



Village of
ESTERO

VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
AUGUST 12, 2025, 04:30 PM



The Village Planning Zoning and Design Board Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity for members to participate virtually. The meeting will be broadcasted live via the Village of Estero website <https://estero-fl.gov/council/watch-meetings-online/>. Please see the [bottom of this agenda](#) for further information and instructions for public participation.

AGENDA
PLANNING ZONING AND DESIGN BOARD MEETING
9401 Corkscrew Palms Circle, Estero, Florida
August 12, 2025, 04:30 pm

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF AGENDA

5. BUSINESS

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

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

a. Consent Agenda

i. Approval of July 8, 2025 meeting minutes.

Attachment: [07082005_PZDB Minutes.pdf](#)

6. PUBLIC INFORMATION MEETING

No votes are taken at Public Information Meetings

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

a. Curadel Pharma (Pending D.O. application) (District 4) 9600 Corkscrew Road, a vacant ± 3.5-acre site located on the southwest corner of River Ranch and Corkscrew Road - Zoned Commercial Planned Development (CPD).

The applicant seeks to construct a ± 43,000 square foot medical office and supporting infrastructure.

Attachment: [1. Curadel Pharma - Request for Public Information Meeting.pdf](#)

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

Attachment: [3. Curadel Pharma - Architectural Plans and Renderings.pdf](#)

Attachment: [4. Curadel Pharma - Architectural Narrative and Exterior Materials.pdf](#)

Attachment: [5. Curadel Pharma - Landscape Calculations.pdf](#)

Attachment: [6. Curadel Pharma - Landscape Plan.pdf](#)

Attachment: [7. Curadel Pharma - Presentation.pdf](#)

7. PUBLIC HEARINGS (Quasi-Judicial)

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

a. Shadow Wood C.C. Lifestyle Center (DOS2025-E004) (District 6) 22801 Oakwilde Boulevard, located in the development next to the Shadow Wood clubhouse.

The applicant seeks to construct a 33,676 square foot lifestyle center with 6 indoor pickleball courts, restaurant, pro shop, relocation of 8 outdoor tennis courts, and a new outdoor pool. The plan includes modifications to the entry drive, utilities, parking and landscaping.

Public Information Meeting was held February 11, 2025.

See Staff Report.

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

Attachment: [1. Shadow Wood Lifestyle Center - Staff Report - DOS2025-E004.pdf](#)

Attachment: [2. Shadow Wood Lifestyle Center - Civil Plans Sub 3 .pdf](#)

Attachment: [3. Shadow Wood Lifestyle Center - Architectural Plans Sub 1 .pdf](#)

Attachment: [4. Shadow Wood Lifestyle Center - Landscape Plans Sub 4 .pdf](#)

Attachment: [5. Shadow Wood Lifestyle Center - Lighting Plan Sub 4 .pdf](#)

Attachment: [6. Shadow Wood Lifestyle Center - Presentation.pdf](#)

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

9. BOARD COMMUNICATIONS

a. Next meeting - September 9, 2025

10. ADJOURN

General Attachments

[- Transcript.pdf](#)

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, AUGUST 12, 2025, 4:30 P.M.

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

4:30:31PM [SOUNDING GAVEL]
4:30:32PM >>Anthony Gargano: CALL TO ORDER THE PLANNING ZONING BOARD
4:30:37PM MONTHLY MEETING.
4:30:37PM PLEASE RISE FOR THE PLEDGE OF ALLEGIANCE.
4:30:45PM [PLEDGE OF ALLEGIANCE]
4:31:03PM >>Anthony Gargano: WE'RE ALSO THE DESIGN BOARD.
4:31:04PM GO AWAY FOR A MONTH AND GOT TO BE RETRAINED.
4:31:07PM CAN YOU CALL THE ROLL, PLEASE?
4:31:17PM >>Kristin Jeannin: HERE.
4:31:18PM >>Barry Jones: HERE.
4:31:21PM >>Al Paivandy: HERE.
4:31:23PM >>Michael Sheeley: HERE.
4:31:24PM >>James Tatooles: HERE.
4:31:26PM >> BOARD MEMBER WALLACE IS ABSENT.
4:31:28PM >>Dan Williams: HERE.
4:31:30PM >>Anthony Gargano: HERE.
4:31:31PM >>Tammy Duran: OUR ATTORNEY NANCY STROUD IS HERE.
4:31:41PM >>Anthony Gargano: THE CHAIR WILL ENTERTAIN A MOTION FOR

4:31:44PM APPROVAL OF THE AGENDA?
4:31:45PM IT'S BEEN MOVED AND SECONDED.
4:31:48PM ANY DISCUSSION ON THE MOTION?
4:31:50PM ALL IN FAVOR?
4:31:51PM AYE.
4:31:52PM ANY OPPOSED?
4:31:53PM THE AGENDA IS APPROVED.
4:31:57PM >>Tammy Duran: ONE SECOND.
4:31:58PM JIM WALLACE IS HERE NOW.
4:32:00PM >>Anthony Gargano: OH, OKAY.
4:32:01PM JIM, CAN YOU HEAR US?
4:32:03PM JOINING ELECTRONICALLY.
4:32:15PM >>Tammy Duran: CAN YOU HEAR US, BOARD MEMBER WALLACE?
4:32:22PM >>Anthony Gargano: OKAY.

4:32:22PM WE HEAR YOU, JIM.
 4:32:23PM THE CHAIR WILL ENTERTAIN A MOTION FOR APPROVAL OF THE
 4:32:27PM CONSENT AGENDA.
 4:32:29PM >>Michael Sheeley: SO MOVED.
 4:32:30PM >> SECOND.
 4:32:31PM >>Anthony Gargano: MOVED AND SECONDED.
 4:32:32PM ANY DISCUSSION ON THE MOTION?
 4:32:33PM ALL IN FAVOR?
 4:32:37PM ANY OPPOSED?
 4:32:38PM MOTION CARRIES.
 4:32:44PM TONIGHT'S AGENDA INCLUDES A PUBLIC INFORMATION MEETING

 4:32:55PM FOLLOWED BY A DEVELOPMENT ORDER.
 4:32:59PM LADIES AND GENTLEMEN, IN THE CASE OF PUBLIC INFORMATION
 4:33:03PM MEETING, THIS BOARD DOES NOT TAKE A VOTE ON ANY ACTION, ANY
 4:33:10PM ISSUE.
 4:33:11PM THE PUBLIC INFORMATION MEETING IS A MATTER OF AN APPLICANT
 4:33:15PM PRESENTING TO THE BOARD AND THE PUBLIC.
 4:33:18PM BOTH THE BOARD AND THE PUBLIC THEN HAVE AN OPPORTUNITY TO
 4:33:21PM HEAR THE APPLICANT'S PRESENTATION AND ASK ANY QUESTIONS.
 4:33:26PM ON THAT NOTE, MARY, DO YOU WANT TO START US OFF?
 4:33:36PM >>Mary Gibbs: GOOD EVENING, EVERYBODY.
 4:33:37PM CAN EVERYBODY HEAR ME?
 4:33:38PM SOMETIMES I DON'T TALK VERY LOUD.
 4:33:41PM THIS FIRST CASE IS A PUBLIC INFORMATION MEETING.
 4:33:45PM IT'S CALLED CURADEL PHARMA.
 4:33:48PM THIS IS A PROPOSED MEDICAL FACILITY THAT IS LOCATED AT THE
 4:33:51PM SOUTHWEST CORNER OF CORKSCREW ROAD AND RIVER RANCH ROAD, IF
 4:33:54PM YOU KNOW WHERE THE ESTERO VET OFFICE IS, IT IS JUST DIRECTLY
 4:33:57PM EAST OF THAT.
 4:33:58PM IT IS A FOUR-ACRE SITE.
 4:34:00PM YOU MAY RECALL THAT WE HAD THIS IN HERE BEFORE FOR
 4:34:03PM DEVELOPMENT ORDER.
 4:34:04PM IT WAS A PROPOSED DAY CARE, KIND OF A PRESCHOOL CALLED
 4:34:08PM COASTAL PALMS ACADEMY.
 4:34:09PM THE APPLICANT CAME IN AND WENT THROUGH THE DEVELOPMENT ORDER
 4:34:12PM PROCESS AND GOT THEIR DEVELOPMENT ORDER APPROVED.

 4:34:14PM AND THEN ABOUT A MONTH LATER, THE OWNER CALLED ME AND SAID
 4:34:18PM I'VE DECIDED TO GO INTO AN EXISTING BUILDING, SO I'M NOT
 4:34:21PM GOING TO USE MY PROPERTY.
 4:34:22PM I'M GOING TO WITHDRAW THE DEVELOPMENT ORDER.
 4:34:25PM HE LOCATED AN EXISTING BUILDING IN ESTERO.
 4:34:28PM SO THE PROPERTY WAS UP FOR SALE.

4:34:30PM AND THAT'S HOW THIS CAME TO BE.
 4:34:32PM WE HAVE A NEW APPLICANT, THAT IS CALLED CURADEL PHARMA.
 4:34:37PM WE HAVE NO DEVELOPMENT ORDER SUBMITTAL YET, BUT WE DID
 4:34:43PM SUGGEST THAT THEY HAVE THIS PUBLIC INFORMATION MEETING SO
 4:34:46PM THEY COULD PRESENT THEIR PROJECT AND GET SOME INPUT BACK
 4:34:48PM FROM THE BOARD ON ARCHITECTURE, SITE PLAN, OR ANY OF THE
 4:34:54PM TYPE OF THINGS THAT WE'RE INTERESTED IN.
 4:34:55PM THEY HAVE HAD SOME PRELIMINARY MEETINGS WITH US AS STAFF SO
 4:35:00PM WE HAVE GIVEN THEM SOME PRELIMINARY COMMENTS ON THEIR SITE
 4:35:03PM PLAN AND ON THEIR ARCHITECTURE, AND THEY HAVE BEEN VERY GOOD
 4:35:06PM AT LIKE WORKING WITH US AND MAKING THE CHANGES WE SUGGESTED.
 4:35:10PM SO WE THOUGHT AT THIS POINT, IT SHOULD COME TO YOU AND GET
 4:35:13PM YOUR INPUT AND SEE IF YOU HAVE ADDITIONAL SUGGESTIONS.
 4:35:16PM THEY HAVE A LOCAL ENGINEER THAT, IF YOU REMEMBER, RESPEC,
 4:35:22PM JOHN WOJDAK WORKED ON THE DAY CARE DEVELOPMENT ORDER, SO
 4:35:25PM THEY HAVE BRAD PICARD FROM JOHN'S OFFICE THAT IS WORKING ON
 4:35:29PM THIS PROJECT.
 4:35:30PM SO THEY HAVE LOCAL KNOWLEDGE.
 4:35:31PM THEY ARE FAMILIAR WITH THE SITE.

 4:35:32PM THEY ARE FAMILIAR WITH WHAT'S NEEDED FROM THEIR WORK ON THE
 4:35:35PM DAY CARE.
 4:35:36PM SO THEY ARE THE LOCAL ENGINEERS.
 4:35:38PM THEY'VE GOT SOME ARCHITECTS FROM OUT OF STATE THAT HAVE BEEN
 4:35:42PM VERY GOOD TO WORK WITH AS WELL.
 4:35:44PM IF YOU DON'T HAVE ANY QUESTIONS FOR ME, SINCE WE HAVE NO
 4:35:47PM APPLICATION YET, I'M GOING TO TURN IT OVER TO THE ENGINEER
 4:35:50PM TO LET HIM GIVE YOU AN OVERVIEW OF THE PROJECT AND THEN HE'S
 4:35:54PM GOING TO INTRODUCE SOME OF THE MEMBERS OF THEIR PROJECT TEAM
 4:35:56PM WHO ARE ALL HERE TONIGHT, A COUPLE ON TEAMS AND THEN MOST OF
 4:36:01PM THEM IN PERSON.
 4:36:01PM >>Anthony Gargano: ANY QUESTIONS FOR MARY, BOARD MEMBERS?
 4:36:03PM IS.
 4:36:05PM >>Mary Gibbs: I ALSO WILL SAY, WE DID NOT RECEIVE ANY
 4:36:08PM E-COMMENTS ON THIS OR THE OTHER CASE.
 4:36:11PM I DO BELIEVE WE HAVE A COUPLE OF PUBLIC COMMENTS THAT TAMMY
 4:36:15PM HAS FOR PUBLIC INPUT AFTER.
 4:36:17PM I'LL TURN IT OVER TO BRAD PICARD FROM RESPEC.
 4:36:25PM >> COULDN'T HAVE SAID IT BETTER MYSELF, MARY.
 4:36:27PM THANK YOU.
 4:36:28PM CAN EVERYBODY HEAR ME OKAY?
 4:36:29PM LITTLE LOUDER?
 4:36:30PM OKAY.
 4:36:31PM PERFECT.

4:36:31PM FOR THE RECORD, BRADLEY PICARD WITH RESPEC.

4:36:34PM WE ARE THE ENGINEERING CONSULTANTS FOR THE PROJECT, HERE TO

4:36:37PM DISCUSS THE CURADEL PHARMA PROJECT ADDRESS AT 9600 CORKSCREW

4:36:41PM ROAD.

4:36:41PM AS YOU CAN SEE, WE ARE RIGHT AT THE CORNER OF CORKSCREW AND

4:36:45PM RIVER RANCH ROAD.

4:36:46PM AS A QUICK INTRO, WE'RE GOING TO REVIEW THE CURADEL PHARMA

4:36:57PM PROJECT.

4:36:58PM I WILL BE INTRODUCING THE CURADEL TEAM AND THE DESIGN TEAM

4:37:02PM THEMSELVES.

4:37:03PM WE HAVE A PRELIMINARY DESIGN FOR THE PROJECT THAT WE'LL BE

4:37:05PM PRESENTING AS WELL.

4:37:06PM AND THIS IS DONE PRIOR TO OUR INTENTION TO FILE A

4:37:10PM DEVELOPMENT ORDER FOR THE PROJECT THAT CONSISTS OF A 43,000

4:37:14PM SQUARE FOOT, PLUS OR MINUS CANCER TREATMENT FACILITY AND

4:37:17PM CORPORATE OFFICE.

4:37:18PM THE CONSULTANT TEAM, WE HAVE JOHN FRANGIONI.

4:37:23PM HE IS THE DEVELOPER, CEO OF CURADEL PHARMA.

4:37:27PM HE IS WITH US VIRTUALLY.

4:37:28PM IN PERSON, WE HAVE ERNIE SCHNEIDERMAN, ALSO WITH CURADEL.

4:37:35PM FOR LANDSCAPE ARCHITECTURE, GREG DISERIO WITH DAVID M. JONES

4:37:40PM AND ASSOCIATES.

4:37:41PM OUR ARCHITECT IS JEN CARDETTINO WITH LINEA 5.

4:37:45PM AND YOURS TRULY, BRADLEY PICARD WITH RESPEC.

4:37:47PM LIKE I SAID BEFORE, WE ARE LOCATED ON THE SOUTHWEST CORNER

4:37:52PM OF CORKSCREW ROAD AND RIVER RANCH ROAD.

4:37:55PM DIRECTLY EAST TO THE ESTERO ANIMAL HOSPITAL.

4:38:00PM ALL THE DRAINAGE AROUND HERE, IF ANYBODY IS WONDERING, WE

4:38:03PM ALL HAVE THE ESTERO RIVER SOUTH BRANCH AND EVERYTHING ON

4:38:05PM THIS CORNER GOES EAST DOWN TO THE ESTERO RIVER.

4:38:13PM NOW, THE GOOD STUFF WITH THE PROJECT INFORMATION.

4:38:15PM THE PROJECT IS APPROXIMATELY 3.74 ACRES.

4:38:17PM OUR ZONING IS A CPD.

4:38:20PM WE HAVE A COUPLE OF RESOLUTIONS FROM 2002, 2008 FRONTAGE ON

4:38:25PM CORKSCREW AND RIVER RANCH.

4:38:27PM THE ENTITLEMENTS FROM THE ZONING, WE HAVE 40% MAX LOT

4:38:30PM COVERAGE THAT COMES OUT TO BE JUST UNDER 54,000 SQUARE FEET

4:38:34PM OF COMMERCIAL USE AND A MAXIMUM HEIGHT OF 35 FEET OR TWO

4:38:38PM STORIES.

4:38:40PM LIKE I JUST SAID, WE HAD A REZONE TO COMMERCIAL PLAN

4:38:45PM DEVELOPMENT 2002.

4:38:49PM APPROVED IN 2003.

4:38:50PM IT WAS MODIFIED BY ADMINISTRATIVE AMENDMENT IN 2008 FOR THE
 4:38:53PM CURRENT MCP ON THE PROJECT, WITH COASTAL PONDS ACADEMY, WE
 4:38:58PM WENT THROUGH THE DEVELOPMENT ORDER PROCESS HERE AS WELL AS
 4:39:00PM OBTAINED OUR ERP THROUGH THE WATER MANAGEMENT DISTRICT.
 4:39:04PM WE INTEND TO PRODUCE A MAJOR MODIFICATION TO THAT EXISTING
 4:39:10PM ERP THAT WILL ACCOMMODATE ALL THE STORMWATER REGULATIONS AND
 4:39:14PM REQUIREMENTS THERE.
 4:39:15PM THROUGHOUT THIS PROCESS, MARY HELPED US WITH PROVIDING A ZVL
 4:39:24PM THAT WAS ISSUED MIDDLE OF JULY, JULY 14, CONFIRMING THE

 4:39:27PM PROPOSED USE AND PRELIMINARY SITE PLAN THAT I WILL BE
 4:39:30PM PRESENTING ARE CONSISTENT WITH THE CURRENT ZONING
 4:39:33PM RESOLUTION.
 4:39:34PM THE PROJECT ITSELF IS, AGAIN, A 43,000 SQUARE FOOT CANCER
 4:39:39PM TREATMENT FACILITY AND CORPORATE OFFICE ON THE SECOND FLOOR.
 4:39:45PM STAFFING WILL CONSIST OF ABOUT 30 MEDICAL STAFF AND 35
 4:39:48PM CORPORATE EMPLOYEES.
 4:39:51PM CURRENTLY, THEY ARE FORECASTING A 72 PATIENT MAXIMUM DAILY
 4:39:55PM CAPACITY THAT'S THROUGHOUT THE DAY, AND THAT CAPACITY IS
 4:39:59PM INTENDED TO INCREASE WITH THE SECOND PHASE, WHICH IS
 4:40:02PM ESSENTIALLY JUST AN EXTENSION OF THEIR CURRENT BUILDING.
 4:40:05PM WITH JOHN ONLINE, I WILL OPEN THE FLOOR TO HIM, IF HE WANTS
 4:40:09PM TO MAKE ANY COMMENTS ABOUT THE PROJECT, IF HE WANTS TO
 4:40:12PM INTRODUCE HIMSELF, HAPPY TO DO THAT RIGHT NOW FOR YOU, JOHN.
 4:40:22PM >>Anthony Gargano: WE CAN'T HEAR YOU.
 4:40:24PM >> SORRY, JOHN.
 4:40:25PM WE'RE HAVING A LITTLE BIT OF VOLUME ISSUES OVER HERE.
 4:40:37PM >>Tammy Duran: GIVE ME ONE SECOND.
 4:40:54PM >>Mary Gibbs: IT WOULDN'T BE A MEETING IF WE DIDN'T HAVE
 4:40:56PM SOME KIND OF TECHNICAL ISSUE.
 4:40:58PM [LAUGHTER]
 4:40:59PM >>Tammy Duran: CAN YOU TALK NOW?
 4:41:01PM >> ONE, TWO, THREE, FOUR.
 4:41:03PM ANY BETTER?
 4:41:04PM ONE, TWO, THREE, FOUR.

 4:41:08PM >> THE FLOOR IS YOURS, JOHN.
 4:41:10PM >> ONE, TWO, THREE, FOUR.
 4:41:12PM >>Anthony Gargano: YOU'RE GOOD.
 4:41:13PM >> I'M GOOD.
 4:41:14PM >>Anthony Gargano: YOU'RE GOOD.
 4:41:15PM >> ALL RIGHT.
 4:41:16PM EXCELLENT.
 4:41:17PM I'M JOHN FRANGIONI, FOUNDER AND CEO OF CURADEL PHARMA.

4:41:20PM WE'VE BEEN IN BUSINESS 11 YEARS.
 4:41:24PM IN MAINLY THE LAST EIGHT OR NINE YEARS, THE IMAGE GUIDED
 4:41:27PM SURGERY SPACE, WE DEVELOPED DRUGS THAT LIGHT UP CANCER AND
 4:41:30PM OTHER DISEASES IN THE HUMAN BODY SO SURGEONS CAN SEE THEM IN
 4:41:34PM REAL-TIME.
 4:41:35PM OUR LEAD DRUG IS IN ITS PIVOTAL TRIAL AROUND THE WORLD RIGHT
 4:41:39PM NOW, AND WE HOPE FOR APPROVAL IN 2026.
 4:41:42PM AND FOR THE LAST TWO YEARS, WE'VE BEEN EXPANDING OUR
 4:41:45PM PORTFOLIO TO A BRAND-NEW CLASS OF CANCER TREATMENT DRUGS
 4:41:48PM CALLED TARGETED ALPHA THERAPY.
 4:41:51PM PROBABLY SEEN IT ON THE NEWS.
 4:41:52PM IT'S KIND OF THE LATEST ADVANCE IN CANCER THERAPY.
 4:41:57PM BUT IT ENDS UP BEING VERY HARD TO PREPARE THESE DRUGS.
 4:42:01PM IT'S IMPORTANT THAT THEY ARE PREPARED EXACTLY WHERE THE
 4:42:03PM PATIENT IS GOING TO GET THEM.
 4:42:05PM SO THE SITE IN ESTERO THAT WE'RE TARGETING WOULD BE A
 4:42:09PM STATE-OF-THE-ART CANCER TREATMENT FACILITY WHERE PATIENTS

 4:42:12PM FROM NOT ONLY SOUTHWEST FLORIDA, BUT WE ANTICIPATE AROUND
 4:42:15PM THE WORLD WOULD COME FOR THIS ADVANCED TREATMENT.
 4:42:19PM BOON TO THE LOCAL ECONOMY.
 4:42:21PM WE PLAN ON HAVING PARTNERSHIPS WITH LOCAL HOTELS BECAUSE
 4:42:24PM THIS PARTICULAR TREATMENT, IT'S VERY SHORT TREATMENT WHEN
 4:42:27PM THEY GET IT.
 4:42:28PM IT'S ONLY ABOUT TWO MINUTES, BELIEVE IT OR NOT, FOR THE
 4:42:30PM INJECTION, BUT THEY WOULD BE GETTING IT ONCE A WEEK FOR
 4:42:36PM SEVERAL WEEKS.
 4:42:37PM SO WE ENVISION THAT THERE WILL BE ASSISTANCE TO THE LOCAL
 4:42:42PM ECONOMY BY NOT ONLY TRANSPORTATION, RESTAURANTS, HOTELS,
 4:42:46PM ET CETERA.
 4:42:48PM SO WE'VE LOOKED AT A LOT OF SITES AROUND THE COUNTRY.
 4:42:51PM WE THINK THE ESTERO SITE IS PARTICULARLY ATTRACTIVE JUST
 4:42:55PM BECAUSE OF ITS LOCATION TO RSW, WHICH I THINK WILL BE VERY
 4:43:00PM IMPORTANT FOR OUT-OF-STATE PATIENTS.
 4:43:03PM IT HAS THE HOTEL INFRASTRUCTURE CLOSE TO THE AIRPORT AND
 4:43:07PM CLOSE TO THE SITE TO ACCOMMODATE PATIENTS THAT WOULD BE
 4:43:11PM FLYING IN AND OUT.
 4:43:13PM AND I LIVE IN NAPLES MYSELF, SO IT'S EVENT FOR ME.
 4:43:19PM THE FACILITY IN BONITA SPRINGS RIGHT OFF OF BONITA BEACH
 4:43:22PM ROAD IN THE HUNTER'S RIDGE INDUSTRIAL COMPLEX.
 4:43:25PM SO WE HAVE A NICE LITTLE CLUSTER OF ADVANCED R AND D AND
 4:43:30PM ADVANCED CLINICAL TREATMENT.
 4:43:33PM WE HOPE THE VILLAGE LIKES WHAT WE HAVE PREPARED FOR YOU.

4:43:36PM WE'VE WORKED VERY HARD TO TRY TO INCORPORATE ALL OF THE
 4:43:40PM ARCHITECTURAL SUGGESTIONS AND TO KEEP THE FACILITY IN LINE
 4:43:44PM WITH THE VILLAGE AND ITS AESTHETIC. SO WE LOOK FORWARD TO
 4:43:49PM YOUR COMMENTS.
 4:43:53PM >> BRADLEY: THANK YOU, JOHN.
 4:44:03PM >>Anthony Gargano: BRAD, YOU -- EARLIER, YOU MADE REFERENCE
 4:44:07PM TO A SECOND PHASE.
 4:44:09PM >> THAT'S CORRECT.
 4:44:09PM >>Anthony Gargano: ARE WE GOING TO HEAR MORE ABOUT THAT
 4:44:12PM DURING THE PRESENTATION?
 4:44:15PM >> YES.
 4:44:16PM I'M GOING TO PRESENT THE SITE PLAN RIGHT NOW AND YOU'LL BE
 4:44:18PM ABLE TO SEE WHAT I'M REFERRING TO.
 4:44:22PM HERE IS THE MASTER SITE PLAN THAT WE ARE PROPOSING FOR THIS
 4:44:25PM PROJECT.
 4:44:28PM JUST TO ANSWER YOUR QUESTION, THIS PORTION OF THE FACILITY
 4:44:31PM IS WITHIN THE FIRST PHASE, AND THEN WE WILL CONTINUE ON WITH
 4:44:38PM THE SECOND PHASE BEING THIS BUILDING ADDITION.
 4:44:41PM I SHOULD NOTE THAT THE ACTUAL BUILD-OUT OF THE
 4:44:44PM INFRASTRUCTURE THAT YOU SEE, THE PAVEMENT, THE PARKING, ALL
 4:44:47PM OF OUR UTILITIES AND THE DRAINAGE INFRASTRUCTURE WILL BE
 4:44:51PM BUILT WITHIN THAT FIRST PHASE.
 4:44:53PM ALL THEY NEED TO DO IS BUILD THE BUILDING ON THE PAD THAT WE
 4:44:57PM HAVE ESTABLISHED.
 4:44:58PM THE ACCESS FOR THE PROPERTY WILL BE OFF OF RIVER RANCH, IF

 4:45:03PM YOU WANT TO FLASH BACK, AND WE CAN TALK ABOUT THE PREVIOUS
 4:45:07PM DEVELOPMENT ORDER WHERE THE DAY CARE WAS.
 4:45:09PM THAT ENTRANCE WAS ACTUALLY CLOSER TO RIVER RANCH.
 4:45:13PM WE HAVE SINCE PULLED IT BACK TO ACCOMMODATE THAT SECOND
 4:45:16PM PHASE AND GIVE A LITTLE BIT MORE SEPARATION FROM THAT BUSY
 4:45:19PM INTERSECTION.
 4:45:20PM LIKE I SAID, THAT PHASE ONE BUILDING TO THE NORTH AND THAT
 4:45:24PM CONTAINS THAT SECOND LEVEL CORPORATE OFFICE UP TOP.
 4:45:29PM AND JUST NORTH OF THAT, WHERE YOU SEE THAT CUL-DE-SAC, THAT
 4:45:32PM IS AN EMERGENCY ACCESS FOR PICKUP AND DROP-OFF FOR ANY OF
 4:45:36PM THE PATIENTS AND WITH A CLEAN TURNAROUND SO THAT ANY
 4:45:39PM AMBULANCES CAN COME BACK OUT AND LEAVE THE FACILITY CLEANLY.
 4:45:44PM THIS SITE CONTAINS AT THIS MOMENT WITH THIS LAYOUT, 160 --
 4:45:52PM >>Jim Wallace: DID YOU SAY THAT THE ROUNDABOUT IS FOR RAPID
 4:45:56PM PATIENT DROP-OFF AND PICKUP AND AMBULANCES?
 4:45:59PM >> THAT'S CORRECT.
 4:45:59PM THAT IS THE INTENT.
 4:46:01PM >>Jim Wallace: AND IT MEETS THE CRITERIA FOR AN AMBULANCE IN

4:46:04PM TERMS OF THE RADIUS, ET CETERA?
 4:46:06PM >> BRADLEY: THAT IS CORRECT.
 4:46:08PM I'LL BE SURE TO CONFIRM THAT WHEN WE GET THROUGH THE
 4:46:11PM DEVELOPMENT ORDER PROCESS.
 4:46:12PM I'LL BE ABLE TO PROVIDE ANY TURNING ANALYSIS THAT YOU NEED.
 4:46:16PM >>Jim Wallace: I JUST WANTED TO BE SURE I UNDERSTOOD.
 4:46:19PM >> BRADLEY: ABSOLUTELY.

 4:46:21PM THANK YOU.
 4:46:21PM THE SITE AT THIS MOMENT CONTAINS 161 PARKING SPACES AND
 4:46:25PM ABOUT 10 HANDICAP SPACES.
 4:46:28PM THAT EXCEEDS THE MINIMUM REQUIREMENT FOR THE VILLAGE OF
 4:46:33PM ESTERO, HOWEVER, THAT IS ESSENTIALLY THE CAPACITY AND THE
 4:46:36PM NEED BASED ON STAFFING, PATIENTS, AND CORPORATE EMPLOYEES.
 4:46:41PM THAT SEEMS TO BE THE CORRECT NUMBER FOR THEM TO OPERATE
 4:46:45PM FREELY.
 4:46:47PM THE PERIMETER BUFFERS ARE CONSISTENT WITH THE EXISTING MCP
 4:46:51PM WITH A BUFFER WALL LOCATED ON THE SOUTH AND WEST PORTION OF
 4:46:55PM THE SITE.
 4:46:58PM AND WE HAVE SIMILARLY TO WHAT WE DID ON THE DAY CARE
 4:47:03PM PROJECT, WE HAVE A POTENTIAL RESERVATION, NOT ANYTHING THAT
 4:47:09PM WE ARE GOING TO ACTUALLY TRANSFER, BUT IN THE EVENT THAT
 4:47:11PM THERE IS EVER A RIGHT-TURN LANE PUT ONTO CORKSCREW TO ACCESS
 4:47:16PM RIVER RANCH, WE WANT TO BE ABLE THAT THE SITE IS PLANNED FOR
 4:47:20PM ACCOMMODATING THAT SPACE.
 4:47:21PM SO WE HAVE AN OPEN SPACE RESERVED FOR THAT AREA IN THE EVENT
 4:47:26PM THAT ANYTHING DOES TAKE PLACE IN THE FUTURE, NOTHING NEEDS
 4:47:29PM TO BE IMPACTED ON-SITE.
 4:47:30PM SO WITH THAT, I WILL CARRY IT OVER TO JEN CARDETTINO WITH
 4:47:37PM LINEA 5.
 4:47:38PM SHE IS THE ARCHITECT AND CAN PROVIDE MORE INFORMATION ABOUT
 4:47:42PM THE BUILDING, THE INTERNAL SITE CIRCULATION AND THE
 4:47:45PM ELEVATIONS FOR THE PROPERTY.

 4:47:48PM >>Anthony Gargano: A COUPLE OF QUESTIONS BEFORE YOU GO.
 4:47:50PM YOU HAD MENTIONED A PATIENT CAPACITY -- I THINK YOU SAID 78
 4:47:55PM A DAY.
 4:47:56PM >> 75 APPROXIMATELY.
 4:47:57PM AND THAT IS DAILY CAPACITY.
 4:48:00PM >>Anthony Gargano: IS THAT INCLUSIVE OF THE SECOND PHASE OR
 4:48:03PM WILL THAT CAPACITY INCREASE WITH THE SECOND PHASE?
 4:48:06PM >> THAT CAPACITY WILL EXPAND WITH THE SECOND PHASE.
 4:48:10PM >>Anthony Gargano: WITH THE SECOND PHASE, WHAT DO YOU
 4:48:12PM ANTICIPATE THE CAPACITY WOULD BE AT THAT POINT?

4:48:14PM HOW MANY PER DAY?
 4:48:15PM >> I DO NOT HAVE THAT INFORMATION.
 4:48:17PM I DON'T KNOW IF, JOHN, IF THAT IS SOMETHING THAT YOU WOULD
 4:48:21PM LIKE TO PROVIDE INPUT ON.
 4:48:24PM >> JOHN FRANGIONI: THE MAXIMUM CAPACITY, A LOT WILL DEPEND
 4:48:28PM ON THE AGREEMENT WE HAVE WITH FDA IN THE END.
 4:48:31PM BUT THE MAXIMUM CAPACITY WOULD BE 12 PATIENTS BEING TREATED
 4:48:35PM AT ANY ONE POINT IN TIME WITH BOTH PHASE ONE AND PHASE TWO.
 4:48:39PM YOU COULD THINK OF THIS AS A CONVEYER BELT.
 4:48:45PM THE TREATMENT IS TIMED FOR WHEN THE DRUG IS PRODUCED.
 4:48:48PM IT HAS TO GO INTO THE PATIENT AT A PARTICULAR TIME.
 4:48:52PM EVERY 20 MINUTES, THERE IS A NEW PATIENT IN ONE OF THE SIX
 4:48:56PM ROOMS GETTING INJECTED IF WE HAVE PHASE ONE AND WITH PHASE
 4:48:59PM TWO, THERE WILL BE 12 ROOMS.
 4:49:01PM REALLY AT ANY POINT IN TIME, THERE'S 12 PATIENTS GETTING

 4:49:05PM TREATED, AND THEN EVERY 20 MINUTES IT'S A DIFFERENT 12,
 4:49:09PM DIFFERENT 12.
 4:49:10PM AND THAT GOES ON ALL DAY.
 4:49:12PM IT'S HARD TO CALCULATE PARKING SPACES UNLESS YOU KNOW WHAT'S
 4:49:17PM COMING IN AND WHAT'S GOING OUT.
 4:49:19PM BECAUSE IT IS A STEADY STATE, WE REALLY ONLY HAVE ABOUT 24
 4:49:24PM PATIENTS IN STEADY STATE IN ANY ONE OF THE PHASES AT ANY ONE
 4:49:27PM POINT IN TIME.
 4:49:28PM IT'S NOT LIKE A TRADITIONAL HEALTH CARE FACILITY WHERE
 4:49:32PM PEOPLE KIND OF COME AND GO RANDOM TIMES AND HAVE UNLIMITED
 4:49:38PM STAYS.
 4:49:38PM THIS IS EVERY 20 MINUTES A NEW PATIENT IS GETTING TREATED
 4:49:42PM AND PUT INTO THE SYSTEM.
 4:49:46PM >>Dan Williams: COULD YOU CLARIFY ONE THING FOR ME?
 4:49:48PM >>Jim Wallace: YOU'RE SAYING YOU HAVE 12 PEOPLE BEING
 4:49:50PM TREATED AND 12 PEOPLE WAITING OR LEAVING.
 4:49:52PM IS THAT WHAT YOU'RE SAYING, WHEN YOU SAY MAXIMUM 24?
 4:49:56PM >> JOHN: THAT'S RIGHT.
 4:49:57PM IN TERMS OF STEADY STATE.
 4:49:58PM A LOT OF THIS ALSO WILL BE BOTH NUCLEAR REGULATORY
 4:50:04PM COMMISSION AND FDA, WILL HAVE TO NEGOTIATE HOW LONG THE
 4:50:07PM OBSERVATION PERIOD IS AFTER THE INJECTION.
 4:50:10PM WE WOULD LIKE IT AS SHORT AS POSSIBLE.
 4:50:12PM THEY WOULD PROBABLY LIKE IT LONGER.
 4:50:14PM I CAN'T GIVE YOU AN ABSOLUTE DEFINITIVE NUMBER, BUT I CAN

 4:50:19PM SAY THAT THE POINT OF THIS FACILITY IS GETTING PATIENTS
 4:50:23PM TIMED TO THEIR TREATMENT AND THEN GETTING THE NEXT SET IN.

4:50:28PM IN PHASE ONE, THERE ARE SIX SEATS FOR TREATMENT.
 4:50:31PM IN PHASE TWO, THERE WOULD BE AN ADDITIONAL SIX SEATS.
 4:50:34PM AND THEN THE ONLY QUESTION IS, HOW LONG BEFORE THE TREATMENT
 4:50:40PM WHERE WE PUT SOMEBODY IN THE WAITING ROOM ESSENTIALLY, AND
 4:50:44PM HOW LONG AFTER DO THEY HAVE TO BE OBSERVED AND THOSE ARE
 4:50:47PM GOING TO BE NEGOTIATED NUMBERS.
 4:50:49PM I JUST DON'T KNOW WHAT THEY ARE YET.
 4:50:52PM >>Dan Williams: IS THIS THE FIRST FUNCTIONAL SITE THAT
 4:50:54PM YOU'RE GOING TO HAVE SINCE YOU DON'T KNOW WHAT RECOVERY TIME
 4:50:57PM WOULD BE?
 4:50:58PM >> JOHN: CORRECT.
 4:50:59PM LET ME JUST GIVE YOU SOME PERSPECTIVE.
 4:51:02PM THERE'S ONLY BEEN A FEW, MAYBE FEW DOZEN PATIENTS IN THE
 4:51:05PM WORLD TREATED WITH THIS PARTICULAR TARGET ALPHA THERAPY.
 4:51:10PM THIS IS SO NEW AND SO HARD TO MAKE, A LOT OF THE IP WE
 4:51:17PM DEVELOPED IS ON MANUFACTURING THE DRUG, PREPARING IT IN A
 4:51:20PM TIMELY FASHION.
 4:51:22PM SO NOBODY KNOWS HOW LONG IT WILL BE.
 4:51:25PM BUT BASED ON THE SEVERAL DOZEN PATIENTS THAT HAVE BEEN
 4:51:28PM TREATED, IT'S LIKELY GOING TO BE, WE'LL PUT PEOPLE IN THE
 4:51:32PM WAITING AREA PROBABLY 40 MINUTES BEFORE, MAYBE AN HOUR
 4:51:37PM BEFORE THE TREATMENT BECAUSE WE ANTICIPATE SOME OF THEM MAY
 4:51:41PM GET IMMUNOTHERAPY AS PART OF THIS.

 4:51:43PM THE TREATMENT ITSELF IS A TWO-MINUTE TREATMENT, BUT WE
 4:51:46PM ALLOCATE 20 MINUTES TO GET THEM IN THE CHAIR, MAKE THEM
 4:51:50PM COMFORTABLE AND GIVE THE INJECTION, GET THEM OUT.
 4:51:52PM AND THEN THE OBSERVATION PERIOD COULD BE ANYWHERE FROM 20
 4:51:55PM MINUTES TO 60 MINUTES, DEPENDING ON, AGAIN, OUR NEGOTIATION
 4:52:00PM WITH NRC AND FDA.
 4:52:03PM IF YOU ADD ALL THAT UP, MOST YOU'D HAVE AT ANY ONE POINT IS
 4:52:07PM AROUND 60 PATIENTS, BUT YOU NEVER HAVE MORE THAN THAT
 4:52:11PM BECAUSE THEY ARE BACK -- AS THE FIRST ONES LEAVE, YOU ARE
 4:52:15PM BACKFILLING WITH THE OTHERS.
 4:52:16PM WE THINK IT WILL PROBABLY BE LESS THAN THAT BECAUSE, AGAIN,
 4:52:20PM THE IDEA IS, WE WANT TO KEEP EVERYBODY ON SCHEDULE.
 4:52:23PM WE CAN'T AFFORD -- IF SOMEBODY MISSES A DOSE, THAT DOSE IS
 4:52:28PM WASTED.
 4:52:28PM IT DISAPPEARS.
 4:52:29PM RADIOACTIVE DECAY.
 4:52:31PM IT GOES AWAY.
 4:52:32PM SO WE NEVER REALLY WANT TO MISS A DOSE ONCE WE HAVE THE
 4:52:36PM ASSEMBLY LINE SET UP.
 4:52:38PM >>Dan Williams: THANK YOU.

4:52:39PM >>Anthony Gargano: BRAD, I HAVE ONE OTHER QUESTION.
 4:52:43PM WHENEVER WE HEAR THE WORD AMBULANCE, WE THINK OF SIRENS.
 4:52:47PM POTENTIAL NOISE PROBLEM.
 4:52:50PM WILL THERE BE SIRENS ASSOCIATED WITH THESE AMBULANCES COMING
 4:52:54PM TO THE FACILITY?

 4:52:56PM >> BRAD: I WOULD NOT EXPECT THEM TO BE USING THE SIRENS
 4:53:00PM ON-SITE.
 4:53:00PM MAYBE CROSSING CORKSCREW, ANYTHING ALONG THOSE LINES, TO
 4:53:03PM MAKE SURE EVERYBODY IS AWARE THAT THEY ARE COMING THROUGH.
 4:53:05PM I DON'T EXPECT THEM TO BE USING SIRENS.
 4:53:07PM >>Anthony Gargano: SO THERE WOULD BE NOTHING ON AN EMERGENCY
 4:53:10PM BASIS WHERE THEY WOULD BE USING SIRENS TO COME TO THE
 4:53:13PM FACILITY.
 4:53:13PM >> THAT'S CORRECT.
 4:53:14PM THAT'S MY UNDERSTANDING.
 4:53:15PM >>Anthony Gargano: GOT IT.
 4:53:15PM THANK YOU.
 4:53:16PM >> JOHN: THIS TREATMENT ACTUALLY REQUIRES THE PATIENT TO BE
 4:53:19PM AMBULATORY.
 4:53:21PM THEY HAVE TO BE ABLE TO GET UP FROM A CHAIR AFTER THEY ARE
 4:53:24PM INJECTED UNDER THEIR OWN POWER.
 4:53:26PM SO THERE SHOULD BE NOBODY COMING TO US IN AN AMBULANCE.
 4:53:30PM THE ONLY AMBULANCE WHICH HOPEFULLY WILL BE VERY, VERY RARE
 4:53:35PM IS IF A PATIENT HAS DIFFICULTY AND OUR STAFF ISN'T ABLE TO
 4:53:40PM STABILIZE THEM AND WE HAVE TO CALL FOR BACKUP.
 4:53:43PM JEN WILL SHOW YOU, WE HAVE ACCOMMODATED IN THE FACILITY ALL
 4:53:46PM MODERN SAFETY FEATURES OF A MEDICAL FACILITY TO DEAL WITH
 4:53:51PM PATIENTS WHO BECOME SUDDENLY UNSTABLE.
 4:53:53PM WE ANTICIPATE BECAUSE PATIENTS COMING IN ARE GOING TO BE
 4:53:57PM WALKING UNDER THEIR OWN FRUITION, WHAT IS CALLED A

 4:53:59PM PERFORMANCE STATUS 0 OR 1, IT WOULD HAVE TO BE CATASTROPHIC
 4:54:03PM FOR THEM TO REQUIRE AN AMBULANCE.
 4:54:09PM >>Barry Jones: FIRST OF ALL, GREAT TO HAVE YOU IN THE
 4:54:11PM NEIGHBORHOOD.
 4:54:12PM READING THIS CUTTING-EDGE STUFF IS REALLY EXCITING.
 4:54:15PM HAPPY TO HAVE YOU HERE.
 4:54:16PM FROM A SITE PLANNING PERSPECTIVE, I LOOK AT A SITE PLAN, AND
 4:54:20PM YOU HAVE SINGLE-FAMILY ACROSS THE STREET AND SINGLE-FAMILY
 4:54:23PM SOUTH OF YOU.
 4:54:26PM COMMERCIAL WEST OF YOU.
 4:54:27PM RIGHT NOW YOU HAVE BACK OF BUILDING, BACK OF HOUSE, GARBAGE,
 4:54:30PM ALL THAT FACING THE SINGLE-FAMILY AND THE ROAD.

4:54:35PM IS THERE A WAY -- YOU HAVE A GREAT LOOKING BUILDING THAT
 4:54:37PM NOBODY IS EVER GOING TO SEE.
 4:54:39PM THE BACK OF THE BUILDING IS OBVIOUSLY THE MOST UNATTRACTIVE
 4:54:43PM PORTION, AND THAT'S WHAT PEOPLE ARE GOING TO SEE.
 4:54:46PM >> BRAD: ARE YOU REFERRING TO THE FRONTAGE ON RIVER RANCH?
 4:54:50PM >>Barry Jones: YES, SIR.
 4:54:51PM >> BRAD: I HOPE THAT THE ELEVATIONS THAT YOU'LL SEE WILL
 4:54:54PM CHANGE YOUR MIND.
 4:54:55PM THERE ARE A LOT OF FEATURES THAT WILL BE ON THAT FACE.
 4:54:58PM >>Barry Jones: I LOOKED AT THE ELEVATIONS AND I ALSO LOOKED
 4:55:00PM AT THE ELEVATIONS OF THE OTHER SIDE OF THE BUILDING AND
 4:55:04PM DISTINCT DIFFERENCE.
 4:55:05PM IN ADDITION TO INTRODUCING THE BACK OF HOUSE ELEMENTS TO THE

 4:55:08PM SINGLE-FAMILY ACROSS THE STREET.
 4:55:11PM NORMALLY I TRY AND GO WITH COMPATIBILITY.
 4:55:14PM IF I GOT COMMERCIAL VERSUS COMMERCIAL, I TRY AND PUT THE
 4:55:17PM BIGGEST BUFFER TO THE SINGLE-FAMILY SIDE.
 4:55:21PM I LOOK AT THIS SITE FROM A SITE PLANNING PERSPECTIVE.
 4:55:25PM I LOVE THE BUILDING AND ALL THAT, IF IT WAS FLIPPED AND YOU
 4:55:28PM HAD A PARKING LOT FULL OF TREES AND BUFFERS AGAINST THE
 4:55:31PM SINGLE-FAMILY IN THE ROAD AND PEOPLE COULD SEE IN AND SEE
 4:55:35PM THE FRONT OF YOUR BUILDING, AND YOU HAVE BACK OF HOUSE AND
 4:55:38PM RECYCLABLES AND COMPACTERS VERSUS THE DOG KENNEL, MY VET, IT
 4:55:46PM SEEMS FROM A SITE PLANNING AND A COMPATIBILITY STANDPOINT TO
 4:55:49PM JUST MAKE A WHOLE LOT MORE SENSE TO THIS SIMPLE PERSON.
 4:55:54PM >> BRADLEY: I HEAR YOU.
 4:55:55PM I'M SURE IF WE WERE TO COME INTO THIS SITE AND IT WAS
 4:55:58PM FLIPPED, I'M SURE THERE COULD BE A COMMENT.
 4:56:01PM TOO MUCH PARKING, TOO MANY HEADLIGHTS THAT ARE GOING TO BE
 4:56:03PM LOOKING INTO THE SINGLE-FAMILY RESIDENTIAL.
 4:56:04PM IT'S ALWAYS A GIVE AND TAKE.
 4:56:06PM WE HAVE GONE THROUGH THIS PROCESS WITH THE CLIENT AND THE
 4:56:09PM ARCHITECT TO FIGURE OUT WHAT IS THE MOST EFFICIENT FOR THE
 4:56:12PM PATIENTS AND EVERYTHING ALONG THOSE LINES.
 4:56:14PM IF THERE'S ANY ARCHITECTURAL FEATURES THAT YOU WANT TO
 4:56:17PM RECOMMEND FOR THAT FACE AND THAT ELEVATION THAT'S OFF OF
 4:56:19PM RIVER RANCH, WE'RE HAPPY TO TAKE YOUR SUGGESTIONS.
 4:56:22PM >>Barry Jones: I THINK OUR PURPOSE HERE IS TO MAKE SURE THAT

 4:56:25PM WHAT IS DONE IS BEST FOR THE COMMUNITY AND NOT FOR THE
 4:56:28PM PATIENT OR THE ARCHITECT OR THE DEVELOPER.
 4:56:32PM >> BRAD: ABSOLUTELY.
 4:56:34PM >>Barry Jones: FROM A COMMUNITY PERSPECTIVE, FROM ONE

4:56:36PM PERSON'S PERSPECTIVE, SEEM TO MAKE MORE SENSE TO MARRY THE
 4:56:40PM BUILDINGS UP AND OFFER THE FACE OF THE BUILDING OUT TO THE
 4:56:42PM COMMUNITY.
 4:56:43PM THAT'S ONE PERSON'S PERSPECTIVE.
 4:56:44PM YOU MENTIONED GETTING A STORMWATER PERMIT.
 4:56:47PM ARE YOU GOING TO HAVE TO MEET THE NUTRIENT REQUIREMENTS?
 4:56:51PM >> BRAD: WE BASED ON ZONING, WE ANTICIPATE WE WILL BE
 4:56:54PM GRANDFATHERED IN.
 4:56:54PM SO WE WILL BE FOLLOWING THE CURRENT REGULATIONS.
 4:56:58PM >>Barry Jones: IF YOU DON'T GET GRANDFATHERED IN, WHAT IS
 4:57:00PM THE PLAN?
 4:57:03PM >> BRAD: WE'LL HAVE NO CHOICE BUT TO MAKE SURE WE
 4:57:06PM ACCOMMODATE AND MEET ALL THE REGULATIONS DURING THE
 4:57:08PM PERMITTING PROCESS WITH THEM.
 4:57:10PM >>Barry Jones: DOES THE RADIUS ON THE TURNAROUND SATISFY
 4:57:14PM FIRE DEPARTMENT OR HAVE YOU HAD ANY DISCUSSIONS WITH THEM
 4:57:17PM YET?
 4:57:18PM >> BRAD: THAT TURNAROUND AND THAT DEAD END IS LESS THAN 150
 4:57:21PM FEET.
 4:57:21PM SO WE WILL BE ANTICIPATING THAT ANY EMERGENCY VEHICLES THAT
 4:57:25PM ARE LARGER THAN AN AMBULANCE, LIKE A FIRE LADDER, ANYTHING

 4:57:28PM ALONG THOSE LINES, THEY'LL PULL UP AND BACK OUT TO LEAVE.
 4:57:34PM >>Barry Jones: OKAY.
 4:57:34PM UNDERSTOOD.
 4:57:35PM THANK YOU.
 4:57:37PM MY OTHER COMMENT WAS, IF YOU DID FLIP THE SITE, YOU COULD
 4:57:41PM MAINTAIN MORE OF THE HERITAGE TREES ALONG RIVER RANCH
 4:57:44PM BECAUSE THE PARKING LOT AND THE BUFFER WOULD BE OUT THERE
 4:57:46PM VERSUS THE BACK OF THE BUILDING.
 4:57:48PM SO WHEN YOU'RE LOOKING AT --
 4:57:53PM >> UNDERSTOOD.
 4:57:54PM WE HAVE OUR LANDSCAPE ARCHITECT THAT CAN GO THROUGH
 4:57:57PM MITIGATION.
 4:57:57PM I REMEMBER WITH THE DAY CARE, WE HAD A SIMILAR PROCESS WHERE
 4:58:00PM WE HAD HERITAGE TREES THAT NEEDED MITIGATING.
 4:58:03PM >>Barry Jones: TWO TERMS TO THAT.
 4:58:04PM AVOIDANCE AND MITIGATION.
 4:58:06PM >> UNDERSTOOD.
 4:58:06PM ABSOLUTELY.
 4:58:07PM I WILL LET JEN CARRY ON WITH THE ARCHITECTURE AND THE
 4:58:11PM ELEVATIONS.
 4:58:12PM THANK YOU.
 4:58:14PM >> JOHN: I KIND OF LIKE THE IDEA OF THE FLIP, AND WE HADN'T

4:58:18PM TALKED A LOT ABOUT THAT.
 4:58:19PM BUT IF WE DO THE FLIP, BRIAN JUST BROUGHT UP A REALLY GOOD
 4:58:25PM POINT.

 4:58:25PM IS THE NEXT CRITICISM GOING TO BE LIGHT FROM CARS FOR ACROSS
 4:58:29PM THE STREET?
 4:58:30PM BECAUSE I'D RATHER NOT TRADE ONE PROBLEM FOR A NEW PROBLEM.
 4:58:35PM DOES EVERYBODY ON THE COMMITTEE AGREE THAT A FLIP IS
 4:58:38PM SOMETHING YOU'D LIKE US TO CONSIDER, OR IS IT A TRAP THAT
 4:58:40PM WE'RE GOING TO COME BACK AND THEN HEAR THAT WE HAVE
 4:58:44PM HEADLIGHTS ACROSS THE STREET?
 4:58:47PM >>Jim Wallace: I THOUGHT THAT WE WERE HAVING A SUBSTANTIAL
 4:58:50PM WALL ON THE WEST AND SOUTH SIDE.
 4:58:52PM I THOUGHT THAT WAS PART OF THE ORIGINAL PROPOSAL HERE THAT
 4:58:55PM THERE WAS A WALL THERE.
 4:58:56PM OBVIOUSLY, WITH VEGETATION.
 4:58:58PM WOULDN'T THAT GET -- MAKE THE HEADLIGHTS PROBLEM GO AWAY?
 4:59:05PM >>Barry Jones: WHAT ARE YOUR HOURS OF OPERATION TO BEGIN
 4:59:07PM WITH?
 4:59:07PM HOW MANY HEADLIGHTS ARE WE TALKING ABOUT?
 4:59:09PM IF YOU DO NOT HAVE A WALL, YOU CAN CERTAINLY DO IT WITH
 4:59:13PM CALUSA HEDGE OR A DOZEN OTHER HEDGES THAT PARTNER IN CRIME
 4:59:18PM CAN NAME OFF THE TOP OF HER HEAD THAT I CAN'T.
 4:59:24PM >>Jim Wallace: ARE YOU SAYING A TALL DOUBLE HEDGE WOULD BE
 4:59:27PM BETTER THAN A WALL?
 4:59:29PM >>Barry Jones: I'M SAYING EITHER ONE IS A VISUAL BLIND.
 4:59:33PM I DON'T KNOW HOW MANY HEADLIGHTS WE'RE TALKING ABOUT TO
 4:59:34PM BEGIN WITH.
 4:59:35PM >> YOU WOULD HAVE THAT WHOLE LINE -- THIS WOULD BE ALL ALONG

 4:59:39PM THE FRONTAGE OF RIVER RANCH.
 4:59:41PM THAT IS THE CONCERN --
 4:59:42PM >> HOURS OF -- WHAT ARE THE HOURS OF OPERATION?
 4:59:45PM IS THIS REALLY EVEN A FACTOR?
 4:59:48PM >> GO AHEAD, JOHN.
 4:59:49PM >> JOHN: YEAH, WHEN ALL THREE OF THE FIELDS ARE UP AND
 4:59:53PM RUNNING FOR THE DRUG PREPARATION, WE PROBABLY WOULD BE
 4:59:56PM OPERATING 14 HOURS A DAY.
 4:59:58PM SO THERE WOULD CERTAINLY BE MORNING AND EARLY EVENING,
 5:00:04PM DEPENDING ON THE TIME OF YEAR WHERE THERE WOULD BE
 5:00:06PM HEADLIGHTS.
 5:00:08PM >>Barry Jones: PEOPLE ACROSS THE STREET AND HOW THEY FELT
 5:00:10PM ABOUT IT.
 5:00:11PM THEIR OPINION IS PROBABLY MORE IMPORTANT THAN MINE IS.

5:00:18PM >>Jim Wallace: I'D RATHER SEE LANDSCAPING ALONG RIVER AS IT
 5:00:22PM IS NOW, ALONG RIVER RANCH THAN A BIG EIGHT FOOT WALL ALONG
 5:00:26PM RIVER RANCH.
 5:00:28PM >> 20-FOOT TYPE D BUFFER ACROSS RIVER RANCH PER THE MCP.
 5:00:33PM >>Jim Wallace: EXACTLY.
 5:00:33PM IF YOU FLIP IT, YOU'D HAVE TO PUT A WALL OR SOMETHING ALONG
 5:00:36PM RIVER RANCH.
 5:00:37PM I DON'T SEE THAT BEING VERY ATTRACTIVE.
 5:00:43PM >>Barry Jones: A SUBSTANTIAL HEDGE.
 5:00:46PM >> BRADLEY: I'M SURE THAT THE LANDSCAPE ARCHITECT CAN GO
 5:00:48PM INTO FURTHER DETAIL ABOUT THE PLANTING REQUIREMENTS WITHIN

 5:00:51PM THAT BUFFER ON THE RIGHT-OF-WAY.
 5:00:53PM REGARDLESS OF THE ORIENTATION OF THE BUILDING AND THE
 5:00:54PM PARKING, IT WILL BE A LANDSCAPE BUFFER ALONG RIVER RANCH AS
 5:00:58PM WELL, SO IT WON'T BE JUST THE FACE OF THAT BUILDING.
 5:01:01PM THANK YOU.
 5:01:08PM >> THIS IS OUR FLOOR PLAN HERE.
 5:01:10PM THE LEFT SIDE BEING THE PHASE ONE IN THE DARKER COLORS ON
 5:01:16PM THE LEFT SIDE.
 5:01:17PM BASICALLY THE GRAY IN THE BOTTOM OF THE PLAN IS STAFF AREAS.
 5:01:24PM THEN THERE IS THE PUBLIC ZONES IN THE BEIGE COLOR.
 5:01:27PM SO ON THE LEFT SIDE, THE PHASE ONE PUBLIC AREA, SO THAT IS
 5:01:33PM THE PATIENT DROP-OFF.
 5:01:34PM THAT IS THE WAITING ROOM, RECEPTION AREA, ET CETERA,
 5:01:38PM ET CETERA.
 5:01:39PM THEN THE PATIENT GOES BACK INTO THE ORANGE COLORED AREA
 5:01:43PM THERE.
 5:01:43PM THAT IS THE TREATMENT ZONE, WHEREAS THE YELLOW IN THE MIDDLE
 5:01:47PM IS THE DRUG PREPARATION ZONE.
 5:01:49PM THAT'S ALSO STAFF IN THE DRUG PREPARATION ZONE AREA.
 5:01:52PM AND THEN PATIENTS WOULD THEN EXIT OUT A DIFFERENT DOOR JUST
 5:01:58PM BECAUSE OF THE NEED OF THE TREATMENT TO EXIT, IT NEEDS TO BE
 5:02:03PM A ONE-WAY TRAVEL FOR THE PATIENT.
 5:02:04PM SO THE PATIENT THEN EXITS OUT THE SIDE.
 5:02:09PM IN THE PHASE TWO, THE PATIENT WILL COME THROUGH AND EXIT OUT
 5:02:13PM THIS SIDE FOR THAT PORTION OF THE BUILDING.

 5:02:15PM THAT'S GENERALLY HOW THE FLOOR PLAN IS ZONED.
 5:02:19PM WE DON'T HAVE A FINAL FLOOR PLAN YET, BUT THOSE ZONES ARE
 5:02:26PM PRETTY IMPORTANT FOR THE TREATMENT AND THE MOVEMENT OF THE
 5:02:30PM PATIENTS AS WELL AS THE DRUG PREPARATION THROUGH HERE
 5:02:34PM DIRECTLY TO THE PATIENT.
 5:02:35PM >>Jim Wallace: OUT OF CURIOSITY, WHY IS THE PATIENT LEAVE

5:02:38PM OUT OF A DIFFERENT EXIT?
 5:02:40PM IS IT BECAUSE -- WHY AREN'T THEY LEAVING OUT FROM THE
 5:02:47PM ENTRANCE THAT THEY CAME IN ON?
 5:02:49PM IS THERE A REASON?
 5:02:50PM >> JOHN: YEAH, THEY ARE RADIOACTIVE.
 5:02:52PM THE TREATMENT IS A RADIOACTIVE TREATMENT.
 5:02:54PM BEST PRACTICE NOT TO MIX NONRADIOACTIVE AND RADIOACTIVE.
 5:03:02PM >>Jim Wallace: I DEFER TO YOU.
 5:03:06PM >> THIS IS PART OF WHAT INFORMED THE SITE PLAN AS WELL, JUST
 5:03:09PM THIS ONE-WAY MOVEMENT AND SEPARATION HERE AND THEN THE
 5:03:13PM ADDITION OF KIND OF BRINGING THE SERVICES INTO KIND OF THE
 5:03:20PM MIDDLE OF THE BUILDING HERE WHERE THE DRUG PREPARATION
 5:03:23PM HAPPENS.
 5:03:23PM SO WE DON'T HAVE A WHOLE LOT OF CROSS TRAFFIC HERE.
 5:03:35PM >> AS FAR AS THE EXIT FOR THE PATIENTS, IT'S BY WHERE THAT
 5:03:38PM LOOP IS.
 5:03:39PM IS THAT WHERE THEY WOULD NEED TO TRAVEL TO, TO BE PICKED UP?
 5:03:45PM >> YES.
 5:03:45PM THAT LOOP WOULD ALSO BE WHOMEVER IS PICKING UP THAT PATIENT

 5:03:49PM WOULD TRAVEL OVER TO THAT.
 5:03:51PM >>Kristin Jeannin: ARE THEY REQUIRED TO HAVE SOMEONE WITH
 5:03:53PM THEM?
 5:03:55PM >> THAT IS TO BE DETERMINED.
 5:03:56PM I THINK THEY ARE KIND OF WORKING THROUGH WHETHER IT'S
 5:04:00PM SOMEBODY WITH THEM, WHETHER IT'S SOME SORT OF TRANSPORTATION
 5:04:05PM THAT IS OFFERED TO THEM.
 5:04:08PM I THINK THAT'S SOMETHING STILL BEING WORKED OUT.
 5:04:10PM >>Kristin Jeannin: BUT THEY WON'T DRIVE THEMSELVES.
 5:04:13PM >> TYPICALLY NOT.
 5:04:14PM >>Dan Williams: BETWEEN THE EXIT DOOR AND THE LOOP THAT IS
 5:04:17PM GOING TO BE PAVED OR CONCRETE OR SOMETHING?
 5:04:20PM >> YES.
 5:04:24PM >>Barry Jones: KEEP HEARING THE WORD RADIOACTIVE.
 5:04:26PM ONE OF THOSE WORDS.
 5:04:27PM IT MAKES ME THINK ABOUT FIRES AND FIRE DEPARTMENTS AND WHAT
 5:04:30PM TYPE OF COORDINATION YOU HAVE TO DO WITH EMERGENCY SERVICES
 5:04:32PM AND THINGS LIKE THAT.
 5:04:33PM I'M IGNORANT.
 5:04:35PM IF YOU COULD EDUCATE ME.
 5:04:37PM >> SURE.
 5:04:37PM SO IT WILL HAVE TO BE SOMETHING THAT THE FIRE DEPARTMENT IS
 5:04:40PM BROUGHT INTO THE LOOP, I'M SURE SO THAT THEY KNOW WHAT IS
 5:04:45PM BEING DONE HERE AND THEY HAVE THE PROPER PROTOCOLS.

5:04:49PM BUT THE INTENT IS THAT AN AMBULANCE WOULD ALSO COME TO THIS

5:04:53PM ZONE OVER HERE.

5:04:55PM WE HAVE A ROOM, THE PLAN IS TO HAVE A ROOM WITHIN THE

5:04:59PM BUILDING.

5:04:59PM IF THERE IS A PATIENT IN DISTRESS, THE AMBULANCE IS CALLED.

5:05:02PM THEY WOULD BE PLACED INTO THAT ROOM.

5:05:04PM THAT ROOM HAS DIRECT ACCESS TO OUTSIDE TO THE AMBULANCE.

5:05:09PM SO THE FIRE DEPARTMENT STAFF OR THE AMBULANCE STAFF DOESN'T

5:05:11PM ACTUALLY HAVE TO COME IN AND TRAVERSE THROUGH THE BUILDING.

5:05:15PM >>Barry Jones: I GUESS I'M MORE FOCUSED ON WHAT TYPE OF

5:05:17PM BUILDINGS ARE STORED IN THE BUILDING, IF THE BUILDING

5:05:19PM CATCHES ON FIRE, WHAT HAPPENS TO THE PUBLIC, IS IT IN A

5:05:22PM SECURE CORE ENVIRONMENT?

5:05:25PM >> JOHN: THE ACTUAL RADIOACTIVE SOURCE IS ONLY ABOUT AN

5:05:31PM INCH AND IT'S BEHIND A LOT OF LEAD AND IT'S IN ONE PLACE AND

5:05:38PM IT'S DRY.

5:05:38PM RADIOACTIVE PROCESSES THAT ARE WET ARE PROBLEMATIC.

5:05:42PM RADIOACTIVE PROCESSES THAT ARE A LARGE VOLUME ARE

5:05:45PM PROBLEMATIC.

5:05:45PM THIS IS LESS VOLUME THAN ANY HOSPITAL IN SOUTHWEST FLORIDA

5:05:52PM WHO DOES PET SCANS OR SPEC SCANS, IODINE TREATMENTS, THOSE

5:05:57PM ARE ALL LIQUID TREATMENTS.

5:06:00PM AND ALL OF THE RADIOACTIVITY IS IN A DRY FORM IN A VERY,

5:06:05PM VERY SMALL VOLUME.

5:06:06PM IT'S HARD TO IMAGINE A RELEASE, BUT EVEN IF IT IS RELEASED,

5:06:15PM IT'S CONTAINED IN ALMOST A FOOT OF LEAD.

5:06:19PM THERE'S REALLY NO PLACE TO GO.

5:06:21PM >>Barry Jones: THANKS FOR THE EDUCATION.

5:06:23PM TOTALLY IGNORANT.

5:06:24PM JUST TRYING TO LEARN HERE.

5:06:25PM >> JOHN: IF ANYBODY HAS HAD A PET SCAN OR SPEC SCAN, SAME

5:06:33PM RADIOACTIVITY.

5:06:37PM >> MOVING ON TO THE MATERIALITY HERE, WE ARE LOOKING AT THE

5:06:43PM BUILDINGS AROUND THIS VICINITY, THE ESTERO LAND DEVELOPMENT

5:06:48PM CODE, ET CETERA.

5:06:49PM SO LOOKING AT MEDITERRANEAN REVIVAL.

5:06:53PM SPANISH TILES ON THE ROOF.

5:06:54PM WE'RE LOOKING AT EARTH TONE COLORS FOR THE BUILDINGS ITSELF.

5:06:59PM I BROUGHT PAINT COLORS BECAUSE YOU CAN ONLY TELL SO MUCH ON

5:07:04PM THE SCREEN.

5:07:05PM THIS IS GENERALLY THE PALETTE THAT WE'RE LOOKING AT HERE

5:07:08PM WITH THE WHITE BEING MORE OF THE WINDOW AND DOOR FRAMES.

5:07:15PM THE MAIN COLORS IN THE BUILDING BEING IN THIS RANGE HERE.
 5:07:25PM >>Jim Wallace: ARE THE COLUMNS THAT YOU HAVE THERE ON THE
 5:07:27PM SECOND FLOOR STRUCTURALLY REQUIRED?
 5:07:30PM >> THEY ARE NOT.
 5:07:30PM THOSE ARE FOR AESTHETICS ONLY.
 5:07:35PM AND WE HAVE AN ARCADE ON THE FIRST FLOOR UNDERNEATH THERE
 5:07:39PM THAT IS FUNCTIONAL FOR, YOU KNOW, YOU WILL HAVE FAMILY --
 5:07:44PM >>Jim Wallace: I UNDERSTAND.
 5:07:45PM I'M ONLY REFERRING TO THE FIVE COLUMNS ON THE SECOND FLOOR.

 5:07:50PM >>Michael Sheeley: IT'S UNCLEAR FROM THE RENDERING THAT
 5:07:52PM THOSE COLUMNS ENGAGE THE ROOF, DO THEY?
 5:07:55PM >> THEY DO.
 5:07:56PM >>Jim Wallace: SOMETIMES LESS IS MORE.
 5:08:01PM >> NOTED.
 5:08:04PM >>Michael Sheeley: I'LL MAKE A COUPLE OF COMMENTS, PLEASE.
 5:08:06PM I'M AN ARCHITECT ALSO.
 5:08:07PM FROM A SITE-PLANNING PERSPECTIVE, I AGREE WITH WHAT -- I
 5:08:13PM WOULDN'T PUT THE BACK DOOR TOWARD THE PUBLIC.
 5:08:16PM I WOULD HAVE THE FRONT DOOR TOWARDS THE PUBLIC BECAUSE I
 5:08:18PM THINK BUILDING'S IDENTITY REPRESENTS THAT PARTICULAR
 5:08:23PM BUSINESS AND THE BUILDING ITSELF BECOMES A SIGN.
 5:08:26PM I'M A LITTLE CONFUSED TO SAY WHY IT WAS SITED THIS WAY.
 5:08:29PM I THINK MAYBE ALTERNATE SITE PLANNING MAY BE WORTHWHILE.
 5:08:35PM AESTHETICALLY ON THE BUILDING, I THINK YOU HAVE A LOT OF
 5:08:38PM THINGS GOING ON.
 5:08:38PM I THINK OVERALL IT LOOKS PRETTY GOOD.
 5:08:43PM MY ONLY CONCERN IS ARCHITECTURALLY IS THIS LOW END, IF YOU
 5:08:47PM LOOK AT THE WEST FACADE, IT KIND OF LOOKS LIKE AN ADD-ON.
 5:08:52PM A TACKED ON LOW PORTION TO THE BUILDING.
 5:08:55PM THE OTHER PORTION SEEMS TO STAND ALONE AESTHETICALLY AND
 5:08:59PM THEN THERE IS THIS THING THAT MIGHT BE A GARAGE OR SOMETHING
 5:09:01PM OVER THERE.
 5:09:02PM IT DOESN'T SEEM TO FIT IN MY VIEW.
 5:09:04PM AND I WOULD RECOMMEND YOU MAYBE EXPLORE ALTERING THOSE ROOFS

 5:09:08PM OR MAKING THEM TALLER OR SOMETHING SO THAT THERE IS LESS OF
 5:09:11PM A DIFFERENCE BETWEEN THOSE TWO FORMS.
 5:09:14PM THAT'S ALL I'VE GOT.
 5:09:15PM THANK YOU.
 5:09:17PM >> YOU KNOW, ADDRESSING KIND OF THE FACING THE STREET, I
 5:09:20PM THINK WE HAD STARTED DOWN THIS PATH IN LOOKING AT SOME OF
 5:09:25PM THE REGULATIONS AND TRYING TO KEEP THE PARKING OFF OF THE
 5:09:28PM STREET FACE AND PUSHING THE BUILDING THERE.

5:09:30PM BUT I HEAR YOUR POINT AS TO NOW, FEELS LIKE IT IS FACING.
 5:09:35PM >>Barry Jones: DEVIATIONS OR VARIANCES THAT NEED TO BE
 5:09:37PM BROUGHT FORWARD TO FACILITATE PROPER SITE PLANNING FOR A
 5:09:43PM PARTICULAR SITE, THE BOARD IS NOT AVERSE TO CONSIDERING
 5:09:48PM COMMON SENSE, IF YOU WILL.
 5:09:50PM ON THE ARCHITECTURE, AND I'M AN ENGINEER, SO I KNOW NOTHING.
 5:09:54PM BUT I KNOW NATURE DOESN'T DO STRAIGHT LINES.
 5:09:58PM ENGINEERS DO.
 5:09:59PM I LOOK AT THE REAR VIEW OF THOSE BUILDINGS AND THE FRONT
 5:10:03PM ELEVATIONS HAVE NICE MOTION AND TOWERS AND MOVEMENT.
 5:10:06PM BUT THE REAR ELEVATIONS I SEE A LOT OF STRAIGHT LINES.
 5:10:10PM SO I DON'T BEGIN TO UNDERSTAND HOW TO REMEDY THAT.
 5:10:13PM THAT'S BEYOND MY CONCERN.
 5:10:15PM I JUST LOOK AT IT AND SEE THERE ARE STRAIGHT LINES THERE
 5:10:18PM THAT DON'T LOOK GOOD.
 5:10:20PM >>Michael Sheeley: THE BEAUTY OF THE FRONT OF THE BUILDING,
 5:10:22PM THE WEST FACADE, SOME OF THOSE ELEMENTS REACH THE GROUND,

 5:10:26PM VERTICAL ELEMENTS, WHICH DON'T EXIST ON THE REAR.
 5:10:28PM IF YOU WERE TO LEAVE THE SITE PLAN THE SAME, AND CERTAINLY,
 5:10:32PM I WOULD RECOMMEND MODIFYING THE ARCHITECTURE OF THE REAR
 5:10:36PM FACADE TO GET SOME OF THE ELEMENTS DOWN TO THE GROUND TO
 5:10:39PM BREAK UP THIS LENGTH.
 5:10:41PM >>Barry Jones: I WOULD JUST REFLECT IN MY SIMPLE TERMS, THE
 5:10:45PM MASSING DOESN'T SEEM EQUIVALENT.
 5:10:46PM THE BUILDING IS FALLING OVER ON ONE SIDE.
 5:10:48PM UP TO YOU TO REMEDY THAT HOW THAT WORKS WITH YOUR
 5:10:52PM OPERATIONS.
 5:10:54PM >> TAKE THAT INTO CONSIDERATION.
 5:10:56PM >>Al Paivandy: IF I MAY MAKE A COMMENT ALSO.
 5:10:58PM I'M NOT TRYING TO ADD TO THE ISSUES THAT ARE COMING UP.
 5:11:03PM THE MORE I LOOKED AT THIS BUILDING AND I WAS TALKING TO ONE
 5:11:06PM OF THE COLLEAGUES EARLIER, IT REMIND ME OF A MISSION SOUTH
 5:11:13PM OF TEXAS AREA WITH ALL THESE ARCHES, COLUMNS THAT I'M NOT
 5:11:22PM SURE THEY SERVE A PURPOSE.
 5:11:25PM IF THEY DO, THAT'S WONDERFUL.
 5:11:26PM THE LENGTH OF THE BUILDING IN RELATION TO THE HEIGHT THAT
 5:11:32PM EXISTS, ESPECIALLY WITH THE ADDITION, DEFINITELY IS A
 5:11:35PM MISSION STYLE ARCHITECTURE.
 5:11:38PM I DO REALIZE IF SOMEONE TRIED TO PULL UP THE BUILDING, BUT
 5:11:43PM MAYBE THE COLORING WOULD SEPARATE SOME OF THOSE VERTICAL
 5:11:46PM ELEMENTS A LITTLE BIT MORE TO GIVE YOU THE VERTICAL YOU'RE
 5:11:51PM LOOKING FOR.

5:11:51PM I DID NOTE THE SILO AT THE END OF A BUILDING.
 5:11:55PM I HAVE TO REFER TO THE SILO BECAUSE I DID LIVE IN MIDWEST
 5:11:59PM FOR A LONG TIME, AND THAT'S WHAT IT LOOKED LIKE.
 5:12:03PM IF YOU CAN PULL IT UP, IT MIGHT DO SOMETHING ELSE.
 5:12:08PM IF YOU HAVE A LITTLE BIT MORE WINDOWS TO MAKE IT MODERN
 5:12:11PM LOOKING.
 5:12:14PM AGAIN, A LOT OF ARCHES AND I'M NOT SURE IF THAT IS NECESSARY
 5:12:19PM TO BE THAT MANY UNIFORM ARCHES GOING ON THE BUILDING.
 5:12:26PM I HAPPEN TO ACCIDENTALLY BE AN ARCHITECT.
 5:12:30PM [LAUGHTER]
 5:12:32PM >>Michael Sheeley: OUR CODE IS NOT WRITTEN TO HAVE STRICTLY
 5:12:35PM MEDITERRANEAN.
 5:12:35PM YOU HAVE OPTIONS ON PLAYING WITH THAT A LITTLE BIT AND
 5:12:39PM BRINGING IN DIFFERENT ELEMENTS.
 5:12:40PM YOU HAVE SOME FREEDOM THERE.
 5:12:42PM >> GREAT.
 5:12:43PM THANK YOU.
 5:12:45PM >>Barry Jones: GENERAL CONCEPT, THE VILLAGE IS KIND OF LIKE
 5:12:47PM A SERIES OF BUILDINGS BUILT NEXT TO EACH OTHER.
 5:12:49PM WHAT HE WAS TALKING ABOUT VERTICAL RELIEF, ANYTHING YOU CAN
 5:12:53PM DO VERTICAL RELIEF WITH COLORS OR ELEMENTS OR THINGS LIKE
 5:12:56PM THAT.
 5:12:57PM INSTEAD OF IT LOOKING LIKE A BIG BUILDING, PABLO BUILT THIS
 5:13:02PM ONE, TECO BUILT THAT ONE AND THEY ALL STOOD NEXT TO EACH
 5:13:06PM OTHER AND LOOKED LIKE A VILLAGE INSTEAD OF A BUILDING, IF

 5:13:08PM YOU WILL, EVEN THOUGH YOU HAVE A BUILDING.
 5:13:10PM THAT'S THE WAY I TRY TO BREAK A BUILDING DOWN ON A
 5:13:15PM PEDESTRIAN SCALE WHEN I LOOK AT IT.
 5:13:17PM >>Michael Sheeley: WHEN YOU COME BACK, THE RENDERINGS DO YOU
 5:13:20PM A FAR GREATER SERVICE THAN THE ELEVATIONS DO.
 5:13:22PM >>Kristin Jeannin: ON THAT NOTE, CAN I SEE THE COLORS
 5:13:25PM CLOSER?
 5:13:30PM >>Jim Wallace: UNFORTUNATELY, I COULD NOT HEAR WHAT MIKE
 5:13:33PM SHEELEY WAS SAYING, BUT I GUESS -- I MAY BE REPEATING WHAT
 5:13:39PM MIKE SAID.
 5:13:40PM I'M NOT SURE.
 5:13:40PM THAT LONG ROW OF ARCHES, THAT LONG ROOF LINE, IT JUST FEELS
 5:13:46PM LIKE WE NEED SOMETHING TO BREAK THAT UP, SOMETHING VERTICAL,
 5:13:53PM REALER OR ARTIFICIAL SO THAT RIGHT NOW IT LOOKS LIKE, I
 5:13:59PM DON'T KNOW, STABLES.
 5:14:00PM IT NEEDS SOMETHING TO BREAK THE BUILDING UP INTO PIECES,
 5:14:09PM INTO SECTIONS.
 5:14:12PM >>Anthony Gargano: JIM, THAT WAS COVERED BY SEVERAL OF THE

5:14:14PM BOARD MEMBERS, TOO.
 5:14:14PM >>Jim Wallace: ALL RIGHT.
 5:14:16PM I'M NOT GETTING EVERYTHING THAT BARRY SAYS OR THAT MIKE
 5:14:21PM SAYS.
 5:14:23PM >>Tammy Duran: MAKE SURE THAT YOU ARE TALKING INTO THE MIKE.
 5:14:26PM MAKE SURE YOU ARE SITTING CLOSER TO THE MIKE SO EVERYONE CAN
 5:14:28PM HEAR.

 5:14:29PM >>Kristin Jeannin: I WANT TO MAKE A COMMENT ON THE COLORS.
 5:14:33PM IT'S A LOT OF ORANGE.
 5:14:36PM I'LL PASS THIS DOWN, THE RENDERINGS IT LOOKS A LITTLE NICER.
 5:14:40PM I THINK THERE IS A LITTLE BIT MORE, LIKE THE LIGHTEST COLOR
 5:14:43PM ORANGE, IT'S MUCH NICER WHEN IT'S MORE OF A WHITE, TO ME.
 5:14:57PM >>Barry Jones: DARK COLORS HELPS BREAK UP A BUILDING.
 5:15:02PM AS I LOOK AT ONES PAINTED TODAY ACROSS THE STREET FROM MY
 5:15:05PM HOUSE, THERE IS A McDONALD'S THAT HAS A LOT OF DARK
 5:15:09PM COLORS, AND A PLACE DOWN THE WAY THAT IS MOSTLY LIGHT COLOR.
 5:15:14PM FUNNY HOW MUCH DIFFERENT THE McDONALD'S LOOKS LIKE A
 5:15:16PM DIFFERENT BUILDING THAN THE ONE ALL LIGHT, PREDOMINANTLY
 5:15:20PM LIGHT COLOR.
 5:15:22PM DON'T BE AFRAID OF DARK COLORS.
 5:15:29PM >>James Tatoes: IT LOOKS MONOLITHIC, IF YOU WANT TO FIND A
 5:15:32PM WORD.
 5:15:33PM BEING MONOLITHIC AND HAVING A DARK ROOF LINE AT THE LOW END
 5:15:38PM OF THE BUILDING, IT LOOKS LIKE THE BUILDING IS LOPSIDED.
 5:15:45PM >> WE'LL TAKE THAT INTO CONSIDERATION AS WE PROGRESS WITH
 5:15:49PM THE DESIGN.
 5:15:50PM I DIDN'T SPECIFICALLY GO THROUGH THE ELEVATIONS, BUT IT
 5:16:00PM SOUNDS LIKE --
 5:16:01PM >> WE DID.
 5:16:02PM [LAUGHTER]
 5:16:04PM >>Barry Jones: SORRY.
 5:16:05PM WE JUMPED AHEAD.

 5:16:08PM >> WITH THE RENDERING, WE SHOWED THE FIRST ONE WITHOUT THE
 5:16:13PM PHASE TWO.
 5:16:13PM SO THIS WAS JUST THE PHASE ONE, AND IT IS THE PHASE TWO THAT
 5:16:17PM HAS A LITTLE BIT MORE.
 5:16:19PM WE WEREN'T GOING TO PUT A SECOND STORY ON THE PHASE TWO, BUT
 5:16:23PM WE WILL TAKE A LOOK AT THAT.
 5:16:25PM >>Barry Jones: YOU GOT THE SQUARE FOOTAGE AVAILABLE IN YOUR
 5:16:28PM ZONING.
 5:16:29PM IT SEEMS LIKE SQUARE FOOTAGE IS SOMETHING, AND YOU HAVE THE
 5:16:32PM PARKING AVAILABLE.

5:16:32PM EVEN IF YOU NEEDED IT FOR STORAGE, IT MIGHT BE WORTH
 5:16:36PM CREATING SOMETHING TO GET THE MASSING RIGHT OR OPEN
 5:16:39PM CEILINGS, IF THAT INCORPORATES WHATEVER IT IS YOU'RE TRYING
 5:16:42PM TO PUT IN FOR RECOVERY ROOM.
 5:16:44PM SO THERE IS A LOT OF OPPORTUNITY THERE FOR YOU.
 5:16:48PM >>Jim Wallace: JIM WALLACE AGAIN.
 5:16:50PM I DON'T KNOW WHETHER, MIKE ADDRESSED THIS.
 5:16:54PM BUT THERE ARE SOME LOW-COST OR NO-COST ITEMS LIKE CORBELS
 5:16:58PM AND THINGS LIKE THAT, OTHER ARCHITECTURAL DETAIL THAT COSTS
 5:17:03PM NOTHING OR ALMOST NOTHING BECAUSE THEY ARE STUCCO DETAIL OR
 5:17:05PM SHADOW LINES OR WHATEVER.
 5:17:07PM THAT I THINK WOULD HELP THIS BUILDING.
 5:17:12PM IT'S A BIG BUILDING.
 5:17:14PM I THINK IT'S A WONDERFUL PROJECT.
 5:17:17PM THE BUILDING NEEDS -- IF THE TREATMENT PROCESS IS ANYWHERE

 5:17:23PM NEAR AS GREAT AS IT'S PROPOSED TO BE, THEN THE BUILDING AT
 5:17:28PM LEAST NEEDS TO BE IN HARMONY WITH THAT GREATNESS.
 5:17:32PM I THINK IT'S MISSING SOME OF THE ARCHITECTURAL DETAIL THAT
 5:17:35PM WOULD MAKE THIS BUILDING A GRAND STATEMENT FOR CURADEL.
 5:17:43PM I SAY THAT TO JOHN, REALLY.
 5:17:44PM IF THE PRODUCT IS --
 5:17:50PM >> JOHN: WE APPRECIATE THAT.
 5:17:52PM WE WANT TO MAKE THE PATIENT EXPERIENCE EXTRAORDINARY, TOO.
 5:17:58PM THE PLAN IS THE WAITING AREA AND EVERYTHING ABOUT THE
 5:18:01PM PROCESS WILL BE HIGH END AND MAKES PEOPLE VERY COMFORTABLE.
 5:18:04PM SO WE ABSOLUTELY WANT IT REFLECTED IN THE BUILDING.
 5:18:07PM WE'RE GOING TO TAKE ALL THIS FEEDBACK AND CHEW ON IT AND
 5:18:11PM COME UP WITH A BETTER ITERATION.
 5:18:15PM >>Jim Wallace: AS A DEVELOPER BUILDER FOR 30 YEARS, I FOUND
 5:18:18PM THAT ARCHITECTURAL ACCENTS, WHEN YOU ACTUALLY GO OUT TO BID
 5:18:22PM AND GO TO CONTRACT, ARCHITECTURAL ACCENTS AND THE LITTLE
 5:18:25PM STUFF THAT MAKES THE DIFFERENCE COSTS NOTHING OR VIRTUALLY
 5:18:29PM NOTHING, BUT IT CAN MAKE ALL THE DIFFERENCE IN YOUR
 5:18:32PM BUILDING.
 5:18:32PM I THINK THE PROJECT IS WONDERFUL, YOU WANT THE BUILDING TO
 5:18:34PM BE AS WONDERFUL AS THE PROJECT.
 5:18:37PM >> JOHN: THANK YOU.
 5:18:39PM >>Anthony Gargano: OKAY.
 5:18:40PM >> THANK YOU.
 5:18:47PM >> GOOD EVENING.

 5:18:47PM GREG DISERIO WITH DAVID JONES AND ASSOCIATES.
 5:18:51PM HAVE A PRELIMINARY LANDSCAPE PLAN BASED ON THE SITE PLAN

5:18:57PM THAT WE WERE GIVEN.
 5:18:58PM AS WAS MENTIONED --
 5:19:04PM >>Anthony Gargano: CAN YOU SPEAK INTO THE MICROPHONE,
 5:19:05PM PLEASE, SIR?
 5:19:07PM >>Greg Diserio: AS WAS PREVIOUSLY MENTIONED, THE BUFFERS,
 5:19:11PM 20-FOOT TYPE D ON THE NORTH AND SOUTH AND A TYPE C WITH THE
 5:19:16PM WALL ON THE SOUTH AND MOST OF THE WEST, THERE IS A SMALL
 5:19:22PM PORTION OF TYPE A BUFFER.
 5:19:27PM AGAIN, JUST A QUICK RENDERED SITE PLAN SHOWING THE CODE
 5:19:32PM REQUIRED PLANTINGS, PREDOMINANTLY NATIVE.
 5:19:37PM WE HAVE A LOT OF COORDINATION AND TWEAKING TO DO WITH THE
 5:19:41PM FINAL ENGINEERING AND, OF COURSE, AS THE ARCHITECTURE GETS
 5:19:47PM FURTHER DEVELOPED IN DEALING WITH THE SITE.
 5:19:50PM THIS ALL COMPLIES OR EXCEEDS STANDARDS.
 5:19:55PM THIS WAS PRELIMINARY, JUST TO GET IN FRONT AND GET FEEDBACK
 5:19:59PM FROM YOU ALL.
 5:20:00PM AS WE MOVE FORWARD, WE'LL REFINE IT AND MAKE IT WORK.
 5:20:05PM THERE WAS MENTION ABOUT SOME HERITAGE TREES ON-SITE.
 5:20:07PM THERE ARE HERITAGE TREES THAT ARE BEING REMOVED THAT WE HAVE
 5:20:09PM TO REPLACE.
 5:20:12PM WE MAY SAVE SOME WITH DIFFERENT SITE PLANNING, BUT I THINK
 5:20:18PM ALSO WITH THE FILL THAT COMES IN ON THE SITE, THAT SOME WILL
 5:20:21PM BE IMPACTED AS WELL, EVEN THOUGH THEY MIGHT NOT LOOK LIKE

 5:20:25PM IT.
 5:20:25PM WE WILL WORK WITH -- CONTINUE TO WORK WITH THE ENGINEER OR
 5:20:29PM THE DEVELOPER AND THE ARCHITECT TO DO WHAT WE NEED TO DO TO
 5:20:38PM ENHANCE AND SCREEN AREAS THAT YOU HAVE CONCERNS OVER.
 5:20:41PM >>Barry Jones: THE HEALTH QUALITY OF THE ONE LIVE OAK, THE
 5:20:45PM SECOND ONE SOUTH ON RIVER RANCH ROAD?
 5:20:48PM >>Greg Diserio: I DON'T OFF THE TOP OF MY HEAD.
 5:20:50PM I KNOW WHEN WE WENT THROUGH THE ORIGINAL DEVELOPMENT ORDER
 5:20:53PM FOR THE PREVIOUS DEVELOPMENT, WE DID -- WE HAD OUR ARBORIST
 5:20:57PM TAKE A LOOK AT THAT.
 5:20:58PM I THINK FOR THE MOST PART, BACK THEN, THEY WERE MOSTLY FAIR
 5:21:04PM CONDITION, BUT I CAN'T SAY FOR SURE.
 5:21:06PM >>Barry Jones: YOU CAN SAVE THOSE TWO ALONG RIVER RANCH
 5:21:09PM ROAD, EVEN IF IT COSTS THEM A PARKING SPOT OR TWO, THAT
 5:21:12PM WOULD BE A REALLY GOOD THING.
 5:21:15PM >>Greg Diserio: I DO KNOW WE'RE SAVING ONE ON THE NORTH SIDE
 5:21:17PM HERE AND THEN A COUPLE HERE ON THE WEST SIDE.
 5:21:22PM WE WILL DEFINITELY LOOK AT ALL THAT, BARRY.
 5:21:24PM >>Barry Jones: APPRECIATE THAT.
 5:21:25PM THE GROUND COVER THAT YOU HAVE ON THE FRONT OF THIS

5:21:29PM BUILDING, ALL THE RENDERINGS DIDN'T SHOW ANY LANDSCAPING IN
 5:21:31PM FRONT OF THE BUILDINGS.
 5:21:34PM I NOTICED YOU HAVE A FEW, AND I DON'T EVEN KNOW WHAT THEY
 5:21:38PM ARE --
 5:21:41PM >>Kristin Jeannin: PINK TABS.

 5:21:43PM >>Barry Jones: LOW PROFILE AGAINST A BIG BUILDING.
 5:21:46PM ANYTHING BIG GOING IN FRONT OF THE BUILDING?
 5:21:47PM HOW WILL THAT LOOK WHEN IT IS DONE?
 5:21:50PM >>Greg Diserio: WHEN YOU SAY THE FRONT, TALKING ABOUT ALONG
 5:21:52PM THE NORTH SIDE OR RIVER RANCH?
 5:21:55PM >>Barry Jones: FRONT, WHERE YOU ENTER THE BUILDING, THE
 5:21:58PM FRONT OF THE BUILDING.
 5:22:01PM >>Greg Diserio: I DON'T HAVE ANYTHING TALL THERE YET.
 5:22:04PM AGAIN, THE AREA WAS FAIRLY TIGHT AND WHAT -- I'M NOT A BIG
 5:22:14PM PROPONENT OF STICKING A BIG PALM AGAINST A BUILDING, BUT WE
 5:22:18PM WILL LOOK AT ANY OPPORTUNITY WE CAN TO HELP WITH THAT.
 5:22:25PM >>Jim Wallace: THIS BUILDING IS A TWO-STORY BUILDING, AM I
 5:22:28PM READING THIS RIGHT THAT ON THE WEST SIDE OF THE BUILDING
 5:22:31PM ITSELF, INSTEAD OF HAVING SOMETHING TALL THAT WOULD BREAK
 5:22:35PM UP, HELP US BREAK UP THE LENGTH OF THE BUILDING, IF I'M
 5:22:38PM READING THIS RIGHT AND I DEFER TO KRISTIN ON THIS, ARE WE
 5:22:42PM PROPOSING JUST FOUR TABEBUIAS.
 5:22:47PM THAT IS THE ONLY THING WE'LL HAVE THAT WILL BREAK UP THE
 5:22:52PM LENGTH OF THIS BUILDING?
 5:22:52PM AM I READING IT RIGHT?
 5:22:58PM >>Greg Diserio: AT THIS POINT, JUST THE NORTHERN PART OF THE
 5:23:01PM BUILDING, IF I'M NOT MISTAKEN, NORTHERN PARTS --
 5:23:04PM >>Jim Wallace: I'M TALKING THE WESTERN PART OF THE BUILDING.
 5:23:08PM WHERE THE MAIN ENTRY IS.
 5:23:09PM >>Greg Diserio: THE WEST PART OF THE BUILDING, BUT THE

 5:23:12PM NORTHERN HALF OF THE BUILDING IS THE ONLY PART THAT IS TWO
 5:23:15PM STORIES.
 5:23:15PM THE ONE SHOWN IN LIGHTER YELLOW, THE BAY UP TOP --
 5:23:21PM >>Jim Wallace: I APPRECIATE THAT.
 5:23:22PM MAYBE I'M -- MAYBE YOU CAN TALK TO IT.
 5:23:27PM SEEMS LIKE IT IS A SMALL PLANTING FOR PRETTY SUBSTANTIAL
 5:23:30PM BUILDING.
 5:23:32PM >>Kristin Jeannin: I THINK BECAUSE THERE ARE SO MANY
 5:23:35PM ELEMENTS ON THE ARCHITECTURE, TOO, WITH ALL THE ARCHES AND
 5:23:37PM STUFF, IT'S DIFFICULT TO CREATE A CADENCE OF ANYTHING IN
 5:23:42PM BETWEEN THE SIDEWALK AND THE MINIMAL WIDTH OF AVAILABLE
 5:23:49PM SPACE FOR THE LANDSCAPING.

5:23:51PM MAYBE IT'S BEEFING UP THE TABEBUIAS OR PICKING A DIFFERENT
 5:23:55PM CANOPY TREE THAT WE KNOW WE CAN GET LARGER TO START WITH.
 5:23:58PM AND THEN MAYBE -- YOU DID PUT A FEW KING ALEXANDERS IN
 5:24:02PM THERE.
 5:24:02PM MAYBE ROOM FOR A FEW MORE ON THAT FACADE.
 5:24:06PM >>Greg Diserio: WE MAY WANT TO WORK WITH THE ENGINEER TO SEE
 5:24:09PM IF WE CAN SHORT THAN DROP-OFF TO GET A LITTLE MORE AREA.
 5:24:13PM >>Kristin Jeannin: IT IS A HUGE DROP-OFF.
 5:24:17PM >>Barry Jones: THE FOUNDATION PLANTINGS ACROSS THE ENTRY
 5:24:19PM SIDE OF THE BUILDING.
 5:24:21PM >>Greg Diserio: ALL THE WAY AROUND.
 5:24:23PM >>Barry Jones: THAT DIDN'T SHOW UP IN THE RENDERINGS EITHER.
 5:24:25PM IT KIND OF MAKES THE BOTTOM OF THE BUILDING --

 5:24:27PM >>Greg Diserio: YEAH, I DON'T THINK -- WE HAVEN'T
 5:24:30PM COORDINATED THAT, THE RENDERINGS YET.
 5:24:32PM >>Barry Jones: MAKES IT LOOK A LOT HARDER AND THOSE PLANTERS
 5:24:36PM -- YEAH, IT MAKES THAT BUILDING LOOK A LOT HARDER THAN IT
 5:24:43PM PROBABLY WILL ONCE WE HAVE THAT AGAINST IT.
 5:24:45PM >>Michael Sheeley: TRY TO INCORPORATE THE ACCURATE
 5:24:48PM LANDSCAPING IN THE RENDERING WHEN YOU COME BACK.
 5:24:50PM THAT WOULD BE HELPFUL.
 5:24:54PM >>Greg Diserio: ANY OTHER QUESTIONS?
 5:25:00PM >>Barry Jones: WE APPRECIATE YOU ALL LISTENING.
 5:25:02PM I KNOW HOW IT IS TO GET WAY DOWN THE ROAD.
 5:25:07PM FRESH SET OF EYES.
 5:25:09PM >>Jim Wallace: SOUNDS EXCITING, JOHN.
 5:25:10PM >>Barry Jones: YES, WE LOOK FORWARD TO IT.
 5:25:14PM >> BRAD: THANKS, EVERYONE.
 5:25:15PM IF THERE ARE ANY OTHER QUESTIONS.
 5:25:17PM >>Barry Jones: I'M ASSUMING TRAFFIC COUNSELS ARE BEING DONE.
 5:25:20PM >> WE WILL PROVIDE A TRAFFIC IMPACT ANALYSIS.
 5:25:24PM >>Barry Jones: LOT LESS OF A CRUNCH TIME THAN ANY SCHOOL.
 5:25:27PM >> WE'LL HAVE ALL THAT INFORMATION, THE TIS WITH THE
 5:25:31PM DEVELOPMENT ORDER.
 5:25:32PM >>Anthony Gargano: BEFORE I OPEN THE PUBLIC PORTION, ANY
 5:25:35PM OTHER QUESTIONS OR COMMENTS, BOARD MEMBERS?
 5:25:44PM >>Dan Williams: AS FAR AS STORMWATER.
 5:25:46PM YOU MENTIONED THE ESTERO RIVER, GOING UNDER RIVER RANCH OR

 5:25:49PM HOW WILL YOU DIRECT WATER?
 5:25:51PM ISN'T THERE A FAIRLY GOOD SIZE DITCH?
 5:25:54PM >> DO YOU HAVE THE ROADSIDE DITCH ON THE SOUTHBOUND SIDE OF
 5:25:58PM RIVER RANCH.

5:25:58PM ALSO DRAINAGE INFRASTRUCTURE THAT'S UNDERNEATH THAT SWALE.
 5:26:02PM IN THE PREVIOUS DEVELOPMENT ORDER, WE HAD OUR DRY DETENTION
 5:26:06PM AREAS CONTROLLED BY OUTLET CONTROL STRUCTURE AND THEN PIPED
 5:26:10PM TO A CATCH BASIN THAT'S PRESENT WITHIN THAT DITCH.
 5:26:15PM THAT'S LIKELY THE SAME SCENARIO.
 5:26:18PM OTHERWISE GO INTO THE DRAINAGE INFRASTRUCTURE WHERE WE HAVE
 5:26:20PM AN ACTUAL STUBOUT FROM CORKSCREW.
 5:26:25PM WE HAVE, IF YOU CAN SEE HERE, WE HAVE A SPACE HERE RESERVED
 5:26:28PM FOR SOME AT-GRADE, OPEN DRY DETENTION WHERE WE COULD PUT A
 5:26:35PM CONTROL STRUCTURE THERE AND HAVE IT DISCHARGED TO CORKSCREW
 5:26:38PM WHERE IT WOULD THEN GO EAST AND INTO THE ESTERO RIVER, BUT
 5:26:42PM THAT'S STILL VERY PRELIMINARY AND WE'RE STILL WORKING
 5:26:46PM THROUGH THAT.
 5:26:48PM >>Barry Jones: WHERE DOES THAT DOWNSTREAM GO TO OFF RIVER
 5:26:52PM RANCH ROAD?
 5:26:53PM >> FROM RIVER RANCH, IT GOES NORTH TO TIE INTO CORKSCREW AND
 5:26:56PM THEN EAST.
 5:26:58PM IT ALL TIES INTO CORKSCREW AND THEN EAST.
 5:27:00PM >>Barry Jones: ULTIMATELY, BETTER TO LET IT GO THROUGH THE
 5:27:03PM SWALE.
 5:27:04PM GET MORE WATER QUALITY THAN CONNECTING INTO THE ROAD.

 5:27:07PM >> ABSOLUTELY.
 5:27:07PM WE'LL TAKE THAT INTO CONSIDERATION.
 5:27:11PM THANK YOU.
 5:27:13PM >>Anthony Gargano: OKAY.
 5:27:13PM I'M GOING TO OPEN THE PUBLIC PORTION.
 5:27:18PM IF YOU'VE COMPLETED A CARD AND SUBMITTED IT TO THE CLERK, IF
 5:27:25PM YOU ARE HERE AND HAVE NOT COMPLETED A CARD AND WOULD LIKE TO
 5:27:28PM SPEAK, WE'D LIKE TO HEAR FROM YOU AS WELL, BUT WE ASK THAT
 5:27:32PM YOU FILL OUT A CARD AND SUBMIT IT TO TAMMY.
 5:27:35PM >>Tammy Duran: CARLOS.
 5:27:36PM ARE YOU SPEAKING FOR THIS ONE?
 5:27:39PM YOU HAVE TO COME UP HERE.
 5:27:46PM STATE YOUR NAME FOR THE RECORD.
 5:27:50PM >> CARLOS COOK.
 5:27:51PM I LIVE AT OAKS OF ESTERO CIRCLE HERE IN ESTERO.
 5:27:54PM MAINLY MYSELF AND MY ASSOCIATE HERE ARE INTERESTED IN
 5:28:01PM KNOWING WHAT'S GOING TO HAPPEN IN REGARDS TO THE ISSUES WITH
 5:28:06PM TRAFFIC, NUMBER ONE.
 5:28:08PM I GUESS IT'S GOING TO BE DISCUSSED AGAIN.
 5:28:12PM ALSO, THE FLOODING WHICH IS AN ONGOING ISSUE, AND HOPEFULLY
 5:28:17PM WE WON'T SEE IT IN THE NEXT WEEK OR SO WITH THIS NEXT STORM
 5:28:21PM COMING IN.

5:28:23PM THE SWALES THAT WE HAVE NOW ON RIVER RANCH ARE TOTALLY
 5:28:27PM INADEQUATE.
 5:28:29PM THEY DON'T CARRY THE WATER AWAY.

5:28:31PM AND THOSE OF YOU THAT WERE AROUND DURING IRMA, ESPECIALLY
 5:28:34PM IRMA, HALF THE ROAD WAS FULL.
 5:28:40PM THE OTHER CONCERN I HAVE, I'LL BRING IT UP, THE LARGE
 5:28:43PM PARKING AREA HERE, THERE IS NO RETENTION POND.
 5:28:47PM THE WATER HAS GOT TO GO SOMEWHERE.
 5:28:49PM I KNOW THE ENGINEER MENTIONED IT WILL GO DOWN INTO THE SWALE
 5:28:53PM AND BE CARRIED OFF WHO KNOWS WHERE, HOPEFULLY TO THE ESTERO
 5:28:56PM RIVER.
 5:28:56PM THESE ARE THE TWO MAIN ISSUES THAT OUR NEIGHBORHOOD HAS IN
 5:29:04PM REGARDS TO -- BUT TRAFFIC IS BARELY TOUCHED ON HERE.
 5:29:11PM >>Barry Jones: A COUPLE OF THINGS FOR CONSIDERATION.
 5:29:14PM ONE, THE PROJECT HAS AN APPROVED DEVELOPMENT ORDER FOR A
 5:29:17PM SCHOOL, A DAY CARE, SCHOOL TYPE SCENARIO.
 5:29:20PM ALTHOUGH IT'S CURRENTLY NOT DEVELOPED, IT IS ENTITLED TO A
 5:29:25PM CERTAIN NUMBER OF TRIPS, IF YOU WILL.
 5:29:27PM WHEN THEY DO A TRAFFIC GENERATION STUDY, THEY'LL LOOK AT
 5:29:30PM THIS AND THEY'LL ALSO A MEDICAL OFFICE THIS FACILITY WILL
 5:29:34PM CREATE X NUMBER OF TRIPS BASED ON NATIONALLY APPROVED
 5:29:39PM STUDIES.
 5:29:39PM SO THEY DO A TRAFFIC ESTIMATE AND THEY COMPARE WHAT WAS TO
 5:29:43PM WHAT IS BEING PROPOSED.
 5:29:44PM AND THAT WILL BE PRESENTED AT THEIR NEXT PUBLIC HEARING AS
 5:29:49PM PART OF THEIR SUBMITTAL AND YOU'LL BE WELCOME TO COME IN AND
 5:29:53PM REVIEW THAT, JUST LIKE THE STAFF WILL REVIEW IT AND OFFER
 5:29:57PM INPUT.

5:29:58PM THE P.E. THAT SIGNS IT HAS TO REVIEW IT AND PUT HIS LICENSE
 5:30:01PM ON THE LINE SO THEY DON'T JUST MAKE NUMBERS UP.
 5:30:04PM AND THEN WITH RESPECT TO DRAINAGE, THE WATER MANAGEMENT
 5:30:09PM DISTRICT, THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT
 5:30:11PM REVIEWS IT AND THEN AGAIN STAFF REVIEWS IT TO MAKE SURE IT'S
 5:30:16PM CONSISTENT WITH THE CURRENT RULES AND REGULATIONS.
 5:30:18PM YOU MENTIONED IRMA AND THE FLOODING, I THINK IT'S IMPORTANT
 5:30:24PM FOR PEOPLE TO UNDERSTAND THAT THESE SYSTEMS ARE DESIGNED TO
 5:30:26PM FLOOD.
 5:30:27PM YOUR ROADS ARE DESIGNED AT LEAST UNTIL RECENTLY, ANYTHING
 5:30:30PM OVER A TEN-YEAR STORM, THE ROADS WOULD START FLOODING.
 5:30:34PM NOW THE VILLAGE HAS UPPED IT TO A 25-YEAR STORM.
 5:30:37PM BUT MOST OF THE SYSTEMS ARE DESIGNED WITH CERTAIN DESIGN
 5:30:40PM EVENTS.

5:30:41PM THE ROADS ARE INTENDED TO FLOOD.
 5:30:42PM THEY PROVIDE PART OF THE STORAGE OF OVERALL DRAINAGE SYSTEM.
 5:30:47PM AS A CIVIL ENGINEER THAT'S DESIGNED A LOT OF ROADS, FLOODED
 5:30:50PM A LOT OF YEARS AND HAD PEOPLE GO, WHY ARE THE ROADS FLOODED?
 5:30:54PM BECAUSE THAT'S WHAT THE RULES AND THE SYSTEM WAS DESIGNED
 5:30:57PM TO, WHEN YOU TAKE THE STORAGE OUT OF THE ROADWAYS,
 5:30:59PM EVERYTHING GOES UP BECAUSE THERE'S LESS STORAGE IN THE
 5:31:02PM SYSTEM, SO IT'S ALL IN THE LAKE OR THE DRAINAGE SYSTEM.
 5:31:05PM WHEN PEOPLE SAY IT FLOODED DURING AN EXTREME EVENT, YES, IT
 5:31:10PM IS INTENDED TO FLOOD DURING AN EXTREME EVENT AND IT WILL
 5:31:13PM CONTINUE TO FLOOD DURING AN EXTREME EVENT AND THERE'S

 5:31:16PM NOTHING WE CAN DO TO CHANGE THAT.
 5:31:17PM JUST PERSPECTIVE FROM THIS PERSON.
 5:31:24PM >>Kristin Jeannin: I DO THINK THEY ARE NOT FULLY COMPLETE
 5:31:26PM YET, BUT IT LOOKS LIKE THEY HAVE A STORM RETENTION AREA
 5:31:29PM POTENTIALLY PLANNED FOR THE NORTH OF THE PARKING LOT BECAUSE
 5:31:32PM THAT'S FULL OF CYPRESS TREES IN THERE.
 5:31:36PM >> I UNDERSTAND THAT'S THE CASE.
 5:31:38PM IT'S BEEN IN PLANNING EVER SINCE IRMA.
 5:31:43PM THAT ALONG WITH THE SEPTIC SYSTEMS ON SOME OF THE ROADS, ALL
 5:31:48PM THAT HAS TO BE UPGRADED.
 5:31:52PM I JUMP BACK TO THE TRAFFIC AGAIN, ONCE THE WINTER PEOPLE
 5:31:56PM COME, THE SEASONAL PEOPLE AND SCHOOL IS BACK IN SESSION,
 5:32:00PM ANYBODY THAT LIVES IN OR ABOUT RIVER RANCH KNOWS IT'S
 5:32:05PM BASICALLY A ZOO.
 5:32:06PM IN THE MORNINGS AND ALSO IN THE AFTERNOONS.
 5:32:10PM THIS IS JUST GOING TO CONTRIBUTE TO IT.
 5:32:12PM THE CURB CUT IS ON RIVER RANCH.
 5:32:17PM IT'S NOT ON CORKSCREW.
 5:32:18PM THESE ARE ALL THINGS THAT WE HAVE CONCERN, YOU KNOW, LIVING
 5:32:25PM IN THE NEIGHBORHOOD THAT WE'RE CONCERNED ABOUT.
 5:32:26PM I JUST FIGURED I'D COME AND BLAST YOU A LITTLE ON IT.
 5:32:30PM >>Barry Jones: WE APPRECIATE YOU BEING HERE.
 5:32:33PM >> THANK YOU.
 5:32:34PM >>Anthony Gargano: THIS IS PROBABLY A LESS INTENSE USE THAN
 5:32:40PM WHAT WAS PREVIOUSLY APPROVED WITH THE SCHOOL.

 5:32:42PM >>Jim Wallace: RIGHT.
 5:32:43PM EXACTLY.
 5:32:45PM >>Anthony Gargano: THERE WAS A CONCENTRATION OF TRAFFIC
 5:32:49PM ACTUALLY AT THE WRONG TIME IN THE MORNING AND AFTERNOON WITH
 5:32:54PM REGARD TO A SCHOOL LOCATION.
 5:32:58PM THIS TYPE OF APPLICATION, THERE'S TRAFFIC, BUT IT'S SPREAD

5:33:06PM THROUGH THE DAY AND OVERALL A LESS INTENSE USE THAN THE
 5:33:09PM SCHOOL WAS.
 5:33:13PM >>Jim Wallace: IT'S AN IMPROVEMENT.
 5:33:15PM >> OKAY.
 5:33:15PM THANK YOU.
 5:33:16PM >>Mary Gibbs: MAY I MAKE A COMMENT?
 5:33:18PM JUST ONE COMMENT.
 5:33:20PM WITH REGARD TO THE ACCESS ON CORKSCREW, BECAUSE THE
 5:33:23PM APPLICANT DID ASK US BEFORE ABOUT HAVING AN ACCESS ON
 5:33:26PM CORKSCREW, BUT THE COUNTY WILL NOT ALLOW AN ACCESS ON
 5:33:29PM CORKSCREW BECAUSE IT IS TOO CLOSE TO THE SIGNAL AT RIVER
 5:33:32PM RANCH.
 5:33:33PM WE ASKED THEM TO LOCATE THE ACCESS AS FURTHER SOUTH AS THEY
 5:33:36PM COULD TO HELP AMELIORATE THE SITUATION ON RIVER RANCH.
 5:33:42PM ONE OTHER THING, AND JUST FOR WHEN THE STAFF WAS LOOKING AT
 5:33:48PM THIS AND THINKING MEDICAL OFFICE SEEMED A MORE APPROPRIATE
 5:33:52PM USE, THE DAY CARE DID HAVE THOSE PEAK HOUR TRAFFIC
 5:33:54PM GENERATIONS.
 5:33:55PM WE'VE HAD REQUESTS FOR THIS PROPERTY SINCE THE DAY CARE

 5:33:59PM OWNER SAID HE DIDN'T WANT TO PROCEED WITH THAT.
 5:34:01PM AND WE'VE HAD REQUESTS FOR LIKE LIVE LOCAL, FIVE-STORY
 5:34:05PM APARTMENT COMPLEX.
 5:34:06PM I'M NOT SAYING THAT TO THREATEN ANY NEIGHBORS.
 5:34:09PM BUT I'M JUST SAYING THIS IS WHAT THE STAFF IS DEALING WITH
 5:34:12PM EVERY DAY.
 5:34:12PM HEY, CAN I DO 300 UNITS, FIVE-STORY APARTMENTS ON THIS FOUR
 5:34:16PM ACRE SITE?
 5:34:18PM SO WHEN WE'RE LOOKING AT THIS AND SAW THE MEDICAL USE, THIS
 5:34:22PM SEEMS LIKE SOMETHING THAT'S MUCH MORE COMPATIBLE WITH THE
 5:34:26PM NEIGHBORHOOD IN GENERAL BEING THAT IT IS ALREADY ZONED
 5:34:29PM COMMERCIAL.
 5:34:30PM >>Anthony Gargano: THANK YOU, MARY.
 5:34:31PM ANY MORE CARDS?
 5:34:33PM >>Tammy Duran: YES.
 5:34:34PM MIKE.
 5:34:35PM OKAY.
 5:34:36PM THEN, NO, WE HAVE NO MORE CARDS.
 5:34:38PM >>Anthony Gargano: IS THERE ANYONE ELSE HERE IN THE AUDIENCE
 5:34:40PM THAT WISHES TO BE HEARD ON THIS MATTER?
 5:34:43PM NO.
 5:34:47PM OKAY.
 5:34:47PM I'LL CLOSE THE PUBLIC PORTION.
 5:34:49PM DID YOU WANT TO SAY SOMETHING, BRAD?

5:34:52PM >> I WANTED TO AT LEAST RESPOND TO THE PUBLIC COMMENT ABOUT

5:34:55PM THE RETENTION AREA ON-SITE.

5:34:57PM WE UNDERSTAND THAT IT'S ISOLATED TO A CERTAIN LOCATION NORTH

5:35:02PM AND SOUTH OF THE SITE.

5:35:03PM WE ALSO INTEND TO SUPPLEMENT THE SITE WITH ADDITIONAL

5:35:07PM RETENTION POND WITH THE USE OF STORAGE CHAMBERS UNDERNEATH

5:35:09PM THE PARKING AREA.

5:35:10PM AND WITH THAT, WE'LL ALLOW THE SYSTEM TO STAGE UP AND ALL OF

5:35:15PM THE FLOW FROM THE PROPERTY WILL BE REGULATED THROUGH AN

5:35:18PM ORIFICE ON A DRAINAGE STRUCTURE SO IT'S NOT JUST OPEN

5:35:22PM FLOWING INTO THE DRAINAGE INFRASTRUCTURE AND THE

5:35:24PM RIGHTS-OF-WAY.

5:35:25PM IT WILL BE A CONTROL, LIMITED FLOW BASED ON THE REGULATIONS

5:35:30PM ESTABLISHED BY THE WATER MANAGEMENT DISTRICT.

5:35:33PM >>Anthony Gargano: THANK YOU.

5:35:34PM ANY OTHER COMMENTS OR QUESTIONS?

5:35:35PM OKAY.

5:35:37PM THANK YOU FOR YOUR TIME.

5:35:39PM THANK YOU FOR THE PRESENTATION.

5:35:41PM IT LOOKS LIKE A REALLY GOOD PROJECT.

5:35:47PM WE LOOK FORWARD TO WELCOMING YOU TO ESTERO.

5:35:49PM >>Mary Gibbs: IF I COULD SAY ONE MORE THING, JUST IN TERMS

5:35:53PM OF NEXT STEPS FOR THE RESIDENTS, THERE'S NO APPLICATION AT

5:35:56PM THIS POINT, BUT WHEN THEY DO SUBMIT AN APPLICATION AND IF

5:35:59PM THE NEIGHBORS WANT TO COME OVER AND MEET WITH THE STAFF,

5:36:02PM WE'RE HAPPY TO GO EXPLAIN SOME OF THESE THINGS TO THEM ABOUT

5:36:05PM THE TRAFFIC, AS SOON AS WE GET INFORMATION.

5:36:09PM >>Anthony Gargano: THAT'S GREAT, MARY.

5:36:10PM THANK YOU.

5:36:10PM OKAY.

5:36:14PM >>Jim Wallace: I WOULD LIKE TO SAY THAT I THINK THIS

5:36:18PM BUSINESS IS A WONDERFUL ADDITION TO ESTERO.

5:36:21PM I THINK PERSONALLY I WOULD HAVE TO SAY, I THINK WE SHOULD

5:36:25PM WORK HARD TO MAKE SURE THESE PEOPLE CAN FULFILL THEIR DREAMS

5:36:32PM OF BEING HERE.

5:36:33PM >>Anthony Gargano: OKAY.

5:36:34PM THANK YOU, JIM.

5:36:36PM >> THANK YOU.

5:36:38PM >>Anthony Gargano: FOR THE NEXT SESSION, THE BOARD WILL BE

5:36:43PM SITTING IN A QUASI-JUDICIAL APPLICATION.

5:36:52PM I HAVE SOMETHING I NEED TO READ HERE.

5:36:54PM THIS MEETING'S AGENDA INCLUDES CERTAIN QUASI-JUDICIAL

5:36:58PM APPLICATIONS, IN THESE MATTERS, THE BOARD SITS IN A
 5:37:03PM QUASI-JUDICIAL CAPACITY.
 5:37:05PM IF YOU INTEND TO PROVIDE TESTIMONY ON ANY OF THE
 5:37:08PM APPLICATIONS OR ON THIS APPLICATION, YOU MUST BE SWORN IN BY
 5:37:11PM THE BOARD ATTORNEY, AND YOU SHOULD ALSO FILL OUT A PUBLIC
 5:37:15PM SPEAKER'S CARD AND GIVE IT TO THE DEPUTY VILLAGE CLERK
 5:37:19PM BEFORE THE ITEM IS CALLED.
 5:37:20PM IN GENERAL, ON EACH APPLICATION, WE'LL FIRST HEAR AN
 5:37:26PM INTRODUCTION FROM THE VILLAGE COMMUNITY DEVELOPMENT

 5:37:28PM DIRECTOR, AND THEN A PRESENTATION FROM THE APPLICANT.
 5:37:31PM THE DIRECTOR MAY THEN MAKE A PRESENTATION.
 5:37:35PM AFTER THIS, I WILL ALLOW ANYONE FROM THE AUDIENCE WHO HAS
 5:37:37PM BEEN SWORN TO PROVIDE TESTIMONY.
 5:37:41PM PLEASE BE PRECISE, CONCISE, AND DO NOT EXCEED FIVE MINUTES.
 5:37:46PM YOU'LL BE ON THE CLOCK.
 5:37:47PM THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS AND
 5:37:53PM PROVIDE REBUTTAL.
 5:37:55PM NOW, ABOUT CROSS-EXAMINATION, WITNESSES, INCLUDING THE
 5:37:58PM PUBLIC, MAY BE SUBJECT TO CROSS-EXAMINATION.
 5:38:03PM THE PUBLIC WILL NOT BE PERMITTED TO CROSS-EXAMINE WITNESSES,
 5:38:06PM BUT THE PUBLIC MAY REQUEST THE BOARD TO DIRECT QUESTIONS ON
 5:38:10PM THEIR BEHALF TO EITHER THE STAFF OR THE APPLICANT.
 5:38:13PM PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
 5:38:17PM INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
 5:38:19PM IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
 5:38:24PM AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
 5:38:28PM IN ADDITION, BEFORE THE PRESENTATION ON THE APPLICATION
 5:38:32PM BEGINS, ANY WRITTEN COMMUNICATIONS THAT HAVE BEEN RECEIVED
 5:38:34PM ON THE QUASI-JUDICIAL MATTER WILL BE PLACED INTO THE PUBLIC
 5:38:38PM RECORD.
 5:38:40PM I WILL ALSO ASK EACH BOARD MEMBER TO DISCLOSE ANY EX PARTE
 5:38:44PM COMMUNICATIONS REGARDING THE PARTICULAR APPLICATION BEFORE
 5:38:47PM IT IS HEARD, AND ANY BOARD MEMBER THAT MIGHT HAVE A CONFLICT
 5:38:51PM REGARDING THE APPLICATION MUST DECLARE THAT CONFLICT, WILL

 5:38:56PM NOT BE ALLOWED TO PARTICIPATE IN THE DISCUSSION OR VOTE ON
 5:38:58PM THE APPLICATION.
 5:38:59PM SO, WILL ALL THOSE WHO INTEND TO TESTIFY IN THIS MATTER,
 5:39:05PM PLEASE STAND, RAISE YOUR RIGHT HAND AND OUR BOARD ATTORNEY
 5:39:08PM WILL ADMINISTER THE OATH.
 5:39:11PM >>Nancy Stroud: DO YOU SWEAR OR AFFIRM THAT THE --
 5:39:13PM [INAUDIBLE] -- WHOLE TRUTH AND NOTHING BUT THE TRUTH?
 5:39:22PM >>Anthony Gargano: OKAY.

5:39:23PM BOARD MEMBERS, ANY EX PARTE COMMUNICATIONS?
 5:39:25PM >> NO.
 5:39:25PM >> NO.
 5:39:26PM >> NONE.
 5:39:27PM >> NO.
 5:39:27PM >>Anthony Gargano: ANY CONFLICTS?
 5:39:28PM >> NONE.
 5:39:30PM >> NO.
 5:39:30PM >> NO.
 5:39:30PM >>Anthony Gargano: OKAY.
 5:39:31PM MARY, DO YOU WANT TO TEE THIS UP?
 5:39:41PM >>Mary Gibbs: GOOD EVENING AGAIN.
 5:39:43PM IT WOULDN'T BE A PLANNING AND ZONING MEETING AND DESIGN
 5:39:48PM BOARD WITHOUT SOME KIND OF PICKLEBALL, RIGHT?
 5:39:51PM LET'S TALK ABOUT THE SHADOW WOOD LIFESTYLE CENTER.
 5:39:54PM YOU'VE SEEN THIS AT PUBLIC -- THE PUBLIC INFORMATION MEETING
 5:39:59PM WAS IN FEBRUARY.

 5:40:00PM IT WAS A LITTLE WHILE BACK.
 5:40:01PM THEY SUBMITTED THEIR DEVELOPMENT ORDER.
 5:40:03PM AND THEY ARE -- THE BUILDING IS ABOUT 34,000 SQUARE FEET.
 5:40:08PM THE LIFESTYLE CENTER, AND IT'S LOCATED INTERNALLY TO THE
 5:40:12PM BROOKS AT SHADOW WOOD ON OAKWILDE BOULEVARD, WHICH IS WHERE
 5:40:15PM THE CLUBHOUSE IS LOCATED.
 5:40:17PM YOU'VE SEEN IT BEFORE WHEN THEY CAME IN TO DO SOME CLUBHOUSE
 5:40:20PM RENOVATIONS AS WELL.
 5:40:21PM THEY ARE PROPOSING THE SIX INDOOR PICKLEBALL COURTS, A
 5:40:26PM LITTLE DINING AREA, TENNIS -- A TENNIS PROSHOP, OUTDOOR POOL
 5:40:33PM IS GOING TO BE ADDED, AND THEN THEY'LL RELOCATE THE EXISTING
 5:40:36PM TENNIS COURTS TO THE OTHER SIDE OF THE BUILDING, DO SOME
 5:40:38PM MODIFICATIONS TO THE PARKING LOT, THE STORMWATER, AND A
 5:40:41PM LITTLE BIT OF BUFFER SUPPLEMENTING AND CHANGE THE ENTRY
 5:40:44PM DRIVE.
 5:40:45PM THERE'S NO MONUMENT SIGN INVOLVED WITH THIS APPLICATION.
 5:40:49PM SO THE CONSTRUCTION IS EXPECTED TO BE IN TWO PHASES.
 5:40:56PM THEY ARE ACTUALLY READY ALMOST TO GET THEIR VEGETATION
 5:40:59PM REMOVAL PERMIT.
 5:40:59PM THEY ARE LOOKING AT HOURS OF CONSTRUCTION, 7:30 TO 5:30,
 5:41:03PM MONDAY THROUGH SATURDAY.
 5:41:04PM IF YOU RECALL, WE HAD THIS A WHILE BACK FOR A FINAL PLAN
 5:41:09PM APPROVAL FOR THE FINAL ZONING PLAN APPROVAL.
 5:41:11PM AT THAT TIME, THEY ASKED FOR THE DEVIATION FOR THE COLORS
 5:41:14PM BECAUSE THE BUILDING IS SHADES OF WHITE TO MATCH THE

5:41:19PM EXISTING CLUBHOUSE.
 5:41:20PM SO THAT WENT TO COUNCIL, AND THEY APPROVED THE DEVIATION FOR
 5:41:24PM THE COLOR.
 5:41:24PM SO THAT'S ALREADY BEEN APPROVED AND THE ARCHITECTURE
 5:41:29PM BASICALLY MATCHES THE EXISTING THAT YOU'VE ALREADY SEEN.
 5:41:32PM WE'RE RECOMMENDING APPROVAL WITH STIPULATIONS.
 5:41:36PM THEY DON'T HAVE THE BSU APPROVAL QUITE YET, SO WE'RE SAYING
 5:41:39PM PRIOR TO COMMENCEMENT OF THE BSU, WE NEED TO HAVE THE BSU
 5:41:44PM APPROVAL, WHICH THEY ARE EXPECTING QUITE SOON.
 5:41:47PM AND THEN WE HAVE A STIPULATION THAT THE OUTDOOR LIGHTING HAS
 5:41:52PM TO MEET THE LUMENS AND FOOT-CANDLES OF THE CODE.
 5:41:56PM THEY HAD A PLAN THAT DIDN'T QUITE MEET IT AND HAD TO REVISE
 5:41:59PM THE PLAN.
 5:41:59PM WE JUST GOT REVISED PLANS BACK ACTUALLY YESTERDAY.
 5:42:03PM KIND OF CLOSE TO THE WIRE WITH THE PLANS.
 5:42:05PM WE HAVE A STIPULATION ABOUT THE OUTDOOR TENNIS COURT
 5:42:08PM LIGHTING BEING TURNED OFF AT 9 P.M., WHICH IS WHAT THEY DO
 5:42:12PM NOW WITH THE EXISTING TENNIS COURT LIGHTING.
 5:42:14PM AND ANY SIGNAGE WOULD REQUIRE SEPARATE PERMIT, BUT THEY ARE
 5:42:18PM NOT PROPOSING THE MONUMENT SIGN.
 5:42:20PM AND CONSTRUCTION HOURS, WE LIMIT IT TO WHAT THEY SAID THEY
 5:42:25PM WOULD DO, 7:30 TO 5:30, MONDAY THROUGH SATURDAY.
 5:42:28PM AND THEN WE ALSO HAVE A STIPULATION BECAUSE THEY DON'T MEET
 5:42:32PM THE REQUIRED PARKING ON THE SITE PER THE LAND DEVELOPMENT
 5:42:37PM CODE, THEY WOULD NEED TO USE SOME OF THE SPACES ACROSS THE

 5:42:40PM STREET AT THE MAINTENANCE FACILITY.
 5:42:41PM SO WE SAID YOU CAN UTILIZE THOSE PARKING SPACES ACROSS THE
 5:42:46PM STREET, BUT WE NEED TO HAVE THEM MARKED FOR CLUBHOUSE
 5:42:49PM PARKING ONLY.
 5:42:52PM >>Jim Wallace: MARY, HOW MANY SPACES ARE REQUIRED ACROSS THE
 5:42:54PM STREET?
 5:42:55PM >>Mary Gibbs: WELL, WE HAVE 46.
 5:42:58PM >>Jim Wallace: 46 OF THE SPACES WILL BE ACROSS THE STREET?
 5:43:02PM >>Mary Gibbs: YES.
 5:43:02PM BUT I'M GOING TO LET THE ENGINEER EXPLAIN THAT.
 5:43:06PM >>Jim Wallace: WOW.
 5:43:07PM >>Mary Gibbs: BECAUSE THE LAND DEVELOPMENT CODE, THERE WAS
 5:43:10PM AN APPROVAL UNDER THE COUNTY HAD ISSUED THE DEVELOPMENT
 5:43:13PM ORDER YEARS AGO.
 5:43:14PM THE PARKING KIND OF CHANGED IN THE MEANTIME, AND WE'RE
 5:43:16PM TRYING TO RETROFIT AN EXISTING SITE INTO THE CURRENT CODE AS
 5:43:20PM MUCH AS POSSIBLE.
 5:43:21PM THEY WILL EXPLAIN BECAUSE THEY'VE GOT CERTAIN USES.

5:43:27PM YOU COME, YOU PLAY PICKLEBALL, YOU MIGHT HAVE LUNCH.
 5:43:29PM YOU USE THE POOL.
 5:43:30PM PEOPLE DO MULTIPLE USES.
 5:43:33PM AGAIN, I'LL LET THE APPLICANT EXPLAIN THAT.
 5:43:35PM THEY DO MEET THE PARKING IF WE INCLUDE THAT MAINTENANCE
 5:43:38PM FACILITY.
 5:43:42PM >>Jim Wallace: [LAUGHTER]

5:43:46PM >>Mary Gibbs: IF NO OTHER QUESTIONS, I'LL TURN IT OVER.
 5:43:50PM >>Anthony Gargano: MARY, I HAVE A QUESTION.
 5:43:52PM IN THE STAFF REPORT, THERE WAS A MATTER THAT WAS STILL BEING
 5:43:54PM RESOLVED.
 5:43:55PM THE WHEEL STOP OVERHANG.
 5:43:56PM >>Mary Gibbs: THAT GOT RESOLVED.
 5:43:59PM THESE WERE SOME LATE-BREAKING REVISIONS, AND THEY FIXED THE
 5:44:04PM LANDSCAPING AND THAT'S BEEN RESOLVED.
 5:44:10PM >>Mary Gibbs: ADRIAN KARAPICI, THE ARCHITECT, I THINK WILL
 5:44:16PM KICK IT OFF.
 5:44:18PM AND BLAIR FOLEY.
 5:44:20PM I THINK THEY WILL DO TAG TEAM PRESENTATION.
 5:44:37PM >> GOOD AFTERNOON, EVERYONE.
 5:44:38PM CAN YOU ALL HEAR ME OKAY?
 5:44:39PM FOR THE RECORD, ADRIAN KARAPICI WITH AM DESIGN GROUP,
 5:44:46PM ARCHITECTURE FIRM IN TOWN.
 5:44:47PM I'M THE ARCHITECT OF RECORD.
 5:44:51PM HERE WITH ME TODAY IS BLAIR FOLEY.
 5:44:54PM HE IS THE CIVIL ENGINEER FOR THE PROJECT.
 5:44:56PM I COULDN'T HAVE SAID IT BETTER FOLLOWING MARY'S DESCRIPTION
 5:45:04PM OF THE PROJECT.
 5:45:05PM IT'S BASICALLY WHAT IT IS.
 5:45:06PM IT IS A ONE-STORY BUILDING.
 5:45:08PM WE BROUGHT SOME EXTERIOR RENDERINGS FOR YOU IN LARGE FORMAT.
 5:45:13PM IT IS A ONE-STORY BUILDING.

5:45:15PM INSIDE SHADOW WOOD COMMUNITY.
 5:45:17PM IT'S IN THE SAME PLOT OF LAND ALONG WITH THE CLUBHOUSE.
 5:45:23PM IT'S GOING TO INVOLVE RELOCATING EIGHT TENNIS COURTS.
 5:45:26PM SIX INDOOR PICKLEBALL COURTS, INSIDE A RESTAURANT THAT IS
 5:45:30PM GOING TO BE SERVING THE POOL.
 5:45:32PM A POOL BUILDING AND REORIENTATION OF THE PARKING LOT AND
 5:45:41PM REINTRODUCING OF A NEW ENTRY DRIVE FOR THE CLUBHOUSE FROM
 5:45:46PM OAKWILDE BOULEVARD.
 5:45:47PM BLAIR, DO YOU WANT TO ADD ANYTHING?
 5:45:52PM >> GOOD EVENING, BOARD MEMBERS.

5:45:55PM BLAIR FOLEY, FOR THE RECORD.
 5:45:56PM THANKS FOR HAVING US HERE.
 5:45:58PM WE WERE HERE BACK IN FEBRUARY.
 5:45:59PM NOW WE'VE GOT MOST OF THE PLANS PUT TOGETHER.
 5:46:02PM MARY DID GIVE A GOOD SUMMARY.
 5:46:04PM I'D LIKE TO ADDRESS JUST TO START THAT THE SITE AT FIRST
 5:46:09PM WHEN YOU LOOKED AT IT, IT IS AN EXISTING PARKING AREA, WITH
 5:46:12PM ALL THE INFRASTRUCTURE SERVES THE CLUBHOUSE, WATER, SEWER,
 5:46:15PM DRAINAGE, AND YOU WOULD THINK IT WOULD BE RATHER
 5:46:18PM STRAIGHTFORWARD JUST TO ADD A BUILDING TO IT, BUT IT REALLY
 5:46:21PM WASN'T.
 5:46:21PM THERE WERE A LOT OF CONFLICTS WE HAD TO ADDRESS WHERE WE
 5:46:24PM MOVED UTILITIES, MOVED DRAINAGE LINES.
 5:46:27PM WE RECONSOLIDATED THE TENNIS COURTS IN AN AREA THAT WOULD BE
 5:46:32PM BETTER SERVED WITH THIS NEW BUILDING.

 5:46:34PM AND THE NEW BUILDING ITSELF IS FABULOUS.
 5:46:37PM IT'S GOING TO PROVIDE INDOOR PICKLEBALL LIKE A GRAB AND GO.
 5:46:41PM I LIVE IN A COMMUNITY VERY SIMILAR TO THIS.
 5:46:44PM WINDEMERE IN NAPLES, AND IT IS VERY SIMILAR, WHERE PEOPLE
 5:46:47PM SHOW UP.
 5:46:48PM THEY DO A LITTLE EXERCISE.
 5:46:49PM THEY DO GRAB AND GO.
 5:46:50PM MIGHT PLAY TENNIS.
 5:46:51PM WHEN YOU LOOK AT THE PARKING, THIS IS ALL KIND OF ADDING UP
 5:46:54PM TO THE PARKING DISCUSSION, EACH ONE OF THE COMPONENTS
 5:46:58PM REQUIRES IN THE NEW CODE A PARKING DEMAND, IF YOU WILL, FOR
 5:47:02PM THE CLUB.
 5:47:02PM THE CLUB IS THE SAME MEMBERSHIP AS IT WAS.
 5:47:05PM THERE'S NO NEW MEMBERSHIPS AVAILABLE.
 5:47:08PM IT IS A CLOSED COMMUNITY, NOT OPEN TO THE PUBLIC.
 5:47:10PM SO WE WERE ABLE TO LOOK AT THE MAINTENANCE BUILDING AND
 5:47:16PM ENJOY AN OPPORTUNITY TO SHARE THAT PARKING.
 5:47:18PM THAT PARKING, THERE ARE 46 SPACES THAT WE'RE CLAIMING.
 5:47:21PM MOST OF THOSE WILL BE USED BY STAFF.
 5:47:24PM IN ADDITION TO THOSE 46, THERE'S 35 EXCESS PARKING SPACES
 5:47:29PM BEYOND WHAT IS REQUIRED FOR THE MAINTENANCE FACILITY.
 5:47:33PM SO IT'S WAY, WAY OVER-PARKED.
 5:47:36PM IT HAS A PEDESTRIAN CONNECTIVITY TO THE PARKING LOT.
 5:47:39PM SO I THINK THAT'S IMPORTANT TO NOTE.
 5:47:42PM WE WERE UNDER THIS ORIGINAL DEVELOPMENT ORDER, AND WE HAD TO

 5:47:46PM KIND OF LIVE WITH THE BUFFERS, THE SIDEWALKS, THE PARKING
 5:47:49PM NUMBER.

5:47:52PM OUR SITE IS PRETTY LIMITED TO WHAT YOU CAN DO.
 5:47:55PM IT WAS UNDER AN OLDER DEVELOPMENT ORDER.
 5:47:57PM NOW WITH THE NEW DEVELOPMENT ORDER, WE'RE BRINGING IT UP TO
 5:48:00PM CODE.
 5:48:00PM AND A LOT OF THOSE CHANGES ARE REFLECTED HERE.
 5:48:03PM IT WAS MORE OF A CHALLENGE.
 5:48:05PM IT WASN'T AS STRAIGHTFORWARD I THINK AS ANYBODY THOUGHT.
 5:48:07PM THAT BEING SAID, WE DO PROVIDE THE LANDSCAPE REQUIREMENTS.
 5:48:12PM BASICALLY A D BUFFER ALONG THE TWO RIGHT-OF-WAY PERIMETERS.
 5:48:15PM THERE ARE SOME LANDSCAPING TREES THERE NOW.
 5:48:18PM WE ARE ENHANCING THOSE.
 5:48:19PM AGAIN, BEING SHADOW WOOD COUNTRY CLUB, THERE WILL BE
 5:48:26PM LANDSCAPING AND SIGNIFICANT LANDSCAPING BEYOND THE CODE
 5:48:28PM MINIMUM.
 5:48:29PM SO WHAT WE'VE PROVIDED IS A CODE MINIMUM LANDSCAPE PLAN THAT
 5:48:32PM WAS REVIEWED BY BILL PRYSI OVER AT BOWMAN ENGINEERING.
 5:48:37PM HE HAD A LOT OF BACK AND FORTH, AND THERE WAS AN ISSUE
 5:48:41PM BROUGHT UP ABOUT THE GRASSES.
 5:48:43PM WE DID END UP MOVING THE HEDGE TO THE OTHER SIDE OF THE
 5:48:45PM SIDEWALK THAT HE HAD RECOMMENDED.
 5:48:46PM SO FROM A CIVIL ENGINEERING PERSPECTIVE AND LANDSCAPE
 5:48:50PM PERSPECTIVE, WE FEEL THAT WE'VE MET THE CODE.
 5:48:53PM MARY AND HER STAFF, LIMITED AS IT WAS WHEN WE STARTED, WERE

 5:48:58PM TREMENDOUS TO WORK WITH.
 5:48:59PM NOW SHE'S ADDED A FEW MORE PEOPLE TO HELP HER GET THROUGH
 5:49:03PM SOME OF THE REVIEWS.
 5:49:04PM WE'RE HAPPY TO ANSWER ANY QUESTIONS OR ANY SPECIFIC ITEMS
 5:49:07PM THAT YOU MAY HAVE AT THIS TIME.
 5:49:09PM >>Michael Sheeley: CAN YOU SHOW US THE SITE PLAN, WHERE THE
 5:49:11PM RELATIONSHIP OF THE MAINTENANCE FACILITY IS?
 5:49:21PM >> IT'S GOING TO BE HARD TO SEE ON THE SCALE, UNFORTUNATELY.
 5:49:24PM IT'S TO THE NORTH.
 5:49:29PM YOU'LL SEE WHERE THE NEW DRIVEWAY COMES IN.
 5:49:32PM THE MAINTENANCE FACILITY IS IMMEDIATELY ADJACENT TO THE SITE
 5:49:34PM JUST TO THE NORTH, RIGHT WHERE THAT --
 5:49:40PM I HAVE A PLAN FROM THE OLD WilsonMiller DRAWING FROM 30
 5:49:43PM YEARS AGO.
 5:49:44PM I DON'T KNOW IF I CAN PUT IT INTO THE RECORD.
 5:49:46PM I CAN HAND IT OUT AND PASS IT ALONG AND SHOW IT TO YOU.
 5:49:50PM >>Michael Sheeley: YOU SAID THAT'S MOSTLY FOR EMPLOYEE
 5:49:52PM PARKING.
 5:49:53PM >> I THINK THAT WOULD BE THE IDEA.
 5:49:54PM WE WOULD USE THAT FOR -- I DON'T MEAN TO SPEAK FOR THE CLUB.

5:49:58PM I THINK THAT MAKES THE MOST SENSE --
 5:50:01PM >>Kristin Jeannin: THE AERIAL PLAN.
 5:50:07PM >> YOU CAN SEE IT THERE.
 5:50:09PM AT THE VERY TOP OF THE DRAWING, YOU CAN START TO SEE THE
 5:50:12PM MAINTENANCE FACILITY TO THE NORTH.

 5:50:16PM >>Kristin Jeannin: YOU PROBABLY DON'T HAVE A POINTER, BUT
 5:50:19PM WHERE -- IF PEOPLE WERE TO PARK THERE TO COME TO THIS
 5:50:23PM FACILITY, YOU'RE SAYING PROBABLY STAFF WOULD, RIGHT, WHERE
 5:50:27PM WOULD THEY CROSS?
 5:50:28PM >> THERE IS A CROSSWALK THAT'S AVAILABLE AND WE'RE ADDING
 5:50:33PM ONE AS WELL.
 5:50:35PM THROUGHOUT THE PARKING LOT, WE ARE PROVIDING MORE
 5:50:37PM CONNECTIVITY THAN WHAT'S THERE TODAY.
 5:50:39PM IF I MAY HAND OUT THIS DRAWING, IT MIGHT BE HELPFUL.
 5:50:51PM >>Jim Wallace: IT'S JIM WALLACE REMOTELY, SO I CAN'T SEE
 5:50:55PM THAT.
 5:50:56PM CAN I ASK ONE QUESTION, WHICH I GUESS MAYBE PUTS EVERYTHING
 5:50:59PM IN PERSPECTIVE.
 5:51:00PM WE'RE TALKING REALLY SHARED PARKING, GRAB AND GO, AND ALSO
 5:51:05PM PLAYING PICKLEBALL OR WHATEVER THEY ARE DOING.
 5:51:07PM I APPRECIATE THAT.
 5:51:08PM TO PUT IT IN PERSPECTIVE, OF THE TOTAL PARKING SPACES, HOW
 5:51:15PM MANY ARE THERE?
 5:51:16PM I GET A PERSPECTIVE, 800 PARKING SPACES, 46 ISN'T VERY MUCH.
 5:51:22PM BUT IF IT'S ONLY 200 PARKING SPACES, THEN 46 IS OBVIOUSLY A
 5:51:26PM LOT.
 5:51:26PM PUT IT INTO PERSPECTIVE FOR ME.
 5:51:28PM >> VERY GOOD.
 5:51:29PM THAT IS IN THE DRAWINGS ON THE SITE PLAN.
 5:51:32PM LET ME SEE IF I CAN GET YOU THE NUMBER.

 5:51:35PM 291.
 5:51:42PM >>Jim Wallace: 291 OF WHICH 46, WHICH IS ABOUT 15%, I GUESS.
 5:51:51PM 46 -- ABOUT 15% OF THEM ARE ACROSS THE STREET OR SOMETHING?
 5:51:57PM >> ONE SECOND.
 5:51:58PM THOSE WERE THE REQUIRED SPACES.
 5:51:59PM LET ME WORK MY WAY THROUGH THE TABLE.
 5:52:01PM AT THE VERY BOTTOM OF THE SITE PLAN, THERE IS A BIG CLOUD
 5:52:04PM THERE.
 5:52:04PM IT CALLS OUT FOR THE NUMBER OF TOTAL SPACES PROVIDED, 467.
 5:52:10PM THAT'S MY ERROR EARLIER.
 5:52:12PM >>Jim Wallace: 467.
 5:52:13PM YOU'RE PROVIDING HOW MANY?

5:52:16PM >> THAT'S HOW MANY WE'RE PROVIDING.
 5:52:20PM >>Jim Wallace: ABOUT 10% IS REMOTE, IS OFF SITE.
 5:52:26PM >> THAT'S CORRECT.
 5:52:26PM >>Jim Wallace: WHAT YOU'RE SAYING.
 5:52:28PM >> YES, SIR.
 5:52:28PM >>Jim Wallace: THE TOTAL REQUIRED IS HOW MANY?
 5:52:34PM >> ONE SECOND.
 5:52:40PM >>Jim Wallace: YOU SAID TOTAL PROVIDED WAS 467.
 5:52:44PM THE TOTAL REQUIRED IS HOW MANY?
 5:52:46PM >> I'M LOOKING.
 5:52:47PM TOTAL REQUIRED IS 357.
 5:52:59PM >>Jim Wallace: WHY DO YOU HAVE 46 ACROSS THE STREET THEN?
 5:53:01PM I DON'T UNDERSTAND.

 5:53:03PM >> THAT'S INCLUDING SOME GOLF CART PARKING AS WELL, FOR
 5:53:08PM PEOPLE THAT ARE USING THE GRAB AND GO, WE HAVE SERIES OF
 5:53:12PM PEOPLE PLAYING GOLF AND THEY'LL PULL IN.
 5:53:14PM THAT DOES INCLUDE THE VALUE FOR THE PARKING CART.
 5:53:20PM THE WAY THE TABLE READS AT THE BOTTOM, I KNOW IT'S SMALL.
 5:53:25PM SAYS GOLF CART SPACES, THERE'S 48 SPACES.
 5:53:29PM WE GET HALF CREDIT FOR THAT AT 24.
 5:53:32PM SPACES ON-SITE PROVIDED 397.
 5:53:36PM SPACES AT THE MAINTENANCE FACILITY, 46.
 5:53:39PM TOTAL PROVIDED 467.
 5:53:45PM >>Jim Wallace: AND HOW MANY WERE REQUIRED?
 5:53:49PM >> TOTAL SPACES REQUIRED, 5%.
 5:53:54PM 467.
 5:53:56PM >>Jim Wallace: YOU'RE STILL SHORT EVEN WITH 46 ACROSS THE
 5:53:59PM STREET.
 5:54:00PM >> NO, WE'RE RIGHT ON THE NUMBER THEN WITH THAT.
 5:54:03PM I'M SORRY.
 5:54:03PM WE'RE PROVIDING THE EXACT NUMBER.
 5:54:06PM THAT IS THE REASON FOR THE 46, PLUS THE GOLF CART PARKING.
 5:54:08PM >>Jim Wallace: 10% OF YOUR PARKING IS OFF-SITE.
 5:54:12PM >> YES, SIR.
 5:54:14PM >>Jim Wallace: AND YOUR STAFF FOR THE CLUBHOUSE AND
 5:54:17PM LIFESTYLE CENTER ARE HOW MANY PEOPLE, APPROXIMATELY?
 5:54:22PM >> APPROXIMATELY 150.
 5:54:36PM >>Jim Wallace: SO 150 PEOPLE, STAFF, AT ANY ONE TIME, 75,

 5:54:41PM SOME DAY, SOME NIGHT.
 5:54:42PM 75 -- 75 STAFF PEOPLE WOULD BE PARKING HOPEFULLY IN THOSE 46
 5:54:48PM SPACES, CORRECT?
 5:54:50PM >> YES.

5:54:52PM >>Jim Wallace: OKAY.
 5:54:53PM I UNDERSTAND.
 5:54:54PM YOU PUT IT INTO PERSPECTIVE FOR ME.
 5:54:56PM THANK YOU.
 5:54:56PM >> I MUMBLED MY WAY AROUND IT, BUT WE FINALLY GOT IT.
 5:55:01PM >>Jim Wallace: THAT'S FINE.
 5:55:02PM AS LONG AS WE GET TO UNDERSTANDING IT.
 5:55:07PM >>Michael Sheeley: ARCHITECTURALLY, I THINK THE BUILDING
 5:55:09PM LOOKS GREAT.
 5:55:10PM I'VE ALWAYS SAID IN THE PAST AND MARY KNOWS THIS.
 5:55:14PM BUILDINGS WITHIN COMMUNITIES, CLUBHOUSES, WE'VE SEEN A
 5:55:16PM BUNCH.
 5:55:17PM CLUBHOUSE ADDITIONS.
 5:55:18PM I THINK, IN MY OPINION, IF THEY ARE NOT BORDERING THE
 5:55:21PM COMMUNITY AND THE PUBLIC DOESN'T SEE THEM, IN MY OPINION IT
 5:55:25PM IS ENTIRELY UP TO THE ARCHITECT AND THE COMMUNITY WHAT THEY
 5:55:28PM WANT TO DO.
 5:55:28PM AND I DON'T THINK IT'S OUR ROLE TO CRITIQUE THOSE BUILDINGS
 5:55:34PM THAT ARE WITHIN COMMUNITY THAT ARE NOT VISIBLE TO THE REST
 5:55:37PM OF THE PUBLIC, EVEN THOUGH I THINK YOU'VE DONE A FINE JOB OF
 5:55:40PM TRYING TO MATCH IN A SIMILAR FASHION THE CLUBHOUSE.

 5:55:45PM >> THANK YOU FOR THE COMMENT.
 5:55:48PM >>Michael Sheeley: THANK YOU.
 5:55:54PM >>Kristin Jeannin: YOU DIDN'T BRING YOUR LANDSCAPE
 5:55:56PM ARCHITECT, DID YOU?
 5:55:57PM >> NO.
 5:56:06PM >> I CERTAINLY WILL TRY TO ANSWER ANY QUESTIONS YOU HAVE.
 5:56:10PM >>Kristin Jeannin: I WAS LOOKING FOR AN OVERVIEW.
 5:56:13PM >> I THINK FROM AN OVERVIEW STANDPOINT, IF I MAY, THERE ARE
 5:56:16PM BUFFERS EXISTING ALONG THE TWO RIGHTS-OF-WAY.
 5:56:19PM SO WHAT WE HAVE DONE IS ADDED SOME ADDITIONAL LANDSCAPING IN
 5:56:22PM THOSE AREAS.
 5:56:24PM WE'VE ALSO PROVIDED ENHANCEMENT TO THE VEHICLE USE AREAS.
 5:56:29PM LASTLY, WE'VE PROVIDED -- I KNOW BARRY, MR. JONES BROUGHT
 5:56:33PM THIS UP AT OUR PUBLIC MEETING.
 5:56:35PM THERE ARE SOME SINGLE-FAMILY HOMES ACROSS THE LAKE.
 5:56:38PM SO WE PROVIDED A TYPE C BUFFER THERE WITH SOME ADDITIONAL
 5:56:41PM LARGE OAK TREES THAT WE WERE GOING TO UTILIZE TO PROMOTE A
 5:56:47PM NICE BUFFER IN THAT AREA.
 5:56:48PM I CAN'T REALLY SPEAK TO THE DIFFERENT SPECIES, BUT I KNOW
 5:56:52PM THAT IT DOES MEET CODE COMPLIANCE.
 5:56:57PM >>Kristin Jeannin: THE PICKLEBALL IS ENCLOSED ENTIRELY ON
 5:57:00PM FOUR SIDES, BUT OPEN AIR?

5:57:03PM IT'S NOT ROOFED.
 5:57:05PM >> IT IS ROOFED.
 5:57:06PM IT'S AIR CONDITIONED.

 5:57:12PM >>Kristin Jeannin: IT'S QUITE QUIET THEN.
 5:57:13PM [LAUGHTER]
 5:57:14PM >>Michael Sheeley: COMPARED TO MOST WE'VE SEEN.
 5:57:21PM >>Mary Gibbs: MIGHT NOT BE QUIET INSIDE BECAUSE I THINK THEY
 5:57:23PM HAVE A LITTLE BAR.
 5:57:46PM >>Anthony Gargano: ANY OTHER QUESTIONS OR COMMENTS?
 5:57:50PM >>James Tatoes: MIKE SAID THIS IS MORE IMPORTANT TO THE
 5:57:56PM MEMBERS OF THE COMMUNITY RATHER THAN THE EXTERNAL
 COMMUNITY.
 5:58:00PM HAVE YOU HAD ANY FEEDBACK OR SURVEYS OR ANY TYPE OF
 5:58:03PM INFORMATION INTERNALLY AS TO WHAT YOUR PEOPLE IN THE
 5:58:09PM COMMUNITY VIEW THIS PROJECT LIKE?
 5:58:13PM >> YES.
 5:58:14PM THE PROJECT WAS PRESENTED TO THE COMMUNITY A FEW TIMES
 5:58:18PM INTERNALLY.
 5:58:19PM EVERYTHING WAS DONE AT THE CLUBHOUSE.
 5:58:23PM IN THE END, AFTER MANY ITERATIONS AND PRESENTATIONS, THE
 5:58:27PM MEMBERS OF THE CLUB VOTED TO APPROVE THIS PROJECT.
 5:58:31PM >>James Tatoes: WAS THERE ANY SPECIAL ASSESSMENT?
 5:58:33PM OR HOW IS THIS BEING FUNDED?
 5:58:36PM >> IT WILL BE ALL INTERNAL FROM THE MEMBERS.
 5:58:38PM THE MEMBERS ARE PAYING FOR THIS.
 5:58:43PM I'M NOT SURE THE MECHANISM ON WHO IS PAYING.
 5:58:48PM IS IT A LOAN OR A ONE-TIME ASSESSMENT?
 5:58:51PM BUT THE MEMBERS OF THE COUNTRY CLUB ARE PAYING FOR IT.
 5:58:56PM >>James Tatoes: BUT THEY ARE IN APPROVAL OF THE PROJECT

 5:58:58PM WITHIN THE COMMUNITY.
 5:59:03PM >> YES.
 5:59:08PM >>Anthony Gargano: OKAY.
 5:59:09PM NOTHING FURTHER?
 5:59:14PM >>Al Paivandy: NICE BUILDING.
 5:59:16PM >>Michael Sheeley: I THINK IT IS A GREAT PROJECT.
 5:59:17PM >>Anthony Gargano: I'M GOING TO OPEN TO THE PUBLIC.
 5:59:20PM ANY CARDS?
 5:59:21PM >>Tammy Duran: NO, I DO NOT.
 5:59:22PM >>Anthony Gargano: IS THERE ANYONE HERE IN THE PUBLIC THAT
 5:59:25PM WISHES TO BE HEARD ON THIS MATTER?
 5:59:26PM NO.
 5:59:28PM I'LL CLOSE THE PUBLIC PORTION.

5:59:30PM LACKING ANY FINAL COMMENTS OR QUESTIONS FROM MEMBERS OF THE
 5:59:37PM BOARD, THE CHAIR WILL ENTERTAIN A MOTION.
 5:59:40PM >>Michael Sheeley: I'LL MAKE A MOTION, MR. CHAIRMAN, FOR
 5:59:42PM APPROVAL OF THIS PROJECT WITH THE ADDITIONAL STAFF
 5:59:45PM RECOMMENDATIONS.
 5:59:48PM >>Anthony Gargano: OKAY.
 5:59:49PM WE HAVE A MOTION TO APPROVE THAT INCLUDES THE STIPULATIONS,
 5:59:55PM THE SIX STIPULATIONS FROM STAFF, BY STAFF.
 5:59:59PM DO WE HAVE A SECOND?
 6:00:01PM >> SECOND.
 6:00:01PM >>Anthony Gargano: OKAY.
 6:00:02PM MOVED AND SECONDED.

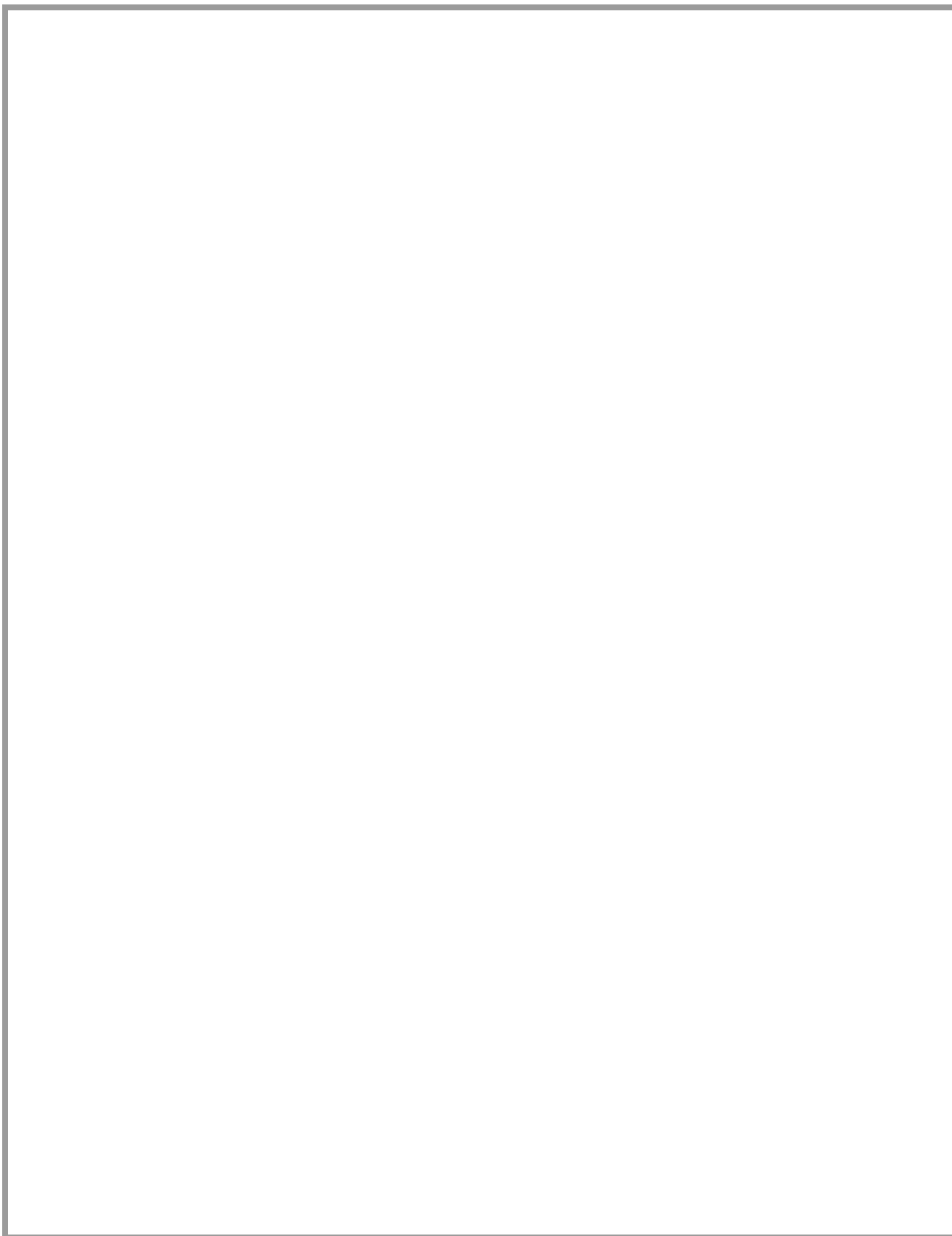
 6:00:03PM ANY DISCUSSION ON THE MOTION?
 6:00:04PM OKAY.
 6:00:07PM TAMMY, CAN WE HAVE A ROLL CALL VOTE, PLEASE?
 6:00:10PM >>Kristin Jeannin: YES.
 6:00:12PM >>Barry Jones: YES.
 6:00:14PM >>Al Paivandy: YES.
 6:00:16PM >>Michael Sheeley: YES.
 6:00:17PM >>James Tatooles: YES.
 6:00:20PM >>Jim Wallace: YES.
 6:00:22PM >>Dan Williams: YES.
 6:00:23PM >>Anthony Gargano: YES.
 6:00:24PM OKAY.
 6:00:27PM THANK YOU.
 6:00:29PM >>Michael Sheeley: THANKS VERY MUCH.
 6:00:33PM >>Anthony Gargano: ANY FURTHER MATTERS FOR THE BOARD?
 6:00:38PM MARY, ANY --
 6:00:41PM >>Mary Gibbs: WE'LL HAVE MORE CASES NEXT MONTH.
 6:00:44PM PROBABLY MAYBE FIVE.
 6:00:45PM >>Anthony Gargano: FIVE.
 6:00:46PM OKAY.
 6:00:57PM >>Mary Gibbs: THIS WAS YOUR SUMMER VACATION AGENDA TODAY.
 6:01:02PM >>Anthony Gargano: I MAY NEED TO CHANGE THE DATES FOR MY
 6:01:04PM TRIP TO AFRICA.
 6:01:06PM >>Jim Wallace: I'M EXTENDING MY STAY IN CANADA.
 6:01:10PM >>Mary Gibbs: NANCY DID WANT TO BRING UP, I FORGOT ABOUT

 6:01:12PM THIS, BUT IF YOU HAVEN'T SEEN GULF SHORE BUSINESS, AND I
 6:01:15PM DON'T KNOW IF JIM WALLACE HAS SEEN IT, BUT THEY ACTUALLY DID
 6:01:18PM AN ARTICLE ABOUT THE TEN YEARS OF ESTERO.
 6:01:21PM I THINK IT WAS E-MAILED TO ALL OF YOU.
 6:01:22PM I KNOW SOME OF YOU DON'T CHECK YOUR VILLAGE E-MAIL.

6:01:25PM THEY DID AN ARTICLE ABOUT THE TEN YEARS OF ESTERO.
 6:01:28PM KIND OF WENT BACK TO THE DESIGN REVIEW BOARD AND THE
 6:01:31PM PREDECESSOR.
 6:01:32PM AND IT WAS A VERY NICE ARTICLE ABOUT HOW WHAT YOU ALL DO
 6:01:36PM MAKES A BIG DIFFERENCE AND HOW THE COMMUNITY LOOKS.
 6:01:41PM IF YOU WANT TO CHECK YOUR VILLAGE E-MAILS, YOU'LL SEE THE
 6:01:44PM ARTICLE.
 6:01:44PM BUT NANCY HAS THE MAGAZINE WITH THE COLOR PICTURE WITH A BIG
 6:01:50PM STAPLE IN MY FACE, I THINK.
 6:01:51PM [LAUGHTER]
 6:01:55PM >>Nancy Stroud: [INAUDIBLE] I'M SURE THAT REALLY EDUCATED
 6:02:04PM THE WRITER.
 6:02:05PM IT'S VERY COMPLIMENTARY ABOUT THE HISTORY OF THE BOARD AND
 6:02:12PM THE WORK OF THE BOARD AND THE COUNCIL TO REALLY CREATE A
 6:02:16PM QUALITY COMMUNITY -- [INAUDIBLE]
 6:02:20PM >> IT'S COMPLIMENTARY TO MARY AS WELL.
 6:02:23PM >>Michael Sheeley: IF JIM WAS INTERVIEWED --
 6:02:26PM >>Mary Gibbs: IT'S VERY LONG.
 6:02:28PM BUT THEY DO HAVE PICTURES AS WELL.
 6:02:32PM [LAUGHTER]

 6:02:33PM >>Anthony Gargano: ALL RIGHT.
 6:02:34PM ON THAT NOTE, WE'LL ENTERTAIN A MOTION FOR ADJOURNMENT.
 6:02:37PM >>Michael Sheeley: SO MOVED.
 6:02:39PM >> SECOND.
 6:02:39PM >>Anthony Gargano: SECOND.
 6:02:40PM ALL IN FAVOR?
 6:02:40PM WE'RE ADJOURNED.

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 PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.



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DRAFT MINUTES

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
July 8, 2025 4:30 p.m.**

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

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

Also present: Community Development Director Mary Gibbs, Land Use Attorney Nancy Stroud, Assistant Community Development Director Christopher Baker, Development Review Manager Eric Wishart, Associate Planner Aymee Chavez, and Deputy Village Clerk Tammy Duran.

- 4. APPROVAL OF AGENDA:**

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

- 5. BUSINESS:**

(a) Consent Agenda

- (1) Approval of June 10, 2025 meeting minutes

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

6. PUBLIC INFORMATION MEETING

- (a) Cooper Property - 4741 Broadway Avenue West Rezoning (REZ2025-E001)(District 2)

A triangular 0.36-acre parcel on the south side of Broadway Avenue West, across from Riverwoods Plantation and adjacent to the Florida Power & Light Company right-of-way.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Aymee Chavez, Associate Planner

Nancy Stroud, Village Land Use Attorney

Presentation/Information by

Emily Cooper, Property Owners' daughter-in-law

Public Comment

None.

Board Questions or Comments

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

7. PUBLIC HEARING (Quasi-Judicial)

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

- (a) Eagle Walk (Coastal Village) Monument Signs (LDO2025-E020) (District 6)
Located north of Estero Parkway between Three Oaks Parkway and I-75.

No ex parte communication or conflicts of interest were noted.

Board Member Jones and Vice Chairman Sheeley disclosed that they have had dealings with the parent company Capreit but are not involved in this project.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

John Pilato, Capreit, Inc

Public Comment

None.

Board Questions or Comments

Board Members Wallace, Jones, and Vice Chairman Sheeley

Motion: Motion to approve the monument sign subject to further negotiations on the location.

Motion by: Board Member Tatooles

Seconded by: Board Member Williams

Action: Approved the monument sign subject to further negotiations on the location.

Vote:

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

Nay:

Abstentions:

- (b) Aldi – 11906 Newbridge Court, Development Order (DOS2025-E001) (District 5)
Located east of Stoneybrook Golf Drive and south of Corkscrew Road on Newbridge Court.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Christopher Baker, Assistant Community Development Director

Presentation/Information by

Edward McDonald P.E., Thomas Engineering Group

Eric Perriello, Aldi Inc

Greg Diserio L.A., David M Jones, Jr. Associates

John Lynch, AWH Architects

Julia Burroughs, Thomas Engineering Group

Public Comment

eComments

Bryan Leffert, Stoneybrook

Amada Era, Rivercreek

Jeffrey Nase, Tidewater

Sree Devi, The Place at Corkscrew

Stephanie Juare, Bella Terra

Chris Robbins, Stoneybrook

Rachael Robbins, Stoneybrook

Carly Goossens, The Place

Megan Winter, Verdana Village

In Person

Bryan Leffert, Stoneybrook

Board Questions or Comments

Board Member Jeannin, Jones, Wallace, Williams, and Vice Chairman Sheeley

Motion: Motion to approve the Development Order with staff recommendations and the following conditions; applicant will work with staff to minimize the use of green screens and incorporate other architectural elements to break up the long walls and use of green screens where appropriate, and no deliveries earlier than 7 am and no later than 9 pm.

Motion by: Board Member Jones

Seconded by: Board Member Jeannin

Action: Approved Development Order with staff recommendations and the following conditions; applicant will work with staff to minimize the use of green screens and incorporate other architectural elements to break up the long walls and use of green screens where appropriate, and no deliveries earlier than 7 am and no later than 9 pm.

Vote:

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

Nay:

Abstentions:

(c) Ordinance No. 2025-09 Land Development Code Amendment for Plats

Ordinance No. 2025-09 amends Village Land Development Code Sections 2-301, 2-303, and 2-502 regarding plat approvals due to state legislative changes; making related findings; and providing for severability, codification and an effective date.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Public Comment

None

Board Questions or Comments

Board Member Jones and Wallace

Motion: Motion to recommend approval to Village Council of Ordinance 2025-09.

Motion by: Board Member Jones

Seconded by: Board Member Jeannin

Action: Recommended approval to Village Council of Ordinance 2025-09.

Vote:

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

Nay:

Abstentions:

8. PUBLIC INPUT

None

9. BOARD COMMUNICATIONS

(a) **Next meeting – August 12, 2025**

10. ADJOURNMENT: 6:21 pm.

Tammy Duran
Deputy Village Clerk



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

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

1. Applicant/Project Name: Curadel Pharma
2. Address: 9600 Corkscrew Road, Estero FL 33928
3. Strap Number: 34-46-25-E2-U2070.2358
4. Application Number: TBD

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

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

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

Project includes the construction of a +/- 43,000 s.f. medical office, including appurtenant
paved parking, stormwater management, and utility infrastructure. The project
requires a Development Order in accordance with the Village of Estero LDC prior to
commencing land development activities.

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

Signature

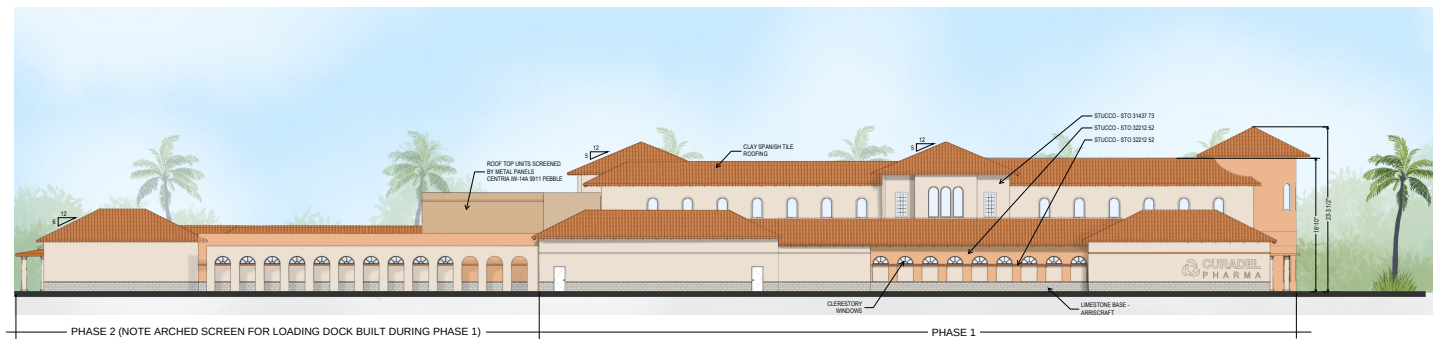
Date

John Frangioni, M.D., Ph. D.

Print Name







EAST FACADE FACING RIVER RANCH ROAD



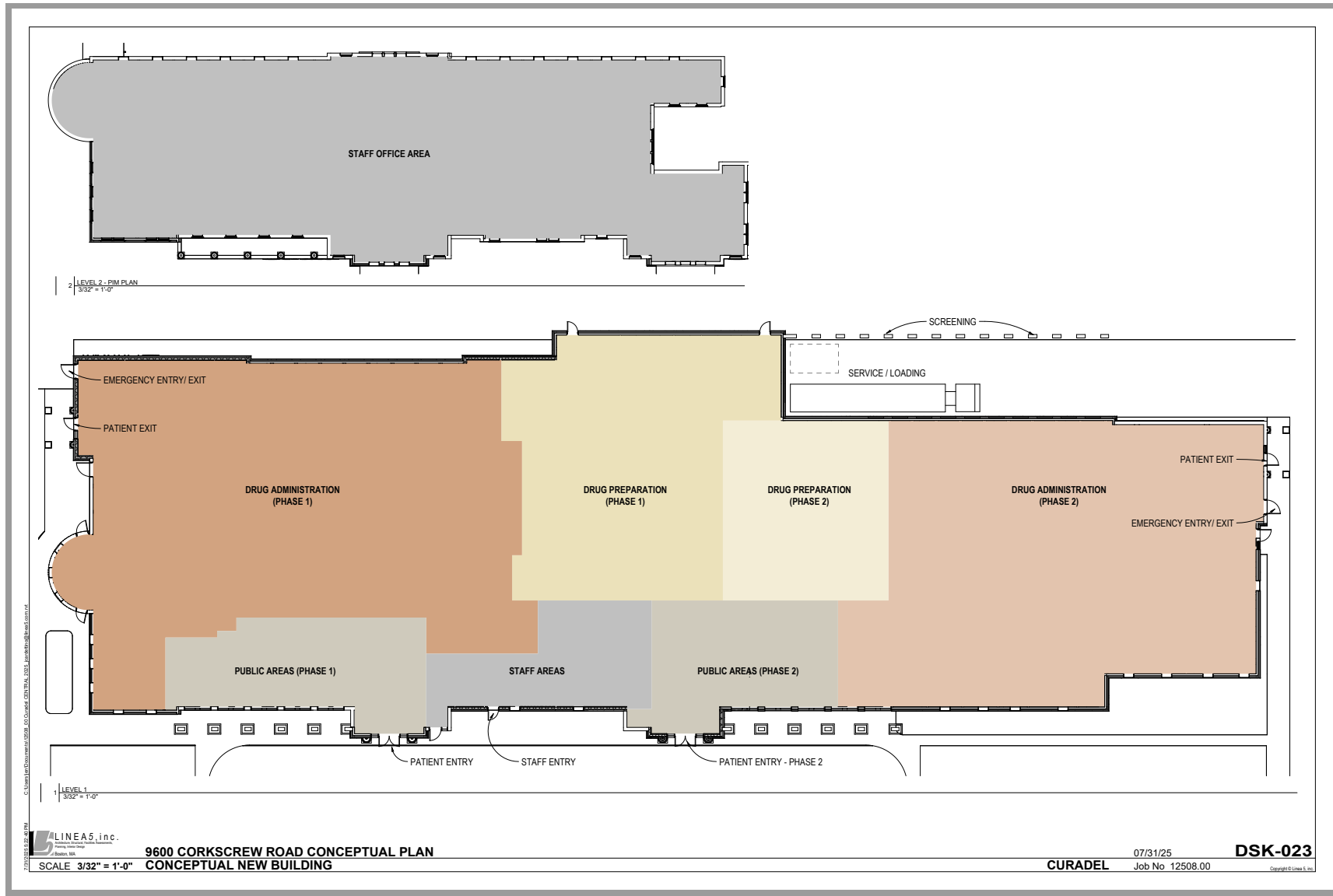
NORTH FACADE - FACING CORKSCREW ROAD



RENDERED ELEVATIONS
SCALE 3/32" = 1'-0" **CONCEPTUAL NEW BUILDING**

CURADEL 08/01/25
Job No 12508.00

DSK-024
Copyright 2025





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LINEA5, inc.
Architecture, Structural, Facilities Assessments,
Planning, Interior Design
Boston, MA

9600 CORKSCREW ROAD EXTERIOR RENDERING - PHASE 1
CONCEPTUAL NEW BUILDING

	08/01/25	DSK-026
CURADEL	Job No 12508.00	Copyright © Linea S. inc.



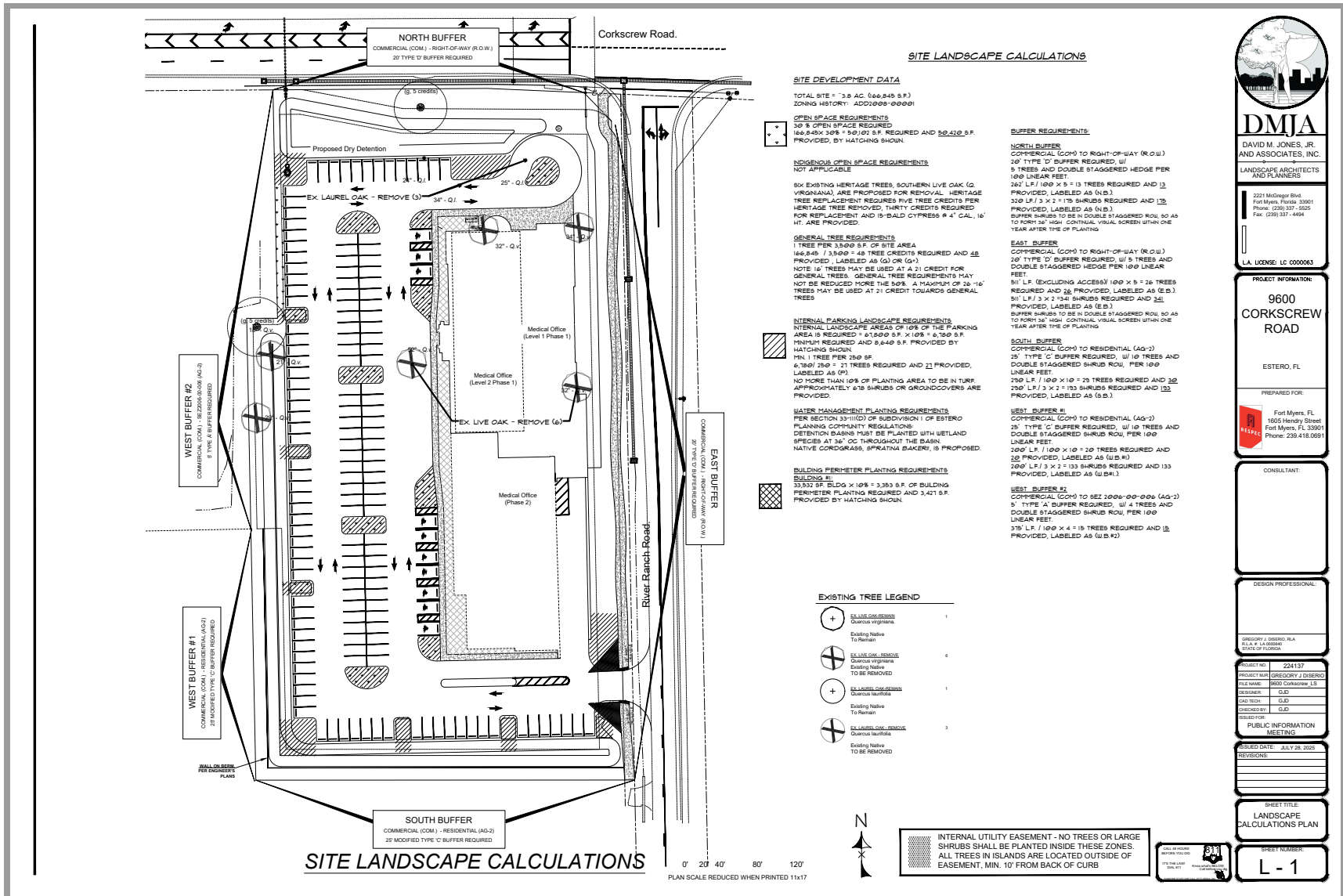
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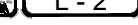
LINEA5, inc.
Architecture, Structural, Facilities Assessments,
Planning, Interior Design
Boston, MA

**9600 CORKSCREW ROAD EXTERIOR RENDERING - PHASE 2
CONCEPTUAL NEW BUILDING**

	08/01/25	DSK-027
CURADEL	Job No 12508.00	Copyright © Linea S. inc.









INTRODUCTION

AUGUST 12, 2025 PZDB PUBLIC INFORMATION MEETING

PURPOSE FOR PUBLIC INFORMATION MEETING

- REVIEW THE CURADEL PHARMA PROJECT
- INTRODUCE CURADEL AND DESIGN TEAM
- REVIEW PRELIMINARY DESIGN FOR THE PROJECT
- INTEND TO FILE DEVELOPMENT ORDER FOR THE DEVELOPMENT OF 43,000 SF+/- CANCER TREATMENT FACILITY AND CORPORATE OFFICE.

CONSULTANT TEAM

JOHN FRANGIONI, M.D., Ph.D., *Developer; CEO, Curadel Pharma*



DAVID M. JONES & ASSOCIATES, *Landscape Architecture*

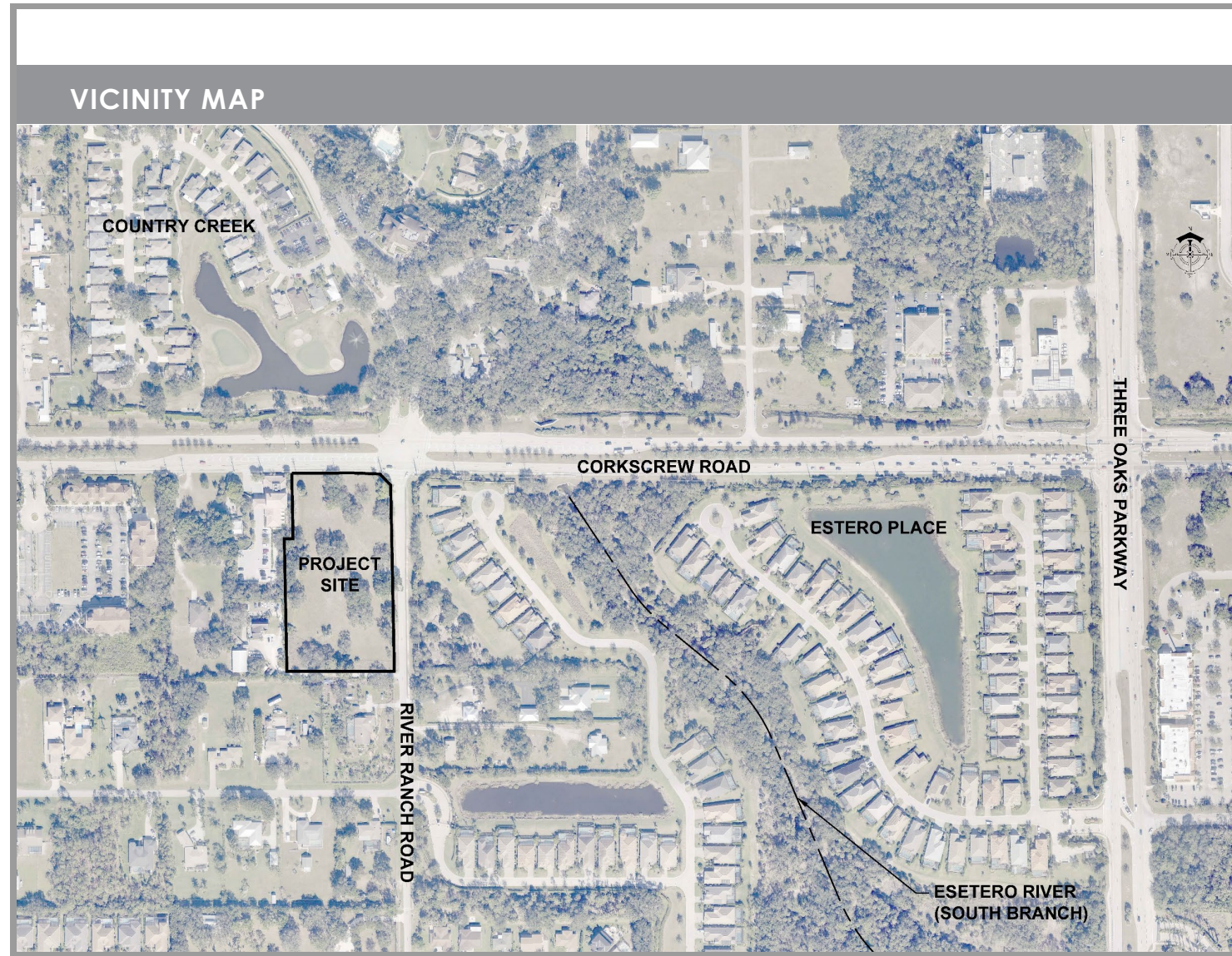


LINEA 5, *Architect*



RESPEC, *Civil Engineering*





PROJECT INFORMATION & HISTORY

PROJECT INFORMATION

- AREA: 3.74 ACRES
- ZONING: COMMERCIAL PLANNED DEVELOPMENT (CPD)
- RESOLUTIONS: Z-02-057, ADD2008-00001
- ROADWAY FRONTAGE: CORKSCREW ROAD, RIVER RANCH ROAD
- ENTITLEMENTS: 53,999 S.F. OF COMMERCIAL USES
(40% MAX LOT COVERAGE)
35 FEET (2 STORIES) MAX HEIGHT

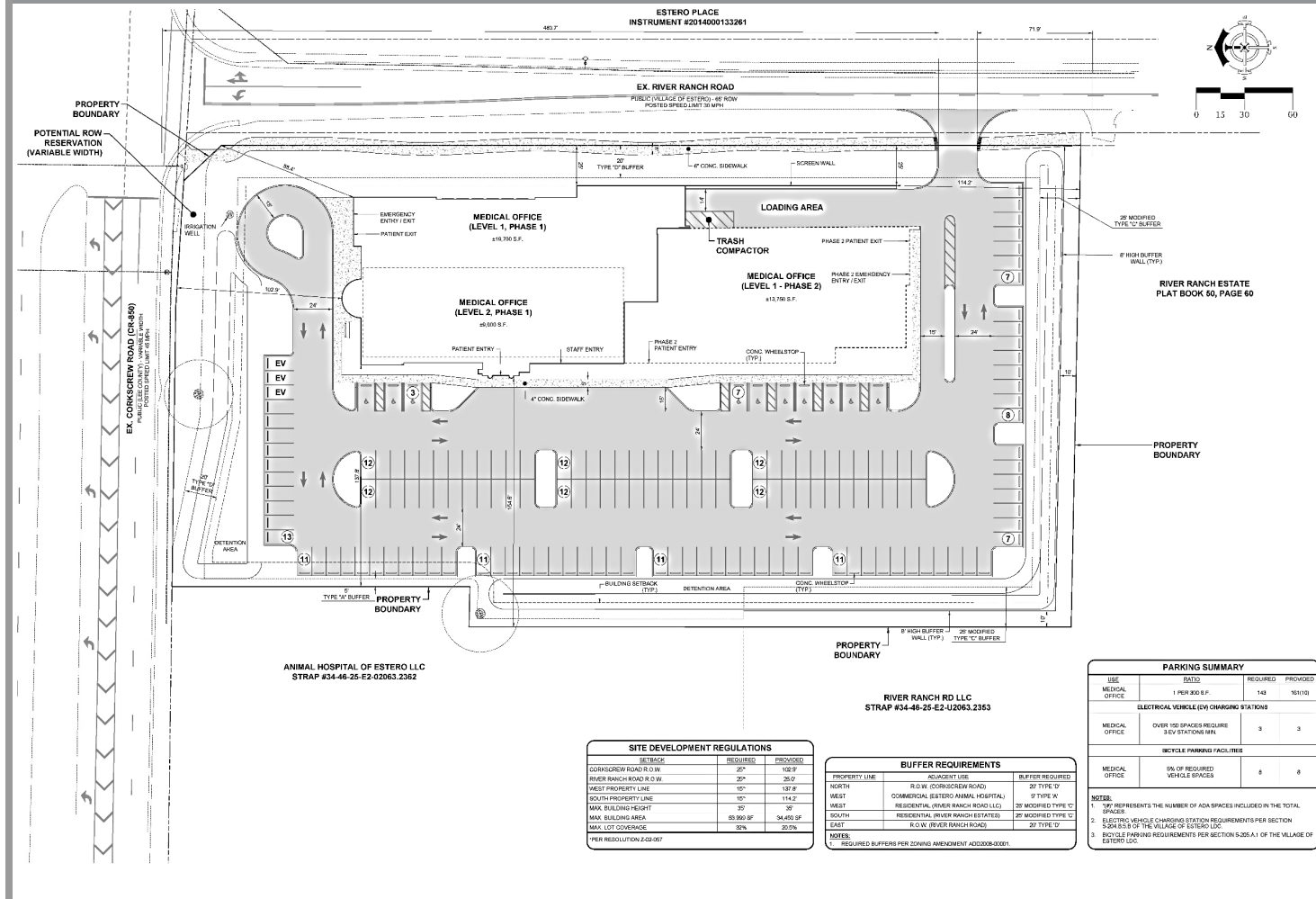
PERMITTING SUMMARY

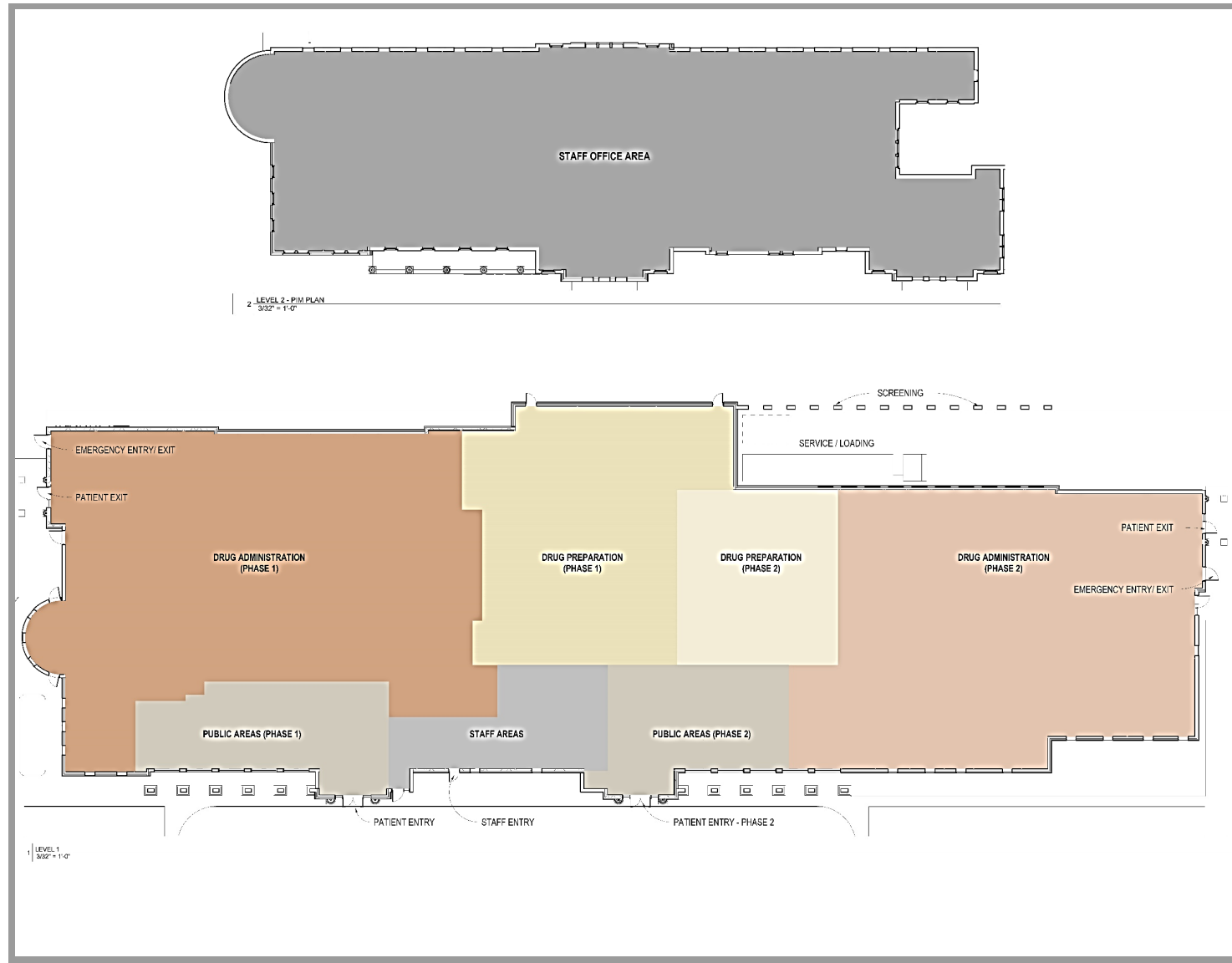
- REZONE APPLICATION FILED IN 2002 TO REZONE TO COMMERCIAL PLANNED DEVELOPMENT, APPROVED BY BOCC ON JANUARY 6, 2003
- ZONING MODIFIED BY ADMINISTRATIVE AMENDMENT IN 2008 FOR CURRENT MCP
- SFWMD ERP 36-110214-P ISSUED JULY 16, 2024 (COASTAL PALMS ACADEMY)
- VILLAGE OF ESTERO DEVELOPMENT ORDER DOS2024-E003 ISSUED JUNE 19, 2024 (COASTAL PALMS ACADEMY)
- ZVL2025-E006 ISSUED ON JULY 14, 2025 CONFIRMING PROPOSED USE AND PRELIMINARY SITE PLAN ARE CONSISTENT WITH THE ZONING RESOLUTION

PROPOSED PROJECT

- +/- 43,000 S.F. CANCER TREATMENT FACILITY AND CORPORATE OFFICE – 2 PHASES
- +/- 30 MEDICAL STAFF AND 35 CORPORATE EMPLOYEES
- +/- 72 PATIENTS (MAXIMUM DAILY CAPACITY), INCREASE CAPACITY IN PHASE 2

MASTER SITE PLAN





ARCHITECTURAL NARRATIVE & COLOR PALETTE

MATERIALITY

The building is designed to incorporate Mediterranean Revival elements, including a hip roof with Spanish tile and deep overhangs, arched windows in select areas, as well as columns, stone accents, and stucco walls.

The roof line of the second floor will serve to screen mechanical equipment situated on the roof. Warm earth-tone colors will define the exterior palette, complemented by a natural limestone base extending three feet up from the ground level.

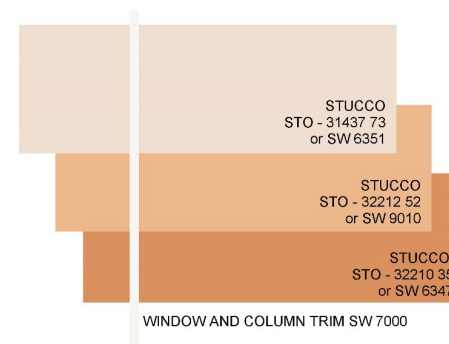
A covered drop-off entry will accommodate patients arriving at the facility, while an adjacent covered outdoor arcade offers guests the option to wait comfortably outside while their loved ones receive treatment.



TERRACOTTA SPANISH TILE
ROOFING



CENTRIA IW-14A
MECHANICAL SCREEN
9911PEBBLE



ARRISCRAFT CLADDING
LIMESTONE

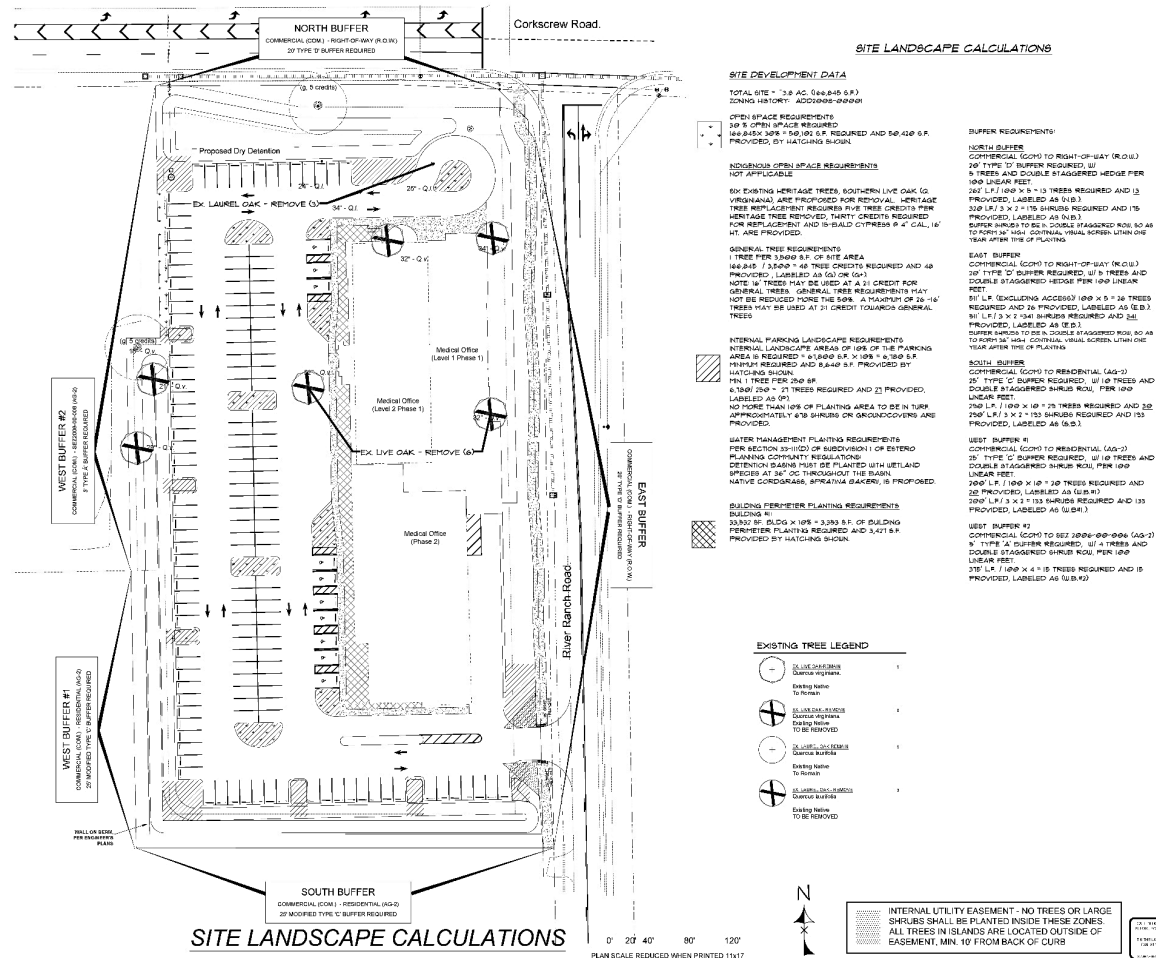








LANDSCAPE PLAN



DMJA
DAVID M. JONES, JR.
AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
AND PLANNERS

3231 Midway Blvd.
Fort Myers, Florida 33901
Phone: 238.337.1200
Fax: 238.337.4444

PROJECT: 14-000000
9600 CORKSCREW ROAD

ESTERO, FL
PREPARED FOR:
Fort Myers, FL
1505 Twelfth Street
Fort Myers, FL 33901
Phone: 238.418.0881

CONSULTANT

DESIGN PROFESSIONAL

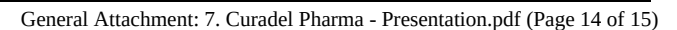
PROJECT NO: 224137
PROJECT FEE: \$25,000.00
DATE: 06/01/2016
DRAWN BY: GJD
CHECKED BY: GJD
APPROVED BY: GJD

PUBLIC INFORMATION
MEETING

REVISIONS

SHEET TITLE
LANDSCAPE CALCULATIONS PLAN

SHEET NUMBER
L - 1



QUESTIONS

THANK YOU!

QUESTIONS?



Planning Zoning and Design Board Staff Report

PROJECT NAME
Shadow Wood Country Club Lifestyle Center
CASE NUMBER
DOS2025-E004
MEETING DATE
August 12, 2025
REQUEST
The applicant is requesting approval of a development order for the construction of a 34,000± sq. ft. lifestyle center building with 6 indoor pickleball courts, dining and tennis pro shop and relocated outdoor tennis courts.
APPLICANT / AUTHORIZED AGENT
Brian Bartolec, GM, Shadow Wood Country Club and Blair Foley, P.E.
LOCATION
22801 Oakwilde Blvd., internal to Shadow Wood at The Brooks
PROPERTY SIZE
2.5± acres
ZONING
MPD – Lee County Resolution Z-97-037
PUBLIC INFORMATION MEETING DATES
The PZDB conducted the Public Information Meeting on February 11, 2025. Final Plan Approval and one deviation was granted by Village Council on May 21, 2025.

Staff Recommendation

Staff recommends approval of the development order with the following additional stipulations. Please note that no signage has been requested with this development order.

- 1) Prior to the commencement of any BSU utility construction, Bonita Springs Utilities shall approve the project. Any stipulations required by Bonita Springs Utilities shall be satisfied.
- 2) 46 offsite parking spaces at the maintenance facility shall be reserved and signs installed indicating that the spaces are for clubhouse parking only.
- 3) All outdoor lighting shall meet the lumens, foot candle, BUG rating, and CCT requirements in the Land Development Code. No light poles may be located inside any proposed or existing sidewalks or pedestrian pathways. Cutsheets must be part of the signed and sealed plans.

- 4) The outdoor tennis courts lighting will be turned off at 9:00 p.m.
- 5) Any signage will require a separate permit.
- 6) Construction hours will be 7:30 a.m. to 5:30 p.m., Monday through Saturday.

Project Summary

This project is for the development of a new 34,000 square foot lifestyle center building located on Oakwilde Blvd. at the Shadow Wood Golf Club. Shadow Wood is part of The Brooks community. The lifestyle center will include 6 indoor pickleball courts, dining, and a tennis pro shop. An outdoor pool will be added. The existing tennis courts will be relocated, and there will be modifications to utilities, stormwater, parking, and a revised entry drive. No monument signage is proposed with this application.

Construction is expected to occur in two phases. Hours of construction are proposed to be 7:30 a.m. to 5:30 p.m. Monday through Saturday.

Architecture

The architecture proposed is similar to the existing clubhouse on the same property. The Village Council approved a deviation from LDC Section 5-706.D. *Exterior Building Color* in May 2025 as part of final plan approval. The deviation allows the building to be the consistent color scheme of the existing clubhouse (shades of white).

Transportation

The site for the lifestyle center building is in the existing clubhouse parking lot area on Oakwilde Blvd., a local road which is internal to Shadow Wood. Because the lifestyle center will be open for members only (not all residents of Shadow Wood) the applicant was not required to provide a traffic analysis but has stated that the traffic is not expected to increase for this reason. Additionally, uses at the clubhouse occur at different hours and residents may make one trip for multiple uses.

The Estero Fire Department commented that construction access should be provided as the applicant intends to close an existing access and construct the project in two phases. Construction access will be provided from Oakwilde Blvd.

Parking

The applicant has calculated required parking for the redeveloped site at 467 spaces, with 397 spaces provided on site, 24 golf cart spaces (50% credit), and 46 spaces at the maintenance facility across Oakwilde Blvd. Staff recommends a stipulation to ensure that the parking at the maintenance facility remains available for lifestyle center use and is appropriately signed and reserved.

Sixty bike spaces are provided; 40 existing and 20 new. 11 ADA spaces are provided for disabled parking.

Stormwater

A minor modification request to SFWMD ERP NO. 36-00288-S-02 includes renovations to the clubhouse site including demolition of the existing tennis courts, parking, and pro shop to be replaced with the lifestyle center building, new parking, and new tennis courts. The net increase to the impervious surface is 0.77 acres. The small adjustment made to the impervious area of the site does not result in any material changes to the water quality or volume calculation. The required method continues to be based on the calculation of 1" over the site.

Lighting

The applicant is proposing to replace all light poles in the parking lot. The new parking lot lights are proposed as conventional poles with decorative fixtures. Outdoor sports lights will be added at the relocated outdoor tennis courts. The tennis court lights are proposed to be mounted at 22' height. The outdoor tennis court lights are proposed to be turned off at 9:00 p.m., the same time as the current tennis courts.

Some of the lighting plans need revision to meet the Code. Staff is proposing a stipulation to address this.

The closest homes are approximately 200 feet west of the site.

Bonita Springs Utilities (BSU)

BSU currently provides water and sewer service and will continue to provide service for the new building.

Landscaping and Buffers

Eight 20' dbh Live Oaks will be removed that are in the building footprint. These trees will be replaced by eight 16-18' tall Live Oaks elsewhere on the site. The perimeter buffers along the road and parking lot will remain and will be enhanced in some areas, including green buttonwoods along the road near the cart path.

One issue was identified pertaining to the wheel stop overhang not being of sufficient width to prevent encroachment into the landscape in the northeast corner of the site. Staff and the applicant are trying to resolve this issue prior to the Planning Zoning and Design Board meeting.

VILLAGE OF ESTERO DEVELOPMENT ORDER

FOR The Shadow Wood Country Club-Lifestyle Center

INDEX OF PLANS

SHEET NO. DESCRIPTION

1	COVER SHEET
2	AERIAL
3	DEMOLITION PLAN/EROSION CONTROL
4	SITE PLAN
4A	OPEN SPACE DIAGRAM △
5	UTILITY PLAN
6	DRAINAGE PLAN
7	DETAILS
8	BSU-WATER DETAILS
9	BSU-BACKFLOW DETAILS
10	BSU-WASTEWATER DETAILS
11	BSU-COMBINATION WATER-WASTEWATER-DETAILS

PROJECT DATA

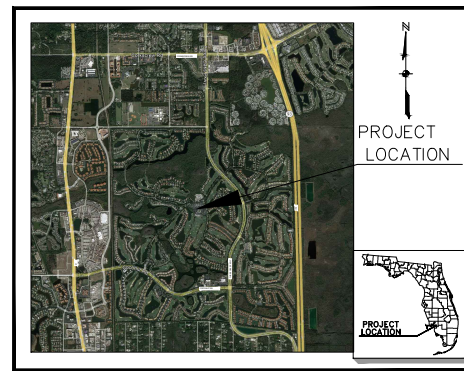
PROJECT NAME:	The Shadow Wood CC-Lifestyle Center
LEE CO. DO NO.:	DOS 9707-24000D
ZONING:	MPD-The Brooks
STRAP NO.:	10-47-25-E2-0900F.0000
LOCATION:	LEE COUNTY, FL S10 T47 R25
FEMA BFE:	X

BUILDING DATA

BUILDING CODE:	
FLORIDA BUILDING CODE 8TH ED.	
BUILDING CODE DATA: LIFESTYLE CENTER	
CONSTRUCTION TYPE	TYPE IIIIB
SPRINKLERED	YES
OCCUPANCY	MIXED USE A-3
A/C AREA:	33,676 SF
COVERED NON A/C:	4,166 SF
TOTAL:	37,842 SF
BUILDING CODE DATA: BATHHOUSE	
CONSTRUCTION TYPE	TYPE IIIIB
SPRINKLERED	NO
OCCUPANCY	A-5
A/C AREA:	2,398 SF
COVERED NON A/C:	160 SF
TOTAL:	2,558 SF

PREPARED FOR:

Shadow Wood Country Club
22801 Oakwilde Blvd.
Estero, FL 34135



LOCATION MAP



March 2025
Rev. June 2025
Rev. July 2025

LEGAL DESCRIPTION:

TRACT "E" OF SHADOW WOOD AT THE BROOKS
UNIT ONE, PLAT BOOK 61, PAGE 21 THROUGH 39
OF THE PUBLIC RECORDS OF LEE COUNTY,
FLORIDA.

DRAWING COORDINATION:

ARCHITECT:

AM DESIGN GROUP LLC
6230 SHIRLEY ST. STE. 103
NAPLES, FL 34109
(239)631-8884



Blair A. Foley, P.E., LLC

Civil Engineer / Development Consultant
120 Edgemoor Way South, Naples, FL 34105
Phone (239) 263-1222 - Cell (239) 289-4900 - Fax (239) 263-0472 - E-mail foh000@aol.com

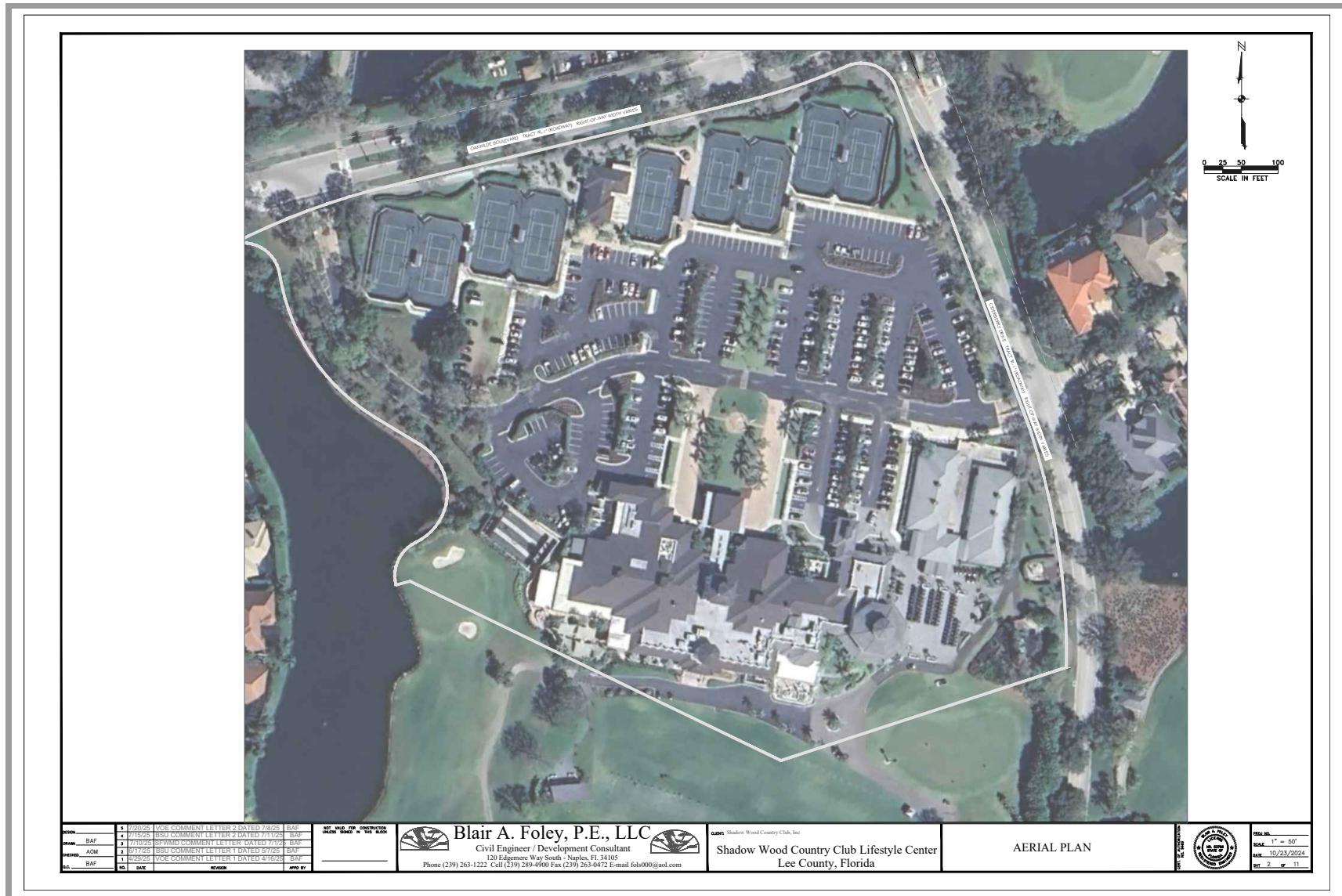
Certificate Of Authorization No. 9469
Florida Registered Professional Engineer No. 53756

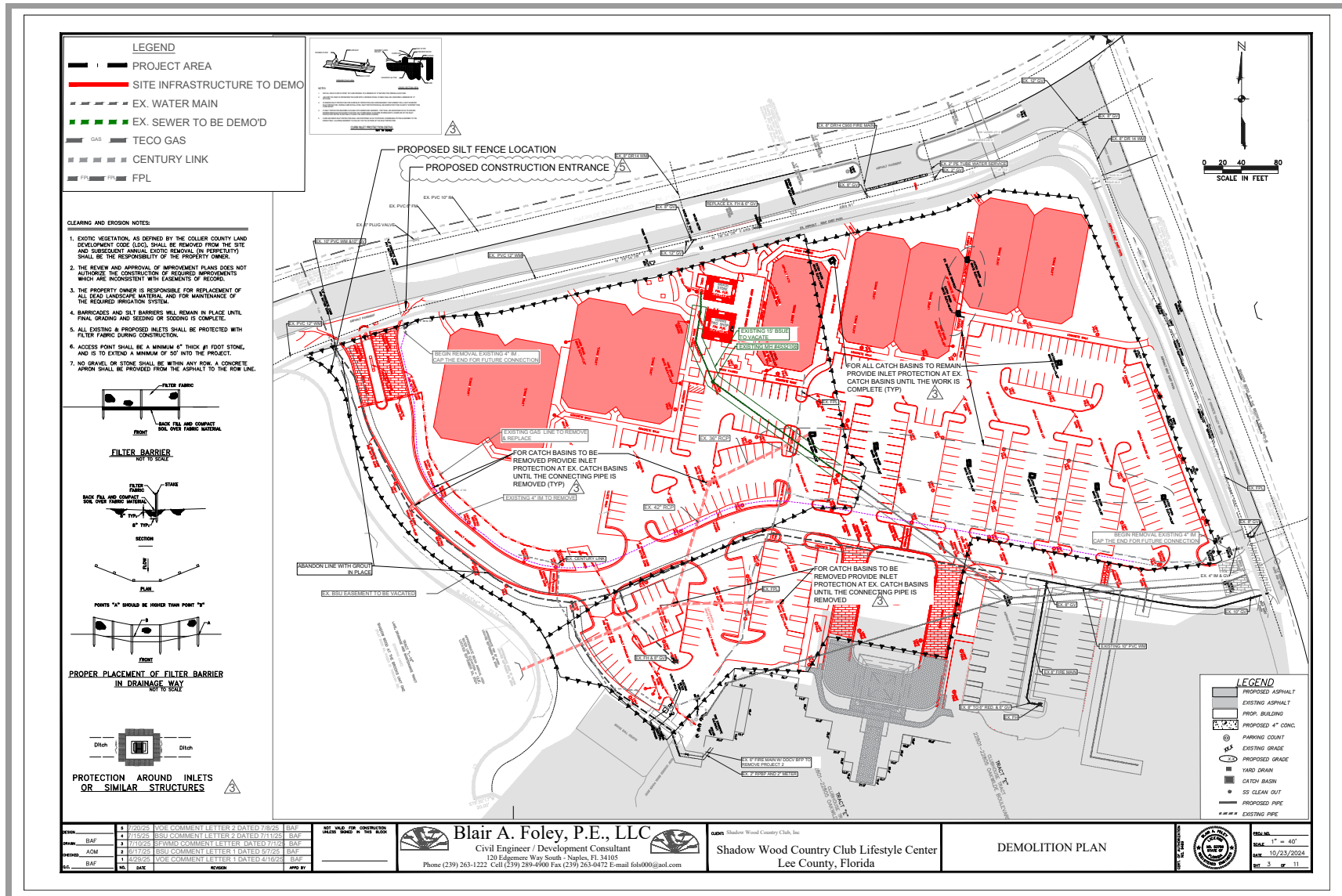
Name _____ Date _____

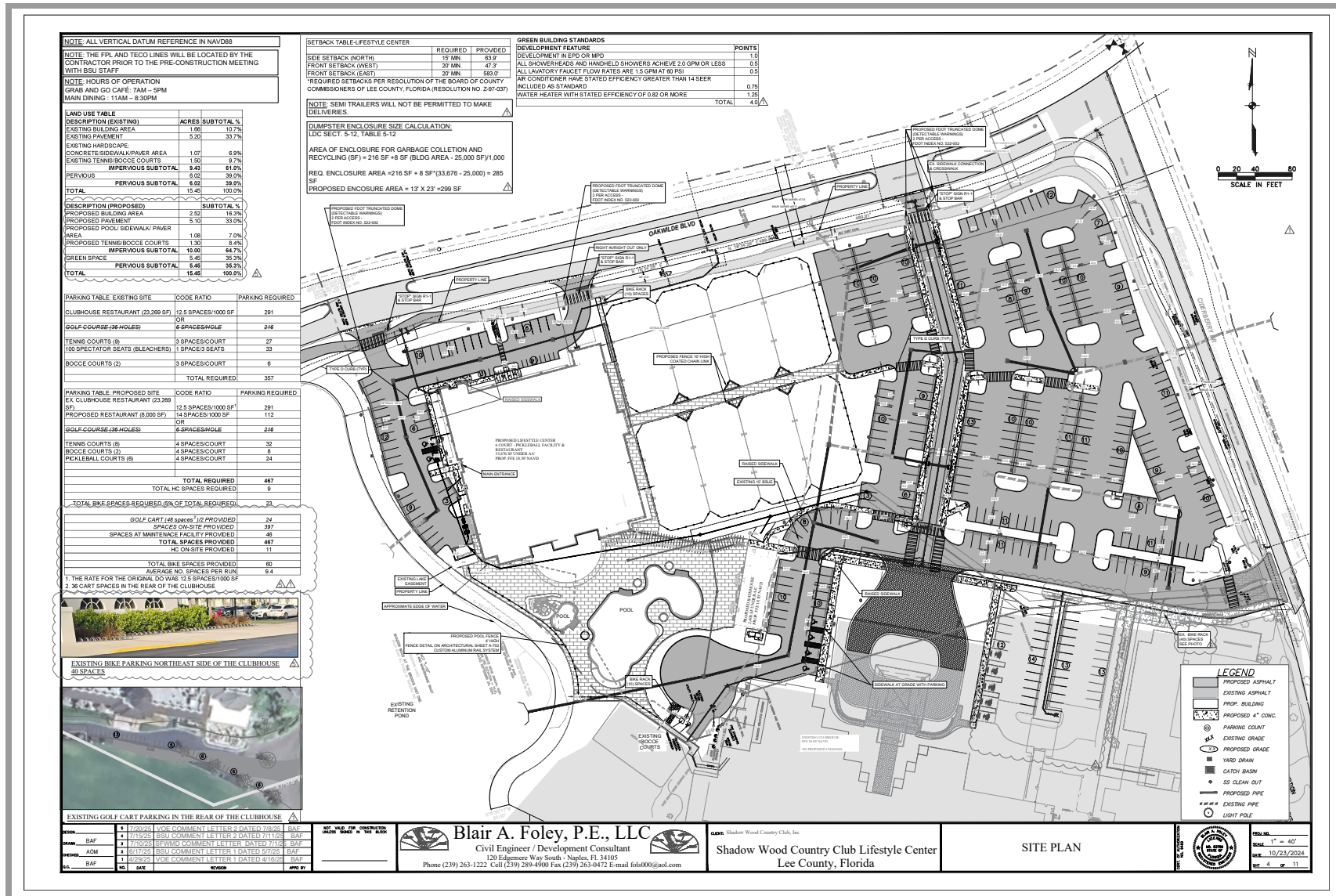


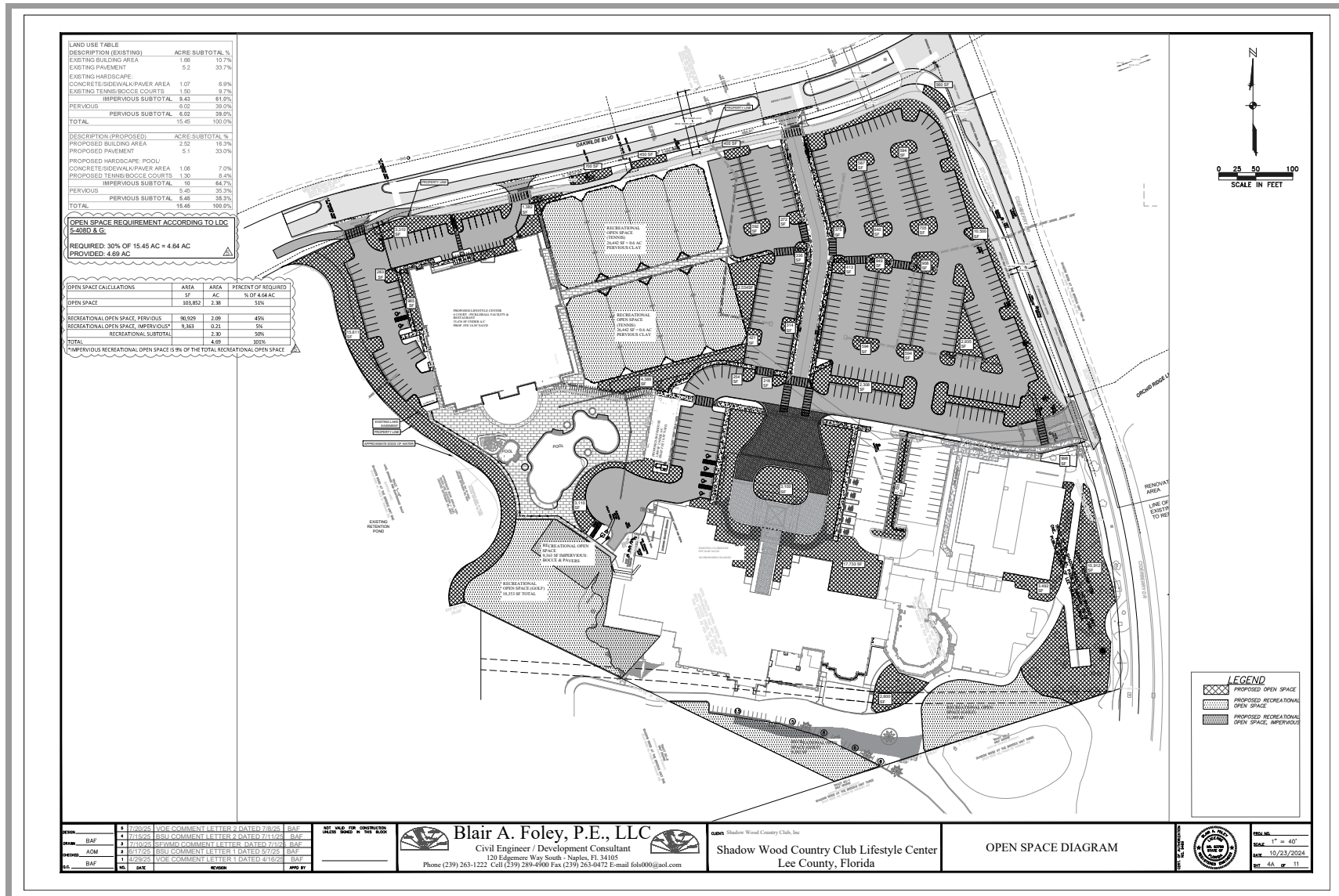
SHADOW
WOOD-DOA

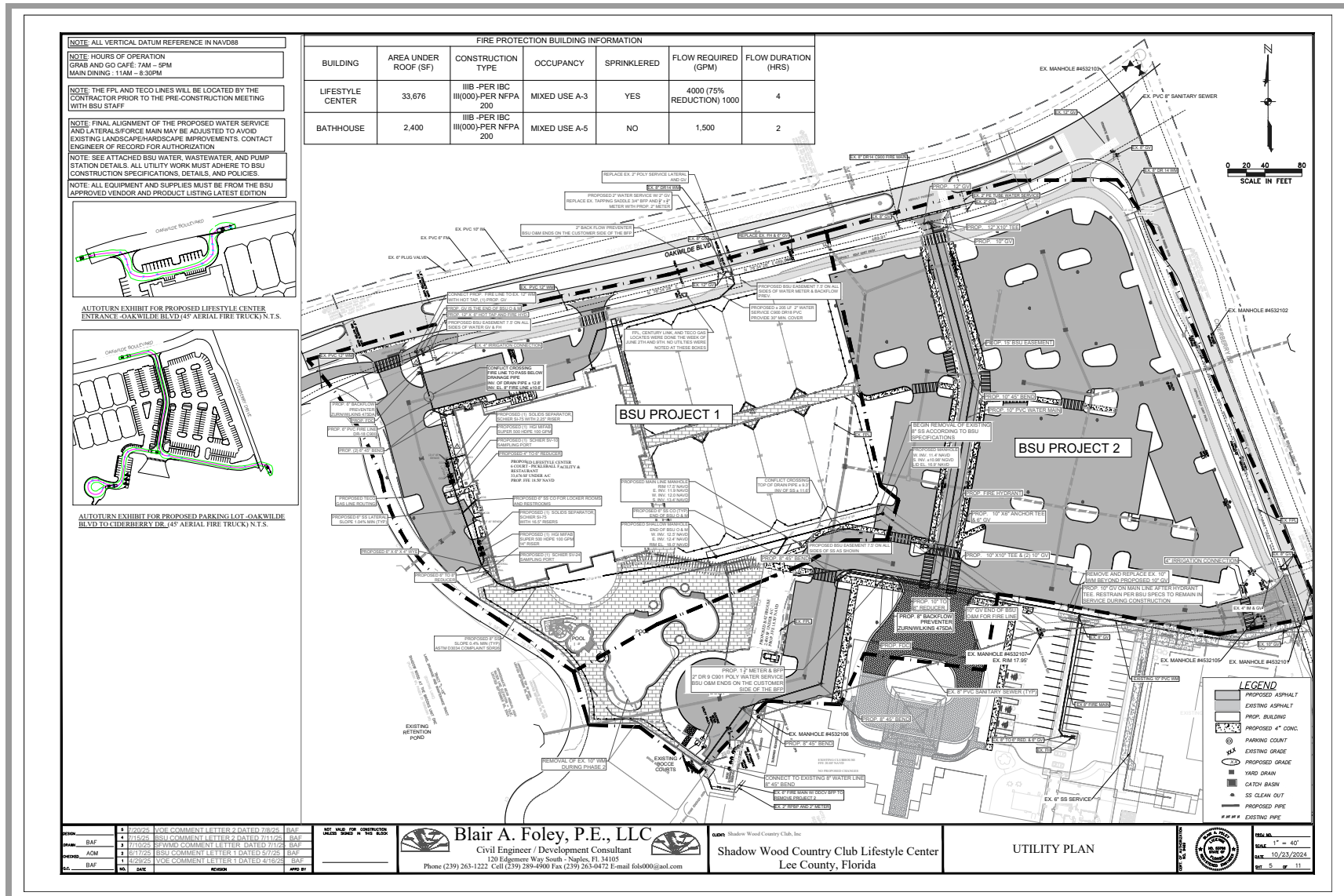
SHEET
1 of 11

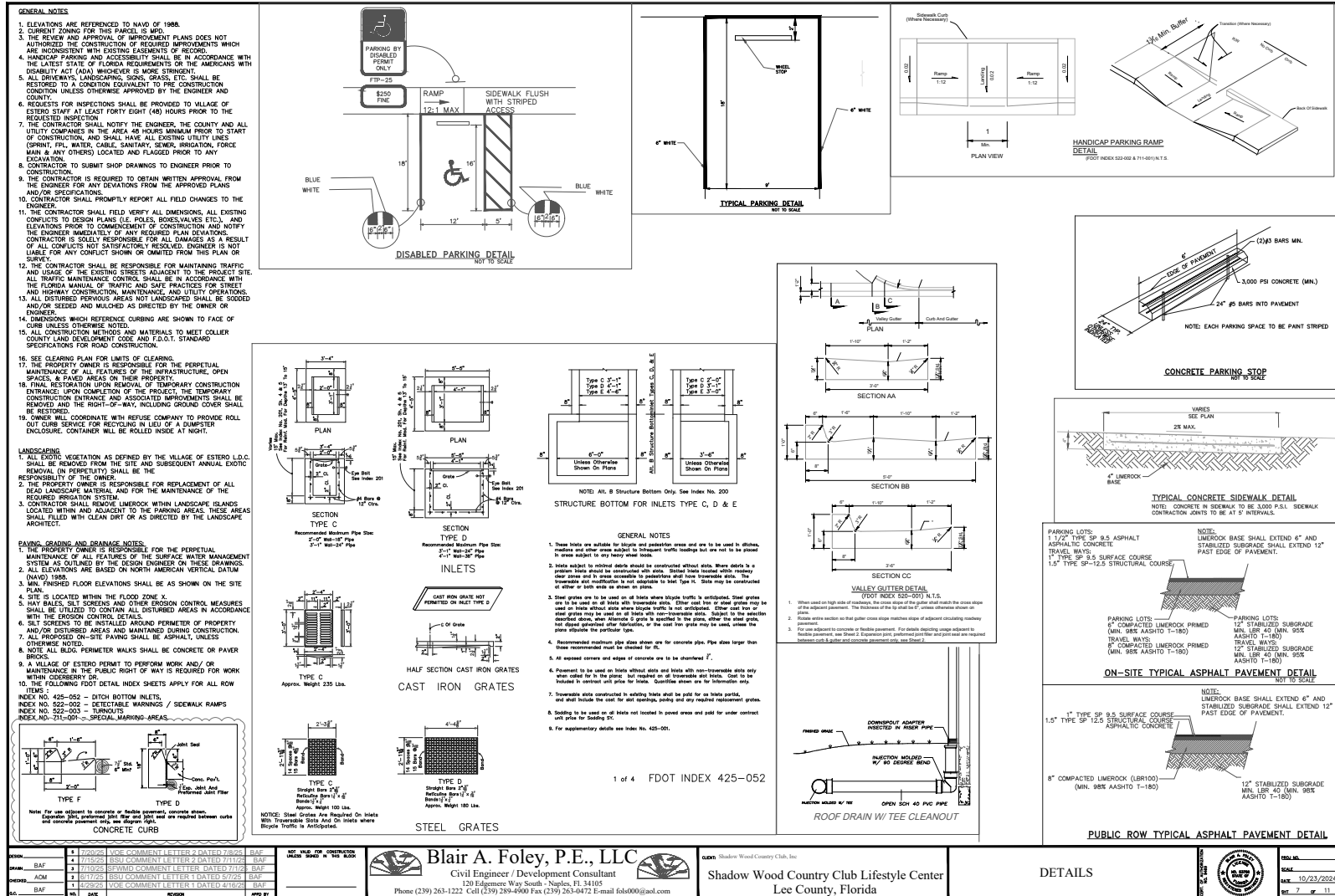












EXTERIOR RENDERINGS:

SOUTHEAST VIEW - POOL COMPLEX AND TRELLIS ENTRY

EAST VIEW - TENNIS COURTS

SOUTH VIEW - POOL DECK

LIFESTYLE CENTER

POOL HOUSE

OVERALL AERIAL VIEW

ARCHITECTURE

AM DESIGN GROUP
ARCHITECTURE - PLANNING - INTERIOR DESIGN
2025 Eagle Creek Way
Naples, FL 34108
T 239.433.8884

OWNER

Shadow Wood Country Club
22801 OAKWILDE BLVD.
ESTERO, FL 34135

CONSULTANTS

STRUCTURAL ENGINEERING

2225 AIRWAY BLVD. SUITE 200
FORT MYERS, FL 33904
T 888.786.0000

MECHANICAL/ELECTRICAL/PLUMBING

2225 AIRWAY BLVD. SUITE 200
FORT MYERS, FL 33904
T 888.786.0000

CIVIL AND LANDSCAPE ENGINEER

2225 AIRWAY BLVD. SUITE 200
FORT MYERS, FL 33904
T 888.786.0000

PROJECT INFO

Shadow Wood
COUNTRY CLUB
SHADOW WOOD LIFESTYLE
CENTER

22801 OAKWILDE BLVD.
ESTERO, FL 34135

NEW CONSTRUCTION

LAND
DEVELOPMENT

SEAL

JOSEPH J. VERCILLO
STATE OF FLORIDA
NO. 12488

REVISIONS

No.	Description	Date

PROJECT NO. 24-014 DATE: 04/25/2024
SHEET: 21 of 22
CADD: 21/04/24
CITY/STATE: MI 3324
SHEET TITLE: EXTERIOR RENDERINGS

G-100

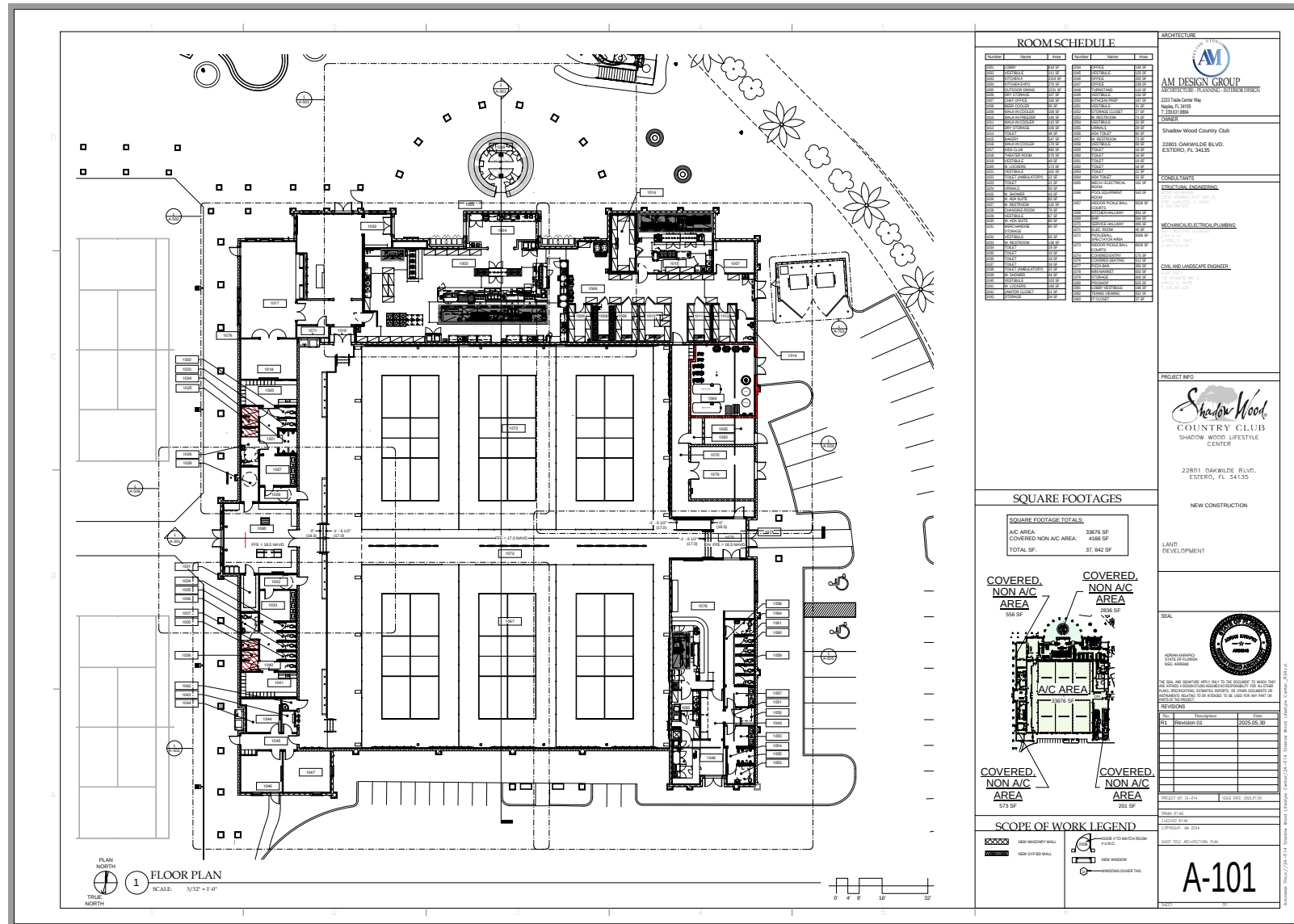
THE SEAL AND SIGNATURE ARE VALID ONLY TO THE EXTENT OF THE PROJECT AND SHEET FOR WHICH THEY WERE ISSUED. ANY OTHER USE OF THE SEAL OR SIGNATURE FOR ANY OTHER PROJECT OR SHEET IS A VIOLATION OF THE FLORIDA PROFESSIONAL SEAL ACT. THE SEAL AND SIGNATURE ARE NOT VALID FOR ANY OTHER PROJECT OR SHEET.

Planning Zoning and Design Board Meeting - PACKET - (Page 89 of 120)

Page 1 of 8

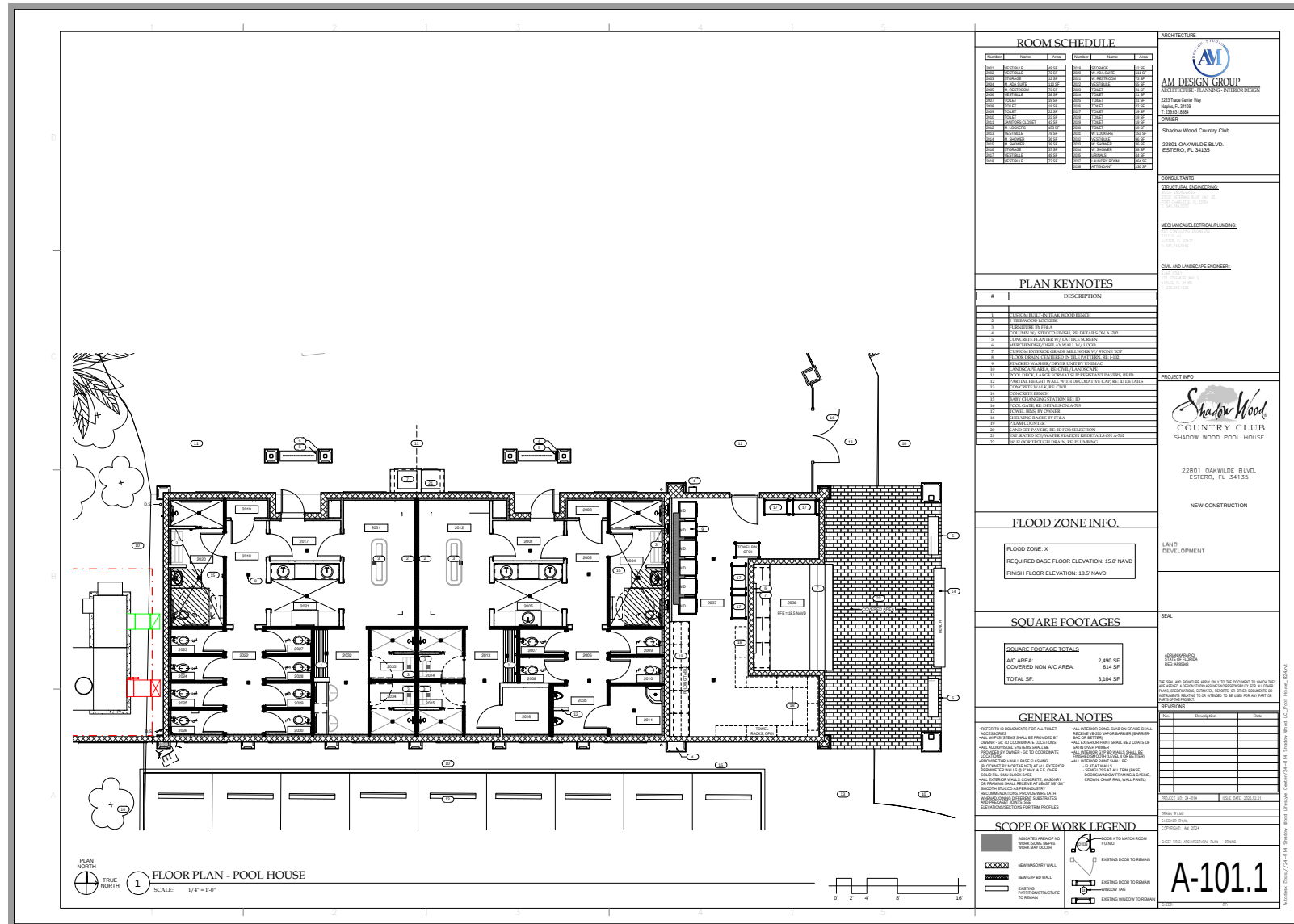
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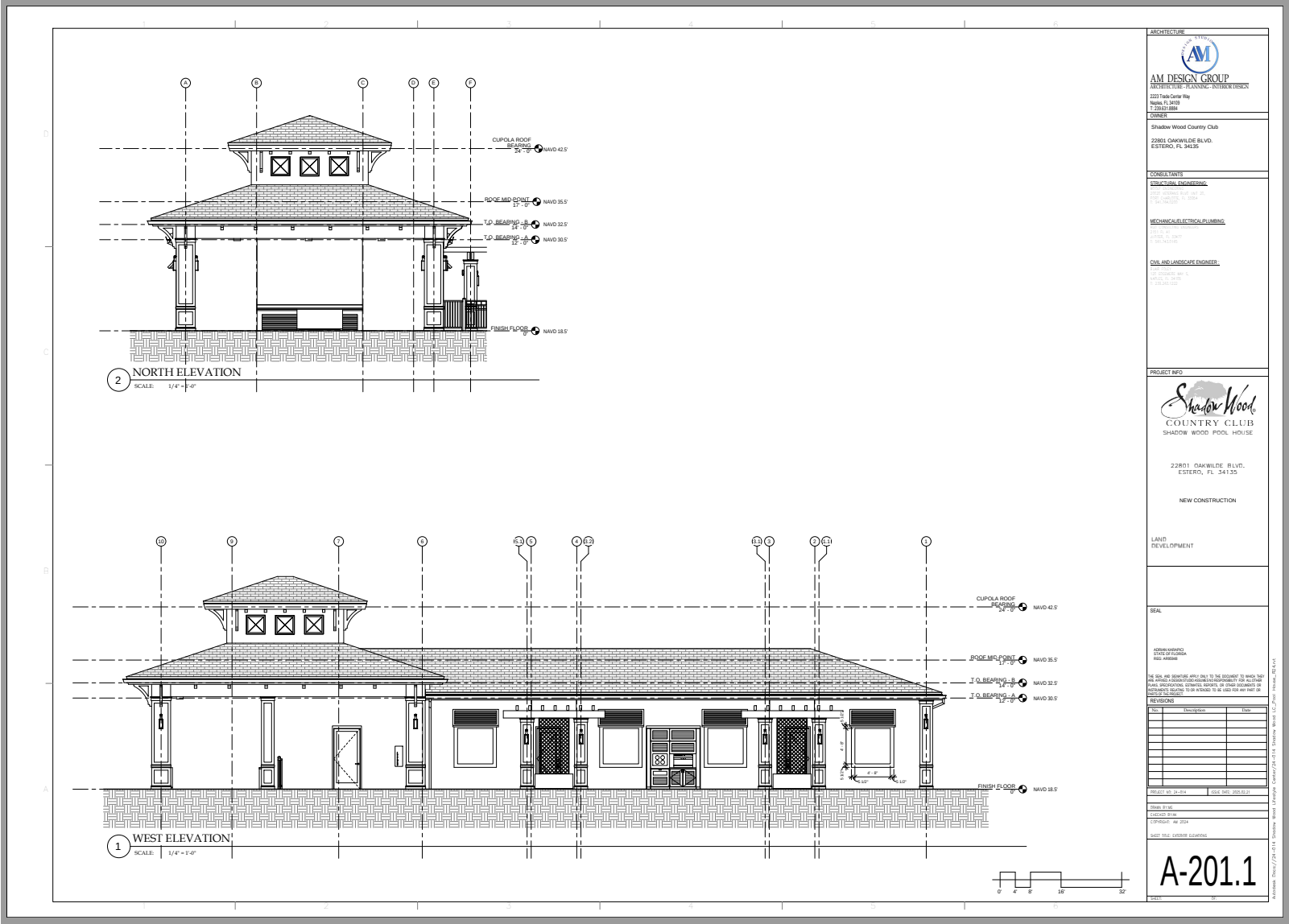
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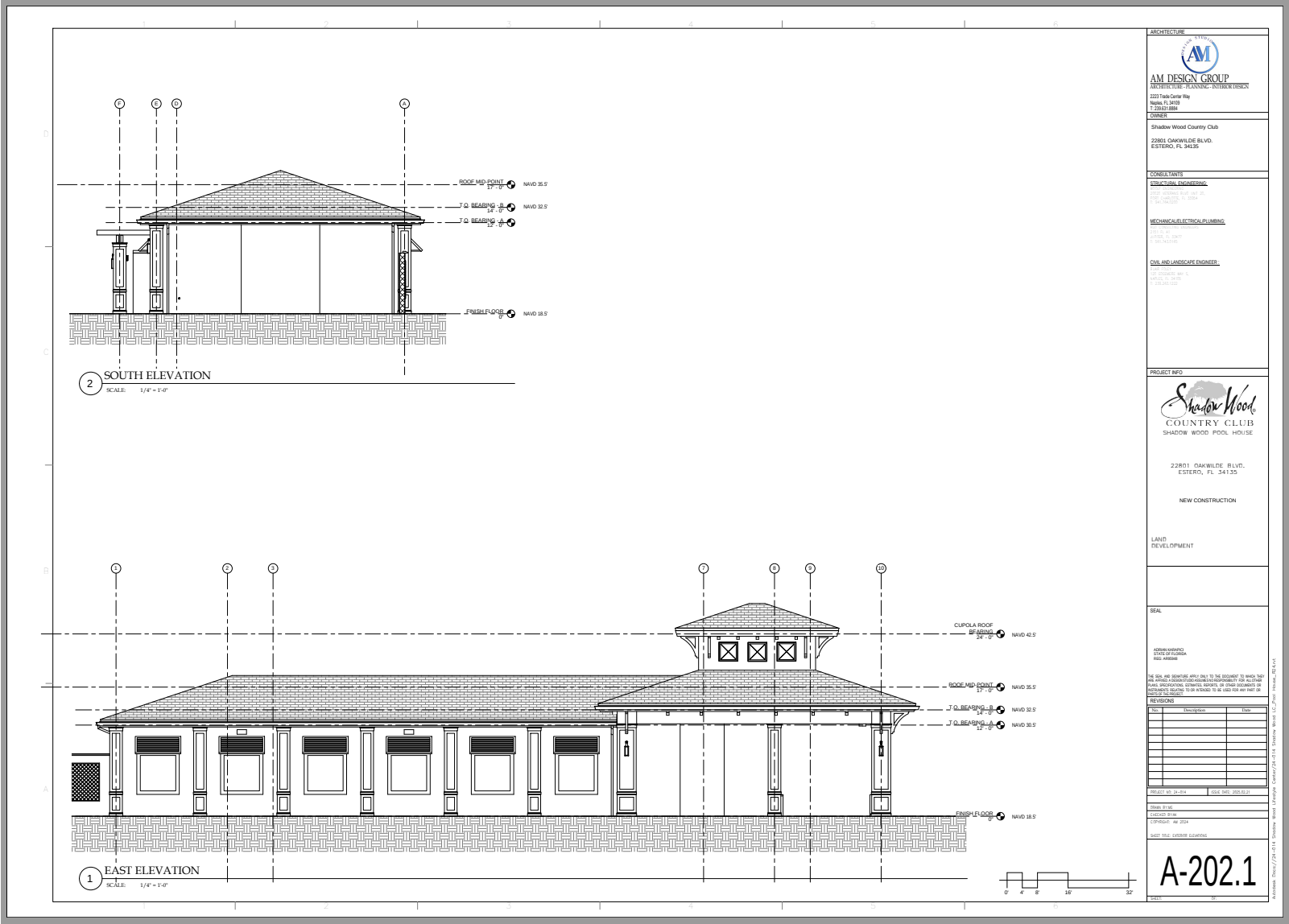


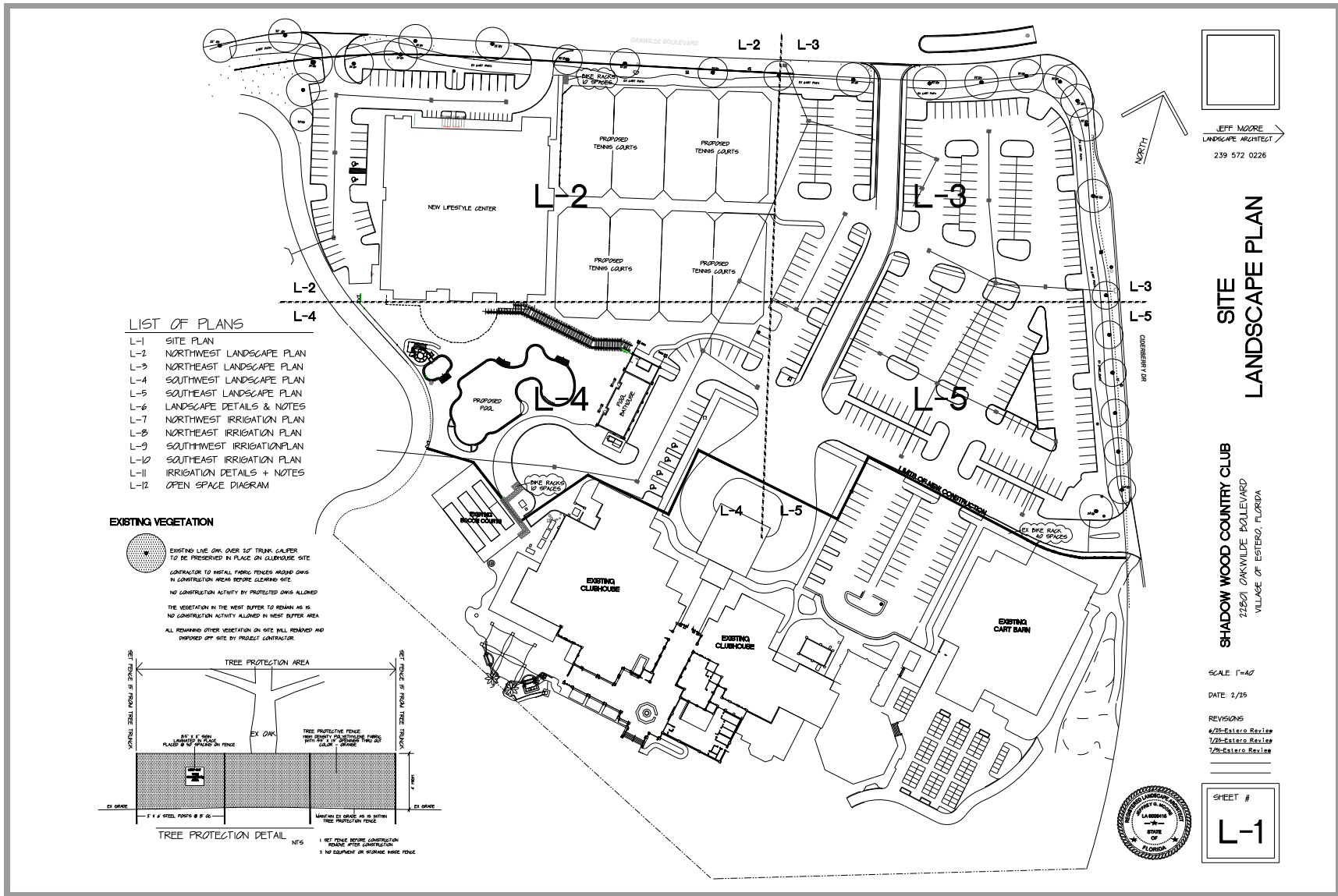


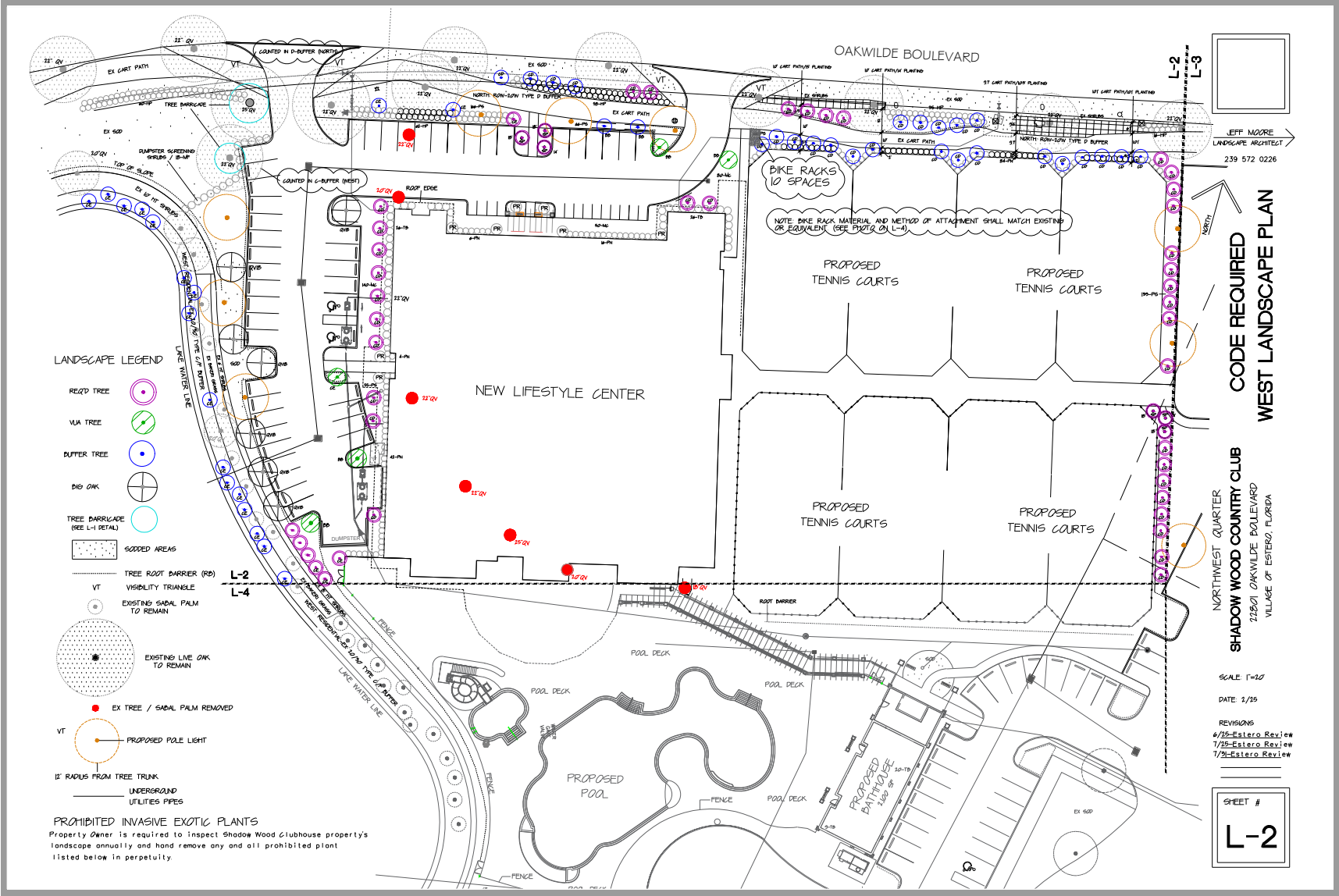


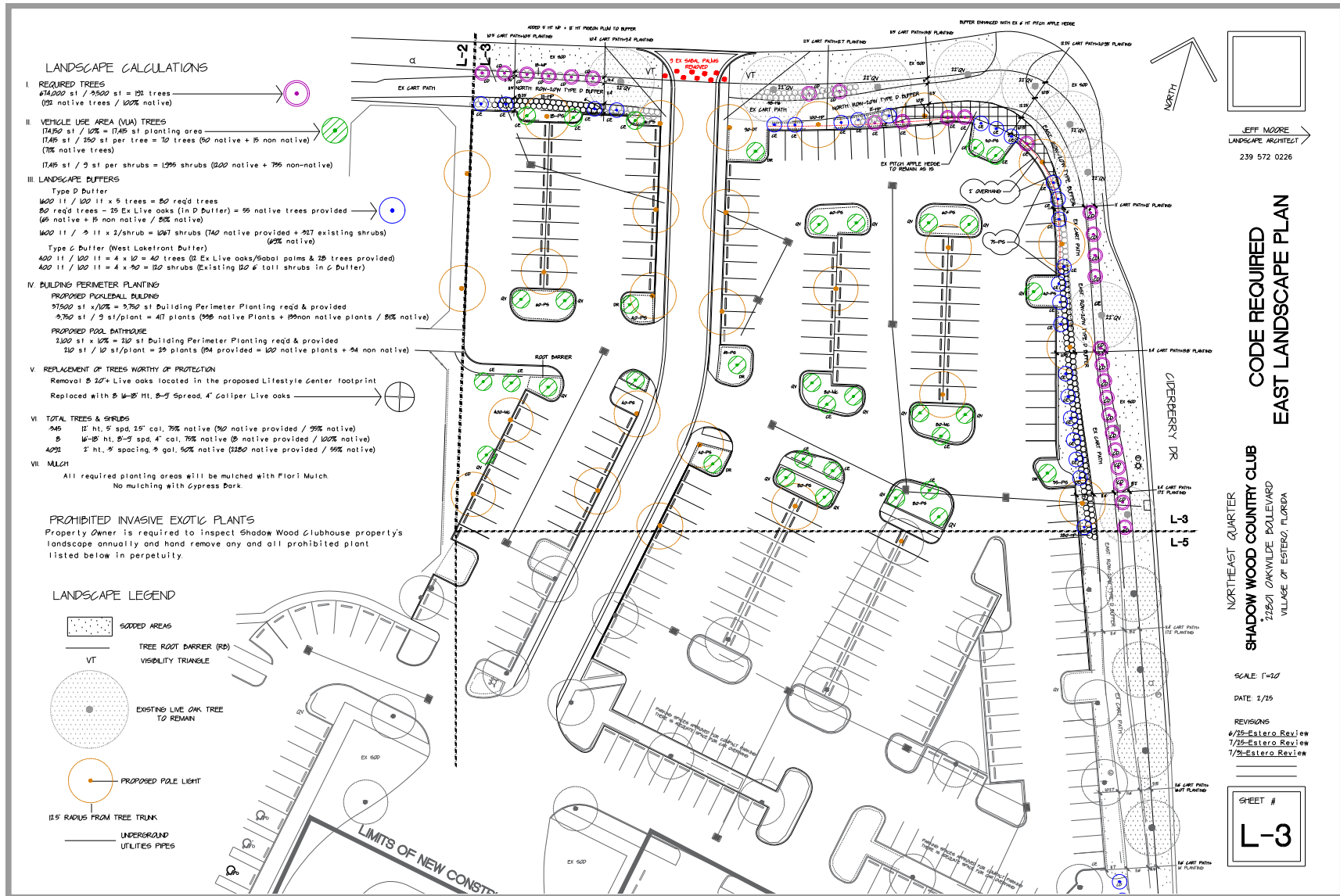


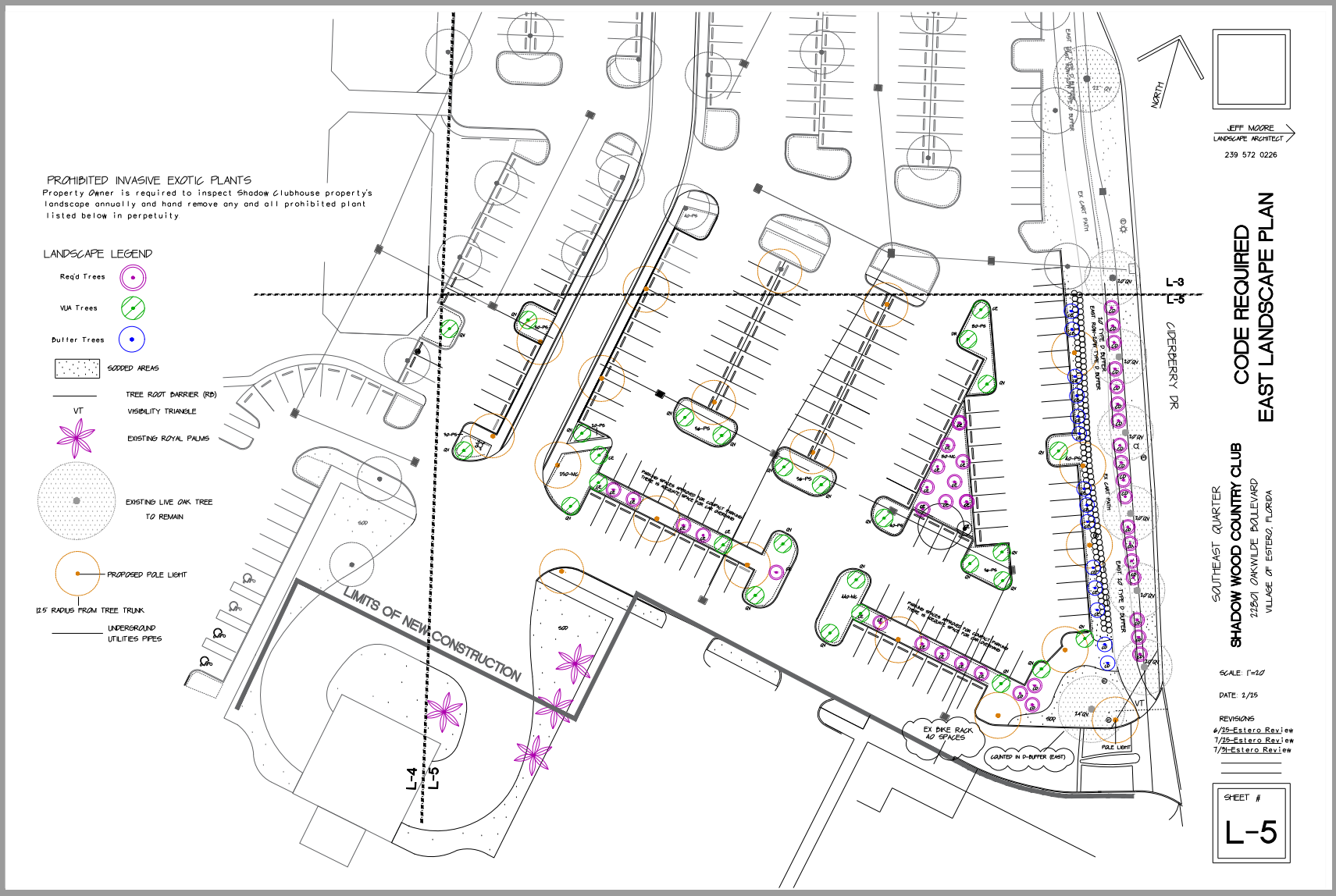












LANDSCAPE NOTES:

- Landscape Contractor is responsible to know existing site conditions and the location of all underground utilities prior to starting work.
- Landscape Contractor shall repair any site utilities damaged during landscape installation at his own expense.
- Landscape Contractor shall install all trees within 72 hours of delivery to the site.
- All plants shown on Landscape Plans shall be nursery grown container (except for field grown trees noted in Plant List) stock of Grade # One or better as defined in Grades and Standards for Nursery Plants, Fla Dept. of Agriculture and Consumer Services.
- All sizes noted on Plant List are to be considered to be minimum. All plants shall meet or exceed these minimum requirement for height, trunk caliber and spread. Any other requirements for specific shape or effect as noted on Landscape Plan shall be required for acceptance. All trees are to be single trunked, unless otherwise noted on the landscape plans.
- The Landscape Contractor shall verify the location of all trees and palms on site prior to installation with Owner.
- Landscape Contractor shall remove all weeds, grass, debris, rocks and finish grade planting areas prior to installation and remove all collected debris to an approved disposal area. Any building construction material discovered when digging plant holes shall be removed and replaced with acceptable backfill.
- Landscape Contractor shall install trees in holes that are twice the width of root ball and equal in depth of root ball. Backfill until ground is firm and voids or air pockets are filled with soil.
- Landscape Contractor shall guarantee in writing trees for 1 year after tree installation is completed and accepted by the Owner.
- Mulch new planting areas with Florimulch at 2" thickness. No mulching on site with Cypress Bark.
- Tree removal to be determined by Owner.
- Site has an existing automatic irrigation system. System will modified to provide 100% coverage.
- Sod areas of site landscaping not planted with Zoysia Empire turf.
- The contractor is responsible that no base limerock or compacted soils is present in planting bed areas.

MAINTENANCE STANDARDS

The owner is responsible for maintaining the required landscaping in a healthy and vigorous condition at all times, in perpetuity.

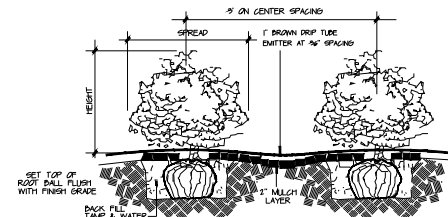
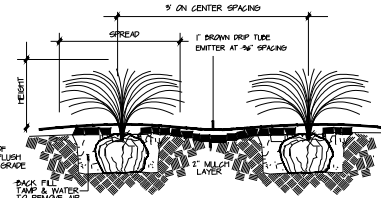
- Required trees shall only be pruned to promote healthy, uniform and natural growth on trees.
- Required vegetation shall only be pruned to promote healthy, uniform and natural growth of the vegetation.
- Property owner shall maintain landscape areas free of prohibited plants.
- Remove only dead or damaged palm fronds from required palms.

PLANT LIST (CODE REQUIRED PLANTING)

CODE	QUAN	POTENTIAL/COMMON NAME	NATIVE	DROUGHT	SPECIFICATIONS
DB	5	Bauhinia blakeana/Hong Kong Orchid		●●	12' ht/5' spd/2.5' cal/6' cl/45 gal
DR	10	Delinex regia/royal Poinciana		●●	12' ht/5' spd/2.5' cal/6' cl/45 gal
CE	164	Conocarpus erectus/Buttonwood tree	•	●●	12' ht/5' spd/2.5' cal/6' cl/45 gal
QV	45	Quercus virginiana/S Live Oak	•	●●	12' ht/5' spd/2.5' cal/6' cl/45 gal
QVB	8	Quercus virginiana/S Live Oak	•	●●	16'-18' ht/8'-9' spd/4" cal/100 gal
CD	123	Coccoloba diversifolia/Pigeon Plum	•	●●	12' ht/5' spd/2.5' cal/6' cl/45 gal
SP	6	Sabal palmetto/Sabal palm	•	●●	Hurricane cut/clear trunk ht noted on plans
MG	1600	Muhlenbergia capillaris/pink Muhly grass	•	●●	2' ht/2' spd/3 gal/3' o.c. spacing
MP	36	Myrcianthes fragrans/Simpson stopper	•	●●	6' ht/3' spd/3 gal/3' o.c. spacing/10 gal
PN	234	Psychotria nervosa/wild Coffee	•	●●	2' ht/2' spd/3 gal/3' o.c. spacing
HF	740	Hamelia patens compacta/dwarf Firebush	•	●●	2' ht/2' spd/3 gal/3' o.c. spacing
PS	1000	Pennisetum setaceum/white Fountain grass		●●	2' ht/2' spd/3 gal/3' o.c. spacing
SA	110	Schefflera arboricola Trinitie		●●	2' ht/2' spd/3 gal/3' o.c. spacing
SOD		Zoysia Empire Turf			Full coverage

PLANT LIST (BUILDING ENHANCEMENT/SIGN)

CODE	QUAN	POTENTIAL/COMMON NAME	NATIVE	DROUGHT	SPECIFICATIONS
PR	8	Phoenix roebellii/pygmy Date palm		●●	6' ht/4' spd/10 gal/double trunk
DT	90	Dianella coerulea/varBlue Flax lily		●●	2' ht/2' spd/3 gal/3' o.c. spacing
TD	131	Philodendron setosum/split leaf Philodendron		●●	3' ht/3' spd/7 gal/4' o.c. spacing

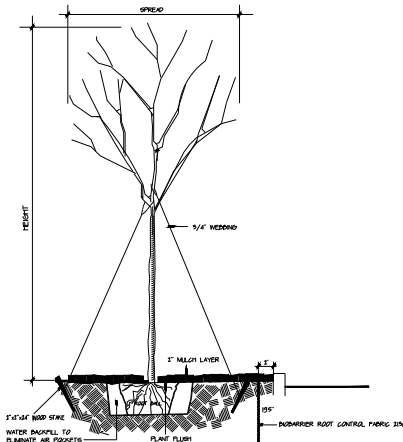
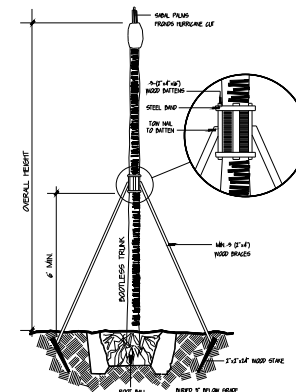
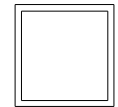
SHRUBS
NTSORNAMENTAL GRASS
NTS

PROHIBITED INVASIVE EXOTIC PLANTS

Property Owner is required to inspect Shadow Clubhouse property's landscape annually and hand remove any and all prohibited plant listed below in perpetuity.

Earleaf acacia
Women's tongue
Bishopwood
Australian pine
GarraWood
Rosewood
Murray red gum
Weeping fig
Guban lured fig
Japanese Climbing fern
Old World climbing fern
Malaleuca, paper tree
Downy rose myrtle
Chinese tallow
Brazilian pepper
Tropical soda apple
Java plum
Rose apple
Gorktree
Wedelia

Acacia auriculiformis
Albizia lebbek
Dischordia javanica
All Casuarina species
Gupianopsis anacardioides
Dalbergia sissoo
Dioscorea alata
Eucalyptus camaldulensis
Ficus benjamina
Ficus microcarpa
Lygodium japonicum
Lygodium microphyllum
Melaleuca quinquenervia
Rholomyrtus tomentosa
Sapium sebiferum
Schinus terebinthifolius
Solanum viarum
Syzgium cumini
Syzgium jambos
Thespesia populnea
Wedelia trilobata

TREES W/ TIES
NTSPALM W / BRACES
NTS

JEFF MOORE
LANDSCAPE ARCHITECT
239 572 0226

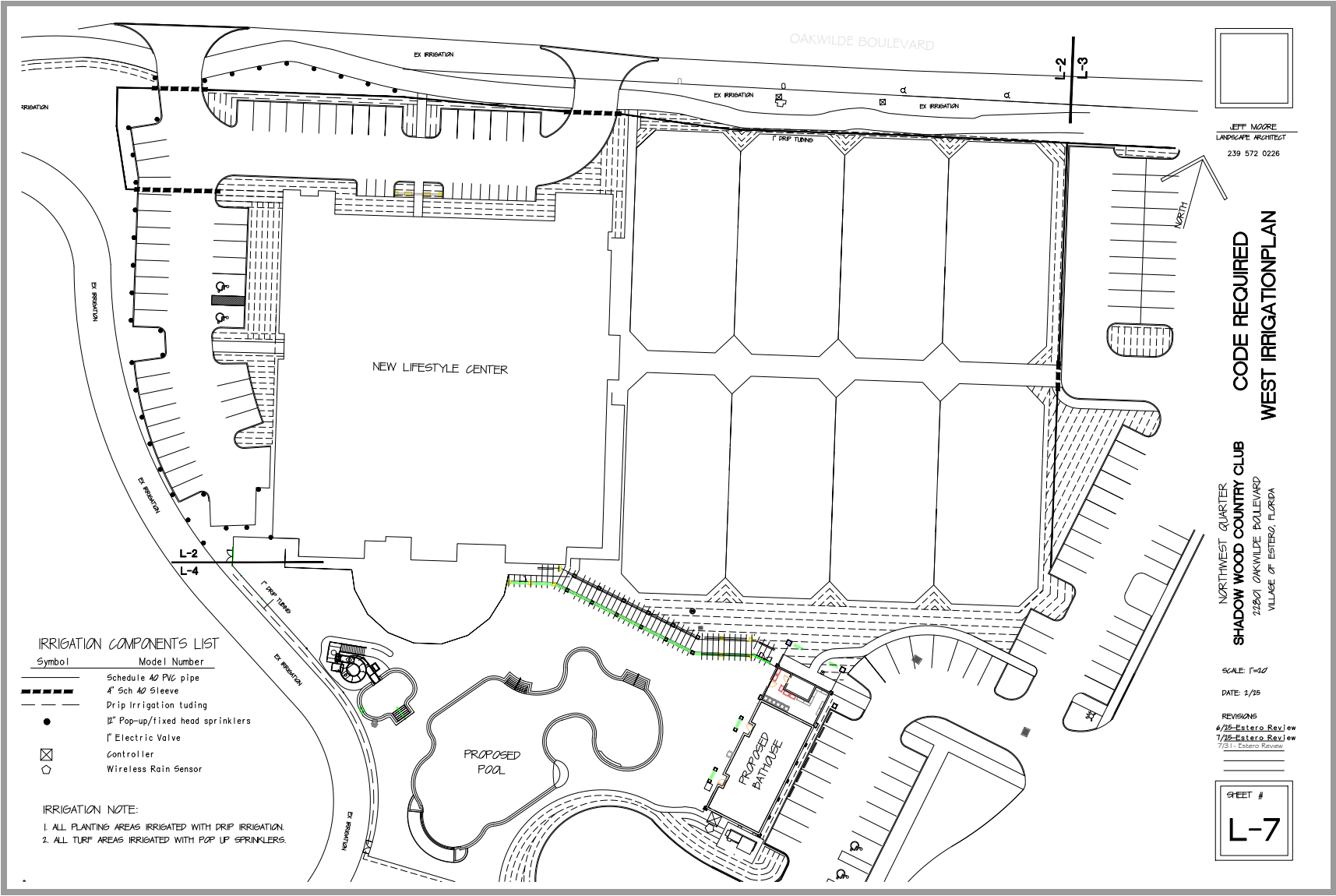
LANDSCAPE DETAILS +
NOTES

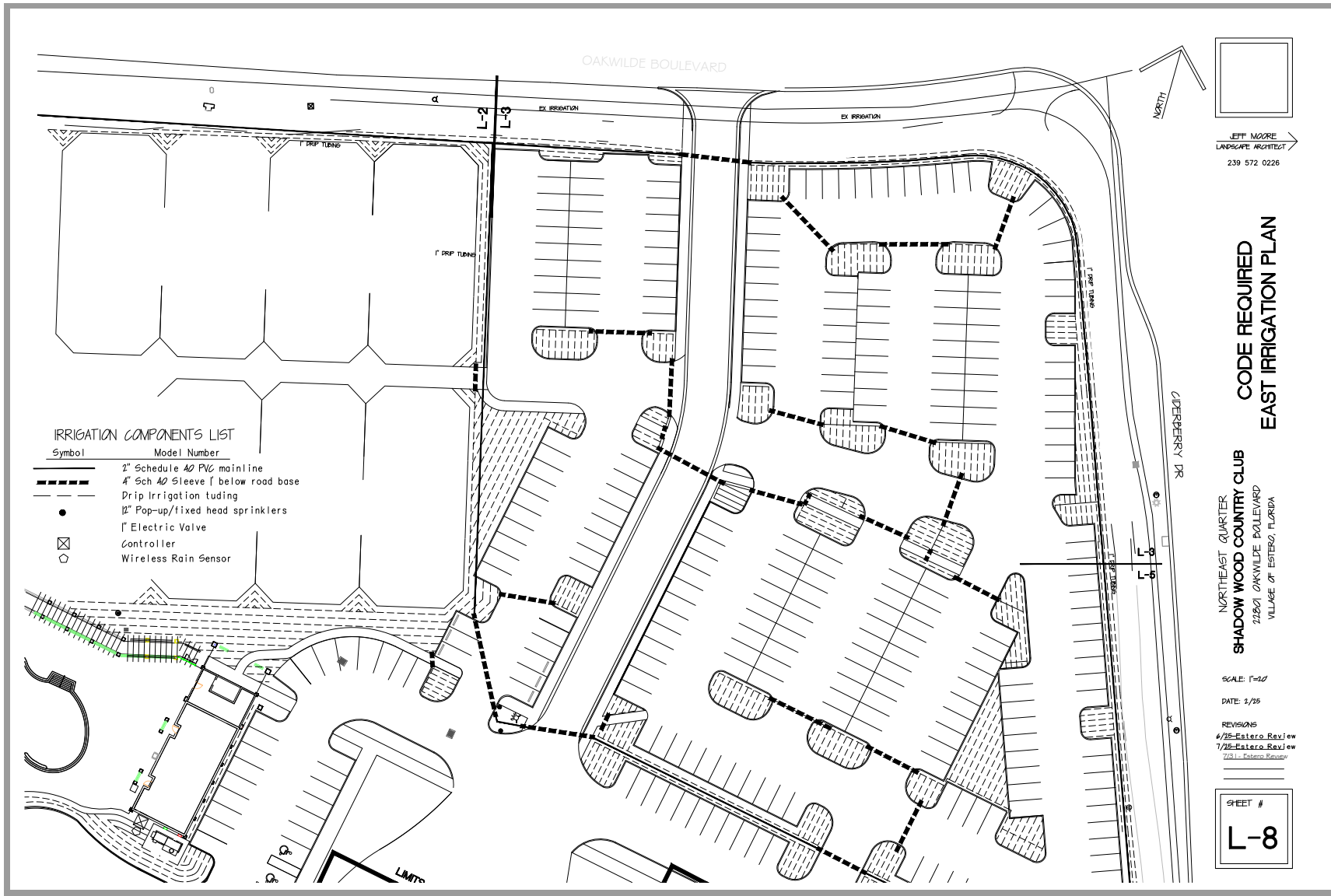
SHADOW WOOD COUNTRY CLUB
11801 OAKVILLE BOULEVARD
VILLAGE OF ESTERO, FLORIDA

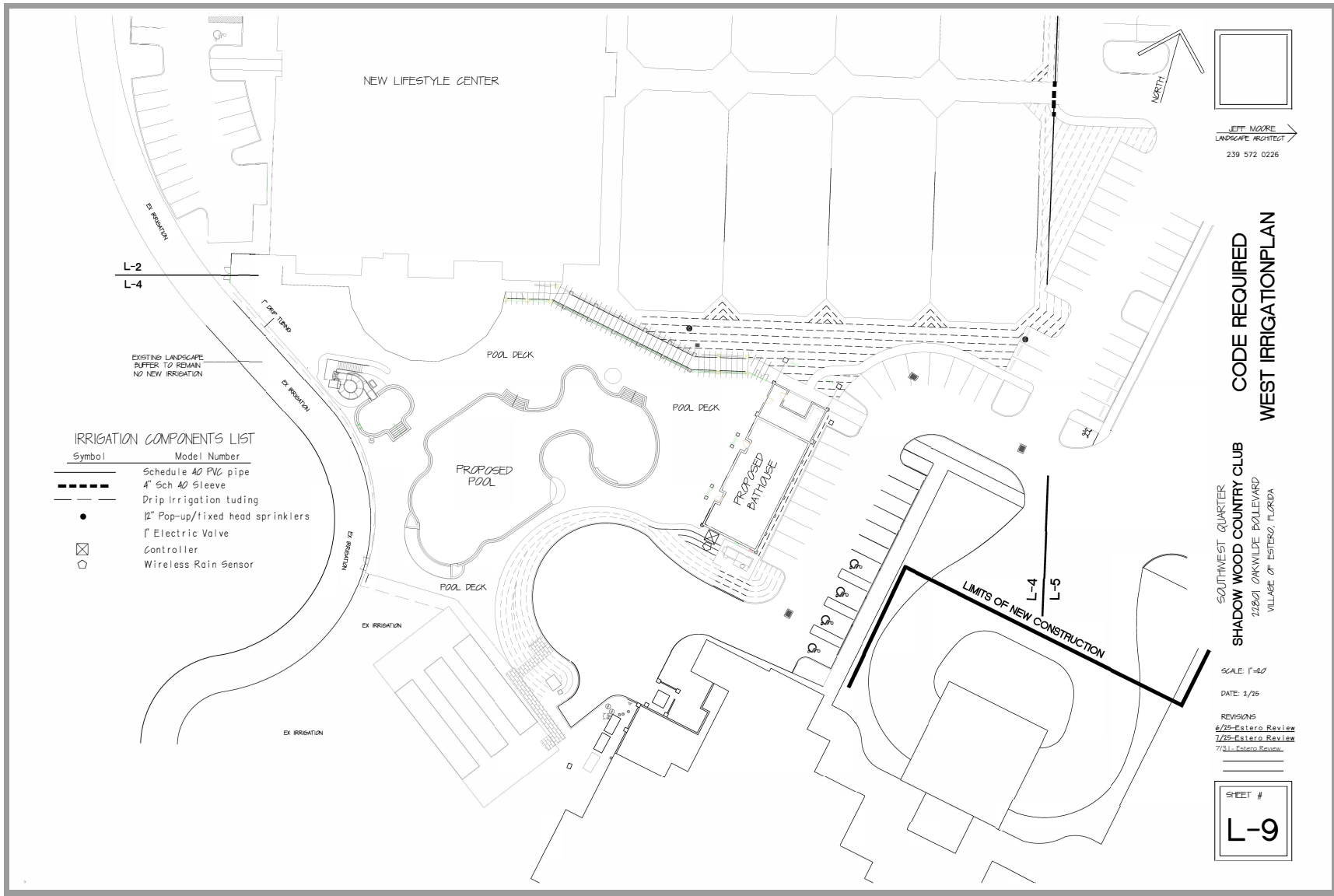
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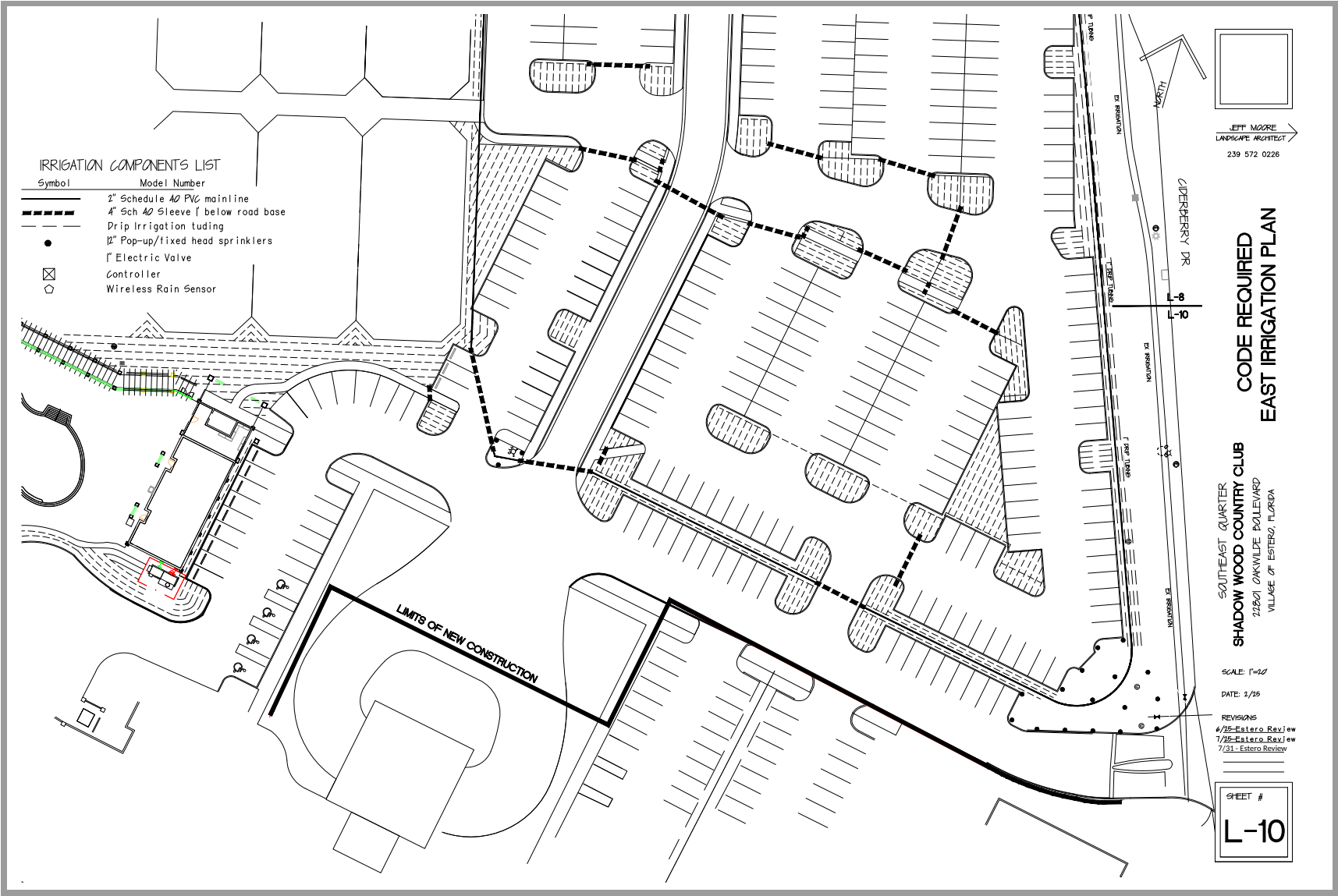
REVISIONS
4/25-Estero Review
1/25-Estero Review
7/21-Estero Review

SHEET #
L-6









IRRIGATION NOTES:

Material Requirements

1. All irrigation equipment shall be manufactured by HUNTER or approved equal.
2. Main lines, sleeves and joints shall be Schedule 40 PVC.
3. Wire shall be UF $\frac{1}{2}$ AWG, provided with waterproof & weatherproof connections.
4. Valves shall be plastic, electric, remote control type with pressure regulation.
5. Valve boxes shall be thermoplastic, 18" round with lid, green in color.
6. Controller shall be dual program computer type with battery back-up.
7. New irrigation layout connected to existing reuse water valves.
8. Spray heads shall be plastic, pop-up type with matched precipitation nozzles.
9. Rotor heads shall be plastic pop-up type with pressure compensating nozzles.
10. Heads located in turf areas shall be 6" pop-ups.

Drip Irrigation

1. 1" brown drip tubing to be connected to 1" valve at hundred foot spacing.
2. Tubing placed on mulch by plants after planting is completed.
3. Drip emitters at 9" spacing on drip tubing.

Selecting Sprinkler, Sizing Pipe & Valves

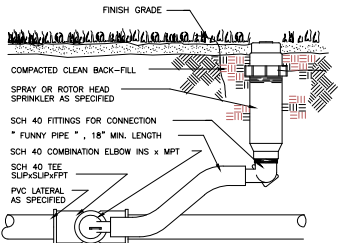
1. Sprinkler heads and nozzles shall be selected to minimize overspray onto pavement, buildings and walks.
2. Pipe shall be sized so that water flow never exceeds a velocity of 5 feet per second.
3. Valve size shall be 1".
4. Valves shall be installed in valve box arranged for easy adjustment and removal.

Sprinkler Head Spacing Criteria

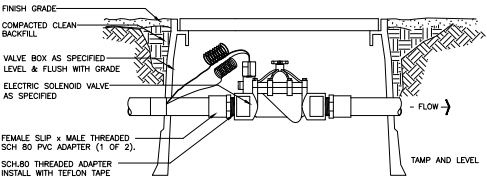
1. Triangular spacing of heads shall be used if possible.
2. Heads shall be spaced at 100% of the spray radius.

Installation Guidelines

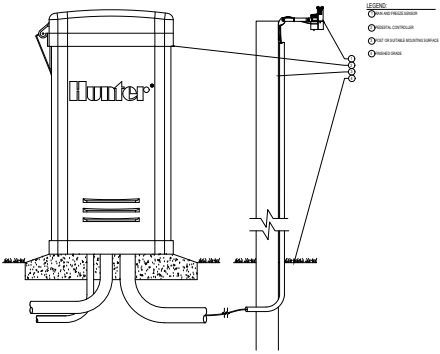
1. Sprinklers shall be installed on flex pipe with min. 18" slack, or swing joints.
2. Risers shall be 4" above adjacent shrubs to allow for plant growth.
3. All pipe that will be installed under paving or walks shall be installed inside sleeves sized two sizes larger than pipe size.
4. Main lines depth shall be a minimum of 18", lateral lines depth shall be a minimum of 12" below finish grade.
5. Test main lines and valves for leaks before backfilling trenches to a hydrostatic pressure of 100 psi for one hour.
6. Perform operational testing after sprinkler heads have been adjusted to final position and site landscape installation is completed.
7. Adjust spray patterns, correct radius and clean nozzles before final inspection.
8. Note on Irrigation Plan all changes of pipe layout and sprinkler placement to create a record "as-built" irrigation plan and give plan to owner at completion of project.
9. Controller securely mounted on bldg wall in tamper proof box and by electric outlet provided by owner.
10. This is a code required Irrigation Plan. Irrigation Contractor is responsible to determine sizing of zones, pipe sizing and the placement of piping and valves and backflow preventor.



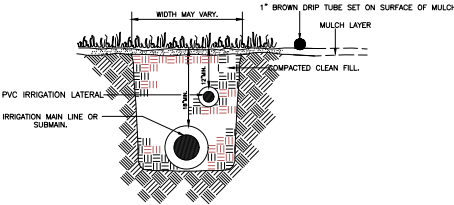
POP-UP SPRINKLER INSTALLATION DETAIL
NTS



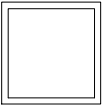
ELECTRIC SOLENOID VALVE INSTALLATION DETAIL
NTS



RAIN SENSOR
NTS



TYPICAL TRENCHING DETAIL
NTS



JEFF MOORE
LANDSCAPE ARCHITECT
239 572 0226

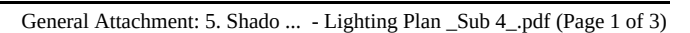
SHADOW WOOD COUNTRY CLUB
22501 OKWILDE BOULEVARD
VILLAGE OF ESTERO, FLORIDA
IRRIGATION DETAILS +
NOTES

DATE: 2/25

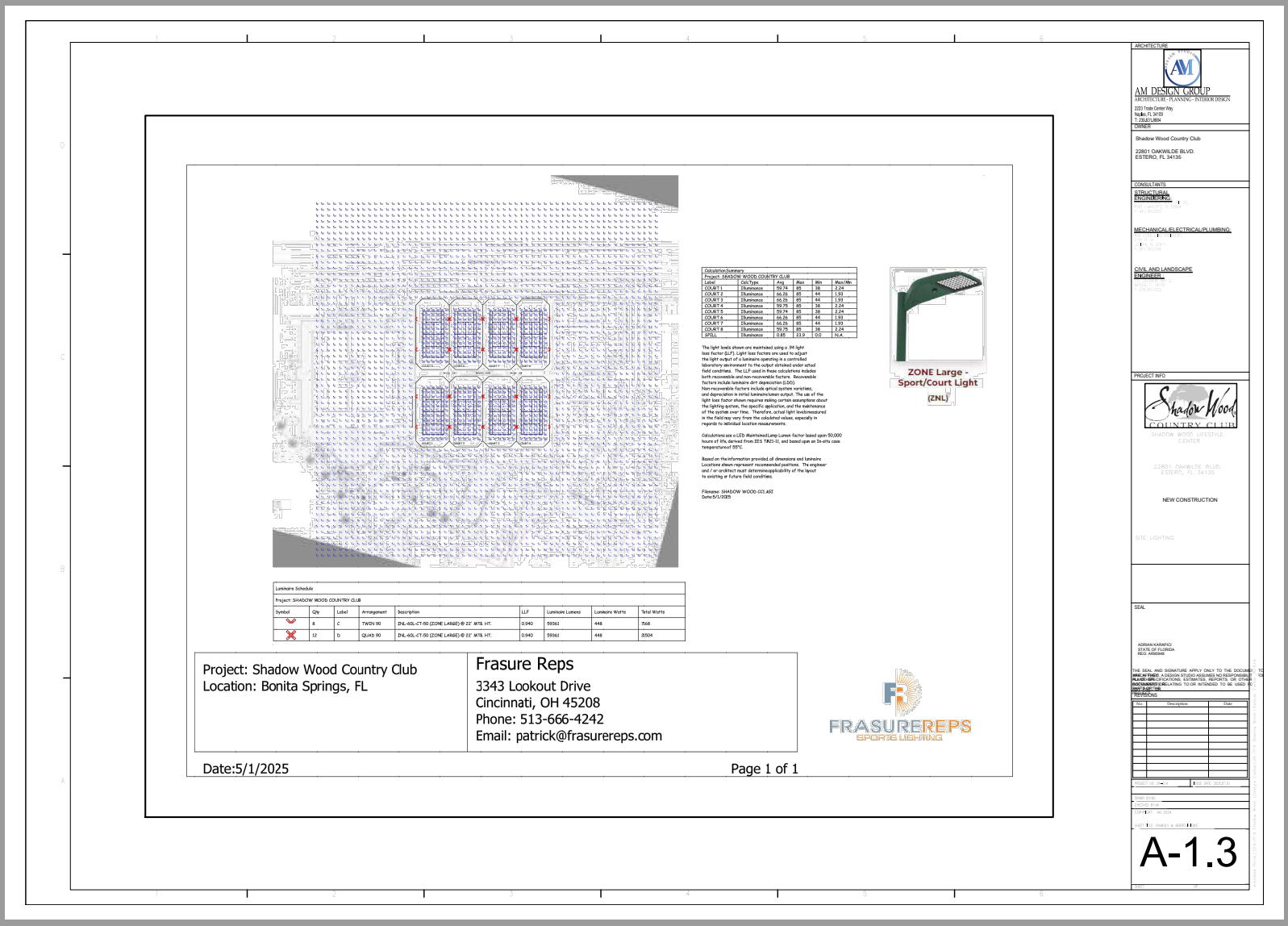
REVISIONS
6/25-Estero Review
7/25-Estero Review
7/31-Estero Review

SHEET #
L-11





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VILLAGE OF ESTERO
DEVELOPMENT ORDER

FOR
The Shadow Wood Country Club-Lifestyle Center

INDEX OF PLANS
SHEET NO. DESCRIPTION

1	COVER SHEET
2	AERIAL
3	DEMOLITION PLAN/EROSION CONTROL
4	SITE PLAN
4A	OPEN SPACE DIAGRAM
5	UTILITY PLAN
6	DRAINAGE PLAN
7	DETAILS
8	BSU-WATER DETAILS
9	BSU-BACKFLOW DETAILS
10	BSU-WASTEWATER DETAILS
11	BSU-COMBINATION WATER/WASTEWATER DETAILS

PROJECT DATA

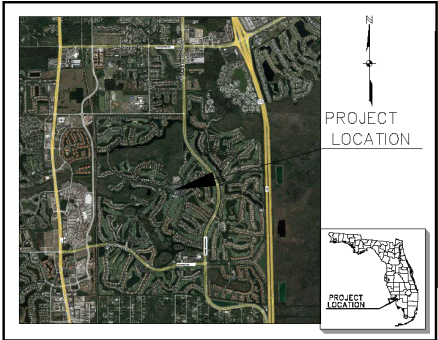
PROJECT NAME:	The Shadow Wood CC-Lifestyle Center
LEE CO. DO NO.:	DOS 9707-24000D
ZONING:	MPD-The Brooks
STRAP NO.:	10-47-25-E2-0900F.0000
LOCATION:	LEE COUNTY, FL S10 T47 R25
FEMA BFE:	X

BUILDING DATA

BUILDING CODE:	
FLORIDA BUILDING CODE 8TH ED.	
BUILDING CODE DATA: LIFESTYLE CENTER	
CONSTRUCTION TYPE	TYPE IIIB
SPRINKLERED	YES
OCCUPANCY	MIXED USE A-3
A/C AREA:	33,676 SF
COVERED NON A/C:	4,166 SF
TOTAL:	37,842 SF
BUILDING CODE DATA: BATHHOUSE	
CONSTRUCTION TYPE	TYPE IIIB
SPRINKLERED	NO
OCCUPANCY	A-5
A/C AREA:	2,398 SF
COVERED NON A/C:	160 SF
TOTAL:	2,558 SF

PREPARED FOR:

Shadow Wood Country Club
22801 Oakwilde Blvd.
Estero, FL 34135



LOCATION MAP



March 2025
Rev. June 2025
Rev. July 2025

LEGAL DESCRIPTION:	
TRACT "E" OF SHADOW WOOD AT THE BROOKS UNIT ONE, PLAT BOOK 01, PAGE 21 THROUGH 39 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.	

DRAWING COORDINATION:	
ARCHITECT:	AM DESIGN GROUP LLC 6230 SHIRLEY ST. STE. 103 NAPLES, FL 34109 (239)631-8884



Blair A. Foley, P.E., LLC
Civil Engineer / Development Consultant
170 Edgemere Way South - Naples, FL 34105
Phone (239) 263-1225 - Cell (239) 263-4900 - Fax (239) 263-0472 - E-mail bfoley@aol.com

Certificate Of Authorization No. 9469
Florida Registered Professional Engineer No. 53750
Name _____ Date _____



SHADOW
WOOD-DOA
SHEET
1 of 11

