAR FOLKS ABOUT
 05:25:31 THAT.
 05:25:34 >>Barry Jones: IS THERE A LIFT STATION GOING ON-SITE OR HOOK
 05:25:37 UP TO SOMETHING THAT THE VILLAGE WAS BUILDING?
 05:25:40 >>Mary Gibbs: I THINK WE'RE TRYING TO WORK OUT SOMETHING
 05:25:42 THAT IS MUTUAL.
 05:25:47 >>Dan Williams: SECOND QUESTION I HAD, A COUPLE OF PICTURES
 05:25:49 OF HOUSES THAT YOU PROVIDED.
 05:25:50 I TAKE IT THIS IS JUST A BROAD EXAMPLE AND IS NOT AN INTENT
 05:25:54 OF WHAT WOULD BE POSSIBLY BUILT THERE, BECAUSE IT LOOKS LIKE
 05:26:00 TWO OF THE PAGES HAVE SOMETHING LIKE LAP SIDING.

05:26:03 I'M NOT SURE I'VE SEEN LAP SIDING IN FLORIDA.

05:26:06 >>Chris Hasty: IT'S A STUCCO TREATMENT THAT LOOKS LIKE LAP
05:26:09 SIDING, BUT IT IS STUCCO SIDING.
05:26:13 WE HAVE NOT FINALIZED WHAT THE ACTUAL PRODUCT WILL LOOK
05:26:16 LIKE, BUT THIS IS KIND OF WHAT WE ARE SELLING TODAY IN THE
05:26:20 ESTERO-TYPE CORRIDOR.
05:26:21 IT'S NOT ACTUAL VILLAGE PROPER BUT OUT EAST.
05:26:24 BUT JUST ANOTHER WAY TO KIND OF ADD SOME TEXTURE TO THE
05:26:27 HOME.
05:26:28 >>Dan Williams: THANK YOU.
05:26:31 >>Kristin Jeannin: THERE ARE A FEW OTHER RESIDENTIAL
05:26:33 PROPERTIES THAT ARE ADJACENT TO THESE.
05:26:36 WHAT -- WHAT DO YOU INTEND TO DO TO BUFFER BETWEEN THOSE?
05:26:41 >>Chris Hasty: RIGHT NOW WHAT'S CURRENTLY APPROVED IS A TYPE
05:26:44 A BUFFER, I BELIEVE, WHICH IS BACKING UP TO THOSE FOLKS.
05:26:50 WE WOULD LIKELY WORK WITH VILLAGE STAFF TO FIGURE OUT WHAT
05:26:54 THE APPROPRIATE TREATMENT IS FOR THEM.
05:26:56 BUT WE WANT TO BUFFER IT FROM OUR RESIDENCE AND THEM AS
05:27:00 WELL.
05:27:01 I BELIEVE THIS IS SORT OF A BETTER CONFIGURATION BECAUSE NOW
05:27:07 THEY ARE NOT BACKING UP TO A BACKYARD SO YOU'VE GOT
05:27:10 COMPETING BARBEQUES, BUT WE RECOGNIZE THAT THAT'S AN ISSUE.
05:27:16 WHAT IS APPROVED TODAY IS TYPE A, AND THEN I BELIEVE THE
05:27:20 OTHER BUFFERS -- OR TYPE D, DELTA.
05:27:23 OKAY.
05:27:27 >>James Tatoes: WHAT IS YOUR PROPOSED PRICE RANGE FOR THE

05:27:29 UNITS?
05:27:30 >>Chris Hasty: RIGHT NOW WE'RE UNDERWRITING IN THE 600s TO
05:27:33 START WITH.
05:27:34 SO WE'RE COMFORTABLE THAT WE CAN DO THAT, BUT, OBVIOUSLY,
05:27:38 TIME WILL TELL WHEN WE GET TO MARKET BECAUSE IT WILL TAKE
05:27:41 US, KIND OF DEPENDING ON HOW IT GOES TODAY AND WE CAN MOVE
05:27:47 FORWARD, WE DO HAVE THE ZONING AND THEN THE D.O. AND ERP AND
05:27:51 THE DEVELOPMENT BEFORE WE CAN REALLY START FOR SALES.
05:27:54 IT WILL BE 18 TO 24 MONTHS BEFORE WE SEE.
05:27:57 WE'LL BE PRICING THE PRODUCT BASED ON WHAT THE MARKET
05:28:01 CONDITIONS ARE AT THE TIME.
05:28:02 RIGHT NOW WE'RE UNDERWRITING IN THE 600s.
05:28:07 >>Jim Wallace: I WISH YOU WELL.
05:28:08 >> APPRECIATE THAT, SIR.
05:28:10 THANK YOU.
05:28:12 >>Anthony Gargano: ANY OTHER QUESTIONS?
05:28:14 OPEN TO THE PUBLIC.
05:28:18 TAMMY, DO WE HAVE ANY CARDS?
05:28:19 NO.
05:28:20 ANYONE FROM THE PUBLIC?

05:28:21 YES, SIR.
 05:28:35 >> MY NAME IS JOE BRINKY.
 05:28:38 WE LIVE ON THE VERY CORNER OF THIS PROPOSAL.
 05:28:43 I WISH I HAD A POINTER, BUT IT'S ON THE SOUTHEAST CORNER OF
 05:28:49 THE L.

 05:28:52 I DON'T KNOW IF YOU CAN VISUALIZE THAT, BUT OUR PROPERTY IS
 05:28:55 RIGHT THERE.
 05:28:56 I THINK WE'RE HAPPIER ABOUT THIS THAN THE CHURCH.
 05:29:01 WE DO LIKE THE PLAN THAT THEY HAVE AS FAR AS THE ROAD BEING
 05:29:04 A BUFFER BETWEEN OUR PROPERTY AND THE OTHER HOUSES.
 05:29:07 BUT WE DO HAVE A LOT OF CONCERNS THAT WE WANT TO JUST KIND
 05:29:10 OF MAKE NOW, IF I CAN.
 05:29:14 FIRST IS THE SIZE OF THE LOTS.
 05:29:17 WHEN LEE COUNTY WAS LOOKING AT THIS FOR ANOTHER DEVELOPMENT
 05:29:21 PRIOR TO THE CHURCH, IT WAS PUT FORTH AS MAKING SURE THE LOT
 05:29:25 SIZES WERE INDICATIVE OF THE SURROUNDING LOT SIZES.
 05:29:29 THIS IS APPROXIMATELY SEVEN ACRES.
 05:29:31 OUR PROPERTY IS ABOUT THREE-QUARTERS OF AN ACRE.
 05:29:35 SO THREE-QUARTERS TO SEVEN DOESN'T COME ANYWHERE NEAR 16.
 05:29:41 WE HAVE CONCERNS ABOUT THAT AND SO MANY HOMES GOING IN
 05:29:44 THERE.
 05:29:44 WE HAVE CONCERNS ABOUT WHETHER OR NOT THE UTILITIES WOULD BE
 05:29:47 AVAILABLE FOR THIS.
 05:29:50 SEWER IS A BIG CONCERN OF OURS.
 05:29:53 IF THIS WAS SEPTIC, HOW DOES THAT AFFECT OUR WELL WHICH IS
 05:29:57 ACTUALLY ON THE BACK HALF OF OUR PROPERTY.
 05:30:00 THAT WOULD BE ONE OF OUR MAIN CONCERNS WOULD BE THIS WOULD
 05:30:03 DEFINITELY HAVE TO BE ON SEWER BECAUSE OUR WELL IS ACTUALLY
 05:30:06 IN THE BACK OF OUR PROPERTY.
 05:30:08 WE DON'T KNOW WHAT TYPE A AND TYPE D BERMS ARE OR WHAT THAT

 05:30:15 MIGHT BE.
 05:30:15 I DON'T KNOW IF THERE'S ANY INDICATION OF THAT OR WHAT YOU
 05:30:18 GUYS KNOW ABOUT THAT.
 05:30:19 BUT WE WERE TOLD BY LEE COUNTY AT THE TIME THAT THERE WOULD
 05:30:21 BE A FOUR-FOOT BERM AND SIX-FOOT FENCE BETWEEN WHAT WAS
 05:30:26 APPROVED BY LEE COUNTY AT THE TIME FOR THIS.
 05:30:29 SO I DON'T KNOW IF THAT'S TYPE A OR TYPE D, BUT THAT WAS OUR
 05:30:33 INDICATION AT THE TIME SEVERAL YEARS AGO WHEN THE FIRST PLAN
 05:30:37 CAME FORWARD AND PUT FORTH 13 HOMES ON THAT BACK LOT, WHICH
 05:30:40 IS THE LONG PART OF THE L SHAPE, EXCLUDING THE CHURCH
 05:30:45 PROPERTY.
 05:30:45 DRAINAGE IS A REALLY BIG CONCERN OF OURS.
 05:30:49 WE KNOW THAT THIS WHOLE L-SHAPED PROPERTY WILL BE BUILT UP.
 05:30:53 OUR PROPERTY STANDS ABOUT 13 FEET ABOVE SEA LEVEL, AND WE
 05:30:58 DON'T HAVE ANY DRAINAGE ISSUES RIGHT NOW.
 05:31:00 WE HAVE ZERO DRAINAGE ISSUES.

05:31:01 BUT IF THE WATER IS COMING DOWN SANDY LANE, WHERE IS IT
 05:31:05 GOING TO STOP?
 05:31:05 IT WILL STOP RIGHT AT THIS PROPERTY AND IT WILL FILL UP OUR
 05:31:09 PROPERTY AND WE COULD POTENTIALLY SEE A DISASTROUS EFFECT ON
 05:31:14 OUR HOME.
 05:31:14 WE'RE ASKING YOU GUYS TO REALLY LOOK INTO THIS BECAUSE WE
 05:31:17 WILL LOSE CONTROL AS A HOMEOWNER AND WE'RE RELYING ON YOU
 05:31:21 GUYS TO MAKE SURE OUR HOME IS NOT GOING TO FLOOD IN THE
 05:31:24 FUTURE.

05:31:25 THERE IS AN ELECTRICAL POLE THAT RUNS FROM NORTH TO SOUTH ON
 05:31:33 THIS PROPERTY.
 05:31:34 IT STOPS IN THE BACK OF OUR HOME AND IT FEEDS THE TWO HOMES,
 05:31:38 US AND OUR NEIGHBOR.
 05:31:40 AGAIN, WHEN LEE COUNTY LOOKED AT THE PROPOSAL FOR THIS WITH
 05:31:43 THE 13 HOMES, THAT WAS TO BE REMOVED AND PUT UNDERGROUND AT
 05:31:48 THE EXPENSE OF THE PEOPLE WHO WERE DOING THE MANUFACTURING
 05:31:53 OF THE HOMES.
 05:31:53 AS WAS TO OUR HOME AND CONNECTION TO OUR HOME.
 05:31:59 RIGHT NOW, WE HAVE A STACK ON OUR ROOF WHICH GOES TO ANOTHER
 05:32:02 POLE, THAT WOULD ALL GO AWAY.
 05:32:04 WHAT IS THE ADDED COST TO US ON THAT TO ALLOW PEOPLE TO
 05:32:08 BUILD HOMES?
 05:32:09 IF THAT ADDED COST WAS PUT ON US, THAT IS A BURDEN FOR US
 05:32:13 THAT I DON'T THINK WE SHOULD HAVE TO INCUR.
 05:32:15 I HOPE THAT THE CONDITION OF THIS PROPERTY, IF LENNAR HOMES
 05:32:23 DOES OWN THE PROPERTY OR IF THEY ARE LOOKING TO ACQUIRE IT
 05:32:26 AND TRY TO GET PERMISSION FOR THIS BEFOREHAND, THE CURRENT
 05:32:30 CONDITION OF THE PROPERTY IS HIGHLY OVERGROWN.
 05:32:33 I'VE CALLED A FEW TIMES TO STANLEY.
 05:32:38 IS STANLEY STILL HERE IN ESTERO?
 05:32:40 >>Mary Gibbs: YES.
 05:32:43 >> THERE ARE RATS COMING FROM ALL OVER THIS PROPERTY.
 05:32:47 THEY COME RIGHT INTO OUR PROPERTY.
 05:32:48 THEY ARE NOT CUTTING IT.

05:32:50 THEY ARE NOT TAKING CARE OF IT.
 05:32:52 I HOPE THAT THIS CURRENT CONDITION IS NOT AN INDICATION OF
 05:32:55 WHAT MIGHT BE SEEN IN THE FUTURE, ESPECIALLY DURING THEM
 05:32:58 BUILDING THIS PROPERTY FOR A YEAR, YEAR AND A HALF, THAT
 05:33:03 WE'RE NOT GOING TO SEE OUR PROPERTY HAVE THAT KIND OF
 05:33:05 MISTREATMENT FROM A NEIGHBOR.
 05:33:08 WE ARE CONCERNED ABOUT THE TRAFFIC ON THE ROAD.
 05:33:12 SANDY LANE.
 05:33:13 WE DON'T KNOW HOW THAT WILL BE IMPACTED.
 05:33:15 ALTHOUGH IT LOOKS LIKE THIS IS COMING FROM BROADWAY.
 05:33:19 WE DO THINK THAT IS A BETTER SITUATION THAN THE CHURCH.
 05:33:22 I DON'T KNOW WHAT'S BEHIND THE FIVE HOMES THAT ARE RIGHT

05:33:27 NEXT TO SANDY LANE.
 05:33:29 IS THAT A RETENTION POND?
 05:33:30 WHEN WE SPOKE TO STANLEY ABOUT THE RELIEF STATION FOR THE
 05:33:37 SEWER LINES THAT WERE GOING TO BE GOING IN, THAT WAS
 05:33:41 APPROVED TO GO ON THE CORNER OF BROADWAY AND SANDY RIGHT ON
 05:33:45 THE CORNER, RIGHT IN FRONT OF THE CHURCH.
 05:33:47 AND THAT WAS PART OF THE CHURCH BUILD-OUT, I BELIEVE.
 05:33:50 MARY, WE HAD SPOKEN ABOUT THAT.
 05:33:53 I DON'T SEE THIS ON THE PLAN AT ALL.
 05:33:55 SO WE'RE CONCERNED ABOUT THAT BECAUSE ORIGINALLY THAT WAS
 05:33:59 GOING TO BE SHOVED ONTO OUR PROPERTY.
 05:34:02 AGAIN, BECAUSE OF THE BUILD-OUT OF THIS, WE DON'T WANT THAT
 05:34:05 TO IMPACT OUR PROPERTY.

 05:34:07 SO IT WAS I DON'T WANT TO SAY NEGOTIATED BUT IT WAS ALMOST
 05:34:12 LIKE, YES, THIS WOULD BE A BETTER SPOT FOR IT RIGHT ON THIS
 05:34:15 CORNER.
 05:34:15 IF WE DO THAT RETENTION POND, IT US THAT STOP THAT FROM
 05:34:19 HAPPENING THERE?
 05:34:19 OF COURSE, IT WOULD BE PUSHED ON TO AN ADJOINING PROPERTY
 05:34:23 JUST SO THERE IS A RETENTION POND HERE.
 05:34:25 >>Anthony Gargano: I'M GOING TO ASK YOU TO WRAP UP YOUR
 05:34:27 CONCERNS BECAUSE I'VE LET YOU GO WAY OVER YOUR ALLOTTED
 05:34:32 TIME.
 05:34:32 >> OKAY.
 05:34:32 WHAT IS THE ALLOTTED TIME?
 05:34:34 >>Tammy Duran: THREE MINUTES.
 05:34:35 >> I'M SORRY.
 05:34:36 I DIDN'T KNOW THAT.
 05:34:36 THAT'S IT, WHICH WILL MAKE YOU HAPPY.
 05:34:42 [LAUGHTER]
 05:34:43 >>Anthony Gargano: THANK YOU.
 05:34:44 >> THANK YOU, SIR.
 05:34:45 >>Anthony Gargano: ANYONE ELSE?
 05:34:47 WE'LL CLOSE THE PUBLIC PORTION.
 05:34:51 ANY FINAL COMMENTS, QUESTIONS FROM THE BOARD?
 05:34:55 OKAY.
 05:34:58 THANK YOU.
 05:34:58 >>Mary Gibbs: WE'LL MAKE SURE TO REACH OUT TO THE NEIGHBORS

 05:35:01 BECAUSE I KNOW THERE ARE SOME OTHERS SITTING IN THE BACK
 05:35:05 THAT ARE INTERESTED TOO.
 05:35:08 >>Anthony Gargano: I'M SORRY, MARY.
 05:35:10 I KEEP FORGETTING, I GO TO THE BOARD BUT I DON'T GO TO YOU.
 05:35:14 >>Mary Gibbs: THAT'S ALL RIGHT.
 05:35:15 I'M USED TO BEING IGNORED.
 05:35:17 IT'S OKAY.
 05:35:17 [LAUGHTER]

05:35:18 >>Anthony Gargano: OKAY.
 05:35:19 THE REMAINING ITEMS ON OUR AGENDA, LADIES AND GENTLEMEN,
 05:35:29 WILL FIND THIS BOARD SITTING IN A QUASI-JUDICIAL POSITION.
 05:35:35 WHEN WE DO THAT, I NEED TO READ THE FOLLOWING STATEMENT:
 05:35:42 THIS MEETING'S AGENDA INCLUDES CERTAIN QUASI-JUDICIAL
 05:35:45 APPLICATIONS.
 05:35:46 IN THESE MATTERS, THE BOARD SITS IN A QUASI-JUDICIAL
 05:35:49 CAPACITY.
 05:35:50 IF YOU INTEND TO PROVIDE TESTIMONY ON ANY OF THE
 05:35:54 APPLICATIONS, YOU MUST BE SWORN IN BY THE BOARD ATTORNEY --
 05:35:59 SHE'LL DO THAT IN A MOMENT -- AND SHOULD ALSO FILL OUT A
 05:36:03 PUBLIC SPEAKER'S CARD AND GIVE IT TO THE DEPUTY VILLAGE
 05:36:06 CLERK BEFORE THE ITEM IS CALLED.
 05:36:08 IN GENERAL ON EACH APPLICATION, WE WILL FIRST HEAR AN
 05:36:11 INTRODUCTION FROM THE VILLAGE COMMUNITY DEVELOPMENT
 05:36:13 DIRECTOR, AND THEN A PRESENTATION FROM THE APPLICANT.
 05:36:16 THE DIRECTOR MAY THEN MAKE A PRESENTATION.

 05:36:20 AFTER THIS, I WILL ALLOW ANYONE FROM THE AUDIENCE WHO HAS
 05:36:22 BEEN SWORN TO PROVIDE TESTIMONY.
 05:36:25 PLEASE BE CONCISE IN YOUR COMMENTS AND NOT TO EXCEED FIVE
 05:36:29 MINUTES.
 05:36:30 THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS AND
 05:36:34 PROVIDE REBUTTAL.
 05:36:36 ABOUT CROSS-EXAMINATION, WITNESSES, INCLUDING THE PUBLIC,
 05:36:40 MAY BE SUBJECT TO CROSS-EXAMINATION.
 05:36:43 THE PUBLIC WILL NOT BE PERMITTED TO CROSS-EXAMINE WITNESSES,
 05:36:46 BUT THE PUBLIC MAY REQUEST THE BOARD TO DIRECT QUESTIONS ON
 05:36:50 THEIR BEHALF TO EITHER STAFF OR THE APPLICANT.
 05:36:54 PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
 05:36:57 INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
 05:37:01 IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
 05:37:05 AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
 05:37:08 IN ADDITION, BEFORE THE PRESENTATION ON THE APPLICATION
 05:37:12 BEGINS, ANY WRITTEN COMMUNICATIONS THAT HAVE BEEN RECEIVED
 05:37:16 ON THE QUASI-JUDICIAL MATTER WILL BE PLACED INTO THE PUBLIC
 05:37:19 RECORD.
 05:37:19 I WILL ALSO ASK EACH BOARD MEMBER TO DISCLOSE ANY EX PARTE
 05:37:24 COMMUNICATIONS REGARDING THE PARTICULAR APPLICATION BEFORE
 05:37:27 IT IS HEARD.
 05:37:28 AND ANY BOARD MEMBER THAT HAS A CONFLICT REGARDING THE
 05:37:31 APPLICATION MUST DECLARE THAT CONFLICT AND WILL NOT BE
 05:37:35 ALLOWED TO PARTICIPATE IN THE DISCUSSION OR VOTE ON THE

 05:37:39 APPLICATION.
 05:37:40 WILL ALL THOSE WHO INTEND TO TESTIFY IN ANY OF THE UPCOMING
 05:37:46 CASES, PLEASE STAND, RAISE YOUR RIGHT HAND.
 05:37:49 OUR BOARD ATTORNEY WILL SWEAR YOU IN.

05:37:54 >>Nancy Stroud: DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY
 05:37:56 THAT YOU WILL GIVE TONIGHT IS THE TRUTH, THE WHOLE TRUTH,
 05:37:59 AND NOTHING BUT THE TRUTH?
 05:38:00 THANK YOU.
 05:38:05 >>Anthony Gargano: OKAY.
 05:38:06 THANK YOU.
 05:38:06 AT FIRST, I'M GOING TO DO THIS APPLICATION BY APPLICATION.
 05:38:15 FOR THE FIRST MATTER, CELEBREE SCHOOL, BOARD MEMBERS, ANY EX
 05:38:21 PARTE COMMUNICATIONS?
 05:38:22 >> NO.
 05:38:23 >> NO.
 05:38:23 >>Anthony Gargano: ANY CONFLICTS?
 05:38:26 >> NO.
 05:38:27 >> NO.
 05:38:27 >>Anthony Gargano: MARY, CAN WE KICK THAT ONE OFF?
 05:38:31 >>Mary Gibbs: TRY TO KEEP THIS VERY SIMPLE.
 05:38:36 CELEBREE SCHOOL, IF YOU REMEMBER, THE OLD GOODWILL BUILDING
 05:38:40 ON CORKSCREW ROAD AND YOU PROBABLY REMEMBER IT WAS APPROVED
 05:38:44 BY PLANNING ZONING DESIGN BOARD ON SEPTEMBER 10.
 05:38:48 I'M SURE YOU REMEMBER BECAUSE WE HAD A KIND OF LENGTHY
 05:38:51 DISCUSSION ABOUT COLORS.

 05:38:53 THE GREEN, THE BLUSTERY SKY VERSUS BRIGHT BLUE AND TRYING TO
 05:38:58 MAKE SURE WE GOT EVERYTHING LOOKING GOOD.
 05:39:00 THE APPLICANT HAS ASKED FOR ONE CHANGE.
 05:39:07 I'M ASKING, I'M JUST TRYING TO CLARIFY WHEN WE WENT BACK TO
 05:39:10 WRITE UP THE DEVELOPMENT ORDER APPROVAL LETTER, I MAY HAVE
 05:39:14 MADE A MISTAKE.
 05:39:15 BUT I WANTED TO CLARIFY WHAT THE BOARD DID IN THE BASE
 05:39:21 COLORS WHICH I THOUGHT WAS A NATURAL LINEN AND THAT THE TRIM
 05:39:24 ON THE BUILDING WAS LIKE THE ALABASTER LIGHTER WHITE COLOR.
 05:39:29 I THINK I GOT LOST IN THE CONFUSION OF THE GREEN AND ALL THE
 05:39:34 OTHER COLORS AND THE BLUES.
 05:39:36 I WANTED TO MAKE SURE I GOT THAT RIGHT.
 05:39:38 I THINK THE APPLICANT, THERE WAS SOME CONFUSION I THINK WITH
 05:39:41 THE ARCHITECT TOO BECAUSE THE PLAN THEY PRESENTED HAD IT
 05:39:46 MORE -- HAD THE BUILDING MORE LIKE BEIGE WITH THE TRIM
 05:39:51 WHITE.
 05:39:52 THAT WAS A LITTLE BIT CONFUSING.
 05:39:54 IN THE MEANTIME, THE APPLICANT CONTACTED ME SINCE THE
 05:39:58 APPROVAL AND SAID THAT THEY HAD CHANGED THEIR MIND ABOUT THE
 05:40:02 STONE THAT WAS AT THE BASE OF THE BUILDING AND THEY WANT TO
 05:40:06 PAINT -- INSTEAD OF DOING STONE, BECAUSE YOU CAN'T REALLY
 05:40:09 SEE IT BECAUSE YOU HAVE THE PERIMETER FOUNDATION PLANTINGS
 05:40:13 AROUND THE BUILDING THAT THEY WANTED TO JUST DO LIKE A
 05:40:16 DARKER TAN COLOR INSTEAD OF THE STONE.
 05:40:19 I TOLD THEM THEY WOULD NEED TO COME BACK AND EXPLAIN THAT TO

05:40:22 THE BOARD.
 05:40:22 I HAVE KAREN CALLAHAN HERE IN PERSON FROM CELEBREE SCHOOL
 05:40:28 AND THEN WE HAVE THE ARCHITECT WHO IS ON ZOOM.
 05:40:31 I THINK KAREN WANTS TO GET UP AND EXPLAIN THE REASON THAT
 05:40:34 THEY PREFER NOT TO DO THE STONE AND WANTED TO COME BACK AND
 05:40:37 DISCUSS WITH YOU.
 05:40:39 >>Anthony Gargano: THANK YOU, MARY.
 05:40:42 >> HI, EVERYONE.
 05:40:43 THANK YOU AGAIN FOR LETTING ME COME BACK A SECOND TIME JUST
 05:40:47 TO MAKE THAT ONE REQUEST AND ALSO TO CLARIFY THE COLORS.
 05:40:52 WE PICKED ALL THE COLORS AND EVERYTHING WAS GOOD WITH THAT.
 05:40:56 WE ORIGINALLY -- CAN EVERYBODY HEAR ME?
 05:41:01 SO WE HAD IT WHEN MARY WAS HELPING US TO PICK COLORS, SHE
 05:41:05 HAD THE TRIM AS THE ALABASTER, WHICH WAS THIS COLOR AND THEN
 05:41:11 THIS COLOR ON THE WALLS, AND THEN THE BLUE AND THE GREEN
 05:41:17 ACCENTS.
 05:41:18 WELL, WHEN WE CAME -- WE REALIZED WHEN WE GOT HERE THAT WE
 05:41:22 HAD IT OPPOSITE ON THE DRAWING AND THE WALLS WERE ALL THE
 05:41:25 WHITE OR THE ALABASTER AND THE TRIM WAS ALL THIS TAN COLOR.
 05:41:30 SO I ACTUALLY LIKED MARY'S SUGGESTION BEST, WHICH IS WHAT
 05:41:34 YOU SEE RIGHT NOW, THERE IS THE TAN BASIC WALL COLOR AND
 05:41:41 DRIVING AROUND ESTERO, I SEE THAT MOST OF THE BUILDINGS
 05:41:44 AROUND HERE HAVE THE WHITE ACCENTS.
 05:41:46 THERE ARE TRELLISES.
 05:41:48 NOT WHITE.

 05:41:50 SORRY, ALABASTER, BUT THE LIGHTEST COLOR IS THE TRIM COLOR.
 05:41:54 IF YOU GUYS ARE GOOD WITH THAT, THAT'S WHAT WE'RE GOING TO
 05:41:59 STICK WITH.
 05:42:00 THAT'S THE FIRST THING.
 05:42:04 >>Michael Sheeley: I HAVE NO OBJECTION TO THAT.
 05:42:06 >>Jim Wallace: ONLY THING I REMEMBER THAT STICKS IN MY MIND
 05:42:09 WAS THE DISCUSSION OF THE LIMEY GREEN ON THE AWNINGS.
 05:42:13 >> ON JUST THOSE TWO AWNINGS ON EACH END.
 05:42:15 I REMEMBER THAT.
 05:42:16 I KNOW YOU DIDN'T LIKE IT.
 05:42:18 >>Jim Wallace: I STILL DON'T, I HAVE TO SAY.
 05:42:20 I THINK IT REALLY HURTS YOUR -- I JUST LOOK AT THE BOTTOM OF
 05:42:23 THE SCREEN AND TO REITERATE MY POINT, WHEN I LOOK AT THE
 05:42:29 BOTTOM, I DON'T SEE THE LOGO.
 05:42:30 WHAT I SEE IS YOUR NAME.
 05:42:34 IF YOU'RE TALKING ABOUT BRANDING, THAT'S WHAT I CERTAINLY, I
 05:42:39 SPENT 20 YEARS OF MY LIFE BRANDING FOR RETAILERS AND
 05:42:42 WHATEVER.
 05:42:43 I WOULD HAVE TO SAY IT'S MUCH STRONGER WITHOUT THE LIME
 05:42:49 GREEN ANYWHERE ON THE BUILDING, INCLUDING ON YOUR LOGO.
 05:42:53 I KNOW YOU ARE IN LOVE WITH IT AND IT'S YOUR CHILD.
 05:42:57 I DON'T THINK IT HELPS.

05:42:57 I THINK IT ONLY HURTS THE BUILDING.
 05:43:00 AS FAR AS THE LDC IS CONCERNED, DOESN'T MATTER.
 05:43:03 >> CAN I SAY, TOO, THAT IT DOESN'T ACTUALLY -- THAT IS KIND

 05:43:05 OF LIKE WHAT IT LOOKS LIKE, BUT THERE IS A WHITE OUTLINE
 05:43:09 AROUND EACH ONE AND IT'S LIT UP.
 05:43:11 WHEN YOU SEE IT LIT UP AND YOU SEE THE WHITE OUTLINE AROUND
 05:43:18 EACH OF THE LETTERS AND ALSO THE CELEBREE C, IT REALLY DOES
 05:43:24 SHOW UP.
 05:43:25 >>Jim Wallace: WHEN I'M DRIVING BY AT NIGHT, I GET TO SEE
 05:43:28 IT.
 05:43:28 >> YOU GET TO SEE IT, YES.
 05:43:30 ARE WE GOOD THERE?
 05:43:35 PLEASE.
 05:43:38 >>Jim Wallace: IT'S YOUR BUILDING.
 05:43:39 DOESN'T HAVE ANYTHING TO DO WITH THE LDC.
 05:43:42 I THINK IT HURTS, AND I WOULD BE DISHONEST IF I DIDN'T
 05:43:48 EXPRESS THAT TO YOU.
 05:43:49 I THINK IT HURTS THE BRANDING.
 05:43:51 I THINK IT HURTS YOUR BUILDING, THAT LIME GREEN COLOR.
 05:43:54 THAT'S IT.
 05:43:59 >> OKAY.
 05:43:59 THE SECOND REQUEST, AGAIN, I WAS SO CAUGHT UP IN ALL THE
 05:44:03 COLORS AND GETTING PAST WITH THE COLORS LAST TIME, MARY
 05:44:06 BROUGHT THIS UP TO ME IN AN E-MAIL PRIOR TO THAT AND IT
 05:44:10 NEVER HIT ME UNTIL AFTER THE BOARD MEETING.
 05:44:14 I WAS TAKING ALL THE PICTURES OF THE BUILDING.
 05:44:17 SHE'S ABSOLUTELY RIGHT.
 05:44:18 WE HAVE LANDSCAPING -- AND I HAVE OTHER PICTURES.

 05:44:26 >>Mary Gibbs: YOU CAN HIT PAGE DOWN.
 05:44:27 I THINK IT WILL GO DOWN TO THE NEXT PICTURE.
 05:44:30 >> THE RIGHT ARROW.
 05:44:33 THE DOWN ARROW.
 05:44:39 >>Kristin Jeannin: THEY KIND OF SHOW IT THAT WE HAVE.
 05:44:44 >> THOSE WERE THE ONES --
 05:44:52 >> THIS IS MATTHEW.
 05:44:53 THEY ARE IN THE PACKET THERE.
 05:45:00 >> I WANT TO GET TO THE ARCHITECTURAL FEATURE THAT'S
 05:45:04 CURRENTLY ON THE BUILDING SO THAT THEY CAN SEE WHAT'S
 05:45:08 CURRENTLY THERE.
 05:45:10 >> ON PAGE 2, PREVIOUS PAGE.
 05:45:15 >> THANK YOU SO MUCH.
 05:45:16 RIGHT THERE ON THAT LOWER RIGHT-HAND CORNER, THERE IS AN
 05:45:21 ARCHITECTURAL FEATURE AROUND THE ENTIRE PERIMETER OF THE
 05:45:23 BUILDING ALREADY.
 05:45:24 IT'S LIKE A CHAIR RAIL KIND OF THING AND THEN THERE IS TILE,
 05:45:28 I THINK IT'S MADE OF STUCCO BUT LIKE 15 BY 15 LOOK LIKE

05:45:33 TILES THERE.
 05:45:34 INSTEAD OF RIPPING ALL OF THAT OUT AND PUTTING STONE IN WHEN
 05:45:38 YOU'RE NOT REALLY GOING TO SEE IT AT ALL, WE PROPOSE TO DO A
 05:45:42 COLOR, TO PAINT IT A COLOR THAT MIMICS THE STONE.
 05:45:46 THIS IS THE COLOR THAT WE CAME UP WITH.
 05:45:49 THIS IS VERY SIMILAR TO THAT STONE COLOR.
 05:45:53 THIS IS THE COLOR OF THE WALLS AND THEN, OF COURSE, THE

 05:45:57 ALABASTER IS THE TRIM.
 05:45:59 THESE ARE THE MAIN COLORS OF THE BUILDING.
 05:46:01 >>Michael Sheeley: UTTERLY BEIGE.
 05:46:03 >> THIS IS THE UTTERLY BEIGE.
 05:46:05 THAT'S FOR THE BASE, FOR UNDERNEATH THAT CHAIR RAIL.
 05:46:09 AND THEN, OF COURSE -- HOLD UP THE ACCENT COLORS OR YOU GUYS
 05:46:17 KNOW THEM?
 05:46:17 YEAH.
 05:46:18 THAT'S WHAT WE'RE PROPOSING TO DO.
 05:46:21 AND WE WANTED TO SEE IF THAT WOULD BE OKAY.
 05:46:25 >>Michael Sheeley: I HAVE NO OBJECTION TO THAT.
 05:46:26 >>Kristin Jeannin: IS THAT ARBOR ON -- I THINK THAT IS THE
 05:46:31 CORKSCREW SIDE.
 05:46:32 IS THAT STAYING?
 05:46:33 THE WHITE TRELLIS OR ARBOR?
 05:46:36 >> YES.
 05:46:37 THERE'S ONE ON EACH SIDE THERE.
 05:46:39 SO THE TRELLISES WILL BE STAYING AND THEY WILL BE THE
 05:46:41 ALABASTER COLOR NOW BECAUSE IT'S A TRIM PIECE.
 05:46:46 >>Kristin Jeannin: ARE YOU PLANNING TO REFRESH THE
 05:46:49 LANDSCAPE?
 05:46:49 >> WE ARE.
 05:46:50 YEAH, WE'LL DEFINITELY HAVE TO DO THAT.
 05:46:55 >>Kristin Jeannin: COLORS ARE GOOD.
 05:46:56 >> AM I GOOD WITH EVERYBODY?

 05:46:57 THANK YOU.
 05:46:58 I APPRECIATE YOU SEEING ME AGAIN.
 05:47:00 >>Nancy Stroud: WE'RE NOT DONE YET BECAUSE WE HAVE A PUBLIC
 05:47:04 HEARING.
 05:47:05 AND MARY MIGHT WANT TO SAY SOMETHING.
 05:47:07 >>Mary Gibbs: I WAS GOING TO SAY, DO WE NEED A VOTE AFTER WE
 05:47:10 DO PUBLIC INPUT?
 05:47:13 >>Anthony Gargano: WE'LL OPEN IT UP TO THE PUBLIC.
 05:47:15 DO YOU HAVE ANY CARDS, TAMMY?
 05:47:17 >>Tammy Duran: DO NOT.
 05:47:19 >>Anthony Gargano: ANYBODY FROM THE PUBLIC TO BE HEARD ON
 05:47:21 THIS MATTER?
 05:47:22 CLOSE THE PUBLIC PORTION.
 05:47:24 ANY COMMENTS OR ANY QUESTIONS?

05:47:27 >>Mary Gibbs: I THINK WE JUST NEED A VOTE IF WE CHANGE THE
 05:47:31 STONE.
 05:47:34 >>Anthony Gargano: I WANTED TO MAKE SURE WE GOT YOU ONE
 05:47:37 MORE.
 05:47:37 NO COMMENTS OR QUESTIONS.
 05:47:39 WE'RE GOING TO NEED A MOTION TO APPROVE THAT CHANGE IN
 05:47:46 COLOR.
 05:47:46 >>Michael Sheeley: I'LL MAKE A MOTION FOR APPROVAL OF THE
 05:47:48 DEVELOPMENT ORDER DOS 2024-E006 TO THE CELEBREE SCHOOL.
 05:47:55 >>Anthony Gargano: WE HAVE A MOTION AND WE HAVE A SECOND.
 05:47:58 ANY DISCUSSION ON THE MOTION?

 05:48:02 >>Mary Gibbs: CAN I CLARIFY THE MOTION?
 05:48:04 BECAUSE YOU ALREADY APPROVED THE DEVELOPMENT ORDER LAST
 05:48:07 MONTH, SO YOU'RE APPROVING THE REVISION OF THE STONE AND
 05:48:11 CLARIFYING THE COLOR.
 05:48:19 >>Anthony Gargano: CAN WE HAVE A ROLL CALL VOTE, PLEASE?
 05:48:23 >>Kristin Jeannin: YES.
 05:48:24 >>Barry Jones: YES.
 05:48:27 >>Al Paivandy: YES.
 05:48:28 >>Michael Sheeley: YES.
 05:48:29 >>James Tatooles: YES.
 05:48:31 >>Jim Wallace: YES.
 05:48:32 >>Dan Williams: YES.
 05:48:34 >>Anthony Gargano: YES.
 05:48:35 YOU'RE GOOD.
 05:48:39 >> THANK YOU SO MUCH.
 05:48:40 I REALLY APPRECIATE YOUR TIME.
 05:48:43 >> THANK YOU, EVERYBODY.
 05:48:51 >>Anthony Gargano: THE NEXT ITEM ON THE AGENDA IS THE SHADOW
 05:48:54 WOOD GUARDHOUSE, THREE OAKS ENTRANCE.
 05:48:56 DO WE HAVE ANY EX PARTE COMMUNICATIONS?
 05:49:03 >> NO.
 05:49:04 >>Anthony Gargano: ANY CONFLICTS?
 05:49:05 >> NO.
 05:49:05 >>Anthony Gargano: THANK YOU.
 05:49:11 >>Nancy Stroud: MARY, WERE THERE ANY COMMUNICATIONS THAT

 05:49:13 NEED TO BE PART OF THE RECORD?
 05:49:14 >>Mary Gibbs: NO.
 05:49:15 WE RECEIVED NO COMMENTS.
 05:49:17 READY?
 05:49:21 SHADOW WOOD COMMUNITY ASSOCIATION IS DOING A GUARD GATE
 05:49:29 REMODEL.
 05:49:31 THIS ONE IS AT THREE OAKS, THE ENTRANCE ON THREE OAKS
 05:49:34 PARKWAY.
 05:49:35 SO YOU MIGHT REMEMBER THIS MIGHT LOOK FAMILIAR BECAUSE THEY
 05:49:38 CAME IN A WHILE BACK AND DID THE ONE ON COCONUT ROAD.

05:49:41 THIS IS ESSENTIALLY THE SAME THING THAT YOU'VE SEEN BEFORE
 05:49:45 BUT WE TOLD THEM THEY NEEDED TO COME BACK AND GET APPROVAL.
 05:49:48 THERE'S NOT MUCH TO IT.
 05:49:53 THE ARCHITECT IS HERE, ADRIAN KARAPICI, IF YOU WANT TO HEAR
 05:49:59 FROM HIM.
 05:49:59 >> THANK YOU, MARY.
 05:50:00 GOOD AFTERNOON, EVERYONE.
 05:50:01 AS MARY MENTIONED, THIS IS AN IDENTICAL STRUCTURE.
 05:50:06 ONLY DIFFERENCE IS IT IS FACING THREE OAKS RATHER THAN
 05:50:09 COCONUT.
 05:50:09 WE PUT TOGETHER A PRESENTATION BOARD FOR YOU, WHICH I CAN
 05:50:13 PASS IT AROUND, IF YOU DON'T MIND.
 05:50:15 IT'S GUIDE LARGE.
 05:50:17 THE LAST TIME WE TALKED MOSTLY ABOUT THE COLORS ON THE
 05:50:23 EXTERIOR AND WE'RE USING THE SAME IDENTICAL COLORS.

 05:50:27 WE HAD THREE OPTIONS LAST TIME.
 05:50:30 ONE OPTION GOT APPROVED.
 05:50:32 THIS TIME WE ELIMINATED THE OTHER TWO OPTIONS AND WE ONLY
 05:50:37 ARE SHOWING THE APPROVED OPTIONS.
 05:50:39 >>Anthony Gargano: THIS IS IDENTICAL TO WHAT WAS APPROVED
 05:50:41 THE FIRST TIME.
 05:50:42 IN FACT, I ASKED THE FIRST TIME HOW COME YOU WEREN'T
 05:50:46 REQUESTING FOR THE THREE OAKS ENTRANCE AS WELL.
 05:50:48 >> YEAH, YOU DID.
 05:50:49 >>Anthony Gargano: SO THERE'S NO CHANGE.
 05:50:51 >> THERE'S NO CHANGE.
 05:50:52 IT WAS JUST A MATTER OF PHASING.
 05:50:56 WE'RE DOING ONE BEFORE WE DO THE OTHER.
 05:50:57 THAT'S IT.
 05:50:59 >>Jim Wallace: AREN'T YOU ALREADY BUILDING THIS?
 05:51:02 >> THE COCONUT, YES, WE ARE.
 05:51:04 BUT NOT THIS ONE.
 05:51:05 WE HAVEN'T STARTED ON THIS ONE YET.
 05:51:08 >>Jim Wallace: OKAY.
 05:51:09 I GOT IT.
 05:51:10 >>Anthony Gargano: THIS IS THE THREE OAKS ENTRANCE.
 05:51:13 ANY QUESTIONS?
 05:51:17 >>Kristin Jeannin: WOULDN'T IT BE GREAT IF WE HAD ALL KINDS
 05:51:19 OF QUESTIONS AND COMMENTS ON IT?
 05:51:21 [LAUGHTER]

 05:51:24 >>Mary Gibbs: I THINK THEY WANTED TO DO SOME LIME GREEN, HE
 05:51:26 TOLD ME EARLIER.
 05:51:28 [LAUGHTER]
 05:51:29 >>Anthony Gargano: TAMMY, ANY CARDS?
 05:51:30 >>Tammy Duran: NO.
 05:51:31 >>Anthony Gargano: ANYONE IN THE PUBLIC TO BE HEARD ON THIS

05:51:33 ONE?
 05:51:33 MARY, ANY COMMENTS ON THIS ONE?
 05:51:36 >>Mary Gibbs: NO.
 05:51:37 NO.
 05:51:42 >>Anthony Gargano: I'LL ENTERTAIN A MOTION FOR APPROVAL.
 05:51:44 >> I'LL MAKE A MOTION WE APPROVE IT.
 05:51:46 >>Kristin Jeannin: SECOND.
 05:51:47 >>Anthony Gargano: KRISTIN SECONDED.
 05:51:48 WE HAVE A MOTION AND A SECOND ANY DISCUSSION ON THE MOTION?
 05:51:56 CAN WE HAVE A ROLL CALL VOTE, PLEASE, TAMMY?
 05:52:00 >>Kristin Jeannin: YES.
 05:52:03 >>Al Paivandy: YES.
 05:52:05 >>Michael Sheeley: YES.
 05:52:07 >>James Tatooles: YES.
 05:52:08 >>Jim Wallace: YES.
 05:52:10 >>Dan Williams: YES.
 05:52:13 >>Anthony Gargano: YES.
 05:52:17 >> BOARD MEMBER JONES IS NOT HERE.
 05:52:21 >>Nancy Stroud: HE JUST STEPPED OUT.

 05:52:22 >>Anthony Gargano: MOTION PASSES.
 05:52:24 THANK YOU.
 05:52:26 >> THANK YOU SO MUCH.
 05:52:30 >>Anthony Gargano: NEXT IS COCONUT TRACE.
 05:52:34 SAME QUESTIONS.
 05:52:40 ANY EX PARTE COMMUNICATIONS?
 05:52:41 >> YES.
 05:52:42 >> YES.
 05:52:43 >> YES.
 05:52:43 >>Anthony Gargano: PLEASE STATE --
 05:52:47 >> COPIES OF LETTERS FROM PEOPLE THAT LIVE ADJACENT TO MARSH
 05:52:50 LANDING.
 05:52:56 >>Michael Sheeley: I HAVE A CONFLICT OF INTEREST AS WELL.
 05:52:58 I WILL RECUSE MYSELF AND STEP DOWN FROM THE DAIS AS THIS IS
 05:53:02 REPRESENTING MY FIRM.
 05:53:05 >>Anthony Gargano: THANK YOU, MIKE.
 05:53:06 MARY?
 05:53:10 IS.
 05:53:11 >>Mary Gibbs: I'LL HAVE AMY INTRODUCE THIS BECAUSE YOU'RE
 05:53:14 PROBABLY GETTING SICK OF HEARING ME.
 05:53:18 >> GOOD EVENING, CHAIRMAN GARGANO AND BOARD MEMBERS.
 05:53:24 NEXT UP WE HAVE, LIKE YOU SAID, THE COCONUT TRACE CPD
 05:53:30 AMENDMENT.
 05:53:30 REQUESTING TO AMEND THE COMMERCIAL ZONING FOR ONE LOT IN THE
 05:53:36 COMMERCIAL SUBDIVISION KNOWN AS COCONUT TRACE.

 05:53:40 IT IS LOCATED ON U.S. 41 WEST OF LYDEN DRIVE AND EAST OF THE
 05:53:44 MARSH LANDING COMMUNITY.

05:53:46 THE ZONING AMENDMENT WOULD ALLOW FOR THE DEVELOPMENT OF 122
 05:53:51 ROOM, FOUR-STORY HOTEL WITHIN TRACT F.
 05:53:55 THE APPROVED ZONING ALLOWS A HOTEL BUT NOT ON THIS TRACT.
 05:53:59 THIS NECESSITATES THE ZONING AMENDMENT.
 05:54:01 A PUBLIC INFORMATION MEETING WAS HELD BACK IN APRIL WHERE
 05:54:06 DISCUSSIONS INCLUDED CONCERNS REGARDING THE LOCATION OF THE
 05:54:10 PROPOSED HOTEL ON THE WEST SIDE OF THE PARCEL AND ITS
 05:54:14 PROXIMITY AND IMPACT TO MARSH LANDING.
 05:54:16 A RESIDENT OF MARSH LANDING WHO SPOKE AT THE PUBLIC
 05:54:19 INFORMATION MEETING ALSO EXPRESSED THEIR CONCERNS ABOUT HOW
 05:54:22 THE PROPOSED DEVELOPMENT WOULD AFFECT FLOODING.
 05:54:25 STAFF HAS INCLUDED CONDITIONS OF APPROVAL, HOWEVER WE HAVE
 05:54:29 NOTICED THAT SEVERAL OF THE E-COMMENTS RECEIVED ARE IN
 05:54:32 OPPOSITION OF THIS AMENDMENT AND THAT ILLUSTRATED SOME
 05:54:36 CONCERNS THAT NEEDED TO BE ADDRESSED.
 05:54:39 THE APPLICANT -- OR THE AUTHORIZED AGENT, JEREMY WITH HOLE
 05:54:43 MONTES IS HERE, BUT I THINK MARY HAD ADDITIONAL COMMENTS.
 05:54:47 >>Mary Gibbs: I WAS GOING TO SAY WE DID RECEIVE SOME
 05:54:52 E-COMMENTS FROM THE NEIGHBORS THAT APPEAR TO BE AT THE
 05:54:55 CLOSEST RESIDENCE FROM THIS.
 05:54:58 I THINK THERE WAS SOME CONFUSION BECAUSE THE HOA HAD SENT A
 05:55:04 LETTER THAT SAID THEY SUPPORTED IT, SO THERE WAS CONFUSION
 05:55:07 OF WHETHER THE COMMENTS WERE COMING FROM THE HOA BOARD OR

 05:55:12 THE RESIDENTS.
 05:55:13 I SPOKE TO THE APPLICANT BEFORE THE MEETING BECAUSE I'M A
 05:55:17 LITTLE BIT CONCERNED.
 05:55:19 SO I THINK WE WANT TO HEAR WHAT THEY HAVE TO SAY TONIGHT AND
 05:55:22 HOW THEY ARE ADDRESSING THOSE CONCERNS.
 05:55:24 BUT I THINK WE NEED TO, YOU KNOW, IF THE BOARD WANTS TO MOVE
 05:55:28 THIS ON TONIGHT, WE NEED TO TIGHTEN UP SOME CONDITIONS IF
 05:55:32 THAT'S WHAT YOU'RE WANTING TO DO BECAUSE THEY MAY NEED TO
 05:55:35 REACH OUT TO THOSE NEIGHBORS THAT ARE CLOSEST.
 05:55:38 BUT WE'LL SEE HOW THE PRESENTATION GOES TONIGHT.
 05:55:41 JEREMY.
 05:55:55 >> GOOD EVENING.
 05:55:56 MY NAME IS JEREMIE CHASTAIN, I'M A CERTIFIED PLANNER FROM
 05:56:01 BOWMAN, FORMERLY KNOWN AS HOLE MONTES.
 05:56:04 IS THIS BETTER?
 05:56:08 SORRY.
 05:56:10 JEREMIE CHASTAIN.
 05:56:11 I AM A CERTIFIED PLANNER FROM BOWMAN, FORMERLY KNOWN AS HOLE
 05:56:15 MONTES.
 05:56:16 WITH ME TONIGHT I HAVE DIEGO FERRAEZ FROM COMERLAT
 05:56:21 HOSPITALITY.
 05:56:22 ADOLFO SALAS IS PART OF THE PROJECTS TEAM.
 05:56:26 HE COULDN'T MAKE IT TONIGHT, BUT HE IS ALSO FROM COMERLAT
 05:56:29 HOSPITALITY.

05:56:29 WITH ME TONIGHT I HAVE CHARLIE KREBS, THE PROFESSIONAL

05:56:32 ENGINEER FROM BOWMAN.

05:56:35 WE HAVE TR TRANSPORTATION CONSULTANTS WHO PREPARED THE TIS.

05:56:38 I HAVE CARLOS CARDET FROM MK ARCHITECTURE.

05:56:42 AND STEFFI BANDRIL FROM MK ARCHITECTURE.

05:56:47 I'LL TRY AND SKIP THROUGH SOME OF THESE SLIDES IN DEFERENCE

05:56:51 TO YOUR TIME.

05:56:53 YOU HAVE SEEN IT BEFORE.

05:56:54 AGAIN, THIS IS A REQUEST TO AMEND THE SCHEDULE OF USES FOR

05:57:08 TRACT E AND F TO ALLOW FOR A 122-ROOM HOTEL ON TRACT F.

05:57:15 CURRENTLY A 130-ROOM HOTEL WITH AN ACCESSORY FULL SERVICE

05:57:20 RESTAURANT AND CONSUMPTION ON PREMISES IS CURRENTLY

05:57:25 PERMITTED WITHIN TRACTS A THROUGH D.

05:57:27 PROPOSED HOTEL WILL NOT INCLUDE A FULL SERVICE RESTAURANT

05:57:30 AND IT IS ALSO A REDUCTION IN ROOMS.

05:57:32 THE PROPERTY WAS REZONED TO A COMMERCIAL PLANNED DEVELOPMENT

05:57:36 VIA LEE COUNTY RESOLUTION Z-00-010 IN MARCH OF 2000.

05:57:43 THE SUBJECT PROPERTY TRACT F IS THE LAST UNDEVELOPED PARCEL

05:57:47 WITHIN THE CPD.

05:57:49 THIS IS A ZOOMED OUT LOCATION MAP.

05:57:57 THE PROPERTY IS DESIGNATED URBAN COMMERCIAL ON THE FUTURE

05:58:01 LAND USE MAP, WHICH ALLOWS FOR A BROAD MIX OF COMMERCIAL

05:58:05 USES INCLUDING SHOPPING, RESTAURANTS, HOTEL, AND OFFICE.

05:58:10 THE SUBJECT PROPERTY IS ADJACENT TO OTHER TRACTS WITHIN THE

05:58:13 CPD TO THE NORTH, SOUTH, AND EAST.

05:58:17 AND MARSH LANDING IS TO THE WEST.

05:58:19 THE PROPERTY IS ACCESS TO LYDEN DRIVE CONNECTED TO TAMiami

05:58:24 TRAIL VIA TWO EXISTING ACCESS POINTS.

05:58:28 BULB LANE, RIGHT IN AND RIGHT OUT AND VANDENBERG WAY, A

05:58:33 SIGNALIZED INTERSECTION.

05:58:34 HERE WE HAVE CONNECTIVITY MAP SHOWING HOW THE PROPERTY CAN

05:58:41 CONNECT TO COCONUT POINTE VIA THE VARIOUS PEDESTRIAN AND

05:58:44 VEHICULAR CONNECTIONS AS WELL AS TO THE FUTURE DEVELOPMENT

05:58:47 TO THE SOUTH.

05:58:49 WE PROVIDED SOME PICTURES OF THE EXISTING BUFFERS AND

05:58:53 VEGETATION AROUND THE PROPERTY.

05:58:55 THERE IS A CONSERVATION AREA TO THE SOUTH, AND AN EXISTING

05:58:59 BUFFER WITH AN EIGHT-FOOT TALL WALL TO THE WEST ADJACENT TO

05:59:03 MARSH LANDING IN ACCORDANCE WITH THE BUFFERING REQUIREMENTS

05:59:06 ESTABLISHED IN THE CPD.

05:59:08 LATER ON WE'LL HAVE MORE DETAILED PHOTOS OF THE SURROUNDING

05:59:11 AREA.

05:59:12 THIS IS THE REVISED MASTER PLAN.

05:59:17 AFTER OUR PUBLIC INFORMATION MEETING AND WE WENT THROUGH THE

05:59:20 REVIEW PROCESS.

05:59:21 THE BUILDING IS STILL ON THE SOUTHWEST CORNER OF THE

05:59:23 PROPERTY IN ACCORDANCE WITH CONDITION 9 FROM THE EXISTING
 05:59:27 RESOLUTION.
 05:59:28 BECAUSE WE THOUGHT THIS LOCATION WOULD BEST PROTECT THE
 05:59:31 RESIDENTS OF MARSH LANDING FROM THE NOISE IN THE PARKING LOT
 05:59:34 AND THE LIGHTS IN THE PARKING LOT AND THEN THE PROPOSED

 05:59:37 AMENITY WHICH IS JUST THE BASIC POOL.
 05:59:39 DURING THE PUBLIC INFORMATION MEETING, WE HEARD YOUR
 05:59:48 COMMENTS, AND WE DID OUR BEST TO ADJUST THE SITE
 05:59:51 ACCORDINGLY.
 05:59:52 THERE WAS CONCERNS EXPRESSED REGARDING THE PROXIMITY OF THE
 05:59:58 PROPOSED BUILDING TO MARSH LANDING.
 06:00:00 YOU INQUIRED ABOUT AN ALTERNATIVE BUILDING PLACEMENT ON THE
 06:00:03 EASTERN SIDE OF THE PROPERTY.
 06:00:05 CONDITION 9 OF THE ZONING RESOLUTION REQUIRED THE BUILDING
 06:00:07 TO BE LOCATED THERE.
 06:00:08 AND THAT WAS TO PUT THE PARKING FARTHER AWAY FROM MARSH
 06:00:11 LANDING TO PROTECT THEM FROM LIGHTS AND NOISE AND PROVIDE
 06:00:17 ADDITIONAL BUFFERING TO 41.
 06:00:19 WE'VE MET WITH THE REPRESENTATIVES FROM THE MARSH LANDING
 06:00:22 HOA TWICE.
 06:00:24 THEY HAVE BEEN OVER THE SITE PLAN.
 06:00:26 DURING THOSE MEETINGS THERE WERE NO ISSUES RAISED WITH THE
 06:00:29 LOCATION OF THE BUILDING.
 06:00:30 THE HOA WAS SUPPORTIVE OF HAVING THE BUILDING LOCATED
 06:00:33 BETWEEN THE OUTDOOR AMENITIES AND PARKING AREA.
 06:00:37 WE'VE INCLUDED IN OUR SUBMITTAL A LETTER FROM THE HOA.
 06:00:42 >>Anthony Gargano: I HAVE A QUESTION IN THAT REGARD BECAUSE
 06:00:45 IN READING THE COMMENTS, I DON'T KNOW, THERE SEEMS TO BE A
 06:00:48 DISCONNECT BETWEEN THE HOA MANAGEMENT AND THE RESIDENTS.
 06:00:52 DID YOU MEET WITH THE HOA OFFICIALS OR DID YOU MEET WITH

 06:00:56 PEOPLE WHO LIVE ALONG THE BOULEVARD?
 06:01:03 >> I CAN'T SPEAK FOR THE HOA, I DON'T BELIEVE THEY ARE HERE.
 06:01:06 THE APPLICANT DID REACH OUT TO THE HOA TO TALK ABOUT THE
 06:01:09 PROJECT, TO TALK WITH WHOEVER WANTED TO COME TO THE
 06:01:12 MEETINGS, WHETHER RESIDENTS ON THE STREET OR OTHER HOA
 06:01:16 MEMBERS.
 06:01:16 THERE WERE ABOUT THREE OR FOUR HOA MEMBERS IN ATTENDANCE AT
 06:01:20 EACH MEETING.
 06:01:21 WE DID SEE THE COMMENTS.
 06:01:22 I'VE SPOKEN WITH THE PROJECT TEAM.
 06:01:24 WE'LL REACH OUT TO THE HOA AGAIN.
 06:01:27 IF NECESSARY, WE'LL TRY AND SCHEDULE A MEETING WITH THE
 06:01:30 RESIDENTS ON THE CLOSEST STREET.
 06:01:32 UNFORTUNATELY, WE DIDN'T GO KNOCK ON DOORS OR ANYTHING ABOUT
 06:01:35 THE MEETINGS.
 06:01:36 WE REACHED OUT TO THE HOA WHICH IS WHAT IS TYPICALLY DONE.

06:01:42 >>Anthony Gargano: YEAH, I UNDERSTAND THAT.
 06:01:44 BUT IT JUST SEEMS EVIDENTLY THERE'S SOME KIND OF DISCONNECT.
 06:01:48 I THINK YOU DO NEED TO MEET WITH THE RESIDENTS ON THAT
 06:01:51 STREET.
 06:01:52 >> YEAH, WE HAVE PLANS TO REACH OUT TO THE HOA AGAIN AND TRY
 06:01:56 AND FACILITATE A MORE APPROPRIATE MEETING.
 06:02:07 >>James Tatooles: WANTED TO VOICE THEIR OPINION.
 06:02:09 THAT'S THE WAY I READ IT.
 06:02:11 >>Jim Wallace: THERE IS SOMETHING ON THE THING KIND OF

 06:02:13 INTERESTING HERE.
 06:02:15 THE BUILDING, FROM MY MEMORY, OF COURSE, I'M PUSHING 79, MY
 06:02:20 MEMORY MAY NOT BE AS GOOD AS IT USED TO BE, BUT THE BUILDING
 06:02:23 APPEARS TO BE FURTHER AWAY THAN I REMEMBER IT.
 06:02:25 WHAT IS THE HEIGHT OF THE BUILDING?
 06:02:28 >> WE'RE LIMITED TO THE EXISTING ZONING RESOLUTION, WHICH IS
 06:02:32 40 FEET.
 06:02:33 >>Jim Wallace: 40 FEET AND 170 FEET AWAY.
 06:02:37 SO THE ANGLE OF PERCEPTION WOULD BE ABOUT 25 TO 30 DEGREES.
 06:02:45 AND THE TREES IN THAT AREA BETWEEN THE TWO ARE --
 06:02:48 >> YEAH, ACTUALLY FURTHER ON HERE --
 06:02:51 >>Jim Wallace: I'M JUST ASKING, 20 FEET, 15 FEET?
 06:02:54 >> WE HAVE GRAPHICS.
 06:02:55 AFTER THE PUBLIC INFORMATION MEETING -- IT IS A GOOD SEGUE
 06:03:07 TO THE NEXT SLIDES.
 06:03:08 >>Jim Wallace: TRYING TO IMAGINE IT IN MY MIND.
 06:03:10 >> WE HAD THIS TO SHOW THE SETBACKS TO THE CLOSEST BUILDING
 06:03:13 WITHIN MARSH LANDING AND TO SHOW THERE IS THAT NATIVE
 06:03:17 VEGETATION AREA THAT'S EXISTING.
 06:03:19 WE HAD A LINE OF SIGHT EXHIBIT.
 06:03:22 THAT'S PROBABLY THE FIRST EXHIBIT YOU WERE THINKING OF.
 06:03:25 >>Jim Wallace: THIS REPRESENTS EXISTING TREES?
 06:03:27 >> YES.
 06:03:27 SO THIS ISN'T -- THIS IS JUST A CONCEPTUAL REPRESENTATION OF
 06:03:31 THE EXISTING TREES ON MARSH LANDING.

 06:03:34 WE DID OUR BEST WITHOUT GOING ON THEIR PROPERTY.
 06:03:37 >>Jim Wallace: THANK YOU.
 06:03:41 >> BUT WHAT WE COULD DO IS SEND OUT A DRONE TO TAKE AERIAL
 06:03:46 PHOTOGRAPHY, AND WE DID THAT FROM A HEIGHT OF APPROXIMATELY
 06:03:49 40 FEET, WHICH WOULD BE THE TOP OF THE BUILDING.
 06:03:51 THE WINDOWS DON'T GO TO THE VERY TOP OF THE BUILDING, SO THE
 06:03:54 VIEW WILL BE EVEN MORE OBSTRUCTED THAN WHAT WE'RE SHOWING
 06:03:58 FROM THE HOTEL ROOM.
 06:04:00 SO THIS IS JUST A KEY TO TRY AND HELP YOU LOCATE.
 06:04:04 IF YOU HAVE THE PACKET, IT MIGHT BE A LITTLE BIT EASIER.
 06:04:08 THIS IS THE VIEW FROM THE NORTHWEST CORNER OF THE BUILDING
 06:04:12 LOOKING NORTHWEST.

06:04:13 YOU CAN SEE THAT WE WERE ABLE TO IDENTIFY A SPARSE AREA OF
 06:04:18 VEGETATION THERE.
 06:04:20 AND THIS IS THE VIEW FROM THE NORTHWEST BUILDING OF THE
 06:04:26 CORNER LOOKING WEST.
 06:04:27 AGAIN, WE'RE USING THESE TO DETERMINE THE AREAS WHERE THE
 06:04:32 VEGETATION MIGHT BE THINNER IN THAT NATIVE VEGETATION AREA.
 06:04:37 NORTHWEST CORNER OF THE BUILDING LOOKING SOUTHWEST.
 06:04:44 SOUTHWEST CORNER OF THE BUILDING LOOKING NORTHWEST.
 06:04:47 SOUTHWEST CORNER OF THE BUILDING LOOKING WEST.
 06:04:56 >> THESE ARE AT A HEIGHT OF 40 FEET?
 06:04:59 >> CORRECT.
 06:04:59 SOUTHWEST CORNER OF THE BUILDING LOOKING SOUTHWEST.
 06:05:17 >>Jim Wallace: YOU IDENTIFIED SOME AREAS THAT THERE ARE GAPS

 06:05:20 AND YOU'RE GOING TO TELL US HOW YOU WILL FILL THE GAPS IN.
 06:05:25 >>Jeremie Chastain: YES, TO THE BEST OF OUR ABILITY.
 06:05:27 THERE WILL BE MORE DETAILS LATER ON.
 06:05:29 WE WANTED TO TALK A LITTLE BIT ABOUT THE IMPACT MITIGATION
 06:05:33 STEPS WE'VE TAKEN.
 06:05:34 LIGHT FIXTURES WILL BE DESIGNED AND LOCATED TO MINIMIZE THE
 06:05:37 IMPACTS TO MARSH LANDING.
 06:05:40 WITH THE PERIMETER BUFFERING AND NATIVE VEGETATION AREA, WE
 06:05:44 EXPECT THAT THE PARKING LIGHTING WILL HAVE LITTLE TO NO
 06:05:46 VISUAL IMPACT ON MARSH LANDING.
 06:05:52 WE DIDN'T REQUEST ANY DEVIATIONS.
 06:05:55 WE'LL MEET ALL CODE REQUIREMENTS FOR PARKING LOT LIGHTING.
 06:06:00 >> WHAT ABOUT LIGHTING FROM UNIT WINDOWS?
 06:06:02 >> WE'LL TALK ABOUT THAT TOO.
 06:06:03 AGAIN, AS WE EXPLAINED IN THE FIRST MEETING, THIS IS AN
 06:06:09 EXTENDED STAY CONCEPT.
 06:06:11 IT IS A HIGHER END HOTEL.
 06:06:13 THERE WILL BE A SMALLER LOBBY.
 06:06:15 THERE'S NO RESTAURANT.
 06:06:16 THERE ARE VERY FEW INDOOR SEATS.
 06:06:18 THERE ARE NO AMENITIES OR SERVICE FOR NONGUESTS THAT COULD
 06:06:23 INCREASE THE TRAFFIC OR DRAW PEOPLE THAT AREN'T STAYING AT
 06:06:25 THE HOTEL THERE.
 06:06:26 EXTENDED STAYS DUE TO THE LENGTH OF THE STAYS HAVE REDUCED
 06:06:30 CHECK IN AND CHECK OUT.

 06:06:32 THE GUEST ROOMS HAVE KITCHENETTES, SO LESS LIKELY FOR THEM
 06:06:37 TO BE TRAVELING FOR ALL THEIR MEALS.
 06:06:40 LIKE WE SAID, VERY CLOSE TO COCONUT POINTE WITHIN WALKING
 06:06:45 DISTANCE OF MULTIPLE ENTERTAINMENT AND RESTAURANTS.
 06:06:48 THEN WE WANTED TO TALK ABOUT LIGHTING.
 06:06:53 IN TODAY'S THEME, I AM DOING MY BEST TALKING ABOUT THINGS I
 06:07:03 MIGHT NOT BE AN EXPERT IN.
 06:07:05 LIKE I SAID, WE'LL BE USING REDUCED GLARE LIGHTING

06:07:07 THROUGHOUT THE PARKING LOT.
 06:07:09 WE'RE GOING TO REDUCE THE QUANTITY OF LIGHT FIXTURES ON THE
 06:07:13 WESTERN SIDE OF THE BUILDING WHERE IT IS ADJACENT TO MARSH
 06:07:15 LANDING.
 06:07:16 THESE LIGHTS WILL BE LOCATED AT GROUND HEIGHT BELOW THE TOP
 06:07:20 OF THE FIRST FLOOR.
 06:07:21 THERE'S NO BUILDING SIGNAGE PROPOSED ON THE WESTERN SIDE.
 06:07:25 WITHIN THE HOTEL, THE INTERIOR LIGHTING WITHIN THE ROOMS AND
 06:07:28 THE LAMPS UTILIZE BULBS WITH LOWER LUMEN THAT PERFORMS A
 06:07:33 WARM LIGHT.
 06:07:33 THESE TYPES OF BULBS DO NOT PRODUCE THE HARSH BRIGHT, BLUISH
 06:07:38 LIGHTS THAT YOU SEE FROM LED HEADLIGHTS THAT SOME PEOPLE USE
 06:07:42 IN THEIR HOMES.
 06:07:43 EVERY ROOM WILL HAVE PRIVACY CURTAINS.
 06:07:46 THERE WILL BE NO INTERIOR PUBLIC SPACES ABOVE THE FIRST
 06:07:50 FLOOR.
 06:07:50 THE CORRIDORS WILL BE LOCATED TO THE INTERIOR OF THE

 06:07:53 BUILDING AND NOT VISIBLE FROM THE EXTERIOR THROUGH WINDOWS.
 06:07:56 SO ANY CORRIDOR LIGHTING WILL BE BLOCKED BY THE HOTEL ROOMS
 06:08:00 THEMSELVES AND NOT VISIBLE THROUGH THE EXTERIOR WINDOWS ON
 06:08:03 THE BACK OR FRONT SIDES OF THE BUILDINGS.
 06:08:05 THE FOURTH FLOOR WINDOWS ARE POSITIONED BELOW THE BUILDING'S
 06:08:09 MAXIMUM HEIGHT, SO THAT WILL FURTHER LIMIT THE VISIBILITY OF
 06:08:11 THE HOTEL ROOMS TO THE WEST.
 06:08:13 DURING THE PIM, WE HAD THE COMMENT ABOUT ONE OF THE
 06:08:23 LANDSCAPE ISLANDS.
 06:08:23 SO WE ACTUALLY REARRANGED THE PARKING LOT.
 06:08:26 THERE WAS PREVIOUSLY A NARROW LANDSCAPE ISLAND ADJACENT TO
 06:08:29 THE SIDEWALK CONNECTING THE BUILDING TO LYDEN DRIVE, SO WE
 06:08:33 REARRANGED IT AND REDESIGNED THE LANDSCAPING AREA.
 06:08:36 NOW THERE IS ONE ALONG BOTH SIDES OF THE PROPOSED SIDEWALK
 06:08:40 AND INCREASED WIDTH TO ACCOMMODATE THE HEALTH OF THE PLANTS.
 06:08:43 THIS IS A MORE ZOOMED IN VIEW OF THE CONNECTIVITY.
 06:08:53 SO YOU CAN SEE WHERE WE HAVE OUR TWO-WAY VEHICULAR ACCESS.
 06:08:57 ONE IS TO THE NORTH TO THE ADJACENT MEDICAL OFFICE AND THEN
 06:09:00 ONE TO THE EAST TO LYDEN DRIVE.
 06:09:02 WE'RE PROPOSING TO INSTALL SIDEWALKS ALONG THE FRONTAGE OF
 06:09:06 OUR PROPERTY ALONG LYDEN DRIVE, AS WELL AS INTERNAL
 06:09:10 SIDEWALKS.
 06:09:10 AND THEN THERE IS AN EXISTING OFF-SITE PEDESTRIAN NETWORK
 06:09:13 THAT'S SHOWN IN BLUE.
 06:09:16 FOR THE LANDSCAPING, ALONG LYDEN DRIVE, WE'RE PROPOSING A

 06:09:25 FIVE FOOT TYPE A BUFFER TO THE NORTH AND TO THE SOUTH.
 06:09:30 A 15-FOOT TYPE D BUFFER ALONG LYDEN DRIVE.
 06:09:34 THAT WAS THE ONLY DEVIATION WE REQUESTED WAS TO REDUCE THE
 06:09:37 REQUIRED 20-FOOT WIDTH TO 15 FEET JUST BECAUSE OF THE

06:09:41 LOCATION OF THE UTILITY EASEMENT.
 06:09:42 THERE IS AN EXISTING 30-FOOT TYPE F BUFFER WITH AN 8-FOOT
 06:09:52 TALL WALL TO THE WEST THAT WAS INSTALLED AS PART OF THE
 06:09:55 ORIGINAL ZONING RESOLUTION.
 06:09:56 AND THAT'S ADJACENT TO MARSH LANDING.
 06:09:59 THE APPLICANT IS PROPOSING TO ENHANCE THAT WESTERN PERIMETER
 06:10:03 BUFFER WITH SUPPLEMENTAL PLANTINGS IN THE AREAS THAT YOU
 06:10:07 COULD SEE IN THE DRONE PHOTOS WHERE THE VEGETATION ON MARSH
 06:10:10 LANDING WAS LACKING.
 06:10:12 THIS IS APPROXIMATE.
 06:10:14 WE DID THE BEST WE COULD BASED ON THE PICTURES AND LOCATING
 06:10:17 THEM ON THE SITE PLAN.
 06:10:18 DURING THE D.O. WE'RE GOING TO FIRM UP THE LOCATION OF THE
 06:10:21 PLANTINGS AND WHAT WOULD WORK BEST WITH THE EXISTING
 06:10:26 EASEMENTS AND THE WALL.
 06:10:27 WE HAVE A CONCEPTUAL BUFFER ELEVATION OF THE PROPOSED BUFFER
 06:10:33 ALONG LYDEN DRIVE BECAUSE WE DID REQUEST THAT DEVIATION
 06:10:37 THERE.
 06:10:37 WE DIDN'T REQUEST A DEVIATION FROM PLANTING REQUIREMENTS
 06:10:40 JUST FROM THE WIDTH.
 06:10:42 THIS BUFFER IS STILL CONSISTENT WITH THE BUFFERS INTERNAL TO

 06:10:46 THE CPD.
 06:10:48 FOR THE ARCHITECTURE, THE BUILDING WILL BE DESIGNED TO
 06:10:54 UTILIZE PRAIRIE-STYLE ARCHITECTURE IN ACCORDANCE WITH THE
 06:10:58 LDC.
 06:10:59 NOW WE'RE ON COLORS AND I HAVE COLOR SAMPLES.
 06:11:05 APOLOGIZE.
 06:11:20 I ONLY HAVE ONE SET OF SAMPLES.
 06:11:22 AND THAT CONCLUDES OUR PRESENTATION.
 06:11:33 WE'RE AVAILABLE TO ANSWER ANY QUESTIONS YOU MIGHT HAVE.
 06:11:37 WE HAVE MEMBERS FROM THE ARCHITECTURE FIRM.
 06:11:39 WE HAVE A REPRESENTATIVE FROM TR TREESH.
 06:11:42 CHARLIE IS HERE, THE ENGINEER ON THE PROJECT.
 06:11:45 >>Kristin Jeannin: CAN YOU GO BACK TWO SLIDES?
 06:11:48 >> YEAH, TO THE COLORS.
 06:11:51 >>Jim Wallace: THERE'S STONE THERE.
 06:11:52 >>Kristin Jeannin: WHAT ARE ALL THE FUN TEXTURES?
 06:11:56 >>Jeremie Chastain: WOULD ONE OF YOU GUYS LIKE TO COME UP
 06:11:59 AND DISCUSS THE TEXTURES?
 06:12:00 >>Jim Wallace: YOU HAVE STONE THAT WE DON'T SEE HERE.
 06:12:06 THINGS ON THE DRAWING THAT ARE NOT ON --
 06:12:08 >> GOOD EVENING.
 06:12:09 CARLOS CARDET WITH MK ARCHITECTURE.
 06:12:12 >> I'M STEFFI BANDRIL, ALSO WITH MK ARCHITECTURE.
 06:12:17 >> STEFFI WORKED ON SOME OF THESE PRESENTATION GRAPHICS, SO
 06:12:22 SHE MAY BE BETTER EQUIPPED TO ANSWER SOME OF YOUR QUESTIONS

06:12:27 REGARDING THE MATERIALS AND TEXTURES.
 06:12:31 >> PART OF THE PRAIRIE-STYLE THAT WE CHOSE TO UTILIZE FOR
 06:12:36 THIS BUILDING IS TO INCLUDE SOME NATURAL LOOKING MATERIALS
 06:12:42 INTO THE BUILDING WHICH IS WHERE THE WOOD AND STONE COME
 06:12:46 FROM.
 06:12:46 IT HELPS REINFORCE THE PRAIRIE-STYLE.
 06:12:53 >>Kristin Jeannin: CAN YOU EXPLAIN A LITTLE MORE ABOUT THE
 06:12:56 PRODUCTS?
 06:12:57 >> THE PRODUCTS ARE FROM A COMPANY CALLED STOW.
 06:13:02 THEY ARE NOT EXACTLY WOOD FOR THE WOOD TYPE OF MATERIAL.
 06:13:07 IT'S SORT OF AN IMITATION OF THE WOOD LOOK AND IT GOES AS A
 06:13:13 VENEER ONTO THE BUILDING.
 06:13:18 WITH THE STONE, IT IS A STONE VENEER THAT GOES ON THE
 06:13:21 BUILDING MATERIAL.
 06:13:23 >>Barry Jones: THE SCALE THAT'S ON THIS WOOD SAMPLE IS IT
 06:13:26 THAT SMALL WHEN YOU PUT IT ON THE WALL OR DOES IT BLOW UP
 06:13:29 LIKE LINE BETWEEN THE RIDGES, THESE MAY BE A QUARTER INCH
 06:13:33 APART.
 06:13:34 ARE THEY REALLY THAT SMALL ON THE LARGER WALL?
 06:13:39 >> I WOULD HAVE TO SEE THE SAMPLE.
 06:13:43 >>Barry Jones: LOOKING AT YOUR IMAGES ON THE WALL, IT GIVES
 06:13:45 IT A LOT OF SCORING HORIZONTALLY THAT I DON'T KNOW THAT
 06:13:50 SOMETHING THAT SIZE OR THAT SMALL IS GOING TO SHOW UP.
 06:13:53 >> NORMALLY THE PREFABRICATED MATERIAL COMES IN DIFFERENT
 06:13:56 SCALES FOR DIFFERENT SIZE PROJECTS.

06:13:58 I WOULD HAVE TO SEE THE SAMPLES THAT JEREMY BROUGHT.
 06:14:02 I DIDN'T GET A CHANCE TO LOOK AT THEM.
 06:14:05 >>Barry Jones: GREAT ON A PEDESTRIAN LEVEL BUT DRIVING BY,
 06:14:08 IT DOESN'T SEEM LIKE YOU WOULD EVEN SEE ANY OF THAT FEATURE
 06:14:13 ACCENT.
 06:14:13 >>Kristin Jeannin: PROBABLY MEANT TO LOOK LIKE A TIMBER,
 06:14:16 LIKE ONE EIGHT-INCH --
 06:14:24 >>Jim Wallace: I HAVE A SIMPLE QUESTION AND MAYBE IT WAS
 06:14:27 ASKED.
 06:14:27 I'M SORRY.
 06:14:28 THE HVAC, ON THE ROOF?
 06:14:30 OR WHERE IS IT?
 06:14:34 >> I DON'T BELIEVE WE'VE REACHED THAT LEVEL OF DEVELOPMENT
 06:14:36 ON THE PROJECT YET.
 06:14:38 >> YES, IT SEEMS LIKE IT WOULD BE ON THE ROOF.
 06:14:40 >> YEAH, PROBABLY ROOFTOP UNITS.
 06:14:42 >>Jim Wallace: ONE OF THE THINGS THAT WE HAVE DONE IN THE
 06:14:45 PAST WHEN WE HAVE ROOFTOP, LARGE ROOFTOP UNITS, I KNOW THAT
 06:14:50 WALMART AND OSPREY COVE WAS A PARTICULAR CASE WHERE WE
 06:14:56 REQUIRED THE APPLICANT TO BUILD -- I DON'T KNOW THE CORRECT
 06:15:01 TIME -- BUT ACOUSTIC WALLS BETWEEN THE RESIDENTIAL AREAS AND
 06:15:08 THE HVAC UNITS SO THAT THE SOUND WAS REBOUNDED TOWARDS WHAT

06:15:16 WOULD BE U.S. 41 RATHER THAN THE RESIDENTIAL UNITS.
 06:15:20 I'M SURE YOU CAN APPRECIATE THE SOUND IN THE NIGHT, OPEN UP
 06:15:29 WINDOWS, LAST THING YOU WANT TO HEAR ARE POOL HEATERS OR

 06:15:34 AIR-CONDITIONING UNITS.
 06:15:35 SOMETHING YOU WOULD ENTERTAIN?
 06:15:37 >> ABSOLUTELY.
 06:15:37 ANY KIND OF UNITS, NOT ONLY IS IT SOUND ATTENUATION SCREENS,
 06:15:43 BUT ALSO VISUAL SCREENS BECAUSE AT CERTAIN LEVELS, CERTAIN
 06:15:48 DISTANCES YOU WOULD SEE ROOFTOP UNITS AND WE WOULDN'T WANT
 06:15:53 TO HIGHLIGHT THAT.
 06:15:54 >>Jim Wallace: SOMETIMES THE PARAPETS WILL DO IT, BUT NOT
 06:15:58 FOR UNITS IN THE CENTER OF THE ROOF.
 06:16:01 AS LONG AS YOU SAID ABSOLUTELY, THAT'S ALL I NEED TO HEAR.
 06:16:04 THANK YOU.
 06:16:05 >>Kristin Jeannin: I ONLY HAVE TWO COLORS HERE AND THEY ARE
 06:16:08 BOTH WHITE.
 06:16:09 DID YOU LOSE SOME OVER THERE OR ARE THERE MORE SAMPLES
 06:16:13 BESIDES THIS?
 06:16:14 >> WE BROUGHT THE WHITE SAMPLES BECAUSE MARY SAID THERE WAS
 06:16:20 SOME CONFUSION ABOUT WHAT THEY MIGHT LOOK LIKE.
 06:16:23 THE SAMPLES WERE SENT TO US BY THE COMPANY.
 06:16:26 WE CAN REACH OUT AND GET SAMPLES OF THE OTHER COLORS AS
 06:16:29 WELL.
 06:16:31 >>Jim Wallace: IT IS THE WHITE ON WHITE LOOK.
 06:16:39 >>Anthony Gargano: ANY OTHER QUESTIONS, BOARD MEMBERS?
 06:16:42 >>Barry Jones: IN GENERAL, AND YOU TALKED ABOUT THE EXISTING
 06:16:46 ZONING AND YOU KEPT REFERENCING CONDITION NINE.
 06:16:50 NUMBER ONE, I HAVEN'T -- I SPECIFICALLY DON'T RECALL

 06:16:55 CONDITION 9.
 06:16:57 I CAN'T EVEN COMMENT ON WHAT IT MEANS TO THIS PRESENTATION.
 06:17:02 THIS WHOLE PROJECT WAS SET UP AND YOU ARE A PLANNER, SO YOU
 06:17:06 UNDERSTAND THAT PLANNING IS DONE IN GRADIENTS WHERE YOU GOT
 06:17:11 LOWER INTENSITY TO HIGHER INTENSITY.
 06:17:13 THIS WHOLE CPD TO ME WAS SET UP AND IT SAYS SPECIFICALLY
 06:17:18 TAKE THE HIGHER INTENSITY MOTEL RESTAURANT AND PUT IT
 06:17:21 FURTHEST AWAY FROM THE LOWER INTENSITY RESIDENTIAL.
 06:17:26 AND YOU'RE ASKING TO FLIP THE SCRIPT AND TAKE THE HIGHER
 06:17:30 INTENSITY PORTION OF THIS COMMERCIAL PLANNED DEVELOPMENT AND
 06:17:33 PUT IT RIGHT AGAINST THE LOWER INTENSITY RESIDENTIAL.
 06:17:37 YOU'VE DONE SOME THINGS WITH RESPECT TO MAKING SURE THAT THE
 06:17:41 POOL IS ON THE RIGHT SIDE AND IT'S AS FAR DOWN AND AWAY FROM
 06:17:46 THE RESIDENTIAL AS IT CAN BE, AND YOU'VE ELIMINATED THE FULL
 06:17:51 SERVICE RESTAURANT.
 06:17:52 SO THAT KIND OF BRINGS THE INTENSITY OF WHAT YOU'RE ASKING
 06:17:56 FOR DOWN SOME.
 06:17:58 I'M STILL HAVING A PROBLEM WITH FLIPPING THE GRADIENT AND

06:18:01 TAKING THE MOST INTENSIVE USE IN THE RPD AND PUTTING IT
 06:18:05 AGAINST OR IN THE CPD AND PUTTING IT AGAINST THE RESIDENTIAL
 06:18:09 PORTION.
 06:18:09 I THINK IT'S A GREAT PROJECT.
 06:18:12 I THINK IT WOULD WORK WELL IN THE COMMUNITY.
 06:18:15 I JUST HAVE A PROBLEM WITH UP-ENDING THE ORIGINAL INTENT OF
 06:18:19 THE ZONING WHERE THEY TOOK THE GRADIENT FROM LOW TO HIGH AND

 06:18:23 CHANGING IT JUST TO MAKE THIS PROJECT WORK ON THIS PIECE OF
 06:18:27 GROUND.
 06:18:28 THAT'S LOOKING AT IT FROM A 10,000-FOOT LEVEL AND THAT'S
 06:18:34 ABOUT AS CLOSE AS I'M GOING TO LOOK AT IT RIGHT NOW.
 06:18:37 THAT'S MY FEEDBACK.
 06:18:39 >> YEAH, I APPRECIATE YOUR FEEDBACK AND YOUR CONCERN.
 06:18:44 I KNOW THAT TYPICALLY A NORMAL HOTEL MIGHT BE A MORE INTENSE
 06:18:47 USE, BUT LIKE WE SAID, THIS IS EXTENDED STAY.
 06:18:50 I'M NOT A HOTEL EXPERT, BUT I'VE SPOKEN WITH OUR CLIENT.
 06:18:53 THE AVERAGE LENGTH OF STAY HERE IS 14 DAYS.
 06:18:56 SO YOU DON'T HAVE THE SAME HEIGHT THAT YOU WOULD FROM LIKE A
 06:19:00 HOLIDAY INN OR A TYPICAL HOTEL.
 06:19:03 WE WON'T HAVE THE RESORT-STYLE AMENITIES THAT WOULD ATTRACT
 06:19:07 ANYBODY.
 06:19:07 IT'S REALLY JUST FOR PEOPLE THAT ARE WANTING TO COME AND
 06:19:11 VISIT AND NEED AN EXTENDED TIME FOR A PLACE TO STAY.
 06:19:17 ALSO, THIS TRACT ALSO -- I'M NOT A TRAFFIC EXPERT -- BUT
 06:19:22 THIS TRACT ALSO PERMITS MEDICAL OFFICES AND OUTPATIENT CARE
 06:19:27 FACILITIES, WHICH ARE BOTH -- OUTPATIENT CARE FACILITIES CAN
 06:19:31 BE AN INTENSE USE BASED ON HOW THEY ARE SET UP AND
 06:19:34 EVERYTHING.
 06:19:35 AND THAT'S JUST UNDER STRAIGHT ZONING RIGHT NOW.
 06:19:39 >>Barry Jones: IT BEING EXTENDED STAY IS JUST ANOTHER
 06:19:43 MITIGATING FACTOR THAT'S LOWERING THE INTENSITY OF THE SITE.
 06:19:47 >> RIGHT.

 06:19:47 >>Barry Jones: I'M PUTTING IT OUT THERE FOR THE PEOPLE THAT
 06:19:50 MIGHT NOT BE IN THE INDUSTRY LIKE WE ARE AND THEY UNDERSTAND
 06:19:53 THE HISTORY OF THIS AND HOW THE GRADIENT WAS SET UP AND WHY
 06:19:57 IT WAS DONE THAT WAY, SO THEY UNDERSTAND WHAT YOU'RE ASKING
 06:20:00 FOR.
 06:20:00 >> THANK YOU.
 06:20:01 WE HAVE THE MINIMUM AMOUNT OF LIGHTS THAT WE CAN HAVE ON THE
 06:20:06 BACK.
 06:20:06 I THINK THAT THE LIGHTING THAT WE ARE PROPOSING IS JUST
 06:20:09 SIMPLY BECAUSE IT WILL PROBABLY BE USED AS EMERGENCY ACCESS
 06:20:12 FOR THE FIRE DEPARTMENT AND THEY NEED A MINIMUM LEVEL OF
 06:20:15 LIGHTING AS WELL AS THAT SIDEWALK BACK THERE TO ACCESS THE
 06:20:19 REAR DOOR.
 06:20:22 >>Jim Wallace: EARLIER IN YOUR PRESENTATION I GUESS I JUMPED

06:20:26 IN TOO EARLY, AT THE BEGINNING OF YOUR PRESENTATION AND YOU
 06:20:31 SHOWED US THE GAPS IN THE BUFFERING, THE LANDSCAPE
 06:20:35 BUFFERING, WHICH IS OBVIOUSLY CRITICAL.
 06:20:37 WHAT WE DID SEE, I THINK THERE WERE THREE HOMES, BUT THERE
 06:20:41 WERE CLEAR VIEWS INTO THOSE HOMES.
 06:20:44 AND FROM THOSE HOMES.
 06:20:46 YOU SAID YOU HAD IDEAS, BUT SINCE YOU SAID YOU HAVE IDEAS, I
 06:20:51 HAVEN'T -- OR WE HAVEN'T HEARD ANY SPECIFICS OF THOSE IDEAS.
 06:20:56 UNLESS YOU'RE GOING TO BE TRANSPORTING 30-FOOT PINE TREES
 06:21:01 INTO THAT AREA, I'M NOT QUITE SURE -- I UNDERSTAND.
 06:21:04 I MEAN I PUT IN PINE SEEDLINGS, 5,000 OF THEM.

 06:21:09 NEXT YOU KNOW, TEN YEARS LATER IT'S A WALL, BUT IT'S TEN
 06:21:13 YEARS LATER.
 06:21:13 WHAT IS IT YOU PLAN TO DO THAT'S GOING TO GIVE YOU IMMEDIATE
 06:21:18 MITIGATION FOR THESE GAPS IN THE VIEW?
 06:21:22 >> WE HAVEN'T STARTED ON SPECIFIC LANDSCAPE PLANS YET, BUT
 06:21:25 THERE HAVE BEEN INTERNAL TALKS WITH THE APPLICANT THAT WE'RE
 06:21:28 NOT GOING TO BE PLANTING SEEDLINGS.
 06:21:31 WE'LL HAVE TO GO IN DURING THE D.O. AND DETERMINE THE BEST
 06:21:34 HEIGHT OF THE PLANTS AND WHAT CAN BE SUPPORTED THERE.
 06:21:37 LIKE YOU SAID, WE CAN'T IMPORT 30-FOOT TALL TREES BUT WE CAN
 06:21:40 BRING IN SOMETHING THAT WILL PROVIDE ADDITIONAL SCREENING.
 06:21:44 >>Jim Wallace: ISN'T THIS QUASI-JUDICIAL HERE?
 06:21:47 THIS ISN'T AN INFORMATION MEETING IS IT?
 06:21:49 THIS IS A QUASI-JUDICIAL WHICH MEANS IF WE APPROVE THIS, YOU
 06:21:53 HAVE THE GO-AHEAD TO DO IT.
 06:21:56 >> RIGHT, RIGHT.
 06:21:56 >>Jim Wallace: THAT'S LIKE SAYING, I'LL TELL YOU WHAT THE
 06:21:58 ROOF WILL LOOK LIKE LATER.
 06:22:00 I HAVE A REAL PROBLEM WITH THESE THREE GAPS.
 06:22:04 EXCUSE ME, I DON'T MEAN ANY DISRESPECT HERE, BUT EARLIER IN
 06:22:06 YOUR PRESENTATION YOU SAID WE HAVE SOLUTIONS FOR THAT.
 06:22:09 BUT I'M NOT HEARING ANY SOLUTIONS.
 06:22:12 AND I THINK -- I UNDERSTAND YOU'RE SINCERE AND I THINK
 06:22:16 EVERYBODY AGREES IT SEEMS TO BE A WONDERFUL PROJECT, BUT
 06:22:19 THERE ARE THREE OR FOUR HOMES HERE THAT MAY BE IMPACTED.

 06:22:24 AND I HAVEN'T HEARD ANY CONSTRUCTIVE IDEAS ON HOW YOU'RE
 06:22:28 GOING TO MITIGATE THAT.
 06:22:30 I MEAN, QUICKLY.
 06:22:32 DO YOU HAVE ANY IDEAS?
 06:22:34 >> WE CAN MEET WITH THE PROJECT TEAM AND TRY AND GET
 06:22:38 SOMETHING FIRM FOR YOU GUYS AND WORK WITH MARY ON A
 06:22:41 CONDITION.
 06:22:41 I'LL LET CHARLIE SPEAK NOW.
 06:22:46 >> FOR THE RECORD, CHARLIE KREBS WITH BOWMAN.
 06:22:48 THE IDEA WAS TO TRY TO COME IN WITH A MINIMUM OF 16-FOOT

06:22:52 TREES, IF WE CAN GET LARGER, POSSIBLY.
 06:22:55 BUT THE TREES YOU'RE SEEING RIGHT HERE, THEY ARE INSIDE THE
 06:22:58 BUFFER.
 06:22:59 THEY HAD THE SURVEYORS COME OUT AND AROUND 40 FEET TALL
 06:23:04 INSIDE THE PROPERTY.
 06:23:05 WE CAN'T BRING IN 40-FOOT TREES.
 06:23:08 >>Jim Wallace: BUT 25 OR HIGHER.
 06:23:10 >> AND TRY TO BLOCK IT UP WITH LARGER VEGETATION.
 06:23:14 >>Jim Wallace: I HAVEN'T HEARD A COMMITMENT TO BRING IN VERY
 06:23:18 LARGE TREES.
 06:23:20 >> 16 FEET I THINK IS EASY TO PUT IN THERE.
 06:23:23 25, I DON'T KNOW.
 06:23:26 >>Jim Wallace: IT'S EXPENSIVE, BUT OBVIOUSLY WE'RE TALKING
 06:23:27 ABOUT SOMETHING THAT MAY IMPACT THE VALUE OF A HOME OR THEIR
 06:23:31 LIFESTYLE OR THEIR ENJOYMENT OF THAT HOME.

06:23:34 I'M SURE YOU GUYS ARE SINCERE AND WITH A VERY REPUTABLE
 06:23:39 FIRM.
 06:23:40 I'M SURE YOU'LL -- IF IT MEANS SPENDING 2500 INSTEAD OF \$500
 06:23:47 FOR A TREE, I'M ASKING YOU, ARE YOU GOING TO DO THAT ON THE
 06:23:50 RECORD?
 06:23:50 >> WE'LL PUT LARGER VEGETATION IN THERE, 16-FOOT MINIMUM.
 06:23:53 LARGER TREE -- CANOPY TREES AT 16-FOOT MINIMUM.
 06:24:00 >>Jim Wallace: NOT GOING TO DO VERY MUCH.
 06:24:01 >> IT'S ALSO HARD TO FIND LARGER TREES.
 06:24:06 >>Barry Jones: WHAT ABOUT THE MARSH LANDING AREA OR COMMON
 06:24:10 AREA ADJACENT TO THE BUILDINGS?
 06:24:11 ANYTHING YOU PUT IN, IT'S NOT GOING TO BLOCK, IF YOU ARE
 06:24:14 FOUR STORY, PUTTING THAT CLOSE TO YOUR BUILDING, IT'S NOT
 06:24:18 GOING TO DO ANYTHING FOR 20 YEARS.
 06:24:20 YOUR ONLY REAL SOLUTION TO THIS IS GO OVER CLOSER TO THE
 06:24:24 BUILDING AND PLANT THE TREE TEN FEET FROM THAT WINDOW.
 06:24:29 PLANT ENOUGH SABAL PALMS OR ENOUGH 16 TO 18-FOOT SHADY
 06:24:33 LADIES AND YOU'RE NOT GOING TO SEE THAT WINDOW.
 06:24:37 ONLY WAY TO GET THERE IS GET TO THE MARSH LANDING SIDE AND
 06:24:41 PLANT IT CLOSE TO THE UNITS.
 06:24:43 >> HOW DO YOU HAVE A COMMITMENT FROM MARSH LANDING TO LET US
 06:24:50 IN TO PLANT TREES.
 06:24:52 >>Barry Jones: YOU'RE ASKING FOR A LOT WITHOUT ANY
 06:24:54 AFFIRMATIVE SOLUTIONS.
 06:24:57 >>Mary Gibbs: MAY I SAY SOMETHING?

06:25:00 THIS REMINDS ME OF WHEN WE HAD EDERA.
 06:25:06 I FORGET THE NAME, WILLIAMS ROAD AT THE ROUNDABOUT.
 06:25:10 THE BROOKS NEIGHBORS WERE VERY CONCERNED ABOUT THE VIEW
 06:25:12 BECAUSE IT WAS FOUR STORY.
 06:25:14 NED DEWHIRST WHO I THINK WAS HELPING HOLE MONTES AT THE TIME
 06:25:18 ACTUALLY WENT OVER ONTO THE BROOKS PROPERTY, LOOKED AT WHERE

06:25:23 THERE WERE GAPS IN THE VEGETATION, WHERE THEY NEEDED TO
 06:25:26 PLANT, EVEN WENT INTO SOMEBODY'S SECOND FLOOR WINDOW AND
 06:25:29 LOOKED OUT TO MAKE SURE THE LINE OF SIGHT WASN'T GOING TO BE
 06:25:32 OBTRUSIVE AND THEY HAD A CONDITION THAT THEY WOULD PLANT FOR
 06:25:35 THE GAPS.
 06:25:36 I THINK THAT'S WHAT YOU GUYS ARE SAYING IS YOU'D LIKE TO SEE
 06:25:39 SOMETHING LIKE THAT WHERE WE'VE GOT PLANTINGS IN THOSE GAP
 06:25:43 AREAS, SOMETHING MORE SPECIFIC BECAUSE THE CONDITIONS WE
 06:25:45 HAVE ARE TOO VAGUE.
 06:25:47 AND I DON'T WANT TO GO TO COUNCIL WITH SOME VAGUE CONDITIONS
 06:25:51 AND HAVE THE COUNCIL SEND IT BACK HERE AND SAY WE NEED
 06:25:55 SOMETHING MORE SPECIFIC.
 06:25:59 >>Jim Wallace: THE OLD STORY WITH A PERSPECTIVE.
 06:26:01 THE CLOSER YOU GET TO THE POINT OF VIEW, THE MORE YOU HAVE.
 06:26:06 YOU MAY SAY, GEE, NOT MY LAND, I CAN'T GO OVER AND PLANT ON
 06:26:10 IT, BUT MAYBE YOU'VE GOT TO GO AND GET THEM TO AGREE AND
 06:26:14 CERTAINLY IN THEIR SELF-INTEREST THAT YOU DO IT SO YOU
 06:26:16 DISAPPEAR AND THEY CONTINUE TO ENJOY THEIR LIFESTYLE.
 06:26:21 >> NO, I THINK WE AGREE.

 06:26:22 >>Jim Wallace: THAT IS A COMMITMENT THAT YOU'LL DO THAT.
 06:26:25 AM I HEARING THAT?
 06:26:26 >> WE'LL COMMIT TO WORKING WITH MARSH LANDING TO FILL THE
 06:26:33 GAPS WHETHER OUR PROPERTY --
 06:26:37 >>Jim Wallace: WE'VE ALREADY AGREED IT'S NOT GOING TO HAPPEN
 06:26:40 ON YOUR PROPERTY BECAUSE TOO CLOSE.
 06:26:42 >> LANDSCAPING THAT WE'RE GOING TO PUT IN THERE TO ENHANCE
 06:26:45 OUR SIDE OF IT.
 06:26:46 >>Kristin Jeannin: I WANT TO SUGGEST IT'S POSSIBLE.
 06:26:50 I THINK THEY NEED TO HAVE MAYBE A LITTLE BIT MORE RESEARCH
 06:26:56 WITH BROKERS AND WHATNOT ON WHAT YOU CAN FIND.
 06:26:59 YOU CAN GET REALLY TALL SABAL PALMS AND CERTAINLY HIGHER
 06:27:04 THAN 16 FEET TREES.
 06:27:06 THERE IS A COST ASSOCIATED WITH IT, BUT YOU'RE BUILDING A
 06:27:10 HOTEL.
 06:27:12 >> WASN'T REFERENCING 16-FOOT AS A COST ISSUE.
 06:27:15 TO ME IT'S AVAILABILITY WHEN I TALK TO LANDSCAPE ARCHITECTS,
 06:27:18 WHAT THEY CAN GET.
 06:27:19 >>Jim Wallace: 16-FOOT IS STILL A SMALL TREE.
 06:27:24 IT'S STILL A VERY SMALL TREE.
 06:27:27 >> YES.
 06:27:27 I AGREE.
 06:27:29 COMMITTING TO LARGER, PUTTING IT ON THE BERM, OBSTRUCTING
 06:27:33 THOSE VIEW CORRIDORS TO HELP BLOCK THE HOTEL AND THE
 06:27:36 RESIDENTS, YES.

 06:27:40 >>Jim Wallace: 99 AT THE ONE YARD LINE, WHAT DO YOU HAVE TO
 06:27:45 DO TO MAKE IT A TOUCHDOWN?

06:27:47 THOSE GAPS HAVE TO GO AWAY AND YOU HAVE TO MAKE A
 06:27:50 COMMITMENT, SINCE THIS IS A QUASI-JUDICIAL, CORRECT ME IF
 06:27:52 I'M WRONG, NANCY, YOU HAVE TO MAKE A COMMITMENT ON THE
 06:27:55 RECORD THAT YOU'RE GOING TO DO THAT.
 06:27:57 >> ADOLFO IS OVER THERE SHAKING HIS HEAD YES.
 06:28:00 WE'RE COMMITTING TO WORK WITH MARSH LANDING TO PUT IN
 06:28:04 ENHANCED LANDSCAPING TO HELP SCREEN THE HOTEL AND BLOCK IT
 06:28:07 FROM --
 06:28:09 >>Jim Wallace: TO THEIR SATISFACTION OR YOU'VE GOT TO COME
 06:28:14 BACK -- YOU HAVE A CHOICE.
 06:28:18 YOU EITHER CAN CONTINUE, GO GET THEIR APPROVAL AND COME BACK
 06:28:22 LATER, WHO KNOWS WHEN THAT IS, OR YOU CAN AGREE TO DO IT NOW
 06:28:26 TO THEIR SATISFACTION.
 06:28:28 >> TO THE HOA SATISFACTION.
 06:28:30 >>Jim Wallace: EITHER WAY YOU HAVE TO GET THE HOA.
 06:28:32 >> AS YOU WERE SAYING, RESIDENTS WHO DISAGREED WITH THE HOA
 06:28:35 DECISION, YOU'RE NEVER GOING TO GET THEIR SATISFACTION.
 06:28:38 IF WE WORK WITH THE HOA ENCOMPASSES EVERYONE, WE'LL COME UP
 06:28:43 WITH A PLAN THAT WORKS.
 06:28:46 >>Barry Jones: CREATE AN OPAQUE VISUAL BARRIER FROM ALL THE
 06:28:50 EXISTING UNITS WITHIN MARSH LANDING.
 06:28:52 IF I STAND ON TOP OF A 15-FOOT LADDER OUTSIDE ANY WINDOW AND
 06:28:56 TAKE A PICTURE --

 06:28:58 >> STANDING ON THE ROOFTOP, THAT WON'T WORK.
 06:29:02 THAT'S WHAT WE WERE DOING WITH THIS EXHIBIT IS SHOWING YOU
 06:29:08 IN RELATIONSHIP OF WHAT WE FOUND WITH THE SURVEYORS AND THE
 06:29:11 TREES AND THE LINE OF SIGHT, GIVING AN IDEA BASED ON THOSE
 06:29:15 ANGLES OF WHAT WE WERE SEEING WITH THE TREE HEIGHTS TO THE
 06:29:19 FIRST AND SECOND FLOOR WINDOWS.
 06:29:22 >>Jim Wallace: I'M SURE THE BUILDINGS ARE RAISED, YOUR
 06:29:26 BUILDING IS GOING TO BE.
 06:29:27 SIX FEET OFF THE SECOND FLOOR LANAI IS ONLY 16 FEET, 17 FEET
 06:29:32 OFF THE NATURAL ELEVATION.
 06:29:36 IT'S NOT TOO HARD TO BLOCK IT.
 06:29:39 IT'S WHETHER OR NOT YOU COMMIT TO HAVE THE WILLINGNESS TO DO
 06:29:42 IT.
 06:29:43 >> BLOCKING IT CLOSER TO THEIR BUILDING LIKE YOU'RE SAYING
 06:29:46 IS MUCH EASIER THAN --
 06:29:49 >>Barry Jones: YOU CAN DO TALL SABAL PALM CLUSTERS.
 06:29:53 CREATE LITTLE SABAL PALM FOREST EACH ONE OF THOSE THINGS.
 06:29:57 >> EVEN IN THE AERIAL VIEW, THERE ARE AREAS WHEN YOU LOOK AT
 06:30:01 THE AERIAL THAT THERE COULD BE ENHANCED PLANTING.
 06:30:04 I THINK THERE'S ROOM TO WORK WITH THE HOA TO COME UP WITH A
 06:30:08 PLANTING PLAN THAT WILL SCREEN THAT.
 06:30:10 >>James Tatoes: AS AN INTERJECTION --
 06:30:13 >>Mary Gibbs: CAN WE HAVE ONE PERSON AT A TIME, PLEASE?
 06:30:16 WE CAN'T PICK THAT UP.

06:30:17 >>James Tatoes: IF YOU LOOK AT THE GEOMETRY OF THE VIEW

06:30:21 FROM THE BUILDING TO THE HOTEL, THE ONLY WAY TO BE EFFECTIVE

06:30:26 IS YOU'VE GOT TO HAVE THE SCREENING CLOSER TO THE BUILDING

06:30:31 -- TO THE RESIDENTIAL, RATHER THAN THE HOTEL.

06:30:33 AND THAT WOULD BE PUTTING IT IN TO THE WEST SIDE OF THE

06:30:37 PRESERVE.

06:30:38 THE QUESTION IS, HOW MUCH CAN YOU BE DOING IN A PRESERVE

06:30:41 WITHOUT TEARING UP THE PRESERVE?

06:30:44 >> AS I REMEMBER, I DON'T THINK THAT IS LIKE A CONSERVATION

06:30:46 AREA.

06:30:46 I THINK IT IS A PRESERVE.

06:30:47 SO ENHANCING IT SHOULDN'T BE AN ISSUE.

06:30:50 IF WE GO OUT THERE AND PLANT ADDITIONAL NATIVE VEGETATION

06:30:53 WITHIN IT, IT SHOULDN'T BE A REGULATORY ISSUE.

06:30:58 IF YOU LOOK OVER THE YEARS, THROUGH THE STORMS AND

06:31:00 EVERYTHING, THAT VEGETATION HAS THINNED OUT.

06:31:02 IT'S GOTTEN LESS THAN WHAT IT WAS 20 YEARS AGO.

06:31:06 PLANTING SOME ADDITIONAL VEGETATION IN THERE WILL HELP BRING

06:31:09 IT BACK.

06:31:10 >>Jim Wallace: AND THERE WERE THINGS THAT I'VE DONE THAT YOU

06:31:13 CAN DO.

06:31:18 HOW DO YOU GET IMMEDIATE HEIGHT.

06:31:20 BARRY IS RIGHT, SABALS AND THINGS, BUT THEY ARE NOT FULL.

06:31:23 AT THE SAME TIME, AT VERY LITTLE COST YOU'RE PLANTING THINGS

06:31:27 THAT ARE QUICK GROWTH, LIKE PINES OR SHADY LADIES.

06:31:31 NOT ONLY DO YOU BLOCK THE VIEW TODAY, BUT YOU ENHANCE IT AND

06:31:35 MAKE A WALL OF GREEN FOR THE FUTURE, FOR TEN YEARS DOWN THE

06:31:39 ROAD SO THOSE HOMES WILL NEVER SEE YOU.

06:31:42 THAT'S PART OF IMMEDIATE SOLUTION AND LONG-TERM SOLUTION

06:31:45 THAT I'D LIKE TO SEE YOU PRESENT, COMMIT --

06:31:49 >> COMPLEMENT WHAT'S OUT THERE AND FILL IN WHAT IS MISSING.

06:31:53 SEE PALMS THERE, BUT WHAT YOU ARE MISSING ARE THE CANOPIES

06:31:57 THAT HELP FILL IN THE GAPS.

06:31:59 >>Jim Wallace: PLANT THEM BOTH.

06:32:01 >> YOU'LL BE LOOKING AT A MIXTURE OF PLANTS AT DIFFERENT

06:32:04 LOCATIONS TO HELP CREATE THAT SCREEN.

06:32:05 >>Jim Wallace: YOU'RE COMMITTING TO THAT NOW.

06:32:08 >> YES.

06:32:09 >>Jim Wallace: OKAY.

06:32:10 THAT'S WHAT MATTERS TO ME, ANYWAYS.

06:32:13 >>Anthony Gargano: MARY, I THINK BASED ON THIS DISCUSSION

06:32:20 THE REQUIREMENTS THAT ARE GOING TO HAVE TO BE MET HERE, MY

06:32:26 TAKEAWAY IS THE APPLICANT IS GOING TO HAVE TO WORK WITH YOU

06:32:33 -- WORK WITH THE HOA AND WORK WITH YOU ON HOW WE CAN PUT

06:32:39 THIS TOGETHER TO MAKE SOME SENSE.

06:32:43 I DON'T THINK WE CAN DO IT TONIGHT.

06:32:45 >>Mary Gibbs: WELL, I WAS GOING TO SAY IT FEELS LIKE IT
 06:32:48 SHOULD BE CONTINUED TO FINE TUNE SOME OF THESE CONDITIONS.
 06:32:54 I THINK THEY SHOULD MEET -- I GOT A RECENT E COMMENT FROM
 06:32:57 THE HOA THAT SAID THEY STILL WANTED TO MAKE SURE THAT THE
 06:33:01 CONDO PEOPLE, WE HAD LOOKED AT THEIR CONCERNS.

 06:33:06 SO THAT CAME IN I THINK LATE THIS AFTERNOON.
 06:33:09 TAMMY JUST GAVE IT TO ME.
 06:33:10 I THINK THEY'VE GOT IT, BUT IT SOUNDS LIKE WHERE THEY HAD
 06:33:14 SAID EVERYTHING IS OKAY, WE'RE IN FAVOR.
 06:33:16 NOW THEY ARE SAYING WE'RE A LITTLE BIT CONCERNED.
 06:33:18 I THINK THEY NEED TO GO MEET WITH THE HOA AND WHATEVER
 06:33:22 NEIGHBORS ARE CONCERNED.
 06:33:23 HONESTLY, WE KNOW SOMETIMES YOU CAN'T ACCOMMODATE ALL THEIR
 06:33:27 REQUESTS, BUT LET'S SEE WHAT CAN BE ACCOMMODATED WITH THE
 06:33:31 GAPS AND THEY HAVE QUESTIONS ABOUT DRAINAGE AND THEN YOU'RE
 06:33:33 TALKING ABOUT THE LIGHTING AND HOW YOU'RE GOING TO HAVE
 06:33:36 LOWER LEVELS, BUT WE DON'T REALLY HAVE SPECIFICS ON ANY OF
 06:33:39 THAT.
 06:33:40 SO I WOULD LIKE TO MAKE SURE THAT ANY CONDITIONS WE HAD --
 06:33:45 SORRY, SOMETHING IS FLYING AROUND MY HEAD -- WILL BE FINE
 06:33:49 TUNED SO THAT WE'RE NOT SENDING SOMETHING TO COUNCIL THAT'S
 06:33:52 TOO VAGUE AND GETS SENT BACK TO YOU.
 06:33:54 >>Anthony Gargano: RIGHT.
 06:33:55 I THINK WE'RE SAYING THE SAME THING.
 06:33:57 I THINK THERE'S HOMEWORK THAT NEEDS TO BE DONE HERE BEFORE
 06:34:00 WE CAN REALLY PROCEED.
 06:34:03 MY RECOMMENDATION IS YOU SPEND THE NEXT MONTH DOING THAT
 06:34:06 HOMEWORK AND COME BACK HERE IN A MONTH AND LET'S TAKE A LOOK
 06:34:10 AND SEE WHERE WE ARE AT THAT POINT.
 06:34:14 >>Dan Williams: I'VE GOT MULTIPLE QUESTIONS OR COMMENTS I'D

 06:34:19 LIKE TO RAISE ON THIS.
 06:34:22 LINE OF SIGHT --
 06:34:23 >>Tammy Duran: CAN EVERYBODY LEAN FORWARD TO THE MIKE?
 06:34:26 >>Dan Williams: I'LL STAY WITH THE THING ON THE LINE OF
 06:34:28 SIGHT.
 06:34:29 YOU HAVE THE LINE OF SIGHT FROM THE HOMES UP TO THE HOTEL
 06:34:32 AND YOU'VE GOT IT FROM THE HOTEL DOWN TO THE HOMES.
 06:34:35 NOW SOME OF THE COMMENT CARDS WE RECEIVED I THINK EXPRESSED
 06:34:39 A CONCERN ABOUT THE LINE OF SIGHT FROM THE HOTEL DOWN TO
 06:34:43 THEIR LANAIS OR WHATEVER.
 06:34:44 I'M JUST CURIOUS, DO YOU EVER PUT IN FROSTED WINDOWS THAT
 06:34:49 WOULD NOT RESTRICT THE AMOUNT OF LIGHT GOING INTO THE HOTEL
 06:34:52 BUT WOULD RESTRICT THE ABILITY TO VIEW?
 06:34:54 JUST A GENERAL QUESTION.
 06:35:01 >> IT'S NOT SOMETHING WE NORMALLY DO.
 06:35:03 >>Tammy Duran: PLEASE MAKE SURE YOU ARE ON THE MIKE.

06:35:06 >> PUTTING SOMETHING ON THE WINDOW ITSELF TO MAKE IT
 06:35:09 OBSCURE, ALLOWING LIGHT BUT NOT VISUAL, IT'S NOT SOMETHING I
 06:35:14 HAVE NORMALLY SEEN DONE, BUT IT'S POSSIBLE.
 06:35:18 IT WOULD STILL MEET ALL OF THE REQUIREMENTS OF HURRICANE
 06:35:23 RESISTANCE, WIND LOADS, ET CETERA.
 06:35:27 JUST I DON'T KNOW HOW SOMEBODY USING THAT PARTICULAR ROOM
 06:35:32 WOULD FEEL ABOUT NOT BEING ABLE TO SEE ANYTHING OUT THE
 06:35:36 WINDOW.
 06:35:36 >>Dan Williams: OTHER THAN SEEING TREES.

06:35:40 >> RIGHT.
 06:35:40 THE OTHER THING I WAS LOOKING AT, THE AERIALS AND THOSE
 06:35:44 DRONE PHOTOS, YOU WOULD REALLY NEED BINOCULARS TO VIEW INTO
 06:35:49 THOSE AREAS.
 06:35:50 I'M NOT GOING TO ARGUE THE POINT BECAUSE SOMEBODY COULD
 06:35:53 INDEED DO THAT.
 06:35:56 >>Dan Williams: I'M JUST TRYING TO THINK OUT OF THE BOX AND
 06:35:59 THOUGHT I WOULD ASK A QUESTION.
 06:36:00 >> I APPRECIATE THAT.
 06:36:02 ALSO, THE FACT, THESE GAPS OCCUR ONLY HOW MANY TIMES?
 06:36:06 TWO OR THREE.
 06:36:10 THREE.
 06:36:10 SO MITIGATING THAT SOMEHOW IS ALSO POSSIBLE.
 06:36:15 >>Dan Williams: I THOUGHT IF YOU DECIDED TO DO THE FROSTED,
 06:36:18 PROBABLY ONLY DO IT FOR THE THIRD AND FOURTH FLOOR.
 06:36:22 I'LL GET OFF THAT ONE.
 06:36:23 >> SOMETHING TO DISCUSS WITH THE OWNER AND FIGURE OUT IF
 06:36:25 THAT WOULD BE AN ACCEPTABLE SOLUTION.
 06:36:28 >>Dan Williams: NEXT QUESTION, TELL ME A LITTLE MORE ABOUT
 06:36:30 WHAT THE AMENITY AREA EXACTLY IS, PLEASE.
 06:36:33 >> A SWIMMING POOL.
 06:36:35 >>Dan Williams: OH, THAT'S THE SWIMMING POOL.
 06:36:38 THERE A GATE AROUND THAT?
 06:36:40 >> HAS TO BE, YES.
 06:36:41 >>Dan Williams: LOCKED AT THE TIME THAT IT CLOSES.

06:36:45 >> YEAH.
 06:36:45 THEY HAVE SPECIAL LOCKS SO THAT ONLY CERTAIN PEOPLE CAN GET
 06:36:49 IN.
 06:36:49 >>Dan Williams: WE'RE TALKING ABOUT NOISE.
 06:36:52 IF YOU DON'T LOCK IT UP, THERE'S STILL A CHANCE -- OF
 06:36:56 COURSE, THEY CAN ALWAYS CLIMB FENCES TOO.
 06:36:59 ALL RIGHT.
 06:36:59 QUESTION ON PAGE 4 OF 9, SAYS THE APPLICANT MET WITH MARSH
 06:37:06 LANDING TO DETERMINE IF THEY CAN ASSIST.
 06:37:09 ONE SAYS THEY CAN ASSIST, TALKING ABOUT MARSH LANDING OR ARE
 06:37:13 WE TALKING ABOUT THE APPLICANT?
 06:37:15 OR IS IT ONE AND THE SAME?

06:37:19 >> THE WHOLE POINT OF THE MEETINGS WERE TO WORK WITH MARSH
 06:37:22 LANDING, SEE HOW WE CAN ASSIST THEM AND MAKE THEM MORE
 06:37:26 COMFORTABLE ABOUT THE PROPOSED DEVELOPMENT.
 06:37:28 >>Dan Williams: IT SAYS ENGINEER CHARLIE PERFORMED A FIELD
 06:37:32 INSPECTION OF THE COCONUT TRACE MASTER STORMWATER SYSTEM TO
 06:37:35 EVALUATE THE WATER ACCUMULATION AND WHAT COULD BE CAUSED BY
 06:37:39 THE ISSUES.
 06:37:40 WHAT WERE THE FINDINGS OF THE INSPECTION.
 06:37:41 I DIDN'T SEE THAT IN HERE.
 06:37:44 >> WHAT WE WERE DOING WHEN GOING OUT AND REVIEWING THE
 06:37:47 STORMWATER MANAGEMENT SYSTEM TO MAKE SURE EVERYTHING WAS
 06:37:49 WORKING THE WAY IT COULD BE AND TRY TO FIND WAYS TO IMPROVE
 06:37:53 IT, WE DID MAKE RECOMMENDATIONS TO THE HOA ABOUT SWITCHING

 06:37:57 OUT INLET GRATES, ONES THAT HAD LARGER OPENINGS, ALLOW MORE
 06:38:02 WATER TO FLOW.
 06:38:03 THAT'S REALLY ON THE HOA TO ENACT AS IT IS THEIR DRAINAGE
 06:38:06 EASEMENTS THAT ENCUMBER ALL THE IMPROVEMENTS.
 06:38:08 BUT EACH TIME WE WENT OUT THERE DURING ONE OF THE HEAVY
 06:38:12 RAINY SEASONS WE HAD THIS YEAR, WHAT WATER WE SAW IN THE
 06:38:18 INLETS OR IN THE PROPERTY WAS DOWN BY THE INLETS WHERE IT IS
 06:38:22 SUPPOSED TO BE.
 06:38:23 THERE WERE NO OBSTRUCTIONS AT THE CONTROL STRUCTURE THAT
 06:38:26 WERE PROHIBITING ANY WATER FROM LEAVING THE SITE.
 06:38:29 ALL THE SYSTEM WAS WORKING THE WAY IT WAS SUPPOSED TO BE.
 06:38:33 WE DIDN'T ENCOUNTER ANY FLOODING WHERE THE MARSH LANDING WAS
 06:38:37 INDICATING OVER THERE ADJACENT TO THEIR DRIVEWAY.
 06:38:39 AND I JUST DON'T KNOW IF IT WAS A TIMING EVENT, WHETHER WE
 06:38:43 WEREN'T DOWN THERE AT THE PEAK BUT WE DIDN'T WITNESS ANY
 06:38:47 WATER FLOWING BACK AND FORTH AS I THINK SOME OF THE
 06:38:49 INDICATIONS WERE.
 06:38:50 FROM WHAT WE SAW, THE SYSTEM WAS WORKING THE WAY IT WAS BUT
 06:38:53 WE DID MAKE SOME RECOMMENDATIONS TO THE HOA TO TRY TO HELP,
 06:38:58 MAYBE PERFORM BETTER.
 06:38:59 >>Dan Williams: THAT WASN'T DISCLOSED IN HERE.
 06:39:02 THAT'S WHY I WAS ASKING.
 06:39:03 >> WE MADE THAT RECOMMENDATION DIRECTLY TO THE HOA.
 06:39:06 >>Dan Williams: LET ME GET TO THE NEXT QUESTION.
 06:39:10 I DON'T KNOW IF THIS IS THE RIGHT POINT ON IT, BUT ARE WE

 06:39:19 GOING TO ULTIMATELY -- ARE YOU GOING TO ULTIMATELY ASK IF
 06:39:22 THERE'S ANYBODY PRESENT THAT WANTS TO COMMENT ON THIS?
 06:39:25 >>Anthony Gargano: YES.
 06:39:26 THERE WILL BE A PUBLIC PORTION.
 06:39:27 >>Dan Williams: THANK YOU.
 06:39:28 THEN ON PAGE 5 OF 5, WALL MAINTENANCE.
 06:39:32 TALKS ABOUT MARSH LANDING ALSO EXPECTS DISCOMFORT ON WALL
 06:39:37 DAMAGE THAT HAPPENED OVER A YEAR AGO AND COCONUT TRACE

06:39:39 ASSOCIATION HAS NOT FIXED.
 06:39:41 IS COCONUT TRACE THE HOA.
 06:39:44 WHO IS COCONUT TRACE?
 06:39:46 >> THAT IS THE MASTER ASSOCIATION FOR THE CPD, AND THEY ARE
 06:39:50 RESPONSIBLE FOR THE WALL THAT THE APPLICANT HAS REACHED OUT
 06:39:53 TO THEM AND CONTINUE TO REACH OUT WITH THEM REGARDING THE
 06:39:57 WALL.
 06:39:59 >>Dan Williams: BUT NOTHING ELSE CAN BE DONE OTHER THAN
 06:40:01 REACHING OUT TO THEM?
 06:40:02 >> KIND OF AT A HOLDING POINT WITH THE WALL RIGHT NOW, YEAH.
 06:40:05 >>Dan Williams: JUST ABOUT TO THE END OF MY QUESTIONS HERE.
 06:40:09 GIVE ME A SECOND ABOUT ON PAGE 3 OF 11, SECOND BULLET POINT,
 06:40:14 OUTDOOR AMENITIES, IT SAYS IT'S ALSO PROPOSED TO HAVE
 06:40:18 SCREENING BETWEEN THE PARKING LOT AND THE PROPOSED
 06:40:21 DEVELOPMENT AND THE OUTDOOR AMENITY TO ENCLOSE FULLY THE
 06:40:25 PROPOSED OUTDOOR AMENITY.
 06:40:29 ARE SCREENS GOING TO IMPACT NOISE AT ALL?

 06:40:32 >> SCREENING IS JUST A TERM THAT THE BUILDING IS GOING TO
 06:40:35 BLOCK THE POOL BECAUSE OF THE LOCATION OF THE POOL AND THE
 06:40:37 LOCATION OF THE BUILDING.
 06:40:42 >>Dan Williams: I WAS TRYING TO GET CLARIFICATION ON THAT.
 06:40:44 THAT'S ALL I HAD.
 06:40:46 THANK YOU.
 06:40:49 >>Jim Wallace: QUESTION I HAVE, MARY, IS IT POSSIBLE -- AND
 06:40:57 NANCY -- IS IT POSSIBLE OR ISN'T IT POSSIBLE FOR US TO
 06:41:00 SOMEHOW GIVE THE APPLICANT APPROVAL TODAY SUBJECT TO THEIR
 06:41:05 COMMITMENT TO DO THAT BUFFERING, SUBJECT TO YOUR -- TO
 06:41:10 STAFF'S APPROVAL SO THAT THEY DON'T HAVE TO COME BACK AGAIN
 06:41:14 AND AGAIN.
 06:41:17 >>Mary Gibbs: WAIT A MINUTE, HE ASKED ME, NOT YOU.
 06:41:20 >>Jim Wallace: IS THERE A WAY TO MOVE THIS FORWARD?
 06:41:24 >>Barry Jones: UNLESS YOU CAN GUARANTEE THE CONDO GIVES THEM
 06:41:30 THE RIGHT --
 06:41:30 >>Jim Wallace: THEREFORE THE STAFF CAN SAY YOU HAVEN'T
 06:41:32 FULFILLED THE OBLIGATION.
 06:41:35 >>Barry Jones: OTHER THINGS TO DISCUSS TOO.
 06:41:40 >>Mary Gibbs: LET'S SEE WHAT THE FLAVOR OF THE BOARD IS AND
 06:41:42 HOW MANY THINGS YOU HAVE QUESTIONS ABOUT BECAUSE YOU HAVE
 06:41:44 OPTIONS.
 06:41:45 YOU CAN CONTINUE THIS AND HAVE THEM COME BACK TO YOU, IF YOU
 06:41:47 FEEL LIKE YOU CAN FINE TUNE THE CONDITIONS NIGHT, YOU CAN
 06:41:52 MAKE THE RECOMMENDATION TONIGHT TO SEND IT ON TO COUNCIL.

 06:41:57 OR IF YOU DON'T LIKE IT, YOU MIGHT MAKE A RECOMMENDATION
 06:42:00 THEY DON'T LIKE.
 06:42:00 YOU'VE GOT OPTIONS.
 06:42:01 I WOULD LIKE TO GET THE FLAVOR OF WHAT EVERYBODY'S CONCERNS

06:42:04 ARE BECAUSE I DON'T LIKE WRITING CONDITIONS ON THE FLY.
 06:42:08 THIS HAS GOT TO GO TO COUNCIL ANYWAY.
 06:42:10 I JUST DON'T WANT TO SEND IT TO COUNCIL HALF BAKED.
 06:42:14 I NEED TO KNOW WHAT CONCERNS EVERYBODY HAS.
 06:42:19 >>Anthony Gargano: I THINK WE SHOULD HEAR PUBLIC COMMENTS
 06:42:22 BEFORE WE POLL THE BOARD.
 06:42:29 >>James Tatooles: ACCORDING TO THE REPORTS THAT WE RECEIVED
 06:42:33 FROM PEOPLE GIVING THE REPORTS OF WHY THEY DIDN'T LIKE WHAT
 06:42:38 WE SAW HERE, MOST ALL OF THEM WERE LINE OF SIGHT PROBLEMS,
 06:42:43 LOOKING OUT OF MY WINDOW TO THE EAST AND NOT SEEING THE SUN
 06:42:48 RISE.
 06:42:48 THOSE WERE COMMENTS LIKE THAT THAT WE RECEIVED.
 06:42:51 I THINK THAT IF WE CAN DO WHAT YOU'RE SAYING, ALLEVIATE SOME
 06:42:54 OF THE LINE OF SIGHT PROBLEMS, I DON'T THINK THERE WERE ANY
 06:42:57 OTHER PROBLEMS THAT ARE INSURMOUNTABLE.
 06:43:02 >>Jim Wallace: I'M SAYING IS IT POSSIBLE FOR US -- WE'RE
 06:43:05 PLANNING AND ZONING BOARD.
 06:43:06 IS IT POSSIBLE FOR US TO TAKE THE APPROVAL OF WHETHER OR NOT
 06:43:10 THEY HAVE ACHIEVED THAT OR NOT AND TURN THAT OVER TO STAFF?
 06:43:17 >>Mary Gibbs: IT'S POSSIBLE.
 06:43:18 YOU'RE JUST PUTTING THE BURDEN ON US TO WRITE THE CONDITION

 06:43:21 AND MAKE SURE IT WORKS.
 06:43:23 THAT'S WHY I WANT TO KNOW -- I WANT TO GET A READ OF THE
 06:43:27 BOARD IF YOU HAVE MULTIPLE THINGS OR JUST A FEW THINGS.
 06:43:33 >>Barry Jones: YOU HAD THE REDUCTION IN THE BUFFER WIDTH.
 06:43:36 YOU KIND OF DEMONSTRATED A CAR HANGING OVER INTO THAT
 06:43:39 BUFFER.
 06:43:40 ARE YOU NOT USING PARKING BUMPERS?
 06:43:42 DO YOU INTEND ON THE CAR TO UTILIZE PART OF THE FIVE FOOT
 06:43:46 BUFFERS AND OVERHANG?
 06:43:49 >> LET ME GET TO THAT, BARRY, IN A SECOND AND SEE WHAT
 06:43:53 YOU'RE LOOKING AT.
 06:43:58 >>Barry Jones: THIS IS ONE OF THE DEVIATIONS REQUESTING,
 06:44:00 NARROW THE BUFFER WIDTH IN THAT AREA.
 06:44:05 >> I THINK IN THAT ILLUSTRATION WHAT WE HAVE THERE IS WE
 06:44:07 WERE JUST USING THE TYPE D CURB AS THE BUMPER.
 06:44:12 >>Barry Jones: YOU'RE TAKING UP TWO FOOT OF THE BUFFER WITH
 06:44:15 THE OVERHANG OF THE CAR AND ONLY GIVING ME FIVE FOOT TO
 06:44:18 BEGIN WITH.
 06:44:19 THAT DON'T WORK, NOT FOR ME ANYWAY.
 06:44:22 BECAUSE THEN YOU'VE ONLY GOT THREE FOOT LEFT TO PLANT IN.
 06:44:26 >> NO.
 06:44:27 I THINK WHAT WE HAVE THERE IS WE'VE GOT -- IT'S FIVE FEET OF
 06:44:31 PLANTING AREA.
 06:44:33 I'LL GO BACK AND LOOK.
 06:44:36 THERE MAY BE AN ADDITIONAL TWO FEET THERE.

06:44:39 THE ENGINEERING PLANS WE'RE WORKING ON, MARY, THAT IS A
 06:44:43 MINIMUM OF FIVE FEET.
 06:44:45 I'M NOT ENCROACHING OR TAKING AWAY FROM IT.
 06:44:47 I HAVE TO REMEMBER IS THE PARKING SPACE 18 FEET.
 06:44:50 IF IT'S 18 FEET I CAN PUT A PARKING BUMPER IN THERE TO
 06:44:54 PRESERVE IT.
 06:44:55 >>Barry Jones: I AGREE.
 06:44:56 THAT'S MY ONLY CONCERN IS THIS IS A 16-FOOT SPOT WITH A D
 06:44:57 CURVE AND TWO FEET HANGING INTO FIVE FEET OF PLANTING SPACE.
 06:45:02 >> IF WE DID 16 FEET, THEN THAT WOULD BE A 7-FOOT GREENSPACE
 06:45:06 SO THAT YOU HAD THE FIVE FEET AND THE TWO FEET WOULD BE
 06:45:10 ADDITIONAL GREENSPACE.
 06:45:11 >>Barry Jones: I DON'T SEE THAT HERE.
 06:45:14 >>Al Paivandy: THE DRAWING DOESN'T REFLECT THAT.
 06:45:16 >> AGAIN, I THINK IT WAS AN EXHIBIT.
 06:45:18 WASN'T SUPPOSED TO BE GOSPEL.
 06:45:20 WE'RE NOT GOING TO ENCROACH IN THE LANDSCAPING SUCH THAT IT
 06:45:23 WON'T SURVIVE.
 06:45:24 REDUCE PAVEMENT AND INCREASE GREEN AREA AND STILL PROVIDE --
 06:45:28 >>Barry Jones: I DON'T HAVE A PROBLEM WITH THAT.
 06:45:30 THAT'S NOT WHAT YOU'RE SHOWING ME AND YOU'RE ASKING ME TO
 06:45:33 APPROVE WHAT YOU'RE SHOWING ME.
 06:45:36 >> THAT WOULD BE AN 18-FOOT SPACE WITH CAR BUMPER.
 06:45:39 SOMETHING LESS THAN THAT, GREENSPACE WOULD INCREASE
 06:45:41 ACCORDINGLY.

 06:45:42 >>Barry Jones: THEN DEMONSTRATE THAT.
 06:45:44 THAT'S ALL.
 06:45:45 I DIDN'T SEE ANYTHING ON THE DUMPSTERS, THE WALLS GOING
 06:45:49 AROUND THE DUMPSTERS.
 06:45:50 I DON'T SEE ANYTHING WITH RESPECT TO GATES, ANYTHING IN
 06:45:55 FRONT OF THE DUMPSTERS.
 06:45:56 DID I MISS THAT?
 06:45:57 >> NO.
 06:45:58 DUMPSTER ENCLOSURE, TOP LEFT CORNER, THAT WILL BE PER CODE.
 06:46:02 BLOCK WALLS GOING AROUND IT AND THE GATES SO THERE WILL BE
 06:46:06 OPAQUE GATES.
 06:46:08 CAN'T SEE THROUGH THEM.
 06:46:10 IT WILL BE THE REQUIRED HEIGHT.
 06:46:12 IT WILL MEET THE CODE.
 06:46:13 >>Barry Jones: HISTORICALLY WE WANT TO SEE THE GATES,
 06:46:15 THOUGH.
 06:46:16 THINGS, LIKE A GARAGE DOOR, IF YOU WILL.
 06:46:19 >> THAT DETAIL WE USUALLY PROVIDE AT THE TIME OF D.O.
 06:46:23 >>Barry Jones: THAT'S FINE.
 06:46:25 >> THAT WAY THE ARCHITECTURE MATCHES THE BUILDING AND
 06:46:28 EVERYTHING COMES IN.
 06:46:33 >>Barry Jones: THE WEST SIDE OF THE SITE IS THERE GOING TO

06:46:35 BE A FENCE ALONG THE WEST SIDE OF YOUR SITE TO PRECLUDE ANY
 06:46:40 TRESPASS OVER TO MARSH LANDING?
 06:46:42 >> WELL, THE EIGHT-FOOT WALL GOES ALL THE WAY NORTH AND
 06:46:46 SOUTH.
 06:46:47 >>Barry Jones: THAT'S ALL I HAD.
 06:46:49 THANK YOU FOR YOUR TIME.
 06:46:52 >>Al Paivandy: MY COMMENTS ARE ON THE BUILDING.
 06:46:55 I UNDERSTAND THAT PRAIRIE CONCEPT AND DESIGN.
 06:47:01 IF YOU LOOK AT THE FOUR ELEVATIONS THAT ARE SHOWN, THE SIDE
 06:47:06 ELEVATION, IF YOU LOOK AT BOTH SITE ELEVATIONS, THEY LOOK
 06:47:14 EXTREMELY NICE.
 06:47:16 THE PATTERN, THE HEIGHT, DEPTH OF THE BUILDING, THE VARIETY
 06:47:21 AND HEIGHT THAT YOU GET TO THE TOP OF THE BUILDING.
 06:47:25 BUT IF YOU GO TO THE OTHER TWO ELEVATION, FULLY UNDERSTAND
 06:47:34 THEY ARE LONG.
 06:47:35 I HAVE A COUPLE OF DIFFERENT ISSUES WITH IT.
 06:47:37 ONE, I SEE AS CLOSE TO SYMMETRICAL AS POSSIBLY CAN GET
 06:47:43 WITHOUT THE BROWNISH LOOKING WALL THERE.
 06:47:46 WHEN YOU LOOK AT THE GROUND LEVEL, THE YELLOW AREAS, AGAIN,
 06:47:55 BEING THAT SYMMETRICAL, THE FRONT ENTRY IS ALMOST LOST
 06:48:01 COMPARING TO THOSE TWO, I DON'T KNOW, SHED LOOKING BUILDING
 06:48:04 ON THE SIDES I WOULD WANT TO DO SOMETHING TO THE FRONT THAT
 06:48:11 WOULD MAYBE BE DIFFERENT, MORE ATTRACTIVE THAN A VERY, VERY
 06:48:21 LOW SEEDLING WITH THE NARROW COLUMNS.
 06:48:26 I'M NOT AT ALL OPPOSED TO RAISING THE HEIGHT WHERE IT IS
 06:48:36 WRITTEN HYATT STUDIO.
 06:48:38 IT JUST DOESN'T PLAY RIGHT AS WELL AS IT IS ON A SIDE
 06:48:45 ELEVATION.

06:48:45 I COULD MAKE THE SAME COMMENTS ON THE REAR ELEVATION, BUT
 06:48:51 SELDOM PEOPLE CARE ABOUT THE REAR ELEVATION.
 06:48:56 >> WE WERE GOING WITH THE PRAIRIE STYLE, WHICH IS LOW AND
 06:49:00 LONG.
 06:49:01 AND IN ORDER TO ACCOMPLISH THAT, WE KEPT THINGS LOW.
 06:49:05 CERTAINLY THE CENTRAL PART, WHICH IS THE MAIN ENTRANCE CAN
 06:49:09 BE ARTICULATED WITH DIFFERENT COLORS, DIFFERENT MATERIALS,
 06:49:13 RAISING THAT CANOPY, IF NECESSARY.
 06:49:18 SO THAT'S SOMETHING THAT IN DESIGNING OF THE BUILDING, WE
 06:49:20 HAVE A FOOTPRINT, BUT THE DESIGN ITSELF OF THE SKIN OF THE
 06:49:23 BUILDING CAN BE MODIFIED TO TAKE THOSE --
 06:49:28 >>Al Paivandy: IF YOU LOOK AT EACH SIDE, IF I CAN POSSIBLY
 06:49:32 HELP, YOU HAVE THE VERTICAL ELEMENTS THAT ARE I CALL IT
 06:49:35 YELLOW, ORANGISH YELLOW, WHATEVER IT IS.
 06:49:40 IT PLAYS WELL WITH THOSE.
 06:49:42 BRING OUT THE VERTICAL HEIGHT.
 06:49:44 BUT THEN WHEN YOU GET TO THE CENTER, THE YELLOW TO ME
 06:49:48 DOESN'T PLAY WELL BECAUSE OF THAT BROWN ELEMENT THAT YOU

06:49:52 HAVE BROUGHT IN ON ONE SIDE, WHICH WOULD HELP NOT TO LOOK
 06:49:56 SYMMETRICAL, BUT IT DOES HURT TO DUMB DOWN THE ENTRY
 06:50:02 TREMENDOUSLY.
 06:50:04 IF THAT'S WHAT YOU'RE PLANNING TO DO, WELL, THAT WORKS WELL.
 06:50:07 I WOULD THINK THE ENTRY NEEDS TO BE I'M HERE, COME THIS WAY
 06:50:11 RATHER THAN GO TO THE TWO LITTLE SPACES ON THE SIDE.
 06:50:15 >> I AGREE WITH THAT.

06:50:16 >>Al Paivandy: WHATEVER YOU CAN DO WITH THOSE PORCH LOOKING
 06:50:20 COLUMNS MIGHT ALSO HELP A LITTLE BIT OR EXPAND IT FARTHER
 06:50:26 APART.
 06:50:26 SOMETHING THAT DOESN'T LOOK LIKE A HOMEY LOOKING, IF YOU
 06:50:31 WILL.
 06:50:31 THAT'S ABOUT ALL THE COMMENTS I HAVE.
 06:50:36 >> I APPRECIATE THAT.
 06:50:37 >>Al Paivandy: FACING 41 I WOULD WANT TO SEE IT A LITTLE
 06:50:41 MORE ELEGANT, AS ELEGANT AS THE SIDE OF THE BUILDINGS ARE.
 06:50:47 THEY ARE ABSOLUTELY TREMENDOUS.
 06:50:48 >> THANK YOU.
 06:50:53 >>Al Paivandy: THAT'S IT.
 06:50:57 >>Anthony Gargano: CAN WE OPEN IT TO THE PUBLIC?
 06:51:00 >>Tammy Duran: YES.
 06:51:01 >>Anthony Gargano: YOU HAVE CARDS.
 06:51:02 >>Tammy Duran: YES.
 06:51:03 RICHARD MILLER.
 06:51:08 >> GOOD EVENING.
 06:51:10 MY NAME IS RICK MILLER.
 06:51:11 I'M A SIX-YEAR RESIDENT OF ESTERO, MARSH LANDING.
 06:51:19 I LIVE IN ONE OF THE BUILDINGS IN THAT VEGETATION GAP.
 06:51:23 I HAVE A RESIDENCE THERE.
 06:51:26 MARSH LANDING IS -- CONSISTS OF A MASTER HOA WHICH IS THE
 06:51:33 HOUSING SECTION, HOUSE SECTIONS, VILLA SECTIONS AND CONDO
 06:51:37 SECTIONS.

06:51:37 I'M IN A CONDO ON ROANOKE DRIVE ADJACENT TO THIS PLANNED
 06:51:44 PROPERTY.
 06:51:45 I'M JUST HERE, FIRST OF ALL, TO QUESTION THE NEED FOR THIS
 06:51:53 VERSUS OTHER A AND D TRACTS THAT ARE AVAILABLE FOR HOTELS.
 06:52:01 SECOND TO THAT, I QUESTION SOME OF THE FEATURES INVOLVED,
 06:52:07 AND THEY SEEM TO TAKE A LOT OF EFFORT IN MINIMIZING THE
 06:52:11 EFFECT BUT NOT ELIMINATING IT.
 06:52:14 BEING A SIX-YEAR HOMEOWNER THERE, MY QUESTION OR CONCERN, AS
 06:52:21 WELL AS TALKING TO SOME OF MY NEIGHBORS, MANY OF MY
 06:52:24 NEIGHBORS ON ROANOKE, WE'RE DIRECTLY AFFECTED ABOUT I THIS,
 06:52:28 LINE OF SIGHT, NOISE, ET CETERA.
 06:52:32 WE BOUGHT THAT PROPERTY BECAUSE OF ITS ADJACENT PRESERVE,
 06:52:37 NATURE PRESERVE WHERE WE HAD PRIVACY.
 06:52:40 WE HAD SOLITUDE, WE HAD NATURE THERE.

06:52:44 AND THIS IS CONTRADICTORY TO BASICALLY ALL THAT WE LOOK
 06:52:49 FORWARD TO AND ENJOYED IN RECENT YEARS.
 06:52:53 MARSH LANDING HOA, IF SOMEONE FROM THE DEVELOPMENT TALKED TO
 06:52:59 OUR HOA, THAT WAS MOST LIKELY THE MASTER HOA WHICH INCLUDES
 06:53:04 THE WHOLE DEVELOPMENT, HOUSING, VILLAS AND CONDOS, WHEREAS
 06:53:11 THERE ARE SUB-HOAs IN THE CONDO SECTION, ONE OF WHICH I'M
 06:53:15 IN.
 06:53:16 AND I THINK THERE'S SEVEN CONDO ASSOCIATIONS THAT INCLUDE
 06:53:20 ALL OUR CONDOS.
 06:53:23 THE ONE I'M IN, THE CONDO ASSOCIATION I'M IN IS NUMBER ONE,
 06:53:27 AND WE ARE MOST AFFECTED BY THIS PROJECT.

06:53:31 SO ANY FUTURE MEETINGS OR CONDUCT, CONVERSATION WITH HOAs
 06:53:36 IN MARSH LANDING, SHOULD MOST LIKELY INCLUDE THE CONDO
 06:53:40 ASSOCIATION AS WELL AS THE ACTUAL RESIDENTS LIKE ME, LIKE MY
 06:53:49 NEIGHBORS WHO ARE DIRECTLY AFFECTED BY ALL THIS.
 06:53:51 ONE QUESTION I CAME UP WITH REGARDING THIS DEVELOPMENT, OF
 06:54:00 THIS PROJECT, EXTENDED STAY, I UNDERSTAND THAT.
 06:54:04 KITCHENETTES, THAT MEANS 120 ROOMS, APPROXIMATELY 200 PEOPLE
 06:54:11 AT SOME POINT, 200 PEOPLE COOKING, EATING AND CAUSING
 06:54:16 GARBAGE THAT HAS TO BE HAULED AWAY IN A CONSISTENT MANNER.
 06:54:21 AND THERE'S GOING TO BE NOISE FROM THE TRASH PICKUP, WHICH I
 06:54:28 DON'T THINK ONE DAY A WEEK IS SUFFICIENT FOR 200 PEOPLE'S
 06:54:31 WORTH OF GARBAGE.
 06:54:32 I ALSO HAVE A CONCERN, AND YOU MENTIONED PROPERTY VALUES.
 06:54:41 I TALKED TO AT LEAST TWO REALTORS THAT SPECIALIZE IN MARSH
 06:54:45 LANDING, ONE OF WHICH I TALKED TO, HE LIVES IN ONE OF THE
 06:54:50 CONDOS AFFECTED BY THIS.
 06:54:53 HE'S NOT HERE TODAY.
 06:54:54 HE WAS PLANNING ON BEING HERE TODAY, BUT HE COULDN'T BECAUSE
 06:54:57 OF PRIOR ENGAGEMENTS.
 06:55:00 AND THE TWO REALTORS I TALKED TO, ONE I TALKED TO LIVES IN
 06:55:04 FOUNTAIN LAKES ADJACENT PROPERTY, BUT THEY ARE BOTH EXPERTS
 06:55:07 ON MARSH LANDING PROPERTIES.
 06:55:10 AND THEY BOTH SAID THAT THIS WILL AFFECT OUR PROPERTY
 06:55:13 VALUES.
 06:55:14 I UNDERSTAND EXTENDED STAY YOU HAVE GUESTS THAT DON'T NEED

06:55:23 TO GO IN AND OUT TO GO TO RESTAURANTS, BUT THEY ARE THERE
 06:55:26 FOR A PURPOSE.
 06:55:27 THEY WILL BE GOING IN AND OUT DURING THE DAY AT VARIOUS
 06:55:32 TIMES, GOING TO RESTAURANTS, DOING WHATEVER SIGHT SEEING OR
 06:55:38 WHAT BUSINESS THEY HAVE THERE.
 06:55:39 SO THERE'S GOING TO BE TRAFFIC AND NOISE FROM THAT.
 06:55:42 >>Anthony Gargano: SIR, YOU HAVE 30 SECONDS LEFT.
 06:55:46 >> AND I APPRECIATE THE DISCUSSION ABOUT INCREASED
 06:55:50 VEGETATION, SPECIFICALLY IN THOSE AREAS OF GAPS.
 06:55:56 I THINK I SAW MY BEDROOM WINDOWS IN ONE OF THE PICTURES FROM

06:55:59 THE DRONE.
 06:56:02 AND I ASKED FOR CONCERTED EFFORT TO MINIMIZE THE EFFECT IF
 06:56:08 THIS IS GOING TO PROCEED, FOR MYSELF AND FOR MY NEIGHBORS.
 06:56:14 THANK YOU.
 06:56:17 >>Tammy Duran: THAT'S ALL.
 06:56:18 >>Anthony Gargano: THAT'S IT.
 06:56:19 JUST ONE.
 06:56:20 ANYONE ELSE HERE FROM THE PUBLIC TO BE HEARD?
 06:56:22 I'LL CLOSE THE PUBLIC PORTION.
 06:56:25 IT SEEMS LIKE THERE ARE SOME ISSUES, AND THERE ARE SOME
 06:56:35 DIFFERENCES AMONG THE BOARD MEMBERS WHAT I WOULD LIKE TO DO
 06:56:45 BEFORE CALLING FOR A MOTION, I WOULD LIKE TO POLL THE BOARD
 06:56:50 AS TO WHAT YOUR CURRENT THINKING IS.
 06:56:53 JIM, I'D LIKE TO START WITH YOU.
 06:56:56 >>Jim Wallace: I WOULD ACTUALLY -- I'M LOST BECAUSE I WOULD

 06:57:02 LIKE TO TRY TO MOVE THIS FORWARD, BUT I REALLY DON'T KNOW
 06:57:06 LEGALLY AND EFFECTIVELY, OPERATIONALLY WE COULD DO.
 06:57:11 ARE THE ISSUES SO BIG THAT WE MUST -- EITHER DENY IT OR THE
 06:57:16 APPLICANT ASK FOR A CONTINUANCE OR NANCY AND MARY, IS THERE
 06:57:21 SOMETHING THAT WE CAN DO TO TRY TO MOVE THIS FORWARD BUT
 06:57:24 STILL BE ASSURED IN SOME MECHANISM THAT THE CONCERNS ARE
 06:57:33 GOING TO BE ADDRESSED?
 06:57:36 >>Nancy Stroud: I THINK THE CONCERNS ARE SIGNIFICANT ENOUGH
 06:57:38 THAT IT WOULD BE PRUDENT TO WAIT AT LEAST A MONTH AND SEE IF
 06:57:44 WE CAN MAKE PROGRESS, IF THE APPLICANT CAN MAKE PROGRESS
 06:57:49 TALKING WITH THE CONDO ASSOCIATION AND THE INDIVIDUALS.
 06:57:52 AND STAFF CAN ALSO MAKE PROGRESS WITH THE APPLICANT IN HAD
 06:57:55 COMING UP WITH SOME LANGUAGE FOR A CONDITION, IF THAT'S
 06:58:00 NECESSARY.
 06:58:00 >>Jim Wallace: IT WOULD BE DIFFICULT TO PUT IN VERBIAGE THAT
 06:58:05 WOULD ASSURE US.
 06:58:06 >>Nancy Stroud: RIGHT.
 06:58:07 I THINK THAT THE COUNCIL WOULD PROBABLY APPRECIATE THAT
 06:58:11 CARE.
 06:58:11 >>Jim Wallace: THAT IS THE ADVICE I'M LOOKING FOR.
 06:58:13 THANK YOU.
 06:58:14 >>Anthony Gargano: KRISTIN?
 06:58:15 >>Kristin Jeannin: YEAH, I'M IN AGREEMENT WITH WHAT NANCY
 06:58:18 SAID.
 06:58:18 I THINK IT DESERVES MORE TIME.

 06:58:21 >>Barry Jones: THE APPLICANT HAS TO REQUEST A CONTINUANCE.
 06:58:25 >>Nancy Stroud: NO, NO.
 06:58:27 THE BOARD CAN CONTINUE IT WITHOUT THE APPLICANT'S REQUEST.
 06:58:31 WE LIKE TO HAVE THE APPLICANT REQUEST --
 06:58:33 >>Barry Jones: -- ARCHITECTURAL FOR THE ENTRY AS WELL AS THE
 06:58:36 LANDSCAPING, YES.

06:58:41 >>Al Paivandy: AGREE.
 06:58:42 >>Anthony Gargano: AGREE.
 06:58:43 >>James Tatooles: I JUST THINK IT'S COMPLICATED ENOUGH THAT
 06:58:47 WE CAN'T SOLVE IT RIGHT NOW, BUT WE SHOULD ALLOW THEM THE
 06:58:51 OPPORTUNITY TO OFFER SOME SOLUTIONS FROM THEIR SIDE.
 06:58:55 >>Dan Williams: THE THREE ITEMS THAT WE ASKED TO BE
 06:58:58 ADDRESSED ARE THE ONE, LINE OF SIGHT GOING BOTH DIRECTIONS.
 06:59:03 TWO, POTENTIAL FLOODING CONCERNS, AND THREE, CERTAIN ASPECTS
 06:59:08 OF THE DESIGN.
 06:59:11 >>Anthony Gargano: SO IT SEEMS LIKE THE CONSENSUS ON THE
 06:59:14 BOARD IS, AS I HAD MENTIONED EARLIER, THAT THERE'S HOMEWORK
 06:59:19 TO BE DONE HERE.
 06:59:21 I THINK IT WOULD BEHOOVE THE APPLICANT TO ASK TO CONTINUE
 06:59:28 WHILE YOU WORK WITH THE MARSH LANDING RESIDENTS, SLASH, HOA
 06:59:33 AND OUR STAFF TO COME TO THE SITUATION WHERE IT COULD MAKE
 06:59:44 SENSE TO MOVE FORWARD.
 06:59:45 I DON'T THINK IT MAKES SENSE AT THIS POINT.
 06:59:46 >>James Tatooles: I DON'T THINK WE COULD OFFER A POSITIVE
 06:59:50 SOLUTION, BUT IT'S GOT TO BE SOME KIND OF COMPROMISE BETWEEN

 06:59:54 THE TWO.
 06:59:55 >>Anthony Gargano: THAT'S MY RECOMMENDATION.
 06:59:58 >>Jim Wallace: MARY, IF THEY ARE EXPEDITIOUS, IF THE
 07:00:01 APPLICANT IS EXPEDITIOUS AND OBVIOUSLY THE CONDO ASSOCIATION
 07:00:05 IS ANXIOUS TO HAVE IT RESOLVED, IS IT POSSIBLE FOR THEM TO
 07:00:09 GET SCHEDULED NEXT MONTH?
 07:00:11 >>Mary Gibbs: WELL, NEXT MONTH IS ACTUALLY IN TWO WEEKS.
 07:00:16 THE NEXT MONTH MEETING --
 07:00:19 >>Jim Wallace: I SAID EXPEDITIOUS.
 07:00:20 >>Mary Gibbs: THAT'S REALLY EXPEDITIOUS.
 07:00:22 WE HAVE A MEETING, BECAUSE I FORGET, THIS WAS RESCHEDULED
 07:00:27 FROM THE HURRICANE.
 07:00:28 SO OUR NEXT MEETING IS NOVEMBER 12 AND OUR MEETING AFTER
 07:00:31 THAT IS DECEMBER 10.
 07:00:33 I MIGHT ASK THE APPLICANT HOW EXPEDITIOUS YOU GUYS THINK YOU
 07:00:39 CAN BE.
 07:00:40 >> WE'RE OKAY WITH EXPEDITIOUS.
 07:00:41 TWO WEEKS.
 07:00:42 >>Mary Gibbs: YOU CAN SAY TWO WEEKS.
 07:00:46 THAT IS TOUGH TO ACHIEVE, BUT YOU COULD SAY TWO WEEKS AND
 07:00:51 THEN IF IT DOESN'T WORK OUT, THEY WOULD HAVE TO BE IN
 07:00:56 DECEMBER.
 07:00:59 >>Jim Wallace: TRYING TO MOVE IT FORWARD.
 07:01:03 >>Barry Jones: IN ORDER TO MOVE IT FORWARD, YOU'LL COME BACK
 07:01:05 WITH SOME SORT OF PLANTING PLAN THAT DEPICTS IN SOME SORT OF

 07:01:08 DETAIL WHAT PLANTINGS WOULD GO WHERE AND HAVE SOME SORT OF
 07:01:13 AGREEMENT WITH THE CONDO BOARD IN EFFECT TO BE ABLE TO PLANT

07:01:16 EITHER IN THE PRESERVE OR WITHIN THEIR COMMON SPACE.
 07:01:19 IS THAT A FAIR --
 07:01:22 >> BARRY, WHAT I PLAN TO DO IS WHATEVER THE DISCUSSIONS WE
 07:01:25 HAVE WITH THE HOA, WE'LL HAVE BILL PRYSI COME UP WITH A
 07:01:29 LANDSCAPE PLAN THAT HELPS IDENTIFY WHAT TYPE OF MATERIAL
 07:01:31 WILL BE USED IN THE SCREENING IN THOSE AREAS.
 07:01:35 >> TERRIFIC.
 07:01:35 >> SO YOU GUYS WILL HAVE AN ACTUAL PLAN TO JUDGE BY.
 07:01:38 >>Barry Jones: YOU'LL GIVE US INFORMATION ON THE DUMPSTER
 07:01:41 ENCLOSURES AND CLEAN UP THAT THING ON THE PARKING BUMPERS,
 07:01:44 THE OVERHANG.
 07:01:46 >> DUMPSTER ENCLOSURE, I THOUGHT IT WAS OKAY.
 07:01:49 WE DID THE MATERIAL WITH THE D.O. WITH THE ARCHITECTURE OF
 07:01:51 THE BUILDING.
 07:01:52 YOU WANT TO HAVE THAT NOW?
 07:01:56 >>Barry Jones: HISTORICALLY WE'VE BEEN GETTING DUMPSTER
 07:01:58 ENCLOSURE ARCHITECTURAL DETAIL WITH THE STRUCTURES.
 07:02:00 >> IF YOU WANT TO HAVE IT NOW, WE'LL DO IT NOW.
 07:02:03 I DON'T WANT TO LEAVE THAT OFF AND HAVE YOU GUYS EXPECTING
 07:02:12 TO SEE THAT.
 07:02:13 >>Barry Jones: -- WASN'T MATCHING UP WITH THE BUILDING.
 07:02:16 THAT'S ALL.
 07:02:18 >>Jim Wallace: YOUR CROSS SECTION WITH THE PARKING, I HAVE

 07:02:20 TO BE HONEST WITH YOU, I THOUGHT IT WAS SUSPICIOUS.
 07:02:24 PLEASE, TAKE THIS IN THE RIGHT WAY, THAT ALL THE OTHER
 07:02:27 MEASUREMENTS WERE THERE EXCEPT THE MEASUREMENT OF THE HYATT
 07:02:31 PARKING SPACE.
 07:02:33 EVERYWHERE ELSE FIVE FEET, SIX FEET, 20 FEET, THE ONLY
 07:02:37 MEASUREMENT MISSING WAS THE HYATT PARKING.
 07:02:40 IT MADE ME SUSPICIOUS.
 07:02:41 WHEN BARRY BROUGHT IT UP, I WENT -- MAYBE SOMEBODY FORGOT TO
 07:02:47 PUT IT IN.
 07:02:48 >> I'M SURE THAT IS BECAUSE I HAVE IT ON THE PLANS READY TO
 07:02:51 SUBMIT.
 07:02:53 >> THE AUDI HAS TO MOVE BACK A COUPLE OF FEET.
 07:02:56 >> IF THERE IS A PARKING BUMPER THERE, WE'LL PUT THE PARKING
 07:02:59 BUMPER AND PUT THE CAR IN CORRECTLY.
 07:03:01 >>Anthony Gargano: I'LL MAKE A RECOMMENDATION, YOU MENTIONED
 07:03:04 MEETING WITH THE HOA, I MAKE A RECOMMENDATION THAT YOU NOT
 07:03:07 ONLY MEET WITH THE MASTER ASSOCIATION BUT YOU HAVE A
 07:03:09 REPRESENTATIVE FROM THE SUBASSOCIATION, THE PEOPLE DIRECTLY
 07:03:14 INVOLVED THAT ARE AFFECTED.
 07:03:21 >>Nancy Stroud: MR. CHAIR, YOU DO NEED A MOTION TO CONTINUE
 07:03:26 BEFORE YOU CLOSE THE ITEM.
 07:03:29 >>Anthony Gargano: THAT'S WHERE I WAS GOING NEXT.
 07:03:31 THANK YOU.
 07:03:32 A MOTION FOR CONTINUANCE?

07:03:40 YOU'RE GOING TO MAKE THE MOTION.

07:03:46 SOMEBODY IS GOING TO MAKE THE MOTION AND SECOND.

07:03:49 WHO IS MAKING THE MOTION?

07:03:52 >>Barry Jones: MAKE A MOTION TO CONTINUE THIS.

07:03:54 >>Anthony Gargano: BARRY MADE THE MOTION.

07:03:59 AL SECONDED.

07:04:00 >>Kristin Jeannin: YES.

07:04:02 >>Barry Jones: AYE.

07:04:04 >>Al Paivandy: YES.

07:04:06 >>James Tatooles: YES.

07:04:08 >>Jim Wallace: YES.

07:04:09 >>Dan Williams: YES.

07:04:11 >>Anthony Gargano: YES.

07:04:11 THANK YOU.

07:04:14 >> THANK YOU.

07:04:20 >>Anthony Gargano: NEXT IS STARBUCKS.

07:04:25 LADIES AND GENTLEMEN.

07:04:53 [SOUNDING GAVEL]

07:04:54 WE HAVE A MEETING TO CONTINUE.

07:06:14 >>Mary Gibbs: THIS LAST CASE OTHER THAN AN ORDINANCE THAT WE

07:06:18 HAVE COMING UP, IS DEVELOPMENT ORDER FOR STARBUCKS.

07:06:23 IF YOU RECALL OVER BY THE LOWE'S PLAZA ON CORKSCREW ROAD,

07:06:29 RECENTLY APPROVED A WAWA GAS STATION.

07:06:32 AND RIGHT DIRECTLY WEST OF THIS IS A PROPOSED STARBUCKS.

07:06:37 THIS IS THE DEVELOPMENT ORDER, SO THE ZONING HAS ALREADY

07:06:42 BEEN APPROVED AND EVERYTHING IS IN ORDER.

07:06:44 I'M NOT GOING TO BELABOR THIS BECAUSE I KNOW IT'S LATE.

07:06:47 I'LL LET THE APPLICANT GET UP AND JUST EXPLAIN WHAT THEY

07:06:50 HAVE DONE.

07:06:51 YOU'VE SEEN IT, BUT IT'S BEEN A LITTLE WHILE SINCE YOU'VE

07:06:55 SEEN IT.

07:06:56 JEFF WILLIAMS FROM KONOVER GET UP AND RUN THROUGH IT FOR

07:07:01 YOU.

07:07:16 >>Jeff Williams: THANK YOU, EVERYBODY, FOR BEING HERE

07:07:18 TONIGHT.

07:07:18 I APPRECIATE IT.

07:07:19 CONGRATULATIONS ON YOUR NEW APPOINTMENT.

07:07:21 MY NAME IS JEFF WILLIAMS.

07:07:22 I'M THE EXECUTIVE VICE PRESIDENT OF DEVELOPMENT CONSTRUCTION

07:07:27 FOR KONOVER SOUTH.

07:07:29 I'LL TRY TO GO THROUGH QUICKLY AND EFFICIENTLY BUT STILL BE

07:07:32 CLEAR.

07:07:33 HOPEFULLY THIS IS A RELATIVELY EASY ONE FOR YOU AND WE CAN

07:07:35 ALL GET OUT OF HERE REAL QUICK.

07:07:38 THANK YOU, MARY.

07:07:39 FIRST OF ALL, I ACTUALLY WOULD LIKE TO THANK MARY AND HER

07:07:42 STAFF.
 07:07:43 I WORKED WITH MARY FOR A VERY LONG TIME.
 07:07:45 THIS IS NOT MY FIRST DEVELOPMENT IN THE VILLAGE OF ESTERO.
 07:07:48 BOTH OF MY KIDS WHO ARE NOW GROWN WERE BORN HERE AND THERE
 07:07:51 IS A LOT OF DEVELOPMENT GOING ON IN THE VILLAGE OF ESTERO.

07:07:55 MARY HANDLES THAT FANTASTICALLY AND IS VERY COMMUNICATIVE
 07:08:00 AND PROBABLY WISHES I WASN'T AS COMMUNICATIVE FROM TIME TO
 07:08:05 TIME, BUT WE TRY TO BE VERY DETAILED.
 07:08:08 FIRST OF ALL, I WOULD LIKE TO MENTION THAT STAFF HAS
 07:08:10 RECOMMENDED APPROVAL OF THIS PROJECT.
 07:08:12 THIS PROJECT DOES HAVE ZONING CONSISTENT WITH THE USE.
 07:08:17 IT IS IN ALREADY A COMMERCIALLY APPROVED AND ACTIVE PUD AS
 07:08:21 YOU GUYS KNOW IN THE EXISTING LOWE'S PLAZA AND IT IS RIGHT
 07:08:24 NEXT TO THE CURRENT WAWA WHICH IS UNDER CONSTRUCTION.
 07:08:28 THE FIRST SLIDE POINTS OUT THE LOCATION TO YOU GUYS AND
 07:08:32 SHOWS THE STRAP NUMBER OF THE PARCEL WHICH YOU'RE VERY
 07:08:34 FAMILIAR WITH.
 07:08:35 AGAIN, THIS SHOWS THE EXISTING SITE PLAN FROM THE ZONING
 07:08:39 DOCUMENTS.
 07:08:39 WE ARE IN THE PARCEL TO THE TOP RIGHT ALONG WITH THE WAWA
 07:08:43 DEVELOPMENT.
 07:08:43 THIS SHOWS THE OVERALL SITE PLAN.
 07:08:49 JUST A COUPLE OF ITEMS THAT I WANTED TO POINT OUT ON THIS
 07:08:54 SITE PLAN ON THE CALCULATION SHEETS IS ON THE BUILDING
 07:08:58 PERIMETER PLANTING STANDARDS, THERE IS A REQUIREMENT OF 1400
 07:09:02 SQUARE FEET.
 07:09:03 WE HAVE ALMOST 6900 SQUARE FEET PROVIDED.
 07:09:06 ON THE OPEN SPACE AND STORMWATER REQUIREMENTS, THERE IS A
 07:09:09 30% REQUIREMENT.
 07:09:11 WE HAVE 55.2% OF THAT CALCULATION.

07:09:14 AND OF THE LANDSCAPING OF THE PARKING IN VEHICLE AREAS, WHAT
 07:09:18 IS REQUIRED IS 2300 SQUARE FEET AND WE PROVIDE OVER 25,000
 07:09:22 SQUARE FEET.
 07:09:23 SO WE PUT A LOT OF INTENTION INTO THE GREENSPACE, THE
 07:09:27 LANDSCAPING, THE FLOW OF THE PARKING LOT AND OF THE
 07:09:29 ARCHITECTURE WHICH WE WILL GET TO.
 07:09:32 THIS SHOWS THE ACCESS DRIVES, WHICH ARE HIGHLIGHTED IN
 07:09:39 YELLOW.
 07:09:40 AS YOU CAN SEE, THERE IS AN ACCESS DRIVE ON ESTERO TOWN
 07:09:43 COMMONS, WHICH IN THIS DEVELOPMENT IS AN EXIT ONLY FROM THE
 07:09:47 STARBUCKS SIDE.
 07:09:48 THAT WAS PUT IN PLACE BECAUSE AS YOU GUYS KNOW THERE'S VERY
 07:09:51 LIMITED ACCESS ON THE WAWA SITE.
 07:09:53 WITH THEIR FUEL TRUCKS, WE DIDN'T WANT ANY CONFLICTS WITH
 07:09:56 THE FUEL TRUCKS COMING IN TO THE STARBUCKS DEVELOPMENT.
 07:10:00 THEN WE HAVE THE ACCESS ALONG TOWN COMMONS AS WELL, WHICH

07:10:05 FUNCTIONS FANTASTICALLY BECAUSE WHEN YOU PULL IN, YOU CAN
 07:10:07 PULL DIRECTLY INTO PARKING WITH A LEFT OR A RIGHT AND YOU
 07:10:11 CAN GO DIRECTLY INTO THE DRIVE-THROUGH LANE, WHICH HAS ALL
 07:10:14 THE REQUIRED STACKS AND MEETS THE REQUIREMENT OF A FULL
 07:10:17 BYPASS LANE AS REQUIRED BY THE ESTERO CODE.
 07:10:19 WE WERE ABLE TO GET A FULL DEVELOPMENT THAT SATISFIED ALL OF
 07:10:29 THE VILLAGE CODE AS WELL AS EXISTING REQUIREMENTS WITHIN THE
 07:10:32 PUD ZONING PREVIOUSLY APPROVED UNDER LEE COUNTY AND WE WERE
 07:10:35 ABLE TO DO THAT WITHOUT REQUESTING ANY VARIANCES OR WAIVERS.

07:10:38 THAT IS A VERY BIG CHALLENGE.
 07:10:39 IT'S ALWAYS ONE OF OUR GOALS.
 07:10:43 THIS JUST SHOWS SOME OF THE SITE FEATURES WHICH AS YOU GUYS
 07:10:46 KNOW ARE VERY IMPORTANT IN A LOT OF COMMUNITIES BUT ARE THE
 07:10:49 STANDARD IN THE VILLAGE OF ESTERO.
 07:10:50 WE HAVE COVERED PATIO SEATING.
 07:10:53 SIDEWALK CONNECTIVITY THROUGHOUT THE ENTIRE SITE.
 07:10:56 PUBLIC OUTDOOR SEATING AREAS.
 07:10:57 WE HAVE BIKE RACKS AND THEN AGAIN, AS I MENTIONED
 07:11:00 PREVIOUSLY, THE DRIVE-THROUGH LANE AREA AND THEN WE HAVE AN
 07:11:03 ADDITIONAL OUTDOOR SEATING AREA WHICH WE PUT ON THE REAR TO
 07:11:06 TAKE ADVANTAGE OF THAT OPEN SPACE TO THE RIGHT OF THE
 07:11:08 BUILDING AND THAT IS FOR STARBUCKS CUSTOMERS.
 07:11:13 THIS IS JUST HIGHLIGHTING OUR LANDSCAPING PLAN.
 07:11:22 IT'S A VERY ROBUST LANDSCAPING PLAN.
 07:11:25 AS I'M SURE YOU GUYS WOULD BE HAPPY TO KNOW WE HAVE BOTH
 07:11:29 BALD CYPRESSES AND SLASH PINES PLANTED AT 20 FEET ON THIS
 07:11:34 PLAN.
 07:11:34 NOT A MINIMUM OF 16 FEET.
 07:11:36 THE AREAS THOSE ARE OBVIOUSLY NATIVE PLANTS AND VERY
 07:11:39 FAST-GROWING PLANTS AS WELL AND THEY ARE PLANTED IN
 07:11:42 APPROPRIATE LOCATIONS FOR THIS PARTICULAR DEVELOPMENT BUT
 07:11:45 ALSO TO BE CONGRUENT WITH THE ENTIRE COMMUNITY.
 07:11:49 MORE DETAILS ON THE LANDSCAPING PLAN.
 07:11:53 WE HAVE BUFFERS ALL ALONG THE SITE.

07:11:58 WE HAVE OUR LANDSCAPE -- SORRY, OUR ENGINEERING TEAM HERE.
 07:12:02 WE CAN ANSWER ANY SPECIFIC QUESTIONS IF YOU WANT, BUT WE
 07:12:05 MEET ALL THE REQUIREMENTS FOR QUANTITY, FOR QUALITY, FOR
 07:12:08 HEIGHT AND FOR NATIVE REQUIREMENTS ON THIS SITE AND IT IS A
 07:12:12 VERY ROBUST LANDSCAPING PLAN.
 07:12:14 ON THE ARCHITECTURE, SO AS YOU GUYS MAY --
 07:12:22 >>Anthony Gargano: LET ME INTERRUPT FOR A SECOND SINCE WE'RE
 07:12:24 CHANGING OVER TO ARCHITECTURE NOW, I HAVE A COUPLE OF
 07:12:29 HOUSEKEEPING ITEMS.
 07:12:31 ONE, HAS THERE BEEN ANY EX PARTE COMMUNICATIONS ON THIS
 07:12:34 APPLICATION?
 07:12:35 >> NO.

07:12:35 >> NO.
 07:12:36 >>Anthony Gargano: ANYBODY HAVE ANY CONFLICTS?
 07:12:37 >> NO.
 07:12:38 >> NO.
 07:12:38 >>Anthony Gargano: THANK YOU.
 07:12:40 >> THANK YOU, SIR.
 07:12:41 ON THE ARCHITECTURE, MANY NATIONAL RETAILERS IF NOT ALL
 07:12:47 RETAILERS HAVE A PROTOTYPE.
 07:12:48 I BELIEVE YOU HEARD THE ALDI FOLKS TALK ABOUT THAT EARLIER.
 07:12:52 THE TYPICAL WAY YOU GO ABOUT IT IS START WITH YOUR PROTOTYPE
 07:12:57 REGARDLESS OF WHAT THE CODE IS AND THEN ADJUST.
 07:13:00 WE DID NOT DO THAT.
 07:13:00 IN OUR TALKS WITH STARBUCKS FROM THE VERY BEGINNING, THIS

 07:13:03 WAS GOING TO BE A STARBUCKS.
 07:13:04 WE ARE NOT ONLY THE PROPERTY OWNER BUT WE WILL BE THE
 07:13:07 LONG-TERM LANDLORD AS WELL.
 07:13:08 WE STARTED FROM SCRATCH.
 07:13:09 AND WHAT WE DID IS, FIRST OF ALL, WE INCREASED THE BUILDING
 07:13:13 A LITTLE BIT FROM THE STARBUCKS PROTOTYPE.
 07:13:14 SO WE ADDED 300 SQUARE FEET OF EXTRA SPACE ON THE INTERIOR
 07:13:19 FOR TWO REASONS.
 07:13:20 WHEN STARBUCKS IS IN HIGHER END, HIGHER INCOME COMMUNITIES,
 07:13:29 THEIR FREE-STANDING BUILDINGS TEND TO PERFORM A LITTLE BIT
 07:13:31 BETTER AND THEY TEND TO DRAW PEOPLE IN WHO SOMETIMES WILL
 07:13:34 STAY A LITTLE BIT LONGER BECAUSE YOU GUYS HAVE PUBLIC
 07:13:37 AMENITIES.
 07:13:37 WE HAVE OUTDOOR SEATING FOR THE PUBLIC, OUTDOOR SEATING FOR
 07:13:40 THE CUSTOMERS.
 07:13:40 SO THAT EXTRA SPACE HELPS BECAUSE AS WE ALL LOVE OUTDOOR
 07:13:44 SEATING IN FLORIDA, WHERE DO WE ALL END UP?
 07:13:47 INSIDE.
 07:13:48 WE KNOW WHAT IT'S LIKE IN AUGUST IN ESTERO.
 07:13:50 VERY, VERY HOT.
 07:13:51 WE ADDED A LITTLE BIT OF SQUARE FOOTAGE TO THE BUILDING AND
 07:13:55 ALSO THE PROXIMITY TO 75, WE THOUGHT IT WAS APPROPRIATE TO
 07:13:58 MAKE IT A LITTLE BIGGER.
 07:14:00 WHEN WE GOT INTO THE ARCHITECTURE, WE STARTED WITH KIND OF
 07:14:02 TWO GOALS.

 07:14:03 THE FIRST GOAL IS NO VARIANCES, NO WAIVERS.
 07:14:06 WE WANTED TO WORK WITH WHAT IS REQUIRED.
 07:14:08 THE SECOND GOAL THAT WE DID WAS TO DRAW ARCHITECTURAL STYLE
 07:14:11 FROM THE COCONUT POINTE DESIGN REGULATIONS WHICH WERE
 07:14:15 HEAVILY INFLUENCED IN THE LDC.
 07:14:17 SO WE CREATED WITH THE HELP OF OUR ARCHITECT, WE CREATED AN
 07:14:22 ARCHITECTURAL STYLE THAT IS BOTH CONSISTENT WITH CURRENT DAY
 07:14:27 MEDITERRANEAN BUT ALSO MEDITERRANEAN REVIVAL.

07:14:29 SO SOME OF THE THINGS THAT WE DID IS CONTRASTING COLORS THAT
 07:14:33 ARE IN AN APPROPRIATE MEDITERRANEAN PALETTE.
 07:14:39 YOU CAN SEE THE DIFFERENT EARTH TONES THAT WE HAVE AND YOU
 07:14:41 CAN SEE THE DIFFERENT USE OF BANDS AND COLORS ON COLUMNS AND
 07:14:46 PROJECTIONS THAT CREATE THAT CONTRAST.
 07:14:49 SOME OF THE OTHER THINGS THAT WE DID TO BE CONSISTENT WITH
 07:14:52 COCONUT POINTE IS WE DIDN'T TAKE THE GLAZING ALL THE WAY
 07:14:55 DOWN TO THE BOTTOM.
 07:14:56 YOU SEE THAT IN A LOT OF RETAILERS. WE HAVE A LITTLE BIT OF
 07:14:59 RELIEF ON THE BOTTOM OF THE WINDOWS THAT ADDS A LITTLE BIT
 07:15:02 OF A HIGHER LEVEL LOOK.
 07:15:04 WE USED TRELLISES, WOODEN TRELLISES, VERY TYPICAL IN
 07:15:08 MEDITERRANEAN ARCHITECTURE.
 07:15:09 AS YOU CAN SEE, WE HAVE BANDING.
 07:15:11 WE HAVE ARCH BANDING.
 07:15:13 WE HAVE LARGER CORNICES.
 07:15:15 THE WOOD CORNICES UP BY THE TOWER FEATURE MATCH THE WOODEN

 07:15:20 CANOPIES THAT OVERHANG DOWN ON THE GROUND LEVEL.
 07:15:23 IT IS VERY CONGRUENT.
 07:15:25 WE DID FOUR-SIDED ARCHITECTURE ALL THE WAY AROUND.
 07:15:27 AND EACH SIDE OF OUR BUILDING HAS BOTH HORIZONTAL AND
 07:15:30 VERTICAL ARTICULATION.
 07:15:32 SO THERE ARE BUMP-OUTS AND BUMP-UPS ON EVERY SIDE OF THIS
 07:15:36 BUILDING.
 07:15:37 WE THINK THAT THE USE OF TILE AS WELL, I'M NOT EVEN SURE IF
 07:15:42 THAT IS A REQUIREMENT.
 07:15:43 I JUST ASSUMED IT WAS A REQUIREMENT WHEN WE DID THIS BECAUSE
 07:15:46 IT IS KIND OF A STANDARD.
 07:15:47 WE DO HAVE THE LARGE TOWER FEATURE WITH THE TILE ROOF ON IT.
 07:15:51 THIS IS JUST AN ADDITIONAL LOOK OF OTHER SIDES OF THE
 07:15:56 ELEVATION.
 07:15:56 ON THE BOTTOM, YOU CAN SEE A GOOD LOOK AT BOTH THE ARCHED
 07:16:00 STUCCO RELIEFS AS WELL AS THE WOODEN CANOPIES OR TRELLISES,
 07:16:04 IF YOU WILL, THAT GO OVER IT WITH ANOTHER BAND ON TOP.
 07:16:08 WE ALIGNED OUR CONTROL JOINTS WITH THE COLUMNS SO THAT WILL
 07:16:13 GIVE YOU A LITTLE BIT MORE UNDERSTANDING OF HOW DETAILED WE
 07:16:16 WERE.
 07:16:16 IF YOU SEE IN THE CENTER SECTION THE UP AND THE VERTICAL
 07:16:20 LINES IN THE STUCCO ALIGN WITH THE COLUMNS UNDERNEATH IT.
 07:16:23 IT MAKES IT A LOT CLEANER LOOK.
 07:16:25 ESTERO TOWN COMMONS SITE LIGHTING PLAN, THE SITE LIGHTING
 07:16:35 PLAN MEETS ALL REQUIREMENTS.

 07:16:37 OUR LIGHTING PLAN IS BEING DONE AND INSTALLED BY FPL.
 07:16:38 SO IT MEETS ALL THE REQUIREMENTS OF THE CURRENT ZONING OF
 07:16:41 THE VILLAGE OF ESTERO AS WELL AS STARBUCKS' REQUIREMENTS.
 07:16:43 ON OUR SIGN, I TOOK A LITTLE WHILE TO GET HERE BECAUSE THERE

07:16:52 WERE CONFLICTS BETWEEN THE CURRENT ZONING IN THE PUD AND THE
 07:16:55 VILLAGE'S ZONING.
 07:16:56 WE GOT TO A POINT THAT IT ACCOMMODATES ALL OF THOSE ITEMS.
 07:16:59 WE USED STONE BASE HERE ON THE SIGN, DON'T HAVE IT ON THE
 07:17:05 BUILDING.
 07:17:05 BUT ON THE BUILDING, WE HAVE PERIMETER LANDSCAPING THAT GOES
 07:17:08 ALL THE WAY AROUND, AND THAT LANDSCAPING IS SIMPSON STOMPER
 07:17:12 HEDGES, WHICH IS A NATIVE PLANT THAT CAN GROW IN A
 07:17:15 CONTINUOUS HEDGE.
 07:17:17 YOU CAN GROW THE HEDGE UP TO 20 FEET.
 07:17:19 WE'LL BE TAKING THAT HEDGE RIGHT UP TO THE LINE, IF YOU LOOK
 07:17:23 AT THE TOP ELEVATION HERE AND YOU SEE THE STUCCO BANDS ON
 07:17:26 THE LEFT COLUMN AND RIGHT COLUMN, IN BETWEEN THERE, THAT
 07:17:30 SIMPSON STOMPER HEDGE WILL COME ALL THE WAY UP TO THAT
 07:17:33 HEIGHT.
 07:17:34 A NICE CLEAN LOOK WITH PERIMETER LANDSCAPING ALL AROUND,
 07:17:39 FOUNDATION PLANTING, I'M SORRY, ALL THE WAY AROUND THE
 07:17:42 ENTIRE BUILDING.
 07:17:43 WE DIDN'T HAVE THAT.
 07:17:44 WE WEREN'T GOING TO DO THAT ON THE SIGNAGE SO WE ADDED A
 07:17:48 STONE BASE TO OUR SIGN WHICH COMPLEMENTS THE SAME STYLE AS

 07:17:52 APPROVED WAWA SIGN ELEVATIONS.
 07:17:53 THE STONE IS SLIGHTLY DIFFERENT BUT WE RESEARCH DIFFERENT
 07:17:56 TYPES OF STONES THAT WERE COMMON IN MEDITERRANEAN BUILDING
 07:17:59 AND THAT'S WHERE WE CAME UP WITH THE STACKED STONE THAT WE
 07:18:05 USED HERE.
 07:18:06 I BELIEVE THAT IS IT.
 07:18:10 I HAVE OUR ENGINEER -- OUR ARCHITECTURAL FIRM AND OUR
 07:18:15 TRAFFIC FIRM HERE TO ANSWER ANY QUESTIONS THAT YOU MAY HAVE.
 07:18:18 I'M HAPPY TO ANSWER ANY QUESTIONS.
 07:18:19 THE LAST THING I WOULD ADD ON THE TRAFFIC REPORT, WE DID ALL
 07:18:22 THE REQUIRED TRAFFIC STUDIES.
 07:18:24 WE LOOKED AT SOME ADDITIONAL POINTS WITHIN THE DEVELOPMENT
 07:18:28 AT THE REQUEST OF THE VILLAGE, AND ALL OF OUR POINTS OF
 07:18:33 TRAFFIC THAT WE ANALYZED MEETS ALL THE REQUIREMENTS AND
 07:18:36 THAT'S REFLECTED IN THE STAFF REPORT AS WELL.
 07:18:39 >>Jim Wallace: I HAVE ONE QUESTION ON YOUR SIGNAGE.
 07:18:42 DO YOU HAVE NO GROUND COVER LANDSCAPING AROUND THE BASE?
 07:18:45 >> NO, NO.
 07:18:45 THERE IS LANDSCAPING AROUND IT.
 07:18:47 IT'S JUST NOT THE SAME EXACT HEDGE.
 07:18:49 >>Jim Wallace: I SAY THAT BECAUSE WHEN YOU HAVE GROUND
 07:18:53 COVER, WE HAVE OFTEN RECOMMENDED THAT MAYBE YOU DO A THREE
 07:18:56 FOOT BASE INSTEAD OF TWO FOOT BASE SO YOU DON'T WASTE ALL
 07:19:00 YOUR MONEY ON STONE THAT NOBODY SEES.
 07:19:03 >> SURE.

07:19:03 WE'RE HAPPY TO DO IT IF COLLECTIVELY WE WANTED TO CHANGE
 07:19:08 THAT AS A GROUP, WE'RE HAPPY TO DO THAT.
 07:19:11 WE DO HAVE LANDSCAPING ALL AROUND THE SIGNAGE AND THAT'S
 07:19:14 CLEAR ON THE LANDSCAPE PLANS.
 07:19:15 WE JUST DON'T HAVE THE SPECIFIC SAME HEDGE AS ON THE
 07:19:19 BUILDING.
 07:19:22 >>Michael Sheeley: DID YOU BRING COLOR SAMPLES WITH YOU
 07:19:23 TODAY?
 07:19:24 >> SAMPLES, NO.
 07:19:25 JUST THE COLOR ELEVATIONS.
 07:19:26 THEY ARE ALL STANDARD COLORS.
 07:19:28 I BELIEVE SHERWIN WILLIAMS, STANDARD SHERWIN WILLIAMS COLORS
 07:19:32 AND THE COLOR PALETTE WE USED WAS PULLED FROM THE COCONUT
 07:19:35 POINT DESIGN REGULATIONS AND FROM OUR DRIVES UP AND DOWN THE
 07:19:39 CORRIDOR.
 07:19:40 >>Michael Sheeley: THE STONE BASE REALLY ISN'T GOING TO BE
 07:19:43 LIKE THAT.
 07:19:44 THE SCALE OF THE STONE IS WAY OFF?
 07:19:47 >> YEAH, THAT IS A GRAPHIC PROBLEM.
 07:19:49 IF YOU LOOK AT THE CULL OUT IN THE MIDDLE, THAT'S MORE
 07:19:54 REPRESENTATIVE OF WHAT THE STONE LOOKS LIKE.
 07:19:56 IF YOU GO OVER TO RAPALLO AND LOOK AT THE ENTRY INTO RAPALLO
 07:20:01 HOW THEY HAVE REDONE IT, IT'S VERY SIMILAR.
 07:20:05 >>Michael Sheeley: WHERE DO YOU FORESEE THE SIGNAGE ON THE
 07:20:08 BUILDING?

 07:20:10 >> I DON'T HAVE A POINTER.
 07:20:11 IF YOU LOOK AT THE MAIN ENTRANCE, WE ASSUME THAT THE SIGNAGE
 07:20:14 WILL BE RIGHT ABOVE THAT BAND.
 07:20:17 SIGNAGE, THE BUILDING SIGNAGE WILL GO IN IN A SEPARATE
 07:20:21 PERMIT.
 07:20:22 WHATEVER YOU GUYS APPROVE IS WHAT THEY ARE REQUIRED TO DO.
 07:20:25 >>Michael Sheeley: WE ALSO HAVE IT ON THE CORKSCREW SIDE OF
 07:20:26 THE BUILDING I ASSUME.
 07:20:28 OVER THE DRIVE-THROUGH OR SOMETHING.
 07:20:31 >> I DON'T BELIEVE -- I CAN'T ANSWER THAT BECAUSE WE DIDN'T
 07:20:34 INCLUDE THE SIGNAGE ON ELEVATION SINCE IT IS A SEPARATE
 07:20:38 APPLICATION.
 07:20:38 AS A DEVELOPER, WE'RE BUILDING THE BUILDING AND THE SITE
 07:20:41 WORK.
 07:20:41 BUT WE'RE NOT DOING THE BUILDING SIGNAGE.
 07:20:45 SO WE ARE IN SUPPORT OF WHATEVER THE VILLAGE REQUIRES FOR
 07:20:49 STARBUCKS TO DO OR NOT DO.
 07:20:50 >>Michael Sheeley: -- FOR US TO SEE THE WHOLE PACKAGE WITH
 07:20:52 THE SIGNAGE SO WE CAN SEE THE RELATIONSHIP OF THAT WITH THAT
 07:20:56 COLOR VERSUS THE BUILDING COLORS.
 07:21:00 >> THE STARBUCKS SIGNAGE IS THEIR PROTOTYPICAL GREEN LOGO.
 07:21:07 >>Jim Wallace: PROBABLY WANT IT ON THE NORTH SIDE OF THE

07:21:10 BUILDING.
 07:21:10 YOU WOULD PROBABLY WANT IT ON THE NORTH SIDE OF THE
 07:21:13 BUILDING.

 07:21:14 >> I'M SURE THEY WOULD WANT SIGNAGE ON ALL FOUR SIDES.
 07:21:18 SINCE WE'RE NOT PURSUING THAT SIGN PERMIT AND WE'RE NOT
 07:21:21 DOING THE INTERIOR BUILD-OUT AND THAT'S ON THEM, THE WAY
 07:21:24 THAT OUR LEASE WITH THEM READS, NOT THAT IT MATTERS, IS THAT
 07:21:29 THEY ARE RELEGATED TO CODE.
 07:21:32 THEY ARE NOT ALLOWED TO SEEK SIGNAGE VARIANCES OR ANYTHING
 07:21:35 ALONG THOSE LINES.
 07:21:37 IF SIGNAGE IS ALLOWED ON CORKSCREW IN THEIR PERMIT WHICH
 07:21:43 THEY WOULD HAVE TO SUBMIT THE ELEVATIONS, THEY WOULD BE
 07:21:47 OBVIOUSLY BEHOLDEN TO WHATEVER THE CODE AND YOUR COMMENTS
 07:21:50 ARE.
 07:21:53 >>Al Paivandy: I HAVE A COMMENT.
 07:21:55 YOUR BUILDING LOOKS VERY NICE AND THE FRONT OF THE BUILDING
 07:21:59 LOOKS TO ME VERY NICE, PROPORTION, WINDOWS AND EVERYTHING
 07:22:03 YOU HAVE DONE.
 07:22:04 YOU OBVIOUSLY HAVE TRIED VERY HARD TO MAKE THE REAR OF THE
 07:22:09 BUILDING LOOK SOMEWHAT ALSO, BUT SADLY, THE REAR IS
 07:22:14 UTILITARIAN SIDE, THE ELECTRICAL PANEL, MEETER --
 07:22:22 >>Kristin Jeannin: THAT IS THE DRIVE-THROUGH, RIGHT?
 07:22:23 >> YES.
 07:22:24 THAT IS THE MAIN DRIVE-THROUGH.
 07:22:27 >>Al Paivandy: THE NORTH SIDE IS ALSO FACING CORKSCREW.
 07:22:29 >> THE BOTTOM ELEVATION IS PARALLEL WITH CORKSCREW.
 07:22:32 THAT'S WHERE THE MAIN DRIVE-THROUGH AISLE GOES IN AND THERE
 07:22:34 IS A BERM AND LANDSCAPING BETWEEN THE DRIVE-THROUGH AND THE

 07:22:37 RIGHT-OF-WAY.
 07:22:40 >>Al Paivandy: FULLY UNDERSTOOD.
 07:22:41 LOOKING AT THE SITE PLAN I UNDERSTOOD THAT.
 07:22:43 WHATEVER YOU CAN DO TO THAT TO MAKE IT MORE PLEASANT THAN IT
 07:22:46 IS, I SAY PUT BUSHES IN FRONT OF IT.
 07:22:51 >>Jeff Williams: WE HAVE THE LANDSCAPING PLAN.
 07:22:53 I'M HAPPY TO DIG INTO THAT.
 07:22:55 WE HAVE BOTH FOUNDATION PLANTING AND THE BERM PLANTING. IF
 07:22:59 YOU'RE DRIVING ALONG IN A CAR, YOU'RE NOT GOING TO SEE THAT.
 07:23:01 EXCEPT SPORADIC, ESPECIALLY DRIVING AT 55, AT 70 FEET PER
 07:23:06 SECOND, IT'S GOING TO BE TOUGH TO SEE.
 07:23:08 >>Al Paivandy: THE REAR OF THE BUILDING IS FACING CORKSCREW.
 07:23:13 >>Jim Wallace: THE NORTH ELEVATION, MAYBE YOU DISAGREE, BUT
 07:23:16 TO ME, THE SOUTH ELEVATION, WHICH IS NOT FACING CORKSCREW,
 07:23:21 IS THE MORE ATTRACTIVE ELEVATION THAN THE NORTH ELEVATION.
 07:23:27 IT'S ALMOST TOO BAD THAT THE ELEVATION IS GOING TO GET THE
 07:23:33 MOST EXPOSURE IS THE LESS ATTRACTIVE.
 07:23:38 >> SO IN THE PUD DOCUMENTS IN THE EXISTING ZONING, YOU GUYS

07:23:43 ARE PRETTY USED TO SEEING NO-BUILD AREAS IN DEVELOPMENTS.
 07:23:45 THIS DEVELOPMENT HAS THE OPPOSITE.
 07:23:47 IT HAS AN ONLY BUILD AREA.
 07:23:49 THAT WAS PUT INTO THE ZONING TO BE CONSISTENT WITH AT THAT
 07:23:53 TIME THE GOAL WAS TO HAVE ALL THE BUILDINGS UP -- YOU SEE
 07:23:56 WHERE THE WAWA IS LOCATED NOW, WHERE THE PREVIOUS I BELIEVE
 07:23:58 RUBY TUESDAY'S AND WHERE THE BANK IS LOCATED, THEY ARE ALL

07:24:01 PUSHED UP ON THE ROAD.
 07:24:03 IN ORDER TO DO THAT WITH THE DRIVE-THROUGH, THIS WAS THE
 07:24:06 ONLY OPTION.
 07:24:06 SO WE REALLY WORKED ON THAT ARCHITECTURE, ESPECIALLY THE
 07:24:09 MIDDLE PART, TO YOUR POINT ON THE RIGHT WHERE YOU HAVE THE
 07:24:14 UTILITIES, THEY HAD TO GO SOMEWHERE.
 07:24:16 SO WE REALLY WORKED ON THAT ELEVATION, ADDING IN THOSE
 07:24:18 TRELLISES, ADDING IN THOSE RELIEFS, THE VERTICAL AND
 07:24:21 HORIZONTAL ARTICULATION, THE FOUNDATION PLANTING WHICH IS UP
 07:24:25 AGAINST THE BUILDING AND THE ADDITIONAL BERM.
 07:24:26 WHAT I COULD RECOMMEND IF YOU GUYS THINK IT WOULD BE A GOOD
 07:24:30 USE IS IN ANY OF THOSE BLANK AREAS, WE'RE HAPPY TO PUT GREEN
 07:24:34 SCREEN ON THAT BUILDING AND PUT SOMETHING LIKE A CONFEDERATE
 07:24:38 JASMINE OR SOME OTHER CLIMBING PLANT, THAT LOOKS FANTASTIC
 07:24:42 AND ADDS EVEN IN THOSE AREAS WHERE YOU CAN SEE THROUGH AND
 07:24:46 SEE IN, YOU WOULD SEE THE NICEST AREA THERE IN THE MIDDLE
 07:24:49 AND THEN THE CLIMBING PLANTS ALL THE WAY UP THOSE TWO SIDES.
 07:24:55 >>Barry Jones: NORTH FACING BUILDING.
 07:24:56 I DON'T KNOW HOW WELL THOSE WOULD DO ON THE NORTH SIDE.
 07:24:59 >> IT'S GOING TO REQUIRE MORE IRRIGATION THAN WE WOULD WANT
 07:25:04 FOR CERTAIN, BUT WE HAVE A GOOD IRRIGATION PLAN IN PLACE.
 07:25:07 >>Barry Jones: CONCERN ON NORTH SIDE AND DON'T SHOW UP
 07:25:09 BECAUSE THEY ARE NICE AND PAINTED IN, BUT THOSE METER BOXES,
 07:25:14 IS THERE A WAY TO TAKE THOSE AND PUT THEM ON THE EAST END OF
 07:25:17 THE BUILDING?

07:25:18 >> THERE'S NOT.
 07:25:19 >>Barry Jones: TO SHIELD THEM WITH A FAUX WALL OR SOMETHING,
 07:25:22 BUILD A FAUX WALL OUT A COUPLE OF FEET --
 07:25:26 >>Kristin Jeannin: THE LANDSCAPE PLAN SHOWS HEDGES IN FRONT
 07:25:28 OF THEM.
 07:25:29 >> THEY ARE COVERED TO THE EXTENT.
 07:25:31 >>Kristin Jeannin: JUST THREE.
 07:25:32 MAYBE A COUPLE MORE.
 07:25:36 >> WE CANNOT PUT A WING WALL IN FRONT OF IT FOR SPACE
 07:25:40 REASONS, CLEARANCE REASONS.
 07:25:44 >>Kristin Jeannin: I DON'T SEE THE ACTUAL LIST.
 07:25:46 IT SAYS CLU.
 07:25:49 >> THERE'S CLUSIA, SIMPSON STOMPER.
 07:25:55 OUT ON THE ROAD YOU HAVE OR OUTSIDE OF THE DRIVE-THROUGH

07:26:01 LANE, WE HAVE A BERM WITH A DOUBLE HEDGE AND THEN TREES
 07:26:04 PLANTED ALL THE WAY THROUGH THERE.
 07:26:08 >>Kristin Jeannin: DO YOU KNOW WHAT SIZE THE CLUSIA --
 07:26:14 >> SIMPSON GOES IN AT 24 AND THAT CAN GROW UP TO 20 FEET IF
 07:26:17 YOU LET IT.
 07:26:18 THE CLUSIA IS -- GOES IN AT FOUR TO FIVE FOOT HEIGHT.
 07:26:26 SO WE HIT THAT CONCERN.
 07:26:28 >>Kristin Jeannin: ONLY THREE, SO I WOULD SUGGEST FIVE.
 07:26:31 >> SURE.
 07:26:32 NO PROBLEM.
 07:26:33 WE'RE HAPPY TO ADD MORE PLANTS.

 07:26:38 >>Al Paivandy: QUITE OBVIOUSLY YOU HAVE WORKED HARD ON THIS,
 07:26:43 ESPECIALLY ON THE TOWERS WITH THE FABULOUS OVERHANG THAT
 07:26:46 YOU'RE SHOWING.
 07:26:47 >> WE HAVE.
 07:26:47 AND WE ARE MORE THAN HAPPY TO MAKE ANY OF THESE CONCESSIONS
 07:26:50 TO FINE TUNE IT.
 07:26:52 WE HAVE NO PROBLEM DOING THAT WHATSOEVER.
 07:26:54 >>Al Paivandy: JUST AS I SAID, THE BACK LOOKED --
 07:26:57 >> WE WANT ALL THE SIDES TO LOOK GOOD.
 07:26:59 WE'VE DONE THE MOST WE CAN.
 07:27:01 HAPPY TO ADD THOSE COUPLE EXTRA PLANTS IF YOU LIKE.
 07:27:04 >>Al Paivandy: THERE IS NO WAY TO MOVE THOSE PANELS TO THE
 07:27:07 SIDE.
 07:27:07 >> THERE'S NOT, UNFORTUNATELY.
 07:27:11 >>Al Paivandy: DOWNSPOUTS AND --
 07:27:12 >> NO.
 07:27:13 THE ONLY OTHER OPTION, SO IF WE WERE TO PITCH THAT ROOF TO
 07:27:16 THE LEFT, WE WOULD BE PITCHING THE ROOF OVER INTO A
 07:27:19 PEDESTRIAN AND CUSTOMER AREA.
 07:27:22 PITCH IT TO THE RIGHT, THEN YOU HAVE THE DRIVE-THROUGH.
 07:27:25 OBVIOUSLY DON'T WANT TO DO IT IN THE FRONT.
 07:27:27 PITCHED IT DOWN TO THE BACK.
 07:27:29 HAPPY TO CONTRAST THE COLOR OR COLOR MATCH THEM IF YOU WOULD
 07:27:32 LIKE THEM TO DISAPPEAR.
 07:27:34 SOMETIMES I THINK THERE IS A VALID ARGUMENT EITHER WAY.

 07:27:37 IF WE WERE TO CONTRAST THEM, DO THEM THE SAME COLOR AS THE
 07:27:40 BANDS.
 07:27:41 IF YOU WANT THEM TO BLEND IN AND GO AWAY, SAME COLOR AS MAIN
 07:27:44 STUCCO FIELD.
 07:27:47 >>Barry Jones: SLOPE INTERNAL AND RUN IT UNDERNEATH --
 07:27:52 >> DON'T WANT TO DO THAT.
 07:27:54 BIGGER DEVELOPMENT WE WOULD CONSIDER IT FOR SURE.
 07:27:57 >>Barry Jones: YOU'RE COMMITTING TO GREEN SCREEN ON ONE END,
 07:28:01 ON BOTH SIDES OF THIS NORTH BUILDING, IS THAT WHAT I HEARD?
 07:28:04 >> I AM HAPPY TO PROVIDE GREEN SCREEN ON THE NORTH ELEVATION

07:28:10 WHEREVER -- THE CONDITION THAT I WOULD SAY IS UP TO
 07:28:14 POTENTIALLY EIGHT FEET IN THE AREAS THAT YOU SEE THE MAIN
 07:28:18 STUCCO COLOR, WHERE WE HAVE THE ROOM AND SPACE.
 07:28:30 >>Barry Jones: GOING TO BE HARD TO GET GREEN SCREEN ABOVE
 07:28:32 THOSE PANELS BECAUSE YOU CAN'T GROW UP TO THE PANEL.
 07:28:36 THE ONLY REAL PLACE WOULD BE THE LEFT SIDE.
 07:28:39 >> REMEMBER, WE'RE ADDING THE TWO EXTRA CLUSIA.
 07:28:42 THEY ARE PLANTED AT FOUR TO FIVE FEET.
 07:28:47 CLUSIA, WE CAN GROW THEM AS HIGH AS YOU WANT.
 07:28:53 THOSE TYPICALLY GROW UP TO TWO FEET A YEAR.
 07:28:55 THEY ARE VERY GROWING.
 07:28:57 >>Jim Wallace: DO THEY GROW ON A --
 07:29:01 >> I'VE SEEN CLUSIA GROW EVERYWHERE, EVEN IN DIRECT
 07:29:04 SUNLIGHT.
 07:29:05 DIRECT OR NO.

 07:29:10 THEY GROW EVERYWHERE.
 07:29:11 EIGHT, NINE, TEN.
 07:29:14 PRETTY SOLID.
 07:29:20 >>Jim Wallace: I SEE --
 07:29:22 >> YOU ARE DEALING WITH A 2 MILLION SQUARE FOOT MALL VERY
 07:29:26 DIFFICULT TO MANAGE.
 07:29:27 WE DON'T MISS OUR MAINTENANCE REQUIREMENTS.
 07:29:33 >>Barry Jones: HOW DO YOU CONTROL EXIT ONLY FROM WAWA?
 07:29:36 >> SIGNAGE AND STRIPING.
 07:29:38 >>Barry Jones: THAT'S ALL YOU CAN DO.
 07:29:41 >> I CAN'T IMAGINE ANYTHING ELSE.
 07:29:43 >>Barry Jones: TWO-WAY ENTRY --
 07:29:46 >> IF YOU REMEMBER -- I APOLOGIZE, I DON'T HAVE THE WAWA
 07:29:49 SITE PLAN.
 07:29:50 BUT THE WAWA SITE PLAN IS A KIND OF ONE WAY IN, ONE WAY OUT
 07:29:54 PLAN.
 07:29:55 WAWA REQUIRES ACCESS ON OUR PROPERTY FOR THEM TO EXIT.
 07:30:00 SO WHEN THEY GOT APPROVAL, THEY GOT APPROVAL FOR AN EXIT ON
 07:30:04 OUR PROPERTY.
 07:30:06 WE DIDN'T WANT TO HAVE CROSS ACCESS THERE AT ALL.
 07:30:08 NOW, WE ARE IN FAVOR IN GENERAL OF CROSS ACCESS IN ALMOST
 07:30:12 ALL COMMERCIAL SITUATIONS, BUT NOT NECESSARILY WITH GAS
 07:30:15 STATIONS.
 07:30:18 TROUBLES WITH MAINTENANCE, TURN RADIUS, THERE'S HOURS OF
 07:30:21 OPERATION THAT WE CAN'T CONTROL IN OUR FACILITY.

 07:30:24 WE'VE SEEN SITES WHERE THE SEMIS WILL COME INTO A STARBUCKS
 07:30:28 OR A CHICK-FIL-A OR A WHOLE FOODS AND THEY'LL PARK THERE
 07:30:32 OVERNIGHT BECAUSE THEY REACHED THEIR DRIVING HOURS.
 07:30:35 WE DIDN'T WANT THAT ABILITY BUT MORE IMPORTANTLY STARBUCKS
 07:30:38 DIDN'T WANT THAT ABILITY.
 07:30:40 WE ALSO WANT TO BE A GOOD NEIGHBOR.

07:30:42 STARBUCKS DIDN'T REQUIRE IT FOR ADDITIONAL CIRCULATION.
 07:30:48 SO WE'RE HAPPY TO THERMOPLASTY THE STRIPING SO IT DOESN'T GO
 07:30:54 ANYWHERE AND PUT MORE MULTIPLE SIGNS ON THERE, BUT WE
 07:30:57 BELIEVE IT SHOULD BE SUFFICIENT.
 07:31:01 >>Barry Jones: NO TIRE SPIKES.
 07:31:02 >> NO TIRE SPIKES, UNFORTUNATELY.
 07:31:04 >>Barry Jones: THE LIGHTING STANDARDS, LIGHTING POLES I
 07:31:06 GUESS ARE GOING TO MATCH EVERYTHING ELSE IN THE SUBDIVISION.
 07:31:11 >> YES, SIR.
 07:31:13 >>Barry Jones: THANK YOU.
 07:31:16 >> YOU'RE WELCOME.
 07:31:17 >>Anthony Gargano: DO WE HAVE ANY OTHER QUESTIONS FROM
 07:31:18 MEMBERS OF THE BOARD?
 07:31:19 WE'LL OPEN THE PUBLIC PORTION.
 07:31:23 TAMMY, DO YOU HAVE ANY CARDS?
 07:31:25 >>Tammy Duran: NO.
 07:31:26 >>Anthony Gargano: ANYBODY FROM THE PUBLIC LIKE TO BE HEARD?
 07:31:28 >>Tammy Duran: THEY ARE HERE FOR SOMETHING ELSE.
 07:31:33 >>Anthony Gargano: I'LL ENTERTAIN A MOTION FOR APPROVAL.

 07:31:36 THE MOTION NEEDS TO INCORPORATE THE CONDITIONS, THE FOUR
 07:31:40 CONDITIONS THAT ARE IN THE STAFF RECOMMENDATIONS.
 07:31:44 >>Michael Sheeley: I MAKE THAT MOTION WITH THE STAFF
 07:31:47 RECOMMENDATIONS AND WITH THE ADDED LANDSCAPING THAT WAS
 07:31:50 DISCUSSED ON THE NORTH SIDE --
 07:31:53 >> TO BE CLEAR, GREEN SCREEN AND EXTRA CLUSIA.
 07:31:58 >> YES, SIR.
 07:31:59 >> ANYTHING ELSE ON THE LANDSCAPING?
 07:32:00 IF WE FIND ANYTHING THAT WE CAN TWEAK, WE'LL REVISE IT AND
 07:32:04 GET IT BACK IN.
 07:32:05 >>Anthony Gargano: THE MOTION HAS BEEN MADE AND SECONDED.
 07:32:09 ANY DISCUSSION ON THE MOTION?
 07:32:10 CAN WE HAVE A ROLL CALL VOTE, PLEASE?
 07:32:14 >>Kristin Jeannin: YES.
 07:32:16 >>Barry Jones: YES.
 07:32:18 >>Al Paivandy: YES.
 07:32:19 >>Michael Sheeley: YES.
 07:32:21 >>James Tatooles: YES.
 07:32:23 >>Jim Wallace: YES.
 07:32:24 >>Dan Williams: YES.
 07:32:26 >>Anthony Gargano: YES.
 07:32:27 THANK YOU.
 07:32:29 THE LAST ITEM ON THE AGENDA IS VOTE ON THE ORDINANCE.
 07:33:03 MARY, CAN YOU TEE THIS THING OFF?
 07:33:10 >>Mary Gibbs: GOOD EVENING.

 07:33:11 THE FINAL ITEM IS ORDINANCE 2024-10.
 07:33:16 THIS IS AN AMENDMENT TO THE LAND DEVELOPMENT CODE.

07:33:19 WHAT YOU WILL DO TONIGHT IS REVIEW IT AND MAKE A
 07:33:22 RECOMMENDATION TO COUNCIL.
 07:33:24 IT'S NOT QUASI-JUDICIAL BECAUSE IT'S THE LAND DEVELOPMENT
 07:33:27 CODE.
 07:33:27 IT'S NOT SITE SPECIFIC.
 07:33:29 WE DON'T HAVE TO SWEAR ANYBODY IN.
 07:33:31 YOU MIGHT WANT TO SWEAR AT ME A LITTLE BIT, BUT THERE WILL
 07:33:34 BE NO SWEARING IN.
 07:33:35 THIS ORDINANCE CAME ABOUT FROM OUR VILLAGE ATTORNEY, NOT OUR
 07:33:40 LAND USE ATTORNEY, NOT NANCY.
 07:33:42 THIS CAME FROM OUR GENERAL ATTORNEY.
 07:33:44 AND THE IDEA BEHIND IT WAS THAT IF THERE WERE VILLAGE
 07:33:51 PROJECTS SUCH AS I THINK YOU SAW RECENTLY, THE HIGH 5
 07:33:54 PROJECT THAT THE VILLAGE IS WORKING ON, THE INTENT OF THIS
 07:33:58 ORDINANCE WAS THAT IF THERE IS A VILLAGE PROJECT THAT HAD
 07:34:04 SOME TYPE OF MASTER PLAN OR TYPE OF REVIEW, THAT WOULD NOT
 07:34:07 HAVE TO, AS PROPOSED IN THIS ORDINANCE, THAT WOULD NOT HAVE
 07:34:10 TO COME BACK TO PLANNING AND ZONING BOARD FOR REVIEW OF
 07:34:13 SEPARATE DEVELOPMENT ORDERS OR SOMETHING WHEN IT COMES IN.
 07:34:17 AGAIN, I WASN'T THE AUTHOR OF THIS, SO I'M INTERPRETING WHAT
 07:34:24 I'M READING HERE.
 07:34:25 WHAT WOULD HAPPEN WOULD BE IF THERE IS A VILLAGE PROJECT, IT
 07:34:29 WOULD BE REVIEWED BY STAFF.

 07:34:30 SO SIMILAR TO WHAT THE COUNTY DOES, IT WOULD HAVE THE
 07:34:34 ADMINISTRATIVE STAFF REVIEW.
 07:34:35 IT WOULD NOT HAVE PLANNING ZONING AND DESIGN BOARD REVIEW.
 07:34:38 WHEN I READ THE ORDINANCE FROM OUR ATTORNEY, I QUESTIONED IT
 07:34:41 BECAUSE I WASN'T SURE I UNDERSTOOD IT.
 07:34:43 AND THEN WHAT THEY TOLD ME AND I TALKED TO OUR VILLAGE
 07:34:46 MANAGER, THE INTENT IS THAT WE DO A PROJECT, WE'LL COME UP
 07:34:51 WITH A MASTER PLAN.
 07:34:52 TONIGHT, FOR EXAMPLE, WHILE WE WERE HERE HAVING FUN ACROSS
 07:34:55 THE STREET AT THE CHURCH, THEY WERE HAVING A COMMUNITY
 07:34:58 MEETING FOR WHAT WE'RE CALLING THE ESTERO SPORTS PARK.
 07:35:03 50 ACRES OF PROPERTY THAT THE SCHOOL DISTRICT OWNS RIGHT BY
 07:35:08 ESTERO HIGH SCHOOL THAT WE HAVE AN AGREEMENT NOW WITH THEM
 07:35:10 THAT WE'RE GOING TO LEASE AND THEN COME UP WITH SOME SPORTS
 07:35:13 PARK FACILITIES, WHICH IS A PRETTY COOL PROJECT.
 07:35:17 WE'VE HIRED A PARKS PLANNER, PEREZ AND ASSOCIATES, TO COME
 07:35:21 UP WITH A MASTER PLAN FOR THAT.
 07:35:22 THE IDEA BEHIND THAT WAS IF THEY COME UP WITH THIS MASTER
 07:35:26 PLAN, THE MASTER PLAN WILL GO FOR COMMUNITY MEETING, WHICH
 07:35:29 IS LIKE THE ONE THEY ARE HAVING TONIGHT THAT THEY MISSED
 07:35:32 BECAUSE WE WERE HERE, ALSO COME BACK TO PLANNING ZONING AND
 07:35:36 DESIGN BOARD FOR REVIEW OF THE MASTER PLAN AND YOU MAKE YOUR
 07:35:39 RECOMMENDATIONS.
 07:35:40 THEN THAT GOES TO COUNCIL.

07:35:41 THAT WAS KIND OF THE INTENT BEHIND IT.

07:35:44 THE ORDINANCE IS A LITTLE BIT VAGUE.

07:35:46 IT JUST KIND OF SAYS VILLAGE PROJECTS GET REVIEWED BY THE

07:35:51 STAFF BUT THE INTENT BEHIND IT IS IT WOULD HAVE SOME KIND OF

07:35:55 MASTER PLAN AND THAT WOULD BE REVIEWED IN A TRANSPARENT

07:35:57 FASHION.

07:35:59 IT DOESN'T SAY THAT, SO I UNDERSTAND AND I'VE GOTTEN SOME

07:36:02 COMMENTS.

07:36:02 I SAW BOARD MEMBER WALLACE HAD SOME COMMENTS THAT WERE --

07:36:06 ASKED SOME GOOD QUESTIONS, LIKE WHAT IS THIS, AND WHY IS IT

07:36:10 SKIPPING OVER YOU ALL.

07:36:12 I CAN SAY THAT'S NOT REALLY THE INTENT.

07:36:15 UNDERSTAND AND I KNOW WE HAVE, WE RECEIVED A COMMENT FROM

07:36:19 MIROMAR DEVELOPMENT AND THEY ARE HERE TONIGHT AND WANT TO

07:36:24 SPEAK ABOUT IT AS WELL.

07:36:26 WE WOULD LIKE YOUR THOUGHTS ON IT.

07:36:27 AGAIN, YOU HAVE OPTIONS.

07:36:29 YOU CAN RECOMMEND THAT THE COUNCIL NOT ADOPT IT.

07:36:32 YOU CAN RECOMMEND THAT THE COUNCIL ADOPT IT WITH SOME

07:36:35 MODIFICATIONS.

07:36:37 YOU CAN RECOMMEND APPROVAL OF IT, BUT I DON'T THINK YOU'RE

07:36:40 GOING TO AS WRITTEN.

07:36:42 JUST GUESSING.

07:36:44 SO, AGAIN, YOU'VE GOT THE OPTIONS AND I'M HAPPY TO ANSWER

07:36:48 ANY QUESTIONS ABOUT IT OR OTHERWISE WE CAN JUST TAKE PUBLIC

07:36:53 INPUT AND YOU CAN DISCUSS.

07:36:55 I DO WANT TO SAY ALSO, THERE WAS A FIRST READING OF THIS

07:36:58 ORDINANCE.

07:36:59 IT WAS SCHEDULED AND WENT TO COUNCIL, SO IT DID GO TO FIRST

07:37:04 READING.

07:37:05 BUT IT HAS TO COME BACK TO PLANNING AND ZONING BECAUSE THEY

07:37:07 NEED A RECOMMENDATION.

07:37:09 IT HAS NOT BEEN SCHEDULED FOR COUNCIL FOR SECOND READING

07:37:12 YET.

07:37:12 WE WANT TO GET EVERYBODY'S INPUT.

07:37:16 >>Kristin Jeannin: CAN YOU CLARIFY WHERE IT ORIGINATED?

07:37:18 WHOSE IDEA WAS THIS?

07:37:23 >>Mary Gibbs: WELL, NOT ME.

07:37:25 IN DOING THESE THINGS ADMINISTRATIVE IS DIFFICULT FOR STAFF

07:37:30 WHEN YOU DON'T HAVE A LOT OF STAFF.

07:37:32 I'M NOT THE ONE WHO SAID, HEY, THIS IS A GREAT IDEA.

07:37:35 I THINK IT CAME FROM -- I'LL TELL YOU KIND OF WHERE IT CAME

07:37:39 FROM.

07:37:39 WHEN HIGH 5 PROJECT CAME IN AND THE CONSULTANT THAT WAS

07:37:45 WORKING WITH US, WHY DO I HAVE TO GO BACK TO PLANNING AND

07:37:48 ZONING SO MANY TIMES.

07:37:50 WHEN YOU HAVE ARCHITECTURE, IT NEEDS TWEAKING AND THAT'S HOW
 07:37:52 WE DO IT.
 07:37:53 THEN THEY GOT TO THE POINT, NOW WE COME BACK WITH
 07:37:57 DEVELOPMENT ORDER, GO FOR ZONING, GO FOR DEVELOPMENT ORDER,
 07:38:00 COME IN WITH INCREMENTAL DEVELOPMENT ORDERS DOES EACH AND

 07:38:04 EVERY LITTLE ONE NEED TO BE REVIEWED OR DO IT AS A BIG
 07:38:07 PICTURE?
 07:38:08 WHEN OUR VILLAGE MANAGER WORKED IN BELLEVUE, THEY DID MASTER
 07:38:11 REDEVELOPMENT PLANS.
 07:38:12 I THINK HIS VISION WAS LET'S DO THE BIG PLAN, THE MASTER
 07:38:16 PLAN, GET THAT REVIEWED, GET EVERYBODY'S INPUT ON THAT, AND
 07:38:20 THAT WAY THEN IF YOU COME IN AND YOU'RE JUST DOING
 07:38:23 INCREMENTS OF IT, YOU CAN HAVE THE STAFF REVIEW IT BECAUSE
 07:38:26 YOU'VE ALREADY SET THE PARAMETERS IN YOUR BIG MASTER PLAN.
 07:38:30 >>Kristin Jeannin: THE MASTER PLAN NOT INCLUDE THE
 07:38:32 ARCHITECTURE?
 07:38:33 >>Mary Gibbs: WELL, I THINK --
 07:38:37 >>Barry Jones: MORE LIKE A PATTERN BOOK.
 07:38:44 BIG ENEMY OR BIG DISAGREE ON ENTITY BEING ABLE TO DO
 07:38:49 ANYTHING DIFFERENT THAN THE GENERAL PUBLIC HAS TO DO.
 07:38:51 TO SAY I'M GOING TO CUT MYSELF A SPECIAL DEAL AND I'LL BE
 07:38:54 THE ONLY ONE THAT GETS TO DO IT THIS WAY, I'M NOT A FAN.
 07:38:59 I'M NOT A FAN OF PUTTING THAT PRESSURE ON STAFF THAT THEY
 07:39:02 ARE THE ONLY ONE LEFT BETWEEN SOMEBODY WANTING SOMETHING
 07:39:06 DONE AND SOMEBODY SAYING NO.
 07:39:08 I DON'T LIKE PUTTING THAT PRESSURE ON STAFF, IT CIRCUMVENTS
 07:39:12 THE NORMAL PUBLIC PROCESS.
 07:39:15 IF WE'RE GOING TO DO THIS FOR THE VILLAGE OF ESTERO, WE
 07:39:18 SHOULD DO IT FOR LENNAR HOMES OR ANYBODY ELSE TOO.
 07:39:23 CUTTING A SPECIAL DEAL JUST FOR OURSELVES SEEMS VERY

 07:39:26 SELF-SERVING.
 07:39:27 THAT'S JUST MY OPINION.
 07:39:29 >>Michael Sheeley: THE WAY I READ THIS, THE ONLY THINGS THAT
 07:39:32 STAFF CAN DO ON ITS OWN ARE LIMITED DEVELOPMENT ORDERS,
 07:39:35 MINOR CHANGES, CORRECT?
 07:39:36 CERTIFICATE OF CONCURRENCY, SIGNED PERMITS, TEMPORARY USE
 07:39:40 PERMITS.
 07:39:43 >>Mary Gibbs: REZONING WOULD STILL HAVE TO GO TO COUNCIL AND
 07:39:45 BE REVIEWED BECAUSE THOSE ARE THE STATE STATUTES.
 07:39:50 >>Barry Jones: HOW DOES THAT DIFFER FROM ANYTHING NOW?
 07:39:53 ANYTHING SUBSTANTIAL YOU CAN DO ADMINISTRATIVELY NOW.
 07:40:02 >>Nancy Stroud: NONE OF THIS IS UNDERLINED OR STRICKEN
 07:40:05 THROUGH TO SHOW WHAT THE CHANGES ARE.
 07:40:06 IT SEEMS TO ME THAT THE CHANGES UNDER NEW PARAGRAPH C ON
 07:40:10 PAGE 4, WHICH ALLOWS THE COMMUNITY DEVELOPMENT DIRECTOR TO
 07:40:15 GRANT SPECIAL EXCEPTIONS, ZONING VARIANCES, PLANNED

07:40:19 DEVELOPMENT, MINOR AMENDMENTS.
 07:40:29 >>Mary Gibbs: I DO KNOW THAT IT SAYS, I THINK IN HERE IT
 07:40:32 SAYS DEVELOPMENT ORDER.
 07:40:33 WELL, RIGHT NOW, YOU ALL REVIEW DEVELOPMENT ORDERS AND DO
 07:40:37 YOU THE APPROVALS ON DEVELOPMENT ORDERS, NOT THE STAFF.
 07:40:40 I THINK THE INTENT OF THIS IS IF THERE IS A MASTER PLAN,
 07:40:45 THEN THE DEVELOPMENT ORDERS WOULD BE DONE BY STAFF.
 07:40:47 YOU WOULD SEE THE MASTER PLAN, BUT YOU WOULD NOT SEE THE
 07:40:50 INDIVIDUAL DEVELOPMENT ORDER.

 07:40:52 THAT'S MY UNDERSTANDING OF THIS ORDINANCE.
 07:40:53 THAT IS THE DIFFERENCE.
 07:40:55 THAT WOULD BE ON STAFF.
 07:40:59 >>Barry Jones: IS THAT FOR EVERYBODY?
 07:41:01 >>Mary Gibbs: VILLAGE PROJECTS.
 07:41:03 I UNDERSTAND.
 07:41:06 >>Michael Sheeley: I AGREE WITH JIM'S COMMENTS, THAT MAYBE
 07:41:09 WE NEED NEW LANGUAGE THAT SAYS FOR SMALL VILLAGE PROJECTS
 07:41:13 COULD BE STAFF ONLY.
 07:41:14 I DON'T UNDERSTAND THE BENEFIT OF EXCLUDING THIS BOARD FROM
 07:41:20 LARGE PUBLIC PROJECTS.
 07:41:22 DOESN'T MAKE SENSE TO ME.
 07:41:24 >>Anthony Gargano: OTHER THING THAT DOESN'T MAKE SENSE IS
 07:41:26 YOUR STATEMENT, WHEN YOU QUESTION, HERE'S WHAT THE INTENT
 07:41:32 WAS, THAT'S NOT WHAT IT SAYS.
 07:41:34 WE'RE A MILE APART.
 07:41:39 >>Jim Wallace: I'D LIKE TO PUT MY FORMAL COMMENTS, WHICH I
 07:41:42 GAVE YOU A COPY OF, BECAUSE I THINK WE CAN LOOK AT IT
 07:41:47 CONSTRUCTIVELY.
 07:41:48 I UNDERSTAND WHAT YOUR OBJECTIVE IS OR WHATEVER, LET ME JUST
 07:41:51 SAY THIS, I DON'T KNOW IF YOU CAN BE HALF PREGNANT BUT I
 07:41:56 THINK MAYBE WE CAN.
 07:41:58 VILLAGE OF ESTERO, MY OPINION, MUST BE HELD TO THE SAME HIGH
 07:42:05 STANDARDS AND TRANSPARENCY AS IT REQUIRES OF ITS CITIZENS
 07:42:09 AND STAKEHOLDERS.

 07:42:11 IF SOMETIMES THOSE HIGH STANDARDS AND TRANSPARENCIES CAUSE
 07:42:15 DELAYS OR RETHINKING OR REDESIGN OR COST IN TIME, THAT IS
 07:42:23 THE PRICE OF THE EXCELLENCE OF DEVELOPMENT FOR WHICH VILLAGE
 07:42:28 OF ESTERO IS SO WELL KNOWN AND RESPECTED.
 07:42:31 MARY, YOU KNOW THAT PEOPLE IN NAPLES SAY, OH, WE'RE GOING TO
 07:42:35 BUILD IN ESTERO, ADD ANOTHER THREE MONTHS OR SIX MONTHS FOR
 07:42:39 APPROVAL PROCESS, BUT LOOK AT THE COMMUNITY WE HAVE.
 07:42:41 A PERFECT EXAMPLE THAT YOU JUST MENTIONED IS THE UPCOMING,
 07:42:46 VILLAGE OF ESTERO SPORTS AND DINING COMPLEX AT WILLIAMS AND
 07:42:49 VIA COCONUT.
 07:42:50 THE ORIGINAL SITE PLAN WAS PRIMITIVE AT BEST.
 07:42:54 IT TOOK SEVERAL ITERATIONS TO GET IT TO BEGIN TO WORK.

07:42:58 I DON'T THINK IT'S AS GOOD AS IT COULD HAVE BEEN.
 07:43:00 BUT TO MAKE THE SITE PLAN WORK, VILLAGE OF ESTERO CUT DOWN A
 07:43:05 GROUPING OF A HUNDRED YEAR PLUS OLD MAJESTIC OAKS WITHOUT
 07:43:09 ANY MAJOR MITIGATION.
 07:43:10 I DON'T THINK WE WOULD ALLOW ANYONE ELSE TO DO THAT.
 07:43:13 ADDITIONALLY, THE ORIGINAL ARCHITECTS PRESENTED -- ORIGINAL
 07:43:18 ARCHITECTURE WAS A GIANT BOX STORAGE AND DISTRIBUTION
 07:43:23 FACILITY, SOMETHING A PZDB BOARD WOULD NEVER APPROVE FOR ANY
 07:43:27 OTHER APPLICANT.
 07:43:28 CONCEPT HAS IMPROVED BUT STILL NEEDS WORK BEFORE APPROVAL
 07:43:31 AND PLANNING ZONING BOARD IS RIGHT TO INSIST ON IT.
 07:43:35 IT WOULD BE A DISSERVICE TO THE BOARD, THE VILLAGE COUNCIL,
 07:43:39 AND, MORE IMPORTANTLY, TO THE CITIZENS OF ESTERO TO LOWER

 07:43:43 OUR STANDARDS, PROCEDURES AND TRANSPARENCIES JUST TO MAKE IT
 07:43:48 EASIER FOR VILLAGE OF ESTERO TO EXECUTE ITS VOE PROJECTS.
 07:43:52 HIGH-QUALITY PRODUCT DEVELOPMENT IS A VERY DEMANDING TASK.
 07:43:58 EXCELLENCE IS RARELY WITHOUT HARDSHIP.
 07:44:00 TO ME, EXCELLENCE IS WHAT WE ALWAYS STOOD FOR.
 07:44:08 VILLAGE OF ESTERO SHOULD NOT BE GIVEN A PRIVILEGED STATUS.
 07:44:10 I EMPHASIZE NOT, ON THEIR PROJECTS.
 07:44:14 I STRONGLY RECOMMEND THE PLANNING ZONING BOARD NOT APPROVE
 07:44:17 THIS ORDINANCE.
 07:44:18 THAT SAID, I RECOGNIZE THE NEED FOR EXPEDIENCY ON CERTAIN,
 07:44:23 TYPICALLY SMALLER VOE PROJECTS.
 07:44:26 SO I SUGGEST A MODIFIED ORDINANCE BE DRAFTED TO GIVE THE
 07:44:31 PLANNING ZONING BOARD THE AUTHORITY TO ALLOW A VOE PROJECT
 07:44:38 IF REQUESTED BY VILLAGE OF ESTERO TO BE ADMINISTRATIVELY
 07:44:42 APPROVED.
 07:44:43 AFTER AND ONLY AFTER THE INITIAL PUBLIC INFORMATION MEETING.
 07:44:51 THE PUBLIC INFORMATION MEETING GIVES US THE TRANSPARENCY FOR
 07:44:53 CONTRIBUTION BY THE PUBLIC AND IT ALLOWS US AS A BOARD TO
 07:44:59 COMMENT ON IT, ASK QUESTIONS, AND HAVE CONSTRUCTIVE
 07:45:02 DIALOGUE.
 07:45:04 AT THAT POINT, THE PLANNING ZONING BOARD CAN SAY, OKAY, I
 07:45:07 THINK THIS IS SOMETHING THAT THE STAFF CAN HANDLE ON THEIR
 07:45:10 OWN OR, NO, WE THINK THIS HAS TO COME BACK, BUT IT SHOULD BE
 07:45:14 THE PLANNING AND ZONING BOARD THAT DECIDES THAT, NOT AN
 07:45:17 ORDINANCE, NOT, WITH THE GREATEST RESPECT, NOT STAFF.

 07:45:29 >> I AGREE.
 07:45:30 >> JIM, THAT WAS VERY WELL THOUGHT OUT AND VERY WELL
 07:45:33 PREPARED.
 07:45:35 >>Jim Wallace: I COULDN'T SLEEP THE OTHER NIGHT.
 07:45:37 GETTING UP AND ADDING A PARAGRAPH, ADDING A PARAGRAPH.
 07:45:41 YOU KNOW WHAT BOTHERED ME, I SAID BUT THAT'S NOT FAIR TO
 07:45:46 STAFF BECAUSE THERE ARE SITUATIONS WHERE IT MAKES SENSE FOR
 07:45:49 THEM TO DO IT.

07:45:51 BUT SHOULDN'T THIS BOARD GIVE THEM THE AUTHORITY AND THE
 07:45:58 WELCOME TO DO THAT, NOT IT JUST BE SOMETHING ARBITRARILY
 07:46:01 DECIDED BY STAFF BECAUSE IT'S EXPEDIENT.
 07:46:05 I CAN SAY AS A DEVELOPER AND JAMES PROBABLY CAN AGREE, THERE
 07:46:12 ARE MANY TIMES IT IS FRUSTRATING TO BE CONTINUED OR COME
 07:46:15 BACK.
 07:46:16 IN THE END WE'VE SEEN IT WITH SO MANY PEOPLE OVER THE LAST
 07:46:19 10, 15 YEARS, IN THE END, WE HAVE A BETTER PRODUCT AND
 07:46:22 THAT'S WHY WE HAVE SUCH A REPUTATION IN ESTERO.
 07:46:25 I THINK EVERY TIME WE TINKER WITH THAT, WE BECOME LESS OF
 07:46:31 WHAT WE ARE.
 07:46:32 I THINK IT'S VERY IMPORTANT.
 07:46:35 IT'S MAGICAL WHAT WE DO IN ESTERO.
 07:46:38 MAN, THERE ARE A LOT OF COMMUNITIES THAT DON'T HAVE THE HIGH
 07:46:43 STANDARDS THAT WE DO.
 07:46:45 I THINK IT SHOWS IN THEIR COMMUNITIES.
 07:46:50 >>Anthony Gargano: MARY, YOU HEARD THE TENOR OF THE BOARD.

 07:46:54 >>Jim Wallace: THAT'S ONLY MY OPINION.
 07:46:56 >>Mary Gibbs: JUST DON'T FORGET THE PUBLIC INPUT, TOO.
 07:46:59 BECAUSE THE PUBLIC HAS BEEN WAITING A REALLY LONG TIME
 07:47:01 TONIGHT.
 07:47:02 JUST WANT TO MAKE SURE THEY WERE STILL THERE.
 07:47:08 >>Tammy Duran: ARE YOU READY FOR IT?
 07:47:10 >>Anthony Gargano: WE'LL OPEN THE PUBLIC PORTION.
 07:47:12 >>Tammy Duran: TERRY, YOU ARE FIRST.
 07:47:16 >> TERRY FLANAGAN, GRANDEZZA.
 07:47:22 I'M HERE ON MY OWN BEHALF.
 07:47:24 I ECHO MUCH OF THE SENTIMENTS.
 07:47:30 THE PURPOSE OF THIS PUBLIC MEETING IS COMMUNICATION AND
 07:47:33 TRANSPARENCY TO THE RESIDENTS.
 07:47:37 NUMBER ONE, THAT'S WHAT ITS PURPOSE IS.
 07:47:39 NUMBER TWO, ESTERO IS KNOWN FOR MAKING AND HAVING A VERY
 07:47:43 DILIGENT PROCESS, BE OPEN AND TRANSPARENT WITH THEIR
 07:47:47 INTENTIONS.
 07:47:48 SO DECISION MAKERS AND RESIDENTS CAN PROVIDE INPUT THAT IS
 07:47:52 NEEDED.
 07:47:52 NUMBER THREE, CONCERN WITH GIVING THE VILLAGE AND
 07:47:58 PUBLIC/PRIVATE PARTNERSHIPS ADVANTAGE, EFFICIENCY IN THE
 07:48:02 PROCESS IS CREATING A DOUBLE STANDARD.
 07:48:04 ONE FOR THE VILLAGE AND ONE FOR THE PEOPLE INSIDE AND ONE
 07:48:10 FOR THE OUTSIDE AND FOR THE DEVELOPERS.
 07:48:12 YOU'RE SENDING AND SUBORDINATING YOUR OWN PURPOSE BY DOING

 07:48:16 THAT.
 07:48:17 IF YOUR INTENT IS TO MAKE THINGS MORE EFFICIENT, SAY IT IN
 07:48:23 THE ORDINANCE.
 07:48:24 WHAT YOU INTENDED IS NOT BEING SAID IN THE ORDINANCE AT THE

07:48:27 PRESENT TIME.
 07:48:28 RATIONALIZING THIS WITH PLANNED DEVELOPMENT IS -- I WAS AT
 07:48:36 THE MEETING ACROSS THE STREET, THE FIRST MEETING, AND THEY
 07:48:40 DIDN'T ACTUALLY BRING BOTH THE SPORTS COMPLEX AND THE HIGH 5
 07:48:46 IN THE SAME CONTEXT.
 07:48:48 THEY HAD THE SPORTS COMPLEX UP HERE.
 07:48:50 HIGH 5 OVER HERE.
 07:48:52 THEY WERE NOT INTEGRATED TOGETHER.
 07:48:53 AT THIS TIME.
 07:48:55 IT WILL BE IN THE NEXT MEETING, NOVEMBER 19.
 07:48:59 IT WAS STATED THERE THAT STEVE SARKOZY SAID WE WANT TO BE
 07:49:05 TRANSPARENT AND GET PUBLIC INPUT.
 07:49:07 THEY GOT A LOT OF GOOD PUBLIC INPUT, PARTICULARLY ABOUT WHAT
 07:49:10 THE IMPACT ON ESTERO THAT THIS PROJECT WILL HAVE.
 07:49:15 THAT PROJECT WILL TOTALLY TRANSFORM ESTERO FROM A BEDROOM
 07:49:20 COMMUNITY TO A DESTINATION COMMUNITY HERE IN SOUTHWEST
 07:49:25 FLORIDA WITH A COMPLETELY DIFFERENT PERSONALITY THAN WHAT WE
 07:49:31 LOOKED BACKWARDS.
 07:49:32 THE VILLAGE PROCESS SHOULD BE AS DILIGENT AND IF NOT MORE SO
 07:49:37 DILIGENT THAN THE PRIVATE DILIGENT PROCESS BECAUSE YOU SET A
 07:49:42 HIGHER STANDARD FOR YOURSELF AND YOU SET THAT STANDARD AND

 07:49:45 YOU SAY TO THE DEVELOPERS, WE HAVE A TOUGHER STANDARD.
 07:49:48 SO BUCKLE UP AND DO IT.
 07:49:50 THE WAY WE WANT IT DONE.
 07:49:53 WE HOLD HIGHER STANDARDS AND THROUGH PRIVATE -- OKAY.
 07:49:59 THIS WILL PROTECT THE VILLAGE OF THE FUTURE BECAUSE A SMART
 07:50:06 DEVELOPER WILL COME BACK AND USE THAT EXCUSE TO SUBORDINATE
 07:50:10 AND GET YOU TO CHANGE AND GIVE HIM WHAT HE WANTS IN THE
 07:50:13 FUTURE.
 07:50:13 AND YOU DON'T WANT TO SET YOURSELF UP TO BE SUBORDINATED IN
 07:50:17 THE FUTURE.
 07:50:18 SO THOSE ARE MY COMMENTS, AND I HOPE THAT THEY RESONATE WITH
 07:50:23 YOU AND MAKE YOU THINK ABOUT THE UNINTENDED CONSEQUENCES OF
 07:50:28 WHAT YOUR DECISION MIGHT CAUSE AT SOME POINT IN THE FUTURE.
 07:50:33 THANK YOU.
 07:50:34 >>Anthony Gargano: THANK YOU.
 07:50:35 >>Tammy Duran: MARK.
 07:50:41 >> GOOD EVENING.
 07:50:42 MY NAME IS MARK GESCHWENDT, VICE PRESIDENT AND GENERAL
 07:50:45 COUNSEL TO MIROMAR DEVELOPMENT CORPORATION.
 07:50:48 I THINK YOU KNOW WHO WE ARE.
 07:50:50 BEEN A DEVELOPER FOR MANY YEARS AND ONE OF THE LARGEST
 07:50:53 TAXPAYERS IN THE VILLAGE.
 07:50:54 THIS ORDINANCE PROPOSED IS OF HIGH CONCERN TO US AS WE
 07:50:58 LOOKED AT IT.
 07:50:59 I WAS AT THE FIRST READING.

07:51:01 THERE'S NO DISCUSSION ABOUT A MASTER PLAN OR HOW THAT WOULD
 07:51:04 DOVETAIL INTO ANY OF THIS.
 07:51:06 THIS IS CLEARLY AN ORDINANCE TO REMOVE THE VILLAGE'S
 07:51:11 PROJECTS AND MORE IMPORTANTLY WITH ITS PARTNERS IN A
 07:51:16 PUBLIC/PRIVATE PARTNERSHIPS FROM THE SCRUTINY THAT THE REST
 07:51:20 OF US ALL HAVE TO BE SUBJECTED TO.
 07:51:22 IN THEIR DISCUSSION OF THIS, THEY INDICATED THAT THE
 07:51:29 RATIONALE FOR THE ORDINANCE IS THAT THE VILLAGE ALREADY
 07:51:31 KNOWS THE VILLAGE STANDARDS.
 07:51:33 THAT'S INTERESTING.
 07:51:35 BYPASSING THE REVIEW PROCESS WOULD EXPEDITE THE DEVELOPMENT
 07:51:38 OF THE VILLAGE'S PROJECTS AND ELIMINATE COST AND LOGISTIC
 07:51:42 CONSTRAINTS ASSOCIATED WITH STANDARD DEVELOPMENT PROCEDURE.
 07:51:44 THAT WOULD BE NICE FOR ALL OF US, BUT I THINK THAT'S NOT THE
 07:51:48 WAY WE SHOULD DO THINGS.
 07:51:49 UNDER THE PROPOSED ORDINANCE 2-303C IS WHAT -- THEY ARE JUST
 07:51:56 ADDING THAT TO IT AND WHAT THAT WOULD DO IS ADD TO THE
 07:52:00 COMMUNITY DEVELOPMENT DIRECTOR'S DUTIES WITH RESPECT TO
 07:52:03 VILLAGE DEVELOPMENT PROJECTS.
 07:52:04 THE DIRECTOR WOULD BE GIVEN AUTHORIZATION TO GRANT ZONING
 07:52:08 VARIANCES, SPECIAL EXCEPTIONS, DEVELOPMENT ORDERS AND
 07:52:12 PLANNED APPROVAL FOR VILLAGE PROJECTS INCLUDING
 07:52:15 PUBLIC/PRIVATE PARTNERSHIPS.
 07:52:16 UNDER 2-302, PLANNING, ZONING AND DESIGN BOARD POWERS AND
 07:52:21 DUTIES A THROUGH G, THOSE ARE YOURS, ARE RELINQUISHED TO THE

 07:52:25 DIRECTOR ON ALL SUCH PROJECTS.
 07:52:27 ORDINANCE CREATES A TWO-TIER SYSTEM WHICH I THINK WE HEARD
 07:52:34 EVERYBODY OBJECTS TO, GIVEN THE VILLAGE'S PATH TOWARD
 07:52:37 ENGAGING MORE PUBLIC DEVELOPMENT AND PRIVATE --
 07:52:40 PUBLIC/PRIVATE PARTNERSHIPS, THIS ORDINANCE HAS THE EFFECT
 07:52:42 OF REMOVING FROM THE REVIEW ANY OF THE VILLAGE'S PROJECTS
 07:52:46 FROM PUBLIC SCRUTINY AND THE NORMAL REVIEW PROCESS FOR
 07:52:48 DEVELOPMENT PROJECTS.
 07:52:50 WE CAN ALL IMAGINE THAT THIS WOULD RESULT IN EXTENSIVE
 07:52:54 LITIGATION OVER THE DISPARATE TREATMENT BETWEEN PUBLIC AND
 07:52:58 PRIVATE DEVELOPMENT.
 07:52:59 ALSO GOES AGAINST THE VILLAGE'S GOAL OF TRANSPARENCY AND
 07:53:01 LONG-STANDING PROCESS OF GATHERING PUBLIC INPUT AND VETTING
 07:53:05 DEVELOPMENT PROJECTS BEFORE APPROVAL.
 07:53:06 THIS ORDINANCE REALLOCATES DECISION MAKING POWER FROM
 07:53:12 VILLAGE COUNCIL AND THE PLANNING BOARD AND SHIFTS THOSE
 07:53:16 POWERS TO THE COMMUNITY DEVELOPMENT DIRECTOR.
 07:53:17 THIS INCLUDES APPROVING FOR VARIANCES, MINOR AMENDMENTS,
 07:53:22 FINAL PLANS AND EFFECTIVELY REDUCING OVERSIGHT IN PUBLIC
 07:53:26 INVOLVEMENT IN ANY MAJOR DEVELOPMENT DECISIONS.
 07:53:28 THERE ARE NO LIMITATIONS OR STANDARDS GIVEN IN THE ORDINANCE
 07:53:32 FOR GRANTING APPROVAL UNDER THE ORDINANCE THAT ELIMINATES

07:53:37 SUBSTANTIAL REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
 07:53:40 THIS LACK OF TRANSPARENCY AND INPUT IS IN CONTRAVENTION OF
 07:53:44 THE REQUIREMENTS OF FLORIDA STATUTE 163 THAT REQUIRE PUBLIC

 07:53:48 ENGAGEMENT IN ALL PLANNING PROCESS.
 07:53:50 THE ORDINANCE ALSO CONFLICTS WITH THE VILLAGE'S COMP PLAN
 07:53:56 WHICH EMPHASIZES PUBLIC PARTICIPATION AND MANDATES THAT
 07:54:00 FEASIBILITY DETERMINATIONS BE MADE BY THE VILLAGE COUNCIL,
 07:54:04 NOT AN ADMINISTRATIVE BOARD.
 07:54:05 DELEGATING SUCH AUTHORITY TO THE COMMUNITY DEVELOPMENT
 07:54:08 DEPARTMENT WILL UNDERMINE THE INTENT AND CONSISTENCY OF THE
 07:54:12 PLANNED IMPLEMENTATION.
 07:54:13 BASED ON THAT WE URGE THE BOARD TO WITHHOLD ANY
 07:54:17 RECOMMENDATION ON THIS ORDINANCE TO ENSURE THAT DEVELOPMENT
 07:54:20 WITHIN THE VILLAGE REMAINS EQUITABLE, TRANSPARENT, AND
 07:54:23 ACCOUNTABLE TO BOTH THE GOVERNING STANDARDS AND TO THE
 07:54:26 COMMUNITY.
 07:54:26 THANK YOU.
 07:54:27 >>Anthony Gargano: THANK YOU.
 07:54:32 >>Tammy Duran: THAT'S ALL.
 07:54:35 >>Anthony Gargano: ANYONE ELSE FROM THE PUBLIC TO BE HEARD?
 07:54:37 CLOSE THE PUBLIC PORTION.
 07:54:41 I'M GOING TO ENTERTAIN A MOTION.
 07:54:50 WE'VE BEEN ASKED TO MAKE A RECOMMENDATION FOR APPROVAL.
 07:54:58 SEEMS TO ME THE TENOR OF THE BOARD IS IN OPPOSITION TO THAT.
 07:55:01 I'M GOING TO ASK FOR A MOTION ONE WAY OR THE OTHER.
 07:55:08 >>Mary Gibbs: JUST TO CLARIFY, WE JUST SAID YOU NEED TO MAKE
 07:55:11 A RECOMMENDATION TO COUNCIL.
 07:55:14 BECAUSE COUNCIL WILL REVIEW AT SECOND READING.

 07:55:17 YOU CAN MAKE A RECOMMENDATION.
 07:55:18 AGAIN, YOU CAN SAY DON'T ADOPT THE ORDINANCE.
 07:55:21 YOU CAN SAY ADOPT THE ORDINANCE.
 07:55:22 YOU CAN SAY REVISE THE ORDINANCE.
 07:55:25 TO INCORPORATE LIKE JIM WALLACE'S THOUGHT.
 07:55:30 IT'S UP TO YOU ALL.
 07:55:32 YOU HAVE THE VARIETY OF WHAT YOU CAN RECOMMEND TO COUNCIL.
 07:55:37 >>Anthony Gargano: WE CAN CHOOSE TO NOT RECOMMEND OR WE CAN
 07:55:44 CHOOSE TO RECOMMEND WITH SOME CONDITIONS.
 07:55:47 >>Mary Gibbs: I WOULDN'T SAY NOT RECOMMEND.
 07:55:49 I THINK YOU WOULD RECOMMEND THAT THEY NOT ADOPT IT.
 07:55:52 IF YOU'RE NOT IN FAVOR OF IT, YOU CAN RECOMMEND DON'T ADOPT
 07:55:55 IT.
 07:55:58 >>Kristin Jeannin: DOES THIS REQUIRE A MOTION?
 07:56:00 >> YES.
 07:56:00 >>Kristin Jeannin: I'D LIKE TO MAKE A MOTION TO NOT
 07:56:02 RECOMMEND THIS ORDINANCE.
 07:56:05 >> SECOND.

07:56:06 >>Anthony Gargano: WE HAVE A MOTION TO NOT RECOMMEND.
 07:56:10 IT'S BEEN SECONDED.
 07:56:11 ANY DISCUSSION ON THAT MOTION?
 07:56:15 >>James Tatoes: I THINK IT'S AMBIGUOUS ENOUGH THAT IT
 07:56:17 SHOULD REQUIRE FURTHER STUDY.
 07:56:22 >> ROLL CALL.
 07:56:25 >>Anthony Gargano: WOULD YOU LIKE TO ADD THAT TO YOUR

 07:56:27 MOTION?
 07:56:28 >>Kristin Jeannin: NO.
 07:56:29 >>Anthony Gargano: WE HAVE A MOTION TO WITHHOLD
 07:56:33 RECOMMENDATION --
 07:56:35 >>Nancy Stroud: YOU NEED TO MAKE A RECOMMENDATION.
 07:56:37 BUT THE RECOMMENDATION WOULD BE NOT TO APPROVE THIS
 07:56:40 ORDINANCE.
 07:56:40 >>Anthony Gargano: SO THE MOTION IS TO NOT APPROVE --
 07:56:45 >>Kristin Jeannin: TO RECOMMEND NOT APPROVING THIS
 07:56:46 ORDINANCE.
 07:56:50 >>Jim Wallace: WE'RE BECOMING LAWYERS TODAY.
 07:56:51 >>Anthony Gargano: CAN WE HAVE A ROLL CALL VOTE?
 07:56:53 >>Kristin Jeannin: YES.
 07:57:01 >>Barry Jones: YES.
 07:57:04 >>Al Paivandy: YES.
 07:57:05 >>Michael Sheeley: YES.
 07:57:07 >>James Tatoes: YES.
 07:57:10 >>Jim Wallace: YES.
 07:57:11 >>Dan Williams: YES.
 07:57:12 >>Anthony Gargano: YES.
 07:57:16 >>Mary Gibbs: YOU ARE RECOMMENDING TO COUNCIL NOT APPROVE
 07:57:21 THE ORDINANCE.
 07:57:22 IF IT DOES COME UP FOR SECOND READING, DO YOU WANT ME TO
 07:57:26 EXPLAIN YOUR THOUGHTS, PROCESS ON THAT, AND IF THEY WERE TO
 07:57:31 ADOPT IT, ARE YOU RECOMMENDING MODIFICATIONS OR DO YOU JUST

 07:57:36 WANT TO LEAVE THAT OUT?
 07:57:39 >>Jim Wallace: MARY, YOU HAVE FROM MY PERSPECTIVE, YOU HAVE
 07:57:43 WHAT THE BOARD MEMBERS HAVE SAID.
 07:57:46 YOU HAVE WHAT I READ.
 07:57:47 YOU HAVE WHAT TERRY FLANAGAN SAID.
 07:57:51 YOU HAVE WHAT OTHER PEOPLE HAVE SAID.
 07:57:52 MAY I SUGGEST THAT YOU SHARE THAT WITH THE VILLAGE COUNCIL
 07:58:00 AND THEY CAN TAKE LEAD FROM THAT.
 07:58:03 IF YOU DON'T, AS WE SAY IN FRENCH, I DON'T KNOW HOW YOU SAY
 07:58:06 IT IN ENGLISH, IT'S OBVIOUS.
 07:58:11 >>Mary Gibbs: THAT'S WHAT I'M ASKING BECAUSE I DIDN'T WRITE
 07:58:13 THE ORDINANCE, SO I DON'T WRITE THE AGENDA ITEM.
 07:58:17 BUT I WANT TO PASS ON THE FLAVOR OF THE DISCUSSION.
 07:58:21 >>Barry Jones: THE FLAVOR IS THE VILLAGE SHOULD FOLLOW THE

07:58:24 SAME STANDARD THAT THE CONSTITUENCY HAS TO FOLLOW.
 07:58:26 >>Kristin Jeannin: OR HIGHER.
 07:58:30 >> TRANSPARENCY.
 07:58:32 >>James Tatooles: I THINK THE WORD HERE IS TRANSPARENCY AND
 07:58:34 OPENNESS.
 07:58:40 >>Jim Wallace: IT IS TEDIOUS AND IT IS HARD, OH, HAVE TO
 07:58:43 COME BACK AGAIN.
 07:58:45 I GOT TO WORK HARDER.
 07:58:46 I HAVE TO SET MY STANDARDS A LITTLE HIGHER.
 07:58:49 THAT'S WHAT MADE ESTERO OF STANDING TO DATE.
 07:58:53 WHY WOULD WE WANT TO CHANGE?

 07:58:55 >>Anthony Gargano: OKAY.
 07:58:56 ARE WE GOOD?
 07:58:56 BEFORE WE ADJOURN, WE HAVE TO ADOPT THIS --
 07:59:07 >>Mary Gibbs: THAT IS THE SCHEDULE FOR NEXT YEAR'S MEETINGS.
 07:59:11 IF IT'S OKAY, WE TRIED NOT TO DO ANY ON HOLIDAYS.
 07:59:14 I DON'T THINK YOU HAVE TO ADOPT IT.
 07:59:16 BUT IF YOU HAVE ANY ISSUES WITH THE DATES, JUST LET US KNOW.
 07:59:21 >>Anthony Gargano: WE DON'T NEED TO FORMALLY ADOPT THIS.
 07:59:23 OKAY.
 07:59:24 ALL RIGHT.
 07:59:26 >>James Tatooles: I MADE A MOTION TO ADJOURN.
 07:59:28 >> SECOND.
 07:59:28 >>Anthony Gargano: ALL IN FAVOR?
 07:59:29 >> AYE.
 07:59:29 [SOUNDING GAVEL]
 07:59:30

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.



**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: Aldi - Corkscrew & Stoneybrook
2. Address: 11906 Newbridge Ct., Estero FL 33928
3. Strap Number: 25-46-25-E3-31000.0S40
4. Application Number: _____

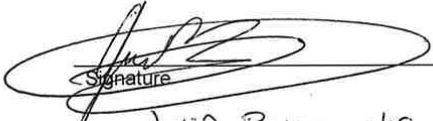
5. Type of Application (check appropriate type(s)):

- | | |
|--|---|
| ☐ 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.)

Proposed is a roughly 22,000 SF grocery store located at the SEC corner of Corkscrew Road & Stoneybrook Drive in the future
development known as Corkscrew Pines. The site will comply with the CPD zoning set under Z-08-053 and the Corkscrew Pines
plans, that may still be pending approval.

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
Julia Burroughs

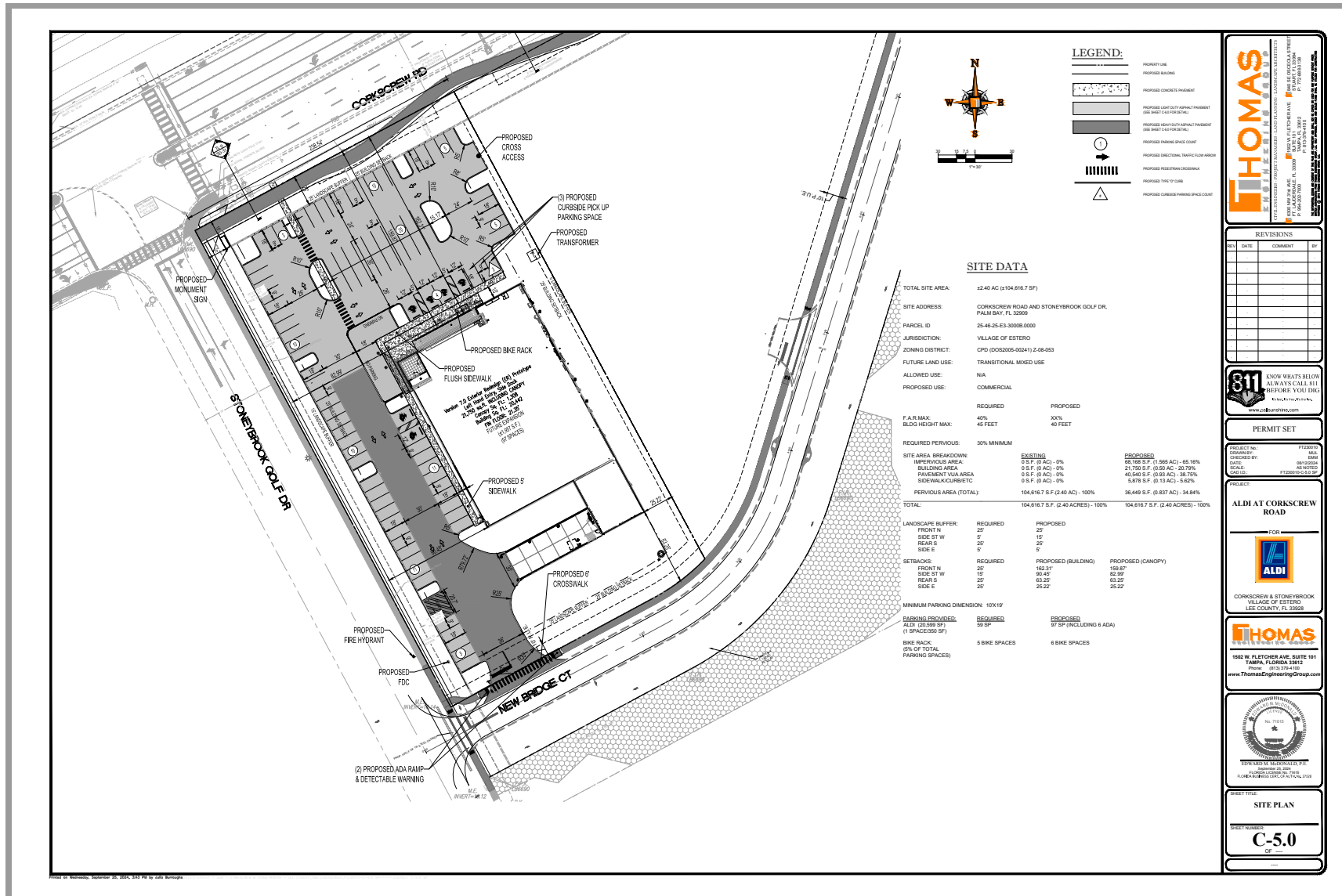
Print Name

09/11/2024

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





NEWBRIDGE COURT & STONEYBROOK
GOLF DRIVE
NEIGHBORHOOD MEETING 10/8/2024

ALDI Grocery Store

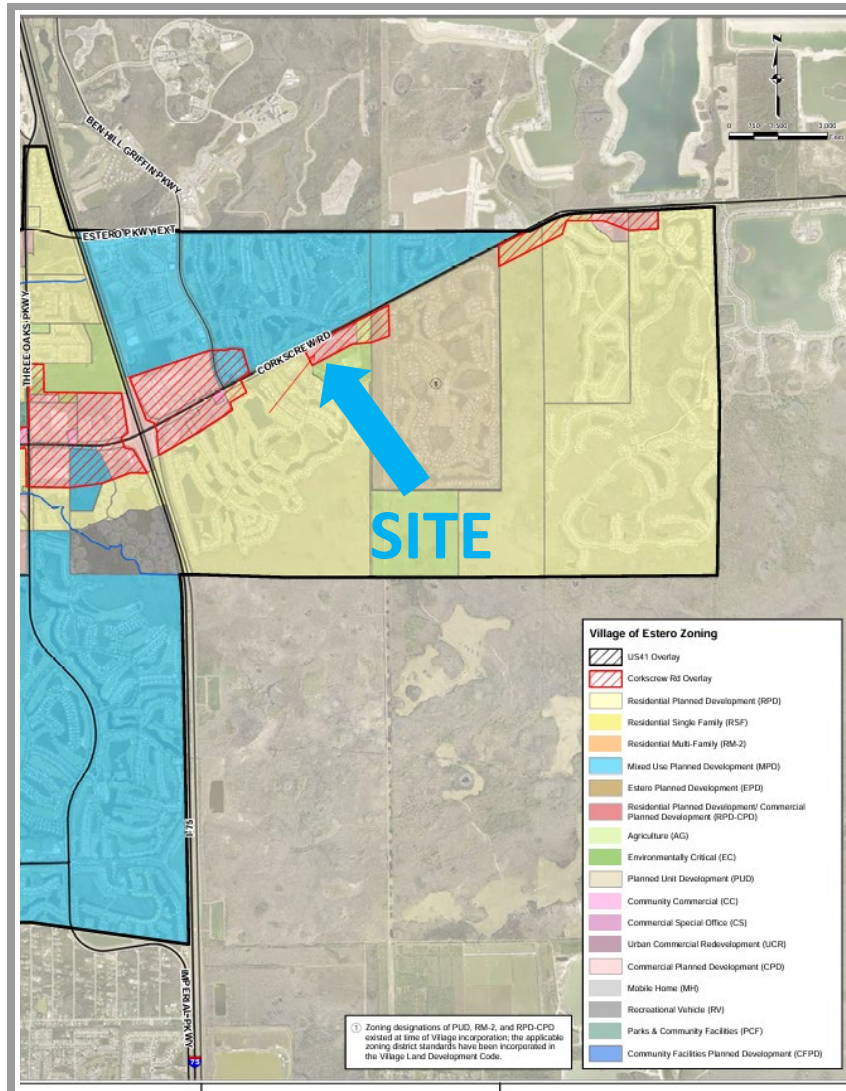


LOCATED AT: 11906 NEWBRIDGE COURT: SOUTH OF
CORKSCREW ROAD, EAST STONEYBROOK GOLF DRIVE



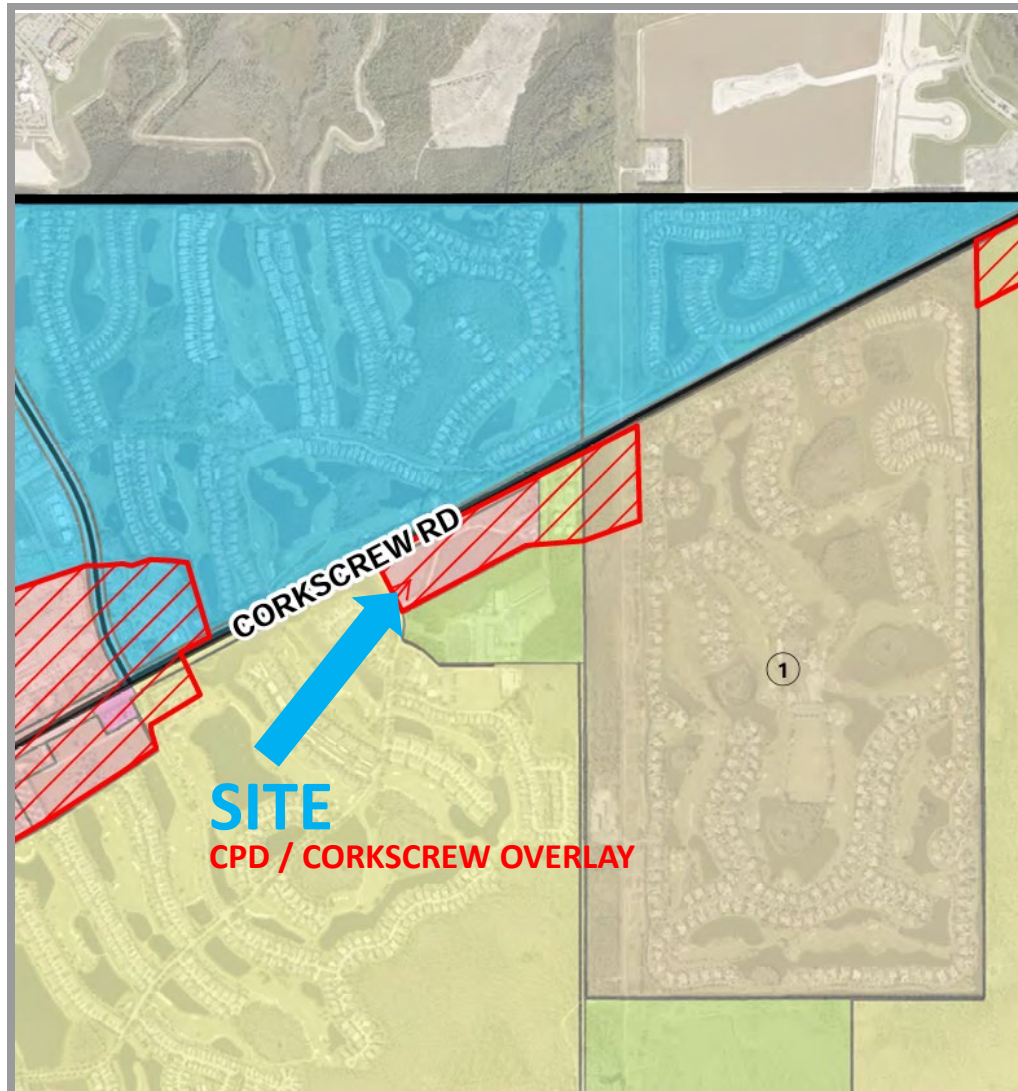
LOCATED AT: 11906 NEWBRIDGE COURT: SOUTH OF
CORKSCREW ROAD, EAST STONEYBROOK GOLF DRIVE





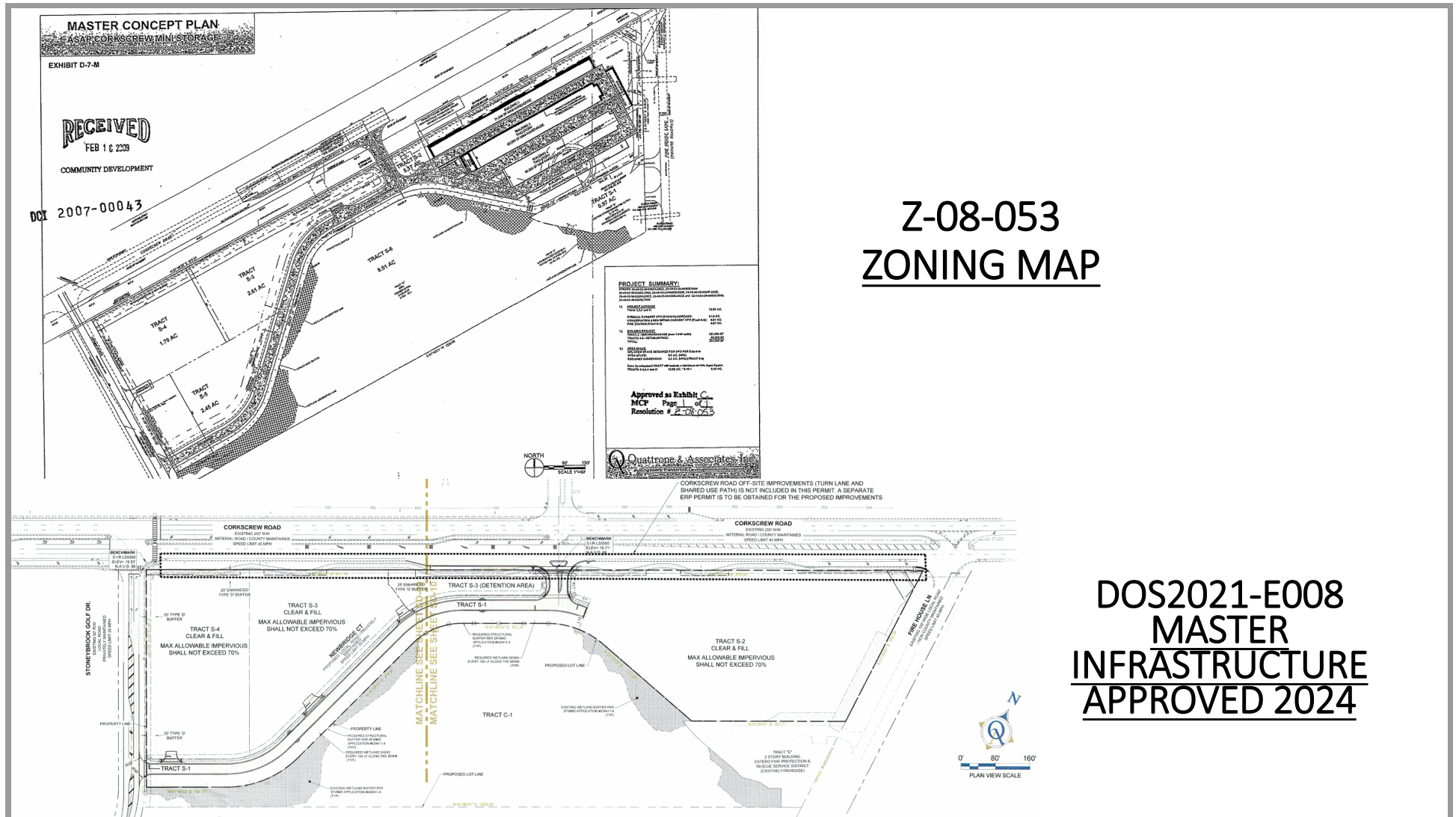
ZONING MAP

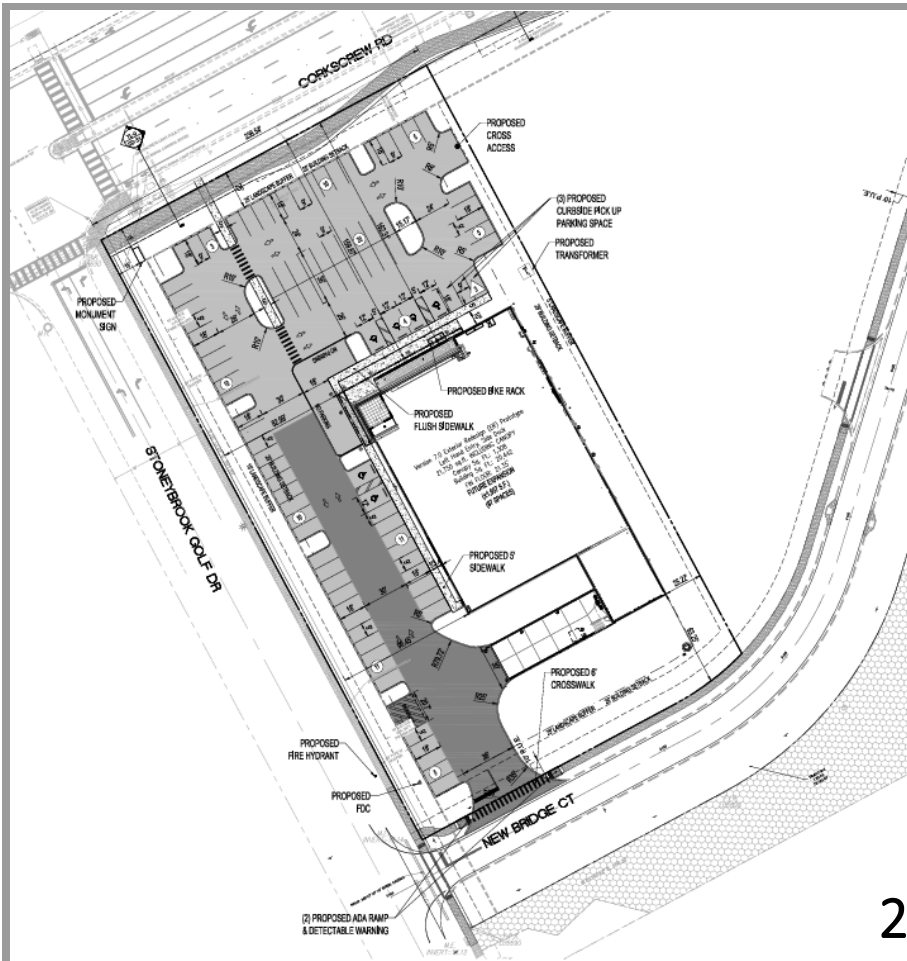
- CORKSCREW ROAD OVERLAY
- COMMERCIAL PLANNED DEVELOPMENT



ZONING MAP – ZOOMED IN

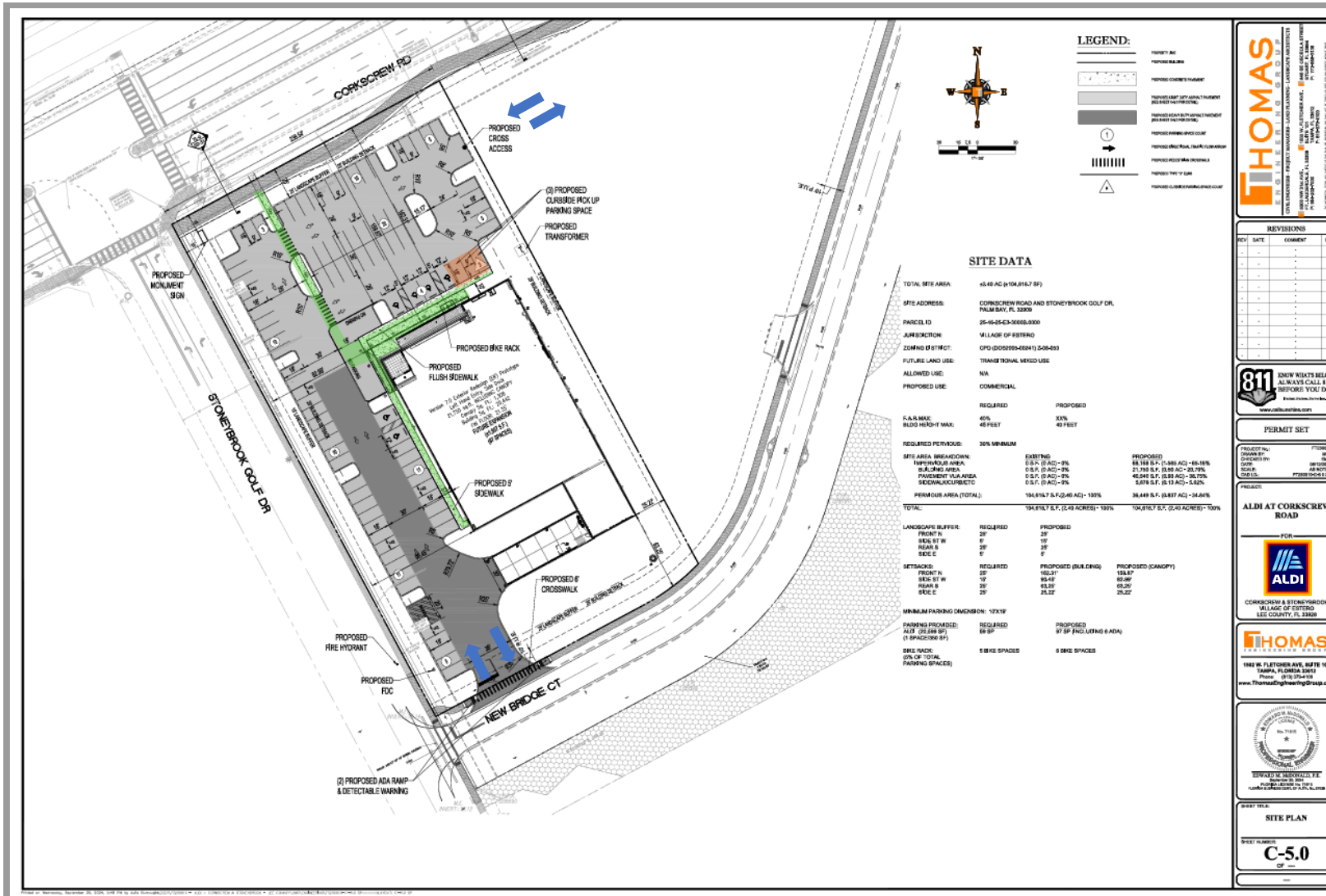
- ZONING DECISION Z-08-053
 - LEE COUNTY APPROVAL
12/15/2008
 - ALLOWS FOOD STORES,
UNDER 25,000 SQUARE FEET
 - 25 FOOT SETBACK FROM
CORKSCREW ROAD





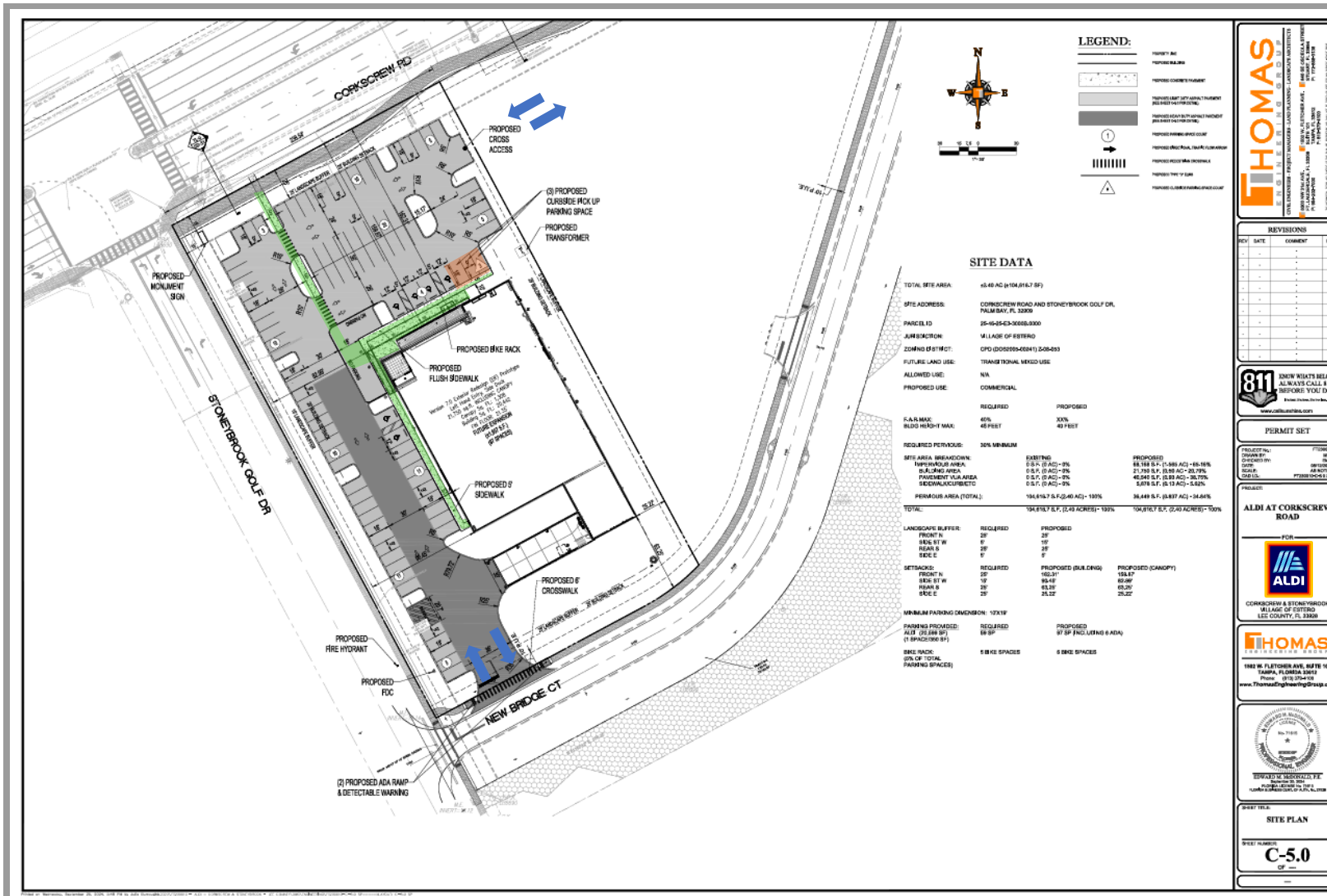
2024-10-08
Site Plan

- 21,750 square foot grocery store
- ADA accessible pedestrian walking path connected to existing sidewalk
- Covered bicycle parking
- Three (3) curbside pick-up parking spaces



Site Plan

- Site access located on New Bride Court
- Future cross access on the north east
- 30 foot wide main access driveway to provide for truck movements and improved site circulation





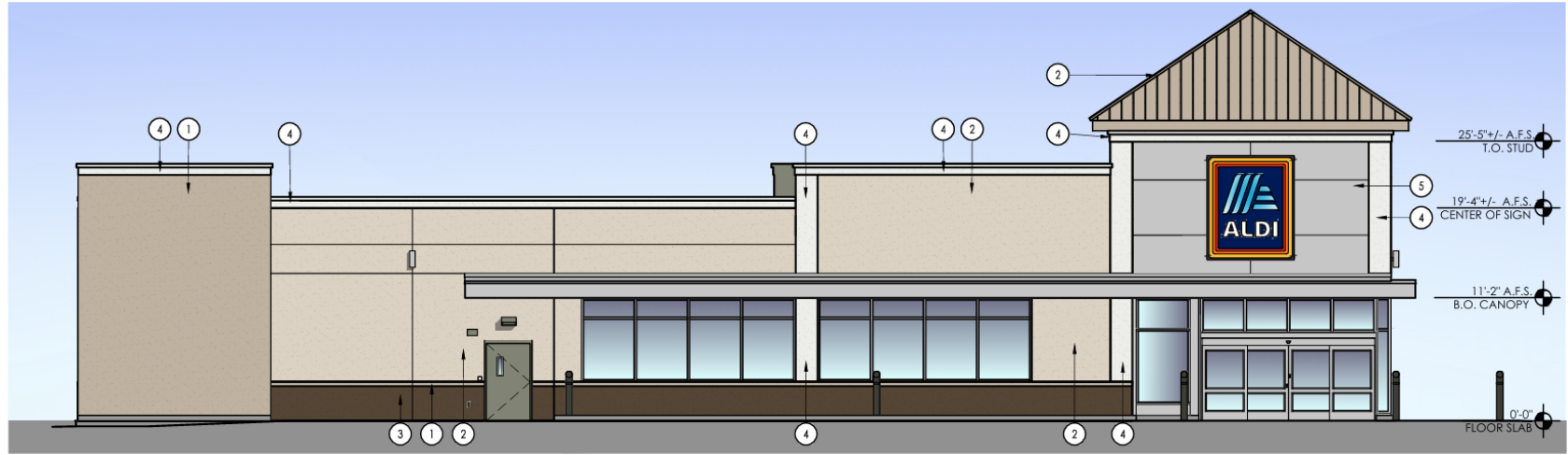
ABOUT THE ALDI PROJECT

- PROVIDES NEEDED GROCERY STORE FOR CURRENT AND FUTURE POPULATION
- INCREASES ECONOMIC DEVELOPMENT AND EMPLOYMENT IN AREA
- STORE OPEN HOURS ARE 9AM TO 8PM.
- TYPICAL OPERATION HOURS ARE 7AM TO 9PM.

North Elevation

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

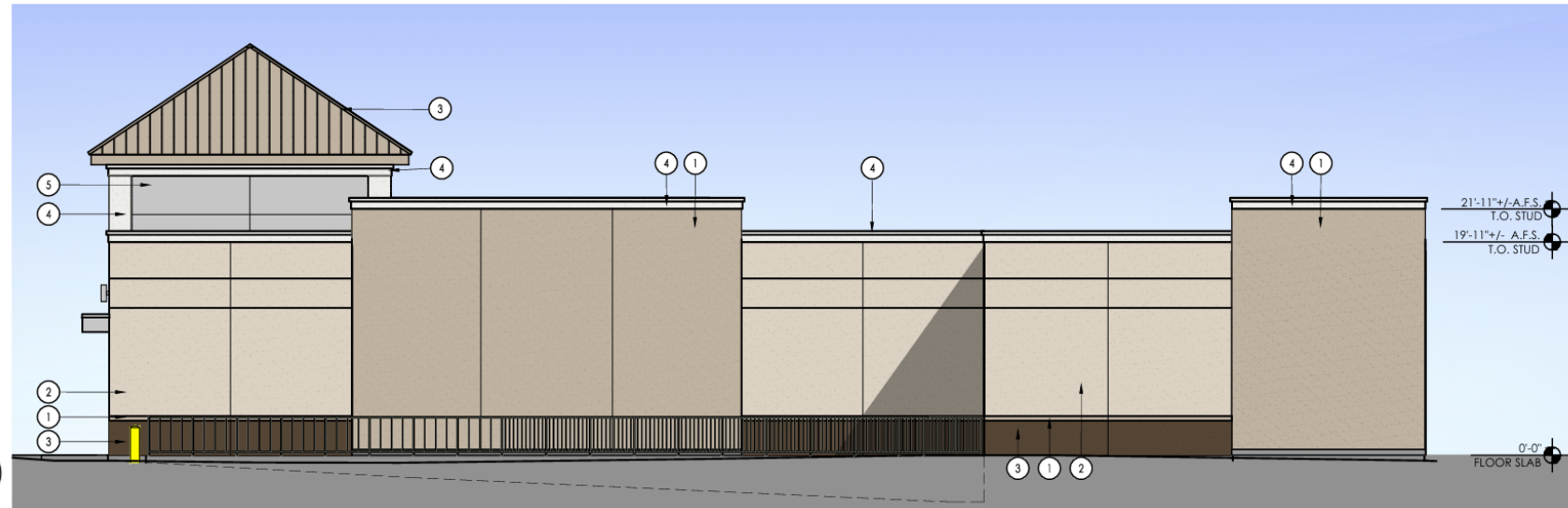
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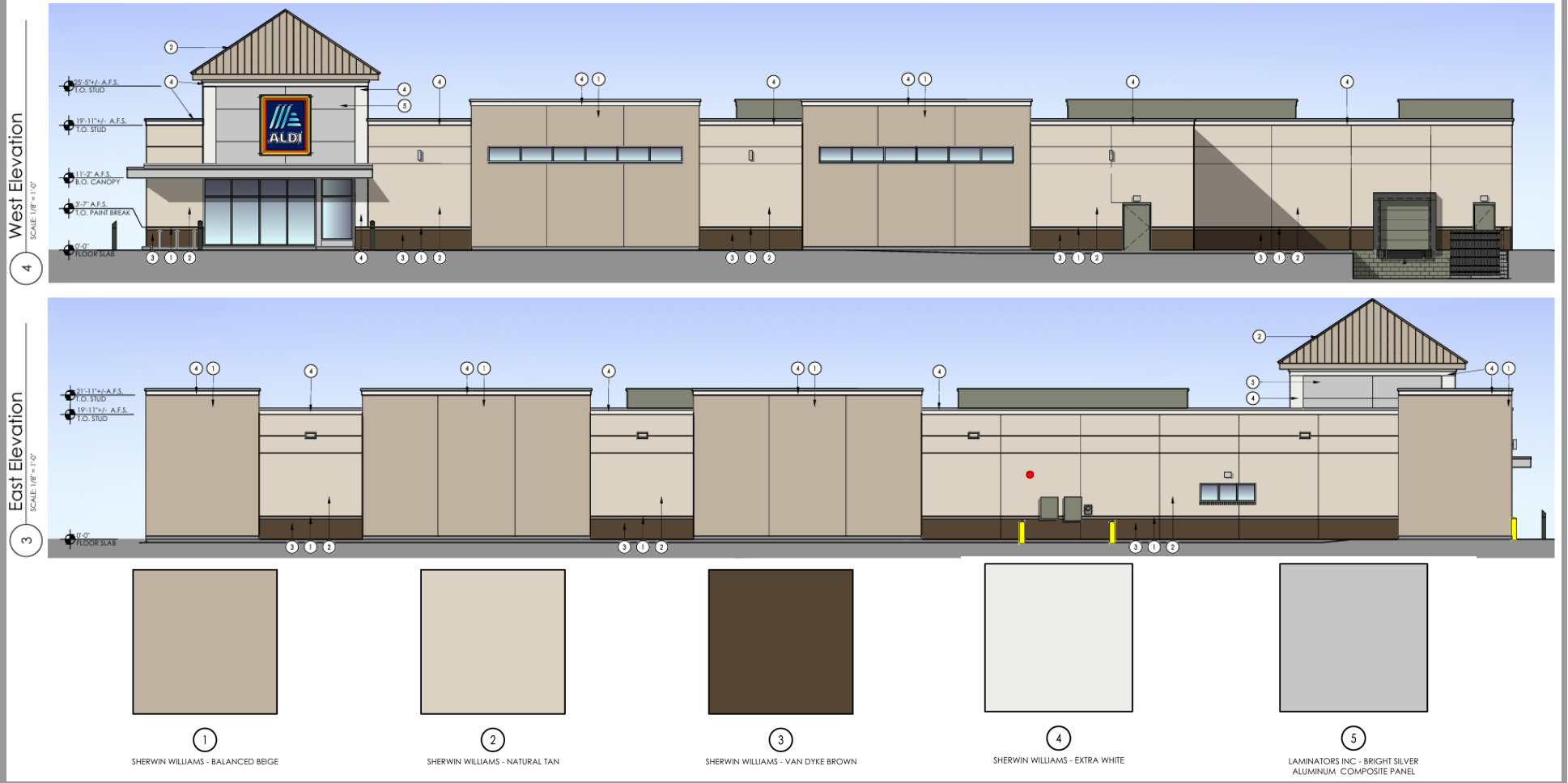
South Elevation

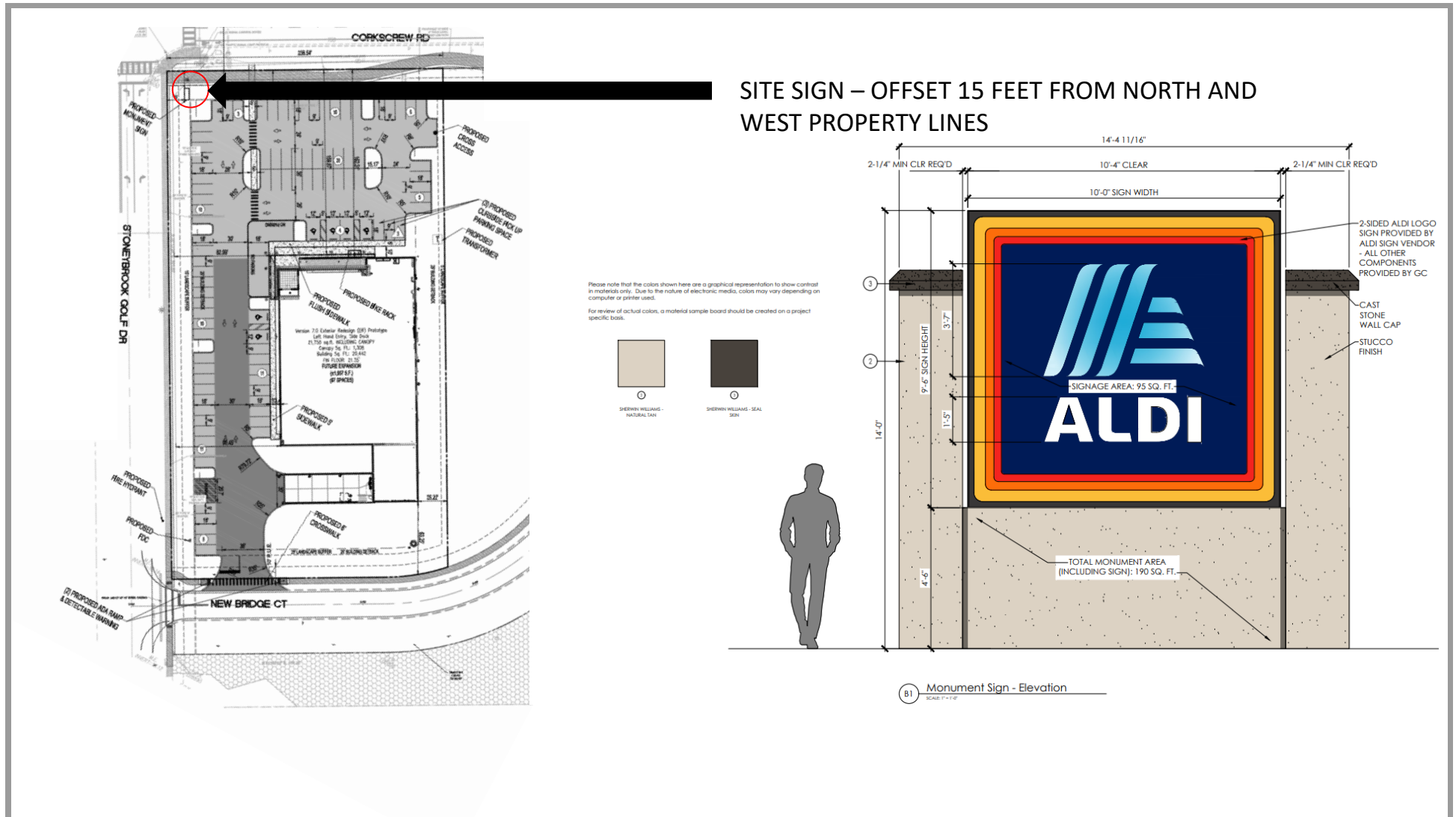
SCALE: 1/8" = 1'-0"

1



ARCHITECTURAL ELEVATIONS







**APPLICATION REQUEST FOR PLANNING ZONING AND DESIGN BOARD
PUBLIC INFORMATIONAL MEETING IN THE VILLAGE OF ESTERO**

REQUEST IS FOR: Public Informational Meeting pursuant to Land Development Code.

1. Applicant/Project Name: Lennar Homes, LLC/Mayfair Village
2. Address: 8790 Broadway E, Estero, FL 33928
3. Strap Number: 28-46-25-E3-U1962.2472
4. Application Number: TBD

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

- | | |
|---|---|
| ☐ Comprehensive Plan Amendment | ☐ Planned Development Zoning |
| ☒ Planned Development – Amendment or Final Plan Approved | ☐ Variance |
| ☐ Conventional Rezoning | ☐ Special Exception |
| ☐ Plat | ☐ Vacation |
| ☐ Other _____ | |

(Specify)

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

Amend existing Zoning Resolution (Z-06-073) to:

Adjust Condition 2.b. Site Development Regulations to allow 60' lot width

Remove Condition 4. Transportation Conditions, that are no longer applicable to the property

Clarify in Condition 1. (MCP) that lots may be oriented either east or west of the proposed roadway

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

**THE VILLAGE OF ESTERO
DEPARTMENT OF COMMUNITY DEVELOPMENT
9401 Corkscrew Palms Circle
Estero, Florida 33928
Phone (239) 221-5036**



MAYFAIR VILLAGE REZONE INFORMATION MEETING

Introduction

Purpose

Team

Existing Conditions and Approvals

Proposed Community Design

Proposed Product

Requested Zoning Changes

Development Order Submittal Timing

1

TEAM

LENNAR HOMES, *Developer*
Chris Hasty VP, Land Acquisitions



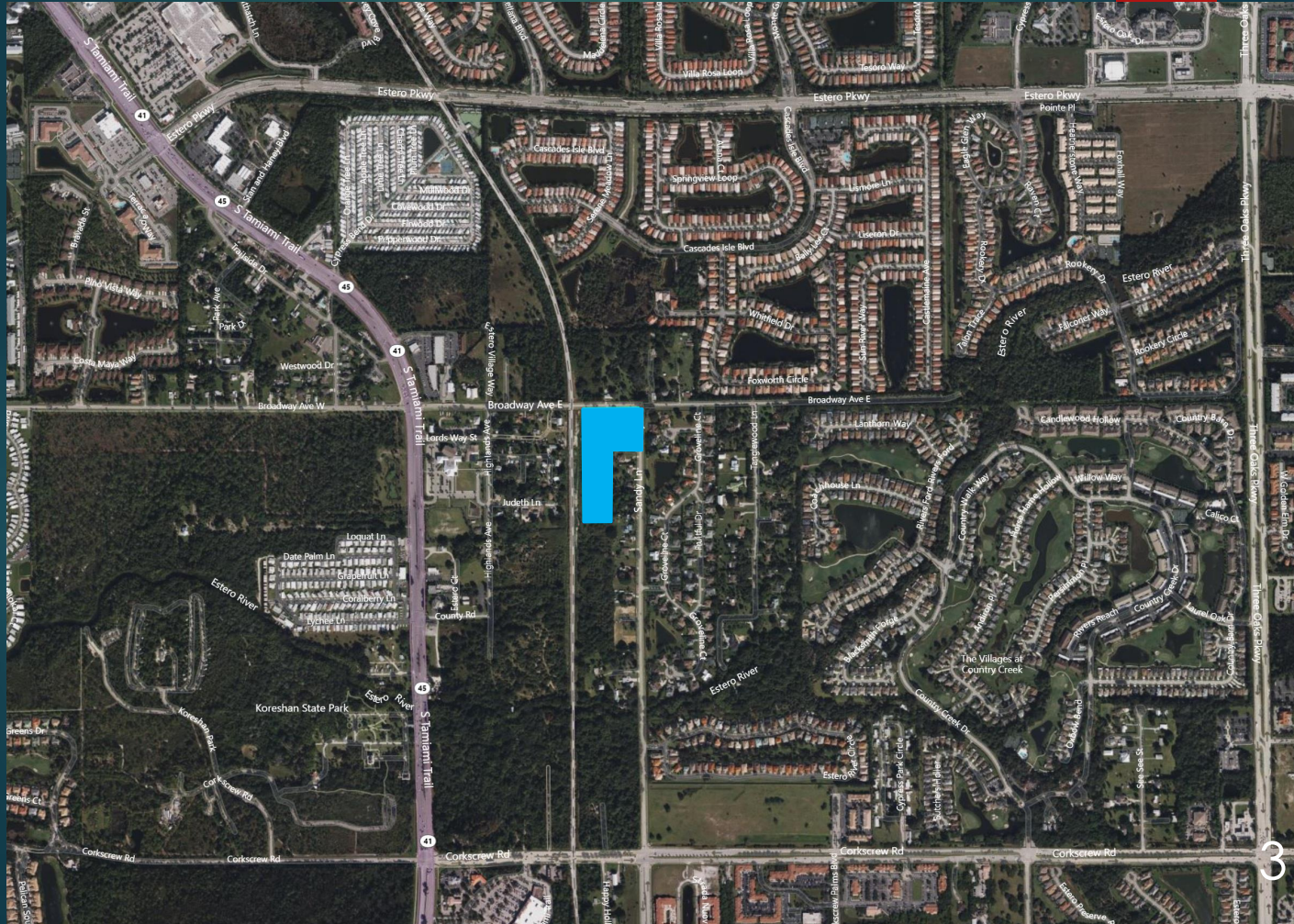
RESPEC ENGINEERING
(fka Delisi-Fitzgerald), *Civil Engineering*
John T. Wojdak, PE
Manager, Development Services



*Additional Consultants as needed for Traffic, Planning,
Landscaping, etc.*



VICINITY MAP





Property INFORMATION & HISTORY

- **Area:**

Mayfair Village	5.44 ac
Church Parcel	<u>2.04 ac</u>
TOTAL	7.48 ac
- **Zoning:**

Mayfair: RPD (Residential Planned Development - Z-06-073)
Church Parcel: AG
- **Frontage:** BROADWAY and SANDY LANE
- **Entitlements:**

Mayfair (RPD) – 3 dwelling units / ac	= 16
Church (AG) – 1 dwelling unit / ac	<u>= 2</u>
TOTAL dwelling units	= 18
- **History:**

Zoning application filed in 2006
Approved by BOCC in March 2007
DO or ERP never filed

[illegible][illegible]



Proposed Homes

- 50' wide homes
- Tile roofs
- Paver driveways
- 1 and 2-story plans
- 3-car garages typical



Proposed PRODUCT



9

SUMMARY

Zoning Requests:

- Fold in Sandy Lane Property to Mayfair Zoning
- Keep existing approved Density of 3 homes / ac = 20 homesites
- Mirror roadway on MCP
- Remove reference to Future Collector Roadway

Benefits:

- Matches intent of current approval
- Expedites utility work on Broadway
- Helps both property owners
- Compatible with Surrounding Uses
- Consistent with Estero Comprehensive Plan

10

General Attachment: 1. Celeb ... ng_Proposed Elevations.pdf (Page 1 of 3)

PROPOSED PROJECT AREA: 11265 RSF



1 EAST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH LEGEND:



COLOR SELECTION:

E.P.T. - SW 9108 NATURAL LINEN (BASE)
E.P.T. - SW 9145 BLUSTERY SKY
E.P.T. - SW 9171 PARAKEET
E.P.T. - SW 7008 ALABASTER
E.P.T. - SW 6080 UTTERLY BEIGE



EXISTING CONDITIONS



Justin A. Mihalk, AIA
5471 West Waters Avenue
Suite 100
Tampa, Florida 33634
ph: (813) 555-3231 fax: (813) 291-3740
www.ccsengineering.com

Bergmann Architectural Associates, Inc.
9/19/2024 2:26:48 PM
Autodesk Docs\Tobias\Sketch-Exterior\10351 Corkscrew Commons Dr\ESTERO FL\COORSEW
COMMONS DR\CE24



BUILDING ELEVATIONS, FINISH SCHEDULE & EXISTING CONDITIONS

10351 CORKSCREW COMMONS DR.
ESTERO, FL 33928

ISSUED ON: 09/27/2024

JOB NUMBER: 2301000A



15 NORTH COLLETTES ENGINEERING & DESIGN
DESIGNED BY: JAM ARCH

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTIONS AS AN "ARCHITECTURAL WORK" UNDER SECTION 17 U.S.C. 101, AS AMENDED DECEMBER 1990 AND KNOWN AS THE ARCHITECTURAL WORKS COPYRIGHT ACT OF 1991.

PROPOSED PROJECT AREA: 11265 RSF



Justin A. Mihalik, AIA
5471 West Waters Avenue
Suite 100
Tampa, Florida 33634
ph: (813) 555-3231 fax: (813) 291-3740
www.jamarch.com

Bergmann Architectural Associates, Inc.
9190320 2/26/18 PM

Autodesk Docs\Celebree School-Exis... FL Corkscrew Commons Di... ESTERO FL CORKSCREW



EXISTING CONDITIONS

10351 CORKSCREW COMMONS DR.
ESTERO, FL 33928

ISSUED ON: 09/27/2024

ISSUED UNDER AUTHORITY OF JUSTIN A. MIHALIK, AIA

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

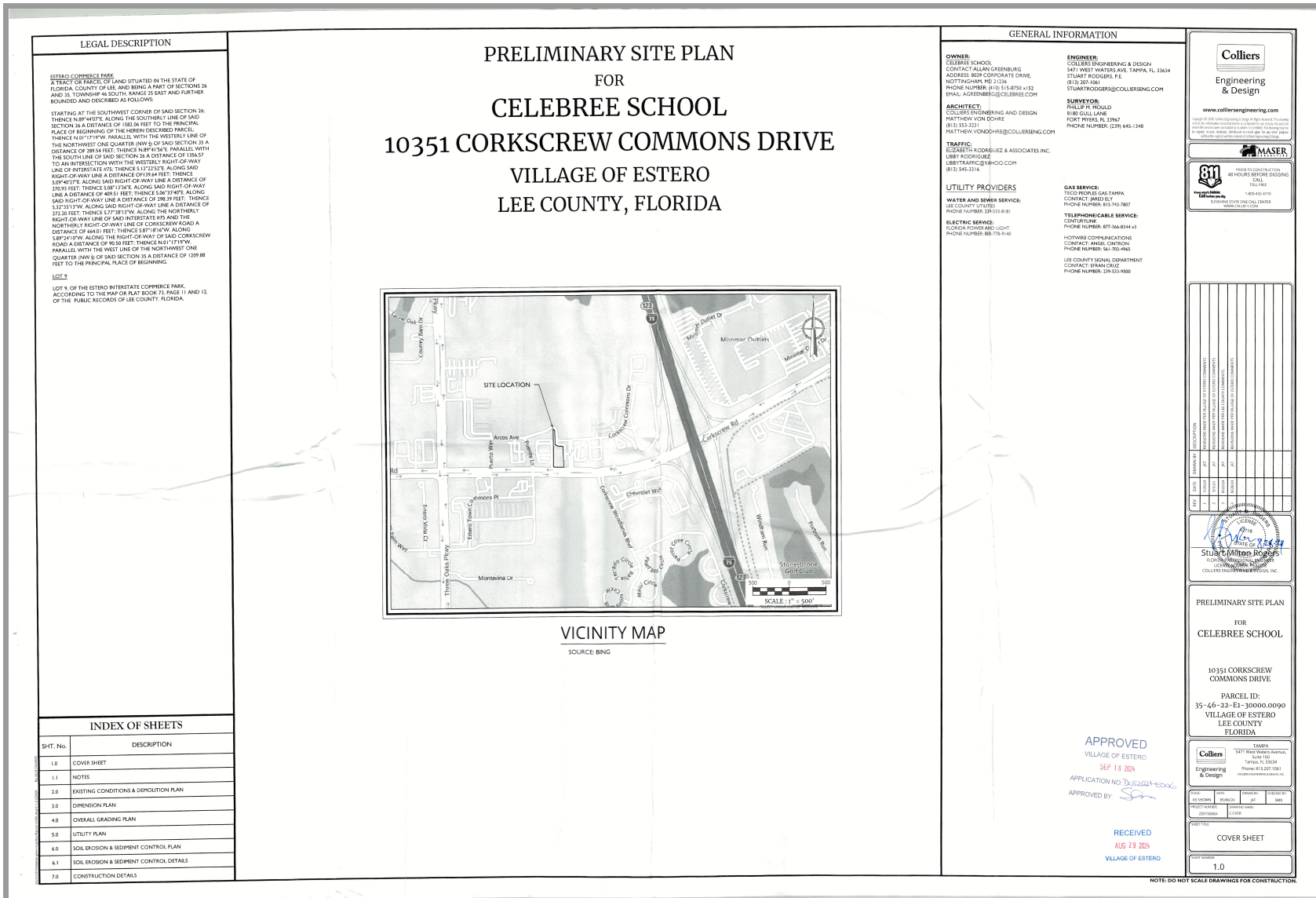
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTIONS AS AN "ARCHITECTURAL WORK" UNDER SECTION 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS THE ARCHITECTURAL WORKS COPYRIGHT ACT OF 1990.

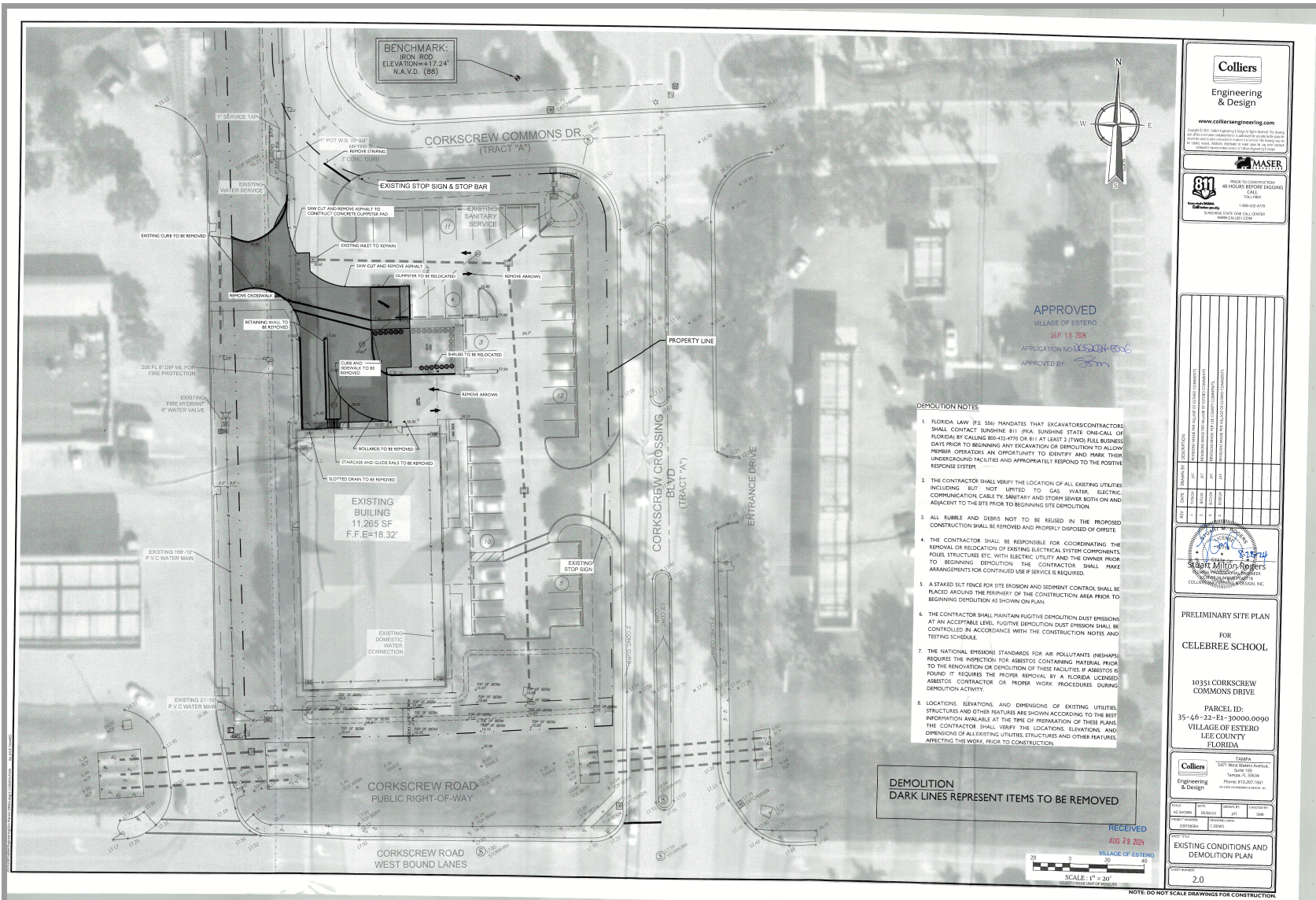
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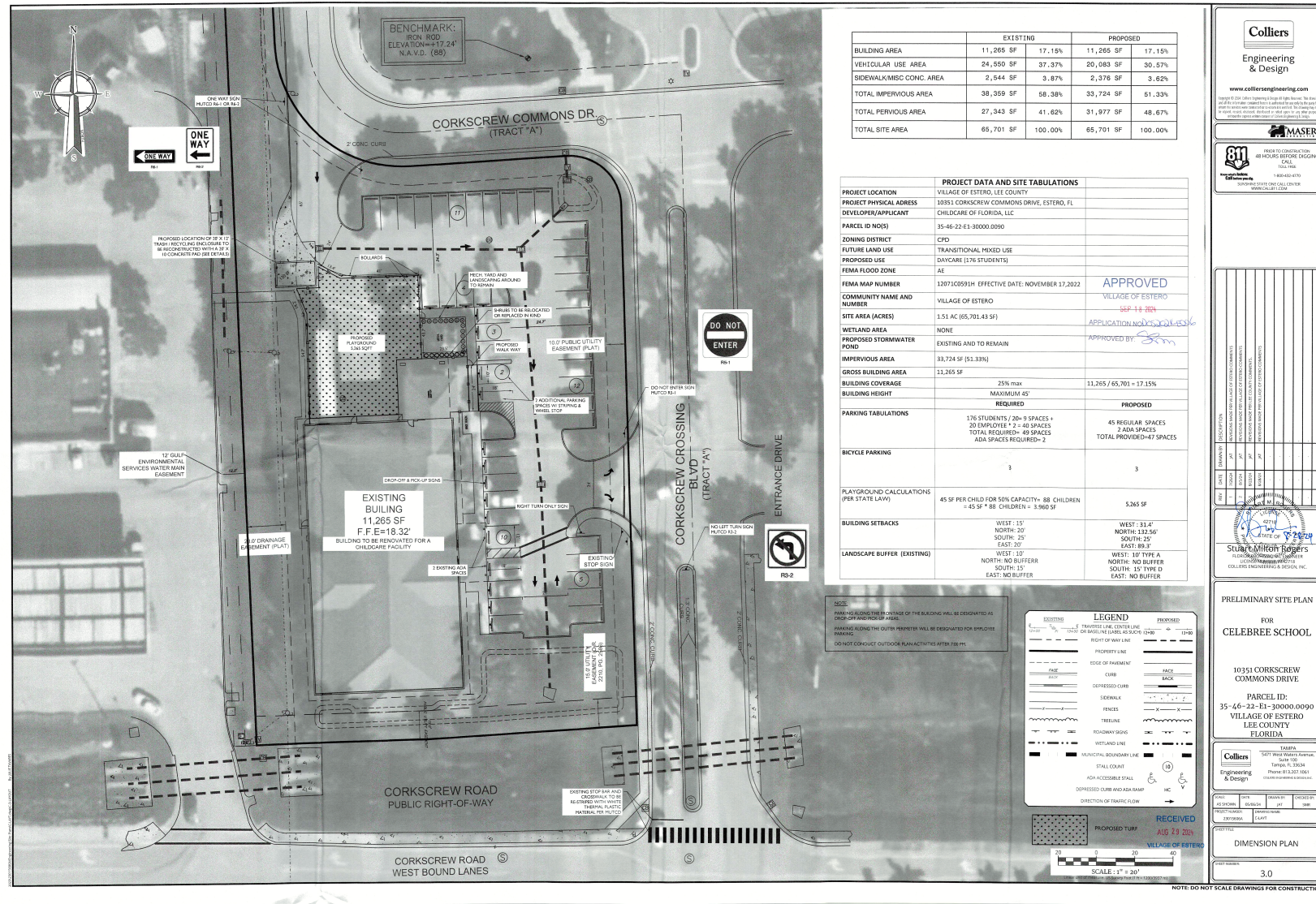


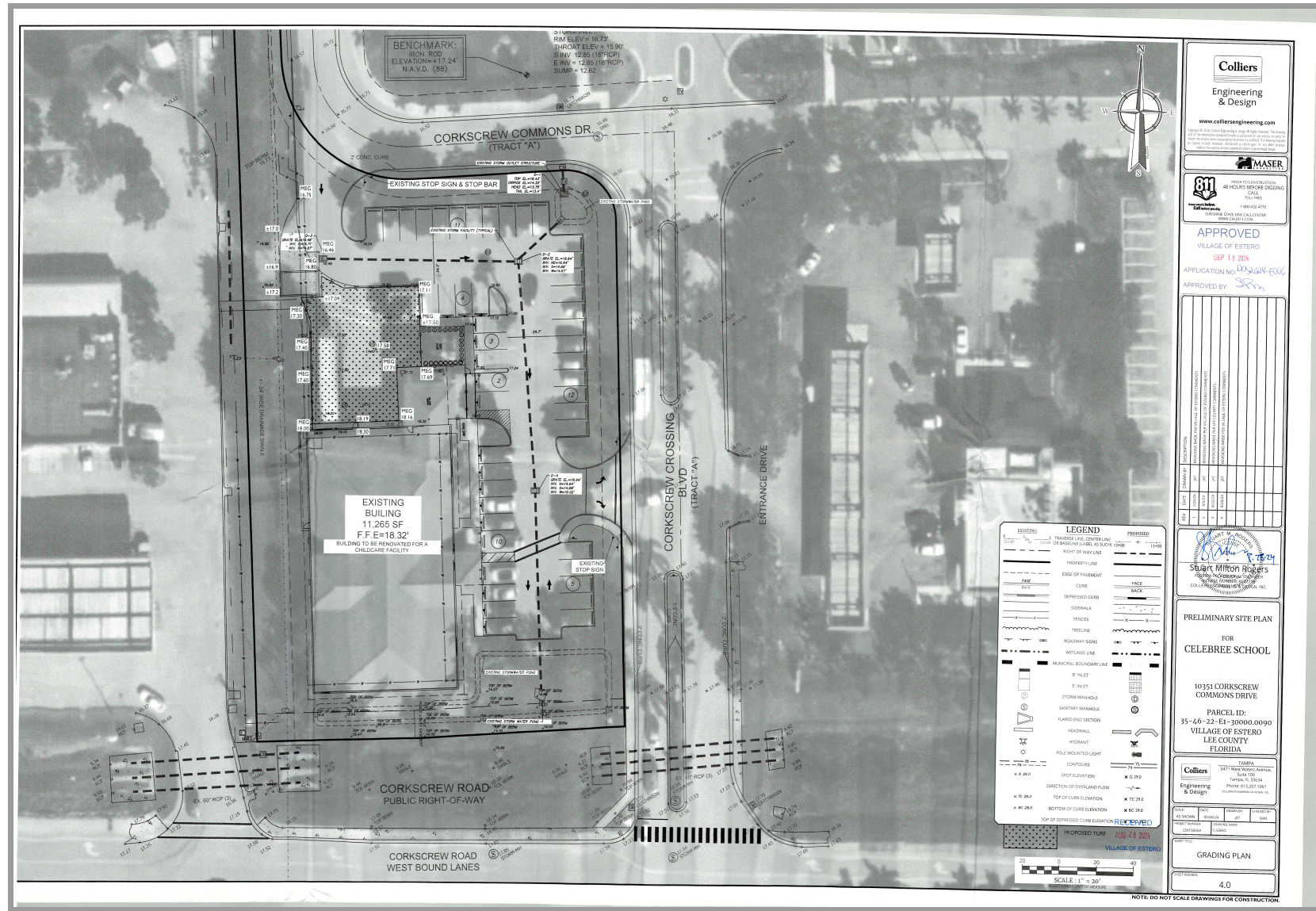
IS NOTO COLLETTES ENGINEERING & DESIGN

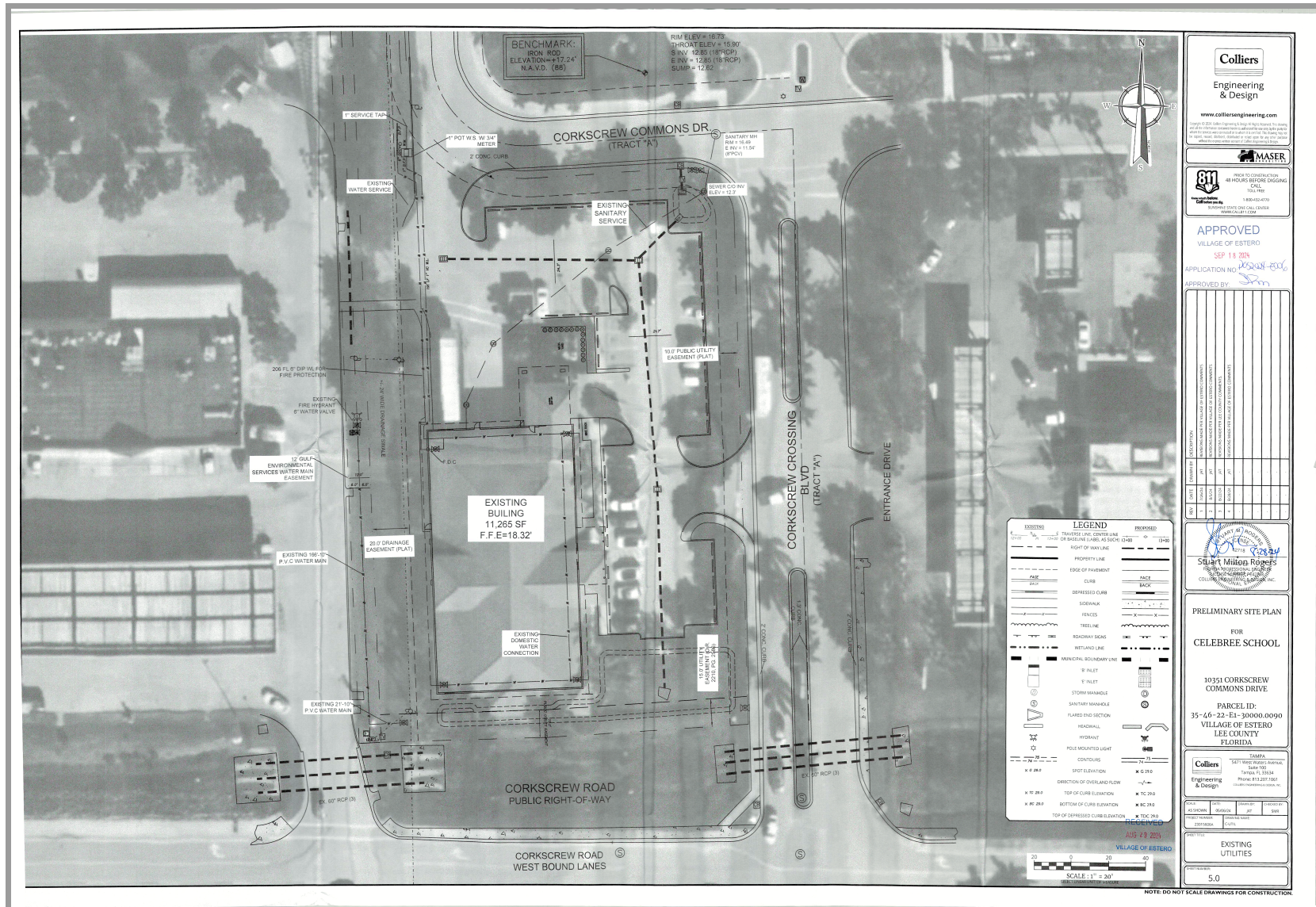
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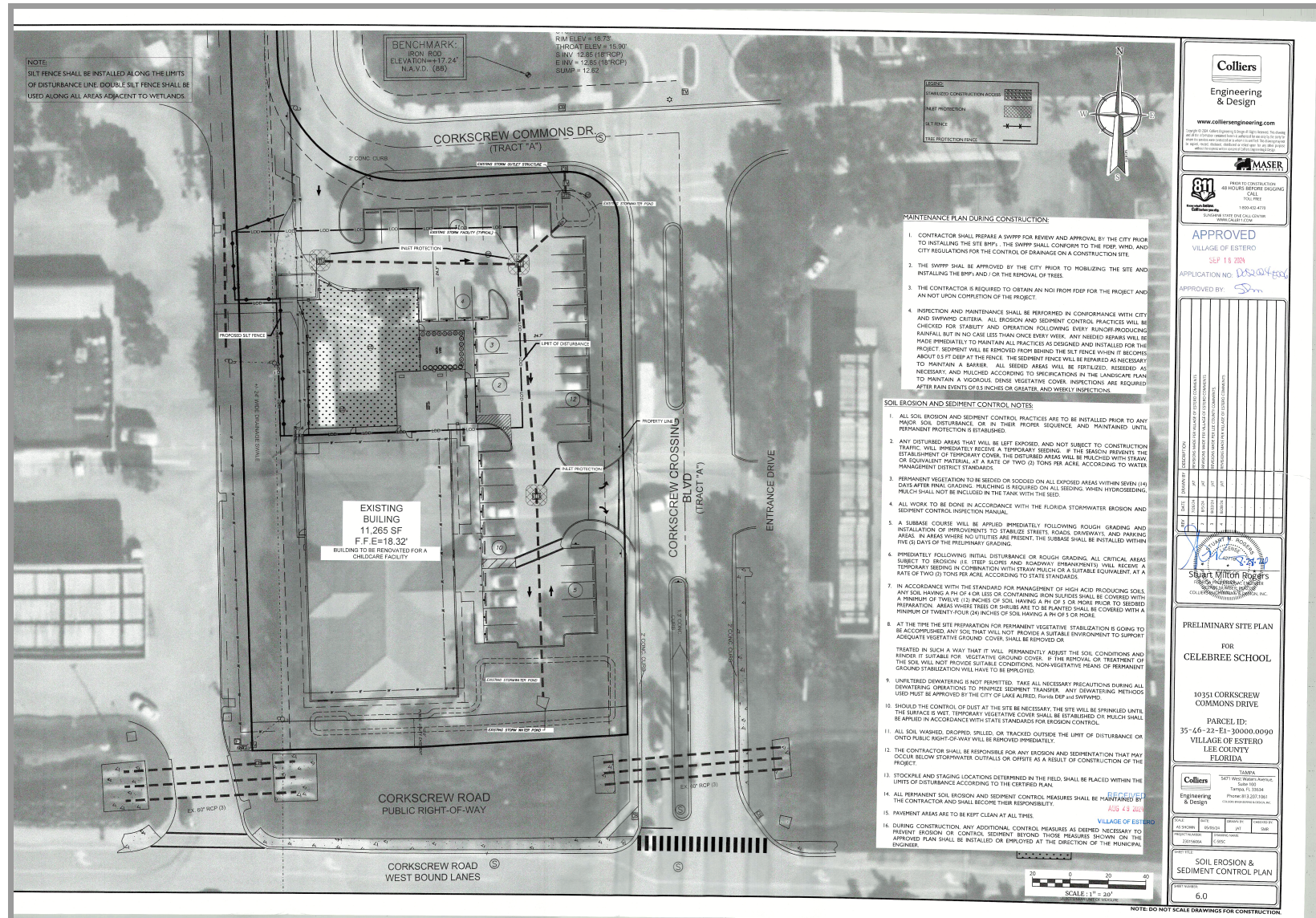


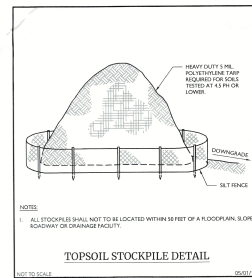
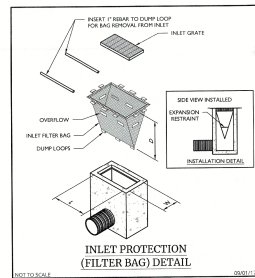
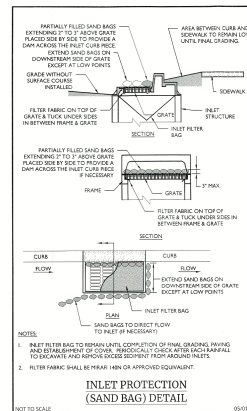
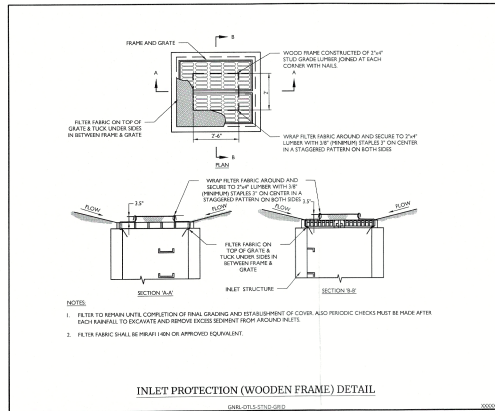












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NO.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	IN CHARGE
1	06/20/17	PRELIMINARY SITE PLAN FOR CELEBREE SCHOOL	STUART MILLEN ROGERS	STUART MILLEN ROGERS	STUART MILLEN ROGERS

Stuart Milken Rogers
INCORPORATED
10351 CORKSCREW COMMONS DRIVE
VILLAGE OF ESTERO
LEE COUNTY
FLORIDA 33928

**PRELIMINARY SITE PLAN
FOR
CELEBREE SCHOOL**

10351 CORKSCREW COMMONS DRIVE

PARCEL ID: 35-46-22-E1-30000.0090
VILLAGE OF ESTERO
LEE COUNTY
FLORIDA

Colliers
Engineering & Design

TAMPA
34711 HIGHWAY 190 NORTH
SUITE 100
TAMPA, FL 33618
PHONE 813.207.1001
COLLIERSENGINEERING.COM

DATE	BY	REVISION	DESCRIPTION
06/20/17	STUART MILLEN ROGERS	1	PRELIMINARY SITE PLAN FOR CELEBREE SCHOOL

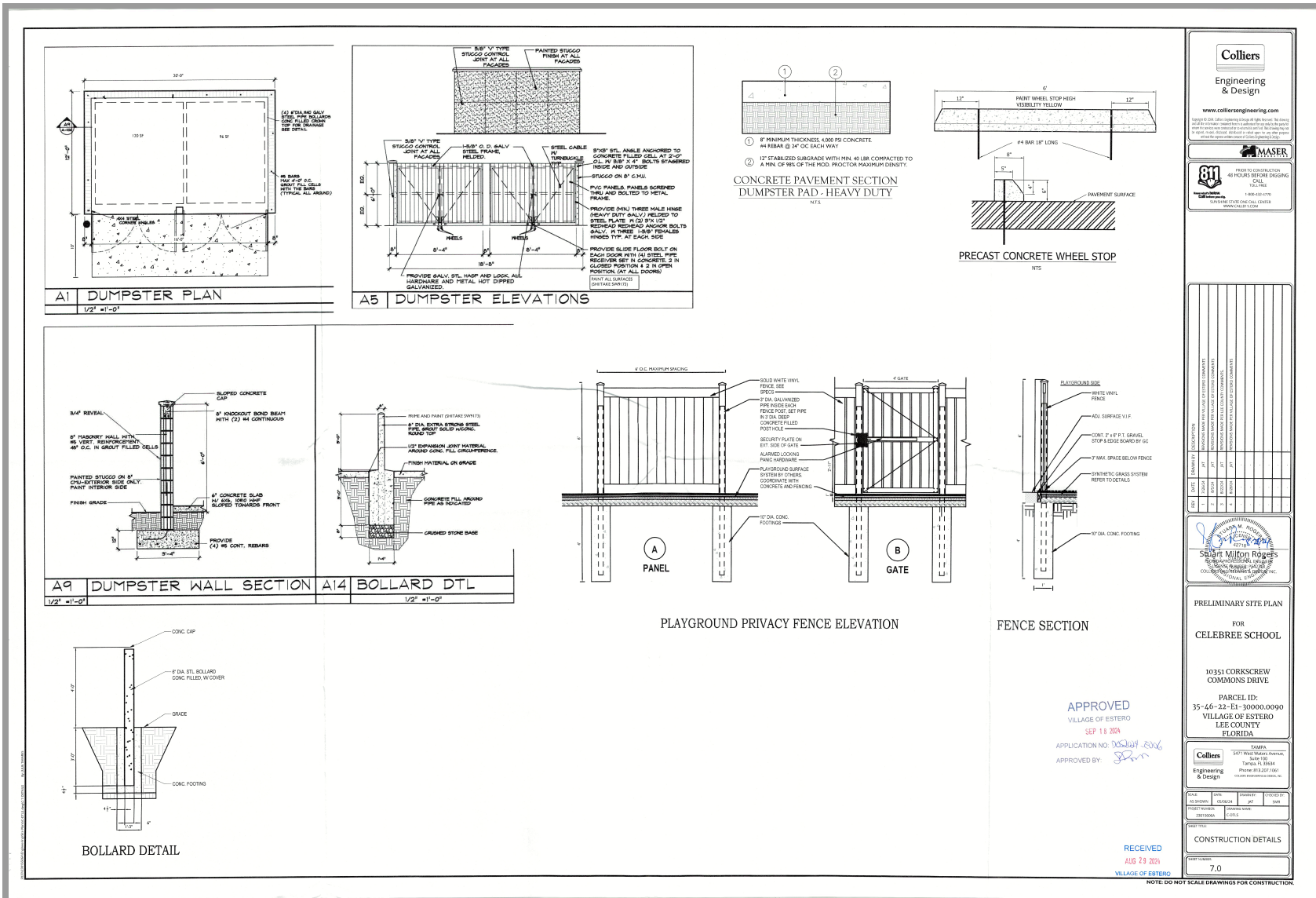
SOIL EROSION & SEDIMENT CONTROL DETAILS

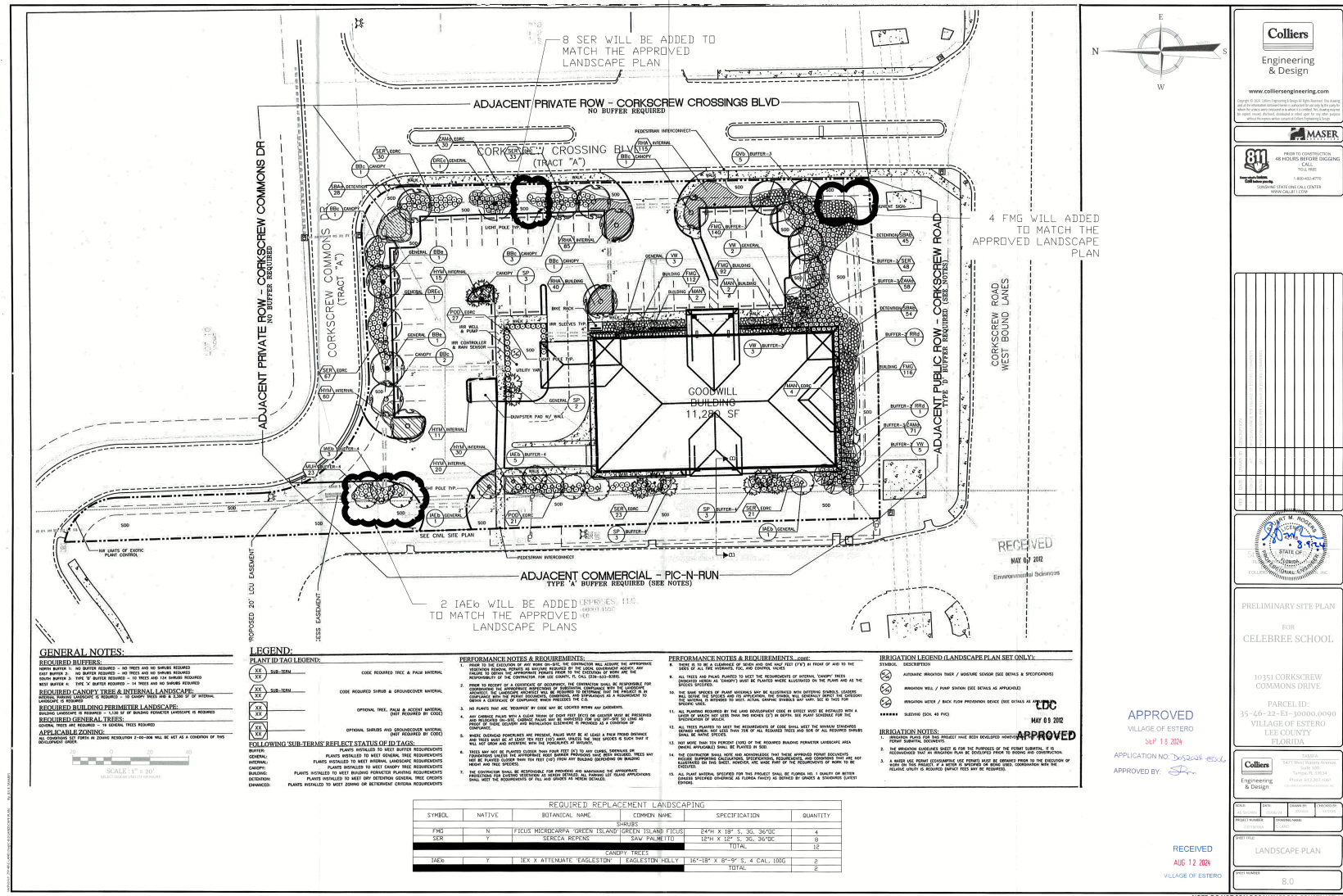
6.1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

APPROVED
VILLAGE OF ESTERO
SEP 18 2024
APPLICATION NO: 0624-24-001
APPROVED BY: [Signature]

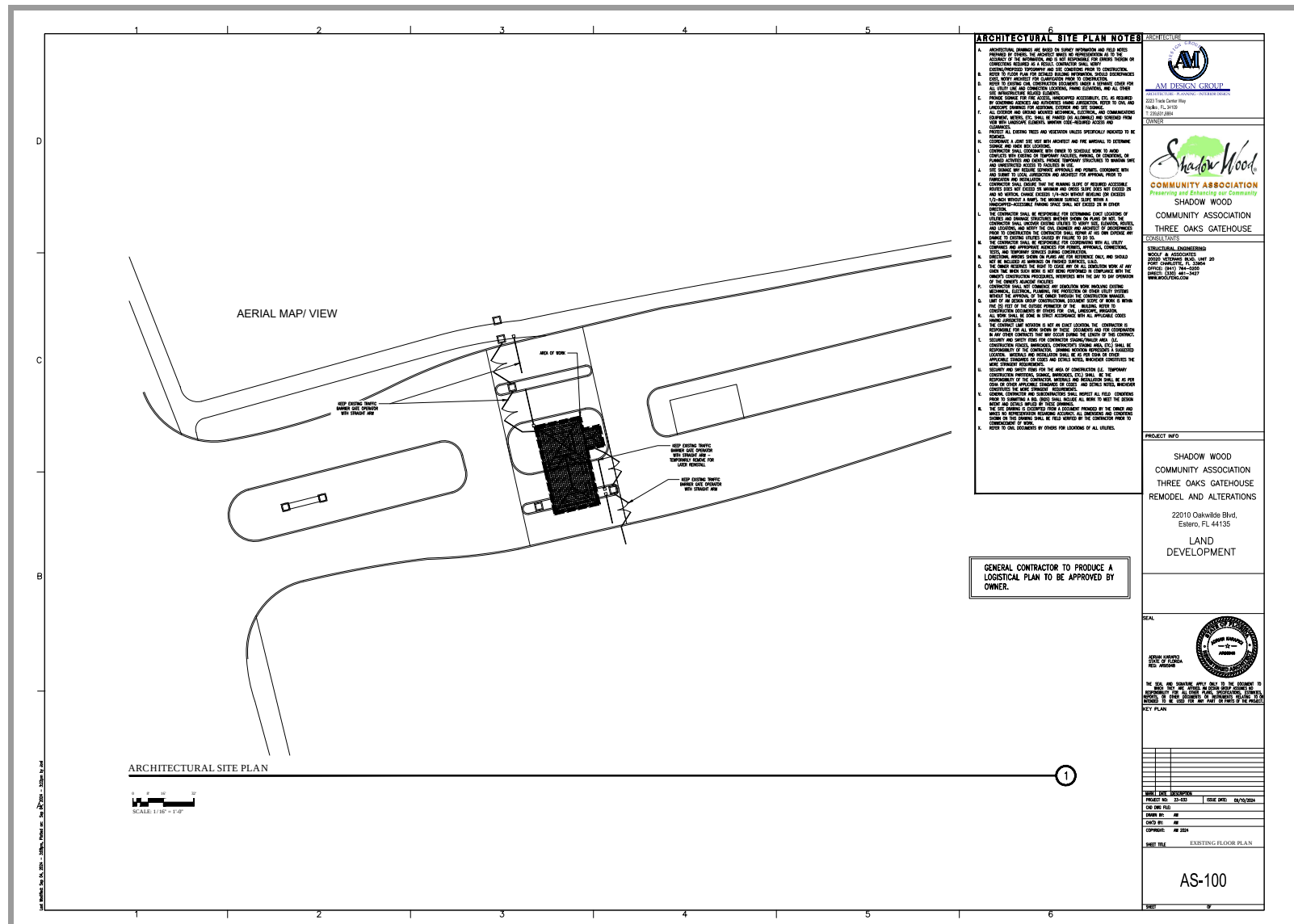
RECEIVED
AUG 23 2024
VILLAGE OF ESTERO





APPLICATION NO: DCS2024-0006
APPROVED BY: [Signature]







Coconut Trace CPD – Tract F
Zoning Staff Report
for
Planning, Zoning, and Design Board

PROJECT NAME:	Coconut Trace CPD Amendment – Tract F
CASE TYPE:	Amendment to Commercial Planned Development
CASE NUMBER:	DCI2024-E006
PLANNING, ZONING AND DESIGN BOARD MEETING:	October 8, 2024

SUMMARY OF REQUEST

The applicant, **InterMountain Hotels**, is requesting to amend the commercial zoning for one lot in the approximately 25-acre commercial subdivision known as Coconut Trace, located on US 41, west of Lyden Drive and east of the Marsh Landing community.

The zoning amendment would allow for the development of a 122-room, 4 story hotel within Tract F. The approved zoning allows hotel, but not on this tract, necessitating the zoning amendment.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

GENERAL INFORMATION

Applicant

Christie Patterson, Vice President of Development, InterMountain Hotels

Property Owner

Tulip Associates LLC

Authorized Agent

Jeremie Chastain, AICP, Hole Montes, a Bowman Company

Location

22910 Lyden Dr

October 8, 2024

DCI2024-E006

Page 1 of 9

STRAP Numbers

04-47-25-E3-3500A.00F0

Size of Property

Approximately 2.24-acres of the 24.77-acre CPD

Surrounding Zoning/Land UseNorth Medical offices, then Gulf Coast Memory Care ALFEast along Lyden Drive, a First Watch, T-Mobile, Aspen Dental, and Mattress Firm, then across US 41, Coconut Point MallSouth Coconut Trace conservation areaWest Preserve area, then Marsh Landing Residential Planned Development (RPD)Zoning

Commercial Planned Development (CPD)

Comprehensive Plan Land Use Category

Urban Commercial

Project History

Coconut Trace CPD consists of approximately 24.77 acres in total. The 13.47- acre portion of the CPD that includes the subject parcel was rezoned from Agricultural (AG-2) to Commercial Planned Development (CPD) in 2000 by Lee County Zoning Resolution Z-00-010. The remaining 11.3- acres of the CPD were rezoned from AG-2 to CPD in 2003 by Lee County Zoning Resolution Z-03-011.

In 2003, Administrative Amendment ADD2003-00002, amended the approved Master Concept Plan to facilitate shared access to US 41 with the adjoining property to the south, eliminating a shared buffer and adjusting the internal roadway to accommodate the shared access.

Coconut Trace CPD is mostly developed, with only the subject parcel remaining vacant. Infrastructure is existing and the vacant tract is cleared of any vegetation.

Public Information Meeting

A Public Information Meeting was held on April 9, 2024. Discussions included concerns regarding the location of the proposed hotel on the west side of the parcel and its proximity and impact to Marsh Landing. A resident of Marsh Landing who spoke at the Public Information Meeting expressed their concerns about how the proposed development would affect flooding into the community. A summary of the meeting is attached.

PROJECT DESCRIPTION

The Coconut Trace CPD is located west of Lyden Drive, between Marsh Landing Boulevard and Vanderberg Way. The CPD is comprised of a total of approximately 24.77 acres. Tract F, the subject of this zoning amendment is an approximately 2.43 acre parcel and is adjacent to commercial development and medical offices to the north and east. When this portion of the

Coconut Trace CPD was initially approved, it was stipulated that all buildings on Tract F be situated on the west side of the tract, with parking located on the east side of the buildings.

The approved zoning allowed hotels, but only on the tracts adjacent to US 41. This specific amendment to the zoning is to amend the Schedule of Uses to allow for a 122-room 4 story hotel on Tract F. The proposed hotel would be constructed on the southwest side of the parcel, with parking mostly located in the eastern portion. There are no proposed changes to the existing site layout, such as stormwater management, roadways, or indigenous preserves. There are also no proposed changes to the approved property development regulations, including the maximum height of 40 feet.

The applicant has conducted outreach with Marsh Landing Homeowner's Association to understand and receive feedback for their concerns regarding noise impact, visual impact, privacy, traffic generation, and flooding issues. In order to address the concerns of the HOA and to mitigate the impact of the proposed development on the adjacent residents and properties, the applicant has considered the following:

- **Building Position** – The proposed southwestern location of the building allows for parking on the east side of the tract which allows the building to act as a barrier for most of the parking activity, which will occur at the hotel main entrance.
- **Lighting** – reduced impact glare lighting throughout parking areas and fewer light fixtures at ground level height on western building façade. No building signage is proposed on western façade. Interior lighting will utilize bulbs with lower lumen to ensure warm lighting and privacy curtains will be included in the rooms, which provide additional screening of interior lights to the adjacent residential community.
- **Perimeter Buffer** – There is an existing 8 foot concrete wall on the western perimeter buffer and a preserve area on Marsh Landing property. There is an existing Type F buffer on the southwest side of Tract F and the applicant is proposing to supplement this buffer with additional trees where there are less vegetated areas to ensure adequate buffering from Marsh Landing.
- **Noise** – the outdoor amenity area for guests only is proposed on the eastern side of the building, allowing the building to act as a barrier to mitigate visual and noise impacts. Hours of Operation for the amenity area will be limited to 10 am – 9 pm and there is no restaurant or bar proposed at the hotel. There are no proposed operational windows in hotel rooms.

STAFF REVIEW

The staff analysis describes the project, Master Concept Plan, Pattern Book, connectivity, transportation, and other issues along with an analysis of Comprehensive Plan consistency. The analysis balances all these factors to support the staff recommendation.

Master Concept Plan

The Master Concept Plan shows the following:

- The proposed location of the 122-room hotel on the southwest side of the site.
- Parking areas, mostly on the eastern side of the site with some parking adjacent to the building, on the southwest side of the site.
- Outdoor amenity area, including a pool
- Pedestrian accessways

Pattern Book

A Pattern Book is required for a zoning amendment. The proposed Pattern Book stamped "Received August 15, 2024", includes development standards, Master Concept Plan, connectivity, architectural elevations and renderings, color and material samples, and a conceptual landscape design plan.

Architecture

The proposed hotel uses building elements that conform with Prairie Architectural style defined in the Land Development Code by low pitched hipped or flat roofs, strong horizontal lines, use of natural materials like stone and wood / wood-look alternatives, and restrained ornamentation, such as friezes around windows and doors or as bands under the eaves.

The adjacent buildings within the subdivision have an eclectic mix of different architectural style elements including some Mediterranean. Coconut Trace CPD lacks a cohesive architectural style. The proposed Prairie Style's neutral color tones and natural finishes is an alternative style permitted by the LDC.

Pedestrian Circulation

The pedestrian circulation through the site includes an existing sidewalk system with multiple pedestrian connections to US 41/Tamiami Trail, which allows pedestrian connectivity both within the CPD and to the external pedestrian network. The applicant has revised the Master Concept Plan to line up the proposed access with the existing driveway to the east, across Lyden Dr. The revised MCP also shows the addition of a crosswalk on the south side of Bulb Way and a sidewalk along Lyden Dr.

The proposed development is within one-quarter mile of a fixed-route corridor and the closest bus stop is #12215. A sidewalk exists from the proposed development to and from the bus stop and there is an existing bicycle storage rack.

Signs

The Pattern Book provides a conceptual design for wall signs that include the brand name and logo for the proposed hotel, "Hyatt Studios."

Flood Issues

The site falls within the AE Flood Zone which is a Special Flood Hazard area. The proposed building will need to be constructed to meet the required base flood plus one foot.

Stormwater Management

The applicant is not proposing any changes to existing infrastructure, including stormwater management. The applicant has met with Marsh Landing to determine if they can assist with flooding issues at Marsh Landing. Project Engineer Charlie Krebs, P.E. performed a field inspection of the Coconut Trace Master Stormwater System to evaluate if the water accumulation on Marsh Landing property could be caused by issues such as lack of maintenance or design flaws within the system.

Transportation

The applicant's traffic study indicates an issue on US 41, which will be level of service "F" in the projected buildout year 2027, both with and without this project. The applicant will pay road impact fees, as mitigation for traffic impacts. Under state law, level of service cannot be used to deny a project.

Under the existing zoning, the CPD is approved for commercial development of up to 130,500 square feet of floor area. Tracts A-E have been developed with approximately 77, 579 square feet of floor area, which could potentially allow the remaining permitted 52,921 square feet of commercial floor area to be developed on Tract F. The proposed hotel will generate less traffic than other potential commercial uses that would be allowed on this parcel.

The transportation consultants used by the applicant also conducted a turn lane analysis for Lyden Drive. A turn lane is not warranted. The applicant has located the project entrance to align with the entrance to the property across Lyden Dr.

Buffers

There is an existing 30 foot landscape perimeter buffer which includes an 8 foot concrete wall on the west side of Tract F. The applicant provided drone photos which helped show where there are gaps in the existing vegetation. The applicant proposes enhancements of additional trees to supplement significant gaps within the existing western buffer. The applicant has requested a deviation from the required 20 foot Type D buffer on the east side fronting Lyden Dr, to allow a buffer width reduction of 5-feet for a 15 foot Type D buffer. Additionally, 5 foot Type A buffers are proposed on the north and south sides of the parcel.

Marsh Landing had concerns regarding a damaged section of the existing 8 foot wall on the west side of Tract F. The applicant has stated that they will contact the Coconut Trace Association to repair the damaged portion of the wall.

Utilities

Water and sewer are available from Lee County Utilities.

Fire

Estero Fire requested an auto turn path analysis as part of the initial review. The applicant provided the analysis which was completed on February 22, 2024. Estero Fire requested that the property owner also conduct an assessment model to determine if the minimum radio signals' strength for the fire department communication is in compliance in accordance with NFPA codes and standards. Estero Fire also indicated that they may have additional comments at time of development order.

COMPREHENSIVE PLAN ANALYSIS

The project is in the Urban Commercial Future Land Use Category. The category is described below:

FLU 1.2.9 Urban Commercial

Urban Commercial. The main purpose for the Urban Commercial designation is to foster development of a unique destinations rather than a strip development pattern. Urban Commercial areas are

characterized by primarily existing or emerging developments along the Village's corridors where primarily single use retail, restaurant, office, and assisted living uses are concentrated. These properties are generally small in size (less than 10 acres) and serve nearby residential neighborhoods and consumers from outside Estero with daily and occasional needs for goods and services.

Staff Comment: A broad mix of commercial uses is allowed within the Urban Commercial category. This property is within an existing developed commercial subdivision.

FLU 1.10.1 Commercial Development Form

To permit orderly and well-planned commercial development at appropriate locations, all applications for commercial development will be reviewed and evaluated as to their compatibility with adjacent and nearby uses.

Staff Comment: This policy includes review of:

- *Traffic and access impacts.* The proposed development will not increase the density or intensity of the existing zoning approvals. US 41 is operating at a LOS "F" and a traffic analysis determined that it would continue to operate at LOS "F" without or without the proposed project. Hotels generate less traffic than many other commercial uses, and the traffic is typically at non-peak times.
- *Impact on adjacent land uses and surrounding neighborhoods.* There is a wall and buffer/preserve area separating this space project from The Marsh Landing residential development to the west. The applicant is proposing lighting restrictions to mitigate any potential impacts to Marsh Landing.
- *Proximity to other similar centers.* The proposed hotel is located within an existing commercial subdivision and is consistent with the adjacent commercial developments.
- *Environmental considerations.* The site is vacant and cleared. The proposed development will not have an adverse effect on the environment.

FLU 1.10.2 Commercial Development Standards

New commercial development should be designed to arrange uses in an integrated and cohesive unit in order to address compatibility with the adjacent and nearby uses.

Staff Comment: Commercial development standards include:

- Sufficient buffers are provided to ensure visual harmony and screening.
- Pedestrian connectivity is provided.
- Negative impacts have been mitigated on surrounding land uses by provision of the existing landscape buffer and 8 foot wall on the west side of Tract F, facing Marsh Landing. The position of the proposed hotel on the west side of the tract also provides a barrier from noise impacts due to parking lot activities and the outdoor amenity area.

The applicant has had several meetings with Marsh Landing HOA representatives. The proposed development was designed to consider the feedback received from those meetings and to ensure compatibility with the adjacent residential neighborhood. A letter of support from the Marsh Landing Community Association has been provided by the applicant.

FLU 1.10.3 Encourage commercial developments within the Village of Estero to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including, but not limited to, bike paths and pedestrian accessways. Connections to existing residential neighborhoods will be encouraged and will not be precluded by the commercial development's design.

Staff Comment: The development has been designed to interconnect with the adjacent commercial properties within the CPD and will connect to the existing pedestrian network via the addition of a crosswalk on the south side of Bulb Way and a sidewalk along Lyden Dr.

DEVIATIONS

The applicant has requested one new deviation in addition to approved deviations.

Deviation 2 seeks relief from LDC Table 5-406.B.4. *Buffer Type Required*, which requires a 20 foot wide Type D landscape buffer between commercial and right of way uses, to allow a 15 foot wide Type D landscape buffer, of which 10 feet will be located in a utility easement.

Staff Comment: This deviation is to reduce the Type D buffer width from the required 20 foot to a 15 foot buffer. The required number of trees and other plantings will be met. The proposed landscaping buffer will be similar to the existing buffers found throughout the CPD.

Staff recommends approval of the deviation.

CONCLUSION

Staff has proposed the following findings for the CPD Amendment:

1. The Planned Development Amendment as conditioned will be consistent with the goals, objectives, and policies of the Comprehensive Plan.

Staff Comment: The proposed amendment is generally consistent with the Comprehensive Plan. The proposed hotel development will be located within an existing Commercial Planned Development, surrounded by other commercial uses.

2. The Planned Development Amendment as conditioned will not conflict with any portion of the Land Development Code.

Staff Comment: The proposed amendment is not in conflict with the LDC in general but does request one deviation from required standards.

3. The Planned Development Amendment will address a community need.

Staff Comment: The proposed amendment is for a 122-room, 4 story hotel in an existing and developed commercial subdivision. With its proximity to Coconut Point Mall, across US 41, it is a complimentary use while also providing minimal traffic impacts. Findings from the Traffic Study show the proposed hotel has less traffic generating intensity than other potential commercial uses that would be allowed on this parcel.

4. The Planned Development Amendment as conditioned will be compatible with existing and planned uses surrounding the subject land.

Staff Comment: The proposed amendment, under the proposed conditions, does not request any change to the existing site layout or development regulations. The surrounding uses are commercial and are compatible with the existing and proposed use.

5. The Planned Development Amendment will result in a logical and orderly development pattern.

Staff Comment: The proposed amendment is to allow a commercial use on the last vacant lot within the existing commercial subdivision.

6. The Planned Development Amendment will not adversely affect the property values in the area.

Staff Comment: The proposed amendment should not adversely affect the property values in the area.

7. The Planned Development Amendment will result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities.)

Staff Comment: The proposed amendment will be served by public facilities.

8. The Planned Development Amendment as conditioned will not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Staff Comment: The proposed amendment will not adversely affect the natural environment as the parcel has already been cleared.

9. The Planned Development Amendment is compatible with existing or planned uses in the surrounding area.

Staff Comment: The proposed amendment with the staff recommended conditions will be compatible with the surrounding area.

Staff has proposed the following findings for the Deviation:

The proposed deviation for a reduced buffer will:

1. Be similar to the other right of way landscape buffers found within the CPD.
2. Reduce the width of the buffer by 5 feet but will contain the required trees and shrubs of the Type D buffer.

ATTACHMENTS:

- A. Maps – Zoning Map, and Future Land Use Map
- B. Master Concept Plan
- C. Zoning Conditions
- D. Pattern Book
- E. Applicant Information

October 8, 2024

DCI2024-E006

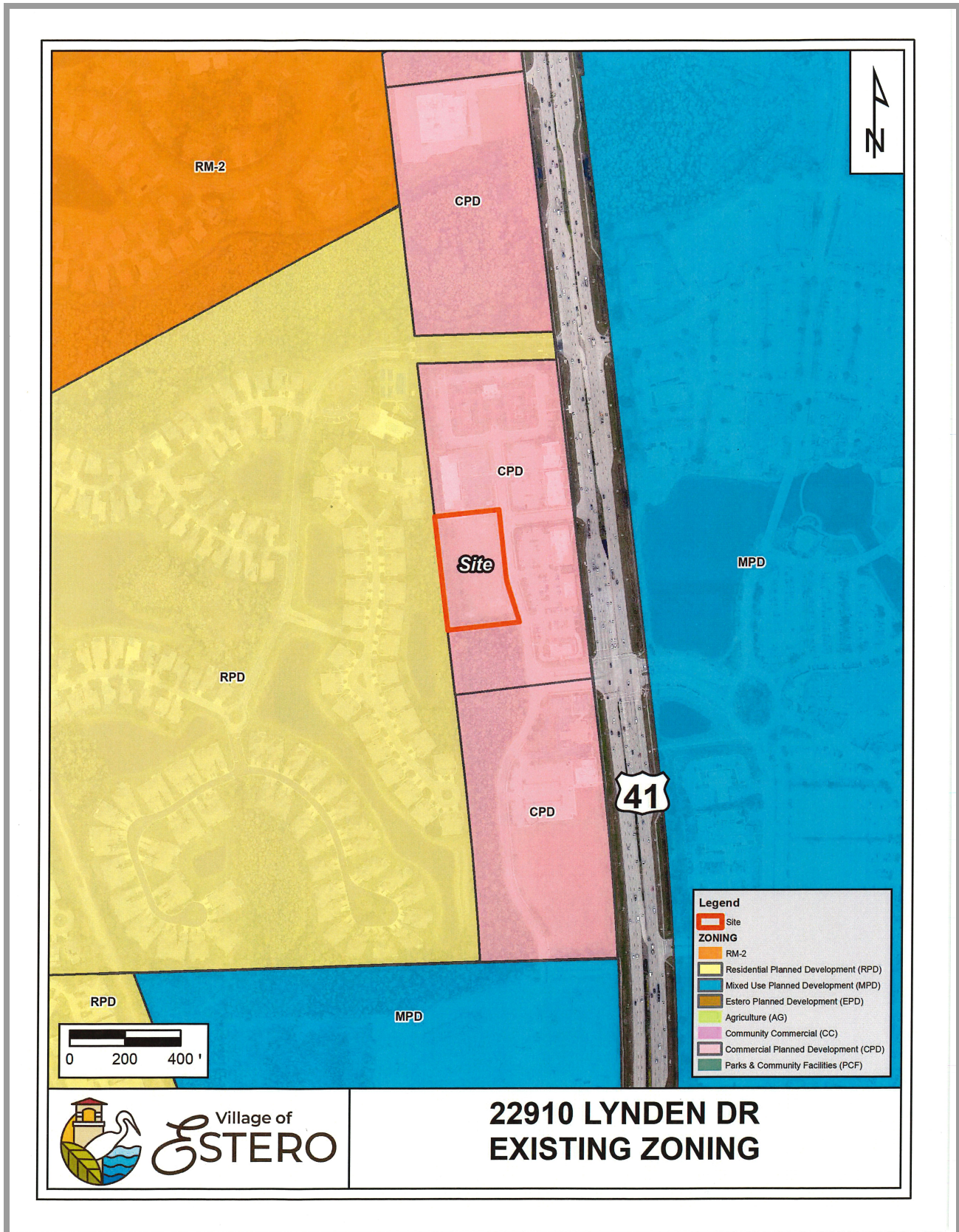
Page 8 of 9

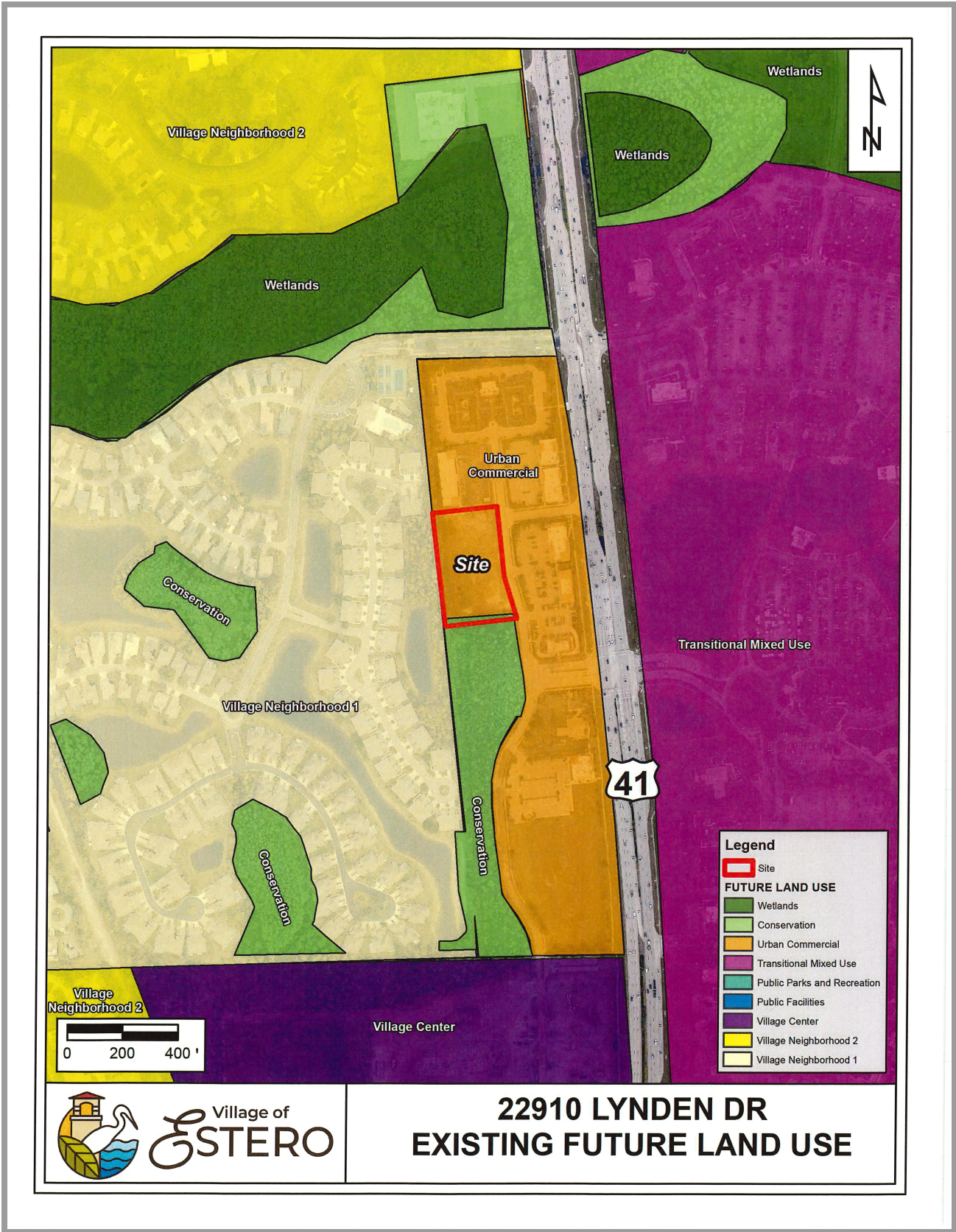
- 1) Public Information Meeting
- 2) Applicant Request Statement
- 3) Drone Photos of Western Perimeter Buffer
- 4) Letter of Support from Marsh Landing

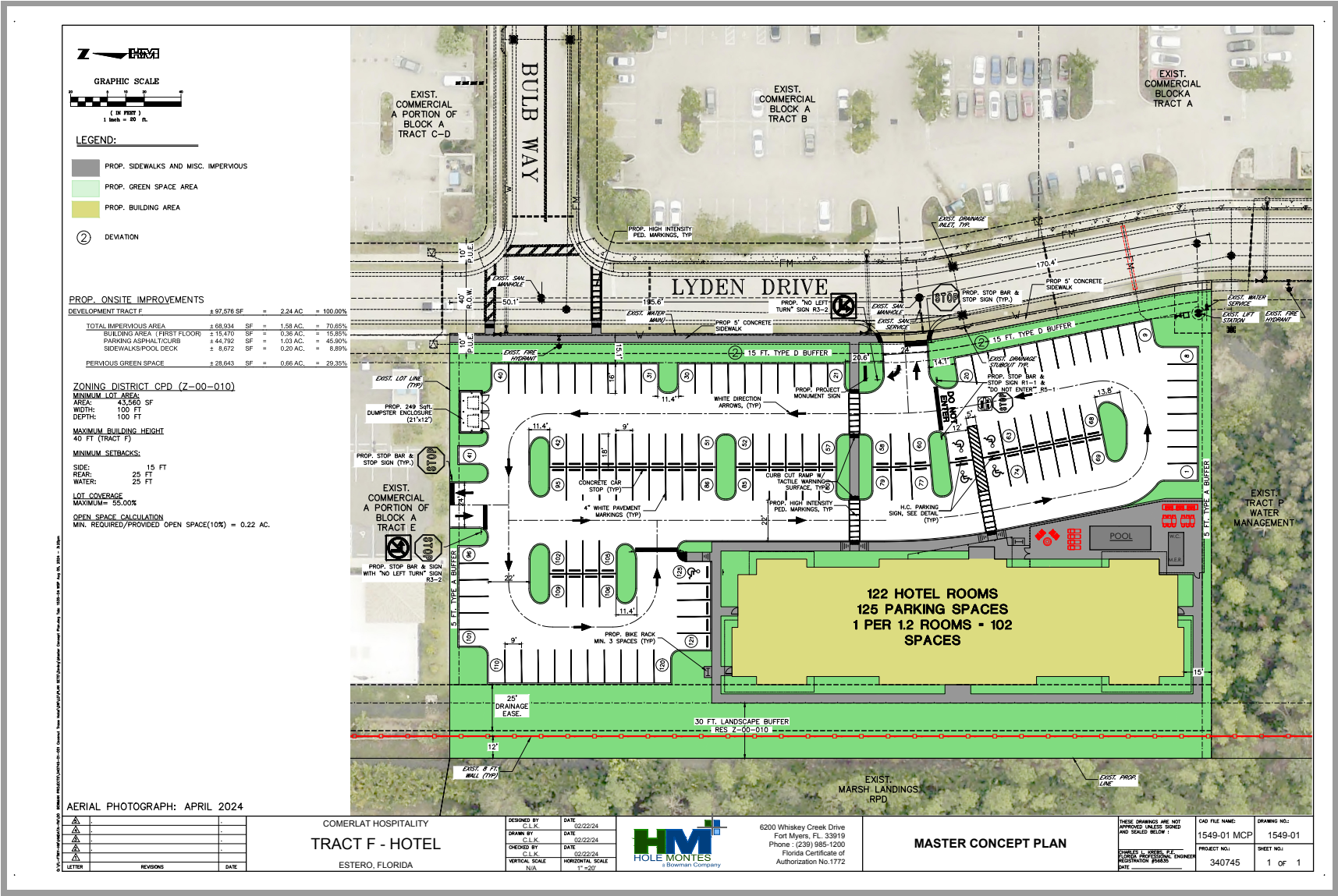
October 8, 2024

DCI2024-E006

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Coconut Trace CPD Amendment

Zoning Conditions

DCI2024-E006

-
1. The previous approvals contained in Resolution Z-00-010, including conditions and deviations, remain in effect except as modified by the conditions in this approval.
 2. Master Concept Plan

Development of this project must be consistent with the Master Concept Plan (MCP) titled “Comerlat Hospitality Tract F Hotel” date stamped “August 15, 2024” except as modified by the conditions below.
 3. Development Parameters and Uses

Development is permitted at a maximum as follows:

122 Room Hotel on Tract F
 4. Maximum Building Height and Property Development Regulations

Height: 40 feet (4 stories)

Property Development Regulations:

Street: 25 feet
Side: 15 feet
Rear: 25 feet
 5. No Blasting

No development blasting is permitted as part of this project.
 6. Utilities

This development must connect to water and sanitary sewer service at time of development order. Underground electric utilities will be provided per the Land Development Code.
 7. Pattern Book

The development must be consistent with the Pattern Book “Supplemental Pattern Book Coconut Trace CPD Tract F” stamped “Received August 15, 2024”.

8. Buffers

As part of local development order approval, the development order plans must demonstrate buffering consistent with the Master Concept Plan, the Land Development Code, and the Pattern Book. As part of local development order approval, all required buffer planting must be 100% native vegetation. Applicant will supplement west buffer where there are existing gaps.

9. Concurrency

Approval of this rezoning does not constitute a finding that the proposed project meets the mandatory concurrency requirements set forth in the Land Development Code and the Comprehensive Plan. The developer is required to demonstrate compliance with all mandatory concurrency requirements prior to issuance of a local development order.

10. Lighting and Signage

There will be no building signage on the west side of the building. Lighting on the west building façade will use reduced glare and reduced quantity of light fixtures on ground level.

11. Radio Enhancement

The owner or owner's representative shall conduct an assessment model to determine if the minimum radio signals' strength for the fire department communication is in compliance with NFPA 1:11.10, NFPA 1221:11.3.9, standards for inbound and outbound signal strength and quality. If minimum signal strength is not available, the applicant shall install radio enhancement in the building.

12. Land Development Code (LDC)

Where the Village LDC is referenced in these conditions of approval for implementation of the condition at the time of development order issuance, the LDC in effect at the time of the local development order shall be applicable.

Supplemental Pattern Book

Coconut Trace CPD Tract F Planned Development Amendment

Location

2



Location

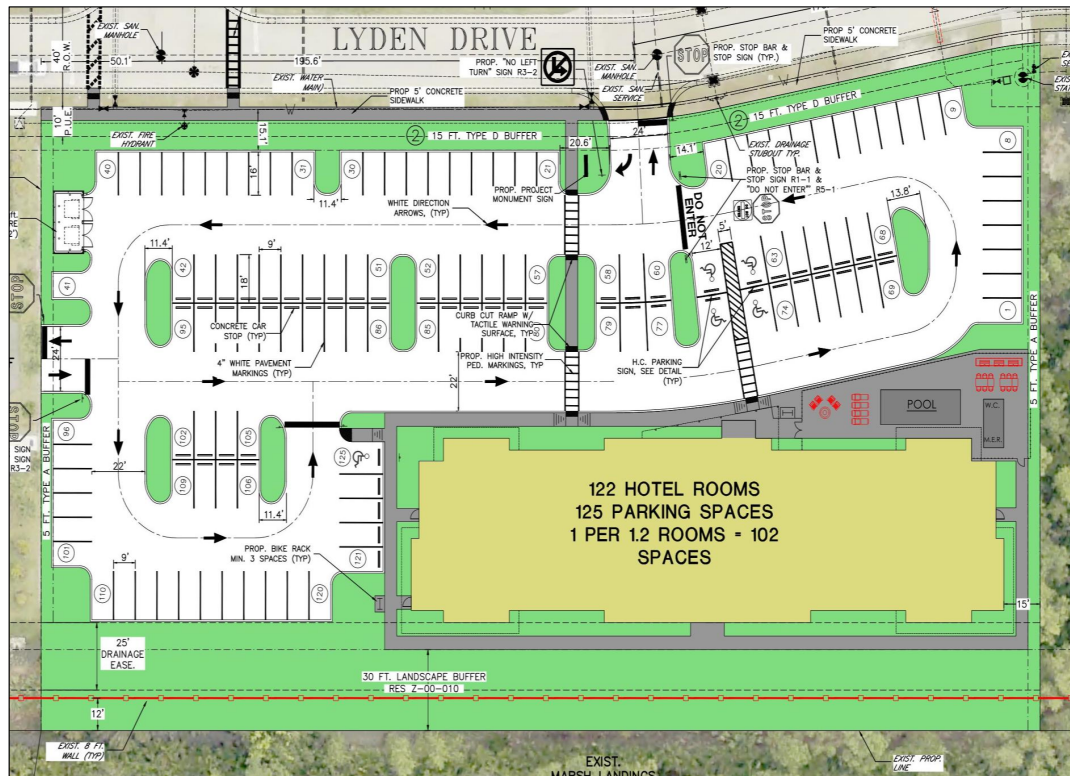


3



Development Standards (per Lee County Zoning Resolution Z-00-010)

4



MIN. LOT AREA

Area: 43,500 SF

Width: 100 ft.

Depth: 100 ft.

MAX. BUILDING HEIGHT

40 ft. (Tract F)

MIN. SETBACKS

Side: 15 ft.

Rear: 25 ft.

Water: 25 ft.

LOT COVERAGE

Maximum: 55%

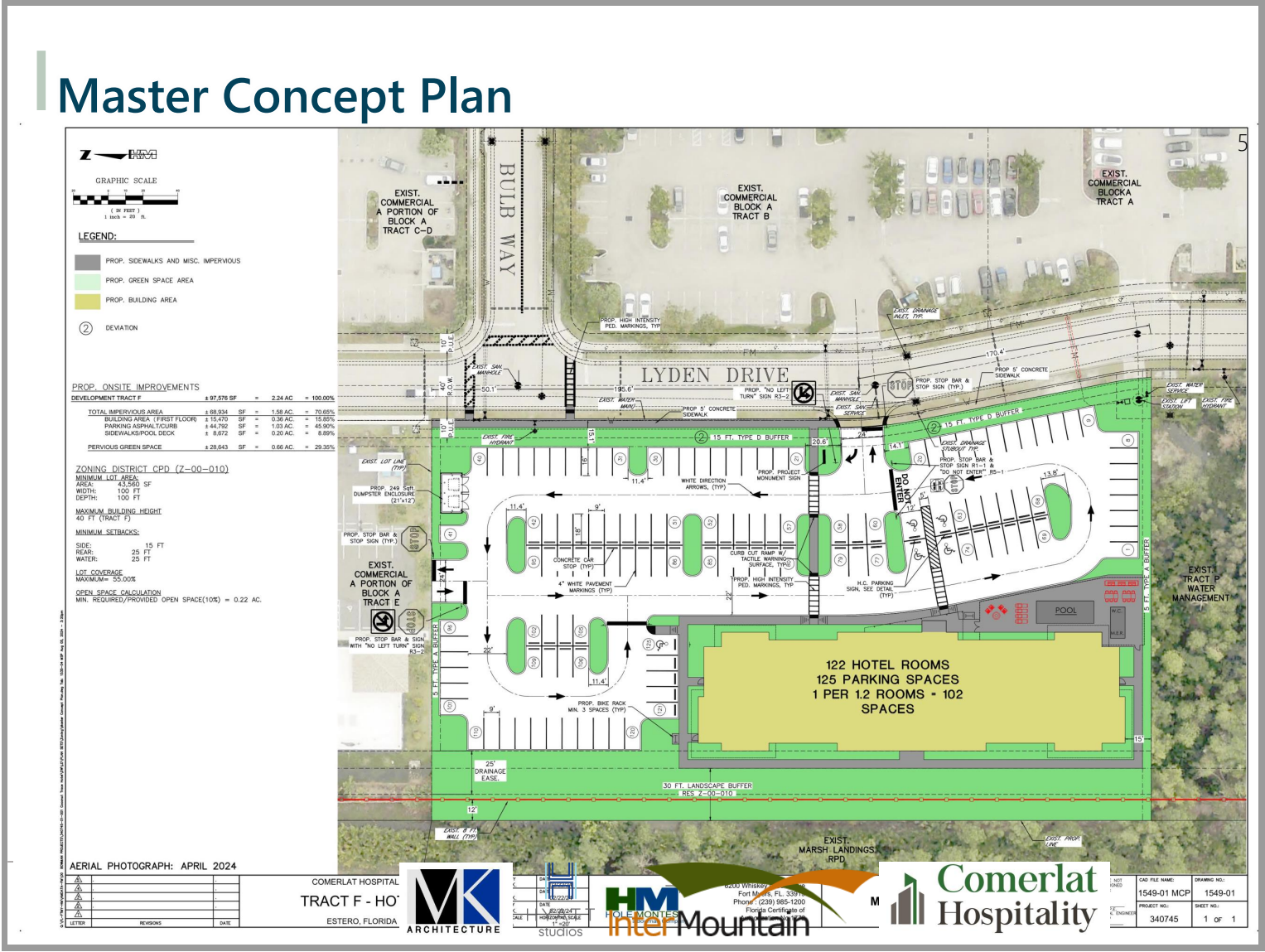
OPEN SPACE

Min. Req./Provided (10%):

0.22 Ac.

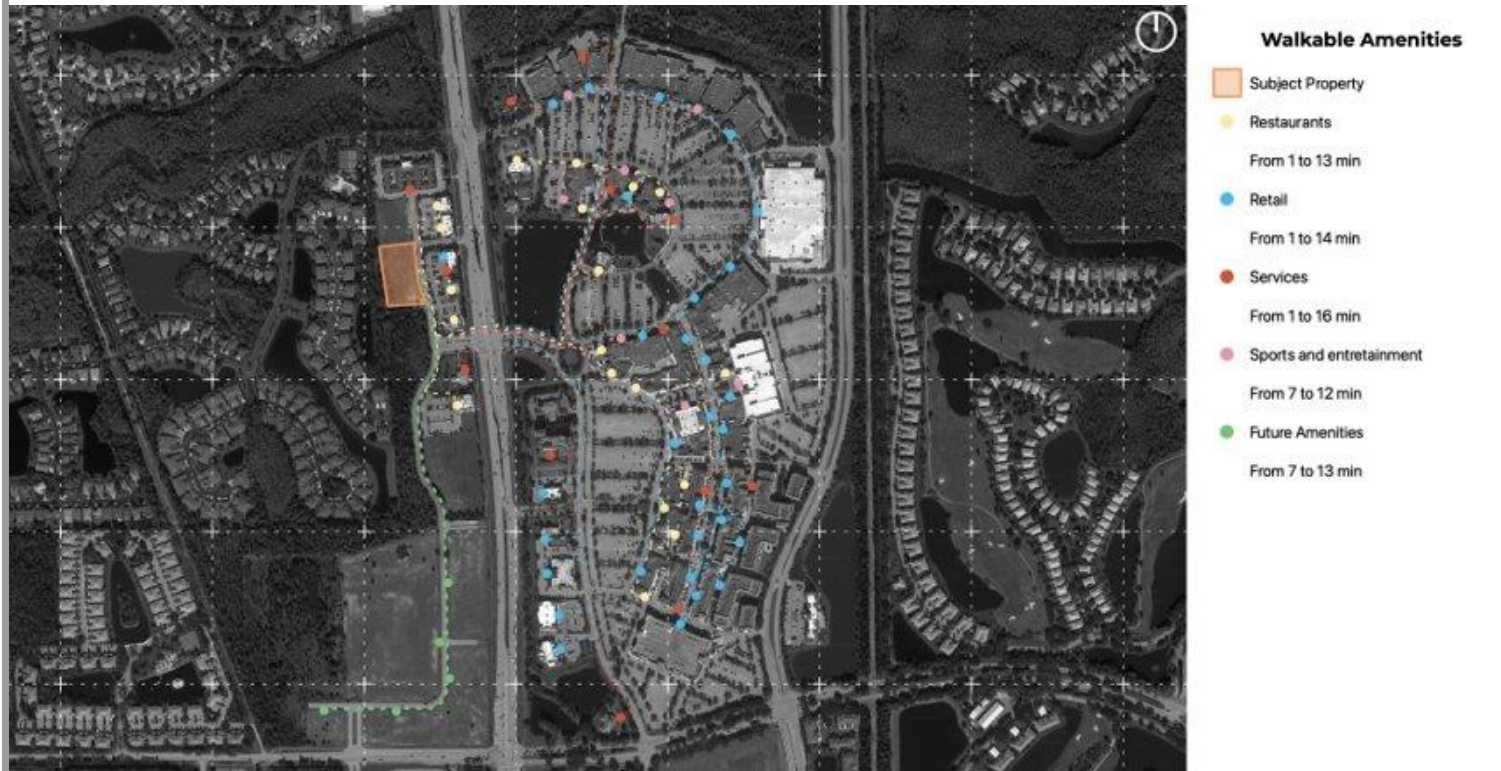


Master Concept Plan



Connectivity

6



Preliminary Design

8



ESTERO HYATT STUDIOS

DESIGN STUDY TO CONFORM WITH "PRAIRIE STYLE"

ESTERO LAND DEVELOPMENT CODE SECTION 5-703 B.1.

- The Prairie Style includes:
- low pitched hipped or flat roof
 - strong horizontal lines
 - clerestory windows arranged in horizontal bands
 - wide use of natural materials, especially stone and wood / wood-look alt. with strong horizontal lines
 - restrained ornamentation, such as friezes around windows and doors, or as bands under the eaves



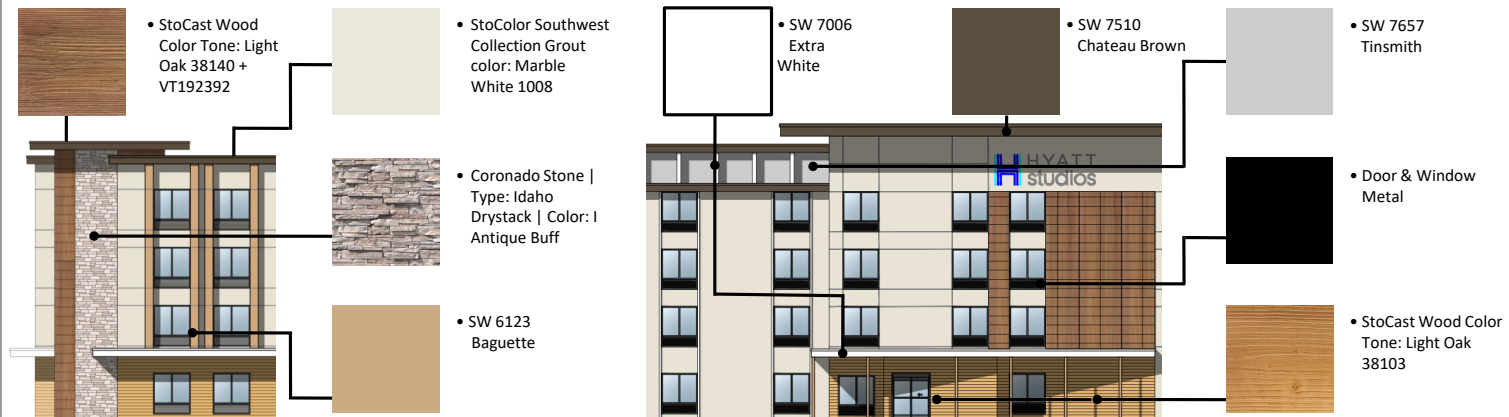
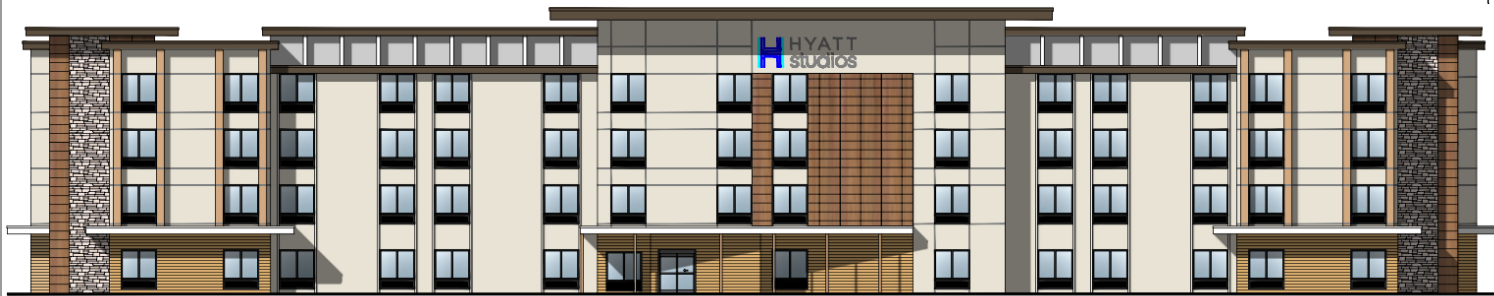
REFERENCE PHOTOS OF
FRANKL LOYD WRIGHT
PRAIRIE STYLE HOTEL BUILDINGS



7-18-2024

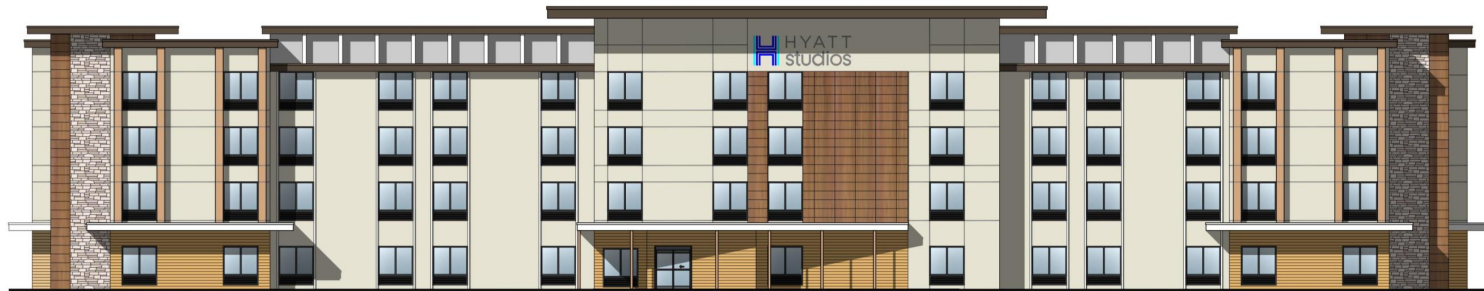


Preliminary Design



Preliminary Design

10



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



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



Preliminary Design

11



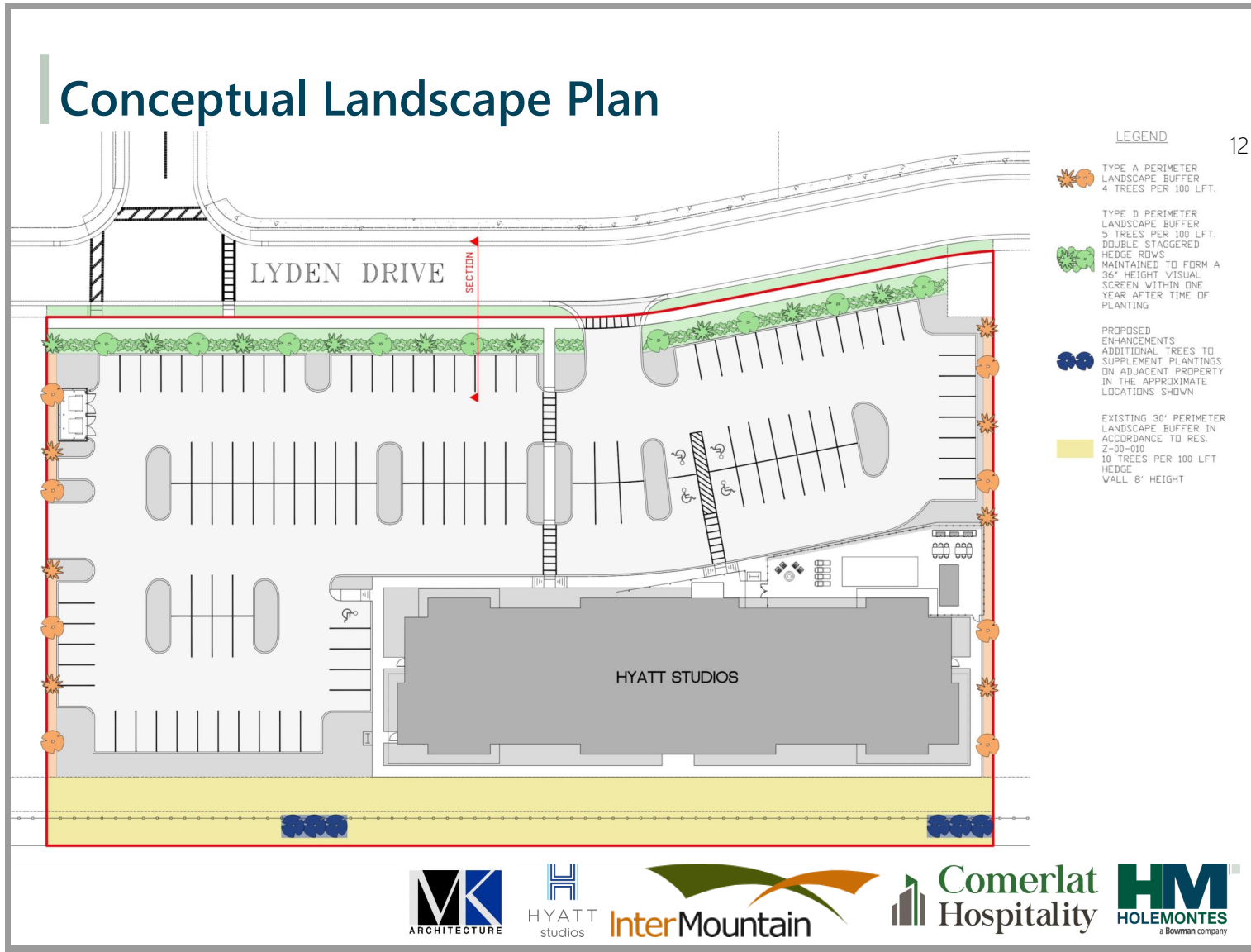
REAR ELEVATION
SCALE: 1/8" = 1'-0"



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

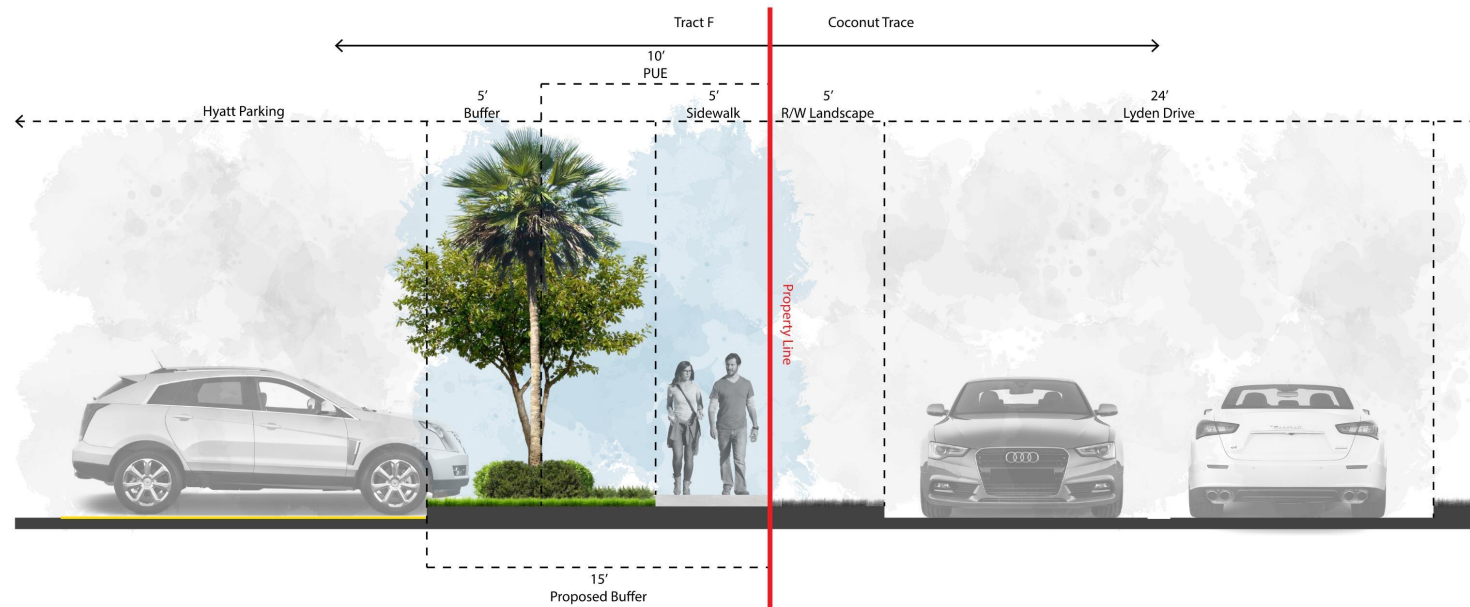


Conceptual Landscape Plan



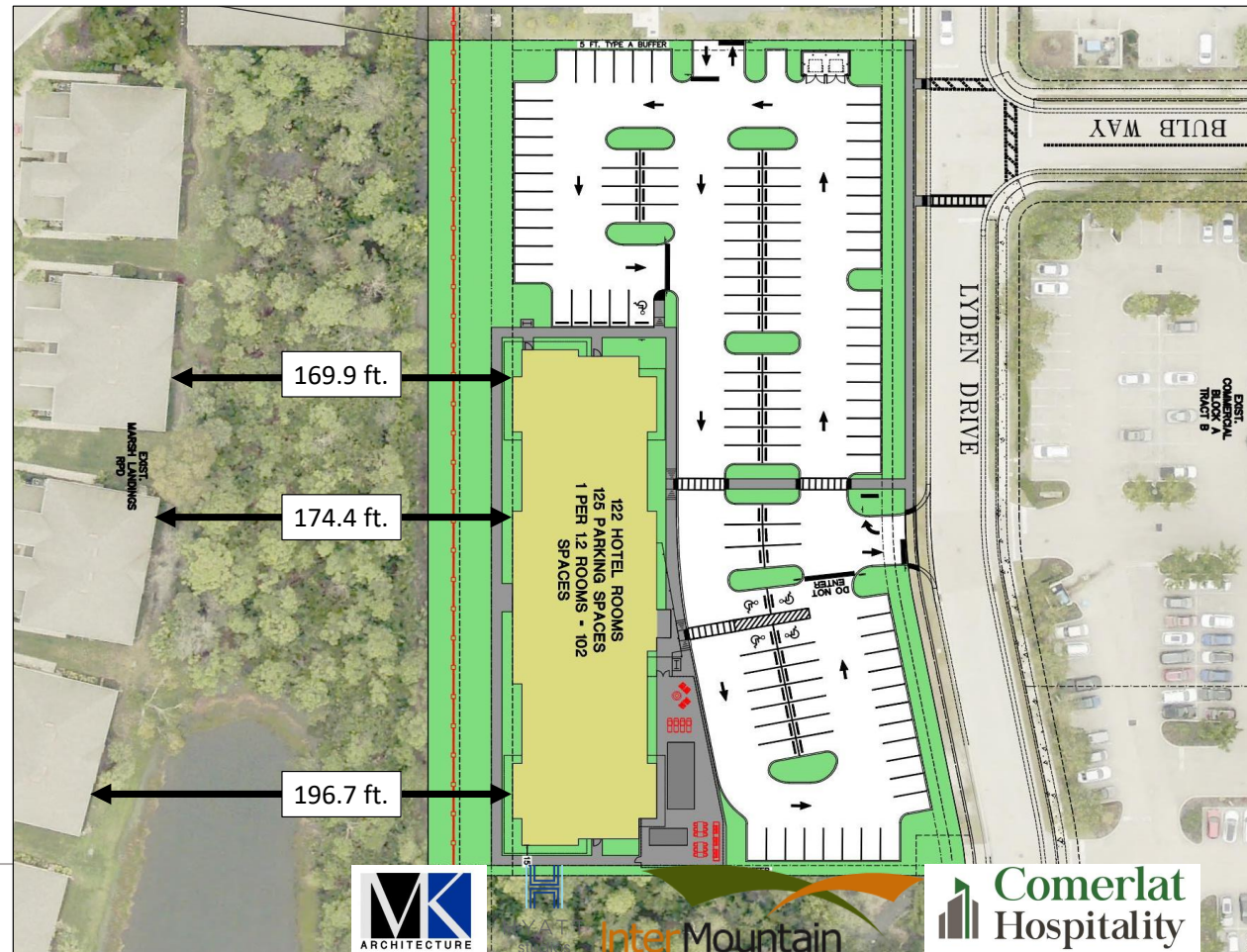
Proposed Perimeter Buffer – Adjacent to Lyden Dr.

13



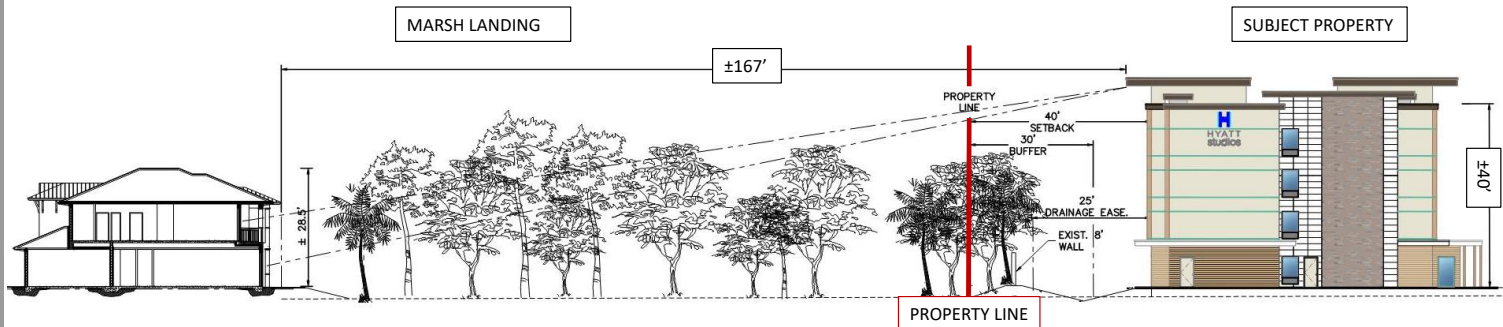
Setbacks to Adjacent Residential

14



Line of Site (to the West)

15



LINE OF SIGHT EXHIBIT

The heights of the existing native vegetation provided was estimated via measurement of Google Earth 3D imagery.



Attachment E

PIM SUMMARY

Coconut Trace CPD Amendment (DCI2024-E006)
Tuesday, April 9, 2024
Village of Estero Planning Zoning and Design Review Board

The PIM was held for the above referenced petition. The petition is described as follows:

1. **Coconut Trace CPD Amendment)DCI2024-E006)** This is a request to amend the existing Coconut Trace CPD (Resolution Z-00-010) to amend the Schedule of Uses to allow for a 122-room hotel within Tract F; and to request a new deviation seeking relief from LDC Table 5-304.A.1.A.

Note: This is a summary of the PIM.

Attendees**Planning Zoning and Design Review Board (PZDRB)**

- Leonard “Scotty” Wood III, Chairman
- Michael Sheeley
- James Tatooles
- Anthony Gargano
- Barry Jones
- Jim Wallace
- Kristin Jeannin

Community Development

- Mary Gibbs, Director
- Aymee Chavez, Associate Planner

On Behalf of the Applicant

- Christie Patterson, InterMountain Hotels (Applicant)
- Diego Ferraez, InterMountain Hotels (Applicant)
- Charlie Krebs, PE, Bowman
- Jeremie Chastain, AICP, Bowman

Michael Sheeley, a member of the PZDRB, is also a member of the project team for this application. Mr. Sheeley recused himself and stepped down to sit with the project team for the duration of the PIM.

Mary Gibbs provided a summary of the application to the PZDRB and public in attendance:

- “This one is coconut trace planned development amendment. This property is a commercial subdivision, it's located across the street on the west side of Coconut Point Mall and it's in front of marsh landing. The applicant is asking for a zoning amendment to do a 122-room hotel on one of the tracts in the zoning, there is a hotel allowed with that many rooms and height, but it's limited to the front part of the property on U.S. 41. So it's not allowed on the back tract. They are doing the zoning amendment so they can put the hotel on the back tract.”

Jeremie Chastain started the presentation by introducing himself, the project team, and other consultants.

Christie Patterson provided an overview of the Hyatt brand proposed, a brief introduction of Intermountain Hotels and Comerlat Hospitality, and explained the joint venture between the two.

- **Intermountain Hotels** is a family-owned and operated hotel company and they celebrated 42 years in the hotel industry.
- Specific to this project, this is a new Hyatt branded hotel. Hyatt approached Intermountain and its owner Dewey Weaver to assist in the development of the brand of interest, everything from the building to the design, to the operating model, given their many years of success in this extended stay segment within the hotel industry.
- **Comerlat Hospitality** is a company that have operated for 30 years in a variety of different industries and in multiple countries. They are experienced in real estate investment throughout Mexico and the U.S. Their portfolio consists of 319-room, dual branded hotel which is a Holiday Inn Express and Staybridge in the Houston Galleria Area. And then they are working on a 105-room development project today in Ft. Lauderdale by the airport. They also have a mixed-use development project that he's working on in Fort Myers on colonial boulevard, which will include 114 room hotel.

Jeremie Chastain introduced the project team, Bowman and MK Architecture, and provided an overview of project.

- **Bowman [FKA Hole Montes]** has been working in southwest Florida for over 50 years on various land development projects from site development to land use planning
- **MK Architecture** is an experienced local firm with years of experience working on hospitality projects.
- The property was rezoned to a commercial planned development via Lee County resolution Z-00-0010 in March of 2000. The CPD permits various commercial uses, including the hotel with an accessory restaurant on tracts A through D. The subject property, Tract F, is the last tract undeveloped within the CPD. We are proposing to amend the schedule of uses to allow for a 122-room hotel without an accessory restaurant on Tract F. There are no changes proposed to the approved development standards, open space, or native vegetation requirements. Explained pool location and site plan design basis with intentions to provide distance to marsh landing, to reduce noise and provide additional visual screening.

The following comments/questions were raised by the members of the PZDRB and public in attendance.

Location of the Proposed Building

PZDRB members Jim Wallace and Barry Jones expressed concern on the proximity of the building to marsh landing and inquired about alternatives of building on the eastern side of the property.

Response from project team: The location of the building on the western side of the property was due to Condition 9 of resolution, requiring buildings to be on the western end of the Tracts "F" and "E" and explained intention to allow for building to provide visual screening and to

act as noise barrier from parking, proposed outdoor amenities and existing commercial uses to the east.

Applicant's Response and Proposal to Address Concern

It is believed that the site plan and building's location is at its best option to not only comply with condition 9 of the Resolution, but also to mitigate noise and visual impact to residential use on Marsh Landing to the West. Furthermore, applicant did not share at the Public Information meeting that the site plan had been presented in person to Marsh Landing HOA representatives before the public information meeting on March 26, 2024 for feedback from Marsh Landing. There was no opposition from Marsh Landing on location of the building and the representatives expressed relief to have building between outdoor amenities and parking on the east. Therefore, development team concluded building would be best located on western side of the property.

Landscaping

PZDRB member Jim Wallace: When you do your line-of-sight drawing, you have vegetation there, which shows 30-foot trees, I presume that's existing vegetation. The vegetation you're showing is in the area.

Response from project team: Yes, in the attached drone pictures we specify the characteristic of such vegetation located between Marsh Landing and the building.

Applicant's Response and Proposal to Address Concern

We will provide an exhibit that better shows details on vegetation and drone photos provided.

PZDRB member Kristin Jeannin: You've got a sidewalk coming from Lyden Drive to the hotel and going through landscape islands, so you've got a narrow landscape island there. Maybe we can make that island the size of the other islands so that the vegetation you put in there will thrive and be consistent with the others.

Response from project team: Currently, the proposed landscape island and sidewalk going Lyden Dr. to the proposed building is the same size as the other islands proposed and complies with LDC standards.

Applicant's Response and Proposal to Address Concern

The island has been widened to include a landscaping areas along either side of the proposed sidewalk at a width that will ensure the survivability of vegetation planted.

Impact on Marsh Landing

PZDRB member Jim Wallace: What could you have done to make the building less visible to Marsh Landing?

Response from project team: Due to the existing vegetation, visibility is quite limited. In areas where there is less or no vegetation, the perimeter landscape buffer will be enhanced with additional plantings to ensure adequate screening.

Applicant's Response and Proposal to Address Concern

The drone photos provided were taken to identify any gaps where there could be less vegetated areas. Applicant is proposing to enhance the perimeter landscape buffer by adding mature vegetation above the minimum height required by the LDC to improve the density of the plantings and provide an immediate visual barrier.

Parking spaces

PZDRB member Jim Wallace: Your parking lot, I thought we had a maximum of ten spaces between landscape medians and here we've got 20 and 12. I'm not sure it meets code.

Response from Development team: It has been verified that the proposed parking lot complies with the applicable standards found in the LDC.

Floods and water management

Neighbor, Artem Nashmam: Overall I don't have an issue with the hotel, but there is an issue regarding the water flow and the easement that runs between both of our properties. Currently if you ever drive through that area in the summer, that land currently is completely flooded. And so, all the water runoff right now runs just past our building, and during major storms, the water fills up and runs almost all the way to the building. So, the issue we're having is when you develop this site, you're going to raise everything. The water is going to drain somewhere, and now it's going to be causing even more flooding for our building and everything else. So, something you can have regarding what will happen to that.

Response from Development Team: An ongoing monitoring process is being conducted with civil engineers to identify the floods' root cause and devise a corresponding solution.

PZDRB member Barry Jones explained to Mr. Nashmam that the applicant will be required to apply to the South Florida Water Management District (SFWMD), who will review the proposed development and surface water management system. The proposed development will be required to comply with all applicable SFWMD standards.

The PIM concluded at approximately 5:15 PM.

Concerns from Marsh Landing

Marsh Landing: Marsh Landing has also expressed concern regarding flooding. Marsh Landing has experienced flooding issues where their property is adjacent to the Coconut Trace CPD and has concerns how the proposed development will affect flooding on their property.

Applicant's Response and Proposal to Address Concern

The project teams civil engineer, Charlie Krebs, PE, Bowman, designed the original Coconut Trace CPD master system. Mr. Krebs has been inspecting the overall surface water management system within the Coconut Trace CPD to determine if the system is currently working appropriately; and to determine if there is any maintenance required to improve the system's functionality. Inspections have found some maintenance items that can be performed by Coconut Trace Association to the master system to improve water flow that should reduce water accumulation. The Coconut Trace Association will continue inspections after

maintenance activities have been made, and after construction of the proposed development is complete.

Moreover, applicant is also proposing in its stormwater management design to convey all water from Tract F site directly to the water management basin to the south of Tract F. This is expected to improve water accumulation within the CPD, as the subject property currently drains to the existing swale. Conveying water to south before going to swale will reduce the impacts to the properties to the west and north.

Wall Maintenance

Marsh Landing has also expressed discomfort on wall damage that happened over a year ago and that Coconut Trace Association has not fixed, even after multiple requests from Marsh Landing.

Applicant's Response and Proposal to Address Concern

The applicant has been in contact with the Coconut Trace Association and requested that the wall be repaired.

COCONUT TRACE CPD PDA REQUEST STATEMENT

Summary of Request

This is a request to amend the existing Coconut Trace CPD (Resolution Z-00-010) to amend the Schedule of Uses to allow for a 122-room hotel within Tract F; and to request a new deviation seeking relief from LDC Table 5-304.A.1.A.

There are no proposed changes to the existing site layout, such as stormwater management, roadways, or indigenous preserves.

Development Location

The Coconut Trace CPD is located west of Lyden Drive, between Marsh Landing Boulevard and Vanderberg Way. Lyden Drive runs through the CPD and connects to Tamiami Trail via Bulb Lane and Vandenberg Way (a signalized intersection); and connects to Coconut Road to the south outside of the CPD.

The CPD contains approximately 24.77 acres in total. The planned development is abutted on the north (across Marsh Landing Boulevard) by a parcel within a Conservation Easement zoned CPD; on the south by an indigenous area zoned CPD; on the east (across Tamiami Trail) by Coconut Point Mall zoned MPD; and on the west by multifamily development zoned RPD (Marsh Landing).

The CPD is mostly developed, with only one tract remaining vacant. Infrastructure has been installed and the vacant tract is cleared of vegetation. Perimeter landscape buffers are in place, and there is a large, shared native open space and conservation area in the southern portion of the CPD. Gulf Coast Medical Care is in the northern portion of the CPD. There is a medical office to the north, west of Lyden Drive. The east of Lyden Drive, adjacent to Tamiami Trail, there are various commercial uses: Sleep Number mattress store; two El Gaucho Inca restaurants; Eye Glass World; Mattress Firm Estero; Aspen Dental; T-Mobile; First Watch; and a Pollo Tropical with a drive through facility. Vehicular ingress and egress to these parcels is via Lyden Drive, and there are no vehicular access points into the parcels from Tamiami Trail.

The requested amendment affects one parcel within the CPD: Tract F (as shown on the Master Concept Plan). The property is designated Urban Commercial on the Future Land Use Map 2040. Please see the table below for the surrounding zoning and land uses.

Tract F	Zoning	Existing Land Use
North	CPD (Coconut Trace)	Medical office.
South	CPD (Coconut Trace)	Native open space and conservation area.
East	CPD (Coconut Trace)	Lyden Dr., retail, restaurant, dental office.
West	RPD (Marsh Landing)	Multifamily.

Design Standards

Tract F is adjacent to commercial development to both the north and east. There is an interconnection proposed to the adjacent tract to the north. Sidewalks exist within the developed tracts of the CPD, with multiple pedestrian connections to Tamiami Trail, and allow for pedestrian connectivity both within the CPD and to the external pedestrian network. There are existing pedestrian facilities along the eastern side of Lyden Drive, and both sides of Bulb Lane and Vandenberg Way. There is a Lee Tran stop for Routes 140 and 240 adjacent to Tamiami Trail in the northeastern corner of the CPD. Route 140 runs from Merchant Crossing to the South Fort Myers Transfer Station and Park and Ride; and Route 240 runs from the South Fort Myers Transfer Station and Park and Ride to Coconut Point.

There are no proposed changes to the approved property development regulations, including the maximum height. The proposed hotel building will be located the southwest corner of Tract F, with parking mostly located in the eastern portion, consistent with Condition 9 of Resolution Z-00-010 and in consideration of the residential development to the west. Locating the building in this manner will allow for the building to provide visual buffering of and screen noise from the parking, proposed outdoor amenity (a pool), existing commercial uses within the CPD, and Tamiami Trail.

Outreach to the Marsh Landing HOA

Christie Patterson, VP of Development for InterMountain Hotels and Diego Ferraez, Principal of Comerlat Hospitality, initially reached out to Marsh Landing HOA representatives in August of 2023 to share their development intentions on “Tract F” of the Coconut Trace Planned Development, which is adjacent to Marsh Landing Residential Development. The approach was with intentions to hear feedback and understand any concerns of the Association regarding the proposed hotel development project, and to consider their comments in site planning. This first meeting held between development team and Marsh Landing Association Representatives included Marsh Landing Association President - Connie Mansfield, Treasurer - James Philot, as well as Christie Patterson and Diego Ferraez from development team. The Association representatives expressed concerns specific to noise impact, visual impact, privacy, hotel type, target market/guests, and traffic generation.

In best efforts to address the concerns of the Association representatives and to mitigate the impact on adjacent residents and properties, development team considered the following in the design of the site and of overall development.

Master Plan Layout:

- **Building Position:** positioned the proposed building on the southwestern portion of the development site to increase distance to the properties on the northwest of the property as much as possible. Having the building on southwestern portion also allows to have most of the parking area on the eastern side of the building and the building would act as a barrier to most parking activity and potential parking visual and light impact. The proposed location of the building is also compatible with zoning resolution requirements.

- Perimeter Buffer: it is believed that the existing required western perimeter buffer along the “Tract F” boundary (which includes an 8’ concrete wall over a berm) and the existing conservation area on the Marsh Landing property (approximately 120’ wide of heavily vegetated conservation area) significantly reduces any visual or noise impact of the proposed development to adjacent residences within Marsh Landing. The Line-of-Sight Exhibit represents this visual impact mitigation. The development team also proposes to supplement the western buffer with additional trees where there are less vegetated areas to ensure adequate buffering. The developer proposes trees above minimum code height to have better barrier immediately and not wait for trees to grow and mature. The development team has acquired drone photos in efforts to better understand gaps in the existing vegetation and where landscaping can be supplemented to provide additional mitigation to visual impacts. These photos have been included with this submittal under separate cover.
- Outdoor Amenities: the outdoor amenity area for guests only is proposed on the eastern side of the building to mitigate any visual or noise impact to adjacent properties, allowing the building to act as a barrier. Furthermore, to the south and west there are existing heavily vegetated conservation areas that naturally enclose outdoor amenity. It is also proposed to have screening between parking lot of the proposed development and the outdoor amenity to enclose fully the proposed outdoor amenity, which will be limited in both area and seating, and will also have limited hours of operation (10:00 AM – 9:00 PM).
- Lighting: development team has proposed to use reduced impact glare lighting throughout parking and a significantly reduced quantity of light fixtures on the ground floor level of the western building façade to mitigate further visual impact. There is no building signage on the western façade.
- Windows: There are no proposed operational windows in hotel rooms.
- Proposed Hotel Concept:
 - Staffed 24/7 with approximately 12-16 associates per shift.
 - The proposed extended stay hotel type has reduced check-in and checkout, resulting in further reduced trip generation when compared to a typical hotel. Targeted guests’ length of stay is 14 nights or more. Trip generation for this type of hotel is less than traditional hotels and other approved uses on the tract.
 - The proposed extended stay concept has a compact lobby and public space totaling ±745 SF with seating for 12-15 people. The lobby seating area will also provide space for self-serve coffee; and muffin/bagel grab and go breakfast.
 - There is no restaurant, bar, or meeting room.
 - No amenities or services that would attract non-guests.
 - Distance from surrounding amenities and services generates a walkable environment, reducing the need for guests to drive offsite.

After detailed consideration of Association representatives feedback and design efforts to mitigate impact to neighbors, the development team designed the current proposed site plan. Before the Public Information Meeting, the development team personally met with the association representatives again to present the plans for the project. In this second meeting held March 2024,

there were four Marsh Landing HOA Representatives present: Connie Mansfield, President; James Philot, Treasurer; and Kate Uhart, Secretary. Christie Patterson and Diego Ferraez attended as representatives of the development team.

The Association's representatives conveyed relief in understanding the upper midscale type and branding of the hotel. They also expressed the need for this type of hotel in the area given the extended stay concept and lack of inventory in the area. The site plan design shared was acceptable to the representatives as it addressed their main concerns outlined above. The representatives did bring attention to issues with flooding they have experienced due to new development and due to existing issues with excess water accumulation prior to the new development. To help address the neighbors concern, developer asked civil engineer Hole Montes to do field inspection of the Coconut Trace Master Stormwater System and evaluate if water accumulation on Marsh Landing property could be caused by issues with the system within the Coconut Trace CPD. This would allow all parties to understand plausible causes and solutions. Furthermore, HOA representatives expressed discomfort that damage to the wall sustained during Hurricane Ian has not been repaired. Other than flooding concerns and the damaged wall, representatives did not express opposition to the project or proposed use and conveyed their support for the hotel project.

Density/Intensity

The proposed amendment will not increase the density or intensity of the existing entitlements.

Deviations

This amendment proposed one new deviation. One previously approved deviation for this project will remain in effect. Please see the Schedule of Deviations for additional details.

Decision Making Compliance

In accordance with LDC Sec. 2-501.C.2.A, the data and analysis provided in the enclosed application demonstrates the following:

2. Rezoning (Zoning Map Amendment) Review Standards.

1. Whether the applicant has provided, as part of the record of public hearing(s) on the application, competent substantial evidence that the proposed amendment:
 1. The application is consistent with and furthers the goals, objectives, and policies of the comprehensive plan (please see the Comprehensive Plan consistency narrative, below);
 2. The request will meet or exceed all performance and locational standards set forth in the Comprehensive Plan and LDC. One new deviation is being requested that enhances the achievement of the objectives of the planned development and preserves and protects the general intent of the LDC to protect the public health, safety and welfare;

3. There is a lack of extended stay units in the area to serve the surrounding community.
 4. The proposed structures and uses will be compatible with the area;
 5. The subject property is the last undeveloped tract within the CPD and will result in infill development in an area with access to adequate public facilities.
 6. The requested amendment will not adversely affect the property values in the area;
 7. The project will have access to adequate public facilities and will not unduly burden the transportation network;
 8. The project will not adversely affect environmentally critical or sensitive areas and natural resources. Preliminary site work has been completed per local development order approval and an existing SFWMD ERP;
 9. Is compatible with existing or planned uses in the surrounding area. The proposed use or mix of uses is appropriate at the proposed location, as the Urban Commercial Future Land Use Category allows a broad range of commercial uses.
2. The current zoning district designation included the proposed use, has been previously deemed appropriate within the CPD, and the amendment accomplishes a legitimate public purpose.

Comprehensive Plan Compliance

The project is consistent with the Comprehensive Plan based on the following Goals, Objectives, and Policies:

FLU-1.2.9 URBAN COMMERCIAL. The main purpose of the Urban Commercial designation is to foster development of unique destinations rather than a strip development pattern. Urban Commercial areas are characterized by primarily existing or emerging developments along the Village's corridors where primarily single use retail, restaurant office, assisted living uses are concentrated. These properties are generally smaller in size (less than 10 acres) and serve nearby residential neighborhoods and consumers from outside Estero with daily and occasional needs for goods and services. Urban services are in place or readily expandable to support moderately intense levels of commercial development. Residential uses are also allowable, however they are not incentivized. These areas were typically designated Urban Community or Suburban and within the Mixed-Use Overlay per the Village's Transitional Comprehensive Plan. Urban Commercial areas are generally the individual development sites along major corridors of U.S. 41, Corkscrew Road, and Three Oaks Parkway. These areas are located in

close proximity to: public transit routes; education facilities; recreation opportunities; and existing residential, shopping and employment centers.

A. Uses: A broad mix of commercial uses is allowed in the Urban Commercial areas to foster convenience and efficiency for a broader live/work/play environment, including neighborhood and community scale commercial including shopping, restaurant, hotel and office, all subject to the compatibility standards of FLU-1.10. Assisted living facilities, public and quasi-public uses are allowed in the Urban Commercial future land use category. Residential development is allowed subject to compatibility standards, and limited to parcels of 5 or more acres in size or parcels subject to an approved and effective Development of Regional Impact (DRI) that designates residential development as allowable on the parcel.

B. Development type, Density and Intensity: Development types and corresponding maximum allowed densities and intensities in the Urban Commercial areas are outlined in the following table:

Urban Commercial Category Development Types, Density and Intensity			
Development Types	Standard Density	Bonus Density	Intensity
Single use commercial subject to compatibility standards	n/a	n/a	1 FAR; and Neighborhood or community scale commercial per FLU-1.5
Residential Limited to parcels of 5 or more acres in size or parcels subject to an approved and effective DRI that designates residential development as allowable on the parcel	1 du/acre – 6 du/acre based on gross residential acreage	n/a	n/a
Integrated horizontal mixed use subject to compatibility standards	1 du/acre – 6 du/acre based on gross residential acreage	n/a	1 FAR; and Minor, Neighborhood or Community scale commercial per FLU-1.5
Vertical mixed use subject to compatibility standards	1 du/acre – 6 du/acre based on gross acreage including non-residential land		1 FAR; and Minor, Neighborhood or Community scale commercial per FLU-1.5
Assisted Living Facilities	1-6 du/ac, subject to conversion standards in the Land Development Code	n/a	

The project is consistent with the Urban Commercial designation permitted uses and commercial intensity.

FLU-1.3.1 To ensure that future commercial and mixed-use developments meet the community's planning priorities, all new commercial development which requires rezoning must be rezoned to a Commercial (CPD), Mixed Use (MPD), or Compact PD, as those districts may be amended from time to time. Commercial development shall not be established where traffic is required to travel through areas with significantly lower densities or intensities (e.g. commercial access through residential areas), except where adequate mitigation can be provided as determined acceptable through the public hearing process.

The proposed development is located within an existing CPD, in accordance with this policy.

FLU-1.6.1 The Village shall continue to use the Florida Department of State, Division of Historical Resources "Florida Master Site File" and Lee County's local register of historic places as the method of maintaining a record of local historically significant structures, sites, and housing.

The subject property is not designated as a historic place on the "Florida Master Site File" or Lee County's local register of historic places.

FLU-1.10.1 COMMERCIAL DEVELOPMENT FORM. To permit orderly and well-planned commercial development at appropriate locations, all applications for commercial development will be reviewed and evaluated as to their compatibility with adjacent and nearby uses, including consideration of the following:

A. Traffic and access impacts (rezoning and development orders);

The proposed amendment will not increase the density or intensity of the existing entitlements.

B. Architectural and landscape architectural design (rezoning and development orders);

The proposed development will be designed in accordance with the applicable Village of Estero architectural and landscape architectural design requirements.

C. Site planning, interconnectivity, and public space (rezoning and development orders);

The site has been designed to interconnect with the adjacent, developed property and to the existing road network; and will connect to the existing pedestrian network.

D. Screening, landscaping and buffering (rezoning and development orders);

Screening and buffering will meet the applicable LDC standards.

E. Availability and adequacy of services and facilities (rezoning and development orders);

Public services and facilities exist; and are available and have the capacity to serve the proposed development.

F. Impact on adjacent land uses and surrounding neighborhoods (rezoning);

The amendment is compatible with the surrounding land uses and neighborhoods.

G. Proximity to other similar centers (rezoning); and

The proposed amendment is consistent with adjacent commercial within the Coconut Trace CPD.

H. Environmental considerations (rezoning and development orders)

The project will not adversely affect environmentally critical or sensitive areas and natural resources. Preliminary site work has been completed.

FLU-1.10.2 COMMERCIAL DEVELOPMENT STANDARDS. New commercial developments should be designed to arrange uses in an integrated and cohesive unit in order to address compatibility with the adjacent and nearby uses by adhering to the following standards:

A. Provide visual harmony and screening;

The proposed development will provide the appropriate screening and will be designed in an aesthetic manner.

B. Reduce dependence on the automobile;

The proposed development is in close proximity to commercial services and Coconut Point, reducing the need for vehicular travel for guests of the proposed hotel.

C. Promote pedestrian movement within the development and connectivity to adjacent and nearby uses where such uses are compatible;

The project will connect to the existing pedestrian facilities within the CPD, which connect to the pedestrian facilities within the US 41 right-of-way. An interconnection is proposed to the commercial development to the north.

D. Utilize joint parking, access and loading facilities;

The development proposes one new access point to Lyden Dr. and an interconnection to the commercial development to the north.

E. Avoid negative impacts on surrounding land uses and traffic circulation;

The proposed development will not have a negative impact on surrounding land uses and traffic circulation.

F. Protect natural resources; and

The project will not adversely affect environmentally critical or sensitive areas and natural resources.

G. Provide necessary services and facilities where they are inadequate to serve the proposed use.

Public services and facilities exist; and are available and have the capacity to serve the proposed development.

H. Large scale nonresidential establishments will incorporate development design techniques to integrate the establishment into the surrounding community. Such design techniques will include:

- 1. Creation of a series of smaller, well defined customer entrances to break up long facades and provide pedestrian scale and variety, that may be achieved through the use of liner buildings.***
- 2. Limited number and size of signs.***
- 3. Landscaping and use of pocket parks and courtyards adequate to soften large building masses.***

Not applicable.

I. The Village shall evaluate establishing a review process for managing impacts of any new or expanding commercial development or use within a critical distance of an existing residential use or zoning district where residential use is allowed. Considerations of such a process may involve establishing limitations and controls associated with noise, light, security, aesthetic appearance, buffering, hours of operation and access to ensure compatibility of proposed commercial activity with nearby residences.

The applicant has had multiple meetings with HOA representatives of the adjacent residential development to the west. The site has been designed to consider the feedback received during these meetings and ensure compatibility with the adjacent residential development. A letter of support from the Marsh Landing Community Association at Estero, Inc. has been included with this submittal.

FLU-1.10.3 Encourage commercial developments within the Village of Estero to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities

with commercial areas, including, but not limited to, bike paths and pedestrian accessways. Connections to existing residential neighborhoods will be encouraged and will not be precluded by the commercial development's design.

The proposed development includes an interconnection to commercial development to the north.

TRA-1.2.2 Establish land development code standards that ensure the development of a well connected transportation system that includes pedestrian pathways, bikeways, transit, and roadways. These standards should:

- A. Require, where feasible, interconnects with adjacent uses;***
- B. To the extent feasible, minimize access points onto primary road corridors by providing multiple access to adjacent properties;***
- C. Link neighborhoods, commercial and mixed-use centers, public facilities, and parks, with priority on corridors linking neighborhoods to each other and a corridor to link Estero Community Park, the Estero River, Koreshan State Park, and Estero Bay Preserve; and***
- D. Enable multi-modal transportation access (pedestrian, bicycle, vehicular, and transit) within and between the different neighborhoods, economic and employment centers, civic uses, and public space, park, and recreational facilities within the Estero Community.***

The proposed development furthers this policy through the proposed interconnection to the commercial development to the north; minimizes access points to US 41 through proposing access via Lyden Dr. (which has existing access points to US 41); connecting to the existing pedestrian network that provides access to adjacent commercial uses and the nearby Coconut Point development.

TRA-1.2.4 During the review of comprehensive plan amendments, rezonings, zoning amendments, and development order applications, applicants must provide an evaluation addressing potential for addition of new interconnections between communities, creation of pedestrian and vehicular interconnection, and addition of new connections to the surrounding road network.

Access to the proposed development has been designed to complement and enhance the surrounding road network and pedestrian facilities.

TRA-1.5.4 During the review of rezonings or zoning amendments, and development order applications, applicants must provide an evaluation of vehicle, bicycle and pedestrian safety in the proposed design or plan.

Public utilities exist and are in place to service the proposed development.

INF-1.3.1 No building permit will be issued unless potable water supply will be available to meet current and projected growth demands, or surety is given that it will be available prior to occupancy.

The project will access potable water in accordance with this policy.

INF-1.4.5 No development order for new development, or change in use or intensity in an approved development order, will be issued unless sanitary sewer service is available at the minimum acceptable level of service within 1/4 mile of the development, or surety is given that it will be installed prior to occupancy.

The project will access sanitary sewer service in accordance with this policy.

INF-1.5.4 No development order for new development will be issued unless potable water service, at the minimum acceptable level of service, is available at the property line, or surety is given that it will be installed prior to occupancy.

The project will access potable water in accordance with this policy.

CCM-1.4.2 Conserve habitat of native and non-invasive plant and animal species through development review, regulation, incentives, and acquisition.

No changes are proposed to the existing native vegetation preservation area within the CPD.















June 6, 2024

To: Village of Estero
Re: Hyatt Suites Proposal
Coconut Trace

From: Marsh Landing Community Association at Estero, Inc.

The developer of this proposed hotel has been in constant contact with Marsh Landing since last October, initially discussing plans to construct a Hyatt Suites on the remaining parcel in Coconut Trace, contiguous to Marsh Landing on the east.

We discussed location, concern for noise and lighting effects on our condos, whose lanais would be facing the building. We also discussed a site barrier since this proposal would be two stories higher than our condos and the need for additional, higher plantings to obscure some of the height differentiation. We expressed significant concern for potential flooding of our property from this lot.

The developer listened to our concerns and in February, we met again to review their second renderings. The absence of any lanais, doors, or potential open windows on the back of the hotel facing Marsh Landing is a help as well as a promise of very limited outdoor recreation areas. The developer did a drone view to ascertain any exposures, identifying areas of low vegetative density and has proposed supplanting those areas with extra density plantings. This enhanced site barrier in this area should remedy condo lanais exposure.

Our most critical concern is the outflow of water onto our property given the existing plan. This developer has listened to our concerns and responded with a solution. Our major concern of outflow seems to have been addressed with their most recent proposal for outflow remediation, pending review of respective engineers.

Marsh Landing is not opposed to this lot usage as a hotel. This developer has attempted through multiple meetings to hear us and propose solutions to our concerns.

Our experience factor with Coconut Trace has not been good, and we welcome a developer who works with us. The water flow for Coconut Trace was redesigned from what we were originally told, unbeknownst to us, resulting in flooding from the Memory Care unit into our egress with hard rains, and after repeated discussions, nothing has been remedied.

Additionally, Coconut Trace was to have installed and maintained a six-foot wall between their commercial development and our residential one. That wall was significantly damaged during hurricane Ian and despite our repeated attempts to get Coconut Trace to repair the breach nothing has happened. It has now been almost two years, of our condos being exposed to unwanted intrusions. We have even appealed to Code Enforcement resulting in, unfortunately, nothing.

Connie Mansfield, President
Marsh Landing Community Association at Estero, Inc.

Render to be modified according to Estero's architecture features



Planning Zoning and Design Board Coconut Trace PDA

DCI2024-E006



Preliminary confidential



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.

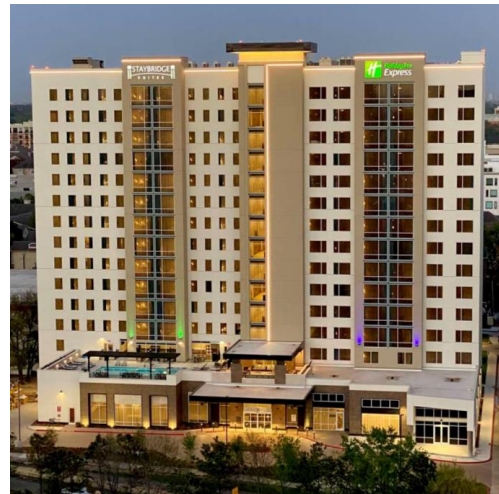
Currently operating a portfolio of premium-branded hotels with more than 10,000 rooms in 22 states across the U.S. InterMountain has been recognized by the industry as a preferred developer and operator, actively serving on various brand franchise owner advisory boards.

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.

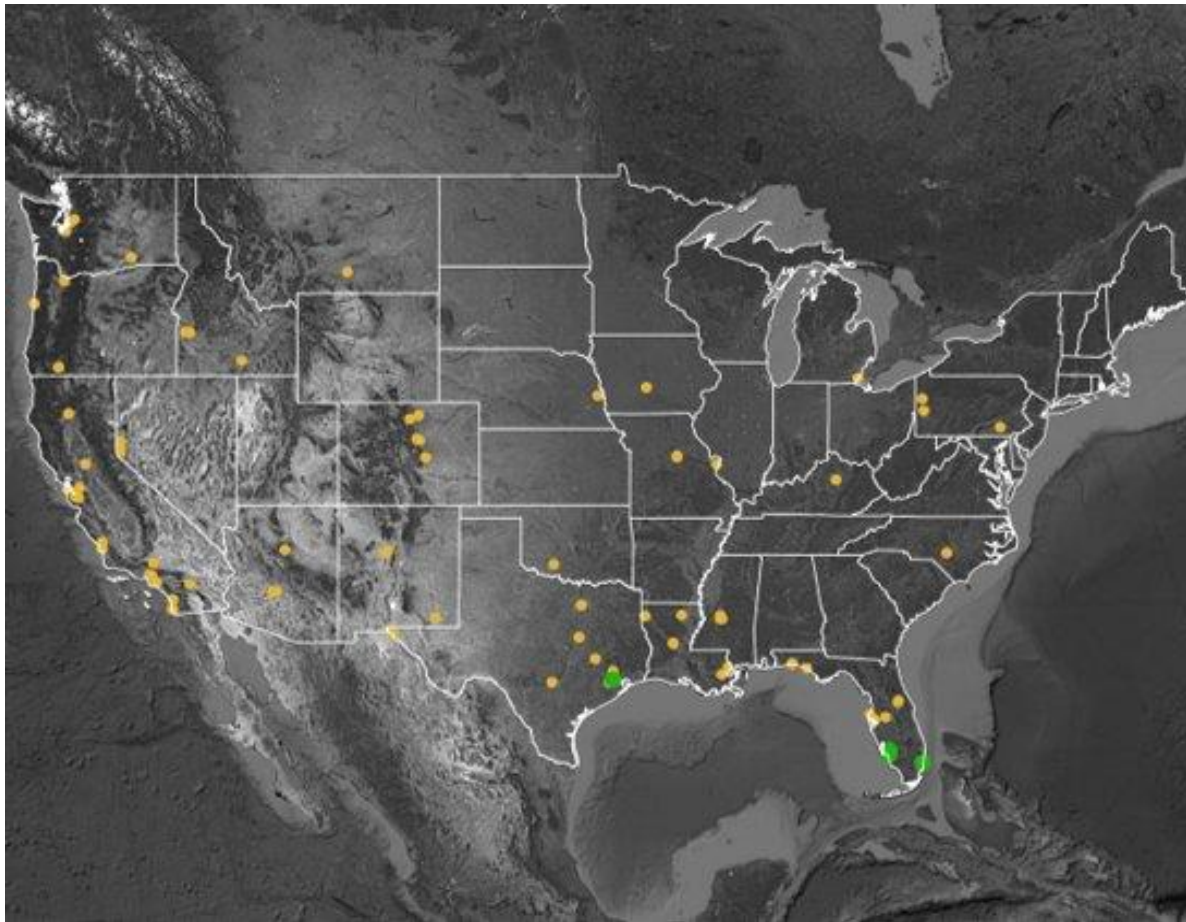


WHO WE ARE?

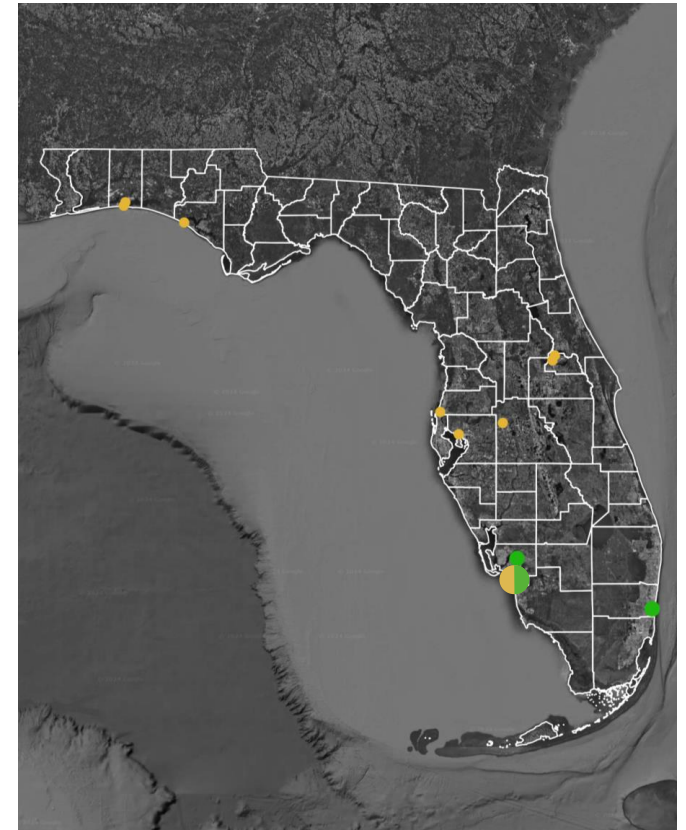
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Preliminary confidential





● InterMountain ● Comerlat Hospitality



PROJECT PORTFOLIO

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Bowman

Coconut Point Town Center, Estero



Hertz Global Headquarters, Estero



Civil Engineering & Site Development

Bowman, with more than 50 years of local 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.

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



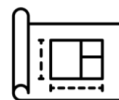
EXPERIENCE

58 years



PROJECTS

Commercial and public



PORTFOLIO

+80 projects



LEE COUNTY

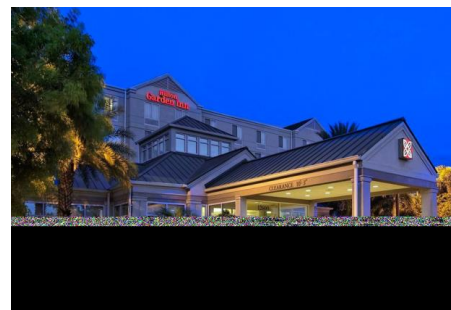
Based company



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.



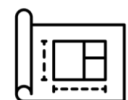
EXPERIENCE

39 years



PROJECTS

Commercial and public



PORTFOLIO

+120 projects



LEE COUNTY

Based company

PARTNERS

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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

5

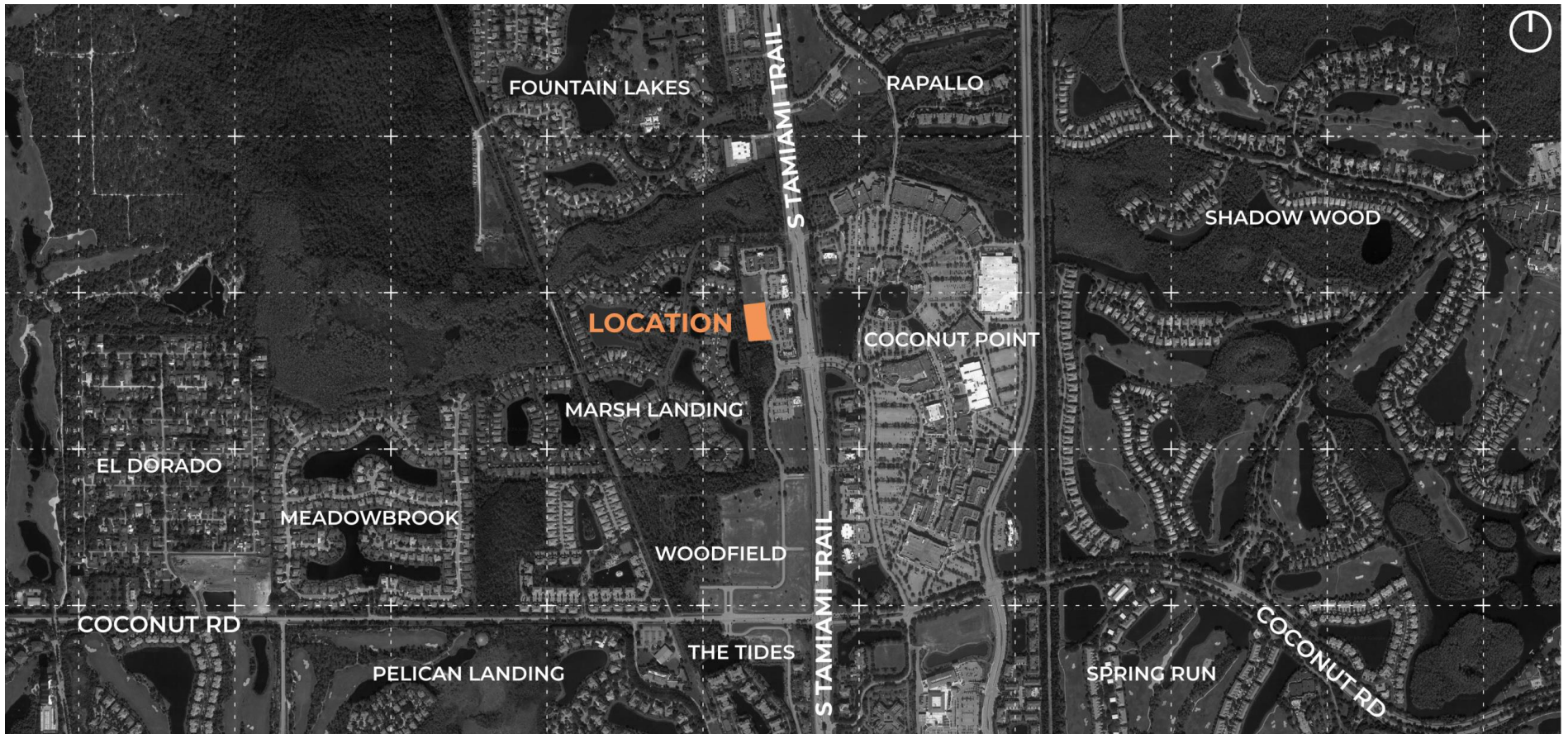
REQUEST

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HYATT
STUDIOS

InterMountain

Comerlat
Hospitality



- 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

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HYATT
studios

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SOUTH



WEST



EAST

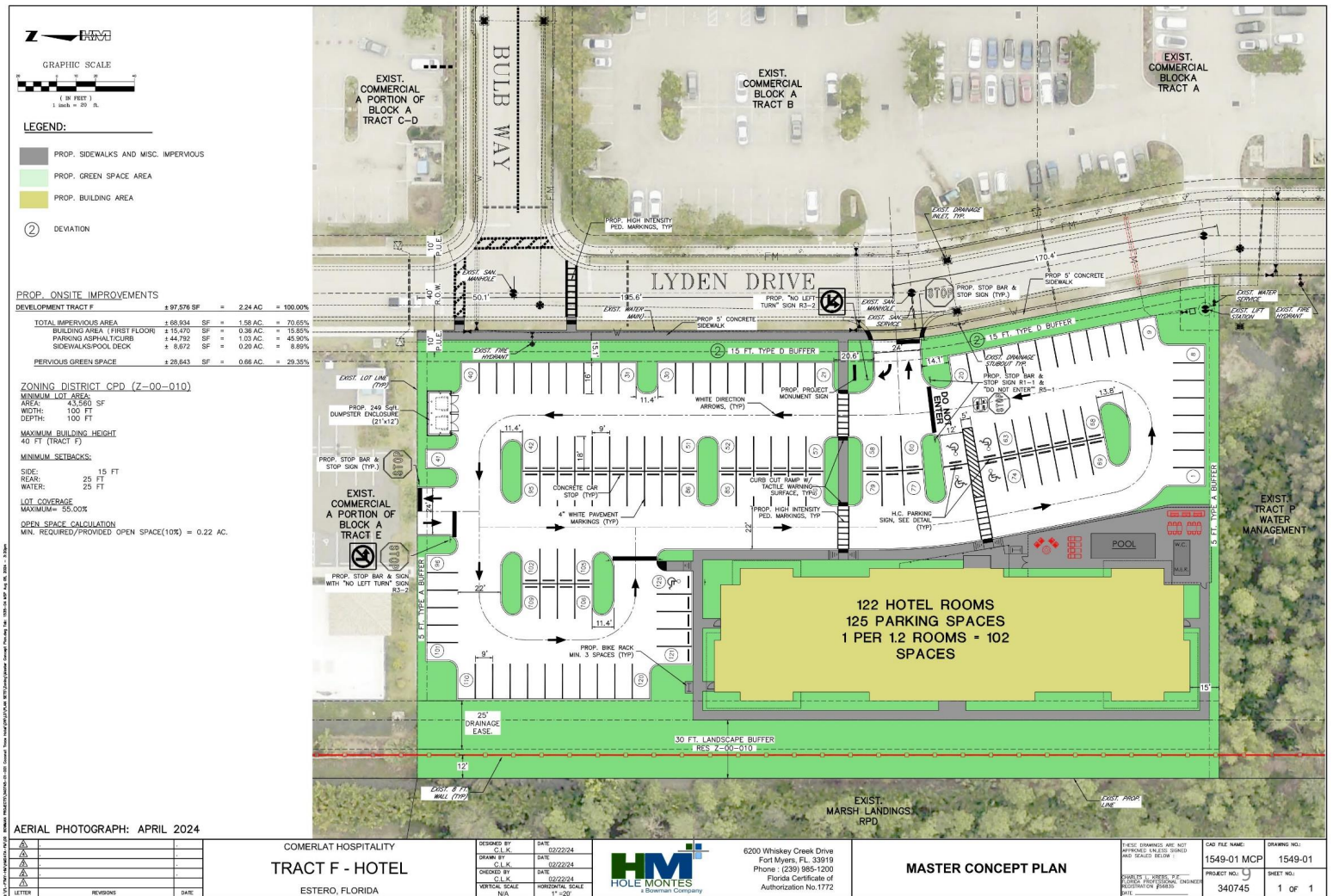
COCONUT TRACE: TRACT F

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studios

InterMountain

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Hospitality

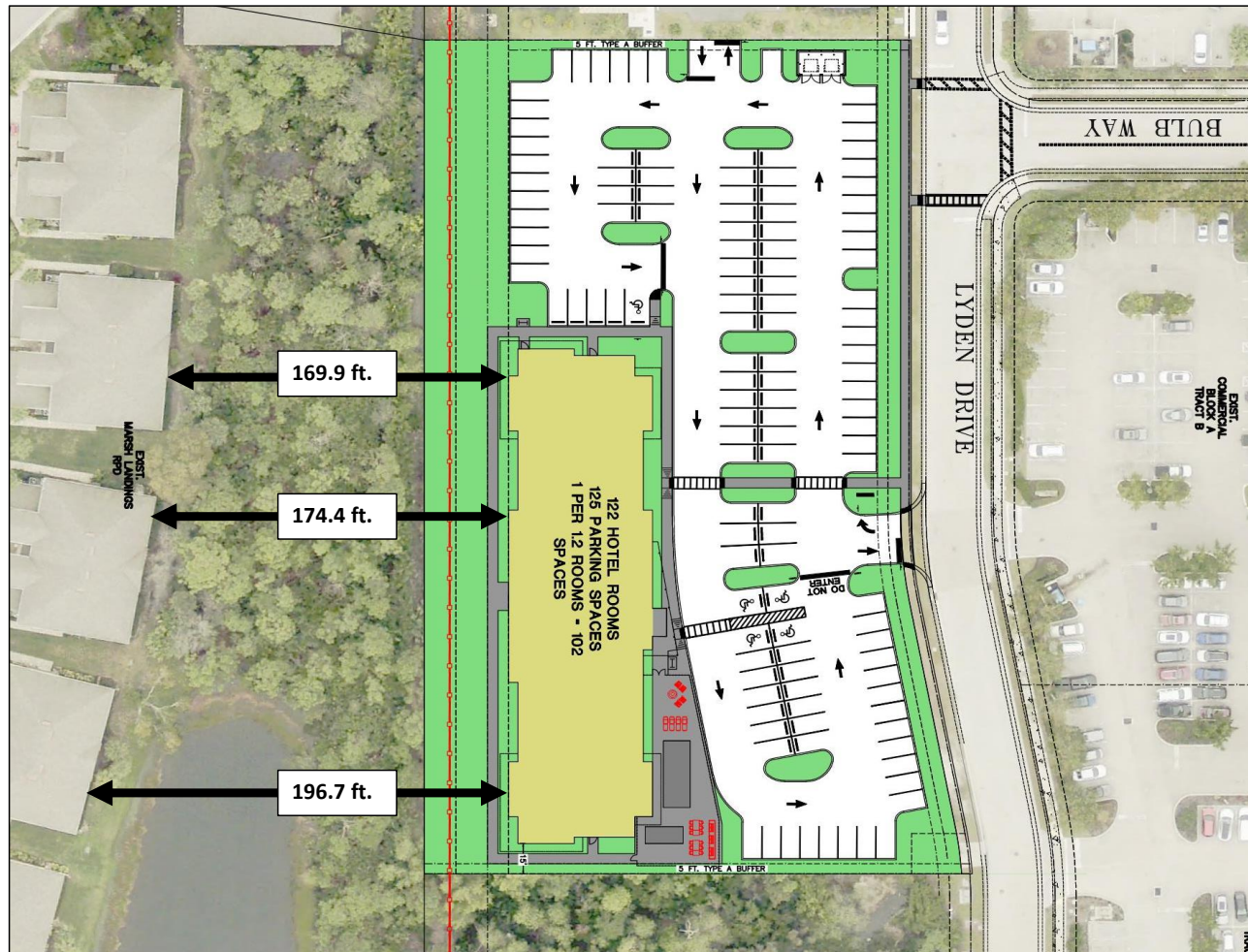


SITE PLAN

PZDB members Jim Wallace and Barry Jones

- Express concern regarding the proximity of the proposed building to Marsh Landing and inquired about an alternative building placement on the eastern side of the property.
- Condition 9 of the zoning resolution require buildings to be in the southwest portion of the property.
- This is the best location, as the building will act as a buffer to Marsh Landing and mitigate the impacts of the parking lot (noise, lights, etc.).
- Prior to the PIM, the applicant met with representatives of the Marsh Landing HOA twice.
- There was no opposition from the HOA regarding the placement of the building. The HOA was supportive of having the building located between the outdoor amenities and parking area to the east.

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SITE PARAMETERS

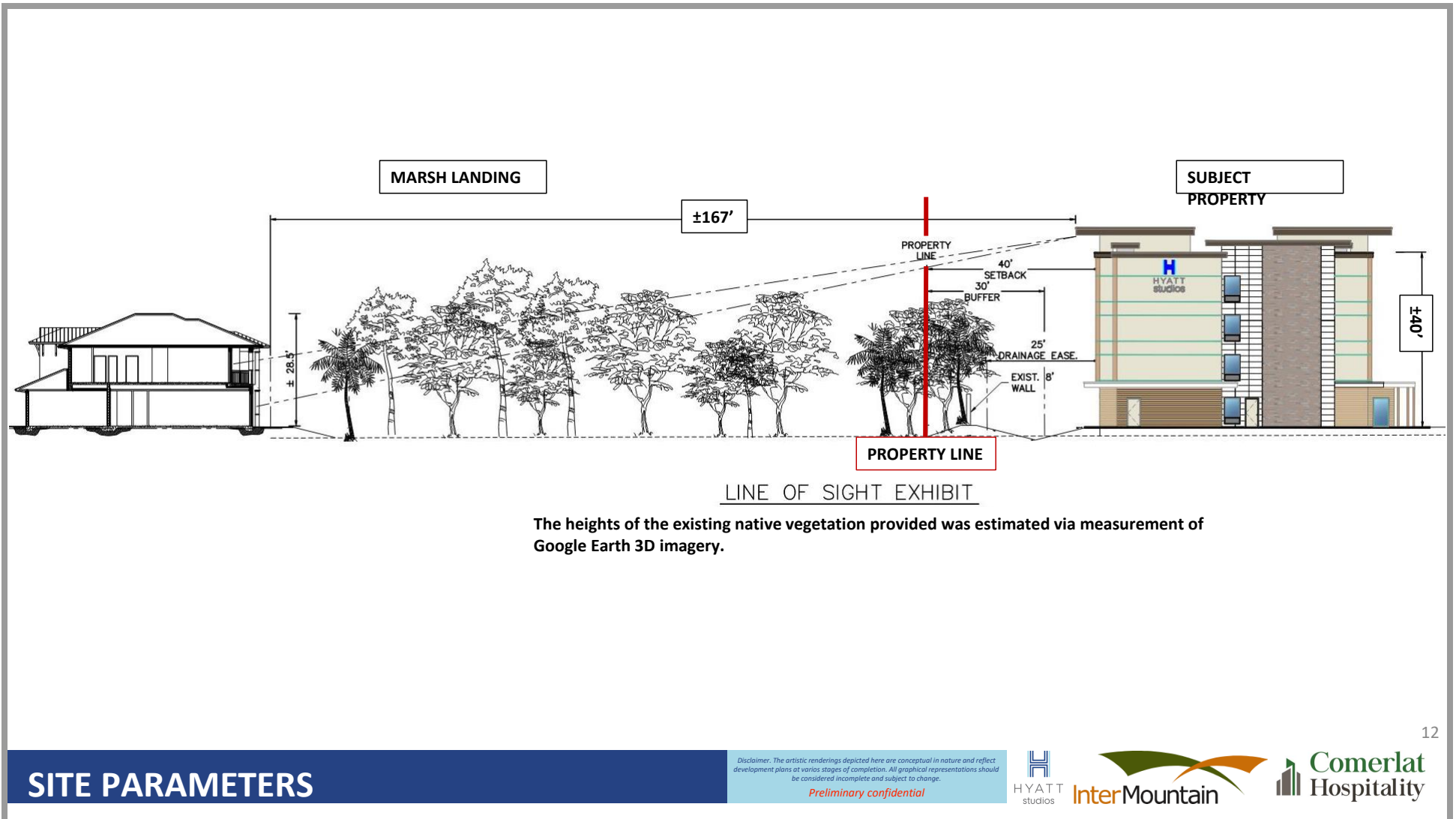
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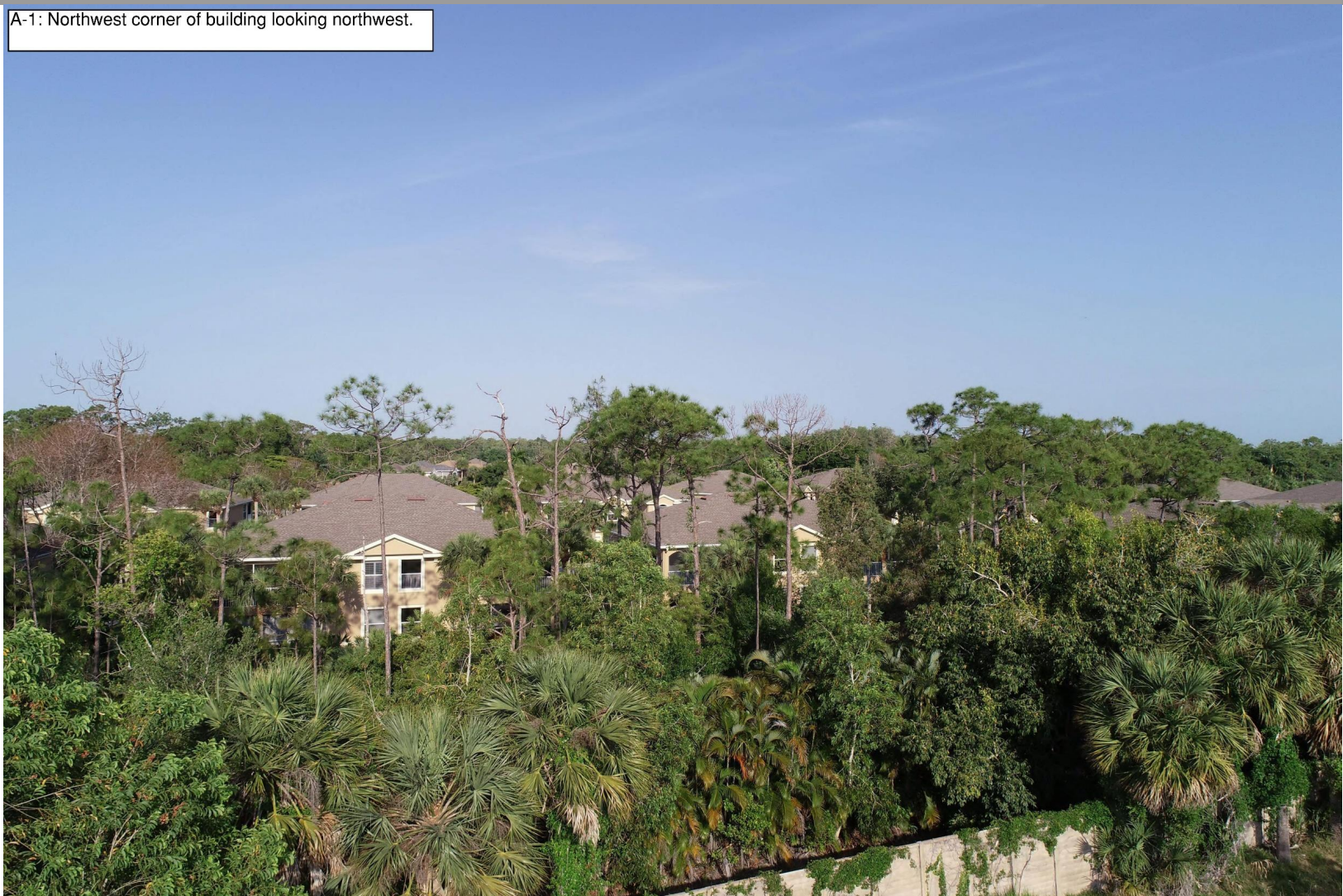
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These photos were then used to determine the approximate areas that additional plantings will be utilized to enhance the existing western perimeter buffer.



A-1: Northwest corner of building looking northwest.



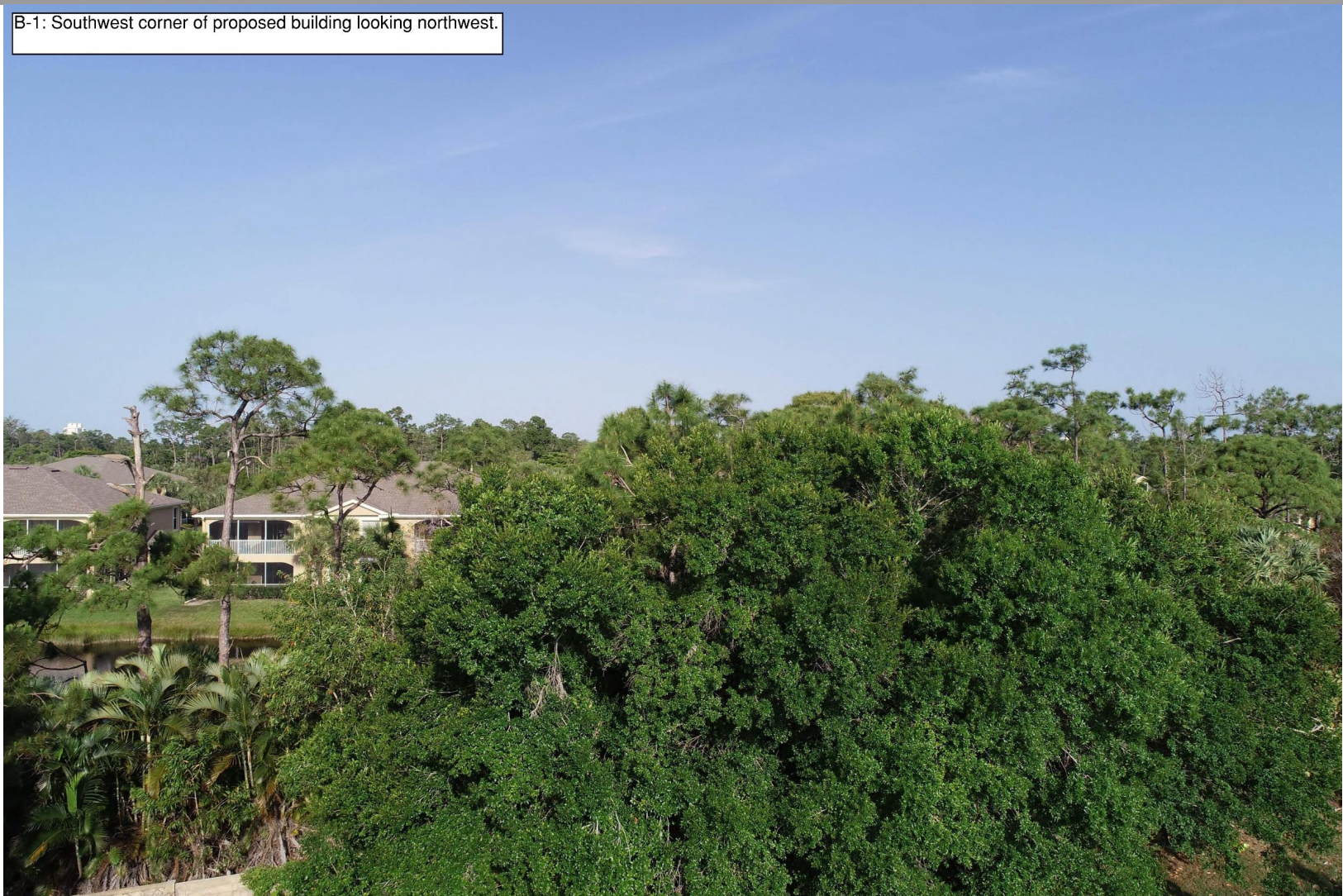
A-2: Northwest corner of building looking west.



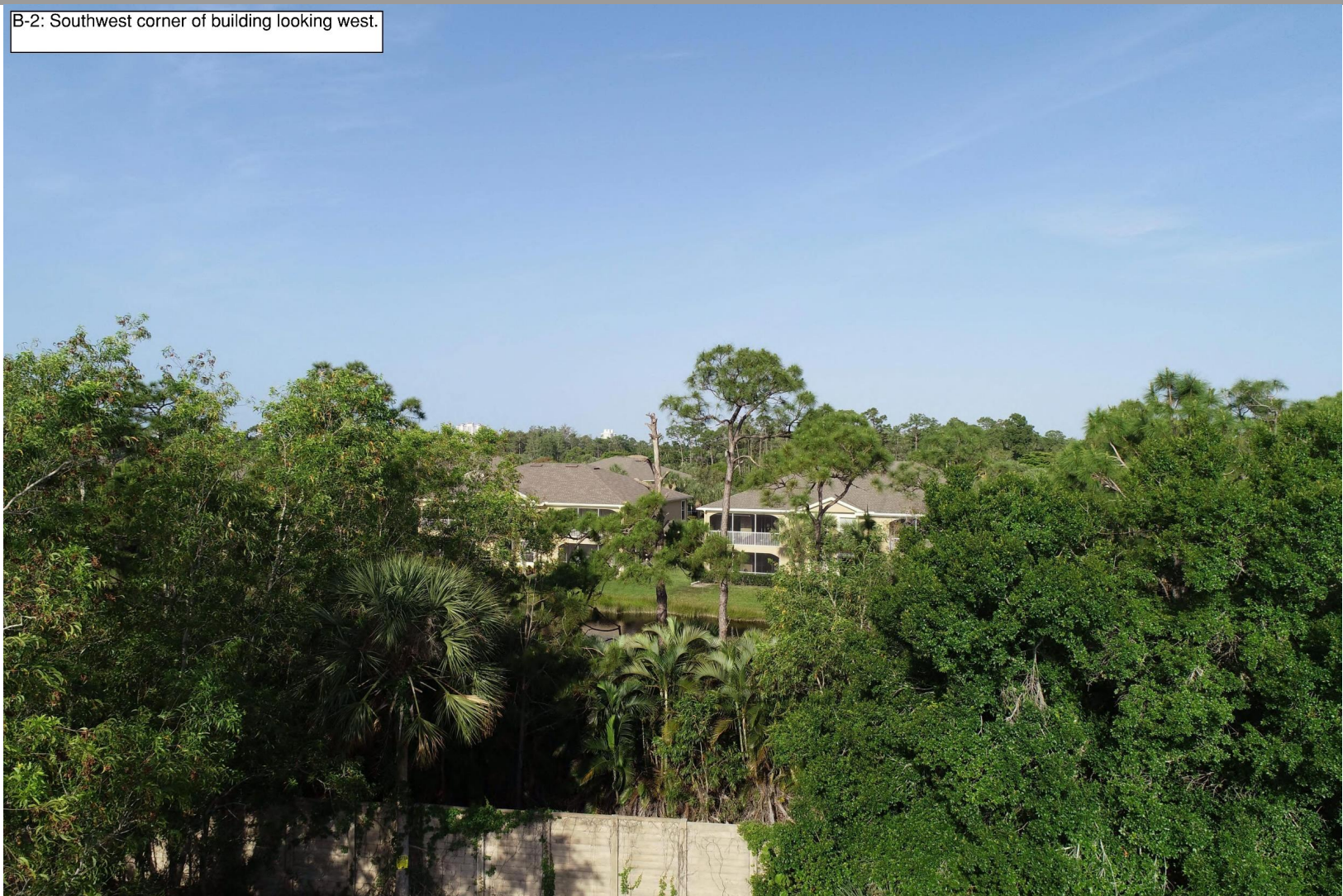
A-3: Northwest corner of building looking southwest.



B-1: Southwest corner of proposed building looking northwest.

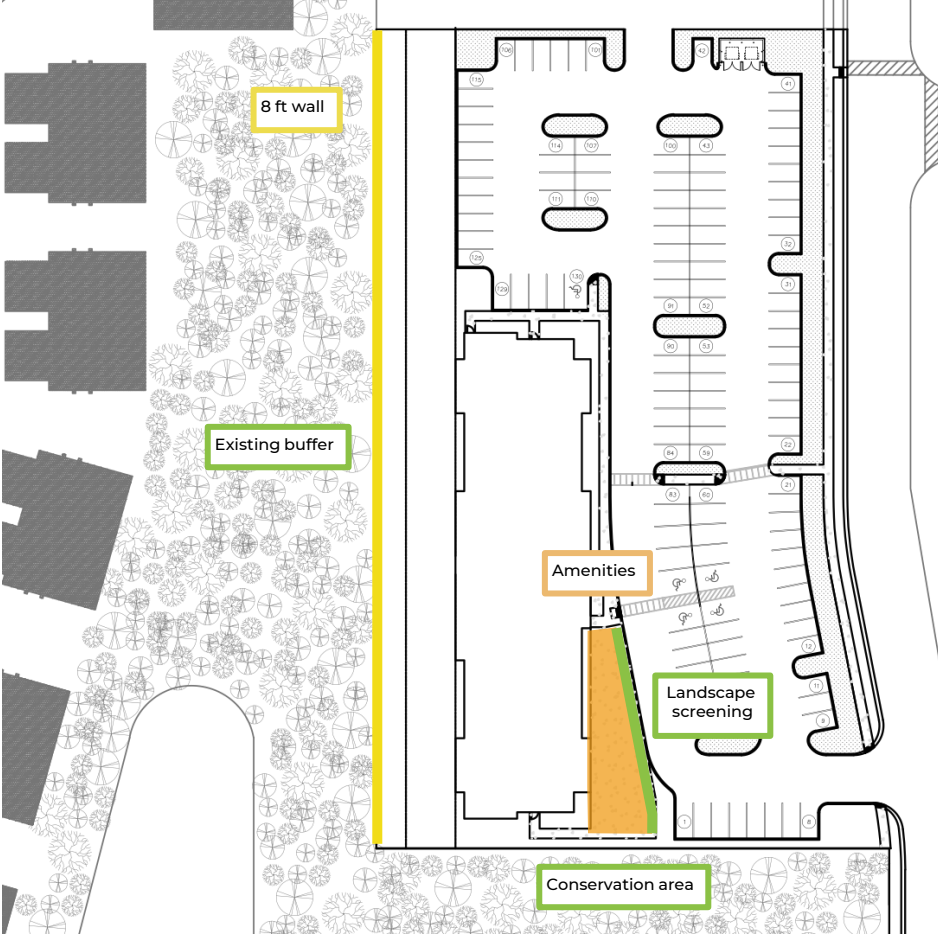


B-2: Southwest corner of building looking west.



B-3: Southwest corner of building looking southwest.







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

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HYATT
studios


InterMountain


Comerlat
Hospitality



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

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Reduced Impact of Lighting

- Reduced glare lighting will be used through out the parking lot.
- Reduced quantity of light fixtures on the western side (rear) of the building. These lights will be located at ground height, below the top of the first floor.
- There is no building signage proposed on the western side.
- Within the hotel, interior lighting will utilize bulbs with a lower lumen that provide a “warm” light. These types of bulbs do not produce bright, high temperature light that would be able to seen from adjacent properties.
- Privacy curtains will be installed in every room.
- There will be no interior public spaces above the first floor. Corridors will be located on the interior of building and not visible from the exterior through windows. Any corridor lighting will be blocked by the hotel rooms themselves and not visible through exterior windows on the back or front sides of the building.
- The 4th floor windows are positioned below the building's maximum height, further limited the visibility of the hotel rooms to the west.

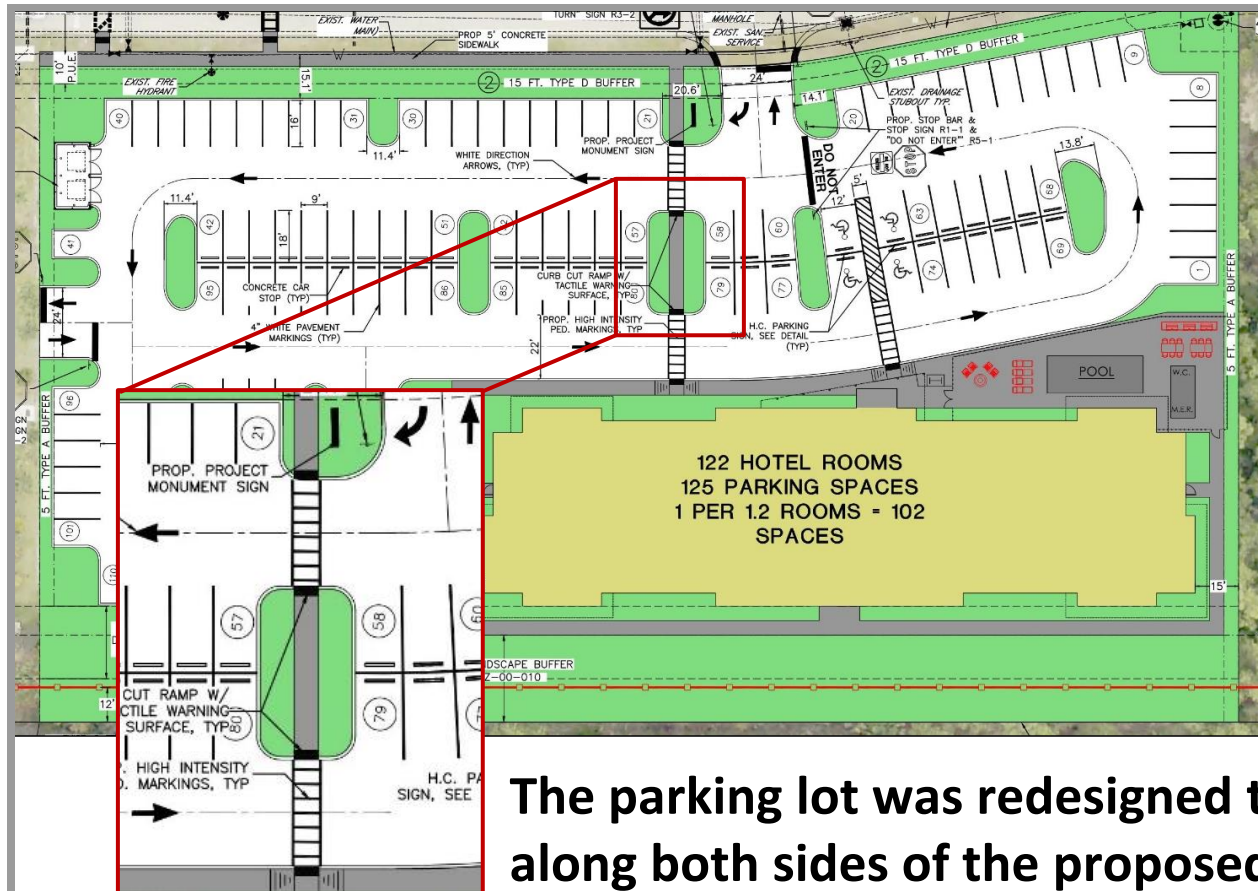
22

IMPACT MITIGATION: CONCEPT

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Preliminary confidential





PZDB member Kristin Jeannin

- There was previously a narrow landscape island adjacent to the sidewalk connecting the building to Lyden Dr. Suggested increasing the size of the island so the vegetation will thrive and be consistent with the others.

The parking lot was redesigned to include landscaping areas along both sides of the proposed sidewalk and an increased width.

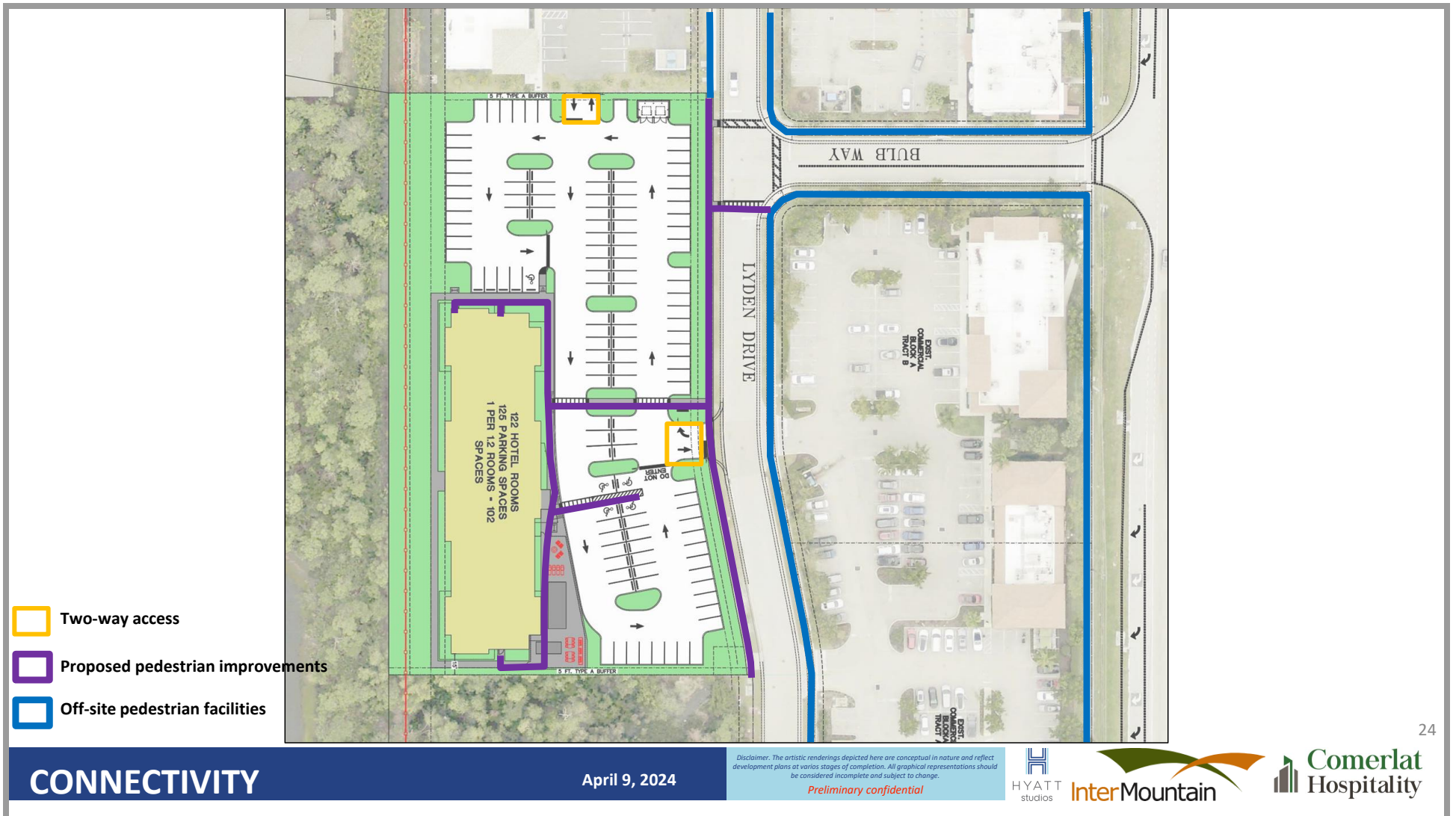
Public Information Meeting

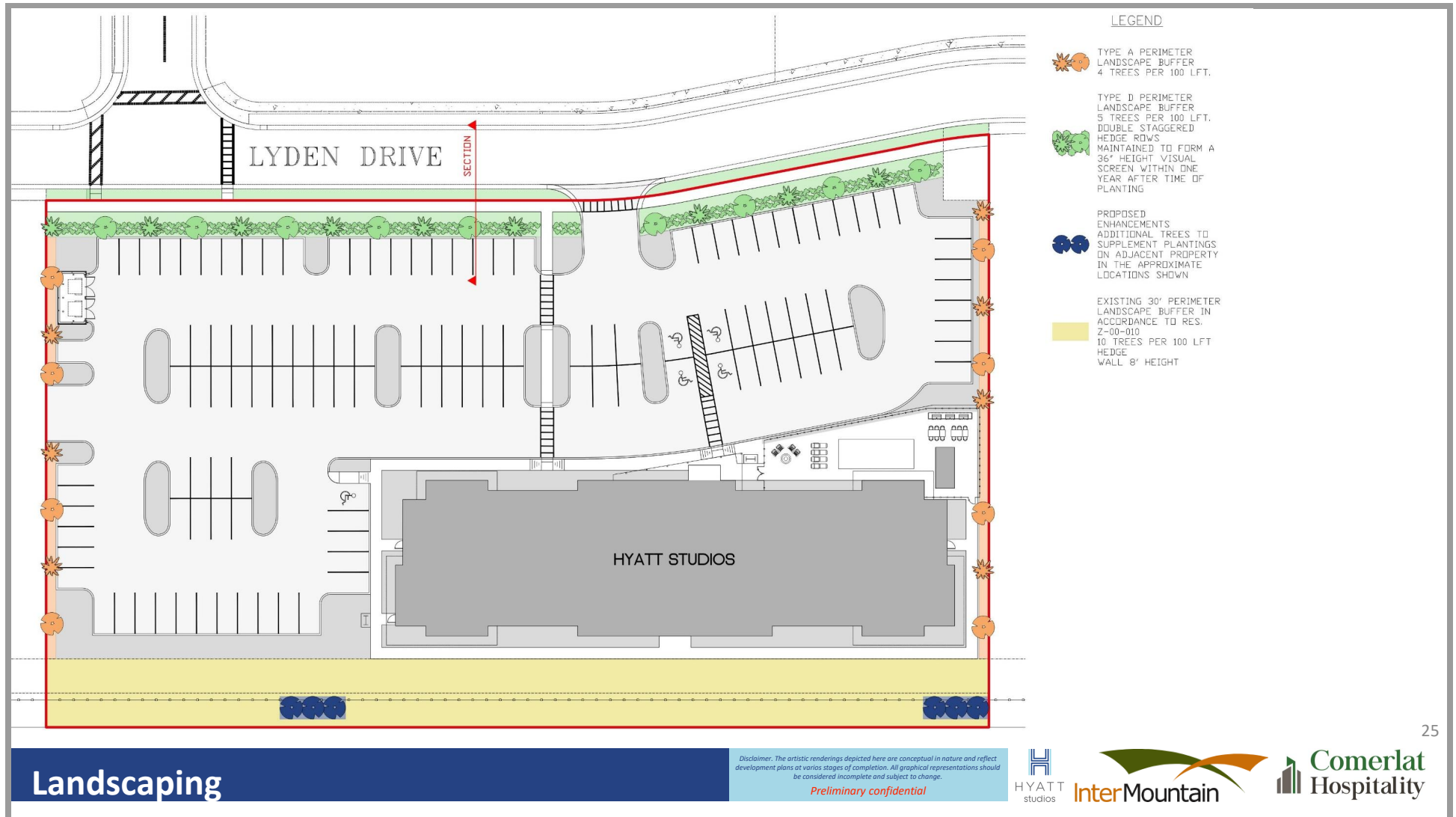
Disclaimer: The artistic renderings depicted here are conceptual in nature and reflect development plans at various stages of completion. All graphical representations should be considered incomplete and subject to change.
Preliminary confidential

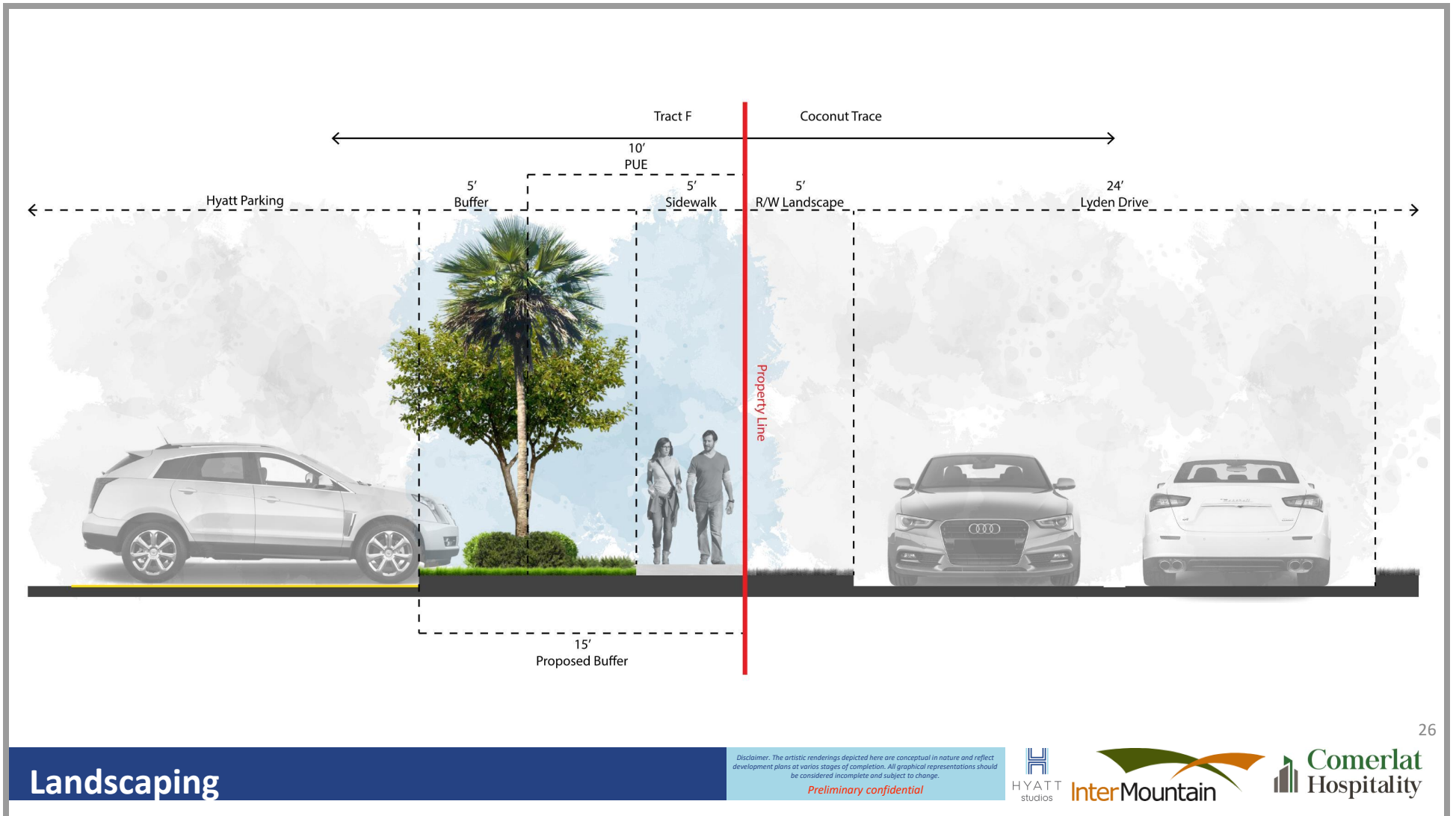
HYATT
studios

InterMountain

Comerlat
Hospitality









ESTERO HYATT STUDIOS

DESIGN STUDY TO CONFORM WITH "PRAIRIE STYLE"

ESTERO LAND DEVELOPMENT CODE SECTION 5-703 B.1.

- The Prairie Style includes:
- low pitched hipped or flat roof
 - strong horizontal lines
 - clerestory windows arranged in horizontal bands
 - wide use of natural materials, especially stone and wood / wood-look alt. with strong horizontal lines
 - restrained ornamentation, such as friezes around windows and doors, or as bands under the eaves



REFERENCE PHOTOS OF
FRANK LLOYD WRIGHT
PRAIRIE STYLE HOTEL BUILDINGS

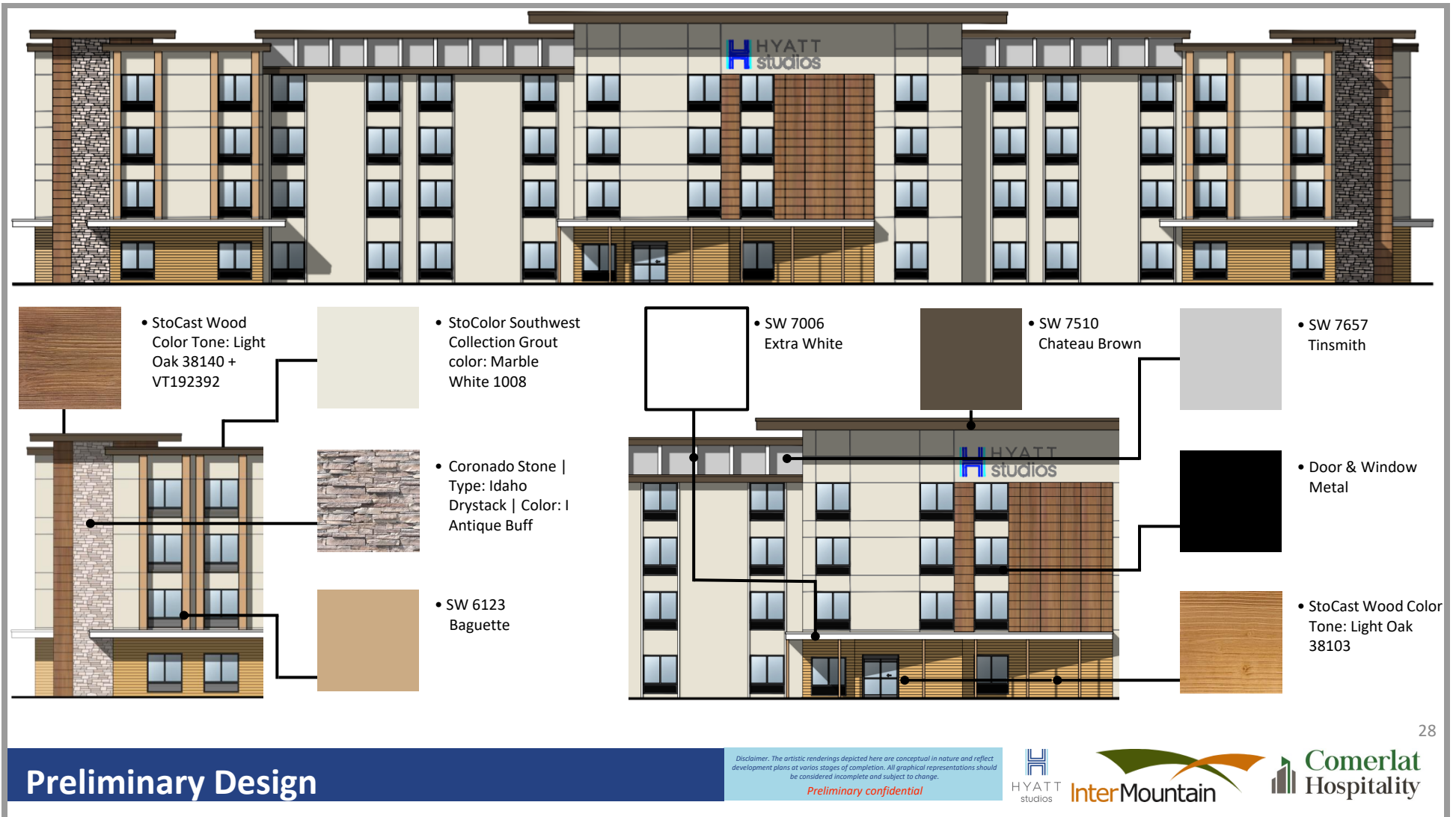


7-18-2024

Preliminary Design

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







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

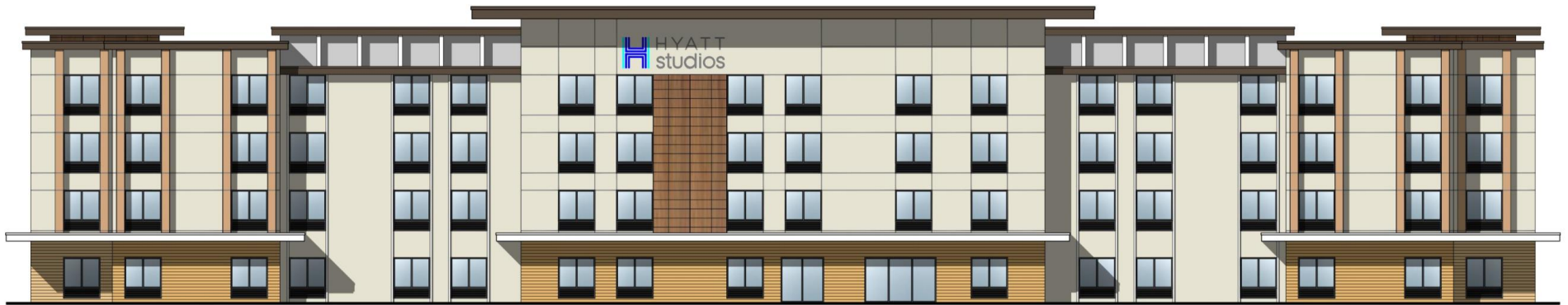


SIDE ELEVATION
SCALE: 1/8" = 1'-0"

Preliminary Design

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





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



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

Preliminary Design

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



Render to be modified according to Estero's architecture features



Questions?



31

Preliminary confidential

**Planning Zoning and Design Board****Staff Report**

PROJECT NAME
Starbucks – Estero Town Commons
CASE NUMBER
DOS2024-E001
MEETING DATE
October 8, 2024
REQUEST
The applicant is requesting approval of a development order for infrastructure related to a 2,808-sf Starbucks drive thru restaurant facility with a 492-sf outdoor seating area within the Town Commons CPD.
APPLICANT
Thomas Engineering Group, Inc – Edward McDonald
LOCATION
East of Three Oaks Parkway and South of Corkscrew Road on the NE corner of Town Commons Drive and Estero Town Commons Place (aka Lowe's Plaza)
PROPERTY SIZE
1.52 acres±
ZONING
CPD - Lee County Zoning Resolution Z-03-032 and Estero Ordinance No 2022-10
PUBLIC INFORMATION MEETING DATES
The PZDB conducted the most recent Public Information Meeting on March 14, 2023

Staff Recommendation

Staff recommends approval with stipulations of the development order. The stipulations are the standard stipulations along with the following additional conditions:

The first condition that the proportionate share for the traffic signal shall be paid in full prior to development order approval.

The second condition is that prior to construction commencement, contact information for the contractor shall be provided to the Village to enhance the provided Construction Activity Management Plan submitted by the engineer.

The third condition is that prior to construction the applicant will provide LCU approval for the utilities associated with this project and their approval of the surety bond for offsite utility work.

The fourth condition is that prior to construction commencement the applicant will provide the Village with approval of a minor modification to SFWMD ERP (Permit # 36-04799-P).

Project Summary

This project is for the development of a Starbucks adjacent to the Wawa under construction in the Lowes Plaza. This Development Order is for the parking, access, pedestrian facilities, drainage facilities, and utilities required for a 2,808-sf Starbucks drive-thru restaurant facility with a 492-sf outdoor seating area in the Town Commons CPD.

Architecture

The architecture proposed has elements of the Mediterranean style to be consistent with the somewhat eclectic style of the shopping center and other out-parcels. The colors are Benjamin Moore Acadia White for the main body of the building with taupe, beige and tan for trim and base. There is a tile roof of a darker color. The drive thru canopy is not tile but appear to be black metal.

Transportation

A Traffic Impact Statement was completed for the proposed development. The trip generation for the proposed development assumed a 3,299 sf Starbucks which included 491-sf of outdoor seating area.

Based on the level of service analysis conducted as part of the TIS there is sufficient capacity on all analyzed roadway sections. Therefore, no roadway capacity improvements were required.

Based on the results of the turn lane analysis, no turn lanes are warranted at the site access connection proposed on Estero Town Commons Place and Town Commons Drive.

Per condition #3 in Village of Estero Ordinance No. 2022-10, the applicant will be responsible for their proportionate share of the cost of signalization at the intersection of Corkscrew Road and Estero Town Commons Place, prior to the issuance of any development order.

Off-Street Parking

The proposed plan requires 43 parking spaces, and 43 spaces will be provided including 2 ADA spaces, 3 mobile order pick up spaces, & 38 standard spaces. In addition, 2 bicycle parking spaces are required, and 6 spaces will be provided.

Stormwater

The surface water management system consists of catch basins and pipes to capture stormwater runoff and convey it to two on-site dry ponds to provide pre-treatment prior to discharge to the master SWM system for water quality treatment and attenuation prior to outfall into the Three Oaks Parkway Swale and ultimately to the Estero River.

Discharge from the site will be allowed only after reaching the required pretreatment volume at 14.70' NAVD88.

The proposed surface water management system design and calculations have been reviewed by the Village staff and part of a Master Stormwater System for Town Commons permitted under SFWMD ERP (Permit # 36-04799-P). The Permitted minimum elevation of the finished floor is 16.32 feet NAVD88. The proposed building will be constructed at 17.6 feet NAVD88. Approval of

a minor modification to the Master Stormwater System permit will be required prior to construction commencement.

Lighting

Details of the light poles and fixtures are provided with the applicant's documents.

Lee County Utilities

This project requires approval from Lee County Utilities prior to issuance of the Development Order. A surety bond is also under review by LCU for the offsite utility work being completed and approval and proof of provision of the bond will be required prior to construction.

Landscaping

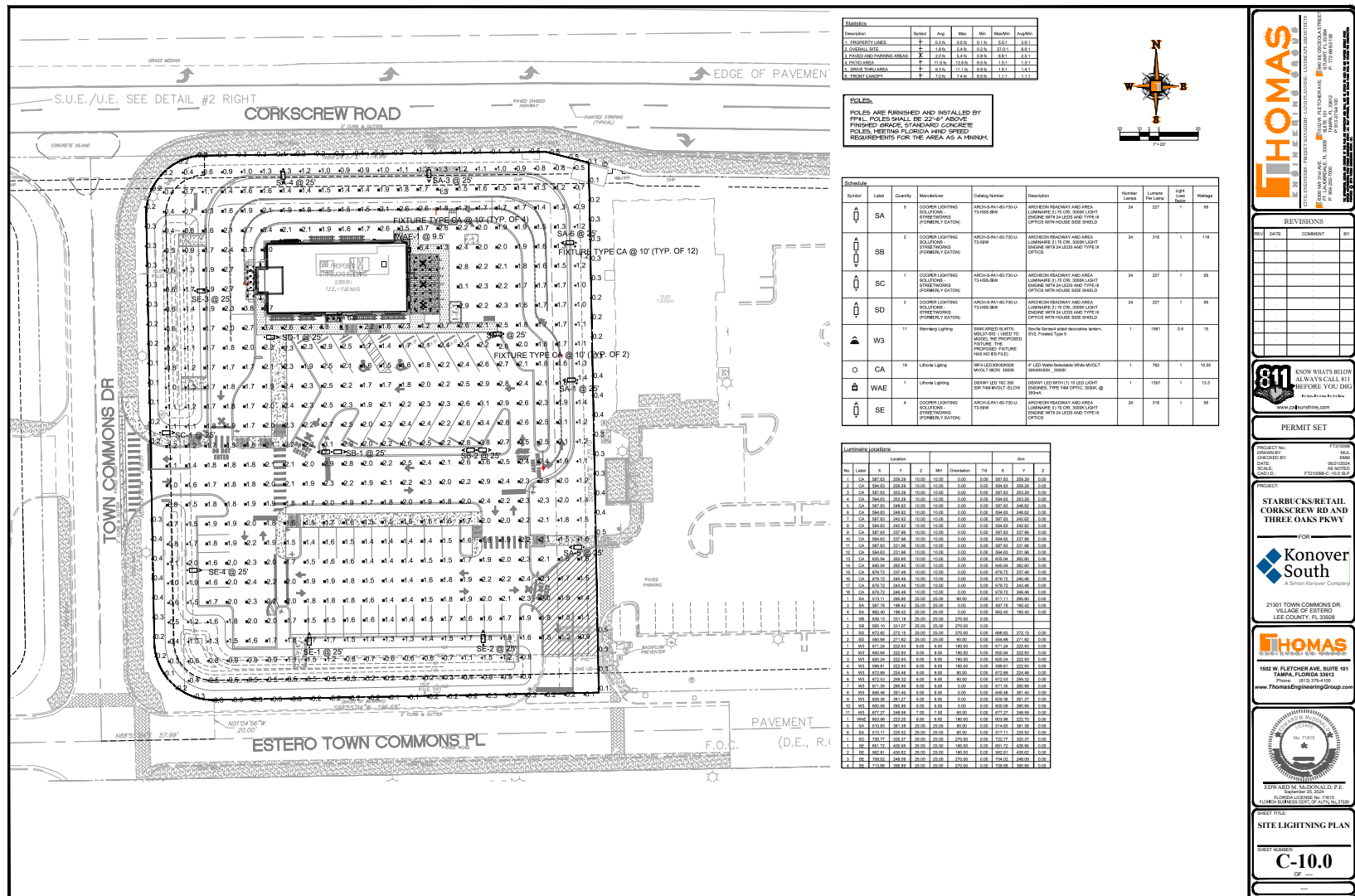
Landscape buffers have been provided in accordance with the MCP approved in Ordinance 2022-10. Required plantings have been provided in accordance with the LDC and Deviation #6 in Ordinance 2022-10.

Open Space

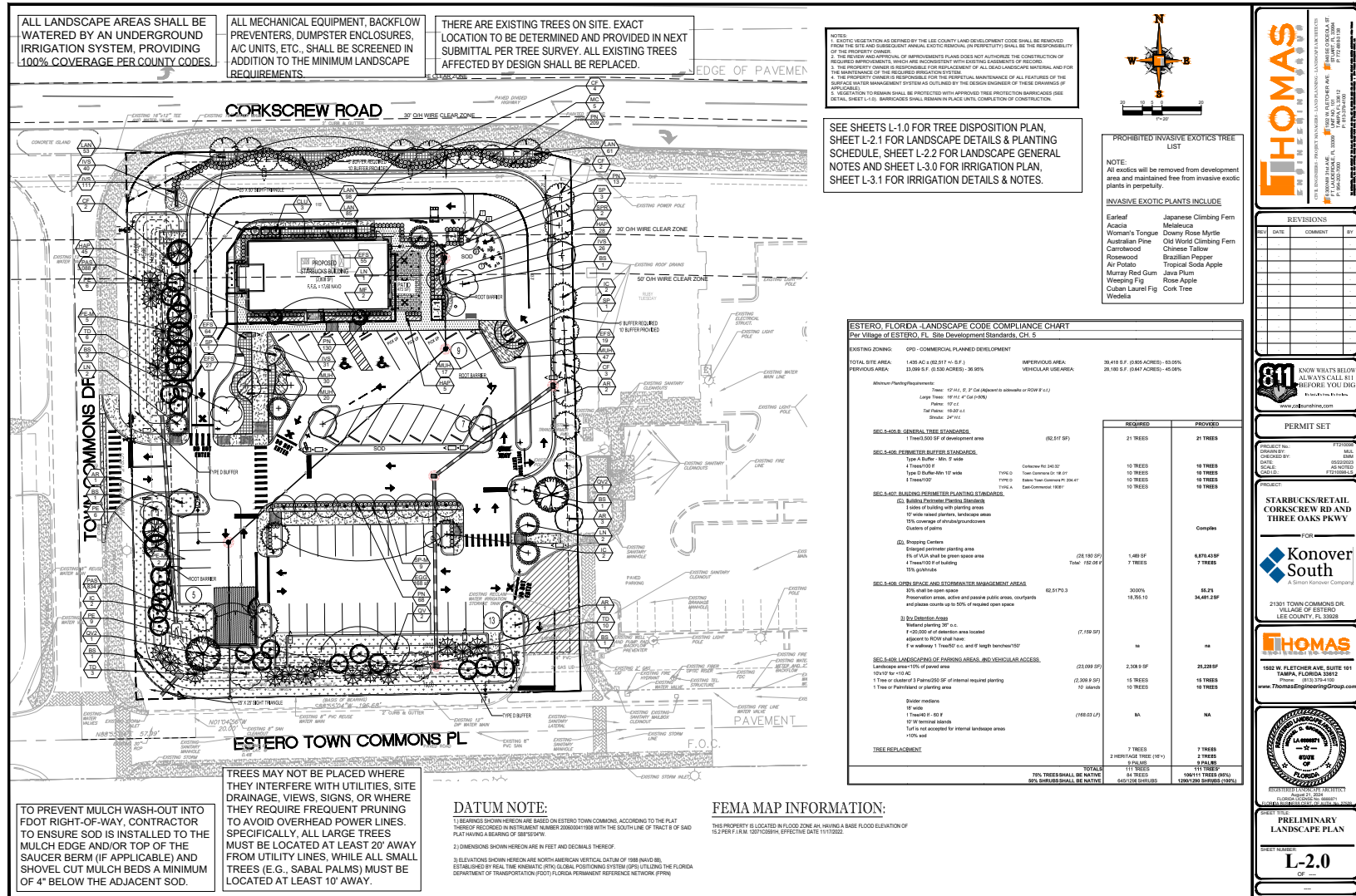
The site exceeds the criteria for 10% open space required by the zoning Ordinance 2022-10 MCP.

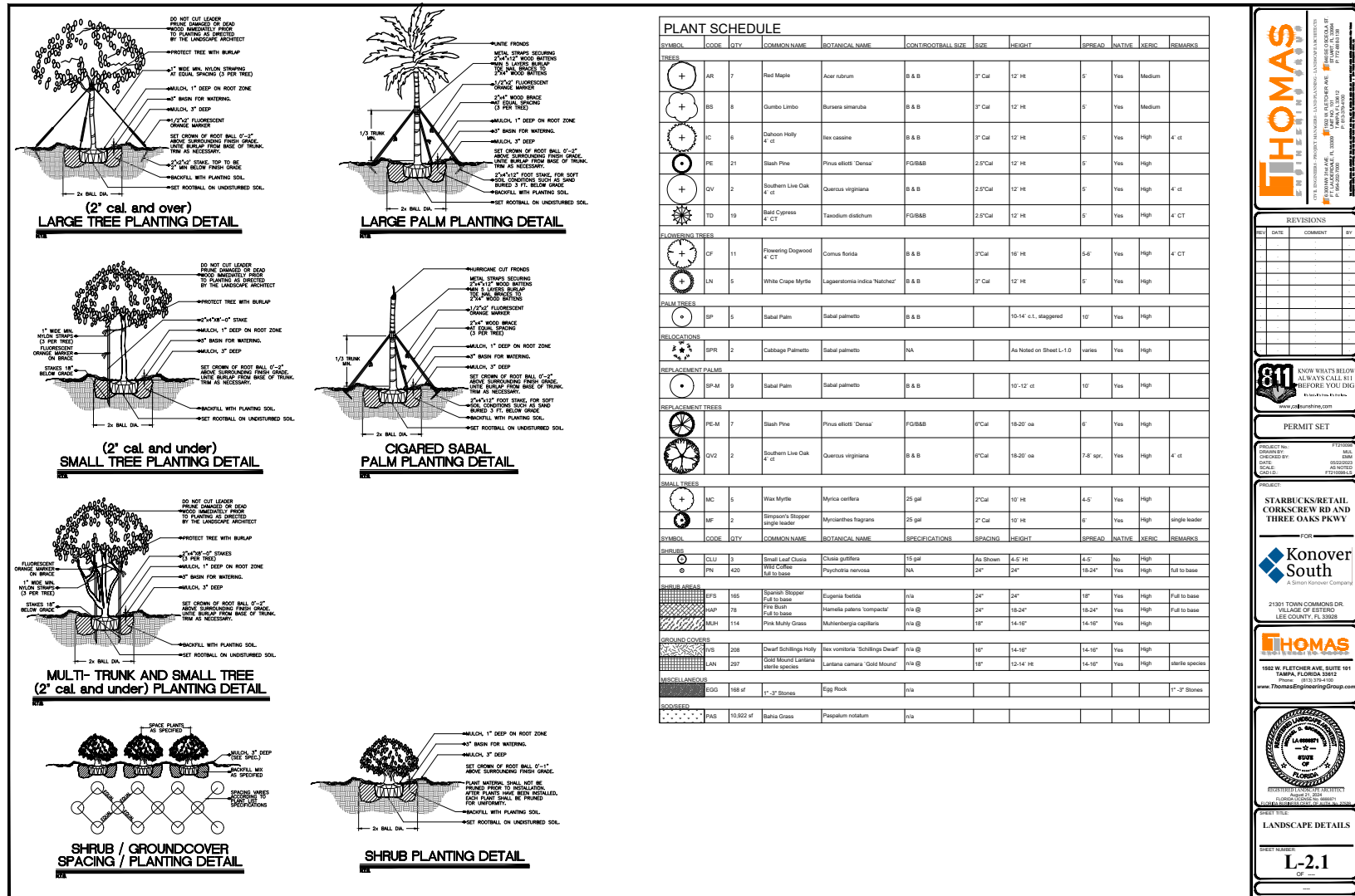














STARBUCKS – ESTERO TOWN COMMONS PLANNING, ZONING & DESIGN REVIEW BOARD

October 8th, 2024

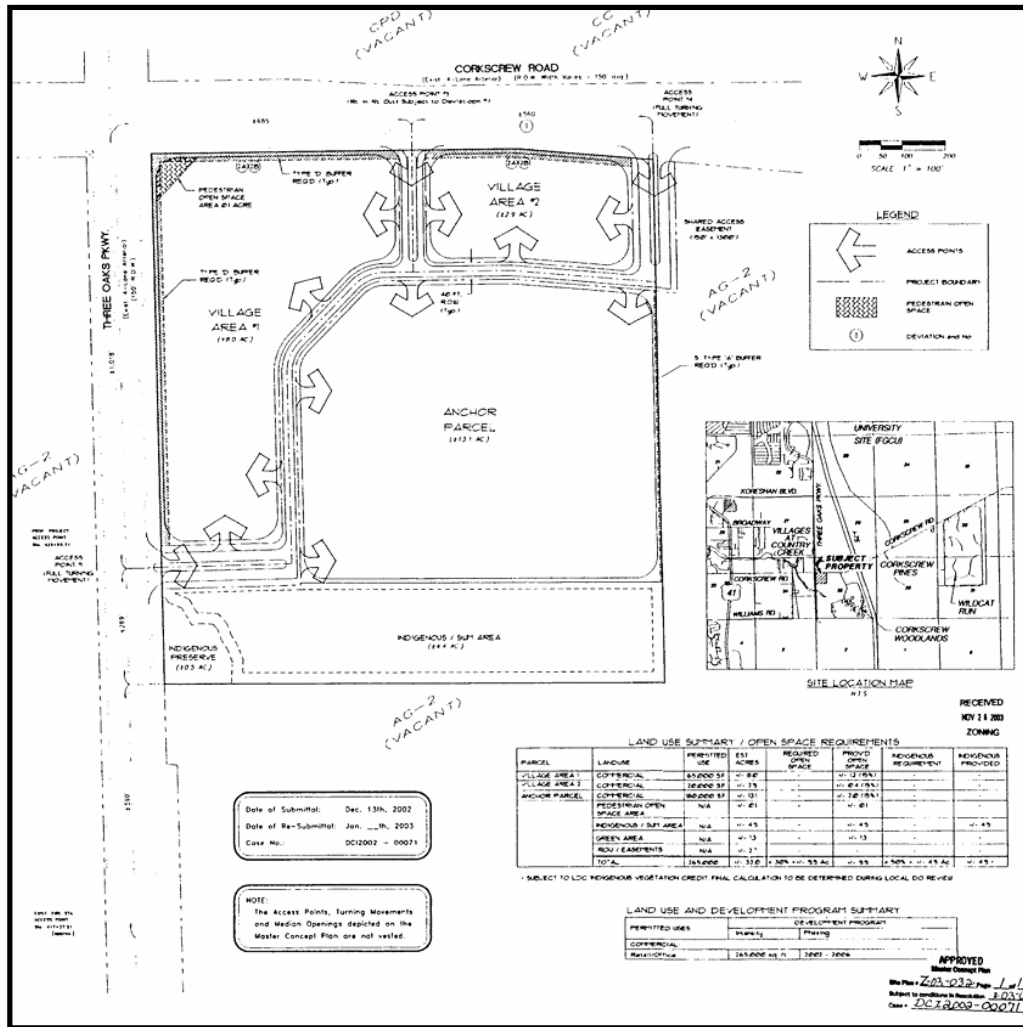
Developer: Konover South Civil Engineer: Thomas Engineering Group Architect: FWH Architects
Landscape Architect: Thomas Engineering Group Traffic Engineer: TR Transportation Consultants, Inc.



**21301 Town Commons Drive
Estero Florida, 33928**

STRAP: 35-46-25-E1-39000.0010





Estero Town Center Z-03-032 Master Concept Plan

by
Hole Montes

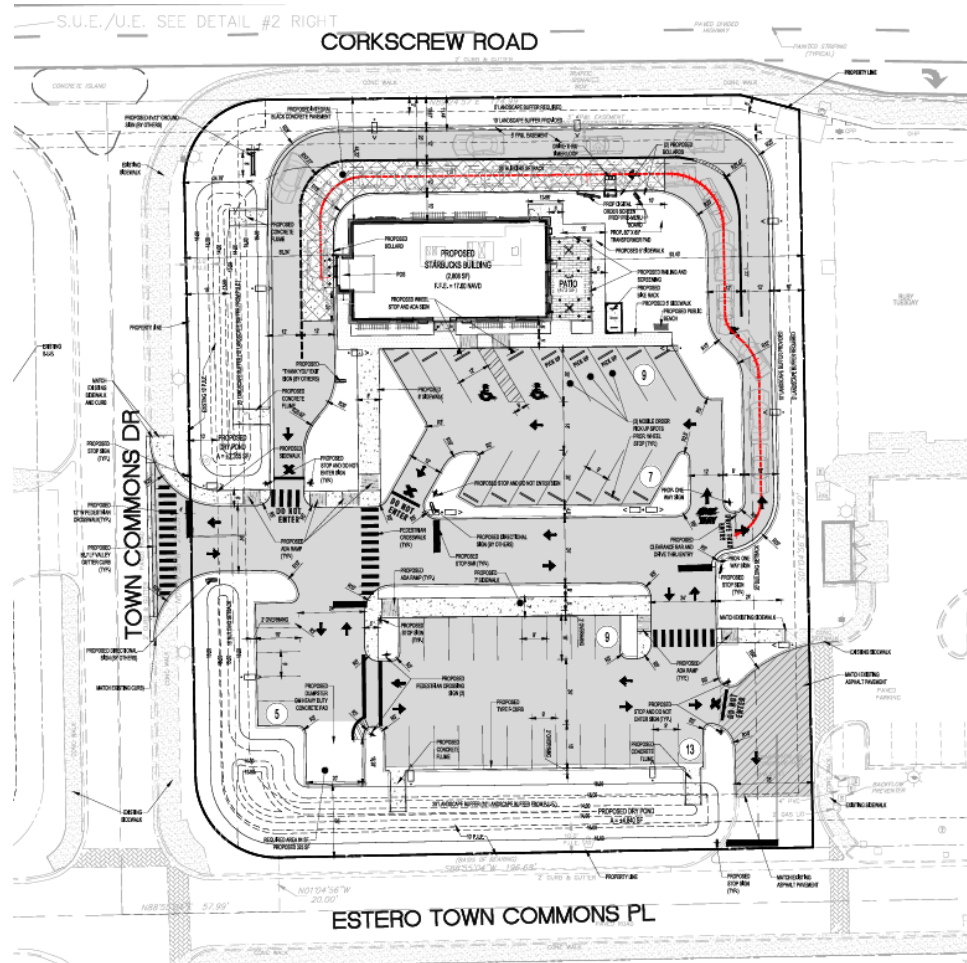
Original Approval
October 20th 2003

Allowable use – Restaurant , Fast Food

Starbucks – Estero Town Commons Site Plan

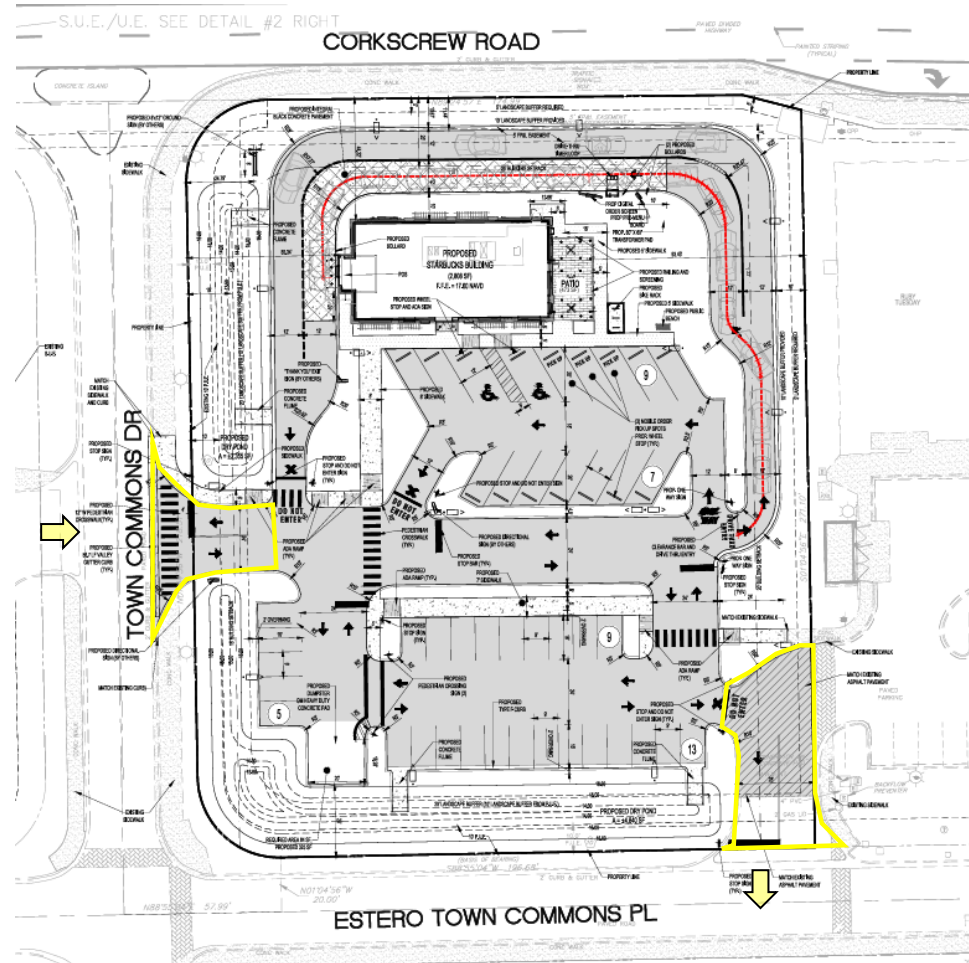
SITE DATA

SITE AREA:	1.435 AC (62,517 SF)	
SITE ADDRESS:	21301 TOWN COMMONS DR. VILLAGE OF ESTERO, FL 33928	
PARCEL ID:	35-46-25-E1-33008.0000	
JURISDICTION:	VILLAGE OF ESTERO	
ZONING DISTRICT:	CPD (COMMERCIAL PLAN DEVELOPMENT)	
FUTURE LAND USE:	N/A	
ALLOWED USE:	N/A	
PROPOSED USE:	STARBUCKS/RETAILS	
	REQUIRED	PROPOSED
F.A.R. MAX:	0.45	0.045
HEIGHT MAX:	35 FEET	30 FEET
REQUIRED PERVIOUS:	30% MINIMUM	
SITE AREA BREAKDOWN:	EXISTING	PROPOSED
IMPERVIOUS AREA:	1,480 S.F. (0.034 ACRES) - 2.37%	39,285 S.F. (0.902 ACRES) - 62.85%
BUILDING AREA:	-	2,808 S.F. (0.064 ACRES) - 4.49%
OUTDOOR SEATING:	473 S.F. (0.011 ACRES) - 0.79%	473 S.F. (0.011 ACRES) - 0.79%
PAVEMENT VIA AREA:	1,480 S.F. (0.034 ACRES) - 2.37%	30,968 S.F. (0.711 ACRES) - 49.54%
SIDEWALK/CURB/ETC:	-	5,017 S.F. (0.115 ACRES) - 8.03%
PERVIOUS AREA (TOTAL):	61,037 S.F. (1.401 ACRES) - 97.63%	23,232 S.F. (0.533 ACRES) - 37.16%
GREEN SPACE:	61,037 S.F. (1.401 ACRES) - 97.63%	16,042 S.F. (0.368 ACRES) - 25.66%
DRY POND:	-	7,190 S.F. (0.165 ACRES) - 11.50%
TOTAL:	62,517 S.F. (1.435 ACRES) - 100%	62,517 S.F. (1.435 ACRES) - 100%
LANDSCAPE BUFFER:	REQUIRED	PROPOSED
FRONT N:	5'	10' ENHANCED
SIDE E:	5'	10'
REAR S:	20'	20'
SIDE W:	20'	20'
SETBACKS:	REQUIRED	PROPOSED
FRONT N:	25'	44.2'
SIDE E:	20'	93.4'
REAR S:	-	196.0'
SIDE W:	15'	54.7'
PARKING RATIO:	REQUIRED	PROPOSED
STARBUCKS (2,808 SF - @ 131/1000):	37 SPACES	43 SPACES (INCLUDING 2 ADA AND 4 MOP)
OUTDOOR SEATING (492 SF - @ 131/1000):	6 SPACES	
TOTAL PARKING SPACES:	43 SPACES	43 SPACES
BIKE RACK:	2 BIKE SPACES	6 BIKE SPACES
(5% OF TOTAL PARKING SPACES)		
REFUSE AND SOLID WASTE:	REQUIRED	PROVIDED
BUILDING <5000 SF = 60 SF REFUSE + 20 SF RECYCLE	84 SF	325 SF



Starbucks Estero Town Commons Access and Circulation

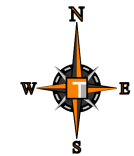
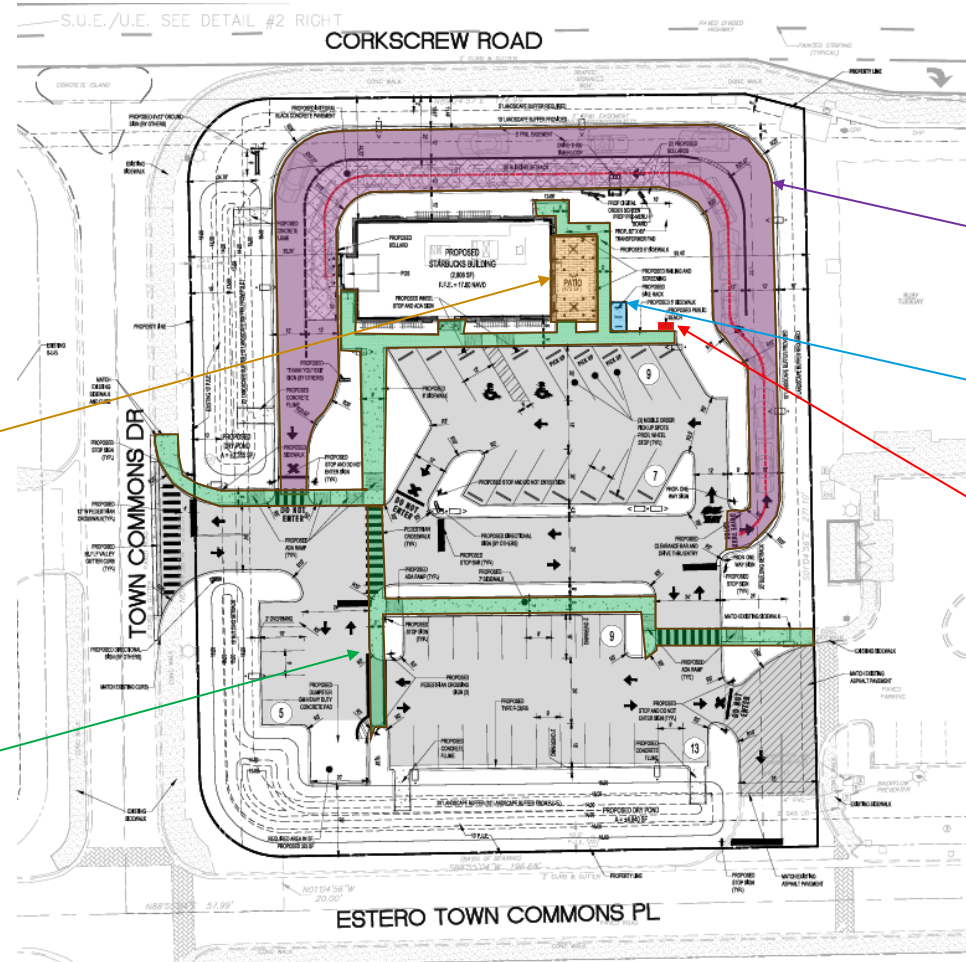
- ❖ Access:
 - ❖ Full access on Town Commons Drive
 - ❖ Exit only at shared access with Wawa located at the Southeast corner of the site
- ❖ No Level of Service issues on Corkscrew Road and Three Oaks Parkway (Both Lee County maintained arterial Roadways)
- ❖ The intersection at the project's shared driveway with the Wawa gas station to the east was studied and there will not be any capacity issues caused by this development
- ❖ A traffic signal has been recently constructed at Corkscrew Road intersection with Estero Town Commons Place/Puente Lane



Starbucks Estero Town Commons Site Features

Covered Patio Seating

Sidewalk Connectivity



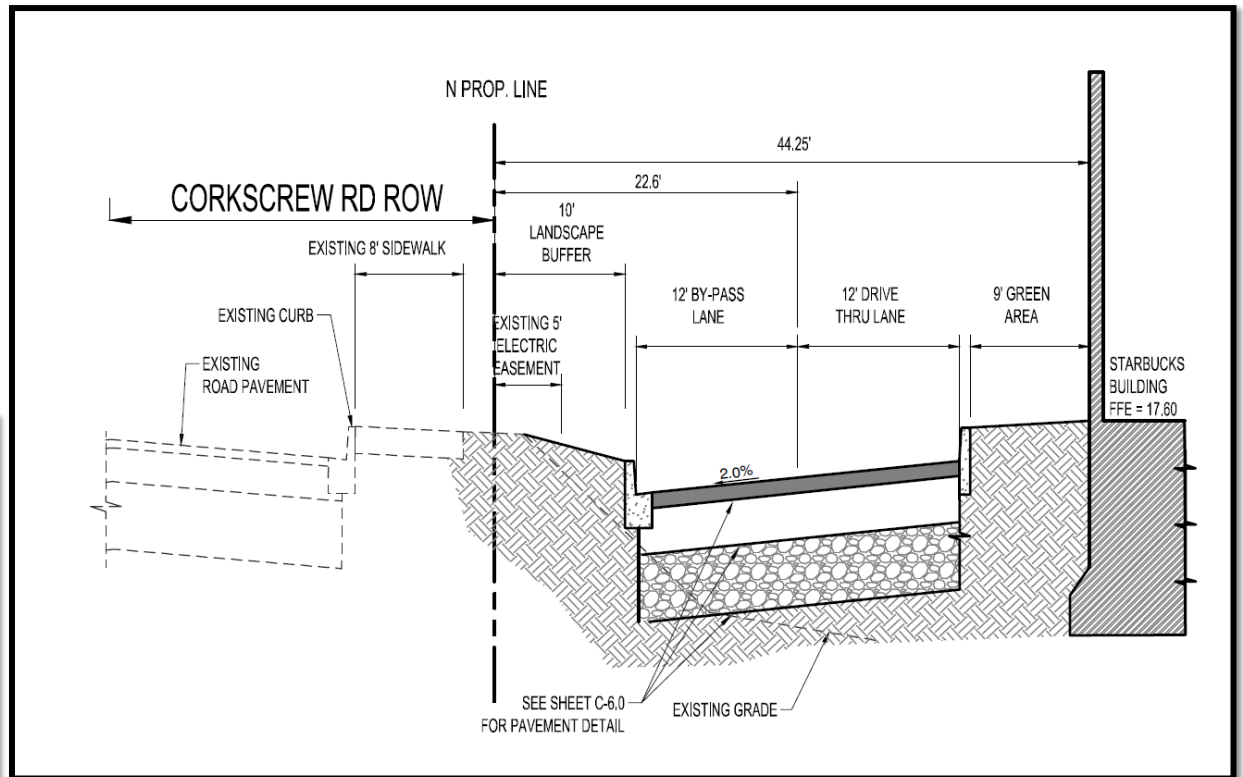
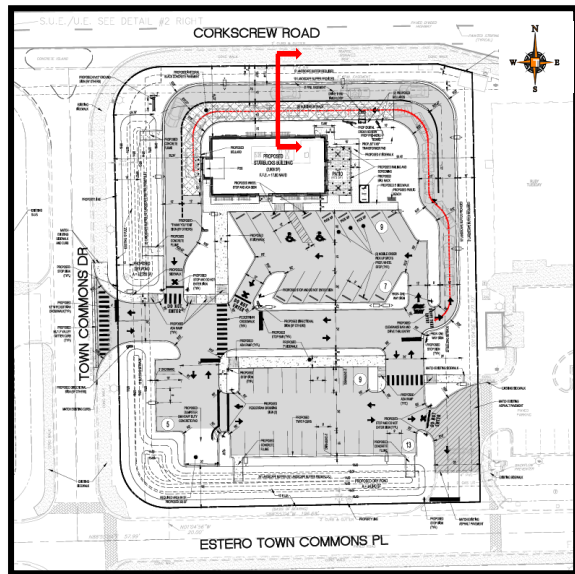
Drive Thru and
Village of
Estero
Required By-
Pass Lane

Bike Racks

Public
Outdoor
Seating



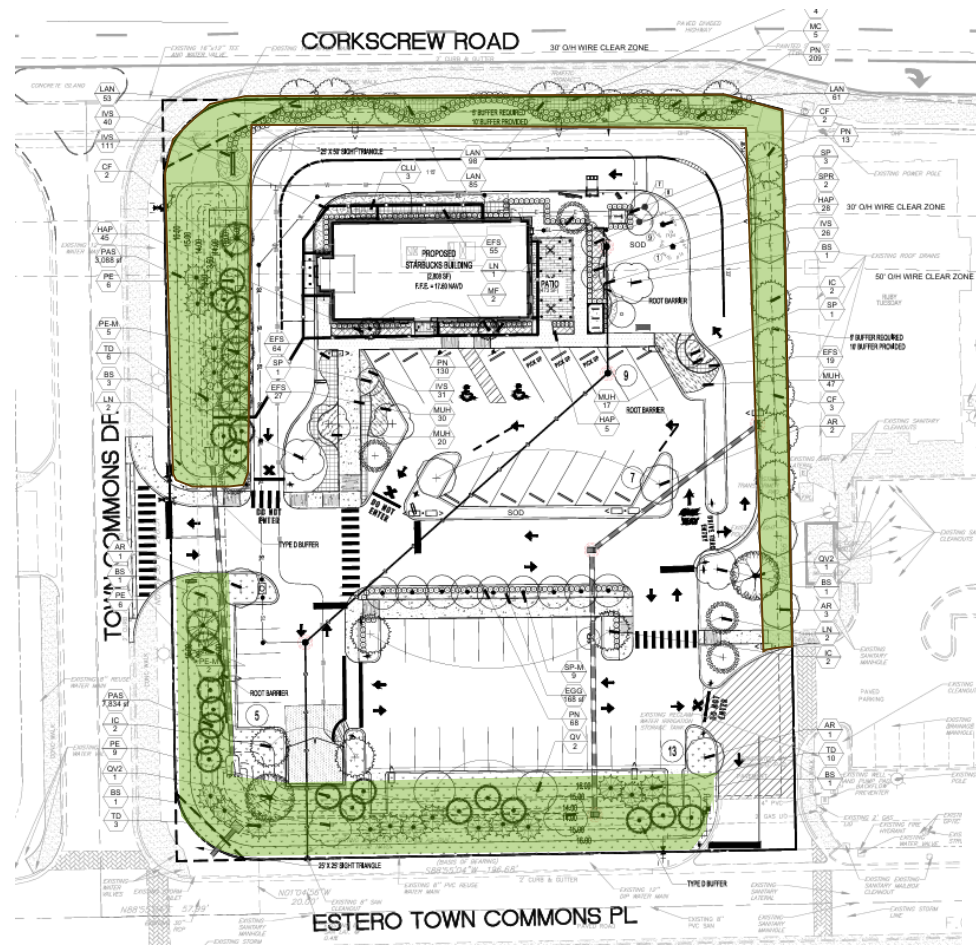
Starbucks – Estero Town Commons North Section



North Cross Section

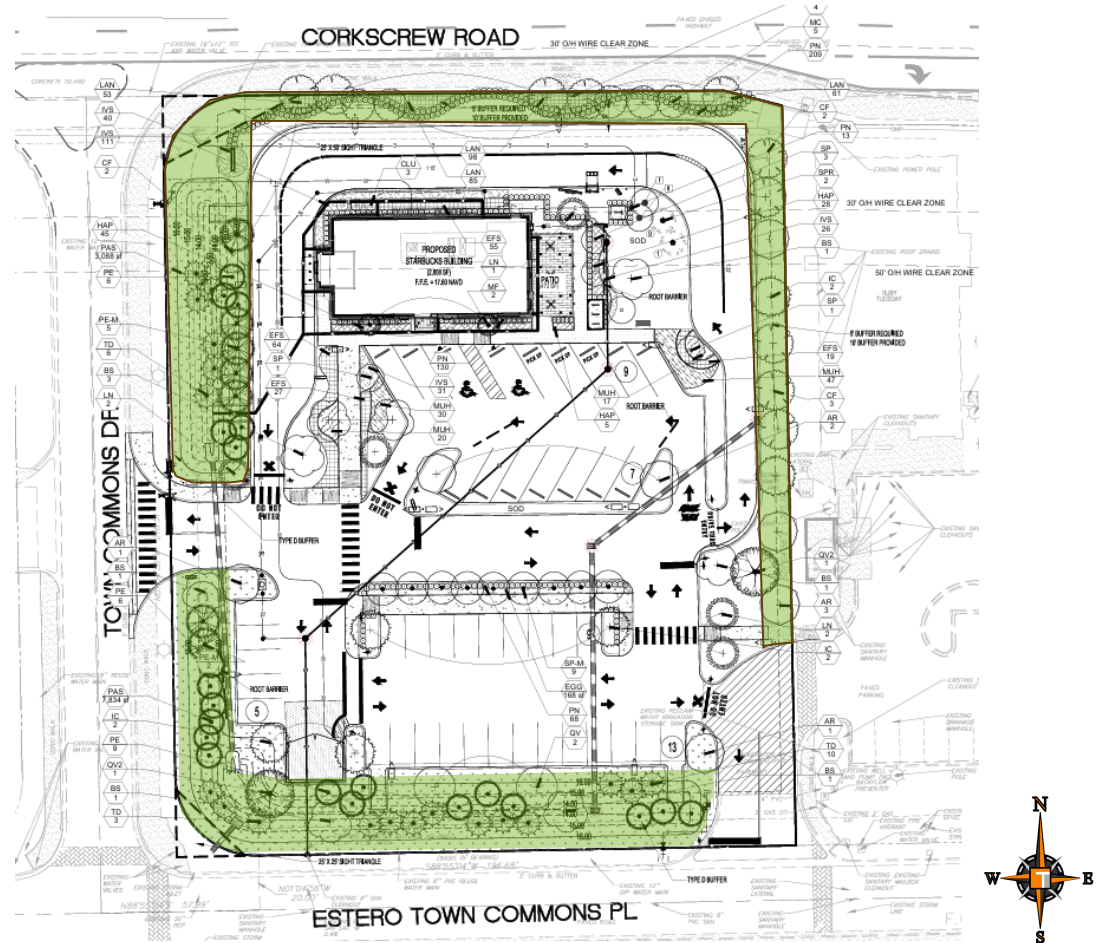
Starbucks – Estero Town Commons Landscaping

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER/ROOT BALL SIZE	SIZE	HEIGHT	SPREAD	NATIVE	XERO	REMARKS
	AR	7	Red Maple	Acer rubrum	8" B & B	3" Cal	12' H	5'	Yes	Medium	
	BS	8	Quince Limbo	Bumelia ornata	8" B & B	3" Cal	12' H	5'	Yes	Medium	
	IC	6	Eastern Holly	Ilex cassine	8" B & B	3" Cal	12' H	5'	Yes	High	4" cl
	PE	21	Slash Pine	Pinus ellioti 'Densar'	FG88B	3" Cal	12' H	5'	Yes	High	
	OV	2	Southern Live Oak	Quercus virginiana	8" B & B	2.5" Cal	12' H	5'	Yes	High	4" cl
	TD	10	Bald Cypress	Taxodium distichum	FG88B	2.5" Cal	12' H	5'	Yes	High	4" CT
	CF	11	Flowering Dogwood	Cornus florida	8" B & B	3" Cal	12' H	5'	Yes	High	4" CT
	UN	5	White Cape Myrtle	Lagerströmia indica 'Nashbar'	8" B & B	3" Cal	12' H	5'	Yes	High	
	SP	3	Salak Palm	Salak palmato	8" B & B		10-14' H, staggered	10'	Yes	High	
	SPR	2	Caribbean Palmetto	Salak palmato	NA		As noted on Sheet L-1.3	Varies	Yes	High	
	SP-M	9	Salak Palm	Salak palmato	8" B & B		10-12' H	10'	Yes	High	
	PE-M	7	Slash Pine	Pinus ellioti 'Densar'	FG88B	4" Cal	18-20' H	6'	Yes	High	
	OV2	2	Southern Live Oak	Quercus virginiana	8" B & B	4" Cal	18-20' H	7-8' H	Yes	High	4" cl
	MC	3	Wax Maple	Myrica carolinensis	20 gal	2" Cal	12' H	4-5'	Yes	High	
	MF	2	Striped Shagbark	Myrica carolinensis	20 gal	2" Cal	12' H	4-5'	Yes	High	single leader
	CLU	3	Small Leaf Choke	Clusia grandifolia	15 gal	As Shown	4-5' H	4-5'	No	High	
	PN	420	Wax Coffee	Psychotria nervosa	NA	24"	24"	18-24"	Yes	High	full to base
	SPR	165	Spanish Shagbark	Eugenia humilis	15 gal	24"	24"	18"	Yes	High	full to base
	SPR	75	Pine Bush	Hemelia patens 'compacta'	15 gal	24"	24"	18-24"	Yes	High	full to base
	SPR	114	Pine Mule Grass	Maritima capillaris	15 gal	15"	14-16"	14-16"	Yes	High	
	NS	208	Dwarf Schillingia Holly	San vanderlei Schillingia Dwarf	15 gal	15"	14-16"	14-16"	Yes	High	
	LAN	207	Gold Mound Canna	Lantana camara 'Gold Mound'	15 gal	15"	12-14" H	14-16"	Yes	High	stems spread
	SPR	168	1" - 3" Stones	Egg Rock	15 gal						1" - 3" Stones
	PNB	10,000	Bahia Grass	Platypodium indicum	15 gal						

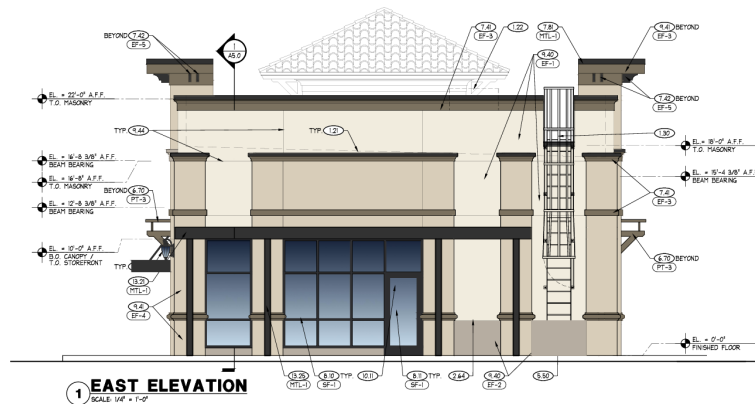


Starbucks – Estero Town Commons Landscaping

- ❖ Proposed Site complies with all setback and buffer requirements
- ❖ Improved landscape buffers:
 - ❖ Zoning Required 5' buffers on the North and the East, adjacent to the boundary lines.
 - ❖ Improved 10' buffers have been provided on the North and the East ends of the site per the request of Village of Estero.
- ❖ All planting materials meet the DRI and Villages requirements for approved plantings

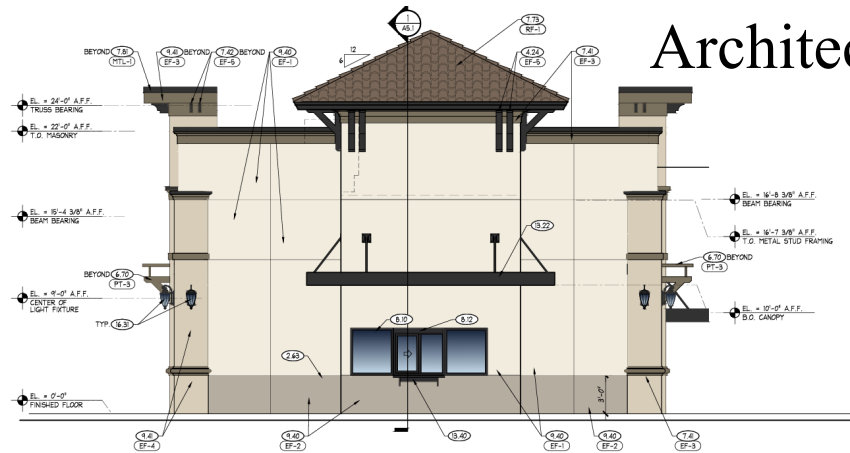


Starbucks – Estero Town Commons Architecture

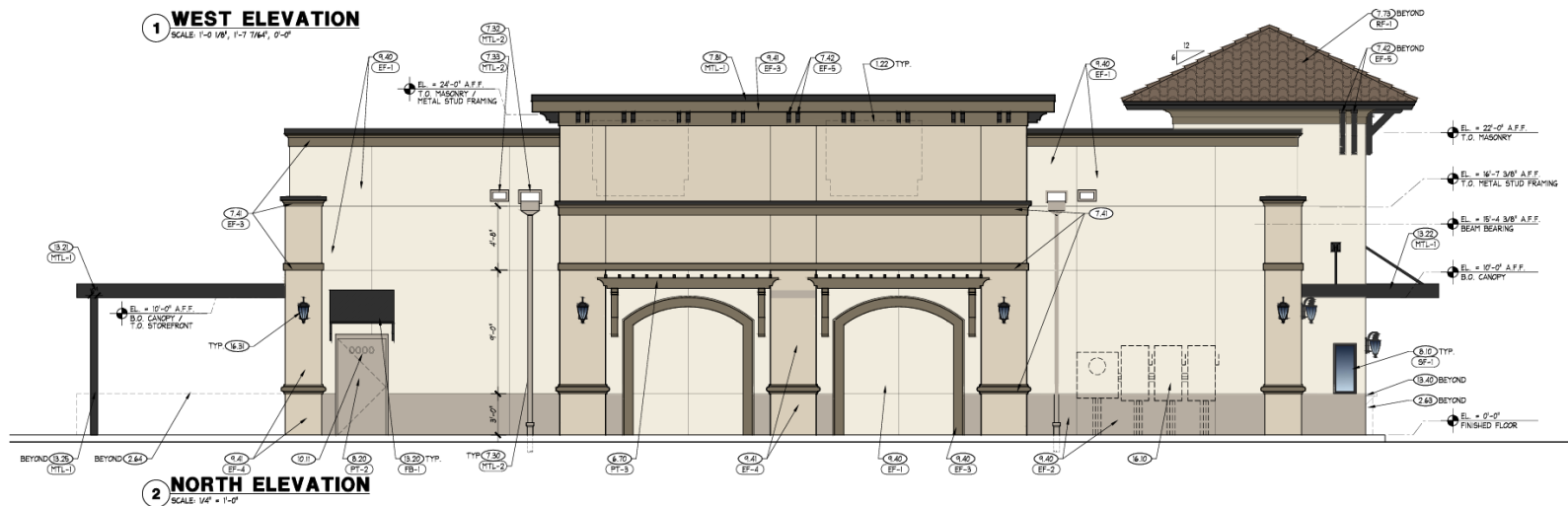


Starbucks – Estero Town Commons

Architecture



1 WEST ELEVATION
SCALE: 1"=0 1/8', 1'-7 7/64", 0'-0"

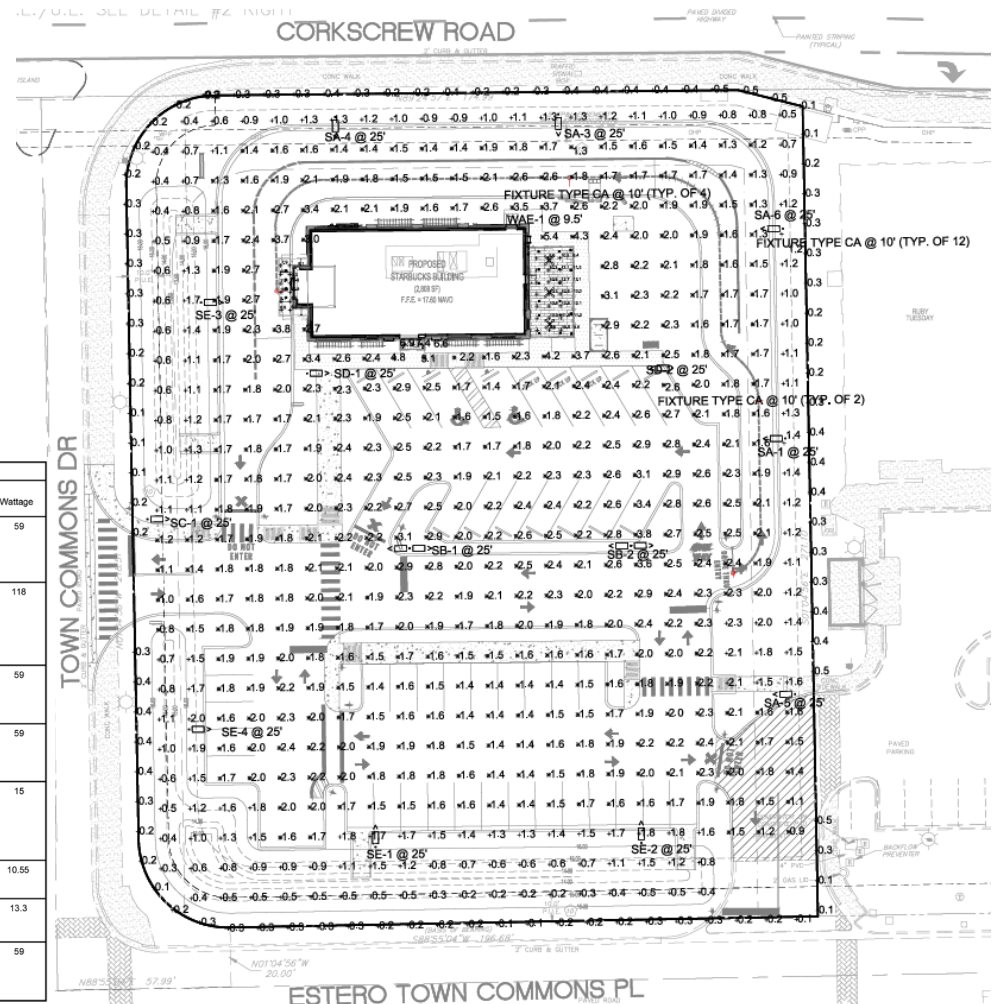


Starbucks – Estero Town Commons Site Lighting

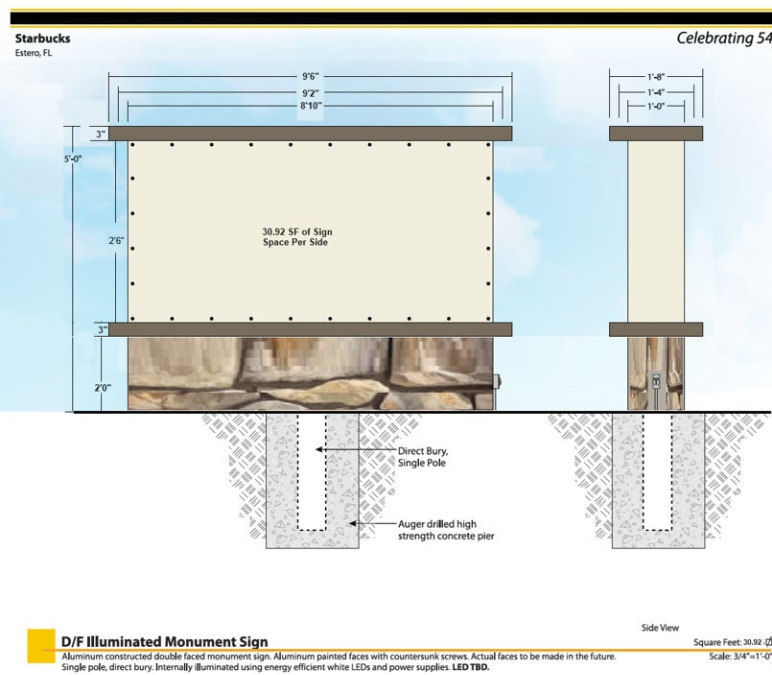
- ❖ All Village of Estero lighting requirements have been met.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
1. PROPERTY LINES	+	0.3 fc	0.5 fc	0.1 fc	5.0:1	3.0:1
2. OVERALL SITE	+	1.8 fc	5.4 fc	0.2 fc	27.0:1	9.0:1
3. PAVED AND PARKING AREAS	X	2.0 fc	5.4 fc	0.8 fc	6.8:1	2.5:1
4. PATIO AREA	+	11.0 fc	12.8 fc	8.5 fc	1.5:1	1.3:1
5. DRIVE THRU AREA	+	9.3 fc	11.1 fc	6.8 fc	1.6:1	1.4:1
6. FRONT CANOPY	+	7.0 fc	7.4 fc	6.6 fc	1.1:1	1.1:1

Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
	SA	5	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)	ARCH-S-PA1-60-730-U-T3-HSS-59W	ARCHEON ROADWAY AND AREA LUMINAIRE (1) 70 CRI, 3000K LIGHT ENGINE WITH 24 LEDS AND TYPE III OPTICS WITH HOUSE SIDE SHIELD	24	227	1
	SB	2	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)	ARCH-S-PA1-60-730-U-T3-59W	ARCHEON ROADWAY AND AREA LUMINAIRE (1) 70 CRI, 3000K LIGHT ENGINE WITH 24 LEDS AND TYPE III OPTICS	24	316	1
	SC	1	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)	ARCH-S-PA1-60-730-U-T3-HSS-59W	ARCHEON ROADWAY AND AREA LUMINAIRE (1) 70 CRI, 3000K LIGHT ENGINE WITH 24 LEDS AND TYPE III OPTICS WITH HOUSE SIDE SHIELD	24	227	1
	SD	2	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)	ARCH-S-PA1-60-730-U-T3-HSS-59W	ARCHEON ROADWAY AND AREA LUMINAIRE (1) 70 CRI, 3000K LIGHT ENGINE WITH 24 LEDS AND TYPE III OPTICS WITH HOUSE SIDE SHIELD	24	227	1
	W3	11	Stemberg Lighting	S540-XILED-SL45TS-MD07-SV2 (USED TO MODEL THE PROPOSED FIXTURE, THE PROPOSED FIXTURE HAS NOIES FILE)	Seville Series 4 sided decorative lantern, SV2, Frosted, Type 5	1	1981	0.4
	CA	18	Lithonia Lighting	WF4 LED 30K40K50K MVOLT 90CRI 3000K	4" LED Water Selectable White MVOLT 30K40K50K 3000K	1	762	1
	WAE	1	Lithonia Lighting	DSXW1 LED 10C 350 30K T4M MVOLT-ELCW	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 3000K, @ 350mA	1	1357	1
	SE	4	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)	ARCH-S-PA1-60-730-U-T3-59W	ARCHEON ROADWAY AND AREA LUMINAIRE (1) 70 CRI, 3000K LIGHT ENGINE WITH 24 LEDS AND TYPE III OPTICS	24	316	1



Starbucks – Estero Town Commons – Monument Sign



MONUMENT SIGN STRUCTURE BY OWNER, SIGN PANEL DESIGN AND PERMIT BY TENANT

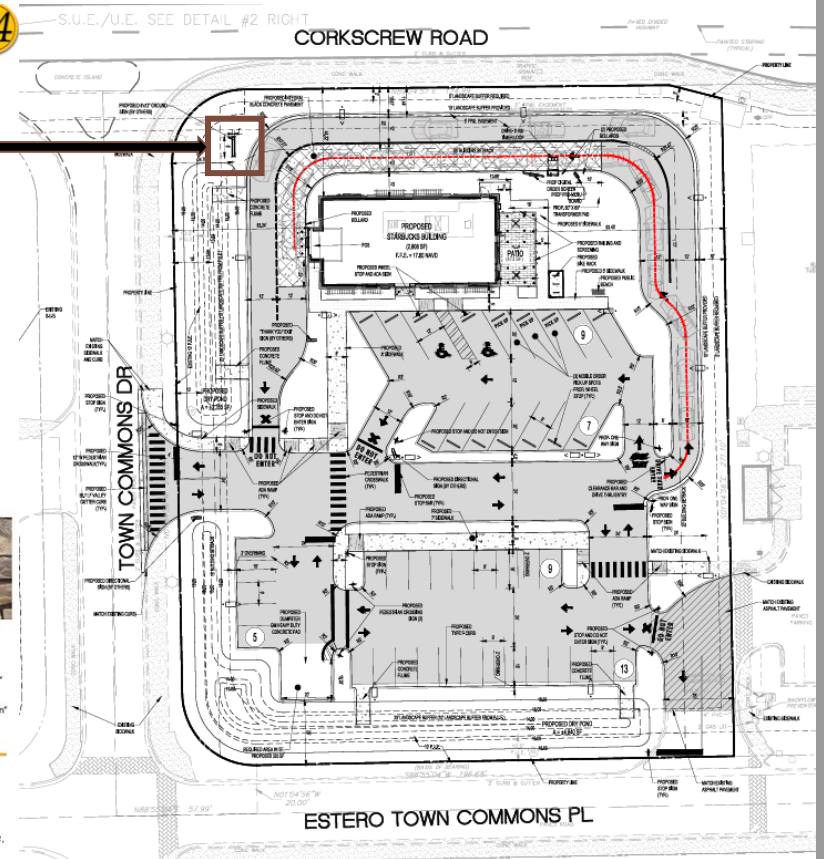
Hillstone Lucera by Eldorado Stone (or equivalent)



- Paint to match: Benjamin Moore "Acadia White"
- Paint to match: Benjamin Moore "Fairview Taupe"
- Paint to match: Benjamin Moore "Valley Forge Tan"

Color Reference

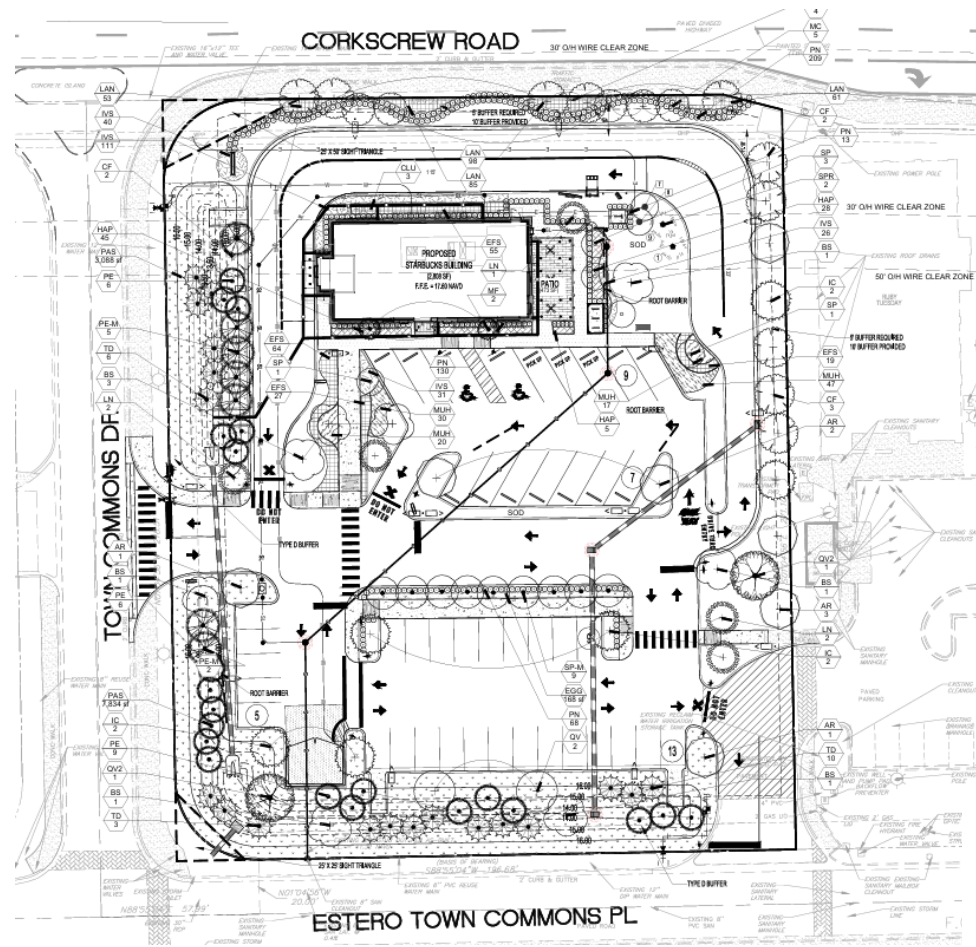
*Acadia White by Benjamin Moore is not a true white; its an ecru/yellow based color. See BM website for reference.



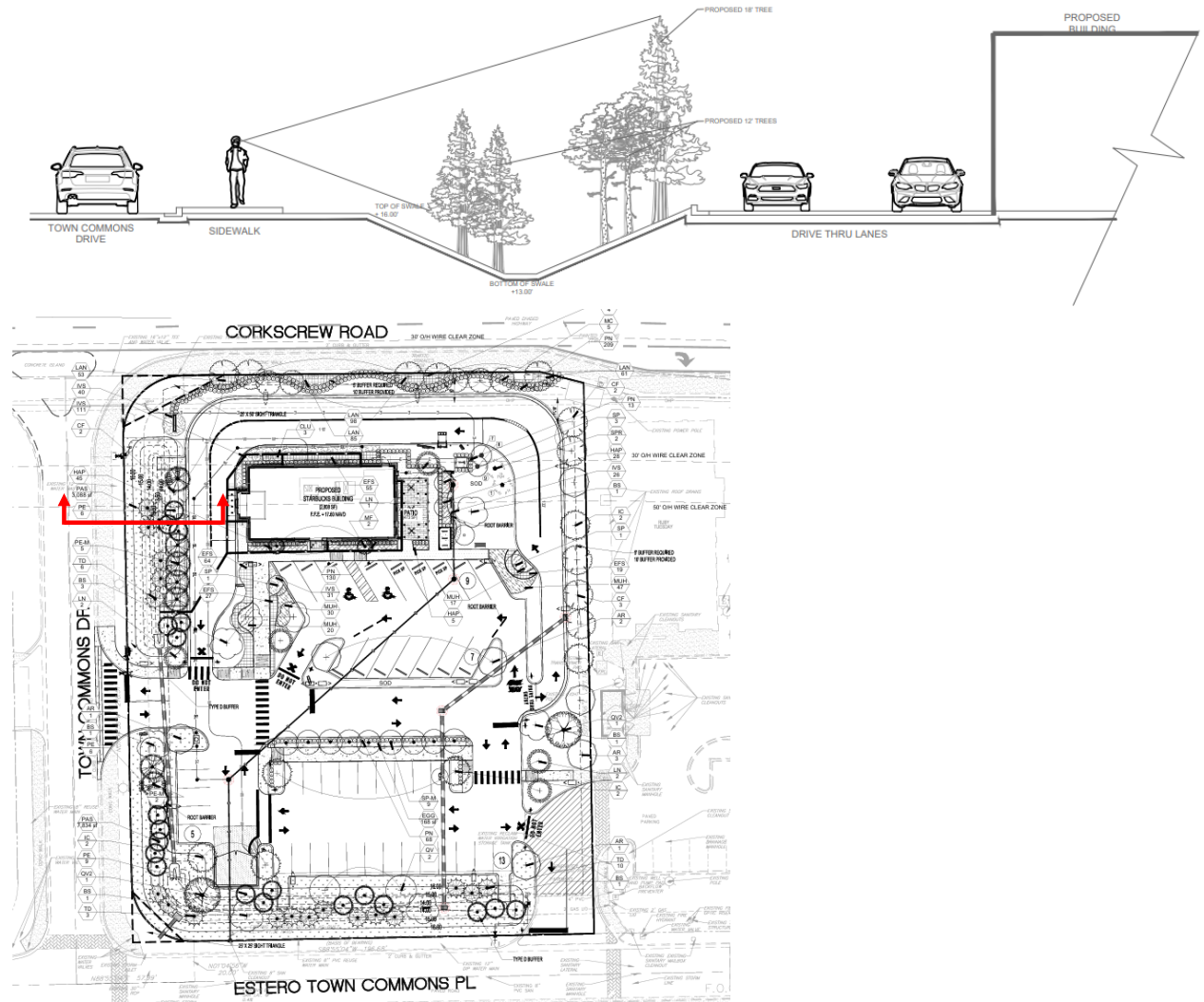


Starbucks – Estero Town Commons Landscaping

PLANT SCHEDULE											
SYMBOL	CODE	QTY	COMMON NAME	SCIENTIFIC NAME	CONTAINER BALL SIZE	SIZE	HEIGHT	SPREAD	NATIVE	HERIC	REMARKS
TREES											
	A#	7	Red Maple	Acer rubrum	8 B.B.	3" Cal	12' H	5'	Yes	Medium	
	B#	8	Quince Linaria	Banana sinensis	8 B.B.	3" Cal	12' H	5'	Yes	Medium	
	C#	6	Dorset Holly 4' cl	Ilex cuneata	8 B.B.	3" Cal	12' H	5'	Yes	High	4' cl
	D#	21	Star Pine	Pinus albott' Denard	FG#8B	3.0" Cal	12' H	5'	Yes	High	
	E#	2	Southern Live Oak 4' cl	Quercus virginiana	8 B.B.	2.0" Cal	12' H	5'	Yes	High	4' cl
	F#	21	Bald Cypress 4" CT	Taxodium distichum	FG#8B	3.0" Cal	12' H	5'	Yes	High	4' CT
FLOWERING TREES											
	G#	11	Flowering Dogwood 4' CT	Cornus florida	8 B.B.	2" Cal	12' H	5.5'	Yes	High	4' CT
	H#	5	White Crape Myrtle	Lagerstremia indica 'Natchez'	8 B.B.	3" Cal	12' H	5'	Yes	High	
PALM TREES											
	I#	5	Sisal Palm	Sabal palmetto	8 B.B.		10-14' c.s. staggered	10'	Yes	High	
RELOCATIONS											
	J#	2	Cabbage Palmetto	Sabal palmetto	N/A		As Noted on Sheet L-1.3	varies	Yes	High	
	K#	9	Sisal Palm	Sabal palmetto	8 B.B.		10'-12' cl	10'	Yes	High	
REPLACEMENT PALMS											
	L#	7	Star Pine	Pinus albott' Denard	FG#8B	6" Cal	18-20' var	6'	Yes	High	
	M#	2	Southern Live Oak 4' cl	Quercus virginiana	8 B.B.	6" Cal	18-20' var	7-8' apr.	Yes	High	4' cl
SHRUB TREES											
	N#	5	Wax Myrtle	Myrica carolinia	25 gal	2" Cal	10' H	4.5'	Yes	High	
	O#	2	Burgundy Shrimp Apple Laurel	Myrsine tomentosa	25 gal	2" Cal	10' H	5'	Yes	High	single leader
SYMBOLS											
	P#	3	Small Live Cactus	Cylindropuntia	16 gal	As Shown	4.5' H	4.5'	No	High	
	Q#	420	Wild Coffee Plant	Psychotria nervosa	N/A	24"	24"	18-24"	Yes	High	M to base
SHRUB AREAS											
	R#	155	Shrimp Apple Laurel	Myrsine tomentosa	n/a	24"	24"	18-24"	Yes	High	Full to base
	S#	168	Pink Bane	Hemella parviflora 'compact'	n/a	24"	24"	18-24"	Yes	High	Full to base
	T#	114	Pink Mistletoe	Muhlenbergia caput-medusae	n/a	24"	24"	18-24"	Yes	High	Full to base
GROUND COVERS											
	U#	208	Dwarf Shrubbery	Hamamelis virginiana	n/a	16"	14-16"	14-16"	Yes	High	
	V#	207	Gold Mound Lantana	Lantana camara 'Gold Mound'	n/a	16"	12-14" H	14-16"	Yes	High	sterile spurge
MISCELLANEOUS											
	W#	188	1" - 3" Stones	Egg Rock	n/a						1" - 3" Stones
NOTES											
	X#	103	Buff Grass	Pennisetum setatum	n/a						



Starbucks – Estero Town Commons Landscaping





AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
September 11, 2024

Agenda Item:

Approval of Ordinance No. 2024-10 regarding approval path for Village projects

Motion to adopt Ordinance No. 2024-10

Background:

The Village from time to time acquires ownership or long-term control over lands within the Village's boundaries and may, from time to time, determine that the development of such lands for recreational, public works, public safety, economic development, environmental protection, stormwater management, or similar public purposes is in the Village's best interests.

Such initial decisions are made by the Village Council. Currently, once the Village Council approves the development of Village owned or controlled land (either directly by the Village or under a public-private partnership), the Village would be required to comply with the procedural review and approval steps set forth in the Land Development Code. These steps are in place to ensure that private developers develop their properties according to Estero's exacting community standards.

As to projects the Village is, itself, developing, the Village staff will already know and be bound to apply the Village's standards, as refined by the Council when the Council initially approves of any given Village development proposal. Therefore, expediting such development projects such that the community benefits to be gained by them is in the Village's best interests.

The amendments to the Village's Land Development Code set forth in the proposed Ordinance achieve an appropriate balance between ensuring the goals and objectives of the Village's Comprehensive Plan and LDC are achieved, while eliminating the costs and logistical constraints associated with standard development approval procedures.

Action Requested:

Motion to adopt Ordinance No. 2024-10

Page 1 of 2

Process and Timeline:

If the Ordinance is adopted by Council, the Village Manager will work with the Community Development Department to implement its provisions in the manner that insures the Village's development standards are adhered to while expediting the approval process for Village projects.

Financial Impact:

The Ordinance is not expected to have a significant financial impact on the Village.

Prepared by: Robert Eschenfelder, Village Attorney

Attachments:

1. Ordinance No. 2024-10

ORDINANCE NO. 2024 - 10

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, AMENDING § 1-402 AND § 2-303 OF THE VILLAGE LAND DEVELOPMENT CODE REGARDING DEVELOPMENT OF VILLAGE OWNED OR CONTROLLED PARCELS; MAKING RELATED FINDINGS; AND PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, the Village of Estero (the Village) from time to time acquires ownership or long-term control over lands within the Village's boundaries; and

WHEREAS, the Village may, from time to time, determine that the development of such lands for recreational, public works, public safety, economic development, environmental protection, stormwater management, or similar public purposes is in the Village's best interests; and

WHEREAS, once the Village Council approves the development of Village owned or controlled land, either directly by the Village or under a public-private partnership arrangement, the Village Council finds that expediting such development projects is in the Village's best interests; and

WHEREAS, the amendments to the Village's Land Development Code (LDC) set forth herein achieve an appropriate balance between ensuring the goals and objectives of the Village's Comprehensive Plan and LDC are achieved while eliminating the cost and logistical constraints associated with standard development approval procedures; and

WHEREAS, the provisions in this Ordinance are in the best interests of the Village and its residents and business community.

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

Section 1. Section 1-402 of the Village Land Development Code is hereby amended as follows:

1-402. - Application to Governmental Units.

- A. Except as to the alternative approval provisions provided for in § 2-303(C), the provisions of this LDC apply to development by the Village or its departments, and to land owned by the Village.

- B. To the extent allowed by law, the provisions of this LDC also apply to development by any county, the State of Florida or its agencies, and the federal government or its agencies or departments.

Section 2. Section 2-303 of the Village Land Development Code is hereby amended as follows:

2-303. - Community Development Director (Director).

- A. **General.** The Village Council has established the Community Development Department as the Village department responsible for the planning functions of the Village, and for administering this LDC. The Community Development Director (Director) serves as the head of the Community Development Department and serves at the direction of the Village Manager.
- B. **Powers and Duties Under LDC.** The Community Development Department, through the Director, has the following general powers and duties under this LDC:
1. To make decisions on the following:
 - A. Limited development orders and amendments (Sec. 2-502.B, Limited Development Order);
 - B. Minor changes to development orders (Sec. 2-502.A, Development Order);
 - C. Certificates of concurrency (Sec. 2-503, Certificate of Concurrency);
 - D. Sign permits (except for monument signs) (Sec. 2-505.B, Monument Sign Permit);
 - E. Temporary use permits (Sec. 2-505.C, Temporary Use Permit);
 - F. Tree removal/vegetation permits (Sec. 2-505.D, Tree Removal/Vegetation Permit);
 - G. Administrative deviations (Sec. 2-506.C.2, Administrative Deviation);
 - H. Administrative interpretations (Sec. 2-507, Administrative Interpretation); and
 - I. Other administrative permits (Sec. 2-508, Other Administrative Permits).
 2. To compile and maintain an Administrative Manual;

3. To conduct pre-application conferences in accordance with Sec. 2-402, Pre-application Conference;
4. To conduct public information meetings (Sec. 2-401, Public Information Meeting);
5. To prepare a staff report to the Village Council or PZDB, as applicable, for the following applications for development permit:
 - A. Comprehensive plan amendments (Sec. 2-501.A, Comprehensive Plan Amendments);
 - B. LDC Text amendments (Sec. 2-501.B, LDC Text Amendments);
 - C. Rezoning (zoning map amendments) (Sec. 2-501.C, Rezoning (Zoning Map Amendment));
 - D. Planned developments and amendments (Sec. 2-501.D, Planned Development);
 - E. Special exceptions (as part of a map amendment) (Sec. 2-501.E, Special Exception);
 - F. Plats (Sec. 2-502.C, Plat Review);
 - G. Vacation of easements, rights-of-way, or plats (Sec. 2-502.D, Vacation of Easement, Right-of-Way, or Plat);
 - H. Vested rights (Sec. 2-506.E, Vested Rights);
 - I. Final plan approvals (Sec. 2-501.F, Final Plan Approval);
 - J. Bar special permits (Sec. 2-501.G, Bar Special Permit);
 - K. Development orders (Sec. 2-502.A, Development Order);
 - L. Certificates of appropriateness (Sec. 2-504, Historic Preservation Certificate of Appropriateness);
 - M. Floodplain variances (Sec. 2-506.B, Flood Variance);
 - N. Zoning variances (Sec. 2-506.A, Zoning Variance);
 - O. Deviations (Sec. 2-506.C.1, Deviation);
6. To serve as professional staff liaison to the Village Council, the Planning Zoning and Design Board, and to provide technical assistance, as needed;

7. To enforce this LDC in accordance with adopted code enforcement procedures (Ordinance 2015-14); and
8. To provide such assistance in the conduct of the Village land development regulations and planning programs as directed by the Village Manager.

C. **Village Development Projects.** Unless a different approval method is required by state law, notwithstanding § 2-301 and § 2-302 of this code, the community development director is authorized to grant special exceptions, zoning variances, flood variances, planned development minor amendments, certificates of appropriateness, development orders, monument sign permits, permits to alter the exterior of commercial and multifamily buildings, and final plan approvals for any village development project. For purposes of this subsection, the term village development project shall mean any application to develop or redevelop any parcel of land within the village which is parcel is either owned or controlled by the village under a lease the term of which is at least twenty years, and where the development project has first been approved by the village council and is to be performed by the village directly, or through a public-private partnership where the parcel is, at the time of application, owned or controlled by the village.

Section 3. For purposes of codification of any existing section of the Estero Village Code herein amended, words underlined represent additions to original text, words ~~stricken~~ are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 4. If any section, subsection, sentence, clause, provision or word of this Ordinance is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand any severed provision, as the Village Council would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

Section 5. The Codifier shall codify the substantive amendments to the Estero Village Code contained in Sections 1 and 2 of this Ordinance as provided for therein, and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 6. Pursuant to Florida Statutes § 166.041(4)(a), prior to the date the public notice of the public hearing for this Ordinance was published, the Village prepared and posted on its website a business impact estimate which included: a) a summary of the Ordinance, a statement of the public purpose to be served by the Ordinance, b) an estimate of the direct economic impact of the Ordinance on private, for-profit businesses in the Village, c) an estimate of direct compliance costs that businesses may reasonably incur due to the Ordinance, d) identification of any new charge or fee on businesses created by the Ordinance or for which businesses will be financially responsible, e) an estimate of the Village's regulatory costs and of revenues from any new charges or fees imposed on businesses to cover such costs, and f) a good faith estimate of the number of businesses likely to be impacted by the Ordinance.

Section 7. Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

ADOPTED ON FIRST READING by the Village Council of the Village of Estero, Florida on the ____ day of _____, 2024.

ADOPTED ON SECOND AND FINAL READING by the Village Council of the Village of Estero, Florida on the ____ day of _____, 2024.

VILLAGE OF ESTERO, FLORIDA

Attest:

By: _____
Jon McLain, Mayor

By: _____
Carol Sacco, Village Clerk



PLANNING ZONING & DESIGN BOARD

2025 MEETING SCHEDULE

2nd Tuesday of every month, 4:30 p.m.

January	1/14/2024
February	2/11/2024
March	3/11/2024
April	4/08/2024
May	5/13/2024
June	6/10/2024
July	7/08/2024
August	8/12/2024
September	9/09/2024
October	10/14/2024
November	11/18/2024*
December	12/09/2024

November meeting date moved to the 3rd Tuesday of the month due to offices being closed for Veteran's Day November 11th.