VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
SEPTEMBER 28, 2021, 04:30 PM

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COVID-19 NOTICE:

The Village Council Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity to participate virtually. The meeting will be broadcasted live via the Village of Estero website https://estero-fl.gov/council/watch-meetings-online/. Access in Council Chambers will be limited in order to comply with the safety instructions relating to COVID-19. 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

September 28, 2021, 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.

6. **Consent Agenda**

   a. **Approval of August 10 and August 24, 2021 meeting minutes.**

   Attachment: PZDB Minutes August 10_ 2021.pdf
   Attachment: PZDB Minutes August 24_ 2021.pdf

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

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

   a. **Corkscrew Crossing Development Order (DOS2020-E008) (District 7) 12840 Corkscrew Road, located between Wildcat Run and The Preserve at Corkscrew.**

Development Order for Phase One of the three phases of a residential community with a total of 554 single family homes, and a common recreation area. The total project area is 395 ± acres.

- Public Information Meeting was held January 13, 2021.

- The Board will make a decision on the Development Order approval.

Attachment: 1. Corkscrew Crossing Staff Report.pdf
Attachment: 2. Staff Report Exhibit Ordinance 2019-25 Corkscrew Crossing.pdf
Attachment: 3. Ordinance 2019-25 Exhibit A - Zoning Conditions _ Deviations.pdf
Attachment: 4. Corkscrew Crossing Entry Feature _ Guardhouse Architectural Plans Sheets A3 _ A6.pdf
Attachment: 5. Corkscrew Crossing Presentation.pdf

b. West Bay Club Pod 5 (DCI2021-E001) (District 1) Zoning Amendment to allow a height increase of a proposed high rise building on Pod 5 at West Bay Club Residential Planned Development.

West Bay Club is an 866-acre residential golf course community west of US 41 at the end of Williams Road. Pod 5 is located off Baybridge Boulevard.

- Public Information Meeting was held July 13, 2021.

- The Board will make a recommendation to Council.

Attachment: 1. West Bay Club Staff Report 9-28-2021.pdf
Attachment: Staff Report Attachment 1. Location Map.pdf
Attachment: Staff Report Attachment 2. West Bay Club Pod 5 Environmental Site Report 8 31 21.pdf
Attachment: Staff Report Attachment 3. Port Authority Letter.pdf
Attachment: Staff Report Attachment 4. Lee Schools Email.pdf
Attachment: Staff Report Attachment 5. Solid Waste Email.pdf
Attachment: Staff Report Attachment 6. Request Statement.pdf
Attachment: Staff Report Attachment 7. Past Zoning Resolutions and Approvals Listed.pdf
Attachment: Staff Report Attachment 8a. Applicant_s Additional Submittal Material Aug 6_ 2021.pdf
Attachment: Staff Report Attachment 8b. Applicant_s Additional Submittal Material Sept. 10_ 2021.pdf
Attachment: Staff Report Attachment 9. The Island West Bay Pattern Book Sept. 9 2021.pdf
Attachment: Staff Report Attachment 10. Zoning Resolution Z-05-010 West Bay Club Development.pdf
Attachment: Staff Report Attachment 11. Zoning Resolution Z-96-005 West Bay Club Development _Original_.pdf
Attachment: 2. Eight Day Letter - West Bay Club Pod 5 PD Amendment.pdf
Attachment: 3. West Bay Club Pod 5 Presentation.pdf

c. The Tides at Pelican Landing Paint Permit (20256505) (District 1) Located on the west side of US 41, south of Coconut Road

- Applicant was cited by Code Enforcement for repainting without a permit.

- Prior application to re-paint exterior of 11 buildings within the community was not approved. (August 24, 2021)

- Applicant requests review of 5 new exterior color schemes.

- The Board will make a decision on a color scheme.

Attachment: The Tides at Pelican Landing Application _ Color Schemes.pdf

8. 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. Genova Zoning Amendment (District 5) 21530 Strada Nuova Circle, southeast corner of Corkscrew Road and Via Coconut Point

Amend the Estero Planned Development Zoning to construct townhomes on the remaining unbuilt portion of the site in lieu of condominium buildings 5 and 6.

Attachment: 1. Genova Application.pdf
Attachment: 2. Genova Presentation.pdf

b. Brightwork Real Estate (District 5) 10081 Estero Town Commons Place, located on the south side of Corkscrew Road on the parcel previously occupied by Ruby Tuesday in Estero Commons (Lowe's).

Zoning Amendment and Deviation to allow a convenience store with gas pumps on a 2.6 acre outparcel.

Attachment: 1. Application Brightwork Estero Town Commons.pdf
Attachment: 2. Brightworks Site Plan.pdf
Attachment: 3. Brightworks Elevations.pdf
Attachment: 4. Brightworks Canopy Renderings.pdf
Attachment: 5. Brightworks Estero Town Commons Presentation.pdf

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

10. BOARD COMMUNICATIONS

a. Next meeting -- October 12, 2021

11. ADJOURN

General Attachments

- Transcript.pdf

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, SEPTEMBER 28, 2021, 4:30 P.M.

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

04:34:01 >>Scotty Wood: THANK YOU.
04:34:02 I WOULD LIKE TO CALL THE SEPTEMBER 28th, 2021, MEETING OF
04:34:07 THE VILLAGE OF ESTERO PLANNING, ZONING, AND DESIGN BOARD TO
04:34:11 ORDER.
04:34:12 WOULD YOU ALL PLEASE RISE FOR THE PLEDGE OF ALLEGIANCE?
04:34:16 [PLEDGE OF ALLEGIANCE]
04:34:34 >>Scotty Wood: THANK YOU.
04:34:35 BEFORE I CALL THE ROLL, I WANT TO JUST ADVISE YOU THAT I AM
04:34:41 SUBBING FOR COCHAIRMAN LEVITAN WHO SHOULD HAVE BEEN -- IS
04:34:47 THE SCHEDULED CHAIR OF THIS MEETING, BUT HIS WIFE HAS A
04:34:53 MILESTONE BIRTHDAY AND IT IS A COMMAND PERFORMANCE FOR HIM
04:34:56 TO OBSERVE THAT WITH HER.
04:34:58 SO I WOULD JUST LIKE TO WISH REBECCA A HAPPY BIRTHDAY.
04:35:02 I WON'T TELL YOU WHAT MILESTONE IT IS.
04:35:04 ON THAT NOTE, WOULD YOU CALL THE ROLE, PLEASE?
04:35:11 >>Anthony Gargano: HERE.
04:35:13 >>Kristin Jeannin: HERE.
04:35:14 >> BOARD MEMBER JONES IS ABSENT.

04:35:17 >>Marlene Naratil: HERE.
04:35:19 >>Michael Sheeley: HERE.
04:35:21 >>James Tatooles: HERE.
04:35:23 >>Jim Wallace: HERE.
04:35:26 >> CHAIRMAN LEVITAN IS ABSENT TONIGHT.
04:35:29 >>Scotty Wood: HERE.
04:35:30 THANK YOU.
04:35:31 I WOULD LIKE A MOTION TO APPROVE THE AGENDA, PLEASE.
04:35:36 >> SO MOVED.
04:35:37 >> SECOND.
04:35:39 >>Scotty Wood: ALL IN FAVOR?
04:35:42 ANY OPPOSED?
04:35:42 THE AGENDA IS APPROVED.
04:35:45 THE NEXT THING I WOULD LIKE IS A MOTION TO APPROVE THE
04:35:49 CONSENT AGENDA, WHICH CONSISTS OF THE MINUTES OF THE TWO
04:35:54 MEETINGS HELD LAST MONTH.
04:35:56 MAY I HAVE SUCH A MOTION?
04:35:57 >>Marlene Naratil: I'LL MAKE THAT MOTION.

04:36:02 >>Michael Sheeley: SECOND.
04:36:02 >>Scotty Wood: ANY DISCUSSION?
04:36:04 ALL IN FAVOR?
04:36:04 AYE.
04:36:08 ANY OPPOSED?
04:36:08 MOVING ON, OUR FIRST ITEM IS THE PUBLIC HEARING.
04:36:13 AND WHEN THIS BOARD IS SCHEDULED TO CONSIDER AND VOTE ON --

04:36:19 A DEVELOPMENT ORDER OR OTHER SITE-SPECIFIC APPLICATION, IT
04:36:22 SITS IN A QUASI-JUDICIAL CAPACITY.
04:36:25 THIS MEETING'S AGENDA INCLUDES ITEMS SUBJECT TO
04:36:28 QUASI-JUDICIAL PROCEEDINGS.
04:36:31 IF YOU INTEND TO PROVIDE TESTIMONY ON THE QUASI-JUDICIAL
04:36:34 MATTER, BEFORE THE MATTER IS CALLED, YOU MUST FILL OUT A
04:36:38 PUBLIC SPEAKER'S CARD, GIVE IT TO THE BOARD CLERK AND MUST
04:36:42 BE SWORN IN BY THE BOARD ATTORNEY.
04:36:44 BEFORE THE MATTER BEGINS, ANY WRITTEN COMMUNICATIONS THAT
04:36:47 HAVE BEEN RECEIVED BEFORE THE CUTOFF DATE WILL BE PLACED
04:36:50 INTO THE PUBLIC RECORD.
04:36:51 BOARD MEMBERS WILL BE ASKED TO DISCLOSE ANY EX PARTE
04:36:55 COMMUNICATIONS.
04:36:56 BOARD MEMBERS WILL BE ASKED IF THEY HAVE A CONFLICT
04:36:58 REGARDING THE MATTER AND MUST DECLARE IT.
04:37:02 IF THEY DO, THEY WILL NOT BE ALLOWED TO PARTICIPATE IN BOARD
04:37:05 DISCUSSION OR VOTE ON THE MATTER.
04:37:07 THE VILLAGE DIRECTOR OF COMMUNITY DEVELOPMENT OR STAFF
04:37:11 DESIGNEE WILL INTRODUCE THE MATTER AND THEN ASK THE
04:37:15 APPLICANT TO MAKE A PRESENTATION AND SUMMARIZE ANY RELATED
04:37:19 AFFIDAVITS FROM APPLICANT'S EXPERTS IN ATTENDANCE.
04:37:23 FOLLOWING THIS, THE DIRECTOR OF COMMUNITY DEVELOPMENT, OR
04:37:26 STAFF DESIGNEE, WILL MAKE A PRESENTATION PROVIDING THE STAFF
04:37:29 REPORT, FINDINGS, AND RECOMMENDATIONS.
04:37:32 AFTER THIS, THE PUBLIC HEARING IS OPEN.

04:37:36 AND ANYONE WHO HAS BEEN SWORN IN MAY PROVIDE TESTIMONY.
04:37:40 IT IS IMPORTANT TO BE CONCISE AND LIMIT TESTIMONY TO FIVE
04:37:43 MINUTES OR LESS.
04:37:45 THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS,
04:37:49 INCLUDING THE PUBLIC, AND MAY PROVIDE REBUTTAL.
04:37:53 THE PUBLIC MAY NOT CROSS-EXAMINE WITNESSES BUT MAY REQUEST
04:37:56 THE BOARD TO DIRECT QUESTIONS ON THEIR BEHALF TO EITHER THE
04:38:00 APPLICANT OR COMMUNITY DEVELOPMENT STAFF.
04:38:03 PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
04:38:06 INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
04:38:11 IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
04:38:15 AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
04:38:19 NOW, WILL ALL THOSE OF YOU WHO INTEND TO TESTIFY ON THESE
04:38:24 MATTERS PLEASE STAND AND RAISE YOUR RIGHT HAND.

04:38:28 NANCY, WOULD YOU PLEASE ADMINISTER THE OATH?
04:38:31 >>Nancy Stroud: MR. CHAIR, CAN WE HAVE ANYONE WHO IS GOING
04:38:33 TO TESTIFY IN THE THREE PUBLIC HEARING MATTERS TAKE THE OATH
04:38:39 RIGHT NOW?
04:38:40 THAT MIGHT SAVE US A LITTLE TIME.
04:38:42 >>Scotty Wood: THAT IS A GOOD IDEA.
04:38:43 GO AHEAD.
04:38:43 >>Nancy Stroud: IF YOU ARE GOING TO TESTIFY EITHER IN REGARD
04:38:46 TO CORKSCREW CROSSING, WEST BAY CLUB, OR THE TIDES, PLEASE
04:38:50 STAND AND RAISE YOUR RIGHT HAND.
04:38:52 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU WILL GIVE

04:38:55 TONIGHT IS THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT THE
04:38:58 TRUTH?
04:39:03 >>Tammy Duran: NANCY, WE DON'T HAVE THE TIDES HERE YET.
04:39:08 THEY ARE PARTICIPATING IN ZOOM.
04:39:12 >>Nancy Stroud: WE'LL HAVE TO DO THEM WHEN THEY COME IN ON
04:39:14 ZOOM.
04:39:14 >>Scotty Wood: THAT'S OKAY.
04:39:15 MARY, WOULD YOU PLEASE ADVISE IF ANY LETTERS OR OTHER
04:39:22 WRITTEN COMMUNICATIONS ON THE FIRST MATTER, WHICH IS THE
04:39:26 CORKSCREW CROSSING DEVELOPMENT HAVE BEEN RECEIVED, AND IF
04:39:31 SO, PLEASE STATE THAT THEY ARE PART OF THE PUBLIC RECORD.
04:39:34 >>Mary Gibbs: YES, WE RECEIVED ABOUT 12 E-COMMENTS AND
04:39:38 E-MAILS ON CORKSCREW CROSSING, WHICH I FORWARDED TO ALL OF
04:39:44 YOU IN E-MAIL YESTERDAY, A LITTLE AFTER NOONTIME.
04:39:49 >>Scotty Wood: THANK YOU.
04:39:50 BOARD MEMBERS.
04:39:51 HAVE YOU HAD ANY EX PARTE COMMUNICATIONS?
04:39:54 IF SO, PLEASE DISCLOSE THE NATURE OF THE COMMUNICATION.
04:39:57 ANYONE?
04:40:04 >> JUST GOT COPIES OF THE E-MAIL MARY WAS TALKING ABOUT.
04:40:08 >>Scotty Wood: ANYTHING ELSE OTHER THAN THE E-MAILS THAT
04:40:10 MARY FURNISHED?
04:40:12 >> NO.
04:40:13 >> NONE.
04:40:13 >>Scotty Wood: HEARING NONE, BOARD MEMBERS, DO YOU HAVE A

04:40:15 CONFLICT OF INTEREST REGARDING THIS MATTER?
04:40:17 IF YOU DO, PLEASE STATE THE NATURE OF THE CONFLICT AND
04:40:20 YOU'LL BE EXCUSED FROM THE BOARD DISCUSSION AND VOTE.
04:40:24 THE BOARD ATTORNEY MAY PROVIDE GUIDANCE IF NECESSARY.
04:40:27 ANY CONFLICTS?
04:40:28 >> NO.
04:40:29 >> NO.
04:40:30 >> NONE.
04:40:30 >>Scotty Wood: THANK YOU.
04:40:31 MARY, PLEASE INTRODUCE THIS ITEM.

04:40:33 THIS IS A DEVELOPMENT ORDER FOR CORKSCREW CROSSING PHASE
04:40:38 ONE, A PUBLIC INFORMATION MEETING WAS HELD ON JANUARY 13
04:40:43 EARLIER THIS YEAR.
04:40:44 GO AHEAD, MARY.
04:40:45 THANK YOU.
04:40:46 >>Mary Gibbs: THIS CASE, AS YOU SAID IS CORKSCREW CROSSING,
04:40:49 AND THIS IS THE DEVELOPMENT ORDER OR THE SITE PLAN APPROVAL
04:40:53 FOR THE PROJECT.
04:40:53 SO IN THIS PARTICULAR CASE, THE PLANNING, ZONING, AND DESIGN
04:40:58 BOARD WILL MAKE A DECISION, NOT A RECOMMENDATION.
04:41:02 THIS PROJECT IS LOCATED ON CORKSCREW ROAD, AND IT'S BETWEEN
04:41:06 WILDCAT RUN AND THE PRESERVE AND BELLA TERRA.
04:41:10 IT'S 395 ACRES IN SIZE, AND THEY ARE PROPOSING A RESIDENTIAL
04:41:17 COMMUNITY OF 554 SINGLE-FAMILY HOMES.
04:41:20 THE DEVELOPMENT ORDER IS FOR PHASE ONE OF THE PROJECT, WHICH

04:41:24 IS ABOUT ONE-THIRD OF THE LOTS, ABOUT 141 LOTS, AND IT IS
04:41:28 THE NORTHERN THIRD OF THE PROPERTY.
04:41:30 IT'S KIND OF A LONG, NARROWISH PIECE OF PROPERTY.
04:41:33 I WANT TO EXPLAIN A LITTLE BIT ABOUT THE HISTORY OF THIS
04:41:38 BECAUSE THIS HAS A LONG ZONING HISTORY THAT WILL HELP
04:41:41 PRESENT YOU A CONTEXT FOR THE DEVELOPMENT ORDER.
04:41:44 SO THIS PROJECT WAS APPROVED BY LEE COUNTY IN 2007.
04:41:48 IT WAS REZONED FOR 724 UNITS, MULTIFAMILY AND SINGLE-FAMILY
04:41:55 COMBINATION.
04:41:56 IT WAS REZONED FOR RESIDENTIAL PLANNED DEVELOPMENT.
04:41:59 THEY NEVER DEVELOPED THE PROPERTY.
04:42:04 IT REMAINED VACANT AND IT WAS SOLD TO ANOTHER BUYER, AND
04:42:08 THEN IT WAS SOLD TO WHO IS KNOWN AS THE ARGO PROPERTY.
04:42:11 THEY CAME TO THE VILLAGE AND THEY WANTED TO MAKE SOME
04:42:14 CHANGES TO THE MIX OF UNITS AND DO PREDOMINANTLY
04:42:18 SINGLE-FAMILY INSTEAD OF THE MULTIFAMILY.
04:42:20 THEY DID A ZONING AMENDMENT WITH THE VILLAGE, AND THAT WAS
04:42:23 APPROVED BY THE VILLAGE COUNCIL FOR A TOTAL OF 590 UNITS.
04:42:28 NOW, THE PROPERTY WAS SUBSEQUENTLY SOLD AND GL HOMES IS THE
04:42:34 PURCHASER NOW.
04:42:35 IN THE DEVELOPMENT ORDER THEY HAVE A TOTAL OF 554
04:42:39 SINGLE-FAMILY HOMES, STRICTLY SINGLE-FAMILY.
04:42:42 SO, AGAIN, PHASE ONE IS THE NORTH END OF THE PROPERTY, 141
04:42:47 LOTS.
04:42:47 THE ENTRY FEATURE AND THE GATEHOUSE.

04:42:50 THE PUBLIC INFORMATION MEETING WAS HELD IN JANUARY.
04:42:53 THAT WAS AT THE PRIOR DESIGN REVIEW BOARD.
04:42:56 SOME OF YOU MAY REMEMBER IT.
04:42:58 SOME OF YOU MAY NOT REMEMBER IT.
04:42:59 IN WITH THE ZONING WAS A PATTERN BOOK THAT WAS APPROVED AS
04:43:05 PART OF THE ZONING.

04:43:07 THE APPLICANT IS GOING TO EXPLAIN A LITTLE BIT ABOUT THE
04:43:09 COLORS AND THE ARCHITECTURE TONIGHT, BUT THIS HAS BEEN
04:43:12 CHANGED TO SINGLE-FAMILY.
04:43:15 TRANSPORTATION AT THE ZONING CASE WAS A VERY BIG ISSUE
04:43:19 BECAUSE OF CORKSCREW ROAD.
04:43:20 THE ROAD IS BEING WIDENED NOW.
04:43:22 THE APPLICANT IS WORKING WITH THE COUNTY, AND THE APPLICANT
04:43:26 IS ALSO WORKING WITH THE VILLAGE AND THE COUNTY SO THAT WE
04:43:29 CAN STAGE THE DEVELOPMENT SO THAT IT WON'T EXACERBATE
04:43:33 TRAFFIC ISSUES OUT THERE.
04:43:35 AT SOME POINT THERE WILL BE A TRAFFIC LIGHT THAT WILL BE
04:43:38 CONSTRUCTED.
04:43:38 THIS PROPERTY IS ACROSS THE STREET FROM WILD BLUE, WHICH IS
04:43:43 IN THE COUNTY, AND THERE IS A CONDITION IN THE ZONING ABOUT
04:43:46 PARTICIPATING WITH THE TRAFFIC LIGHT WHEN NEEDED.
04:43:49 SO THERE WILL BE A LIGHT AT THIS PROPERTY AT WILD BLUE.
04:43:55 AGAIN, THE APPLICANT IS GOING TO EXPLAIN THE DETAILS OF
04:43:57 THIS.
04:43:58 I DON'T REALLY WANT TO DUPLICATE WHAT THEY ARE GOING TO

04:44:00 DISCUSS.
04:44:00 BUT THE OTHER BIG ISSUE THAT WAS TALKED ABOUT AT THE ZONING
04:44:03 IS STORMWATER BECAUSE THIS PROPERTY -- IN THIS VICINITY,
04:44:08 THERE ARE A LOT OF WETLANDS.
04:44:09 THE PROPERTY HAD A LOT OF ENVIRONMENTAL FEATURES, AND WE
04:44:13 WANTED TO MAKE SURE THAT THE WATER FLOW WAS NOT ADVERSELY
04:44:18 AFFECTED BY THE DEVELOPMENT OF THIS PROPERTY.
04:44:20 SO THE STORMWATER HAS BEEN REVIEWED EXTENSIVELY PER THE
04:44:26 ZONING.
04:44:27 THERE WERE SPECIFIC CONDITIONS.
04:44:28 THEY HAD TO LOOK TO SEE IF THEY COULD ACCOMMODATE OFF-SITE
04:44:31 FLOWS FROM OTHER PROJECTS AS WELL.
04:44:33 THEY ARE GOING TO EXPLAIN THIS AGAIN THROUGH THE SUBMITTALS
04:44:38 ON THE DEVELOPMENT ORDER, UPSIZING THE PIPES SO THEY CAN
04:44:41 ACCOMMODATE ADDITIONAL WATER FLOW.
04:44:44 AND AGAIN, THE PROPERTY IS ENVIRONMENTALLY SENSITIVE FOR THE
04:44:48 MOST PART.
04:44:49 SO THROUGH THE OTHER AGENCIES, THE ARMY CORPS AND WATER
04:44:54 MANAGEMENT DISTRICT, THEY WILL HAVE A CONSERVATION EASEMENT
04:44:58 ON THE SOUTHERN 200 PLUS ACRES OF PROPERTY.
04:45:01 IT'S MOSTLY WETLANDS WITH SOME UPLANDS AND THE CONSERVATION
04:45:07 EASEMENT WILL BE WITH THE AGENCY BUT THE VILLAGE WILL BE A
04:45:09 PARTY TO THAT AS WELL.
04:45:10 THE PARTY IS NEXT TO, IF YOU HEARD OF THE EDISON FARMS
04:45:13 PROPERTY OR THE KIKER PRESERVE PROPERTY.

04:45:16 AND THEN WITH REGARD TO LANDSCAPE BUFFERS, THERE'S A
04:45:19 SEPARATE AGREEMENT WITH WILDCAT RUN NEXT DOOR THAT WAS

04:45:24 BROUGHT UP THROUGH THE ZONING.
04:45:26 THEY WANTED ENHANCED LANDSCAPING AND SOME MAINTENANCE, SO
04:45:30 THAT WAS WORKED OUT BETWEEN THE TWO PARTIES BUT BECAME A
04:45:33 PART OF THE ZONING.
04:45:34 SO THERE WILL BE AN ENHANCED BUFFER ON THE WEST SIDE OF THE
04:45:37 PROPERTY NEXT TO WILDCAT RUN.
04:45:40 SO WE DID GET, AS I MENTIONED, WE GOT ABOUT A DOZEN
04:45:46 E-COMMENTS AND LETTERS ON THIS.
04:45:49 JUST TO SUMMARIZE IT, THE LETTERS WERE IN OPPOSITION.
04:45:54 A LOT OF THE QUESTIONS REALLY HAD TO DO WITH THE ZONING
04:45:59 AGAINST THE DENSITY OF THE DEVELOPMENT, WHICH WHEN WE DID
04:46:02 REVIEW THE ZONING, THE DENSITY WAS COMPATIBLE WITH WHAT WAS
04:46:08 IN THE VICINITY.
04:46:09 SO THE LETTERS WERE REALLY WHAT I WOULD CATEGORIZE AS ZONING
04:46:13 ISSUES.
04:46:13 THE TRAFFIC, THE WETLANDS, AND THE DENSITY.
04:46:18 BUT THAT HAD BEEN REALLY VETTED OUT THROUGH THE VILLAGE
04:46:20 COUNCIL.
04:46:22 SO WHAT YOU'RE LOOKING AT TONIGHT IS REALLY THE SITE PLAN
04:46:25 DETAILS.
04:46:25 JUST WANTED TO EXPLAIN THAT.
04:46:27 IF YOU'VE GOT ANY QUESTIONS, WE'RE HAPPY TO ANSWER.
04:46:32 OTHERWISE, I CAN TURN IT OVER TO THE APPLICANT, AND THEY'VE

04:46:37 GOT A PowerPoint THEY WOULD LIKE TO RUN THROUGH.
04:46:39 >>Scotty Wood: THANK YOU.
04:46:44 >>Mary Gibbs: I THINK JOHN ASHER FROM GL HOMES IS HERE TO
04:46:49 RUN THROUGH THE PowerPoint.
04:46:52 >>John Asher: GOOD AFTERNOON, BOARD MEMBERS.
04:46:54 AS MARY SAID, MY NAME IS JOHN ASHER.
04:46:57 I'M THE DIRECTOR OF LAND DEVELOPMENT FOR GL HOMES HERE IN
04:47:00 SOUTHWEST FLORIDA.
04:47:02 I HAVE A NUMBER OF MY COUNTERPARTS HERE TO HELP ADDRESS ANY
04:47:06 QUESTIONS YOU MIGHT HAVE.
04:47:07 I HAVE MARK MEESKE WHO IS THE VICE PRESIDENT OF PLANNING.
04:47:12 I HAVE BRETT ASHLEY WHO IS OUR DIRECTOR OF LANDSCAPE.
04:47:17 AND JAIME LICHI WHO IS AN ARCHITECT WITH OUR FIRM AND HELPED
04:47:22 WORK ON THE ARCHITECTURE FOR THE GUARDHOUSE AND THE ENTRY
04:47:25 MONUMENT.
04:47:25 VERY BRIEFLY, GL HOMES IS A PRIVATE HOME BUILDER.
04:47:31 WE HAVE OFFICES ON THE EAST COAST, BROWARD AND PALM BEACH
04:47:37 COUNTIES PRIMARILY, A LITTLE BIT IN DADE COUNTY.
04:47:41 ST. LUCIE IS ANOTHER DIVISION AND HERE IN SOUTHWEST FLORIDA
04:47:45 IN NAPLES AND FORT MYERS MARKET AS WELL AS THE TAMPA MARKET.
04:47:50 AGAIN, PRIVATELY HELD AND LIMITED TO THOSE AREAS.
04:47:55 WE ACQUIRED THE PROPERTY -- I'M READY.
04:48:04 IT'S A PDF, NOT THE PowerPoint.
04:48:19 OKAY.

04:48:35 ALL RIGHT.

04:48:36 WE'VE ACQUIRED THE PROPERTY, AND THIS IS THE PROPOSED SITE
04:48:41 PLAN THAT WE'RE LOOKING AT.
04:48:43 JUST BACKGROUND INFORMATION THAT MARY DESCRIBED.
04:48:50 A QUICK COMPARISON TO THE SITE PLAN FROM THE ZONING
04:48:55 APPROVAL.
04:48:56 THE BOTTOM IMAGE IS WHAT WAS APPROVED WITH ZONING, 590
04:49:00 DWELLING UNITS WITH UP TO 70 TOWNHOMES.
04:49:03 SO AS YOU CAN SEE, OUR SITE PLAN IS VERY SIMILAR.
04:49:07 THE PRIMARY DIFFERENCE IS WE HAVE MORE LAKES AND LARGER
04:49:11 LAKES, TRIED TO REDUCE THE AMOUNT OF IMPORT FILL THAT'S
04:49:15 NEEDED TO DEVELOP THE PROPERTY, LIMIT THE TRUCKS ON THE
04:49:18 ROAD, AND THAT WAS OUR MAIN GOAL.
04:49:22 IN DOING SO, WE LOST ALMOST 40 UNITS TO ACHIEVE THAT.
04:49:26 VERY SIMILAR SITE PLAN, AND THERE'S ABSOLUTELY NO CHANGES
04:49:30 WHATSOEVER WITH THE CONSERVATION AREAS THAT WERE PROPOSED
04:49:34 AND PERMITTED WITH THE ARMY CORPS AND THE WATER MANAGEMENT
04:49:37 DISTRICT.
04:49:38 WE TALKED ABOUT THIS BEING PHASE ONE IN THE OPENING, KIND OF
04:49:47 THE SALMON PINKISH COLOR IS WHAT'S GOING TO BE PHASE ONE.
04:49:51 THEN PHASE TWO IS THE BLUE AND THE LIGHT GREEN IS PHASE
04:49:55 THREE.
04:49:56 THE IMPORTANT THING TO POINT OUT HERE IS THAT THE PHASE ONE
04:50:01 ALSO INCLUDES THE BUFFER TO THE WEST, THE WILDCAT RUN SIDE
04:50:06 THAT WILL BE BY THE END OF PHASE ONE, IT WILL BE COMPLETELY
04:50:12 COMPLETED, AND THAT WORK INCLUDES DREDGING OUT OF THEIR

04:50:15 CANAL TO IMPROVE DRAINAGE AND THEN THE LANDSCAPE BUFFER THAT
04:50:19 WAS AGREED TO PURSUANT TO THE AGREEMENT WE HAVE WITH THAT
04:50:22 ASSOCIATION, OR ACTUALLY THE PRIOR OWNER HAD.
04:50:25 AND WE'RE OBVIOUSLY ABIDING BY IT.
04:50:29 ON THE WEST SIDE WHERE THERE IS AN IMPROVED FLOW WAY THAT
04:50:32 RUNS THE ENTIRE LENGTH -- ALMOST THE ENTIRE LENGTH OF THE
04:50:35 DEVELOPMENT AREA THAT HELPS ADDRESS SOME OF THOSE DRAINAGE
04:50:39 ISSUES THAT I'LL QUICKLY GET INTO AT THE END OF THE
04:50:42 PRESENTATION.
04:50:42 OKAY.
04:50:48 NOW, I'M A CIVIL ENGINEER, SO I'M NOT GOING TO BE ABLE TO
04:50:51 HELP YOU TOO MUCH ON THE ARCHITECTURE AND THE STYLE.
04:50:53 THAT'S WHY I HAVE MY COUNTERPARTS HERE TO HELP ME.
04:50:56 BUT THIS IS A RENDERING OF THE ENTRY FEATURE, AND THE ENTRY
04:51:02 COMING INTO THE PROJECT.
04:51:11 OKAY.
04:51:11 HERE ARE SOME OF THE STONE AND THE COLOR AND A LITTLE BIT OF
04:51:15 THE ARCHITECTURAL DETAIL FOR IT.
04:51:18 STANDARD COLORS THAT WE THINK WILL BE APPEALING TO THE
04:51:24 PUBLIC AS WELL AS MEET THE VILLAGE'S CRITERIA.

04:51:28 I ADDED THIS SLIDE.
04:51:33 THIS WAS ACTUALLY IN OUR PUBLIC INFORMATION MEETING.
04:51:35 THE RENDERING ON THE UPPER LEFT IS JUST A RENDERING OF
04:51:40 SOMETHING THAT'S PLANNED.
04:51:41 THE IMAGE AT THE BOTTOM RIGHT IS THE ACTUAL PHOTO.

04:51:45 SO THE END PRODUCT IS, IN MY OPINION, BETTER AND GREATER
04:51:50 THAN THE PRELIMINARY RENDERING THAT WAS DONE.
04:51:54 I JUST POINT THAT OUT, IN MANY CASES WE CAN DRAW REAL PRETTY
04:51:59 PICTURES FOR THIS POINT IN THE PROCESS AND THE END RESULT
04:52:02 DOESN'T ALWAYS LOOK QUITE AS NICE FROM A LANDSCAPING AND
04:52:05 JUST A GENERAL AESTHETIC.
04:52:07 SO I THOUGHT THIS WAS IMPRESSIVE AND THE END RESULT IS GOOD
04:52:11 OR BETTER THAN THE CONCEPTUAL RENDERING.
04:52:14 MOVING ON, THIS IS THE GUARDHOUSE.
04:52:20 WE WORKED WITH STAFF AND CHANGED THE DESIGN A LITTLE BIT AND
04:52:23 SOME OF THE COLORS TO MAKE IT MORE AGREEABLE WITH THE
04:52:29 VILLAGE'S CODE.
04:52:30 A LITTLE BIT BETTER CLOSE-UP OF IT.
04:52:37 AND, AGAIN, THE ARCHITECTURAL DETAIL WITH SOME OF THE COLOR
04:52:45 PALETTE AND THE STONE AND THE ROOF TILE THAT WOULD BE
04:52:48 PROPOSED.
04:52:49 NOW, GETTING INTO THE LANDSCAPING, THIS IS JUST A TYPICAL
04:52:59 200-FOOT SECTION OF THE FRONT BUFFER.
04:53:04 AND THE REAL TRICK OR OBSTACLE WE HAVE HERE IS THAT, NUMBER
04:53:08 ONE, THE ROAD IS BEING WIDENED AND RAISED.
04:53:13 NUMBER TWO, THE VILLAGE WANTS TO CREATE A TEN-FOOT
04:53:17 MEANDERING PATHWAY, WHICH WE THINK IS A GREAT IDEA.
04:53:20 AND THAT'S THE GRAY AREA IN THE UPPER PART OF THE IMAGE.
04:53:24 THE TOP GRAY IS THE ROAD.
04:53:26 AND THEN THE LITTLE BIT DARKER SHADED ARE THE DRAINAGE

04:53:31 STRUCTURES THAT WE'VE WORKED WITH STAFF ON THE PUBLIC WORKS
04:53:35 DEPARTMENT ON IN ORDER TO IMPROVE THE DRAINAGE FLOW COMING
04:53:39 FROM THE NORTH AND THE EAST TO GET IT TO THE WILDCAT RUN
04:53:43 SWALE.
04:53:45 SO WE'VE UPSIZED PIPES AND WENT THROUGH MULTIPLE ITERATIONS
04:53:49 WITH DAVID WILLEMS, THE PUBLIC WORKS DIRECTOR, IN ORDER TO
04:53:54 SATISFY HIM.
04:53:56 WHAT THAT DOES IS IT LIMITS THE AREA THAT WE HAVE THAT WE
04:53:58 CAN REALLY LANDSCAPE.
04:54:00 WE MIGHT BE ABLE TO EXPAND INTO THAT DRAINAGE EASEMENT A
04:54:04 LITTLE BIT MORE WITH SOME SHRUBS AND NATIVE GRASSES, BUT
04:54:08 TECHNICALLY, WE'RE NOT SUPPOSED TO BE PLANNING LANDSCAPING
04:54:11 IN A DRAINAGE EASEMENT.
04:54:13 SO WE'VE DONE THE BEST WE CAN IN ORDER TO CREATE SOME
04:54:18 VARIETY AND NOT MAKE IT LINEAR AS WAS A LITTLE BIT IN OUR
04:54:24 PREVIOUS DESIGN.

04:54:26 AND HERE'S A RENDERING THEN OF THE SAME 200-FOOT SECTION.
04:54:33 AGAIN, IF THERE ARE ANY SPECIFIC QUESTIONS TO ANY OF THESE,
04:54:38 THE ARCHITECTURE AND THE LANDSCAPE THAT I'M TOUCHING ON, BE
04:54:41 HAPPY TO ANSWER THAT OR GET MY COUNTERPARTS UP HERE TO HELP
04:54:45 CHIME IN.
04:54:45 A LITTLE BIT OF DIFFICULTY, THIS IS AGAIN GETTING INTO THE
04:54:53 NITTY-GRITTY DETAILS FROM AN ENGINEERING STANDPOINT, BUT IF
04:54:58 YOU CAN SEE HERE, WE'VE GOT THE BIG DRAINAGE PIPES.
04:55:01 WE NEED TO AVOID THEM WITH THE INFRASTRUCTURE.

04:55:03 WE'VE GOT A WALL PROPOSED THAT IS 8-FOOT ON THE OUTSIDE,
04:55:08 ALTHOUGH WE ARE RETAINING 4 FEET ON THE INSIDE IN ORDER TO
04:55:12 MAKE THE DRAINAGE WORK.
04:55:14 AND THAT'S GOING TO REQUIRE -- IS IT A DEVIATION?
04:55:20 ADMINISTRATIVE DEVIATION THAT GOING TO BE SUBMITTING HERE IN
04:55:23 THE NEXT COUPLE OF DAYS.
04:55:24 AGAIN, FROM THE PUBLIC PERSPECTIVE, IT'S AN 8-FOOT WALL.
04:55:28 I KNOW THERE WERE SOME COMMENTS ABOUT DRAINAGE.
04:55:31 MR. WALLACE, I THINK YOU MENTIONED SOMETHING IN THE ZOOM
04:55:35 CALL.
04:55:35 SINCE THEN, WE'VE GOT REAR YARD DRAINS ON ALL OF THE
04:55:39 NON-LAKE LOTS.
04:55:40 EVERY LOT CORNER HAS A DRAIN.
04:55:42 SO WE'RE NOT GOING TO HAVE ANY GRADING PROBLEMS OR DRAINAGE
04:55:46 IN THE REAR YARDS AND TRYING TO MAKE THAT FLOW ALL THE WAY
04:55:50 FORWARD.
04:55:50 YEAH, THE YELLOW, JUST HAPPENS TO BE A TYPICAL SECTION OF
04:55:56 WHERE THIS CROSS-SECTION IS LOCATED.
04:55:58 THIS IS JUST ANOTHER EXAMPLE OF WHERE IT GETS VERY TIGHT AND
04:56:08 WE'RE MOVING THE MULTIUSE PATH HERE AS CLOSE AS WE CAN.
04:56:12 THAT IS ENCROACHING OVER THE DRAINAGE EASEMENT WHICH
04:56:15 SHOULDN'T BE A PROBLEM.
04:56:16 BUT, AGAIN, THE DETAILS OF THE LOCATION OF THE MULTIUSE PATH
04:56:19 HAVE NOT BEEN FINALIZED.
04:56:22 STAFF IS STILL WORKING WITH IT AND WE'RE LEAVING AS MUCH

04:56:25 ROOM IN AREAS WE CAN AND TRYING TO KEEP IT AS FAR AWAY FROM
04:56:28 THE ROAD AS POSSIBLE.
04:56:32 I UNDERSTAND THAT'S THE DESIRE.
04:56:33 AGAIN, A LITTLE BIT OF BLOWUP DETAIL OF WHAT THE PHASE ONE
04:56:41 LOOKS LIKE.
04:56:42 THE RECREATION SITE IS NOT INCLUDED HERE, BUT THIS IS THE
04:56:45 LOCATION.
04:56:46 THIS WOULD BE MODEL ROW.
04:56:49 THE RED WOULD BE A SALES CENTER AND A DESIGN CENTER.
04:56:52 SINGLE-FAMILY HOMES THAT ARE BUILT OUT FOR THOSE USES AND
04:56:56 THEN THE GREEN LOTS WOULD BE THE MODEL HOMES.
04:57:00 THE LITTLE GRAY AREA HERE WOULD BE A PARKING LOT.

04:57:03 I THINK THERE'S ANOTHER IMAGE OF THAT.
04:57:08 THIS IS THE GENERAL LAYOUT OF IT.
04:57:13 THIS WAS SOMEWHAT MORE RECENT IN OUR DESIGN PROCESS.
04:57:17 I POINT OUT TO THE BOARD, AND I KNOW MR. HART HAD A QUESTION
04:57:22 ABOUT TEMPORARY MAILBOXES BEING LOCATED IN THIS AREA.
04:57:26 THE U.S. POST OFFICE FOR THE LAST SIX, SEVEN YEARS HAS NOT
04:57:30 ALLOWED SINGLE-FAMILY MAILBOXES ANYMORE.
04:57:33 THEY HAVE TO BE BULK OR GANG, AND WHEN THAT HAPPENED IT WAS
04:57:38 A MAJOR PROBLEM.
04:57:40 IN THE MIDDLE OF PROJECTS, THEY SAID NO MORE.
04:57:42 SO WE SCRAMBLED AS THE LAND DEVELOPMENT PEOPLE, WHERE ARE WE
04:57:45 GOING TO PUT THEM?
04:57:46 WE HAD A LOT OF CRAZY DESIGNS WHERE WE HAD LITTLE PULLOFFS

04:57:49 ON THE SIDE OF THE ROAD, CHOPPED UP CUL-DE-SACS AT THE END
04:57:53 TO TRY AND MAKE THEM FIT A STREETFUL OF MAILBOXES THERE AND
04:58:00 NONE OF IT WORKED.
04:58:02 THEY WERE REALLY BAD DESIGNS.
04:58:03 WE INCORPORATE OUR MAILBOXES AT THE RECREATION SITE.
04:58:07 EITHER A SEPARATE STRUCTURE IN SOME OF OUR COMMUNITIES OR
04:58:09 BUILT IN AND COVERED AND ASSOCIATED WITH THE CLUBHOUSE
04:58:12 ITSELF.
04:58:13 BUT, OBVIOUSLY, WE'RE NOT GOING TO BUILD A CLUBHOUSE DAY
04:58:16 ONE, SO WE LOCATE THE TEMPORARY MAILBOXES IN THE SALES
04:58:20 CENTER AND IT WORKS OUT JUST FINE.
04:58:23 THE PARKING LOT WILL BE LANDSCAPED PER THE CODE, DOUBLE ROW
04:58:28 OF SHRUBS.
04:58:29 NATIVE SHADE TREES.
04:58:31 THERE WILL BE STREETLIGHTS IN THERE.
04:58:32 SO I'LL WORK OUT ALL THOSE DETAILS WITH MR. HART, BUT I KNOW
04:58:37 THAT WAS A QUESTION.
04:58:37 SO I JUST WANTED TO BRING IT UP AND MAKE SURE NO CONCERNS
04:58:42 FROM THIS BODY.
04:58:46 >>Michael Sheeley: WHAT'S YOUR AVERAGE LOT SIZE AND WHAT ARE
04:58:48 THE SIZE OF YOUR MODEL HOMES?
04:58:50 >>John Asher: AVERAGE LOT SIZE, IT'S A 50-FOOT WIDE LOT BY
04:58:54 115 TO 125-FOOT DEEP LOT.
04:58:58 SIZE OF HOMES, THEY PROBABLY RANGE FROM 22 TO 3,000 SQUARE
04:59:07 FEET.

04:59:08 THERE WILL BE SOME TWO-STORY PRODUCT AND THAT'S HOW YOU GET
04:59:14 THE 28, THREE THOUSAND SQUARE FEET.
04:59:19 AGAIN, THIS IS AN IMAGE -- ACTUALLY, A DRONE PHOTO FROM
04:59:26 ANOTHER PROJECT WE DID IN NAPLES, VALENCIA TRAILS COMMUNITY.
04:59:32 IT SHOWS THE SIMILAR TYPE PARKING LOT.
04:59:35 MAILBOXES ARE DOWN HERE IN THIS LOCATION.
04:59:37 THERE WILL BE NO OTHER HOMES ON THAT MODEL ROW.
04:59:40 EVERYTHING WILL BE SODDED, KEPT NEAT AND CLEAN UNTIL THE

04:59:44 VERY END OF THE PROJECT WHEN WE'RE SELLING THE MODELS AND
04:59:47 THEN WE'LL BUILD THE HOUSES OUT ON THAT STREET.
04:59:50 YOU CAN SEE IT'S LANDSCAPED FAIRLY NICE.
04:59:55 >>Marlene Naratil: EXCUSE ME.
04:59:56 I HAVE A QUESTION.
04:59:57 DO YOU HAVE ANY RECREATIONAL AMENITIES PLANNED FOR EACH
05:00:01 PHASE?
05:00:03 LIKE, TENNIS COURTS, POOLS?
05:00:05 >>John Asher: THAT WILL ALL BE IN THE ONE LOCATION IN THE
05:00:08 RECREATION SITE.
05:00:09 >>Marlene Naratil: ALL THESE AREAS, THE PHASES WILL USE ONE
05:00:13 SITE.
05:00:13 >>John Asher: SURE.
05:00:14 WE'LL START THE DESIGN OF THE RECREATION SITE -- I MEAN,
05:00:18 IT'S ALREADY BEEN CONCEPTUALLY LAID OUT.
05:00:21 I ASKED THIS QUESTION, WE'LL PROBABLY START IT SOMEWHERE
05:00:25 BETWEEN 20 AND 40 HOME CLOSINGS AND IT WILL PROBABLY BE

05:00:30 COMPLETE BY THE TIME WE HAVE 150 HOME CLOSINGS.
05:00:32 THESE ARE ESTIMATES, BUT, AGAIN, FIVE, TEN YEARS AGO, WE
05:00:38 DIDN'T START THE AMENITIES UNTIL WE WERE AT LEAST HALFWAY
05:00:41 DONE WITH A PROJECT.
05:00:42 NOW BASED ON COMPETITION, WE DO IT IN THE VERY BEGINNING.
05:00:46 AND THIS COMMUNITY IN NAPLES, WE MOVED IT UP A YEAR, AND IT
05:00:49 WAS ALREADY SCHEDULED FAIRLY EARLY IN THE PROCESS.
05:00:52 SO, AGAIN, WE JUST HAVE TO KEEP UP WITH EVERYONE ELSE.
05:00:55 IT'S GOING TO BE BUILT SOONER RATHER THAN LATER.
05:00:58 AND IT INCLUDES TENNIS COURTS, SWIMMING POOL, CLUBHOUSE,
05:01:01 PICKLEBALL, ALL THE TYPICAL AMENITIES.
05:01:04 >>Marlene Naratil: DOG PARK?
05:01:07 >>John Asher: I DON'T THINK WE HAVE A DOG PARK HERE.
05:01:10 NO DOG PARK.
05:01:13 ALL RIGHT.
05:01:18 OFF-SITE DRAINAGE.
05:01:19 AND I WON'T BORE YOU WITH THE DETAILS, BUT THE LEFT HERE IS
05:01:23 THE LANGUAGE FROM THE ZONING CODE.
05:01:27 AGAIN, THERE'S NO REASON TO READ IT OTHER THAN WE WERE GIVEN
05:01:31 UPSTREAM AND DOWNSTREAM ELEVATIONS THAT WE HAD TO MEET.
05:01:36 OUR STARTING TAIL WATER HAD TO START AT THAT ELEVATION,
05:01:39 MODEL IT TO THE UPSTREAM END, AND WE COULDN'T GO ABOVE THAT
05:01:42 CERTAIN ELEVATION.
05:01:43 AND THEN THE SECOND LITTLE TABLE BELOW IT ARE THE FLOWS THAT
05:01:49 WE HAD TO ACCOMMODATE.

05:01:50 THE PROPOSED FLOWS WERE 110 CUBIC FEET PER SECOND, 170 AND
05:01:55 198.
05:01:56 SO WE HAD TO MEET THAT, AND THEN THE OTHER PART OF THE
05:01:59 CRITERIA WAS IF WE COULD GET MORE, THAT WOULD BE GREAT, BUT

05:02:03 IT COULDN'T COST US MORE TIME OR MORE MONEY.
05:02:06 WELL, THE RESULTS ARE OVER ON THE RIGHT, AND THE IMPORTANT
05:02:10 THING IS FOR THESE DESIGN EVENTS, WE WERE ABLE TO PASS 370
05:02:15 -- EXCUSE ME, 317 CFS VERSUS THE 198 FOR THAT HUNDRED-YEAR
05:02:24 STORM EVENT.
05:02:25 AT FIRST WE WERE ONLY RIGHT AROUND THE 200, LITTLE BIT ABOVE
05:02:28 IT.
05:02:29 THEN WORKING WITH STAFF, WE UPSIZED THOSE DRAINAGE PIPES
05:02:31 THAT I POINTED OUT EARLIER AT THE FRONT OF THE PROJECT, AND
05:02:35 WE'RE UP TO WAY MORE THAN I THINK THEY CAN PASS UNDERNEATH
05:02:40 THE ROAD AND GET DOWN FROM WILD BLUE.
05:02:42 BUT IN THEORY, IF THE COUNTY MAKES CHANGES, IT CAN BE
05:02:46 ACCOMMODATED UP TO THIS.
05:02:49 AND, AGAIN, IN ORDER TO DO THAT, THE ENGINEERS, AGAIN, A LOT
05:02:56 OF DETAILS HERE, BUT DETAILED CROSS-SECTIONS OF THE FLOW WAY
05:03:00 FROM THE PRESERVE, AND THEN OUR PROPERTY, AND EVERYTHING WAS
05:03:05 INDIVIDUALLY WALKED, CROSS SECTIONS OF ALL THE ELEVATIONS.
05:03:11 THEY CATEGORIZED THE VEGETATION TO SEE HOW MUCH WOULD FLOW.
05:03:16 THE PRESERVE AREAS ARE VERY WELL MAINTAINED, WHERE OUR
05:03:22 PROPERTY CURRENTLY IS NOT.
05:03:23 IT'S FULL OF EXOTICS AND THERE'S VERY LITTLE FLOW.

05:03:26 BUT ALL THAT WAS DONE IN GREAT DETAIL AND MODELED AND THEN
05:03:31 THE END RESULTS OF THAT --
05:03:34 >> CAN I ASK A QUESTION?
05:03:36 JUST A CONFIRMATION.
05:03:37 THAT BUFFER AREA, THAT WETLAND OR GREENSPACE BUFFER AREA
05:03:42 BETWEEN THE TWO DEVELOPMENTS, IS THAT THE PANTHER RUN FROM
05:03:47 SOUTH TO NORTH?
05:03:49 >>John Asher: YES.
05:03:50 >> IT IS.
05:03:50 OKAY.
05:03:51 AND THERE IS A WAY FOR THE PANTHERS TO GET UNDER CORKSCREW
05:03:54 ROAD?
05:03:55 >>John Asher: THERE WILL BE ONCE THE WIDENING IS DONE.
05:03:57 THERE'S ACTUALLY A WILDLIFE CROSSING PROPOSED AND SEVERAL
05:04:02 LARGE BOX CULVERTS DOWN HERE VERY CLOSE TO THE PRESERVE AT
05:04:08 CORKSCREW'S PROPERTY AWAY FROM OUR PROPERTY.
05:04:11 SO THE FLOW COMES AND THE WILDLIFE COME IN ON THAT SIDE, AND
05:04:14 THEN IT MEANDERS THROUGH.
05:04:16 >> IT LOOKS LIKE IT'S ABOUT 500 FEET WIDE.
05:04:19 IS THAT ABOUT RIGHT?
05:04:23 THANK YOU.
05:04:23 >>John Asher: THEY ARE OVER SEVEN, EIGHT HUNDRED FEET FROM
05:04:26 OUR PROPERTY LINE WHERE THE BOX CULVERT IS LOCATED.
05:04:29 BUT THEN THE HARDEST THING WE HAD IN ALL THE STORMWATER
05:04:35 MODELING WAS TO PROVE THAT THERE WAS NO IMPACT, WITH ALL THE

05:04:39 EXTRA FLOWS COMING DOWN THAT FLOW WAY, THAT THERE WAS NO
05:04:42 IMPACT ON THE PRESERVE AT CORKSCREW.
05:04:44 SO THE HIGHLIGHTED AREAS SHOW THE END RESULT OF WHEN WE WERE
05:04:49 DONE WITH OUR MODELING, THE CHANGE IN STAGE WITH THESE
05:04:53 ADDITIONAL FLOWS AND THEY ARE ALL ZEROS OR MINUS.
05:04:57 IT TOOK A LOT OF WORK TO GET THERE, SO WE'LL BE ABLE TO PASS
05:05:02 ALL THESE FLOWS AND IT WON'T HAVE ANY IMPACT ON THE PRESERVE
05:05:06 CORKSCREW'S PROPERTY.
05:05:08 EVEN IF IT WAS, THE TIMING IS SUCH THAT THEIR PEAKS GO
05:05:12 THROUGH MUCH QUICKER AT THE END OF THE STORM EVENT.
05:05:15 THE HEAVY FLOWS THAT COME FROM THE NORTH IN THE OTHER AREAS
05:05:17 ARE SIGNIFICANTLY DELAYED.
05:05:19 SO WE ARGUED THAT AND LOST THAT ARGUMENT AND KEPT GOING AND
05:05:24 SO WE GOT IT DOWN TO ZERO.
05:05:26 SO THERE'S NO IMPACT ON THAT PROPERTY.
05:05:28 AND THIS IS JUST AGAIN SHOWING HOW WE DID IT.
05:05:37 UP FRONT HERE, THE LARGER BOX CULVERTS -- PROBABLY CAN'T
05:05:40 READ IT; I CAN'T SEE IT -- BUT THE PINK AREAS ARE THE
05:05:44 IMPROVED FLOW WAYS THAT WE'VE CREATED.
05:05:46 AND THEN OBVIOUSLY THE BLUE LAKES ARE OUR PROJECTS AND LIGHT
05:05:50 GREEN PIPES THAT CONNECT IT.
05:05:52 OUR PROJECT DISCHARGES AT THE VERY SOUTH END OR TWO-THIRDS
05:05:56 OF THE WAY SOUTH.
05:05:58 AND IT'S PAST WHERE IT WOULD HAVE AN IMPACT ON THE PRESERVE
05:06:01 AT CORKSCREW.

05:06:02 THAT WAS ALL PART OF THE ORIGINAL DESIGN, AND WE MAINTAINED
05:06:07 IT.
05:06:07 MARY MENTIONED TRANSPORTATION.
05:06:14 WE ARE WORKING WITH LEE COUNTY ON THE DESIGN FOR CORKSCREW.
05:06:19 WE'VE ENTERED INTO AN AGREEMENT.
05:06:21 WE PAID FOR THEM TO BUILD OUR TURN LANES.
05:06:25 WE PROVIDED SLOPE EASEMENT THAT THEY NEEDED.
05:06:29 WE'RE GOING TO EXECUTE THE AGREEMENT HOPEFULLY WITH WILD
05:06:33 BLUE ON THE TRAFFIC SIGNAL.
05:06:35 AND WE'RE TRYING TO WORK WITH THE VILLAGE TO COME UP WITH AN
05:06:40 APPROPRIATE LOCATION FOR THE PATH.
05:06:42 THIS IS BASICALLY A QUICK EXHIBIT OF WHAT WE'RE PAYING LEE
05:06:48 COUNTY TO DO.
05:06:51 THEY GUARANTEED US ACCESS THROUGHOUT CONSTRUCTION, AND WE'VE
05:06:54 BEEN WORKING WITH OUR CONTRACTOR AND TALKING AHEAD OF TIME
05:06:58 BEFORE WE GET ANYWHERE NEAR THE POINT THAT WE'LL HAVE
05:07:02 VEHICLES COMING ONTO THE SITE, BUT KNOW THAT COULD BE A
05:07:06 PROBLEM.
05:07:06 AND WE STARTED THE CONVERSATIONS ON HOW TO WORK TOGETHER AND
05:07:09 NOT CAUSE EITHER ONE OF US ANY PROBLEMS.
05:07:13 THIS IS JUST, AGAIN, HIGHLIGHTING THE TURN LANES ARE IN
05:07:19 YELLOW.

05:07:21 THE MULTIUSE PATH IS IN RED, AND THAT LARGE GREEN DRAINAGE
05:07:25 PIPE IS THERE.
05:07:29 IT'S A VERY EXPENSIVE PIPE TO RUN TWO 48-INCH PIPES 1200

05:07:34 FEET THAT WE WEREN'T PLANNING ON.
05:07:36 THAT'S WHY I KEEP POINTING IT OUT.
05:07:39 BUT IT'S APPROVED AND WE'RE HAPPY TO DO IT.
05:07:45 LET ME BACK UP ONE THING.
05:07:47 THE BLUE IS A TEMPORARY TURN LANE.
05:07:50 THIS WILL BE A CONSTRUCTION ACCESS AT THE TIMES WHEN --
05:07:55 ACTUALLY, THE CONTRACTOR FOR THE ROAD WIDENING WOULD PREFER
05:07:58 US TO PROBABLY USE THE MAIN ENTRANCE MORE OFTEN THAN NOT.
05:08:03 WHEN THEY ARE WORKING IN THIS AREA OR WHEN WE'RE WORKING, WE
05:08:05 DO HAVE EMERGENCY ACCESS HERE THAT WE'LL BE ABLE TO UTILIZE,
05:08:10 BUT WE'LL NEED SOME SORT OF TEMPORARY DECEL SO WE'RE NOT
05:08:17 HOLDING UP TRAFFIC.
05:08:18 THAT'S THE BLUE AREA THAT WE'VE GOT SHOWN HERE
05:08:20 SCHEMATICALLY.
05:08:21 I'VE BORED YOU WITH ENOUGH NITTY-GRITTY DETAILS.
05:08:28 ARE THERE ANY QUESTIONS THAT WE CAN ANSWER?
05:08:34 >> I'D JUST LIKE TO SAY, I WANT TO CONGRATULATE YOU.
05:08:36 YOU LISTENED HARD TO THE THINGS WE HAD TO SAY.
05:08:39 I THINK THIS IS EXCELLENT IN TERMS OF THE IMPROVEMENTS THAT
05:08:41 I CARED ABOUT IN DRAINAGE AND PARTICULARLY THE PANTHER RUN,
05:08:48 THINGS THAT ARE IMPORTANT TO THE ENVIRONMENT.
05:08:50 >>John Asher: WELL, THANK YOU.
05:08:52 WE APPRECIATE IT.
05:08:53 WE HAVE WORKED HARD, AND I THINK THEY ARE HAPPY TO STOP
05:08:56 HAVING ME CALL ALL THE TIME.

05:08:59 WHERE ARE WE AT?
05:09:00 WHAT ARE WE DOING?
05:09:02 >> I HAVE A QUESTION.
05:09:03 HOW DOES THIS PHASE ONE TIE IN AND COORDINATE WITH YOUR
05:09:06 OTHER PHASES SO THAT THE TOTAL PROJECT, WHAT IS THE TOTAL
05:09:11 PROJECT DRAINAGE GOING TO BE?
05:09:13 >>John Asher: WE'RE TRYING TO FIGURE OUT -- THINGS HAVE
05:09:19 CHANGED RECENTLY.
05:09:22 GETTING DIRT DELIVERED WITH THE TRUCKING HAS BEEN EXTREMELY
05:09:25 DIFFICULT.
05:09:26 IF ANYONE IS FAMILIAR WITH THAT PROCESS, THE TRUCKERS HAVE
05:09:30 RAISED THEIR PRICES.
05:09:31 SO WE'RE PROBABLY GOING TO DIG ALL OF OUR LAKES EARLY ON IN
05:09:36 ORDER TO MINIMIZE THE TRUCK TRAFFIC IN THE BEGINNING PHASE
05:09:41 OF THE PROJECT.
05:09:43 WE ARE WORKING ON OUR PHASE TWO PLANS RIGHT NOW.
05:09:46 I'VE SEEN A DRAFT OF THEM.
05:09:50 AS SOON AS PHASE ONE IS APPROVED AND WE'RE WORKING, WE'RE

05:09:52 PROBABLY GOING TO BE SUBMITTING A PHASE TWO.
05:09:55 SO WE'RE -- ALL THOSE LAKES ARE -- TO GET TO THE OUTFALL,
05:10:00 THEY WILL ALL BE DUG IN THE FIRST PHASE.
05:10:03 WE MAY NOT DIG THE SOUTHERNMOST LAKES AND SOME OF THOSE WILL
05:10:05 BE MORE DONE WITH THAT PORTION OF THE SITE, BUT WE NEED TO
05:10:11 FILL UP RIGHT AWAY, SO WE'LL PROBABLY DIG MOST OF THOSE
05:10:15 LAKES INITIALLY AND THAT WILL BE THE DRAINAGE OUTFALL.

05:10:17 BUT THE ENTIRE SITE WILL BE BERMED AND CONTROLLED AS PART OF
05:10:21 THE FIRST PHASE.
05:10:22 SO WE WON'T HAVE ANY OFF-SITE DISCHARGES, UNCONTROLLED
05:10:26 DISCHARGES.
05:10:29 >>Kristin Jeannin: THAT MEANS YOU'LL CLEAR ALL THREE PHASES
05:10:32 IN THE BEGINNING?
05:10:33 >>John Asher: YEAH, WE'LL HAVE TO CLEAR EVERYTHING.
05:10:35 WE REALLY NEED TO CLEAR MOST OF IT IN ORDER TO DO THE EXOTIC
05:10:38 REMOVAL.
05:10:40 THERE IS -- IT'S SO INFESTED WITH EXOTICS, THERE IS A FAIR
05:10:43 AMOUNT OF MECHANICAL CLEARING THAT'S APPROVED THROUGH THE
05:10:47 PERMIT.
05:10:48 IN ORDER TO CLEAR IT AND PULL IT OUT, WE HAVE TO HAVE AN
05:10:51 AREA TO DO IT.
05:10:52 WE'RE GOING TO END UP CLEARING MOST OF IT EARLY ON.
05:10:57 >>Kristin Jeannin: WHAT DO YOU TYPICALLY DO TO KEEP DUST
05:10:59 DOWN FROM THE CLEARED AREAS?
05:11:01 >>John Asher: RIGHT NOW, IT'S TO KEEP THE WATER OUT.
05:11:04 REALLY, IN THIS VICINITY, WE HAVEN'T HAD A TON OF PROBLEMS
05:11:08 WITH DUST.
05:11:10 IF IT IS, IF WE'VE GOT A LIME ROCK ROAD AND THE WINTER
05:11:14 MONTHS AND IT'S GETTING DUSTY, WE'LL USE WATER TRUCKS TO
05:11:18 KEEP IT DOWN.
05:11:19 NO, WE HAVE MORE PROBLEM WITH TURBID WATER GOING OFF-SITE
05:11:25 THAN WE EVER HAVE HAD WITH DUST.

05:11:29 >> WHAT'S THE IMPACT OF TRIP GENERATION WITH THE REDUCTION
05:11:32 OF HOMES FOR THE TOTAL PROJECT?
05:11:34 WHAT'S THE IMPACT IN TRIP GENERATION GIVEN THE REDUCTION IN
05:11:37 HOMES?
05:11:40 >>John Asher: WELL, IF WE LOST 40 HOMES AND IT'S TEN TRIPS A
05:11:44 DAY, LITTLE UNDER 400, I WOULD SAY.
05:11:49 THE SINGLE-FAMILY TRIP GENERATION IS -- IT'S CHANGED OVER
05:11:53 THE YEARS, BUT IT'S ROUGHLY TEN TRIPS PER HOUSEHOLD.
05:11:57 IF WE'RE UNDER 40 LESS THAN THE 590 APPROVED IN THE ZONING,
05:12:03 IT WILL BE ABOUT 400 LESS.
05:12:10 >> TEN PER DAY PER HOME.
05:12:12 >>John Asher: I'M NOT A TRAFFIC EXPERT, BUT IN THE OLD
05:12:15 SCHOOL, THAT'S WHAT IT WAS.
05:12:16 I THINK MULTIFAMILY IS, WHAT, SIX OR SEVEN TRIPS A DAY,

05:12:19 SOMETHING LIKE THAT.
05:12:20 SO, YEAH, SINGLE-FAMILY IS ABOUT TEN.
05:12:23 THERE ARE DIFFERENT CATEGORIES AND ACTIVE ADULT GETS
05:12:26 DIFFERENT THAN A FAMILY NEIGHBORHOOD.
05:12:28 THERE ARE A LOT OF DETAILS INVOLVED IN IT.
05:12:30 I ALWAYS ASSUME TEN TO START WITH.
05:12:36 >>Marlene Naratil: HAVE ALL THE ROADS WITHIN THE COMMUNITY
05:12:39 BEEN APPROVED BY THE EMERGENCY SERVICES, LIKE TO GET
05:12:44 AMBULANCES, FIRE TRUCKS IN THERE?
05:12:47 BECAUSE SOME PLACES DIDN'T PLAN ACCORDINGLY TO ALLOW THEM TO
05:12:50 TURN.

05:12:54 >>John Asher: IN OUR VERY ORIGINAL PLAN, WE HAD AN AREA
05:12:57 WHERE WE HAD A ROUNDABOUT.
05:12:59 WE HAD A DIFFICULT TIME MAKING THAT WORK.
05:13:01 WE DIDN'T WANT TO GIVE UP THAT MUCH LAND TO MAKE IT AS BIG
05:13:04 AS IT SHOULD HAVE BEEN, SO WE ELIMINATED IT.
05:13:07 TO ANSWER YOUR QUESTION, YES, THERE'S A PROGRAM THAT THEY
05:13:10 HAVE IN THEIR CAD CALLED AUTO TURN, AND YOU CAN PICK A
05:13:14 DIFFERENT SIZE TRUCK, WHETHER IT'S A MOVING VAN OR A FIRE
05:13:19 TRUCK AND YOU DRAG IT AROUND THE SITE AND IT SHOWS YOU HOW
05:13:22 IT GETS THROUGH THE SITE.
05:13:25 WE MET WITH THE ESTERO FIRE DEPARTMENT, WORKED WITH THEM ON
05:13:28 THE EMERGENCY ACCESS TO MAKE SURE THEY CAN GET IN AND GET
05:13:31 OUT.
05:13:31 IF YOU NOTICED A CHANGE TO A Y SHAPE SO THEY COULD PULL IN
05:13:36 ONE WAY AND COME OUT THE OTHER, THERE HAPPENS TO BE A
05:13:38 DRAINAGE STRUCTURE RIGHT IN FRONT OF US.
05:13:40 SO WE'RE AVOIDING THAT AND MAKING IT EASIER FOR THEM TO TURN
05:13:44 IN AND TURN OUT.
05:13:54 >>Jim Wallace: DID I HEAR YOU SAY TO BOARD MEMBER TATOOLES
05:13:56 THAT THE SOUTHERLY LAKES WILL NOT BE EXCAVATED UNTIL LATER
05:13:59 BECAUSE THEY ARE SOUTH OF THE OUTFALL?
05:14:03 DOES THAT MEAN YOU'RE GOING TO HAVE DUMP TRUCKS DRIVING
05:14:05 THROUGH THE COMMUNITY?
05:14:06 I DON'T SEE THE CONSTRUCTION ROAD WON'T BE THERE ANYMORE.
05:14:11 FROM A SAFETY ISSUE.

05:14:19 >>John Asher: NO, I'M AFRAID THAT WE'RE GOING TO HAVE TRUCKS
05:14:21 DRIVING THROUGH THE COMMUNITY AT SOME POINT.
05:14:23 AS MUCH AS WE DON'T LIKE IT, THERE'S NO SECONDARY TYPE
05:14:28 CONSTRUCTION ENTRANCE.
05:14:32 THE ONE THING, AND I'M GOING TO THROW IT OUT NOW AND MAY GET
05:14:38 SHOT DOWN COMPLETELY, BUT WE THOUGHT FROM A SAFETY
05:14:40 STANDPOINT OF TRYING TO HAVE TRUCKS WORK IN THE EVENING
05:14:45 HOURS WHEN THERE'S LESS TRAFFIC ON THE ROAD.
05:14:49 THE TRUCK DRIVERS WANT TO GET UP AT 4 IN THE MORNING ANYWAYS
05:14:54 AND WAITING AT THE PITS TRYING TO GET THEIR FIRST LOAD IN

05:14:56 BEFORE THEY BEAT THAT MORNING -- THE EARLY MORNING RUSH.
05:15:00 AND SO ONE OF OUR CONTRACTORS SUGGESTED COULD YOU POSSIBLY
05:15:05 -- COULD WE WORK THROUGHOUT THE NIGHT, AND IT WOULD AVOID A
05:15:09 LOT OF THE TRAFFIC CONFLICTS THAT WE SEE ON THE ROAD.
05:15:13 THERE'S DOWNFALLS WITH IT.
05:15:16 THERE ARE NOISE ISSUES.
05:15:18 THEY CAN TURN THE BEEPERS OFF.
05:15:20 IT'S SOMETHING THAT I'D LIKE TO PURSUE FURTHER ONCE WE GET
05:15:24 THERE.
05:15:24 >>Jim Wallace: I APPRECIATE THE DIFFICULTY.
05:15:29 THE PAINTER THAT CAN'T PAINT -- YOU HAVE TO PAINT YOURSELF
05:15:34 TO A SOUTHERN PRESERVE.
05:15:35 THERE IS NO BACK DOOR.
05:15:36 THAT'S WHY I ASKED THE QUESTION, PARTICULARLY WHEN YOU'RE
05:15:40 TALKING EXCAVATION.

05:15:42 IT'S A PRETTY HEAVY TRUCK TRAVELING ON THOSE ROADS.
05:15:45 >>John Asher: YEAH.
05:15:46 WELL, WE WON'T HAVE THE OFF-ROAD TRUCKS.
05:15:49 THE REGULAR TRUCKS ARE JUST AS BAD.
05:15:55 >>James Tatooles: WHAT'S YOUR THEORY OF WORKING FROM THE
05:15:57 FRONT TO THE REAR INSTEAD OF FROM THE REAR TO THE FRONT SO
05:15:59 YOU WOULD ELIMINATE THE CONSTRUCTION TRAFFIC?
05:16:07 >>John Asher: REALLY, WE'VE NEVER DONE IT THAT WAY.
05:16:11 YOU WANT YOUR MODEL ROW UP FRONT.
05:16:16 THOSE PEOPLE WANT TO BE COMPLETED.
05:16:22 I DON'T KNOW.
05:16:23 IT'S AN INTERESTING CONCEPT.
05:16:25 WE HAVEN'T CONTEMPLATED IT THAT WAY.
05:16:29 >> BOTH SIDES HAVE DEVELOPMENT, THAT'S WHY I ASK.
05:16:41 >>John Asher: ANY OTHER QUESTIONS?
05:16:43 >>Mary Gibbs: IS THE CHAIR ON ZOOM?
05:16:48 >>Scotty Wood: I'M READY TO OPEN THE PUBLIC HEARING.
05:16:53 >>Tammy Duran: I HAVE ONE COMMENT CARD.
05:16:54 MICHAEL BARR.
05:17:03 >> GOOD AFTERNOON, I'M MIKE BARR FROM WILDCAT RUN.
05:17:06 WE DO HAVE A COUPLE OF CONCERNS ABOUT THIS PROJECT, BUT I
05:17:09 BELIEVE MOST HAVE BEEN ADDRESSED.
05:17:11 WE WERE CONCERNED ABOUT THE MOAT BETWEEN THE TWO PROPERTIES
05:17:16 AND IT'S BEEN ADDRESSED THAT THAT WILL BE TAKEN CARE OF,
05:17:19 WIDENED AND TO ACCEPT MORE WATER.

05:17:21 ALSO CONCERNED ABOUT THE BERM BETWEEN WILDCAT RUN AND
05:17:27 CORKSCREW CROSSING.
05:17:29 THAT BERM IS A LANDSCAPE AND MOUND BERM THAT WILL BE BUILT
05:17:36 ON THE WEST SIDE -- ON YOUR SIDE OF THE PROPERTY.
05:17:45 OUR QUESTION IS, IS THIS MOAT WORK AND THIS BERM WORK GOING
05:17:50 TO BE DONE DURING INITIAL SITE DEVELOPMENT AND PRIOR TO THE

05:17:55 CONSTRUCTION OF ANY HOMES?
05:18:03 >> [OFF MICROPHONE] -- YES, IT WILL BE -- DURING THE FIRST
05:18:06 PHASE.
05:18:09 >>Mary Gibbs: EXCUSE ME.
05:18:11 WE CAN'T HEAR YOU, MR. ASHER.
05:18:12 IF YOU COULD JUST ASK YOUR QUESTIONS AND WE'LL HAVE
05:18:14 MR. ASHER COME UP AND ANSWER SO WE CAN GET THAT ON THE
05:18:16 RECORDING.
05:18:16 >> SHOULD I ASK THE QUESTION AGAIN?
05:18:23 >>Tammy Duran: YOU HAVE TO DO ALL YOUR COMMENTS, AND HE'LL
05:18:25 GO BACK UP TO ANSWER.
05:18:29 >> NEXT, WE'RE CONCERNED ABOUT THERE WAS A MENTION OF SOME
05:18:34 TWO-STORY CONSTRUCTION IN THIS PROJECT.
05:18:38 AND DISCUSSIONS WITH THE PRIOR DEVELOPER, THERE WERE GOING
05:18:41 TO BE NO TWO-STORY STRUCTURES ADJACENT TO THE WILDCAT RUN
05:18:47 PROPERTY.
05:18:48 I WANT TO KNOW THAT THAT IS STILL TRUE.
05:18:51 MY LAST COMMENT IS, WE OBJECT TO NIGHTTIME WORK.
05:18:56 WE DON'T NEED THE ROAD TRAFFIC NEXT TO WILDCAT RUN.

05:18:59 THANK YOU.
05:19:06 >>Tammy Duran: THAT IS THE ONLY COMMENT I HAVE FOR THIS ONE.
05:19:13 >>Scotty Wood: GO AHEAD, NANCY.
05:19:14 >>Nancy Stroud: IF YOU COULD RESPOND TO QUESTIONS.
05:19:21 >>John Asher: I WOULD BE HAPPY TO RESPOND.
05:19:23 YES, THE WILDCAT RUN BERM AND EXCAVATION WILL ALL TAKE PLACE
05:19:28 DURING THE FIRST PHASE OF CONSTRUCTION.
05:19:30 WE HAVE BROKEN UP OUR FIRST PHASE INTO A COUPLE OF SUBPHASES
05:19:35 PRIMARILY TO GET THE MODEL ROW STARTED.
05:19:37 THAT'S FROM OUR STANDPOINT THE MOST IMPORTANT THING IS TO
05:19:44 START SELLING HOMES.
05:19:46 WE HAVE A LITTLE SUBPHASE, BUT THE BERM AND LANDSCAPING THAT
05:19:50 IS THE CONCERN WILL BE DONE PRIOR TO ANY OF THE REGULAR
05:19:56 RESIDENTIAL HOMES RECEIVING THEIR CERTIFICATE OF OCCUPANCY.
05:20:00 >> IT'S SHOWN IN PHASE ONE, CORRECT?
05:20:02 >>John Asher: YEAH, IT'S ALL IN PHASE ONE.
05:20:05 ON OUR DEVELOPMENT ORDER PLANS, WE HAVE BROKEN OUT A COUPLE
05:20:08 OF THINGS, BUT IT'S REALLY TO GET THE ENTRY ROAD IN AND
05:20:11 MODEL ROW STARTED.
05:20:12 GET PERMITS FOR THAT.
05:20:16 WE TAKE OUR TIME ON MODEL HOMES.
05:20:19 IT WILL PROBABLY BE SIX, SEVEN MONTHS TO BUILD THEM.
05:20:22 I KNOW SOME BUILDERS CAN DO IT IN A MONTH OR TWO.
05:20:26 WE CHOOSE NOT TO DO IT THAT WAY.
05:20:34 >> MR. ASHER, THE PREVIOUS GENTLEMAN ALSO HAD A QUESTION

05:20:38 WITH REGARD TO THE TWO-STORY HOMES ADJACENT TO.
05:20:41 >>John Asher: I'M NOT AWARE OF THAT RESTRICTION.

05:20:45 >>Mary Gibbs: I'M LOOKING AT THE ZONING RESOLUTION NOW
05:20:47 BECAUSE THAT DIDN'T SEEM FAMILIAR TO ME.
05:20:50 IN THE ZONING ALLOWS TWO-STORY, 35-FOOT MAXIMUM HEIGHT.
05:20:55 THERE'S NO RESTRICTION NEXT TO WILDCAT RUN OR ANY OF THE
05:21:02 PROPERTIES.
05:21:05 >>John Asher: I GUESS I WOULD SAY THERE COULD BE TWO-STORY
05:21:07 HOMES UP AGAINST THERE.
05:21:08 WE HAVE A LOT OF HOMES.
05:21:09 IT'S A LARGE PERCENTAGE OF OUR LOTS.
05:21:12 I WOULD HATE TO RESTRICT THAT FAMILY THAT NEEDED A TWO-STORY
05:21:16 HOME IN ORDER TO GET THEIR ROOM.
05:21:24 >>Scotty Wood: I HAVE A QUESTION.
05:21:25 WHAT IS THE PRICE POINT?
05:21:33 >>John Asher: AT THIS POINT, I CAN'T GIVE YOU A PRICE POINT.
05:21:35 THINGS HAVE CHANGED SO MUCH RECENTLY, BUT I WOULD SAY FOR
05:21:41 THIS CORRIDOR IT WOULD BE THE MIDDLE LEVEL IN THERE.
05:21:46 WE'RE NOT MILLION DOLLAR HOMES BY ANY MEANS, BUT WE'RE
05:21:49 CERTAINLY NOT THE LOW-PRICED PRODUCT IN THERE EITHER.
05:21:52 TYPICALLY, WE'RE GOING TO BE -- FOR THE SIMILAR PRODUCT, WE
05:21:56 ARE A LITTLE BIT HIGHER PRICED THAN THE PUBLIC BUILDERS.
05:22:00 BEST ANSWER I CAN GIVE YOU AT THIS POINT.
05:22:02 >>Scotty Wood: THANK YOU.
05:22:09 >> MR. CHAIR, THE PREVIOUS PUBLIC COMMENT HAS RAISED HIS

05:22:14 HAND.
05:22:14 >>Scotty Wood: OKAY.
05:22:15 GO AHEAD.
05:22:22 >> THANK YOU.
05:22:22 AGAIN, WILDCAT RUN WOULD OBJECT TO ANY TWO-STORY HOUSES
05:22:27 ADJACENT TO OUR PROPERTY.
05:22:28 WE WOULD SUGGEST THAT THEY WERE MORE IN THE MIDDLE OF THE
05:22:32 PROPERTY.
05:22:32 THEY WOULDN'T BOTHER THE PRESERVE OR WILDCAT RUN.
05:22:36 CONSIDERATION OF THAT WE WOULD APPRECIATE IMMENSELY.
05:22:40 THANK YOU.
05:22:45 >>Scotty Wood: MARY, DO YOU HAVE ANY COMMENT ON THAT?
05:22:48 >>Mary Gibbs: YES.
05:22:49 THAT IS A ZONING CONDITION.
05:22:50 WHAT YOU'RE LOOKING AT TODAY IS THE SITE PLAN APPROVAL, SO
05:22:53 YOU CANNOT MODIFY THE ZONING CONDITION.
05:22:55 SO YOU'D NOT BE ABLE TO RESTRICT THAT.
05:22:58 THAT WAS APPROVED THROUGH ZONING.
05:23:00 WILDCAT RUN DID HAVE A SEPARATE AGREEMENT WITH THE DEVELOPER
05:23:05 THAT WAS PART OF THE ZONING BUT THAT REALLY ONLY ADDRESSED
05:23:10 THE LANDSCAPING AND WHAT THEY CALL THE MOAT.
05:23:12 YOU WOULD NOT BE ABLE TO CHANGE THAT.
05:23:15 >>Scotty Wood: THANK YOU.
05:23:16 TAMMY, ANYONE ELSE WISHING TO SPEAK?

05:23:20 >>Tammy Duran: NO, WE DON'T HAVE ANYONE ELSE.

05:23:22 >>Scotty Wood: OKAY.
05:23:22 I'LL CLOSE THE PUBLIC HEARING.
05:23:24 BEFORE I BRING IT BACK TO THE BOARD, MARY, ANY OTHER
05:23:28 COMMENTS THAT YOU'D LIKE TO MAKE, STAFF REPORT, ET CETERA?
05:23:31 >>Mary Gibbs: NO, WE'RE GOOD.
05:23:35 >>Scotty Wood: OKAY.
05:23:36 I WILL ASK ANY MEMBER OF THE BOARD WHO WISHES TO MAKE A
05:23:39 COMMENT BEFORE WE PROCEED FOR A MOTION TO DO SO.
05:23:42 GO AHEAD.
05:23:43 HEARING NONE, I WOULD LIKE TO ENTERTAIN A MOTION TO APPROVE
05:23:51 THE DEVELOPMENT ORDER FOR PHASE ONE AND SUBMIT IT AND
05:23:58 WHOEVER WOULD LIKE TO MAKE THAT MOTION, PLEASE DO SO.
05:24:02 >> I'LL MAKE THE MOTION AND ADD TO THAT THE DEVIATIONS AS
05:24:07 INCLUDED IN THE PROPOSAL.
05:24:13 >>Marlene Naratil: I'LL SECOND THAT.
05:24:15 >>Scotty Wood: WE HAVE A MOTION AND WE HAVE A SECOND.
05:24:17 ALSO, IN THAT MOTION, CAN WE ALSO NOTE THAT SUBSTANTIAL
05:24:26 COMPETENT EVIDENCE IS IN THE RECORD.
05:24:30 MOTIONER AND SECONDER, DO YOU AGREE TO THAT?
05:24:34 >> AGREED.
05:24:34 >>Marlene Naratil: YES.
05:24:38 >>Scotty Wood: ANY FURTHER DISCUSSION?
05:24:39 TAMMY, PLEASE CALL THE ROLL.
05:24:44 >>Anthony Gargano: YES.
05:24:44 >>Kristin Jeannin: YES.

05:24:47 >> BOARD MEMBER JONES IS ABSENT.
05:24:49 >>Marlene Naratil: YES.
05:24:52 >>Michael Sheeley: AYE.
05:24:52 >>James Tatooles: YES.
05:24:56 >>Jim Wallace: YES.
05:24:58 >>Tammy Duran: CHAIRMAN LEVITAN IS NOT HERE TONIGHT.
05:25:00 CHAIRMAN WOOD.
05:25:01 >>Scotty Wood: YES.
05:25:02 THAT CONCLUDES THAT ITEM.
05:25:11 THE NEXT ITEM IS WEST BAY CLUB POD 5, A ZONING AMENDMENT TO
05:25:16 ALLOW A HEIGHT INCREASE OF A PROPOSED HIGH-RISE BUILDING ON
05:25:20 POD 5 AT WEST BAY CLUB RESIDENTIAL PLANNED DEVELOPMENT.
05:25:23 BEFORE I TURN IT OVER TO MARY, I WOULD LIKE TO ASK BOARD
05:25:33 MEMBERS IF THERE'S ANY EX PARTE COMMUNICATIONS.
05:25:39 >>Marlene Naratil: JUST THE E-MAILS THAT WERE FORWARDED TO
05:25:41 US.
05:25:42 I HAD PERSONAL CONTACT FROM SEVERAL PEOPLE BECAUSE I LIVE IN
05:25:48 WEST BAY CLUB.
05:25:49 BUT OTHER THAN THAT, THAT WAS IT.
05:25:53 >>Nancy Stroud: MARLENE, CAN YOU SPEAK UP A LITTLE MORE INTO

05:25:55 THE MIKE?
05:25:56 YOU DID HAVE EX PARTE CONTACTS?
05:25:59 >>Marlene Naratil: I HAD COMMUNICATIONS, THE E-MAILS MARY
05:26:03 SENT US AS WELL AS PERSONAL, PEOPLE ENCOUNTERING ME AND
05:26:08 SAYING SOMETHING, BUT I NEVER DISCUSSED IT WITH THEM.

05:26:12 >>Nancy Stroud: AND THE SUBSTANCE OF THOSE COMMENTS BY
05:26:15 PEOPLE?
05:26:16 >>Marlene Naratil: WHAT I THOUGHT OF IT.
05:26:18 I SAID, WELL, WE'RE GOING TO HEAR IT TONIGHT.
05:26:21 >>Nancy Stroud: THANK YOU.
05:26:23 >>Scotty Wood: BEFORE I REVEAL MY EX PARTE COMMUNICATIONS,
05:26:28 ANY OTHER BOARD MEMBERS?
05:26:31 >> I HAD AN INVITATION TO MEET, WHICH I DECLINED.
05:26:35 >>Michael Sheeley: I HAD AN INVITATION TO MEET WHICH I DID
05:26:37 NOT RESPOND TO.
05:26:39 >>James Tatooles: I HAD AN INVITATION TO MEET AND I ALSO
05:26:42 DECLINED.
05:26:46 >>Scotty Wood: OKAY, I, LIKE MARLENE, I HAD SEVERAL E-MAILS
05:26:49 FROM WEST BAY RESIDENTS BECAUSE I AM ALSO A WEST BAY
05:26:52 RESIDENT.
05:26:53 I ALSO HAD A MEETING BACK IN MARCH WITH THE APPLICANT, AND I
05:27:01 ALSO HAD A REQUEST FOR A MEETING A FEW WEEKS AGO, WHICH I
05:27:05 DECLINED TO PARTICIPATE IN.
05:27:10 AND I WOULD NOTE THAT IN MY RECEIVING OF E-MAILS FROM WEST
05:27:14 BAY RESIDENTS, I HAVE BEEN SCRUPULOUS IN AVOIDING ANY KIND
05:27:19 OF A CHARACTERIZATION OF MY OPINION, PRO OR CON OF THIS
05:27:26 PROJECT.
05:27:26 SOME PEOPLE HAVE ASKED ME ABOUT HOW THINGS WORK.
05:27:30 I HAVE OUTLINED THE PROCESS THAT THIS BOARD FOLLOWS AND ONLY
05:27:34 THAT.

05:27:34 THAT'S THE EXTENT OF MY EX PARTE COMMUNICATIONS.
05:27:42 THE NEXT QUESTION FOR THE BOARD IS WHETHER OR NOT THERE ARE
05:27:45 ANY CONFLICT OF INTEREST IN THIS MATTER.
05:27:47 ANY BOARD MEMBER?
05:27:49 GO AHEAD.
05:27:51 >> NONE.
05:27:55 >>Scotty Wood: NONE.
05:27:55 OKAY.
05:27:56 MARY, WOULD YOU PLEASE INTRODUCE THIS?
05:28:08 >>Mary Gibbs: GOOD EVENING.
05:28:09 SO WE'RE GOING TO GO FROM A DEVELOPMENT ORDER INTO A ZONING
05:28:13 CASE NOW.
05:28:13 THIS IS THE WEST BAY CLUB POD 5, AND IT IS A ZONING
05:28:18 AMENDMENT TO THEIR RESIDENTIAL PLANNED DEVELOPMENT ZONING.
05:28:21 THIS YOU WILL MAKE A RECOMMENDATION THAT WILL GO TO THE
05:28:25 VILLAGE COUNCIL AND THEN THEY MAKE THE DECISION ON THAT.

05:28:28 THE APPLICANT IS WEST BAY HILL LLC.
05:28:32 POD 5 IS A FIVE-ACRE PARCEL THAT IS LOCATED AT THE END OF --
05:28:38 IF YOU GO TO THE END OF WILLIAMS ROAD AND THEN THERE IS BAY
05:28:45 BRIDGE BOULEVARD AND THEN THERE'S A BRIDGE THAT I THINK IS
05:28:46 CALLED NO NAME BRIDGE.
05:28:48 THIS IS A FIVE-ACRE LITTLE ISLAND PIECE OF THE OVERALL 866
05:28:52 ACRES THAT COMPRISES WEST BAY.
05:28:54 THE WEST BAY HAS A REALLY LONG ZONING HISTORY, SO I'M NOT
05:28:59 GOING TO BORE YOU WITH THAT.

05:29:01 BUT IT WAS REZONED TO RESIDENTIAL PLANNED DEVELOPMENT BY LEE
05:29:04 COUNTY IN 1996.
05:29:06 IT'S BEEN AMENDED NUMEROUS TIMES SINCE THEN.
05:29:09 IT WAS APPROVED FOR A TOTAL OF OVER A THOUSAND UNITS, AND
05:29:13 THIS AMENDMENT FOR POD 5 IS TO INCREASE THE HEIGHT FOR A
05:29:17 HIGH-RISE BUILDING.
05:29:18 LEE COUNTY APPROVED A HIGH-RISE BUILDING ON POD 5 FOR A
05:29:22 MAXIMUM HEIGHT OF 220 FEET.
05:29:25 SO THE AMENDMENT REQUESTED HERE IS TO APPROVE A MAXIMUM
05:29:29 HEIGHT OF 270 FEET PLUS 20 FEET FOR ROOFTOP EQUIPMENT.
05:29:35 SO APPROXIMATELY 290 FEET.
05:29:37 AND THEN THEY ARE PROPOSING 88 UNITS IN HIGH-RISE BUILDING.
05:29:44 JUST TO GIVE YOU A QUICK UPDATE, IF YOU REMEMBER, WE HAD A
05:29:50 PUBLIC INFORMATION MEETING IN JULY.
05:29:51 JUST TO GIVE YOU A LITTLE UPDATE OF WHAT'S TRANSPIRED SINCE
05:29:55 THEN, WHAT THE STAFF WAS A LITTLE BIT CONCERNED WHEN WE
05:29:58 FIRST SAW THE APPLICANT'S FIRST PATTERN BOOK, WE THOUGHT
05:30:01 THAT THE BUILDING LOOKED A LITTLE BIT MODERN, AND THERE WAS
05:30:04 A LOT OF GLASS ON THE BUILDING.
05:30:07 WE TALKED TO THE APPLICANT.
05:30:09 WE KIND OF STATED OUR CONCERNS, AND THEN WE HAD A MEETING
05:30:12 WITH THE APPLICANT'S PLANNER AND THE ARCHITECTS.
05:30:16 THEY WENT OVER SOME REVISIONS THAT THEY WERE LOOKING AT TO
05:30:21 MEET THE CONCERNS.
05:30:22 WE WERE CONCERNED THAT IT DIDN'T REALLY MEET THE CODE BEING

05:30:25 A LITTLE BIT MODERN.
05:30:26 THEY HAD A LOT OF MODIFICATIONS THEY MADE SUBSEQUENT TO
05:30:32 THAT.
05:30:32 WE BELIEVE WHAT THEY ARE PROPOSING IS BETTER, A LOT BETTER.
05:30:35 AND THEY ARE GOING TO EXPLAIN THIS IN THEIR PRESENTATION.
05:30:39 OF COURSE, WE WANT THE BOARD'S OPINION OF THAT AS WELL.
05:30:42 I'M NOT GOING TO DUPLICATE WHAT THEY ARE GOING TO PRESENT.
05:30:45 I THINK THE GIST OF THEIR PRESENTATION TONIGHT IS GOING TO
05:30:48 FOCUS ON THE DESIGN ASPECT.
05:30:51 I DID WANT TO SAY THAT WE RECEIVED COMMENTS.
05:30:55 I THINK WE'VE GOT ABOUT 44 E-COMMENTS THAT I FORWARDED TO
05:31:00 YOU ALL.

05:31:00 THERE WAS ABOUT 35 AGAINST AND MAYBE NINE OR TEN FOR.
05:31:06 BASICALLY, I THINK THE ONES AGAINST THOUGHT THE HEIGHT
05:31:09 SHOULD REMAIN AS WHAT THE COUNTY APPROVED AND SOME COMMENTS
05:31:12 ABOUT THE DESIGN AND THEN THE ONES THAT WERE IN FAVOR
05:31:15 THOUGHT THAT THE BUILDING LOOKED REALLY NICE.
05:31:17 I'LL LET THEIR SPEAKERS, I'LL LET THEM EXPLAIN THAT.
05:31:22 WE DID RECEIVE WHAT I LEFT ON THE DAIS FOR YOU, COMMENTS
05:31:25 FROM BOARD MEMBER LEVITAN, AND HE SUGGESTED THAT THIS SHOULD
05:31:30 BE CONTINUED FOR TWO WEEKS.
05:31:33 HE HAD SOME CONCERNS WITH THE CONCEPTUAL LANGUAGE OF THE
05:31:37 PATTERN BOOK.
05:31:39 AND A QUESTION ABOUT BLENDING TWO ARCHITECTURAL DESIGNS,
05:31:42 MEDITERRANEAN WITH OLD FLORIDA OR FLORIDA VERNACULAR.

05:31:45 SO I ASKED THE APPLICANT IF THEY COULD KIND OF CLARIFY SOME
05:31:48 OF THAT IN THEIR PRESENTATION TONIGHT.
05:31:50 SO I THINK THE ARCHITECT WILL BE TRYING TO CLARIFY THAT A
05:31:54 LITTLE BIT.
05:31:54 IF YOU DON'T HAVE ANY QUESTIONS OF ME, I WOULD LIKE TO TURN
05:32:00 IT OVER TO THE APPLICANT AT THIS POINT.
05:32:03 THE FIRST SPEAKER IS GOING TO BE LAURA DeJOHN FROM JOHNSON
05:32:11 ENGINEERING.
05:32:14 >>Laura DeJohn: GOOD EVENING.
05:32:15 THANK YOU, MARY.
05:32:16 LAURA DeJOHN, PRINCIPAL PLANNER WITH JOHNSON ENGINEERING,
05:32:20 HERE TODAY ON BEHALF OF WEST BAY HILL, LLC.
05:32:23 IT LOOKS LIKE WE GOT OUR PRESENTATION UP AND RUNNING.
05:32:26 ALSO WITH ME TONIGHT, AND YOU'LL BE HEARING FROM THE
05:32:30 ARCHITECT AND PRESIDENT OF GARCIA STROMBERG ARCHITECTURE.
05:32:34 HIS NAME IS PETER STROMBERG.
05:32:40 WITH ME TONIGHT ALSO ARE THE TWO MEMBERS OF THE DEVELOPMENT
05:32:42 FIRM, WEST BAY HILL.
05:32:44 THAT'S GARY CHENSOFF AND CHRIS JOHNSON.
05:32:48 DANA HUME WITH JOHNSON ENGINEERING IS ALSO HERE IF THERE ARE
05:32:52 ENGINEERING QUESTIONS.
05:32:53 SO MARY DID HIGHLIGHT THAT WE HAVE BEEN BEFORE YOU EARLIER
05:33:00 IN THE SUMMER, AND WE WERE TOLD AT THAT TIME TO CONSIDER THE
05:33:07 CONTEXT OF THE COMMUNITY OF WEST BAY CLUB WITH OUR BUILDING
05:33:11 DESIGN TO CONSIDER HOW MEDITERRANEAN STYLES ARE INTERWOVEN

05:33:15 IN THE WEST BAY CLUB COMMUNITY AND TRY TO INSTILL THAT INTO
05:33:20 THE HIGH-RISE PLAN.
05:33:22 THERE WERE ALSO ADDITIONAL SHADOW STUDIES REQUESTED TO
05:33:24 ENSURE THIS PROPOSED ADDITION OF HEIGHT IS NOT HAVING A
05:33:29 MAJOR IMPACT TO THE COMMUNITY.
05:33:30 AND WE HAVE DONE THAT, AS MARY DESCRIBED.
05:33:33 YOU'LL BE SEEING THE OUTCOMES TONIGHT.
05:33:36 ADDITIONALLY, THERE HAS BEEN COMMUNITY OUTREACH WHERE THE

05:33:41 APPLICANT DID HOST A MEETING AND SPEAK TO OVER 50 RESIDENTS
05:33:46 WHO ATTENDED.
05:33:49 E-MAILS WENT OUT TO ALL RESIDENTS OF WEST BAY CLUB INVITING
05:33:52 THEM TO A MEETING TO LEARN MORE ABOUT THE PROJECT BACK IN
05:33:55 JULY.
05:33:56 SUBSEQUENT E-MAIL BLAST WENT OUT TO THE ENTIRE COMMUNITY
05:33:59 WITH A VIDEO OF THE PRESENTATION TO KEEP THE COMMUNITY
05:34:02 INFORMED.
05:34:03 MEANWHILE, THERE HAVE BEEN ONGOING MEETINGS WITH THE
05:34:06 COMMUNITY ASSOCIATION BOARD SINCE JANUARY AND INTERACTIONS,
05:34:11 COMMUNICATIONS BETWEEN THE APPLICANT, WHO IS VERY INVOLVED
05:34:15 AND VERY ACTIVE IN THE WEST BAY COMMUNITY AS A DEVELOPER AND
05:34:20 REPRESENTATIVES OF GROUPS WITHIN WEST BAY.
05:34:24 REALLY, WHAT WE WANT TO SHOW TONIGHT IS THAT WE'VE LISTENED
05:34:30 TO THOSE COMMENTS.
05:34:31 AND YOU'LL SEE THAT IN THE DESIGN OF THE BUILDING AND THE
05:34:35 EXPLANATIONS WE GIVE ON HOW WE ARE MEETING CRITERIA THAT

05:34:39 APPLIED TO THIS REQUEST.
05:34:42 SO WHAT WE ARE REQUESTING IS TECHNICALLY AN AMENDMENT TO AN
05:34:47 ALREADY GRANTED DEVIATION WITHIN THIS PLANNED DEVELOPMENT
05:34:49 ZONING APPROVAL.
05:34:51 DEVIATION 9 WAS GRANTED BACK IN 2005 TO ALLOW BUILDING
05:34:57 HEIGHTS ON CERTAIN AREAS OF THE WEST BAY CLUB COMMUNITY.
05:35:02 THE AREA WE'RE TALKING ABOUT IS ABOUT FIVE ACRES CALLED POD
05:35:05 5.
05:35:06 AND THE ORIGINAL DEVIATION ALLOWED THE BUILDING -- HIGH-RISE
05:35:10 BUILDING TO BE 20 STORIES OVER PARKING.
05:35:13 WE ARE REQUESTING TO ALLOW 23 STORIES OVER PARKING.
05:35:17 AND THEN CORRESPONDING CHANGES, BASICALLY LIKE A RIPPLE
05:35:22 EFFECT IN THE PD APPROVAL IS TO CHANGE THE PROPERTY
05:35:26 DEVELOPMENT REGULATION TABLE.
05:35:27 SO I'M GOING TO SHOW YOU WHAT THOSE ITEMS LOOK LIKE.
05:35:30 HERE'S THE LANGUAGE THAT ACTUALLY DECLARES THE DEVIATION.
05:35:35 WE'RE BASICALLY EDITING WHERE POD 5 IS REFERENCED AS ALLOWED
05:35:40 TO BE 20 STORIES AND EDITING THAT TO BE 23 STORIES.
05:35:44 AND THE HEIGHTS THAT ARE APPROVED AT 220 FEET, WE ARE
05:35:47 EDITING TO BE 270 FEET WITH ADDITIONAL 20 FEET FOR ROOFTOP
05:35:54 EQUIPMENT, WHICH IS STANDARD IN YOUR LAND DEVELOPMENT CODE.
05:35:57 YOU ALREADY HAVE A BUILDING HEIGHT THAT IS MEASURED TO A
05:35:59 CERTAIN POINT ON THE BUILDING, AND THEN THERE ARE EXCEPTIONS
05:36:02 TO THAT HEIGHT THAT GO ABOVE THE STANDARD BUILDING HEIGHT.
05:36:05 SO THAT RIPPLE EFFECT I DESCRIBED IS JUST A TABLE THAT

05:36:11 SIMILARLY DECLARES THE MAXIMUM NUMBER OF STORIES.
05:36:14 SO WE EDIT THAT TABLE WITHIN THE PLANNED DEVELOPMENT
05:36:18 APPROVAL TO SHOW INSTEAD OF 20 STORIES ALLOWED ON POD 5, 23
05:36:22 STORIES WOULD BE ALLOWED ON POD 5.

05:36:25 SINCE I MENTIONED IT SEVERAL TIMES, MARY DESCRIBED HOW YOU
05:36:30 GET TO POD 5.
05:36:32 IT IS ON THE WESTERN PART OF WEST BAY CLUB RESIDENTIAL
05:36:37 PLANNED DEVELOPMENT.
05:36:39 AS MARY SAID, THAT'S AN 866-ACRE LARGE COMMUNITY.
05:36:44 MUCH OF IT IS IN PERPETUAL PRESERVE, OVER 540 ACRES.
05:36:49 AND WE ARE TALKING ABOUT A 5-ACRE SITE CIRCLED ON YOUR
05:36:54 SCREEN THERE.
05:36:55 CLOSER LOOK, SURROUNDING THE SITE IS WETLAND AND THE SITE
05:37:00 ITSELF IS UPLAND.
05:37:02 THAT'S HOW IT GETS THE NICKNAME "THE ISLAND SITE."
05:37:05 WITHIN WEST BAY, IT HAS MOSTLY BUILT OUT.
05:37:11 THIS IS ONE OF THE ONE REMAINING UNDEVELOPED PARCELS OR PODS
05:37:15 IN WEST BAY CLUB.
05:37:16 AND WHILE A MAXIMUM OF A 1,016 UNITS ARE ALLOWED THROUGH
05:37:22 ZONING APPROVAL, 704 HAVE BEEN BUILT TO DATE.
05:37:25 AND ON THE SITE, IT IS ELIGIBLE FOR MORE UNITS THAN WE'RE
05:37:31 REQUESTING.
05:37:31 THERE IS A PRIVATE AGREEMENT DONE WITHIN THE COMMUNITY TO
05:37:35 LIMIT THE POTENTIAL DEVELOPMENT ON THE SITE TO 101 UNITS.
05:37:39 AND WE ARE PROPOSING A MAXIMUM OF 88 UNITS.

05:37:43 SO THE COMMUNITY AS A WHOLE HAS COME IN UNDER ITS MAXIMUM
05:37:46 APPROVALS AND WITH THIS BEING ONE OF THE LAST REMAINING
05:37:50 DEVELOPMENT SITES, WE'RE ALSO COMING IN UNDER THE APPROVAL
05:37:54 ALLOWED FOR THIS SITE WITH ONLY 88 MAXIMUM UNITS PROPOSED.
05:37:58 THE POSITIONING OF THE BUILDING IS SHOWN HERE FOR SITE
05:38:04 PLANNING PURPOSES, WE DO MEET THE PARAMETERS REQUIRED FOR
05:38:09 OPEN SPACE.
05:38:11 THERE IS A 25-FOOT CONSERVATION EASEMENT GOING AROUND THE
05:38:18 SITE THAT WILL BE PRESERVED AND UNTOUCHED FOR PROTECTION OF
05:38:21 THE WETLANDS SURROUNDING THIS UPLAND SITE.
05:38:24 WHEN IT COMES TO MEETING THE CRITERIA FOR GRANTING OF A
05:38:31 DEVIATION, I JUST WANT TO HIGHLIGHT WHAT THE LAND
05:38:33 DEVELOPMENT CODE REQUIRES.
05:38:36 THE LAND DEVELOPMENT CODE REQUIRES A DEVIATION TO MEET
05:38:40 CRITERIA INCLUDING IMPROVING THE QUALITY OF THE PROPOSED
05:38:43 DEVELOPMENT UNDER REVIEW, PRESERVING AND PROMOTING THE
05:38:47 GENERAL INTENT OF THE CODE TO PROTECT PUBLIC HEALTH, SAFETY,
05:38:50 AND WELFARE.
05:38:51 BEING COMPATIBLE WITH USES ON SURROUNDING PROPERTIES AND NOT
05:38:55 CREATING UNDO BURDENS ON ESSENTIAL PUBLIC FACILITIES.
05:38:59 I THINK AS WE SHARE WITH YOU OUR PRESENTATION, YOU'LL SEE
05:39:02 THAT WE DO MEET ALL OF THOSE CRITERIA.
05:39:05 FIRST AND FOREMOST, IMPROVING THE QUALITY OF THE PROPOSED
05:39:08 DEVELOPMENT UNDER REVIEW.
05:39:10 I AM GOING TO JUST HIGHLIGHT FOR YOU THIS DIAGRAM SHOWS HOW

05:39:15 THAT MEASUREMENT IS MADE FROM THE GRADE OF THE LAND TO THE
05:39:20 TOP OF THE ROOF FOR A 270-FOOT MEASUREMENT.
05:39:23 AND I'M GOING TO HAND OVER TO PETER STROMBERG WITH GARCIA
05:39:29 STROMBERG ARCHITECTS BECAUSE HEEL BE ABLE TO BETTER EXPLAIN
05:39:33 TO YOU HOW THE DECISIONS THAT HAVE BEEN MADE INTO ARRIVING
05:39:36 AT THIS PROPOSED HEIGHT AND THE PROPOSED QUALITY OF THE
05:39:39 BUILDING DESIGN THAT YOU'RE GOING TO BE HEARING ABOUT.
05:39:44 >> PETER STROMBERG:
05:39:49 >>Tammy Duran: WE JUST ASK THAT YOU GUYS SPEAK CLOSER TO THE
05:39:52 MICROPHONE.
05:39:53 IT WILL HELP US WITH THE BACK WAVE THAT WE'RE GETTING RIGHT
05:39:55 NOW.
05:39:56 BECAUSE HE'S GOING TO TURN IT DOWN.
05:39:59 >>Peter Stromberg: IS THAT GOOD?
05:40:00 >>Tammy Duran: YES.
05:40:00 THANK YOU.
05:40:01 >>Peter Stromberg: GOOD EVENING.
05:40:02 THANK YOU FOR YOUR TIME.
05:40:03 AS MENTIONED, MY NAME IS PETER STROMBERG.
05:40:05 PRESIDENT OF GARCIA STROMBERG ARCHITECTURE.
05:40:08 WE'RE IN WEST PALM BEACH.
05:40:09 BEEN IN PRACTICE FOR 30 YEARS AND HAVE HAD A LOT OF
05:40:12 EXPERIENCE GOING INTO DIFFERENT COMMUNITIES AND WORKING.
05:40:14 I LIVE IN THE STUART AREA AND AM VERY FAMILIAR WITH VARIOUS
05:40:20 STYLES.

05:40:21 I DO A TREMENDOUS AMOUNT OF WORK IN BOCA RATON FOR THE PAST
05:40:24 25 YEARS.
05:40:25 SO UNDERSTANDING SORT OF FITTING INTO A COMMUNITY AND
05:40:28 ADHERING AND WORKING WITH EXISTING STYLES THAT FIT WITHIN A
05:40:33 COMMUNITY.
05:40:34 HAVING DRIVEN THROUGH WEST BAY AND SEEING A LOT OF THE
05:40:36 DIVERSITY IN THERE AND EVEN IN THE GUIDELINES, IT SPEAKS TO
05:40:40 WORDS LIKE MEDITERRANEAN, WORDS LIKE FLORIDA VERNACULAR AND
05:40:44 WORDS LIKE COASTAL CONTEMPORARY ARE IN THERE.
05:40:46 I THINK OUR FIRST APPROACH AT THIS, IN LOOKING AT A
05:40:49 HIGH-RISE BUILDING WAS TO REALLY MAKE A BUILDING, ESPECIALLY
05:40:53 ON THIS REALLY UNIQUE SITE, WAS TO MAKE A BUILDING THAT WAS
05:40:56 THE LEAST IMPOSING OF A STRUCTURE ITSELF.
05:40:58 SO I WANTED TO START JUST WITH THE CORE ELEMENT OF THE
05:41:01 STRUCTURE OF THE BUILDING ITSELF.
05:41:02 AND TALK A LITTLE BIT ABOUT HOW THAT DESIGN LIMITS THE
05:41:07 AMOUNT OF MASS IN A TOWER.
05:41:11 AND I THINK WAS MENTIONED BY LAURA, GOING FROM 101 TO 80, I
05:41:15 THINK WE'RE AT 86, 86 TO 88 UNITS, WE REALLY WANTED TO LOOK
05:41:20 AT A WAY TO MAKE SURE THIS BUILDING FROM ALL ANGLES, ONE, WE
05:41:23 DIDN'T WANT IT TO HAVE A FRONT OR BACK.
05:41:24 WE WANTED IT VIEWED IN 360.

05:41:27 WE DESIGNED A BUILDING THAT THE CORE WAS IN THE CENTER OF
05:41:29 THE BUILDING.
05:41:30 A LOT OF HIGH-RISE BUILDINGS YOU SEE A TREMENDOUS AMOUNT OF

05:41:32 MASS ON THE OUTSIDE OF THE BUILDINGS, LARGE VERTICAL WALLS
05:41:34 THAT GO UP AND CREATE WHAT ENDS UP -- CAN FEEL KIND OF HEAVY
05:41:39 AT THE END OF THE DAY.
05:41:40 IT'S ONE OF THE REASONS WHY WE ALSO SORT OF CHOSE TO LEAN
05:41:42 MORE TOWARDS THE FLORIDA VERNACULAR STYLE.
05:41:45 BUT I WANT TO DISCUSS FOR A FEW MINUTES JUST TO SORT -- THE
05:41:49 INTERTWINING OF THESE STYLES IN LOOKING AT IT.
05:41:51 IF YOU DRIVE AROUND AND YOU SEE HOMES AND YOU SEE A
05:41:54 MEDITERRANEAN HOME WITH DEEP LOGGIAS ON THE OUTSIDE, YOU SEE
05:41:56 MEDITERRANEAN HOME WITH TRELLIS STRUCTURES WITH LEAN-TO
05:42:00 ROOFS WITH BRACKETS AND AWNINGS, YOU SEE THE SAME THINGS IN
05:42:03 A KEY WEST OR FLORIDA VERNACULAR STYLE ARCHITECTURE.
05:42:07 SOME OF THE EXAMPLES THAT WE PROVIDE IN THERE ARE KIND OF
05:42:09 SHOWING HOW YOU CAN SEE THE IDEA OF CREATING A LITTLE BIT OF
05:42:12 A SENSE OF PLACE AND IN PARTICULAR A BASE ON A HIGH-RISE
05:42:16 BUILDING.
05:42:16 HIGH-RISE BUILDINGS, AS THEY GO UP, IN MY EXPERIENCE, NEED
05:42:21 TO STAY A LITTLE BIT LIGHTER BECAUSE OTHERWISE THE BUILDINGS
05:42:24 CAN BE VERY IMPOSING.
05:42:25 WE LOOKED AROUND.
05:42:26 WE OBVIOUSLY LOOKED AT JASMINE BAY BECAUSE THAT'S GOING TO
05:42:30 BE OUR COMPATIBILITY SORT OF MATRIX RIGHT THERE WITH ALL OF
05:42:34 THE HOMES.
05:42:34 AND WE LOOKED AT COLOR PALETTES AND WE LOOKED AT ELEMENTS
05:42:38 AND CRITERIA IN THE BUILDING AFTER STAFF HAD RESPONDED TO US

05:42:41 WITH A SERIES OF COMMENTS.
05:42:43 WHAT WE'VE DONE, I'M GOING TO USE -- PROBABLY SIMPLER --
05:42:49 >>Tammy Duran: WE NEED TO MAKE SURE YOU'RE TALKING IN THE
05:42:51 MIKE WHEN YOU WALK AWAY.
05:42:52 >>Peter Stromberg: I'LL USE THIS AS A DIAGRAM.
05:42:56 THE FIRST BUILDING WE PRESENTED, AND IN OUR PATTERN BOOK
05:42:59 DISCUSSIONS AND GUIDELINES, WE DISCUSS SEVERAL ITEMS OF THE
05:43:05 BUILDING THAT WE FELT APPLY TO FLORIDA VERNACULAR
05:43:08 ARCHITECTURE, BUT IT WASN'T ENOUGH, AND WE WENT BACK AND
05:43:10 FORTH WITH STAFF.
05:43:11 WE LOOKED -- WE DID NOT WANT TO DESTROY THE SORT OF CORE OF
05:43:15 THE ARCHITECTURE.
05:43:16 YOU CAN SEE WHAT WE'VE DONE IS WE'VE ACTUALLY COME TO THE
05:43:19 BUILDING ITSELF AND CLAD ELEMENTS CREATING RHYTHMS OF
05:43:22 COLUMNS, DEEP TERRACES AND PUNCHED OPENINGS VERSUS WHAT THE
05:43:26 ORIGINAL DESIGN HAD WAS A LITTLE MORE FLORIDA STEEL AND
05:43:30 GLASS IN A FEW AREAS.
05:43:31 IN THOSE AREAS, THOUGH, IT WAS ALWAYS SORT OF SOFTENED BY

05:43:34 THE FACT THAT THIS BUILDING -- I'LL GO -- I WANT TO GO TO
05:43:42 THE PLAN FOR A SECOND.
05:43:43 HERE'S THE IDEA THAT I WAS MENTIONING IN THE PLAN.
05:43:53 THE IDEA OF A FOUR UNIT BUILDING AS OPPOSED TO SIX UNIT
05:43:56 BUILDING, A COUPLE OF DIFFERENT FACTORS.
05:43:58 WE'LL TALK ABOUT LIGHTNESS ON THE EXTERIOR OF THE BUILDING
05:44:02 AND ALSO SORT OF HEIGHT BECAUSE HEIGHT IS OBVIOUSLY ONE OF

05:44:04 THE ISSUES WE'RE DISCUSSING.
05:44:06 IN THIS FOUR UNIT BUILDING WHAT WE'VE BEEN ABLE TO DO IS
05:44:08 LOCATE ALL OF THE VERTICAL SHAFTING AND SOLID ELEMENTS OF
05:44:11 STAIR CORES AND SHAFTS AND SERVICE ELEVATORS AND SUCH IN THE
05:44:15 CENTER SO WHEN THE BUILDING DOES GO UP HIGHER THAN THE 270
05:44:19 FEET, THAT ELEMENT IS GOING UP IN THE CENTER OF THE
05:44:21 BUILDING.
05:44:22 SO IT'S NOT ON THE X.
05:44:23 WHEN YOU SEE A LOT OF BUILDINGS THAT HAVE THESE CORES OF
05:44:26 STAIRS AND STUFF ON THE OUTSIDE, THAT HEIGHT IS ACTUALLY
05:44:28 GOING STRAIGHT UP AND ON THE PERIMETER OF THE BUILDING.
05:44:30 SO THIS BUILDING WILL GO TO 270 AT THE TOP OF THE ROOF SLAB
05:44:34 AND THEN ACTUALLY WILL STEP IN.
05:44:35 THAT'S THE ELEMENT THAT'S GOING TO GO UP.
05:44:37 EVEN LESS IMPOSING THAT ADDITIONAL FOOTAGE THAT IS IN THE
05:44:42 BUILDING.
05:44:42 AND THAT ALSO ALLOWS US IN A BUILDING LIKE THIS TO LOCATE,
05:44:45 AS YOU CAN SEE, WRAPAROUND TERRACES REALLY ON ALL OF THE
05:44:48 CORNERS.
05:44:49 SO THE OVERALL MASS OF THE BUILDING WHEN JUST LOOKING AT IT
05:44:52 IN PERSPECTIVE FROM A HOMEOWNER'S POINT OF VIEW LOOKING IN
05:44:54 YOUR BACKYARD AND LOOKING OUT, THE BUILDING IS PERCEIVED
05:44:57 MUCH LIGHTER.
05:44:58 AND A LITTLE BIT IN A 360 AS OPPOSED TO SOMETHING OF A SIX
05:45:01 UNIT BUILDING AND EVEN LOOKING AT THIS SITE, THE SITE BEING

05:45:05 ALMOST ROUND IN ITS FORM, IT REALLY CALLS AND SCREAMS FOR A
05:45:09 BUILDING LIKE THIS.
05:45:11 WE FELT IT MUCH MORE RESPONSIBLE TO SORT OF GO IN, DO THAT
05:45:14 AND REALLY CREATE A BUILDING THAT THEN FROM ALL 360 DEGREES,
05:45:18 ALSO FROM A MARKETING STANDPOINT AND JUST VALUE WHEN WE TALK
05:45:21 ABOUT WHEN WE'RE BUILDING THESE LARGE BUILDINGS, WE WANT TO
05:45:23 BRING VALUE TO THE NEIGHBORHOOD.
05:45:25 WELL, THIS MAKES EVERY SINGLE UNIT, NO INTERIOR UNITS.
05:45:28 EVERY UNIT IS A CORNER UNIT ON THE BUILDING.
05:45:30 FROM THAT PERSPECTIVE, IT ALLOWS THE OVERALL VALUE OF EACH
05:45:33 FLOOR OF THE BUILDING AND EACH UNIT OF THE BUILDING TO SORT
05:45:36 OF MAINTAIN ITS HIGHEST DEGREE.
05:45:38 WHAT WE'VE DONE THEN FROM THE COMMENTS THAT THE STAFF HAD
05:45:43 MADE -- I'LL GO TO THIS BOARD NOW.

05:45:47 I THINK I ACTUALLY HAVE IT IN HERE.
05:45:48 SKIP AROUND A LITTLE BIT HERE.
05:45:52 SO WE'VE ACTUALLY TOOK THE ORIGINAL BUILDING, WHICH HAD A
05:45:58 LOT MORE GLAZING ON IT.
05:46:00 YOU CAN BEGIN TO SEE WHAT I'M TALKING ABOUT ON THE CORNERS,
05:46:02 AND WE ARTICULATE IT UP TO THE 7th, 8th FLOOR OF THIS
05:46:06 BUILDING AND WRAP THE CORNERS AND DID A RHYTHM OF COLUMNS
05:46:10 CREATING THE DEEP OUTDOOR SPACES AS WELL AS THE TRELLIS
05:46:13 AREAS AND LEAN-TO ROOFS AND BRACKETED AREAS ALONG HERE, ALL
05:46:16 ALONG THIS BASE AREA, THEN CREATED WHAT IS ESSENTIALLY THE
05:46:20 SHAFT.

05:46:20 IT IS A VERY CLASSICAL BUILDING IN ITS FORM.
05:46:23 A SHAFT THAT IS A LITTLE BIT CLEANER AND THEN A CAPITAL ON
05:46:26 IT THAT IS ARTICULATED.
05:46:28 YOU CAN BEGIN TO SEE WE'VE USED A LITTLE BIT OF THOSE
05:46:30 ELEMENTS WHICH NOW YOU'RE NOT GOING TO GET REALLY SOLID
05:46:34 MASSING OF STUCCO.
05:46:35 YOU'VE GOT DETAILS OF WINDOW SURROUNDS AND WRAPS.
05:46:36 YOU'VE GOT WINDOWS RECESSED IN A LITTLE BIT.
05:46:38 AND THEN WE'VE BROKEN UP THE MASSING OF WINDOWS.
05:46:41 THEN YOU CAN BEGIN TO SEE THE TRELLIS FEATURES ON THE ROOF.
05:46:43 AND THEN WHAT YOU WILL HAVE THAT'S NOT SHOWN IN THE SKETCH
05:46:46 IS THAT CENTER PORTION, WHICH WILL BE THE COOLING TOWER, THE
05:46:50 ELEMENTS OF THE MECHANICAL IN THE CENTER.
05:46:51 BUT YOU CAN SEE HOW THAT WILL NOT SORT OF INTRUDE ON THAT
05:46:54 OVERALL SORT OF 270 FEET HEIGHT IN THE BUILDING.
05:46:58 SO YOU CAN SEE HOW THAT ARTICULATION HAS A VERY CLASSICAL
05:47:01 BASE SHAFT AND CAPITAL ON IT IN THE RENDERING.
05:47:05 I WENT THROUGH THE CODE AND EACH OF THE SECTIONS AND REALLY
05:47:09 HIGHLIGHTED SORT OF HOW WE'VE HIT ALL OF THOSE CRITERIA
05:47:12 WITHIN THE BUILDING ITSELF AND SOFTENED IT.
05:47:15 AND WE STILL FEEL VERY CONFIDENT THAT THE BUILDING HAS
05:47:18 MAINTAINED ITS INTEGRITY.
05:47:19 BUT WHEN YOU SEE THE RENDERINGS THAT WE'VE DONE NOW IN
05:47:23 LOOKING AT JASMINE BAY AND FITTING IN, YOU'LL SEE HOW THE
05:47:25 TWO ELEMENTS ALMOST LOOK LIKE THEY WERE EVEN ALMOST

05:47:28 DIFFERENT PHASES OF ONE ANOTHER.
05:47:29 SO THIS IS THE ARRIVAL AT THE BUILDING AND COMING UP ON THAT
05:47:33 ARRIVAL PLAZA WITH OUTDOOR SORT OF TRELLIS STRUCTURES OF
05:47:36 WOOD DETAILING, WOOD LOOK DETAILING AND THEN ARTICULATING
05:47:42 THE BASE WITH A SCORED STUCCO TO HAVE A WOOD-LIKE SIDING ON
05:47:45 IT UP TO THIS LEVEL WHICH WE FELT WAS A REALLY NICE
05:47:49 PROPORTION FOR THE BASE OF THE BUILDING ON IT.
05:47:51 AND THEN YOU'VE GOT THE LEAN TO ROOF AND THE TRELLIS AND IT
05:47:54 STEPS BACK AS IT MOVES UP THE TOWER.
05:47:56 AGAIN, JUST SORT OF IDENTIFYING SOME OF THOSE FEATURES THAT

05:47:59 HAVE BEEN ADDED TO THE BUILDING IN ADDITION TO THE COLOR
05:48:02 PALETTE.
05:48:03 WE HAD THIS DISCUSSION WITH STAFF OF USING A THREE-TONE
05:48:05 COLOR PALETTE IN THE WARM EARTH TONES CREATING ON THE BASE
05:48:08 WHERE WE WOULD HAVE A LITTLE DARKER TONE AND MORE OF A
05:48:11 COQUINA, ALMOST PEDIMENT, AND GOING BACK TO WHAT I MENTIONED
05:48:15 EARLIER, YOU CAN BEGIN TO SEE IN SOME OF THESE, AND SOME OF
05:48:18 THESE ARE EXAMPLES AT WEST BAY, WHERE YOU'VE GOT STYLES OF
05:48:22 COLORS AND REPETITION IN COLUMNS, ALL SORT OF ARTICULATED
05:48:28 BOTH WITHIN THE FLORIDA VERNACULAR AND WITHIN THE
05:48:31 MEDITERRANEAN STYLE.
05:48:35 >>Tammy Duran: THEY ARE IN ZOOM, I HAVE TO KEEP GOING BACK
05:48:37 AND FORTH.
05:48:38 >>Peter Stromberg: OKAY.
05:48:39 I'LL STICK TO THIS THEN.

05:48:40 THANK YOU.
05:48:41 SORRY.
05:48:41 SO I WANTED TO SHOW THIS AS A LITTLE BIT OF THE BEFORE AND
05:48:48 AFTER.
05:48:50 AND WHAT WE HAD SHOWN.
05:48:51 IN THE BEGINNING, AND WE HAD A LOT MORE GLAZING ON TWO OR
05:48:55 THREE OF THE FACADES IN HERE.
05:48:57 THIS IS THE BASE.
05:48:57 YOU SEE THE BASE WAS A LITTLE BIT MORE CONTEMPORARY
05:49:01 INTERPRETATION WHERE SOME FLOATING TUBES, WHERE NOW THE BASE
05:49:04 OF THE BUILDING IS A LITTLE HEAVIER, ARTICULATED CORNERS
05:49:07 WITH COLUMN RHYTHMS IN THERE STEPPING UP TO THIS LEVEL WE
05:49:11 STILL HAVE THE PLINTH WHICH PULLS BACK AT THIS LEVEL AND
05:49:13 THEN CLIMBS UP.
05:49:14 AND THEN WHERE WE HAD THE MORE SORT OF FLORIDA CEILING
05:49:17 GLAZING, WE NOW HAVE THE REPETITION AND PATTERN OF PUNCHED
05:49:20 OPENINGS ALONG THESE AREAS HERE.
05:49:22 AND YOU CAN SEE ALSO FROM THESE PERSPECTIVES THAT THE HIGH
05:49:24 PART OF THE BUILDING IS NOT EVEN VISIBLE FROM THIS
05:49:27 PERSPECTIVE AS IT'S SORT OF SITTING IN THE CENTER OF THE
05:49:29 PROJECT.
05:49:30 SO THIS IS THE RESULT AT THE END.
05:49:33 YOU CAN SEE JASMINE BAY IN THE BACKGROUND.
05:49:35 THIS IS LOOKING FROM THE SOUTHWEST BACK TOWARDS THE
05:49:38 BUILDING.

05:49:39 AND YOU CAN BEGIN TO SEE HOW THAT ARTICULATION AND THAT
05:49:42 BREAKUP REALLY TIES IN.
05:49:44 WE HAVE LIGHT CORNERS ON THE BUILDING.
05:49:46 WE HAVE THE PUNCHED OPENINGS AND WE HAVE A LITTLE BIT MORE
05:49:48 ARTICULATED BASE ON THERE AND THAT COLOR REALLY TIES INTO A
05:49:51 LOT OF THINGS THAT I'VE SEEN THROUGHOUT THE WHOLE VILLAGE IN

05:49:55 DRIVING AROUND.
05:49:57 THESE ARE SOME OF THE SHOTS THAT WERE REQUESTED IN SOME OF
05:50:01 THE AREAS WHERE WE TOOK THE PHOTOS AND WE PUT THE MODEL IN
05:50:05 GOOGLE EARTH.
05:50:05 YOU REALLY CAN'T SEE IT IN THIS PHOTO IN HERE.
05:50:08 AND THEN THESE WERE SOME TAKEN FROM THIS LOCATION IN THE
05:50:11 BACKYARDS, AND YOU CAN BEGIN TO SEE THE LOCATION OF JASMINE
05:50:14 BAY HERE AND THE LOCATION OF THE ISLAND IN HERE.
05:50:17 AND SORT OF WHAT THAT DOES, THAT ADDITIONAL FOOTAGE IS
05:50:20 ALMOST IRRELEVANT ON THE SKYLINE WHEN YOU START TO SEE
05:50:23 THINGS IN PERSPECTIVE ALONG THAT.
05:50:25 AND WITH THAT, I'M GOING TO TURN IT BACK OVER TO LAURA.
05:50:29 I REALLY WANTED TO DEFINE HOW WE LISTENED TO STAFF, WORKED
05:50:34 WITH AND WENT ARE AROUND THE COMMUNITY TO MAKE SURE WE CAN
05:50:37 SAY AT THE END OF THE DAY THAT THE BUILDING FITS IN AND
05:50:39 BLENDS IN WITH THE SURROUNDINGS AND IS COHESIVE WITH THE
05:50:42 ENVIRONMENT.
05:50:42 THANK YOU.
05:50:43 >>Kristin Jeannin: CAN WE ASK YOU QUESTIONS?

05:50:45 >>Peter Stromberg: OF COURSE.
05:50:46 SORRY.
05:50:47 >>Kristin Jeannin: WHAT DO YOU THINK OF THE CHANGES FROM
05:50:49 LAST ROUND TO THIS ROUND?
05:50:51 >>Peter Stromberg: BEING, OBVIOUSLY, VERY PERSONALLY
05:50:53 ATTACHED TO IT, HAVING DONE ALL THE SKETCHES, STILL VERY
05:50:57 HANDS ON, IT WAS SOMETHING, WENT BACK AND FORTH WITH GARY
05:51:02 AND CHRIS, IS TO NOT DESTROY THE INTEGRITY OF THE
05:51:07 ARCHITECTURE.
05:51:07 BECAUSE WE FEEL VERY STRONGLY ABOUT THIS BUILDING THAT
05:51:10 ORIGINALLY WOULD HAVE FIT IN THERE.
05:51:12 SO WE UNDERSTOOD THAT.
05:51:13 AND WE WANTED TO ADAPT, BUT WE'RE NOT GOING TO THROW IN THE
05:51:17 TOWEL.
05:51:17 WE FELT STRONGLY ABOUT THIS STYLE AND THAT IT WAS THE RIGHT
05:51:20 THING FOR THIS COMMUNITY.
05:51:21 AND I THINK WHEN YOU SEE THE BUILDING IN REALITY, IT'S GOING
05:51:24 TO FEEL VERY LIGHT AND OPEN.
05:51:25 I THINK IT'S SOMETHING TO BE PROUD OF.
05:51:27 I'M ACTUALLY VERY HAPPY WITH THE WAY IT CAME OUT.
05:51:30 I THINK IT ACTUALLY HAS A LITTLE BIT MORE, AS I USE THE
05:51:32 TERM, CLASSICAL FEEL TO IT AND A TIMELESS FEEL TO IT.
05:51:36 WHEN I USE THE BLENDING BETWEEN A MEDITERRANEAN AND A
05:51:40 FLORIDA VERNACULAR, I LIKE THE IDEA IT DOESN'T HAVE TO BE
05:51:43 ONE OR THE OTHER.

05:51:44 IF YOU READ ALL THE ITEMS OF THE CODE, IT ADHERES TO ALL OF
05:51:48 THEM, I THINK, IN THERE.

05:51:52 >>Kristin Jeannin: I WASN'T AT THE FIRST MEETING, THE
05:51:55 INFORMATION MEETING, SO I APOLOGIZE.
05:51:56 AM I UNDERSTANDING RIGHT THAT THE MOVE TO ASK FOR THE
05:52:00 ADDITIONAL HEIGHT IS BASICALLY TO GET THIS -- THE RIGHT
05:52:04 AMOUNT OF UNITS LIKE WITHIN -- SOMEWHERE AROUND HUNDRED
05:52:09 YOU'RE ALLOWED TO DO.
05:52:11 BY PUTTING IT AS A WIDER AND NOT AS HIGH TO GET THAT MANY
05:52:15 UNITS, LIKE SIX INSTEAD OF THE FOUR, YOU WANT TO GO MORE
05:52:19 VERTICAL IN ORDER TO BE ALLOWED THAT, BUT THE ARCHITECTURE
05:52:25 AS BEING TALL ALLOWS IT TO BE MORE OF A 360 BUILDING,
05:52:29 DOESN'T HAVE A FRONT OR BACK, AND ALLOWS IT TO BE -- FIT
05:52:34 INTO THE SKYLINE KIND OF BETTER IN THAT WAY.
05:52:36 IS THAT CORRECT?
05:52:37 >>Peter Stromberg: THAT'S VERY CORRECT.
05:52:38 PERFECT.
05:52:44 >>Kristin Jeannin: THAT'S REALLY THE ONLY REASON FOR GOING
05:52:46 VERTICAL.
05:52:47 >>Peter Stromberg: IT'S A LITTLE BIT MORE OF AN IN-DEPTH
05:52:50 ANALYSIS TO GO, THIS IS MUCH MORE PROPER FOR THIS SITE THAN
05:52:53 PUT A LITTLE BIT OF WHAT WOULD BE PERCEIVED AS A WALL AND WE
05:52:56 FELT A LITTLE MORE SLENDER, A LITTLE MORE ELEGANT ON THE
05:53:00 SITE.
05:53:00 >>Kristin Jeannin: I DON'T KNOW IF YOU ARE THE RIGHT PERSON

05:53:02 ON THE TEAM HERE TO ANSWER THIS, SO YOU'VE GOT MORE GROUND
05:53:06 AREA THEN.
05:53:07 WHAT ARE WE DOING WITH THE EXTRA SPACE THAT WE HAVE ON THE
05:53:12 SITE?
05:53:13 >>Peter Stromberg: GREAT WALKING TRAILS IN THE MANGROVES.
05:53:15 [LAUGHTER]
05:53:16 IT BECOMES A VERY -- MUCH MORE NATURE ORIENTED TYPE OF SITE
05:53:20 I THINK AT THE END OF THE DAY.
05:53:22 AND WE'VE ACTUALLY ON THE PODIUM, ON THE PODIUM DESIGN AS
05:53:25 WELL COVERED THE PARKING -- WHICH COVERS THE PARKING,
05:53:29 ACTUALLY WE HAVE A WALKING TRAIL AROUND THE WHOLE PODIUM.
05:53:32 IT'S NOT JUST A PARKING LOT AND BUILDING.
05:53:34 IT'S REALLY ENGAGING THE WHOLE PODIUM ASPECT OF IT AS WELL.
05:53:38 >>Kristin Jeannin: THANK YOU.
05:53:41 >>Michael Sheeley: A COUPLE OF COMMENTS.
05:53:42 FIRST, I THINK YOU'VE DONE A MASTERFUL JOB OF ACCOMMODATING
05:53:45 THE COMMENTS THAT WERE BROUGHT UP LAST TIME IN TRYING TO
05:53:48 CREATE THAT BASE OF THE BUILDING AND ARTICULATE IT IN SUCH A
05:53:51 WAY THAT IT GIVES IT MUCH MORE CHARACTER, I THINK.
05:53:54 AND I REALLY DO THINK THE LOGIC IN HAVING A SMALLER
05:54:00 FOOTPRINT AND TALLER, MORE SLENDER BUILDING VERSUS A MORE
05:54:04 MASSIVE, A LITTLE BIT SHORTER BUILDING MAKES A LOT OF SENSE.
05:54:07 I THINK YOU'VE DONE A REALLY NICE JOB WITH THE DESIGN.
05:54:10 >>Peter Stromberg: THANK YOU.

05:54:15 >>Anthony Gargano: HOW MUCH HIGHER THAN THE JASMINE BAY

05:54:19 TOWERS IS THIS?
05:54:20 >>Peter Stromberg: I BELIEVE, IF I'M CORRECT, JASMINE BAY IS
05:54:20 AT -- TO THE TOP OF TOP IS 247 OF EVERYTHING.
05:54:24 SO WE'LL BE THE 270 AND WE'LL PROBABLY BE 287.
05:54:26 SO WE'LL PROBABLY BE 40 FEET AT THE END OF THE DAY TO THE
05:54:29 TOP OF OUR MECHANICAL IN THE CENTER.
05:54:32 >>Michael Sheeley: I THINK I MADE THE POINT AT THE LAST
05:54:34 MEETING WHEN WE CAME TO DESIGN REVIEW BOARD, HEIGHT OF THESE
05:54:38 BUILDINGS, BECAUSE OF THEIR MASSIVE SIZE, BECOMES IRRELEVANT
05:54:41 FROM A DISTANCE.
05:54:43 YOU DON'T CONCEIVE WHAT 290 IS VERSUS A 270 OR 250-FOOT
05:54:48 BUILDING.
05:54:49 WHAT'S IMPORTANT IS HOW IT'S ARTICULATED AT THE BASE BECAUSE
05:54:52 THAT'S WHERE YOU INTERACT WITH THE BUILDING.
05:54:54 AND FROM THERE UP IT JUST BECOMES A FORM.
05:55:00 I THINK YOUR ILLUSTRATION WITH SEEING THE BUILDINGS IN THE
05:55:03 DISTANCE WAS GOOD BECAUSE IT SHOWED FROM A DISTANCE AWAY
05:55:07 FROM THE BUILDING, THERE'S VERY LITTLE DIFFERENCE BETWEEN
05:55:10 THE OTHER BUILDINGS.
05:55:17 >>Jim Wallace: I AGREE WITH MIKE.
05:55:19 I THINK IT IS MUCH BETTER THAN THE LAST TIME WE SAW IT.
05:55:22 MUCH MORE ATTRACTIVE.
05:55:24 IT ISN'T A QUESTION OF IS IT MORE VERNACULAR.
05:55:27 IT'S A NICER BUILDING.
05:55:30 THE ONLY QUESTION I DO HAVE IS ON COLOR, COLOR PALETTE.

05:55:34 WE'VE ALWAYS ASKED FOR CONTRASTING COLORS.
05:55:42 IT'S IN THE LDC, AND RECENTLY WE'VE BEEN SAYING TO DO 5%
05:55:47 ACCENT COLOR DOESN'T QUALIFY YOU.
05:55:54 RECENTLY, OUR OPINION HAS BEEN 20% OF THE DARKER COLOR.
05:56:00 I DON'T SEE THAT MUCH IN THE BUILDING.
05:56:02 DO YOU HAVE ANY IDEA HOW MUCH OF THAT STRONGER BEIGE THAT
05:56:06 YOU HAVE IN THE BUILDING, WHERE YOU INTEND TO PUT IN THE
05:56:09 BUILDING?
05:56:10 >>Peter Stromberg: WE'VE GOT -- SO IF WE'RE AT 23 STORIES SO
05:56:13 THAT FIRST EIGHT STORIES -- SO YOU'RE LOOKING AT THAT WHOLE
05:56:23 SECTION RIGHT THERE OF BEING THAT DARKER COLOR.
05:56:27 >>Jim Wallace: GREAT.
05:56:28 OKAY.
05:56:29 >>Peter Stromberg: THEN WE GO UP IN SOME LIGHTER AREAS AND
05:56:31 THEN IS THAT MEDIUM COLOR.
05:56:35 >>Jim Wallace: THE WEIGHT AT THE BOTTOM AS IT SHOULD BE.
05:56:38 GREAT.
05:56:39 OKAY.
05:56:39 THANK YOU.
05:56:40 >>Marlene Naratil: I JUST WANTED TO SAY I WAS VERY PLEASED

05:56:44 WITH THE WAY YOUR ARCHITECTURAL RENDERING TURNED OUT BECAUSE
05:56:50 IF YOU WALK AROUND WEST BAY, A LOT OF PEOPLE TEND TO THINK
05:56:54 THAT WE ARE LIKE A COOKIE CUTTER, THAT WE'RE ALL
05:56:58 MEDITERRANEAN, AND THAT'S NOT TRUE.
05:57:00 MANY OF THE MORE RECENT HOMES, THERE'S A WHOLE SECTION THAT

05:57:06 GARY'S COMPANY DID THAT ARE BOHEMIAN AND BEAUTIFUL STYLE.
05:57:10 BUT WHAT I'D LIKE TO SAY IS IF YOU TRAVEL TO CITIES
05:57:15 THROUGHOUT THE WORLD, LIKE BARCELONA, THEY DON'T HAVE JUST
05:57:17 ONE STYLE.
05:57:20 YOU DON'T HAVE -- WHAT DO YOU CALL IT -- NOT ROMANTIC STYLE,
05:57:27 BUT WHATEVER.
05:57:29 THEY ARE BASICALLY DIFFERENT RENDERINGS OF THE SAME TYPE OF
05:57:34 THING.
05:57:34 YOU HAVE SKYSCRAPERS, HOTELS, CATHEDRALS, AND THEY ARE ALL
05:57:38 QUITE DIFFERENT.
05:57:40 >>Peter Stromberg: IT'S WHAT CREATES FABRIC IN TEXTURE.
05:57:44 >>Marlene Naratil: I SAID YOU GET TO BE -- THINGS ARE
05:57:47 REDUNDANT, STALE.
05:57:50 I THINK PEOPLE WHO WANT TO STICK TO ONE, I REMEMBER WHEN
05:57:56 HERTZ CAME TO ESTERO AND A LOT OF PEOPLE WERE UPSET THAT IT
05:57:59 WASN'T MEDITERRANEAN ENOUGH.
05:58:01 I SAID, WELL, LET'S SEE WHAT THEY DO.
05:58:04 I FELT THEY DID A GREAT JOB.
05:58:06 IT WAS A SOFT DESIGN.
05:58:10 AND I THOUGHT IT BLENDED IN VERY WELL WITH THE REST OF THE
05:58:15 COMMUNITY.
05:58:16 SUBTLE COLORS, VERY SIMPLE DESIGN.
05:58:20 SO I JUST WANTED TO SAY THAT I WAS PLEASED WITH YOUR
05:58:24 INTERPRETATION.
05:58:25 THANK YOU.

05:58:26 >>Scotty Wood: ANY OTHER QUESTIONS BEFORE LAURA COMES BACK
05:58:32 UP?
05:58:37 >>Peter Stromberg: THANK YOU.
05:58:42 >>Laura DeJohn: OKAY, BACK AGAIN.
05:58:43 LAURA DeJOHN.
05:58:44 I'LL BE BRIEF.
05:58:45 WE'RE JUST GOING TO DO A WRAP-UP WITH HITTING THE KEY POINTS
05:58:50 THAT GET EVALUATED IN OUR ZONING REQUEST.
05:58:53 WE DID A TRAFFIC ANALYSIS TO DEMONSTRATE THAT INDEED FEWER
05:58:56 UNITS DO GENERATE FEWER TRIPS THAN WOULD NORMALLY BE
05:58:59 ALLOWED.
05:59:00 ANY MOVEMENT OF VEHICLES OR OPERATIONS AT THE ENTRANCE GATE
05:59:03 WILL BE ADDRESSED THROUGH A CONSTRUCTION MANAGEMENT PLAN AT
05:59:06 THE TIME OF DEVELOPMENT ORDER.
05:59:08 THAT'S NOTED IN YOUR STAFF REPORT.
05:59:11 ENVIRONMENTALLY SPEAKING, A LOT OF PERMITTING HAS ALREADY

05:59:18 BEEN DONE FOR THIS SITE.
05:59:20 IN FACT, AS MARY MENTIONED, THERE ARE ALSO A BRIDGE
05:59:24 CONSTRUCTED TO THE SITE.
05:59:26 WE HAVE ALL THAT WORK UNDER OUR BELT.
05:59:30 YOU HEARD TONIGHT THAT THIS IS CREATING A MORE SLENDER
05:59:33 BUILDING DESIGN BY ALLOWING THE ADDITIONAL FLOORS IS GOING
05:59:37 TO ALLOW THE FOUR UNIT PER FLOOR FOOTPRINT TO GO SLIGHTLY
05:59:41 HIGHER THAN CURRENTLY ALLOWED.
05:59:44 AND YOUR STAFF REPORT DID A THOROUGH ANALYSIS AND HAS PLENTY

05:59:50 OF ATTACHMENTS AND EXPLANATIONS TO SUPPORT THE
05:59:52 RECOMMENDATION OF APPROVAL.
05:59:55 THERE WERE SEVEN CONDITIONS LISTED IN THE STAFF REPORT, ALL
05:59:58 OF WHICH WE HAVE REVIEWED, AND WE CAN AGREE TO COMPLY WITH
06:00:02 THE CONDITIONS PROPOSED BY STAFF.
06:00:05 AND WITH THAT, WE ARE HERE FOR ANY FURTHER QUESTIONS THAT
06:00:07 YOU HAVE.
06:00:15 >>Scotty Wood: ANY QUESTIONS FROM THE BOARD?
06:00:17 LAURA, I HAVE A QUESTION.
06:00:20 I WOULD LIKE YOU TO CONSIDER AN 8th CONDITION.
06:00:26 I DRAFTED IT.
06:00:30 I PULLED IT OUT OF SOME OF THE MATERIAL THAT YOU SUBMITTED,
06:00:36 SPECIFICALLY THE SUPPLEMENTAL MATERIAL ON AUGUST 6th.
06:00:40 THE 8th CONDITION WOULD READ: AN INDEPENDENT PROFESSIONAL
06:00:44 GEOTECHNICAL ENGINEER WITH DIRECT EXPERIENCE IN SOUTH
06:00:49 FLORIDA HIGH-RISE CONSTRUCTION WILL BE RETAINED TO PROVIDE
06:00:53 BUILDING FOUNDATION RECOMMENDATIONS.
06:00:57 THEIR REPORT WILL BE BASED ON MULTIPLE BORINGS WITHIN THE
06:01:00 FUTURE TOWER FOOTPRINT THAT REPRESENTS THE SOIL PROFILE IN
06:01:04 THE GROUND.
06:01:05 THEIR REPORT WILL BE SIGNED AND SEALED BY A LICENSED
06:01:09 ENGINEER AND SUBMITTED FOR THE FOUNDATION DESIGN TO BOTH THE
06:01:12 APPLICANT'S CONTRACTOR AND THE VILLAGE.
06:01:15 WOULD YOU AGREE TO THAT?
06:01:18 >>Laura DeJohn: THANK YOU FOR SHARING THAT.

06:01:22 I DO WANT TO CLARIFY WHEN YOU USE THE WORDING THAT AN
06:01:25 INDEPENDENT STRUCTURAL ENGINEER WOULD BE RETAINED, IT WOULD
06:01:28 BE RETAINED BY THE DEVELOPER, CORRECT?
06:01:32 AND THEN THE PRODUCT OF THAT ENGINEER'S WORK WOULD BE
06:01:36 DELIVERED TO THE VILLAGE, CORRECT?
06:01:38 >>Scotty Wood: CORRECT.
06:01:40 >>Laura DeJohn: YES, WE COULD AGREE TO THAT.
06:01:42 >>Scotty Wood: THANK YOU.
06:01:43 ANY OTHER QUESTIONS BEFORE I OPEN THE PUBLIC HEARING?
06:01:47 I WILL OPEN THE PUBLIC HEARING.
06:01:52 TAMMY, PLEASE GO WITH THE FIRST CARD.
06:01:55 >>Tammy Duran: JERRY BEAUBIEN.

06:02:06 >> JERRY BEAUBIEN.
06:02:09 BASICALLY, I'M HERE AS TWO PEOPLE.
06:02:14 I'M HERE AS JERRY BEAUBIEN, A LONG-TERM RESIDENT, 21 YEARS
06:02:19 AT WEST BAY AND ALSO AS THE COMMUNITY ASSOCIATION PRESIDENT
06:02:24 OF THE BOARD.
06:02:25 AND BASICALLY I'LL TALK AS THE PRESIDENT OF THE BOARD FIRST
06:02:29 BECAUSE I THINK THERE'S BEEN SOME POTENTIAL
06:02:31 MISREPRESENTATIONS OF OUR ROLE IN THIS.
06:02:34 WE AS A BOARD DECIDED THAT THE WHOLE DECISION RELATIVE TO
06:02:39 THE HEIGHT AND THE APPROVING OF THAT, ET CETERA, IS YOUR
06:02:46 JOB, NOT OUR JOB.
06:02:47 SO WHEN WE WERE ASKED TO BASICALLY TAKE A NONNEUTRAL
06:02:53 POSITION BY SOME OF OUR RESIDENTS, TYPICALLY A MINORITY,

06:02:58 WHAT WE DID IS WE WENT TO OUR LAWYER AND HE SAID THAT IS THE
06:03:02 POSITION THAT YOU SHOULD HAVE TAKEN.
06:03:03 I APPLAUD YOU FOR DOING THAT.
06:03:06 IT'S BEEN REPRESENTED THAT WE GOT HIS ADVICE FIRST.
06:03:08 I WANT TO MAKE SURE THAT YOU UNDERSTOOD THE FACTUAL
06:03:11 RELATIONSHIP OF THAT.
06:03:12 SECONDLY, THERE'S THE AGREEMENT THAT LAURA TALKED ABOUT
06:03:16 BETWEEN THE DEVELOPER AND OBVIOUSLY THE PREVIOUS BOARDS.
06:03:21 WHEN THERE WAS A TURNOVER.
06:03:22 AND IT WAS IMPLIED THAT WE WOULD NOT -- THE CURRENT BOARD
06:03:26 WOULD NOT HOLD THE DEVELOPER TO THOSE CONDITIONS.
06:03:31 THAT IS ACTUALLY AN UNTRUTH.
06:03:34 THE TWO PRIMARY CONDITIONS, ALONG WITH LOTS OF OTHER STUFF
06:03:37 IN TERMS OF MAKING SURE THAT THEY PROTECT OUR BRIDGES,
06:03:42 ET CETERA, CONSTRUCTION, ARE THE LIMITATION OF THE NUMBER OF
06:03:45 UNITS AND, SECONDLY, THE ARCHITECTURAL STUFF.
06:03:50 AND IN ESSENCE, THE APPROVING PERSON BASED ON OUR DOCUMENTS
06:03:56 FOR THAT TOWER IS THE DEVELOPER.
06:03:59 AND WHAT OUR BOARD WILL DO AND OUR -- UPON -- THAT IS
06:04:05 ANOTHER MISREPRESENTATION.
06:04:06 THE DEVELOPER HAS SAID THEY WILL GIVE US THAT OPPORTUNITY
06:04:11 ACCORDING TO OUR DOCUMENTS WHEN APPLYING FOR PERMITS.
06:04:14 AND WE WILL REVIEW AND ADVISE, BUT THEY ARE THE APPROVING
06:04:18 SOURCE BASED ON OUR MASTER DOCUMENTS.
06:04:20 AND LAST BUT NOT LEAST, WHAT WE'VE DONE AS A BOARD IS WE'VE

06:04:24 TAKEN A LOT OF THE STUFF YOU HEARD TODAY THAT YOU WOULD HAVE
06:04:27 HEARD IN THE LAST MEETING, COMMENTS THAT WE GOT FROM OUR
06:04:30 RESIDENTS.
06:04:31 WE ACTED AS A LIAISON AND PROVIDED ALL OF THAT TO THE
06:04:35 DEVELOPER.
06:04:36 I CAN TELL YOU THAT THEY HAVE BEEN EXTREMELY RESPONSIVE AND
06:04:39 THEN I'M GOING TO PUT MY RESIDENT HAT ON.
06:04:42 OKAY?

06:04:43 AS A RESIDENT WITH THE INTERESTING CAREER OF LOTS OF
06:04:52 DIFFERENT THINGS, WE AS A RESIDENT, MY WIFE AND I, BELIEVE
06:04:54 THAT THE COMMERCIAL VIABILITY OF WHAT'S BEING PROPOSED WILL
06:04:58 ELEVATE AND ADD VALUE TO OUR COMMUNITY BECAUSE IT
06:05:01 DIFFERENTIATES AND IT ADDS, AGAIN, 88 UNITS THAT WE BELIEVE
06:05:05 ARE GOING TO BE UPSCALE UNITS.
06:05:07 WE ALSO BELIEVE THAT IT IS A POSITIVE CHANGE FOR OUR
06:05:12 COMMUNITY, NOT A NEUTRAL OR NEGATIVE CHANGE.
06:05:15 AND THE RISK OF DOING SOMETHING ELSE WOULD BE NEUTRAL AND
06:05:19 POSSIBLY NEGATIVE.
06:05:20 ANY QUESTIONS FOR ME EITHER AS JERRY BEAUBIEN OR AS
06:05:26 PRESIDENT JERRY BEAUBIEN.
06:05:28 >> THANK YOU VERY MUCH.
06:05:29 >>Scotty Wood: THANK YOU.
06:05:29 >>Tammy Duran: STEVE.
06:05:31 JEFF AGEE WILL BE NEXT.
06:05:43 >> I'M HONORED TO FOLLOW JERRY.

06:05:45 I'M STEVE BARTELSTONE.
06:05:50 I AM A RESIDENT OF JASMINE BAY SOUTH.
06:05:53 I WILL HAVE A VERY GOOD VIEW OF THE BUILDING TO BE
06:05:57 CONSTRUCTED.
06:06:00 IT'S NOT EXACTLY SHOWN IN TERMS OF WHERE IN MY WINDOW, WHERE
06:06:04 IT'S GOING TO BE BY THE LITTLE FLAGS IN THE PRESENTATION,
06:06:09 BUT IF YOU CAN IMAGINE, HAVE A NUMBER OF PANELS, BUT THE TWO
06:06:14 MAJOR PANELS ARE HERE AND THE PROJECT WILL BE ABOUT HERE.
06:06:19 IT IS IN OUR VIEW, NOT ONLY I, BUT I'M SPEAKING FOR A LOT OF
06:06:27 OTHER PEOPLE.
06:06:28 WE STILL DON'T BELIEVE THAT IT'S COMPATIBLE WITH JASMINE.
06:06:32 WE APPRECIATE THE ATTEMPTS TO MAKE IT BETTER.
06:06:37 WE THINK IT IS BETTER.
06:06:38 IT'S STILL TOO TALL.
06:06:43 WE DON'T BELIEVE IT'S IN CONFORMITY WITH EITHER REGULATIONS
06:06:49 OR COMPATIBLE WITH WEST BAY OR THE 2014 AGREEMENT THAT JERRY
06:06:55 REFERRED TO.
06:06:55 THE BUILDING IS STILL PREDOMINANTLY GLASS.
06:07:01 IT IS CERTAINLY PREDOMINANTLY GLASS ABOVE EIGHT FLOORS, AND
06:07:05 THAT'S WHAT WE'LL SEE.
06:07:09 YOU'RE NOT GOING TO SEE THE REST OF THE STRUCTURE UNLESS
06:07:11 YOU'RE WALKING UP TO THE BUILDING BECAUSE OF THE TREE LINE.
06:07:15 WE'RE BASICALLY GOING TO SEE THE GLASS PORTION OF THE
06:07:17 BUILDING.
06:07:18 THERE HAVEN'T BEEN ANY GLASS STRUCTURES AT WEST BAY LIKE

06:07:23 THIS.
06:07:25 IN FACT, THE COMMUNITY DID A FABULOUS JOB AND THE GOLF CLUB
06:07:31 DID A FABULOUS JOB BUILDING SEVERAL NEW BUILDINGS RECENTLY.
06:07:36 RESTAURANT, A NEW FITNESS CENTER, A NEW POOL AREA.

06:07:40 THE GOLF HOUSE HAS BEEN REDONE, AND IT'S DONE IN A MORE
06:07:43 CONTEMPORARY MEDITERRANEAN STYLE.
06:07:48 THERE ARE OTHER ARCHITECTURE AROUND IN DIFFERENT AREAS.
06:07:52 IF YOU LOOK AT OMEGA OR SEA GLASS THAT ARE NOT PREDOMINANTLY
06:08:00 GLASS BUILDINGS AND HAVE A GREAT DESIGN.
06:08:02 IN FACT, THOSE ARE TWO OF THE BUILDINGS THAT GARY SAID THAT
06:08:05 HE WAS TRYING TO COMPETE WITH.
06:08:08 THE ARCHITECT AND JERRY REFERRED TO THE ARC, WHICH IS OUR
06:08:19 REVIEW COMMITTEE.
06:08:21 THERE ARE ALSO ATTACHED TO THE SUBMISSION A COUPLE OF
06:08:28 THINGS.
06:08:28 ONE IS THE LETTER FROM JERRY TO THE RESIDENTS, WHICH IS A,
06:08:34 QUOTE, A NEUTRAL LETTER, AS HE INDICATED, BUT I THINK IT'S
06:08:39 BEING USED AS SUPPORT FOR THE PROJECT, WHICH IT'S NOT.
06:08:45 IF YOU CAREFULLY READ IT, IT IS SUPPORT FOR THE DEVELOPMENT
06:08:50 OF THIS PARCEL, WHICH WE'RE IN FAVOR WITH THAT AS WELL.
06:08:53 WE WOULD JUST LIKE IT TO COMPLY WITH ZONING.
06:08:58 I'LL INTERJECT HERE.
06:09:01 I DID GO BACK.
06:09:02 I AM A LAWYER.
06:09:04 I'VE SPOKEN WITH LAWYERS HERE.

06:09:06 I DID GO BACK AND LOOK AT THE VARIOUS ORDINANCES THROUGH
06:09:09 2018 WHERE THESE DEVIATIONS WERE APPROVED.
06:09:14 I CAN ONLY FIND TWO RELATED TO HEIGHT.
06:09:19 I MAY HAVE MISSED SOME.
06:09:21 MAYBE THEY WEREN'T PUBLISHED, BUT THE TWO RELATED TO HEIGHT
06:09:23 WAS A HOTEL, WHICH WENT FROM 46 FEET TO 52 FEET AND I'LL SAY
06:09:32 IT IN ADVANCE, ALWAYS HAD TROUBLE PRONOUNCING THIS WORD,
06:09:40 CUPOLA ON THE BUILDING WHICH WAS ALLOWED TO BE TEN FEET
06:09:42 HIGHER.
06:09:44 IT DIDN'T APPLY TO THE REST OF THE BUILDING.
06:09:45 SO THAT HOTEL WOULD BE 52 FEET IN TOTAL.
06:09:50 WELL, IF YOU LOOK AT THE SCALE OF THIS, IT WOULD BE LIKE
06:09:55 PUTTING THAT BUILDING ON TOP OF JASMINE.
06:09:59 YOU'RE LOOKING AT TWO-DIMENSIONAL DRAWINGS.
06:10:02 YOU'RE NOT LOOKING AT THE MASS OF THIS BUILDING.
06:10:06 THE OTHER INTERESTING THING IS NOWHERE COULD I FIND THE
06:10:10 DEPTH OF THIS BUILDING.
06:10:11 THEY TALK ABOUT HEIGHT.
06:10:14 THEY TALK ABOUT WIDTH.
06:10:15 THEY NEVER TALK ABOUT DEPTH.
06:10:18 IF YOU SORT OF MEASURE IT OUT ON YOUR COMPUTER, IT'S
06:10:23 SOMEWHERE AROUND -- AND THIS IS ONLY A GUESSTIMATE BECAUSE
06:10:26 THERE IS NO DIMENSION THAT I CAN FIND, IS 20% DEEPER SO IT'S
06:10:33 DEEPER AND IT'S HIGHER.
06:10:36 IT'S ONLY NARROWER.

06:10:40 SO TWO OF THE THREE DIMENSIONS ARE SIGNIFICANTLY DIFFERENT
06:10:45 THAN THE SIX-STORY UNIT THAT HE WAS LOOKING AT.
06:10:47 IN ADDITION TO THAT WHERE WE DON'T BELIEVE IT'S COMPATIBLE
06:10:55 WITH THE LDC OR THE COMPREHENSIVE PLAN, WE DON'T THINK THAT
06:10:59 HE'S PROVEN BY SUBSTANTIAL COMPETENT EVIDENCE THAT HE'S MET
06:11:02 THE STANDARD FOR DEVIATIONS.
06:11:06 JUST BEING HIGHER DOESN'T MAKE IT BETTER.
06:11:11 IT DOESN'T MAKE IT A HIGHER QUALITY BUILDING SIMPLY BECAUSE
06:11:16 IT'S TALLER.
06:11:17 >>Tammy Duran: EXCUSE ME.
06:11:18 YOUR FIVE MINUTES ARE UP.
06:11:20 IF YOU COULD TRY TO WRAP IT UP.
06:11:21 SORRY.
06:11:23 >> THE OTHER POINTS LET ME MAKE WHY I DON'T THINK THIS IS
06:11:27 NECESSARILY READY AND I THINK A TWO-WEEK EXTENSION WOULD BE
06:11:30 GOOD, THERE ARE NO GLARE STUDIES.
06:11:33 THERE ARE GOING TO BE THOUSANDS OF FEET OF JUST ON THE
06:11:37 LANAIS ALONE, GLASS RAILINGS.
06:11:41 THERE ARE THOUSANDS OF POINTS WHICH LIGHT CAN REFLECT OFF OF
06:11:44 THIS, AND THERE ARE NO WIND STUDIES.
06:11:48 IF YOU PLAY GOLF AT JASMINE OR AT WEST BAY, YOU KNOW HOW
06:11:52 JASMINE AFFECTS THE GOLF COURSE.
06:11:54 THEY HAVEN'T DONE A LOT OF SHADOW STUDIES.
06:11:57 THEY'VE DONE MORE.
06:12:00 NOT ENOUGH TIMES OF DAY TOO MANY TIMES A YEAR.

06:12:04 AND AT THE END OF THE DAY IN TERMS OF THE INFORMATION PEOPLE
06:12:08 HAD AT WEST BAY AND I'LL WRAP IT UP NOW, SO MANY PEOPLE I
06:12:16 TALKED TO AT WEST BAY HAD NO KNOWLEDGE UNTIL WE SPOKE ABOUT
06:12:20 HOW TALL THIS BUILDING WAS GOING TO BE.
06:12:22 WHEN YOU LOOK AT ALL -- OR YOU LISTEN TO THE PRESENTATIONS,
06:12:26 IT'S ALWAYS A COUPLE OF STORIES ABOVE PARKING OR A COUPLE OF
06:12:32 STORIES BIGGER THAN JASMINE.
06:12:34 IT'S ACTUALLY 50 FEET.
06:12:36 JASMINE THE ARCHITECT -- 236.
06:12:39 THE HEIGHT OF THE ROOF --
06:12:40 >>Tammy Duran: I'M SORRY --
06:12:42 >> 218.
06:12:42 >>Tammy Duran: YOU HAVE TO WRAP IT UP.
06:12:44 THANK YOU.
06:12:44 JEFF AGE, PLEASE.
06:12:53 >> HI.
06:12:54 CAN YOU HEAR ME?
06:12:55 MY NAME IS JEFF AGEE.
06:12:57 I'M A FULL-TIME RESIDENT WEST BAY.
06:13:01 I'VE LIVED THERE FOR 15 YEARS.
06:13:03 I'M PRESIDENT OF THE HOMEOWNERS ASSOCIATION THERE.
06:13:08 I'M NOT HERE IN OPPOSITION TO NEW DEVELOPMENT ON THE ISLAND

06:13:12 SITE.
06:13:13 I'M HERE IN OPPOSITION TO THE PROPOSED DEVELOPMENT AS IT
06:13:19 STANDS TODAY.

06:13:20 A PREDOMINANTLY GLASS TOWER IS NOT CONSISTENT WITH THE
06:13:25 EXISTING ARCHITECTURE IN WEST BAY.
06:13:28 YOU CAN LOOK AT THE PICTURES AND TELL THAT THAT'S TRUE.
06:13:32 CONCEPTUAL DRAWINGS DON'T DO JUSTICE TO THE AMOUNT OF GLASS
06:13:35 IN THE BUILDING THAT'S DISPLAYED.
06:13:39 DESPITE A CLAIM OF THE SHADOW STUDIES DON'T AFFECT ANY OF
06:13:43 THE RESIDENTS FROM THE SHADOW STUDIES PRESENTED, YOU CAN SEE
06:13:47 THAT A TALLER STRUCTURE SHADOW DOES IMPACT RESIDENCES ON
06:13:52 NATURE'S COVE BETWEEN MARCH AND JUNE PRIOR TO SUNSET.
06:13:56 AS WITH ALL GLASS STRUCTURES, AS STEVE MENTIONED, GLARE IS
06:14:04 AN ISSUE.
06:14:04 THE CONCEPTUAL DRAWINGS PRESENTED SHOW GLARE ON THE PICTURES
06:14:11 THEMSELVES, AND I'M NOT SURE THAT THAT'S BEEN COMPLETELY
06:14:14 ADDRESSED.
06:14:14 THE GENERAL PURPOSE OF THE LAND DEVELOPMENT CODE IS -- AND
06:14:18 I'M QUOTING, TO PROTECT THE CHARACTER OF EXISTING AND NEW
06:14:23 RESIDENTIAL NEIGHBORHOODS FROM INCOMPATIBLE DEVELOPMENT.
06:14:27 THE COMPREHENSIVE PLAN AT THE VILLAGE OF ESTERO SAYS, AND
06:14:33 AGAIN, I QUOTE, ESTABLISHES THE IMPORTANCE OF PROTECTING AND
06:14:37 ENHANCING RESIDENTIAL NEIGHBORHOODS AND SERVES TO PROTECT
06:14:41 THE INTEGRITY OF RESIDENTIAL AREAS BY ENSURING THAT NEW
06:14:45 DEVELOPMENTS ARE COMPATIBLE AND CONSISTENT IN FORM AND
06:14:50 CHARACTER.
06:14:51 THE DEVIATIONS BY THE VILLAGE ARE TO BE CONSIDERED WHEN
06:14:55 THERE'S IMPROVEMENT IN THE QUALITY OF THE PRODUCT.

06:14:58 THERE'S BEEN NO SUBSTANTIAL EVIDENCE, THERE'S BEEN NO
06:15:03 EVIDENCE AT ALL THAT AN INCREASE IN HEIGHT OF THIS TOWER IS
06:15:07 REQUIRED TO INCREASE THE QUALITY OF THE PROJECT.
06:15:10 THE OTHER CRITERIA FOR DEVIATIONS ARE INAPPLICABLE HERE.
06:15:15 A TALLER PREDOMINANTLY GLASS BUILDING DOES NOT COMPLEMENT
06:15:23 EXISTING WEST BAY RESIDENCES.
06:15:25 IT DOES NOT MEET RESIDENTIAL COMPATIBILITY STANDARDS AND IS
06:15:30 NOT COMPLIANT WITH THE LDC OR THE COMPREHENSIVE PLAN
06:15:34 PROTECTING EXISTING NEIGHBORHOODS FROM INCOMPATIBLE
06:15:38 ENCROACHMENT.
06:15:39 NO CRITERIA FOR ALLOWING A DEVIATION TO THE LIGHT, THE
06:15:42 HEIGHT LIMITATION HAS BEEN MET.
06:15:46 THERE IS A 220-FOOT BUILDING DESIGN WHICH COMPLEMENTS AND IS
06:15:51 CONSISTENT WITH EXISTING ARCHITECTURE, MEETS ALL THE LDC AND
06:15:57 COMPREHENSIVE PLAN REQUIREMENTS AND IS OF HIGH QUALITY, BUT
06:16:00 THIS IS NOT THE DESIGN THAT WE'RE SEEING HERE TODAY.
06:16:03 THANK YOU.
06:16:07 >>Tammy Duran: LYNN AND TED LIDDLE.

06:16:10 >> I'M LYNN LIDDLE, AND I AM THE SECRETARY OF THE WEST BAY
06:16:22 GOLF BOARD.
06:16:22 THE GOLF BOARD RIGHTLY HAS NOT REALLY WEIGHED IN ON THIS
06:16:27 ISSUE.
06:16:28 EITHER NEGATIVELY OR POSITIVELY.
06:16:29 BUT AS A RESIDENT OF WEST BAY, I'M SPEAKING FOR MY HUSBAND
06:16:37 AND MYSELF AS WELL AS OUR CIRCLE OF FRIENDS TO SAY WE'RE

06:16:40 VERY SUPPORTIVE OF GOING HIGHER WITH THIS BUILDING.
06:16:43 EVERYTHING THAT THE DEVELOPER HAS TOLD US IS AN INTENTION TO
06:16:47 MAKE THIS VERY, VERY HIGH END WITH TEN-FOOT CEILINGS, WHICH
06:16:51 IS WHY THEY WANTED TO GO A LITTLE BIT HIGHER.
06:16:55 AND AS A RESIDENT OF WEST LAKE COURT, WHICH IS THE NEWER
06:17:00 DEVELOPMENT THAT YOU MENTIONED EARLIER, IT'S A MODERN
06:17:03 DEVELOPMENT.
06:17:03 IT'S VERY, VERY PRETTY.
06:17:05 THIS DEVELOPER HAS DONE A VERY GOOD JOB WITH THAT AS WELL.
06:17:09 WE'RE VERY SUPPORTIVE.
06:17:11 AND I'LL THROW OUT THE NOTION THAT WE HAVE HAD, I THINK YOU
06:17:16 SAID 44 COMMENTS, MANY OF THEM NEGATIVE, BUT I BELIEVE THAT
06:17:22 MYSELF AND MY FRIENDS REPRESENT THE POSITIVE SILENT MAJORITY
06:17:27 WHO EITHER DON'T REALLY CARE ABOUT THIS OR ARE VERY
06:17:30 SUPPORTIVE.
06:17:32 THAT'S ALL I HAD TO SAY.
06:17:36 >>Tammy Duran: AL O'DONNELL.
06:17:40 BRUCE SHANTOUR WILL BE NEXT.
06:17:43 AL.
06:17:54 >> AL O'DONNELL.
06:18:03 >> HI.
06:18:04 MY NAME IS AL O'DONNELL.
06:18:06 I HAPPEN TO SPEND 17 YEARS ON THE PREDECESSOR COMMITTEE TO
06:18:10 THIS.
06:18:11 AND I AM THE PRIMARY NEIGHBOR TO WEST BAY CLUB.

06:18:14 WE HAVE ABOUT 13-FOOT SHEER BOUNDARY ALONG HALFWAY CREEK ON
06:18:19 THE SOUTH SIDE OF WILLIAMS ROAD.
06:18:24 THE OTHER MAJOR NEIGHBOR ON THE NORTH SIDE IS PELICAN SOUND
06:18:27 GOLF COURSE.
06:18:27 WE HAVE ABOUT 35 ACRES THERE.
06:18:32 I ALSO HAVE MY HOUSE AND MY SON'S HOUSE ON THE PROPERTY.
06:18:37 WE'VE BEEN ON THAT PROPERTY SINCE THE EARLY '80s.
06:18:42 WE HAVE BEEN INVOLVED WITH WEST BAY CLUB SINCE THE
06:18:46 BEGINNING.
06:18:47 THE ACREAGE NEXT TO WEST BAY CLUB WAS A NURSERYMAN WE KNEW
06:18:53 FOR MANY YEARS, AND HE ENDED UP -- HE SOLD ME HIS PART, AND
06:18:58 HIS DIVORCED WIFE SOLD HER FEW ACRES TO WEST BAY CLUB.
06:19:02 SO YOU CAN IMAGINE HOW THAT WENT.
06:19:04 THEN I ENDED UP OWNING THREE ACRES INSIDE WEST BAY, AND THEY

06:19:08 OWNED SEVERAL, TWO OR TREE ACRES, ON MY SIDE OF THE CREEK.
06:19:12 SO WE DID A NEIGHBORLY SWAP.
06:19:16 ANYWAY, I'VE BEEN WORKING IN WEST BAY SINCE ITS INCEPTION.
06:19:19 DID MOST OF THE LANDSCAPING FOR THE INTERIOR ROADWAYS.
06:19:23 I'VE WORKED FOR THE DEVELOPMENT GROUP.
06:19:26 I'M DOING THEIR CURRENT PROJECT IN WEST LAKE COURT, THE
06:19:30 VILLAS ON THE FIRST HIGH-RISE SITE THAT THEY CONVERTED TO
06:19:34 SINGLE-FAMILY.
06:19:37 I THINK THE KEY THING ABOUT THE BUILDING AND THE HEIGHT, IF
06:19:39 YOU DON'T HAVE THE HEIGHT TO MAKE THE NUMBERS WORK, THEY'VE
06:19:43 GOT TO GO BACK TO A LOWER SIX-UNIT BUILDING.

06:19:46 I HAVE WORKED ON OVER 20 HIGH-RISES SINCE THE EARLY '80s.
06:19:50 WE'RE DOING THE OMEGA PROJECT NOW IN BONITA BAY.
06:19:54 AND THE IDEA OF HAVING A FOUR-UNIT BUILDING I THINK MAKES A
06:19:58 LOT OF SENSE.
06:19:59 IT MAKES SENSE FOR ME AS A NEIGHBOR BECAUSE THE FANCIER WEST
06:20:04 BAY IS AND THE BIGGER ITS RAP, THE MORE MY LAND IS WORTH.
06:20:09 THAT'S TRUE OF THE RESIDENTS OF WEST BAY CLUB.
06:20:12 SUCCESSFUL FINANCIAL PRODUCT THERE IS GREAT FOR THEM.
06:20:15 YOU KNOW WHO ELSE IT IS GOOD FOR?
06:20:17 THE TAX ROLL OF THE VILLAGE OF ESTERO.
06:20:19 AND I THINK ALL OF THOSE WILL BE SUPPORTED BY THE DESIGN.
06:20:23 I THINK -- I'LL SAY THAT I WAS VERY CONCERNED WHEN I SAW THE
06:20:31 EARLIER STUFF, AND I'VE BEEN ON THIS COMMITTEE FOR A LONG
06:20:36 TIME EARLIER, AND THE IDEA OF QUALITY OF DEVELOPMENT IS KIND
06:20:42 OF LIKE THERE WAS A FAMOUS SUPREME COURT JUSTICE, DIFFERENT
06:20:47 TOPIC SAID, I CAN'T DEFINE IT BUT I KNOW IT WHEN I SEE IT.
06:20:54 WE ALWAYS FELT WHEN I WAS ON THE COMMITTEE, IF SOMETHING WAS
06:20:57 QUALITY, YOU COULD SEE IT AND NO AMOUNT OF LAWYERS GOING
06:20:59 THROUGH THE LDC AND POINTING OUT VERNACULAR AND
06:21:03 MEDITERRANEAN AND A CHECKLIST.
06:21:06 YOU'VE GOT FOUR BALCONY COVERS AND THREE ARCHED WINDOWS, I
06:21:10 MEAN, THAT ROAD LIES MADNESS.
06:21:13 YOU AS A GROUP HAVE TO DECIDE IT IS EITHER QUALITY OR IT
06:21:17 ISN'T.
06:21:18 I'M PLEASED TO SEE THAT THE ARCHITECT IS HAPPY WITH THE

06:21:21 CHANGES HE MADE.
06:21:22 BUT IT SURE SOUNDED LIKE A LOT OF CHECKOFF NIT-PICKING TO
06:21:28 ME.
06:21:28 I HOPE AND I DEPEND ON YOU PEOPLE ON THIS COMMITTEE TO NOT
06:21:32 LET THIS DEVOLVE INTO THREE ARCHITECTURAL ELEMENTS FROM
06:21:38 COLUMN A AND FOUR FROM COLUMN B BECAUSE THAT DOESN'T WORK.
06:21:41 THE IDEA OF A FLORIDA VERNACULAR HIGH-RISE, THAT'S A
06:21:47 STRETCH, FOLKS.
06:21:48 I DON'T KNOW WHERE YOU'RE GOING WITH THAT.
06:21:52 NOW, IF HE'S FOUND COMMON GROUND WITH ARCHITECTURAL UNITS

06:21:55 AND MADE IT WORK, THAT'S GREAT.
06:21:57 AS A NEIGHBOR, AS A VERY INTERESTED FINANCIAL PARTY AND
06:22:03 SOMEONE WHOSE SUNSET IS GOING TO BE BLOCKED A LITTLE BIT BY
06:22:06 A TALL BUILDING A COUPLE WEEKS OF THE YEAR, BUT THE NARROW
06:22:11 FOOTPRINT I THINK IS FAR MORE ATTRACTIVE THAN THE
06:22:13 ALTERNATIVE WIDE.
06:22:15 THEY HAVE TO COMPETE.
06:22:16 THEY HAVE TO DO SOMETHING A LITTLE DIFFERENT.
06:22:19 THANK YOU.
06:22:23 >>Tammy Duran: OUR LAST COMMENT CARD IS BRUCE SHANTOUR.
06:22:27 EVERYONE WHO JUST CAME INTO ZOOM, PLEASE MUTE.
06:22:34 JOE, CAN YOU PLEASE MUTE YOUR ZOOM.
06:22:41 OR FRANCESCO.
06:22:44 EVERYONE MUTE THAT JUST CAME INTO ZOOM.
06:22:48 THANK YOU.

06:22:50 >> MY NAME IS BRUCE CHARTEN, RESIDENT ON NATURES COVE COURT.
06:22:56 I HAD DECIDED NOT TO SAY ANYTHING, BUT I JUST WANTED TO
06:22:59 CORRECT WHAT I HEARD.
06:23:01 I DON'T THINK JEFF REALLY MEANT TO SAY IT.
06:23:04 HE'S PRESIDENT OF THE JASMINE SOUTH TOWER HOMEOWNERS
06:23:11 ASSOCIATION.
06:23:12 IT SOUNDED LIKE HE SAID HE WAS THE PRESIDENT OF HOMEOWNERS
06:23:15 ASSOCIATION.
06:23:15 I'M SURE HE DIDN'T MEAN TO, GET IN FRONT OF A CROWD AND YOU
06:23:20 CAN HEAR THE QUIVER IN MY VOICE.
06:23:23 AS A RESIDENT ON NATURE'S COVE COURT, THE BUILDING WILL BE
06:23:29 NORTHWEST OF ME.
06:23:33 I DOUBT I'LL BE ABLE TO TELL A DIFFERENCE IN THE HEIGHT.
06:23:36 THAT'S ALL.
06:23:38 >>Tammy Duran: THAT WAS OUR LAST COMMENT CARD.
06:23:45 >>Scotty Wood: IF THERE ARE NO FURTHER COMMENTS, I WILL
06:23:50 CLOSE THE PUBLIC HEARING.
06:23:50 I WANT TO GIVE THE APPLICANT AN OPPORTUNITY FOR ANY
06:23:56 REBUTTAL.
06:24:07 >>Peter Stromberg: GOOD AFTERNOON -- OR GOOD EVENING AGAIN.
06:24:10 JUST A COUPLE OF THINGS ON SOME OF THE COMMENTS REGARDING.
06:24:13 I THINK ONE WAS THE THICKNESS.
06:24:15 THE OTHER WAS NOT A DIMENSION ON THE DEPTH OF THE BUILDING,
06:24:18 HOWEVER IT'S 120 FEET.
06:24:19 IT'S LESS THAN A SQUARE.

06:24:22 I THINK TYPICAL BUILDINGS THAT ARE SIX UNITS CAN SOMETIMES
06:24:24 BE 90, 95 FEET DEEP.
06:24:26 IT IS 120 FEET DEEP IN ITS OTHER DIMENSION.
06:24:30 REGARDING GLARE.
06:24:34 >> EVERYTHING IS ON MUTE.
06:24:36 >>Mary Gibbs: MR. RUSSO, PLEASE MUTE YOURSELF.

06:24:40 >>Peter Stromberg: REGARDING GLARE ON THE BUILDING, WE DID
06:24:44 GO THROUGH THE BUILDING AND REMOVE A GOOD PORTION OF THE
06:24:47 GLASS.
06:24:48 IT IS NOT AN ENTIRE GLASS TOWER BY ANY STRETCH, BUT WE ARE
06:24:52 GOING TO BE DEALING WITH THE FLORIDA ENERGY CODES.
06:24:54 WE'RE NOT USING REFLECTIVE GLASS IN THE BUILDING.
06:24:57 WE'RE USING GLASS THAT IS GOING TO BE A LOW-E GLASS AND
06:25:00 PROBABLY IN THE DEEP GRADES LIKE MOST EVERY SINGLE BUILDING
06:25:03 YOU SEE BECAUSE THAT IS THE ONLY WAY YOU CAN MEET THE
06:25:06 FLORIDA ENERGY CODE.
06:25:07 THE GLASS ON THIS BUILDING WON'T HAVE ANY MORE GLARE THAN
06:25:10 THE GLASS ON ANY OTHER BUILDING THAT YOU SEE AROUND THAT
06:25:13 WOULD BE A RESIDENTIAL BUILDING.
06:25:15 THANK YOU.
06:25:17 >> CAN I ASK YOU A QUESTION?
06:25:19 I'M TRYING TO UNDERSTAND.
06:25:21 I THINK IT'S A KEY ISSUE.
06:25:22 WHAT LEVEL OF TINTING?
06:25:25 I JUST WANT TO UNDERSTAND.

06:25:26 WHAT LEVEL OF TINTING WILL THERE BE ON THE BUILDING?
06:25:31 >>Peter Stromberg: LEVEL OF TINTING?
06:25:34 THAT'S GOING TO COME WITH WHEN WE DO THE ACTUAL ENERGY
06:25:36 CALCULATIONS.
06:25:37 BUT IN EVERY BUILDING AND HIGH-RISE I'VE DONE THE PAST 20
06:25:40 YEARS, ESPECIALLY OVER THE PAST FEW YEARS AS THE CODES HAVE
06:25:43 CHANGED, THE GLAZING ENDS UP GETTING A DEEPER GRAY, WHICH IS
06:25:47 AN ABSORPTIVE AGAINST THE SUN WHICH OBVIOUSLY CREATES HEAT
06:25:51 GAIN AND THERE IS A FACTOR IN THERE.
06:25:53 WHAT IT WILL END UP BEING, NOT A REFLECTIVE GLASS.
06:25:57 I THINK PROBABLY OUR FAULT BECAUSE WE SOMETIMES DO
06:25:59 RENDERINGS TO BRING OUT THE DRAMA WHEN WE'RE SELLING TO
06:26:04 CLIENTS.
06:26:05 AND THE GLARE ON THE BUILDINGS ARE PUT IN THERE FOR ARTISTIC
06:26:08 EFFECT IN A LOT OF WAYS.
06:26:10 >> MY POINT IS, ARE YOU SAYING OR ARE YOU COMMITTING THAT IT
06:26:13 WILL BE A NONGLARE GLASS?
06:26:17 >>Peter Stromberg: IT WILL BE A NON-REFLECTIVE GLASS.
06:26:20 IT WILL HAVE AS MUCH GLARE AS A PIECE OF GLASS WOULD HAVE
06:26:25 BUT NON-REFLECTIVE.
06:26:27 >> I JUST WANT TO HEAR YOU SAY IT ON THE RECORD.
06:26:29 >>Kristin Jeannin: IS THAT TRUE OF THE RAILINGS AS WELL?
06:26:33 THERE ARE GLASS RAILINGS AS WELL.
06:26:34 CAN THOSE BE NONGLARE?
06:26:37 >>Peter Stromberg: I CAN'T COMMIT TO EXACTLY WHAT THEY WILL

06:26:39 BE.
06:26:39 TYPICALLY THEN THE GLASS RAILINGS GO A LOT CLEARER, BUT THEY

06:26:44 WON'T BE REFLECTIVE GLASS.
06:26:46 ACTUALLY MORE CLEAR GLASS WHICH WILL PENETRATE THE LIGHT
06:26:51 MORE THAN REFLECTING IT BACK.
06:26:58 >>Laura DeJohn: A FEW FINAL POINTS TO PUT ON THE RECORD.
06:27:00 A COMMENT WAS MADE THAT THERE WAS NOT AN ADEQUATE NUMBER OF
06:27:03 SHADOW STUDIES PROVIDED.
06:27:04 THERE IS A FULL ARRAY OF LIVE ACTION, 24-HOUR SHADOW STUDY,
06:27:10 MINUTE BY MINUTE THAT WE GAVE TO THE STAFF SO THEY HAD LIKE
06:27:15 A VIDEO THEY COULD PLAY FOR THE ENTIRETY OF HOW THE SHADOWS
06:27:19 WORK.
06:27:21 AND A QUESTION WAS RAISED ABOUT THE WIND STUDIES WOULD BE
06:27:24 NEEDED.
06:27:25 AGAIN, FOR THE RECORD, NONE OF THESE ARE REQUIREMENTS.
06:27:28 THEY ARE BEING REQUESTED, AND ALL OF THOSE REQUESTS BROUGHT
06:27:32 ABOUT BY RESIDENTS WITHIN WEST BAY CLUB HAVE BEEN FILTERED
06:27:36 AS YOU HEARD THROUGH THE COMMUNITY ASSOCIATION BOARD AND THE
06:27:38 DEVELOPER HAS BEEN VERY RESPONSIVE TO THEM.
06:27:41 ANSWERS WERE PROVIDED WHEN ASKED ABOUT WIND AND, OF COURSE,
06:27:45 THE CHARACTERISTICS OF JASMINE BAY BEING THE LARGER, MORE
06:27:50 SUBSTANTIAL AND BULKIER BUILDINGS WITH A NARROW 90-FOOT
06:27:55 DIMENSION OF SPACE BETWEEN THEM CREATES THAT CANYON EFFECT
06:27:58 THAT COULD CAUSE WIND TO HAVE IMPACTS TO THE GOLF COURSE, AS
06:28:03 WAS MENTIONED.

06:28:04 AND, OF COURSE, WHAT YOU'RE SEEING IS A MORE SLENDER
06:28:07 BUILDING WITH ALL OF THAT OPENING AROUND THE PERIMETER OF IT
06:28:13 FOR THE BALCONY AREAS.
06:28:15 AND THEREFORE IT'S NOT EVEN A COMPARABLE SITUATION TO SAY IF
06:28:21 SOMETHING -- IF THEY ARE EXPERIENCING WIND -- ADVERSE WIND
06:28:26 IMPACTS AT JASMINE IT'S GOING TO BE VERY DIFFERENT IN THIS
06:28:29 DIFFERENT PROFILE BUILDING.
06:28:31 I THINK THOSE WERE ALL THE ITEMS WE WANTED TO MAKE SURE WE
06:28:34 ADDRESSED.
06:28:34 THANK YOU.
06:28:38 >> THANK YOU.
06:28:43 >>Scotty Wood: ON THAT NOTE, I WILL BRING IT BACK TO THE
06:28:46 BOARD AND I WOULD ASK FOR ANYONE WHO WOULD LIKE TO MAKE A --
06:28:50 ON THE BOARD WHO WOULD LIKE TO MAKE A COMMENT TO DO SO.
06:28:56 >>Anthony Gargano: THIS IS ANTHONY.
06:28:57 I'LL MAKE A COMMENT, SCOTTY.
06:29:00 FIRST OF ALL, I THINK HEIGHT DOES MAKE A DIFFERENCE AND JUST
06:29:05 TO CLARIFY, WHAT THE APPLICANT IS ASKING FOR IS ABOUT A 30%
06:29:08 INCREASE IN HEIGHT OF THE ORIGINAL BUILDING.
06:29:12 BUT I DO THINK THE TRADE-OFF IN SILHOUETTE IS VERY HIGH IN
06:29:18 VALUE, AND I ALSO THINK THE APPLICANT HAS DONE AN EXCELLENT
06:29:24 JOB WITH THE -- THE ARCHITECT HAS DONE AN EXCELLENT JOB WITH
06:29:29 COMING BACK WITH THE BUILDING THAT HE'S PROPOSED.
06:29:33 THOSE ARE MY COMMENTS.

06:29:35 >>Marlene Naratil: I WILL REITERATE WHAT I HAD SAID EARLIER,

06:29:39 BUT I FOUND THIS WHOLE DESIGN WAS JUST BEAUTIFUL.
06:29:43 IT WAS SO DIFFERENT.
06:29:44 IT WAS FRESH AND NEW, AND I THINK IT WAS THE BEST WAY TO
06:29:48 UTILIZE THAT PARTICULAR SITE.
06:29:53 OF ITSELF, THERE WASN'T TOO MUCH THERE.
06:29:55 BUT THIS IS GOING TO BE BEAUTIFUL.
06:30:02 >>James Tatooles: I'D LIKE TO MENTION THAT WE'VE BEEN
06:30:05 NOTICING PROJECTS THAT HAVE BEEN DELAYED BECAUSE OF VARIOUS
06:30:08 REASONS.
06:30:09 WHEN THEY COME BACK TO US, THEY COME BACK TO US WITH CHANGES
06:30:13 AND THE CHANGES ARE DICTATED BY THE MARKET.
06:30:16 IF YOU WERE GOING TO BUILD 1927 MODEL T FORD AND TRY TO SELL
06:30:21 IT IN 1980, IT'S NOT GOING TO GO.
06:30:25 SO, THEREFORE, IT'S NOT A QUESTION OF IS THIS SOMETHING
06:30:30 THAT'S CHANGED BECAUSE IT HAS TO CHANGE BECAUSE OF WHAT THE
06:30:35 DICTATES OF THE COMMUNITY ARE, NO, I THINK IT IS THE
06:30:37 DICTATES OF THE ECONOMY.
06:30:39 AND CONSEQUENTLY, YOU HAVE TO COMPLIMENT PEOPLE WHO ARE WISE
06:30:43 ENOUGH TO KNOW THAT THEY HAVE TO MEET THE MARKET CONDITIONS
06:30:46 IF THEY ARE GOING TO SUCCEED.
06:30:48 AND I THINK THAT THAT'S SOMETHING THAT'S TAKEN PLACE HERE.
06:30:56 >>Kristin Jeannin: I WOULD COMMENT THAT I THINK THERE ARE
06:30:58 VERY SOUND REASONS FOR GOING WITH THE EXTENSION OF HEIGHT
06:31:02 HERE.
06:31:03 I THINK IT'S A REALLY NICE REASON TO BRING A VARIANCE TO

06:31:06 THIS COMMITTEE, TO THIS BOARD, TO SEE SOMETHING THAT'S
06:31:09 REALLY THOUGHTFUL AND REASON BEHIND IT.
06:31:15 I THINK MAKING A GESTURE TOWARDS A BEAUTIFUL BUILDING, I
06:31:22 THINK THAT'S A REALLY IMPORTANT REASON TO HAVE BOARDS LIKE
06:31:26 THIS TO BE ABLE TO MAKE DECISIONS TO SAY, WELL, THE CODE AS
06:31:31 IT'S WRITTEN, THERE'S AN OPPORTUNITY THERE FOR US TO GET IN
06:31:35 FRONT OF THIS BOARD AND MAKE A BETTER PRODUCT, AND THAT'S
06:31:38 KIND OF WHY I BELIEVE THAT WE SIT HERE.
06:31:40 SO I COMMEND THE APPLICANT FOR DOING THAT.
06:31:49 >>Scotty Wood: ANYONE ELSE BEFORE I HAVE A COMMENT?
06:31:52 GENERALLY, I AGREE WITH THE OTHER MEMBERS OF THE BOARD THAT
06:32:01 THE REQUEST FOR EXTRA HEIGHT IS A DECENT TRADE-OFF FOR THE
06:32:06 NARROWER PROFILE AND FOR THE LOWER NUMBER OF UNITS.
06:32:11 I FURTHER NOTE THAT THE STAFF REPORT REPORTS THAT THE LAND
06:32:16 DEVELOPMENT CODE AND THE COMPREHENSIVE PLAN THAT THIS
06:32:20 BUILDING IS CONSISTENT WITH BOTH OF THOSE.
06:32:24 BUT I DO HAVE ONE COMMENT ABOUT THE PATTERN BOOK.
06:32:28 I AM VERY CONCERNED ABOUT THE USE OF THE WORD OF "CONCEPT"
06:32:34 SKETCHES IN THE PATTERN BOOK.
06:32:36 AND I WOULD LIKE TO ASK THE APPLICANT IF THEY ARE WILLING TO

06:32:41 REMOVE THE WORD "CONCEPT" OR "CONCEPTUAL" FROM THE PATTERN
06:32:47 BOOK AND COMMIT THAT WHAT IS IN THE PATTERN BOOK IS WHAT
06:32:51 WILL BE BUILT.
06:32:53 I ASKED THAT QUESTION RIGHT NOW.
06:33:01 >>Laura DeJohn: I UNDERSTAND YOUR QUESTION.

06:33:02 THIS IS LAURA DeJOHN.
06:33:03 I KNOW THE STAFF RECOMMENDATION INCLUDES THE STATEMENT THAT
06:33:10 DEVELOPMENT MUST BE IN SUBSTANTIAL COMPLIANCE WITH THE
06:33:12 PATTERN BOOK, INCLUDING ARCHITECTURE.
06:33:16 SO WE ARE IN AGREEMENT WITH THAT.
06:33:20 AND IT ACTUALLY -- I'M REFERRING TO CONDITION NUMBER FIVE.
06:33:23 THE PATTERN BOOK IS NOT CONCEPTUAL.
06:33:25 THE DEVELOPMENT MUST BE IN SUBSTANTIAL COMPLIANCE WITH THE
06:33:27 PATTERN BOOK, INCLUDING ARCHITECTURE.
06:33:28 AND WE AGREE WITH THAT.
06:33:31 >>Scotty Wood: SO YOU WOULD REMOVE THE WORDS "CONCEPTUAL"
06:33:37 FROM THE PATTERN BOOK?
06:33:39 >>Laura DeJohn: YEAH, IF THAT WORD GIVES YOU CONCERN, WE
06:33:42 CAN REMOVE THAT WORD.
06:33:46 >>Scotty Wood: THANK YOU.
06:33:47 MARY, ANY FINAL COMMENTS?
06:33:51 >>Mary Gibbs: I JUST HAD A QUESTION.
06:33:53 IF YOU WERE GOING TO MAKE A MOTION, IF THE NON-REFLECTIVE
06:33:59 GLASS, IF THAT WAS GOING TO BE A CONDITION OR IF THAT WAS
06:34:01 JUST A COMMENT.
06:34:02 THEY SAID THEY WERE GOING TO USE NON-REFLECTIVE GLASS.
06:34:09 SO DO YOU WANT THAT TO BE A CONDITION OR IS THAT A COMMENT?
06:34:13 >> I THINK IT ABSOLUTELY NEEDS TO BE THERE.
06:34:15 ABSOLUTELY.
06:34:17 THAT'S WHY I ASKED THEM TO COMMIT ON RECORD.

06:34:19 YES, WE NEED TO GET IT ON RECORD.
06:34:23 >>Scotty Wood: THAT WOULD BE CONDITION 9.
06:34:26 >>Mary Gibbs: THAT'S WHAT I'M ASKING.
06:34:28 WHAT IT SOUNDS LIKE IS YOU'RE SAYING THAT -- WELL, I DON'T
06:34:31 WANT TO PUT WORDS IN YOUR MOUTH.
06:34:33 BUT IT SOUNDS LIKE YOU'RE AGREEING WITH THE CONDITIONS,
06:34:36 WE'RE STRIKING THE WORD "CONCEPTUAL" FROM THE PATTERN BOOK.
06:34:40 WE'RE ADDING THE CONDITION CHAIRMAN WOOD SAID ABOUT THE
06:34:44 GEOTECHNICAL STUDY.
06:34:46 AND THEN WE WOULD ADD THE WORDS -- WE WOULD ADD SOMETHING
06:34:49 ABOUT NON-REFLECTIVE GLASS.
06:34:59 >>Michael Sheeley: YEAH, I THINK NON-REFLECTIVE --
06:35:01 >>Mary Gibbs: THE ONLY OTHER QUESTION I HAD IS WHEN YOU WERE
06:35:04 TALKING ABOUT, AND I KNOW WE MORPHED OUR CONDITIONS.
06:35:08 ON VIA COCONUT, WE WERE A LITTLE MORE SPECIFIC, SO THAT'S
06:35:10 THE LANGUAGE I PUT IN HERE ABOUT IT NOT BEING CONCEPTUAL.

06:35:14 IN VIA COCONUT, WE DID HAVE SPECIFIC PERCENTAGE BUT WE WERE
06:35:18 KIND OF DOING THAT ON THE FLY A LITTLE BIT.
06:35:20 SO THEY I THINK COMMITTED TO HAVING THE BASE BE THE DARKER
06:35:24 CONTRASTING COLOR.
06:35:25 MAY HAVE TO FINE TUNE THAT.
06:35:28 I DON'T KNOW THAT YOU WANT SPECIFIC PERCENTAGES.
06:35:30 IT SOUNDED LIKE YOU WERE HAPPY WITH THE PROPORTIONS THEY
06:35:32 WERE DISCUSSING.
06:35:34 OKAY.

06:35:37 >>Jim Wallace: RECENTLY WE'VE BEEN SAYING A MINIMUM OF 20%
06:35:39 OFF WHITE, AND A MAXIMUM OF 20% OFF WHITE AND A MINIMUM OF
06:35:45 20% OF THE ACCENT COLOR WITH -- AND YOU'RE SAYING FROM WHAT
06:35:51 YOU SAID, I THINK 30, 40 PERCENT OF THE BUILDING WOULD BE
06:35:55 BOTTOM ACCENT COLOR.
06:35:57 AM I CORRECT?
06:36:00 IT'S A MEDIUM COLOR, I UNDERSTAND THAT.
06:36:02 THAT'S FINE, WE GET THE CONTRAST THAT WE'RE LOOKING FOR.
06:36:05 >>Mary Gibbs: I MAY ADD THE WORD CONTRASTING INTO THAT
06:36:08 CONDITION JUST TO MAKE SURE WE HAVE CONTRAST.
06:36:15 >> THAT'S FINE.
06:36:16 >>Scotty Wood: IS THAT IT, MARY?
06:36:17 >>Mary Gibbs: YES.
06:36:19 >>Scotty Wood: THANK YOU.
06:36:20 THEN I WILL ASK FOR A MOTION TO APPROVE OR RATHER RECOMMEND
06:36:28 APPROVAL OF THE AMENDMENT -- THE ZONING AMENDMENT WITH THE
06:36:34 CONDITIONS AS DISCUSSED, THE ORIGINAL SEVEN CONDITIONS IN
06:36:37 THE STAFF REPORT, THE 8th CONDITION REGARDING THE
06:36:41 GEOTECHNICAL INSPECTION, AND THE FINAL CONDITION REGARDING
06:36:44 NON-REFLECTIVE GLASS, AND I WOULD ASK THAT THE MOTION
06:36:49 INCLUDE A STATEMENT THAT COMPETENT SUBSTANTIAL EVIDENCE IN
06:36:54 THE RECORD OF THE PROCEEDING AND THE APPLICABLE LAW IS
06:36:58 PRESENT WITH THIS MOTION.
06:37:00 CAN I HAVE SUCH A MOTION?
06:37:02 >>Michael Sheeley: I'LL MAKE THAT MOTION, MR. CHAIRMAN.

06:37:06 >>Kristin Jeannin: I'LL SECOND THE MOTION.
06:37:08 >>Scotty Wood: IS THERE ANY FURTHER DISCUSSION?
06:37:10 TAMMY, CALL THE ROLL.
06:37:15 >>Anthony Gargano: YES.
06:37:17 >>Kristin Jeannin: YES.
06:37:19 >>Marlene Naratil: YES.
06:37:20 >>Michael Sheeley: YES.
06:37:22 >>James Tatooles: YES.
06:37:24 >>Jim Wallace: YES.
06:37:26 >>Scotty Wood: YES.
06:37:27 THAT CONCLUDES THAT ITEM, AND WE ARE NOW TWO-PLUS HOURS INTO
06:37:34 THE MEETING, SO LET'S TAKE A TEN-MINUTE BREAK.

06:37:37 [RECESS]
06:51:37 >>Scotty Wood: ARE WE READY?
06:51:39 >>Tammy Duran: WE'RE READY.
06:51:40 >>Scotty Wood: OKAY.
06:51:40 LET'S RECONVENE.
06:51:41 I'M RECONVENING THE SEPTEMBER 28 MEETING OF THE VILLAGE OF
06:51:45 ESTERO PLANNING, ZONING, AND DESIGN BOARD.
06:51:50 OUR NEXT ITEM IS THE TIDES AT PELICAN LANDING PAINT PERMIT.
06:52:00 I WOULD ASK BOARD MEMBERS IF THERE HAVE BEEN ANY EX PARTE
06:52:05 COMMUNICATIONS?
06:52:06 HAVE THERE BEEN ANY?
06:52:08 NO.
06:52:08 NONE.

06:52:09 CONFLICT OF INTEREST, ANY CONFLICT OF INTEREST?
06:52:12 >> NO.
06:52:13 >> NO.
06:52:13 >>Scotty Wood: NO, OKAY.
06:52:15 NANCY, I UNDERSTAND THAT THE APPLICANT IS IN VIA ZOOM.
06:52:21 DO YOU NEED TO ADMINISTER THE OATH?
06:52:23 >>Nancy Stroud: YES, SIR.
06:52:24 ANYONE WHO IS GOING TO TESTIFY ON THIS MATTER, I GUESS
06:52:28 THAT'S MR. RUSSO AND THERE IS A SECOND PERSON, WOULD YOU
06:52:33 RAISE YOUR RIGHT HANDS AND BE SWORN IN, PLEASE, AND UNMUTE
06:52:42 YOURSELVES.
06:52:42 PERHAPS PUT YOUR VIDEO ON SO WE CAN SEE YOU.
06:52:47 PERFECT.
06:52:54 THANK YOU.
06:52:54 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU'LL GIVE
06:52:59 TONIGHT IS THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE
06:53:01 TRUTH.
06:53:03 >> ABSOLUTELY.
06:53:07 >>Scotty Wood: THANK YOU.
06:53:08 MARY, PLEASE INTRODUCE THE ITEM.
06:53:14 >>Mary Gibbs: ALL RIGHT.
06:53:16 YOU MAY RECALL THIS PAINT PERMIT FROM A PRIOR MEETING.
06:53:21 IT WAS ACTUALLY HERE LAST MONTH.
06:53:23 THIS IS THE TIDES CONDOMINIUMS.
06:53:25 THERE'S 11 BUILDINGS.

06:53:26 THEY ARE LOCATED SOUTH OF COCONUT ROAD OFF OF U.S. 41.
06:53:30 AND THEY HAD ASKED TO REPAINT THE COLORS THAT ACTUALLY WHEN
06:53:37 YOU LOOKED AT IT ON AUGUST 24, IT WAS NOT APPROVED AT THAT
06:53:41 TIME.
06:53:42 THERE WERE A LOT OF GRAYS IN THE COLORS.
06:53:44 AND I BELIEVE THAT THE BOARD FELT IT DIDN'T MEET THE CODE,
06:53:47 AND STAFF FELT IT DID NOT MEET THE CODE BECAUSE IT WAS
06:53:50 PREDOMINANTLY GRAYS.

06:53:52 SO THE APPLICANT GOT BACK WITH THE PAINT COMPANY, SHERWIN
06:53:57 WILLIAMS, AND THEY HAVE SUBMITTED A NEW APPLICATION WITH
06:54:00 FIVE DIFFERENT VARIATIONS OF COLORS, AND I BELIEVE THAT JOE
06:54:07 GONZALEZ IS GOING TO BE EXPLAINING HOW THEY CAME UP WITH THE
06:54:10 FIVE DIFFERENT COLOR SCENARIOS.
06:54:14 I DID WANT TO MENTION THAT I DID RECEIVE ONE E-COMMENT FROM
06:54:20 ONE OF THE RESIDENTS WHO FAVORED THE BLUE COLORS.
06:54:22 JOE, WERE YOU GOING TO EXPLAIN HOW YOU CAME UP WITH THE
06:54:25 DIFFERENT COLORS?
06:54:25 >>Joe Gonzalez: YES.
06:54:26 I'LL GO AHEAD AND START THAT PROCESS.
06:54:28 THANK YOU FOR HAVING ME AGAIN HERE TONIGHT.
06:54:32 BASED OFF THE LAST MEETING WE HAD WHERE THE COLORS WERE NOT
06:54:35 APPROVED, I TOOK A DIFFERENT APPROACH AND VISITED A LOT OF
06:54:38 THE BUILDINGS THAT ARE NEIGHBORING THE TIDES JUST SOUTH OF
06:54:44 COCONUT POINT, YOU KNOW, SOME OF THE HOSPITAL AREA, THERE IS
06:54:49 A HOTEL BEHIND COCONUT POINT, SOME OF THE PROPERTIES JUST

06:54:52 NORTH OF COCONUT POINT.
06:54:54 I SCANNED ALL THESE BUILDINGS WITH OUR COLOR EYE TO GET AN
06:54:58 IDEA OF WHAT THAT COLOR IS FOR EACH OF THOSE NEIGHBORING
06:55:01 BUILDINGS AND THEN I PUT ALL THOSE COLORS TOGETHER AND WE
06:55:04 USED THAT AS OUR COLOR PALETTE TO FORM THE COLOR SCHEMES
06:55:08 THAT YOU SEE TODAY.
06:55:10 SO THESE ARE ALL VARIOUS COLORS FROM NEIGHBORING PROJECTS
06:55:14 THAT WE PULLED FROM TO MAKE THESE COLOR SCHEMES THAT YOU SEE
06:55:18 TODAY.
06:55:18 SO, AGAIN, WE'RE TRYING TO, AGAIN, NOT BE WHITE AND GRAY,
06:55:22 BUT STILL HAVE A NICE UPDATED LOOK THAT WILL BLEND WITH THE
06:55:25 REST OF ESTERO.
06:55:27 SO IF YOU WANT TO START AT SCHEME ONE, WE CAN KIND OF SEE
06:55:30 WHAT THAT LOOKS LIKE.
06:55:31 AND IF YOU HAVE ANY QUESTIONS AS WE GO ALONG, PLEASE LET ME
06:55:34 KNOW.
06:55:34 DOES EVERYONE HAVE THE SCHEMES AND COLORS IN FRONT OF THEM?
06:55:46 >>Tammy Duran: ONE SECOND.
06:55:47 I'M GETTING IT UP.
06:55:48 OKAY.
06:55:56 >>Joe Gonzalez: THIS WILL BE SCHEME ONE HERE.
06:55:59 THIS WILL BE THE FRONT OF THE BUILDING.
06:56:01 SO THERE IS STILL KIND OF THE SIMILAR PATTERN THAT YOU SAW
06:56:04 BEFORE WITH TWO MAIN BODY COLORS.
06:56:07 ONE LIGHTER AND ONE DARKER.

06:56:09 AND THEN THERE IS TRIM COLOR KIND OF TO BREAK UP THE HEIGHT
06:56:13 OF THE BUILDING.
06:56:14 SO, AGAIN, THIS WAS ONE OPTION THAT WE DID COME UP WITH AS
06:56:18 FAR AS, AGAIN, COLORS THAT ARE BEING ALREADY USED IN

06:56:23 NEIGHBORING BUILDINGS.
06:56:24 ON THAT SCHEME THERE, YOU SEE THE SIDE VIEW OF THE BUILDING
06:56:38 AS WELL.
06:56:40 THERE'S A LITTLE BIT OF THE DIFFERENCE IN THE VIEW.
06:56:42 YOU HAVE THAT KIND OF CENTER POP OUT OVER THE GARAGE DOORS.
06:56:46 THAT'S KIND OF WHERE THAT ACCENT COLOR COMES IN TO BREAK UP
06:56:49 THE LENGTH OF THE SIDE OF THAT BUILDING.
06:56:53 >> WHAT SCHEME AM I LOOKING AT?
06:56:56 >>Joe Gonzalez: SCHEME ONE.
06:57:18 >>Tammy Duran: DID YOU WANT ME TO GO TO SCHEME TWO?
06:57:21 >>Joe Gonzalez: ANY QUESTIONS ABOUT SCHEME ONE BEFORE WE
06:57:23 MOVE ON?
06:57:24 >>Kristin Jeannin: I HAVE A GENERAL QUESTION.
06:57:26 WHAT ARE YOU PROPOSING WITH THESE VARIOUS SCHEMES?
06:57:31 ARE YOU TRYING TO GAUGE WHICH IS BEST --
06:57:37 >>Joe Gonzalez: WE'RE NOT GOING TO USE THEM ALL.
06:57:39 AGAIN, THE BOARD WOULD LIKE TO SEE OUT OF THESE FIVE WHAT IS
06:57:43 ABLE TO BE APPROVED BY THE COUNCIL TODAY, AND IF ONE, TWO,
06:57:48 OR THREE OF THOSE ARE APPROVED, THEN THEY CAN TAKE THAT BACK
06:57:51 TO THE REST OF THE BOARD AND GET AN APPROVAL AS A BOARD OF
06:57:55 THE TIDES TO APPROVE THAT THERE ARE TWO -- IF THERE ARE TWO

06:58:00 SCHEMES APPROVED TONIGHT, THEN THEY'LL DECIDE BETWEEN THOSE
06:58:03 TWO SCHEMES.
06:58:04 WE'RE LOOKING FOR WHAT IS APPROVED AND WHAT IS NOT APPROVED
06:58:06 SO THEY CAN MAKE THEIR FINAL DECISION AND BEGIN THEIR PAINT
06:58:09 PROCESS.
06:58:09 >>Kristin Jeannin: YOU'RE PLANNING TO USE JUST ONE SCHEME.
06:58:12 >>Joe Gonzalez: CORRECT.
06:58:13 ALL THE BUILDINGS WILL BE ONE SCHEME THAT IS DECIDED OUT OF
06:58:16 WHAT YOU SEE TODAY.
06:58:17 THEY ARE NOT GOING TO BE ALTERNATING.
06:58:19 ONE, TWO, THREE, FOUR, EACH BUILDING BE DIFFERENT.
06:58:23 WHATEVER IS CHOSEN WILL RUN THROUGH ALL OF THE BUILDINGS,
06:58:28 WHOLE PROPERTY.
06:58:34 >>Kristin Jeannin: I THINK YOU CAN GO TO SCHEME TWO.
06:58:40 >>Joe Gonzalez: HERE IS SCHEME TWO.
06:58:42 YOU HAVE, AGAIN, A TAN BODY.
06:58:45 YOU HAVE A LIGHT-BLUE ACCENT THAT'S THERE AS WELL.
06:58:50 AND A SIMILAR PATTERN WITH THE TRIM TO BREAK UP THE HEIGHT
06:58:54 OF THE BUILDING AND THEN A LITTLE BIT OF AN ACCENT COLOR AS
06:58:57 WELL.
06:58:58 AGAIN, YOU CAN SEE THE ACCENT IS MORE ON THE SIDE OF THE
06:59:09 BUILDING WHERE THE GARAGE IS AND THAT CENTER POP-OUT IS
06:59:12 WHERE YOU KIND OF SEE THAT GREENISH ACCENT COLOR.
06:59:16 HERE YOU HAVE SCHEME 3.
06:59:29 A LITTLE BIT ALTERNATING COLOR SCHEMES HERE AS WELL.

06:59:31 AGAIN, YOU HAVE THE TWO MAIN BODY COLORS WITH THE TRIM AND
06:59:35 ACCENT.
06:59:36 A LITTLE BIT DIFFERENT TONES THAN BEFORE.
06:59:39 AGAIN, TRYING TO JUST HIGHLIGHT THE ARCHITECTURE OF THE
06:59:44 BUILDINGS AND PROVIDING SOME COLOR UPDATES.
06:59:46 NOW ON SCHEME FOUR HERE IS A REPLICA OF SCHEME TWO.
06:59:55 THE ONLY VARIATION IS THAT THE TWO MAIN BODY COLORS ARE
07:00:00 FLIP-FLOPPED.
07:00:01 SO ON SCHEME TWO YOU WOULD HAVE SAW WHERE YOU SEE BLUE NOW
07:00:05 WOULD HAVE BEEN THE TAN AND, AGAIN, THOSE COLORS ARE JUST
07:00:10 SWITCHED.
07:00:10 AGAIN, IT DOESN'T REALLY MATTER FOR VOTING PURPOSES.
07:00:13 THEY ARE THE SAME COLORS AS SCHEME TWO.
07:00:16 IT'S JUST A PREFERENCE OF PLACEMENT BY THE BOARD.
07:00:20 LASTLY, DO HAVE SCHEME FIVE IS SIMILAR TO THE SCHEME YOU
07:00:32 JUST SAW, BUT, AGAIN, A LITTLE BIT MORE OF THE BLUE ACCENT
07:00:38 COLOR THAT YOU WOULD SEE ON THE LOWER PORTION OF THE
07:00:41 BUILDING.
07:00:41 THAT'S KIND OF THE ONLY MAIN DIFFERENCE THAT YOU SEE THERE.
07:00:45 AGAIN, YOU WOULD SEE THAT COLOR A LITTLE MORE ON THE SIDE OF
07:00:49 THE BUILDING WHERE IT'S A LITTLE MORE PREDOMINANT.
07:00:52 AGAIN, THESE WERE THE FIVE SCHEMES THAT WERE CREATED.
07:00:57 AGAIN, THE BOARD IS JUST LOOKING TO SEE OUT OF THESE FIVE
07:01:01 WHAT COULD BE AN ACCEPTABLE SCHEME TO BE APPROVED, AND THEN
07:01:06 THEY WOULD GO BACK AND MAKE THE FINAL DECISION OUT OF WHAT

07:01:10 WE DECIDE TODAY.
07:01:19 >>Scotty Wood: ANY QUESTIONS FOR THE APPLICANT?
07:01:22 THEN WHAT I'LL DO IS I'LL OPEN THE PUBLIC HEARING.
07:01:34 TAMMY, ARE THERE ANY CARDS?
07:01:35 >>Tammy Duran: NO, WE DON'T HAVE ANY.
07:01:37 >>Scotty Wood: OKAY.
07:01:38 LAST CHANCE IF ANYBODY IS THERE WHO WANTS TO SPEAK.
07:01:43 NO ONE?
07:01:45 CLOSE THE PUBLIC HEARING.
07:01:46 MARY.
07:01:48 >>Mary Gibbs: JUST A MINUTE.
07:01:49 WE MAY HAVE A SPEAKER.
07:01:54 DID YOU WANT TO SPEAK?
07:01:59 >> MY NAME IS MAUREEN KATZ.
07:02:03 I'M THE VICE PRESIDENT AT THE TIDES OF PELICAN LANDING
07:02:07 SITTING ON THE BOARD.
07:02:08 WE'RE HOPING WITH THESE DIFFERENT SCHEMES THAT WE COULD AT
07:02:13 LEAST COME AWAY WITH ONE OR TWO THAT WOULD WORK WITH THE
07:02:19 SURROUNDING COMMUNITIES SO THAT WE COULD DEFINITELY MOVE
07:02:22 FORWARD WITH OUR PAINTING.
07:02:24 MOST OF OUR BUILDINGS OR HALF OF THEM NOW ARE FULLY REPAIRED
07:02:28 AND WE'RE READY TO GO FORWARD.

07:02:30 AND WE ALSO, OUR PAINTER, WE HAVE NOW AND WE MAY NOT HAVE
07:02:36 THEM COME JANUARY OR DECEMBER.
07:02:40 SO IT WOULD BE NICE IF WE COULD GIVE THEM A GOOD START DATE.

07:02:44 WE'RE HOPING -- AND IF YOU HAVE ANY QUESTIONS ABOUT -- SOME
07:02:51 OF THEM COULD BE FLIP-FLOPPED BUT THEY KIND OF WORK IF YOU
07:02:54 LOOK AT THEM.
07:02:56 AND THE BUILDINGS NEED TO BE BRIGHTENED AND A LITTLE, I
07:03:04 DON'T KNOW, MADE A LITTLE MORE SOFTER THAN WHAT THEY ARE
07:03:10 NOW.
07:03:11 >>Michael Sheeley: DOES YOUR GROUP HAVE A PREFERENCE OF ANY
07:03:14 OF THESE SCHEMES?
07:03:15 >> DO I?
07:03:16 >>Michael Sheeley: YOUR GROUP.
07:03:18 >> I HAVE A PREFERENCE.
07:03:19 >>Michael Sheeley: WHAT'S YOUR PREFERENCE?
07:03:21 >> WELL, MY PREFERENCE IS SCHEME FIVE AND ALSO SCHEME THREE
07:03:27 LOOKED REALLY SOFT AND NICE ON THE BUILDINGS.
07:03:31 I THINK THOSE COLORS WHEN YOU ACTUALLY SEE THEM UP,
07:03:35 ESPECIALLY ON THE LARGER SCREEN INSTEAD OF LOOKING AT A
07:03:38 LITTLE PHONE OR A SMALL COMPUTER THAT I MIGHT HAVE, IT
07:03:45 REALLY LOOKS GOOD, AND I THINK IT WOULD MELD THE WHOLE
07:03:50 COMMUNITY ALSO.
07:03:53 >>Michael Sheeley: THANK YOU.
07:03:54 >>Scotty Wood: THANK YOU.
07:03:55 IS THAT IT, TAMMY?
07:03:59 >>Tammy Duran: YES, THAT'S IT.
07:04:03 >>Scotty Wood: OKAY.
07:04:04 I'LL CLOSE THE PUBLIC HEARING.

07:04:05 MARY, DO YOU HAVE ANYTHING YOU WANT TO SAY?
07:04:08 >>Mary Gibbs: NO.
07:04:09 I DON'T HAVE ANYTHING UNLESS YOU HAVE QUESTIONS.
07:04:12 >>Scotty Wood: OKAY.
07:04:13 BRING IT BACK TO THE BOARD.
07:04:15 ANY COMMENTS FROM THE BOARD?
07:04:17 GO AHEAD.
07:04:20 >>Michael Sheeley: MY COMMENTS ARE NONE OF THE SCHEMES
07:04:23 THRILL ME.
07:04:26 SCHEME FIVE I THOUGHT MAYBE HAD PROMISE, BUT I THINK WE'RE
07:04:29 LIMITED IN THE QUALITY OF THE RENDITION OF THE RENDERINGS
07:04:33 THAT IS DIFFICULT TO SEE, BUT IN MY OPINION, LOOKING AT THE
07:04:38 PALETTES BEFORE US AND THE ACTUAL COLORS, I THINK SCHEME 3,
07:04:42 IN MY OPINION, IS THE BEST SCHEME.
07:04:45 THAT'S MY OPINION.
07:04:48 >>Scotty Wood: ANYONE ELSE?
07:04:50 >>Jim Wallace: THIS IS JIM WALLACE.
07:04:52 I THINK 3 -- I'M SORRY, FOUR AND FIVE AND TWO ARE ALMOST

07:05:01 GOING BACK WHERE WE STARTED BEFORE WHERE I DON'T THINK THE
07:05:04 BLUE WORKS.
07:05:04 I DON'T THINK THE VERY WARM BLUE, ALMOST PURPLE -- FROM MY
07:05:14 PERSPECTIVE, WE'RE LEFT WITH 3 AND 1.
07:05:17 EITHER ONE OF THOSE WORK.
07:05:18 BUT I THINK SCHEME 1 WORKS BETTER.
07:05:23 >>Scotty Wood: ANYONE ELSE?

07:05:25 >>James Tatooles: YEAH, I AGREE WITH MIKE THAT NONE OF THEM
07:05:29 THRILL ME.
07:05:31 I DON'T LIKE THE BLUES IN THE BUILDINGS, IT DOESN'T LOOK
07:05:35 LIKE IT'S APPROPRIATE.
07:05:37 THE SCHEME 3 IS THE CLOSEST TO SOMETHING THAT IT WOULD BE
07:05:42 PLEASING TO ME, BUT I THINK IT'S A LITTLE TOO LIGHT.
07:05:45 AND I DON'T SEE ANY -- WE'RE LOOKING AT PURPLES HERE, BUT
07:05:49 I'D RATHER SEE SOMETHING THAT'S MORE IN THE RED TONES, WHICH
07:05:53 WOULD KEEP A LITTLE MORE TOWARDS WHAT IT WAS ORIGINALLY.
07:05:57 I DON'T THINK ANY ONE OF THESE SCHEMES THRILLS ME AT ALL.
07:06:02 >>Marlene Naratil: I LIKE SCHEME ONE.
07:06:05 FOR SOME REASON, IT JUST SEEMS TO BLEND AND SUBTLE.
07:06:10 I AGREE ON THE BLUES ARE DIFFICULT.
07:06:19 >>Anthony Gargano: I'M A ZONING GUY.
07:06:21 I'M NOT A PAINT GUY.
07:06:24 WHEN I LOOK AT THE -- WHEN I LOOKED AT THE RENDITIONS, I
07:06:27 AGREE WITH MARLENE.
07:06:28 WHEN I LOOKED AT THE RENDITIONS OF THE FIVE, I THOUGHT
07:06:31 SCHEME ONE LOOKED THE BEST.
07:06:34 >>Scotty Wood: ANYONE ELSE?
07:06:35 I'LL MAKE A COMMENT.
07:06:39 I AGREE WITH THOSE WHO DON'T LIKE THE BLUE.
07:06:44 I DON'T LIKE IT EITHER.
07:06:45 I THINK IT'S WITHIN OUR PURVIEW TO APPROVE TWO SCHEMES.
07:06:55 AND IF SO, I WOULD SUPPORT SCHEME ONE AND SCHEME THREE.

07:06:59 ANY COMMENTS ON THAT?
07:07:09 >>James Tatooles: THAT'S THE BEST OF FOUR CHOICES.
07:07:12 >>Kristin Jeannin: I THINK WE SHOULD MOVE THAT, YEAH, MAKE
07:07:15 THAT HAPPEN.
07:07:18 >>Scotty Wood: I'LL TELL YOU WHAT, I'LL ENTERTAIN A MOTION
07:07:21 FOR THAT, IF I CAN GET IT.
07:07:25 >> I MAKE A MOTION THAT WE APPROVE SCHEME ONE AND SCHEME
07:07:28 THREE.
07:07:28 >>Scotty Wood: IS THERE A SECOND?
07:07:32 >>James Tatooles: I'LL SECOND IT.
07:07:33 >>Scotty Wood: ANY FURTHER DISCUSSION?
07:07:35 OKAY, TAMMY, CALL THE ROLL.
07:07:38 >>Anthony Gargano: YES.
07:07:39 >>Kristin Jeannin: YES.

07:07:41 >>Marlene Naratil: YES.
07:07:42 >>Michael Sheeley: YES.
07:07:44 >>James Tatooles: YES.
07:07:45 >>Jim Wallace: YES.
07:07:47 >>Scotty Wood: YES.
07:07:48 SO YOU HAVE TWO CHOICES.
07:07:52 ONE OR THREE.
07:07:54 >>Joe Gonzalez: APPRECIATE THAT.
07:07:55 THANK YOU.
07:08:02 >>Scotty Wood: OKAY.
07:08:03 OUR NEXT ITEM.

07:08:10 PUBLIC INFORMATION MEETING.
07:08:11 AND I WANT TO REMIND THOSE WHO MAY BE IN THE AUDIENCE THAT
07:08:15 AT A PUBLIC INFORMATION MEETING, WE DO NOT MAKE A DECISION
07:08:19 OR A RECOMMENDATION.
07:08:22 WE ONLY REVIEW WHAT IS BEING PROPOSED, AND WE WILL OPEN, OF
07:08:26 COURSE, TO PUBLIC COMMENT, WHICH WE ENCOURAGE.
07:08:30 AND THE FIRST ONE IS THE GENOVA ZONING AMENDMENT, AND IT IS
07:08:38 THE SOUTHEAST CORNER OF CORKSCREW ROAD AND VIA COCONUT, AND,
07:08:43 MARY, GO AHEAD AND INTRODUCE IT.
07:08:48 >>Mary Gibbs: I THOUGHT YOU WERE GOING TO DO IT FOR ME, BUT
07:08:50 THANK YOU.
07:08:50 THIS IS THE GENOVA PROJECT.
07:08:56 I THINK EVERYBODY IS FAMILIAR WITH WHERE IT IS.
07:08:58 IT WAS REZONED BY THE VILLAGE FOR 205 CONDOMINIUM UNITS AND
07:09:04 6 BUILDINGS.
07:09:04 AND THE FIRST FOUR BUILDINGS HAVE BEEN CONSTRUCTED,
07:09:09 BUILDINGS 5 AND 6 HAVE NOT BEEN CONSTRUCTED.
07:09:11 SO RIGHT NOW THAT'S VACANT.
07:09:13 THE APPLICANT WANTS TO REVISIT INSTEAD OF DOING CONDOS, IS
07:09:20 LOOKING AT TOWNHOMES AND SINGLE-FAMILY.
07:09:23 SO THEY WANT TO EXPLAIN WHAT THEIR PROPOSAL IS, AND I THINK
07:09:28 IT WOULD BE GOOD TO KNOW HOW IT COMPARES TO GENOVA AND HOW
07:09:32 IT FITS IN AND WHAT'S DIFFERENT FROM WHAT WAS APPROVED.
07:09:34 I'LL TURN IT OVER TO THE APPLICANT.
07:09:47 >> GOOD EVENING.

07:09:49 MY NAME IS JAIME LOPEZ.
07:09:53 I'M THE VICE PRESIDENT OF ACQUISITIONS FOR BARRON COLLIER
07:09:56 COMPANIES.
07:09:57 I'M ALSO THE PRESIDENT OF THE CLUB AT GENOVA, MASTERS
07:10:00 ASSOCIATION.
07:10:00 FIRST OF ALL, I WANT TO THANK YOU ALL FOR YOUR TIME THIS
07:10:03 EVENING.
07:10:03 I KNOW IT'S BEEN A LONG AFTERNOON.
07:10:05 THANK YOU FOR ALLOWING US THE TIME TO COME BEFORE YOU.
07:10:09 THIS IS AN INFORMATION MEETING, I WANTED TO KIND OF RUN

07:10:12 THROUGH THE PowerPoint THAT YOU GUYS RECEIVED AND SHARE A
07:10:15 FEW PIECES OF INFORMATION THAT CAN HOPEFULLY HELP YOU GUYS
07:10:19 AS YOU REVIEW OUR PACKAGE.
07:10:22 I AM HERE WITH A FEW MEMBERS OF OUR TEAM.
07:10:25 WE'VE GOT JOHN ENGLISH FROM PENINSULA ENGINEERING AS WELL AS
07:10:29 STEVE SAMMONS FROM PENINSULA ENGINEERING, AND NEALE
07:10:33 MONTGOMERY IS HERE AS WELL FOR ANY TECHNICAL QUESTIONS THAT
07:10:36 YOU MIGHT HAVE.
07:10:37 WE ARE PLANNING TO DEVELOP PHASE THREE IN PARTNERSHIP WITH
07:10:44 CC HOMES.
07:10:44 BEFORE I GET INTO THE DETAILS OF GENOVA IN PHASE THREE, I
07:10:48 WANT TO TAKE A MINUTE TO TALK ABOUT BARRON COLLIER AND CC
07:10:55 HOMES SO YOU CAN GET A LITTLE BIT FAMILIAR WITH BOTH OF OUR
07:10:58 COMPANIES.
07:10:58 FROM THE BARRON COLLIER SIDE, WE CAN TRACE OUR ROOTS OVER A

07:11:12 HUNDRED YEARS TO THE AREA.
07:11:14 WE CONTINUE TO BE ONE OF THE LARGEST DIVERSIFIED COMPANIES
07:11:18 IN SOUTHWEST FLORIDA INVESTING IN MULTIPLE BUSINESSES FROM
07:11:22 REAL ESTATE, AGRICULTURE, ENGINEERING.
07:11:26 YOU'VE SEEN SOME OF OUR PRODUCTS, SOME OF THE PROJECTS THAT
07:11:29 WE'VE PARTICIPATED IN SOUTHWEST FLORIDA INCLUDE GREY OAKS,
07:11:34 MERCATO, AND OUR ONGOING PROJECT OF AVE MARIA.
07:11:39 WE'RE BRINGING INTO THIS PROJECT A PARTNER, CC HOMES OUT OF
07:11:41 CORAL GABLES.
07:11:43 THIS IS NOT THE FIRST PROJECT THAT THEY'LL PARTICIPATE WITH
07:11:46 US IN THIS AREA.
07:11:47 THEY HAVE BEEN A PARTNER WITH US FOR A NUMBER OF YEARS.
07:11:49 THEY RECENTLY WERE NAMED ONE OF THE TOP LUXURY BUILDERS IN
07:11:54 THE COUNTRY.
07:11:57 THEY DEVELOPED OVER 15,000 HOMES AND SOME OF THE DISTRICTS,
07:12:01 COMMERCIAL DISTRICTS OF SOUTHWEST FLORIDA YOU CAN SEE THE
07:12:04 PROJECTS THAT THEY HAVE DONE ON THE OTHER COAST, AND YOU CAN
07:12:06 TELL THE QUALITY OF THE PRODUCT THAT THEY DEVELOP.
07:12:09 WHEN THEY WERE FOUNDED OVER 40 YEARS AGO BY ARMANDO CODINA
07:12:17 AND JIM CARR, PART OF THE PRINCIPLES THEY HAD WAS MAKING
07:12:21 SURE THEY COULD PROVIDE FAMILIES WITH HIGH QUALITY NEW HOMES
07:12:25 IN DESIRABLE LOCATIONS.
07:12:27 SO GENOVA FITS THAT PROFILE.
07:12:30 WE'RE EXCITED ABOUT THIS OPPORTUNITY TO PARTNER WITH THEM.
07:12:32 SOME OF THE PROJECTS THAT THEY'VE DEVELOPED IN THIS AREA

07:12:35 INCLUDE TRADITIONS, TORINO AND MOORINGS PARK AT GREY OAKS AS
07:12:41 WELL AS MAPLE RIDGE, COQUINA AND SILVERWOOD AND AVE MARIA.
07:12:49 NOW THAT WE GET INTO GENOVA, OUR GOAL IS WE'RE GOING TO RUN
07:12:55 THROUGH A FEW OF THE SLIDES.
07:12:57 I WILL TACKLE THE OVERVIEW AND TALK A LITTLE BIT ABOUT THE
07:13:01 HISTORY AND WHY WE'RE HERE TO THIS POINT.

07:13:04 AND THEN I'LL PASS IT ON TO STEVE SAMMONS SO HE CAN DISCUSS
07:13:09 MORE OF THE TECHNICAL ASPECTS ABOUT THIS, TALK ABOUT THE
07:13:11 PLAN AND THE PROPOSED CHANGES THAT WE HAVE FORTH.
07:13:14 SO THIS IS A BEAUTIFUL AERIAL OF GENOVA SHOWING THE EXISTING
07:13:23 FOUR BUILDINGS WITH OUR AMENITIES.
07:13:28 YOU CAN SEE THE TWO VACANT PARCELS IN THERE.
07:13:31 WE THEN TAKE A LOOK FROM FACING SOUTH, AGAIN, MAGNIFICENT
07:13:36 LOOK FROM THE LAKES, LOOKING AT THE GRAY BUILDINGS
07:13:42 CONSTRUCTED AND THE TWO VACANT LOTS WE HAVE HERE.
07:13:44 NOW, AT THIS POINT, YOU MIGHT BE WONDERING, HOW DO WE GET TO
07:13:47 THIS POINT?
07:13:48 WHY HAVE THOSE LOTS NOT BEEN COMPLETED AS THE OTHER FOUR
07:13:52 BUILDINGS WERE?
07:13:54 AND THE SHORT ANSWER OF THAT IS, UNFORTUNATELY, IT'S NOT
07:13:57 ECONOMICALLY FEASIBLE TO DO IT.
07:14:00 WITHOUT GOING INTO TOO MUCH DETAILS, THE FOUR PREVIOUS
07:14:03 BUILDINGS UNFORTUNATELY GENERATED A LOT OF LOSSES FOR THE
07:14:06 COMPANY.
07:14:07 THE PRICING THAT WE HAD ON THE UNITS WERE BELOW WHAT THE

07:14:10 COST OF CONSTRUCTION WERE.
07:14:13 SO AT THIS POINT, GOING IN THE SAME DIRECTION OF TRYING TO
07:14:16 BUILD THOSE TWO BUILDINGS IS SIMPLY NOT POSSIBLE.
07:14:20 SO WE SPENT A LONG TIME TRYING TO FIGURE OUT WHAT WAS NEXT.
07:14:25 WE AS BARRON COLLIER WANT TO MAKE SURE WE SHARE A COMMON
07:14:29 GOAL WITH ALL OF YOU GUYS, WITH THE RESIDENTS, WITH ESTERO
07:14:32 IN GENERAL IS WE WANT TO MAKE SURE THIS PROJECT IS
07:14:35 COMPLETED.
07:14:36 NOBODY WANTS TO LOOK AT TWO EMPTY LOTS THAT ARE NOT
07:14:41 FINISHED.
07:14:42 SO HOW CAN WE GET TO THAT POINT WHERE WE CAN FIND A GROUND
07:14:46 THAT EVERYONE IS HAPPY THAT CREATES A PRODUCT THAT IS
07:14:50 COMPATIBLE WITH GENOVA WHILE STILL OFFERING THE LUXURY FEEL,
07:14:56 HIGH STANDARDS AND CAN CREATE A SENSE OF COMMUNITY TO FINISH
07:15:02 THE PROJECT.
07:15:03 NOW, WE PRESENTED THIS TO THE RESIDENTS BACK IN AUGUST, AND
07:15:07 WE RECEIVED SOME POSITIVE FEEDBACK FROM THEM.
07:15:11 STEVE WILL GO THROUGH THE SLIDES, YOU'LL BE ABLE TO SEE THE
07:15:14 TYPE OF PRODUCT THAT IS BEING PROPOSED WITH TOWNHOMES AND
07:15:17 LUXURY SINGLE-FAMILY HOMES.
07:15:20 SO WE'RE VERY EXCITED ABOUT THIS, AND WE'RE HOPING THAT ONCE
07:15:24 WE'RE DONE WITH THE PRESENTATION AND YOU GUYS HAD AN
07:15:27 OPPORTUNITY TO REVIEW IT, YOU'LL BE AS EXCITED AS WE ARE.
07:15:29 LIKE I SAID BEFORE, OUR GOAL IS TO FINISH THIS PROJECT.
07:15:33 THIS IS THE BEST AND THE HIGHEST USE OF THIS LAND THAT CAN

07:15:37 BE COMPATIBLE WITH GENOVA.
07:15:40 THERE IS NO PLAN B.

07:15:42 GOING BACK AND TRYING TO BUILD THOSE BUILDINGS IS SIMPLY NOT
07:15:45 GOING TO HAPPEN.
07:15:46 OUR OPTION IS LEAVE THE LAND AS IT IS AND FIND A DIFFERENT
07:15:51 USE FOR IT OR THIS, WHICH IS, LIKE I SAID, THE BEST PLAN
07:15:55 THAT WE HAVE AT THE MOMENT, WITH OUR ENGINEERS OF A GREAT
07:16:02 PRODUCT WITH A GREAT BUILDER THAT HAS EXPERIENCE IN
07:16:05 COMPLETING LUXURY PROJECTS IN THE AREA.
07:16:09 HAS EXPERIENCE WITH US AS PARTNERS, AND IS EXCITED ABOUT NOT
07:16:12 ONLY THE LOCATION BUT BEING ABLE TO ADD TO ESTERO.
07:16:15 WITH THAT, I WILL PASS IT ON TO STEVE SAMMONS, AND WE'LL
07:16:19 RESERVE TIME FOR QUESTIONS UNLESS YOU GUYS HAVE ANY SPECIFIC
07:16:22 QUESTIONS FOR ME AT THIS POINT.
07:16:23 OKAY.
07:16:26 THANK YOU.
07:16:27 >>Anthony Gargano: I HAVE A QUESTION.
07:16:28 YOU MADE THE COMMENT THAT IF THIS IS NOT APPROVED, YOU'D
07:16:32 HAVE TO FIND A DIFFERENT USE FOR IT, BUT YOU ALSO MADE THE
07:16:36 COMMENT THAT YOU DIDN'T HAVE ANOTHER USE FOR IT.
07:16:38 I'M A LITTLE CONFUSED.
07:16:43 >>Jaime Lopez: WHAT I MEANT IS WE DON'T HAVE ANY OTHER USE
07:16:45 FOR THE LAND.
07:16:46 WE WANT TO BE ABLE TO FINISH THE PROJECT.
07:16:49 NOW, FINISHING THE PROJECT IS NOT GOING TO BE WITH THOSE TWO

07:16:52 BUILDINGS.
07:16:52 THIS IS THE ONLY PLAN THAT WE HAVE.
07:16:54 WE WENT THROUGH MULTIPLE ITERATIONS TO TRY TO FIGURE OUT
07:16:58 WHAT WILL FIT IN THIS AREA THAT WILL BE COMPATIBLE WITH
07:17:03 GENOVA.
07:17:04 AND WHAT YOU HAVE IN FRONT OF YOU IS THE CONCLUSION OF THOSE
07:17:08 MEETINGS AND THOSE DISCUSSIONS.
07:17:11 >>Anthony Gargano: THANK YOU.
07:17:12 >>Marlene Naratil: WILL THESE BE TWO SEPARATE HOMEOWNERS
07:17:15 ASSOCIATIONS?
07:17:18 THEY WILL BE SEPARATED?
07:17:19 >>Jaime Lopez: THE WAY GENOVA IS SET UP, ORIGINALLY, THE
07:17:22 INTENTION OF GENOVA WAS A PAIR OF BUILDINGS, SO WHEN
07:17:26 BUILDING ONE AND BUILDING TWO WERE DEVELOPED, THAT CREATED
07:17:29 ITS OWN CONDO ASSOCIATION.
07:17:32 BUILDING THREE AND BUILDING FOUR WAS GENOVA TWO ASSOCIATION.
07:17:36 AND THE ORIGINAL PLAN WAS PHASE THREE, WHICH WOULD HAVE BEEN
07:17:38 BUILDINGS FIVE AND SIX WERE GOING TO BE THEIR OWN CONDO
07:17:41 ASSOCIATION.
07:17:42 SO WE'LL CONTINUE WITH THAT PLAN WHERE THE NEXT PHASE, PHASE
07:17:47 THREE WILL BE ITS OWN ASSOCIATION, BUT ALL THREE ARE A PART
07:17:51 OF THE MASTER ASSOCIATION.
07:17:52 SO THERE'S A MASTER THAT OVERSEES THE OVERALL PROJECT.
07:17:56 >>Marlene Naratil: SO THEY WILL SHARE CERTAIN AMENITIES.

07:17:59 >>Jaime Lopez: YES, SO THE AMENITIES, BASICALLY, THE ONLY

07:18:02 THING THAT WILL CHANGE FOR THOSE RESIDENTS IS THE TYPE OF
07:18:04 PRODUCT THAT THEY'LL BE BUYING.
07:18:07 OTHER THAN THAT, THE ACCESS TO THE AMENITIES, THE COVERING
07:18:11 OF THE DUES, THE PAYMENT OF THAT, ALL OF THAT IS THE SAME AS
07:18:14 IF THEY WERE LIVING IN ONE OF THE OTHER FOUR BUILDINGS.
07:18:16 >>Marlene Naratil: THANK YOU.
07:18:18 >>Jaime Lopez: ABSOLUTELY.
07:18:20 >>Scotty Wood: I HAVE A QUESTION.
07:18:22 YOUR PROPOSAL WAS NOT -- IF YOUR PROPOSAL WAS NOT APPROVED,
07:18:30 WHAT WOULD YOU DO WITH THE LAND?
07:18:32 WOULD YOU SELL IT OR WOULD YOU JUST SIT ON IT OR WHAT?
07:18:35 >>Jaime Lopez: YOU KNOW, I APPRECIATE THE QUESTION.
07:18:38 I'D RATHER AT THIS POINT TRY NOT TO SPECULATE AND BE HOPEFUL
07:18:41 AND OPTIMISTIC THAT THAT IS NOT THE DIRECTION THAT YOU GUYS
07:18:46 WILL HEAD INTO, AND THAT WE'LL BE ABLE TO WORK TOGETHER AND,
07:18:49 LIKE I SAID, FIND A WAY TO COMPLETE THE PROJECT AS THE
07:18:53 COMMON GOAL THAT WE ALL HAVE, INCLUDING THE GENERAL
07:18:57 RESIDENTS.
07:18:57 ANYTHING ELSE FOR ME BEFORE I PASS IT ON TO STEVE?
07:19:03 OKAY.
07:19:05 I CAN BE BACK AT THE END FOR ANY ADDITIONAL QUESTIONS.
07:19:15 >>Steve Sammons: THANK YOU, JAIME.
07:19:17 STEVE SAMMONS.
07:19:18 I'M A LANDSCAPE ARCHITECT WITH PENINSULA ENGINEERING AND
07:19:21 BARRON COLLIER COMPANIES.

07:19:22 THANK YOU FOR HAVING US HERE TONIGHT.
07:19:24 I'LL WALK THROUGH THE REST OF THE PRESENTATION HERE.
07:19:27 SO STARTING OUT WITH THE CURRENT GENOVA MASTER CONCEPT PLAN,
07:19:32 THIS SHOWS THE SIX BUILDINGS, THE CLUBHOUSE, AND THE
07:19:36 GATEHOUSE.
07:19:38 FOUR OF THE RESIDENTIAL BUILDINGS ARE EXISTING AND BUILT
07:19:42 CURRENTLY WITH THE CLUBHOUSE AND THE GATEHOUSE, AND THEN
07:19:48 THERE'S APPROVED FOR A TOTAL OF 205 UNITS.
07:19:52 131 UNITS ARE IN THE FOUR BUILDINGS CURRENTLY.
07:19:56 SO THERE'S STILL 74 UNITS STILL REMAINING UNDER THE CURRENT
07:19:59 ZONING.
07:19:59 IS THIS WOULD BE THE PROPOSED GENOVA MASTER CONCEPT PLAN.
07:20:09 WE HAVE PROPOSED TOWNHOMES AND SINGLE-FAMILY HOMES.
07:20:13 THE TOWNHOMES ON THE NORTH CENTER AND EAST SIDE AND THEN THE
07:20:18 SINGLE-FAMILY HOMES ON THE WEST SIDE -- ON THE NORTHWEST
07:20:21 SIDE HERE.
07:20:21 TOTAL OF 40 TOWNHOMES AND SINGLE-FAMILY UNITS PROPOSED.
07:20:28 26 OF THOSE BEING TOWNHOMES, 14 SINGLE-FAMILY HOMES.
07:20:33 SO WITH THE 40 PROPOSED UNITS AND THE 131 CURRENT GENOVA
07:20:39 UNITS, THERE WOULD BE 171 TOTAL UNITS PROPOSED FOR THE

07:20:43 PROJECT VERSUS THE 205 UNITS APPROVED.
07:20:46 WE DO SHOW -- THERE'S A SMALL OPEN SPACE DIAGRAM UP IN THE
07:20:55 UPPER LEFT CORNER.
07:20:56 HERE IS AN ENLARGEMENT OF THIS.
07:20:58 WE DO HAVE 44.7% OPEN SPACE BETWEEN THE RECREATION, THE

07:21:05 GREEN AREA AND THE LAKE AREAS.
07:21:09 SO THAT'S ABOVE THE 40% REQUIRED FOR THE PROJECT.
07:21:15 JUST TO TOUCH ON PARKING BRIEFLY, PROBABLY EASIER TO SEE
07:21:20 THIS, WE PROPOSED TWO SPACES PER TOWNHOME UNIT PLUS 10%
07:21:26 GUEST PARKING.
07:21:27 A MINIMUM OF TWO SPACES PER UNIT FOR SINGLE-FAMILY HOMES.
07:21:31 SO REQUIRED WOULD BE 59 SPACES, AND WE'RE CURRENTLY SHOWING
07:21:37 67 SPACES.
07:21:40 THIS IS THE PEDESTRIAN CONNECTIVITY EXHIBIT.
07:21:48 IT SHOWS -- HIGHLIGHTS THE SIDEWALKS IN THE GRAY AREA HERE.
07:21:52 IT SHOWS THE CONNECTIONS TO THE EXTERIOR PERIMETER PUBLIC
07:21:56 SIDEWALKS AS WELL AS CONNECTIONS TO ALL THE BUILDINGS
07:22:00 THROUGHOUT AND THE AMENITIES.
07:22:02 WE DO SHOW A CONTINUOUS SIDEWALK AROUND THE COMPLETE LENGTH
07:22:07 OF THE LAKE PERIMETER, AND A COUPLE OTHER CONNECTIONS TO THE
07:22:14 OUTSIDE IN THE PROPOSED AREAS UP IN THE NORTHEAST AND THE
07:22:18 SOUTHWEST HERE.
07:22:18 ALSO, THE LINEAR PARK IS MAINTAINED ALONG CORKSCREW ROAD
07:22:26 HERE WITH A WIDER EIGHT-FOOT SIDEWALK AND CURVILINEAR
07:22:31 LAYOUT.
07:22:32 THIS IS AN ILLUSTRATIVE SKETCH WE PUT TOGETHER FOR THE NORTH
07:22:38 END.
07:22:38 I'LL SHOW YOU A LITTLE BIT MORE ABOUT THE MASSING OF THE
07:22:42 BUILDINGS, THE LAYOUT OF THE BUILDINGS, DRIVE AISLES.
07:22:47 SO WE HAVE AN EIGHT-PLEX OF TOWNHOMES RIGHT IN THE CENTER

07:22:53 HERE WITH VIEWS DOWN THE LAKE.
07:22:54 ANOTHER EIGHT-PLEX OF TOWNHOMES TO THE SIDE OF THAT.
07:22:58 THIS IS A SIX-PLEX OF TOWNHOMES AND A FOUR-PLEX OF
07:23:03 TOWNHOMES.
07:23:04 AND THEN WE WOULD HAVE THE 14 SINGLE-FAMILY HOMES OVER ON
07:23:08 THE WEST SIDE.
07:23:10 WE DO PROPOSE PAVER DRIVE AISLES, DRIVEWAYS, PARKING AREAS,
07:23:18 WHICH WOULD MATCH THE EXISTING PAVERS WITHIN THE EXISTING
07:23:25 GENOVA SITE.
07:23:26 WE MAINTAIN A RIGHT OUT ONLY ON CORKSCREW ROAD IN THE
07:23:34 NORTHEAST HERE WITH A PET GATE AS WELL.
07:23:37 THE OTHER PEDESTRIAN GATE IS DOWN IN THE SOUTH HERE ON THE
07:23:42 WEST SIDE.
07:23:43 REGARDING LANDSCAPE, WE WILL CREATE A NICE LUSH LANDSCAPE
07:23:52 ALONG ALL THREE SIDES HERE, AND WE DO PROPOSE A FENCE ALONG
07:24:00 THE PERIMETER WHICH WOULD TIE BACK INTO THE EXISTING GENOVA

07:24:04 BUILDINGS.
07:24:07 IF THAT'S AT SIX FOOT HIGH, WE WOULD HAVE A MINIMUM FIVE TO
07:24:12 SIX FOOT HIGH HEDGE IN FRONT OF THAT ALONG WITH ALL THE
07:24:16 OTHER ENHANCED LANDSCAPE.
07:24:17 THE ENHANCED LANDSCAPE THAT WE DO SHOW, THE BASIS OF THAT IS
07:24:23 THE CURRENT APPROVED D.O. LANDSCAPE PLAN FOR GENOVA, BUT
07:24:27 THEN WE WOULD ADD ACCENT TREES, ACCENT PALMS AND SHRUBS TO
07:24:32 CREATE A VERY LUSH LANDSCAPE AND ALSO TO SOFTEN THE
07:24:35 ARCHITECTURE.

07:24:36 GETTING INTO THE BUILDINGS, THIS IS A CURRENT PHOTO OF SOME
07:24:47 CC HOMES, TOWNHOMES THAT IS OVER IN A PROJECT CALLED
07:24:50 DOWNTOWN DORAL BY MIAMI.
07:24:54 THE CURRENT BUILDINGS ARE THE BASIS OF THE COLORS ARE WHITE
07:24:57 AND GRAY, BUT WE HAVE MODIFIED THOSE COLORS ON THESE PHOTOS
07:25:03 HERE, AND I'LL GET INTO THAT IN JUST A MINUTE.
07:25:05 SO A PRODUCT OF CC HOMES.
07:25:10 TWO- AND THREE-STORY UNITS WITHIN THE SAME BUILDINGS, SO IT
07:25:15 GIVES IT SOME FLUCTUATIONS UP AND DOWN.
07:25:18 APPROXIMATELY 2500 TO 3500 SQUARE FOOT TOTAL.
07:25:21 THREE-STORY WITH OUTDOOR LANAI ON TOP AND OPTIONAL ELEVATOR
07:25:28 AND TWO GARAGE PARKING SPACES PER UNIT.
07:25:31 WE DO BELIEVE THESE UNITS HERE HAVE MANY ELEMENTS OF THE
07:25:37 MEDITERRANEAN REVIVAL STYLE.
07:25:39 SOME OF THOSE INCLUDE THE VARIED MASSING, MULTIPLE BUILDING
07:25:43 VOLUMES, AND VARIED BUILDING HEIGHTS, ALONG WITH SHALLOW
07:25:47 ROOF PITCHES, BARREL TILE, AND WIDE OVERHANGS.
07:25:53 THE ATTACHED BALCONIES WITH DECORATIVE METAL RAILINGS,
07:25:57 SQUARE OPENINGS WITH AN OCCASIONAL ARCHWAY, ARCHITECTURAL
07:26:02 FEATURES WITH ROOF CUPOLAS, CORBELS, AND CLAY TILE VENTS.
07:26:07 AND THEN THE LDC MENTIONS OR TALKS ABOUT THE NEUTRAL WARM
07:26:12 EARTH TONES FOR THE EXTERIOR BUILDING COLORS.
07:26:16 AND SUBDUED PASTELS.
07:26:22 SO WE'VE MODIFIED THIS TO HAVE A BASE COLOR OF A LIGHT BEIGE
07:26:27 OR TAUPE COLOR, AND THEN THE FOUNDATIONS AND SOME OF THE

07:26:32 TRIM WOULD BE A LITTLE BIT DARKER KHAKI TYPE COLOR.
07:26:36 AND THEN WE WOULD HAVE A THIRD ELEMENT OF COLOR THAT WE SHOW
07:26:40 HERE ON THE SHUTTERS THAT MIGHT BE LIKE A SOFT PASTEL GREEN.
07:26:46 WE'RE STILL WORKING ON THE FINAL LOCATIONS OF THOSE COLORS,
07:26:51 BUT THIS IS CURRENTLY WHERE WE STAND WITH THIS.
07:26:55 THIS IS A PICTURE OF A CURRENT WALL COLOR OF ONE OF THE
07:27:05 EXISTING BUILDINGS IN GENOVA, AND THAT'S WHERE WE'RE KIND OF
07:27:08 HEADING WITH THAT LIGHT BEIGE WALL COLOR AND THEN THE PALE
07:27:11 GREEN SHUTTERS THAT IT SHOWS, SO UTILIZING SIMILAR COLORS TO
07:27:16 THAT.
07:27:16 SOME OTHER ELEVATIONS OF THE TOWNHOMES.
07:27:23 THIS EIGHT-PLEX ELEVATION, WHICH WOULD BE FACING THE LAKE OR

07:27:27 THE EAST PERIMETER.
07:27:31 REAR ELEVATION, WHICH WOULD BE FACING CORKSCREW ROAD AND THE
07:27:36 ALLEYS.
07:27:40 AND THEN THE SIDE ELEVATIONS.
07:27:41 SINGLE-FAMILY HOMES, AGAIN, AN EXISTING PHOTO OF DOWNTOWN
07:27:53 DORAL PRODUCT WITH MODIFIED COLORS ON THAT.
07:27:58 WE'RE WORKING WITH CC HOMES RIGHT NOW ON ADDING A LITTLE BIT
07:28:05 MORE OF A MEDITERRANEAN TYPE FEEL TO THIS.
07:28:11 MAYBE SOME ARCHED DOORWAY COMING IN AND SOME ADDITIONAL TRIM
07:28:16 ACCENTS ON THE FACADE ITSELF.
07:28:20 THIS SHOWS A PROGRESS DRAWING OF WHAT WE'RE PROPOSING THAT
07:28:25 HAS THE ARCHWAY ENTRIES, SOME SHUTTERS, THE CLAY TILE VENTS
07:28:31 AND SOME ADDITIONAL TRIM ON THE WINDOWS.

07:28:33 ELEVATIONS, ILLUSTRATIVE ELEVATIONS FROM BOTH VIA COCONUT
07:28:44 POINT AND FROM CORKSCREW ROAD, JUST SHOWING THE RELATIONSHIP
07:28:49 OF THE LANDSCAPE TO THE PROPOSED BUILDINGS, AND THEN YOU SEE
07:28:53 THE SCALE OF THE EXISTING BUILDINGS IN THE BACKGROUND, THE
07:28:57 EXISTING GENOVA BUILDINGS BACK HERE.
07:28:59 AGAIN, LANDSCAPE BASED ON THE APPROVED DO LANDSCAPE PLAN,
07:29:06 BUT ENHANCED FURTHER TO SOFTEN THE ARCHITECTURE AND PROVIDE
07:29:09 SEPARATION FROM THE ROADWAY.
07:29:11 THE CONCLUSIONS, REPLACING THE 74 UNITS WITH THE 40 UNITS,
07:29:22 MEDITERRANEAN/SPANISH REVIVAL ARCHITECTURE STYLES.
07:29:26 ENHANCED LANDSCAPE ABOVE CODE ADJACENT TO RIGHT-OF-WAYS.
07:29:29 OPEN SPACE WILL MEET OR EXCEED LDC REQUIREMENTS.
07:29:35 WE BELIEVE THIS IS A WAY TO PROVIDE A HIGH QUALITY
07:29:38 ALTERNATIVE WITH TRIED AND PROVEN ARCHITECTURE, ECONOMICALLY
07:29:42 FEASIBLE WITH ELEMENTS SUITABLE TO THE VILLAGE REQUIREMENTS.
07:29:45 AND WHEN IT IS APPROVED, READY TO MOVE FORWARD AND FINISH
07:29:48 THE GENOVA COMMUNITY.
07:29:50 ANSWER ANY QUESTIONS.
07:29:54 >>Michael Sheeley: I HAVE A COUPLE OF QUESTIONS.
07:29:56 DID YOU SAY THAT YOU WERE GOING TO MATCH THE ROOF TILE FROM
07:29:59 GENOVA TO YOUR BUILDINGS?
07:30:03 >>Steve Sammons: IT IS THE BARREL TILE ROOF.
07:30:11 I DON'T KNOW IF IT'S SPECIFICALLY THAT COLOR, THE SAME
07:30:13 COLOR.
07:30:14 I BELIEVE WHAT WE HAVE HERE IS A SLIGHTLY DARKER RED.

07:30:19 IT IS A RED BASE BUT NOT AS BRIGHT.
07:30:23 >>Michael Sheeley: I THINK YOUR TOWNHOME BUILDINGS, THE
07:30:26 DESIGN IS QUITE CONSISTENT WITH GENOVA, AND I THINK THOSE
07:30:28 ARE NICE MEDITERRANEAN LOOKING BUILDINGS.
07:30:31 THE SINGLE-FAMILY I THINK YOU'RE AWARE NEEDS WORK, BECAUSE
07:30:34 YOU HAD THE BIG SLAB SIDE WALLS AND SOME MORE DECORATIVE
07:30:39 ELEMENTS.
07:30:39 >>Steve Sammons: AGREE.

07:30:41 >>Michael Sheeley: I REALLY DO QUESTION YOUR IDEA OF HAVING
07:30:42 THIS MONOCHROMATIC COLOR SCHEME THAT SEEMS QUITE
07:30:46 INCONSISTENT WITH GENOVA AND ITS COLORFUL EXUBERANCE.
07:30:52 I DON'T KNOW IF YOU'RE TRYING TO DO THAT TO SEPARATE IT IN
07:30:54 SOME WAY BUT IT SEEMS INCONSISTENT TO ME.
07:30:56 MY OPINION.
07:30:59 >>Steve Sammons: THANK YOU.
07:31:06 >>Anthony Gargano: I AGREE THAT THE SINGLE-FAMILY HOMES NEED
07:31:09 WORK.
07:31:10 THEY LOOK VERY BOXY.
07:31:11 >>Steve Sammons: RIGHT.
07:31:13 >>Anthony Gargano: NOT VERY ATTRACTIVE, REALLY.
07:31:14 IT LOOKED LIKE FROM THE RENDITION THAT THEY ARE ALL
07:31:20 TWO-STORY HOMES.
07:31:21 >>Steve Sammons: CORRECT.
07:31:22 WELL, SOME OF THE TOWNHOMES HAD THREE STORIES.
07:31:26 >>Anthony Gargano: NO, BUT I MEAN THE SINGLE-FAMILY HOMES.

07:31:29 THE SINGLE-FAMILY HOMES ARE ALL TWO-STORY.
07:31:31 >>Steve Sammons: CORRECT.
07:31:33 >>Anthony Gargano: SO IT WILL BE A CONSISTENT ROOF LINE.
07:31:35 >>Steve Sammons: CORRECT, YES.
07:31:36 >>Anthony Gargano: YOU HAD MENTIONED IN THE MULTIFAMILY THAT
07:31:42 THE ELEVATOR WAS OPTIONAL?
07:31:45 I DIDN'T QUITE UNDERSTAND THAT.
07:31:46 >>Steve Sammons: IN THE THREE-STORY UNITS THAT IT WOULD BE
07:31:49 OPTIONAL AND UP TO THE CLIENT WHO IS BUYING THE ACTUAL UNIT.
07:31:53 PRIVATE ELEVATORS, YES.
07:31:59 >>Anthony Gargano: THE ELEVATOR WOULD BE PRIVATE.
07:32:01 OKAY.
07:32:01 GOT IT.
07:32:02 >>Steve Sammons: RIGHT.
07:32:03 WHEN WE HAVE THE EIGHT-PLEX, IT'S EIGHT INDIVIDUAL UNITS.
07:32:08 THEY ARE NOT ON TOP OF EACH OTHER OR ANYTHING LIKE THAT.
07:32:13 >>James Tatooles: I'D LIKE TO MAKE A COMMENT.
07:32:15 I'M SAD TO SEE THAT THE ORIGINAL PROJECT HASN'T BEEN
07:32:19 COMPLETED.
07:32:19 I THINK THAT IT WOULD HAVE BEEN A GREAT ADDITION TO THE
07:32:23 WHOLE AREA AND PUTTING IN THESE TOWN HOUSES, SINGLE-FAMILY
07:32:30 HOUSES JUST DON'T SEEM TO FIT GOOD.
07:32:32 BUT SINCE THE ORIGINAL PROJECT WAS MULTIFAMILY, AND YOU DO
07:32:38 HAVE TOWN HOUSES WHICH ARE BASICALLY MULTIFAMILY, I HAVE NO
07:32:42 CONCEPT AT ALL WHY YOU WOULD EVEN COME UP WITH

07:32:45 SINGLE-FAMILY.
07:32:45 THEY JUST DON'T SEEM TO FIT AT ALL TO ME.
07:32:52 >>Steve Sammons: YEAH, VERY SUCCESSFUL OVER IN DOWNTOWN
07:32:55 DORAL AND VERY EFFICIENT AS FAR AS THE LAYOUT OF THE UNITS.

07:32:59 BUT UNDERSTOOD.
07:33:04 >>Anthony Gargano: I HAD ONE OTHER COMMENT.
07:33:06 THE RIGHT TURN EXIT ONTO CORKSCREW LOOKED LIKE IT WAS RIGHT
07:33:11 AT THE END OF LINEAR PARK.
07:33:15 >>Steve Sammons: RIGHT.
07:33:16 ALL THE WAY UP IN THE NORTHWEST CORNER THERE, OR CLOSE TO IT
07:33:21 OR NORTHEAST CORNER.
07:33:22 I'M SORRY.
07:33:25 >>Anthony Gargano: I DON'T KNOW WHAT THE OPTIONS ARE, BUT
07:33:27 FROM A SAFETY STANDPOINT TO HAVE THE ROAD RIGHT AT THE END
07:33:29 OF THE PARK, I DON'T KNOW.
07:33:32 >>Steve Sammons: YEAH.
07:33:33 THAT'S SOMETHING WE WOULD LOOK AT AS FAR AS RELATIONSHIP TO
07:33:36 ANY OTHER EXISTING DRIVES RIGHT UP NEXT TO IT.
07:33:39 BUT THIS DOES ALLOW FOR --
07:33:46 >>Jim Wallace: FOR ALL THE CURRENT RESIDENTS OF GENOVA, IF
07:33:48 YOU WANT TO LOOK DOWN THE LAKE, WOULD YOU RATHER SEE A ROAD
07:33:51 AND OPENING OR RATHER SEE SOME BEAUTIFUL BUILDINGS AT THE
07:33:53 END OF THE LAKE?
07:33:54 YOU ALSO WANT TO THINK ABOUT ACOUSTICS.
07:33:58 THAT BUILDING, THAT TOWNHOME BUILDING IS THREE STORIES.

07:34:01 SO IT'S GOING TO BE 40 SOME ODD FEET.
07:34:05 THAT'S A GREAT SOUND ABATEMENT BARRIER FOR SOUND THAT WE ALL
07:34:10 KNOW TRAVELS OVER WATER VERY, VERY QUICKLY AND A LONG
07:34:13 DISTANCE.
07:34:16 I THOUGHT IT WAS VERY CREATIVE THAT THEY PUT THE LARGE
07:34:19 TOWNHOME BUILDING THERE TO BE A SOUND ABATEMENT BUILDING.
07:34:22 I PRESUME THEY ARE GOING TO HAVE THE MASTER BEDROOM, LIVING
07:34:25 ROOM ON THE LAKESIDE, ET CETERA.
07:34:26 I DON'T KNOW.
07:34:27 I HAVEN'T SEEN THE DESIGN.
07:34:29 I THOUGHT IT WAS ACTUALLY A VERY CREATIVE IDEA.
07:34:31 I THOUGHT IT WAS A VERY GOOD IDEA AND A BENEFIT TO THE
07:34:34 RESIDENTS OF GENOVA.
07:34:38 >>Michael Sheeley: I WOULD JUST ADD THAT WHILE I THINK IT'S
07:34:40 UNFORTUNATE THAT THE OTHER TWO BUILDINGS AREN'T GOING TO BE
07:34:43 BUILT, THAT THESE SMALLER DENSITY KIND OF SMALLER SCALE
07:34:48 BUILDINGS WILL PROVIDE A NICE TRANSITION FROM CORKSCREW UP
07:34:51 TO THE MAIN PROJECT, AND I THINK IT BRINGS THAT SCALE BACK
07:34:55 DOWN TO THE ROAD WHICH I THINK IS A GOOD THING.
07:35:02 >>Jim Wallace: STEVE, CAN I ASK YOU A COUPLE OF QUESTIONS
07:35:04 FOR CLARITY?
07:35:05 I WANT TO BE SURE THAT I UNDERSTAND AND THAT EVERYBODY
07:35:10 UNDERSTANDS.
07:35:11 ORIGINALLY, THE GENOVA BUILDINGS, ONE OF THE THINGS THAT WAS
07:35:16 VERY, VERY CRITICAL WAS THAT THEY FACED ONTO VIA COCONUT

07:35:21 POINT ROAD.
07:35:23 AND THAT THAT PUBLIC SIDE OF THE BUILDINGS WAS VERY
07:35:28 IMPORTANT.
07:35:29 AND I JUST WANT YOU TO CONFIRM TO ME THAT YOUR SITE PLAN IS
07:35:35 REALLY ALLEY LOADED, WHICH IS KIND OF NICE, BECAUSE ONE OF
07:35:40 THE THINGS THAT WE TALKED ABOUT IN OUR PATTERN BOOK FOR
07:35:44 GENOVA WAS THAT THERE WOULD NOT BE A FRONT AND A BACK.
07:35:48 THERE WOULD BE TWO FRONTS.
07:35:50 LAKEFRONT AND STREETFRONT.
07:35:52 THE SINGLE-FAMILY HOME FRONT ELEVATION FROM VIA COCONUT
07:35:57 POINT IS STILL GOING TO BE FACING ONTO THE ROAD.
07:36:02 IT'S ACTUALLY --
07:36:03 >>Steve Sammons: CORRECT.
07:36:04 >>Jim Wallace: -- ACTUALLY MORE OF A SETBACK.
07:36:06 MORE GREENSPACE BETWEEN THE ROAD AND, NUMBER ONE, AM I
07:36:10 CORRECT?
07:36:10 >>Steve Sammons: CORRECT, CORRECT.
07:36:12 >>Jim Wallace: TO GIVE YOU THE TOUGH QUESTION IS ON THE
07:36:16 TOWNHOMES, WHICH ARE FACING SOUTH AND WHICH CREATE A GREAT
07:36:21 VISUAL FOR THE REST OF THE COMMUNITY, THEY DON'T, EVEN
07:36:25 THOUGH GARAGE ENTRY ON CORKSCREW SIDE, AM I CORRECT IN
07:36:30 PRESUMING THAT THE SECOND AND THIRD FLOOR OF THOSE BUILDINGS
07:36:33 WILL GET MORE ARCHITECTURAL DETAIL THAN WE'RE SHOWING HERE?
07:36:39 I KNOW THAT ON THE EAST SIDE THE BUILDINGS ARE ALLEY LOADED
07:36:45 SO AGAIN YOU HAVE TWO FRONTS.

07:36:47 BUT HERE YOU WILL HAVE CERTAINLY LESS DETAIL FACING
07:36:53 CORKSCREW ROAD.
07:36:54 SO AM I CORRECT IN PRESUMING THAT AS YOU MOVE DOWN YOU WILL
07:36:58 ADD MORE ARCHITECTURAL DETAIL ON THAT SIDE, WHICH IS REALLY
07:37:03 WHERE THE GARAGE ENTRIES ARE, CORRECT?
07:37:06 >>Steve Sammons: THIS IS SOMETHING THAT WE CAN TAKE A LOOK
07:37:08 AT AS FAR AS MORE DETAIL.
07:37:12 IT'S ALSO PART IN THE LANDSCAPE END OF IT, IF YOU LOOK AT
07:37:18 THAT, THAT WE REALLY WANT TO MAKE A REALLY NICE STREETSCAPE
07:37:22 ALONG HERE.
07:37:23 I'VE BEEN GIVEN THE GREEN LIGHT TO MAKE IT NICE AND LUSH,
07:37:26 AND JUST KIND OF SOFTEN THOSE, GET SOME LITTLE TALLER PALMS
07:37:31 IN THERE, SIMILAR TO WHAT HAS BEEN USED IN GENOVA ALREADY.
07:37:35 >>Jim Wallace: I'M JUST THINKING ABOUT THE COMMITMENT THAT
07:37:37 WAS MADE ON THE LIST OF INCENTIVES THAT THERE WOULD BE NO
07:37:42 BACK, NO REAR OF THE BUILDING, THAT YOU WOULD HAVE TWO
07:37:48 FRONTS.
07:37:49 AND RIGHT NOW THAT IS A BACK OF A BUILDING, SO IT -- NOT
07:37:54 SPENT A LOT OF MONEY BUT NEEDS ENHANCEMENT SO FROM CORKSCREW
07:37:57 ROAD IT'S EQUIVALENT TO WHAT YOU HAVE ON VIA COCONUT POINT
07:38:00 ROAD.
07:38:01 >>Steve Sammons: OKAY.

07:38:02 CERTAINLY SOMETHING THAT WE CAN LOOK AT.
07:38:06 >>Jim Wallace: THE OTHER THING I WANT TO CLARIFY, AND I WANT
07:38:09 TO BE SURE, BECAUSE MY HEARING IS NOT 100%.

07:38:12 I'M NOT SURE I HEARD YOU RIGHT.
07:38:13 THAT'S WHAT HAPPENS WHEN YOU'RE 75, STEVE.
07:38:17 >>Steve Sammons: UNDERSTOOD.
07:38:18 >>Jim Wallace: ALL THE RESIDENT PARKING, ONE OF THE THINGS
07:38:21 IMPORTANT TO GENOVA, ALL THE RESIDENT PARKING WITH GARAGES
07:38:25 WERE INDOORS AND IT'S GOING TO CONTINUE THAT WAY, CORRECT?
07:38:29 THAT ALL OF THE -- ALL THE RESIDENT PARKING IS INDOORS.
07:38:35 THE GUEST PARKING FOR THE LAST TWO BUILDINGS, I THINK THERE
07:38:40 WERE 12 SPACES IN THOSE TWO BUILDINGS.
07:38:42 I THINK YOU'RE SHOWING 25, IF I COUNTED RIGHT.
07:38:46 I THOUGHT YOU SAID THERE WERE ONLY 17.
07:38:48 BUT I COUNTED 25 GUEST PARKING SPACES.
07:38:51 AND IN BUILDING E AND F, THERE'S ONLY 12 IN THE ORIGINAL.
07:38:55 SO I JUST WANT TO CONFIRM THAT THERE WILL BE 25.
07:39:04 >> JOHN ENGLISH WITH PENINSULA ENGINEERING, CIVIL ENGINEER,
07:39:08 FOR THE RECORD.
07:39:08 YOUR COUNTING IS CORRECT ON THAT EXHIBIT.
07:39:10 TEN AND FOUR ON THE LAKESIDE AND I THINK ELEVEN PARALLEL
07:39:17 SHOWN ON THE CORKSCREW SIDE.
07:39:20 THE TOWNHOMES ALL HAVE TWO-CAR GARAGES.
07:39:25 GARAGES FOR TWO CARS, EACH UNIT.
07:39:28 THERE ARE A COUPLE THAT ARE TWO SINGLES.
07:39:30 THE REST ARE ALL TRADITIONAL TWO-CAR GARAGES.
07:39:33 >>Jim Wallace: CREATES A WHOLE DIFFERENT LOOK.
07:39:36 I THINK PEOPLE APPRECIATE THE LOOK AT GENOVA, THAT YOU DON'T

07:39:41 SEE A LOT OF CARS AND THEY ARE NOT PARKING -- YOU KNOW,
07:39:43 ET CETERA.
07:39:44 THERE ARE NO DRIVEWAYS.
07:39:45 AND I THINK PEOPLE LIKE THAT.
07:39:46 IT WOULD BE CONSISTENT TO CONTINUE THAT.
07:39:50 I'M JUST CONFIRMING THAT YOU'RE GOING TO DO THAT.
07:39:53 >> JOHN ENGLISH: I DID WANT TO POINT OUT ON THE
07:39:55 SINGLE-FAMILY THOSE ARE ONE-CAR GARAGES AND THERE IS A SPOT
07:39:58 ON THE SIDE OF EACH HOUSE.
07:39:59 IT'S KIND OF SET BACK OFF THE STREET.
07:40:01 IT'S NOT TERRIBLY OBTRUSIVE AND GIVEN THE ORIENTATION OF THE
07:40:07 HOMES, NOT TERRIBLY VISIBLE, BUT IT IS AN OUTDOOR SPOT FOR
07:40:12 EACH -- ON THE ALLEY SIDE.
07:40:13 IT'S ON THE ALLEY SIDE.
07:40:15 >>Jim Wallace: NOT ON THE FRONT.
07:40:16 YOU DON'T WANT TO SEE CARS ON THE FRONT OF THE HOMES.
07:40:18 IT'S ON THE ALLEY SIDE.
07:40:20 >> JOHN ENGLISH: CORRECT.

07:40:22 >>Jim Wallace: GOT IT.
07:40:23 UNDERSTAND.
07:40:23 THAT'S ALL MY QUESTIONS.
07:40:25 >>James Tatooles: I WOULD LIKE TO GET BACK TO THE
07:40:27 SINGLE-FAMILY.
07:40:28 IT JUST BOTHERS ME.
07:40:29 YOU HAVE 14 SINGLE-FAMILY UNITS HERE.

07:40:31 IF YOU WOULD PUT -- IF YOU WOULD JUST MAKE A MIRROR IMAGE OF
07:40:35 WHAT YOU HAVE ON THE OTHER SIDE.
07:40:37 YOU HAVE FOUR AND SIX IS TEN, AND THE EIGHT UNITS IS 18.
07:40:42 YOU'LL HAVE 18 UNITS INSTEAD OF 14 AND SOMETHING TOTALLY
07:40:46 COMPATIBLE, TO HAVE THESE SINGLE-FAMILY UNITS, JUST DOESN'T
07:40:54 FEEL LIKE THIS IS WHERE A SINGLE-FAMILY UNIT BELONGS.
07:40:58 DOESN'T MAKE SENSE TO ME.
07:41:00 >> YOU ARE SAYING DO ALL TOWNHOMES?
07:41:02 >>James Tatooles: YEAH.
07:41:06 >>Scotty Wood: I HAVE A COMMENT, AND IT'S SIMILAR TO JIM
07:41:11 TATOOLES COMMENTS.
07:41:12 GO AHEAD WITH YOUR ANSWER.
07:41:13 >>Jaime Lopez: I APPRECIATE THAT COMMENT.
07:41:15 THIS IS THE PLAN THAT WE'RE GOING TO GO FORTH WITH.
07:41:21 THE COMBINATION OF THE SINGLE-FAMILY AND THE TOWNHOMES ALSO
07:41:24 FROM A MARKETABILITY OF THE PROJECT, IT MAKES IT MORE
07:41:29 ATTRACTIVE.
07:41:29 AND WHAT WE'RE TRYING TO DO IS MAKE SURE THAT THIS PROJECT
07:41:33 CAN BE COMPLETED SOON AND TRYING TO FIND WHICH IS THE TYPE
07:41:38 OF PRODUCT THAT WILL SELL QUICKLY.
07:41:40 >>James Tatooles: I DISAGREE WITH YOU.
07:41:43 I DON'T THINK IT'S MORE --
07:41:45 >>Jaime Lopez: I APPRECIATE THE COMMENTS.
07:41:47 BUT LIKE I SAID, THIS IS THE BEST PLAN THAT OUR ENGINEERS
07:41:51 AND OUR TEAM HAS COME UP WITH, WITH THE MIXTURE OF THE

07:41:55 TOWNHOMES AND SINGLE-FAMILY HOMES.
07:41:57 STEVE AND OUR TEAM WILL SPEND A LITTLE MORE TIME ON THE
07:41:59 SINGLE-FAMILY TO SEE WHAT KIND OF ADDITIONS WE CAN DO TO
07:42:02 THAT.
07:42:02 >>James Tatooles: LET ME ASK YOU, GOING ALONG WITH IT
07:42:07 BECAUSE IT BOTHERS ME SO MUCH, WHAT'S THE DIFFERENCE IN THE
07:42:10 COST OF A TOWN HOUSE VERSUS THE COST OF A SINGLE-FAMILY
07:42:14 RESIDENCE?
07:42:15 >>Jaime Lopez: FROM A SALES PRICE PERSPECTIVE?
07:42:18 >>James Tatooles: WHAT KIND OF MARKET DRIVES A SINGLE-FAMILY
07:42:20 HOME VERSUS THE TOWN HOUSE?
07:42:23 THOSE TOWN HOUSES LOOK WAY BETTER THAN THE SINGLE-FAMILY
07:42:26 HOMES DO.
07:42:26 >>Jaime Lopez: SO THE EXPECTED SALES PRICE FOR THIS PROJECT,

07:42:31 I DON'T HAVE -- UNFORTUNATELY, I DON'T HAVE IT IN FRONT OF
07:42:33 ME THE BREAKUP BETWEEN THE TWO.
07:42:35 THE AVERAGE THAT WE ARE CONSIDERING GOING TO MARKET WITH IS
07:42:38 FROM THE LOW 600s TO HIGH 700s, LOW 800s, ACROSS THE
07:42:44 PRODUCT TYPES.
07:42:51 >>James Tatooles: DOESN'T MAKE ANY DIFFERENCE THEN.
07:42:56 >>Jim Wallace: THEY DON'T WANT TO BUY A TOWNHOME OR BE
07:42:58 MULTIFAMILY.
07:42:59 >>James Tatooles: LET THEM GO TO A SINGLE-FAMILY HOME
07:43:02 DEVELOPMENT.
07:43:03 >>Jim Wallace: PEOPLE DON'T WANT TO LIVE THREE MILES EAST OF

07:43:07 I-75.
07:43:09 >>Scotty Wood: MY COMMENT HAS TO DO WITH THE FACT THAT WE
07:43:15 HAVE APPROVED SOMETHING CALLED VIA COCONUT, WHICH IS
07:43:18 DIRECTLY ACROSS THE STREET TO THE WEST.
07:43:21 WE'VE ALSO APPROVED A FACILITY ON THE NORTH SIDE OF
07:43:27 CORKSCREW ROAD THAT WILL HAVE 340 ASSISTED LIVING UNITS IN
07:43:31 IT.
07:43:34 THE 14 SINGLE-FAMILY HOMES WOULD BE 14 SINGLE-FAMILY HOMES
07:43:39 COMPLETELY SURROUNDED BY MULTIFAMILY DEVELOPMENTS.
07:43:48 AND I THINK THAT'S STRANGE.
07:43:50 I SHARE JIM TATOOLES' COMMENT THAT I DON'T LIKE THE LOOK OF
07:43:54 THE SINGLE-FAMILY HOMES.
07:43:56 I THINK YOU OUGHT TO REALLY CONSIDER THE MIRROR IMAGE
07:44:01 CONCEPT OF FLOPPING THE TOWNHOMES THAT ARE ON THE EAST AND
07:44:05 THEN DUPLICATING THEM ON THE WEST SIDE.
07:44:08 BUT I JUST THINK IT'S GOING TO BE A HARD SELL.
07:44:14 SOME OF THOSE SINGLE-FAMILY HOMES I NOTICED, PARTICULARLY
07:44:17 THE ONES THAT ARE ON THE EAST SIDE OF THE TWO SINGLE-FAMILY
07:44:23 HOME ROWS ARE GOING TO HAVE GARAGES FACING THE LAKE,
07:44:27 ACCORDING TO THE DIAGRAM.
07:44:28 AND I THINK THAT WOULD DETRACT FROM THE APPEARANCE.
07:44:34 AND SO I JUST THINK YOU NEED TO RETHINK THE SINGLE-FAMILY
07:44:37 HOMES.
07:44:37 THOSE ARE MY COMMENTS.
07:44:40 >>Jaime Lopez: WE APPRECIATE THAT COMMENT.

07:44:42 I JUST WANTED TO ADD ON THE GARAGES FOR THE SINGLE-FAMILIES,
07:44:46 THEY ARE BACK ALLEY, SO THEY ARE ACTUALLY FACING EACH OTHER
07:44:49 FROM THE GARAGE PERSPECTIVE.
07:44:51 BUT THANK YOU FOR THAT COMMENT.
07:44:53 APPRECIATE IT.
07:44:55 >>Kristin Jeannin: KIND OF ADDING TO ALL OF WHAT YOU'RE
07:45:00 HEARING, I FIND IT A LITTLE BIT CONCERNING, TOO, THAT AT THE
07:45:03 END OF THE LAKE THERE ARE PARKING SPACES NOW IN YOUR
07:45:06 PROPOSED PLAN.
07:45:07 I DON'T KNOW IF THERE'S MORE BUFFERING THAT WILL BE DONE SO

07:45:11 YOU DON'T SEE THEM WHEN YOU'RE LOOKING DOWN THE LAKE, BUT I
07:45:14 DO THINK THAT IMPACTS THE CURRENT RESIDENTS THAT YOU HAVE
07:45:17 THERE.
07:45:18 AND I THINK MAYBE -- AND I AGREE THAT IT WOULD BE A STRONGER
07:45:26 PROJECT PROPOSAL IF THERE WASN'T -- IF ALL THE PARKING FOR
07:45:30 THE SINGLE-FAMILY HOMES WERE HIDDEN, IF THEY WERE IN
07:45:34 GARAGES.
07:45:34 SO MAYBE THERE'S A MODEL THAT COULD GAIN MORE SUPPORT IF
07:45:39 THEY WERE A SHARED WALL, COURTYARD UNITS THAT ALLOWED MORE
07:45:44 ROOM FOR GARAGES.
07:45:47 >>Jaime Lopez: THE PARKING, I JUST WANT TO MAKE SURE TO
07:45:50 CLARIFY, THE PARKING AT THE END OF THE LAKE IS VISITOR
07:45:53 PARKING.
07:45:53 SO THAT'S NOT --
07:45:56 >>Kristin Jeannin: NO OVERNIGHT PARKING.

07:45:57 >>Jaime Lopez: NO, NO.
07:45:58 THAT IS VISITOR PARKING.
07:46:00 I DON'T WANT TO SAY NO OVERNIGHT, BECAUSE IF RESIDENTS HAVE
07:46:03 GUESTS, THERE ARE SPECIFIC RULES IN THE ASSOCIATION THAT
07:46:06 WOULD ALLOW FOR GUESTS TO PARK, BUT --
07:46:11 >>Kristin Jeannin: I FEEL LIKE IT'S STILL GOING TO HAVE CARS
07:46:13 PARKED THERE.
07:46:14 SO YOU'RE GOING TO SEE THEM, RIGHT?
07:46:18 >>Jaime Lopez: IT'S A SIMILAR ISSUE GENOVA ONE AND TWO HAVE
07:46:23 BEEN FACING WITH THEIR GUEST PARKING.
07:46:24 THOSE ASSOCIATIONS ARE GOING BACK AND TRYING TO FIGURE OUT
07:46:27 SPECIFIC RULES THAT WILL HELP WITH THE GUEST PARKING.
07:46:30 IT'S SOMETHING THAT WE CAN DEFINITELY LOOK AT.
07:46:32 >>Kristin Jeannin: EVEN BUFFERING IT BETTER MIGHT BE NICE.
07:46:35 >>Jaime Lopez: YES.
07:46:37 >>Kristin Jeannin: SO I JUST WANT TO ADD TO, LIKE, I LOVE
07:46:44 AGAIN THAT ALLEY CONCEPT AND THE GARAGE ENTRIES THROUGH THE
07:46:47 ALLEY.
07:46:47 AND I'VE LIVED IN COMMUNITIES THAT ARE SET UP SIMILARLY, AND
07:46:51 THEY HAVE THOSE NO OVERNIGHT PARKING RULES.
07:46:54 SO IT'S ACTUALLY REALLY NICE AS A RESIDENT OF ONE OF THOSE
07:46:58 TO SEE THE COMMUNITY WHEN IT'S CLEAR OF CARS.
07:47:02 IT HAS A MUCH MORE SORT OF LIKE STRUCTURED FEEL TO IT AND
07:47:08 THAT THERE IS A CALM, A SENSE OF CALM TO IT, WHEREAS I'VE
07:47:13 BEEN TO LIKE KIND OF SIMILAR SETUPS THAT DON'T HAVE THAT

07:47:15 RULE AND IT DEFINITELY DOESN'T HAVE THE SAME QUALITY TO IT.
07:47:19 IT'S JUST SOMETHING TO CONSIDER MOVING FORWARD.
07:47:21 >>Jaime Lopez: THANK YOU.
07:47:22 I APPRECIATE THAT.
07:47:25 >>Scotty Wood: I'D LIKE TO OPEN THIS, UNLESS THERE ARE MORE
07:47:28 BOARD QUESTIONS, I'D LIKE TO OPEN THIS FOR PUBLIC COMMENT.

07:47:33 >>Tammy Duran: PAUL DENETT.
07:47:40 >>Scotty Wood: YOU HAVE NO CARDS AT ALL.
07:47:41 >>Tammy Duran: I CALLED HIM UP.
07:47:43 HE'S COMING UP.
07:47:54 >> HELLO.
07:47:55 THANK YOU FOR LETTING ME SPEAK THIS EVENING AT THIS
07:48:00 INFORMATIONAL HEARING.
07:48:01 I'M PAUL DENETT.
07:48:03 I AM THE PRESIDENT OF GENOVA ONE, WHICH IS THE FIRST AND
07:48:06 SECOND BUILDING.
07:48:07 WE ARE VERY DISAPPOINTED THAT THEY ARE NOT FINISHING THE
07:48:14 PROJECT, THE FIFTH AND SIXTH BUILDING, BUT WE RECOGNIZE, AS
07:48:18 I'VE HEARD SOME OF YOU BOARD MEMBERS SAY TONIGHT, ECONOMIC
07:48:22 REALITIES CHANGE AND THAT'S WHAT'S HAPPENED ON THIS.
07:48:27 THE COST OF MATERIALS AND OTHER THINGS HAVE GONE UP
07:48:31 SUBSTANTIALLY, AND WE HAVE TO ACCEPT ANOTHER ALTERNATIVE.
07:48:38 I THINK THAT THE ALTERNATIVE THEY'VE COME UP WITH OF ALL THE
07:48:41 PEOPLE THAT HAVE SPOKE TO ME, THEY CAME IN AUGUST.
07:48:43 THEY MADE A PRESENTATION TO OUR COMMUNITY.

07:48:46 THE OVERWHELMING SENTIMENT AND ACTUALLY EVERYBODY THAT SPOKE
07:48:50 TO ME PRIVATELY BUT RECOGNIZE HALF OF OUR PEOPLE WERE UP
07:48:54 NORTH AND DID NOT PARTICIPATE IN THE PRESENTATION, BUT OF
07:48:59 ALL THE ONES THAT CAME UP TO ME, EVERY ONE OF THEM WAS IN
07:49:02 FAVOR OF IT BECAUSE WE REALLY, REALLY DON'T LIKE HAVING AN
07:49:06 EMPTY LOT THERE.
07:49:09 AS LONG AS THEY MAINTAIN THE QUALITY AND IT'S A LUXURY
07:49:12 TOWNHOME AS DESCRIBED, WE'RE VERY ANXIOUS FOR THEM TO GET ON
07:49:16 WITH IT.
07:49:16 THEY ALSO HAVE TOLD US THAT UNLIKE THE CONDOMINIUMS THAT
07:49:21 THEY BUILT, THESE ARE ACTUALLY GOING TO PUT UP MODELS AND
07:49:24 START SELLING THEM RIGHT AWAY, WHEREAS BEFORE THEY HAD TO
07:49:29 SELL 70% OF THE CONDOMINIUMS BEFORE THEY WOULD BREAK GROUND.
07:49:33 SO TO US, THAT TRANSLATES TO A PROJECT ACTUALLY GETTING
07:49:37 DONE.
07:49:39 I HOPE THERE'S SOMETHING THAT THE VILLAGE OF ESTERO CAN DO
07:49:44 TO ENSURE PROJECTS GET COMPLETED.
07:49:47 I DON'T KNOW IF BONDING OR WHAT YOU CAN DO TO MAKE SURE
07:49:53 DEVELOPERS DO NOT HAVE THE OPPORTUNITY TO SAY, WELL, WE'RE
07:49:57 NOT GOING TO FINISH THE PROJECT.
07:50:00 OUR PEOPLE ARE VERY EXCITED TO GET THIS DONE.
07:50:03 WE REALLY DON'T WANT TO SEE THAT EMPTY LOT FOR A FEW MORE
07:50:09 YEARS.
07:50:10 WE THINK A RAPID APPROVAL OF THIS WITH WHATEVER
07:50:12 MODIFICATIONS YOU DEEM APPROPRIATE TO KEEP THE LOOK AND FEEL

07:50:17 THE SAME WOULD BE GREATLY APPRECIATED.
07:50:20 AND THAT'S ALL I HAVE TO SAY.

07:50:21 WE'RE VERY GLAD THAT THEY MADE THE PRESENTATION TO US.
07:50:25 THAT HELPED A LOT.
07:50:26 ANSWERED A LOT OF OUR QUESTIONS, AND I AS THE PRESIDENT AND
07:50:31 ALL THE PEOPLE THAT SPOKE TO ME FROM GENOVA ONE WERE ALL IN
07:50:35 FAVOR OF MOVING FORWARD WITH THIS DEVELOPMENT.
07:50:37 THANK YOU.
07:50:44 >>Tammy Duran: HAL, DID YOU WANT TO SPEAK?
07:50:48 HAL KORBEE IS NEXT.
07:50:50 KORBEE.
07:50:54 >> GOOD EVENING.
07:50:57 JUST A COUPLE OF POINTS.
07:50:58 WHEN MR. LOPEZ TOLD YOU THIS WAS NOT FEASIBLE TO COMPLETE
07:51:03 THE PROJECT THAT THE VILLAGE APPROVED, WHICH WAS A VERY GOOD
07:51:08 PROJECT, HE USED THE WORDS NOT FEASIBLE.
07:51:11 THAT'S A CODE WORD.
07:51:13 IT SIMPLY MEANS THEY CAN'T MAKE THE MONEY THAT THEY WANTED
07:51:15 TO MAKE ON IT.
07:51:17 AND THAT IS THE ONLY REASON THAT THIS PROJECT IS NOT BEING
07:51:21 COMPLETED AS YOU PREVIOUSLY APPROVED IT.
07:51:23 THE RESIDENTS THAT I REPRESENT AS PRESIDENT OF GENOVA TWO
07:51:30 ASSOCIATION HAVE DIFFERENT VIEWPOINTS.
07:51:35 BUT THE POINT IS THIS.
07:51:38 ALL 131 PEOPLE THAT ARE THE OWNERS OF THAT PROJECT NOW

07:51:44 BOUGHT INTO THIS COMMUNITY RELYING UPON THREE THINGS.
07:51:49 NUMBER ONE, THE REPUTATION AND HISTORY OF JIM WALLACE'S
07:51:54 PROJECTS THAT HE DID BEFORE.
07:51:55 THEY RELIED UPON THE BARRON COLLIER COMPANIES WITH A GOOD
07:52:01 REPUTATION.
07:52:02 AND, MOST IMPORTANTLY, THEY RELIED ON YOU, THE VILLAGE OF
07:52:06 ESTERO TO APPROVE A PROJECT WHICH THEY THOUGHT WOULD BE
07:52:10 COMPLETED AS YOU APPROVED IT.
07:52:12 NOW, WE TALK ABOUT NOT BEING FEASIBLE.
07:52:19 THAT SIMPLY MEANS THAT THE DEVELOPER CAN'T MAKE THE MONEY
07:52:24 THAT THEY WANTED TO MAKE ON IT.
07:52:26 AND THE QUESTION, A FUNDAMENTAL QUESTION FOR YOU TO
07:52:29 CONSIDER, WHO IS IT THAT SHOULD BEAR THE RISK OF NOT MAKING
07:52:34 THE MONEY.
07:52:35 SHOULD IT BE THE DEVELOPER OR SHOULD IT BE ALL THE RESIDENTS
07:52:39 WHO HAVE ALREADY BOUGHT INTO THIS PROJECT, RELYING ON WHAT
07:52:42 THE CITY APPROVED?
07:52:44 THAT'S A FUNDAMENTAL QUESTION.
07:52:48 IN THE YOUNG HISTORY OF THE CITY OF ESTERO, I'M NOT AWARE OF
07:52:52 ANY OTHER PROJECT THAT HAD THE QUALITY AND THE DESIGN
07:52:57 CAPABILITIES AND THE BEAUTY OF GENOVA WHERE THE CITY ALLOWED
07:53:03 SOMEBODY JUST TO NOT TO FINISH THE PROJECT WHEN IT'S
07:53:07 TWO-THIRDS FINISHED.
07:53:08 SO THIS IS GOING TO BE A FIRST, AS FAR AS I KNOW, FOR THE

07:53:11 CITY, AND IT'S GOING TO TAKE A LOT.

07:53:13 AS PAUL SAID, WE'D LIKE TO GET THAT LOT DEVELOPED.
07:53:17 NOW, IF IT REALLY CANNOT BE DEVELOPED THE WAY YOU APPROVED
07:53:24 IT, THEN WE NEED TO HAVE SOMETHING BETTER THAN WHAT'S BEING
07:53:29 PROPOSED.
07:53:30 I HAVE A LOT OF RESPECT FOR MR. LOPEZ.
07:53:34 HE IS A COURTEOUS GUY.
07:53:36 HE'S RESPONSIVE WHEN WE SPEAK, AND HE'S A GOOD MAN.
07:53:40 BUT THE DEVELOPMENT THAT'S BEING PROPOSED HAS A LOT OF HOLES
07:53:43 IN IT.
07:53:44 AND YOU TOUCHED ON IT RIGHT AWAY WHEN YOU LOOKED AT THOSE 14
07:53:48 PROJECTED BUILDINGS.
07:53:49 I WENT DOWN TO AVE MARIA TO SEE WHAT THE CC BUILDERS HAD
07:53:54 DONE IN ONE OF THE COMMUNITIES CALLED MAPLE RIDGE.
07:53:57 MOST OF THEM ARE DECENT LOOKING.
07:53:59 HOWEVER, THOSE BOXY SINGLE-FAMILY HOMES LOOK LIKE UPSIDE
07:54:04 DOWN CRACKERJACK BOXES.
07:54:07 THERE'S NO PARKING.
07:54:08 I NOTICED MULTIPLE STREET PARKING IN THAT AREA BECAUSE THERE
07:54:14 WEREN'T THE TYPE OF PARKING GARAGES THAT WE HAVE THAT WE'RE
07:54:17 ACCUSTOMED TO.
07:54:18 WHEN YOU APPROVED THE GENOVA PROJECT WITH MR. WALLACE'S
07:54:22 DESIGN, THE RESIDENTS DON'T SEE CARS.
07:54:26 THEY DON'T SEE PARKING LOTS.
07:54:27 THEY DON'T SEE PARKING SPACES.
07:54:29 EVERYTHING IS ENCLOSED UNDER THE BUILDINGS.

07:54:32 AND I WOULD THINK IF THIS PROJECT WOULD HAVE SIMILARITIES TO
07:54:35 THAT WITH UNDERGROUND PARKING AND PARKING GARAGES SO WE
07:54:40 DON'T HAVE A PARKING LOT TO LOOK AT FROM BUILDINGS C AND D,
07:54:44 WE WOULD BE VERY ENTHUSIASTIC ABOUT THAT.
07:54:46 I'D ALSO THINK --
07:54:48 >>Tammy Duran: EXCUSE ME, YOUR TIME IS UP.
07:54:50 I'M SORRY.
07:54:51 >> I'M SORRY, TAMMY.
07:54:53 I'LL JUST FINISH.
07:54:53 MR. WALLACE, I AM SURPRISED THAT YOU DON'T HAVE A CONFLICT
07:54:58 -- YOU DON'T SEE THAT YOU HAVE A CONFLICT OF INTEREST IN
07:55:01 PARTICIPATING IN THESE PROCEEDINGS AND VOTING ON IT.
07:55:04 MY UNDERSTANDING IS YOU'RE STILL A MINORITY PARTNER IN
07:55:08 GENOVA.
07:55:08 IS THAT TRUE?
07:55:10 >>Jim Wallace: I AM.
07:55:11 AND I AM NOT ALLOWED TO PARTICIPATE IN THE PUBLIC HEARING,
07:55:14 AND I WILL NOT.
07:55:17 >> THANK YOU FOR YOUR TIME.
07:55:19 I APPRECIATE IT.

07:55:26 >>Scotty Wood: TAMMY, ANYONE ELSE?
07:55:28 >>Tammy Duran: THAT'S ALL.
07:55:31 >>Scotty Wood: OKAY.
07:55:32 THEN I'LL CLOSE PUBLIC INPUT.
07:55:34 ANY OTHER COMMENTS, QUESTIONS FROM THE BOARD?

07:55:37 OKAY.
07:55:42 HEARING NONE, I JUST URGE THE APPLICANT TO CONSIDER THE
07:55:48 FEEDBACK THAT YOU'VE RECEIVED AND WE'LL SEE YOU FOR A PUBLIC
07:55:52 HEARING SOMETIME IN THE FUTURE.
07:55:54 THANK YOU.
07:55:58 >> THANK YOU.
07:56:01 >>Scotty Wood: OUR LAST ITEM OF THE NIGHT IS BRIGHTWORK REAL
07:56:10 ESTATE AT THE ESTERO TOWN COMMONS PLACE LOCATED ON THE SOUTH
07:56:14 SIDE OF CORKSCREW ROAD ON THE PARCEL PREVIOUSLY OCCUPIED BY
07:56:18 RUBY TUESDAY IN THE ESTERO COMMONS.
07:56:21 MARY, IF YOU'RE READY, GO AHEAD AND INTRODUCE IT.
07:56:26 >>Mary Gibbs: ALL RIGHT.
07:56:27 SO OUR LAST CASE FOR TONIGHT IS PUBLIC INFORMATION MEETING.
07:56:31 AND THIS IS THE RUBY TUESDAY BUILDING ON CORKSCREW ROAD IN
07:56:36 THE LOWE'S SHOPPING PLAZA.
07:56:38 THE APPLICANT WANTS TO CONSTRUCT A CONVENIENCE STORE GAS
07:56:44 STATION ON THE PROPERTY, WHICH I THINK WAS SUPPOSED TO BE A
07:56:47 SECRET.
07:56:48 BUT IF YOU LOOK IN YOUR PACKET, YOU'LL SEE THE NAME WAWA.
07:56:52 SO THEY ARE REQUESTING -- THEY NEED A ZONING DEVIATION
07:56:56 BECAUSE IN OUR CODE, THERE'S A REQUIREMENT THAT THERE HAS TO
07:56:59 BE A 500-FOOT DISTANCE SEPARATION BETWEEN GAS STATIONS.
07:57:03 THAT'S BEEN IN THE CODE FOR MANY YEARS.
07:57:05 AND THERE'S A GAS STATION ACROSS THE STREET AND I THINK
07:57:08 THERE'S ONE -- THE 7-ELEVEN IS CATTY-CORNER ACROSS THE

07:57:13 STREET.
07:57:13 I DON'T KNOW THE EXACT DISTANCE.
07:57:14 BUT THEY WILL HAVE TO FILE FOR THE DEVIATION, AND I BELIEVE
07:57:19 THEY ARE ALSO ASKING FOR A SECOND REQUEST.
07:57:23 IN THE ZONING CONDITIONS THAT WERE IMPOSED BY THE COUNTY
07:57:26 WHEN THIS PLAZA WAS ZONED, IT SAID YOU COULD HAVE ONE
07:57:30 CONVENIENCE GAS STATION AND IF THERE WAS A CONVENIENCE
07:57:34 STORE, THEN YOU DIDN'T GET THE FAST FOOD RESTAURANT.
07:57:38 SO THEY WOULD LIKE TO RETAIN THE FAST FOOD RESTAURANT USE IN
07:57:41 ADDITION TO THE CONVENIENCE STORE GAS STATION FOR A
07:57:45 DIFFERENT PARCEL.
07:57:46 SO I WILL TURN IT OVER TO DAN DeLISI WHO WILL GIVE A QUICK
07:57:52 OVERVIEW.
07:57:53 >>Daniel DeLisi: THANK YOU.
07:58:04 SO MARY ACTUALLY GAVE THE BULK OF THE PRESENTATION.
07:58:07 I'LL RUN THROUGH THIS VERY QUICKLY.

07:58:09 THERE ARE ONLY EIGHT SLIDES I BELIEVE ANYWAYS.
07:58:12 IT IS PRETTY CUT AND DRY, BUT LET ME START YOU OUT WITH
07:58:19 WHERE WE ARE.
07:58:20 WE'RE AT THE CORNER OF CORKSCREW ROAD AND THREE OAKS.
07:58:25 IT WAS CALLED ESTERO TOWN CENTER, CPD IS THE NAME OF THE
07:58:29 ZONING, THAT WAS COMPLETED IN 2003.
07:58:32 I'LL TALK ABOUT THAT IN A MOMENT, BUT YOU COULD SEE WHAT
07:58:35 WE'RE SURROUNDED BY.
07:58:38 MOST OF YOU WERE ON THE PLANNING BOARD WHEN WEND ESTERO

07:58:41 CROSSING WITH STOCK DEVELOPMENT THAT'S IN PROCESS RIGHT NOW.
07:58:46 AND THEN ON THE NORTH SIDE, WE HAVE PLAZA DEL SOL AND THEN
07:58:50 YOU COULD SEE THE SPEEDWAY I'LL POINT OUT ON THE NORTHEAST
07:58:57 OF THE PROPERTY.
07:58:58 BUT THE WAWA PARCEL WILL BE AT THE NORTHEAST CORNER OF THIS
07:59:02 SITE IN ESTERO TOWN CENTER CPD RIGHT HERE.
07:59:08 AND, NO, WE'RE NOT KEEPING IT A SECRET.
07:59:14 WE WANT TO TALK TO YOU ABOUT WAWA, WHAT IT IS, AND WHAT IT
07:59:18 IS NOT.
07:59:19 SO, AGAIN, THE EXISTING ZONING, 2003, OBVIOUSLY AS EVIDENCED
07:59:27 BY THE DEVELOPMENT ON THE SITE.
07:59:29 IT IS FULLY ZONED.
07:59:30 THERE IS A LOWE'S.
07:59:33 STRIP CENTER ALONG THREE OAKS BOULEVARD.
07:59:36 OUTPARCELS ALONG CORKSCREW ROAD MOSTLY UNDEVELOPED OR ON
07:59:41 THIS SPECIFIC SITE IS THE RUBY TUESDAY WHICH IS VACANT.
07:59:46 SO THERE'S A BUILDING ON IT THAT'S BEEN DARK FOR A LITTLE
07:59:50 WHILE NOW.
07:59:51 IT IS A REDEVELOPMENT OF THAT SITE.
07:59:53 AS MARY SAID, THE ZONING ALLOWS FOR CONVENIENCE FOOD AND
07:59:57 BEVERAGE.
07:59:58 NO LIMITATIONS ON HOURS OF OPERATION OR ANYTHING.
08:00:01 BUT THE LAND DEVELOPMENT CODE HAS A SEPARATE REQUIREMENT FOR
08:00:05 500-FOOT SETBACK FROM -- BETWEEN GAS STATIONS AND FUEL
08:00:13 PUMPS.

08:00:15 SO WE WOULD NEED A DEVIATION FOR THAT.
08:00:18 AND AS MARY SAID, THERE'S A LIMITATION, CONDITION 14 IN THE
08:00:24 ZONING, WHICH LIMITS DEVELOPMENT TO ONE OF A CONVENIENCE
08:00:28 FOOD AND BEVERAGE STORE OR FAST FOOD.
08:00:32 IT'S NOT QUITE WORDED LIKE THAT, BUT THAT IS THE --
08:00:37 THOSE ARE THE TWO THINGS WE'RE ASKING FOR IN THE ZONING.
08:00:39 AGAIN, THE SPEEDWAY, YOU CAN SEE IT ON THE AERIAL RIGHT
08:00:43 HERE, AND HERE IS THE PROPOSED WAWA.
08:00:46 LET ME TALK TO YOU ABOUT WAWA FOR A SECOND.
08:00:49 YES, IT IS DEFINED AS A CONVENIENCE FOOD AND BEVERAGE STORE
08:00:55 OR A GAS STATION, AS SOME PEOPLE WILL CALL A WAWA, BUT THE
08:01:00 REALITY IS, IF ANY OF YOU KNOW WAWA, IT'S NOT KNOWN FOR GAS.

08:01:04 IT'S KNOWN FOR SANDWICHES.
08:01:06 IT IS A 200-YEAR-OLD COMPANY THAT WAS STARTED AS A DAIRY AND
08:01:11 TRANSITIONED INTO A SANDWICH SHOP.
08:01:13 WHEN YOU HEAR ABOUT WAWA, THE FIRST THING MOST PEOPLE TELL
08:01:16 YOU AND WHEN I HEARD WAWA WAS COMING TO FLORIDA AND I ASKED
08:01:19 WHAT'S A WAWA, PEOPLE SAID GREAT HOAGIES.
08:01:22 YOU HAVE TO TRY THE PHILLY CHEESE ESTABLISHING OR WHATEVER
08:01:25 IT WAS.
08:01:25 AND, OF COURSE, ME, THINKING OF GAS STATIONS, I'M LIKE, I'M
08:01:29 NOT GOING TO EAT FOOD AT A GAS STATION.
08:01:31 BUT I HAVE SINCE BEEN TO A NUMBER OF WAWAS TO EAT THEIR
08:01:37 FOOD.
08:01:37 THE DESIGN OF IT IS CENTERED AROUND THE FOOD.

08:01:41 IT'S NOT CENTERED AROUND THE GAS.
08:01:42 THE BUSINESS MODEL -- THE GAS ACTUALLY ONLY CAME TO WAWA
08:01:47 RECENTLY IN THE EARLY 2000s, AS FAR AS I UNDERSTAND.
08:01:52 SO IT IS A SANDWICH SHOP AND CONVENIENCE STORE AT HEART WITH
08:01:57 GAS PUMPS.
08:01:58 WHEN YOU GO INSIDE, IT'S DESIGNED AROUND THE FOOD ITSELF.
08:02:02 IT'S NOT LIKE A TYPICAL GAS STATION WHERE YOU GO INSIDE AND
08:02:06 THERE ARE ROWS OF STUFF YOU COULD BUY AND THEN MAYBE A
08:02:10 LITTLE COUNTER WITH HOT FOOD.
08:02:12 YOU GO IN, AND IT'S ALL DESIGNED AROUND THE HOT FOOD AREA,
08:02:17 AND THEN ON THE SIDE, THERE ARE SOME AISLES FOR SHOPPING.
08:02:21 I CERTAINLY ENCOURAGE YOU ALL TO GO TO ONE IF YOU HAVEN'T
08:02:24 BEEN TO ONE.
08:02:25 THEY ARE DIFFERENT THAN YOUR TYPICAL GAS STATION.
08:02:29 THE SITE PLAN HERE THAT THEY'VE BEEN LOOKING AT, THEY WANT
08:02:32 TO MAKE IT CONFORM TO THE VILLAGE OF ESTERO CODES.
08:02:37 OBVIOUSLY, MOST GAS STATIONS HAVE THEIR PROTOTYPES.
08:02:45 THEY CAN'T DO ANYTHING DIFFERENT.
08:02:46 WAWA IS LOOKING AT KEEPING THIS SIMPLE SO COMPLYING WITH THE
08:02:51 CODES TO THE EXTENT POSSIBLE.
08:02:53 OBVIOUSLY, THE 500 FEET IS JUST PHYSICALLY NOT POSSIBLE.
08:03:00 THIS IS A PUBLIC INFORMATION MEETING, SO WE'RE TALKING ABOUT
08:03:05 THE ZONING AMENDMENT WE'RE GOING TO FILE.
08:03:08 OBVIOUSLY, DURING THE ZONING PROCESS, WE'RE GOING TO HAVE TO
08:03:11 AMEND THE PATTERN BOOK, AND THEN AFTER THE ZONING PROCESS,

08:03:17 THEY'LL HAVE TO COME BACK BEFORE YOU AGAIN TO TALK ABOUT ALL
08:03:20 THE DESIGN DETAILS.
08:03:22 SO THERE'S NOT A WHOLE LOT TO TALK ABOUT HERE IN THE DESIGN
08:03:28 RIGHT NOW.
08:03:28 I DO WANT TO POINT OUT WHAT I WAS TALKING ABOUT BEFORE WITH
08:03:31 THE INTERIOR OF THE DESIGN.
08:03:33 THIS WOULD BE THE SANDWICH AREA FOCUSED RIGHT IN THE CENTER
08:03:40 OF THE STORE AND EVERYTHING IS DESIGNED AROUND THAT.

08:03:45 AGAIN, IN SUMMARY, THOSE ARE THE TWO THINGS THAT WE'RE
08:03:53 REQUESTING, AMENDMENTS JUST TO ALLOW THE WAWA AT THAT
08:03:58 LOCATION, AND THEN BASED ON THE MASTER ASSOCIATION OR
08:04:08 WHATEVER THE AGREEMENT WITH THE OVERALL CONTROL OF THE SITE,
08:04:16 WE NEED TO ALSO BE GRANTED A CHANGE TO THAT CONDITION TO
08:04:22 ALLOW THE FAST FOOD RESTAURANT AS WELL IN ORDER FOR THE WAWA
08:04:26 TO MOVE FORWARD.
08:04:29 >>Marlene Naratil: HOW MANY GASOLINE PUMPS WOULD BE PUT ON
08:04:32 THAT SITE?
08:04:38 >> THE RENDITION SHOWS EIGHT.
08:04:40 THE RENDITION, YOUR RENDITION SHOWS EIGHT.
08:04:44 I COUNT.
08:04:45 THEY SHOW EIGHT PUMPS IN YOUR RENDITION.
08:04:47 >>Marlene Naratil: I DIDN'T KNOW THAT THAT WAS ACCURATE.
08:04:51 >>Daniel DeLisi: SO THE ZONING RESOLUTION LIMITS IT TO 12
08:04:55 PUMPS.
08:04:56 YOU MIGHT BE LOOKING AT SIX STALLS, TWO ON EACH SIDE.

08:05:00 12 HANDLES.
08:05:05 >>Marlene Naratil: IT'S SIX PUMPS AND ONE ON EITHER SIDE.
08:05:14 >>Jim Wallace: CAN WE GO BACK TO THE SITE PLAN, DAN?
08:05:17 I'M TRYING TO FIGURE OUT WHERE I PUMP GAS.
08:05:20 WHERE THESE TWO LANDSCAPE ISLANDS ARE?
08:05:24 WHERE ARE THE GAS PUMPS?
08:05:31 >> NATHAN GRIFFIS, CUHACI AND PETERSON ARCHITECTS.
08:05:34 THE FUELING PUMPS ARE UNDERNEATH THIS CANOPY RIGHT OUT HERE
08:05:38 IN THE FRONT.
08:05:39 >>Jim Wallace: I'M SORRY.
08:05:39 I THOUGHT THAT WAS A RETENTION POND.
08:05:43 >>Nathan Griffis: NO, IT'S THE CONCRETE PAVING PATTERN.
08:05:48 >>Kristin Jeannin: IS THE WAWA BUILDING WHERE RUBY TUESDAY'S
08:05:52 IS?
08:05:54 >> [NOT SPEAKING AT A MICROPHONE]
08:05:55 >>Kristin Jeannin: I THOUGHT IT WAS NEXT TO IT.
08:05:58 THAT MAKES SENSE.
08:05:59 >>Michael Sheeley: ARE YOU TAKING THAT BUILDING DOWN OR
08:06:01 RENOVATING IT?
08:06:02 TAKING IT DOWN.
08:06:03 IT'S UNFORTUNATE THAT YOUR PRESENTATION HAS BEEN SO LATE
08:06:07 BECAUSE I HAVEN'T EATEN DINNER.
08:06:10 NOW I CAN'T EVEN THINK ABOUT ANYTHING OTHER THAN THE
08:06:12 SANDWICHES.
08:06:14 [LAUGHTER]

08:06:17 >> [NOT SPEAKING AT A MICROPHONE]
08:06:22 >>Mary Gibbs: YES, THE SAMPLES.
08:06:23 I TOLD YOU TO BRING SAMPLES.
08:06:26 >>Kristin Jeannin: THERE'S NO OTHER GAS FACILITY ON THAT

08:06:28 SIDE OF THE STREET FOR QUITE A WAYS, RIGHT?
08:06:31 NOT UNTIL BASICALLY DOWN TO 41.
08:06:33 >>Daniel DeLisi: THERE'S ONE AT 41 AND CORKSCREW AND THAT'S
08:06:36 IT.
08:06:37 JUST MIND YOU, ON THAT POINT, SO, YOU KNOW, I USED TO LIVE
08:06:42 AT THE END OF WEST BROADWAY AND EARLY IN THE MORNING I WOULD
08:06:48 GO TO THE AIRPORT, NOTHING IS OPEN, NO GAS STATIONS, REALLY
08:06:53 HARD TO DO THAT, TO GET TO I-75.
08:06:58 YOU HAVE TO CROSS THE ROAD, WHICH IT'S JUST NOT CONVENIENT.
08:07:06 >>Jim Wallace: I HAVE A QUESTION WITH REGARDS TO STACKING.
08:07:08 YOU PROBABLY ALREADY HAVE THE ANSWER.
08:07:09 BUT SINCE THIS IS THE RIGHT-IN ONLY, AND THE FIRST THING
08:07:15 THAT I SEE AS I TURN IN IS THE GAS PUMPS, WHEN YOU'RE BUSY,
08:07:23 AREN'T WE GOING TO HAVE A STACKING PROBLEM OUT ONTO THE
08:07:29 ESTERO TOWN COMMONS PLACE ROAD HERE?
08:07:34 >> AUSTIN SIMMONS WITH BRIGHTWORK REAL ESTATE.
08:07:37 WE'VE HAD THE OPPORTUNITY TO DEVELOP 50 WAWAS IN THE STATE.
08:07:41 WE HAVE SEVERAL -- IT'S A CENTRAL ENTRANCE IS WHAT THEY CALL
08:07:44 THIS AS OPPOSED TO A SIDE ENTRANCE.
08:07:46 THERE ARE ACTUALLY TWO ENTRANCES.
08:07:47 RIGHT-IN, RIGHT-OUT, WHAT WE CALL A CENTRAL ENTRANCE.

08:07:51 AND THEN THERE IS A SECOND ENTRANCE THAT'S ON THE RING --
08:07:55 THE ESTERO TOWN COMMONS PLACE.
08:07:57 THAT'S THE SECOND ENTRANCE IN THE BACK.
08:08:00 SO WE HAVE MANY STORES WHERE WE ENTER IN THE MIDDLE OF THE
08:08:03 CANOPY, RIGHT THROUGH THE MIDDLE.
08:08:06 >>Jim Wallace: THIS IS 20 FEET FROM --
08:08:09 >> NO, IT'S ABOUT 30 --
08:08:13 >>Jim Wallace: LOOKS LIKE 20, 24 FEET.
08:08:15 I JUST WORRY ABOUT STACKING.
08:08:17 THE LAST THING YOU WANT IS STACKING OUT ONTO THAT ROAD
08:08:21 BECAUSE IT'S GOING TO BE A BUSY ROAD.
08:08:23 >> WE HAVE SEVERAL THAT HAVE A CENTRAL ENTRY AS OPPOSED TO A
08:08:27 SIDE ENTRY.
08:08:29 CENTRAL ENTRY IS RIGHT ON THE CANOPY, AND IT WORKS.
08:08:33 IT WORKS FINE.
08:08:36 >>Kristin Jeannin: EVEN IN HURRICANE SEASON?
08:08:38 >> WELL, IN HURRICANE SEASON, WAWAS ARE OPENING 24 HOURS A
08:08:44 DAY, 365 DAYS.
08:08:45 THEY NEVER CLOSE, EVER.
08:08:48 >>Kristin Jeannin: I'VE BEEN IN LINES FOR THEM DURING
08:08:50 HURRICANES, LIKE AFTER HURRICANES.
08:08:56 >>Marlene Naratil: THEY USUALLY HAVE LOWER PRICED GASOLINE,
08:08:58 DON'T THEY?
08:08:59 >> YOU HAVE AN OPPORTUNITY WHEN YOU OPEN A NEW STORE UNDER
08:09:02 STATE AND FEDERAL REGULATION TO LOWER YOUR GAS PRICES.

08:09:04 BUT ESSENTIALLY, THE DAYS OF PRICE COMPETING ARE SORT OF
08:09:10 OVER.
08:09:10 THEY ARE PRICE COMPETITIVE, BUT THEY ARE NOT A HYPERMARKET.
08:09:15 SO AN AFFINITY CLUB, LIKE IF YOU HAD A WALMART THAT HAD A
08:09:19 GAS PUMP IN FRONT, THAT'S AN AFFINITY.
08:09:22 SO YOU CAN LOWER THE PRICE THERE BECAUSE YOU'RE A CLUB
08:09:26 MEMBER, LIKE A COSTCO.
08:09:28 RETAIL GAS STATIONS AREN'T ALLOWED TO DO THAT.
08:09:31 BUT THEIR PRICES ARE COMPETITIVE.
08:09:33 >>Marlene Naratil: I NOTICED UP NORTH IN PENNSYLVANIA, NEW
08:09:37 JERSEY WHERE YOU'VE GOT, THEY WERE CONSIDERABLY LOWER.
08:09:40 I DON'T KNOW WHETHER IT WAS INTRODUCTORY OR WHATEVER.
08:09:45 BUT IT WAS LIKE FIVE CENTS A GALLON DIFFERENCE.
08:09:48 >> IT MAY BE THE CASE UP THERE THAT THEY ARE THE PREDOMINANT
08:09:51 GALLONAGE.
08:09:52 IF YOU ARE THE LEADER AND YOU PRICE, OTHERS CAN PRICE
08:09:57 HIGHER, BUT YOU CAN'T UNDERCUT -- IF YOU CREATE THE MARKET,
08:10:03 IT MIGHT BE DIFFERENT.
08:10:04 HERE, THEY ARE A SIGNIFICANT PLAYER, BUT THERE ARE GAS
08:10:10 STATIONS THAT HAVE HIGHER GALLONAGE ON AN OVERALL MARKET IN
08:10:13 FLORIDA THAN WAWA.
08:10:16 RaceTrac WOULD BE ONE.
08:10:17 THERE ARE MORE RaceTracS SELLING GAS AT THE MOMENT.
08:10:21 WAWA WILL ECLIPSE THAT AT SOME POINT.
08:10:23 >> ACTUALLY, IF YOU WANT CHEAPER GAS, JOIN COSTCO.

08:10:28 >> COSTCO IS SIGNIFICANTLY CHEAPER, YES.
08:10:31 >> I HAVE A QUESTION.
08:10:31 WE HAD MAYBE TWO YEARS AGO, WE TURNED DOWN A TIRE CENTER IN
08:10:43 A PROPERTY --
08:10:45 >>Marlene Naratil: FIRESTONE, WASN'T IT?
08:10:47 >>Anthony Gargano: BECAUSE OF WHAT WAS GOING TO BE FACING
08:10:49 CORKSCREW.
08:10:50 BY THE WAY, LET ME SAY, I WAS BORN AND RAISED IN PHILLY.
08:10:53 I'M VERY FAMILIAR WITH WAWA.
08:10:57 I'VE BEEN OUT TO THE HEADQUARTERS.
08:11:06 GREAT HOAGIES.
08:11:08 I AGREE.
08:11:09 BUT I'M CONCERNED WITH WHAT IT IS GOING TO BE FACING
08:11:16 CORKSCREW.
08:11:20 FROM THE PLAN, I CAN'T DETERMINE WHAT IT IS, IF YOU'RE
08:11:24 DRIVING DOWN THE CORKSCREW, WHAT YOU'RE GOING TO BE LOOKING
08:11:26 AT.
08:11:34 >> APPARENTLY I NEED SOME BETTER EYES.
08:11:36 WHAT'S FACING IS UPPER LEFT-HAND RENDERING.
08:11:40 SO THAT'S OUR SIDE-COVERED SEATING.
08:11:43 SO OUT THERE YOU'LL HAVE AN EXTENSIVE AWNING WITH SOME FIXED
08:11:48 SEATING UNDERNEATH IT.

08:11:59 >>Anthony Gargano: IF YOU CAN GO BACK TO THE PREVIOUS
08:12:01 DIAGRAM WHERE JIM WAS CONCERNED ABOUT STACKING, IF YOU CAN
08:12:03 GO BACK -- YEAH.

08:12:06 HERE IS CORKSCREW.
08:12:07 WHAT IS THIS, THE OVAL, THIS OVAL SHAPE?
08:12:15 >> THOSE ARE WATER STORAGE FACILITIES.
08:12:17 STORMWATER.
08:12:20 WATER MANAGEMENT.
08:12:22 THE SWALES.
08:12:26 RIGHT NOW, THE STORMWATER MANAGEMENT ON THIS PROPERTY IS
08:12:29 PREDOMINANTLY, IF WE'RE LOOKING AT THIS, THE BOTTOM LEFT.
08:12:32 BUT WE'RE GOING TO SQUARE THE SITE OFF SLIGHTLY SO WE NEED
08:12:36 TO CREATE OTHER AREAS.
08:12:37 WE CREATED ANOTHER STORMWATER MANAGEMENT SYSTEM, WHICH IS
08:12:40 THAT SORT OF OVAL THING RIGHT ALONG THE CORKSCREW.
08:12:44 AND THERE WILL BE LANDSCAPING.
08:12:47 CERTAINLY, WE WILL HAVE A LOT MORE TO DO IN TERMS OF
08:12:52 CREATING RENDERINGS AND WHEN WE COME BACK FOR THE BIG
08:12:54 PRESENTATIONS, WE'LL HAVE, AS YOU DID BEFORE, WE'LL HAVE A
08:12:58 FULL BOOK OF EVERYTHING.
08:12:59 >>Anthony Gargano: WE WOULD BE SEEING THE BUILDING AND
08:13:02 LANDSCAPING.
08:13:03 >> YES.
08:13:07 >>Mary Gibbs: MAY I ASK A QUESTION JUST ABOUT WHEN YOU'RE
08:13:09 TALKING ABOUT THE RIGHT-IN, WILL THE TRAFFIC LIGHT HAVE ANY
08:13:13 IMPACT ON THAT?
08:13:15 BECAUSE THAT IS WHERE THE PROPOSED TRAFFIC LIGHT WILL BE
08:13:17 LOCATED.

08:13:21 >> IT DOES.
08:13:22 IT'S FOR SURE A POSITIVE TO US.
08:13:24 THE ABILITY TO GET IN AND OUT OF THERE WITH A MANAGED
08:13:28 INTERSECTION.
08:13:29 THAT'S WHAT MAKES THIS VIABLE.
08:13:34 >>Mary Gibbs: I JUST WASN'T CLEAR, AND I THOUGHT IT MIGHT
08:13:37 HELP YOU ALL.
08:13:38 ALSO, MAY I ASK A QUESTION OR MAYBE MAKE A COMMENT.
08:13:41 DAN, COULD YOU GO BACK TO THE AUXILIARY.
08:13:44 YOU MAY NOT REALIZE, BUT SEVERAL YEARS AGO, I THINK WHEN I
08:13:48 WAS NEW HERE, WAWA CAME IN AND TALKED TO US ABOUT LOCATING
08:13:53 IN THIS SHOPPING PLAZA, BUT RIGHT AT THE LOT AT THE CORNER
08:13:56 OF THREE OAKS AND CORKSCREW.
08:14:00 IN WORKING THROUGH IT, BECAUSE THE COUNTY HAS JURISDICTION
08:14:03 OVER CORKSCREW ROAD, THEY WOULDN'T GIVE THEM THE RIGHT-IN
08:14:07 ACCESS BECAUSE IT WAS TOO CLOSE TO THE INTERSECTION.
08:14:09 SO THEY KIND OF WENT AWAY.
08:14:11 BUT THEN THEY CAME BACK.

08:14:12 SO WE WERE EXCITED.
08:14:14 BUT THE RENDERINGS THAT YOU'RE SEEING UP THERE, BECAUSE WHEN
08:14:17 WE TALKED TO THEM WE SAID IT NEEDS TO LOOK MORE LIKE THE
08:14:20 SHOPPING CENTER, THE LOWE'S PLAZA.
08:14:22 IT CAN'T KIND OF THE STANDARD, YOU KNOW, KIND OF YELLOW,
08:14:27 KIND OF PENNSYLVANIA-LOOKING BUILDING.
08:14:28 SO THIS, I THINK WHAT THEY ARE SHOWING IS KIND OF ONE OF THE

08:14:32 RENDERINGS THAT WE DID OR THAT THEY DID FOR THE STAFF BACK
08:14:35 THEN WHEN WE WERE WORKING ON THAT.
08:14:38 >> YES, YOU'RE CORRECT.
08:14:40 THAT'S GREAT MEMORY.
08:14:41 THIS IS A DIFFERENT PROTOTYPE OR A DIFFERENT FOOTPRINT
08:14:43 BECAUSE OF THE SITE ORIENTATION, BUT WE UTILIZED SOME OF
08:14:47 THAT LANGUAGE THAT WE HAD REVIEWED SEVERAL YEARS AGO IN
08:14:50 THAT.
08:14:50 >>Mary Gibbs: WE TOLD THEM IT MIGHT HAVE MORE REVIEW.
08:14:55 THAT WAS JUST THE STAFF AT THAT TIME.
08:14:56 WE'RE NOT ARCHITECTS.
08:14:59 >>Michael Sheeley: STARTING IN THE RIGHT DIRECTION ANYWAY.
08:15:01 LOOKS PRETTY GOOD.
08:15:05 >>Kristin Jeannin: CAN I ASK?
08:15:06 IS THE REASONING FOR THAT 500-FOOT DISTANCE JUST SO THAT WE
08:15:12 DON'T HAVE A LOT OF GAS STATIONS NEAR EACH OTHER OR IS THERE
08:15:15 ANY SAFETY CONCERN WITH THAT?
08:15:17 >>Mary Gibbs: I THINK THE WAY IT EVOLVED, IT WAS PUT INTO
08:15:19 THE COUNTY CODE WHEN ESTERO HAD THE COMMUNITY PLAN.
08:15:22 AND THE IDEA WAS TO KIND OF PREVENT THE PROLIFERATION OF GAS
08:15:28 STATIONS.
08:15:28 THAT'S WHEN GAS STATIONS WERE POPPING UP ON EVERY CORNER.
08:15:32 NOW IT'S DOLLAR GENERAL STORES.
08:15:33 MAYBE THAT SHOULD BE 500-FOOT WITH THOSE.
08:15:36 THAT WAS KIND OF THE GENESIS BEHIND IT.

08:15:38 AND THEN WHEN THE APPLICANT COMES IN AND WE ALREADY HAD A
08:15:41 KIND OF PRE-APPLICATION MEETING WITH THEM, THEY HAVE GOT TO
08:15:44 JUSTIFY, IF THEY ARE GOING TO ASK FOR THE DEVIATION, JUSTIFY
08:15:47 IT.
08:15:47 YOU ALREADY MENTIONED PART OF THE JUSTIFICATION THAT ON THAT
08:15:50 PARTICULAR SIDE OF THE ROAD THERE AREN'T THAT MANY GAS
08:15:53 STATIONS.
08:15:54 AND THERE WAS A REQUEST FOR A GAS STATION WHEN THE STOCK
08:15:58 PROPERTY CAME IN FOR REZONING RIGHT NEXT DOOR, THEY HAD
08:16:04 REQUESTED A 24-HOUR GAS STATION, BUT THE COUNCIL DID NOT
08:16:07 APPROVE THAT BECAUSE THE RESIDENTS AT CORKSCREW WOODLANDS
08:16:10 WERE CONCERNED ABOUT BEING RIGHT NEXT DOOR TO A 24-HOUR
08:16:13 OPERATION.
08:16:13 SO THIS BEING FURTHER IN KIND OF THE COMMERCIAL CORE, I

08:16:18 THINK THEY GET HINTS THAT THEY JUST NEED TO JUSTIFY WHY THIS
08:16:22 WOULDN'T CREATE A PRECEDENT.
08:16:31 >>Scotty Wood: I HAVE A QUESTION.
08:16:32 ARE THERE ANY PLANS TO INSTALL --
08:16:36 >> I'M A LITTLE CONFUSED.
08:16:37 WHEN I LOOK AT YOUR SITE PLAN, ON THE WEST SIDE IS THAT
08:16:42 WHERE THE SEATING IS?
08:16:47 >> THE SEATING AREA IS FACING CORKSCREW.
08:16:55 >> SEATING AREA IS FACING CORKSCREW.
08:16:56 >> CORRECT.
08:16:57 >> I SEE.

08:16:58 OKAY.
08:16:59 I GUESS I HAVE A CONCERN, AND I APPRECIATE MAYBE MIKE'S
08:17:03 OPINION ON THIS.
08:17:04 ON THE WEST ELEVATION, WHAT YOU'RE SHOWING US IS A
08:17:06 ONE-DIMENSIONAL DRAWING, AND THE TOWER HIP ROOF IS ON THE
08:17:12 OTHER SIDE OF THE BUILDING.
08:17:15 SO IF I'M THE ADJACENT NEIGHBOR TO THIS, ALL I'M REALLY
08:17:19 GOING TO SEE IS JUST ONE BIG LONG WALL WITH A FLAT PARAPET
08:17:25 ROOF WITH NO ARTICULATION AT ALL, NO RANDOM ROOFLINES,
08:17:29 NOTHING.
08:17:30 I'M NOT REALLY GOING TO SEE IN PERSPECTIVE.
08:17:32 YOU'RE SHOWING THAT HIP TOWER ROOF.
08:17:34 YOU'RE NOT GOING TO SEE IT AT ALL FROM THE WEST.
08:17:37 AND SO I GUESS I'D APPRECIATE MIKE'S COMMENT, AS AN
08:17:41 ARCHITECT, ON WHETHER HE'S COMFORTABLE WITH THAT.
08:17:45 >>Michael Sheeley: MY COMMENT, JIM IS THIS IS A PROTOTYPE OR
08:17:48 A DESIGN THAT WAS DONE FOR A PREVIOUS SITE AND THEY ARE
08:17:51 GOING TO DO A NEW DESIGN FOR THIS SITE.
08:17:52 SO THEY ARE GOING TO BRING THAT BACK TO US AND THEN WE CAN
08:17:56 LOOK AT IT AT THAT TIME.
08:17:57 >>Jim Wallace: WE HAD LOTS OF NATIONAL FIRMS COME IN WITH
08:18:00 PROTOTYPES AND SAY THIS IS WHAT WE'RE GOING TO DO AND WE
08:18:02 SAID NOT HERE IN ESTERO.
08:18:06 >>Michael Sheeley: THEY ALREADY MODIFIED THEIR PROTOTYPE
08:18:08 WITH THIS DESIGN.

08:18:09 THEY HAVE MORE WORK TO DO AND I THINK THEY KNOW THAT.
08:18:12 >>Jim Wallace: YOU GUYS ARE OPEN TO WORKING WITH US?
08:18:14 >> ABSOLUTELY.
08:18:14 THIS IS THE FIRST STEP IN A MULTISTEP PROCESS.
08:18:19 >>Scotty Wood: I HAVE A QUESTION.
08:18:20 I'D LIKE TO KNOW WHETHER OR NOT ELECTRIC CHARGING STATIONS
08:18:24 WILL BE INCLUDED.
08:18:26 >> SO I'LL FIELD THAT.
08:18:28 WE'VE WORKED WITH WAWA ON SEVERAL SITES AROUND THE COUNTRY
08:18:33 WHERE THEY'VE WORKED PREDOMINANTLY WITH TESLA.

08:18:37 BUT THAT'S PART OF A LEASE DEAL THAT THEY WORK DIRECTLY WITH
08:18:44 TESLA DEPENDING ON WHAT THE NEED IS IN THE AREA.
08:18:47 THE MAJORITY OF THEIR SITES ARE PREPARED TO ALLOW FOR NOT
08:18:53 ONLY THE SPACES BUT ALSO THE EQUIPMENT THAT GOES ALONG WITH
08:18:57 THAT.
08:19:02 >>Mary Gibbs: IF I COULD ADD SOMETHING ONTO THAT, A WHILE
08:19:05 BACK, THE SHOPPING CENTER DEVELOPER ASKED US ABOUT DOING A
08:19:09 CHARGING STATION IN THAT SHOPPING PLAZA.
08:19:12 AND I KNOW WE HAD SOME CONVERSATIONS WITH THE TESLA PEOPLE,
08:19:16 BUT I DON'T KNOW THAT IT EVER CAME TO FRUITION.
08:19:20 I THINK THAT MIROMAR MAY BE WORKING ON A TESLA CHARGING
08:19:24 STATION NOW.
08:19:26 >>Marlene Naratil: GOT ONE AT WATERSIDE SHOPS.
08:19:29 A WHOLE STRING OF THEM.
08:19:32 >>Mary Gibbs: THERE ARE SOME AT GULF COAST TOWN CENTER, BUT

08:19:35 THESE WOULD BE CLOSER.
08:19:36 >>Scotty Wood: ANYTHING ELSE?
08:19:43 OKAY.
08:19:46 THANK YOU.
08:19:48 >> THANK YOU.
08:19:50 >>Mary Gibbs: BRING SAMPLES NEXT TIME.
08:19:52 [LAUGHTER]
08:19:57 >>Scotty Wood: MARY, CAN WE PUT OUR ORDER IN ON THE FRONT
08:20:00 END?
08:20:01 >>Mary Gibbs: I'LL SEE WHAT I CAN DO.
08:20:07 >>Scotty Wood: THAT CONCLUDES OUR AGENDA.
08:20:11 MARY, DO YOU HAVE ANY COMMENTS REGARDING OUR NEXT MEETING,
08:20:16 WHICH IS OCTOBER 12th?
08:20:17 HOWARD WILL BE CHAIRING THAT MEETING SINCE I CHAIRED
08:20:23 TONIGHT'S MEETING.
08:20:23 GO AHEAD IF YOU HAVE ANY OTHER COMMENTS.
08:20:25 >>Mary Gibbs: WELL, I THINK THE AGENDA IS SHAPING UP TO HAVE
08:20:28 A COUPLE OF DEVELOPMENT ORDERS AND ANOTHER INFORMATION
08:20:31 MEETING.
08:20:32 SO WE MAY HAVE FOUR -- I HOPE IT WON'T BE AS LONG AS
08:20:38 TONIGHT.
08:20:38 >>Michael Sheeley: SHORTER WOULD BE BETTER.
08:20:40 >>Mary Gibbs: I'M TRYING TO WORK ON THAT.
08:20:42 I'M WORKING ON SHORTER, BUT I CAN'T PROMISE IT'S GOING TO BE
08:20:45 SHORT.

08:20:47 >>Scotty Wood: IS THERE ANYTHING ELSE?
08:20:51 >>Nancy Stroud: SCOTTY, IF I COULD, I JUST WANT TO MENTION
08:20:54 THAT JIM WALLACE WAS VERY CAREFUL ABOUT CALLING ME ABOUT
08:20:59 WHETHER HE COULD PARTICIPATE TONIGHT.
08:21:00 AND I DID ADVISE HIM THAT HE COULD.
08:21:03 SO THERE'S NOTHING AT ALL IMPROPER ABOUT HIM DOING THAT

08:21:07 TONIGHT.
08:21:09 WHEN IT COMES TO THE PUBLIC HEARING, OF COURSE, AND THE
08:21:12 DECISION MAKING STARTS, THEN HE'LL HAVE TO RECUSE HIMSELF.
08:21:17 >>Scotty Wood: YES.
08:21:18 THANK YOU, NANCY.
08:21:19 I UNDERSTAND.
08:21:19 HEARING NOTHING ELSE, I WILL ENTERTAIN A MOTION TO ADJOURN.
08:21:26 >>Michael Sheeley: SO MOVED.
08:21:28 >> SECOND.
08:21:29 >>Scotty Wood: ALL IN FAVOR?
08:21:30 AYE.
08:21:31 ANY OPPOSED?
08:21:32 WE'RE ADJOURNED.
08:21:33 THANK YOU ALL.
08:21:34

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www.Estero-fl.gov

FINAL ACTION AGENDA/MINUTES
PLANNING ZONING AND DESIGN BOARD MEETING

Village of Estero Council Chambers
9401 Corkscrew Palms Circle
Estero, FL 33928

August 10, 2021, 4:30 pm

DRAFT MINUTES

1. CALL TO ORDER

at 4:41 pm.

2. PLEDGE OF ALLEGIANCE

Led Chairman Wood.

3. ROLL CALL

Present:
Co-Chairman Scotty Wood (via Zoom) and Co-Chairman Howard Levitan (via Zoom), and Boardmembers Marlene Naratil, Anthony Gargano, Barry Jones, Kristin Jeanin, James Tatooles, and Jim Wallace (viaZoom). Absent: Boardmember Michael Sheeley

Also present:
Village Land Use Counsel Nancy Stroud, Community Development Director Mary Gibbs, Principal Planner Matt Noble, and Deputy Village Clerk Tammy Duran

4. APPROVAL OF AGENDA

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

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.

6. Consent Agenda

a. Approval of Meeting Minutes.

Approval of the December 15, 2020 Planning and Zoning Board Minutes, January 19, 2021 Planning and Zoning Board Minutes, and March 16, 2021 Planning and Zoning Board Minutes.

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

7. PUBLIC HEARINGS (Quasi-Judicial)
The public will have an opportunity to speak for five minutes per agenda item.

a. Corkscrew Pines CPD Rezoning Amendment (DCI2020-E002) (District 5) 21-acre vacant site on the south side of Corkscrew Road, east of Stoneybrook Golf Drive and south of Grandezza.

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

Chairman Levitan has had conversations with Mary Gibbs and Nancy Stroud, and also read a copy of the Hearing Examiner's Report dated October 15, 2008. Boardmember Tatooles has received emails that were forwarded to Mary. No conflicts have been noted.

Staff Presentation/Comments:
Mary Gibbs, Community Development Director

Presentation/Information by:
Daniel Diserio, AICP, DeLisi, Inc.
Neale Montgomery,Esq., Pavese Law Firm
Greg Disario, RLA, David Jones & Associates
Joe McHarris, McHarris Planning & Design

Public Comment:
eComments:
Joseph Spanier, Grandezza
Roberta Kauffman, Grandezza
John McCarthy, Grandezza
Daniel Burger, Grandezza
Richard Pokorny, Grandezza
Debra Rudy, Grandezza
Theresa Richard, Grandezza
Maurice Richard, Grandezza
Susan Friedl, Grandezza
Mark Mertz, Grandezza
Stan Saucke, Grandezza
John Atkins, Grandezza
George Corey, Grandezza
Jeffrey Heiss, Grandezza
Kathy Heiss, Grandezza
Lisa Naftal, Grandezza
Cheryl and Douglas Weinrich, Grandezza
Steve Silverman, Grandezza
Cameron Snyder, Grandezza
James Shields, Grandezza
Maureen Listro, Stoneybrook

Lanell Shields, Grandezza
Joseph Drummond, Grandezza
Lydia Senese, Grandezza
Paul Lesser, Grandezza
Carl Albert, Grandezza
Donna Lanza, Grandezza
Thomas Horvath, Grandezza
Andrew Hanson, Cyprus Cove B
Regina Herron, WildCat Run and Grandezza
Ross and Sally Madden, Grandezza
Peggy Reynolds, Grandezza
Katherine Tsouros, Grandezza
Patricia Slauson, Grandezza
Davis Wild, Grandezza
Sue Abernathy, Grandezza
Marilyn Spanier, Grandezza
Kim Japinga, Grandezza
Jeffrey Japings, Grandezza
Robert Abernathy, Grandezza
Teresa Long, Grandezza
Stephen Hatch, Grandezza
Celia Platt, Grandezza
Kevin O'Neill, Grandezza
Dan Miller, Grandezza
Donald Platt, Grandezza
Mary Jo Mack, Grandezza
Thomas Mack, Grandezza
Ann Regukla, Grandezza
Deborah Almo, Grandezza
Dan Miller, Grandezza
Joyce Wong, Grandezza
Patricia Lowe, Grandezza
Kathy Verbrugge, Grandezza
Michael Mainelli, Grandezza
Tim Lenhard, Grandezza
Renne Lenhard, Grandezza
Robert Murphy, Grandezza
Jim Barry, Grandezza
Jennifer Stovall, Grandezza
Barbara Hickson, Grandezza
Steven Nichol, Grandezza
Laurie Cohen, Grandezza
Sheryl Sullivan, Grandezza
Brian Hurwitz, Grandezza
Ralph Strauser, Grandezza
Felice Hurwitz, Grandezza
Diana Skalski, Grandezza
Jim Schleifer, Grandezza
Richard Sherman, Grandezza
Gary Sutherland, Grandezza
Bruce and Mary Melhorn, Grandezza
Diane Lipari, Grandezza
Lawrence Taylor, Grandezza
David East, Grandezza
Brendan Sheehy, Solemar
Ute Nevara, Grandezza

Dan Willams, Grandezza
John Reyen, Grandezza
Stephen Dryden, Grandezza
Mike Cowman, Grandezza
Jane Hersch, Grandezza
Jeanette Pichler, Grandezza
Thomas Hintz, Grandezza
Aramis Sullivan, Grandezza
Peter Dersley, Grandezza
Roger and Judy Battista, Grandezza
Barbara Anderson, Grandezza
Kandala Chary, Grandezza
Roberta Allis, Grandezza
John McKelvey, Grandezza
Kathryn Miller, Grandezza
Patricia Gazda-Grace, Grandezza
Gerri Silvestri, Grandezza
Antoinette Macleod, Grandezza
Susie Rozanczk, Grandezza
Fran Orlofsky, Grandezza
Ronald Brandman, Grandezza
Kathryn Harrington, Grandezza
Theodora Brandman, Grandezza
Barbara Ginesi, Grandezza
Robert Miller, Sabal Palm
Peter Reilly, Grandezza
William Baker, Grandezza
Andrew Abel, Grandezza
Michael Kuhn, Grandezza
Thomas Ledbetter, Grandezza
Larry and Ann Jensen, Grandezza
C.G. Van Duyn, Grandezza
Andrea LeBlanc, Savona
Ann Cary, Grandezza
Patricia Rothman, Grandezza
Drew Kelly, Grandezza
Timothy Burke, Grandezza
Marie and Thomas Gorman, Grandezza
Brian O'Boyle, Grandezza
Sharon Campanese, Grandezza
Philip McManus, Grandezza
Mary Kelly, Grandezza
Gary and Karen Neckorcuk, Grandezza
Francis Richards, Grandezza
Donald Caravella, Grandezza
Shirley Dreffs, Grandezza
Jim Alderfer, Grandezza
Sandy Pinnel, Grandezza
Dough Craft, Grandezza
Timothy Verbrugge, Grandezza
William Murphy, Grandezza
Milton Goodman, Grandezza
Marli Lefkovitz, Grandezza
Joseph Trefaller, Grandezza
Margaret Dempsey, Grandezza
Dennis Dempsey, Grandezza

Jeanette Pollock, Grandezza
Joe Kennedy, Grandezza
JoAnn Van Degiff, Grandezza
William Kelly, Grandezza
Illiana Miller, Sabel Palm
Joe Lanza, Grandezza
Terry Miller, Grandezza
Tia Doyle, Grandezza
Mitch Korn, Grandezza
Steven and Jeri Ojeda, Grandezza
Robert Arcaro, Grandezza
Karolyn Goslin, Grandezza
Elizabeth Feldman, Grandezza
Terrance Smith, Grandezza
James Doepke, Grandezza
Wendy Cohen, Grandezza
Diana Dersley, Grandezza
Betty Benson, Sabel Palms
Barbara Sykes, The Club at Rapallo
Justin Jordan, Stoneybrook
Jeffrey Jekovitz, Grandezza
Joan and John Jaron, Croscrew Woodlands
Don Weaver, Stoneybrook
Terrance Merryfield, Stoneybrook
Sheree Marlow, Stoneybrook
James Leonard, Grandezza
Timothy Roberts, Grandezza
Michael Kramer, Grandezza
William Motzer, Grandezza
Donna Dennis, Grandezza
Charles Dennis, Grandezza
James Oglethorpe, Genova
Bob Mulcahy, Genova
Deborah Graziani, Grandezza
Kristina Renza, Grandezza
Matthew Mancl, Grandezza
Joel Graziani, Grandezza
Otto Asgeirsson, Grandezza
Peter Hart, Grandezza
Robert and Mary Kaufmann, Grandezza
Gary Skalski, Grandezza
Joseph Laspina, Grandezza
John Taylor, Grandezza
Amy Kuchenbecker, Grandezza
Susan Lowney, Grandezza
Nancy and Floyd Taylor, Grandezza
Nancy Austin, Grandezza
Mercedes Aza, Grandezza
Joseph Spanier, Grandezza
Roberta Kauffman, Grandezza
Cathy Jones, Grandezza
Norbert Wheeler, Grandezza
Freda Levin, Grandezza
Jane Bruders, Grandezza
Kathleen Geraci, Grandezza
Michael Wasson, Grandezza

Marc Rose, Grandezza
Jill Schneider, Grandezza

In-Person:
Michael Maurer, William Raceis Commercial Real Estate (Representing Applicant)
Bill Reynolds, Stoneybrook
Fred Thompson, Grandezza
Gary Israel, Stoneybrook
Helen Simich, Stoneybrook
Mark Ruset, Stoneybrook
Sharon Eyerly, Stoneybrook
Sharon Fenstermaker, Stoneybrook
Bob Lindgren, Grandezza
Peter Dersley, Grandezza
Bill Banfield, Stoneybrook
Lourdes Price, Stoneybrook
Scott Roark, Stoneybrook

Board Questions or Comments:
Board Members Jones, Naratil, Wallace, Tatooles, Jeannin, Gargano, Chairman Levitan, and Chairman Wood

Motion: Motion to recommend denial of the applicant's request to the Village Council.

Motion by: Board Member Gargano
Seconded by: Board Member Naratil

Action: Approved recommendation of denial of the applicant's request to the Village Council.

Vote:
Aye: Board Members Jones, Naratil, Tatooles, Jeannin, Gargano, Chairman Levitan, and Chairman Wood
Nay: Board Member Wallace
Abstentions:

The meeting went into recess at 7:03 p.m. and reconvened at 7:15 p.m.

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

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

a. Marketplace at Coconut Point (District 6) -- Development Order 8001 Via Rapallo Drive, located on the southeast corner of US 41 and Via Rapallo Drive and north of Sweetwater Ranch Boulevard.
Staff Presentation/Comments:
Mary Gibbs, Community Development Director

Presentation/Information by:
Jeff Williams, Konover South

Public Comment:
In-Person:
David Yellen, Rapallo
Frank Moser, Rapallo
Chris Reiken, Rapallo

Gary Chard, Rapallo

Board Questions or Comments:
Board Members Jones, Naratil, Wallace, Tatooles, Jeannin, Gargano, Chairman Levitan, and Chairman Wood

b. Estero Crossing Residential (District 5) -- Development Order 43-acre site is located west of I-75, south of Corkscrew Road and east of the Lowe's Plaza. The residential units are south of the proposed commercial tract.
Staff Presentation/Comments:
Mary Gibbs, Community Development Director

Presentation/Information by:
John Wojdak, P.E., DeLisi Fitzgerald, Inc.
Gerard Nadeau, Charlan Brock Architects

Public Comment: None.

Board Questions or Comments:
Board Members Jones, Naratil, Wallace, Tatooles, Jeannin, Gargano, Chairman Levitan, and Chairman Wood

9. PUBLIC HEARINGS (Quasi-Judicial)

a. Via Coconut (District 5) -- Rezoning (DCI2019-E003) & Right of Way Vacation (VAC2019-E001) 8990 Corkscrew Road, 21650 & 21750 Via Coconut Point, 21331, 21350 & 21351 Happy Hollow Lane. Properties are located south of Corkscrew Road and west of Via Coconut Road.
Motion: Motion for a continuance until the August 24, 2021 meeting due to the lack of time.

Motion by: Chairman Levitan
Seconded by: Board Member Tatooles

Action: Approved motion for a continuance until the August 24, 2021 meeting due to lack of time.

Vote:
Aye: Board Members Jones, Naratil, Tatooles, Wallace, Jeannin, Gargano, Chairman Levitan, and Chairman Wood
Nay:
Abstentions:

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

None.

11. BOARD COMMUNICATIONS

Next meeting -- August 24, 2021

ADJOURN

at 9:02 pm.

Attest: Village of Estero

_____

Tammy Duran
Deputy Village Clerk

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FINAL ACTION AGENDA/MINUTES
PLANNING ZONING AND DESIGN BOARD MEETING

Village of Estero Council Chambers
9401 Corkscrew Palms Circle
Estero, FL 33928

August 24, 2021, 4:30 pm

DRAFT MINUTES

1. CALL TO ORDER

at 4:33 pm

2. PLEDGE OF ALLEGIANCE

Led by Chairman Wood

3. ROLL CALL

Present:
Co-Chairman Scotty Wood (via Zoom) and Co-Chairman Howard Levitan (via Zoom), and Boardmembers Marlene Naratil, Anthony Gargano, Kristin Jeannin, Barry Jones, Michael Sheeley, James Tatooles (via Zoom), and Jim Wallace (via Zoom).

Also present:
Village Land Use Counsel Nancy Stroud, Community Development Director Mary Gibbs, Principal Planner Matt Noble, and Deputy Village Clerk Tammy Duran

4. APPROVAL OF AGENDA

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

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.

6. PUBLIC HEARINGS (Quasi-Judicial)

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

a. Via Coconut (District 5) -- Rezoning (DCI2019-E003) & Right of Way Vacation (VAC2019-E001) 8990 Corkscrew Road, 21650 & 21750 Via Coconut Point, 21331, 21350 & 21351 Happy Hollow Lane. Properties are located south of Corkscrew Road and west of Via Coconut Road.

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

Village Land Use Counsel Stroud asked if there was any ex parte communication. Chairman Levitan had a Zoom conference call with a representative of the applicant. Boardmember Sheeley received an email to his personal email account from Matthew Kragh with MHK Architecture. No conflict of interest has been noted.

Motion: Motion to allow the revised conditions to be admitted in hearing.

Motion by: Chairman Levitan
Seconded by: Board Member Gargano

Action: Approved motion to allow the revised conditions to be admitted in hearing.

Vote:
Aye: Board Members Gargano, Naratil, Tatooles, Jeannin, Sheeley, Jones, Wallace, Chairman Wood, and Chairman Levitan
Nay:
Abstentions:

Staff Presentation/Comments:
Mary Gibbs, Community Development Director
Nancy Stroud, Village Land Use Counsel

Presentation/Information by:
Rich Yovanovich, Esq., Coleman Yovanovich Koester
Kelly Kenefick, Estero 5, LLC
Matthew Kragh, AIA, MHK Architecture & Planning
Christian Andrea, RLA, ASLA, Architectural Land Design
Alexis Crespo, AICP, Waldrop Engineering
D. Brent Addison, P.E., Banks Engineering

Board Questions or Comments:
Board Members Gargano, Naratil, Tatooles, Jeannin, Sheeley, Jones, Wallace, Chairman Wood, and Chairman Levitan.

Public Comment:
eComments:
Anthony Lobat, Genova
James Oglethorpe, Genova
Bob Mulcahy, Genova

In Person:
Bob Girsch, Genova
Chloe Maros, The Brooks
Paul Denett, Genova
Hal Korble, Genova

Diane Nash, Genova
Thomas Betts, Genova

Motion: Motion for a continuance until the next Board meeting, with the recommendation the applicant be placed 1st on the agenda.

Motion by: Board Member Naratil
Seconded by: Board Member Gargano

Action: Approved motion for a continuance until the next Board meeting, with the recommendation the applicant be placed 1st on the agenda.

Vote:
Aye: Board Members Gargano, Naratil, Tatooles, Jeannin, Sheeley, Jones, Wallace, Chairman Wood, and Chairman Levitan
Nay:
Abstentions:

The meeting went into recess at 7:29 p.m. and reconvened at 7:39 p.m.

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. Shoppes at University Highlands, Building #5, (District 5) Highland Oaks Drive, south of Everblades Parkway South and Ben Hill Griffin Parkway and immediately south of the Lee Health Parcel.

Staff Presentation/Comments:
Mary Gibbs, Community Development Director

Presentation/Information by:
John Conroy, South Real Estate Group

Board Questions or Comments:
Board Members Naratil, Jeannin, and Sheeley.

Public Comment:
None.

8. PUBLIC HEARINGS (Quasi-Judicial)

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

a. The Tides at Pelican Landing - Paint Permit (District 1) Continued from the July 13th, 2021 meeting.

All audience members and staff providing testimony for the hearing were sworn in by Village Land Use Counsel Stroud. There were no ex-parte communications or conflicts of interest noted.

Staff Presentation/Comments:
Mary Gibbs, Community Development Director

Presentation/Information by:
Joseph Gonzalez, Sherwin Williams
Frank Russo, POA President Tides at Pelican Landing
Maureen Katz, POA Vice President Tides at Pelican Landing

Board Questions or Comments:
Board Members Gargano, Naratil, Tatooles, Jeannin, Sheeley, Jones, Wallace, Chairman Wood, and Chairman Levitan.

Public Comment:
eComments:
Lynne Haslett, Tides at Pelican Landing
Tracy Nowak, Tides at Pelican Landing
Nicolette Kern, Tides at Pelican Landing
Chris Main, Tides at Pelican Landing
David Pendell, Tides at Pelican Landing
Denise Walsh, Tides at Pelican Landing
Richard Levandusky, Tides at Pelican Landing
Ann Fraszczak, Tides at Pelican Landing
Edde Brown, Tides at Pelican Landing
John Smith, Tides at Pelican Landing
Joseph Eberhardt, Tides at Pelican Landing

In-Person:
Edde Brown, Tides at Pelican Landing
Nicolette Kern, Tides at Pelican Landing

Motion: Motion to deny the painting permit.

Motion by: Chairman Levitan
Seconded by: Board Member Sheeley

Action: Approved motion to deny the painting permit.

Vote:
Aye: Board Members Gargano, Naratil, Tatooles, Jeannin, Sheeley, Jones, Wallace, Chairman Wood, and Chairman Levitan
Nay:
Abstentions:

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

None.

10. BOARD COMMUNICATIONS

Next meeting -- September 14, 2021

ADJOURN

at 8:31 pm.

Attest: Village of Estero

_____

Tammy Duran
Deputy Village Clerk

For an official copy of the signed minutes, please submit a Public Record Request.

Planning, Zoning and Design Board

Staff Report

PROJECT NAME
Corkscrew Crossing Development Order
CASE NUMBER
DOS2020-E008
MEETING DATE
September 28, 2021
REQUEST
Development Order for Phase One of three phases of a residential community with a total of 554 single family homes, and a common recreation area
APPLICANT
Lee County Homes Associates IV, LLLP
LOCATION
Located at 12840 Corkscrew Road between Wildcat Run and The Preserve at Corkscrew
PROPERTY SIZE
395 acres
ZONING
Parcel is zoned Residential Planned Development (RPD) and was most recently amended by the Village Council on September 25, 2019 by Ordinance 2019-25
PUBLIC INFORMATION MEETING DATES
The DRB conducted a Public Information Meeting on January 13, 2021

Staff Recommendation

Staff recommends approval of the Development Order for Phase One with conditions. Staff believes that with conditions the request meets the technical requirements of the Land Development Code.

Background

The property is vacant and is zoned Residential Planned Development. The rezoning was approved by Lee County in Resolution Z-07-047. The zoning request was amended and approved by the Village in Ordinance 2019-25 to allow a maximum of 590 residential units.

The applicant is requesting approval of a Development Order for Phase One which consists of 141 lots at the north end of the site, and the entry feature and gatehouse. The total project area is 395 acres. The project was reviewed by the DRB at a Public Information Meeting on January 13, 2021. Staff has also reviewed the plans in detail. Staff includes Village Staff as well as Lee County Utilities, Lee County Department of Transportation, Estero Fire District, Lee Tran and Lee County Solid Waste Division.

Project Summary

This project is proposed as a residential community with a total of 554 single family homes, gatehouse, and a common recreation area. The total project area is 395 acres. The project is bounded by Corkscrew Road to the north, Wildcat Run to the west, The Preserve at Corkscrew and Bella Terra to the east, and Kiker Preserve (owned by Lee County) to the south.

Architecture

As part of the zoning, a Pattern Book was adopted by the Village Council, and the development complies with the Pattern Book. The Pattern Book indicated a variety of potential home designs as the buyer was not known at the time. A Pattern Book is required for rezoning and amendments, but single family homes are exempt from architectural review.

The proposed architecture blends with the adjacent property, including tile type and color, building colors, and architectural features. An exterior building paint color schematic and materials are provided in the applicant's plans along with elevations and perspectives.

Transportation

The project has a main access from Corkscrew Road, as well as an emergency access. The main access is across from Wild Blue and is planned to be signalized.

Phase One of the project will generate 1,417 average daily trips, with 104 peak hour morning trips and 140 peak hour evening trips. At build-out, the project will generate 5,323 average daily trips, 424 am peak hour trips and 558 pm peak hour trips. Corkscrew Road (between I-75 & Bella Terra Boulevard) is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E and a maximum service volume capacity of 1,980 vehicles per hour per day. It has been determined that a right-ingress and left-ingress turn lane will be warranted at the site's access on Corkscrew Road; and one left-egress lane and one thru/right turn lane will need to be constructed. Turn lane warrants were based upon the criteria set forth by Lee County's Turn Lane Policy AC-11-4. Lee County is in the process of widening Corkscrew Road from 2 lanes to 4 lanes. As part of the 4-lane widening, the left-ingress and right-ingress turn lanes will be constructed. Phase 1 traffic demand will not warrant a traffic signal. Therefore, vehicular egress from the site will use a STOP sign and pavement markings for traffic control.

The site's access will operate at acceptable levels of service for Phase 1 build-out traffic demands. However, it has been determined that the installation of a traffic signal may be necessary to accommodate the side-street demand as future phases of the project are developed.

There is a condition in the zoning approval (Condition 6) that the developer shall enter into an agreement with Lee County prior to the issuance of the first certificate of compliance, per the development order, regarding a proportionate share obligation for a future traffic signal at the project entrance.

A new 10-foot-wide sidewalk is proposed to be constructed along Corkscrew Road and 5-foot sidewalks on one side of the internal streets. The Proposed Site Plan showing the connectivity is provided in the applicant's presentation.

Stormwater

The surface water management system for the property consists of catch basins, pipes and swales to capture stormwater runoff and convey to the lake system for water quality treatment and attenuation prior to outfall into the preserve system via a series of three control structures.

The proposed surface water management system design and calculations have been reviewed by the Village staff, and a SFWMD ERP modification (Permit # 36-08730-P) has been approved. The lowest proposed elevation of the finished floor is 20.85 feet NAVD88.

There is a stormwater management zoning condition (Condition 8) which requires detailed modeling calculations at time of development order to convey flow appropriately. Staff has reviewed this and pipes have been upsized for this purpose.

Lighting

Site lighting is provided by LED luminaire full cut-off fixtures mounted at 20 feet on poles on the main entrance drive and 15-foot poles within the residential streets, all textured black color, which produce an average of 0.6 footcandles (fc) illumination in the interior roadways and 1.5 fc along the main entrance roadway. The project will have a maximum 0.5 fc measured at the property line onto the adjacent properties. All LED luminaires are limited to a maximum IES "BUG" rating of: B = 1, U = 0, G = 2, and a Correlated Color Temperature (CCT) of 3,000 K per an agreement with the developer since the project is to be reviewed under the Lee County code. Details of the light poles and fixtures are provided with the applicant's documents.

There is a specific zoning condition (Condition 17) pertaining to lighting to ensure that wildlife preserve areas are not negatively affected. Residences will be put on notice through deed restrictions.

Landscaping and Environmental

Landscaping

Buffers and landscaping are as follows as depicted in the zoning Ordinance:

Corkscrew Road	25-foot wide Type D landscape buffer
East	50-foot wide drainage and landscape buffer easement as shown on Master Concept Plan
West	Enhanced buffer per agreement with Wildcat Run per zoning approval
South	Preserve area as shown on the Master Concept Plan; no buffer required

The development order plans are consistent with this condition.

Environmental Issues

There is a large amount of wetlands on the site. Wetlands were reviewed as part of the zoning process. Through this process, the applicant is proposing to preserve through a conservation easement more than 200 acres of wetlands (and some uplands) located in the southern portion of the site. There is a zoning condition (Condition 18) that addresses this requirement. Additionally, the applicant will be providing a payment to the Village for mitigation for wetland impacts through a Settlement Agreement related to a Comprehensive Plan Challenge filed by the previous property owner. This payment will be used by the Village for purchase of land for open space, recreation or environmentally sensitive land.

Exhibits

Ordinance 2019-25

VILLAGE OF ESTERO, FLORIDA
ZONING
ORDINANCE NO. 2019 - 25

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING WITH CONDITIONS A ZONING AMENDMENT WITH DEVIATIONS TO PERMIT A PROPOSED 590-UNIT RESIDENTIAL PROJECT KNOWN AS CORKSCREW CROSSING FOR PROPERTY LOCATED AT 12840 AND 12970 CORKSCREW ROAD IN THE VILLAGE OF ESTERO, FLORIDA, AND COMPRISING APPROXIMATELY 395.6 ACRES IN THE RESIDENTIAL PLANNED DEVELOPMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, applicant, J. Dean Templeton, Trustee, and Argo Crossing, LP has applied for a zoning amendment and deviations on the property ("Property") which comprises 395.6 acres, located on Corkscrew Road between Wildcat Run and the Preserve at Estero for a proposed residential project known as **Corkscrew Crossing**; and

WHEREAS, the Project was formerly known as Monte Cristo; and

WHEREAS, in 2007 the Property was rezoned by Lee County from Agricultural to Residential Planned Development by Resolution Z-07-047 for 724 residential units, including a maximum of 130 single-family units and 594 multiple-family units; and

WHEREAS, the applicant seeks an amendment to the Zoning to reduce the total number of units from 724 to 590, change the product mix to primarily single-family units (including single-family attached and zero lot line) with up to 70 townhome multi-family units, adopt a new Master Concept Plan modifying the development footprint and preserve area, and reduce and modify the number and type of prior deviations; and

WHEREAS, the zoning amendment is contingent upon the adoption and effectiveness of a Comprehensive Plan Amendment related to wetlands (CPA2019-02) which is being processed concurrently with this application; and

WHEREAS, the zoning amendment is also contingent upon the adopted new Village of Estero Comprehensive Plan (Village Plan), which is not yet effective, becoming effective; and

WHEREAS, the Property STRAP numbers are 30-46-26-E3-U2598.2485, 19-46-26-E3-U2613.2570 and 31-46-26-E3-U2585.2313; and

WHEREAS, public information meetings were held for this application at the Planning and Zoning Board on June 30, 2015 and February 20, 2018; and

WHEREAS, the Planning and Zoning Board considered the application at its meeting on June 18, 2019 and recommended approval with conditions of the request; and

WHEREAS, a duly noticed first reading was held before the Village Council on July 24, 2019; and

WHEREAS, a duly noticed second reading and public hearing was held before the Village Council on October 2, 2019 at which time the Village Council gave consideration to the evidence presented by the applicant and the Village staff, the record of the proceedings before and recommendations of the Planning and Zoning Board, and the comments of the public.

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

Section 1. Zoning Amendment, Conditions and Deviations.

The Village Council approves the zoning amendment with the approved deviations and conditions all of which are contained in Exhibit A, which is made a part hereof.

Section 2. Property Development Regulations.

The property development regulations are contained in Exhibit B, which is made a part hereof.

Section 3. Schedule of Uses.

The schedule of uses is contained in Exhibit C, which is made a part hereof.

Section 4. Findings and Conclusions.

The Council finds and concludes as follows:

1. The zoning amendment is consistent with the Village Comprehensive Plan adopted on June 13, 2018, as amended by Ordinance 2019-02, amending Future Land Use

Element Policy 1.2.3, being adopted and becoming effective. The applicant has provided sufficient justification for the zoning amendment by demonstrating compliance with the Village of Estero Comprehensive Plan adopted June 13, 2018 as amended by Comprehensive Plan Amendment CPA 2019-02.

2. Approval of the request will not place an undue burden upon existing transportation facilities because the 4-laning of Corkscrew Road has been added into the Lee County Capital Improvement Program with construction estimated to begin around the end of 2020, which will be adequate to carry traffic generated by the development.

3. The zoning amendment is consistent with the densities and uses in the Village Plan as amended.

4. Most urban services will be available and adequate to serve the proposed use with the exception of bus service.

5. The Village Council finds that, on balance, the development has sufficiently addressed adverse wetland impacts on the property as described in Future Land Use Policy 1.2.3, with the required onsite preservation and restoration, offsite mitigation, and payment of $750,000 to the Village for environmental purposes within the Village.

6. The proposed use, with the recommended conditions, is compatible with existing and planned uses in the area.

7. There are sufficient conditions to provide sufficient safeguards that are reasonably related to impacts created by or expected from the proposed development.

8. The deviations preserve and promote the general intent of the Land Development Code to protect the public health, safety and welfare.

Section 5. Exhibits.

The following exhibits are attached to this Ordinance and incorporated by reference:

Exhibit A	Zoning Conditions and Deviations, with Attachment A
Exhibit B	Property Development Regulations
Exhibit C	Schedule of Uses
Exhibit D	Master Concept Plan, titled "Corkscrew Crossing RPD", dated April 2019, Revision 6, stamped "Received April 26, 2019"

Exhibit E Pattern Book titled "Corkscrew Crossing RPD" dated September 28, 2018

Exhibit F Legal Description

Section 6. Severability.

Should any section, paragraph, sentence, clause, phrase or other part of this Ordinance subsequent to its effective date be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion thereof, other than the part so declared to be invalid.

Section 7. Effective Date.

This Ordinance shall be effective when the Village new Comprehensive Plan (CPA2018-01) becomes effective and when Comprehensive Plan Amendment CPA2019-02, Ordinance 2019-24 becomes effective.

PASSED on first reading this 24th day of July, 2019.

PASSED and adopted **BY THE VILLAGE COUNCIL** of the Village of Estero, Florida this 25th day of September, 2019.

Attest:

By: Kathy Hall
Kathy Hall, MMC, Village Clerk

VILLAGE OF ESTERO, FLORIDA

By: Bill Ribble
Bill Ribble, Mayor

Reviewed for legal sufficiency:

By: Nancy Stroud
Nancy Stroud, Esq., Village Land Use Attorney

	Vote:	AYE	NAY
Mayor Ribble		✓	
Vice Mayor Errington		✓	
Councilmember Batos		✓	
Councilmember Boesch		✓	
Councilmember Levitan		✓	
Councilmember McLain		✓	
Councilmember Wilson		✓	

Exhibit A

CORKSCREW CROSSING

Zoning Conditions

1. **MASTER CONCEPT PLAN**

The development of this project must be consistent with the Master Concept Plan entitled Corkscrew Crossing RPD dated April 2019, Revision 6, stamped "Received April 26, 2019" except as modified by the conditions below.

The development must comply with all requirements of the Village of Estero's Transitional Land Development Code ("Land Development Code" or "LDC"), except as may be granted by deviation as part of this planned development.

This ordinance replaces Resolution Z-07-047 which is null and void.

2. **NUMBER OF UNITS, MAXIMUM BUILDING HEIGHT AND USES**

Maximum Number of Dwelling Units:

Single-family, Two-family & Townhouse: 590 total
Townhouse maximum – 70 of the 590 total

Maximum building height:

35 feet/2 stories for residential
45 feet/3 stories for clubhouse

Property development regulations are on attached sheets and made a part hereof.

3. **TIMING**

A. The property owner/applicant shall apply for a Development Order for the first phase and the Vegetation Removal permit within 9 months after the Effective Date of the Rezoning Approval.

B. Development Order applications and all amendments thereto, will comply with the Village of Estero Transitional Land Development Code in effect as of the date of this Rezoning. The applicant/owner shall apply for and diligently pursue all of the subsequent project Development Orders and plats for the project within six years after the issuance of the first Development Order.

C. If after six years from the issuance of this Rezoning, the property owner/applicant has not applied for all of the Development Orders/plats and/or has failed to diligently

pursue the same, all subsequent Development Order applications will be subject to the Land Development Code in effect at the time of submittal of the Development Order application, except for those matters that are specifically approved herein.

4. **NO BLASTING**

Development blasting has not been requested as part of this planned development. No development blasting is permitted as part of this project.

5. **WATER AND SEWER**

Development of this project must connect to both public water and public sewer. At time of local Development Order approval as that term is defined in the Transitional Land Development Code ("Development Order"), the developer must also demonstrate there is adequate water and sewer capacity to handle the proposed level of development.

6. **TRAFFIC**

A. The developer shall enter into an agreement with Lee County prior to the issuance of the first Certificate of Compliance for the Development Order regarding a proportionate share payment obligation for a future traffic signal on Corkscrew Road at the project entrance.

B. Developer or successors and assigns will be responsible for impact fees pursuant to the Land Development Code in effect at the time of building permit issuance.

C. As part of the first Development Order for the project, the applicant must submit a plan for management of construction traffic, indicating relevant information such as staging of construction vehicles, potential turn lanes, hours of operation, etc., designed so that traffic delays and safety issues will not occur on Corkscrew Road from construction vehicles and activities.

7. **CONCURRENCY**

Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in the Land Development Code, the Comprehensive Plan ("Comprehensive Plan" or "Plan") and Section 163.3180, Florida Statutes.

8. **STORMWATER MANAGEMENT**

A. The applicant will provide detailed drainage calculations that demonstrate that the stormwater management system for the project will convey permitted flows from Corkscrew Road and WildBlue development north of Corkscrew Road and flows from a portion of Corkscrew Road as required as part of the project's first Development Order Application. The calculations will demonstrate that the proposed project will not increase water levels to adjacent properties for 5-year 1-day, 25-year 3-day, and 100-year 3-day storm events. Modeling information to be submitted at the time of the first

development order is expected to include the information submitted to SFWMD updated for 5-year and 25-year storm events with updated flows (as described below) and updated cross sections to provide more detail.

Following are the boundary conditions that shall be used:

	5-yr 1-day	25-yr 3-day	100-yr 3-day
Upstream (Corkscrew Rd)	18.2	18.5	18.6
Downstream (South property line)	16.0	16.25	16.4

Elevations are in ft NAVD

Modeled flows at Corkscrew Road, except as modified by the final design of culverts under Corkscrew Road, shall not exceed:

	5-year 1-day	25-year 3-day	100-year 3-day
Existing Flow	105 cfs	153 cfs	183 cfs
Proposed Flow	110 cfs	170 cfs	198 cfs

B. As part of the Village of Estero's flow diversion investigation, the applicant will work with the Village of Estero, Lee County and the SFWMD at the time of the first development order application to determine whether additional stormwater flows can be accommodated through the property as designed and permitted. If the Village can demonstrate that additional flows are available, can be accommodated, and permitted, then the applicant will allow the use of the property for the benefit of other off-site lands provided it can be accomplished at no cost to the applicant and will not delay development of the Property.

C. The allowable discharge rate for the project is limited to that permitted by SFWMD, 0.066 cfs/ac.

9. **BASE FLOOD ELEVATION**

The minimum finished habitable first floor elevations shall be set a minimum of 1.0 ft. above the Environmental Resource Permit 100 year flood elevation.

10. **PATTERN BOOK**

Development must comply with the Corkscrew Crossing RPD Pattern Book dated September 28, 2018.

11. **AGRICULTURAL USES**

There are no agricultural uses on site, nor are there agricultural exemptions. No agricultural uses are permitted on this site.

12. **CONSUMPTION ON PREMISES**

A. Consumption on premises (indoor) is permitted only in conjunction with the amenity center.

B. Outdoor consumption on premises is not approved. If outdoor consumption on premises is later requested, a public hearing is required at the Planning and Zoning Board. The applicant must provide adequate detail of the outdoor seating area consistent with the requirements of the Land Development Code.

13. **ACCESSORY USES**

Accessory uses must be located on the same parcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the parcel.

14. **BUFFERS AND LANDSCAPING**

Buffers and landscaping are as follows:

Corkscrew Road –	25 foot wide Type D landscape buffer
East –	50 foot wide drainage and landscape buffer easement as shown on Master Concept Plan (also see Deviation 6)
West –	Consistent with Corkscrew Crossing and Wildcat Run Buffer Landscape Plan Stamped Received April 26, 2019 and Deviation 5. The proposed western buffer exceeds the minimum buffer required by the Land Development Code where single-family and two-family attached development is adjacent to single-family development. Should the Corkscrew Crossing developer construct multiple-family dwelling units within the area identified on the Master Concept Plan as permitting townhouse dwelling units, the landscape buffer adjacent to the townhouse dwelling units shall be supplemented as necessary to achieve the required minimum Land Development Code required Type B Buffer.
South –	Preserve as shown on the Master Concept Plan

All required buffers must utilize 100 percent native vegetation.

15. **WETLAND PERMITS**

No construction may proceed until permits are obtained from the U.S. Army Corps of Engineers and the South Florida Water Management District. All development on site must comply with applicable U.S. Army Corps of Engineers and South Florida Water Management District permits.

16. **LAKE DEPTH**

Lake depth as measured from control elevation is limited to 20 feet maximum.

17. **LIGHTING**

A. Lighting from the development portions of the Project will not directly illuminate the preserve habitats to ensure against disturbance.

B. Residences will be put on notice through deed restrictions that no light spillage is permitted into preserve areas. Deed restrictions will be provided as part of the applicable development order submittal.

18. **ENVIRONMENTAL**

A. Open Space

Prior to local Development Order approval, the Development Order plans must delineate a minimum of 10 percent open space within each development tract seeking a Development Order, and a preserve containing a minimum of 218± acres.

The minimum 218-acre preserve area must be placed under a conservation easement dedicated to appropriate agencies, including an easement in favor of the Village of Estero, which is identical to the third party beneficiary rights of the U.S. Army Corps of Engineers for the conservation easement granted by Argo to the South Florida Water Management District, to ensure the protection of the native habitat. A draft conservation easement must be submitted for review and approval by the Village of Estero attorney prior to issuance of a Development Order. A copy of the recorded conservation easement must be submitted to Village of Estero Development Review prior to the issuance of a Certificate of Compliance for any phase of the project.

The applicant will coordinate with staff at the time of development order/vegetation permit regarding areas in the south portion of the preserve (south of the lots shown on the Master Concept Plan) with between 50-75% invasive exotic plant cover, to determine when hand removal will be appropriate in lieu of mechanical clearing. Hand removal will be required around cypress heads, as determined through staff and applicant's site visit.

All efforts will be made to protect native trees when conducting selective mechanical removal activities; and

All invasive exotic vegetation debris must be removed from the preserve.

Prior to local Development Order approval, an indigenous preserve management plan must be submitted for the 218± acre preserve area.

B. Protected Species Management and Human-Wildlife Coexistence Plan

Prior to local Development Order approval, a copy of the Protected Species Management and Human-Wildlife Coexistence Plan dated April 2017 must be submitted that includes protected species management plans for American alligator, wood stork, wading birds, twisted air plants, Florida panther, and Florida black bear as applicable.

C. Human-Wildlife Coexistence

Prior to local Development Order approval, the Development Order plans must include details for the proposed 50-foot wide drainage easement along the eastern property boundary to buffer the proposed development from the on- and off-site preserves. The drainage easement will be planted with native vegetation and includes the installation of a six foot chain link fence on the west side of the easement to reduce human/wildlife conflict in accordance with the South Florida Water Management District permit.

A copy of the project's Protected Species Management and Human-Wildlife Coexistence Plan shall be included in the community HOA documents or provided to future residents. The Plan shall be submitted as part of local Development Order approval.

D. Drainage Easement

The conveyance ditch within the 50-foot wide drainage easement along the east property line and north of the preserve must be a grassed ditch or planted with native wetland vegetation, not a hardened structure such as concrete, gravel or rip-rap. Prior to local Development Order approval, the Development Order plans must include the details of the conveyance ditch to ensure hardened structures are not utilized for the main channel of the ditch or side slopes except at outfall and infill locations or for water level control structures when needed.

E. Protected Species Survey

A current Protected Species Survey will be required as part of the Development Order submittal.

19. **ESTERO FIRE RESCUE**

An Auto Turn study must be submitted with the first Development Order, to ensure adequate access for fire apparatus. The Auto Turn study must be approved prior the issuance of the Development Order.

20. **MODEL HOME/UNITS AND REAL ESTATE SALES**

A. The number of model homes or units will be limited to no more than 9 within the development, at any point in time.

B. Model homes may be located within the amenity area as shown generally on the Master Concept Plan. Specific location for model homes or units must be shown on the Development Order plans.

C. Real estate sales will be limited to the sale of lots or units within the development only and must be terminated upon the sale of the last unit in the project or phase, or 12 months after the issuance of the last Certificate of Occupancy, whichever comes first.

D. Models cannot be of the same floor plan and each must be a separate and different design.

E. The model display center if applicable must be shown on the Development Order as part of the first vertical Development Order application.

F. Hours of operation for both models and real estate sales are limited to Monday through Sunday 8:00 a.m. to 7:00 p.m.

21. **DEVIATIONS**

1. Deviation (1) requests relief from the LDC § 10-329(d) (1) a.3. requirement of a 50-foot setback from water retention or detention excavations to a private property line under separate ownership, to allow a 25-foot setback where shown on the Master Concept Plan.

   This deviation is approved subject to demonstrating wayward vehicle protection at time of Development Order.

2. Deviation (2) seeks relief from the LDC § 10-291 (3) requirement that two or more means of ingress and egress for residential projects with an area of five or more acres, to allow one main entry/exit and a secondary emergency only access to Corkscrew Road.

   This deviation is approved with the condition that the Emergency access location is subject to approval by Estero Fire Department at time of Development Order.

3. Deviation (3) seeks relief from the LDC § 10-41(d)(6) requirement that roads, drives, or parking areas located less than 125 feet from existing residential subdivision, provide a solid wall or combination berm and solid wall not less than eight feet in height and constructed not less than 25 feet from the abutting property and landscaped (between the wall and the abutting property) with a minimum of five trees and 18 shrubs per 100 linear feet, to allow for a 15-foot-wide landscaping strip, no wall, a hedge (double staggered row installed at 36 inches high and maintained at 60 inches high), and five trees per 100 linear feet.

This deviation is approved based on the committed landscape buffer adjacent to Wildcat Run.

4. Deviation (4) seeks relief from LDC § 10-256, which requires new development and redevelopment to provide pedestrian facilities when the project is located on a roadway depicted as a trail (Lee Plan Map 22), or within 1/4 mile of an existing pedestrian facility, to permit the Corkscrew Crossing RPD to provide fee-in-lieu waiver for construction of the sidewalk per Section 10-256(c)(3)g.
   This deviation is approved subject to payment in lieu per Section 10-256(c)(3)g.

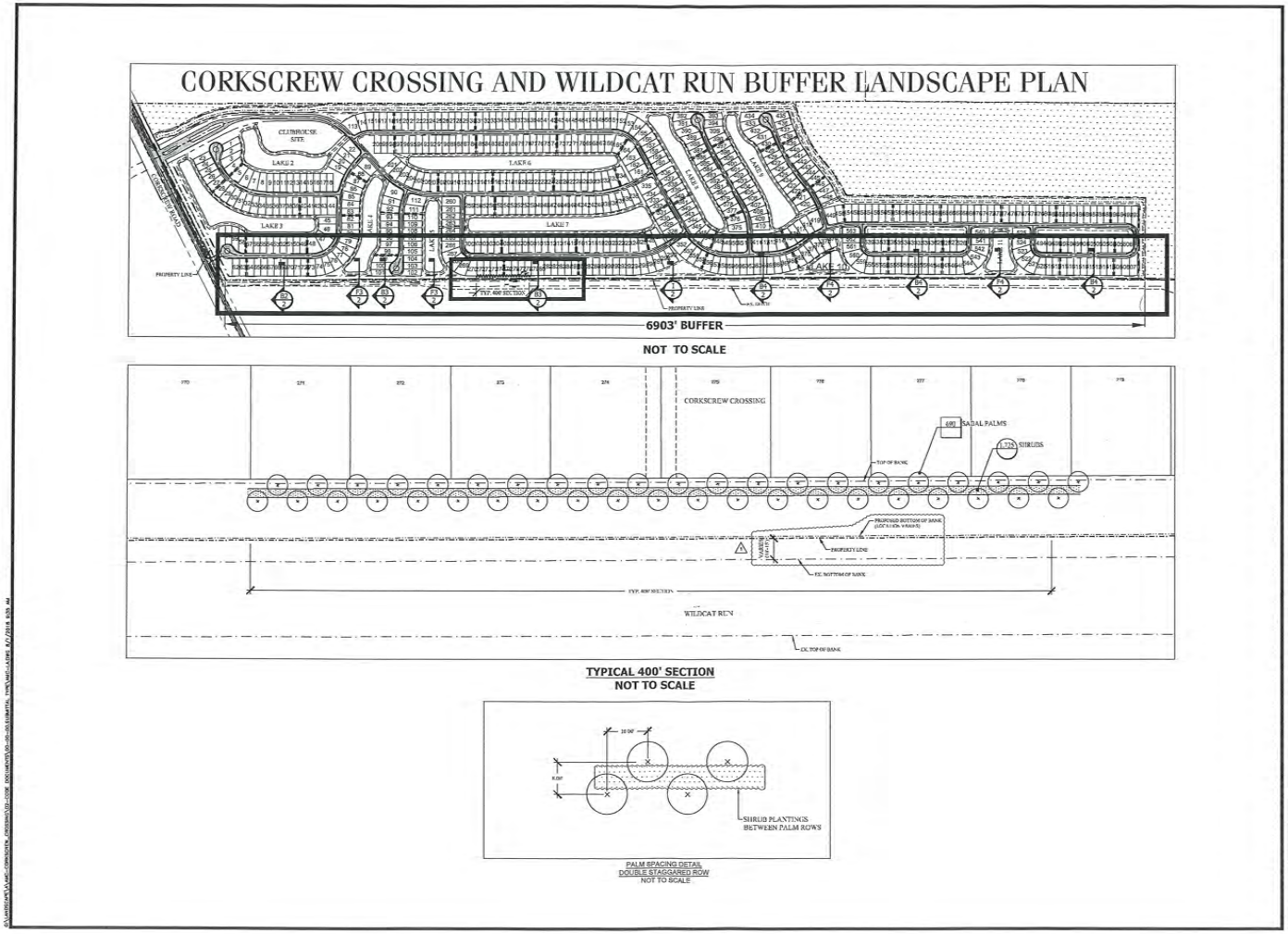
5. Deviation (5) seeks relief from LDC 33-351, which requires a 5' wide Type A perimeter buffer to be installed along the project's western boundary that includes 4 canopy trees per 100 linear feet, to permit the installation of a minimum 10' wide buffer enhanced Type A buffer consistent with the Corkscrew Crossing and Wildcat Run Buffer Landscape Plan, which is referenced as Attachment A to this zoning ordinance.
   This deviation is approved.

6. Deviation (6) seeks relief from LDC § 33-351, which requires a 50' Type F buffer where a preserve is located adjacent to an off-site single-family residential dwelling, to provide no buffer where the Corkscrew Crossing preserve area abuts homes within the Bella Terra community.
   This deviation is approved.

7. Deviation (7) seeks relief from LDC § 10-415(b)(2)a., which requires for projects greater than ten acres that healthy sabal palms with a minimum eight-foot clear trunk and maximum of 25-foot clear trunk must be salvaged if conditions and sequence allows to permit the developer to not salvage sabal palms within the development area.
   This deviation is approved.

8. Deviation (8) seeks relief from LDC § 10-415(b)(1)b.5., which requires that projects greater than five acres in size that abut an arterial or collector road and have existing native trees within 50-feet of the right-of-way must be designed to provide a 50-foot right-of-way buffer for tree preservation to provide no requirement for preservation of native trees within 50 feet of the right-of-way
   This deviation is approved.

Attachment A



GradyMinor
Civil Engineers
Landscape Architects
Land Surveyors
planners
David Kent Carlyle ASLA
License No. 1517

SCALE: AS NOTED

CORKSCREW CROSSING
LANSCAPE PLANTING PLAN
LEE COUNTY

DESCRIPTION
PER HOA COMMENTS 09/13/18

SHEET 1 OF 2

DATE: JUNE 2015

PLANTING QUANTITIES

SABAL PALMS - 6,903 L.F. / 10 = 690 PALMS

Canopy: Sabal palmetto staggered heights 10' OA to 16' OA planted in double staggered rows 10'x8' OC. and planted in a fashion that when the heads mature they will form a solid opaque buffer.

Hedge: A solid screen hedge maintained in perpetuity to an elevation 8' above surrounding grade from the following plants is to be provided; however, each species is to be planted as a monoculture of 200 LF minimum:

SHRUBS - 6,903 L.F. / 4 = 1,725 SHRUBS / 4 types = 431 of each shrub species. Maintained to 8' height with each species to be planted as a monoculture of 200 LF min.

PLANT SCHEDULE

SYM	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATION	NATIVE
TREES					
⊗	690	Sabal Palm	Sabal Palmetto	8', 12', 16', 20' ct. staggered adjacent hts.	Y
SHRUBS					
	431	Florida privet	Forestiera segragata	double staggered rows, 3G plants 36" OC	Y
	431	Silver Saw Palmetto	Serenoa repens 'Sericeus	double staggered rows, 10G plants 60" OC	Y
	431	Arbicola	Schefflera arborcola	Green only, double staggered rows, 3G/7G plants 48" OC	N
	431	Cocoplum	Chrysobalanus icaco	double staggered rows, 3G/7G plants 48" OC	Y

CORKSCREW CROSSING PLANTING NOTES ⚠1

1. Specified buffer plantings are to be maintained 'full to the ground' with no pruning that shows branches.
2. Plantings and plant species given herein notwithstanding it is the responsibility of Corkscrew Crossing and any and all eventual assigns to maintain the described 100% opaque buffer from an elevation starting at the finished grade at the property line to an elevation 24' above the finished grade;
3. Specified buffer plantings are to be provided in advance of and as a condition to any certificate of occupancy or similar regulatory occupancy or proof of completion for any building, including homes, model centers, sales facilitates and guard houses;
4. Permanent irrigation is to be provided by Corkscrew Crossing with water sourced from Corkscrew Crossing, and to consist of 100% coverage of all required plant material;
5. All irrigation is to be provided by spray heads with a maximum radius of 10 feet with 100% overlap;
6. Temporary-style 'Blue Stripe' (or equivalent) is not to be used except as additional irrigation for larger palms and trees during a limited establishment period;
7. Temporary irrigation ('Blue stripe' or equivalent) is to be installed to provide water to all Sabal Palms, or Everglades Palms until they are established, minimum of one full season;
8. Plantings are to be maintained in a natural, 'unclipped' style;
9. All specified buffer plantings are to be maintained in perpetuity by Corkscrew Crossing;
10. Specified buffer plantings are to be maintained in an 'as new' condition in perpetuity, and that replacement trees, palms, shrubs, irrigation or related appurtenances shall from time to time require replacement to maintain the required function;
11. Any replacement material is to meet the specification of the original plantings.

BUFFERING AT CONDITION A: PLANTINGS WHERE HOMES ARE ON THE COMMON PROPERTY LINE

Canopy: Sabal Palmetto staggered heights (see specification this sheet for size and spacing) planted in a fashion that when the heads mature they will form a solid opaque buffer.
Hedge: A solid screen hedge maintained in perpetuity to an elevation 8' above surrounding grade from the following plants is to be provided: however, each species is to be planted as a monoculture of 200 LF minimum:

- Florida Privet (Forestiera segregata), double staggered rows, 3G plants 36" OC;
- Silver Saw Palmetto (Serenoa repens 'Sericeus'), double staggered rows, 10G plants 60" OC;
- Arbicola (Schefflera arborcola) Green only, double staggered rows, 3G/7G plants 48" OC;
- Cocoplum (Chrysobalanus icaco), double staggered rows, 3G/7G plants 48" OC

BUFFERING AT CONDITION B: PLANTINGS WHERE RETENTION OR OTHER OPEN SPACE IS ON THE COMMON PROPERTY LINE

A combination of Canopy and Hedge plantings as specified above may be continued in this area. As an alternative, any of the following combinations of plantings may be provided:

- Everglades Palm (Acoelorrhaphe wrightii), single row, 8' OC, B&B 6' OC;
- Oak Trees (Quercus virginiana) 16'H x 6'W with Silver Saw Palmetto (Serenoa repens 'Sericeus'), double staggered rows, 10G plants 60" OC.

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Civil Engineers
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planners
Boca Raton 561.997.1111
Fort Myers 239.690.5300
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NORTH
SCALE: AS NOTED

CORKSCREW CROSSING
LANDSCAPE PLANTING PLAN
LEE COUNTY

DESCRIPTION
FOR RZ COMMENTS 07/17/15

SHEET 1 OF 2
DATE: JUNE 2015

SPECIES TO BE REMOVED

Common Name:	Scientific Name:
Melaleuca, paper tree	Melaleuca quinquenervia
Brazilian pepper, Florida holly	Schinus terebinthifolius
Australian pines	All Casuarina species
Earleaf acacia	Acacia auriculiformis
Downy rosemyrtle	Rhodomyrtus tomentosus
Tropical soda apples	Solanum viarum
Winged yam	Dioscorea alata
Air potato	Dioscorea bulbifera
Lantana	Lantana camara
Seaside mahoe	Thespesia populnea
Scaevola Beach naupaka	Scaevola taccada
Guinea grass	Panciam maximum
Woman's tongue	Albizia lebbeck
Bishopwood	Bischofia javanica
Carrotwood	Cupianopsis anacardioides
Java plum	Syzygium cumini
Norfolk Island Pine*	Araucaria heterophylla
Rosary pea	Abrus precatorius
Lead tree	Leucaena leucocephala
Casuarwood	Urena Lobata

PROHIBITED SPECIES LIST

Common Name:	Scientific Name:
Rosewood	Dalbergia sissoo
Murray red gum	Eucalyptus camaldulensis
Benjamin fig	Ficus benjamina
Cuban laurel	Ficus microcarpa
Rose apple	Syzygium jambos
Cork tree	Thespesia populnea
Wedelia	Wedelia trilobata
Chinese tallow	Sapium sebiferum
Strawberry guava	Psidium cattleianum
Common guava	Psidium guajava
Glossy privet	Ligustrum lucidum
Chinese ligustrum	Ligustrum sinese
Golden rain tree	Koelreuteria elegans
Day Jessamine	Cestrum diurnum
Chinaberry	Melia azedarach
Surinam cherry	Eugenia uniflora

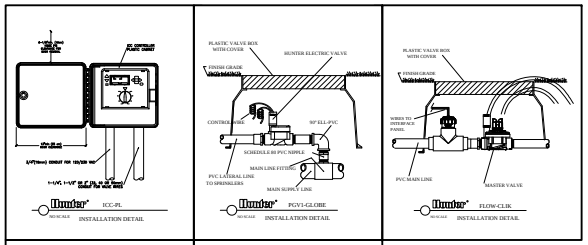
SEE ALSO, NOTE 11 IN THE LANDSCAPE INSTALLATION NOTES FOR ADDITIONAL EXOTIC PLANT RESOURCE(S).

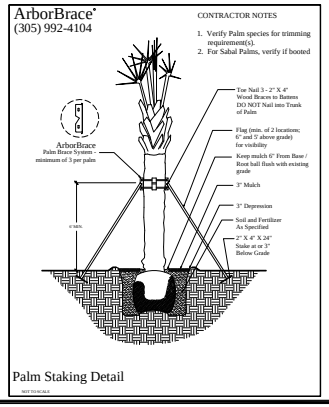
LANDSCAPE INSTALLATION NOTES:

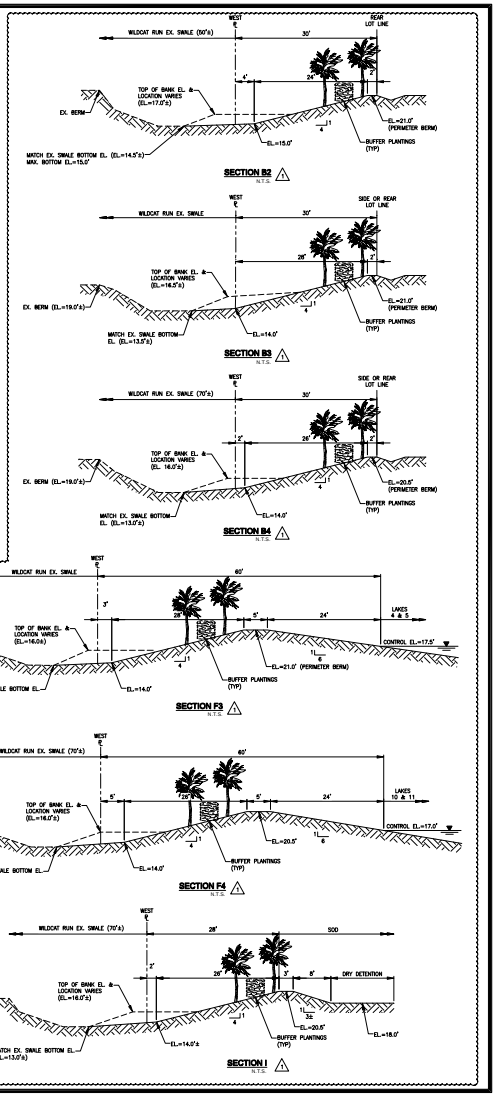
1. A SET OF CONSTRUCTION DOCUMENTS AND/OR APPROVED CODE-REQUIRED PLANS SHALL BE ON SITE AT ALL TIMES.
2. ALL UTILITIES, EASEMENTS, RIGHT-OF-WAY, OWNERSHIP, AND/OR OTHER SURVEY DATA SHALL BE VERIFIED BY THE GENERAL CONTRACTOR, SITEWORK CONTRACTOR, AND/OR LANDSCAPE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
3. COMPLIANCE / PERMIT ACQUISITION AND/OR DISPLAY IS REQUIRED FOR CODE-RELEVANT REQUIREMENTS (SUCH AS, BUT NOT LIMITED TO: REMOVALS, TRIMMING, REPLACEMENT, ETC.).
4. VERIFY PLANT QUANTITIES AND SPECIFICATIONS WITH THE LANDSCAPE ARCHITECT (ALSO REFERENCED AS "L.A." HEREAFTER). NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IF DISCREPANCIES ARE NOTED. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST QUANTITIES. THE L.A. RESERVES THE RIGHT FOR MATERIAL REJECTION IF THE INSTALLATION DOES NOT CORRESPOND TO THE PLANT LIST SPECIFICATION / REMARK.
5. PLANT MATERIAL IS TO BE FLORIDA GRADE #1 MINIMUM AND FLORIDA FANCY FOR PLANT MATERIAL SPECIFIED AS "SPECIMEN." TREES ARE TO BE CONSIDERED SINGLE TRUNK AND MEET THE MINIMUM STANDARD FOR CODE WITHIN THE APPLICABLE JURISDICATION.
6. SIZES/SPECIFICATIONS ARE CONSIDERED MINIMUM. INSTALLATION MATERIAL IS TO MEET OR EXCEED THESE REQUIREMENTS - VERIFY ANY DISCREPANCY PRIOR TO MATERIAL PURCHASE, DELIVERY, AND/OR INSTALLATION.
7. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF PLANT MATERIAL WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION - CONTACT THE L.A. FOR SPECIFIC GUIDELINES. IF A SITE CONFLICT / POTENTIAL IS NOTED, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO MATERIAL INSTALLATION. THE L.A. RESERVES THE RIGHT FOR MATERIAL RELOCATION IF THE INSTALLATION DOES NOT CORRESPOND TO THE PLANTING PLAN.
8. THE LANDSCAPE CONTRACTOR AND/OR IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGED SITE UTILITIES, INFRASTRUCTURE, ETC. REPAIR / REPLACEMENT SHALL BE A REQUIREMENT.
9. VERIFY SITE REMOVALS, RELOCATIONS, AND/OR PROTECTED ITEMS PRIOR TO BID PREPARATION. THIS MAY INCLUDE BUT NOT BE LIMITED TO: SOD, SOIL, PLANT MATERIAL, STUMPS, ETC. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO COMPLETE WORK AS OUTLINED WITH THE PLANTING PLAN(S), SPECIFICATIONS, AND NOTES.
10. QUANTITIES AND SPECIFICATION ARE SUBJECT TO ADJUSTMENT, RELOCATION, AND/OR REMOVAL DURING OR AFTER THE INSTALLATION AND SUBSEQUENT APPROVAL PROCESS BY THE L.A.
11. EXOTIC(S) OR NUISANCE PLANTS AS DEFINED BY THE LOCAL AGENCY(IES) SHALL SUPERCEDE STATE REQUIREMENTS; HOWEVER, THE FLORIDA EXOTIC PEST PLANT COUNCIL (FLEPPC) AND/OR UF-IFAS STANDARDS SHALL BE USED AS A DATABASE TO JUSTIFY REMOVALS IF NO LOCAL ORDINANCE/CODE REQUIREMENT EXISTS.
12. THE LANDSCAPE CONTRACTOR SHALL EXECUTE PRUNING VIA A CERTIFIED ARBORIST AND USING STANDARDS AS ESTABLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE. ALL PRUNING, UPON REQUEST, SHALL BE ADVISED BY THE L.A.
13. TREES AND PALMS OVER 8' IN HEIGHT SHALL BE STAKED. IN CASES WHERE GUYING IS IMPRACTICAL DUE TO SPATIAL CONSTRAINTS, REFERENCE THE ALTERNATE DETAIL PROVIDED ON THIS PAGE.
14. THE LANDSCAPE CONTRACTOR AND/OR IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR: 1) PLANT WARRANTIES AND REPLACEMENTS, AS SPECIFIED WITHIN THEIR RESPECTIVE AGREEMENT(S); 2) PLANT MATERIAL MAINTENANCE UNTIL "SUBSTANTIAL COMPLETION" 3) PLANT MATERIAL PROTECTION ADEQUACY 4) SCOPE OF WORK VERIFICATION AND EXECUTION 5) COORDINATION OF ALL SUBCONTRACTOR(S)
15. THE OWNER / GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR: 1) PROVIDING FINAL GRADE, SITE ACCESS, SECURITY OF THE SITE 2) CONTRACT REVIEW AND ACCEPTANCE OF TERMS 3) PLANT / IRRIGATION MAINTENANCE COORDINATION 4) PAYMENT MILESTONES

IRRIGATION NOTES:

1. THIS SYSTEM SHALL UTILIZE BUBBLERS ON THE REQUIRED TREES.
2. THE IRRIGATION SYSTEM IS TO BE CONTROLLED BY A RAIN AND/OR WIND SENSOR SWITCH CONNECTED TO THE SYSTEM CONTROLLER. THE LOCATION OF THE SYSTEM CONTROLLER IS TO BE VERIFIED AND COORDINATED AS NECESSARY TO PROVIDE ACCESS. THE SPECIFIED CONTROLLER IS BATTERY-POWERED AND CAPABLE OF MAINTAINING SETTINGS ON AN IRRIGATION CYCLE.
3. THE IRRIGATION METER IF REQUIRED SHALL BE SUPPLIED BY THE GENERAL CONTRACTOR.
4. SPRAY HEADS TO BE 18" O.C. FOR LENGTH OF BUFFER.
5. PIPE SIZING SHALL BE DETERMINED BY THE FRICTION LOSS METHOD AND WATER VELOCITY SHALL NOT EXCEED 5 CUBIC FEET PER SECOND.
6. CONSTANT PRESSURE PIPING SHALL BE SCH 40 PVC.
7. PER CODE: THIS SYSTEM SHALL BE AUTOMATED, PROVIDE A MOISTURE SENSING DEVICE, AND WILL AVOID THE APPLICATION (OR INDIRECT RUNOFF OF IRRIGATION WATER) OF WATER TO IMPERVIOUS AREAS AND EXISTING NATIVE VEGETATION.







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Bonita Springs 239.947.1144
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SCALE: AS NOTED

CORKSCREW CROSSING
LANDSCAPE AND IRRIGATION DETAILS
LEE COUNTY

DESCRIPTION
PER HOA COMMENTS 07/15/15

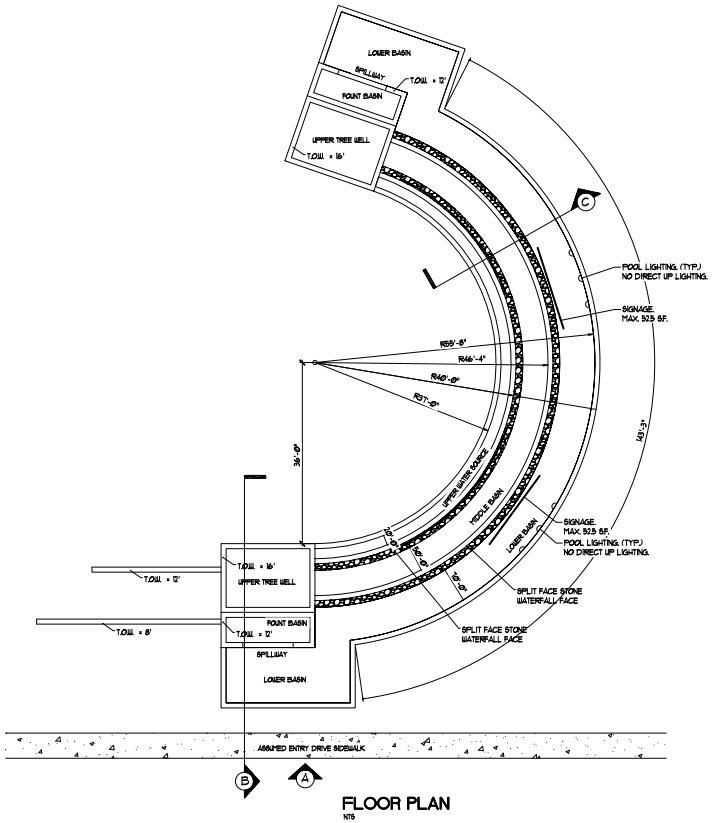
SHEET 2 OF 2

DATE: JUEN 2015

ENTRY FEATURE

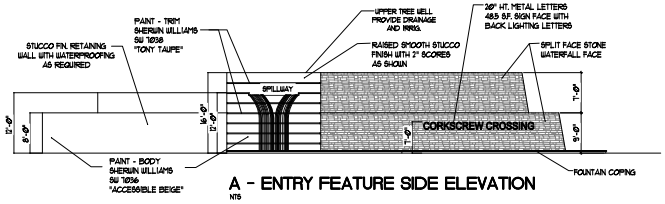
Corkscrew Crossing

PROPOSED ENTRY AND EAST ENTRY FEATURE FLOOR PLAN, ELEVATION AND SECTIONS



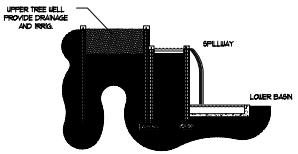
FLOOR PLAN

NTS



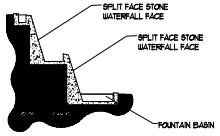
A - ENTRY FEATURE SIDE ELEVATION

NTS



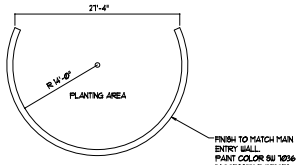
B - SECTION THRU WATERFALLS

NTS



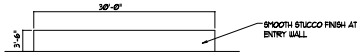
C - SECTION THRU WATEFALLS

NTS



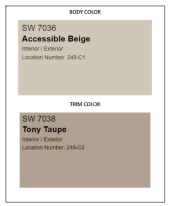
EAST ENTRY FEATURE PLAN

NTS



EAST ENTRY FEATURE ELEVATION

NTS



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STONE COLOR - VOLCANO GREY



STONE VENEER

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PH: (561) 496-1776 FAX: (561) 496-1758

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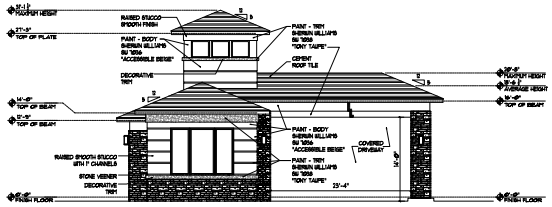
16450 SAWGRASS CORPORATE PARKWAY, SUITE 150
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PHONE: (954) 753-1750 FAX: (954) 753-4505

PHASE ONE - D.O. APPLICATION 02.19.2021 Sheet 3 of 4

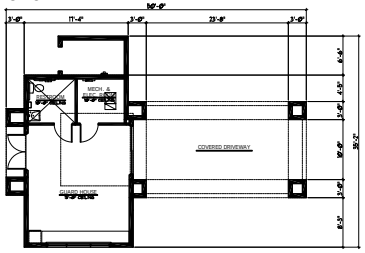
GUARDHOUSE

Corkscrew Crossing

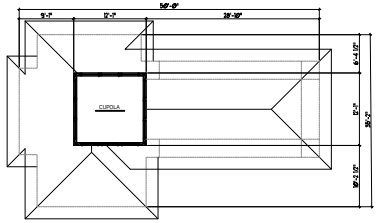
PROPOSED FLOOR PLAN AND ELEVATIONS



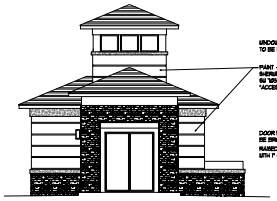
FRONT (PRIMARY) ELEVATION



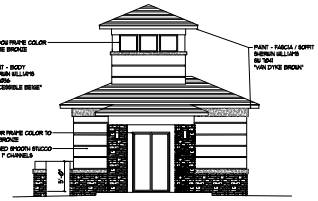
FIRST FLOOR PLAN



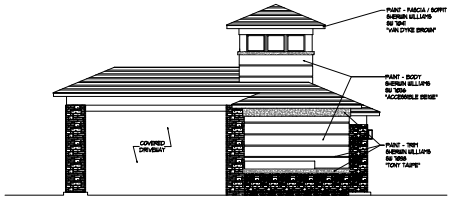
SECOND FLOOR PLAN AT CUPOLA



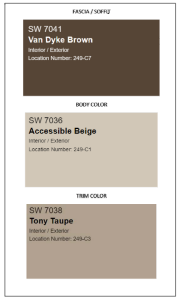
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



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4595 DARK CHARCOAL

ROOF TILE - EAGLE ROOFING

STONE COLOR - VOLCANO GREY



STONE VENEER

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16266 SAWGRASS CORPORATE PARKWAY, SUITE 150
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1150 FAX: (954) 753-4503

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STRUCTURAL DESIGN & INSPECTIONS, INC.
1578 CAMINO DEL RIOS
DELRAY BEACH, FLORIDA 33445
PH: (561) 496-1776 FAX: (561) 496-1756

PHASE ONE - D.O. APPLICATION 02.19.2021 Sheet 4 of 4

CORKSCREW CROSSING

Phase One Development Order
DOS2020-E008

Village of ESTERO

Planning, Zoning and Design Review Board

September 28, 2021

Lee County Homes Associates IV, LLLP

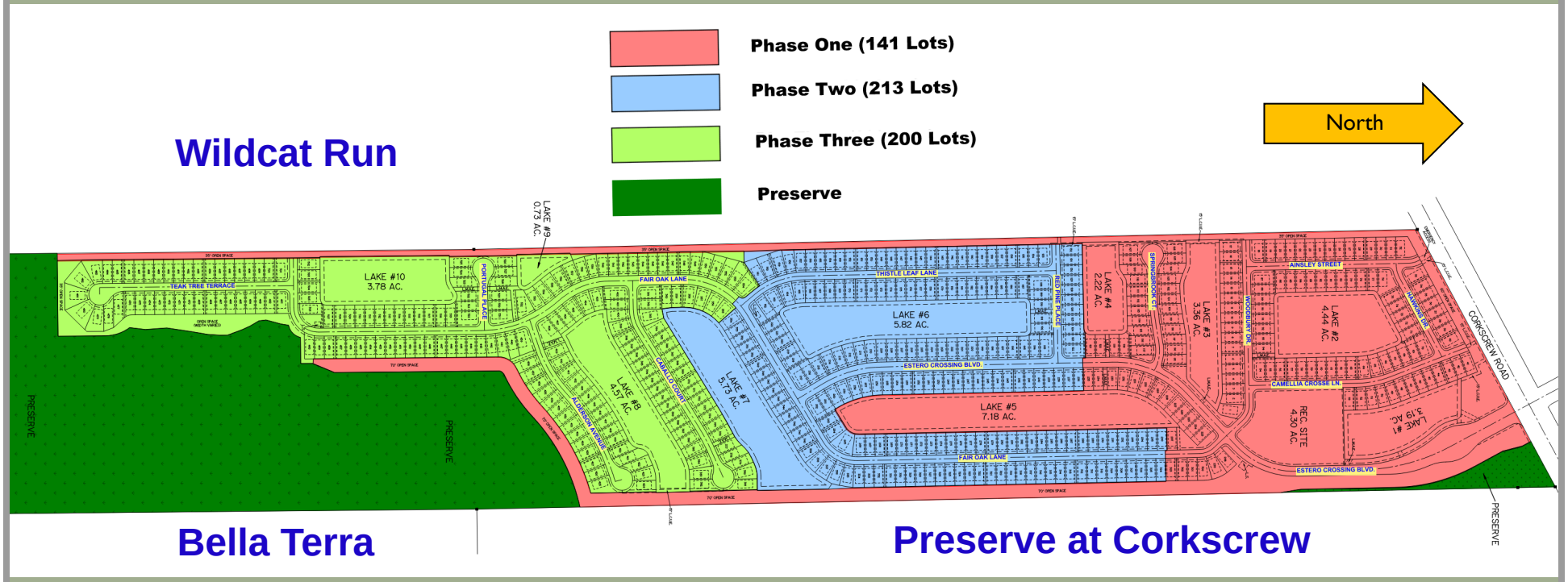
PROPOSED SITE PLAN



Village of Estero PZ&DR Board – Corkscrew Crossing


SITE PLAN COMPARISON
to Zoning
Proposed Site Plan (554 Single Family Homes)
PRESERVE
WILDCAT RUN
REC. SITE
BELLA TERRA
Zoning / Pattern Book Site Plan (590 DU w/ up to 70 Townhomes)
WILDCAT RUN
North
PRESERVE
LAKE
AMENITY
EMERGENCY ACCE
CORKSCREW ROAD
SIDEWALK CONNECTIVITY
Village of ESTERO
PZ&DR Board – Corkscrew Crossing

PROPOSED PHASING



Village of Estero PZ&DR Board – Corkscrew Crossing

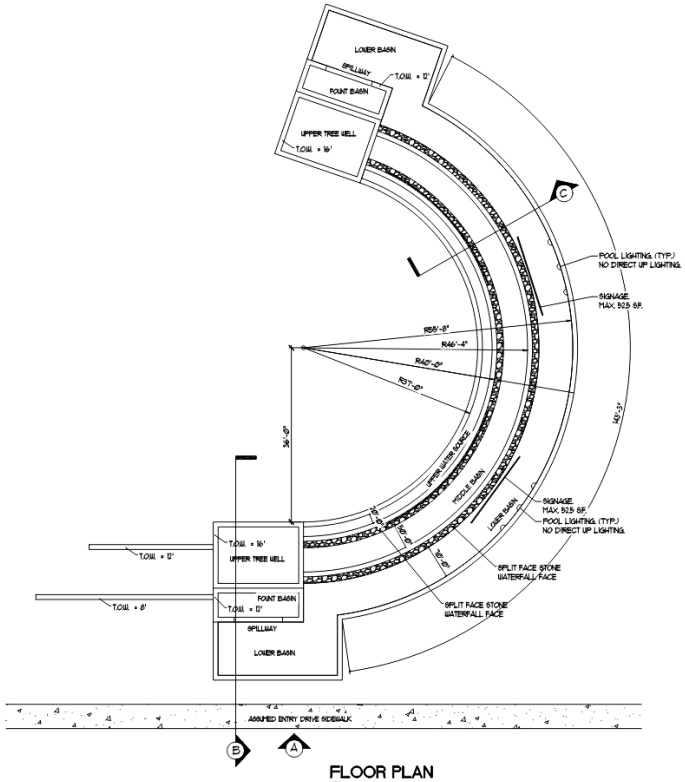


Village of ESTERO PZ&DR Board – Corkscrew Crossing

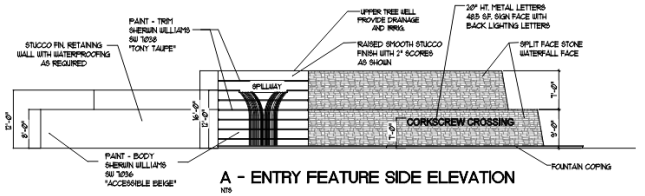
ENTRY FEATURE

Corkscrew Crossing

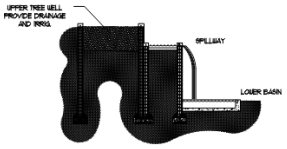
PROPOSED ENTRY AND EAST ENTRY FEATURE FLOOR PLAN, ELEVATION AND SECTIONS



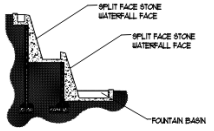
FLOOR PLAN
NTS



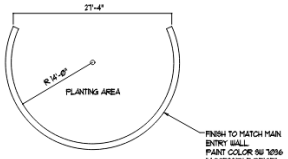
A - ENTRY FEATURE SIDE ELEVATION
NTS



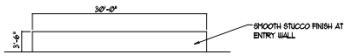
B - SECTION THRU WATERFALLS
NTS



C - SECTION THRU WATEFALLS
NTS



EAST ENTRY FEATURE PLAN
NTS

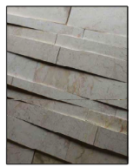


EAST ENTRY FEATURE ELEVATION
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STONE COLOR - VOLCANO GREY



STONE VENEER

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SUNRISE, FLORIDA 33323
PHONE: (954) 753-7350 FAX: (954) 753-4609

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10178 CAMINO DEL DIOS
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PH: (561) 496-7776 FAX: (561) 496-1158

PHASE ONE - D.O. APPLICATION 02.19.2021 Sheet 3 of 4

Village of ESTERO PZ&DR Board – Corkscrew Crossing

Sample of Conceptual vs. Constructed



Conceptual Design

Actual Drone Photo





PZ&DR Board – Corkscrew Crossing

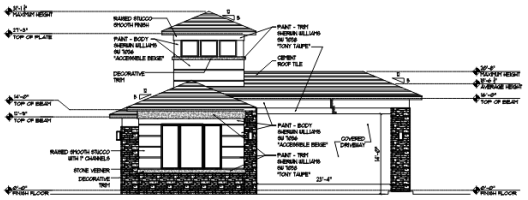


PZ&DR Board – Corkscrew Crossing

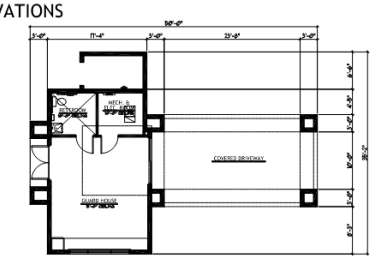
GUARDHOUSE

Corkscrew Crossing

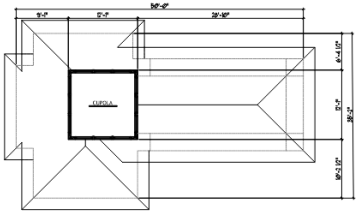
PROPOSED FLOOR PLAN AND ELEVATIONS



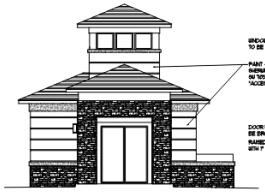
FRONT (PRIMARY) ELEVATION



FIRST FLOOR PLAN



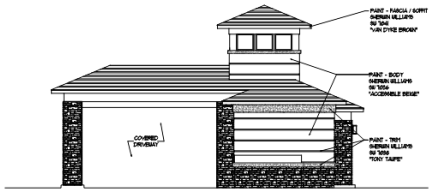
SECOND FLOOR PLAN AT CUPOLA



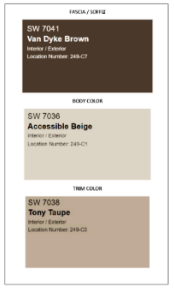
RIGHT SIDE ELEVATION



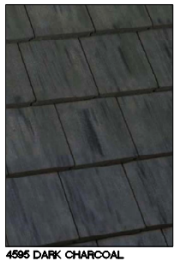
LEFT SIDE ELEVATION



REAR ELEVATION



PAINT - SHERWIN WILLIAMS



4595 DARK CHARCOAL

ROOF TILE - EAGLE ROOFING



STONE COLOR - VOLCANO GREY



STONE VENEER

FINISHES

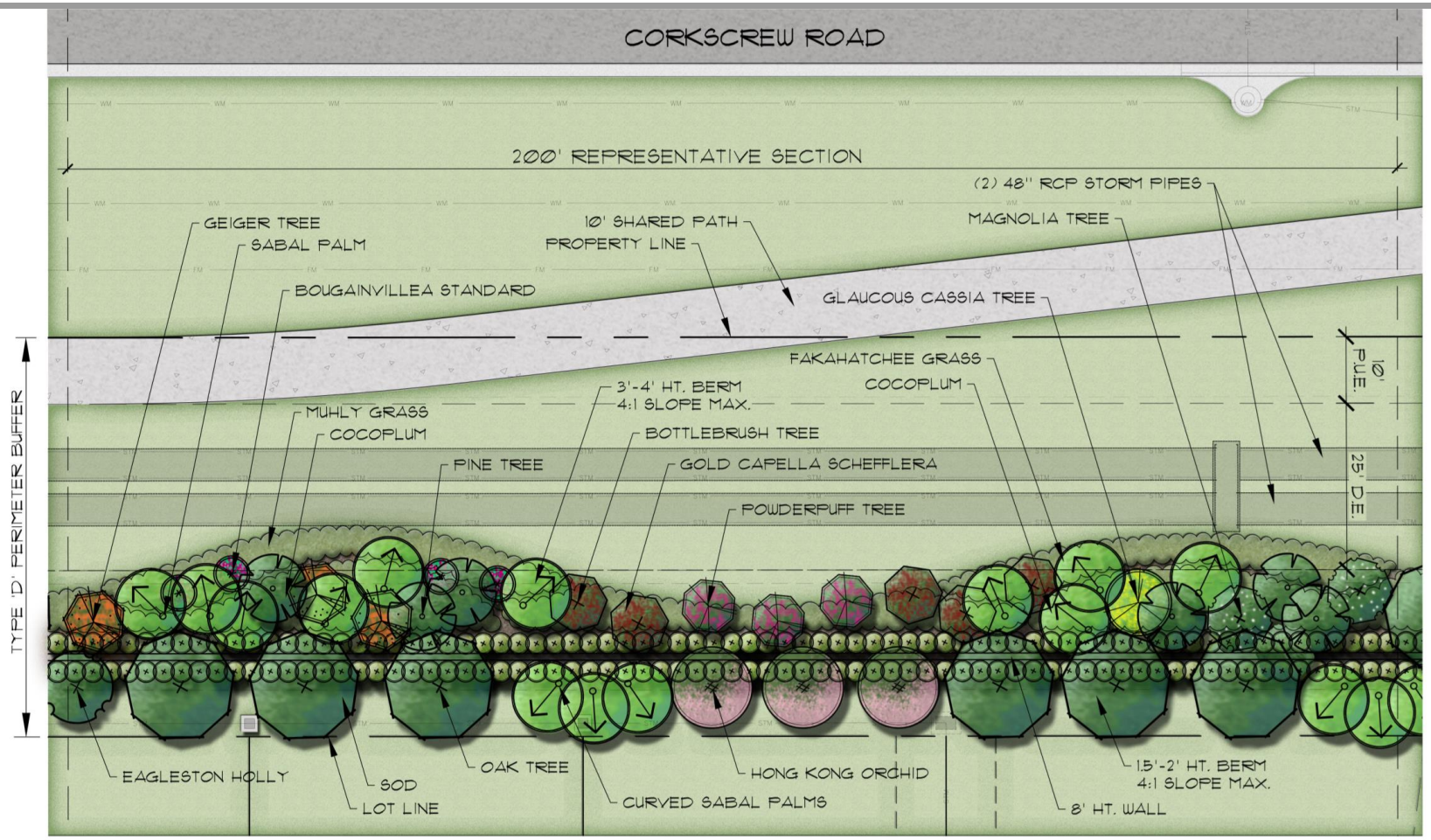
GLHOMES Design Group

10400 GALLIGRASS CORPORATE PARKWAY, SUITE 150
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1130 FAX: (954) 753-4509

S D I
STRUCTURAL DESIGN & INSPECTIONS, INC.
10178 CARIBO DEL DIOS
DELRAY BEACH, FLORIDA 33446
PH: (561) 496-7776 FAX: (561) 496-1166

PHASE ONE - D.O. APPLICATION 02.19.2021 Sheet 4 of 4

Village of Estero PZ&DR Board – Corkscrew Crossing



NORTH BUFFER PLAN GRAPHIC **(Typical 200' Section)**



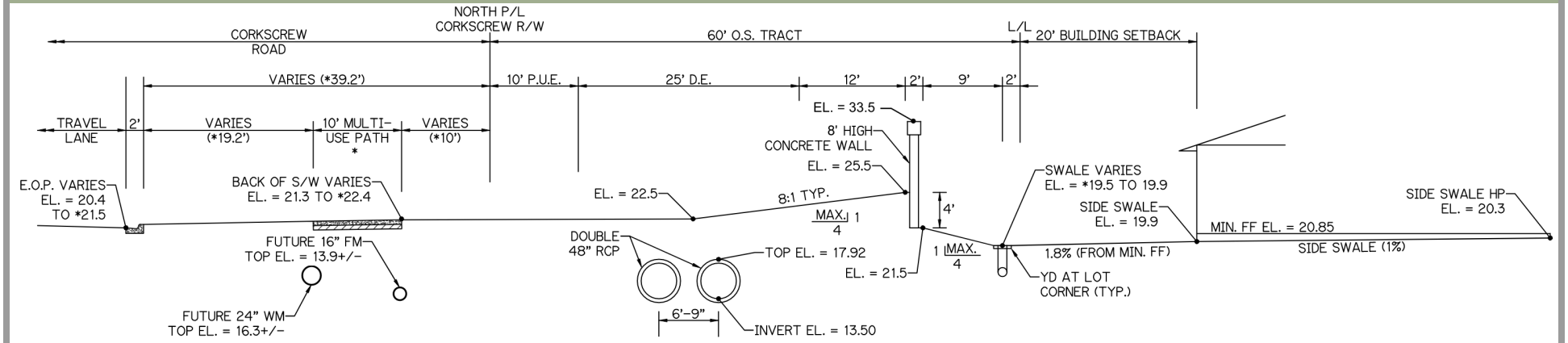
NORTH BUFFER ELEVATION GRAPHIC - CORKSCREW ROAD VIEW

View from Corkscrew Road

(Typical 200' Section)

PZ&DR Board – Corkscrew Crossing

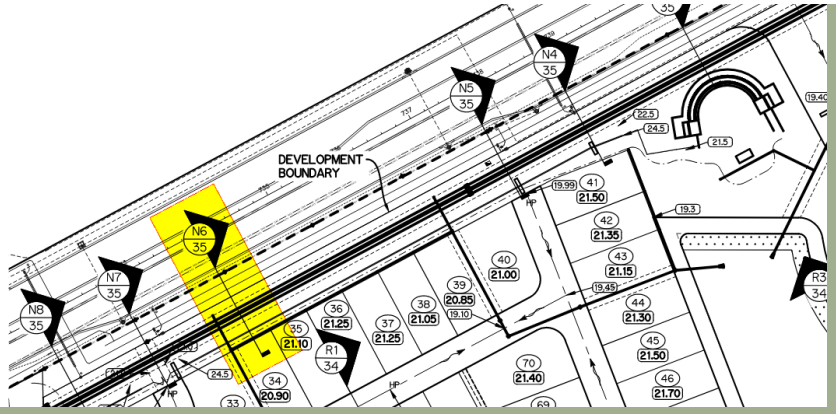
North Buffer Cross-Section



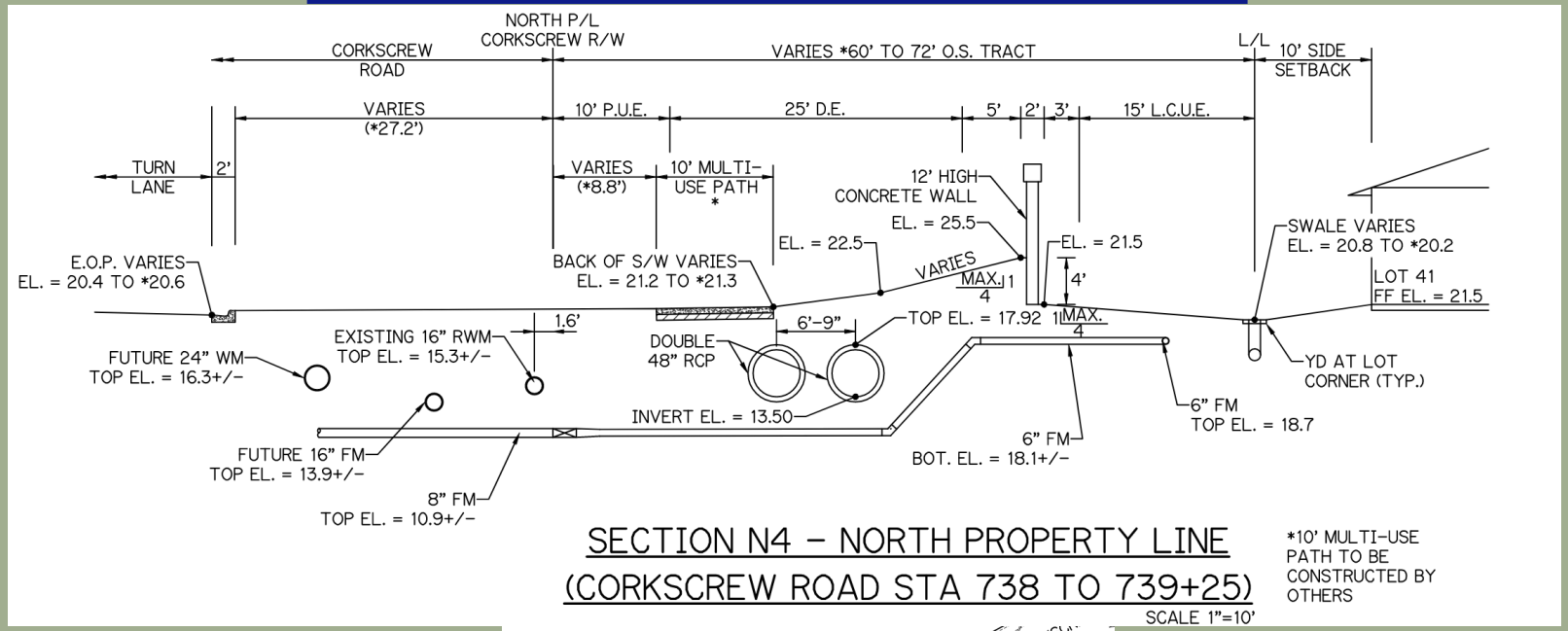
SECTION N6 – NORTH PROPERTY LINE
(CORKSCREW ROAD STA 733+20 TO 737+60)

SCALE 1" = 10'

*10' MULTI-USE PATH TO BE CONSTRUCTED BY OTHERS



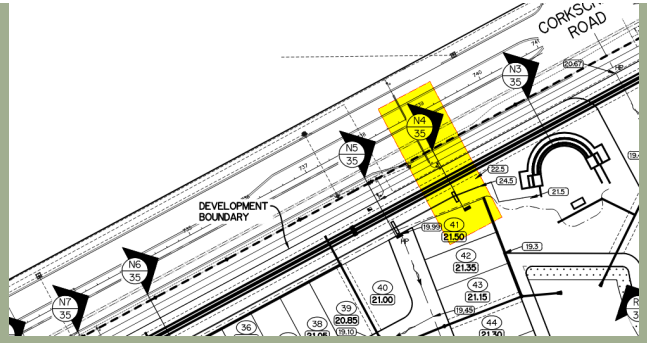
North Buffer Cross-Section

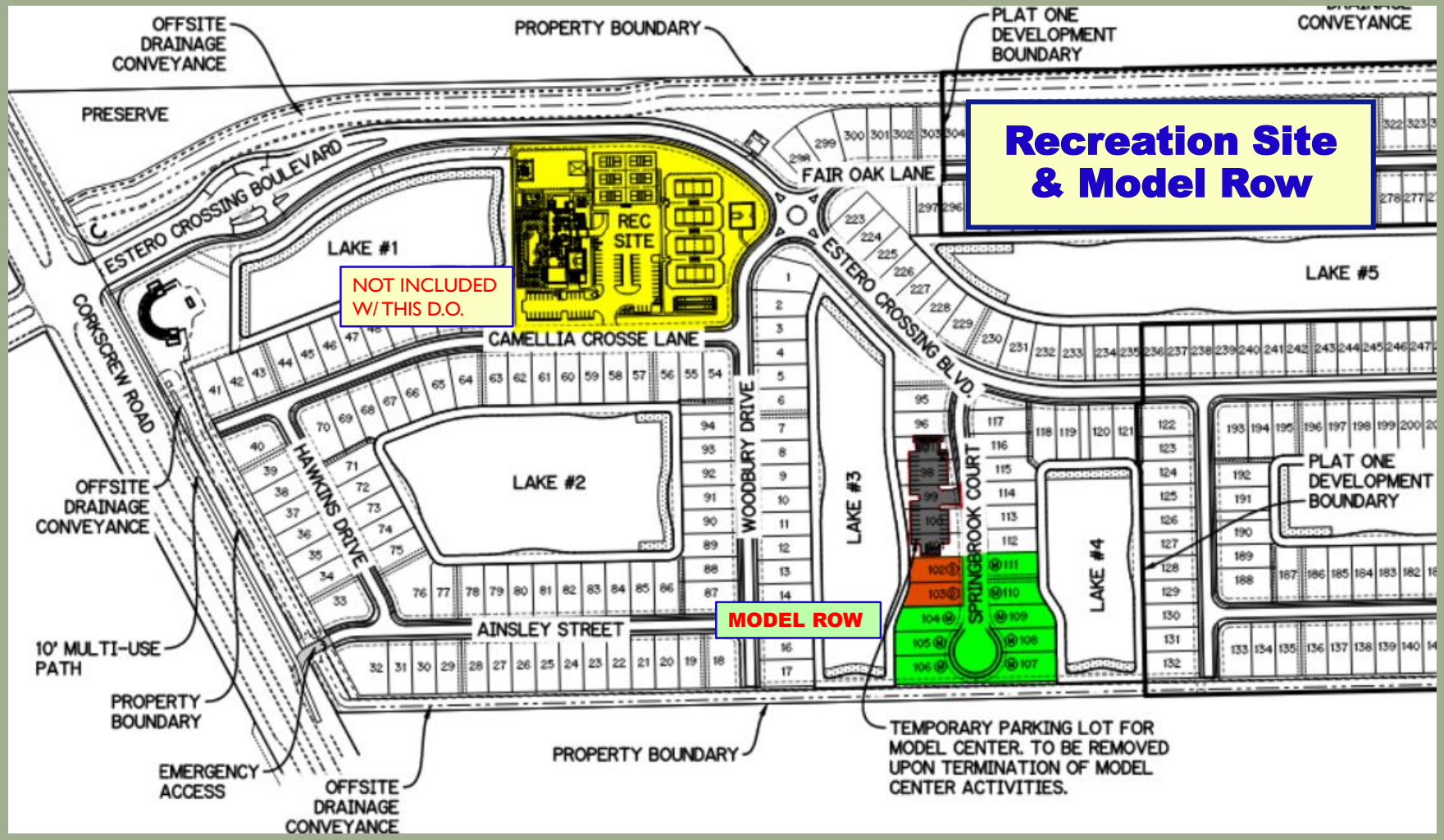


SECTION N4 – NORTH PROPERTY LINE
(CORKSCREW ROAD STA 738 TO 739+25)

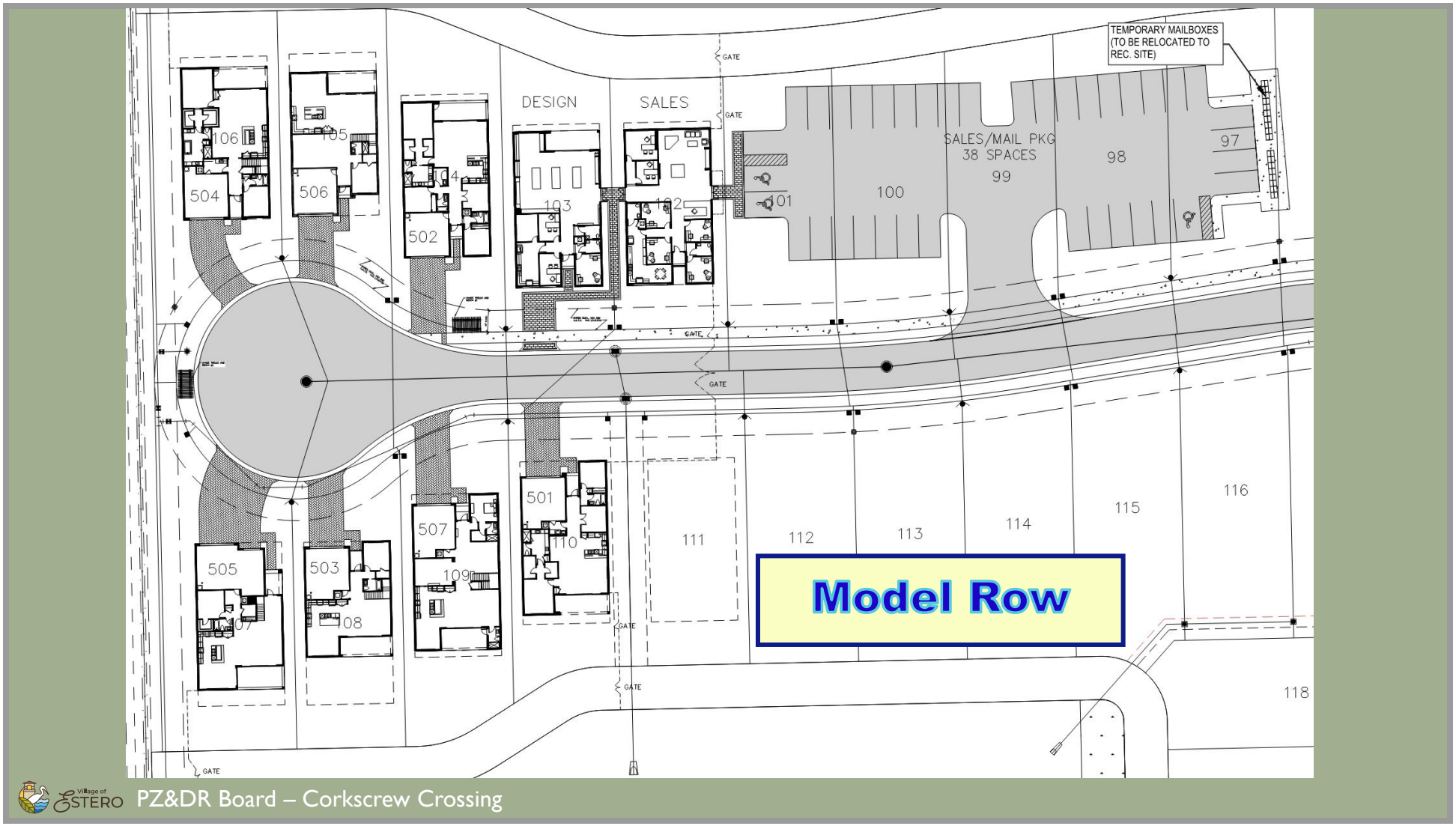
SCALE 1"=10'

*10' MULTI-USE PATH TO BE CONSTRUCTED BY OTHERS





Village of ESTERO PZ&DR Board – Corkscrew Crossing


TEMPORARY MAILBOXES
(TO BE RELOCATED TO
REC. SITE)
DESIGN
SALES
SALES/MAIL PKG
38 SPACES
GATE
106
105
504
506
502
103
102
101
100
99
98
97
501
507
505
503
110
109
108
107
111
112
113
114
115
116
118
Model Row
PZ&DR Board – Corkscrew Crossing


Typical
Model Row
Valencia Trails Community
Drone Photograph
Village of ESTERO
PZ&DR Board – Corkscrew Crossing


Typical
Model Row
Valencia Trails Community
Drone Photograph

From Village of Estero, Zoning Ordinance No. 2019-25:

8. STORMWATER MANAGEMENT

A. The applicant will provide detailed drainage calculations that demonstrate that the stormwater management system for the project will convey permitted flows from Corkscrew Road and WildBlue development north of Corkscrew Road and flows from a portion of Corkscrew Road as required as part of the project's first Development Order Application. The calculations will demonstrate that the proposed project will not increase water levels to adjacent properties for 5-year 1-day, 25-year 3-day, and 100-year 3-day stone events. Modeling information to be submitted at the time of the first development order is expected to include the information submitted to SFWMD updated for 5-year and 25-year storm events with updated flows (as described below) and updated cross sections to provide more detail.

Following are the boundary conditions that shall be used:

	5-yr 1-day	25-yr 3-day	100-yr 3-day
Upstream (Corkscrew Rd)	18.2	18.5	18.6
Downstream (South property line	16.0	16.25	16.4

Elevations are in ft NAVD

Modeled flows at Corkscrew Road, except as modified by the final design of culverts under Corkscrew Road, shall not exceed:

	5-year 1-day	25-year 3-day	100-year 3-day
Existing Flow	105 cfs	153 cfs	183 cfs
Proposed Flow	110 cfs	170 cfs	198 cfs

B. As part of the Village of Estero's flow diversion investigation, the applicant will work with the Village of Estero, Lee County and the SFWMD at the time of the first development order application to determine whether additional stormwater flows can be accommodated through the property as designed and permitted. If the Village can demonstrate that additional flows are available, can be accommodated, and permitted, then the applicant will allow the use of the property for the benefit of other off—site lands provided it can be accomplished at no cost to the applicant and will not delay development of the Property.

C. The allowable discharge rate for the project is limited to that permitted by SFWMD, 0.066 cfs/ac.

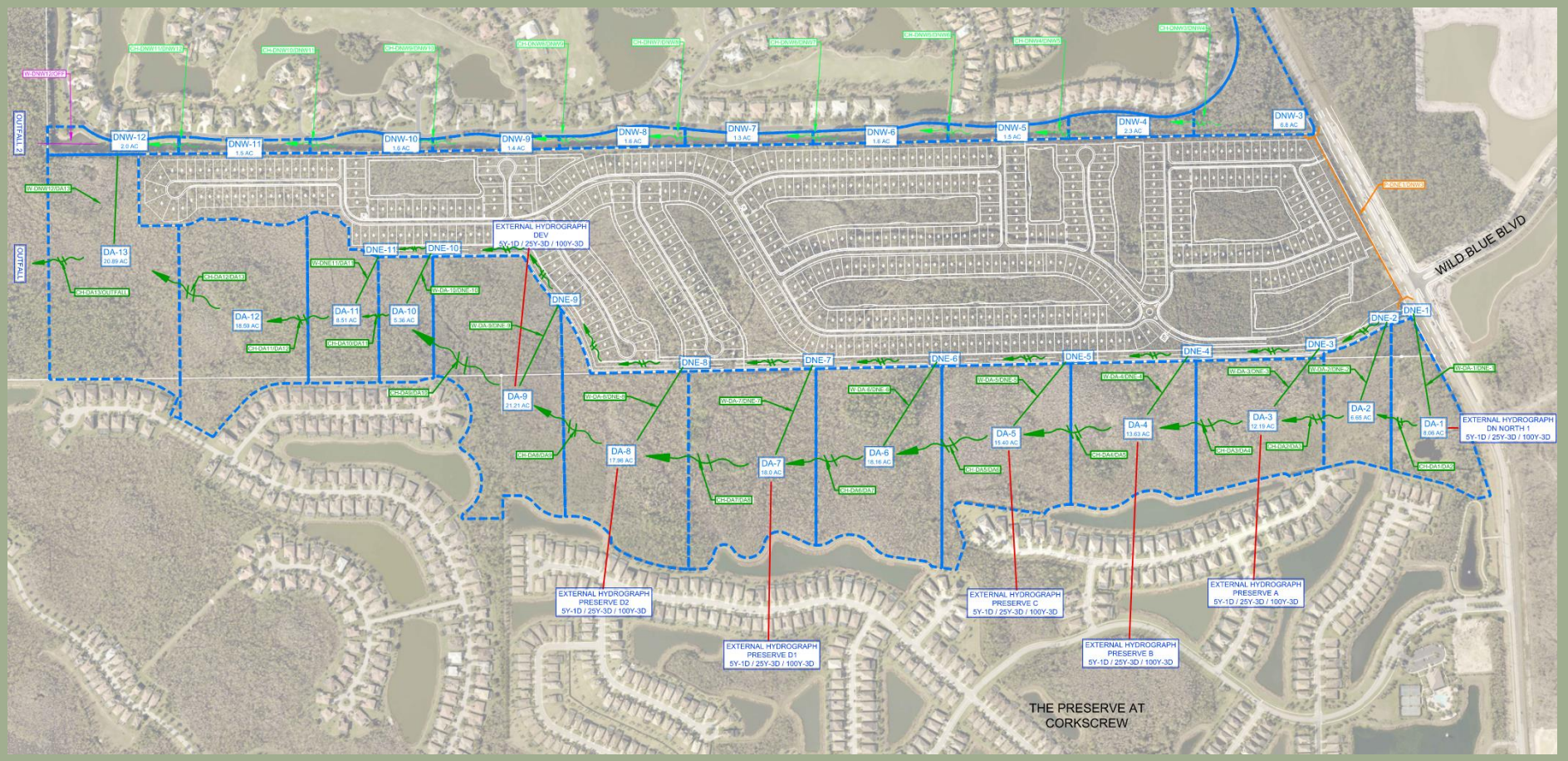
Off-site Drainage

Zoning Paragraph 8.A.

Computer Modeling Results – Post Development

	5-year 1-day	25-year 3-day	100-year 3-day
Existing Flow	105 cfs	153 cfs	183 cfs
Proposed Flow	110 cfs	170 cfs	198 cfs
Post-Development Design Flow	**110 cfs**	**250 cfs**	**317 cfs**

(60% More)



Off-site Drainage Model

PZ&DR Board – Corkscrew Crossing

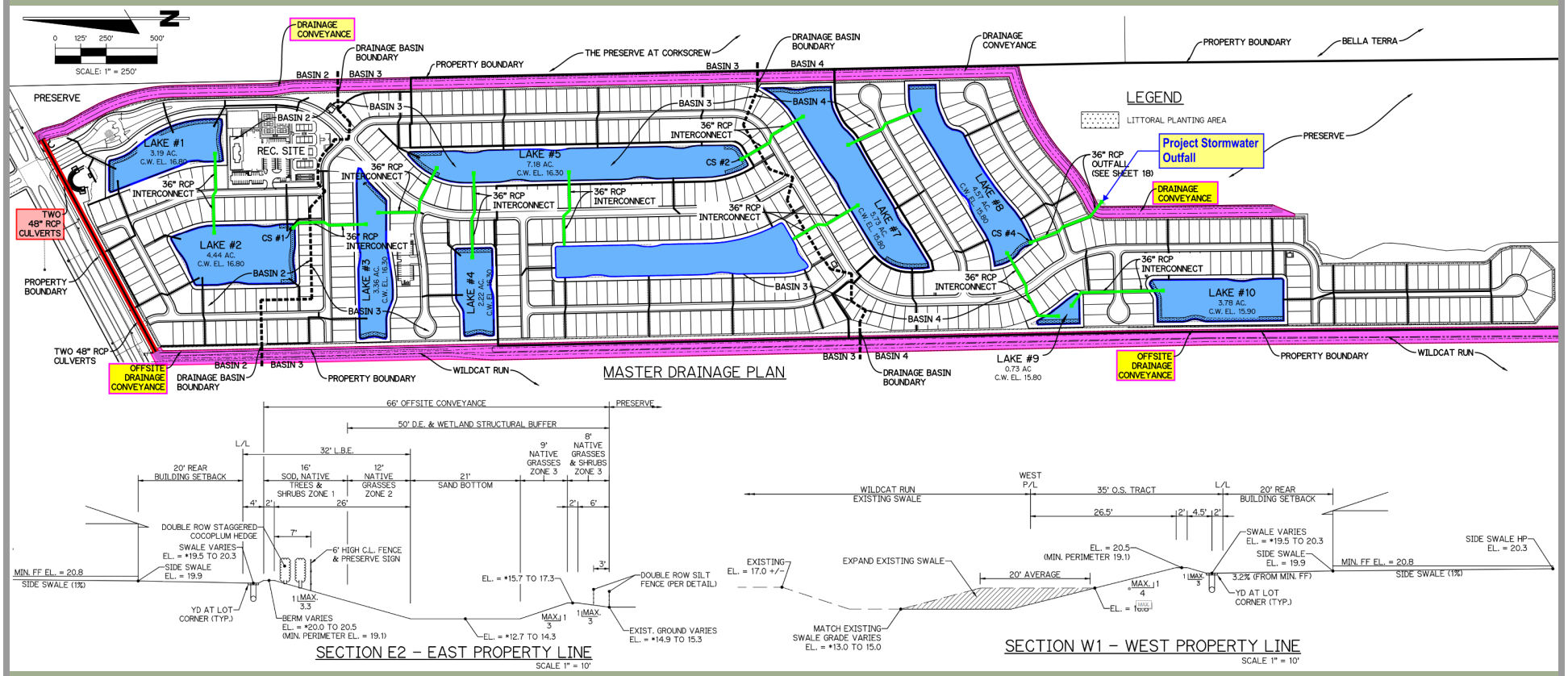
Off-site Drainage

EXHIBIT S: COMPARISON OF PRE DEVELOPMENT STAGES AND POST DEVELOPMENT STAGES

Comparison of Pre and Post Development Stages: 100 Year - 3 Day				
PRE DEVELOPMENT		POST DEVELOPMENT		DELTA (FT)
PRE-1	18.1	DA-1	17.7	-0.4
PRE-2	18.1	DA-2	17.7	-0.4
PRE-3	18.0	DA-3	17.6	-0.4
PRE-4	17.8	DA-4	17.6	-0.2
PRE-5	17.7	DA-5	17.5	-0.2
PRE-6	17.6	DA-6	17.5	-0.1
PRE-7	17.5	DA-7	17.5	0.0
PRE-8	17.5	DA-8	17.5	0.0
PRE-9	17.4	DA-9	17.4	0.0
PRE-10	17.4	DA-10	17.4	0.0
		DA-11	17.4	0.0
PRE-11	17.3	DA-12	17.3	0.0
PRE-12	17.2	DA-13	17.2	0.0

Comparison of Pre and Post Development Stages: 25 Year - 3 Day				
PRE DEVELOPMENT		POST DEVELOPMENT		DELTA (FT)
PRE-1	18	DA-1	17.6	-0.4
PRE-2	17.9	DA-2	17.5	-0.4
PRE-3	17.8	DA-3	17.5	-0.3
PRE-4	17.7	DA-4	17.4	-0.3
PRE-5	17.6	DA-5	17.4	-0.2
PRE-6	17.5	DA-6	17.3	-0.2
PRE-7	17.4	DA-7	17.3	-0.1
PRE-8	17.3	DA-8	17.3	0.0
PRE-9	17.3	DA-9	17.3	0.0
PRE-10	17.2	DA-10	17.2	0.0
		DA-11	17.2	0.0
PRE-11	17.2	DA-12	17.2	0.0
PRE-12	17.1	DA-13	17.1	0.0

Comparison of Pre and Post Development Stages: 5 Year - 1 Day				
PRE DEVELOPMENT		POST DEVELOPMENT		DELTA (FT)
PRE-1	17.7	DA-1	17.4	-0.3
PRE-2	17.6	DA-2	17.3	-0.3
PRE-3	17.5	DA-3	17.2	-0.3
PRE-4	17.4	DA-4	17.1	-0.3
PRE-5	17.3	DA-5	17.1	-0.2
PRE-6	17.2	DA-6	17	-0.2
PRE-7	17.1	DA-7	17	-0.1
PRE-8	17	DA-8	17	0.0
PRE-9	17	DA-9	17	0.0
PRE-10	17	DA-10	17	0.0
		DA-11	16.9	-0.1
PRE-11	16.9	DA-12	16.9	0.0
PRE-12	16.9	DA-13	16.8	-0.1

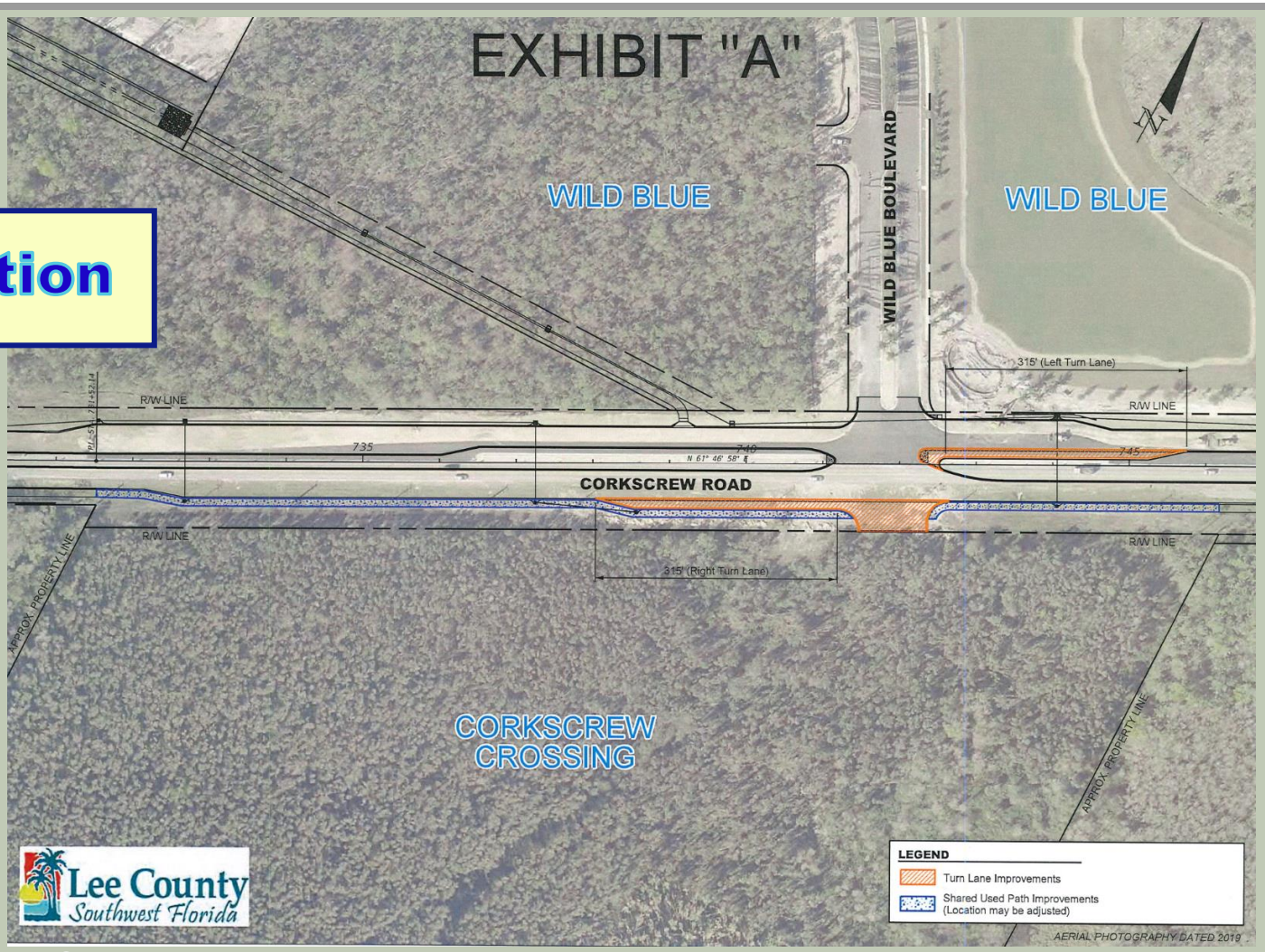


Drainage Plan

Transportation

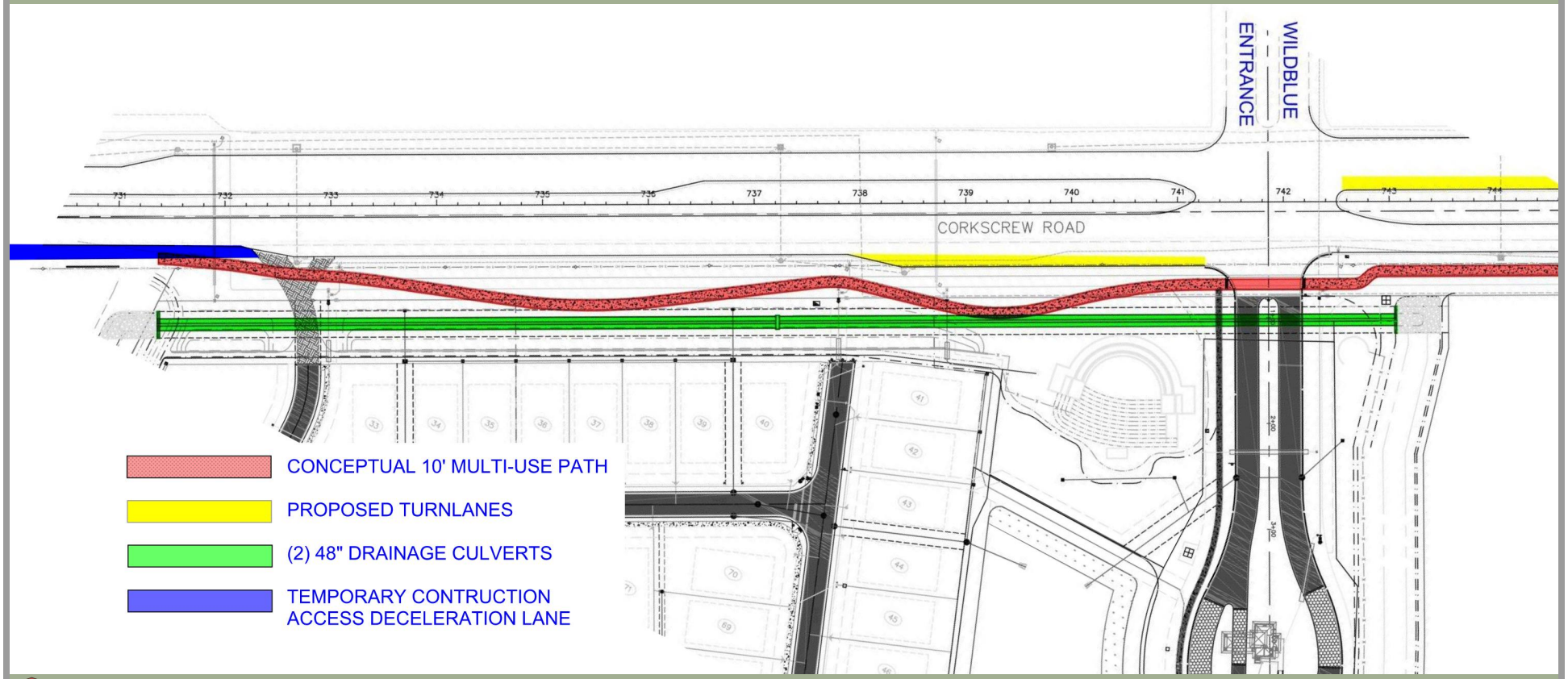
- Incorporating the Corkscrew Road Widening design.
- Executed Agreement with Lee County DOT for pay for turn lane improvements and provide a slope easement.
- Paid LDOT $158,467.40 for Turn Lanes & Shared Use Path
- Will work with LDOT to execute an agreement with WildBlue to share the cost of a traffic signal when it is needed.
- Working with the Village to locate the “meandering” 10’ wide multi-use path on our property, away for the travel lanes.

Transportation



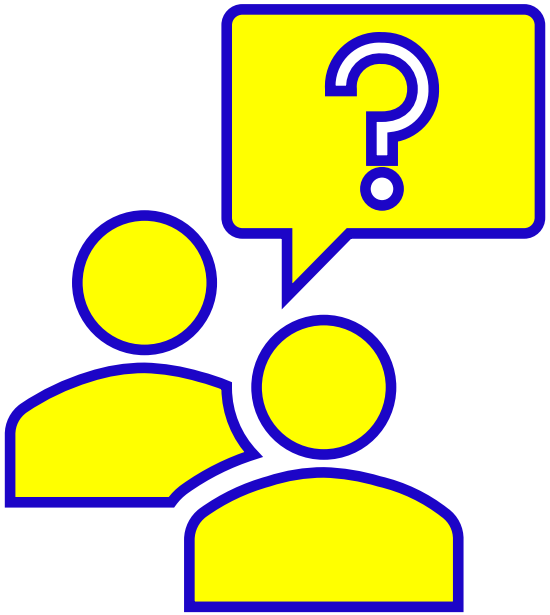
Village of ESTERO PZ&DR Board – Corkscrew Crossing

Transportation



Village of ESTERO PZ&DR Board – Corkscrew Crossing

Questions



WEST BAY CLUB POD 5

Zoning Staff Report

for

Planning, Zoning and Design Board

PROJECT NAME:	**West Bay Club Pod 5**
CASE TYPE:	**Amendment to Residential Planned Development Zoning**
CASE NUMBER:	**DCI2021-E001**
PLANNING, ZONING AND DESIGN BOARD MEETING:	**September 28, 2021**

SUMMARY OF REQUEST

Request to amend Residential Planned Development zoning to increase height from 20 stories over parking to 23 stories over parking (approximately 270 feet) plus 20 feet for rooftop equipment, for a proposed 88-unit high rise building on Pod 5. West Bay Club is a developed 866-acre residential golf course community located at the end of Williams Road, west of US 41.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

GENERAL INFORMATION

Applicant
Chris Johnson, West Bay Hill, LLC, Chicago, Illinois

Authorized Agent
Johnson Engineering, Laura DeJohn, AICP

Location
West of US 41 at the end of Williams Road, off Baybridge Boulevard to “no name” bridge

STRAP Number
06-47-25-E2-07MF1.0000

Size of Property
5 acres (West Bay Club is 866 acres total)

Surrounding Zoning
North Wetlands and West Bay Golf Course

East West Bay Club RPD (residential and golf course)

South Wetlands and West Bay Golf Course

West Wetlands and conservation area, then Estero Bay

Zoning
Residential Planned Development (RPD)

Comprehensive Plan Land Use Category
Wetlands; West Bay Club is Village Neighborhood 1 and Wetlands

Project History
West Bay Club was rezoned from AG-2, C-2, CS-1 and RM-2 to Residential Planned Development for 1121 units in 1996 by Lee County Resolution Z-96-005 (later reduced to 1,016 units). At that time, the project was called Estero Pointe. There have been numerous amendments since then. Two acres were rezoned to CPD in 2019 by Resolution Z-09-030. The most recent Resolution affecting Pod 5 is Resolution Z-05-010.

Public Information Meeting
A Public Information Meeting was held on July 13, 2021. Several questions were raised about height, setbacks, Pattern Book, agreement with the developer, sight lines, and the shadow study. Additional information was submitted by the applicant to address these questions and comments. (See attached.)

STAFF ANALYSIS

Request
Amend Deviation 9 of Zoning Resolution Z-05-010 for West Bay Club Residential Planned Development to revise the maximum height for Development Area (Pod) 5 from 20 stories over parking to 23 stories over parking, and to make corresponding changes to the Property Development Regulation Table.

Project Description
West Bay Club is an existing nearly built out 866-acre residential golf course community off US 41 at the end of Williams Road. The project's western boundary is Estero Bay. The project has approval for 1,016 residential units. The subject of this zoning amendment is a vacant, partially cleared 5-acre site known as Pod 5. The 5-acre site is an island situated off West Bay Club Boulevard and Baybridge Boulevard and is accessed by a bridge known as "no name" bridge. The property is surrounded by wetlands and protected conservation areas, but the proposed building site is an upland area.

West Bay Club has a mixture of single family and multifamily residences and a golf course, and was approved for several high rise buildings by Lee County, with one approved to be located on Pod 5.

Jasmine Bay has developed with two high rise buildings. Orchid Bay, which was approved for a high rise, has developed as single family residences. Pod 5 was approved by the County for 20 stories over parking, with a maximum height of 220 feet. The applicant has stated that he is requesting the additional height for 23 stories over parking to develop a higher quality product on the last remaining high rise development site in West Bay Club. The additional stories allow a more "slender" footprint based on a 4-unit per floor design and higher ceilings, instead of a 6-unit per floor prototype. The applicant explains that this design will result in fewer units, that are of higher quality as further stated below.

Applicant's rationale:

> *A maximum of 88 units are anticipated within this four unit-per-floor design, which is fewer than the 120 units that would be developed using a six unit-per-floor design at 20 stories. The project will include up to four guest rooms on the lobby/amenity level of the building. These four guest rooms will be 400-600 square feet in size comparable to a hotel room accommodation of bed and bathroom, and will not contain cooking facilities. The guest rooms will be common element amenities, managed exclusively for reservations by unit owners within the building for occasional guests. The four guest rooms are functionally equivalent to guest rooms within a dwelling unit, except they are on the lobby level and not within the dwelling units. These four guest rooms will not be sold or otherwise rented beyond a maximum seven-day stay for guests of the building residents.*
>
> *The four unit-per-floor building footprint, elevations, and height diagram including ceiling heights are illustrated in the Architectural Concept Package dated June 9, 2021 by Garcia Stromberg GS4 Studios included with this request. Development will conform with industry trends toward increased standard ceiling heights of 9 to 10 feet and penthouse ceiling heights of 11 to 12 feet to ensure quality construction and a quality final product.*
>
> *The proposed building height is a maximum of 270 feet from grade to top of roof per the measurement standards of Land Development Code Section 10.301.C., Building Height. Due to the unique characteristics of a 23-story high rise, the rooftop elevator shaft, stairs, and enclosed roof and pool access space are proposed not to exceed 20 feet in height and to not occupy more than 25% of the total roof area. Mechanical equipment sizing and layout will be determined upon final design and permitting. The height diagram in the Architectural Concept Package dated June 9, 2021 by Garcia Stromberg GS4 Studios illustrates these parameters for the rooftop appurtenances.*

The proposed zoning amendment is to amend Deviation 9 of Resolution Z-05-010 for 3 additional stories for the proposed high rise building. No changes are proposed to density, open space, units, development areas, or environmental preserve areas.

Pattern Book, High Rise Details, Architecture and Shadow Study

The applicant has submitted a revised Pattern Book dated September 9, 2021 for "The Island at West Bay Club" from Garcia Stromberg GS4 Studios. The "Concept Package" contains a site plan and building footprint meeting the setback for the protected 25-foot perimeter conservation areas. A typical floorplan is provided as well as a diagram showing the number of floors, height and parking.

The applicant also included “shadow study” imagery in its Architectural Concept Package to demonstrate the positioning of the building with the more slender profile and 4 units per floor compared to the 6-unit per floor design. The shadow cast will be limited to the golf course and related facilities of West Bay Club, not affecting residences, according to the applicant. Staff has noted the worst case scenario is in June in the Baybridge Boulevard neighborhood, before sunset where the shadow is at the edge of the homesites. The previously proposed 6-unit per floor design would have had a broader impact.

The applicant submitted a revised Pattern Book in response to staff comments. The initial Pattern Book appeared to be a more modern building style, with a patterned glass façade and “pure white” predominant color scheme. The architect has made revisions and refinements to address these concerns.

The revised Pattern Book shows the revisions and contains comparison pages of the building elevations. The color palette is neutral earth tones, starting darker at the base and becoming lighter as the building rises. Revisions include updates to the main floor and base of the building, and use of limestone type of material at the base of the building and within the formal entry portal. Additionally, glazing was replaced with window treatments, and deep overhangs. The style is a combination of Florida vernacular and Mediterranean elements.

The applicant has also provided “Rendered Views” showing the visibility of the high rise from different points, including within the development (Jasmine Bay towers), from the water, from US 41 and Williams Road, from the Pelican Sound area, and an aerial view. The building will be visible similar to the Jasmine Bay towers, but does not appear to be a dominating feature according to these photographs.

Transportation Analysis

Access to West Bay Club is from US 41, to Williams Road to the gated entry at West Bay Boulevard. The applicant provided a Traffic Impact Statement (TIS) and staff has reviewed the information provided.

The 88 units proposed for Pod 5 will generate 559 daily trips (38 net new peak hour in the morning and in the evening). The existing development traffic combined with Pod 5 traffic will be within the total number of trips allowed by Zoning Resolution Z-09-030.

The traffic analysis also shows that Williams Road will operate at an acceptable level of service including the traffic from the high rise. The applicant’s traffic analysis indicates that the West Bay Club gated entrance is expected to have sufficient queue length. Some public comments were received indicating operational issues with backups at the gate. Theses operational issues will be examined at time of development order with a construction management plan.

Environmental Analysis

The West Bay Club property was analyzed by Lee County and other environmental agency staff during the rezoning, development order and permitting processes.

The Residential Planned Development comprises 866 acres. Of that total, 398 acres are preserved wetlands, with an additional 94 acres in Preservation and Upland Buffer areas. There is also some “rare and unique” upland habitat on the overall site that is similarly protected. The rare and unique upland areas consist of rosemary scrub, which was incorporated into the Master Concept Plan as preserve areas and are now protected under a conservation easement and used as an onsite gopher tortoise preserve. Pod 5 is a 5-acre site that has been partially cleared.

The site (and surrounding area) is shown as Wetlands on the Comprehensive Plan Land Use Map. However, this site, while surrounded by wetlands, is not a wetland. The Comprehensive Plan Map shows "generalized locations" of wetlands and is not exact due to the map scale. The property should be redesignated to Village Neighborhood 1 under Policy FLU-1.8.2. in the Comprehensive Plan. This can be done through an administrative process outlined in the Comprehensive Plan. The applicant will be filing for this amendment.

Permits have been issued by the US Army Corps of Engineers and South Florida Water Management District, and conservation easements to protect the wetlands are recorded. Pod 5 has a 25-foot conservation on its perimeter.

There are eagles in the general vicinity of West Bay Club, but not near this property, or within the 660-foot distance of a nest regulated by Federal and State agencies or the Village Land Development Code.

The staff and the Village's environmental consultant conducted a site inspection on August 18, 2021. The site check confirmed that the property is uplands and disturbed uplands. The consultant's recommendations are attached and suggest a protected species and tree survey as part of the development order submittal.

Flood and Hurricane Preparedness
The site is located in the FEMA flood zone AE11 and will need to be elevated to meet FEMA standards. The site is also in the Coastal High Hazard area (described as areas below the elevation of the category 1 storm surge line established by the SLOSH model).

This development will need to provide mitigation for hurricane sheltering due to its location in the hurricane storm surge area. Mitigation is determined at time of development order per the Land Development Code.

Comprehensive Plan Considerations
West Bay Club is designated in the Comprehensive Plan as Village Neighborhood 1 and Wetlands. The Village Neighborhood 1 category is primarily lower density residential (1-4 units per acre), but can also have minor and neighborhood level commercial uses to support the residents. This 5-acre site is shown as Wetland on the Land Use Map. However, the Map contains a statement that it shows approximate boundaries of wetlands. Exact boundaries are determined in accordance with the process outlined in Land Use Policy FLU-1.8.2. (an administrative process to establish the precise boundary due to the map scale).

This project was approved by Lee County and the location of this approved high rise multifamily use is not changing, and the number of units is proposed to be reduced from what was previously planned. A conservation buffer of 25 feet is provided around the site which will help ensure the wetlands are not being impacted, and the access bridge to the site is already permitted and constructed.

The site is located in the Coastal High Hazard area. Higher density development is discouraged in Coastal High Hazard areas. In this case, the applicant proposes to reduce the density by lowering the unit count from 120 to 88 units. The height was approved by Lee County at 20 stories over parking (220 feet). The additional requested height is 3 stories, for approximately 270 feet plus 20 feet for rooftop equipment. West Bay Club is close to buildout. Under Village Neighborhood 1, the Comprehensive Plan Land Use category, the density range is 1-4 units per acre. The density of this project is within the allowed range.

For the reasons stated above, staff believes the request is consistent with the Comprehensive Plan.

Other Comments

- Port Authority Tall Structure Review: The Lee County Port Authority staff has reviewed this project and determined that a tall structures permit is not required (see attached May 27 letter).

- School District: The Lee County School District has commented that capacity is not an issue within the School Concurrency Service Area.

- Estero Fire District: The Fire District had no comment at this time.

- Lee County Solid Waste: Lee County Solid Waste has requested more detail about the disposal methods. The applicant has responded that it will utilize a trash compactor, and further detail will be provided at time of development order.

FINDINGS OF FACT

If the Planning, Zoning and Design Board wishes to recommend approval to Council, staff has proposed findings of fact below:

1. The applicant has provided sufficient justification for the zoning amendment through demonstrating compliance with the Comprehensive Plan, the Land Development Code, and other applicable codes.

2. The application with the proposed conditions is compatible with existing uses in the surrounding area.

3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities.

4. Urban services will be available and adequate to serve the proposed use.

5. The request will not adversely affect environmentally critical areas and natural resources, which are already protected through the zoning and by other agency permits.

6. The proposed use was previously approved for this vacant site, and as conditioned is appropriate at the subject location.

STAFF RECOMMENDED CONDITIONS

Staff proposes the following conditions if the Planning, Zoning and Design Board wishes to recommend approval to Council.

1. Deviation 9 of Zoning Resolution Z-05-010 is amended to allow a maximum height for Development Area Pod 5 of 23 stories over parking, not to exceed 270 feet (with an additional 20 feet for rooftop equipment). The Property Development Regulations Table of the Master Concept Plan is revised to show the number of habitable floors as 23. All other conditions of prior Zoning Resolutions remain in effect except for Deviation 9 for Pod 5.

2. The maximum number of units is limited to 88.

3. Pod 5 is limited to one high rise building and must provide a minimum of 60% open space.

4. Ninety percent of the required parking in Pod 5 must be provided under the principal building structure to limit the impacts of impervious areas created by open parking lots.

5. The project must be consistent with the Pattern Book titled "The Island at West Bay – Estero, Florida, Pattern Book – Concept Package 09.09.2021". The Pattern Book is not conceptual. Photographic images may be illustrative, but the development must be in substantial compliance with the Pattern Book, including architecture. Minor variations of details or colors will be evaluated as part of development order approval.

6. The building footprint shall be generally consistent with the shadow study imagery depicted in the Pattern Book to ensure that there are no negative impacts to residences.

7. Solid waste details, hurricane preparedness requirements, green building standards, protected species and tree survey, and construction traffic management plan will be further reviewed at time of development order.

ATTACHMENTS:

1. Location Map
2. Village of Estero Environmental Inspection Report
3. Port Authority Letter
4. School District Letter
5. Solid Waste Email
6. Applicant's Request Statement
7. Applicant's List of Zoning Resolutions and Approvals
8. Applicant's Additional Submittal Material Dated August 6, 2021 and September 10, 2021
9. Pattern Book – The Island at West Bay Club
10. Zoning Resolution Z-05-010
11. Zoning Resolution Z-96-005

Location Map

Attachment 1



Attachment 2

VILLAGE OF ESTERO
ENVIRONMENTAL INSPECTION REPORT

WEST BAY CLUB POD 5



Site Inspection August 18, 2021

Mighty Mangroves, LLC
Lori Vogt, Ecologist, PWS, ISA Certified Arborist
August 31, 2021

PLANNED DEVELOPMENT AMENDMENT DCI2021-E001

West Bay Hill, LLC is proposing a Planned Development Amendment to revise the maximum height for development area Pod 5 from 20 stories over parking to 23 stories over parking.

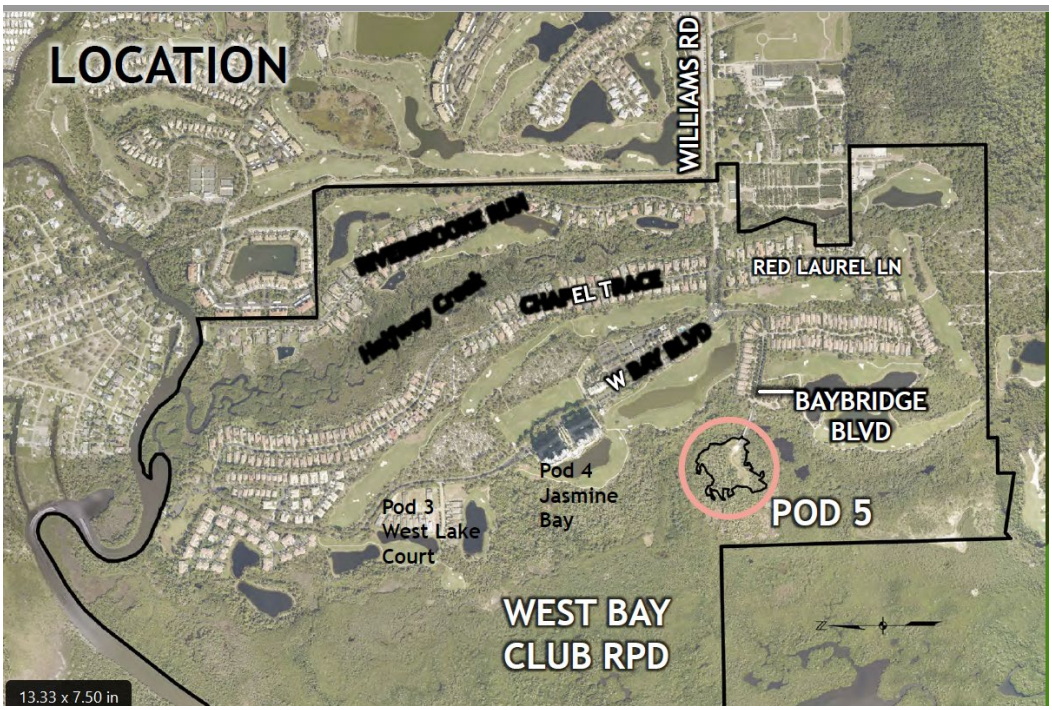
SITE VISIT

A site visit was coordinated with Johnson Engineering, the applicant's agent. The environmental field assessment of the parcel was performed with Village of Estero planning staff on the morning of Wednesday August 18th, 2021. The purpose of the inspection was to verify wetland limits and confirm that the current upland vegetation community in the Pod 5 development area is consistent with the previously approved documented uplands.

LOCATION

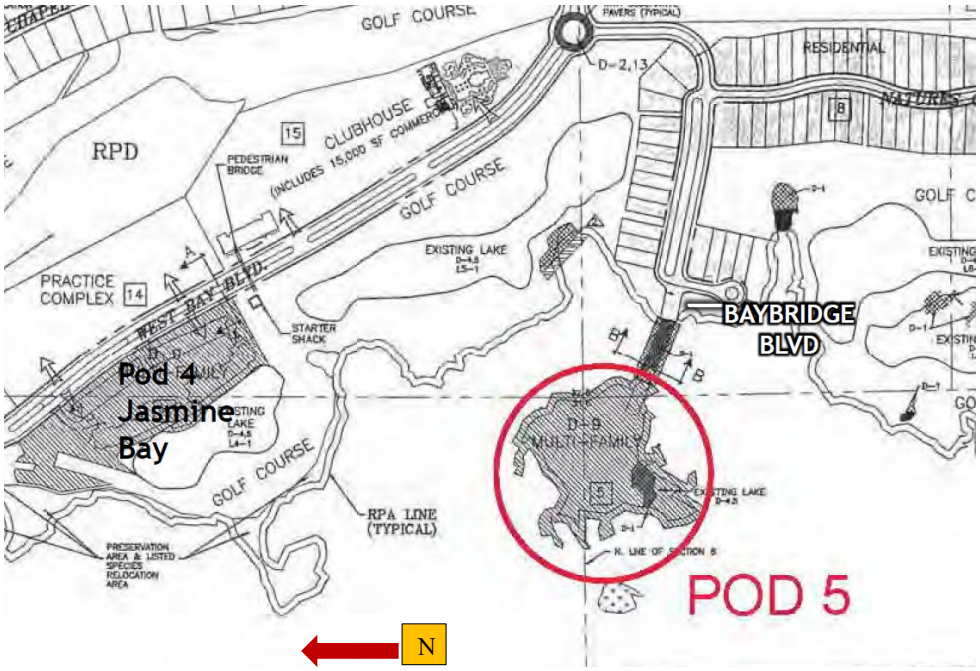
West Bay Club Pod 5 is the final development parcel located generally West of the West Bay Club entry roundabout.

Location Map



1998 Development Order approval for Pod 5

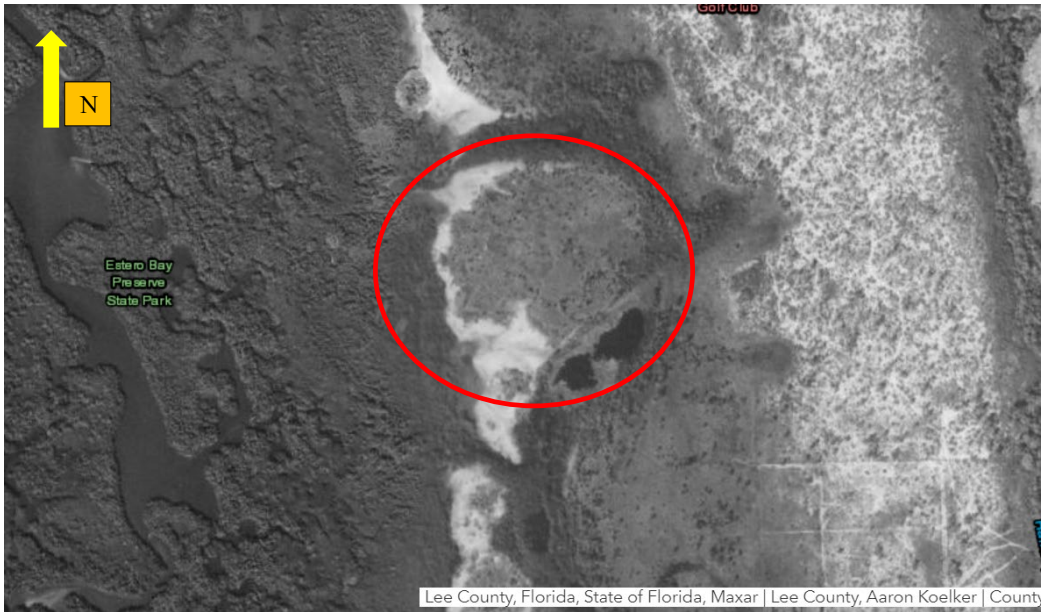
Lee County DOS98-11-227.00D was approved, stamped March 15, 1999. This approval includes the development area footprint for Pod 5.



2021 Aerial



1953 aerial



UPLAND VERIFICATION

The parcel designated for Pod 5 is uplands or disturbed uplands. The upland habitat community should be evaluated for listed species prior to the development order review process.

NATIVE VEGETATION

The pine flatwoods vegetation community includes native slash pine, live oak, cabbage palm, saw palmetto, wax myrtle, saltbush, wild coffee, and grape vine.

LISTED SPECIES

A formal Protected Species Survey will be needed to document the presence or absence of any listed species utilizing the property intended for future development. The vegetation community type could support protected species such as gopher tortoise (*Gopherus polyphemus*) and Curtiss milkweed (*Asclepia curtissii*).

RECOMMENDATIONS FOR DEVELOPMENT ORDER REVIEW

Applicant should:

- Compare the proposed development footprint area to the original development footprint area
- Provide an Open Space map with area calculations to meet 60% for the Development Order submittal
- Show cross sections in the Development Order submittal to include toe of fill slope, 25' upland buffer and surrounding features
- Submit a Protected Species Survey with updated FLUCCS map with the Development Order submittal
- Submit a tree survey to verify the absence or presence of Heritage trees as part of Development Order submittal

Upland inspection photos





Attachment 3

LEE COUNTY PORT AUTHORITY

Direct Dial: 239-590-4603
Fax: 239-590-4688

BENJAMIN R. SIEGEL, CPA, C.M.
EXECUTIVE DIRECTOR

RICHARD WM. WESCH
PORT AUTHORITY ATTORNEY

BOARD OF
PORT COMMISSIONERS

BRIAN HAMMAN

FRANK MANN

CECIL L PENDERGRASS

KEVIN RUANE

RAY SANDELLI

April 30, 2021

Ms. Mary Gibbs, FAICP
Community Development Director
Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928

Re: West Bay Club Pod 5
DCI2021-E001

Dear Ms. Gibbs:

The Lee County Port Authority (LCPA) has reviewed the proposed West Bay Club Pod 5 Major PD Amendment application and provides the following comment:

- Any object or structure (including temporary equipment used for construction) within an Airport Obstruction Notification Zone or proposed at a height greater than an imaginary surface extending outward and upward from any point of any SWFIA runway at a slope of 125 to 1 (one foot vertically for every 125 feet horizontally) for a distance up to a height of 125 feet above mean sea level and anything above 125 feet above mean sea level will require a Tall Structures Permit approved by the LCPA as described in sections 34-1107 of the Land Development Code and Lee County Administrative Code 13-7. Additionally, any proposed object or structure at a height greater than an imaginary surface extending outward and upward from any point of any SWFIA runway at a slope of 100 to 1 up to a height of 200 feet above mean sea level and anything above 200 feet above ground level will require the sponsor to acquire a determination of no hazard from the Federal Aviation Administration (FAA) pursuant to 14 CFR Part 77.

We appreciate the opportunity to comment on this matter. If you have any questions or require additional information, please do not hesitate to contact me at (239) 590-4603.

Sincerely,

LEE COUNTY PORT AUTHORITY

Ian Sikonia, AICP
Airport Planner

cc. Alicia Dixon – Director, Planning & Environmental Compliance, LCPA

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT
11000 Terminal Access Road, Suite 8671 ▪ Fort Myers, Florida 33913-8213
www.flylcpa.com

Attachment 4

From: Ellis, Donna
To: Lisa Reitbauer; Ebaugh, Kathie
Subject: RE: Village of Estero DCI2021-E001 - West Bay Club Pod 5 Initial Submittal 4-21-2021
Date: Monday, May 17, 2021 1:15:42 PM
Attachments: image002.png
image003.png
image008.png
image001.png
image010.png
Response Letter Johnson West Bay Club Pod 5.pdf
Student Generation Johnson West Bay Club Pod 5.pdf

[**NOTICE:** This message originated outside of the Village of Estero -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Good Afternoon,

Attached you will find the concurrency review for West Bay Club Pod 5 DCI2021-E001

Please don't hesitate if you have any further questions.

Donna Ellis
Planning Specialist
2855 Colonial Blvd, Fort Myers, FL 33966
o: 239-335-1494
donnaje@leeschools.net
www.leeschools.net

THE SCHOOL DISTRICT OF LEE COUNTY
PERSONAL | PASSIONATE | PROGRESSIVE

From: Lisa Reitbauer <reitbauer@estero-fl.gov>
Sent: Tuesday, May 4, 2021 2:09 PM
To: Ellis, Donna <DonnaJE@LeeSchools.Net>; Ebaugh, Kathie <KathieE@LeeSchools.net>
Subject: FW: Village of Estero DCI2021-E001 - West Bay Club Pod 5 Initial Submittal 4-21-2021

NOTICE: This message originated outside of the District's network and MAY BE A SCAM. Please do not share personal information unless you are certain of the authenticity of the message.

Good afternoon,

As a follow-up to the email I received a short time ago regarding Dominic Gemelli's departure, below are credentials for DCI2021-E001, West Bay Club Pod 5. I know the review time is very short for you but we would appreciate your comments as soon as possible. The credentials are below.

Lisa Reitbauer
Administrative Assistant – Planning & Zoning
9401 Corkscrew Palms Circle
Estero, FL 33928
Office: (239) 319-2831
www.estero-fl.gov

From: Lisa Reitbauer
Sent: Friday, April 23, 2021 1:53 PM
To: 'jgenson@CityofBonitaSpringsCD.org' <jgenson@CityofBonitaSpringsCD.org>; Terry Kelley <tkelley2@leegov.com>; Nancy E. Stroud, PA <nstroud@nstroudpa.com>; Scott Danielson (danielson@esterofire.org) <danielson@esterofire.org>; Phil Green <green@esterofire.org>; Mark Clark <mark.clark@dot.state.fl.us>; Brigitte Kantor <bkantor@leegov.com>; Walter McCarthy <mccarthy@estero-fl.gov>; Jim Hart <hart@estero-fl.gov>; 'David Willlems' <willems@estero-fl.gov>; Matt Noble <noble@estero-fl.gov>; Kathy Eastley <eastley@estero-fl.gov>; Lee Mayfield <lmayfield@leegov.com>; Mikki Rozdolski <mrozdolski@leegov.com>; 'lindajsa@leeschools.net' <lindajsa@leeschools.net>; 'dominictg@leeschools.net' <dominictg@leeschools.net>; 'iosikonia@flylcpa.com' <iosikonia@flylcpa.com>
Cc: Mary Gibbs <gibbs@estero-fl.gov>
Subject: Village of Estero DCI2021-E001 - West Bay Club Pod 5 Initial Submittal 4-21-2021

Good afternoon,

Please review DCI2021-E001 for West Bay Club Pod 5, Initial Submittal 4-21-2021. The supporting documents and plans are uploaded to the Village of Estero FTP website.

Sufficiency review comments should be provided to me by **Wednesday, May 5, 2021** to allow time to prepare the response package and transmit it to the applicant.

The web address and log-in credentials to access the Village of Estero FTP website are:

Link: https://docshare.estero-fl.gov:8000

Username: WestBayClubPod5
Password: W3$tb@4pd$563

Lisa Reitbauer
Administrative Assistant – Planning & Zoning
9401 Corkscrew Palms Circle
Estero, FL 33928
Office: (239) 319-2831
www.estero-fl.gov



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Attachment 5

From: Kantor, Brigitte
To: Lisa Reitbauer
Subject: RE: Village of Estero DCI2021-E001 - West Bay Club Pod 5 Initial Submittal 4-21-2021
Date: Monday, April 26, 2021 4:47:21 PM
Attachments: image002.png

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Hello Lisa and Jim,
I have reviewed the provided documents on behalf of the Solid Waste Department. We have no issue with the applicant moving forward with the project. However, in order to provide garbage and collection service and ensure the safety and well-being of the future residents we ask that the Village's response package please include for the applicant or his representative to provide information on:

- details about the disposal of solid waste and recycling – concierge service or resident taking care of it

This can include all and/or some of the following:

- plans for solid waste enclosures and or trash chutes
- for trash cutes have the applicant demonstrate sound and vibration control
- size of dumpster or size of compactor
- access to collection vehicle

Thank you.

Regards,

Lee County
Southwest Florida
Brigitte Kantor | Manager, Public Utilities
Solid Waste Department
6431 Topaz Court, Fort Myers, FL 33966
office: (239) 533-8000
cell: (239) 707-5137
Email: **BKantor@leegov.com**
Web: www.leegov.com/solidwaste

From: Lisa Reitbauer <reitbauer@estero-fl.gov>
Sent: Friday, April 23, 2021 1:53 PM
To: ext-Genson, Jacqueline (cityofbonitaspringscd.org) <jgenson@cityofbonitaspringscd.org>; Kelley, Terry <TKelley2@leegov.com>; Nancy E. Stroud, PA <nstroud@nstroudpa.com>; Scott Danielson

(danielson@esterofire.org) <danielson@esterofire.org>; Phil Green <green@esterofire.org>; Mark Clark <mark.clark@dot.state.fl.us>; Kantor, Brigitte <BKantor@leegov.com>; Walter McCarthy <mccarthy@estero-fl.gov>; Jim Hart <hart@estero-fl.gov>; David Willems <willems@estero-fl.gov>; Matt Noble <noble@estero-fl.gov>; Kathy Eastley <eastley@estero-fl.gov>; Mayfield, Lee <LMayfield@leegov.com>; Rozdolski, Mikki <MRozdolski@leegov.com>; lindajsa@leeschools.net; ext-Gemelli, Dominic (leeschools.net) <dominictg@leeschools.net>; iosikonia@flylcpa.com
Cc: Mary Gibbs <gibbs@estero-fl.gov>
Subject: Village of Estero DCI2021-E001 - West Bay Club Pod 5 Initial Submittal 4-21-2021

Good afternoon,

Please review DCI2021-E001 for West Bay Club Pod 5, Initial Submittal 4-21-2021. The supporting documents and plans are uploaded to the Village of Estero FTP website.

Sufficiency review comments should be provided to me by **Wednesday, May 5, 2021** to allow time to prepare the response package and transmit it to the applicant.

The web address and log-in credentials to access the Village of Estero FTP website are:

Link: https://docshare.estero-fl.gov:8000

Username: WestBayClubPod5
Password: W3$tb@4pd$563

Lisa Reitbauer
Administrative Assistant – Planning & Zoning
9401 Corkscrew Palms Circle
Estero, FL 33928
Office: (239) 319-2831
www.estero-fl.gov

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Attachment 6

Request Statement

Attachment 7.A

West Bay Club Pod 5 – Planned Development Amendment

7.A Request Statement

Approval for the community now known as West Bay Club dates back to original rezoning to Residential Planned Development granted for the Estero Pointe project on March 18, 1996 by Resolution Z-96-005. Since original approval, the community has been subject to ongoing actions of zoning amendments, administrative amendments, and final plan approvals and development orders, and is nearing completion.

> The requested PD Amendment is to amend Deviation Number 9 granted by Resolution Z-05-010 for the West Bay Club Residential Planned Development (RPD) to revise the maximum height for Development Area (Pod) 5 from 20 stories over parking to 23 stories over parking. Development Pod 5 is a +/-5-acre existing development tract within West Bay Club RPD.

This proposed amendment is limited to the revision of the height deviation (Deviation 9) originally granted by Resolution Z-96-005 and refined in Resolution Z-05-010. No change is proposed to allowable number of units, density, access, open space, development areas, or environmental considerations. The RPD is nearing buildout and through the rezoning and South Florida Water Management District permitting process (Permit 36-03098-P), environmental preservation requirements have been fulfilled and all infrastructure is in place. Per the United States Army Corps of Engineers and SFWMD Permits, the Development area comprising Pod 5 is uplands designated for multifamily development.

The RPD comprises 866 acres, of which 2 acres was rezoned to CPD in 2009 by Resolution Z-09-030. Of the 866 acres, 397.8 acres remain as preserved wetlands, plus another 118.3 acres are in Preservation and Upland Buffer areas.

A total of 1,016 dwelling units are allowed within the RPD. Maximums are established for sub-areas within the project:

- land within the Outlying Suburban designation identified on the Master Concept Plan is allowed a maximum of 994 units
- land within the Suburban designation identified on the Master Concept Plan is allowed a maximum 22 units
- another limit was established for the Development "Pods" along the western edge of the RPD numbered 3, 4, and 5, which are allowed a maximum 630 units

Construction within West Bay Club has been completed in compliance with these limits as outlined in the chart on the following page:

Development Completed in West Bay Club RPD by Area				
Development	**Entire RPD (Total)**	**Outlying Suburban (Subarea)**	**Suburban (Subarea)**	**Pods 3, 4, & 5 (Subarea)**
Sunset Trace (SF)	66 units	66 units		
Chapel Ridge (SF)	53 units	53 units		
Laurel Oaks (SF)	34 units	34 units		
Riverbrooke (SF)	53 units	31 units	22 units	
Nature's Cove (SF)	81 units	81 units		
Indigo Shores (MF coach homes)	92 units	92 units		
Turtle Point (MF coach homes)	64 units	64 units		
Turtle Point Cove (SF)	19 units	19 units		
Westlake Court (SF) Pod 3	25 units	25 units		25 units
Jasmine Bay (MF) Pod 4	217 units	217 units		217 units
Subtotal – Constructed Units	**704 units**	**682 units**	**22 units**	**242 units**
Total Allowed	**Max. 1,016 units**	**Max. 994 units** per ADD2008-00076	**Max. 22 units** per ADD2008-00076	**Max. 630 units**

The requested PD Amendment is specific to a change to maximum height for one parcel designated Pod 5 on the Master Concept Plan. The requested deviation complies with the Village Land Development Code and the Comprehensive Plan. The allowance for 23 stories over parking is to achieve a higher quality product on the last remaining high rise development site within West Bay Club. Additional stories allow for construction of a more slender building footprint based on a four-unit per floor design, instead of a bulkier footprint of the six-unit per floor prototype. This design will result in fewer units, that are of higher quality. A maximum of 88 units are anticipated within this four-unit per floor design. Development will conform with industry trends toward increased ceiling heights from 9 feet to 10 feet to ensure quality construction and a quality final product. Shadow study imagery is included to demonstrate that the positioning of the building and the slender profile with four units per floor will have an improved effect and shadow cast will be limited to golf course and related facilities of West Bay Club.

The following revision is proposed to Deviation 9 as approved in Z-05-010, with underline indicating addition, and ~~strike-through~~ indicating deletion:

Deviation (9) seeks relief from the LDC §34-935(f)(3)(e), requirement limiting the height of buildings in the RPD zoning category within the Outlying Suburban land use category to 45 feet, to allow 20 stories over parking for Development Areas (Pods) 2, 3, and 4 ~~and 5~~ and 23 stories over parking for Pod 5. This deviation is SUBJECT TO the following conditions:

a. Development Area (Pod) 2 is limited to a maximum height of 75 feet.

b. Development Areas (Pods) 3 ~~and~~ and 4~~, and 5~~ are limited to a maximum height of 220 feet and Pod 5 is limited to a maximum height of 23 stories over parking. Pods 3, 4 and 5 are further limited to a combined total of five multi-family high-rise buildings and 24 low-rise villa units for a combined total of 630 dwelling units: a maximum of two high-rise buildings on Development Areas (Pods) 3 and 4, and 24 low-rise villa units in Development Area (Pod) 3 only; and a maximum of one high-rise building on Development Area (Pod) 5.

c. Development Areas (Pods) 3 and 4 must provide a minimum of 35 percent open space.

d. Development Area (Pod) 5 is limited to one multi-family high-rise building and must provide a minimum of 60 percent open space.

e. Ninety percent of the required parking in multiple-family Development Areas (Pods) 3, 4, and 5 must be provided under the principal building structure to limit the impacts of impervious areas created by open parking lots.

f. All buildings over 45 feet in height must be set back an additional one-half foot for every foot of height over 45 feet along the external development perimeter.

Attachment 7

Past Zoning Resolutions and Approvals

Attachment 3.E

West Bay Club Pod 5 – Planned Development Amendment

List of Zoning Resolutions and Approvals

The following zoning resolutions and approvals are from Lee County. There is no record of any other resolutions or approvals in either Lee County or The Village of Estero since 2011.

Resolution	Case Number	Hearing/ Signature Date	Description
ADD2011-00087	ADD2011-00087	03/08/2012	Final Plan approval to allow development of an accessory residential boat/RV storage area
Z-09-030	DCI2008-00042	12/07/2009	Amend RPD to develop an accessory residential boat/RV storage area adjacent to existing maintenance facility off of Kings Road and add accessory uses of Boat Ramp & Dockage. Also rezone +/-2 acres from RPD to CPD.
ADD2008-00076	ADD2008-00076	12/01/2008	Changes the dwelling unit distribution by reducing the number of dwelling units within the Suburban future land use category to 22 while increasing the number of dwelling units with the Outlying Suburban future land use category to 994. Total remains **1,016 units**.
ADD2006-00043	ADD2006-00043	04/21/2006	Final Plan approval for Orchid Bay (Pod 3) for 232 Multi-Family units in two 20-story towers, 220 feet in height, 17 cabanas, a pavilion, a gazebo, parking, and other related amenities. A deviation for a reduction in water body setback from 25 to 20 feet. Note: Final development of Pod 3 was West Lake Court - 25 single family lots.
Z-05-010	DCI2004-00046	03/21/2005	Change the use of Development Area (Pod) 3 from single-family residential (approved in ADD1999-00056) to a multi-family residential area as originally approved in Resolution Z-96-005. Restate RPD max. **1,016 units** with max. 970 in Outlying Suburban; max. 46 units in Suburban area. Refined Deviation #9 allowing 20 stories over parking; max. height of 220 feet, limited to combined total of 5 high rise bldgs. and combined total of 630 dwellings for **Pods 3, 4 & 5; max. one high rise bldg. on Pod 5.**
ADD2005-00022	ADD2005-00022	03/15/2005	Final Plan approval for 220-unit Jasmine Bay (Development Pod 4) with deviations to allow a zero foot water body and property line setback between Parcel 4 and lake track 4-1

West Bay Club Pod 5 – Planned Development Amendment

List of Zoning Resolutions and Approvals

Resolution	Case Number	Hearing/ Signature Date	Description
			and a zero feet maintenance access easement at the swimming pool area stem wall.
ADD2003-00182	ADD2003-00182	02/16/2004	Allow zero foot setback from a private road for pedestrian elevated walkway; 16.47' setback from a private road for a 2nd floor clubhouse deck; final plan approval for an existing Starter Shack and Halfway House and for a golf clubhouse with parking and accessory structures.
ADD2002-00042	ADD2002-00042	06/04/2002	Turtle Point Cove (Phase 2) Final Plan Approval and change of the number and type of units from 40 multi-family units to 19 single family units.
ADD1999-00056	ADD1999-00056	02/23/2000	Change the use of Development Area (Pod) 3 from multi-family residential to single family residential
FPA-98-088	95-06-148.04 02.01	02/23/1999	Phase 3 Final Plan Approval
FPA-98-087	95-06-148.04 01.01	12/30/1998	Final Plan Approval for Golf Course Maintenance Facility
Admin. Amend. PD-98-003	95-06-148.13A 01.01	04/10/1998	1. Of the allowed **1,121 units**, change so that 46 are allowed in the Suburban area, and 1,075 in the Outlying Suburban area, with no more than 630 units in **Dev. Areas 3, 4 and 5**; 2. Eliminate the proposed sewer treatment plant in the southeast quadrant and in accordance with Condition 11 of Resolution Z-96-005 replaced with residential and/or golf course uses; 3. Move the existing bridge over Halfway Creek in the southeastern portion of the site to the north to function as a golf crossing; 4. Reduce the golf practice and clubhouse tracts, while increasing and reconfiguring the preservation and golf course area; 5. Enlarge and reconfigure the preservation area and Listed Species Relocation Area; 6. Combine and shift residential tracts 11 and 12 to accommodate the golf course design; 7. Expand northern portion of Tract IO by 2 single family lots, decrease the size of the

West Bay Club Pod 5 – Planned Development Amendment

List of Zoning Resolutions and Approvals

Resolution	Case Number	Hearing/ Signature Date	Description
			Park, and adjustment of lot lines in Tracts 6, 7, and 10; 8. Reconfigure Tract 10 and golf course lying west of the eastern boundary and north of the boundary line between the Outlying Suburban and Suburban land use categories; 9. Move the northernmost creek crossing south 10. Show the reconfigured lakes on the Master Concept Plan based upon the South Florida Water Management District permits and modifications; 11. Amend the approved Property Development regulations by excluding the "Estate" category; and 12. Amend the Open Space Table and Site Breakdown while still complying with Condition 6 of Resolution Z-96-005 for minimum total open space.
Z-96-005	95-06-148.03Z	03/18/1996	Rezone from AG-2, C-2, CS-1, & RM-2 to RPD "Estero Pointe" allowing **1,121 units**, including Deviation #9 allowing 20 stories over parking, max. height in **Development Areas 3, 4 and 5** of 220 feet and maximum combined total of six multifamily buildings with maximum total 630 units within **Development Areas 3, 4 and 5**

Attachment 8a.

August 6, 2021

- West Bay Club Community Meeting
- Estero Public Information Meeting Summary
- Sectional Building Comparison
- Email 07-09-21 from Structural Engineer
- 02-27-14 West Bay Density Covenant

JOHNSON ENGINEERING

SINCE 1946

West Bay Club Community Meeting
West Bay Club Planned Development Amendment
July 7, 2021
Jasmine Bay Club Room

West Bay Club residents were notified and invited on June 28, 2021 via email to attend a community meeting held by West Bay Hill, LLC in the Club Room at Jasmine Bay. The meeting was held on July 7, 2021 from 4:30 PM to roughly 5:45 PM, with over 50 attendees. The meeting was video recorded, and the video presentation was provided through the Club HOA for residents to view.

Display boards were positioned in the room, including the site plan, building renderings, typical floor plans and unit layouts, a shadow study comparing the proposed four-unit per floor 23 story over parking building and a six-unit per floor 20 story over parking building. A 3D physical model of the proposed building was also displayed.



Gary Chensoff of West Bay Hill began with a history of West Bay Club, noting that the development is nearly built out with 704 of the allowable 1,016 units constructed. He described the Island site as the one remaining site to be developed, already permitted for a high rise. Gary explained that he has weighed the options of developing a four-unit per floor building at 23 stories and 86 to 88 units or a six-unit-per-floor building at twenty stories and 101 units. Through back-and-forth efforts with the architect, the building has been designed to be a luxury high-rise with sunset views for all units. He explained anticipated high-end amenities include: rooftop pool deck, units ranging from 3,200 to 4,200 square feet, wrap around balconies, sunset views, and floor to ceiling heights over ten feet. He said he envisions a building that will be top of its class in the Estero area and all of Lee County, and the project should increase the property values of existing residential units in West Bay Club.

Laura explained the Planned Development Amendment process and that a public information meeting will be held at the Village Planning Zoning and Design Board on July 13 at 4:30. She summarized the site has been permitted for development through the County, Army Corps of Engineers and South Florida Water Management District, and the proposal is limited to amending the height deviation granted through past zoning actions to allow for an additional three stories in height with no increase in density.

2122 Johnson Street ▪ Post Office Box 1550 ▪ Fort Myers, Florida 33902-1550
(239) 334-0046 ▪ Fax (239) 334-3661

During the question-and-answer period, inquiries were made about the construction timeline which is expected to extend approximately 1-1/2 years starting in 2022, accommodation of construction traffic, if outdoor grills will be allowed on balconies, how units will be priced, and the timing and policies that apply to reserving a unit. An attendee asked about the design of the parking, and it was explained to be primarily enclosed in the podium or base of the structure, which is one level of parking. A resident along Bridge Run Court expressed concern for her and her neighbor's views, drainage, and shadows. Dana Hume explained the stormwater system must be designed and permitted to retain all stormwater onsite before discharging to the west. Gary explained that the site has always been known to be planned for a high rise, and the shadow study illustrates the limited extent of the shadow effect, noting the Island high rise will be at a distance from homes comparable to the proximity that Jasmine Bay buildings have to homes in the community. An attendee asked the distance from the end of Baybridge Road to the proposed building, and it was estimated to be 400-500 feet.

Chris Johnson of West Bay Hill advised that a website will be launched in the coming week to provide updates on the project (islandwestbay.com).





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(239) 334-0046 ▪ Fax (239) 334-3661

West Bay Hill, Miromar Outlets and Colonnade projects among those reviewed by the Planning, Zoning & Design Board on July 13, 2021



The Board started their meeting conducting three public information meetings: West Bay Hill, Miromar Outlets and The Colonnade.

West Bay Hill is requesting to increase the height of a proposed high-rise building on a 5-acre lot from 20 stories to 23 stories over one level of parking. The applicant pointed out that additional floors would provide a more slender design and a more exclusive product. The four units per floor with two penthouse levels would provide 88 units. The building would include an amenity center and a rooftop pool. **(West Bay Presentation)**

The West Bay Club is located off of US 41 and Williams Road at 4606 West Bay Blvd.

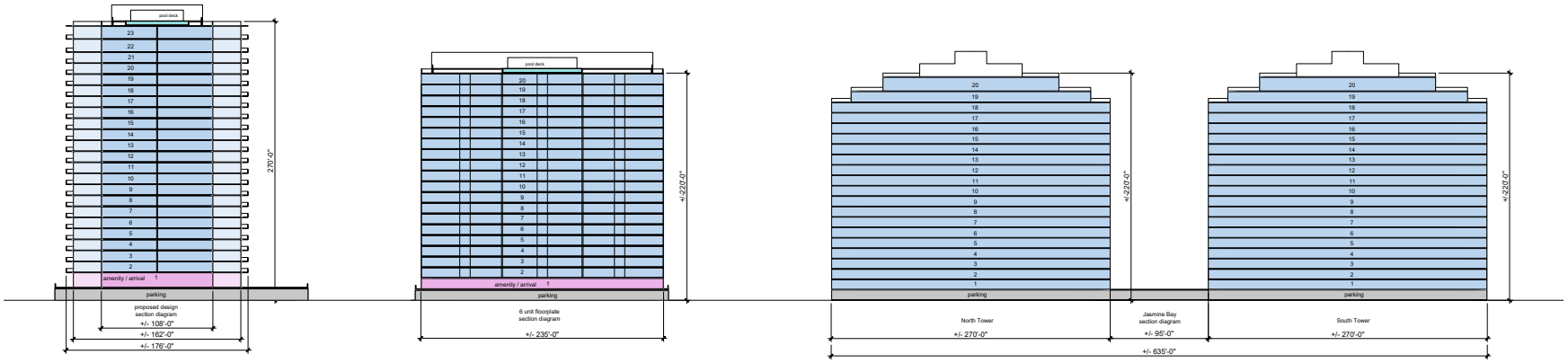
No voting occurs during public information meetings.

Miromar Outlets

Miromar Outlets is looking for a zoning amendment to adopt a new sign package to modernize its signs and make them more visible.

They plan to remove and replace the four existing signs. **(Miromar Outlets Presentation)**

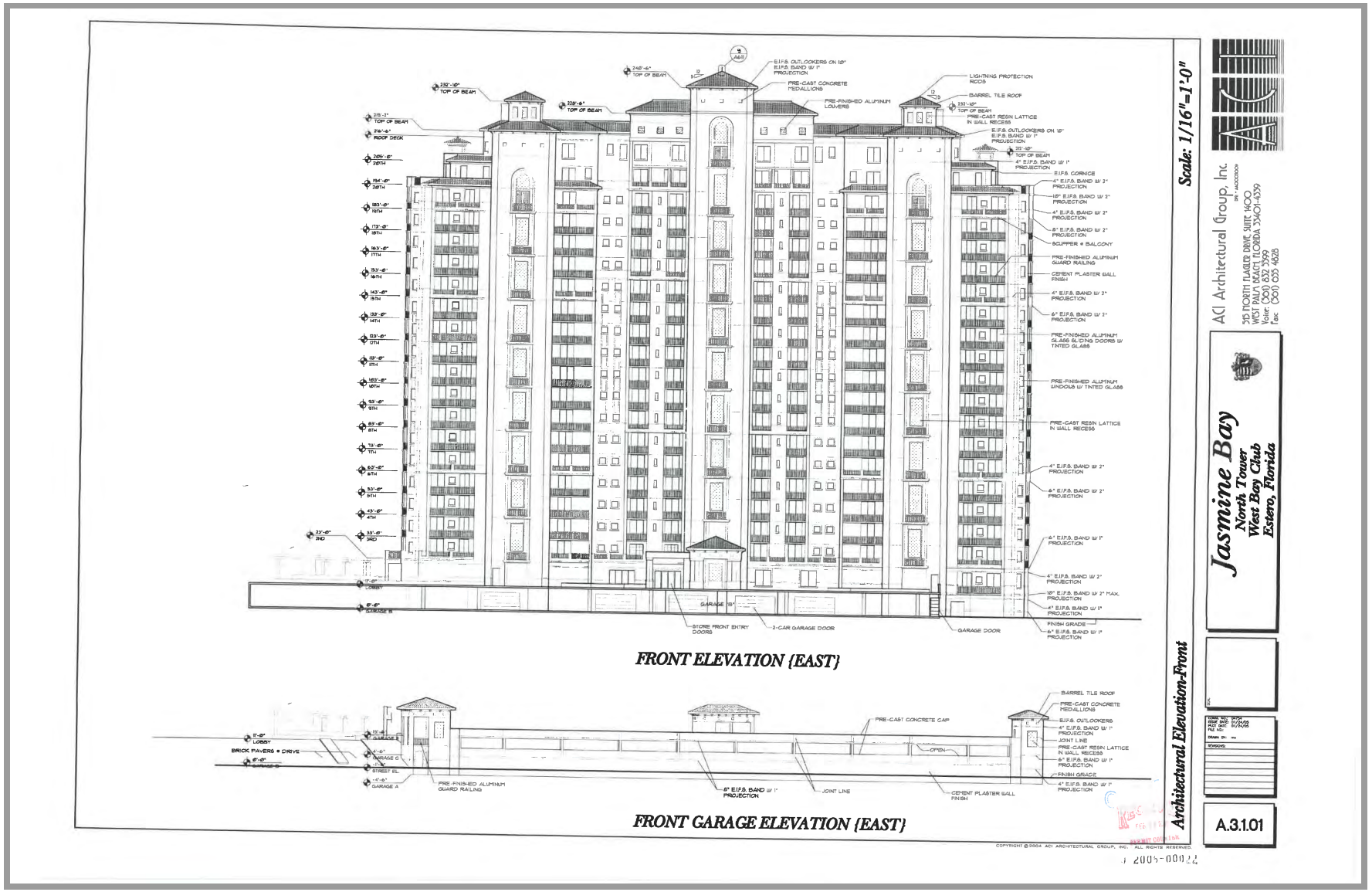
Miromar Outlets is located at the intersection of Corkscrew Road and Ben Hill Parkway.



THE ISLAND AT WEST BAY
ESTERO, FLORIDA

GARCIA STROMBERG
GS4studios

CONCEPT SECTION DIAGRAM - COMPARISON
07.23.2021


FRONT ELEVATION (EAST)
FRONT GARAGE ELEVATION (EAST)
Scale: 1/16"=1'-0"
Architectural Elevation-Front
ACI Architectural Group, Inc.
395 FIORITA FLAGLER DRIVE, SUITE 1400
WEST PALM BEACH, FLORIDA 33401-6539
Jasmine Bay
North Tower
West Bay Club
Estero, Florida
A.3.1.01
2005-00012

Marina A. Guirguis

From: Marina A. Guirguis
Sent: Wednesday, July 28, 2021 8:35 AM
To: Marina A. Guirguis
Subject: FW: Miami Parking Garage video

From: Laura S. DeJohn
Sent: Monday, July 12, 2021 12:13 PM
To: AICP Mary Gibbs (gibbs@estero-fl.gov) <gibbs@estero-fl.gov>
Subject: FW: Miami Parking Garage video

Mary, see below for the explanation from the structural engineer for the WBC Island High Rise site.

Thanks,
Laura

Laura DeJohn, AICP
Director of Planning & Landscape Architecture
JOHNSON ENGINEERING, INC.
Cell: (239) 229-1726
ldejohn@johnsoneng.com

From: Sullivan, Andy <asullivan@mcsal.com>
Sent: Friday, July 9, 2021 5:37 PM
To: Jorge Garcia <jgarcia@garciastromberg.com>
Cc: C Johnson <ihpjohnson@gmail.com>; Laura S. DeJohn <LKS@johnsoneng.com>; Dana Hume <DLH@johnsoneng.com>; Marina A. Guirguis <mag@johnsoneng.com>; Gary Chensoff <ihpchensoff@gmail.com>; Roger Grave de Per <rgravedeperalta@garciastromberg.com>
Subject: Re: Miami Parking Garage video

Chris -

To start the team will be engaging a professional geotechnical engineer to provide foundation recommendations. Their report will be based on multiple borings within the future tower footprint that represents the soil profile in the ground. Their report will be signed and sealed by a license engineer and submitted to us for the foundation design.

Based on our experience towers typically bear on deep augercast piles ranging from 14 to 36” in diameter and depths ranging from 30 ft to 150 ft. For this project we will likely fall into the mid-range of those values. Scotty is generally correct that rock is most absent in the ground in Florida; however, the combination of pile diameter and depth result in a “skin” friction around the perimeter to develop the capacity into the sandy soils to support the high loads above.

In addition, it is also typical that a test pile be installed before the actual building piles are installed. This pile often gets tested to failure or to twice its capacity.

Hope that helps.

Andy

Andrew P. Sullivan, P.E., S.E
Principal

McNAMARA • SALVIA
STRUCTURAL ENGINEERS
One Biscayne Tower, Suite 3795 • 2 South Biscayne Boulevard, Miami, FL 33131
(O) 305-579-5765

BOSTON • MIAMI • NEW YORK • ORLANDO • WEST PALM BEACH

FL CA #26616.
This e-mail may contain confidential and/or privileged information. If you are not the intended recipient (or have received this e-mail in error) please notify the sender immediately and destroy this e-mail. Any unauthorized copying, disclosure or distribution of the material in this e-mail is strictly forbidden.

On Jul 9, 2021, at 4:38 PM, Jorge Garcia <jgarcia@garciastromberg.com> wrote:

Chris,
Although I have enough knowledge to address and give my opinion, for the more competent and detailed response I would defer to our structural engineer to provide a brief narrative. He's copied herein.

Jorge H. Garcia
CEO
jgarcia@garciastromberg.com

studio +1 561 478 5855
mobile +1 561 866 6179

G A R C I A S T R O M B E R G |GS4studios

2365 Vista Parkway Suite 16
West Palm Beach, FL 33411
www.garciastromberg.com

On Jul 9, 2021, at 2:39 PM, C Johnson <jhpjohnson@gmail.com> wrote:

Jorge - please see the public comment card that was sent to me below, and Laura's question as to whether you would be the appropriate party to speak on these issues at the hearing on Tuesday.

Thank you.

Chris Johnson
Indian Hill Partners
20 North Wacker Drive, Suite 1922
Chicago, IL 60606
312-422-5466
312-422-0363 (fax)

ihpjohnson@gmail.com

---------- Forwarded message ---------
From: **Laura S. DeJohn** <LKS@johnsoneng.com>
Date: Fri, Jul 9, 2021 at 12:00 PM
Subject: FW: Miami Parking Garage video
To: Dana Hume <DLH@johnsoneng.com>, ihpjohnson@gmail.com <ihpjohnson@gmail.com>
Cc: Marina A. Guirguis <mag@johnsoneng.com>

Chris – see below, could Jorge be the person to speak about construction questions like this?

Laura DeJohn, AICP

Director of Planning & Landscape Architecture

JOHNSON ENGINEERING, INC.

Cell: (239) 229-1726

ldejohn@johnsoneng.com

From: Mary Gibbs <gibbs@estero-fl.gov>
Sent: Friday, July 9, 2021 9:39 AM
To: Laura S. DeJohn <LKS@johnsoneng.com>
Subject: FW: Miami Parking Garage video

fyi

From: Scotty Wood [mailto:lew1761@gmail.com]
Sent: Wednesday, June 30, 2021 3:12 PM
To: Mary Gibbs <gibbs@estero-fl.gov>
Subject: Miami Parking Garage video

[**NOTICE:** This message originated outside of the Village of Estero -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Mary:

This is an email from a West Bay Jasmine Tower resident friend of mine expressing concern about the underpinning of Jasmine Towers. Nothing official but it bears watching.

Given the situation over at Surfside where the developer 40 years ago received a variance to go above the max height limit by building a penthouse, I think we need to be very careful about doing due diligence on the West Bay Hills "island site". I, for one, would want to receive a professional's presentation about how far down are pilings going and how stable is the deep underground. In the north, ala Chicago, the tall buildings take pilings down to granite bed rock (which probably doesn't exist in SW Florida).

Part of my concern is that the site sits basically in a preserve area that is mostly surrounded by wetlands. Maybe we could get some info from Collier County about the older high rises along Gulfshore Boulevard to see if worries are justified.

Lust a few thoughts for you.

Scotty

Our tower residences are very concerned.

We gave $9 to $11 million dollar expense coming!!!

Sent from my iPhone

On Jun 30, 2021, at 1:43 PM, Scotty Wood <lew1761@gmail.com> wrote:

The Surfside condo collapse could be "the Canary in the coal mine". Check out this video from another building

nearby but not part of the complex where the building collapsed.

https://twitter.com/billycorben/status/1409619091741036558?s=21

Scotty Wood

Scotty Wood

Email which is created or received by a Village of Estero employee or official in connection with the transaction of official business of the Village of Estero is considered public record and is subject to inspection and/or copying in accordance with Chapter 119, Florida Statutes and is subject to applicable state retention laws, unless exempted by law.

INSTR # 2014000093999, Doc Type AGR, Pages 7, Recorded 05/06/2014 at 12:30 PM, Linda Doggett, Lee County Clerk of Circuit Court, Rec. Fee $61.00 Deputy Clerk ERECORD

PREPARED BY:

Robert A. Cooper, Esq.
Hahn Loeser & Parks LLP
2400 First Street
Suite 300
Fort Myers, Florida 33901

WHEN RECORDED RETURN TO:

Jon Chassen, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, 23rd Floor
Miami, Florida 33131

RESTRICTIVE COVENANT

(Density Restriction)

THIS RESTRICTIVE COVENANT ("**Covenant**") is made effective this 27 day of February, 2014, by **WEST BAY HILL LLC**, a Florida limited liability company, having its principal office at 2000 Calusa Pines Drive, Naples, Florida 34120 ("**WBH**"), and **THE WEST BAY CLUB COMMUNITY ASSOCIATION, INC.**, a Florida not-for-profit corporation, having its principal office at 4606 West Bay Boulevard, Estero, Florida 33928 (the "**HOA**").

This Covenant is joined by IberiaBank, in its capacity as holder of a mortgage encumbering the Island Site Property and the Orchid Bay Site Property to signify its consent to the recording of this Covenant and the provisions set forth herein.

Pursuant to and in consideration of the terms, conditions and consideration set forth in that certain Agreement Regarding West Bay Club, dated February 6, 2014, by and among Indian Hill Partners, Inc. ("**IHP**"), The West Bay Club Property Owners Association, Inc. (the "**Advisory Group**"), and The West Bay Golf Club, Inc. (the "**IHP Agreement**", which was assigned by IHP to WBH), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WBH and the HOA hereby agree as follows:

1. WBH is the owner of certain real property located in Estero, Lee County, Florida, as more particularly described by the legal description attached hereto as **Exhibit "A"** and incorporated herein by reference (the "**Island Site Property**").

2. WBH is the owner of certain real property located in Estero, Lee County, Florida, as more particularly described by the legal description attached hereto as **Exhibit "B"** and incorporated herein by reference (the "**Orchid Bay Site Property**").

3. The HOA is a homeowners association that, in accordance with that certain **Amended and Restated Master Declaration for West Bay Club, recorded as Instrument No. 5052604, in the Public Records of Lee County, Florida** (as amended from time to time, the "**Declaration**"), governs the West Bay Club residential community (the "**Community**") developed upon certain real property located in Estero, Lee County, Florida, as more particularly

described by the legal description attached hereto as **Exhibit "C"** and incorporated herein by reference (the "**West Bay Club Property**").

4. In accordance with the Declaration, WBH, as the successor Declarant of the Community pursuant to the Declaration, has the right, but not the obligation, to submit the Island Site Property and the Orchid Bay Site Property to the Community to be governed under the Declaration.

a. WBH and the HOA acknowledge that the Orchid Bay Site Property and the Island Site Property have not been submitted to the Community to be governed under the Declaration and that neither site has any existing setback or minimum square footage requirements prescribed by the Declaration or the Architectural Guidelines for the Community.

b. WBH and the HOA agree that, subject to more restrictive requirements that may be imposed by a governmental authority, as and when the Orchid Bay Site Property is submitted to the Community, to be governed by the Declaration as SUBJECT PROPERTY, single-family residential lots in the Orchid Bay Site Property shall have a side setback requirement of five (5) feet, a front setback requirement of twenty (20) feet, a rear setback requirement of fifteen (15) feet, and a minimum square footage requirement of 2,200 square feet.

5. Pursuant to Section 1.27 of the Declaration, WBH has the right to limit the number of Units to be constructed on the Island Site Property and the Orchid Bay Site Property.

6. As a material part of the consideration for the Advisory Group, on behalf, and for the benefit, of the HOA, to enter into the IHP Agreement, WBH hereby covenants and agrees that neither it nor any Successor Builder, as such term is defined in the IHP Agreement, will construct more than 50 Units, as such term is defined in the Declaration, on the Orchid Bay Site Property, and WBH further covenants and agrees that not more than 126 Units will be constructed in the aggregate between the Orchid Bay Site Property and the Island Site Property.

7. This Covenant is created to benefit and serve the HOA and its successors, assigns, members and owners of Units on the West Bay Club Property, and is binding on and burdens WBH and its successors, assigns and owners of Units on the Island Site Property and the Orchid Bay Site Property; it being the intention of the parties hereto that by execution and recording of this Covenant that this Covenant and the restrictions and covenants herein shall be covenants running with the land and shall be restricted and forever binding upon the successors in title.

8. The invalidity or unenforceability of any particular provision of this Covenant shall not affect the other provisions hereof, and this Covenant shall be construed in all respects as if such invalid or unenforceable provision were omitted.

9. In the event of any litigation arising from or related to this Covenant, the prevailing party shall be entitled to reimbursement of attorneys' fees and costs incurred at all proceedings, including, without limitation, before trial, at trial and all appellate levels, from the non-prevailing party.

10. This Covenant may not be altered or amended except in writing signed by the parties hereto and any mortgagee holding a mortgage encumbering the Island Site Property and/or the Orchid Bay Site Property, as applicable. No waiver of any provision of this Covenant shall be effective unless it is in writing signed by the party against whom it is asserted, and any waiver of any provision of this Covenant shall be applicable only to the specific instance to which it is related and shall not be deemed to be a continuing or future waiver as to such provision or a waiver as to any other provision.

11. No term, covenant or provision of this Covenant shall be construed against any party by reason of such party being deemed to have drafted or structured such term, covenant or provision.

12. Each of WBH and the HOA has full power and authority to execute and deliver this Covenant and to perform its obligations hereunder.

13. This Covenant is prepared without the benefit of title examination.

14. This Covenant does not and will not be deemed to constitute a partnership or joint venture between the parties, and neither party nor any of their respective shareholders, members, directors, managers, officers, employees, agents or representatives, will, by virtue of this Covenant, be deemed to be an agent or employee of the other party.

15. This Covenant may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Covenant.

[signature pages to follow]

IN WITNESSES WHEREOF, an authorized representative has executed this Agreement effective as of the date and year first above written.

WITNESSES:

(Signature) Lee D. Powar

(Print Name) LEE D. POWAR

(Signature) Lisa Valdespino

(Print Name) Lisa Valdespino

HOA:

THE WEST BAY CLUB COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation

By: B. J. Schultz

Print Name: BRIAN J. SCHULTZ

Title: GEN. MGR.

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 18 day of February, 2014, by Brian Schultz, the General Manager of The West Bay Club Community Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.

Seal

LISA VALDESPINO
MY COMMISSION # EE 842973
EXPIRES: October 11, 2016
Bonded Thru Notary Public Underwriters

Lisa Valdespino
Notary Public

Lisa Valdespino
Print Name of Notary Public

MIAMI 4035443.2 80433/42684

WITNESSES:

(Signature)

MARIA E. VAKOS
(Print Name)

(Signature)

George KOKKonas
(Print Name)

WBH:

WEST BAY HILL LLC, a Florida limited liability company

By: Christopher P. Johnson
Name: Christopher P. Johnson
Title: Manager

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me this 12th day of February 2014, by Christopher P. Johnson, in his capacity as Manager of West Bay Hill LLC, a Florida limited liability company, on behalf of said corporation, who is personally known to me or who has produced _____ as identification.

Seal

Official Seal
Maria E Vakos
Notary Public State of Illinois
My Commission Expires 05/21/2014

Notary Public

MARIA E. VAKOS
Print Name of Notary Public

MIAMI 4035443.2 80433/42684

JOINDER BY IBERIABANK FOR THE LIMITED PURPOSES EXPRESSED

WITNESSES:

(Signature)

James F. Morey
(Print Name)

Nancy Brunette
(Signature)

Nancy Brunette
(Print Name)

IberiaBank

By: Brian Tinney
Name: Brian Tinney
Title: SVP

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 13th day of February 2014, by Brian P. Tinney, in his/her capacity as Senior Vice President of IberiaBank, a Louisiana banking corporation, on behalf of said corporation, who is personally known to me or who has produced _____ as identification.

Seal

JAMES F. MOREY
MY COMMISSION # EE 217990
EXPIRES: August 29, 2016
Bonded Thru Notary Public Underwriters

Notary Public

James F. Morey
Print Name of Notary Public

MIAMI 4035443.2 80433/42684

EXHIBIT "A"
(Island Site Property)

TRACT MF-1, OF WEST BAY CLUB, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGE 79, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

EXHIBIT "B"
(Orchid Bay Site Property)

TRACT MF-3, OF WEST BAY CLUB, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGE 79, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

EXHIBIT "C"
(West Bay Club Property)

WEST BAY CLUB, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 62, AT PAGES 79 THROUGH 111, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED AND/OR REPLATTED.

Attachment 8b.

September 10, 2021

- West Bay ARC Manual Standards and Table
- West Bay Club Buildings and Styles
- West Bay Club Architectural Design

WEST BAY CLUB
ARCHITECTURAL GUIDELINES MANUAL
FOR EXTERIOR MODIFICATIONS

November 2020

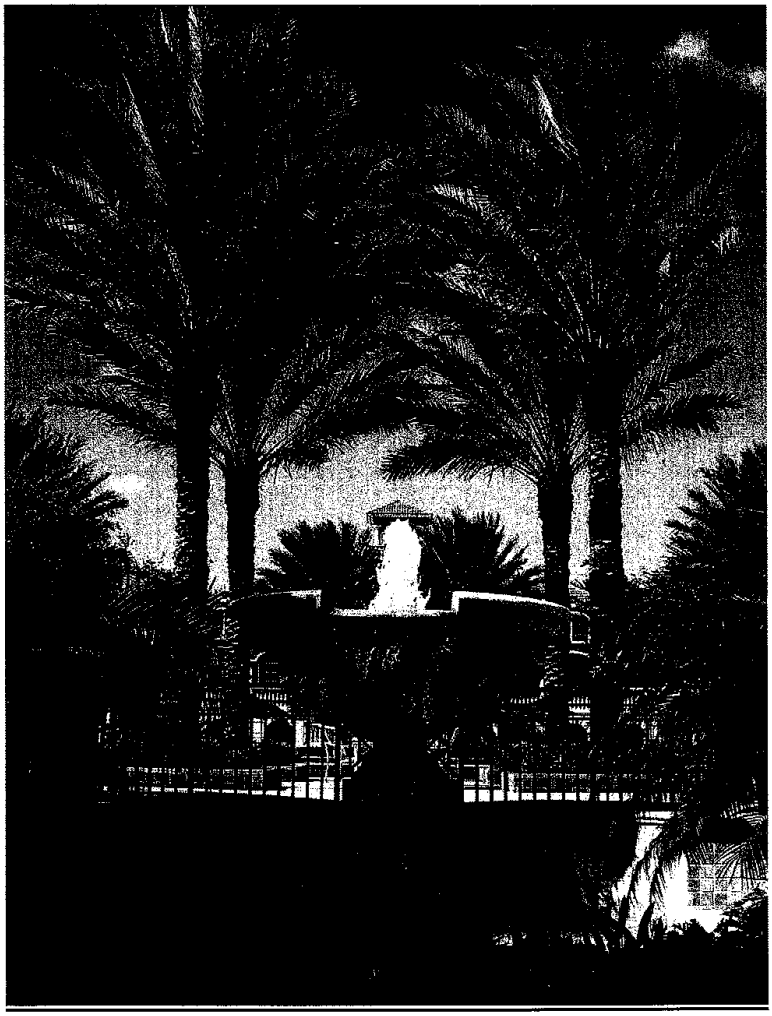


TABLE OF CONTENTS

Any proposed improvements, modifications, alterations, or additions to the exterior of any home, hardscape or landscape must be submitted to the ARC for approval, as outlined in these guidelines.

Section 1 – Introduction to the Architectural Review Committee (ARC)..... Page 2
- **Purpose**
- **Scope of Authority**
- **Basic Responsibilities**
- **Selection of ARC Members and Membership Term**

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- **How long will approval take**
- **Types of decisions**
- **Changes to application and design documents**
- **Written approval and oral statements**
- **Inspections**
- **Limiting Conditions**
- **ARC administration and design consultants**
- **Responsibilities of the Homeowner**

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- **Accessory Structures**
- **Awnings & Shutters**
- **Colors - Exterior**
- **Fences**
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- **Irrigation Systems & Landscape Design/Maintenance**
- **Landscape Design Standards**
- **Lighting, Exterior Structure & Landscape**
- **Pools, Spas, Porches, Lanais, Screen Enclosures**
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- **Miscellaneous Items Also Governed by the ARC**

Section 5 – Site Planning..... Page 26
- **Conservation Areas**
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EXHIBITS AND INDEX..... Page 28-38

NOTE: For construction that does not fit the Exterior Modification definition, contact the Community Association Manager for the New Construction Guidelines on a Vacant Lot.

SECTION 2
DESIGN STANDARDS

Architectural Design

The underlying premise of West Bay Club is the establishment of an exclusive club community with high standards and aesthetic beauty that weaves individual neighborhoods into a naturally beautiful environment with adjacent views to the wetlands, winding creeks, pockets of preserved native vegetation, and woodlands.

The successful accomplishment of the concept has resulted in a master planned community that thoughtfully balances environmental issues with community and club amenities, optimizing the value of residential neighborhoods.

West Bay Club has established a specific character, style and direction as it relates to architectural design. The design originally selected for single-family homes was inspired by the architecture of Mediterranean Province, which has developed into, and includes, a comfortable and appealing style incorporating a lighter Mediterranean feel, as well as a Coastal Contemporary and Transitional style. As design evolves in new home construction and modification, design standards will be updated to incorporate a blend of the best mix of architectural styles.

Residential designs should consider the function of long-term practicality, rather than fashionable passing trends. The combination of materials, colors, and architectural details will create a unique exterior personality for each home, while at the same time be compatible with the surrounding community.

In an effort to preserve and maintain the unique similarities of Nature's Cove, Turtle Pointe Cove, and Westlake, the ARC must consider their inherent qualities regarding lot size, closeness to neighbors and setbacks when making decisions.

Bay House







West Bay Club Buildings & Styles

Golf Niblick





Golf House



West Bay Club Buildings & Styles

Jasmine Bay









West Bay Club Buildings & Styles

West Lake Court (single family)









West Bay Club Buildings & Styles

Red Laurel Lane (single family)





Nature's Cove (Single Family)



Turtle Pointe



West Bay Club Buildings & Styles

Riverbrooke Run (single family)







Architectural Design

SECTION 4.1
PAGE 1
DATE 08-01-03

The underlying premise of West Bay Club is the establishment of an exclusive country club community that weaves individual neighborhoods with sensitivity into the fabric of a naturally beautiful environment with views to the wetlands, winding creeks, pockets of preserved native vegetation, and woodlands.

The successful accomplishment of the concept has resulted in a master planned community that thoughtfully balances environmental issues with community and club amenities, optimizing the value of residential neighborhoods.

West Bay Club has established a specific character, style and direction as it relates to architectural design. The design selected for single-family homes is inspired by the architecture of Mediterranean Province, a comfortable, appealing and distinctively crafted style, yet well seasoned with the spirit of the best Southwest Florida communities.

Its character is expressed through the use of architectural detailing, enriched accent treatments, and complementary colors in earthy shades of terra cotta, green, blue, and beige. Some homes will be reminiscent of the timeless designs of the past, while others will reflect a more relaxed style as long as the predominate characteristics and materials are appropriately exhibited.

Generally, the theme is a mixture of color and texture that welcomes and charms in a meaningful way. The style is eclectic and asymmetrical, but has a strong sense of cohesiveness based on the repetition of critical design elements.

Residential designs should be biased to the function of long-term practicality, rather than to fashionable passing trends. The combination of materials, colors, and architectural details will create a unique exterior personality for each home.

The theme of Mediterranean Province is conveyed in many ways throughout West Bay Club, from the treatment of neighborhood entries to the detailing of streetscapes. The design and management of these elements have been thoughtfully orchestrated to provide a sense of continuity among neighborhoods, yet each retains it own identity and character.

Attachment 9

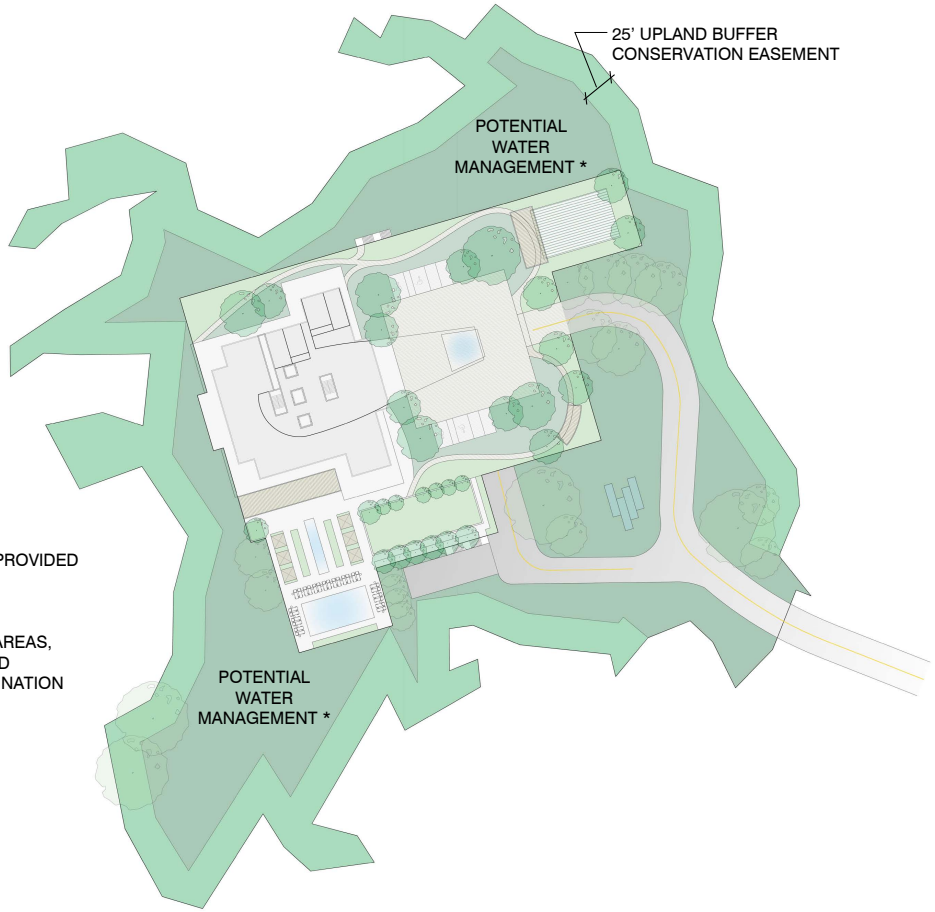
THE ISLAND AT WEST BAY - ESTERO, FLORIDA

Pattern Book - Concept Package 09.09.2021



GARCIA STROMBERG

GS4studios



MIN. OPEN SPACE: 60%

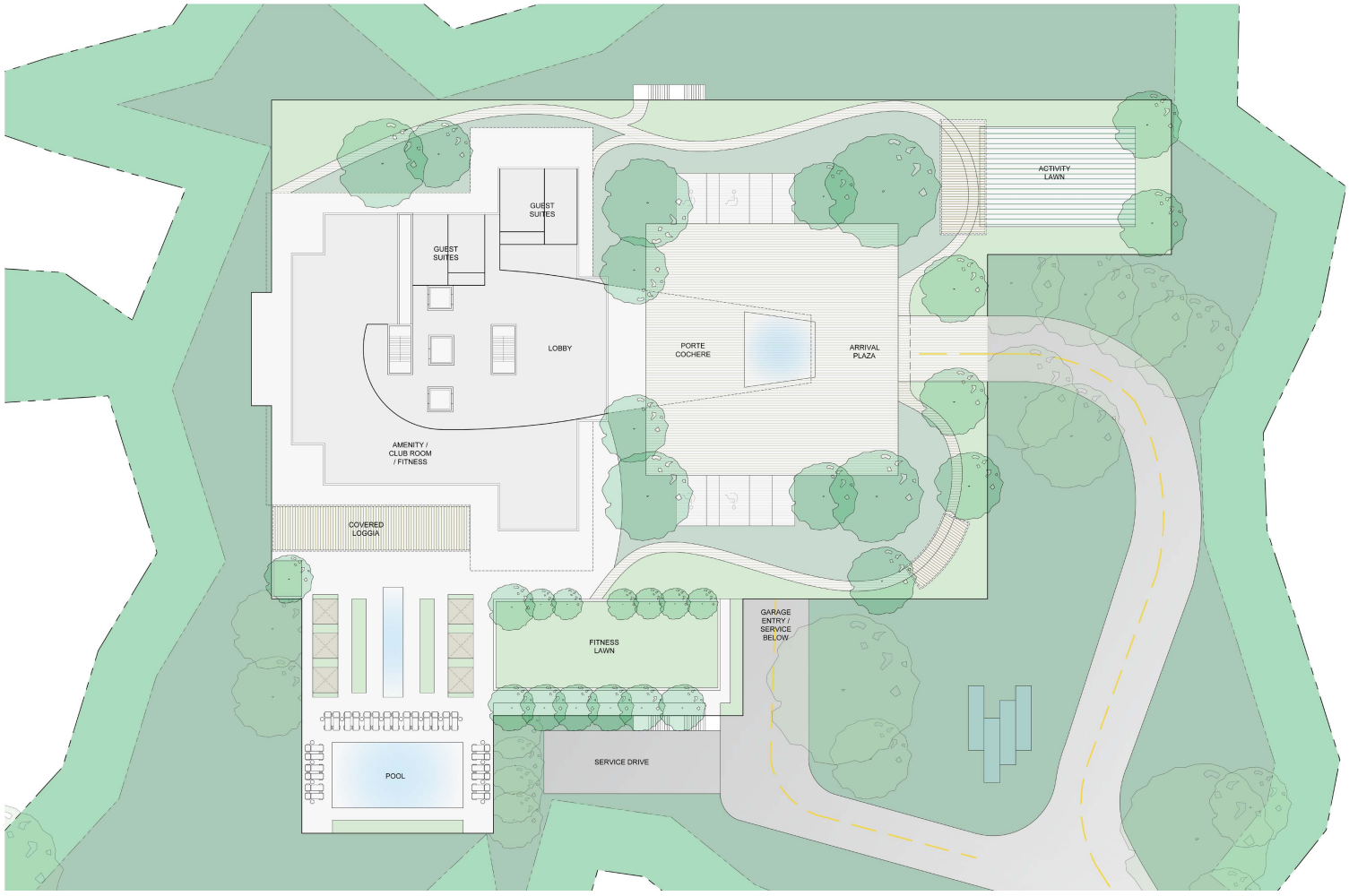
FINAL LANDSCAPE PLANS TO BE PROVIDED AT THE TIME OF FINAL PLAN AND DEVELOPMENT ORDER

* MAY INCLUDE DRY DETENTION AREAS, PERVIOUS AREAS, UNDERGROUND STORAGE CHAMBER, OR A COMBINATION OF THESE TREATMENTS

THE ISLAND AT WEST BAY
ESTERO, FLORIDA

GARCIA STROMBERG
GS4studios

SITE PLAN
09.09.2021



THE ISLAND AT WEST BAY
ESTERO, FLORIDA

GARCIA STROMBERG
GS4studios

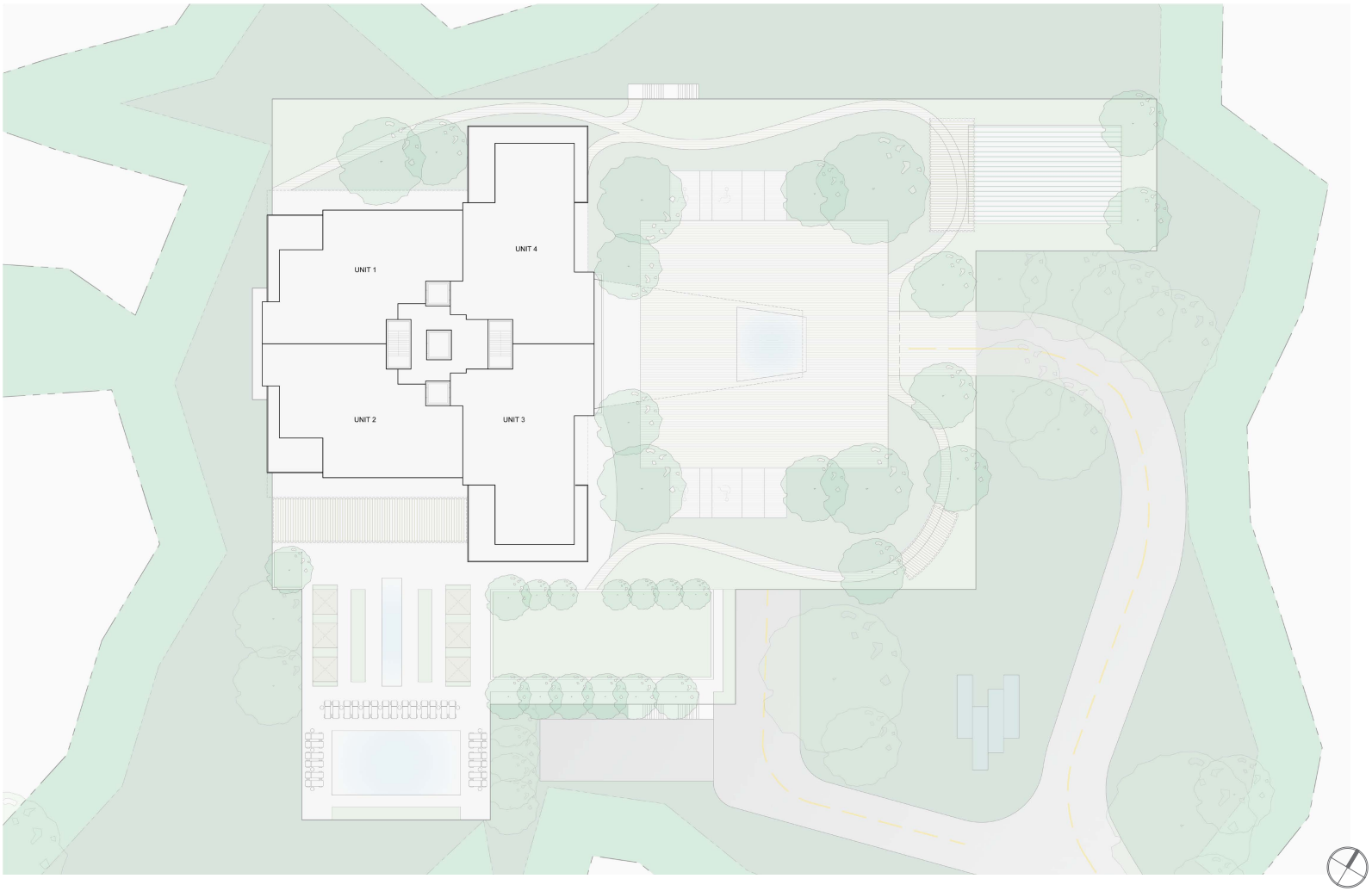
ARRIVAL LEVEL
09.09.2021



THE ISLAND AT WEST BAY
ESTERO, FLORIDA

GARCIA STROMBERG
GS4studios

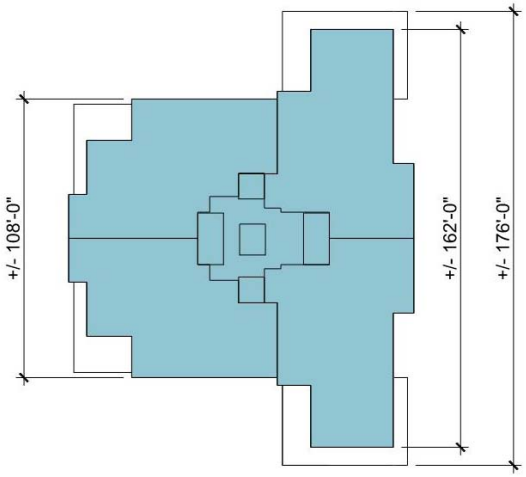
PARKING LEVEL PLAN
09.09.2021



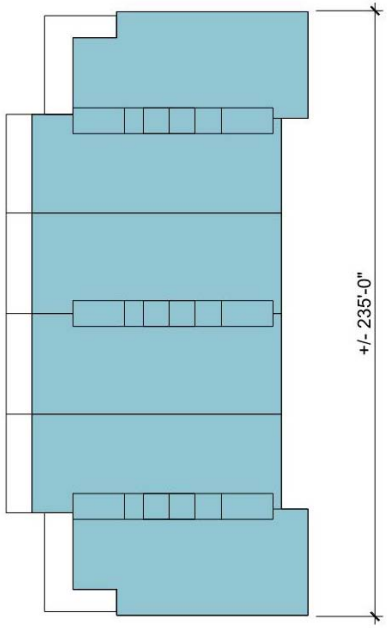
THE ISLAND AT WEST BAY
ESTERO, FLORIDA

GARCIA STROMBERG
GS4studios

TYPICAL FLOOR PLAN
09.09.2021



4 unit per floor proposed plan diagram

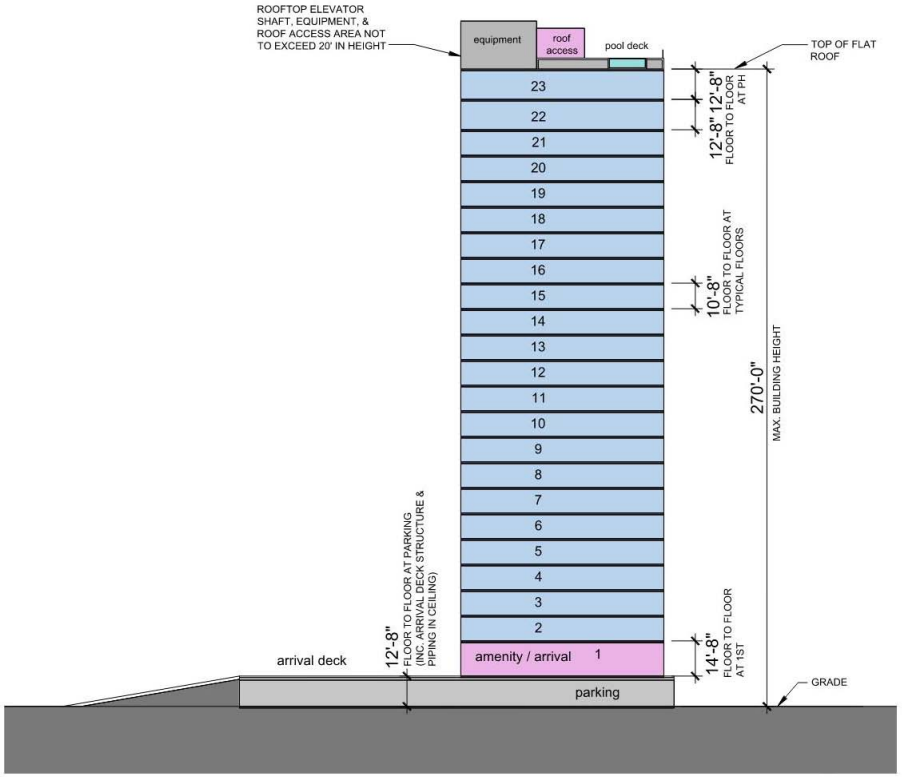


6 unit per floor plan diagram

THE ISLAND AT WEST BAY
ESTERO, FLORIDA

GARCIA STROMBERG
GS4studios

CONCEPT SECTION DIAGRAM
09.09.2021

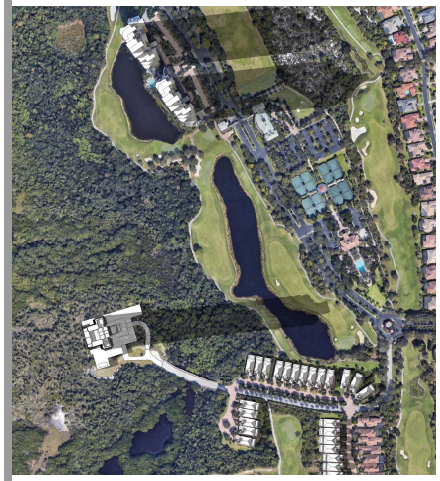


THE ISLAND AT WEST BAY
ESTERO, FLORIDA

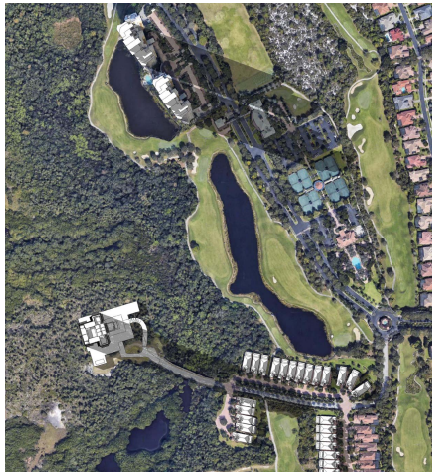
GARCIA STROMBERG
GS4studios

CONCEPT SECTION DIAGRAM
09.09.2021


GARCIA STROMBERG
GS4studios
CONCEPT VIEW - NORTH & EAST ELEVATION



MARCH 21 - 1 HOUR BEFORE SUNSET (6:39 PM)



JUNE 20 - 1 HOUR BEFORE SUNSET (7:18 PM)



SEPTEMBER 22 - 1 HOUR BEFORE SUNSET (6:22 PM)



DECEMBER 21 - 1 HOUR BEFORE SUNSET (4:35 PM)

SEE ANIMATIONS PROVIDED FOR MORE DETAIL.

THE ISLAND AT WEST BAY
ESTERO, FLORIDA

GARCIA STROMBERG
GS4studios

SHADOW STUDY - PROPOSED DESIGN -1 HOUR BEFORE SUNSET
09.09.2021



MAY 1 - 6:30 PM



JUNE 20 - 6:50 PM



AUGUST 1 - 6:40 PM

IN THE EVENING AFTER AROUND 6:30 PM SHADOWS EXTEND INTO BAYBRIDGE BLVD BETWEEN LATE APRIL THROUGH EARLY AUGUST.
SEE EXAMPLES ABOVE OF TIMES OF SHADOW APPROACH.
SEE ANIMATIONS PROVIDED FOR MORE DETAIL.

THE ISLAND AT WEST BAY
ESTERO, FLORIDA

GARCIA STROMBERG
GS4studios

SHADOW STUDY - PROPOSED DESIGN - BAYBRIDGE BOULEVARD
09.09.2021



PROPOSED 4 UNIT FLOORPLATE - SAMPLE SHADOW



6 UNIT FLOORPLATE - SAMPLE SHADOW

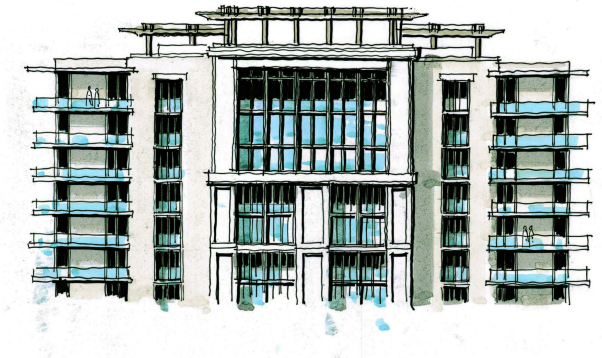
THE ISLAND AT WEST BAY
ESTERO, FLORIDA

GARCIA STROMBERG
GS4studios

SHADOW STUDY - COMPARISON
09.09.2021


GARCIA STROMBERG
GS4studios
CONCEPT VIEW - SOUTH & WEST ELEVATION







THE ISLAND AT WEST BAY
ESTERO, FLORIDA

GARCIA STROMBERG
GS4studios

Concept Sketches
09.09.2021



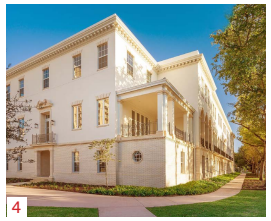
1 Articulated massing



2 Wood trellis and detailing



3 Trellis building cap



4 Articulated base with simplified body



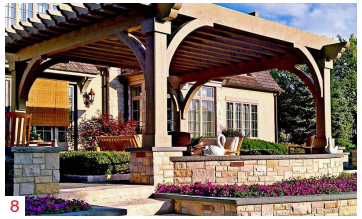
5 JASMINE BAY - WEST BAY CLUB
Accent edge bands, grey roofs



6 Window styles and mullion patterning



7 Wood siding and balcony details



8 Trellised covered outdoor areas



9 Thin column rhythm at projecting balconies, siding

Warm earth tone color palette

Base Color

Body Color

Accent Color



10 Brackets at overhangs, exposed framing



11 Standing seem metal roof, rhythm of balcony columns, building base



12 Roof top elements, open truss gables, deep balconies creating outdoor rooms



13 Thin column rhythm at deep balconies

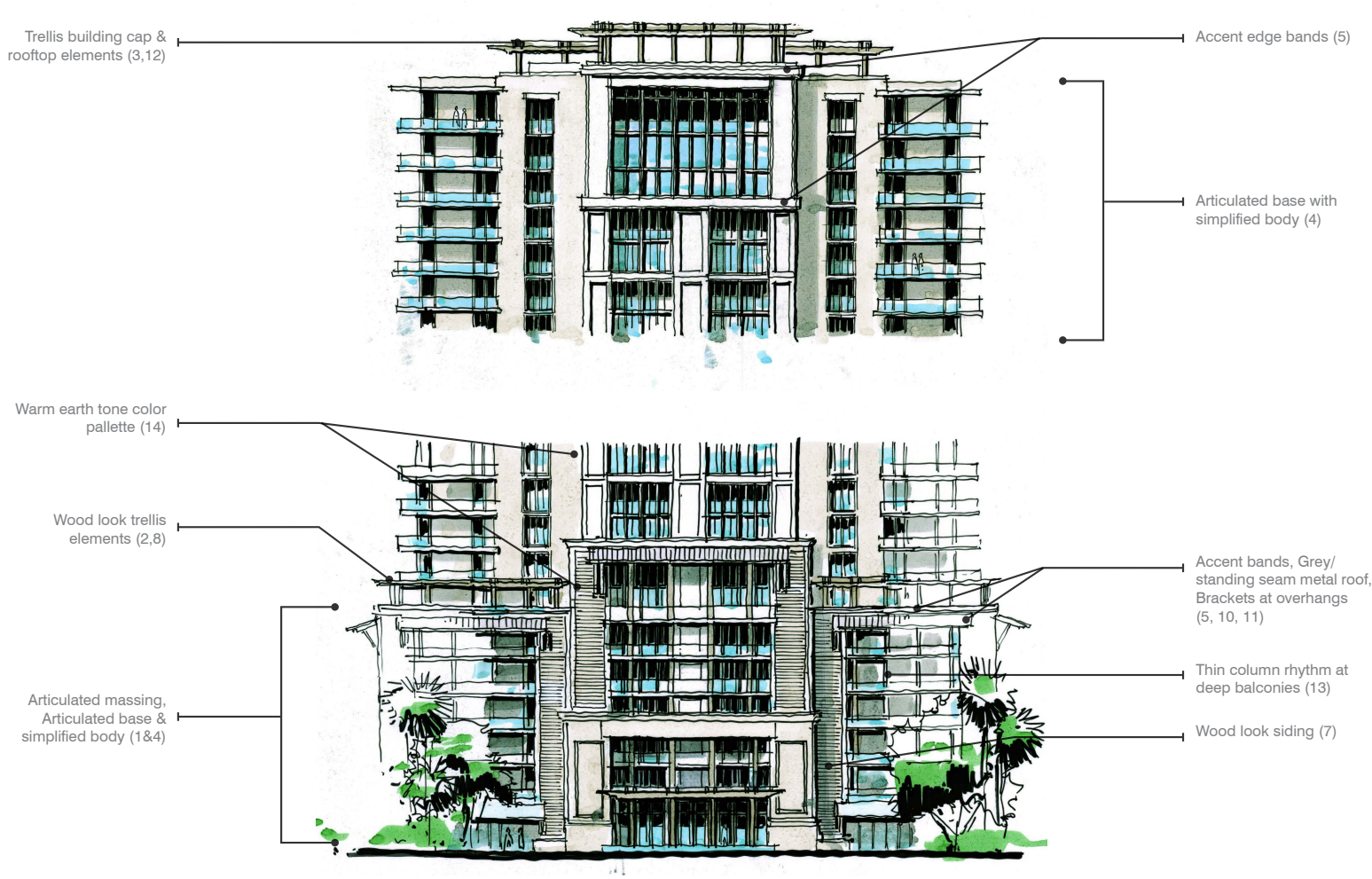


14 GOLF NIBLICK BUILDING - WEST BAY CLUB
Warm earth tone color palette, wood work at overhangs

THE ISLAND AT WEST BAY
ESTERO, FLORIDA

GARCIA STROMBERG
GS4studios

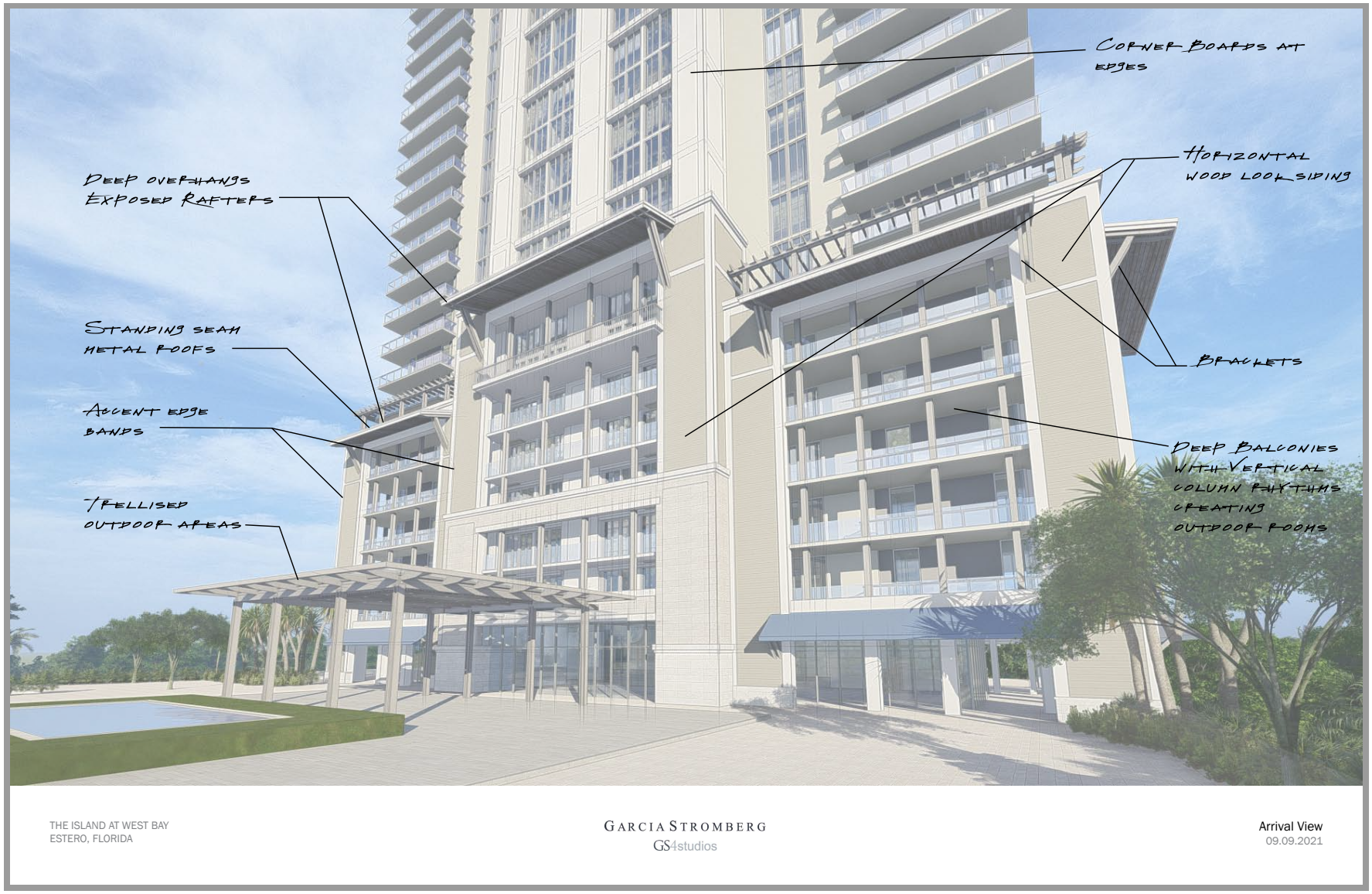
FLORIDA VERNACULAR & MEDITERRANEAN REFERENCE IMAGES
CHARACTER PALETTE / DESIGN CONCEPT
09.09.2021



THE ISLAND AT WEST BAY
ESTERO, FLORIDA

GARCIA STROMBERG
GS4studios

Concept Sketches
09.09.2021


Corner Boards at edges
Horizontal wood look siding
Deep overhangs
Exposed Rafters
Standing seam metal roofs
Brackets
Accent edge bands
Deep Balconies with Vertical column rhythms creating outdoor rooms
Trellised outdoor areas
THE ISLAND AT WEST BAY
ESTERO, FLORIDA
GARCIA STROMBERG
GS4studios
Arrival View
09.09.2021



THE ISLAND AT WEST BAY
ESTERO, FLORIDA

GARCIA STROMBERG
GS4studios

Arrival View
09.09.2021


GARCIA STROMBERG
GS4studios
CONCEPT VIEW - SOUTH & WEST ELEVATION



Previously Provided South & West Elevation



Proposed South & West Elevation

THE ISLAND AT WEST BAY
ESTERO, FLORIDA

GARCIA STROMBERG
GS4studios

Previous vs Proposed
09.09.2021


GARCIA STROMBERG
GS4studios
CONCEPT VIEW - NORTH & EAST ELEVATION



Previously Provided North & East Elevation



Proposed North & East Elevation

THE ISLAND AT WEST BAY
ESTERO, FLORIDA

GARCIA STROMBERG
GS4studios

Previous vs Proposed
09.09.2021

Attachment 10

RESOLUTION NUMBER Z-05-010

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by the property owner, West Bay Club Development Corporation, to amend the West Bay Club RPD (f/k/a Estero Point RPD) and add 1.6 acres; and

WHEREAS, a public hearing was advertised and held on January 19, 2005, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2004-00046; and

WHEREAS, a second public hearing was advertised and held on March 21, 2005, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to:

a. Change Area 3 from single-family residential, as approved in Administrative Amendment ADD1999-00056, to a multi-family residential area as originally approved in Resolution Z-96-005, which will allow 20 stories over parking not to exceed a maximum height of 220 feet; and

b. Add 1.6± acres to the West Bay Club RPD, Area 9, to allow for the addition of four single-family residential lots with no increase in the total number of dwelling units.

The subject property is located in the Outlying Suburban, Suburban and Wetlands Land Use Categories and legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

CASE NO: DCI2004-00046

COPY

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the four page Master Concept Plan entitled "Master Concept Plan for West Bay Club", formerly Estero Pointe RPD, stamped received by the permit counter on August 27, 2004, except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

2. The terms and conditions of Resolution Z-96-005 and Amendments thereto remain in full force and effect except as amended herein.

3. Upon approval of this zoning action, Administrative Amendment ADD1999-00056 is null and void.

4. The four single-family residential lots added to Development Area (Pod) 9, referenced as Development Area (Pod) 9B on the Master Concept Plan, must be consistent with the Property Development Regulations adopted within Resolution Z-96-005 and Amendments thereto.

5. Development Area (Pod) 3 must be in substantial compliance with the attached site plan, labeled Exhibit C, and the terms and conditions of Resolution Z-96-005.

6. Condition Number 4 of Resolution Z-96-005, and its subsequent amendment in Administrative Amendment PD-98-003, Condition 3, is further amended as follows:

   The RPD is limited to a maximum total of 1,016 residential dwelling units with the following distribution:

   a. A maximum of 970 dwelling units are permitted on the subject properties located within the Outlying Suburban Land Use Category, of which no more than 630 dwelling units are permitted within Development Areas (Pods) 3, 4, and 5.

   b. A maximum of 46 dwelling units are permitted within the subject properties in the Suburban Land Use Category.

7. Sheet three of the four page Master Concept Plan entitled "Master Concept Plan for West Bay Club", formerly Estero Pointe RPD, stamped received by the permit

counter on August 27, 2004, attached hereto as Exhibit D, is amended by adding and deleting language as follows:

An overall maximum of five high-rise buildings may be located within multiple-family Development Areas (Pods) 3, 4, and 5.

8. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocations Table, Map 16 and Table 1(b).

SECTION C. DEVIATIONS:

No additional deviations have been requested as part of the zoning action. All deviations, except Deviation 9, approved by Resolution Z-96-005 remain in full force and effect. Deviation 9 is revised as follows:

Deviation (9) seeks relief from the LDC §34-935(f)(3)(e), requirement limiting the height of buildings in the RPD zoning category within the Outlying Suburban land use category to 45 feet, to allow 20 stories over parking for Development Areas (Pods) 2, 3, 4 and 5. This deviation is APPROVED, SUBJECT TO the following conditions:

a. Development Area (Pod) 2 is limited to a maximum height of 75 feet.

b. Development Areas (Pods) 3, 4, and 5 are limited to a maximum height of 220 feet and are further limited to a combined total of five multi-family high-rise buildings and 24 low-rise villa units for a combined total of 630 dwelling units: a maximum of two high-rise buildings on Development Areas (Pods) 3 and 4, and 24 low-rise villa units in Development Area (Pod) 3 only; and a maximum of one high-rise building on Development Area (Pod) 5.

c. Development Areas (Pods) 3 and 4 must provide a minimum of 35 percent open space.

d. Development Area (Pod) 5 is limited to one multi-family high-rise building and must provide a minimum of 60 percent open space.

e. Ninety percent of the required parking in multiple-family Development Areas (Pods) 3, 4, and 5 must be provided under the principal building structure to limit the impacts of impervious areas created by open parking lots.

f. All buildings over 45 feet in height must be set back an additional one-half foot for every foot of height over 45 feet along the external development perimeter.

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: Legal description of the property
Exhibit B: Zoning Map (subject parcel identified with shading)
Exhibit C: Site Plan
Exhibit D: The Master Concept Plan

The applicant indicates there are numerous and varied STRAP numbers which are on file and available for inspection at the Department of Community Development, 1500 Monroe St., Ft. Myers, FL.

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

2. The rezoning, as approved:

   a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,

   b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,

   c. is compatible with existing or planned uses in the surrounding area; and,

   d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,

   e. will not adversely affect environmentally critical areas or natural resources.

3. The rezoning satisfies the following criteria:

   a. the proposed use or mix of uses is appropriate at the subject location; and

   b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and

   c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Hall, seconded by Commissioner Judah and, upon being put to a vote, the result was as follows:

Robert P. Janes	AYE
Douglas R. St. Cerny	AYE
Ray Judah	AYE
Tammy Hall	AYE
John E. Albion	AYE

DULY PASSED AND ADOPTED this 21ST day of March 2005.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Chairman

Approved as to form by:

_____
Dawn E. Perry-Lehnert
County Attorney's Office

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CASE NO: DCI2004-00046

Z-05-010
Page 5 of 5

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Exhibit A
Page 1 of 3

DrawingName

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PERMIT COUNTER

DCI 2004 00046

DESCRIPTION

WEST BAY CLUB
PARCEL IN
SECTIONS 29, 30, 31 & 32, TOWNSHIP 46 SOUTH RANGE 25 EAST & SECTIONS 5 & 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND BEING ALL OF WEST BAY CLUB, A SUBDIVISION, AS RECORDED IN PLAT BOOK 62, AT PAGES 79 THROUGH 111 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND ALL OF PARCEL ONE AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORD BOOK 3041 AT PAGE 3528 OF SAID PUBLIC RECORDS, LYING IN SECTIONS 29, 30, 31 AND 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 5 & 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST LEE, COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 5, BEING A POINT ON THE CENTERLINE OF WILLIAMS ROAD (60.00 FEET WIDE); THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE BOUNDARY OF SAID WEST BAY CLUB: SOUTH 00° 40' 18" EAST FOR 30.00 FEET; NORTH 89° 00' 18" EAST FOR 165.26 FEET; SOUTH 00° 36' 29" EAST FOR 200.00 FEET; SOUTH 89° 00' 18" WEST FOR 494.00 FEET; SOUTH 00° 47' 09" EAST FOR 765.00 FEET; SOUTH 88° 57' 37" WEST FOR 130 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF HALFWAY CREEK; THENCE DEPARTING SAID BOUNDARY, RUN SOUTHERLY ALONG SAID MEAN HIGH WATER LINE FOR 370 FEET, MORE OR LESS TO AND INTERSECTION WITH SAID BOUNDARY OF WEST BAY CLUB; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID BOUNDARY: NORTH 89° 15' 59" EAST FOR 409 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF THE SOUTH HALF (S-1/2) OF THE NORTHWEST QUARTER (NW-1/4) OF SAID SECTION 5; NORTH 89° 15' 52" EAST FOR 327.60 FEET; SOUTH 00° 32' 41" EAST FOR 1,350.95 FEET; SOUTH 89° 31' 44" WEST FOR 324.62 FEET; SOUTH 89° 34' 40" WEST FOR 2,592.29 FEET; SOUTH 01° 31' 46" EAST FOR 92.76 FEET; SOUTH 89° 10' 55" WEST FOR 349.43 FEET; SOUTH 01° 49' 10" EAST FOR 862.49 FEET; NORTH 89° 49' 11" EAST FOR 774.46 FEET; NORTH 01° 35' 45" WEST FOR 2,875.95 FEET TO AN INTERSECTION WIT THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 31; SOUTH 88° 56' 02" WEST ALONG SAID SOUTH LINE AND ALONG SAID BOUNDARY LINE FOR 1,638.66 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 31; NORTH 00° 22' 46" WEST ALONG THE NORTH/SOUTH QUARTER SECTION LINE FOR 2,656.37 FEET TO THE CENTER OF SAID SECTION 31; THENCE CONTINUE NORTHERLY ALONG SAID NORTH/SOUTH QUARTER SECTION LINE, FOR A DISTANCE OF 2,391 FEET, MORE OR LESS TO THE WATERS OF THE ESTERO RIVER, NORTHEASTERLY, SOUTHEASTERLY, SOUTHWESTERLY, SOUTHERLY, SOUTHEASTERLY AND NORTHEASTERLY ALONG SAID WATERS TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 30, TOWNSHIP 46 SOUTH, RANGE 25 EAST; NORTH 00° 32' 05" WEST ALONG SAID EAST LINE FOR 62 FEET, MORE OR LESS TO SAID WATERS OF THE ESTERO RIVER; THENCE RUN WESTERLY, NORTHERLY, EASTERLY, SOUTHWESTERLY, NORTHERLY AND WESTERLY ALONG SAID WATERS FOR 1,753 FEET, MORE OR LESS TO AN INTERSECTION WITH THE EAST LINE OF SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST; THENCE RUN NORTH 87° 54' 57" EAST ALONG SAID NORTH LINE FOR 458 FEET, MORE OR LESS TO SAID WATERS; THENCE RUN NORTHERLY AND SOUTHEASTERLY ALONG SAID WATERS FOR 771 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF SAID PLAT; SOUTH 00° 43' 04" EAST FOR 1,190 FEET, MORE OR LESS, NORTH 88° 27' 02" EAST FOR 1,257.39 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF A FLORIDA POWER AND LIGHT COMPANY TRANSMISSION LINE EASEMENT (100 FEET WIDE) AS RECORDED IN DEED BOOK 227, PAGE 265 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 20° 51' 33" EAST ALONG SAID SOUTHWESTERLY LINE FOR 125.36 FEET TO AN INTERSECTION WITH THE NORTH/SOUTH QUARTER SECTION LINE OF SAID SECTION 32; SOUTH 00° 55' 53" EAST ALONG SAID QUARTER SECTION LINE FOR 1,228.63 FEET; SOUTH 00° 56' 02" EAST ALONG SAID NORTH/SOUTH QUARTER SECTION LINE FOR 2,844.19 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 866 ACRES MORE OR LESS.

BEARINGS HEREIN ABOVE MENTIONED ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW-1/4) OF SECTION 32 TO BEAR SOUTH 00° 56' 02" EAST.

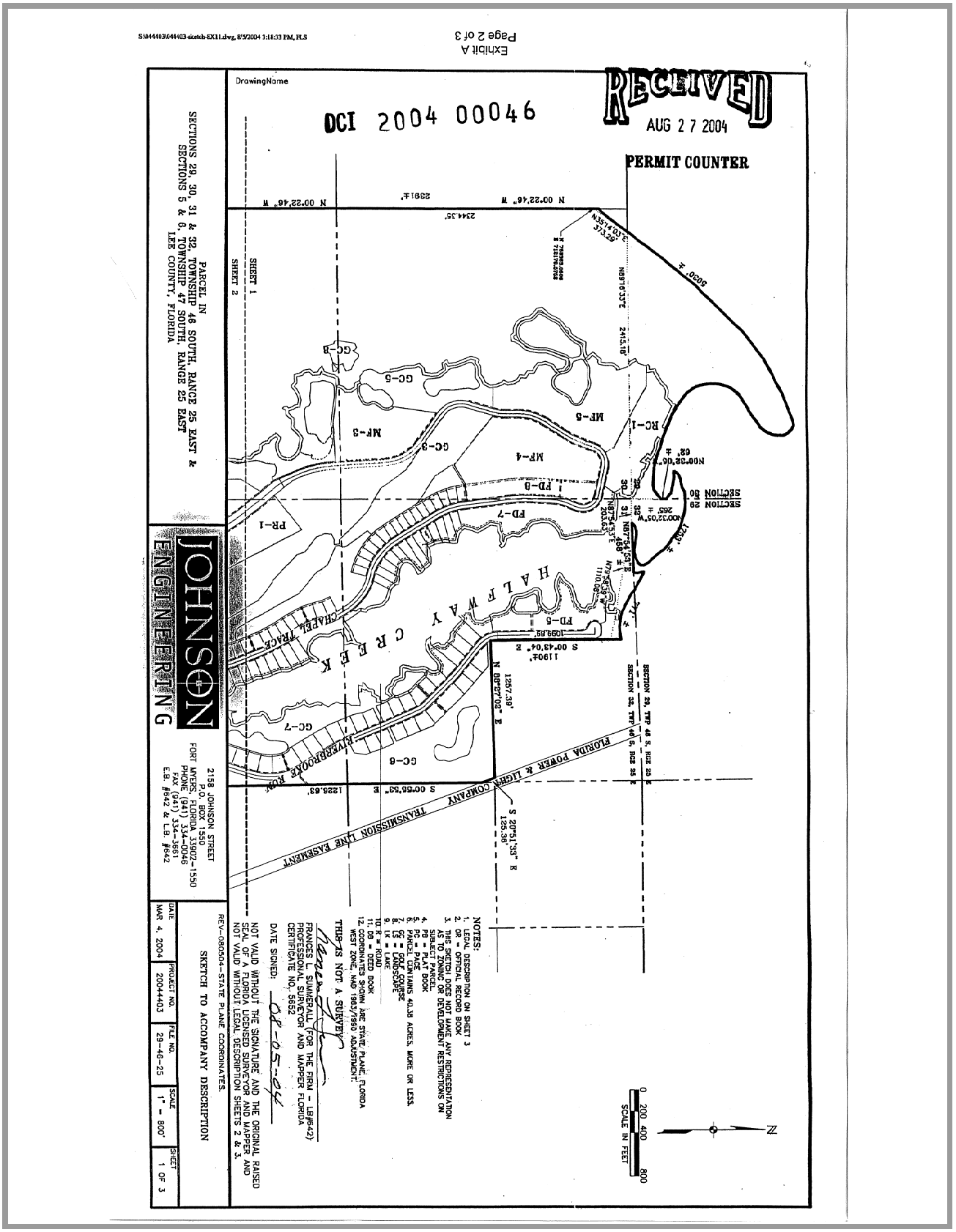
PARCEL IN
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SECTIONS 5 & 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

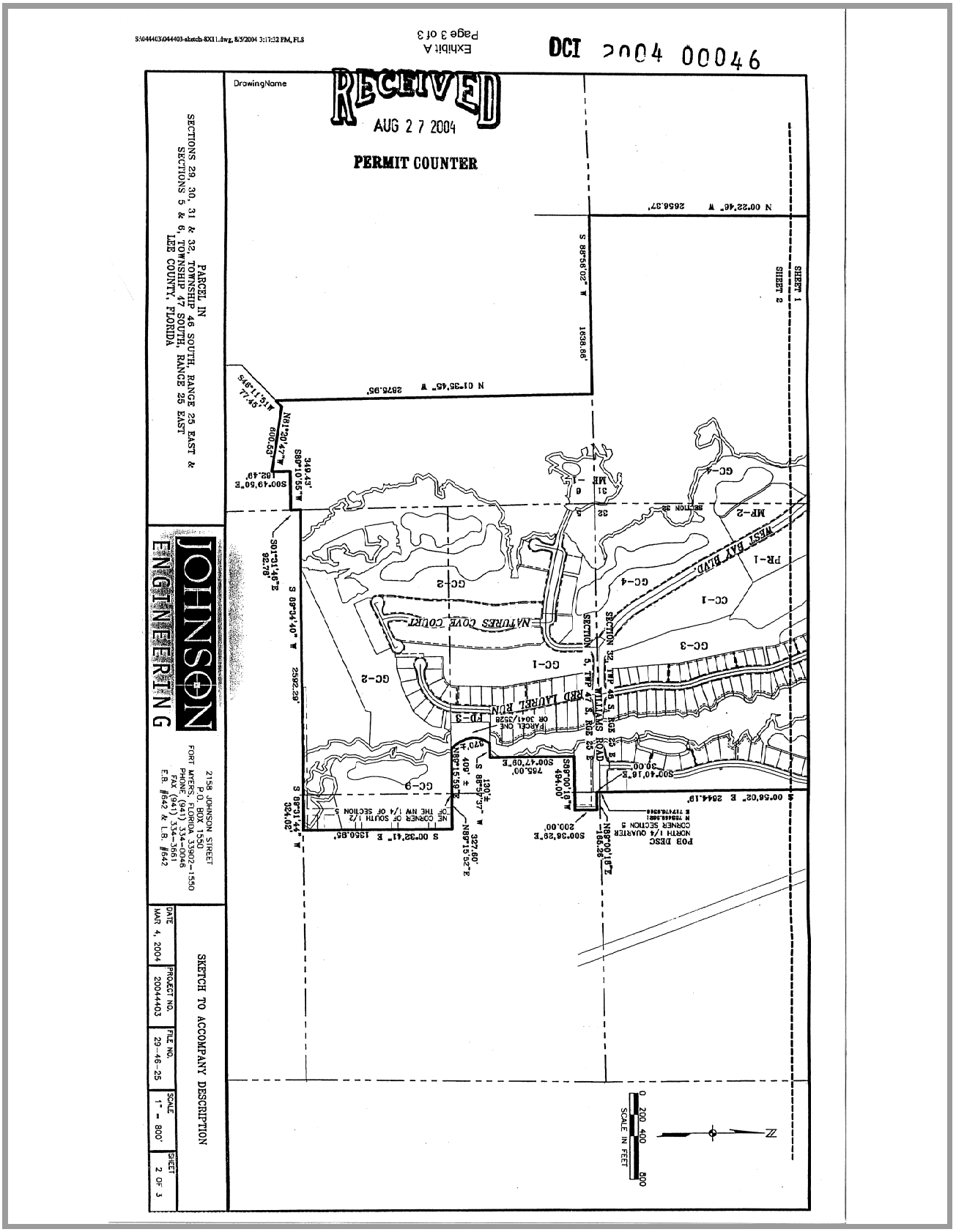
JOHNSON ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (941) 334-0046
FAX (941) 334-3661
E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
MAR 4, 2004	20044403	29-46-25	1" = 800'	3 OF 3


Exhibit A
Page 2 of 3
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PERMIT COUNTER
DCI 2004 00046
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JOHNSON ENGINEERING
2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (941) 334-0046
FAX (941) 334-3661
E.B. #642 & L.B. #642
SKETCH TO ACCOMPANY DESCRIPTION
REV-080504-STATE PLANE COORDINATES
DATE: MAR 4, 2004
PROJECT NO.: 20044403
FILE NO.: 29-46-25
SCALE: 1" = 800'
SHEET: 1 OF 3
SECTION 29, TWP 46 S, RGE 25 E
SECTION 32, TWP 46 S, RGE 25 E
SECTION 30
SECTION 31
SHEET 1
SHEET 2
CHAPEL TRACE
HALFWAY CREEK
WATERBROOKE WAY
FLORIDA POWER & LIGHT COMPANY TRANSMISSION LINE EASEMENT
GC-5
GC-8
GC-7
MF-5
MF-3
MF-4
RC-1
PR-1
FD-7
FD-5
FD-3
N 00°22'46" W
2291.4'
2344.35'
5050' ±
N 89°16'33" E
2415.18'
N 00°22'46" W
S 00°43'04" E
1098.89'
1190.4'
N 89°27'02" E
1257.39'
S 00°55'53" E
1226.63'
S 27°51'33" E
125.36'
NOTES:
1. LEGAL DESCRIPTION ON SHEET 3
2. OR = OFFICIAL RECORD BOOK
3. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
4. PB = PLAT BOOK
5. PG = PAGE
6. PARCEL CONTAINS 40.38 ACRES, MORE OR LESS.
7. CL = CENTERLINE
8. ES = EASEMENT
9. LK = LAKE
10. R = ROAD
11. DB = DEED BOOK
12. COORDINATES SHOWN ARE STATE PLANE, FLORIDA WEST ZONE, NAD 1983/1990 ADJUSTMENT.
THIS IS NOT A SURVEY
DATE SIGNED: 08-05-04
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND NOT VALID WITHOUT LEGAL DESCRIPTION SHEETS 2 & 3.
FRANCES S. MARSHALL FOR THE FIRM - LB#642
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. 5652
0 200 400 800
SCALE IN FEET
N


Exhibit A
Page 3 of 3
DCI 2004 00046
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PERMIT COUNTER
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PARCEL IN SECTIONS 29, 30, 31 & 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST & SECTIONS 5 & 6, LEE COUNTY, FLORIDA
JOHNSON ENGINEERING
2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (941) 334-0046
FAX (941) 334-3661
E.B. #642 & L.B. #642
SKETCH TO ACCOMPANY DESCRIPTION
DATE MAR 4, 2004
PROJECT NO. 2004403
FILE NO. 29-46-25
SCALE 1" = 800'
SHEET 2 OF 3
SHEET 1
SHEET 2
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S 88°56'02" W 1638.86'
N 01°35'45" W 2876.95'
S48°11'51"W 17.45'
N81°20'47"W 600.25'
S89°10'55"W 340.43'
S00°49'50"E 82.49'
S 89°54'40" W 2592.52'
S 88°21'44" W 324.20'
S 00°32'41" E 1350.85'
NE CORNER OF SOUTH 1/2 OF THE NW 1/4 OF SECTION 5
N89°15'52"E 827.80'
S89°15'52"W 490' ±
130' ±
970' ±
S00°47'08"E 765.00'
S89°00'07"W 964.00'
S00°40'16"E 30.00'
S00°36'28"E 200.00'
N89°00'07"E 1164.26'
S 00°56'02" E 2644.19'
POB DESC
NORTH 1/4 QUARTER CORNER SECTION 5
N 758444.5468
E 1727478.9348
SECTION 32, TWP. 46 S., RGE. 25 E.
SECTION 5, TWP. 47 S., RGE. 25 E.
WILLIAMS ROAD
RED LAUREL RUN
NATURES COVE COURT
WEST BAY BLVD.
PARCEL ONE OR 3041/3528
FD-3
GC-1
GC-2
GC-3
GC-4
CC-1
PR-1
MP-1
MP-2
SECTION 31
SECTION 32
0 200 400 800
SCALE IN FEET
N

ZONING INTAKE MAP

1/4/2005

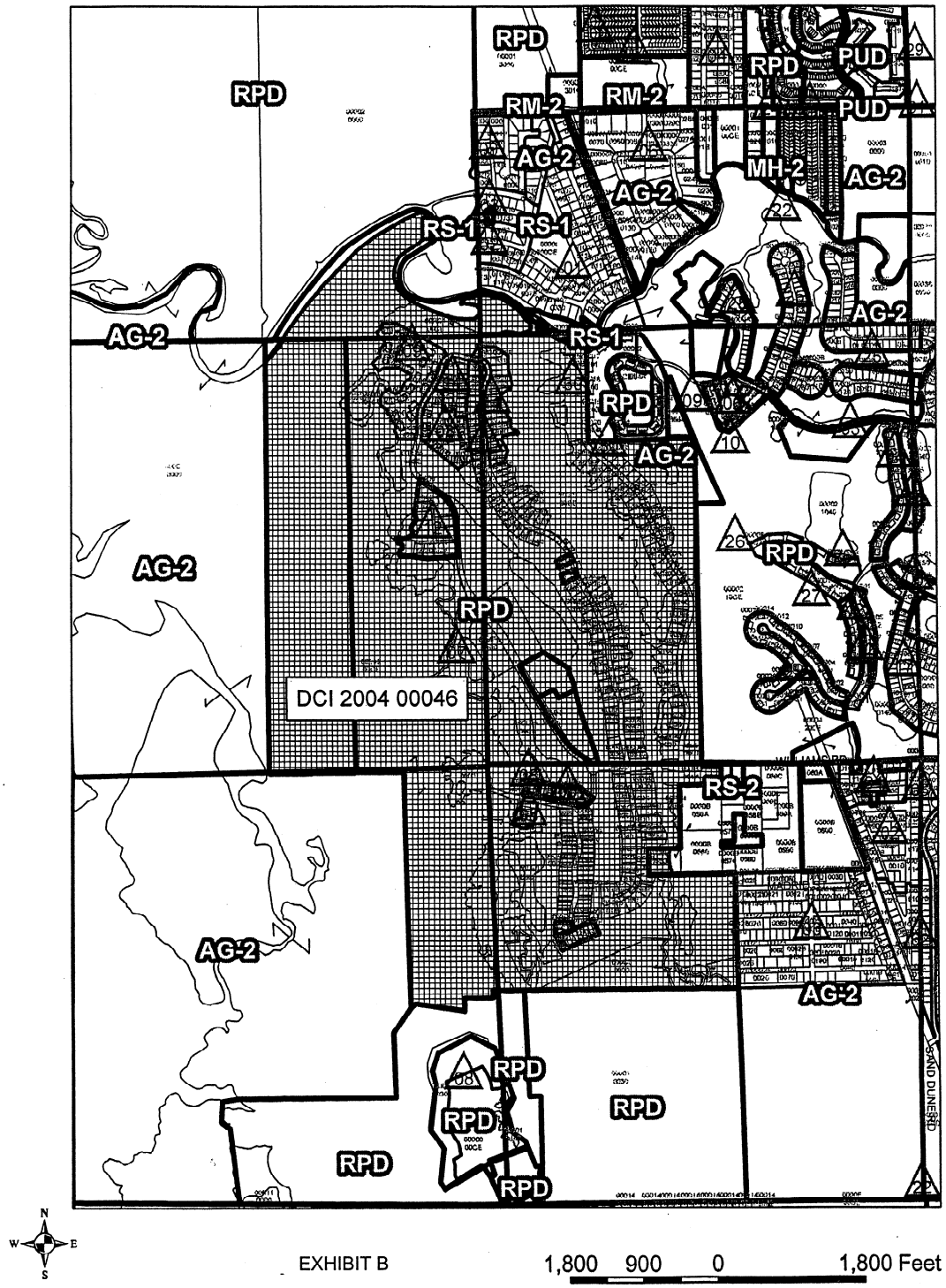
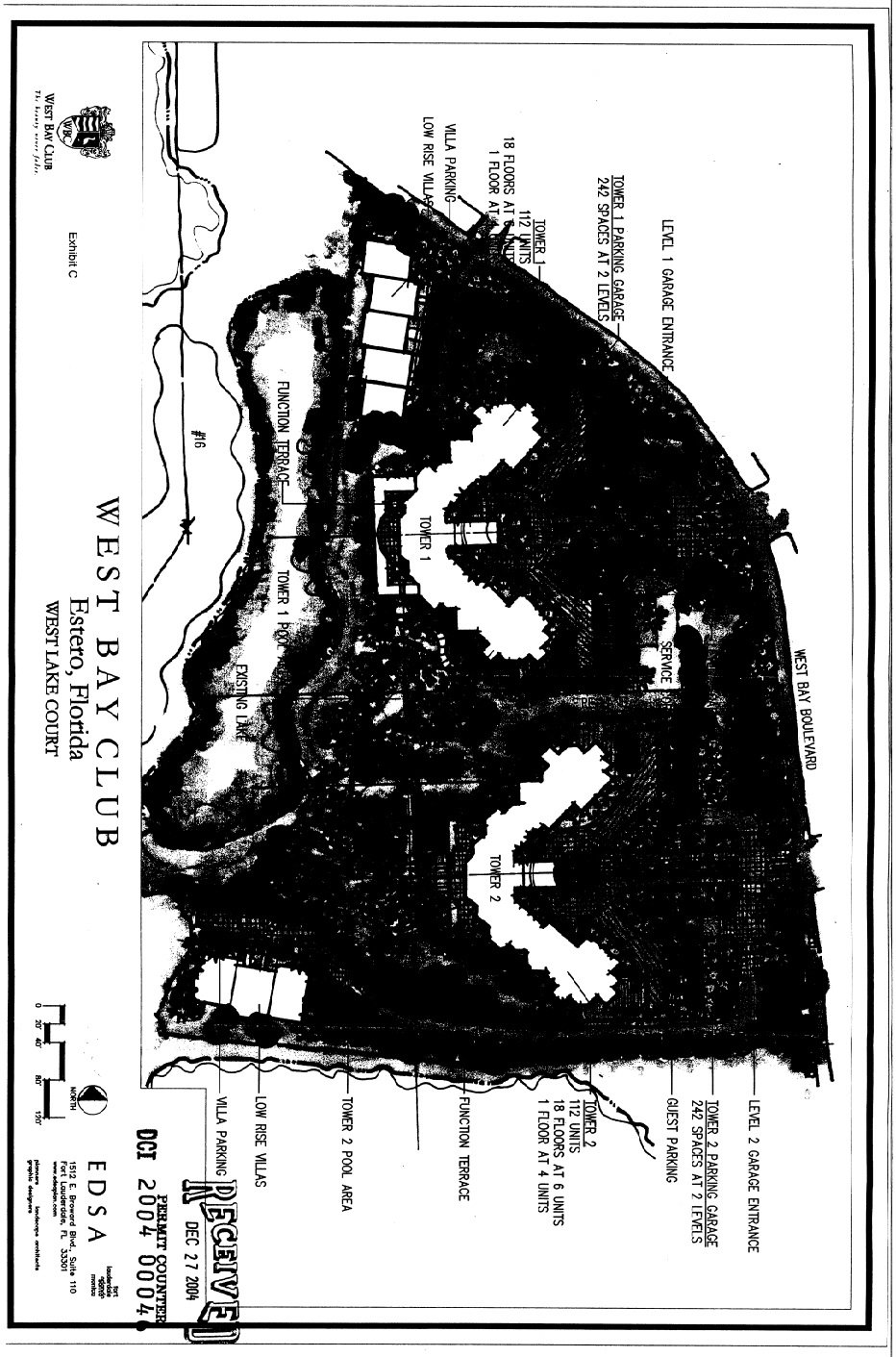


EXHIBIT B

1,800 900 0 1,800 Feet

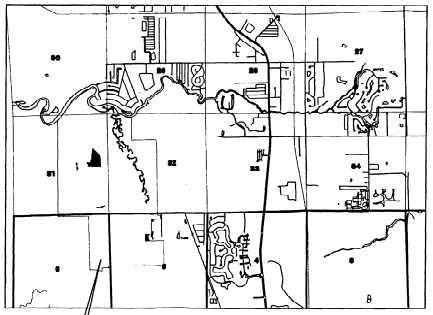

WEST BAY CLUB
Estero, Florida
WEST LAKE COURT
Exhibit C
WEST BAY CLUB
EDSA
1512 E. Broward Blvd., Suite 110
Fort Lauderdale, FL 33301
LEVEL 1 GARAGE ENTRANCE
TOWER 1 PARKING GARAGE
242 SPACES AT 2 LEVELS
TOWER 1
112 UNITS
18 FLOORS AT 6 UNITS
1 FLOOR AT 4 UNITS
VILLA PARKING
LOW RISE VILLAS
FUNCTION TERRACE
TOWER 1 POOL
EXISTING LAKE
#16
WEST BAY BOULEVARD
SERVICE
TOWER 1
TOWER 2
LEVEL 2 GARAGE ENTRANCE
TOWER 2 PARKING GARAGE
242 SPACES AT 2 LEVELS
GUEST PARKING
TOWER 2
112 UNITS
18 FLOORS AT 6 UNITS
1 FLOOR AT 4 UNITS
FUNCTION TERRACE
TOWER 2 POOL AREA
LOW RISE VILLAS
VILLA PARKING
RECEIVED
DEC 27 2004
PERMIT COUNTER
DCI 2004 00047

MASTER CONCEPT PLAN
FOR
WEST BAY CLUB RPD
(FORMERLY ESTERO POINTE RPD)

SECTIONS 29/30/31/32, TOWNSHIP 46 S., RANGE 25 E.
SECTIONS 5/6, TOWNSHIP 47 S., RANGE 25 E.
BONITA SPRINGS, LEE COUNTY, FLORIDA

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	COVER
2	MASTER CONCEPT PLAN
3	DOCUMENTATION, SOILS & FLUCFCS



PROJECT LOCATION

LOCATION MAP

0 2000 4000
SCALE IN FEET

APRIL, 2004

N

APPLICANT

WEST BAY CLUB DEVELOPMENT CORPORATION
4600 WEST BAY BOULEVARD
ESTERO, FLORIDA 33928
PHONE (239) 498-7770
FAX (239) 498-7771

JOHNSON ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

APPROVED
BOARD OF COMMISSIONERS

Site Plan: DEV. PLN. Page 1 of 4
Subject to conditions in Resolution: Z-05-010
Case: ESTERO - COOPER

DCI 2004-00046

RECEIVED
MAR 10 2005

SHEET 1

Exhibit D
Page 1 of 4

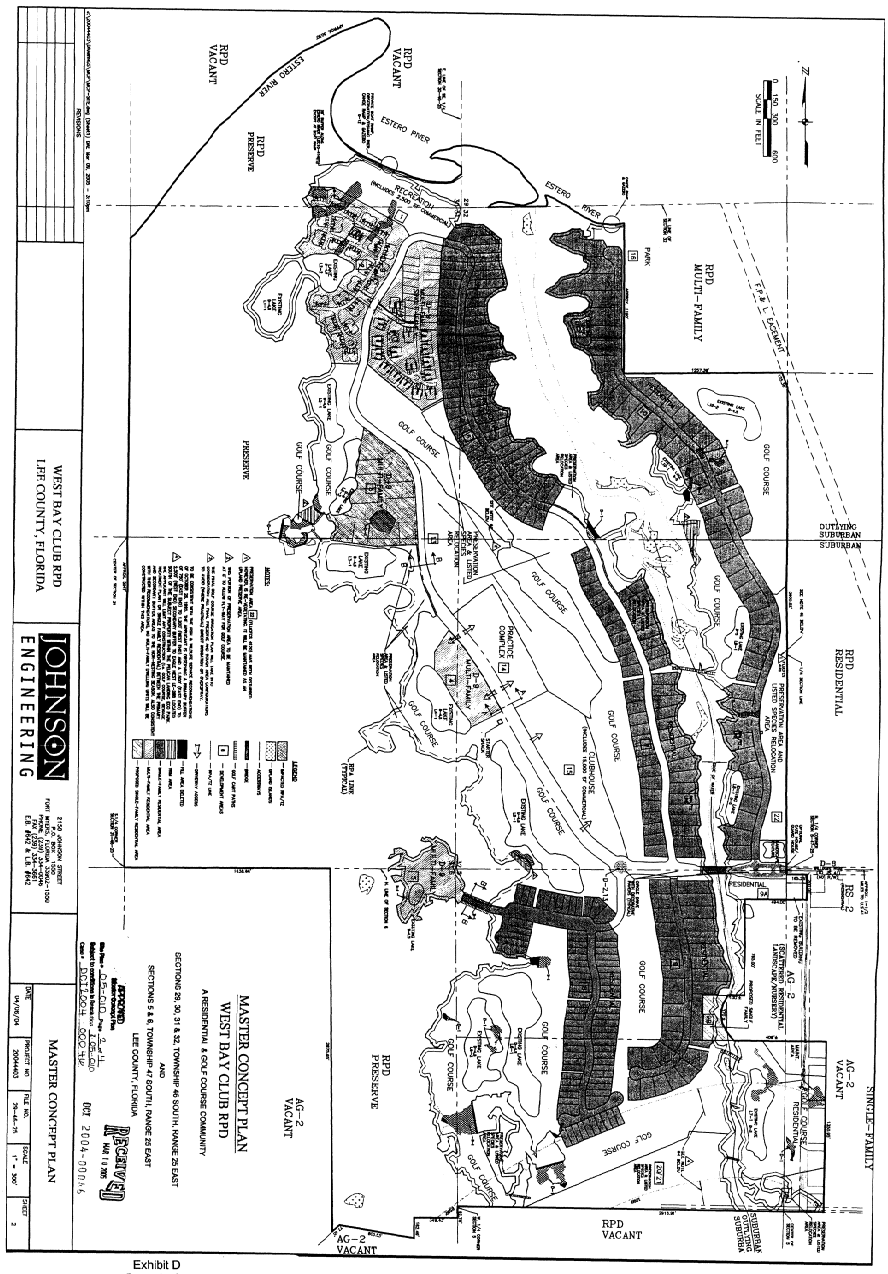


Exhibit D
Page 2 of 4

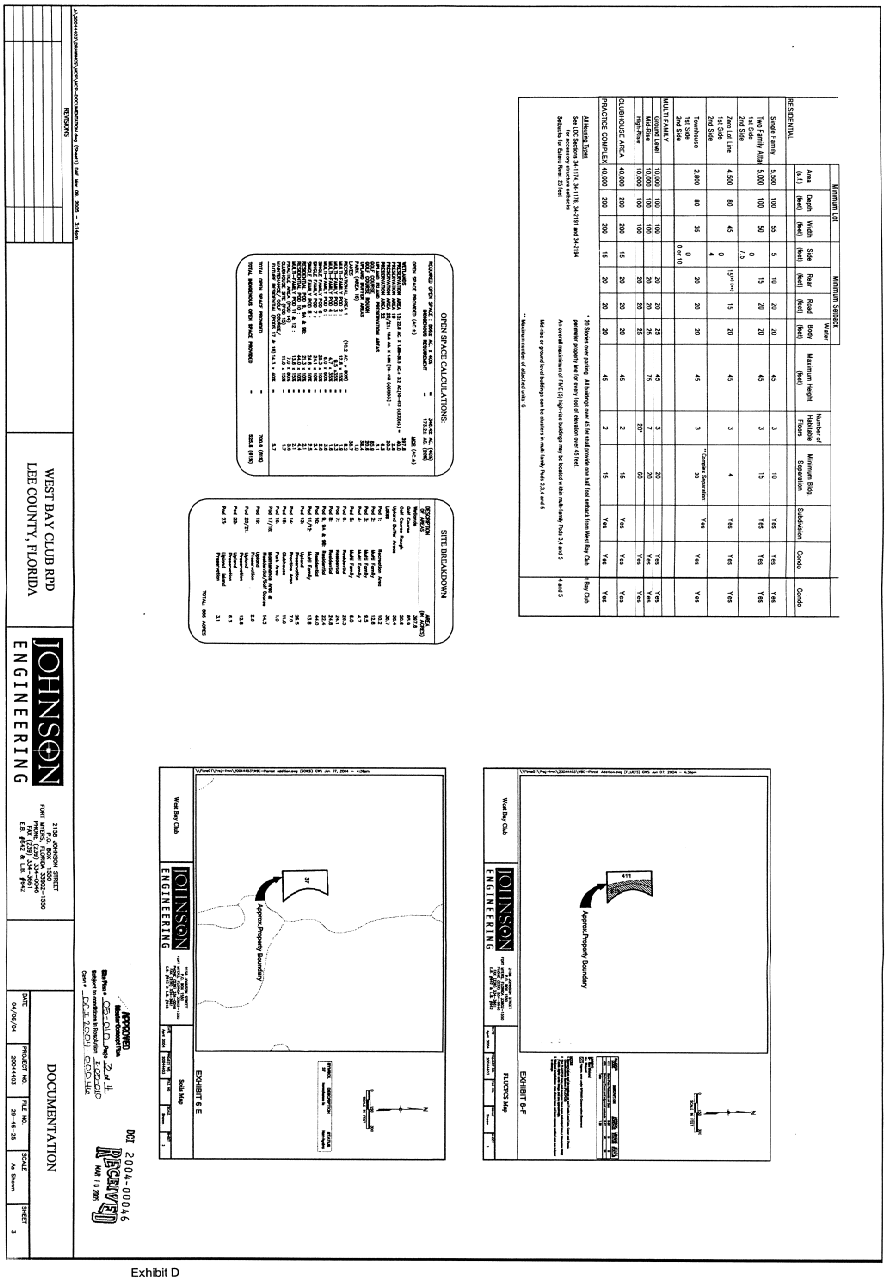


Exhibit D
Page 3 of 4

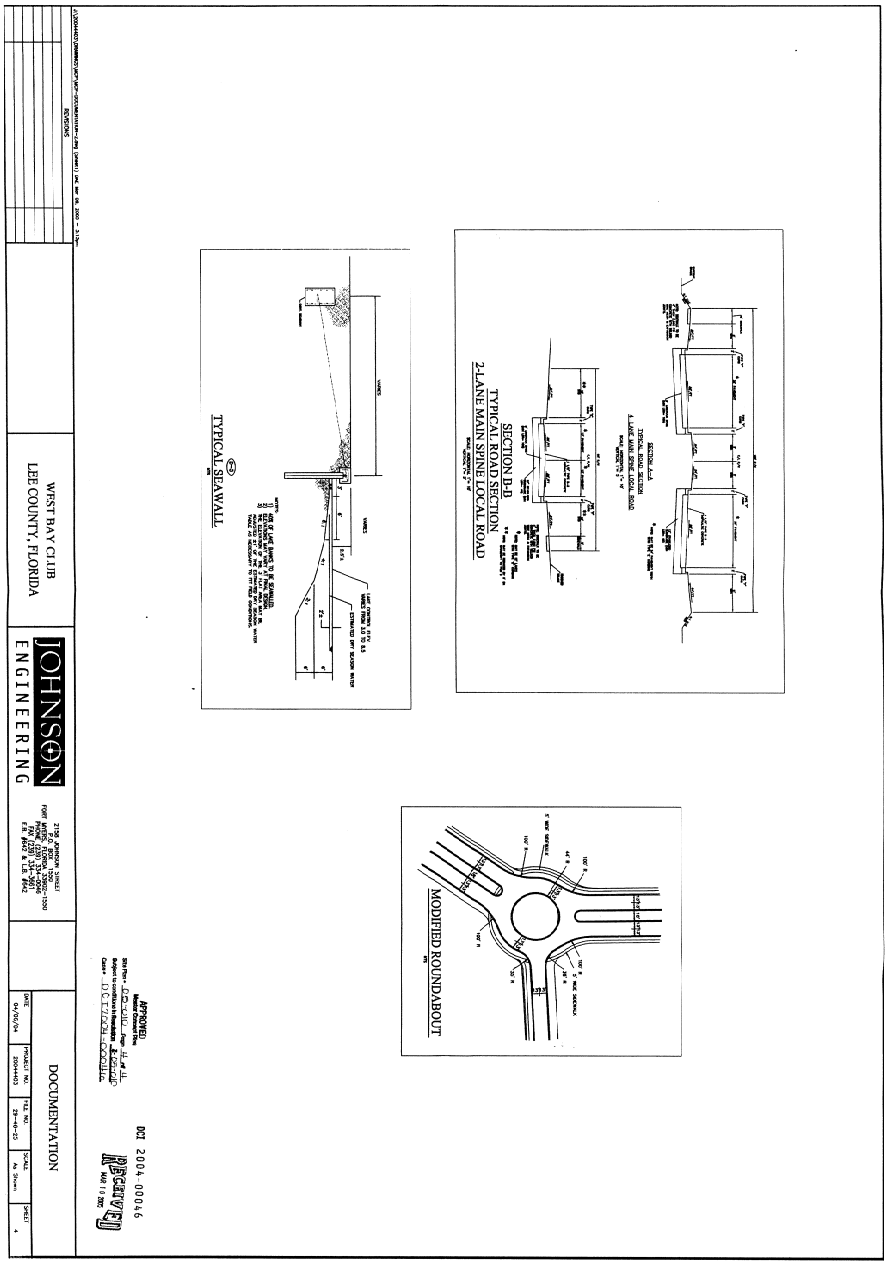


Exhibit D
Page 4 of 4

Attachment 11

RESOLUTION NUMBER Z-96-005

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Atlantic Gulf Communities Corporation filed an application for a rezoning from AG-2 (Agricultural), C-2 (Commercial), CS-1 (Special Commercial Office) and RM-2 (Residential Multiple Family) to Residential Planned Development, in reference to Estero Pointe; and

WHEREAS, the subject property is located at 4651 Williams Road, Estero, and is described more particularly as:

LEGAL DESCRIPTION: In Sections 29, 30, 31, and 32, Township 46 South, Range 25 East; and Sections 05 and 06, Township 47 South, Range 25 East, Lee County, Florida.

Beginning at the North Quarter Section corner of said Section 05, Township 47 South, Range 25 East, said point being the Northeast corner of Lot 56B of FLORIDA GULF LAND COMPANY SUBDIVISION as recorded in Plat Book 1 at Page 59, Lee County Records and run S00°40'16"E for 30.00 feet to the South right-of-way (ROW) line of Williams Road (60 feet wide);
THENCE run N89°00'18"E along said South line for 165.26 feet;
THENCE run S00°36'29" E for 200.00 feet to the Southeast corner of lands described in deed recorded in Official Record Book 2465 at Page 3044, Lee County Records;
THENCE run S89°00'18"W along the South line of said lands for 494.00 feet to an intersection with the East line of Lot 55B of said FLORIDA GULF LAND COMPANY SUBDIVISION;
THENCE run S00°47'09"E along said East line for 765.00 feet;
THENCE run S88°57'37"W for 327.43 feet to an intersection with the East line of Lot 54B;
THENCE run S00°54'02"E for 351.20 to the Southeast corner of Lot 54B;
THENCE run N89°15'52"E along the South line of Lots 55B and 56B for 653.45 feet;
THENCE run N89°15'52"E along the South line of Lot 57B for 327.60 feet;
THENCE run S00°32'41"E along the East line of Lot 40B for 1,350.95 feet;
THENCE run S89°31'44"W for 324.62 feet to the center of said Section 05, said point being the Southwest corner of said Lot 40B;
THENCE run S89°34'40"W for 2,592.29 feet to the West Quarter section corner of Section 05, said point being the Southwest corner of Lot 48B of said subdivision;

continued...

THENCE run S01°31'46"E for 92.78 feet to the Southeasterly corner of lands described in deed recorded in Official Record Book 2192 at Page 567, Lee County Records;
THENCE run along the South line of said lands the following courses:
S89°10'55"W for 349.43 feet;
S00°49'50"E for 162.49 feet;
N81°20'47"W for 600.53 feet;
S46°11'51"W for 77.45 feet;
THENCE run N01°35'45"W along the West line of said lands for 2,875.95 feet to an intersection with the North line of said Section 06;
THENCE run S88°56'02"W along the North line of said Section 06 for 1,638.66 feet to the Southwest corner of lands described in deed recorded in Official Record Book 1509 at Page 221, Lee County Records, said point also being the Southwest corner of Lot 8A of said FLORIDA GULF LAND COMPANY SUBDIVISION and the South Quarter (S¼) Section corner of Section 31, Township 46 South, Range 25 East;
THENCE run N00°22'46"W along the West line of said lands along the North/South Quarter (N/S¼) Section line for 2,656.37 feet to the Northwest corner of Lot 25A, said FLORIDA GULF LAND COMPANY SUBDIVISION;
THENCE continue N00°22'46"W along the West line of said lands and the West line of Lots 40A and 57A of said subdivision for 2,391 feet, more or less to the waters of the Estero River;
THENCE run Northeasterly, Southeasterly, Southwesterly, Southerly, Southeasterly and Northeasterly along said waters for 5,030 feet, more or less to an intersection with the East line of the Southeast Quarter (SE¼) of said Section 30, Township 46 South, Range 25 East;
THENCE run N00°32'05"W along said East line for 224 feet, more or less to said waters;
THENCE run Southeasterly, Southwesterly, Westerly and Southwesterly along said waters for 1,213 feet, more or less to an intersection with the North line of said Section 32, Township 46 South, Range 25 East, said line being the North line of Lot 49A of said FLORIDA GULF LAND COMPANY SUBDIVISION;
THENCE run N87°54'53"E along said North line for 628 feet, more or less to said waters for 485 feet, more or less to an intersection with the East line of Lot 52A, said FLORIDA GULF LAND COMPANY SUBDIVISION;
THENCE run S00°43'04"E along said East line of Lot 52A for 1,190 feet, more or less to the Southeast corner of lands described in deed recorded in Official Record Book 1807 at Page 4091, Lee County Records, said point being the Southeast corner of said Lot 52A of said subdivision;
THENCE run N88°27'02"E along the North line of Lots 44A, 43A, 42A and 41A of said FLORIDA GULF LAND COMPANY SUBDIVISION for 1,257.39

continued...

feet to an intersection with the Southwesterly line of a Florida Power and Light Company transmission line easement (100) feet wide);
THENCE run S20°51'33"E along said Southwesterly line for 125.36 feet to an intersection with the North/South Quarter (N/S¼) Section line of said Section 32;
THENCE run S00°55'33E along said Quarter section line and along the corner of lands described in deed recorded in Official Record Book 1528 at Page 12, Lee County Records, said point also being the Southeast corner of said Lot 41A;
THENCE run S00°56'02"E along said North/South Quarter Section line and the East line of Lot 41A of said subdivision for 1,226.63 feet to the Southeast corner of lands described in deed recorded in Official Record Book 1528 at Page 12, Lee County Records, said point also being the Southeast corner of said Lot 41A;
THENCE run S00°56'02"E along said North/South Quarter Section line and the East line of Lots 24A and 9A of FLORIDA GULF LAND COMPANY SUBDIVISION for 2,644.19 feet to the POINT OF BEGINNING.

WHEREAS, the applicant has indicated the property's current STRAP numbers are:
29-46-25-01-0000G.0010 30-46-25-00-00002.0010 31-46-25-01-00001.0000
31-46-25-01-00002.0000 31-46-25-01-00003.0040 through .0060
31-46-25-01-00003.006B 31-46-25-01-00003.0080 31-46-25-01-00003.0380
32-46-25-01-00003.0110 32-46-25-01-00003.0120 32-46-25-01-00003.0140
32-46-25-01-00003.0500 32-46-25-01-00004.0000 32-46-25-01-00004.0010
32-46-25-01-00004.001A 32-46-25-01-00005.0000 32-46-25-01-00006.0000
32-46-25-01-00007.0000 32-46-25-01-00008.0000 32-46-25-01-00009.0000
32-46-25-01-00010.0000 32-46-25-01-00011.0000 05-47-25-01-00003.0130
05-47-25-01-00003.0400 05-47-25-01-00003.040A through .040D
05-47-25-01-00003.0510 05-47-25-01-00003.0520 05-47-25-01-00003.0540
05-47-25-01-00003.0550 05-47-25-01-00003.055C
05-47-25-01-00019.0000 through .0030 06-47-25-00-00002.0020;
and

WHEREAS, Atlantic Gulf Communities Corporation, the owner of the subject parcel, authorized Henderson, Franklin, Starnes & Holt, P.A. and Johnson Engineering, Inc. to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was advertised and held on January 23, 1996 before the Lee County Hearing Examiner, who gave full consideration of the evidence available; and

WHEREAS, a public hearing was advertised and held on March 18, 1996 before the Lee County Board of County Commissioners, who gave full and complete consideration to the recommendations of staff, the Hearing Examiner, the documents on file with the county, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board APPROVES with conditions the requested rezoning from AG-2, C-2, CS-1 and RM-2 to RPD.

SECTION A. CONDITIONS:

The RPD rezoning and Master Concept Plan are subject to the following conditions:

1. The development of this project must be in accordance with the five-page Master Concept Plan stamped received January 5, 1996, except as modified by the conditions below. This approval does not alleviate the need to comply with all state and county development regulations, except as specifically modified by this approval. Rezoning the subject property does not include those properties owned by the state, i.e., submerged lands.

2. Prior to any local Development Order approval for vertical development, the Developer must submit an application for Final Plan approval (FPA). The purpose of the FPA process is to ensure compliance with the Zoning Resolution and Land Development Code, to allow detailed review of deviations conceptually approved herein, while allowing the Developer the flexibility to respond to changing conditions. Any substantial change in the type, intensity or configuration of development within the RPD may require further review through a public hearing. Said determination shall be made by the Director of Community Development.

   The following information must be provided on the Final Plan:

   - uses: type and amount, i.e. number of dwelling units or square feet of commercial use
   - access
   - location and dimensions of internal roadways
   - location and dimensions of buildings/structures
   - boundary of development tract
   - adjacent zoning and land uses
   - detailed drawings showing the application of deviations
   - buffers and/or landscape strips
   - open space, including an ongoing tabulation of required open space
   - a cumulative analysis of the total number of dwelling units that have received local Development Order approval.

3. Permitted uses are limited to the following:

Accessory Uses and Structures
Accessory Apartment (df)
Administrative Office (df)

ATM
Bait and Tackle Shop
Banks and Financial establishments, Group I [Section 34-622(c)(3)]
Business Services, Group I, and Group II if limited to lawn and garden services and swimming pool cleaning services [Section 34-622(c)(5)]
Canoe Launch
Clubs
- Country (df)
- Private (df)

Consumption on Premises [Section 34-1261]
Convenience Food and Beverage Store (df)
Day Care Center, Child (df)
Drugstore (df), Pharmacy (df)
Dwelling Unit
Single Family (df)
Semi-Detached (duplex)
Two-Family Attached (df)
Townhouse (df)
Multiple Family Building (df)
Zero Lot Line (df)
Entrance Gates and Gatehouse (df)
Essential Services (df)
Essential Service Facilities, All Groups [Section 34-622(c)(13)]
Excavation - Water Retention
Fences, Walls
Food and Beverage Service, Limited (df)
Food Stores, Group I [Section 34-622(c)(16)] including a gourmet grocery store
Gift and Souvenir Shop (df)
Golf Course and Accessory Facilities
Golf Driving Range and Golf Training Facility
Helistop (df)
Home/Care Facility (df)
Home Occupation
Laundry or Dry Cleaning [Section 34-622(c)(24)
Model Home, Unit, Display Center
Parks, Private, Group I [Section 34-622(c)(32)]
Parking Lot Accessory (df)
Personal Services, Groups I and II [Section 34-622(c)(33)]
Pharmacy (df)
Post Office (df)
Private Boat Ramp and Observation/Fishing Pier
Recreational Facilities
- Personal (df)
- Private (df)

Real Estate Sales Office
Residential Accessory Uses [Section 34-622(c)(42)]
Restaurants, Groups I, II and III [Section 34-622(c)(43)]
Signs, in accordance with LDC Chapter 30
Specialty Retail Shops, Groups I & II [Section 34-622(c)(47)]
Temporary Uses
Temporary Construction Trailer
Temporary Sales Center
Units of High Impact (df) including time share

The approved commercial uses are prohibited east of Development Areas 6, 7, and 9, must comply with LDC Section 34-937, and are restricted to use by residents and their guests only.

4. The RPD is limited to a maximum total of 1,121 residential dwelling units with the following distribution:

   a. A maximum of 1,020 dwelling units are permitted in the subject properties located within the Outlying Suburban Land Use Category.

   b. A maximum of 630 dwelling units are permitted within Development Areas 3, 4, and 5.

5. The property development regulations must be in accordance with the attached table entitled "Property Development Regulations for Estero Pointe" stamped received January 5, 1996, except as modified herein. (See Attachment B)

6. The following conditions apply to the riverfront/recreational areas:

   a. Outdoor entertainment is prohibited at the restaurant;

   b. The service of alcoholic beverages in conjunction with outdoor seating at the restaurant is limited to the hours of 7:00 a.m. to 12:00 midnight.

   c. All lighting along the river must be arranged and directed away from adjacent properties and the river.

   d. The parking area for the restaurant and boat ramp must be landscaped for the purpose of screening headlights from the river. Existing native vegetation may be used in whole or in part to meet this requirement.

   e. A 75 percent opaque vegetative screen must be installed prior to issuance of a Certificate of Compliance for the restaurant. The vegetative screen for the restaurant must be located on the north and northeast side of the building.

The size, type and actual location of the vegetative screen will be reviewed through the Final Plan Approval process. Existing native vegetation may be used in whole or in part to meet this requirement.

f. Development Area 2 must provide a 50-foot-wide vegetative screen along the northeast boundary of the Development Area consisting of the following: five clusters of three palm trees with a minimum height of 18 feet at time of planting and 23 trees 12-foot on center with a minimum height of 14 feet and 2-1/2 inches in caliper at time of planting.

g. A total of 15 parking spaces are permitted for the boat ramp facility.

h. The restaurant is limited to a total of 2,500 square feet and must be set back a minimum of 75 feet from the mean high water line of the Estero River.

i. The restaurant may not exceed one story in height.

j. The restaurant must be located as shown on the "River Parks Site Plan" stamped received November 21, 1995.

k. The restaurant will be for use of the residents and their guests only.

l. Food and beverage services are limited to the restaurant facility.

m. Recreation Area I must provide a minimum of 80 percent open space.

n. Recreation Areas I and II are further limited by conditions of approval for Deviation 12.

7. The main roads that access Development Areas 2, 3, 4 and 5 must be constructed in accordance with the road cross-sections on page 5 of the MCP stamped "received January 5, 1996."

8. A minimum 25-foot-wide undisturbed buffer must be provided along the west jurisdictional wetland line.

9. The storm water management systems in Development Areas 2, 3, 4 and 5, and the golf course areas adjacent to the mangrove wetlands must be designed so that the storm water discharge rate will be approximately 70 percent of the calculated permittable run-off rate in accordance with SFWMD requirements.

10. The Developer must hook-up to public water and sewer services when services are constructed and available within one-quarter mile of the subject property. The

temporary on-site sewage treatment plant must be dismantled within six months of public sewer service availability to the entire site.

11. The sewage treatment plant parcel may be redeveloped with residential uses in accordance with the approved property development regulations. Access to and development of the parcel must be reviewed in accordance with Condition 2.

Hurricane Mitigation Conditions

12. The Developer must notify all purchasers of real property within the development of the potential for storm surge flooding. The restrictive covenants should include the Base Flood Elevation, according to the National Weather Services' storm surge model "SLOSH" and the National Flood Insurance Program and notify potential owners that the first habitable floor of all structures must be constructed above that elevation.

13. The Property Owner's Association must host an educational seminar and will be responsible for obtaining the site for the seminar and for providing the invitations to the homeowners. The time will be coordinated with the Lee County Emergency Management staff who will provide the education and information at the seminar and will advise the owners of the risks of natural hazards and the action they should take to mitigate the inherent dangers.

14. The Developer shall develop a Hurricane Evacuation Plan for the RPD. The Plan must address: a) operational procedures for the warning and notification of all residents and visitors prior to and during a hurricane watch and warning period; b) the educational program; c) hurricane evacuation; d) the method of advising residents and visitors of hurricane shelter alternatives including hotels and public hurricane shelter locations; e) identification of the person(s) responsible for imple-menting the Plan; and f) how the private security force will be integrated with the local Sheriff's personnel and the Division of Public Safety. The Plan will be developed in coordination with the Lee County Emergency Management officials.

15. The Developer, and any successor landowner, will pay any All Hazards Tax levied by Lee County to provide for shelter space, upgrades to shelters, and to address other natural disasters.

16. The Developer must comply with all duly adopted ordinances which address hurricane preparedness and all duly adopted Hurricane Shelter Impact Fee Ordinances in effect at the time of building permits or local Development Order approval, whichever is the operative time under the Ordinance.

17. Prior to a Certificate of Compliance of the first multi-family building, the Developer must provide one of the following options:

a. 8,940 square feet of shelter space on site in either the clubhouse building or among the multi-family structures as a "refuge of last resort"; or

b. hurricane shuttering at a school or other designated public shelter to provide an additional 8,940 square feet of shelter area; or

c. an emergency electrical generator for a school or other designated shelter off-site, with capacity to serve a minimum of 8,900 square feet of shelter space.

Fire and Emergency Medical Conditions

18. A helistop must be provided on-site. The location and specifications must be reviewed and approved by Lee County Division of Zoning and Development Services and Emergency Management. The Developer must provide a helistop at the same time the clubhouse/golf practice area is constructed.

19. Subject to a final determination of need by the Director of Zoning and Development Services, in consultation with the Estero Fire District, an emergency access may be required. The location would be determined prior to approval of the first Development Order.

20. All buildings over three stories must install an approved total coverage automatic fire sprinkler system.

21. A 20-foot-wide stabilized fire lane must be provided on at least two sides of all multi-family buildings over three stories in height.

22. All multi-family buildings over three stories must provide pressurized escape stairs unless an alternative is approved by the Estero Fire District and Lee County Codes and Building Services.

23. All 20-story or 220-foot-high buildings must install an emergency communication system internal to the building unless an alternative is approved by the Estero Fire District and Lee County Codes and Building Services.

24. The Developer must comply with all impact fee requirements in place at time of building permit approval.

25. Prior to the issuance of a local Development Order, the Developer must apply for and obtain an archaeological Certificate to Dig.

26. This zoning approval does not address the mitigation of the project's pedestrian and vehicular traffic impacts. Additional conditions may be required at the time of

issuance of a local Development Order per the Lee County LDC or other Lee County Ordinance.

27. Approval of this rezoning does not give the Developer the undeniable right to receive a local Development Order approval that exceeds the Year 2010 Overlay use allocation for the applicable district.

28. This development must comply with all requirements of the Lee County LDC at the time of local Development Order approval, except as may be granted by deviation as part of this planned development.

Environmental Conditions

29. As part of the submittal documents, and prior to approval, for any Estero Pointe Development Orders for Development Areas 6, 7, 9, 9A and 10, the Developer must comply with the requirements set forth in the document titled "Estero Pointe Proposal to Address Concerns with Lot Lines in Conservation/Preservation Areas," dated 12/20/95 (cover memo from Russell Schropp to George Parker and Rick Joyce, dated 12/22/95). The conservation easement must be provided at time of final plat approval. This approval is further limited to an allowance of one boardwalk per two single-family lots abutting Halfway Creek.

30. Prior to any local Development Order approval for any phase of the development which contains Florida coontie or Curtiss milkweed, the Developer must submit a detailed management plan indicating the preserve areas, relocation areas and propagation areas for review and approval by Lee County. Provisions of this plan must include all requirements of LDC Section 10-474.

31. Prior to any local Development Order approval, the Developer must submit a detailed management plan for tri-colored herons, meeting the requirements of LDC Section 10-474, for review and approval by Lee County.

32. Prior to local Development Order approval for any portion of the property which contains, or will contain through relocation, gopher tortoises, the Developer must submit a detailed management plan for gopher tortoises, meeting the requirements of LDC Section 10-474 and/or 10-475, for review and approval by Lee County. If the Florida Game and Fresh Water Fish Commission issues an incidental take permit, the Developer must implement a bucket trapping or excavation program to protect from entombment or other harm, the tortoises and commensal species found through implementation of the protection program. The Developer must move displaced tortoises to appropriate preservation areas on site.

33. The Developer and their successors in interest must maintain all areas shown on the Master Concept Plan (MCP) as "Preservation Area & Listed Species Relocation Area" as preservation areas allowing only management activities associated with the protection of the area as native vegetation preserve and listed species habitat. Preserve Area #13 has been promoted as a wildlife corridor across the site. The Developers and their successors in interest must take appropriate measures to protect wildlife from injury or death from traffic on the two roads which pass through this area.

    These protective measures should include, but are not limited to: culverts under the roads large enough to let small to medium size animals pass through; fencing to direct animals to culvert crossings; appropriate signs identifying the area as wildlife preserve; and lower speed limits through the preserve area. A plan which meets these requirements must be approved by Lee County prior to a local Development Order approval for roadways through Area #13.

34. Prior to local Development Order approval, the Developer must submit a final Eagle Management Plan, approved by the U.S. Fish and Wildlife Service, to Lee County. It is strongly encouraged that this plan be presented to the Lee County Eagle Technical Advisory Committee (ETAC) for their input and suggestions.

SECTION B. DEVIATIONS

The Master Concept Plan deviates from several Lee County development standards. The proposed deviations are granted or denied as set forth below:

DEVIATION (1) requests relief from LDC Sections 10-253, 14-298 and 34-1574 which prohibit or restrict alteration or development within Resource Protection Areas (RPA) to permit (as shown on the MCP):

a. Construction of recreational boardwalks and cart paths through RPA areas to access golf holes both by pedestrians and golf carts.

b. Construction over various TZ and RPA areas to facilitate construction of a golf course.

c. Construction over various TZ and RPA areas to facilitate construction of residential development.

d. Construction of a road access to segmented ridge for construction of multi-family tract.

e. Construction of a road access to the project site.

The requested deviation is APPROVED subject to compliance with the following conditions:

a. Impacts are limited to a maximum of 8.79 acres of County jurisdictional wetlands. These impacts are as follows: 6.97 acres fill, 0.14 acres excavation, and 1.68 acres trimming. An approved wetland mitigation plan from the South Florida Water Management District must be submitted prior to local Development Order approval for any phase of development which contemplates wetland impacts. This mitigation will be considered part of the mitigation for Lee County and will be enforceable by the Division of Environmental Sciences (DES).

b. At a minimum Lee County's approval of the requested wetland impacts requires removal and maintenance of invasive exotic vegetation [(as defined in LDC Section 10-413(f)] for the entire Estero Pointe RPD, and enhancement, restoration and creation of one acre wetland for each one acre of fill/excavation impact (1:1 ratio). Areas which are trimmed must be mitigated at a ratio of one-half acre creation, enhancement or restoration for each one acre impact (1/2:1).

c. No mangrove trimming or removal (except in cases of public safety) is permitted outside the areas of proposed impacts. This provision is considered part of the approved wetland mitigation plan for Lee County.

d. All mitigation requirements must be clearly indicated on the local Development Order plans and must be inspected by Lee County staff prior to issuance of a Certificate of Compliance (CC) for any applicable Development Order.

DEVIATION (2), requests relief from LDC Section 10-296, Table 4(7)(c) which requires that wearing surfaces for local and access road for Class A development must be 1-1/2 inch asphaltic concrete of Florida Department of Transportation Type S-1, to allow for decorative pavers within the privately maintained internal roadways. The requested deviation is APPROVED with the CONDITION that prior to local Development Order approval, the Developer demonstrate that the decorative pavers have the structural equivalency of the required standard pavement. The approval of this deviation is limited to privately maintained streets.

DEVIATION (3) was WITHDRAWN by the applicant.

DEVIATION (4) requests relief from LDC Section 10-329(e)(3) which requires the maximum retention depth for excavation be 12 feet, to allow a maximum excavation depth of 20 feet without any penetration through impervious soil or rock layer which presently prohibits intermingling or various watery strata. The requested deviation is APPROVED subject to compliance with the following conditions:

a. Lake depths for a maximum of 20 feet or the confining layer, whichever occurs first, are approved subject to the adoption and implementation of the "Estero Pointe Management Program for Lakes Excavated Greater than 12 Feet," Zoning counter date stamped 12/13/95.

b. Prior to local Development Order approval for any area that contains lakes with depths greater than 12 feet, the Developer must submit an additional section of the management plan defining stratification and related lake problems for review and approval by Lee County staff.

DEVIATION (5) requests relief from LDC Section 10-329(e)(4) which requires that excavation bank slopes be no greater than 4:1, to permit 40 percent of the lake banks to utilize vertical bulkheads. The requested deviation is APPROVED subject to the following conditions:

a. Lake bottom slope, at the toe of any bulkhead, may be no greater than 4:1.

b. Bulkheads are subject to Lee County structural building permits.

DEVIATION (6) requests relief from LDC Section 10-413(b)(2) which requires that residential developments provide 40 percent open space for large developments (50 percent of which must be indigenous plants for large developments), to allow the open space table provided. The requested deviation is APPROVED subject to the following conditions [see additional open space conditions for Deviation (9)]:

a. A minimum total of 76 percent open space and a minimum total of 57 percent indigenous open space must be provided.

b. Prior to local Development Order approval, the exact location of the 21.8 acres of indigenous preservation within the golf course rough must be shown on plans for the golf course.

DEVIATION (7) requests relief from LDC Section 10-414 which requires that no portion of a buffer area that consists of trees and shrubs be located in any easement, to allow planted buffers in easements. The requested deviation is APPROVED subject to the condition that if any required buffer or landscape strip vegetation which has been planted within an easement has to be removed, then the property owner must replace those plantings with like size and species at no cost to Lee County.

DEVIATION (8) was WITHDRAWN by the Applicant.

DEVIATION (9) requests relief from LDC Section 34-935(f)(3)(e) which limits the height of buildings in the RPD zoning category within the Outlying Suburban land use category to

45 feet, to allow 20 stories over parking for Development Areas 2, 3, 4 and 5. The requested deviation is APPROVED subject to the following conditions:

a. Development Area 2 is limited to a maximum height of 75 feet.

b. Development Areas 3, 4, and 5 are limited to a maximum building height of 220 feet and are further limited to a maximum combined total of six multi-family buildings with a maximum total of 630 dwelling units.

c. Development Areas 3 and 4 must provide a minimum of 35 percent open space.

d. Development Area 5 is limited to one multi-family building and must provide a minimum of 60 percent open space.

e. Ninety percent of the required parking in multi-family Development Areas 3, 4, and 5 must be provided under the principal building structure to limit the impacts of impervious areas created by open parking lots.

f. All buildings over 45 feet in height must be set back an additional one-half foot for every foot of height over 45 feet along the external development perimeter.

DEVIATION (10) was WITHDRAWN by the Applicant.

DEVIATION (11) requests relief from the LDC Section 34-935 to allow the property development regu-lations for Estero Pointe RPD. The requested deviation is APPROVED subject to the condition that development of the permitted uses must be in accordance with the "Property Development Table for Estero Pointe," stamped received January 5, 1996 and as further limited in the conditions of approval.

DEVIATION (12) requests relief from LDC Section 10-414(f) which requires the Developer to provide a 25-foot-wide buffer landward from the mean high water line of all non-seawalled natural waterways, to allow construction of a boat ramp, fishing/observation pier, three gazebos and two canoe launches on the Estero River, and boardwalks and other crossings on Halfway Creek. The requested deviation is APPROVED subject to the following conditions:

a. Water management berms are prohibited within the 25-foot-wide buffer area. Other water management structures are approved as long as their impacts are limited to the minimum necessary to meet permitting requirements of the South Florida Water Management District.

b. Gazebos are only approved on land locations within areas selected to avoid impacts to the greatest number of native trees and plants. Size is limited to 250 square feet.

The gazebos must be constructed in a generally square or octagonal design. A maximum of two gazebos is approved.

c. Two canoe launch areas are approved. One of the canoe launch areas must be located as near as appropriate to the boat ramp to avoid additional impacts. Storage of canoes on land and must be outside of the 25-foot-wide buffer area. Each canoe launch area is limited to a width of 25 feet along the Estero River.

d. One power boat ramp is approved with a maximum of two temporary mooring slips.

e. As part of the power boat ramp mooring facility, an observation boardwalk structure may be constructed at a length not to exceed 30 feet from the shoreline for the total structure.

f. The power boat ramp facility must be designed to include a swale, exfiltration trench, or other engineering device to prevent bilge water and associated untreated parking lot run-off from flowing down the boat ramp and into the Estero River. The design must be approved as part of the building permit or local Development Order review for the boat ramp facility.

g. The boat ramp, temporary mooring/observation boardwalk, single family board-walks, cart crossings, and canoe launches are subject to all permitting requirements of LDC Chapter 26.

h. Gazebos, canoe launches and power boat ramp facilities are prohibited along Halfway Creek.

i. A maximum of one boardwalk for each two single family lots is permitted on Halfway Creek. Boardwalks are prohibited on the Estero River, except as conditioned in g. above.

DEVIATION (13) requests relief from the connection separation requirements of LDC Section 10-285(a), Table 2, to allow the connection separation shown on the "modified round-about" on the Master Concept Plan. The requested deviation is APPROVED subject to the condition that appropriate traffic signage be provided and the rotary intersection design is reviewed and approved by Lee County staff at time of local Development Order application.

SECTION C. MASTER CONCEPT PLAN:

A five-page reduced copy of the Master Concept Plan is attached to and incorporated into this Resolution by reference.

SECTION D. FINDINGS AND CONCLUSIONS:

The following findings and conclusions were made in conjunction with the approval of the requested zoning:

1. The proposed uses, as conditioned, are appropriate for the site and no changed or changing conditions make approval of this rezoning request inappropriate.

2. As conditioned, the RPD rezoning and approved deviations:

   a) will not have an adverse impact on the intent of the Land Development Code.

   b) are consistent with the goals, objectives, policies and intent of the Lee Plan and with the densities, intensities, and general uses set forth in the Lee Plan.

   c) meet or exceed all performance and locational standards set forth for the proposed uses.

   d) will protect, conserve or preserve environmentally critical areas and natural resources on or abutting the subject property.

   e) are compatible with existing or planned uses, and are not contrary to the public health, safety or welfare and will not cause damage, hazard, nuisance or other detriment to persons or property.

   f) do not place an undue burden upon existing transportation facilities, or other facilities or services.

   g) will comply with all applicable general zoning provisions and supplemental regulations pertaining to the uses set forth in the Land Development Code.

   h) enhance the achievement of the objectives of the RPD rezoning, and promote and preserve the protection of the public health, safety or welfare.

3. Urban services, as defined in the Lee Plan, are or will be available and adequate to serve the proposed uses.

4. The conditions imposed on the RPD zoning and the approved deviations are reasonably related to the impacts on the public's interest created by or expected from the proposed uses, and, in conjunction with other land development regulations, will protect the public's interest, health, safety and welfare.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner John E. Manning, and seconded by Commissioner John E. Albion and, upon being put to a vote, the result was as follows:

John E. Manning	AYE
Douglas R. St. Cerny	ABSENT
Ray Judah	NAY
Andrew W. Coy	AYE
John E. Albion	AYE

DULY PASSED AND ADOPTED this 18th day of March, A.D., 1996.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Chairman

Approved as to form by:

_____
County Attorney's Office

FILED

MAR 25 1996

CLERK CIRCUIT COURT
BY _____ D.C.

CASE NO. 95-06-148.03Z
A:\ESTEROPT.RES.

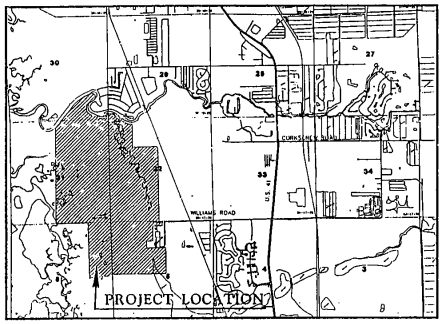
RESOLUTION NUMBER Z-96-005
Page 17 OF 17

MASTER CONCEPT PLAN
FOR
ESTERO POINTE RPD

SECTIONS 29/30/31/32, TOWNSHIP 46 S., RANGE 25 E.
SECTIONS 5/6, TOWNSHIP 47 S., RANGE 25 E.
BONITA SPRINGS, LEE COUNTY, FLORIDA

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	MASTER CONCEPT PLAN
3	MILKWEED LOCATIONS & MANAGEMENT PLAN
4-5	DOCUMENTATION



LOCATION MAP

0 1000 2000 4000
SCALE IN FEET

NORTH

PREPARED BY

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
2158 JOHNSON STREET
POST OFFICE BOX 1550
FORT MYERS, FLORIDA 33902
PHONE (813) 334-0046
FAX (813) 334-3661

J.E.I. PROJECT NO. 20520

DECEMBER 1995

APPLICANT

ATLANTIC GULF COMMUNITIES CORPORATION
2601 SOUTH BAYSHORE DRIVE
MIAMI, FLORIDA 33133
PHONE (305) 859-4390
FAX (D05) 859-4457

STRAP NUMBERS

30-46-25-00-00001.0010
30-46-25-00-00002.0010
31-46-25-00-00001.0000
31-46-25-01-00001.0000
30-46-25-01-00003.0060
30-46-25-01-00003.0080
30-46-25-01-00003.0060
30-46-25-01-00003.0068
30-46-25-01-00003.0060
30-46-25-01-00003.0080
31-46-25-01-00003.0110
32-46-25-01-00003.0120
32-46-25-01-00003.0140
32-46-25-01-00003.0600
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05-47-25-01-00003.040B
05-47-25-01-00003.040C
05-47-25-01-00003.040D
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05-47-25-01-00003.0810
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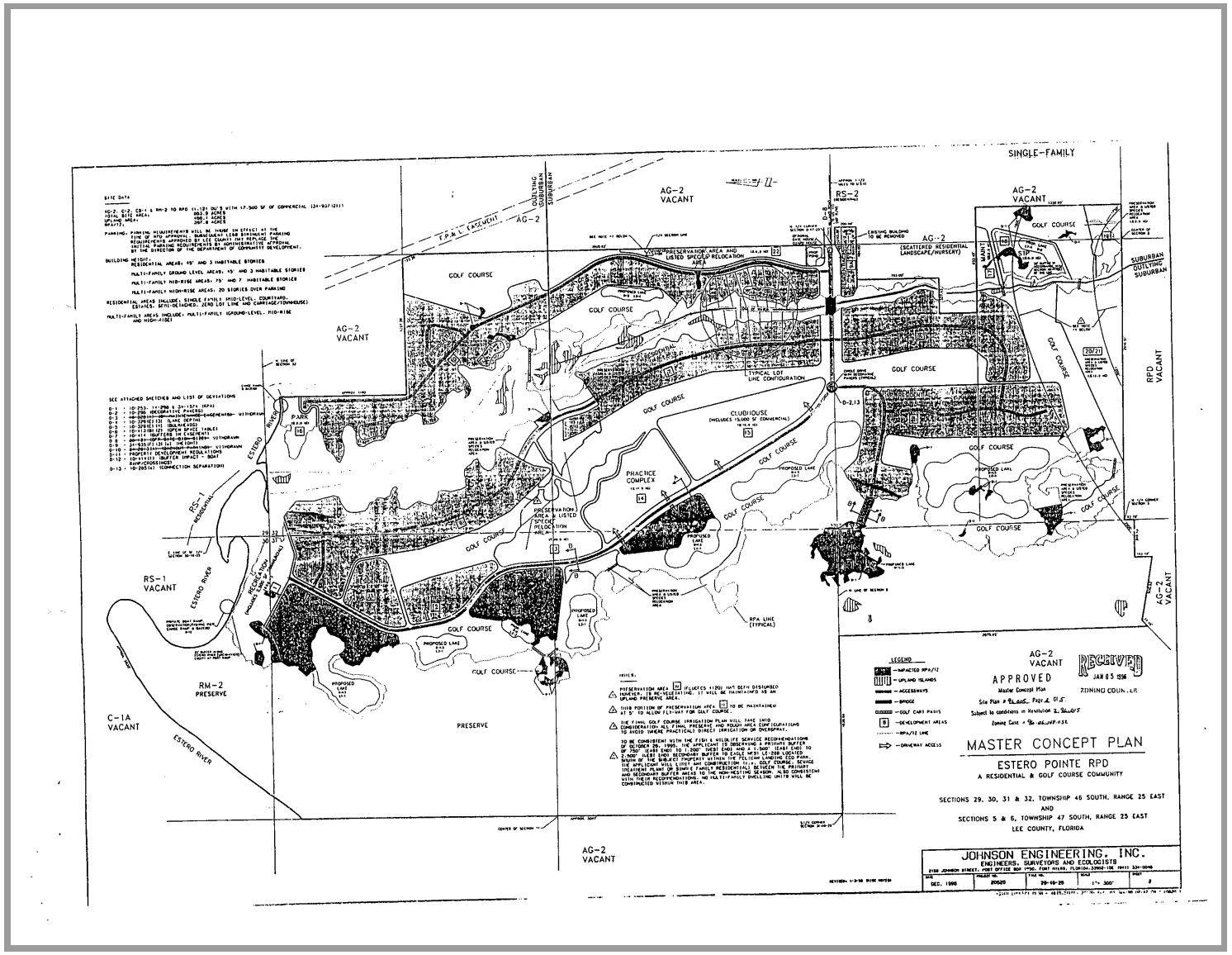
APPROVED
Master Concept Plan
Site Plan # Original Page 1 of 5
Subject to conditions of Resolution Z-96-005
Zoning Case # Z-96-005

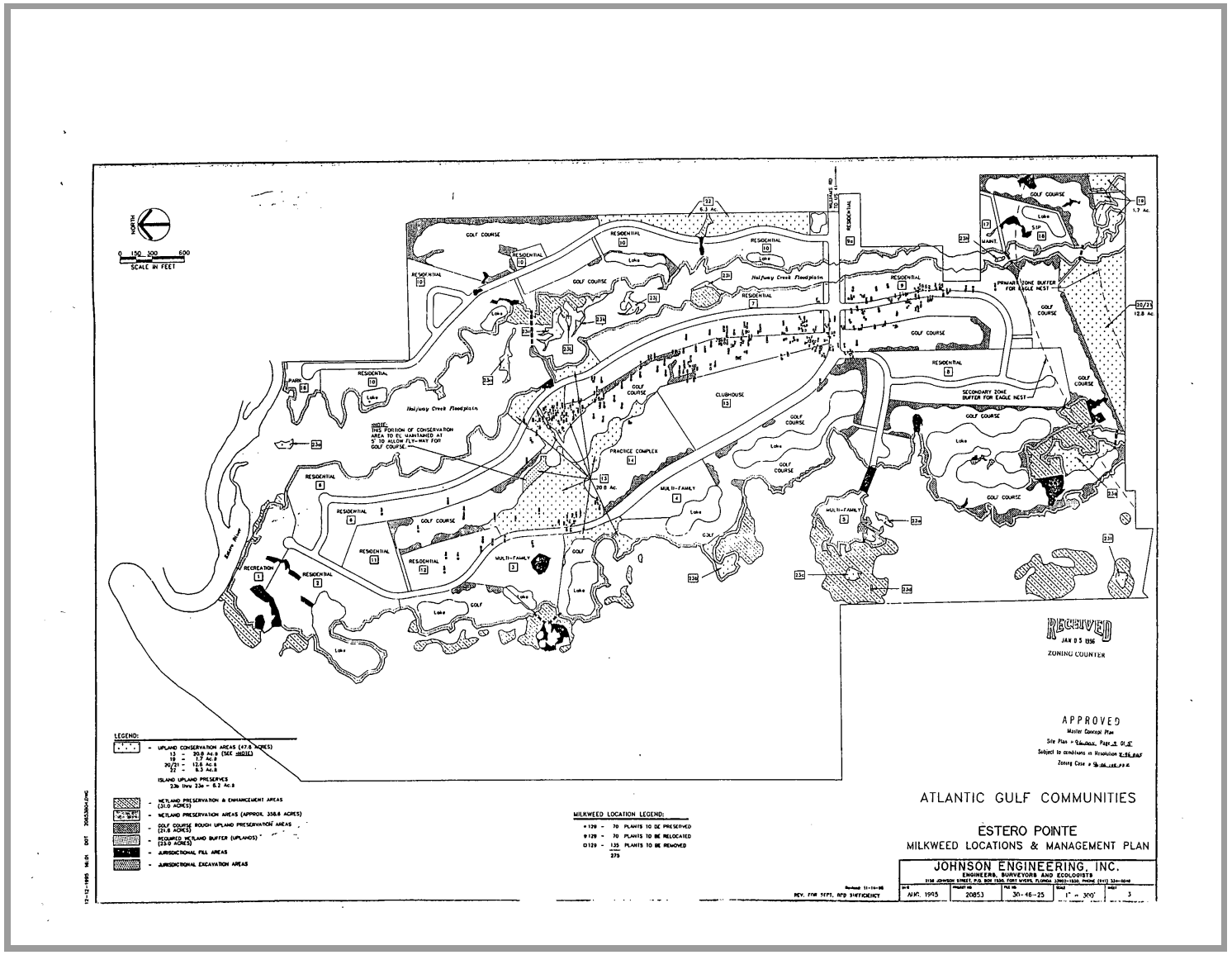
ZONING

AG-2, C-2 & CS-1 TO RPD

RECEIVED
JAN 05 1996
ZONING COUNTER

PROJECT # 95-016-148.012
PROJECT TYPE 12


SINGLE-FAMILY
AG-2 VACANT
RS-2
AG-2 VACANT
GOLF COURSE
T.P.N.L. EASEMENT
SUBURBAN OUTLYING SUBURBAN
PRESERVATION AREA AND LISTED SPECIES RELOCATION AREA
EXISTING BUILDING TO BE REMOVED
AG-2 (SCATTERED RESIDENTIAL LANDSCAPE/NURSERY)
RPD VACANT
TYPICAL LOT LINE CONFIGURATION
CLUBHOUSE
PRACTICE COMPLEX
PROPOSED LAKE
RS-1 VACANT
ESTERO RIVER
RM-2 PRESERVE
C-1A VACANT
PRESERVE
RPA LINE (TYPICAL)
LEGEND
APPROVED
RECEIVED
JAN 05 1996
ZONING COUN. LIT
MASTER CONCEPT PLAN
ESTERO POINTE RPD
A RESIDENTIAL & GOLF COURSE COMMUNITY
SECTIONS 29, 30, 31 & 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST
AND
SECTIONS 5 & 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
DEC. 1995
20520
29-46-25
1" = 300'


NORTH
0 150 300 600
SCALE IN FEET
GOLF COURSE
RESIDENTIAL
CLUBHOUSE
PRACTICE COMPLEX
MULTI-FAMILY
RECREATION
Halfway Creek Floodplain
Estero River
PRIMARY ZONE BUFFER FOR EAGLE NEST
SECONDARY ZONE BUFFER FOR EAGLE NEST
RECEIVED
JAN 05 1996
ZONING COUNTER
APPROVED
LEGEND:
UPLAND CONSERVATION AREAS (47.8 ACRES)
ISLAND UPLAND PRESERVES
WETLAND PRESERVATION & ENHANCEMENT AREAS (31.0 ACRES)
WETLAND PRESERVATION AREAS (APPROX. 358.8 ACRES)
GOLF COURSE ROUGH UPLAND PRESERVATION AREAS (21.8 ACRES)
REQUIRED WETLAND BUFFER (UPLANDS) (23.0 ACRES)
JURISDICTIONAL FILL AREAS
JURISDICTIONAL EXCAVATION AREAS
MILKWEED LOCATION LEGEND:
70 PLANTS TO BE PRESERVED
70 PLANTS TO BE RELOCATED
135 PLANTS TO BE REMOVED
275
ATLANTIC GULF COMMUNITIES
ESTERO POINTE
MILKWEED LOCATIONS & MANAGEMENT PLAN
JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
DATE MAY. 1995
PROJECT NO. 20853
FILE NO. 30-46-25
SCALE 1" = 300'
SHEET 3

ESTERO POINTE RPD

AMENDED LIST OF DEVIATIONS
DECEMBER 12, 1995

D-1 REQUIREMENT PROHIBITING OR RESTRICTING ALTERATION OR DEVELOPMENT WITHIN RESOURCE PROTECTION AREAS (SECTIONS 10-153, 14-298 AND 34-1574), TO PERMIT:

(A) CONSTRUCTION OF RECREATIONAL BOARDWALKS AND CART PATHS THROUGH RPA AREAS TO ACCESS GOLF HOLES BOTH BY PEDESTRIANS AND GOLF CARTS.

(B) CONSTRUCTION OVER VARIOUS TZ AND RPA AREAS TO FACILITATE CONSTRUCTION OF A GOLF COURSE.

(C) CONSTRUCTION OVER VARIOUS TZ AND RPA AREAS TO FACILITATE CONSTRUCTION OF RESIDENTIAL DEVELOPMENT.

(D) CONSTRUCTION OF A ROAD ACCESS TO UPLAND HIGHLAND FOR CONSTRUCTION OF MULTI-FAMILY TRACT.

(E) CONSTRUCTION OF A ROAD ACCESS TO THE PROJECT SITE.

D-2 REQUIREMENTS FOR ROAD SPECIFICATIONS (SECTION 10-296(c) TABLE 4, ITEM (3)(d)1.b.) AND BRICK PAVERS AS AN ALTERNATIVE ROAD SURFACE ON A PRIVATELY MAINTAINED ROAD IN A NEW DEVELOPMENT (SECTION 10-710) TO ALLOW THE ROADWAY CONFIGURATION SHOWN ON THE ATTACHED SKETCH.

D-3 WITHDRAWN.

D-4 REQUIREMENT THAT THE MAXIMUM RETENTION DEPTH FOR EXCAVATION BE 15 FEET (SECTION 10-329(d)3). TO A MAXIMUM EXCAVATION DEPTH OF 20 FEET WITHOUT ANY PENETRATION THROUGH IMPERVIOUS SOIL OR ROCK LAYER WHICH PRESENTLY PROHIBITS INTERMIXELING OF VARIOUS WATER STRATA.

D-5 REQUIREMENT THAT EXCAVATION BANK SLOPES BE NO GREATER THAN 4:1 (SECTION 10-329(d)4) TO PERMIT 40% OF THE LAKE BANKS TO UTILIZE VERTICAL BULKHEADS.

D-6 REQUIREMENT THAT RESIDENTIAL DEVELOPMENTS SHALL PROVIDE 40% OPEN SPACE FOR LARGE DEVELOPMENTS (80% OF WHICH SHALL BE INDIGENOUS) (SECTION 10-415(b)) TO ALLOW THE OPEN SPACE TABLE PROVIDED.

D-7 REQUIREMENT THAT NO PORTION OF A BUFFER AREA THAT CONSISTS OF TREES AND SHRUBS SHALL BE LOCATED IN ANY EASEMENT (SECTION 10-416(b)1.f) TO ALLOW PLANTED BUFFERS IN EASEMENTS.

D-8 WITHDRAWN.

D-9 REQUIREMENT LIMITING THE HEIGHT OF BUILDINGS IN RESIDENTIAL PLANNED DEVELOPMENT ZONING CATEGORY WITHIN THE OUTLYING SUBURBAN LAND USE CATEGORY OF 45 FEET (SECTION 34-935(b)(3)(b)(i)) TO ALLOW 20 STORIES OVER PARKING FOR DEVELOPMENT AREAS 2, 3, AND 6.

D-10 WITHDRAWN.

D-11 DEVIATION FROM THE LEE COUNTY LAND DEVELOPMENT CODE TO ALLOW THE PROPERTY DEVELOPMENT REGULATIONS FOR ESTERO POINTE RPD.

D-12 DEVIATION FROM THE REQUIREMENT THAT A 75-FOOT WIDE BUFFER LANDWARD FROM THE MEAN HIGH WATER LINE OF ALL NON-SEAWALLED NATURAL WATERWAYS BE PROVIDED (SECTION 10-416(d)) TO ALLOW CONSTRUCTION OF A BOAT RAMP, FISHING/OBSERVATION PIER, THREE (3) GAZEBOS AND TWO (2) CANOE LAUNCHES ON THE ESTERO RIVER AND OTHER CROSSINGS OF HALFWAY CREEK AS SHOWN ON THE MASTER CONCEPT PLAN AND BOARDWALKS AS PROPOSED IN THE SINGLE FAMILY AREAS.

D-13 DEVIATION FROM CONNECTION SEPARATION REQUIREMENTS OF SECTION 10-285 (a), TABLE 3, FOR THE EXTENSION OF WILLIAMS ROAD INTO THE PROJECT TO ALLOW CONNECTION SEPARATION AS SHOWN ON THE "MODIFIED ROUNDABOUT" ON THE MASTER CONCEPT PLAN.

SCHEDULE OF USES
for
ESTERO POINTE RPD

ACCESSORY USES AND STRUCTURES
ACCESSORY APARTMENT (60)
ADMINISTRATIVE OFFICE (60)
AIRSTRIP
BAIT AND TACKLE SHOP
BANKS AND FINANCIAL ESTABLISHMENTS, Group I [Section 34-622(c)(3)]
BUSINESS SERVICES, Group I, and Group II limited to lawn and garden services and swimming pool cleaning services, [Section 34-622(c)(3)]
CLUBS
  COUNTRY (60)
  PRIVATE (60)
CONSUMPTION ON PREMISES [Section 34-1261]
CONVENIENCE FOOD AND BEVERAGE STORE (60)
DAY CARE CENTER, CHILD (60)
DRUGSTORE (60), PHARMACY (60)
DWELLING UNIT
  SINGLE FAMILY (60)
  SEMI-DETACHED DUPLEX)
  TWO-FAMILY ATTACHED (60)
  TOWNHOUSE (60)
  MULTIPLE FAMILY BUILDING (60)
  ZERO LOT LINE (60)
  COACH/CARRIAGE
ENTRANCE GATES AND GATEHOUSE (60)
ESSENTIAL SERVICES (60)
ESSENTIAL SERVICE FACILITIES, ALL GROUPS [Section 34-622(c)(11)]
EXCAVATION - WATER RETENTION
FENCES, WALLS
FOOD AND BEVERAGE SERVICE, LIMITED (60)
FOOD STORES, Group I [Section 34-622(c)(16) including a gourmet grocery store
GIFT AND SOUVENIR SHOP (60)
GOLF COURSE AND ACCESSORY FACILITIES
GOLF DRIVING RANGE AND GOLF TRAINING FACILITY
HELISTOP (60)
HOME/CARE FACILITY (60)
HOME OCCUPATION
LAUNDRY OR DRY CLEANING [Section 34-622(c)(24)]
MODEL HOME, UNIT, DISPLAY CENTER
PARKS, PRIVATE, Group I [Section 34-622(c)(32)]
PARKING LOT ACCESSORY (60)
PERSONAL SERVICES, Groups I and II [Section 34-622(c)(33)]
PHARMACY (60)
POST OFFICE (60)
PRIVATE BOAT RAMP AND OBSERVATION ISLAND (FISHING)
RECREATIONAL FACILITIES
  PERSONAL (60)
  PRIVATE (60)
REAL ESTATE SALES OFFICE
RESIDENTIAL ACCESSORY USES (Section 34-622(c)(47))
RESTAURANTS, Groups I, II and III [Section 34-622(c)(49)]
SIGNS - In accordance with Chapter 30 of Land Development Code and Ordinance
SPECIALTY RETAIL SHOPS, Groups I and II [Section 34-622(c)(47)]
TEMPORARY USES
TEMPORARY CONSTRUCTION TRAILER
TEMPORARY SALES OFFICE
UNITS OF HIGH IMPACT (60), including time share

PROPERTY DEVELOPMENT REGULATIONS
for
ESTERO POINTE RPD (D-11)

	Minimum Lot Area (s.f.)	Minimum Lot Depth (feet)	Minimum Lot Width (feet)	Minimum Setbacks Side (feet)	Minimum Setbacks Rear (feet)	Minimum Setbacks Road (feet)	Minimum Setbacks Water Body (feet)	Maximum Height (feet)	Number of Habitable Floors	Minimum Building Separation (feet)	Subdivision	Condominium
RESIDENTIAL												
Mid Level	7,500	100	75	7.5	15	20	20	45	3	15	YES	YES
Courtyard	5,500	100	55	5	10	20	20	45	3	10	YES	YES
Estate	10,000	100	100	15	20	20	20	45	3	30	YES	YES
Semi-Detached 1st Side 2nd Side	5,000	100	50	0 7.5	15	20	20	45	3	15	YES	YES
Zero Lot Line 1st Side 2nd Side	4,500	80	45	0 4	15	15	20	45	3	4	YES	YES
Carriage Townhouse 1st Side 2nd Side	3,500	80	35	0 0 or 10	10	20	20	45	3	** Complex Separation: 20	YES	YES
MULTI-FAMILY												
Terrace Level	10,000	100	100		25	20	25	45	3	30		YES
Mid Rise	10,000	100	100		25	20	25	75	7	30		YES
High Rise	10,000	100	100		30	20	25	—	20*	60		YES
CLUBHOUSE/SPA	40,000	200	200	15	25	20	20	45	2	15	YES	YES
PRACTICE COMPLEX	40,000	200	200	15	25	20	20	45	2	15	YES	YES

Additional Notes

See FDC Sections 34-1174, 34-1176, 34-2191 and 34-2194 for accessory structure setbacks

Setback to Estero River 25 feet

* 20 Stories over parking. All buildings over 45 feet shall provide one half foot setback from Estero Pointe perimeter property line for every foot of elevation over 45 feet

An overall maximum of six (6) high rise buildings may be located within multi-family Pods 2, 4, and 5

Mid-rise or ground level buildings may be clustered in multi-family Pods 2, 3, 4 & 5

** Maximum number of attached units 8

Note: Site and configuration of areas may change at time of Final Zoning Plan Approval/Local Development Order.

SITE BREAKDOWN

DESCRIPTION/USE AREAS		ACRE
Wetlands		197.8
Golf Course		93.1
Golf Course Rough		31.8
Upland Buffer Areas		35.0
Lakes		31.8
Pod 1:	Recreation Area	9.0
Pod 2:	Multi Family	12.0
Pod 3:	Multi Family	9.5
Pod 4:	Multi Family	6.0
Pod 5:	Multi Family	6.0
Pod 6:	Residential	31.8
Pod 7:	Residential	23.9
Pod 8:	Residential	26.2
Pod 9 & 9A:	Residential	23.0
Pod 10:	Residential	46.5
Pod 11:	Residential	6.0
Pod 12:	Residential	7.0
Pod 13:	Upland Preservation Area	20.8
Pod 14:	Practice Area	11.5
Pod 15:	Clubhouse	16.0
Pod 16:	Park Area	2.3
Pod 17:	Maintenance Area	2.3
Pod 18:	STP	6.0
Pod 19:	Upland Preservation	2.6
Pod 20/21:	Upland Preservation	12.8
Pod 22:	Upland Preservation	6.3
Pod 23:	Upland Island Preservation Areas	6.3
TOTAL SITE AREA		663.9

REVISED: 1-1-96

Open Space Table
(D-6)

Required Open Space: 663.92 Ac. x 40% = 265.568 Ac. (40%)
Indigenous Requirement = 132.804 Ac. (20%)

Open Space Provided (Ac. ±)			ACRE (Ac ±)
Wetlands			197.8
Preservation Area 13			30.6
Preservation Area 19			2.6
Preservation Area 20/21			12.8
Preservation Area 22			6.3
Upland Islands Preservation Areas 23 b-h			6.6
Golf Course			93.1
Golf Course Rough			31.8
Upland Buffer Areas			35.0
Park (Area 16)			2.3
Lakes			31.8
Recreational Area 1 (9 Ac. x 50%)		=	4.5
Multi-Family Pod 2:	12.0 x 15%	=	1.8
Multi-Family Pod 3:	9.5 x 15%	=	1.4
Multi-Family Pod 4:	6.0 x 15%	=	.9
Multi-Family Pod 5:	6.0 x 15%	=	.9
Residential Pod 6:	31.8 x 10%	=	3.2
Residential Pod 7:	23.9 x 10%	=	2.4
Residential Pod 8:	26.2 x 10%	=	2.6
Residential Pod 9 & 9A:	23.0 x 10%	=	2.3
Residential Pod 10:	45.8 x 10%	=	4.5
Residential Pod 11:	6.0 x 10%	=	.6
Residential Pod 12:	7.0 x 10%	=	.7
Practice Area (Pod 14):	11.5 x 80%	=	9.2
Clubhouse Site (Pod 15):	16.0 x 15%	=	2.4
Maintenance (Pod 17):	2.3 x 15%	=	.4
STP (Pod 18):	6.0 x 15%	=	.9
Total Open Space Provided			639.67 (76%)
Total Indigenous Open Space Provided			489.8 (57%)

(48.5 minus Lakes)

RECEIVED
JAN 05 1996
ZONING COUNTER

APPROVED
Master Concept Plan
Site Plan # 96-001, Part 1 Orig.
Subject to conditions or Ordinance 2-96-001
Zoning Case # 96-05-022

DOCUMENTATION
ESTERO POINTE RPD

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
7158 JOHNSON STREET, P.O. BOX 1550, FORT MYERS, FLORIDA 33902-1550, PHONE (941) 334-3048

Date	Project No.	File	Sheet	Unit
December 1995	20570	30-46-25	0115	1

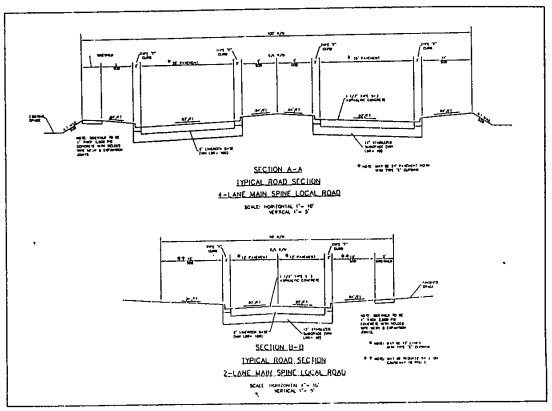
12-13-1995 16:56 001 20570MSTR.DWG

PROPERTY DEVELOPMENT REGULATIONS
for
ESTERO POINTE RPD (D-11)

	Minimum Lot			Miuimum Setback				Maximum Height (feet)	Number of Habitable Floors	Minimum Building Separation (feet)	Subdivision	Condominium
	Area (s.f.)	Depth (feet)	Width (feet)	Side (feet)	Rear (feet)	Road (feet)	Water Body (feet)					
RESIDENTIAL												
Mid-Level	7,500	100	75	7.5	15	20	20	45	3	15	YES	YES
Courtyard	5,500	100	55	5	10	20	20	45	3	10	YES	YES
Estates	10,000	100	100	15	20	20	20	45	3	30	YES	YES
Semi-Detached 1st Side 2nd Side	5,000	100	50	 0 7.5	15	20	20	45	3	15	YES	YES
Zero Lot Line 1st Side 2nd Side	4,500	80	45	 0 4	15	15	20	45	3	4	YES	YES
Carriage/Townhouse 1st Side 2nd Side	2,800	80	35	 0 0 or 10	20	20	20	45	3	** Complex Separation: 20	YES	YES
MULTI-FAMILY												
Ground Level	10,000	100	100		20	20	25	45	3	20		YES
Mid-Rise	10,000	100	100		20	20	25	75	7	20		YES
High-Rise	10,000	100	100		20	20	25	—	20*	60		YES
CLUBHOUSE AREA	40,000	200	200	15	20	20	20	45	2	15	YES	YES
PRACTICE COMPLEX	40,000	200	200	15	20	20	20	45	2	15	YES	YES

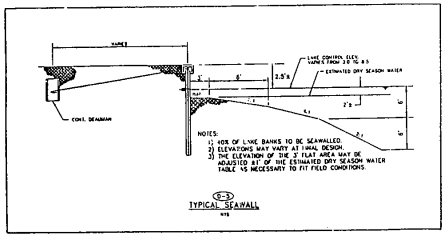
B

RECEIVED
JAN 05 1996
ZONING COUNTER

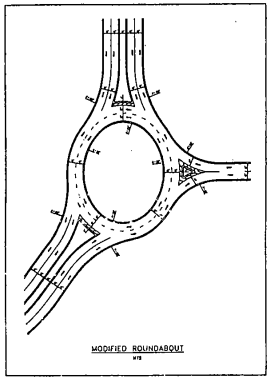


SECTION A-A
TYPICAL ROAD SECTION
4-LANE MAIN SPINE LOCAL ROAD

SECTION B-B
TYPICAL ROAD SECTION
2-LANE MAIN SPINE LOCAL ROAD



S-5
TYPICAL SEAWALL



MODIFIED ROUNDABOUT

RECEIVED
JAN 05 1996
ZONING COUNTY

APPROVED
Master Concept Plan
Site Plan + Sheet, Page # S
Subject to conditions in Resolution Z-96-005
Zoning Case # 96-06-116.01Z

DOCUMENTATION
ESTERO POINTE RPD

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
December 1995	20520	30-46-25	NTS	5

JOHNSON ENGINEERING

SINCE 1946

September 17, 2021

Ms. Mary Gibbs, FAICP
Community Development Director
9401 Corkscrew Palms Circle
Estero, FL 33928
(*transmitted via email* gibbs@estero-fl.gov)

RE: 8 Day Letter for September 28, 2021 PZDB Item
DCI2021-E001 West Bay Club-Pod 5 PD Amendment

Dear Ms. Gibbs,

Please accept this letter on behalf of the owner and applicant, West Bay Hill, LLC, related to the reference PD Amendment application scheduled for hearing before the Planning Zoning and Design Board on September 28, 2021.

We have reviewed the draft staff report received on September 13, 2021. We agree with the conditions listed in the staff report and identified no issues of disagreement.

Thank you,

JOHNSON ENGINEERING, INC.

Laura DeJohn

Director of Planning & Landscape Architecture

cc: Chris Johnson, West Bay Hill, LLC

2122 Johnson Street ▪ Post Office Box 1550 ▪ Fort Myers, Florida 33902-1550
Phone: (239) 334-0046 ▪ www.JohnsonEngineering.com

West Bay Club Pod 5 Planned Development Amendment

Planning Zoning & Design Board

Public Hearing

September 28, 2021

- **Applicant/Owner**
  West Bay Hill, LLC
- **Planning, Engineering, Environmental**
  Johnson Engineering, Inc.
- **Architecture**
  Garcia Stromberg / GS4 Studios

PUBLIC INFORMATION MEETING

- July 13, 2021 Planning Zoning & Design Review Board
  - Consider West Bay Club architectural style and Mediterranean style application to high rise
  - Additional shadow studies requested

COMMUNITY OUTREACH

- July 7, 2021 meeting @ Jasmine Bay
- Over 50 residents attended
- Community email blast sharing video/info

REQUEST

Amend Deviation 9 granted by Resolution Z-05-010 for the West Bay Club Residential Planned Development (RPD) to:

- revise the maximum height for Development Area Pod 5 from 20 stories over parking to 23 stories over parking
- make corresponding changes to the Property Development Regulation Table

Request to Amend the PD (Sheet 3 of MCP)

Deviations previously approved under Resolution Z-05-010

All deviations, except Deviation 9, approved by Resolution Z-96-005 remain in full force and effect. Deviation 9 is revised as follows:

DEVIATION (9) seeks relief from the LDC §34-935(f)(3)(e), requirement limiting the height of buildings in the RPD zoning category within the Outlying Suburban land use category to 45 feet, to allow 20 stories over parking for Development Areas (Pods) 2,3,4 and ~~5~~. This deviation is APPROVED, SUBJECT TO the following conditions:

23 stories over parking for Pod 5.

Deviation APPROVED, SUBJECT TO the following conditions:

Pod 5 is limited to a maximum height of 23 stories over parking. Pods 3, 4 and 5

a. Development Area (Pod) 2 is limited to a maximum height of 75 feet.

b Development Areas (Pods) 3,4, ~~and 5~~ are limited to a maximum height of 220 feet and are further limited to a combined total of five multi-family high-rise buildings and 24 low-rise villa units for a combined total of 630 dwelling units: a maximum of two high- rise buildings on Development Areas (Pods) 3 and 4, and 24 low-rise villa units in Development Area (Pod) 3 only; and a maximum of one high-rise building on Development Area (Pod) 5.

not to exceed 270 feet (with an additional 20 feet for rooftop equipment).

c. Development Areas (Pods) 3 and 4 must provide a minimum of 35 percent open space.

d Development Area (Pod) 5 is limited to one multi-family high-rise building and must provide a minimum of 60 percent open space.

e. Ninety percent of the required parking in multiple-family Development Areas (Pods) 3, 4, and 5 must be provided under the principal building structure to limit the impacts of impervious areas created by open parking lots. .

f. All buildings over 45 feet in height must be set back an additional one-half foot for every foot of height over 45 feet along the external development perimeter.

Request to Amend the PD (Sheet 2 of MCP)

PROPERTY REGULATIONS

	Minimum Lot			Minimum Setback								
	Area (s.f.)	Depth (feet)	Width (feet)	Side (feet)	Rear (feet)	Road (feet)	Water Body (feet)	Maximum Height (feet)	Number of Habitable Floors	Minimum Bldg. Separation	Subdivision	Condo
RESIDENTIAL												
Single Family	5,500	100	55	5	10	20	20	45	3	10	Yes	Yes
Two Family Attached 1st Side 2nd Side	5,000	100	50	 0 7.5	15	20	20	45	3	15	Yes	Yes
Zero Lot Line 1st Side 2nd Side	4,500	80	45	 0 4	15(*) (**)	15	20	45	3	4	Yes	Yes
Townhouse 1st Side 2nd Side	2,800	80	35	 0 0 or 10	20	20	20	45	3	** Complex Separation 20	Yes	Yes
MULTI-FAMILY												
Ground Level	10,000	100	100		20	20	25	45	3	20		Yes
Mid-Rise	10,000	100	100		20	20	25	75	7	20		Yes
High-Rise (Pod 2,3,4)	10,000	100	100		20	20	25		20*	60		Yes
High-Rise (Pod 5)	10,000	100	100		20	20	25		23*	60		Yes
CLUBHOUSE AREA	40,000	200	200	15	20	20	20	45	2	15	Yes	Yes
PRACTICE COMPLEX	40,000	200	200	15	20	20	20	45	2	15	Yes	Yes
CPD	-	-	-	25	25	25	25	35	1	25	No	-

Revision underlined

Revision underlined

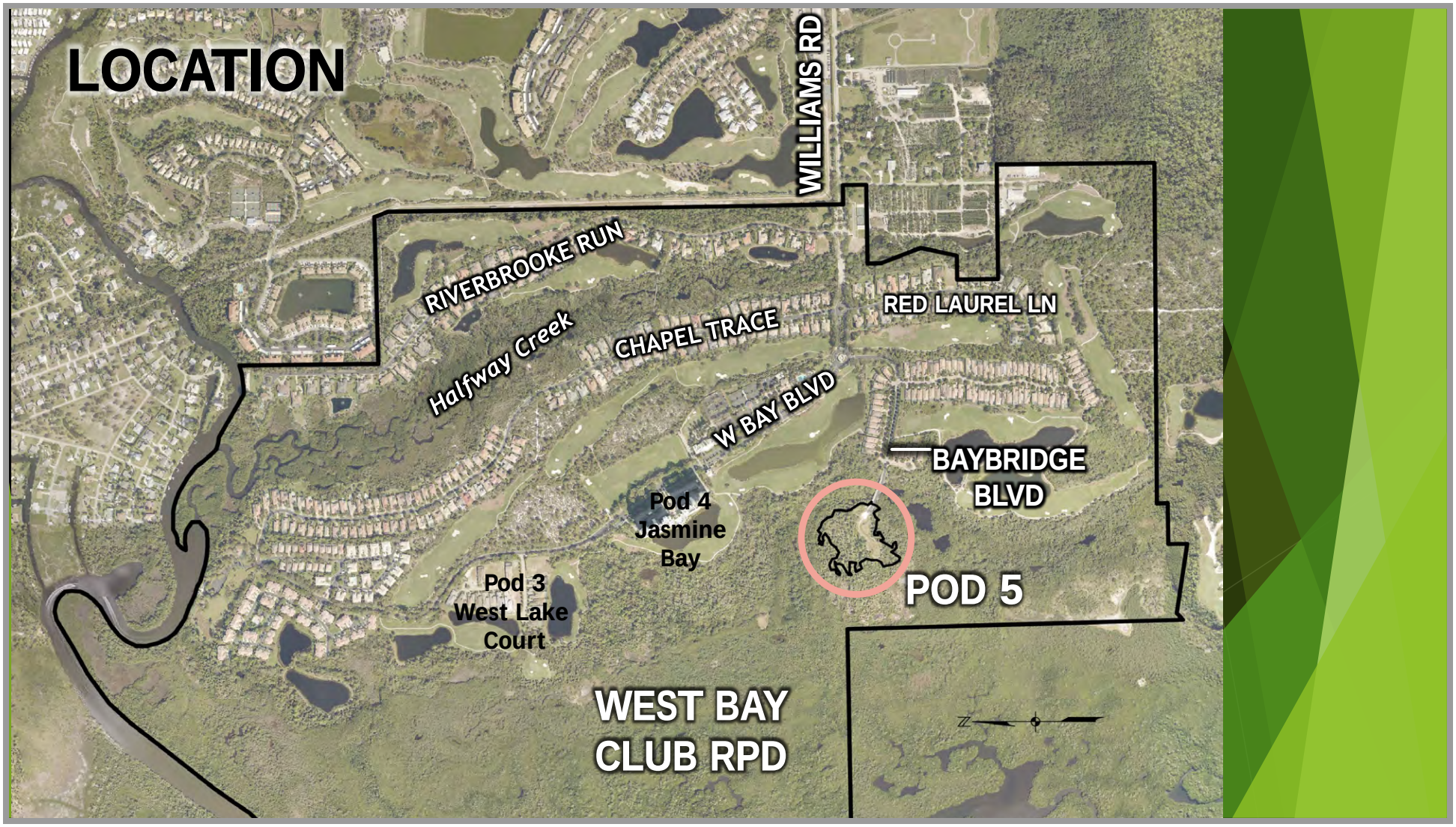
for Pod 2,3,4. 23 stories over parking for Pod 5.

ALL HOUSING TYPES

SEE LDC SECTIONS 34-1174, 34-1176, 34-2191 AND 34-2194 FOR ACCESSORY STRUCTURE SETBACKS
SETBACKS FOR ESTERO RIVER: 25 FEET

1) *20 STORIES OVER PARKING. ALL BUILDINGS OVER 45 FEET SHALL PROVIDE ONE HALF FOOT SETB FROM WEST BAY CLUB PERIMETER PROPERTY LINE FOR EVERY FOOT OF ELEVATION OVER 45 FEET.
2) AN OVERALL MAXIMUM OF FIVE (5) HIGH-RISE BUILDINGS MAY BE LOCATED WITHIN MULTI-FAMILY PODS 2, 3, 4 AND 5.
3) MID-RISE OR GROUND LEVEL BUILDINGS CAN BE CLUSTERS IN MULTI-FAMILY PODS 2, 3, 4 AND 5
4) ** MAXIMUM NUMBER OF ATTACHED UNITS: 6

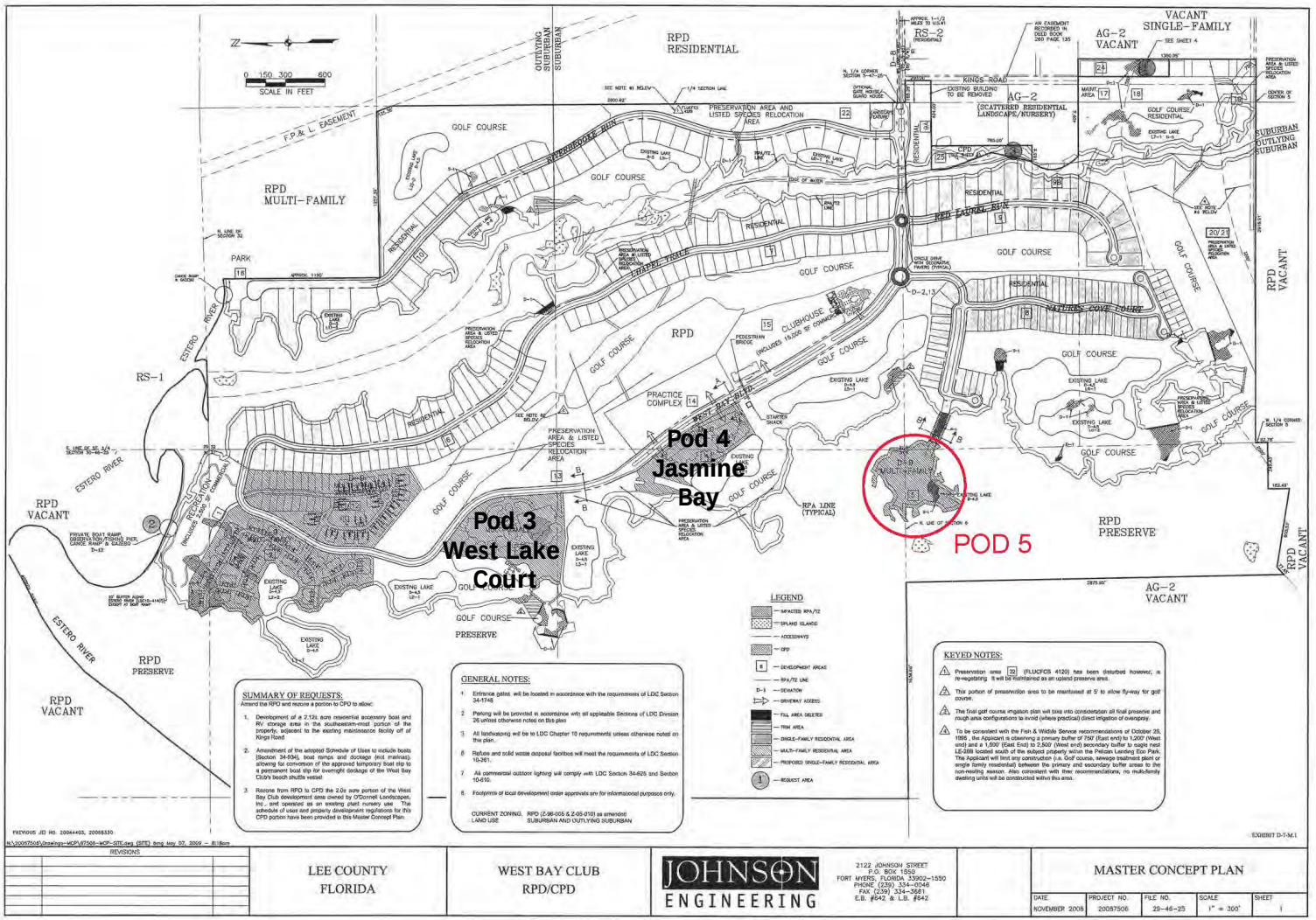
*AS ADOPTED UNDER RESOLUTION Z-96-005 AND Z-05-010, AS AMENDED.


LOCATION
WILLIAMS RD
RIVERBROOKE RUN
Halfway Creek
CHAPEL TRACE
RED LAUREL LN
W BAY BLVD
BAYBRIDGE BLVD
Pod 4 Jasmine Bay
Pod 3 West Lake Court
POD 5
WEST BAY CLUB RPD

West Bay Club

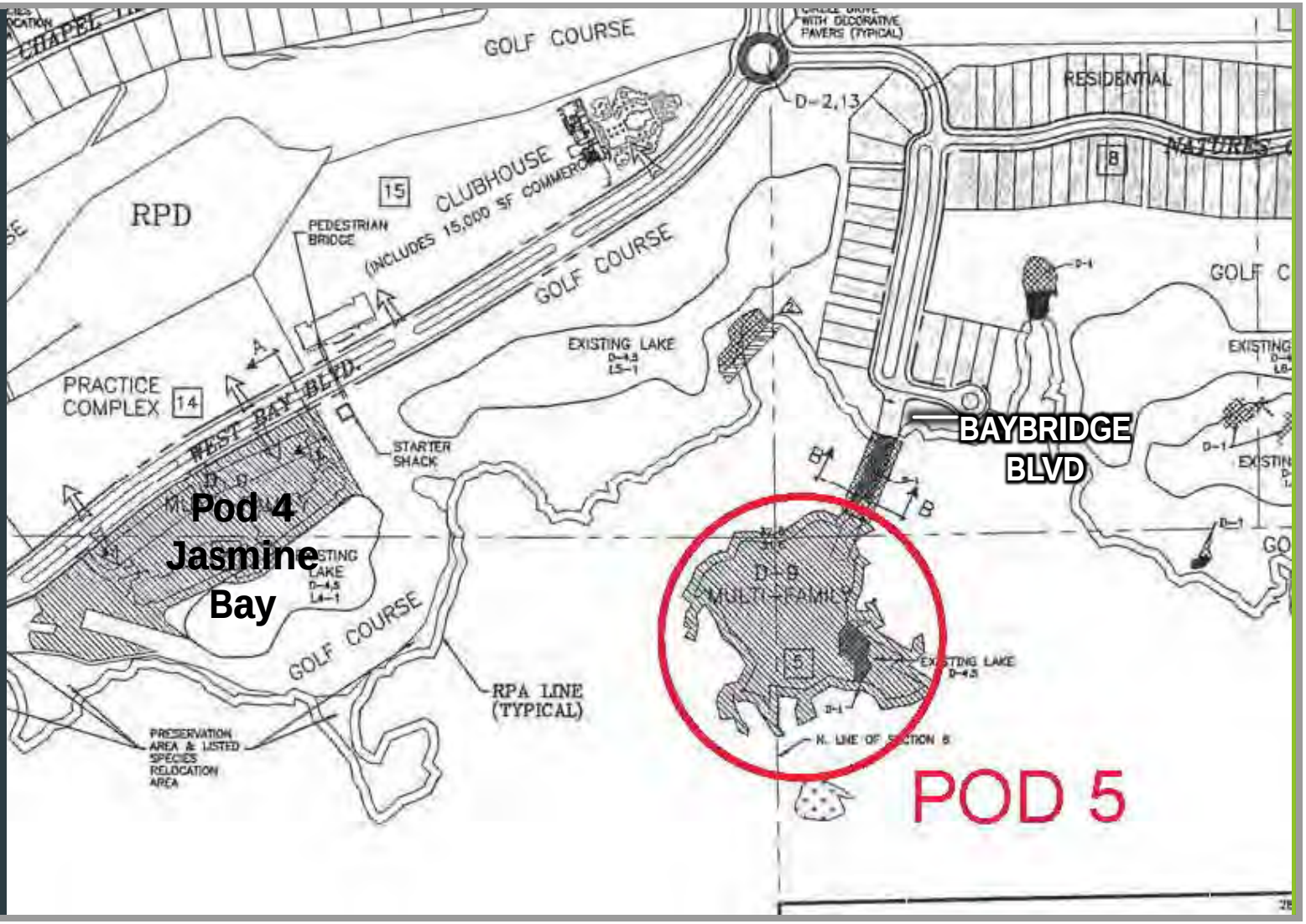
- 866 acres
- 540.8 acres indigenous preserve area
- Subject site: Pod 5 Multifamily

  5 acres



Subject Site:
Pod 5
Multifamily

5 acres

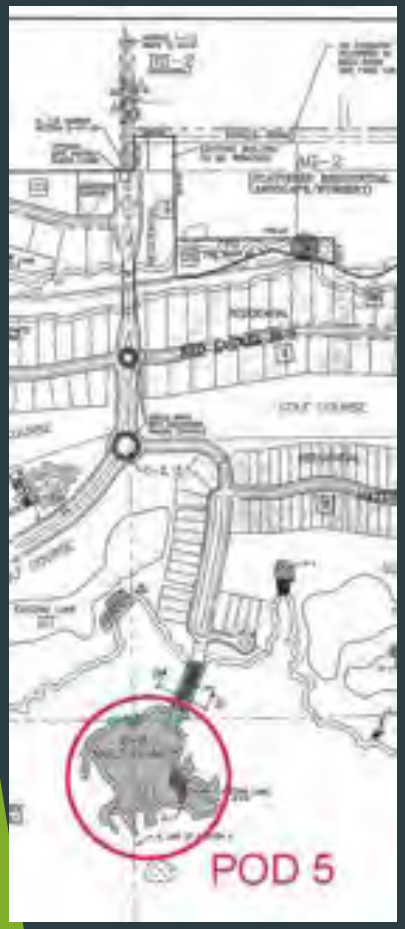


West Bay Club RPD – Units Completed / Unbuilt

Development Completed in West Bay Club RPD by Area		
Development	**Entire RPD (Total)**	**Pods 3, 4, & 5 (Subarea)**
Sunset Trace (SF)	66 units	
Chapel Ridge (SF)	53 units	
Laurel Oaks (SF)	34 units	
Riverbrooke (SF)	53 units	
Nature's Cove (SF)	81 units	
Indigo Shores (MF coach homes)	92 units	
Turtle Point (MF coach homes)	64 units	
Turtle Point Cove (SF)	19 units	
Westlake Court (SF) **Pod 3**	25 units	25 units
Jasmine Bay (MF) **Pod 4**	217 units	217 units
Subtotal – Constructed Units	**704 units**	**242 units**
Total Allowed per PD zoning	**Max. 1,016 units**	**Max. 630 units**

- 312 remaining units are allowed in PD
- Pod 5 limited to 101 units per private covenant
- 88 units are proposed on Pod 5

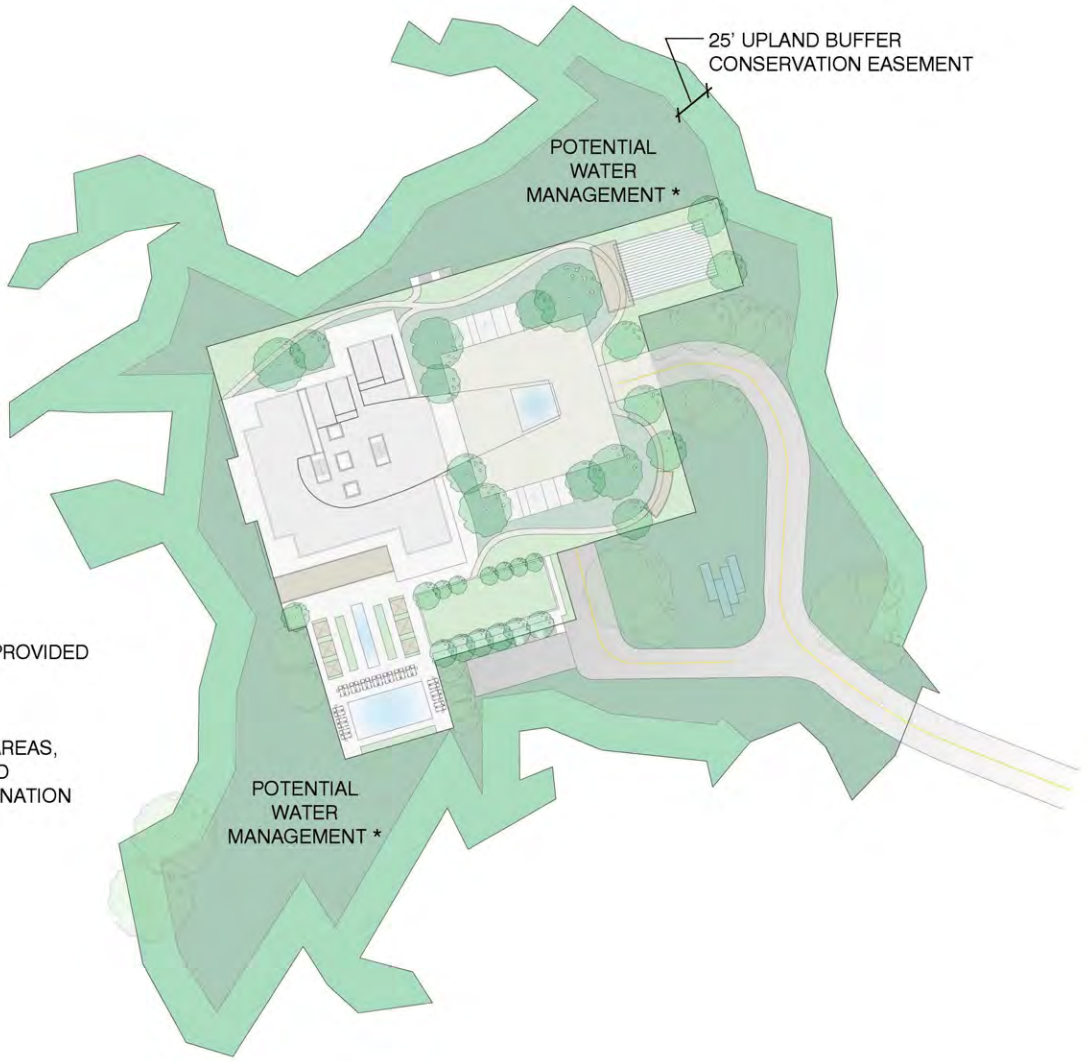
SITE PLAN



MIN. OPEN SPACE: 60%

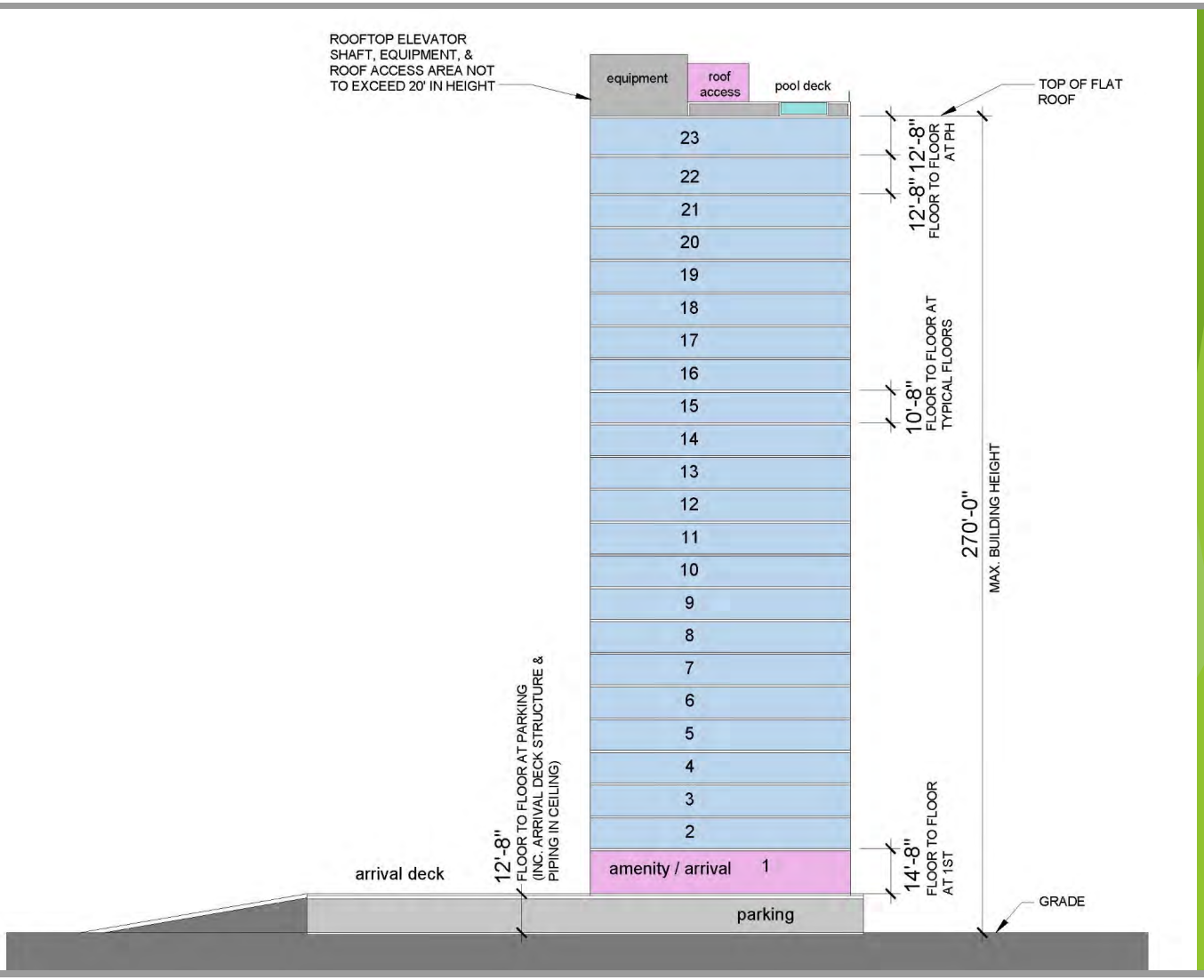
FINAL LANDSCAPE PLANS TO BE PROVIDED AT THE TIME OF FINAL PLAN AND DEVELOPMENT ORDER

* MAY INCLUDE DRY DETENTION AREAS, PERVIOUS AREAS, UNDERGROUND STORAGE CHAMBER, OR A COMBINATION OF THESE TREATMENTS



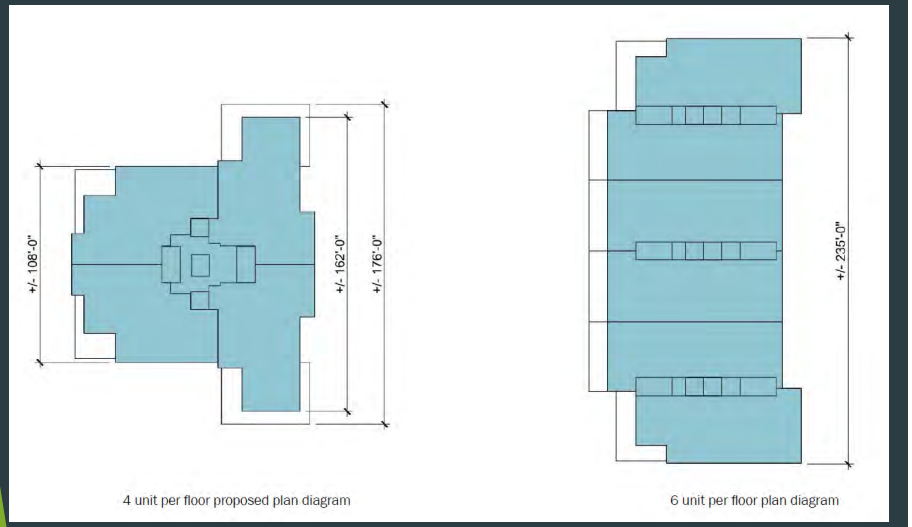
QUALITY DESIGN

- 23 floors over 1 level of parking
- Reduced from 6 to 4 units per floor
- Increased to 10’-8” typical floor to ceiling height
- 2 penthouse levels with 12’-8” floor to ceiling height
- Grade to top of roof: 270’



SHADOW COMPARISON

23 Story Building with 4 units per floor



4 unit per floor proposed plan diagram

6 unit per floor plan diagram

20 Story Building with 6 units per floor



PROPOSED 4 UNIT FLOORPLATE - SAMPLE SHADOW



6 UNIT FLOORPLATE - SAMPLE SHADOW

SHADOW STUDIES – Year-round 1 hour before sunset

MARCH



MARCH 21 - 1 HOUR BEFORE SUNSET (6:39 PM)

JUNE



JUNE 20 - 1 HOUR BEFORE SUNSET (7:18 PM)

SEPTEMBER



SEPTEMBER 22 - 1 HOUR BEFORE SUNSET (6:22 PM)

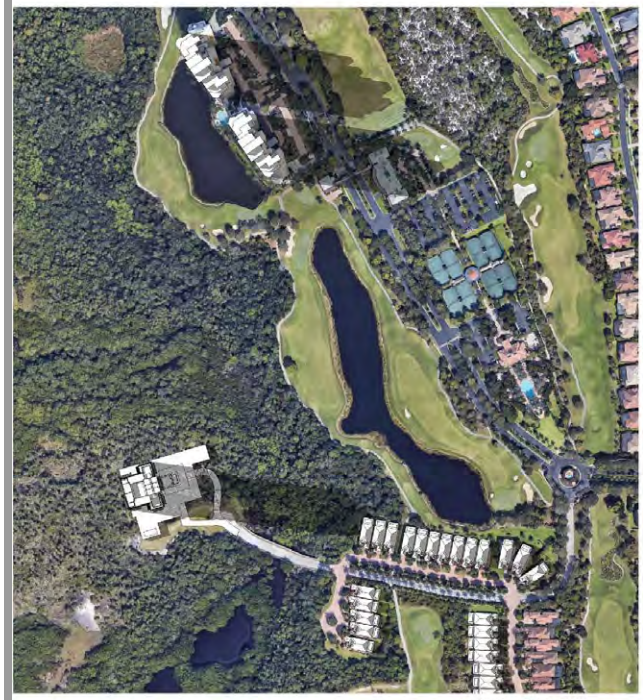
DECEMBER



DECEMBER 21 - 1 HOUR BEFORE SUNSET (4:35 PM)

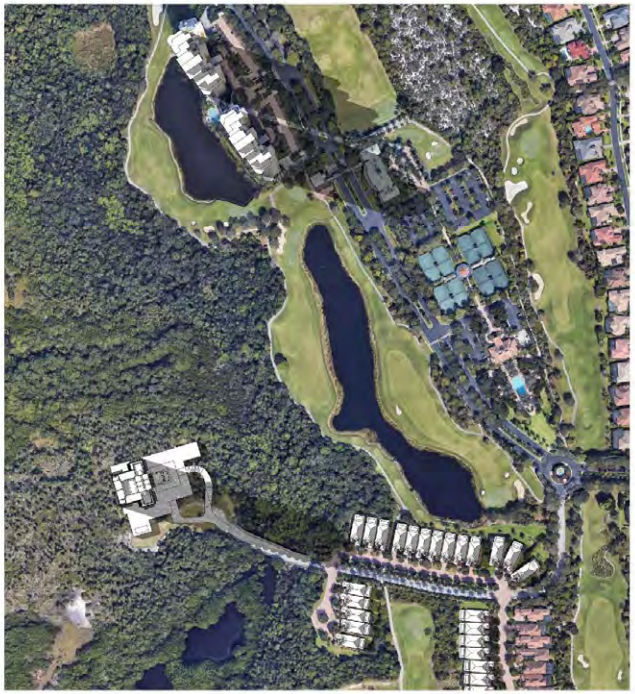
SHADOW STUDIES – Summertime before sunset

MAY



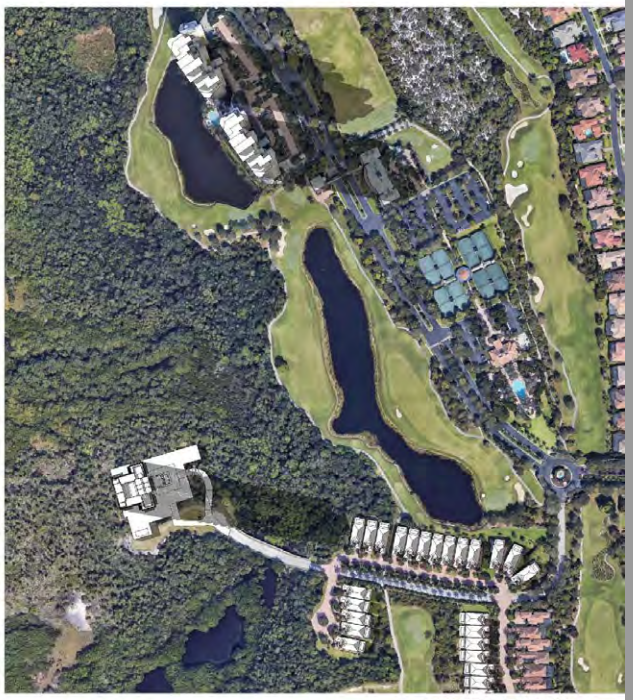
MAY 1 - 6:30 PM

JUNE



JUNE 20 - 6:50 PM

AUGUST



AUGUST 1 - 6:40 PM

WEST BAY CLUB ARCHITECTURAL THEME - 2003

West Bay Club Architectural Guidelines Manual for Exterior Modifications

Architectural Design

SECTION 4.1
PAGE 1
DATE 08-01-03

The underlying premise of West Bay Club is the establishment of an exclusive country club community that weaves individual neighborhoods with sensitivity into the fabric of a naturally beautiful environment with views to the wetlands, winding creeks, pockets of preserved native vegetation, and woodlands.

The successful accomplishment of the concept has resulted in a master planned community that thoughtfully balances environmental issues with community and club amenities, optimizing the value of residential neighborhoods.

West Bay Club has established a specific character, style and direction as it relates to architectural design. The design selected for single-family homes is inspired by the architecture of Mediterranean Province, a comfortable, appealing and distinctively crafted style, yet well seasoned with the spirit of the best Southwest Florida communities.

WEST BAY CLUB ARCHITECTURAL THEME – NOV. 2020

West Bay Club Architectural Guidelines Manual for Exterior Modifications

Architectural Design

The underlying premise of West Bay Club is the establishment of an exclusive club community with high standards and aesthetic beauty that weaves individual neighborhoods into a naturally beautiful environment with adjacent views to the wetlands, winding creeks, pockets of preserved native vegetation, and woodlands.

The successful accomplishment of the concept has resulted in a master planned community that thoughtfully balances environmental issues with community and club amenities, optimizing the value of residential neighborhoods.

West Bay Club has established a specific character, style and direction as it relates to architectural design. The design originally selected for single-family homes was inspired by the architecture of Mediterranean Province, which has developed into, and includes, a comfortable and appealing style incorporating a lighter Mediterranean feel, as well as a Coastal Contemporary and Transitional style. As design evolves in new home construction and modification, design standards will be updated to incorporate a blend of the best mix of architectural styles.

WEST BAY CLUB

Red Laurel Lane (single family)





Bay House



Golf Niblick



Jasmine Bay



FLORIDA VERNACULAR & MEDITERRANEAN REFERENCE IMAGES


1
Articulated massing


2
Wood trellis and detailing


3
Trellis building cap


4
Articulated base with simplified body


6
Window styles and mullion patterning


7
Wood siding and balcony details


8
Trellised covered outdoor areas


9
Thin column rhythm at projecting balconies, siding


10
Brackets at overhangs, exposed framing


11
Standing seem metal roof, rhythm of balcony columns, building base


12
Roof top elements, open truss gables, deep balconies creating outdoor rooms

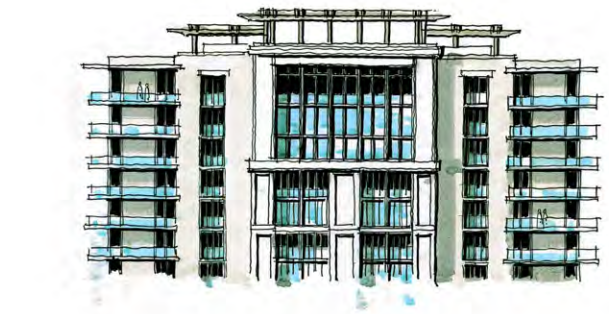

13
Thin column rhythm at deep balconies


5
JASMINE BAY - WEST BAY CLUB
Accent edge bands, grey roofs

West Bay Club


14
GOLF NIBLICK BUILDING - WEST BAY CLUB
Warm earth tone color palette, wood work at overhangs

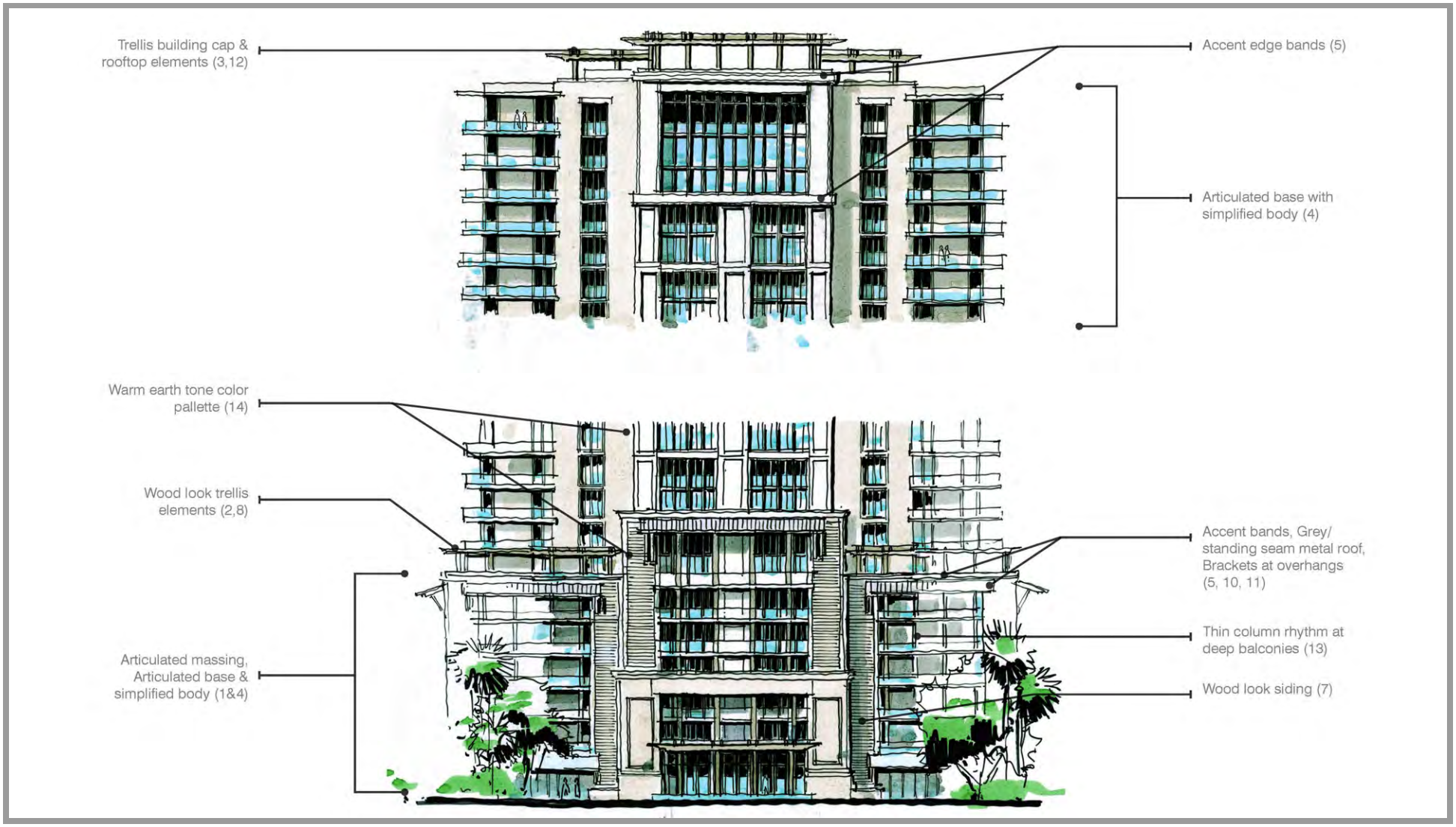
CONCEPT SKETCHES

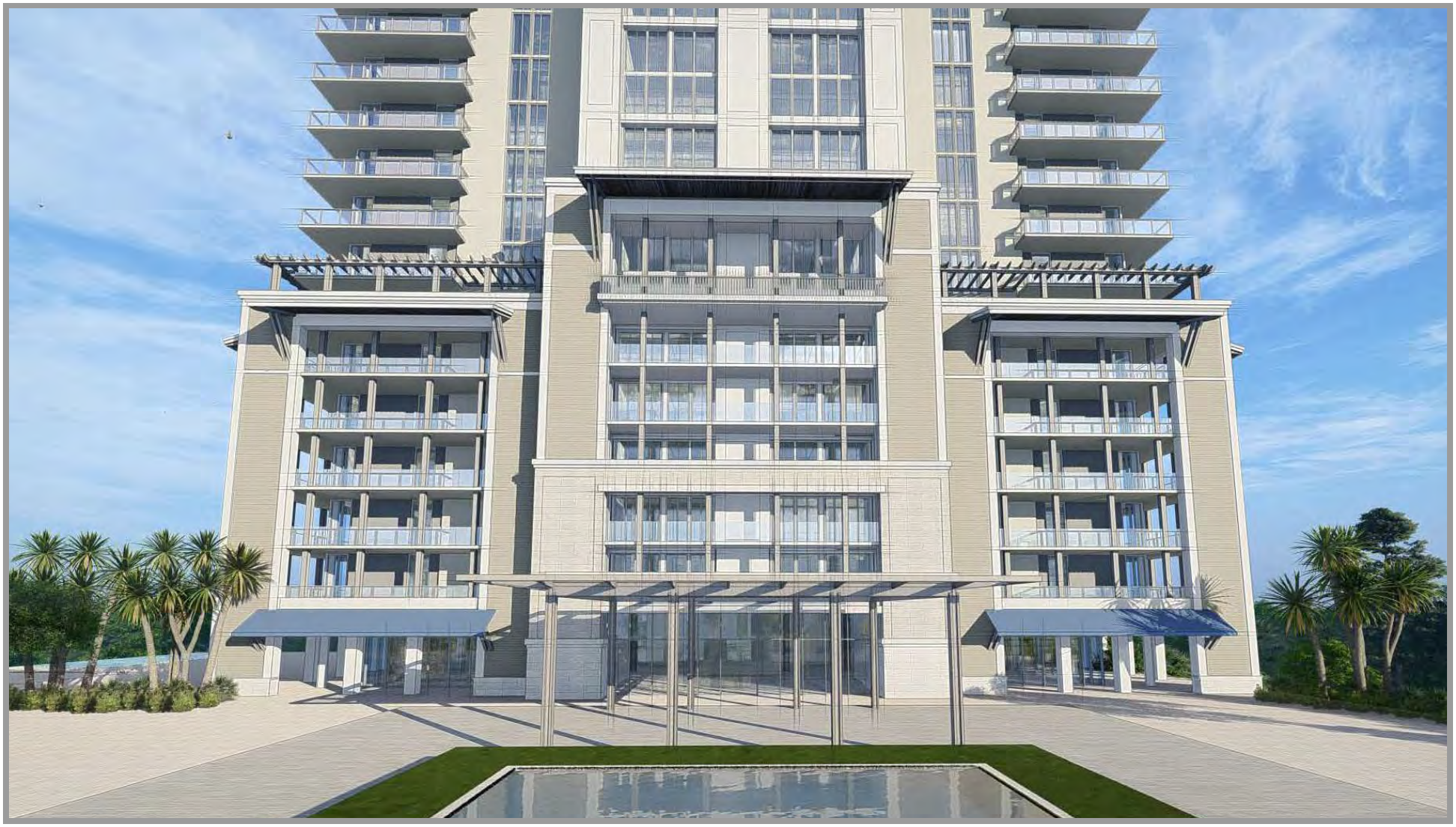









Trellis building cap & rooftop elements (3,12)
Accent edge bands (5)
Articulated base with simplified body (4)
Warm earth tone color pallette (14)
Wood look trellis elements (2,8)
Articulated massing, Articulated base & simplified body (1&4)
Accent bands, Grey/ standing seam metal roof, Brackets at overhangs (5, 10, 11)
Thin column rhythm at deep balconies (13)
Wood look siding (7)




CONCEPT SKETCHES
CORNER BOARDS AT EDGES
HORIZONTAL WOOD LOOK SIDING
DEEP OVERHANGS EXPOSED RAFTERS
BRACKETS
STANDING SEAM METAL ROOFS
ACCENT EDGE BANDS
DEEP BALCONIES WITH VERTICAL COLUMN RHYTHMS CREATING OUTDOOR ROOMS
TRELLISED OUTDOOR AREAS

Previous Design

More glass

More white

More contemporary



Previously Provided South & West Elevation

Enhanced Design

Florida vernacular with Mediterranean influences

More articulation

Warm neutral earth tones



Proposed South & West Elevation


GARCIA STROMBERG
GS4studios
CONCEPT VIEW - NORTH & EAST ELEVATION

EXTERNAL VIEW - WILLIAMS ROAD & US 41 (NOT IN VIEW)



EXTERNAL VIEWS – PELICAN SOUND





PHOTOGRAPH FROM PELICAN SOUND LOOKING WEST



SIMILAR GOOGLE EARTH VIEW WITH THE ISLAND BUILDNG PROJECTED IN PLACE

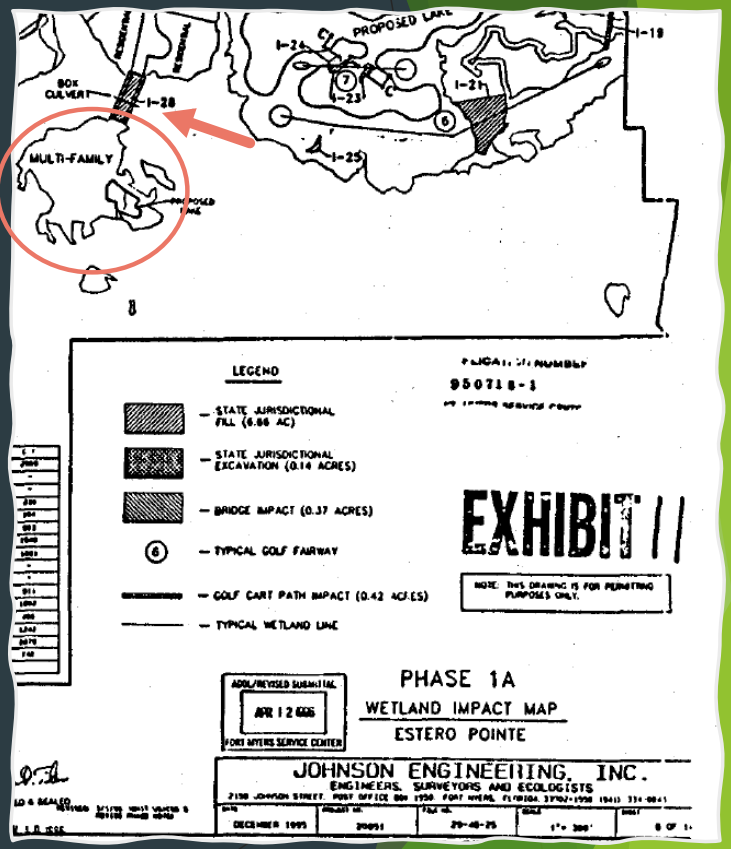
TRANSPORTATION

- The TIS includes an evaluation of projected traffic volumes with 88 units
  - Williams Rd will operate at acceptable level of service.
  - Geometry standards (space for stacking cars) at the dual inbound entrance lanes are met.
  - Movement of vehicles and operations at the entrance gate will be addressed with a Construction Management Plan at time of development order.

ENVIRONMENTAL

WEST BAY CLUB PERMITTING HISTORY

- USACE Dredge and Fill Permit #199503099
- SFWMD Environmental Resource Permit #36-03098-P
- Pod 5 is upland "island," designated for Multi-family development
- Bridge to Pod 5 is constructed



ERP Permit 36-03098-P

SUMMARY

- Pod 5 is zoned and permitted for Multi-family development; limited to 1 high rise
- Amendment is specific to Pod 5 to increase from 20 to 23 stories over parking
- Additional floors allow a more slender design - 4 units per floor versus bulkier 6 unit-per-floor design
- Result is fewer units and more exclusive product, total of 88 units versus 101 units

Conditions of Approval

1. Max. 23 stories over parking, not to exceed 270 feet (with addition 20 feet for rooftop equipment)
2. Max. 88 units
3. One high rise on Pod 5; Min. open space 60%
4. 90% of required parking under principal building
5. Project in substantial compliance with Pattern Book dated 09.09.21
6. Footprint generally consistent with shadow study imagery in Pattern Book
7. Solid waste details, hurricane preparedness requirements, green building standards, protected species and tree survey, and construction traffic management plan will be further reviewed at time of development order.


QUESTIONS




South & West Elevation
North & East Elevation

Village of Estero
Community Development Department
9401 Corkscrew Road
Estero, Florida 33928
Tel: (239) 221-5036 Fax: (239) 319-2235
www.estero-fl.gov

Commercial Structure Paint Permit

All exterior painting of any commercial structure must meet Section 5-706. D. of the Land Development Code as follows: **Exterior Building Color**

1. Exterior building colors shall be neutral, warm earth tones or subdued pastels. White or gray are prohibited as a predominant color. Where applicable, brightly colored trims, cornices, or columns may be used to create a special effect or setting. However, these contrasts shall create a harmonious impact, complementing the principal structure as well as existing surrounding building structures.
2. Brighter colors can be utilized to create focal points of interest in locations including on doors, windows, and architectural details.
3. Buildings shall not exceed three colors on one architectural detail in composite.
4. Contrasting accent colors of any wall, awning, or other feature shall be limited to no more than ten percent of the total area for any single facade.

Complete the application and attach a full, current photo of the building and/or unit and a separate photo of adjacent buildings.

Owner's Information: Name: The Tides At Pelican Landing Condo
Address: 23480 Walden Center Drive Bonita Springs FL 34134
Phone: 239-689-9503 Email: lswart@associagulfcoast.com

Applicant's Information: Name: Natalie Pena
Address: 17250 Jean Street Fort Myers, FL 33967
Phone: 561-968-6834 ext 201 Email: gisela.rodriguez@gomarios.com

Property Information:
Address: 23680, 23660, 23710, 23640, 23600, 23580, 23560, 23500, 23520, 23540 Walden Center Drive Bonita Springs FL 34134
Parcel Number(s): 09-47-25-E4-33000.00CE
Subdivision/Complex Name: The Tides at Pelican Landing Condo
Contractor and License Number (if applicable): CGC151094

If application is being submitted by any person other than the legal owner(s) of the property, the applicant must have written authorization from the owner to apply for this Commercial Structure Paint Permit. Attach written permission to the application.

Base Color Name and Number: Scheme 1 (SW7554 Steamed Milk) (SW7638 Jogging Path) Scheme 2 (SW7596 Only Natural) (SW6226 Languid Blue) Scheme 3 (SW9109 Natural Linen) (SW2 Chelsea Mauve) Scheme 4 (SW6226 Languid Blue) (SW7596 Only Natural) Scheme 5 (SW6225 Sleepy Blue) (SW7596 Only Natural)
Trim Color Name and Number: Scheme 1 (SW70006 Extra White) Scheme 2 (SW7006 Extra White) Scheme 3 (SW7006 Extra White) Scheme 4 (SW7006 Extra White) Scheme 5 (SW7006 Extra White)
Trim Color Name and Number: Scheme 1 (SW9128 Green Onyx) Scheme 2 (SW6164 Svelte Sage) Scheme 3 (SW 2818 Renwick Heather) Scheme 4 (SW6164 Svelte Sage) Scheme 5 (SW6242 Bracing Blue)

MANUFACTURER'S PAINT CHIPS FOR EACH COLOR LISTED MUST BE SUBMITTED WITH THE APPLICATION.

The final decision for permit approval is made by the Planning Zoning and Design Board. The permit application hearing will be scheduled by staff.

There is no fee for the permit.

Signature: Natalie Pena Date: 9/13/2021
Print Name: NATALIE PENA

SHERWIN-WILLIAMS.
PHOTO IMAGING

The Tides of Pelican Landing - 1 | 20-03-2145 The Tides at Pelican Landing - Scheme 1



SW 7006 Extra White	SW 7638 Jogging Path	SW 7554 Steamed Milk	SW 9128 Green Onyx
Bands **Fascia** **Window Trim**	**Secondary Body**	**Body**	**Accent** **Base**

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PHOTO IMAGING

The Tides of Pelican Landing - 2 | 20-03-2145 The Tides at Pelican Landing - Scheme 1



SW 7006 Extra White	SW 7638 Jogging Path	SW 7554 Steamed Milk	SW 9128 Green Onyx
Bands **Fascia** **Window Trim**	**Secondary Body**	**Body**	**Base** **Garage Door** **Pop-Outs**

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The Tides of Pelican Landing - 1 | 20-03-2145 The Tides at Pelican Landing - Scheme 2



SW 7006 Extra White	SW 6226 Languid Blue	SW 7596 Only Natural	SW 6164 Svelte Sage
Bands **Fascia** **Window Trim**	**Secondary Body**	**Body**	**Accent** **Base**

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The Tides of Pelican Landing - 2 | 20-03-2145 The Tides at Pelican Landing - Scheme 2



SW 7006 Extra White	SW 6226 Languid Blue	SW 7596 Only Natural	SW 6164 Svelte Sage
Bands **Fascia** **Window Trim**	**Secondary Body**	**Body**	**Base** **Garage Door** **Pop-Outs**

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PHOTO IMAGING

The Tides of Pelican Landing - 1 | 20-03-2145 The Tides at Pelican Landing - Scheme 3



SW 2 Chelsea Mauve	SW 7006 Extra White	SW 2818 Renwick Heather	SW 9109 Natural Linen
Secondary Body	**Bands** **Fascia** **Window Trim**	**Accent** **Base**	**Body**

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PHOTO IMAGING

The Tides of Pelican Landing - 2 | 20-03-2145 The Tides at Pelican Landing - Scheme 3



SW 2 Chelsea Mauve	SW 7006 Extra White	SW 2818 Renwick Heather	SW 9109 Natural Linen
Garage Door **Secondary Body**	**Bands** **Fascia** **Window Trim**	**Base** **Pop-Outs**	**Body**

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The Tides of Pelican Landing - 1 | 20-03-2145 The Tides at Pelican Landing - Scheme 4



SW 7006 Extra White	SW 6226 Languid Blue	SW 7596 Only Natural	SW 6164 Svelte Sage
Bands **Fascia** **Window Trim**	**Body**	**Secondary Body**	**Accent** **Base**

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PHOTO IMAGING

The Tides of Pelican Landing - 2 | 20-03-2145 The Tides at Pelican Landing - Scheme 4



SW 7006 Extra White	SW 6226 Languid Blue	SW 7596 Only Natural	SW 6164 Svelte Sage
Bands **Fascia** **Window Trim**	**Body**	**Secondary Body**	**Base** **Garage Door** **Pop-Outs**

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PHOTO IMAGING

The Tides of Pelican Landing - 1 | 20-03-2145 The Tides at Pelican Landing - Scheme 5



SW 6242 Bracing Blue	SW 7006 Extra White	SW 7596 Only Natural	SW 6225 Sleepy Blue
Accent **Base**	**Bands** **Fascia** **Window Trim**	**Secondary Body**	**Body**

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SHERWIN-WILLIAMS.
PHOTO IMAGING

The Tides of Pelican Landing - 2 | 20-03-2145 The Tides at Pelican Landing - Scheme 5



SW 6242 Bracing Blue	SW 7006 Extra White	SW 7596 Only Natural	SW 6225 Sleepy Blue
Base **Garage Door** **Pop-Outs**	**Bands** **Fascia** **Window Trim**	**Secondary Body**	**Body**

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

REQUEST IS FOR: Public Informational Meeting

1. Applicant/Project Name: Genova Partners LLC
2. Address: 21520 Strada Nuova Circle, Estero, Florida 33928
3. Strap Number: 34-45-25-E1-23000.0010
4. Application Number: Ordinance Number 2016-08

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

Comprehensive Plan Amendment	Planned Development Zoning
X Planned Development –Amendment or Final Plan	Variance
Approved Conventional Rezoning	Special Exception
Plat	Vacation
Other	

(Specify)

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

The request is for a minor amendment to an approved planned development. The request will reduce the height and change from Multi-family to Single Family and townhomes which will reduce the massing of the buildings.

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

8/31/21
Date

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

(Updated 11/2015 - thru Ord. 13-10) P:\WEBPage\...\ContinuanceDeferral.doc) Page 1

GENOVA

Coconut Point

SUPPLEMENTAL PATTERN BOOK

BARRON COLLIER COMPANIES

A LEGACY OF VISION

CC HOMES

A CODINA+CARR COMPANY

Project Team

- Jaime Lopez, Barron Collier Companies
- John English, Peninsula Engineering
- Steve Sammons, Peninsula Engineering
- Neale Montgomery, Pavese Law Firm
- CC Homes / Barron Collier Companies

BARRON COLLIER COMPANIES
A LEGACY OF VISION

CC HOMES
A CODINA+CARR COMPANY

2

BARRON COLLIER COMPANIES
A LEGACY OF VISION

Barron Collier Companies is one of the largest diversified companies in Southwest Florida spanning a range of businesses including real estate, agriculture, engineering and related services. It is a fourth-generation family-owned business dedicated to the responsible development, management, and stewardship of numerous land holdings and investments.

Residential projects in Southwest Florida include:
- Grey Oaks
- Mercato
- Ave Maria

CC HOMES
A CODINA+CARR COMPANY

CC Homes has been named as one of the top luxury builders in the Country.

Armando Codina and Jim Carr, the Principals, are visionary industry leaders who've spent the past four decades developing more than 15,000 homes and some of the most iconic commercial districts of South Florida.

Residential projects in Southwest Florida include:
- Traditions, Torino and Moorings Park at Grey Oaks
- Maple Ridge, Coquina and Silverwood in Ave Maria

3

Outline

- Overview
- Current Genova Master Concept Plan
- Master Concept Plan with Proposed Changes
- Open Space Plan
- Pedestrian Connectivity Plan
- Illustrative Site Plan
- Proposed Architecture
- Conclusions
- Questions and Answers

BARRON COLLIER COMPANIES
A LEGACY OF VISION

CC HOMES
A CODINA+CARR COMPANY

4

Overview

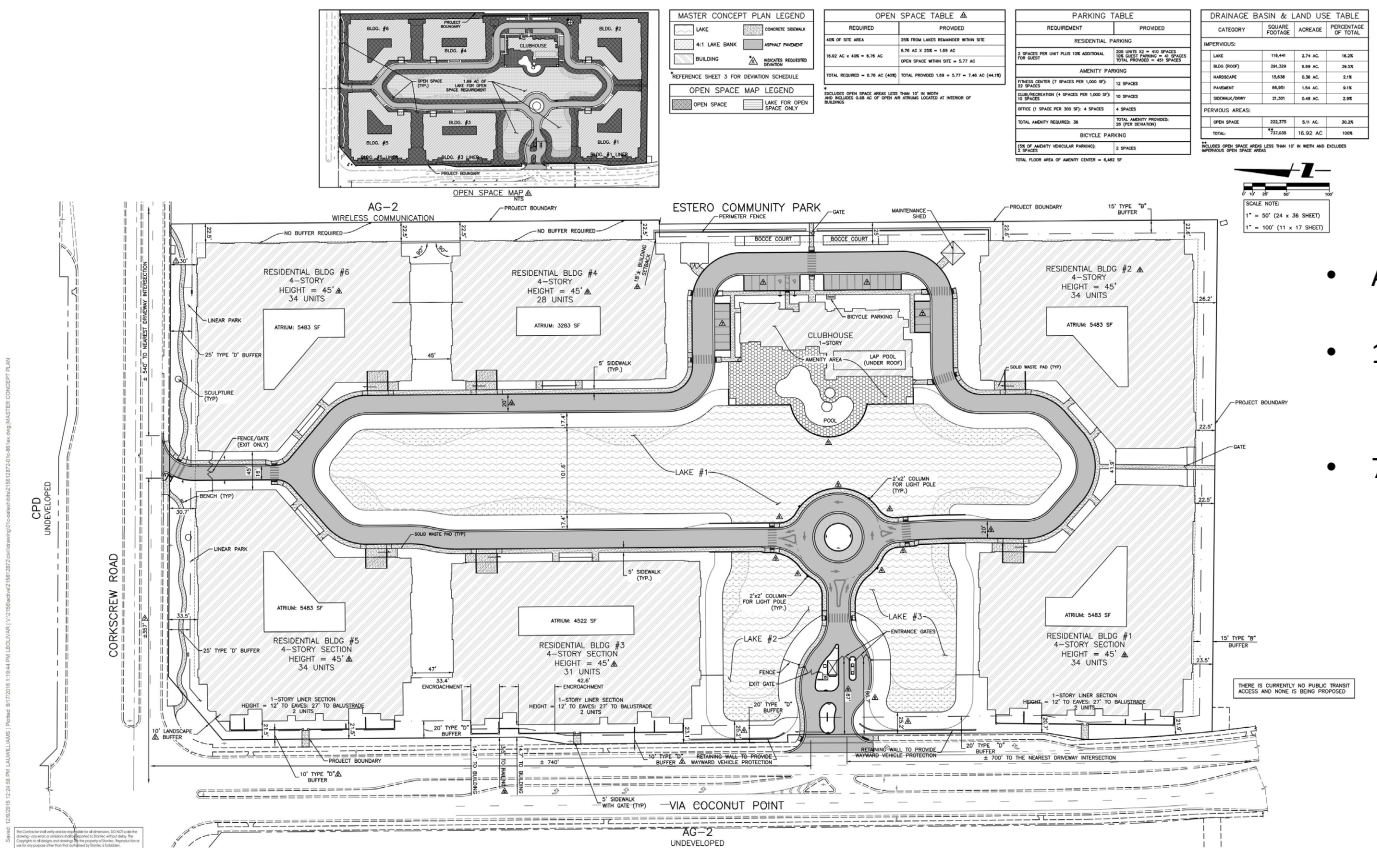


Overview



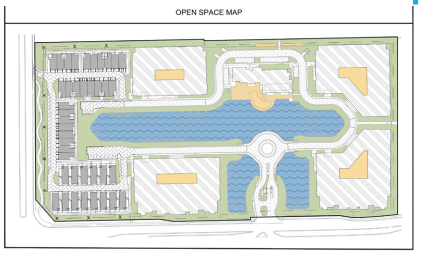
Current Genova Master Concept Plan

EXHIBIT B



- Approved for 205 Units
- 131 Units / 4 Buildings currently constructed
- 74 Units still remaining under current zoning

Proposed Genova Master Concept Plan



MASTER CONCEPT PLAN LEGEND			
EX. BUILDING		PROPOSED BUILDING	
EX. PAVERS		PROPOSED PAVERS	
LAKE		TH	TOWNHOME
		SF	SINGLE-FAMILY

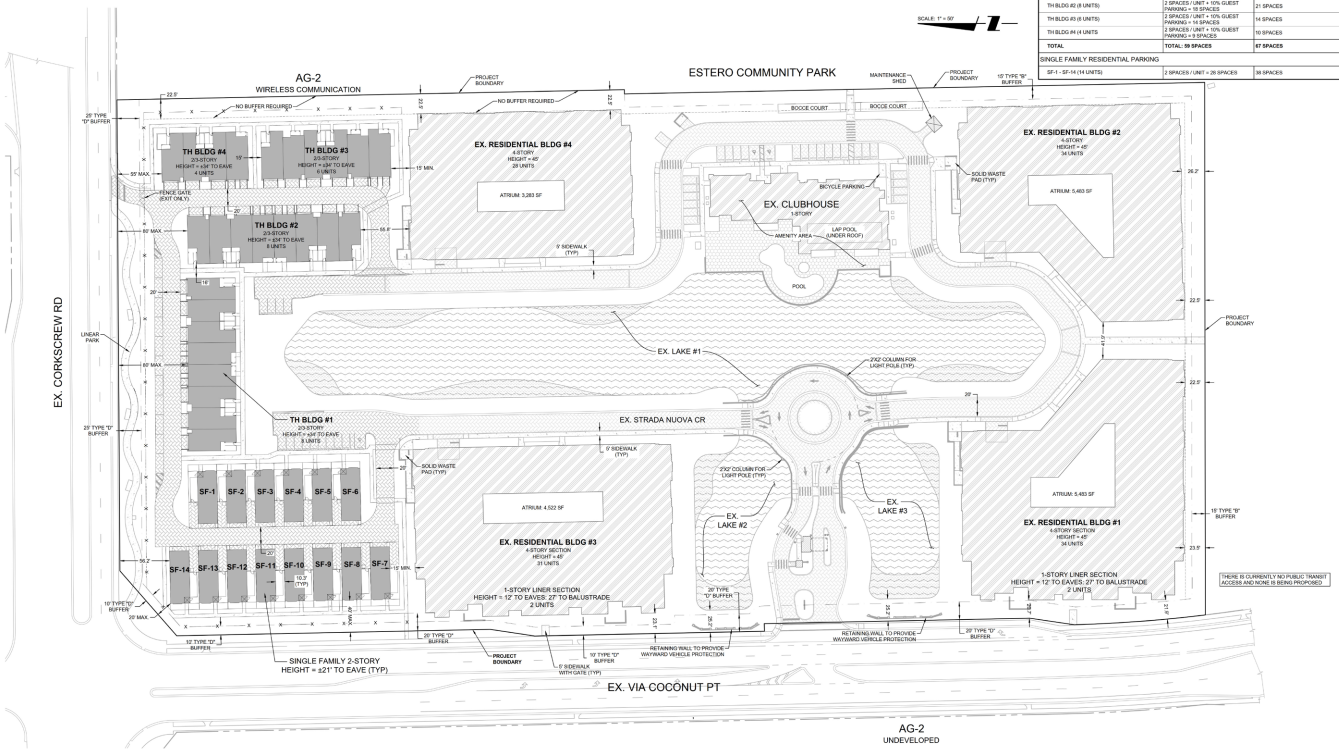
OPEN SPACE MAP LEGEND			
LAKE	RECREATIONAL AREA	OPEN SPACE	

OPEN SPACE CALCULATION		
REQUIRED	PROVIDED	
40% OF SITE AREA 16.92 AC. X 40% = 6.77 AC.	LAKE*	2.68 AC.
	RECREATIONAL AREAS*	0.69 AC.
	OPEN SPACE	4.08 AC.
TOTAL REQUIRED = 6.77 AC. (40%)	TOTAL	7.45 AC. (44%)

* LAKE AND RECREATIONAL AREAS DO NOT EXCEED 50% OF OVERALL REQUIRED OPEN SPACE (49.8% AS SHOWN)
MINIMUM AVERAGE WIDTH OF OPEN SPACE = 10'
MINIMUM AREA OF OPEN SPACE = 180 SF

EXISTING PARKING TABLE		
EX. RESIDENTIAL PARKING	REQUIREMENT	PROVIDED
EX. RESIDENTIAL BLDG #1 (36 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 80 SPACES	67 SPACES
EX. RESIDENTIAL BLDG #2 (34 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 75 SPACES	67 SPACES
EX. RESIDENTIAL BLDG #3 (33 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 73 SPACES	81 SPACES
EX. RESIDENTIAL BLDG #4 (28 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 62 SPACES	68 SPACES
TOTAL	TOTAL: 290 SPACES	323 SPACES
EX. AMENITY PARKING		
FITNESS CENTER	7 SPACES / 1,000 SF = 22 SPACES	22 SPACES
CLUB / RECREATION	4 SPACES / 1,000 SF = 10 SPACES	10 SPACES
OFFICE	1 SPACE / 300 SF = 4 SPACES	4 SPACES
TOTAL	TOTAL: 36	26 PER DEVIATION
EX. BICYCLE PARKING		
(2% OF AMENITY VEHICULAR PARKING) 2 SPACES	TOTAL: 2 SPACES	TOTAL: 2 SPACES

PROPOSED PARKING TABLE		
MULTI-FAMILY RESIDENTIAL PARKING	REQUIREMENT	PROVIDED
TH BLDG #1 (8 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 18 SPACES	22 SPACES
TH BLDG #2 (8 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 18 SPACES	21 SPACES
TH BLDG #3 (6 UNITS)	2 SPACES / UNIT + 10% GUEST PARKING = 14 SPACES	14 SPACES
TH BLDG #4 (4 UNITS	2 SPACES / UNIT + 10% GUEST PARKING = 9 SPACES	10 SPACES
TOTAL	TOTAL: 59 SPACES	67 SPACES
SINGLE FAMILY RESIDENTIAL PARKING		
SF-1 - SF-14 (14 UNITS)	2 SPACES / UNIT = 28 SPACES	38 SPACES



131 Current Genova Units

40 Townhomes / Single Family Units Proposed (26 TH, 14 SF)

171 Total Units Proposed for the Project

7.56 Acres of Open Space Provided (44.7 % of Total Site)

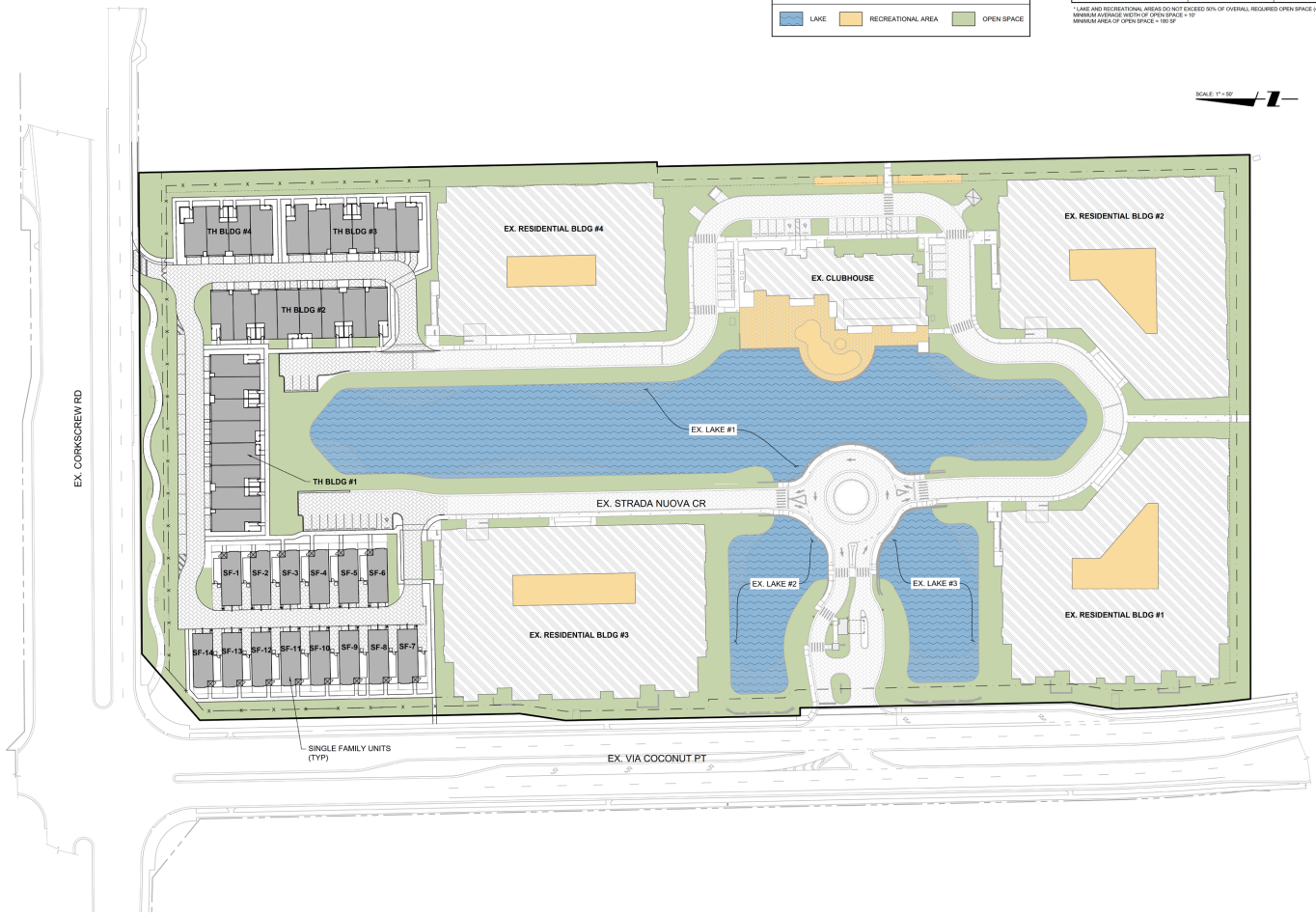
Open Space Exhibit

MASTER CONCEPT PLAN LEGEND			
EX. BUILDING		PROPOSED BUILDING	
EX. PAVERS		PROPOSED PAVERS	
LAKE		TH	TOWNHOME
		SF	SINGLE-FAMILY
OPEN SPACE LEGEND			
LAKE	RECREATIONAL AREA	OPEN SPACE	

OPEN SPACE CALCULATION		
REQUIRED	PROVIDED	
40% OF SITE AREA 16.92 AC. X 40% = 6.77 AC.	LAKE*	2.68 AC.
	RECREATIONAL AREAS*	0.69 AC.
	OPEN SPACE	4.08 AC.
TOTAL REQUIRED = 6.77 AC. (40%)	TOTAL	7.45 AC. (44%)

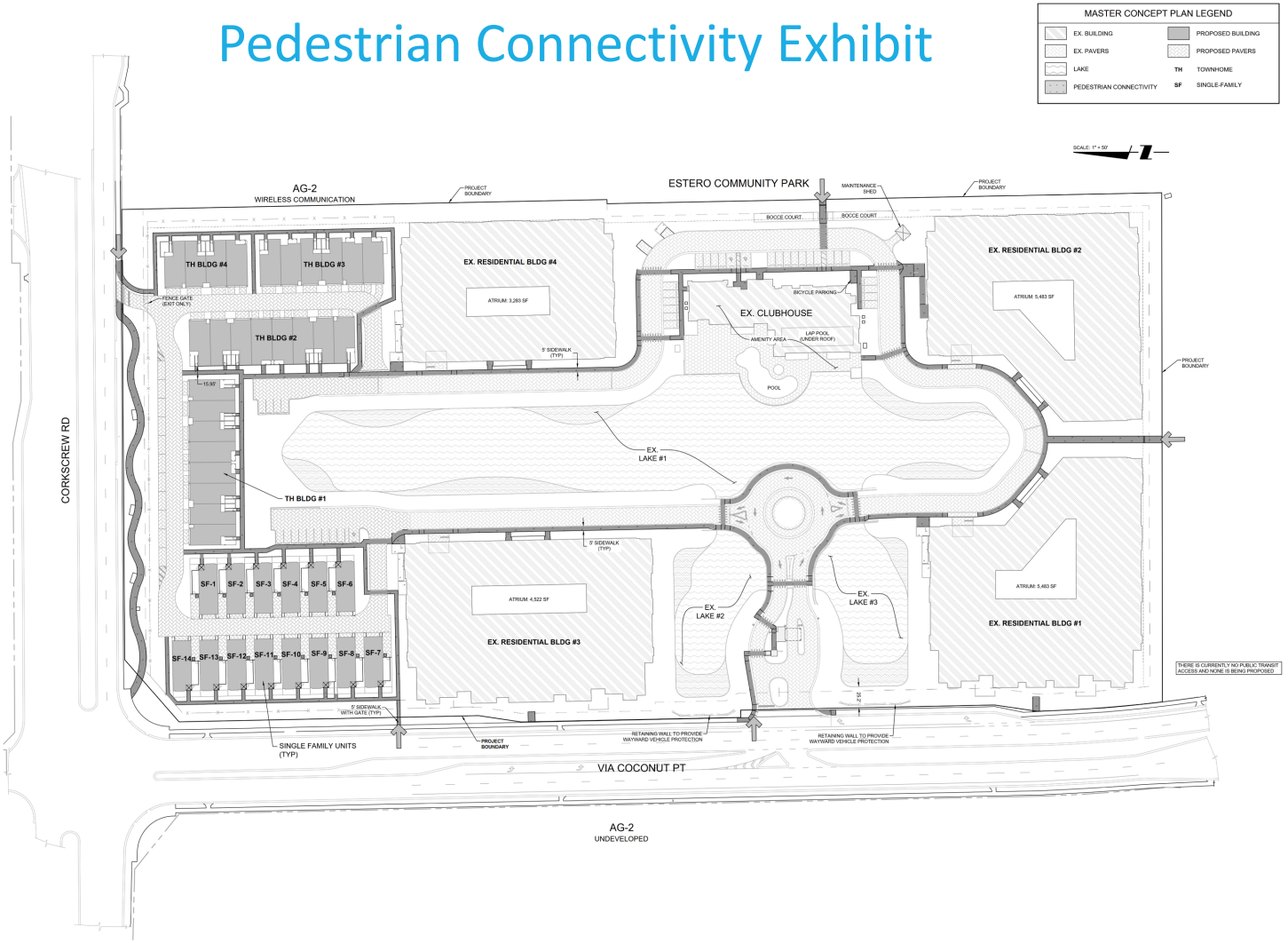
* LAKE AND RECREATIONAL AREAS DO NOT EXCEED 50% OF OVERALL REQUIRED OPEN SPACE (49.8% AS SHOWN)
MINIMUM AVERAGE WIDTH OF OPEN SPACE = 10'
MINIMUM AREA OF OPEN SPACE = 180 SF

SCALE: 1" = 50'



9

Pedestrian Connectivity Exhibit



10

Plan View

NORTH

Linear park with curvilinear sidewalk, benches and enhanced landscape

Townhome 8-plex

Vehicular and pedestrian gates

14 Single Family Residences

6’ High metal fence around project perimeter with 5’-6’ high hedge in front

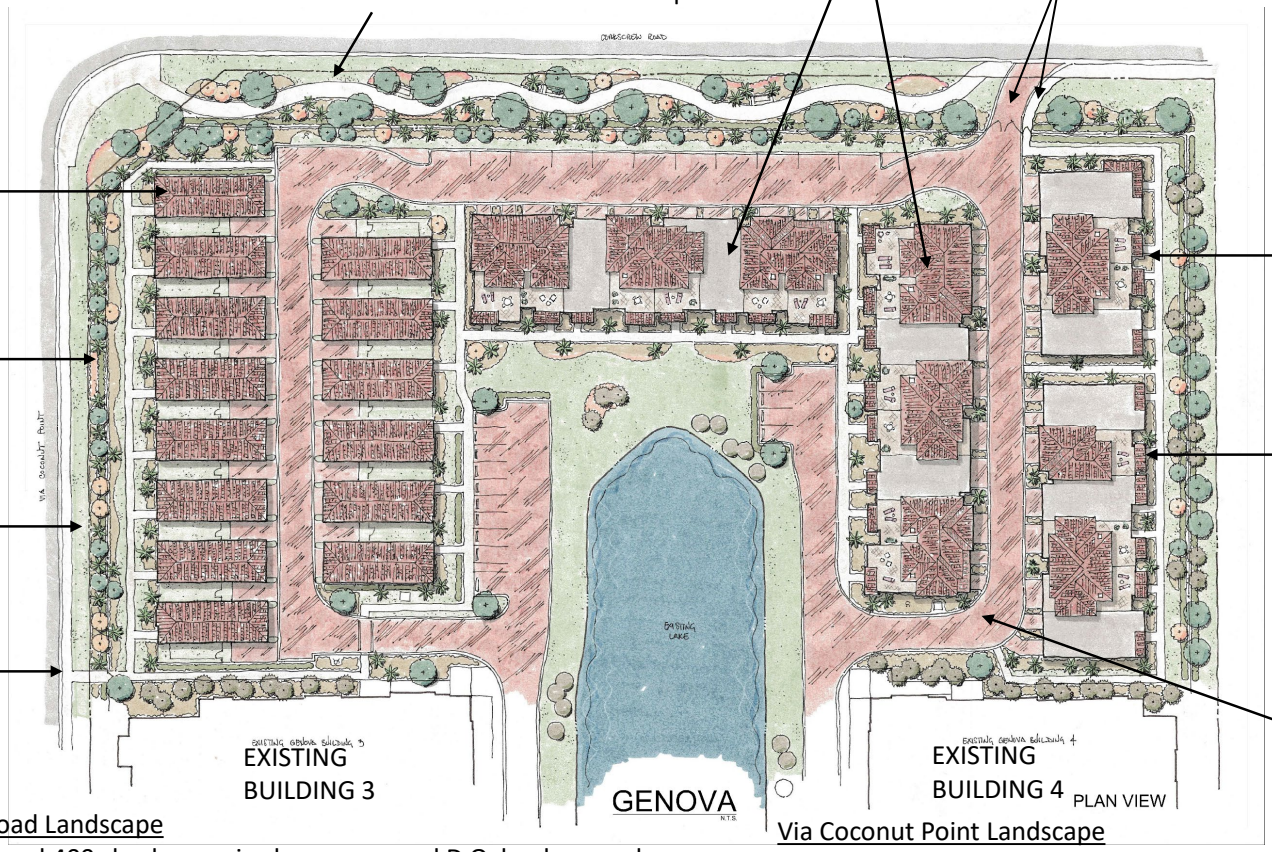
Enhanced landscape

Gated Pedestrian Access

Townhome 4-Plex

Townhome 6-Plex

Paver drive aisles and parking (to match existing)



Corkscrew Road Landscape

- 30 Trees and 400 shrubs required per approved D.O. landscape plan
- Proposed is 35 trees minimum plus accent palms and ornamental shrubs
- Shady Lady Black Olive, Silver Buttonwood, Montgomery Palm

Via Coconut Point Landscape

- Trees required are 20’ on center
- Proposed is a minimum of trees at 20’ on center plus accent palms and ornamental shrubs
- Silver Buttonwood, Eagleston Holly, Montgomery Palm

11

Townhomes



- Current photos of built townhomes in downtown Doral with modified stucco color
- Product of CC Homes, based out of Coral Gables, FL
- 2 & 3 story units within same building, +/- 2500-3500 SF total
- 3 story with outdoor lanai on top
- 3 story with optional elevator
- 2 garage parking spaces per unit



- Mediterranean Revival style
- Varied massing, multiple building volumes and varied building heights
- Shallow roof pitches with barrel tile as material and wide overhangs
- Attached balconies with decorative metal railings
- Square openings with an occasional archway
- Architectural features with roof cupolas, corbels and clay tile vents
- Neutral, warm earth tones for exterior building colors

Primary Stucco Color



Light beige wall color and pale green shutters from existing Genova building – looking to utilize similar colors

8-plex Elevation 1





TOWNHOME FRONT FACADE

14

8-plex Elevation 2





TOWNHOME REAR FACADE

8-plex Elevation 3



TOWNHOME SIDE FACADES

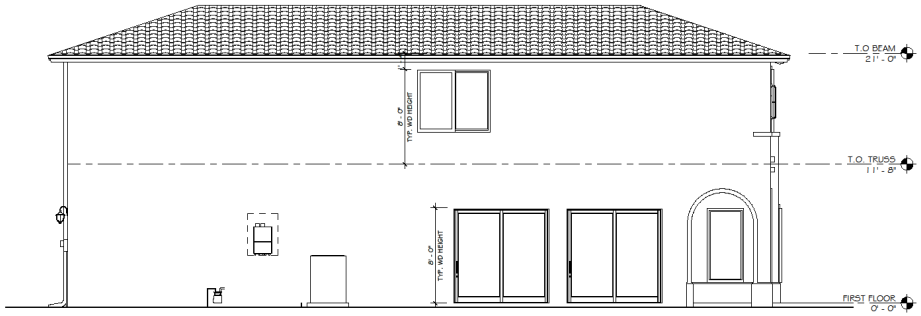
Single Family Home



- Current photo of built homes in Downtown Doral with modified stucco color (neutral warm earth tones)
- Product of CC Homes, based out of Coral Gables, FL
- 2 stories, +/- 2500 SF total
- Minimum 2 parking spaces per unit
- Architectural embellishments
  -see following page

17

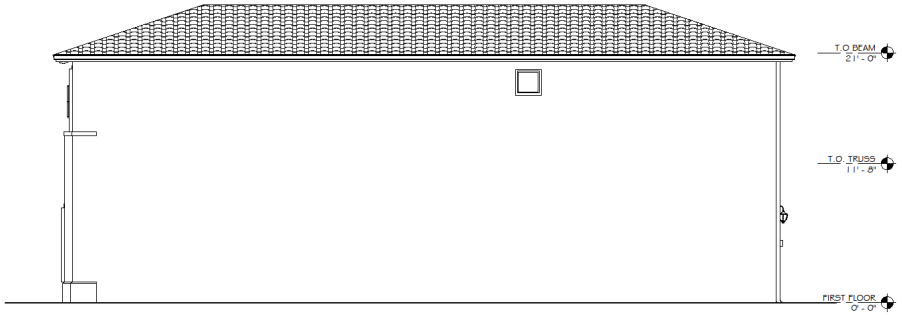
Single Family Elevation



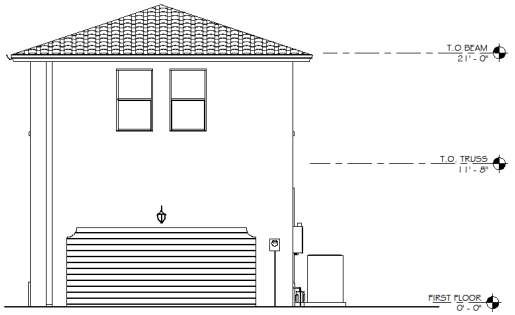
LEFT ELEVATION



FRONT ELEVATION



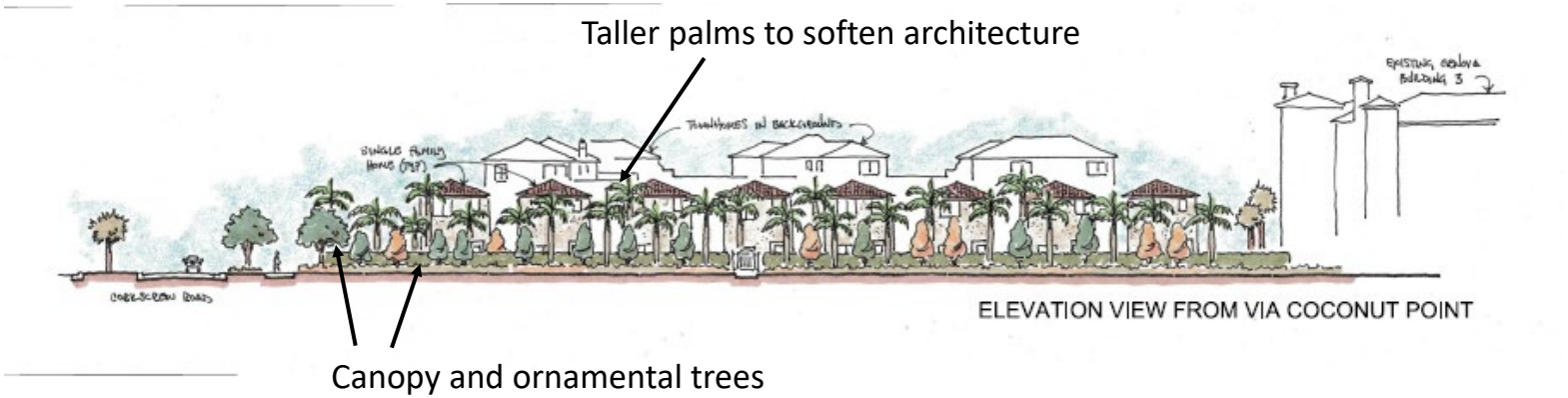
RIGHT ELEVATION



REAR ELEVATION

- Shallow roof pitches with barrel tile as material and little overhang
- Arched doorway
- Architectural feature with shutters, trim, clay tile vents

Elevation View





CONCLUSIONS

- Replacing 74 units with 40 units
- Mediterranean/Spanish Revival Architecture Styles
- Enhanced landscape above code adjacent to ROW's
- Open space will meet or exceed L.D.C./existing P.D. minimum requirement of 40%

QUESTIONS AND ANSWERS

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: Brightwork Real Estate/ Estero Town Commons: Minor PD Amendment
2. Address: 3708 West Swann Ave, Suite 200, Tampa, FL 33609
3. Strap Number: 35-46-25-E1-3300B.0010/ 10081 Estero Tower Commons Pl. E
4. Application Number: _____

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

- ☐ Comprehensive Plan Amendment
- X Planned Development –Amendment or Final Plan Approved
- ☐ Conventional Rezoning
- ☐ Plat
- ☐ Other _____ (Specify)
- ☐ Planned Development Zoning
- ☐ Variance
- ☐ Special Exception
- ☐ Vacation
- ☐ Development Order

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

SEE ATTACHED

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.

Neale Montgomery
Signature

Sept 13, 2021
Date

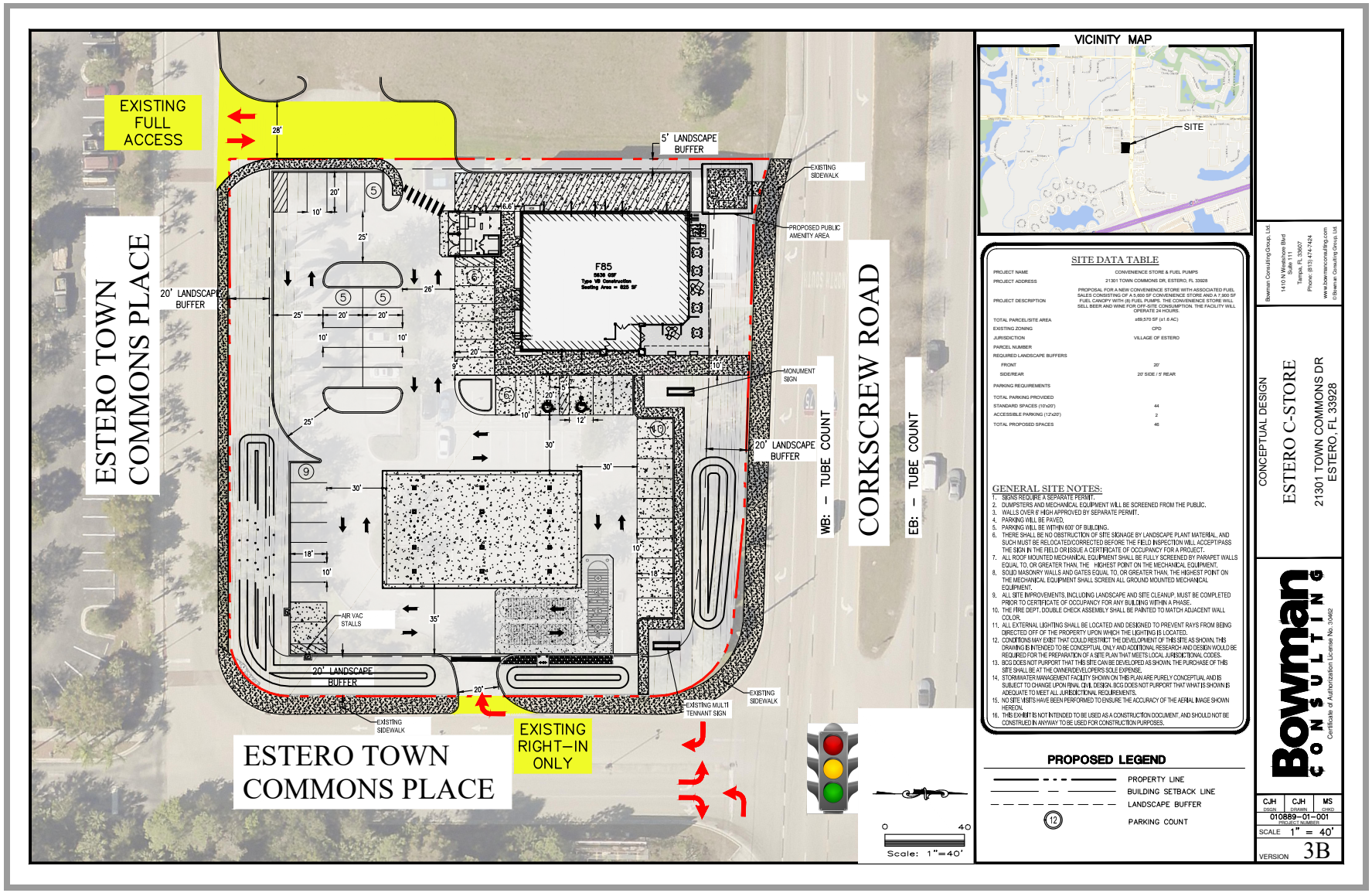
Neale Montgomery
Printed Name

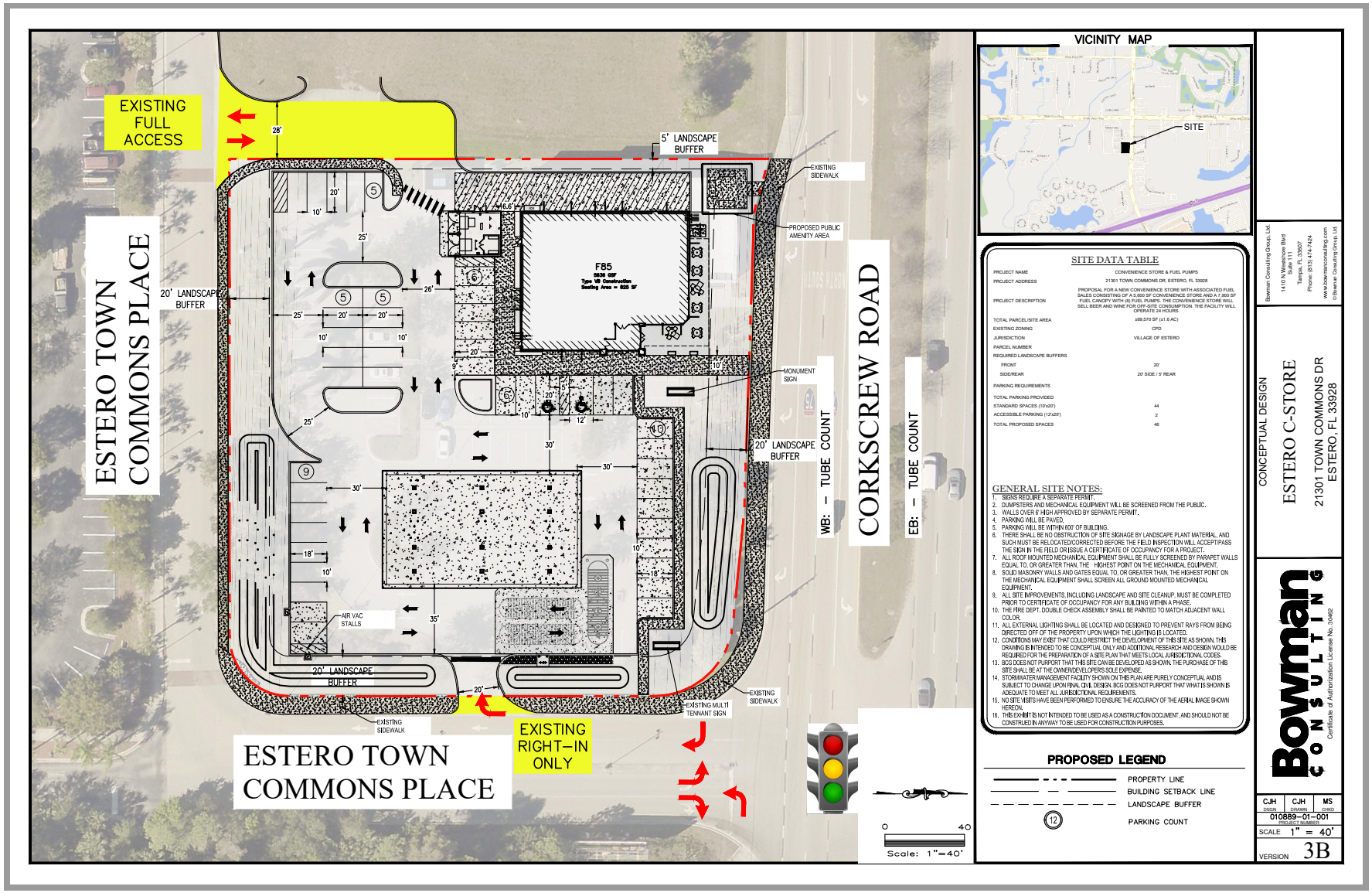
nealemontgomery@pavese law.com
Email/Phone

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

Page 1

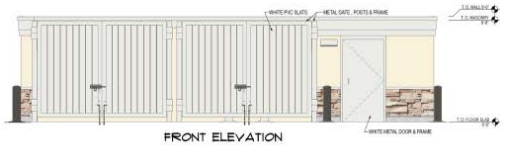
The applicant is seeking a deviation from Section 4-106.B. and C. and Section 4-115.B.and C. These sections establish a minimum distance between service stations, convenience stores with gas, and super convenience stores (with gas). The applicant is seeking to locate a convenience store with gas at the Estero Town Commons to service traffic heading to the interstate. The applicant is seeking a canopy that isn't flat, rather it is angled. However, during the pre-application conference it was not clear whether a deviation would be required for the canopy roof, so this issue is being highlighted in case it is determined that a deviation will be required. The applicant is also seeking an amendment to condition 2.a. Schedule of Uses and Condition 14.b. in Resolution Z-03-032. The schedule of uses permits one Convenience Food and Beverage Store if there is no fast food restaurant, and the same provision is included in Condition 14.b. The applicant is seeking to retain the one Convenience Food and Beverage Store and to permit one Restaurant, Fast Food.

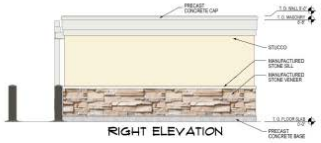

EXISTING FULL ACCESS
ESTERO TOWN COMMONS PLACE
20' LANDSCAPE BUFFER
5' LANDSCAPE BUFFER
EXISTING SIDEWALK
PROPOSED PUBLIC AMENITY AREA
F85
MONUMENT SIGN
WB: – TUBE COUNT
CORKSCREW ROAD
EB: – TUBE COUNT
20' LANDSCAPE BUFFER
AIR VAC STALLS
20' LANDSCAPE BUFFER
EXISTING SIDEWALK
EXISTING MULTI TENNANT SIGN
EXISTING SIDEWALK
ESTERO TOWN COMMONS PLACE
EXISTING RIGHT–IN ONLY
0 40
Scale: 1"=40'
VICINITY MAP
SITE
SITE DATA TABLE
PROJECT NAME CONVENIENCE STORE & FUEL PUMPS
PROJECT ADDRESS 21301 TOWN COMMONS DR, ESTERO, FL 33928
PROJECT DESCRIPTION PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,600 SF CONVENIENCE STORE AND A 7,900 SF FUEL CANOPY WITH (8) FUEL PUMPS. THE CONVENIENCE STORE WILL SELL BEER AND WINE FOR OFF-SITE CONSUMPTION. THE FACILITY WILL OPERATE 24 HOURS.
TOTAL PARCEL/SITE AREA ±69,570 SF (±1.6 AC)
EXISTING ZONING CPD
JURISDICTION VILLAGE OF ESTERO
PARCEL NUMBER
REQUIRED LANDSCAPE BUFFERS
FRONT 20'
SIDE/REAR 20' SIDE / 5' REAR
PARKING REQUIREMENTS
TOTAL PARKING PROVIDED
STANDARD SPACES (10'x20') 44
ACCESSIBLE PARKING (12'x20') 2
TOTAL PROPOSED SPACES 46
GENERAL SITE NOTES:
1. SIGNS REQUIRE A SEPARATE PERMIT.
2. DUMPSTERS AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM THE PUBLIC.
3. WALLS OVER 6' HIGH APPROVED BY SEPARATE PERMIT.
4. PARKING WILL BE PAVED.
5. PARKING WILL BE WITHIN 600' OF BUILDING.
6. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
7. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
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10. THE FIRE DEPT. DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
11. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
12. CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. THIS DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.
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PROPOSED LEGEND
PROPERTY LINE
BUILDING SETBACK LINE
LANDSCAPE BUFFER
PARKING COUNT
Bowman Consulting Group, Ltd.
1410 N Westshore Blvd
Suite 111
Tampa, FL 33607
Phone: (813) 474-7424
www.bowmanconsulting.com
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CONCEPTUAL DESIGN
ESTERO C-STORE
21301 TOWN COMMONS DR
ESTERO, FL 33928
Bowman CONSULTING
Certificate of Authorization License No. 30492
CJH DSGN
CJH DRAWN
MS CHKD
010889–01–001
PROJECT NUMBER
SCALE 1" = 40'
VERSION 3B

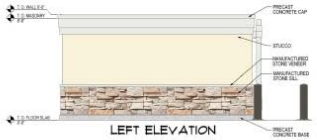

EXISTING FULL ACCESS
ESTERO TOWN COMMONS PLACE
20' LANDSCAPE BUFFER
5' LANDSCAPE BUFFER
EXISTING SIDEWALK
PROPOSED PUBLIC AMENITY AREA
F85
MONUMENT SIGN
WB: - TUBE COUNT
CORKSCREW ROAD
EB: - TUBE COUNT
20' LANDSCAPE BUFFER
AIR VAC STALLS
20' LANDSCAPE BUFFER
EXISTING SIDEWALK
EXISTING MULTI TENANT SIGN
EXISTING SIDEWALK
ESTERO TOWN COMMONS PLACE
EXISTING RIGHT-IN ONLY
Scale: 1"=40'
VICINITY MAP
SITE
SITE DATA TABLE
PROJECT NAME
CONVENIENCE STORE & FUEL PUMPS
PROJECT ADDRESS
21301 TOWN COMMONS DR, ESTERO, FL 33928
PROJECT DESCRIPTION
PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,600 SF CONVENIENCE STORE AND A 7,900 SF FUEL CANOPY WITH (8) FUEL PUMPS. THE CONVENIENCE STORE WILL SELL BEER AND WINE FOR OFF-SITE CONSUMPTION. THE FACILITY WILL OPERATE 24 HOURS.
TOTAL PARCEL/SITE AREA
±69,570 SF (±1.6 AC)
EXISTING ZONING
CPD
JURISDICTION
VILLAGE OF ESTERO
PARCEL NUMBER
REQUIRED LANDSCAPE BUFFERS
FRONT
20'
SIDE/REAR
20' SIDE / 5' REAR
PARKING REQUIREMENTS
TOTAL PARKING PROVIDED
STANDARD SPACES (10'x20')
44
ACCESSIBLE PARKING (12'x20')
2
TOTAL PROPOSED SPACES
46
GENERAL SITE NOTES:
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010889-01-001
PROJECT NUMBER
SCALE 1" = 40'
VERSION 3B


NORTH ELEVATION
EAST ELEVATION
WEST ELEVATION
SOUTH ELEVATION
FLOOR PLAN
NOTE:
SIGNAGE IS SHOWN FOR REFERENCE ONLY
SEPARATE PERMIT REQUIRED
Cuhaci & Peterson
Architects Engineers Planners
ORLANDO • PHILADELPHIA
WAWA F85
Corkscrew Rd. & Three Oaks pkwy., - Estero, FL • C&P Project #2150157













Cuhaci & Peterson
Architects Engineers Planners
ORLANDO • PHILADELPHIA

GAS CANOPY & TRASH COMPOUND

Corkscrew Rd. & Three Oaks Parkway - Estero, FL. • C&P Project #2150157

ESTERO TOWN CENTER CPD AMENDMENT

PUBLIC INFORMATION MEETING

SEPTEMBER 28TH, 2021

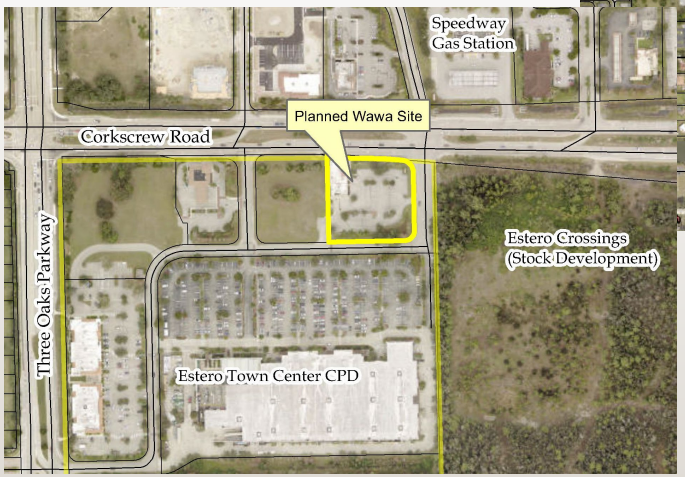
PROJECT TEAM

- Developer/Applicant: Brightwork Real Estate
- Land Use Planner: Daniel DeLisi, AICP, DeLisi, Inc.
- Engineer: Bowman Consulting
- Legal Counsel: Neale Montgomery, Pavese Law Firm

PROPERTY LOCATION

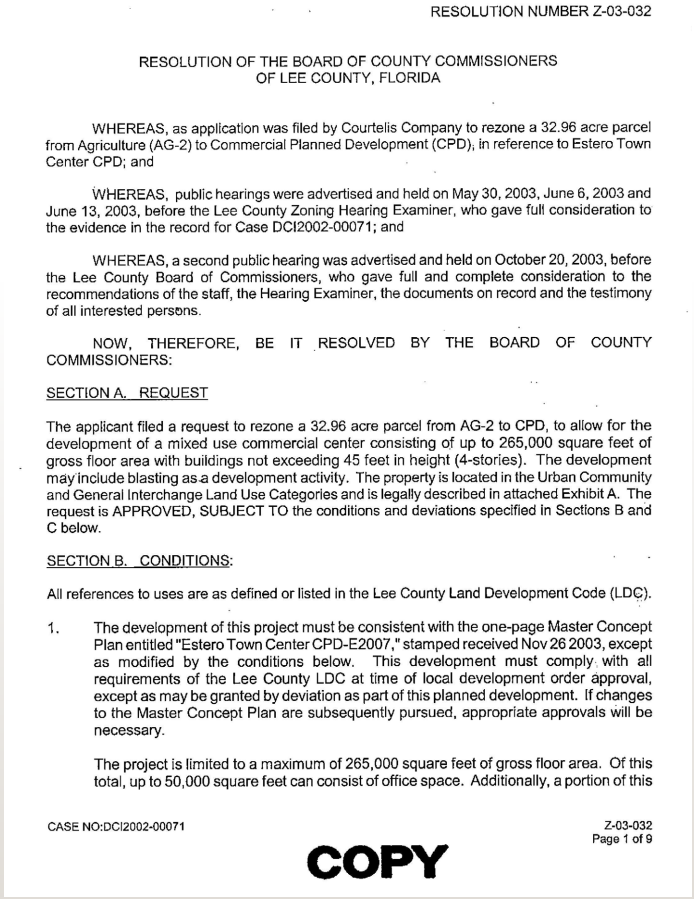
- Corner of Corkscrew Rd. and Three Oaks Blvd.
- Wawa Parcel at Northeast corner of site.





EXISTING ZONING

- Zoned CPD in 2003 for big box retail with outparcels.
- Developed with Lowes, a strip center along Three Oaks Blvd.
- Outparcels along Corkscrew Road vacant or undeveloped
- Zoning allows Convenience food and Beverage with no limitations on hours of operation
- LDC has separation requirement
- Zoning limits development to 1 (one) of either a Convenience Store or a Fast-Food Restaurant.



RESOLUTION NUMBER Z-03-032

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, as application was filed by Courtelis Company to rezone a 32.96 acre parcel from Agriculture (AG-2) to Commercial Planned Development (CPD), in reference to Estero Town Center CPD; and

WHEREAS, public hearings were advertised and held on May 30, 2003, June 6, 2003 and June 13, 2003, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case DCI2002-00071; and

WHEREAS, a second public hearing was advertised and held on October 20, 2003, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 32.96 acre parcel from AG-2 to CPD, to allow for the development of a mixed use commercial center consisting of up to 265,000 square feet of gross floor area with buildings not exceeding 45 feet in height (4-stories). The development may include blasting as a development activity. The property is located in the Urban Community and General Interchange Land Use Categories and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the one-page Master Concept Plan entitled "Estero Town Center CPD-E2007," stamped received Nov 26 2003, except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

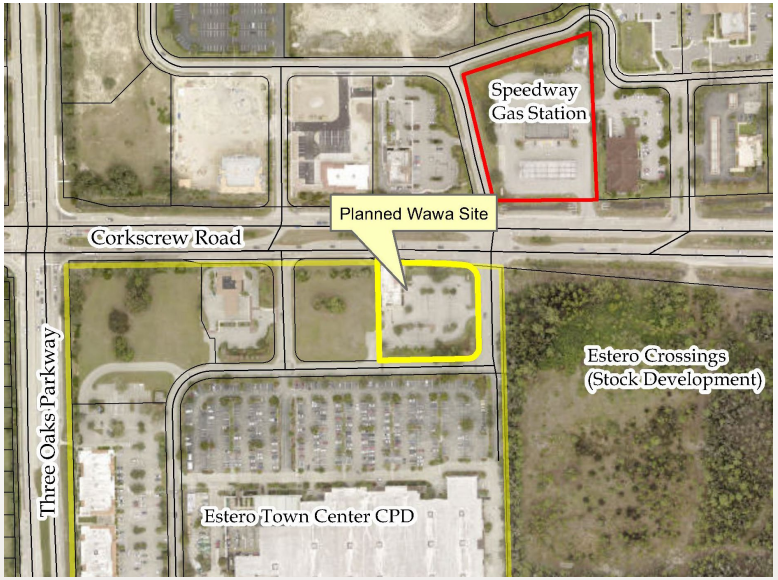
   The project is limited to a maximum of 265,000 square feet of gross floor area. Of this total, up to 50,000 square feet can consist of office space. Additionally, a portion of this

CASE NO:DCI2002-00071 Z-03-032
Page 1 of 9

COPY

ZONING REQUEST

1. Amendment to include a deviation to allow Wawa Store to be located within 500 feet of the existing gas station to the north
2. Allow for both a Convenience Store and a Fast Food Restaurant along Corkscrew Road



14. Limitations on Fast-Food Restaurants in Village Areas abutting Corkscrew Road:

a) No more than one freestanding fast food restaurant (as defined in LDC §34-2) is permitted;

b) No freestanding fast food restaurants are permitted if a convenience store has already been permitted in the Village Areas abutting Corkscrew Road;

WHAT/WHO IS WAWA

- Convenience store
  - Ancillary fuel pumps
- 200 yr. old company – started as a dairy farm and milk store
- Known for hoagies and other food items
  - Unlike Gas stations, business is centered around the food
  - Store designed around the hot, fresh made food

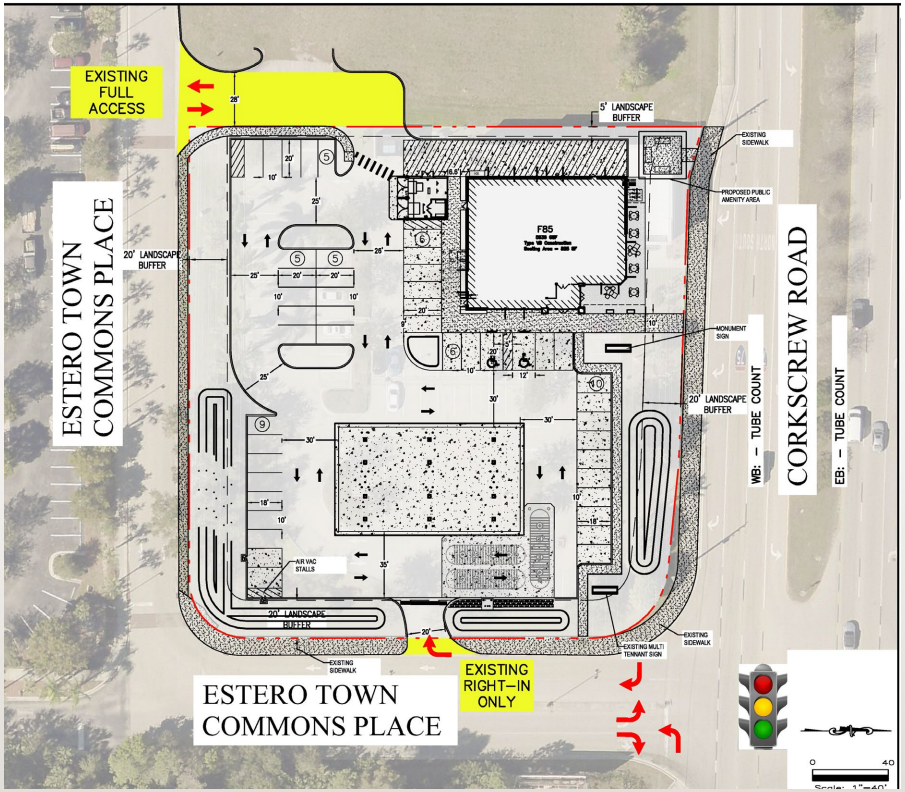






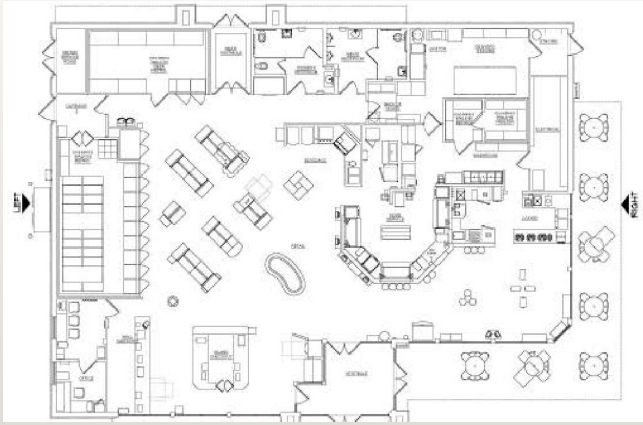
WAWA SITE PLAN

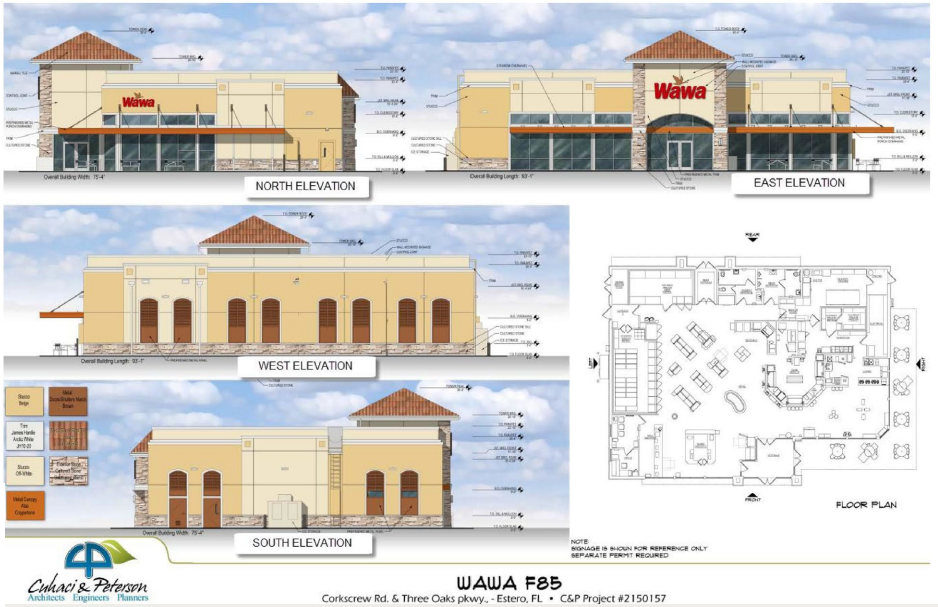
- At the corner of Estero Town Commons Place and Corkscrew Road.
- Re-designed typical site layout to meet the Corkscrew Overlay
- Re-develops a site with an existing vacant building



WAWA STORE DESIGN

- Designed as a café with outdoor seating
- Interior design centers around hot food counter: sandwiches, soups deserts





SUMMARY

- Two Amendments to existing Zoning to allow:
  1. A deviation to allow for Wawa Store to be located within 500 feet of the existing gas station to the north
  2. Change to Condition #14 to allow for both Wawa and a Fast Food Restaurant along Corkscrew Road

QUESTIONS?