



Village of  
**ESTERO**

**VILLAGE OF ESTERO**  
**PLANNING ZONING AND DESIGN BOARD MEETING**  
**PACKET**  
**OCTOBER 14, 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**  
**October 14, 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 public will have an opportunity to speak during each agenda item; each individual has one opportunity to speak for five minutes per agenda item.**

**a. Consent Agenda**

- i. Approval of September 9, 2025 meeting minutes**

Attachment: [09092005\\_PZDB Minutes.pdf](#)

**6. Public Information Meeting**

No votes are taken at Public Information Meetings

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

- a. Coconut Point Developers LLC -- Developer Paint Project (District 6) (Planned Development Amendment - Pending) 23106 Fashion Drive, Coconut Point Mall is located east of US 41 and north of Coconut Road.**

Attachment: [1.Coconut Point Color Palette Change - Application for PIM.pdf](#)

Attachment: [2. Coconut Point Color Palette Change - Presentation.pdf](#)

**7. Board Communications**

- a. Overview of Live Local and Senate Bill 180**

Nancy Stroud, Esq., Village Land Use Attorney

Attachment: [Live Local and SB180 10.7.25.pdf](#)

**b. Eco-Historic Planning Study**

Mary Gibbs, Director of Community Development

See Map of Study Area

Attachment: [Eco-Historic Planning Area Map.pdf](#)

**c. Review 2026 Planning Zoning and Design Board Meeting Schedule**

Attachment: [2026 PZDB Meeting Schedule.pdf](#)

**d. Next meeting --November 18, 2025**

**8. Adjourn**

**General Attachments**

[- Transcript.pdf](#)



PLANNING ZONING AND DESIGN BOARD MEETING  
TUESDAY, OCTOBER 14, 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.

4:32:41PM [ SOUNDING GAVEL ]  
4:32:43PM >>Michael Sheeley: GOOD AFTERNOON.  
4:32:44PM I'D LIKE TO CALL THE MEETING OF THE PLANNING ZONING AND  
4:32:47PM DESIGN BOARD FOR THE VILLAGE OF ESTERO TO ORDER FOR THE  
4:32:51PM OCTOBER 14th MEETING.  
4:32:53PM THE FIRST ITEM ON THE AGENDA IS THE PLEDGE OF ALLEGIANCE.  
4:32:56PM PLEASE STAND AND JOIN ME.  
4:33:00PM [PLEDGE OF ALLEGIANCE]  
4:33:12PM TAMMY, CAN YOU CALL THE ROLL, PLEASE?  
4:33:21PM >>Kristin Jeannin: HERE.  
4:33:23PM >>Tammy Duran: BOARD MEMBER JONES IS NOT HERE YET.  
4:33:25PM BOARD MEMBER PAIVANDY?  
4:33:30PM >>Al Paivandy: HERE.  
4:33:31PM >>Michael Sheeley: HERE.  
4:33:31PM >>James Tatoes: HERE.  
4:33:32PM >>Jim Wallace: HERE.  
4:33:34PM >>Dan Williams: HERE.  
4:33:37PM >>Tammy Duran: CHAIRMAN GARGANO IS NOT HERE TODAY.  
  
4:33:39PM OUR ATTORNEY NANCY STROUD IS HERE.  
4:33:41PM >>Michael Sheeley: THANK YOU.  
4:33:42PM THE FIRST ITEM ON THE AGENDA IS THE APPROVAL OF THE AGENDA.  
4:33:45PM COULD I HAVE A MOTION?  
4:33:48PM >>James Tatoes: SO MOVE.  
4:33:50PM >>Michael Sheeley: MOTION AND SECOND.  
4:33:52PM ALL IN FAVOR SAY AYE.  
4:33:53PM OPPOSED, LIKE SIGN.  
4:33:55PM MOTION CARRIES.  
4:33:55PM THE NEXT ITEM ON THE AGENDA IS THE APPROVAL OF THE CONSENT  
4:34:01PM AGENDA, WHICH IS LAST MONTH'S VILLAGE MEETING MINUTES.  
4:34:06PM WE HAVE A MOTION TO APPROVE?  
4:34:10PM >> SO MOVED.  
4:34:10PM >>Michael Sheeley: SECOND?

4:34:11PM MOTION AND SECOND.  
 4:34:13PM ALL IN FAVOR SAY AYE.  
 4:34:14PM OPPOSED LIKE SIGN.  
 4:34:16PM MOTION CARRIES.  
 4:34:17PM TONIGHT, WE HAVE A VERY LIGHT AGENDA, WHICH IS ENJOYABLE FOR  
 4:34:21PM US.  
 4:34:22PM WE HAVE A PUBLIC INFORMATION MEETING.  
 4:34:25PM NO VOTES WILL BE TAKEN AT ALL.  
 4:34:26PM AND THAT'S FOR THE COCONUT POINT DEVELOPMENT REPAINTING  
 4:34:31PM PROGRAM.  
 4:34:32PM MARY, ARE YOU GOING TO KICK THIS ONE OFF?  
  
 4:34:41PM >>Mary Gibbs: GOOD EVENING, EVERYBODY.  
 4:34:42PM OR GOOD AFTERNOON.  
 4:34:44PM COCONUT POINT IS THE SIMON MALL PROPERTY.  
 4:34:49PM WE'RE TALKING ABOUT PROPOSED REPAINTING PROJECT.  
 4:34:55PM I THINK A FEW MONTHS AGO WE TALKED TO YOU ABOUT WANTING TO  
 4:34:58PM GO OUT AND LOOKING ON-SITE TO SEE WHERE THEY WERE GOING TO  
 4:35:01PM DO SOME PAINTING.  
 4:35:02PM BUT THEY HAVE BEEN WORKING ON THIS FOR A WHILE SO THEY  
 4:35:04PM WANTED TO COME TONIGHT AND PRESENT WHAT THEIR PROPOSAL IS.  
 4:35:07PM THIS IS FOR THE DEVELOPER OWNED BUILDINGS AT COCONUT POINT.  
 4:35:11PM IT'S AT THE SHOPPING CENTER PORTION.  
 4:35:14PM NOT THE OTHER OAK BROOK PARTS OF THE PROPERTY.  
 4:35:16PM YOU MIGHT RECALL THAT COCONUT POINT HAS A BEAUTY BOOK OR  
 4:35:20PM DESIGN GUIDELINES FOR THE WHOLE OF THE COCONUT POINT  
 4:35:23PM PROPERTY, WHICH IS THE SIMON PROPERTY IN THE MIDDLE AND THE  
 4:35:26PM NORTH VILLAGE AT THE NORTH END AND SOUTH VILLAGE AT THE  
 4:35:29PM SOUTH END.  
 4:35:30PM THE WAY I'M VIEWING IT IS THAT THIS WOULD BE LIKE A  
 4:35:34PM SUPPLEMENTAL PATTERN BOOK.  
 4:35:37PM DO WHAT'S ALREADY IN THE DESIGN GUIDELINES.  
 4:35:38PM WE'RE ACTUALLY TRYING TO WORK OUT A PROCESS WITH THE  
 4:35:41PM DEVELOPER NOW ON HOW WE WILL IMPLEMENT THIS BECAUSE RIGHT  
 4:35:45PM NOW WE'VE GOT PEOPLE THAT COME IN FOR PAINT PERMITS AND IT'S  
 4:35:49PM VERY PIECEMEAL PROJECT.  
 4:35:51PM THIS IS A LARGE PROJECT.  
  
 4:35:52PM OBVIOUSLY, WE WANT IT TO LOOK GOOD.  
 4:35:54PM WE WANT IT TO BE COHESIVE.  
 4:35:56PM WE WANT IT TO BE SOMETHING THAT EVERYBODY IS HAPPY WITH.  
 4:36:00PM WE'VE HAD A COUPLE OF GLITCHES WHERE WE'RE WORKING SOMETHING  
 4:36:03PM OUT BUT THEN WE RECENTLY GOT A CALL FROM THE HYATT.  
 4:36:07PM THEY SAID WE WANT TO PAINT OUR HOTEL BUILDING IN FRONT OF

4:36:10PM THE MALL BLUE.  
 4:36:11PM AND WE'RE LIKE, NO, NO, THAT'S -- THAT DOESN'T FIT.  
 4:36:17PM WE'VE HAD TO REJECT A COUPLE OF PERMITS.  
 4:36:19PM WE HAD RESIDENCES NEXT TO WHERE THE HOME2 WAS GOING TO GO  
 4:36:23PM THAT WANTED TO PAINT WHITE.  
 4:36:25PM WE SAID PURE WHITE IS PROHIBITED.  
 4:36:26PM SO WE'VE HAD THESE KIND OF ISSUES THAT KEEP COMING UP THAT  
 4:36:29PM ARE KIND OF PIECEMEAL.  
 4:36:31PM IN TALKING TO THE DEVELOPER, LET'S LOOK AT THE BIG PICTURE  
 4:36:34PM AND KIND OF GET A COHESIVE LOOK OF WHAT THEY PROPOSE TO DO.  
 4:36:38PM THAT'S WHY THEY ARE HERE TONIGHT.  
 4:36:39PM THEY WANT TO GET SOME INPUT ON WHAT THEY ARE PROPOSING AND  
 4:36:43PM GET SOME COMMENTS FROM YOU.  
 4:36:45PM IF YOU DON'T HAVE ANY QUESTIONS FOR ME, I WOULD LIKE TO TURN  
 4:36:48PM IT OVER TO THE FIRST SPEAKER, SCOTT RICHARDSON, WHO IS THE  
 4:36:53PM VICE PRESIDENT OF DEVELOPMENT FROM SIMON PROPERTIES IN  
 4:36:55PM INDIANAPOLIS.  
 4:36:55PM I THINK HE FLEW DOWN TO BE HERE TODAY.  
 4:37:24PM >> GOOD AFTERNOON, EVERYONE.  
  
 4:37:25PM IT'S A PLEASURE TO BE HERE.  
 4:37:29PM WE ARE EXTREMELY PROUD TO BE A MEMBER OF THE COMMUNITY.  
 4:37:34PM WE HAVE BEEN SINCE I BELIEVE IT WAS 2006 THAT WE OPENED.  
 4:37:40PM SO WE ARE HERE TONIGHT TO SHARE WITH YOU OUR PROPOSED VISION  
 4:37:46PM ON A REFRESH OF THE SHOPPING CENTER.  
 4:37:50PM ONE THING THAT I'VE BEEN DOING THIS FOR 31 YEARS NOW.  
 4:37:56PM I HAD HAIR WHEN I STARTED.  
 4:37:57PM YOU CAN SEE WHERE THAT'S GONE.  
 4:38:00PM A SHOPPING CENTER IS A LIVING, BREATHING THING.  
 4:38:08PM AND THEY DON'T JUST TYPICALLY STAY THE SAME.  
 4:38:12PM YOU EITHER IMPROVE THEM.  
 4:38:15PM THEY GET BETTER, OR YOU STAND PAT AND YOU WATCH THEM ERODE.  
 4:38:20PM SO WE ARE NOT IN THE POSITION AT SIMON TO LET THINGS JUST GO  
 4:38:28PM BY CHANCE AND TO REST ON THEIR LAURELS.  
 4:38:30PM SO WE'RE ALWAYS LOOKING TO REINVENT, TO REINVEST, TO MAKE  
 4:38:36PM THE SHOPPING CENTER BE EVERYTHING THAT WE WANT IT TO BE,  
 4:38:40PM EVERYTHING THAT THE COMMUNITY WANTS IT TO BE, EVERYTHING  
 4:38:43PM THAT THE CITIZENS WANT IT TO BE.  
 4:38:47PM SO THEY ARE PROUD OF IT.  
 4:38:48PM IT'S THEIR HOME SHOPPING DESTINATION.  
 4:38:52PM HERE PEOPLE LIVE, PEOPLE WORK, PEOPLE PLAY, PEOPLE DINE.  
 4:38:56PM SO IT'S KIND OF ALL THINGS TO ALL PEOPLE.  
 4:38:59PM WHAT WE'RE GOING TO BE PRESENTING TO YOU TONIGHT IS OUR  
 4:39:05PM VISION FOR I GUESS BROADENING THE COLOR PALETTE.

4:39:13PM IT WILL BE A CONSISTENT, UNIFIED PALETTE THROUGH THE ENTIRE

4:39:20PM PROPERTY.

4:39:21PM THERE WILL NOT BE A BUILDING THAT'S A COLOR.

4:39:25PM SO IT'S NOT GOING TO BE, OH, MY GOSH, WE WANT TO MAKE THE

4:39:28PM WHOLE PLACE WHITE.

4:39:30PM WE'RE GOING TO HONOR THE ARCHITECTURE.

4:39:31PM THE ARCHITECTURE IS NOT CHANGING AT ALL.

4:39:34PM ALL THIS IS COLOR PALETTE TO ENHANCE THE MEDITERRANEAN

4:39:40PM ARCHITECTURE THAT HAS BEEN EMBRACED, THAT WE TRULY ENJOY,

4:39:47PM BUT WE BELIEVE THIS REFRESH WILL BE KIND OF THE NEXT

4:39:53PM CHAPTER, IF YOU WILL, OF THE SUCCESS STORY THAT COCONUT

4:39:57PM POINT IS.

4:39:59PM WE BELIEVE THAT WHAT YOU'RE GOING TO SEE IS CONSISTENT

4:40:05PM OVERALL WITH THE DESIGN GUIDELINES IN THE BEAUTY BOOK FOR

4:40:12PM CLARIFICATION, AS I DISCUSSED WITH MARY, PERHAPS IT IS JUST

4:40:16PM A SUPPLEMENT JUST TO BE CRYSTAL CLEAR THAT, OKAY, HERE'S

4:40:22PM WHAT'S IN THERE TODAY, BUT IF YOU READ THE TEXT, HERE ARE

4:40:27PM SOME OTHER OPTIONS THAT STILL FALL WITHIN THE SPIRIT AND THE

4:40:32PM GUIDELINES THAT WAS CREATED BACK IN '05, '06 OR '04-'05.

4:40:39PM SO WE DO BELIEVE THAT WHAT WE'RE GOING TO SHOW YOU WILL BE

4:40:45PM AESTHETICALLY PLEASING, AND WE HOPE THAT YOU GUYS ARE AS

4:40:50PM EXCITED ABOUT IT AS US.

4:40:51PM WITH THAT, TO GO THROUGH THE PRESENTATION, BECAUSE SHE'S

4:40:54PM MUCH BETTER AT THIS THAN ME, IS OUR OUTSIDE ARCHITECT,

4:40:58PM KRISTIN MULKEY.

4:41:01PM >>Michael Sheeley: THANK YOU.

4:41:04PM >> I'M KIND OF TALL.

4:41:06PM CAN YOU ALL HEAR ME OKAY?

4:41:07PM LITTLE BIT LOUDER.

4:41:11PM ALL RIGHT.

4:41:14PM THANK YOU.

4:41:15PM SO I'M KRISTIN MULKEY.

4:41:17PM I'M FROM CHARLOTTE, NORTH CAROLINA.

4:41:19PM I'VE BEEN DOING THIS AS LONG AS SCOTT FOR A GOOD 30 YEARS,

4:41:23PM WORKING WITH SIMON PROPERTY GROUP ALL OVER THE COUNTRY.

4:41:26PM WHAT I SPECIALIZE IS DOING THESE REFRESHES.

4:41:29PM IT'S KIND OF LIKE ANALYZING THE PROPERTY, KIND OF TAKING A

4:41:33PM LOOK AT THE FOUNDATIONS, THE BONES OF THE PLACE AND KIND OF

4:41:38PM TRYING TO FIGURE OUT LIKE WHAT'S THAT NEXT DIRECTION OR HOW

4:41:42PM DO WE CAPITALIZE ON WHAT'S HERE?

4:41:45PM WORKING WITH COMMUNITIES LIKE YOURSELVES, IT'S REFRESHING TO

4:41:51PM SEE A PACKAGE SO COHESIVE THAT YOU ALL DEVELOPED, NOT TOO

4:41:55PM FAR AGO.  
 4:41:56PM EARLY 2000s.  
 4:41:58PM SO MY CHARGE IS KIND OF LIKE DIVE INTO THAT BOOK, READ,  
 4:42:04PM UNDERSTAND WHAT THE PRECEDENT WAS ORIGINALLY WHEN THIS WAS  
 4:42:06PM DEVELOPED, AND THEN WORK WITH THE SIMON TEAM TO KIND OF  
 4:42:09PM DEVELOP A PALETTE THAT KIND OF WORKS IN SPIRIT WITH WHAT WAS  
 4:42:16PM ESTABLISHED.  
 4:42:18PM HARMONIZING COLORS, NATURAL EARTH TONES.  
 4:42:23PM THIS IS JUST KIND OF A COUPLE OF BRIEF POINTS OF WHAT THAT  
  
 4:42:28PM LANGUAGE IS KIND OF DEFINING.  
 4:42:30PM SO I KIND OF WENT THROUGH ALL OF THAT.  
 4:42:33PM AND THEN WE KIND OF STUDIED LIKE WHAT IS MEDITERRANEAN  
 4:42:36PM REVIVAL?  
 4:42:38PM WE'RE NOT TRYING TO REINVENT ANY OF THAT.  
 4:42:40PM WE'RE TRYING TO CAPITALIZE ON THAT.  
 4:42:42PM ALL THE DETAILS AND THE METAL WORKS, BRACKETS, ALL THE FINE  
 4:42:48PM DETAILS THAT MAKE THE MEDITERRANEAN ARCHITECTURE, THE TILE,  
 4:42:51PM CLAY TILES ON THE ROOF, THOSE TYPES OF THINGS ARE THE THINGS  
 4:42:54PM THAT WE REALLY WANT TO KIND OF CELEBRATE.  
 4:42:57PM SO LOOKING AT THE PALETTE AND DIVING INTO THAT, WE SAID WHAT  
 4:43:00PM IF WE JUST KIND OF SIMPLIFY JUST TAKE THIS ENTIRE PALETTE  
 4:43:08PM AND FIND A COHESIVE, NATURAL EARTH TONE GROUPING OF COLORS  
 4:43:14PM THAT WE CAN THEN ARTICULATE ONTO THE SAME MASSING.  
 4:43:19PM SO WHAT'S THERE NOW IS JUST KIND OF LIKE, JUST KIND OF  
 4:43:23PM RECOLOR THAT.  
 4:43:24PM SO THAT'S EXACTLY WHAT THIS EXERCISE WAS FOR US.  
 4:43:28PM THE LANGUAGE HERE YOU'RE FAMILIAR WITH IT.  
 4:43:32PM THIS WAS KIND OF THAT STUDY WE LOOKED AT.  
 4:43:37PM ALL THE PIECES AND PARTS THAT GO ALONG WITH THE  
 4:43:39PM MEDITERRANEAN REVIVAL.  
 4:43:40PM THE ARCHES AND THE DETAILING.  
 4:43:42PM THE BRACKETS, THE COVES AND LIKE THE DARKER EAVES IF YOU  
 4:43:47PM WILL AND THEN THE ACCENTING OF THE TONE ON TONE.  
 4:43:51PM IN THIS EXAMPLE HERE, YOU'LL SEE THAT ALL THE TRIM IS LIKE A  
  
 4:43:55PM DARKER SHADE.  
 4:43:56PM IF YOU GO OVER TO THE PROPERTY NOW, PRETTY MUCH ALL THE TRIM  
 4:43:59PM IS WHITE AND THEN YOU'VE GOT ALL THE KIND OF BACKGROUND  
 4:44:02PM COLORS THAT HAPPEN.  
 4:44:03PM SO WE'RE GOING TO KIND OF FLIP THAT OVER, WHICH WILL KIND OF  
 4:44:06PM CREATE THAT REFRESH MOMENT THAT WE'RE LOOKING FOR.  
 4:44:09PM IT'S KIND OF LIKE CHANGE THE TEXTURE OF WHAT'S HAPPENING  
 4:44:12PM THERE, CELEBRATE THE ARCHES, PICK UP ON ALL THE BRACKETS AND

4:44:17PM LET THOSE KIND OF BECOME THE LANGUAGE THROUGHOUT.  
 4:44:21PM YOU CAN KIND OF FEEL THAT A LITTLE BIT BETTER WHEN YOU'RE  
 4:44:24PM DOWN ON THE PEDESTRIAN SCALE IN ONE PARTICULAR AREA.  
 4:44:28PM THAT'S WHAT WE WERE REALLY TRYING TO LIKE GET OUR ARMS  
 4:44:30PM AROUND AND HOW DO WE MAKE THIS WORK AND HOW DO WE BUILD ON  
 4:44:34PM THIS LANGUAGE THAT'S ALREADY BEEN SET UP HERE.  
 4:44:36PM WE DON'T WANT TO DESTROY THAT.  
 4:44:38PM WE'RE NOT LOOKING TO MAKE THIS A MODERN PLACE.  
 4:44:40PM WE'RE LOOKING TO ENHANCE AND KIND OF CELEBRATE WHAT'S  
 4:44:44PM ALREADY THERE AND MAKE A REFRESH PACKAGE.  
 4:44:47PM SO HOW DO WE DO THAT?  
 4:44:48PM THE PALETTE, WHICH I'VE SHOWN DOWN BELOW WHICH I'LL KIND OF  
 4:44:53PM DO A QUICK WALK-THROUGH.  
 4:44:56PM ON THE SCREEN EVERYTHING IS IN DIFFERENT.  
 4:44:57PM IN PERSON IT'S DIFFERENT.  
 4:45:01PM >>Tammy Duran: HOLD ON.  
 4:45:02PM YOU CAN'T WALK AWAY FROM THE MIKE.  
  
 4:45:08PM >> ON THE END OVER HERE, WE HAVE -- THAT IS OUR TAUPE,  
 4:45:15PM NUMBER FOUR.  
 4:45:16PM THAT IS AN ACCENT PALETTE.  
 4:45:17PM ON THE VERY FAR RIGHT SIDE, THAT IS THE COLOR 5.  
 4:45:24PM SO THOSE ARE OUR TWO KIND OF BUILDING ACCENTS.  
 4:45:28PM WE'RE GOING TO KIND OF PULL THOSE IN, IN RECESSED AREAS OR  
 4:45:32PM TOWER ELEMENTS OR AREAS THAT WE WANT TO CREATE THAT MOVEMENT  
 4:45:38PM IN THE BUILDING AND THE ARCHITECTURE.  
 4:45:39PM IF IT'S A TOWER OR A RECESS OR A POP-OUT.  
 4:45:42PM SO THOSE ARE KIND OF THE ACCENTS.  
 4:45:45PM THEN IN THE MIDDLE, THOSE ARE KIND OF OUR CREAMS AND PAGES  
 4:45:56PM AND THOSE WILL LIKE EBB AND FLOW BETWEEN THE ARCHITECTURE AS  
 4:46:01PM WELL.  
 4:46:02PM AS THE BUILDINGS GO IN AND OUT, WE'LL HAVE ACCENTS AND THEN  
 4:46:06PM OUR THREE CORE COLORS THAT WILL POP IN AND OUT.  
 4:46:09PM THE LAST ONE, KIND OF THE MAJOR ONE.  
 4:46:16PM I TAKE IT BACK.  
 4:46:27PM TWO ON THE RIGHT ARE MY ACCENTS AND THIS IS MY TRIM COLOR.  
 4:46:31PM THIS ONE RIGHT HERE GOES WITH THE THREE BUILDING COLORS AND  
 4:46:36PM THEN WE HAVE THE TWO BUILDING ACCENT COLORS.  
 4:46:39PM SO WE SEE THIS TRIM AS BEING THE KIND OF NEW, DEEPER, RICHER  
 4:46:45PM COLOR THAT IS A COHESIVE THEME BUT AS THE BUILDING  
 4:46:48PM ARCHITECTURE EBB AND FLOW AND MASSING OF THE BUILDINGS  
 4:46:52PM CHANGE, WE WILL START TO INTRODUCE THESE FIVE COLORS  
 4:46:55PM THROUGHOUT.

4:46:55PM FOR JUST A VARIETY AND BEING ABLE TO SEE HOW THESE WOULD BE  
 4:47:05PM APPLIED, WE PROPOSED SEVERAL BUILDINGS TO KIND OF  
 4:47:09PM ARTICULATE.  
 4:47:10PM ONE IS A STANDARD RETAIL, NO UPPER LEVEL.  
 4:47:13PM THEN WE HAVE THE OFFICE.  
 4:47:15PM IT'S JUST RETAIL WITH OFFICE ABOVE.  
 4:47:18PM RETAIL WITH APARTMENTS ABOVE AND THEN WE GO OVER TO THE  
 4:47:21PM COMMUNITY AND SHOW LIKE A COMMUNITY EXAMPLE.  
 4:47:25PM THIS IS BASICALLY BUILDING J ON THE CORNER YOU'RE FAMILIAR  
 4:47:29PM WITH WEST ELM.  
 4:47:31PM THIS KIND OF AGAIN TALKS ABOUT THE ARCHITECTURE.  
 4:47:36PM AS EACH OF THE MASSES CHANGE IN THE ORIGINAL ONE, SO YOU  
 4:47:38PM HAVE LIKE, LET'S SAY, A GOLD COLOR AND YOU MAYBE HAVE A  
 4:47:41PM LIGHT MEDIUM BEIGE COLOR, IT TURNS TO ORANGE COLOR AND THEN  
 4:47:45PM KIND OF GOES TO A SHADE OF PINK TOWARDS THE END, WE'RE DOING  
 4:47:48PM THAT SAME THING, ONLY WITH A DIFFERENT NEUTRAL PALETTE.  
 4:47:54PM WE'RE STILL GOING TO ARTICULATE THE BUILDING MASSING  
 4:47:57PM SIMILARLY.  
 4:47:58PM WE'RE JUST APPLYING A DIFFERENT COLOR TONE ON IT.  
 4:48:01PM THIS IS ANOTHER VIEW OF THAT SAME BUILDING.  
 4:48:08PM YOU START TO SEE BRACKETS AND THE METAL DETAILING AND THE  
 4:48:12PM GUTTERS.  
 4:48:13PM I DON'T THINK I MENTIONED THE GUTTERS.  
 4:48:16PM THE EDGE GUTTERS AND METAL TRIMS AND IRON AND ALL THE  
 4:48:21PM RAILINGS THROUGHOUT THE PROPERTY WOULD HAVE THIS DARK  
  
 4:48:26PM ELEMENT ON IT TO KIND OF POP THE ELEMENTS.  
 4:48:28PM RIGHT NOW, A LOT OF THEM ARE BLACK.  
 4:48:30PM WE'RE KIND OF TAKING THEM DOWN TO A LITTLE BIT MORE OF A  
 4:48:33PM NATURAL COLOR.  
 4:48:34PM THIS IS THE URBANE BRONZE.  
 4:48:38PM THANK YOU, YES.  
 4:48:39PM AS WE MOVE THROUGH THE PROPERTY, THIS IS, I THINK, ANOTHER  
 4:48:45PM VIEW OF THAT WEST ELM BUILDING AS IT STARTS TO MOVE INTO THE  
 4:48:49PM COMMUNITY CENTER.  
 4:48:50PM AGAIN, SO THE TOWER HAS LIKE A DEEPER, RICHER COLOR.  
 4:48:54PM THEN WE START TO MAKE SURE THAT WE'RE NOT LOSING THE MASSING  
 4:48:57PM WITH THE BUILDING BY THEN TAKING AND POPPING WITH A BRIGHTER  
 4:49:01PM COLOR.  
 4:49:01PM AND THEN YOU CAN SEE AT THE VERY END CAP, THEN GOING BACK  
 4:49:04PM WITH LIKE A LITTLE MORE OF A SHADOW COLOR BEHIND THERE.  
 4:49:07PM WE STILL WANT THE ARCHITECTURE TO BE PRESENT.  
 4:49:09PM WE STILL WANT TO CELEBRATE THE ARCHES.  
 4:49:11PM WE WANT YOU TO SEE THE MASSING.

4:49:14PM WE DON'T WANT TO YOU DRIVE DOWN AND HAVE IT ALL FEEL SO  
 4:49:18PM MONOTONOUS AND THE SAME.  
 4:49:19PM WE REALLY WANT TO FOLD THESE COLORS IN AND THESE ACCENTS IN  
 4:49:23PM SO THE BUILDINGS DO STILL FEEL THE SAME AS THEY DO TODAY.  
 4:49:27PM THEY ARE JUST DIFFERENT SHADES.  
 4:49:29PM THIS IS WITH THE OFFICE ABOVE, EXAMPLE.  
 4:49:37PM SAME CONCEPTS.

4:49:39PM AGAIN, MOST OF THE TIME IF THE BUILDING WAS THE SAME COLOR  
 4:49:43PM TOP AND BOTTOM, WE JUST ARTICULATED IT THE SAME TOP AND  
 4:49:47PM BOTTOM.  
 4:49:48PM YOU CAN SEE ON THE RIGHT-HAND SIDE, IT IS KIND OF A PINK  
 4:49:51PM TONE.  
 4:49:51PM THEN THAT BUILDING GOT APPLIED WITH COLOR TWO, WHICH IS THE  
 4:49:55PM SECOND ONE.  
 4:49:59PM AND THEN WITH THE TRIM PIECE.  
 4:50:01PM AND THEN THE ONE ON THE ACCENT WOULD BE ONE OF THE TWO  
 4:50:04PM ACCENTS.  
 4:50:05PM I BELIEVE THAT'S NUMBER FOUR.  
 4:50:06PM YOU CAN SEE HOW ON THE ELEVATION, LIKE YOU MIGHT SAY, GOSH,  
 4:50:16PM THAT LOOKS GRAYER THAN THE SAMPLE, THAT'S WHY WE BROUGHT  
 4:50:20PM THESE BECAUSE IT'S REALLY HARD TO KIND OF SHOW THE VARIETY  
 4:50:22PM OF COLOR OR HOW IT SHOWS UP ON THE SCREEN, IF IT LOOKS TOO  
 4:50:27PM GRAY OR TOO BEIGE OR WHATEVER.  
 4:50:28PM I'M GOING TO FLIP THROUGH THESE A LITTLE BIT QUICKER.  
 4:50:33PM THIS IS THE SAME BUILDING, JUST ANOTHER VIEW WITH THE OFFICE  
 4:50:37PM ABOVE.  
 4:50:37PM YOU CAN START TO SEE TRELLISES AND ACCENTS ON THAT SECOND  
 4:50:43PM LEVEL.  
 4:50:43PM THAT OFFICE, THAT IS SOMETHING THAT OUR CLIENT IS GOING TO  
 4:50:46PM HAVE TO WORK WITH AS FAR AS THE RETAIL LEVEL AND THEN  
 4:50:50PM EVERYTHING THAT HAPPENS ABOVE IT WITH THEIR PARTNERS AND HOW  
 4:50:53PM THIS PAINT PROCESS HAPPENS.

4:50:54PM BUT THE IDEA WOULD BE, AGAIN, TO CREATE A UNIFIED MASSING  
 4:50:59PM AND TO POP THESE BUILDINGS AND LET THE ARCHITECTURE KIND OF  
 4:51:02PM LIKE GO IN AND OUT WITH THE DIFFERENT SHADES.  
 4:51:05PM THIS IS THE SAME BUILDING AROUND THE CORNER.  
 4:51:16PM THEN WE GET TO BUILDING M.  
 4:51:18PM THIS HAS THE APARTMENTS ABOVE IT.  
 4:51:19PM AND AGAIN, WHERE YOU SEE THE BUILDING, WHICH IS KIND OF LIKE  
 4:51:24PM TONE ON TONE ORIGINALLY, SO IT'S KIND OF A PINK SHADE AND  
 4:51:28PM THEN AS THE SHADES KIND OF CHANGE COLOR SLIGHTLY, WE HAVE  
 4:51:32PM DONE THE SAME THING WITH THE NEW COLOR PALETTE.



4:51:36PM SO ON THE VERY FAR RIGHT-HAND SIDE, YOU'LL SEE A POP OF LIKE  
 4:51:40PM A BEIGE COLOR THAT POPS OUT.  
 4:51:42PM THAT WOULD BE ONE OF OUR ACCENTS.  
 4:51:44PM BUT FLANKING EITHER SIDE WOULD BE EITHER ONE OF OUR THREE  
 4:51:49PM PRIMARY COLORS.  
 4:51:50PM THEN AS YOU MOVE OVER TO THE RIGHT, AGAIN, WE HAVE A POP OF  
 4:51:53PM AN ACCENT.  
 4:51:54PM IT'S HARD TO SEE BECAUSE LIKE THE VERTICAL POPS CHANGE  
 4:51:57PM COLOR.  
 4:51:58PM THEY MAY NOT BE VERY EASY TO READ, AND THAT'S WHY I LABEL  
 4:52:02PM THINGS ONE, TWO, AND THREE, AND THEN WITH ACCENTS FOUR AND  
 4:52:06PM FIVE ON THERE SO YOU CAN KIND OF GET A SENSE OF WHAT'S  
 4:52:11PM HAPPENING.  
 4:52:12PM AGAIN, ANOTHER VIEW OF THE RESIDENTIAL WITH ELEMENTS LIKE  
 4:52:17PM TOWERS, BRIDGES IN THE BACKDROP.  
  
 4:52:21PM AND THE SAME, JUST FURTHER DOWN ON THAT BUILDING.  
 4:52:30PM THAT ONE YOU CAN SEE A LITTLE BIT BETTER, LIKE THAT TOWER  
 4:52:32PM THAT KIND OF POPS UP THERE, WE COULD ACCENT THAT COLOR  
 4:52:35PM THERE, AND THEN AS THE ARCHITECTURE MOVES AND CHANGES, WE  
 4:52:38PM WOULD CHANGE THE COLORS.  
 4:52:43PM THIS KIND OF STARTS TO SHOW KIND OF THE BACK, THE BACK  
 4:52:49PM CORRIDORS BETWEEN THE APARTMENTS AND THE RETAIL AREA.  
 4:52:56PM THIS COLOR PALETTE OBVIOUSLY WOULD MAKE ITS WAY ALL FOUR  
 4:53:00PM SIDES AND THEN START TO TRICKLE BACK INTO THE APARTMENTS AS  
 4:53:02PM THEY START TO REQUEST THEIR PAINT PERMITS OR SUCH.  
 4:53:07PM BUT EVERY SIDE OF THE ARCHITECTURE WOULD BE TREATED AND  
 4:53:11PM PAINTED ACCORDINGLY SO THAT WE STILL GET THE SAME POP AND  
 4:53:15PM THE SAME ARTICULATION IN THE FACADES WITH THE COLORS.  
 4:53:18PM THIS IS THE COMMUNITY CENTER.  
 4:53:24PM AGAIN, SO EACH ONE OF THOSE LIKE MAJOR ENTRANCES KIND OF HAS  
 4:53:29PM A TOWER ELEMENT AND A VERTICAL.  
 4:53:31PM SO THE IDEA WOULD BE TO ASSIGN LIKE A COLOR, AN ACCENT.  
 4:53:36PM IT COULD BE THE DARKER SHADE OR LIGHTER SHADE.  
 4:53:38PM TO THE RIGHT OR LEFT OF THAT, WE WOULD KIND OF RECESS THOSE  
 4:53:41PM WITH A CHANGE OF COLOR JUST TO KIND OF -- EACH ONE OF THOSE  
 4:53:45PM ENTRANCES THEN HAS KIND OF ITS OWN STATEMENT AND ENTRANCE.  
 4:53:49PM AND THEN JUST KIND OF FLANK COLORS AS IT KIND OF GOES IN AND  
 4:53:53PM OUT.  
 4:53:53PM THIS IS JUST KIND OF A VIEW SAYING FROM A DISTANCE YOU WOULD  
 4:54:01PM STILL START TO SEE A HINT OF COLORS, WHETHER IT BE THE BEIGE  
  
 4:54:04PM COLOR, WARM CREAM COLOR FROM A DISTANCE.  
 4:54:09PM THESE ARE A COUPLE OF EXAMPLES OF WHAT'S ALREADY PAINTED ON

4:54:19PM THE CENTER.  
 4:54:19PM THIS IS KIND OF THE FLAVOR THAT WE'RE LEANING TOWARDS.  
 4:54:22PM YOU CAN SEE ON EVEREVE THAT THEY ALREADY INSTITUTED THE TRIM  
 4:54:27PM COLOR AS WELL AS THE CIGAR LOUNGE.  
 4:54:29PM BOTH OF THOSE PROJECTS HAVE ALREADY CREATED OR USED THIS AS  
 4:54:36PM THE BASIS OF DESIGN.  
 4:54:37PM SO YOU CAN KIND OF GET A SENSE OF WHAT THAT'S GOING TO FEEL  
 4:54:40PM LIKE AND LOOK LIKE.  
 4:54:41PM WHAT YOU DON'T SEE IS HOW THAT WILL START TO FLIP WHEN THAT  
 4:54:44PM COLOR BECOMES THE LIGHTER OF THE ACCENTS.  
 4:54:47PM THAT'S GOING TO CREATE ANOTHER DYNAMIC TO THE SPACE.  
 4:54:50PM NEARING THE END OF THE PRESENTATION, THIS IS AN EXAMPLE OF  
 4:54:59PM WOODFIELD.  
 4:55:01PM I THINK YOU ARE FAMILIAR WITH IT MORE THAN I AM BECAUSE IT'S  
 4:55:05PM IN YOUR NECK OF THE WOODS.  
 4:55:07PM IT'S SOMETHING PUT THROUGH YOUR PROCESS AND WE'RE USING TWO  
 4:55:10PM OF THE SIMILAR COLORS, COLOR FOUR AND SEVEN.  
 4:55:13PM I THINK SEVEN IS URBANE BRONZE COLOR.  
 4:55:17PM FOUR IS ONE OF OUR ACCENTS DOWN OVER HERE.  
 4:55:20PM SO THE COLOR PALETTE IS KIND OF SIMILAR.  
 4:55:23PM WE FEEL LIKE IT WOULD BE COMPLEMENTARY.  
 4:55:27PM AGAIN, THEY ARE PROBABLY STICKING WITH EARTH TONES, NATURAL  
 4:55:31PM PALETTE AND WE THINK IT LOOKS GREAT.  
  
 4:55:34PM THE LAST ONE I JUST THREW IN BECAUSE THIS IS IN CHARLOTTE.  
 4:55:38PM THIS IS ONE OF THESE PROJECTS THAT I WAS INVOLVED IN EARLY  
 4:55:40PM IN MY CAREER.  
 4:55:41PM THE TOP VIEW SHOWS THE ARCHITECTURE, WHICH WAS DONE IN A  
 4:55:45PM SIMILAR TIME FRAME A LITTLE BIT EARLIER, LIKE IN THE EARLY  
 4:55:49PM 2000s, LATE '90s.  
 4:55:51PM THEN THEY HAD A REFRESH THAT THEY DID FOR THIS ONE.  
 4:55:55PM IT'S DEFINITELY A MONOCHROMATIC.  
 4:55:58PM IT'S A LOT SMALLER PROJECT, THAT ONE WAS JUST REALLY WELL  
 4:56:03PM RECEIVED IN THE COMMUNITY.  
 4:56:03PM WE HAD INITIALS -- INITIAL PUSH-BACK ON THAT PROJECT.  
 4:56:10PM THE DEVELOPER HAS DONE A GREAT JOB ALLOWING THE TENANTS TO  
 4:56:14PM COME IN AND KIND OF ADD SOME FLAVOR AND SOME FLAIR.  
 4:56:18PM I GAVE THEM A NICE BACKDROP TO BEGIN WITH.  
 4:56:21PM THEY NEEDED A NEW LOOK AND DECIDED TO GO WITH IT.  
 4:56:26PM THERE WAS PUSH-BACK AT THE BEGINNING BUT IT'S BEEN WELL  
 4:56:30PM RECEIVED.  
 4:56:31PM THAT IS THE END.  
 4:56:32PM I'VE GOT TRACY BOLAND HERE WITH ME AND THEN SCOTT.  
 4:56:40PM SO I WILL LET THEM ANSWER QUESTIONS.

4:56:42PM YOU CAN ASK ME QUESTIONS, TOO.  
 4:56:44PM TOGETHER WE'LL TRY TO TACKLE EVERYTHING THAT YOU GUYS HAVE.  
 4:56:49PM >>Michael Sheeley: THANK YOU VERY MUCH.  
 4:56:50PM I WOULD LIKE TO COMPLIMENT YOU ON THE PROFESSIONALISM OF  
 4:56:53PM YOUR PRESENTATION.  
  
 4:56:55PM IT'S VERY, VERY WELL DONE.  
 4:56:57PM I WOULD ASK THE BOARD TO PROVIDE ANY COMMENTS THAT THEY  
 4:57:00PM MIGHT HAVE.  
 4:57:05PM >>Kristin Jeannin: COUPLE OF QUESTIONS AND COMMENTS.  
 4:57:07PM ANY AWNINGS CHANGING?  
 4:57:11PM >> THAT'S NOT PART OF OUR SCOPE.  
 4:57:12PM EACH TENANT IS RESPONSIBLE FOR THEIR AWNINGS.  
 4:57:15PM AS THE TENANTS FLIP OVER, THEY WOULD BRAND THEM AND BRING  
 4:57:19PM WHATEVER COLOR THEY WANT.  
 4:57:20PM IF IT IS TALBOTS AND THEY LOVE RED OR IF IT'S WHOMEVER, THEY  
 4:57:24PM WOULD START TO ENGAGE THAT AND CHANGE THOSE.  
 4:57:29PM >>Kristin Jeannin: I AGREE WITH THE -- THE PRESENTATION IS  
 4:57:34PM VERY IMPRESSIVE.  
 4:57:36PM I'VE HAD TO DO SOME OF THIS BEFORE AS WELL.  
 4:57:38PM DID YOU USE PHOTOSHOP TO DO THESE?  
 4:57:43PM >> I DID.  
 4:57:44PM >>Kristin Jeannin: THIS IS VERY, VERY TIME-CONSUMING WORK.  
 4:57:47PM >> ADD ONE THING ABOUT THE AWNINGS.  
 4:57:49PM >>Michael Sheeley: IDENTIFY YOURSELF, PLEASE.  
 4:57:53PM >> TRACY BOLAND WITH SIMON.  
 4:57:57PM AS WE MOVE FORWARD, WE WILL BE REVISING THE TENANT CRITERIA  
 4:58:02PM MANUAL THAT THE TENANTS HAVE TO ADHERE TO, WHICH WILL  
 4:58:06PM SPECIFICALLY INCLUDE SOME RESTRICTIONS ON AWNINGS SO THAT WE  
 4:58:12PM CONTROL THAT A LITTLE BIT MORE BECAUSE SOMETIMES WE GET  
 4:58:14PM COLORS UP THERE THAT MAYBE AREN'T TO OUR LIKING.  
  
 4:58:17PM SO THAT WILL BE DEFINITELY A PIECE OF THE PUZZLE THAT WILL  
 4:58:21PM HELP.  
 4:58:22PM >>Kristin Jeannin: I'D LIKE TO SEE WHAT YOU WOULD PROPOSE  
 4:58:25PM THERE --  
 4:58:27PM >> WITH THE CRITERIA.  
 4:58:29PM >>Kristin Jeannin: WHAT ARE YOUR THOUGHTS ON THAT?  
 4:58:32PM >> I THINK WE WOULD RESTRICT COLORS FOR SURE.  
 4:58:35PM WE TYPICALLY DON'T LIKE TO ALLOW ANY KIND OF SIGNAGE  
 4:58:39PM LABELING ON THE VALANCES OF AWNINGS JUST TO KEEP IT A  
 4:58:45PM CLEANER LOOK.  
 4:58:48PM WE'LL PROBABLY NOT ALLOW CERTAIN COLORS LIKE RED AND BRIGHT  
 4:58:53PM GREEN AND THAT SORT OF THING.

4:58:55PM MAYBE KEEP A MORE NEUTRAL PALETTE.

4:58:58PM >>Kristin Jeannin: ONE OTHER QUESTION FOR YOU.

4:58:59PM I DON'T KNOW IF SOME OF THESE ARE OLDER PHOTOS AND SOME ARE

4:59:05PM NEWER.

4:59:05PM OBVIOUSLY SOME EXISTING CONDITIONS ARE MEANT TO BE.

4:59:09PM I CAN'T TELL IF SOME OF THE RENDERINGS HAVE CHANGED THE

4:59:12PM MULCH COLOR OR IF YOU HAVE ALREADY CHANGED SOME OF THE MULCH

4:59:15PM COLOR.

4:59:15PM BUT I THINK WITH THIS NEW PALETTE, EVEN BEFORE THIS NEW

4:59:18PM PALETTE, A DARKER MULCH WOULD BE MUCH MORE APPROPRIATE AND I

4:59:22PM WOULD LOVE TO SEE THAT HAPPEN.

4:59:24PM >> VERY GOOD COMMENT FROM A LANDSCAPE ARCHITECT.

4:59:26PM I CAN'T SPEAK TO THE STATUS OF THE MULCH.

4:59:29PM >>Kristin Jeannin: COCOA BROWN MULCH IS THE SAME COST AS THE

4:59:33PM RED MULCH.

4:59:34PM GOING WITH THAT WOULD BE GREAT.

4:59:39PM >> YEAH, THEY ARE DARK.

4:59:41PM ALONG WITH FURNITURE AND OTHER THINGS, THAT ALL COMPLETES

4:59:45PM THE WHOLE LOOK.

4:59:47PM >>Kristin Jeannin: LASTLY, I WOULD JUST SAY I LOVE IT.

4:59:49PM I THINK WHAT I'M SEEING HERE HAS A REAL HIERARCHY TO IT.

4:59:55PM IT HAS A REAL COMPOSITION TO IT.

4:59:58PM I THINK THE LEVEL OF CONTRAST IS APPROPRIATE.

5:00:03PM IT MAKES IT LUXURY.

5:00:04PM IT MAKES IT SOFT AND INVITING AND WARM BUT WITH ENOUGH

5:00:09PM INTEREST.

5:00:09PM THAT'S MY TWO CENTS.

5:00:12PM >> THANK YOU.

5:00:14PM >>Barry Jones: I WOULD PROBABLY TAKE A COUNTER-POSITION TO

5:00:16PM THAT INASMUCH AS THERE IS A LACK OF -- I DON'T KNOW, LACK OF

5:00:21PM DARKNESS, IF YOU WILL.

5:00:22PM IF I GO TO THE BONEFISH GRILL SHOPPING CENTER AND START AT

5:00:26PM THE SOUTH END AND WORK MY WAY NORTH END, AND I LOOK AT THE

5:00:30PM BUILDINGS AND I LOOK AT THE BONEFISH GRILL AND THE LACK OF

5:00:34PM DIVERSITY IN TONES IN THAT BUILDING AND I WORK MYSELF TO THE

5:00:39PM NORTH END AND IT IS ALMOST A TOTAL CHANGE WHEN YOU LOOK AT

5:00:42PM THE McDONALD'S AND THE USE OF DARK COLORS AND THE

5:00:44PM DIVERSITY IN TONE.

5:00:46PM YOU LOOK AT THE WAY THE DIVERSITY IN TONE BREAKS UP THE

5:00:49PM MASSING OF THE BUILDING.

5:00:52PM ALMOST EVERY IMAGE I SEE HERE IT GOES FROM A DARKER WITH A

5:00:57PM DIVERSITY OF THREE OR FOUR PRIMARY COLORS TO A LIGHTER WITH

5:01:03PM MAYBE TWO, SOMETIMES THREE PRIMARY COLORS.  
 5:01:06PM THAT'S PERSONAL OPINION.  
 5:01:10PM I AM ONE THAT DOESN'T AGREE WITH THE CURRENT TREND OF MOVING  
 5:01:16PM EVERYTHING TOWARD A WHITE MONOCHROMATIC WITH A SLIGHT DARK  
 5:01:19PM TREND.  
 5:01:20PM WE TRIED TO NOT DO THAT IN THE VILLAGE, BUT IT SEEMS TO BE  
 5:01:24PM CREEPING IN.  
 5:01:24PM BUT LIVING RIGHT ACROSS FROM THE STREET AND SEEING THE  
 5:01:27PM SHOPPING CENTER AND THE DIVERSITY IN HAD THOSE BUILDINGS AND  
 5:01:30PM HOW THE CHANGE IN COLOR IMPACTS THE ARCHITECTURAL FEATURES  
 5:01:36PM AS WELL AS THE USE OF COLORFUL AWNINGS, AND THEY ARE JUST  
 5:01:39PM BEING BUILT AND JUST PAINTED.  
 5:01:41PM BUT I DRIVE BY AND SEE IT EVERY DAY, SO IT STRIKES ME.  
 5:01:45PM THEN I LOOK AT SOME OF THE BUILDINGS IN OUR VILLAGE AND HOW  
 5:01:50PM THEY HAVE THESE DARKER COLORS LIKE THE MALL DOES AND HOW  
 5:01:53PM THOSE SEEM TO BE FADING AWAY AND IT'S TAKING SOMETHING AWAY  
 5:01:57PM AND MAKING THE BUILDINGS LOOK BIGGER.  
 5:01:59PM THAT'S ONE OPINION.  
 5:02:01PM THANK YOU FOR LISTENING.  
 5:02:03PM >>Nancy Stroud: MR. CHAIR, IF I COULD REMIND THE BOARD THAT  
 5:02:06PM SINCE THIS IS A PUBLIC INFORMATION MEETING, IT'S NOT A  
  
 5:02:10PM MEETING IN WHICH YOU'RE REALLY DECIDING ANYTHING.  
 5:02:13PM YOU CAN'T REALLY DECIDE UNTIL YOU'VE HELD YOUR  
 5:02:16PM QUASI-JUDICIAL HEARING.  
 5:02:18PM SO REALLY IN THESE MEETINGS, WE GENERALLY LIKE TO ASK  
 5:02:22PM QUESTIONS AND UNDERSTAND THE PROJECT BETTER AND LEAVE THE  
 5:02:29PM BOARD OPEN TO WHATEVER DECISION THEY MAKE AT THE END OF THE  
 5:02:35PM EVIDENTIARY HEARING, JUST A GENTLE REMINDER.  
 5:02:39PM >>Barry Jones: THANK YOU, I APOLOGIZE FOR NOT PHRASING THAT  
 5:02:42PM PROPERLY.  
 5:02:42PM IF ONE WERE TO LOOK AT THE BUILDINGS IN THE EXISTING  
 5:02:48PM SHOPPING CENTER FOR BONEFISH GRILL AND CONSIDER THE TEXTURE,  
 5:02:52PM HOW DO THE COLORS IMPACT THE ARCHITECTURAL FEATURES OF THE  
 5:02:55PM BUILDING, ONE MIGHT ASK HOW THAT COULD BE APPLIED TO OTHER  
 5:02:58PM STRUCTURES.  
 5:02:59PM THERE, THAT'S A QUESTION.  
 5:03:07PM >>Jim Wallace: I HAVE A COMMENT.  
 5:03:08PM AS I LOOK AT ALL THE EXAMPLES OF THE BUILDINGS AND I LOOK AT  
 5:03:15PM -- YOU HAVE I THINK SEVEN COLORS.  
 5:03:17PM AS I LOOK AT THEM IN YOUR CALL-OUTS, THE PREDOMINANT NUMBER  
 5:03:22PM IS TWO.  
 5:03:24PM WHEN I LOOK AT ALABASTER AND WHITE AS YOUR PRIMARY COLORS, I  
 5:03:35PM HAVE TO CONCLUDE THAT IT'S WHITE.

5:03:39PM WHETHER IT'S TONES OF WHITE.  
 5:03:40PM I THINK YOU WOULD AGREE WITH THAT.  
 5:03:42PM WE HAD THIS DISCUSSION WITH THE WOODFIELD PEOPLE WHEN THEY  
  
 5:03:47PM WERE HERE.  
 5:03:48PM YOU USED THAT AS AN EXAMPLE.  
 5:03:51PM I PERSONALLY HAVE TO SAY I THINK IT WORKED OUT VERY WELL.  
 5:03:54PM WHEN I SEE ON EVERY EXAMPLE THAT YOU HAVE GIVEN ME THE 2  
 5:04:02PM COLOR, WHICH IS YOUR WHITE IS BY FAR THE PREDOMINANT COLOR  
 5:04:07PM ON THE BUILDINGS.  
 5:04:10PM I REFERENCE BACK TO THE LAND DEVELOPMENT CODE, AND WHERE IT  
 5:04:16PM SAYS WHITE OR GRAY ARE PROHIBITED AS A PREDOMINANT COLOR, SO  
 5:04:25PM I HAVE AN ISSUE WITH THAT.  
 5:04:30PM THE FACT IT DOESN'T SEEM TO SATISFY THE LAND DEVELOPMENT  
 5:04:33PM CODE.  
 5:04:33PM THE SECOND POINT, IN SOME RESPECTS, I AGREE WITH BARRY THAT  
 5:04:40PM WITHOUT DISCUSSING WHAT THE COLORS SHOULD BE, AND THAT'S NOT  
 5:04:44PM THE ISSUE HERE, IS THE RANGE OF COLORS, OR THE RANGE WITHIN  
 5:04:51PM YOUR PRIMARY COLORS FOR YOUR BODY COLORS SEEMS TO BE SO  
 5:04:56PM LIMITED, ALMOST UNNOTICED, THAT YOU DO LOSE THE MASSING OF  
 5:05:04PM THE BUILDINGS AND THE DIFFERENTIATION BETWEEN ONE RETAIL  
 5:05:09PM OPERATION AND ANOTHER.  
 5:05:09PM SOME OF THOSE BUILDINGS ARE A FAIR SIZE.  
 5:05:15PM SO WHEN WE GET WHITE ON WHITE ON WHITE FOR THE WHOLE  
 5:05:18PM BUILDING, I THINK WE LOSE SOMETHING.  
 5:05:21PM NOW, I'M NOT SAYING TO NOT HAVE A VARIETY OF COLORS.  
 5:05:26PM I'M NOT SAYING, AS I THINK I UNDERSTAND WHAT YOU TRIED TO  
 5:05:31PM ACHIEVE, BUT I THINK YOU CAN DO BOTH.  
 5:05:32PM YOU USE WOODFIELD AS AN EXAMPLE.  
  
 5:05:38PM WHEN THEY FIRST CAME TO US, THEY HAD A LOT OF WHITE ON WHITE  
 5:05:41PM ON CREAM ON BEIGE, ET CETERA.  
 5:05:43PM AS THEY WORKED ON IT TO -- YOU NOTICE THE AMOUNT OF WARM  
 5:05:50PM GRAYS THAT THEY USED, ET CETERA, AND THE WAYS IN WHICH THEY  
 5:05:54PM USED THOSE MEDIUM COLORS TO DIFFERENTIATE THE BUILDING, I  
 5:06:01PM THINK THAT'S SOMETHING THAT YOU SHOULD LOOK AT OR COULD LOOK  
 5:06:06PM AT IN YOUR JOURNEY TO GET TO THE FINAL ANSWER.  
 5:06:11PM >> I APPRECIATE THAT.  
 5:06:11PM I WOULD SPEAK TO THE FACT THAT WE'VE ONLY REPRESENTED LIKE  
 5:06:18PM FOUR OUT OF THE MANY, MANY BUILDINGS THAT ARE OUT THERE.  
 5:06:22PM ALTHOUGH THAT WAS AN OBSERVATION YOU HAD, WE WOULD WORK  
 5:06:25PM TOWARDS REALLY ALLOWING FOR ALL FIVE COLORS TO KIND OF POP  
 5:06:29PM IN AND OUT THROUGHOUT.  
 5:06:31PM SO THAT WOULD BE TO CREATE THAT HARMONY THAT'S CALLED OUT IN

5:06:34PM THE MANUAL THAT SAYS THE NEUTRAL PALETTE HARMONIZE AND NOT  
 5:06:39PM HAVE MORE THAN THREE IN A SECTION OR WHATEVER, THE IDEA  
 5:06:42PM WOULD BE TO ALLOW THINGS TO POP OUT AND RECESS BACK SO YOU  
 5:06:46PM CAN GET THAT AS OPPOSED TO HAVING TOO MANY, LET'S SAY ONES,  
 5:06:50PM TWOS, THREES LIKE RIGHT NEXT TO EACH OTHER.  
 5:06:54PM THAT'S WHAT THE IDEA IS TO PULL IN THE ACCENTS.  
 5:06:58PM IT'S MORE ABOUT HOW THE ARCHITECTURE IS READ MORE SO FOR US  
 5:07:00PM TO UNDERSTAND WHERE DO THOSE NEED TO BE APPLIED TO AND HOW  
 5:07:05PM BIG OF A SURFACE AREA DO WE WANT.  
 5:07:08PM I APPRECIATE THAT.  
 5:07:09PM AND I THINK WE WOULD WORK TOWARDS THAT.

5:07:12PM WE WANT TO HONOR WHAT'S ALREADY BEEN WRITTEN.  
 5:07:15PM WE DON'T WANT TO REINVENT THE WHEEL, LIKE WE THINK WHAT'S  
 5:07:19PM BEEN WRITTEN IS FAIR AND JUST.  
 5:07:21PM SO THE IDEA TODAY IS THAT WE WOULD BE JUST WANTING TO SHOW  
 5:07:26PM WHAT YOU THAT PALETTE, LIKE WHAT THAT LOOKS LIKE AS A WHOLE  
 5:07:29PM BIG PICTURE.  
 5:07:31PM >>Jim Wallace: LET ME CLARIFY WHAT I'M SAYING.  
 5:07:33PM I THINK THERE ARE SOME OPPORTUNITIES HERE WHERE YOU HAVE  
 5:07:36PM OBVIOUSLY SAID, OKAY, WE'VE GOT SOME COLORS THAT WE DON'T  
 5:07:39PM WANT TO USE ANYMORE.  
 5:07:40PM I BUY INTO THAT.  
 5:07:42PM BUT IT GAVE A DISTINCTIVE LOOK TO THE MASSING OF THE  
 5:07:47PM BUILDING, AND NOW WE'VE SAID, OKAY, WE'LL KEEP THE WHITE ON  
 5:07:52PM WHITE OR THE CREAM AND CONTINUE THAT ONTO THE OTHER AREAS.  
 5:07:56PM I THINK THAT IS A LOST OPPORTUNITY.  
 5:07:58PM THAT'S JUST MY OPINION.  
 5:08:05PM >> THANK YOU.  
 5:08:05PM >>James Tatoes: I TRIED TO MAKE MY MIND BE OPEN TO  
 5:08:10PM DIVERSIFICATION BECAUSE EVERY PLACE I LOOK IN THE VILLAGE  
 5:08:14PM AND THE AREA AROUND HERE, I DO SEE COLORS.  
 5:08:18PM WHEN I LOOK AT THIS PRESENTATION, I DON'T SEE COLORS.  
 5:08:21PM IT'S A STARK CONTRAST IN MY MIND OF WHERE I'M AT.  
 5:08:28PM I'M TRYING TO THINK OF A WAY TO ARTICULATE IT.  
 5:08:31PM I THOUGHT IF YOU TOOK A WOMAN AND HAD A BEAUTIFUL BALL GOWN.  
 5:08:38PM YOU HAVE THE ONE GOWN WHICH IS THE EXISTING COLOR PALETTE WE

5:08:42PM HAVE, IT'S A COLORFUL, ALTHOUGH IT'S A LITTLE DARK.  
 5:08:47PM NOW WE GO TO THE OTHER EXTENT AND WE GET A SPARKLING, BRIGHT  
 5:08:52PM COLOR.  
 5:08:53PM SOME PLACE IN BETWEEN THE TWO I THINK IS WHERE WE'RE TRYING  
 5:08:56PM TO VISUALIZE SOMETHING THAT WOULD BE MORE APPROPRIATE RATHER  
 5:09:01PM THAN -- I FEEL IT'S TOO STARK OF A CHANGE.

5:09:04PM I DO THINK WHAT MR. WALLACE IS SAYING, THERE ARE A LOT OF  
 5:09:10PM LITTLE DETAILS RIGHT NOW THAT ARE DIFFERENT COLORS WITHIN  
 5:09:14PM THE BIG PICTURE.  
 5:09:16PM AND I DON'T SEE ANY OF THOSE ARTICULATIONS OF THE LITTLE  
 5:09:19PM DETAILS.  
 5:09:20PM I THINK THAT THERE COULD BE SOME AMPLIFICATION OF THAT TO  
 5:09:26PM GIVE US THE DIVERSIFICATION THAT I DON'T SEE.  
 5:09:28PM PREPARING MYSELF FOR THIS MEETING, I'VE GONE THROUGH THE  
 5:09:37PM VILLAGE, GONE THROUGH THE SHOPPING CENTER MORE TIMES THAN  
 5:09:41PM NORMAL TO SEE HOW THIS THING COULD CHANGE.  
 5:09:47PM I UNDERSTAND COMPETITION.  
 5:09:48PM I SEE WOODFIELD COMING IN, SOMETHING FRESH, NEW, DIFFERENT  
 5:09:52PM COLORS.  
 5:09:53PM SOMETHING THAT'S BEEN HERE FOR A WHILE.  
 5:09:56PM WE WANT TO IMPROVE IT AS FAR AS EVERYBODY LOOKING AND SAY,  
 5:10:00PM GEE, THIS IS NOT THE SAME OLD PROJECT.  
 5:10:02PM IT IS A NEW PROJECT NOW KEEPING UP WITH THE TIMES.  
 5:10:05PM THAT'S A CHALLENGE.  
 5:10:11PM I DON'T THINK AS I SEE IT NOW THAT THE CHALLENGE HAS BEEN  
  
 5:10:13PM MET.  
 5:10:14PM I THINK IT'S TOO BLAND ON ONE HAND TRYING TO MATCH WITH WHAT  
 5:10:17PM WAS IN THE OLD DAYS, TOO MANY COLORS.  
 5:10:20PM SOMEPLACE IN BETWEEN THE TWO I THINK IS WHERE I WOULD FEEL  
 5:10:24PM MORE COMFORTABLE WITH IT.  
 5:10:29PM >>Al Paivandy: I THINK I MAY WRAP EVERYTHING IN ONE BECAUSE  
 5:10:34PM I AGREE WITH ALMOST EVERYBODY.  
 5:10:35PM WHOEVER PUT THIS BOOKLET TOGETHER REALLY DID A FANTASTIC  
 5:10:42PM JOB.  
 5:10:43PM IF IT WAS YOU, TAKE IT AS A COMPLIMENT.  
 5:10:45PM THE REASON I'M SAYING THAT, WHEN YOU LOOK AT THE FIRST PAGE,  
 5:10:49PM THE COLORS YOU HAVE USED WITH THE LIGHTS ON, WITH THE  
 5:10:53PM ARCHES, IF YOU LOOK AT IT EVERY SINGLE ONE OF THOSE PICTURES  
 5:10:57PM ARE A SINGULAR BUILDING OR A PIECE OF A BUILDING, WHICH YOUR  
 5:11:02PM COLORS WOULD BE FANTASTIC ON AND WE HAVE PROBABLY HUNDREDS  
 5:11:04PM OR EVEN CLOSER TO THOUSANDS OF THESE AROUND TOWN WITH THE  
 5:11:09PM COLOR YOU LIKE.  
 5:11:12PM I'LL GO REALLY FAST TO THE END OF THE BOOK WITHOUT THE OTHER  
 5:11:17PM SHOPPING CENTER, REALLY WASN'T THE GREATEST IDEA.  
 5:11:21PM ANYWAY, GOING TOWARD THE LAST, WHEN YOU LOOK AT ALMOST TO  
 5:11:27PM THE LAST PICTURE -- THE ONE THAT HAS A HUGE PARKING LOT, I  
 5:11:31PM CAN SEE WHY THE LANDSCAPE PERSON WOULD LIKE THAT REALLY WELL  
 5:11:37PM BECAUSE THE BUILDING SERVES AS A FANTASTIC BACKGROUND.  
 5:11:40PM I JUST WANT TO LOOK AT THE TREES YOU.



5:11:46PM        THERE'S REALLY NO REASON, IF YOU LOOK AT IT CLOSE ENOUGH,

5:11:50PM        THE PARKING LOT AND THE BUILDING JUST RUN INTO EACH OTHER.

5:11:57PM        I'M NOT SURE WHY ANYBODY WOULD PUT THAT IN THERE BECAUSE IT

5:11:59PM        REALLY GOT MY ATTENTION AGAINST THE FIRST PAGE THAT YOU

5:12:02PM        HAVE.

5:12:04PM        WHOEVER SAID THE MASSING OF THE BUILDING THAT WAS HERE MAY

5:12:11PM        BE PROBLEMATIC WITH THE THREE PRIMARY COLOR.

5:12:14PM        I'M AN OLD MAN.

5:12:15PM        I LOOK AT THE THREE PRIMARY COLORS.

5:12:17PM        LOOKS LIKE ONE COLOR.

5:12:18PM        BUT I'M OLD.

5:12:21PM        EVERYBODY ELSE IS MUCH YOUNGER THAN I AM.

5:12:23PM        WITH THAT, YOU MAY WANT TO INTRODUCE VARIATION OF THE COLOR

5:12:29PM        OR EVEN MIXING UP SOME OF THE ACCENT ONES WITH THE OTHER TO

5:12:36PM        DIFFERENTIATE OR SHOW THE FLUCTUATION BETWEEN THE BUILDING.

5:12:38PM        THE ONE EXAMPLE THAT WOULD BE GOOD FOR WHAT YOU HAVE DONE,

5:12:41PM        THERE'S ONE IN HERE WITH A TOWER IN IT.

5:12:44PM        IT'S TOWARD THE END.

5:12:51PM        THERE IT IS.

5:12:57PM        WHATEVER PAGE THAT IS.

5:12:59PM        THE DARK COLOR FOR THE NARROW TOWER THAT GOES UP AND THE

5:13:08PM        SIZE OF IT, WIDER.

5:13:10PM        THAT MAKES MORE SENSE TO ME THAN WHITE, THEN SLIGHTLY MORE

5:13:15PM        WHITE AND THEN SLIGHTLY MORE WHITE AND THEN DO --

5:13:20PM        >> BREAKS THE BUILDING UP.

5:13:23PM        >>Al Paivandy: IF YOU USE IN AND OUTS OF THE BUILDING OR

5:13:26PM        VARIATION OF THE LOOKS, IT MAY HELP QUITE A BIT.

5:13:29PM        IT MAY BE A LOT CLOSER THEN TO THE SHOPPING CENTER IN NORTH

5:13:33PM        CAROLINA OR WHEREVER IT IS.

5:13:36PM        THAT'S NOT REALLY A GOOD COMPARISON, BECAUSE THE BUILDINGS

5:13:38PM        ARE NOT ALIKE.

5:13:42PM        EACH ONE OF THOSE BUILDINGS IS FROM GREEK PERIOD TO THE FLAT

5:13:46PM        ROOF TO -- JUST GO ON.

5:13:48PM        IT MAY NOT WORK FOR THIS SITUATION THAT WE HAVE A SPECIFIC

5:13:54PM        LOOK AND SOMEWHAT REPEATED IF YOU JUST KEEP GOING AROUND

5:13:57PM        LIKE HE HAS.

5:13:58PM        THAT'S ALL THE COMMENTS I HAVE.

5:14:02PM        >> I APPRECIATE THAT.

5:14:03PM        JUST AS A QUICK RESPONSE, THE COMMUNITY CENTER, IT'S A

5:14:06PM        DIFFERENT SCALE.

5:14:07PM        IT'S ALMOST A VEHICULAR SCALE.

5:14:10PM        EVERYTHING IS SO FAR AWAY.

5:14:11PM YOU APPROACH, THE BUILDINGS ARE MUCH LARGER SCALE-WISE.  
 5:14:17PM REALLY ONE STORY BUT LIKE A TWO-STORY BUILDING.  
 5:14:20PM SO THE OPPORTUNITY TO BRING IN SOME OF THE MORE ACCENT  
 5:14:23PM COLORS WOULD DEFINITELY BE SOMETHING THAT WE COULD -- WE  
 5:14:25PM WOULD EXPLORE BECAUSE THEY COULD PROBABLY TAKE THOSE A  
 5:14:29PM LITTLE BIT EASIER THAN HAVING TOO MUCH DARK, BIG SECTIONS OF  
 5:14:36PM DARK OR WHATEVER.  
 5:14:37PM YEAH, THAT WAS A GREAT COMMENT.  
 5:14:41PM >>Al Paivandy: THANK YOU FOR THE OPPORTUNITY.  
  
 5:14:46PM >>Dan Williams: PERSONALLY, WHEN I FIRST SAW --  
 5:14:48PM >>Tammy Duran: YOUR MICROPHONE IS OFF.  
 5:14:50PM TWO FINGERS.  
 5:15:01PM >>Dan Williams: FIRST I WAS SOMEWHAT TAKEN BACK BY THE LACK  
 5:15:04PM OF DIFFERENTIATION BETWEEN THE COLORS.  
 5:15:06PM QUITE HONESTLY, IT GREW ON ME AS FAR AS THE UNIFORM TONE.  
 5:15:12PM BUT I UNDERSTAND ALL THE OTHER COMMENTS, AT LEAST I BELIEVE  
 5:15:17PM I UNDERSTAND THE OTHER COMMENTS THAT HAVE BEEN MADE ABOUT  
 5:15:19PM THIS.  
 5:15:21PM IT WOULD PROBABLY SERVE THIS PROJECT WELL TO HAVE A LITTLE  
 5:15:26PM BIT MORE DIFFERENTIATION WHERE THAT OPPORTUNITY EXISTS.  
 5:15:34PM >>Michael Sheeley: THANK YOU.  
 5:15:35PM MY COMMENTS ARE I THINK THE PALETTE IS LOVELY.  
 5:15:38PM I THINK IT'S SOFT, AS KRISTIN SAID.  
 5:15:41PM AND I CAN APPRECIATE WHAT YOU'RE TRYING TO DO TO BRING A  
 5:15:45PM MORE CURRENT AND UPSCALE APPEARANCE TO THE CENTER.  
 5:15:49PM I AGREE WITH A LOT OF THE COMMENTS THAT HAVE BEEN MADE HERE.  
 5:15:52PM I THINK IF YOU LOOK AT THE BUILDINGS AS A WHOLE, THEY KIND  
 5:15:57PM OF RUN TOGETHER WITH THIS PALETTE.  
 5:16:01PM MY OPINION, AND MAYBE YOU COULD EXPLORE MORE CONTRAST THAN  
 5:16:07PM YOU ARE CURRENTLY SHOWING AND PERHAPS ONE OR TWO DARKER  
 5:16:10PM COLORS WITHIN THIS PALETTE TO KIND OF BREAK THINGS UP AND TO  
 5:16:13PM HIGHLIGHT, AS JIM SAID, HIGHLIGHT THE DIFFERENT PORTIONS OF  
 5:16:16PM THE ARCHITECTURE.  
 5:16:17PM MAYBE THAT WOULD BE A WORTHWHILE THING TO DO.  
  
 5:16:20PM >> OKAY.  
 5:16:21PM APPRECIATE THAT.  
 5:16:23PM >>Jim Wallace: IT'S INCUMBENT UPON US WHEN WE HAVE THE LAND  
 5:16:30PM DEVELOPMENT CODE WRITTEN IN STONE, IF WE'RE GOING TO DEVIATE  
 5:16:36PM FROM THAT LAND DEVELOPMENT CODE, IT HAS TO BE BETTER THAN IT  
 5:16:41PM IS NOW.  
 5:16:42PM YOU GUYS ARE THE ARCHITECTS.  
 5:16:47PM >>Barry Jones: YOU'RE CREATING A SUBJECTIVE CATEGORY THERE,

5:16:49PM      THOUGH, AND THAT IS THE INTENT OF THE CODE IS TO REMOVE THE  
 5:16:53PM      SUBJECTIVITY IS THAT WHOEVER'S OPINION IT IS THAT DAY IS  
 5:16:56PM      WHAT THE DESIGN STANDARD IS.  
 5:16:58PM      DON'T GO TOO FAR DOWN THAT SLOPE.  
 5:17:02PM      >>Jim Wallace: NO, NO.  
 5:17:03PM      I'M SAYING ONLY THE REFERENCE TO WHAT CANNOT BE THE  
 5:17:07PM      PREDOMINANT COLOR.  
 5:17:09PM      >>Barry Jones: LET'S TALK ABOUT THE THREE PRIMARY FIELDS.  
 5:17:11PM      LET'S TALK ABOUT A DEFINITION OF WHITE AND A DIFFERENTIAL IN  
 5:17:15PM      SHADE THAT'S REQUIRED IN ORDER TO NOT BE CONSIDERED WHITE OR  
 5:17:19PM      TAN AND PERCENTAGES OF SQUARE FOOT, THINGS THAT CAN BE  
 5:17:24PM      CODIFIED THAT EACH APPLICANT CAN DEFEND ON AS A STANDARD AND  
 5:17:27PM      WHICH CAN BE UNIFORMLY APPLIED AND ISN'T SUBJECTED TO  
 5:17:30PM      WHATEVER SOMEBODY THINKS IS BETTER.  
 5:17:33PM      >>Jim Wallace: BUT ONE OF THE THINGS THEY USED IN THEIR  
 5:17:36PM      PRESENTATION, WHICH I THINK WAS AN EXCELLENT EXAMPLE, WAS  
 5:17:40PM      THE WOODFIELD PRESENTATION WHERE WE HAD THE SAME ISSUE OF  
  
 5:17:43PM      THE PREDOMINANCE OF WHITE OR CREAM OR WHITISH COLORS, AND WE  
 5:17:49PM      GAVE THEM THE SAME ARGUMENT AND THEY CAME BACK WITH  
 5:17:52PM      SOMETHING ELSE.  
 5:17:53PM      THAT'S I THINK ALL WE'RE SAYING HERE.  
 5:17:56PM      >>Barry Jones: THERE ARE THREE PRIMARY FIELD COLORS THERE.  
 5:17:59PM      TO ME, AND I'LL ACCEPT IT.  
 5:18:01PM      I TOOK A COLOR BLIND TEST.  
 5:18:04PM      I CAN'T READ THE DOTS.  
 5:18:05PM      I HAD TO DO OTHER THINGS TO GET MY PILOT'S LICENSE.  
 5:18:08PM      I CAN STILL LOOK OVER THERE AND TELL THAT'S GREEN, BLUE,  
 5:18:11PM      YELLOW.  
 5:18:12PM      THOSE THREE PRIMARY COLORS TO ME ALL SCREAM WHITE.  
 5:18:15PM      THE BEIGE HAS A SLIGHT TINT.  
 5:18:18PM      WHAT DEGREE OF TINT OR COLOR DIFFERENTIAL OR WHATEVER THE  
 5:18:21PM      SCALE IS THAT THEY USE IN PAINTS QUALIFIES TO MOVE IT OUT OF  
 5:18:26PM      THE CATEGORY OF WHITE OR WHATEVER IT IS OUR CODE.  
 5:18:29PM      >>Michael Sheeley: DEPENDS ON WHAT IT LOOKS LIKE WHEN IT'S  
 5:18:31PM      DONE.  
 5:18:32PM      THERE'S NO WAY TO QUANTIFY THAT.  
 5:18:34PM      WE CAN'T GIVE YOU AN ENGINEERING ANSWER.  
 5:18:36PM      [ LAUGHTER ]  
 5:18:37PM      >>Barry Jones: IT'S ENTIRELY SUBJECTIVE.  
 5:18:39PM      >>Kristin Jeannin: I THINK IT'S FAIR TO SAY THAT ALL THREE  
 5:18:43PM      OF THOSE, AT LEAST TWO OF THOSE THREE ARE WHITE.  
 5:18:46PM      SO YOU HAVE TO MAKE SURE THAT TWO OF THOSE THREE ARE NOT

5:18:51PM PREDOMINANT IN ORDER TO MEET THE CODE.  
 5:18:55PM >> YEAH.  
 5:18:56PM >>Jim Wallace: IT'S ALMOST LIKE WHAT YOU'RE PROPOSING FEELS  
 5:19:00PM MORE TUSCANY THAN MEDITERRANEAN.  
 5:19:07PM MEDITERRANEAN DOES HAVE DIFFERENTIATION AND MASSING OF THE  
 5:19:14PM BUILDING.  
 5:19:14PM I DON'T FEEL THAT BREAK THAT IS TO ME MEDITERRANEAN.  
 5:19:21PM >>Michael Sheeley: I THINK WE PROVIDED PLENTY OF FEEDBACK.  
 5:19:24PM APPRECIATE YOUR PATIENCE WITH THAT.  
 5:19:29PM >>Kristin Jeannin: COLOR IS EXTREMELY TRICKY.  
 5:19:31PM WE KNOW THIS IS NOT AN EASY TASK.  
 5:19:33PM APPRECIATE YOUR EFFORT AND CARE INTO IT.  
 5:19:36PM ABSOLUTELY.  
 5:19:37PM >>Barry Jones: ONE SMALL STEP UP FROM PICKLEBALL.  
 5:19:41PM [ LAUGHTER ]  
 5:19:42PM >>Michael Sheeley: TAMMY, DO WE HAVE ANY PUBLIC COMMENTS OR  
 5:19:44PM E-COMMENTS?  
 5:19:46PM >>Mary Gibbs: WE RECEIVED TWO E-COMMENTS THAT BASICALLY SAID  
 5:19:50PM DON'T CHANGE THE COLORS.  
 5:19:51PM BUT I DID HAVE A COUPLE OF QUESTIONS.  
 5:19:54PM MAY I ASK?  
 5:19:55PM MAYBE SCOTT MIGHT NEED TO COME BACK UP.  
 5:20:00PM I WANTED TO GET A LITTLE CLARIFICATION FOR WHEN THEY COME  
 5:20:04PM BACK.  
 5:20:04PM WHAT YOU SAID IN THE APPLICATION IS WE'RE GOING TO DO THE  
  
 5:20:08PM REPAINTING FOR THE DEVELOPER-OWNED BUILDINGS AT COCONUT  
 5:20:13PM POINT.  
 5:20:13PM I'M JUST WONDERING, I THINK BARRY MENTIONED BONEFISH GRILL,  
 5:20:19PM BUT ARE YOU THINKING OF THE FISH RESTAURANT?  
 5:20:22PM BECAUSE THERE IS NO BONEFISH GRILL HERE.  
 5:20:27PM >>Barry Jones: MILLER'S ALE HOUSE.  
 5:20:31PM >> THAT IS THE SOUTH END.  
 5:20:35PM >>Mary Gibbs: I KEPT THINKING WHAT BONEFISH GRILL IS HE  
 5:20:37PM TALKING ABOUT?  
 5:20:37PM I THINK THE POINT IS THERE'S LIKE A MILLER'S IN THE OAK  
 5:20:43PM BROOK PART OR THE NORTH VILLAGE.  
 5:20:46PM >>Barry Jones: CORRECT.  
 5:20:47PM IT'S VERY LIGHT.  
 5:20:48PM >>Mary Gibbs: ALSO, WITHIN COCONUT POINT IS LIKE THE FISH --  
 5:20:52PM I THINK CALLED FRESH CATCH.  
 5:20:54PM >> CORRECT.  
 5:20:54PM >>Mary Gibbs: I THINK IT IS AN OUTPARCEL.  
 5:20:57PM I WANT TO UNDERSTAND WHEN WE DO THIS PAINT THING, WHAT ARE

5:21:00PM THE DEVELOPER OWNED BUILDINGS OF COCONUT POINT.  
 5:21:04PM ARE THERE SOME, LIKE FRESH CATCH IS NOT ONE AND THEY GET TO  
 5:21:07PM DECIDE.  
 5:21:08PM >> CORRECT.  
 5:21:09PM >>Mary Gibbs: HOW DOES THAT WORK?  
 5:21:12PM >> THE DEVELOPER OWNED BUILDINGS IS BASICALLY ALL OF THE  
 5:21:16PM TOWN CENTER ITSELF AS WELL AS THE COMMUNITY CENTERS.  
  
 5:21:18PM WE DID TRANSFER OWNERSHIP OF ALMOST ALL THE OUT-PARCELS ON  
 5:21:30PM THE MAIN ROAD.  
 5:21:31PM HOWEVER, THERE IS A DOCUMENT CALLED A COVENANTS, CONDITIONS,  
 5:21:37PM AND RESTRICTIONS DOCUMENT BETWEEN THE DEVELOPER AS US AND  
 5:21:41PM THE OWNER.  
 5:21:44PM BASICALLY, AS I EXPLAINED TO MARY, WE ARE THE FIRST LINE OF  
 5:21:49PM DEFENSE ON ARCHITECTURAL CHANGES, SITE CHANGES, LANDSCAPE  
 5:21:56PM CHANGES.  
 5:21:56PM SO THEY HAVE TO COME TO US PRIOR TO BEING ABLE TO SUBMIT TO  
 5:22:02PM THE VILLAGE FOR ANY SORT OF A CHANGE.  
 5:22:06PM ONE OF THE THINGS THAT MARY AND I ARE GOING TO DO A BETTER  
 5:22:12PM JOB OF DOING, IT'S GOING TO BE ME, I'M GOING TO TAKE THE  
 5:22:20PM TASK, TO MAKE SURE THERE IS A CHECKS AND BALANCE SO THAT ANY  
 5:22:27PM RETAILER THAT DOES WANT TO COME IN FOR A COMMERCIAL PAINT  
 5:22:31PM PERMIT, LET'S SAY, SHOULD BE REQUIRED TO PRODUCE A DOCUMENT  
 5:22:38PM ON SIMON LETTERHEAD THAT CONFIRMS THAT IT'S BEEN BLESSED BY  
 5:22:44PM US.  
 5:22:46PM THEN SHE DOESN'T HAVE TO WONDER OR THE VILLAGE STAFF DOES  
 5:22:48PM NOT HAVE TO WONDER, OKAY, IS THAT OKAY?  
 5:22:51PM HAS IT BEEN WELL THOUGHT OUT?  
 5:22:54PM BECAUSE WE WANT TO BE IN COMMUNICATION WITH OUR OUTPARCELS  
 5:22:59PM BECAUSE I KNOW THE HYATT PLACE WHERE I AM CURRENTLY SPENDING  
 5:23:05PM THE NIGHT TONIGHT, THEY ARE DOING A SIGNIFICANT INTERIOR  
 5:23:07PM REMODEL AND THE FOURTH FLOOR IS DONE, BY THE WAY, AND LOOKS  
 5:23:14PM PHENOMENAL.  
  
 5:23:15PM I THINK ONE OF THE HOTEL GENTLEMAN IS HERE.  
 5:23:20PM THAT WILL HOPEFULLY HELP PROVIDE A LEVEL OF COMFORT.  
 5:23:25PM THE SAME THING, DEPENDING ON HOW OUR OUTCOME EVOLVES WITH  
 5:23:30PM THE DEVELOPER BUILDINGS, WE'RE IN TOUCH WITH THE RESIDENCES  
 5:23:36PM AND TRACY IN PARTICULAR HAS BEEN INVOLVED WITH OUR HELP AS  
 5:23:41PM WELL IN MAKING SURE THAT WHEREVER WE END UP ON THE  
 5:23:49PM BUILDINGS, THEN WE WORK WITH THEM BECAUSE IN SHOPS M, WHERE  
 5:23:57PM THE TWO BUILDINGS ARE, YEAH, THERE IS A HORIZONTAL BREAK  
 5:24:00PM THAT PROVIDES AN ARCHITECTURAL OPPORTUNITY FOR A DIFFERENT  
 5:24:05PM COLOR, A DIFFERENT MASSING, BUT IT CAN BE CONSISTENT WITH

5:24:08PM US.  
 5:24:08PM AGAIN, JUST WE ARE GOING TO BE THE ONES TO KIND OF TAKE THE  
 5:24:12PM LEAD INTERNALLY TO MAKE SURE WE ARE HELPING THE VILLAGE  
 5:24:19PM POLICE EVERYTHING AS THE UNIFIED PROJECT THAT EVERYBODY  
 5:24:22PM WOULD LIKE IT TO BE, AND THAT HOPEFULLY THAT HELPS ELIMINATE  
 5:24:30PM THE CONFUSION.  
 5:24:31PM JUST WHILE I'M THINKING ABOUT IT AS WELL, JUST AS IT RELATES  
 5:24:37PM TO THE PRESENTATION, KEEP IN MIND THESE ARE EXAMPLES.  
 5:24:43PM AS MARY AND I HAVE DISCUSSED, WE'RE TRYING TO FIGURE OUT  
 5:24:48PM LOGISTICALLY HOW THE IMPLEMENTATION PROCESS WORKS.  
 5:24:50PM THE WAY THAT WE'RE KIND OF HEADING TOWARDS NOW, IF WE GET  
 5:24:57PM ACROSS THE FINISH LINE IS TO SUPPLEMENT, WE KNOW WE CAN ADD  
 5:25:03PM THESE COLORS.  
 5:25:03PM WHEN IT COMES TO IMPLEMENTATION, EACH BUILDING ITSELF WOULD  
 5:25:09PM BE LOOKED AT INDEPENDENTLY.  
  
 5:25:12PM AND WE WOULD BE APPLYING FOR A COMMERCIAL PAINT PERMIT FOR  
 5:25:16PM EACH INDIVIDUAL BUILDING.  
 5:25:18PM THE EXAMPLES THAT YOU SEE TODAY, AGAIN, ARE EXAMPLES, BUT  
 5:25:22PM THE BUILDING ON THE SCREEN RIGHT NOW, WHICH IS M, A PORTION  
 5:25:28PM OF M, THE COLORS COULD BE CHANGED LIKE SOMETHING THAT'S  
 5:25:35PM CURRENTLY A LIGHTER TONE COULD BE A DARKER TONE.  
 5:25:38PM WE'RE NOT AT THE POINT YET TO KNOW EXACTLY WHICH PORTION OF  
 5:25:43PM EACH INDIVIDUAL BUILDING IS GOING TO BE THIS COLOR, BUT  
 5:25:46PM THERE'S GOING TO BE THAT ADDITIONAL OPPORTUNITY TO REVIEW TO  
 5:25:51PM MAKE SURE THAT IT'S GOING TO LOOK RIGHT WITHIN THE  
 5:25:57PM SUPPLEMENTAL PATTERN BOOK IF WE GET TO THAT POINT.  
 5:26:01PM I JUST WANTED TO MAKE SURE THAT THAT WAS CLEAR.  
 5:26:03PM IT'S NOT PROVIDING US CARTE BLANCHE TO SAY, OKAY, JUST DO  
 5:26:09PM WHATEVER YOU WANT, AND WE HAVE A PAINTER COME OUT THERE WITH  
 5:26:11PM THE BIG GUN.  
 5:26:14PM NO, THAT'S DEFINITELY NOT --  
 5:26:17PM >>James Tatooles: I CAN TELL YOU THERE IS A COMFORT ZONE OF  
 5:26:20PM WHAT YOU'RE TALKING ABOUT, SOMETHING LOOKING AT THE BIG  
 5:26:24PM PICTURE, SO THAT THE INDIVIDUAL LITTLE PIECES ARE ALL GOING  
 5:26:26PM TO FIT INTO THE BIG PICTURE.  
 5:26:30PM YOU'RE LOOKING OVER WITH THAT THOUGHT IN MIND AND I  
 5:26:32PM APPRECIATE THAT.  
 5:26:33PM >> ABSOLUTELY, SIR.  
 5:26:35PM >>Jim Wallace: I THOUGHT THERE WAS AN ASSOCIATION, MARY,  
 5:26:38PM THAT MANAGES ALL THAT.  
  
 5:26:39PM >>Mary Gibbs: SIMON HAS THE MIDDLE PIECE AND THEN THERE'S  
 5:26:43PM NORTH VILLAGE AND SOUTH VILLAGE WHICH WERE OAKBROOK

5:26:46PM PROPERTIES.  
 5:26:47PM SIMON IS THE MALL AREA, BUT LIKE MARKET, THE ONE THAT BARRY  
 5:26:52PM THOUGHT WAS BONEFISH IS ACTUALLY NORTH VILLAGE.  
 5:26:54PM SO THAT IS ANOTHER THING, TOO.  
 5:26:56PM BECAUSE THE BEAUTY BOOK OF COCONUT POINT APPLIES TO ALL  
 5:26:59PM THREE.  
 5:27:01PM IS THIS SUPPLEMENTAL PATTERN BOOK ONLY GOING TO APPLY TO  
 5:27:04PM SIMON PROPERTY AND HOW DOES THAT WORK WITH NORTH AND SOUTH  
 5:27:08PM VILLAGE?  
 5:27:09PM >>Barry Jones: THE CHALLENGE, THIS IS SUPPOSED TO BE A -- IT  
 5:27:12PM WAS A DRI, AND NOW YOU'RE TAKING IT AND BUSTING IT OUT,  
 5:27:16PM INSTEAD OF UNIFIED COLOR PALETTE, YOU'LL HAVE THREE SEPARATE  
 5:27:19PM ONES.  
 5:27:20PM >>Mary Gibbs: THAT WAS A QUESTION WE HAVEN'T REALLY -- OAK  
 5:27:23PM BROOK I THINK -- I THINK SCOTT TALKED TO OAK BROOK  
 5:27:29PM YESTERDAY.  
 5:27:29PM >> CORRECT.  
 5:27:30PM I'VE BEEN IN CONVERSATION WITH OAK BROOK.  
 5:27:32PM HE KNOWS EXACTLY WHAT WE'RE DOING.  
 5:27:33PM WE STAY CONNECTED.  
 5:27:35PM THE ONLY THING THAT I WILL SAY --  
 5:27:37PM >>Barry Jones: I UNDERSTAND YOU ARE COMMUNICATING BUT I  
 5:27:39PM THINK THE INTENT WAS FOR IT TO HAVE A UNIFIED APPEARANCE AS  
  
 5:27:43PM A DEVELOPMENT.  
 5:27:44PM AND IT WOULD BE ANALOGOUS TO US TAKING LOWES AND THE OUT  
 5:27:48PM CENTER NEXT TO IT AND SPLITTING IT.  
 5:27:50PM NOW YOU ARE ON A LARGER SCALE BUT WE'RE NOT GOING TO TAKE A  
 5:27:55PM SHOPPING CENTER LIKE LOWES AND SPLIT THE OUTPARCELS AND LET  
 5:27:59PM THEM DO A DIFFERENT COLOR AND DIFFERENT TRACT.  
 5:28:02PM SETTING A PRECEDENT TO SUBDIVIDE A UNIT IF YOU WILL COULD BE  
 5:28:08PM A CHALLENGE.  
 5:28:10PM >> THE BIG THING THAT I AM DISCUSSING WITH NED OF OAK BROOK  
 5:28:16PM IS TO MAKE SURE BECAUSE IN OUR OPINION, EVERYTHING THAT WE  
 5:28:22PM ARE PROPOSING IS COHESIVE WITH THE EXISTING CONDITIONS OF  
 5:28:27PM NORTH AND SOUTH VILLAGE.  
 5:28:28PM IT'S NOT GOING TO REQUIRE THEM TO CHANGE ANYTHING.  
 5:28:33PM JUST BECAUSE OF THE ROAD NETWORKS AND THE PRESERVATION AREA  
 5:28:39PM TO THE NORTH AND EVERYTHING, IT'S NOT LIKE YOU'RE DIRECTLY  
 5:28:44PM ON TOP OF EACH OTHER.  
 5:28:46PM ALBEIT, I DO UNDERSTAND COMPLETELY THAT THE BEAUTY BOOK DOES  
 5:28:50PM COVER THE ENTIRE PROCESS, AND WE WILL DEFINITELY MAKE SURE  
 5:28:55PM THAT COCONUT POINT AND NORTH AND SOUTH VILLAGE IS ALL  
 5:29:00PM CONSISTENT.

5:29:01PM >>Jim Wallace: I THINK WE CAN ALL AGREE THAT WAS KIND OF  
 5:29:04PM THROWN OUT THE WINDOW WHEN HERTZ WAS BUILT.  
 5:29:07PM >>Kristin Jeannin: I WOULD TOTALLY AGREE.  
 5:29:09PM I THINK THAT'S TRUE.  
 5:29:10PM I THINK THAT IS A FAIR POINT.

5:29:16PM I THINK THE DEVELOPMENT WITH McDONALD'S AND MILLER'S ALE  
 5:29:22PM HOUSE IS GOING AWAY FROM WHAT COCONUT POINT, SIMON  
 5:29:27PM PROPERTIES IS AND MORE TOWARDS SOMETHING LIKE THIS.  
 5:29:31PM >>Michael Sheeley: MARY, DID YOU HAVE ANYTHING ELSE?  
 5:29:32PM >>Mary Gibbs: I HAD JUST ONE MORE QUESTION FOR SCOTT, I  
 5:29:35PM THINK, WHICH IS JUST ABOUT THE PHASING OF THIS.  
 5:29:41PM BECAUSE I THINK THE QUESTION IS, A QUESTION WOULD BE, WHEN  
 5:29:43PM IS THIS GOING TO BE REPAINTED?  
 5:29:45PM GOING TO BE REPAINTED IN PHASES?  
 5:29:46PM HOW IS IT GOING TO -- DO YOU HAVE A PLAN FOR THAT?  
 5:29:50PM >> WE'RE STILL TRYING TO FIGURE OUT EXACTLY HOW MUCH, BUT  
 5:29:56PM IT'S PROBABLY GOING TO BE AT LEAST A TWO-YEAR PROCESS OVER  
 5:30:02PM TWO PHASES.  
 5:30:03PM MOST LIKELY IT COULD BE A THREE.  
 5:30:07PM I THINK THE COMMUNITY CENTER PIECE WILL KIND OF BE ITS OWN  
 5:30:13PM PHASE BECAUSE IT'S ALMOST LIKE TWO SHOPPING CENTERS AT ONE.  
 5:30:19PM IT SEEMS TO ME THAT WE WOULD EITHER TAKE THE ENTIRE TOWN  
 5:30:29PM CENTER PIECE, THE SOUTHERNMOST PIECE AND DO THAT ALL AT ONCE  
 5:30:38PM OR POTENTIALLY WE WOULD DO EITHER ONE SIDE EAST-WEST OR ONE  
 5:30:45PM HALF NORTH-SOUTH AND DO IT IN PHASES.  
 5:30:50PM BUT I HONESTLY CAN'T SAY THAT DEFINITELY RIGHT NOW BECAUSE  
 5:30:54PM WE NEED TO MAKE SURE THAT WE ARE ALLOWED TO DO WHAT WE WANT  
 5:31:00PM TO DO.  
 5:31:01PM AND THEN ONCE WE KNOW THAT, WE'LL PUT THE ACTION PLAN IN  
 5:31:05PM PLACE TO KNOW EXACTLY HOW.

5:31:07PM >>Jim Wallace: YOU WOULD THINK THE BOX STORES WANT THEIR OWN  
 5:31:10PM DIFFERENTIATION FROM THE GUY NEXT DOOR.  
 5:31:12PM >> CORRECT.  
 5:31:13PM >>Jim Wallace: THEY DON'T WANT TO BE PART OF -- ANYWAYS, YOU  
 5:31:17PM KNOW YOUR BUSINESS.  
 5:31:18PM >> THE OTHER THING THAT DOES COME INTO PLAY, BECAUSE WE'RE  
 5:31:22PM GETTING NEAR THE 20-YEAR ANNIVERSARY OF THE SHOPPING CENTER.  
 5:31:26PM SO IF THERE WAS SOMEBODY THAT HAD A 15-YEAR LEASE THAT MAYBE  
 5:31:31PM THEY HAD A FIVE-YEAR OPTION, THEY ARE COMING UP.  
 5:31:33PM AND IN CONJUNCTION WITH THE RENEWAL, WE REQUIRE THEM TO DO A  
 5:31:38PM REFRESH THEMSELVES.  
 5:31:39PM SO IT COULD HAPPEN KIND OF INDEPENDENTLY FOR A FEW OF THE



5:31:45PM BOX TENANTS AND EVERYTHING.  
 5:31:46PM AGAIN, THE TOWN CENTER PIECE, ALMOST ALL OF THAT IS  
 5:31:50PM DEVELOPER BUILDINGS.  
 5:31:51PM SO THAT'S US.  
 5:31:53PM BUT THE COMMUNITY CENTER COULD KIND OF POP AT TIMES JUST  
 5:32:00PM DEPENDING ON THE LEASE ACTIONS AS THE TENANTS EXPIRE.  
 5:32:08PM >>James Tatoes: I SEE A DISTINCT CHALLENGE IN THE  
 5:32:11PM REPAINTING AND THE STAGES OF IT SO THAT YOU DON'T HAVE  
 5:32:14PM SOMETHING SO STARKLY DIFFERENT THAN WHAT YOU HAVE ACROSS THE  
 5:32:17PM STREET COMPARED TO WHAT YOU'RE PAINTING NOW.  
 5:32:20PM >> THAT'S THE ARGUMENT THAT WE'RE GOING TO USE TO GET IT  
 5:32:23PM DONE AS MUCH AS WE CAN.  
 5:32:25PM >>James Tatoes: COMPATIBILITY OF THE CENTER EVEN AS IT IS  
  
 5:32:27PM BEING REPAINTED.  
 5:32:28PM >> YES.  
 5:32:29PM >>Jim Wallace: I JUST WANT THE PAINTING CONTRACT.  
 5:32:31PM [ LAUGHTER ]  
 5:32:36PM >>Michael Sheeley: THANK YOU.  
 5:32:36PM IS THERE ANYONE ELSE HERE WHO WOULD LIKE TO COMMENT ON THIS  
 5:32:39PM ITEM?  
 5:32:39PM YES, MA'AM.  
 5:32:50PM >> HI.  
 5:32:51PM MY NAME IS KATY SEVCHECK.  
 5:32:56PM I LIVE NORTH OF COCONUT POINT IN THE RAPALLO COMMUNITY.  
 5:32:59PM I DO WALK IN COCONUT POINT EVERY MORNING.  
 5:33:03PM I WILL SAY THAT ONE OF THE THINGS I'VE SEEN, IT'S OLD  
 5:33:07PM LOOKING.  
 5:33:08PM THE COLORS ARE 20 YEARS OLD.  
 5:33:10PM MY HUSBAND AND I HAVE A LOT OF INVESTMENT IN OUR CONDO IN  
 5:33:14PM RAPALLO.  
 5:33:15PM AND I REALLY WOULD LIKE TO SEE A REFRESH.  
 5:33:19PM ONE OF THE THINGS THAT I OFTEN SAY, YOU TALK ABOUT WANTING  
 5:33:21PM TO REALLY WANT TO SHOW OFF THE MEDITERRANEAN FEATURES OF  
 5:33:26PM BUILDINGS, I DON'T SEE THAT TODAY.  
 5:33:28PM WHEN I WALK IN, I SEE TERRA-COTTA.  
 5:33:30PM I SEE CREAM.  
 5:33:33PM I DON'T SEE THE BEAUTIFUL FEATURES.  
 5:33:35PM SO BEING ABLE TO HAVE A PALETTE THAT ACTUALLY REALLY WILL  
  
 5:33:40PM SHOW WHERE YOU CAN BRING OUT THOSE FEATURES OF THE  
 5:33:42PM ARCHITECTURE IS SOMETHING I THINK WOULD REALLY HELP IT.  
 5:33:45PM IT WOULD MODERNIZE IT.  
 5:33:47PM I FEEL SAD EVERY TIME I GO BY AND THEN AN EMPTY SPOT BECAUSE

5:33:54PM I KNOW, OKAY, THEY WENT SOMEWHERE ELSE.  
 5:33:56PM IT REALLY NEEDS THE REFRESH.  
 5:33:58PM IT NEEDS TO BE ABLE TO SHOW THE ARCHITECTURE.  
 5:34:00PM LET'S SHOW IT.  
 5:34:03PM LET'S DON'T HAVE A COLOR WHERE YOU CAN'T SEE THE BEAUTIFUL  
 5:34:05PM ARCHITECT WHICH I BELIEVE IS WHAT'S HAPPENING NOW.  
 5:34:08PM THAT'S ALL.  
 5:34:08PM THANK YOU.  
 5:34:09PM >>Michael Sheeley: THANK YOU.  
 5:34:10PM GOOD COMMENTS.  
 5:34:10PM ANYBODY ELSE?  
 5:34:13PM >>Tammy Duran: I NEED A CARD FILLED OUT.  
 5:34:15PM AFTER YOU SPEAK, CAN YOU PLEASE FILL OUT THE CARD AND GIVE  
 5:34:18PM IT TO ME?  
 5:34:19PM THANK YOU.  
 5:34:20PM >> HELLO.  
 5:34:20PM MY NAME IS RUPERT FOREMAN.  
 5:34:23PM I ACTUALLY DO LIVE IN THE COCONUT POINT RESIDENCES.  
 5:34:26PM I ACTUALLY LOOK RIGHT ACROSS FROM TOMMY BAHAMA.  
 5:34:30PM THANK YOU GUYS FOR DOING EVERYTHING YOU HAVE DONE WITH THE  
 5:34:34PM BOARD AND EVERYTHING BECAUSE I CAN PRETTY MUCH SPEAK FOR  
  
 5:34:37PM EVERYBODY IN THE RESIDENCES THAT WE'RE ALL FOR THIS.  
 5:34:41PM ABSOLUTELY, 200%.  
 5:34:43PM I REALIZE THERE ARE A COUPLE OF THINGS THAT WE NEED TO GET  
 5:34:46PM THROUGH TO GET THROUGH TO THIS, BUT WE TALK ABOUT, LIKE, IN  
 5:34:51PM YOUR SPEECH, TALKING ABOUT REFRESHING, WELL, THERE ARE SOME  
 5:34:56PM BUILDINGS THAT ARE ACTUALLY REFRESHED.  
 5:34:59PM IF YOU LOOK AT WHAT THE GROUP HAS DONE AS FAR AS PUTTING  
 5:35:03PM EXTRA SEATING IN, BENCHES, WHEN I WALK MY DOGS, AND I  
 5:35:08PM PROBABLY -- I PROBABLY RUN INTO YOU MANY TIMES.  
 5:35:12PM I HAVE DOGS AND I'M ALWAYS WALKING AROUND CHECKING THINGS  
 5:35:15PM OUT, MAKING SURE THERE'S NOBODY DOING GRAFFITI, JUST LITTLE  
 5:35:19PM THINGS LIKE THAT.  
 5:35:20PM WHEN WE TALK ABOUT SPRUCING EVERYTHING UP, IT'S ALREADY  
 5:35:26PM UNDERWAY WITH EVERYTHING THAT THEY HAVE BEEN DOING.  
 5:35:30PM ANYBODY GO TO THE CHEESECAKE FACTORY OR THE ICE CREAM STORE,  
 5:35:38PM WELL, THAT USED TO BE LIKE DEAD AND THE BUILDINGS THAT HAVE  
 5:35:42PM LIKE THE GOLF SHOP AND EVERYTHING, YOU'RE SITTING OUT THERE  
 5:35:46PM AT 7:00, 8:00 AT NIGHT AND THERE ARE PEOPLE SITTING OUTSIDE  
 5:35:50PM WALKING AROUND.  
 5:35:51PM IT'S ACTUALLY A BENEFIT.  
 5:35:54PM THEN I SIT ON MY BALCONY SMOKING A CIGAR AND I CAN SEE THE  
 5:36:00PM TOMMY BAHAMA, DEAD AT NINE, BUT YOU HAVE THE LITTLE WEDDING

5:36:04PM STORES AND JUST A NICE WAY IT IS.  
 5:36:07PM WHEN WE TALK ABOUT COLORS, I KNOW IT'S IMPORTANT, BUT, YOU  
 5:36:13PM KNOW, THE FACT THAT IT'S NEW AND REFRESHED AND YOU GET A  
  
 5:36:17PM LITTLE LIKE MOJO, YOU GET GOOSE BUMPS ON YOUR ARM, WOW, THIS  
 5:36:23PM IS LOOKING GOOD, IF WE GET THAT ALL DONE, IT'S GOING TO BE  
 5:36:26PM HUGE.  
 5:36:27PM IT'S GOING TO BE HUGE.  
 5:36:28PM ONE OTHER THING IS WITH THE RITZ-CARLTON, THE HYATT AND ALL  
 5:36:35PM THESE NEW PLACES THAT ARE COMING, WELL, THE RITZ-CARLTON  
 5:36:40PM WILL BE DONE IN MARCH.  
 5:36:42PM WHEN ALL THESE PEOPLE COME DOWN THAT ROAD, THEY WANT TO MAKE  
 5:36:46PM A RIGHT OR A LEFT TO COCONUT POINT AND THEY SEE EVERYTHING  
 5:36:50PM IS LIKE REFURBISHED, GOT GREAT RESTAURANTS, WE'VE GOT THINGS  
 5:36:55PM TO DO, PEOPLE ARE GOING TO BE COMING HERE.  
 5:36:58PM IT'S JUST GOING TO BE SO MUCH BETTER.  
 5:37:01PM BUT I JUST WANT TO SAY I RESPECT ALL THE COMMENTS ON THE  
 5:37:05PM COLORS, BUT, I MEAN, I'VE BEEN TO ROSWELL, GEORGIA,  
 5:37:09PM ALPHARETTA, SOME OF THE BIGGEST MALLS OUT THERE.  
 5:37:13PM THE COLOR SCHEMES THESE GUYS HAVE CHOSEN, I REALIZE I  
 5:37:17PM HAVEN'T BEEN IN CAROLINA, I WILL TELL YOU, JUST -- IT  
 5:37:23PM DOESN'T HAVE TO BE MULTIPLE COLORS.  
 5:37:27PM IT COULD BE THREE OR FOUR.  
 5:37:31PM LET'S DON'T GET TOO, OH, MY GOSH, TOO WHITE OR TOO BROWN.  
 5:37:37PM IF YOU GO TO THE MALLS AND WHEN I TRAVEL ALL AROUND, THEY  
 5:37:40PM ARE ABOUT THREE COLORS, MAYBE FOUR.  
 5:37:43PM THE STORES, THEY JUST WANT SOME -- I MEAN, IF YOU LOOK AT  
 5:37:47PM COCONUT POINT, IT'S BASICALLY TOMMY BAHAMAS DOWN TO THE PRO  
 5:37:51PM GOLF SHOP AND THEN THE RESTAURANTS.  
  
 5:37:54PM ONCE WE START SPRUCING EVERYTHING UP, BUSINESSES ARE GOING  
 5:37:57PM TO STAY.  
 5:37:58PM THEY ARE GOING TO STAY THERE AND BE EXACTLY WHAT YOU SAID.  
 5:38:01PM THEY ARE NOT GOING TO WANT TO MOVE.  
 5:38:02PM THEY ARE NOT GOING TO WANT TO MOVE.  
 5:38:04PM THEY WILL BE LIKE, OH, MY GOSH, THIS IS GREAT.  
 5:38:06PM WE HAVE A GREAT STOREFRONT.  
 5:38:08PM ANYWAY, JUST MY TWO CENTS.  
 5:38:12PM I LIVE AT RESIDENCE, AND I'M THERE.  
 5:38:14PM I KNOW EVERYTHING THAT'S GOING ON.  
 5:38:16PM I GIVE THIS GUY A HARD TIME ALL THE TIME.  
 5:38:19PM HE KNOWS, BUT HE DOES A GREAT JOB.  
 5:38:21PM KEEP UP THE GOOD WORK.  
 5:38:24PM APPRECIATE YOU GUYS.

5:38:24PM LET'S GET THIS THING ROLLING.  
 5:38:26PM AS SOON AS WE GET AN IDEA, GET THE COLOR SCHEMES DONE, WE  
 5:38:32PM NEED TO GET GOING ON THIS BECAUSE IF WE DON'T, WE'RE GOING  
 5:38:35PM TO BE MISSING THE BOAT BECAUSE WHEN THE RITZ-CARLTON COMES  
 5:38:38PM AND THE OTHER DEVELOPMENTS, WE'RE GOING TO BE A THING OF THE  
 5:38:41PM PAST.  
 5:38:42PM >>Michael Sheeley: THANK YOU.  
 5:38:45PM >>Tammy Duran: CAN YOU FILL THIS OUT FOR ME, PLEASE?  
 5:38:52PM >>Michael Sheeley: WE'RE GOING TO MOVE ON.  
 5:38:53PM THANK YOU ALL AND YOUR TEAM FOR A GREAT JOB AND WE  
 5:38:57PM APPRECIATE IT VERY MUCH.

5:38:57PM MARY, ARE THE NEXT ITEMS YOURS?  
 5:39:02PM >>Mary Gibbs: I THINK NANCY WAS GOING TO GIVE YOU -- AT THE  
 5:39:05PM LAST MEETING, YOU ASKED US IF NANCY COULD DO AN OVERVIEW OF  
 5:39:09PM THE LIVE LOCAL AND SENATE BILL 180.  
 5:39:12PM I THINK NANCY IS GOING TO DO A QUICK OVERVIEW OF THAT.  
 5:39:34PM >>Nancy Stroud: THANK YOU FOR ASKING ME TO DO THIS, BECAUSE  
 5:39:37PM IT REALLY GAVE ME AN OPPORTUNITY TO READ BOTH LAWS VERY,  
 5:39:41PM VERY CLOSELY.  
 5:39:42PM SINCE I HAVEN'T DONE THAT IN A WHILE.  
 5:39:45PM I HOPE THAT THE PowerPoint IS HELPFUL.  
 5:39:51PM I WANT TO START WITH THE LIVE LOCAL ACT.  
 5:39:55PM THAT'S NOW CODIFIED IN SECTION 166.04151(7).  
 5:40:03PM IT WAS ORIGINALLY ENACTED IN 2023.  
 5:40:07PM I THINK PEOPLE IN THIS AREA MIGHT HAVE PAID MORE ATTENTION  
 5:40:10PM TO IT BECAUSE IT REALLY WAS THE SENATE PRESIDENT AT THAT  
 5:40:15PM TIME, MRS. PASSIDOMO, WHO CHAMPIONED THE LEGISLATION.  
 5:40:19PM IT WAS REALLY ONE OF HER MAJOR POLICY EFFORTS.  
 5:40:25PM THE INTENT WAS TO CREATE WHAT PEOPLE SOMETIMES CALL MISSING  
 5:40:31PM MIDDLE HOUSING, WHICH SOUNDS A LITTLE BIT BETTER THAN  
 5:40:34PM WORKFORCE HOUSING.  
 5:40:36PM BUT IT REALLY IS.  
 5:40:37PM IT'S NOT LOW-INCOME HOUSING AND IT'S NOT THE STANDARD NOW IN  
 5:40:43PM THIS AREA, WHICH IS FAIRLY UPSCALE.  
 5:40:47PM BUT THE KIND OF HOUSING THAT FIRE PEOPLE, TEACHERS, HEALTH  
 5:40:55PM WORKERS COULD AFFORD.

5:40:57PM IT STARTED IN 2023 AND THEN IT WAS AMENDED IN 2025 TO MAKE  
 5:41:03PM SOME CLARIFICATIONS AND SOME MODIFICATIONS, SOME OF WHICH  
 5:41:07PM MADE IT MORE RESTRICTIVE AND SOME OF IT LIBERALIZED IT A  
 5:41:10PM LITTLE BIT.  
 5:41:10PM THE LEGISLATION IS SUPPOSED TO EXPIRE IN OCTOBER 2033.  
 5:41:19PM IT'S LIKE A TEN-YEAR PROGRAM.

5:41:21PM OF COURSE, IT CAN ALWAYS BE EXTENDED.  
 5:41:25PM HERE ARE THE KEY PROVISIONS.  
 5:41:30PM THE LAW PREEMPTS MUNICIPAL LAND USE REGULATIONS FOR WHAT ARE  
 5:41:35PM CALLED QUALIFYING MULTIFAMILY OR MIXED-USE AFFORDABLE  
 5:41:40PM HOUSING.  
 5:41:40PM QUALIFYING DEVELOPMENT IS DEFINED IN THE STATUTE TO BE ONE  
 5:41:48PM THAT SETS ASIDE A MINIMUM OF 40% OF THE UNITS FOR HOUSEHOLDS  
 5:41:54PM OF INCOMES UP TO 120% OF AREA MEDIAN INCOME.  
 5:42:01PM FOR PEOPLE WHO BUILD AFFORDABLE HOUSING, THAT IS A VERY  
 5:42:04PM FAMILIAR CONCEPT.  
 5:42:06PM THE STATE PUBLISHES AMIs, AREA MEDIAN INCOME, SO YOU CAN  
 5:42:14PM LOOK ON THE MAP OF THE STATE FOR ANY ZIP CODE AND FIND OUT  
 5:42:18PM WHAT THE AREA MEDIAN INCOME IS AND THUS WHAT THE 120% VALUE  
 5:42:23PM IS.  
 5:42:23PM I DID THAT.  
 5:42:25PM 2025 THE 120% VALUE WOULD BE \$110,000 FOR A HOUSING UNIT  
 5:42:36PM THAT WAS QUALIFYING.  
 5:42:39PM FOR THE DEVELOPMENT, 40% OF THE UNITS HAVE TO BE QUALIFYING  
 5:42:43PM THAT WAY.  
  
 5:42:44PM IT CAN BE LESS THAN 111% BUT CAN'T BE MORE THAN 111%.  
 5:42:52PM SO THAT'S THE MAJOR STARTING POINT TO UNDERSTAND THIS  
 5:42:59PM LEGISLATION.  
 5:43:04PM >>Jim Wallace: IF I AM A SINGLE PERSON, MISSING MIDDLE, I'M  
 5:43:15PM JUDGED IN THE SAME WAY AS A FAMILY OF FOUR.  
 5:43:20PM >>Nancy Stroud: YES, IT IS A BROAD DEFINITION, HOUSEHOLD.  
 5:43:23PM IT IS FOR THAT UNIT, BASICALLY, NO MATTER HOW MANY PEOPLE  
 5:43:27PM ARE IN IT.  
 5:43:27PM >>Jim Wallace: SINGLE PERSON PROBABLY HAS MORE DISPOSABLE,  
 5:43:31PM DISCRETIONARY INCOME THAN THE FAMILY OF FOUR.  
 5:43:33PM IT ALMOST PENALIZES THE FAMILY OF FOUR, DOESN'T IT?  
 5:43:37PM >>Nancy Stroud: IT PENALIZES THE FAMILY OF FOUR?  
 5:43:41PM >>Jim Wallace: TYPICALLY TWO WORKING PEOPLE.  
 5:43:43PM THE INCOME IS PROBABLY HIGHER.  
 5:43:45PM >>Nancy Stroud: WELL, THAT'S WHAT IT SAYS.  
 5:43:47PM THAT'S HOW IT IS DETERMINED.  
 5:43:51PM >>Barry Jones: WE'RE NOT DEBATING THE LEGISLATION.  
 5:43:58PM >>Nancy Stroud: IF YOU WANTED TO DO IT BY SIZE OF HOUSEHOLD,  
 5:44:02PM THEN YOU WOULD HAVE TO CHANGE THE LAW AND CREATE SOME OTHER  
 5:44:04PM QUALIFYING -- RIGHT.  
 5:44:04PM THAT IS A GOOD OBSERVATION.  
 5:44:08PM THAT IS THE QUALIFYING DEVELOPMENT.  
 5:44:10PM THE SECOND POINT IS THAT THE DEVELOPMENT MUST BE REVIEWED  
 5:44:16PM AND APPROVED THROUGH THE ADMINISTRATIVE PROCESS, WHICH MEANS

5:44:20PM IT WILL NOT COME TO A PLANNING AND ZONING BOARD LIKE

5:44:23PM YOURSELVES AND IT WILL NOT COME TO THE ELECTED BOARD LIKE

5:44:27PM THE CITY COUNCIL OR THE COUNTY COMMISSION.

5:44:29PM IT'S ALL DONE BY STAFF.

5:44:32PM AND THAT ALSO INCLUDES ANY DEMOLITION ON A PARCEL THAT'S

5:44:37PM NECESSARY TO BUILD THE HOUSING.

5:44:40PM IT WOULD COME TO THE STAFF AND THE PUBLIC WOULD NOT SEE IT

5:44:44PM UNTIL IT WAS DONE.

5:44:46PM >>Barry Jones: OUR REVIEW IS AN ARCHITECTURAL REVIEW PROVIDE

5:44:50PM A DIFFERENTIAL BETWEEN THE CODIFICATION OF THE OTHER STUFF

5:44:52PM SO WE STILL GET TO SEE IT FROM ARCHITECTURAL STANDPOINT?

5:44:55PM >>Nancy Stroud: YOU WILL NOT SEE IT FOR ARCHITECTURAL

5:44:57PM REVIEW.

5:45:00PM >>Jim Wallace: MEET THE CONDITIONS OF THE LAND DEVELOPMENT

5:45:02PM CODE?

5:45:02PM >>Nancy Stroud: YES, IT DOES, EXCEPT WHERE THE LEGISLATION

5:45:05PM PREEMPTS THE LAND DEVELOPMENT CODE, AND THAT IS THE NEXT KEY

5:45:09PM POINT.

5:45:13PM >>Jim Wallace: -- 25% MAXIMUM DENSITY AND ALL THAT STILL

5:45:16PM APPLIES.

5:45:17PM >>Nancy Stroud: THE FOUR TIERS?

5:45:18PM >>Jim Wallace: FOUR TIERS WITHIN THE VILLAGE CENTER.

5:45:21PM >>Barry Jones: NO.

5:45:22PM IF IT IS COMMERCIAL ZONED --

5:45:23PM >>Nancy Stroud: I'LL GET TO IT.

5:45:25PM YOU'LL SEE WHAT IT PREEMPTS AND WHAT IT DOESN'T PREEMPT.

5:45:29PM IT PREEMPTS IN TWO MAJOR WAYS.

5:45:37PM IT PREEMPTS WHERE THE DEVELOPMENTS MUST BE ALLOWED TO

5:45:42PM LOCATE.

5:45:42PM ANY AREA ZONED FOR COMMERCIAL, INDUSTRIAL, OR MIXED USE, AND

5:45:49PM MIXED USE CAN INCLUDE THOSE AREAS WITHIN A PUD THAT ALLOWS

5:45:56PM COMMERCIAL AND INDUSTRIAL, MUST ALLOW THE WORKFORCE HOUSING.

5:46:04PM BASICALLY THE QUALIFYING DEVELOPMENT.

5:46:07PM IT FURTHER DEFINES MIXED-USE SO THAT AT LEAST THE

5:46:14PM DEVELOPMENT MUST ALLOW AT LEAST TWO OF THE FOLLOWING USES,

5:46:18PM RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL.

5:46:20PM SO IF IT'S A QUALIFYING MIXED USE DEVELOPMENT, THAT MEANS IT

5:46:26PM HAS TO HAVE TWO OF THOSE USES.

5:46:28PM IT'S IMPORTANT TO NOTE IN ESTERO, ESPECIALLY BECAUSE THE

5:46:32PM STATUTE EXEMPTS MUNICIPALITIES WITH LESS THAN 20% OF LAND IN

5:46:38PM COMMERCIAL ZONING FROM HAVING TO ACCEPT SOLELY RESIDENTIAL

5:46:44PM USES.

5:46:44PM IN ESTERO, BECAUSE THE VILLAGE HAS LESS THAN 20% OF ITS LAND  
 5:46:51PM IN COMMERCIAL, THE QUALIFYING DEVELOPMENTS THAT WOULD BE  
 5:46:57PM QUALIFIED TO BE REVIEWED ARE MIXED USE DEVELOPMENTS.  
 5:47:06PM >>Barry Jones: THEY CAN'T JUST COME IN FOR AN APARTMENT  
 5:47:08PM BUILDING.  
 5:47:09PM >>Nancy Stroud: RIGHT.  
 5:47:10PM >>Barry Jones: WHAT IS THE SPLIT ON THE RATIO OF COMMERCIAL,  
 5:47:13PM RESIDENTIAL.  
 5:47:13PM >>Nancy Stroud: DOES NOT SAY.  
  
 5:47:14PM >>Barry Jones: THEY HAVE A FIVE SQUARE FOOT OFFICE SOMEWHERE  
 5:47:18PM --  
 5:47:20PM >>Mary Gibbs: I THINK IT'S 10%.  
 5:47:22PM >>Nancy Stroud: IT'S AT LEAST 10%.  
 5:47:24PM >>Barry Jones: 10% OF THE BUILDING HAS TO BE A SECONDARY USE  
 5:47:27PM TO QUALIFY AS MIXED USE TO BE ABLE TO USE LIVE LOCAL.  
 5:47:31PM THAT'S ONLY BECAUSE WE'RE LESS THAN 20% COMMERCIAL WITHIN  
 5:47:37PM THE VILLAGE, AND THAT'S BASED ON THE COMP PLAN?  
 5:47:41PM >>Mary Gibbs: NO.  
 5:47:42PM IT'S ANYTHING ZONED COMMERCIAL OR PORTIONS OF PUDs THAT  
 5:47:46PM ARE COMMERCIAL.  
 5:47:48PM SO WE HAD TO GO CALCULATE THAT ON THE GIS.  
 5:47:52PM I FORGET WHAT THE PERCENTAGE WAS BUT WAY BELOW 20%.  
 5:47:56PM >>Barry Jones: TAKE OUT COCONUT POINT AND ALL THE  
 5:47:58PM RESIDENTIAL COMPONENTS AND THAT'S WHAT IS LEFT.  
 5:48:00PM COCONUT POINT THEORETICALLY WOULD QUALIFY FOR MIXED USE.  
 5:48:04PM SOMEBODY COULD TAKE AN OUTPARCEL, MAXIMUM DENSITY AND  
 5:48:07PM MAXIMUM HEIGHT, AND WE WOULDN'T EVEN BE ABLE TO LOOK AT IT.  
 5:48:11PM >>Mary Gibbs: RIGHT.  
 5:48:12PM >>Barry Jones: PROVIDED THEY HAD THE MIXED USE COMPONENT TO  
 5:48:15PM IT.  
 5:48:16PM I THINK WE NEED TO UNDERSTAND THAT.  
 5:48:17PM >>Nancy Stroud: MARY IS RIGHT.  
 5:48:22PM THE MUNICIPALITY MAY NOT REQUIRE THAT MORE THAN 10% OF THE  
 5:48:25PM TOTAL SQUARE FOOTAGE OF A MIXED USE RESIDENTIAL PROJECT BE  
  
 5:48:29PM USED FOR NONRESIDENTIAL PURPOSES.  
 5:48:32PM YOU CAN HAVE UP TO 90% OF THE TOTAL SQUARE FOOTAGE OF A  
 5:48:35PM QUALIFYING MIXED USE DEVELOPMENT BE RESIDENTIAL.  
 5:48:39PM >>Barry Jones: THAT ISN'T MUCH.  
 5:48:41PM >>Nancy Stroud: NO, IT'S NOT MUCH.  
 5:48:42PM THAT WAS ONE OF THE LATER AMENDMENTS, THE 2025 AMENDMENT.  
 5:48:45PM OKAY.  
 5:48:48PM HOW ELSE DOES THE LAW PREEMPT OUR ZONING CODE?

5:48:54PM IT SAYS THAT DENSITY, HEIGHT, AND FLOOR AREA RATIO HAVE TO  
 5:49:01PM BE BASED ON WHAT THE STATUTE REQUIRES.  
 5:49:05PM YOU MEASURE DENSITY, HEIGHT, AND FLOOR AREA RATIO, AND IT'S  
 5:49:14PM REGARDLESS OF WHAT'S IN THE COMP PLAN OR THE ZONING  
 5:49:16PM RESTRICTION.  
 5:49:16PM IT PREEMPTS THE COMP PLAN AS WELL AS THE LDRs.  
 5:49:20PM THE WAY YOU LOOK AT WHAT THE EXISTING DENSITY HEIGHT AND  
 5:49:29PM FLOOR AREA RATIO IS, IS BASED ON THE HIGHEST CURRENTLY  
 5:49:32PM ALLOWED, WHICH WOULD BE -- I SUPPOSE WHEN IT HAS THE  
 5:49:37PM APPLICATION --  
 5:49:38PM >>Jim Wallace: CURRENTLY ALLOWED IN ESTERO.  
 5:49:40PM >> CORRECT.  
 5:49:41PM >>Nancy Stroud: OR ALLOWED AS OF JULY 1, 2023, WHICHEVER IS  
 5:49:45PM THE LEAST RESTRICTIVE.  
 5:49:47PM SO WE HAVEN'T CHANGED.  
 5:49:51PM IT'S GOING TO BE THE SAME EITHER WAY.  
 5:49:53PM AND THE MEASUREMENT IS DIFFERENT DEPENDING ON THE FACTOR YOU  
  
 5:49:58PM ARE LOOKING AT.  
 5:49:59PM FOR DENSITY PURPOSES, YOU HAVE TO ALLOW THE HIGHEST DENSITY  
 5:50:08PM ALLOWED ON ANY LAND IN A MUNICIPALITY WHERE RESIDENTIAL USE  
 5:50:11PM IS ALLOWED.  
 5:50:15PM >>Jim Wallace: WITHOUT THE DEVELOPER PROVIDING ANY  
 5:50:17PM INCENTIVES TO THE MUNICIPALITY.  
 5:50:18PM >>Nancy Stroud: YES, BUT YOU DON'T HAVE TO INCLUDE THE BONUS  
 5:50:23PM DENSITIES THAT ARE ALLOWED IN YOUR LDR.  
 5:50:25PM IT IS SORT OF THE BASE DENSITIES OF YOUR CODE.  
 5:50:28PM >>Jim Wallace: -- HAVE TO PROVIDE ANY OFF-SITE INCENTIVES --  
 5:50:31PM >>Barry Jones: NO.  
 5:50:33PM THEY HAVE TO MEET THE AFFORDABLE HOUSING REQUIREMENT.  
 5:50:34PM QUESTION.  
 5:50:35PM IF YOU'VE GOT A MAIN, BIG PUD SOMEWHERE AND IT'S GOT A TOWER  
 5:50:40PM SITE THAT'S SET OUT AS A DIFFERENT ZONING AND THAT TOWER  
 5:50:44PM SITE HAS 300 UNITS ON TWO-ACRE ISLAND, ARE WE AT 150 UNITS  
 5:50:49PM PER ACRE OR DO WE HAVE A UNITS PER ACRE THAT WE'VE DECIDED  
 5:50:51PM IS MAXIMUM ALLOWABLE IN THE DENSITY, RESEARCH WHAT IS  
 5:50:56PM MAXIMUM ALLOWABLE.  
 5:50:57PM >>Mary Gibbs: WHEN PEOPLE CALL ME AND I THINK BEFORE THE  
 5:51:00PM MOST RECENT CHANGES, I'VE BEEN TELLING THEM ABOUT 17 UNITS  
 5:51:04PM AN ACRE BECAUSE LIKE VIA COCONUT ACROSS THE STREET IS  
 5:51:08PM RUNNING ABOUT 17 UNITS AND ACRE.  
 5:51:10PM SOMEBODY QUESTIONED IN VILLAGE CENTER DOES ALLOW A LITTLE  
 5:51:13PM BIT HIGHER, NOT WITH THE BONUS OR INCENTIVE DENSITY.



5:51:17PM SO I THINK THE ONE CATEGORY ALLOWS UP TO 20, BUT THE OTHER  
 5:51:23PM HIGHER DENSITIES, YOU HAVE TO PROVIDE INCENTIVE.  
 5:51:25PM I THINK THAT'S A BONUS DENSITY.  
 5:51:28PM I WOULD SAY SOMEWHERE BETWEEN 17 TO 20, WHEN I GET CALLS  
 5:51:31PM FROM PEOPLE, A LOT OF THEM ARE COMPARING OTHER  
 5:51:35PM JURISDICTIONS, SO THEY THINK IN COLLIER COUNTY YOU CAN GET  
 5:51:39PM 95 UNITS AN ACRE.  
 5:51:40PM WHEN I GET CALLS, WHAT IS THE MAX UNITS I CAN GET?  
 5:51:43PM CAN I GET 50 UNITS AN ACRE?  
 5:51:45PM I TELL THEM NO.  
 5:51:47PM THE PEOPLE KIND OF TROLLING GO ON TO SEE WHERE THEY CAN GET  
 5:51:51PM HIGH DENSITY.  
 5:51:52PM >>Barry Jones: EXISTING IN THE VILLAGE IS 17 --  
 5:51:55PM >>Mary Gibbs: WE HAVE UNDER CONSTRUCTION A HIGH-RISE AT WEST  
 5:51:59PM BAY.  
 5:52:00PM IT'S LIKE 88 UNITS ON FIVE ACRES.  
 5:52:03PM >>Barry Jones: DO YOU LOOK AT WEST BAY AS A TOTAL OR LOOK AT  
 5:52:06PM THE SUBDIVISION OF WEST BAY WHEN YOU LOOK AT THE DENSITY?  
 5:52:09PM >>Mary Gibbs: I DON'T LOOK AT THE PARCEL ITSELF.  
 5:52:13PM >>Barry Jones: TOTAL DRI, THOUSAND ACRES, 2,000 UNITS.  
 5:52:18PM >>Nancy Stroud: YOU LOOK AT THE HIGHEST ALLOWABLE DENSITY IN  
 5:52:23PM THAT PUD.  
 5:52:30PM >>Mary Gibbs: I DON'T LOOK PARCEL BY PARCEL.  
 5:52:32PM I KNOW IN COLLIER COUNTY, THEIR ZONING PERSON I THINK AT THE  
 5:52:36PM TIME TOLD SOMEBODY YOU COULD GET 90 UNITS AN ACRE BASED ON  
  
 5:52:40PM SOME PARCEL.  
 5:52:40PM I THINK THE COUNTY ATTORNEY SAID, NO, THAT'S NOT CORRECT.  
 5:52:48PM >>Jim Wallace: I KNOW BECAUSE I WAS INVOLVED IN IT.  
 5:52:51PM WE WERE TALKING ABOUT COCONUT POINT.  
 5:52:53PM IF YOU TAKE THE RESIDENCES THERE ON THE LAND AREA THAT THEY  
 5:52:56PM ARE ON, IT'S 32 UNITS PER ACRE.  
 5:53:01PM >>Barry Jones: DO WE LOOK AT COCONUT POINT IN ITS ENTIRETY  
 5:53:04PM SAYING THERE ARE 300 RESIDENTIAL ACRES AND 3,000 UNITS SO 10  
 5:53:08PM UNITS PER ACRE.  
 5:53:09PM >>Mary Gibbs: ONE MORE THING --  
 5:53:11PM >>Nancy Stroud: LOOK AT THE ZONING CODE TO SEE WHAT THE  
 5:53:14PM ALLOWABLE DENSITY IS.  
 5:53:17PM THE CODE WILL SAY HOW MUCH YOU CAN HAVE.  
 5:53:21PM >>Barry Jones: AS FAR AS MAXIMUM ALLOWABLE DENSITY.  
 5:53:24PM SOMEBODY HAD GREATER THAN THAT IN A PUD AS PART OF A LARGER  
 5:53:27PM PUD IT DOESN'T EXCEED THAT MAXIMUM ALLOWABLE IN THE ZONING  
 5:53:31PM CODE.  
 5:53:32PM >>Mary Gibbs: AND YOUR LAND USE CATEGORY.

5:53:37PM >>Nancy Stroud: THAT'S HOW I WOULD INTERPRET THIS.  
 5:53:39PM A LOT OF THIS IS STILL BEING FIGURED OUT.  
 5:53:42PM THERE'S NO CASE LAWS AS FAR AS I KNOW TRYING TO MORE  
 5:53:46PM PROPERLY DEFINE SOME OF THESE THINGS.  
 5:53:48PM >>Mary Gibbs: IF I CAN ADD ONE MORE THING, TOO, WHEN YOU  
 5:53:52PM LOOK AT THE HUGE DENSITIES, YOU STILL GOT TO COMPLY WITH  
 5:53:55PM LAND DEVELOPMENT CODE.  
  
 5:53:56PM YOU HAVE TO MEET OPEN SPACE AND PARKING.  
 5:53:58PM THE PARKING REQUIREMENTS AND THE OPEN SPACE THEMSELVES ARE  
 5:54:01PM GOING TO LIMIT WHAT YOU CAN SQUEEZE ONTO THAT PROPERTY.  
 5:54:04PM >>Barry Jones: SIGNIFICANT PARKING --  
 5:54:10PM >>Mary Gibbs: BUS STOPS AND THINGS.  
 5:54:13PM >>Nancy Stroud: WE'LL GET TO THAT TOO.  
 5:54:16PM THAT'S DENSITY.  
 5:54:16PM THE NEXT FACTOR IS HEIGHT.  
 5:54:20PM HEIGHT IS MEASURED, THE HIGHEST HEIGHT ALLOWED WOULD BE THAT  
 5:54:26PM ALLOWED WITHIN ONE MILE OF THE PROPOSED DEVELOPMENT OR THREE  
 5:54:32PM STORIES, WHICHEVER IS HIGHER.  
 5:54:34PM YOU HAVE TO HAVE A LITTLE CALCULATOR WHEN YOU'RE FIGURING  
 5:54:38PM ALL THIS OUT.  
 5:54:39PM SOME COMMUNITIES DON'T HAVE THREE STORIES, OR MUCH MORE THAN  
 5:54:49PM THREE STORIES.  
 5:54:50PM AN EXCEPTION WAS WRITTEN INTO THE LAW THIS YEAR, 2025, FOR  
 5:54:59PM PROPOSED DEVELOPMENT ADJACENT ON TWO OR MORE SIDES TO A  
 5:55:04PM SINGLE-FAMILY ZONED PARCEL, WITHIN A SINGLE-FAMILY  
 5:55:08PM RESIDENTIAL DEVELOPMENT OF MORE THAN 25 HOMES, THEN YOU CAN  
 5:55:12PM RESTRICT THE HEIGHT TO THE HIGHER OF THESE THREE THINGS.  
 5:55:18PM 150% OF THE HEIGHT OF THE ADJACENT BUILDING, HIGHER OF THE  
 5:55:22PM LDR ALLOWED HEIGHT OR THREE STORIES, AND NUMBER THREE, TEN  
 5:55:29PM STORIES.  
 5:55:29PM KIND OF HAVE TO WONDER IF THERE WAS A PARTICULAR DEVELOPMENT  
 5:55:43PM THERE ARE OTHER HEIGHT EXCEPTIONS FOR HISTORIC DISTRICTS AND  
  
 5:55:47PM AREAS OF CRITICAL STATE CONCERN WHERE THESE RULES DON'T  
 5:55:52PM APPLY.  
 5:55:52PM THE THIRD FACTOR IS FLOOR AREA RATIO AND LOT COVERAGE.  
 5:55:56PM WHAT'S ALLOWED OR WHAT NEEDS TO BE APPROVED IS 150% OF THE  
 5:56:05PM HIGHEST ALLOWED FOR ANY LAND IN THE MUNICIPALITY, BUT,  
 5:56:09PM AGAIN, NOT INCLUDING BONUS DENSITIES THAT ARE PROVIDED AS  
 5:56:15PM INCENTIVES.  
 5:56:22PM >>Barry Jones: FOR EDIFICATION, FLOOR AREA RATIO, IF YOU  
 5:56:26PM HAVE A ONE-ACRE BUILDING OR ONE-ACRE SITE AND HALF OF YOUR  
 5:56:30PM ACRE IS A BUILDING, THAT IS A 50% FLOOR AREA RATIO, AND IT

5:56:35PM INCLUDES ALL FLOORS WITHIN YOUR BUILDING.  
 5:56:38PM SOME MUNICIPALITIES ALLOW YOU TO EXTRACT THINGS LIKE AREAS  
 5:56:42PM THAT AREN'T USED FOR HABITABLE CONSTRUCTION LIKE CLOSETS AND  
 5:56:47PM HALLWAYS, LININGS LIKE THAT FROM THE FLOOR AREA RATIO.  
 5:56:50PM MAYBE SOME OF US DIDN'T KNOW WHAT FLOOR AREA RATIO WAS.  
 5:56:56PM >>Kristin Jeannin: I STILL DON'T.  
 5:56:58PM >>Barry Jones: TOTAL SQUARE FOOTAGE OF BUILDING DIVIDED BY  
 5:57:00PM THE SQUARE FOOTAGE OF THE LOT.  
 5:57:02PM OF ALL YOUR HABITABLE SQUARE FOOTAGE WITHIN YOUR BUILDING.  
 5:57:08PM IT'S A RABBIT HOLE TO REALLY DEFINE EXACT SQUARE FOOTAGE.  
 5:57:13PM TOTAL SQUARE FOOTAGE OF YOUR BUILDING DIVIDED BY THE TOTAL  
 5:57:16PM SQUARE FOOTAGE OF YOUR LOT.  
 5:57:18PM SQUARE FOOTAGE IS CONSIDERED FLOOR AREA.  
 5:57:23PM IF YOUR FEET CAN TOUCH IT --  
 5:57:28PM >>Jim Wallace: REALISTICALLY, 40% GREENSPACE OR OPEN SPACE  
  
 5:57:32PM IS GONE.  
 5:57:35PM IT'S GONE.  
 5:57:35PM NOW YOU'RE GOING TO HAVE 60% BUILDINGS AND 15, 20 PERCENT  
 5:57:42PM ROADS.  
 5:57:42PM 20% GREENSPACE.  
 5:57:46PM >>Barry Jones: THIS IS FLOOR AREA RATIO.  
 5:57:48PM YOU CAN STILL HAVE OPEN SPACE BUT EXCEED YOUR STANDARD FLOOR  
 5:57:53PM AREA RATIO.  
 5:57:54PM >>Jim Wallace: IF YOU ARE BUILDING -- DESIGNING THE BUILDING  
 5:57:59PM PROPERLY, THERE ISN'T A WHOLE LOT OF SPACE --  
 5:58:04PM >>Barry Jones: THIS IS PROFITABILITY.  
 5:58:06PM THE OTHER P.  
 5:58:08PM >>Nancy Stroud: AS BARRY MENTIONED, THE STATUTE PROVIDES  
 5:58:12PM THAT YOU HAVE REDUCED -- YOU NEED TO REDUCE PARKING  
 5:58:16PM REQUIREMENTS BY 15% FOR CERTAIN KINDS OF TRANSIT-ORIENTED  
 5:58:21PM DEVELOPMENT OR WHERE THERE'S AVAILABLE PARKING WITHIN 600  
 5:58:24PM FEET OF THE PROPOSED DEVELOPMENT.  
 5:58:33PM >>Barry Jones: COCONUT POINT OUTPARCEL WHERE THE HOTEL WAS  
 5:58:36PM PROPOSED FOR, THERE IS PARKING WITHIN 600 FEET.  
 5:58:42PM >>Nancy Stroud: APPARENTLY, IT COULD BE ON A PARCEL NOT EVEN  
 5:58:45PM IN THE DEVELOPMENT BECAUSE THERE'S NO RESTRICTION IN THAT  
 5:58:48PM REGARD.  
 5:58:48PM BUT ALL THE OTHER LDR PROVISIONS CONTINUE TO APPLY.  
 5:58:54PM THESE ARE IN SOME WAYS THEORETICAL MAXIMUMS BUT EVEN UNDER  
 5:59:02PM OUR EXISTING CODE, YOU CAN GET A THEORETICAL MAXIMUM THAT  
  
 5:59:05PM YOU CAN'T ACTUALLY BUILD BECAUSE YOU HAVE THE OTHER  
 5:59:08PM REQUIREMENTS FOR OPEN SPACE, SETBACKS, STORMWATER RETENTION,

5:59:14PM ET CETERA.

5:59:14PM >>Jim Wallace: FOR ALL THE OTHER THINGS TO APPLY, THE ONLY

5:59:17PM WAY YOU CAN BUILD THOSE RESIDENCES IS VERTICAL.

5:59:21PM YOU HAVE TO USE AIR TO MEET EVERYTHING.

5:59:25PM YOU'RE SAYING THEY WILL ALL BE TEN STORIES.

5:59:28PM >>Barry Jones: YOU'RE GETTING A LOT OF SIX STORY APARTMENTS,

5:59:30PM SIX AND SEVEN STORY APARTMENTS OVER PARKING ON LITTLE TWO

5:59:34PM ACRE LOTS WHERE THERE USED TO BE A DISCOUNT AUTO.

5:59:40PM >>Nancy Stroud: THAT'S WHY THE HEIGHT RESTRICTION --

5:59:45PM >>Jim Wallace: -- HEY, ONLY THING I GOT LEFT IS AIR.

5:59:49PM >>Mary Gibbs: YOU ARE LIMITED TO THREE STORIES UNLESS IT'S

5:59:52PM HIGHER WITHIN A MILE OF YOUR PROJECT.

5:59:55PM >>Jim Wallace: OR TEN STORIES.

5:59:58PM >>Nancy Stroud: WHICHEVER IS -- THE HIGHER OF.

6:00:05PM >>Barry Jones: NOT ONE MORE THAN THREE STORIES IN A MILE --

6:00:11PM I DON'T KNOW THAT THAT PLACE EXISTS IN ESTERO.

6:00:13PM IT DOESN'T ONLY MEAN WHETHER IT'S THERE OR NOT, WHETHER IT'S

6:00:17PM APPROVED OR NOT TOO.

6:00:18PM IF YOU HAVE AN APPROVED HOTEL SOMEWHERE THAT'S TEN STORIES

6:00:21PM AND NOT BUILT AND STILL WITHIN A MILE, YOU'RE GOOD.

6:00:27PM >>Nancy Stroud: THIS MEANS THE MINIMUM THAT YOU CAN GET IS

6:00:29PM TEN STORIES.

6:00:30PM AND MAYBE MORE DEPENDING ON WHAT'S AROUND YOU.

6:00:37PM >>Jim Wallace: THIS MAY ATTRACT UNSCRUPULOUS DEVELOPERS WHO

6:00:40PM TAKE ADVANTAGE OF THE LAW AND FORCE YOUR HAND.

6:00:48PM >>Barry Jones: I JUST WANTED EVERYBODY HERE TO BE AWARE OF

6:00:50PM WHAT THIS IS SO THEY UNDERSTAND WHAT STAFF IS DEALING WITH

6:00:53PM AND WHAT WE'RE DEALING WITH IS SOMEBODY COMES IN AND SAYS,

6:00:57PM WELL, I COULD ALWAYS GO LIVE LOCAL WITH THIS AND IT'S NOT A

6:01:01PM THREAT.

6:01:01PM IT'S A REALITY.

6:01:02PM >>Nancy Stroud: IT TENDS TO BE A THREAT IN JURISDICTIONS

6:01:06PM THAT HAVE MORE AVAILABLE LAND.

6:01:11PM I THINK WE'RE NOT IN THAT SITUATION NECESSARILY.

6:01:15PM >>Barry Jones: HOW DOES THE RENT FOR THE AMI COMPARE?

6:01:19PM IN COLLIER COUNTY, THE AMI IS SO HIGH THAT WORKFORCE HOUSING

6:01:23PM IS ALMOST MARKET RATE.

6:01:26PM >>Nancy Stroud: I DIDN'T LOOK AT THAT.

6:01:28PM I WOULD SUGGEST THAT YOU GOOGLE FLORIDA AMI AND YOU'LL GET

6:01:32PM THE MAP --

6:01:33PM >>Barry Jones: -- ABOUT 35% OF YOUR INCOME CAN GO.

6:01:36PM TWO BEDROOM APARTMENT WAS ONLY LIKE \$50 A MONTH CHEAPER TO

6:01:40PM BE QUALIFIED BECAUSE AMI IS SO HIGH.

6:01:48PM >>Nancy Stroud: EVERY PLACE IN FLORIDA IS DIFFERENT BECAUSE  
6:01:50PM THE MARKET IS DIFFERENT EVERYWHERE.  
6:01:52PM >>Jim Wallace: HERE'S SOME OF THE REALITY I THINK.  
6:01:55PM I FEEL I HAVE TO EXPRESS THIS BECAUSE I THINK IT'S GOING TO  
6:01:58PM IMPACT WHERE WE'RE GOING.

6:02:01PM RIGHT NOW, IF WE LOOK AT WHAT'S LEFT IN THE VILLAGE CENTER,  
6:02:06PM VERY PRIME LAND, MOBILE HOME PARKS.  
6:02:09PM THE REVENUE STREAM FROM THE MOBILE HOME PARKS IS SO GREAT  
6:02:16PM THAT DEVELOPERS CAN'T PAY THE OWNER A SUFFICIENT NUMBER PER  
6:02:22PM UNIT TO BE ABLE TO JUSTIFY THE LANDOWNER SELLING THE  
6:02:28PM PROPERTY.  
6:02:29PM AS SOON AS YOU SAY, OH, YOU'RE NOT RESTRICTED TO FOUR  
6:02:32PM STORIES ANYMORE, YOUR DENSITY CAN BE THAT, YOU CAN GO TO TEN  
6:02:36PM STORIES, ALL OF A SUDDEN THE PRICE OF THAT LAND IS GOING TO  
6:02:40PM GO VERTICAL.  
6:02:45PM I THINK THE IMPACT OF THIS WILL NOT BE ON ANY OTHER AREA  
6:02:49PM OTHER THAN HERE OR THERE, ANY OTHER AREA OTHER THAN THOSE  
6:02:53PM MOBILE HOME PARKS WHERE ALL OF A SUDDEN THE VALUE OF THE  
6:02:56PM MOBILE HOME PARKS WILL ESCALATE DRAMATICALLY AND THEY WILL  
6:03:00PM BE BOUGHT OUT AND WE'LL SEE TEN-STORY RENTAL APARTMENT  
6:03:05PM BUILDINGS ON THEM.  
6:03:06PM MAYBE THAT'S JUST THE FUTURE.  
6:03:09PM YOU'RE DISPLACING PEOPLE WHO ARE IN A MOBILE HOME PARK  
6:03:15PM BECAUSE IT'S COST EFFECTIVE, LESS COSTLY, AND THEN YOU'RE  
6:03:21PM TURNING AROUND AND YOU'RE DISMISSING THEM --  
6:03:24PM >>Barry Jones: FROM PERSONAL EXPERIENCE ON THREE PROJECTS  
6:03:27PM I'M WORKING ON RIGHT NOW, ALL IT TAKES IS ONE GOOD  
6:03:30PM HURRICANE.  
6:03:31PM ONE GOOD HURRICANE AND THOSE MOBILE HOME PARKS ARE BECOMING  
6:03:34PM APARTMENT COMPLEXES AND ALFs.

6:03:38PM >>Jim Wallace: NEXT SECTION LOOK AT THE ECO AND HISTORIC,  
6:03:41PM ONLY THING HISTORIC I SEE OTHER THAN KORESHAN ARE ALL THE  
6:03:45PM MOBILE HOME PARKS BECAUSE THAT IS THE PREDOMINANT LAND USE  
6:03:49PM EXISTING THERE.  
6:03:50PM I THINK THIS IS FORCING THAT ISSUE BECAUSE RIGHT NOW MOBILE  
6:03:54PM HOME PARK LANDOWNERS WON'T SELL THE PROPERTIES AND CAN'T  
6:03:59PM SELL THE PROPERTIES BECAUSE THEY CAN GET TWICE AS MUCH ON A  
6:04:02PM REVENUE STREAM THAN THEY CAN GETTING 50 TO 75,000 PER UNIT  
6:04:08PM BECAUSE OF THE LOW DENSITY.  
6:04:12PM >>Barry Jones: MOST OF THE MOBILE HOME HOMES ARE INDIVIDUAL  
6:04:15PM LOT --  
6:04:20PM >>Michael Sheeley: WE DIGRESS.

6:04:22PM NANCY, PLEASE CONTINUE.  
 6:04:24PM >>Nancy Stroud: GREAT DISCUSSION.  
 6:04:26PM I'LL MOVE ON TO JUST ANOTHER --  
 6:04:32PM >>Jim Wallace: IT'S VERY CONTROVERSIAL.  
 6:04:34PM >>Nancy Stroud: NOT AS CONTROVERSIAL AS THIS NEXT ONE,  
 6:04:36PM THOUGH.  
 6:04:37PM SENATE BILL 180.  
 6:04:39PM THIS LEGISLATION WAS ENACTED IN THE LAST LEGISLATIVE  
 6:04:44PM SESSION, WHICH WAS PART OF A MUCH LARGER BILL THAT WAS ALL  
 6:04:52PM AROUND PREPARING FOR, PLANNING FOR, AND PICKING UP AFTER  
 6:04:59PM HURRICANES.  
 6:05:02PM IN FACT, MOST OF THOSE PROVISIONS WERE UNCONTROVERSIAL AND  
 6:05:09PM SO WHEN THE TWO SECTIONS IN THE ACT WERE AMENDED ON THE LAST  
  
 6:05:19PM DAY OF THE SESSION, NO ONE WAS PAYING VERY MUCH ATTENTION.  
 6:05:23PM AND DIDN'T HAVE MUCH TIME, EVEN IF THEY WERE PAYING  
 6:05:27PM ATTENTION TO DO ANYTHING ABOUT IT.  
 6:05:28PM LET ME GO OVER THOSE TWO SECTIONS.  
 6:05:33PM SECTION 18 APPLIES TO IMPACTED LOCAL GOVERNMENTS WHICH ARE  
 6:05:43PM DEFINED AS COUNTIES AND THE MUNICIPALITIES WITHIN THE  
 6:05:47PM COUNTIES THAT HAVE BEEN LISTED IN A FEDERAL DISASTER  
 6:05:51PM DECLARATION LOCATED ENTIRELY OR PARTIALLY WITHIN 100 MILES  
 6:05:56PM OF THE TRACK OF A STORM DECLARED TO BE A HURRICANE BY THE  
 6:06:00PM NATIONAL HURRICANE CENTER WHILE THE STORM IS CATEGORIZED AS  
 6:06:05PM A HURRICANE.  
 6:06:05PM THAT IS A LONG DEFINITION THAT ENDS UP IN OUR MOST RECENT  
 6:06:11PM HURRICANES TO BASICALLY COVER THE WHOLE STATE.  
 6:06:14PM >>Michael Sheeley: RIGHT.  
 6:06:14PM I NOTICED THAT.  
 6:06:16PM >>Nancy Stroud: FOR EXAMPLE, HURRICANE DEBBY, THE  
 6:06:18PM DECLARATION INCLUDED 61 OF THE 67 FLORIDA COUNTIES.  
 6:06:22PM SO IT WOULD BE ALL THE MUNICIPALITIES WITHIN THOSE COUNTIES  
 6:06:25PM ALSO.  
 6:06:26PM THAT WOULD BE SUBJECT TO THIS.  
 6:06:30PM SIMILAR HURRICANE.  
 6:06:32PM SO WHAT HAPPENS WITHIN THOSE IMPACTED LOCAL GOVERNMENTS.  
 6:06:35PM WHAT THIS LEGISLATION SAYS IS THAT LOCAL GOVERNMENTS MAY NOT  
 6:06:41PM PROPOSE OR ADOPT FOR ONE YEAR AFTER THE HURRICANE LANDFALL  
 6:06:47PM IF THESE IMPACTED GOVERNMENTS A MORATORIUM ON CONSTRUCTION,  
  
 6:06:54PM RECONSTRUCTION OR REDEVELOPMENT OF ANY PROPERTY; A MORE  
 6:06:57PM RESTRICTIVE OR BURDENSOME COMPREHENSIVE PLAN OR LDR  
 6:07:03PM AMENDMENT; OR A MORE RESTRICTIVE OR BURDENSOME PROCEDURE  
 6:07:08PM CONCERNING THE REVIEW OF DEVELOPMENT ORDERS, WHICH COVERS,

6:07:13PM AS YOU KNOW, THE BROAD RANGE OF DEVELOPMENT PERMITS.  
 6:07:16PM UNLESS THE APPLICATION IS INITIATED BY A PRIVATE PARTY FOR  
 6:07:23PM PROPERTY THAT THE PARTY OWNS.  
 6:07:26PM THIS DOESN'T PRECLUDE PROPERTY OWNERS COMING BEFORE YOU AND  
 6:07:30PM ASKING FOR THESE.  
 6:07:33PM OR IF A COMPREHENSIVE PLAN AMENDMENT WAS SUBMITTED TO THE  
 6:07:36PM REVIEWING AGENCIES BEFORE LANDFALL, WHICH I THINK MAY IMPACT  
 6:07:40PM VERY FEW NUMBER OF GOVERNMENTS, OR IF YOU ARE IN AN AREA OF  
 6:07:47PM CRITICAL STATE CONCERN.  
 6:07:50PM SO THIS IS WHAT'S GETTING EVERYONE CONCERNED, AS YOU CAN  
 6:07:54PM SEE, BECAUSE WE CAN EXPECT TO HAVE HURRICANE DECLARATIONS  
 6:08:02PM ALMOST EVERY YEAR AND POSSIBLY MULTIPLE DECLARATIONS.  
 6:08:08PM SO THIS PUTS MUNICIPALITIES AND COUNTIES THROUGHOUT FLORIDA  
 6:08:14PM IN THE POSITION OF A FREEZE BASICALLY.  
 6:08:18PM THAT SECTION 18 ALSO IN SECTION 18 IS THE ENFORCEMENT  
 6:08:28PM MECHANISM THAT SAYS THAT ANY PERSON MAY FILE SUIT FOR  
 6:08:32PM DECLARATORY OR INJUNCTIVE RELIEF TO ENFORCE THE STATUTE.  
 6:08:35PM ANY PERSON.  
 6:08:37PM YOU DON'T HAVE TO BE A RESIDENT.  
 6:08:40PM YOU DON'T HAVE TO BE A PROPERTY OWNER.  
 6:08:42PM YOU HAVE TO BE A PERSON TO FILE.  
  
 6:08:45PM AND BEFORE FILING SUIT, IN ORDER TO GET PREVAILING PLAINTIFF  
 6:08:56PM FEES, YOU HAVE TO GIVE THE LOCAL GOVERNMENT NOTICE 14 DAYS  
 6:09:01PM TO WITHDRAW OR REVOKE THE ACTION.  
 6:09:06PM IF NOT WITHDRAWN OR REVOKED, YOU CAN FILE SUIT.  
 6:09:10PM 14 DAYS TO REVOKE AN LDR WHICH HAS BEEN ENACTED IS NOT GOING  
 6:09:16PM TO WORK BECAUSE YOU NEED THE PROCESS OF TWO HEARINGS BEFORE  
 6:09:24PM THE ELECTED BODY AND A HEARING BEFORE THE PLANNING BOARD.  
 6:09:31PM THAT IS AN ODD AND VERY RESTRICTIVE KIND OF ENFORCEMENT -- A  
 6:09:38PM REAL IMPEDIMENT.  
 6:09:40PM AND THEN THE QUESTION IS ALSO, WHAT IS A MORE RESTRICTIVE OR  
 6:09:46PM BURDENSOME REGULATION OR PROCEDURE?  
 6:09:51PM IF YOU ENACT A LAND DEVELOPMENT CODE AMENDMENT THAT CONTAINS  
 6:09:57PM MULTIPLE PROVISIONS, WHICH MANY OF THEM DO.  
 6:10:02PM IF YOU ARE ENACTING A NEW ZONING DISTRICT OR A NEW  
 6:10:05PM PROCEDURE, SOME OF THEM MAY BE MORE RESTRICTIVE THAN WHAT  
 6:10:08PM YOU HAVE.  
 6:10:09PM SOME OF THEM MAY BE LESS RESTRICTIVE.  
 6:10:12PM CAN YOU BALANCE THOSE OUT OR AS LONG AS YOU HAVE ANYTHING  
 6:10:18PM THAT'S MORE RESTRICTIVE THAT IT ALL FALLS DOWN?  
 6:10:23PM THAT'S PROBABLY THE ANSWER.  
 6:10:26PM AGAIN, WE DON'T HAVE ANY LITIGATION ON THAT.  
 6:10:36PM >>Barry Jones: -- TAKEN A POSITION ON THIS AT ALL OR THE

6:10:38PM VILLAGE COUNCIL TAKEN A POSITION ON WHETHER THEY SUPPORT OR  
6:10:41PM OBJECT TO THIS?  
6:10:42PM >>Nancy Stroud: NO.

6:10:43PM THERE ARE TWO SUITS THAT HAVE BEEN FILED ON THIS  
6:10:48PM LEGISLATION.  
6:10:50PM ONE BY THE LEAGUE OF CITIES WITH CERTAIN -- ABOUT A DOZEN OR  
6:10:56PM SO INDIVIDUAL CITIES HAVE JOINED IN.  
6:10:58PM THEY BASICALLY TEND TO BE ON THE EAST COAST BECAUSE THE  
6:11:02PM ATTORNEYS SORT OF REPRESENTING THE PLAINTIFFS ARE LOCAL  
6:11:08PM GOVERNMENT ATTORNEYS ON THE EAST COAST.  
6:11:10PM AND THEN JUST RECENTLY ANOTHER SUIT WAS FILED BY THOUSAND  
6:11:16PM FRIENDS OF FLORIDA AND AN INDIVIDUAL IN ORANGE COUNTY.  
6:11:19PM ORANGE COUNTY'S COMPREHENSIVE PLAN THAT HAD BEEN RECENTLY  
6:11:24PM ADOPTED AFTER MANY YEARS OF WORK ON THE COMPREHENSIVE PLAN  
6:11:33PM WAS -- ORANGE COUNTY WAS TOLD BY THE STATE PLANNING AGENCY,  
6:11:36PM WE CAN'T -- YOU CAN'T ADOPT THIS BECAUSE OF SENATE BILL 180.  
6:11:41PM I THINK THAT'S WHY ONE OF THE INDIVIDUALS IN ORANGE COUNTY  
6:11:48PM IS IN THAT CASE.  
6:11:53PM >>Michael Sheeley: ISN'T THE INTENT OF THE LAW TO ALLOW  
6:11:55PM PEOPLE TO REBUILD AS QUICKLY AS POSSIBLE WITHOUT GOVERNMENT  
6:11:57PM GETTING IN THE WAY?  
6:11:58PM GOVERNMENT SLOWING THINGS DOWN OR OBSTRUCTING IN SOME WAY?  
6:12:06PM >>Nancy Stroud: I DON'T THINK SO, BECAUSE THERE WAS ALREADY  
6:12:09PM ANOTHER PART OF THIS BILL THAT PROVIDED FOR REBUILDING FOR  
6:12:17PM THIS KIND OF RESTRICTION AGAINST MORE BURDENSOME REGULATION  
6:12:26PM FOR PROPERTY AFFECTED BY THE HURRICANE.  
6:12:28PM THAT WAS PASSED YEARS AGO.  
6:12:29PM NOW THIS IS ABOUT JUST ANY PROPERTY IN JURISDICTION, WHETHER

6:12:34PM OR NOT IT WAS AFFECTED BY A HURRICANE.  
6:12:36PM NEEDS TO BE WITHIN 100 MILES, THE COUNTY HAS TO BE WITHIN  
6:12:45PM 100 MILES OF THE DECLARATION.  
6:12:48PM SO IT'S EXTREMELY BROAD.  
6:12:51PM THAT SECTION THAT I JUST REFERRED TO IS SECTION 28.  
6:12:58PM INTERESTINGLY, NOT CODIFIED IN THE ACT, YOU CAN'T FIND IT IN  
6:13:02PM THE STATUTES.  
6:13:03PM YOU HAVE TO FIND THE PAST LAW TO SEE.  
6:13:07PM THIS APPLIES TO HURRICANES DEBBY, HELENE, MILTON, BUT  
6:13:12PM ACTUALLY APPLIES TO ALL 67 COUNTIES BECAUSE OF THE WAY  
6:13:16PM AFFECTED JURISDICTIONS ARE DEFINED.  
6:13:20PM SAYS THAT THERE CANNOT BE A MORATORIUM PROHIBITING  
6:13:27PM CONSTRUCTION, RECONSTRUCTION OR REDEVELOPMENT OF PROPERTY  
6:13:30PM SPECIFICALLY DAMAGED BY THE HURRICANE.



6:13:33PM THAT'S WHAT HAD BEEN THERE.  
6:13:36PM IT APPLIES ACTUALLY RETROACTIVELY TO AUGUST 2024.  
6:13:41PM SO A LOT OF JURISDICTIONS THAT HAD ALREADY STARTED LIKE  
6:13:44PM ORANGE COUNTY, THE PROCESS OF CHANGING THEIR COMP PLAN OR  
6:13:48PM THEIR LDRs WERE STOPPED BY THIS.  
6:13:52PM >>Barry Jones: DOES THIS ALSO APPLY TO IMPACT FEES?  
6:13:55PM >>Nancy Stroud: NO.  
6:13:55PM I WOULD SAY NO BECAUSE IMPACT FEES ARE NOT CONSIDERED LAND  
6:14:00PM DEVELOPMENT REGULATIONS BY CASE LAW.  
6:14:04PM THAT WOULD BE MY POSITION, BUT WHO KNOWS.  
6:14:10PM >>Barry Jones: STOPS PEOPLE FROM EFFECTIVELY MODIFYING THEIR  
  
6:14:13PM LOCAL LAND DEVELOPMENT CODES IN ANY WAY THAT ANYBODY MIGHT  
6:14:17PM FIND ONEROUS.  
6:14:18PM >>Nancy Stroud: MORE RESTRICTIVE OR BURDENSOME.  
6:14:21PM >>Barry Jones: EFFECTIVELY FREEZES ALL THE LAND DEVELOPMENT  
6:14:24PM CODE ACROSS ALL MUNICIPALITIES IN THE STATE OF FLORIDA.  
6:14:28PM >>Michael Sheeley: FOR ONE YEAR AFTER THE DECLARATION.  
6:14:30PM AFTER THE HURRICANE LANDFALL, RIGHT.  
6:14:35PM >>Mary Gibbs: UNTIL 2027.  
6:14:36PM RIGHT NOW, IT IS EFFECTIVE UNTIL 2027.  
6:14:39PM IF THERE IS A NEW HURRICANE --  
6:14:42PM >>Barry Jones: 2028 AT THE BOTTOM OF THE LAST SLIDE.  
6:14:45PM >>Mary Gibbs: THAT'S WHEN IT EXPIRES.  
6:14:47PM YOU CAN'T ADOPT ANYTHING MORE RESTRICTIVE BEFORE OCTOBER  
6:14:56PM 2027.  
6:14:57PM IF THERE IS A NEW HURRICANE, THEN THERE IS LIKE A YEAR.  
6:15:03PM >>Barry Jones: EVERY YEAR A HURRICANE GOES THROUGH, IT GETS  
6:15:05PM PUSHED BACK ANOTHER YEAR.  
6:15:07PM ISN'T THE CITY OF NAPLES ONE OF THE CITIES THAT FILED A  
6:15:13PM LAWSUIT?  
6:15:14PM >> YES.  
6:15:14PM >>Barry Jones: THEY HAD SOME CODE THINGS THEY WANTED TO  
6:15:17PM CHANGE, TOO, THAT CAN'T HAPPEN BECAUSE OF THIS.  
6:15:21PM >>Nancy Stroud: I READ AN ARTICLE RECENTLY IN OUR PAPER  
6:15:26PM WHICH WAS A USA TODAY ARTICLE, SO IT'S PROBABLY IN OTHER  
6:15:31PM PAPERS, TOO, SAYING THAT THE SPONSOR OF THE LEGISLATION IS  
  
6:15:35PM LISTENING TO THE CONTROVERSY AND SAYS, WELL, MAYBE WE CAN DO  
6:15:41PM SOME THINGS IN THE NEXT SESSION.  
6:15:43PM NOT LIKE REPEAL IT, WHICH WOULD BE REALLY WHAT IT NEEDS FROM  
6:15:47PM MY PERSPECTIVE, BUT MAYBE DO SOME MODIFICATIONS TO IT.  
6:15:54PM >>Jim Wallace: THERE ARE SOME THINGS IN HERE THAT MAKE SENSE  
6:15:56PM BUT THERE ARE SOME THINGS IN HERE THAT DON'T MAKE SENSE IN

6:16:00PM THE FIELD, IF YOU WOULD.

6:16:02PM >>Barry Jones: RESTRICTION ON HAVING TO PUT SIDING AROUND

6:16:05PM THREE SIDES OF AN ELEVATED TRAILER GET NULLIFIED BY THIS?

6:16:10PM >>Mary Gibbs: NO.

6:16:11PM WE LOOKED AT THAT.

6:16:13PM THAT WAS ADOPTED BEFORE THE DATE.

6:16:14PM WE WENT BACK TO LOOK AT ANYTHING WE HAD THAT WAS RETRO

6:16:18PM ACTIVE AND THAT WAS ALREADY IN PLACE.

6:16:20PM THAT'S NOT AFFECTED.

6:16:22PM >>Barry Jones: I FOR ONE WANT TO SAY THANK YOU.

6:16:25PM I WOULD SUGGEST AND I DON'T KNOW IF IT IS WORTH ANYTHING,

6:16:28PM BUT THE BOARD MAY BENEFIT FROM THIS SORT OF INFORMATION IF

6:16:33PM THEY DON'T HAVE IT ALREADY.

6:16:37PM >>Mary Gibbs: YOU MEAN THE COUNCIL?

6:16:38PM YOU ARE THE BOARD, RIGHT.

6:16:41PM >>Barry Jones: I'M USED TO BOARD OF COUNTY COMMISSIONERS.

6:16:45PM >>Mary Gibbs: I THOUGHT YOU MEANT BONEFISH GRILL.

6:16:48PM I'M VERY CONFUSED.

6:16:50PM [ LAUGHTER ]

6:16:53PM >>Barry Jones: YOU MEAN WHAT I KNOW.

6:16:56PM >>Michael Sheeley: NEXT.

6:16:57PM BEFORE WE CALL ADJOURNMENT, MARY.

6:17:03PM >>Mary Gibbs: QUICKLY, I PUT ON THE AGENDA JUST TO ASK YOU

6:17:07PM IF YOU WOULD BE OKAY WITH NEXT MONTH HAVING OUR CONSULTANTS

6:17:13PM COME IN AND DO AN EXPLANATION OF OUR ECO-HISTORIC PLANNING

6:17:17PM GRANT STUDY.

6:17:18PM DON'T -- NO NEED TO PANIC ABOUT THE NAME OF THE PROJECT

6:17:24PM BECAUSE IT DOESN'T MEAN EVERYTHING IN THE AREA HAS TO BE ECO

6:17:27PM OR HISTORIC.

6:17:29PM THAT WAS JUST THE NAME.

6:17:30PM WE HAD APPLIED FOR TWO GRANTS, CDBG, COMMUNITY DEVELOPMENT

6:17:34PM BLOCK GRANT DISASTER RECOVERY.

6:17:36PM APPLIED TWO GRANTS.

6:17:38PM ONE WAS FOR A VULNERABILITY STUDY WHICH WILL UPDATE OUR

6:17:41PM STORMWATER MASTER PLAN MODEL AND LOOK AT FLOODING.

6:17:43PM THE SECOND ONE WE NAMED IT ECO-HISTORIC PLANNING STUDY

6:17:48PM BECAUSE WE RAN OUT OF TIME TO SUBMIT IT AND COULDN'T THINK

6:17:52PM OF A BETTER NAME.

6:17:53PM JUST SAYING.

6:17:55PM >>Jim Wallace: ONE OF THE THINGS THAT NANCY TALKED ABOUT WAS

6:17:58PM THIS APPLIES, THIS APPLIES, THIS APPLIES UNLESS IT IS AN

6:18:02PM HISTORICAL DISTRICT.

6:18:03PM THEN THE NEXT THING WE GET IS WE'RE CALLING IT AN

6:18:06PM ECO-HISTORIC DISTRICT.

6:18:09PM >>Mary Gibbs: IT DOESN'T SAY DISTRICT.

6:18:10PM IT DOES NOT SAY DISTRICT.

6:18:13PM IT SAYS STUDY.

6:18:15PM SO THERE IS NO HISTORIC DISTRICT IN THE VILLAGE.

6:18:18PM THE REASON WE NAMED IT ECO-HISTORIC IS THERE IS ECOLOGY AT

6:18:24PM OUR PARK PROPERTY AND THEN THERE ARE HISTORIC THINGS THAT

6:18:28PM KORESHAN PARK AND THOSE ARE TWO OF THE PROPERTIES IN THE

6:18:32PM AREA BUT ALSO A VERY ECLECTIC AREA, OLD ESTERO AND RUNS

6:18:36PM SOUTH DOWN TO WILLIAMS ROAD AND ALSO COVERS THE HCA

6:18:41PM PROPERTY, WHICH IS UNDEVELOPED.

6:18:42PM A LOT OF VILLAGE PROPERTY THAT WE WANT TO SEE.

6:18:46PM WE'D LIKE TO LOOK AT OPPORTUNITIES FOR DEVELOPMENT OF OUR

6:18:50PM VILLAGE PROPERTY, WHATEVER HAPPENS WITH HCA.

6:18:53PM ECLECTIC MIX OF VACANT PROPERTIES AND OLDER PROPERTIES THAT

6:18:56PM MIGHT BENEFIT FROM SOME LOOK AT REVITALIZATION.

6:19:01PM THIS IS LIKE A VERY, WE HIRED CONSULTANTS TO DO THIS.

6:19:04PM THEY JUST STARTED BACKGROUND WORK.

6:19:07PM THEY HAVE BEEN TALKING TO THE COUNCIL PEOPLE TO GET SOME

6:19:10PM VISION.

6:19:10PM WE HAD A PUBLIC MEETING HERE ABOUT A MONTH AGO JUST TO GET

6:19:14PM SOME PUBLIC INPUT.

6:19:15PM AND WE WANT TO COME BACK TO PLANNING ZONING DESIGN BOARD AND

6:19:18PM GET YOUR INPUT AND THOUGHTS, AGAIN IT'S PRELIMINARY.

6:19:23PM THEY ARE JUST IN DATA GATHERING RIGHT NOW.

6:19:25PM WE WANTED TO COME BACK, HAVE THEM EXPLAIN WHAT THE PROJECT

6:19:28PM IS AND GET YOUR THOUGHTS, AND THEN WE'LL BE BACK AGAIN.

6:19:34PM >>Jim Wallace: I WOULD SUSPECT THAT YOU ARE DOING THIS STUDY

6:19:38PM NOT JUST TO SPEND MONEY.

6:19:40PM THERE HAS TO BE AN OBJECTIVE OF SOME KIND.

6:19:43PM I LOOKED AT THIS AND SAID ECO AND HISTORIC.

6:19:47PM ECO SIDE, THE VILLAGE OWNS 64 ACRES, ABOUT 20 SOME ODD ACRES

6:19:52PM OF IT, I GUESS IS WHAT I WOULD CALL A CONSERVATION AREA NEXT

6:19:58PM TO THE ESTERO RIVER.

6:20:00PM AND THEN THERE IS THE 76 ACRES THAT HAS A CONSERVATION

6:20:04PM EASEMENT ON THE SOUTHWEST CORNER OF CORKSCREW ROAD.

6:20:12PM THAT'S ALL FILLED WITH INVASIVES.

6:20:14PM IT'S UPLAND AND FILLED WITH INVASIVE SPECIES.

6:20:17PM THIS ONE HERE.

6:20:19PM IT'S NOT A GOOD CONSERVATION AREA.

6:20:22PM JUST A NATURE -- WHATEVER THE NATURE --

6:20:26PM >>Mary Gibbs: THERE IS AN EASEMENT WITH THE NATURE

6:20:28PM CONSERVANCY.

6:20:30PM >>Jim Wallace: HISTORIC, OTHER THAN KORESHAN, WHAT IS THERE?

6:20:33PM ARE WE DEFINING NOW MOBILE HOME PARKS AS HISTORIC?

6:20:38PM THERE MUST BE A REASON THAT THE NAME WAS CHOSEN.

6:20:42PM ARE WE GOING TO GIVE SOMETHING SPECIAL TO THIS?

6:20:46PM IT LOOKED LIKE THE VILLAGE CENTER BUT CALLED ECO AND

6:20:50PM HISTORIC.

6:20:50PM >>Mary Gibbs: WE NEEDED A NAME AND TRYING TO GET THE GRANT

6:20:54PM APPLICATION.

6:20:55PM OUR VILLAGE MANAGER CAME UP WITH THE NAME.

6:20:57PM WE COULD NOT THINK OF A BETTER ONE.

6:20:59PM WE SENT THE GRANT OFF WITH THE NAME.

6:21:01PM >>Jim Wallace: INCLUDES ALL OF THE VILLAGE CENTER.

6:21:03PM >>Mary Gibbs: BECAUSE WE WANTED TO MAKE SURE WE INCLUDED

6:21:05PM LIKE THE HCA PROPERTY AND OUR PARK PROPERTY.

6:21:08PM WE WANT TO TAKE A BROAD LOOK AT THE AREA.

6:21:12PM WE DON'T KNOW IF WE HAVE OPPORTUNITIES FOR DEVELOPMENT OR

6:21:14PM REDEVELOPMENT.

6:21:15PM WE WOULD LIKE TO FIX UP THE OLD ESTERO AND SEE IF WE CAN DO

6:21:19PM SOME THINGS TO MAKE THE NORTHERN PART OF THE VILLAGE LOOK A

6:21:21PM LITTLE BIT NICER ON 41.

6:21:23PM THAT WAS KIND OF THE GENESIS BEHIND IT.

6:21:25PM THEN WE NEED TO LOOK AT SUSTAINABILITY, LIKE RESILIENCE,

6:21:29PM BECAUSE WE HAVE TO TIE IN.

6:21:31PM IT'S TIED INTO THE HURRICANE DISASTER RECOVERY GRANT, SO WE

6:21:35PM NEED TO LOOK AT THAT AS WELL.

6:21:36PM IT IS A LITTLE BIT OPEN-ENDED BUT I'LL LET THE CONSULTANTS

6:21:40PM EXPLAIN THAT AT THE NEXT MEETING.

6:21:42PM >>Jim Wallace: I'M READING TOO MUCH INTO THE INTENT.

6:21:45PM >>Kristin Jeannin: YOU DID EXACTLY WHAT MARY SAID NOT TO DO.

6:21:49PM >>Mary Gibbs: HE NEVER LISTENS.

6:21:52PM >>Jim Wallace: I START TO LOOK FOR WHAT IS ECO AND HISTORIC

6:21:54PM AND ONLY --

6:21:58PM >>Barry Jones: IT'S A MARKETING NAME.

6:22:02PM >>Kristin Jeannin: BRANDING FOR FUNDING.

6:22:04PM >>Michael Sheeley: NEXT YEAR'S SCHEDULE.

6:22:09PM >>Mary Gibbs: ARE YOU OKAY WITH NEXT YEAR'S SCHEDULE?

6:22:12PM IT IS ATTACHED.

6:22:13PM I DON'T THINK WE CONFLICT WITH VALENTINE'S DAY OR ANY OF

6:22:16PM THOSE IMPORTANT HOLIDAYS.

6:22:19PM >>Michael Sheeley: OKAY.

6:22:20PM THANK YOU.

6:22:21PM ANYTHING ELSE FOR THE COMMENTS OTHER THAN JIM?

6:22:24PM VERY GOOD.

6:22:27PM MOTION TO ADJOURN?

6:22:28PM SO MOVED.

6:22:30PM [ SOUNDING GAVEL ]

6:22:31PM

DISCLAIMER:

THIS FILE REPRESENTS AN UNEDITED VERSION OF REALTIME  
CAPTIONING WHICH SHOULD NEITHER BE RELIED UPON FOR COMPLETE  
ACCURACY NOR USED AS A VERBATIM TRANSCRIPT.

ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE  
PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

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

## **DRAFT MINUTES**

### **Planning Zoning and Design Board Meeting**

**Village of Estero  
9401 Corkscrew Palms Circle  
Estero, FL 33928  
September 9, 2025 4:30 p.m.**

- 1. CALL TO ORDER:** 4:30 p.m.
- 2. PLEDGE OF ALLEGIANCE:**
- 3. ROLL CALL:**

Present: Board Members James Tatooles, Kristin Jeannin, Barry Jones (Arrived 4:39 pm), Jim Wallace (via Teams), Dan Williams, Vice Chairman Michael Sheeley, and Chairman Anthony Gargano. Absent: Board Member Al Paivandy

Also present: Community Development Director Mary Gibbs, Land Use Attorney Nancy Stroud, Assistant Community Development Director Christopher Baker, Development Review Manager Eric Wishart, 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 August 12, 2025 meeting minutes

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

## 6. PUBLIC INFORMATION MEETING

- (a) Grandezza Pickleball - Limited Development Order (District 5) (Pending Application)  
Located at The Club at Grandezza, 11481 Grande Oaks Boulevard, southeast corner of parking lot.

Applicant seeks to construct 4 pickleball courts between existing tennis courts and the clubhouse on land currently used for parking.

### **Staff Presentation/Comments**

Mary Gibbs, Community Development Director

### **Presentation/Information by**

Desi Howe, Heritage Golf Group

Ville Jansson, Heritage Golf Group

Adam Davie P.E., Gulf Coast Design Professionals, Inc

### **Public Comment**

#### **eComments**

Thomas Grundstrom, Grandezza

Milton Goodman, Grandezza

Skip DeLong, Grandezza

Elizabeth Kramer, Grandezza

Robert Hoel, Grandezza

Andrea Goodman, Grandezza

### **In Person**

Alan Levi, Grandezza

Mike Dunn, Grandezza

Donna Nestle Bush, Grandezza

Sue Brown, Grandezza

### **Board Questions or Comments**

Board Members Jeannin, Jones, Tatroles, Williams, Vice Chairman Sheeley, and Chairman Anthony Gargano

## 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) Summercrest previously known as Toll Brothers Development Order (DOS2024-E008) (District 4)

Applicant seeks to develop 153 townhome units, amenities, utilities and infrastructure. Plans include a public use area.

No ex parte communication or conflicts of interest were noted.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director  
Eric Wishart, Development Review Manager

**Presentation/Information by**

Jackie Larocque, P.E., Atwell  
Sabrina McCabe, RVi Planning

**Public Comment**

None.

**Board Questions or Comments**

Board Members Wallace, Jones Williams, and Vice Chairman Sheeley

**Motion:** Motion to approve the Development Order with staff stipulations.

**Motion by:** Vice Chairman Sheeley

**Seconded by:** Board Member Willams

**Action:** Approved the Development Order with staff stipulations.

**Vote:**

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

**Nay:**

**Abstentions:**

- (b) Broadway Crossing formerly named Mayfair Village (DOS2025-E006) (District 4)  
8790 Broadway East, located south of Broadway East and west of Sandy Lane and  
east of the Seminole Gulf Railroad right-of-way.

Applicant seeks to develop 17 single-family units on 7.5 acres. Property was recently  
rezoned to RPD-Residential Planned Development.

No ex parte communication or conflicts of interest were noted.

**Staff Presentation/Comments**

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

**Presentation/Information by**

John Wojdak, PE, Respec  
Greg Diserio, DMJA



**Public Comment**

**In Person**

Michael Flannery, Estero

**Board Questions or Comments**

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

**Motion:** Motion to approve the Development Order with staff stipulations and the additional conditions the contractor will try to retain the Heritage Tree and if it dies it will have to be replaced and the Village has drainage easement over the conveyance swale that conveys off-site.

**Motion by:** Board Member Tatooles

**Seconded by:** Vice Chairman Sheeley

**Action:** Approved the Development Order with staff stipulations and the additional conditions the contractor will try to retain the Heritage Tree and if it dies it will have to be replaced and the Village has drainage easement over the conveyance swale that conveys off-site.

**Vote:**

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

**Nay:**

**Abstentions:**

Recess at 5:57 pm and Convene at 6:00 pm

- (c) Coconut Trace Hotel-Tract F (DOS2025-E007) (District 1)  
22910 Lyden Drive, located west of US 41 across from the Coconut Point Mall.

Applicant seeks to develop a 122-room, 4-story hotel on Tract F. Rezoning action was recently approved February 5, 2025, via Ordinance 2024-14 to allow a hotel on this tract.

No ex parte communication was noted.

Vice Chairman Sheeley recused himself due a conflict of interest.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

Christopher Baker, Assistant Community Director

**Presentation/Information by**

Charlie Krebs, Bowman

Dema Kitsutkin, Bask Development

Bill Prysi, Bowman

Francesca Passidomo Esq., Coleman, Yovanovich & Koester, PA

**Public Comment**

**In Person**

Richard Jordan, Marsh Landing

Judy Finen, Pelican Sound

**Board Questions or Comments**

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

**Motion:** Motion to approve the Development Order with staff stipulations and the additional condition the applicant will install the Western perimeter wall and Western row of Sabal Palms within 120 days of commencement of the project.

**Motion by:** Board Member Williams

**Seconded by:** Board Member Tatooles

**Action:** Approved the Development Order with staff stipulations and the additional condition the applicant will install the Western perimeter wall and Western row of Sabal Palms within 120 days of commencement of the project.

**Vote:**

**Aye:** Board Members Jeannin, Jones, Tatooles, Wallace, Williams, and Chairman Gargano

**Nay:**

**Abstentions:** Vice Chairman Sheeley

- (d) Ordinance Review - Capital Improvement Schedule Update  
Review Ordinance 2025-10, updating the Capital Improvements Element which includes the Capital Improvement Program approved for Fiscal Year 2025/2026.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

Nancy Stroud, Village Land Use Attorney

**Public Comment**

None

**Board Questions or Comments**

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

**Motion:** Motion to recommend approval to the Village Council but this is not an indication that PZDB has reviewed or validated the accuracy of the report.

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

**Action:** Recommended approval to the Village Council but this is not an indication that PZDB has reviewed or validated the accuracy of the report.

**Vote:**

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

**Nay:** Board Member Wallace

**Abstentions:**

**8. PUBLIC INPUT**

None

**9. BOARD COMMUNICATIONS**

**(a) Next meeting – October 14, 2025**

**Board Questions or Comments**

Board Members Jones and Wallace

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

Nancy Stroud, Village Land Use Attorney

**10. ADJOURNMENT: 6:59 pm.**

---

Tammy Duran  
Deputy Village Clerk



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

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

1. Applicant/Project Name: Coconut Point Developers, L.L.C. / Developer Paint Project  
2. Address: 23106 Fashion Drive, Suite 107, Estero, FL 33928  
3. Strap Number: 09-47-25-E2-360SC.0010  
4. Application Number: 1

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

- |                                                                                            |                                                     |
|--------------------------------------------------------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> Comprehensive Plan Amendment                                      | <input type="checkbox"/> Planned Development Zoning |
| <input checked="" type="checkbox"/> Planned Development - Amendment or Final Plan Approval | <input type="checkbox"/> Variance                   |
| <input type="checkbox"/> Conventional Rezoning                                             | <input type="checkbox"/> Special Exception          |
| <input type="checkbox"/> Bar Special Permit                                                |                                                     |

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

This request is to present the color palette that will be utilized to repaint Developer owned buildings  
at the shopping center in order to refresh and modernize the look and feel of Coconut Point overall.

This application is being presented to validate that the selected color palette is consistent with the  
previously approved "Pattern Book" or "Beauty Book". This paint project will be done in multiple  
phases.

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

Scott A. Richardson

9/29/2025

Date

Print Name

Village of Estero | 9401 Corkscrew Palms Circle | Estero, FL 33928 | Phone: 239.221.5035 | Fax: 239.494.5343 | [www.Estero-fl.gov](http://www.Estero-fl.gov)

Updated 11/16/2021



  
**COCONUT POINT®**  
A SIMON MALL



10.14.2025



## Coconut Point Design Review Guidelines Analysis

### Key Current Criteria Color Palette Excerpts from Coconut Point Design Review Guidelines:

#### Part 2 Architecture

#### II. 2. Architectural Components – Color Palette

*Facade colors at Coconut Point shall be low reflectance and subtle, neutral, warm white or cream color and earth tone colors. Building trim and accent areas may feature lighter or darker saturated colors within an earth tone palette. The use of high intensity colors, metallic colors, black or fluorescent colors is prohibited.*

#### III. 1. B Secondary and Service Retail

*Facade materials should be aesthetically pleasing and compatible with materials and colors used in Mediterranean Revival style architecture and in harmony with the neighborhood.*

## Estero, Florida – Land Development Code Analysis

### Key excerpts from Chapter 5, Section 5-7

#### Table 5-7.03.A.1.D: Mediterranean Revival Style Characteristics

*Exterior - Walls are stucco and colored with richness, variety, and multiple methods of application. Window and door surrounds are minimal and are made of stucco or stone.*

#### 5-7.06 Building Design Standards

##### D. Exterior Building Color.

1. Exterior building colors shall be neutral, warm earth tones or subdued pastels. White or gray are prohibited as a predominant color. Where applicable, brightly colored trims, cornices, or columns may be used to create a special effect or setting. However, these contrasts shall create a harmonious impact, complementing the principal structure as well as existing surrounding building structures.
2. Brighter colors can be utilized to create focal points of interest in locations including on doors, windows, and architectural details.
3. Buildings shall not exceed three colors on one architectural detail in composite.
4. Contrasting accent colors of any wall, awning, or other feature shall be limited to no more than ten percent of the total area for any single facade.

##### E. Exterior Building Materials.

*1. Exterior building materials contribute significantly to the visual impact of a building on the community. They shall be well-designed and integrated into a comprehensive design style for the project. The following exterior building materials cannot be used on more than ten percent of the building facade area:*

- A. Corrugated or reflective metal panels;
- B. Tile (prohibition does not apply to roofs);
- C. Smooth, scored, or rib-faced concrete block;
- D. Any translucent material, other than glass; or
- E. Any combination of the above.

##### G. Windows.

1. Windows shall not appear to be false or applied.
2. Along roads, 60 percent of the nonresidential ground floor facade shall be designed with windows to provide some visual interest for pedestrians and to support the crime prevention principle of eyes on the street.







Existing red tile roofs with beige cornice and accents



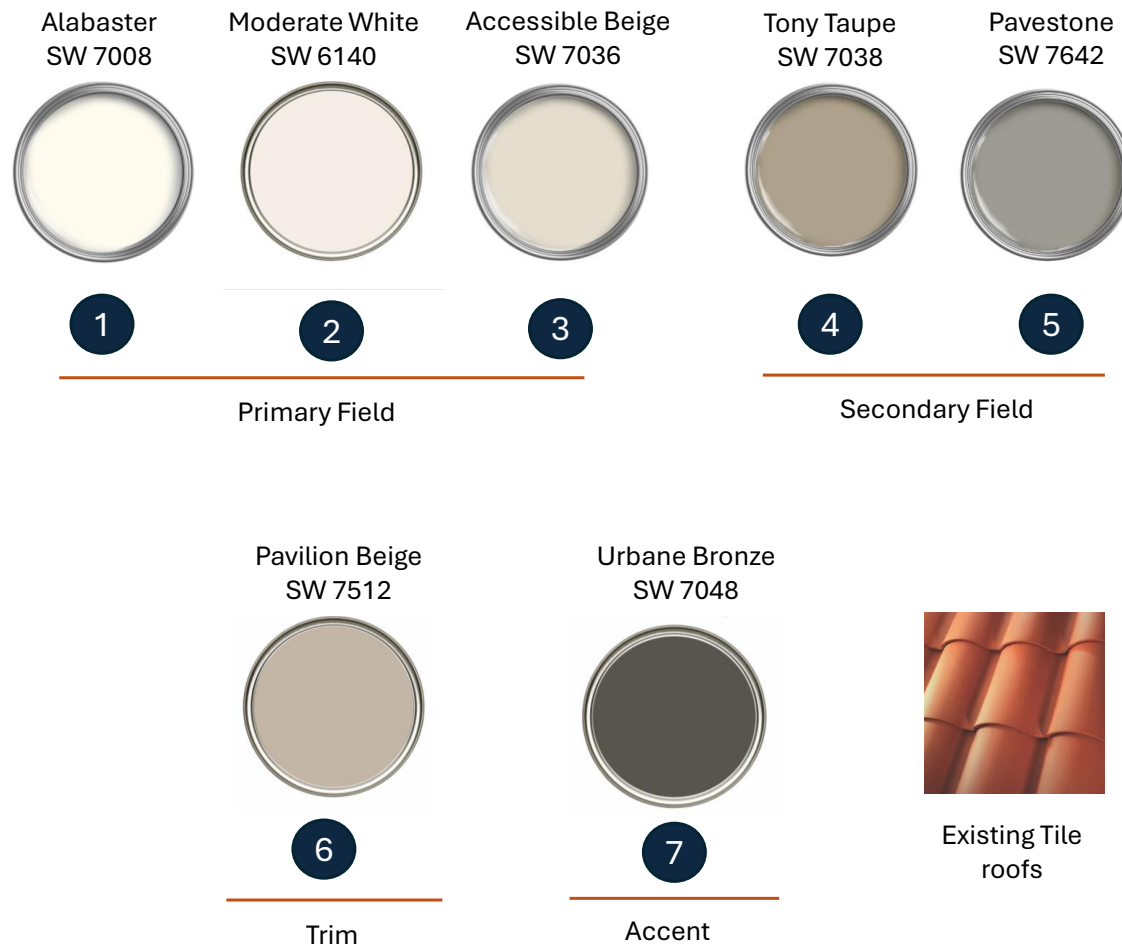
## Mediterranean Revival earth tones



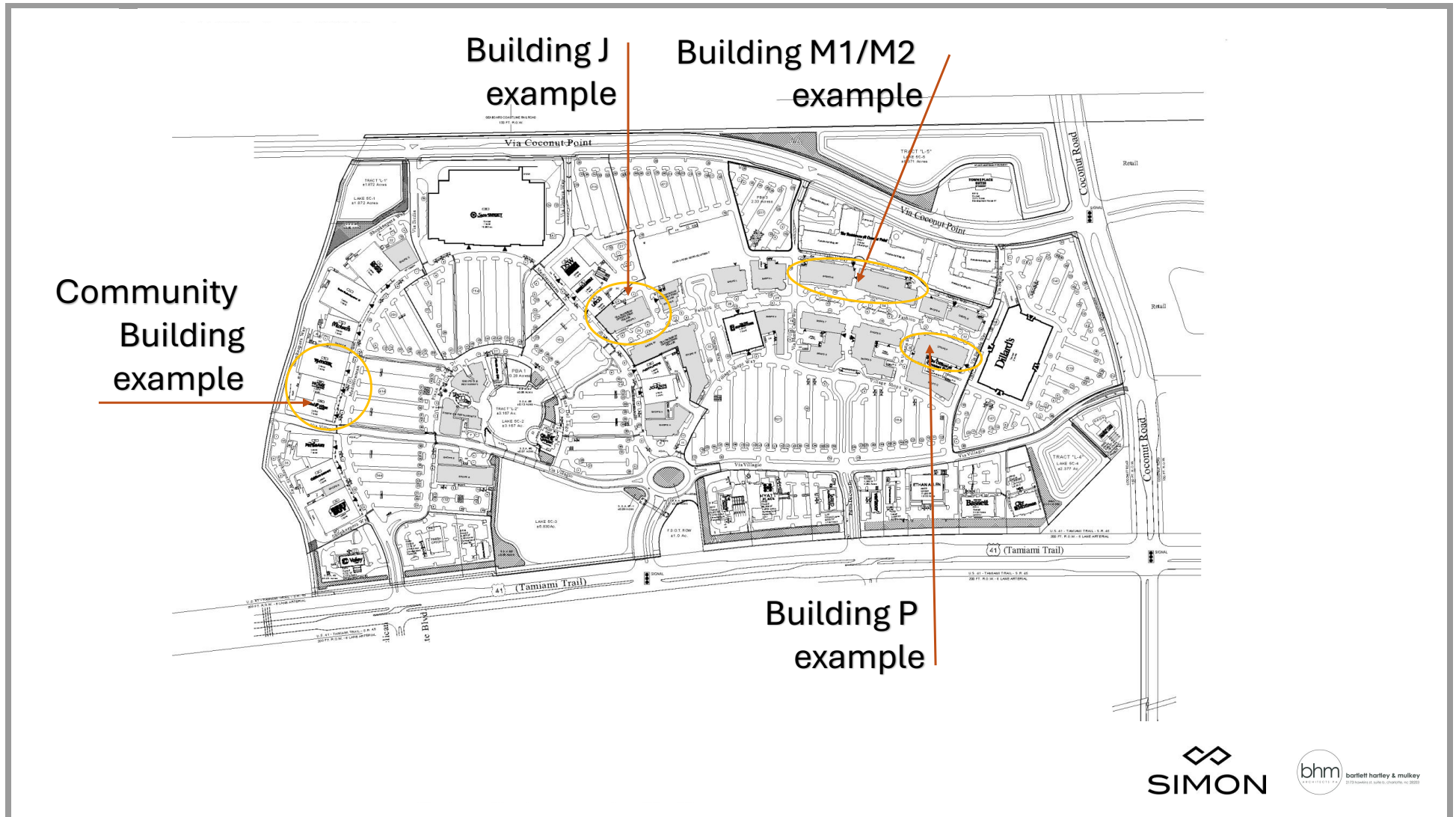
## Palette concept

Main facades: soft warm shades of white, cream and beige.







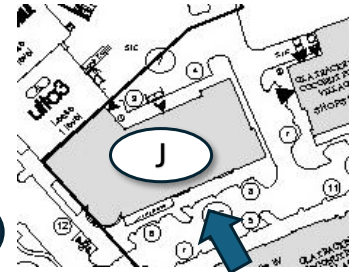




existing

## RETAIL SHOP J

Paint colors shown in photo renderings are proposed. The concepts show the variety of color tones, shade differences and trim color.



proposed





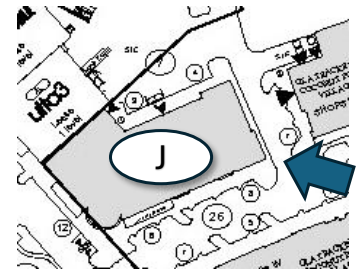
existing



proposed

## RETAIL SHOP J

Paint colors shown in photo renderings are proposed. The concepts show the variety of color tones, shade differences and trim color.







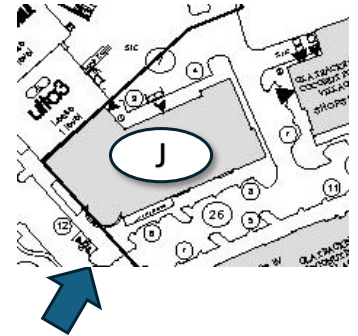
existing



proposed

## RETAIL SHOP J

Paint colors shown in photo renderings are proposed. The concepts show the variety of color tones, shade differences and trim color.





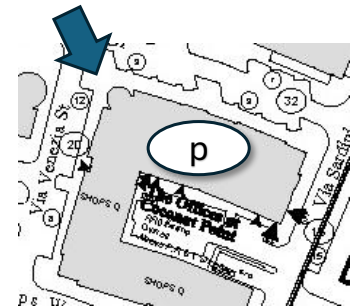
existing



proposed

## RETAIL SHOP P (OFFICE ABOVE)

Paint colors shown in photo renderings are proposed. The concepts show the variety of color tones, shade differences and trim color.





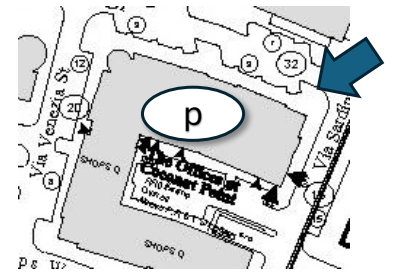
existing



proposed

## RETAIL SHOP P (OFFICE ABOVE)

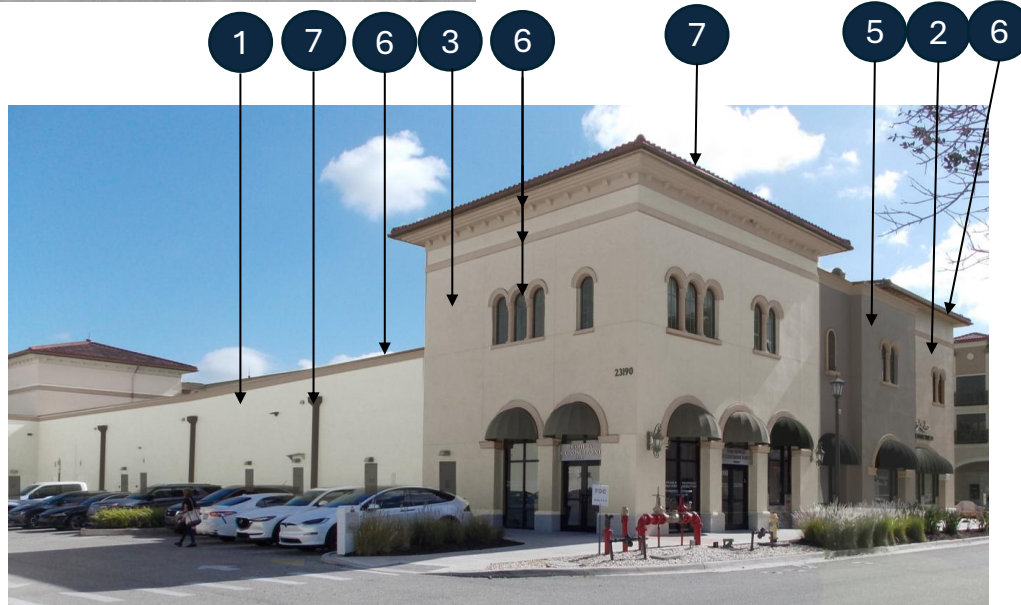
Paint colors shown in photo renderings are proposed. The concepts show the variety of color tones, shade differences and trim color.







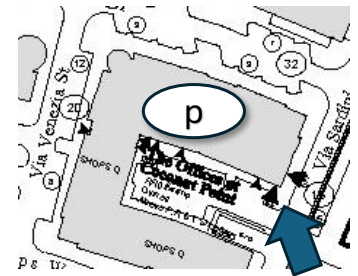
existing



proposed

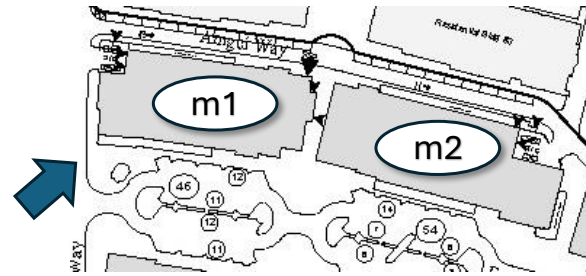
## RETAIL SHOP P (OFFICE ABOVE)

Paint colors shown in photo renderings are proposed. The concepts show the variety of color tones, shade differences and trim color.





existing



## RETAIL SHOP M (RESIDENTIAL ABOVE)

Paint colors shown in photo renderings are proposed. The concepts show the variety of color tones, shade differences and trim color. Colors depicted on the residential facades are shown for reference. Further coordination with residential ownership is required.



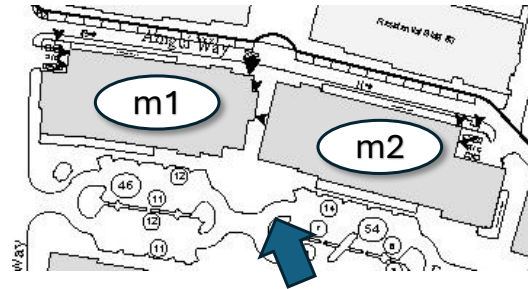
proposed







existing



## RETAIL SHOP M (RESIDENTIAL ABOVE)

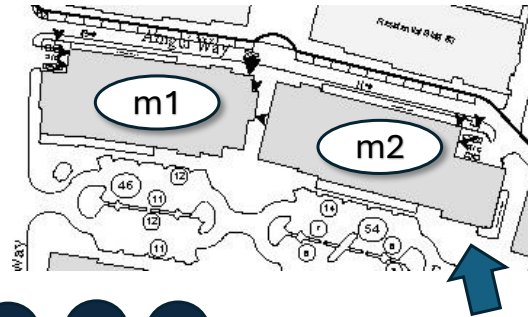
Paint colors shown in photo renderings are proposed. The concepts show the variety of color tones, shade differences and trim color. Colors depicted on the residential facades are shown for reference. Further coordination with residential ownership is required.



proposed



existing



## RETAIL SHOP M (RESIDENTIAL ABOVE)

Paint colors shown in photo renderings are proposed. The concepts show the variety of color tones, shade differences and trim color. Colors depicted on the residential facades are shown for reference. Further coordination with residential ownership is required.

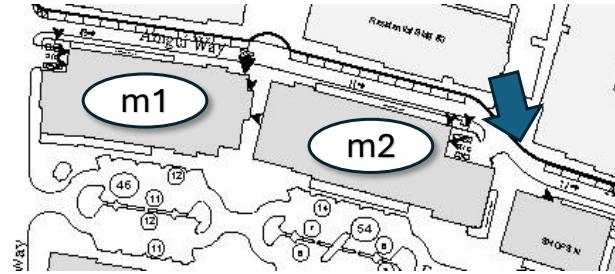


proposed



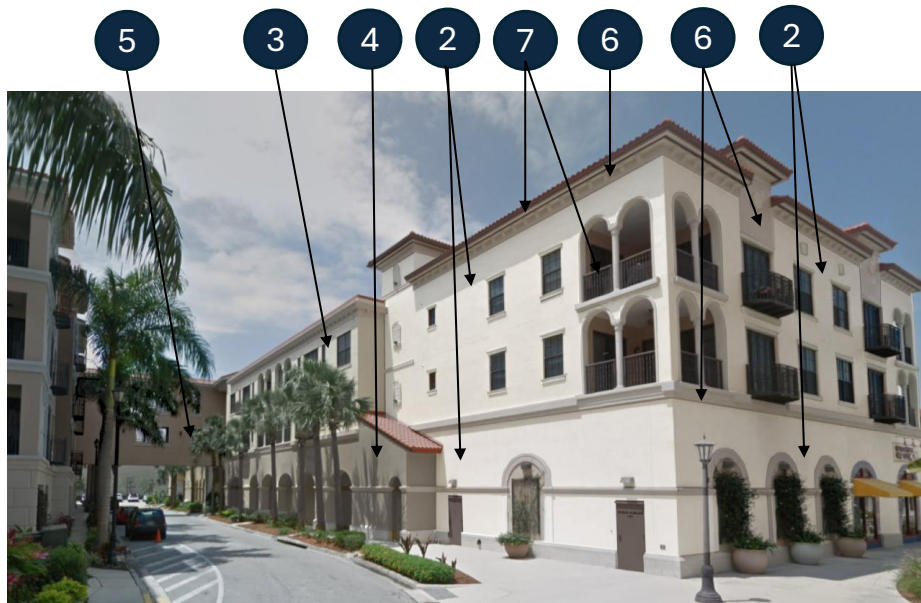


existing



### RETAIL SHOPS (ALLEY) (RESIDENTIAL ABOVE)

Paint colors shown in photo renderings are proposed. The concepts show the variety of color tones, shade differences and trim color. Colors depicted on the residential facades are shown for reference. Further coordination with residential ownership is required.

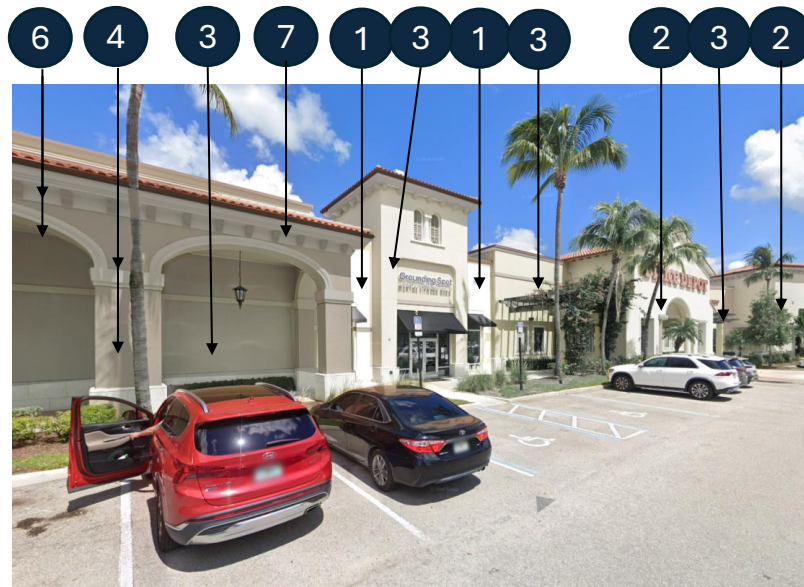


proposed





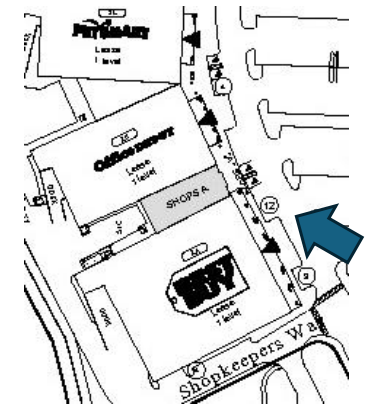
existing



proposed

## COMMUNITY CENTER

Paint colors shown in photo renderings are proposed. The concepts show the variety of color tones, shade differences and trim color.





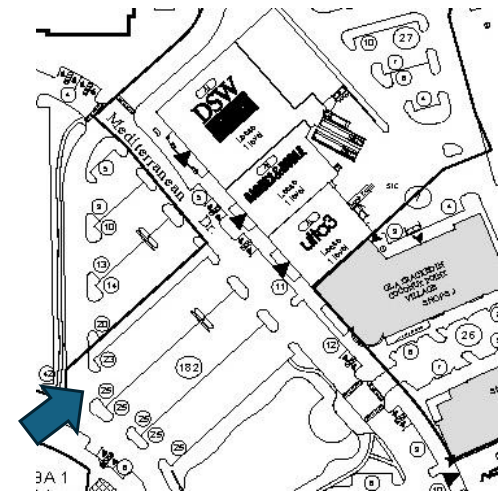
existing



proposed

## COMMUNITY CENTER

Paint colors shown in photo renderings are proposed. The concepts show the variety of color tones, shade differences and trim color.







7  
6  
2

## EXAMPLE COCONUT POINT

New paint at Coconut Point tenant  
facades utilizing new proposed  
colors.





- 7 Bronze \*  
(Accents)
- 4 Tony Taupe \*  
(Secondary wall color)
- A La Mode  
(Primary wall color)
- Pure White  
(Trim)

## EXAMPLE WOODFIELD

Mediterranean style architecture  
utilizing an earth tone color palette.

\* Same colors used in Coconut  
Point proposal







## EXAMPLE PHILLIPS PLACE

Phillips Place outdoor center  
Charlotte North Carolina

Warm/creamy white palette







# A Primer on Live Local and SB 180

Estero Planning Zoning and Design Board  
October 14, 2025  
Nancy E. Stroud, FAICP, JD

# Live Local

Section 166.04151 (7), Florida Statutes

## History:

- Enacted originally by the state legislature in 2023. Then Senate President Kathleen Passidomo championed the legislation to create “missing middle” or workforce housing.
- Amended in 2025 with clarifications and modifications

Expires October 1, 2033

# Live Local

## Key Provisions:

- Preempts municipal land use regulation for **qualifying** multifamily or mixed-use affordable housing development
  - Qualifying development is one that sets aside a **minimum of 40% of the units are rentals for households with incomes of up to 120% of area median income (AMI)**. In 2025, Lee County AMI is \$92,500. 120% = \$111,000)
  - Must be affordable for at least 30 years
- Requires that qualifying development be reviewed and approved administratively, without action by the PZDB or city council (no public hearing). Demolition on the parcel also approved administratively

# Live Local

- Must allow in any area zoned for **commercial, industrial or mixed use**, including portions of “flexibly zoned” areas (i.e. planned development zones) allowing those uses. Mixed use must allow at least two of the following uses: residential, commercial and industrial.
  - NOTE: The statute exempts municipalities with less than 20% of land in commercial zoning from solely residential projects, so only mixed use qualifying projects are required. Estero is one of these.
- Must allow certain **density, height and floor area ratio**, regardless of comprehensive plan restrictions or zoning restrictions, based on highest currently allowed or allowed as of July 1, 2023 (least restrictive):
  - **Density.** Highest allowed on **any land in the municipality where residential use is allowed**. Does not include bonus densities available as incentives.

# Live Local

- **Height.** Highest allowed for commercial or residential building in the municipality within **1 mile of the proposed development or 3 stories**, whichever is higher. Does not include bonus height available as incentive.
  - Exception: If proposed development is adjacent on two or more sides to a single-family zoned parcel within a single-family residential development of more than 25 homes, municipality may restrict height to the higher of
    - 1) 150% of the height of the tallest adjacent building; or
    - 2) higher of the LDR allowed height, or 3 stories; or
    - 3) 10 stories

# Live Local

- Other height exemptions for historic district, areas of critical state concern
  - **FAR and lot coverage.** 150% of the highest allowed for any land in the municipality. Not including bonus FAR
  - **Reduced parking** by 15% for transit oriented development or where there is available parking within 600 feet of the proposed development
1. **Other local LDR provisions continue to apply (i.e., setbacks, landscaping, parking, stormwater retention, open space etc.)**



# “SB 180”

- History:
  - The legislation was enacted in the 2025 legislature, and signed by the Governor in May 2025
  - Part of an omnibus act (ch. 2025-190 Laws of Florida) that includes relatively uncontroversial provisions for disaster management planning, emergency resource coordination and financial transparency in disaster management/storm recovery.
  - Sections 18 and Section 28 were amendments made with little notice before voting was held on the afternoon of the last day of the session

# SB 180

- Section 18 creates a new section in the State Emergency Management Act, Section 252.422
- It applies to “impacted local governments”: counties and the municipalities within the county “listed in a federal disaster declaration located entirely or partially within **100 miles of the track of a storm declared to be a hurricane** by the National Hurricane Center while the storm was categorized as a hurricane... ”
  - Example: 2024 Hurricane Debby disaster declaration included 61 of the 67 Florida counties

# SB 180

Restrictions: Impacted local governments may not propose or adopt for one year after hurricane landfall:

- 1) a **moratorium** on construction, reconstruction or redevelopment of any property;
- 2) a **more restrictive or burdensome** amendment to its comprehensive plan or LDRs; and
- 3) a **more restrictive or burdensome procedure** concerning review, approval, or issuance of a site plan, development permit, or development order

EXCEPT if:

- 1) initiated by a private party for property the party owns; or
- 2) comprehensive plan amendment was submitted to reviewing agencies before landfall; or
- 3) comprehensive plan amendment or LDR in an area of critical state concern is approved by the state

# SB 100

## Section 18, cont.

- “Any person” may file suit for declaratory and injunctive relief to enforce the statute
- Before filing suit, plaintiff must notify local government, and local government has 14 days to withdraw or revoke, or declare the action void. Plaintiff may file suit if action is not withdrawn, revoked or voided.
- Prevailing plaintiff (but not the government) is entitled to attorneys’ fees.
- Result: Local government land use planning and regulation, even if unrelated to a disaster emergency, is prohibited if “more restrictive or burdensome”

# SB 180

- Section 28 (not codified, refer to Act)
  - Applies to hurricanes Debby, Helene and Milton. It effectively applies statewide as all 67 counties were listed in federal disaster declarations when all hurricanes are considered
  - Broadens provisions of SB 250 (Ch. 2023-304, Laws of Florida) which was effective until Oct 1, 2024 for 10 counties affected by 2022 Hurricanes Ian and Nicole

## Restrictions:

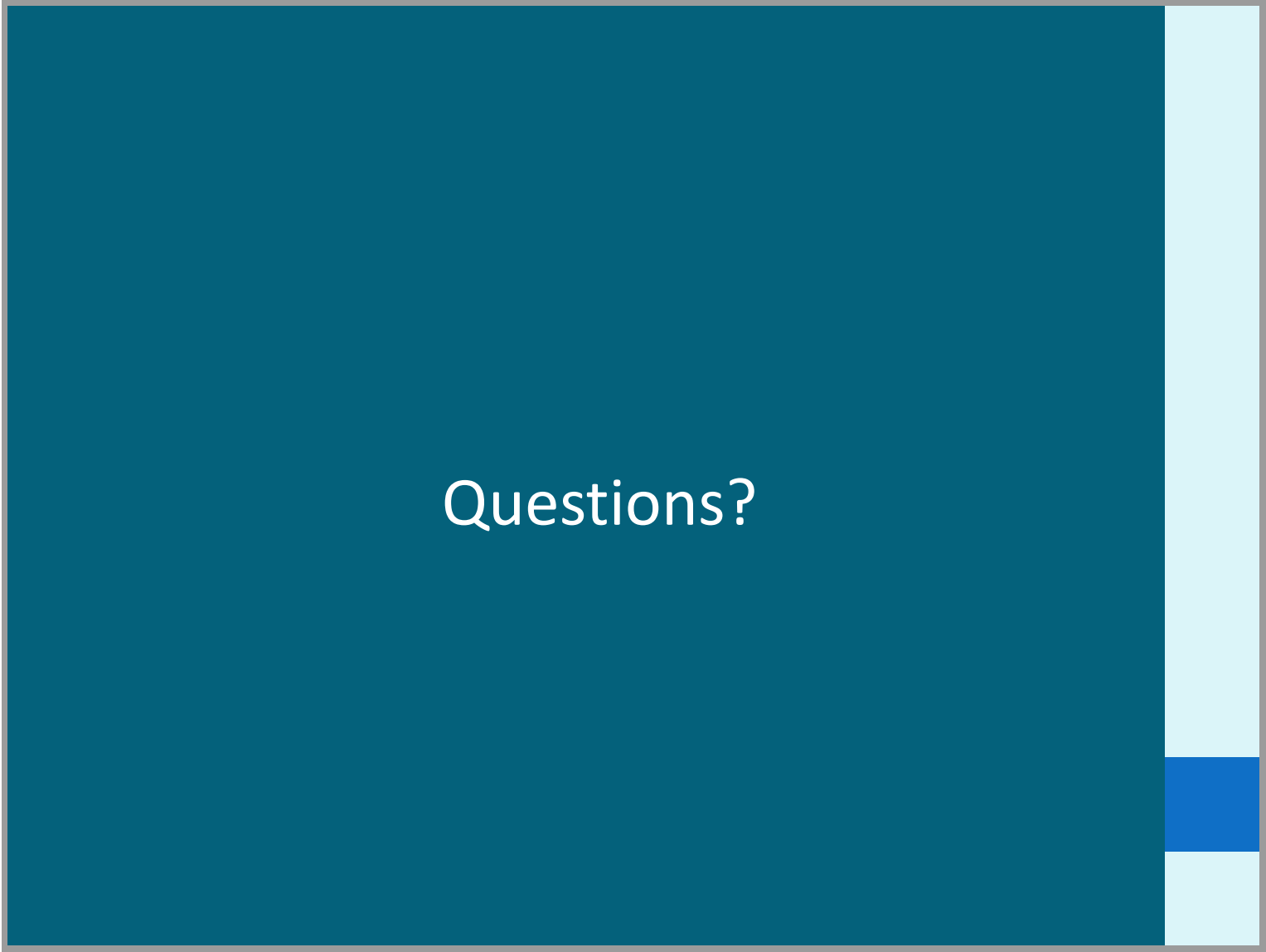
- Same as section 18, except moratoria are prohibited on construction, reconstruction, or redevelopment of **property specifically “damaged by such hurricanes.”**
- It applies **retroactively to August 1, 2024**. Restrictions apply until **October 1, 2027**. Act expires June 30, 2028.

# SB 180

## Section 28, cont.

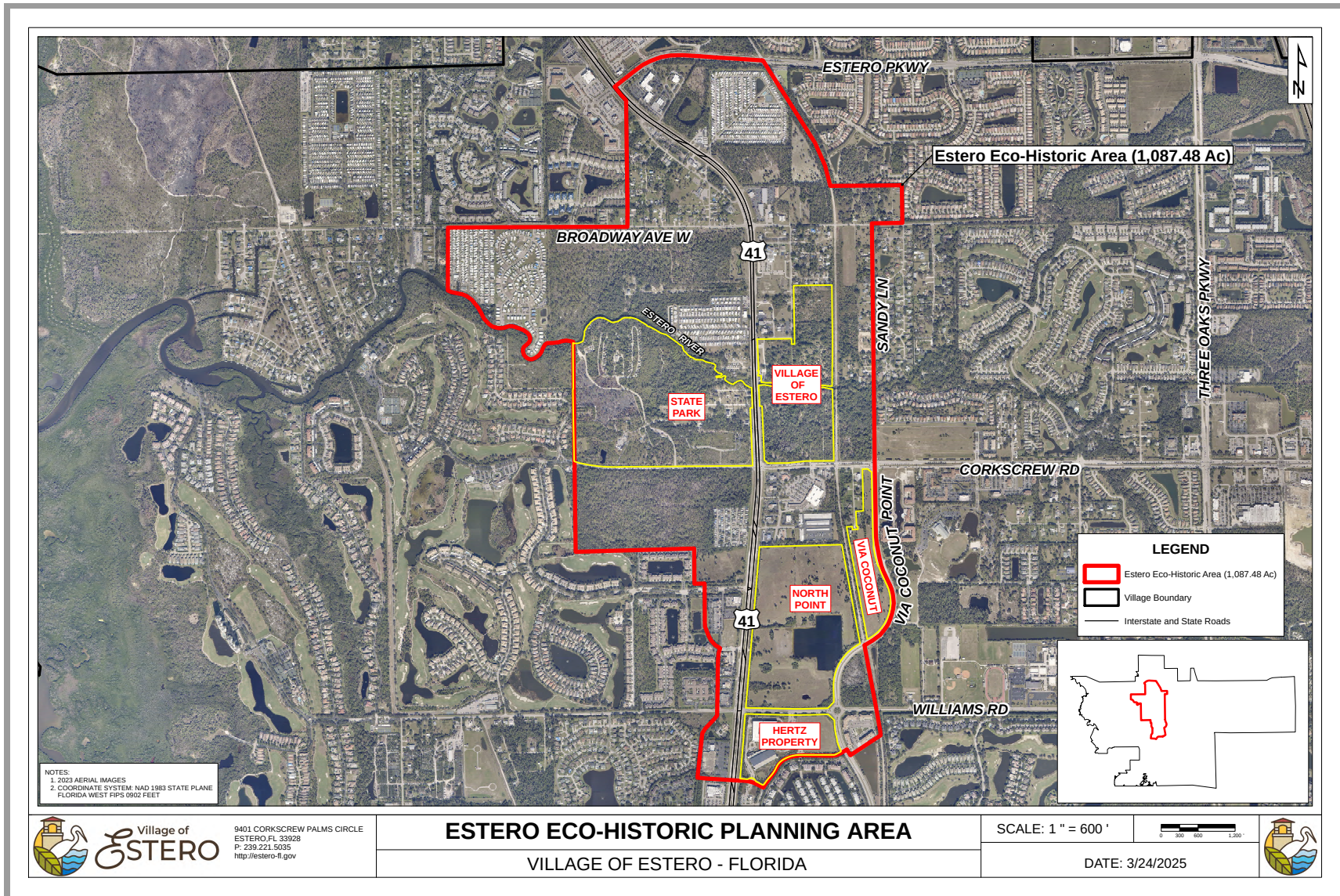
### Procedural differences from Section 18:

- Plaintiff limited to **resident or owner of business** in the county or municipality
- Plaintiff not required to provide notice, but if prevailing then does not get attorneys' fees



Questions?







## **PLANNING ZONING & DESIGN BOARD**

### **2026 MEETING SCHEDULE**

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

|                  |            |
|------------------|------------|
| <b>January</b>   | 1/13/2026  |
| <b>February</b>  | 2/10/2026  |
| <b>March</b>     | 3/10/2026  |
| <b>April</b>     | 4/14/2026  |
| <b>May</b>       | 5/12/2026  |
| <b>June</b>      | 6/09/2026  |
| <b>July</b>      | 7/14/2026  |
| <b>August</b>    | 8/11/2026  |
| <b>September</b> | 9/08/2026  |
| <b>October</b>   | 10/13/2026 |
| <b>November</b>  | 11/10/2026 |
| <b>December</b>  | 12/08/2026 |