



Village of
ESTERO

VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
DECEMBER 10, 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
December 10, 2024, 04:30 pm

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF AGENDA

5. BUSINESS

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

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

a. Consent Agenda

i. Approval of October 29 and November 12, 2024, meeting minutes.

Attachment: [10292024 PZDB Minutes.pdf](#)

Attachment: [11122024 PZDB Minutes.pdf](#)

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

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

a. Estero Country Club Pickleball Limited Development Order (LDO2024-E041) (District 3) 19501 Vintage Trace Circle -- The courts are in the southwest portion of the Vines Development and east of the clubhouse.

Applicant is requesting approval to renovate an existing tennis court into 4 pickleball courts, and to add a new tennis court. Currently there are 5 tennis courts and 2 pickleball courts.

Attachment: [1. Estero C.C. Pickleball - Application - LDO.pdf](#)

Attachment: [2. Estero C.C. Pickleball - Civil Plans.pdf](#)

Attachment: [3. Estero C.C. Pickelball - Presentation.pdf](#)

- b. Summercrest previously known as Toll Brothers Development Order (Submittal Pending) (District 4) 154 Townhome Development located on ±21 acres on the northeast corner of Corkscrew Road and Sandy Lane.**

Development Order for 154 townhome units, amenities, utilities and infrastructure. Plans include a public use area.

Attachment: [1. Summercrest - Application for Public Informational Meeting.pdf](#)

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

Attachment: [3. Summercrest - Presentation.pdf](#)

- c. Via Coconut Development Order Amendment (District 4) 8990 Corkscrew Road, 21650 & 21750 Via Coconut Point, 21331, 21350 & 21351 Happy Hollow Lane. Properties are located on 20-acres, south of Corkscrew Road and west of Via Coconut Point Road.**

Development for 330 multi-family units, 29,600 S.F. of commercial and public amenities.

Applicant is requesting an amendment to the approved Development Order for several modifications.

Attachment: [1. Via Coconut - Application for a Public Information Meeting.pdf](#)

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

- d. Estero Sports Park (Village Project) (District 4) Located north of Williams Road and east of Via Coconut Point.**

Consultants for the Village will explain a Sports Campus Master Plan Concept for property east and north of the proposed High 5 Entertainment Center.

Attachment: [VE_Sports_Campus_PNZZ_121024.pdf](#)

7. WORKSHOP

- a. Home2 Suites - Zoning Amendment (DCI2024-E005) (District 6) The proposed hotel site is located in Coconut Point Mall south of the movie theater on the northwest corner of Via Coconut and Via Monte Carlo Way. The property is currently used as a parking lot.**

Applicant is seeking to review the building design including architecture and colors for the proposed 4-story 111-room hotel.

Public Information Meeting was held December 2023.

Attachment: [1. Home2 Suites - Workshop DRB Application Request - Executed _2024 11 08_.pdf](#)

Attachment: [1.a. Architectural Consistency.pdf](#)

Attachment: [2. Home2 Suites Drafting View - EAST BUILDING ELEVATION - COMPLIANCE DIAGRAM.pdf](#)

Attachment: [3. Home2 Suites Drafting View - NORTH BUILDING ELEVATION - COMPLIANCE DIAGRAM.pdf](#)

Attachment: [4. Home2 Suites Drafting View - SOUTH BUILDING ELEVATION - COMPLIANCE DIAGRAM.pdf](#)

Attachment: [5. Home2 Suites Drafting View - WEST BUILDING ELEVATION - COMPLIANCE DIAGRAM.pdf](#)

Attachment: [6. Home2 Suites Legend - MATERIAL LEGEND.pdf](#)

Attachment: [7. EAST ELEVATION 2.pdf](#)

Attachment: [8. NORTH ELEVATION 2.pdf](#)

Attachment: [9. SOUTH ELEVATION 2.pdf](#)

Attachment: [10. WEST ELEVATION 2.pdf](#)

Attachment: [11. Master Concept Plan-1 OF 2.pdf](#)

Attachment: [12. Master Concept Plan-2 OF 2.pdf](#)

Attachment: [13. Pattern Book Home2 Suites 20241018.pdf](#)

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

9. BOARD COMMUNICATIONS

a. Next meeting - January 14, 2025

10.ADJOURN

General Attachments

[- Transcript.pdf](#)

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, DECEMBER 10, 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.

04:34:06 >>Anthony Gargano: I WOULD LIKE TO CALL TO ORDER THE MONTHLY
04:34:09 MEETING OF THE VILLAGE OF ESTERO PLANNING ZONING DESIGN
04:34:12 BOARD.
04:34:12 WE START OUR MEETING WITH THE PLEDGE OF ALLEGIANCE.
04:34:16 PLEASE JOIN ME.
04:34:19 [PLEDGE OF ALLEGIANCE]
04:34:38 >>Anthony Gargano: TAMMY, CAN YOU CALL THE ROLL, PLEASE?
04:34:43 >>Tammy Duran: BOARD MEMBER JEANNIN IS ABSENT.
04:34:45 BOARD MEMBER JONES IS ABSENT.
04:34:48 >>Al Paivandy: HERE.
04:34:49 >>Michael Sheeley: HERE.
04:34:50 >>James Tatooles: HERE.
04:34:52 >>Jim Wallace: HERE.
04:34:56 >>Dan Williams: HERE.
04:34:57 >>Anthony Gargano: HERE.
04:34:58 >>Tammy Duran: OUR ATTORNEY, NANCY STROUD, IS ON ZOOM.
04:35:03 >>Anthony Gargano: OKAY.
04:35:04 I WOULD LIKE TO ENTERTAIN A MOTION FOR APPROVAL OF THE

04:35:08 CONSENT AGENDA.
04:35:11 >> MOVE APPROVAL.
04:35:12 >>Michael Sheeley: SECOND.
04:35:13 >>Anthony Gargano: ANY DISCUSSION?
04:35:14 MOVED AND SECONDED.
04:35:16 ALL IN FAVOR, AYE?
04:35:17 OPPOSED?
04:35:17 THE AGENDA IS ADOPTED.
04:35:20 TONIGHT WE HAVE ALL PUBLIC INFORMATION MEETINGS AND A
04:35:27 WORKSHOP.
04:35:28 PUBLIC INFORMATION MEETINGS, THERE ARE NO VOTES TAKEN.
04:35:30 IT IS AN OPPORTUNITY FOR THE APPLICANT TO PRESENT THEIR
04:35:34 PLANS AND FOR THE PUBLIC AND THIS BOARD TO MAKE COMMENTS AND
04:35:41 CRITIQUE.
04:35:42 MARY, DO YOU WANT TO START US OFF?
04:35:49 >>Mary Gibbs: WELL, I SEE WE HAVE A HUGE CROWD TONIGHT.
04:35:52 I'M ACTUALLY SHOCKED BECAUSE WE HAVE PICKLEBALL ON THE
04:35:57 AGENDA.

04:35:58 WE USUALLY HAVE A PACKED CROWD.
 04:35:59 THE FIRST PUBLIC INFORMATION MEETING WE HAVE TONIGHT IS
 04:36:02 ESTERO COUNTRY CLUB.
 04:36:03 IT IS A LIMITED DEVELOPMENT ORDER FOR PICKLEBALL.
 04:36:07 THEY HAVE AN EXISTING TENNIS COURT NEAR THEIR CLUBHOUSE AND
 04:36:12 THEY WANT TO CONVERT ONE OF THEM INTO PICKLEBALL AND THEN
 04:36:15 ADD A TENNIS COURT NEARBY.

 04:36:18 THE APPLICANT IS HERE TO EXPLAIN.
 04:36:23 WE ACTUALLY GOT SEVERAL PEOPLE HERE FROM THE VINES -- ESTERO
 04:36:28 COUNTRY CLUB WHICH USED TO BE THE VINES.
 04:36:30 SEVERAL PEOPLE ARE HERE TO EXPLAIN IT.
 04:36:31 WE HAVE THE ENGINEER, TYLER BONNOUGH WHO WILL EXPLAIN WHAT
 04:36:37 THEY ARE DOING.
 04:36:38 I WILL TURN IT OVER TO TYLER.
 04:36:40 >>Anthony Gargano: THANK YOU.
 04:37:24 >>Tyler Bonnough: THANK YOU, MARY.
 04:37:25 HI, EVERYBODY.
 04:37:26 MY NAME IS TYLER BONNOUGH.
 04:37:28 >>Anthony Gargano: CAN YOU SPEAK UP, PLEASE?
 04:37:31 >>Mary Gibbs: HE'S TOO TALL.
 04:37:33 DIDN'T WE HAVE THIS PROBLEM THE LAST TIME, TYLER?
 04:37:35 YOU ARE TOO TALL, SO YOU HAVE TO GET RIGHT DOWN THERE.
 04:37:38 >>Tyler Bonnough: MY NAME IS TYLER BONNOUGH.
 04:37:40 I AM A SENIOR ENGINEER AT BOWMAN CONSULTING.
 04:37:43 I'M HERE ON BEHALF OF ESTERO COUNTRY CLUB TO PRESENT AND
 04:37:48 DEMONSTRATE AND DISCUSS THEIR PICKLEBALL RENOVATIONS.
 04:37:52 AS MARY SAID, WE HAVE LIMITED DEVELOPMENT ORDER APPLICATION
 04:37:57 IN FOR REVIEW.
 04:37:58 IT IS FOR SINGLE-PHASE TO RENOVATE THEIR FIRST COURT, COURT
 04:38:05 ONE TENNIS COURT, INTO FOUR PICKLEBALL COURTS, WHICH IS
 04:38:09 PRETTY TYPICAL THESE DAYS.
 04:38:11 IN ADDITION TO THAT, WE WILL BE RELOCATING COURT ONE INTO

 04:38:15 WHAT WILL BE COURT 6.
 04:38:18 SO THIS REQUEST IS TO MAINTAIN FIVE EXISTING TENNIS COURTS
 04:38:23 AND ADD FOUR ADDITIONAL PICKLEBALL COURTS.
 04:38:28 >>Jim Wallace: YOU ARE GOING TO MOVE COURT ONE?
 04:38:32 >>Tyler Bonnough: CORRECT.
 04:38:32 WE'RE GOING TO RELOCATE.
 04:38:33 WE'LL RENOVATE COURT 1 INTO FOUR PICKLEBALL COURTS.
 04:38:37 AND THEN WE'RE GOING TO ADD AN ADDITIONAL TENNIS COURT.
 04:38:41 >>Jim Wallace: WHERE IS COURT ONE MOVING TO?
 04:38:45 >>Tyler Bonnough: IT WILL BE AT THE END OF THE LINE.
 04:38:47 >>Jim Wallace: THE OTHER SIDE OF 5?
 04:38:50 >>Tyler Bonnough: YES.
 04:38:50 >>Jim Wallace: THERE'S ROOM THERE FOR THAT?
 04:38:53 >>Tyler Bonnough: YES, SIR.

04:38:53 IN CASE YOU DIDN'T KNOW, ESTERO COUNTRY CLUB IS ON VINTAGE
 04:39:01 TRACE DRIVE OFF OF 41 JUST NORTH OF ESTERO PARKWAY.
 04:39:06 THE CLUBHOUSE IS LOCATED ALONG THEIR SOUTHERN PROPERTY LINE
 04:39:09 RIGHT IN THE MIDDLE OF THE PROPERTY, IF YOU WILL.
 04:39:12 SO HERE IS A ZOOM-IN ON THE CLUBHOUSE.
 04:39:20 TO DEMONSTRATE, HERE YOU CAN SEE ON THE AERIAL WE'VE GOT THE
 04:39:23 FIVE EXISTING TENNIS COURTS.
 04:39:24 WE WILL BE RELOCATING EXISTING TENNIS COURT ONE TO BECOME
 04:39:29 THE SIXTH TENNIS COURT ON THE END.
 04:39:32 IN ITS STEAD, WE WILL BE CONVERTING COURT ONE INTO FOUR
 04:39:37 PICKLEBALL COURTS.

 04:39:37 FOR DEMONSTRATIONS AND FUTURE PURPOSE HERE, HERE WE'VE GOT A
 04:39:42 MEASUREMENT.
 04:39:43 WE'RE GOING TO BE DECREASING THE DISTANCE FROM THE NEAREST
 04:39:47 RESIDENT HOME TO THE EXISTING PICKLEBALL COURTS BY ABOUT 50
 04:39:52 FEET.
 04:39:52 OUR PLANS HERE SHOW THE RENOVATION OF COURT 1.
 04:40:00 SO WE'RE GOING FROM ONE EXISTING COURT.
 04:40:02 WE'LL HAVE A LITTLE BIT OF SITE IMPROVEMENTS FOR IMPACTS,
 04:40:06 BUT WE ARE GOING TO CONVERT 1 INTO FOUR COURTS.
 04:40:11 OUR APPLICATION WILL INCREASE THE CLUBHOUSE COURT NUMBER BY
 04:40:15 FOUR, WHICH WILL IN TURN INCREASE PARKING DEMANDS BY 12
 04:40:19 SPACES.
 04:40:20 THE CLUBHOUSE HAS APPROXIMATELY 161 STANDARD SPACES --
 04:40:32 PARKING SPACES, BUT WE HAVE AN ABUNDANCE OF GOLF CART SPACES
 04:40:36 TO ACCOUNT FOR THE 10% ALLOWED REDUCTION THERE.
 04:40:42 THIS STILL DOES NOT PUT US WITHIN OUR REQUIREMENT, SO WE
 04:40:46 WILL HAVE TO REQUEST A PARKING DEVIATION.
 04:40:50 >>Jim Wallace: HOW MANY SPACES?
 04:40:52 >>Tyler Bonnough: NINE PARKING SPACES.
 04:40:55 WE HAVE AN ABUNDANCE OF GOLF CART SPACES TO ACCOMMODATE FOR
 04:40:58 IT, BUT BASED ON LAND DEVELOPMENT CODE, WE'RE ONLY ALLOWED
 04:41:02 TO COUNT FOR 10% OF OUR TOTAL REQUIRED.
 04:41:04 SO WITH THE RELOCATION OF COURT 1, WE'VE GOT IT ZOOMED IN
 04:41:13 HERE SHOWING EXACTLY WHERE IT'S GOING TO GO.
 04:41:16 IT IS STILL WITHIN CLUBHOUSE PROPERTY LIMITS.

 04:41:20 RIGHT NOW, THE SPACE IS JUST OPEN SPACE.
 04:41:22 IT'S GOT A NICE CONNECTION TO THE GOLF COURSE AND SOME
 04:41:26 SEATING AND A HEFTY BUFFER.
 04:41:28 THE BUFFER WILL NOT BE LOST.
 04:41:30 IT'S GOING TO GET REPLANTED WITH SOME OF THE IMPACTS AND
 04:41:34 RELOCATIONS IN THIS AREA, SO THIS ADJACENT PROPERTY OWNER
 04:41:37 WILL STILL HAVE ITS BUFFERING AND SO FORTH.
 04:41:39 WE'RE ALSO GOING TO DISCONNECT THE GOLF COURSE FROM THIS
 04:41:45 PATHWAY.
 04:41:47 THERE WILL BE SOME OTHER MODIFICATIONS AS SHOWN ON OUR

04:41:51 PREVIOUS SITE HERE TO ENHANCE THAT CONNECTION BACK TO --
 04:41:54 >>Anthony Gargano: TYLER, YOU'RE FADING.
 04:41:58 >> THEY CAN'T HEAR YOU.
 04:41:59 >>Tyler Bonnough: SORRY, SORRY.
 04:42:00 WE'RE GOING TO DO A LITTLE BIT OF RENOVATIONS TO THE
 04:42:06 ADJACENT GOLF COURSE PATHWAY TO ACCOMMODATE FOR THAT, THAT
 04:42:10 LOSS OF CONNECTION.
 04:42:11 AS I KNOW WITH THE VILLAGE OF ESTERO, SOUND AND NOISE
 04:42:18 COMPLAINTS ARE ONE OF THE MAIN PRIORITIES HERE, BEING THAT
 04:42:23 THE COMMUNITY DID THE TWO EXISTING COURTS ABOUT FOUR YEARS
 04:42:26 AGO THROUGH THE VILLAGE.
 04:42:29 THE COMMUNITY HAS LOVED IT AND HAS ASKED FOR THIS SORT OF
 04:42:32 RENOVATION FOR MORE COURTS AND MORE PARTICIPANTS.
 04:42:36 WE'VE HAD NO COMPLAINTS FROM THE NEAREST PROPERTY OWNER OR
 04:42:42 ANYBODY IN THE COMMUNITY ABOUT THE NOISE.

 04:42:45 SO WE DON'T FORESEE ANY SORT OF NOISE VIOLATIONS OR
 04:42:49 COMPLAINTS COMING FROM THE COMMUNITY.
 04:42:51 WE DID DO SOME RESEARCH AND THROUGH EXPERIENCE WITH OUR
 04:42:56 SOUND STUDY WITH PSM, THEY ALSO QUOTED THAT ADDITIONAL
 04:43:03 COURTS DO NOT CREATE LOUDER NOISE.
 04:43:06 SO EVEN THOUGH WE'RE LOSING ABOUT 50 FEET, WE DON'T
 04:43:09 ANTICIPATE MORE NOISE TO BE GENERATED IN A LOUDER SENSE.
 04:43:16 >>Jim Wallace: TAKEN INTO ACCOUNT THAT YOU'LL TRIPLE THE
 04:43:18 NUMBER OF COURTS AND THEREFORE TRIPLE THE NUMBER OF SOUNDS
 04:43:23 AND --
 04:43:24 >>Tyler Bonnough: YEAH, SO THAT QUOTE IS DIRECTLY FROM THEM.
 04:43:27 THEY FEEL THAT ADDITIONAL COURTS, ALTHOUGH SINCE WE ALREADY
 04:43:31 HAVE THE TWO, FOUR MORE SHOULD NOT CREATE LOUDER NOISE.
 04:43:35 IT WILL CREATE MORE, BUT NOT LOUDER.
 04:43:38 >>Jim Wallace: YOU'LL HAVE HIGHER FREQUENCY OF SOUND
 04:43:43 [CROSSTALK]
 04:43:46 12 COURTS BUSY, IT WILL BE CONSTANT AND EVERYBODY IS
 04:43:51 COMFORTABLE WITH THAT?
 04:43:52 >>Tyler Bonnough: YES.
 04:43:52 SO IT WAS RECOMMENDED FROM THE COMMUNITY TO DO THIS PROJECT
 04:43:55 SO, YES.
 04:43:59 >>Jim Wallace: ONE OTHER QUESTION WHILE I'M TALKING.
 04:44:02 I NOTICED YOU TOOK THE PATH WHERE YOU CREATED COURT 6.
 04:44:07 I'VE PLAYED THOSE COURTS AND QUITE OFTEN YOU SEE PEOPLE
 04:44:12 WALKING THAT PATH.

 04:44:13 HOW ARE YOU GOING TO REPLACE THAT PATH?
 04:44:17 >>Tyler Bonnough: RIGHT NOW -- I CAN GO BACK A COUPLE TO THE
 04:44:22 AERIAL HERE.
 04:44:23 SO THE PATH -- THE GOLF COURSE ENDS THROUGH HERE AND IS
 04:44:27 CONTINUED TO THE BACK OF THE CLUBHOUSE.
 04:44:29 THIS IS MORE OF A SHORTCUT PATH TO GET OUT TOWARDS THE

04:44:32 RIGHT-OF-WAY FOR THOSE THAT NEED TO HEAD OUTWARD.
 04:44:37 SO WHAT WE'RE DOING IS WE'RE ACTUALLY GOING TO CLOSE THAT
 04:44:40 OFF TO CREATE THIS COURT, BUT WE WILL MAINTAIN ITS WIDTH OF
 04:44:45 AT LEAST 12 FEET SO THEY CAN GET AROUND THE COURTS THIS WAY.
 04:44:52 >>Jim Wallace: THEY WOULD HAVE TO GO TO THE CLUBHOUSE TO GET
 04:44:54 TO THE ROAD, IS THAT WHAT YOU'RE SAYING?
 04:44:57 >>Tyler Bonnough: CORRECT.
 04:44:57 >>Jim Wallace: EVERYBODY IS COMFORTABLE WITH THAT?
 04:44:59 >>Tyler Bonnough: YES, SIR.
 04:45:00 >>Jim Wallace: I WOULDN'T BE, BUT IF YOU ARE, THAT'S FINE.
 04:45:09 >>James Tatoes: ANY MINUTES OF THE MEETINGS THAT YOU HAD
 04:45:14 IN THE DEVELOPMENT ABOUT THIS CLUBHOUSE AND WHAT THEIR
 04:45:16 FEELINGS ARE OF THE RESIDENTS?
 04:45:21 >>Tyler Bonnough: SORRY.
 04:45:21 CAN YOU SAY IT AGAIN?
 04:45:23 >>James Tatoes: I WOULD LIKE TO FIND OUT WHAT THE FEELINGS
 04:45:25 OF THE RESIDENTS ARE ABOUT THIS RENOVATION AND IF -- YOU
 04:45:29 KEEP ON SAYING THAT THIS IS OKAY WITH THEM.
 04:45:32 THE QUESTION I HAVE IS IT OKAY WITH ALL OF THEM OR IS IT

 04:45:35 OKAY WITH SOME OF THEM OR HAVE THEY DISCUSSED IT AND COME
 04:45:38 WITH THE CONCLUSION THAT MAJORITY WOULD LIKE TO SEE THIS GO
 04:45:42 FORWARD?
 04:45:42 I'M LOOKING AT COMMUNITY INPUT.
 04:45:47 >> GOOD AFTERNOON, EVERYONE.
 04:45:49 MY NAME IS BRUCE ACKERMAN.
 04:45:50 I'M THE VICE PRESIDENT OF THE CLUB.
 04:45:52 I'M FAMILIAR WITH MAYBE MORE OF THE ON-SITE THAN TYLER.
 04:45:57 THIS GENTLEMAN, MR. WALLACE, YOU ASKED ABOUT PEOPLE WALKING
 04:46:01 ON THAT PATH THAT'S BEING REMOVED, YOU'RE NOT ALLOWED TO
 04:46:05 WALK ON THAT PATH.
 04:46:05 YOU'RE NOT ALLOWED ON WALKING ON OR OFF THE GOLF COURSE.
 04:46:09 THAT'S NEVER A WALKING PATH.
 04:46:11 IT'S BEEN A CART PATH FOR A SHORTCUT FROM THE GOLF COURSE TO
 04:46:16 VINTAGE TRACE CIRCLE ROAD.
 04:46:18 THAT IS THE ONLY ELIMINATION OF A SHORTCUT PATH.
 04:46:22 >>Jim Wallace: I PLAYED COURT 5 AND I'VE SEEN PEOPLE WALKING
 04:46:24 BY ON THE EXISTING PATH AND THAT'S WHY I ASKED THE QUESTION.
 04:46:29 >> THEY SHOULDN'T BE WALKING THERE.
 04:46:30 THEY ARE NOT ALLOWED.
 04:46:31 >>Jim Wallace: THEY ARE THE VIOLATORS.
 04:46:33 >> COULD BE.
 04:46:34 THEY ARE ALLOWED TO WALK ON THE ROADWAY.
 04:46:35 THEY ARE ALLOWED TO WALK ALONG THE TENNIS COURTS.
 04:46:38 >>Jim Wallace: NO, I'M TALKING ABOUT --

 04:46:40 >> THE ONE BEING ELIMINATED IS NOT A WALKING PATH.
 04:46:44 >>Jim Wallace: EAST OF COURT 5 NOW AND LITTLE BENCH THERE,

04:46:47 ET CETERA.
 04:46:47 I SEE PEOPLE EVERY ONCE IN A WHILE SIT ON THE BENCH OR
 04:46:51 WALKING BY.
 04:46:51 IT LOOKS LIKE YOU'RE ELIMINATING THAT.
 04:46:53 I'M JUST ASKING, YOU KNOW, OBVIOUSLY PEOPLE ARE TAKING THAT
 04:46:57 ROUTE BECAUSE IT IS SHORTER TO WHEREVER THEY ARE GOING AND
 04:46:59 NOW YOU'RE ASKING THEM TO GO TO THE CLUBHOUSE AND THEN COME
 04:47:02 BACK DOWN.
 04:47:04 I JUST WONDER WHY YOU'RE NOT TRYING TO ACCOMMODATE THE
 04:47:07 PEOPLE THAT ARE USING THAT EXISTING PATH.
 04:47:11 >> THERE ARE ADDITIONAL WAYS FOR THEM TO EXIT.
 04:47:13 JUST ON THE OTHER SIDE OF THE TENNIS COURTS, THEY CAN GO
 04:47:15 THROUGH THE PARKING LOT ON THE OTHER SIDE AND EXIT ONTO THE
 04:47:18 SAME ROADWAY.
 04:47:19 FROM OUR EXPERIENCE, IT'S RARELY USED BY EVEN THE GOLF
 04:47:25 CARTS.
 04:47:26 THIS GENTLEMAN ALSO ASKED A QUESTION ABOUT COMMUNITY
 04:47:29 SUPPORT.
 04:47:30 IT'S BEEN PRESENTED TO THE ENTIRE COMMUNITY WITHOUT ANY
 04:47:32 OBJECTION.
 04:47:33 AND TO REITERATE, WE'VE HAD THE EXISTING TWO PICKLEBALL
 04:47:38 COURTS FOR FOUR YEARS AND HAVE NOT HAD ONE COMPLAINT FROM
 04:47:41 ANY NEARBY RESIDENT.

 04:47:42 AND THE NEW COURTS ARE ON THE OTHER SIDE AWAY FROM THE
 04:47:45 RESIDENTS, SO FURTHER AWAY AND, IN FACT, BLOCKED BY ALL THE
 04:47:49 FENCING AND THE SHIELDING, THE NOISE SHIELDING THAT WE
 04:47:53 ALREADY HAVE IN PLACE, THESE WILL BE BLOCKED FURTHER AWAY.
 04:47:56 MORE SOUND ATTENUATION.
 04:47:58 >>Jim Wallace: -- SOUND ABATEMENT BETWEEN THE TENNIS COURTS
 04:48:00 AND PICKLEBALL COURTS?
 04:48:02 >> THERE WILL BE MESH ALONG THE FENCING, YES.
 04:48:06 SOME SOUND ATTENUATION.
 04:48:08 >>Jim Wallace: IS IT SOUND ABATEMENT FABRIC OR IS IT JUST
 04:48:13 CHAIN-LINK FENCE OR --
 04:48:15 >> NO, THERE WOULD BE SOUND ATTENUATION FABRIC LIKE WE HAVE
 04:48:20 ON OUR EXISTING PICKLEBALL COURTS.
 04:48:22 OKAY?
 04:48:23 THANK YOU.
 04:48:28 >> THANK YOU.
 04:48:31 >>Tyler Bonnough: THAT'S WHAT OUR IMPROVEMENTS ARE.
 04:48:36 >>Mary Gibbs: MAY I ASK A QUESTION SINCE TYLER IS UP THERE?
 04:48:40 ARE THERE SOME RESIDENTS THAT ARE CLOSE BY BUT NOT IN THE
 04:48:45 VINES?
 04:48:45 I THINK THERE IS ANOTHER PROJECT -- ISN'T THERE ANOTHER
 04:48:50 PROJECT CLOSE BY?
 04:48:53 ANOTHER SUBDIVISION THAT'S -- I'M WONDERING BECAUSE YOU SAID
 04:48:57 YOU PRESENTED TO ESTERO COUNTRY CLUB, BUT WHAT ABOUT THE

04:49:00 RESIDENTS ON THE OTHER SIDE?

04:49:01 BELLE LAGO.

04:49:09 >> THE NEAREST RESIDENTIAL COMMUNITY THAT'S ADJACENT IS

04:49:12 CALLED BELLE LAGO.

04:49:14 THOSE ARE ACTUALLY THE HOMES NEAREST THE EXISTING

04:49:16 PICKLEBALL.

04:49:17 THOSE ARE THE ONES WE'VE NEVER HAD ONE COMPLAINT FROM.

04:49:22 >>Mary Gibbs: JUST CHECKING BECAUSE WHEN WE COME BACK FOR

04:49:25 PUBLIC HEARING, WE HAVE TO -- YOU HAVE TO NOTIFY EVERYONE

04:49:27 WITHIN 500 FEET.

04:49:29 SO WE WANT TO MAKE SURE THAT EVERYBODY KNOWS SO THEY DON'T

04:49:32 POP UP AT THE LAST MINUTE.

04:49:33 I HAD ANOTHER QUESTION FOR TYLER OR SOMEBODY.

04:49:37 WHAT ARE THE HOURS OF OPERATION?

04:49:39 IS IT PICKLEBALL AT NIGHT OR LIT OR IS IT AT THE SAME TIME

04:49:46 OPERATION?

04:49:47 >> IT'S PROPOSED TO TERMINATE AT 8:30 MAXIMUM.

04:49:52 FRANKLY, IT'S HARDLY EVER GOING TO BE USED IN THE EVENING,

04:49:55 BUT IT'S AVAILABLE.

04:49:56 I UNDERSTAND THE ORDINANCE IS UNTIL 8:30.

04:49:58 THAT'S ALL WE'RE ASKING FOR.

04:49:59 >>Mary Gibbs: IS THERE EXISTING LIGHTING NOW?

04:50:02 >> THERE IS EXISTING LIGHTING THAT HONESTLY IT'S RARELY

04:50:06 USED, BUT IT'S THERE.

04:50:08 WE'RE NOT PROPOSING ANYTHING NEW.

04:50:13 >>Mary Gibbs: I FEEL LIKE BOARD MEMBER JONES ISN'T HERE, I

04:50:16 SHOULD BE ASKING HIS QUESTIONS.

04:50:22 >>Dan Williams: WHAT IS THE MAIN DRIVER TO MOVE THAT TENNIS

04:50:25 COURT, LEAVING THE TENNIS COURT WHERE IT IS AND PUTTING THE

04:50:29 PICKLEBALL COURTS WHERE THE NEW TENNIS COURTS PROPOSED TO

04:50:34 GO.

04:50:35 >> I THINK IT WAS A COMBINATION OF ECONOMICS AND SOUND THIS

04:50:40 ACTUALLY CREATES THE PICKLEBALL AT THE FURTHEST PLACE AWAY

04:50:43 FROM ANY RESIDENTS.

04:50:45 SO IT MADE THE MOST SENSE.

04:50:46 AND THE FIFTH COURT IS ONLY NEEDED I'M TOLD FOR MATCHES WHEN

04:50:53 THEY HAVE COMPETITIONS, THEY NEED A FIFTH COURT.

04:50:55 IT'S REALLY A WARM-UP COURT.

04:50:59 >>Jim Wallace: THERE IS A HOUSE PRETTY CLOSE.

04:51:01 >> TO THE FIFTH COURT.

04:51:02 SO WE TRY TO KEEP AWAY FROM ALL THE RESIDENCES AND WE

04:51:05 POSITIONED THIS EVEN ON THE OTHER SIDE OF THE EXISTING

04:51:08 PICKLEBALL COURTS, SO IT'S KIND OF BUFFERED INTERIOR.

04:51:11 >>Jim Wallace: HAVE YOU HAD ANY RESPONSE FROM THE PERSON WHO

04:51:13 LIVES IN THAT HOME?

04:51:17 >> OTHER THAN HIM WANTING TO SELL US SOME PROPERTY, NO.

04:51:22 >>Jim Wallace: IS HE PRO, CON?
 04:51:25 >> DON'T KNOW.
 04:51:25 HE HAS NOT COMMENTED.
 04:51:27 >>Jim Wallace: YOU HAVEN'T REACHED OUT TO HIM OTHER THAN HE
 04:51:30 WANTS TO SELL YOU PROPERTY?

 04:51:33 >> NO, WE HAVEN'T.
 04:51:34 HE'LL GET A PUBLIC NOTICE OBVIOUSLY.
 04:51:39 >>Anthony Gargano: I'M GOING TO OPEN THE PUBLIC PORTION.
 04:51:43 ANYBODY HERE FROM THE PUBLIC?
 04:51:46 >>Tammy Duran: I DON'T HAVE ANYTHING.
 04:51:48 >>Anthony Gargano: NO CARDS.
 04:51:49 OKAY.
 04:51:49 WE'LL CLOSE THE PUBLIC PORTION.
 04:51:51 ANY OTHER COMMENTS BY MEMBERS OF THE BOARD?
 04:51:53 MARY, ARE YOU GOOD?
 04:52:20 >>Mary Gibbs: HAVE TO MOVE THIS MICROPHONE WAY DOWN.
 04:52:21 [LAUGHTER]
 04:52:22 OUR NEXT PUBLIC INFORMATION MEETING, IF YOU RECALL, TOLL
 04:52:27 BROTHERS RECENTLY DID THE REZONING OF THE PROPERTY JUST
 04:52:31 ACROSS THE STREET, THE 21 ACRES THAT IS SUPPOSED TO BE AN
 04:52:34 ASSISTED LIVING AND NEVER WAS BUILT.
 04:52:37 SO TOLL BROTHERS CAME IN TO PROPOSE THE TOWNHOME
 04:52:40 DEVELOPMENT, 154 TOWNHOME UNITS.
 04:52:43 I'M SURE YOU ALL REMEMBER BECAUSE WE HAD SOME SPIRITED
 04:52:45 DISCUSSIONS AT THE ZONING HEARING.
 04:52:48 REZONING WAS APPROVED BY COUNCIL ON OCTOBER 16.
 04:52:52 SO THE APPLICANT IS BACK NOW.
 04:52:53 THEY ARE GETTING READY TO SUBMIT THE DEVELOPMENT ORDER FOR
 04:52:55 THE SITE PLAN REVIEW, AND THEY WANT TO EXPLAIN.
 04:52:59 APPARENTLY, THEY HAVE A NAME.

 04:53:01 SUMMERCREST.
 04:53:02 I THINK THE FIRST SPEAKER IS GOING TO BE NOELLE VILIM, SHE
 04:53:09 IS THE PROJECT ENGINEER.
 04:53:15 >> HI.
 04:53:16 GOOD EVENING, EVERYONE.
 04:53:17 AS MARY SAID, THIS WAS THE SUMMERCREST DEVELOPMENT ORDER
 04:53:21 PUBLIC INFORMATION MEETING.
 04:53:23 THIS WAS ORIGINALLY KNOWN AS THE ESTERO TOWNHOME PROJECT,
 04:53:30 WHEN WE DID THE REZONING.
 04:53:31 I AM NOELLE VILIM.
 04:53:38 I AM THE PROJECT MANAGER WITH ATWELL.
 04:53:39 WE HAVE JIM HEPLER AS A REPRESENTATIVE FOR TOLL BROTHERS.
 04:53:43 SABRINA McCABE WITH RVI IS THE LANDSCAPE ARCHITECT.
 04:53:46 NORM TREBILCOCK, HE IS OUR TRAFFIC ENGINEER.
 04:53:51 AND ALEXIS CRESPO, SHE IS ALSO WITH RVI WHO HELPED WITH
 04:53:55 THE REZONING.

04:53:56 THE PROPERTY IS, AS MARY STATED, AGAIN ACROSS THE STREET.
 04:54:05 IT'S APPROXIMATELY 21.4 ACRES.
 04:54:07 FORMERLY KNOWN AS ESTERO TOWNHOMES.
 04:54:12 IT'S ON THE NORTHEAST CORNER OF CORKSCREW ROAD AND SANDY
 04:54:12 LANE WITH A FUTURE LAND USE OF VILLAGE CENTER.
 04:54:14 OUR ZONING WAS APPROVED IN OCTOBER JUST A COUPLE OF MONTHS
 04:54:18 AGO.
 04:54:23 IT IS FOR 154 TOWNHOMES.
 04:54:26 THERE IS A SMALL AMENITY THAT WILL HAVE A POOL AND

 04:54:33 BATHROOMS.
 04:54:34 AND THERE ARE PUBLIC AMENITIES AS A PUBLIC PARK ON BOTH
 04:54:40 SIDES, BOTH CORNERS ON CORKSCREW, WHICH WE'LL GET TO.
 04:54:43 THIS WAS THE MASTER CONCEPT PLAN THAT WE DID.
 04:54:49 THERE ARE SOME REVISIONS FROM THE APPROVED MASTER CONCEPT
 04:54:53 PLAN.
 04:54:54 WE MADE THE LAKE MORE SINUOUS.
 04:54:58 THAT WAS ONE CHANGE THAT WE DID AND SOME OF THE PATHWAYS
 04:55:01 WERE REVISED SLIGHTLY ON CORKSCREW.
 04:55:05 SABRINA, DID YOU WANT TO GO OVER --
 04:55:17 >> HI.
 04:55:17 SABRINA McCABE, LANDSCAPE ARCHITECT.
 04:55:19 YES, CAN I ELABORATE A LITTLE BIT MORE.
 04:55:27 IF I'M TOO CLOSE, IT WILL SOUND FUZZY.
 04:55:29 DEFINITELY, WE WORKED ON THE SHAPE OF THE LAKE TO GET A
 04:55:32 LITTLE MORE OF THE CURVATURE AND SINUOUS LAKE SHAPE.
 04:55:36 AND THE TRAIL, YOU'LL NOTICE SLIGHT UNDULATIONS OF TRYING TO
 04:55:40 GET A LITTLE BIT MORE WHERE WE CAN MEANDER AND ALSO A MORE
 04:55:44 EVEN WIDTH OF IT WHERE POSSIBLE.
 04:55:46 SO THAT'S SOMETHING WE'VE BROUGHT TO THIS RENDERED MASTER
 04:55:49 PLAN AS AN UPDATE BASED OFF COMMENTS.
 04:55:51 THERE ARE SOME OTHER THINGS THAT WE'RE WORKING ON DEVELOPING
 04:55:54 FURTHER AND DEFINING AND REFINEMENT THAT YOU AREN'T GOING TO
 04:55:57 SEE AT THE MASTER CONCEPT LEVEL, BUT WE ARE CONTINUING TO
 04:56:01 WORK THROUGH THE PLANT PALETTE AND REFINE EVERYTHING.

 04:56:04 I'LL PASS IT BACK TO NOELLE.
 04:56:14 >>Noelle Vilim: THIS WAS OUR PROPOSED DEVELOPMENT ORDER SITE
 04:56:17 PLAN.
 04:56:18 AGAIN, AS SABRINA SAID, WE'RE STILL WORKING THROUGH A LOT OF
 04:56:22 THE DETAILS ON THE SITE.
 04:56:24 NOT MUCH HAS CHANGED AS THE SINUOUS -- MAKING THE LAKE MORE
 04:56:29 SINUOUS AND THE PATHWAYS.
 04:56:31 THAT WAS THE BIG SIGNIFICANT CHANGES.
 04:56:33 THE PUBLIC AMENITY ELEMENTS THROUGH THE ZONING, WE DID HAVE
 04:56:40 THE PUBLIC STATEMENT CORNER HERE THAT WAS GOING TO HAVE
 04:56:45 BENCHES AND WAS GOING TO INTERCONNECT BETWEEN THE SANDY LANE
 04:56:49 SIDEWALK AND ON CORKSCREW.

04:56:51 THE PATHWAY WAS GOING TO GO THROUGH ON CORKSCREW AND THEN TO
 04:56:56 A LITTLE PASSIVE PARK HERE ON THE CORNER OF DESIGN PARK AND
 04:57:00 CORKSCREW.
 04:57:02 THIS IS THE PUBLIC PARK.
 04:57:12 >> AS YOU CAN SEE, WE HAVEN'T CHANGED MUCH ABOUT THIS.
 04:57:14 WE'VE KEPT THE GRAPHIC THE SAME, BUT THIS IS ONE OF THOSE
 04:57:17 WE'RE WORKING THROUGH THE DETAILS ON THIS CORNER OF HOW WE
 04:57:19 CAN MAKE THE TRELLIS FEATURE WORK AND GETTING INTO THE
 04:57:24 DETAILS OF HOW THAT'S BUILT, THE PAVING AND THE BENCHES, AS
 04:57:28 WELL AS THE OTHER CORNER PARK WITH THE GAZEBO AND SIGNAGE.
 04:57:32 AS WE'RE STARTING TO GET INTO MORE REFINEMENT OF HOW THESE
 04:57:36 WILL BE CONSTRUCTED AND YOU'LL SEE THAT WHEN WE SUBMIT FOR
 04:57:39 D.O.

 04:57:40 I THINK THE NEXT FEW ARE OF THIS CORNER PARK TO JUST
 04:57:44 RE-ENSURE THIS IS THE VISION THAT WE'RE PROVIDING FOR THAT
 04:57:48 WEST CORNER PARK.
 04:57:50 AND WE ARE CONTINUING ON THAT ROUTE.
 04:57:54 WE ARE WORKING CLOSE AND I THINK SOME OF THE COMMENTS I HAD
 04:58:00 ON A LANDSCAPE SIDE, WE'RE SHOWING A PRETTY PICTURE AND VERY
 04:58:03 COLORFUL PALETTE, BUT WE WANT CONSISTENCY.
 04:58:07 THOSE ARE SOME THINGS BRINGING TO THIS.
 04:58:09 BASE LANDSCAPE PALETTE IS NATIVES AND BROUGHT TOLERANT
 04:58:14 MATERIAL.
 04:58:14 THE HIGHLIGHT AREAS ALONG CORKSCREW AND THE CORNERS WE'LL
 04:58:17 INCORPORATE SOME COLOR.
 04:58:18 THAT'S GOING TO BE NOT JUST A HODGEPODGE BUT A WELL
 04:58:20 THOUGHT-OUT LAYERING OF COLOR OF TROPICS AND THOSE THAT WILL
 04:58:24 BE SUCCESSFUL.
 04:58:30 >>Anthony Gargano: WHO WILL BE RESPONSIBLE FOR MAINTAINING
 04:58:32 THE PUBLIC AMENITY AND THE LANDSCAPING THERE?
 04:58:38 >> TOLL BROTHERS WILL BE MAINTAINING THE LANDSCAPING.
 04:58:40 >>Anthony Gargano: I'M SORRY.
 04:58:41 I CAN'T HEAR YOU.
 04:58:42 >> TOLL BROTHERS WILL BE MAINTAINING THE LANDSCAPING, SO ALL
 04:58:45 OF THE --
 04:58:47 >>Anthony Gargano: INCLUDING THE PUBLIC AREAS.
 04:58:49 >> YES.
 04:58:50 >> CORRECT.

 04:58:54 >>Mary Gibbs: THERE IS A ZONING CONDITION THAT THEY ARE
 04:58:56 RESPONSIBLE FOR MAINTAINING.
 04:59:01 >>Jim Wallace: BEFORE WE GO TO ARCHITECTURE, CAN I ASK YOU
 04:59:03 ONE QUESTION ABOUT THE SITE PLAN?
 04:59:05 IT APPEARS, AND MAYBE IT IS JUST AN ILLUSION, BUT IF WE CAN
 04:59:10 GO BACK JUST TO THE SITE PLAN FOR A SECOND, WHEN WE COME
 04:59:18 INTO THE COMMUNITY, THE TWO HOMES THAT ARE IMMEDIATELY ON
 04:59:23 THAT CORNER APPEAR TO BE ALMOST WITHIN THE RADIUS, THE

04:59:30 TURNING RADIUS OF THE CORNER TO GET INTO THE DRIVEWAY.
 04:59:36 OBVIOUSLY, THIS IS A LARGE PLAN.
 04:59:40 IT'S NOT INTO THE DETAIL.
 04:59:43 BUT, OBVIOUSLY, THAT'S IMPORTANT.
 04:59:45 IT'S EASY TO SOLVE.
 04:59:48 YOU CAN PUSH THIS DOWN, TAKE A LITTLE FROM THE CLUBHOUSE,
 04:59:51 PUSH THIS DOWN THE OTHER WAY, TAKE A LITTLE BIT FROM THE
 04:59:53 LAKE OR WHATEVER, BUT I JUST WANT TO BE SURE THAT -- BARRY
 04:59:58 IS NOT HERE AND HE WOULD BE ASKING THIS QUESTION.
 05:00:00 I'M PRETENDING TO BE AN ENGINEER HERE.
 05:00:04 IT LOOKS LIKE THE DRIVEWAY IS RIGHT IN OR AT THE EDGE OF THE
 05:00:10 TURNING RADIUS.
 05:00:12 YOU ARE AS CONCERNED ABOUT SAFETY AS WE ARE.
 05:00:15 I JUST WANT TO SORT OF PUT A FLAG UP TO MAKE SURE WE TAKE
 05:00:19 CARE OF THAT WHEN WE DO THE DETAILED DRAWINGS, THE
 05:00:21 ENGINEERING DRAWINGS, THAT SOMEHOW WE SHIFT THOSE BUILDINGS
 05:00:26 A LITTLE BIT.

 05:00:27 >> YES, SIR.
 05:00:27 AND IT IS A LARGER SCALE DRAWING, SO IT IS HARD TO SEE THE
 05:00:30 DETAILS BUT WE WILL MAKE SURE IT'S NOT WITHIN THAT
 05:00:33 CURVATURE.
 05:00:36 >>Jim Wallace: IT APPEARS TO BE YOU COME IN AND IF YOU HAVE
 05:00:38 TO GO TO THE HOUSE ON THE IMMEDIATE NORTH, IT'S KIND OF
 05:00:42 TRICKY.
 05:00:43 YOU HAVE TO IMMEDIATELY MAKE A TURN.
 05:00:44 AND THEN IF YOU'RE GOING TO THE SOUTH SIDE -- FOR SOME
 05:00:50 REASON I'M GETTING FEEDBACK HERE -- IF YOU'RE GOING TO THE
 05:00:53 SOUTH, THEN YOU LITERALLY HAVE TO PULL A 180 ON ITSELF TO
 05:00:57 GET INTO YOUR DRIVEWAY OR IF YOU'RE COMING OUT AND THERE IS
 05:01:03 A CART COMING THE OTHER WAY.
 05:01:05 SO CLOSE TO THE RADIUS OR IN THE RADIUS THAT I'M CONCERNED
 05:01:09 ABOUT SAFETY AND ABILITY TO TURN INTO THAT DRIVEWAY.
 05:01:12 IT'S EITHER TO FIX -- IT'S EASY TO FIX AS LONG AS YOU FIX
 05:01:18 IT.
 05:01:18 >>Al Paivandy: WHILE YOU ARE ON THAT, IF I COULD ASK A
 05:01:21 QUESTION.
 05:01:21 OTHER THAN THE MEANDERING SIDEWALK THAT'S ON CORKSCREW AND
 05:01:26 SANDY, IT APPEARS THAT THERE IS A SECONDARY SIDEWALK THAT
 05:01:32 GOES STRAIGHT ON SANDY, IS THAT CORRECT?
 05:01:40 >>Noelle Vilim: LIKE HERE?
 05:01:41 THERE'S NO SIDEWALK THERE.
 05:01:44 IT'S PROBABLY JUST THE PORTION THAT'S OUTSIDE OF OUR

 05:01:46 BOUNDARY BUT WITHIN THE RIGHT-OF-WAY.
 05:01:49 >>Al Paivandy: WASN'T THERE AT ONE TIME, THERE IS A
 05:01:51 CROSSWALK THERE?
 05:01:53 >>Noelle Vilim: AS PART OF THE ZONING, AGAIN WE DO HAVE TO

05:01:58 -- I THINK WE'RE DOING THE PAY IN LIEU UNLESS THIS GETS
 05:02:01 BUILT IN TIME TO DO A CROSSWALK ACROSS CORKSCREW AT THAT
 05:02:08 INTERSECTION, A PEDESTRIAN CROSS WALK.
 05:02:10 >>Al Paivandy: RIGHT.
 05:02:11 I WAS TRYING TO FIGURE OUT HOW DO YOU GET THERE IF THERE'S
 05:02:14 NO SIDEWALK GOING TO IT, HOW DO YOU GET TO THE CROSSWALK?
 05:02:18 >>Noelle Vilim: THE CORNER, THIS SIDEWALK HERE IS BEING
 05:02:22 DESIGNED CURRENTLY BY THE VILLAGE OF ESTERO AND IS --
 05:02:26 BECAUSE WITH THEIR DRAINAGE SYSTEM AND IT'S IN THE CORKSCREW
 05:02:31 DRAINAGE EASEMENT.
 05:02:35 >> I HAVEN'T BEEN SWORN IN, BUT I'LL SPEAK TO THIS BECAUSE I
 05:02:39 WORKED --
 05:02:40 >>Mary Gibbs: FRANCESCA, IT IS AN INFORMATION MEETING.
 05:02:44 NOBODY IS SWORN IN TODAY.
 05:02:46 >> SORRY.
 05:02:46 NOT QUASI-JUDICIAL.
 05:02:47 >>Mary Gibbs: WE'RE NOT SWEARING TONIGHT.
 05:02:49 CAN YOU STATE YOUR NAME?
 05:02:52 >> FRANCESCA PASSIDOMO WITH THE APPLICANT.
 05:02:57 >>Al Paivandy: LET ME FINISH UP.
 05:02:59 THAT WAY YOU CAN ANSWER THE QUESTIONS.

05:03:01 THE MEANDERING SIDEWALK AND THE AREA YOU SHOWED THAT IS A
 05:03:04 SITTING AREA, THERE IS A SIDEWALK THAT'S GOING OUT TOWARD
 05:03:10 SOMEWHERE, INTO THE SANDY ROAD.
 05:03:12 THAT PARTICULAR SIDEWALK AT THIS MOMENT IS OVER A GIGANTIC
 05:03:18 DITCH AND A GUARDRAIL THAT GOES A LONG WAY.
 05:03:22 I'M VERY FAMILIAR WITH THAT CORNER.
 05:03:25 PASS BY IT EVERY DAY.
 05:03:27 I'M TRYING TO FIGURE OUT WHERE ARE WE GOING?
 05:03:30 IT DOESN'T GO ANYWHERE.
 05:03:32 >> YEAH, SO THAT LITTLE CORNER SIDEWALK FROM WHERE IT COMES
 05:03:34 OUT OF THIS SEATING AREA, THAT IT GOES OUT TOWARD SANDY, IT
 05:03:41 GOES DOWN SOUTH TO THE INTERSECTION, AND THAT IS BEING
 05:03:43 DESIGNED BY THE VILLAGE OF ESTERO, AND THEY ARE GETTING THE
 05:03:49 PERMITS FOR IT AND THE WORK WILL BE INCORPORATED.
 05:03:54 >>Al Paivandy: I'M ASSUMING THERE WILL BE A BRIDGE THERE.
 05:03:57 >> NO, NO.
 05:03:57 THEY ARE REDOING THE DRAINAGE STRUCTURE THAT'S THERE, THE
 05:04:04 WEIR.
 05:04:05 SO THE GUARDRAIL WILL SHIFT OVER AND THE SIDEWALK WILL BE
 05:04:08 PLACED THERE TO GET TO THAT INTERSECTION.
 05:04:11 >>Al Paivandy: I'M JUST GOING TO WAIT UNTIL THE VILLAGE OF
 05:04:13 ESTERO COME UP WITH --
 05:04:16 >>Jim Wallace: WILL THAT SIDEWALK BE BUILT BEFORE THE
 05:04:19 STREETLIGHTS ARE PUT IN?
 05:04:23 >> THE SIDEWALK WILL BE BUILT BEFORE THE PEDESTRIAN CROSS

05:04:26 WALK.
 05:04:29 >> HI.
 05:04:30 NORM TREBILCOCK.
 05:04:31 I HELP WITH THE TRAFFIC STUDY AND THINGS.
 05:04:34 ONE OF THE IDEAS ON THIS IS TO PUT IN A PEDESTRIAN SIGNAL
 05:04:38 THERE AS PART OF THE SIGNALIZATION THERE, SO THAT CROSSWALK
 05:04:42 WILL HAVE A PED SIGNAL AND THEY'LL INTEGRATE IN THE DESIGN,
 05:04:46 IN THE VILLAGE'S DESIGN, THEY'LL INTEGRATE THAT WALKWAY LIKE
 05:04:49 YOU'RE TALKING ABOUT TO MAKE SURE IT IS ADDRESSED, THAT
 05:04:54 THERE ARE NO GAPS, THAT IT IS A SAFE WAY TO GO ACROSS.
 05:04:58 THE IDEA IS PUT IN SIGNALIZATION.
 05:05:00 WE'RE PROVIDING AN ALLOCATION OF FUNDS TO HELP COVER THE
 05:05:02 COST OF THE SIGNALIZATION NEEDED FOR THAT.
 05:05:05 >>Al Paivandy: MY BIGGEST CONCERN WAS THE CORNER WITH THE
 05:05:08 DITCH THAT RUNS 30 FEET BOTH DIRECTION THAT I CAN LITERALLY
 05:05:12 DRIVE IN IT IF I WANTED TO.
 05:05:14 >> RIGHT.
 05:05:15 THIS IS TO BE MORE ILLUSTRATIVE IN TERMS OF THE CONNECTIVITY
 05:05:19 THAT WILL TAKE PLACE.
 05:05:20 I THINK THE FINAL DESIGN IS ACTUALLY HAPPENING BY THE
 05:05:23 VILLAGE'S ENGINEERS.
 05:05:25 >>Mary Gibbs: OUR PUBLIC WORKS STAFF HAS BEEN WORKING WITH
 05:05:29 NOELLE AND THE ENGINEERS ALONG THIS PROCESS SO WE CAN MAKE
 05:05:34 IT WORK.
 05:05:34 >>Al Paivandy: OKAY.

 05:05:36 >>Jim Wallace: NORM, YOU PROBABLY ATTEST TO THIS, THAT IS A
 05:05:41 VERY BUSY CORNER.
 05:05:42 PEOPLE COME UP VIA COCONUT AND TURN TO CORKSCREW.
 05:05:45 THAT'S WHY WE HAVE ALL THAT TRAFFIC OR THEY ARE TURNING THE
 05:05:48 OTHER WAY.
 05:05:49 LITERALLY, WHEN THOSE LIGHTS ARE GREEN, THEY JUST FLY
 05:05:53 THROUGH THERE.
 05:05:54 IT'S VERY, VERY BUSY TURN RIGHT WHICH WOULD BE RIGHT THROUGH
 05:05:58 THE CROSSWALK.
 05:06:01 IT'S A SERIOUS CONCERN.
 05:06:03 >> YES, SIR.
 05:06:06 >>Mary Gibbs: IF YOU HAVE TO CROSS ON A BICYCLE, YOU HAVE TO
 05:06:09 GO REALLY FAST BECAUSE THE LIGHT CHANGES FAST.
 05:06:13 IT'S A LITTLE SCARY.
 05:06:15 >>Jim Wallace: I KNOW WHO DRIVES THROUGH ORANGE LIGHTS,
 05:06:18 MARY.
 05:06:19 [LAUGHTER]
 05:06:20 >>Mary Gibbs: NOT ME.
 05:06:22 >>Noelle Vilim: WERE THERE ANY MORE QUESTIONS OR SHOULD I
 05:06:24 MOVE TO THE ARCHITECTURE?
 05:06:27 >>Mary Gibbs: DID YOUR ATTORNEY WANT TO SPEAK?
 05:06:29 WE MADE HER SIT DOWN.

05:06:31 >> IT'S ALREADY BEEN HASHED.
 05:06:33 BUT AS PART OF THE ZONING, SO IT'S A COMMITMENT THAT THE
 05:06:36 VILLAGE OF ESTERO WILL DESIGN AND PERMIT THAT SIDEWALK

 05:06:38 INTERCONNECTION.
 05:06:40 I BELIEVE MR. WILLEMS SAID THAT PERMIT HAS ALREADY BEEN
 05:06:43 ISSUED OR HAS VERY NEARLY BEEN ISSUED.
 05:06:46 IT WILL RESOLVE THE CONFLICT AND THEN WE BUILD ACCORDING TO
 05:06:50 THE VILLAGE'S PLANS AT OUR COST.
 05:06:52 THEN ONCE THE SIDEWALKS ARE CONSTRUCTED, THEY ARE TURNED
 05:06:55 OVER TO THE VILLAGE AS PART OF ITS CONNECTIVITY NETWORK.
 05:07:05 >>Noelle Vilim: I'M NOT AN ARCHITECT, BUT THIS IS THE
 05:07:11 ARCHITECTURAL COLOR PALETTE THAT WAS CHOSEN THROUGHOUT THE
 05:07:15 REZONING PROCESS.
 05:07:17 THERE'S BEEN NO CHANGES THROUGH THOSE.
 05:07:22 >>Mary Gibbs: CAN I SAY ONE THING, NOELLE?
 05:07:24 I THINK THE COUNCIL MIXED IT UP A LITTLE BIT AS I RECALL.
 05:07:27 PLANNING AND ZONING DID A REALLY GOOD JOB WITH GETTING THE
 05:07:31 COLOR VARIATION.
 05:07:32 I THINK THE COLOR MIXED UP A LITTLE BIT MORE WITH THE
 05:07:35 GREENS, AS I RECALL.
 05:07:37 THERE WAS LIKE A SLIGHT VARIATION.
 05:07:39 BUT THEY LIKED WHAT PLANNING ZONING AND DESIGN BOARD DID, BY
 05:07:43 THE WAY.
 05:07:43 THEY WERE VERY APPRECIATIVE.
 05:07:45 THEY MADE LIKE A LITTLE TWEAK TO IT.
 05:07:56 >>Jim Wallace: THE ALTERNATIVE IS THE ONE YOU'RE NOT USING?
 05:07:59 YOU HAVE A COLOR PALETTE AND ALTERNATIVE COLOR PALETTE.
 05:08:05 >> WE'LL BE USING BOTH COLOR PALETTES.

 05:08:08 I THINK THAT WAS THE INTENTION IS THEY DIDN'T WANT
 05:08:10 EVERYTHING IN THE SAME COLOR PALETTE SHADE.
 05:08:12 SO WE HAVE BOTH COLOR PALETTES.
 05:08:14 THIS WAS THE ORIGINAL APPROVED AND THEN WE ADDED THIS AS
 05:08:17 ANOTHER OPTION SO YOU CAN SEE WHERE WE'VE CHANGED THE
 05:08:20 COLORS.
 05:08:21 MAINLY IN THE ACCENT PIECES AND THE TRIM AND BRACKETS AND
 05:08:25 THE GARAGE DOORS AND SHUTTERS.
 05:08:28 >>Jim Wallace: YOU ARE USING BOTH.
 05:08:31 >> YES, CORRECT.
 05:08:32 GOING BACK TO THAT SIDEWALK PIECE TOO, BECAUSE DURING THIS
 05:08:38 GRAPHIC THAT CORNER WAS STILL IN DESIGN AND WASN'T FINAL
 05:08:41 APPROVED, WE DO KNOW, WE'RE WORKING WITH DAVID AND THERE IS
 05:08:45 THAT BULKHEAD GUARDRAIL, WE WILL INTEND TO CONNECT AT THE
 05:08:48 RIGHT POINT.
 05:08:49 AND THAT IS THE INTENTION.
 05:08:50 WE KIND OF SHOWED IT OVER TO SANDY LANE IN THIS, BUT THE
 05:08:54 INTENT IS WHEN WE GET THAT FINAL APPROVED DRAWING, WE'LL

05:08:58 MAKE THAT CONNECTION SO IT WILL BE SEAMLESS RIGHT INTO THAT
 05:09:01 CROSSWALK FOR THE FUTURE.
 05:09:02 AND THEN ALSO, THERE IS A SINGLE 10-FOOT WIDE ALONG SANDY
 05:09:06 LANE THAT MEANDERS.
 05:09:08 WE HAVE IT OFF THE ROAD.
 05:09:10 THERE IS NOT A CURB AND THERE IS A SLIGHT SWALE FOR DRAINAGE
 05:09:14 TOWARD THE ROAD EDGE.

 05:09:15 SO WE HAVE THAT OFF OF THAT TO BE NOT IN CONFLICT WITH THE
 05:09:18 SWALE SO THAT CAN REMAIN AND THEN IT CONNECTS ALL THE WAY
 05:09:22 THROUGH.
 05:09:24 HOPEFULLY IN THE FUTURE THERE WILL BE A SIDEWALK ALL THE WAY
 05:09:28 DOWN SANDY LANE.
 05:09:29 THE INTENT IS TO MAKE A FULL CONNECTIVITY AND ALLOW FUTURE
 05:09:33 CONNECTIONS POSSIBLE FOR THOSE AREAS.
 05:09:38 >>Al Paivandy: SINCE YOU HAD TO BRING THAT UP AGAIN, I JUST
 05:09:42 CAME UP WITH ANOTHER QUESTION.
 05:09:43 ALL OF THESE ARCHITECTURAL DRAWINGS SHOW SIDEWALK THROUGHOUT
 05:09:47 THE PLACE.
 05:09:48 >> CORRECT.
 05:09:49 >>Al Paivandy: IF YOU GO BACK TO THAT ORIGINAL DRAWING, THAT
 05:09:53 SIDEWALK KEEP CONNECTING TO THE ONE ON THE OUTSIDE, AND THEN
 05:09:56 IT RUNS ON SANDY.
 05:09:59 >> YES.
 05:09:59 >>Al Paivandy: THAT'S WHY I ORIGINALLY ASKED, IS THERE A
 05:10:02 SIDEWALK ON SANDY?
 05:10:03 >> YES.
 05:10:03 SO THERE IS THE SIDEWALK ON SANDY.
 05:10:07 >>Al Paivandy: THAT QUESTION WAS NO.
 05:10:08 >>Mary Gibbs: NOT NOW, BUT THERE WILL BE.
 05:10:11 NOT ONE NOW BUT WILL BE.
 05:10:13 >> WE'RE PROPOSING A SIDEWALK.
 05:10:16 >>Al Paivandy: OKAY.

 05:10:17 THAT IS GREAT.
 05:10:19 >>Jim Wallace: THERE WILL BE TWO SIDEWALKS ALONG SANDY LANE?
 05:10:22 >> NO.
 05:10:22 ONLY ONE PROPOSED 10-FOOT WIDE SIDEWALK.
 05:10:25 >>Jim Wallace: IT APPEARS TO SHOW ANOTHER ONE.
 05:10:30 >>Al Paivandy: I REMAIN CONFUSED --
 05:10:34 >>Jim Wallace: APPEARS THAT THE ONE DOWN ON THE CORNER, THE
 05:10:36 SOUTHWEST CORNER CONTINUES RIGHT UP TO THE ENTRANCE.
 05:10:43 >> GOOD EVENING.
 05:10:44 JIM HEPLER, TOLL BROTHERS.
 05:10:46 I WANT TO CLARIFY, YEAH, THERE IS SOME REDUNDANCY OF
 05:10:48 SIDEWALK IN THE PARK.
 05:10:49 AGAIN, THAT'S CONCEPTUALLY.
 05:10:52 WE'RE VERY HAPPY WITH WHERE WE'RE AT WITH THAT.

05:10:55 BUT THERE WILL HAVE TO BE IN RELATIONSHIP TO THAT CORNER,
 05:10:59 THAT SIDEWALK MAY SLIDE A LITTLE BIT SOUTH, MAY SLIDE A
 05:11:02 LITTLE BIT NORTH.
 05:11:02 SO WE DON'T KNOW EXACTLY HOW IT'S ALL GOING TO FIT BUT THERE
 05:11:06 MAY BE SOME REDUNDANCY OF SIDEWALK WITHIN THE PARK, BUT ONLY
 05:11:09 ONE GOING NORTH-SOUTH.
 05:11:10 >>Jim Wallace: APPEARS TO BE ONE IMMEDIATELY ADJACENT ON THE
 05:11:13 DRAWING ANYWAYS, IMMEDIATELY ADJACENT TO THE ROAD AND THEN
 05:11:19 THERE IS THE ONE YOU'RE BUILDING.
 05:11:22 >> LET ME GO OVER HERE WITH MR. WALLACE TO SEE WHAT HE'S
 05:11:25 TALKING ABOUT.

 05:11:26 >>Jim Wallace: SORRY I'M SO DUMB.
 05:11:28 >> I THINK THE WHITE EDGE IS A CURB LANE, SO SKINNY IT'S
 05:11:31 LOOKING LIKE A WHITE LINE.
 05:11:34 >>Anthony Gargano: EXCUSE ME.
 05:11:35 WE NEED TO HAVE ONE MEETING.
 05:11:43 >>Jim Wallace: IT SEEMS TO BE REDUNDANT THAT THEY HAVE TWO.
 05:11:47 BETTER OFF WITH LANDSCAPING.
 05:11:48 >> IT IS JUST A LINE ON THE DRAWING.
 05:12:00 >>Al Paivandy: IF YOU SIMPLY FOLLOW THE SIDEWALK IN YOUR
 05:12:02 HOME COMMUNITY, IT LEADS TO THE SIDEWALK THAT GOES NORTH AND
 05:12:07 SOUTH ON SANDY.
 05:12:08 >> HE'S REFERRING TO SOMETHING MORE WEST ALONG THE ROAD, BUT
 05:12:12 I DON'T THINK THAT IS A SIDEWALK.
 05:12:14 I THINK IT IS MISLEADING, MR. WALLACE.
 05:12:17 MY APOLOGIES.
 05:12:18 >>Al Paivandy: THAT'S WHY I STARTED THE ORIGINAL QUESTION.
 05:12:21 >> THERE IS NOT A REDUNDANT SIDEWALK.
 05:12:22 THE ONLY REDUNDANCY FALLS WITHIN THE PARK ITSELF.
 05:12:26 >>Jim Wallace: THAT WILL BE NICE.
 05:12:27 IT WILL WANDER ALONG.
 05:12:29 >> THANK YOU.
 05:12:37 >>Noelle Vilim: AGAIN, THESE ARE THE FRONT ELEVATIONS THAT
 05:12:41 ARE BEING PROPOSED.
 05:12:47 SIDE ELEVATION, THAT THERE WERE NO MAJOR ARCHITECTURAL
 05:12:51 CHANGES FROM THE ZONING.

 05:12:54 THE REAR ELEVATIONS AND THEN IF NORM WANTS TO DISCUSS
 05:13:01 TRANSPORTATION.
 05:13:04 >> HI.
 05:13:05 MY NAME IS NORM TREBILCOCK, AND WE PREPARED THE TRAFFIC
 05:13:09 STUDY DURING THE ZONING AND ALSO HELPING WITH THE
 05:13:11 DEVELOPMENT ORDER.
 05:13:12 WE'RE ALSO HELPING WITH THE LIGHTING, THE SITE LIGHTING FOR
 05:13:15 THE PROJECT, TOO.
 05:13:16 THIS IS ALL CONSISTENT WITH THE ZONING IN TERMS OF THE
 05:13:21 NUMBER OF UNITS.

05:13:22 OVERALL REDUCTION FROM THE EXISTING ZONING THAT HAD BEEN IN
 05:13:26 PLACE AND THEN WE'RE REMOVING THE CORKSCREW ROAD ACCESS
 05:13:29 POINT AS WELL.
 05:13:33 AND THEN WE HAD -- THE ACCESS IS OFF OF SANDY AND PARC LANE
 05:13:39 AS WELL.
 05:13:42 IT IS NOT A SIGNIFICANT GENERATOR.
 05:13:43 THERE IS ADEQUATE AND SUFFICIENT ROADWAY CAPACITY FOR THIS
 05:13:46 AS WELL TO ACCOMMODATE THE PROJECT AT BUILD OUT.
 05:13:49 AVAILABLE FOR ANY QUESTIONS YOU MAY HAVE.
 05:13:51 WE TALKED A LITTLE BIT ABOUT THE CROSSWALK COMMITMENT MADE
 05:13:54 AND THEN THE EXIT OFF OF PARC LANE, THAT YOU ALL RECOMMENDED
 05:13:59 TO MAKE SURE WE HAVE A RIGHT OUT AND LEFT OUT.
 05:14:01 WE'VE GOT THAT COVERED AS WELL.
 05:14:03 THANK YOU.
 05:14:06 >>Michael Sheeley: THANK YOU.

05:14:15 >>Norm Trebilcock: AVAILABLE FOR ANY QUESTIONS.
 05:14:19 >>Anthony Gargano: ANY OTHER QUESTIONS FROM THE BOARD,
 05:14:21 COMMENTS?
 05:14:21 I'LL OPEN THE PUBLIC PORTION.
 05:14:24 ANY CARDS?
 05:14:24 >>Tammy Duran: WE DO NOT.
 05:14:26 >>Anthony Gargano: ANYBODY FROM THE PUBLIC HERE TO SPEAK ON
 05:14:27 THIS MATTER?
 05:14:28 WE'LL CLOSE THE PUBLIC PORTION.
 05:14:31 THANK YOU.
 05:14:33 >> THANK YOU SO MUCH FOR YOUR TIME.
 05:14:39 >>Anthony Gargano: MOVING RIGHT ALONG.
 05:15:24 >>Mary Gibbs: OUR NEXT INFORMATION MEETING IS THE VIA
 05:15:26 COCONUT PROJECT.
 05:15:28 THIS IS IN FOR DEVELOPMENT ORDER AMENDMENT.
 05:15:31 YOU MIGHT RECALL SOME OF YOU HAVE SEEN IT NUMEROUS TIMES
 05:15:35 WHEN IT CAME THROUGH FOR THE REZONING.
 05:15:38 AND THE REZONING, AFTER IT WAS REZONED, APPLICANTS CAME BACK
 05:15:42 TO DO CHANGES TO THE SITE PLAN.
 05:15:44 THEY WANTED TO REDUCE THE MIXED USE BUILDING FROM THREE
 05:15:46 STORIES DOWN TO TWO.
 05:15:48 TAKE THE UNDERBUILDING PARKING AND CHANGE THAT AND MAKE THE
 05:15:52 COURTYARDS AND THEN ADD SOME OF THE CARPORT PARKING IN THE
 05:15:55 BACK AND DO SOME CHANGES TO THE SITE PLAN.
 05:15:57 SO THE REZONING WAS APPROVED BY THE COUNCIL BACK IN OCTOBER

05:16:02 ALSO.
 05:16:03 AND THEN NOW THE APPLICANT IS PREPARING TO COME BACK WITH
 05:16:06 THEIR DEVELOPMENT ORDER.
 05:16:07 THEY JUST HAVE TO AMEND THE EXISTING DEVELOPMENT ORDER.
 05:16:09 SO THAT'S GOING TO COME BACK TO YOU.
 05:16:11 THIS IS THE INFORMATION MEETING.

05:16:14 MAYBE A LITTLE BIT REDUNDANT.
 05:16:15 YOU'LL PROBABLY REMEMBER A LOT OF IT, BUT THEY BROUGHT THEIR
 05:16:18 WHOLE TEAM TONIGHT.
 05:16:20 TYLER LAMKEY IS GOING TO INTRODUCE IT.
 05:16:27 >>Tyler Lamkey: THANK YOU.
 05:16:28 GOOD AFTERNOON.
 05:16:28 MY NAME IS TYLER LAMKEY.
 05:16:30 I'M WITH RIVERSIDE INVESTMENT AND DEVELOPMENT COMPANY.
 05:16:32 WE ARE THE DEVELOPER FOR THE PROJECT, PARTNERED WITH ROYAL
 05:16:37 PROPERTIES AND ATLANTIC RESIDENTIAL.
 05:16:39 I'M GOING TO BE GOING OVER THE DEVELOPMENT ORDER AMENDMENT,
 05:16:47 STARTING OUT WITH THE PROJECT TEAM.
 05:16:49 I'LL BE DOING THE PROJECT TIMELINE UPDATE.
 05:16:53 THEN HANDING IT OVER TO BOWMAN FOR THE CIVIL DEVELOPMENT
 05:16:57 ORDER AMENDMENT INFORMATION, AND THEN TO MHK FOR THE
 05:17:01 ARCHITECTURE DEVELOPMENT AMENDMENT INFORMATION AND THEN TO
 05:17:05 ALD FOR THE LANDSCAPING DEVELOPMENT ORDER AMENDMENT.
 05:17:08 SO, AGAIN, JUST RAN THROUGH MOST OF THESE FOLKS HERE.
 05:17:15 REALLY, OUR TIMELINE HAS BEEN, WE SUBMITTED THE ZONING

 05:17:20 AMENDMENT BACK IN MARCH.
 05:17:22 WE THEN RECEIVED THE STAFF RECOMMENDATION IN MAY.
 05:17:26 JULY, WE WERE HERE AND RECEIVED YOUR APPROVAL TO MOVE
 05:17:29 FORWARD WITH THE ZONING AMENDMENT.
 05:17:31 WE THEN TOOK THAT TO THE OCTOBER COUNCIL MEETING AND
 05:17:35 APPROVED THERE.
 05:17:37 WE ARE NOW BACK HERE AGAIN TO REALLY CONFORM THE EXISTING
 05:17:44 DEVELOPMENT ORDER TO THE APPROVED ZONING THAT JUST OCCURRED.
 05:17:46 AND STILL, OUR GOAL IS TO BE WRAPPING UP THIS PROCESS AND
 05:17:52 STARTING CONSTRUCTION HERE IN APRIL THIS COMING YEAR.
 05:17:57 SO FAR WE'VE MAINTAINED THAT SCHEDULE.
 05:18:00 OVERALL, THE PROJECT ITSELF IS LOCATED ON VIA COCONUT JUST
 05:18:08 SOUTH OF CORKSCREW ROAD.
 05:18:10 IT'S A 20-ACRE SITE.
 05:18:12 WHEN WE WENT BACK THROUGH, AS MARY MENTIONED, REALLY WE
 05:18:16 DIDN'T CHANGE THE DENSITY, DIDN'T CHANGE THE AMOUNT OF
 05:18:20 PARKING.
 05:18:20 REALLY THE MAIN TWO THINGS WE CHANGED WERE WE TOOK THE TWO
 05:18:24 CENTRAL BUILDINGS AND LOWERED THOSE IN HEIGHT, WHICH MATT
 05:18:28 FROM MHK WILL GO OVER.
 05:18:30 AND REALLY REDISTRIBUTED THE PARKING, MOSTLY BY REDUCING THE
 05:18:34 UNDERBUILDING PARKING DOWN TO JUST UNDER A HUNDRED STALLS
 05:18:40 INSIDE THE BUILDING AND THEN MOVING THE REMAINDER TO
 05:18:44 CARPORTS THAT SIT BEHIND THE BUILDING AWAY FROM VIA COCONUT.
 05:18:48 THAT REALLY ALLOWED US TO OPEN UP THE AREAS IN THE MIDDLE

 05:18:54 AND ACTUALLY MAKE A MUCH BETTER STREET VIEW AND ALSO BRING
 05:19:00 AND ENHANCE THE LANDSCAPING AND AMENITIES THAT EXIST IN THE

05:19:04 COURTYARDS.
 05:19:04 WITHOUT FURTHER ADO, HAND IT OVER TO CHARLIE KREBS AT BOWMAN
 05:19:09 TO EXPLAIN SOME OF THE CIVIL DEVELOPMENT ORDER UPDATES.
 05:19:13 >>Charlie Krebs: GOOD EVENING.
 05:19:14 CHARLIE KREBS WITH BOWMAN, DIRECTOR OF ENGINEERING HERE IN
 05:19:16 FORT MYERS.
 05:19:17 AS TYLER WAS SAYING, WE WERE BACK HERE IN OCTOBER.
 05:19:23 THIS IS THE APPROVED CONCEPT PLAN THAT WAS TAKEN TO COUNCIL.
 05:19:27 AGAIN, REDUCTION IN THE BUILDING FOOTPRINTS.
 05:19:30 REDUCTION IN THE ELEVATIONS OF THE TWO BUILDINGS ADJACENT TO
 05:19:35 MAIN STREET.
 05:19:36 WE DID NOT CHANGE ANYTHING ON THE PARK OR IN THE PROPOSED
 05:19:39 PHASE TWO AREA FOR WHAT COULD BE AN OFFICE BUILDING OR A
 05:19:45 CHURCH.
 05:19:46 WE DID ASK, IN CASE YOU DON'T REMEMBER, THAT WE WERE TAKING
 05:19:49 BUILDING C-1 AND C-2 INTO A PHASE TWO SO THAT -- I'LL JUST
 05:19:55 GO TO THE DEVELOPMENT PLAN.
 05:19:57 SO WHAT HAPPENS WITH PHASE TWO, THESE TWO TRACTS RIGHT HERE
 05:20:01 ARE GOING TO BE LANDSCAPED, KIND OF CREATE AN ENTRANCE INTO
 05:20:04 THE COMMUNITY.
 05:20:05 INSTEAD OF JUST HAVING AN OPEN FIELD, SOMETHING THAT IS JUST
 05:20:09 GRASSED, THERE'S GOING TO BE ADDITIONAL LANDSCAPING THAT I'M
 05:20:11 SURE CHRISTIAN WILL TOUCH ON, AND THESE BUILDINGS WILL BE

 05:20:14 THERE FOR PHASE TWO.
 05:20:16 BUT AS FAR AS THE MASTER SITE PLAN GOES, WE'RE STAYING
 05:20:21 CONSISTENT WITH WHAT WAS SHOWN ON THE ZONING APPROVAL.
 05:20:24 AGAIN, NOTHING WAS CHANGED IN THE PARK OR IN THIS AREA, THE
 05:20:27 COMMERCIAL.
 05:20:28 WE REVISED THE PARKING AREA TO MAKE THE CIRCULATION MORE
 05:20:33 FAVORABLE.
 05:20:34 AGAIN, ACCOMMODATED THE REDUCTION IN BUILDING FOOTPRINTS AND
 05:20:38 WE PROVIDED CARPORTS HERE AND HERE AND HERE FOR THE
 05:20:44 RESIDENTS TO UTILIZE.
 05:20:47 THE OVERALL DRAINAGE SYSTEM IS STAYING CONSISTENT.
 05:20:51 THE OUTFALL IS WE'RE GOING TO REDIRECT -- SORRY JUST TO
 05:20:56 COVER -- REDIRECT THE EXISTING EASEMENT THAT CROSSES THROUGH
 05:20:59 THE PROPERTY AROUND BUILDING E.
 05:21:01 BUT THE OUTFALL IS STAYING CONSISTENT INTO THE RAILROAD.
 05:21:03 AND THEN JUST TO MENTION AS WE SAID PHASE ONE, PHASE TWO,
 05:21:08 THERE IS SOMETHING THAT I CAUGHT THAT DID NOT GET CHANGED.
 05:21:11 THIS PARKING AREA IS GOING TO BE IN PHASE ONE EVEN THOUGH IT
 05:21:15 IS HATCHED PHASE TWO.
 05:21:16 THE PHASE TWO AREAS WILL BE THE TWO COMMERCIAL BUILDINGS
 05:21:19 THAT ARE AT THE MAIN ENTRANCE AND THEN THE AREA UP HERE THAT
 05:21:23 IS THE FUTURE COMMERCIAL.
 05:21:24 ALL IN ALL, THE DESIGN IS STAYING CONSISTENT WITH WHAT YOU
 05:21:30 GUYS SAW THROUGH THE ZONING APPLICATION.

05:21:32 THERE ARE NO CHANGES IN THE DENSITY OR THE INTENSITY OF THE

05:21:35 PROJECT.

05:21:35 ALL THAT STAYED THE SAME.

05:21:38 >>Jim Wallace: ONE QUICK QUESTION, NEVER UNDERSTOOD OR NEVER

05:21:43 HEARD ANSWERED.

05:21:44 COULD BE I HAVEN'T HEARD IT.

05:21:46 ON YOUR NORTHERN ENTRANCE, THERE WAS TALK ABOUT WHETHER IT

05:21:51 WOULD BE A CHURCH OR WHATEVER, BUT TALK ABOUT BEING A

05:21:54 CHURCH.

05:21:55 OBVIOUSLY, DENSITY OF TRAFFIC AT THE TIME.

05:22:01 BUT THERE'S NO DECEL LANE ON VIA COCONUT ROAD.

05:22:06 THERE IS FOR THE MAIN ENTRANCE BUT NOT THE NORTHERN

05:22:09 ENTRANCE.

05:22:10 I DON'T REMEMBER THE RATIONALE WHY THERE ISN'T A DECEL THERE

05:22:13 WHEN THERE IS THE POSSIBILITY YOU WOULD HAVE HIGH TRAFFIC

05:22:17 ENTERING THERE FROM VIA COCONUT ROAD, IF THAT IS A CHURCH.

05:22:23 >> IT'S NOT LETTING ME ZOOM IN.

05:22:26 SO WHAT YOU HAVE IS YOU HAVE THE TURN LANE FOR THE

05:22:29 NORTHBOUND.

05:22:32 AND SOUTHBOUND, I THINK WHEN THEY DID THE TURN LANE, THAT

05:22:36 ENTRANCE WAS NOT GOING TO SEE ENOUGH TRAFFIC.

05:22:39 AGAIN, AS WE GO THROUGH THE D.O. AMENDMENT, WE'LL PROVIDE A

05:22:44 NEW TRAFFIC IMPACT STATEMENT OR TRAFFIC MEMO SAYING NOTHING

05:22:47 HAS CHANGED.

05:22:48 MAJORITY OF THEM WILL BE COMING THROUGH THE MAIN STREET.

05:22:52 >>Jim Wallace: -- CHURCH OR WHETHER IT'S RETAIL OR CHURCH IS

05:22:56 VERY, VERY DIFFERENT IN TERMS OF THE NEED FOR THE DECEL.

05:23:00 >> CORRECT.

05:23:01 IT'S SET UP THAT IT COULD EITHER BE A CHURCH OR AN OFFICE.

05:23:05 >>Jim Wallace: EITHER CIRCUMSTANCE DO YOU THINK YOU NEED A

05:23:09 DECEL LANE?

05:23:10 >> WHEN THAT BUILDING COMES IN FOR APPROVAL, WE'LL ADJUST

05:23:13 THE TRAFFIC AT THAT TIME.

05:23:14 >>Jim Wallace: SO YOU MIGHT HAVE TO PUT IN A DECEL --

05:23:18 >> THERE MAY BE SOMETHING WE HAVE TO ADDRESS.

05:23:19 THE TRAFFIC STATEMENT TOOK THAT INTO ACCOUNT, BUT, AGAIN,

05:23:25 THAT BUILDING IS NOT GOING TO BE PART OF THIS FIRST PHASE.

05:23:28 >>Jim Wallace: I HEAR YOU.

05:23:29 >>Mary Gibbs: I HAVE A QUESTION, CHARLIE.

05:23:31 DOESN'T THE TRAFFIC STATEMENT TAKE THE HIGHEST GENERATING

05:23:34 TRAFFIC USES WHEN YOU CALCULATE BECAUSE YOU DON'T KNOW THE

05:23:37 EXACT USE?

05:23:38 >>Charlie Krebs: CORRECT.

05:23:39 THAT'S WHAT I WAS SAYING.

05:23:40 I THINK WHEN WE DID THE TRAFFIC STATEMENT ORIGINALLY, THAT

05:23:43 ENTRANCE DID NOT WARRANT A DECEL LANE.

05:23:45 WE HAD THE LEFT LANE THAT WAS COMING IN, BUT THE MAJORITY OF
 05:23:47 THE TRAFFIC IS GOING TO BE COMING IN AT THE MAIN ENTRANCE.
 05:23:50 SO THAT WAS THE HIGHEST TRAFFIC GENERATING ENTRANCE AND THAT
 05:23:54 REQUIRED THE DECEL LANE.
 05:23:57 >>Jim Wallace: IF IT'S NEEDED AT THE TIME --

05:23:59 >>Charlie Krebs: IT WILL BE PROVIDED.
 05:24:00 >>Jim Wallace: PERFECT.
 05:24:02 >>Charlie Krebs: WITH THAT, UNLESS THERE ARE ANY OTHER
 05:24:06 QUESTIONS, I'LL TURN IT OVER TO MATT.
 05:24:14 >> GOOD AFTERNOON, EVERYBODY.
 05:24:16 MATTHEW WITH MHK ARCHITECTURE.
 05:24:20 ARCHITECTURALLY WE'VE MAINTAINED AS CLOSE TO THE ORIGINAL
 05:24:25 APPROVED AS YOU CAN SEE FROM THESE IMAGES HERE.
 05:24:30 THE BIGGEST CHANGE THAT YOU CAN SEE IS THAT WE ACTUALLY TOOK
 05:24:34 OUT THE PODIUM OF PARKING UNDERNEATH THE BUILDINGS, BROUGHT
 05:24:39 IT DOWN TO THE GROUND, CREATED A MORE OPEN AREA TO THE ROAD
 05:24:43 AND ACTUALLY MADE THE BUILDINGS A LITTLE BIT MORE EFFICIENT
 05:24:46 BY CENTRALIZING A LOT OF THE AMENITY SPACE.
 05:24:49 SO IT OPENS UP A LOT MORE GREENSPACE.
 05:24:54 OPENS UP A LOT MORE OPPORTUNITIES SITE-WISE FOR IT.
 05:24:57 WHEN IT COMES TO THE ACTUAL LOOK AND FEATURES OF IT, WE'VE
 05:25:02 MAINTAINED THE APPROVED PAINT SCHEMES.
 05:25:04 WE'VE MAINTAINED THE COLORS.
 05:25:06 WE'VE MAINTAINED THE ROOF AND THE METAL TRIM SELECTIONS THAT
 05:25:09 WE'VE GONE THROUGH BEFORE.
 05:25:11 YOU CAN SEE FROM THE ELEVATIONS THAT THE COLOR MIX BLENDS IN
 05:25:16 WELL WITH THE ESTERO DESIGN AESTHETICS, WITH THE
 05:25:20 MEDITERRANEAN LOOK.
 05:25:22 AND WE'VE MAINTAINED ESSENTIALLY THE ENTIRE DESIGN CONCEPT
 05:25:27 AND AESTHETIC FROM THE PREVIOUS APPROVAL.

05:25:32 YOU'LL ALSO SEE THAT WE BLENDED IN THE GARAGE DOORS SO THEY
 05:25:35 DON'T STAND OUT.
 05:25:40 ON THE FIRST FLOOR FROM THE SIDES, AGAIN, ALMOST THE EXACT
 05:25:45 SAME BUILDING.
 05:25:46 AND THEN ON THE BUILDING C AND D WHERE WE DID DROP IT DOWN A
 05:25:52 LEVEL, ESSENTIALLY IT BRINGS IT TO A MORE HUMAN SCALE AT THE
 05:25:56 BOULEVARD LEVEL.
 05:25:58 AGAIN, KEEPING THE FEATURES, KEEPING THE DESIGN ELEMENTS OF
 05:26:01 IT TO MAINTAIN THAT AESTHETIC THERE AT THAT BOULEVARD
 05:26:08 ENTRANCE.
 05:26:08 AND THEN BUILDING C 1 AND 2, THEY HAVE NOT CHANGED AT ALL AT
 05:26:16 THIS MOMENT.
 05:26:17 THEY ARE EXACTLY THE SAME.
 05:26:18 AND IF YOU HAVE ANY QUESTIONS, I'M AVAILABLE.
 05:26:30 >>Mary Gibbs: MAY I ASK THE CLERK, IT SEEMS LIKE NANCY
 05:26:35 STROUD SAID SHE'S NOT SEEING -- SHE'S ONLY SEEING ONE SLIDE.

05:26:40 SHE CAN'T SEE THE OTHER SLIDES.
 05:26:42 IS THERE A TECHNICAL ISSUE?
 05:26:44 >>Nancy Stroud: I'M SEEING IT NOW.
 05:26:49 IN THIS PRESENTATION, IT DID WORK.
 05:26:51 THANK YOU.
 05:26:55 >> CHRISTIAN ANDREA, LANDSCAPE ARCHITECTURE WITH
 05:26:58 ARCHITECTURAL LAND DESIGN.
 05:26:59 THIS IS OUR OVERALL MASTER PLAN AND IT STAYED BASICALLY THE
 05:27:06 SAME.

 05:27:08 OUR BUFFERS HAVE REMAINED THE SAME.
 05:27:10 OVERALL FLYBY ON THIS SCALE AND THEN GO TO LARGER SCALE
 05:27:12 BUILDINGS.
 05:27:13 WE HAVE THE DOG PARK IN THE SOUTH CORNER HERE.
 05:27:16 WE HAVE THE MEDIAN PLANTING THAT GOES ALL THE WAY TO I THINK
 05:27:19 WILLIAMS AS IT GOES ALL THE WAY SOUTH AS PREVIOUSLY DRAWN.
 05:27:23 THE BUFFERS, THESE ARE ALL ENHANCED.
 05:27:24 THIS IS A TYPE A BUFFER THAT WRAPS THE PERIMETER.
 05:27:28 THIS QUADRANT DOWN HERE AGAIN AS PREVIOUSLY REPRESENTED IS
 05:27:31 AN EIGHT-FOOT WALL AND MUCH DENSER BUFFER WHICH IS A TYPE C
 05:27:36 BUFFER WHICH IS TEN TREES PER HUNDRED WHICH IS PRETTY
 05:27:40 EXTENSIVE.
 05:27:40 AND THAT EXTENDS FROM HERE ALL THE WAY BACK TO HERE, AGAIN,
 05:27:45 PER PREVIOUS PLANS.
 05:27:46 THE SAME BUFFERING THAT GOES ACROSS THE NORTH CORNER HERE.
 05:27:49 THIS IS A PARK HERE.
 05:27:51 THIS IS A DETENTION BASIN.
 05:27:53 THE OFFICE CHURCH, WHATEVER STRUCTURE THAT MAY BE IS
 05:27:57 PENDING.
 05:27:57 THE POOLS I THINK TWEAKED A LITTLE BIT FROM THE PREVIOUS
 05:28:00 PLANS.
 05:28:00 SO STARTING AT THE SOUTH, THIS FIRST COURTYARD IS MORE OF A
 05:28:04 PASSIVE COURTYARD.
 05:28:05 IT'S KIND OF LIKE A LAWN AND SOME SEATING AREAS, FIRE PIT,
 05:28:08 WHATNOT.

 05:28:09 THE NEXT POOL IS MORE OF A LAGOON-STYLE POOL.
 05:28:12 THE LAST POOL IS MORE OF A LAP POOL, SO WE HAVE DIFFERENT
 05:28:15 USES FOR DIFFERENT PEOPLE.
 05:28:16 PAVILION FISHING OPPORTUNITY ON HERE, WE STILL PLAN ON
 05:28:23 EDUCATIONAL PLAQUES AND THINGS LIKE THAT THAT DESCRIBE THE
 05:28:25 ECOSYSTEM AND PLANT MATERIAL AND WHATNOT TO MAKE THIS A
 05:28:28 LITTLE MORE INFORMATIONAL OR EDUCATIONAL.
 05:28:30 THIS IS A LITTLE POCKET PARK, PAVILION HERE, AGAIN, AS
 05:28:34 PREVIOUSLY REPRESENTED.
 05:28:35 SAME LANDSCAPE PLAN THAT WE'VE HAD RUNNING ALONG THE LAKE
 05:28:37 COMING ALL THE WAY THROUGH HERE.
 05:28:39 ENTRANCE DRIVE COMING THROUGH.

05:28:41 NOW GO TO THE ENLARGEMENTS, THIS IS THE SOUTH HALF.
 05:28:45 THIS IS THE DOG PARK.
 05:28:47 OUR SERPENTINE PATH THAT RUNS ALONG THE ROADWAY HERE.
 05:28:50 AND THEN OUR ENHANCED BUFFERING THAT GOES ALL AROUND THE
 05:28:53 LAKE.
 05:28:54 LITTORALS THAT RUN THE ENTIRE LAKE BANK.
 05:28:58 FILTER MARSH BARRIERS OFF TO THE SIDE.
 05:29:00 THIS IS THE KIND OF PASSIVE COURTYARD THAT I DESCRIBED A
 05:29:03 MOMENT AGO.
 05:29:04 AND THEN THIS RESORT-STYLE POOL, LITTLE MORE TROPICAL IN
 05:29:08 NATURE.
 05:29:09 ENTRANCE FEATURES COMING THROUGH HERE.
 05:29:12 AND NOW THE NORTH PARCEL BEING THE MORE ACTIVE POOL OR

 05:29:16 SWIMMING POOL, FIRE PITS AND SEATING OPPORTUNITIES AS WELL.
 05:29:21 AGAIN, CONSISTENT LANDSCAPE FROM PREVIOUS PLANS THAT WRAP
 05:29:24 THE ENTIRE SITE.
 05:29:25 THE CARPORTS THAT WERE PREVIOUSLY MENTIONED ARE HERE.
 05:29:30 WE'RE DOING SOMETHING CREATIVE WHERE I THINK WE END UP
 05:29:34 ZIGZAGGING THE SIDEWALK THAT ALLOWS BIGGER CANOPY TREES AS
 05:29:37 OPPOSED TO RUNNING ONE SIDEWALK THROUGH THE MIDDLE AND TWO
 05:29:40 SLIVERS I CAN'T WORK WITH.
 05:29:42 I THINK THAT WILL WORK OUT WELL TO HELP CREATE GREENSPACE IN
 05:29:45 THE SKY PLANE.
 05:29:50 LOT OF LITTORALS AND AQUATIC PLANTS.
 05:29:53 LATTICE THAT OCCUR ALONG THE PORTION PREVIOUSLY AGREED TO
 05:29:56 AND BEEN ON THE PLANS.
 05:29:57 AND THE PARK TO THE NORTH AS WELL.
 05:30:01 >>Michael Sheeley: IS THAT PARK FOR PUBLIC USE?
 05:30:03 >> THIS PARK HERE?
 05:30:04 YES.
 05:30:05 I THINK IT'S A DOLLAR AN HOUR OR SOMETHING.
 05:30:11 JUST KIDDING.
 05:30:12 YES, IT'S OPEN TO THE PUBLIC.
 05:30:13 HERE IS THE PLANT PALETTE.
 05:30:15 IT IS A RATHER INVOLVED PLANT PALETTE.
 05:30:17 LOT OF PLANTINGS, COLOR, AND WHATNOT.
 05:30:19 I'M HAPPY TO ANSWER ANY QUESTIONS.
 05:30:21 >>Michael Sheeley: THE AREA WHERE THOSE TWO BUILDINGS HAVE

 05:30:25 MOVED TO PHASE TWO AT THE ENTRANCE, DO YOU HAVE A LANDSCAPE
 05:30:28 PLAN FOR THOSE AREAS YET?
 05:30:29 >> I HAVE NOT DRAWN ONE YET, BUT THAT IS SOMETHING WE'LL
 05:30:32 HAVE TO DO.
 05:30:33 THE INTENT, MY UNDERSTANDING AND TYLER, CORRECT ME IF I'M
 05:30:37 WRONG, PUTTING THE BUFFERS IN AROUND THE PERIMETER, SO IT
 05:30:39 WILL LOOK LANDSCAPED.
 05:30:41 INTERNALLY WE'LL CONTINUE THE PLANTINGS AS WELL.

05:30:46 >>Mary Gibbs: WHEN THIS WENT TO COUNCIL FOR THE FINAL
 05:30:50 APPROVAL OF THE ZONING AMENDMENT, THEY HAD A LONG DISCUSSION
 05:30:53 ABOUT THE PHASING AND KIND OF THE CHURCH PROPERTY, WHATEVER
 05:30:56 IT WAS GOING TO BE.
 05:30:57 THEY WANTED TO MAKE SURE THAT THERE WAS SOME PERIMETER
 05:31:00 LANDSCAPING WENT IN FIRST IN CASE THOSE LOTS WERE CLEARED --
 05:31:04 >> IT WILL BE LANDSCAPED AS IF THE BUILDINGS WERE THERE AND
 05:31:08 HEDGES AND SCREENING.
 05:31:09 IT WILL BE A CLEAN SITE.
 05:31:11 BENEFIT OF THAT, AS IT MATURES, ONCE THE BUILDINGS DO
 05:31:14 ARRIVE, IT WILL BLEND IN NICER.
 05:31:16 >>Jim Wallace: I HAVE A QUESTION ON CONNECTIVITY.
 05:31:19 CAN WE GO BACK TO BUILDING A AND B?
 05:31:24 BACK ONE SLIDE.
 05:31:26 IF I'M IN BUILDING A AND I DECIDE I WANT TO GO TO THE POOL
 05:31:34 IN BUILDING B, WHAT IS THE PATHWAY CONNECTIVITY THAT ALLOWS
 05:31:38 ME TO GET THERE?

 05:31:40 >> I BELIEVE YOU'LL BE WALKING ACROSS THIS LOCATION,
 05:31:42 CONNECTING ACROSS HERE AND THEN COMING THROUGH THIS LOCATION
 05:31:45 HERE.
 05:31:45 >>Jim Wallace: I HAVE TO EXIT MY BUILDING.
 05:31:47 I DON'T GO TO THE COURTYARD AND WALK ALONG THE LAKE.
 05:31:50 >> THERE IS A CONNECTIVE PATH ALONG THE BACK THAT WILL
 05:31:54 CONNECT AS WELL.
 05:31:55 >>Jim Wallace: THERE IS AN EASY WAY FOR ME TO GO DOWNSTAIRS,
 05:31:58 SAY I THINK I WANT TO GO FOR A SWIM AND WALK TO THE OTHER
 05:32:01 BUILDINGS.
 05:32:02 GREAT, SUPER.
 05:32:12 >> SO THAT'S IT.
 05:32:14 HAPPY TO ANSWER ANY OTHER QUESTIONS THAT YOU MAY HAVE.
 05:32:21 >>Michael Sheeley: I'LL SAY WE'VE SEEN THIS PROJECT A NUMBER
 05:32:23 OF TIMES.
 05:32:24 YOUR TEAM WAS ALWAYS COOPERATIVE ON THE ARCHITECTURE,
 05:32:28 SPECIFICALLY WITH WORKING WITH THE COLOR PALETTE, ET CETERA.
 05:32:31 WE'RE LOOKING FORWARD TO A GREAT PROJECT.
 05:32:33 >> THANK YOU.
 05:32:37 >>Anthony Gargano: ANY OTHER COMMENTS OR QUESTIONS FROM THE
 05:32:38 BOARD?
 05:32:38 ANY CARDS, TAMMY?
 05:32:40 >>Tammy Duran: NO.
 05:32:40 >>Anthony Gargano: ANYBODY HERE FROM THE PUBLIC TO BE HEARD?
 05:32:42 WE'LL CLOSE THE PUBLIC PORTION.

 05:32:45 THANK YOU.
 05:32:46 >>Michael Sheeley: THANK YOU VERY MUCH.
 05:32:49 >>Anthony Gargano: NEXT IS THE VILLAGE PROJECT.
 05:32:58 >>Tammy Duran: NANCY, CAN YOU SEE THIS ONE?

05:33:04 >>Nancy Stroud: YES.
 05:33:04 THANK YOU, TAMMY.
 05:33:23 >>Mary Gibbs: OUR LAST PUBLIC INFORMATION MEETING IS ESTERO
 05:33:27 SPORTS PARK.
 05:33:28 THIS IS A PROJECT THAT THE VILLAGE IS WORKING ON.
 05:33:32 IF YOU REMEMBER -- I'M SURE YOU REMEMBER WHEN WE DID THE
 05:33:35 HIGH 5 PROJECT ON THE PROPERTY THAT WAS THE GOLF COURSE
 05:33:38 DRIVING RANGE AND THEN SOME VACANT PROPERTY TO THE WEST
 05:33:40 ABOUT 20 ACRES, YOU ALL HAD SOME COMMENTS AND SAID WE WOULD
 05:33:44 LIKE TO SEE THE BIG PICTURE FOR THIS AREA.
 05:33:47 WHAT IS GOING TO BE DEVELOPED.
 05:33:50 YOU SHOULD BE WORKING WITH THE SCHOOL DISTRICT.
 05:33:51 YOU SHOULD BE WORKING WITH THE COUNTY.
 05:33:53 YOU SHOULD COME UP WITH A BIGGER PLAN FOR WHAT THE VISION
 05:33:55 IS.
 05:33:56 I THINK BOARD MEMBER WALLACE WAS PRETTY ADAMANT ABOUT THAT.
 05:34:00 WE HAD SAID WE ARE WORKING ON SOME THINGS.
 05:34:03 BEING THAT YOU'RE DEALING WITH DIFFERENT ENTITIES, SCHOOL
 05:34:05 DISTRICT AND COUNTY AND VILLAGE, IT'S A LITTLE BIT
 05:34:09 DIFFICULT.
 05:34:09 WE HAVE BEEN WORKING ON IT FOR QUITE SOME TIME.

 05:34:12 WE HAVE CONSULTANTS HELPING US WITH THIS.
 05:34:15 WE HAVE ACQUIRED A 99-YEAR LEASE WITH THE SCHOOL DISTRICT
 05:34:19 FOR THE PROPERTY TO THE EAST OF WHAT WAS GOING TO BE THE
 05:34:22 HIGH 5 DEVELOPMENT.
 05:34:23 ALSO ACQUIRING SOME PROPERTY FROM THE COUNTY TO THE NORTH,
 05:34:28 KIND OF BY THE EXISTING PARK.
 05:34:30 AND WE HAVE CONSULTANTS THAT ARE GOING TO EXPLAIN THIS TO
 05:34:34 YOU.
 05:34:34 YOU MIGHT REMEMBER MICHAEL COMPARATO FROM VIESTE WHO CAME IN
 05:34:38 AND TALKED ABOUT HIGH 5, HE IS ACTUALLY SICK, BUT HE IS ON
 05:34:43 ZOOM.
 05:34:43 I HOPE HE'S NOT LAYING IN A HOSPITAL BED, BUT I KNOW HE
 05:34:47 WANTED TO TALK A LITTLE BIT.
 05:34:48 THEN WE HAVE CARLOS PEREZ FROM PEREZ.
 05:34:51 THEY ACTUALLY WORKED -- CARLOS WORKED ON OUR PARKS AND OPEN
 05:34:55 SPACE MASTER PLAN THAT WE DID SOME YEARS AGO WHEN WE FIRST
 05:35:00 -- THE VILLAGE FIRST GOT OPERATING.
 05:35:02 WE WANTED TO DO A PARKS AND OPEN SPACE MASTER PLAN.
 05:35:04 CARLOS IS GOING TO EXPLAIN WHAT THEY HAVE DONE, LIKE A
 05:35:08 MASTER PLAN FOR THIS PROPERTY.
 05:35:10 AND WESTON & SAMPSON, CRIS IS GOING TO EXPLAIN ABOUT THE
 05:35:16 LANDSCAPING AND SOME OF THE SITE DESIGN.
 05:35:17 MICHAEL, ARE YOU THERE?
 05:35:19 HELLO?
 05:35:31 IF NOT, CARLOS AND CRIS -- CARLOS AND CRIS RECENTLY

05:35:45 PRESENTED AT COUNCIL.
 05:35:47 SO THEY ARE GOING TO EXPLAIN WHAT THEY HAVE BEEN DOING.
 05:35:50 WE'LL LET CARLOS START WITH THAT.
 05:35:58 >>Carlos Perez: GOOD EVENING.
 05:35:59 MY NAME IS CARLOS PEREZ WITH THE PEREZ PLANNING AND DESIGN.
 05:36:03 WITH ME THIS AFTERNOON IS CRIS BETANCOURT WITH WESTON &
 05:36:06 SAMPSON.
 05:36:07 AS MARY MENTIONED ON THE PHONE IS MICHAEL COMPARATO WHO WILL
 05:36:11 BE SHARING INFORMATION AS WELL.
 05:36:12 WE'RE VERY EXCITED TO SHARE WHERE WE ARE AT WITH THE ESTERO
 05:36:15 SPORT PARK MASTER PLAN DESIGN.
 05:36:17 WHAT WE'RE GOING TO SHARE WITH YOU THIS EVENING IS WE'RE
 05:36:21 GOING TO GIVE YOU AN OVERVIEW OF THE PROJECT.
 05:36:23 WE'RE GOING TO STEP BACK A LITTLE BIT JUST TO GIVE YOU A
 05:36:26 LITTLE BIT OF CONTEXT OF HOW THIS STARTED.
 05:36:28 MARY ALLUDED TO THAT A LITTLE BIT.
 05:36:29 IT STARTED WITH A PARKS MASTER PLAN FOR THE ENTIRE VILLAGE.
 05:36:33 WE'LL SHOW HOW FROM THAT POINT TO NOW IS HOW WE'VE GOTTEN TO
 05:36:37 THIS PLAN.
 05:36:38 WE'VE DONE A LOT OF PUBLIC ENGAGEMENT IN THE LAST TWO
 05:36:40 MONTHS.
 05:36:41 YOU'LL SEE IN A MOMENT THE SCHEDULE HAS BEEN VERY, VERY
 05:36:43 AGGRESSIVE, BUT WE'LL SHARE THAT SCHEDULE WITH YOU.
 05:36:46 AND THEN CRIS WILL DIVE INTO THE MASTER PLAN AND TAKE YOU
 05:36:54 THROUGH THE LAYOUT THAT WAS APPROVED BY COUNCIL JUST LAST

 05:36:57 WEEK.
 05:36:57 JUST TO MENTION THAT AS YOU'LL SEE, THE PRESENTATION WILL
 05:37:02 REALLY FOCUS ON THE LAYOUT AND CIRCULATION AND AMENITIES AND
 05:37:05 EXPERIENCES.
 05:37:05 THE NEXT MEETING THAT WE PRESENT TO YOU, WE'LL GET MORE INTO
 05:37:09 THE ARCHITECTURE FEEL AND THEN THE LANDSCAPE OF IT.
 05:37:11 WE'VE BEEN MOVING SO QUICKLY ON THE LAYOUT, THAT THAT'S
 05:37:14 WHERE WE ARE AT THIS POINT.
 05:37:15 WE LOOK FORWARD TO SHARING THAT AND GETTING YOUR COMMENTS.
 05:37:18 JUST TO FRAME THIS A LITTLE BIT AND FOLLOW UP WITH WHAT MARY
 05:37:22 SAID, THE SITE IS JUST SOUTH OF US AT THE MOMENT.
 05:37:25 SO WE'RE ON THE NORTH SIDE OF THIS IMAGE.
 05:37:29 THE SITE IS ABOUT A 52-ACRE SITE LEASED BY THE VILLAGE FROM
 05:37:36 LEE COUNTY SCHOOLS.
 05:37:39 THAT'S THE YELLOW BOX TOWARDS THE CENTER OF THE IMAGE.
 05:37:42 THE VILLAGE HAS ALSO WORKED WITH THE COUNTY TO PURCHASE
 05:37:45 ANOTHER 25 ACRES THAT YOU SEE IN THAT CENTER PIECE.
 05:37:51 YOU'LL SEE HOW THE PLAN, HOW WE'RE INFLUENCING THAT AREA.
 05:37:54 AND THEN THE ENTERTAINMENT AREA THAT ESTERO ENTERTAINMENT
 05:37:58 AREA, THE HIGH 5 AREA IS OVER TO THE WESTERN PART OF THIS
 05:38:02 IMAGE AS WELL.
 05:38:03 WE'VE BEEN COORDINATING WITH THAT TEAM AS WELL TO MAKE SURE

05:38:06 THAT OUR LAYOUT RELATES TO THEIRS AND GOOD INTERSECTION.
 05:38:09 WE'LL REALLY FOCUS ON THE 80ISH ACRES OF LEE COUNTY SCHOOLS
 05:38:15 AND THE RECENTLY PURCHASED AREA BY THE VILLAGE FROM LEE

 05:38:18 COUNTY.
 05:38:20 OR THEY ARE STILL IN NEGOTIATIONS, BUT GETTING TO THAT
 05:38:23 POINT.
 05:38:24 THIS HAS BEEN A PRETTY BIG TEAM.
 05:38:27 VIESTE HAS SERVED AS PROGRAM MANAGERS FOR THIS.
 05:38:29 OUR FIRM, PEREZ PLANNING AND DESIGN HAS BEEN SERVING AS
 05:38:32 PROJECT MANAGERS AND PARK PLANNERS.
 05:38:35 WESTON & SAMPSON HAS BEEN THE PARK AND SPORTS FACILITIES
 05:38:37 EXPERTS ON THIS.
 05:38:38 WE'VE ALSO HAD SPORTS FACILITIES COMPANIES HELPING US WITH
 05:38:42 SOME OF THE PROFORMA AND THE PROGRAMMING AND ALSO THE
 05:38:46 PROGRAMMING BOTH FROM A PROBLEMATIC PERSPECTIVE AS WELL AS A
 05:38:50 SPATIAL STANDPOINT.
 05:38:50 WE'VE ALSO HAD AN ARCHITECT HELPING US MORE FROM A SIZING AT
 05:38:54 THIS POINT.
 05:38:55 NOTHING VERTICAL JUST YET, BUT MORE FROM THE SIZING OF SOME
 05:38:58 OF THE BUILDINGS.
 05:38:59 SOME INTERACTION WITH BURGESS BRANT FROM AN MEP STANDPOINT.
 05:39:04 MBP HAS BEEN HELPING US WITH COST ESTIMATION QUITE A BIT.
 05:39:09 VITALINK WE'VE BEEN COORDINATING WITH THEM ON SIGNAGE AND
 05:39:12 WAYFINDING THEY CREATED, AND YOU'LL SEE SOME OF THAT CARRY
 05:39:15 THROUGH THE NEXT TIME WE MEET WITH YOU.
 05:39:19 PRETTY BIG TEAM WORKING TOGETHER OVER THE LAST TWO MONTHS.
 05:39:22 JUST TO STEP BACK A LITTLE BIT, THE GENESIS TO THIS CONCEPT
 05:39:27 GOES BACK TO THE PARKS AND RECREATION MASTER PLAN WE

 05:39:29 COMPLETED IN 2019 FOR THE VILLAGE.
 05:39:31 WHEN WE COMPLETED THAT PLAN, WHAT WE SAW IS THAT THE VILLAGE
 05:39:34 IS ESSENTIALLY A SERIES OF HUBS.
 05:39:36 YOU HAVE WHAT WE CALL THE HIGHWAY COMMERCIAL HUB ON THE EAST
 05:39:39 SIDE OF THE VILLAGE NEAR THE HIGHWAY, LAND USES THAT RELATE
 05:39:43 MORE TO THAT HIGHWAY USE.
 05:39:45 WE ALSO HAVE ECOHISTORICAL HUB THAT WE TALKED ABOUT WITH A
 05:39:49 STATE PARK THERE.
 05:39:50 TO THE VERY SOUTH, YOU HAVE THE MIXED USE COMMERCIAL HUB.
 05:39:53 THEN WHAT WE FOUND IS THERE WAS AN OPPORTUNITY TO WHERE THE
 05:39:56 VILLAGE OFFICES ARE AND WHERE THE ESTERO COMMUNITY PARK IS,
 05:40:00 THERE WAS AN OPPORTUNITY TO CREATE WHAT WE WERE CALLING A
 05:40:02 VILLAGE CENTER HUB, AN AREA WHERE WE CREATE SOME ACTIVITY
 05:40:07 BUILDING OFF THE ESTERO COMMUNITY PARK AND THE SCHOOL TO
 05:40:10 CREATE A PLACE THAT ALMOST THAT THIRD PLACE FOR THE VILLAGE
 05:40:12 TO COME TOGETHER.
 05:40:14 AS PART OF THAT PLAN, WE DEVELOPED THIS DIAGRAM THAT LOOKED
 05:40:18 AT USING THE ESTERO COMMUNITY PARK AS POTENTIAL SOCIAL

05:40:23 CULTURAL RECREATIONAL AREA AND THEN THE SCHOOL AREA HAS A
 05:40:27 POTENTIAL SCHOOL RECREATION AREA AND REALLY LEVERAGING THOSE
 05:40:30 TWO SITES TO CREATE A PARK CONCEPT.
 05:40:33 THAT HAS THEN THROUGH THE YEARS WE DEVELOPED PRELIMINARY
 05:40:37 CONCEPTS FOR THE VILLAGE, BUT THAT ULTIMATELY -- AND THOSE
 05:40:41 WERE INFORMED BY THE FINDINGS FROM THE NEEDS ASSESSMENT FROM
 05:40:44 THE VILLAGE PARKS AND OPEN SPACE MASTER PLAN.

05:40:47 YOU CAN SEE VERY QUICKLY WHAT SOME OF THE HIGH-PRIORITY
 05:40:49 NEEDS ARE.
 05:40:50 FOCUS ATTENTION ON HIGH PRIORITY FACILITY NEEDS, YOU CAN SEE
 05:40:53 ALL THE VARIOUS NEEDS IDENTIFIED BY DISTRICT RESIDENTS THAT
 05:40:56 WERE A PRIORITY FOR THEM, MANY OF WHICH YOU'LL SEE IN THE
 05:41:00 PLAN.
 05:41:01 IDEA OF MULTIPURPOSE TRAILS, SIDEWALKS, RESTROOMS FOR
 05:41:04 EXISTING PARKS, COMMUNITY GARDENS, ATHLETIC FIELDS,
 05:41:07 SPECIFICALLY LOOKING AT SOCCER, MULTIUSE, BASEBALL, SOFTBALL
 05:41:11 AND PICKLEBALL.
 05:41:11 AGAIN, YOU'LL SEE SOME OF THAT IN THE PLAN.
 05:41:13 AND THEN FROM A PROBLEMATIC PERSPECTIVE, COMMUNITY SPECIAL
 05:41:17 EVENTS, FITNESS AND WELLNESS, NATURE PROGRAMS AND SENIOR
 05:41:20 LEISURE PROGRAMS.
 05:41:21 SO WE WERE LOOKING AT THIS PLAN AS A WAY TO INCORPORATE AS
 05:41:24 MANY OF THESE AS WE COULD WITHIN THIS SITE.
 05:41:26 AGAIN, AS CRIS GOES THROUGH THE PLAN, YOU'LL SEE SOME OF
 05:41:30 THOSE, HOW WE INTEGRATED THEM INTO THE PLAN.
 05:41:33 THAT IS A LITTLE BIT OF CONTEXT.
 05:41:35 THIS PROJECT SCHEDULE HAS BEEN VERY, VERY FAST BUT WITH A
 05:41:37 LOT OF PUBLIC ENGAGEMENT.
 05:41:38 WE STARTED IN OCTOBER.
 05:41:40 VERY QUICKLY SPEAKING ONE ON ONE WITH VILLAGE COUNCIL TO GET
 05:41:44 THEIR INPUT.
 05:41:45 WE CAME UP WITH THREE CONCEPTS THAT THEN WE SHARED WITH THE

05:41:48 VILLAGE COUNCIL, GOT THEIR INPUT.
 05:41:50 WENT TO THE PUBLIC, GOT THEIR INPUT.
 05:41:52 THEN TURNED THOSE THREE INTO ONE CONCEPT, SHARED IT WITH THE
 05:41:56 PUBLIC.
 05:41:56 GOT THEIR INPUT, PRESENTED IT TO THE VILLAGE AND NOVEMBER 20
 05:42:00 GOT THEIR INPUT.
 05:42:01 AND THEN WE MADE ADDITIONAL REVISIONS WHICH WE PRESENTED TO
 05:42:05 VILLAGE COUNCIL ON DECEMBER 4.
 05:42:08 THE 100% MASTER PLAN THAT YOU'LL SEE TONIGHT.
 05:42:11 WE'RE HERE IN FRONT OF YOU TODAY TO SHARE THAT FINAL PLAN
 05:42:16 AND GET YOUR INPUT ACCORDINGLY.
 05:42:18 AS YOU CAN IMAGINE, MOVING VERY FAST AND ALSO CONSIDERING
 05:42:22 HIGH 5 IS MOVING VERY FAST WITH THEIR IMPLEMENTATION,
 05:42:25 THERE'S BEEN INTERACTION WITH THEM.

05:42:26 IN ORDER TO REALLY MAKE THESE TWO PROJECTS WORK TOGETHER,
 05:42:30 MICHAEL HAS FACILITATED A CONVERSATION WITH THEIR TEAM AND
 05:42:32 OUR TEAM.
 05:42:33 MICHAEL IS GOING TO TALK A LITTLE BIT ABOUT WHAT THAT
 05:42:37 INTERACTION HAS LED TO.
 05:42:38 MICHAEL, I'M NOT SURE IF YOU CAN HEAR ME.
 05:42:51 >> CAN YOU HEAR ME OKAY?
 05:42:53 >> YES, WE CAN.
 05:42:55 >> THANKS, CARLOS.
 05:42:56 GOOD EVENING, EVERYONE.
 05:42:59 APOLOGIZE FOR NOT BEING THERE IN PERSON.

 05:43:01 I WAS LOOKING FORWARD TO THAT.
 05:43:03 UNFORTUNATELY SOME HEALTH CARE ISSUES HAVE ME STUCK UP IN
 05:43:09 COLD INDIANA.
 05:43:12 I'LL HAVE TO JOIN VIRTUALLY TODAY.
 05:43:14 I APOLOGIZE FOR THAT.
 05:43:15 IT'S GOOD TO BE PART OF THIS.
 05:43:17 CARLOS IS ABSOLUTELY RIGHT.
 05:43:20 WE HAD A LOT OF COORDINATION AND INTEGRATION AND
 05:43:23 CONVERSATIONS BETWEEN HIGH 5 AND OUR ENTERTAINMENT CAMPUS
 05:43:29 CONSULTANTS WITH CARLOS AND HIS TEAM.
 05:43:32 JUST FOR SOME CONTEXT FROM ALL OF THE CONVERSATIONS WE'VE
 05:43:35 HAD TOGETHER OVER THE PAST SEVERAL MONTHS WITH REGARD TO THE
 05:43:39 ENTERTAINMENT CAMPUS, NEEDLESS TO SAY, THE INCLUSION OF THE
 05:43:43 COUNTY PROPERTY THAT THE VILLAGE HAS BEEN ABLE TO NEGOTIATE
 05:43:48 ITS RELATIONSHIP WITH NOW HAS KIND OF FILLED A BLANK, IF YOU
 05:43:51 WILL, PRIOR TO THE COUNTY LAND, AS YOU MAY RECALL, THE
 05:43:55 GROUND LEASE TO THE SCHOOL PROPERTY, THE 20 ACRES THAT WE
 05:44:00 HAD BEEN PLANNING WITH HIGH 5 AS OUR ANCHOR ON THE 20-ACRE
 05:44:04 CAMPUS THAT WE AS A VILLAGE OWNED WERE BIFURCATED, IF YOU
 05:44:08 WILL, BY THE COUNTY PROPERTY.
 05:44:09 WE EFFECTIVELY HAD TWO DIFFERENT PARCELS THAT WERE ISOLATED
 05:44:12 AND BIFURCATED APART.
 05:44:14 WE HAVE A GREAT OPPORTUNITY NOW WITH THE EMERGENCE OF THIS
 05:44:20 RELATIONSHIP AND THE NEGOTIATION WITH THE COUNTY TO INFILL
 05:44:23 THAT WITH THIS COUNTY PROPERTY.

 05:44:26 WHAT THAT'S DONE IS IT'S ALLOWED US TO EFFECTIVELY FLIP AND
 05:44:32 REORIENT THE HIGH 5 PROJECT AND BUILDING TOWARDS THE CENTER
 05:44:37 OF THE CAMPUS VERSUS IF YOU MAY RECALL IN OUR EARLIER
 05:44:42 DISCUSSIONS, THE FRONT DOOR OF HIGH 5, IF YOU WILL, FACED
 05:44:46 SOUTHWEST.
 05:44:46 YOU'LL SEE ALL OF THIS IN THE ORIENTATION PLAN WHEN CRIS
 05:44:49 GETS TO IT IN A MINUTE.
 05:44:51 WHAT I WANTED TO MAKE SURE THAT THE BOARD UNDERSTANDS IS
 05:44:54 THAT THE ARCHITECTURE AND THE CHARACTER OF THE HIGH 5
 05:44:59 BUILDING REMAINS EXACTLY THE SAME AS THE BOARD HAS SEEN IT.

05:45:02 WE'RE SIMPLY REORIENTING IT SO THAT THE FRONT DOOR
 05:45:05 EFFECTIVELY FACES AN INTEGRATED A SPORTS ENTERTAINMENT
 05:45:08 CAMPUS VERSUS BEING ISOLATED NOW THAT THE COUNTY PROPERTY
 05:45:11 HAS ALLOWED US THE OPPORTUNITY TO DO THAT.
 05:45:13 CRIS'S DESIGN TEAM AND OUR ENGINEERING AND DESIGN TEAM AS
 05:45:18 WELL AS HIGH 5'S ARCHITECTS HAVE BEEN WORKING VERY, VERY
 05:45:22 CAREFULLY TO MAKE SURE THAT BLENDS WITH A PREMIER CAMPUS
 05:45:28 ORIENTATION AS WE GO THROUGH THIS.
 05:45:31 I THINK YOU'LL SEE THAT IMPLICIT AND WITH CRIS AND CARLOS.
 05:45:36 APPRECIATE THE OPPORTUNITY, CARLOS, TO KIND OF INFILL SOME
 05:45:39 OF THAT CONTEXT.
 05:45:40 NOW CRIS BETANCOURT WILL TAKE IT FROM HERE AND WALK THE
 05:45:44 BOARD THROUGH THE PLAN.
 05:45:45 THANK YOU.
 05:45:52 >> THANK YOU, MICHAEL.

05:45:53 GOOD EVENING, EVERYBODY.
 05:45:55 I'M CRIS BETANCOURT WITH WESTON AND SAMPSON.
 05:46:00 SENIOR ARCHITECT WITH THE FIRM.
 05:46:01 IT'S BEEN A LOT OF FUN WORKING ON THIS PROJECT.
 05:46:03 JUST A FEW WORDS BEFORE WE GET INTO THE PLAN.
 05:46:09 WE'VE ALWAYS REALLY FOCUSED ON WHAT THE COMMUNITY'S NEEDS
 05:46:13 ARE BASED ON WHAT WAS IDENTIFIED IN THE SYSTEM, THROUGH THE
 05:46:17 SYSTEM PLAN.
 05:46:20 AS WE APPROACH THE DESIGN FOR THE SITE.
 05:46:22 JUST A QUICK OVERVIEW TO ORIENT YOU.
 05:46:29 SO THE HIGH 5 SITE SITS HERE ON THE WESTERN PORTION OF THE
 05:46:36 FULL HUNDRED-ACRE PARCEL.
 05:46:38 AS MICHAEL ALLUDED TO, THEY WILL BE WORKING WITH THE TEAM,
 05:46:42 WITH THAT DESIGN TEAM, WHICH IS A SEPARATE TEAM FROM US, TO
 05:46:45 REDESIGN THAT SITE AND BRING THAT BACK BEFORE YOU.
 05:46:47 SO THIS IS ESSENTIALLY A PLACEHOLDER, BUT THE BUILDING WILL
 05:46:51 REMAIN WHERE IT'S SHOWN, SITED HERE, BUT YOU'LL PROBABLY SEE
 05:46:56 RECONFIGURATION OF THE SITE TO ACCOMMODATE THE PARKING BASED
 05:46:59 ON THE CHANGES THAT HAVE HAPPENED AS WE'VE GONE THROUGH THE
 05:47:03 DESIGN PROCESS.
 05:47:04 THERE WERE SOME ELEMENTS PART OF THE LEASE AGREEMENT WITH
 05:47:12 THE SCHOOL BOARD, WHICH THE VILLAGE HAS AGREED TO FUND AND
 05:47:16 CONSTRUCT AS PART OF THE MASTER PLAN.
 05:47:18 AND THOSE ELEMENTS INCLUDE THE RECONSTRUCTION OF THE
 05:47:23 FOOTBALL FIELD AND TRACK FACILITY WHICH HAS ALREADY TAKEN

05:47:26 PLACE AND OPERATES TODAY.
 05:47:28 IT IS THE RECONSTRUCTION OF THE TENNIS, BASKETBALL AND
 05:47:34 PICKLEBALL COURTS THAT ARE THERE, WHICH I THINK IS SCHEDULED
 05:47:37 TO START HAPPENING IN 2025.
 05:47:41 IT INCLUDES A NEW BASEBALL FACILITY, A NEW SOFTBALL
 05:47:46 FACILITY, TWO RECTANGULAR FIELDS, ONE BEING DEDICATED TO

05:47:54 SOCCER AND LACROSSE AND THE OTHER AS A PRACTICE FIELD.
 05:47:59 AND THEN A CROSS COUNTRY TRACK WHICH WILL ALSO SERVE AS A
 05:48:04 MULTIUSE PATH FOR THE COMMUNITY AND BE PUBLICLY ACCESSIBLE
 05:48:08 WHEN THE SCHOOL IS NOT USING IT.
 05:48:10 SO THOSE ARE THE KEY ELEMENTS THAT OVERLAP BETWEEN THE
 05:48:13 SCHOOL AND THE COMMUNITY PARK.
 05:48:16 >>Jim Wallace: CAN I ASK A SILLY QUESTION?
 05:48:18 THE REORIENTATION OF THE HIGH 5 FACILITY, IT LOOKS LIKE YOU
 05:48:24 HAVE MOVED THE ENTRANCE INTO THE WHOLE AREA, VIA COCONUT TO
 05:48:30 THE NORTH.
 05:48:31 HOW DO I GET IN AND OUT OF THE HIGH 5 FACILITY NOW?
 05:48:39 IF I'M COMING SOUTHBOUND ON VIA COCONUT, I COME DOWN, GO
 05:48:43 AROUND THE ROUNDABOUT, GO ALONG WILLIAMS ROAD AND TURN IN,
 05:48:46 DRIVE NORTH.
 05:48:47 IS THAT WHAT I'M DOING NOW?
 05:48:51 >> RIGHT.
 05:48:51 SO THAT'S WHAT I WAS ALLUDING TO IS THAT THIS SITE IS GOING
 05:48:56 TO BE RECONFIGURED AND BROUGHT BACK BEFORE THE PLANNING AND
 05:48:59 ZONING BOARD BY THE OTHER DESIGN TEAM.

 05:49:03 WE MADE EXACTLY THE CHANGES YOU DESCRIBED BASED ON THE
 05:49:06 MASTER PLAN PROCESS BASED ON THE VILLAGE'S WISHES.
 05:49:11 >>Jim Wallace: THE CIVIL ENTRY INTO THAT HIGH 5 AREA HAS
 05:49:16 CHANGED NOW.
 05:49:17 >>Cris Betancourt: YES, CORRECT.
 05:49:19 >>Jim Wallace: IF I'M COMING SOUTHBOUND AND I HAVE TO GO
 05:49:21 DOWN TO THE ROUNDABOUT, DRIVE ALONG WILLIAMS ROAD, MAKE A
 05:49:26 LEFT-HAND TURN ACROSS WILLIAMS ROAD, WHICH I GUESS YOU'LL
 05:49:30 HAVE TO HAVE TURN LANES OR WHATEVER, INTO THE HIGH 5 AREA,
 05:49:33 DRIVE ALL THE WAY UP TO HIGH 5 --
 05:49:39 >> GO AHEAD, MICHAEL.
 05:49:41 >> I APOLOGIZE TO INTERRUPT.
 05:49:42 NOT QUITE CORRECT.
 05:49:44 THE MAIN ENTRANCE TO HIGH 5, I WISH YOU COULD SEE MY CURSOR.
 05:49:52 THE MAIN ENTRANCE TO HIGH 5 FACES THE PEANUT-SHAPED
 05:49:56 ROUNDABOUT ON THE INTERIOR OF THE INTEGRATED NOW
 05:49:59 ENTERTAINMENT SPORTS CAMPUS.
 05:50:02 SO THE ANGLED CORNER OF THE HIGH 5 BUILDING IS THE FRONT
 05:50:07 DOOR OF THAT BUILDING NOW.
 05:50:09 IT USED TO BE FACING TO THE SOUTH.
 05:50:12 NOW IT'S FACING TO THE NORTH.
 05:50:14 SO THE MAIN ENTRY POINT NOW WILL BE OFF OF VIA COCONUT.
 05:50:18 >>Jim Wallace: BUT I CAN'T MAKE A LEFT IN OFF COCONUT.
 05:50:21 >>Mary Gibbs: I BELIEVE THERE IS SUPPOSED TO BE A TURN LANE.
 05:50:26 >> YES, THERE WILL BE A TURN LANE.

 05:50:29 >> IF YOU ARE COMING OFF VIA COCONUT.
 05:50:31 >> THAT'S CORRECT.

05:50:32 COMING SOUTH ON VIA COCONUT, THERE WILL BE A TURN LANE CUT
 05:50:35 INTO THE MEDIAN.
 05:50:36 I FORGET THE STACKING NUMBER, BUT I THINK IT'S 14 TO 16
 05:50:40 CARS, THERE WILL BE A LEFT-HAND TURN LANE CUT INTO THE
 05:50:43 MEDIAN.
 05:50:44 COMING DOWN TO VIA COCONUT, THERE WILL BE A LEFT-HAND TURN,
 05:50:47 SOUTHBOUND LEFT-HAND TURN INTO THE MAIN SPORTS CAMPUS TO THE
 05:50:51 PEANUT-SHAPED ROUNDABOUT WITH A DIRECT ENTRY INTO PARKING.
 05:50:57 >>Jim Wallace: RIGHT NOW THE MEDIAN IS MAYBE EIGHT FEET
 05:51:00 WIDE.
 05:51:00 I PRESUME YOU'LL BE TAKING LAND FROM THE DEVELOPMENT WE JUST
 05:51:04 HEARD FROM HALF AN HOUR AGO BECAUSE THE MEDIAN THERE IS VERY
 05:51:09 -- IT'S EIGHT FEET MAYBE.
 05:51:11 IT'S VERY LIMITED.
 05:51:14 YOU CAN'T TAKE THE TURN LANE FROM THE MEDIAN.
 05:51:17 YOU'LL HAVE TO TAKE IT FROM THE PROPERTY TO THE WEST?
 05:51:21 >>Mary Gibbs: WE MOVED THE ACCESS FURTHER NORTH BECAUSE I
 05:51:24 THINK THERE WAS -- WE HAVE THE SAME TRAFFIC CONSULTANT, NORM
 05:51:29 TREBILCOCK, THAT'S BEEN WORKING ON THE OTHER PROJECTS.
 05:51:32 WE MOVED THE ENTRANCE, AS I RECALL, FURTHER NORTH BECAUSE OF
 05:51:36 THE SAFETY OF COMING AROUND THAT CORNER.
 05:51:38 HE'S PLOTTED OUT THE TURN LANES --
 05:51:42 >>Jim Wallace: IT'S NICE TO TURN THE BUILDING.

 05:51:45 I UNDERSTAND WHAT YOU'RE SAYING.
 05:51:48 THE CIVIL SIDE OF IT, I PRESUME YOU'VE WORKED IT OUT.
 05:51:56 >> YEAH, IT IS A GOOD QUESTION.
 05:52:01 >>Jim Wallace: -- THAT'S JUST NOT FUNCTIONAL.
 05:52:04 YOU'RE COMFORTABLE THAT YOU WILL BE ABLE TO ADD A TURNING
 05:52:07 LANE?
 05:52:08 >>Mary Gibbs: YEAH, DAVID WILLEMS, OUR PUBLIC WORKS
 05:52:11 DIRECTOR, HAS BEEN WORKING ON THIS AND WITH NORM WHO WAS
 05:52:14 HERE BUT HE LEFT.
 05:52:16 THEY HAVE BEEN WORKING ON THE LOGISTICS OF THE TURN LANES
 05:52:18 AND WHAT'S NEEDED, BECAUSE OF THE SAFETY ISSUE OF THE
 05:52:21 CORNER.
 05:52:22 AND THEY KNOW ABOUT ALL THE OTHER PROJECTS.
 05:52:24 I THINK THEY ARE ALL WORKING.
 05:52:26 >>Jim Wallace: THERE ISN'T A 30-FOOT MEDIAN THAT WE CAN GRAB
 05:52:31 10 FEET FROM.
 05:52:32 BARELY CAN GET TREES IN THERE.
 05:52:37 >>Cris Betancourt: BUT THOSE LOGISTICS ARE BEING WORKED OUT
 05:52:39 BECAUSE THEY ARE OFF-SITE IMPROVEMENTS.
 05:52:41 OUR SCOPE OF WORK STARTS AT THE PROPERTY LIMIT.
 05:52:45 >>Jim Wallace: I APPRECIATE THAT.
 05:52:47 APPRECIATE THIS IS CONCEPTUAL BUT IT'S KIND OF AN INFILL
 05:52:50 PIECE AT THIS POINT.
 05:52:51 OKAY.

05:52:52 GO AHEAD.

05:52:53 >>Cris Betancourt: THIS IS THE DEVELOPMENT PARCEL.
 05:53:02 THERE ARE MULTIPLE PARCELS FOR DEVELOPMENT IN THE FUTURE
 05:53:05 THAT ARE ASSOCIATED WITH IT.
 05:53:08 SOUTHERN END OF THE SITE, THEY WILL BE LOOKING AT
 05:53:10 RECONFIGURING THE POND AND MAKING ANOTHER DEVELOPMENT PARCEL
 05:53:14 OVER HERE AND RECONFIGURING ALL THE PARKING.
 05:53:17 THIS WILL BE COMING BACK BEFORE YOU IN A DIFFERENT FASHION.
 05:53:20 SIMPLY THE BUILDING PLACEMENT REMAINS AS WE SHOW IT ON THIS
 05:53:23 PLAN.
 05:53:24 THE WAY THE PLAN IS ORGANIZED, FOCUSING ON COMMUNITY
 05:53:39 ACTIVITY, WE'VE CENTRALIZED A VILLAGE GREEN, WHICH IS
 05:53:43 APPROXIMATELY THREE AND A HALF ACRE AREA THAT CAN BE USED IN
 05:53:47 A FLEXIBLE FASHION FOR COMMUNITY EVENTS, FOR FLEXIBLE PLAY
 05:53:57 AND IT SERVES AS THE HEART OF THE COMMUNITY PARK.
 05:54:00 WE ALSO HAVE INCORPORATED PLAYGROUND AND SPLASH PAD HERE IN
 05:54:05 THE CENTER PART OF THE PARK.
 05:54:08 WE'LL BE EXPANDING THE LAKE SIGNIFICANTLY, BOTH TO
 05:54:13 ACCOMMODATE THINGS LIKE STORMWATER MANAGEMENT AND ALSO TO
 05:54:16 INCREASE THE RECREATIONAL ACTIVITY ALONG THE PERIMETER OF
 05:54:21 THE LAKE.
 05:54:22 I'LL TAKE YOU THROUGH SOME OF THE AREAS.
 05:54:30 SO THE SPORTS FIELDS TO THE NORTH END OF THE CAMPUS, THEY
 05:54:36 ARE GOING TO BE MULTIPURPOSE FIELDS.
 05:54:38 SO THESE IMAGES REPRESENT WHAT THEY COULD LOOK LIKE.
 05:54:46 WHEN WE COME BACK TO YOU ON THE 14th OF JANUARY, WE'LL

 05:54:48 HAVE MORE DETAIL.
 05:54:50 WE JUST WANTED TO SHOW YOU SOME REPRESENTATIVE IMAGES SO YOU
 05:54:55 HAVE A PLATFORM FROM WHICH TO ASK US QUESTIONS AND GIVE US
 05:54:59 COMMENTS.
 05:54:59 THESE SPORTS FIELDS WILL ACCOMMODATE ALL TYPES OF FIELD USE
 05:55:06 -- SOCCER, FOOTBALL, LACROSSE, FIELD HOCKEY, ALL OF THE
 05:55:11 DIFFERENT FIELD SPORTS.
 05:55:13 THEY WILL ALSO HAVE BASEBALL DIAMONDS AT EACH OF THE
 05:55:20 CORNERS.
 05:55:20 AND THESE ARE TO ACCOMMODATE SOFTBALL AND LITTLE LEAGUE
 05:55:25 LEVEL PLAY.
 05:55:27 YOU WOULD INCORPORATE OR WE WOULD BE INCORPORATING TEMPORARY
 05:55:32 FENCING AND TEMPORARY SEATING WHEN BASEBALL OR SOFTBALL ARE
 05:55:38 IN PLAY.
 05:55:40 TYPICALLY THESE WOULD LAY OUT AS RECTANGULAR FIELDS.
 05:55:45 THE BUILDINGS BETWEEN EACH OF THE FIELDS WOULD LOOK
 05:55:50 SOMETHING LIKE THIS.
 05:55:52 THIS IS TAKEN AS A MODEL FROM THE BOCA RATON SYSTEM WHERE
 05:55:56 YOU WILL HAVE VIEWING ON EITHER SIDE, AND YOU WOULD ALSO
 05:56:00 HAVE A PRESS BOX, RESTROOMS AND STORAGE AT EACH FACILITY.

05:56:04 SO THAT WOULD BE THESE TWO BUILDINGS HERE.
 05:56:08 >>Jim Wallace: HOW MANY PEOPLE WOULD THEY SEAT?
 05:56:10 COUPLE HUNDRED?
 05:56:12 >> YEAH, A FEW HUNDRED ABOUT.
 05:56:14 YEAH.

05:56:15 SO THE IDEA HERE IS THAT YOU CAN ACCOMMODATE BOTH THE HIGH
 05:56:19 SCHOOL ACTIVITY AS WELL AS THERE IS A POP WARNER FOOTBALL
 05:56:28 THAT CURRENTLY PLAYS ON THE COUNTY LAND WHICH AS PART OF THE
 05:56:31 DEAL THAT THE VILLAGE HAS WITH THE COUNTY TO ACQUIRE THE
 05:56:33 LAND, WE -- THE VILLAGE NEEDS TO CONTINUE TO PROVIDE FIELDS
 05:56:38 FOR POP WARNER FOOTBALL.
 05:56:39 SO THAT'S ANOTHER LEAGUE THAT WOULD TAKE PLACE THERE AS WELL
 05:56:44 AS OTHER SOCCER LEAGUES AND LITTLE LEAGUE.
 05:56:49 THESE WOULD ALL COME INTO PLAY ONCE A PROGRAM MANAGER IS
 05:56:57 SELECTED FOR MANAGING THE PARK ON BEHALF OF THE VILLAGE.
 05:57:01 SO THOSE ARE TO BE DETERMINED, BUT THOSE ARE JUST EXAMPLES
 05:57:04 OF THE TYPES OF ACTIVITIES THAT WILL TAKE PLACE HERE.
 05:57:06 THE LAKE WILL HAVE -- SO THIS MULTIUSE TRAIL IS TEN FEET
 05:57:16 WIDE.
 05:57:16 IT RUNS THROUGHOUT THE ENTIRE LENGTH OF THE PARK.
 05:57:19 IT WILL SERVE AS BOTH THE CROSS COUNTRY TRAIL FOR THE HIGH
 05:57:22 SCHOOL, BUT IT IS ALSO PUBLICLY ACCESSIBLE.
 05:57:25 SO ANYBODY CAN GO WALKING THERE, EXCEPT OBVIOUSLY WHEN THERE
 05:57:29 IS A CROSS COUNTRY TOURNAMENT, THEY WOULD HAVE TO FACILITATE
 05:57:34 THAT.
 05:57:34 THAT IS AN OPERATIONS ISSUE LATER ON.
 05:57:36 IN TERMS OF RECREATION, WE WILL CARRY A BOARDWALK OVER THE
 05:57:51 LAKE SO YOU CAN INTERACT WITH THE WATER AND SIT OUT ON THE
 05:57:54 WATER.
 05:57:55 THESE ARE SOME REPRESENTATIVE EXAMPLES OF WHAT THE BOARDWALK

05:57:59 MIGHT LOOK LIKE AND WHAT IT WILL FEEL LIKE TO BE OUT THERE
 05:58:02 ON THE WATER.
 05:58:03 WE'LL INCORPORATE PAVILIONS THROUGHOUT THE PARK THAT CAN BE
 05:58:11 USED FOR PICNICKING OR FAMILY PARTIES, AS THE PROGRAMMING
 05:58:20 SEES FIT.
 05:58:21 THROUGH PUBLIC ENGAGEMENT, WE ALSO HEARD THE DESIRE TO FIND
 05:58:33 A PLACE FOR COMMEMORATING VETERANS AND GOLD STAR FAMILIES.
 05:58:39 THESE ARE SOME IMAGES OF THAT.
 05:58:41 I THINK THAT'S PART OF THE DISCUSSION THAT WILL CONTINUE
 05:58:45 WITH THE COMMUNITY AND WITH THE VILLAGE, WHETHER THIS IS THE
 05:58:48 APPROPRIATE PLACE IN THIS SORT OF CENTRAL AREA HERE ALONG
 05:58:55 THE LAKE, THIS IS WHERE WE'LL FIT ACTIVITIES SUCH AS
 05:58:58 PLAYGROUND AND FITNESS AREAS, AS WELL AS HAVING RESTROOM
 05:59:03 FACILITIES AND SPLASH PADS FOR GENERAL USE FOR FAMILIES HERE
 05:59:06 IN THE COMMUNITY.
 05:59:09 AND THEN THIS IS JUST TO DEMONSTRATE SORT OF THE LEVEL OF

05:59:18 QUALITY OF THE PLAYGROUND THAT WE'VE BEEN DISCUSSING WITH
 05:59:21 THE VILLAGE.
 05:59:22 IT WILL BE REALLY HIGH-QUALITY PLAYGROUND, GREAT PLAY
 05:59:26 EXPERIENCE FOR CHILDREN OF ALL AGES AND MAYBE EVEN SOME
 05:59:31 ADULTS THAT LIKE TO PLAY.
 05:59:32 AND THEN COMING INTO THE BASEBALL FIELDS AND THE ENTRANCE
 05:59:43 ALONG WILLIAMS ROAD, WE'LL INCORPORATE A POND WHICH WILL
 05:59:50 ALSO BE A WATER FEATURE.
 05:59:52 ALL OF THE WATER HERE WILL BE AERATED.

05:59:55 I HAVE SOME IMAGES OF THAT COMING UP.
 05:59:57 BUT HERE IS WHERE WE WILL HAVE THE BASEBALL FIELD AND THE
 06:00:01 SOFTBALL FIELD.
 06:00:03 THESE WILL BE REPLACED IN THE SECOND PHASE OF CONSTRUCTION.
 06:00:07 EVERYTHING THAT WE LAID OUT WE TOOK INTO CONSIDERATION
 06:00:12 KEEPING THE EXISTING BASEBALL AND SOFTBALL FACILITY
 06:00:16 AVAILABLE FOR PLAY WHILE OTHER PORTIONS OF THE PARK ARE
 06:00:21 CONSTRUCTED.
 06:00:22 AND THEN ONCE THEY GO INTO THEIR OFF SEASON, THAT'S WHEN
 06:00:25 THEY WOULD CONSTRUCT THE SOFTBALL FIELD.
 06:00:27 >>Michael Sheeley: THOSE ARE FOR THE HIGH SCHOOL PLAY?
 06:00:29 >> BUT THEY ARE ALSO PUBLICLY ACCESSIBLE.
 06:00:31 AGAIN, THIS IS AN OPERATIONS DISCUSSION, BUT WHEN -- MY
 06:00:39 UNDERSTANDING IS THAT WHEN THE HIGH SCHOOL IS NOT USING THE
 06:00:41 FIELDS, WHICH IS TYPICALLY 3 IN THE AFTERNOON, 5 IN THE
 06:00:47 AFTERNOON ARE THEIR TIMES, THEN IT BECOMES OPEN FOR PUBLIC
 06:00:49 USE.
 06:00:52 >>Jim Wallace: THIS IS A VERY NEOPHYTE QUESTION, OBVIOUSLY.
 06:00:58 BUT A SOFTBALL FIELD CANNOT BE PLAYED ON A BASEBALL FIELD?
 06:01:04 >>Cris Betancourt: SO THE DIMENSIONS OF THE INFIELD ARE
 06:01:07 DIFFERENT.
 06:01:10 >>Jim Wallace: FROM THE PITCHER'S MOUND TO --
 06:01:12 >> CORRECT.
 06:01:13 AND ALSO THE BASES.
 06:01:14 BASES ARE ONLY 60 FEET IN SOFTBALL AND THEY ARE 90 FEET IN

06:01:18 BASEBALL.
 06:01:18 THESE FOOTPRINTS HERE, THEY ARE REPRESENTATIVE OF A PRESS
 06:01:29 BOX WITH SEATING.
 06:01:30 THIS IS PROBABLY A LITTLE LARGER SCALE THAN WE GET.
 06:01:33 THIS IS PROBABLY MORE ABOUT THE SIZE.
 06:01:36 YOU'D HAVE SEATING ABOVE CONCESSIONS, ABOVE RESTROOMS AND
 06:01:42 STORAGE FOR MAINTENANCE NEEDS OF THE RESPECTIVE FIELDS.
 06:01:47 ON THE HIGH SCHOOL SIDE, OBVIOUSLY, YOU'RE FAMILIAR WITH THE
 06:01:56 FOOTBALL FIELD.
 06:01:57 ONE OF THE MAJOR THINGS THAT'S GOING TO HAPPEN HERE IS WE'RE
 06:02:02 GOING TO FLIP THE HOME STANDS TO THE WEST SIDE OF THE FIELD.
 06:02:07 AND THAT OBVIOUSLY IS BECAUSE YOU WANT TO HAVE HOME FIELD

06:02:11 ADVANTAGE AND THE SUN SETS IN THE WEST.
 06:02:15 SO WE'LL BE FLIPPING THE HOME FIELD TO THE WEST SIDE.
 06:02:21 WE'LL PROVIDE A CONCESSION STAND.
 06:02:24 THERE IS THIS PLAZA SPACE THAT SERVES AS AN ORGANIZING SPINE
 06:02:29 BETWEEN ALL THE SPORTS THAT RUNS THROUGH HERE.
 06:02:31 WE HAVE A FLEXIBLE GREEN LAWN.
 06:02:35 IT INCORPORATES SOME OF THE TRACK ELEMENTS THAT HAVE TO BE
 06:02:37 RELOCATED BASED ON FLIPPING THE HOME FIELD STANDS.
 06:02:44 SO WE HAVE THE SHOT PUT AND THE HIGH JUMP TAKING PLACE OVER
 06:02:49 IN THIS FLEXIBLE AREA.
 06:02:52 WHEN THOSE ARE NOT IN USE, THIS IS OPEN TO PLAYING FRISBEE
 06:02:56 OR PICKUP SOCCER OR WHATEVER RESIDENTS WOULD LIKE TO USE
 06:03:00 THIS SPACE FOR.

06:03:01 WE ARE ALSO REPLACING THE JROTC TOWER THAT EXISTS ON THE
 06:03:07 SITE.
 06:03:07 IT'S LIKE FAR UP ON THE NORTH END OF THE COUNTY PROPERTY.
 06:03:11 SO WE'RE PLACING THAT A LITTLE CLOSER TO THE HIGH SCHOOL.
 06:03:14 THE IDEA IS THAT IT CAN BE USED FOR JROTC, BUT WE CAN DESIGN
 06:03:18 IT IN A WAY THAT IT CAN ALSO BE USED AS AN OBSERVATION
 06:03:21 PLATFORM BY THE PUBLIC IF THEY WANT TO HAVE AN OVERVIEW OF
 06:03:24 THE PARK AND GET UP HIGH AND JUST KIND OF LOOK OUT OVER THE
 06:03:28 NEIGHBORHOOD AND THE PROPERTIES.
 06:03:32 THE ENTRANCE AT WILLIAMS ROAD, ANIMATE THE WATER.
 06:03:44 IT WILL BE AERATED AND VERY LIVELY PROVIDING MOVEMENT AND A
 06:03:48 RICHER TEXTURE AS YOU COME IN -- AS YOU COME INTO THE SITE
 06:03:53 THIS WAY.
 06:03:54 WE'LL HAVE A REALLY NICE WALKING PATH, REALLY NICE NATURAL
 06:03:59 EXPERIENCE THAT GOES AROUND THE LAKE OR THE POND AS WE CALL
 06:04:06 IT HERE.
 06:04:07 HIGH WILL HAVE LEVEL LANDSCAPE AND THEN THE MAIN ENTRANCE TO
 06:04:17 THE SPORTS PARK IS ENVISIONED AS COMING OFF OF VIA COCONUT
 06:04:21 POINT.
 06:04:25 HAVING INCREASED THE BUFFER BETWEEN THE PARKING TO HIGH 5
 06:04:29 AND THE ENTRY POINT IN ORDER TO GIVE US THE OPPORTUNITY TO
 06:04:33 LANDSCAPE IT VERY HEAVILY AND CREATE LIKE A REALLY NICE
 06:04:36 GRAND ENTRANCE, WE CAN INCORPORATE PUBLIC ART AND HIGH-LEVEL
 06:04:40 PLANTING AS YOU GET INTO THE PEANUT CONFIGURATION.
 06:04:47 AND THEN THE DRIVING RANGE IS ONE OF THE -- IT'S THE COUNTY

06:04:53 PARCEL THAT THE VILLAGE IS ACQUIRING.
 06:04:57 THIS WILL BE GOING OUT TO RFP FOR AN OPERATOR.
 06:05:02 THE IDEA IS THAT IT WOULD BE A MULTISTORY BAY WHERE YOU CAN
 06:05:06 HAVE -- IT IS A FULL DRIVING RANGE.
 06:05:08 SO 300 YARDS FROM THE END.
 06:05:11 IT'S NOT TARGET GOLF LIKE TOP GOLF.
 06:05:14 IT'S ACTUALLY A DRIVING RANGE.
 06:05:16 THEN WE'VE CREATED THIS FOOTPRINT TO HOLD FOR BOTH THE

06:05:22 DRIVING BAY AS WELL AS RELATED, POSSIBLY LIKE A PRO SHOP OR
 06:05:30 FOOD OR CONCESSIONS.
 06:05:31 AND THAT'S LOCATED HERE ANCHORING THE PEANUT ACROSS FROM
 06:05:39 HIGH 5.
 06:05:41 >>Jim Wallace: WOULD THAT BE -- THAT WOULD BE A FRANCHISE
 06:05:45 LIKE -- WHAT IS THE DRIVING RANGE NOW?
 06:05:47 I FORGET THE NAME OF IT NOW.
 06:05:51 A NATIONAL FRANCHISE THAT THEY HAVE.
 06:05:56 >>Mary Gibbs: TOP GOLF?
 06:05:58 >> IT WOULD NOT BE LIKE TOP GOLF.
 06:06:01 TOP GOLF IS TARGET GOLF.
 06:06:03 THEY ACTUALLY HAVE A SMALLER FOOTPRINT THAN THIS.
 06:06:06 THIS WOULD BE AN ACTUAL DRIVING RANGE.
 06:06:12 >>Jim Wallace: ISN'T TOP GOLF THE SAME THING?
 06:06:14 THEY WERE HERE ONCE BEFORE AND THEY HAVE NETS 60 FEET HIGH
 06:06:18 OR WHATEVER DOWN ALL SIDES.
 06:06:21 >>Cris Betancourt: THIS WOULD BE KIND OF THE OPPOSITE.

 06:06:23 THE WAY A DRIVING RANGE WORKS, YOU WOULD START OUT WITH THE
 06:06:28 HEAVY NETTING VERY CLOSE IN TO THE BUILDING, BUT AS IT COMES
 06:06:33 TO WILLIAMS ROAD, IT ACTUALLY DIMINISHES.
 06:06:37 IF WE GET THE GRADES RIGHT, IT WILL DISAPPEAR.
 06:06:39 TOP GOLF IS ABOUT A 200 YARD FACILITY.
 06:06:47 AND IT'S BASED ON TARGETS.
 06:06:48 AND THAT'S WHY THEY HAVE THE TALL NET.
 06:06:51 THIS IS A 300 YARD FACILITY AND IT'S GEARED TOWARDS ACTUAL
 06:06:56 GOLFERS.
 06:06:57 AND VERY FEW OF THEM CAN DRIVE 300 YARDS.
 06:07:02 THE SETUP IS DIFFERENT.
 06:07:04 IT'S A DIFFERENT TYPE OF OPERATOR.
 06:07:06 THAT'S HOW THE RFP --
 06:07:10 >>Jim Wallace: MAKE FINANCIAL SENSE TO DO SOMETHING THAT
 06:07:12 DOESN'T EXIST?
 06:07:13 >> THAT IS NOT MY EXPERTISE.
 06:07:16 >>Jim Wallace: WOW, OKAY.
 06:07:19 >> MICHAEL: APOLOGIZE FOR INTERRUPTING, BUT TO THAT POINT,
 06:07:27 TO CRIS'S POINT, THE PROCESS THAT WE'RE FOLLOWING FOR THE
 06:07:31 VARIOUS DIFFERENT ENTERTAINMENT PARTNERS IN ADDITION TO HIGH
 06:07:35 5 WILL PARALLEL THE UNSOLICITED PROPOSAL PROCESS THAT WE
 06:07:40 FOLLOWED TO GET HIGH 5 IN THE FIRST PLACE.
 06:07:46 WE'VE SOCIALIZED CONVERSATIONS WITH A NUMBER OF DIFFERENT
 06:07:50 POTENTIAL ADDITIONAL ENTERTAINMENT PARTNERS.
 06:07:53 THREE OR FOUR OF WHICH ARE SPECIFICALLY INTERESTED IN THE

 06:07:56 DRIVING RANGE COMPONENT TO COME IN AND BE PARTNERS WITH THE
 06:08:00 VILLAGE ON THAT DRIVING RANGE AS A PRIVATE THIRD PARTY WITH
 06:08:03 A VERY SIMILAR STRUCTURE BETWEEN THEM AS A PRIVATE PARTNER
 06:08:08 AND US AS A VILLAGE AS WE ENTER WITH HIGH 5.

06:08:13 AND TO CRIS'S POINT, ALL OF THEM ARE CONSISTENTLY LOOKING AT
 06:08:20 A CONCEPT THAT INCLUDES FOOD, BEVERAGE, AND INDOOR
 06:08:27 ENTERTAINMENT TO A CERTAIN LEVEL LIKE HIGH 5, BUT FROM A
 06:08:31 DRIVING RANGE PERSPECTIVE, BE A VERY TRADITIONAL 300 YARD
 06:08:36 LONG PURE DRIVING RANGE FOR PURISTS WHO ENJOY OUR COMMUNITY
 06:08:41 DRIVING RANGE, THOSE OF US THAT LIVE IN PELICAN SOUND, WE'RE
 06:08:47 HITTING INTO WATER MOST OF THE TIME.
 06:08:49 THIS ALLOWS FOR THE TRADITIONAL GOLFER TO COME IN AND SEE A
 06:08:54 FULL 300 YARD RUNOUT AS THEY WOULD IN A TRADITIONAL DRIVING
 06:08:58 RANGE SETTING.
 06:09:00 ALL OF THOSE THAT WE'VE TALKED TO HAVE INCLUDED TOP TRACER
 06:09:04 KNOWLEDGE AND FOOD AND BEVERAGE IN THE BAYS LIKE A TOP GOLF
 06:09:08 BUT THE HITTING EXPERIENCE IS VERY DIFFERENT.
 06:09:10 WE HAVE AT LEAST THREE OR FOUR DIFFERENT PRIVATE PARTNERS
 06:09:13 WHO HAVE ALREADY EXPRESSED INTEREST IN SUBMITTING PROPOSALS
 06:09:17 FOR THAT ELEMENT.
 06:09:20 >>Jim Wallace: IT WILL BE DRIVE, EAT AND DRINK AS WELL.
 06:09:24 >> MICHAEL: CORRECT.
 06:09:26 >>Jim Wallace: SIMILAR TO TOP GOLF IN TERMS OF WHAT IS
 06:09:30 DRIVING THE AMENITY.
 06:09:32 >> MICHAEL: EXACTLY.

 06:09:34 THAT'S EXACTLY RIGHT.
 06:09:38 >>Jim Wallace: GOT TO MAKE PROFIT SOMEWHERE.
 06:09:40 >> THAT'S RIGHT.
 06:09:44 >>Cris Betancourt: SO THAT'S AN OVERVIEW OF THE PLAN.
 06:09:48 AS I SAID, WE REALLY HAVE BEEN FOCUSED ON PHASING AND LAYING
 06:09:53 OUT THE DIFFERENT ELEMENTS AND WORKING WITH THE COMMUNITY TO
 06:09:55 GET TO THIS POINT.
 06:09:56 WHEN WE COME BACK THE NEXT TIME IN ABOUT A MONTH, WE'LL SHOW
 06:10:04 MORE DETAIL IN TERMS OF DESIGN.
 06:10:07 >> MICHAEL: IF YOU DON'T MIND, CARLOS, REAL QUICK, ONE MORE
 06:10:11 POINT AND I'LL BE QUIET.
 06:10:13 FOR THE BOARD'S PERSPECTIVE ON PHASING, THE PHASING CONCEPT
 06:10:17 HERE, I THINK IT'S HELPFUL FOR THE BOARD TO UNDERSTAND, THE
 06:10:22 PHASING APPROACH TO THIS SPORTS PARK AND THE ENTERTAINMENT
 06:10:26 CAMPUS BUT PREDOMINANTLY THE SPORTS PARK IS
 06:10:28 MULTIDIMENSIONAL.
 06:10:29 WHAT I MEAN BY THAT IS THAT WE HAVE A LOT OF DIFFERENT
 06:10:33 DRIVERS AS TO WHAT WE CAN DO WHEN.
 06:10:35 IT WOULD BE AWESOME TO JUST COME IN AND JUST DO THIS ENTIRE
 06:10:40 CAMPUS ALL AT ONE TIME AND HAVE IT DONE.
 06:10:42 THAT'S NOT POSSIBLE FOR A VARIETY OF DIFFERENT REASONS.
 06:10:44 CRIS AND CARLOS HAVE ALLUDED TO THE POINT THAT WE HAVE
 06:10:48 AGREEMENTS BOTH WITH THE SCHOOL DISTRICT AND THE COUNTY THAT
 06:10:51 REQUIRE US TO HAVE CERTAIN OF THESE DIFFERENT ASSETS OPEN AT
 06:10:55 ALL TIMES FOR VARIOUS DIFFERENT PURPOSES.

06:10:59 FOR AN EXAMPLE, THE POP WARNER FIELDS CURRENTLY SIT WHERE
 06:11:03 THE DRIVING RANGE IS ABOUT TO GO.
 06:11:05 WE CAN'T MOVE THE DRIVING RANGE COMPONENT UNTIL THOSE FIELDS
 06:11:10 ARE REPLACED SOMEWHERE ELSE.
 06:11:14 SO WE'VE GOT A SCHEDULING COMMITMENT WITH OUR AGREEMENT WITH
 06:11:18 THE COUNTY TO MAKE SURE THAT THOSE STAY OPERATIONAL, THAT WE
 06:11:20 HAVE TO FIT THE DEVELOPMENT OF THIS FROM A PHASING
 06:11:23 PERSPECTIVE INTO.
 06:11:24 THE BASEBALL, SOFTBALL DIAMONDS WILL HAVE TO BE DONE BETWEEN
 06:11:29 LAST OUT IN MARCH TO FIRST PITCH IN SEPTEMBER/OCTOBER.
 06:11:34 SO WE'LL HAVE A VERY LIMITED WINDOW OF TIME IN THE
 06:11:37 OFF-SEASON FOR BASEBALL/SOFTBALL TO GET THOSE IMPROVEMENTS
 06:11:41 DONE, ET CETERA, ET CETERA.
 06:11:42 THE OTHER THING THAT WE'RE DOING FROM A VILLAGE PERSPECTIVE
 06:11:44 IS WE'RE MARRYING THIS TO OUR C.I.P. PLAN.
 06:11:48 WE'RE MEASURING THIS RIGHT NOW WITH C.I.P. FUNDING FROM A
 06:11:53 FIRST, SECOND, AND THIRD PRIORITY.
 06:11:56 OUR PRIMARY FOCUS, AS WE CURRENTLY SIT, BY PHASING PLAN IS
 06:12:01 TO DIVE IN AND GET THE MAIN ARTERY INFRASTRUCTURE COMPLETELY
 06:12:08 DONE, ALMOST IN SUBDIVISION STYLE.
 06:12:10 THE MONUMENT SIGNAGE, THE GATED ENTRIES, IF YOU WILL AT VIA
 06:12:15 COCONUT ALL THE WAY DOWN TO WILLIAMS, COMPLETELY DONE, HARD
 06:12:18 SCAPE, LANDSCAPE, MONUMENT SIGNS, EVERYTHING DONE SO IT
 06:12:21 LOOKS FINISHED.
 06:12:22 WE GET HIGH 5 OPEN.

 06:12:23 WE GET CERTAIN ELEMENTS IN THERE AND WE FOCUS THEN ON THE
 06:12:26 PHASING OF EACH OF THE SPORTS FIELDS BASED ON OUR AGREEMENTS
 06:12:30 AND BASED ON CIP FUNDING OVER A TWO, THREE, FOUR YEAR PERIOD
 06:12:35 BEFORE WE CAN FINALLY GET THE ENTIRE PARK OPERATIONAL, IF
 06:12:38 THAT MAKES SENSE.
 06:12:41 >> JUST TO WRAP US UP, AS CRIS MENTIONED, WE'LL BE BACK TO
 06:12:45 YOU JANUARY 14 WITH A PATTERN BOOK STYLE OF INFORMATION SO
 06:12:50 YOU CAN SEE SOME OF THE VERTICAL AND LANDSCAPE ELEMENTS
 06:12:52 ASSOCIATED WITH THAT.
 06:12:53 GET YOUR COMMENTS FROM THAT AND HOPE TO WRAP THIS UP JANUARY
 06:12:57 22 WITH A PRESENTATION --
 06:12:59 >>Michael Sheeley: YOU ARE MOVING FAST.
 06:13:01 >> VERY FAST.
 06:13:01 THERE IS STILL A WHOLE LOT OF DESIGN THAT WOULD HAPPEN ONCE
 06:13:04 THE CM AT RISK CONTRACT IS AWARDED.
 06:13:08 SO A LOT OF WORK TO BE DONE, BUT, YES, WE HAVE BEEN MOVING
 06:13:08 VERY FAST.
 06:13:08 WE'VE ENJOYED THE PROCESS.
 06:13:10 >>Michael Sheeley: MY OPINION IS IT IS A TERRIFIC PROJECT
 06:13:12 AND GREAT AMENITY FOR ESTERO.
 06:13:14 I THINK IT'S REALLY GOING TO BE GREAT.
 06:13:16 >> THANK YOU.

06:13:19 >>Anthony Gargano: HUGE CHALLENGE WITH ALL THE MOVING PARTS.
 06:13:22 >> WITH THE SCHOOL AND EVERYTHING.
 06:13:24 >> MIKE'S TEAM HAS BEEN AMAZING.

 06:13:25 THE VILLAGE, DAVID AND VILLAGE MANAGER SARKOZY HAVE BEEN
 06:13:29 AMAZING, TOO.
 06:13:30 WE'VE BEEN MEETING A LOT AND WORKING VERY HARD.
 06:13:35 >>Dan Williams: I HAVE A QUESTION, IF I MAY, BACK ON THE
 06:13:38 HIGH SCHOOL PIECE OF IT.
 06:13:39 I APOLOGIZE.
 06:13:40 I DON'T KNOW THE RELATIONSHIP BETWEEN THE VILLAGE AND THE
 06:13:42 SCHOOL DISTRICT.
 06:13:44 IF THEY ARE TWO SEPARATE ENTITIES IN TOTAL.
 06:13:47 WHAT I'M FOCUSING ON IS THAT JROTC TOWER, WHICH LOOKS LIKE
 06:13:52 IT COULD BE POTENTIALLY A BIG LIABILITY BASED ON ACCESS.
 06:13:58 I DON'T KNOW WHAT CONSIDERATIONS HAVE BEEN MADE.
 06:14:00 IT SOUNDS LIKE THERE IS CURRENTLY A TOWER, THIS WOULD
 06:14:03 REPLACE AN EXISTING TOWER?
 06:14:05 >> CORRECT.
 06:14:05 THERE IS A TOWER THERE RIGHT NOW.
 06:14:07 SO THERE'S BEEN CONVERSATIONS WITH THE SCHOOL TO INCORPORATE
 06:14:11 THAT AS PART OF IT.
 06:14:13 GREAT QUESTION ON THE LIABILITY.
 06:14:14 WE'LL MAKE A NOTE OF IT.
 06:14:15 AND WE'LL PROBABLY GET INTO THE AGREEMENT BETWEEN THE SCHOOL
 06:14:20 AND THE VILLAGE.
 06:14:22 TO ANSWER YOUR PREVIOUS QUESTION, YES, SCHOOL IS LEE COUNTY
 06:14:24 SCHOOLS, SEPARATE ENTITY THAN THE VILLAGE AND THE COUNTY,
 06:14:27 FOR THAT MATTER.

 06:14:28 DIFFERENT BOARDS.
 06:14:31 >>Mary Gibbs: IF I COULD JUST ADD -- SORRY, IT WAS LOUD --
 06:14:35 OUR ATTORNEY IS ALSO REVIEWING ALL THESE AGREEMENTS BETWEEN
 06:14:39 ALL THE PARTIES.
 06:14:40 SO LIABILITY, ATTORNEYS PAY A LOT OF ATTENTION TO THAT.
 06:14:44 I'M NOT TOO CONCERNED ABOUT THAT.
 06:14:51 >>James Tatoes: I'D LIKE TO BROACH THE SUBJECT OF
 06:14:54 MARKETING AND AREA COVERAGE OF THIS FACILITY.
 06:14:57 THIS IS A BIG FACILITY AND IT'S GOING TO COVER A LARGE AREA
 06:15:03 OF ACCESS POINTS AS WE WILL.
 06:15:06 THE QUESTION I HAVE, IS THERE ANY MARKETING STUDY BEING MADE
 06:15:10 AS TO HOW MUCH NEED THERE IS FOR THESE FACILITIES AND HOW
 06:15:15 FAR AWAY YOU EXPECT TO BE ABLE TO ATTRACT PEOPLE TO COME TO
 06:15:19 THIS LOCATION?
 06:15:20 BECAUSE IT'S GOING TO BE A CENTRAL POINT.
 06:15:24 ONE OF THE CONCERNS I HAVE HERE IS LOOKING AT ALL THESE
 06:15:27 FACILITIES AND LOOKING AT SO MUCH WALKING BETWEEN THE POINTS
 06:15:32 AND SEEING WHERE THE PARKING IS LOCATED, IT'S NOT A

06:15:36 CONVENIENT LOCATION AS FAR AS ACCESSIBILITY TO ALL THESE
 06:15:40 FACILITIES.
 06:15:41 THERE'S TOO MUCH WALKING AS I SEE FROM PARKING LOCATIONS TO
 06:15:47 PLACES WHERE THE ACTIVITIES ARE TAKING PLACE WITHOUT ANY
 06:15:55 RESTING POINTS GOING, WALKING FROM ONE PLACE TO THE OTHER.
 06:16:00 AND I'M JUST THINKING AS AN ELDERLY PERSON, LIKE MYSELF, IN
 06:16:06 ORDER TO USE THESE FACILITIES, YOU'VE GOT TO BE ABLE TO HAVE

 06:16:12 ACCESSIBILITY AND AGILITY TO DO IT.
 06:16:14 IT LOOKS TO ME THAT EVERYTHING IS SO SPREAD OUT, THAT THERE
 06:16:17 IS A LOT OF WALKING BETWEEN THESE FACILITIES AND IT TAKES A
 06:16:21 LOT OF ENERGY TO GO FROM ONE PLACE TO ANOTHER.
 06:16:24 IF YOU WANT TO FOCUS ON ONE PLACE, YOU REALLY CAN'T PARK TO
 06:16:29 GO TO THAT ONE PLACE.
 06:16:30 YOU HAVE TO PARK SOMEPLACE ELSE AND WALK TO IT.
 06:16:33 SO THE MARKETING IS A BIG CONCERN OF MINE AND ACCESSIBILITY
 06:16:37 TO THE ENTIRE SITE IS ANOTHER CONCERN OF MINE.
 06:16:43 >> I APPRECIATE THOSE QUESTIONS.
 06:16:44 WE'LL START WITH THE MARKETING QUESTION.
 06:16:49 ONE OF THE CONSULTANTS ON THE TEAM IS SPORTS FACILITIES
 06:16:52 COMPANIES.
 06:16:52 AND ONE OF THE REASONS WE INCLUDED THEM ON THE TEAM IS TO
 06:16:57 COMPLETE A MARKET ANALYSIS OF THE DIFFERENT TYPES OF PARK
 06:17:01 FACILITIES, RECREATIONAL FACILITIES THAT THIS MARKET WOULD
 06:17:04 BEAR.
 06:17:05 SO WE HAD A MARKET STUDY FROM SPORTS FACILITIES.
 06:17:09 MICHAEL AND HIS TEAM HAD ALSO CREATED A MARKET PLAN FROM
 06:17:14 KEMPER SPORTS, ANOTHER COMPANY.
 06:17:16 SO WE'VE BEEN USING BOTH OF THOSE RESULTS, THOSE REPORTS TO
 06:17:22 INFORM THE DESIGN OF THESE FACILITIES.
 06:17:24 WE'LL FEEL CONFIDENT OF THE FACILITIES THAT ARE IN PLACE ARE
 06:17:27 BASED ON THOSE MARKETING STUDIES, AND WE FEEL IT WILL BE AN
 06:17:31 ASSET THAT WILL BE VERY WELL USED IN THIS AREA BASED ON

 06:17:34 THAT.
 06:17:37 >>Jim Wallace: THOSE WERE CHARRETTES?
 06:17:38 >> NO, SPORTS FACILITIES COMPANY, ESSENTIALLY WHAT THEY DO,
 06:17:41 IT IS ESSENTIALLY A NEEDS ASSESSMENT LOOKING AT WHAT IS THE
 06:17:45 SUPPLY IN THE AREA.
 06:17:46 AND BY THE AREA, WE MEAN 60, 90 MILES OUT.
 06:17:50 AND ALSO LOOKING AT THE DEMAND.
 06:17:52 >>Jim Wallace: A STATISTICAL ANALYSIS.
 06:17:56 >> I DON'T THINK IT IS A STATISTICAL ANALYSIS.
 06:17:57 IT IS BASED ON THE SUPPLY AND DEMAND IN THE AREA.
 06:18:03 >>Jim Wallace: FOCUS GROUPS ARE FINE, BUT THEY TELL YOU WHAT
 06:18:05 TO DO.
 06:18:06 CHARRETES GIVE YOU THE REAL STUFF, STATISTICAL STUFF IS PIE
 06:18:10 IN THE SKY.

06:18:11 IT'S POTENTIAL.
 06:18:12 IT'S NOT NECESSARILY WHAT PEOPLE REALLY WANT.
 06:18:15 THAT'S WHY I'M ASKING.
 06:18:17 >> CARLOS: THE STRENGTH OF SPORTS FACILITIES IS THAT IN
 06:18:20 ADDITION TO BEING A SERVICE PROVIDER, THEY ALSO MANAGE MANY
 06:18:23 OF THE FACILITIES IN THE AREA AND IN THE REGION.
 06:18:25 SO THEY HAVE A GOOD SENSE OF WHAT ARE THE TOURNAMENTS THAT
 06:18:27 ARE BEING PLAYED IN THE AREA.
 06:18:29 WHAT IS THE DEMAND OF THOSE TOURNAMENTS?
 06:18:32 CERTAIN INSTANCES, THEY ARE BEING TURNED AWAY BECAUSE THERE
 06:18:35 ISN'T ENOUGH DEMAND.

06:18:36 AGAIN, ALL OF THAT ANALYSIS THAT THEY HAVE DONE IS
 06:18:38 ESSENTIALLY WHAT HAS INFORMED THIS PROGRAM.
 06:18:40 >>James Tatooles: ONE OF THE OTHER THINGS THAT HAS ALWAYS
 06:18:44 BEEN MENTIONED IN SPORTS FACILITIES IN THIS AREA AND SOME
 06:18:48 PEOPLE HAVE BEEN ALWAYS LOOKING FOR IT, IS THE WATER SPORTS
 06:18:53 PARK.
 06:18:53 I DON'T SEE ANYTHING OF THAT TYPE LOCATED IN THIS FACILITY,
 06:18:58 AND I JUST WONDER, HAS THERE BEEN ANY THOUGHTS FOR WHAT TYPE
 06:19:01 OF COMPLEMENTS OF SPORTS YOU HAVE, THINGS HERE THAT MIGHT
 06:19:07 FIT BETTER THAN WHAT YOU HAVE OR WHAT DRIVES WHY YOU HAVE
 06:19:12 SOFTBALL COURT -- I MEAN, SOFTBALL PLAYGROUND FIELD.
 06:19:20 PEOPLE THAT WILL BE PLAYING SOFTBALL VERSUS PLAYING HARD
 06:19:23 BALL, WHERE DO THEY COME FROM AND ARE WE GOING TO DO
 06:19:28 SOMETHING THAT WILL BECOME A MAJOR FACILITY FOR LOCAL AREAS
 06:19:33 WHERE YOU'LL HAVE A LOT OF PEOPLE COMING AND LOCAL
 06:19:40 CHAMPIONSHIP LOCATION, WOULD THAT REQUIRE MORE STADIUMS IF
 06:19:44 WE'LL BE SOMETHING GROWING A CENTRAL LOCATION FOR LIKE YOU
 06:19:48 SAY 90-MILE RADIUS, WOULD THAT REQUIRE MORE SEATING IF
 06:19:52 YOU'RE GOING TO HAVE CHAMPIONSHIP GAMES TYPE OF THING AROUND
 06:19:55 THERE?
 06:19:55 THESE ARE THE THOUGHTS THAT I'M LOOKING AT.
 06:19:59 I JUST WONDER, WHAT CREATED TYPES OF SPORTS YOU HAVE IN HERE
 06:20:06 AND YOU SAID YOU DID THE MARKETING STUDY, BUT, OF COURSE,
 06:20:12 WHAT KIND OF NEED ARE WE HAVING WITH THE TYPE OF PEOPLE THAT
 06:20:15 WE HAVE COMING IN HERE AND FILLING UP THIS SPACE AS FAR AS

06:20:19 ALL THE APARTMENT BUILDINGS, ALL THE CONDOS, ALL THE
 06:20:22 DEVELOPMENTS, WHAT KIND OF PEOPLE ARE COMING IN HERE AND
 06:20:25 WHAT'S GOING TO BE THE NEEDS TO SATISFY WHAT THEY ARE
 06:20:28 LOOKING FOR?
 06:20:29 >> CARLOS: SURE, THAT'S WHERE THE PARK SYSTEM MASTER PLAN
 06:20:32 FORMED THIS.
 06:20:33 WHAT WE HEARD THROUGH THAT STUDY WERE THE TOP PRIORITY
 06:20:36 NEEDS, ACCESS TO TRAILS AND WALKING AREAS, NATURAL AREAS.
 06:20:41 WE'VE INCORPORATED THAT WITHIN THIS SPACE AS BEST WE CAN,
 06:20:45 BALANCING THE SPORTS NEEDS AS WELL.

06:20:50 WE'RE COMFORTABLE BASED ON THE DATA THAT WE HAVE RECEIVED
 06:20:52 AND THE ENGAGEMENT WE HAVE RECEIVED FROM THE COMMUNITY BOTH
 06:20:55 DURING THE SYSTEM MASTER PLAN AS WELL AS DURING THE SESSIONS
 06:20:57 THAT WE ARE ADDRESSING WHAT WE'VE HEARD.
 06:21:00 TO ANSWER YOUR QUESTION ABOUT SPECIFIC WATER SPORTS, ONE
 06:21:04 THING WE DID HEAR FROM THE COMMUNITY IS THEY WOULD LIKE TO
 06:21:08 SEE SOME RC BOATING IN THE LAKE.
 06:21:12 SO THAT'S SOMETHING THAT WOULD ALSO BE INCORPORATED INTO
 06:21:14 THIS AREA.
 06:21:19 >>James Tatooles: I'M TALKING ABOUT WATER SLIDES AND TOWERS
 06:21:25 FOR HIGH DIVING AND THINGS OF SPECIALTY RELATING TO WATER
 06:21:30 SPORTS.
 06:21:30 I SEE NOTHING OF THAT IN HERE.
 06:21:32 >> CARLOS: YEAH, GREAT QUESTION.
 06:21:34 IF WE GO BACK -- LET ME GO BACK TO THIS SLIDE HERE.

06:21:38 BECAUSE THIS ESSENTIALLY IDENTIFIES THOSE TOP NEEDS THAT WE
 06:21:41 HEARD FROM RESIDENTS.
 06:21:43 AQUATICS FROM THAT PERSPECTIVE, IT DIDN'T COME UP HIGH.
 06:21:47 WE ALSO HAVE THE COLLEGE NEARBY THAT HAS THOSE FACILITIES AS
 06:21:50 WELL, SO THAT'S HELPING ADDRESS THAT NEED AS WELL.
 06:21:56 THIS CAME FROM A 2019 STUDY THAT WE COMPLETED.
 06:22:00 AGAIN, WE FEEL COMFORTABLE IN THAT, NOT ONLY FROM THIS
 06:22:04 STUDY, BUT EVEN IN THE PUBLIC ENGAGEMENT THAT WE'VE DONE
 06:22:08 LATELY THAT WE'RE ADDRESSING THOSE NEEDS.
 06:22:10 NOW, TO GET TO YOUR QUESTION ABOUT PARKING, EXCELLENT POINT.
 06:22:14 IT'S ALWAYS A BALANCE, RIGHT?
 06:22:16 HOW CAN WE BALANCE PARKING WITH SPORTS, WITH GATHERING
 06:22:20 AREAS, WITH CIRCULATION?
 06:22:22 SO THIS PLAN REALLY ATTEMPTS TO DO THE BEST WE COULD AND
 06:22:26 CONSISTENT WITH BEST PRACTICES IN TERMS OF WHERE TO LOCATE
 06:22:28 THE PARKING PROXIMITY TO FIELDS CONNECTIVITY FROM THOSE
 06:22:32 PARKING LOTS TO THE FIELDS AS WELL.
 06:22:35 SO IT'S A TIGHT PARCEL WITH A LOT GOING ON.
 06:22:41 THAT ALSO HELPS FROM A PROXIMITY STANDPOINT IN TERMS OF
 06:22:44 MAKING SURE THAT THERE IS ACCESS TO THOSE AREAS.
 06:22:49 >>James Tatooles: I'M WONDERING WHAT BASIS DO YOU USE FOR
 06:22:53 WHICH PARKING VERSUS WALKING VERSUS SEATING FOR STADIUM
 06:23:01 FACILITIES.
 06:23:01 IF THERE IS GOING TO BE A PLACE WHERE YOU HAVE CHAMPIONSHIP
 06:23:04 GAMES, THAT PEOPLE COME HERE, CAN YOU ACCOMMODATE THEM?

06:23:08 >> CARLOS: BASED ON THE DATA WE HAVE COLLECTED FROM SPORTS
 06:23:12 FACILITIES AND KEMPER, THE AMOUNT OF PARKING WE HAVE IS
 06:23:14 SUFFICIENT AND THEN THE SEATING AS WELL.
 06:23:17 THAT'S SOMETHING THAT WE'LL CONTINUE TO REFINE THROUGH THE
 06:23:20 NEXT STEPS OF DESIGN.
 06:23:22 >>Jim Wallace: YOU HAVE THREE PLAYING FIELDS.

06:23:25 THAT'S EATING UP A LOT OF LAND.
 06:23:27 YOU TAKE THE DRIVING RANGE, THE THREE PLAYING FIELDS, IT'S
 06:23:33 40% OF THE WHOLE FACILITY.
 06:23:36 IS IT MANDATORY YOU HAVE THREE PLAYING FIELDS OR IS THIS
 06:23:39 JUST A GOOD GUESS?
 06:23:41 WHAT -- WHY ISN'T IT TWO AND THEN SOMETHING ELSE?
 06:23:45 JIM'S VERTICAL WATER PARK.
 06:23:48 WHY IS IT THREE RATHER THAN -- BECAUSE IT'S A LOT OF LAND.
 06:23:54 >> CARLOS: THIS GOES BACK TO THE MARKETING STUDY THAT WE
 06:23:58 RECEIVED FROM KEMPER AND FROM SPORTS FACILITIES COMPANIES IN
 06:24:03 TERMS OF IDENTIFYING THE NEED FIELDS BUT THEN ALSO BALANCING
 06:24:08 IT WITH WHERE CAN WE PUT PARKING, MAKING SURE THAT THE
 06:24:12 FIELDS ARE NOT SUPER CLOSE, THAT IT CREATES MORE OF A REALLY
 06:24:17 INTENSE SPORTS FEEL.
 06:24:19 SO THAT'S HOW WE GOT TO THIS -- THE THREE-FIELD LAYOUT IS
 06:24:23 CONSIDERING THOSE FACTORS.
 06:24:24 >>Jim Wallace: THERE IS A SOCCER PARK THERE NOW.
 06:24:27 I BIKE BY IT THREE TIMES A WEEK.
 06:24:30 MOST OF THE TIME THERE'S NOBODY ON IT.

 06:24:33 SOMETIMES THERE'S QUITE A FEW PEOPLE.
 06:24:35 SEEMS LIKE FAMILIES OR GROUPS OF PEOPLE, WHATEVER IT IS.
 06:24:38 IT MUST BE WHEN I BIKE BUT MOST OF THE TIME THAT ONE FIELD
 06:24:46 IS EMPTY.
 06:24:47 OBVIOUSLY WE DON'T WANT PASSIVE -- THIS LAND IS EXPENSIVE.
 06:24:52 IT'S VALUABLE LAND.
 06:24:53 VERY VALUABLE LAND.
 06:24:54 IS PUTTING IN THREE FIELDS THE HIGHEST AND BEST VALUE -- YOU
 06:25:04 KNOW, ALWAYS HIGHEST AND BEST VALUES OF THE LAND AND YOU'RE
 06:25:09 SAYING YES.
 06:25:10 >> CARLOS: BASED ON THE STUDY THAT WE'VE RECEIVED AND THE
 06:25:13 COLLABORATION WITH THE TEAM --
 06:25:15 >>Jim Wallace: THREE, NOT TWO, NOT ONE, BUT THREE.
 06:25:18 >> CARLOS: YEAH, THAT IS THE BEST WE RECOMMEND FOR THE
 06:25:21 AREA.
 06:25:21 WHEN YOU MENTION SPORTS FIELD NOT BEING USED, THIS PARK OR
 06:25:24 SOUTH OF HERE?
 06:25:27 >>Jim Wallace: THE ONE RIGHT THERE NOW.
 06:25:29 >> CARLOS: A LOT OF THAT TOO, THAT IS COUNTY LAND, RIGHT?
 06:25:33 SO HOW THEY ARE PROGRAMMING THAT FIELD MAY INFLUENCE HOW
 06:25:37 OFTEN IT'S BEING USED.
 06:25:40 AS IT HAS BEEN ALLUDED TO, ONE OF THE OPPORTUNITIES HERE IS
 06:25:43 TO BRING A PROVIDER THAT'S GOING TO MANAGE THIS FACILITY AND
 06:25:48 PROGRAM IT.
 06:25:50 OBVIOUSLY THE MORE PROGRAMMING --

 06:25:52 >>Jim Wallace: FIELD, TOP LEFT CORNER OF YOUR MASTER PLAN
 06:25:58 DRAWING I THINK MAYBE IS THE FIELD WHERE THEY PLAY SOCCER.

06:26:01 FROM TIME TO TIME YOU SEE PEOPLE ON IT BUT TYPICALLY ON
 06:26:05 WEEKENDS AND YOU DON'T SEE THEM THERE IN THE AFTERNOON
 06:26:09 DURING THE WEEK.
 06:26:12 >>Anthony Gargano: I THINK USE BEGETS USE.
 06:26:18 THERE WILL BE A LOT OF ATTRACTIVENESS TO THIS LOCATION BY
 06:26:22 THE FACILITIES THAT IT HAS THERE, NOT ONLY THE SPORTS
 06:26:26 FACILITIES, BUT THE ENTERTAINMENT PART OF IT, THE FOOD PART
 06:26:30 OF IT.
 06:26:33 I THINK THAT ALL GOES INTO THE BIG PICTURE.
 06:26:37 >>Jim Wallace: I AGREE.
 06:26:38 I THINK HIGH 5 IS GREAT.
 06:26:40 TALKING ABOUT CHICKEN N PICKLE AND ANOTHER FACILITY.
 06:26:49 CREATE VIBRANCE.
 06:26:50 IF YOU JUST HAVE EMPTY FIELDS THAT NOBODY IS USING, THERE'S
 06:26:54 NO VIBRANCE THERE.
 06:26:55 THAT'S ALL I'M SAYING.
 06:26:56 YOU ONLY HAVE A CHANCE TO DO IT ONCE.
 06:26:58 THAT'S WHY I ASKED ABOUT CHARRETTES OR WHATEVER ELSE.
 06:27:02 I'VE ALWAYS FOUND DURING RESEARCH FOR 40 YEARS, A LOT OF IT,
 06:27:08 AND IT'S WHEN YOU'RE DOING THOSE YOU REALLY GET THE GUT FEEL
 06:27:12 AND STATISTICAL ANALYSIS IS ONE THING.
 06:27:14 I'VE DONE SURVEYS OF THIS AREA WITH 25,000 RESPONDENTS, VERY
 06:27:19 FAILED FOR THE PERFORMING ARTS THEATER.

 06:27:21 YOU GET VERY, VERY DIFFERENT ANSWERS.
 06:27:27 YOU KNOW WHEN YOU ARE DOING A CHARRETTE OR FOCUS GROUPS OF
 06:27:30 TEN.
 06:27:31 THE FRONT END IS EVERYTHING.
 06:27:39 >>James Tatoes: JIM, YOU ARE REALLY RIGHT ON WITH THIS.
 06:27:43 LAND USE IS PERCENTAGE OF WHAT LAND YOU'RE USING FOR WHAT.
 06:27:46 IF YOU GO ON A WEEKEND AND YOU GO DOWN 75 AND GO PAST BONITA
 06:27:51 SPRINGS WHERE THERE IS A BIG SOCCER FIELD OUT THERE, THERE
 06:27:54 ARE A FEW KIDS THERE PLAYING IN THE FIELD BUT HUNDREDS OF
 06:27:58 PARENTS THAT ARE ALL ALONG THE ROAD THERE -- THE SPECTATORS.
 06:28:04 IT IS THE MOTHER, THE FATHER, THE AUNT, UNCLE, THE
 06:28:07 GRANDMOTHER THAT COMES ALONG.
 06:28:08 YOU MULTIPLY ALL THIS WATCHING ONE KID OUT ON THE FIELD.
 06:28:12 WHAT DO THEY HAVE OUT THERE?
 06:28:13 THEY HAVE TENTS.
 06:28:15 THEY BRING THEIR SEATS WITH THEM SO THEY CAN SIT DOWN.
 06:28:21 THE DISPROPORTIONATE OF THE LAND BEING USED ON THE FIELD FOR
 06:28:25 THE SOCCER COMPARED TO THE VISITING VISITORS THAT ARE
 06:28:30 SPECTATING ON THE SITE, THE DISPROPORTION OF THE RATIO OF
 06:28:37 KIDS FOR LAND VERSUS PARENTS PER LAND, IT DOESN'T MAKE SENSE
 06:28:42 TO ME TO SEE SO MANY BIG FIELDS OVER THERE NOT HAVING MORE
 06:28:46 FACILITIES FOR THE SPECTATORS AND ACCESS FOR THE SPECTATORS
 06:28:51 TO BE ABLE TO GET TO THE FIELDS.
 06:28:54 >>Mary Gibbs: I THINK WE CAN COME BACK TO THE NEXT MEETING

06:28:57 WITH MORE INFORMATION ABOUT THIS.

06:28:59 BUT MY RECOLLECTION IS THERE'S SOME RESTRICTIONS IN THE
06:29:02 AGREEMENTS THAT WE HAVE WITH THE COUNTY AND THE SCHOOL
06:29:05 DISTRICT FOR THE RECREATIONAL TYPE USES.
06:29:08 WE CAN'T DO ANYTHING THAT APPROACHES A COMMERCIAL TYPE USE.
06:29:12 THEY WERE VERY ADAMANT ABOUT THE FIELDS.
06:29:15 SO LET US CHECK INTO THAT.
06:29:16 BUT I THINK WE HAVE RESTRICTIONS THAT DO NOT LET US DO SOME
06:29:20 OF THE THINGS YOU'RE TALKING ABOUT.
06:29:25 >> MICHAEL: MARY, IF I MAY ADD TO THIS --
06:29:30 >>Jim Wallace: IF THE LAND IS THE ASSET, ONE OF THE ASSETS
06:29:34 OF THE CITIZENS OF ESTERO, THEN AN ACRE OF LAND IS WORTH
06:29:38 400, 500 THOUSAND, WHAT IS IT WORTH?
06:29:41 A MILLION.
06:29:42 I DON'T KNOW, WHATEVER IT IS AN ACRE.
06:29:44 THE USE OVER TIME OF THAT LAND IS THE ROI ON THAT
06:29:53 INVESTMENT.
06:29:53 YOU KNOW THAT.
06:29:55 WE HAVE TO THINK THAT WAY.
06:29:56 WHAT KIND OF RETURN ARE WE GOING TO GET ON THE \$2 MILLION
06:29:59 THAT WE ARE GOING TO BE SPENDING ON THAT ONE FIELD?
06:30:01 IF IT'S THREE FIELDS IS THAT \$6 MILLION?
06:30:07 WE BETTER GET A WHOLE LOT OF USE OUT OF IT.
06:30:11 MAYBE BECAUSE I'M A DEVELOPER I KIND OF LOOK AT THINGS THAT
06:30:14 WAY.
06:30:15 YOU'RE GETTING THE RETURN ON THE INVESTMENT THAT YOU'RE

06:30:19 MAKING BECAUSE THIS IS A SORT OF ONCE IN A LIFETIME
06:30:22 OPPORTUNITY FOR THE VILLAGE OF ESTERO.
06:30:27 YOU WANT TO MAKE THE RIGHT INVESTMENTS.
06:30:28 >>Mary Gibbs: MICHAEL WANTED TO ADD SOMETHING, BUT I CUT HIM
06:30:32 OFF.
06:30:33 >> MICHAEL: I WAS GOING TO REINFORCE YOUR POINT.
06:30:36 UNDER OUR AGREEMENT WITH THE COUNTY, RECOLLECTION IS IT'S
06:30:38 THREE, MAYBE TWO, AT LEAST TWO.
06:30:43 WE HAVE TO MAINTAIN THREE LONG FIELDS IN OPERATION AT ALL
06:30:46 TIMES BASED ON OUR AGREEMENT WITH THE COUNTY.
06:30:49 >>Mary Gibbs: WE'LL VERIFY THAT AND COME BACK AT THE NEXT
06:30:52 MEETING.
06:30:52 >> TO YOUR POINT ON THE ROI, THAT'S EXACTLY WHY THEY ARE
06:30:55 MULTIPURPOSE IN NATURE AND ARTIFICIAL TURF AND LIGHTED TO
06:31:01 MAXIMIZE POTENTIAL USE NOT ONLY FOR RECTANGLE, DIAMOND,
06:31:05 SPECIAL EVENTS.
06:31:05 THOSE FIELDS ARE GOING TO BE DOING A LOT OF WORK AND
06:31:09 MAXIMIZING THE ROI.
06:31:12 >>Michael Sheeley: LET ME ADD THAT I HAVE CONFIDENCE IN
06:31:14 THESE FOLKS THAT THEY KNOW WHAT THEY ARE DOING AND OUR

06:31:18 PERSONAL OPINIONS MAYBE ARE NOT RELEVANT OR DON'T SPEAK TO
 06:31:21 THE EXPERIENCE LEVEL THAT THEY HAVE.
 06:31:24 ALSO AS A PARENT WHO HAD A SOCCER PLAYER, I WILL TELL YOU
 06:31:26 THE SOCCER IS THE BIGGEST SPORT IN THIS AREA THROUGHOUT
 06:31:31 FLORIDA.

06:31:31 IT'S HUGE.
 06:31:33 SO WHILE YOU'RE RIDING BY ON YOUR BIKE IN THE MIDDLE OF THE
 06:31:37 DAY, KIDS ARE IN SCHOOL.
 06:31:38 BUT AFTER SCHOOL THEY ARE PLAYING.
 06:31:40 EVERY NIGHT OF THE WEEK, THEY ARE PLAYING.
 06:31:42 PLAYING ALL WEEKEND LONG.
 06:31:43 ANYPLACE ON THE WEEKEND, DRIVE AROUND US, THE FIELD AT
 06:31:46 BONITA BY THE INTERSTATE AND IT IS ALWAYS PACKED.
 06:31:49 YOU HAVE TO HAVE CONFIDENCE THAT THESE FOLKS ARE TRYING TO
 06:31:52 PUT IT TOGETHER AND THEY ARE NOT GOING TO DO IT IF IT'S NOT
 06:31:55 GOING TO BE USED.
 06:31:55 LET'S GIVE THEM SOME CREDIT.
 06:32:01 >>Anthony Gargano: THANK YOU.
 06:32:02 >> THANK YOU VERY MUCH.
 06:32:04 >>Mary Gibbs: IS THERE ANYBODY FROM THE PUBLIC LEFT?
 06:32:07 >>Tammy Duran: I DON'T HAVE ANYTHING.
 06:32:09 >>Anthony Gargano: NO CARDS.
 06:32:10 ANYBODY FROM THE PUBLIC ON THIS ONE?
 06:32:12 WE'LL CLOSE THE PUBLIC PORTION.
 06:32:14 THANK YOU.
 06:32:45 >>Mary Gibbs: I THINK THERE WERE SOME PEOPLE FROM THE PUBLIC
 06:32:47 HERE FOR THE LAST CASE, BUT APPARENTLY THEIR DOG COULDN'T
 06:32:52 WAIT LONG ENOUGH SO THEY HAD TO LEAVE.
 06:32:54 THIS LAST CASE IS A WORKSHOP.
 06:32:58 NOT REALLY AN INFORMATION MEETING.

06:32:59 I CAN EXPLAIN A LITTLE BIT ABOUT HOW WE GOT HERE.
 06:33:03 WE HAD AN INFORMATION MEETING.
 06:33:05 THIS IS THE HOME2 SUITES, WHICH IS PROPOSED TO GO BEHIND
 06:33:09 COCONUT POINTE MALL IN THE PARKING LOT.
 06:33:11 SOUTH OF THE MOVIE THEATER.
 06:33:14 THEY CAME IN FOR AN INFORMATION MEETING I THINK LAST
 06:33:17 DECEMBER.
 06:33:19 AT THAT TIME, I THINK THE PLANNING ZONING DESIGN BOARD
 06:33:22 COMMENTED THAT THE BUILDING LOOKED KIND OF LARGE AND NEEDED
 06:33:26 SOME ARCHITECTURAL WORK, AND THEN THAT WAS THE NIGHT WHERE
 06:33:30 EVERYBODY HAD SOME COLOR ISSUES WITH THEIR BUILDINGS.
 06:33:33 I THINK THE BUILDING WAS WHITE AND WE SAID COME BACK WITH
 06:33:36 SOMETHING THAT FIT BETTER WITH THE COCONUT POINTE DESIGN
 06:33:39 GUIDELINES.
 06:33:39 THE APPLICANT HAS BEEN WORKING -- THIS IS GOING TO BE A
 06:33:44 ZONING AMENDMENT.

06:33:44 THEY HAVE BEEN WORKING ON THEIR ZONING AMENDMENT, GOING BACK
 06:33:47 AND FORTH WITH STAFF.
 06:33:49 I ACTUALLY SUGGESTED THAT THEY COME HAVE THIS WORKSHOP
 06:33:52 BECAUSE BEFORE WE SCHEDULE A PUBLIC HEARING, WHICH MAY BE,
 06:33:57 POSSIBLY BE IN JANUARY, I THOUGHT THAT YOU SHOULD LOOK AT
 06:34:02 THE ARCHITECTURE AGAIN.
 06:34:03 I THINK THEY MAY COVER THE SITE PLAN A LITTLE BIT, BUT I
 06:34:05 THINK YOU WANT TO FOCUS ON THE ARCHITECTURE.
 06:34:09 THE QUESTIONS I HAD AND I'M NOT AN ARCHITECT, SO I WAS

 06:34:13 TRYING TO HELP THEM, HAVE IT BE A LITTLE BIT MORE CONSISTENT
 06:34:16 WITH WHAT'S AT COCONUT POINTE.
 06:34:20 IT LOOKED A LITTLE BIT MODERN.
 06:34:22 THE TWO FACADES THAT ARE THE LONGEST LOOK LIKE THEY WERE
 06:34:24 KIND OF FLAT AND LONG AND MAYBE NEEDED TO HAVE VARIATION.
 06:34:29 AGAIN, I'M NOT AN ARCHITECT, SO I SUGGESTED THEY COME HAVE
 06:34:32 THE WORKSHOP.
 06:34:32 THEY ALSO WANT TO TALK ABOUT THE COLORS A LITTLE BIT.
 06:34:36 THE COLORS TO ME ON THE TWO LONG FACADES SEEMED A LITTLE
 06:34:40 DARK, BUT, AGAIN, KIND OF HARD TO TELL WHEN YOU LOOK AT THE
 06:34:43 PowerPoint WHAT THE COLORS REALLY ARE.
 06:34:45 THEY HAVE SOME COLOR SAMPLES.
 06:34:46 I WILL TURN IT OVER TO JEREMY PETTIT WHO IS THE PROJECT
 06:34:52 ENGINEER SO HE CAN START.
 06:34:53 >> MY NAME IS LEE SHUMAN.
 06:35:07 SENIOR VICE PRESIDENT OF DESIGN AND CONSTRUCTION WITH
 06:35:09 PEACHTREE GROUP.
 06:35:10 WE ARE THE DEVELOPER OF THE HOME2 SUITES.
 06:35:13 EXCITED TO BE BACK IN FRONT OF YOU AGAIN.
 06:35:15 WE'VE BROUGHT WITH US OUR CIVIL ENGINEER, JEREMY PETTIT.
 06:35:20 HE WILL BE TALKING ABOUT ANY QUESTIONS THAT YOU MAY HAVE ON
 06:35:22 THE CIVIL SITE DESIGN.
 06:35:24 WE ALSO HAVE CHRIS ALLRED WITH OUR ARCHITECTURAL GROUP OUT
 06:35:28 OF CHARLOTTE WHO HAS BEEN WORKING ON THIS PROJECT THE ENTIRE
 06:35:32 TIME AND CAN ANSWER YOUR QUESTIONS ON THE ARCHITECTURE.

 06:35:34 JUST WANTED TO INTRODUCE MYSELF AND LET YOU KNOW THAT WE'RE
 06:35:39 EXCITED ABOUT BRINGING OUR BUSINESS TO ESTERO.
 06:35:42 TO REMIND YOU, PEACHTREE GROUP HAS BEEN IN BUSINESS FOR
 06:35:46 QUITE SOME TIME.
 06:35:46 WE HAVE OVER A HUNDRED HOTELS ACROSS THE COUNTRY.
 06:35:50 WE ONLY DEVELOP HILTON AND MARRIOTT BRANDED HOTELS,
 06:35:57 TYPICALLY THE PREMIUM SELECT SERVICE BRANDED HOTELS.
 06:35:59 WE ALSO HAVE A MANAGEMENT COMPANY, SO WE MANAGE OUR OWN
 06:36:02 HOTELS AS WELL, ASSET MANAGE THOSE PROPERTIES.
 06:36:04 WE'RE EXCITED ABOUT THIS MARKET.
 06:36:07 WE LOVE THIS TOWN AND EXCITED TO MOVE THIS PROJECT FORWARD.
 06:36:11 IF THERE ARE ANY OTHER GENERAL QUESTIONS FOR ME AS FAR AS

06:36:15 THE DEVELOPMENT GOES, I'M HERE TO ANSWER THOSE FOR YOU.
 06:36:18 I'LL TURN THE DETAILS OVER TO OUR CIVIL ENGINEER AND OUR
 06:36:22 ARCHITECT THAT ARE HERE TONIGHT.
 06:36:25 THANK YOU.
 06:36:33 >> THANK YOU FOR HAVING US.
 06:36:35 APPRECIATE THAT.
 06:36:35 I DID WANT TO BRING UP, IF I COULD, I HAVE SOME BLOWUPS THAT
 06:36:39 WERE NOT INCLUDED IN THE PACKAGE THAT --
 06:36:51 >> JEREMY PETTIT, INGENIUM ENTERPRISES, CIVIL ENGINEER.
 06:37:00 I WANTED TO RUN THROUGH THE ARCHITECTURE.
 06:37:22 THAT WAS KIND OF THE BIGGEST POINT OF CONVERSATION, COLORS
 06:37:25 AND MATERIALS OF THE BUILDING ITSELF.
 06:37:26 WE CAN GO BACK TO THE REST OF THE PATTERN BOOK AND GO BACK

 06:37:29 THROUGH IF YOU HAVE QUESTIONS ON THOSE.
 06:37:30 I FIGURE THE BULK OF THE DISCUSSION WILL BE REGARDING THE
 06:37:34 BUILDING AND MATERIALS, AND CHRIS ALLRED IS HERE TO SPEAK
 06:37:38 DETAILS ABOUT THAT.
 06:37:38 WE'LL START OFF WITH ANY QUESTIONS REGARDING THE LOOK OF THE
 06:37:41 BUILDING.
 06:37:42 WE HAVE GONE THROUGH THE LAST SEVERAL MONTHS WORKING HARD TO
 06:37:46 MAKE SURE IT DOES MEET CLOSER TO WHAT WE PRESENTED LAST
 06:37:49 DECEMBER, WHICH I THINK BEFORE WAS MORE OF A WHITE BUILDING,
 06:37:54 ADDED SOME OF THE COLORS AND THE DETAILS IN TO MATCH MORE OF
 06:37:58 COCONUT POINTE.
 06:38:12 >> CHRISTOPHER ALLRED, ARCHITECT WITH RBA GROUP.
 06:38:14 AS HAS BEEN MENTIONED, WE'VE KIND OF BEEN CONTINUALLY
 06:38:17 WORKING ON THIS PROJECT SINCE THE LAST TIME WE PRESENTED IT.
 06:38:21 WE HAVE KIND OF REVISITED THE COLOR PALETTE, WHICH WAS
 06:38:27 LARGELY WHITE IN NATURE.
 06:38:31 BLENDING THIS PALETTE DRAWING FROM THE AREA AS WELL AS SOME
 06:38:35 OF THE OTHER ELEMENTS IN THE DEVELOPMENT ITSELF AS WELL AS
 06:38:38 THE NEIGHBORHOOD SPECIFICALLY.
 06:38:41 AGAIN, WE'VE NOT AT THIS POINT SIGNIFICANTLY CHANGED THE
 06:38:47 ELEVATIONS OR THE DESIGN.
 06:38:51 KIND OF CONTINUING WITH THE BASE ARCADE ALONG THE FRONT
 06:38:56 PORTION, MIMICKING THAT ON SOME PORTIONS OF THE REAR LONG
 06:39:00 ELEVATION, REALLY TO KIND OF BREAK THE BUILDING THAT IS FOUR
 06:39:03 STORIES AND CAN APPEAR MASSIVE DOWN TO MORE OF A PEDESTRIAN

 06:39:08 SCALE KIND OF AT THAT STREET LEVEL.
 06:39:10 THE ARCADE THERE IS VERY REMINISCENT OF A LOT OF THE
 06:39:16 MEDITERRANEAN-STYLE ARCHITECTURE IN THE AREA AS WELL AS THE
 06:39:21 SOUTH FLORIDA ITSELF AS WELL AS KIND OF WORLDWIDE.
 06:39:26 AGAIN, ONE OF THE ELEMENTS THAT WE'RE TRYING TO ACCOMPLISH
 06:39:29 IS TAKING THE REGULAR RHYTHM OF HOTEL ROOMS AND BREAKING
 06:39:34 THOSE UP WITH SOME FACADE DEPTH CHANGES.
 06:39:37 SOME OF THE SHADING ALLUDES TO THAT IN THESE ELEVATIONS

06:39:41 WHERE SOME OF THE FACADE PLANES ARE PUSHED BACK.
 06:39:45 WE'RE WORKING TO ACCENTUATE THOSE CHANGES IN PLANE WITH
 06:39:48 MATERIAL AS WELL AS MATERIAL COLOR.
 06:39:53 WHAT YOU'RE LOOKING AT IS GENERALLY A STUCCO.
 06:39:57 THERE WOULD BE SOME ELEMENTS THAT WOULD BE APPRISED OF SOME
 06:40:02 TYPE OF MASONRY, WHETHER IT WOULD BE THIN MASONRY IN SOME OF
 06:40:07 THE LARGER STONE PANELS OR FULL BED MASONRY DEPENDING ON ITS
 06:40:11 LOCATION WITHIN THE ELEVATION OF THE BUILDING.
 06:40:13 AGAIN, WHAT WE WANTED TO DO IS REALLY INCORPORATE A LOT OF
 06:40:18 DIFFERENT TRANSITIONS AS MUCH AS WE COULD TO THE HEIGHT OF
 06:40:21 THE BUILDING, HAVING SOME AREAS WHERE IT HIGHLIGHTED
 06:40:25 ENTRANCE TO THE PROJECT EITHER ON THE ENDS OR THE MAIN
 06:40:29 ENTRANCE AROUND THE PORTE-COCHERE OR THE SAME THING IN THE
 06:40:32 BACK WHERE WE REALLY STARTED USING THE VERTICAL ELEMENTS TO
 06:40:35 HIGHLIGHT THE ENTRY POINTS OF THE PROJECT.
 06:40:37 UNDERSTANDING THAT SOME OF THEM, ESPECIALLY ON THE BACK,
 06:40:39 WOULD WANT TO BE MORE PRIVATE AROUND THE POOL DECK AND

 06:40:42 AMENITY AREAS.
 06:40:43 HOWEVER, WE FELT LIKE THE VERTICAL PORTIONS OF THAT WOULD
 06:40:47 HIGHLIGHT THAT WHILE THE ENTRY ITSELF REMAINED A LITTLE MORE
 06:40:50 PRIVATE.
 06:40:50 AGAIN, THE ELEMENTS THEMSELVES, WE REALLY KIND OF DREW AS
 06:40:55 MUCH AS WE COULD FROM THE DESIGN GUIDELINES, AGAIN, WITH THE
 06:41:00 USE OF SOME BALCONIES, THE CORNICES, SOME OF THE ELEMENTS OF
 06:41:05 THE ROOFS, PITCHED ROOFS AT THE MAIN PORTION AT THE ENTRANCE
 06:41:11 AS WELL AS KIND OF STAIR TOWERS.
 06:41:14 AGAIN, REALLY TOUCHING A LOT OF THE MEDITERRANEAN-STYLE
 06:41:18 DETAILS AND ELEMENTS WITHIN THE OVERALL PROJECT.
 06:41:23 OTHER THAN THAT, I'M HAPPY TO ANSWER ANY QUESTIONS.
 06:41:30 WE DID PROVIDE SOME SAMPLES OF THE STUCCO FINISHES.
 06:41:36 THESE ARE OBVIOUSLY ILL-REPRESENTED IN THE ONLINE AND THE
 06:41:41 PRINTED VERSIONS OF THE PROJECTS.
 06:41:44 UNFORTUNATELY, EVERY PRINTER AND EVERY SCREEN KIND OF SHOWS
 06:41:46 COLORS DIFFERENTLY, SO WE WANTED TO BRING THE HARD SAMPLES.
 06:41:49 THESE ARE REPRESENTATIVE OF SOME OF THE MORE TYPICAL FINISH
 06:41:56 OF THE STUCCO ITSELF BEING MORE OF A LIMESTONE TEXTURE,
 06:42:00 SWIRL TEXTURE.
 06:42:01 THERE ARE AREAS WHERE WE HAVE A HEAVY TEXTURE THAT WE WANT
 06:42:04 TO CREATE SOME VARIATION IN SIMILAR COLORS, BUT WITH A
 06:42:09 HEAVIER TEXTURE TO GIVE MORE LOOK AND FEEL TO THE PROJECT AS
 06:42:12 OPPOSED TO JUST BEING A FLAT SURFACE.
 06:42:15 REALLY GIVES THAT THREE DIMENSIONAL FEEL.

 06:42:18 IT IS CALLED -- MY MIND JUST WENT BLANK.
 06:42:22 BUT IT IS A VERY HEAVY ARTISTIC TEXTURE FOR THE STUCCO
 06:42:27 ITSELF AS OPPOSED TO JUST THE SAND FINISH OR THE LIMESTONE
 06:42:32 FINISH.

06:42:32 I DID NOT BRING ANY KIND OF BRICK SAMPLES BUT WE WANTED TO
 06:42:36 HONE IN ON THE OVERALL BUILDING COLOR BEFORE WE DOVE INTO
 06:42:39 DECIDING ON A BRICK THAT KIND OF MET THOSE COLORS AND WHAT
 06:42:45 THEIR NEEDS WOULD BE TO MAKE SURE WE GET A BRICK THAT WOULD
 06:42:48 WORK WITH THE OVERALL STUCCO COLORS.
 06:42:52 >>Mary Gibbs: DO YOU HAVE THE EAST AND WEST ELEVATION TO
 06:42:54 SHOW?
 06:42:55 JUST BECAUSE TO ME, THE REASON THAT I BROUGHT THIS UP WAS
 06:43:00 BECAUSE THE EAST AND WEST ELEVATIONS LOOKED LIGHTER.
 06:43:04 AGAIN, I DON'T KNOW IF IT WAS BECAUSE OF THE PowerPoint OR
 06:43:07 BECAUSE THEY LOOKED A LITTLE DISPARATE TO ME.
 06:43:10 >> SO ONE OF THE CHALLENGES WITH THE ELEVATIONS THEMSELVES
 06:43:14 ARE THE SHADING IT TO SHOW THE DEPTH.
 06:43:22 ON THE LARGER ELEVATIONS, THERE ARE THE AREAS WHERE WE DO
 06:43:25 HAVE THOSE, WHERE YOU HAVE INTRODUCED THE SHADING TO ALLOW
 06:43:29 THAT DEPTH, DEPTH GOT TO BE INSINUATED.
 06:43:32 END ELEVATIONS, TO GET THEM SHADED OR GET THEM VIEWED IN A
 06:43:37 WAY THAT KIND OF REPRESENTS WHAT THE COLORS ARE, THERE'S NOT
 06:43:41 AS MUCH TO KIND OF OFFER THAT SHADING DIFFERENCE.
 06:43:43 SO THEY DO RENDER THEMSELVES IN A DIFFERENT PALETTE IN
 06:43:50 PRINTS AND ON THE PowerPoint THAN THE LONGER ELEVATIONS,

 06:43:54 UTILIZING THE SHADING TO EMPHASIZE THE INS AND OUTS OF THE
 06:44:00 PROJECT.
 06:44:00 SO THE COLORS WOULD BE THE SAME COLORS FROM FRONT, SIDES.
 06:44:05 THERE WOULD BE NO VARIATION IN THE COLOR FROM ONE END OF THE
 06:44:08 BUILDING TO THE FRONT OF THE BUILDING.
 06:44:10 IT IS JUST THE WAY THE ELEVATIONS THEMSELVES RENDER
 06:44:13 THEMSELVES OUT WITHOUT THE KIND OF HEAVY AVAILABILITY FOR
 06:44:19 THE SHADING TO KIND OF OCCUR ON THE ENDS OF THE BUILDING.
 06:44:24 >>Michael Sheeley: A COUPLE OF QUESTIONS.
 06:44:25 IS THE SOUTH ELEVATION THE FRONT ELEVATION?
 06:44:29 AND IS THE PORTE-COCHERE THERE UNDERNEATH THE LARGE TOWER?
 06:44:35 CENTER RIGHT IS THAT THE PORTE-COCHERE?
 06:44:44 >> THE SOUTH ELEVATION IS THE FRONT OF THE PROJECT, CORRECT.
 06:44:49 >>Michael Sheeley: TO THE CENTER RIGHT BELOW THAT TOWER,
 06:44:52 THAT IS THE PORTE-COCHERE.
 06:44:53 >> THE PORTE-COCHERE IS IN THIS AREA, DIRECTLY ADJACENT TO
 06:44:57 THE TOWER.
 06:44:58 >>Michael Sheeley: YOU'LL SEE ON THE DRAWINGS IT DOESN'T
 06:45:00 READ AT ALL.
 06:45:01 YOU CAN'T REALLY UNDERSTAND THAT'S WHAT IT IS.
 06:45:03 REGARDLESS OF WHAT YOU DO WITH THE BUILDING, I STRONGLY
 06:45:06 ENCOURAGE YOU COME BACK AND GET SOME HIGH-QUALITY COLOR
 06:45:10 RENDERINGS TO REALLY SHOW THE COLORS BETTER AND REALLY BE
 06:45:14 ABLE TO UNDERSTAND THE DEPTHS THAT YOU HAVE OF THE BUILDING.
 06:45:16 THIS DRAWING OBVIOUSLY HELPS, BUT YOU NEED MORE OF THAT

06:45:20 LANDSCAPING, ET CETERA, BECAUSE IT REALLY BRINGS IT TO
 06:45:22 LIGHT.
 06:45:25 LET ME COMMENT JUST ON THE ARCHITECTURE ITSELF.
 06:45:26 I THINK THE BUILDING DESIGN IS GOOD.
 06:45:29 I THINK THE TOWERS ARE GOOD.
 06:45:30 I THINK THE MASSING IT PRETTY GOOD AND THE INS AND OUTS.
 06:45:34 IS THIS BUILDING GOING TO BE A STEEL FRAME BUILDING,
 06:45:37 EXTERIOR WALL --
 06:45:40 >> IT WILL NOT.
 06:45:41 >> WE'RE ACTUALLY DISCUSSING THAT RIGHT NOW.
 06:45:46 I THINK WE'RE ACTUALLY -- CHRIS DOESN'T KNOW THIS, BUT I
 06:45:51 THINK WE ARE LEANING TOWARDS THAT.
 06:45:53 THE HOTEL CONSTRUCTION TYPICALLY YOU HAVE EITHER METAL STUD
 06:45:56 FRAMING IN CONCRETE PLANKS, BUT YOU HAVE TO HAVE A PLACE TO
 06:46:00 PUT A CRANE AND SWING THOSE CONCRETE PLANKS.
 06:46:05 WITHOUT THAT, YOU HAVE TO DO METAL C JOIST CROSS MEMBERS,
 06:46:10 FLOOR MEMBERS WHICH WE REALLY DON'T PREFER.
 06:46:13 BUT WE ARE CONSIDERING THAT HERE.
 06:46:17 >>Michael Sheeley: I JUST WANT TO MENTION THAT I DRIVE IT IN
 06:46:19 THIS -- AND THIS ENVIRONMENT ISN'T THE GREATEST SOLUTION.
 06:46:23 WE HAVE A LOT OF PROBLEMS WITH CRACKING.
 06:46:25 TOO WARM AND THE MATERIAL IS TOO THIN.
 06:46:30 SOMETHING FOR YOU TO BE AWARE OF THAT YOU MAY WANT TO LOOK
 06:46:33 AT SURFACE TREATMENT THAT IS IN ADDITION TO MAYBE AN
 06:46:36 INSULATED --

 06:46:37 >> YEAH, I THINK WE'RE LOOKING AT DOING, OBVIOUSLY, PREFER
 06:46:41 TO DO A HARD COAT STUCCO SYSTEM.
 06:46:44 NOW, WE'LL HAVE SOME RELIEFS ON THE BUILDING THAT WE'LL HAVE
 06:46:47 TO DO WITH A FOAM BACKING, BUT THOSE WILL BE HIGHER UP ON
 06:46:52 THE BUILDING.
 06:46:52 AND I DID WANT TO JUST BRING UP THE POINT THAT WE DEAL WITH
 06:46:58 THIS ON REALLY EVERY HOTEL WE DEVELOP, BUT WE ALWAYS STUDY
 06:47:01 THE MARKET AND FIND OUT HOW MANY DOUBLE QUEEN ROOMS WE NEED,
 06:47:05 HOW MANY KING ROOMS WE NEED, WHY WE NEED THOSE DIFFERENT
 06:47:08 KINDS OF ROOMS.
 06:47:09 MOST OF THE TIME YOU CAN SELL A DOUBLE QUEEN TO SOMEONE WHO
 06:47:13 IS JUST ONE PERSON IN A ROOM.
 06:47:15 TO KIND OF GO BACK TO YOUR LAST PROJECT AND TALKING ABOUT
 06:47:17 SPORTS TEAMS, IT'S SOMETHING WE REALLY FOCUS ON QUITE A BIT.
 06:47:22 SO THIS HOTEL BRAND IS ONE OF THE MORE POPULAR ONES FOR
 06:47:26 SPORTS TEAMS BECAUSE OF THOSE DOUBLE QUEEN ROOMS ALSO HAVE A
 06:47:30 SLEEPER SOFA IN THEM.
 06:47:32 MY FAMILY, FOR INSTANCE, IS A FAMILY OF FIVE.
 06:47:34 WE ALWAYS STAY AT A HOME2.
 06:47:37 >>Michael Sheeley: THEY ARE BIG ROOMS.
 06:47:38 >> THEY ARE.
 06:47:39 WE TRY TO USE -- WE TRY TO BREAK UP THOSE QUEEN ROOMS AND

06:47:43 KING ROOMS ALONG THE FACADE SO THAT WE GET THAT CHANGE IN
 06:47:48 DEPTH SO WE DON'T PUT ALL THE QUEEN ROOMS TOGETHER SO YOU
 06:47:51 HAVE A THICK PART OF THE BUILDING AND JUST A THIN PART OF

06:47:54 THE BUILDING.
 06:47:55 IF YOU NOTICE, WE'VE GONE AROUND THE BUILDING AND TRIED TO
 06:47:57 ADJUST THE ROOM BAYS TO ALLOW THE ARCHITECTURE OF THE
 06:48:00 EXTERIOR OF THE BUILDING TO KIND OF MOVE IN AND OUT.
 06:48:03 THAT'S IMPORTANT TO NOT HAVE THAT BIG, LONG, FLAT FACADE.
 06:48:06 >>Michael Sheeley: I STAYED AT ONE OF THESE BRANDS IN
 06:48:09 BLACKSBURG, VIRGINIA, RECENTLY.
 06:48:11 I WAS AMAZED HOW BIG THE ROOM WAS.
 06:48:13 REALLY BIG.

06:48:15 >> BANG FOR YOUR BUCK, IT IS ONE OF THE BEST BRANDS OUT
 06:48:18 THERE.
 06:48:20 >>Michael Sheeley: BACK TO THE BUILDING, MY COMMENTS ON THE
 06:48:23 COLORS IS YOU'VE MAYBE GONE TOO FAR.
 06:48:28 TO ME, THE BUILDING IS VERY DARK.
 06:48:30 I DON'T THINK IT IS REALLY -- I DON'T THINK IT REALLY ECHOS
 06:48:34 WHAT ESTERO IS ABOUT, PARTICULARLY THE DARK BRICK.
 06:48:40 WORKS GREAT IN CHARLOTTE AND WORKS GREAT IN ATLANTA.
 06:48:42 BUT HERE, NOT REALLY AN ESTERO KIND OF THING.
 06:48:50 MAYBE WANT TO RECONSIDER THAT AS AN ELEMENT.
 06:48:52 I RECOMMEND LIGHTENING THE BUILDING BACK UP.
 06:48:55 I THINK THE COLOR PALETTE IS OKAY.
 06:48:57 I DON'T KNOW WHERE THE DARK GREEN GOES ON THE BUILDING.
 06:48:59 THAT'S REALLY DARK.
 06:49:01 SO YOU MIGHT -- IT'S REALLY NOT REPRESENTED WELL IN THESE
 06:49:07 PRINTED ELEVATIONS, WHICH I UNDERSTAND IS VERY DIFFICULT TO

06:49:10 GET COLORATION ANYWHERE NEAR CORRECT IN THESE THINGS.
 06:49:14 IS THE DARK GREEN THERE IN THAT INSET PANEL?
 06:49:18 >> SO THE DARKER GREEN I THINK IS REALLY LIMITED TO THESE
 06:49:23 TOP CORNICES.
 06:49:26 >>Michael Sheeley: THOSE OTHER INSET PANELS --
 06:49:29 >> LIGHTER, MORE SAGE GREEN, CORRECT.
 06:49:32 >>Michael Sheeley: THAT IS A NICE COLOR.
 06:49:34 >> OUR INTENTION, AND ONE OF THE REASONS THOSE ARE PROVIDED
 06:49:36 IS TO PROVIDE THE FINISH COAT AS A THROUGH BODY COLOR COAT.
 06:49:42 BUT WHETHER THAT IS THE BSF PROJECT -- NOT NECESSARILY THE
 06:49:50 EIFS.
 06:49:51 >>Michael Sheeley: THIS DOESN'T LOOK LIKE A FLORIDA HOTEL TO
 06:49:56 ME.
 06:49:56 IT LOOKS LIKE ONE WE FIND IN THE SOUTHEAST SOMEWHERE.
 06:50:00 THOSE ARE MY OPINIONS.
 06:50:02 I'M SURE THE REST OF THE BOARD HAS SOME THOUGHTS.
 06:50:09 >>Dan Williams: THE PICTURE JUST TO THE LEFT OF CENTER, WHAT
 06:50:11 IS THE DEVICE ON THE TYPE OF THE ROOF THAT IS LIGHTLY

06:50:16 COLORED?
 06:50:17 >> THAT IS ACTUALLY THE PARAPET ON THE REVERSE SIDE JUST
 06:50:20 SHOWING UP IN ELEVATION.
 06:50:26 >>Al Paivandy: I HAVE PROBABLY A SIMILAR COMMENT.
 06:50:33 YOUR END OF THE BUILDING, EAST AND WEST ELEVATIONS TO ME
 06:50:38 READS A LOT NICER SIMPLY BECAUSE OF THE LIGHTER COLOR
 06:50:42 PROBABLY AND THE SHORTNESS OF THE BUILDING WITH THE VERTICAL

06:50:47 ELEMENTS THAT ARE PLAYING IN THERE.
 06:50:50 BUT WHEN YOU GET TO THE FRONT, 250 FEET WORTH OF BUILDING
 06:50:56 RECTANGULAR SHAPE, IT LOOKS LIKE A SOLID WALL DARK ABATEMENT
 06:51:03 THAT I'M GOING TO RUN INTO WITH A BUNCH OF WINDOW HOLES IN
 06:51:08 IT.
 06:51:08 THE ELEMENTS THAT YOU HAVE, THE VERTICAL ELEMENTS THAT ARE
 06:51:14 ROOFED ON TOP APPEAR EXTREMELY SMALL COMPARED TO THE SIZE OF
 06:51:19 THE BUILDING AND DEFINITELY THIS ELEVATION WITH THE DARK
 06:51:26 COLORS THAT ARE ON IT, AGAIN, UP THERE, LOOK A LITTLE BIT
 06:51:29 BETTER, WHAT IS IN FRONT OF ME.
 06:51:36 IT READS SO DARK, I CAN'T TELL THE VARIATION EVEN WITH THE
 06:51:40 SHADED SHADOWS YOU PROVIDED.
 06:51:41 >>Michael Sheeley: EVEN THE COLORS ON THE MONITOR ARE
 06:51:43 DIFFERENT THAN THE COLORS --
 06:51:48 >>Al Paivandy: I LIKE THAT ONE A LITTLE BIT BETTER.
 06:51:50 IF YOU CAN, I WOULD PROBABLY PRESENT IT WITHOUT THE DARK
 06:52:00 FROM THE BRICK TO THE GREENISH COLORS THAT AGAIN APPEAR
 06:52:06 DARK.
 06:52:07 IF YOU ARE GOING TO CREATE A VERTICAL ELEMENT, MAKE THAT
 06:52:11 WHOLE TOWER BE A STANDOUT THAT WOULD PLAY WITH THE BUILDING
 06:52:18 RATHER THAN JUST A PIECE PUT ON TOP.
 06:52:22 BECAUSE IF YOU FOLLOW THE VERTICAL ENDS, THERE'S NOTHING TO
 06:52:26 FOLLOW IT VERTICAL.
 06:52:28 JUST A LITTLE BUBBLE THAT SITS ON TOP.
 06:52:31 IT'S TOO SMALL, ESPECIALLY THE MIDDLE ONE, COMPARING TO 250

06:52:36 FEET, IT DOESN'T EVEN READ.
 06:52:45 >>James Tatooles: I AGREE WITH YOU AND MICHAEL.
 06:52:47 IT LOOKS LIKE THE SIDE ELEVATIONS ARE ON A DIFFERENT
 06:52:49 BUILDING THAN WHAT YOU HAVE THE FRONT ELEVATION.
 06:52:51 THEY DON'T SEEM LIKE THEY BELONG TO THE SAME BUILDING.
 06:52:54 IT MIGHT BE BECAUSE OF THE QUALITY OF THE RENDERING RATHER
 06:52:59 THAN THE ACTUAL DESIGN.
 06:53:01 I THINK OPTICALLY THEY DON'T MATCH.
 06:53:09 >> I DO THINK WITH THE BETTER QUALITY RENDERINGS, ONE OF THE
 06:53:12 HARD THINGS ABOUT THESE COLOR ELEVATIONS AND I HAVE TO
 06:53:16 EXPLAIN THIS TO OUR INVESTORS AND FOLKS A LOT BECAUSE THEY
 06:53:19 DON'T UNDERSTAND WHEN IT GETS BUILT IT LOOKS ALMOST
 06:53:23 COMPLETELY DIFFERENT.
 06:53:24 BECAUSE IT'S ALSO A LINE WEIGHT ISSUE.

06:53:28 SO YOU HAVE TO DRAW THE BUILDING AND THEN FILL IN THE COLOR,
 06:53:31 BUT THERE'S NEVER GOING TO BE A BLACK LINE ON THE CORNER,
 06:53:34 FOR INSTANCE.
 06:53:35 THE COLOR IS GOING TO WRAP.
 06:53:38 THE WINDOWS, FOR INSTANCE, THOSE ARE THE SAME LINE WEIGHTS.
 06:53:41 AS YOU DRAW THE GRILL UNDERNEATH THE WINDOW AND THE WINDOW
 06:53:46 MULLIONS, ALL OF THAT IS THE SAME LINE WEIGHT AND IT TURNS
 06:53:50 INTO THIS REALLY, REALLY DARK WINDOW.
 06:53:52 IN ACTUALITY, THAT IS A VERY THIN LINE WHEN YOU BUILD IT
 06:53:57 VERSUS THE EDGE OF THE BUILDING, THERE'S NO LINE.
 06:54:00 IT'S ALL COLOR.

06:54:01 SO I THINK PART OF THAT FOR US IS TRYING TO FIND A WAY TO
 06:54:04 REPRESENT THIS BETTER AS WELL AS MAKING THOSE CHANGES THAT
 06:54:07 YOU MENTIONED BECAUSE I THINK THE LINE WEIGHTS, ALL THAT
 06:54:11 BLACK INK ON THIS ELEVATION BEGINS TO KIND OF TAKE YOU AWAY.
 06:54:16 >>Michael Sheeley: THOSE GO AWAY WHEN YOU DO A NICE
 06:54:19 HIGH-QUALITY, PHOTO REALISTIC RENDERING.
 06:54:22 >> THAT'S RIGHT.
 06:54:23 I THINK YOU'LL SEE EVEN WHAT CHANGES WE DO MAKE IN THE COLOR
 06:54:26 WILL BE EVEN MORE DRAMATIC THAN MAYBE A SLIGHT SHIFT IN
 06:54:31 TONE.
 06:54:33 >>Jim Wallace: I HAVE TO SAY VERY HONESTLY THAT THIS
 06:54:34 BUILDING TO ME IS GRAY, GRAY, GRAY AND BROWN.
 06:54:38 FOR ME, IT'S TOTALLY INCONSISTENT WITH COCONUT POINTE TOWN
 06:54:44 CENTER.
 06:54:45 INCONSISTENT WITH THEIR PATTERN BOOK.
 06:54:47 IT'S INCONSISTENT WITH THE REST OF THE WHOLE COMMUNITY.
 06:54:49 I'M AMAZED THAT THEY ALLOWED YOU TO DO THIS COLOR PALETTE
 06:54:58 BECAUSE IT'S TOTALLY INCONSISTENT WITH COCONUT POINTE TOWN
 06:55:01 CENTER.
 06:55:01 I NOTICED EVEN WHEN YOU MAKE THE REFERENCES TO COCONUT
 06:55:04 POINTE PATTERN BOOK, THE ONES I GOT ANYWAY ARE IN BLACK AND
 06:55:10 WHITE.
 06:55:10 THEY ARE SHOWING DETAIL BUT NOT SHOWING COLOR, BECAUSE THE
 06:55:13 COLOR IS SO INCONSISTENT.
 06:55:16 I THINK THIS IS -- I DON'T KNOW.

06:55:20 I DON'T KNOW IF I WANT TO CALL IT A PIMPLE ON A WHATEVER,
 06:55:23 BUT IT'S JUST NOT CONSISTENT WITH COCONUT POINTE.
 06:55:26 AND IF THEY HAVE MANAGED TO DO 60 BUILDINGS IN THEIR COLOR
 06:55:30 PALETTE, I DON'T KNOW WHY WE CAN'T DO 61.
 06:55:35 THEY HAVE GOT A LOT OF COLORS FOR YOU TO CHOOSE FROM.
 06:55:40 AND I DON'T REMEMBER TOO MANY OF THESE COLORS OR IF ANY
 06:55:44 BEING IN THE COCONUT POINTE TOWN CENTER PATTERN BOOK.
 06:55:48 I MAY BE WRONG.
 06:55:52 I KNOW THAT BOOK PRETTY WELL.
 06:55:55 >> WE WENT BY THE SITE BEFORE WE CAME HERE.

06:55:58 IF YOU GO AND DRIVE THE SITE, THE APARTMENT BUILDING THAT'S
 06:56:02 ADJACENT TO US ALMOST HAS THE EXACT SAME COLOR PALETTE OTHER
 06:56:06 THAN THE RED BRICK, WHICH I AGREE WITH.
 06:56:09 I THINK WE NEED TO MAKE A CHANGE THERE.
 06:56:11 >>Jim Wallace: TALKING ABOUT THE RESIDENCES?
 06:56:12 >> YES.
 06:56:13 THAT HAVE -- THEY ARE GREEN --
 06:56:18 >>Mary Gibbs: IT'S A LIGHTER GREEN.
 06:56:19 >> IT'S ACTUALLY DARKER THAN OUR LIGHTEST ONE.
 06:56:22 >>Mary Gibbs: IT LOOKS LIGHTER, THOUGH.
 06:56:25 >> YOU CAN LITERALLY TAKE THE SAMPLES OVER AND LOOK AT IT UP
 06:56:29 AGAINST THE BUILDING.
 06:56:30 THE BASE OF THEIR BUILDING IS REALLY ALMOST WHITE.
 06:56:34 IT'S A SUPER LIGHT GRAY, WHICH WE WERE TRYING TO GET MORE OF
 06:56:37 A CREAM COLOR.

06:56:41 IF YOU TAKE AWAY THE RED BRICK, I THINK YOU'LL FIND IT'S
 06:56:45 VERY CONSISTENT WITH THAT ADJACENT PROPERTY.
 06:56:49 IT DOESN'T HAVE THE REDS AND MAYBE SOME OF THE PINKS AND SO
 06:56:55 ON.
 06:56:55 BUT I THINK THAT ALL OF THOSE COLORS THAT WE'VE SELECTED ARE
 06:56:59 ON THE WARM PALETTE, THE WARMER GREENS, THE WARMER CREAM
 06:57:04 COLOR THAT WE HAVE AND EVEN THE BASE OF THE BUILDING HAS
 06:57:07 THAT WARMER BEIGE COLOR.
 06:57:10 I THINK THE RED AND THEN ALL OF THE BLACK WINDOWS IS WHAT'S
 06:57:13 REALLY DARKENING THAT, PLUS THE DARK GREEN THAT I THINK YOU
 06:57:16 GUYS HAVE COMMENTED ON AS WELL.
 06:57:22 >>Anthony Gargano: A FUNDAMENTAL PROBLEM IS THE --
 06:57:25 >>Jim Wallace: GRAY IS ONE OF THE THINGS.
 06:57:26 GRAY IS A COLOR THAT WE SPECIFICALLY TALK ABOUT THAT WE
 06:57:30 DON'T LIKE IN ESTERO.
 06:57:34 IT'S RECOMMENDED THAT YOU DON'T USE IT, AND THIS BUILDING IS
 06:57:38 50% GRAY.
 06:57:42 >>Anthony Gargano: CAN I MAKE A POINT?
 06:57:43 THANK YOU.
 06:57:44 I THINK THE PROBLEM HERE IS THAT NUMBER ONE THE RESIDENCES
 06:57:49 ARE DARK.
 06:57:50 THE RETAIL SPACE IS BRIGHT AND COLORFUL.
 06:57:55 THE RESIDENCES ARE SEPARATED FROM THE RETAIL SPACE.
 06:58:01 THIS IS ALMOST IN THE MIDDLE OF RETAIL SPACE.
 06:58:05 AND TO MATCH THE COLORS, TO BE DARK LIKE THE RESIDENCES

06:58:13 DOESN'T FIT.
 06:58:13 I AGREE WITH YOU.
 06:58:14 >>Mary Gibbs: MAY I ADD A COMMENT?
 06:58:16 NOT TO THROW A MONKEY WRENCH INTO THIS.
 06:58:19 I WENT BY, TOO, AND LOOKED.
 06:58:20 I THINK THE RESIDENCES COLORS ARE SIMILAR, ALTHOUGH THEIR

06:58:23 BUILDINGS ARE MORE BROKEN UP SO THEY HAVE A LOT OF
 06:58:25 ARTICULATION AND THEY HAVE MULTIPLE COLORS.
 06:58:28 HOWEVER, TODAY, YOU'RE GOING TO LOVE THIS, WE GOT A REPAINT
 06:58:33 PERMIT APPLICATION IN FROM THE RESIDENCES FOR WHITE AND
 06:58:37 GRAY, WHICH, BY THE WAY, FROM THE RESIDENCES TO REPAINT
 06:58:43 THEIR BUILDINGS.
 06:58:46 WE REJECTED IT ALREADY.
 06:58:48 BUT THEY ARE NOT HAPPY AND THEY PROBABLY WANT TO COME AND
 06:58:52 SPEAK TO YOU ALL.
 06:58:54 NOW, TO MAKE IT EVEN MORE COMPLICATED, I'VE HAD SOME
 06:58:58 CONVERSATIONS WITH SIMON BECAUSE THEY ARE TRYING TO REFRESH
 06:59:01 THE SHOPPING CENTER.
 06:59:04 I ASKED THEM ABOUT THE RESIDENCES.
 06:59:06 I'M LIKE WHAT IS THIS WHITE AND GRAY?
 06:59:09 WE PROHIBIT THOSE PREDOMINANT COLORS.
 06:59:12 THEY SAID, YEAH, BUT WE'RE RETHINKING OUR COLORS AND -- I
 06:59:16 SAID YOU HAVE A BEAUTY BOOK.
 06:59:18 YOU HAVE TO COME BACK BECAUSE THEY ARE TALKING ABOUT DOING
 06:59:20 SOMETHING WITH THE MOVIE THEATER THAT MIGHT BE SOME OTHER

 06:59:23 PROJECT AND THEN THEY ARE TALKING ABOUT A NEW COLOR PALETTE.
 06:59:26 BUT WE DON'T KNOW WHAT IT IS BUT I FEEL LIKE IT'S SOMETHING
 06:59:32 ALONG AND OTHER COLORS.
 06:59:33 JUST SAYING, THIS IS BECOMING -- WE TOLD THEM IF YOU ARE
 06:59:39 GOING TO REFRESH THE SHOPPING CENTER, WE NEED TO UNDERSTAND
 06:59:41 THE BIG PICTURE BECAUSE WE CAN'T BE JUST DOING THESE THINGS
 06:59:46 PIECEMEAL.
 06:59:49 >>Jim Wallace: EXTRA SPACE STORAGE CAME TO US WITH GRAY,
 06:59:51 WHITE, AND LIME GREEN.
 06:59:53 WITHIN COCONUT POINTE TOWN CENTER.
 06:59:57 WHAT DID WE SAY?
 06:59:58 NO.
 06:59:59 IT CAME BACK WITH ANOTHER VARIATION OF IT, ANOTHER
 07:00:02 VARIATION, ANOTHER VARIATION OF IT.
 07:00:03 AND IN THE END, THEY SAID, WELL, CAN WE PAINT IT THE COLOR
 07:00:06 IT IS?
 07:00:06 BECAUSE IT WAS CONSISTENT WITH COCONUT POINTE.
 07:00:12 THIS IS NOT CONSISTENT WITH COCONUT POINTE.
 07:00:17 I'M NOT PRETENDING TO SUGGEST THE SOLUTION, BUT THIS IS NOT
 07:00:22 CONSISTENT AT ALL.
 07:00:22 AS FAR AS THE RESIDENCES IS CONCERNED, I REFERENCED PHOTOS
 07:00:29 OF THAT COMMUNITY ALMOST EVERY DAY.
 07:00:33 I AM VERY, VERY FAMILIAR WITH IT.
 07:00:38 >> THE LOCATION YOU MENTIONED, MIDDLE OF THE RETAIL, WHERE
 07:00:40 THE HOTEL IS LOCATED IS REALLY -- ON THE PLAN HERE RIGHT

 07:00:46 ACROSS THE RESIDENCES.
 07:00:47 ALL THE RETAIL IS OVER HERE.

07:00:48 THIS IS ALL PARKING LOT BACK HERE.
 07:00:51 RIGHT IN THE MIDDLE OF THE RETAIL.
 07:00:52 WE'RE STILL THE BACK, AWAY FROM THE CENTER.
 07:00:58 >> YOU LOOK TOWARDS THE RETAIL, EVEN THE BACK OF THE RETAIL
 07:01:01 IS BRIGHTLY COLORED LIKE THE FRONT SIDES ARE.
 07:01:05 >> CORRECT.
 07:01:05 SAME THING ACROSS THE RESIDENCES HERE.
 07:01:07 THAT IS THE SAME COLOR AS RIGHT HERE.
 07:01:09 WHAT I'M TRYING TO SAY, RESIDENCES ARE SEPARATED, I THINK WE
 07:01:13 ARE ALSO SEPARATED.
 07:01:14 I WANTED TO POINT THAT OUT.
 07:01:16 >>James Tatoes: I THINK ONE OF THE OTHER THINGS THAT WE'RE
 07:01:18 TALKING ABOUT HAVING THIS FIT INTO THE COMMUNITY, WHAT YOU
 07:01:22 SAID IS EXACTLY RIGHT.
 07:01:24 IT'S A PARKING LOT.
 07:01:25 IN ORDER TO REJUVENATE IT FROM A PARKING LOT INTO SOMETHING
 07:01:28 THAT FITS INTO THIS SHOPPING CENTER AREA, I THINK THE
 07:01:33 LANDSCAPING IS GOING TO BE A VERY IMPORTANT ELEMENT TO THIS
 07:01:36 BUILDING, AND WE DON'T HAVE A CHANCE TO SEE ANY OF IT HERE.
 07:01:40 BUT I WOULD SAY VERY JUDICIOUS USE OF LANDSCAPING IS GOING
 07:01:45 TO BE AN IMPORTANT ELEMENT OF THIS PROJECT.
 07:01:48 >> I'VE GOT IT UP ON THE SCREEN.
 07:01:50 THE LANDSCAPE PLAN WE PROVIDED AS WELL AS A LIST OF PLANT

 07:01:53 MATERIALS THAT WE ANTICIPATE TO USE ON THE PROJECT.
 07:01:58 >>James Tatoes: I THINK MAYBE A LITTLE OVERKILL IS BETTER
 07:02:01 THAN BEING A LITTLE SCARED --
 07:02:06 >> WE PLANTED EVERY AVAILABLE SPOT WE HAVE.
 07:02:08 THE BUILDING IS GOING TO TAKE UP A CERTAIN AMOUNT OF SPACES.
 07:02:13 WE HAVE TO HAVE ENOUGH PARKING FOR GUESTS BUT HILTON WON'T
 07:02:16 GIVE US APPROVAL WITHOUT THOSE PARKING SPACES.
 07:02:20 EVERY OTHER SPACE THAT'S AVAILABLE FOR US TO PROVIDE ANY
 07:02:23 GREENSPACE, WE'VE DONE THAT.
 07:02:25 WE COULDN'T AGREE MORE.
 07:02:28 >>James Tatoes: IF YOU LOOK AT IT FROM A PERCENTAGE POINT
 07:02:30 OF VIEW OF LAND COVER, AND YOU LOOK AT HOW MUCH SOD THERE
 07:02:37 IS --
 07:02:38 >> UNFORTUNATELY FOR HOTELS --
 07:02:40 >>James Tatoes: IT STANDS OUT VERY, VERY, VERY STARKLY
 07:02:45 THAT THERE'S NOT VERY MUCH GREEN AND OPEN AREA HERE.
 07:02:48 >> WE'RE DEFINITELY GOING TO MAKE IT BETTER THAN THE CURRENT
 07:02:50 PARKING LOT.
 07:02:51 I'LL TELL YOU THAT.
 07:02:53 WE'RE GOING TO MAKE SURE THAT WE HAVE -- WE WANT THAT FOR
 07:02:56 CURB APPEAL, FOR OUR GUESTS AS AN ARRIVAL EXPERIENCE, IT IS
 07:03:03 A REALLY IMPORTANT COMPONENT.
 07:03:04 SO WE'VE GONE OVER AND BEYOND EVEN WHAT WE TYPICALLY DO IN
 07:03:08 SOME OF OUR HOTELS TO PLANT LITERALLY EVERY AVAILABLE SPACE

07:03:13 WE HAVE THAT ISN'T TAKEN UP BY REQUIRED PARKING.

07:03:18 >>James Tatooles: AS AN EXAMPLE, MOST EVERY BUILDING WE
 07:03:22 APPROVE HAS FOUNDATION PLANTING AND THERE'S NOT VERY MUCH
 07:03:26 FOUNDATION PLANTING AROUND THIS BUILDING AT ALL.
 07:03:29 >> PART OF THAT IS JUST A FACTOR OF THE SITE.
 07:03:34 >>James Tatooles: IT'S A MATTER OF LAYOUT.
 07:03:36 WHEN YOU LOOK AT THE BUILDING, YOU SEE BUILDING.
 07:03:40 SOME PLACE IN THAT ELEVATION THERE SHOULD BE SOME
 07:03:42 LANDSCAPING TO BREAK UP THE BUILDING.
 07:03:45 >> YEAH, AND WE DO NEED TO SHOW THAT IN THAT PHOTO REALISTIC
 07:03:49 RENDERING BECAUSE IN THE CURRENT ELEVATIONS, THERE'S NO
 07:03:51 LANDSCAPING RENDERED, EVEN THOUGH THERE IS LANDSCAPING
 07:03:54 THERE, YOU WOULD SEE IT.
 07:03:55 IT'S NOT SHOWN IN THE BUILDING ELEVATIONS.
 07:03:59 >>Jim Wallace: YOU HAVE A TON OF GRAY PAVEMENT.
 07:04:01 YOU DON'T NEED A GRAY BUILDING.
 07:04:06 >> I DON'T THINK WE HAVE GRAY, DO WE?
 07:04:09 >>Jim Wallace: I'M SORRY.
 07:04:10 GRAY BUILDING ON GRAY PAVEMENT WITH LIMITED LANDSCAPING --
 07:04:15 >>Al Paivandy: CAN YOU GO BACK TO THE ELEVATION?
 07:04:17 I WAS JUST LOOKING AT SOMETHING AND I GOT TO WONDERING ABOUT
 07:04:23 IT.
 07:04:23 ANY OF THOSE.
 07:04:25 WHAT IS THAT ONE STORY OF GRAY UNDERNEATH THAT BUILDING?
 07:04:30 BELOW THE 00 ELEVATION.
 07:04:44 >> THIS PIECE?

07:04:46 >>Al Paivandy: YEAH, THAT.
 07:04:47 >> THAT IS JUST THE SHADED PORTION OF THE GRADE BELOW.
 07:04:51 >>Al Paivandy: NEXT TIME YOU SHOW UP, YOU MAY WANT TO
 07:04:53 ELIMINATE IT.
 07:04:57 IT MAY SHORTEN YOUR BUILDING.
 07:05:01 AGAIN, TO THE POINT THAT YOU WERE SAYING THE RENDERING, THE
 07:05:04 LINE WORK, THE COLORING AND EVERYBODY IS SEEING THAT GRAY,
 07:05:11 BUILDING AT LEAST TEN FEET TALLER --
 07:05:14 >> I DIDN'T EVEN NOTICE THAT.
 07:05:15 GLAD YOU POINTED THAT OUT.
 07:05:17 YOU'RE RIGHT.
 07:05:18 YOU'RE CORRECT.
 07:05:19 >>Al Paivandy: THESE PICTURES IN FRONT OF ME, THAT TEN FEET
 07:05:22 OF STORY BELOW ACTUALLY MATCHES WITH ALL THE GRAY THAT
 07:05:25 YOU'VE GOT GOING.
 07:05:26 IN CASE KEEP SEEING GREEN, GRAY, EVERYTHING IS GRAY.
 07:05:33 >>Jim Wallace: WHEN YOU COME BACK, WHY DON'T YOU INCLUDE A
 07:05:36 DOZEN SHOTS FROM OTHER BUILDINGS IN COCONUT POINTE TOWN
 07:05:39 CENTER AND PROVE TO US THAT THIS BUILDING IS CONSISTENT WITH
 07:05:43 THAT COLOR PALETTE.

07:05:44 BECAUSE I DON'T THINK IT IS.
 07:05:46 PROVE ME WRONG, PLEASE.
 07:05:49 >> WE CAN PROVIDE THAT.
 07:05:52 >>James Tatooles: TAKE IT TO A COMPLETE DIFFERENT PLACE,
 07:05:54 JUST LIKE I TALKED ABOUT THE SPORTS PARK, ASKING ABOUT

 07:05:58 MARKETING, THE QUESTION I HAVE IS, WHAT'S DRIVING SO MANY
 07:06:04 HOTELS THAT ARE COMING TO THIS VILLAGE?
 07:06:06 WE'VE HAD IN THE LAST COUPLE OF SESSIONS WE'VE HAD, WE'VE
 07:06:11 HAD TWO HOTELS THAT WE APPROVED AND THERE ARE THREE MORE
 07:06:14 THAT WE APPROVED IN THE PAST THAT ARE STILL WAITING TO BE
 07:06:17 BUILT BUT HAVEN'T BEEN APPROVED.
 07:06:20 WE HAVE OVER A HALF A DOZEN HOTELS THAT RIGHT NOW IF THEY
 07:06:23 WERE ALL READY TO GO FOR THEIR DEVELOPMENT ORDER AND BE
 07:06:28 BUILT, YOU'D HAVE A HALF A DOZEN HOTELS BEING BUILT RIGHT
 07:06:32 NOW.
 07:06:34 >> I'LL TELL YOU, WE HAVE MARKET STUDIES.
 07:06:37 THIS IS A VERY HOT HOTEL MARKET.
 07:06:41 IT IS ON FIRE.
 07:06:43 YOU HAVE SO MANY DEMAND DRIVERS HERE.
 07:06:46 SO WHEN WE TALK ABOUT HOTEL DEMAND, REALLY BUSINESS DEMAND
 07:06:50 IS KIND OF WHAT WE CALL THE BACKBONE OF THE HOTEL INDUSTRY.
 07:06:54 GROUP RATE AND GROUP BUSINESS, TALKING ABOUT THE SPORTING
 07:06:59 EVENTS AND SO ON REALLY KIND OF IN SOME WAYS SUPPLEMENTS THE
 07:07:04 BUSINESS TRAVEL.
 07:07:05 AND, OF COURSE, YOU HAVE GOT YOUR LEISURE TRAVEL.
 07:07:08 YOU HAVE WONDERFUL BEACHES IN FLORIDA.
 07:07:10 THE WATER IS WONDERFUL.
 07:07:11 YOU HAVE TONS OF SPORTS TEAMS THAT COME HERE ALL AROUND.
 07:07:15 SO THERE ARE A TON OF EXTENDED STAY FOLKS STAYING HERE FOR
 07:07:19 LONG WEEKEND.

 07:07:20 NO SNOW.
 07:07:21 OF COURSE, THE BUSINESS SIDE OF THINGS AS WELL, WHICH IS
 07:07:25 AMAZING WHEN YOU LOOK AT JUST ABOUT ANY OF THE LOCATIONS
 07:07:28 LIKE YOU GUYS HAVE WHERE YOU HAVE ALL THOSE OTHER AMENITIES.
 07:07:32 YOU HAVE A LOT OF BUSINESS TRAVELERS TOO.
 07:07:35 IT IS A PRETTY ROBUST DEMAND ACROSS ALL THE SEGMENTS IN THE
 07:07:38 HOTEL INDUSTRY.
 07:07:42 ESTERO IS ONE OF THE PLACES WHEN WE TELL PEOPLE WE'RE
 07:07:44 BUILDING A HOTEL, THEY ARE JEALOUS.
 07:07:46 THEY ARE LIKE WHY CAN'T WE GET A HOTEL IN ESTERO.
 07:07:49 I THINK THAT PROBABLY GOES TO WHY YOU HAVE SEEN SEVERAL IN
 07:07:52 FRONT OF YOU.
 07:07:56 >>Al Paivandy: CERTAINLY TO THEIR POINT, THEY ARE ABSOLUTELY
 07:07:59 RIGHT.
 07:08:00 ONLY FOUR OR FIVE YEARS AGO THAT I MOVED DOWN HERE.
 07:08:02 PREVIOUS TO THAT I WAS IN NORTH FLORIDA.

07:08:05 MY GRANDKIDS ARE IN SOCCER AND GAMES.
 07:08:08 WHEN THEY HAVE EVENTS, YOU CAN'T FIND A HOTEL.
 07:08:12 THE PRICES ARE TWO TO TWO AND A HALF TIMES AND YOU CAN'T
 07:08:15 EVEN PAY THAT AND GET A ROOM.
 07:08:18 SOMEBODY IS MAKING MONEY MAKING THESE THINGS.
 07:08:25 WE'RE IMPROVING THESE SPORTS COMPLEXES, THEY'LL KEEP
 07:08:31 BUILDING THESE THINGS.
 07:08:31 >>Mary Gibbs: WE'RE HAPPY TO HELP WITH OUR SPORTS PARK AND
 07:08:34 HELP YOUR BUSINESS.

 07:08:37 >> ABSOLUTELY.
 07:08:37 WE'RE LOOKING FORWARD TO THAT.
 07:08:39 >>Michael Sheeley: I'LL SAY IN SUMMARY, 50% OF THE ISSUE IS
 07:08:42 YOUR COLORS AND 50% IS YOUR PRESENTATION MATERIALS.
 07:08:45 I THINK YOU CAN MAKE GOOD PROGRESS NEXT TIME.
 07:08:51 >> WE WILL DEFINITELY WORK TO ADDRESS ALL THOSE.
 07:08:54 >>Michael Sheeley: THANK YOU.
 07:08:55 >>Anthony Gargano: ALL RIGHT.
 07:08:55 THANK YOU.
 07:08:56 WE'RE NOT GOING TO BE IN A POSITION AT SOME POINT OF MAKING
 07:09:06 COLOR DECISIONS ON A PIECEMEAL BASIS ARE WE?
 07:09:09 WE HAVE THE RESIDENCES, COCONUT POINTE AND THIS BUILDING.
 07:09:12 >>Mary Gibbs: I AM HOPING NOT.
 07:09:14 I'M HOPING NOT.
 07:09:19 >>Anthony Gargano: SOMETHING BASICALLY INCONSISTENT WITH
 07:09:21 THAT PICTURE.
 07:09:21 ANYTHING ELSE FOR THE BOARD?
 07:09:30 ENTERTAIN A MOTION.
 07:09:34 >> SO MOVED.
 07:09:37 >> SECOND.
 07:09:38 >>Anthony Gargano: ALL IN FAVOR?
 07:09:40 AYE.
 07:09:40 WE'RE ADJOURNED.
 07:09:43 >>Mary Gibbs: HAPPY HOLIDAYS, EVERYBODY.

DISCLAIMER:

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

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

DRAFT MINUTES

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
October 29, 2024 4:30 p.m.**

- 1. CALL TO ORDER:** 4:31 p.m.
- 2. PLEDGE OF ALLEGIANCE:**
- 3. ROLL CALL:**

Present: Board Members Michael Sheeley, James Tatooles, Jim Wallace, Al Paivandy, Kristen Jeannin, Dan Williams, Barry Jones, and Chairman Anthony Gargano.

Also present: Community Development Director Mary Gibbs, Land Use Attorney Nancy Stroud, Aymee Chavez, Associate Planner, and Deputy Village Clerk Tammy Duran.

- 4. APPROVAL OF AGENDA:**

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

- 5. BUSINESS:**

(a) Consent Agenda

(1) Approval of September 10, 2024, meeting minutes.

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

(b) Selection of Vice-Chairman

Motion: Motion to appoint Michael Sheeley as Vice Chairman.

Motion by: Board Member Williams
Seconded by: Board Member Wallace

Action: Appointed Michael Sheeley as Vice Chairman.

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

6. PUBLIC INFORMATION

- (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.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Julia Burroughs, Planning Director, Thomas Engineering Group
Edward McDonald P.E., Thomas Engineering Group
John Lynch, ADP Engineering & Architecture

Board Questions or Comments

Board Members Wallace, Jeannin, Jones, Paivandy, Williams, Vice Chairman Sheeley, and Chairman Gargano.

Public Comment

eComments

Rachael Robbins, Stoneybrook
Brian Rowolinski, Stoneybrook
Molly Leach, Stoneybrook
Catherine Foss, Stoneybrook
Kathy Lynn, Stoneybrook
Kelli Pasalodos, Stoneybrook
Candice Roseberry, Stoneybrook
Melissa Mahmoud, Stoneybrook
Keneth Haney, Stoneybrook
Zara Jones, Verdana Village
Debbie Turkett, Stoneybrook
Lindsay Cieloha, Bella Terra

In Person

Adam Dalton, Stoneybrook

- (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.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Chris Hasty, Lennar

Board Questions or Comments

Board Members Wallace, Jones, Williams, Vice Chairman Sheeley, and Chairman Gargano.

Public Comment

In Person

Joe Brincku, Estero

7. PUBLIC HEARINGS (Quasi-Judicial)

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

- (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.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Chris Hasty, Celebree Schools

Matthew Von Dohre, Colliers Engineering & Design

Public Comment

None.

Board Questions or Comments

Board Members Wallace, Jeannin and Vice Chairman Sheeley.

Motion: Motion to approve revision to Development Order to remove the stone at the base of the building and clarify the color of Utterly Beige for the base.

Motion by: Vice Chairman Sheeley
Seconded by: Board Member Williams

Action: Approved revision to Development Order to remove the stone at the base of the building and clarify the color of Utterly Beige for the base.

Vote:

Aye: Board Members Wallace, Jeannin, Jones, Paivandy, Tatooles, Williams, Vice Chairman Sheeley, and Chairman Gargano.

Nay:

Abstentions:

- (b) Shadow Wood Community Association – Three Oaks Guardhouse Remodel (LDO2024-E037) (District 6)

The guardhouse is located at the entrance to Shadow Wood on Oakwilde Boulevard and Three Oaks Parkway.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Adrian Karapici, AM Design Group

Board Questions or Comments

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

Public Comment

None.

Motion: Motion to approve Limited Development Order.

Motion by: Board Member Tatooles

Seconded by: Board Member Jeannin

Action: Approved Limited Development Order.

Vote:

Aye: Board Members Wallace, Jeannin, Jones, Paivandy, Tatooles, Williams, Vice Chairman Sheeley, and Chairman Gargano

Nay:

Abstentions:

- (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.

No conflicts of interest were noted. Board Member Tatooles received letters from people that live adjacent to Marsh Landing.

Vice Chairman Sheeley recused himself due a conflict of interest, his firm prepared the architectural plans.

Staff Presentation/Comments

Mary Gibbs, Community Development Director
Nancy Stroud, Land Use Attorney
Aymee Chavez, Associate Planner

Presentation/Information by

Jeremie Chastain, AICP, A Bowman Company
Carlos Cardet, MK Architecture
Steffi Bandril, MK Architecture
Charlie Krebs, PE, A Bowman Company

Board Questions or Comments

Board Members Wallace, Jeannin, Jones, Paivandy, Tatooles, Williams, and Chairman Gargano

Public Comment

eComments

Vicky Shaw, Marsh Landing
Richard Miller, March Landing
Xiao Xun Zhang, Lone Oak
Chris Sahakian, Marsh Landing
Robert Bodnar, Marsh Landing
Beth Reinhardt, Marsh Landing
John Reinhardt, Marsh Landing
Margaret Jelley, Marsh Landing
Dawn Glowonia, Marsh Landing

In Person

Richard Miller, Estero

Motion: Motion to approve a continuance until November 12, 2024 meeting.

Motion by: Board Member Jones

Seconded by: Board Member Wallace

Action: Approved a continuance until November 12, 2024 meeting.

Vote:

Aye: Board Members Sheeley, Wallace, Tatooles, Williams, Paivandy, and Jeannin.

Nay:

Abstentions: Vice Chairman Sheeley

- (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.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Jeffrey Williams. Konover South

Board Questions or Comments

Board Members Wallace, Jeannin, Jones, Paivandy, Vice Chairman Sheeley, and Chairman Gargano

Public Comment

None.

Motion: Motion to approve the Development Order with staff stipulation and with the added landscaping on the North side.

Motion by: Vice Chairman Sheeley

Seconded by: Board Member Williams

Action: Approved the Development Order with staff stipulation and with added landscaping on the North side.

Vote:

Aye: Board Members Wallace, Jeannin, Jones, Paivandy, Tatooles, Williams, Vice Chairman Sheeley, and Chairman Gargano

Nay:

Abstentions:

- (e) Ordinance No. 2024-10 - Village Developments

Staff Presentation/Comments

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

Board Questions or Comments

Board Members Wallace, Jeannin, Jones, Paivandy, Vice Chairman Sheeley, and Chairman Gargano

Public Comment

In Person

Terry Flanagan, Grandezza

Mark Geschwendt, Miromar Development

Motion: Motion to not recommend approval of Ordinance 2024-10 and to provide Planning Zoning and Design Board comments to Council.

Motion by: Board Member Jeannin

Seconded by: Board Member Wallace

Action: Approved recommendation not to approve Ordinance 2024-10 and to provide Planning Zoning and Design Board comments to Council.

Vote:

Aye: Board Members Wallace, Jeannin, Jones, Paivandy, Tatoes, Williams, Vice Chairman Sheeley, and Chairman Gargano

Nay:

Abstentions:

7. PUBLIC INPUT

None.

8. BOARD COMMUNICATIONS

(a) Next meeting – November 12, 2024

9. ADJOURNMENT: 7:55 pm.

Tammy Duran
Deputy Village Clerk

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS	
LAST NAME—FIRST NAME—MIDDLE NAME SHEELEY MICHAEL KENNETH	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE VILLAGE OF ESTERO PZDB
MAILING ADDRESS 1566 OLD WINDWARD CT.	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY FORT MYERS, FL	COUNTY LEE
DATE ON WHICH VOTE OCCURRED 10-21-24	NAME OF POLITICAL SUBDIVISION: VILLAGE OF ESTERO
	MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE

WHO MUST FILE FORM 8B

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

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

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

* * * * *

ELECTED OFFICERS:

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

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

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

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

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

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

RECEIVED FOR RECORD

PAGE 1

APPOINTED OFFICERS (continued)

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

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

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

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, MICHAEL K. SKEOWN, hereby disclose that on 10-29, 2024:

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



inured to my special private gain or loss;

___ inured to the special gain or loss of my business associate, _____;

___ inured to the special gain or loss of my relative, _____;

___ inured to the special gain or loss of _____, by
whom I am retained; or

___ inured to the special gain or loss of _____, which
is the parent organization or subsidiary of a principal which has retained me.

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

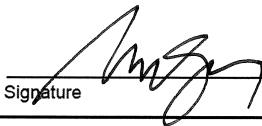
COCONUT TRAIL ZONING AMENDMENT

DCL-2024-0006

Date Filed

10-29-24

Signature



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

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

DRAFT MINUTES

Planning Zoning and Design Board Meeting

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

- 1. CALL TO ORDER:** 4:31 p.m.
- 2. PLEDGE OF ALLEGIANCE:**
- 3. ROLL CALL:**

Present: Board Members James Tatooles, Jim Wallace, Al Paivandy, Kristen Jeannin, Dan Williams, Barry Jones, Vice Chairman Michael Sheeley, and Chairman Anthony Gargano.

Also present: Community Development Director Mary Gibbs, Land Use Attorney Nancy Stroud, Aymee Chavez, Associate Planner, Jim Hart, Development Review Consultant for Village of Estero, and Deputy Village Clerk Tammy Duran.

- 4. APPROVAL OF AGENDA:**
- 5. BUSINESS:**
- 6. PUBLIC HEARINGS (Quasi-Judicial)**

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

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

- (a) Woodfield Mixed-Use Development Order – DOS2024-E002 (District 6)
±46 vacant acres on the northwest corner of US 41 and Coconut Road

Applicant is seeking to construct Phase I of the residential and commercial development, which includes infrastructure (roads, utilities, stormwater and landscaping), as well as two multi-family buildings, two parking garages, and mixed-use in the southeast area of the site.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Ross Abramson, Woodfield Development

Walter Hughes, Humphrey and Partners Architects

Mark Jacobson, DS Boca

Elizabeth Suarez, Fehr and Peers

Public Comment

eComments

Larry Sherman, The Colony

Barbara Wood, Wildcat Run

In Person

Manny Chambers, Meadowbrook

Connie Mansfield, Marsh Landing

Lee Glasgow, Coconut Shores

Board Questions or Comments

Board Members Wallace, Jeannin, Jones, Paivandy, Tatooles, Williams, Vice Chairman Sheeley, and Chairman Gargano.

Motion: Motion to approve Development Order with the staff conditions and the requested deviations.

Motion by: Vice Chairman Sheeley

Seconded by: Board Member Williams

Action: Approved Development Order with the staff conditions and the requested deviations.

Vote:

Aye: Board Members Wallace, Jeannin, Jones, Paivandy, Tatooles, Williams, Vice Chairman Sheeley, and Chairman Gargano.

Nay:

Abstentions:

Recess at 6:05 pm and Convene at 6:16 pm

(b) Coconut Trace Planned Development – Zoning Amendment (DCI2024-E006)
(District 1)

22910 Lyden Drive, located west of US 41 across from the Coconut Point Mall.

No conflicts of interest were noted. Board Member Tatooles received letters from people that live adjacent to Marsh Landing.

Vice Chairman Sheeley recused himself due a conflict of interest, his firm is presenting.

Staff Presentation/Comments

Mary Gibbs, Community Development Director
Nancy Stroud, Land Use Attorney
Aymee Chavez, Associate Planner

Presentation/Information by

Jeremie Chastain, AICP, A Bowman Company
Bill Prys, A Bowman Company
Charlie Krebs, PE, A Bowman Company

Board Questions or Comments

Board Members Wallace, Jeannin, Jones, Pai vandy, Tatooles, Williams, and Chairman Gargano.

Public Comment

eComments

Robert Bodnar, Marsh Landing

In Person

Beth Reinhardt, Marsh Landing
Connie Mansfield, Marsh Landing

Motion: Motion to recommend approval to Council with conditions that the developer ensures that they work with Marsh Landing to provide a visually opaque barrier by time of C.O., the front entry to be revised to make it more welcoming area, three signature tree/palms, will be planted along the Eastern face and the open vertical panels, parking lot lighting will be reduced to 20-foot poles throughout parking, visually opaque windows will be used on the west side of the building, and 48-inch continuous hedgerow will be adjacent to the parking and adjacent Marsh Landing.

Motion by: Board Member Jones

Seconded by: Board Member Wallace

Action: Recommended approval to Council with conditions that the developer ensures that they work with Marsh Landing to provide a visually opaque barrier by time of C.O., the front entry to be revised to make it more welcoming area, three signature tree/palms, will be planted along the Eastern face and the open vertical panels, parking lot lighting will be reduced to 20-foot poles throughout parking, visually opaque windows will be used on the west side of the building, and 48-inch continuous hedgerow will be adjacent to the parking and adjacent Marsh Landing.

Vote:

Aye: Board Members Sheeley, Wallace, Tatooles, Williams, Paivandy, and Jeannin.

Nay:

Abstentions: Vice Chairman Sheeley

7. PUBLIC INPUT

None.

8. BOARD COMMUNICATIONS

(a) Next meeting – December 12, 2024

9. ADJOURNMENT: 7:22 pm.

Tammy Duran
Deputy Village Clerk

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS	
LAST NAME—FIRST NAME—MIDDLE NAME MICHAEL K. SHAWLEY	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE VILLAGE OF ESTERO PZDB
MAILING ADDRESS 15661 RD WOODBURN CT	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY FT. MYERS, FL 33908	NAME OF POLITICAL SUBDIVISION: VILLAGE OF ESTERO, FLORIDA
DATE ON WHICH VOTE OCCURRED	MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE

WHO MUST FILE FORM 8B

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

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

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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ELECTED OFFICERS:

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

APPOINTED OFFICERS:

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APPOINTED OFFICERS (continued)

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- The form must be read publicly at the next meeting after the form is filed.

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DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Michael V. Simey, hereby disclose that on Nov 12, 20 24:

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



inured to my special private gain or loss;

_____ inured to the special gain or loss of my business associate, _____;

_____ inured to the special gain or loss of my relative, _____;

_____ inured to the special gain or loss of _____, by
whom I am retained; or

_____ inured to the special gain or loss of _____, which
is the parent organization or subsidiary of a principal which has retained me.

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

COCONY TRACE PLANNED DEVELOPMENT DCI/2024-5006

Date Filed

11/12/24

Signature

[Signature]

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



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

Project Name: Estero Country Club - Pickleball Courts
[DPM 2-311(b)1]
Request:
[DPM 2-311(b)2] This application is requesting the renovation of a single tennis court into four pickleball courts and a new tennis court addition with associated landscape impacts to be relocated

1. **Name of Property Owner:** Mark Bonner - President
[DPM 2-311(b)4]
 Company Name: Estero Country Club
 Address: 19501 Vintage Trace Circle
 City, State, Zip: Estero, Florida, 33967
 Phone Number: 239 267-7000 Email: bonnerm@aol.com

2. **Name of Applicant:** Mark Bonner - President
[DPM 2-311(b)3]
 Company Name: Estero Country Club
 Address: 19501 Vintage Trace Circle
 City, State, Zip: Estero, Florida, 33967
 Phone Number: 239 267-7000 Email: bonnerm@aol.com

3. **Relationship of Applicant to Owner (check one).** Provide an Affidavit of Authorization, signed by Property Owner, if Applicant is not the Owner of the property. **[DPM 2-311(a); DPM 2-311(b)]**
☒ Applicant is the sole owner of the property.
☐ Applicant has been authorized by the owner(s) to represent them for this action.

4. **STRAP Number(s):** Attach supplemental sheet(s) if additional space is needed **[DPM 2-311(c)1]**
21-46-25-E1-0100C.0000

5. **Street Address of Property:** **[DPM 2-311(c)2]** 19501 Vintage Trace Circle, Estero, FL 33967

6. **Current Use of Property:** **[DPM 2-311(d)6]** Clubhouse Amenities

7. **Intended Use of Property:** **[DPM 2-311(d)7]** Clubhouse Amenities

8. **Comprehensive Plan (Future Land Use) Designation:** **[DPM 2-311(d)1]** Planned Development DCI920147

9. **Current Zoning of Property:** PUD **Zoning Resolution No:** **[DPM 2-311(d)2]** _____

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

- A. Width (average if irregular parcel): 3850 feet
- B. Depth (average if irregular parcel): 3215 feet
- C. Total Area: 269 acres or square feet

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

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

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

14. DO/LDO Approval(s). List the case number or any development order or limited development order that have been approved or filed on the property. **DPM2-311(d)3]** _____

SUBMITTAL REQUIREMENTS

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

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

☒	Completed Application [DPM-308(1)]
☒	Filing Fee [DPM 2-310]
☒	Affidavit of Authorization one signed & notarized original must be submitted [DPM 2-311(a)]
☒	List of STRAP Numbers (if additional sheet is required) [DPM 2-311(c)1]
☒	Area Location Map [DPM 2-308(3)]
☐	Traffic Impact Study (if applicable) DPM 2-311(m)]
☐	Protected Species Survey (if applicable) [DPM 2-311(n)]
☐	Protected Species Management Plan (if applicable) [DPM 2-311(o)]
☐	Exotic Vegetation Removal Plan (if applicable) [DPM 2-311(h)]
☐	State/Federal Permit Applications (if applicable) [DPM 2-311(d)5]
☐	Port Facility Permits (i.e., Tall Structures Permit) (if applicable) [DPM2-311(u)]
PLAN SETS	
☒	Site Plan [DPM 2-311(g)]
☐	Utility Plans (if applicable) [DPM 2-311(j)]
☐	Drainage Plans (if applicable) [DPM 2-311(l)]
☒	Landscaping Plan (if applicable) [DPM 2-311(i)]
☐	Exterior Lighting Plan (if applicable) [DPM 2-311(k)]
☐	Other Required Documentation (if applicable) [DPM 2-308(6)]

PROPOSED IMPROVEMENTS FOR: ESTERO COUNTRY CLUB IMPROVEMENTS 19501 VINTAGE TRACE CIRCLE ESTERO, FLORIDA, 33967

STRAP NUMBER 21-46-25-EI-0100C.0000

GENERAL STATEMENT:

NOTED: HEREWITH ARE THE IMPROVEMENTS AND DETAILS FOR THE RENOVATION OF AN EXISTING TENNIS COURT INTO FOUR PICKLEBALL COURTS AND THE ADDITION OF A TENNIS COURT WITH ASSOCIATED GENERAL IMPROVEMENTS. THERE ARE NO PROPOSED OR ANTICIPATED CHANGES TO DAMAGE INFRASTRUCTURE OR UTILITIES ASSOCIATED WITH THIS APPLICATION. ALL IMPACTED LANDSCAPING WILL BE RELOCATED OR REPLACED IN KIND.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MOST RECENT SPECIFICATIONS (LATEST EDITION) UNLESS OTHERWISE SPECIFIED. ALL DETAILS PER FOOT ROAD AND TRAFFIC SIGNALS (LATEST EDITION) UNLESS OTHERWISE SPECIFIED.
2. DAMAGE TO EXISTING UTILITIES, WHETHER KNOWN OR NOT KNOWN, AND PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED TO EXISTING CONDITIONS AT THE CONTRACTOR'S EXPENSE.
3. ANY DAMAGE TO EXISTING INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO PROTECTION TREES, TREES AND SPERMATOPHYTES SHALL BE REPLACED TO EXISTING CONDITIONS WITH NEW MATERIAL AT THE CONTRACTOR'S EXPENSE.

GENERAL NOTES:

1. ALL DISTURBED AREAS SHALL BE RESTORED WITHIN 90 DAYS OF COMPLETION OF FINAL GRADING.
2. ALL EXISTING CONTROL DEVICES (ALL TURNPIKE GUARDRAILS, BUILT PROTECTION, AND SILENCERS) SHALL BE IN PLACE PRIOR TO ANY EXISTING INFRASTRUCTURE ACTIVITIES.

GENERAL NOTES:

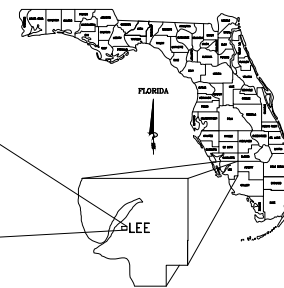
1. THE CONTRACTOR SHALL CONDUCT CLEANING AND DISPOSAL OPERATIONS TO COMPLY WITH ALL APPLICABLE PERMITS, LAWS AND REGULATIONS. CLEANING SHALL BE EXECUTED ONLY TO KEEP THE NORMAL SITE AND ADJACENT PROPERTIES FREE FROM ACCUMULATIONS OF WASTE MATERIALS, WASTE, TRASH, MATERIALS, RUBBER AND WHEEL SLIDING, RESULTING FROM CONSTRUCTION OPERATIONS.
2. THE CONTRACTOR SHALL PROVIDE SUITABLE CONTAINERS FOR THE DAILY COLLECTION OF ALL WASTE MATERIALS, DEBRIS AND RUBBER. THE CONTAINERS SHALL BE THOROUGHLY CLEANED AND WASTE MATERIALS DEPOSED OF AT A PROPERLY LICENSED AND PERMITTED DISPOSAL AREA AWAY FROM THE SITE.
3. THE CONTRACTOR SHALL PROVIDE PROTECTION OF EXISTING VEGETATION TO BE PRESERVED.
4. CONSTRUCTION MATERIAL STAGING AREA TO BE WITHIN WORK AREA.
5. ANY AREAS DISTURBED DURING THE CONSTRUCTION OPERATIONS MUST BE PUT BACK TO ITS ORIGINAL STATE PRIOR TO THE RESUME OF THE CONSTRUCTION OPERATIONS.
6. CONTRACTOR SHALL PROTECT EXISTING TREES, SHRUBS, AND OTHER PLANTINGS DURING CONSTRUCTION. WHERE EXISTING PLANTS HAVE BEEN DISTURBED OR NEED TO BE RELOCATED, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND COMPLETE THE WORK TO EXISTING SATISFACTION.



SITE LOCATION MAP
N.T.S.

OWNER

ESTERO COUNTRY CLUB, INC.
MARK BONNER - PRESIDENT
BRUCE ACKERMAN - VICE PRESIDENT
DANIEL NEWMAN - GENERAL MANAGER
19501 VINTAGE TRACE CIRCLE
ESTERO, FLORIDA 33967



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C-01	COVER SHEET
C-02	PICKLEBALL SITE PLAN
C-03	TENNIS COURT SITE PLAN

CIVIL ENGINEER:
BOWMAN CONSULTING, LTD.
ENGINEER OF RECORD:
TYLER P. BONNICKS
6200 WHISKEY CREEK DRIVE
FORT MYERS, FL - 33919
PHONE: (239) 985-1200

LANDSCAPE ARCHITECT:
BOWMAN CONSULTING, LTD.
BILL PRYSI
6200 WHISKEY CREEK DRIVE
FORT MYERS, FL - 33919
PHONE: (239) 985-1200

Bowman
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462

Bowman
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462

ESTERO COUNTRY CLUB
COVER SHEET
19501 VINTAGE TRACE CIRCLE
ESTERO, FLORIDA 33967

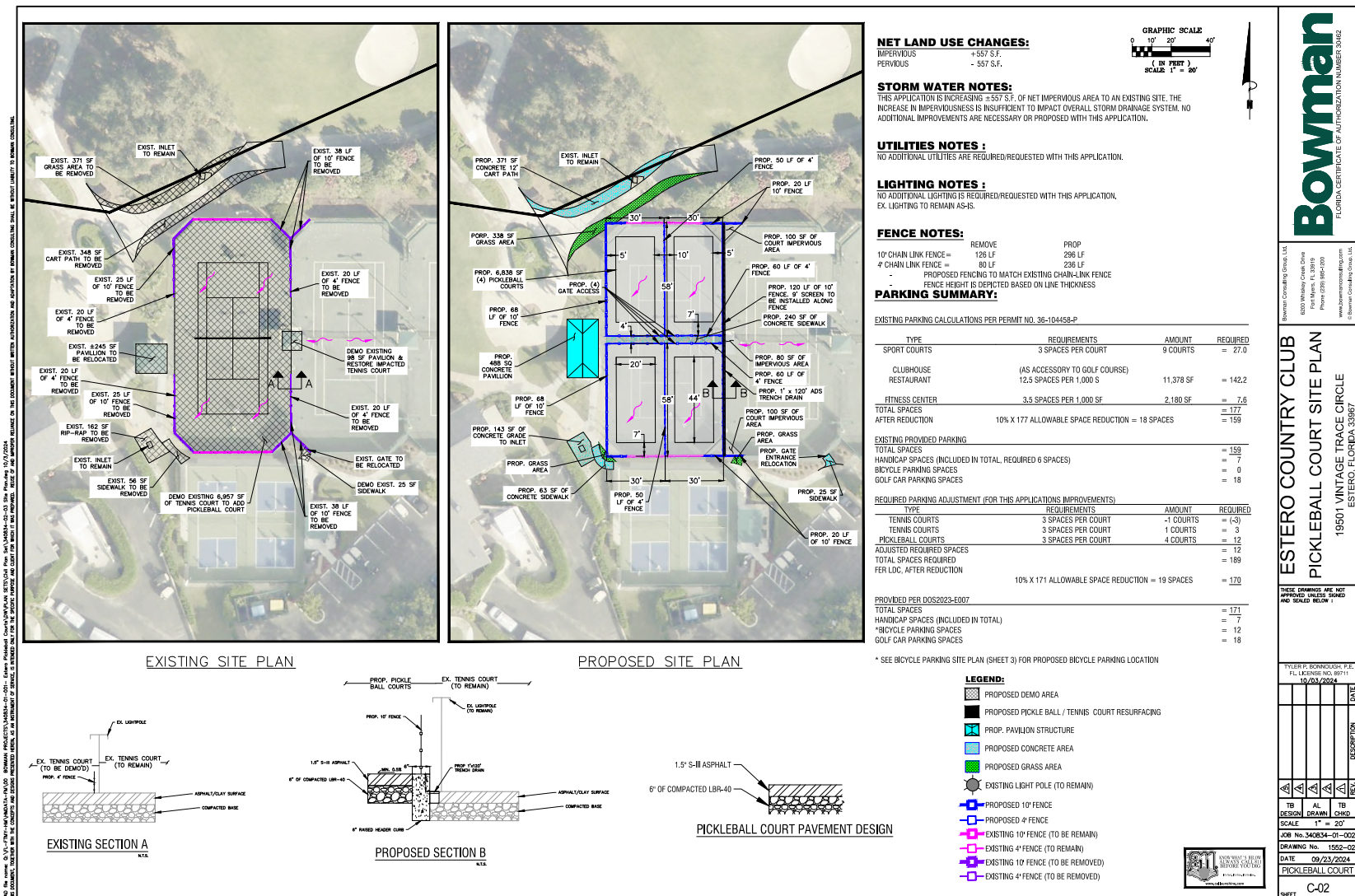
THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW :

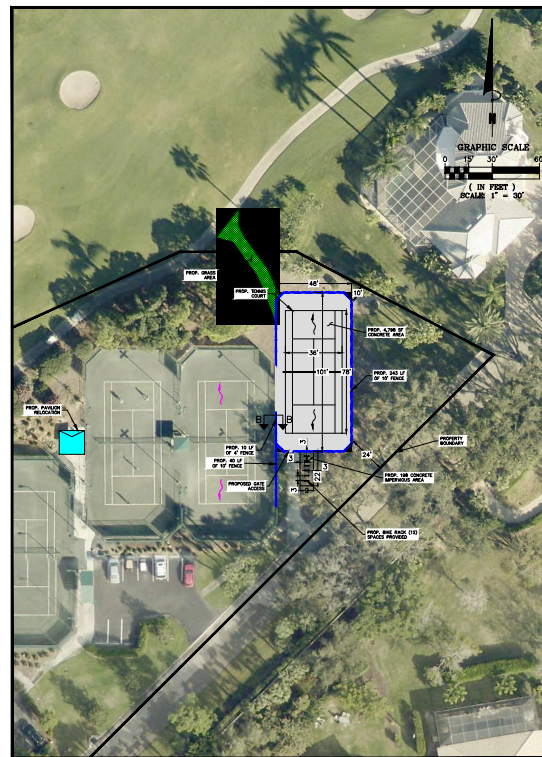
TYLER P. BONNICKS, P.E.
FLA. LICENSE NO. 89711
10/03/2024

DATE	DESCRIPTION	DATE

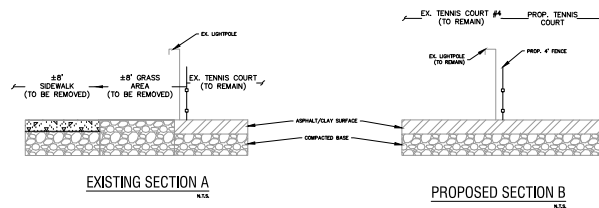
DATE	DESCRIPTION
TB	AL
DESIGN	DRAWING
SCALE	NONE
JOB NO.	340834-01-001
DRAWING NO.	1562-01
DATE	09/25/2024
	COVER
SHEET	C-01







PROPOSED SITE PLAN



005-215 REVISED DATE 06/1/2009
PROTECTED BY COPYRIGHT ©2009 CADDETA LLC/LLP. CADDETA LLC/LLP

							DATE
							DESCRIPTION
A	A	A	A	A			REV.
TB DESIGN	AL DRAWN			TB CHKD			
SCALE 1" = 30'							
JOB No. 340834-01-003							
DRAWING No. 1552-03							
DATE 09/23/2024							
TENNIS COURT							
						C-03	
SHEET							



Estero Golf & Country Club

Pickleball Renovation (LDO2024-E041)

Planning Zoning & Design Board
Public Information Meeting
December 10th, 2024



Presented For:
Estero Country Club, Inc

Bowman

Presented By:
Bowman

Estero Golf & Country Club:
19501 Vintage Trace Circle
Estero, Florida 33967

Daniel Newman
General Manager
dnewman@EsteroCC.com

Bowman:
6200 Whiskey Creek Drive
Fort Myers, Florida 33919

TYLER P. BONNOUGH, P.E.
Senior Project Engineer
Tbonnough@bowman.com
T: 239.985.1200 | F: 239.985.1259

Overview

Request:

- **Limited Development Order (LDO2024-E041)**
- **A single-phase renovation of an existing Tennis Court into four (4) Pickleball Courts and relocation of impacted Tennis Court.**

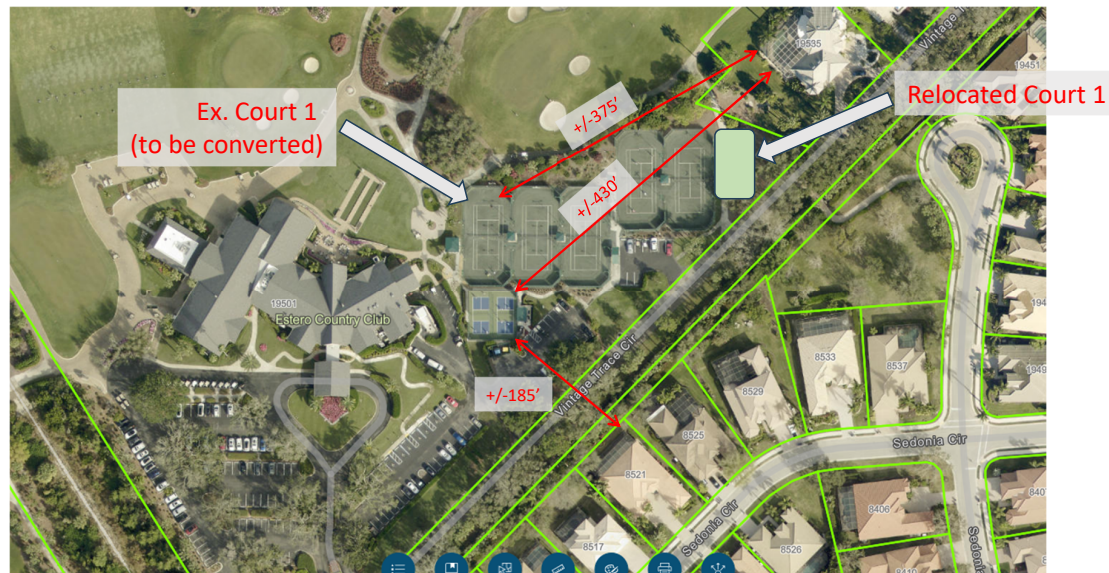
Background:

- **There are 5 existing Tennis Courts and 2 Pickle Ball Courts**
 - **Only 1 Court will be converted and relocated, whereas the other 4 courts will remain as Tennis Courts.**
 - **Existing 2 pickle ball court will remain. An additional 4 will be added.**

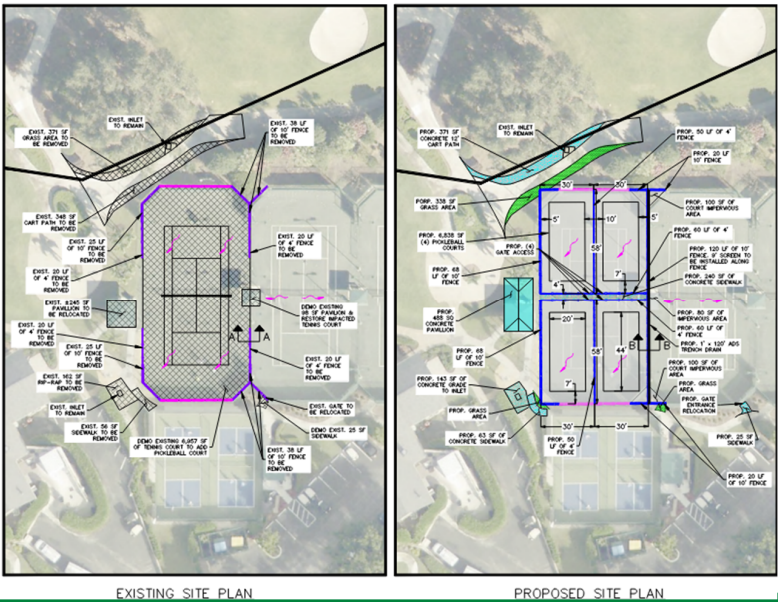
Project Location



Clubhouse & Amenity Area



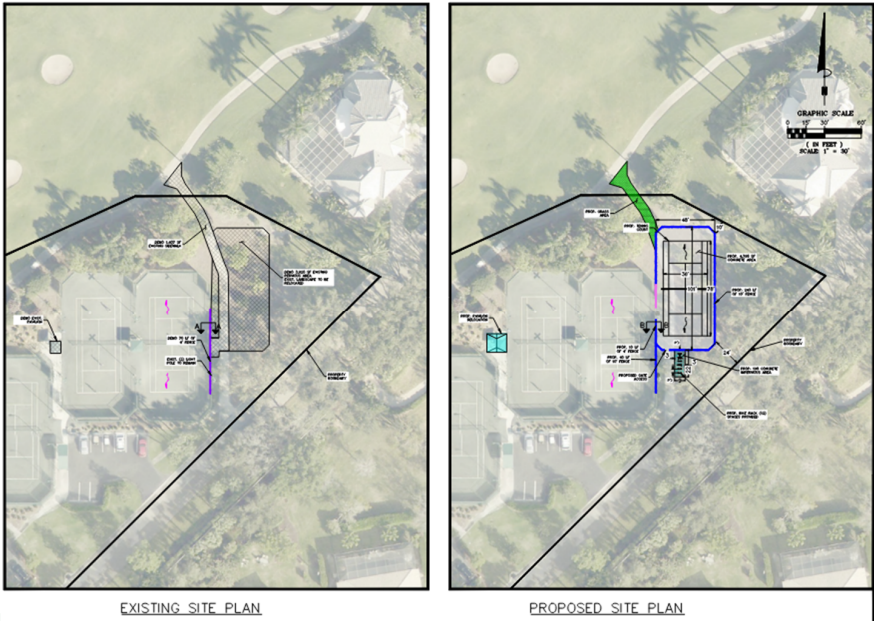
Design Plans



PARKING SUMMARY:

REQUIRED PARKING ADJUSTMENT (FOR THIS APPLICATIONS IMPROVEMENTS)			
TYPE	REQUIREMENTS	AMOUNT	REQUIRE
TENNIS COURTS	3 SPACES PER COURT	-1 COURTS	= (-3)
TENNIS COURTS	3 SPACES PER COURT	1 COURTS	= 3
PICKLEBALL COURTS	3 SPACES PER COURT	4 COURTS	= 12
ADDITIONAL REQUIRED SPACES			= 12
TOTAL SPACES REQUIRED		(177 + 12)	= 189
ADMINISTRATIVE DEVIATION PARKING REDUCTION REQUEST (MAX) (THIS APPLICATION)			= 9
TOTAL REQUIRED			= 180
PROVIDED PER LD02024-E041 (THIS APPLICATION)			
TOTAL STANDARD SPACES			= 161
HANDICAP SPACES (INCLUDED IN TOTAL REQUIRED 6 SPACES)			= 6
GOLF CART REDUCTION		= 10% X 189	= 19
GOLF CART REQUIRED		= 19 X (2-1)	= 38
GOLF CART PROVIDED			= 95
BICYCLE PARKING SPACES			= 12
TOTAL STANDARD SPACES PROVIDED		= (161 + 19)	= 180
PARKING NOTES			
- 9 STANDARD PARKING SPACES ALLEVIATED PER DEVIATION			
- * SEE BICYCLE PARKING SITE PLAN (SHEET 4) FOR PROPOSED BICYCLE PARKING LOCATION			

Design Plans



EXISTING SITE PLAN

PROPOSED SITE PLAN

Sound Study

Existing Conditions:

- **Previous LDO202-E042 Permit**
 - **Addition of 2 new Pickle Ball Courts adjacent to Tennis Court 1**

Ordinance 2019-2020: Sound levels by Receiving Land Use

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

Sound Study Research:

- **Stated from a Pickleball Sound Consultant; “The result with more courts is therefore more pickleball impacts in any period of play and potentially greater annoyance, but not greater loudness.”**

Q&A

Contacts:

Tyler Bonnough, PE
Senior Project Engineer
TBonnough@bowman.com

Thank you



Bowman



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: Summercrest
2. Address: 9301 Corkscrew Road; Estero, FL 33928
3. Strap Number: Strap # 34-46-25-E1-U2986.2380 & # 34-46-25-E1-U2011.2380
4. Application Number: _____

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.)

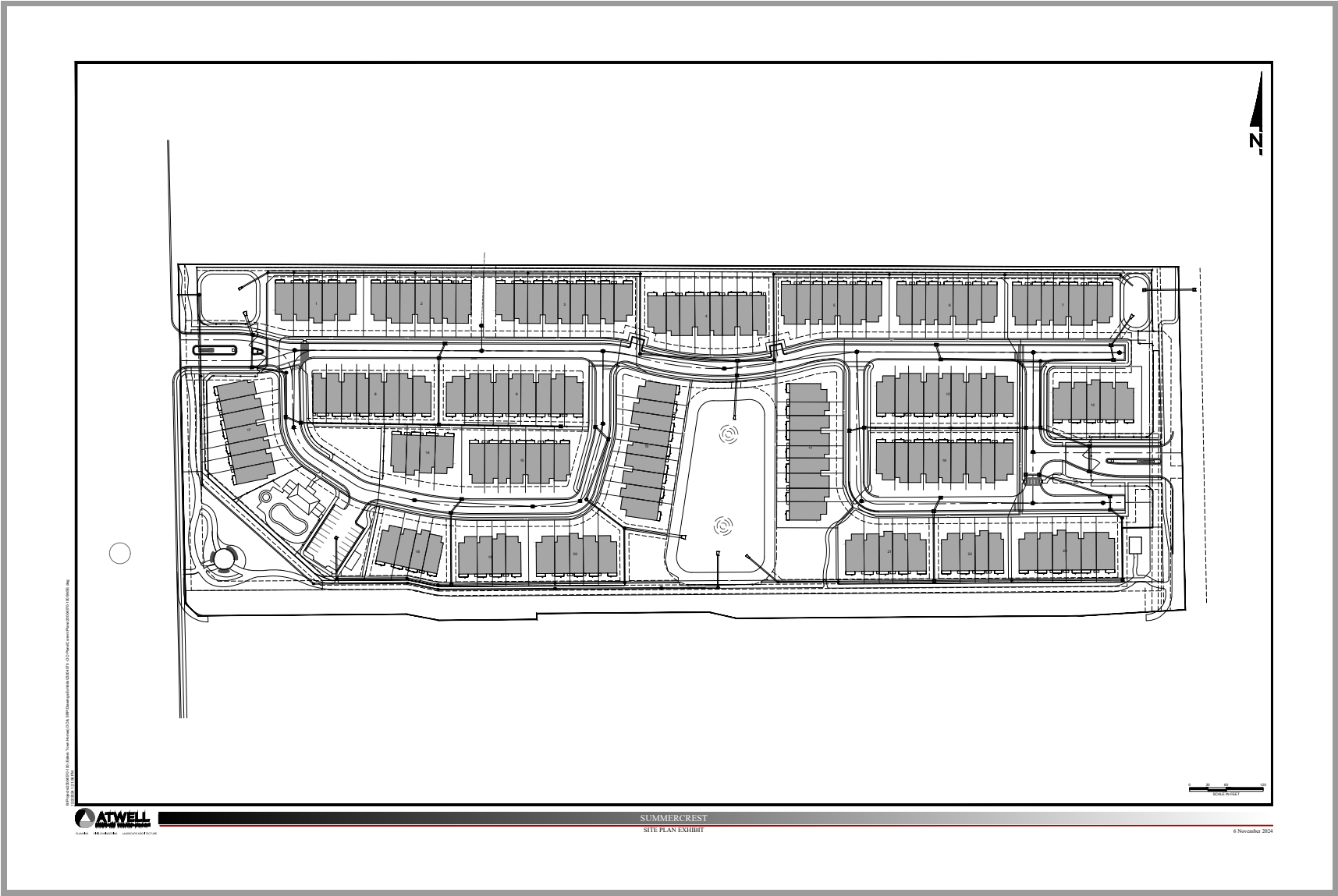
Application for proposed residential development of 21.36 acre in the Village of Estero.
The development shall contain 154 town-home units, an amenity, appropriate
utilities, stormwater management system and other necessary infrastructure. Development
to also include public use/park area for use of the Village of Estero.

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.

Noelle [Signature]
Signature

11/19/24
Date

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





SUMMERCREST DEVELOPMENT ORDER

PUBLIC INFORMATION MEETING
DECEMBER 10, 2024

WELCOME & INTRODUCTIONS

- Jim Hepler & Brandon Sinnery – Toll Brothers
- Richard Yovanovich & Francesca Passidomo - Coleman, Yovanovich & Koester
- Sabrina McCabe, PLA – RVi Planning + Landscape Architecture
- Noelle Vilim, P.E. - Atwell
- Norm Trebilcock, AICP, PTOE, PE - Trebilcock Consulting Solutions
- Andrew McAuley– Earth Tech Environmental

PROPERTY OVERVIEW

- ❑ 21.4 +/-acres
- ❑ Formerly known as "Estero Townhomes"
- ❑ Northeast corner of Corkscrew Road & Sandy Lane
- ❑ Future Land Use: Village Center
- ❑ Zoning: Estero Planned Development (Approved October 2024)



REQUEST

Development Order Approval
to allow for development of 154 townhomes, private
on-site recreational amenities and public amenities

4

APPROVED MASTER CONCEPT PLAN





PUBLIC AMENITY ELEMENTS



WEST CORNER PARK ELEMENTS



WEST CORNER PARK ELEMENTS



WEST CORNER PARK ELEMENTS



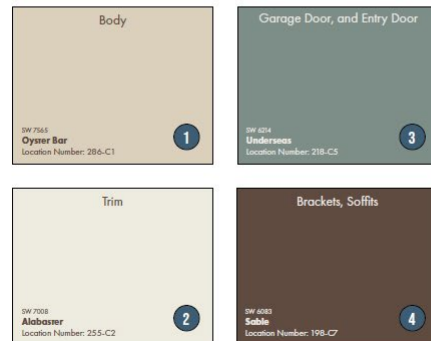
WEST CORNER PARK ELEMENTS



ARCHITECTURAL COLOR PALETTE

Architectural Color Palette Classic Cream Spanish Colonial

- Classic Cream Spanish Colonial Color Scheme.
- Garage and Entry door will be painted and accent color.
- Brackets and Soffits are painted Sable to look like wood.



Example of End Unit Color Palette



Toll Brothers®

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ALTERNATIVE COLOR PALETTE

Architectural Color Palette Classic Cream Spanish Colonial

- Classic Cream Spanish Colonial Color Scheme.
- Garage and Entry door will be painted and accent color.
- Brackets and Soffits are painted Sea Mainer to contrast Smoky Azurite.

Body SW 7545 Oyster Bar Location Number: 286-C1 1	Garage Door, and Entry Door SW 9148 Smoky Azurite Location Number: 223-C5 3
Accent SW 7008 Alabaster Location Number: 255-C2 2	Brackets, Soffits SW 9640 Sea Mainer RCB: 67/74/84 4



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13

PROPOSED FRONT ELEVATIONS



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14

PROPOSED SIDE ELEVATION



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15

PROPOSED REAR ELEVATIONS

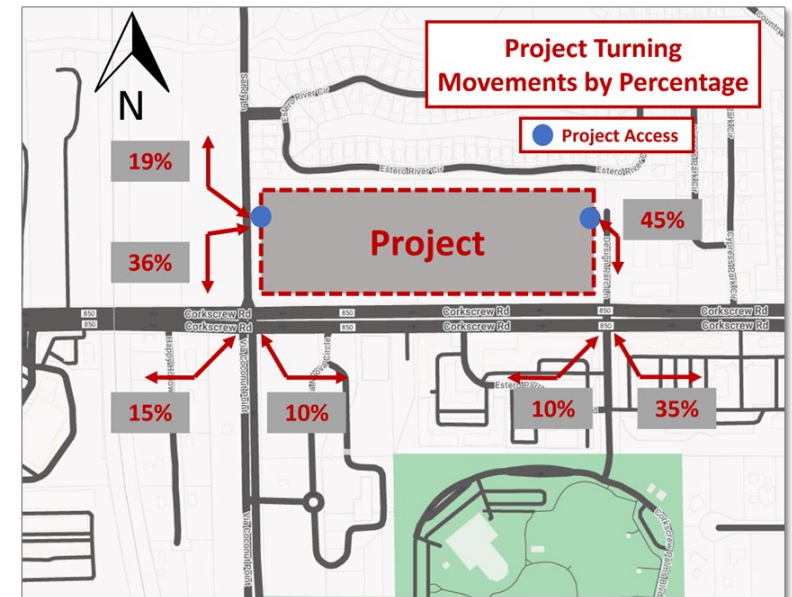


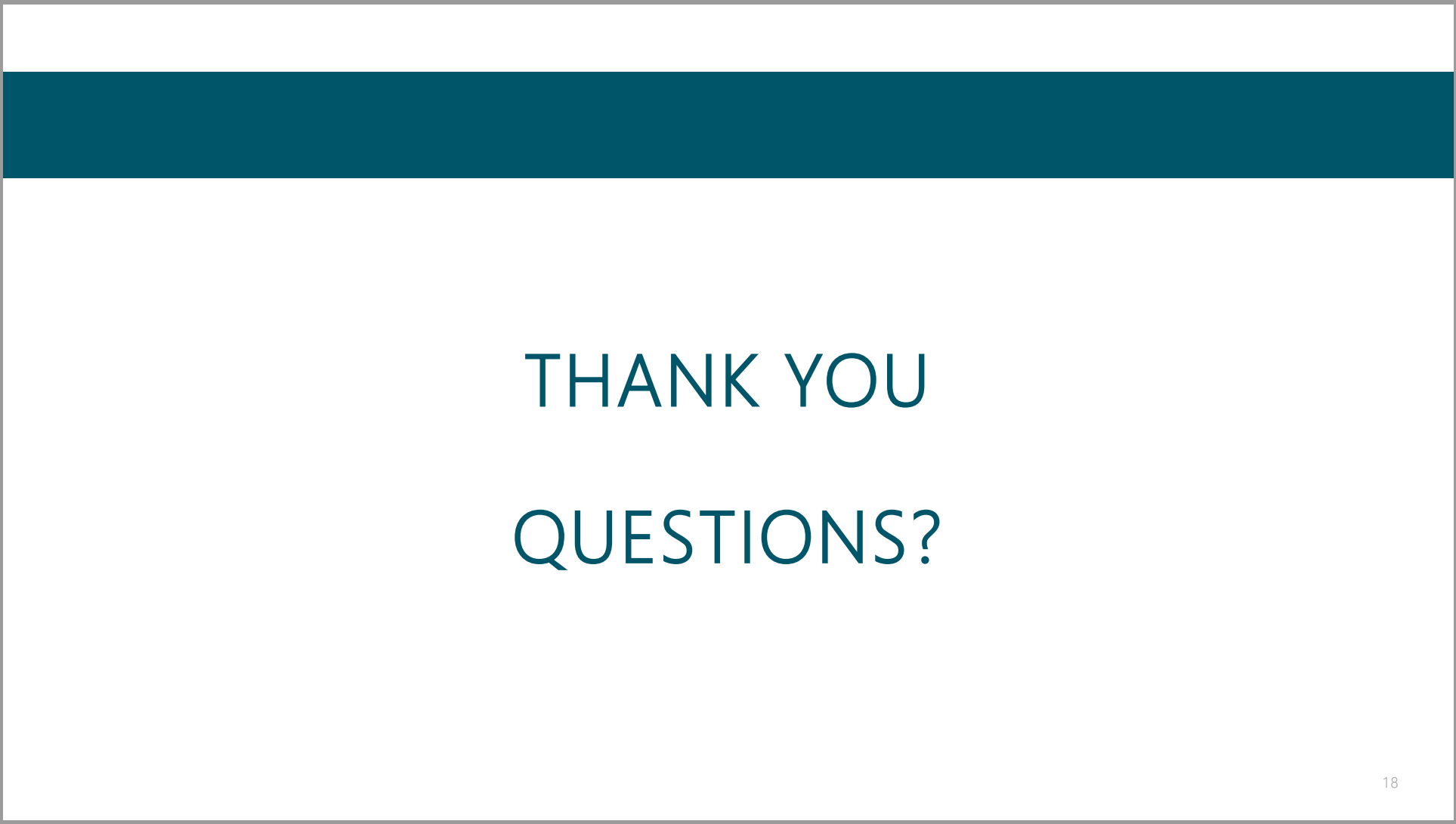
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TRANSPORTATION

- Overall trip generation reduction to the currently approved development:
 - *32% decrease* in AM Peak Hour (reduction of 34 peak hour trips)
 - *38% decrease* in PM Peak Hour (reduction of 53 peak hour trips)
- Removes Corkscrew Road access point and a single access on Parc Lane:
 - Prior Corkscrew Road access was a right in/right out on an arterial roadway.
 - Project accesses are on a minor collector (Sandy Lane) and local road Design (Parc Lane).
- Although the prior project had its “primary” access on Corkscrew it had access to Sandy Lane that would have had significant traffic because it provided access to a light.
- Project is not a significant traffic generator for the roadway network.
- *There is adequate and sufficient roadway capacity to accommodate the project at buildout.*





THANK YOU
QUESTIONS?



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: Via Coconut Development Order Amendment
2. Address: Multiple - See Attached
3. Strap Number: Multiple - See Attached
4. Application Number: To Be Determined

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 <u>Development Order Amendment</u>
(Specify) | |

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

Amendment to DOS2022-E007 to allow for modifications to site plan. Project include 330 Multi-family
dwelling units, 29,600 SF of commercial uses, public space and amenities.

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

11/24/2024

Date

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



**VIA COCONUT MPD
STRAP LIST**

Strap No.	Address	Property Owner
34-46-25-E4-0100C.0170	21750 VIA COCONUT POINT	ESTERO 5, LLC.
33-46-25-E2-U1971.2349	8990 CORKSCREW RD	ESTERO 5, LLC.
33-46-25-E3-U1971.2299	ACCESS UNDETERMINED	ESTERO 5, LLC.
33-46-25-E3-U1969.2320	21650 VIA COCONUT POINT	ESTERO 5, LLC.
33-46-25-E2-U1963.2334	21350 HAPPY HOLLOW LN	ESTERO 5, LLC.
33-46-25-E3-U1973.2285	ACCESS UNDETERMINED	ESTERO 5, LLC.
33-46-25-E2-U1967.2334	21351 HAPPY HOLLOW LN	ESTERO 5, LLC.
33-46-25-E2-U1967.2342	21331 HAPPY HOLLOW LN	ESTERO 5, LLC.

Development Order Amendment



Public Information Meeting
December 10th, 2024

Via Coconut



1

Presentation Agenda

Project Team

Project Timeline Update

Civil Development Order Amendment

Architecture Development Order Amendment

Landscape Development Order Amendment

Conclusion



Project Team



Developers:

Royal Properties

Riverside Investment & Development

Atlantic Residential

Architecture: MHK Architecture

Civil Engineer: Bowman

Landscape Architect: ALD

Zoning Consultant: RVI Planning

Zoning Attorney: CYK



Bowman



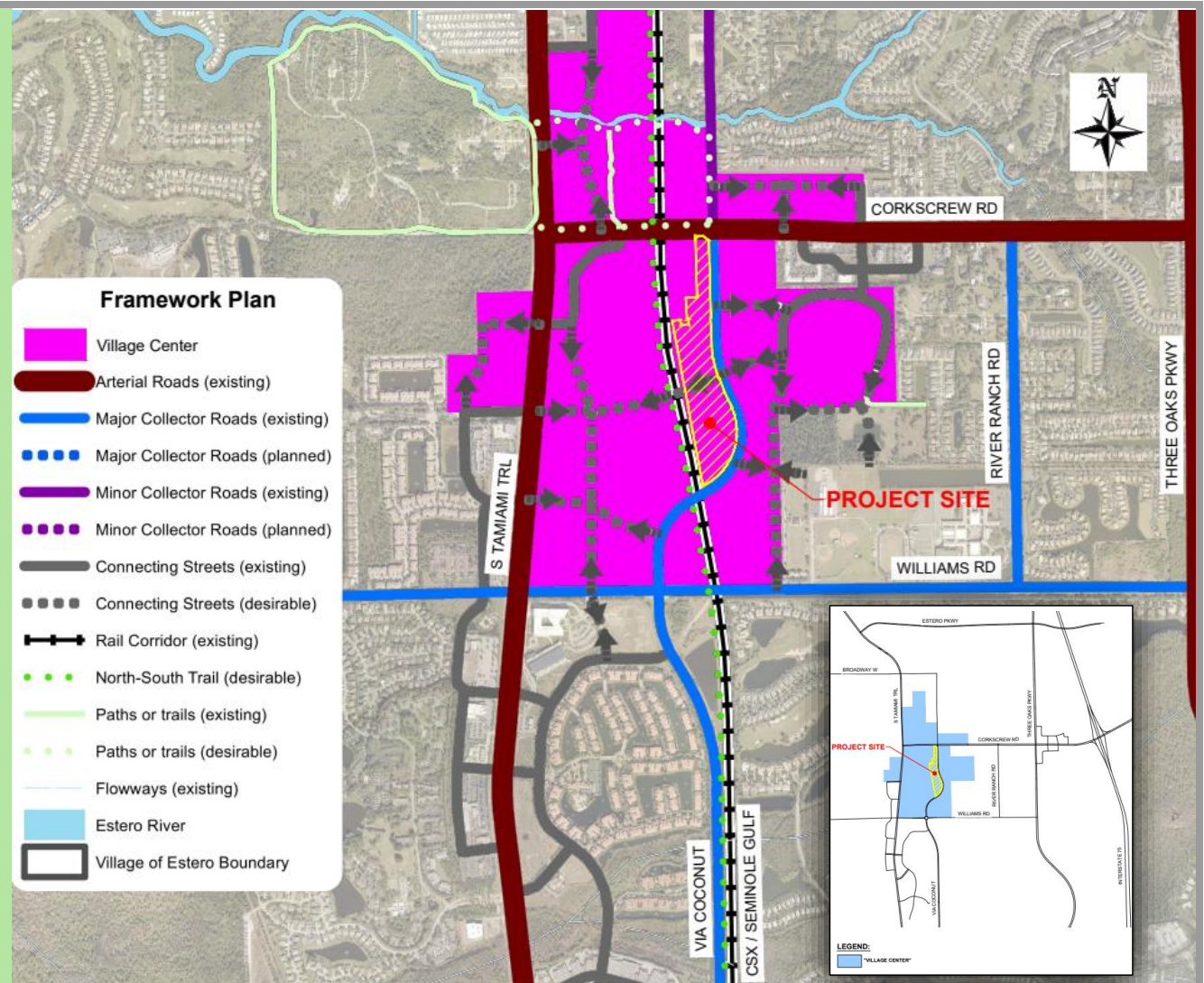
Via Coconut Project Timeline Update

- March 2024 – Zoning Amendment Submission
- May 2024 – Zoning Amendment Staff Recommendation
- July 2024 – Zoning Amendment PZDB Approval
- October 2024 – Zoning Amendment Council Approval
- December 2024 – Planned DO Amendment Submission
- January/February 2025 – Planned DO Amendment Staff and PZDB Review
- March/April 2025 – Planned Permit Issuances
- April 2025 – Planned Construction Commencement
- April 2027 – Planned Project Completion



Project Location

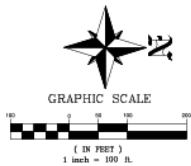
- Village Center Connectivity Map



Civil Development Order Amendment

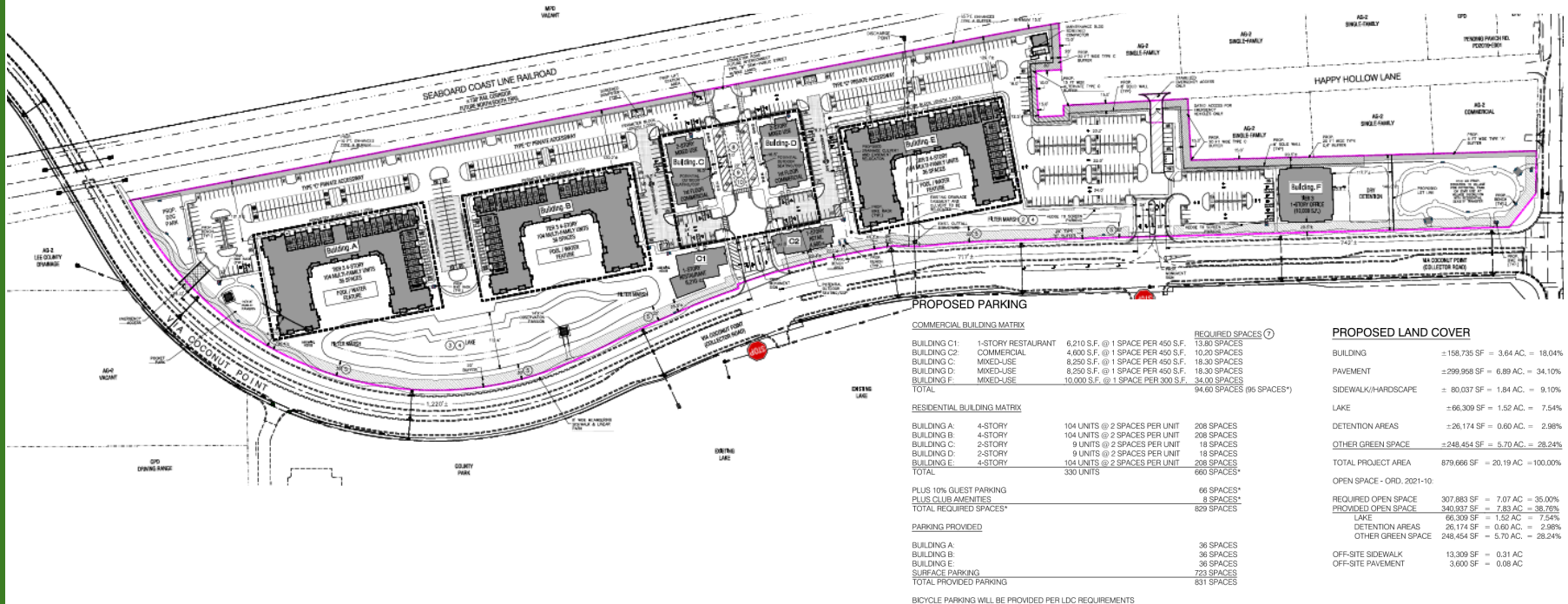


Approved MCP October 2024

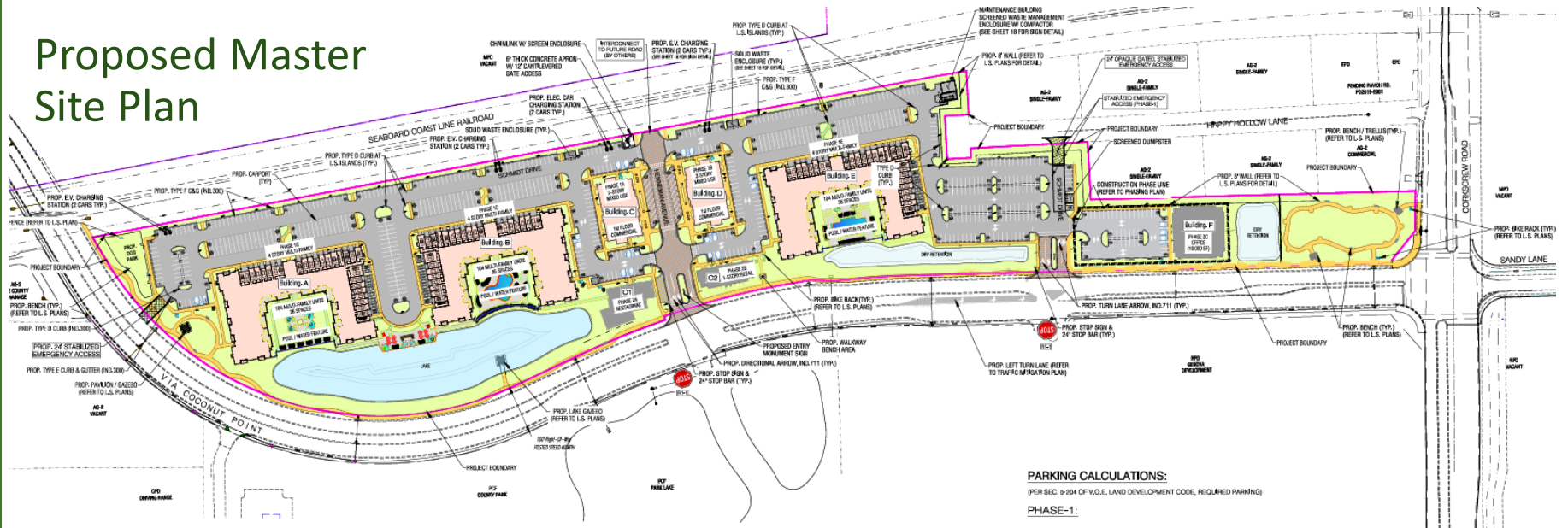


NOTE: STORMWATER VAULT LOCATIONS ARE CONCEPTUAL AND SUBJECT TO SWMD APPROVAL

- 20.19 Acres
- 330 Units, 37,310 SF Commercial
- 829 Required Parking Stalls
- 340,937 SF (38.76%) open space



Proposed Master Site Plan



PROPOSED SITE LAND COVER:

BUILDING	157,960 SF = 3.63 AC. = 17.96%
PAVEMENT	300,086 SF = 6.89 AC. = 34.11%
*SIDEWALK/CURB/HARDSCAPE	83,425 SF = 1.92 AC. = 9.48%
*LAKE	66,309 SF = 1.52 AC. = 7.54%
*DETENTION AREAS	26,174 SF = 0.60 AC. = 2.98%
*OTHER GREEN SPACE	245,692 SF = 5.64 AC. = 27.93%
TOTAL PROJECT AREA	879,666 SF = 20.19 AC. = 100.00%
OPEN SPACE - ORD. 2021-10:	
REQUIRED OPEN SPACE	307,980 SF = 7.07 AC. = 35.00%
PROVIDED OPEN SPACE	359,455 SF = 8.26 AC. = 40.86%
* REFER TO SHEET C-07 FOR OPEN SPACE CALCULATIONS	
OFF-SITE SIDEWALK	13,289 SF = 0.31 AC.
OFF-SITE PAVEMENT	6,274 SF = 0.14 AC.

PROPOSED SITE LAND COVER BY PHASE:

PHASE 1:	
BUILDING	135,709 SF = 3.12 AC. = 15.60%
PAVEMENT	272,664 SF = 6.26 AC. = 33.35%
SIDEWALK/CURB/HARDSCAPE	79,025 SF = 1.81 AC. = 9.66%
LAKE	66,309 SF = 1.52 AC. = 8.11%
DETENTION AREAS	26,174 SF = 0.60 AC. = 3.20%
OTHER GREEN SPACE	237,778 SF = 5.46 AC. = 29.08%
TOTAL PHASE 1 AREA	817,668 SF = 18.77 AC. = 100.00%
PHASE 2:	
BUILDING	22,271 SF = 0.51 AC. = 35.92%
PAVEMENT	17,870 SF = 0.41 AC. = 28.82%
SIDEWALK/CURB/HARDSCAPE	4,400 SF = 0.10 AC. = 7.10%
GREEN SPACE	17,457 SF = 0.40 AC. = 28.17%
TOTAL PHASE 2 AREA	62,008 SF = 1.42 AC. = 100.00%

INTENSITY:

330 MULTI-FAMILY UNITS
29,600 SF COMMERCIAL USES
10,000 SF CHURCH (ALTERNATE COMMERCIAL USES)

PHASE-1:

BUILDING A - 104 MULTI-FAMILY UNITS
BUILDING B - 104 MULTI-FAMILY UNITS
BUILDING C - 9 MULTI-FAMILY UNITS, 8,250 SF COMMERCIAL
BUILDING D - 9 MULTI-FAMILY UNITS, 8,250 SF COMMERCIAL
BUILDING E - 104 MULTI-FAMILY UNITS

PHASE-2:

BUILDING C1 - 6,210 SF RESTAURANT
BUILDING C2 - 4,600 SF RETAIL
BUILDING F - ALTERNATE COMMERCIAL 10,000 SF = OFFICE

REFUSE/SOLID WASTE DISPOSAL CALCULATIONS:

VILLAGE OF ESTERO (BSC S-120)

MULTI-FAMILY BUILDINGS:

330 TOTAL RESIDENTIAL UNITS
FOR FIRST 25 UNITS, 120 SF GARBAGE + 96 SF RECYCLING = 216 SF
PLUS 8 SF FOR EACH ADDITIONAL UNIT (285 ADDITIONAL)
MULTI-FAMILY REQUIRED = 2,896 SF

COMMERCIAL BUILDINGS:

20,600 SF BUILDING AREA
FOR FIRST 25 UNITS, 120 SF GARBAGE + 96 SF RECYCLING = 216 SF
PLUS 8 SF FOR EACH ADDITIONAL UNIT (1,000 ADDITIONAL S.F., 4,800 ADDITIONAL S.F.) = 37 SF
COMMERCIAL REQUIRED = 263 SF

TOTAL REQUIRED REFUSE AND SOLID WASTE DISPOSAL AREA = 3,159 SF

REQUIRED AREAS TO BE SATISFIED BY TRASH COMPACTORS AND DUMPSTER ENCLOSURES

DEVELOPMENT CRITERIA:

PER ZONING ORD. 2021-10

MINIMUM LOT AREA:
Lot Size: 7,500 sq. ft.
Lot Width: 100 ft.
Lot Depth: 75 ft.

MINIMUM SETBACKS:
Street:
VIA COCONUT POINT:
1-2 STORY: 20 ft.
3-4 STORY: 30 ft.
4-5 STORY: 65 ft.

MAIN STREET CONNECTOR:
MINIMUM 5 ft.
MAXIMUM 38 ft.

HAPPY HOLLOW LANE:
20 ft.

Slope: 15 ft.
Rear: 15 ft.
Water body: 0 ft.

Maximum Lot Coverage: 50%
Maximum Building Height:
4 stories or 39'-0" (Top of Arch. Features)
/ 48'-0" (Midpoint M/S Eave & Ridge)

Minimum Building Separation: 15 ft.

PARKING CALCULATIONS:

(PER SEC. 9-204 OF V.O.D. LAND DEVELOPMENT CODE, REQUIRED PARKING)

PHASE-1:

MULTI-FAMILY
2 SPACES PER UNIT
ADDITIONAL 10% OF PARKING REQUIRED FOR VISITOR SPACES
OF PROPOSED UNITS X 2 SPACES PER UNIT + 10%

BUILDING A - 104 UNITS X 2 SPACES PER UNIT	= 208 SPACES
BUILDING B - 104 UNITS X 2 SPACES PER UNIT	= 208 SPACES
BUILDING C - 9 UNITS X 2 SPACES PER UNIT	= 18 SPACES
BUILDING D - 9 UNITS X 2 SPACES PER UNIT	= 18 SPACES
BUILDING E - 104 UNITS X 2 SPACES PER UNIT	= 208 SPACES
TOTAL	= 660 SPACES
+ 10% FOR VISITOR PARKING - 660 x 0.10	= 66 SPACES
AMENITY AREAS	= 8 SPACES
TOTAL MULTI-FAMILY REQUIRED	= 734 SPACES

COMMERCIAL
(PER APPROVED DEMONSTRATION - 1 SPACE PER 450 SF)

BUILDING C = 8,250 SF x 1/450 SF	= 18.3 SPACES
BUILDING D = 8,250 SF x 1/450 SF	= 18.3 SPACES
REQUIRED COMMERCIAL PARKING	= 36.6 SPACES
TOTAL REQUIRED PHASE-1 PARKING	= 771 SPACES
TOTAL PROVIDED PHASE-1 PARKING	= 784 SPACES

PHASE-2:

BUILDING C1 = 6,210 SF x 1/450 SF	= 13.8 SPACES
BUILDING C2 = 4,600 SF x 1/450 SF	= 10.2 SPACES
BUILDING F (10,000 SF) (OFFICE) (1/500 SF)	= 20 SPACES
TOTAL REQUIRED PHASE-2 PARKING	= 44 SPACES
TOTAL PROVIDED PHASE-2 PARKING	= 45 SPACES

PHASE-1 & PHASE-2:
TOTAL PROJECT REQUIRED PARKING = 829 SPACES
TOTAL PROJECT PROVIDED PARKING = 829 SPACES
(INCLUDING 21 A.D.A. SPACES)

LEGEND:

[Orange Box]	PROPOSED CONCRETE SIDEWALK
[Light Blue Box]	PROPOSED BUILDINGS PHASE 1
[Dark Blue Box]	PROPOSED BUILDINGS PHASE 2
[Light Gray Box]	PROPOSED ASPHALT PHASE 1
[Dark Gray Box]	PROPOSED ASPHALT PHASE 2
[Blue Box]	PROPOSED LAKE
[Light Blue Box]	PROPOSED FILTER MARSH / RETENTION AREA
[Green Box]	PROPOSED GREEN SPACE

BUILDING PHASE NOTES

PHASE 1 - BUILDINGS C AND D TO BE CERTIFIED PRIOR TO BUILDINGS A, B AND E. BUILDINGS C AND D OR A, B & E, CAN BE CERTIFIED IN ANY ORDER.
PHASE 2 - BUILDINGS C1, C2 AND F TO BE CONSTRUCTED BASED ON APPROVED LEASING DEMAND. BUILDINGS CAN BE CONSTRUCTED IN ANY ORDER. PHASE 2 AREAS TO BE LANDSCAPED.

Proposed Master Drainage Plan



- **Drainage Relocation & Easement Agreement with Lee County & VOE**
- **Drainage License Agreement with railroad**

Proposed Master Phasing Plan



- **Phase 1 : Buildings A, B, E, C, D, North Park, Linear Park**
- **Phase 2 : Buildings C1, C2, F**
- **Phase 2 areas to be landscaped as part of Phase 1 delivery**

Architecture Development Order Amendment



Proposed Building B (Building A & E Similar)



EAST ELEVATION - COLOR PALETTE

SCALE: 1/16" = 1'-0"



WEST ELEVATION - COLOR PALETTE

SCALE: 1/16" = 1'-0"

COLOR PALETTE - BUILDING B

PAINT SCHEME 2 - BUILDING B

SW 7102
White Flour
Interior / Exterior
Location Number: 207-C2

SW 9109
Natural Linen
Interior / Exterior
Location Number: 205-C1

SW 7506
Loggia
Interior / Exterior
Location Number: 248-C2

SW 7506
Tavern Taupe
Interior / Exterior
Location Number: 248-C8

ROOF TILES



METAL TRIM



Proposed Building B (Building A & E Similar)



NORTH ELEVATION A - COLOR PALETTE

SCALE: 1/16" = 1'-0"



NORTH ELEVATION B - COLOR PALETTE

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION A - COLOR PALETTE

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION B - COLOR PALETTE

SCALE: 1/16" = 1'-0"

Proposed Building C (Building D Similar)



Proposed Buildings C1, C2



PAINT SCHEME 1

SW 7512 Pavilion Beige Rescue - Resene Location Number: 20012	SW 9109 Natural Linen Rescue - Resene Location Number: 20012
SW 7105 Aesthetic White Rescue - Resene Location Number: 20012	



PAINT SCHEME 2

SW 7102 White Flour Rescue - Resene Location Number: 20012	SW 9109 Natural Linen Rescue - Resene Location Number: 20012
SW 7106 Laguna Rescue - Resene Location Number: 20012	SW 7108 Tavern Taupe Rescue - Resene Location Number: 20012



Landscape Development Order Amendment



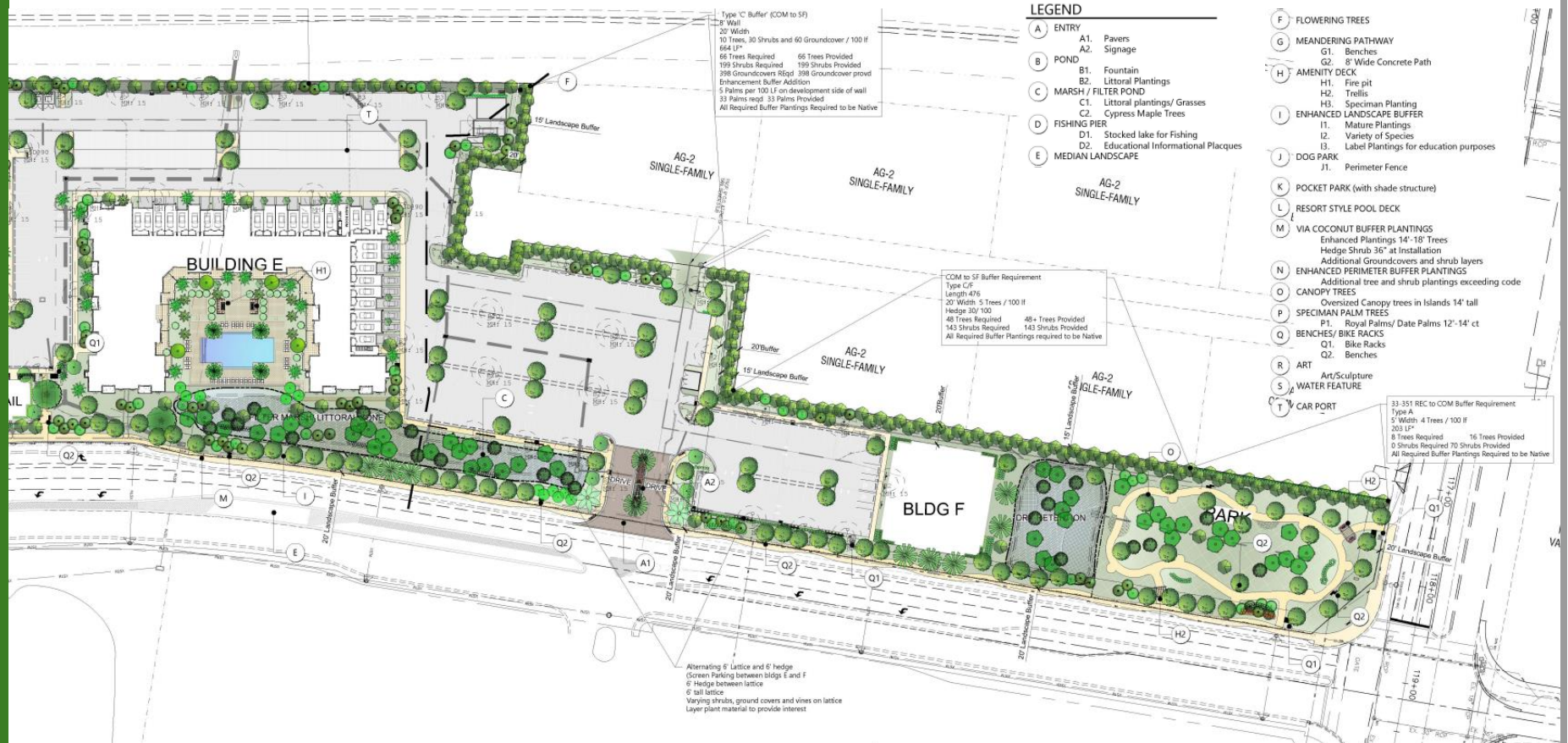
Proposed Master Landscape Plan



Proposed Landscape Plan (South)



Proposed Landscape Plan (North)



Proposed Plantings

Legend

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT
TREES			
	AR12	Acer rubrum Red Maple	12' x 5' x 2.5" cal
	ADM12C	Adonis merillii Christmas Palm	12'-14' singl, dbl or triple
	BSB14	Bucida buxensis 'Shady Lady' Shady Lady Black Olive	14' x 6' spd x 6' ct 100 gallon cont.
	BUL ARB	Buhesia arborea Verawood	12'-14' oa, 2.5" cal, Field grown
	CN7	Coccothrinax 'Maypet' Maypet Coconut Palm	Field grown
	GE12A	Conocarpus erectus Butternut	12'-14' oa, 2.5" cal, Field grown
	DR14	Dalmanella regia Royal Poinciana	12'-14' oa 3" cal.
	ED12	Elaeagnus decipiens TM Japanese Blueberry Tree	12' x 5' x 2" cal
	LL8	Ligustrum lucidum Glossy Privet	8' x 6' Multi
	QV14	Quercus virginiana Southern Live Oak	14'-16' oa x 6' spd 6' ct 3.5" cal
	QV20	Quercus virginiana Southern Live Oak	20'-22' oa x 14' sdp, 6" cal, Field grown
	TD13	Taxodium distichum Bald Cypress	12' oa, 4' spd, 2.5" cal, Single trunk
PALMS			
	BN12	Bismarckia nobilis Bismarck Palm	12' ct 28' oa
	PS12	Phoenix sylvestris Wild Date Palm	12' ct 28' oa
	RE10	Roystonea elata Royal Palm	12' ct 28' oa
	SP	Sabal palmetto Cabbage Palmetto	12' 16' 20' slgnd hts
	SP16	Sabal palmetto Cabbage Palmetto	16' OA
	SP20	Sabal palmetto Cabbage Palmetto	20' oa
	SP24	Sabal palmetto Cabbage Palmetto	24' OA
	VMO16C	Veitchia montgomeryana Montgomery Palm	16' OA Triple
	VM16	Veitchia montgomeryana Montgomery Palm	16'-18' OA Single
	W820	Wodyetia bifurcata Fossil Palm	16'-18' oa

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT
SHRUBS			
	AEC BLA	Aechmea blanchetiana Orange Bromeliad	7 Gallon 30"
	ALC7	Alcantarea imperialis Impatiens Bromeliad	7 Gallon 20"-24" Ht
	ALPV3	Alpinia zerumbet 'Variegata' Variegated Shell Ginger	3 gal 20"
	BEGW3	Begonia odorata 'Albat' Giant White Angel Begonia	3 gallon 14"
	BOU3	Bougainvillea spectabilis 'Helen Johnson' Bougainvillea	3 gallon 16"
	CHR-H	Chrysobalanus icaco 'Horizontalis' Horizontal Cocoplum	3 gallon 18"
	CHR15	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	15 Gallon 6"
	CHR7	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	7 gal 36"
	CLU10	Clusia guttifera Small-Leaf Clusia	10 gal. 4'-5'
	CLU7	Clusia guttifera Small-Leaf Clusia	7 gallon 36"
	CLU7	Clusia guttifera Small-Leaf Clusia	7 gallon 36"
	COC7	Coccoloba uvifera Sea Grape	10 gallon 48"
	COC3	Codiaeum variegatum 'Petra' Bravo Croton	3 gallon 18"
	CON15	Conocarpus erectus Butternut	15 gal 6"
	DW6	Dombeya wallichii Pink Ball Tree	10 Gallon 3-4' x 3' multi
	FIM3	Ficus microcarpa 'Green Island' Green Island Ficus	3 Gallon 16", 18" oc
	GJ	Gardenia jasminoides 'Miami Supreme' Gardenia	10 gallon 30" ht
	GAR7	Gardenia jasminoides 'Miami Supreme' Gardenia	7 Gallon 30"
	HIBY3A	Hibiscus rosa-sinensis Hibiscus Yellow	3 gal 20"
	IXN3	Ixora x 'Nora Grant' Ixora 'Nora Grant'	3 gallon 18"
	JAS-3	Jasminum simplicifolium Wax Jasmine	3 Gallon 16"
	LIR EM2	Liriope muscari 'Emerald Goddess' Liriope	1 gallon 12"
	MUHY3	Muhlenbergia capillaris Pink Muhly	3 gal 20"
	MYR67	Myrciantha fragrans Simpson Stopper Simpson Stopper	7 gal 36"
	MYR3A2	Myrica caribaea Wax Myrtle	3 gallon 24"
	POD7	Podocarpus macrophyllus Yew Pine	7 gallon 36"
	RUE3A	Ruellia brittoniana Blue Belts (Seedless)	3 gallon 18"
	SCHG27	Schottaria albonodosa 'Gold Capella' Gold Capella Annonia	7 gallon 36"
	SER7	Serenoa repens Saw Palmetto	7 Gallon 24" Ht
	TRAF3	Trachelospermum jasminoides Confederate Jasmine	3 gallon 36"
	TRDXF3	Tripsacum dactyloides Fakahatchee Grass	7 Gallon 24" Ht
PALM TREES			
	LC16C	Livistona chinensis Chinese Fan Palm	16' oa-20' oa trpl
	PS13	Phoenix sylvestris Wild Date Palm	12' CT heavy trunk
	PT16A	Ptychosperma elegans Alexander Palm	16-18' OA Single
	VMO12C	Veitchia montgomeryana Montgomery Palm	12' oa single, 2.5" cal, Field grown

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT
SHRUB AREAS			
	BOU-H	Bougainvillea Helen Johnson Bougainvillea Helen Johnson	3 gallon 18"
	FIM	Ficus microcarpa 'Green Island' Green Island Ficus	3 gallon 16", 18" oc
	LEX3A	Ilex vomitoria nana Mex vomitoria nana	3 gallon 18"
	MUHY1	Muhlenbergia capillaris Muhly Grass	1 Gallon 18"
	MUHY CAP	Muhlenbergia capillaris Pink Muhly Grass	1 Gallon
	SPAB1	Spartina bakeri Sand Cord Grass	1 Gallon 18"
LITTORALS			
	IRIS2	Iris virginiana Blue Flag Iris	Bare Root 18"
	PON COR	Portulaca cordata Polecat Weed	18" Bare root
	SAG DUC	Sagittaria lancifolia Cuck Potato	Bare Root 18"
	THA GEN	Thalia geniculata Fire Flag	Bare Root 18"
GROUND COVERS			
	ANN1	Annuals Mix Annuals Seasonal Mix	4" Container 5"x5"
	ARAG1	Arachis glabrata Perennial Peas	1 gallon 6"
	ABP DEC	Asparagus densiflorus 'Myers' Myers Asparagus	3 gallon 18"
	BTRFLY	Butterfly Garden Mix Perennials-Flowering-Flowering-Lantana	1 gallon 12"
	FIM3A	Ficus Microcarpa Green Island Ficus	3 gallon 18"
	HEL1	Helianthus debilis Dune Sunflower	1 gallon 12"
	JUP1	Juniperus chinensis 'Parsons' Parsons Juniper	1 gallon 8" spd
	MIM1	Mimosa Mimosa	1 gallon 12"
	NEP1	Nephrolepis biserrata Sword Fern	1 gallon 12"
	NEP1A	Nephrolepis exaltata Sword Fern	1 gallon 12"
SOD/SEED			
	STE AUG	Stenotaphrum secundatum 'Floridan' Floridan St. Augustine Sod	sod



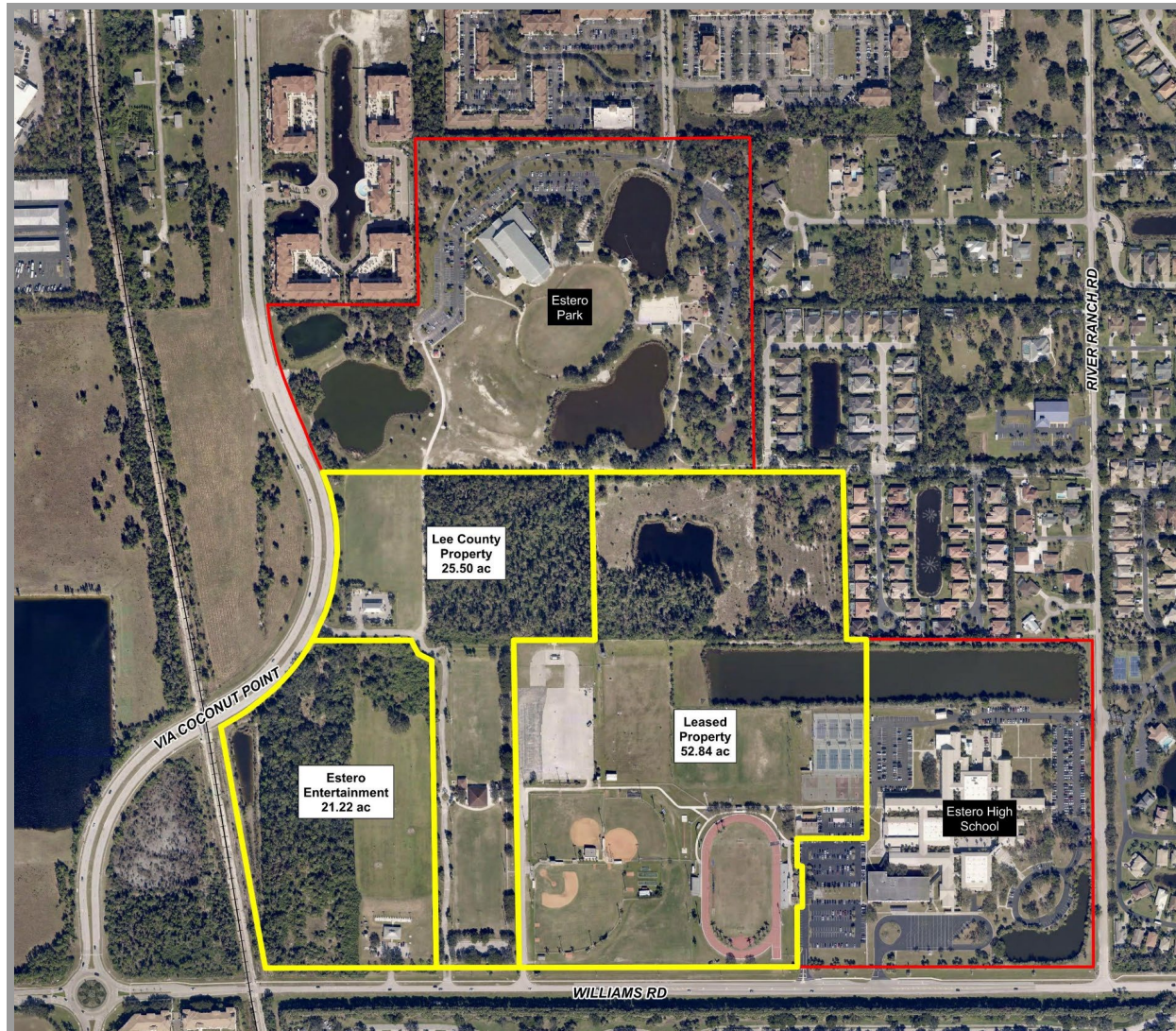


Estero Sport Park Master Plan Design

Planning, Zoning & Design Board Meeting
December 10, 2024

Agenda

- Overview of Proposed Sport Park Master Plan
- Next Steps
- Discussion



Village Center Hub

Consultant Team



PEREZ PLANNING + DESIGN, LLC



Program Managers

Project Managers + Park
Planners/ Designers

Park + Sports Facilities
Planners/ Designers, Engineers

Sports Facilities Planners +
Managers

Architects

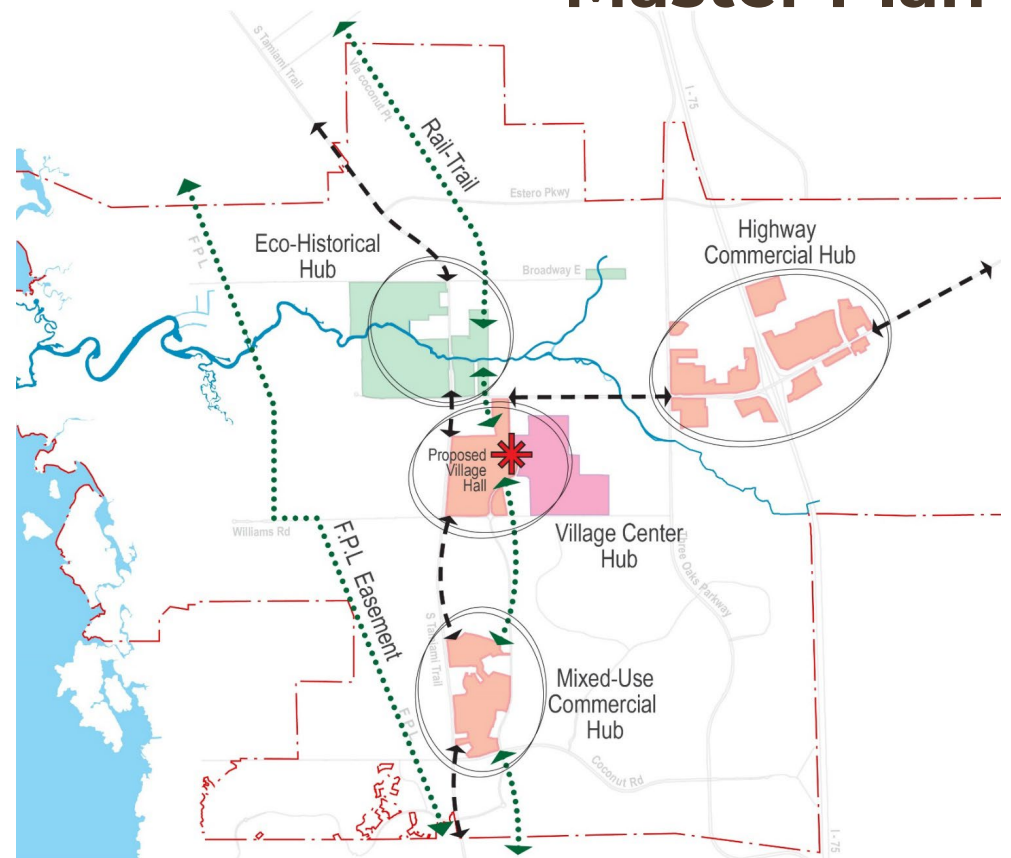
Mechanical, Electrical,
and Plumbing Engineers

Cost Estimation/ Cost
Control Specialist

Signage/ Wayfinding/
Branding



Village of Estero Parks, Recreation, and Open Space Master Plan



Village Center Hub



Village of Estero Parks, Recreation, and Open Space Master Plan Summary Findings

Program Priorities

1. Community Special Events
2. Fitness/Wellness Programs
3. Nature Programs/Environmental Education
4. Senior Leisure Programs

High Priority Facility Needs

1. Natural Areas/Nature Parks
2. Multi-purpose Trails
3. Performance Arts Center Sidewalks
4. Restrooms for Existing Parks
5. Community Gardens
6. **Athletic Fields**
7. Boating Access



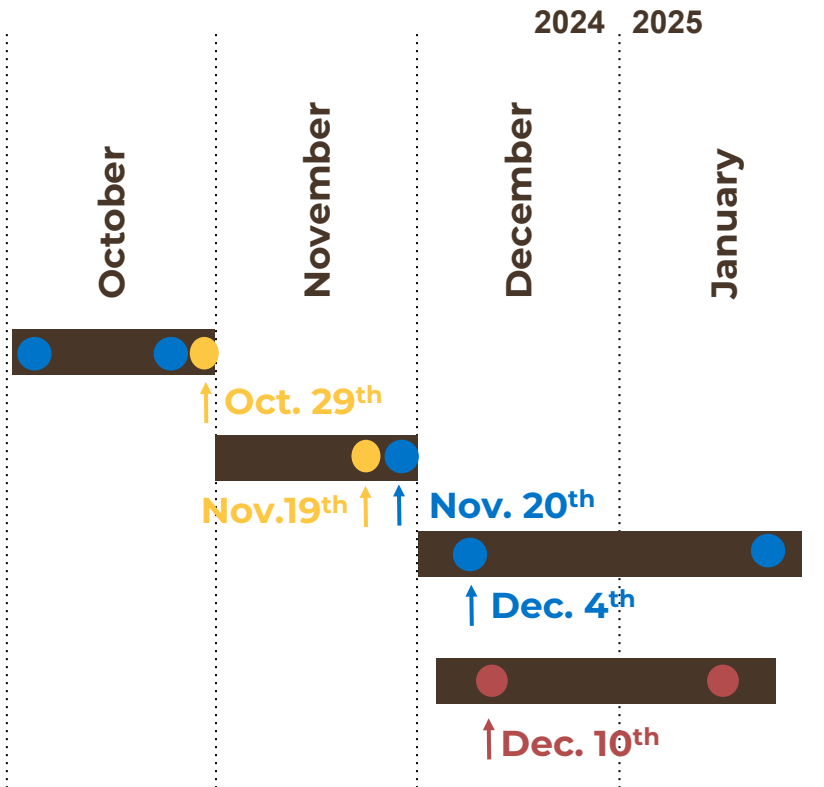
- **More athletic fields (especially soccer, multi-use, baseball/softball)**
- **Pickleball Courts**

Project Schedule

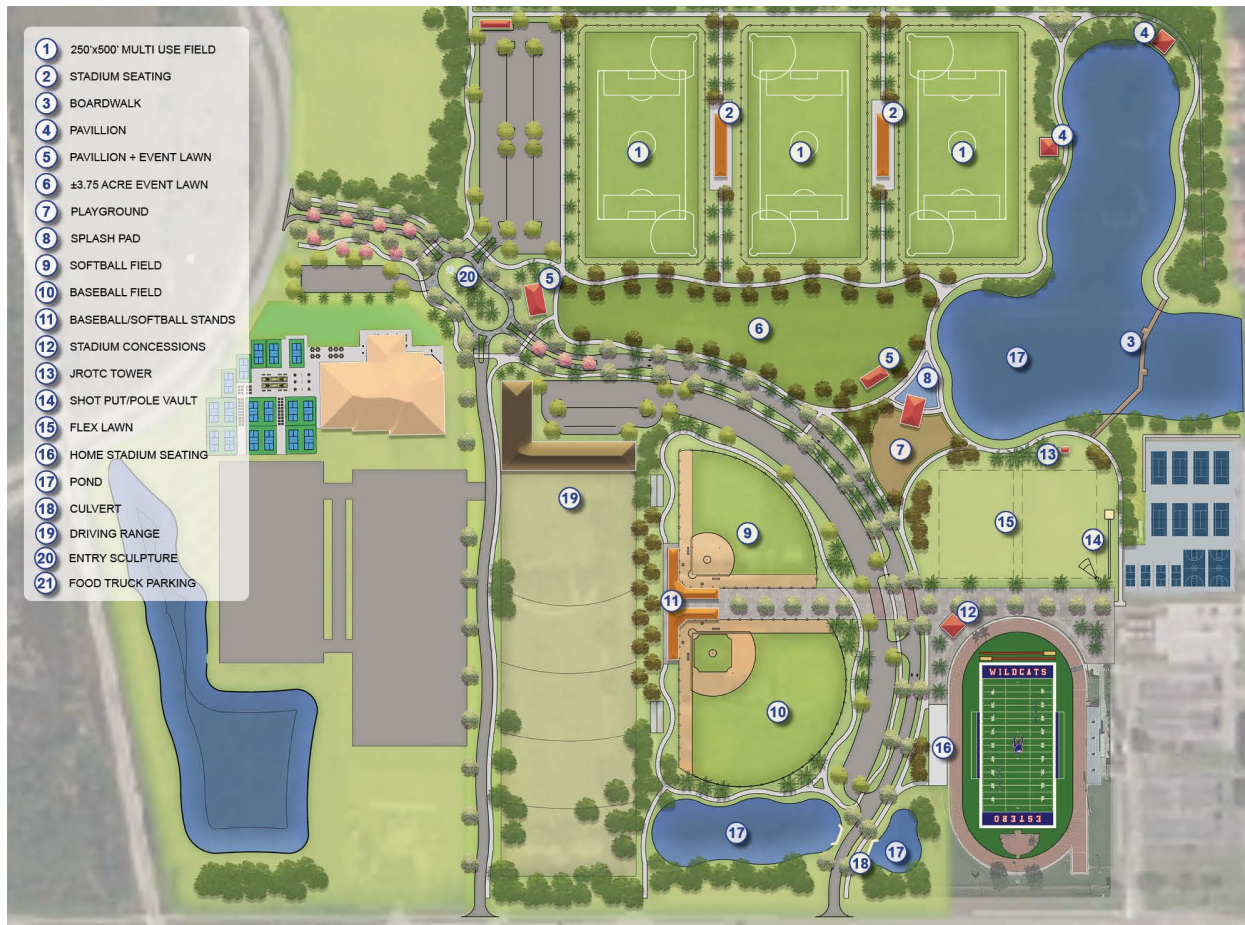
- Task 1 - 30% Master Plan**
- Task 2 – 60% Master Plan**
- Task 3 – 100% Master Plan**
- Task 4 – Planning, Zoning, and Design Board**

Schedule Legend

- Task
- City Council Briefings/ Meeting
- Public Meeting
- Planning, Zoning, and Design Board Meeting



Master Plan



Fields



- MULTI USE FIELD
- STADIUM SEATING



Recreation



- PAVILION
- BOARDWALK



Gathering



- VETERAN MEMORIAL
- EVENT LAWN
- FITNESS



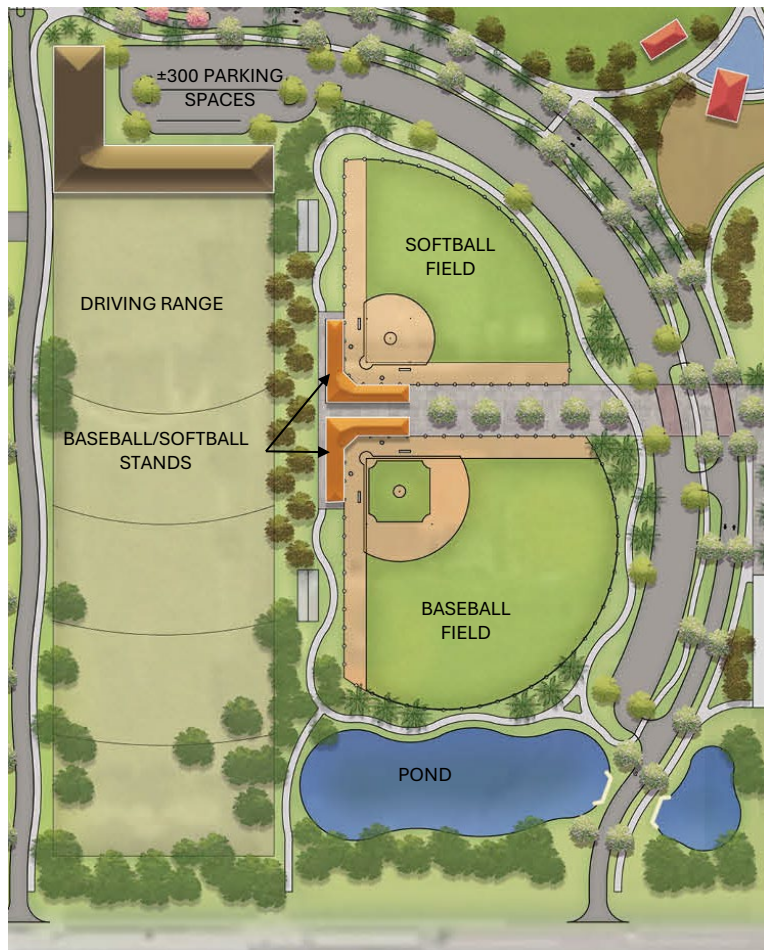
Playing



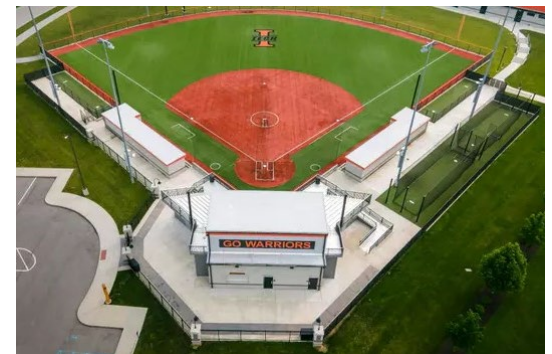
- PLAYGROUND
- SPLASH PAD



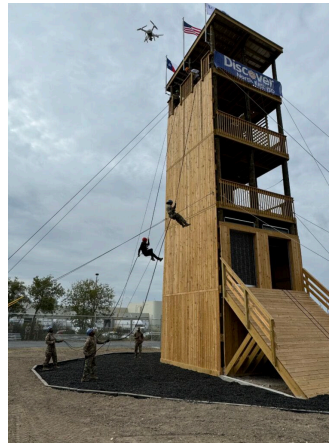
Baseball/Softball



- SEATING
- CONCESSIONS



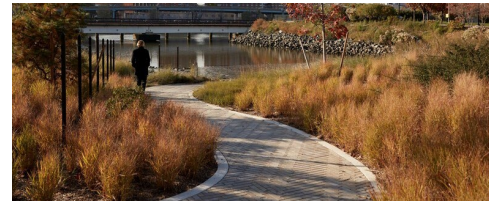
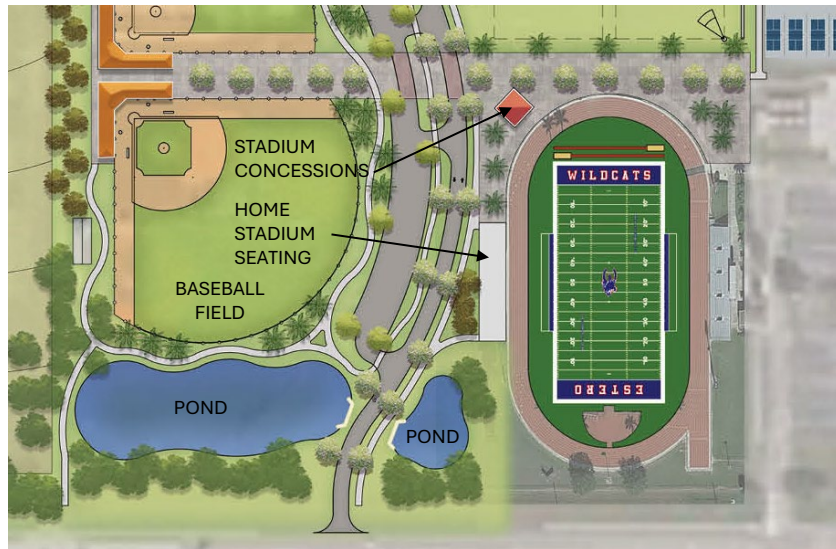
High School



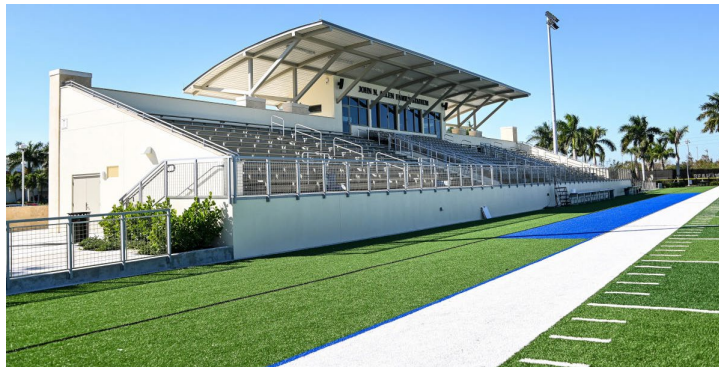
- CONCESSIONS
- JROTC TOWER
- FLEX LAWN



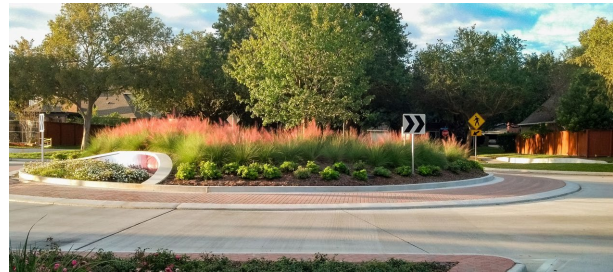
Williams Street



- POND
- PAVED PATH
- STADIUM SEATING

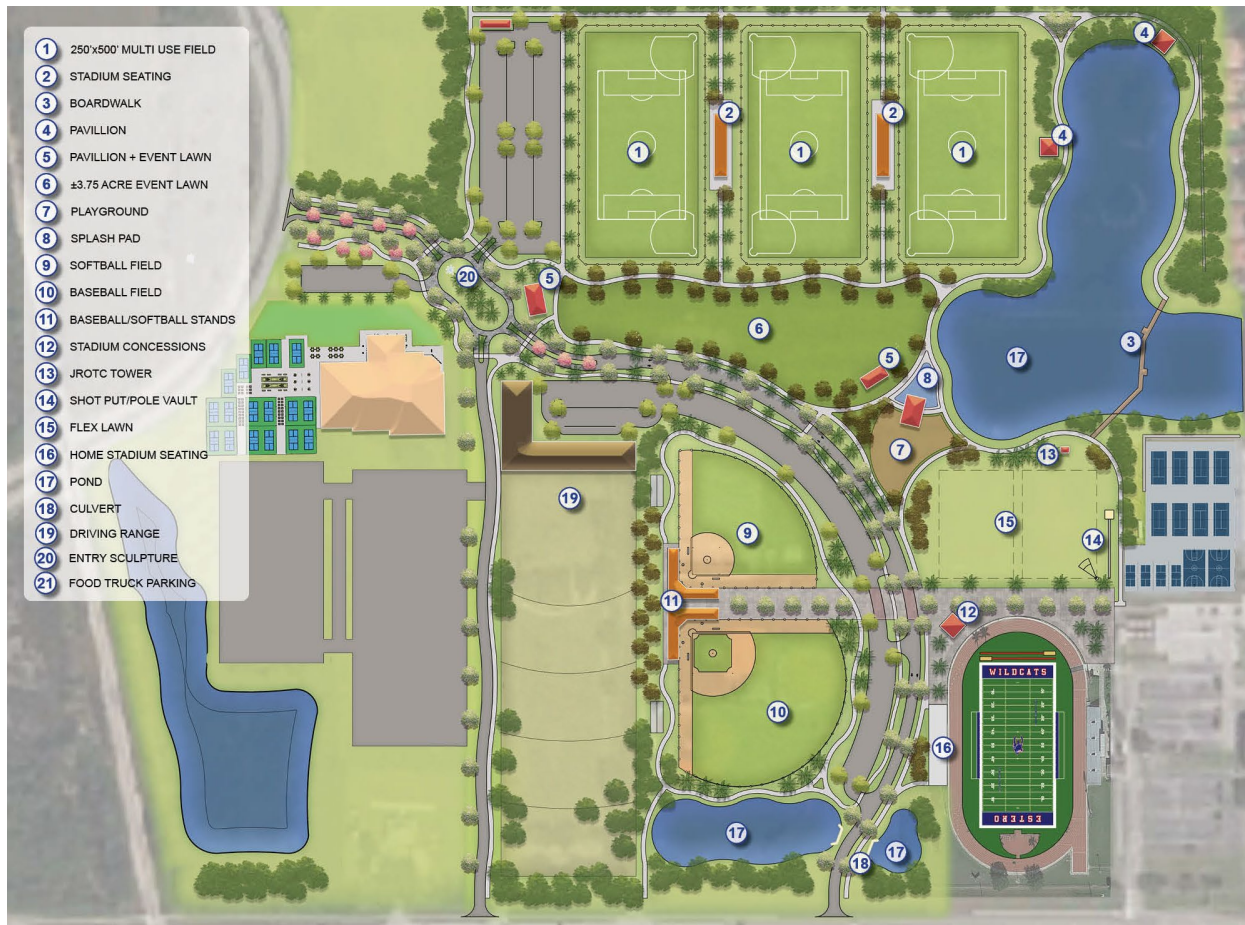


Via Coconut Point



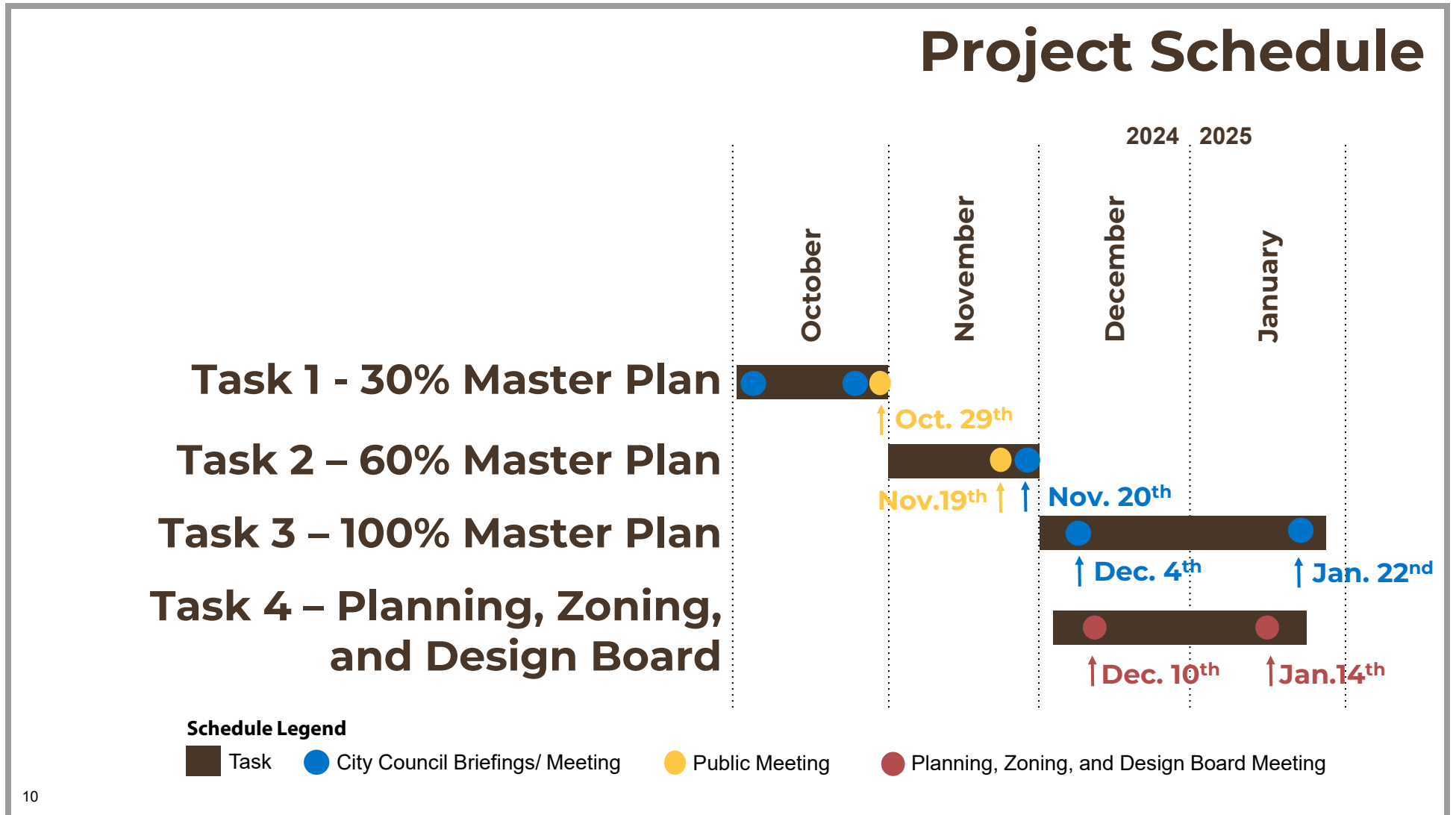
- ENTRY ROUNDABOUT
- DRIVING RANGE

Master Plan



Agenda

- Overview of Proposed Sport Park Master Plan
- Next Steps
- Discussion



Agenda

- Overview of Proposed Sport Park Master Plan
- Next Steps
- Discussion



APPLICATION REQUEST FOR PLANNING ZONING AND DESIGN BOARD WORKSHOP

1. Applicant: PHG Acquisitions, LLC and its assigns
2. Project Name: Home2 Suites – Coconut Point
3. Address: 23106 Fashion Drive, Estero, FL 33928
4. Strap Number: 09-47-25-E2-360SC.0010
5. Application Number: DCI2024-E005

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

- | | |
|---|--|
| ☐ Monument Sign | ☐ Development Order |
| ☐ Limited Review Development Order | ☐ Landscaping & Buffers |
| ☐ Architecture | ☒ Other: Planned Development with DRI |

7. Project Description. (Brief description of project and reason for application.)

This project will consist of a 4-story, 111 room Home2 Suites hotel within the Coconut Point Shopping Center.

It was originally brought to the Public Information Meeting (PIM) in December of 2023. The feedback from

the PIM was incorporated into the design and an application for a PD Public Hearing to amend the PD and

DRI was filed. During the course of the PD application review several questions have arisen regarding the

building architecture. It was suggested by staff that a workshop be conducted to discuss the building

architecture.

8. Application shall be accompanied by an electronic copy of the detail plans, illustrating the scope of the project including all four (4) sides of the building, easements, and landscape plans. The plans shall define what is being requested and the existing conditions. Pursuant to Ordinance 15-01, plans and specifications are to be prepared by a registered architect or registered engineer.

Ankit Patel

Signature

11-8-2024

Date

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



ARCHITECTURAL CONSISTENCY MEMORANDUM

10/18/2024

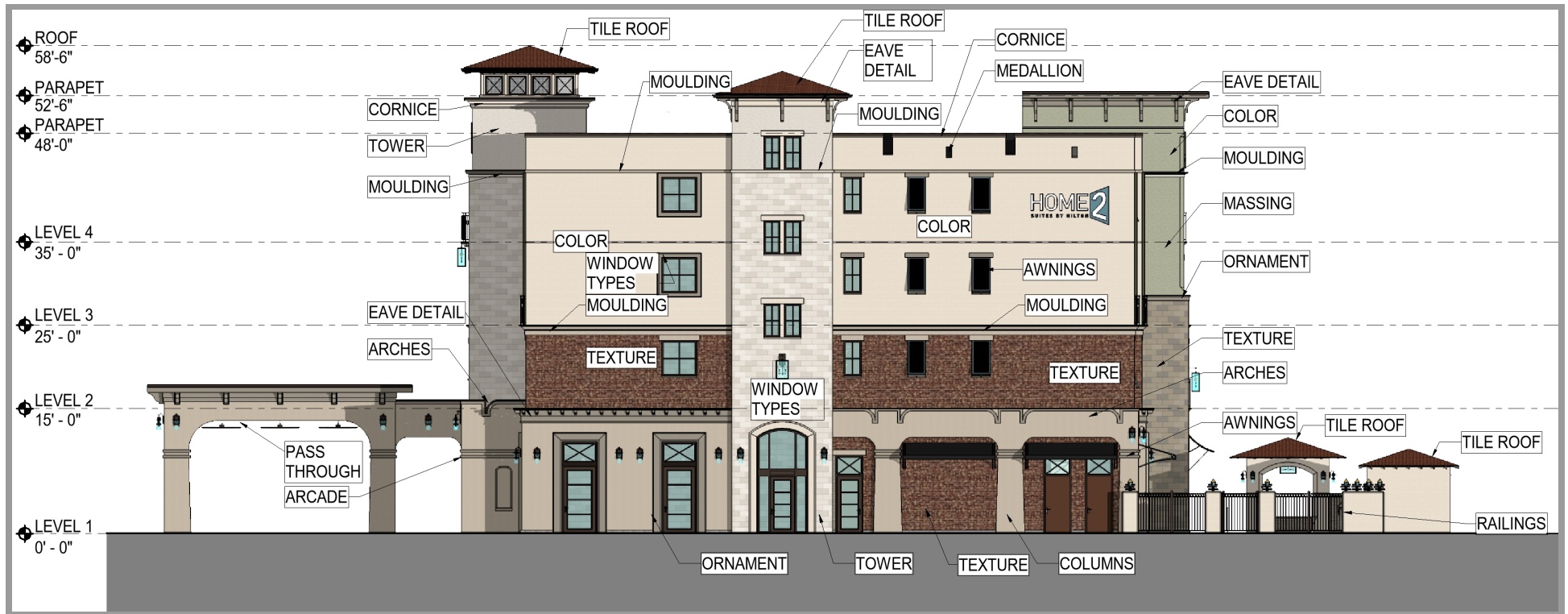
Village of Estero

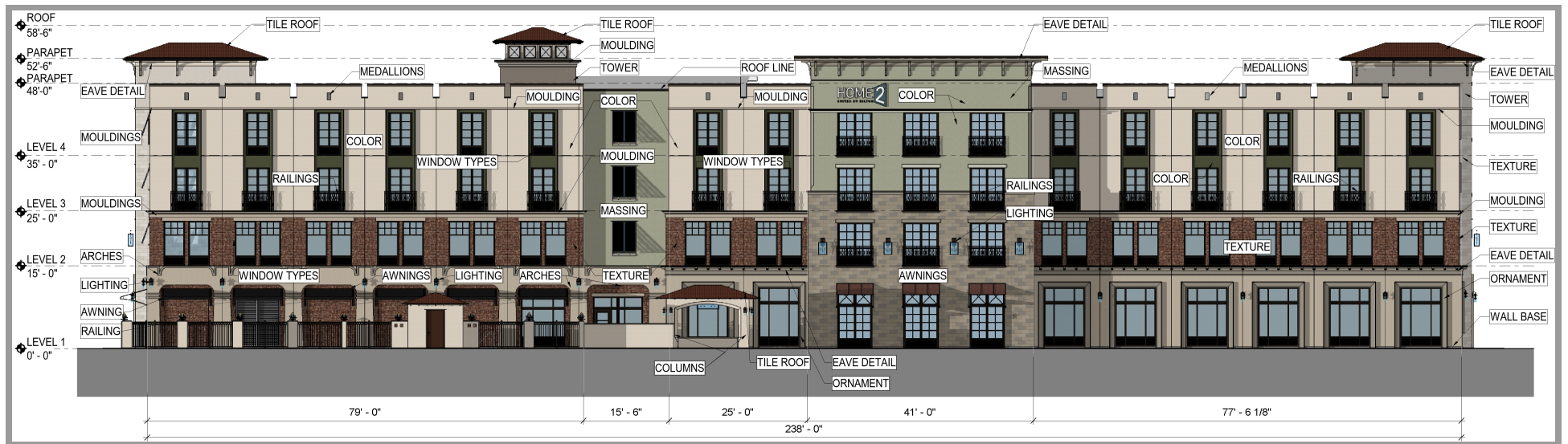
Master Concept Plan Staff Review Comments

The building design incorporates various Mediterranean architectural elements consistent with the guidelines. The elevations are articulated through the use of different façade materials, which help distinguish the base, shaft, and cap of the building. This layered approach enhances the visual hierarchy, reinforcing a classic Mediterranean style. In addition, fenestration patterns, such as the use of arched windows and doorways, along with ornamentation, create a balanced rhythm throughout the façade. Key architectural features such as recesses, projections, and portals have been strategically integrated to highlight major entry points, while the use of arcades along pedestrian pathways provides both functionality and aesthetic value. Porte cocheres and drop-off zones have been incorporated into the design to allow for practical access, while maintaining the continuity of the architectural language found in the primary structure. These elements together not only meet the design guidelines but also create a harmonious blend of Mediterranean aesthetics and functional design. Please refer to the additional illustration highlighting these key points.

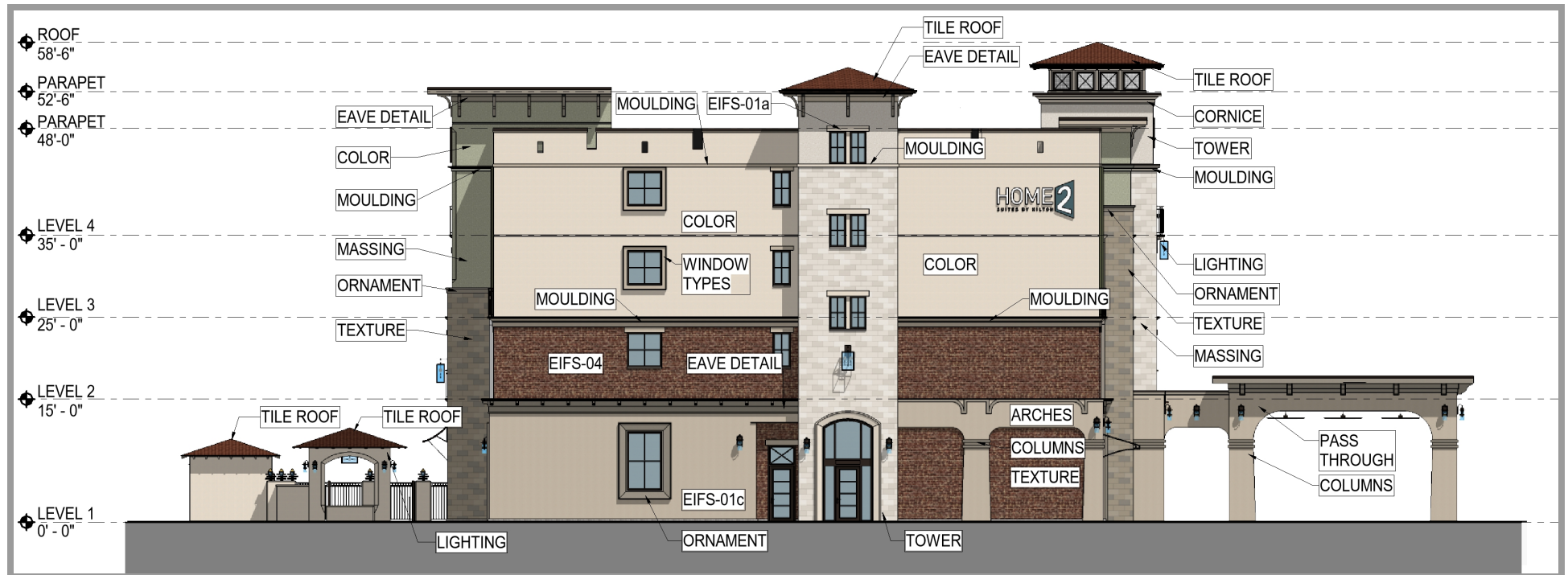


Ingenium Enterprises, Inc. Civil Engineering & Planning
19445 Shumard Oak Dr., Suite 102 | Land O Lakes, FL 34638 | 813.387.0084
5995 Parkway North Blvd, Suite B | Cumming, GA 30040 | 770-437-8850
www.ingeniumenterprises.com









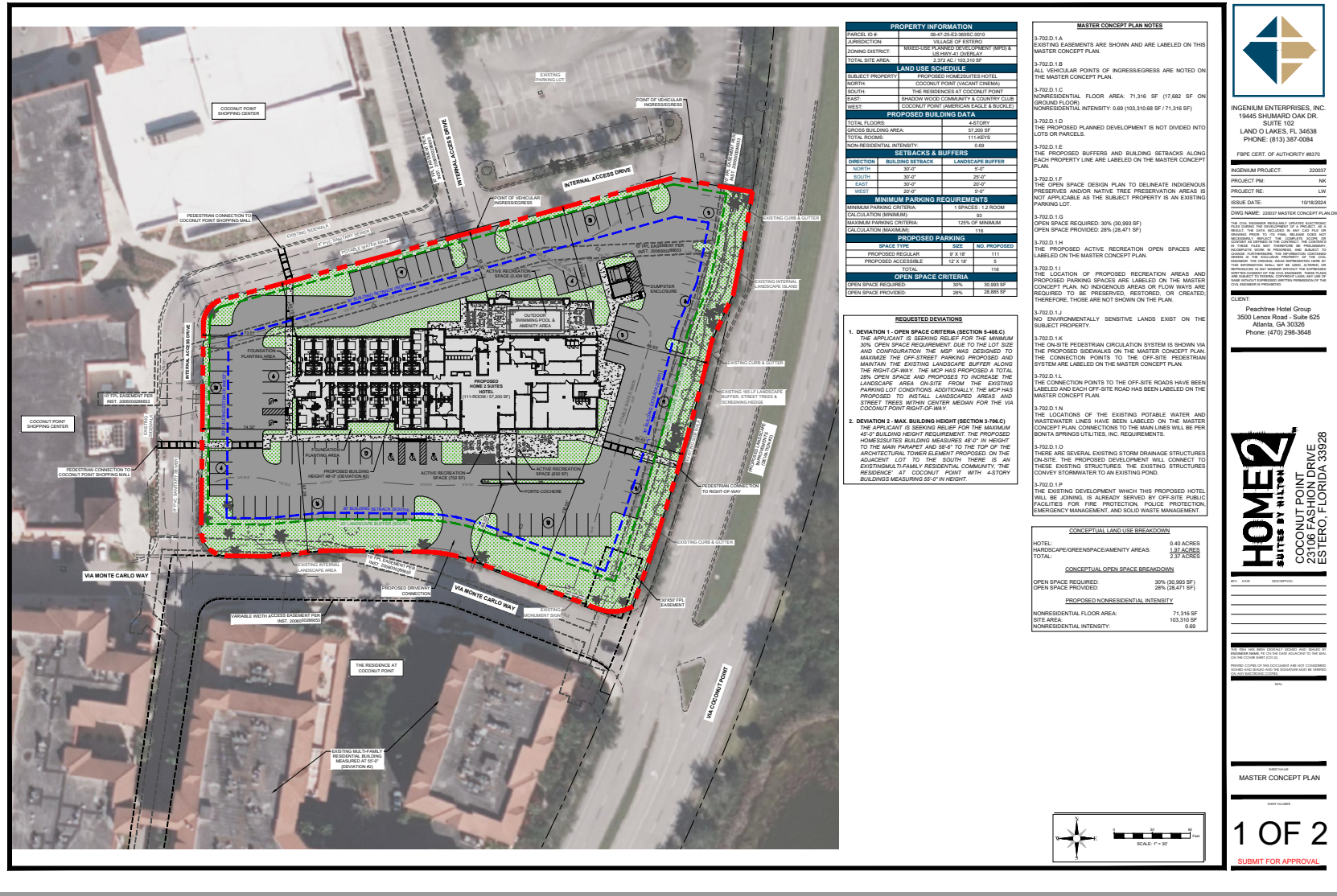
MATERIAL LEGEND									
	EIFS-01a: EXTERIOR INSULATING FINISH SYSTEM TEXTURE: SMOOTH COLOR TO MATCH: SW 7035 (AESTHETIC WHITE)		EIFS-01c: EXTERIOR INSULATING FINISH SYSTEM TEXTURE: SMOOTH COLOR TO MATCH: SW 7506 (LOGGIA)		EIFS-02a: EXTERIOR INSULATING FINISH SYSTEM TEXTURE: ROUGH COLOR TO MATCH: SW 7035 (AESTHETIC WHITE)		EIFS-03a: EXTERIOR INSULATING FINISH SYSTEM TEXTURE: LARGE FORMAT STONE LOOK COLOR TO MATCH: SW 9171 (AESTHETIC WHITE)		EIFS-04: EXTERIOR INSULATING FINISH SYSTEM TEXTURE: BRICK LOOK
	EIFS-01b: EXTERIOR INSULATING FINISH SYSTEM TEXTURE: SMOOTH COLOR TO MATCH: SW 6181 (SECRET GARDEN)		EIFS-01d: EXTERIOR INSULATING FINISH SYSTEM TEXTURE: SMOOTH COLOR TO MATCH: SW 9171 (FELTED WOOL)		EIFS-02b: EXTERIOR INSULATING FINISH SYSTEM TEXTURE: ROUGH COLOR TO MATCH: SW 6177 (CLARY SAGE)		EIFS-03b: EXTERIOR INSULATING FINISH SYSTEM TEXTURE: LARGE FORMAT STONE LOOK COLOR TO MATCH: SW 9171 (FELTED WOOL)		CBT-01: CEMENTITIOUS BARREL TILE ROOFING COLOR: DARK BROWN

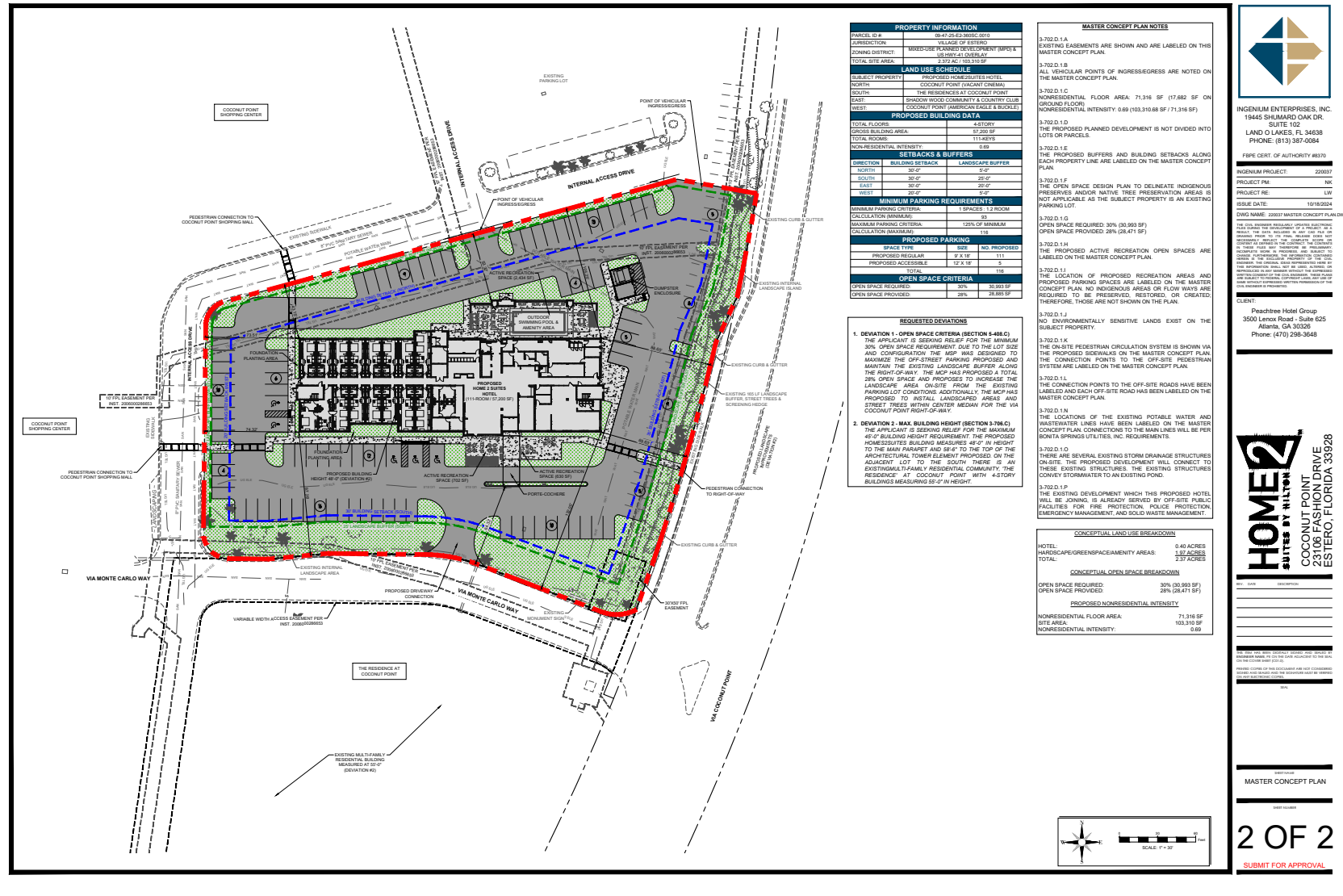






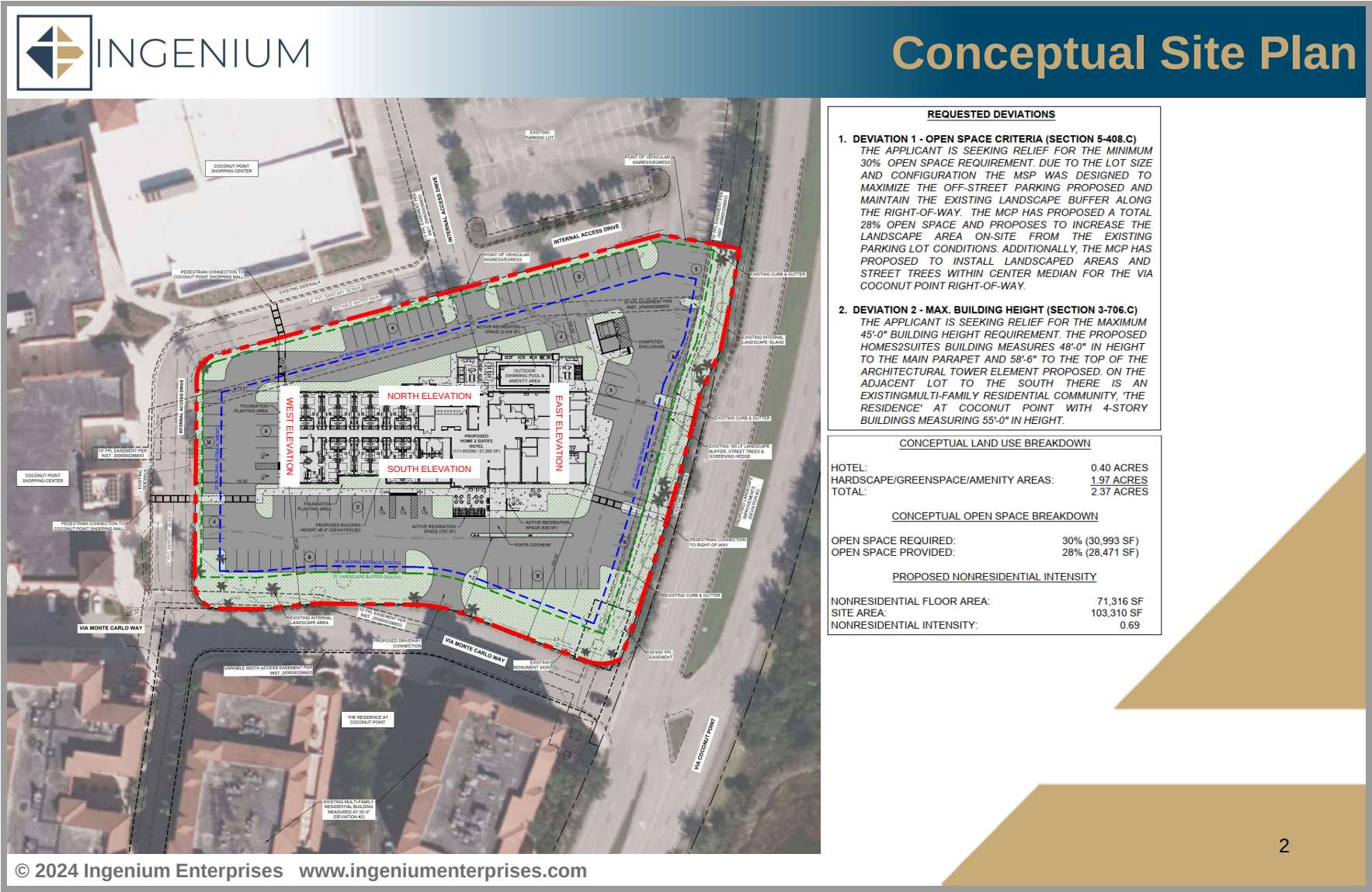








Home2 Suites at Coconut Point Supplemental Pattern Book DCI2024-E005 10/18/2024



REQUESTED DEVIATIONS

1. DEVIATION 1 - OPEN SPACE CRITERIA (SECTION 5-408.C)
THE APPLICANT IS SEEKING RELIEF FOR THE MINIMUM 30% OPEN SPACE REQUIREMENT. DUE TO THE LOT SIZE AND CONFIGURATION THE MSP WAS DESIGNED TO MAXIMIZE THE OFF-STREET PARKING PROPOSED AND MAINTAIN THE EXISTING LANDSCAPE BUFFER ALONG THE RIGHT-OF-WAY. THE MCP HAS PROPOSED A TOTAL 28% OPEN SPACE AND PROPOSES TO INCREASE THE LANDSCAPE AREA ON-SITE FROM THE EXISTING PARKING LOT CONDITIONS. ADDITIONALLY, THE MCP HAS PROPOSED TO INSTALL LANDSCAPED AREAS AND STREET TREES WITHIN CENTER MEDIAN FOR THE VIA COCONUT POINT RIGHT-OF-WAY.

2. DEVIATION 2 - MAX. BUILDING HEIGHT (SECTION 3-706.C)
THE APPLICANT IS SEEKING RELIEF FOR THE MAXIMUM 45'-0" BUILDING HEIGHT REQUIREMENT. THE PROPOSED HOMES2SUITES BUILDING MEASURES 48'-0" IN HEIGHT TO THE MAIN PARAPET AND 58'-6" TO THE TOP OF THE ARCHITECTURAL TOWER ELEMENT PROPOSED. ON THE ADJACENT LOT TO THE SOUTH THERE IS AN EXISTING MULTI-FAMILY RESIDENTIAL COMMUNITY, 'THE RESIDENCE' AT COCONUT POINT WITH 4-STORY BUILDINGS MEASURING 55'-0" IN HEIGHT.

CONCEPTUAL LAND USE BREAKDOWN

HOTEL:	0.40 ACRES
HARDSCAPE/GREENSPACE/AMENITY AREAS:	1.97 ACRES
TOTAL:	2.37 ACRES

CONCEPTUAL OPEN SPACE BREAKDOWN

OPEN SPACE REQUIRED:	30% (30,993 SF)
OPEN SPACE PROVIDED:	28% (28,471 SF)

PROPOSED NONRESIDENTIAL INTENSITY

NONRESIDENTIAL FLOOR AREA:	71,316 SF
SITE AREA:	103,310 SF
NONRESIDENTIAL INTENSITY:	0.69

2

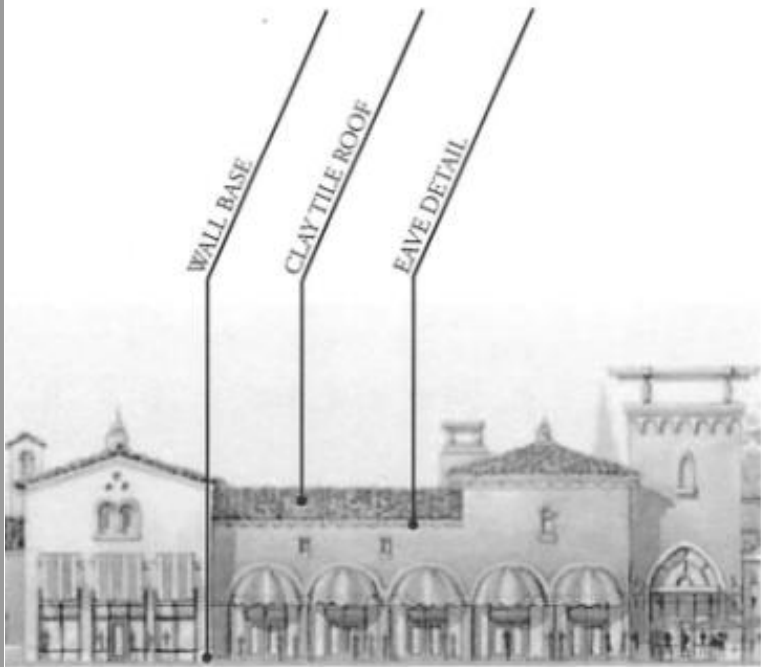
Planning Zoning and Design Board Meeting - PACKET - (Page 174 of 188)

Page 2 of 16

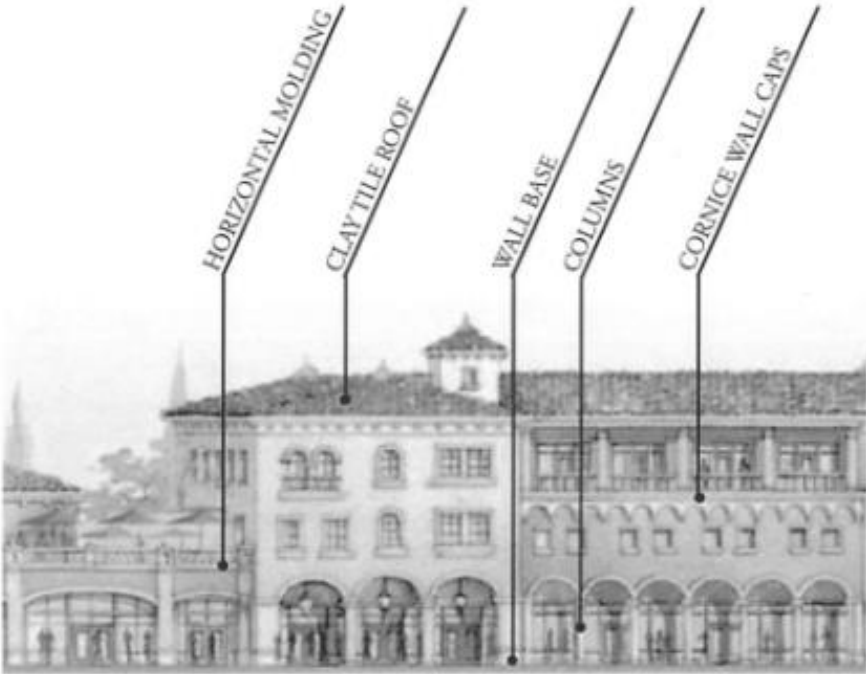
General Attachment: 13. Patt ... ok_Home2 Suites_20241018.pdf (Page 2 of 16)



Elevations from Design Guidelines



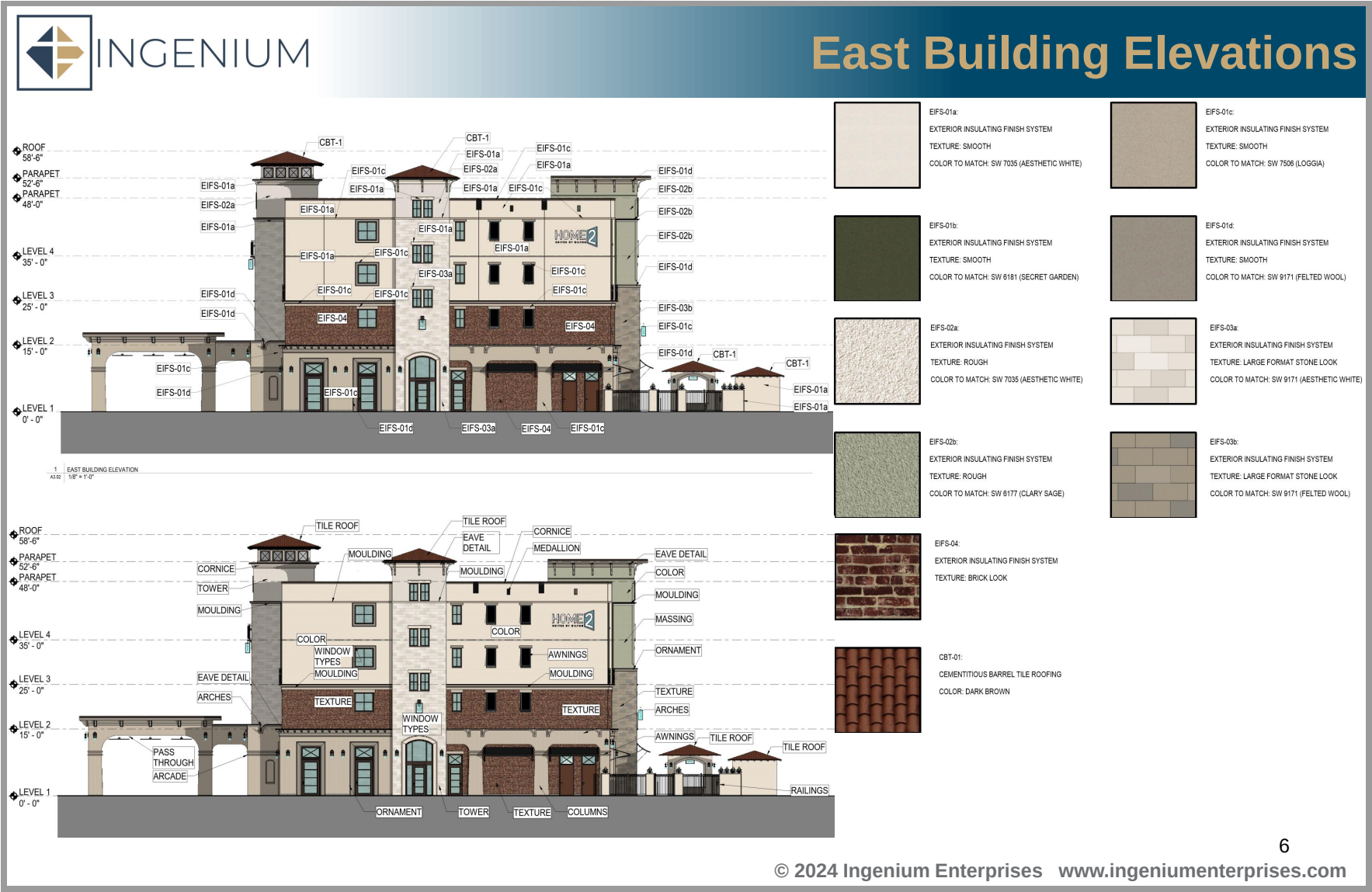
Elevation - Type A3

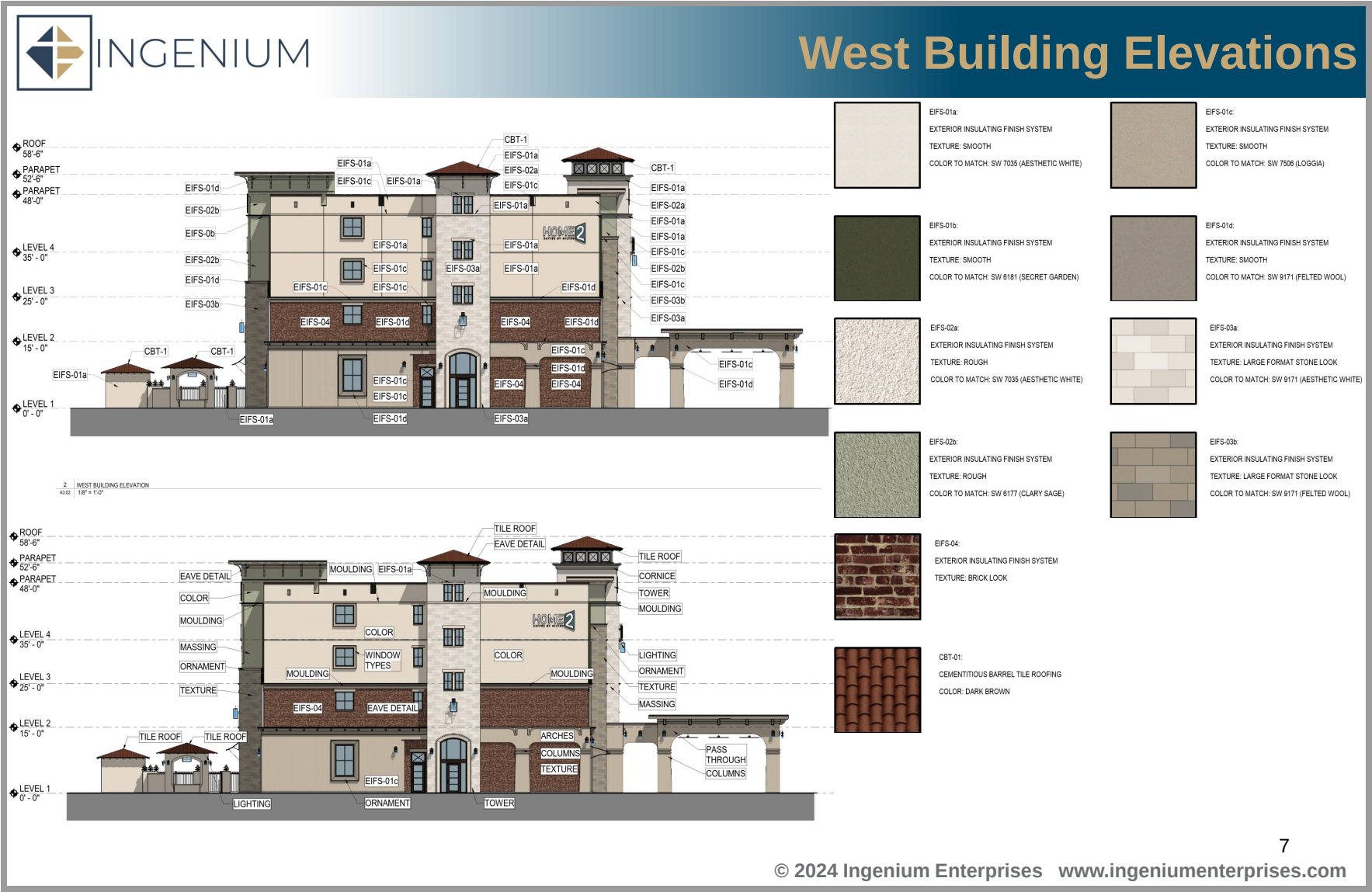


Elevation - Type A

JUNE 14, 2004

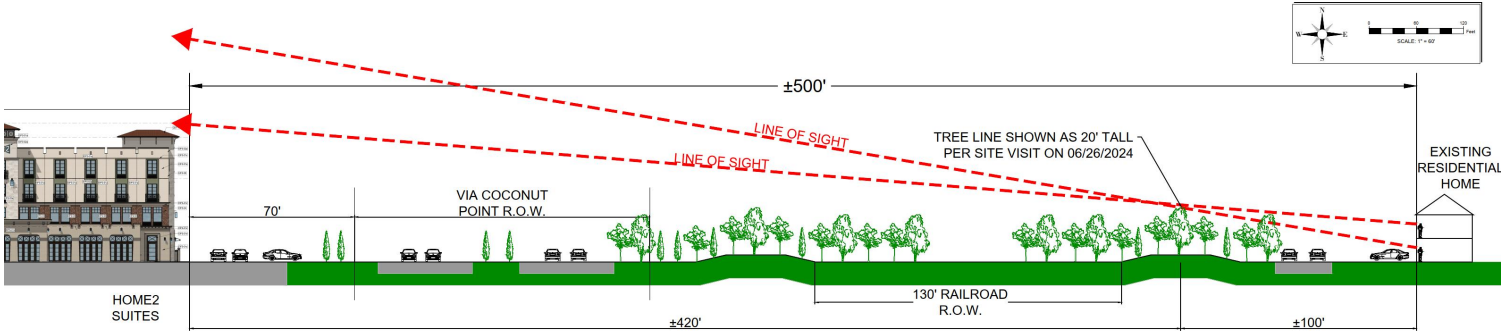
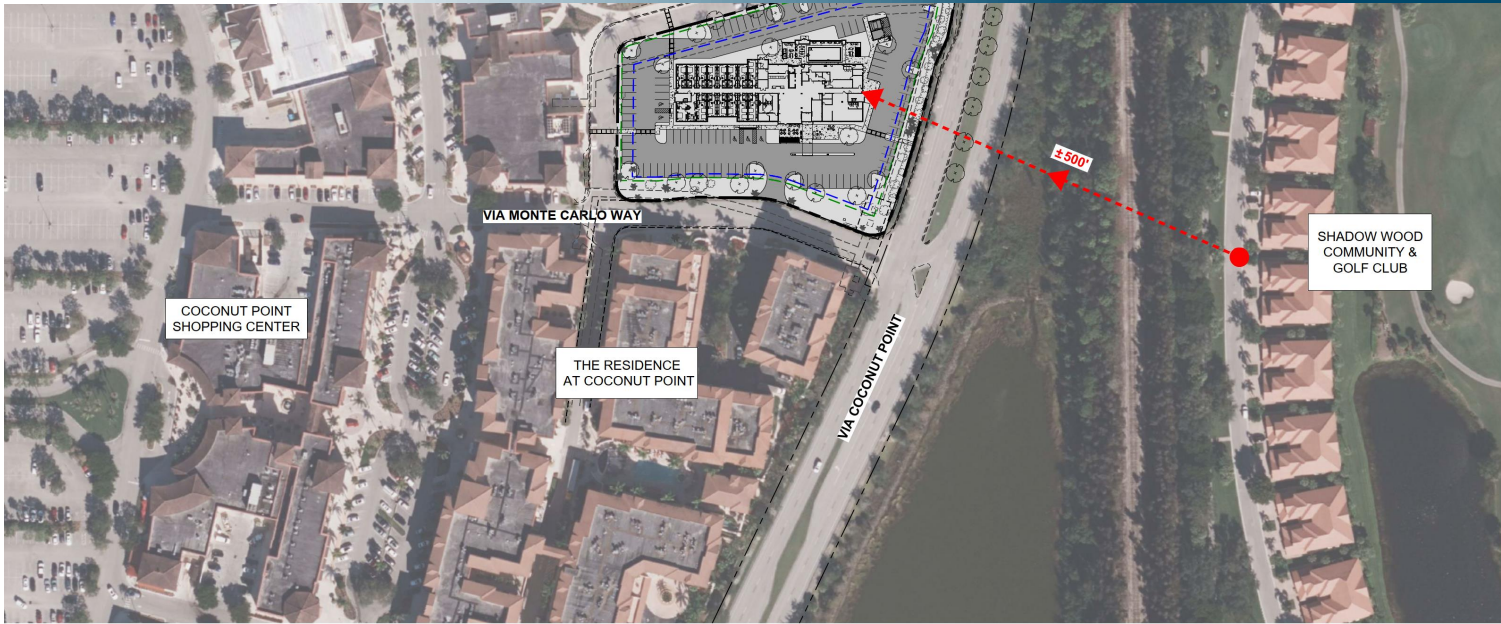






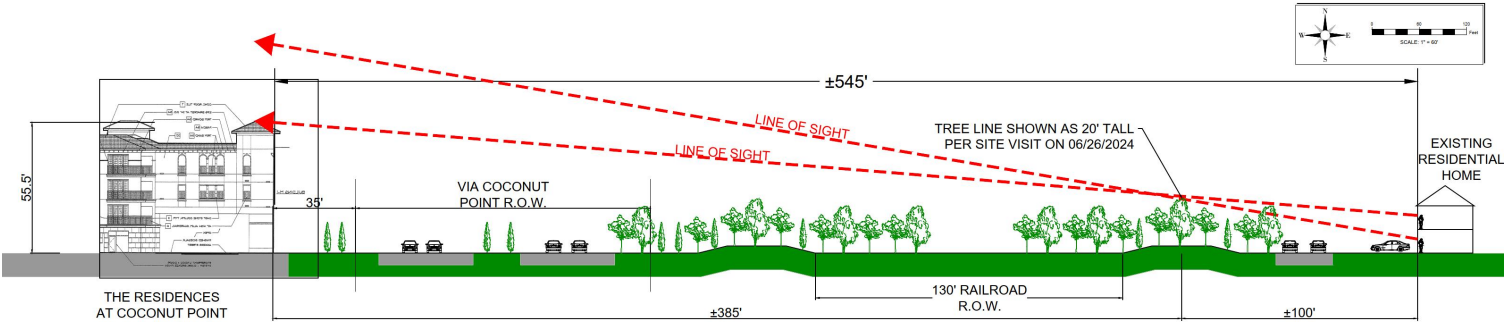
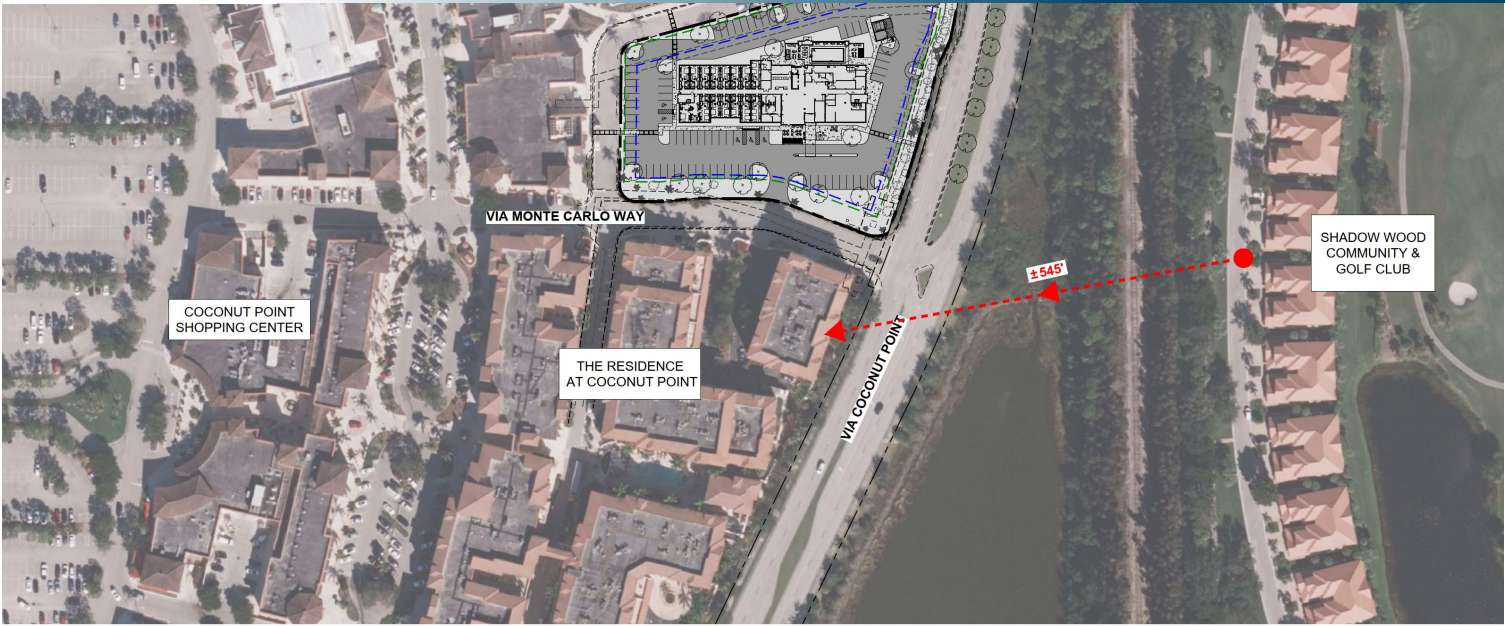


Line of Sight Exhibit-Home2 Suites



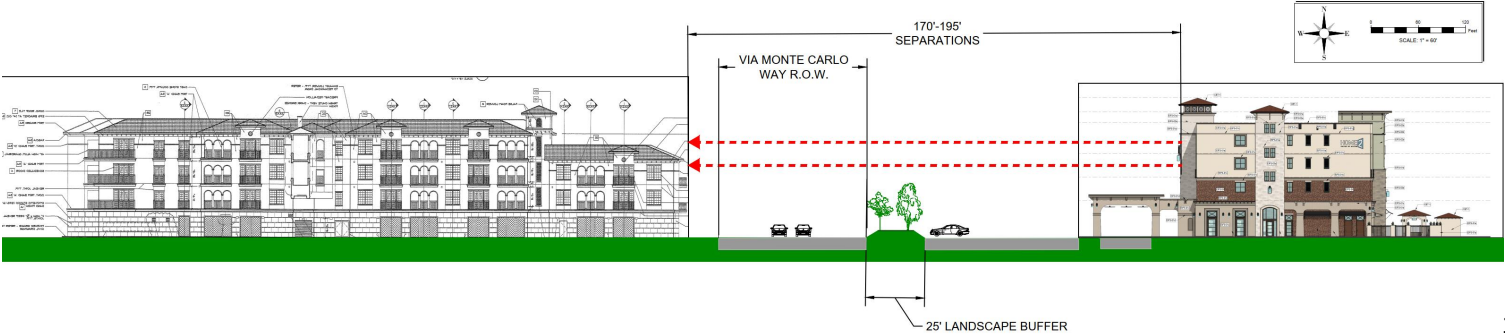
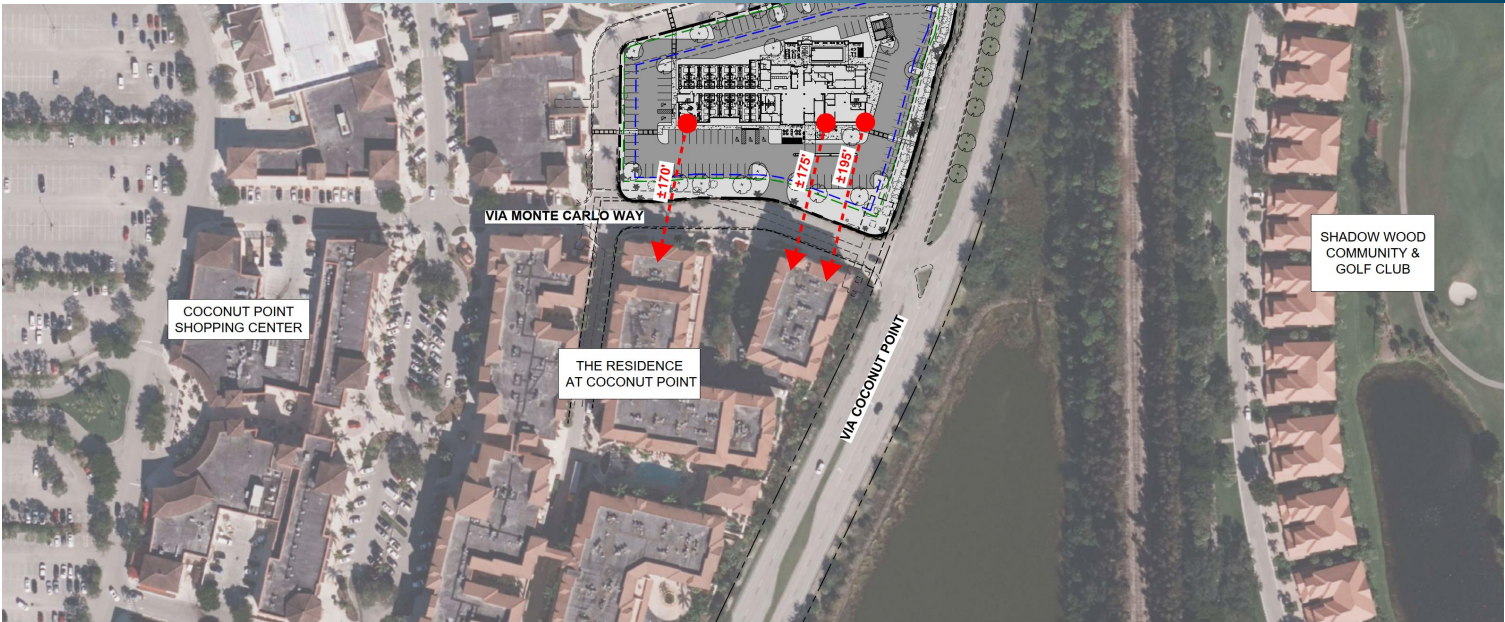


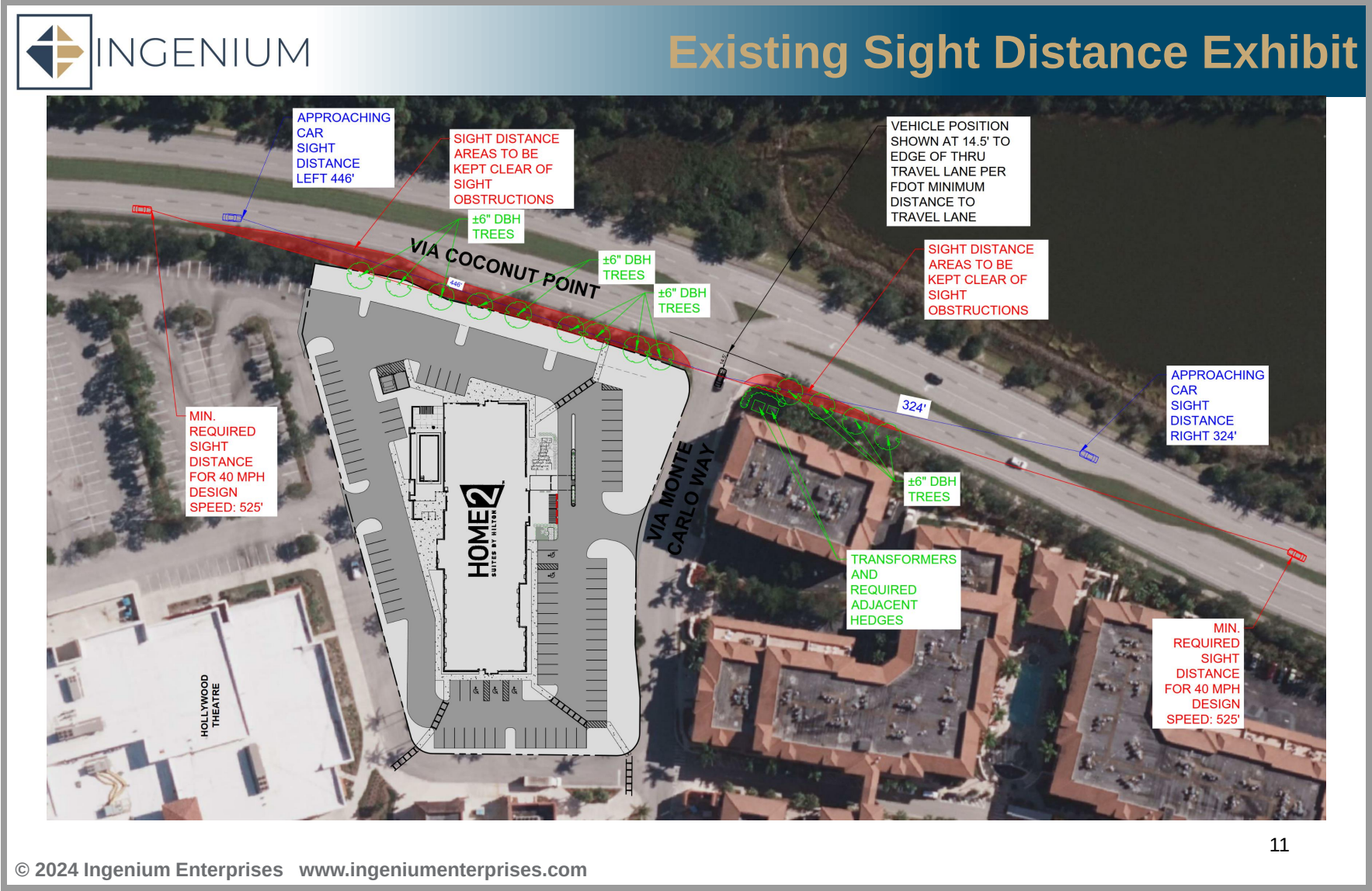
Line of Sight Exhibit-Existing





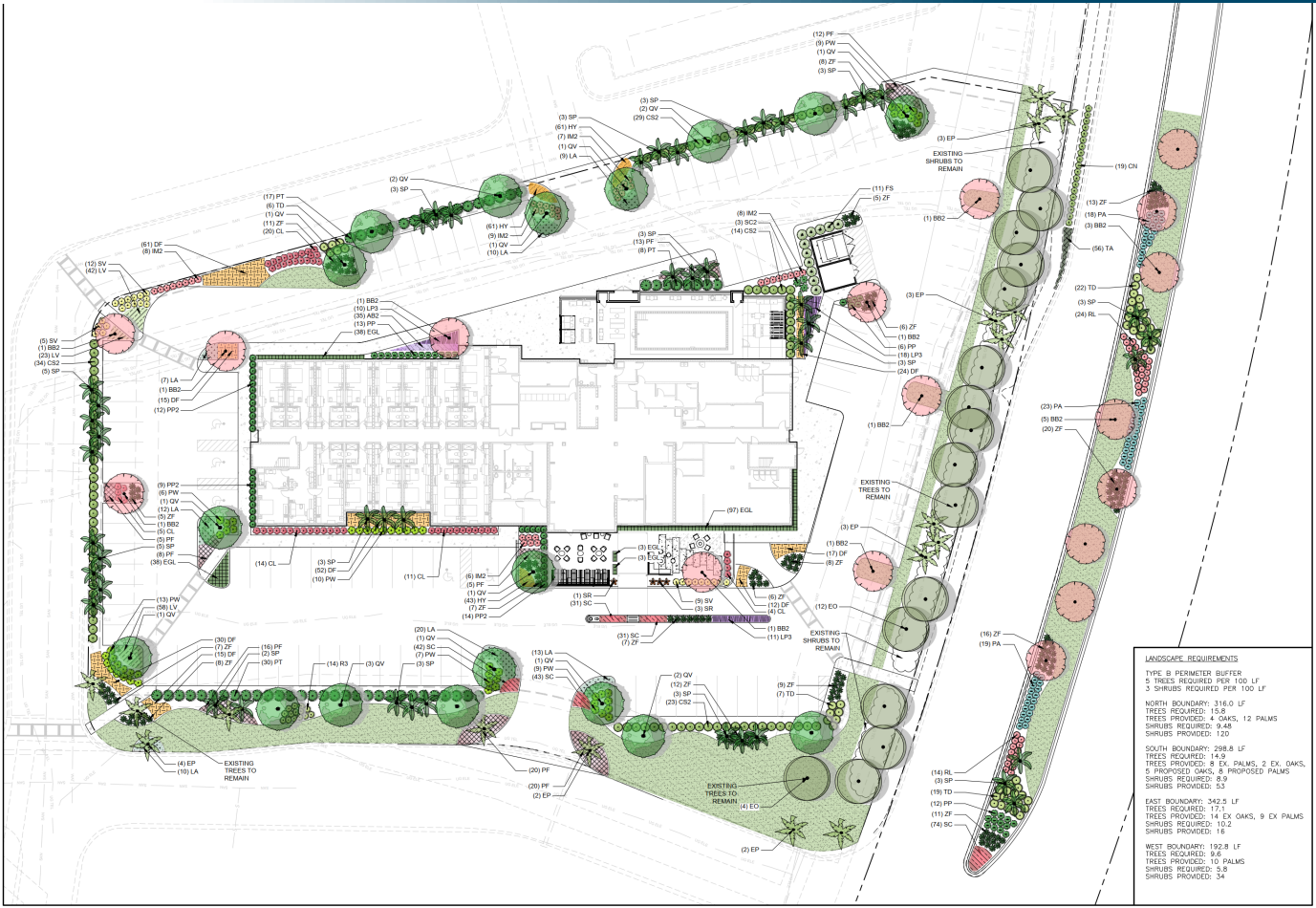
Line of Sight Exhibit-Comparison







Planting Plan





Planting Schedules

PLANT SCHEDULE COCONUT POINT HOTEL

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	HT	REMARKS
TREES								
	BB2	9	DELONIX REGIA	ROYAL POINCIANA	B&B OR CONT	3" CAL	12-14' HT	FULL HEAD, SPECIMEN QUALITY, MIN. 12" CLEAR TRUNK
	EO	16	EXISTING OAK	EXISTING OAK	N/A			EXISTING OAK TO REMAIN
	EP	17	EXISTING PALM	EXISTING PALM	N/A			EXISTING PALM TO REMAIN
	QV	18	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	B&B OR CONT	3" CAL	12'-14'	FULL HEAD, SPECIMEN QUALITY, MIN. 6" CLEAR TRUNK
	SP	39	SABAL PALMETTO	SABAL PALM	FG		14-16' H	CLEAR-TRUNK HEIGHT NOTED
SHRUBS								
	CL	54	CALLISTEMON CITRINUS 'LITTLE JOHN'	LITTLE JOHN DWARF BOTTLEBRUSH	N/A		24" MIN.	36" o.c. FULL FORM
	CS2	100	CLUSIA GLUTTIFERA	CLUSIA	N/A		36" MIN.	48" o.c. FULL FORM
	FS	11	FEUJA SELLOWIANA	PINEAPPLE GUAVA	N/A		24" MIN.	54" o.c. FULL FORM
	IM2	38	IXORA COCCINEA 'NORA GRANT'	NORA GRANT IXORA	N/A		24" MIN.	36" o.c. FULL FORM
	PT	55	PITTOSPORUM TOBIRA	PITTOSPORUM	N/A		36" MIN.	60" o.c. FULL FORM
	PW	54	PITTOSPORUM TOBIRA 'WHEELERS DWARF'	WHEELER'S DWARF PITTOSPORUM	N/A		18"	42" o.c. FULL FORM
	PP	19	PODOCARPUS MACROPHYLLUS 'PRINGLES'	PRINGLES DWARF PODOCARPUS	N/A		24" MIN.	36" o.c. FULL FORM
	PP2	35	PODOCARPUS MACROPHYLLUS MAKI	SHRUBBY YEW PODOCARPUS	15 GAL		48"	36" o.c. FULL FORM
	R3	14	ROSA HYBRID 'MEIZORLAND'	WHITE DRIFT ROSE	N/A		24" MIN.	36" o.c. FULL FORM
	SC2	3	SABAL MINOR	DWARF PALMETTO	N/A		24" MIN.	48" o.c. FULL FORM
	SV	26	SCHOFFLERA ARBORICOLA 'VARIEGATA'	DWARF VARIEGATED SCHEFFLERA	N/A		24" MIN.	36" o.c. FULL FORM
	SR	4	STRELITZIA REGINAE	BIRD OF PARADISE	N/A		24" MIN.	36" o.c. FULL FORM
	TD	13	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	N/A		24" MIN.	48" o.c. FULL FORM
	ZF	99	ZAMIA FLORIDANA	COONTIE PALM	N/A		12" MIN.	36" o.c. FULL FORM
SHRUB AREAS								
	DF	226	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	N/A		24" MIN.	24" o.c. FULL FORM
	PF	99	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	N/A		24" MIN.	36" o.c. FULL FORM
GROUND COVERS								
	AB2	35	AGAPANTHUS AFRICANUS 'BLUE'	BLUE LILY OF THE NILE	1 GAL		18" o.c.	FULL FORM
	HY	165	HEMEROCALLIS 'WF-479'	EVERGREEN STELLA DAYLILY	1 GAL		12" o.c.	FULL FORM
	LP3	39	LANITANIA MONTEVIDENSIS	PURPLE TRAILING LANTANA	4"POT		30" o.c.	FULL FORM
	LA	81	LANITANIA MONTEVIDENSIS 'ALBA'	WHITE TRAILING LANTANA	4"POT		30" o.c.	FULL FORM
	EGL	179	LIRIOPE MUSCARI 'EVERGREEN GIANT'	EVERGREEN GIANT LIRIOPE	1 GAL		18" o.c.	FULL FORM
	LV	123	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LIRIOPE	1 GAL		15" o.c.	FULL FORM
	SC	147	SEASONAL COLOR		4"POT		12" o.c.	
SOD/SEED								
	SOD	8,881 SF	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS	SOD			

PLANT SCHEDULE MEDIAN

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	HT	REMARKS
TREES								
	BB2	8	DELONIX REGIA	ROYAL POINCIANA	B&B OR CONT	3" CAL	12-14' HT	FULL HEAD, SPECIMEN QUALITY, MIN. 12" CLEAR TRUNK
	SP	6	SABAL PALMETTO	SABAL PALM	FG		14-16' H	CLEAR-TRUNK HEIGHT NOTED
SHRUBS								
	CN	19	CLUSIA GLUTTIFERA 'NANA'	DWARF CLUSIA	3 GAL			36" o.c. FULL FORM
	PA	60	PLUMBAGO AURICULATA	BLUE PLUMBAGO	N/A		24" MIN.	36" o.c. FULL FORM
	PP	12	PODOCARPUS MACROPHYLLUS 'PRINGLES'	PRINGLES DWARF PODOCARPUS	N/A		24" MIN.	36" o.c. FULL FORM
	RL	38	RONDELETIA LEUCOPHYLLA	PANAMA ROSE	3 GAL			36" o.c. FULL FORM
	TD	41	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	N/A		24" MIN.	48" o.c. FULL FORM
	ZF	60	ZAMIA FLORIDANA	COONTIE PALM	N/A		12" MIN.	36" o.c. FULL FORM
GROUND COVERS								
	SC	74	SEASONAL COLOR		4"POT			12" o.c.
	TA	56	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	4"POT@			12" o.c.
SOD/SEED								
	SOD	3,727 SF	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS	SOD			

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Planning Zoning and Design Board Meeting - PACKET - (Page 185 of 188)

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General Attachment: 13. Patt ... ok_Home2 Suites_20241018.pdf (Page 13 of 16)



INGENIUM

Plantings Images

TREES



Sabal Palm



Southern Live Oak



Royal Poinciana

GRASSES



Fakahatchee Grass



Hamein Dwarf Fountain Grass



Purple Fountain Grass



Evergreen Giant Liriope

GROUND COVER



Agapanthus



Evergreen Daylily



Purple Trailing Lantana



White Trailing Lantana



Variegated Liriope



INGENIUM

Plantings Images



Shrubby Yew Podocarpus



Pittosporum tobira



Clusia



Pineapple Guava



Bird of Paradise



Dwarf Variegated Schefflera



Dwarf Palmetto



Pringles Dwarf Podocarpus



Nora Grant Ixora



White Drift Rose



Little John Dwarf Bottlebrush



Wheeler's Dwarf Pittosporum



Coontie

SHRUBS



Median Planting Rendering

