



Village of
ESTERO

VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
MARCH 11, 2025, 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
March 11, 2025, 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 February 11, 2025 meeting minutes.

Attachment: [02112005 PZDB Minutes.pdf](#)

6. PUBLIC HEARINGS (Quasi-Judicial)

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

a. South Regional Library -- Redesign of exterior entry and interior remodel (District 4) 18251 Three Oaks Parkway, located on the west side of Three Oaks Parkway and north of Corkscrew Road.

Lee County seeks review of the exterior modification to entrance as part of the library's interior renovation. The 32,600 square-foot building opened in 1996.

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

Attachment: [1. South Regional Library - New Entry Presentation.pdf](#)

- b. Piccolo Buco -- DOS2022-E001 Minor Change -- Marketplace at Coconut Point Exterior Building Color Change (District 6) located at the southern portion of Marketplace at Coconut Point between US 41 and Via Villaggio and identified as Building III on the Development Order plans.**

Review proposed color change for Piccolo Buco -- Building III elevations.

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

Attachment: [1. Piccolo Buco - Color Change Renderings.pdf](#)

Attachment: [2. Approved Building III Exterior Colors.pdf](#)

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

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

- a. Estero Community Park Maintenance Building Relocation -- Limited Development Order (District 4) Located in the Estero Community Park, east of Via Coconut Point and north of Williams Road.**

The new 2,580 square foot building will be constructed north of the existing building and south of the lake.

Attachment: [1. Estero Comm. Park Maint. Facility Relocation - PIM Application.pdf](#)

Attachment: [2. Estero Comm. Park Maint. Facility Relocation - Presentation.pdf](#)

- b. Discount Tire - Development Order (DOS2025-E002) (District 4) 10411 Corkscrew Commons Drive, a vacant 1-acre site located in Estero Interstate Commerce Park, fronting Corkscrew Road and situated between Rib City and Mr. Tequila.**

The applicant seeks to construct a 7,020 square foot tire facility with associated site improvements.

Attachment: [1. Discount Tire - PIM Application.pdf](#)

Attachment: [2. Discount Tire - Civil Plans.pdf](#)

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

8. ANNUAL PROJECT REVIEW -- Staff Presentation

Attachment: [1. Planning Zoning and Design Board Project Review.pdf](#)

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

10. BOARD COMMUNICATIONS

- a. Next meeting - April 8, 2025**

11. ADJOURN

General Attachments

[- Transcript.pdf](#)

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, MARCH 11, 2025, 4:30 P.M.

DISCLAIMER:

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

04:31:03 [SOUNDING GAVEL]
04:31:06 >>Anthony Gargano: GOOD EVENING, AFTERNOON, LADIES AND
04:31:09 GENTLEMEN.
04:31:10 I WOULD LIKE TO CALL TO ORDER THE REGULAR MEETING OF THE
04:31:13 VILLAGE OF ESTERO PLANNING ZONING AND DESIGN BOARD.
04:31:15 WE START WITH THE PLEDGE OF ALLEGIANCE.
04:31:17 PLEASE STAND.
04:31:21 [PLEDGE OF ALLEGIANCE]
04:31:34 >> THESE ARE STILL NOT UP.
04:31:44 >> IT WILL COME.
04:31:45 >>Anthony Gargano: TRUST TAMMY.
04:31:47 TAMMY, CAN WE HAVE A CALL OF THE ROLL, PLEASE?
04:31:53 >>Tammy Duran: BOARD MEMBER JEANNIN IS RUNNING LATE.
04:31:55 BOARD MEMBER JONES IS RUNNING LATE.
04:31:57 BOARD MEMBER PAIVANDY IS ABSENT TODAY.
04:32:04 >>Michael Sheeley: HERE.
04:32:05 >>James Tatooles: HERE.
04:32:06 >>Jim Wallace: HERE.
04:32:07 >>Dan Williams: HERE.
04:32:12 >>Anthony Gargano: HERE.
04:32:13 >>Tammy Duran: AND OUR ATTORNEY NANCY STROUD IS HERE.
04:32:15 >>Anthony Gargano: THANK YOU.
04:32:17 MARY, DO YOU WANT TO EXPLAIN THE CHANGE IN THE AGENDA?
04:32:24 >>Tammy Duran: JUST A REALLY QUICK REMINDER TO MAKE SURE YOU
04:32:27 ARE SPEAKING INTO THE MICROPHONE TODAY.
04:32:30 >>Mary Gibbs: AM I CLOSE ENOUGH?
04:32:31 YES, WE HAVE A CHANGE TO THE AGENDA.
04:32:34 THE SECOND ITEM FOR THE PUBLIC HEARING, PICCOLO BUCO, THEY
04:32:41 HAVE ASKED NOT TO BE ON THE AGENDA TONIGHT.
04:32:44 THEY APPLIED FOR APPROVAL FROM OAK BROOK BECAUSE IT IS PART
04:32:47 OF COCONUT POINT.
04:32:48 THEY HAVE TO HAVE APPROVAL FROM OAKBROOK PROPERTIES AND THEY
04:32:51 HAVE NOT OBTAINED THAT YET. I THINK THEY ARE WORKING ON
04:32:57 REVISIONS AND ASKED TO POSSIBLY GO TO THE NEXT MONTH AGENDA.
04:33:00 SO WE WON'T BE HEARING THAT ONE TONIGHT.
04:33:03 PICCOLO BUCO.
04:33:07 >>Anthony Gargano: OKAY.
04:33:08 THANK YOU.
04:33:09 THAT WILL LEAVE US WITH ONE PUBLIC HEARING.
04:33:16 I'M GOING TO ASK FOR A MOTION ON APPROVAL OF THE CONSENT
04:33:25 AGENDA WITH THE MEETING AGENDA AS MODIFIED.
04:33:33 >>James Tatooles: SO MOVED.

04:33:34 >>Michael Sheeley: SECOND.
 04:33:34 >>Anthony Gargano: ANY DISCUSSION ON THE MOTION?
 04:33:36 TAMMY, CAN WE HAVE A ROLL CALL VOTE?
 04:33:48 >>Michael Sheeley: YES.
 04:33:50 >>James Tatoes: HERE.
 04:33:51 >>Jim Wallace: HERE.
 04:33:54 >>Dan Williams: YES.
 04:33:57 >>Anthony Gargano: YES.
 04:33:58 I ASKED FOR A ROLL CALL SINCE WE HAD A MODIFIED AGENDA.
 04:34:03 >>Nancy Stroud: I'M NOT SURE WHAT HAPPENED HERE.
 04:34:05 WAS IT YOUR INTENT TO APPROVE THE AGENDA AND ALSO THE
 04:34:10 CONSENT AGENDA?
 04:34:11 EVERYONE WHO SAID HERE, WOULD THEY PLEASE SAY WHAT THEIR
 04:34:17 VOTE IS.
 04:34:19 >> YES.
 04:34:19 >> YES.
 04:34:20 >> YES.
 04:34:21 >>Nancy Stroud: APPROVED BOTH OF THEM THEN.
 04:34:22 >>Anthony Gargano: THANK YOU, COUNSELOR.
 04:34:24 AS I MENTIONED EARLIER, THIS MEETING THIS EVENING HAS A
 04:34:34 PUBLIC HEARING.
 04:34:38 SINCE THIS MEETING'S AGENDA INCLUDES THAT PUBLIC HEARING, IT
 04:34:42 IS A QUASI-JUDICIAL APPLICATION.
 04:34:45 AND IN THESE MATTERS, THE BOARD SITS IN A QUASI-JUDICIAL
 04:34:49 CAPACITY.
 04:34:50 SO IF YOU INTEND TO PROVIDE TESTIMONY ON THAT APPLICATION,
 04:34:56 YOU MUST BE SWORN IN BY THE BOARD ATTORNEY IN A MOMENT.
 04:34:58 AND YOU SHOULD ALSO FILL OUT A PUBLIC SPEAKER'S CARD AND
 04:35:02 GIVE IT TO THE DEPUTY VILLAGE CLERK BEFORE THE ITEM IS
 04:35:05 CALLED.
 04:35:06 THE BOARD -- IN GENERAL, ON EACH APPLICATION WE'LL FIRST
 04:35:26 HEAR AN INTRODUCTION FROM THE VILLAGE COMMUNITY DEVELOPMENT
 04:35:29 DIRECTOR AND THEN A PRESENTATION FROM THE APPLICANT.
 04:35:32 THE DIRECTOR MAY THEN MAKE A PRESENTATION.
 04:35:34 AFTER THIS, I WILL ALLOW ANYONE FROM THE AUDIENCE WHO HAS
 04:35:37 BEEN SWORN TO PROVIDE TESTIMONY.
 04:35:40 PLEASE BE CONCISE WITH YOUR COMMENTS AND NOT EXCEEDING FIVE
 04:35:46 MINUTES.
 04:35:46 THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS AND
 04:35:51 PROVIDE REBUTTAL.
 04:35:53 ABOUT CROSS-EXAMINATION, WITNESSES, INCLUDING THE PUBLIC,
 04:35:56 MAY BE SUBJECT TO CROSS-EXAMINATION.
 04:35:59 THE PUBLIC WILL NOT BE PERMITTED TO CROSS-EXAMINE WITNESSES,
 04:36:03 BUT THE PUBLIC MAY REQUEST THE BOARD TO DIRECT QUESTIONS ON
 04:36:06 THEIR BEHALF TO EITHER STAFF OR THE APPLICANT.
 04:36:10 PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
 04:36:13 INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
 04:36:16 IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
 04:36:20 AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
 04:36:23 IN ADDITION, BEFORE THE PRESENTATION ON THE APPLICATION
 04:36:27 BEGINS, ANY WRITTEN COMMUNICATIONS THAT HAVE BEEN RECEIVED
 04:36:30 ON THE QUASI-JUDICIAL MATTER WILL BE PLACED INTO THE PUBLIC
 04:36:33 RECORD.

04:36:35 I WILL ALSO ASK EACH BOARD MEMBER TO DISCLOSE ANY EX PARTE
04:36:40 COMMUNICATIONS REGARDING THE PARTICULAR APPLICATION BEFORE
04:36:42 IT IS HEARD.
04:36:44 AND IF ANY BOARD MEMBER HAS A CONFLICT REGARDING THE
04:36:47 APPLICATION MUST DECLARE THAT CONFLICT AND WILL NOT BE
04:36:50 ALLOWED TO PARTICIPATE IN THE DISCUSSION OR VOTE ON THE
04:36:54 APPLICATION.
04:36:54 SO WILL ALL THOSE WHO INTEND TO TESTIFY IN THE PUBLIC
04:37:01 HEARING PLEASE STAND AND RAISE YOUR RIGHT HAND AND THE BOARD
04:37:05 ATTORNEY WILL ADMINISTER THE OATH.
04:37:08 >>Nancy Stroud: DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY
04:37:10 YOU GIVE WILL BE THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT
04:37:12 THE TRUTH?
04:37:13 THANK YOU.
04:37:21 >>Anthony Gargano: OKAY.
04:37:23 THANK YOU.
04:37:24 SO THE PUBLIC HEARING ON THIS MATTER IS THE SOUTH REGIONAL
04:37:32 LIBRARY.
04:37:34 MARY, DO YOU WANT TO KICK IT OFF OR DESIGNATE SOMEONE TO
04:37:39 KICK IT OFF FOR YOU SINCE YOU ARE STILL IN RECOVERY MODE?
04:37:43 BEFORE YOU DO, I'D LIKE TO ASK IF ANY OF THE BOARD MEMBERS
04:37:52 HAVE HAD ANY EX PARTE COMMUNICATIONS TO DECLARE.
04:37:56 >> NO.
04:37:57 >> NO.
04:37:57 >> NO.
04:37:57 >>Anthony Gargano: DOES ANYBODY HAVE A CONFLICT IN THIS
04:37:59 MATTER?
04:38:02 >> NO.
04:38:02 >> NO.
04:38:03 >> NO.
04:38:04 >>Mary Gibbs: GOOD EVENING, EVERYBODY.
04:38:06 THIS IS THE SOUTH COUNTY REGIONAL LIBRARY.
04:38:09 I'M SURE YOU'RE ALL FAMILIAR WITH IT.
04:38:11 IT'S ONE OF THE FAVORITE PLACES IN ESTERO, ESPECIALLY FOR
04:38:13 PEOPLE THAT LIKE BOOKS AND VIDEOS AND FUN THINGS TO DO.
04:38:18 THE LIBRARY IS ON THREE OAKS, CLOSE TO CORKSCREW ROAD.
04:38:22 IF YOU HAVEN'T BEEN BY THERE IN A WHILE, YOU'LL NOTICE THEY
04:38:26 ARE DOING INTERIOR REMODELING CONSTRUCTION WORK, TRYING TO
04:38:29 UPDATE IT.
04:38:30 IT WAS AN OLD BANK BUILDING FROM THE 1980s, SO THEY HAVE
04:38:34 BEEN REMODELING IT A LITTLE BIT OVER TIME.
04:38:36 THE APPLICANT, LEE COUNTY, APPROACHED US A FEW WEEKS AGO AND
04:38:39 SAID THAT IN ADDITION TO THE INTERIOR REMODELING, THEY NEED
04:38:43 TO DO SOME REPAIR WORK TO THE ENTRY FACADE.
04:38:46 IF YOU ARE FAMILIAR WITH THE ENTRY FACADE, IT'S NOT DIRECTLY
04:38:50 VISIBLE FROM THREE OAKS.
04:38:52 IT'S KIND OF SET BACK IN.
04:38:53 THE SIDE OF THE BUILDING IS MORE VISIBLE FROM THREE OAKS.
04:38:55 BUT YOU CAN SEE IT.
04:38:56 IT'S GOT KIND OF A STRANGE SCULPTURE TYPE THING.
04:39:00 I THINK WE LEFT A PICTURE ON EVERYBODY'S DESK SO YOU CAN SEE
04:39:03 WHAT IT LOOKS LIKE.
04:39:04 THE APPLICANT IS TRYING TO DO A LITTLE NEW ENTRY FACADE.

04:39:10 THEY WANT TO RUN THROUGH THE PowerPoint TONIGHT.
 04:39:13 THE REASON THEY CONTACTED US, IT KIND OF CAME UP LATE IN THE
 04:39:17 PROCESS AND THEY HAVE A KIND OF TIGHT SCHEDULE WITH THEIR
 04:39:19 CONTRACTING WITH THE COUNTY.
 04:39:21 WE TOLD THEM WE WOULD SQUEEZE THEM ONTO THIS AGENDA TONIGHT
 04:39:24 AND LET THEM EXPLAIN WHAT THEY WANT TO DO.
 04:39:26 I THINK THE FIRST SPEAKER IS MIGUEL GUISETTA.
 04:39:35 THERE IS NO STAFF REPORT BECAUSE IT IS AN EXTERIOR FACADE
 04:39:38 RENOVATION.
 04:39:39 WE USUALLY DON'T DO THAT FOR AN EXTERIOR FACADE.
 04:39:45 >>Michael Sheeley: DOES STAFF HAVE ANY OBJECTION TO THE
 04:39:46 APPLICATION?
 04:39:47 >>Mary Gibbs: WHEN WE FIRST MET WITH THEM, WE SAID THE ENTRY
 04:39:50 FACADE LOOKS A LITTLE BIT CONTEMPORARY.
 04:39:52 IS THERE ANYTHING THEY CAN DO WITH THAT?
 04:39:54 THEY SAID, WELL, IT IS A BANK BUILDING FROM THE 1980s.
 04:39:58 IT'S BASICALLY A BOX.
 04:39:59 THEY ARE TRYING TO FIX IT BECAUSE I THINK THERE'S SOME
 04:40:02 CORROSION IN THE ENTRYWAY, WHICH THEY CAN EXPLAIN A LITTLE
 04:40:05 BIT.
 04:40:05 SO WE SAID IF YOU CAN'T REALLY -- IT'S HARD TO MAKE THE
 04:40:09 LITTLE BANK BOX MEDITERRANEAN.
 04:40:11 IS THERE SOMETHING YOU COULD DO IN THE KIND OF PUBLIC PLAZA
 04:40:15 AREA WHEN YOU APPROACH IT THAT WOULD BE SOME KIND OF
 04:40:18 PLACEMAKING OR THINGS THAT PEOPLE THAT GO TO THE LIBRARY
 04:40:21 WOULD ENJOY, BENCHES OR BIKE RACKS AND THINGS.
 04:40:24 AND THEN I THINK ALSO PART OF THE FACADE IS TO COVER THE
 04:40:28 ENTRYWAY SO YOU WON'T GET RAINED ON.
 04:40:31 RIGHT NOW, IF YOU GO IN, YOU'LL GET RAINED ON.
 04:40:33 THEY'LL EXPLAIN THAT A LITTLE BIT.
 04:40:35 THE FACT THAT IT'S NOT REALLY VISIBLE FROM THREE OAKS
 04:40:39 PARKWAY I THINK IS ALSO IMPORTANT.
 04:40:42 >>Anthony Gargano: ARE THERE ANY COMMUNICATIONS THAT NEED TO
 04:40:44 BE MADE PART OF THE PUBLIC RECORD?
 04:40:46 >>Mary Gibbs: NO.
 04:40:47 WE HAVE RECEIVED NO E-COMMENTS ON ANYTHING TONIGHT.
 04:40:52 >>Jim Wallace: QUICK QUESTION.
 04:40:53 WHAT YOU JUST DESCRIBED SEEMS TO BE DIFFERENT THAN WHAT WE
 04:40:56 RECEIVED, WHAT WAS SHOWN.
 04:40:59 HAVE THERE BEEN CHANGES SINCE THIS?
 04:41:01 I DON'T SEE COVERED AREA.
 04:41:05 >>Mary Gibbs: THEY ARE GOING TO EXPLAIN THAT.
 04:41:07 IN THEIR PowerPoint, THEY WILL SHOW YOU WHERE IT'S
 04:41:09 COVERED.
 04:41:10 >>Jim Wallace: OKAY.
 04:41:12 >>Mary Gibbs: WHAT WE PUT UP THERE IS A PICTURE OF WHAT IT
 04:41:16 LOOKS LIKE NOW.
 04:41:17 >>Jim Wallace: I KNOW THAT.
 04:41:19 THE PROPOSED ONE, HAS IT CHANGED AGAIN?
 04:41:22 >>Mary Gibbs: I DON'T THINK SO.
 04:41:23 LET ME HAVE THE ARCHITECT EXPLAIN THAT.
 04:41:26 I DON'T WANT TO CONFUSE THE ISSUE.
 04:41:36 >> HI, BARRY.

04:41:41 >>Nancy Stroud: IF YOU DON'T MIND, IF WE CAN ASK MR. JONES
 04:41:45 WHO IS PRESENT WHETHER HE HAS ANY CONFLICT OF INTEREST OR EX
 04:41:48 PARTE COMMUNICATIONS REGARDING THE CHANGE TO THE SOUTH
 04:41:53 REGIONAL LIBRARY PROJECT?
 04:41:55 >>Barry Jones: I HAVE NONE.
 04:41:56 THANK YOU.
 04:42:02 >> GOOD AFTERNOON TO EVERYBODY.
 04:42:03 MY NAME IS MIGUEL WITH GHC ARCHITECTS.
 04:42:08 I REPRESENT LEE COUNTY.
 04:42:09 WE ARE THE DESIGN TEAM FOR THE RENOVATION AND THE COMPLETE
 04:42:13 UPGRADE OF THE BUILDING.
 04:42:14 >> CAN YOU SPEAK UP JUST A BIT?
 04:42:17 >> YES.
 04:42:18 I'M SORRY.
 04:42:18 CAN YOU HEAR ME BETTER NOW?
 04:42:20 >> PERFECT.
 04:42:21 >> AS MARY WAS EXPLAINING, AFTER THE CONSTRUCTION STARTED
 04:42:25 AND WE STARTED -- CONDITIONS, WE REALIZED THE CENTRAL ENTRY
 04:42:32 PART WAS HAVING DECAY TO A POINT THAT IT WOULD BE HARD TO
 04:42:37 MAINTAIN THE LOOK OF THE BUILDING.
 04:42:39 SO THAT EXTENDING INTO WHAT THE ENTRY IS RIGHT NOW, WHICH IS
 04:42:44 PROPORTIONALLY BIGGER IN SCALE, THE BUILDING ITSELF, DOESN'T
 04:42:49 PROVIDE ANY COVERAGE, PROTECTION FOR THE ENTRY POINT OF THE
 04:42:51 BUILDING.
 04:42:52 SO WE APPROACHED MARY AND THE CITY OF ESTERO AND TELL THEM
 04:42:59 WHAT OUR NEEDS WOULD BE AND WHAT WE CAN DO.
 04:43:02 WE PREPARED A PRESENTATION SO YOU CAN HAVE AT LEAST AN IDEA
 04:43:07 OF WHAT'S THERE NOW.
 04:43:08 CAN I HAVE YOUR HELP HERE FOR A SECOND?
 04:43:20 WHAT WE ARE PROPOSING IS TO MAINTAIN THE SAME TYPE OF COLOR
 04:43:36 SCHEME AND MATERIALS THAT THE BUILDING ALREADY HAS, AS MARY
 04:43:40 WAS SAYING, THIS BUILDING IS 1970s, 1980s.
 04:43:44 IT PRECEDES THE ACTUAL TOWN GUIDELINES.
 04:43:50 WE'RE SAYING WE CAN USE THE SAME COLOR SCHEME AND SAME TYPE
 04:43:53 OF MATERIALS TO TRY TO RE-CREATE THE ENTRY AND PROVIDE THE
 04:43:57 COVERAGE AREA THEY DON'T HAVE RIGHT NOW.
 04:43:58 MR. WALLACE, THE DESIGN ENTRY HAS TWO CANOPY LEVELS.
 04:44:05 THE LOWER ONE, THE ONE THAT PROVIDES THE COVERAGE OF OVER 12
 04:44:09 FEET RIGHT DIRECTLY ON TOP OF THE FRONT DOOR WHICH WOULD
 04:44:13 ALLOW FOR GATHERINGS AND PEOPLE WAITING TO BE PICKED UP WHEN
 04:44:18 IT'S RAINING.
 04:44:19 LET'S FACE IT MOST PEOPLE IF IT IS RAINING, THEY WILL WAIT
 04:44:22 INSIDE THE BUILDING UNTIL THEY CAN GET OUT.
 04:44:24 PEOPLE DIRECTLY BEING PICKED UP AT THE MOMENT WOULD BE THE
 04:44:27 ONLY ONE UNDERNEATH THE CANOPY.
 04:44:30 WE RE-CREATED THE ENVIRONMENT TO ENHANCE THE PEDESTRIAN
 04:44:33 ACCESSIBILITY AND THE FEELING OF IT BY ADDING BENCHES AND
 04:44:37 AREAS WHERE YOU CAN SIT TOGETHER WITH INTEGRATED LANDSCAPE
 04:44:43 THAT MAKES IT A MORE PLEASING ENTRY POINT.
 04:44:45 WE'RE PROPOSING TO CHANGE THE ENTRY PAVEMENT FOR PAVERS.
 04:44:48 PRECAST MORE PEDESTRIAN SCALE.
 04:44:53 TRY TO ELIMINATE THE BRUTALITY OF THE EXISTING CONDITION OF
 04:44:57 THE STRUCTURE RIGHT NOW.

04:44:58 ALSO, AS YOU CAN ONLY IMAGINE, IN EVERY PROJECT, SCHEDULE
 04:45:03 AND BUDGET IS A CONCERN.
 04:45:05 THIS IS NO DIFFERENT.
 04:45:06 THE COUNTY HAS NOT SO MUCH OF AN EXTENDED BUDGET TO ASSESS
 04:45:11 AND REPAIR.
 04:45:12 THE CONCERN WAS TO TRY TO REPAIR WHAT WAS THERE AND SPEND
 04:45:16 THE MONEY NOT ACHIEVING WHAT WAS NEEDED WAS KIND OF
 04:45:19 POINTLESS AT THAT POINT.
 04:45:20 THERE IS A VIEW OF HOW THIS WOULD LOOK AT NIGHTTIME WITH
 04:45:24 ENHANCED LIGHTING THAT WOULD ALLOW IT TO BE A POINT OF FOCUS
 04:45:29 FROM THE PEDESTRIAN SIDE AND ALSO WHEN YOU ARE GETTING INTO
 04:45:32 THE BUILDING.
 04:45:33 BUT JUST, AGAIN, TOWARDS THE END.
 04:45:36 AS MARY WAS SAYING, THE ENTRY IS RETRACTED TOWARD THE BACK
 04:45:40 OF THE ENTRANCE OF THE BUILDING.
 04:45:42 AND THREE OAKS IS ACTUALLY ON MY LEFT-HAND SIDE HERE.
 04:45:45 THIS IS WHAT YOU'LL SEE WHEN DRIVING TO THE CAR AND THE
 04:45:48 AMOUNT OF LIGHT WOULD DIRECT YOU TO THE ENTRY POINT.
 04:45:51 WE'RE ALSO ENHANCING THE LIGHTING AROUND THE BUILDING AND
 04:45:54 THE LANDSCAPE, WHICH OUR LANDSCAPE ARCHITECT IS HERE TO
 04:45:58 EXPLAIN ANY OTHER IDEAS THAT YOU WANTED TO CONTEMPLATE.
 04:46:03 WE ARE ENHANCING THE PANELS PART OF THE ORIGINAL BUILDING.
 04:46:08 WE'RE ENHANCING WITH ADDITIONAL LIGHTING.
 04:46:10 THE PEDESTRIAN PLAZA IS NOW USABLE AT NIGHTTIME AND THE
 04:46:16 EARLY HOURS OF THE EVENING.
 04:46:17 THAT IS THE MAIN CONCEPT.
 04:46:20 WE'RE USING PANELS TO COVER THE STEEL STRUCTURE TO MAKE IT
 04:46:28 LOOK A PART.
 04:46:33 SAME ROOFING.
 04:46:35 ONE OPEN CANOPY SO THE VEGETATION GO THROUGH AND PROVIDE
 04:46:38 ADDITIONAL CANOPY SHADING.
 04:46:39 THE REST ARE PANELS, WITH PANELS AT THE BOTTOM TO PROVIDE
 04:46:49 COVERAGE FOR PEOPLE.
 04:46:54 WE'RE ALSO ADDING ELECTRONIC AND MANUAL DROPBOX AT THE END.
 04:47:00 THIS END OVER HERE.
 04:47:04 NOW YOU CAN ALSO BE COVERED AND LIT AT NIGHTTIME, PROVIDING
 04:47:08 SECURITY FOR THAT USAGE.
 04:47:10 IN THE GRAND SCHEME OF THE DESIGN, AGAIN, WE'RE MAINTAINING
 04:47:15 THE BLUE COLOR AND THE ORIGINAL GLASS PARTS THAT WE HAVE
 04:47:19 AROUND THE BUILDING AND THE MAIN COVERED CANOPY WILL BE
 04:47:23 ALUMINUM TO TIE BACK TO THE STOREFRONT THAT IS PART OF THE
 04:47:28 BUILDING COMPONENT.
 04:47:28 IN GENERAL, WE THINK IT IS MORE A HUMAN SCALE TYPE OF ENTRY
 04:47:34 AND AGAIN PROVIDE US ALL THE BENEFIT OF THE COVERAGE AND THE
 04:47:39 NEW ENTRY POINT.
 04:47:40 THIS BUILDING IS ENTIRELY RENOVATED.
 04:47:43 LOOK LIKE AN ENTIRELY NEW LIBRARY.
 04:47:45 FOR US, CREATING THE NEW ENTRY POINT TO TRY TO RESOLVE THE
 04:47:49 ISSUES WITH DECAY AND PROVIDE A BETTER EXPERIENCE WAS
 04:47:54 CRITICAL FOR THIS FACILITY.
 04:47:56 WE'RE TRYING TO ACHIEVE TO GET YOUR FEEDBACK AND OPINION AND
 04:48:01 SEE IF THIS WILL BE SOMETHING THAT YOU WILL BE WILLING TO
 04:48:05 CONTEMPLATE AND ALLOW US TO PROCEED.

04:48:08 AGAIN, SCHEDULE BEING VERY CRITICAL.
 04:48:12 THE COUNTY'S LIBRARY DIVISION IS TRYING TO OPEN THIS LIBRARY
 04:48:15 SOMETIME IN OCTOBER.
 04:48:15 SO YOU CAN IMAGINE THAT IS ALSO A BIG POINT HERE.
 04:48:19 DO YOU WANT TO ADD ANYTHING LANDSCAPE-WISE?
 04:48:30 >> GREG DISERIO, LANDSCAPE ARCHITECT.
 04:48:35 JUST WANTED TO STATE THAT WHILE WE HAVE NOT YET REALLY
 04:48:37 DEVELOPED ANY LANDSCAPE PLANS FOR THIS ENTRYWAY, THIS JUST
 04:48:44 CAME TO US LAST WEEK AS WELL.
 04:48:45 THE INTENT IS TO REUSE AS MUCH AS WE CAN THAT'S VIABLE TREE
 04:48:51 CANOPY WISE.
 04:48:53 AS WELL AS CREATING A PEDESTRIAN PLAZA WITH NEW PAVERS AND
 04:49:02 BENCHES AND CREATE A REAL WARMING ENTRANCE TO THE BUILDING.
 04:49:07 I'M VERY FAMILIAR WITH THIS PROJECT.
 04:49:11 I WORKED ON IT ORIGINALLY WHEN THE REDO WAS DONE BACK IN THE
 04:49:15 '80s.
 04:49:15 GLAD TO BE HERE TO TRY TO BRING IT TO THE NEXT 40 YEARS.
 04:49:23 HAPPY TO ANSWER ANY QUESTIONS OR IDEAS THAT YOU MAY WANT TO
 04:49:29 INCORPORATE.
 04:49:33 >>Anthony Gargano: DO YOU HAVE A VIEW OF THE BUILDING FROM
 04:49:34 THE STREET SIDE?
 04:49:36 ACTUALLY, THE FRONT OF THE BUILDING IS NOT SEEN FROM THE
 04:49:42 STREET SIDE.
 04:49:44 >> THIS IS THE CLOSEST VIEW YOU CAN GET TO THE BUILDING.
 04:49:48 AS YOU DRIVE IN, THIS WILL BE THE VIEW YOU GET.
 04:49:52 WHEN YOU ARE AT THE STREET LEVEL, WHICH IS A LITTLE BIT
 04:49:55 LOWER, YOU WILL SEE MOSTLY THE CORNER ON THE EAST SIDE OF
 04:49:58 THREE OAKS.
 04:49:59 THIS WILL BE -- THIS IS YOUR ARRIVAL POINT.
 04:50:02 YOU DECIDE THAT'S THE ENTRY POINT AND THE DRIVEWAY FORCE YOU
 04:50:06 TO TURN RIGHT AND GO AROUND AND COME STRAIGHT TO IT, WHICH
 04:50:10 WILL ENHANCE THE FRANKING POINT OF WHAT THE ENTRY SHOULD BE.
 04:50:14 >>Anthony Gargano: BUT MY QUESTION WAS, IF YOU HAD A VIEW
 04:50:18 THAT SHOWED FROM THAT EAST SIDE, BECAUSE THAT'S THE VIEW YOU
 04:50:22 WOULD SEE FROM THE STREET DRIVING BY.
 04:50:26 >> THIS IS THE CLOSEST VIEW WE HAVE FROM IT, COUNCILMAN.
 04:50:30 WE CAN RE-CREATE ONE FROM THE OTHER SIDE OF THE STREET BUT
 04:50:33 IT WOULD BE VERY, VERY TINY.
 04:50:37 >>James Tatoes: IN THIS PARTICULAR VIEW, EXISTING, THERE
 04:50:40 WAS A DROP-OFF BOX RIGHT ABOUT IN THE MIDDLE OF WHERE THIS
 04:50:44 PICTURE IS.
 04:50:44 >> IT WILL BE AROUND HERE.
 04:50:46 WE WILL MAINTAIN IT JUST FOR CONVENIENCE.
 04:50:50 >>James Tatoes: YOU DON'T SHOW THEM HERE.
 04:50:53 RELOCATED?
 04:50:54 >> MAINTAINED FOR CONVENIENCE, LANDSCAPE, ENHANCING THE NEW
 04:50:59 DROP-OFF.
 04:51:00 I BELIEVE THE LIBRARY WILL MAKE A DECISION IN THE FINAL
 04:51:07 DRIVE-THROUGH --
 04:51:07 >>James Tatoes: I THINK IT WOULD BE GOOD TO SEE IF THERE'S
 04:51:09 ANY WAY YOU COULD MAKE THEM TIE INTO THE DESIGN A LITTLE BIT
 04:51:13 INSTEAD OF JUST BEING A BOX.
 04:51:14 >> UNDERSTOOD.

04:51:15 WE CAN DEFINITELY DO THAT, YES.

04:51:18 >>Jim Wallace: I THOUGHT IT WAS BUILT INTO THE BUILDING.

04:51:21 >>Barry Jones: THERE IS ANOTHER ONE BUILT INTO THE BUILDING.

04:51:24 A SEPARATE ONE OUT FRONT FOR A DRIVE-BY.

04:51:29 >> IT'S ON THIS SIDE OF THE DRIVEWAY.

04:51:33 >>Barry Jones: WHAT IS THE APPLICATION FOR?

04:51:35 JUST FOR THE COLOR OR THE ENTRY MONUMENT --

04:51:38 >> IT IS FOR THE ENTRY REDESIGN.

04:51:43 >>Barry Jones: WE HAVEN'T SEEN THE BUILDING ITSELF AT ALL.

04:51:45 YOU'RE REPAINTING THE WHOLE BUILDING, THOUGH, RIGHT?

04:51:48 >> THE BUILDING IS A PREFABRICATED COLOR INTRINSIC PANEL.

04:51:53 WE DON'T THINK WE CAN RE-CREATE THE PAINT.

04:51:55 IT'S A NATURAL MATERIAL COLOR.

04:51:58 IF YOU SEE THE PANELS IN THE BACK IN THE PICTURE, VERY BACK

04:52:02 BY THE LANDSCAPE, THOSE WERE THE ORIGINAL PANELS REMOVED

04:52:05 WHEN THE GLASS PARTS WERE ADDED.

04:52:10 THEY REUSE AS PART OF THE GARDENING DIVISION, SO YOU DON'T

04:52:15 SEE THE SERVICE ENTRANCE AS MUCH.

04:52:17 >>Michael Sheeley: MY OPINION, I THINK YOU'VE DONE A GOOD

04:52:19 JOB HANDLING THIS, ESPECIALLY GIVEN WHAT YOU HAD TO START

04:52:22 WITH.

04:52:23 IT'S DEFINITELY AN IMPROVEMENT IN MY EYES FROM WHAT WAS

04:52:26 THERE PREVIOUSLY.

04:52:27 I HAVE NO OBJECTION TO THE DESIGN.

04:52:29 I THINK IT'S A GOOD ENHANCEMENT TO THE BUILDING.

04:52:34 >> APPRECIATE IT.

04:52:37 >>Jim Wallace: I AGREE WITH MICHAEL.

04:52:39 I THINK THIS IS VERY, VERY NICE DESIGN.

04:52:43 I HAVE TO SAY IT'S VERY CONTEMPORARY.

04:52:50 I GUESS I WOULD LOVE TO SEE SOMETHING LIKE MAYBE A PIECE OF

04:52:55 PUBLIC ART OR SOMETHING, A GOUDIE TYPE ART OUT IN FRONT --

04:53:03 THAT AREA WHERE THE ENTRANCE IS THAT SOMEHOW SAYS EVEN

04:53:06 THOUGH IT IS CONTEMPORARY, WE APPRECIATE THAT THIS IS A

04:53:11 TYPICALLY MEDITERRANEAN, SOMETHING THAT WOULD TIE IT

04:53:14 TOGETHER THAT WOULD BE NICE AND LENDS ITSELF TO A LIBRARY,

04:53:21 LEARNING, LITERATURE, WHATEVER.

04:53:24 SO WE HAVE A SENSE OF PUBLIC ART OUTSIDE AND WE HAVE

04:53:27 LITERATURE ART INSIDE.

04:53:29 MAYBE I'M BEING TOO ESOTERIC, SEEMS LIKE FOR VERY LITTLE

04:53:37 COST FOR ALL OUR TAX DOLLARS, SOMETHING COULD BE DONE, WHERE

04:53:40 YOU HAVE THE WOMAN AND THE CHILD WALKING TO ENTER, IN THAT

04:53:44 LITTLE AREA THERE, THERE IS AN OPPORTUNITY TO DO SOMETHING

04:53:48 SPECIAL, AND I THINK IT WOULD BE NICE IF YOU DID IT.

04:53:52 >>Michael Sheeley: JIM, I THINK THEY WOULD BE HAPPY TO

04:53:55 ACCEPT A GIFT FROM A WEALTHY DEVELOPER.

04:53:56 [LAUGHTER]

04:54:02 >>Jim Wallace: I DON'T KNOW HOW I GOT MYSELF INTO THIS.

04:54:06 I DO HAVE A LOT OF ART STORED.

04:54:11 YOU NEED SOMETHING MORE GOUDIE, MORE CERAMIC, AND I DON'T

04:54:19 HAVE ANY.

04:54:21 >>Barry Jones: THE BUILDING IS VERY MODERN AND IT'S JUST NOT

04:54:25 ESTERO.

04:54:26 HE'S TRYING TO TURN IT INTO SOMETHING ESTERO.

04:54:28 MY ONLY COMMENT WOULD BE HOTTER LIGHTING FOR THE ENTRYWAY TO
 04:54:34 SEPARATE IT FROM THE BUILDING OR DO MORE GROUND EFFECTS IN
 04:54:36 THAT ENTRY.
 04:54:37 SOMETHING OUT FRONT TO REALLY LIGHT THAT UP MORE THAN THE
 04:54:40 REST OF THE SURROUNDING BUILDING JUST FROM A SECURITY AND A
 04:54:43 FOCAL POINT.
 04:54:44 THAT'S AN AESTHETIC FOR YOU TO DETERMINE, NOT ME.
 04:54:49 >>James Tatoes: TO COMMENT ON WHAT YOU BOTH SAID, JIM, I
 04:54:51 THINK THAT'S GREAT, IF YOU COULD MAKE THIS LIKE AN ARTIST
 04:54:56 PARK, AN ART PARK THAT TIES INTO LITERATURE AND WHAT WE'RE
 04:55:01 TALKING ABOUT.
 04:55:03 NOT JUST ONE STATUE BUT MAKE IT INTO AN ART PARK.
 04:55:07 >>Jim Wallace: SIMPLE EIGHT OR TEN FOOT GESTURE.
 04:55:15 >>Michael Sheeley: IT'S A COUNTY BUILDING.
 04:55:18 >>Jim Wallace: YOU CAN GET FABULOUS ART FROM CHINA.
 04:55:22 MAYBE YOU WANT IT TO BE DOMESTIC.
 04:55:24 THINGS DONE FOR EIGHT, TEN, FIFTEEN.
 04:55:28 NOT A LOT OF MONEY.
 04:55:29 I THINK THE ENTRANCE IS SO FABULOUS, IT WOULD BE NICE --
 04:55:33 MAYBE YOU INTEND TO DO THAT, MORE LANDSCAPING ON THE CORNER
 04:55:36 TO SOFTEN THE CORNER OF THE BUILDING SO MY FOCUS AS I COME
 04:55:40 IN IS TO THE ENTRANCE, BECAUSE I THINK THE ENTRANCE IS
 04:55:44 REALLY TERRIFIC.
 04:55:45 >>Barry Jones: THE DIAMONDS THEY BROUGHT OUT REALLY HELP IT.
 04:55:48 >>Jim Wallace: IT WOULD HELP TO SOFTEN THE BUILDING.
 04:55:55 IT ISN'T A BOX.
 04:55:56 IT HAS SOFTNESS.
 04:55:57 >> WE'LL WORK WITH GREG AND SEE WHAT LANDSCAPE WE CAN
 04:56:00 INCORPORATE INTO THAT TO MAKE IT SOFTER.
 04:56:06 WE ALSO WORRY ABOUT BUDGET-WISE.
 04:56:08 >>Jim Wallace: MY APOLOGIES FOR NOT HAVING ANY CERAMIC
 04:56:12 SCULPTURES IN MY STORAGE AREA.
 04:56:16 >> TRIP TO BARCELONA CAN HELP THAT.
 04:56:18 >> I ALSO HAVE TO COMPLIMENT YOU ON THE USE OF LANDSCAPE
 04:56:24 LIGHTING.
 04:56:24 I THINK THAT'S GOOD, BUT I THINK IF YOU CAN SORT OF CONTINUE
 04:56:28 IT ALL THE WAY TO THREE OAKS SO THE ENTRANCE AND THE DRIVE
 04:56:33 ALL THE WAY IN IS ILLUMINATED AND TIES INTO THAT.
 04:56:36 YOU COULD ALSO HAVE A SPOTLIGHT ON THE NEW SCULPTURE PIECE.
 04:56:40 >>Barry Jones: IS THE PARKING LOT LIT?
 04:56:43 >> IT IS LIT.
 04:56:44 IT IS EXISTING AT SOME POINT, WAY BACK WHEN, OTHER IDEAS,
 04:56:52 BUT BUDGET WAS SINCERELY THE BIGGEST DRIVER AND COULDN'T DO
 04:56:55 IT.
 04:56:55 >>Barry Jones: SOMEBODY DID WANT TO PUT A PIECE OF SCULPTURE
 04:56:59 IN THERE, IT WOULDN'T BE MUCH TO PUT INFRASTRUCTURE IN THAT
 04:57:03 AREA BECAUSE THAT'S ALL ABOVE GRADE AND WOULDN'T REQUIRE
 04:57:06 ANYTHING.
 04:57:07 THERE'S STILL THE OPPORTUNITY TO DO SOMETHING LIKE THAT IF
 04:57:09 SOMEBODY WANTED TO PARTICIPATE AT SOME POINT IN THE FUTURE
 04:57:12 WITHOUT HAVING TO CHANGE YOUR PLAN.
 04:57:15 >> DEFINITELY WE CAN PROVIDE POINTS OF SERVICE FOR LIGHTING
 04:57:19 AND DEPENDING ON THE TYPE OF SCULPTURE END UP BEING THERE.

04:57:23 >>Jim Wallace: IS THE MONUMENT SIGN GOING TO REFLECT THAT
04:57:28 ENTRANCE?
04:57:28 I THINK THE ENTRANCE IS SUCH A BOLD STATEMENT, THAT I THINK
04:57:31 YOU HAVE TO CARRY IT TO THE MONUMENT SIGN.
04:57:33 >> YES.
04:57:34 AND WE ALSO DESIGNING THAT FOR THE COUNTY.
04:57:38 >>Barry Jones: SEPARATE APPLICATION NOW.
04:57:41 >>Mary Gibbs: MAY I SAY SOMETHING NOW?
04:57:44 WHEN WE TALKED TO THE STAFF ABOUT -- WE ACTUALLY MENTIONED
04:57:50 SOMETHING ABOUT ART, AND THEY SAID, OR COUNTY BUDGET AND WE
04:57:54 SAID WE UNDERSTAND.
04:57:55 THEN WE ASKED ABOUT THE MONUMENT SIGN AND THEY SAID, YEAH,
04:57:58 AT SOME POINT WE WANT TO DO THE MONUMENT SIGN BUT HAVE TO
04:58:01 WAIT FOR NEXT YEAR'S BUDGET TO DO THAT.
04:58:02 SO WE TOLD THEM THEY WOULD HAVE TO COME BACK WITH THAT.
04:58:06 IT COULD BE NEXT BUDGET YEAR.
04:58:08 >>Jim Wallace: MIGHT BE INTERESTING, I KNOW THINKING OUTSIDE
04:58:11 THE BOX HERE, BUT IT MIGHT BE INTERESTING IF YOU HAD A
04:58:19 COUPLE OF BIG WALLS INSIDE AND YOU HAD SOME BIG CANVASES BY
04:58:27 WELL-KNOWN AMERICAN ARTISTS THAT ARE BOLD STATEMENTS AND
04:58:35 CONTEMPORARY STATEMENTS THAT MAKE THE OUTSIDE COME INSIDE
04:58:41 AND IT ALL KIND OF COMES TOGETHER AND TIES IT INTO MORE THAN
04:58:44 -- I HATE TO SAY THIS -- JUST A LIBRARY.
04:58:47 IT'S NOT JUST BOOKS.
04:58:49 IT'S EVERYTHING THAT'S SENSUAL WOULD BE KIND OF NICE TO
04:58:54 BRING SOME OF THAT INSIDE.
04:58:57 I'M THINKING OUT LOUD.
04:58:59 I APOLOGIZE FOR THAT.
04:59:00 IT MIGHT BE NICE TO DO THAT.
04:59:04 >> BARRY, YOUR COMMENT ABOUT PLACES FOR ART IN THE FUTURE,
04:59:09 PART OF THIS ORIGINAL DESIGN DID SET ASIDE SOME AREAS ALONG
04:59:13 THAT PLAZA WALK COMING IN THAT'S TO THE RIGHT OF HERE FOR
04:59:18 OPPORTUNITIES TO HAVE THAT HAPPEN.
04:59:21 BUT AS YOU KNOW, IN LIFE, THINGS DON'T ALWAYS GET
04:59:26 TRANSITIONED TO ACTUALITY.
04:59:30 >>Jim Wallace: DO YOU HAVE BIG WALLS INSIDE?
04:59:39 >> IF I MAY, ONE OF THE IDEAS -- IT'S BECAUSE OF THE WAY
04:59:45 THIS ENTRANCE HAVE TO ATTACH OR CLIMB ON THE BUILDING
04:59:49 PARAPET STRUCTURE, THERE IS A BIG PARAPET INSIDE, CEILING
04:59:53 TRANSITION IN THERE WHICH WE WERE THINKING ALREADY ON USING
04:59:55 FOR SOME KIND OF GRAPHICS, THAT WHEN YOU APPROACH THE
05:00:05 LIBRARY ENTRANCE -- WE'RE NOT THAT FAR AWAY.
05:00:10 >>Dan Williams: IF I UNDERSTOOD YOU CORRECTLY, ONE OF THE
05:00:12 DRIVERS OF THE NEW DESIGN IS TO PROVIDE MORE SHELTER TO
05:00:16 PEOPLE COMING INTO THE LIBRARY.
05:00:19 THE CURRENT BLUE SCAFFOLDING DOES SEEM TO PROVIDE SOME SORT
05:00:23 OF CANOPY.
05:00:24 DO YOU KNOW HOW MANY SQUARE FEET ADDITIONAL THAT THIS NEW
05:00:29 DESIGN CANOPY PROVIDES OVER AND ABOVE THE EXISTING?
05:00:36 >> YOU SEE THIS AREA HERE, THAT IS THE MAIN ENTRY DOOR.
05:00:40 YOU HAVE ZERO COVERAGE.
05:00:42 THE COVERAGE ON THE OTHER SIDE FOR WHATEVER THE REASON.

05:00:48 AT THAT POINT, THAT IS WHERE PEOPLE GET IN AND OUT.
 05:00:52 OUR NEW CANOPY HAS OVER 300 SQUARE FEET OR MORE.
 05:00:57 >>Barry Jones: YOU DIDN'T EXPAND THE CAGE.
 05:00:59 YOU JUST COVERED IT.
 05:01:01 YOU DIDN'T MAKE THE FRAME BIGGER, YOU JUST COVERED IT.
 05:01:05 >> NO.
 05:01:06 THAT ENTRY IS ENTIRELY COMPLETELY NEW.
 05:01:08 WE'RE JUST GOING TO REMOVE ALL THIS STRUCTURE THAT DOESN'T
 05:01:12 OFFER ANYTHING AND IN DECAY AND WE CREATE A NEW CANOPY.
 05:01:17 NEW CANOPY IS AROUND 27 FEET BY 12.
 05:01:20 IT'S ALMOST 400 SQUARE FEET.
 05:01:22 >>Barry Jones: PROBABLY SMALLER TOTAL AREA BUT FOCUSED AT
 05:01:28 THE ENTRY DOOR.
 05:01:30 >> CORRECT.
 05:01:30 IT'S DEDICATED MAINLY TO THE ENTRY DOOR.
 05:01:33 >>Barry Jones: IT'S A REDUCTION IN TOTAL AREA, BUT MORE
 05:01:36 FOCUSED WHERE THE DOOR IS.
 05:01:40 >> I SEE YOUR POINT.
 05:01:41 IN REALITY THE EXISTING STRUCTURE DOESN'T OFFER ANY COVERAGE
 05:01:45 OVER THE MAIN ENTRY.
 05:01:48 FOR WHATEVER REASON, I CAN'T MAKE IT UP.
 05:01:51 >>Barry Jones: YOU DON'T HAVE DRIVE OVER COVERAGE.
 05:01:54 BEFORE YOU HAD DROP-OFF COVERAGE.
 05:01:56 >> NO.
 05:01:56 YOU STILL WOULD HAVE TO WALK TO IT AND GET WET.
 05:02:01 LET ME SHOW THE ORIGINAL.
 05:02:06 THAT'S THE ORIGINAL PICTURE.
 05:02:14 THE DRIVEWAY IS HERE.
 05:02:16 TO GET TO THE DOOR, YOU STILL HAVE TO GET WET.
 05:02:21 >>Michael Sheeley: THE DOOR IS NOT UNDER THE CANOPY.
 05:02:23 >> BUT THE GUY DROPS -- LENGTH OF THE CANOPY, GOES LEFT AND
 05:02:29 --
 05:02:29 >>Michael Sheeley: NO, DOESN'T TURN LEFT INTO THE BUILDING.
 05:02:35 >> NEVER UNDERSTOOD WHY IT WAS THAT WAY.
 05:02:38 >>Barry Jones: DOESN'T MATTER.
 05:02:39 ALL GOOD.
 05:02:40 >>Jim Wallace: ARE YOU SAYING THEY SHOULD EXTEND IT FURTHER?
 05:02:45 >>Barry Jones: NO.
 05:02:46 JUST TRYING TO UNDERSTAND THE EXISTING CONDITION.
 05:02:49 >> THIS RENDERING WILL SHOW THE DIFFERENCE.
 05:02:52 >>Barry Jones: CUT IT WAY BACK AS FAR AS TOTAL AREA.
 05:02:55 >>Kristin Jeannin: LOOKS MORE INVITING.
 05:02:59 >>Jim Wallace: WHY DIDN'T YOU MAKE IT DEEPER?
 05:03:02 >> HONEST ANSWER?
 05:03:04 >> BUDGET.
 05:03:04 >> THE HONEST ANSWER IS MONEY.
 05:03:09 >> BUDGET.
 05:03:10 >> MONEY.
 05:03:10 >> CONTRIBUTIONS.
 05:03:15 >> SAVE THE MONEY FOR THE STATUE.
 05:03:18 >>Michael Sheeley: LET'S MOVE ON, MR. CHAIRMAN.
 05:03:20 >> WE WOULD LOVE TO HAVE MORE, BUT THE BUDGET IS EXTREMELY
 05:03:27 TIGHT.

05:03:27 >>Jim Wallace: STRUCTURALLY, I BUILT A FEW THINGS.
 05:03:31 YOU AND I BOTH KNOW THAT IT'S THE FOOTERS, THE COLUMNS.
 05:03:35 IT'S THE STRUCTURAL.
 05:03:37 THE TIE BEAMS AND EVERYTHING ELSE, THAT'S WHERE THE MONEY
 05:03:41 IS.
 05:03:41 THE ROOF SECTION IS NOT WHERE THE MONEY IS.
 05:03:43 THE REALITY IS, INSTEAD OF COMING OUT 12 FEET, IF YOU CAME
 05:03:48 OUT 16 FEET, THEN IT WOULD BE VERY LITTLE, ALMOST IF
 05:03:54 ANYTHING ADDITIONAL.
 05:03:55 IT'S NOT MONEY.
 05:03:57 IT'S SOME OTHER REASON.
 05:03:58 >> I'LL TELL YOU WHAT, WE CAN ASK THE QUESTION TO THE
 05:04:02 BUILDERS.
 05:04:05 I CAN GET BACK TO YOU ON THAT.
 05:04:07 >>Jim Wallace: THE COLUMNS, FOOTERS, TIE BEAMS, ET CETERA --
 05:04:11 >>Kristin Jeannin: THE BIGGER YOU MAKE IT, THE MORE WIND
 05:04:15 LOAD.
 05:04:16 >> EXACTLY.
 05:04:16 IT'S A COMBINATION.
 05:04:17 IT CARRIES THROUGH.
 05:04:20 >>Barry Jones: THE FORCES ON THAT CANTILEVER CORNER --
 05:04:23 >>Jim Wallace: I GOT IT, I UNDERSTAND.
 05:04:26 >>Michael Sheeley: LET'S TRY NOT TO BE THE ARCHITECT.
 05:04:32 >>Jim Wallace: I JUST DON'T THINK IT IS A LOT OF MONEY.
 05:04:36 >> MAINLY FOR UPLIFT.
 05:04:39 THE LOADS -- THE BIGGER CANOPY, THE BIGGER FOOTER.
 05:04:44 JUST ONE CONSEQUENCE.
 05:04:45 >>Anthony Gargano: I THINK WE'VE COVERED.
 05:04:50 I NEED TO OPEN IT TO THE PUBLIC.
 05:04:52 ANYBODY HERE FROM THE PUBLIC TO BE HEARD ON THIS MATTER?
 05:04:55 >>Tammy Duran: WE DON'T HAVE ANYTHING.
 05:04:57 >>Anthony Gargano: NOTHING.
 05:04:58 WE'LL CLOSE THE PUBLIC PORTION.
 05:05:00 AT THIS POINT, WE'LL ENTERTAIN --
 05:05:08 >>Barry Jones: MAKE A MOTION TO APPROVE.
 05:05:10 >>Anthony Gargano: ANY FINAL COMMENTS?
 05:05:13 >>Dan Williams: ONE QUESTION TO THE BOARD MEMBERS THAT HAVE
 05:05:15 THE GREATEST KNOWLEDGE OF THE PLANT LIFE.
 05:05:19 RIGHT OUTSIDE THE ENTRANCE IT LOOKS LIKE THERE IS A SQUARE
 05:05:23 CUT OUT OF THE CANOPY WITH A PALM GROWING UP THROUGH IT.
 05:05:28 IS THAT SUSTAINABLE?
 05:05:29 >>Kristin Jeannin: YEAH, THAT'S AWESOME.
 05:05:31 >>Dan Williams: THAT WAS MY ONLY QUESTION.
 05:05:33 >>Nancy Stroud: BEFORE WE TAKE A VOTE, WE NEED TO HAVE
 05:05:36 KRISTIN TELL US THAT SHE HAS NO CONFLICT OR EX PARTE
 05:05:39 COMMUNICATIONS.
 05:05:41 >>Kristin Jeannin: NO CONFLICT.
 05:05:42 NO COMMUNICATIONS.
 05:05:47 >>Barry Jones: MAKE A MOTION TO APPROVE.
 05:05:49 >>Michael Sheeley: SECOND.
 05:05:50 >>Anthony Gargano: ANY DISCUSSION ON THE MOTION?
 05:05:52 ROLL CALL VOTE, PLEASE.
 05:05:59 >>Kristin Jeannin: YES.

05:06:00 >>Barry Jones: YES.
 05:06:04 >>Michael Sheeley: YES.
 05:06:05 >>James Tatoes: YES.
 05:06:07 >>Jim Wallace: YES.
 05:06:08 >>Dan Williams: YES.
 05:06:10 >>Anthony Gargano: YES.
 05:06:11 THANK YOU.
 05:06:16 MR. WALLACE WILL GIVE YOU HIS BUSINESS CARD.
 05:06:18 [LAUGHTER]
 05:06:19 >> THANK YOU VERY MUCH.
 05:06:21 WE'LL NEED TO TAKE THAT TRIP TO BARCELONA TOGETHER.
 05:06:29 THANK YOU.
 05:06:47 >>Anthony Gargano: NEXT WE HAVE A PUBLIC INFORMATION
 05:06:49 MEETING.
 05:06:54 THIS IS ESTERO COMMUNITY PARK MAINTENANCE BUILDING.
 05:06:56 MARY.
 05:07:02 >>Mary Gibbs: FOR THOSE OF YOU WHO MIGHT HAVE COME IN A FEW
 05:07:04 MINUTES LATE, THE PICCOLO BUCO, ITEM B, IS NOT READY TO BE
 05:07:09 HEARD TONIGHT.
 05:07:12 IT PROBABLY WILL BE ON NEXT MONTH.
 05:07:13 I'VE BEEN SICK.
 05:07:26 I'VE BEEN SICK.
 05:07:29 THAT'S MY EXCUSE.
 05:07:30 THE INFORMATION MEETING IS ESTERO COMMUNITY PARK MAINTENANCE
 05:07:34 BUILDING.
 05:07:34 THE RELOCATION.
 05:07:35 LIMITED DEVELOPMENT ORDER.
 05:07:38 WE'RE BRINGING THIS FORWARD TO YOU.
 05:07:41 THIS IS PART OF THE SPORTS PARK VILLAGE COMPLEX.
 05:07:44 THE EXISTING MAINTENANCE FACILITY, WHICH YOU MAY HAVE SEEN,
 05:07:48 IT IS ALONG VIA COCONUT ROAD, IS GOING TO BE DEMOLISHED AND
 05:07:52 THEN RECONSTRUCT A NEW ONE, ABOUT 2500 SQUARE FEET, WHICH
 05:07:55 WILL BE SOMEWHAT NORTH OF THE EXISTING BUILDING AND A LITTLE
 05:07:58 BIT EAST OF THE ROAD AND OVER BY THE LAKE.
 05:08:02 WE BROUGHT IT FORWARD SO YOU COULD SEE WHAT THE ARCHITECTURE
 05:08:08 IS AND FOR A QUICK LOOK.
 05:08:10 EVEN THOUGH IT IS LIMITED DEVELOPMENT ORDER, THEY DON'T
 05:08:14 TYPICALLY COME TO YOU BUT WE WANTED TO BRING IT FORWARD TO
 05:08:16 SEE IF YOU HAVE COMMENTS.
 05:08:19 JOHN WOJDAK IS HERE TO KICK OFF THE CONVERSATION.
 05:08:29 >>John Wojdak: GOOD EVENING.
 05:08:30 JOHN WOJDAK WITH RESPEC HERE FOR PUBLIC PROJECT FOR A
 05:08:37 CHANGE, NOT A DEVELOPER PROJECT.
 05:08:40 SO EXCITED ABOUT THAT.
 05:08:41 LIKE MARY MENTIONED, THIS IS FOR RELOCATION OF THE EXISTING
 05:08:47 LEE COUNTY MAINTENANCE FACILITY, WHICH IS ON THE COVER
 05:08:50 THERE, WHICH IS AT THE SOUTH END OF THE ESTERO COMMUNITY
 05:08:55 PARK.
 05:08:56 THE VILLAGE IS ACQUIRING THE PROPERTY THAT THIS SITS ON NOW
 05:09:00 AS PART OF THE OVERALL SPORTS PARK.
 05:09:04 SO THIS IS GOING TO GET DEMOLISHED AND BASIC EQUIVALENT
 05:09:08 FACILITY BUILT TO THE NORTH.
 05:09:10 THE PROJECT TEAM WE'RE ACTUALLY DOING THIS WORK FOR LEE

05:09:16 COUNTY, PARKS AND REC, GREG DISERIO STUCK AROUND.
 05:09:23 HE IS OUR RESIDENT LANDSCAPE ARCHITECT AND NOEL HERNANDEZ
 05:09:29 FROM GMA IS WORKING ON THE BUILDING.
 05:09:34 TRIED TO DO A WIDEOUT AERIAL SO YOU COULD SEE THE OVERALL
 05:09:40 PARK, ABOUT 25 ACRES.
 05:09:43 THE EXISTING FACILITIES AT THE VERY SOUTH END, CURRENTLY
 05:09:47 ACCESSED OFF OF VIA COCONUT, WHICH IS ESSENTIALLY WHERE THIS
 05:09:50 BUILDING SITS WILL BE THE NEW ENTRANCE TO THE SPORTS PARK.
 05:09:56 SO WE'RE MOVING IT NORTH ON TO WHAT WILL BE THE REMAINING
 05:10:00 COUNTY PROPERTY.
 05:10:00 SOME OF THE STUFF I ALREADY WENT OVER, THERE ARE CONTRACTS
 05:10:09 BETWEEN THE VILLAGE AND THE COUNTY TO TRANSFER THE PROPERTY.
 05:10:14 A COUPLE OF THE CHALLENGES THAT WE HAVE IS I'VE LEARNED A
 05:10:19 LOT ABOUT IT IN THE PAST COUPLE OF WEEKS IS THE DISC GOLF
 05:10:26 GOES AROUND BASICALLY THE OUTSIDE OF THE PARK AND KIND OF
 05:10:29 WHERE WE'RE GOING IS IN THE LINE OF FIRE OF A COUPLE OF
 05:10:32 THOSE, SO WE HAD TO REROUTE SOME OF THE DISC GOLF HOLES.
 05:10:37 WE WORKED WITH THE COUNTY PARKS AND REC STAFF FOR THAT.
 05:10:40 AND THEN THERE ARE UTILITIES THAT ONE THROUGH HERE SOME OF
 05:10:42 WHICH ARE GOING TO STAY AND SOME AREN'T.
 05:10:46 WE TRIED TO LOCATE AROUND THOSE.
 05:10:49 THIS IS A ZOOMED-IN VIEW OF THE EXISTING FACILITY.
 05:10:55 BASICALLY WHERE IT SAYS PROPOSED PROPERTY BOUNDARY, THAT IS
 05:10:58 THE LIMIT OF THE SIX ACRES THAT THE VILLAGE WILL ACQUIRE.
 05:11:03 SO WE'RE BASICALLY BUILDING THE EXACT SAME FACILITY, ROTATED
 05:11:07 AND IN THAT KIND OF POCKET THERE NEXT TO THE LAKE.
 05:11:12 IT DOES GET IT FURTHER AWAY FROM THE ROAD AND IT IS ACTUALLY
 05:11:14 LOCATED BEHIND THAT EXISTING STAND OF TREES.
 05:11:17 SO VISUALLY, IT WILL BE A LITTLE MORE BLOCKED FROM THE ROAD
 05:11:22 THAN IT IS NOW.
 05:11:23 AND THEN ACCESS-WISE, THE EXISTING DIRT DRIVE GOES UP INTO
 05:11:28 THE BACK PARKING LOT OF THE PARK.
 05:11:32 SO THE COUNTY STAFF WILL ACCESS THROUGH THERE ONCE THE NEW
 05:11:37 FACILITY IS BUILT.
 05:11:38 THESE ARE JUST A COUPLE OF PICTURES OF THE EXISTING
 05:11:45 FACILITY.
 05:11:45 YOU CAN SEE ON THE EDGE OF THE KIND OF STORAGE BINS THERE,
 05:11:49 THERE IS A SHED THAT'S ATTACHED AND THEN ANOTHER DETACHED
 05:11:52 SHED.
 05:11:53 WE BASICALLY EXPANDED THE BUILDING A TINY BIT TO INCORPORATE
 05:11:57 THAT STORAGE SPACE INTO THE BUILDING SO DON'T HAVE
 05:11:59 ADDITIONAL OUT BUILDINGS IN THAT STORAGE.
 05:12:02 IT'S ALL CONTAINED WITHIN THE FOOTPRINT.
 05:12:04 SO THIS IS A BLOWUP OF THE NEW BUILDING.
 05:12:12 AGAIN, SAME EXACT FOOTPRINT PLUS A FEW FEET FOR THE STORAGE
 05:12:16 ON THE NORTH END.
 05:12:18 THE BINS HAVE THEIR BACK TO VIA COCONUT, SO YOU'RE NOT
 05:12:22 LOOKING INTO THEM AND THEY HELP SCREEN THE BUILDING.
 05:12:26 AND THEN I'VE SHOWN SOME OF THE STORMWATER THAT WE GOT TO
 05:12:30 ROUTE AROUND AND SEVER, ULTIMATELY IN SEPARATE WATER
 05:12:35 MANAGEMENT BASINS AND THEN KIND OF HARD TO FOLLOW, BUT WE
 05:12:42 REROUTED THE DISC GOLF AROUND THIS BUILDING AS WELL.
 05:12:45 FOOTPRINT OF THE BUILDING.

05:13:01 IT'S KIND OF LIKE A GOLF COURSE MAINTENANCE FACILITY.
 05:13:04 KIND OF CROSS BAYS, THREE DOORS, SOME STORAGE SPACE, OFFICE
 05:13:09 AND KIND OF BREAK ROOM.
 05:13:11 AND THEN PLAN RIGHT IS THAT ADDITIONAL STORAGE AREA THAT
 05:13:15 MAKES UP FOR WHAT'S KIND OF OUTSIDE THE BUILDING CURRENTLY.
 05:13:19 THESE ARE THE ELEVATIONS.
 05:13:29 AGAIN, MATCHING THE EXISTING -- BASICALLY, IT'S A REBUILD OF
 05:13:33 THE EXISTING BUILDING PLUS THE STORAGE AREA, MATCHING THE
 05:13:37 COLORS WHICH TIE INTO THE EXISTING PARK.
 05:13:43 AND THEN LANDSCAPING WISE, WE'RE INTERIOR TO THE PARK, SO
 05:13:51 WE'RE REALLY TALKING ABOUT FROM A CODE PERSPECTIVE JUST
 05:13:54 BUILDING PERIMETER PLANTINGS AND VEHICLE USE AREA, BUT WE
 05:14:00 ARE TRYING TO HIDE IT.
 05:14:02 IMMEDIATELY PLAN RIGHT OF THE BUILDING, IF YOU GUYS ARE
 05:14:04 FAMILIAR WITH THE PARK IS THE GIANT HILL.
 05:14:07 IT'S KIND OF SHIELDED FROM THE REST OF THE PARK FROM THAT
 05:14:11 SIDE BY THE HILL.
 05:14:12 AND WE WANTED TO ADD TREES ON THE WEST SIDE THERE TO HELP
 05:14:17 SHIELD IT FROM VIA COCONUT.
 05:14:18 GREG IS HERE THIS TIME TO ANSWER ANY QUESTIONS, KRISTIN, YOU
 05:14:26 MAY HAVE ON THAT.
 05:14:27 AND HERE IS THE PLANT PALETTE FROM THAT.
 05:14:30 THAT'S REALLY THE GIST OF IT.
 05:14:35 LIKE MARY SAID, THIS IS AN LDO.
 05:14:38 KIND OF A JOINT -- TO ACCOMMODATE THE VILLAGE PROJECT, WE
 05:14:44 WANTED TO BRING IT FORWARD AND GET ANY INPUT FROM YOU GUYS.
 05:14:52 >>Anthony Gargano: ANY COMMENTS OR QUESTIONS?
 05:14:54 >>Barry Jones: MARY, MY QUESTION WOULD BE, IF THIS IS A GOLF
 05:14:57 COURSE REDEVELOPING A MAINTENANCE CENTER, WOULD IT STILL BE
 05:15:01 AN LDO?
 05:15:03 >>Mary Gibbs: YEAH, I LOOKED AT THAT.
 05:15:04 BECAUSE OF THE SIZE OF THE BUILDING, IT'S ONLY 2900 SQUARE
 05:15:08 FEET, THERE'S REALLY NOT A LOT TO REVIEW TO MAKE IT BE A
 05:15:11 FULL-BLOWN D.O.
 05:15:13 JUST DIDN'T MAKE SENSE.
 05:15:14 IT'S NOT GOING TO BE REVIEWED BY LIKE TONS OF PEOPLE.
 05:15:18 >>Barry Jones: IF YOU ARE RELOCATING A BUILDING LIKE THAT,
 05:15:20 ARE YOU REQUIRED TO BRING IT UP TO CODE?
 05:15:24 >>Mary Gibbs: WELL, BUILDING CODE.
 05:15:25 IT'S A NEW BUILDING.
 05:15:26 >>Barry Jones: FROM A DESIGN REVIEW STANDPOINT, BECAUSE I
 05:15:29 DON'T THINK THIS ORIGINAL BUILDING EVER WENT THROUGH THIS
 05:15:33 PROCESS, AND I DON'T KNOW -- MAYBE IT IS A BUILDING THAT WE
 05:15:36 WOULD APPROVE AT A GOLF COURSE SOMEWHERE.
 05:15:39 SO MY CONCERN IS, IF THIS IS NOT A MAINTENANCE BUILDING THAT
 05:15:42 WE WOULD APPROVE AT A GOLF COURSE, ARE WE SETTING A
 05:15:46 PRECEDENT WITH IT?
 05:15:48 IS IT'S A QUESTION FOR THE BOARD OR FOR THE VILLAGE OR
 05:15:52 WHATEVER.
 05:15:52 IT'S JUST A QUESTION I HAVE.
 05:15:54 I'M NOT AGAINST IT OR ANYTHING.
 05:15:57 IT'S JUST A QUESTION.
 05:15:59 >>John Wojdak: I DON'T KNOW IF I KNOW THE ANSWER TO THAT

05:16:00 BARRY.
 05:16:01 IT'S INTERNAL TO THE SITE.
 05:16:04 >>Barry Jones: WE REVIEW PICKLEBALLS THAT ARE 2,000 FEET
 05:16:10 INTO A SITE, SO I GET IT.
 05:16:15 >>Mary Gibbs: WHEN I LOOKED AT IT INITIALLY TO SEE WHETHER
 05:16:17 IT NEEDED TO BE A D.O. OR LDO, AND I LOOKED AT IT, IT HAS
 05:16:22 THE OLD FLORIDA-STYLE, THE METAL ROOF AND LOOKS LIKE THE
 05:16:26 EXISTING BUILDING.
 05:16:27 WHEN YOU LOOK AT THE EXISTING REC CENTER --
 05:16:31 >>Barry Jones: I'M TRYING TO UNDERSTAND WHAT STANDARD WE ARE
 05:16:35 TO APPLY TO THE REVIEW SO WE KNOW?
 05:16:39 >>John Wojdak: FROM A BUILDING STANDPOINT, IT'S OBVIOUSLY --
 05:16:42 NEEDS A BUILDING PERMIT.
 05:16:46 >>Barry Jones: I'M MORE AESTHETICS.
 05:16:49 >>Mary Gibbs: YOU DON'T MAKE A MAINTENANCE BUILDING AS FANCY
 05:16:51 AS YOUR MAIN BUILDING.
 05:16:52 YOU'VE GOT YOUR REC CENTER WHICH HAS MORE ARCHITECTURAL
 05:16:56 FEATURES TO IT AND MAINTENANCE BUILDING IS USUALLY OR
 05:17:01 SOMEWHAT PLAIN.
 05:17:02 >>Kristin Jeannin: WHAT IS PLANNED FOR THE PROPERTY WHERE
 05:17:08 YOU'RE REMOVING THE FACILITY?
 05:17:22 >>John Wojdak: BASICALLY THIS SIX ACRES HERE WILL BECOME THE
 05:17:28 OWNERSHIP OF THE VILLAGE, WHICH ALSO OWNS ALL THIS PROPERTY
 05:17:32 TO THE EAST AND ALL OF THAT IS PART OF THE OVERALL SPORTS
 05:17:37 PARK.
 05:17:39 AND THEN THE ENTRY TO THAT IS KIND OF WHERE THE BUILDING
 05:17:43 SITS NOW AND HIGH 5 BREWERY IS JUST SOUTH OF THAT ENTRY, IF
 05:17:49 YOU'VE SEEN THOSE UPDATES OF THE SPORTS PARK MASTER PLAN.
 05:17:58 >>Jim Wallace: HOW MUCH TRAFFIC DOES THIS GET?
 05:18:01 >>John Wojdak: NOT A LOT.
 05:18:04 I THINK THERE ARE SIX PEOPLE THAT COME IN AND OUT OF THERE.
 05:18:07 A DAY.
 05:18:09 >>Jim Wallace: YOU UNDERSTAND WHY I'M ASKING.
 05:18:12 IF YOU'RE GOING TO HAVE TRAFFIC, I KNOW THAT HILL.
 05:18:15 I WALK THIS PARK QUITE OFTEN, AND THERE ARE YOUNG KIDS AND
 05:18:20 FAMILIES AND YOUNG KIDS THAT GO UP ON THE HILL AND ALSO, OF
 05:18:25 COURSE, THE FRISBEE GOLF PEOPLE.
 05:18:27 >>Barry Jones: IT'S JUST PARK EMPLOYEES, JIM.
 05:18:31 IT'S LIMITED PARK EMPLOYEES.
 05:18:37 >>Jim Wallace: COMES OUT OF THE END OF THE PARKING LOT --
 05:18:40 >>Barry Jones: THE DRIVEWAY WILL KEEP GOING SOUTH FROM THE
 05:18:43 BUILDING AFTER YOU ARE DONE.
 05:18:44 >>John Wojdak: IT WILL NOT.
 05:18:45 ACCESSED THROUGH THE PARK.
 05:18:46 >>Barry Jones: DRIVEWAY STOPS AT THE BUILDING WHEN HE'S
 05:18:50 DONE.
 05:18:52 >>Jim Wallace: IT'S LIKE SHELL OR GRAVEL NOW.
 05:18:55 >>John Wojdak: AND THAT WILL REMAIN.
 05:18:57 BASICALLY THIS MAINTENANCE FACILITY IS NOT JUST FOR THE
 05:19:02 ESTERO COMMUNITY PARK.
 05:19:03 SO YOU HAVE OTHER PARK MAINTENANCE WORKERS THAT COME HERE
 05:19:06 EARLY IN THE MORNING, LOAD UP ANY TOOLS, AND THEN THEY ARE
 05:19:10 OUT ALL DAY WORKING BASICALLY THE SOUTH HALF OF THE COUNTY,

05:19:16 THIS IS THEIR KIND OF HUB.
05:19:18 >>Jim Wallace: YOU UNDERSTAND MY CONCERN.
05:19:20 WHEN I WALK THERE, THERE ARE A LOT OF LITTLE KIDS.
05:19:26 YOU'RE NOT GOING TO FENCE THAT ROAD.
05:19:28 I MEAN, HOW DO YOU KEEP IT SAFE?
05:19:32 >>John Wojdak: THE ENTIRE PERIMETER OF THE MAINTENANCE
05:19:34 FACILITY IS FENCED.
05:19:35 >>Jim Wallace: -- IS NEVER USED.
05:19:37 YOU NEVER SEE ANY VEHICLES AT ALL ON THAT.
05:19:40 NOW YOU'RE INTRODUCING VEHICLES.
05:19:42 I'M JUST CONCERNED YOU ARE GOING FROM NO TRAFFIC TO SOME
05:19:45 TRAFFIC WITH LOTS OF YOUNG KIDS AROUND.
05:19:48 >>John Wojdak: THERE'S SOME TRAFFIC BECAUSE WHEN THEY ARE
05:19:52 MOWING THE GRASS, THEY USE THAT EXISTING SHELLED ROUTE TO
05:19:55 MAINTAIN THE EXISTING PARK.
05:19:57 BUT THEN THE EMPLOYEES THAT GO ELSEWHERE, THEY ARE THERE IN
05:20:00 THE MORNING, LOAD UP AND THEN THEY ARE GONE ALL DAY.
05:20:03 IT'S NOT LIKE THEY ARE IN AND OUT ALL DAY.
05:20:06 >>Jim Wallace: THAT PATH IS CONNECTED TO THE EXISTING
05:20:09 BUILDING?
05:20:12 >>John Wojdak: YEAH.
05:20:14 YES.
05:20:14 SO THIS DRIVE RIGHT HERE WHERE YOU COME IN, THERE IS A GATE
05:20:20 RIGHT HERE.
05:20:20 THAT ROAD GOES NORTH AND CONNECTS ALL THE WAY THROUGH RIGHT
05:20:24 NOW.
05:20:25 >>Jim Wallace: OKAY.
05:20:26 ALL RIGHT.
05:20:26 I GOT YOU.
05:20:28 >>Kristin Jeannin: IT'S LIKE A ONE-CAR KIND OF PATH.
05:20:35 >> YES.
05:20:37 >>Kristin Jeannin: WILL IT STAY THAT WAY?
05:20:44 >>Barry Jones: WHAT ARE THOSE BIG BINS FOR OUTSIDE THAT THEY
05:20:46 STOLE ALL THE MATERIALS IN?
05:20:49 >>John Wojdak: THEY HAVE MULCH, GRAVEL AND TOPSOIL.
05:20:55 >>Barry Jones: THAT'S DELIVERED VIA TRUCK.
05:20:59 >>John Wojdak: EVERY SO OFTEN, YEAH.
05:21:00 >>Barry Jones: THE ENTRY OFF OF VIA COCONUT, IS THAT GOING
05:21:06 TO REMAIN OPEN AND REPURPOSED?
05:21:10 >>John Wojdak: THAT WILL BE THE MAIN ENTRY TO THE SPORTS
05:21:13 PARK.
05:21:13 >>Barry Jones: THE BUILDING ISSUE THAT I SEE VIS-A-VIS THE
05:21:17 CODE IS THE CODE REQUIRES YOU TO ORIENTATE THE BUILDING, AS
05:21:22 I RECALL AND I COULD BE WRONG, SO I'LL CAVEAT THAT, SO THE
05:21:27 ROLL-UP DOORS AREN'T FACING THE MAIN HIGHWAY AND THOSE
05:21:31 THINGS ORIENTATED EXACTLY THE WRONG DIRECTION.
05:21:35 I'M JUST LOOKING AT WHERE IT'S NOT HITTING THE CHECK BOXES.
05:21:41 SO THAT WOULD BE A CONCERN IS THE ORIENTATION OF THE ROLL-UP
05:21:45 DOORS AND THE VIEWS FROM THE ROADWAY LOOKING DIRECTLY AT THE
05:21:48 ROLL-UP DOORS OR MAYBE LANDSCAPING CAN BE DONE TO MITIGATE
05:21:52 THAT.
05:21:52 >>John Wojdak: I'LL GET WITH MARY.
05:21:54 WE'LL MAKE SURE WE ADDRESS THAT THROUGH THE LDO.

05:21:58 >>Barry Jones: AGAIN, I'M JUST TALKING.
 05:22:00 >>Michael Sheeley: TO BARRY'S POINT, ARE WE LOOKING AT A
 05:22:03 DIFFERENT SET OF RULES FOR THIS BUILDING BECAUSE IT'S AN
 05:22:06 ESTERO BUILDING VERSUS A PUBLIC GOLF COURSE BUILDING, FOR
 05:22:10 INSTANCE, OR ANOTHER MAINTENANCE BUILDING ON ANOTHER SITE?
 05:22:12 WOULD WE EXPECT A DIFFERENT ARCHITECTURE OR ARE WE OKAY
 05:22:17 SAYING THAT THIS IS THE KIND OF THING WE WOULD APPROVE
 05:22:20 ELSEWHERE INTERNAL TO A SITE?
 05:22:22 >>Mary Gibbs: I THINK WE WANT TO LOOK AT IT THE SAME AS WE
 05:22:25 LOOK AT EVERYTHING ELSE.
 05:22:26 >>Jim Wallace: I THINK MOST PEOPLE WOULD SAY, ANYWAY, THAT
 05:22:31 THE RECREATION OF THE COMMUNITY BUILDING AND ESTERO
 05:22:36 COMMUNITY PARK IS NOT REPRESENTATIVE AT ALL OF THE ESTERO
 05:22:41 COLOR PALETTE, ARCHITECTURAL STYLE OR ANYTHING ELSE.
 05:22:45 SO WHEN WE SAY WE'RE GOING TO MAKE THIS BUILDING LOOK LIKE
 05:22:48 THAT BUILDING, WE'RE SAYING THIS BUILDING DOESN'T LOOK LIKE
 05:22:51 ESTERO.
 05:22:52 NOW WE'LL TAKE THIS BUILDING AND MAKE IT LOOK LIKE THAT
 05:22:54 BUILDING.
 05:22:55 MAKES NO SENSE TO ME.
 05:22:58 >>Mary Gibbs: I THINK THE YELLOWS ARE THE KIND OF EARTH TONE
 05:23:01 COLORS --
 05:23:02 >>Barry Jones: -- MAKE IT ALL FLORIDA STYLE AND SOMETHING
 05:23:06 VERY CLOSE TO WHAT IT IS.
 05:23:08 I DON'T KNOW ABOUT ORIENTATION.
 05:23:09 >>Michael Sheeley: NOW IT IS AS BASIC A BUILDING AS IT CAN
 05:23:12 BE.
 05:23:13 IT IS A BOX WITH A SLOPED ROOF.
 05:23:17 >>Jim Wallace: YOU'RE NEVER GOING TO CONVINCE ME THAT THIS
 05:23:26 IS AN ATTRACTIVE BUILDING.
 05:23:29 >>John Wojdak: I'M NOT TRYING TO SELL IT AS SUCH.
 05:23:33 >>Jim Wallace: WE TAKE BUILDINGS WITH LOTS OF GARAGES.
 05:23:35 CAR DEALERS, SERVICE AREAS, STUFF LIKE THAT.
 05:23:38 AND THEY END UP WITH A LOT OF GARAGE DOORS BUT ALSO
 05:23:42 ATTRACTIVE BUILDINGS.
 05:23:43 THIS IS NOT AN ATTRACTIVE BUILDING.
 05:23:45 I KNOW WE'RE TALKING ABOUT SITE PLANNING AND EVERYTHING ELSE
 05:23:48 NOW.
 05:23:48 BUT THE ARCHITECTURE I THINK REALLY NEEDS A LOT.
 05:23:52 >>John Wojdak: THOSE BUILDINGS YOU ARE TALKING ABOUT ARE
 05:23:55 RIGHT ON 41.
 05:23:57 THIS IS BEHIND A STAND OF TREES AND LANDSCAPING.
 05:24:02 I'LL CHECK THE CODE WITH MARY AS WE GO THROUGH THE PROCESS.
 05:24:11 >>Barry Jones: YOU HAVE WINDOW OPENINGS THAT YOU'RE REQUIRED
 05:24:13 TO HAVE AND ALL THAT KIND OF STUFF, RIGHT?
 05:24:17 >>Mary Gibbs: WE HAVE NOT LOOKED AT ANYTHING YET.
 05:24:20 WE JUST WANTED TO GET IT OUT IN FRONT OF YOU GUYS TO GET
 05:24:23 SOME COMMENTS.
 05:24:24 >>Barry Jones: THANK YOU.
 05:24:25 >>Anthony Gargano: ANY OTHER COMMENTS?
 05:24:28 DO WE OPEN THE PUBLIC PORTION?
 05:24:32 ANY CARDS?
 05:24:33 >>Tammy Duran: NO, NOTHING.

05:24:34 >>Anthony Gargano: ANYBODY HERE IN THE PUBLIC TO BE HEARD ON
 05:24:36 THIS MATTER?
 05:24:38 >>Tammy Duran: I DON'T THINK WE HAVE PUBLIC.
 05:24:39 >>Anthony Gargano: WE'LL CLOSE THE PUBLIC PORTION.
 05:24:45 >>Michael Sheeley: THANK YOU.
 05:24:50 >>Anthony Gargano: THANK YOU, JOHN.
 05:24:52 MOVING RIGHT ALONG.
 05:25:00 >> GOOD EVENING, MR. CHAIRMAN AND BOARD.
 05:25:03 CHRISTOPHER BAKER, ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR
 05:25:06 HERE TO INTRODUCE THE DISCOUNT TIRE PUBLIC INFORMATION
 05:25:10 MEETING.
 05:25:11 JUST TO GIVE YOU A LITTLE BIT OF CONTEXT, DISCOUNT TIRE IS
 05:25:14 PROPOSING TO CONSTRUCT A NEW RETAIL FACILITY ON CORKSCREW
 05:25:18 ROAD AT ESTERO COMMERCE PARK.
 05:25:22 IT'S ABOUT ONE ACRE.
 05:25:24 CURRENTLY A VACANT SITE LOCATED, IF YOU KNOW THE BUILDINGS
 05:25:27 IN THAT AREA, LOCATED JUST NORTH OF MR. TEQUILA'S AS WELL AS
 05:25:35 -- SORRY.
 05:25:36 I SAID NORTH.
 05:25:36 JUST EAST OF MR. TEQUILA'S AND JUST WEST OF THE RIB CITY
 05:25:41 RESTAURANT ON THAT VACANT LOT THAT'S RIGHT THERE.
 05:25:43 THE PROPOSED FACILITY IS ABOUT 7,000 SQUARE FEET.
 05:25:48 STAFF HAS COMPLETED ONE REVIEW OF THE PROPOSED DEVELOPMENT
 05:25:51 ORDER.
 05:25:52 AS YOU KNOW, THE PUBLIC INFORMATION MEETING IS AN IMPORTANT
 05:25:55 PART OF THE PROCESS AND WE LOOK FORWARD TO HEARING YOUR
 05:25:58 COMMENTS.
 05:25:59 THE APPLICANT IS HERE REPRESENTED BY MR. ERICK CASTILLO.
 05:26:03 WITH THAT, I'LL TURN IT OVER TO HIM UNLESS YOU HAVE
 05:26:06 QUESTIONS FOR ME.
 05:26:07 >>Jim Wallace: EXCUSE ME.
 05:26:09 MUST BE MY HEARING.
 05:26:11 WHERE IS IT LOCATED?
 05:26:12 >>Christopher Baker: CORKSCREW ROAD JUST TO THE WEST OF THE
 05:26:15 RIB CITY RESTAURANT AND JUST -- RIB, R-I-B.
 05:26:20 >>Jim Wallace: KNOW WHERE IT IS.
 05:26:22 GOT IT.
 05:26:24 >>Christopher Baker: UNLESS YOU HAVE ANY OTHER QUESTIONS FOR
 05:26:26 ME, I'LL TURN IT OVER TO MR. CASTILLO.
 05:26:33 >>Erick Castillo: HELLO, EVERYONE.
 05:26:34 MY NAME IS ERICK CASTILLO.
 05:26:37 I'M PROJECT ENGINEER.
 05:26:40 THIS IS MY COLLEAGUE, DAN.
 05:26:43 HE IS A PROJECT MANAGER.
 05:26:45 WE ARE REPRESENTING -- PROPERTIES FOR THE DEVELOPMENT OF THE
 05:26:48 DISCOUNT TIRE FACILITY.
 05:26:50 AS CHRIS MENTIONED, THE PROJECT IS ABOUT A MILE AND A HALF
 05:26:53 FROM HERE JUST NORTH OF CORKSCREW ROAD BETWEEN MR. TEQUILA
 05:26:58 AND RIB CITY.
 05:27:00 IT IS ONE OF THE ONLY VACANT LOTS LEFT ON THE SITE.
 05:27:04 IT'S ABOUT AN ACRE.
 05:27:06 IT'S LOCATED IN A MASTER DEVELOPMENT CALLED ESTERO
 05:27:10 INTERSTATE COMMERCE PARK.

05:27:11 THE EXISTING TOPOGRAPHY, IT'S LIKE A FISHBOWL RIGHT NOW.
 05:27:18 WITH THIS DISCOUNT TIRE FACILITY, WE ARE PROPOSING TO BRING
 05:27:23 IN THREE TO FOUR FEET OF FILL JUST TO GET IT ABOVE FLOOD
 05:27:29 ELEVATION.
 05:27:30 PROPOSING SIX INSTALLATION BAYS.
 05:27:33 SO THE DISCOUNT TIRE, THEY ARE GOING TO BE SELLING TIRES AND
 05:27:37 THEY ARE GOING TO BE INSTALLING THEM.
 05:27:39 THAT'S ALL THEY ARE GOING TO BE DOING.
 05:27:41 WE ARE PUTTING IN THE PARKING AREAS AND STORMWATER
 05:27:47 MANAGEMENT FACILITY.
 05:27:48 WE HAVE SPOKEN WITH THE WATER MANAGEMENT DISTRICT ABOUT THE
 05:27:53 EXISTING PERMIT ON-SITE, AND THEY REQUIRE THAT WE HAVE AN
 05:27:57 ADDITIONAL 50% WATER QUALITY DONE.
 05:28:01 SO WE ADDED TWO RETENTION AREAS TO ADDRESS THAT.
 05:28:09 BASED ON EXISTING INFORMATION FROM EXISTING FACILITIES, WE
 05:28:13 DON'T EXPECT ANY MAJOR IMPACTS TO LOCAL TRAFFIC.
 05:28:19 ANOTHER THING WE DECIDED TO KEEP WHEN WE WERE GRADING THE
 05:28:27 SITE IS THE TOP OF BANK OF ELEVATION 16 ON THE SOUTH SIDE OF
 05:28:31 THE PROPERTY.
 05:28:32 THAT'S JUST TO MAINTAIN THE 25-YEAR STORM.
 05:28:35 SO WE'RE TYING INTO THAT JUST TO MAINTAIN THAT AND KEEP THAT
 05:28:39 OKAY.
 05:28:40 WE HAVE AN ARCHITECTURAL TEAM THAT PUT TOGETHER THE
 05:28:44 ELEVATIONS, AND WE ADDED NATIVE SPECIES TO LANDSCAPING
 05:28:52 AROUND THE PROPERTY AS WELL AS AROUND THE BUILDING
 05:28:55 FOUNDATION.
 05:28:55 TO KEEP THE AESTHETIC.
 05:28:59 WITH THAT SAID, IF YOU HAVE ANY QUESTIONS.
 05:29:04 >>Anthony Gargano: LOCATION-WISE, YOU'RE JUST AROUND THE
 05:29:07 CORNER FROM THE OTHER TIRE STORE?
 05:29:13 >>Erick Castillo: YEAH, I THINK WE'RE TWO LOTS AWAY FROM THE
 05:29:15 TIRE CHOICE.
 05:29:17 THAT'S THE SITE PLAN RIGHT THERE.
 05:29:35 YOU CAN SEE IT BETTER ON THE OTHER.
 05:29:39 RIGHT THERE.
 05:29:43 THAT'S WHAT IT IS GOING TO LOOK LIKE.
 05:29:48 >>Jim Wallace: DO YOU HAVE A LARGER SITE PLAN?
 05:29:54 >>Erick Castillo: CAN YOU SEE IT BETTER THERE?
 05:29:58 >>Michael Sheeley: HE MEANS MORE AREA AROUND IT SO WE CAN
 05:30:00 FIGURE OUT WHERE THE BUILDING SITS.
 05:30:02 IS THAT AS ZOOMED OUT AS THE SITE PLAN IS?
 05:30:06 >>Erick Castillo: YEAH.
 05:30:08 >>Michael Sheeley: NEXT TIME WHEN YOU COME BACK, HAVE A
 05:30:10 BETTER LOCATION MAP, PLEASE.
 05:30:15 >>Erick Castillo: AT THE INTERSECTION OF CORKSCREW ROAD AND
 05:30:20 CORKSCREW COMMONS DRIVE, YOU HAVE THE GAS STATION.
 05:30:25 I THINK YOU HAVE THE MR. TEQUILA, AND THEN YOU HAVE THE
 05:30:31 VACANT SITE.
 05:30:33 THAT'S WHERE WE'RE GOING TO BE LOCATED.
 05:30:34 AS I SAID, IT IS THE LAST VACANT SITE IN THAT GENERAL AREA.
 05:30:46 IT'S ABOUT 14 ELEVATION RIGHT NOW AND EXISTING AROUND 17 TO
 05:30:51 18.
 05:30:53 >>Barry Jones: YOUR BUILDING APPEARS TO SIT ON TOP OF FPL --

05:31:02 >> ACCORDING TO THE SURVEY, WE DIDN'T SEE ANY FPL LINES ON
05:31:05 THERE.
05:31:06 AND WE ARE GOING TO BE RELOCATING THAT EASEMENT.
05:31:11 >>Barry Jones: ANY SIGNAGE ALONG CORKSCREW YOU'RE GOING TO
05:31:15 BE LOOKING FOR?
05:31:16 ANY MONUMENT SIGNAGE OUT ON CORKSCREW COMMONS DRIVE?
05:31:19 >>Erick Castillo: YEAH, WE'RE GOING TO HAVE A MONUMENT SIGN
05:31:23 IN THIS AREA.
05:31:24 >>Barry Jones: WE'LL NEED TO SEE THAT IF YOU DON'T WANT TO
05:31:27 COME BACK WITH A SEPARATE APPLICATION.
05:31:29 >>Erick Castillo: OKAY.
05:31:29 >>Barry Jones: YOU MIGHT WANT TO CHECK YOUR BUFFERING
05:31:32 REQUIREMENTS ALONG CORKSCREW ROAD AND MAKE SURE THAT YOUR
05:31:35 LANDSCAPE PLANS MEET THAT.
05:31:37 >>Erick Castillo: YEAH, I BELIEVE ONE OF THE COMMENTS WAS
05:31:39 HAVING A SIGHT TRIANGLE OF 25 FEET.
05:31:43 WE'LL TRY TO KEEP IT OUT OF THAT.
05:31:46 >>Barry Jones: I'M SAYING FROM CORKSCREW ROAD LOOKING ON TO
05:31:48 THE SOUTH SIDE OF YOUR PROPERTY, THERE ARE SOME BUFFER
05:31:51 REQUIREMENTS FOR THE PUD FOR THE ZONING REQUIREMENTS.
05:31:55 MAKE SURE YOU HAVE YOUR LANDSCAPE BUFFER ACCOUNTED FOR IN
05:31:57 THERE IF IT'S NOT ALREADY PRESENT.
05:31:59 SOME OF IT HAS BEEN PLANTED IN PLACES AND THEN IT DEGRADES.
05:32:03 WHEN YOU COME IN, WE'LL MAKE SURE IT'S UP TO STANDARD.
05:32:06 IF YOU'VE GOT TREES OUT THERE THAT ARE DEAD OR BUSHES DEAD
05:32:09 OR DYING, MAKE SURE YOUR LANDSCAPE PLANS ADDRESS THAT.
05:32:15 HAVE YOU RUN A FIRE TRUCK THROUGH THIS OR DO THEY WANT TO BE
05:32:19 ABLE TO GET INTO THIS SITE?
05:32:21 I DON'T KNOW.
05:32:22 >>Erick Castillo: WE RUN A 40-FOOT DELIVERY TRUCK.
05:32:26 AND THAT'S GOING IN, BACKING UP INTO THE DUMPSTER AREA AND
05:32:29 THEN GOING OUT.
05:32:30 >>Barry Jones: YOUR FIRE TRUCK MAY WANT TO GET IN THERE AND
05:32:34 BACK UP TOO.
05:32:37 YOUR DUMPSTER MAY NOT BE DEEP ENOUGH.
05:32:42 TALK TO THEM AND FIND OUT NUMBER ONE IF THEY WANT TO GET IN
05:32:47 THERE.
05:32:48 IF THEY DO, BACK OUT ON THE ROAD OR TURN AROUND.
05:32:51 GEOMETRIC CHALLENGES THAT I SEE FOR YOU.
05:32:55 GOOD LUCK.
05:32:58 >>Michael Sheeley: WHEN YOU COME BACK, I RECOMMEND THAT YOU
05:32:59 HAVE MORE RENDERINGS AND THAT YOU HAVE COLOR ELEVATIONS
05:33:02 INSTEAD OF THE ELEVATIONS PRESENTED HERE.
05:33:05 I ALSO RECOMMEND YOUR ARCHITECTS READ OUR LAND DEVELOPMENT
05:33:09 CODE BECAUSE IT'S DIFFICULT WORKING WITH A PROTOTYPE
05:33:12 BUILDING, WHICH I KNOW THIS IS, AND I DON'T THINK THERE'S
05:33:17 ANY COLOR TILE ANYWHERE IN THE WORLD THAT I KNOW OF, THAT
05:33:20 YELLOWISH WHATEVER.
05:33:22 BUT I WOULD LOOK HARD AT THAT CODE BECAUSE IT'S GOING TO
05:33:26 NEED MORE WORK THAN WHAT'S BEEN DONE FOR IT TO PASS MUSTER,
05:33:31 I THINK.
05:33:31 >>Kristin Jeannin: WE DON'T HAVE ANY BUILDINGS THAT ARE JUST
05:33:34 FOUR WALLS.

05:33:38 WE HAVE VARIATION IN THEM.
05:33:39 THAT'S IN THE CODE.
05:33:41 >>Michael Sheeley: NOT EASY WITH A SMALL PROTOTYPE BUILDING.
05:33:44 >>Jim Wallace: I HAVE A BIT OF A PROBLEM WITH THE ROOFLINE.
05:33:47 THE ROOFLINE DOESN'T SEEM TO BE RANDOM AND DOESN'T SEEM TO
05:33:53 BE ANY ARTICULATION OF THE BUILDING.
05:33:58 >>Barry Jones: THERE ARE OTHER OIL CHANGE PLACES AND TIRE
05:34:00 PLACES IN THE VILLAGE OF ESTERO THAT THEY CAN LOOK AT FOR
05:34:03 MOTIVATION.
05:34:04 RATHER THAN READING THE CODE OR TRYING TO DO WHAT THEY THINK
05:34:09 WOULD PASS --
05:34:10 >>Erick Castillo: OUR ARCHITECTURE TEAM WILL BE WORKING ON
05:34:13 THAT.
05:34:13 >>Barry Jones: GOOGLE EARTH IS YOUR FRIEND.
05:34:16 >>Michael Sheeley: GOOD SUGGESTION.
05:34:19 >>Jim Wallace: WE'VE SEEN OTHER BUILDINGS ABOUT THIS SIZE
05:34:22 GET SOMETHING UP THERE ON THE PARAPET, LIKE A BIT OF A HIP
05:34:28 ROOF, TOWER, SOMETHING TO BREAK THAT UP.
05:34:31 JUST NOT THERE YET.
05:34:33 >>Erick Castillo: OKAY.
05:34:40 >>Anthony Gargano: OKAY.
05:34:43 >>Michael Sheeley: MY LAST QUESTION, IS THAT A DELOREAN DOWN
05:34:46 IN THE FRONT RIGHT?
05:34:47 [LAUGHTER]
05:34:47 I THINK IT'S A DELOREAN, BUT I'M NOT SURE.
05:34:58 >> THANK YOU.
05:34:58 >>Anthony Gargano: ANY OTHER COMMENTS OR QUESTIONS FROM
05:35:01 BOARD MEMBERS?
05:35:01 OKAY.
05:35:04 THANK YOU VERY MUCH.
05:35:06 >>Erick Castillo: THANK YOU FOR YOUR TIME.
05:35:17 >>Anthony Gargano: MARY, ARE YOU FEELING UP TO MAKING THAT
05:35:20 PRESENTATION?
05:35:20 OKAY.
05:35:57 >>Mary Gibbs: THIS IS A PRESENTATION.
05:36:00 WE DID A SIMILAR ONE TO COUNCIL A COUPLE OF WEEKS AGO.
05:36:03 IT'S A GOOD REFRESHER.
05:36:05 IT KIND OF GIVES YOU AN IDEA OF WHEN WE'RE LOOKING AT THE
05:36:08 PROJECTS MONTH AFTER MONTH, YOU DON'T REALLY GO BACK AND
05:36:10 LOOK AT THE PAST YEAR AND GET A PERSPECTIVE OF WHAT YOU'VE
05:36:12 DONE.
05:36:13 I THINK IT'S HELPFUL TO DO THIS ANNUAL UPDATE TO SAY, HEY,
05:36:17 YOU GUYS HAD A BUSY YEAR AND HERE ARE SOME OF THE THINGS
05:36:20 THAT CAME OUT OF IT.
05:36:21 SHOW YOU A FEW PROJECTS, SOME OF THEM YOU HAVE PROBABLY SEEN
05:36:25 AND SICK OF.
05:36:26 BEAR WITH ME.
05:36:27 IT WILL TAKE A FEW MINUTES BUT KIND OF FUN.
05:36:30 I'LL TALK ABOUT THE PROJECTS THAT HAVE BEEN CONSTRUCTED,
05:36:34 COMPLETED, FUTURE PROJECTS.
05:36:36 TOUCH ON SIGNAGE AND THEN AT THE END BEFORE AND AFTER FUN
05:36:41 PICTURES TO END WITH.
05:36:44 UNDER CONSTRUCTION, AND YOU ARE ALL FAMILIAR WITH THE

05:36:46 RIVERCREEK GL HOMES PROJECT OUT ON EAST CORKSCREW ROAD.
 05:36:49 THAT ONE WAS A HOLDOVER FROM THE COUNTY THAT WAS APPROVED.
 05:36:53 THEY CAME IN TO TALK TO US, THEY ACTUALLY DOWN ZONED IT TO
 05:36:57 SINGLE-FAMILY, 554 SINGLE-FAMILY HOMES ON A 400-ACRE SITE
 05:37:02 WITH 200-ACRE WETLAND AND UPLAND PRESERVE AREA.
 05:37:06 ACTUALLY, YOU CAN SEE HOW IT IS BUILDING OUT PRETTY QUICKLY.
 05:37:10 THEY HAVE ACTUALLY SOLD 459 HOMES TO DATE AND JUST OPENED UP
 05:37:15 THE CLUBHOUSE AND REC CENTER.
 05:37:16 IF YOU REMEMBER, YOU LOOKED AT THE REC CENTER AND THE
 05:37:21 PICKLEBALL A WHILE BACK.
 05:37:23 THEY ARE DOING QUITE WELL.
 05:37:24 THEY ALSO HELPED US WITH THEIR ZONING BECAUSE THERE WAS A
 05:37:28 LAWSUIT AND A SETTLEMENT.
 05:37:29 THEY ENDED UP GIVING US \$750,000, AND WE USED THAT TO BUY
 05:37:35 SOME PROPERTY AT THE END OF BROADWAY TO MAKE A NATURE
 05:37:38 PRESERVE AREA OUT OF.
 05:37:41 IT'S TURNING OUT TO BE NICE.
 05:37:43 >> WHY PAY US 750,000?
 05:37:46 >>Mary Gibbs: IT WASN'T GL HOMES.
 05:37:49 IT WAS ARGO AT THE TIME.
 05:37:50 THERE WAS A LAWSUIT OVER THE WETLAND DEVELOPMENT AND THEY
 05:37:54 ENDED UP SUING -- I THINK THE COUNTY APPROVED IT.
 05:37:57 AND THEN SOLD TO SOMEBODY ELSE.
 05:37:59 ARGO CAME IN AND THERE WAS A DISCUSSION OF HOW MUCH DENSITY
 05:38:03 YOU COULD GET BECAUSE THERE ARE A LOT OF WETLANDS ON THE
 05:38:06 PROPERTY.
 05:38:07 THEY ENDED UP SUING.
 05:38:08 ENDED UP WITH SETTLEMENT AGREEMENT.
 05:38:09 AND IN THAT SETTLEMENT AGREEMENT, THEY HAVE THE 200-ACRE
 05:38:12 CONSERVATION AREA AND THEN THEY SAID WE'LL GIVE YOU
 05:38:16 \$750,000, AND YOU CAN USE IT FOR DEVELOPMENT, FOR BUYING
 05:38:21 SOME PROPERTY ELSEWHERE IF THEY COULD MITIGATE SOME OF THE
 05:38:25 WETLANDS ON-SITE.
 05:38:27 >>Barry Jones: THEY GOT THE USE OF THE 250 ACRES USED FOR
 05:38:29 ON-SITE MITIGATION IN EXCHANGE FOR THE \$750,000.
 05:38:33 >>Mary Gibbs: BASICALLY.
 05:38:41 >>Jim Wallace: AN ISSUE I HAD PROBLEMS WITH.
 05:38:43 THAT WAS THE PANTHER RUN.
 05:38:44 AND ALL THE STUDIES SHOW THE PANTHERS STAY 50 FEET AWAY FROM
 05:38:52 HUMANS.
 05:38:53 THAT'S 300 FEET.
 05:38:54 PANTHER RUN, THEY STILL SHOW IT THERE.
 05:38:56 I BET YOU WHEN THEY SHOW THE TRACKING, PANTHERS AREN'T
 05:38:59 RUNNING DOWN THAT ENVIRONMENTAL PATH ANYMORE.
 05:39:02 THEY ARE FORCING THE PANTHERS TO GO SEVERAL MILES TO THE
 05:39:05 EAST.
 05:39:07 >>Mary Gibbs: BUT THERE IS A PANTHER CROSSING FURTHER EAST.
 05:39:09 SO THAT WAS A GOOD THING.
 05:39:11 ALL RIGHT.
 05:39:12 MOVING RIGHT ALONG, ESTERO CROSSINGS, YOU ALL KNOW, YOU'RE
 05:39:15 FAMILIAR WITH THE STOCK PROJECT.
 05:39:17 THAT WAS THE MIXED USE DEVELOPMENT ON CORKSCREW AND I-75.
 05:39:22 JUST AN AERIAL THAT SHOWS IT'S BASICALLY COMPLETED NOW.

05:39:26 I KNOW YOU ALL REMEMBER THE SCULPTURE BECAUSE SOME OF YOU
 05:39:29 SAID IT WAS MAGNIFICENT AT THE TIME, IF I RECALL.
 05:39:35 >>Kristin Jeannin: ONE BY THE LIBRARY WOULD LOOK VERY NICE.
 05:39:39 [LAUGHTER]
 05:39:42 >>Mary Gibbs: I ALMOST --
 05:39:43 >>Kristin Jeannin: THAT ARTIST.
 05:39:44 I REALLY LIKED HIS WORK.
 05:39:46 >>Mary Gibbs: I ALMOST SUGGESTED EARLIER MAYBE WE COULD MOVE
 05:39:48 THE ONE FROM STOCK OVER TO THE LIBRARY.
 05:39:53 >>James Tatoes: WHY DON'T WE CREATE AN ARTISTIC CONTEST.
 05:40:01 >>Jim Wallace: I KNOW, BECAUSE I PRICED FOR ANOTHER PROJECT,
 05:40:08 12-FOOT PIECE OF STAINLESS AND UNBELIEVABLE.
 05:40:14 LIKE \$9,000 PLUS SHIPPING, BUT IT WAS STAINLESS.
 05:40:19 >> YEAH, BUT RUSTY IN TWO WEEKS.
 05:40:25 >>Jim Wallace: IN CERAMIC, UNAFFORDABLE.
 05:40:27 >>Mary Gibbs: AND 25% TARIFF SOON.
 05:40:32 MOVING RIGHT ALONG, THE CLUBHOUSE RECENTLY OPENED, I DON'T
 05:40:49 KNOW IF YOU'VE BEEN THERE.
 05:40:51 THEY HAD A GRAND OPENING AND A BOWLING ALLEY AND GOLF
 05:40:54 SIMULATOR IN THE CLUBHOUSE.
 05:40:55 QUITE AN AMAZING CLUBHOUSE.
 05:40:57 YOU SHOULD GO OUT THERE SOMETIME AND LOOK AT IT.
 05:41:00 NICE LINEAR PARK AREA THAT CONNECTS THE COMMERCIAL TO
 05:41:04 RESIDENTIAL.
 05:41:04 IF YOU REMEMBER, WE DID A LOT OF PLACEMAKING.
 05:41:07 AND I THINK IT'S TURNED OUT TO BE QUITE NICE.
 05:41:10 THE COMMERCIAL YOU'LL SEE THEY HAVE OUTDOOR SEATING.
 05:41:13 YOU ACTUALLY HAVE CUSTOMERS OUT THERE ENJOYING THE WEATHER.
 05:41:17 NOW WE'RE MOVING FURTHER WEST TO GOODWILL.
 05:41:20 I DON'T KNOW IF YOU REMEMBER, BUT THE FIRST TIME WE SAW
 05:41:23 GOODWILL, THE RENDERING THAT THEY SHOWED THE STAFF WAS BLUE
 05:41:27 AND GRAY.
 05:41:27 IT WAS REALLY AWFUL.
 05:41:29 SO THROUGH THE PROCESS WITH YOU ALL, THEY WORKED OUT TO GET
 05:41:33 THE EARTH TONES.
 05:41:35 YOU CAN SEE IT IS UNDER CONSTRUCTION NOW, SO IT'S LOOKING
 05:41:38 VERY SIMILAR TO WHAT THE RENDERING IS.
 05:41:41 >>Kristin Jeannin: I THINK IT'S PAINTED NOW.
 05:41:44 >>Mary Gibbs: COULD BE.
 05:41:45 THEY HAVE THE HERITAGE TREE PRESERVATION IN THE CORNER.
 05:41:49 WAWA IS COMING ALONG ALSO.
 05:41:52 >>Barry Jones: HERITAGE TREES ALONG CORKSCREW ARE GOING TO
 05:41:55 MAKE IT.
 05:41:56 >>Mary Gibbs: THE ONES IN THE CORNER.
 05:41:59 THERE ARE A FEW PROBLEMS WITH THE ONES IN THE FRONT, YES,
 05:42:02 BUT THAT'S BEING WORKED ON.
 05:42:04 AND THANK YOU VERY MUCH FOR THAT.
 05:42:05 I'M TRYING TO ONLY SHOW THE GOOD THINGS TONIGHT.
 05:42:16 [LAUGHTER]
 05:42:16 WAWA, IF YOU REMEMBER, THE WHOLE CANOPY DISCUSSION AND THEY
 05:42:20 GOT THE DEVIATION AND ENDED UP WITH THE CANOPY THAT HAS SOME
 05:42:23 RELIEF TO IT.
 05:42:24 IT'S LOOKING MUCH BETTER THAN, IF YOU SEE THE WAWA ON ALICO

05:42:29 ROAD AND COMPARE IT TO THIS, IT'S A LOT DIFFERENT.

05:42:33 >>Kristin Jeannin: I'M VERY EXCITED ABOUT THE WAWA.

05:42:35 >>Mary Gibbs: EVERYBODY FROM PENNSYLVANIA IS CALLING, WHEN

05:42:38 IS IT OPENING?

05:42:43 >>Barry Jones: ESTERO IS HARD TO GET GAS ON THE WAY TO 75 ON

05:42:46 THE RIGHT SIDE.

05:42:48 >>Mary Gibbs: YEAH, IT'S ON THE CORRECT SIDE.

05:42:51 MILAN VILLAS YOU PROBABLY REMEMBER BECAUSE WE KIND OF HAD TO

05:42:56 WORK ON THE LANDSCAPING TO GET KIND OF A NICE THREE-TIERED

05:43:00 LANDSCAPING ON THREE OAKS TO MAKE IT LOOK A LITTLE BIT NICER

05:43:03 THAN THEY HAD INITIALLY PLANNED TO.

05:43:06 SO THAT HAS ALMOST FINISHED NOW.

05:43:11 >>Barry Jones: THAT PROJECT BEHIND IT THAT'S GOTTEN

05:43:16 EXTENSIONS FOREVER --

05:43:18 >>Mary Gibbs: THE LAKE, THE CONDOS?

05:43:23 >>Barry Jones: YEAH.

05:43:24 >>Mary Gibbs: YES, THEY TRIED TO GET AN EXTENSION YEARS AGO

05:43:27 AND WE SAID TOO LATE.

05:43:31 >>Barry Jones: IT'S SITTING THERE AG NOW.

05:43:33 >>Mary Gibbs: I DON'T THINK IT REVERTED TO AG.

05:43:35 I THINK RM-2 OR SOMETHING, BUT IT DOESN'T HAVE --

05:43:40 >>Barry Jones: DOESN'T HAVE SITE PLAN APPROVAL.

05:43:42 >>Mary Gibbs: NO.

05:43:44 HAS NOTHING.

05:43:44 TOOK A WHILE.

05:43:47 HIGH-RISE, I KNOW YOU REMEMBER THE INTERESTING DISCUSSION

05:43:50 ABOUT HOW YOU BLEND OLD FLORIDA WITH SUBTLE HINTS OF

05:43:55 MEDITERRANEAN, LIKE A FINE WINE.

05:43:56 THIS IS WHAT YOU END UP WITH, WHICH TONED OUT TO BE VERY

05:44:01 ATTRACTIVE.

05:44:01 VERY ATTRACTIVE BUILDING.

05:44:03 I SEE THEY'VE HAD THE GRAND OPENING AND TRYING TO SELL UNITS

05:44:07 NOW.

05:44:10 >>Kristin Jeannin: THIS IS A RENDERING.

05:44:11 IT'S NOT UP.

05:44:12 >>Mary Gibbs: NO.

05:44:13 THEY CLEARED IT.

05:44:14 SILT FENCE UP AND STARTED DOING FOOTERS.

05:44:18 >>Kristin Jeannin: MAYBE A YEAR.

05:44:22 >>Mary Gibbs: MAYBE.

05:44:22 DOWNTOWN ESTERO, IF YOU DRIVE UP 41, YOU'LL SEE A SCRAPED

05:44:26 OVER PIECE OF PROPERTY UP BY BROADWAY, AND THAT'S DOWNTOWN

05:44:29 ESTERO.

05:44:30 THEY HAVE FINISHED EVERYTHING WITH THEIR DEVELOPMENT ORDER.

05:44:33 PERMIT IS READY FOR PICKUP.

05:44:35 WE KEEP TELLING THEM COME AND GET IT.

05:44:38 I THINK THEY ARE SAVING UP IMPACT FEE MONEY TO GET IT.

05:44:42 WE'RE HOPING TO SEE SOMETHING HAPPEN THERE SHORTLY.

05:44:46 MARKETPLACE IN FRONT OF RAPALLO ON U.S. 41, THAT ONE WAS

05:44:56 APPROVED FOR MILLER'S ALE HOUSE, McDONALD'S ON THE NORTH

05:45:00 SIDE.

05:45:00 STARBUCKS IN THE MIDDLE.

05:45:01 THE QUESTION MARK WAS ACTUALLY THE PICCOLO BUCO YOU WERE

05:45:06 GOING TO REVIEW TONIGHT.
 05:45:07 THE RESTAURANT IS A SUBSIDIARY OF COOPER'S HAWK.
 05:45:10 IT'S A NICE ITALIAN RESTAURANT AND THAT WILL PROBABLY BE
 05:45:13 BACK HERE NEXT MONTH.
 05:45:17 >>Jim Wallace: THAT IS THE SMALLEST McDONALD'S SIGN I'VE
 05:45:21 SEEN.
 05:45:21 >>Mary Gibbs: AND THAT'S OKAY.
 05:45:25 THE CULVER'S IS OPEN AT COCONUT POINT.
 05:45:33 THE RENDERING AND BUILDING LOOK ALMOST EXACTLY THE SAME.
 05:45:36 TURNED OUT AGAIN TO BE VERY NICE.
 05:45:39 >>Barry Jones: THEY STAY CRAZY BUSY.
 05:45:42 SURPRISED AT THE NUMBER OF CARS BECAUSE IT'S NOT AN EASY IN
 05:45:45 AND OUT.
 05:45:46 >>Mary Gibbs: NOT A LOT OF FAST FOODS IN THAT AREA.
 05:45:51 >>Jim Wallace: GREAT VISIBILITY FROM U.S. 41.
 05:45:53 THAT'S WHAT I WORRY ABOUT WITH McDONALD'S IS ALL THOSE OAK
 05:45:57 TREES ALONG 41, YOU CANNOT SEE THE BUILDING FROM 41.
 05:46:01 >>Mary Gibbs: YOU CAN SMELL THE FRENCH FRIES FROM A MILE
 05:46:07 AWAY.
 05:46:07 YOU DON'T NEED TO SEE THE BUILDING.
 05:46:09 THIS IS JUST AN EXAMPLE OF THE EYE DOCTOR BUILDING THAT'S IN
 05:46:13 THE PARKING LOT.
 05:46:19 WE LIKE THAT EYEGLASS BIKE RACK.
 05:46:22 VERY CUTE.
 05:46:23 THIS WE THREW IN BECAUSE SOMETIMES YOU DON'T SEE, THIS IS AN
 05:46:26 INTERIOR REMODEL, NOT AN EXTERNAL THING.
 05:46:29 IT DIDN'T COME TO YOU.
 05:46:31 WE THREW THIS IN FOR COUNCIL SO THEY KNOW THERE ARE OTHER
 05:46:34 THINGS WE DO THAT NOBODY SEES.
 05:46:35 WHEN WE FINISH THE REMODELING, WE HAVE TO GO OUT AND TEST
 05:46:39 THE MILK SHAKE BAR.
 05:46:43 >>Jim Wallace: WHO IS THE TEENAGER ON THE FOUR-WHEELER?
 05:46:46 >>Mary Gibbs: SOME CRAZY WOMAN DRIVER THAT SHOULDN'T BE
 05:46:48 ALLOWED BEHIND THE WHEEL.
 05:46:50 >>Barry Jones: DOES THIS PLACE OFFER ANYTHING THAT DIFFERENT
 05:46:53 FROM WHAT THEY ARE BUILDING OR WHAT ESTERO IS --
 05:46:56 >>Mary Gibbs: I THINK PRETTY SIMILAR.
 05:46:58 THEY HAVE THE POOL TABLES.
 05:46:59 AX THROWING, MILK SHAKE BAR, VIDEO GAMES.
 05:47:05 WE DON'T HAVE PICKLEBALL.
 05:47:07 THE VILLAGE HAS PICKLEBALL AND THIS ONE WOULD NOT HAVE
 05:47:10 PICKLEBALL.
 05:47:10 THERE'S NOT MUCH ENTERTAINMENT IN ESTERO, SO THERE'S
 05:47:18 PROBABLY A PENT-UP DEMAND.
 05:47:21 WHEN WE WENT, WE WERE THE ONLY ONES, BUT IT WAS 11 A.M. AND
 05:47:28 THEY JUST OPENED.
 05:47:30 >>Barry Jones: INTERESTING TO KNOW IF THE DEMAND IS THERE
 05:47:32 FOR THAT PROJECT.
 05:47:39 >>Mary Gibbs: IT HAS SO MUCH SUGAR THAT IT WAS LIKE DIABETIC
 05:47:43 OVERLOAD.
 05:47:45 >> HOW DID YOU DO WITH THE AX THROWING?
 05:47:48 >>Mary Gibbs: I'M NOT GOOD.
 05:47:49 [LAUGHTER]

05:47:50 THEY DON'T WANT ME BACK AGAIN.
 05:47:52 THEY SAID DON'T EVER COME BACK.
 05:47:55 >>Barry Jones: IT'S FUN.
 05:47:56 >>Mary Gibbs: IT IS FUN, BUT YOU HAVE TO BE COORDINATED.
 05:47:59 IT'S NOT AS EASY AS IT LOOKS.
 05:48:03 >>Barry Jones: FIGURE OUT WHERE YOU ARE IN YOUR ROTATION.
 05:48:05 >>Mary Gibbs: IF YOU ARE AN ENGINEER, YOU CAN DO THAT.
 05:48:08 FUTURE DEVELOPMENTS, YOU ALREADY KNOW ABOUT THIS BECAUSE YOU
 05:48:15 JUST APPROVED IT LAST MONTH.
 05:48:17 THE WALMART PICKUP EXPANSION.
 05:48:19 ALDI'S I DON'T THINK -- THEY COME FOR AN INFORMATION MEETING
 05:48:25 MAYBE.
 05:48:26 THEY NEED SOME WORK.
 05:48:27 THE ARCHITECTURE NEEDS WORK AND I THINK WE TOLD THEM TO LOOK
 05:48:30 AT THE STORE ON U.S. 41.
 05:48:32 THIS IS OUT BY STONEYBROOK.
 05:48:39 THEY ARE WORKING ON THAT NOW.
 05:48:41 STARBUCKS IS OVER BY WAWA.
 05:48:46 AND THEY HAVE NOT GOT THEIR BUILDING PERMIT YET, BUT I THINK
 05:48:49 IT'S JUST BEEN APPROVED.
 05:48:51 THEY SHOULD BE STARTING SOON.
 05:48:54 OLD POST OFFICE WE KNOW ABOUT.
 05:48:58 BOUGHT BY THE CPA PEOPLE, SO THEY ARE GOING TO TURN IT INTO
 05:49:01 AN OFFICE.
 05:49:02 >>Barry Jones: MAJOR IMPROVEMENT.
 05:49:04 >>Mary Gibbs: YEAH, LOOKS GOOD.
 05:49:06 DAY CARES, IF YOU REMEMBER, THE GODDARD SCHOOL IS UNDER
 05:49:14 CONSTRUCTION RIGHT NOW, RIGHT ACROSS FROM THE LIBRARY.
 05:49:16 COASTAL PALMS WAS ON RIVER RANCH ROAD, BUT THEY DECIDED NOT
 05:49:22 TO GO FORWARD, AND THE NEIGHBORS ARE PROBABLY HAPPY, I THINK
 05:49:29 THEY RAN OUT OF MONEY OR SOMETHING.
 05:49:31 IT'S FOR SALE, IF ANYBODY IS INTERESTED.
 05:49:33 CELEBREE SCHOOL HAD THEIR GRAND OPENING OVER IN THE OLD
 05:49:43 GOODWILL STORE.
 05:49:44 THEY ARE READY TO DO THEIR DAY CARE.
 05:49:46 TOLL BROTHERS, I KNOW YOU ALL REMEMBER THIS BECAUSE YOU PUT
 05:49:50 IN A LOT OF WORK AND EFFORT ON THIS ONE AND IT TURNED OUT
 05:49:54 QUITE NICE.
 05:49:55 THEY SUBMITTED THEIR DEVELOPMENT ORDER.
 05:49:57 IT'S UNDER REVIEW.
 05:49:58 THEY WERE VERY ANXIOUS TO GET GOING SO THEY MAY WANT TO COME
 05:50:02 BACK NEXT MONTH IF THEY ARE READY, EITHER NEXT MONTH OR THE
 05:50:07 MONTH AFTER READY FOR REVIEW.
 05:50:09 >>Barry Jones: ARE THOSE DEAD END STREETS?
 05:50:15 NO.
 05:50:16 THE MIDDLE IS OPEN.
 05:50:26 >>Mary Gibbs: MAYFAIR VILLAGE IS ONE YOU DON'T KNOW ABOUT
 05:50:30 YET.
 05:50:30 THIS IS AT BROADWAY AND SANDY LANE.
 05:50:32 YOU MIGHT REMEMBER AT SANDY LANE, THE CHURCH, WE HAD AN
 05:50:35 INFORMATION MEETING WHERE THE CHURCH WAS GOING TO BUY IT AND
 05:50:37 HAVE A DAY CARE, BUT THE DAY CARE WAS ALMOST BIGGER THAN THE
 05:50:42 CHURCH AND THE NEIGHBORS WERE UPSET AND NOBODY WAS TOO

05:50:46 EXCITED ABOUT THE PROJECT.
 05:50:47 THE CHURCH I THINK HAS A CONTRACT TO SELL TO LENNAR, SO THEY
 05:50:51 ARE LOOKING AT THE PIECE ON THE WEST, THE LITTLE RECTANGLE
 05:50:57 PIECE ALREADY APPROVED BY THE COUNTY FOR 16 --
 05:51:02 >>Jim Wallace: WASN'T THAT STREET DOUBLE LOADED?
 05:51:04 >>Mary Gibbs: YES, WELL, NO, NOT NOW.
 05:51:08 IT WOULDN'T BE.
 05:51:09 THAT WILL BE COMING FORWARD AND THAT WILL PROBABLY BE IN THE
 05:51:13 NEXT MONTH OR THE MONTH AFTER.
 05:51:17 THE LOTS I THINK ARE 60 BY 100 OR SOMETHING.
 05:51:22 >>Barry Jones: MEET THE RM 2.
 05:51:24 >>Mary Gibbs: NO, PROPERTY IS ZONED RPD.
 05:51:27 BUT THE CHURCH PIECE IS ZONED AG.
 05:51:29 SO THEY ARE GOING TO REZONE THE WHOLE THING.
 05:51:31 THE RPD HAD SOME WEIRD CONDITIONS IN IT ABOUT RIGHT-OF-WAY
 05:51:36 RESERVATION FOR SANDY LANE EXTENSION, BUT THAT NEVER GOT
 05:51:39 EXTENDED.
 05:51:41 >>Barry Jones: PRETTY LOW DENSITY.
 05:51:42 >>Mary Gibbs: ABOUT TWO UNITS AN ACRE.
 05:51:44 >>Jim Wallace: DON'T UNDERSTAND THE THREE-CAR GARAGES,
 05:51:47 THOUGH.
 05:51:47 >>Mary Gibbs: THEY SAID THEY WANTED TO DO THAT.
 05:51:50 YOU'LL FIND OUT SOON ENOUGH.
 05:51:56 >>Jim Wallace: NOW 500,000.
 05:52:00 400,000.
 05:52:01 I SEE SOME SOLD FOR 380.
 05:52:04 PRETTY HARD TO SELL BACKYARDS THAT FACE THREE OAKS PARKWAY.
 05:52:12 >>Mary Gibbs: YOU WON'T SEE WHERE THEY ARE FACING.
 05:52:16 >>Barry Jones: THIS FACES SINGLE-FAMILY RESIDENTIAL AND THEN
 05:52:18 A LEFTOVER TRACT ON THE CORNER.
 05:52:21 >>Mary Gibbs: THAT IS THEIR DRAINAGE TRACT.
 05:52:23 >>Barry Jones: THE ONE ON THE CORNER OF SANDY LANE AND
 05:52:27 BROADWAY.
 05:52:27 >>Mary Gibbs: YEAH, THAT IS A RETENTION AREA, FOR NOW.
 05:52:31 YOU'LL SEE IT SOON.
 05:52:40 >>Kristin Jeannin: NO MORE QUESTIONS.
 05:52:44 >>Mary Gibbs: HILTON GARDEN INN, YOU MAY REMEMBER THIS.
 05:52:48 THIS CAME UP THROUGH COVID.
 05:52:49 GOT KIND OF PUT ON HOLD BECAUSE OF COVID AND THEN THEY CAME
 05:52:54 BACK AND RESUSCITATED IT AND CAME TO YOU ALL AND FINALLY GOT
 05:52:57 APPROVED.
 05:52:58 WHEN THEY GO TO GET THEIR BUILDING PERMIT, IT TURNED OUT THE
 05:53:02 CORNER PIECE OF THE BUILDING IS ENCROACHING INTO THE
 05:53:05 FLOODWAY.
 05:53:06 SO THEY HAVE TO GET A NO RISE AND DO ENGINEERING WORK ON
 05:53:12 THAT.
 05:53:13 THAT'S WHAT IS HOLDING IT UP RIGHT NOW.
 05:53:15 >>Jim Wallace: YOU WOULD THINK WITH THE ALE HOUSE AND STRIP
 05:53:18 MALL AND McDONALD'S -- IT SEEMS A NATURAL FOR A HOTEL

 05:53:24 THERE.
 05:53:25 BOUTIQUE HOTEL.
 05:53:27 SURPRISED THEY ARE NOT GOING AHEAD ALREADY.

05:53:29 >>Mary Gibbs: WELL, THIS WAS OAK BROOK.
 05:53:32 HOME2 SUITES, I THINK YOU ALL REMEMBER THAT IN THE BACK OF
 05:53:37 COCONUT POINT MALL.
 05:53:39 YOU HAD THE PUBLIC HEARING IN FEBRUARY.
 05:53:41 THAT WILL BE GOING TO COUNCIL PROBABLY IN MID APRIL.
 05:53:48 AND THE COCONUT TRACE HOTEL.
 05:53:53 SOME OF YOU MIGHT REMEMBER THAT BECAUSE WE HAVE AN ESTEEMED
 05:53:57 PERSON THAT DID THE MEDITERRANEAN ROOFS ON THAT.
 05:54:00 NICE JOB, MIKE.
 05:54:01 THAT WAS APPROVED BY COUNCIL IN FEBRUARY.
 05:54:03 IT WAS JUST APPROVED BY THE COUNCIL IN FEBRUARY.
 05:54:08 IT DOESN'T GET BUILT OVERNIGHT.
 05:54:11 WOODFIELD IF YOU ALL REMEMBER, THAT IS THE BIG PROJECT AT
 05:54:16 COCONUT AND 41.
 05:54:18 YOU ALL APPROVED THE DEVELOPMENT ORDER FOR THE FIRST PHASE
 05:54:20 WHICH IS LIKE HALF THE PROJECT.
 05:54:22 THEY GOT THEIR BUILDING PERMITS IN UNDER REVIEW NOW, BUT
 05:54:26 THEY ARE A LITTLE BIT HELD UP WITH THE DEVELOPMENT ORDER,
 05:54:28 WHICH WAS APPROVED, HOWEVER BSU IS DOING A FOURTH REVIEW
 05:54:33 NOW.
 05:54:33 THEY ARE TRYING TO TIDY THAT UP AND GET THAT MOVING.
 05:54:36 >>Jim Wallace: THEY WERE ORIGINALLY TALKING ABOUT BREAKING
 05:54:39 GROUND IN EARLY JANUARY.
 05:54:42 >>Mary Gibbs: AND THEN THEY -- I DON'T KNOW IF THEY
 05:54:45 CALCULATED FOUR REVIEWS FROM BSU.
 05:54:48 EVERYBODY TALKS ABOUT BREAKING GROUND BUT THEN IT TAKES
 05:54:51 LONGER THAN EXPECTED.
 05:54:52 THEY ARE VERY ANXIOUS TO GET GOING.
 05:54:55 VERY EXCITED.
 05:54:56 COCONUT POINTE RESIDENCES, THIS IS THE OLD WINN DIXIE AT THE
 05:55:04 BROOKS TOWN CENTER THAT SOME OF YOU REMEMBER BECAUSE OF THE
 05:55:07 LAWSUITS GOING ON FOR ABOUT THREE YEARS.
 05:55:09 THE LAWSUITS GOT SETTLED FINALLY.
 05:55:13 AND THEN THE WINN DIXIE HAS NOW BEEN DEMOLISHED.
 05:55:16 IT IS A PILE OF RUBBLE OUT THERE.
 05:55:18 AND THEY ARE GETTING READY TO CONSTRUCT THE MULTIFAMILY
 05:55:21 BUILDING.
 05:55:22 >>Michael Sheeley: BUILDING PERMITS NOW?
 05:55:25 >>Mary Gibbs: THE PERMITS HAVE BEEN ISSUED, YES.
 05:55:27 IT'S ABOUT A TWO-YEAR PROCESS, THOUGH, I THINK.
 05:55:30 AND THEY ARE DOING -- RIGHT NOW, THEY ARE DOING THE
 05:55:32 INFRASTRUCTURE.
 05:55:33 THERE'S SO MUCH UNDERGROUND UTILITIES, IT'S KIND OF MESSY SO
 05:55:37 THEY ARE WORKING ON THAT.
 05:55:38 >> THE RUBBLE IS ALL GONE.
 05:55:40 >>Mary Gibbs: YEAH, YEAH, A LOT OF RUBBLE.
 05:55:44 GENOVA, SOMEBODY ASKED ME EARLIER, DEVELOPMENT ORDER WAS
 05:55:48 APPROVED IN NOVEMBER FOR THE FINAL PHASE.
 05:55:52 I HOPE THEY COME IN WITH BUILDING PERMITS SOON.
 05:55:56 ALL D.O., ALL APPROVED.
 05:55:58 VIA COCONUT IS -- REMEMBER THEY CAME IN BECAUSE THEY CHANGED
 05:56:04 THE PLAN TO ELIMINATE THE UNDER-BUILDING PARKING AND DO THE
 05:56:08 COURTYARDS INSTEAD.

05:56:09 THAT WAS APPROVED FOR THE ZONING.
 05:56:11 DEVELOPMENT ORDER AMENDMENT IS SUBMITTED JUST TO TIDY THAT
 05:56:15 UP AND THEY WANT TO BE BACK FOR THE APRIL MEETING.
 05:56:19 WE JUST GOT A RESUBMITTAL TODAY.
 05:56:21 THAT WILL BE TIGHT.
 05:56:22 YOU MAY SEE THEM IN APRIL.
 05:56:24 THEY ARE VERY ANXIOUS, SUPER ANXIOUS.
 05:56:28 YES, VERY ANXIOUS.
 05:56:29 THEY SUBMITTED THEIR REVISIONS ON FRIDAY AND E-MAILED ME
 05:56:35 TODAY, "CAN WE BE ON THE AGENDA?"
 05:56:37 THEY ARE VERY ANXIOUS TO GET MOVING.
 05:56:39 >>Jim Wallace: WHAT WAS THE HOLDUP, STORMWATER MANAGEMENT?
 05:56:42 >>Mary Gibbs: WELL, THERE WAS JUST A LOT OF LITTLE THINGS.
 05:56:44 SO MANY LITTLE THINGS WITH THAT PLAN THAT THERE WAS A LOT
 05:56:47 THAT HAD TO BE REVISED.
 05:56:50 CELL TOWERS, IF ANYBODY IS INTERESTED, I GET A CALL EVERY
 05:56:54 DAY, WHAT HAPPENED TO THE CELL TOWER AT BELLA TERRA THAT GOT
 05:56:58 APPROVED?
 05:56:58 AND THERE IS A PICTURE OF THE ONE AT THE ELK'S CLUB.
 05:57:04 >>Kristin Jeannin: BUT YOU COULDN'T REALLY HEAR THEM WHEN
 05:57:06 THEY CALLED.
 05:57:07 >>Mary Gibbs: CAN'T HEAR YOU, SO I CAN'T TELL YOU WHAT
 05:57:10 HAPPENED.
 05:57:10 WE APPROVED THE CELL TOWER.
 05:57:12 THOUGHT EVERYBODY WOULD BE HAPPY.
 05:57:13 WHAT TURNED OUT, WATER MANAGEMENT DISTRICT WENT OUT TO LOOK
 05:57:17 AT THE SITE AND SAID THERE WAS A WETLAND NICKING THE CORNER
 05:57:20 OF IT, EVEN THOUGH THE SITE HAD BEEN KIND OF SCRAPED OVER.
 05:57:25 THEY SAID WE IDENTIFIED A WETLAND.
 05:57:26 THE TOWER PEOPLE CALLED AND SAID WE HAVE TO MAKE ADJUSTMENTS
 05:57:30 BECAUSE NOW THEY IDENTIFIED A WETLAND.
 05:57:32 HOPEFULLY THE ADJUSTMENTS I THINK ARE GOING TO BE A SLIGHT
 05:57:35 SHIFT.
 05:57:35 SO WE TOLD THEM WE WOULD WORK WITH THEM, BUT WE HAVEN'T
 05:57:39 HEARD SINCE THEN.
 05:57:40 THAT KIND OF PUT A MONKEY WRENCH INTO IT AND ALL THE
 05:57:43 NEIGHBORS ARE CALLING.
 05:57:45 I DON'T KNOW.
 05:57:47 PICKLEBALL, I PUT THIS IN BECAUSE WE ALWAYS HAVE TO HAVE A
 05:57:52 PICKLEBALL PICTURE.
 05:57:53 WILDCAT RUN, THE BROOKS AND THE VINES ARE THE RECENT ONES.
 05:57:58 NORTH POINT, JUST BECAUSE EVERYBODY KEEPS ASKING ME WHAT'S
 05:58:01 GOING ON WITH THAT PROJECT.
 05:58:04 WE DON'T KNOW.
 05:58:04 HCA OWNS IT.
 05:58:06 THEY HAVE BEEN TALKING WITH US ABOUT THREE YEARS ABOUT DOING
 05:58:08 SOME KIND OF MIXED USE PROJECT, BUT NO APPLICATION HAS COME
 05:58:11 IN.
 05:58:11 WE'D LIKE TO SEE A HOSPITAL ON PART OF IT, BUT WE DON'T KNOW
 05:58:15 THAT THAT'S GOING TO HAPPEN BECAUSE THEY ARE FOCUSING THEIR
 05:58:18 EFFORTS.
 05:58:22 THEY OWN IT ALL.
 05:58:23 YES.

05:58:23 >>Barry Jones: THEY REZONE IT, ARE WE GOING TO REQUIRE A
 05:58:28 COMPLETE REZONE OR REZONE IT IN PARCELS?
 05:58:34 >>Mary Gibbs: THAT IS AN ISSUE THAT'S BEEN DISCUSSED.
 05:58:37 BETTER TO REZONE IT ALL IN ONE BECAUSE IT IS A DRI.
 05:58:40 THE DRI COMPLICATES IT AND MAKES IT CONFUSING.
 05:58:42 SO WE HAVE TOLD THEM BEFORE, YOU NEED TO DO THE WHOLE THING
 05:58:45 AT ONCE BECAUSE IT'S JUST GOING TO BE TOO MESSY IF YOU TRY
 05:58:48 TO SPLIT IT.
 05:58:50 THEN THEY CALLED BACK AND SAID WE WANT TO SPLIT IT.
 05:58:53 WE SAID THAT WOULD BE MESSY AND TIME-CONSUMING.
 05:58:55 THEN THEY SAID MAYBE WE DON'T WANT TO SPLIT IT AND WE SAID
 05:58:59 GOOD.
 05:58:59 THIS HAS BEEN ONGOING FOR A COUPLE OF YEARS.
 05:59:01 THEY DON'T SEEM TO BE IN A BIG HURRY.
 05:59:03 WE JUST DON'T KNOW.
 05:59:05 >>Jim Wallace: THREE PRODUCTS.
 05:59:07 THEY HAVE THE HOSPITAL, RETAIL AND CONDOS.
 05:59:11 I UNDERSTAND THAT IS THE GENERAL INTENTION, ISN'T IT?
 05:59:13 >>Mary Gibbs: WE HEARD APARTMENTS AND HOSPITAL AND MEDICAL
 05:59:18 COMPONENTS.
 05:59:18 >>Barry Jones: INTENTION IS PROFIT, PROFIT, AND PROFIT.
 05:59:23 >>Jim Wallace: WHEN YOU PAY 52.5 MILLION --
 05:59:27 >>Mary Gibbs: ANYWAY, JUST HAD THIS HERE TO SHOW YOU THAT WE
 05:59:32 DON'T KNOW ANYTHING YET.
 05:59:33 >>Barry Jones: IF THEY TRY AND SPLIT IT, LOOK REAL HARD AT
 05:59:37 INTERCONNECTIVITY.
 05:59:37 >>Mary Gibbs: IT WOULD BE VERY MESSY.
 05:59:40 THE PROBLEM IS I DON'T THINK YOU CAN GET THE DENSITY IF YOU
 05:59:42 SPLIT IT, YOU CAN'T GET THE DENSITY THAT YOU WANT.
 05:59:46 SIGNAGE, I JUST WANTED TO SHOW YOU BECAUSE WE TALK ABOUT
 05:59:51 ARCHITECTURE.
 05:59:51 WE TALK ABOUT LANDSCAPING, THAT'S ALL VERY IMPORTANT.
 05:59:56 SIGNAGE IS IMPORTANT AND SOMETIMES WE DON'T THINK ABOUT IT.
 05:59:59 BUT THESE ARE SOME EXAMPLES OF SIGNS IN THE VILLAGE.
 06:00:04 INTERESTINGLY, OUR CODE ALLOWS, EVEN THOUGH YOU HAVE TO DO A
 06:00:09 MONUMENT SIGN, WE HAVE A LOT OF DIVERSITY AND A LOT OF
 06:00:12 CREATIVITY WITH THESE SIGNS.
 06:00:14 IF YOU LOOK AT RIVERCREEK AND CALL IT A MONUMENT SIGN, I
 06:00:18 MIGHT CALL IT A MONUMENTAL SIGN BECAUSE IT IS HUMONGOUS.
 06:00:22 THEY ARE ALL REALLY ATTRACTIVE IN DIFFERENT WAYS.
 06:00:25 >>Jim Wallace: THE ONE IN THE BOTTOM LEFT, VILLAGE CENTER
 06:00:29 ESTERO, WHERE IS THAT?
 06:00:30 >>Mary Gibbs: IT'S NOT EXISTING YET.
 06:00:35 >> REALLY GOOD RENDERING.
 06:00:37 >> A.I. SIGN.
 06:00:44 >> I'M NOT DIGGING THE YELLOW.
 06:00:46 >>Mary Gibbs: THE SPORTS PARK AREA.
 06:00:49 THAT'S WHERE THAT IS SUPPOSED TO BE.
 06:00:51 IT DOES LOOK NICE.
 06:00:52 LET ME SHOW YOU SOME OTHER NICE SIGNS.
 06:00:56 >>Jim Wallace: HOW COME THE VILLAGE CENTER KEEPS MOVING?
 06:01:02 >>Mary Gibbs: THESE ARE OTHER SIGNS NOT IN THE VILLAGE.
 06:01:05 MY FAVORITE IS THE TOOTH BECAUSE WHEN I WORKED AT THE

06:01:07 COUNTY, THE DENTIST OFFICE CAME IN AND SAID CAN WE DO A SIGN
 06:01:11 THAT LOOKS LIKE A TOOTH?
 06:01:13 I SAID I GUESS SO.
 06:01:14 THEY DID.
 06:01:15 I THINK THE DENTIST OFFICE CLOSED BUT THEY LEFT THE TOOTH
 06:01:19 BEHIND.
 06:01:19 >>Kristin Jeannin: YOU APPROVED THIS TOO?
 06:01:21 >>Mary Gibbs: YES.
 06:01:22 EVERY TIME I DRIVE BY I THINK ABOUT IT.
 06:01:30 [OVERLAPPING CONVERSATIONS]
 06:01:37 >> I DON'T SEE ANY CAVITIES.
 06:01:43 >> PRETTY AWFUL.
 06:01:49 >>Mary Gibbs: MOVING ALONG.
 06:01:50 I JUST WANT TO SHOW YOU A COUPLE OF THINGS THAT YOU MAY NOT
 06:01:52 HAVE SEEN BECAUSE SOMETIMES THE STAFF GETS THINGS AND THEN
 06:01:55 IT MORPHS AGAIN BEFORE IT GETS TO YOU AND THEN YOU MAKE IT
 06:01:59 MORPH MORE BEFORE IT GETS TO COUNCIL.
 06:02:00 SOME OF THESE CAME IN AND WE WERE LIKE, NO.
 06:02:05 HERE, THIS IS THE DAY CARE -- REMEMBER THE DAY CARE IN FRONT
 06:02:09 OF BRECKENRIDGE THAT YOU ALL JUST APPROVED, THE LEARNING
 06:02:12 CENTER.
 06:02:13 THIS WAS THE PROTOTYPE AT THE BOTTOM THAT THEY CAME IN AND
 06:02:21 THEY SAID WE DON'T THINK THIS WILL FLY, AND WE SAID NO.
 06:02:24 LOOK HOW THEY RETAINED KIND OF THE CUTE LETTERING.
 06:02:31 IT TURNED OUT TO BE VERY NICE.
 06:02:34 BUT THE FIRST ONE WAS SCREAM WORTHY.
 06:02:38 >> NO WHAT IT IS MISSING -- [INAUDIBLE]
 06:02:41 >>Mary Gibbs: I'M NEVER COMING BACK HERE AGAIN.
 06:02:45 >>Jim Wallace: THE SIGNAGE IS STILL FUN.
 06:02:48 >>Mary Gibbs: THIS IS THE RUMOR ABOUT PERKIN'S TURNING INTO
 06:02:53 CHICK-FIL-A.
 06:02:54 WE DON'T KNOW BECAUSE WE DON'T HAVE AN APPLICATION.
 06:02:58 >>Kristin Jeannin: THIS LOOKS LIKE MORE THAN A RUMOR.
 06:03:02 >> BUILDING PERMIT?
 06:03:03 >>Mary Gibbs: THERE'S NO APPLICATION.
 06:03:04 THERE'S NO APPLICATION.
 06:03:05 BUT WE DID SEE THIS PROTOTYPE THAT SOMEBODY SENT US AND
 06:03:09 SAID, IS THIS OKAY?
 06:03:10 AND WE SAID NO.
 06:03:12 WE SAID WORK ON SOMETHING THAT LOOKS MORE LIKE THE SHOPPING
 06:03:16 CENTER AND THEY CAME BACK AND SAID, IS THIS OKAY?
 06:03:19 AND WE SAID BETTER.
 06:03:20 WE STILL DON'T KNOW IF IT'S ACTUALLY GOING TO BE SUBMITTED.
 06:03:24 THIS ONE -- YOU ALL DID SUCH A GOOD JOB WITH THIS.
 06:03:32 REMEMBER, THEY CAME IN.
 06:03:34 IT WAS UGLY.
 06:03:35 IT WAS DARK.
 06:03:36 KIND OF SQUARE WINDOWS AND IT WAS ALL DISPARATE BECAUSE THEY
 06:03:41 HAD THE HOSPITAL AND SELF-STORAGE, MAKE IT LOOK LIKE ONE
 06:03:44 PROJECT, NOT THREE DIFFERENT PROJECTS.
 06:03:46 THEY LIGHTENED IT UP AND IT LOOKS QUITE NICE.
 06:03:53 >>Barry Jones: MAKE A MINI-WAREHOUSE LOOK LIKE THAT, WHAT
 06:03:55 CAN WE MAKE A MAINTENANCE BUILDING LOOK LIKE.

06:03:58 >>Mary Gibbs: WE'LL TALK LATER.
 06:04:00 HERE IS THE LOOK OF THE HOTEL BEFORE AND AFTER.
 06:04:03 AND THEN THEY HAD THE PUBLIC SPACE, KIND OF GAZEBO AREA.
 06:04:08 JUST A COUPLE OF PROJECTS THAT WENT AWAY.
 06:04:13 ONE IS MY FAVORITE HERE.
 06:04:15 THIS WAS THE DUNK CITY CAR WASH THAT NOBODY EVER SAW EXCEPT
 06:04:20 THE STAFF.
 06:04:20 I THOUGHT IT LOOKED LIKE THE JETSONS OR SOMETHING.
 06:04:28 THEY NEVER CAME BACK AFTER WE MET WITH THEM.
 06:04:34 THIS WAS IN FRONT OF TIDEWATER, A CAR WASH.
 06:04:40 TIDEWATER PEOPLE WEREN'T EXCITED.
 06:04:42 NOBODY WAS EXCITED ABOUT IT AND WE TALKED THEM OUT OF IT,
 06:04:45 BUT THEY WENT UP THE ROAD TO JUST OUTSIDE OF ESTERO AND
 06:04:50 THAT'S WHAT IT LOOKED LIKE.
 06:04:52 THAT'S WHAT YOU SEE WHEN YOU DRIVE UP 41.
 06:04:57 JUST TO SUMMARIZE THEN, WHEN YOU PUT IT IN PERSPECTIVE, IT'S
 06:05:03 A LOT OF PROJECTS THAT YOU ALL LOOKED AT.
 06:05:05 SO WHEN YOU THINK ABOUT IT, YOU'RE TALKING 2500 RESIDENTIAL
 06:05:09 UNITS, 4 HOTELS, 23-STORY HIGH-RISE LUXURY BUILDING, AND
 06:05:14 OVER 300,000 SQUARE FEET OF COMMERCIAL USE.
 06:05:17 IT'S QUITE A BIT.
 06:05:19 >> IS THAT JUST THIS LAST YEAR?
 06:05:21 >>Mary Gibbs: WELL, NO, SOME OF THOSE -- YEAH, LIKE THE
 06:05:24 STOCK PROJECT.
 06:05:26 THEY ARE THE ONES THAT FINISHED UP THIS LAST YEAR BUT THEY
 06:05:28 HAVE BEEN ONGOING FOR YEARS.
 06:05:33 THE WOODFIELD HAD A LOT, BUT THERE WERE A LOT BESIDES
 06:05:40 WOODFIELD.
 06:05:41 WHAT WE'RE TRYING TO TELL YOU IS LOOK AT WHAT A GOOD JOB YOU
 06:05:44 HAVE DONE.
 06:05:45 YOU HAVE MADE A BIG DIFFERENCE.
 06:05:47 >>Anthony Gargano: WHAT KIND OF REACTION DID YOU GET FROM
 06:05:49 COUNCIL?
 06:05:50 >>Mary Gibbs: THEY DIDN'T LAUGH AS MUCH AS YOU.
 06:05:53 THEY VERY MUCH APPRECIATE IT BECAUSE THEY DON'T SEE AS MANY
 06:06:00 OF THEM AS YOU DO.
 06:06:01 IT WAS A GOOD KIND OF REFRESHER FOR THEM, AND THEY WERE VERY
 06:06:05 APPRECIATIVE OF PLANNING AND ZONING.
 06:06:07 THEY SAID, WOW, THOSE GUYS HAVE DONE A GREAT JOB AND THEY
 06:06:10 ARE VERY BUSY.
 06:06:11 BEFORE THAT, WE DID AN ANNUAL SUMMARY OF ALL THE NUMBER HAD
 06:06:14 OF PROJECTS YOU HAD REVIEWED AND THE NUMBER OF MEETINGS THAT
 06:06:17 YOU HAD.
 06:06:18 SO THEY WERE QUITE IMPRESSED.
 06:06:21 THEY WERE LIKE PLEASE TELL PLANNING AND ZONING THAT WE
 06:06:23 REALLY APPRECIATE THEIR WORK.
 06:06:26 >> WE'RE GETTING A RAISE, WE'RE GETTING A RAISE.
 06:06:28 >>Mary Gibbs: I THINK I MENTIONED THAT AT THE MEETING.
 06:06:31 THEY'LL BE HAPPY TO KNOW THEY GET TWO TIMES ZERO NOW.
 06:06:36 >>Kristin Jeannin: THANK YOU FOR ALL THE WORK YOU AND STAFF
 06:06:38 DO.
 06:06:38 >>Mary Gibbs: THIS IS KIND OF FUN FOR US BECAUSE IT REALLY
 06:06:43 HELPS US PUT IT IN PERSPECTIVE.

06:06:44 YOU THINK ABOUT IT DAY TO DAY, YOU DON'T REALLY GO BACK AND
 06:06:48 TAKE A LOOK AT IT.
 06:06:51 WHEN YOU SEE SOME OF THE THINGS THAT COULD HAVE BEEN, IT
 06:06:54 MAKES YOU FEEL REALLY GOOD ABOUT WHAT YOU'RE DOING.
 06:06:57 >>Kristin Jeannin: QUESTION.
 06:06:59 WHAT HAPPENED TO THE CORNER OF CORKSCREW AND 41 THAT USED TO
 06:07:05 BE WHERE HAPPEHATCHEE IS AND THERE WAS A BATHROOM THAT WAS
 06:07:08 GOING IN AND SOME PEDESTRIAN PATHWAYS.
 06:07:11 WHAT'S GOING ON THERE?
 06:07:12 >>Mary Gibbs: THAT'S STILL HAPPENING.
 06:07:14 THEY HAVE THE RESTROOM PLANS I THINK WERE APPROVED AND THE
 06:07:18 WALKWAY.
 06:07:19 WE WERE HELD UP A LITTLE BIT BECAUSE THERE IS AN EAGLE PAIR
 06:07:25 THAT CAME BACK DURING NESTING SEASON AND THEY HAD I THINK
 06:07:28 ONE OR TWO LITTLE FLEDGLINGS THIS YEAR.
 06:07:32 OF COURSE, WE COULDN'T DO ANYTHING DURING NESTING SEASON.
 06:07:36 HELD UP BY OUR RULES.
 06:07:37 >>Kristin Jeannin: IT WAS GOING TO BE A BATHROOM AND WALKING
 06:07:41 PATHS AT THE CORNER OF 41 AND CORKSCREW.
 06:07:45 >>Jim Wallace: THE CONSERVATION AREA.
 06:07:47 >>Kristin Jeannin: AND THERE WAS GOING TO BE SOME NICE
 06:07:49 FENCING PUT ON THE CORNER AND PROBABLY SIGNAGE.
 06:07:52 >>Mary Gibbs: IT'S STILL BEING WORKED ON.
 06:07:54 >>Kristin Jeannin: I'M EXCITED TO SEE IT AND WALK ON IT.
 06:07:58 >>Mary Gibbs: TALKING ABOUT DOING SOME LITTLE OBSERVATION
 06:08:00 TOWER TO SEE THE EAGLE IF IT COMES BACK AGAIN, WHICH IT'S
 06:08:06 COME BACK TWO YEARS, SO THAT WOULD BE FUN, TOO.
 06:08:09 ANYWAY, THAT'S IT.
 06:08:13 >>Barry Jones: WE HAD THE DAY CARE CENTER, THE SCHOOL CAME
 06:08:17 IN THE OTHER DAY AND WE KNOW HOW DAY CARE CENTERS ARE
 06:08:19 CHANGING TO WHERE THEY GO IN AND DROP OFF NOW.
 06:08:23 WE LOOKED AT THE CODE AND THE CODE WAS SHORT ON PARKING AND
 06:08:27 WE ACTUALLY RUN THE NUMBERS, 60 KIDS DOING IN A TWO-HOUR
 06:08:31 WINDOW AND AVERAGE TURNOVER IS EIGHT MINUTES, IT SEEMS LIKE
 06:08:35 OUR CODE IS WOEFULLY INSUFFICIENT FOR CERTAIN OPERATIONAL
 06:08:40 PROTOCOLS.
 06:08:40 IS THERE A WAY THAT IF THEY DON'T HAVE A DRIVE-THROUGH
 06:08:43 DROP-OFF SCENARIO OR MEET THE PERSON OUTSIDE THAT WE CAN
 06:08:48 IMPLEMENT A DIFFERENT PARKING REQUIREMENT, OR WILL THAT
 06:08:52 REQUIRE A CODE CHANGE IN ORDER TO DO SOMETHING LIKE THAT?
 06:08:55 >>Mary Gibbs: I THINK WE CAN ENCOURAGE IT.
 06:08:57 SOME PEOPLE HAVE TOLD ME OUR CODE IS TOO STRICT.
 06:09:01 WE HAVE THE REQUIREMENT, BUT WE ALSO HAVE THE EMPLOYEE
 06:09:05 REQUIREMENT.
 06:09:06 IT'S IN TWO DIFFERENT SECTIONS OF THE CODE.
 06:09:08 YOU HAVE TO LOOK AT BOTH SECTIONS TO FIGURE OUT YOUR TOTAL
 06:09:10 PARKING.
 06:09:11 SEVERAL OF THE DAY CARES THAT I'VE TALKED TO HAVE SAID YOUR
 06:09:15 CAR IS MUCH MORE RESTRICTIVE THAN THE USUAL ONES THEY DEAL
 06:09:20 WITH.
 06:09:20 >>Barry Jones: I THINK IT IS OPERATIONAL PROTOCOL.
 06:09:22 WOULD IT BE WORTH SOMEBODY MAYBE VISITING THE DIFFERENT
 06:09:26 CENTERS AND -- IF THEY HAVE PARKING ISSUES OR DO YOU GET

06:09:31 FEEDBACK FROM NEIGHBORS?
 06:09:32 >>Mary Gibbs: NOT THAT MUCH.
 06:09:33 I THINK IT'S WORTH LOOKING INTO.
 06:09:35 >>Barry Jones: WHEN WE RAN THOSE NUMBERS JIM WAS TALKING
 06:09:38 ABOUT STRAIGHT FACE TEST, IT DIDN'T SEEM TO ADD UP ON THAT
 06:09:41 CENTER.
 06:09:43 DIDN'T SEEM ANYWHERE WE COULD GO.
 06:09:45 I DIDN'T LIKE FACILITATING A PROBLEM JUST BECAUSE WE
 06:09:48 COULDN'T CHECK A BOX.
 06:09:50 >>Jim Wallace: AND IT'S VESTED.
 06:09:52 >>Barry Jones: I GET IT.
 06:09:54 IT'S DONE.
 06:09:54 I UNDERSTAND THAT.
 06:09:55 >>Jim Wallace: APPLICANTS ALWAYS SEEM TO MUMBLE WITH THE
 06:09:59 ANSWER.
 06:10:00 AND OUR OTHER LOCATION -- [MUMBLE]
 06:10:04 >>Barry Jones: THE RULES ARE WRITTEN.
 06:10:06 WE HAVE TO STAY WITHIN THE LINES.
 06:10:08 >>Jim Wallace: I AGREE WITH YOU.
 06:10:11 >>Mary Gibbs: WE CAN LOOK AT SOME OTHER CODES, TOO, JUST TO
 06:10:15 SEE HOW THEY COMPARE TO OURS.
 06:10:17 >>Barry Jones: MIGHT BE A DIFFERENT STANDARD, OPERATE THIS
 06:10:19 WAY AND OPERATE THAT WAY.
 06:10:21 >>Mary Gibbs: ONLY THING IS AT THIS POINT WE CAN'T MAKE ANY
 06:10:25 CHANGES TO OUR CODE THAT ARE MORE RESTRICTIVE BECAUSE --
 06:10:31 >>Barry Jones: THAT EXPIRES WHEN?
 06:10:32 >>Mary Gibbs: THEY EXTENDED IT.
 06:10:34 EITHER THE END OF 2026 OR THE END OF 2027.
 06:10:39 AT LEAST THROUGH OCTOBER 2026, UNLESS WE HAVE ANOTHER
 06:10:43 HURRICANE.
 06:10:43 WE'LL LOOK AT THAT.
 06:10:46 >>Jim Wallace: MARY, YOU COULD BE SURE THAT IF OUR
 06:10:49 REQUIREMENTS, OUR CIVIL REQUIREMENTS WERE STRICTER FOR SOME
 06:10:53 REASON, THAT THE SITE PLANNERS AND THE SCHOOL ITSELF WOULD
 06:10:58 FIND WAYS TO MAKE IT WORK FOR THEM.
 06:11:03 AND THAT'S JUST PART OF THE VALUE OF THE LAND.
 06:11:06 MAYBE INSTEAD OF 400 KIDS -- THEY MAKE IT WORK.
 06:11:17 >>Kristin Jeannin: THE MATH IS CLEARLY WORKING OUT SOMEHOW
 06:11:19 FOR THEM.
 06:11:21 >>Barry Jones: OR THE NEIGHBORS ARE DEALING WITH THE
 06:11:23 OVERFLOW.
 06:11:25 >>Kristin Jeannin: MY KIDS HAVE GONE THROUGH THESE, AND IT'S
 06:11:28 NOT THAT NEW.
 06:11:32 IT VERY MUCH WORKS LIKE THEY EXPLAINED AND I NEVER SAW
 06:11:37 ISSUES.
 06:11:37 >>Mary Gibbs: I'VE BEEN BY PRIMROSE SEVERAL TIMES AND THEY
 06:11:40 DON'T HAVE A PARKING ISSUE.
 06:11:42 BUT I'M INTERESTED TO SEE IN THE OLD GOODWILL FOR CELEBREE
 06:11:45 BECAUSE THAT PARKING WAS VERY TIGHT AND THEY BASICALLY JUST
 06:11:48 MADE THE REQUIRED PARKING.
 06:11:49 THAT'S GOING TO BE INTERESTING TO SEE IF THAT BECOMES AN
 06:11:53 ISSUE OR NOT.
 06:11:58 >>Anthony Gargano: ALL RIGHT.

06:11:58 MARY, THANKS.
 06:12:00 THAT WAS GREAT.
 06:12:02 THANK YOU FOR EVERYTHING YOU DO.
 06:12:07 >>James Tatoes: I'VE GOT A QUESTION.
 06:12:09 HAS ANYBODY MADE ANY SERIOUS PROJECTION OF POPULATION GROWTH
 06:12:13 WITHIN THE CITY?
 06:12:16 >>Mary Gibbs: WE'VE DONE -- WHEN WE DID OUR COMP PLAN WE DID
 06:12:21 SOME POPULATION PROJECTIONS.
 06:12:22 WE ONLY HAVE 10% VACANT LAND.
 06:12:25 SO IT'S NOT GOING TO BE LIKE THE COUNTY WHERE HUGE --
 06:12:28 >>James Tatoes: JUST ABJECTLY THINKING THAT OUR PERMANENT
 06:12:34 POPULATION IS GROWING MORE IN THE PERCENTAGE GROWTH HERE,
 06:12:40 THE PEOPLE THAT STAY HERE LONGER AND THE PEOPLE TRANSITIONAL
 06:12:45 ARE REDUCING IN PERCENTAGE.
 06:12:47 >>Mary Gibbs: AND THAT MEANS MORE TRAFFIC.
 06:12:51 MORE TRAFFIC DURING THE YEAR?
 06:12:55 IT WOULD BE INTERESTING TO LOOK AT.
 06:12:58 MARK THAT DOWN FOR IN MY SPARE TIME.
 06:13:05 >>James Tatoes: I THINK WITH ALL THE ANNEXATIONS THAT ARE
 06:13:08 AVAILABLE IN THE FUTURE, THAT ESTERO WILL SOMEDAY BE A VERY
 06:13:12 BIG CITY.
 06:13:19 >>Jim Wallace: IF YOU LOOK AT U.S. 41 AND IMMOKALEE, IT'S
 06:13:23 HALFWAY TO IMMOKALEE.
 06:13:25 >>Barry Jones: IF YOU ARE A PROPERTY OWNER, WHY WOULD YOU
 06:13:28 WANT TO JOIN THE VILLAGE?
 06:13:31 >> GOD POINT.
 06:13:34 >>Mary Gibbs: BECAUSE YOUR TAXES ARE A FEW DOLLARS LOWER.
 06:13:38 >>Anthony Gargano: ALL RIGHT.
 06:13:39 I HAVE A QUESTION.
 06:13:41 WOULD ANYBODY LIKE TO MAKE A MOTION TO ADJOURN?
 06:13:44 >>Michael Sheeley: ALL OF US.
 06:13:46 >> I WILL MAKE THE MOTION.
 06:13:47 >>Anthony Gargano: ALL IN FAVOR?
 06:13:48 AYE.
 06:13:48 WE'RE ADJOURNED.

DISCLAIMER:

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

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

DRAFT MINUTES

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
February 11, 2025 4:30 p.m.**

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

Present: Board Members James Tatooles, Jim Wallace, Al Paivandy, Barry Jones (arrived 4:43 pm), Kristen Jeannin, Dan Williams, Vice Chairman Michael Sheeley, and Chairman Anthony Gargano.

Also present: Community Development Director Mary Gibbs, Land Use Attorney Nancy Stroud, Assistant Community Development Director Christopher Baker, 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 January 14, 2025 meeting minutes.

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

- 6. PUBLIC INFORMATION MEETING**

- (a) High 5 Building Elevation Review - (DOS2024-E007) (District 4)**
The Village owned property is located at 9000 Williams Road on the north side of Williams Road and east of Via Coconut and the railroad right of way.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Michael Comparato, Vieste

Public Comment

None.

Board Questions or Comments

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

- (b) Shadow Wood C.C. Lifestyle Center (Pending submittal) (District 6)
22801 Oakwilde Boulevard, located in the development next to the Shadow Wood clubhouse.

Staff Presentation/Comments

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

Presentation/Information by

Adrian Karapici, AM Design Group
Blair A. Foley, PE, Blair A. Foley, PE LLC

Public Comment

None.

Board Questions or Comments

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

7. PUBLIC HEARINGS (Quasi-Judicial)

Chairman Gargano 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) Estero 4.2 – Development Order (District 2)
19950 S. Tamiami Trail, located across US 41 from Wal-Mart and north of the Cayo de Estero Shoppes.

The Development Order is for 2 commercial buildings and supporting infrastructure on 4 acres. The development will include a ±4,000 S.F. dental office and a ±18,000 S.F. day care.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

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

Presentation/Information by

John Wojdak, PE, RESPEC
Noel Hernandez, GMA Architects

Public Comment

None.

Board Questions or Comments

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

Motion: Motion to approve Development Order with the staff conditions and additional stipulation on the easement.

Motion by: Vice Chairman Sheeley

Seconded by: Board Member Wallace

Action: Approved Development Order with the staff conditions and additional stipulation on the easement.

Vote:

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

Nay:

Abstentions:

Meeting recessed at 6:13 pm and Convened at 6:22 PM

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

Seeking to add a 3,567 square foot addition to the north side of the existing 186,404 square foot building to accommodate storage for on-line pickup orders. Project includes reconfiguration of parking area adjacent to addition, restriping in front of building, traffic control and wayfinding signage, and landscape modifications.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director
Christopher Baker, Assistant Community Development Director

Presentation/Information by

Nim Robinson, Bowman Consulting
Nicole Reed, Senior Director- Walmart Marketing Manager

Board Questions or Comments

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

Public Comment

eComments

Michael Zakrzewski, Osprey Cove
Lee Pavel, Osprey Cove
Ken Huffman, Estero
Ellen Jonas, Osprey Cove

In-Person

Mary Ethier, Osprey Cove

Motion: Motion to approve the Walmart expansion and consideration by Walmart to reroute their trucks off US 41.

Motion by: Board Member Williams

Seconded by: Board Member Sheeley

Action: Approved the Walmart expansion and consideration by Walmart to reroute their trucks off US 41.

Vote:

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

Nay:

Abstentions:

- (c) Home2 Suites – Zoning and DRI Amendment (DCI2024-E005) (District 6)
The 2.37-acre hotel site is south of the movie theater in the Coconut Point Mall on the northwest corner of Via Coconut and Via Monte Carlo Way. The property is currently used as a parking lot.

Zoning and DRI Amendment to allow the construction of a 4-story, 111-room hotel.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

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

Presentation/Information by

Neale Montgomery, Pavese Law Firm
Lee Shuman, Peachtree Group
Jeremy M. Pettit, P.E., Ingenium Enterprises, Inc – Civil Engineering & Planning
Christopher Allred AIA, The RBA Group

Board Questions or Comments

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

Public Comment

In Person

Mary Argeris, Estero
Joan Kramer, Estero
Leigh A Piscitelli, Estero

Motion: Motion to approve recommendation to Council to approve zoning and DRI amendment based on the staff report.

Motion by: Vice Chairman Sheeley

Seconded by: Board Member Jones

Action: Approved recommendation to Council to approve zoning and DRI amendment based on the staff report.

Vote:

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

Nay: Chairman Gargano.

Abstentions:

7. BOARD COMMUNICATIONS

(a) Next meeting – March 11, 2025

8. ADJOURNMENT: 8:23 pm.

Tammy Duran
Deputy Village Clerk



GRACE HEBERT CURTIS ARCHITECTS
SOUTH COUNTY REGIONAL LIBRARY | 02.28.2025





GRACE HEBERT CURTIS ARCHITECTS
SOUTH COUNTY REGIONAL LIBRARY | 02.28.2025
CURRENT EXISTING CONDITIONS





GRACE HEBERT CURTIS ARCHITECTS
SOUTH COUNTY REGIONAL LIBRARY | 02.28.2025
AERIAL VIEW OF CURRENT EXISTING CONDITIONS





GRACE HEBERT CURTIS ARCHITECTS
SOUTH COUNTY REGIONAL LIBRARY | 02.28.2025
PROPOSED NEW ENTRY - CHANGE



PEDESTRIAN PLAZA



GRACE HEBERT CURTIS ARCHITECTS
SOUTH COUNTY REGIONAL LIBRARY | 02.28.2025
VIEW OF ARRIVAL AT PEDESTRIAN PLAZA



LIBRARY ENTRY



GRACE HEBERT CURTIS ARCHITECTS
SOUTH COUNTY REGIONAL LIBRARY | 02.28.2025
ARRIVAL AT ENTRY - NORTHWEST VIEW



BIKE PARKING & RACK



GRACE HEBERT CURTIS ARCHITECTS
SOUTH COUNTY REGIONAL LIBRARY | 02.28.2025
ARRIVAL AT ENTRY - NORTHEAST VIEW



DRIVEWAY



GRACE HEBERT CURTIS ARCHITECTS
SOUTH COUNTY REGIONAL LIBRARY | 02.28.2025
DRIVEWAY SITE ARRIVAL - NORTHEAST VIEW



PEDESTRIAN PLAZA



GRACE HEBERT CURTIS ARCHITECTS
SOUTH COUNTY REGIONAL LIBRARY | 02.28.2025
ARRIVAL AT PEDESTRIAN PLAZA - NIGHT VIEW



LIBRARY ENTRY



GRACE HEBERT CURTIS ARCHITECTS
SOUTH COUNTY REGIONAL LIBRARY | 02.28.2025
ARRIVAL AT ENTRY - NORTHWEST NIGHT VIEW



BIKE PARKING & RACK



GRACE HEBERT CURTIS ARCHITECTS
SOUTH COUNTY REGIONAL LIBRARY | 02.28.2025
ARRIVAL AT ENTRY - NORTHEAST NIGHT VIEW



DRIVEWAY



GRACE HEBERT CURTIS ARCHITECTS
SOUTH COUNTY REGIONAL LIBRARY | 02.28.2025
DRIVEWAY SITE ARRIVAL – NORTHEAST NIGHT VIEW



MATERIAL LIST



PROPOSED MATERIALS FOR NEW ENTRY:

ALUMINUM PRE-FINISHED PANELS

- CLEAR ALUMINUM
- BLUE TO MATCH EXISTING BUILDING PODS & TRIMS

NICHIHA PRE-FINISHED CEMENTITIOUS WALL PANELS

- ILLUMINATION LINE - OVERALL COLORS TO COMPLIMENT EXISTING BUILDING PALETTE

CANOPY INTEGRATED LIGHTING

- WALL LIGHTS TO MATCH BLUE COLOR SCHEME

PEDESTRIAN PLAZA & AMENITIES

- PRE-CAST PAVERS TO COMPLIMENT NEW ENTRY
- OUTDOOR PUBLIC BENCHES AND SITE FURNITURE
- UPDATED LANDSCAPE AND GREEN AREAS

Piccolo Buco

Proposed Colors



EXTERIOR PERSPECTIVES

DD1-A6

PICCOLO BUCO - ESTERO, FL | DD2 | FEBRUARY 21, 2025



EXTERIOR PERSPECTIVES

DD1-A7

PICCOLO BUCO - ESTERO, FL | DD2 | FEBRUARY 21, 2025



EXTERIOR PERSPECTIVES

DD1-A8

PICCOLO BUCO - ESTERO, FL | DD2 | FEBRUARY 21, 2025



EXTERIOR PERSPECTIVES

DD1-A9

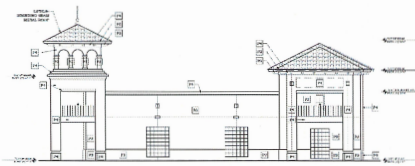
PICCOLO BUCO - ESTERO, FL | DD2 | FEBRUARY 21, 2025

Building III

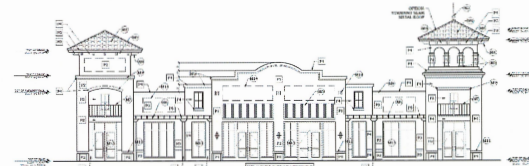
Approved Colors

Marketplace at Coconut Point Architecture

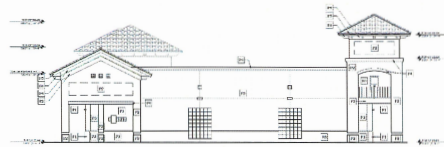
Retail III



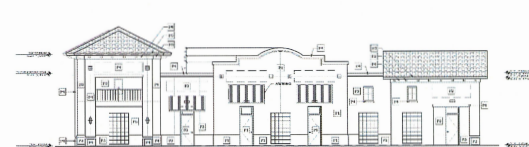
BUILDING III
NORTH ELEVATION
1/8" = 1'-0"



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



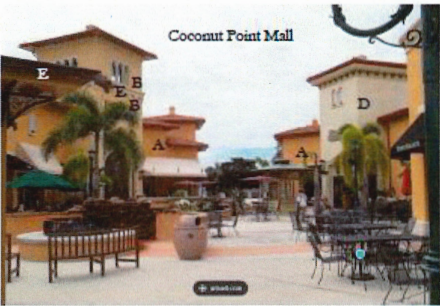
BUILDING III
SOUTH ELEVATION
1/8" = 1'-0"



BUILDING III
WEST ELEVATION
1/8" = 1'-0"

Revised 7.13.22

Market Place Colors



[illegible]



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

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

1. Applicant/Project Name: RESPEC Company, LLC / Estero Community Park - Maintenance Facility Relocation
2. Address: 9150-9298 Corkscrew Palms Blvd., Estero, FL 33928
3. Strap Number: 34-46-25-E4-0100C.017A
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 <u>Limited Review Development Order (Type B)</u>
(Specify) | |

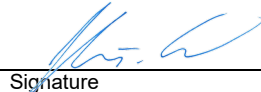
6. Project Description (Brief description of project and need for application.)

Relocation of the existing Estero Community Park Maintenance Facility to accomodate the sale of
existing Lee County property to the Village. The existing maintenance facility will be demolished and
a new facility constructed further north, behind the large hill, on the Park. Access will shift from the
existing access off Via Coconut, to the internal access form the southwest parking area.

The new facility will match the current design, enlarged slightly for additional storage.

The existing disc golf holes in the project area will be modified to accomodate the new facility location.

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

John T. Wojdak, P.E.
Printed Name

February 24, 2025
Date

john.wojdak@respec.com (239) 565-3077
Email/Phone

**THE VILLAGE OF ESTERO
DEPARTMENT OF COMMUNITY DEVELOPMENT
9401 CORKSCREW PALMS CIRCLE
ESTERO, FLORIDA 33928
PHONE (239) 221-5036**



ESTERO COMMUNITY PARK – MAINTENANCE RELOCATION PIM

ESTERO, FL
March 11, 2025

PROJECT TEAM

LEE COUNTY PARKS & REC, *Owner*



DAVID M. JONES & ASSOCIATES, *Landscape Architecture*



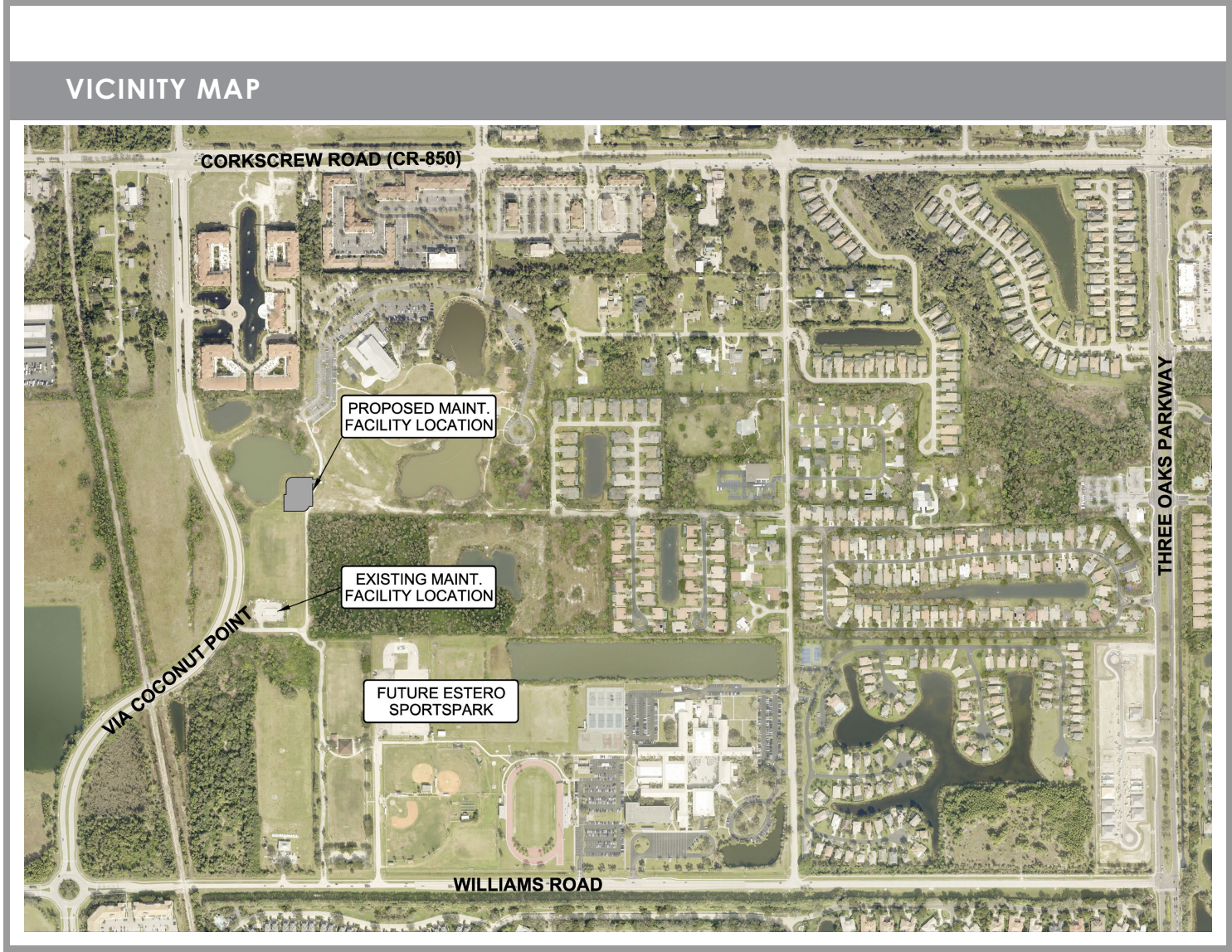
GMA ARCHITECTS, *Architect*



RESPEC, *Civil Engineering*



ESTERO 4.2



PROJECT INFORMATION

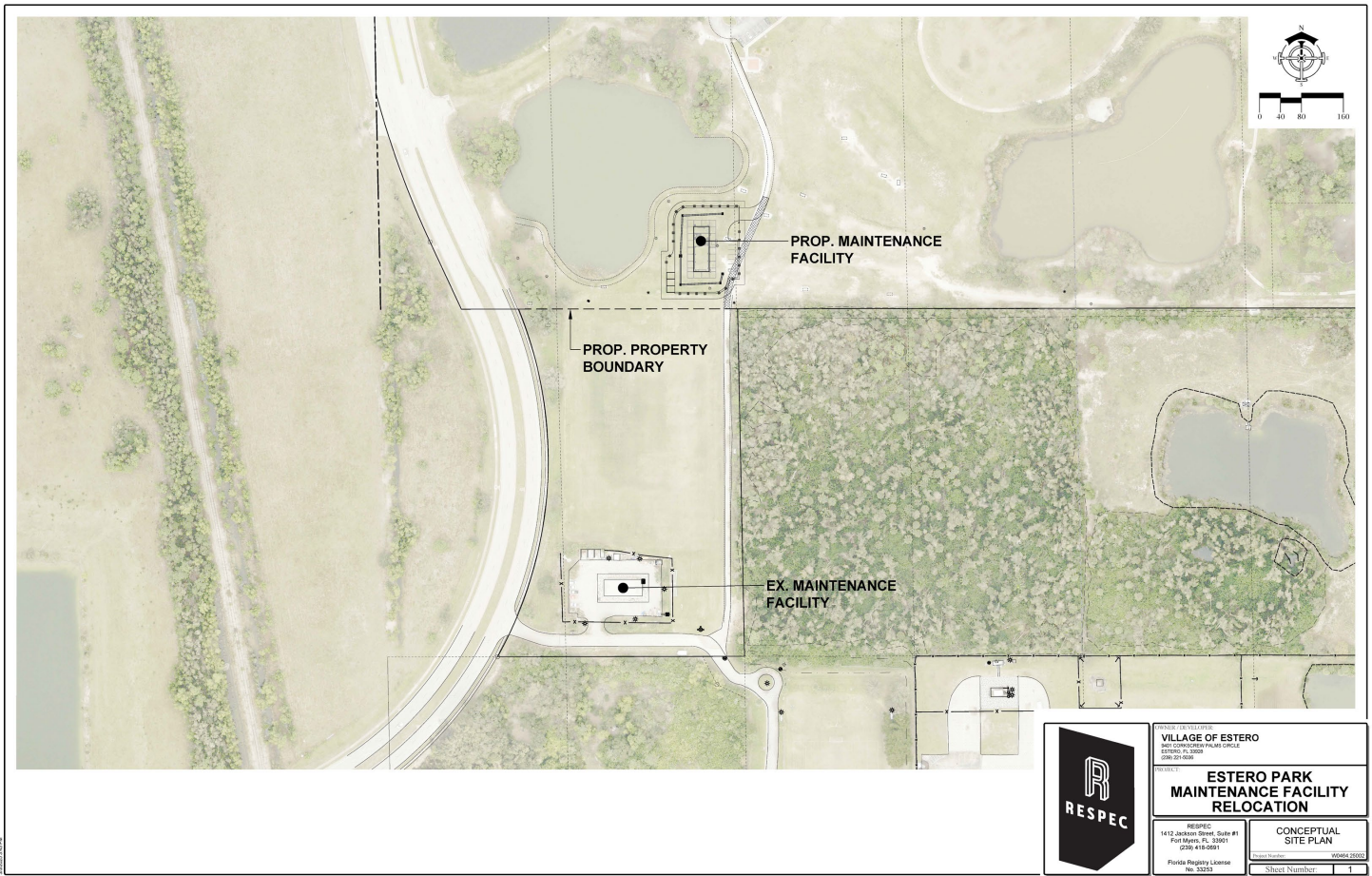
PROJECT INFORMATION

- VILLAGE ACQUIRING 6 +/- ACRES OF LEE COUNTY PROPERTY TO FACILITATE DEVELOPMENT OF THE VILLAGE SPORTSPARK.
- EXISTING COUNTY MAINTENANCE FACILITY ON THE PURCHASE PROPERTY
- SALES CONTRACT REQUIRES RELOCATION OF THE MAINTENANCE FACILITY ONTO REMAINING COUNTY PROPERTY

CHALLENGES & COORDINATION

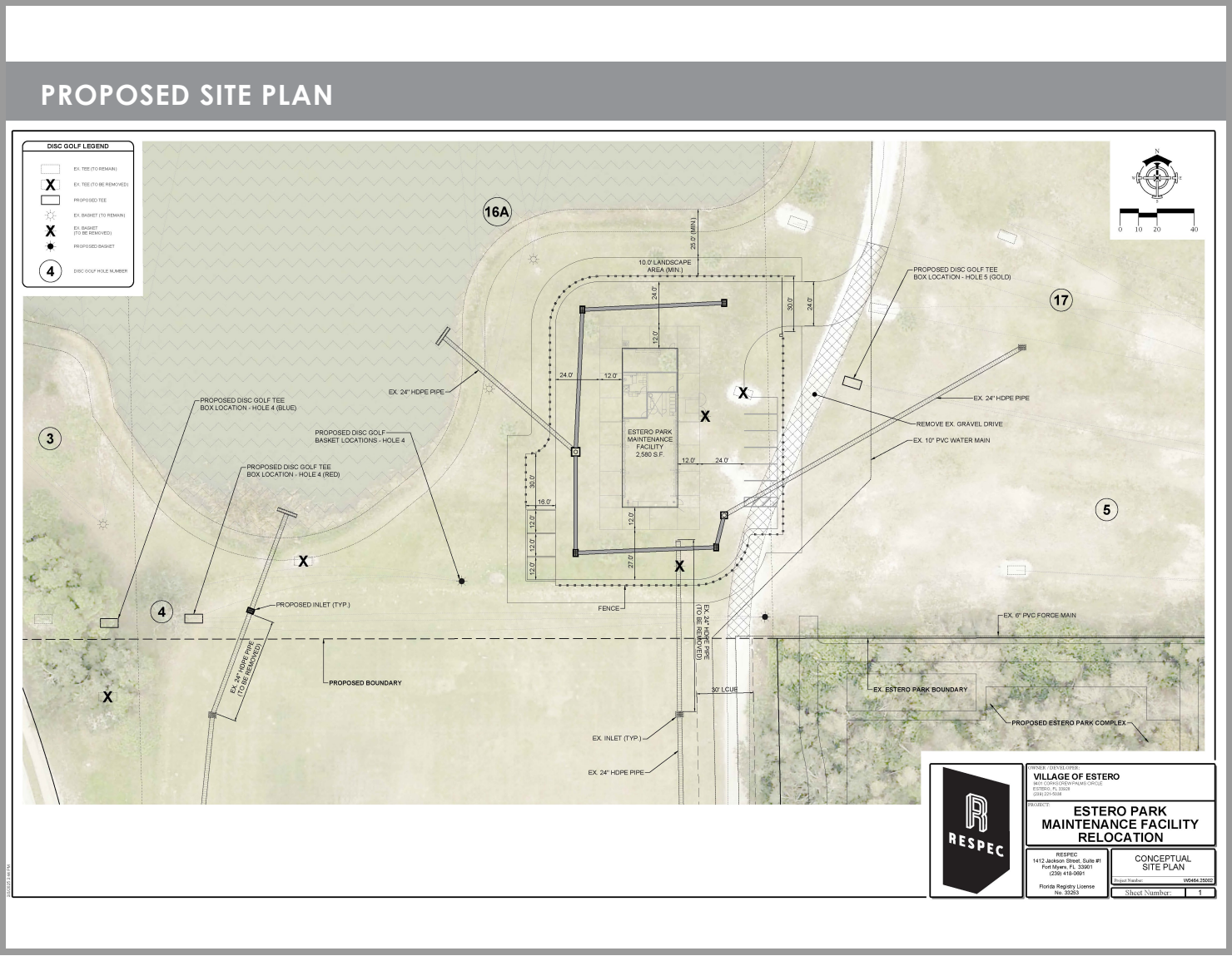
- ACCOMODATING EXISTING DISC GOLF
- EXISTING UTILITIES

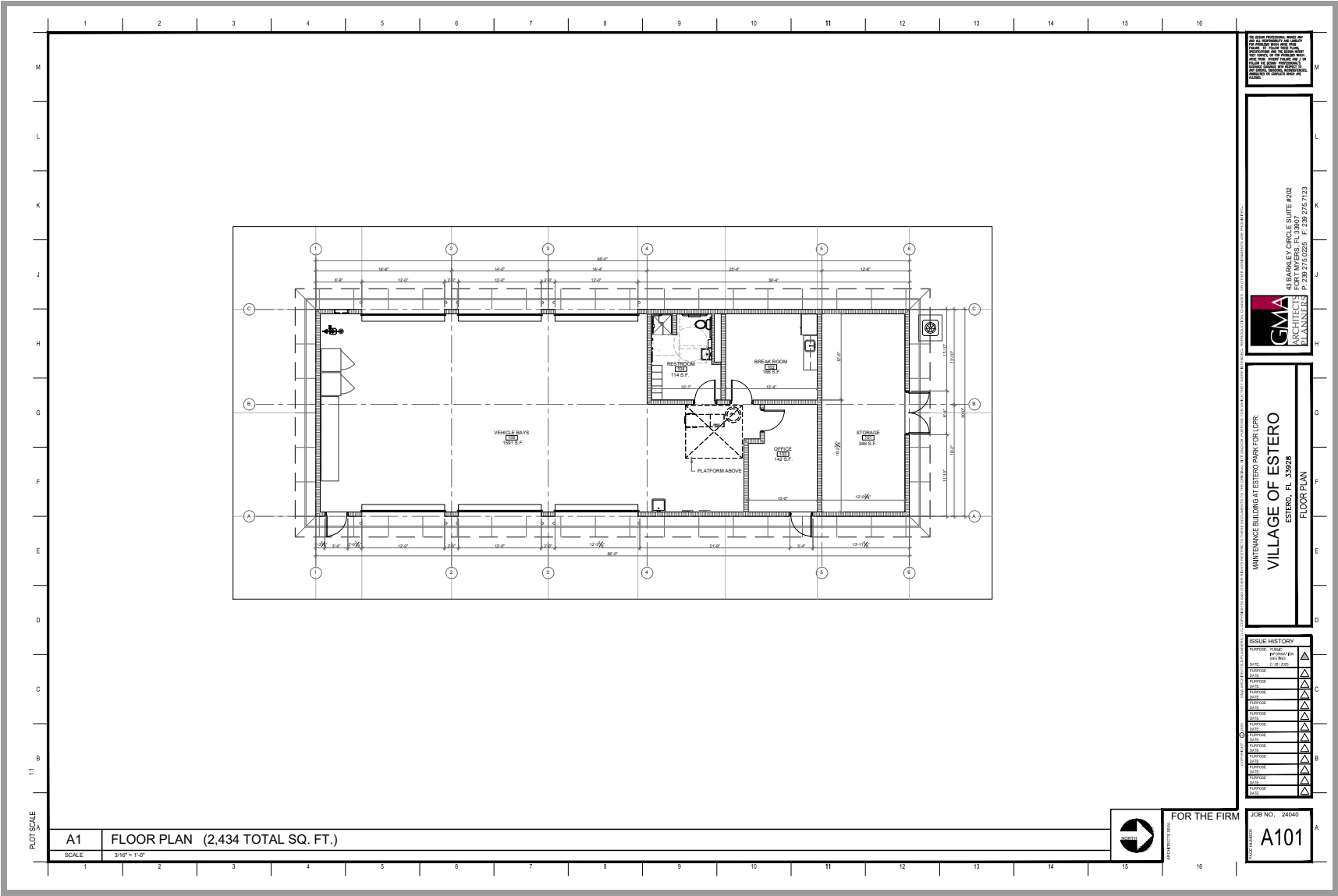
RELOCATION PLAN

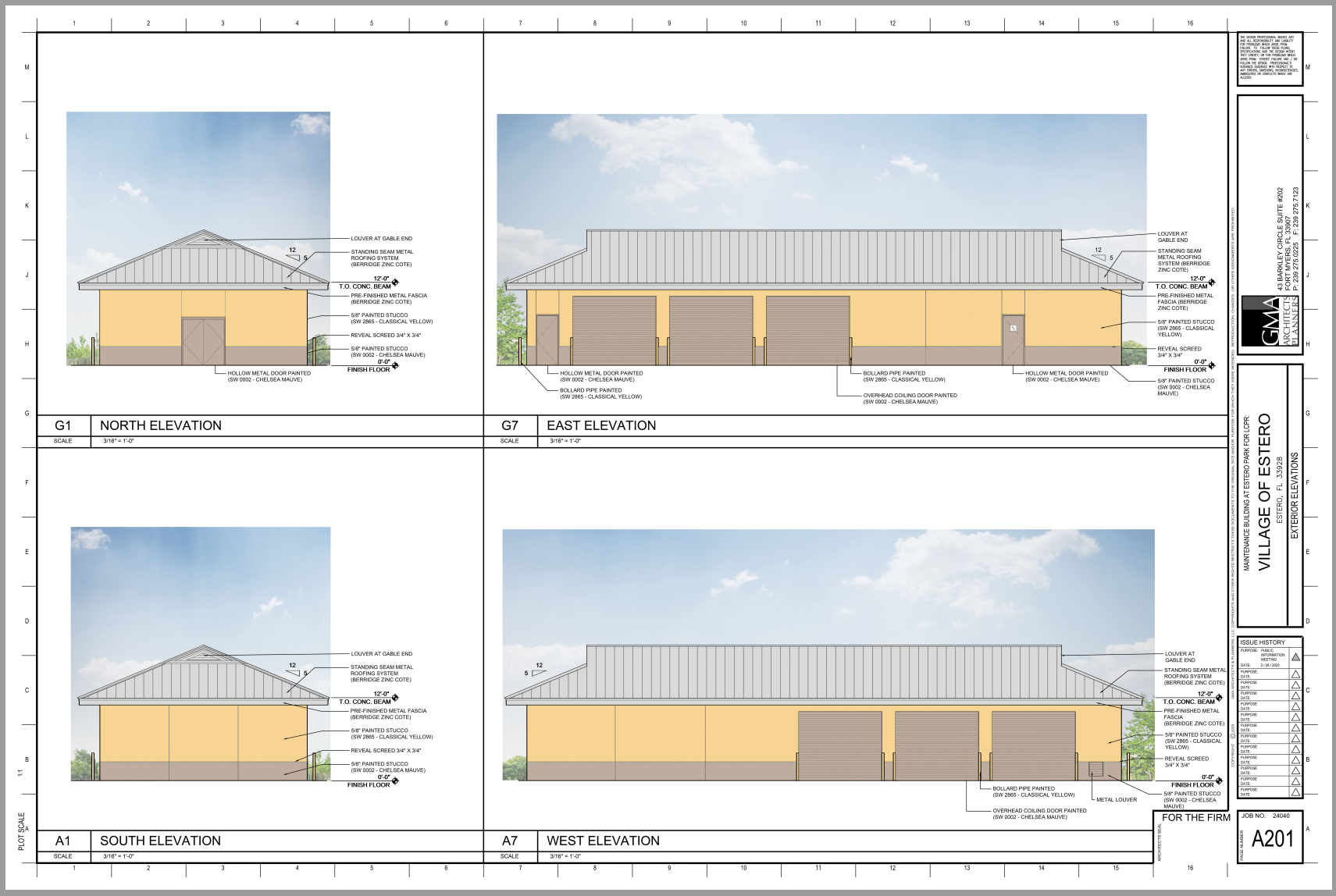


EXISTING FACILITY



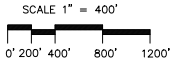








PROJECT LIMITS MAP



Stipulations:

1. Prior to issuance of a Certificate of Compliance, all disturbed areas resulting from this project must be restored to the original condition or better.
2. Streets, parking lots and accessways located within the limits of construction, must remain free of excavated material and debris at all times during construction operations.
3. Trees and shrubs that are damaged by construction operations must be replaced in kind, and in accordance with the Village Land Development Code.
4. All mechanical equipment is required to be landscaped so as to shield from public view.

SITE DEVELOPMENT DATA

CALCULATIONS ARE BASED ON LIMITS OF WORK AREA ONLY.

OPEN SPACE REQUIREMENTS NOT APPLICABLE

INDIGENOUS OPEN SPACE REQUIREMENTS NOT APPLICABLE

HERITAGE TREES
NO HERITAGE TREES ARE LOCATED IN THE LIMITS OF WORK AREA

GENERAL TREE REQUIREMENTS
COMMUNITY PARK PREVIOUSLY EXEMPT FROM GENERAL TREE REQUIREMENTS

INTERNAL PARKING LANDSCAPE REQUIREMENTS

10% OF VUA TO BE PROVIDED IN LANDSCAPE AREA
15,560 X .10 = 1,556 SF REQUIRED AND 2,000 PROVIDED

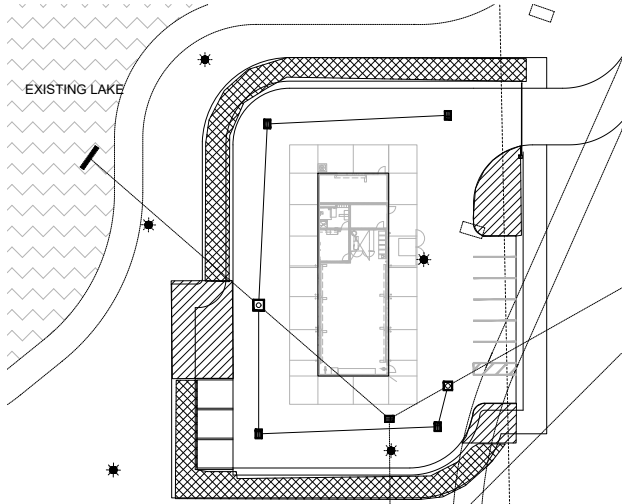
1 TREE PER 250 SF±6 TREES REQUIRED AND PROVIDED.

BUILDING PERIMETER PLANTING REQUIREMENTS
2,600 SF. BUILD X 10% = 260 SF OF BUILDING PERIMETER PLANTING REQUIRED AND 3,900 SF. PROVIDED ALONG OUTSIDE OF FENCE.

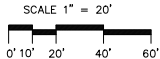
BUFFERS

INTERNAL TO EXISTING SITE:
NO BUFFERS REQUIRED

SCREENING OF MAINTENANCE YARD PROVIDED



SITE LANDSCAPE CALCULATIONS



GENERAL LANDSCAPE NOTES

1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO. 1 (or better), AS GOVERNED IN 'GRADES AND STANDARDS FOR NURSERY PLANTS'.
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM, MINIMUM OF 4" DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. CODE PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF DEVELOPER SHOULD FUTURE UTILITY WORK REQUIRE REMOVAL.
5. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRALIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEeping FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORLD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND NEDDIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
6. TREES SHALL BE A MINIMUM OF 12-14" IN HEIGHT WITH A 2-1/2" CALIPER, 45 GALLON, MEASURED AT 1' ABOVE GROUND LEVEL WITH A 5'6" FOOT CANOPY UNLESS SPECIFIED AS 20" TALL TREES PER PLAN AND PLANT LIST.
7. A MINIMUM OF 75% OF THE CODE TREES AND 50% OF SHRUBS SHALL BE OF A NATIVE SPECIES.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
9. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND VILLAGES OF ESTERO OR LOCAL ORDINANCES.
10. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SOODING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
13. CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GLYPS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
14. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SOODED IN ACCORDANCE WITH PLANS. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
16. THE PARKING LOTS SHALL BE SLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
17. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
18. PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE, VIEWS, SIGNS, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY UNLESS A WRITTEN STATEMENT IS PROVIDED PER LDC SEC. 10-421.4.5.
19. THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING, SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
20. PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR PLANTING SPECIFICATIONS.
21. LCU DOES NOT ALLOW TREES, STRUCTURES OR ENCRDACHING OF OTHER EASEMENTS WITHIN LCU EASEMENTS. IN ADDITION, THE TRUNK OF ALL SHADE TREES ARE TO BE PLANTED NO CLOSER THAN 10' AND THE TRUNK OF ALL PALM TREES ARE TO BE PLANTED NO CLOSER THAN 5' FROM AN EXISTING OR PROPOSED LCU INFRASTRUCTURE.
22. REFER TO SHEET L-3 FOR PLANT LIST AND DETAILS.

STIPULATION: PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLIANCE, TREES MAY NOT BE PLACED WHERE THEY INTERFERE WITH SITE LIGHTING, DRAINAGE, AND ABOVE AND BELOW GROUND UTILITIES.



DMJA

DAVID M. JONES, JR.
AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTS
AND PLANNERS

2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-0525
FAX: (239) 337-4494

FLA. LICENSE LC 000000

PROJECT INFORMATION

ESTERO COMMUNITY
PARK
MAINTENANCE
FACILITY

Estero, FL

PREPARED FOR:
REC'D
1605 Hendry St., Fort Myers,
FL 33901
Tel: 239-418-0692
Fax: 239-418-0692

CONSULTANT

DESIGN PROFESSIONAL

GREGORY J. DESIRO, RLA
R. LA. No. 1667
STATE OF FLORIDA

PROJECT NO.: 200404
PROJECT MGR.: GREG DESIRO
D.L. NAME: GREGORY J. DESIRO, RLA
DESIGNER: GREG

REVIEWER: GREG
C.A. TITLE: GREG
CHECKED BY: GREG
DATE: 02/27/2005

PUBLIC MEETING

REVISED DATE: FEB 27, 2005

REVISIONS

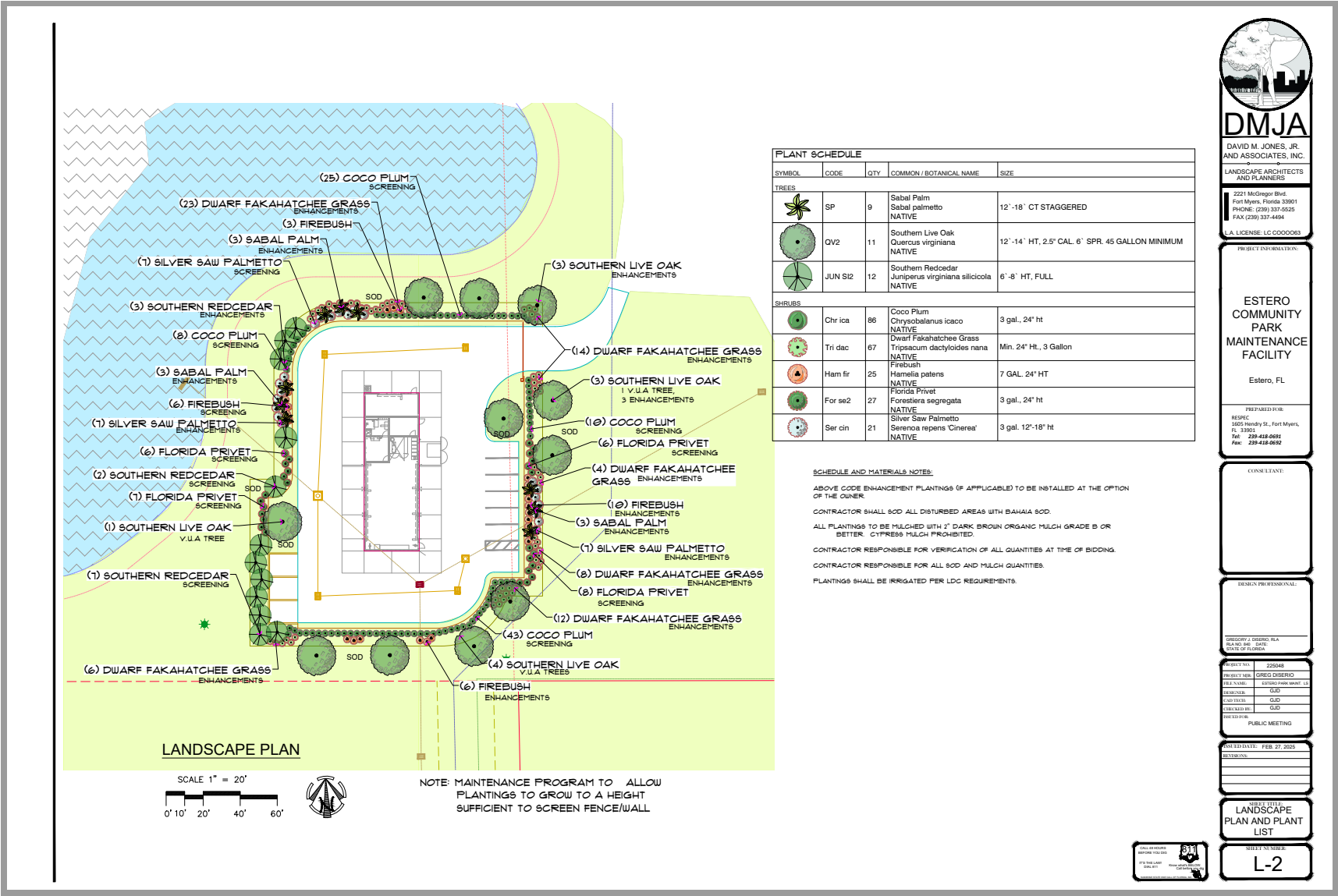
SHEET TITLE

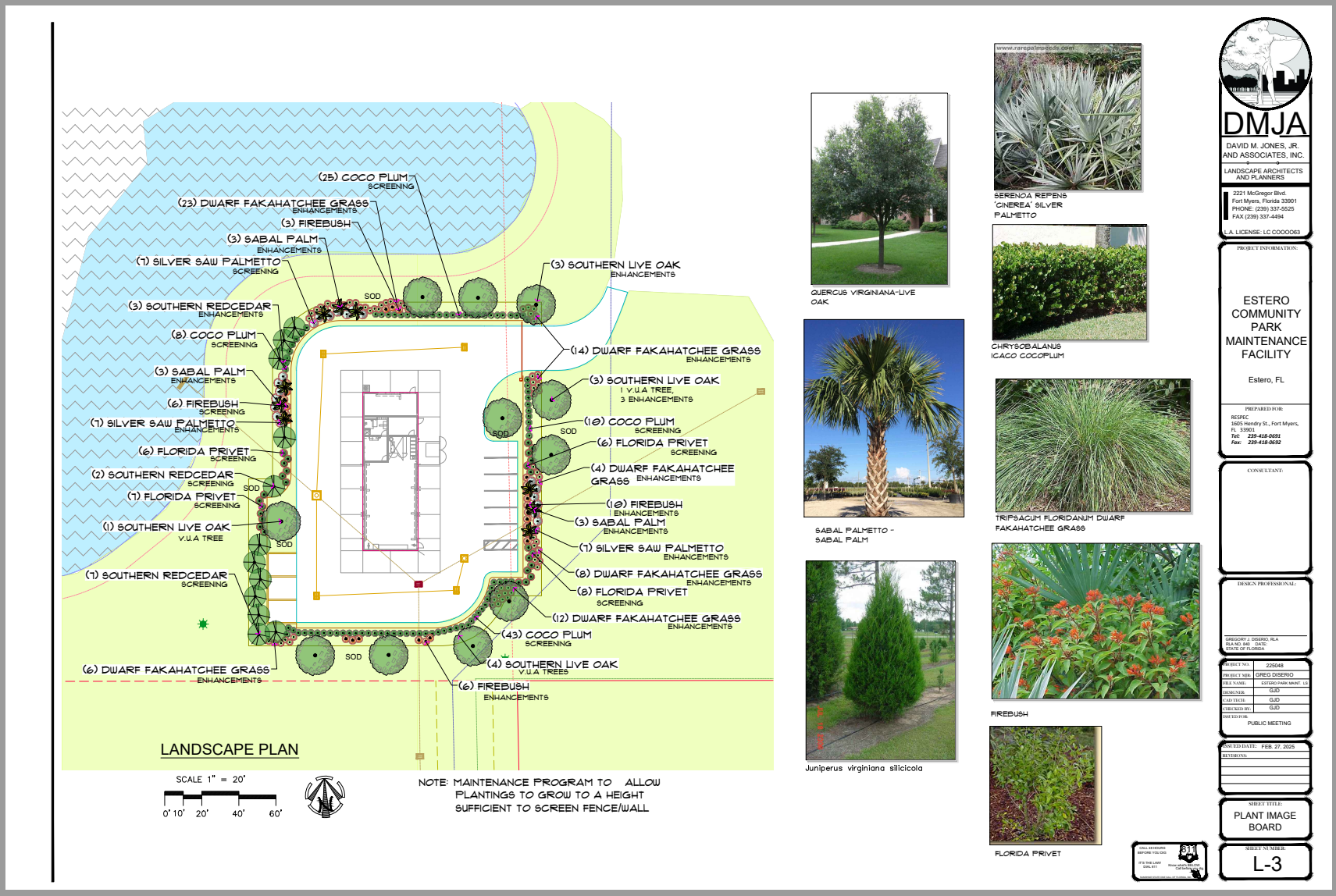
LANDSCAPE
CALCULATIONS

SHEET NUMBER

L-1







QUESTIONS

THANK YOU!

QUESTIONS?



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

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

1. Applicant/Project Name: Discount Tire - Estero, Florida
2. Address: 10411 Corkscrew Commons Drive, Estero, FL 33928
3. Strap Number: 35-46-25-E1-30000.0060
4. Application Number: DOS2025-E001

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

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

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

The proposed Discount Tire will incorporate a 7,020 SF facility with 6 service bays, a sales
floor, customer waiting area, parking area, dumpster, and stormwater management area.

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.

Erick Castillo

Digitally signed by Erick Castillo
DN: c=US, E=ecastillo@blcompanies.com, CN=Erick
Castillo
Date: 2025.02.21 08:50:39-05'00'

Signature

02/21/2025

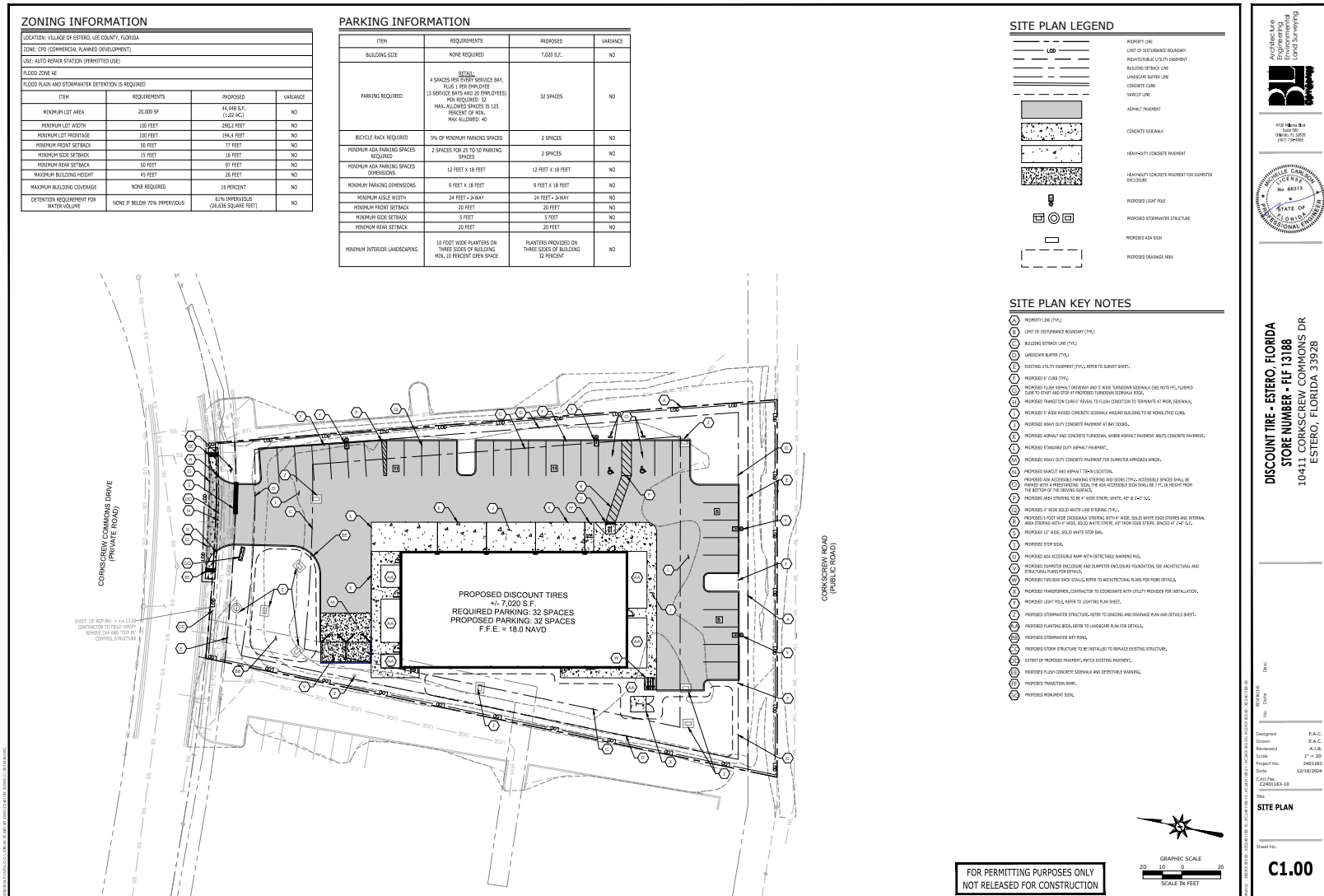
Date

Erick Castillo

Print Name

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

Updated 11/16/2021



ORDINANCE REQUIREMENTS - Estero LDC

Section 5-4: Landscape Standards	REQUIRED	PROPOSED	VARIANCE	
5-402. GENERAL TREE AND STREET TREE STANDARDS	5. General Standards One tree for 3,000 sf of developed area	48,431 sf of (pile - easement) 40,431/3,000=13.4 trees	A total of 10 trees and 22 palms are provided on site	NO
5-404. PERIMETER BUFFERS	COM with COM (Buffer A) and ROW (Buffer D). Buffer A 1:1 Buffer D 20 ft In Buffer A palm canopy free for 1:1	East Buffer A: 254 ft (10.2 trees) South Buffer D: 195 ft (9.2 trees with hedge) West Buffer A: 272 ft (11 trees) North Buffer D: 244 feet cutback (3.7 trees with hedge)	East Buffer A: 11 palms South Buffer D: hedge, trees no provided per easement constraint West Buffer A: 11 palms North Buffer D: 4 trees and hedge	YES
5-407. BUILDING PERIMETER PLANNING STANDARDS	All new development in commercial zoning districts and commercial components of planned development districts and Diffs shall provide building perimeter plantings equal to 10% of the proposed building gross ground level floor area.	GFA=7,028 sf 7,028 X 10% = 702 sf	More than 868 sf of building perimeter planting is proposed with at least 75% of shrub/tree/groundcover coverage	NO
5-408. OPEN SPACE AND STORMWATER MANAGEMENT AREAS	40,431 sf of (pile - easement) 12,129 sf of open space and SWM	30% of development area for small commercial project	12,794 sf of open space	NO
5-409. LANDSCAPING OF PARKING AREAS AND VEHICLE ACCESS	Equal or exceed a minimum of 10 percent of the total paved surface area. One canopy tree or 3 palm for 250 sf of required planting area. One tree or palm per island. Max 10% and Parking area screened from ROW by hedge, min. 3 ft in ht.	15,799 paved surface 1,580 sf of parking landscape 1,580/250=6.3 canopy trees or 18.9 palms	6 trees provided	NO
5-410. SCREENING OF TRASH RECEPTACLES, STORAGE, SERVICE AREAS AND GARDEN CENTERS	All loading areas and docks (including delivery truck parking), outdoor storage, trash collection, heating/air conditioning and other similar mechanical equipment, solid waste disposal facilities, trash compactors, recycling, and other similar service function areas shall be adequately shielded by a landscaped screen or solid fencing along at least three sides.	Screen trash dumpster area	solid fencing with landscaping screening	NO

LANDSCAPE LEGEND

NOTES:
1. SEE SHEET 15-10 FOR PLANT SCHEDULES
2. SEE SHEET 15-11 FOR PLANT SCHEDULES

PLANT SCHEDULE SITE

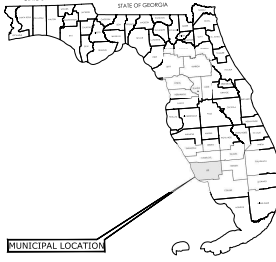
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	CE	8	CORONARUS ERECTUS	BUTTERNUT	2.0" CAL. 12' HT.	BAB
	MS	4	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2.0" CAL. 12' HT.	BAB
PALM TREES						
	AM	11	ACEDORHAPHIS WRIGHTII	PALESTINE PALM	10" BTH	BAB
	RE	11	ROYSTONIA RESEA	ROYAL PALM	10" BTH	BAB
SHRUBS						
	PS	13	FORESTIA SELEGNIATA	FLORIDA PRIVET	3 GAL. (MIN 24" HT)	30" a.a.
	NP	21	ELIX. VERTICILLATA	SHRUB YUPOK HOLLY	3 GAL. (MIN 24" HT)	30" a.a.
	MS	7	MOELLERA CORYMBOSA	WAX MYRTLE	3" x 3" JTC.	30" a.a.
	SP	21	SCAEVOLA FRUTESCENS	BEACH NAUPAKA	3 GAL. MIN 24" HT	30" a.a.
	ZF	21	ZAMIA FLORIDIANA	FLORIDA COONTE	3 GAL. MIN 18"-24" HT. AND SPREAD	30" a.a.
GRASS/SCREENING PLANTING						
	SA	240	SPARTINA ALTERNIFLORA	SALT MARSH GRASS	1 GAL.	30" a.a.

- ALL SUBSTITUTIONS MUST BE APPROVED FROM THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
- QUANTITIES AND INSTALLATION DETAILS SHOWN ON THE DRAWING ARE APPROVED. THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONSIDERATION AND TO BE USED AS A GUIDE ONLY. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE FINAL QUANTITIES.
- IF THERE IS DISCREPANCY BETWEEN NETWORK AND COMMON NAME, BETWEEN NAME AND PLANT, OR BETWEEN PLANT AND COMMON NAME, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL QUANTITIES.
- FOR ALL EXISTING PLANTING AREAS WITHIN THE PROPERTY LINE, THE CONTRACTOR IS RESPONSIBLE TO REMOVE EXISTING OR DEAD TREES AND SHRUBS WITH PROTECTIVE SHEETS.

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

DISCOUNT TIRE - ESTERO, FLORIDA
STORE NUMBER - FF 13188
10411 CORKSCREW COMMONS DR
ESTERO, FLORIDA 33928

DATE: 12/18/2024
DESIGNED BY: G-10
DRAWN BY: G-10
CHECKED BY: G-10
SCALE: 1" = 20'
PROJECT NO: 2401183
DATE: 12/18/2024
CADD FILE: CADD183-00
LANDSCAPE PLAN
SHEET NO: 15-10
C5.00



STATE OF FLORIDA
MUNICIPAL LOCATION
STATE OF FLORIDA

LOCATION MAP
N.T.S.

DISCOUNT TIRE - ESTERO, FLORIDA CIVIL PLANS

STORE NUMBER - FLF 13188
DISCOUNT TIRE - ESTERO, FLORIDA
10411 CORKSCREW COMMONS DR
ESTERO, FLORIDA 33928

PREPARED FOR:
DISCOUNT TIRE
20225 N. SCOTTSDALE RD
SCOTTSDALE, ARIZONA 85255



VICINITY MAP
SCALE: 1"=400'

CONTENTS

G0.00	COVER SHEET
G0.01	GENERAL NOTES
SHEET 1 OF 2	ALTA NSPS LAND TITLE SURVEY
SHEET 2 OF 2	ALTA NSPS LAND TITLE SURVEY
O0.00	DEMOLITION PLAN
C1.00	SITE PLAN
C1.01	SITE DIMENSIONAL CONTROL PLAN
C1.02	TRUCK TURN PLAN
C1.50	SITE DETAILS
C1.51	SITE DETAILS
C1.52	SITE DETAILS
C2.00	GRADING AND DRAINAGE PLAN
C2.50	GRADING & DRAINAGE DETAILS
C2.51	GRADING & DRAINAGE DETAILS
C2.52	GRADING & DRAINAGE DETAILS
C3.00	SITE UTILITIES PLAN
C3.50	SITE UTILITY DETAILS
C4.00	EROSION CONTROL PLAN
C4.50	EROSION CONTROL NOTES
C4.51	EROSION CONTROL DETAILS
C5.00	LANDSCAPE PLAN
C6.00	SITE PHOTOMETRIC PLAN

CADD FILE: C:\G01000\13188.DWG BL PROJECT NUMBER: 13188183

PREPARED BY:



ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

4700 Millenia Blvd
Suite 500, Orlando FL
(407) 734-4065



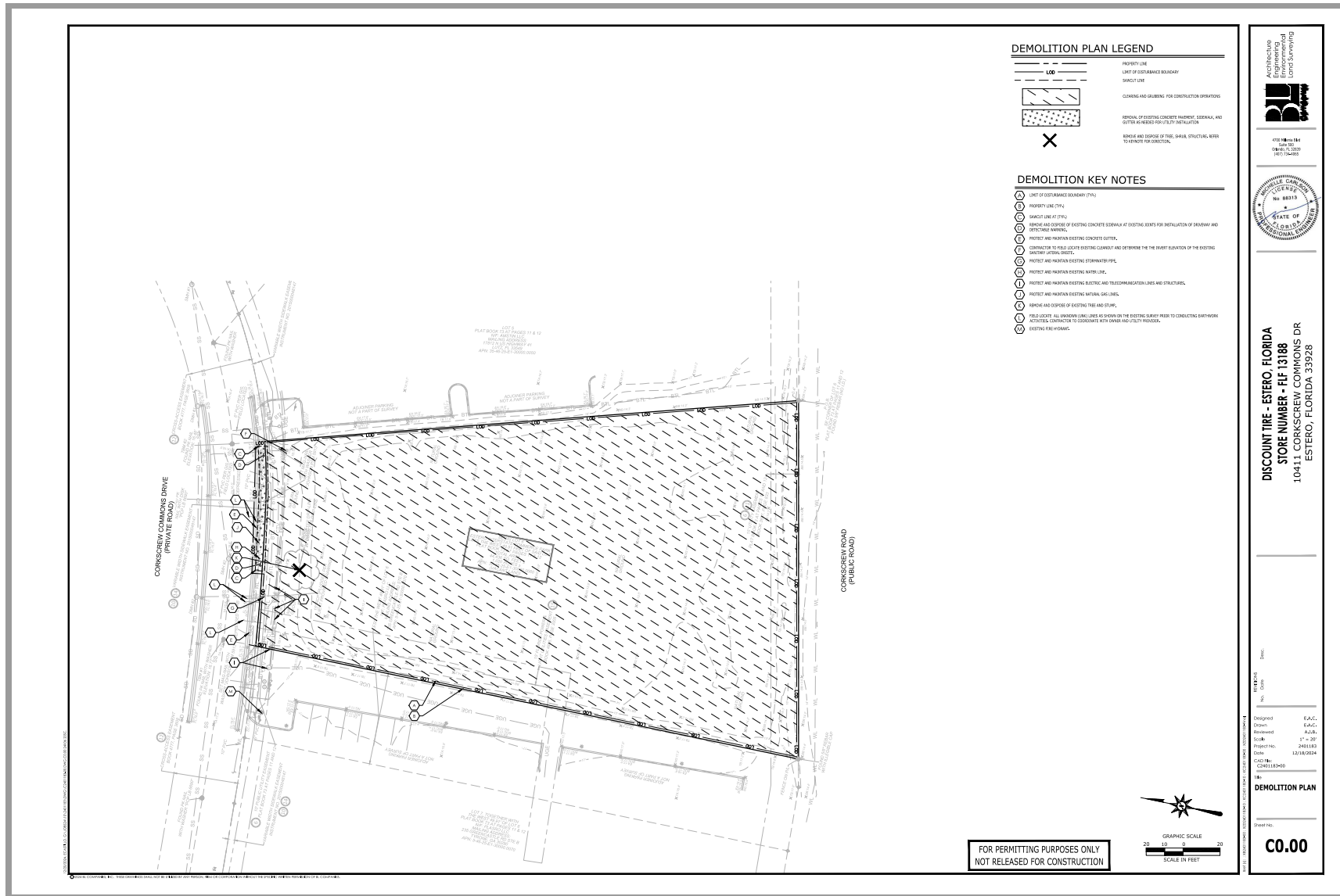
FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

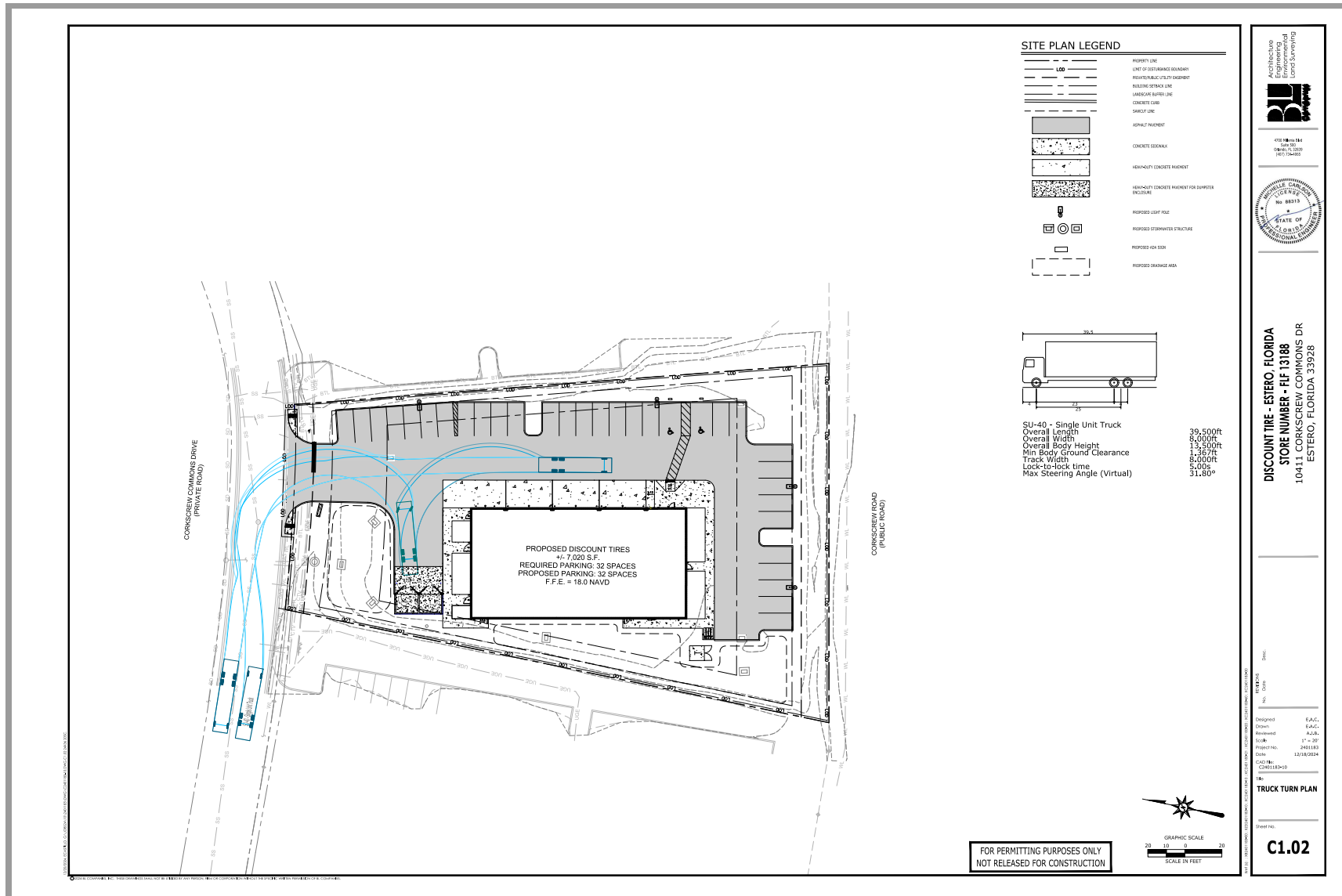
DEVELOPER: HALLE PROPERTIES LLC 20225 N. SCOTTSDALE RD SCOTTSDALE, ARIZONA 85255	OWNER: HALLE PROPERTIES LLC 20225 N. SCOTTSDALE RD SCOTTSDALE, ARIZONA 85255
--	--

<u>SUBCONSULTANTS:</u> BLEW & ASSOCIATES, P.A. 3825 NORTH SHILOH DRIVE FAYETTEVILLE, ARKANSAS 72703 CONTACT: 479-443-4506	<u>DATES</u> ISSUE DATE: 12/18/2024 REVISION:
---	--

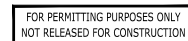
Planning Zoning and Design Board Meeting - PACKET - (Page 87 of 162)

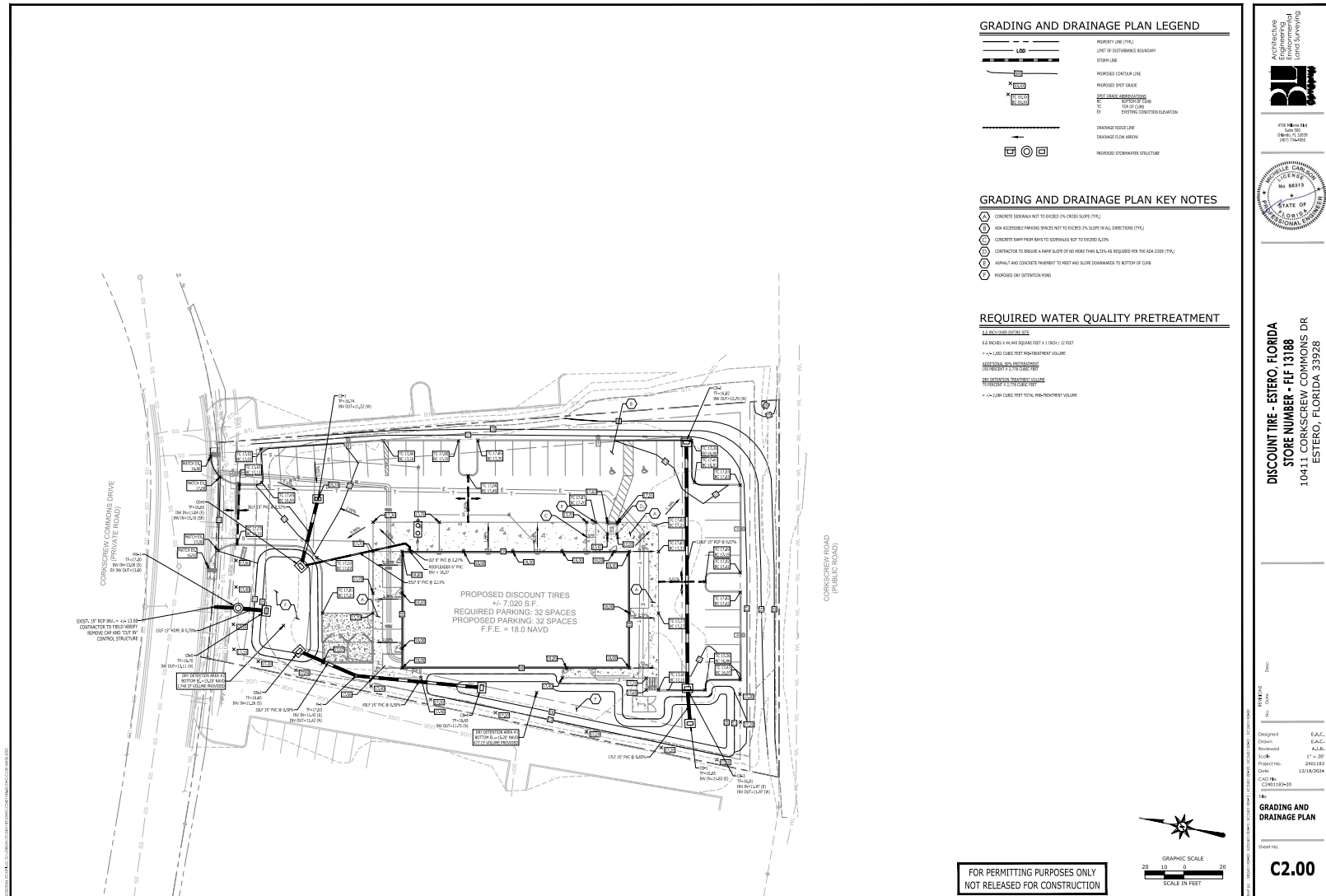






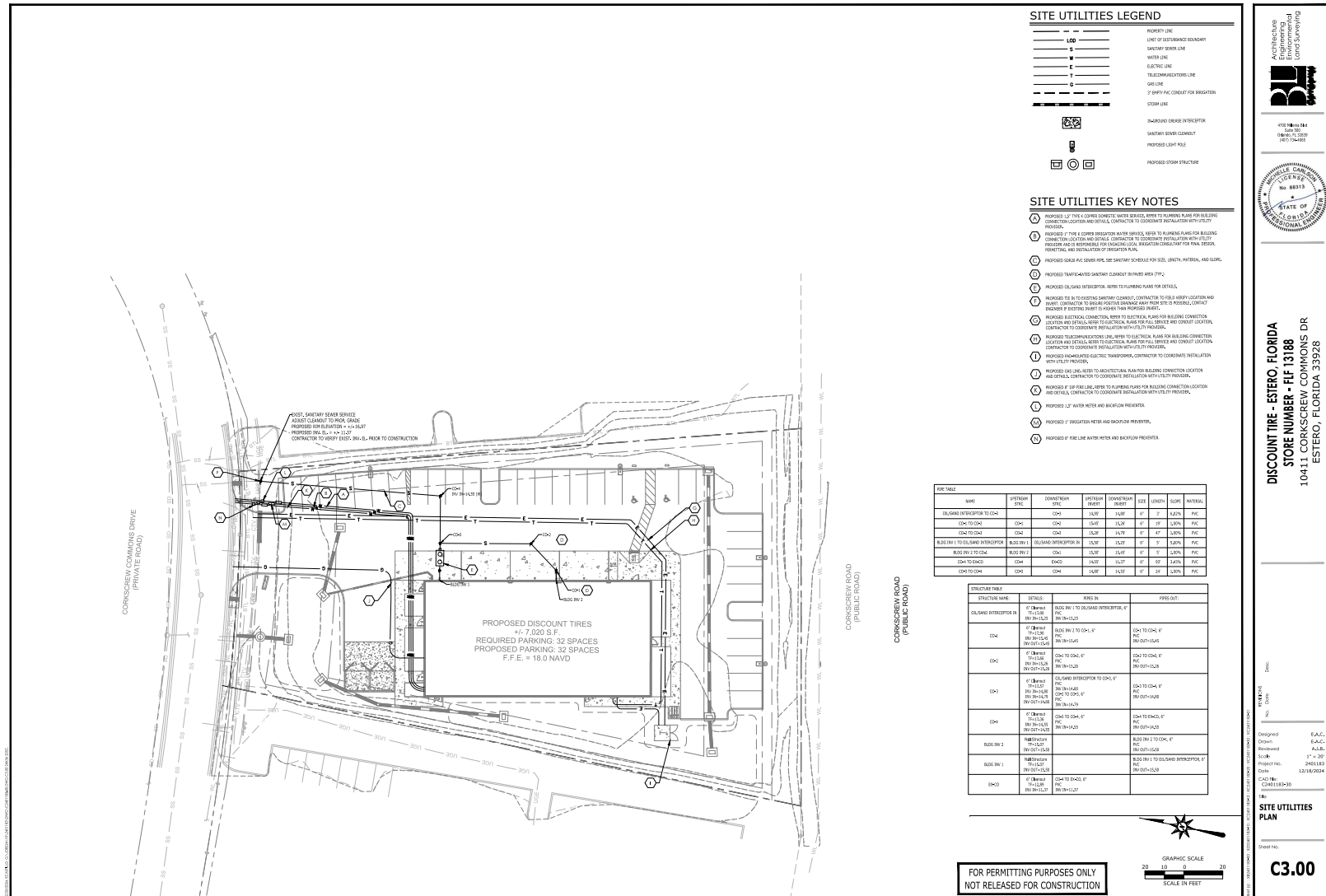


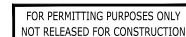


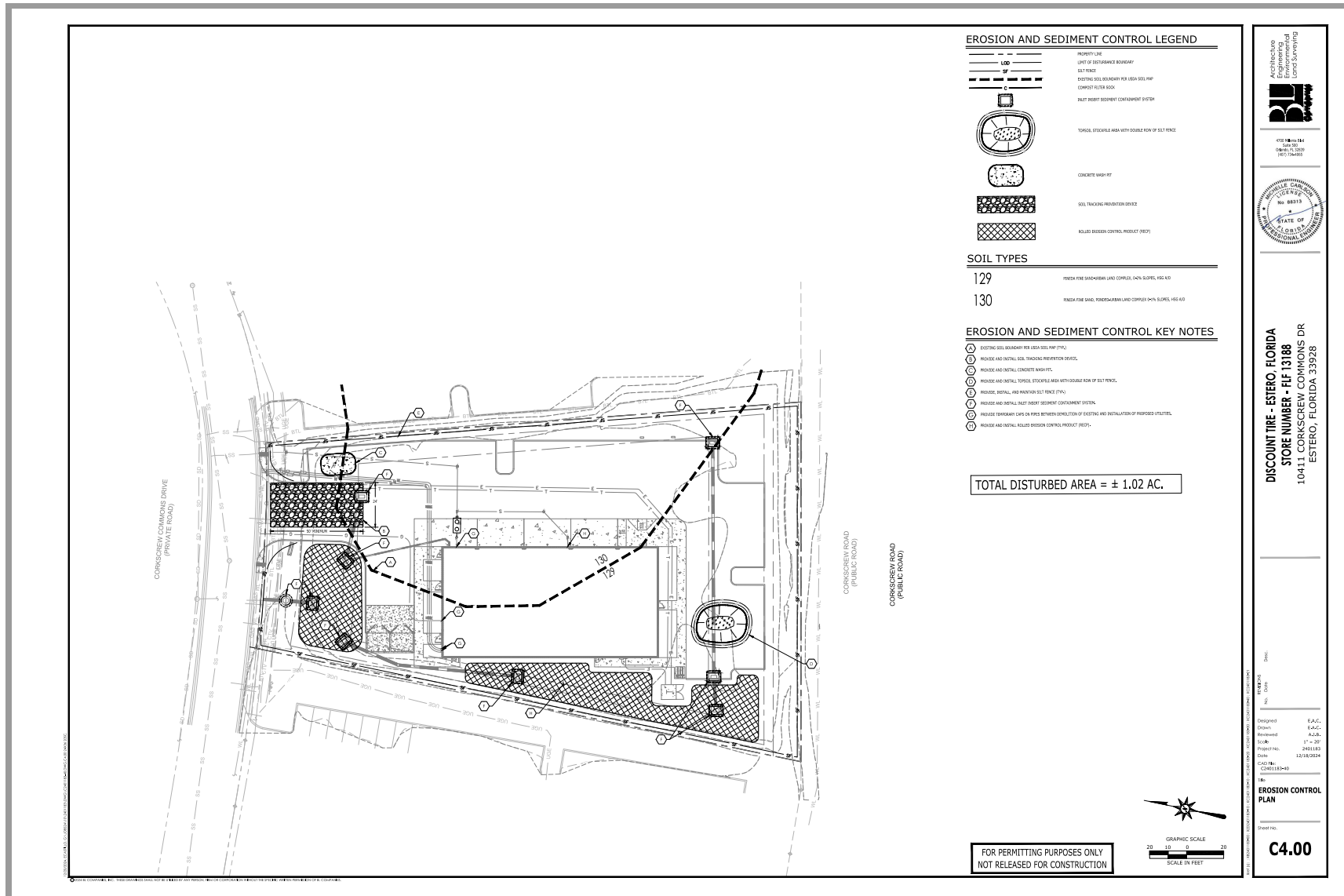


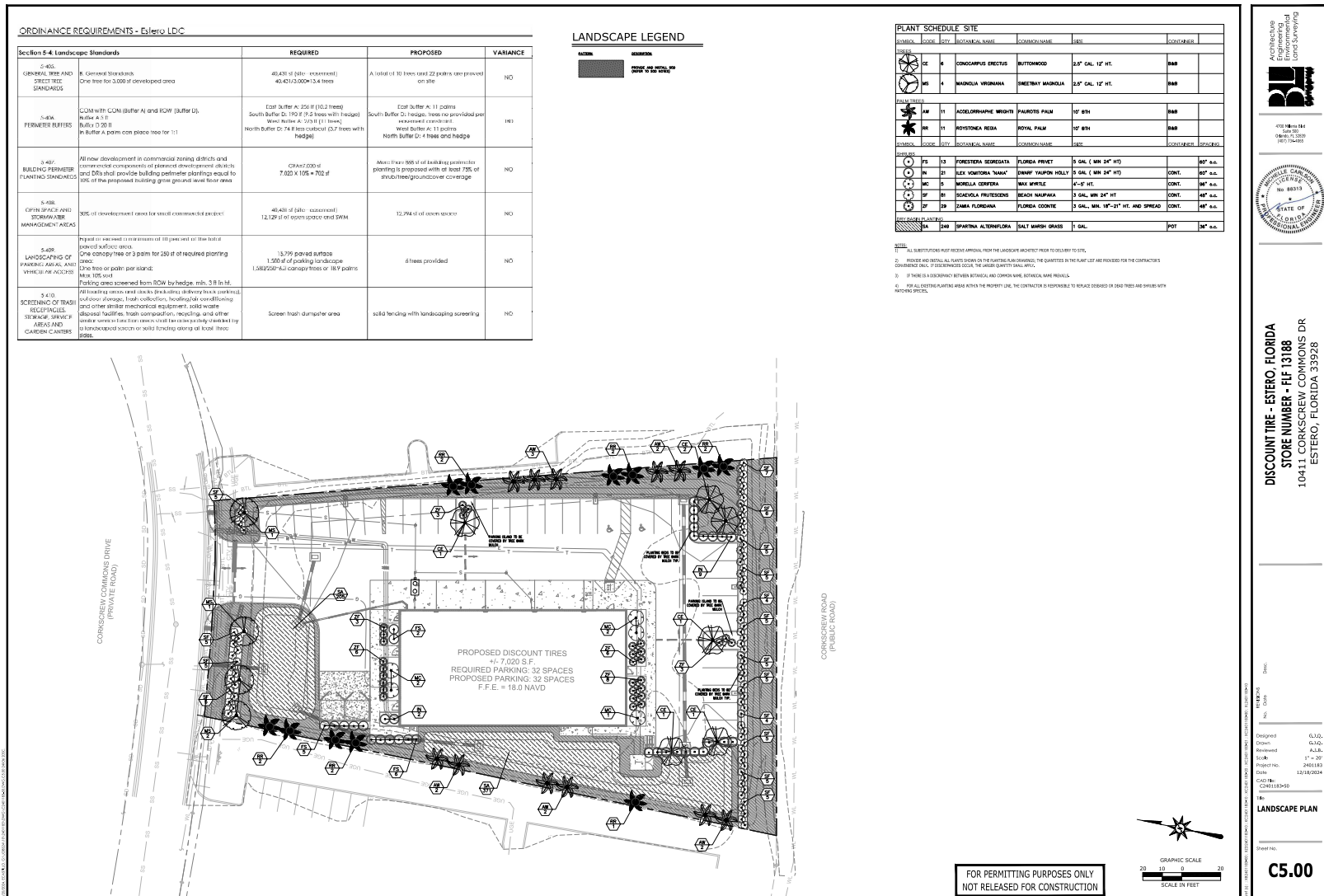


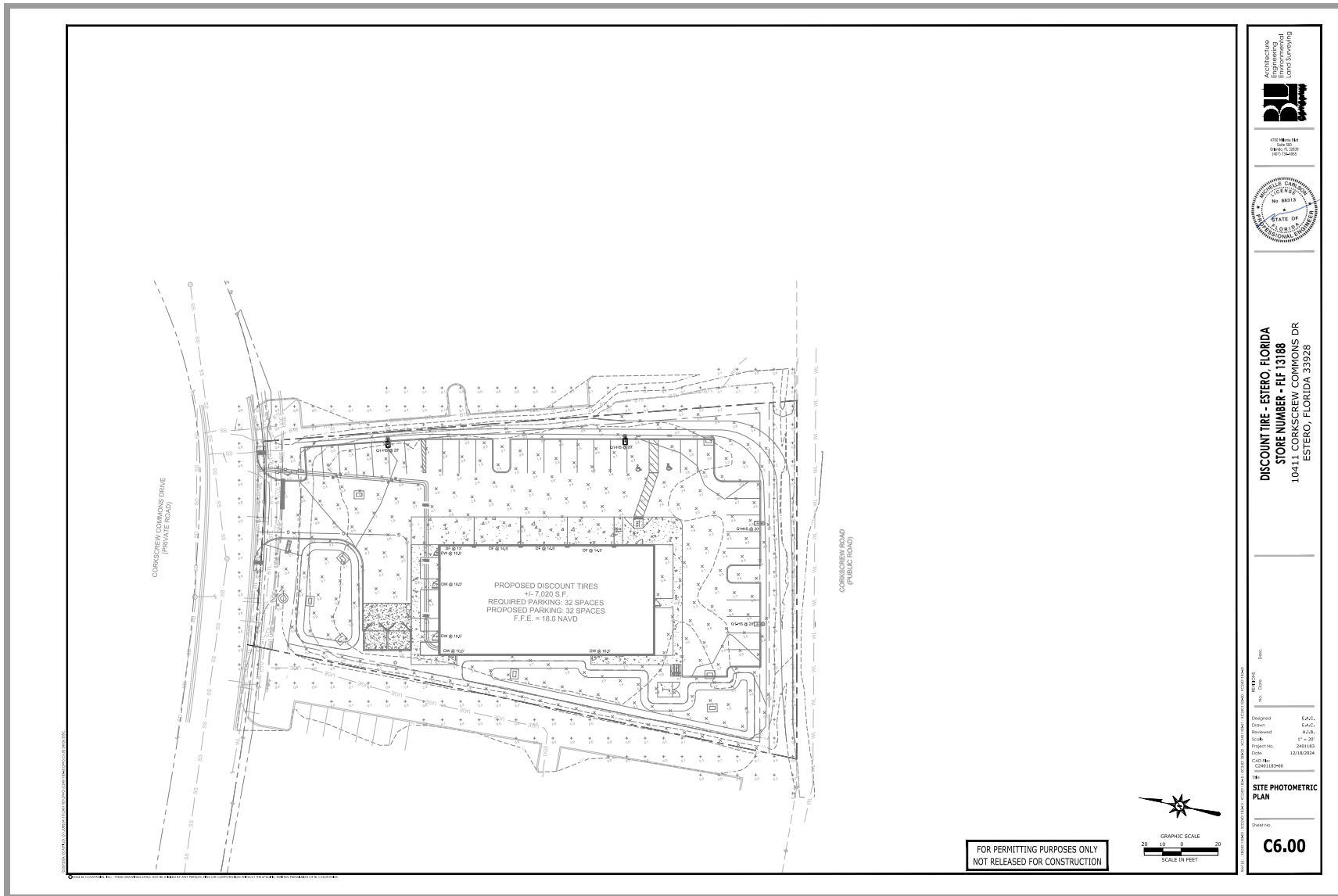






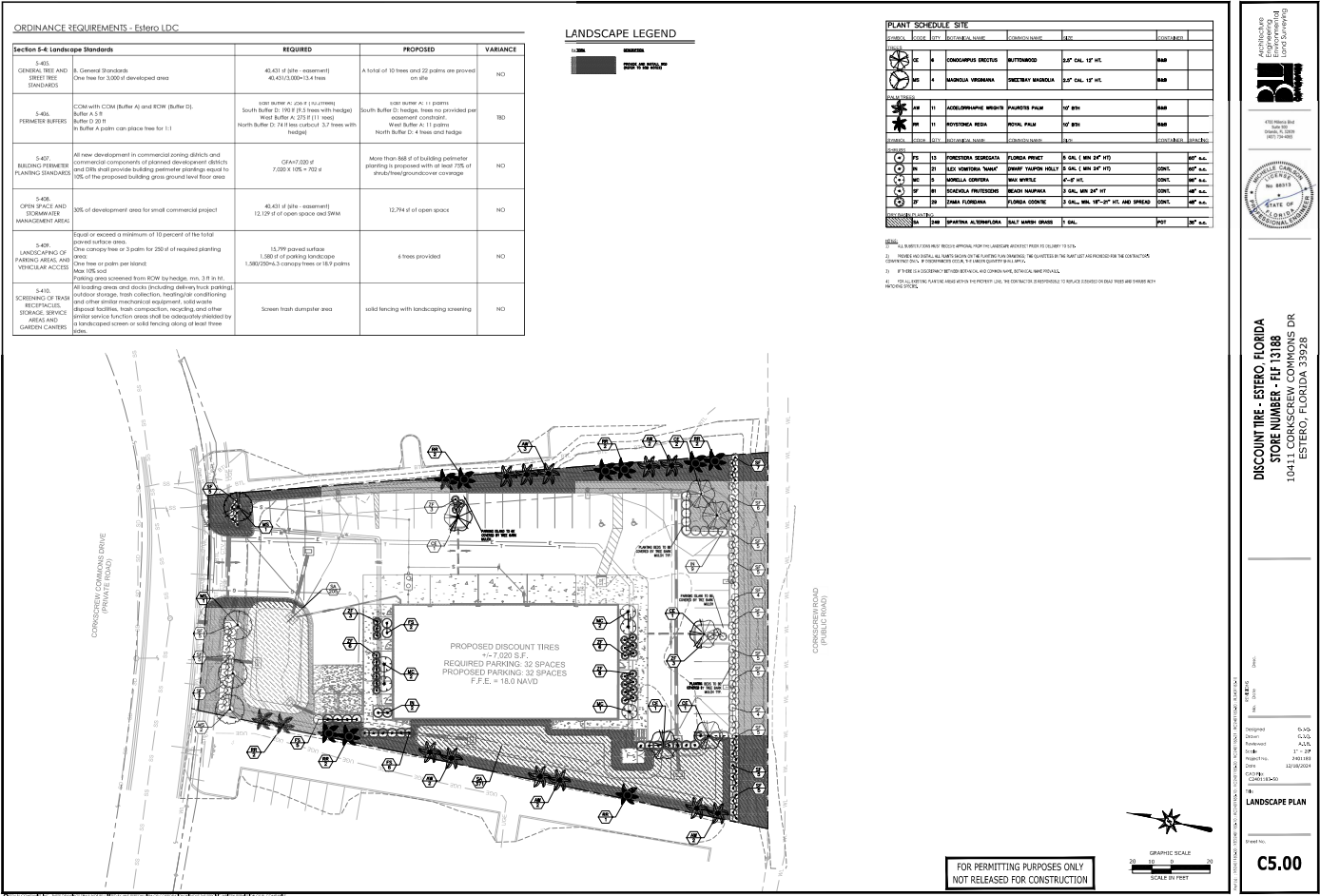


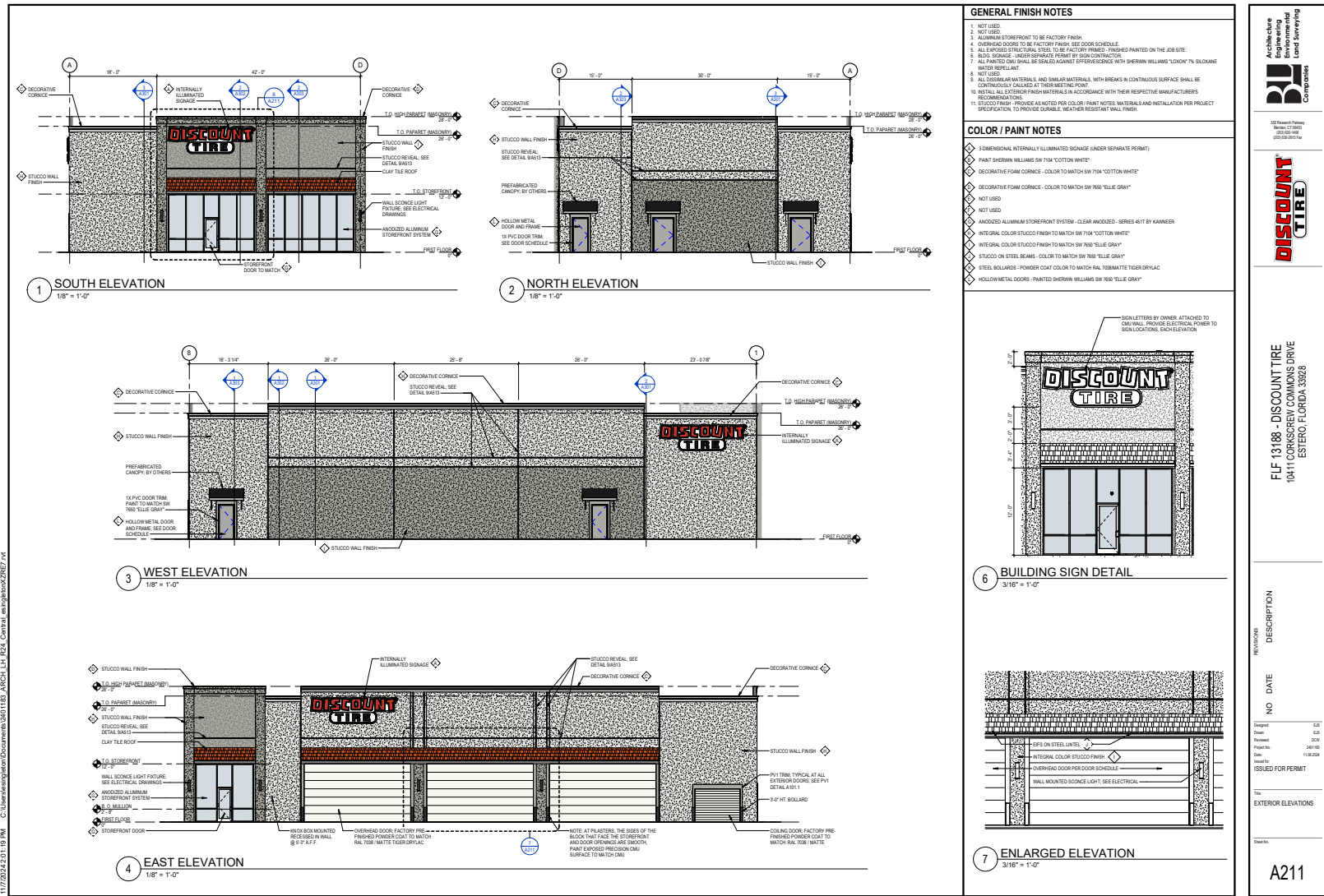














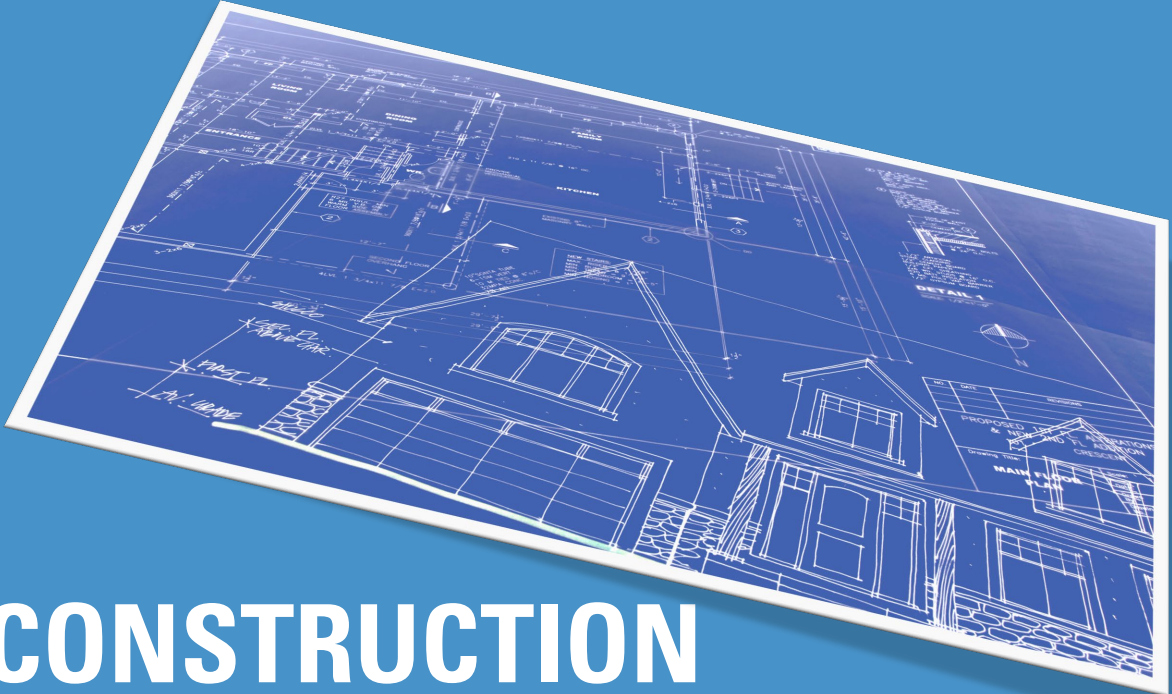
UPDATE ON DEVELOPMENT PROJECTS

PLANNING ZONING AND DESIGN BOARD
MARCH 11, 2025

PROJECTS

- UNDER CONSTRUCTION
- RECENTLY COMPLETED
- FUTURE
- SIGNAGE
- BEFORE & AFTER





UNDER CONSTRUCTION

RIVERCREEK

GL HOMES

554 Single-Family Homes
400-Acre Site
200-Acre Preserve Area.



RIVERCREEK

459 HOMES SOLD TO DATE



Developer financial contribution to Village for
Environmental Mitigation



CLUBHOUSE &
RECREATION CENTER

NOW OPEN

ESTERO CROSSINGS

43 Acres located on Corkscrew Road west of I-75



Project Rendering



Aerial view from Corkscrew Road looking south



RESIDENTIAL & CLUBHOUSE



LINEAR PARK AREA



Connects Commercial to Residential

ESTERO CROSSINGS COMMERCIAL



Outdoor Seating

10

RELOCATING TO SE Corner of Corkscrew Road & Three Oaks Parkway

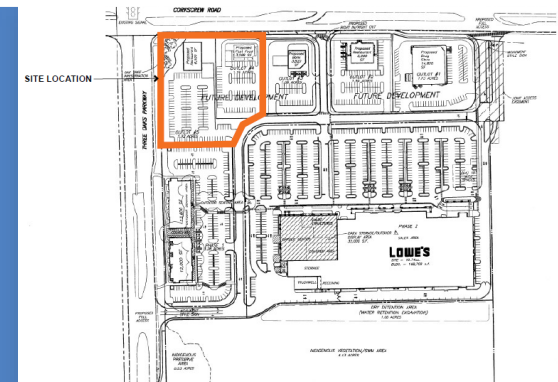
GOODWILL INDUSTRIES



First Rendering - Blue & Grey



Under Construction



- Applicant paid proportionate share of traffic signal
- Small preserve in NW corner
- Heritage Tree Preservation

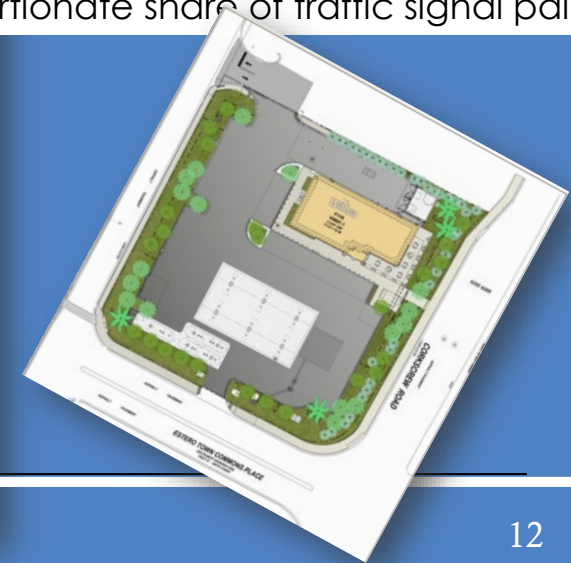
WAWA (FORMER RUBY TUESDAY)

Corkscrew Road (Lowe's Plaza)

UNDER CONSTRUCTION



* Proportionate share of traffic signal paid



MILAN VILLAS 10-ACRE SITE

Located on Three Oaks Parkway and
Williams Road



Construction nearly complete

DR Horton

44 Single-Family Attached Homes



WEST BAY CLUB

West of US 41 – end of Williams Road



Site Cleared & filled
Recent Grand Opening Held

High-Rise Building

Approved Zoning,
Development Order
& Building Permit

DOWNTOWN ESTERO MIXED USE PROJECT

310 DWELLING UNITS
COMMERCIAL PARCEL
ALONG US 41



US 41 & Broadway



Status – Property Cleared
Building Permit ready for pick-up

MARKETPLACE

COMING SOON

US 41 by Rapallo



Miller's Ale House
McDonalds
Starbucks
&
?????????



NOW OPEN CULVER'S AT COCONUT POINT

LOCATED AT US 41 & PELICAN COLONY BOULEVARD ON US 41



EYEBUILD – FORMERLY GINSBERG EYE *NOW OPEN*



East of Village Hall on Corkscrew Road



- 14,952 ±Sq. Ft. Building
- Consistent Architectural Theme in Office Park

810 BILLIARDS MIROMAR OUTLETS

Now Open

- Billiards, Bowling, Ax Throwing & Golf
- Food & Drinks

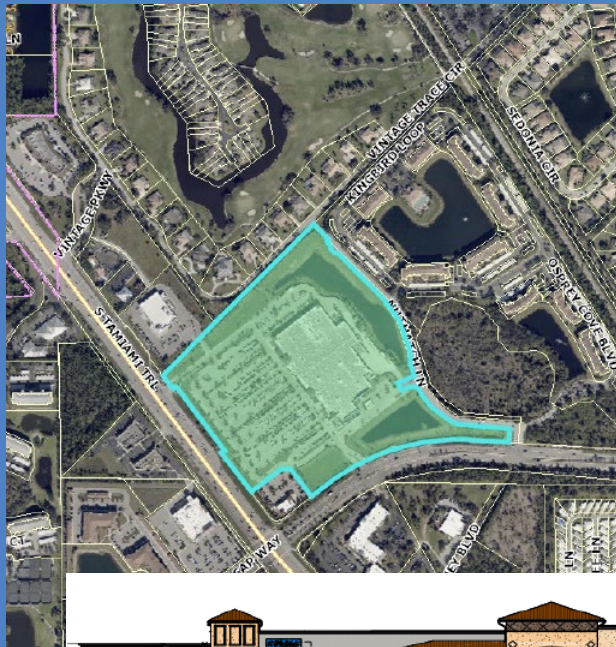


FUTURE DEVELOPMENTS

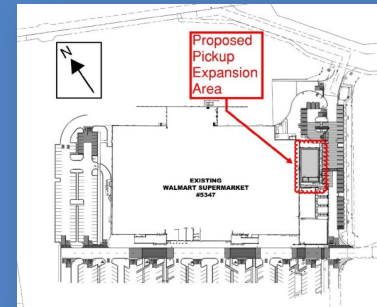
20

WALMART PICKUP EXPANSION

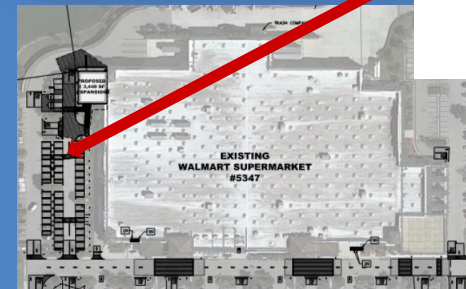
NE CORNER OF US 41 AND ESTERO PARKWAY



- 3,440 sq. ft. addition to north side of building
- PZDB approved Development Order 2/11/2025



Staff recommended relocation to north side of building



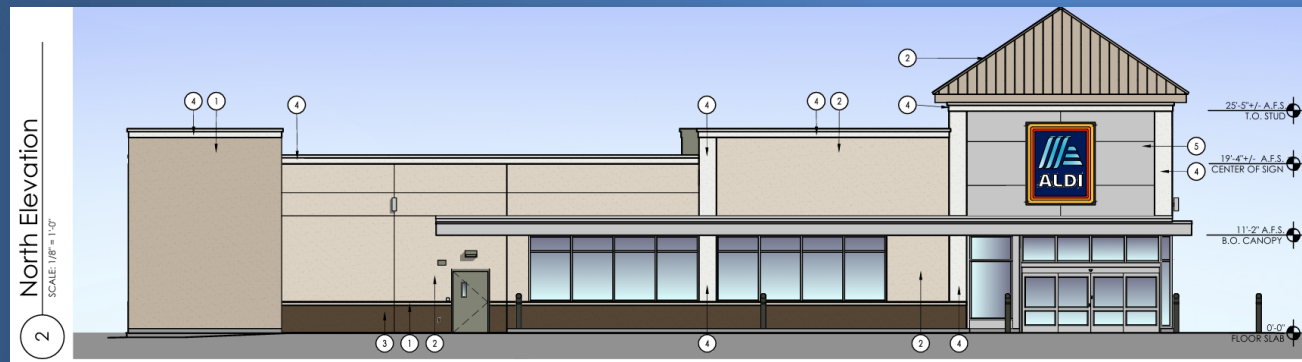
ALDI

21,750 SQ. FT. GROCERY STORE

DEVELOPMENT ORDER RECENTLY
SUBMITTED

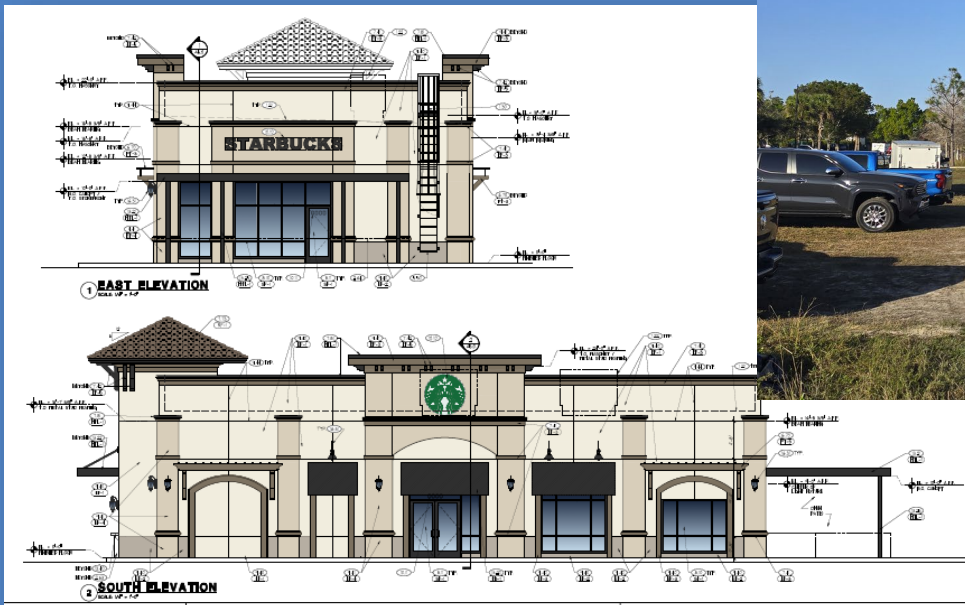
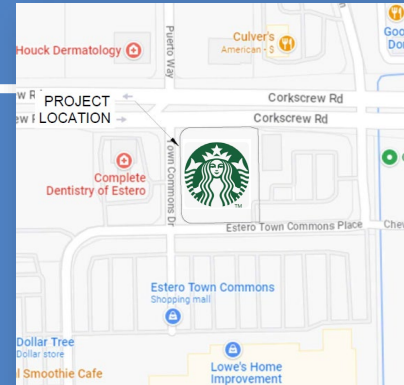


Corkscrew Road and Stoneybrook Golf Drive



STARBUCKS

1.5-acre Parcel on Corkscrew Road
(LOWE'S PLAZA ADJACENT TO WAWA)



Development Order Approved
Building Permit Recently Approved

*Proportionate share of
traffic signal paid

OLD POST OFFICE

8111 BROADWAY E.

- Zoning Amendment approved – New Pattern Book
- Development Order approved December 2024 for redevelopment of 4,800 sq. ft. building for office use



DAY CARES & PRE-SCHOOLS

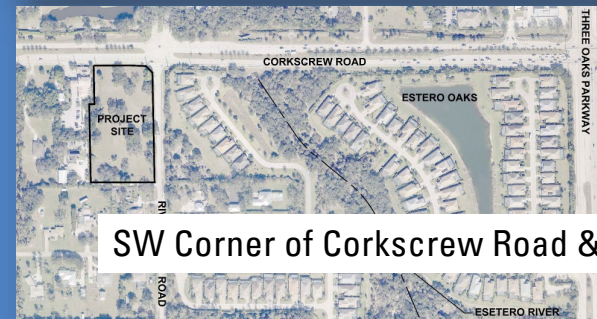
GODDARD SCHOOL

SE Corner of Quente Way & Three Oaks Parkway

2-STORY 14,190 SQ. FT.
EARLY DEVELOPMENT



UNDER CONSTRUCTION



SW Corner of Corkscrew Road & River Ranch Road

COASTAL PALMS ACADEMY

3.84-ACRES

14,700± SQ. FT. DAYCARE/PRE-SCHOOL

DAY CARES & PRE-SCHOOLS

Celebree School

Formerly Goodwill Industries – Corkscrew Road & Puente Lane



Currently Remodeling



SUMMERCREST TOLL BROTHERS - 154 Townhomes

NE CORNER OF CORKSCREW ROAD & SANDY LANE



Village Rezoning Approved
Development Order under review



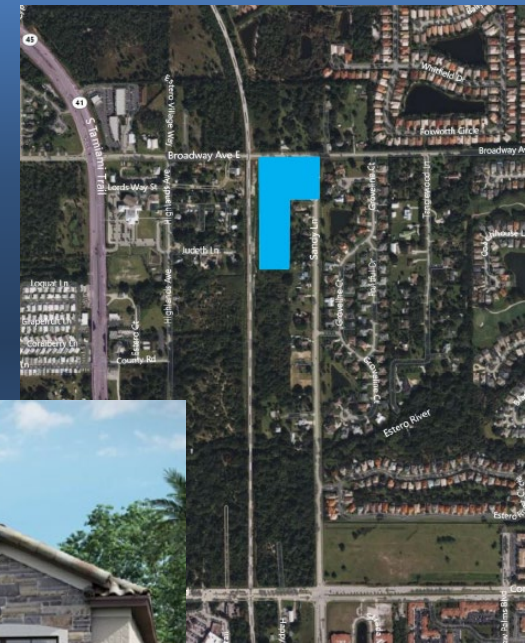
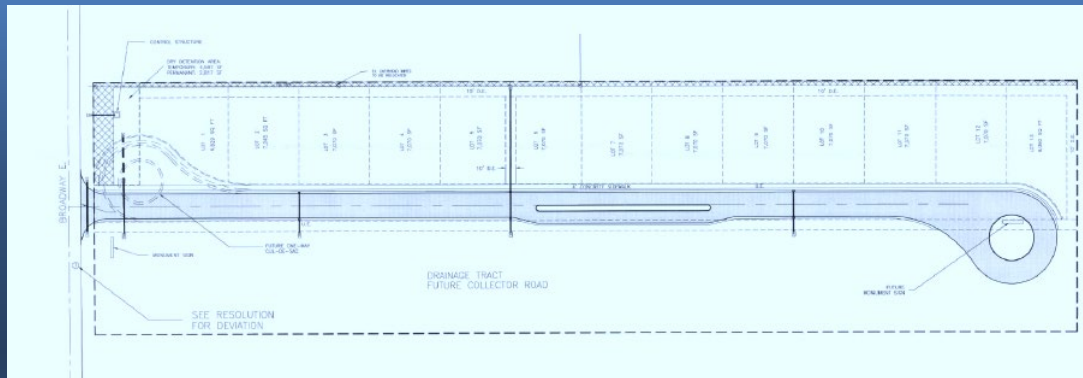
Former Colonnade ALF Site

27

MAYFAIR VILLAGE RPD

LENNAR HOMES - 16 LOTS

BROADWAY E. & WEST OF SANDY LANE



Rezoning Amendment
Under Staff Review



HILTON GARDEN INN

2.16-ACRE PARCEL SOUTHEAST OF THE
MARKETPLACE



- COMPOSITE ROOF TILES
- CORNICE / E.F.F.S.
SHERMAN WILLIAMS
PURE WHITE - SW7005
- E.F.F.S.
SHERMAN WILLIAMS
VENETIAN YELLOW - SW1096
- E.F.F.S.
SHERMAN WILLIAMS
CLASSIC YELLOW - SW0086
- MANUFACTURED VENER STONE
ELORADO STONE
COASTAL REEF - PEARL WHITE



Status: Building Permit awaiting flood "No Rise" from engineer

HOME2 SUITES PROPOSED 4-STORY, 111 ROOM HOTEL



PZDB Public Hearing February 11th

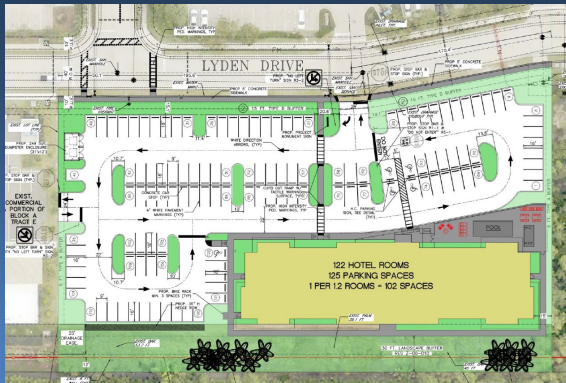


2.37 acres at Coconut Point Mall between the cinema and Via Coconut

COCONUT TRACE HOTEL 4-STORY

Across from Coconut Point Mall on Lyden Drive

Zoning Amendment
approved February 5, 2025



WOODFIELD MIXED-USE DEVELOPMENT

40 acres NW corner of US 41 & Coconut Road

Rezoned to Estero Planned Development July 2023
Development Order for Phase 1
Building Permit under review



- 42,000 sq. ft. of office, including medical office
- 62,000 sq. ft. of retail
- 20,000 sq. ft. of dining
- Civic space
- 260-room hotel
- 596 residential units

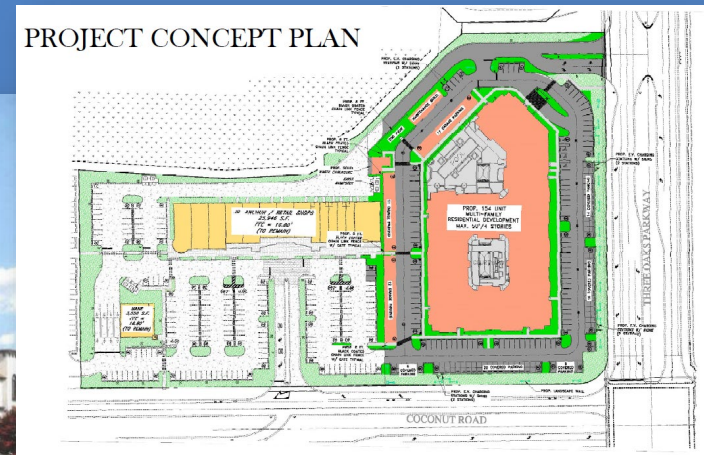
32

COCONUT POINTE RESIDENCES

AT BROOKS TOWN CENTER
2 YEARS TO CONSTRUCT



Demolition of Winn-Dixie now underway
Construct 154 Unit Multi-Family Building

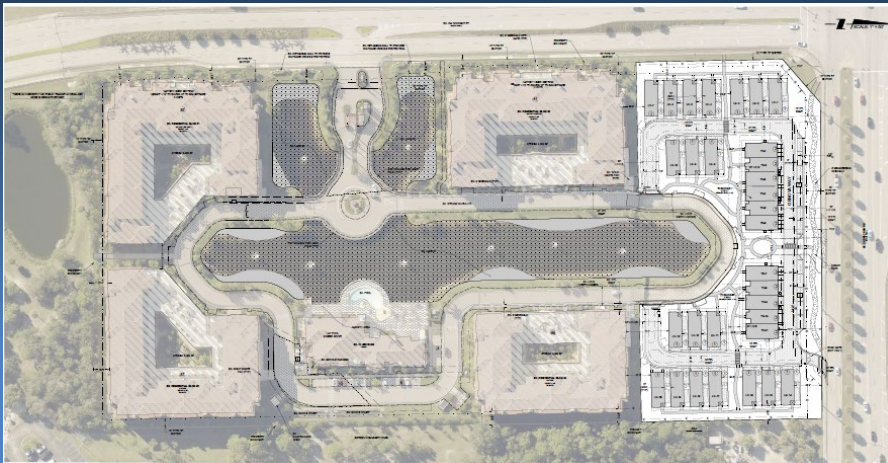


33

GENOVA

SE Corner of Corkscrew Road & Via Coconut

31 Attached Villas & Townhomes
Development Order Approved Nov. 2024
Final Phase



34

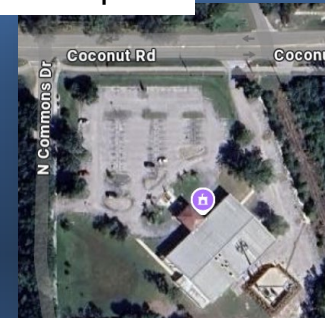
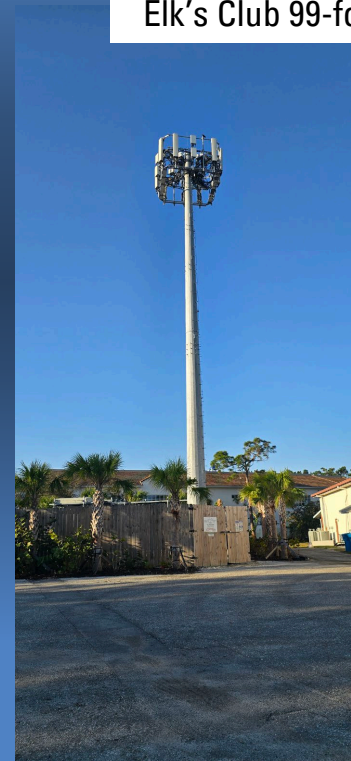


CELL TOWERS



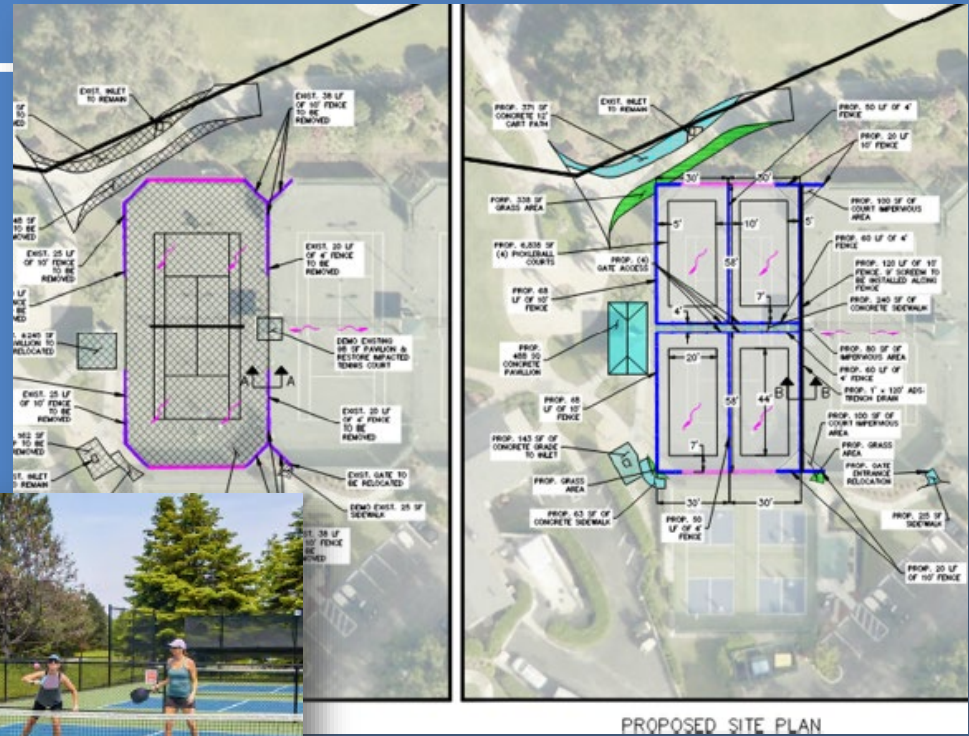
Bella Terra 175-foot Monopole

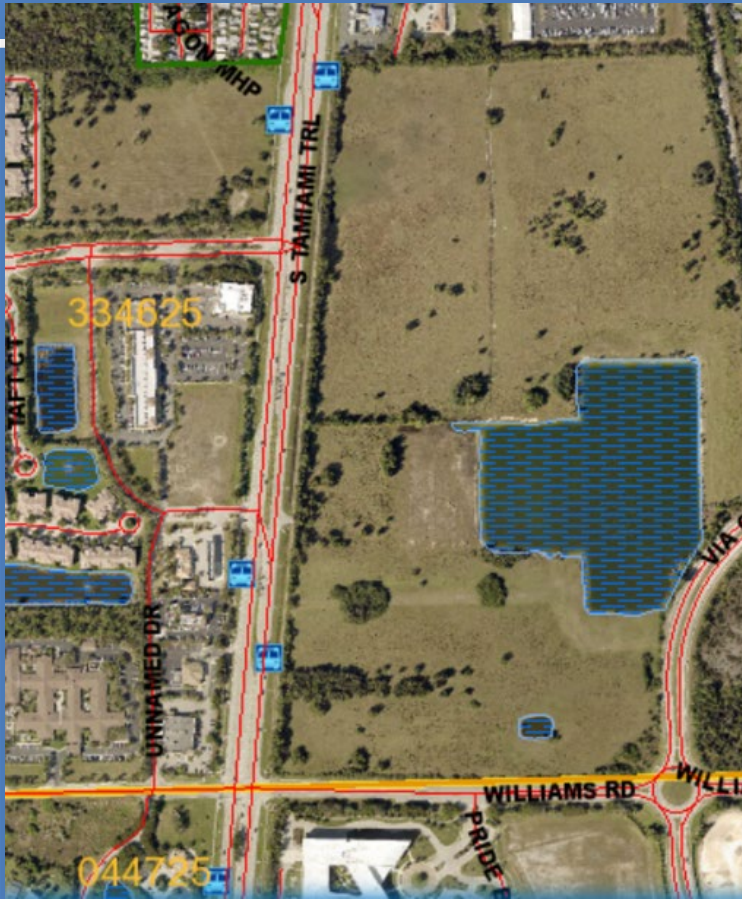
Elk's Club 99-foot Monopole



PICKLEBALL

- Wildcat Run
- The Brooks
- The Vines 





NORTH POINT

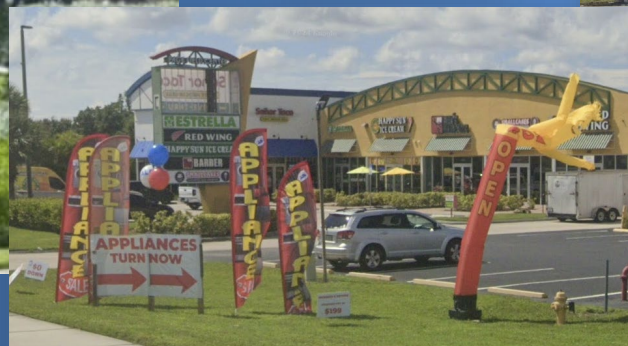
- ± 100 acres
- NE corner of US 41 & Williams Road
- Mixed Use – Village Center Land Use
- No application submitted

SIGNAGE

SIGNAGE IN VILLAGE



SIGNAGE OUTSIDE OF VILLAGE



BEFORE & AFTER

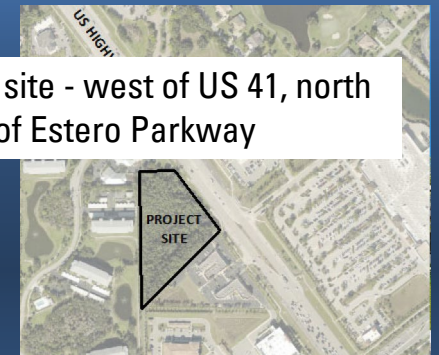
DAY CARE ARCHITECTURE

Development Order approved Feb. 11th

LEARNING EXPERIENCE DAY CARE



4.2-acre site - west of US 41, north of Estero Parkway



43

CHICK-FIL-A

NE corner of Ben Hill Griffin & Corkscrew Road

PROTOTYPE



PHOENIX SITE PLAZA DEL SOL CPD North of Corkscrew Road



SELF-STORAGE



PHOENIX SITE PLAZA DEL SOL CPD North of Corkscrew Road

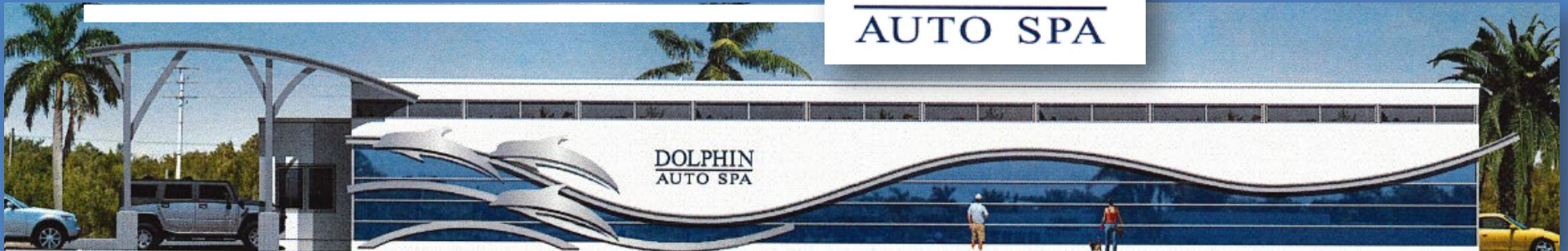


HOTEL



PROJECTS THAT WENT AWAY



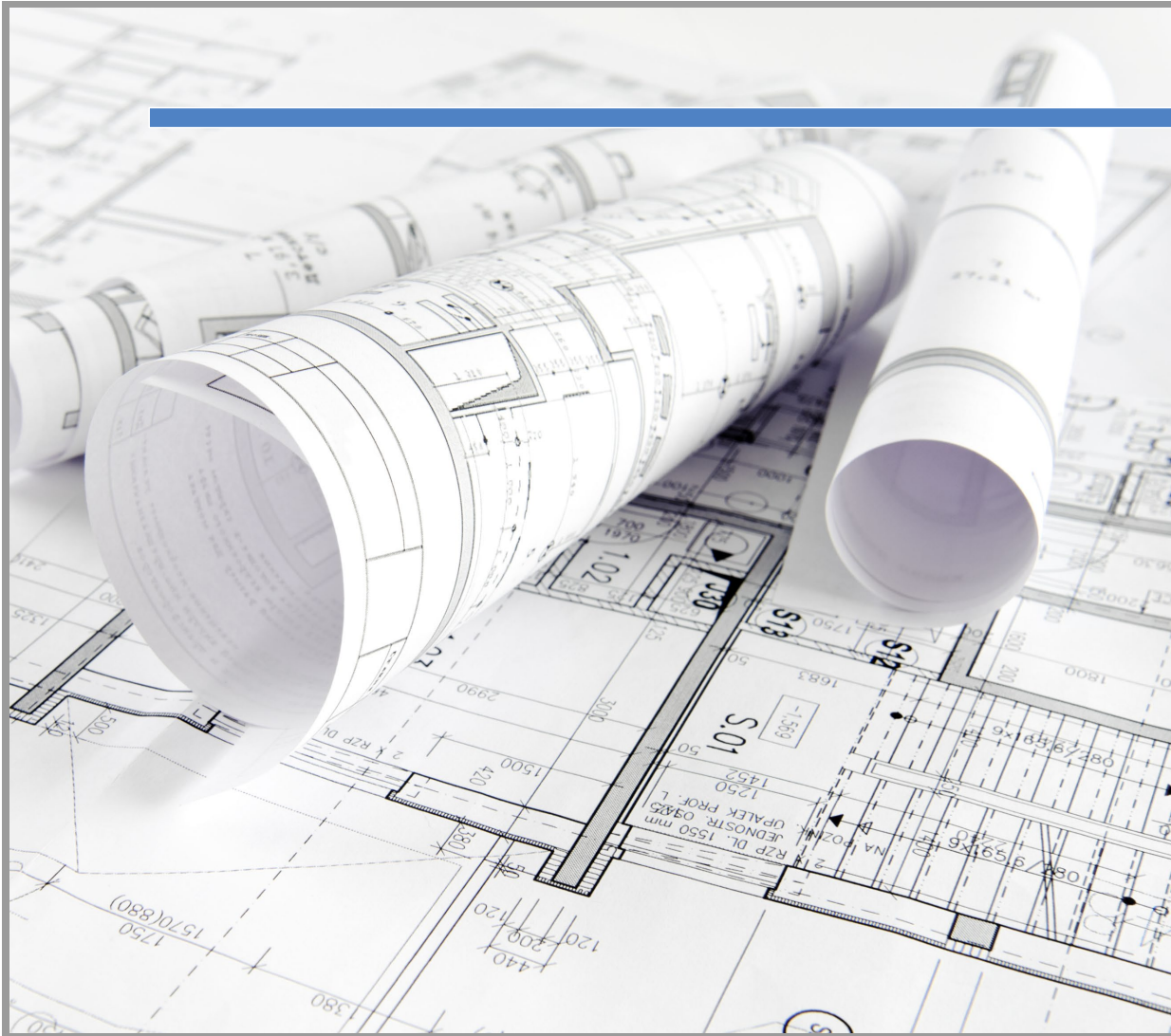


Proposed in front of Tidewater





Constructed outside of Estero



PROJECTS IN PROCESS

- 2,500 New Residential Units
- 4 Hotels
- 23-Story Luxury High-Rise
- 300,000 Sq. Ft. Commercial Use

VILLAGE CODE AND REVIEW BY PZDB AND COUNCIL

- Makes a Significant Difference
- Results in High Quality Projects
- Retains Village Character

