



Village of
ESTERO

VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
MARCH 10, 2026, 04:30 PM



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

AGENDA
PLANNING ZONING AND DESIGN BOARD MEETING
9401 Corkscrew Palms Circle, Estero, Florida
March 10, 2026, 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 February 10, 2026 meeting minutes**

Attachment: [02102026_PZDB Minutes.pdf](#)

6. PUBLIC HEARINGS (Quasi-Judicial)

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

- a. Walmart Repaint Color Palette Selection (District 2) 19975 S. Tamiami Trail, located at the corner of US 41 and Estero Parkway**

Continued from the February 10th meeting. Applicant has revised the color scheme presented at the February 10th meeting, the brown color was replaced with a tan for the main building and some of the building's color blocking was revised.

Planning Zoning and Design Board will make a decision on the request for the proposed color palette.

Attachment: [1. Walmart Exterior Building - Revised Repaint Elevations.pdf](#)

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

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

- a. Benjamin S. MacFarland/SROA Corkscrew Village (DOS2025-E008) (District 6) 8900 Commons Way, a ± 5-acre site in the South Estero Commercial Center, located east of US 41 and south of Corkscrew Road, south of the Publix Shopping Center.**

Applicant seeks a Development Order to construct a two-story, 75,910 square foot storage building as the final phase of a pre-existing self-storage facility.

Attachment: [1. Storage Rental of America - Meeting Request.pdf](#)

Attachment: [2. Storage Rentals of America - Site Plan.pdf](#)

Attachment: [3. Storage Rentals of America - Landscape Plan.pdf](#)

Attachment: [4. Storage Rentals of America - Photometric Plan.pdf](#)

Attachment: [5. Storage Rentals of America - Elevations.pdf](#)

Attachment: [6. Storage Rentals of America - Architectural Renderings.pdf](#)

Attachment: [7. SROA Corkscrew Village - Presentation Revised.pdf](#)

8. WORKSHOP

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

- a. Coconut Point -- Waypoint Residences (Application Pending) (District 6) 8021 Cinema Way. This is a proposed redevelopment of the area where the Regal Coconut Point theater is located. The theater closed in 2022 and has been vacant since.**

The applicant seeks to demolish the cinema and redevelop the surrounding area from Cinema Way to Via Coconut into a 365-unit apartment building with an adjacent parking garage and surface parking.

Applicant is requesting a Workshop to review proposed modifications to the project based on PZDB comments from the January 13th Public Information Meeting.

Attachment: [1. Coconut Point Waypoint Residences - Site Plans Elevations Workshop Exhibits .pdf](#)

Attachment: [2. Coconut Point Waypoint Residences - Presentation2.pdf](#)

9. ECO HISTORIC PLANNING STUDY - UPDATE PROVIDED BY CONSULTANTS

Attachment: [1. Eco-Historic Planning Study - Update.pdf](#)

10. Board Communications

- a. Next meeting --April 14, 2026**

11. Adjourn

General Attachments

[- Transcript.pdf](#)

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, MARCH 10, 2026, 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.

4:33:39PM [SOUNDING GAVEL]
4:33:41PM >>Anthony Gargano: I WOULD LIKE TO CALL TO ORDER THE MONTHLY
4:33:44PM MEETING OF THE VILLAGE OF ESTERO PLANNING ZONING DESIGN
4:33:47PM BOARD.
4:33:47PM PLEASE RISE FOR THE PLEDGE OF ALLEGIANCE.
4:33:54PM [PLEDGE OF ALLEGIANCE]
4:34:09PM >>Anthony Gargano: THANK YOU.
4:34:12PM TAMMY, CAN WE HAVE A CALL OF THE ROLL, PLEASE?
4:34:19PM >>Tammy Duran: BOARD MEMBER JEANNIN?
4:34:21PM >>Kristin Jeannin: HERE.
4:34:22PM >>Tammy Duran: BOARD MEMBER JONES IS ABSENT TODAY.
4:34:24PM BOARD MEMBER PAIVANDY IS ABSENT TODAY.
4:34:27PM >>Michael Sheeley: HERE.
4:34:29PM >>James Tatooles: HERE.
4:34:31PM >>Jim Wallace: HERE.
4:34:34PM >>Dan Williams: HERE.
4:34:37PM >>Anthony Gargano: HERE.
4:34:38PM BEFORE WE MOVE ON WITH APPROVAL OF THE AGENDA, WHAT I'D LIKE

4:34:45PM TO DO IS WE HAVE OUR NEW BOARD ATTORNEY THIS EVENING.
4:34:50PM I WOULD LIKE TO TURN IT OVER TO MARY TO MAKE AN
4:34:53PM INTRODUCTION.
4:34:54PM >>Mary Gibbs: AS YOU ALL REMEMBER, LAST MONTH, NANCY STROUD
4:34:57PM RETIRED AFTER ALMOST 11 YEARS HERE.
4:35:01PM [PHONE RINGING]
4:35:02PM HELLO.
4:35:03PM THAT'S HER CALLING.
4:35:05PM SHE MISSES IT ALREADY.
4:35:07PM SO WE HAVE OUR NEW ATTORNEY THAT I WOULD LIKE TO INTRODUCE
4:35:11PM YOU TO, ERICA AUGELLO.
4:35:18PM SHE WORKS FOR TRASK DAIGNEAULT LOCATED IN CLEARWATER.
4:35:25PM ROB ESCHENFELDER, HE ALSO WORKS AT TRASK DAIGNEAULT.
4:35:31PM ERICA WILL BE HELPING WITH LAND USE.
4:35:32PM IF SHE IS NOT AVAILABLE FOR SOME REASON, WE HAVE ROB THAT
4:35:35PM CAN JUMP IN AS WELL.
4:35:36PM ERICA HAS HER JURIS DOCTORATE FROM STETSON UNIVERSITY.
4:35:41PM SHE ALSO HAS AN MBA.

4:35:42PM SHE MUST BE AN OVERACHIEVER, I THINK.
 4:35:44PM SHE'S BEEN AT TRASK DAIGNEAULT FOR ABOUT 12 YEARS, AND SHE
 4:35:47PM HAD OTHER ATTORNEY JOBS BEFORE THAT.
 4:35:50PM SHE DOES MOSTLY LAND USE, ABOUT 85% LAND USE, AND SHE DOES A
 4:35:54PM LOT OF CITIES IN DIFFERENT PLACES IN FLORIDA.
 4:35:56PM I DON'T KNOW IF SHE WANTS TO ADD ANYTHING ABOUT HERSELF, BUT
 4:36:00PM I DID WANT TO SAY THAT SHE'S ALSO THE BIG AUBURN BOOSTERS I

 4:36:05PM NOTICED ON YOUR RESUM , SO GO TIGERS.
 4:36:09PM >> I DON'T NEED TO ADD ANYTHING.
 4:36:11PM IF YOU HAVE QUESTIONS, LET ME KNOW.
 4:36:14PM >>Mary Gibbs: WELCOME TO ERICA.
 4:36:15PM WE'LL BREAK HER IN ON THIS MEETING TONIGHT.
 4:36:17PM >>Anthony Gargano: ERICA, WELCOME TO THE BOARD.
 4:36:22PM WE ALL LOOK FORWARD TO WORKING WITH YOU.
 4:36:24PM ALSO, LET ME CONGRATULATE THE MEMBERS THAT WERE REAPPOINTED.
 4:36:35PM THERE'S AT LEAST ONE HERE, TWO HERE.
 4:36:41PM >>Mary Gibbs: IF YOU WANT ME TO JUST TALK ABOUT THAT FOR A
 4:36:44PM MINUTE, BECAUSE I KNOW SOME OF YOU GET LOCKED OUT OF YOUR
 4:36:47PM E-MAILS WHEN YOU FORGET YOUR PASSWORDS AND DON'T CHECK YOUR
 4:36:50PM E-MAILS.
 4:36:51PM JUST SO YOU KNOW, ALL THE FIVE BOARD MEMBERS WHO WERE DUE
 4:36:56PM FOR TERMS TO BE EXPIRED AT THE END OF APRIL HAVE BEEN
 4:36:59PM REAPPOINTED BY THE COUNCIL.
 4:37:01PM THE COUNCIL TOOK ACTION LAST WEDNESDAY.
 4:37:04PM SO THERE WERE TWO- AND THREE-YEAR TERMS, WHICH IS IN OUR
 4:37:08PM LAND DEVELOPMENT CODE, TWO- TO THREE-YEAR TERMS.
 4:37:12PM JIM TATOLES.
 4:37:13PM YOU HAVE TWO A-YEAR TERM.
 4:37:14PM BARRY JONES WAS REAPPOINTED FOR THREE.
 4:37:17PM JIM WALLACE, THREE.
 4:37:18PM KRISTIN JEANNIN THREE, AND AL PAIVANDY FOR TWO-YEAR TERM.
 4:37:24PM CONGRATULATIONS TO EVERYBODY.

 4:37:25PM WHEN THE BOARD DID THE REAPPOINTMENTS, THEY SAID TO
 4:37:28PM SPECIFICALLY THANK PLANNING AND ZONING BECAUSE THEY KNOW
 4:37:31PM THAT YOU DO A VERY HARD JOB AND YOU ARE VERY HIGHLY PAID
 4:37:34PM BECAUSE YOU MAKE ZERO DOLLARS.
 4:37:36PM [LAUGHTER]
 4:37:36PM THEY ARE VERY APPRECIATIVE AND OFTENTIMES THEY ACTUALLY
 4:37:40PM WATCH THESE MEETINGS WHEN THEY HAVE INSOMNIA AND CAN'T SLEEP
 4:37:45PM AT NIGHT.
 4:37:45PM [LAUGHTER]
 4:37:46PM AGAIN, THANKS AND CONGRATULATIONS TO EVERYBODY.
 4:37:54PM >>Anthony Gargano: IF THEY ARE WATCHING, DOES THAT MEAN WE
 4:37:57PM CAN APPLY FOR A RAISE?
 4:37:59PM >>Mary Gibbs: WE'LL DOUBLE IT.
 4:38:00PM ZERO TIMES TWO.

4:38:01PM [LAUGHTER]
 4:38:05PM >>Anthony Gargano: WELCOME BACK TO THE REAPPOINTED MEMBERS.
 4:38:08PM I'M GOING TO ASK FOR A MOTION TO APPROVE THE AGENDA.
 4:38:15PM >>Michael Sheeley: SO MOVED.
 4:38:16PM >>James Tatooles: I'LL SECOND.
 4:38:17PM >>Anthony Gargano: MOVED AND SECONDED.
 4:38:18PM ANY QUESTIONS ON THE MOTION?
 4:38:19PM TAMMY, CAN WE DO A ROLL CALL VOTE?
 4:38:27PM >>Kristin Jeannin: YES.
 4:38:31PM >>Michael Sheeley: YES.
 4:38:32PM >>James Tatooles: YES.

4:38:34PM >>Jim Wallace: YES.
 4:38:37PM >>Dan Williams: YES.
 4:38:40PM >>Anthony Gargano: YES.
 4:38:40PM THANK YOU.
 4:38:45PM THIS EVENING, LADIES AND GENTLEMEN, ONE OF THE CASES WE
 4:38:49PM HAVE, THE BOARD WILL BE SITTING IN A QUASI-JUDICIAL
 4:38:53PM CAPACITY.
 4:38:55PM AND WHEN THE MEETING AGENDA INCLUDES QUASI-JUDICIAL
 4:38:59PM APPLICATIONS, THE BOARD SITS IN A QUASI-JUDICIAL CAPACITY.
 4:39:05PM SO IF YOU INTEND TO PROVIDE TESTIMONY ON ANY OF THE
 4:39:09PM APPLICATIONS, YOU MUST BE SWORN IN BY THE BOARD ATTORNEY.
 4:39:14PM SHE'LL DO THAT IN A MOMENT.
 4:39:16PM YOU SHOULD ALSO FILL OUT A PUBLIC SPEAKER'S CARD AND GIVE IT
 4:39:19PM TO THE DEPUTY VILLAGE CLERK BEFORE THE ITEM IS CALLED.
 4:39:22PM IN GENERAL ON EACH APPLICATION, WE WILL FIRST HEAR AN
 4:39:27PM INTRODUCTION FROM THE VILLAGE COMMUNITY DEVELOPMENT
 4:39:29PM DIRECTOR, AND THEN A PRESENTATION FROM THE APPLICANT.
 4:39:33PM [PHONE RINGING]
 4:39:35PM >>Mary Gibbs: IT'S NANCY AGAIN.
 4:39:39PM >>Anthony Gargano: I THINK THERE IS AN OFF SWITCH FOR THAT,
 4:39:42PM JIM.
 4:39:43PM >>James Tatooles: IT'S NEVER HAPPENED BEFORE.
 4:39:45PM NOW IT'S HAPPENING.
 4:39:50PM >>Anthony Gargano: WHERE ARE WE HERE?
 4:39:51PM IN GENERAL ON EACH APPLICATION, WE'LL HEAR AN INTRODUCTION

4:39:55PM FROM THE VILLAGE COMMUNITY DEVELOPMENT DIRECTOR, AND THEN A
 4:39:58PM PRESENTATION FROM THE APPLICANT.
 4:40:00PM THE DIRECTOR MAY THEN MAKE A PRESENTATION.
 4:40:03PM AFTER THIS, I'LL ALLOW ANYONE FROM THE AUDIENCE WHO HAS BEEN
 4:40:06PM SWORN IN TO PROVIDE TESTIMONY.
 4:40:07PM PLEASE BE CONCISE IN YOUR COMMENTS, NOT EXCEEDING FIVE
 4:40:12PM MINUTES.
 4:40:12PM THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS AND
 4:40:22PM PROVIDE REBUTTAL.
 4:40:23PM NOW, ABOUT CROSS-EXAMINATION, WITNESSES, INCLUDING THE

4:40:27PM PUBLIC MAY BE SUBJECT TO CROSS-EXAMINATION.
 4:40:29PM THE PUBLIC WILL NOT BE PERMITTED TO CROSS-EXAMINE WITNESSES,
 4:40:34PM BUT THE PUBLIC MAY REQUEST THE BOARD TO DIRECT QUESTIONS ON
 4:40:37PM THEIR BEHALF TO EITHER STAFF OR THE APPLICANT.
 4:40:40PM PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
 4:40:44PM INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
 4:40:46PM IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
 4:40:52PM AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
 4:40:56PM IN ADDITION, BEFORE THE PRESENTATION ON THE APPLICATION
 4:40:59PM BEGINS, ANY WRITTEN COMMUNICATIONS THAT HAVE BEEN RECEIVED
 4:41:02PM ON THE QUASI-JUDICIAL MATTER WILL BE PLACED IN THE PUBLIC
 4:41:06PM RECORD.
 4:41:07PM I WILL ALSO ASK EACH BOARD MEMBER TO DISCLOSE ANY EX PARTE
 4:41:11PM COMMUNICATIONS REGARDING THE PARTICULAR APPLICATION BEFORE
 4:41:15PM IT IS HEARD, AND ANY BOARD MEMBER THAT HAS A CONFLICT

 4:41:18PM REGARDING THE APPLICATION MUST DECLARE THAT CONFLICT AND
 4:41:22PM WILL NOT BE ALLOWED TO PARTICIPATE IN THE DISCUSSION OR VOTE
 4:41:25PM ON THE APPLICATION.
 4:41:26PM NOW, WILL ALL THOSE WHO INTEND TO TESTIFY AT THIS HEARING
 4:41:33PM PLEASE STAND, RAISE YOUR RIGHT HAND AND OUR NEW BOARD
 4:41:37PM ATTORNEY WILL SWEAR YOU IN.
 4:41:41PM >> THAT INCLUDES THOSE ON TEAMS.
 4:41:43PM THANK YOU VERY MUCH.
 4:41:43PM ONLY FOR THE WALMART APPLICATION.
 4:41:47PM DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU ARE ABOUT TO
 4:41:53PM GIVE IS THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE
 4:41:57PM TRUTH?
 4:41:57PM >> I DO.
 4:41:58PM >> SO SWORN.
 4:42:00PM >> I DO.
 4:42:00PM >> THANK YOU.
 4:42:03PM >>Anthony Gargano: OKAY.
 4:42:04PM THANK YOU.
 4:42:04PM NOW I WOULD LIKE TO ENTERTAIN A MOTION FOR APPROVAL OF THE
 4:42:09PM CONSENT AGENDA.
 4:42:10PM >>Michael Sheeley: SO MOVED.
 4:42:11PM >>Anthony Gargano: DO I HAVE A SECOND?
 4:42:14PM >>James Tatooles: I'LL SECOND.
 4:42:15PM >>Anthony Gargano: MOVED AND SECONDED.
 4:42:16PM ANY QUESTIONS ON THE MOTION?

 4:42:17PM TAMMY, CALL THE ROLL.
 4:42:20PM THIS IS FOR THE CONSENT AGENDA.
 4:42:28PM >>Kristin Jeannin: YES.
 4:42:31PM >>Michael Sheeley: YES.
 4:42:33PM >>James Tatooles: YES.
 4:42:35PM >>Jim Wallace: YES.

4:42:37PM >>Dan Williams: YES.
 4:42:39PM >>Anthony Gargano: YES.
 4:42:39PM OKAY.
 4:42:44PM MARY, WE'LL ASK YOU TO KICK IT OFF.
 4:42:53PM >>Mary Gibbs: I MIGHT HAVE MISSED THIS, BUT DID YOU ASK
 4:42:56PM ABOUT EX PARTE COMMUNICATION OR CONFLICTS?
 4:42:59PM >>Anthony Gargano: WE DON'T KNOW -- YOU'RE GOING TO TELL US
 4:43:01PM WHAT THE APPLICATION IS FIRST.
 4:43:02PM >>Mary Gibbs: OKAY.
 4:43:03PM BEFORE I GET STARTED, I DO WANT TO SAY THAT HAD I KNOWN THE
 4:43:08PM TV STATION WOULD BE HERE, I WOULD HAVE WORN MY THEATRICAL
 4:43:13PM MAKEUP.
 4:43:16PM >>Jim Wallace: A BLACK DRESS WITH LONG EARRINGS.
 4:43:18PM >>Mary Gibbs: THIS IS A WALMART REPAINTING APPLICATION.
 4:43:21PM AND THIS WAS CONTINUED FROM LAST MONTH'S MEETING.
 4:43:24PM I BELIEVE WE ACTUALLY TALKED ABOUT THIS WHEN WE DID THE
 4:43:27PM SWEARING IN LAST MONTH AND DID THE EX PARTE.
 4:43:30PM I DON'T KNOW IF WE NEED TO DO THAT AGAIN.
 4:43:32PM >> SINCE IT IS A CONTINUATION, I WOULD JUST, FOR THE RECORD,

 4:43:35PM IF THERE ARE ANY EX PARTE COMMUNICATIONS OR CONFLICTS OF
 4:43:38PM INTEREST TO DISCLOSE THAT THAT BE DONE SO AGAIN.
 4:43:42PM >>Anthony Gargano: ANY BOARD MEMBERS HAVE A CONFLICT OF
 4:43:45PM INTEREST ON THIS MATTER?
 4:43:47PM >> NO.
 4:43:47PM >> NO.
 4:43:48PM >> NO.
 4:43:49PM >> ANY EX PARTE COMMUNICATIONS TO DECLARE ON THIS MATTER?
 4:43:51PM >> NO.
 4:43:52PM >> NO.
 4:43:53PM >> NO.
 4:43:53PM >>Anthony Gargano: THANK YOU.
 4:43:54PM >>Mary Gibbs: JUST TO GIVE YOU A LITTLE REFRESHER BACKGROUND
 4:43:57PM ON THIS, WHEN WE SPOKE ABOUT IT LAST MONTH, WALMART CAME IN
 4:44:00PM TO DO THE LITTLE EXPANSION ON THE NORTH SIDE OF THE BUILDING
 4:44:05PM THAT'S UNDER CONSTRUCTION NOW.
 4:44:06PM THEY CAME IN LAST YEAR TO DO THAT.
 4:44:09PM AT THE TIME WHEN THEY DID THE PowerPoint EXPLAINING THEIR
 4:44:11PM EXPANSION THEY HAD ON THEIR SLIDES SOME GRAY COLORS ON THE
 4:44:15PM BUILDING.
 4:44:16PM THEY BROUGHT UP THAT NIGHT, OH, WE WERE GOING TO REPAINT,
 4:44:19PM TOO, BUT SAID, NO, WE DON'T HAVE ANY APPLICATION AND THAT
 4:44:22PM WAS NOT DISCUSSED.
 4:44:23PM SO IF THEY WANTED TO REPAINT, THEY WOULD NEED TO COME BACK
 4:44:25PM LATER.

 4:44:26PM THEY CAME BACK LATER AND WE TOLD THEM THE GRAY,
 4:44:30PM PREDOMINANTLY GRAY DID NOT WORK IN ESTERO.

4:44:32PM SO THEY MADE SOME OTHER ITERATIONS AND WORKED WITH THE
 4:44:36PM STAFF.
 4:44:37PM MARYANN DEVANAS WORKED WITH BETH AND SOME OF THE OTHER
 4:44:41PM PEOPLE REPRESENTING WALMART TO GET SOME DIFFERENT COLORS.
 4:44:44PM THEN ANOTHER ITERATION CAME BACK WITH LAST MONTH AND YOU ALL
 4:44:48PM SAID THERE WAS A LOT OF DARK BROWN AND KIND OF BLAND AND A
 4:44:52PM LITTLE BIT MUDDY LOOKING AND IT DID NOT REALLY ACCENTUATE
 4:44:55PM ALL THE ARCHITECTURAL FEATURES OF THE BUILDING, WHICH THE
 4:44:59PM BUILDING DESIGN IS VERY NICE.
 4:45:00PM AT THAT TIME, YOU SUGGESTED MAYBE THEY SWITCH OUT THE DARK
 4:45:04PM BROWN COLOR FOR A DIFFERENT COLOR, LIKE ONE OF THE TANS THAT
 4:45:07PM THEY HAD SHOWN.
 4:45:08PM SO THEY HAVE DONE THAT.
 4:45:13PM BETH PRIMROSE IS BACK HERE.
 4:45:15PM YOU LOOK VERY LONELY SITTING IN THE BACK OF THIS HUGE TABLE,
 4:45:18PM BETH.
 4:45:18PM THE REASON SHE DIDN'T COME IN PERSON IS BECAUSE SHE SAID IF
 4:45:26PM YOU HAD SOME CHANGES YOU WANTED TO MAKE, THEY DO SOMETHING
 4:45:30PM WITH ISOMETRICS AND CAN ACTUALLY DO IT RIGHT THEN AND THERE
 4:45:33PM SO YOU CAN SEE IT.
 4:45:34PM IN YOUR PACKET YOU HAVE THE BIG PLANS WHERE THEY SHOW THE
 4:45:39PM COLORS.
 4:45:39PM AGAIN, WHEN WE HAD IT ON THE PowerPoint LAST MONTH IT

 4:45:42PM STILL LOOKED MUDDY EVEN THOUGH THE COLORS WERE NOT MUDDY.
 4:45:45PM JUST THE WAY IT TURNS OUT WHEN YOU PRINT THEM.
 4:45:48PM ALSO, YOU SHOULD HAVE COLOR CHIPS, PAINT CHIPS IN YOUR
 4:45:51PM PACKET.
 4:45:52PM SO THEY SUBSTITUTED THE TAN FOR THAT DARK BROWN AND THEY DID
 4:45:58PM SOME DIFFERENT COLOR BLOCKING.
 4:46:00PM I'M SURE BETH CAN PROBABLY EXPLAIN IT A LITTLE BIT BETTER.
 4:46:07PM >>Michael Sheeley: MARY, DO YOU HAVE A STAFF REPORT?
 4:46:09PM >>Mary Gibbs: WE DON'T TYPICALLY DO A STAFF REPORT FOR A
 4:46:12PM PAINTING APPLICATION.
 4:46:14PM >>Michael Sheeley: DOES STAFF RECOMMEND TO US?
 4:46:16PM >>Mary Gibbs: WELL, THIS ONE WE THINK MEETS THE CODE MUCH
 4:46:19PM BETTER THAN ANY OF THE PRIOR ITERATIONS.
 4:46:21PM AGAIN, BETH SAID SHE WAS AVAILABLE IF YOU WANTED TO, YOU
 4:46:25PM KNOW, SEE ANY ALTERATIONS.
 4:46:27PM I HAVE THE PAINT BE CHIPS HERE IF YOU WANT ME TO PASS THEM
 4:46:54PM AROUND.
 4:46:54PM >>Anthony Gargano: WE HAVE THEM.
 4:46:57PM >>James Tatooles: WE HAD THE CHIPS SENT TO US.
 4:47:01PM >>Jim Wallace: MARY, ONE COMMENT.
 4:47:03PM I WANT TO BE SURE THAT I'M CORRECT HERE.
 4:47:04PM IN ADDITION TO THE COLOR PALETTE THAT WAS BEING USED, I
 4:47:12PM THINK, IF I REMEMBER, WE ALSO ASKED FOR WAS MORE
 4:47:17PM ARTICULATION ON THE TWO WALLS WHICH WERE I THINK THE REAR

4:47:25PM AND RIGHT WALL.

4:47:27PM I JUST WANT TO BE SURE THEY HAVE DONE THAT AS WELL.

4:47:29PM I DON'T HAVE THE OLD DRAWING IN FRONT OF ME, AND IT DOES

4:47:33PM SEEM LIKE WE DO HAVE SOME VERY LONG, LINEAR, UNINTERRUPTED

4:47:37PM ROOFLINES.

4:47:38PM I JUST WANT TO BE SURE THAT WAS ONE OF THE OBJECTIVES THAT

4:47:42PM WE ASKED FOR AS WELL.

4:47:45PM >>Mary Gibbs: I WOULD ASK BETH IF SHE RECALLS THAT.

4:47:48PM COULD YOU HEAR THAT COMMENT, BETH?

4:47:52PM >> I CAN, MARY.

4:47:54PM IF YOU WOULD BE SO KIND, THE PERSON WHO IS SUPPORTING ME IS

4:47:58PM JOINING FROM HER COMPUTER.

4:48:00PM SHE IS IN THE TEAMS LOBBY.

4:48:03PM I HAD TO COME IN VIA TEAMS ON MY LAPTOP AS WELL AT THE

4:48:08PM CONFERENCE ROOM BECAUSE I DON'T HAVE THE CABLE TO SHARE MY

4:48:13PM SCREEN IN THIS ROOM.

4:48:15PM SHE AND I ARE IN THE LOBBY AND NEED ACCESS TO THE MEETING.

4:48:19PM >>Tammy Duran: ALL THREE OF YOU ARE IN THE MEETING.

4:48:22PM YOU ARE THE ONLY ONE THAT HAS THE CAMERA ON.

4:48:30PM >> OKAY.

4:48:31PM LET ME JUST CONFIRM.

4:48:32PM SO THIS IS AN EXISTING BUILDING, WITH RESPECT TO THE

4:48:45PM ARTICULATION ALONG THAT REAR WALL, WE WOULD HAVE TO DO NEW

4:48:52PM CONSTRUCTION TO CHANGE THAT AND THAT REALLY ISN'T IN OUR

4:48:55PM SCOPE.

4:48:55PM THE SCOPE WAS JUST TO REPAINT THE EXTERIOR AND DO THE

4:49:00PM ADDITION.

4:49:00PM THE ADDITION IS ONE SMALL COMPONENT OF THAT REAR ELEVATION.

4:49:06PM THERE'S NOT MUCH I CAN DO ABOUT BREAKING UP THAT LONG,

4:49:14PM STRAIGHT WALL, UNFORTUNATELY.

4:49:17PM >>Michael Sheeley: WASN'T IT A COMMENT ABOUT USING COLORS TO

4:49:20PM BREAK UP THE WALL?

4:49:21PM WE'RE NOT TALKING ABOUT BUILDING.

4:49:26PM >>Jim Wallace: ONE OF THE CONCERNS WE HAD, IF I REMEMBER,

4:49:28PM OSPREY COVE, WHICH IS FOUR, FIVE STORIES, I FORGET EXACTLY,

4:49:33PM BUT THEIR VIEW, QUITE A FEW OF THOSE UNITS IS TO THIS REAR

4:49:39PM WALL.

4:49:39PM AND WE WANTED TO BE SURE AT NOMINAL OR NO COST THAT WALMART

4:49:44PM WOULD DO SOMETHING WITH THAT REAR WALL SO IT WASN'T JUST --

4:49:48PM I DON'T KNOW HOW LONG IT IS, BUT IT'S A VERY LONG WALL.

4:49:51PM WE WERE GOING TO BREAK IT UP.

4:49:54PM I THOUGHT WE WERE GOING TO BREAK IT UP WITH SOME RANDOM

4:49:57PM CHANGES IN THE ROOF LINE.

4:49:59PM MAYBE I MISUNDERSTOOD.

4:50:01PM >>Michael Sheeley: I DON'T RECALL THAT DISCUSSION, AND THIS

4:50:03PM IS A PAINT APPLICATION.

4:50:05PM WE DIDN'T GO BEYOND THAT.
 4:50:09PM >>Anthony Gargano: YEAH, AS I REMEMBER, IT WAS TO BREAK IT
 4:50:13PM UP WITH COLOR.
 4:50:16PM >> IT IS ALL ONE COLOR.
 4:50:18PM >>Anthony Gargano: YEAH, IT IS.

 4:50:25PM >>Mary Gibbs: CAN YOU ALL MAKE SURE YOU TALK INTO YOUR
 4:50:27PM MICROPHONES?
 4:50:28PM I CAN'T REALLY HEAR OUT HERE.
 4:50:36PM >>Kristin Jeannin: IT'S CLEAR TO ME THAT YOU HAVE MADE SOME
 4:50:38PM CHANGES THAT ARE POSITIVE WITH THE ARRANGEMENT OF THE COLOR.
 4:50:41PM I KNOW WE HAVE A LOT MORE OF THE DARK BROWN BEFORE, AND YOU
 4:50:44PM HAD COMMITTED TO MAKING THAT SECONDARY LIGHTER BROWN SHADE
 4:50:52PM MORE DOMINANT AND KIND OF SWITCHING THOSE OUT.
 4:50:55PM I THINK THAT'S PRETTY SUCCESSFUL HERE ON THE BUILDING FRONT,
 4:51:02PM IT LOOKS A LOT BETTER TO ME.
 4:51:04PM >>Michael Sheeley: I AGREE.
 4:51:05PM I THINK THAT, UNFORTUNATELY, WHEN WE PRINT THESE COLORS,
 4:51:08PM THEY NEVER COME OUT RIGHT.
 4:51:10PM THE COLOR SWATCH THAT YOU SENT TO US, GAVE TO US IS A MUCH
 4:51:15PM MORE FAVORABLE COLOR THAN WHAT'S INDICATED ON THE WALLS.
 4:51:17PM AND I THINK -- I WOULD HAVE NO OBJECTION MOVING THIS
 4:51:22PM FORWARD.
 4:51:23PM >>Jim Wallace: WHAT ABOUT THAT LONG, LINEAR REAR ELEVATION?
 4:51:26PM >>Michael Sheeley: WELL, THEY HAVE BROKEN IT UP WITH COLORS
 4:51:29PM ON ALL THE GARAGE DOORS, ET CETERA, OVERHEAD DOORS.
 4:51:35PM >>Jim Wallace: THAT'S A LOT OF WALL IN ONE COLOR.
 4:51:37PM >>Michael Sheeley: IT'S A LOT OF.
 4:51:38PM >>Jim Wallace: WALL IT DOESN'T COST ANY MORE IF IT IS TWO
 4:51:44PM COLORS, THREE COLORS.
 4:51:46PM DOESN'T COST WALMART ANOTHER PENNY.

 4:51:48PM >>Kristin Jeannin: I THINK THAT IS A FAIR SUGGESTION, JIM.
 4:51:51PM THE BIG SECTION BETWEEN 8 AND 5 COULD BE CHANGED TO MAYBE
 4:51:55PM THE DARK BROWN OR SOMETHING ALONG THOSE LINES TO BREAK IT
 4:51:59PM UP.
 4:52:00PM THAT WOULD BE A LOT OF DARK BROWN.
 4:52:04PM THAT'S THE ONLY KIND OF COLOR LEFT THAT'S NOT RIGHT THERE
 4:52:07PM ALREADY.
 4:52:07PM MAYBE IT COULD BE THE LIGHTER COLOR AND THEN YOU'D HAVE TO
 4:52:13PM -- I DON'T KNOW.
 4:52:14PM THERE IS A PATTERN TO HOW THEY ARE TREATING THAT.
 4:52:16PM >>Jim Wallace: AN OPPORTUNITY TO BREAK UP THAT LONG WALL AT
 4:52:19PM NO COST.
 4:52:21PM >>Michael Sheeley: THEY HAVE AN INTERMEDIATE TONE THAT MIGHT
 4:52:23PM BE GOOD THAT'S ON THE ONE NUMBER 11.
 4:52:33PM >>Kristin Jeannin: I DO THINK IT IS LIGHTER THAN IT LOOKS ON
 4:52:36PM THE PAPER.

4:52:36PM THERE IS A HATCH THAT MAKES IT LOOK DARKER.
 4:52:39PM >>Jim Wallace: BETWEEN FIVE AND EIGHT.
 4:52:41PM >>Michael Sheeley: WHERE THE POP-UP WALL, NEXT TONE DOWN.
 4:52:46PM I THINK THAT MAKES SENSE.
 4:52:51PM >>Mary Gibbs: I THINK WE JUST DISCONNECTED THE APPLICANT.
 4:52:55PM >>Tammy Duran: THEY ARE STILL IN THE MEETING.
 4:52:56PM WE JUST DID THE PODIUM.
 4:53:02PM >>James Tatoles: ACTUALLY THE ONLY SECTION IN THE WHOLE
 4:53:04PM BUILDING THAT HAS THAT LONG OF A SPANS OF THE SAME COLOR.

 4:53:08PM IT WOULDN'T HURT TO BREAK IT UP.
 4:53:12PM >>Kristin Jeannin: TAMMY, I THINK WE ARE ALL MUTED IN TEAMS.
 4:53:17PM >>Tammy Duran: NO, YOU'RE NOT.
 4:53:19PM >>Kristin Jeannin: JUST THIS PERSON IS MUTED.
 4:53:26PM >>Tammy Duran: THE ONLY ONE IS THE PODIUM.
 4:53:31PM >>Mary Gibbs: DID THE APPLICANT HEAR WHAT YOU ALL WERE
 4:53:33PM SUGGESTING?
 4:53:34PM BETH, DID YOU HEAR THAT ABOUT CHANGING THE COLORS IN THE
 4:53:38PM BACK?
 4:53:40PM >> IT WAS A LITTLE GARBLED BUT I HEARD SOMETHING ABOUT
 4:53:43PM BETWEEN FIVE AND EIGHT TO MAYBE MAKE THAT A DIFFERENT
 4:53:48PM PRIMARY WALL COLOR.
 4:53:51PM >>Kristin Jeannin: YES.
 4:53:52PM I THINK THE CONSENSUS SUGGESTION HERE WOULD BE ON THE REAR
 4:53:56PM ELEVATION TO CHANGE THE SEGMENT BETWEEN 8 AND 5 TO YOUR --
 4:54:04PM THE LARGE WALL SECTION TO YOUR STICKS AND STONES COLOR.
 4:54:09PM >> OKAY.
 4:54:09PM WE CAN DEFINITELY MAKE THAT CHANGE.
 4:54:22PM >>Michael Sheeley: I LIKE THE OTHER ONE BETTER.
 4:54:31PM >>Kristin Jeannin: SO THAT CONSENSUS STANDS.
 4:54:35PM >>Jim Wallace: I JUST WANT TO BE SURE WE ALL KNOW WHAT THE
 4:54:38PM OBJECTIVE IS TODAY.
 4:54:41PM >>Mary Gibbs: AGREED.
 4:54:41PM YOU'RE SAYING THAT THE REAR ELEVATION CHANGE BETWEEN 8 AND
 4:54:45PM 5, DO THE STICKS AND STONES COLOR?

 4:54:50PM >> YEAH.
 4:54:51PM >> RIGHT.
 4:54:56PM >>Mary Gibbs: DID YOU GET THAT, BETH?
 4:54:58PM >> I DID NOT, MARY.
 4:54:59PM >>Mary Gibbs: I THINK THEY ARE SAYING THAT THE COLORS ARE
 4:55:02PM OKAY, BUT IN THE REAR ELEVATION, THEY WANT YOU TO CHANGE
 4:55:05PM FROM 8 TO 5 TO THE STICKS AND STONES COLOR.
 4:55:10PM >> OKAY.
 4:55:11PM AND THAT WE CAN DEFINITELY DO.
 4:55:13PM CAN YOU HEAR ME?
 4:55:18PM >>Anthony Gargano: YES.
 4:55:19PM THAT SOUNDS GOOD.

4:55:23PM >>Mary Gibbs: ANYTHING ELSE?
 4:55:29PM >>Anthony Gargano: ANYTHING ELSE FROM THE BOARD?
 4:55:33PM >>Jim Wallace: [INAUDIBLE]
 4:55:34PM >>Mary Gibbs: IT'S FINE.
 4:55:35PM I'M USED TO IT.
 4:55:41PM >>Jim Wallace: [INAUDIBLE]
 4:55:45PM >>Mary Gibbs: WHOSE IDEA WAS THAT?
 4:55:47PM >>Anthony Gargano: OKAY.
 4:55:47PM I'M GOING TO OPEN THE MEETING UP TO THE PUBLIC.
 4:55:51PM DO YOU HAVE ANY CARDS, TAMMY, ON THIS?
 4:55:53PM >>Tammy Duran: NO.
 4:55:54PM >>Anthony Gargano: ANYONE HERE IN THE AUDIENCE THAT WISHES
 4:55:56PM TO BE HEARD ON THIS MATTER?

 4:55:57PM OKAY.
 4:56:01PM I'LL CLOSE THE PUBLIC PORTION THEN.
 4:56:04PM ACTUALLY, THIS WAS A WORKSHOP.
 4:56:18PM >>Mary Gibbs: NO.
 4:56:19PM THIS IS A PUBLIC HEARING CONTINUED.
 4:56:20PM SO WE NEED A MOTION.
 4:56:21PM >>Anthony Gargano: CONTINUATION OF THE PUBLIC HEARING.
 4:56:24PM SO AT THIS POINT, I'LL ENTERTAIN A MOTION.
 4:56:31PM >>Jim Wallace: I PROPOSE THAT WE APPROVE IT SUBJECT TO THE
 4:56:35PM COLOR CHANGE IN SECTIONS 5 TO 8 IN THE REAR ELEVATION.
 4:56:41PM >>Michael Sheeley: SECOND.
 4:56:43PM >>Anthony Gargano: DO WE WANT TO SPECIFY THE NAME OF THAT
 4:56:46PM COLOR IN THE MOTION?
 4:56:46PM STICKS AND STONES.
 4:56:49PM OKAY.
 4:56:51PM IT'S HARD TO SEE THAT COLOR IN THE MOTION.
 4:56:56PM OKAY.
 4:56:58PM WE HAVE A MOTION.
 4:57:00PM DO WE HAVE A SECOND?
 4:57:02PM >>Michael Sheeley: I DID SECOND.
 4:57:02PM >>Anthony Gargano: OKAY.
 4:57:03PM ANY DISCUSSION ON THE MOTION?
 4:57:04PM CAN WE HAVE A CALL OF THE ROLL, TAMMY?
 4:57:09PM >>Tammy Duran: BOARD MEMBER JEANNIN?
 4:57:11PM >>Kristin Jeannin: YES.

 4:57:13PM >>Michael Sheeley: YES.
 4:57:14PM >>James Tatooles: YES.
 4:57:15PM >>Jim Wallace: YES.
 4:57:18PM >>Dan Williams: YES.
 4:57:19PM >>Anthony Gargano: YES.
 4:57:20PM OKAY.
 4:57:23PM THANK YOU.
 4:57:25PM >>Mary Gibbs: ALL RIGHT.

4:57:26PM I'LL HAVE ERIC INTRODUCE THE NEXT CASE.
 4:57:33PM >> THANK YOU VERY MUCH.
 4:57:33PM >>Mary Gibbs: YOU ARE WELCOME.
 4:57:34PM THANK YOU.
 4:57:35PM YOU CAN LEAVE NOW.
 4:57:36PM >> HAVE A GREAT EVENING.
 4:58:09PM >> GOOD EVENING.
 4:58:10PM I'M HERE TO INTRODUCE THE PUBLIC INFORMATION MEETING FOR
 4:58:13PM CORKSCREW VILLAGE.
 4:58:16PM IT IS A SELF-STORAGE PROGRAM ON EXISTING LOT 6 WHERE THERE
 4:58:21PM IS CURRENTLY FIVE METAL BUILDINGS CONSISTING OF SELF-STORAGE
 4:58:26PM FOR A TOTAL OF JUST UNDER A HUNDRED THOUSAND SQUARE FEET.
 4:58:30PM THE ORIGINAL ORDINANCE ALLOWED FOR UP TO 170,000 SQUARE
 4:58:35PM FEET.
 4:58:35PM ORIGINAL ORDINANCE IS FROM 1999.
 4:58:39PM THE PROPOSAL IS TO FINISH OUT THE 170,000 SQUARE FEET BY
 4:58:43PM ADDING A 76,000 SQUARE FOOT ADDITIONAL SPACE.

 4:58:47PM THE APPLICANT IS HERE TO DISCUSS THAT WITH US TONIGHT.
 4:58:49PM MR. BEAU RAICH FROM THE SROA IS HERE, AS WELL AS SINA
 4:58:57PM EBRAHIMI, THE ENGINEER, AND TODD LUCAS FROM RAPID DESIGN
 4:59:01PM BUILD.
 4:59:02PM THANK YOU.
 4:59:08PM >> GOOD AFTERNOON.
 4:59:10PM MY NAME IS BEAU RAICH, VP OF DEVELOPMENT FOR SROA CAPITAL.
 4:59:17PM WE ARE THE OWNER OF SROA CORKSCREW VILLAGE.
 4:59:20PM WE'VE OWNED THE PROPERTY SINCE 2016.
 4:59:24PM OWNED AND OPERATED IT.
 4:59:26PM WELL OCCUPIED PROPERTY.
 4:59:27PM DOES VERY WELL FOR US.
 4:59:29PM ON THE ORIGINAL SITE PLAN, THERE WAS ADDITIONAL SQUARE
 4:59:32PM FOOTAGE TO BE BUILT OUT.
 4:59:34PM THAT'S WHAT WE'RE LOOKING TO COMPLETE.
 4:59:36PM WE'VE BEEN BACK AND FORTH WITH STAFF.
 4:59:38PM I THINK WE HAVE A DESIGN THAT EVERYONE CAN GET BEHIND.
 4:59:41PM I'VE GOT MY ENGINEER HERE IF THERE ARE ANY SPECIFIC
 4:59:45PM QUESTIONS REGARDING THE ENGINEER HERE.
 4:59:46PM I HAVE MY ARCHITECT HERE.
 4:59:48PM HE PROVIDED A BOARD WITH MATERIAL SELECTIONS.
 4:59:52PM I CAN ANSWER ANY QUESTIONS ABOUT THE OPERATION OR THE
 4:59:54PM DESIGN.
 4:59:55PM DOES ANYONE HAVE ANY?
 4:59:57PM IF THERE'S ANYTHING ELSE SPECIFICALLY YOU WOULD LIKE ME TO

 5:00:09PM PRESENT.
 5:00:17PM >> MY NAME IS SINA EBRAHIMI, KIMLEY-HORN AND ASSOCIATES.
 5:00:22PM ALSO REPRESENTING THE TRAFFIC AND LANDSCAPE SERVICES FOR
 5:00:26PM THIS PROJECT.

5:00:27PM AS ERIC MENTIONED AND BEAU MENTIONED, WE'RE COMPLEMENTING
 5:00:30PM THE FINAL PHASE OF THE FULL BUILD-OUT OF THIS DEVELOPMENT.
 5:00:34PM ESTABLISHED ZONING BACK IN 99 --
 5:00:39PM >>Anthony Gargano: CAN YOU SPEAK A LITTLE CLOSER TO THE
 5:00:41PM MICROPHONE?
 5:00:42PM >> HOW IS THAT?
 5:00:44PM >> SPEAK UP, PLEASE.
 5:00:45PM >> JUST REITERATING, WE'RE COMPLEMENTING THE FINAL PHASE OF
 5:00:48PM THE FULL BUILD-OUT OF THE SELF-STORAGE FACILITY WITH THE
 5:00:53PM 76,000-SQUARE-FOOT BUILDING.
 5:00:53PM WE MET WITH STAFF ON MULTIPLE OCCASIONS TO MAKE SURE WE'RE
 5:00:57PM COMPLEMENTING THE ARCHITECT COMPONENTS.
 5:00:58PM THE PROJECT IS LOCATED ON THE SOUTHEAST CORNER OF CORKSCREW
 5:01:03PM AND TAMIAMI, MORE SPECIFICALLY COMMON WAY.
 5:01:06PM EXISTING FACILITY AS BEAU MENTIONED.
 5:01:12PM PROJECT OVERVIEW --
 5:01:15PM >>Mary Gibbs: CAN YOU GO BACK TO THAT SLIDE?
 5:01:17PM JUST TO GIVE YOU GUYS AN IDEA WHERE IT IS, YOU KNOW WHERE
 5:01:21PM THE PUBLIX SHOPPING CENTER IS AT CORKSCREW AND 41, IN THE
 5:01:24PM BACK, LIKE DIRECTLY SOUTH OF PUBLIX, THERE IS A LITTLE
 5:01:28PM MINI-WAREHOUSE DEVELOPMENT.

 5:01:29PM IT IS THE LAST LOT BACK THERE.
 5:01:31PM IT'S KIND OF HARD TO TELL FROM THIS AERIAL.
 5:01:34PM >>Kristin Jeannin: IS IT STORAGE OR WAREHOUSE?
 5:01:36PM >> IT'S STORAGE.
 5:01:37PM IT'S STORAGE.
 5:01:40PM >>Mary Gibbs: IT'S MINI-WAREHOUSES BACK THERE.
 5:01:48PM >> SO GOING THROUGH THE DEVELOPMENT, LIKE I SAID,
 5:01:52PM COMPLEMENTING THE BUILD-OUT.
 5:01:54PM OVERVIEW OF OUR DEVELOPMENT SERVICES.
 5:01:56PM D.O., DEVELOPMENT ORDER, JUST UNDER 76,000 SQUARE FOOT,
 5:02:01PM CONSISTENT WITH THE ESTABLISHED PROJECT APPROVALS.
 5:02:03PM ZONING RESOLUTION Z-99-077.
 5:02:08PM THIS IS GOING OVER ZONING ENTITLEMENTS.
 5:02:10PM WE ARE CONSISTENT WITH ALL THE ZONING ENTITLEMENTS BY VIRTUE
 5:02:14PM OF LAND DEVELOPMENT CODE CHANGES AND ESTABLISHMENT
 5:02:16PM ANNEXATION THROUGH THE VILLAGE.
 5:02:18PM WE ARE ASKING FOR ONE DEVIATION THAT I WILL COVER IN FUTURE
 5:02:23PM SLIDES REGARDING SETBACKS TO RESIDENTIAL DEVELOPMENTS.
 5:02:25PM HERE IS AN OVERVIEW OF THE EXISTING FACILITY.
 5:02:30PM KIND OF THE CURRENT CONDITIONS, AS MENTIONED, IT'S FIVE
 5:02:33PM FACILITIES.
 5:02:34PM IF I CLICK OVER, WE'RE GOING TO COMPLEMENT IT WITH OUR
 5:02:37PM BUILDING, 76,000 SQUARE FEET.
 5:02:39PM ADDING TO EV SPACES, CONSISTENT WITH DEVELOPMENT SERVICES
 5:02:51PM COMMENTS AS WELL AS BIKE RACKS AND THEN OVERALL PAVEMENT

5:02:53PM RESTORATIONS.
 5:02:55PM TODAY, WE RECEIVED OUR SOUTH FLORIDA PERMIT FOR THE PROJECT
 5:02:58PM AS WELL AS OUR LEE COUNTY UTILITIES STIPULATED APPROVAL.
 5:03:03PM >>Mary Gibbs: GO BACK ONE SLIDE.
 5:03:05PM SO WHEN YOU'RE LOOKING AT THIS, WHAT IS THERE NOW, THAT'S
 5:03:08PM OUTDOOR STORAGE?
 5:03:10PM >> THAT IS OUTDOOR STORAGE THAT I BELIEVE THE APPLICANT IS
 5:03:14PM GOING TO CEASE UPON THIS DEVELOPMENT APPROVAL.
 5:03:16PM >>Mary Gibbs: SINCE YOU ARE PUTTING A BUILDING ON IT, I
 5:03:19PM ASSUME IT WOULDN'T BE THERE.
 5:03:21PM >> YES.
 5:03:24PM >> SO ARCHITECTURAL, WE HAVE SHANE I BELIEVE ON BEHALF OF
 5:03:28PM TODD TO TALK THROUGH THE ARCHITECTURAL COMPONENTS.
 5:03:30PM THEY PUT TOGETHER THIS PRESENTATION BOARD AS WELL.
 5:03:34PM >> THANK YOU ALL.
 5:03:35PM MY NAME IS SHANE BATCHELOR, WITH RAPID DESIGN-BUILD.
 5:03:38PM I AM REPRESENTING THE ARCHITECT OF RECORD FOR THE PROJECT.
 5:03:44PM UNFORTUNATELY, TODD COULDN'T MAKE IT HERE.
 5:03:47PM I REPRESENTED US.
 5:03:49PM THANK YOU, SINA AND THANK YOU, MR. CHAIRMAN AND BOARD.
 5:03:54PM AS MENTIONED BEFORE, WE ARE PROPOSING A TWO-STORY FACILITY,
 5:03:59PM 76,000 SQUARE FEET TO OCCUPY THE SITE HERE OVER TWO TOTAL
 5:04:06PM STORIES FOR THE BUILDING.
 5:04:07PM WHEN WE BEGUN THE DESIGN WORK WITH THE PROJECT, WE TOOK A
 5:04:12PM LOOK THROUGH THE REQUIREMENTS FOR THE VILLAGE OF ESTERO, AND

 5:04:16PM AS I UNDERSTAND IT, THERE ARE TWO PRIMARY ARCHITECTURAL
 5:04:19PM STYLES THAT ARE PREVALENT FOR OUR VILLAGE HERE, THE FLORIDA
 5:04:22PM VERNACULAR AND THE MEDITERRANEAN REVIVAL STORY.
 5:04:26PM SO FOR THIS FACILITY HERE, WHAT WE ARE PRESENTING TO YOU IS
 5:04:30PM A VERSION OF THE MEDITERRANEAN REVIVAL STYLE.
 5:04:35PM FOR THE NEW FACILITY.
 5:04:37PM THERE ARE FIVE ADDITIONAL EXISTING BUILDINGS ON-SITE.
 5:04:40PM THIS ONE IS GOING TO BE OUR NEWEST ADDITION.
 5:04:42PM SO IT IS ABOVE AND BEYOND WHAT IS CURRENTLY EXISTING ON THIS
 5:04:48PM PARTICULAR SITE.
 5:04:49PM IN ORDER TO ACCURATELY PRESENT -- REPRESENT THE
 5:04:56PM MEDITERRANEAN REVIVAL STYLE, WHAT WE'RE PROPOSING FOR THIS
 5:04:59PM FACILITY HERE IS A PROJECT THAT UTILIZES A LOT OF DIFFERENT
 5:05:05PM COMPONENTS FOR THAT PARTICULAR STYLE.
 5:05:07PM SO IF WE WANT TO GO THROUGH EACH IN A BRIEF SNIPPET OF IT.
 5:05:12PM SO WE ARE PRESENTING WIDELY ARTICULATED BUILDING.
 5:05:18PM OVER THE COURSE OF SEVERAL BACK AND FORTHS WITH INITIAL
 5:05:23PM SUBMITTALS THAT WE HAD, WE CAME UP WITH THIS FINAL VERSION
 5:05:27PM HERE.
 5:05:28PM SO YOU CAN SEE THE FRONT OF THE BUILDING HERE.
 5:05:31PM IT IS ARTICULATED IN MANY, MANY DIFFERENT ASPECTS.
 5:05:35PM AS ARE ALL OTHER SIDES OF THE BUILDING.

5:05:38PM FRONT, REAR, SIDES AS WELL.
 5:05:40PM WE'VE GOT TWO PRIMARY TOWERS FLANKING EACH END.
 5:05:44PM AND THEN OUR MAIN ENTRANCE FOR THE FACILITY, WHICH IS GOING

 5:05:47PM TO BE OUR LOADING DOCK, HAS THAT LARGE PRIMARY TOWER
 5:05:53PM ELEMENTS.
 5:05:54PM WE ARE INCORPORATING SEVERAL FEATURES THAT ARE
 5:05:56PM REPRESENTATIVE FOR THAT PARTICULAR STYLE, SO WE ARE SHOWING
 5:06:01PM A HIP ROOF.
 5:06:02PM OUR MATERIALS BOARDS HERE.
 5:06:05PM SO WE'VE GOT A BARREL TILE ROOF THAT IS PRETTY TYPICAL FOR
 5:06:10PM THE MEDITERRANEAN REVIVAL STYLE.
 5:06:12PM AND WE ARE SHOWING SOME OF THE OTHER ASPECTS, INCLUDING A
 5:06:21PM SHALLOW, NOT NECESSARILY A FULL OCCUPIED BALOGIA, BUT
 5:06:21PM SHALLOW WITH THE ARCHES AND COLUMNS FLANKING THAT MAIN ENTRY
 5:06:26PM TOWER THERE.
 5:06:27PM MATERIALITY WISE WHAT WE'RE PROPOSING FOR THE FACILITY IS AN
 5:06:32PM INSULATED METAL PANEL.
 5:06:33PM WE USE THIS VERY OFTEN ON OUR STORAGE FACILITIES.
 5:06:38PM IT IS AVAILABLE, AND WE ARE PROPOSING THIS IN A STUCCO
 5:06:43PM FINISH.
 5:06:43PM SO YOU GUYS HAVE THE MATERIALS HERE IN THIS PRESENTATION
 5:06:48PM HERE.
 5:06:49PM SO WE ARE PROPOSING TO CONSTRUCT THIS USING THE STUCCO
 5:06:52PM FINISH.
 5:06:53PM IT DOES COME IN A VARIETY OF DIFFERENT OTHER FINISHES, BUT
 5:06:56PM WE THINK THIS ONE IN PARTICULAR WILL MARRY WELL WITH THE
 5:07:01PM SURROUNDING FACILITIES IN THE VILLAGE.
 5:07:05PM I HAVE A COUPLE OF RENDERINGS HERE JUST REPRESENTING THE

 5:07:11PM FACILITY ITSELF.
 5:07:12PM SO THIS IS THE FRONT OF THE FACILITY HERE.
 5:07:15PM AS YOU PULL UP, THAT'S OUR MAIN LOADING AREA RIGHT THERE.
 5:07:19PM AND THEN AS I MENTIONED PREVIOUSLY, WE'VE ARTICULATED THIS
 5:07:24PM BUILDING PRETTY HEAVILY.
 5:07:28PM ANOTHER SHOT RIGHT HERE OF THE FACILITY HERE FROM THE SIDE.
 5:07:35PM OUR CLIENTS WILL PULL UP ALONG THIS MAIN DRIVE AISLE HERE
 5:07:39PM AND THEN ENTER INTO THE LOADING FACILITY FROM HERE.
 5:07:42PM ANOTHER COUPLE OF CLOSE-UPS FOR IT.
 5:07:47PM AND THAT'S THE REAR OF THE FACILITY.
 5:07:51PM LET ME KNOW IF YOU GUYS HAVE ANY QUESTIONS REGARDING THE
 5:07:54PM ARCHITECTURE PORTION.
 5:07:55PM >>Kristin Jeannin: DO YOU HAVE PICTURES OF THE EXISTING
 5:07:58PM BUILDINGS?
 5:07:59PM >> I DON'T, BUT WE CAN PULL UP THE STREET VIEW.
 5:08:08PM >>Kristin Jeannin: THERE WAS LIKE THE CORNER OF ONE IN ONE
 5:08:10PM OF THE SHOTS.
 5:08:11PM >> IT'S OLDER.

5:08:12PM MOST OF IT IS DRIVE-UP STORAGE.
 5:08:15PM I BELIEVE IT'S METAL ROOFS THAT HAVE BEEN TPO'D OVER.
 5:08:20PM IT'S OLDER PRODUCT.
 5:08:21PM >>Kristin Jeannin: I JUST WANT TO SEE IF THIS THE
 5:08:24PM REPRESENTATION OF WHAT'S REALLY THERE.
 5:08:26PM DOES IT HAVE THAT BLUE ON THE ROOFLINE?
 5:08:43PM >> YES.

 5:08:43PM >>Mary Gibbs: THE EXISTING BUILDINGS OUT THERE ARE QUITE OLD
 5:08:47PM AND THEY ARE WHITE WITH BLUE.
 5:08:49PM THEY ARE NOT PRETTY.
 5:08:54PM >>Kristin Jeannin: SURE.
 5:08:55PM THANK YOU.
 5:08:56PM >> PART OF THE PROJECT IS GOING TO BE PAINT.
 5:08:59PM REPAINT THE PROJECT.
 5:09:15PM >>Kristin Jeannin: I DIDN'T EVEN KNOW IT WAS BACK THERE.
 5:09:18PM >>Michael Sheeley: ARE YOU COMMITTED TO THAT BLUE COLOR?
 5:09:20PM IS THE BLUE COLOR A CORPORATE COLOR?
 5:09:24PM >> WE'RE GOING TO REPAINT AS PART OF THIS -- AS WALKING THE
 5:09:28PM PROJECT TODAY, NOTICED SOME OF THE DOORS WERE PRETTY FADED.
 5:09:31PM THIS WILL BE A MAJOR PROJECT, PUT A LOT OF MONEY INTO THE
 5:09:35PM FACILITY DOING THIS, SO WE WANT TO CLEAN THE REST OF IT UP.
 5:09:39PM WE'LL PAINT THE FACILITY, REPAINT THE DOORS.
 5:09:43PM >>Kristin Jeannin: ARE YOU COMMITTED TO THE BLUE COLOR?
 5:09:45PM >> NO.
 5:09:46PM THIS IS ACTUALLY NOT TYPICAL -- OUR CORPORATE BRAND IS RED,
 5:09:49PM WHITE AND BLUE.
 5:09:50PM ACTUALLY, WE HAVE A LOT OF RED DOORS.
 5:09:51PM IF THERE IS A SPECIFIC COLOR WE NEED TO USE, WE CAN DO THAT.
 5:09:56PM WE'RE NOT MARRIED TO ANY OF THE COLORS IN THE COLOR SCHEMES.
 5:10:01PM >>Michael Sheeley: MIGHT WANT TO RETHINK THE BLUE IN TERMS
 5:10:03PM OF TRIM COLOR.
 5:10:04PM I THINK YOU HAVE DONE A GOOD JOB WITH THE METAL BUILDING TO

 5:10:06PM GIVE THE ARTICULATION THAT YOU HAVE.
 5:10:08PM DO WE HAVE A LIMITATION, MARY, OF THE AMOUNT OF METAL
 5:10:13PM PANELS?
 5:10:13PM EVEN WITH A STUCCO FINISH.
 5:10:18PM >> I WANTED TO CLARIFY, SO THE FINISH THAT WE'RE USING, IT'S
 5:10:21PM FROM A COMPANY CALLED KING SPAN.
 5:10:24PM INSULATED METAL PANEL.
 5:10:27PM THE EXTERIOR FINISH OF THE METAL PANEL IS ACTUALLY STUCCO.
 5:10:31PM WE HAVE A SAMPLE OF IT.
 5:10:34PM IT IS A MODERN MATERIAL.
 5:10:35PM WE'RE TRYING TO SWITCH TO IT.
 5:10:37PM MUCH CLEANER.
 5:10:38PM MUCH MORE ENVIRONMENTALLY FRIENDLY.
 5:10:39PM GIVES YOU THE SAME NICE FINISH LIKE IN AN AGGREGATE STUCCO

5:10:43PM FINISH LOOK.
 5:10:45PM >>Michael Sheeley: WHAT ARE THE PANEL WIDTHS?
 5:10:47PM DO THEY VARY?
 5:10:48PM >> 24, 30, 36, AND 42 INCHES.
 5:10:51PM THIS IS A 42-INCH.
 5:10:53PM TEXTURE-WISE, PRETTY CLOSE TO --
 5:10:57PM >> THE FIRST TIME I WAS SAW IT STANDING NEXT TO THE
 5:11:00PM BUILDING, I DIDN'T KNOW IT WAS INP.
 5:11:03PM I WAS FASCINATED WITH IT.
 5:11:06PM >>Michael Sheeley: BIGGER PANELS, LOOK MORE LIKE CONTROL
 5:11:09PM JOINTS -- INSTEAD OF METAL PANEL, WHICH IS GOOD.

 5:11:15PM >>James Tatooles: I COULD SAY AS A COMMENT HERE, I DO HAVE A
 5:11:19PM UNIT IN THIS FACILITY.
 5:11:22PM THE SAD PART ABOUT IT IS, NOBODY WILL BE ABLE TO SEE THE
 5:11:28PM BUILDING, BECAUSE IT IS A GATED COMMUNITY.
 5:11:31PM YOU DON'T GET IN UNLESS YOU BELONG.
 5:11:34PM ALL OF THIS PRESENTATION IS ONLY FOR THE PEOPLE WHO HAVE USE
 5:11:39PM OF THE FACILITY.
 5:11:41PM >>Mary Gibbs: HOWEVER, THE HCA PROPERTY IS DIRECTLY SOUTH OF
 5:11:44PM THIS, SO THERE WILL BE, WHEN HCA DEVELOPS, THERE WILL BE
 5:11:48PM AVAILABILITY OF THE SOUTH ELEVATION.
 5:11:53PM >> HOSPITAL CORP. OF AMERICA.
 5:11:55PM >>Mary Gibbs: NORTH POINT PROPERTY.
 5:11:57PM >>Kristin Jeannin: ARE YOU ALSO NEXT TO THE RAILROAD?
 5:11:59PM RAILS TO TRAILS.
 5:12:02PM >>Jim Wallace: I HAVE A QUESTION.
 5:12:03PM IN THE ARCHITECTURAL RENDERING THAT WE HAVE HERE, THE
 5:12:07PM PERSPECTIVE, IT SHOWS A SERIES OF DOORS.
 5:12:12PM NOW, ARE THOSE GARAGE DOORS THAT OPEN UP TO ALLOW -- ON THE
 5:12:17PM LEFT -- ON THE EXISTING BUILDINGS.
 5:12:20PM >>Kristin Jeannin: IN YOUR BUILDING.
 5:12:22PM LIKE, NONE OF YOUR ACCESS --
 5:12:25PM >>Jim Wallace: I'M TALKING ABOUT THE EXISTING BUILDING.
 5:12:27PM ARE THOSE GARAGE DOORS OR INDIVIDUAL DOORS?
 5:12:30PM >> THEY ARE ROLL-UP DOORS.
 5:12:32PM IT'S A ROLL-UP DOOR, 10 BY 10 --

 5:12:36PM >>Jim Wallace: LIKE WE SEE VERY OFTEN IN MINI-STORAGE
 5:12:38PM FACILITIES.
 5:12:44PM YOU SHOW PARALLEL PARKING ALONG THERE, DO PEOPLE NOT BACK UP
 5:12:48PM TO LOAD AND UNLOAD TO THAT FACILITY?
 5:12:53PM I'M TRYING TO UNDERSTAND.
 5:12:55PM WHAT IS THE DISTANCE BETWEEN YOUR EXISTING BUILDING AND YOUR
 5:12:59PM NEW BUILDING?
 5:13:00PM >> I BELIEVE WE ARE 40 FEET.
 5:13:02PM WE TYPICALLY PROVIDE A 10-FOOT STRIPED LOADING AREA IN FRONT
 5:13:08PM OF THE BUILDING.

5:13:08PM WE MAKE SURE TO HAVE OUR DRIVE AISLES PRETTY WIDE SO YOU CAN
 5:13:13PM LOAD AND STILL DRIVE BY.
 5:13:14PM >>Jim Wallace: 40 FEET BETWEEN THE BUILDINGS?
 5:13:18PM >> HE'S VERIFYING --
 5:13:19PM >>Jim Wallace: AND YOU HAVE PARALLEL PARKING SHOWING ON
 5:13:22PM BOTH, DO YOU?
 5:13:22PM PARALLEL PARKING ON BOTH, SO THAT'S TEN FEET, DOWN TO 20, IS
 5:13:30PM THAT WHAT YOU'RE SAYING?
 5:13:33PM >> TYPICALLY, WITH A STORAGE FACILITY, WE'VE -- ARE YOU
 5:13:37PM TALKING ABOUT WHERE PEOPLE ARE GOING TO PARK TO ENTER THE
 5:13:39PM BUILDING?
 5:13:40PM WE'LL HAVE -- THE NOTCH IN THE BUILDING THERE, THAT'S GOING
 5:13:43PM TO BE A LARGE COVERED PARKING AREA.
 5:13:45PM THAT'S PROBABLY WHERE 90% OF THE PEOPLE WILL PULL IN AND
 5:13:48PM LOAD AND UNLOAD.

 5:13:49PM AND THEN I THINK TWO SECONDARY LOADING ZONES WHERE PEOPLE
 5:13:52PM CAN PULL UP.
 5:13:53PM >>Jim Wallace: WHEN PEOPLE ARE IN THERE ON A SUNDAY, I MEANT
 5:13:57PM -- I KNOW THERE ARE TIMES OF THE WEEK WHEN THERE ARE MORE
 5:14:00PM PEOPLE THERE UNLOADING.
 5:14:03PM WHEN THAT IS FULL, TYPICALLY TWO PEOPLE, WHERE DO PEOPLE
 5:14:09PM PARK AND WHERE DO THEY UNLOAD?
 5:14:10PM I'M ONLY CONCERNED, IF I TAKE YOUR 40 AND SUBTRACT 10 AND
 5:14:16PM 10, ONLY GIVES ME 20, TYPICALLY ROAD IS 24.
 5:14:20PM SO YOU WANT TO BE SURE THAT IT'S WORKING.
 5:14:22PM IF SOMEONE -- COMES IN WITH A TRAILER OR A BIGGER TRUCK, HOW
 5:14:28PM DO PEOPLE PARK AND HOW DO PEOPLE ACCESS YOUR NEW FACILITY?
 5:14:33PM >> IT'S 40 FEET TOTAL PAVEMENT WIDTH AND 8-FOOT WIDTH
 5:14:37PM PARALLEL WORKING.
 5:14:38PM WE DON'T ANTICIPATING PARKING IN FRONT OF OUR BUILDING.
 5:14:40PM >>Jim Wallace: I'M SORRY.
 5:14:42PM I DON'T HEAR YOU AS WELL.
 5:14:43PM >> IT'S 40 FEET TOTAL PAVEMENT WIDTH AND 8-FOOT PARALLEL
 5:14:48PM PARKING WIDTH.
 5:14:49PM 32 CLEAR WIDTH WITH PARKING SPACES IN THERE.
 5:14:52PM >>Jim Wallace: YOU DON'T HAVE ANY PARALLEL PARKING ON THE
 5:14:55PM SIDE OF YOUR NEW BUILDING?
 5:14:57PM >> NO.
 5:14:57PM >>Jim Wallace: IF I HAVE MORE THAN TWO PEOPLE UNLOADING,
 5:15:00PM WHERE DO THEY PARK?

 5:15:02PM >> SO OUR MAIN LOADING AREA FOR THIS BUILDING IS THIS AREA
 5:15:06PM HERE.
 5:15:07PM WE HAVE OUR MAIN ENTRY DOORS HERE.
 5:15:09PM WE ANTICIPATE THE CLIENTS FOR THIS BUILDING TO PULL UP INTO
 5:15:13PM THIS LOADING SPACE HERE, WHICH CAN ACCOMMODATE THREE SIDE BY
 5:15:19PM SIDE BOX TRUCKS.

5:15:20PM WE'RE NOT ANTICIPATING THEM PARKING HERE AND LOADING BECAUSE
 5:15:24PM WE DON'T HAVE ANY DOORS FOR THEM TO PULL IN.
 5:15:27PM >>Michael Sheeley: IT'S ALL INTERNAL, NO EXTERNAL.
 5:15:29PM >>Jim Wallace: I UNDERSTAND HOW IT WORKS.
 5:15:30PM I'M FAMILIAR WITH ANOTHER LOCATION, SORRY TO MENTION
 5:15:34PM COMPETITORS, BUT THE EXTRA SPACE STORAGE, THEY HAVE A
 5:15:36PM LOADING AREA, BUT THEN THEY ALSO WITHIN THEIR GATE, WITHIN
 5:15:42PM THEIR FENCING, THEY HAVE OTHER PLACES SO THAT YOU CAN UNLOAD
 5:15:45PM AND THEN IF YOU'RE GOING TO BE THERE FOR AN HOUR OR WHATEVER
 5:15:48PM YOU'RE GOING TO DO, YOU CAN MOVE YOUR CAR TO ANOTHER PARKING
 5:15:51PM SPACE AND THEN GO BACK INSIDE AND DO WHATEVER YOU NEED TO
 5:15:55PM DO.
 5:15:55PM JUST THE FACT THAT OTHER FACILITIES HAVE EXTRA PARKING, I'M
 5:16:03PM JUST QUESTIONING WHY YOU DON'T HAVE EXTRA PARKING.
 5:16:07PM OBVIOUSLY, THE OTHER FACILITIES BELIEVE THEY NEED IT.
 5:16:10PM >> WE'VE GOT QUITE A FEW SPOTS OUT --
 5:16:13PM >>Tammy Duran: I'M SORRY.
 5:16:14PM CAN YOU GUYS MAKE SURE YOU ARE TALKING INTO THE MIKE?
 5:16:17PM >> WE HAVE QUITE A FEW SPOTS OUT BY THE OFFICE, AND THEN, I

 5:16:20PM MEAN --
 5:16:21PM >>Jim Wallace: WHERE IS THE OFFICE?
 5:16:23PM >> THE OFFICE IS -- CAN YOU SCROLL DOWN ON THIS PLAN?
 5:16:26PM THERE IS THE PARKING AREA OUT FRONT.
 5:16:35PM >>Jim Wallace: NOBODY WILL COME OVER THERE, THEN WALK BACK.
 5:16:39PM HUMAN BEHAVIOR SAYS THAT WON'T HAPPEN.
 5:16:42PM >> WE CAN STRIPE SOME SPOTS IN FRONT OF THE BUILDING.
 5:16:45PM >>Jim Wallace: THE WHOLE THING IS TO SOLVE IT NOW.
 5:16:48PM YOU DON'T WANT TO BUILD IT, OH, MY GOD, WHAT DO WE DO WITH
 5:16:52PM THE EXTRA EIGHT CARS.
 5:16:54PM PEOPLE ARE UNHAPPY AND THEN ANOTHER LOCATION BECOMES MORE
 5:16:57PM DESIRABLE.
 5:16:57PM >> IN REALITY THEY WOULD QUEUE UP IN FRONT OF THE BUILDING
 5:17:00PM ANYWAYS AND PARK THERE.
 5:17:02PM WE'VE GOT ROOM THERE.
 5:17:03PM WE COULD MAKE THE STRIPES.
 5:17:04PM WE CAN DO THAT, STRIPE SPOTS IN FRONT OF THE BUILDING.
 5:17:10PM >>Jim Wallace: I'M THINKING OUT LOUD BECAUSE IT IS A
 5:17:12PM WORKSHOP.
 5:17:13PM THE IDEA IS FOR IT TO BE CREATIVE, FOR ME TO BE A DEVIL'S
 5:17:17PM ADVOCATE, IF YOU WOULD AND TO BE CREATIVE ABOUT SOLUTIONS.
 5:17:20PM >> OF COURSE, IT IS A FAIR COMMENT.
 5:17:22PM WE CAN DO THAT.
 5:17:24PM >>Jim Wallace: PARKING IS ALWAYS AN ISSUE.
 5:17:29PM >> GENERALLY ONCE THE THINGS FILL UP, IT IS PRETTY QUIET.

 5:17:34PM >>Kristin Jeannin: THIS IS NOT A WORKSHOP.
 5:17:36PM IT IS A DEVELOPMENT ORDER --

5:17:38PM >>Mary Gibbs: PUBLIC INFORMATION.
 5:17:41PM >> REGARDLESS, FAIR COMMENT.
 5:17:45PM >>Kristin Jeannin: IT'S KIND OF THE SAME TO ME, RIGHT?
 5:17:49PM >>Jim Wallace: OKAY.
 5:17:51PM THE ONLY OTHER QUESTION I HAVE IS I SEE WHITE, WHITE, WHITE,
 5:17:55PM WHITE AND WHITE AS PART OF YOUR COLOR PALETTE.
 5:18:00PM THAT'S NOT SOMETHING THE VILLAGE OF ESTERO, YOU MAY BE
 5:18:02PM AWARE, MAYBE MARY BROUGHT IT UP TO YOU.
 5:18:06PM IN YOUR RENDERING ANYWAYS, I SEE WHITE, WHITE, AND WHITE.
 5:18:10PM I DON'T SEE IT IN THE ELEVATIONS HERE.
 5:18:12PM THERE WE GO.
 5:18:14PM IT LOOKS LIKE WHITE, WHITE AND WHITE.
 5:18:16PM >> I THINK IT MIGHT BE JUST LOOKING A LITTLE WASHED OUT ON
 5:18:19PM THE COMPUTER.
 5:18:20PM THESE ARE THE COLOR FINISHES.
 5:18:23PM >>Jim Wallace: SO THE BLUE IS GONE.
 5:18:26PM >> I THINK THOSE ARE THE TRIM COLORS.
 5:18:28PM THE BLUE AND RED TRIM COLORS YOU SEE ON THE BUILDING AND
 5:18:33PM THEN THOSE COLORS.
 5:18:34PM LIKE I SAID, WE'RE GOING TO REPAINT THE TRIM AND THE DOORS.
 5:18:39PM >>Jim Wallace: IF YOU LOOK AT OUR LDC, IT IS THE DOMINANCE
 5:18:42PM OF WHITE IS JUST NOT ALLOWED.
 5:18:44PM YOU GUYS CAN WORK THAT OUT.

 5:18:46PM >> COLOR, YEAH, THAT'S NOT DIFFICULT.
 5:18:50PM >>Mary Gibbs: MAY I ASK THE BOARD, WHILE THE ARCHITECTURE IS
 5:18:53PM UP, OF COURSE, WE HAVE TO SCHEDULE AN INFORMATION MEETING
 5:18:56PM ANYWAY, BUT BECAUSE STAFF IS NOT ARCHITECT IT LOOKED LIKE
 5:19:00PM THERE WAS A LOT OF DIFFERENT COMPONENTS INVOLVED IN THIS.
 5:19:03PM ARE YOU COMFORTABLE WITH LIKE THE MIX OF ALL THESE DIFFERENT
 5:19:08PM COMPONENTS?
 5:19:08PM IT SEEMED LIKE A LOT TO ME.
 5:19:10PM YOU HAVE HARDY BOARD LOOKING AND THEN YOU HAVE THE RED AND
 5:19:16PM THE BLUE, AND THEN YOU HAVE LIKE THE HARDY BOARD VERTICAL
 5:19:19PM AND WHAT LOOKS LIKE FAKE STONE OR SOMETHING.
 5:19:25PM >>Kristin Jeannin: YOU ARE PUTTING REAL TRAVERTINE ON THERE,
 5:19:28PM TOO.
 5:19:31PM >>Mary Gibbs: LOOKED A LITTLE BIT LIKE A CASTLE OR
 5:19:33PM SOMETHING.
 5:19:36PM >>Michael Sheeley: I DON'T HAVE ANY OBJECTION TO THE DESIGN.
 5:19:38PM I THINK THEY HAVE DONE A GOOD JOB TO GET A TWO-STORY
 5:19:41PM BUILDING TO LOOK LIKE A LARGE ONE-STORY BUILDING.
 5:19:44PM >> EVEN OUR THREE-STORY BUILDINGS, WE TRY TO MAKE THEM LOOK
 5:19:47PM LIKE TWO-STORY BUILDINGS.
 5:19:48PM IT'S STORAGE.
 5:19:49PM WE'RE NOT TRYING TO MAKE THE MASSING LOOK BIGGER THAN IT IS.
 5:19:53PM WE KEEP THE CEILING HEIGHTS TO THE MINIMUM TO CLEAR OUR FIRE
 5:19:56PM SPRINKLER AND MECHANICALS.

5:19:58PM >>Kristin Jeannin: YOU HAVE A LOT OF BACK AND FORTH

5:20:01PM ARTICULATION WITH THE WALLS.

5:20:03PM I THINK THAT LOOKS REALLY GOOD AND NOT WHAT WE TYPICALLY SEE

5:20:07PM OF STORAGE, SO THAT'S APPRECIATED.

5:20:08PM BUT I DO THINK IN GENERAL WE'RE NOT USED TO SEEING, YEAH,

5:20:14PM THE WHITE -- IT'S GRAY I KNOW.

5:20:15PM BUT GRAY FALLS IN THAT SAME CATEGORY.

5:20:19PM >> YOU WANT A LITTLE MORE CONTRAST IS WHAT YOU'RE ASKING.

5:20:22PM >>Kristin Jeannin: IT'S SUPPOSED TO BE EARTH TONES.

5:20:26PM AND THE BLUE IS A LITTLE LIKE LOUD TO ME.

5:20:33PM >> WE DON'T LIKE THE BLUE.

5:20:36PM >>Kristin Jeannin: I LOVE BLUE BUT --

5:20:38PM >>Jim Wallace: CHASE BANK, WE SPENT A LONG TIME TALKING

5:20:42PM ABOUT THEIR BLUE.

5:20:42PM AND WITH BEST BUY, WE SPENT A LONG TIME TALKING ABOUT BLUE.

5:20:48PM >> WE'RE NOT.

5:20:49PM IT'S A STORAGE FACILITY.

5:20:50PM WE HAVE A BRAND BUT WHERE THAT WORKS, IT WORKS.

5:20:54PM WE HAVE PLENTY OF FACILITIES.

5:20:56PM I HAVE FACILITIES THAT ARE BEIGE AND GREEN BECAUSE THAT'S

5:20:59PM WHAT I HAD TO DO.

5:21:00PM WE'RE HAPPY TO REVISIT.

5:21:02PM WE'LL VISIT WITH STAFF AND LOOK AT SOME OTHER EXAMPLES FROM

5:21:05PM AROUND TOWN.

5:21:06PM >>James Tatooles: I THINK RIGHT NOW IF YOU DON'T LIKE BLUE,

5:21:10PM DON'T GO THERE.

5:21:11PM [LAUGHTER]

5:21:12PM >> YEAH, IT'S BLUE.

5:21:13PM >>James Tatooles: BECAUSE WHAT THESE OTHER BUILDINGS ARE,

5:21:17PM NOTHING BUT GARAGE DOORS RIGHT NEXT TO EACH OTHER IN A ROW.

5:21:20PM AND THE BUILDINGS ARE ALL WHITE AND ALL THE GARAGE DOORS ARE

5:21:23PM ALL BLUE.

5:21:24PM SO THIS IS GOING TO BE THE MOST OUTSTANDING BUILDING IN THAT

5:21:27PM WHOLE COMPLEX THAT NOBODY IS GOING TO SEE.

5:21:31PM I THINK THAT -- I DON'T KNOW IF YOU RECENTLY ACQUIRED IT.

5:21:37PM IT'S BEEN PAINTED THE LAST COUPLE OF YEARS.

5:21:40PM >> WE BOUGHT IT IN 2015 OR 2016.

5:21:45PM >>James Tatooles: IT WAS DINGHY LOOKING AND GOT PAINTED

5:21:47PM WHITE AND BLUE.

5:21:48PM >> YEAH, I THINK IT WAS WHITE AND GREEN AND PAINTED IT BLUE.

5:21:52PM >>James Tatooles: IT'S AN IMPROVEMENT OVER WHAT IT IS AND

5:21:54PM WE'RE STRIVING TO MAKE IT EVEN MORE IMPROVED.

5:21:57PM I WOULD SAY YOU HAVE TO PAINT IT.

5:22:00PM IF YOU'RE GOING TO PUT THIS BUILDING UP AND HAVE IT MATCH

5:22:04PM INTO THE COMPLEX AND FEEL INTO IT --

5:22:09PM >> I GOT ON-SITE.

5:22:10PM I HADN'T BEEN THERE IN A WHILE.
 5:22:12PM I WALKED IT AND CALLED THE PRESIDENT, HEY, WE NEED TO --
 5:22:16PM BECAUSE IT'S A NICE FACILITY, GREAT NEIGHBORHOOD.
 5:22:18PM DOES REALLY WELL FOR US.
 5:22:20PM I SAID I THINK THIS PLACE NEEDS A TUNE-UP.

 5:22:22PM ALL THE DOORS ARE FADED.
 5:22:24PM WE AGREED THAT'S DEFINITELY SOMETHING WE'RE GOING TO DO.
 5:22:27PM I'LL VISIT WITH THE TEAM AND COME UP WITH A MORE APPROPRIATE
 5:22:30PM COLOR SCHEME.
 5:22:32PM >>Jim Wallace: COULD YOU GO TO THE REAR ELEVATION BECAUSE
 5:22:39PM THAT'S GOING TO BE FACING THE HOSPITAL?
 5:22:41PM THAT'S GOING TO BE FACING THE HOSPITAL.
 5:22:55PM >>James Tatooles: [INAUDIBLE]
 5:22:56PM >> IT IS PRETTY.
 5:22:57PM THERE IS A BIG KIND OF SWALE DETENTION, AND IT'S PRETTY
 5:23:01PM WOODED BACK THERE.
 5:23:02PM WHAT I COULD DO, WE COULD TAKE SOME OF THOSE, LIKE YOU SAID,
 5:23:06PM NO ONE IS GOING TO SEE THIS BUILDING EXCEPT -- IT FACES INTO
 5:23:10PM THE PROPERTY WITH BUILDINGS IN FRONT OF IT.
 5:23:13PM WE COULD TAKE THE FAUX WINDOWS AND MAYBE -- WE COULD ALMOST
 5:23:16PM REVERSE THE BUILDING A LITTLE BIT AND TAKE SOME OF THE
 5:23:19PM ARCHITECTURAL ELEMENTS AND FACE THEM OUT TOWARDS THE BACK
 5:23:22PM WHICH WILL FACE TOWARD THE HOSPITAL, IF THAT WOULD BE --
 5:23:26PM THAT WOULD MAKE MORE SENSE.
 5:23:27PM AND THEN WE WOULD JUST PUT THE PARKING SPACES IN THE FRONT.
 5:23:33PM WE'D KEEP THE ARTICULATION --
 5:23:34PM >>Jim Wallace: THE HUNDRED ACRES THAT ARE IMMEDIATELY SOUTH
 5:23:36PM OF YOU, THE NORTHERN 30 ACRES, AS I UNDERSTAND IT, IS
 5:23:41PM INTENDED TO BE BY HCA IS INTENDED TO BE THE HOSPITAL.
 5:23:45PM SO THAT'S GOING TO BE YOUR NEIGHBOR.

 5:23:47PM I JUST THINK YOU NEED TO BE COMFORTABLE WITH THAT AND BE A
 5:23:52PM GOOD NEIGHBOR.
 5:23:52PM >> SURE, YEAH.
 5:23:54PM I CAN TELL YOU, LIKE I SAID, I JUST WALKED IT.
 5:23:56PM WE'RE NOT DISTURBING THE LANDSCAPING BEHIND US, AND IT'S
 5:24:00PM VERY MATURE.
 5:24:02PM LIKE -- AS I'M STANDING ON THE BACK -- I WAS LOOKING BACK
 5:24:06PM THERE TODAY TO SEE HOW THAT WOULD LOOK.
 5:24:08PM I CAN'T SEE THROUGH TO THAT PROPERTY.
 5:24:10PM >>Jim Wallace: BUT IT'S NOT GOING TO BE A ONE-STORY
 5:24:12PM HOSPITAL.
 5:24:15PM >> THEY'LL LOOK DOWN AND SEE THE ROOF.
 5:24:17PM >>Mary Gibbs: HOWEVER JUST TO CLARIFY, IT MAY NOT BE A
 5:24:21PM HOSPITAL.
 5:24:21PM WE DON'T KNOW WHAT IT'S GOING TO BE.
 5:24:25PM >>Jim Wallace: I'M JUST SAYING, THE BEST INFORMATION WE HAVE

5:24:28PM NOW IS THAT IT IS INTENDED TO BE THE HOSPITAL.
 5:24:32PM >>Mary Gibbs: MAYBE.
 5:24:35PM >>Jim Wallace: EVERYTHING IS A MAYBE.
 5:24:40PM >>Kristin Jeannin: ONE MORE ARCHITECTURAL COMMENT.
 5:24:42PM LOOKING AT WHAT IS YOUR NORTH ELEVATION, THE FRONT, MY
 5:24:48PM PREFERENCE -- I'M PROBABLY NOT SAYING THAT RIGHT.
 5:24:51PM YOU'VE GOT STONE BOTH ON THE TOP AND THE BOTTOM IN SOME
 5:24:56PM PORTIONS.
 5:24:57PM AND I THINK IT IS A STRONGER CHARACTER TO HAVE THE STONE ON

 5:25:00PM THE BOTTOM.
 5:25:01PM I EVEN LIKE THE WAY YOU HAVE IT ON THE FRONT BETTER ON THE
 5:25:08PM BACK WITH THE BIG LARGE WALLS OF STONE.
 5:25:10PM I THINK THAT MIGHT HELP A LITTLE BIT.
 5:25:16PM IT'S NICE TO BE ABLE TO TALK ABOUT THAT LEVEL OF DETAIL ON
 5:25:19PM SOMETHING LIKE THIS.
 5:25:20PM >>Jim Wallace: WHAT ABOUT LANDSCAPING?
 5:25:23PM >>Kristin Jeannin: THERE IS LANDSCAPE.
 5:25:24PM THERE'S NO LANDSCAPING ON THE OTHER BUILDINGS.
 5:25:32PM >>Jim Wallace: NONE OF THEM ON NORTH SIDE.
 5:25:35PM JUST ON THE EAST AND WEST.
 5:25:36PM >>Kristin Jeannin: A LITTLE BIT.
 5:25:37PM THERE ARE A COUPLE OF LITTLE POCKETS.
 5:25:38PM I SEE THAT BUFFER BEHIND IS PRETTY THICK.
 5:25:46PM >>Jim Wallace: I WOULD SAY I REALLY SHOULD DEFER TO MY
 5:25:49PM LANDSCAPE EXPERT OVER HERE.
 5:25:52PM >>Kristin Jeannin: THE ONE TALKING ABOUT ALL THE
 5:25:54PM ARCHITECTURE.
 5:25:54PM >>Jim Wallace: IF YOU ARE NOT GOING TO PUT PARALLEL PARKING
 5:25:58PM ON THE NORTH SIDE IT MIGHT BE NICE TO BUMP SOME OF THAT
 5:26:01PM GREENSPACE OUT AND DO SOMETHING WITH IT.
 5:26:03PM >>Kristin Jeannin: I THINK YOU NEED IT FOR THE PARKING MORE
 5:26:05PM THAN YOU DO ON THAT SIDE.
 5:26:07PM >> LIKE HAS BEEN MENTIONED, THAT JUST FACES RIGHT INTO THE
 5:26:11PM -- THE ONLY PEOPLE THAT SEE THAT ARE THE PEOPLE PULLING UP.

 5:26:15PM I THINK IF WE COULD USE THAT FOR STRIPED PARKING, I THINK
 5:26:17PM THAT WOULD BE THE BEST USE OF THAT SPACE.
 5:26:19PM OBVIOUSLY, WE HAVE THE LANDSCAPING ON THE SIDE AND THEN LIKE
 5:26:22PM I MENTIONED, YES, I GUESS IF THERE IS SOMETHING WITH HEIGHT
 5:26:25PM BACK THERE, YOU WOULD BE ABLE TO SEE DOWN INTO IT, BUT IT IS
 5:26:28PM VERY MATURE VEGETATION ALONG THE SIDES OF THE PROPERTY.
 5:26:32PM WHEN YOU'RE WALKING ALONG IT, YOU CAN'T SEE IN THERE.
 5:26:35PM EVEN IF WE HAD LOWER LANDSCAPING, YOU REALLY WOULDN'T SEE IT
 5:26:38PM FROM OUTSIDE OF THE PROPERTY.
 5:26:40PM >>Kristin Jeannin: IN TERMS OF THE LANDSCAPE, I THINK YOU
 5:26:42PM MADE CHOICES THAT ARE LOW MAINTENANCE AND STURDY, AND THAT'S
 5:26:46PM THE RIGHT CHOICE.

5:26:49PM >> I THINK IT WILL BE AN IMPROVEMENT TO WHAT'S THERE.
 5:26:55PM >>Dan Williams: THIS IS DAN, CAN I ASK A QUESTION?
 5:26:58PM >>Anthony Gargano: GO AHEAD, DAN.
 5:26:59PM >>Dan Williams: I APOLOGIZE IF THIS WAS ALREADY COVERED IN
 5:27:05PM JIM'S QUESTIONS.
 5:27:06PM LOOKING AT THE FIRST AERIAL VIEW, THERE IS A WHOLE BUNCH OF
 5:27:10PM PARKING TO THE SOUTH.
 5:27:11PM IS THAT NOW GOING TO BE DISTRIBUTED BETWEEN THE BUILDINGS OR
 5:27:17PM HOW IS THAT GOING TO BE HANDLED?
 5:27:22PM >>Mary Gibbs: THAT'S OUTDOOR STORAGE, DAN.
 5:27:24PM THAT'S OUTDOOR STORAGE, CARS AND BOATS, I THINK.
 5:27:29PM >>Dan Williams: IT'S NOT PARKING THEN.
 5:27:31PM OKAY.

 5:27:31PM >> THAT'S ALL GOING AWAY.
 5:27:34PM >>Dan Williams: OKAY.
 5:27:35PM THAT'S CURRENTLY STORAGE.
 5:27:37PM >> YEAH, THOSE ARE CURRENTLY RENTED SPOTS.
 5:27:41PM >>Dan Williams: I COULDN'T TELL THAT.
 5:27:43PM IT LOOKED LIKE PARKING.
 5:27:44PM THANKS.
 5:27:47PM >>Anthony Gargano: ONCE YOU ADD THE EXPANSION, DOES THAT
 5:27:53PM FULLY BUILD OUT YOUR CAPACITY FOR THIS PARCEL?
 5:27:56PM >> YEAH NO MORE -- YOU MEAN IN TERMS OF SQUARE FOOTAGE?
 5:27:59PM >>Anthony Gargano: YEAH.
 5:28:00PM >> YES, YES.
 5:28:01PM THE ORIGINAL SITE PLAN WAS APPROVED FOR 175,000 SQUARE FEET.
 5:28:07PM THE SIZE OF THE BUILDING WAS BASED ON JUST USING UP WHAT WAS
 5:28:11PM PREVIOUSLY AVAILABLE FROM THAT LAST APPROVAL.
 5:28:13PM WE'RE NOT ADDING --
 5:28:15PM >>Anthony Gargano: WHEN THIS IS DONE, THIS WILL BE IT.
 5:28:17PM >> YES.
 5:28:18PM >>Anthony Gargano: GOTCHA.
 5:28:19PM THANK YOU.
 5:28:19PM >> AT ONE POINT WE WERE EXPLORING GOING THREE STORIES AND
 5:28:23PM TRYING TO REDO IT AND WE SAID THAT WAS GOING TO BE A LITTLE
 5:28:26PM MUCH.
 5:28:27PM THAT'S WHY WE CAPPED IT.
 5:28:28PM USUALLY I BUILD THREE-STORY BUILDINGS.

 5:28:31PM WE CAPPED THIS ONE AT TWO-STORY.
 5:28:33PM WE'RE USING EXACTLY WHAT WE HAVE LEFT ON THE SITE PLAN.
 5:28:36PM >>Jim Wallace: MARY, I HAVE A QUESTION FOR YOU.
 5:28:38PM THE INTERCONNECT TO NORTH POINT, IS THAT WHERE?
 5:28:44PM IS THAT TO THE WEST OF THEIR PROPERTY?
 5:28:48PM >>Mary Gibbs: YEAH, IF THERE IS ONE, IT WOULD BE FURTHER
 5:28:50PM WEST.
 5:28:50PM >>Jim Wallace: OKAY.

5:28:51PM GOT IT.
 5:28:57PM >>Anthony Gargano: ANY OTHER COMMENTS FROM BOARD MEMBERS?
 5:28:58PM I GUESS YOU GOT THE BLUE MESSAGE.
 5:29:03PM >> LOUD AND CLEAR.
 5:29:06PM >>Mary Gibbs: I DON'T THINK SO.
 5:29:07PM HE'S WEARING BLUE PANTS.
 5:29:08PM >> I WOULD HAVE WORN A DIFFERENT SUIT.
 5:29:09PM I APOLOGIZE.
 5:29:10PM >>Anthony Gargano: IS THERE ANYBODY IN THE PUBLIC WISHING TO
 5:29:13PM BE HEARD?
 5:29:14PM >>Tammy Duran: I DO NOT HAVE ANY CARDS.
 5:29:16PM >>Anthony Gargano: NO CARDS.
 5:29:17PM >>James Tatoes: THAT VACANT LOT THAT'S BETWEEN THE CAR
 5:29:21PM WASH AND THE PROJECT, DO YOU HAVE ANY IDEAS WHAT MIGHT GO
 5:29:26PM THERE?
 5:29:26PM IT'S BEEN FOR SALE FOR A LONG TIME.
 5:29:29PM I WAS WONDERING IF YOU EVER HEARD ANYTHING ABOUT IT.

 5:29:31PM >> I HAVE NOT.
 5:29:32PM I'M NOT SURE.
 5:29:34PM >>Jim Wallace: I THINK THAT IS THE ROAD INTERCONNECT TO
 5:29:36PM NORTH POINT.
 5:29:41PM >>Anthony Gargano: OKAY.
 5:29:41PM I THINK WE'RE DONE.
 5:29:42PM APPRECIATE YOUR TIME.
 5:29:44PM WE'VE BEEN TALKING ABOUT WORKSHOPS ALL EVENING, AND I THINK
 5:29:56PM NOW WE HAVE A WORKSHOP.
 5:30:14PM >>Mary Gibbs: READY?
 5:30:15PM THE WORKSHOP WE HAVE IS THE COCONUT POINT WAYPOINT
 5:30:46PM RESIDENCES.
 5:30:47PM JUST AS A REMINDER, WE HAVE NO APPLICATION IN YET FOR THIS.
 5:30:52PM BUT THE APPLICANT ASKED FOR THIS WORKSHOP.
 5:30:54PM WE DID HAVE THE PUBLIC INFORMATION MEETING, AND THE
 5:30:57PM APPLICANT, WE HAD A LOT OF COMMENTS FROM THE BOARD AT THE
 5:31:00PM PUBLIC INFORMATION MEETING.
 5:31:04PM THE APPLICANT ASKED TO HAVE THE WORKSHOP.
 5:31:07PM SO WE JUST GOT THESE MATERIALS LATE LAST WEEK.
 5:31:10PM SO STAFF HAS NOT -- DO I HEAR A DOG?
 5:31:16PM >>Tammy Duran: IT'S IN ZOOM.
 5:31:18PM >>Mary Gibbs: SOMEBODY HAS A DOG.
 5:31:20PM OKAY.
 5:31:25PM I TOTALLY LOST TRACK.
 5:31:27PM SO WE DID HAVE THE PUBLIC INFORMATION MEETING.

 5:31:30PM THE APPLICANT SAID THEY MADE REVISIONS THAT THEY WANT TO GO
 5:31:34PM OVER AND GET YOUR INPUT ON.
 5:31:35PM THE STAFF HAS NOT REALLY REVIEWED THEM AT THIS POINT.
 5:31:38PM WE JUST TOOK A QUICK LOOK.

5:31:40PM I THINK THEY MADE SOME CHANGES, BUT I KNOW THAT YOU ALL HAD
 5:31:43PM A LOT OF COMMENTS AT THE PUBLIC INFORMATION MEETING.
 5:31:45PM YOU HAD SOME COMMENTS ABOUT THE SIZE AND MASSING OF THE
 5:31:48PM BUILDING, THE ORIENTATION OF THE BUILDING AND HOW IT SHOULD
 5:31:52PM INTEGRATE BETTER WITH THE SHOPPING CENTER AND THE ACCESS
 5:31:56PM POINTS, THE HEIGHT.
 5:32:00PM SO THERE WERE QUITE A FEW COMMENTS.
 5:32:01PM AGAIN, THE APPLICANT WILL HOPEFULLY ADDRESS THEM ALL.
 5:32:05PM >>Kristin Jeannin: HOW LONG AGO WAS THE PUBLIC INFORMATION?
 5:32:09PM >>Mary Gibbs: JANUARY 13.
 5:32:10PM I'LL TURN IT OVER TO THE APPLICANT AND SEE -- SCOTT
 5:32:19PM RICHARDSON FROM SIMON WILL BE THE FIRST SPEAKER.
 5:32:24PM >>Scott Richardson: GOOD EVENING, EVERYONE, AGAIN.
 5:32:26PM I'M JUST GOING TO INTRODUCE THE TEAM.
 5:32:33PM WE APPRECIATE YOUR TIME.
 5:32:35PM WE'VE HAD A LOT OF CONVERSATIONS --
 5:32:40PM >>Anthony Gargano: CAN YOU STATE YOUR NAME.
 5:32:42PM >>Scott Richardson: SCOTT RICHARDSON WITH SIMON.
 5:32:44PM WE HAVE A MEETING EVERY WEEK TO CONTINUE THE CONVERSATION,
 5:32:51PM TO TWEAK THINGS, TO MAKE SURE THAT EVERYBODY IS ADDRESSING
 5:32:56PM THE COMMENTS AND EVERYTHING FROM THE PUBLIC INFORMATION

5:33:01PM MEETING.
 5:33:01PM HERE TONIGHT, WE HAVE CHRIS WITH WAYPOINT.
 5:33:04PM WE HAVE OUR NEW ARCHITECT, LILLIAN, WITH MSA.
 5:33:12PM AND WE HAVE CHARLIE WITH BOWMAN.
 5:33:16PM AND NEALE MONTGOMERY, OUR ATTORNEY.
 5:33:20PM WITH THAT, I'LL TURN IT OVER TO CHRIS.
 5:33:22PM OR CHARLIE.
 5:33:33PM >> GOOD AFTERNOON, EVERYONE.
 5:33:35PM MY NAME IS CHARLIE KREBS.
 5:33:36PM I'M THE DIRECTOR OF ENGINEERING FOR BOWMAN HERE IN FORT
 5:33:39PM MYERS.
 5:33:39PM CAN YOU HEAR ME WELL OR DO I HAVE TO GET CLOSER TO THE
 5:33:43PM MICROPHONE?
 5:33:44PM >> YOU'RE GOOD.
 5:33:45PM >>Charlie Krebs: AGAIN, WE'RE COMING TO YOU TODAY FOR A
 5:33:48PM WORKSHOP TO GO OVER SOME OF THE CHANGES THAT WE MADE TO THE
 5:33:50PM SITE AND TO THE BUILDING TO GET SOME INPUT FROM YOU ALL.
 5:33:53PM THE LOCATION OF THE PROJECT, I THINK WE'RE ALL FAMILIAR
 5:33:58PM WHERE WE'RE AT.
 5:33:58PM WE'RE TALKING ABOUT THE OLD MUVICO THEATER.
 5:34:02PM HERE IS THE EXISTING SITE.
 5:34:05PM ONE OF THE THINGS I WANTED RUN BY WHY WE'RE DOING THIS.
 5:34:10PM THE EXISTING BUILDING IS ABOUT 80,000 SQUARE FEET.
 5:34:13PM THE PARKING AREA THAT WE'RE USING FOR THE PROJECT IS ABOUT
 5:34:19PM 156,000 SQUARE FEET OF PAVEMENT THAT IS BACK THERE.

5:34:22PM AND THESE ISLANDS AND GREENSPACE AREAS ARE ABOUT 37,000
 5:34:27PM SQUARE FEET.
 5:34:28PM COMPARED TO WHAT WE ARE PROPOSING WITH THE BUILDING -- THE
 5:34:36PM FOOTPRINT BEING ROUGHLY 140,000 SQUARE FEET, SO THE BUILDING
 5:34:40PM AREA IS INCREASING, BUT YOU'RE LOOKING AT THE PERVIOUS AREA
 5:34:45PM ALSO INCREASING FROM 37,000 SQUARE FEET TO ALMOST 81,000
 5:34:50PM SQUARE FEET.
 5:34:51PM SO WE ARE MORE THAN DOUBLING THE GREENSPACE FROM WHAT YOU'RE
 5:34:53PM SEEING WITH THE ISLANDS.
 5:34:54PM AND THEN THE EXISTING PAVEMENT, WHICH I SAID WAS ROUGHLY
 5:34:57PM ABOUT 155, 156,000 SQUARE FEET.
 5:35:01PM WE'RE BRINGING THAT DOWN TO ROUGHLY 52,000 SQUARE FEET.
 5:35:05PM SO WE'RE REALLY REDUCING THE OVERALL IMPERVIOUS AREA AND
 5:35:10PM INCREASING THE GREENSPACE WITH WHAT WE'RE PROPOSING.
 5:35:12PM THE LAST TIME WE WERE SHOWING THAT WE HAD A SECTION OF THE
 5:35:16PM BUILDING THAT WAS FIVE STORIES.
 5:35:18PM SECTION THAT WAS FOUR STORIES ALONG VIA COCONUT WITH ONLY
 5:35:21PM ONE ACCESS POINT GOING TO THE PARKING GARAGE.
 5:35:24PM WHAT WE ARE PROPOSING BASED ON THE FEEDBACK THAT WE GOT IN
 5:35:28PM THE INFORMATION MEETING IS THE ENTIRE SECTION ALONG VIA
 5:35:31PM COCONUT IS NOW GOING TO BE FOUR-STORY.
 5:35:34PM WE'VE ADDED THE SECOND ENTRANCE GOING INTO THE PARKING
 5:35:37PM GARAGE.
 5:35:37PM THE BUILDING DOES SIT A LITTLE FARTHER BACK FROM VIA COCONUT
 5:35:41PM THAN WHAT IT DID BEFORE.

 5:35:42PM THE CHANGES FROM THIS AREA I THINK REDUCED IN A SMALL
 5:35:47PM REDUCTION IN THE NUMBER OF UNITS.
 5:35:49PM I THINK IT WAS A TOTAL OF THREE, SO IT WASN'T A BIG CHANGE
 5:35:51PM IN THE DENSITY.
 5:35:52PM ANOTHER COMMENT THAT CAME UP PREVIOUSLY, AND I THINK SOMEONE
 5:35:58PM MENTIONED THAT HOW WERE WE GOING TO GET CIRCULATION, HOW WAS
 5:36:03PM TRAFFIC GOING TO FLOW?
 5:36:04PM THERE'S ROUGHLY 30 FEET OF PAVEMENT THAT IS UP HERE AND IT
 5:36:07PM WOULDN'T TAKE MUCH EFFORT TO WIDEN THAT TO 33 FEET SO WE
 5:36:11PM COULD CREATE A DEDICATED LEFT-TURN LANE AT THE TIME OF D.O.
 5:36:14PM TO ALLOW TRAFFIC TO COME IN, TO NOT CREATE ANY TYPE OF
 5:36:17PM BLOCKAGE OVER HERE AT THIS LOCATION.
 5:36:19PM AND THAT WOULD BE BASED ON THE TRAFFIC STUDY THAT TED TREESH
 5:36:23PM WOULD DO TO GENERATE HOW MANY STACKING SPACES AND WHAT THE
 5:36:27PM INFLOW AND OUTFLOW WERE GOING TO BE.
 5:36:29PM SO THERE IS THE POSSIBILITY OF INCREASING THIS AND CREATING
 5:36:32PM THAT.
 5:36:32PM I THINK THAT WOULD ADDRESS THE MAJOR TRAFFIC CONCERN COMING
 5:36:34PM OFF OF VIA COCONUT AND GOING DOWN VIA UMBRIA.
 5:36:37PM LIKEWISE, DOWN HERE, THIS IS ALL GOING TO BE A RIGHT-TURN
 5:36:40PM MOVEMENT, SO WE WOULDN'T HAVE THAT STACKING ISSUE BECAUSE
 5:36:43PM THAT WOULD BE MORE OF A FREE-FLOWING MOVEMENT COMING IN AND

5:36:46PM NOT SUBJECT TO HAVING CARS WAIT.
 5:36:49PM FROM THE SITE POINT OF VIEW, ROUGHLY EVERYTHING ELSE HAS
 5:36:55PM STAYED THE SAME FROM THE PARKING, ADJACENT TO THE EXISTING

 5:36:58PM BUILDINGS.
 5:36:59PM AND WITH THAT, IF THERE ARE ANY OTHER QUESTIONS, I'LL TURN
 5:37:01PM IT OVER TO LILY WHO CAN TALK ABOUT THE ARCHITECTURE.
 5:37:08PM >>Kristin Jeannin: THE TURNAROUND THAT WAS IN FRONT OF WHERE
 5:37:10PM THE MOVIE THEATER WAS AND NOW WHERE THE PARKING LOT IS, ON
 5:37:13PM THE CORNER THERE, IT SAYS TO REMAIN.
 5:37:15PM >>Charlie Krebs: WE'RE NOT CHANGING THAT AS PART OF THIS
 5:37:18PM APPLICATION.
 5:37:18PM >>Kristin Jeannin: WHY?
 5:37:19PM IS IT NECESSARY TO KEEP IT?
 5:37:22PM I THINK IT MIGHT BE CONFUSING.
 5:37:24PM I PROBABLY HAVEN'T THOUGHT IT THROUGH AS MUCH AS YOU ALL
 5:37:28PM HAVE.
 5:37:29PM I MIGHT DRIVE DOWN THERE THINKING THAT THERE WAS SOMETHING
 5:37:36PM DOWN THERE AND JUST HAVE TO KEEP GOING IF I DIDN'T KNOW THE
 5:37:40PM SITE AND IT DOESN'T CONNECT TO THAT PARKING LOT I THINK
 5:37:43PM WOULD FRUSTRATE ME.
 5:37:43PM >>Scott Richardson: CORRECT, CORRECT.
 5:37:47PM >>Kristin Jeannin: RATHER SEE GREENSPACE.
 5:37:48PM >>Scott Richardson: INTERNALLY, WE'RE WORKING ON A PLAN THAT
 5:37:51PM WILL BE UNDER A SEPARATE APPLICATION WELL IN ADVANCE OF THE
 5:37:57PM RESIDENTIAL PROJECT TO CONVERT THAT ENTIRE TURNAROUND AREA
 5:38:01PM INTO OPEN SPACE.
 5:38:05PM >>Jim Wallace: ENTIRE TURNAROUND AREA IS --
 5:38:07PM >>Scott Richardson: INTO OPEN SPACE.

 5:38:08PM SO EITHER TURF OR GRASS WITH LANDSCAPING, TABLES, UMBRELLAS,
 5:38:17PM JUST A PLACE TO TAKE A REST AND TO HOST EVENTS, HOPEFULLY.
 5:38:20PM SO YOU WILL NOT BE ABLE TO EVEN TURN INTO THERE.
 5:38:26PM AND THAT WILL BECOME A NICE CONNECTION BETWEEN THE RETAIL
 5:38:31PM AND THE APARTMENTS BECAUSE IT'S --
 5:38:34PM >>Jim Wallace: ANY REASON WHY YOU WOULDN'T PUT VEHICULAR
 5:38:37PM ACCESS TO THAT PARKING LOT?
 5:38:40PM >>Scott Richardson: WE LOOKED AT THAT.
 5:38:41PM WE DIDN'T FEEL THAT IT WAS NEEDED.
 5:38:44PM AND WE NEED THE SPACE FOR EVENTS AND THINGS THAT WE'D LIKE
 5:38:49PM TO DO FOR THE COMMUNITY.
 5:38:51PM SO WE THOUGHT IT WAS MUCH BETTER SERVED INSTEAD OF JUST
 5:38:56PM HAVING A ROAD.
 5:38:57PM AND IT GIVES THE ABILITY FOR SOME ADDITIONAL CHANGES IN THE
 5:39:01PM RETAIL THAT IS OFF OF THAT, THAT DOES NOT DO VERY WELL.
 5:39:06PM PERHAPS WE COULD FIND A DESTINATION, ENTERTAINMENT USE OR A
 5:39:11PM RESTAURANT THAT COULD HAVE A PATIO THAT'S OVERLOOKING A
 5:39:14PM GREENSPACE INSTEAD OF A ROAD.

5:39:17PM >>Jim Wallace: YEAH, I THOUGHT IT MIGHT BE GREAT TO HAVE
 5:39:19PM ACCESS TO THE PARKING.
 5:39:20PM THEN I THOUGHT ABOUT IT MAY INCREASE THE TRAFFIC ISSUES YOU
 5:39:23PM HAVE ON FASHION DRIVE, WHICH ARE ALREADY SLOW NOW WITH CARS
 5:39:28PM BACKING OUT.
 5:39:30PM >>Kristin Jeannin: I'M GLAD I ASKED.
 5:39:32PM THANKS.

5:39:33PM >>Scott Richardson: THANK YOU.
 5:39:39PM >>Charlie Krebs: ANY OTHER QUESTIONS, OR I'LL TURN IT OVER
 5:39:42PM TO LILY.
 5:39:49PM >> HI.
 5:39:50PM MY NAME IS LILY MARIN WITH MSA ARCHITECTS.
 5:39:53PM I'M A REGISTERED ARCHITECT IN THE STATE OF FLORIDA.
 5:39:56PM I'M REPRESENTING MSA.
 5:39:58PM WE HAVE AN OFFICE IN MIAMI.
 5:39:59PM WE HAVE EXTENSIVE EXPERIENCE DOING MULTIFAMILY PROJECTS AND
 5:40:03PM MIXED USE PROJECTS ALL ACROSS FLORIDA.
 5:40:05PM THIS IS OUR BREAD AND BUTTER BASICALLY.
 5:40:08PM I BRING YOU HERE OUR MULTIFAMILY BUILDING WHERE WE BROKE
 5:40:15PM DOWN THE BUILDING INTO TWO MASSES, WHERE YOU HAVE THE FRONT.
 5:40:24PM THIS COLOR PLAN, YOU CAN SEE THE SHADED LIGHT COLOR IS GOING
 5:40:28PM TO BE YOUR FOUR-STORY COMPONENT AND THEN TOWARDS THE BACK,
 5:40:31PM THE FIVE-STORY COMPONENT.
 5:40:34PM SO FOR THE ARCHITECTURAL STYLE, WE'RE USING SIMILAR AS THE
 5:40:37PM PREVIOUS PROJECT.
 5:40:38PM WE'RE USING THE MEDITERRANEAN ARCHITECTURE.
 5:40:40PM AND WE ARE IMPLEMENTING THE MOST SPECIFIC ELEMENTS INTO THE
 5:40:45PM DESIGN.
 5:40:45PM I'LL TURN OVER TO THIS.
 5:40:47PM NOW, IN HERE, IN THIS ENLARGEMENT, YOU CAN APPRECIATE SOME
 5:40:53PM OF THE ARCHITECTURAL ELEMENTS INCORPORATED INTO THE
 5:40:55PM BUILDING.

5:40:56PM WITHIN A VERY NEUTRAL, SORT OF PALETTE.
 5:41:01PM SO THESE ELEMENTS ARE DISTRIBUTED THROUGHOUT THE ENTIRE
 5:41:09PM BUILDING MASSING.
 5:41:10PM WE'VE BROKEN DOWN THE BUILDING IN DIFFERENT COMPONENTS WHERE
 5:41:12PM WE HAVE HIERARCHY IN THE CORNERS, BRING BARREL ROOF TILES.
 5:41:17PM HERE YOU CAN APPRECIATE THIS, AND THIS ELEMENT RIGHT HERE.
 5:41:20PM WE HAVE ARCH ELEMENTS ON SOME OF THE WINDOWS.
 5:41:23PM WE HAVE DETAILS INTO THE WINDOWS AS WELL.
 5:41:28PM WE HAVE METAL RAILING BALCONIES, ROOF BALCONIES, SOME OF THE
 5:41:33PM COMPONENTS PARTICULAR TO THE MEDITERRANEAN ARCHITECTURE.
 5:41:35PM SO YOU'RE GOING TO SEE THIS DISTRIBUTED THROUGHOUT THE
 5:41:38PM ENTIRE BUILDING MASSING IN ALL FACADES.
 5:41:42PM HERE ARE SOME OF THE ENLARGEMENTS THAT YOU CAN APPRECIATE.
 5:41:46PM ONE OF THE FACADES, THIS ENLARGEMENT, YOU CAN SEE WE

5:41:50PM PROVIDED A LITTLE QUICK MASSING.
 5:41:52PM NOW AT THE GRAND LEVEL AND ENHANCE THE PEDESTRIAN EXPERIENCE
 5:41:58PM OF THE FUTURE RESIDENTS, WE'RE ALSO PROVIDING DIFFERENT
 5:42:02PM MATERIALS, LIKE A STONE VENEER THAT IS GOING TO ACCENT AND
 5:42:05PM GIVE CONTRAST IN MATERIALS AND TEXTURE ALSO WITH A STUCCO
 5:42:09PM FINISH FOR THE FACADE.
 5:42:10PM SO THAT ALSO IS GOING TO ENHANCE THE RESIDENTS FOR THIS
 5:42:16PM MULTIFAMILY BUILDING.
 5:42:17PM HERE YOU CAN SEE MORE ENLARGEMENTS OF THE BUILDING.
 5:42:23PM THE BUILDING IS VERY WELL ARTICULATED.
 5:42:27PM WE HAVE DEPTH.

 5:42:27PM WE HAVE MOVEMENT.
 5:42:28PM WE HAVE NOW HIERARCHY IN THIS CORNER.
 5:42:30PM THIS IS WHERE OUR MAIN AMENITY WILL HAPPEN AT THIS CORNER.
 5:42:34PM SO THIS AMENITY WILL ALSO HAVE CONNECTIONS TOWARDS THE
 5:42:46PM FUTURE FROM SIMON THAT WAS ACTUALLY A VERY IMPORTANT
 5:42:50PM CONNECTION FOR US.
 5:42:50PM THAT WILL BE VERY ATTRACTIVE TO FUTURE RESIDENTS.
 5:42:54PM SO HERE YOU CAN SEE MORE ENLARGEMENT OF THE BUILDINGS.
 5:42:58PM SO THE BUILDING, IT IS BALANCED.
 5:43:03PM WE HAVE DIFFERENT HEIGHTS.
 5:43:04PM WE HAVE DIFFERENT ELEMENTS INTO THE ARCHITECTURE.
 5:43:06PM AND THEN ALSO WE IMPLEMENTED SOME OF THE SAME ELEMENTS INTO
 5:43:12PM THE GARAGE FACADE.
 5:43:13PM AND, OF COURSE, WE'RE TRYING TO KEEP WITHIN THE REQUIREMENTS
 5:43:20PM FOR VENTILATION ON A GARAGE.
 5:43:22PM LET ME SEE IF I'M GOING TOO FAST.
 5:43:29PM >>Michael Sheeley: IS THE GARAGE ENCLOSED ON THREE SIDES?
 5:43:31PM >> NO, ON TWO SIDES.
 5:43:32PM ON TWO SIDES ONLY.
 5:43:35PM >>Michael Sheeley: YOU CAN MEET THE VENTILATION
 5:43:37PM REQUIREMENTS --
 5:43:38PM >> YEAH, HERE AND HERE.
 5:43:40PM WE NEED 40%.
 5:43:43PM >>Michael Sheeley: TO AVOID SPRINKLING.
 5:43:45PM >> TO AVOID THE MECHANICAL VENTILATION.

 5:43:48PM WE WILL HAVE SPRINKLERS.
 5:43:49PM >>Michael Sheeley: WHY DID YOU NOT CHOOSE TO ARTICULATE THE
 5:43:53PM GARAGE LIKE THE REST OF THE FACADE?
 5:43:54PM IS THAT GOING TO BE A PRECAST, PREENGINEERED GARAGE
 5:43:59PM STRUCTURE OR DO YOU KNOW YET?
 5:44:07PM >> RIGHT NOW SINCE WE ARE IN VERY PRELIMINARY EARLY STAGE,
 5:44:13PM WE'RE ANTICIPATING A PRECAST GARAGE SO FAR.
 5:44:16PM BUT WE CAN DEFINITELY EXPLORE.
 5:44:18PM AND I'M OPEN TO ANY SUGGESTIONS YOU MIGHT HAVE.
 5:44:25PM >>Michael Sheeley: WHAT DO YOU ANTICIPATE YOUR FLOOR TO

5:44:27PM FLOOR HEIGHT BEING IN THE BUILDING?
 5:44:29PM >> WE HAVE IT RIGHT HERE.
 5:44:33PM >>Michael Sheeley: I THINK I SAW 9-FOOT 6.
 5:44:36PM >> YES, NINE SIX IS OUR TYPICAL BUILDING HEIGHT FOR THE
 5:44:40PM UPPER LEVEL.
 5:44:40PM BUT THE GROUND LEVEL WE TEND TO MAKE IT HIGHER FOR THE
 5:44:41PM AMENITY SPACES.
 5:44:44PM >>Michael Sheeley: THAT'S IN THE OTHER PROJECT, NINE SIX.
 5:44:47PM >> NO, WE'RE DOING CONVENTIONAL.
 5:44:49PM WE'RE DOING CONVENTIONAL, METAL STUDS WITH CMUs AND SIX
 5:44:56PM INCH SLAB.
 5:45:01PM WE HAVE OTHER OPTIONS LIKE TUNNEL CONSTRUCTION, BUT RIGHT
 5:45:04PM NOW IT'S LIKE CONVENTIONAL.
 5:45:09PM >>Michael Sheeley: YOU HAVE CHANGED THE FIVE STORY ELEMENT
 5:45:14PM THAT WAS ALONG VIA COCONUT TO A FOUR STORY.

 5:45:16PM >> YES, THAT'S CORRECT.
 5:45:16PM >>Michael Sheeley: THE COMMENTS WE MADE LAST TIME, OR AT
 5:45:19PM LEAST I MADE LAST TIME WAS THE REVERSE.
 5:45:22PM THAT IN MY OPINION, AND WE TALKED ABOUT THAT YOU HAVE
 5:45:25PM COCONUT POINT AND THE BEAUTIFUL ARCHITECTURE YOU HAVE THERE,
 5:45:30PM AND YOU HAVE LIKE ONE AND A HALF STORY BUILDINGS IN THE
 5:45:33PM CENTER WHERE THE TURNAROUND IS.
 5:45:35PM AND NOW YOU'RE PRESENTING A FIVE-STORY, 400-FOOT LONG WALL,
 5:45:41PM 50 FEET TALL AS THE BACKDROP FOR THOSE BUILDINGS.
 5:45:45PM I THINK WHAT I SAID LAST TIME, MAYBE IT WOULD MAKE MORE
 5:45:49PM SENSE TO REVERSE THAT THINKING, AND LET THE BUILDING MOVE UP
 5:45:53PM IN SCALE FROM THE LOWER BUILDINGS TO THE TALLER BUILDINGS.
 5:45:58PM WITHOUT AS MUCH CONCERN TO THE STREET.
 5:46:00PM NOW, MAYBE YOU'RE GETTING OTHER OPINIONS THAT WE NEED TO
 5:46:03PM LOWER THE HEIGHT ALONG THE STREET BECAUSE OF THE RESIDENTS
 5:46:07PM ACROSS THE STREET, BUT I THINK THAT THAT NEEDS FURTHER WORK.
 5:46:10PM THE MASSING IS GIGANTIC, IN MY OPINION, IN COMPARISON TO THE
 5:46:16PM SCALE OF COCONUT POINT.
 5:46:18PM AND I THINK THE DENSITY OBVIOUSLY IS VERY HIGH, AND I
 5:46:22PM UNDERSTAND THERE ARE SOME ISSUES ABOUT WHETHER YOU HAVE THAT
 5:46:25PM DENSITY ALLOWED OR NOT.
 5:46:28PM BUT, AGAIN, I THINK IT'S A BIG BLOCK, 50-FOOT TALL BUILDING
 5:46:35PM THAT YOU'RE GOING TO SEE WHEN YOU DRIVE INTO COCONUT POINT.
 5:46:39PM >> IF I'M HEARING CORRECT, YOU'RE SAYING WE SHOULD REVERSE
 5:46:42PM THE FIVE STORY TOWARDS VIA COCONUT POINT AND THEN FOUR STORY

 5:46:46PM TOWARDS THE BACK?
 5:46:47PM >>Michael Sheeley: SO IT RELATES MORE -- IT'S GOING TO BE
 5:46:51PM VISUALLY PART OF COCONUT POINT.
 5:46:53PM YOU HAVE THIS BEAUTIFUL CENTER, BEAUTIFULLY DESIGNED WITH A
 5:46:56PM NICE CURVED ROADWAY SYSTEM AND YOU PRESENT THIS FIVE-STORY
 5:47:01PM WALL.

5:47:01PM TO ME, IT IS BACKWARDS.
 5:47:07PM MY OPINION ONLY.
 5:47:09PM >>Kristin Jeannin: I DO THINK THAT WAS BASED ON THE
 5:47:12PM RESIDENTS BEHIND.
 5:47:14PM AND SOME OF THE VIEWS.
 5:47:15PM I THINK THERE WERE SOME STUDIES DONE, AND I DON'T KNOW IF
 5:47:21PM THERE WERE ADDITIONAL -- THERE WERE PICTURES TAKEN FROM
 5:47:26PM DIFFERENT VIEWS.
 5:47:27PM I CAN'T QUITE RECALL.
 5:47:28PM >> YES.
 5:47:29PM JEREMY, I THINK YOU HAVE SOME OF THOSE PICTURES.
 5:47:31PM >>Mary Gibbs: THEY WERE THE SITE LINES.
 5:47:34PM REMEMBER, THEY WERE REALLY DARK, SO YOU TOLD THEM THEY
 5:47:36PM NEEDED TO REDO THEM BECAUSE YOU COULDN'T REALLY SEE
 5:47:39PM ANYTHING.
 5:47:39PM WE DON'T HAVE THAT.
 5:47:43PM >>James Tatooles: I'D LIKE TO BE THE RAIN ON MY PARADE.
 5:47:49PM IN EVERYTHING THAT WE'VE DONE IN THE VILLAGE, WE'VE BEEN
 5:47:53PM VERY CONSCIOUS OF THE USE OF THE PROPERTY AND ALSO TO THE

 5:48:00PM PEOPLE WHO ARE USING THE PROPERTY.
 5:48:02PM WE'VE GONE THROUGH CHANGES IN PARKING AND CHANGES IN
 5:48:06PM LOCATIONS SO THAT WE'VE GOT PEOPLE THAT COULD PARK CLOSE TO
 5:48:10PM THEIR UNIT.
 5:48:11PM AND THEN LOOKING THE NEXT SECTION WE DISCUSS HERE IS THE
 5:48:15PM DEMOGRAPHICS OF THIS COMMUNITY.
 5:48:18PM IT SEEMS TO ME LIKE THERE'S MORE AND MORE OLDER PEOPLE THAT
 5:48:22PM ARE COMING IN HERE NOW.
 5:48:23PM THE OLDER PEOPLE HAVE A REQUIREMENT -- I'M USING A CANE.
 5:48:35PM I HAVE TO GO SHOPPING BECAUSE I DON'T HAVE ANYBODY ELSE TO
 5:48:38PM GO SHOPPING.
 5:48:38PM THE FAMILY GOES SHOPPING.
 5:48:41PM PERFECTLY LOCATED HERE TO GO INTO THE SHOPPING CENTER.
 5:48:50PM IF WE HAVE TO CARRY SOMETHING WE BUY, OUR FOOD, JUST IMAGINE
 5:48:53PM GOING TO THE DRY CLEANERS AND HAVING A BUNCH OF CLOTHES
 5:48:56PM HANGING OVER YOUR HEAD, OVER YOUR HAND.
 5:48:59PM FIVE-STORY UNIT HERE.
 5:49:00PM GO TO YOUR PARKING DOWN HERE, GO TO YOUR APARTMENTS TO THE
 5:49:07PM NORTH.
 5:49:07PM GOING TO HAVE A BIG PARTY, A LOT OF GROCERIES, HOW ARE YOU
 5:49:14PM GOING TO CARRY IT ALL THE WAY TO THE OTHER SIDE OF THE
 5:49:18PM PROJECT?
 5:49:18PM NOT CONVENIENT AT ALL TO THE PARKING.
 5:49:21PM IN FACT, I THINK THIS IS JUST COMPLETELY ILL-THOUGHT OUT.
 5:49:26PM AND THEN WHEN YOU'RE DRIVING HERE, IF YOU GO TO MERCADO, IN

 5:49:30PM THE BACK OF THE MERCADO, THE PARKING GARAGE, DRIVE-UP,
 5:49:35PM THAT'S ONLY TWO STORIES.

5:49:36PM PEOPLE LIKE MYSELF, THEY GO IN THERE AND YOU HAVE TO DRIVE
 5:49:44PM ALL THE WAY UP THERE.
 5:49:46PM NOW YOU HAVE TO DRIVE FROM THERE WITH TRAFFIC AND PEOPLE
 5:49:51PM COMING IN AND OUT.
 5:49:52PM IT IS NOT THE EASIEST THING TO PARK AND DRIVE IN A
 5:49:56PM FIVE-STORY PARKING GARAGE WHEN YOU'VE GOT PEOPLE PULLING IN,
 5:50:00PM PULLING OUT.
 5:50:00PM YOU'VE GOT RAMPING.
 5:50:03PM WHERE IS THE ACCESS OF THAT TO BE ABLE TO HAVE ACCESS TO
 5:50:06PM THESE UNITS?
 5:50:07PM IT'S NOT.
 5:50:09PM IT'S A VERY DANGEROUS THING TO DRIVE UP AND DOWN THAT
 5:50:12PM PARKING GARAGE.
 5:50:13PM TYPICALLY, A PARKING GARAGE LIKE THIS WOULD BE PUT IN
 5:50:17PM SOMEPLACE, LET'S SAY WE'RE TALKING ABOUT THE HOSPITAL.
 5:50:19PM THE HOSPITAL IS A CENTER LOCATION.
 5:50:22PM PEOPLE PARK OVER THERE, THEY ALL GO CLOSE BY TO PARK THEIR
 5:50:26PM CARS TO GO INTO THE HOSPITAL.
 5:50:28PM SAME THING WITH AN OFFICE BUILDING.
 5:50:30PM YOU HAVE AN OFFICE BUILDING AND YOU'VE GOT YOUR PARKING
 5:50:33PM CLOSE TO THE OFFICE BUILDING BECAUSE IT'S ALL LOCATED IN ONE
 5:50:38PM AREA, AND YOU DON'T HAVE TO WORRY ABOUT HAVING THE SPREAD
 5:50:42PM OUT ACCESS LIKE YOU HAVE HERE.

 5:50:43PM BUT HERE, YOU DON'T HAVE ACCESS TO YOUR UNITS.
 5:50:48PM YOU HAVE ABSOLUTELY NO ACCESS TO THE UNITS.
 5:50:50PM AND FROM A DESIGN POINT OF VIEW, YOU'VE GOT ALL THE
 5:50:55PM DECORATIONS TO THE INSIDE OF THE UNITS WHERE THE COURTYARDS
 5:50:58PM ARE.
 5:50:59PM THE OUTSIDE UNITS ARE LOOKING OVER PARKING LOTS AND STREET.
 5:51:02PM GOING FURTHER -- I'M BEING PICKY AND I MEAN IT, BECAUSE I'VE
 5:51:09PM BEEN LOOKING AT THIS THING AND I'VE BEEN A DEVELOPER ALL MY
 5:51:12PM LIFE AND I DON'T THINK I WOULD EVEN CLOSE TO DOING SOMETHING
 5:51:16PM LIKE THIS.
 5:51:17PM IF YOU GO TO THE ENTRANCE OF THE PARKING LOT, THE FIVE-STORY
 5:51:20PM PARKING LOT, EVEN THE DRIVEWAY LOCATIONS AND THE AISLES BACK
 5:51:26PM AND FORTH THROUGH THE PARKING LOT, THEY ARE NOT MAKING EASY
 5:51:29PM ACCESS INTO THE ENTRANCE OF THE PARKING LOT.
 5:51:31PM YOU COME FOR THE ENTRANCE OVER HERE, THE STREET DOWN THROUGH
 5:51:38PM HERE, THERE'S NO CUT-ACROSS TO BE ABLE TO HAVE ACCESS TO THE
 5:51:41PM PARKING LOT EVEN IF YOU'RE GOING TO DO THAT.
 5:51:44PM AS AN OLDER PERSON GOING IN THERE, FIVE-STORY GARAGE, GOING
 5:51:53PM UP AND DOWN A RAMP, HAVING TO GO UP AND DOWN A SLOPE, WHAT
 5:52:00PM ACCESS DO YOU HAVE THERE, OTHER PEOPLE ARE TURNING AROUND
 5:52:03PM AND WHAT ARE YOU GOING TO DO TO FACILITATE ALL YOUR NEEDS
 5:52:06PM THAT YOU HAVE TO GO TO YOUR UNIT, LET ALONE HAVING TO WALK
 5:52:12PM THAT LONG DISTANCE TO GET TO IT.
 5:52:14PM I JUST THINK IT IS AN ILL-CONCEIVED LOCATION FOR THE PARKING

5:52:19PM LOT IF YOU'RE EVEN GOING TO DO IT.

5:52:20PM IT SEEMS TO ME WHAT YOU NEEDED MORE LAND TO PUT THE UNITS
5:52:24PM IN, SO YOU CREATED THE LAND BY BUILDING A FIVE-STORY
5:52:27PM BUILDING BECAUSE THEY GAVE YOU FIVE STORIES' WORTH OF EXTRA
5:52:31PM LAND.
5:52:32PM I JUST THINK THIS -- YOU COULD DO WAY BETTER THAN THIS.
5:52:38PM AND IT SHOULD BE SOMETHING THAT DOES TIE INTO THE SITE.
5:52:41PM IF YOU GO TO THE CONDOS, WHERE IS THE PARKING LOT IN THE
5:52:45PM CONDOS?
5:52:45PM IN THE CENTER, UNDERNEATH.
5:52:49PM WALK UP STAIRS TO THE UNIT.
5:52:52PM THEY ARE PERFECT.
5:52:53PM THIS IS COUNTER TO THAT COMPLETELY.
5:52:56PM AND I THINK IT NEEDS TO BE COMPLETELY RETHOUGHT.
5:53:00PM WHEN YOU'RE TALKING ABOUT NOT THE SITE, NOT THE LAYOUT.
5:53:03PM TALKING ABOUT THE USE OF IT AND WHO ARE THE PEOPLE THAT ARE
5:53:06PM GOING TO BE USING IT.
5:53:07PM THIS DOES NOT MEET THE NEEDS OF THE PEOPLE COMING INTO
5:53:12PM ESTERO AT THIS TIME, THEIR LIFE AND THEIR ABILITY TO LIVE
5:53:19PM COMFORTABLY AND ENJOY THE UNIT, IT DOESN'T FIT.
5:53:23PM >>Jim Wallace: I AGREE WITH JAMES.
5:53:25PM IT IS A LONG, LONG WALK FROM THE CONDOS OR UNITS THAT ARE
5:53:31PM ADJACENT TO VIA COCONUT POINT TO A PARKING SPACE.
5:53:37PM I KNOW THAT SOME OF THAT IS ELEVATOR, BUT EVEN THE ELEVATORS
5:53:40PM SEEM TO BE LOCATED KIND OF AWAY FROM THE PARKING AREA.
5:53:47PM INSTEAD OF TWO GREENSPACES, THERE'S ONE CONTIGUOUS

5:53:51PM GREENSPACE.
5:53:53PM IF ALL YOU HAD WAS A BRIDGE AND A BREEZEWAY OR WHATEVER THAT
5:53:58PM SOMEHOW CONNECTED THOSE TWO SO THAT YOU ENDED UP TWO
5:54:02PM SEPARATE SPACES.
5:54:03PM AND IF I LOOK AT THE UNITS ALONG VIA COCONUT, IF THIS IS
5:54:07PM SOMETHING YOU ARE SOLD ON AND HOW DO YOU MAKE IT WORK, I'M
5:54:11PM WITH JAMES, SIX, SEVEN HUNDRED FOOT WALK CARRYING GROCERIES
5:54:15PM AND GOD FORBID YOU HAVE TO MAKE TWO TRIPS BUT HOPEFULLY YOU
5:54:18PM HAVE A CART THAT IS BIG ENOUGH, IT'S A LONG WALK.
5:54:24PM 200 FEET, HAVING BUILT A CONDO COMMUNITY THAT WAS A
5:54:30PM FOUR-STORY, AND PEOPLE COMPLAIN BECAUSE IT'S A 200-FOOT WALK
5:54:35PM TO THEIR PARKING SPACE.
5:54:37PM YOU ARE TALKING ABOUT THREE TIMES THAT.
5:54:40PM AND ONE OF THE THINGS THAT I DID WAS MAKE SURE THAT THE
5:54:43PM PERSON THAT WAS FURTHEST FROM THE ELEVATOR IN THE GARAGE WAS
5:54:48PM CLOSEST TO THE ELEVATOR ON THE FLOOR.
5:54:52PM SO EVERYBODY ONLY WALKED 200 FEET.
5:54:54PM HERE YOU'RE TALKING ABOUT 600, 700 FEET WALK.
5:54:58PM I AGREE WITH JAMES.
5:55:01PM THERE NEEDS TO BE SOME OTHER CONNECTIVITY.

5:55:06PM IF YOU HAVE TWO GREENSPACES AND SOMEHOW YOU CONNECT THOSE
 5:55:08PM WITH A WALKWAY, BREEZEWAY, MAKE IT WONDERFUL.
 5:55:12PM I DON'T KNOW.
 5:55:12PM WHATEVER.
 5:55:14PM >> I GET YOUR POINT.

5:55:16PM >>Jim Wallace: WHERE ARE THE ELEVATORS LOCATED TO FACILITATE
 5:55:19PM WALKING?
 5:55:19PM BECAUSE YOU MAY ANTICIPATE THIS IS ALL GOING TO BE VERY
 5:55:23PM WEALTHY, YOUNG PEOPLE WHO ARE LIVING HERE, BUT THERE MAY BE
 5:55:29PM SOME OLD GUYS LIKE JAMES AND I, AND WE DON'T WANT TO WALK
 5:55:33PM 700 FEET CARRYING GROCERIES.
 5:55:37PM >>James Tatooles: ABOUT SEVEN FOOTBALL FIELD LENGTHS.
 5:55:41PM >> NOT THAT YOU NEED AN ANSWER ON THIS ONE.
 5:55:44PM ON THE LOCATION FOR THE GARAGE, IT WAS TO MAKE SURE THAT WE
 5:55:47PM MAXIMIZED THE OPEN SPACE FOR THE FUTURE RESIDENTS RATHER
 5:55:51PM THAN CENTRALLY LOCATED THE GARAGE AND THEN REDUCING THE
 5:55:55PM AMOUNT OF OPEN SPACE AND BIFURCATING.
 5:55:59PM I LIKE WHERE YOU ARE GOING RIGHT NOW ON THE POSSIBILITY OF A
 5:56:02PM CONNECTION IN BETWEEN THOSE TWO POINTS, THE PINCH POINT.
 5:56:05PM THAT COULD PROBABLY SOLVE FOR THE DISTANCE, THE WALKING
 5:56:08PM DISTANCE FROM THE POINT OF THE GARAGE TO THE FIRST UNIT ON
 5:56:11PM THE CORNER.
 5:56:12PM >>Jim Wallace: I DON'T SEE ANY ELEVATORS WITHIN THE -- IF I
 5:56:15PM AM LIVING ON THE FOURTH FLOOR, I WILL PROBABLY, HUMAN
 5:56:19PM BEHAVIOR BEING, I WILL PROBABLY DRIVE UP THE RAMP TO THE
 5:56:22PM FOURTH FLOOR PARKING AND WALK ACROSS THE BREEZEWAY THAT
 5:56:26PM ISN'T HERE NOW --
 5:56:28PM >> YEAH, WE HAVE THE ELEVATORS RIGHT THERE.
 5:56:31PM THEY ARE LITTLE.
 5:56:32PM INSIDE CORNERS, WE HAVE THE CONNECTIONS.

5:56:34PM WE HAVE DIRECT CONNECTIONS FROM THE GARAGE INTO THE INSIDE
 5:56:38PM CORNERS --
 5:56:40PM >>Jim Wallace: DOESN'T HELP ME MUCH IF I LIVE ON VIA COCONUT
 5:56:43PM POINT.
 5:56:43PM IT DOESN'T HELP ME IF I LIVE ON VIA COCONUT POINT.
 5:56:47PM >> BUT YOUR POINT TOWARDS THE CONNECTION, THAT WILL HELP
 5:56:51PM YOU.
 5:56:52PM >>James Tatooles: FIGURE THAT YOU HAVE A UNIT AND YOU'RE
 5:56:54PM GOING TO HAVE A BIRTHDAY PARTY FOR YOUR KIDS AND YOUR GUESTS
 5:56:58PM ARE GOING TO GO THERE, HOW CAN THEY POSSIBLY KNOW WHERE YOUR
 5:57:02PM UNIT IS TO PARK SOMEPLACE CLOSE BY TO WALK TO YOUR UNIT TO
 5:57:07PM VISIT?
 5:57:08PM >> I UNDERSTAND YOUR CONCERNS.
 5:57:09PM WE'LL LOOK INTO IT.
 5:57:11PM >>James Tatooles: SO CONFUSED AND SO ILL-CONNECTED FROM THE
 5:57:15PM UNITS TO THE PARKING AND TO THE USES THAT YOU'VE GOT HERE.

5:57:18PM EVERYTHING ELSE THAT WE'VE GOT, YOU ARE CONCENTRATING ON THE
 5:57:23PM ARCHITECTURE.
 5:57:23PM THE ARCHITECTURE IS GOING TO PASS.
 5:57:25PM WE'VE GOT GREAT ARCHITECTURE AROUND HERE.
 5:57:28PM I'M NOT LOOKING AT THE ARCHITECTURE AT ALL.
 5:57:32PM I'M LOOKING AT THE USE OF THE PROPERTY AND FOR WHAT IT'S
 5:57:36PM SUPPOSED TO DO.
 5:57:37PM THE LAST TIME WE HAD IT, JIM CAME UP WITH IT, WHEN WE HAD
 5:57:40PM ALL THE TOWN HOUSES ACROSS THE STREET FROM THE PROPERTY.

 5:57:43PM WE KNOCKED OUT 50 UNITS JUST TO BE ABLE TO MAKE PARKING AND
 5:57:47PM BE ABLE TO HAVE ACCESS TO THE UNITS FOR PEOPLE TO COME IN
 5:57:51PM AND DO EXACTLY WHAT I SAID, GO TO SOMEBODY'S HOUSE AND
 5:57:55PM VISIT.
 5:57:55PM IF YOU CAN ONLY PARK IN THE DRIVEWAY AND THE OWNER HAS HIS
 5:58:00PM CAR PARKED IN THE DRIVEWAY, WHERE IS SOMEBODY GOING TO COME
 5:58:02PM AND VISIT THEM?
 5:58:03PM WE KNOCKED OUT OVER 50 UNITS TO MAKE THE THING WORK.
 5:58:10PM OVER HERE, THIS IS JUST COMPRESSED AND PUSHED TO THE LIMIT.
 5:58:16PM I UNDERSTAND AS A DEVELOPER YOU'RE TRYING TO GET THE MAXIMUM
 5:58:20PM UNITS THAT YOU CAN, BUT THERE'S GOT TO BE LOGIC TO IT.
 5:58:23PM YOU CAN'T LOOK FOR JUST TRYING TO MAXIMIZE A PROJECT.
 5:58:28PM YOU HAVE TO LOOK FOR THE CONVENIENCE OF THE PROJECT, FOR THE
 5:58:30PM USE OF THE PROJECT, FOR THE PEOPLE THAT ARE GOING TO USE THE
 5:58:33PM PROJECT.
 5:58:33PM I DON'T SEE ANY OF THAT.
 5:58:35PM >> IS THERE SOMETHING THAT YOU WOULD LIKE TO SEE IN THIS
 5:58:38PM CASE?
 5:58:39PM >>James Tatooles: CONVENIENCE OF THE RENTERS HERE.
 5:58:42PM >>Michael Sheeley: DID YOU CONSIDER IN YOUR DESIGN SCHEMATIC
 5:58:45PM PROCESS TO HAVE PARKING UNDER THE BUILDING OR DID IT CREATE
 5:58:47PM A HEIGHT ISSUE?
 5:58:49PM >> WE TEND NOT TO DO PARKING UNDER THE BUILDING BECAUSE OF
 5:58:51PM THE STRUCTURE, THE IMPLICATION OF THE STRUCTURE, RAISING,
 5:58:56PM HAVING A DIFFERENT STRUCTURAL SYSTEM.

 5:58:58PM >>Michael Sheeley: MANY APARTMENTS HAVE PARKING UNDER THE
 5:59:02PM BUILDING.
 5:59:02PM >> I UNDERSTAND, YES, THERE ARE MANY, YES.
 5:59:04PM >>Michael Sheeley: IT'S NOT INSURMOUNTABLE.
 5:59:08PM >> IT'S NOT PART OF OUR DESIGN PROCESS, BUT DEFINITELY WE
 5:59:11PM CAN EXPLORE SOMETHING.
 5:59:12PM FROM WHAT I'M SEEING, YOUR CONCERNS ARE REGARDING THE
 5:59:16PM PARKING PROXIMITIES AND THEN PARKING DISTRIBUTION THROUGHOUT
 5:59:20PM THE BUILDING.
 5:59:22PM >>James Tatooles: WITH THE NEW PROJECT WE PASSED -- GENOVA,
 5:59:25PM WE WENT THROUGH THREE DIFFERENT SITE PLANS TRYING TO GET THE
 5:59:28PM PARKING MORE EFFICIENT TO THE UNITS.

5:59:30PM AND ENDED UP WITH PARKING UNDERNEATH, COVERED PARKING, BUT
 5:59:33PM PEOPLE DON'T HAVE TO WALK A HALF A BLOCK EVEN -- HERE, YOU
 5:59:39PM CAN'T IMAGINE WHAT IT'S LIKE TO HAVE TO WALK FIVE OR SIX
 5:59:43PM HUNDRED FEET TO GO TO YOUR UNIT.
 5:59:45PM >> EVERY DAY.
 5:59:45PM >>James Tatooles: WITH YOUR ARMS FULL OF GROCERIES.
 5:59:48PM IT'S IMPRACTICAL.
 5:59:51PM >>Jim Wallace: IT REALLY COMES DOWN TO FUNCTION BEFORE FORM.
 5:59:55PM I THINK SOMEHOW FUNCTION HAS BEEN FORGOTTEN HERE.
 5:59:59PM I THINK WE ALL WOULD SAY THAT THE BUILDINGS ARE BEAUTIFUL.
 6:00:05PM >> THANK YOU.
 6:00:05PM >>Jim Wallace: BUT IT NEEDS TO BE EASY TO LIVE THERE.
 6:00:08PM >> I UNDERSTAND.

6:00:10PM >>Jim Wallace: YOU'VE GIVEN SECOND ACCESS TO THE PARKING
 6:00:13PM GARAGE, BUT WHEN YOU GOT TO THE PARKING LOT, YOU DIDN'T
 6:00:17PM FACILITATE HOW TO ACCESS THAT PARKING GARAGE.
 6:00:19PM SO I COME FROM THE EAST AND I DRIVE INTO THIS PARKING LOT,
 6:00:25PM AND NOW YOU MAKE IT DIFFICULT FOR ME TO GET TO THE PARKING
 6:00:29PM GARAGE, RATHER THAN FACILITATE AND MAKE IT EASY.
 6:00:33PM GET ME OUT OF THE PARKING LOT.
 6:00:34PM IF I'M GOING TO THE GARAGE, YOU DON'T WANT ME DRIVING.
 6:00:37PM IT'S 400 FEET, OR SOMETHING LIKE THAT, FROM ONE END TO THE
 6:00:41PM OTHER.
 6:00:42PM YOU WANT ME DRIVING AROUND UNTIL I FIND THE ENTRANCE TO THE
 6:00:44PM PARKING SPACE?
 6:00:45PM NO, MAKE IT EASY FOR ME TO FIND THE ENTRANCE TO THE PARKING
 6:00:48PM SPACE.
 6:00:52PM >>Kristin Jeannin: DO YOU SEE WHAT HE'S SAYING?
 6:00:53PM >> NO.
 6:00:54PM WHAT I'M SEEING HERE, I HAVE AN ENTRANCE GOING DIRECTLY INTO
 6:00:57PM THE GARAGE.
 6:00:59PM THE ONE HERE, ON THE SIDE.
 6:01:01PM >>Kristin Jeannin: YOU RUN INTO PARKING SPACES WHEN YOU --
 6:01:08PM >>Jim Wallace: YOU BLOCKED IT OFF.
 6:01:10PM YOU CREATED AN OBSTACLE ENTERING THE PARKING GARAGE RATHER
 6:01:14PM THAN FACILITATING IT.
 6:01:17PM >>Michael Sheeley: IT IS A WEAK SOLUTION TO WHAT WE TALKED
 6:01:19PM ABOUT LAST TIME TO GET CIRCULATION INTO THE PROPERTY.

6:01:23PM >>Jim Wallace: THEY WORKED ON IT.
 6:01:26PM NOW YOU HAVE TO TAKE IT TO THE SECOND, THIRD AND FOURTH
 6:01:28PM STAGE.
 6:01:29PM I HATE TO SAY, SOUNDS REDUNDANT, BUT IT IS NOT FORM BEFORE
 6:01:35PM FUNCTION.
 6:01:36PM IT'S FUNCTION BEFORE FORM.
 6:01:37PM IT LOOKS GREAT BUT DIFFICULT TO LIVE THERE, THEN YOU WON'T
 6:01:41PM GET THE RENTALS THAT YOU WANT.

6:01:43PM PEOPLE WILL NOT RENEW, AND YOU WANT THEM.
 6:01:46PM I MEAN, YOU WANT THIS TO BE FULL, HIGH OCCUPANCY.
 6:01:50PM YOU WANT IT TO BE SUCCESSFUL AND ESTERO WANTS YOU TO BE
 6:01:53PM SUCCESSFUL.
 6:01:54PM >>Dan Williams: THIS IS DAN.
 6:01:55PM CAN I ASK A QUESTION?
 6:01:56PM >> SURE.
 6:01:58PM >>Dan Williams: I WAS TRYING TO UNDERSTAND FOR ACCESS FOR
 6:02:00PM FIVE AND OR AMBULANCE.
 6:02:07PM >> SAY THAT AGAIN.
 6:02:07PM >>Dan Williams: I WAS TRYING TO UNDERSTAND HOW FIRE OR
 6:02:11PM AMBULANCE WOULD HAVE ACCESS.
 6:02:14PM BECAUSE IT LOOKS LIKE IT IS CLOSED IN ON SEVERAL SIDES.
 6:02:19PM >> EMERGENCY ACCESS IS GOING TO HAVE THROUGH THE PARKING
 6:02:23PM LOT.
 6:02:23PM THEY'LL COME IN EITHER OFF OF VIA COCONUT AND DRIVE OVER AND
 6:02:30PM COME IN TO THE PARKING LOT ON THIS SIDE OR COME IN FROM THE

 6:02:33PM SOUTH AND HAVE ACCESS TO THE PARKING LOT ON THIS SIDE.
 6:02:36PM THE MAIN ENTRANCE TO THE BUILDING IS OVER HERE IN THIS
 6:02:39PM CORNER.
 6:02:39PM SO FOR THEM TO HAVE ACCESS, IF THEY ARE GOING IN THE FRONT
 6:02:43PM DOOR, THEY'LL HAVE IT RIGHT HERE.
 6:02:45PM IF THEY PARK IN FRONT OF IT, THEY HAVE THE DRIVE AISLES THAT
 6:02:48PM THEY CAN PARK, SIMILAR TO OTHER APARTMENTS.
 6:02:50PM >>James Tatooles: YOU TALK ABOUT THE PARKING LOT.
 6:02:52PM TALK ABOUT THE UNITS.
 6:02:54PM TALK ABOUT THE ACCESS TO THE UNITS SITTING IN AN AREA THAT
 6:02:58PM DOESN'T HAVE ANY ROADWAYS AT ALL, AROUND THREE SIDES OF THIS
 6:03:03PM UNIT, THERE'S NO PLACE THAT A FIRE TRUCK COULD GET IN THERE
 6:03:06PM WITH ANY PAVED ACCESS.
 6:03:08PM >> WE HAVE THE SIDE ON THIS PORTION --
 6:03:11PM >>James Tatooles: THE RESIDENTIAL UNITS, NOT THE PARKING
 6:03:14PM GARAGE.
 6:03:14PM >> TALKING ABOUT THEM COMING INTO THE UNITS, THEY'LL COME IN
 6:03:17PM THROUGH THE MAIN DOOR.
 6:03:18PM IF YOU ARE TALKING ABOUT PARKING ADJACENT TO HAVING TO STAGE
 6:03:21PM FOR A FIRE, THERE ARE PARKING LOTS SURROUNDED AND DRIVE
 6:03:25PM AISLES ADJACENT TO IT.
 6:03:27PM THEY HAVE PAVEMENT ON THREE SIDES THAT IS EASILY ACCESSIBLE
 6:03:30PM IF THEY HAVE TO STAGE ON THREE SIDES OF THE BUILDING.
 6:03:36PM >>James Tatooles: JUST TRYING TO DISCUSS -- IT'S NOT
 6:03:38PM CONVENIENT.

 6:03:39PM >>Michael Sheeley: DOES YOUR PARKING GARAGE HOUSE ALL OF THE
 6:03:42PM RESIDENTS OR SOME RELEGATED TO THE SURFACE PARKING?
 6:03:50PM >> IT'S ALL -- GROUND LEVEL WITH THE RETAIL.
 6:04:00PM >> HI.

6:04:00PM CHRIS MOORE WITH WAYPOINT RESIDENTIAL.
 6:04:02PM WE ARE THE MULTIFAMILY DEVELOPER ON THIS.
 6:04:04PM ONE OF THE TAKEAWAYS WE TOOK FROM JANUARY WAS THE RETAIL
 6:04:11PM PARKING SHOULD BE SHARED WITH THE MULTIFAMILY.
 6:04:14PM SO WHAT WE WERE PROPOSING IS ALL THE SURFACE AND THE FIRST
 6:04:18PM LEVEL OF GARAGE WOULD BE SHARED FOR MULTIUSE WITH THE
 6:04:22PM SHOPPING CENTER.
 6:04:23PM AND THEN AT THE SECOND FLOOR AT SOME POINT WE'D HAVE EITHER
 6:04:27PM A SLIDING GATE OR A LEVER FOR RESIDENTS TO ACCESS ONLY.
 6:04:32PM >>Michael Sheeley: YOU ARE HOUSING ALL THE RESIDENTS ON THE
 6:04:35PM TOP FOUR FLOORS OF THE GARAGE.
 6:04:37PM >> RIGHT.
 6:04:37PM AND WITH THE FIRE CONCERN, WE HAVE TO FOLLOW STRICT
 6:04:42PM REGULATIONS AS IT RELATES TO WHERE STAIRWELLS ARE.
 6:04:47PM >>James Tatooles: THAT'S NOT A CONCERN.
 6:04:48PM YOU'LL FIGURE THAT ONE OUT.
 6:04:49PM IT'S JUST THE SITE PLAN IS NOT --
 6:04:53PM >> AND THE QUESTION ABOUT THE DISTANCE FROM THE DECK TO THE
 6:04:59PM UNITS.
 6:05:00PM WE LOOKED AT THAT VERY HARD AS WELL.
 6:05:02PM THAT'S WHERE THE DEMOGRAPHIC HERE IS A LITTLE DIFFERENT THAN

 6:05:06PM ELSEWHERE IN LEE COUNTY WHERE WE HAVE DONE MULTIPLE OTHER
 6:05:10PM PROJECTS.
 6:05:10PM AND WE APPRECIATE THERE MIGHT BE A LITTLE OLDER DEMOGRAPHIC
 6:05:14PM HERE, BUT WE HAVE ABOUT A FIFTH OF THE UNITS RIGHT UP
 6:05:21PM AGAINST THE DECK.
 6:05:22PM SO THAT GIVES US THE ABILITY TO SERVE DIFFERENT
 6:05:25PM DEMOGRAPHICS, THE YOUNGER DEMOGRAPHIC MAY NOT WANT TO BE
 6:05:30PM NEAR THE PARKING DECK BECAUSE OF THE NOISE, SLAMMING DOORS,
 6:05:33PM SO ON AND SO FORTH.
 6:05:34PM SO I THINK THAT'S MITIGATED SLIGHTLY, IF YOU LOOK AT IT IN
 6:05:40PM THAT REGARD.
 6:05:41PM BUT TO PUT THE DECK RIGHT IN THE MIDDLE AS A CLASSIC WRAP,
 6:05:47PM IT WOULD LOOK --
 6:05:53PM >>James Tatooles: WE ARE NOT ALLOWED TO TELL YOU HOW TO
 6:05:55PM DESIGN THE UNIT.
 6:05:56PM CONSEQUENTLY YOU AND I HAVING A CONVERSATION WHAT WE COULD
 6:06:01PM DO WITH THIS THING IS PAST OUR SCOPE.
 6:06:04PM WE ARE ONLY LOOKING AT IT, IF WE FEEL THAT THERE IS
 6:06:08PM IMPROVEMENT TO IT.
 6:06:09PM SO CONSEQUENTLY TRYING TO DEFEND THIS STATEMENT OR THAT
 6:06:14PM STATEMENT OR SOMETHING ELSE, THAT'S PAST OUR SCOPE.
 6:06:17PM >> I UNDERSTAND.
 6:06:18PM >>James Tatooles: YOU GUYS ARE THE ARCHITECTS, LAND
 6:06:20PM PLANNERS, OWNERS, DEVELOPERS.
 6:06:22PM WE'RE JUST POINTING OUT THAT WE FEEL THERE ARE SOME

6:06:24PM WEAKNESSES THAT HAVE TO BE IMPROVED.
 6:06:27PM THAT'S ALL WE'RE DOING.
 6:06:29PM >>Anthony Gargano: OKAY.
 6:06:29PM I'VE GOT A COUPLE OF QUESTIONS.
 6:06:32PM >>Dan Williams: THIS IS DAN AGAIN.
 6:06:33PM >>Anthony Gargano: FOR THE 362 UNITS, HOW MANY PARKING SPOTS
 6:06:38PM ARE YOU GOING TO BE PROVIDING OR YOU PLAN TO PROVIDE?
 6:06:41PM >> WE WERE AT 1.75.
 6:06:44PM AND THAT WAS UNDERSTANDING THAT WE WOULD NEED A PARKING
 6:06:47PM STUDY TO JUSTIFY GOING UNDER THE 2 PER UNIT PLUS 10%.
 6:06:51PM WE UNDERSTAND THE ORDINANCE IS 2 PLUS 10%.
 6:07:02PM >>Anthony Gargano: BUT YOUR PLAN IS 1.75.
 6:07:05PM >> CORRECT.
 6:07:05PM BECAUSE WE'RE PROPOSING A HEAVY NUMBER OF STUDIOS AND
 6:07:10PM ONE-BEDROOMS AND VERY FEW THREE-BEDROOMS.
 6:07:13PM SO WE DON'T LOOK AT THE TRADITIONAL UNIT MIX LIKE WE WOULD
 6:07:17PM IN A SUBURBAN LOCATION AT THIS LOCATION.
 6:07:21PM >>Anthony Gargano: AND THE SURFACE AND FIRST LEVEL OF
 6:07:25PM PARKING GARAGE IS SHARED PARKING.
 6:07:28PM >> CORRECT.
 6:07:28PM THE SURFACE AND THE FIRST LEVEL WILL BE MORE OF A
 6:07:32PM TRADITIONAL SHARED WITH THE RETAIL.
 6:07:37PM >>Jim Wallace: SOMEONE SAID THAT YOU'D HAVE THE SECOND FLOOR
 6:07:42PM PARKING WOULD BE FOR RESIDENTS AND IT WOULD BE GATED.
 6:07:45PM IF I LIVE ON THE FIRST FLOOR, I HAVE TO TAKE AN ELEVATOR UP

 6:07:48PM TO MY CAR?
 6:07:49PM >> YOU CAN STILL PARK, IT JUST WON'T BE GATED ON THE FIRST
 6:07:53PM LEVEL, BUT THERE IS A SCENARIO, IF THE FIRST --
 6:07:56PM >>Jim Wallace: I CAN PARK ON THE FIRST LEVEL IF I LIVE ON
 6:07:58PM THE FIRST LEVEL.
 6:07:59PM >> CORRECT.
 6:08:00PM YOU'LL STILL HAVE A FOB IF YOU NEED TO GET UP TO THE SECOND
 6:08:04PM FLOOR.
 6:08:05PM >>Jim Wallace: I UNDERSTAND.
 6:08:05PM I KNOW WHAT PEOPLE COMPLAIN ABOUT.
 6:08:08PM >> OH, I DO, TOO.
 6:08:10PM >>James Tatooles: TAKING AWAY PARKING SPACES FROM YOUR
 6:08:13PM COMMERCIAL PEOPLE.
 6:08:14PM >> WELL, IT IS A BLENDED RATE AT THAT POINT.
 6:08:16PM >>Kristin Jeannin: I THINK A BREEZEWAY IS AN EXCELLENT IDEA.
 6:08:19PM I THINK IT IS AN ATTRACTIVE IDEA, TOO.
 6:08:23PM >> I LIKE IT AND IT COULD BE AN ARCHITECTURAL FEATURE AS AN
 6:08:26PM AMENITY AND PUT IT ON LIKE THE THIRD FLOOR WHERE IT'S
 6:08:31PM CONVENIENT FOR MULTIPLE LEVELS.
 6:08:33PM IT'S NOT A LONG SPAN, SO WE WOULDN'T NEED -- SINGLE SPAN
 6:08:38PM VERSUS --
 6:08:41PM >>Jim Wallace: IF YOU LOST TEN UNITS, LET'S JUST SAY, I

6:08:44PM THINK YOU WOULD BE MORE THAN COMPENSATED BY THE FACT THAT
6:08:47PM THE VALUE OF THOSE -- OF THE UNITS THAT WERE NOW CLOSER TO
6:08:52PM PARKING WOULD BE GREATER.

6:08:53PM I'D EXPECT TO HAVE A DIMINISHED RATE IF I'M GOING TO HAVE TO
6:08:58PM WALK 600 FEET TO MY CAR.
6:09:00PM NOT TO MENTION ANOTHER COMPETITOR CALLED MAGNOLIA SQUARE,
6:09:05PM BUT ONE OF THE THINGS I KNOW PEOPLE WHO HAVE LIVED THERE AND
6:09:07PM THEY SAY WHAT WE LOVED ABOUT IT IS THE SHORT DISTANCE.
6:09:11PM THEY WERE OLDER, ADMITTEDLY.
6:09:13PM THE SHORT DISTANCE FROM THEIR HOME TO THEIR CAR.
6:09:16PM YOU KNOW THAT AS WELL.
6:09:17PM I'M NOT TELLING YOU SOMETHING YOU DON'T KNOW.
6:09:19PM I THINK FEWER UNITS AT A HIGHER GROSS RENT FOR THE UNITS
6:09:25PM THAT WOULD BE DIMINISHED, I THINK IT WOULD ALL WORK OUT IN
6:09:28PM THE END IN TERMS OF TOTAL GROSS, MY GUESS.
6:09:33PM >> AND WE AS PART OF MAKING THE FOUR-STORY, AND, AGAIN, I
6:09:37PM KNOW THIS ISN'T A DEBATE AND CHALLENGE SESSION, WE TOTALLY
6:09:41PM MISUNDERSTOOD YOUR COMMENT ABOUT THE MASSING BECAUSE THE
6:09:44PM MOVIE THEATER TODAY IS 40 TO 45 FEET DEPENDING ON IF YOU ARE
6:09:49PM IN THE FRONT OR THE BACK.
6:09:51PM SO THIS IS A VERY LARGE BUILDING, BUT THAT MOVIE THEATER IS
6:09:54PM A LARGE BUILDING FACING THE CENTER TODAY.
6:09:58PM >>Kristin Jeannin: AND IT'S CLOSER.
6:10:00PM >> IT IS CLOSER.
6:10:02PM >>James Tatooles: YOU'VE GOT TO INCORPORATE THE FACT THAT
6:10:04PM THERE IS A WHOLE NEW DESIGN ASPECT WHEN A BUILDING GOES,
6:10:09PM WHAT YOU DO WITH THE SPACE THAT THE BUILDING USED TO BE IN.
6:10:13PM >> WELL, THE ACTUAL BUILDING THAT'S THERE TODAY ONLY CLIPS
6:10:18PM THE VERY FRONT OF OUR PROJECT.
6:10:20PM IT'S MOSTLY THE SURFACE PARKING RIGHT NOW TODAY.
6:10:23PM SO WE KIND OF SET BACK FURTHER, AND THAT'S WHERE SIMON IS
6:10:28PM TRYING TO WORK CREATING THAT PUBLIC SPACE AREA.
6:10:31PM I AGREE WITH YOU, WE COULD HAVE DONE A BETTER JOB SHOWING
6:10:34PM HOW TRAFFIC GOES INTO THAT PARKING DECK.
6:10:37PM AGAIN, I KNOW YOU'RE NOT DESIGNING THIS FOR US, WE LOOKED AT
6:10:41PM MOVING THE MAIN ENTRANCE OVER TO THE FRONT TO FACE THE
6:10:44PM SHOPPING CENTER.
6:10:47PM >>James Tatooles: IN THE LAST SECTION OF OUR MEETING TODAY,
6:10:50PM WE DISCUSSED WHAT WE HAVE AND WHAT WE NEED.
6:10:54PM CROSS-REFERENCES RIGHT NOW.
6:10:58PM ONE OF THE THINGS THEY ARE LOOKING FOR IS MORE SPACE TO BE
6:11:01PM ABLE TO MEET, SPACE TO BE ABLE TO SIT AND TALK, SPACE TO BE
6:11:06PM ABLE TO ENJOY THE ENVIRONMENT THAT YOU ARE IN.
6:11:08PM I THINK THAT IT GIVES YOU A FANTASTIC OPPORTUNITY TO GO AND
6:11:14PM CHANGE THE FEELING.
6:11:15PM THEY ARE TALKING ABOUT, WE WANT WALKING TRAILS AND BIKE

6:11:19PM TRAILS AND YOU WANT TO BE OUTSIDE WITH NATURE, YOU HAVE
 6:11:28PM EMPHASIZING IN THE SHOPPING CENTER POINTS OF BEING ABLE TO
 6:11:30PM SIT DOWN AND SIT AND TALK AND JUST VIEW THE PEOPLE WALKING
 6:11:35PM BY.
 6:11:36PM IN THE RESTAURANT AREA, BIG OPEN FRONT AREA WHERE THE TABLES
 6:11:39PM ARE OUT THERE.
 6:11:40PM PEOPLE WANT TO BE OUTSIDE.

6:11:41PM YOU WANT TO HAVE COURTYARDS SO THAT THERE IS A LITTLE
 6:11:45PM PRIVATE AREA YOU CAN SIT.
 6:11:48PM AND I THINK THAT -- YOU ARE EVEN ALLUDING HAVING ALL THAT
 6:11:53PM SPACE IN THE CENTER OF THIS APARTMENT PROJECT, WHICH IS ONLY
 6:11:58PM FOR THE PEOPLE IN THE APARTMENT, WHICH IS FINE.
 6:12:00PM BUT THERE'S GOT TO BE A TIE-IN WITH THE PROJECT TO THE
 6:12:06PM SHOPPING CENTER.
 6:12:06PM IT'S GOT TO BE MORE VIBRANT, BIG, AND FOCUSED, I THINK.
 6:12:12PM BESIDES THAT, WHERE ARE THESE PEOPLE, WHERE ARE THEY GOING
 6:12:18PM TO TAKE A WALK?
 6:12:19PM GO OUT IN THE SHOPPING CENTER, WALK AROUND, HAVE SOME GUESTS
 6:12:22PM COME OVER, PEOPLE STAY WITH THEM FOR A WEEK.
 6:12:24PM THEY ARE GOING TO BE GOING INTO THE SHOPPING CENTER.
 6:12:27PM SO THAT LINK IS A GOOD LINK.
 6:12:31PM I THINK IT COULD BE EMPHASIZED.
 6:12:35PM >> WE ALSO PROVIDED CONNECTIVITY TO VIA COCONUT WITH
 6:12:39PM SIDEWALKS AND WALKWAYS SO PEOPLE WILL HAVE OPTIONS.
 6:12:45PM TO YOUR POINT, THIS IS THE PERFECT LIVE, WORK, PLAY PLACE.
 6:12:48PM SO YOU WANT THE RESIDENT TO BE ABLE TO WALK TO THE CENTER,
 6:12:51PM WALK TO VIA COCONUT, ENJOY ALL THE AMENITIES.
 6:12:53PM >>James Tatoes: YOU HAVE 300 AND SOME PEOPLE THAT ARE
 6:12:55PM GOING TO BE LOOKING TO DO SOMETHING GNAT AFTERNOON OR
 6:12:59PM EVENING OR GO LOOK IN THE SHOPPING, WALKING.
 6:13:02PM THEY ARE GOING TO HAVE A SALE AT TALBOT'S.
 6:13:07PM GO AND LOOK AT IT.

6:13:09PM YOU WANT TO HAVE THAT INTERCONNECTION.
 6:13:11PM IT AMPLIFIES THE USE OF IT BEING THERE INSTEAD OF SEPARATING
 6:13:15PM IT.
 6:13:20PM >>Jim Wallace: ALSO AN OPPORTUNITY YOU MAY HAVE PLANNED TO
 6:13:23PM TAKE ADVANTAGE.
 6:13:24PM VIA COCONUT, YEAH, A LOT OF TRAFFIC, A LOT OF NOISE, BUT YOU
 6:13:27PM DO HAVE TWO GREENSPACE AREAS.
 6:13:30PM I HATE TO JUST SEE GREEN.
 6:13:33PM THE LAWN IS NOT ENOUGH AND THE GRASS IS NOT ENOUGH.
 6:13:37PM YOU CALL IT A GARDEN.
 6:13:38PM IS IT AN INTERACTIVE GARDEN OR JUST I'LL LOOK AT IT AS
 6:13:45PM DRIVING BY OR IS THE GARDEN FOR THE RESIDENTS?
 6:13:47PM IS THERE SOMETHING INTERACTIVE THAT THE RESIDENTS CAN
 6:13:50PM PARTICIPATE.

6:13:50PM THAT JUST ADDS TO THE PARK AREA THAT YOU ARE USING WITHIN
 6:13:57PM THE BUILDINGS.
 6:13:57PM I THINK THERE ARE OPPORTUNITIES THERE.
 6:14:02PM THEN YOU HAVE TWO OF THEM, KIND OF LIKE POCKET PARKS THAT
 6:14:05PM THE PUBLIC CAN INTERACT OR MAYBE AN ENTRY.
 6:14:08PM THAT'S JUST WALK OFF VIA COCONUT THROUGH A WINDING PATH, A
 6:14:12PM NICE SITTING AREA WITH TRELLISES, FOUNTAIN, SOMETHING THAT
 6:14:15PM MAKES IT MAGICAL AND BACK ENTRANCE OR EAST ENTRANCE TO THE
 6:14:19PM BUILDING.
 6:14:19PM IT'S SECURE AND EVERYTHING ELSE.
 6:14:21PM YOU KNOW WHAT I'M TALKING ABOUT.

 6:14:22PM THE THING I BROUGHT UP SPECIFICALLY AND HAD A PROBLEM WITH
 6:14:28PM IN THE LAST MEETING, 800 CARS.
 6:14:31PM MOST OF THE PEOPLE WILL BE YOUNGER THAN ME.
 6:14:33PM THAT MEANS 79 OR I'M 80, SO 79 OR LESS.
 6:14:37PM COMING IN AND OUT OF THAT LOCATION.
 6:14:41PM NOW, YOU ADDED ANOTHER LOCATION, ANOTHER CONNECTION, BUT IT
 6:14:45PM IS ON THE NORTHERN SIDE OF THE PROPERTY.
 6:14:49PM SO HAS A TRAFFIC STUDY BEEN DONE?
 6:14:52PM HAS SOMETHING BEEN DONE THAT ADDRESSES THOSE -- YOU'RE GOING
 6:14:56PM TO SAY, WELL, NOW IT'S NOT 800, 400 COMING HERE.
 6:14:59PM AND HOPEFULLY THESE ONES ARE TURNING RIGHT AND THESE ONES
 6:15:01PM ARE TURNING LEFT.
 6:15:02PM BUT THEY AREN'T TURNING INTO A PARKING LOT, WHICH YOU
 6:15:06PM CREATED ALL KINDS OF OBSTACLES TO DRIVING THROUGH, WITH ALL
 6:15:09PM DUE RESPECT.
 6:15:09PM HAS ANY TRAFFIC STUDY BEEN DONE OF THOSE TWO?
 6:15:15PM >> WE DID A HIGH-LEVEL, AND WE'LL GET A MORE DETAILED ONE,
 6:15:21PM ONCE WE TAKE CARE OF THE FUNDAMENTAL --
 6:15:25PM >>Jim Wallace: IT'S IN THE WORKS.
 6:15:27PM >> EXACTLY.
 6:15:28PM THOSE POCKET PARK AREAS, THERE IS AN OPPORTUNITY THERE.
 6:15:30PM UNTIL WE GET A FINAL KIND OF BUILDING FOOTPRINT --
 6:15:36PM >>Anthony Gargano: THAT'S A GREAT COMMENT, JIM.
 6:15:38PM THAT WAS WHERE I WAS HEADED NEXT, WHICH WAS THE TRAFFIC.
 6:15:44PM THAT WAS A GREAT COMMENT.

 6:15:49PM >>James Tatoes: JUST REMEMBER, WE'RE NOT HERE TRYING TO
 6:15:51PM BLAST THIS PROJECT.
 6:15:53PM WE'RE TRYING TO BE ABLE TO POINT OUT THE THINGS THAT WE SEE
 6:15:57PM THAT ARE WEAKNESSES RIGHT NOW, TO MAKE IT A STRONGER
 6:16:00PM PROJECT.
 6:16:01PM BECAUSE WHAT WE'RE LOOKING FOR IS TO HAVE THE STRONGEST
 6:16:04PM COMMUNITY WE CAN, AND WE WANT ESTERO TO BE ABLE TO BE
 6:16:07PM SOMEPLACE PEOPLE SAY, MAN, THAT IS FANTASTIC COMMUNITY.
 6:16:09PM WELL PLANNED, WELL ATTRACTIONS AND PEOPLE FEEL LIKE THEY
 6:16:15PM WANT TO GO THERE AND ENJOY THEM.

6:16:17PM WE'RE WORKING WITH YOU.
 6:16:25PM WE'RE ONLY ASKING TO GO LOOK AT IT AGAIN TO FIGURE IF THERE
 6:16:27PM IS A BETTER WAY TO DO IT.
 6:16:28PM DON'T FEEL THAT WE'RE TRYING TO BLOCK YOU.
 6:16:31PM WE'RE HELPING TO HELP YOU IMPROVE YOU.
 6:16:32PM THE BEST THING THAT SOMEBODY COULD TELL ME WHEN I'M WORKING
 6:16:36PM DOING A PROJECT, AND THEY SAY, DID YOU EVER THINK OF THIS?
 6:16:45PM AND ALL OF A SUDDEN I THINK, GOD, I DIDN'T THINK ABOUT IT.
 6:16:47PM LET'S CHANGE IT, AND THEN IT BECOMES A BEAUTIFUL SITUATION
 6:16:49PM AND IMPROVES.
 6:16:49PM PLEASE DON'T BLOCK YOURSELF TO DEFEND WHAT YOU HAVE BUT LOOK
 6:16:56PM AT IT AS WHAT YOU CAN DO TO IMPROVE IT.
 6:16:59PM >>Jim Wallace: I HAVE ONE CRITICAL POINT, MY LAST POINT.
 6:17:01PM I'VE HAD MANY.
 6:17:02PM RESIDENTS AT COCONUT POINT, 32 UNITS PER ACRE.

6:17:11PM IF MY MATH IS RIGHT, AND NEALE KNOWS I'M TERRIBLE AT MATH,
 6:17:19PM 54 TO 56 UNITS PER ACRE, MAYBE I'M OFF ONE OR TWO.
 6:17:26PM >>Mary Gibbs: DON'T SAY IT'S SIX UNITS AN ACRE.
 6:17:31PM >>Jim Wallace: EXPECT US TO HOLD YOUR FEET TO THE PROJECT.
 6:17:33PM >> -- DENSITY IS LOOKED AT ON THE OVERALL PROJECT.
 6:17:36PM AND WHEN -- I WROTE THIS DOWN SO YOU'D KNOW, THE INITIAL
 6:17:43PM ANALYSIS LOOKED AT THE NUMBER OF TRIPS AT THE ACCESS POINTS
 6:17:46PM AND IT WAS APPROVED WITH 6,588 TRIPS ON ALL THE ACCESS
 6:17:51PM POINTS AND VESTED FOR 4,120 -- 4,734 --
 6:18:03PM >>Mary Gibbs: MAY I SAY SOMETHING?
 6:18:04PM NOW WE'RE GETTING INTO LIKE A PUBLIC HEARING.
 6:18:07PM THIS IS NOT A PUBLIC HEARING.
 6:18:08PM THIS IS A WORKSHOP.
 6:18:09PM SO WE'RE SUPPOSED TO BE -- AND NOW WE HAVE GOTTEN INTO THIS
 6:18:12PM BIG DISCUSSION.
 6:18:12PM WE DON'T HAVE A TRAFFIC STUDY YET.
 6:18:14PM WE DON'T HAVE AN APPLICATION YET.
 6:18:16PM WE DON'T WANT TO HAVE AN ARGUMENT ABOUT THE DENSITY.
 6:18:18PM IT'S MORE OF THE MASSING AND INTENSITY THAT I THINK WERE THE
 6:18:21PM COMMENTS.
 6:18:23PM >> SHE WENT THROUGH THE FOUR POINTS THAT WERE THE CONCERN,
 6:18:27PM WHICH WAS --
 6:18:29PM >>Mary Gibbs: LET'S HOLD OFF.
 6:18:32PM EVERYBODY.
 6:18:32PM I THINK WE NEED TO WRAP IT UP BECAUSE WE'RE BEATING THIS

6:18:35PM WORKSHOP TO DEATH.
 6:18:36PM I THINK WE'RE GETTING INTO TESTIMONY AND BACK AND FORTH.
 6:18:39PM >>Michael Sheeley: I AGREE.
 6:18:41PM >>Anthony Gargano: YEAH.
 6:18:41PM >>Mary Gibbs: WE NEED TO WRAP UP THE WORKSHOP.
 6:18:44PM WE HAVE MAYBE PUBLIC COMMENT, I DON'T KNOW.

6:18:47PM UNLESS THEY GAVE UP.
 6:18:50PM >>Jim Wallace: MARY, DO YOU WANT TO HEAR NOW, MY OLD STORY,
 6:18:53PM THE BEGINNING OF THE PROCESS IT COSTS YOU A DOLLAR.
 6:18:56PM IN THE MIDDLE OF THE PROCESS IT COSTS YOU 5 DOLLARS.
 6:18:59PM IF YOU CHANGE IT AT THE END OF THE PROJECT, IT IS A HUNDRED
 6:19:01PM DOLLARS.
 6:19:02PM SO LET'S FIX IT NOW WHEN IT --
 6:19:07PM >> ADD FIVE MORE ZEROES TO THAT.
 6:19:09PM THIS ISN'T MY FIRST TIME IN FRONT OF YOU.
 6:19:12PM I WAS IN FRONT OF YOU RIGHT BEFORE YOU WERE INCORPORATED AS
 6:19:14PM A VILLAGE.
 6:19:15PM I CAN APPRECIATE THIS WORKSHOP AND YOU GIVING US COMMENTS UP
 6:19:19PM FRONT.
 6:19:19PM I THINK IT'S VERY HELPFUL.
 6:19:21PM WE THOUGHT WE COVERED A LOT THAT WE HIT THE FIRST TIME.
 6:19:26PM SOME NEW ONES CAME UP, BUT I DON'T THINK THEY ARE
 6:19:28PM INSURMOUNTABLE, SO LET US GO BACK TO THE DRAWING BOARD AND
 6:19:34PM COME UP WITH SOMETHING THAT IS MORE FUNCTION OVER FORM.
 6:19:38PM >>Anthony Gargano: JUST BEFORE YOU GO BACK TO THAT DRAWING

 6:19:40PM BOARD, IS THERE ANYBODY IN THE PUBLIC HERE WHO WISHES TO BE
 6:19:44PM HEARD ON THIS MATTER?
 6:19:45PM >>Tammy Duran: YES, I HAVE CARDS.
 6:19:47PM I HAVE A CARD.
 6:19:48PM TERRY.
 6:19:48PM SEVEN E-COMMENTS, WHICH ALL HAD QUESTIONS ABOUT TRAFFIC AND
 6:19:59PM CONCERNS ABOUT TRAFFIC.
 6:20:01PM >>Tammy Duran: IF YOU WANTED TO SPEAK AND CAME IN LATE,
 6:20:04PM THERE ARE CARDS THERE TO HAND ME.
 6:20:06PM JUST FILL OUT.
 6:20:07PM >> TERRY FLANAGAN, 20310 CALICE COURT, GRANDEZZA.
 6:20:14PM I'M HERE ON BEHALF OF ENGAGE ESTERO.
 6:20:16PM THE ENGAGE ESTERO TEAM HAS SEVERAL CONCERNS ABOUT THE
 6:20:19PM PROPOSED COCONUT POINT WAYPOINT RESIDENCES.
 6:20:22PM AS ALLAN BOWDITCH MENTIONED THE LAST TIME THIS PLAN WAS PUT
 6:20:28PM FORWARD, OUR CONCERNS AND MANY OF THOSE OF THE SHADOW WOOD
 6:20:34PM RESIDENTS WERE, FIRST OF ALL, THE HIGH DENSITY.
 6:20:36PM WE'LL LEAVE THAT TO THE NEXT, IN THE ACTUAL APPLICATION
 6:20:41PM PROCESS.
 6:20:41PM BUT ALSO, PRIMARILY ON THE DESIGN.
 6:20:46PM AT FIVE STORIES, YOU ARE CREATING A DIFFERENT PERSPECTIVE ON
 6:20:55PM THE ENTIRE AREA AROUND COCONUT POINT OVER THE EXISTING ONE
 6:21:00PM AND A HALF, TWO STORIES.
 6:21:00PM NUMBER TWO, DON'T MAKE A GARAGE LOOK LIKE A GARAGE.
 6:21:07PM NUMBER THREE, THE WEST ELEVATION THAT YOU HAVE THERE LOOKS

 6:21:13PM LIKE THE BACK SIDE OF AN APARTMENT BUILDING.
 6:21:15PM AND THAT'S THE FRONT SIDE OF COCONUT POINT MALL ON FASHION

6:21:22PM WAY, I BELIEVE, FACES UP TO THAT.
 6:21:24PM SO YOU'RE LOOKING AT DIFFERENT PLACES, DIFFERENT WAYS.
 6:21:27PM IT'S OUT OF LINE WITH THE ATTRACTIVENESS THAT THE PLANNING
 6:21:33PM AND ZONING BOARD, WITH OTHER DEVELOPMENTS IN ESTERO AT THIS
 6:21:38PM POINT.
 6:21:38PM ENGAGE ESTERO AND THE RESIDENTS WHO HAVE COMMUNICATED WITH
 6:21:44PM US BELIEVE IT WOULD REPRESENT A SAD LOT ON OUR LOVELY
 6:21:50PM MUNICIPALITY.
 6:21:50PM WE RESPECTFULLY ASK THE PLANNING AND ZONING BOARD TO REJECT
 6:21:55PM THIS PRESENTATION, COMPLIES WITH THE CURRENT DESIGN AND
 6:22:01PM HEIGHT REQUIREMENTS OF COCONUT POINT.
 6:22:02PM DON ESLICK, MR. ESTERO, AS HE WAS KNOWN, WOULD BE EXTREMELY
 6:22:10PM UPSET IF HE WERE ALIVE TO SEE THIS DEVELOPMENT GO AHEAD, THE
 6:22:17PM WAY THE ECCR PREDECESSOR TEAM WORKED SO HARD WITH THE SIMON
 6:22:21PM GROUP TO MAKE COCONUT POINT DEVELOPMENT THE ENVY OF THE
 6:22:26PM COMMERCIAL DEVELOPMENTS NOT HERE BUT ALSO ACROSS THE USA.
 6:22:31PM THANK YOU.
 6:22:32PM >>Anthony Gargano: THANK YOU.
 6:22:32PM >>Tammy Duran: BILL.
 6:22:35PM >>Mary Gibbs: JUST A REMINDER, THIS IS NOT A PUBLIC HEARING
 6:22:37PM TONIGHT, SO WE'RE NOT VOTING.
 6:22:39PM WHEN YOU SAY APPROVE OR REJECT, THAT'S NOT WHY WE'RE HERE
 6:22:43PM TONIGHT.

 6:22:44PM >> GOOD EVENING.
 6:22:45PM I'M BILL CARR.
 6:22:49PM I LIVE AT RIVERWOODS PLANTATION OFF OF WEST BROADWAY.
 6:22:52PM FIRST OF ALL, I'D LIKE TO SAY I THINK THIS PRESENTATION,
 6:22:57PM BECAUSE I WAS HERE FOR THE FIRST ONE, WHICH WAS LAST MONTH,
 6:23:02PM ANYWAY, I THINK YOU'VE DONE A HECK OF A JOB IN TRYING TO
 6:23:09PM DESIGN SOMETHING THAT WOULD BE LIKABLE BY EVERYONE AND WOULD
 6:23:12PM ALSO BE AN ADVANTAGE TO ESTERO.
 6:23:18PM MY ISSUE IS THIS, SO YOU MIGHT TELL ME TO KEEP QUIET.
 6:23:23PM WHEN THIS WAS PRESENTED, I SAID, WAIT A MINUTE, THAT IS AN
 6:23:27PM ENTERTAINMENT CENTER.
 6:23:28PM IT'S A MOVIE THEATER.
 6:23:29PM I'VE WALKED MANY MILES OVER IN THAT PARKING LOT, EITHER
 6:23:33PM THERE OR IN THE PARK, AND I REALLY DIDN'T REALIZE WHAT IT
 6:23:38PM WAS, BECAUSE I ALWAYS SAW THE BACK OF IT RATHER THAN THE
 6:23:41PM FRONT.
 6:23:41PM ANYWAY, I JUST FEEL THAT WHY ARE WE DEMOLISHING IT?
 6:23:48PM WHY NOT USE IT FOR A FUNCTION, AN ENTERTAINMENT FUNCTION,
 6:23:56PM THAT I'M SOMEONE WHO IS VERY INTERESTED IN MUSIC AND THINGS
 6:23:59PM OF THAT NATURE.
 6:23:59PM BUT I CAN SEE THAT PLACE IN MY OWN MIND BECAUSE I DON'T KNOW
 6:24:04PM HOW MANY PEOPLE IT WILL HOLD, THINGS LIKE THAT, YOU HAVE TO
 6:24:07PM KNOW THAT.
 6:24:08PM BUT I'VE BEEN TO MANY CONCERTS.

6:24:13PM SOME OF THOSE THINGS.

6:24:15PM AND I THINK IT WOULD BE DEMOGRAPHICALLY, THE WORD THAT HAS
6:24:21PM COME UP.
6:24:25PM I THINK THEY CAN OFFER MANY TYPES OF FUNCTIONS IN THE
6:24:29PM THEATRICAL POINT.
6:24:31PM BROADWAY SHOWS, AND THINGS OF THAT NATURE.
6:24:33PM SO I JUST THINK IT'S SOMETHING TO THINK ABOUT BECAUSE IT
6:24:39PM WOULD STILL BRING SOME FUNDS INTO YOU, I'M SURE.
6:24:42PM YOU SAID THE PARKING LOT, THE THING IS HUGE, WHAT IS THAT,
6:24:47PM ABOUT 500 CARS OR SOMETHING LIKE THAT?
6:24:50PM I'M NOT REALLY SURE.
6:24:51PM MAYBE MORE.
6:24:52PM BUT IT'S JUST SOMETHING TO THINK ABOUT.
6:24:55PM ANOTHER ENTERTAINMENT.
6:24:56PM AS WE KNOW, ESTERO IS REALLY -- HAS REALLY CHANGED A LOT.
6:25:01PM I WAS HERE WHEN BECAME A MUNICIPALITY IN 2014.
6:25:05PM I'VE SEEN A LOT OF GOOD CHANGES.
6:25:08PM SO WHATEVER WE DO, YOUR LAST STATEMENT WAS VERY, VERY
6:25:13PM EFFECTIVE, ACTUALLY, SO WAS YOURS, TOO.
6:25:15PM NO ONE IS TELLING YOU DON'T DO IT.
6:25:17PM I'M JUST ASKING WHY DO YOU WANT TO CHANGE IT?
6:25:20PM JUST GO AHEAD AND OFFER IT IN A DIFFERENT WAY FOR
6:25:23PM ENTERTAINMENT FOR PEOPLE.
6:25:24PM THAT'S IT.
6:25:25PM THAT'S ALL I HAVE TO SAY.
6:25:27PM >>Anthony Gargano: THANK YOU, BILL.

6:25:28PM >>Tammy Duran: SHERYL.
6:25:36PM >> HI.
6:25:37PM I'M SHERYL COOK.
6:25:38PM I LIVE AT THE RESIDENCES.
6:25:40PM I'VE LIVED THERE SINCE 2012.
6:25:43PM I HAVE TO SAY I LOVE THE COMMUNITY.
6:25:45PM I THINK SIMON DID A GREAT JOB WHEN HE DESIGNED THE WHOLE
6:25:50PM THING.
6:25:51PM I WOULD LIKE TO SEE SOMETHING GO IN BEHIND THE THEATER, AND
6:25:56PM I AM SAD TO SEE THE THEATER GO, TOO.
6:25:58PM I WISH IT COULD HAVE BEEN SOMETHING, AN ENTERTAINMENT CENTER
6:26:02PM THAT WOULD HAVE BEEN GREAT.
6:26:04PM THE WAY IT IS NOW, I'M NOT SURE WHAT IT'S LIKE INSIDE.
6:26:08PM IT PROBABLY WOULD NEED A GREAT DEAL OF WORK.
6:26:11PM AS I SAID, I THINK MOST OF THE PEOPLE WHO LIVE AT THE
6:26:15PM RESIDENCES WANT TO SEE SOMETHING BEHIND THE THEATER.
6:26:18PM BUT WE WOULD LIKE TO SEE PLACES THAT LOOK SIMILAR TO WHERE
6:26:23PM WE LIVE.
6:26:24PM I REALLY LIKED YOUR POINT ABOUT THE PARKING UNDERGROUND
6:26:28PM BECAUSE I THINK THERE ARE A LOT OF REASONS TO LOOK AT

6:26:31PM PARKING UNDERGROUND.
 6:26:33PM AS SOMEONE ELSE SAID, A LOT OF OLDER PEOPLE MAY LIVE IN
 6:26:37PM THESE APARTMENTS.
 6:26:40PM AS AN OLDER PERSON MYSELF, I APPRECIATE BEING ABLE TO DRIVE
 6:26:44PM IN, NOT HAVE TO DEAL WITH GETTING OUT IN THE RAIN.

 6:26:49PM WE HAVE CARTS IF WE HAVE GROCERIES.
 6:26:52PM WE CAN GO UP OUR ELEVATOR AND PUT THEM IN OUR UNIT.
 6:26:56PM WE HAVE VALETS IF WE BRING SUITCASES.
 6:26:58PM WE HAVE INDOOR GARBAGE CHUTES.
 6:27:02PM VIRTUALLY WE WOULDN'T REALLY HAVE TO LEAVE OUR PLACE TOO
 6:27:05PM MUCH IF WE DIDN'T WANT TO.
 6:27:06PM BUT, OF COURSE, WE HAVE ALL THAT OTHER STUFF OUTSIDE THAT
 6:27:10PM WE'RE ALWAYS OUTSIDE.
 6:27:11PM SO IT'S JUST A WONDERFUL PLACE.
 6:27:14PM BUT THE WAY IT LOOKS NOW WITH A PARKING GARAGE, FOR OLDER
 6:27:18PM PEOPLE, I THINK THEY ARE KIND OF DANGEROUS, EVEN IF THEY ARE
 6:27:22PM LOCATED FAIRLY CLOSE TO WHERE YOU LIVE.
 6:27:25PM IT'S A BIG BUILDING AND IT CAN BE VERY KIND OF SCARY FOR AN
 6:27:32PM OLDER PERSON TO BE IN SOMETHING LIKE THAT AT NIGHT.
 6:27:34PM I HOPE THAT SIMON WILL RECONSIDER WHAT HE HAS PRESENTED TO
 6:27:40PM YOU AND LOOK AT UNDERGROUND.
 6:27:42PM I THINK IT MIGHT BE MORE EXPENSIVE TO BUILD, BUT WE HAVE
 6:27:45PM WEATHERED HURRICANES WITH NO DAMAGE.
 6:27:48PM AND THOSE UNITS ARE ABOUT 20 YEARS OLD.
 6:27:50PM I THINK THAT SAYS A LOT.
 6:27:51PM SO YOU MIGHT WANT TO LOOK AT THE WAY THEY ARE CONSTRUCTED.
 6:27:54PM THAT'S ALL I HAVE TO SAY.
 6:27:57PM >>Anthony Gargano: THANK YOU, SHERYL.
 6:27:58PM TAMMY, ANY MORE?
 6:28:01PM >>Tammy Duran: THAT'S ALL.

 6:28:02PM >>Anthony Gargano: ANYONE ELSE HERE IN THE AUDIENCE THAT
 6:28:06PM WISHES TO BE HEARD?
 6:28:07PM NO.
 6:28:09PM OKAY.
 6:28:11PM >>Dan Williams: JIM OR ANTHONY?
 6:28:12PM >>Anthony Gargano: GO AHEAD.
 6:28:14PM >>Dan Williams: I APOLOGIZE IF I'M BEING REDUNDANT, BUT
 6:28:18PM LOOKING AT THE DRAWING AGAIN AROUND THE BUILDING, IF I'M
 6:28:22PM UNDERSTANDING CORRECTLY, YOU'VE GOT APARTMENTS THAT
 6:28:27PM BASICALLY ARE ABUTTING AGAINST EACH OTHER, ALTHOUGH YOU HAVE
 6:28:31PM A SIX-FOOT CORRIDOR BETWEEN THEM.
 6:28:34PM BUT YOU HAVE APARTMENTS ON THE OUTSIDE AND APARTMENTS ON THE
 6:28:37PM INSIDE.
 6:28:38PM AGAIN, I'D ASK THE QUESTION, I DIDN'T SEE HOW TO GET ACCESS
 6:28:43PM INTO THOSE INSIDE COURTYARDS.
 6:28:48PM AND I WOULD THINK THAT WOULD BE A CONSIDERATION FOR FIRE.

6:28:51PM THAT'S ALL.
 6:28:53PM >> YEAH, THESE ARE PRELIMINARY FLOOR PLANS, TO ANSWER YOUR
 6:28:57PM QUESTION.
 6:28:57PM WE WILL HAVE ACCESS TO THOSE -- WE'LL PROVIDE ONE HERE
 6:29:06PM DIRECTLY THROUGH THE EXTERIORS AND ALSO HERE CONNECTION AT
 6:29:09PM THE AMENITY LEVEL.
 6:29:10PM WE TYPICALLY PROVIDE THREE OR MORE CONNECTIONS INTO THIS
 6:29:12PM COURTYARD, DEPENDING ON THE POINT OF THE BUILDING.
 6:29:15PM AND THE OTHER QUESTION WAS RELATED TO THE CONNECTION ON THE

 6:29:18PM GARAGE TO THIS CORRIDOR, YES, DOORS CONNECTING AT EACH LEVEL
 6:29:24PM AND ACCESS TO THE ELEVATORS AT EACH OF THE OPPOSITE SIDES OF
 6:29:29PM THE GARAGE.
 6:29:32PM >>Dan Williams: THANKS.
 6:29:33PM >> RIGHT NOW AT THIS STAGE, WE CANNOT SEE ALL THE BUILDING
 6:29:36PM COMPONENTS.
 6:29:36PM WE CANNOT SEE ALL OF THE FIRE ELEMENTS.
 6:29:38PM BUT, YES, WE WILL MAKE SURE THAT THE BUILDING IS IN
 6:29:41PM COMPLIANCE WITH THE FLORIDA BUILDING CODE, WITH NFBA, FHA,
 6:29:46PM ALL THE CODES ASSOCIATED TO THIS TYPE OF BUILDING.
 6:29:50PM >>Anthony Gargano: OKAY.
 6:29:51PM I THINK WE'VE --
 6:29:53PM >>Michael Sheeley: CAN I SAY ONE FINAL THING?
 6:29:55PM >>Anthony Gargano: SURE, GO AHEAD, MIKE.
 6:29:56PM >>Michael Sheeley: MY FRIENDS UP HERE REALLY GOT INTO THE
 6:29:59PM WEEDS ON THE BUILDING AND THE ACCESS AND THE PARKING AND THE
 6:30:01PM DISTANCE.
 6:30:03PM IN MY OPINION, YOU OUGHT TO REVISIT THE CONCEPT.
 6:30:06PM I THINK IT IS A SCHEMATIC DESIGN CONCEPT THAT NEEDS TO BE
 6:30:11PM REWORKED.
 6:30:13PM AND I WOULD ENCOURAGE YOU TO MAYBE RELOOK AT HOW THE WHOLE
 6:30:17PM THING IS PUT TOGETHER.
 6:30:18PM >> OKAY.
 6:30:20PM >>Anthony Gargano: OKAY.
 6:30:20PM TO THE APPLICANT, I THINK YOU'VE HAD A LOT OF INPUT, AND I

 6:30:27PM THINK THAT THAT INPUT IS DICTATING YOU'VE GOT A LOT OF
 6:30:31PM HOMEWORK.
 6:30:31PM YOU HAVE A LOT OF WORK TO DO.
 6:30:34PM >> CAN I ASK SOMETHING TO THE BOARD?
 6:30:35PM IN REGARDS OF HEIGHT, BECAUSE I GOT MIXED FEELINGS IN HERE.
 6:30:41PM I'M NOT SURE FOUR STORY, FIVE STORY CONCEPT, MORE TOWARDS
 6:30:44PM THE FRONT, MORE TOWARDS THE BACK.
 6:30:46PM I WANT TO HEAR YOUR INPUT.
 6:30:48PM >>Kristin Jeannin: FOUR STORY EVERYWHERE.
 6:30:51PM >> THAT'S BETTER THAN HAVING --
 6:30:53PM >>Kristin Jeannin: I DO THINK THE -- I DON'T THINK YOU HEARD
 6:30:59PM WRONG IN THE FIRST MEETING.

6:31:01PM I UNDERSTOOD IT THAT IT WAS ADJUST TOWARDS THE COMMUNITY
 6:31:07PM THAT'S ACROSS THE STREET FROM COCONUT POINT AND THEIR VIEW.
 6:31:10PM BECAUSE IT'S SOMETHING THAT I DON'T THINK THEY EVER EXPECTED
 6:31:15PM TO HAPPEN IN THEIR BACKYARD, NOT THAT YOUR -- YOUR POINT IS
 6:31:19PM FABULOUS, ABOUT THE VIEW OVERALL AND MAKING SURE THAT, I DO
 6:31:25PM AGREE THAT FROM THE PARK AND IN COCONUT POINT LOOKING OUT IT
 6:31:30PM WOULD BE NICER TO SEE IT TIERED.
 6:31:32PM BUT I'D HAVE TO SEE A STUDY OF THAT, TOO, HONESTLY.
 6:31:35PM WOULD THAT EVEN BE SOMETHING THAT YOU WOULD EXPERIENCE AT
 6:31:37PM THAT GROUND LEVEL?
 6:31:39PM YOU MIGHT NOT SEE THAT FIFTH STORY ANYWAY OR FROM WHERE
 6:31:42PM WOULD YOU SEE THAT?
 6:31:43PM I DON'T KNOW.

 6:31:43PM WE WOULD HAVE TO SEE A MODEL.
 6:31:47PM >>Mary Gibbs: MAY I ADD SOMETHING?
 6:31:49PM EVEN THOUGH THERE IS NOT AN APPLICATION, ASKING A LOT OF
 6:31:52PM QUESTIONS, WHAT DO YOU THINK ABOUT THE APPLICATION, HAVEN'T
 6:31:54PM SUBMITTED, YOU KIND OF SKIPPED OVER THE STAFF TO COME TO THE
 6:31:57PM WORKSHOP.
 6:31:58PM I THINK WE SAID BEFORE WE HAD A CONCERN WITH THE HEIGHT, THE
 6:32:02PM DEVIATION FOR THE HEIGHT, THE DEVIATION FOR PARKING, THE
 6:32:05PM MASSING OF THE BUILDING, KIND OF THE INTENSITY OF THE
 6:32:08PM PROJECT.
 6:32:08PM THERE ARE A LOT OF STAFF CONCERNS AS WELL.
 6:32:12PM I THINK THE HEIGHT WAS ONE OF THOSE BIG CONCERNS.
 6:32:15PM >> UNDERSTAND.
 6:32:15PM THANK YOU.
 6:32:17PM >>Anthony Gargano: OKAY.
 6:32:18PM THANK YOU.
 6:32:18PM NEXT IS THE ECO-HISTORIC PLANNING STUDY.
 6:33:08PM >>Mary Gibbs: CAN YOU ALL HOLD OUT FOR ANOTHER 30 MINUTES ON
 6:33:10PM OUR LAST ITEM?
 6:33:11PM WE DID BRING CANDY.
 6:33:13PM READY FOR OUR LAST ITEM.
 6:33:57PM ECO-HISTORIC PLANNING STUDY UPDATE.
 6:33:59PM WE HAVE OUR CONSULTANTS HERE FROM LAND DESIGN.
 6:34:07PM WE HAVE FOUR CONSULTANTS HERE.
 6:34:08PM CARRIE, ANNIE, JOHN -- EMILY.

 6:34:14PM WE HAVE TWO FIRMS, LAND DESIGN FROM ORLANDO AND COOPER CARRY
 6:34:24PM -- THEY ARE GOING TO GIVE YOU AN UPDATE.
 6:34:28PM THEY WERE HERE BACK IN NOVEMBER, IF YOU RECALL, GIVING YOU
 6:34:30PM AN UPDATE ON WHERE WE ARE WITH THE STUDY.
 6:34:33PM WE HAVE A PUBLIC MEETING TOMORROW NIGHT, SO IF ANYBODY IS
 6:34:36PM INTERESTED, IF YOU DIDN'T HAVE ENOUGH FUN TONIGHT, YOU'RE
 6:34:39PM WELCOME TO COME TOMORROW NIGHT FOR PUBLIC MEETING.
 6:34:42PM OPEN HOUSE FORMAT FROM 5 TO 7 P.M.

6:34:44PM SO WE'LL BE BACK HERE.
 6:34:46PM THEN THE CONSULTANTS, WHEN WE CAME IN NOVEMBER, CERTAIN
 6:34:51PM PEOPLE SUGGESTED, I THINK ALL OF YOU DID, WHY DON'T YOU DO A
 6:34:54PM SURVEY BECAUSE YOU DIDN'T REALLY GET MUCH INPUT.
 6:34:57PM YOU HAD A COMMUNITY MEETING.
 6:34:58PM HAD LIKE 60 PEOPLE IN ATTENDANCE.
 6:35:00PM SO WE DIDN'T HAVE AN OVERABUNDANCE OF INPUT.
 6:35:03PM WE DID DO A SURVEY.
 6:35:04PM CARRIE AND ANNIE WILL EXPLAIN THE RESULTS OF THE SURVEY AND
 6:35:09PM GO INTO DETAIL ABOUT THAT, TELL YOU WHERE WE ARE WITH THE
 6:35:12PM PROJECT, SOME PRELIMINARY STRATEGIES AND RECOMMENDATIONS TO
 6:35:15PM GET YOUR INPUT ON AND YOUR THOUGHTS AND THEN WHAT THE NEXT
 6:35:18PM STEPS ARE.
 6:35:19PM I WILL TURN IT OVER TO CARRIE.
 6:35:24PM >> GOOD EVENING.
 6:35:25PM CAN YOU HEAR ME OKAY?
 6:35:28PM WE'LL KEEP -- NO?

6:35:32PM CAN YOU HEAR ME NOW?
 6:35:37PM SORRY.
 6:35:38PM GOT TO GET REALLY CLOSE.
 6:35:40PM WE'LL KEEP THIS SHORT AND SWEET BECAUSE IT SOUNDS LIKE
 6:35:44PM YOU'VE HAD A LOT OF FUN CONVERSATIONS.
 6:35:46PM JUST A QUICK RECAP ON THE STUDY AREA, THE TIMELINE.
 6:35:57PM WE WANT TO REALLY TOUCH ON THE ADDITIONAL INPUT THAT MARY
 6:36:01PM MENTIONED.
 6:36:02PM SOME OF THE MARKET DEMAND ANALYSIS THAT WE'VE HAD AND THEN
 6:36:06PM INITIAL RECOMMENDATIONS AND STRATEGIES.
 6:36:08PM SO AS YOU WILL RECALL, THIS IS ABOUT A THOUSAND-ACRE STUDY
 6:36:12PM AREA ALONG THE U.S. 41 CORRIDOR FOR THE MOST PART.
 6:36:18PM THERE'S SOME VILLAGE-CONTROLLED PROPERTY, BUT MOSTLY
 6:36:21PM NON-VILLAGE CONTROLLED PROPERTY.
 6:36:24PM AND WE'RE COMING UP WITH A PLAN OF WHAT THIS STUDY AREA
 6:36:29PM WANTS TO BECOME.
 6:36:30PM SO WE WERE HERE FOR INITIAL OPEN HOUSE AT THE END OF JUNE.
 6:36:37PM WE CAME BEFORE YOU IN NOVEMBER.
 6:36:40PM WE'RE HERE AGAIN FOR SECOND ROUND OF ENGAGEMENT.
 6:36:44PM SO WHAT WE REALLY WANT TO COVER TODAY IS ALSO THE ONLINE
 6:36:47PM SURVEY THAT WE HAD.
 6:36:49PM AGAIN, THE ADDITIONAL ENGAGEMENT AND INPUT.
 6:36:54PM WE ADVERTISED THIS IN JANUARY.
 6:36:57PM IT WAS OPEN ABOUT FOUR -- AT LEAST FOUR WEEKS, AND HAD
 6:37:01PM REALLY GREAT INPUT.

6:37:02PM ANNIE IS GOING TO KIND OF COVER WHAT WE HEARD FROM THAT AND
 6:37:05PM THEN I'LL COME BACK AND TALK ABOUT RECOMMENDATIONS.
 6:37:12PM >> WE HAD A GREAT RESPONSE.
 6:37:14PM I'M LOOKING AT BOARD MEMBER WALLACE BECAUSE I KNOW YOU WERE

6:37:21PM VERY ADAMANT ABOUT A SURVEY BEING, YOU KNOW, VERY STRONG.
 6:37:26PM ALL THE RESPONSES WE GOT WERE INCREDIBLE.
 6:37:29PM WE'RE SUPER PROUD OF PEOPLE OF ESTERO BECAUSE WE'VE NEVER
 6:37:32PM RECEIVED SO MANY SURVEY COMMENTS.
 6:37:33PM SO SUPER PROUD.
 6:37:36PM OVER 1700 RESPONSES.
 6:37:38PM STATISTICALLY VALID, WE HOPE.
 6:37:42PM WE'RE NOT STATISTICIANS, BUT BASED ON THE POPULATION OF
 6:37:46PM ESTERO AND THE NUMBER OF RESPONSES, WE'RE LOOKING AT 99%
 6:37:52PM CONFIDENCE LEVEL AND 3% MARGIN OF ERROR.
 6:37:54PM SO VERY STRONG NUMBER OF RESPONSES, AND WE FOUND THAT MOST
 6:37:58PM OF THEM, 91%, LIVE IN ESTERO.
 6:38:03PM 12% OF THOSE WORK IN ESTERO.
 6:38:04PM THEY VISIT OFTEN ANOTHER 12%.
 6:38:07PM VERY FEW PEOPLE ARE JUST VISITING OCCASIONALLY.
 6:38:09PM THESE ARE PEOPLE THAT LIVE, WORK HERE IN ESTERO.
 6:38:14PM >>Jim Wallace: WHAT WAS YOUR MARGIN OF ERROR AGAIN?
 6:38:16PM >> 3%.
 6:38:17PM YES, 99% CONFIDENCE LEVEL.
 6:38:20PM SO VERY GREAT RESPONSES.
 6:38:22PM AND THEN 25% OF THOSE PEOPLE WERE UNDER THE AGE OF 55.

 6:38:27PM AND THEN GENERALLY THE MEDIAN AGE IN ESTERO IS A LITTLE OVER
 6:38:31PM 65.
 6:38:32PM 57% OF THE RESPONSES -- RESPONDENTS WERE OVER 65.
 6:38:37PM SO GREAT REPRESENTATION.
 6:38:38PM A LOT OF HOMEOWNERS AS WELL.
 6:38:41PM SO 84% OF THE POPULATION OF ESTERO OWNS A HOME.
 6:38:44PM 95% OF THE RESPONDENTS WERE HOMEOWNERS.
 6:38:47PM GOOD REPRESENTATION OF THE PEOPLE OF ESTERO.
 6:38:51PM >>Jim Wallace: YOU SAID IT WAS AN ONLINE SURVEY.
 6:38:52PM >> CORRECT.
 6:38:53PM >>Jim Wallace: I GUESS SINCE I DIDN'T GET IT, I'M ASKING HOW
 6:38:57PM WAS THE ONLINE SURVEY EXECUTED?
 6:39:00PM >> YEAH, SO IT WAS POSTED ON VILLAGE MEDIA CHANNELS.
 6:39:06PM IT WAS ALSO AVAILABLE VIA THIS FLYER, SO DIGITALLY AND ALSO
 6:39:12PM AVAILABLE HERE THROUGHOUT THE VILLAGE.
 6:39:14PM SO WE WORKED WITH MARY AND AMY TO DISSEMINATE THAT
 6:39:19PM THROUGHOUT THE COMMUNITY.
 6:39:24PM >>Anthony Gargano: JIM, YOU HAD TO BE PROACTIVE IN THAT YOU
 6:39:29PM HAD TO SCAN THE QR CODE TO GET TAKEN TO THE SITE TO COMPLETE
 6:39:33PM THE SURVEY.
 6:39:35PM >>Kristin Jeannin: IT WAS ON Facebook, TOO.
 6:39:37PM >> I KNOW MARY HAD TO STEP OUT, BUT THEY HAD A VERY ROBUST
 6:39:42PM E-MAIL LISTSERV THAT ALSO WENT OUT, E-MAIL BLAST WITH THE
 6:39:45PM INFORMATION.
 6:39:49PM >> I'M SORRY YOU DIDN'T GET TO PARTICIPATE.

6:39:52PM BUT A LOT OF OTHER PEOPLE DID.
 6:39:57PM >>Dan Williams: I DON'T KNOW IF YOU HEARD MY COMMENT, BUT I
 6:39:59PM KNOW AT LEAST SOME OF THE NEWS STATIONS PUT IT OUT THERE AS
 6:40:03PM A PUBLIC INTEREST NOTICE ALSO.
 6:40:05PM >> THANK YOU.
 6:40:06PM YES.
 6:40:06PM SO IT WAS ALSO ON THE NEWS CHANNELS.
 6:40:08PM ALL RIGHT.
 6:40:11PM SO WE'LL GO THROUGH A COUPLE OF THE RESPONSES THAT REALLY
 6:40:14PM STUCK OUT.
 6:40:15PM AS FAR AS CHALLENGES EXISTING IN ESTERO TODAY, NUMBER ONE,
 6:40:19PM AS WE KNOW, WAS TRAFFIC AND CONGESTION.
 6:40:22PM THE SECOND, DEVELOPMENT HAPPENING TOO FAST OR IN THE WRONG
 6:40:25PM AREAS.
 6:40:25PM THOSE WERE THE TWO STANDOUT RESPONSES.
 6:40:28PM SO WORDS TO DESCRIBE HOW PEOPLE WOULD LIKE ESTERO TO FEEL IN
 6:40:32PM THE FUTURE.
 6:40:33PM SO THE TOP THREE, SAFE, WELCOMING, AND ENVIRONMENTALLY
 6:40:37PM CONSCIOUS.
 6:40:37PM SO EXCELLENT, REALLY THINGS THAT WE HAVE BEEN LOOKING AT,
 6:40:42PM WHICH IS GREAT.
 6:40:43PM >>Jim Wallace: CAN YOU GO BACK TO THAT?
 6:40:47PM >> SURE.
 6:40:48PM >>Jim Wallace: WHAT'S INTERESTING ARE THE ONES THAT DIDN'T
 6:40:51PM SCORE WELL AS MUCH AS THE ONES THAT DID.

 6:40:54PM >>Kristin Jeannin: HOW IS THAT -- LIKE, WAS IT CLICK WHAT
 6:40:58PM YOU THINK OF THESE DESCRIBES ESTERO?
 6:41:01PM >> CORRECT.
 6:41:02PM SO WE ASKED THEM TO CHOOSE THREE WORDS, UP TO THREE, AND
 6:41:07PM THEN THESE ARE THE ONES THAT SURFACED TO THE TOP VERSUS THE
 6:41:10PM OTHERS.
 6:41:11PM GREAT QUESTIONS.
 6:41:14PM REGARDING ECONOMIC RESILIENCE, PEOPLE WANT LOCAL SERVING,
 6:41:19PM WALKABLE DESTINATIONS RATHER THAN CAR ORIENTED COMMERCIAL
 6:41:22PM STRIPS.
 6:41:23PM IT'S VERY APPARENT.
 6:41:25PM WHAT WOULD MAKE PEOPLE SPEND MORE TIME AND MONEY IN ESTERO,
 6:41:28PM NUMBER ONE WAS WATERFRONT ACCESS, RIVERFRONT PLACES.
 6:41:33PM SECOND BEING VERY CLOSE, ARTS, MUSIC, AND CULTURE AND THEN
 6:41:37PM ALSO VERY CLOSE, MORE RESTAURANTS AND CAFES.
 6:41:39PM SO THESE PEOPLE MOST SAYING THAT IF EVERYTHING IS HAPPENING
 6:41:44PM SO QUICKLY, BUT THIS IS WHAT WOULD KEEP THEM IN ESTERO TO
 6:41:48PM SPEND THEIR TIME AND MONEY.
 6:41:49PM THEN REGARDING A DOWNTOWN, WHAT PEOPLE WOULD WANT TO SEE,
 6:41:54PM AGAIN, RESTAURANTS AND CAFES, EVENT OR OTHER ENTERTAINMENT
 6:41:58PM VENUES, LOCAL SHOPS AND PARKS AND GREENSPACE WERE THE TOP
 6:42:03PM RESPONSES.

6:42:03PM REGARDING ENVIRONMENTAL RESILIENCE, SO PEOPLE ARE
6:42:09PM PRIORITIZING AMENITIES TO SUPPORT EXPERIENCE, ACCESS, AND
6:42:14PM CONNECTION TO NATURE.

6:42:15PM 59% OF RESPONDENTS EXPECT ENVIRONMENTAL STEWARDSHIP, WHICH
6:42:18PM IS A HUGE PART OF THIS GRANT AND THIS EFFORT.
6:42:21PM AND, OF COURSE, THEY ARE WANTING TO SEE TRAILS, ACTIVE
6:42:24PM RECREATION, WHICH WE'VE BEEN LOOKING INTO AS WELL, A LOT OF
6:42:27PM PEOPLE THINK THAT THAT'S WHAT IS MISSING, WALKING AND BIKING
6:42:30PM TRAILS IN ESTERO.
6:42:31PM AND THEY ARE LOOKING TO SEE MORE OF THAT PARK AND OPEN
6:42:34PM SPACE.
6:42:39PM >>Jim Wallace: 16, 16, 11 AND 9.
6:42:43PM 16% OF THE PEOPLE --
6:42:49PM >> CORRECT.
6:42:50PM >>Jim Wallace: NO ONE BIG OUTSTANDING.
6:42:54PM >> RIGHT, YEAH.
6:42:55PM EXACTLY.
6:42:55PM IT IS SPREAD BETWEEN THESE RESPONSES.
6:42:59PM >>Jim Wallace: OKAY.
6:43:00PM THANK YOU.
6:43:00PM >> OF COURSE.
6:43:01PM SO WHAT'S MISSING IN ESTERO, AGAIN, WALKING AND BIKING
6:43:06PM TRAILS, PARKS AND GREENSPACE AND THEN THE RIVERFRONT ACCESS
6:43:10PM WHERE THE -- WERE THE TOP RESPONSES.
6:43:12PM REGARDING SOCIAL AND GENERATIONAL RESILIENCE, TRAFFIC AND
6:43:17PM CONGESTION, AGAIN, ARE A HUGE CHALLENGE, FAR OUTPACING ALL
6:43:22PM OTHER CONCERNS.
6:43:22PM SO 92% OF PEOPLE SAID THAT TRAFFIC AND CONGESTION ARE THEIR
6:43:26PM MAIN CHALLENGE IN ESTERO.
6:43:29PM SO REGARDING THE GREATEST IMPACT ON QUALITY OF LIFE, A LOT
6:43:32PM OF PEOPLE ARE LOOKING INTO IMPROVING TRAILS AND WALKING AND
6:43:35PM BIKING, AGAIN, WALKABLE DEVELOPMENT.
6:43:37PM SO A LOT OF THE SAME TRENDS THAT ARE HELPING TO CONFIRM WHAT
6:43:43PM WE'VE BEEN LOOKING INTO AND WHAT WE'VE BEEN TRYING TO STUDY.
6:43:46PM >>Jim Wallace: THESE THINGS HERE, WHAT WILL HAVE THE
6:43:50PM GREATEST IMPACT IN IMPROVING QUALITY OF LIFE.
6:43:53PM NONE OF THEM ADDRESS TRANSPORTATION AND CONGESTION.
6:43:58PM PEOPLE ACCEPT THE FACT THAT THERE'S NOTHING WE CAN DO ABOUT
6:44:01PM IT BECAUSE THE ROADS ARE ALREADY THERE?
6:44:04PM >> EXACTLY.
6:44:04PM OTHER OPTIONS, TRAFFIC AND CONGESTION, NOT ONLY GOING TO BE
6:44:08PM SOLVED BY THE STUDY AREA, OBVIOUSLY IT IS A MUCH BROADER
6:44:11PM CONCERN.
6:44:11PM SO IT'S A HOLISTIC THING THAT NEEDS TO BE ADDRESSED.
6:44:14PM WITHIN THE STUDY AREA, WE CAN PROVIDE ALTERNATIVE MODES LIKE
6:44:18PM COMFORTABLE AND SAFE BIKING AND WALKING SO THAT PEOPLE CAN

6:44:21PM GET FROM POINT A TO POINT B AND HOPEFULLY THOSE PLACES ARE
 6:44:25PM WALKABLE AND BIKE FRIENDLY SO THEY ARE ABLE TO GET AROUND
 6:44:28PM WITHOUT GETTING INTO THEIR CAR.
 6:44:29PM >>Jim Wallace: THE REALITY IS, I BIKE THREE TIMES A WEEK.
 6:44:33PM SOME OF THE NEW TRAILS THAT HAVE BEEN PUT IN ARE EIGHT FEET
 6:44:37PM WIDE.
 6:44:38PM AND I RARELY ENCOUNTER OTHER BIKES OTHER THAN PEOPLE ON

 6:44:43PM BIKES GOING TO WORK WITH A BACKPACK.
 6:44:48PM I DON'T SEE PEOPLE ON BIKES.
 6:44:51PM I'M SORT OF THE LONELY BIKE GUY.
 6:44:55PM MAYBE IT IS THE TIME I GO.
 6:44:57PM THE TRAILS ARE THERE.
 6:44:59PM THAT I GO ON.
 6:45:00PM I CAN GO 15 MILES, STAY IN ESTERO, SAFELY, OFF ROAD.
 6:45:05PM AND THERE ARE VERY FEW -- IS IT THAT THEY ARE NOT THERE OR
 6:45:09PM IS IT THE PUBLIC DOESN'T KNOW THEY ARE THERE?
 6:45:14PM >>James Tatoes: I BET THAT'S IT.
 6:45:16PM >>Jim Wallace: I RIDE THREE TIMES A WEEK AND THE TRAILS ARE
 6:45:18PM THERE.
 6:45:20PM >>Kristin Jeannin: THOSE ARE WIDE SIDEWALKS, THOUGH, NOT
 6:45:23PM TRAILS.
 6:45:23PM >> GREAT POINT.
 6:45:29PM >>Kristin Jeannin: BOTH THINGS ARE IMPORTANT.
 6:45:31PM >> ABSOLUTELY.
 6:45:31PM FINALLY, THE TOP THREE PRIORITIES, AGAIN, TRAFFIC AND
 6:45:37PM TRANSPORTATION IMPROVEMENTS NUMBER ONE.
 6:45:40PM ENVIRONMENTAL PROTECTION, RESILIENCE AND THEN PARKS AND
 6:45:42PM RECREATION IMPROVEMENTS WERE THE TOP THREE PRIORITIES THAT
 6:45:46PM CAME OUT OF THE SURVEY.
 6:45:47PM CARRIE WILL GIVE AN OVERVIEW ON HOW THAT ALL TIED IN WITH
 6:45:52PM THE PREVIOUS EFFORT VERSUS THIS ONE.
 6:45:57PM >> YEAH, SO THIS TALKS A BIT ABOUT KIND OF COMPARING WHAT WE

 6:46:00PM HEARD AT THE FIRST ROUND OF ENGAGEMENT IN THE ONLINE SURVEY.
 6:46:04PM AGAIN, A LOT OF OVERLAPS.
 6:46:06PM CULTURE AND COMMUNITY GATHERING SPACES, REALLY AN
 6:46:11PM INFRASTRUCTURE OR AN EMPHASIS ON INFRASTRUCTURE AND
 6:46:13PM CONNECTIVITY AS ANNIE SAID.
 6:46:16PM IT'S HARD FOR US IN THE STUDY AREA TO CONTROL ALL THE
 6:46:22PM TRAFFIC AND CONGESTION, BUT THERE ARE DEFINITELY WAYS WE CAN
 6:46:24PM IMPROVE CONNECTIVITY, SAFETY, INTERSECTIONS.
 6:46:29PM TO YOUR POINT ABOUT TRAILS, YOU KNOW, I THINK CONNECTIVITY
 6:46:32PM TO THE TRAILS, SO HOW DO YOU GET ON THE TRAIL?
 6:46:35PM WHERE IS THE TRAILHEAD.
 6:46:38PM I THINK THERE'S DEFINITELY MAKING SURE THOSE CONNECTIONS ARE
 6:46:40PM IN PLACE WHERE PEOPLE CAN EASILY GET TO THE TRAIL.
 6:46:43PM BECAUSE IF YOU HAVE TO PACK UP YOUR BIKE TO DRIVE TO GET ON

6:46:49PM THE TRAIL --
 6:46:50PM >>Jim Wallace: WHERE IS THERE A TRAIL THAT ISN'T A CONCRETE
 6:46:53PM OR PAVED TRAIL IN ESTERO?
 6:46:54PM >>Kristin Jeannin: THERE IS ONE DOWN BROADWAY, DOWN ON THE
 6:46:57PM END.
 6:46:57PM THERE SHOULD BE MORE.
 6:47:05PM >>Jim Wallace: BERT IS ANOTHER SIX TO TEN YEARS OUT.
 6:47:08PM I WILL BE 96 OR WHATEVER IT IS.
 6:47:15PM >> ON A THREE WHEELER.
 6:47:17PM >>Jim Wallace: I WASN'T AWARE THAT THERE WERE -- AGAIN,
 6:47:20PM MAYBE -- I'VE LIVED HERE A LONG TIME.

 6:47:22PM I WASN'T AWARE.
 6:47:25PM MAYBE THE PUBLIC IS NOT AWARE.
 6:47:26PM >>Kristin Jeannin: I THINK YOU'RE RIGHT.
 6:47:28PM THAT'S TRUE FOR THAT ONE AS WELL.
 6:47:30PM >>James Tatoes: MAYBE OUGHT TO BE AN OVERALL MAP OF THE
 6:47:33PM AREA WITH THE TRAILS THAT'S AVAILABLE, THE DIFFERENT SPOTS
 6:47:36PM YOU CAN PICK THEM UP.
 6:47:38PM >>Jim Wallace: YOU PROMOTE EVENTS THAT MAKE THE FOCUS POINT
 6:47:43PM THE TRAIL.
 6:47:44PM WALK, BIKE AND WHATEVER.
 6:47:47PM YOU CAN DO THINGS THAT FOCUS ON THE TRAIL, RIDING BIKES.
 6:47:55PM DO EVENTS AND DRAW CONSUMER'S ATTENTION TO IT.
 6:47:59PM >>Kristin Jeannin: TRAILS ALSO NEED WORK.
 6:48:02PM SOME OF THEM ARE NOT THE BEST TRAILS FOR EVERYBODY.
 6:48:06PM >> YEAH, YEAH.
 6:48:08PM >>Kristin Jeannin: I DIGRESS.
 6:48:10PM >> AGAIN, WHAT WE'RE CONSISTENTLY HEARING, TRAFFIC AND
 6:48:12PM CONGESTION, ENVIRONMENTAL CONCERNS, GROWTH PERCEIVED AS
 6:48:20PM POTENTIALLY OUTPACING SOME OF THE INFRASTRUCTURE.
 6:48:22PM AGAIN, SOME OF THESE THINGS WE CAN FIX AND SOME WE CAN AT
 6:48:26PM LEAST MAYBE MAKE RECOMMENDATIONS ABOUT.
 6:48:27PM BUT I THINK REALLY WE'RE FOCUSING ON WHAT RESIDENTS WANT
 6:48:30PM MORE OF.
 6:48:31PM SO WALKABLE, CONNECTED DESTINATIONS.
 6:48:34PM SO, AGAIN, THE THOUGHT IS, IF BEFORE YOU HAD TO GET IN YOUR

 6:48:38PM CAR AND DRIVE TO FIVE DIFFERENT PLACES, ARE THERE THINGS
 6:48:42PM THAT COULD BE DEVELOPED WHERE YOU CAN PARK.
 6:48:45PM YOU CAN WALK, YOU CAN SPEND THE DAY, YOU CAN GET THERE VIA
 6:48:49PM BERT, VIA OTHER TRAILS.
 6:48:51PM SO HOPEFULLY THAT MIGHT TAKE SOME OF THE PRESSURE OFF SOME
 6:48:54PM OF THE TRAFFIC AND CONGESTION.
 6:48:57PM >>Jim Wallace: ISN'T IT TOO LATE FOR A LOT OF THESE
 6:48:59PM SUGGESTIONS?
 6:49:00PM >> TOO LATE?
 6:49:00PM IT'S NEVER TOO LATE.

6:49:02PM >>Jim Wallace: YOU'RE NOT GOING TO RIP UP THE ROADS.
 6:49:05PM >> YEAH, YOU'RE NOT GOING TO RIP THEM UP, BUT I THINK THERE
 6:49:08PM ARE WAYS TO IMPROVE EXISTING CONDITIONS.
 6:49:10PM >>Jim Wallace: VIA COCONUT ROAD WAS SUPPOSED TO CONNECT TO
 6:49:12PM OLD 41.
 6:49:13PM THEN SOMEONE SAID VESTED RIGHTS, HAVE AN INDUSTRIAL COMPLEX
 6:49:18PM THERE.
 6:49:18PM OKAY.
 6:49:19PM GOOD-BYE.
 6:49:20PM SO WE LOST THAT CONNECTIVITY.
 6:49:21PM THOSE THINGS ARE ALREADY WRITTEN IN STONE.
 6:49:26PM >> I THINK THERE ARE ALWAYS WAYS TO IMPROVE.
 6:49:28PM IT MIGHT NOT BE BEST-CASE SCENARIO BUT ALWAYS WAY TO IMPROVE
 6:49:33PM THAT CONNECTIVITY FOR SURE.
 6:49:35PM THAT'S WHAT WE'RE TRYING TO DO, WHAT ARE THE THINGS WE CAN

 6:49:39PM INFLUENCE?
 6:49:39PM WHAT ARE THE THINGS WE CAN ACCOMPLISH?
 6:49:41PM NOT EVERYTHING.
 6:49:44PM WE'RE NOT NECESSARILY GOING TO FIX THE CONGESTION ON 41.
 6:49:49PM THAT'S PROBABLY OUT OF OUR CONTROL A BIT.
 6:49:52PM I'LL KIND OF GO THROUGH JUST SOME OF THE HIGH-LEVEL PLANNING
 6:49:57PM PRINCIPLES.
 6:49:58PM BALANCING GROWTH WITH PRESERVATION.
 6:50:00PM CELEBRATE CULTURE AND CHARACTER.
 6:50:03PM PROTECT AND ENHANCE NATURAL ASSETS.
 6:50:07PM WE'LL KIND OF GO THROUGH THESE AGAIN AS WE GET INTO THE
 6:50:10PM ACTUAL STRATEGIES AND RECOMMENDATIONS.
 6:50:12PM FOSTER A STRONG SENSE OF PLACE.
 6:50:14PM SO WE HEARD A LOT ABOUT THE TOWN CHARACTER, THE VILLAGE
 6:50:17PM FEEL, HOW CAN WE KEEP THAT FRONT AND CENTER.
 6:50:22PM CONNECT PEOPLE AND PLACES.
 6:50:25PM AGAIN, WE HEARD A LOT ABOUT ARE THERE PLACES TO GATHER.
 6:50:28PM ARE THERE PLACES FOR COMMUNITY?
 6:50:32PM SO WE'LL SHOW, AGAIN, SOME STRATEGIES FOR THAT.
 6:50:36PM AND THEN PLAN FOR GENERATIONAL RESILIENCE.
 6:50:39PM AGAIN, AGING IN PLACE, SENIOR LIVING, DIFFERENT STRATEGIES.
 6:50:44PM I KNOW ANOTHER QUESTION THAT CAME UP IN OUR LAST
 6:50:50PM CONVERSATION WAS THE MARKET DEMAND.
 6:50:52PM WE DO HAVE RCLCO ON OUR TEAM LOOKING AT THE MARKET STUDY.
 6:50:58PM THESE ARE SOME OF THE HIGH-LEVEL ITEMS THAT THEY IDENTIFIED

 6:51:01PM AS HAVING DEMAND.
 6:51:03PM MEDICAL OFFICE, RETAIL.
 6:51:05PM OBVIOUSLY, MULTIFAMILY.
 6:51:08PM AND THIS KIND OF DIVES A LITTLE BIT DEEPER INTO THE TYPES OF
 6:51:12PM RETAIL DEMAND.
 6:51:13PM SO A LOT ON THE GROCERY AND DRUGSTORE, RESTAURANTS, HARD

6:51:19PM GOODS, LIKE YOUR HARDWARE STORES.
 6:51:22PM YOUR KIND OF DAY-TO-DAY ITEMS.
 6:51:24PM LESS SO ON THE SOFT GOODS, WHICH I THINK ARE KIND OF COVERED
 6:51:29PM IN A LOT OF THE OTHER SHOPS AND RETAIL IN AND AROUND THE
 6:51:33PM AREA.
 6:51:33PM >>Kristin Jeannin: PAUSE HERE FOR A SECOND.
 6:51:35PM I'M TRYING TO SOAK IT IN.
 6:51:37PM >> DEFINITELY.
 6:51:37PM YOU'LL KIND OF SEE IN SOME -- AS WE DEVELOP THESE A BIT
 6:51:50PM FURTHER, WHERE COULD SOME OF THESE POTENTIALLY HAPPEN, SOME
 6:51:54PM OF THE POTENTIAL REDEVELOPMENT SITES.
 6:51:56PM DO YOU WANT ME TO KEEP GOING?
 6:52:03PM >>Kristin Jeannin: GO AHEAD.
 6:52:05PM >> AND THEN MEDICAL OFFICE DEMAND.
 6:52:07PM SO, AGAIN, WE HEARD A LOT FROM THE COMMUNITY ABOUT MEDICAL
 6:52:14PM OFFICE.
 6:52:15PM SO ANYTHING FROM PHYSICAL THERAPY, DENTIST, CHIROPRACTOR,
 6:52:23PM ALL THOSE TYPES OF NEEDS.
 6:52:27PM AND WE ALSO FOUND, AGAIN, IN THE MARKET DEMAND STUDY THAT

 6:52:31PM THERE'S DEFINITELY A DEMAND FOR THOSE TYPES OF SERVICES.
 6:52:34PM SO LESS SO ON THE MAYBE MORE TRADITIONAL CORPORATE OFFICE
 6:52:38PM AND MORE ON THE MEDICAL OFFICE.
 6:52:40PM SO ALL THAT TO SAY, YOU KNOW, THIS IS THE KIND OF FRAMEWORK
 6:52:52PM THAT WE'RE LOOKING AT DEVELOPING FURTHER.
 6:52:55PM REALLY FOCUSING ON ENVIRONMENTAL RESILIENCE, ECONOMIC
 6:53:00PM RESILIENCE, AND SOCIAL AND GENERATIONAL RESILIENCE.
 6:53:03PM YOU'LL KIND OF SEE THESE THEMES THAT KEEP -- IT'S KIND OF
 6:53:06PM THESE ARE THE BUCKETS THAT A LOT OF THE INPUT HAS FALLEN
 6:53:10PM INTO THAT WE'VE GATHERED OVER THE LAST FEW MONTHS.
 6:53:13PM SO STRATEGIC ECONOMIC ACTIONS, SO TARGETED REINVESTMENT
 6:53:22PM SITES --
 6:53:23PM >>Jim Wallace: WHAT DO YOU MEAN BY THAT?
 6:53:26PM >> I THINK IT'S IN HERE, IF NOT, IT WILL BE IN THE REPORT.
 6:53:29PM WE'VE IDENTIFIED SOME POTENTIAL DEVELOPMENT AND
 6:53:32PM REDEVELOPMENT AREAS.
 6:53:33PM SO ONE IS THE VILLAGE CENTER, WHICH THE VILLAGE OWNS, WHICH
 6:53:38PM COULD BE DEVELOPED AS --
 6:53:40PM >>Jim Wallace: DOES THIS INCLUDE OLD EXISTING MOBILE HOME
 6:53:44PM SITES?
 6:53:45PM >>Mary Gibbs: CAN I ANSWER THAT?
 6:53:47PM JIM, WHAT WE'RE TALKING ABOUT IS THE PROPERTY THAT THE
 6:53:50PM VILLAGE OWNS, WHICH IS BOTH SIDES OF THE RIVER, THE ESTERO
 6:53:55PM RIVER.
 6:53:56PM AND THEN WE'RE LOOKING AT A COUPLE OF OTHER POTENTIAL

 6:53:58PM PLACES.
 6:53:59PM WE'RE NOT DOING ANYTHING, NOT LIKELY TO DO ANYTHING WITH THE

6:54:04PM MOBILE HOMES IN THIS STUDY.
 6:54:09PM >> SO PROVIDING OPEN SPACE IN PLACES -- AND PLACES FOR THE
 6:54:13PM COMMUNITY TO GATHER.
 6:54:14PM ONE OF THE SPACES COULD BE THE VILLAGE CENTER AND HAVING A
 6:54:17PM CENTRAL GREEN THAT REALLY HOSTS COMMUNITY EVENTS AND
 6:54:21PM DIFFERENT THINGS THAT COULD HAPPEN THERE.
 6:54:23PM PROVIDING WALKABLE DISTRICTS THAT CAN SUPPORT LOCAL
 6:54:27PM RESTAURANTS AND BUSINESSES.
 6:54:29PM LOOKING AT ECOTOURISM AND HERITAGE TOURISM.
 6:54:32PM SO WE THINK THE BERT TRAIL AND WHERE IT INTERSECTS WITH THE
 6:54:35PM RIVER HAS A LOT OF REALLY GREAT OPPORTUNITY TO CAPITALIZE ON
 6:54:39PM THE GREAT KIND OF THE STATE PARK, THE RIVERFRONT.
 6:54:44PM SO I THINK THERE'S A LOT OF JUST CULTURE, HISTORY,
 6:54:48PM ENVIRONMENT THAT COULD HAPPEN IN THAT AREA.
 6:54:53PM AND THEN OPPORTUNITIES FOR HOUSING DIVERSITY AND AGING IN
 6:54:56PM PLACE AS MENTIONED.
 6:54:57PM ENVIRONMENTAL ACTIONS, SO REINFORCING THE RIVER CORRIDOR
 6:55:07PM BUFFERS, FOCUSING ON RIVER OPPORTUNITIES.
 6:55:10PM AND AS YOU'LL SEE, CONNECTIVITY.
 6:55:13PM MAKING SURE THAT WE'RE THINKING ABOUT FLOOD RISK AND SETTING
 6:55:19PM BUILDINGS BACK OFF THE RIVER, PRESERVING THE WETLANDS, AND
 6:55:22PM REALLY GIVING THE RIVER SPACE AS IT POTENTIALLY FLOODS OR
 6:55:29PM DIFFERENT THINGS, WHERE DEVELOPMENT CAN HAPPEN ADJACENT BUT

 6:55:32PM NOT TOO CLOSE TO THE RIVER.
 6:55:34PM AS MENTIONED, OPEN SPACE AND CONNECTIVITY, A LOT OF THESE
 6:55:41PM ITEMS AGAIN CAME OUT OF THE PUBLIC INPUT.
 6:55:44PM SO ACCESS AND TRAILS, PUBLIC SPACES AND CORRIDORS,
 6:55:49PM CONNECTIVITY IMPROVEMENT.
 6:55:50PM SO I THINK THERE'S A LOT OF CONNECTIVITY NEEDED EAST-WEST TO
 6:55:53PM KIND OF GET ACROSS U.S. 41.
 6:55:56PM HOW CAN WE IMPROVE THOSE CONNECTIONS TO THE STATE PARK, TO
 6:56:00PM BERT.
 6:56:02PM I THINK 41 IS DEFINITELY A BARRIER TO CONNECTIVITY RIGHT
 6:56:06PM NOW.
 6:56:07PM SO LOOKING AT POTENTIAL STREETScape, CORRIDOR IMPROVEMENTS,
 6:56:12PM EVEN JUST LANDSCAPING IMPROVEMENTS THAT MAY KIND OF SLOW
 6:56:18PM TRAFFIC OR GET PEOPLE TO KIND OF NOT SPEED.
 6:56:21PM >>Jim Wallace: IS THIS ONLY IN VILLAGE-OWNED LAND?
 6:56:25PM THAT WE'RE TALKING ABOUT HERE?
 6:56:29PM >>Mary Gibbs: FOR CONNECTIVITY?
 6:56:30PM >> THIS IS FOR THE WHOLE STUDY AREA.
 6:56:33PM >>Mary Gibbs: WHAT WE'RE LOOKING AT -- I MEAN, WE'RE LOOKING
 6:56:36PM AT -- WE'RE FOCUSING ON OUR VILLAGE-OWNED PROPERTY BECAUSE
 6:56:39PM WE HAVE CONTROL OF THAT.
 6:56:40PM MAYBE SOME KIND OF PUBLIC-PRIVATE PARTNERSHIP ON THE NORTH
 6:56:46PM PART OF THE RIVER AND THEN THE SOUTH PART, KEEP IT KIND OF
 6:56:50PM AS THE NATURE, LOOKING AT SOMETHING LIKE THAT.

6:56:52PM THE STUFF THAT WE DON'T OWN, I THINK WE'RE LOOKING AT, FOR

6:56:54PM EXAMPLE, LIKE U.S. 41, NORTH OF CORKSCREW, THEY ARE TEAMED

6:57:00PM UP WITH KITTELSON WHO DOES TRANSPORTATION PLANNING, BECAUSE

6:57:03PM PEOPLE ARE COMPLAINING ABOUT THE TRAFFIC, WE ASKED THEM TO

6:57:07PM TAKE A LOOK AT WHAT CAN BE DONE.

6:57:09PM CAN YOU REDUCE THE SPEED LIMIT?

6:57:11PM DO YOU DO MORE LANDSCAPING?

6:57:12PM DO YOU DO TRAFFIC CALMING?

6:57:14PM WHAT KIND OF THINGS CAN BE DONE WITH 41 AND IT'S LIMITED,

6:57:18PM OBVIOUSLY.

6:57:18PM SO WE'RE LOOKING AT THAT.

6:57:19PM WE'RE NOT LOOKING AT REDEVELOPING EVERY PROPERTY, BUT MAYBE

6:57:23PM PROVIDING SOME GUIDELINES.

6:57:24PM SO LET'S SAY THE OLD PART OF 41 LIKE NORTH OF BROADWAY, SOME

6:57:29PM OF THE REALLY UGLY AREAS, CAN THERE BE STREET SCAPING THAT

6:57:33PM CAN BE DONE?

6:57:34PM CAN WE INCENTIVIZE PEOPLE IF THEY COME IN TO REDEVELOP TO

6:57:37PM HAVE SOME BETTER LANDSCAPING AT THE FRONT OF THE PROJECTS

6:57:39PM AND MAYBE OVER TIME HOW THOSE AREAS CAN REDEVELOP.

6:57:44PM WE'RE KIND OF BOUNCING OFF RIGHT NOW ALL KINDS OF DIFFERENT

6:57:48PM IDEAS.

6:57:49PM THAT'S WHY WE'RE KIND OF, EVEN THOUGH THIS IS KIND OF HIGH

6:57:51PM LEVEL, WE'RE TRYING TO GET IDEAS.

6:57:54PM WE ACTUALLY ARE TALKING TO THE COUNCIL PEOPLE INDIVIDUALLY.

6:57:57PM MEETING TOMORROW NIGHT, THE MEETING WITH YOU GUYS TONIGHT.

6:58:00PM JUST TRY TO SEE WHAT YOU THINK AND ARE THERE THINGS WE ARE

6:58:05PM MISSING OR THINGS WE SHOULD FOCUS ON.

6:58:08PM LITTLE ESOTERIC.

6:58:09PM WE'RE JUST LOOKING AT EVERYTHING.

6:58:11PM >>Jim Wallace: THE REASON I ASKED, MARY, IS ONLY BECAUSE THE

6:58:13PM LDC, THE TIERED STRUCTURE, DENSITY STRUCTURE, DEMANDS

6:58:23PM INCENTIVES FROM DEVELOPERS, WHICH ALIGNS VERY, VERY MUCH

6:58:27PM WITH SOME OF THE POSITIVE THINGS THAT THE STUDY SAYS THAT WE

6:58:30PM WANT.

6:58:31PM BUT THAT ONLY APPLIES TO THE VILLAGE CENTER AND VIRTUALLY

6:58:35PM ALL OF THAT NOW HAS NOW BEEN SPOKEN FOR, EXCEPT FOR A LITTLE

6:58:41PM BIT UP BY BROADWAY AND THE NORTH POINT PIECE.

6:58:44PM THERE ARE A COUPLE OF OPPORTUNITIES THERE TO ASK OR DEMAND

6:58:48PM FOR HIGHER DENSITY TIER THREE OR FOUR LEVEL, WHATEVER.

6:58:53PM TO HAVE SOME OF THESE THINGS.

6:58:54PM BUT OTHER THAN THAT, THERE REALLY ISN'T MUCH THAT WE CAN ASK

6:59:00PM DEVELOPERS TO DO WITHIN THE EXISTING STRUCTURE OF THE LDC

6:59:04PM FOR HIGHER DENSITY AND TIERED INCENTIVES.

6:59:07PM >>Mary Gibbs: BUT YOU CAN ALWAYS RECOMMEND LIKE REEXAMINING

6:59:10PM THAT AREA, AND IF THERE ARE OTHER AREAS --

6:59:12PM >>Jim Wallace: CAN'T HEAR YOU, MARY.

6:59:14PM >>Mary Gibbs: YOU CAN ALWAYS ASK US TO LOOK AT, ARE THERE
6:59:17PM OTHER AREAS YOU THINK SHOULD BE VILLAGE CENTER BECAUSE YOU
6:59:20PM CAN ALWAYS MODIFY THOSE THINGS AND PROVIDE THOSE DENSITIES
6:59:24PM IN AN APPROPRIATE AREA, EVEN THOUGH THE CODE SAYS THAT, WE
6:59:28PM CAN CHANGE THE CODE IF NEEDED.

6:59:29PM AND THIS STUDY MAY RESULT IN SOME KIND OF OVERLAY DISTRICT.
6:59:34PM >>Jim Wallace: KIND OF MY POINT.
6:59:35PM BECAUSE I BELIEVE, ONLY MY PERSPECTIVE, BUT I BELIEVE THAT
6:59:38PM THE WHOLE PROGRAM OF TIERED DENSITY FOR WHAT ARE YOU GOING
6:59:45PM TO DO FOR US HAS GREAT BENEFITS TO GREENSPACE, WOODFIELD,
6:59:53PM GENOVA.
6:59:54PM SO MANY COMMUNITIES THAT HAVE DONE MORE THAN THEY NORMALLY
7:00:00PM WOULD HAVE BECAUSE OF THAT PROGRAM.
7:00:02PM BUT WE'RE KIND OF RUNNING OUT OF GUYS THAT WE CAN ASK.
7:00:05PM HOW ABOUT WE WORK TOGETHER?
7:00:11PM >>Mary Gibbs: I THINK THAT IS A REALLY GOOD POINT AND I
7:00:13PM THINK WE'LL MAKE A NOTE TO GO BACK AND THINK ABOUT THAT SOME
7:00:15PM MORE.
7:00:20PM >>James Tatooles: MOST COMMUNITIES WOULD HAVE A CHAMBER OF
7:00:21PM COMMERCE WHICH WOULD BE TRYING TO PROMOTE THE AREA.
7:00:25PM THE QUESTION IS, HOW DO YOU GET THE WORD OUT TO PEOPLE WHO
7:00:28PM MIGHT HAVE AN INTEREST HERE?
7:00:30PM SOMETHING PUBLISHED.
7:00:35PM IF IT WOULD BE ACCESSIBLE TO THE REAL ESTATE COMMUNITY SO
7:00:39PM THAT THEY COULD SEE THAT THERE IS A NEED HERE.
7:00:42PM SPARK AN IDEA, LET'S GO TO ESTERO AND SEE WHAT WE CAN DO
7:00:46PM ABOUT IT.
7:00:47PM >>Jim Wallace: ONLY 20 GUYS YOU GOT TO TALK TO.
7:00:50PM THE REALITY IS.
7:00:54PM >>Kristin Jeannin: AND YOU'RE ONE OF THEM?

7:00:55PM >>Jim Wallace: NO.
7:00:56PM [LAUGHTER]
7:00:56PM JUST SAYING MAYBE ONLY TEN GUYS YOU HAVE TO TALK TO.
7:01:00PM JUST AS A POINT, I HAD A PIECE OF LAND THAT WAS ONLY A
7:01:05PM HUNDRED FEET WIDE AND WAS A MILE LONG ALONG THE
7:01:08PM CALOOSAHATCHEE RIVER.
7:01:11PM I HAD TO CUT THE GRASS EVERY MONTH.
7:01:14PM FOR ME, IT WAS AN EXPENSE.
7:01:16PM WE DID A COLLABORATION WITH SOUTH FLORIDA WATER MANAGEMENT
7:01:19PM WHO WANTED ACCESS TO THE CANAL ALONG WITH DONATING THE LAND
7:01:24PM AND A LITTLE CASH FROM ME.
7:01:25PM THE ADJACENT NEIGHBORS PUT UP 50 GRAND AND THEN THE COUNTY
7:01:30PM PUT UP 200,000, AND ALL OF A SUDDEN WE PUT IN A BEAUTIFUL
7:01:32PM THREE-QUARTER MILE LINEAR PARK.
7:01:34PM IT'S BEAUTIFUL TODAY AND BEAUTIFUL THEN.
7:01:36PM A GREAT WAY FOR COLLABORATION.

7:01:38PM IT WAS A GOOD EXAMPLE THAT COLLIER COUNTY COULD THEN TAKE TO
 7:01:43PM OTHER DEVELOPERS.
 7:01:44PM YOU HAVE THE LEFT OVER PIECE OF LAND YOU DON'T KNOW WHAT TO
 7:01:47PM DO WITH, LET'S DO SOMETHING TOGETHER.
 7:01:49PM I THINK THERE ARE THOSE KIND OF OPPORTUNITIES HERE.
 7:01:53PM I SEE PIECES OF LAND THAT AREN'T GOING TO BE USED.
 7:01:55PM 76 ACRES ON THE SOUTHWEST CORNER OF CORKSCREW THAT'S LOCKED
 7:02:00PM AWAY IN TALLAHASSEE, NEVER WILL BE DEVELOPED WITH
 7:02:10PM RESIDENTIAL.

 7:02:11PM 76 ACRES.
 7:02:13PM IT'S NEVER GOING TO HAVE A RESIDENTIAL BUILDING ON IT OR AN
 7:02:16PM OFFICE BUILDING.
 7:02:18PM WHAT ARE WE DOING ABOUT THAT TO MAKE THAT -- BRING THAT INTO
 7:02:22PM THE COMMUNITY IN A FUNCTIONAL INTERACTIVE WAY?
 7:02:26PM >> YOU SHOULD COME TOMORROW NIGHT, TOO.
 7:02:28PM THAT'S ONE OF OUR BOARDS.
 7:02:30PM IT'S ONE OF OUR BOARDS THAT PIECE AS AN OPEN SPACE
 7:02:34PM OPPORTUNITY, BECAUSE, AGAIN, WE KNOW WE CAN'T DEVELOP IT,
 7:02:37PM BUT JUST SITTING THERE.
 7:02:42PM >>Jim Wallace: CONSERVATION LAND.
 7:02:43PM MAKES NO SENSE.
 7:02:44PM NO VALUABLE WILDLIFE FOR CONSERVATION.
 7:02:48PM LOCKED AWAY IN A RED FILE CABINET IN TALLAHASSEE.
 7:02:52PM RED FILE CABINET IN TALLAHASSEE THAT HAS ALL THE LAND THAT
 7:02:58PM WILL NEVER BE DEVELOPED.
 7:02:59PM I THINK IT'S RED.
 7:03:02PM PURPLE.
 7:03:02PM I DON'T KNOW.
 7:03:05PM >> I THINK THERE ARE A LOT OF THOSE OPPORTUNITIES.
 7:03:06PM >>Jim Wallace: HOW DO WE AS A COMMUNITY -- I AS A DEVELOPER
 7:03:11PM CAN'T WALK IN, HEY, I WANT BUILDINGS.
 7:03:13PM AS A COMMUNITY, WHAT'S IN THE BEST INTEREST.
 7:03:16PM HOW DO WE GET A PROJECT LIKE THAT, THAT MAYBE THE RESIDENTS
 7:03:21PM WOULD CONTRIBUTE TO THAT WE CAN HAVE --

 7:03:23PM >> PARTNERSHIP MAYBE.
 7:03:24PM >>Jim Wallace: -- VILLAGE WILLING TO PUT IN MONEY AND THE
 7:03:27PM STATE AND, AND, AND, AND KORESHAN WHO OWNS IT, MAYBE THEY
 7:03:32PM GET A LOT OF PUBLICITY.
 7:03:35PM THINKING OUT LOUD.
 7:03:35PM NOT MANY OPPORTUNITIES LEFT.
 7:03:37PM I THINK THEY ARE GOING TO TAKE COLLABORATION, AND IT MEANS
 7:03:41PM GETTING PEOPLE IN A ROOM ONE ON ONE.
 7:03:46PM I'M SORRY I'M BABBLING.
 7:03:51PM >> IT'S GOOD.
 7:03:51PM >>Dan Williams: THIS IS DAN.
 7:03:53PM CAN I ASK A QUESTION?

7:03:54PM >> YES.
 7:03:57PM >>Jim Wallace: I'M SORRY.
 7:03:58PM MY APOLOGY.
 7:04:00PM >>Dan Williams: YOU'VE SHOWN HERE, DID YOU GET ANY -- LIKE
 7:04:05PM PART OF THE WATERWAYS TO BE DEVELOPED SOMETHING SIMILAR TO
 7:04:08PM THE SAN ANTONIO RIVER WALK OR IS THAT A NO?
 7:04:13PM >> I THINK THE VILLAGE CENTER, YOU KNOW, COULD BECOME
 7:04:16PM SOMETHING.
 7:04:18PM THE SAN ANTONIO RIVER WALK IS PRETTY URBAN.
 7:04:22PM THERE IS A LOT OF PAVEMENT.
 7:04:23PM SO I THINK OUR THOUGHT WAS AND THE FEEDBACK WE HEARD IS
 7:04:28PM PEOPLE WANT TO SEE THAT KEPT MORE NATURAL, MORE
 7:04:31PM ENVIRONMENTAL FRIENDLY.

 7:04:32PM AGAIN, I THINK THERE COULD BE BOARDWALKS.
 7:04:34PM THERE COULD BE OPPORTUNITIES FOR DEVELOPMENT, BUT I DON'T
 7:04:36PM THINK WE'RE TRYING TO NECESSARILY PAVE UP TO THE RIVER.
 7:04:40PM BUT, AGAIN, HAVE MORE ACCESS THROUGH TRAILS, THROUGH
 7:04:44PM BOARDWALKS, FOR PEOPLE TO ENJOY THAT SPACE.
 7:04:47PM IF THAT ANSWERS YOUR QUESTION.
 7:04:51PM >> VERY GOOD.
 7:04:53PM >>Jim Wallace: WHY DO THEY GO THERE?
 7:04:55PM >> WHAT'S THAT?
 7:04:57PM >>Jim Wallace: YOU TALK ABOUT PEOPLE WANT ACCESS, THEY WANT
 7:05:00PM ACCESS TO WHAT?
 7:05:02PM >> I THINK JUST HIKING TRAILS, WALKING TRAILS, OUTDOOR
 7:05:09PM RECREATION.
 7:05:09PM >>Kristin Jeannin: THE ADJACENCY IS IMPORTANT TO.
 7:05:17PM >>Jim Wallace: THAT AREA DESIGNATED NO DEVELOPMENT.
 7:05:20PM >> THAT IS THE SOUTH SIDE OF THE RIVER.
 7:05:27PM >>Mary Gibbs: THE CONSERVATION EASEMENT THAT'S BEEN A
 7:05:29PM PROBLEM.
 7:05:29PM IT HAS A CONSERVATION EASEMENT ON IT, SO IT'S NOT
 7:05:33PM DEVELOPABLE AT THE MOMENT.
 7:05:34PM IT'S TIED UP IN A BIG -- OUR ATTORNEY --
 7:05:38PM >>Jim Wallace: SOUTH SIDE.
 7:05:39PM 60% OF IT IS GOOD WETLAND, SHOULD BE CONSERVED.
 7:05:44PM 40% IS UPLAND.
 7:05:46PM WHY CONSERVING IT?

 7:05:48PM OPPORTUNITY TO CREATE SPACES, DESTINATIONS WHERE HUMANS CAN
 7:05:53PM GO AND INTERACT WITHOUT DISTURBING CONSERVATION AREAS.
 7:05:58PM WE'VE NOW SAID, NO, NO, YOU'RE NOT GOING TO DEVELOP --
 7:06:02PM >>Mary Gibbs: WE DID HAVE A DISCUSSION THIS MORNING WITH THE
 7:06:06PM TEAM ABOUT SOME PROJECT THEY WORKED ON IN PARKLAND WHERE
 7:06:10PM THEY TOOK SOME, DID SOME NATURE PLAY AREAS THAT KIND OF MIX
 7:06:14PM IN WITH THE BOTANICAL GARDEN AND DIFFERENT OPPORTUNITIES TO
 7:06:18PM DO THINGS WHERE YOU CAN TAKE YOUR GRANDKIDS TO PLAY, AND

7:06:20PM THEN YOU HAVE A RESTAURANT POTENTIALLY ON THE NORTH SIDE OF
 7:06:23PM THE RIVER.
 7:06:24PM YOU HAVE THESE PLAY OPPORTUNITIES.
 7:06:26PM SEEN THE BOTANICAL GARDENS WHERE THEY HAVE BIG TROLLS AND
 7:06:29PM THINGS FOR PEOPLE TO CLIMB ON.
 7:06:32PM >> WE HAVE IDEA FOR THE SOUTH THAT WOULD BE MORE IMPASSIVE
 7:06:38PM RECREATION.
 7:06:38PM WE CALL IT IMMERSIVE NATURE PLAY, WHERE YOU MAYBE HAVE
 7:06:41PM DIFFERENT ACTIVITIES FOR KIDS AND FAMILIES ALONG TRAILS, BUT
 7:06:44PM KEEPING IT MORE NATURAL.
 7:06:48PM THE DEVELOPMENT WOULD HAPPEN ON THE NORTH SIDE, BUT THEN YOU
 7:06:51PM HAVE THAT PEDESTRIAN BRIDGE WHERE YOU CAN EASILY ACCESS, SO
 7:06:53PM YOU COULD STILL PARK ON THE NORTH SIDE.
 7:06:56PM GRAB A COFFEE.
 7:06:57PM YOU COULD TAKE YOUR KIDS TO THE SOUTH SIDE OF THE RIVER,
 7:07:00PM PLAY, SPEND THE DAY, COME BACK.
 7:07:03PM IT'S REALLY MORE OF A HOLISTIC EXPERIENCE, LIKE YOU COULD

 7:07:07PM REALLY SPEND THE WHOLE DAY THERE.
 7:07:09PM >>Jim Wallace: HOLISTIC EXPERIENCE.
 7:07:11PM I HAVEN'T SMOKED ANY OF THAT IN A LONG, LONG TIME.
 7:07:19PM >> BUT MORE OF A DESTINATION WHERE YOU CAN REALLY -- YOU CAN
 7:07:23PM TAKE FRIENDS, FAMILY, VISITORS.
 7:07:26PM IT'S A DESTINATION.
 7:07:26PM SO THOSE ARE SOME OF OUR THOUGHTS THAT YOU'LL KIND OF SEE --
 7:07:31PM >>Jim Wallace: ENGLISH DO THAT VERY, VERY WELL.
 7:07:35PM WE DON'T SEEM TO DO THAT IN AMERICA VERY WELL.
 7:07:41PM >>Mary Gibbs: I THINK WE NEED TO DO A SITE CHECK TO ENGLAND.
 7:07:49PM >>Anthony Gargano: WHAT ELSE ARE WE COVERING HERE?
 7:07:53PM >> I THINK THAT'S CLOSE TO THE END.
 7:07:55PM JUST IN TERMS OF NEXT STEPS, AGAIN, WE HAVE OUR SECOND
 7:07:59PM PUBLIC OPEN HOUSE TOMORROW NIGHT.
 7:08:02PM AGAIN, WE'RE GETTING KIND OF, ARE WE GOING IN THE RIGHT
 7:08:05PM DIRECTION?
 7:08:06PM IS THERE ANYTHING WE'RE MISSING?
 7:08:07PM ARE WE OFF TRACK?
 7:08:10PM WE ALSO HAVE PRIORITIZATION PRACTICES WHERE WOULD HE TRY TO
 7:08:16PM FIGURE OUT WHAT YOU WANT THE MOST, WHAT HAS TO HAPPEN FIRST
 7:08:19PM AND PRIORITIES OF THE RECOMMENDATIONS AND STRATEGIES.
 7:08:21PM REALLY FOR US, FINALIZING THE REPORT, WORKING WITH MARY AND
 7:08:26PM STAFF TO FINALIZE THE RECOMMENDATIONS AND STRATEGIES.
 7:08:30PM I THINK WE DO AT SOME POINT COME BACK EITHER TO THIS BOARD
 7:08:33PM OR TO THE VILLAGE COUNCIL TO KIND OF PRESENT THAT REPORT.

 7:08:37PM >>Mary Gibbs: TO BOTH I THINK.
 7:08:38PM CARRIE, I THINK JOHN WANTED TO SAY SOMETHING.
 7:08:46PM >>Anthony Gargano: WHERE IS YOUR -- WHERE IS THE PUBLIC OPEN
 7:08:49PM HOUSE TOMORROW?

7:08:50PM >>Mary Gibbs: RIGHT HERE.
 7:08:51PM >>Anthony Gargano: HERE.
 7:08:52PM YOU DON'T EXPECT A LOT OF PEOPLE THEN.
 7:08:54PM >>Mary Gibbs: WELL, WE DON'T KNOW.
 7:08:56PM SEE, THE VULNERABILITY STUDY WE HELD OVER AT THE REC CENTER
 7:09:02PM IN THAT BIG ROOM THAT FITS A HUNDRED PEOPLE AND THERE WERE
 7:09:05PM LIKE TEN PEOPLE.
 7:09:06PM HERE WE THOUGHT, THE LAST TIME WE HAD 60 PEOPLE, IT WAS
 7:09:09PM PRETTY GOOD.
 7:09:12PM >> WHAT TIME IS THE OPEN HOUSE?
 7:09:14PM >>Mary Gibbs: IT IS FROM 5 TO 7 TOMORROW.
 7:09:18PM >>Anthony Gargano: 5 TO 7.
 7:09:19PM >>Mary Gibbs: JOHN FROM COOPER CARRY, HE'S BEEN VERY QUIET
 7:09:24PM WHICH IS UNUSUAL.
 7:09:27PM >> JOHN WARD, PRINCIPAL OF COOPER CARRY.
 7:09:29PM I SPENT A LOT OF TIME WORKING AROUND THE WORLD HELPING
 7:09:32PM COMMUNITIES FIND THEIR NARRATIVE AND CREATE PLACES IN
 7:09:34PM ALIGNMENT WITH WHO YOU WANT TO BE AND HOW YOU IMAGINE
 7:09:38PM YOURSELF.
 7:09:39PM ASKED A LOT OF GOOD QUESTIONS.
 7:09:43PM I THINK PART OF THE ROLE WE'RE WORKING ON IS IDENTIFYING

 7:09:47PM WHERE THE OPPORTUNITIES ARE.
 7:09:48PM WHAT ARE -- WHAT DO EACH OF THE OPPORTUNITIES' ROLE HAVE
 7:09:54PM WITHIN ESTERO AND HOW DO THEY RELATE TO EACH OTHER?
 7:09:57PM IF WE SAY THERE IS A GREAT OPPORTUNITY ON THE RIVER NORTH OF
 7:10:01PM THE VILLAGE SITE, AMAZING OPPORTUNITY ACROSS THE RIVER ON
 7:10:03PM THE SITE THAT'S THERE AND WHAT DOES EACH OF THE PIECES OF
 7:10:08PM PROPERTY ROLE HAVE AND HOW THEY RELATE TO EACH OTHER AND
 7:10:10PM CREATE ONE OF THE -- PEOPLE GO, WHERE IS OUR HEART?
 7:10:16PM WHERE DO I GO TO MEET FRIENDS?
 7:10:17PM WHERE DO I GO TO GATHER?
 7:10:19PM WHERE DO I GO TO STROLL?
 7:10:21PM PEOPLE SAY THERE IS NOT A LOT OF CONNECTIVITY AND HAVE TO
 7:10:24PM DRIVE.
 7:10:25PM LINGER, SPEND TIME, DO THAT.
 7:10:30PM OPPORTUNITIES ON OLD 41, WHAT DO YOU CALL THAT ROAD?
 7:10:36PM TRAIL SIDE.
 7:10:39PM IMMENSE OPPORTUNITY UP THERE.
 7:10:40PM WHAT IS ITS ROLE AND WHAT IS THE RELATIONSHIP THAT HAPPENS
 7:10:44PM TO THE VILLAGE CENTER IF WE SAY THAT.
 7:10:46PM SO A LOT OF THE TIME NOW IS WHERE ARE THE OPPORTUNITIES,
 7:10:49PM WHAT CAN WE DO THERE, NOT JUST WHAT WE CAN DO THERE, BUT HOW
 7:10:52PM DO THEY COMPLEMENT EACH OTHER SO WE CAN CONTINUE TO GROW THE
 7:10:57PM PLACES PEOPLE WANT TO GATHER.
 7:10:58PM DO YOU RIDE AN ELECTRIC BIKE OR REGULAR BIKE?
 7:11:01PM DO YOU RIDE ELECTRIC BIKE OR REGULAR BIKE?

7:11:05PM >>Jim Wallace: I HAVE A PEDAL BIKE, PEDAL ASSIST.
 7:11:12PM >> THAT IS CHANGING COMMUNITIES RAPIDLY ACROSS THE COUNTRY.
 7:11:15PM PEOPLE DON'T WANT TO GET THE BIKE, SWEAT, HOT.
 7:11:19PM POWER ASSISTED BIKES ARE GETTING CHEAPER.
 7:11:22PM I THINK YOU'LL SEE A LOT OF CHANGES.
 7:11:24PM TRAFFIC IS NOT AN ESTERO PROBLEM.
 7:11:28PM IT IS A FLORIDA PROBLEM.
 7:11:30PM TRYING TO FIX THAT IS ALWAYS A PROBLEM.
 7:11:32PM WE WANT PEOPLE TO BE MORE EXCITED ABOUT WHAT OTHER
 7:11:35PM OPPORTUNITIES ARE SO THEY ARE NOT COMPLAINING ABOUT HOW HARD
 7:11:37PM IT IS TO GET THERE, BUT WHEN THEY GET THERE IT'S WORTH IT.
 7:11:42PM >>Jim Wallace: THE QUESTION BECOMES, EXCITING TO GET THERE.
 7:11:47PM I HAVEN'T HEARD, MAYBE YOU DON'T KNOW YET, I HAVEN'T HEARD
 7:11:52PM WHAT MAKES THE VILLAGE CENTER A DESTINATION.
 7:11:56PM BECAUSE YOU KNOW THAT IF IT ISN'T A DESTINATION, NOBODY IS
 7:11:59PM GOING TO GO THERE.
 7:12:01PM >> I THINK ONE MAKES A CONNECTION OR A DESTINATION, AGAIN,
 7:12:04PM IT IS A PLACE YOU IMAGINE YOU WANT TO BE IN.
 7:12:07PM IT IS A PLACE THAT YOU'LL MEET YOUR FRIENDS.
 7:12:09PM IT IS A PLACE WHEN SOMEBODY COMES IN FROM OUT OF TOWN,
 7:12:12PM THAT'S WHERE YOU WANT TO TAKE THEM.
 7:12:13PM THE BIGGEST DRIVER IN THE PLACES TODAY IS FOOD AND BEVERAGE.
 7:12:17PM THE IDEA OF CREATING A HOT BED WHERE THE KINDS -- PEOPLE
 7:12:21PM HAVE SAID THEY WANT MORE, BETTER RESTAURANTS IN ESTERO.
 7:12:25PM PART OF IT IS, THEY WANT MORE THAN A RESTAURANT TO GO TO BUT

 7:12:28PM THEY WANT A RESTAURANT THAT'S IN A PLACE THAT I WANT TO
 7:12:30PM GATHER AND BE AT WHERE I CAN GO, IF I CAN'T GET INTO THIS
 7:12:34PM RESTAURANT, I WANT TO GET INTO ANOTHER RESTAURANT.
 7:12:36PM IT'S A REAL ISSUE ABOUT IT'S NOT JUST A PLACE WHERE THE
 7:12:41PM CONSUMER WANTS TO GO, ABOUT YOU A PLACE WHERE THAT CHEF
 7:12:43PM WANTS TO GO.
 7:12:44PM IF YOU HAVE A CHEF DRIVEN RESTAURANT, NOT TALKING ABOUT
 7:12:46PM FAMOUS CHEF RESTAURANTS, ANYBODY WHO IMAGINE THAT, THEY'LL
 7:12:50PM GO IN A PLACE THAT THEY IMAGINE THEY WANT TO BE.
 7:12:52PM YEAH, YOU HAVE GOOD RESTAURANTS AT COCONUT POINT BUT THAT'S
 7:12:55PM NOT WHERE THE GUYS WANT TO BE.
 7:12:57PM THEY WANT TO BE IN A PLACE MORE HEAT, MORE BODY ENERGY, ALL
 7:13:01PM OF THAT.
 7:13:02PM >>Kristin Jeannin: MORE CHARACTER.
 7:13:03PM >> ATTITUDE.
 7:13:04PM I TALK ABOUT ATTITUDE AND WHAT'S OUR NARRATIVE.
 7:13:07PM THE IDEA THAT THERE CAN BE MUSIC, OUTDOOR PLACE WHERE KIDS
 7:13:10PM CAN PLAY, MOM AND DAD CAN SIT AND HAVE AN ICE CREAM OR HAVE
 7:13:14PM A COFFEE.
 7:13:16PM IT'S A COMBINATION OF A LOT OF THOSE THINGS AND HOW DO YOU
 7:13:18PM CREATE THAT.
 7:13:20PM I THINK THERE ARE A COUPLE OF OPPORTUNITIES CERTAINLY IN

7:13:24PM ESTERO.
 7:13:24PM WE WORK WITH A LOT OF DEVELOPERS ALL OVER THE COUNTRY.
 7:13:27PM AND I'VE TALKED TO ONE OR TWO OF THEM ABOUT ESTERO.

7:13:30PM AND THERE'S INTEREST.
 7:13:31PM THERE'S INTEREST THERE IF WE CAN FIND THE RIGHT PLACE AND
 7:13:35PM CREATE ENOUGH DENSITY WITH THAT CAN HAPPEN.
 7:13:39PM >>Jim Wallace: A CONCEPT WAS PRESENTED FOR THAT VILLAGE
 7:13:42PM CENTER, WHICH INCLUDED A 600 THEATER PERFORMING ARTS CENTER,
 7:13:49PM REHEARSAL HALL, WHICH FOUR THEATER GROUPS AGREED TO FUND,
 7:13:51PM 345 LUXURY RENTAL UNITS, CONDO UNITS, HIGH-END RESTAURANTS,
 7:13:59PM CONSULTING OFFICES, ET CETERA.
 7:14:01PM PLAY AREAS AND EVERYTHING ELSE.
 7:14:02PM THE MAYOR AGREED.
 7:14:04PM THE CHAMBER OF COMMERCE AGREED.
 7:14:06PM THE FOUR ART GROUPS AGREED.
 7:14:07PM AND ALL THE POTENTIAL DEVELOPERS AGREED ON THE FUNDING.
 7:14:15PM THE VILLAGE COUNCIL KILLED IT.
 7:14:17PM IT'S VERY NICE TO TALK ABOUT IT, BUT IT DIDN'T HAPPEN.
 7:14:22PM THAT WAS A WHOLE CONCEPT OF THE RESTAURANTS THRIVE BECAUSE
 7:14:27PM OF THE PERFORMING ARTS THEATER AND THE REHEARSAL HALL.
 7:14:31PM EVERYTHING IS A CATALYST TO EVERYTHING ELSE.
 7:14:34PM I'M NOT SAYING THAT PARTICULAR IDEA, BUT THAT CONCEPT.
 7:14:39PM TALKING ABOUT ARCHITECTURAL DESIGN, THAT CONCEPT WAS KILLED.
 7:14:43PM ARE WE JUST DREAMING HERE OR ARE WE JUST --
 7:14:46PM >> I HOPE NOT.
 7:14:48PM AM I ALLOWED TO CALL YOU JIM, MR. WALLACE?
 7:14:53PM I DON'T KNOW THE PROTOCOL.
 7:14:54PM >>Jim Wallace: IT WAS GREAT.

7:14:57PM I WAS VERY INVOLVED IN IT.
 7:14:59PM >> WE'RE ALREADY IN CONSULTATION -- I DON'T KNOW WHAT TO
 7:15:03PM SAY.
 7:15:04PM WE'RE ALREADY TALKING WITH COUNCIL.
 7:15:05PM >>Mary Gibbs: OH, YEAH.
 7:15:07PM >> ONE OF THE FIRST THINGS WE DO IS SIT DOWN WITH COUNCIL,
 7:15:11PM WHAT'S ESTERO TO YOU?
 7:15:12PM WHAT DO YOU WANT?
 7:15:13PM WHAT DO YOU DREAM OF?
 7:15:15PM DESCRIBE THE KIND OF COMMUNITY YOU WANT TO BE IN.
 7:15:17PM HOW DO YOU WANT TO BE ALIKE OR DIFFERENT FROM FT. MYERS OR
 7:15:22PM NAPLES?
 7:15:24PM WHO DO YOU WANT TO BE AND THEN TRANSLATE IT IN A WAY, WHEN
 7:15:28PM THEY LOOK AT IT, YEAH, I WANT THAT IN THE COMMUNITY.
 7:15:31PM OUR JOB IS CREATE THE WANT.
 7:15:33PM A WANT FOR THE COMMUNITY TO WANT.
 7:15:34PM A WANT BY THE POLITICAL SIDE TO WANT IT.
 7:15:37PM AND IT'S A WANT BY THE COMMERCIAL COMMUNITY TO WANT TO BE

7:15:41PM THERE.
 7:15:41PM IT'S ALL THAT HAPPENING AT THE SAME TIME.
 7:15:44PM SO IT'S NOT A DESIGN PROBLEM.
 7:15:45PM IT'S AN IDEA PROBLEM.
 7:15:47PM ATTITUDE PROBLEM, CONNECTION PROBLEM.
 7:15:51PM >>Jim Wallace: BIG IDEA WAS PRESENTED WHICH WAS A
 7:15:53PM DESTINATION AND THAT BIG IDEA WAS NOT WELCOMED.

 7:16:00PM >>Mary Gibbs: JIM, WAS THAT YOUR ART DISTRICT PROPOSAL?
 7:16:05PM >>Jim Wallace: THE 68 ACRES.
 7:16:07PM >>Mary Gibbs: THAT WAS BEFORE INCORPORATION, RIGHT?
 7:16:09PM THAT WAS BEFORE WE BECAME A VILLAGE.
 7:16:14PM >>Jim Wallace: I UNDERSTAND, MARY.
 7:16:16PM I'M TALKING ABOUT CREATING A DESTINATION PLACE.
 7:16:18PM CREATING A DESTINATION.
 7:16:19PM PLACE FOR PEOPLE TO GO TO.
 7:16:22PM THROWN OUT.
 7:16:24PM >> DON'T MEAN TO DRAG THIS OUT, YOU HAVE A NUMBER OF
 7:16:26PM OPPORTUNITIES TO CREATE DIFFERENT DESTINATIONS.
 7:16:30PM WHAT IS THE ROLE OF THE DESTINATIONS?
 7:16:31PM THE SPORTS THING, WHAT IS ITS ROLE IN THE COMMUNITY?
 7:16:35PM THAT WILL BE DIFFERENT THAN WHAT I WOULD SAY IS THE VILLAGE
 7:16:40PM CENTER.
 7:16:40PM DIFFERENT THAN UP AT THE THING UP NORTH.
 7:16:42PM I CAN'T REMEMBER.
 7:16:43PM I'M NOT VERY SMART.
 7:16:44PM SO I CAN'T REMEMBER ANYTHING.
 7:16:46PM THAT'S GOING TO BE PART OF IT.
 7:16:47PM WHAT ARE EACH OF THOSE?
 7:16:48PM WE'RE NOT GOING TO HAVE ONE PLACE THAT EVERYTHING FOR
 7:16:53PM EVERYBODY, BUT DIFFERENT THINGS FOR EVERYBODY.
 7:16:56PM WHEN MY FRIENDS COME INTO TOWN, WHERE WILL I TAKE THEM.
 7:17:05PM >>Mary Gibbs: I'M MAKING A NOTE, BRING BACK ARTS DISTRICT.

 7:17:13PM >> I HOPE I DIDN'T MESS THAT UP TOO BAD.
 7:17:15PM I APOLOGIZE.
 7:17:17PM >>Anthony Gargano: WE'LL MAKE A MOTION -- ENTERTAIN A MOTION
 7:17:23PM TO ADJOURN?
 7:17:25PM >>Michael Sheeley: SECOND.
 7:17:25PM >>Anthony Gargano: ALL IN FAVOR?
 7:17:26PM WE'RE ADJOURNED.
 7:17:28PM THANK YOU.

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

PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

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

DRAFT MINUTES

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
February 10, 2026 4:30 p.m.**

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

Present: Board Members James Tatooles, Barry Jones (arrived 4:42 pm), Kristin Jeannin, Al Paivandy, Jim Wallace, Vice Chairman Sheeley, and Chairman Anthony Gargano.
Absent: Board Member Dan Williams.

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

- 4. APPROVAL OF AGENDA:**

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

- 5. BUSINESS:**

(a) Consent Agenda

- (1) Approval of January 13, 2026 meeting minutes

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

- 6. PUBLIC INFORMATION MEETINGS**

- (a) Coconut Point Developers, LLC, Sign Refresh (Pending Application) (District 6)**
23106 Fashion Drive, Coconut Point Mall is located east of US 41 and north of Coconut Road

Applicant seeks to repair and repaint the existing tower signs, monument signs, street signs, restroom signs and play area signs.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Scott Richardson, Simon

Tracy Boland, Simon

Public Comment

None

Board Questions or Comments

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

7. PUBLIC HEARING

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) Walmart Repaint Color Palette Selection (District 2)

19975 S. Tamiami Trail, located at the corner of US 41 and Estero Parkway.

When Walmart was approved last year for the 3,567 square foot expansion to the north side of the existing building for storage of on-line pickup orders, the applicant's presentation included a new color scheme that had not been submitted to or reviewed by staff. No colors were approved with that Development Order.

Subsequently, staff was contacted by the applicant's representative with several proposals which did not comply with the LDC. The newest proposal is more compliant, but staff advised the applicant that the PZDB will review and decide.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Beth Primrose, Cuhaci Peterson

Public Comment

None

Board Questions or Comments

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

Motion: Motion to approve continuance to March 10, 2026 meeting.

Motion by: Board Member Jones

Seconded by: Board Member Willams

Action: Approved continuance to March 10, 2026 meeting.

Vote:

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

Nay:

Abstentions:

8. RECOGNITION

- (a) Recognition of Nancy Stroud, Esq. for her 11 years of service as Legal Counsel to the Village of Estero, including the Zoning Board, Design Review Board and the Planning Zoning and Design Board, followed by a short break.

BREAK at 5:32 p.m. Reconvene at 5:50 p.m.

9. ANNUAL PROJECT UPDATE

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Public Comment

None

Board Questions or Comments

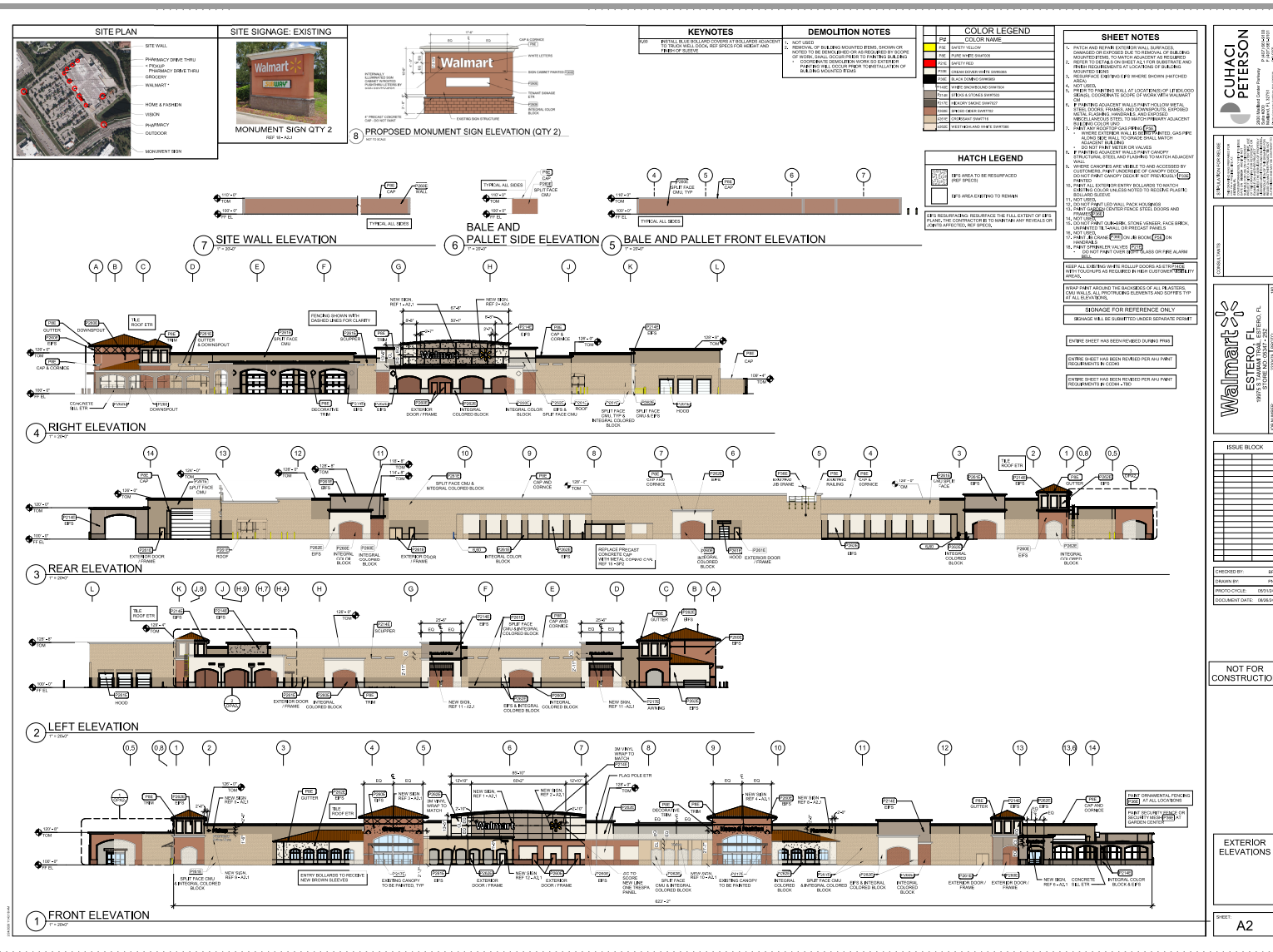
Board Members Jones, Jeannin, Paivandy, Tatooles, Wallace, Vice Chairman Sheeley, and Chairman Gargano

10. BOARD COMMUNICATIONS

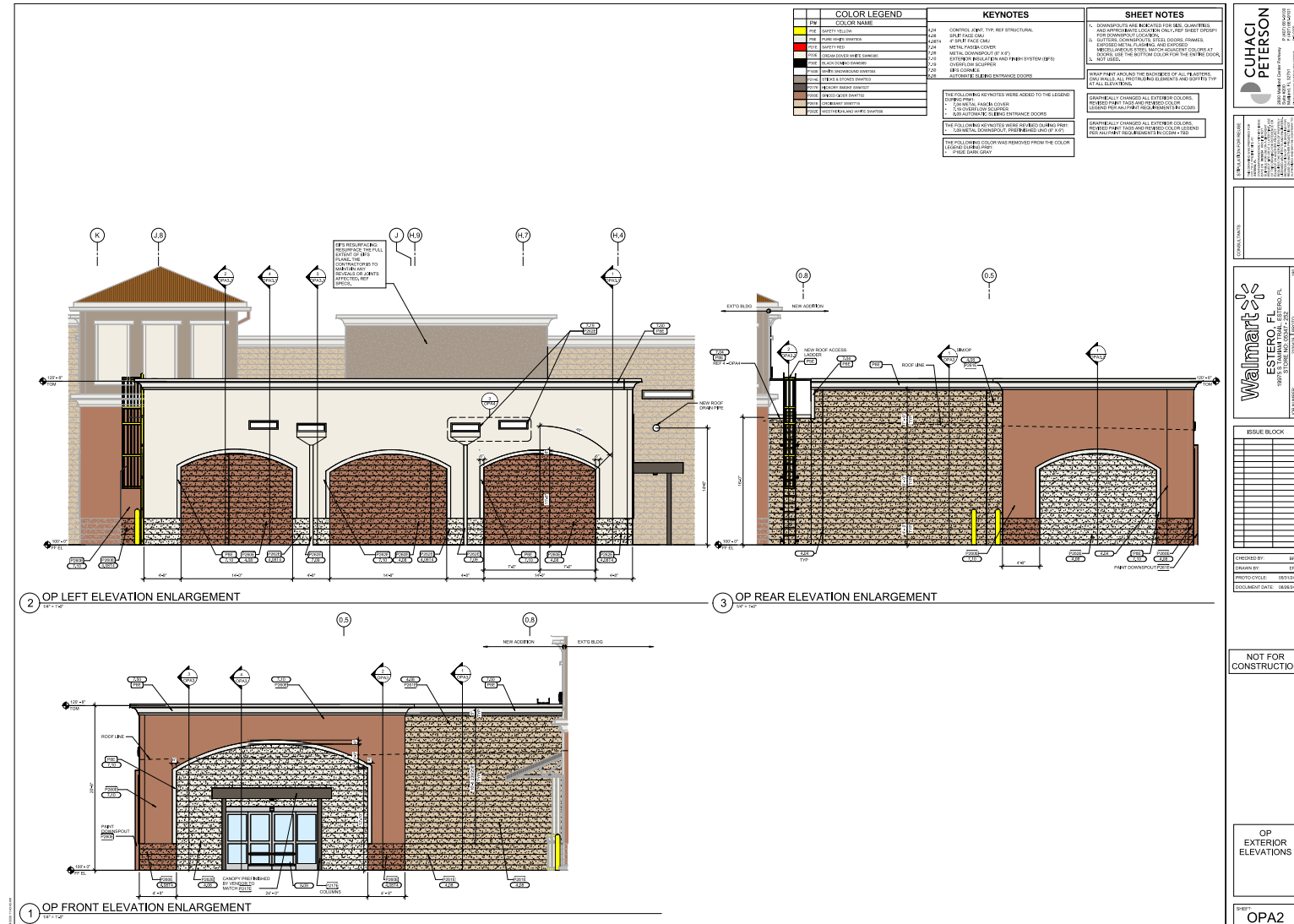
- (a) **Next meeting – March 10, 2026**

10. ADJOURNMENT: 6:40 pm.

Tammy Duran
Deputy Village Clerk









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

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

1. Applicant/Project Name: _____
2. Address: _____
3. Strap Number: _____
4. Application Number: _____

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

- | | |
|--|---|
| ☐ Comprehensive Plan Amendment | ☐ Planned Development Zoning |
| ☐ Planned Development –Amendment or Final Plan Approved | ☐ Variance |
| ☐ Conventional Rezoning | ☐ Special Exception |
| ☐ Plat | ☐ Vacation |
| ☐ Other _____ | |

(Specify)

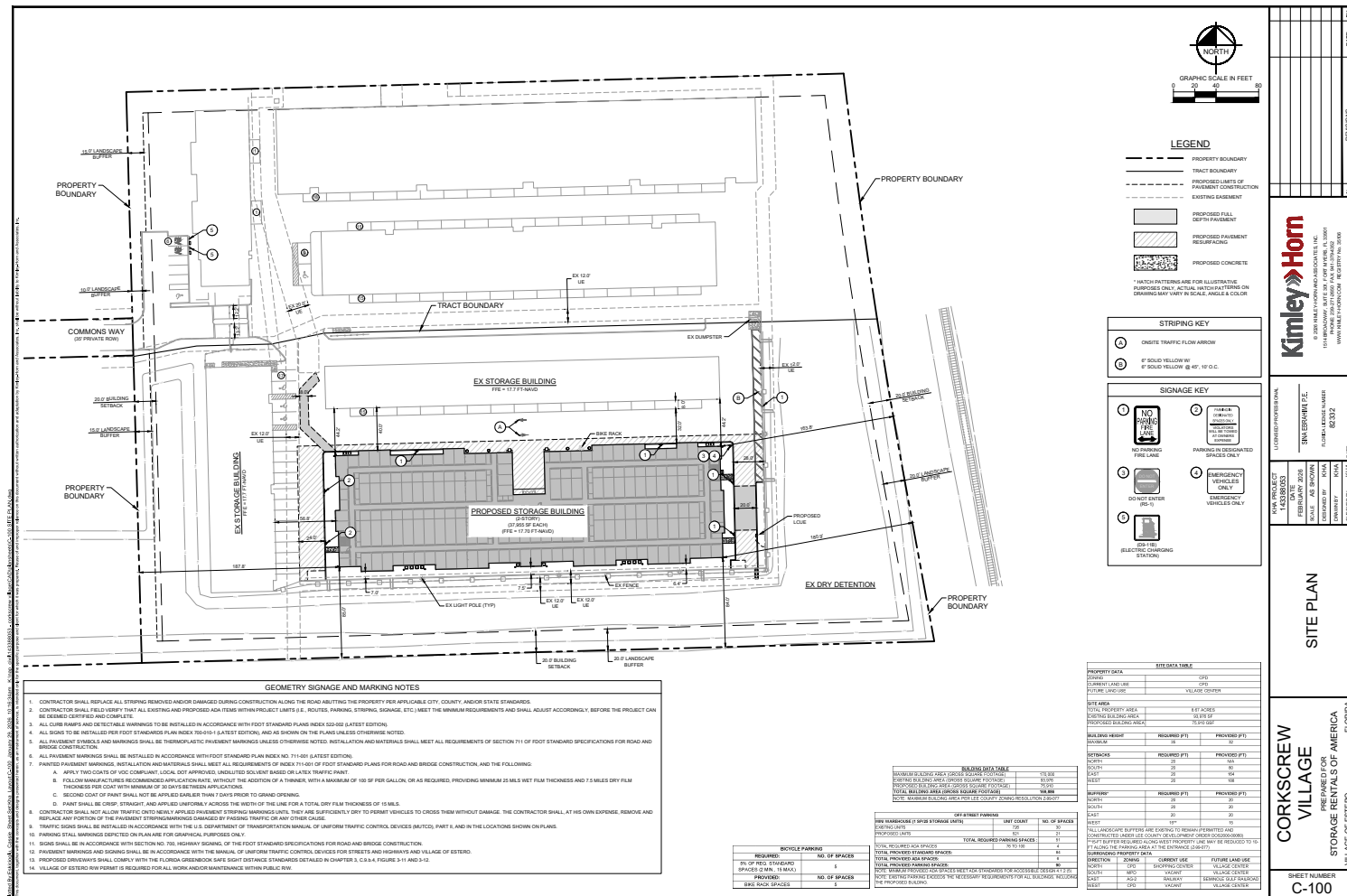
6. Project Description (Brief description of project and need for application.)

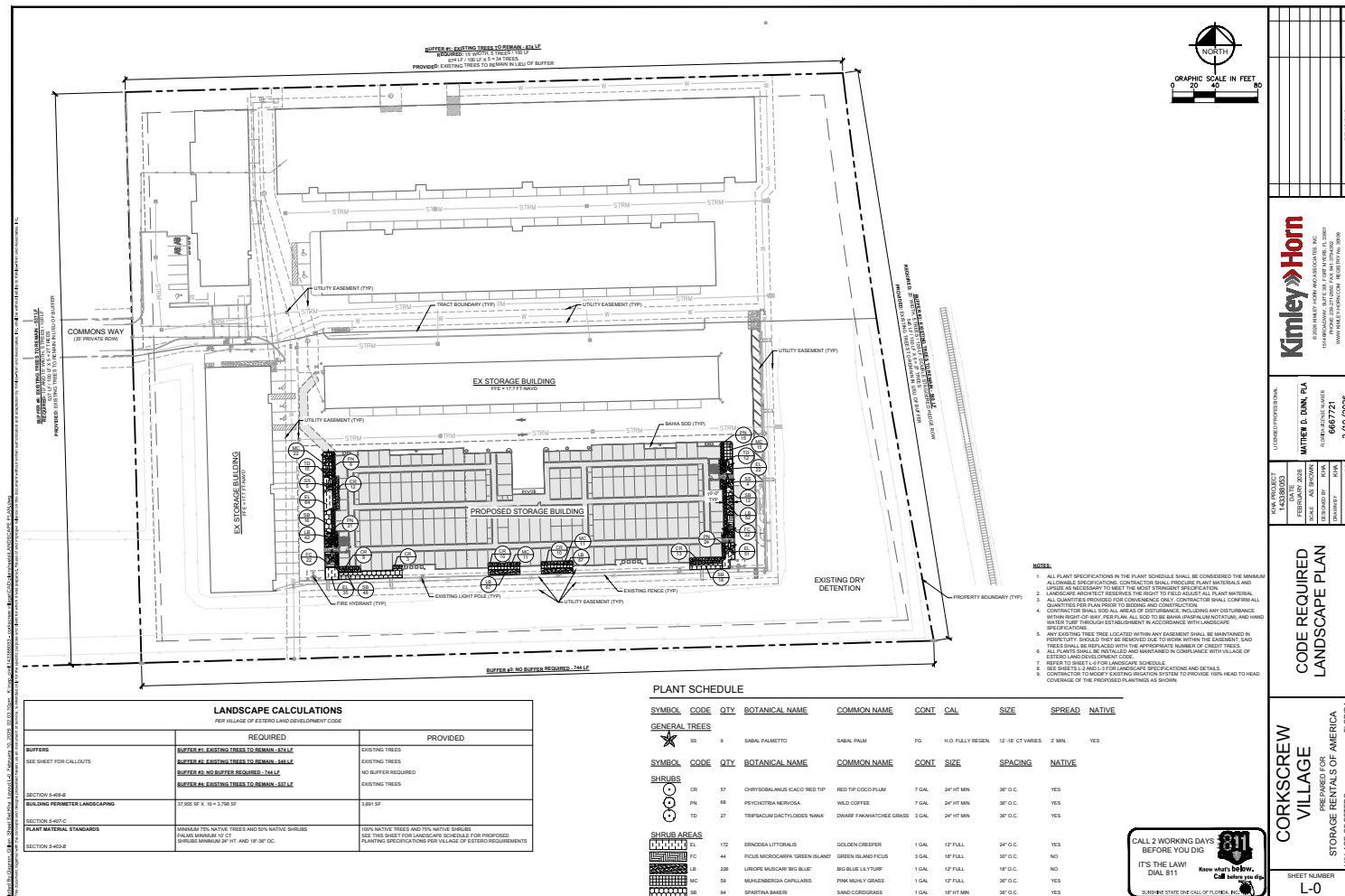
7. Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. The plans shall define what is being requested and the deviation or change from the permitted and/or existing conditions.

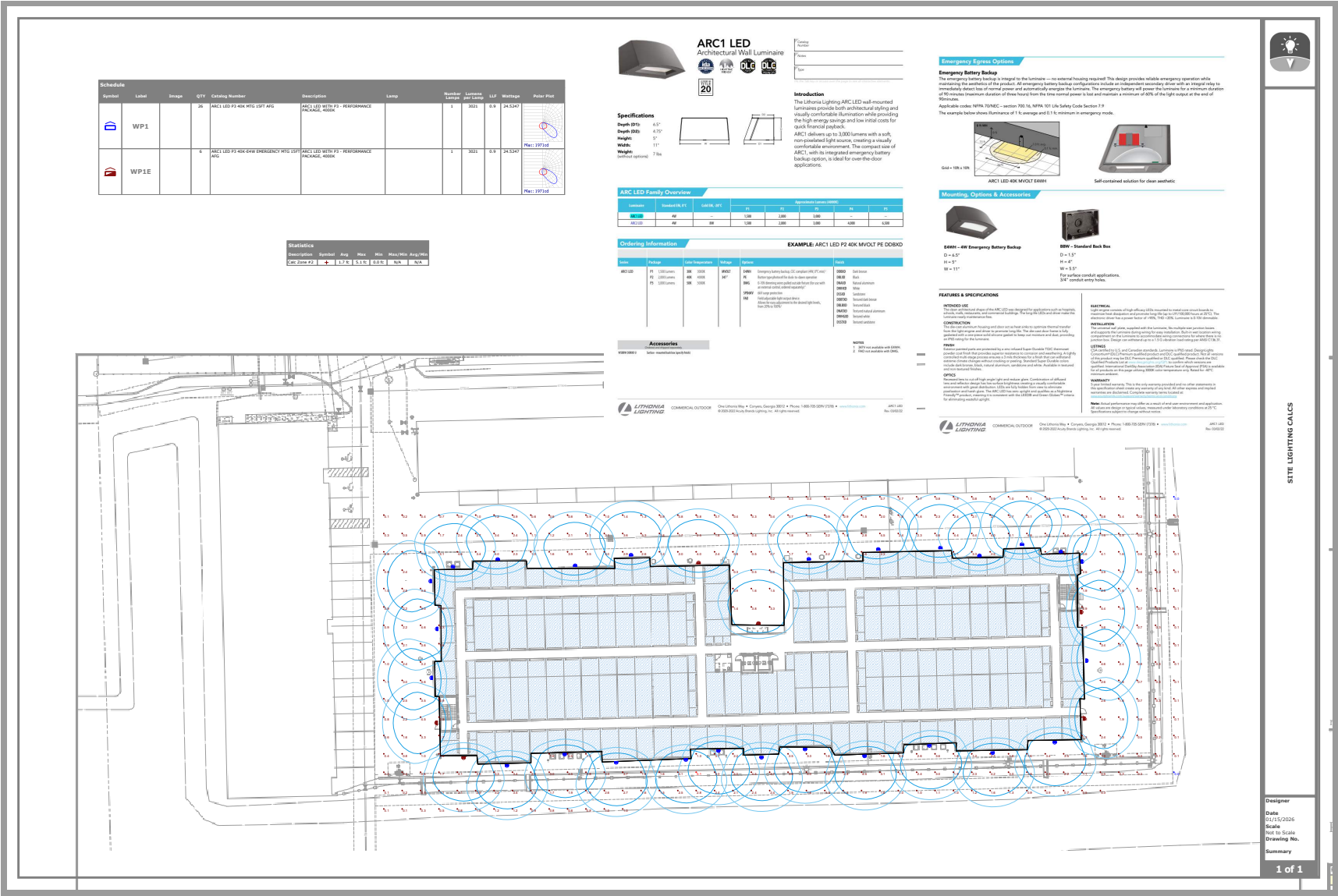
Signature _____

Date _____

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

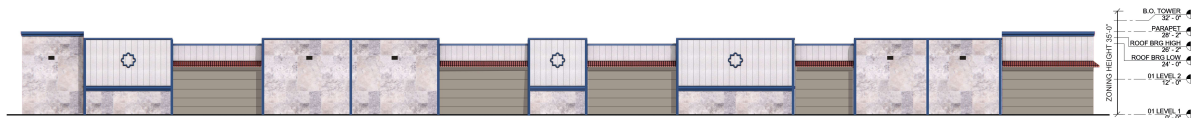








NORTH ELEVATION (FRONT)
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION (REAR)
SCALE: 1/16" = 1'-0"



EAST ELEVATION (RIGHT)
SCALE: 1/16" = 1'-0"



WEST ELEVATION (LEFT)
SCALE: 1/16" = 1'-0"

- IMP-1** INSULATED METAL PANEL
KINGSPAN
GRANITSTONE IMPERIAL WHITE
- IMP-2** INSULATED METAL PANEL
KINGSPAN
GRANITSTONE TAUPESTONE
- P-1** PAINT
SHERWIN WILLIAMS
FRANK BLUE SW6967
- P-2** PAINT
SHERWIN WILLIAMS
STOP SW6869
- TRV** TRAVERTINE
TBD
SILVER - FRENCH PATTERN
- ROOF TILE** WEST LAKE ROYAL BUILDING
TERRACOTA



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CORKSCREW VILLAGE SELF-STORAGE
EXTERIOR ELEVATIONS
8900 COMMONS WAY, ESTERO, FL 33928



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CORKSCREW VILLAGE EXPANSION

Development Order: DOS2025-E008

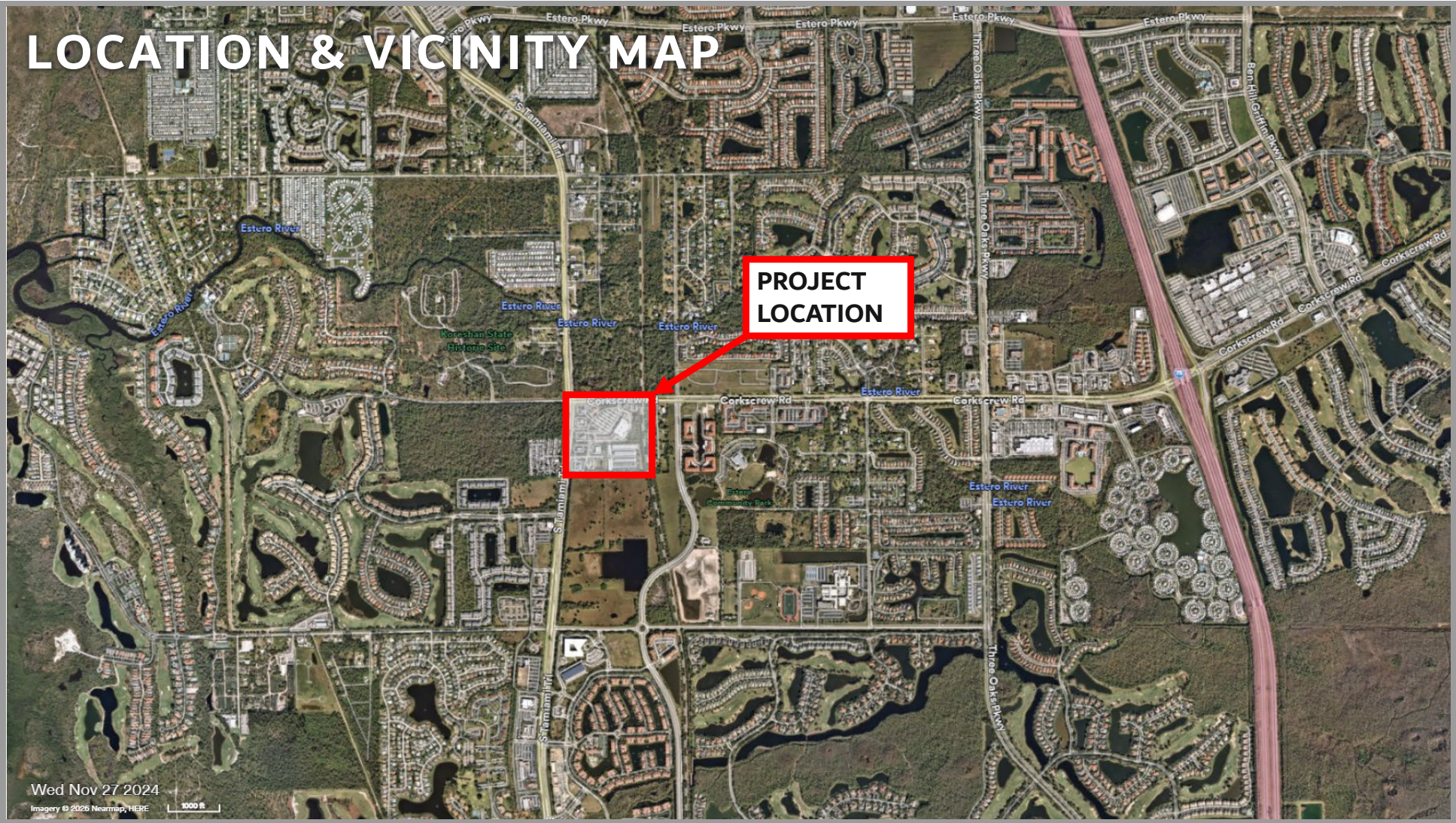
**Village of Estero
Public Informational Meeting**

PROJECT TEAM ➔

- Owner:**
SROA Corkscrew Village, LLC
- Civil Engineer:**
Kimley-Horn and Associates, Inc.
- Architect:**
Rapid Design Build, LLC
- Landscape Architect:**
Kimley-Horn and Associates, Inc.
- Traffic Consultant:**
Kimley-Horn and Associates, Inc.

Corkscrew Village Expansion

PIM • March 10, 2026



PROJECT OVERVIEW

DOS2025-E008 SROA Corkscrew Village Expansion Lot 6

- Final phase of a pre-existing self-storage facility within the previously approved South Estero Commercial Center CPD/MCP (Res# Z-99-077).
- Two-story 75,910-square-foot storage building with associated paving
- Consistent with the established project approvals

ZONING ENTITLEMENT OVERVIEW

Mini-Warehouse Zoning Entitlement Table - Lot 6 @ Estero South Commercial Center (Z-99-077)

Category	Entitlement / Standard
Zoning	Commercial Planned Development (CPD) — Z-99-077
Permitted Primary Use	Mini-warehouse (self-storage)
Permitted Accessory Uses	Administration office; Caretaker's residence; Open storage
Maximum Building Area (Lot 6)	170,000 SF when developed as mini-warehouse
Overall Project GFA Cap (Triggered by Mini-Warehouse)	205,000 SF total if Lot 6 is developed exclusively with mini-warehouse use
Maximum Building Height	35 feet / two stories
Minimum Setbacks — West	20 feet
Minimum Setbacks — North	20 feet
Minimum Setbacks — South	20 feet
Minimum Setbacks — East	20 feet
Open Space Requirement (Deviation Applies Only to Mini-Warehouse)	27.8% minimum, may be administratively reduced to 25% at development order stage
Landscaping — Internal Islands	Minimum tree counts including sabal palms and small canopy trees; shrubs and groundcover required
Perimeter Landscaping	Enhanced tree planting along north, east, and west property lines
Buffering	Type "D" buffer along west property line (limited width reduction permitted near entrance)
Plant Material	Native plants required
Utilities	Central water and sewer required; septic prohibited
Transportation / Rail Condition	Rail traffic may not block Corkscrew Road

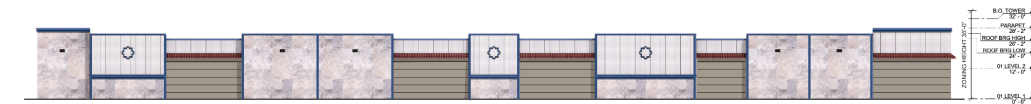




ARCHITECTURAL ELEVATIONS



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



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LANDSCAPE PLAN



DEVIATION REQUEST OVERVIEW

South Estero Commercial Center Resolution Z-99-077

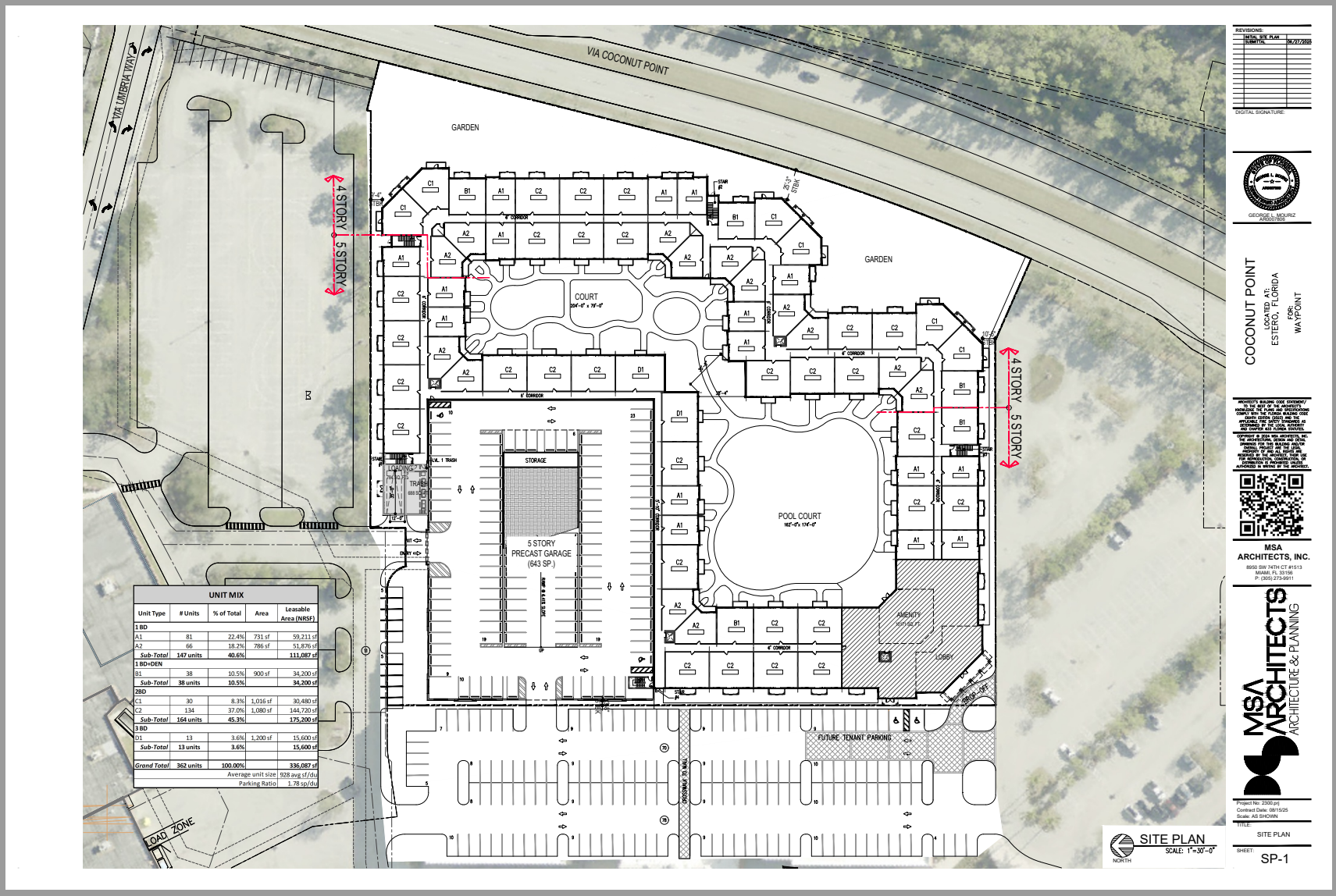
Deviation

- Request to reduce required setback for self-storage facility from 660 feet to 280 feet from nearest residential district or development

Justification

- Proposed setback aligns with prior approvals (Development Order DOS2000-00060 & Zoning Resolution Z-99-077)
- Existing infrastructure in area is less than 660 feet from residences, supporting consistency with established development
- Final phase of project build-out; does not introduce new or adverse impacts to surrounding homes
- Buffer zone includes mature pine and oak trees, providing visual screening from residences
- LDC Section 4-136-A Deviation Exhibit illustrates proposed 280-foot setback to the east of the project

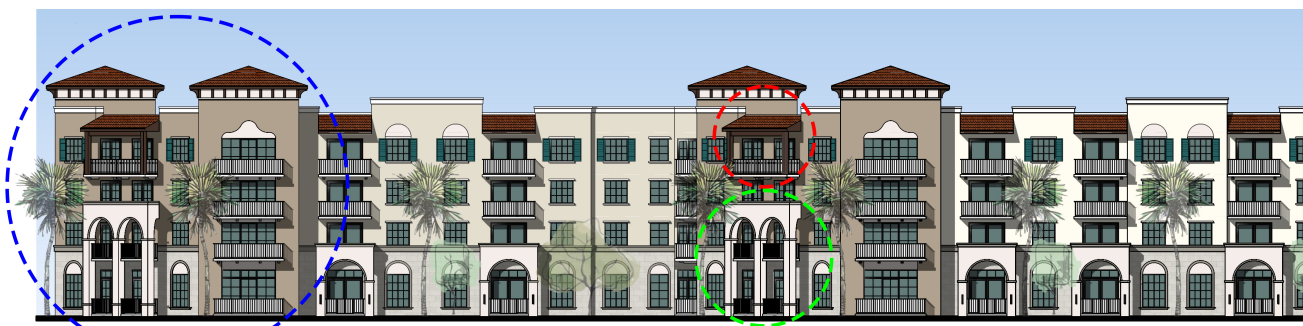








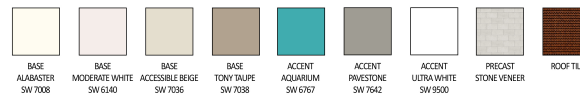




WEST ELEVATION

SCALE: $3/32"=1'-0"$

COLOR SCHEME



ENLARGED VIEWS

[illegible]

DIGITAL SIGNATURE:



COCONUT POINT
LOCATED AT:
ESTERO, FLORIDA
FOR:
WAYPOINT

ARCHITECT'S BUILDING CODE STATEMENT/
TO THE BEST OF THE ARCHITECT'S
KNOWLEDGE THE PLANS AND SPECIFICATIONS
COMPLY WITH THE FLORIDA BUILDING CODE
WITH EDITION 2003. THE ARCHITECT DOES
NOT APPLY THE SBC STANDARDS AS
DETERMINED BY THE LOCAL AUTHORITY
AND CHAPTER 633 FLORIDA STATUTES.

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**MSA
ARCHITECTS, INC.**
8950 SW 74TH CT #1513
MIAMI, FL 33156



MSA
ARCHITECTS
ARCHITECTURE & PLANNING

Project No: 2302.pj
Contract Date: 06/15/25

Scale: AS SHOWN

TITLE:

ENLARGED VIEW

SHEET:

A-3.3

Coconut Point MPD PDA

Workshop

March 10, 2026

Project Team

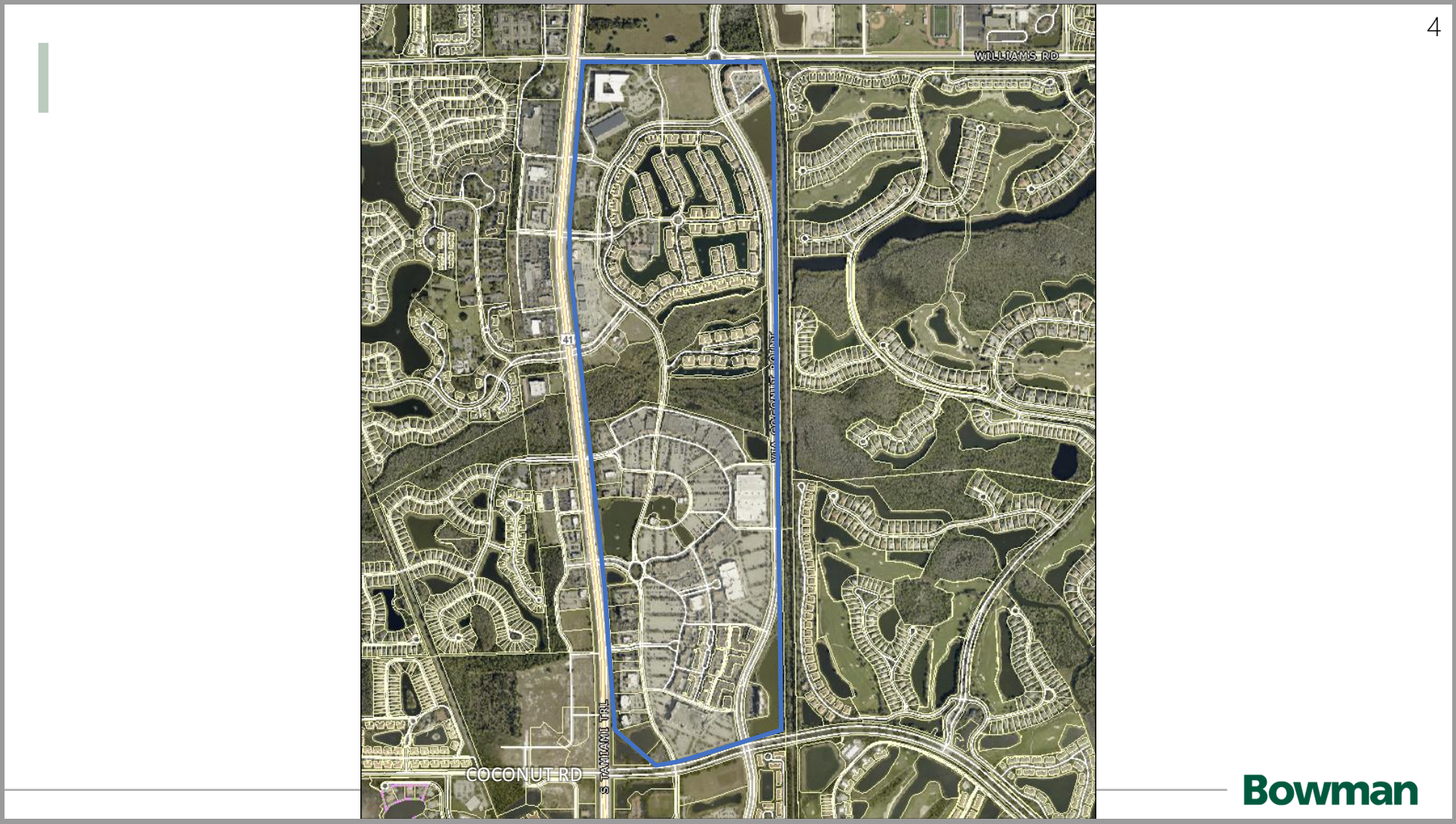


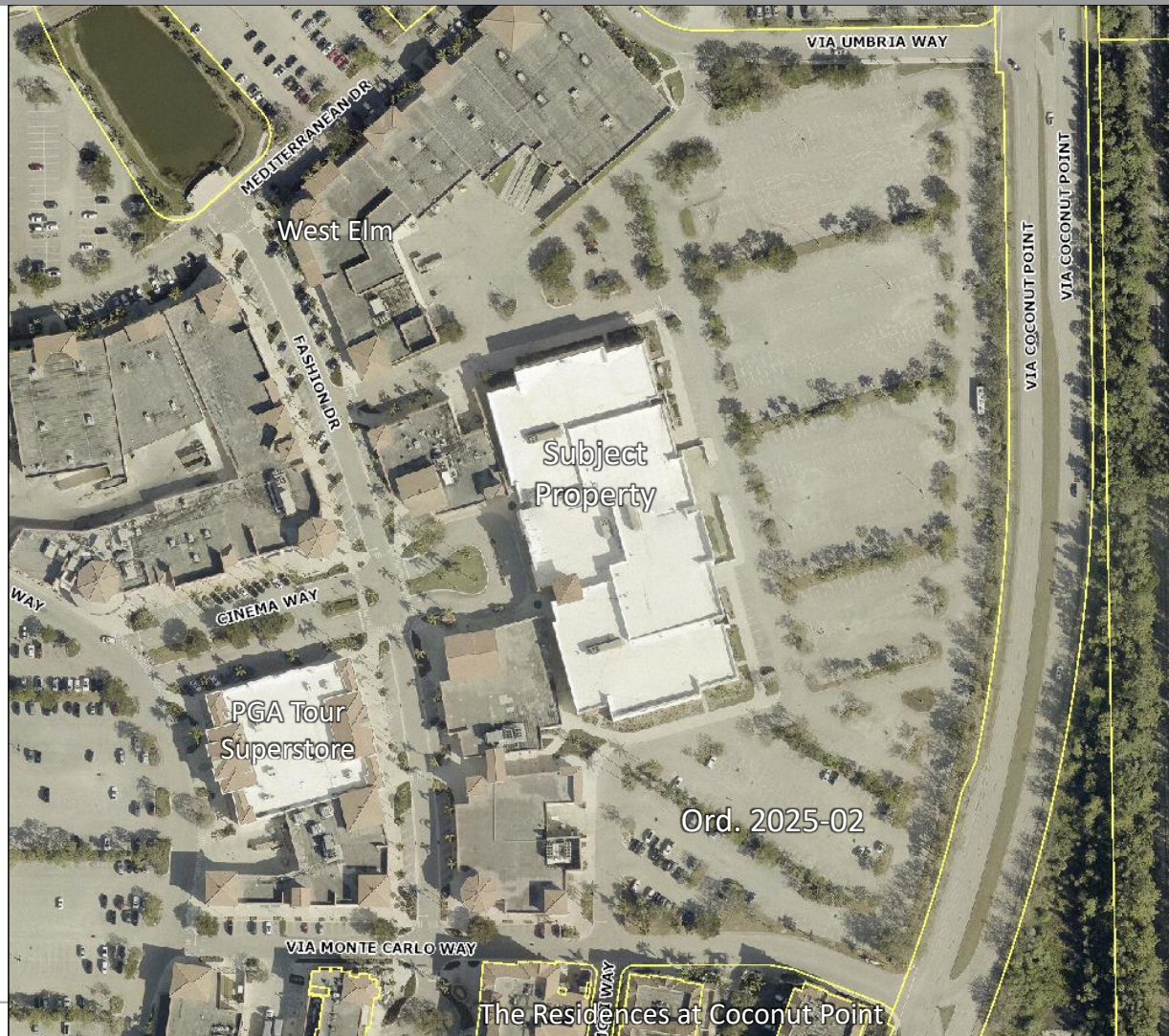
Bowman

PZDB Concerns

- Additional access to the proposed parking garage.
- Scale of the building.
- Design of the building.

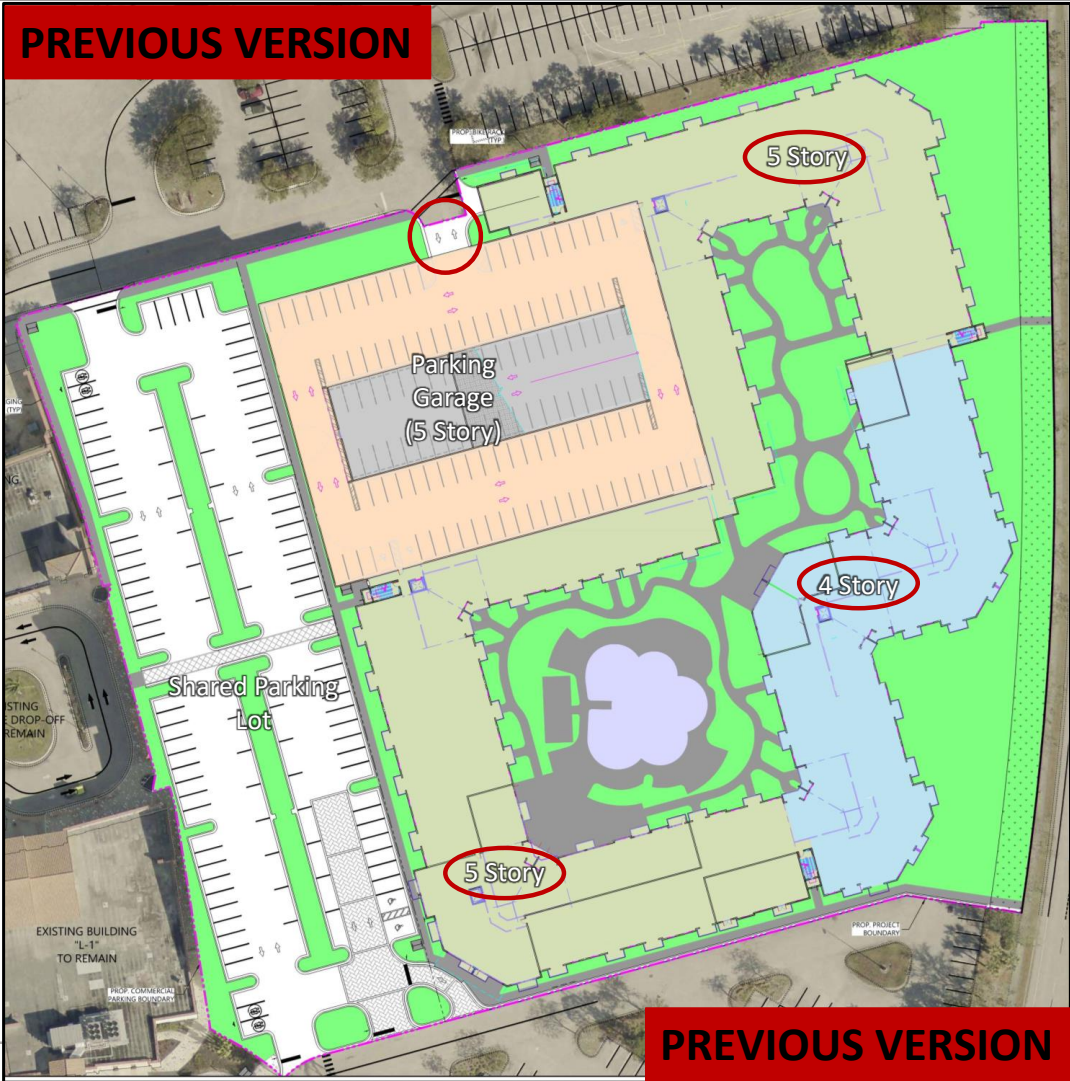
Bowman



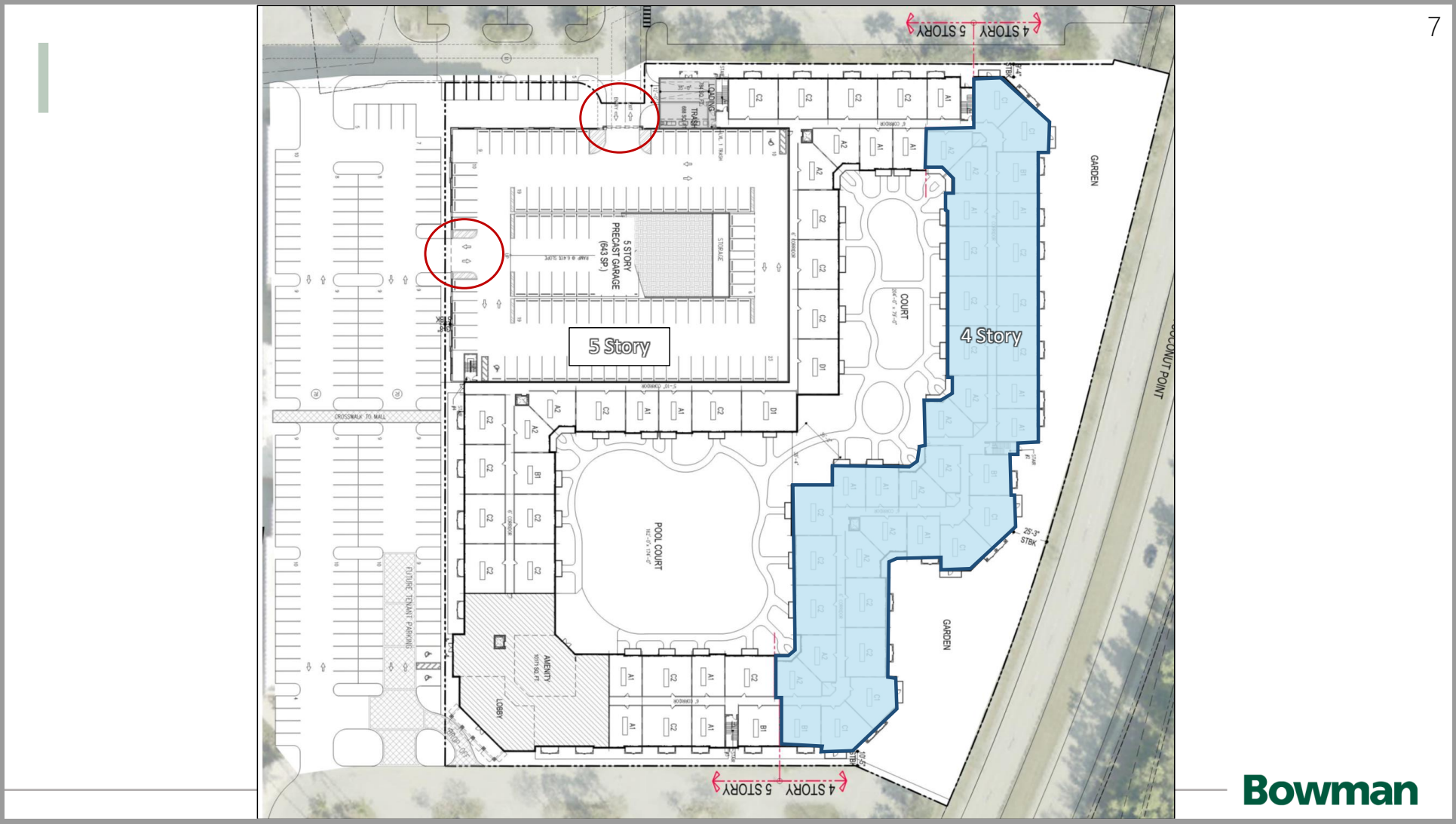


Ord. 2025-02

Bowman



Bowman







Bowman



Bowman



UNIT MIX				
Unit Type	# Units	% of Total	Area	Leasable Area (NRSF)
1 BD				
A1	81	22.4%	731 sf	59,711 sf
A2	66	18.2%	786 sf	51,876 sf
Sub-Total	147 units	40.6%		111,587 sf
1 BD + DEN				
B1	38	10.5%	900 sf	34,200 sf
Sub-Total	38 units	10.5%		34,200 sf
2 BD				
C1	30	8.3%	1,016 sf	30,480 sf
C2	134	37.0%	1,080 sf	144,720 sf
Sub-Total	164 units	45.3%		175,200 sf
3 BD				
D1	13	3.6%	1,200 sf	15,600 sf
Sub-Total	13 units	3.6%		15,600 sf
Grand Total	362 units	100.0%		336,587 sf
			Average unit size	928 avg. sf/du
			Parking Ratio	1.78 sps/du

REVISIONS		
NO.	DATE	DESCRIPTION
1	10/21/20	ISSUED FOR PERMIT

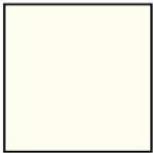
ARCHITECTS, INC.
MSA
3005 DOW FORTY CT #1503
MIAMI, FL 33134
P: (305) 373-9811



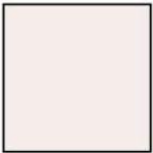
nan

- NOTES:
- 1. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW
 - 2. ALL WINDOW MATERIAL IS IMPACT RESISTANT GLASS

COLOR SCHEME



BASE
ALABASTER
SW 7008



BASE
MODERATE WHITE
SW 6140



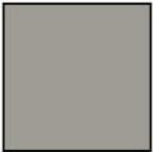
BASE
ACCESSIBLE BEIGE
SW 7036



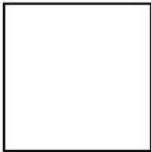
BASE
TONY TAUPE
SW 7038



ACCENT
AQUARIUM
SW 6767



ACCENT
PAVESTONE
SW 7642



ACCENT
ULTRA WHITE
SW 9500



PRECAST
STONE VENEER



ROOF TILE



WEST ELEVATION
SCALE: 1/12"=1'-0"



HIGHEST POINT
TO SLOPE
ELEV. 45'-0"
HIGHEST POINT
TO SLOPE
ELEV. 50'-0"
TO ROOF
ELEV. 50'-0"
LEVEL 5
ELEV. 41'-0"
LEVEL 4
ELEV. 37'-0"
LEVEL 3
ELEV. 33'-0"
LEVEL 2
ELEV. 29'-0"
LEVEL 1
ELEV. 25'-0"
LEVEL 0
ELEV. 0'-0"



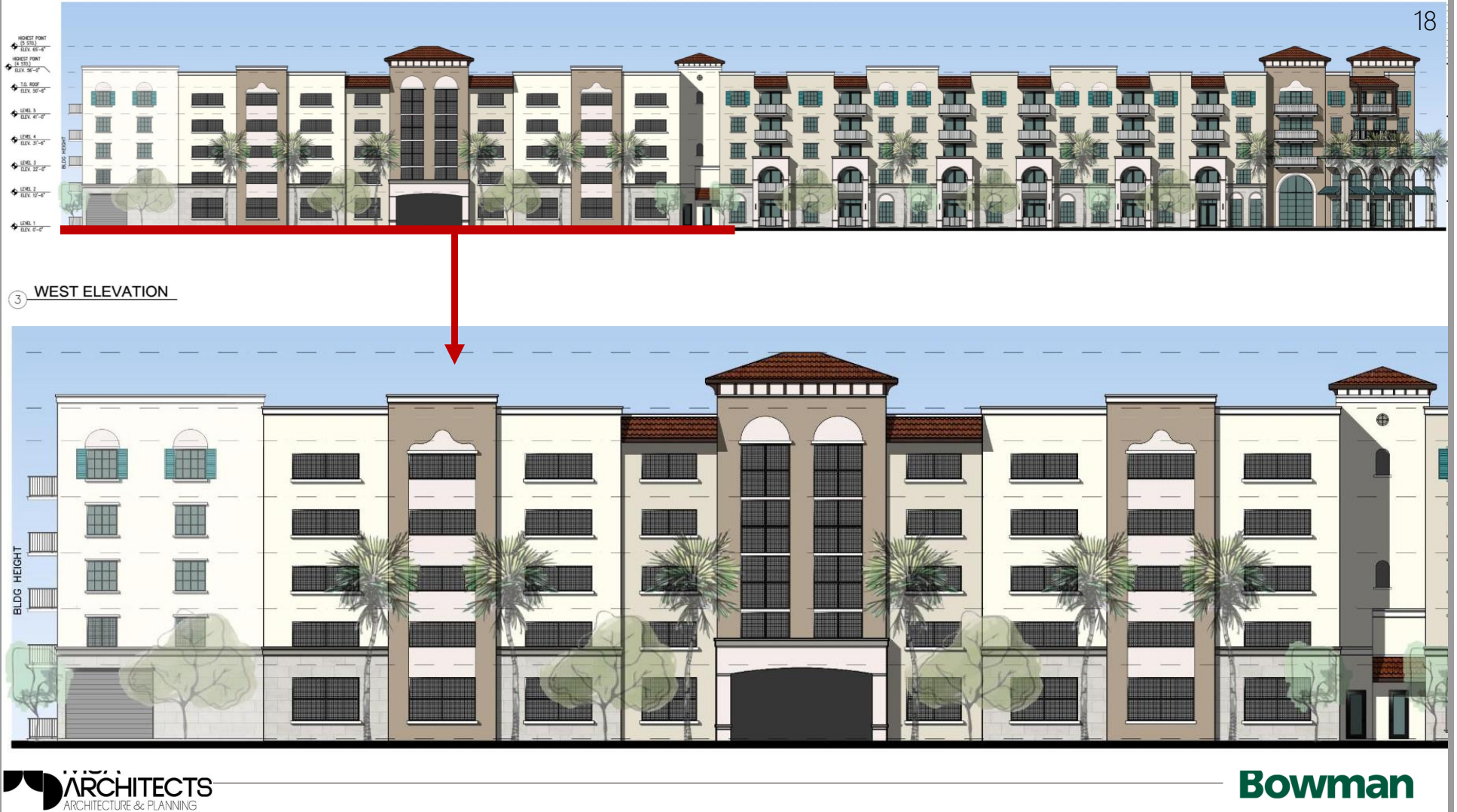
1 EAST ELEVATION

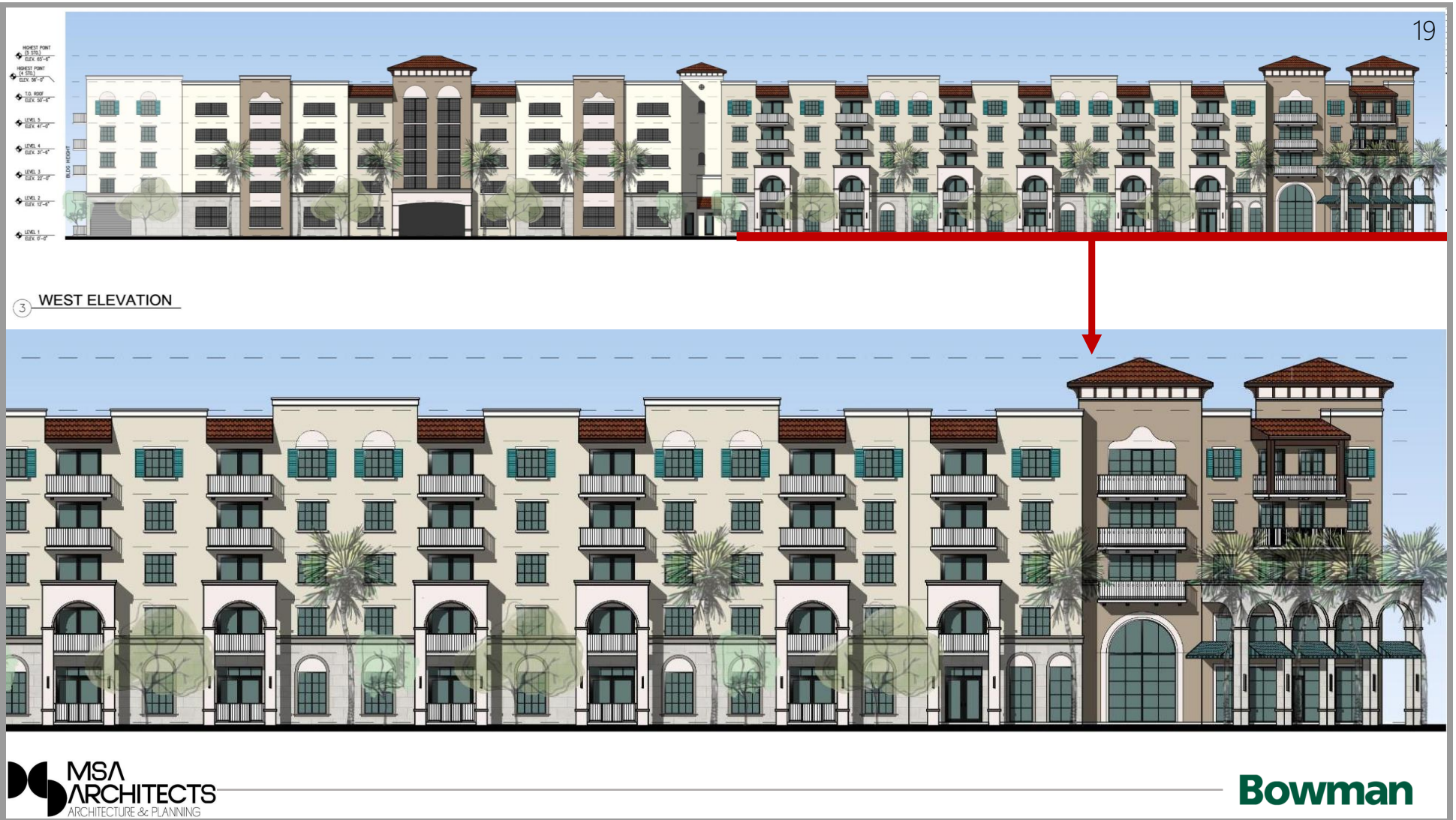














21



4 NORTH ELEVATION





Questions?



LandDesign.
CREATING PLACES
THAT MATTER.

Eco-Historic Planning Study - Update

Presented to:

**Village of Estero
Planning, Zoning and Design Board**

Presented by:

LandDesign

Date: March 10, 2026



AGENDA

- Study Area
- Timeline
- Additional Engagement + Input
- Market Demand Overview
- Initial Recommendations + Strategies
- Next Steps
- Discussion

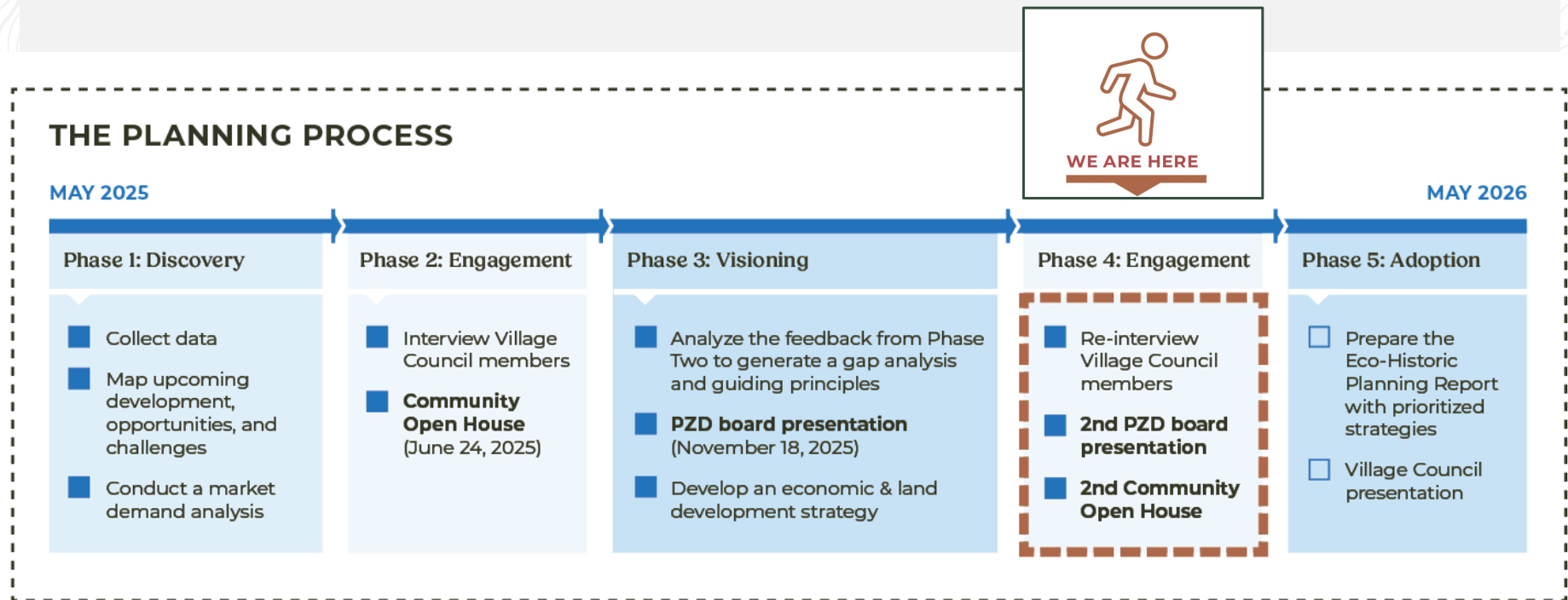
Study Area

- 1,000+ Acres
- Includes Estero River and several historic sites + conservation areas
- Publicly owned property (Village, State and County)
- Along the US-41 corridor
- Planned BERT corridor



Timeline

- Initial Open House: June 24th
- PZD Board Meeting: Nov. 18th
- Second Round of Engagement: March 10-11th
- Overall timeline: 12 months

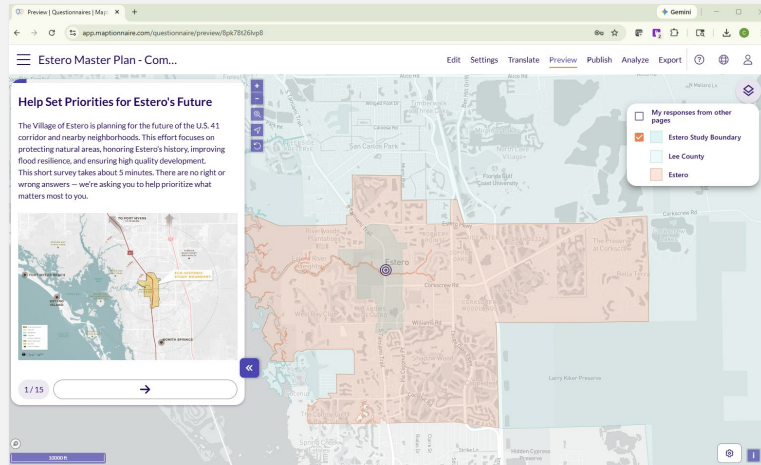




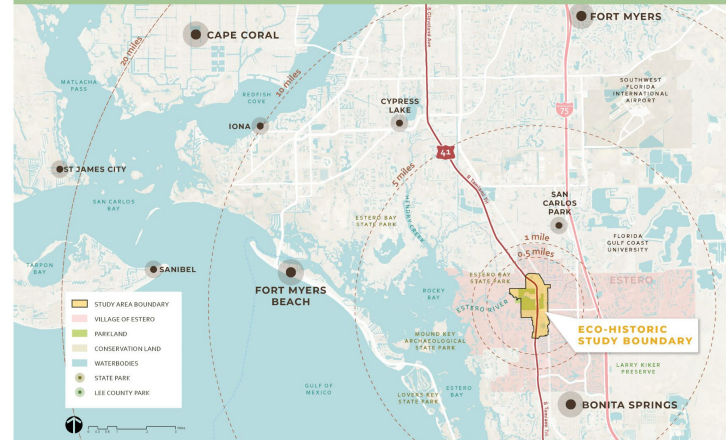
Additional Engagement + Input

Online Survey

January 2026



Your Village. Your Vision.



**Scan the QR Code
to Complete the Survey**

Your ideas will help shape the vision and design
of the Village of Estero's Eco-Historic Planning Study.

SURVEY ENDS FRIDAY, JANUARY 30TH

Online Survey

Who Participated in the Online Community Survey?

- » Predominantly older, long-term residents
- » High familiarity with Estero
- » Strong investment in community outcomes

91%

OF SURVEY
RESPONDENTS
LIVE IN ESTERO.

12% OF RESPONDENTS WORK IN ESTERO.

12% OF RESPONDENTS VISIT OFTEN.

1% OF RESPONDENTS VISIT OCCASIONALLY.

1% OF RESPONDENTS JUST PASS THROUGH ESTERO.

Most survey responses come from the 33928 zip code, which is consistent with the Estero area.



The online
survey received

1,736

responses!

25%
OF SURVEY
RESPONDENTS
ARE UNDER
55
YEARS OLD

Age representation is strong.

ESTERO'S
MEDIAN AGE IS

65.7

YEARS OLD

50%

OF THE
POPULATION IS

65+



57%

OF SURVEY
RESPONDENTS ARE

65+

Homeowners were well represented. Renters (often younger households / workforce households) may be underrepresented in the response pool.

84%

OF THE
POPULATION
OWNS A HOME

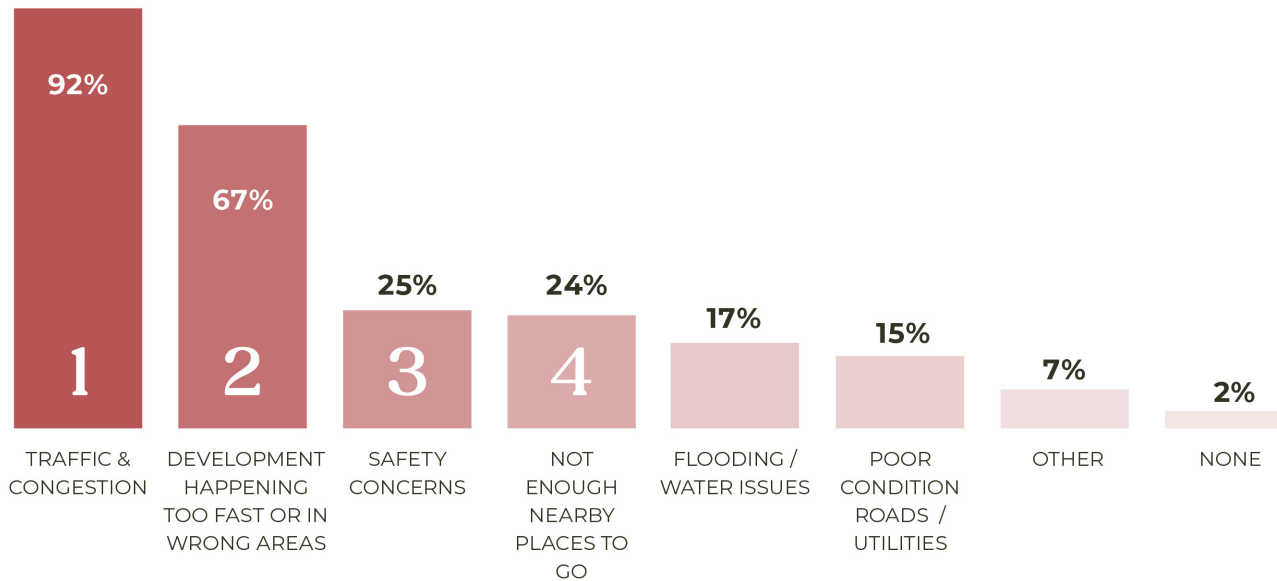


95%

OF SURVEY
RESPONDENTS ARE
HOMEOWNERS

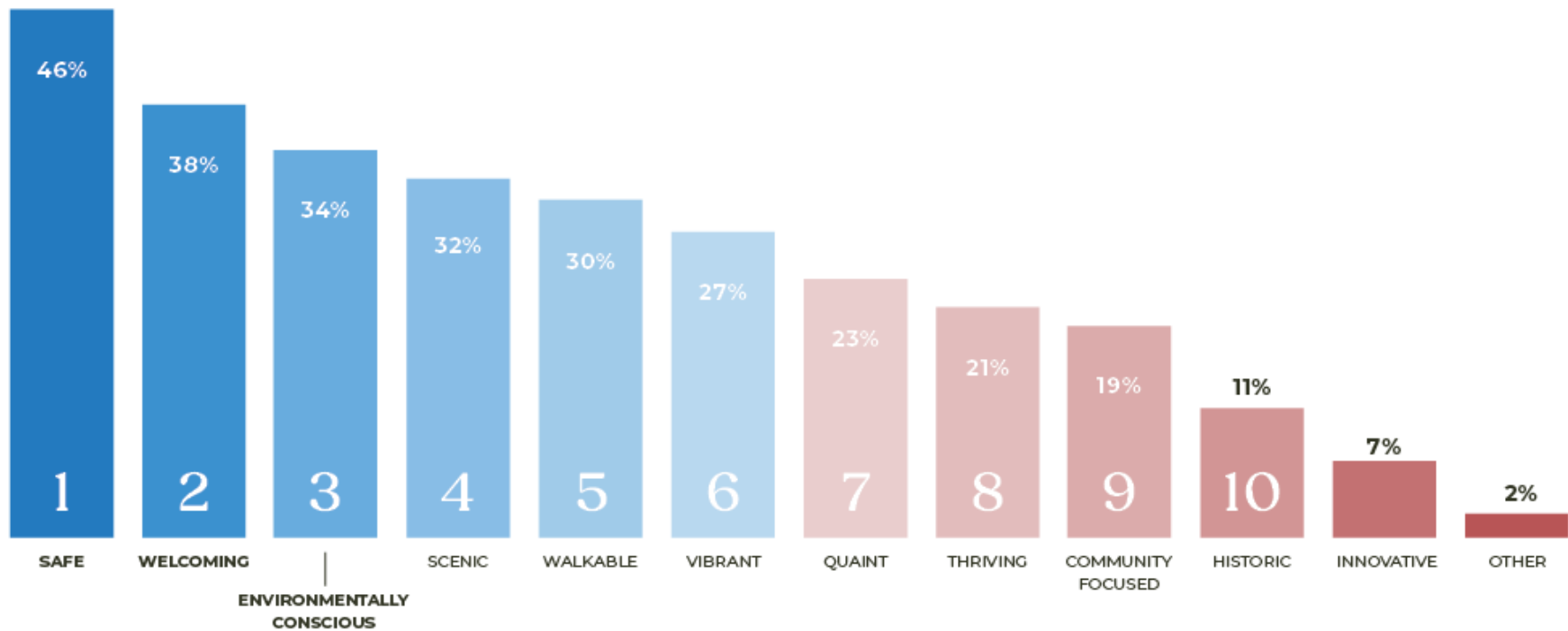
Online Survey

WHAT CHALLENGES EXIST IN ESTERO TODAY?



Online Survey

WHAT WORDS BEST DESCRIBE HOW YOU WOULD LIKE ESTERO TO FEEL IN THE FUTURE?



Online Survey



ECONOMIC RESILIENCE CONSIDERATIONS

People want local serving, walkable destinations rather than car-oriented commercial strips.

Several responses reinforce a preference for quality over quantity in development. Repeated mentions of walkability, shade, seating, and safety in responses indicate that people want a social space first, not just a retail district.

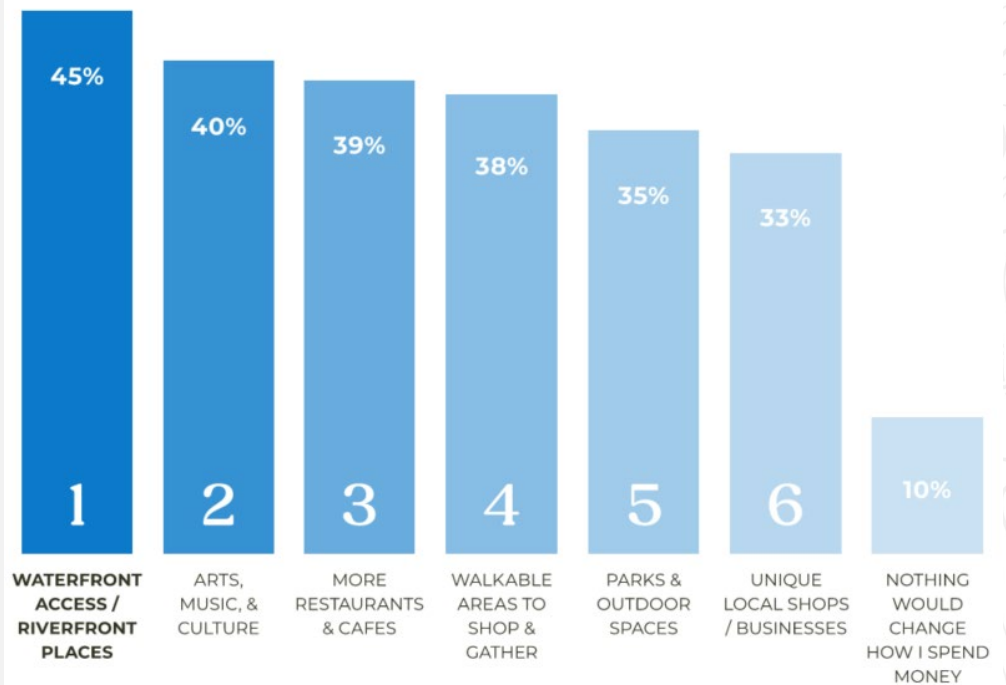
67%

OF RESPONDENTS SAID THAT DEVELOPMENT IN ESTERO IS HAPPENING TOO FAST AND/OR IN THE WRONG AREAS.

WHAT TYPES OF DEVELOPMENT DO PEOPLE WANT TO SEE IN ESTERO?

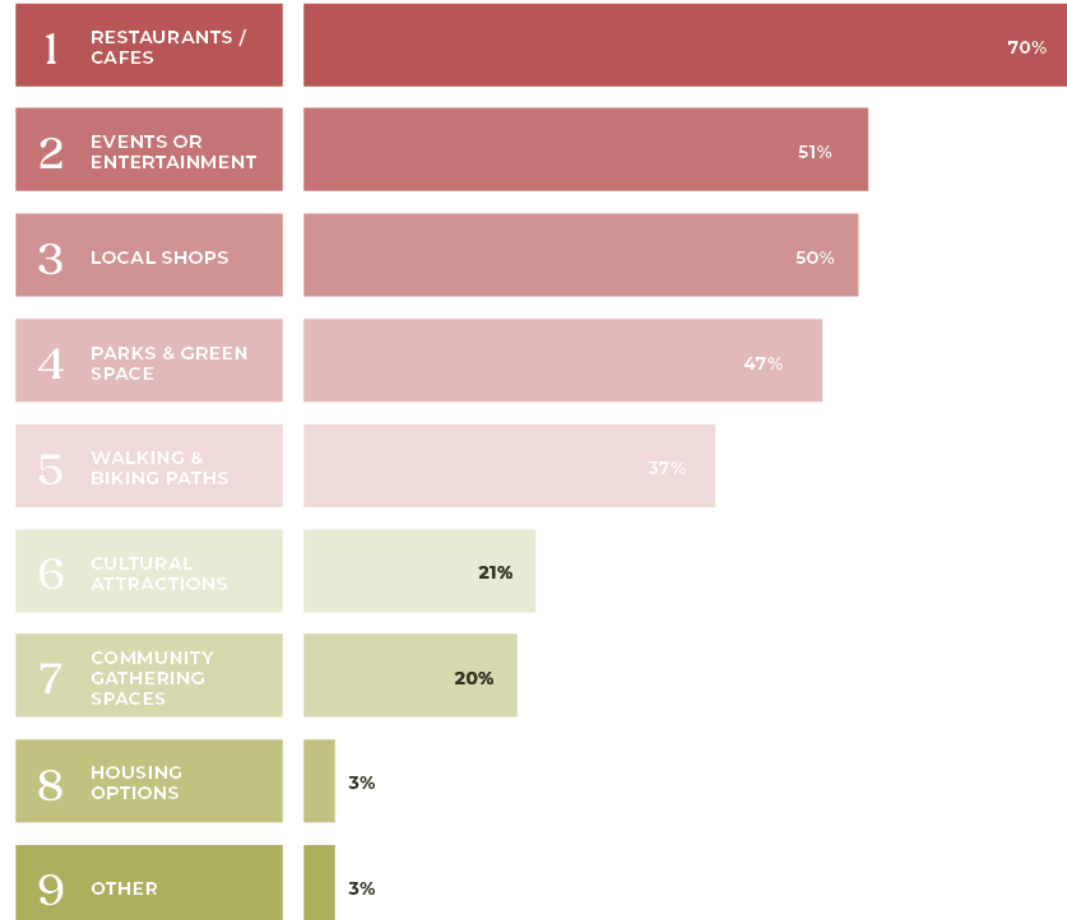
- » Civic and institutional (spaces to gather, learn, and access services)
- » Commercial and mixed-use areas that enhance quality of life and local culture
- » Parks and public space
- » Hospital and assisted living facilities, to better support residents aging in-place
- » Residential development was identified as less of a priority, except for senior housing

WHAT WOULD MAKE YOU SPEND MORE TIME & MONEY IN ESTERO?



Online Survey

IF ESTERO HAD A DOWNTOWN, WHAT WOULD YOU WANT TO SEE THERE?



Online Survey



ENVIRONMENTAL RESILIENCE CONSIDERATIONS

People consistently prioritize amenities that support experience, access, and connection to nature.

The community wants Estero to be safe, connected, and rooted in its natural setting, supported by walkable streets, shared civic spaces, and well-integrated infrastructure. Investment in parks and recreation infrastructure is seen as a direct investment in quality of life, according to respondents.

59%

OF RESPONDENTS EXPECT ENVIRONMENTAL STEWARDSHIP TO GUIDE DECISION-MAKING IN ESTERO.

“

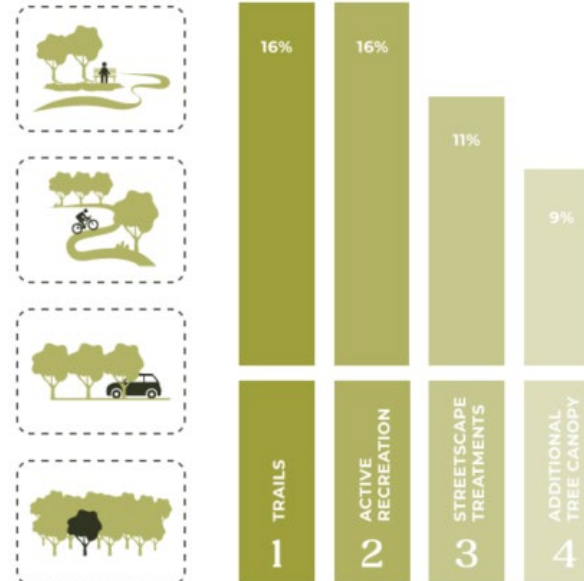
“Preserve what makes Estero beautiful — the river, trees, and open space.”

“Protect the natural environment and green spaces.”

“Smart growth that doesn’t destroy what we love about Estero.”

”

HOW DO PEOPLE WANT TO EXPERIENCE NATURE IN ESTERO?



WHAT'S MISSING IN ESTERO?

62%

OF RESPONDENTS SAID WALKING & BIKING TRAILS

54%

OF RESPONDENTS SAID PARKS & GREEN SPACE

46%

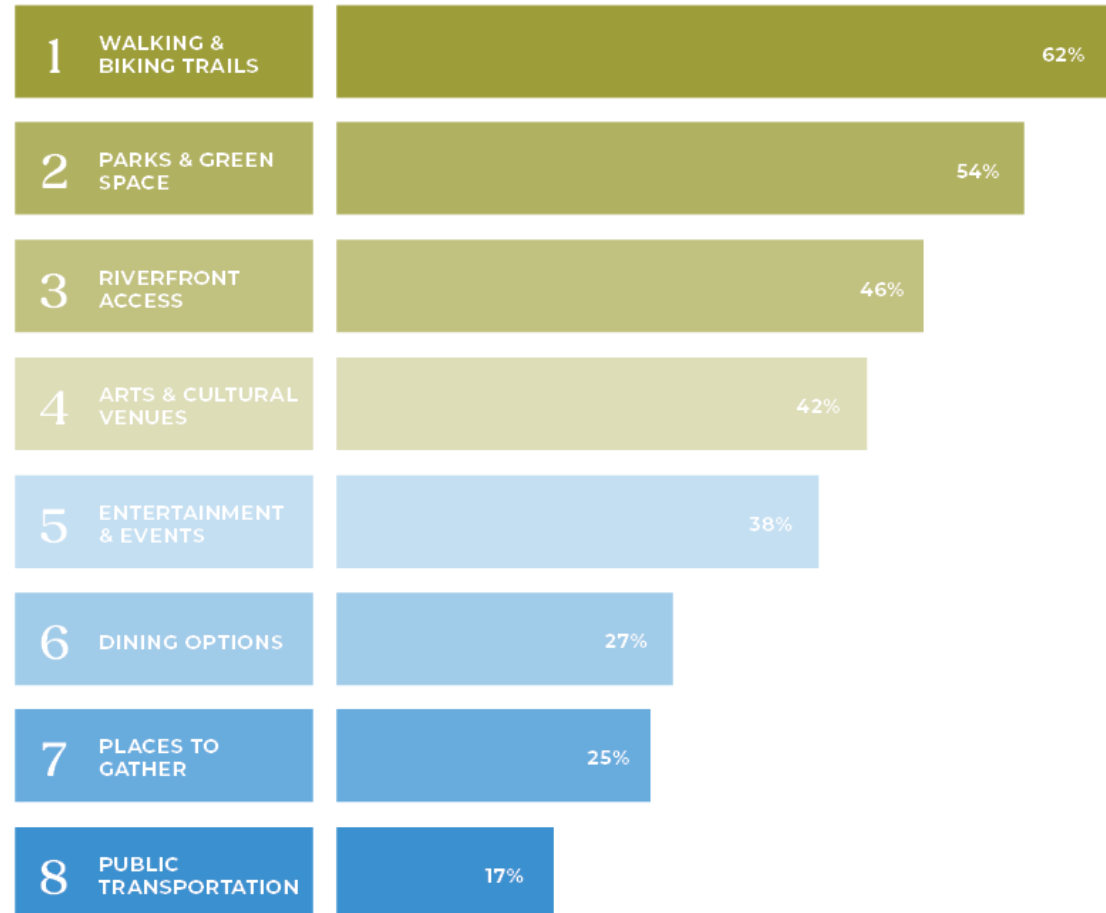
OF RESPONDENTS SAID RIVERFRONT ACCESS

49%

OF SURVEY RESPONDENTS HAVE NOT SPENT TIME AT THE ESTERO RIVER.

Online Survey

WHAT'S MISSING IN ESTERO?



Online Survey



SOCIAL & GENERATIONAL RESILIENCE CONSIDERATIONS

Traffic and congestion are a dominant challenge by a wide margin, far outpacing all other concerns.

Development patterns and safety concerns are experienced as part of the traffic problem, rather than separate from it. More than just congestion, the lack of safe alternatives to driving may intensify frustration and limits daily mobility.

92%

**OF RESPONDENTS
SAID THAT
TRANSPORTATION
& CONGESTION
IS A MAJOR
CHALLENGE IN
ESTERO.**

“

“Traffic is terrible, especially during season and rush hour.”

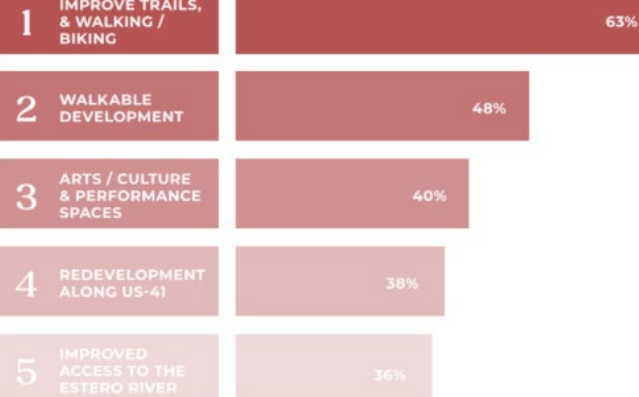
“Very difficult and unsafe to walk or bike in most areas.”

“Too many cars, not enough planning for roads and crossings.”

“You have to drive everywhere — there are no safe alternatives.”

”

WHAT DO PEOPLE THINK WILL HAVE THE GREATEST IMPACT ON IMPROVING QUALITY OF LIFE IN ESTERO?



55%

OF SURVEY RESPONDENTS THINK IT IS VERY IMPORTANT THAT GROWTH IN ESTERO REFLECTS ITS HISTORY & NATURAL ENVIRONMENT.

Walking and biking trails are the single most cited gap.



“

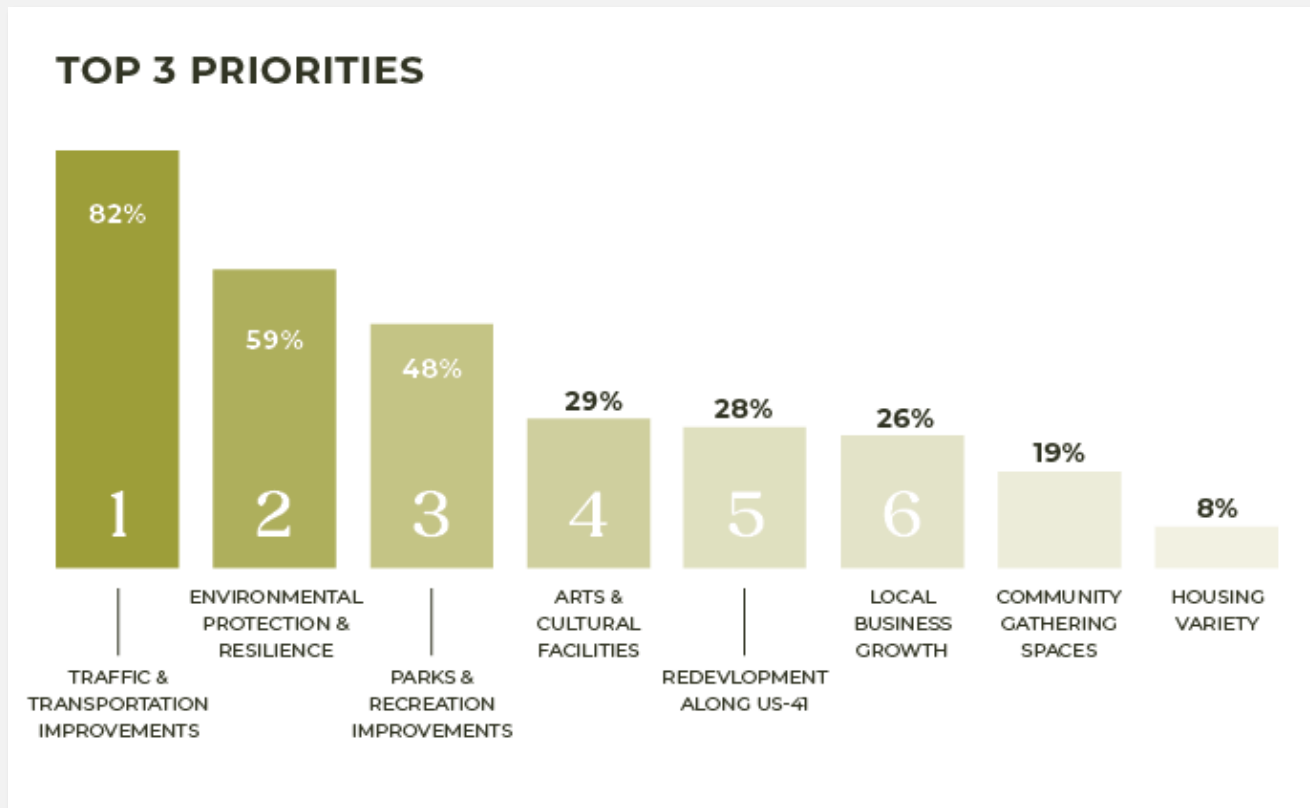
“Connected, not fragmented.”

“A place where you can walk & bike without feeling unsafe.”

“A place where people feel connected to each other.”

”

Online Survey



Summary of Overall Input

What We Heard: Vision

Culture & Community Gathering

- » "Arts Center"
- » "Community garden next to Estero Recreation Center and indoor farmer's market"
- » "Performing arts center!"
- » "Museum"
- » "Aquatic complex [for] kids and adults"



Shows a strong desire for civic amenities that bring people together, support lifelong learning, and strengthen community identity.

Infrastructure & Connectivity

- » "Utilities on East Broadway including Tanglewood Lake"
- » "Alt[ernative] transportation... and business"
- » "Improved traffic issues"
- » "Connected to BERT!"



Emphasizes the importance of safe, efficient, and multi-modal connections supported by well-maintained infrastructure.

Small Town Character & Vibrant Village Life

- » "Small town community charm, shops, restaurants, and lights"
- » "Accent lighting"
- » "Maintain character trees"
- » "[Streets] lined with oaks or tall trees"



Reflects a wish to preserve and enhance Estero's village-scale charm with shops and design details that create a lively and welcoming atmosphere.

Landscape & Environmental Mindfulness

- » "More color in plants!"
- » "Be more mindful [of] native animals"
- » "[Improve] road landscaping"
- » "Maintain character trees"
- » "[Streets] lined with oaks or tall trees"



Indicates that residents deeply value the natural environment and want to see it reflected in daily life, respective of local ecology.



Comparing What We Heard about Vision at the Community Open House:

Together, responses from the survey and Open House reinforce a consistent and actionable vision. The community is asking for a future that feels **safe, connected, and rooted in its natural setting, supported by walkable streets, shared civic spaces, and well-integrated infrastructure.** Growth is supported when it strengthens these qualities rather than competes with them.

Summary of Overall Input

What We Are Hearing Consistently So Far:

- » Traffic and congestion dominate daily experience
- » Growth perceived as outpacing infrastructure
- » Environmental and water concerns are widespread

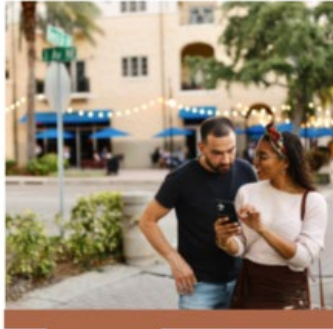
What Residents Want More Of:

- » Walkable, connected destinations
- » Local amenities and gathering places
- » Development that supports daily life

What This Means for Planning:

- » Infrastructure-first mindset
- » Targeted, feasible economic development
- » Strong support for environmental stewardship

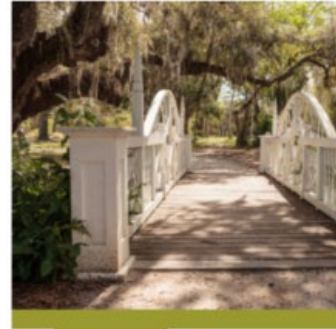
Planning Principles



Balance Growth with Preservation

Shape future development to enhance Estero's character while meeting evolving needs.

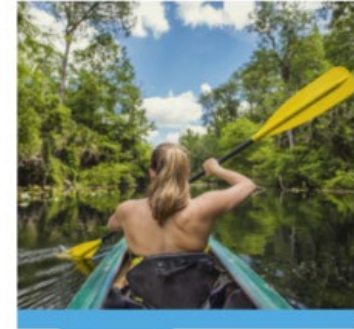
- » Guide new development to fit within the existing fabric and elevate quality standards.
- » Maintain small-town charm while accommodating growth.



Celebrate Culture + Character

Infuse public spaces with Estero's identity and heritage.

- » Highlight historic sites, traditions, and local stories in parks and cultural spaces.
- » Express Old Florida vernacular and cultural heritage through architecture, design, and public spaces.



Protect & Enhance Natural Assets

Safeguard and integrate Estero's natural resources through sustainable design solutions.

- » Preserve waterways, habitats, and native landscapes.
- » Use hydrology and green infrastructure to protect wetlands, manage stormwater, and support ecosystems.
- » Strengthen community connections to nature and recreation.

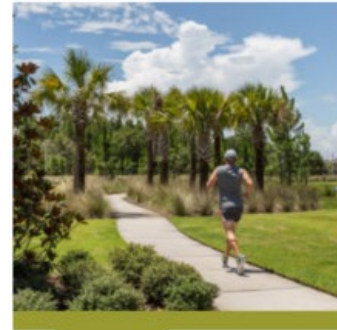
Planning Principles



Foster a Strong Sense of Place

Design welcoming spaces that build community pride and connection.

- » Design streets, parks, plazas, and gathering areas that encourage interaction and shared experiences.
- » Integrate human-scale design that prioritizes comfort, safety, and accessibility for all ages and abilities
- » Reinforce a consistent village character through cohesive design elements.



Connect People + Places

Design safe, accessible networks that link neighborhoods, nature, and culture.

- » Establish continuous pedestrian and bicycle connections linking neighborhoods, town centers, and ecological areas.
- » Promote mobility, health, and social interaction through walkable and bikeable design.



Plan for Generational Resilience

Design with adaptability and longevity to serve all ages for decades to come.

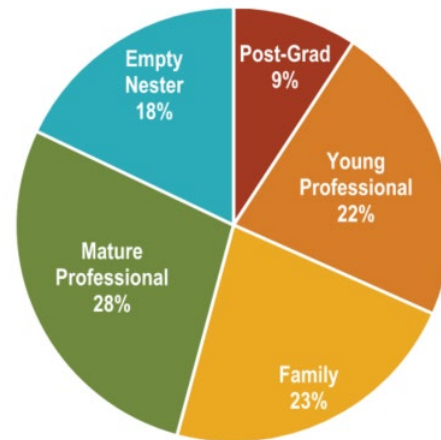
- » Ensure development is adaptable, sustainable, and benefits the community long-term.
- » Incorporate design strategies that are inclusive for all ages and support residents "aging in-place."



Market Demand Overview

Market Demand Study

Renter Demand by Life Segment in Lee County



Land Use	Site Fit (One or More Sites)	Near-Term (<5 Years) Demand Based on Comps / Pipeline	Long-Term (>5 Year) Demand Based on Market Trends
Multifamily / Rental Residential	Strong	Moderate	Strong
Retail	Moderate/ Strong	Moderate/ Strong	Moderate/ Strong
Medical Office	Moderate/ Strong	Moderate/ Strong	Moderate/ Strong
Traditional Office (Class B)	Moderate	Moderate/ Weak	Moderate
Hospitality	Moderate/ Strong	Moderate/ Weak	Moderate

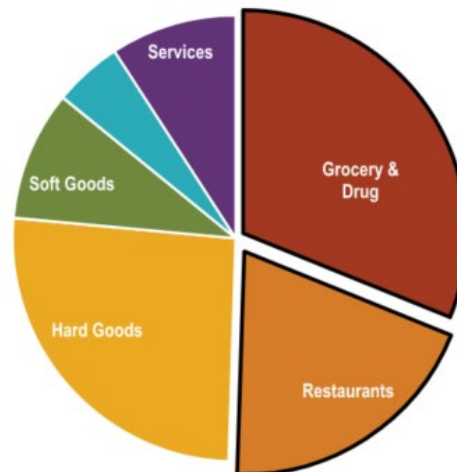
Market Demand Study

RETAIL DEMAND AND SURPLUS ANALYSIS

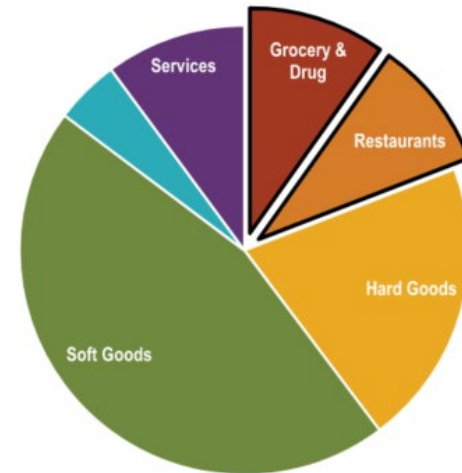
Currently, there is a mismatch between market demand (based on spending trends) and existing supply within the Village of Estero, which has a larger degree of soft goods retailers than those focused on the daily needs of nearby residents (i.e. grocery, restaurants, services, entertainment, etc.)

- ▶ The Village of Estero currently has a significant concentration of soft goods retailers associated with the Miromar Outlets, a regionally serving shopping destination. While this serves a much broader market, there are fewer retail offerings aimed toward local households and residents.
- ▶ It is likely that there is a near-term opportunity for food-and-beverage-oriented retail, such as grocery and restaurant retail, targeted toward the needs of local households.

**Retail Structural Demand by Category, 2025;
Primary Market Area**



**Retail Occupied Space by Category, 2025;
Primary Market Area**



Market Demand Study

MEDICAL OFFICE DEMAND

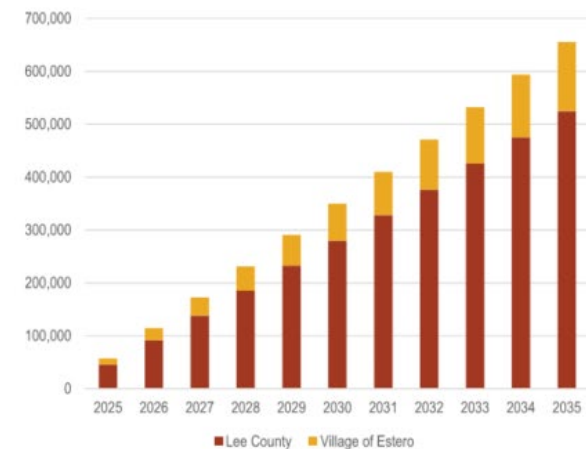
There is likely additional demand for over 130,000 square feet of medical office space in Estero through 2035, in addition to the nearly 75,000 square feet of undersupply in comparison to Lee County overall

- ▶ Estero's medical office inventory remains limited relative to its household base and age profile, creating a near-term opportunity for additional development. The village currently supports approximately 23 square feet of medical office space per household, compared to 27 square feet per household countywide, despite having an older resident population that tends to generate higher healthcare utilization rates.
- ▶ As a result, many residents must travel to Fort Myers or Bonita Springs for medical services, contributing to an estimated current undersupply of roughly 75,000 square feet of medical office space in Estero. Looking ahead, RCLCO projects demand for an additional 130,000 square feet of medical office space through 2035, or approximately 11,000 to 13,000 square feet annually, based on expected household growth.

**Medical Office Over/Under Supply;
Estero, Lee County; 2025**

	Estero	Lee County
Households (2025)	20,339	254,036
Medical Office SF (Inventory in 2025)	465,084	6,743,708
Medical Office Space / Household	22.9	26.5
Medical Office Space Supportable at Lee County Level of Space/Household	539,925	
Potential Undersupply of Medical Office in Estero	74,841	

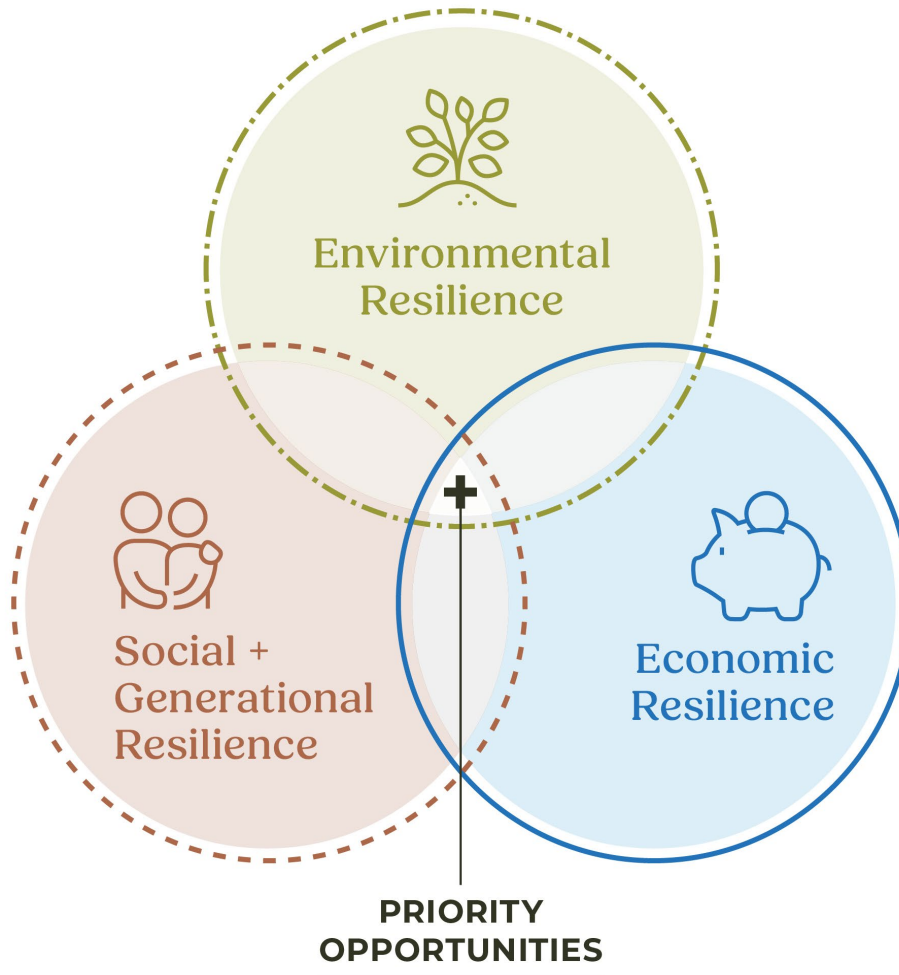
**Medical Office Cumulative Structural Demand;
Lee County, Estero; 2025-2035**





Initial Recommendations + Strategies

Resilience Framework



Strategic Economic Actions

- Targeted reinvestment sites
- Develop a vision for catalyst sites such as the Village Center
- Provide open space and places for the community to gather
- Provide walkable districts to support local restaurants and businesses
- Evaluate eco-tourism and heritage tourism related to parks and trails
- Provide opportunities for housing diversity and aging in place



Strategic Environmental Actions

- Reinforce river corridor buffers
- Focus on river opportunities
- Align development footprint outside expanded flood risk
- Preserve wetlands as protective infrastructure
- Integrate flood-compatible land use standards



Strategic Open Space + Connectivity Actions

- River Access and Trail
- Public Spaces and Green Corridors
- Open Space Identity and Guidelines
- Connectivity improvements
- Mobility and Intersection priorities
- US-41 Streetscape
- BERT corridor and linear greenway standards





Next Steps

Next Steps

- 2nd Public Open House – ***tomorrow March 11th***
- Continue to develop more specific strategies to address...
 - Transportation +connectivity solutions
 - Walkability and multimodal opportunities
 - Village Center activation
 - Leveraging the BERT Corridor
 - Leveraging environmental, recreation, and cultural resources
- Potential catalyst sites for development/ redevelopment
- Finalize the Master Plan report



Thank you



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CREATING PLACES
THAT MATTER.